

Subject To Field Inspection

WHEELER SEABECK RESIDENCE

COVAL HOMES PLAN - OLYMPIC

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

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 ordinance of Kitsap County shall not be valid. IRC & IRC 105

CHANGES
MUST Be Approved Prior
To Performing Work

Must Comply With
All Washington
State Codes

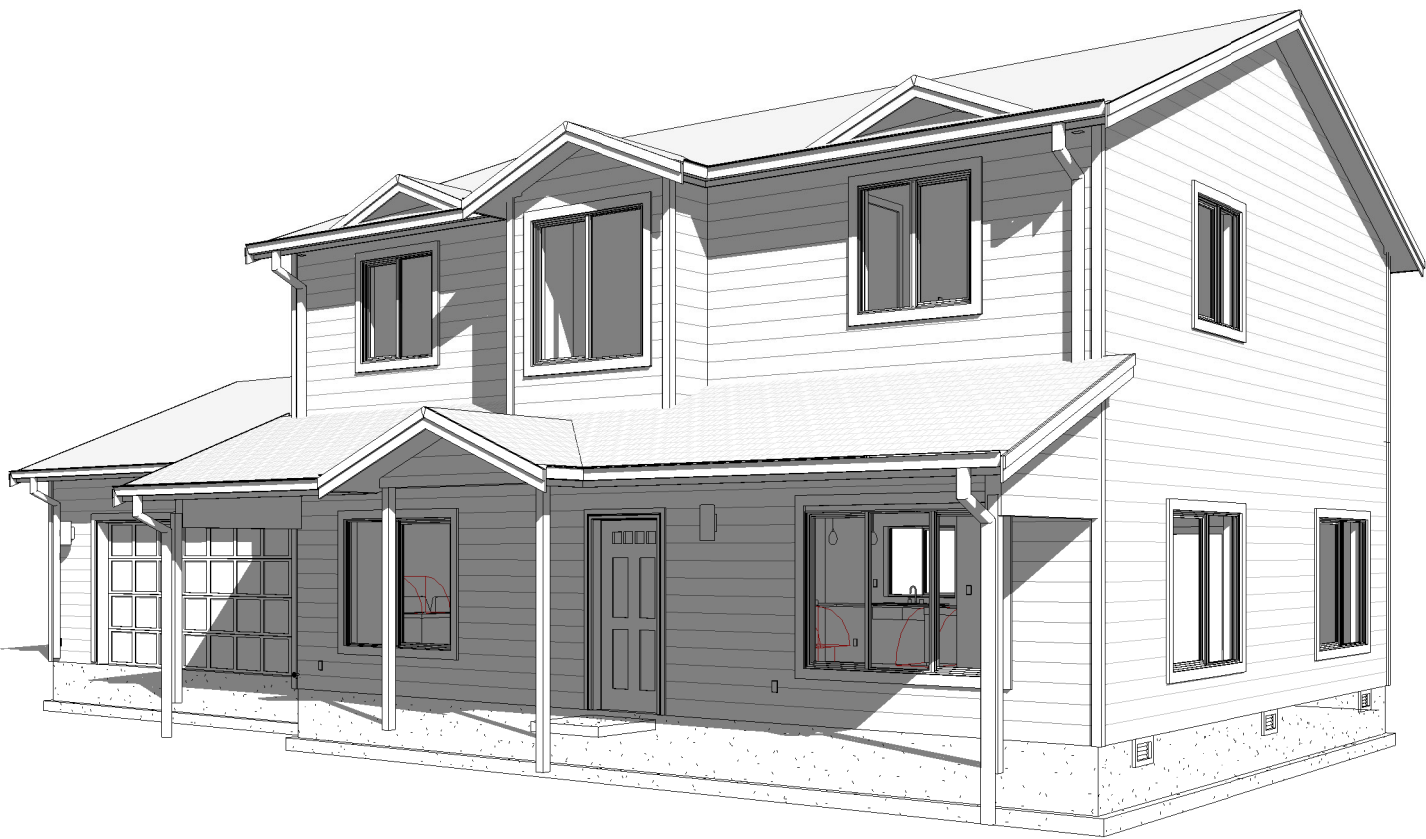
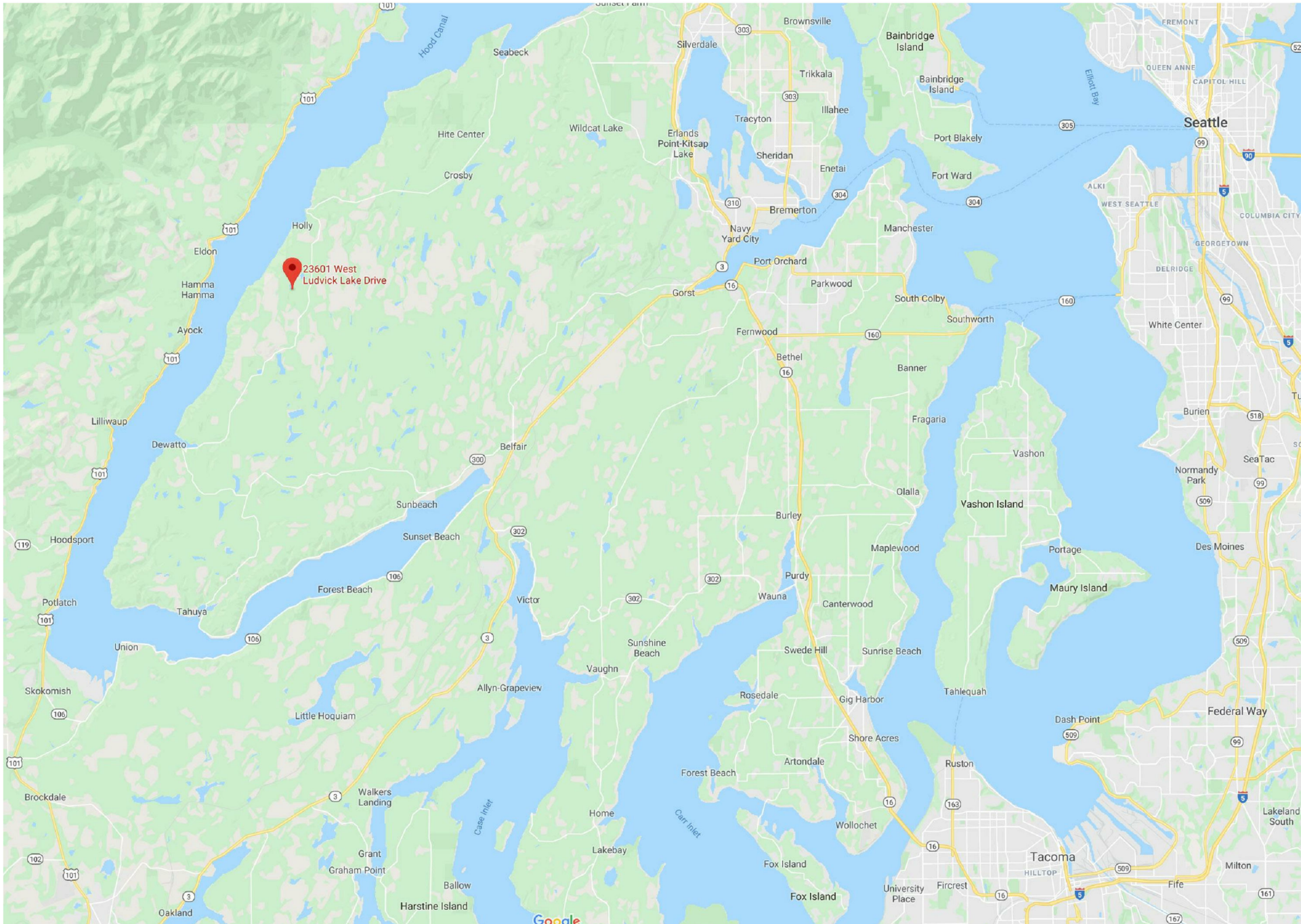
COVAL
H O M E S

