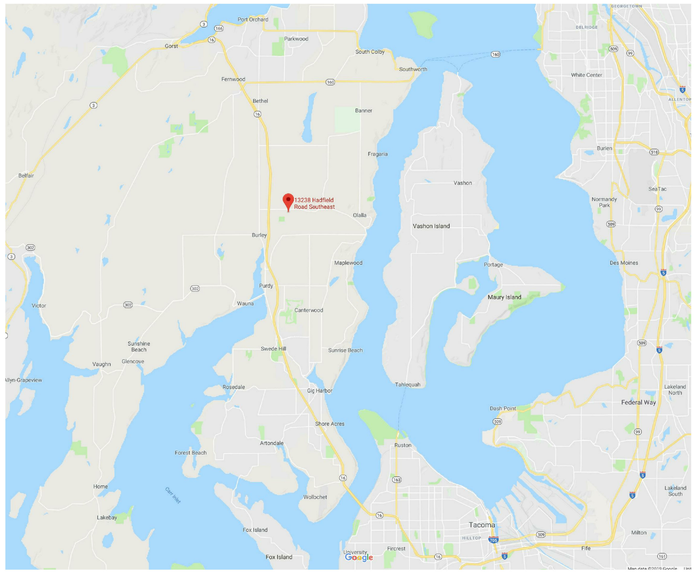
EBERT OLALLA RESIDENCE
COVAL HOMES PLAN - SITKA

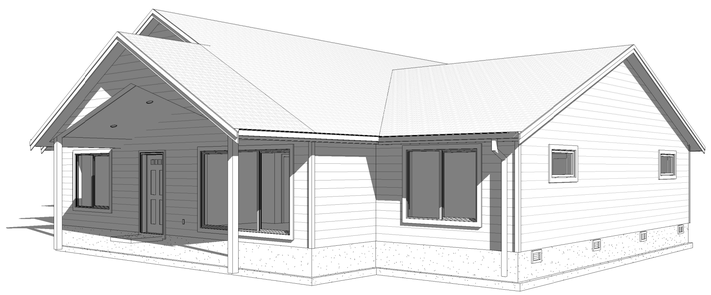
Subject To Field Inspection

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
04/02/2020

Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the International Codes or any other ordinance of Kitsap County. Permits presuming to give authority to violate or cancel the provisions of the International Codes and ordinances of Kitsap County shall not be valid. IBC & IRC 105

VICINITY MAP





1 3D View 1

3 3D View 2

BUILDING CODE/ ENERGY COMPLIANCE

CHANGES
MUST Be Approved Prior
To Performing Work

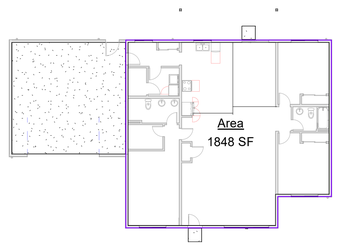
2015 (IRC) International Residential Code with Washington State Amendments
2015 (UPC) Uniform Plumbing Code (IAPMO)
2015 (WSEC) International Energy Code of Washington State, Residential Provisions

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** 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.	0.5
3a[b]	HIGH EFFICIENCY HVAC EQUIPMENT 3a: Gas, propane or oil-fired furnace with minimum AFUE of 94%, or Gas, propane or oiled-fired boiler with minimum AFUE of 92% 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.	1.0
~~3b[b]~~	~~HIGH EFFICIENCY HVAC EQUIPMENT 3b:~~ ~~Air-source heat pump with minimum HSPF of 9.0~~ ~~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.~~	~~1.0~~
5a	EFFICIENT WATER HEATING 5a: 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.[c] 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.	0.5
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 **or** 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.	1.5

NOT USED

TOTAL ENERGY CREDITS = 3.5

Area Schedule (Gross Building)	
Level	Area
Level 1	1848 SF
Grand total: 1	1848 SF



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

PROJECT INFORMATION

PROJECT ADDRESS: 13238 Hadfield Rd SE
Olalla, WA 98359

PARCEL NUMBER: 062202-2-064-2001

LEGAL DESCRIPTION: LOT A, SHORT PLAT NO. 6449, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGES 154 THROUGH 156, UNDER AUDITOR'S FILE NOS. 9403030285 AND 9403030288, BEING A PORTION OF LOT B, SHORT PLAT NO. 1292, RECORDED UNDER AUDITOR'S FILE NO. 7711080157, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 6, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M.; SUBJECT TO AND TOGETHER WITH EASEMENTS AS DEPICTED ON SAID SHORT PLAT.

JURISDICTION: Kitsap County

PARCEL SIZE: 2.29 ACRES (approx. 99,752 sq. ft.)

PROPERTY OWNER(S): EBERT DENNIS

CONTACT:
Dennis & Karen Ebert
253-209-3345
ebertdennisw@gmail.com; karen.l.ebert@kp.org
13238 Hadfield Rd SE
Olalla, WA 98359

ENGINEER: **BEYLER CONSULTING**
5920 100TH St SW #25
Lakewood, WA 98499
(253)301-4157
Contact Person:

SURVEYOR: AS REQUIRED

SCOPE OF WORK: CONSTRUCT A NEW 1848 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
A410	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

COVAL HOMES LLC
Coval Homes, LLC.
2023 125th Street East
Tacoma, WA 98445
(253) 693-4446

CovalHomes.com
info@covalhomes.com

See Structural Sheets for Engineer Stamp

Professional Engineer Stamp

STRUCTURAL ENGINEER

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EBERT RESIDENCE
13238 Hadfield Rd SE
Olalla, WA 98359
Kitsap County
Parcel #: 062202-2-064-2001

No.	Description	Date

Sitka L

Cover Sheet

Project number	CH1966
Date	2020-01-29
Drawn by	TGC
Checked by	TGC

A001

Scale 1/16" = 1'-0"

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Permit Number: 20-00723

Window Schedule				
Family and Type	Width	Height	Head Height	Count
Windows_Horizontal-Sliding_Milgard_Style-Line_Easy-Opening: 48" x 48"	4' - 0"	4' - 0"	6' - 10"	1
Windows_Horizontal-Sliding_Milgard_Style-Line_Easy-Opening-CH-Sizes001: 72" x 60"	6' - 0"	5' - 0"	6' - 10"	3
Windows_Horizontal-Sliding_Milgard_Style-Line_Easy-Opening-CH-Sizes001: 48" x 36"	4' - 0"	3' - 0"	6' - 10"	1
Windows_Horizontal-Sliding_Milgard_Style-Line_Double-Vent-CH-Sizes01: 144" x 72"	10' - 0"	6' - 0"	6' - 10"	1
Fixed: 48" x 24"	4' - 0"	2' - 0"	6' - 10"	3

Grand total: 9

Door Schedule		
Width	Height	Count
2' - 4"	6' - 8"	3
2' - 6"	6' - 8"	4
2' - 8"	6' - 8"	3
3' - 0"	6' - 8"	2
4' - 0"	6' - 8"	1
5' - 0"	6' - 8"	2
6' - 0"	6' - 10"	1
16' - 0"	7' - 0"	1

