HEDSTROM POULSBO RESIDENCE COVAL HOMES PLAN - ALDERWOOD

Subject To Field Inspection

PROJECT INFORMATION

PARCEL SIZE

CHANGES
MUST Be Approved Prior
To Performing Work

xxxx NE Lincoln Rd Poulsbo, WA 98370

THAT PORTION OF RESULTANT PARCEL 1 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200212060366, RECORDS OF KITSAP COUNTY, WASHINGTON, HALF OF THE SOUTH HALF OF THE WEST HALF OF THE

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE SOUTH 30 FEET

FOR LINCOLN ROAD N.E.

JURISDICTION: Kitsap County

PROPERTY OWNER(S): HEDSTROM ASHLEY NICOLE & JASON LEE

CONTACT:

Jason & Ashley Hedstrom

360-509-8795 jasonandashleyhedstrom@gmail.com

0.83 Acres (approx. 36,155 sq. ft.)

PO Box 573 Poulsbo, WA 98370

Must Comply With All Washington **ENGINEER:** BEYLER CONSULTING **State Codes**

5920 100TH St SW #25 Lakewood, WA 98499 Contact Person:

SURVEYOR: AS REQUIRED

SCOPE OF WORK: CONSTRUCT A NEW 2301 S.F. SINGLE FAMILY RESIDENCE

BIDDER DESIGN: MECHANICAL, PLUMBING, MFR TRUSS CONNECTIONS, EXTERIOR CLADDING TO BE

DESIGNED/DEFERED SUBMITTAL (PER 106.3.4.2)

CONTRACTOR: COVAL HOMES LLC

1950 Pottery Ave. Port Orchard, WA 98366

CONTACT:

construction@covalhomes.com 360-662-1520

Sheet List		
Sheet Number	Sheet Name	
A001	Cover Sheet	
A101	Floor Plan	
A201	Elevations	
A-4.1	Details	
E101	Electrical Plans	
S1.0	Structural Notes & Details	
S2.0	Foundation Plan	
S2.1	Roof Framing Plan	
S3.0	Foundation Details	
S4.0	Roof Framing Details	

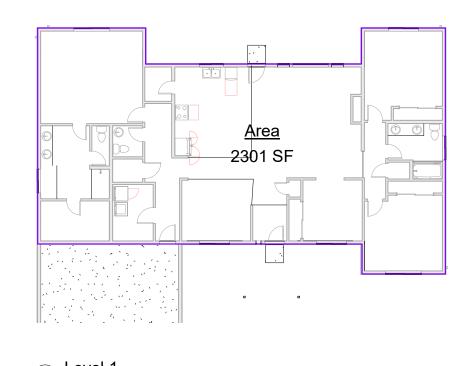
BUILDING CODE/ ENERGY COMPLIANCE

2015 (IRC) International Residential Code with Washington State Amendments 2015 (UPC) Uniform Plumbing Code (IAPMO) 2015 (WSÉC) International Energy Code of Washington State, Residential Provisions

OPTION	DESCRIPTION	CREDIT(S)
2a	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a: Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum and	0.5
	All whole house ventilation requirements as determined by Section M1507.3 of the	
	International Residential Code shall be met with a high efficiency fan (maximum 0.35 watts/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.	
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the qualifying ventilation system.	
3a ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3a:	1.0
	Gas, propane or oil-fired furnace with minimum AFUE of 94%, or Gas, propane or oiled-fired b NOT USED E of 92% To qualify to claim this eredit, and contains permit and wings shall specify the option	
	being selected and shall specify the heating equipment type and the minimum equipment efficiency.	
3b ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3b: Air-source heat pump with minimum HSPF of 9.0	1.0
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	
5a	EFFICIENT WATER HEATING 5a:	0.5
	All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.	
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.	
5c	EFFICIENT WATER HEATING 5c: Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91	1.5
	Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating Systems.	
	or Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters.	
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	

TOTAL ENERGY CREDITS = 3.5

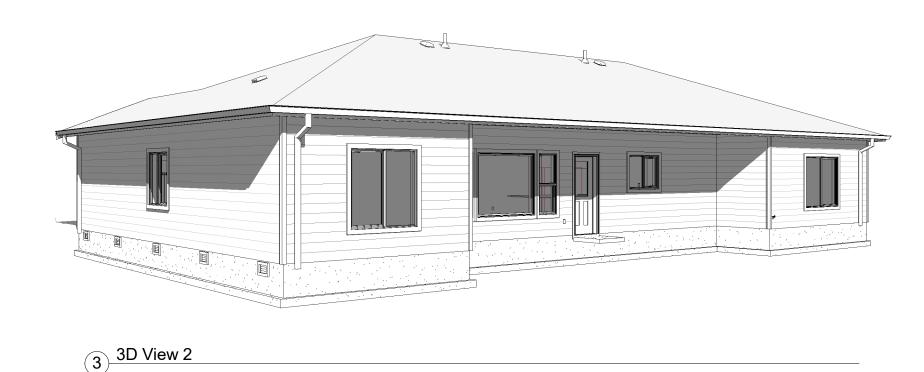
Area Schedule (Gross Building)		
Level	Area	
Level 1	2301 SF	
Grand total:	2301 SF	



2 Level 1 1/16" = 1'-0"

1 3D View 1	

VICINITY MAP



Copyright 2020 COVAL HOMES, LL See Structural Sheets for Engineer Stamp Professional Engineer Stamp **PROJE** Description Alderwood L **Cover Sheet**

Coval Homes, LLC.

2023 125th Street East Tacoma, WA 98445 (253) 693-4446

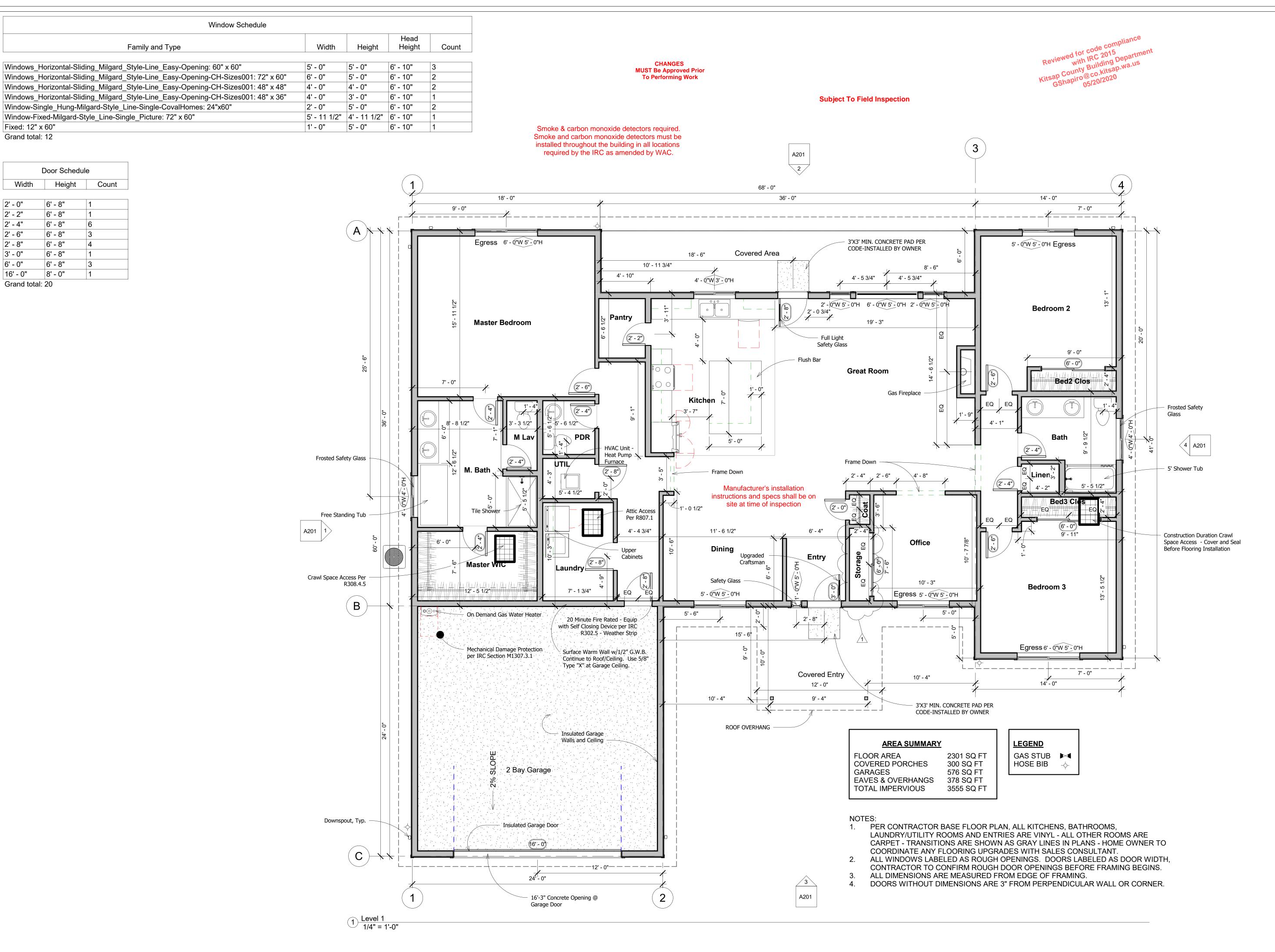
CovalHomes.com info@covalhomes.com

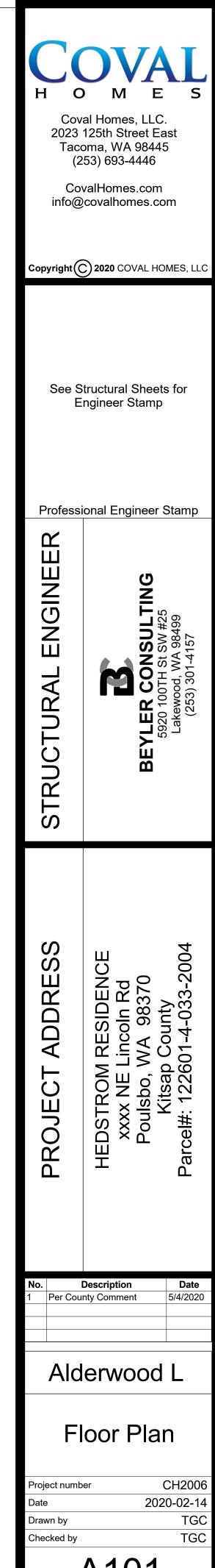
Permit Number: 20-01074

CH2006 2020-02-1 1/16" = 1'-0'

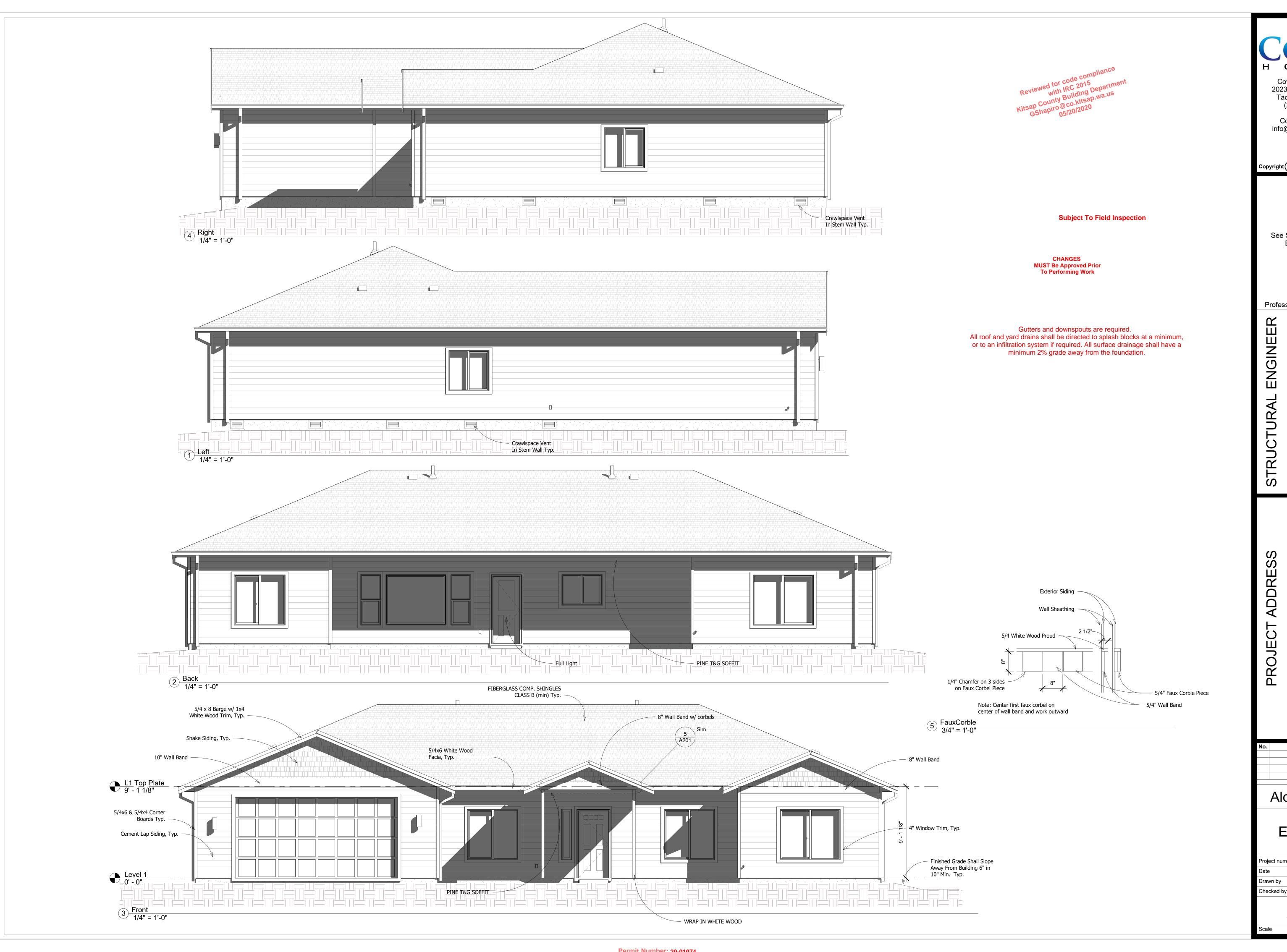
Project number

Checked by





1/4" = 1'-0'