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

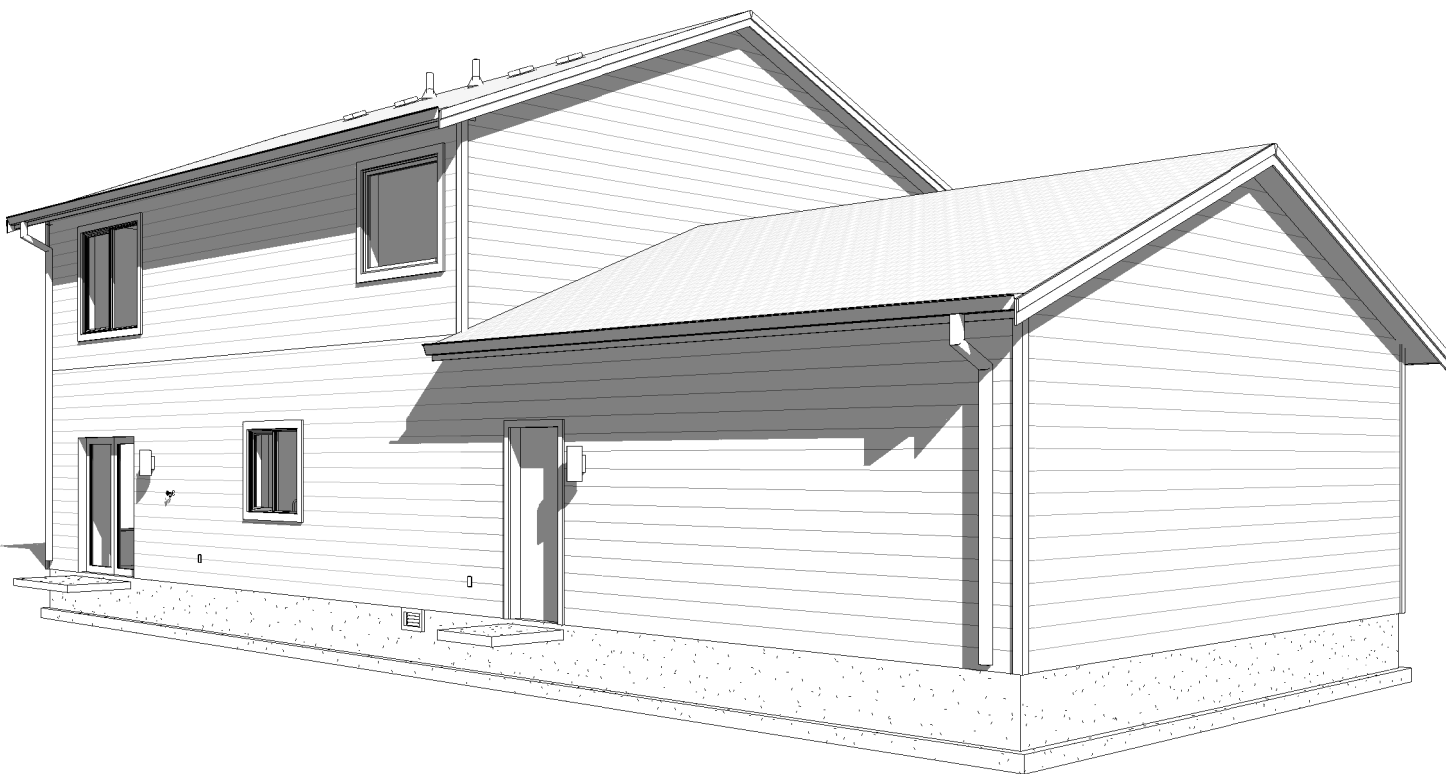
CovalHomes.com
info@covalhomes.com

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VICINITY MAP



1 3D View 1



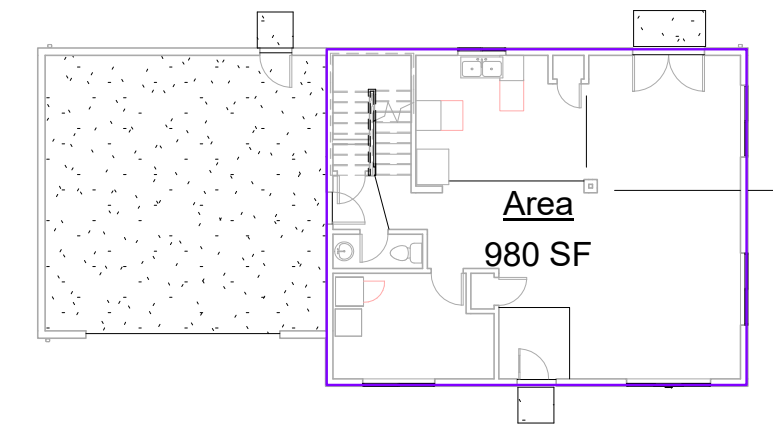
4 3D View 2

BUILDING CODE/ ENERGY COMPLIANCE

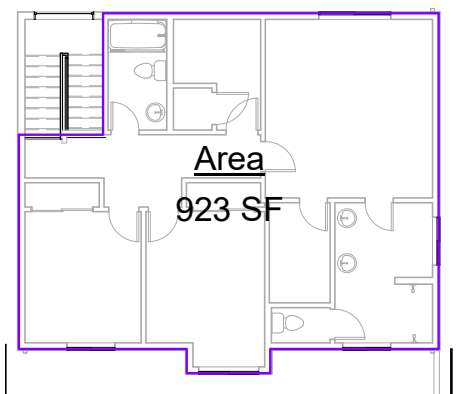
2015 (IRC) International Residential Code with Washington State Amendments
2015 (UPC) Uniform Plumbing Code (IAPMO)
2015 (WSEC) International Energy Code of Washington State, Residential Provisions

| 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 <i>International Residential Code</i> shall be met with a high efficiency fan (maximum 0.35 wats/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 | HIGH EFFICIENCY HVAC EQUIPMENT 3a: Gas, propane or oil-fired furnace with minimum AFUE of 94%, or Gas, propane or oil-fired furnace 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 | 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. 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 |

TOTAL ENERGY CREDITS = 3.5



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



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

| Area Schedule (Gross Building) | |
|--------------------------------|------|
| Level | Area |

| | |
|--------------|---------|
| Level 1 | 980 SF |
| Level 2 | 923 SF |
| Grand total: | 1903 SF |

PROJECT INFORMATION

PROJECT ADDRESS: xxxxx Ludvick Lake Dr.
Seaback, WA 98380

PARCEL NUMBER: 312402-4-002-1001

LEGAL DESCRIPTION: TRACT 17 PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 3078700 DESCRIBED AS FOLLOWS: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 WEST, W.M., IN KITSAP COUNTY, WASHINGTON. SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

JURISDICTION: Kitsap County

PARCEL SIZE: 19.76 Acres (approx. 860,746 sq. ft.)

PROPERTY OWNER(S): WHEELER DREW D & FINK ALYSSA M

CONTACT:
Alyssa and Drew Wheeler
360-551-1687 A; 541-556-3791 D
afink314@gmail.com
1469 NE Paulson Rd
Poulsbo, WA 98370

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 1903 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 Plans |
| A201 | Elevations |
| A410 | Details |
| E101 | Electrical Plans |
| S1.0 | Structural Notes And Details |
| S2.0 | Foundation/Lower Floor Framing Plan |
| S2.1 | Upper Floor Framing Plan |
| S2.2 | Roof Framing Plan |
| S3.0 | Foundation Details |
| S4.0 | Floor & Wall Framing Details |
| S5.0 | Roof Framing Details |

See Structural Sheets for
Engineer Stamp

Professional Engineer Stamp

STRUCTURAL ENGINEER

B
BEYLER CONSULTING
5920 100TH St SW #25
Lakewood, WA 98499
(253) 301-4157

PROJECT ADDRESS

WHEELER RESIDENCE
xxxxx Ludvick Lake Dr
Seaback, WA 98380
Kitsap County
Parcel# 312402-4-002-1001

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Olympic L

Cover Sheet

| | |
|----------------|------------|
| Project number | CH1986 |
| Date | 2019-12-05 |
| Drawn by | TGC |
| Checked by | TGC |

A001

Scale 1/16" = 1'-0"