Grand total: 17

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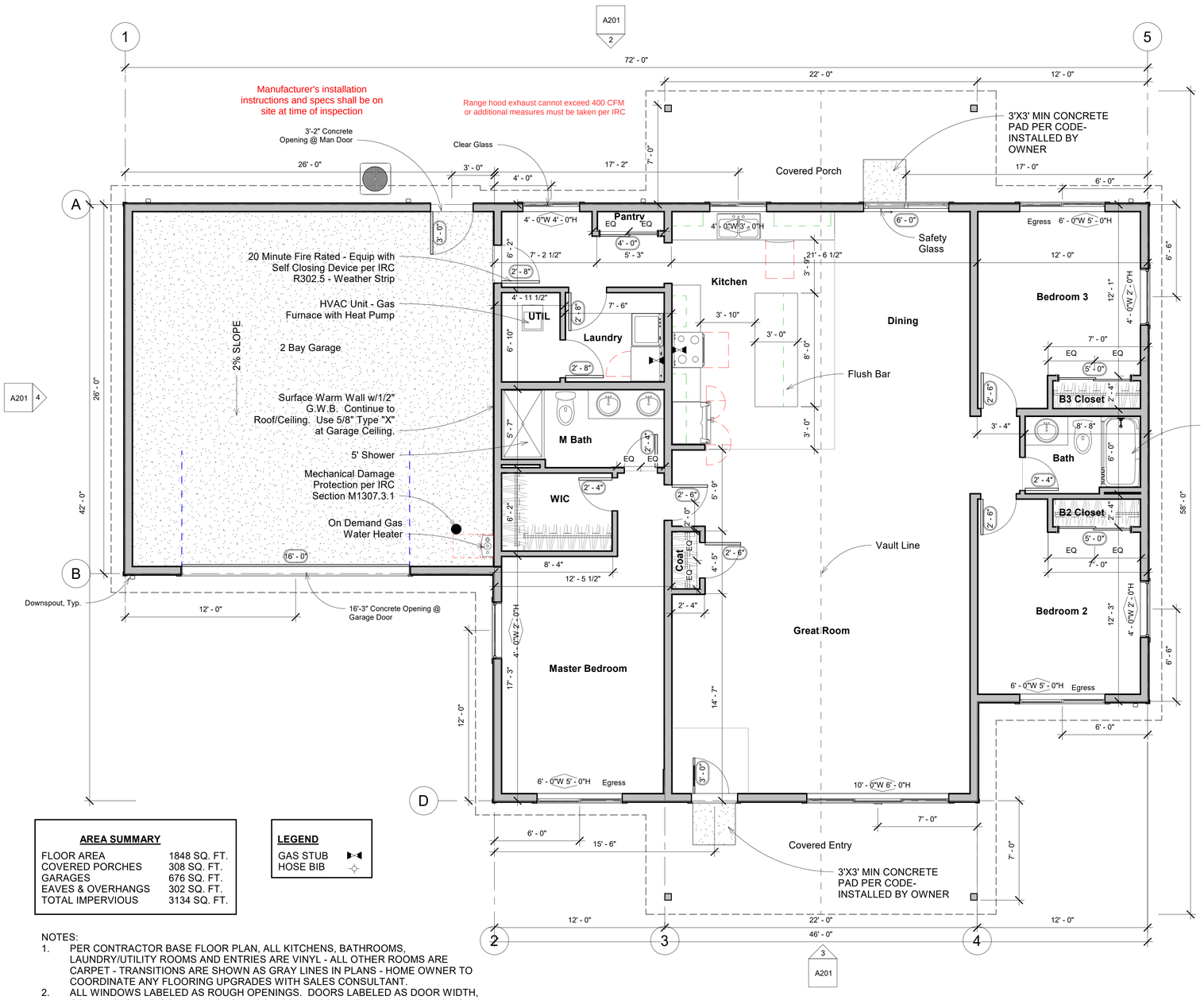

AREA SUMMARY	
FLOOR AREA	1848 SQ. FT.
COVERED PORCHES	308 SQ. FT.
GARAGES	676 SQ. FT.
EAVES & OVERHANGS	302 SQ. FT.
TOTAL IMPERVIOUS	3134 SQ. FT.

LEGEND

GAS STUB
HOSE BIB

NOTES:
1. PER CONTRACTOR BASE FLOOR PLAN, ALL KITCHENS, BATHROOMS, LAUNDRY/UTILITY ROOMS AND ENTRIES ARE VINYL - ALL OTHER ROOMS ARE CARPET - TRANSITIONS ARE SHOWN AS GRAY LINES IN PLANS - HOME OWNER TO COORDINATE ANY FLOORING UPGRADES WITH SALES CONSULTANT.
2. ALL WINDOWS LABELED AS ROUGH OPENINGS. DOORS LABELED AS DOOR WIDTH, CONTRACTOR TO CONFIRM ROUGH DOOR OPENINGS BEFORE FRAMING BEGINS.
3. ALL DIMENSIONS ARE MEASURED FROM EDGE OF FRAMING.
4. DOORS WITHOUT DIMENSIONS ARE 3" FROM PERPENDICULAR WALL OR CORNER.

1 Level 1
1/4" = 1'-0"

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No.	Description	Date

Sitka L

Floor Plan

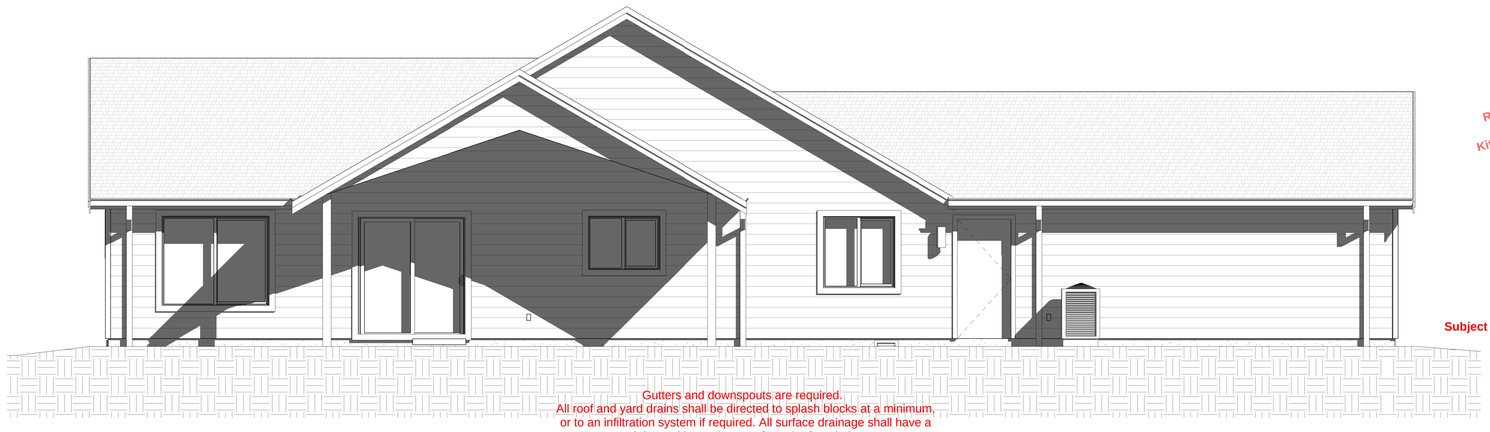
Project number	CH1966
Date	2020-01-29
Drawn by	TGC
Checked by	TGC

A101

Scale 1/4" = 1'-0"

1/29/2020 9:28:17 AM

Permit Number: 20-00723



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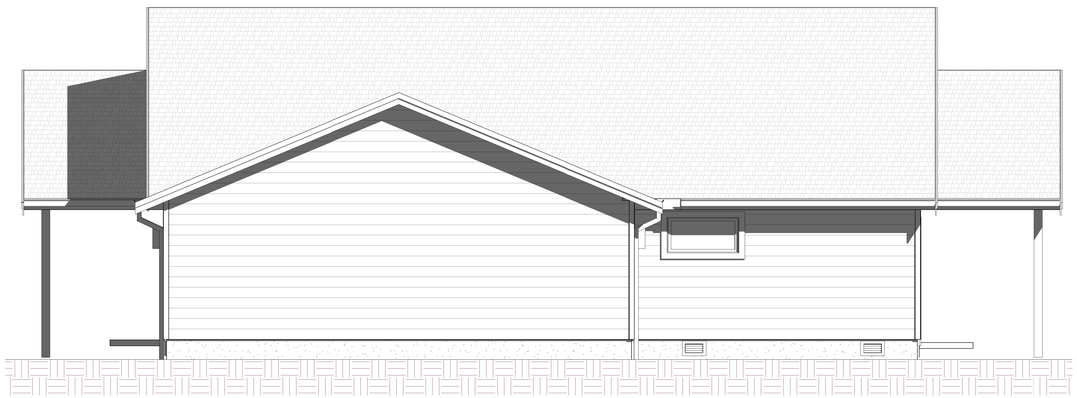
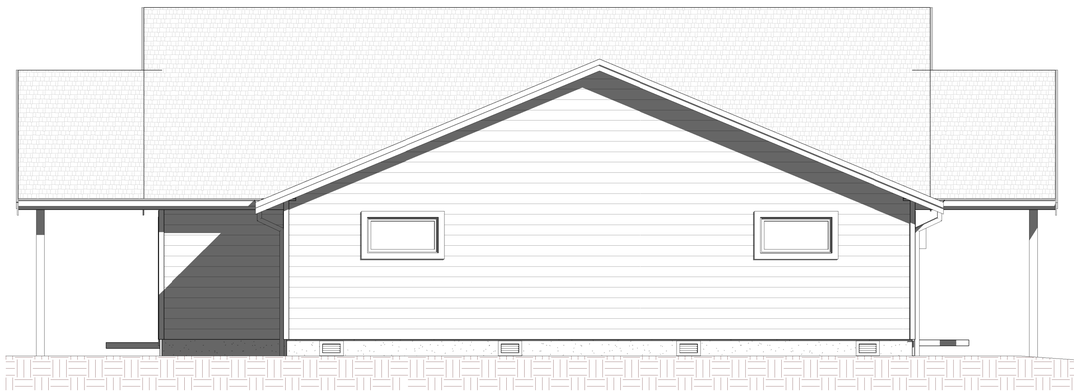
Gutters and downspouts are required.
All roof and yard drains shall be directed to splash blocks at a minimum, or to an infiltration system if required. All surface drainage shall have a minimum 2% grade away from the foundation.