HEDSTROM I XXXX NE L Poulsbo, W

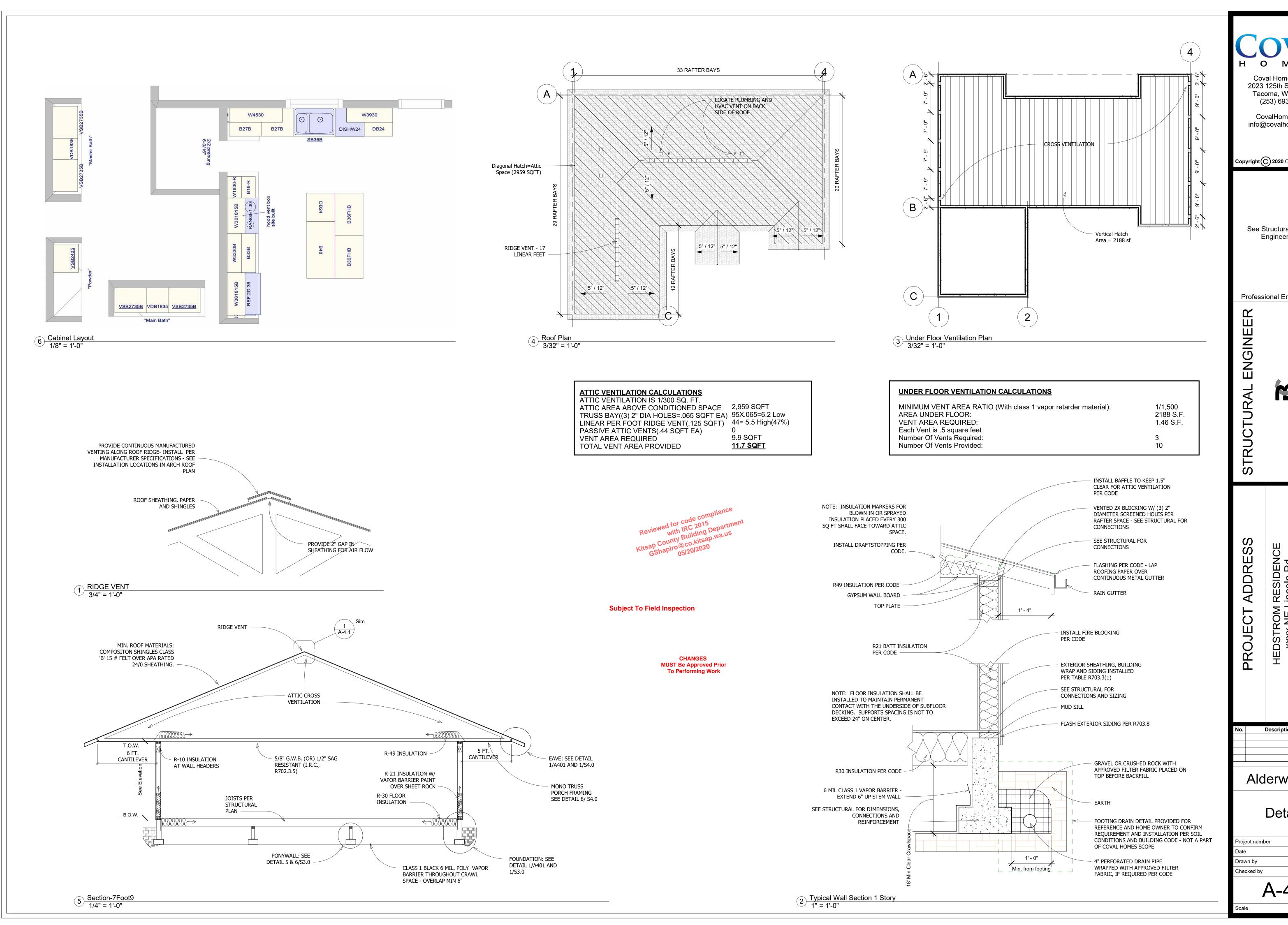
Description

Alderwood L

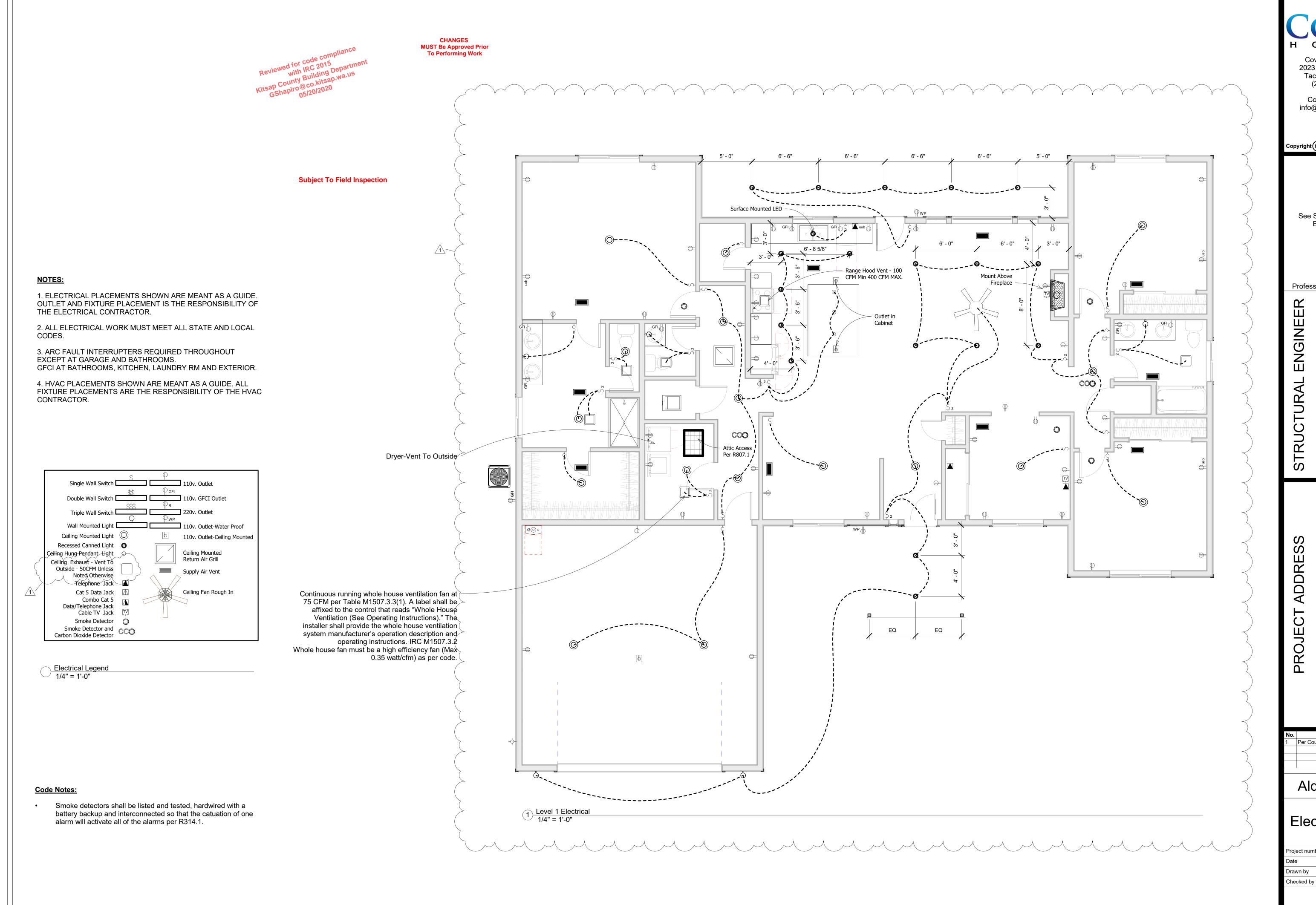
Elevations

CH2006 Project number 2020-02-14 Checked by

As indicated



As indicated



Coval Homes, LLC. 2023 125th Street East Tacoma, WA 98445 (253) 693-4446 CovalHomes.com info@covalhomes.com Copyright 2020 COVAL HOMES, LLC See Structural Sheets for Engineer Stamp Professional Engineer Stamp ENGINE TURAL STRUC⁻ ADDRE HEDSTROM RES xxxx NE Linco Poulsbo, WA Kitsap Cou Ritsap Cou PROJEC Description Per County Comment Alderwood L Electrical Plans CH2006 Project number 2020-02-14 Drawn by

TGC

1/4" = 1'-0"

GENERAL NOTES

1.0 GENERAL

THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE-REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOBSITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, AND BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES.

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES. CHANGES, OMISSIONS, OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND/OR 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

2.0 DESIGN CRITERIA

A. VERTICAL LOADS

LIVE LOADS

ROOF (SNOW) Is $= 1.0$	25 PSF
FLOORS (RESIDENTIAL)	40 PSF

2. DEAD LOADS

15 PSF FLOORS (RESIDENTIAL) 12 PSF

LATERAL LOADS:

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF THE FLOORS TO SHEAR WALLS. LOADS ARE THEN TRANSFERRED TO THE FOOTINGS, WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH AND SLIDING FRICTION OF EARTH. OVERTURNING IS RESISTED BY THE DEAD LOAD OF THE STRUCTURE.

1. WIND:

EXPOSURE C

BASIC WIND SPEED = 110 M.P.H. (3 SECOND GUST, ULTIMATE). IMPORTANCE FACTOR, Iw = 1.0Kzt = 1.0

SIMPLE DIAPHRAGM BUILDING, ENCLOSED

2. SEISMIC:

SEISMIC DESIGN CATEGORY = D IMPORTANCE FACTOR, IE = 1.0 OCCUPANCY CATEGORY II MAPPED SPECTRAL RESPONSE COEFFICIENTS, Ss=1.297 AND S1 = 0.518SPECTRAL RESPONSE COEFFICIENTS, SDs=0.8647 AND SD1=0.5180 RESPONSE MODIFICATION FACTOR R=6.5

SEISMIC RESPONSE COEFFICIENT Cs=0.1330 (ULTIMATE STRENGTH)

FOUNDATION DESIGN CRITERIA::

FOUNDATION DESIGN CRITERIA: SOIL BEARING PRESSURE: 1500 PSF (ASSUMED) ITS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE SITE SOILS PROVIDE THE MINIMUM BEARING CAPACITY.

ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR COMPACTED "STRUCTURAL BACKFILL". AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH "STRUCTURAL BACKFILL".

3.0 FOUNDATION

THE FOUNDATION IN THIS PLAN IS DESIGNED PRESCRIPTIVELY PER THE IRC. THE CONNECTION FROM THE FOUNDATION TO THE MUD SILL AND HOLDOWNS ARE ENGINEERED FOR RESISTING LATERAL AND OVERTURNING LOADS PER THE DESIGN CRITERIA ON THE S1.0 SHEET.