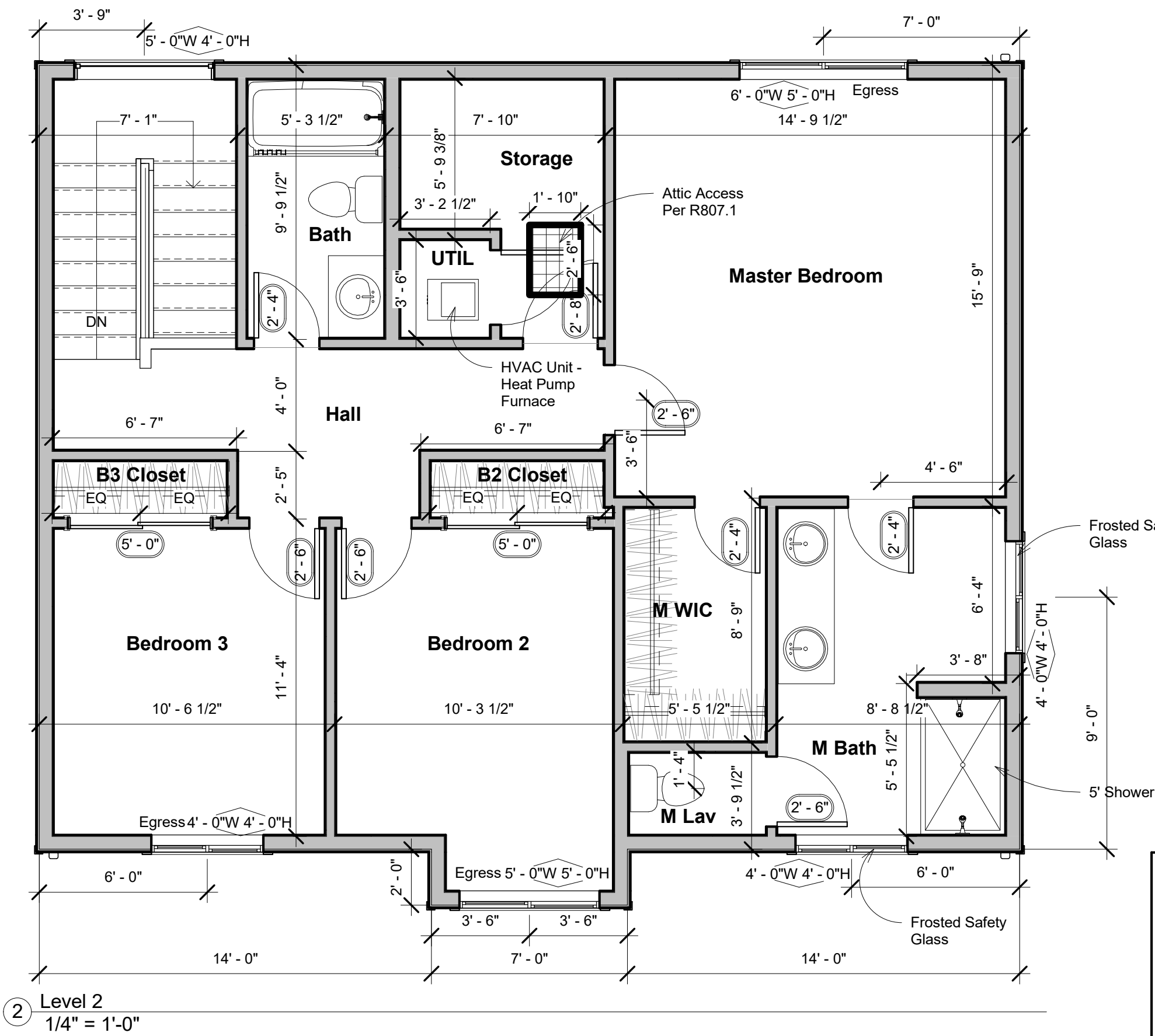
| Window Schedule | | | | |
|-----------------------------------------------------------------------------------|---------|---------|-------------|-------|
| Family and Type | Width | Height | Head Height | Count |
| Windows_Horizontal-Sliding_Milgard_Style-Line_Easy-Opening-CH-Sizes002: 60" x 60" | 5' - 0" | 5' - 0" | 6' - 10" | 1 |
| Windows_Horizontal-Sliding_Milgard_Style-Line_Easy-Opening-CH-Sizes002: 42" x 48" | 4' - 0" | 3' - 6" | 6' - 10" | 1 |
| Windows_Horizontal-Sliding_Milgard_Style-Line_Easy-Opening-CH-Sizes001: 72" x 60" | 6' - 0" | 5' - 0" | | 4 |
| Windows_Horizontal-Sliding_Milgard_Style-Line_Easy-Opening-CH-Sizes001: 48" x 48" | 4' - 0" | 4' - 0" | 6' - 10" | 3 |
| Windows_Horizontal-Sliding_Milgard_Style-Line_Double-Vent-CH-Sizes01: 84" x 60" | 7' - 0" | 5' - 0" | 6' - 10" | 1 |
| Fixed: 60" x 48" | 5' - 0" | 4' - 0" | 6' - 8" | 1 |
| Grand total: 11 | | | | |

| Door Schedule | | |
|-----------------|--------------|-------|
| Width | Height | Count |
| 2' - 0" | 6' - 8" | 1 |
| 2' - 4" | 6' - 8" | 6 |
| 2' - 6" | 6' - 8" | 4 |
| 2' - 8" | | 5 |
| 3' - 0" | 6' - 8" | 1 |
| 5' - 0" | 5' - 11 1/2" | 2 |
| 6' - 0" | 6' - 8" | 1 |
| 16' - 0" | 7' - 0" | 1 |
| Grand total: 21 | | |

CHANGES
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To Performing Work

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GShapiro@co.kitsap.wa.us
05/05/2020