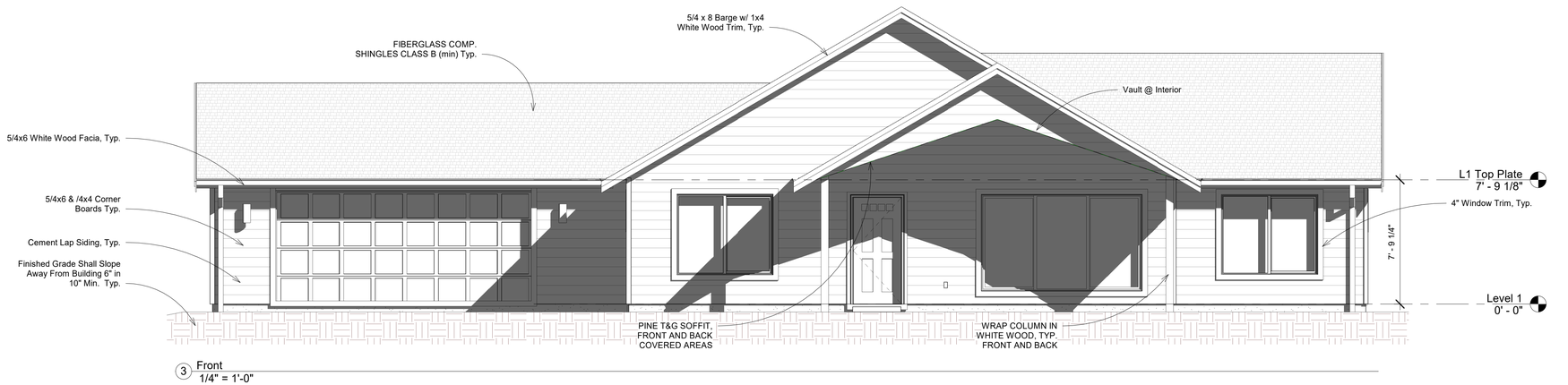
2 Back
1/4" = 1'-0"



4 Left
1/4" = 1'-0"



1 Right
1/4" = 1'-0"



3 Front
1/4" = 1'-0"

COVAL HOMES LLC

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Kitsap County
Parcel #: 062202-2-064-2001

No.	Description	Date

Sitka L

Elevations

Project number	CH1966
Date	2020-01-29
Drawn by	TGC
Checked by	TGC

A201

Scale 1/4" = 1'-0"

1/29/2020 9:29:23 AM

Permit Number: 20-00723

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**CHANGES
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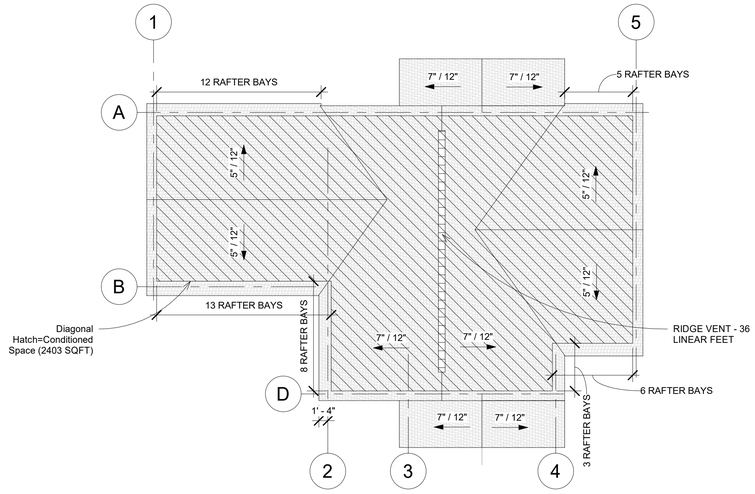
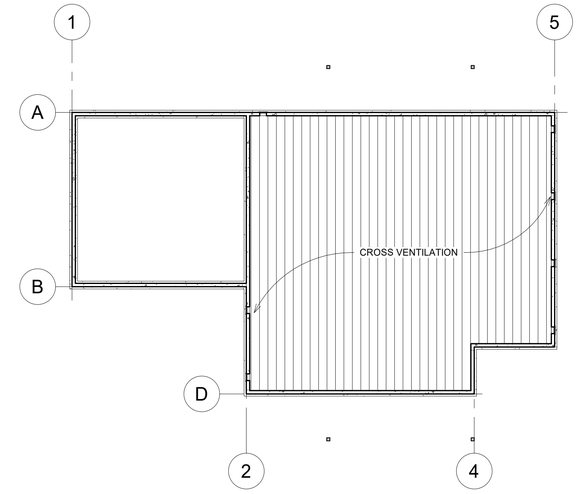


4 Roof Plan
3/32" = 1'-0"



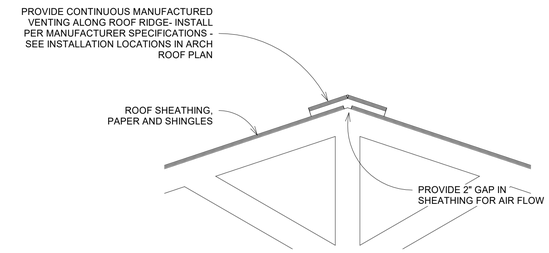
5 Under Floor Ventilation Plan
3/32" = 1'-0"

ATTIC VENTILATION CALCULATIONS

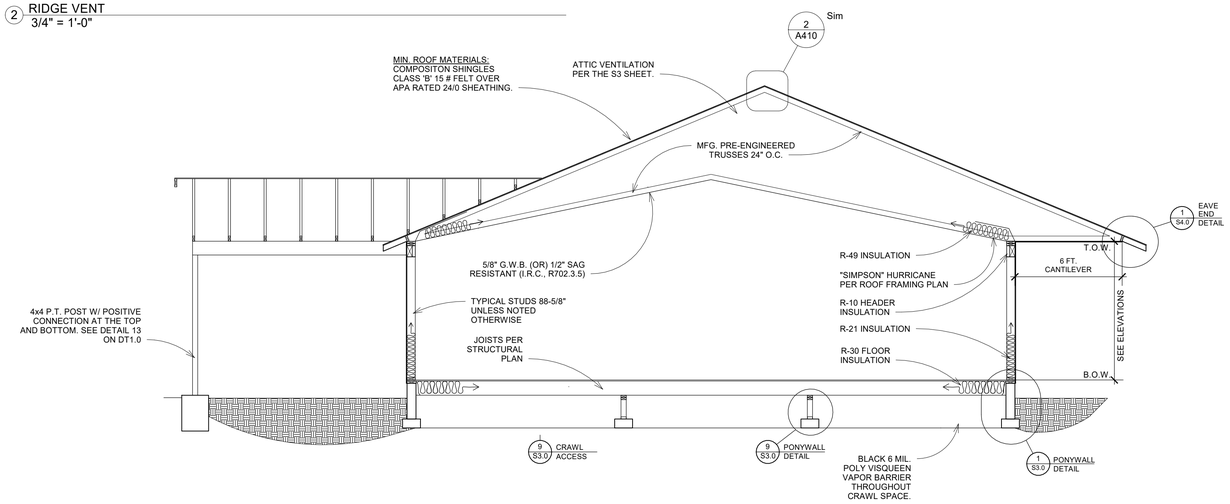
ATTIC VENTILATION IS 1/300 SQ. FT.	
ATTIC AREA ABOVE CONDITIONED SPACE	2,403 SQFT
TRUSS BAY((4) 2 1/8" DIA HOLES=.098 SQFT EA)	47X.098=4.6 Low
LINEAR PER FOOT RIDGE VENT(.125 SQFT)	36= 4.5 High(49%)
PASSIVE ATTIC VENTS(.44 SQFT EA)	0
VENT AREA REQUIRED	8 SQFT
TOTAL VENT AREA PROVIDED	**9.1 SQFT**

UNDER FLOOR VENTILATION CALCULATIONS

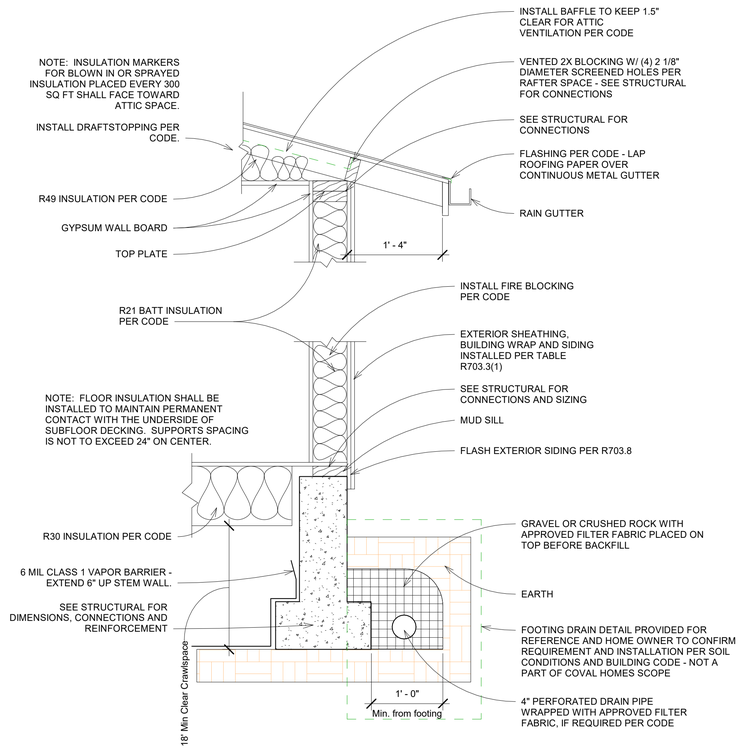
MINIMUM VENT AREA RATIO (With class 1 vapor retarder material):	1/1,500
AREA UNDER FLOOR:	1760 S.F.
VENT AREA REQUIRED:	1.17 S.F.
Each Vent is .5 square feet	
Number Of Vents Required:	3
Number Of Vents Provided:	7
SEE UNDER FLOOR VENTILATION PLAN FOR LOCATIONS	