CONCRETE: SHALL BE MADE WITH PORTLAND CEMENT ASTM C-150 TYPE II OR TYPE I AND SHALL BE READY-MIXED PER ASTM C-94. MINIMUM CONCRETE STRENGTH SHALL BE F'C = 2500 PSI UNLESS OTHERWISE NOTED. AT VERTICAL AND HORIZONTAL EXPOSED SURFACES, MINIMUM CONCRETE STRENGTH SHALL BE F'C = 3000PSI AND SHALL CONTAIN A MINIMUM OF 5% AIR ENTRAINMENT TO A MAXIMUM OF 7% FOR DURABILITY PURPOSES ONLY. SPECIAL INSPECTION OF THE CONCRETE IS NOT REQUIRED PER 2015 IBC 1705.3

METAL REINFORCEMENT: REINFORCING SHALL CONFORM TO ASTM A-615, GRADE 60 SPLICES SHALL BE 24 BAR DIAMETERS OR 18" MINIMUM UNLESS NOTED OTHERWISE ON DETAILS. PROVIDE CORNER BARS FOR ALL HORIZONTAL BARS IN FOOTING AND

FOUNDATION PLATE OR SILL BOLTING SHALL BE PER IBC CHAPTER 23. ALL FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO CONCRETE OR MASONRY WITH MINIMUM 1/2" NOMINAL DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" AND SPACED NOT MORE THAN 6 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF EACH PIECE. 3" x 3" x 0.229" WASHERS ARE REQUIRED AT ALL ANCHOR BOLTS PER AF&PA SDPWS-2015 SECTION 4.3.6.4.3 THE PLATE WASHER ARE PERMITTED TO HAVE A DIAGONAL SLOT WITH A CUT WASHER PER IBC 2308.3.2. FOR SHEAR WALL TYPES W3 AND GREATER THE PLATE WASHER MUST EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON SIDE(S) WITH SHEATHING.

WHERE ANCHOR BOLTS ARE MISSED, USE SIMPSON TITEN HD ANCHOR SAME DIAMETER AND SPACING AS SHOWN ON S1.0 AND 4" MIN EMBEDMENT INTO CONCRETE WITH 1/4"x3"x3" WASHER. OPTIONAL TO USE SIMPSON SET-XP EPOXY WITH THREADED ANCHOR BOLT AND SAME DIAMETER AND SPACING AS SHOWN ON S1.0, 4" MIM EMBEDMENT. INSTALL SIMPSON PRODUCTS PER MFR RECOMMENDATIONS.

WHERE REQUIRED PER IRC R406.1, FOUNDATION WALLS SHALL BE DAMP PROFFED AROUND THE ENTIRE PERIMETER USING A METHOD THAT IS APPROVED BY THE BUILDING DEPARTMENT.

ANCHOR BOLTS, BARS, AND RODS ARE TO CONFORM TO ASTM A307, CARBON STEEL BOLTS, STUDS, & THREADED ROD 60000 PSI TENSILE STRENGTH".

CAST-IN-PLACE COLD-FORM STEEL CONNECTORS IN CONCRETE FOR LIGHT FRAME CONSTRUCTION ARE TO BE SIMPSON STRONG-TIE AS SPECIFIED IN THE CURRENT SIMPSON STRONG-TIE ICC ES REPORT.

CAST-IN-PLACE ANCHOR BOLTS ARE TO BE 'SB' AND 'SSTB' BY SIMPSON STRONG-TIE AS SPECIFIED IN THE CURRENT CATALOG AND ICC REPORT.

CONCRETE COVER OVER REBAR FOR CONCRETE CAST AGAINST EARTH AND EXPOSED TO EARTH IS 3 INCHES AND 2 INCHES FOR CONCRETE CAST IN FORMS AND EXPOSED TO EARTH, WEATHER, OR BASEMENT INTERIOR.

PROVIDE APPROPRIATE BLOCK-OUTS IN FOOTINGS OR WALLS FOR PLUMBING AND ELECTRICAL STUB-OUTS.

4.0 CARPENTRY

ALL 2x FRAMING LUMBER SHALL BE STUD GRADE HEM-FIR FOR STUDS AND STANDARD OR BETTER FOR PLATES UNLESS OTHERWISE NOTED ON THE DRAWINGS OR BELOW. ALL 2" LUMBER SHALL BE KILN DRIED (KD) OR SURFACE DRIED (SD). EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK OR APPROVED EQUAL. OTHER MATERIALS SHALL BE AS SHOWN BELOW:

MEMBER	SPECIES	
6x BEAMS & HEADERS	#2 HEM FIR	
2x & 4x JOISTS, PURLINS & HEADERS	#2 HEM FIR	
6x POSTS & COLUMNS	#2 HEM FIR	
4x COLUMNS	#2 HEM FIR	
2x STUDS	STUD GRADE HEM FIR	

MINIMUM FASTENING SCHEDULE FOR CONSTRUCTION SHALL BE PER IRC TABLE R602.3 (1) UNLESS SPECIFIED OTHERWISE BY THE ENGINEER OF RECORD. SEE STRUCTURAL DETAILS FOR REQUIREMENTS.

PLYWOOD/OSB SHEATHING: EACH SHEET SHALL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL GRADING AND INSTALLATION SHALL CONFORM TO MOST CURRENT VERSION OF PS2 FOR OSB. USE THICKNESS AND NAILING AS SHOWN ON THE DRAWINGS. SHEATHING SHALL HAVE EXPOSURE RATING AS APPROPRIATE PER THE CONTRACTOR'S CONSTRUCTION AND WEATHER CONDITIONS SPECIFIED BY CONTRACTOR. EXCEPT AS OTHERWISE SHOWN OR NOTED, PROVIDE 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 6" ON CENTER @ SUPPORTED PANEL EDGES AND 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 12" ON CENTER ON OTHER SUPPORTING MEMBERS FOR WALLS AND ROOFS. FOR FLOORS, USE THE SAME SPACING PATTERN AS STATED FOR WALLS OR ROOF EXCEPT USE 0.148" DIA P-NAILS OR 10d COMMON NAILS.

NOTE: EQUIVALENT RATED PLYWOOD MAY BE USED IN LIEU OF OSB CALLED OUT. ALL THICKNESS AND GRADING SHALL CONFORM TO PS1 OR PS2. SHEATHING SHALL HAVE EXPOSURE RATING AS APPROPRIATE PER THE CONTRACTOR'S CONSTRUCTION AND WEATHER CONDITIONS SPECIFIED BY CONTRACTOR.

ROOF DIAPHRAGM: 1/2" MIN OSB (MIN PANEL INDEX = 24/16), WITH 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. USE PLY-CLIPS INSTALLED PER MANUFACTURER'S GUIDELINES AND APA GUIDELINES.

FLOOR DIAPHRAGM: 3/4" TONGUE AND GROOVE OSB (MIN PANEL INDEX = 32/16), WITH 0.148" DIA P-NAILS OR 10d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. SHEATHING SHALL BE GLUE-NAILED TO FRAMING WITH APPROVED ADHESIVE PER THE ARCHITECT. FIELD NAILING SHALL BE 6" O.C. AT ALL INTERIOR SHEARWALL LOCATIONS INSTEAD OF TYPICAL 12" O.C. SPACING.

I-JOISTS: SHALL BE TJI BY WEYERHAEUSER, OR PRE-APPROVED EQUAL, AS INDICATED ON THE STRUCTURAL DRAWINGS. I-JOISTS SHALL BE MANUFACTURED IN ACCORDANCE WITH A CURRENT ICC ES REPORT AND APPROVED SHOP AND INSTALLATION DRAWINGS.

MANUFACTURED BEAMS & HEADERS: SHALL BE MICROLLAM (LVL), PARALLAM (PSL), OR TIMBERSTRAND (LSL) BY WEYERHAEUSER, OR APPROVED EQUAL, AS INDICATED ON THE STRUCTURAL DRAWINGS. MEMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH A CURRENT ICC ES REPORT AND APPROVED SHOP AND INSTALLATION DRAWINGS.

GLUED LAMINATED BEAMS (GLB): GLUED LAMINATED BEAMS SHALL BE PER A190.1, AMERICAN NATIONAL STANDARDS FOR STRUCTURAL GLUED LAMINATED TIMBER. USE BALANCED GRADE OF DF 24F-V4, FB-2,400 PSI, FV=240 PSI. FOR CANTILEVERED OR MULTISPAN BEAMS USE DF 24F-V8.

FRAMING CONNECTORS: SHALL HAVE ICC ES APPROVAL AND BE MANUFACTURED BY SIMPSON COMPANY, OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. ALL LUMBER HARDWARE THAT IS IN CONTACT WITH TREATED LUMBER IN A PROTECTED ENVIRONMENT INCLUDING BUT NOT LIMITED TO CLIPS, HANGERS, NAILS.....(EXCEPT ANCHOR BOLTS) SHALL BE HOT DIPPED GALVANIZED. ALL LUMBER HARDWARE THAT IS IN CONTACT WITH TREATED LUMBER IN AN EXPOSED ENVIRONMENT SHALL BE STAINLESS STEEL.

PRE-ENGINEERED ROOF TRUSSES: ALL PREFABRICATED WOOD ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BE OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE IS LOCATED. THE TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF THAT ENGINEER. ALL NECESSARY BRIDGING, BLOCKING, PRE-NOTCHED PLATES, HANGERS, ETC. SHALL BE DETAILED OR SPECIFIED, AND FURNISHED BY THE MANUFACTURER. ALL PERMANENT BRACING FOR TRUSSES SHALL BE DETAILED AND DESIGNED BY THE TRUSS SUPPLIER. THE TRUSS MANUFACTURER SHALL VERIFY ALL SETBACKS, DIMENSIONS, AND BEARING POINTS PRIOR TO FABRICATION. MAXIMUM ALLOWABLE DEFLECTIONS SHALL BE AS FOLLOWS:

SPAN/240 OR 1.5" ROOF TOTAL LOAD ROOF LIVE LOAD SPAN/360 OR 1"

ENGINEER OF RECORD DESIGNING THE TRUSSES.

TRUSSES SHALL BE DESIGNED FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ADDITIONAL CONCENTRATED LOADS FROM MECHANICAL UNITS, AND MISCELLANEOUS EQUIPMENT, ETC. SHALL BE ACCOUNTED FOR/COORDINATED WITH THE SUB-CONTRACTORS, ARCHITECT AND TRUSS ENGINEER. ALTERATION OF THE TRUSS LAYOUT INDICATED ON THE PLANS MAY REQUIRE SUPPORTING STRUCTURAL AND FOUNDATION CHANGES, THEREFORE PRIOR APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER IS REQUIRED. TRUSSES SHALL NOT BE FIELD ALTERED PRIOR TO WRITTEN APPROVAL OF THE

5.0 PRESERVATIVE TREATMENT

A. PRESERVATIVE TREATMENTS

ALL EXPOSED FRAMING LUMBER, PLYWOOD AND DECK MATERIALS SHALL BE PRESSURE TREATED PER AWPA SPECIFICATION P-5 OR OTHER APPROVED TREATMENT.

ACZA PRESERVATIVE TREATMENT SHALL NOT BE PERMITTED EXCEPT WHERE HARDWARE (INCLUDING NAILS) IN CONTACT WITH THE TREATED PRODUCT IS COMPOSED ENTIRELY OF STAINLESS STEEL MATERIAL. STAINLESS STEEL HARDWARE SUBSTITUTED FOR HDG PRODUCTS SHALL MEET OR EXCEED THE STRENGTH AND PERFORMANCE OF THE SUBSTITUTED HDG PRODUCT ORIGINALLY SPECIFIED.

B. GALVANIZATION OF HARDWARE (EXPOSED OR IN CONTACT WITH PRESERVATIVE TREATED WOOD)

1. PROTECTED ENVIRONMENT

ALL HARDWARE (HANGERS, NAILS, BOLTS, LAG SCREWS, FLASHING ETC BE HOT-DIP GALVANIZED (HDG) TO A MINIMUM COATING LEVEL OF G185 (1.85oz/ft2 OF ZINC) WHEN IN CONTACT WITH PRESERVATIVE TREATED WOOD CONTAINING PRODUCTS SUCH AS, BUT NOT LIMITED TO; CCA, ACQ, OR CBA. HDG PRODUCTS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS AS APPLICABLE; ASTM A653, ASTM A123, AND ASTM A153. WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED CONNECTORS. THE CONNECTORS AND FASTENERS SHALL BE OF THE SAME MATERIAL.

2. EXPOSED ENVIRONMENT

ALL HARDWARE (INCLUDING CONNECTORS) IN CONTACT WITH PRESSURE TREATED WOOD IN AN EXPOSED OR POTENTIAL TO BE EXPOSED ENVIRONMENT (HAVING POTENTIAL FOR WIND BLOWN RAIN TO REACH) SHALL BE STAINLESS STEEL.



Subject To Field Inspection

CHANGES MUST Be Approved Prior To Performing Work

DOUBLE STRAP CONNECTION

SECTION B

└─≯A OR||

STUDS & HOLDOWN ----

—NAIL SHEATHING TO FULL

HEIGHT JAMB STUD W/

PANEL EDGE NAILING

PER PLAN IF REQ'D.

STRAPS —

- CS16 STRAP @ TOP & BOTTOM OF WINDOW TO EXTEND FULL WIDTH OF

2x_ BLKG & WINDOW HEAD/SILL PLATES TYP. SEE SECTION A. WHERE

DBL STRAP IS CALLED OUT ON PLAN PROVIDE (2) SIMP. CS16 STRAS

SIDE BY SIDE @ HEAD & SILL OF OPENING FULL WIDTH OF SHEARWALL.