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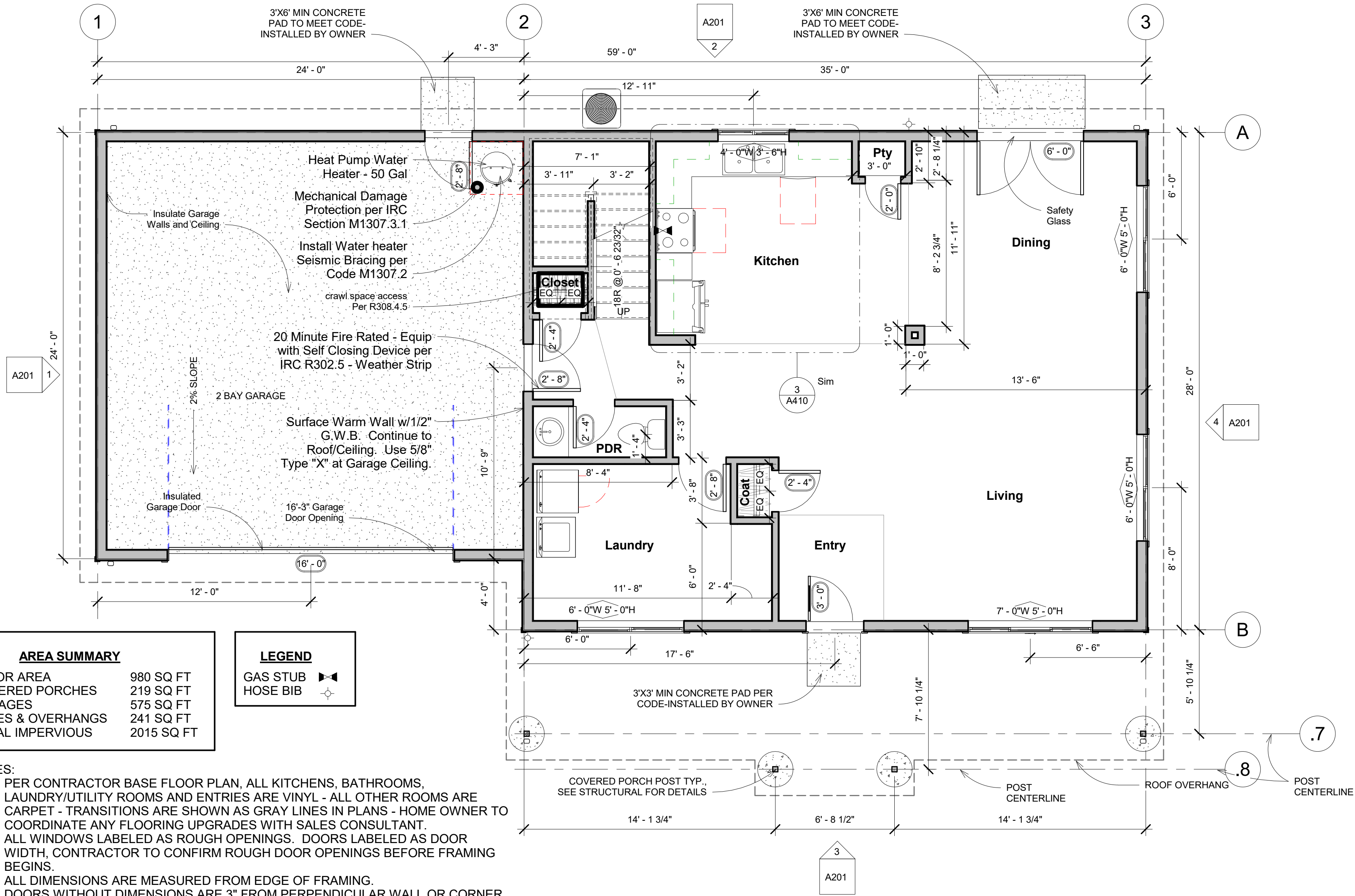


| AREA SUMMARY | |
|-------------------|------------|
| FLOOR AREA | 980 SQ FT |
| COVERED PORCHES | 219 SQ FT |
| GARAGES | 575 SQ FT |
| EAVES & OVERHANGS | 241 SQ FT |
| TOTAL IMPERVIOUS | 2015 SQ FT |

| LEGEND | |
|----------|----|
| GAS STUB | ▶▶ |
| HOSE BIB | ⊙ |

- NOTES:
- 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.
 - ALL WINDOWS LABELED AS ROUGH OPENINGS, DOORS LABELED AS DOOR WIDTH, CONTRACTOR TO CONFIRM ROUGH DOOR OPENINGS BEFORE FRAMING BEGINS.
 - ALL DIMENSIONS ARE MEASURED FROM EDGE OF FRAMING.
 - DOORS WITHOUT DIMENSIONS ARE 3" FROM PERPENDICULAR WALL OR CORNER.

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



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info@covalhomes.com

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Engineer Stamp

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Lakewood, WA 98499
(253) 301-4157

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xxxxx Ludvick Lake Dr
Seabeck, WA 98380
Kitsap County
Parcel# 312402-4-002-1001

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Olympic L

Floor Plans

| | |
|----------------|------------|
| Project number | CH1986 |
| Date | 2019-12-05 |
| Drawn by | TGC |
| Checked by | TGC |

A101

Scale 1/4" = 1'-0"

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| No. | Description | Date |
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| | | |
| | | |
| | | |

Olympic L

Elevations

| | |
|----------------|------------|
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| Date | 2019-12-05 |
| Drawn by | TGC |
| Checked by | TGC |