2 RIDGE VENT
3/4" = 1'-0"



1 Section
1/4" = 1'-0"



3 Typical Wall Section 1 Story
1" = 1'-0"

COVAL LLC HOMES

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Engineer Stamp

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Kitsap County
Parcel #: 062202-2-064-2001

No.	Description	Date

Sitka L

Details

Project number	CH1966
Date	2020-01-29
Drawn by	TGC
Checked by	TGC

A410

Scale As indicated

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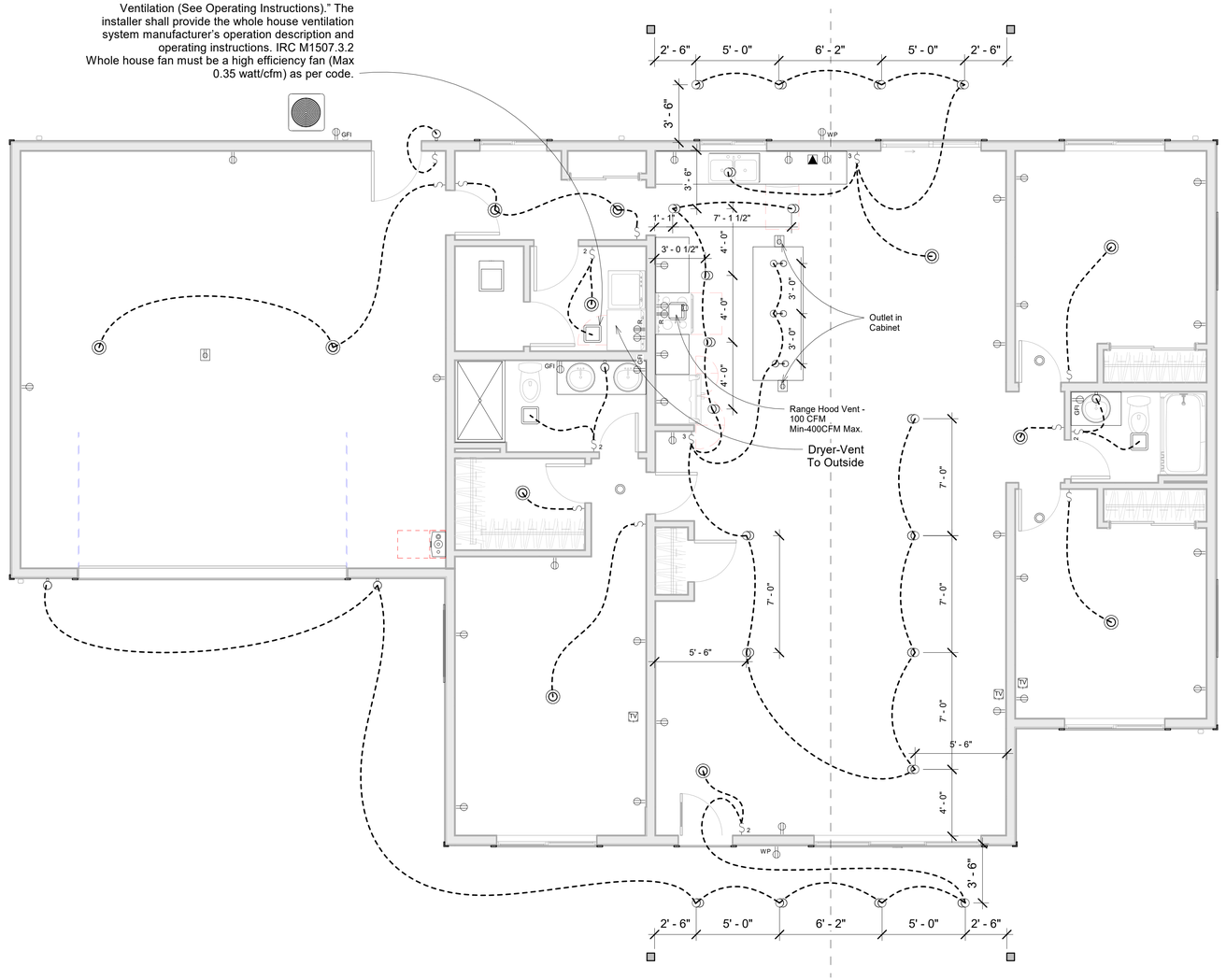
04/02/2020

Smoke & carbon monoxide detectors required.
Smoke and carbon monoxide detectors must be installed throughout the building in all locations required by the IRC as amended by WAC.

Continuous running whole house ventilation fan at 60 CFM per Table M1507.3.3(1). A label shall be affixed to the control that reads “Whole House Ventilation (See Operating Instructions).” The installer shall provide the whole house ventilation system manufacturer's operation description and operating instructions. IRC M1507.3.2 Whole house fan must be a high efficiency fan (Max 0.35 watt/cfm) as per code.



1 Level 1 Electrical
1/4" = 1'-0"

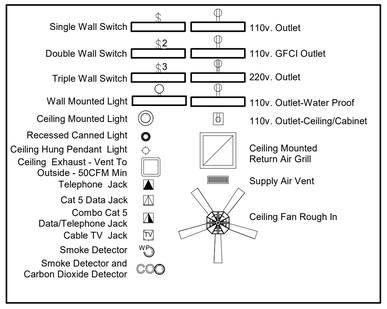
NOTES:

1. ELECTRICAL PLACEMENTS SHOWN ARE MEANT AS A GUIDE. OUTLET AND FIXTURE PLACEMENT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

2. ALL ELECTRICAL WORK MUST MEET ALL STATE AND LOCAL CODES.

3. ARC FAULT INTERRUPTERS REQUIRED THROUGHOUT EXCEPT AT GARAGE AND BATHROOMS.
GFCI AT BATHROOMS, KITCHEN, LAUNDRY RM AND EXTERIOR.

4. HVAC PLACEMENTS SHOWN ARE MEANT AS A GUIDE. ALL FIXTURE PLACEMENTS ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR.



Electrical Legend
1/4" = 1'-0"

Code Notes:

- Smoke detectors shall be listed and tested, hardwired with a battery backup and interconnected so that the catuation of one alarm will activate all of the alarms per R314.1.

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No.	Description	Date

Sitka L

Electrical Plans

Project number	CH1966
Date	2020-01-29
Drawn by	TGC
Checked by	TGC

E101

Scale 1/4" = 1'-0"

1/29/2020 9:29:35 AM

Permit Number: 20-00723

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

1. LIVE LOADS

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

2. DEAD LOADS

ROOF	15 PSF
FLOORS (RESIDENTIAL)	15 PSF

B. 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 B
BASIC WIND SPEED = 110 M.P.H. (3 SECOND GUST, ULTIMATE).
IMPORTANCE FACTOR, Iw = 1.0
Kzt = 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=1.449 AND S1=0.56
SPECTRAL RESPONSE COEFFICIENTS, SDs=0.966 AND SD1=0.56
RESPONSE MODIFICATION FACTOR R=6.5
SEISMIC RESPONSE COEFFICIENT Cs=0.1486 (ULTIMATE STRENGTH)

C. 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 WALLS.

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" MIN 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:

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

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 ENGINEER OF RECORD DESIGNING THE TRUSSES.

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

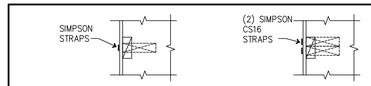
ALL HARDWARE (HANGERS, NAILS, BOLTS, LAG SCREWS, FLASHING ETC BE HOT-DIP GALVANIZED (HDG) TO A MINIMUM COATING LEVEL OF G185 (1.85oz/ft2 OF ZINC) WHEN IN CONTACT WITH PRESERVATIVE TREATED WOOD CONTAINING PRODUCTS SUCH AS, BUT NOT LIMITED TO; CCA, ACQ, OR CBA. HDG PRODUCTS SHALL CONFORM TO THE FOLLOWING 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.