PROVIDE FLAT 2x4 MIN. BLKG. OR (2)2x BLKG FOR STRAPS SIDE BY

SHEARWALL WIDTH PER PLAN

SHEARWALL. STRAP TO BE APPLIED OVER THE SHEARWALL SHEATHING TO

STRAPS—

SINGLE STRAP CONNECTION

SECTION A

SIDE, SEE SECTION B.

SHEARWALL SHEATHING NOT SHOWN —

FOR CLARITY W/NAILING PER THE

CONTINUOUS AROUND THE WINDOW

SHEARWALL TABLE TO BE

PER PLAN

HEADER (SEE PLAN)

MST48

MST60

MSTC66B3

LSTHD8(RJ)

STHD10(RJ)

STHD14(RJ)

NOTES:

1) STRAP HOLDOWNS MAY BE APPLIED DIRECTLY TO BOUNDARY MEMBER ON OPPOSITE SIDE OF SHEATHING OR APPLIED DIRECTLY OVER PWD/OSB SHEATHING. DO NOT INSTALL STRAPS UNDER WOOD SHEATHING OF ANY TYPE OR OVER GYPSUM SHEATHING.

HOLDOWN TABLE

DIAMETER

N/A

EMBEDMENT

N/A

N/A

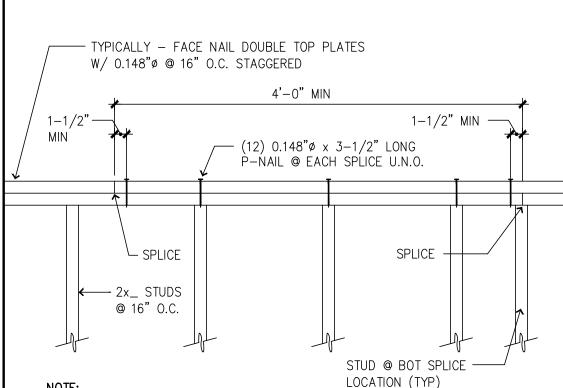
2) NAIL SHEATHING PER SHEARWALL TABLE TO EACH BOUNDARY ELEMENT PER TABLE ABOVE. STRAP NAILING REPLACES SHEARWALL NAILING FOR THE LENGTH OF THE STRAP.

- 3) ALIGN FLOOR TO FLOOR STRAPS WITH HOLDOWNS AT FOUNDATION, TYP.
- 4) HOLDOWNS/STRAPS MUST BE ATTACHED TO FULL HEIGHT STUDS UNLESS NOTED OTHERWISE. BOUNDARY ELEMENTS ARE IN ADDITION TO TRIMMER/BEARING STUDS CALLED OUT ON PLAN.
- ANCHOR BOLTS MAY BE CAST IN PLACE. FOR CAST IN PLACE APPLICATIONS, USE A STANDARD WASHER WITH A STANDARD NUT ON EACH SIDE AT BOTTOM OF ANCHOR. EMBEDMENTS PER TABLE ABOVE ARE REFERENCED FROM THE EMBEDED WASHER
- 6) THREADED RODS/ANCHORS ARE ASTM A307.

FLEMENT

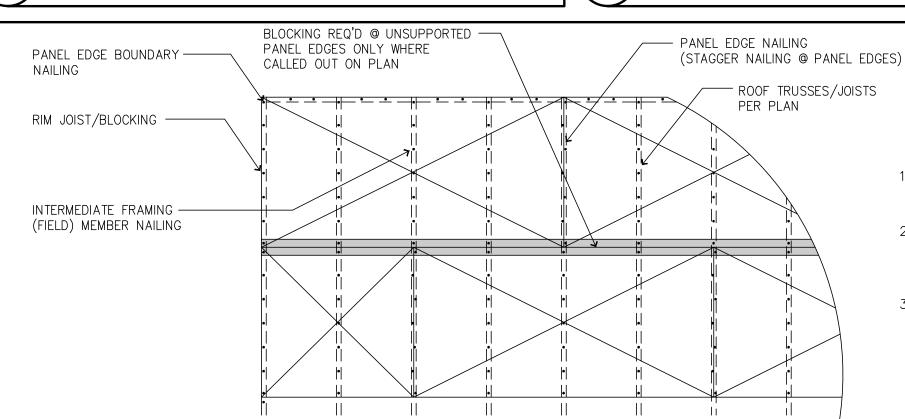
7) STRAPS/HOLDOWNS SHALL BE INSTALLED WITH THE FASTENERS SPECIFIED BY THE MANUFACTURER TO ACHIEVE THE MAXIMUM TABULATED LOAD.

HOLDOWN TABLE & NOTES



WHERE PLATE DISCONTINUITIES ARE CREATED BY BEAMS & PIPES, ETC. STRAP W/ (1)-SIMPSON ST6236 UNLESS NOTED OTHERWISE. STRAP MAY BE PLACED ON TOP OR SIDE OF PLATES @ CONTRACTOR'S OPTION.

TYPICAL TOP CHORD SPLICE



1.) PROVIDE APA APPROVED GLUE NAIL ALL PLYWOOD TO JOISTS PER GENERAL NOTES ON S1.0

2.) WHERE BLOCKED DIAPHRAGM IS CALLED OUT ON PLAN PROVIDE TIMBER BLKG. BELOW SHEATHING @ UNSUPPORTED EDGES.

> 3.) STAGGER PANELS TO OFFSET JOINTS AS SHOWN.

TYPICAL ROOF/FLOOR PLYWOOD DIAPHRAGM LAYOUT

SHEARWALL COMPONENT TABLE 5/8" A.B. PL SIMPSON A35 SIMPSON LTP4 TO CONCRETE TO CONCRETE PL TO PL CLIP ANGLE CLIP ANGLE MARK MARK COMPONENTS SPACING SPACING SPACING SPACING SPACING (IN) (IN) (IN) (IN) 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 6" O.C. @ PANEL EDGES 47" O.C. 29" O.C. 68" O.C. AND @ 12" O.C. @ FIELD. 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 4" O.C. @ PANEL EDGES 32" O.C. 20" O.C. 47" O.C. 5.5" O.C. 20" O.C. AND @ 12" O.C. @ FIELD. 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 3" O.C. @ PANEL EDGES 25" O.C. 36" O.C. 4.3" O.C. 15" O.C. AND @ 12" O.C. @ FIELD. SEE NOTE 4 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 2" O.C. @ PANEL EDGES (2) ROWS 6.6"O.C. EA ROW 19" O.C. 12" O.C. AND @ 12" O.C. @ FIELD. SEE NOTE 4

NOTES:

TIMBER FRAMING.

OPENINGS PER 5/S1.0.

1. /W1\ DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON THIS SHEET.

INDICATES SHEARWALL LOCATION, THE CALL-OUTS ON THE SHEARWALL TABLE APPLY ONLY AT THE WALL SHOWN HATCHED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALL.

/WIP\ INDICATES SHEARWALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT

3. ALL NAILING PER ANSI/AF & PA SDPWS - 2015 TABLE 4.3A

4. WHERE INDICATED IN SW TABLE USE 3x_ STUDS AT ALL ABUTTING PANEL EDGES. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" O.C. OPTIONAL TO USE (2) 2x's IN PLACE OF SINGLE 3x IN SHEARWALLS W3 & W4 W/ STITCH NAILING.

5. EXTEND SHEATHING UP TO DOUBLE TOP PLATES AND INSTALL NAILS THROUGH SHEATHING INTO UPPER TOP PLATE PER TYPICAL DETAILS. NO PLATE TO PLATE NAILING REQUIRED IN

DOUBLE TOP PLATES WITH THIS CONFIGURATION. 6. IF CALLOUT REQUIRES BLOCKING, SHEATHING MAY BE PLACED WITH THE LONGITUDINAL DIRECTION VERTICAL. STUDS AND PLATES WILL BE CONSIDERED TO ACT AS BLOCKING.

WALL SHEATHING CALLED OUT SHALL EXTEND FOR ENTIRE WALL LENGTH AT THAT ELEVATION AND SHALL BE CONTINUOUS AROUND OPENINGS TYPICALLY. 8. 8d NAILS ARE TO BE .131" AND 2-1/2" IN LENGTH. 10d NAILS ARE TO BE .148" AND A MINIMUM OF 3" IN LENGTH. NAILS SHALL BE INSTALLED SO AS TO NOT SPLIT THE

9. SIMPSON A35 OR LTP4 CLIP ANGLES ARE OPTIONAL U.N.O. AND SHALL BE INSTALLED AS SHOWN ON STRUCTURAL DETAILS. INSTALL FASTENERS PER THE MANUFACTURER'S SPECIFICATIONS.

10. USE 3"x3"x0.229" PLATE WASHERS AT ALL ANCHOR BOLTS PER SECTION 4.3.6.4.3. PLATE WASHER SHALL EXTEND TO WITH IN 1/2" OF THE EDGE OF THE BOTTOM OF PLATE ON THE SIDE WITH SHEATHING FOR W3 AND GREATER WALLS. 11. SPACING SHOWN IN TABLE FOR ANCHOR BOLTS, NAILING AND CLIPS IS MAXIMUM AMOUNT ALLOWED.

12. UNLESS NOTED OTHERWISE, WALL FRAMING MATERIAL SHALL BE MINIMUM HEM-FIR NO. 2. WALL STUD SPACING SHALL BE SPACED NO FARTHER THAN 16" O.C. 13. MINIMUM NAIL SPACING IN A SINGLE ROW SHALL BE 4 INCHES ON CENTER. USE (2) ROWS IF SPACING LESS THAN THIS. USE 2ND RIM BOARD, RIM JOIST OR BLOCKING WHERE

THREE ROWS OF NAILING CALLED OUT. 14. (2) ROWS OF 0.148" x 3" STITCH NAILING (2)2x_ STUDS TOGETHER @ 10" O.C. FOR W3 SHW, 8" O.C. FOR W4 SHW.