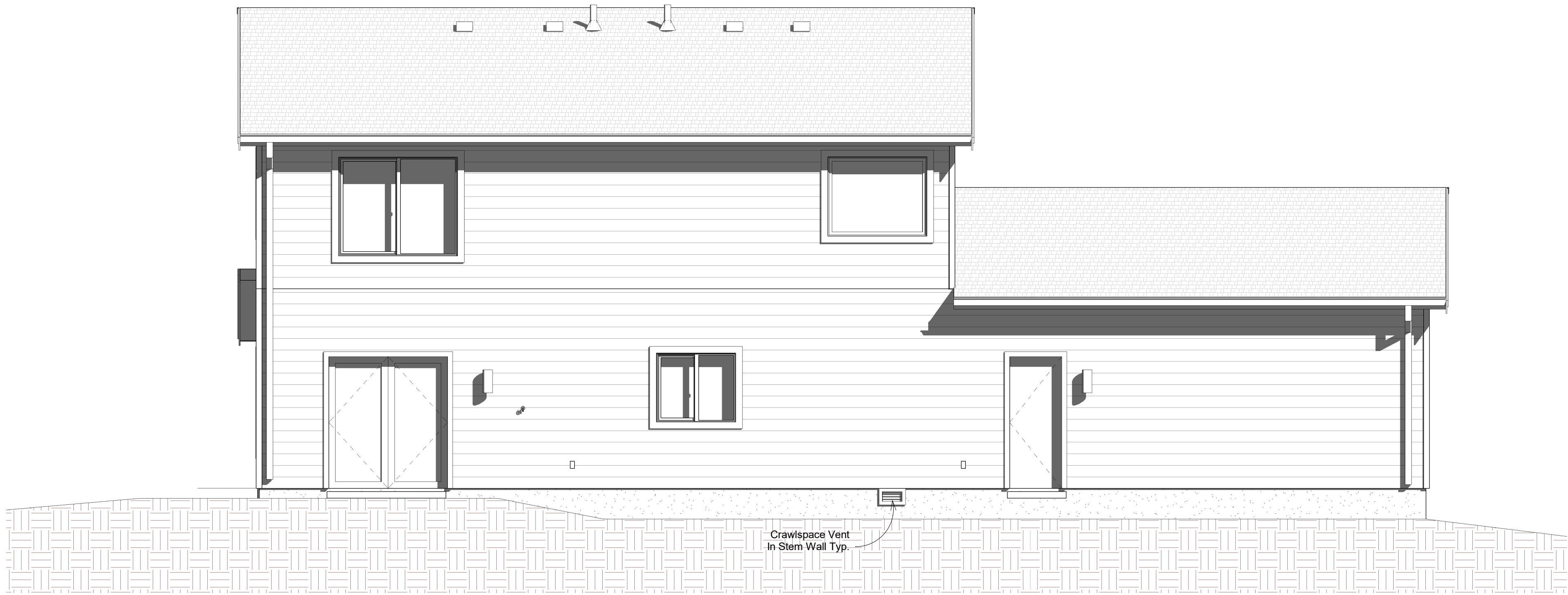
A201

Scale 1/4" = 1'-0"

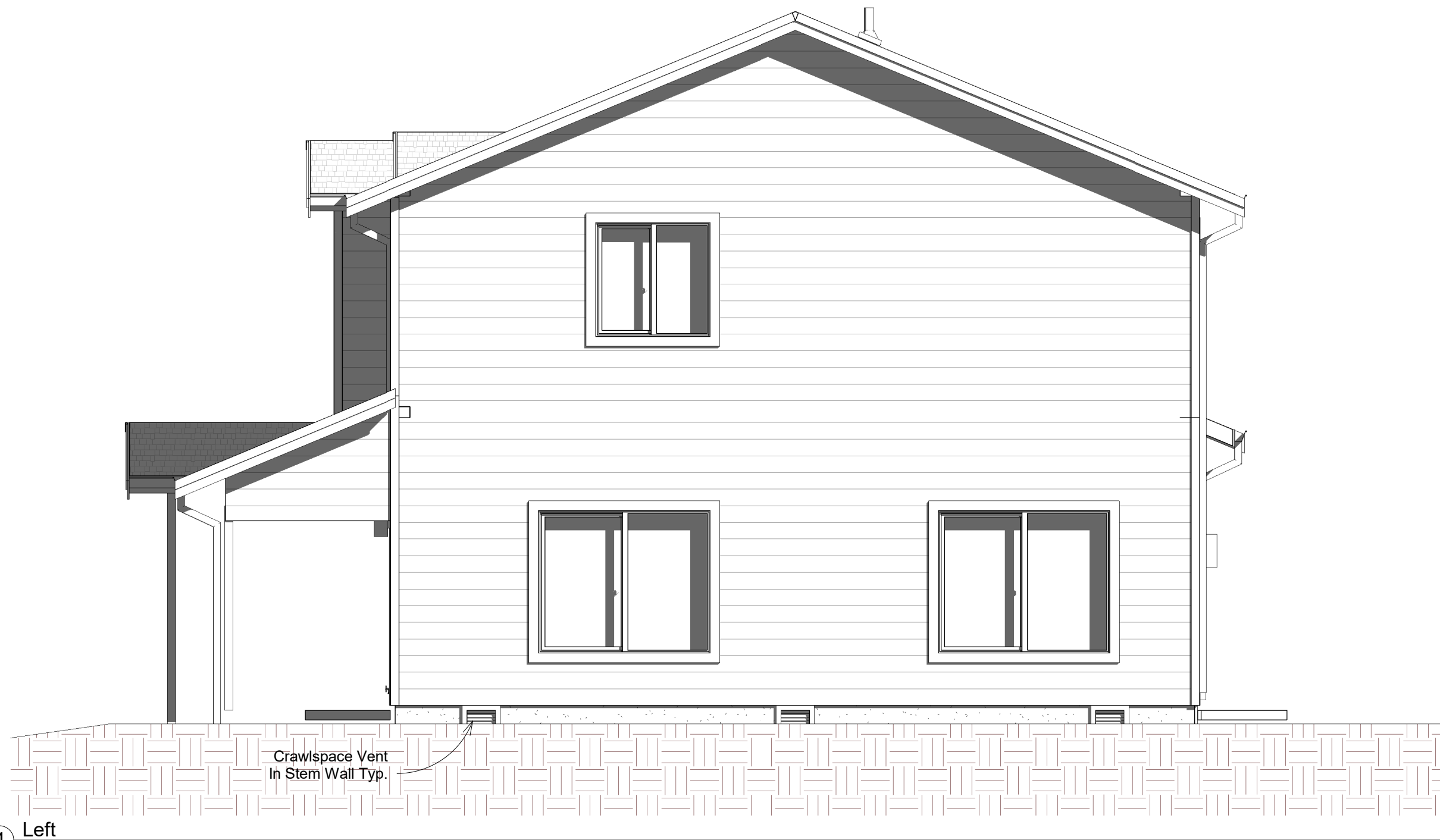
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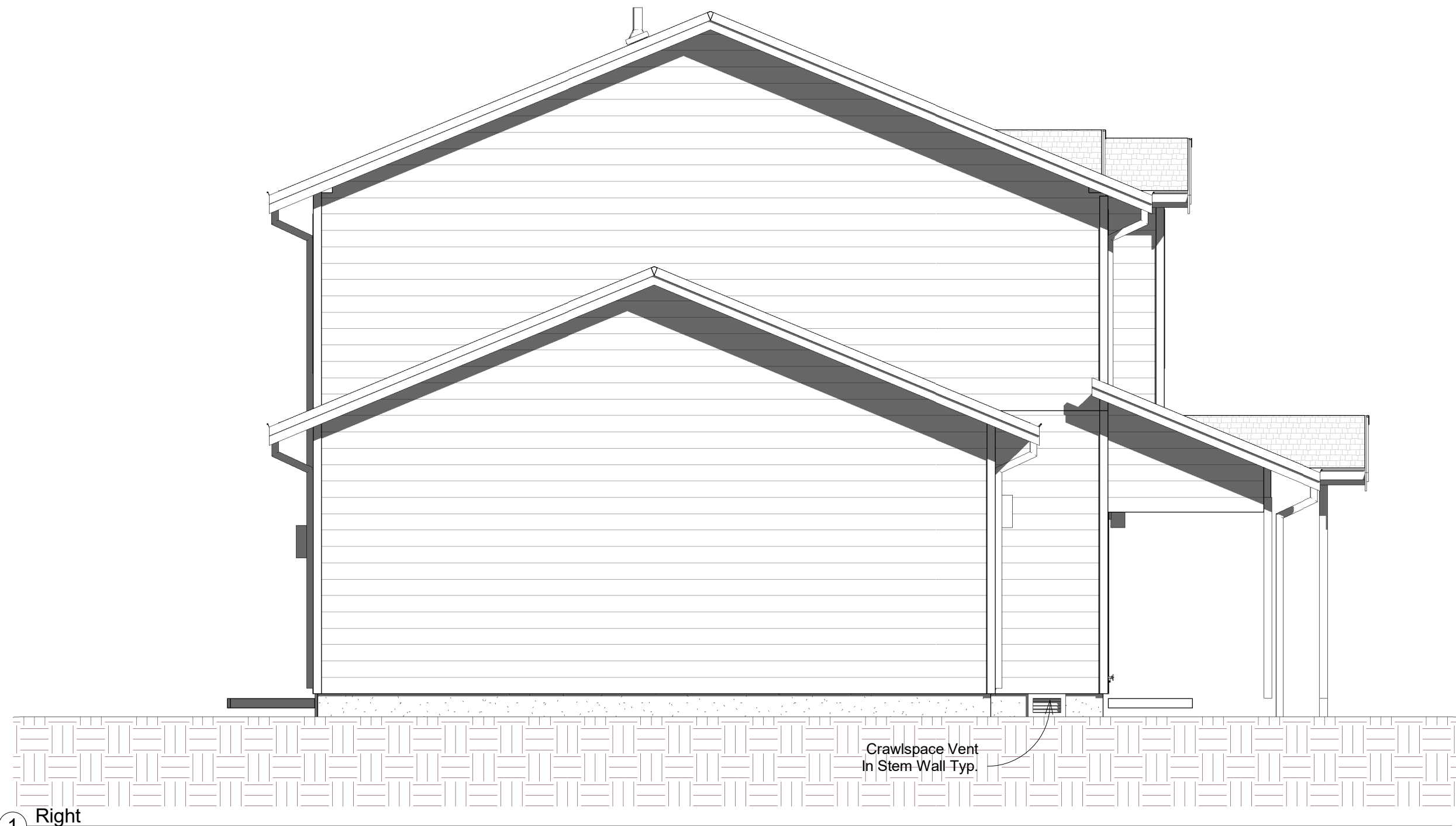
Gutters and downspouts are required.
All roof and yard drains shall be directed to splash blocks at a minimum,
or to an infiltration system if required. All surface drainage shall have a
minimum 2% grade away from the foundation.