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
04/02/2020

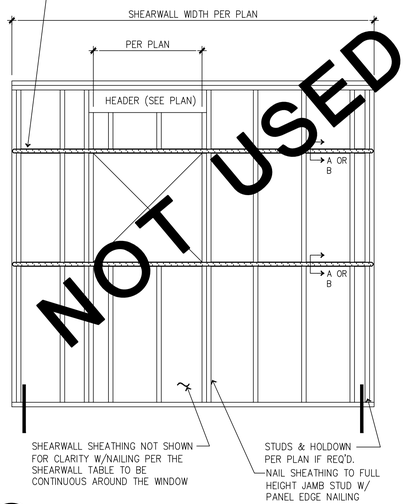
Subject To Field Inspection



SINGLE STRAP CONNECTION
SECTION A

DOUBLE STRAP CONNECTION
SECTION B

CS16 STRAP @ TOP & BOTTOM OF WINDOW TO EXTEND FULL WIDTH OF SHEARWALL. STRAP TO BE APPLIED OVER THE SHEARWALL SHEATHING TO 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 SIDE, SEE SECTION B.



5 SPECIAL SHEARWALL WITH OPENINGS

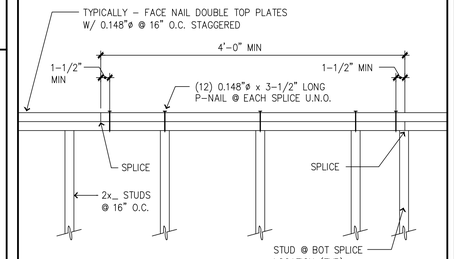
HOLDOWN TABLE

MK	BOUNDARY ELEMENT	ANCHOR DIAMETER	ANCHOR EMBEDMENT	CAPACITY
MST37	3x_	N/A	N/A	N/A
MST48	3x_	N/A	N/A	N/A
MST60	4x_	N/A	N/A	N/A
MSTC66B3	4x6	N/A	N/A	N/A
STHD10(RJ)	4x_	N/A	10"	N/A
STHD14(RJ)	4x6	N/A	14"	N/A

NOTES:

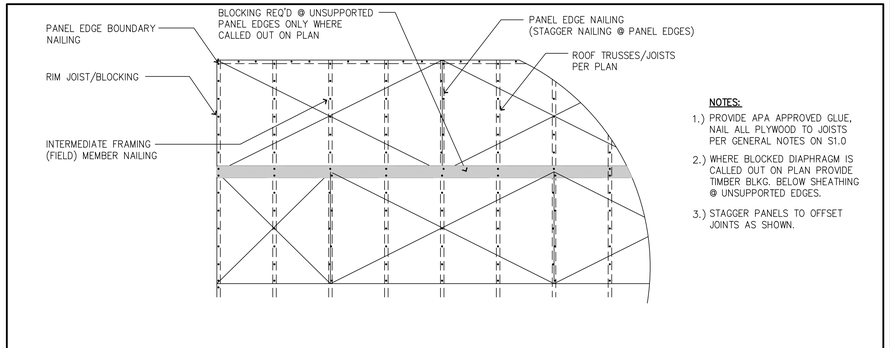
1) STRAP HOLDOWNS MAY BE APPLIED DIRECTLY TO BOUNDARY MEMBER ON OPPOSITE SIDE OF SHEATHING OR APPLIED DIRECTLY OVER PWD/OSB SHEATHING. DO NOT INSTALL STRAPS UNDER WOOD SHEATHING OF ANY TYPE OR OVER GYPSUM SHEATHING.
2) NAIL SHEATHING PER SHEARWALL TABLE TO EACH BOUNDARY ELEMENT PER TABLE ABOVE. STRAP 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.
5) 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 LOCATION.
6) THREADED RODS/ANCHORS ARE ASTM A307.
7) STRAPS/HOLDOWNS SHALL BE INSTALLED WITH THE FASTENERS SPECIFIED BY THE MANUFACTURER TO ACHIEVE THE MAXIMUM TABULATED LOAD.

4 HOLDOWN TABLE & NOTES



NOTE:
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.

3 TYPICAL TOP CHORD SPLICE



NOTES:
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.

2 TYPICAL ROOF/FLOOR PLYWOOD DIAPHRAGM LAYOUT

SHEARWALL COMPONENT TABLE

MARK	MARK 2	COMPONENTS	1/2" A.B. PL TO CONCRETE SPACING (IN)	5/8" A.B. PL TO CONCRETE SPACING (IN)	10d COMMON PL TO PL SPACING (IN)	SIMPSON A35 CLIP ANGLE SPACING (IN)	SIMPSON LTP4 CLIP ANGLE SPACING (IN)
W1	W1P	7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 6" O.C. @ PANEL EDGES AND @ 12" O.C. @ FIELD.	47" O.C.	68" O.C.	8.1" O.C.	30" O.C.	29" O.C.
W2	W2P	7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 4" O.C. @ PANEL EDGES AND @ 12" O.C. @ FIELD.	32" O.C.	47" O.C.	5.5" O.C.	20" O.C.	20" O.C.
W3	W3P	7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 3" O.C. @ PANEL EDGES AND @ 12" O.C. @ FIELD. SEE NOTE 4	25" O.C.	36" O.C.	4.3" O.C.	16" O.C.	15" O.C.
W4	W4P	7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 2" O.C. @ PANEL EDGES AND @ 12" O.C. @ FIELD. SEE NOTE 4	19" O.C.	28" O.C.	(2) ROWS 6.6" O.C. EA ROW	12" O.C.	12" O.C.

NOTES:
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.
2. W1P INDICATES SHEARWALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT OPENINGS PER 5/S1.0.
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.
7. 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"ø AND 2-1/2" IN LENGTH. 10d NAILS ARE TO BE .148"ø AND A MINIMUM OF 3" IN LENGTH. NAILS SHALL BE INSTALLED SO AS TO NOT SPLIT THE TIMBER FRAMING.
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.

1 SHEARWALL TABLE AND NOTES

COVAL HOMES LLC
Coval Homes, LLC.
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ELIZABETH J. EMERICK — STATE OF WASHINGTON — 52643 REGISTERED PROFESSIONAL ENGINEER
9-19-19
Professional Engineer Stamp

STRUCTURAL ENGINEER

BEYLER CONSULTING
5920 100TH St SW #25
Lakewood, WA 98499
(253) 984-2900

PROJECT ADDRESS

Ebert Residence
13238 Hadfield Road SE
Olalla, Washington

No.	Description	Date

PLAN: Sitka L

General Notes & Details

Project number:	19.00315
Date:	9-19-19
Drawn by:	RSO
Checked by:	OK

S1.0

Scale: 1"=1'-0"