SHEARWALL TABLE AND NOTES

⊕ E D de oa ol asl

HOMES

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SULT SW #25

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MOI

2-10-20

Description

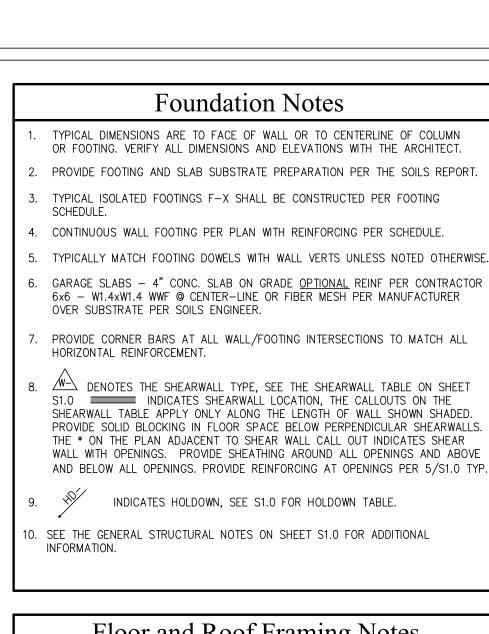
PLAN: Alderwood I

General Notes & Details

20.00044 Project number: 2-10-20 AEL Orawn by: EE hecked by:

Permit Number: 20-01074

SPECIAL SHEARWALL WITH OPENINGS

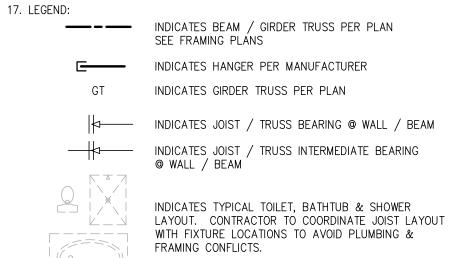


Floor and Roof Framing Notes

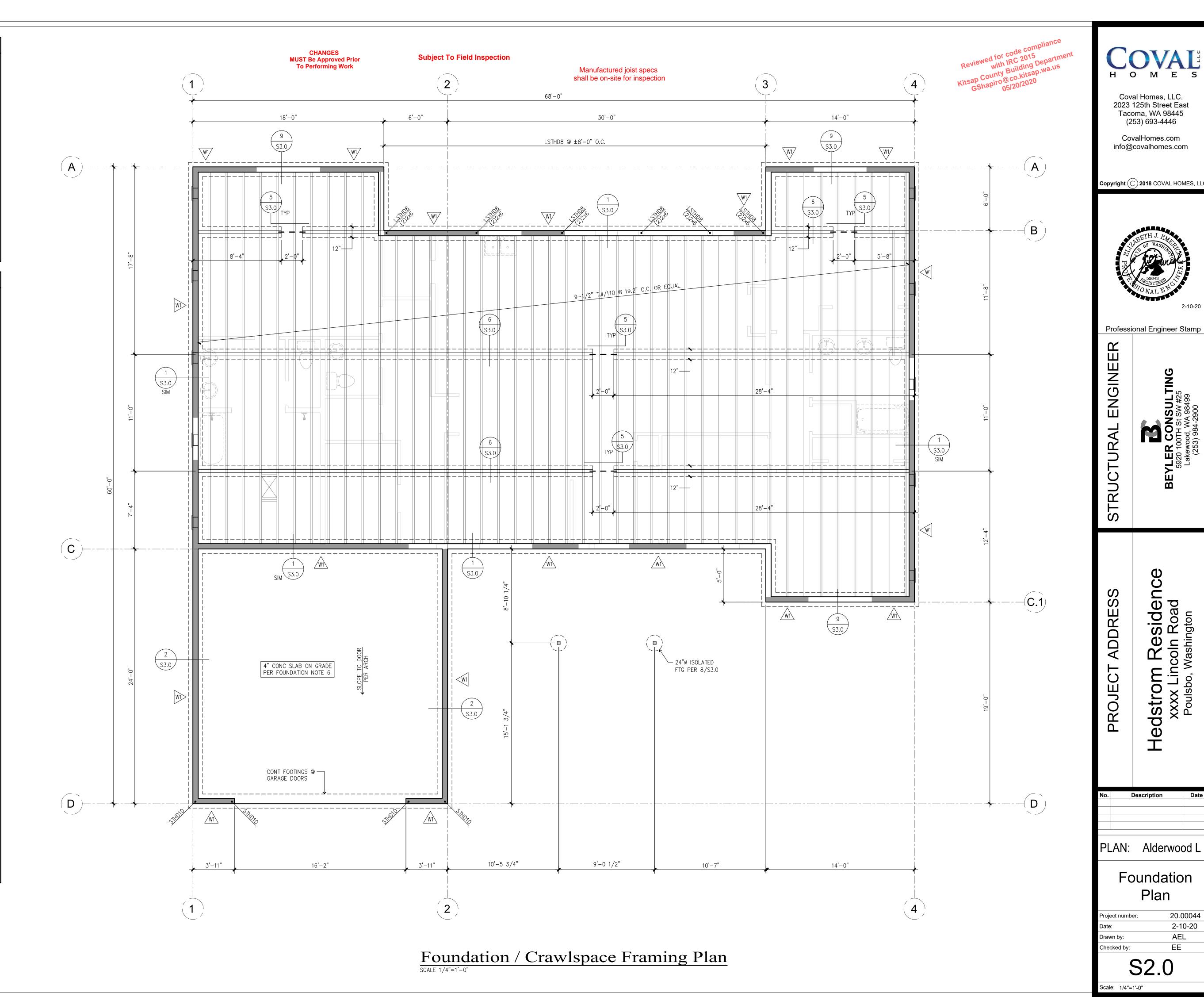
- ROOF AND FLOOR JOIST LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS. THE ARCHITECT SHALL VERIFY THE COMPATIBILITY OF JOIST LAYOUT AND FRAMING W/ MECHANICAL, ELECTRICAL & PLUMBING AND ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR SPACING FRAMING MEMBERS AS NOTED ON THE PLANS AND GENERATING MEMBER LAYOUT FOR SHOP DRAWINGS AND QUANTITY TAKEOFFS.
- THE TRUSS AND JOIST MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2x_ WALLS. I.E. BREAK RIM OR BLOCKING TO ALLOW FULL BEARING OVER PLATES.
- 3. PLACE LONG DIRECTION OF ALL OSB SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION, SEE DETAIL 2/S1.0. FLOOR SHEATHING IS TO BE CONTINUOUS FROM UNIT TO UNIT. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEETS S1.
- 4. M- DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET S1.0 INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS. THE "W-P" ON THE PLAN ADJACENT TO SHEAR WALL CALL OUT INDICATES SHEAR WALL WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE REINFORCING AT OPENINGS PER 5/S1.0 TYP.
- 5. THE DOUBLE TOP PLATE IS TO BE CONTINUOUS ALONG ALL EXTERIOR WALLS AND AT ALL WALL LINES CONTAINING SHEARWALLS. TYPICAL WALL TOP PLATE SPLICES SHALL BE PER DETAIL 3/S1.0 TYP.
- WHERE COMPOSITE JOISTS AND BEAMS ARE USED AS DRAG STRUTS THE MANUFACTURER SHALL PROVIDE THE FRAMING MEMBERS WITH THE CAPACITY CALLED OUT ON THE PLANS.
- TYPICAL FLOOR JOISTS SHALL BE 9-1/2" TJI/110 @ 19.2" O.C. TYP U.N.O. THE MANUFACTURER SHALL BE RESPONSIBLE FOR ALL JOIST AND BEAM HANGERS, WEB STIFFENERS, SOLID BLOCKING, AND ADDITIONAL RIM OR JOIST MATERIAL TO ACCOMMODATE FLUSH-FRAMED CONDITIONS (F.F.), CANTILEVERED CONDITIONS. CONCENTRATED BEARING LOADS AND NAILING FROM SHEARWALLS ABOVE AND
- ALL EXTERIOR AND INTERIOR 2x6 BEARING WALLS ARE 2x6 @ 16" O.C. ALL INTERIOR 2x4 NON-BEARING WALLS ARE 2x4 @ 16" O.C.
- 9. F.F. = FLUSH-FRAMED BEAM. VERIFY FLUSH OR DROPPED BEAM CONDITION PER ARCHITECT.
- 10. ALL NON BEARING BEAMS SHALL BE A MIN OF (2)2x8 U.N.O. ALL OTHER BEAMS ARE AS MARKED ON PLANS.
- 11. AT ALL BEAM BEARING/JAMB LOCATIONS, PROVIDE (1) 2x_ BEARING AND

(1) 2x_ FULL HEIGHT STUD MINIMUM UNO.

- 12. EXPOSED FRAMING SHALL BE PRESSURE TREATED (P.T.) VERTICAL & HORIZONTAL FRAMING @ WATERPROOFED WALKWAYS AND PRIVATE DECKS. ALL EXPOSED BEAM HANGERS SHALL BE POST HOT-DIPPED GALVANIZED AND HAVE
- CONCEALED FLANGES, VERIFY W/ ARCHITECT. 13. FOR TYPICAL HOLDOWN ASSEMBLIES SEE THE HOLDOWN TABLE ON 4/S1.0
- 14. SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS AND NOTES, CONTROL JOINTS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND
- WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. WINDOW SUPPLIER TO VERIFY MINIMUM .005*H STORY DRIFT TOLERANCE IN PLANE OF ALL WINDOWS AND ALLOW FOR L/240 DEFLECTION (PERPENDICULAR)
- 16. SEE GENERAL STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.



INDICATES ROOF OVERFRAMING - SEE DETAILS 4/S4.0



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2023 125th Street East Tacoma, WA 98445

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2-10-20

. **eshington**

Description

Foundation

Plan

Project number:

Orawn by:

Checked by:

20.00044

2-10-20 AEL

EE

Floor and Roof Framing Notes

- 1. ROOF AND FLOOR JOIST LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS. THE ARCHITECT SHALL VERIFY THE COMPATIBILITY OF JOIST LAYOUT AND FRAMING W/ MECHANICAL, ELECTRICAL & PLUMBING AND ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR SPACING FRAMING MEMBERS AS NOTED ON THE PLANS AND GENERATING MEMBER LAYOUT FOR SHOP DRAWINGS AND QUANTITY TAKEOFFS.
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16. SEE GENERAL STRUCTURAL NOTES ON \$1.0 FOR ADDITIONAL INFORMATION.17. LEGEND:

INDICATES BEAM / GIRDER TRUSS PER PLAN SEE FRAMING PLANS

INDICATES HANGER PER MANUFACTURER

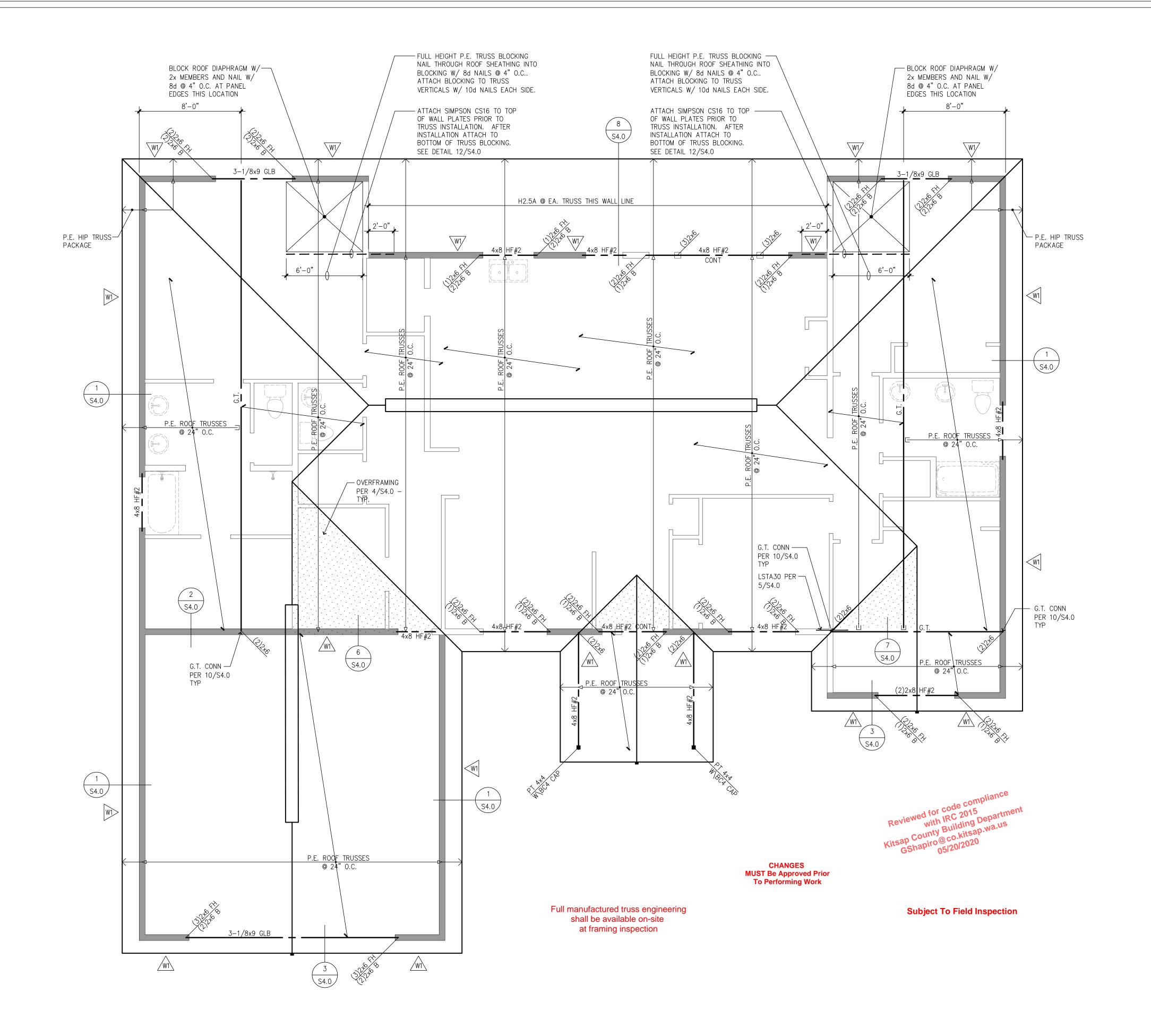
GT INDICATES GIRDER TRUSS PER PLAN

INDICATES JOIST / TRUSS BEARING @ WALL / BEAM

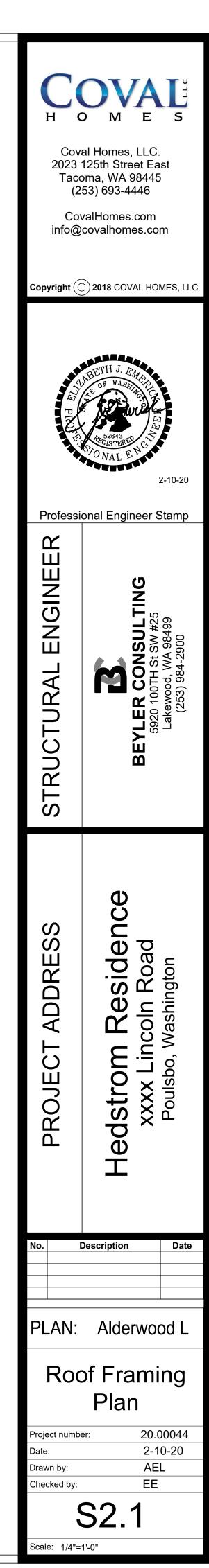
INDICATES JOIST / TRUSS INTERMEDIATE BEARING
@ WALL / BEAM

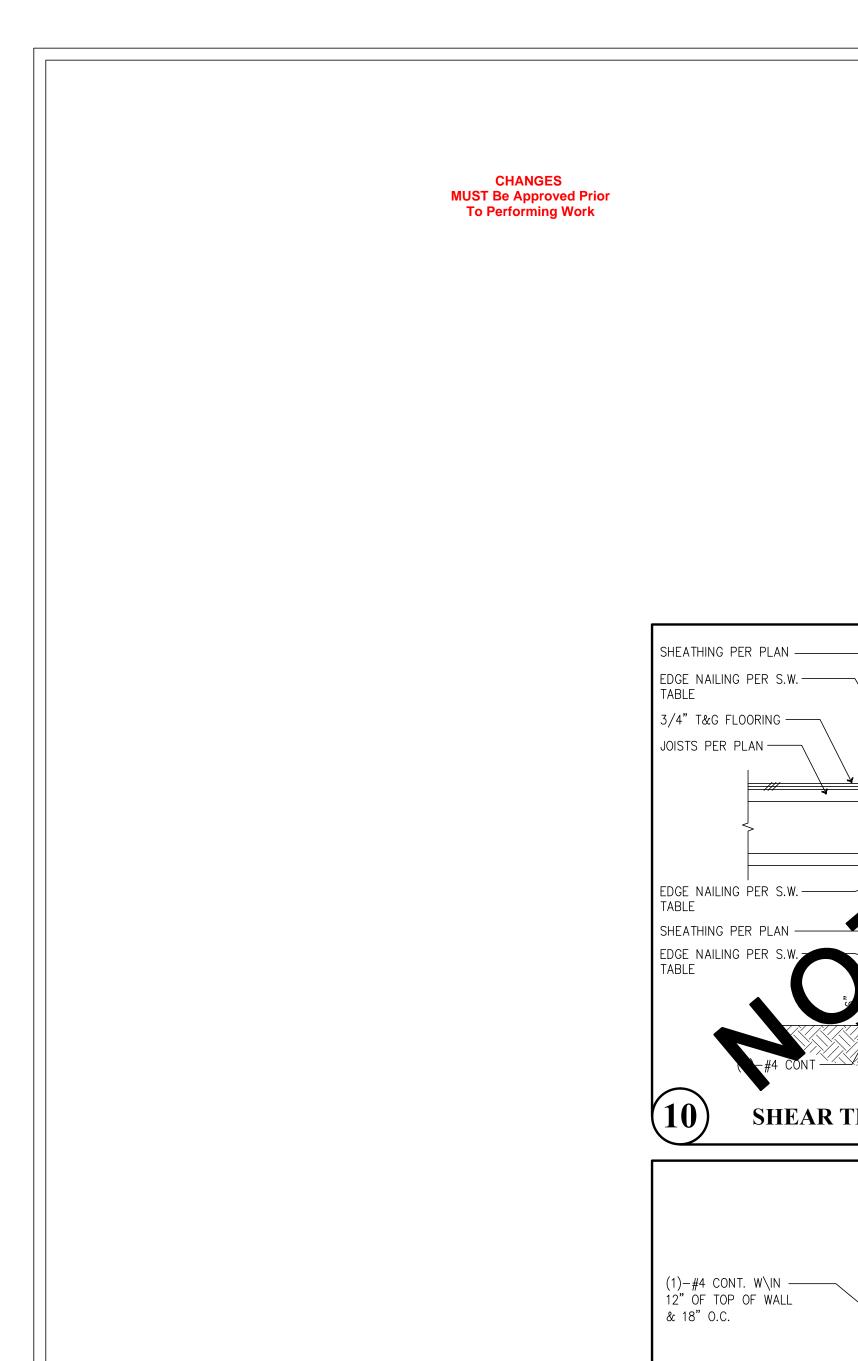
INDICATES TYPICAL TOILET, BATHTUB & SHOWER LAYOUT. CONTRACTOR TO COORDINATE JOIST LAYOUT WITH FIXTURE LOCATIONS TO AVOID PLUMBING & FRAMING CONFLICTS.

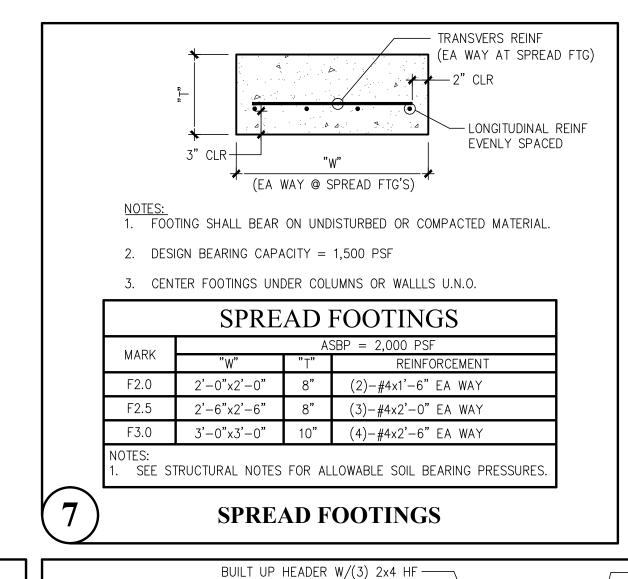
INDICATES ROOF OVERFRAMING - SEE DETAILS 4/S4.0

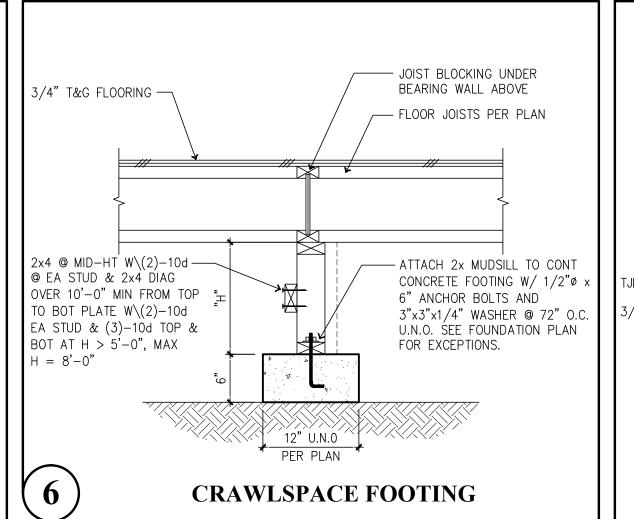


Roof Framing Plan
SCALE 1/4"=1'-0"

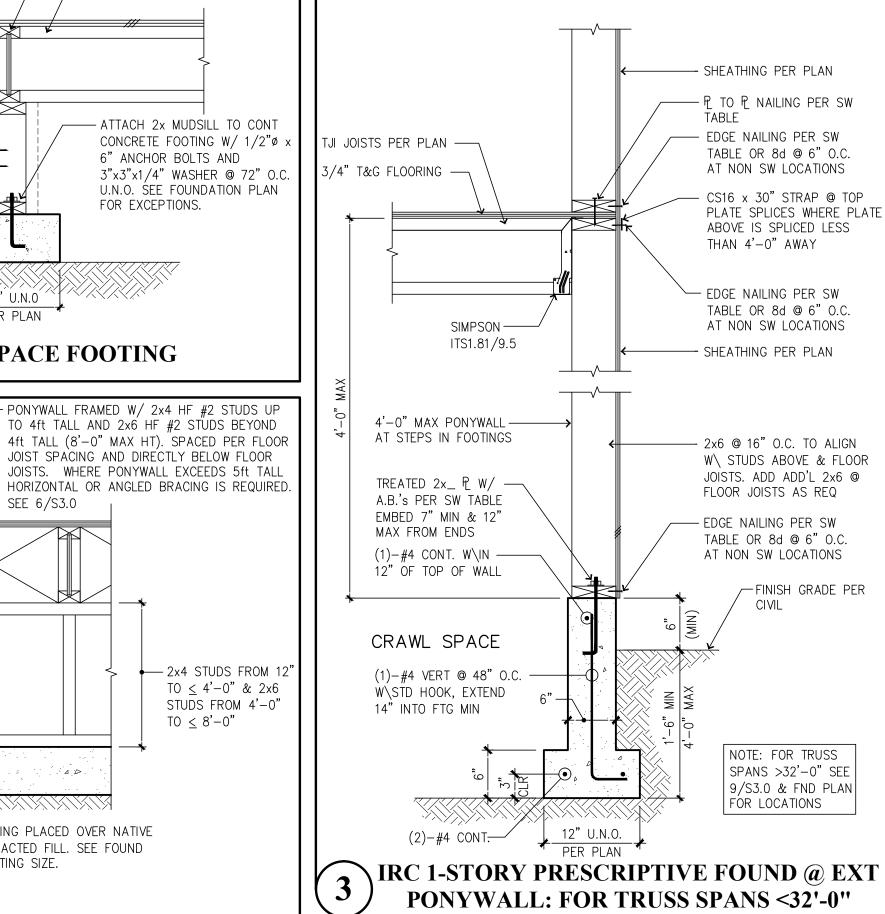


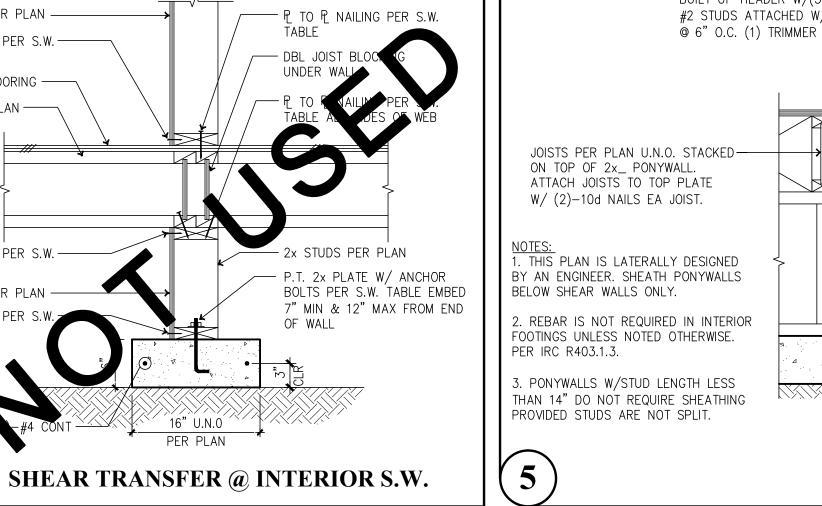






TO ≤ 8'-0"





FOR CALLOUTS IN COMMON SEE DETS

1,2, & 3/S3.0

- PT POST PER PLAN

- CONCRETE PIER PAD SEE

FOUND PLAN FOR SIZE &

OTHER REQUIREMENTS

EXTERIOR FOUNDATION @

TRUSS SPANS >32'-0"

PER PLAN

IRC ISOLATED FOOTING

Subject To Field Inspection

(1)-#4 VERT @ 18" O.C. —

SIMPSON ABU POST BASE —— PER PLAN. ATTACH TO

CONC PIER W\5/8"øx8"

SIMPSON TITEN HD

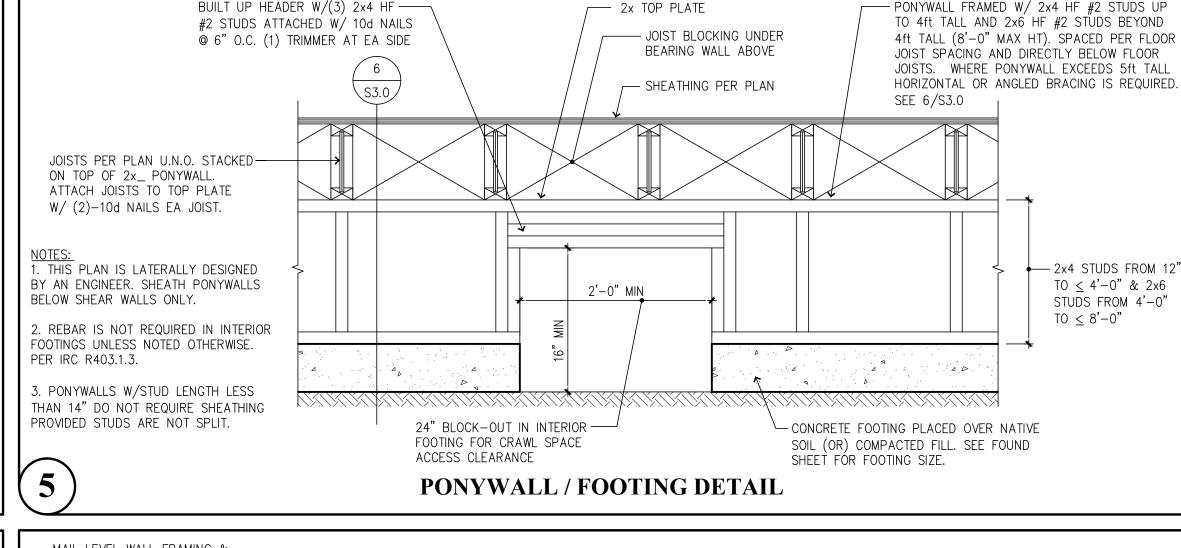
POST CONNECTORS: 4x4 USE ABU44

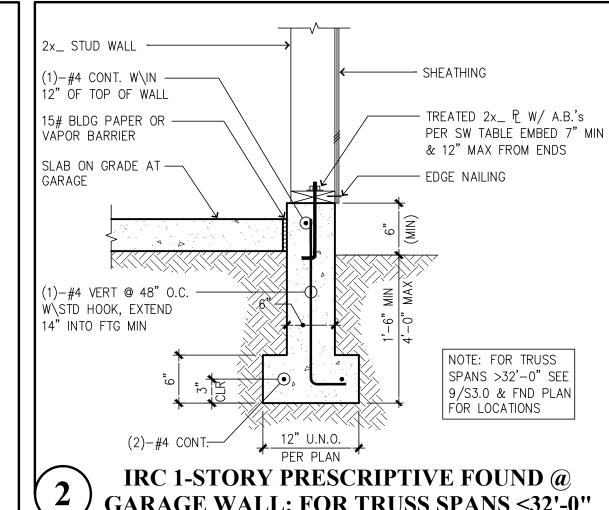
4x6 USE ABU46

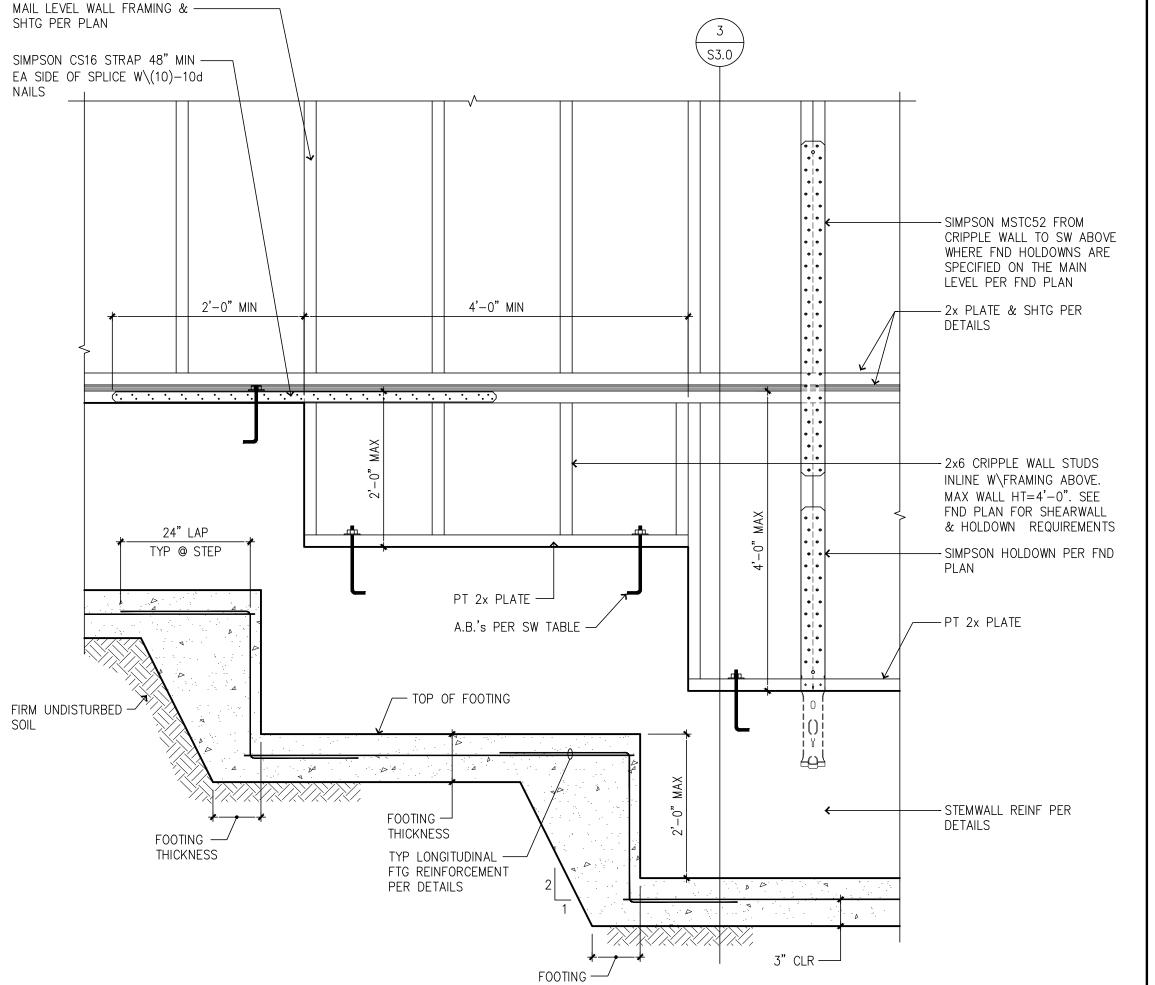
6x6 USE ABU66

8

W\STD HOOK

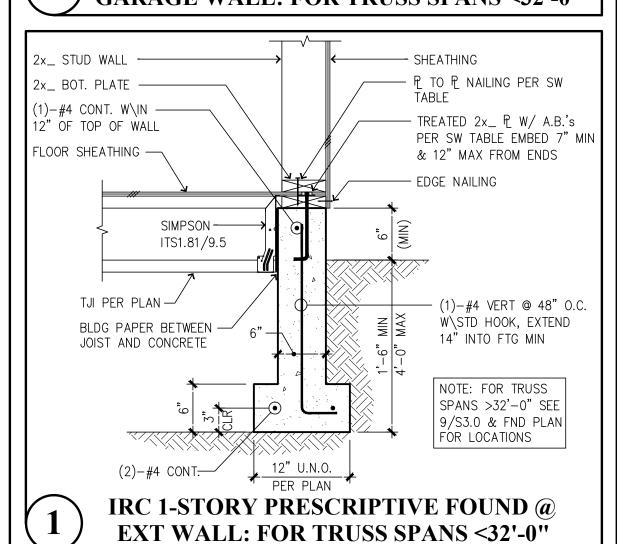






REINFORCED STEPPED FOUNDATION & CRIPPLE WALL FRAMING





Foundation Details 20.00044 Project number:

PLAN: Alderwood I

H O M E S

Coval Homes, LLC. 2023 125th Street East

Tacoma, WA 98445 (253) 693-4446

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info@covalhomes.com

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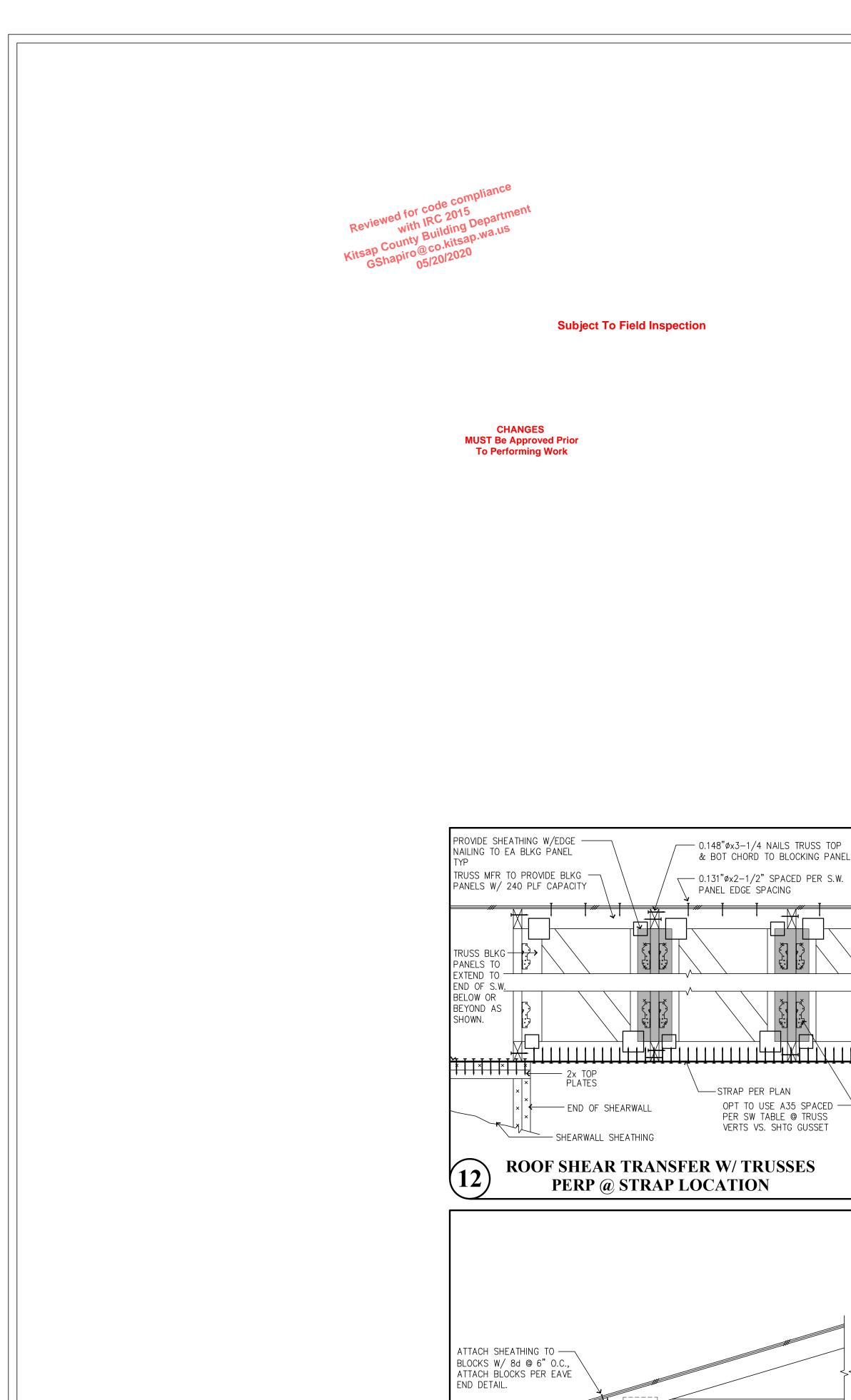
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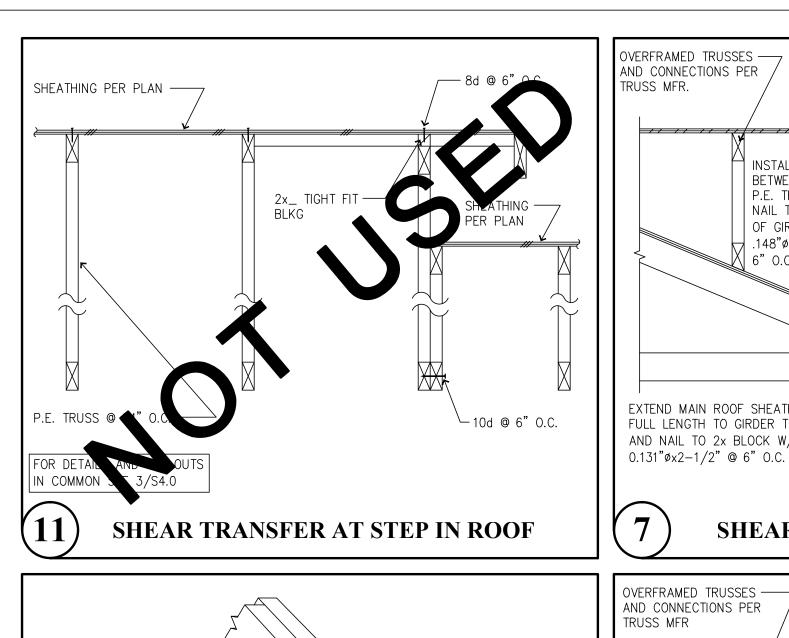
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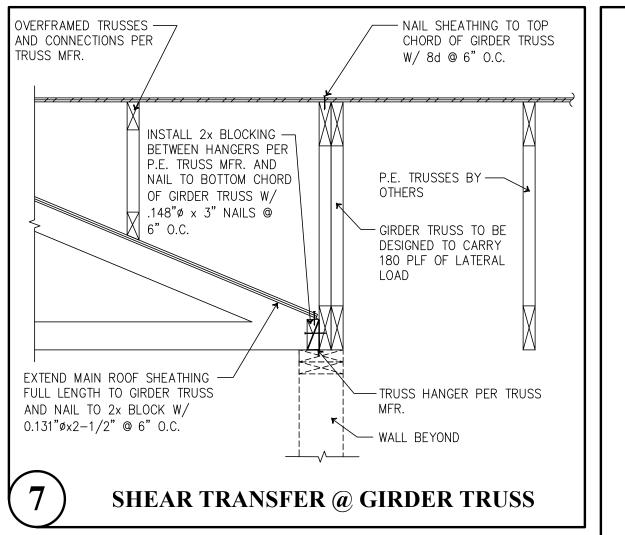
AEL EE Checked by: S3.0

2-10-20

Permit Number: 20-01074







INSTALL 2x BLOCKING -

P.E. TRUSS MFR. AND

CHORD OF TRUSS W/

.148"ø x 3" NAILS @

NAIL TO BOTTOM

6" O.C.