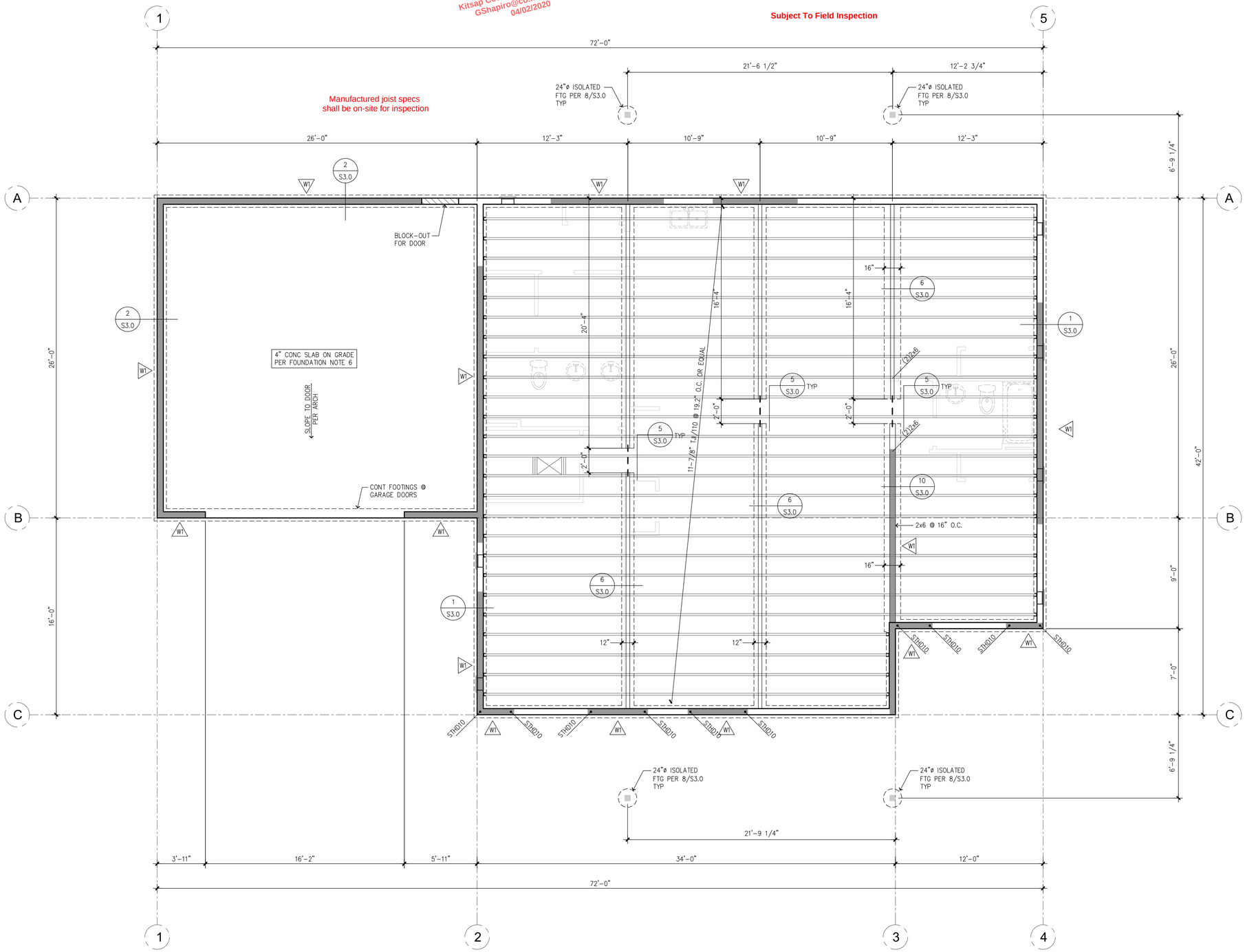
Foundation Notes

1. TYPICAL DIMENSIONS ARE TO FACE OF WALL OR TO CENTERLINE OF COLUMN OR FOOTING. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT.
2. PROVIDE FOOTING AND SLAB SUBSTRATE PREPARATION PER THE SOILS REPORT.
3. TYPICAL ISOLATED FOOTINGS F-X SHALL BE CONSTRUCTED PER FOOTING SCHEDULE.
4. CONTINUOUS WALL FOOTING PER PLAN WITH REINFORCING PER SCHEDULE.
5. TYPICALLY MATCH FOOTING DOWELS WITH WALL VERTS UNLESS NOTED OTHERWISE.
6. GARAGE SLABS - 4" CONC. SLAB ON GRADE OPTIONAL REINF PER CONTRACTOR 6x6 - W1.4xW1.4 WWF @ CENTER-LINE OR FIBER MESH PER MANUFACTURER OVER SUBSTRATE PER SOILS ENGINEER.
7. PROVIDE CORNER BARS AT ALL WALL/FOOTING INTERSECTIONS TO MATCH ALL HORIZONTAL REINFORCEMENT.
8. W1 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 * 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.
9. HDU INDICATES HOLDOWN, SEE S1.0 FOR HOLDOWN TABLE.
10. SEE THE GENERAL STRUCTURAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFORMATION.

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.
2. 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 S1.0.
4. W-P 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.
6. 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.
7. 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 BELOW.
8. 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 DETAILS.
15. 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) AT WINDOW MULLIONS.
16. SEE GENERAL STRUCTURAL NOTES ON S1.0 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.
18. INDICATES ROOF OVERFRAMING - SEE DETAILS 4/S4.0

Manufactured joist specs shall be on-site for inspection



Foundation / Crawlspace Framing Plan

SCALE 1/4"=1'-0"

COVAL HOMES LLC
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ELIZABETH J. EMERICK — STATE OF WASHINGTON — 52643 REGISTERED PROFESSIONAL ENGINEER

9-19-19

Professional Engineer Stamp

STRUCTURAL ENGINEER

BEYLER CONSULTING
5920 100TH St SW #25
Lakewood, WA 98499
(253) 964-2900

PROJECT ADDRESS

Ebert Residence
13238 Hadfield Road SE
Olalla, Washington

No.	Description	Date

PLAN: Sitka L

Foundation Plan

Project number:	19.00315
Date:	9-19-19
Drawn by:	RSO
Checked by:	OK

S2.0

Scale:

Permit Number: 20-00723

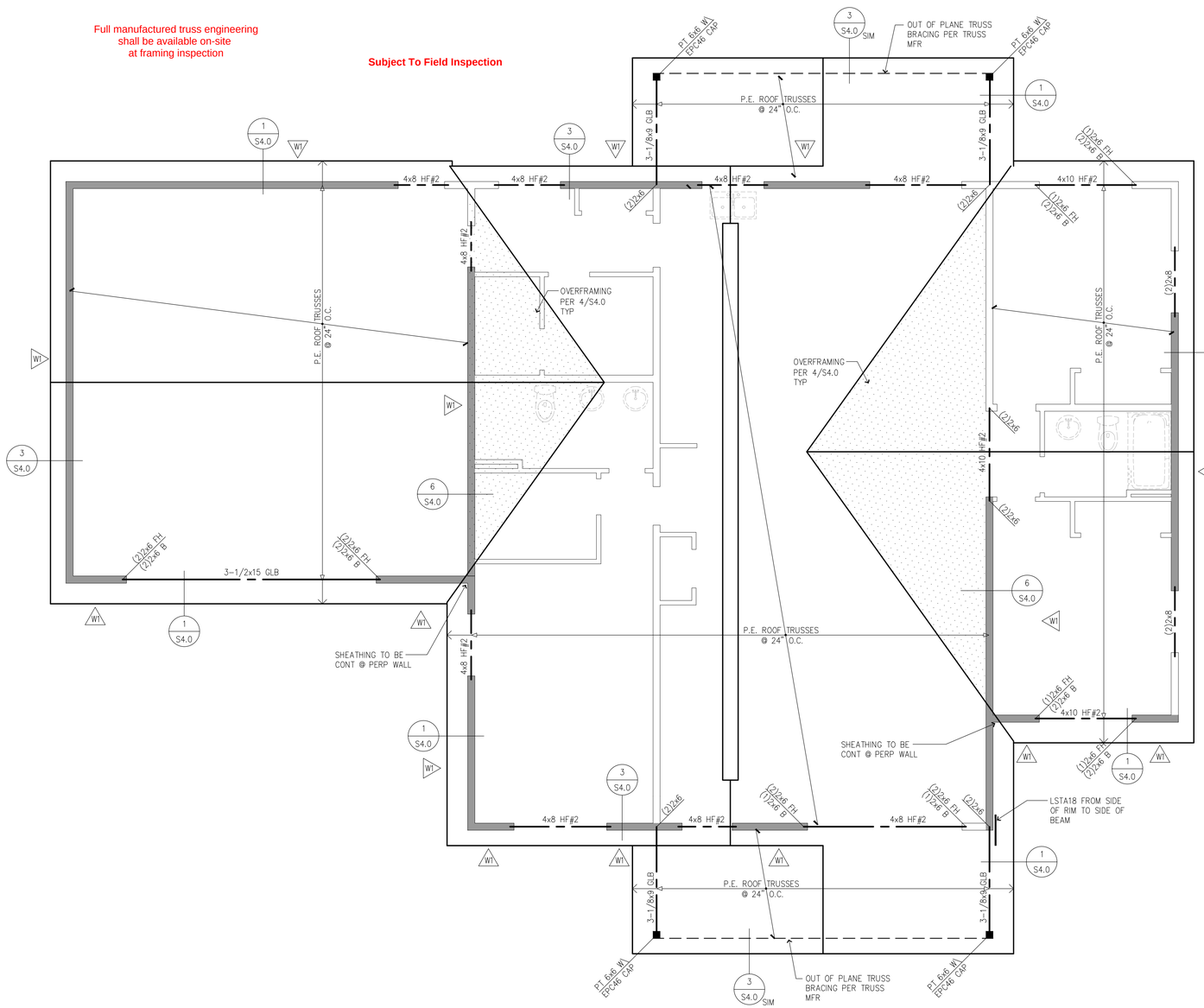
Floor and Roof Framing Notes

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.
2. 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 S1.0.
4. W1 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.
6. 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.
7. 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 BELOW.
8. 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 DETAILS.
15. 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) AT WINDOW MULLIONS.
16. SEE GENERAL STRUCTURAL NOTES ON S1.0 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.
18. INDICATES ROOF OVERFRAMING - SEE DETAILS 4/S4.0

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
04/02/2020

Full manufactured truss engineering shall be available on-site at framing inspection

Subject To Field Inspection



Roof Framing Plan

SCALE 1/4"=1'-0"

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PROJECT ADDRESS

Ebert Residence
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Olalla, Washington

No.	Description	Date

PLAN: Sitka L

Roof Framing Plan

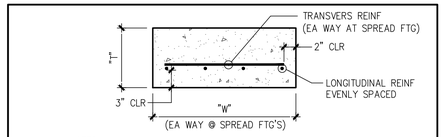
Project number:	19.00315
Date:	9-19-19
Drawn by:	RSO
Checked by:	OK

S2.1

Scale:

Permit Number: 20-00723

Subject To Field Inspection



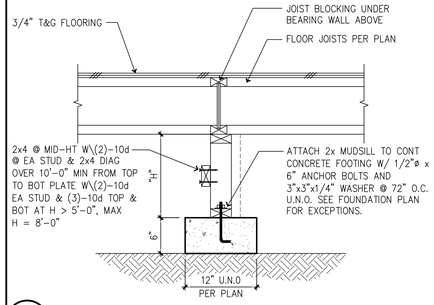
NOTES:
1. FOOTING SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL.
2. DESIGN BEARING CAPACITY = 1,500 PSF
3. CENTER FOOTINGS UNDER COLUMNS OR WALLLS U.N.O.