EXTEND MAIN ROOF SHEATHING —

FULL LENGTH TO GIRDER TRUSS

AND NAIL TO 2x BLOCK W/

0.131"øx2-1/2" @ 6" 0.C.

BETWEEN HANGERS PER

MAIL SHEATHING TO TOP

TRUSS W/ 8d @ 6" O.C.

CHORD OF GIRDER

P.E. TRUSSES BY ---->

GIRDER TRUSS TO BE

DESIGNED TO CARRY

240 PLF OF LATERAL

-OPT TO USE LTP4 IN LIEU OF A35

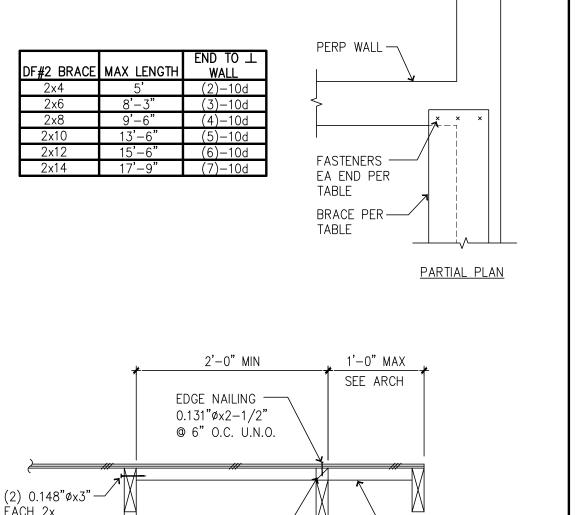
PER SW TABLE @

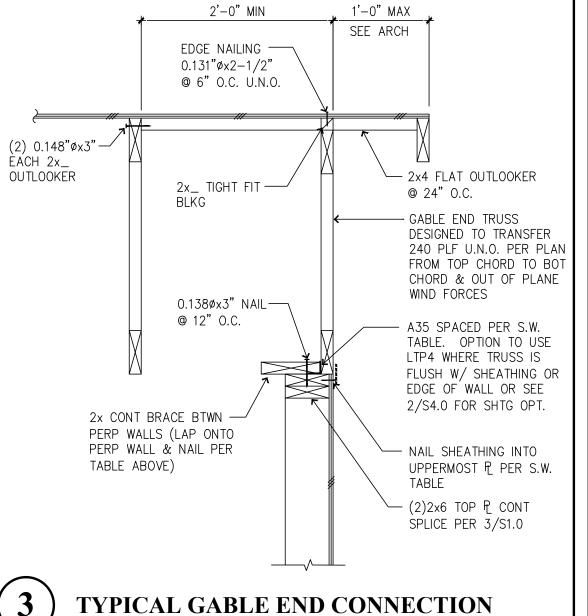
FOR CALLOUTS IN COMMON SEE 1/S4.0

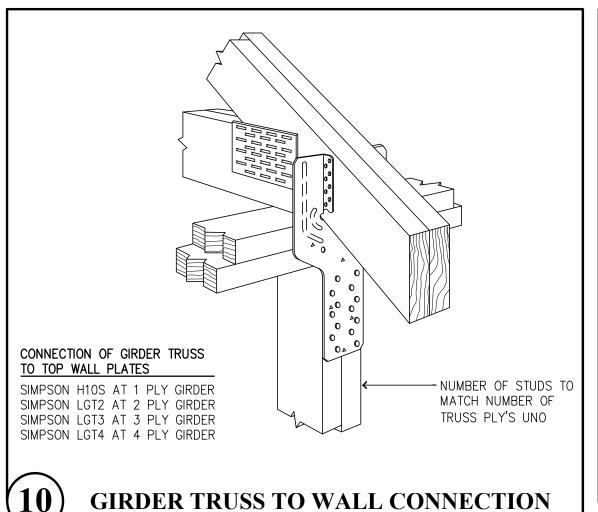
WALL BEYOND

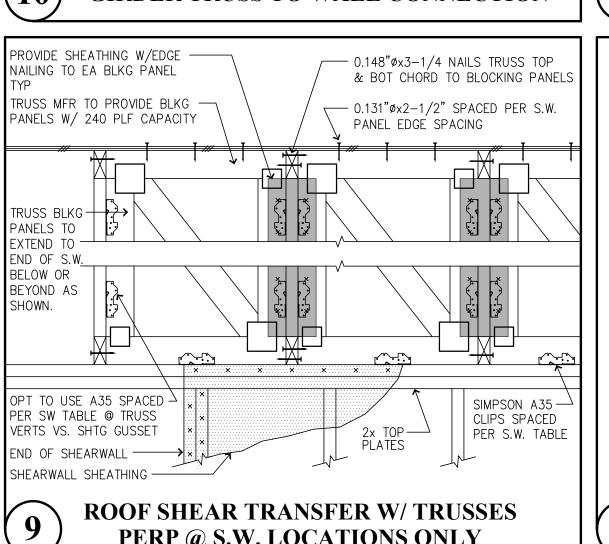
OTHERS

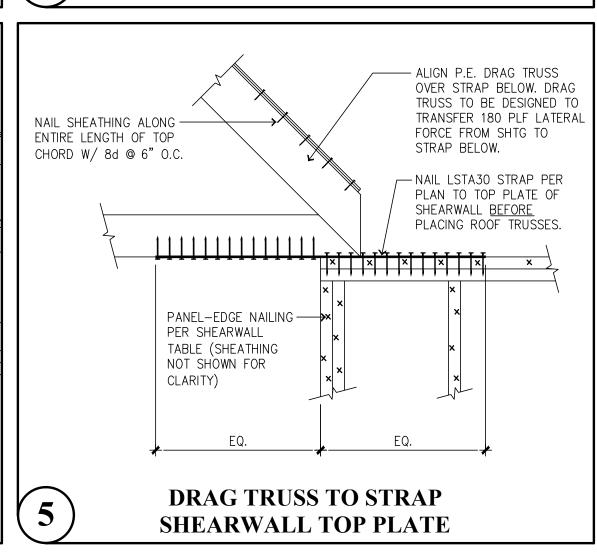
LOAD UNO



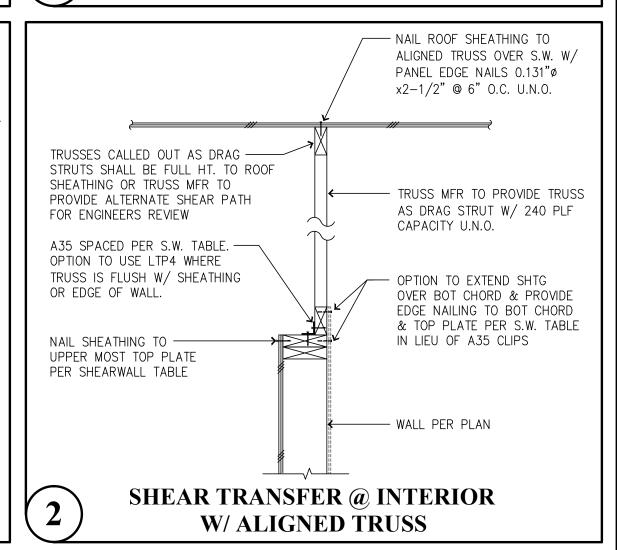


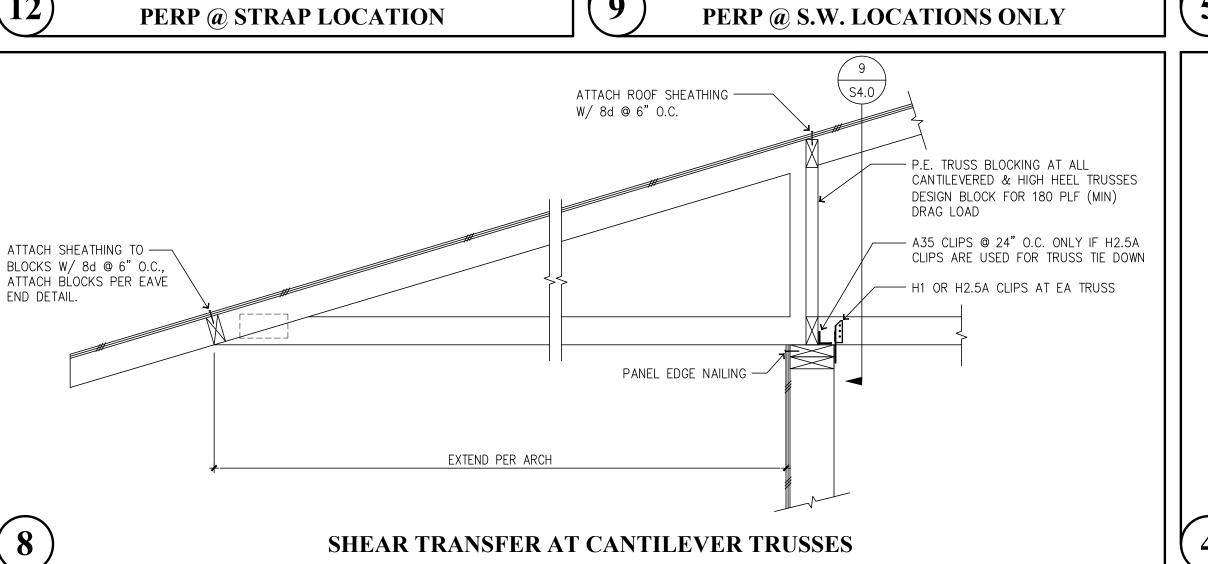






SHEAR TRANSFER





--- 0.148"øx3-1/4 NAILS TRUSS TOP

— 0.131"øx2-1/2" SPACED PER S.W.

PANEL EDGE SPACING

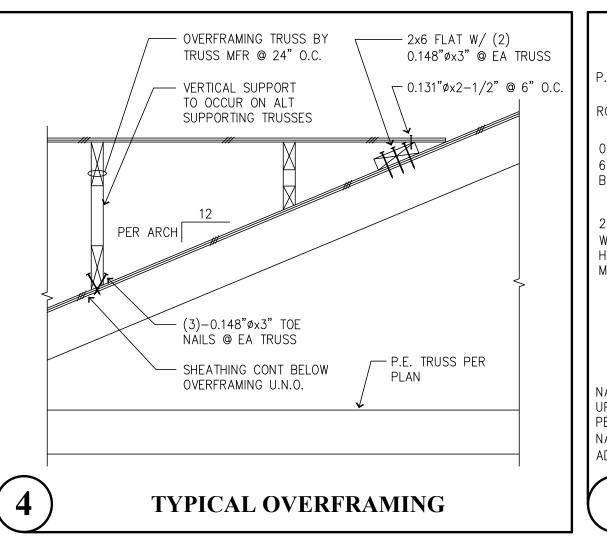
-STRAP PER PLAN

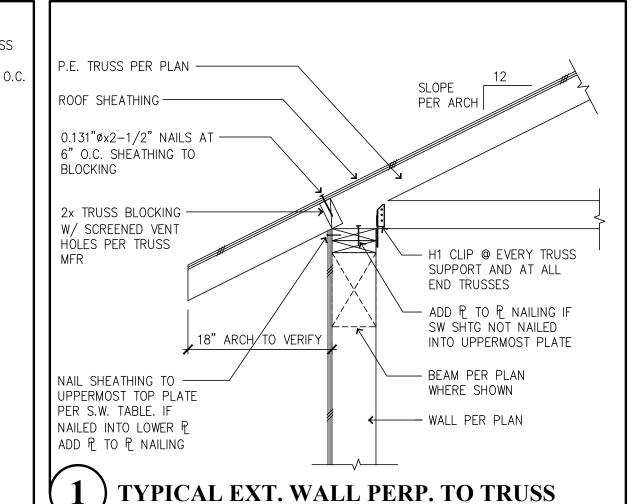
OPT TO USE A35 SPACED -

PER SW TABLE @ TRUSS

VERTS VS. SHTG GUSSET

& BOT CHORD TO BLOCKING PANELS





Description

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H O M E S

Coval Homes, LLC.

2023 125th Street East

Tacoma, WA 98445

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info@covalhomes.com

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2-10-20

ISULTINCSW #25
A 98499

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dstrom Residenc xxxx Lincoln Road Poulsbo, Washington

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PLAN: Alderwood L Roof Framing

Details 20.00044 Project number: 2-10-20 AEL

EE Checked by: S4.0 Scale: 1"=1'-0"