SPREAD FOOTINGS

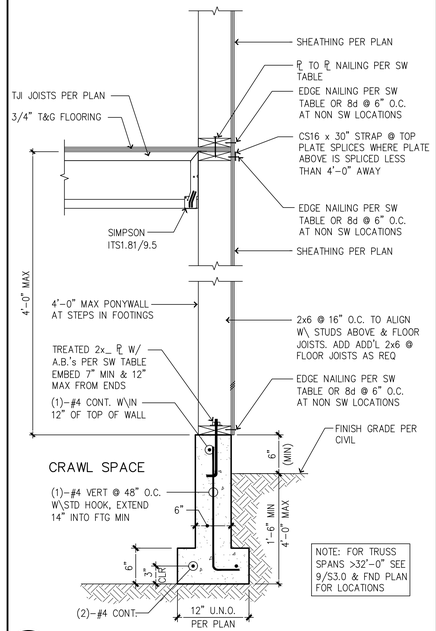
MARK	ASBP = 2,000 PSF		
	"W"	"T"	REINFORCEMENT
F2.0	2'-0"x2'-0"	8"	(2)-#4x1'-6" EA WAY
F2.5	2'-6"x2'-6"	8"	(3)-#4x2'-0" EA WAY
F3.0	3'-0"x3'-0"	10"	(4)-#4x2'-6" EA WAY

NOTES:
1. SEE STRUCTURAL NOTES FOR ALLOWABLE SOIL BEARING PRESSURES.

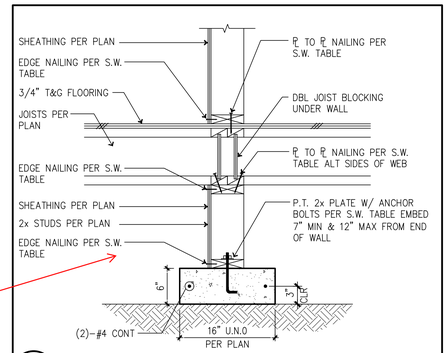
7 **SPREAD FOOTINGS**



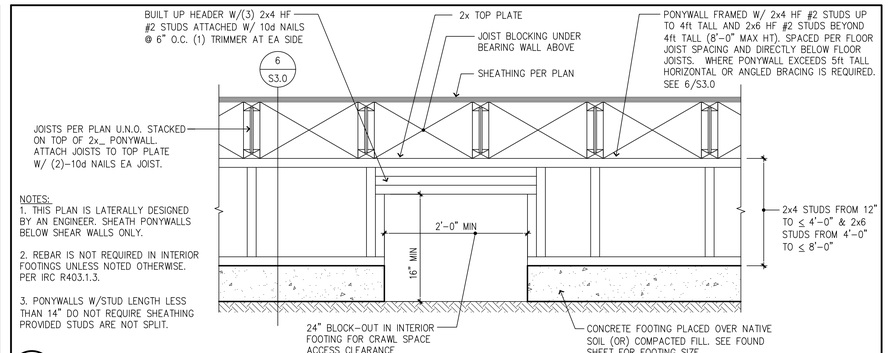
6 **CRAWLSPACE FOOTING**



3 **IRC 1-STORY PRESCRIPTIVE FOUND @ EXT PONYWALL: FOR TRUSS SPANS <32'-0"**



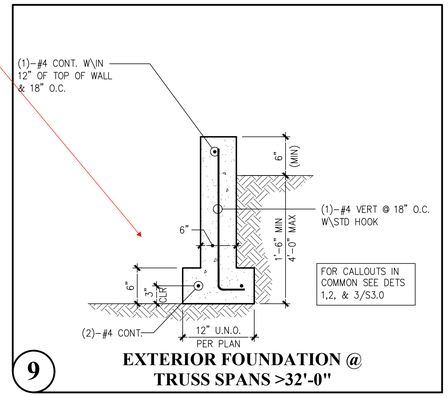
10 **SHEAR TRANSFER @ INTERIOR S.W.**



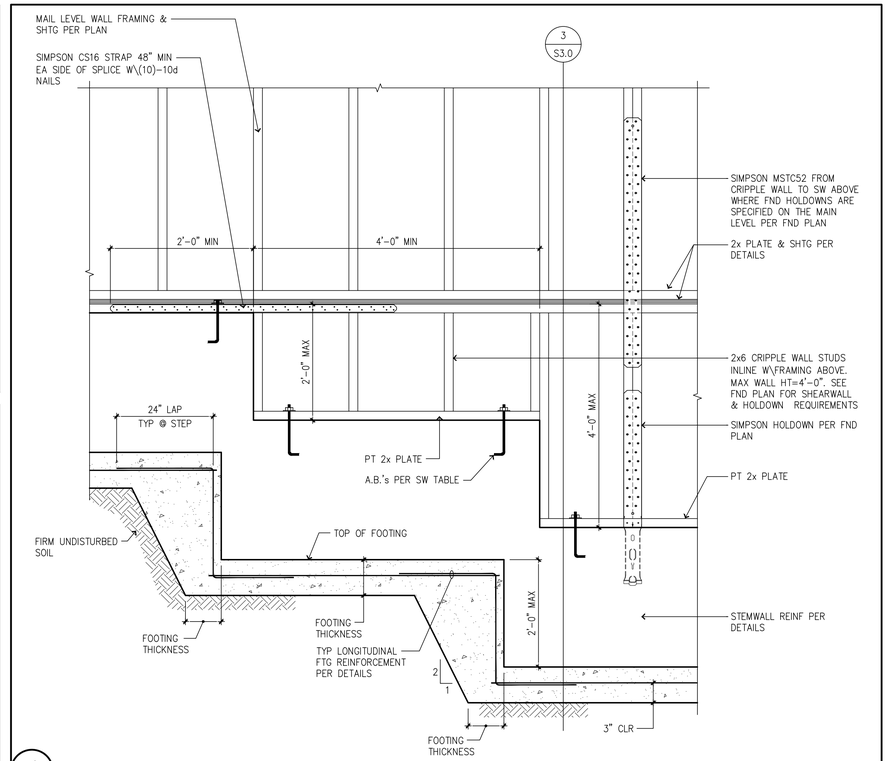
NOTES:
1. THIS PLAN IS LATERALLY DESIGNED BY AN ENGINEER. SHEATH PONYWALLS BELOW SHEAR WALLS ONLY.
2. REBAR IS NOT REQUIRED IN INTERIOR FOOTINGS UNLESS NOTED OTHERWISE. PER IRC R403.1.3.
3. PONYWALLS W/STUD LENGTH LESS THAN 14" DO NOT REQUIRE SHEATHING PROVIDED STUDS ARE NOT SPLIT.

5 **PONYWALL / FOOTING DETAIL**

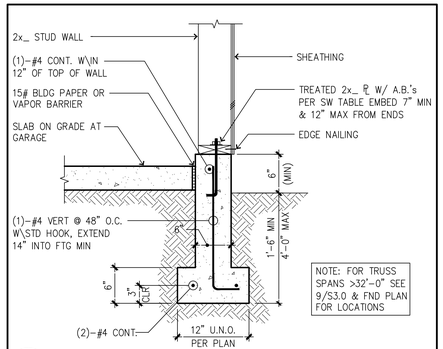
Alternate hook bars



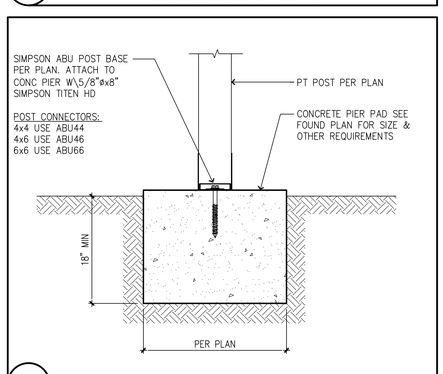
9 **EXTERIOR FOUNDATION @ TRUSS SPANS >32'-0"**



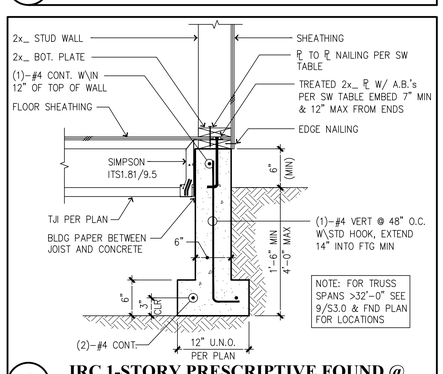
4 **REINFORCED STEPPED FOUNDATION & CRIPPLE WALL FRAMING**



2 **IRC 1-STORY PRESCRIPTIVE FOUND @ GARAGE WALL: FOR TRUSS SPANS <32'-0"**



8 **IRC ISOLATED FOOTING**



1 **IRC 1-STORY PRESCRIPTIVE FOUND @ EXT WALL: FOR TRUSS SPANS <32'-0"**

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PROJECT ADDRESS

Ebert Residence
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Olalla, Washington

No.	Description	Date

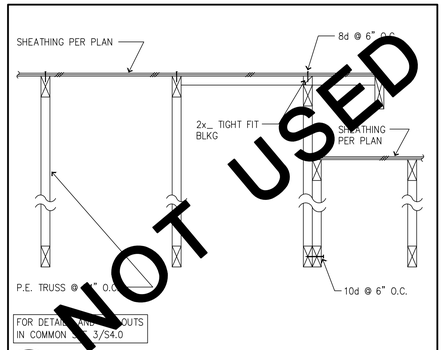
PLAN: Sitka L

Foundation Details

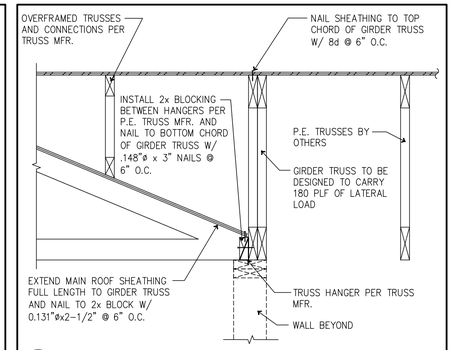
Project number:	19.00315
Date:	9-19-19
Drawn by:	RSO
Checked by:	OK

S3.0

Scale: 1"=1'-0"

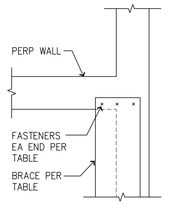


11 SHEAR TRANSFER AT STEP IN ROOF

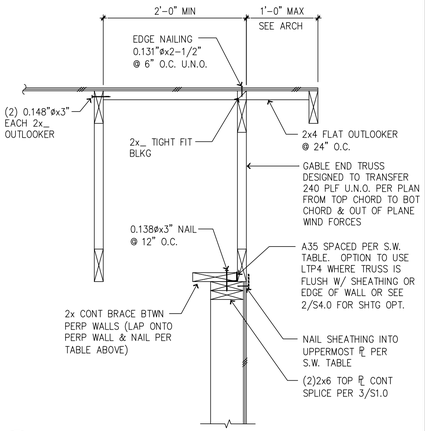


7 SHEAR TRANSFER @ GIRDER TRUSS

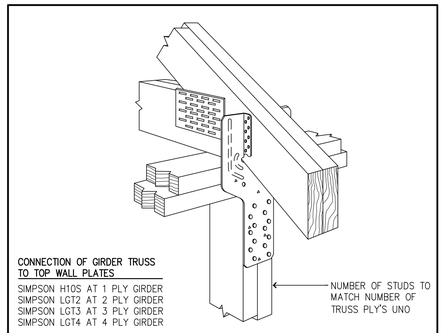
DF#2 BRACE	MAX LENGTH	END TO ⊥ WALL
2x4	5'	(2)-10d
2x6	8'-3"	(3)-10d
2x8	9'-6"	(4)-10d
2x10	13'-6"	(5)-10d
2x12	15'-6"	(6)-10d
2x14	17'-9"	(7)-10d



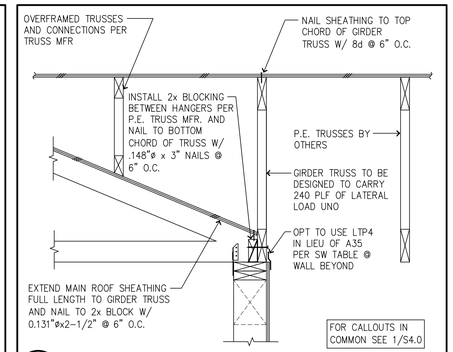
PARTIAL PLAN



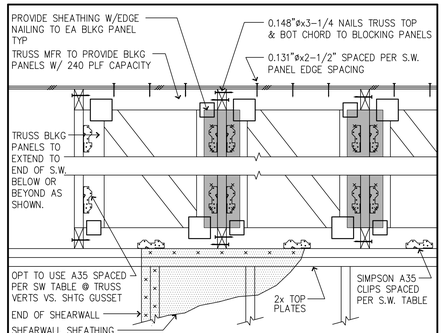
3 TYPICAL GABLE END CONNECTION



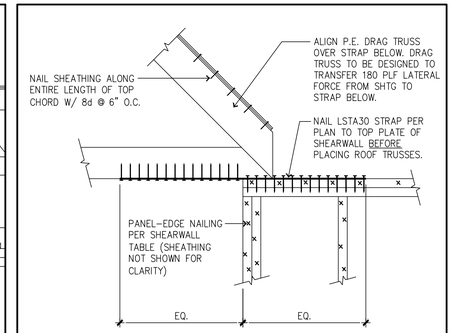
10 GIRDER TRUSS TO WALL CONNECTION



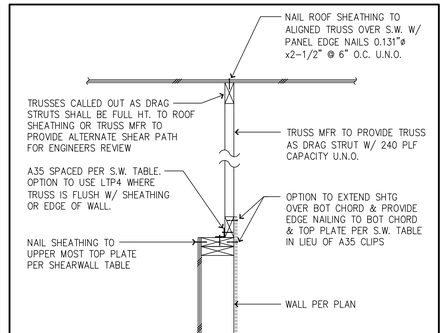
6 SHEAR TRANSFER



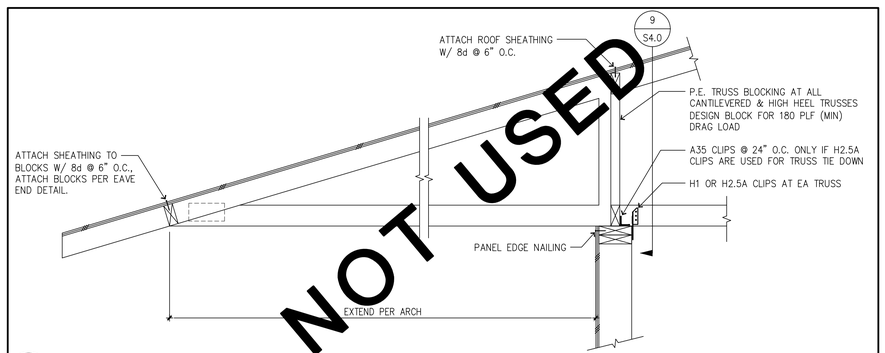
9 ROOF SHEAR TRANSFER W/ TRUSSES PERP @ S.W. LOCATIONS ONLY



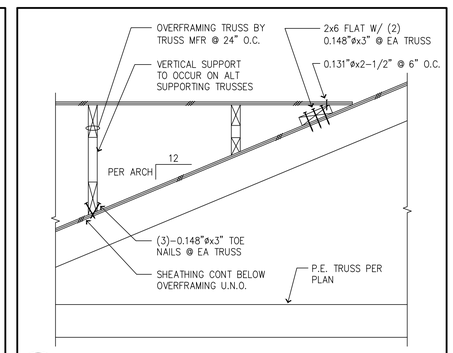
5 DRAG TRUSS TO STRAP SHEARWALL TOP PLATE



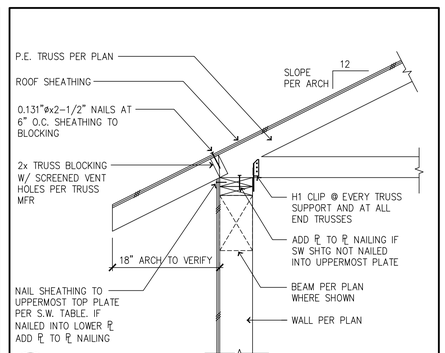
2 SHEAR TRANSFER @ INTERIOR W/ ALIGNED TRUSS



8 SHEAR TRANSFER AT CANTILEVER TRUSSES



4 TYPICAL OVERFRAMING



1 TYPICAL EXT. WALL PERP. TO TRUSS

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PROJECT ADDRESS

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13238 Hadfield Road SE
Olalla, Washington

No.	Description	Date

PLAN: Sitka L

Roof Framing Details

Project number:	19.00315
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S4.0

Scale: 1"=1'-0"