② Back
1/4" = 1'-0"

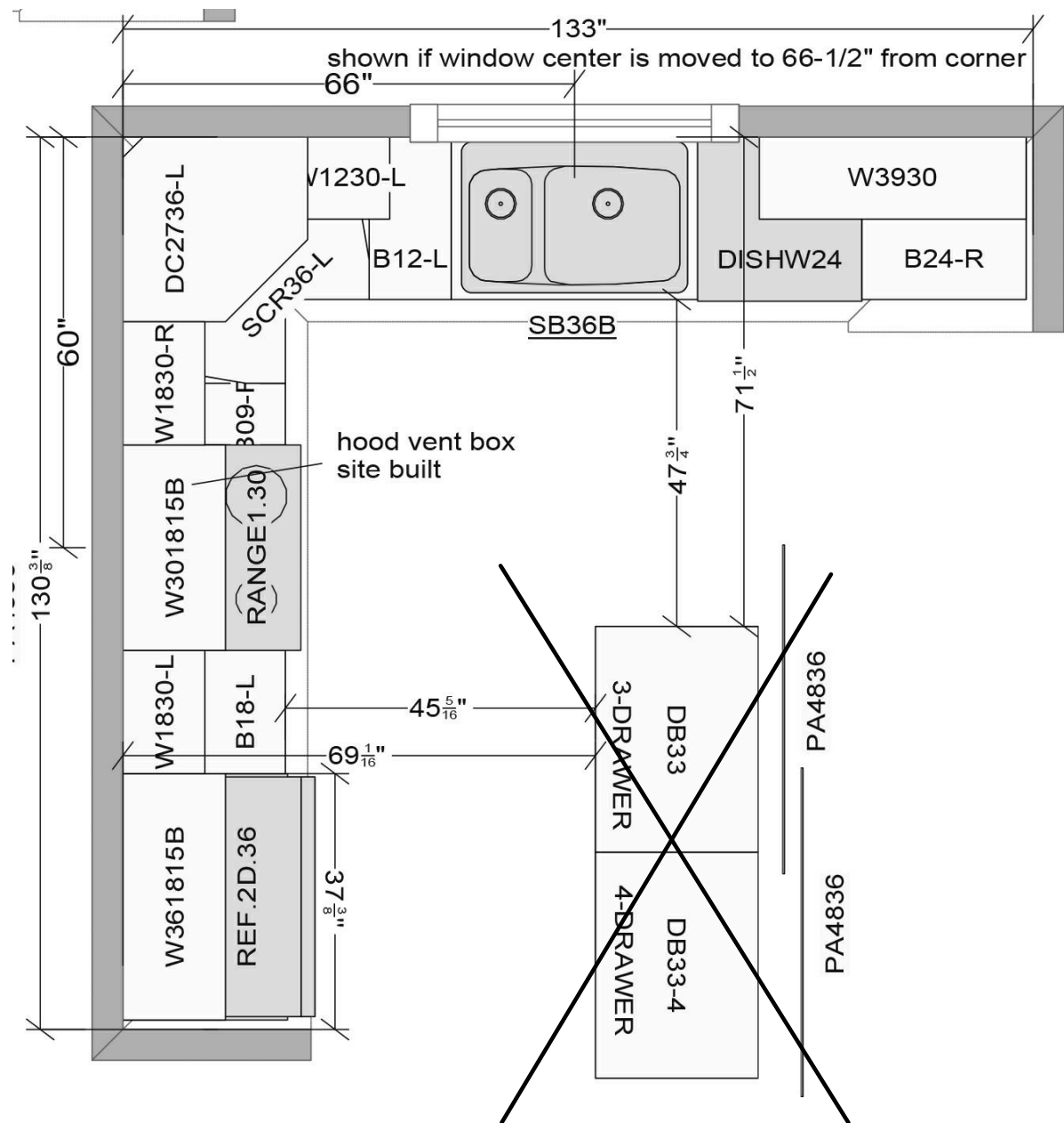


④ Left
1/4" = 1'-0"

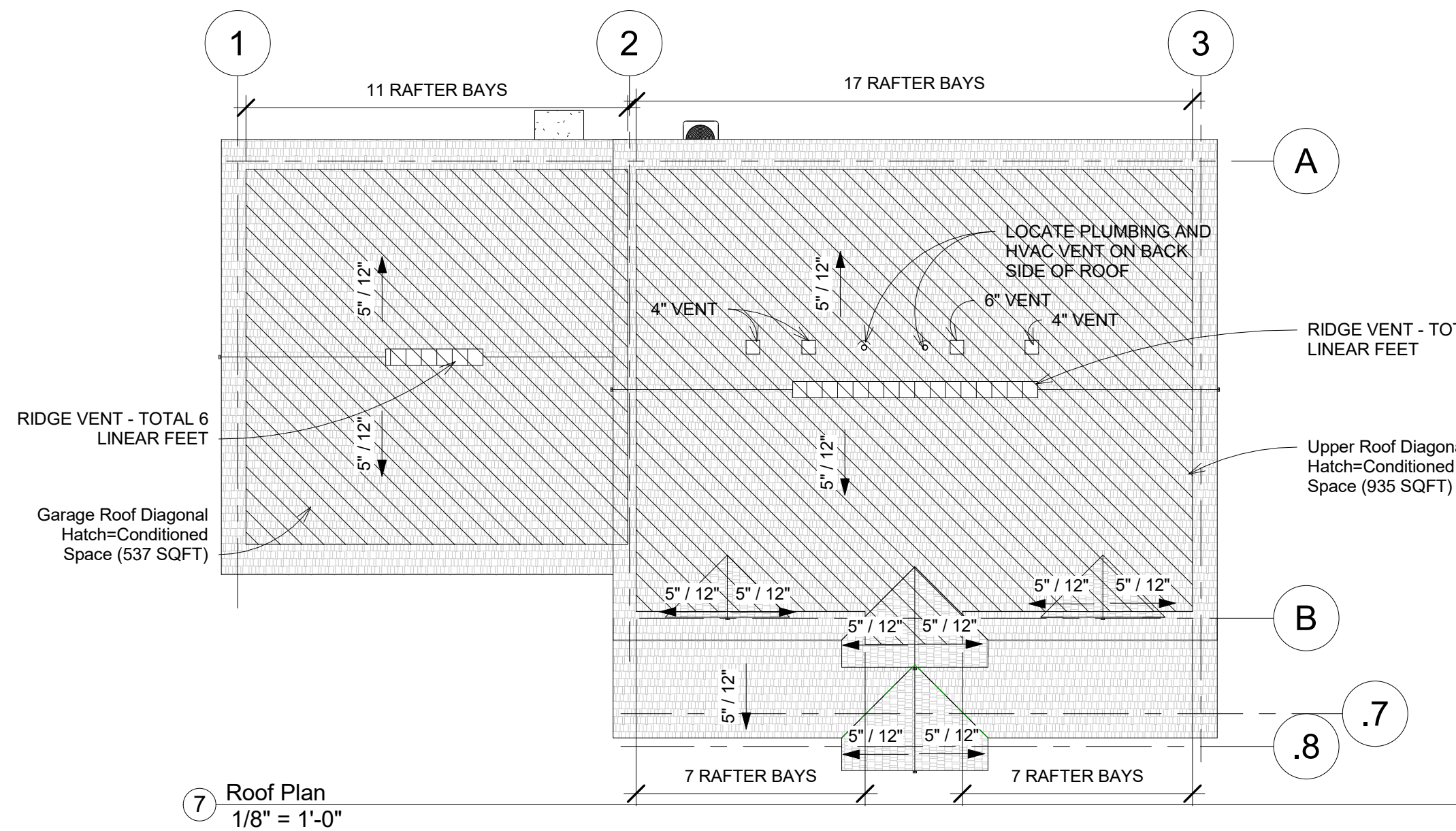


① Right
1/4" = 1'-0"





3 Cabinet Design
1/2" = 1'-0"



7 Roof Plan
1/8" = 1'-0"

UPPER ATTIC VENTILATION CALCULATIONS

ATTIC VENTILATION IS 1/300 SQ. FT.
ATTIC AREA ABOVE CONDITIONED SPACE 935 SQFT
TRUSS BAY((3) 2" DIA HOLES=.065 SQFT EA)
LINEAR PER FOOT RIDGE VENT(.125 SQFT)
PASSIVE ATTIC VENTS(.44 SQFT EA)
VENT AREA REQUIRED 0
TOTAL VENT AREA PROVIDED 3.1 SQFT

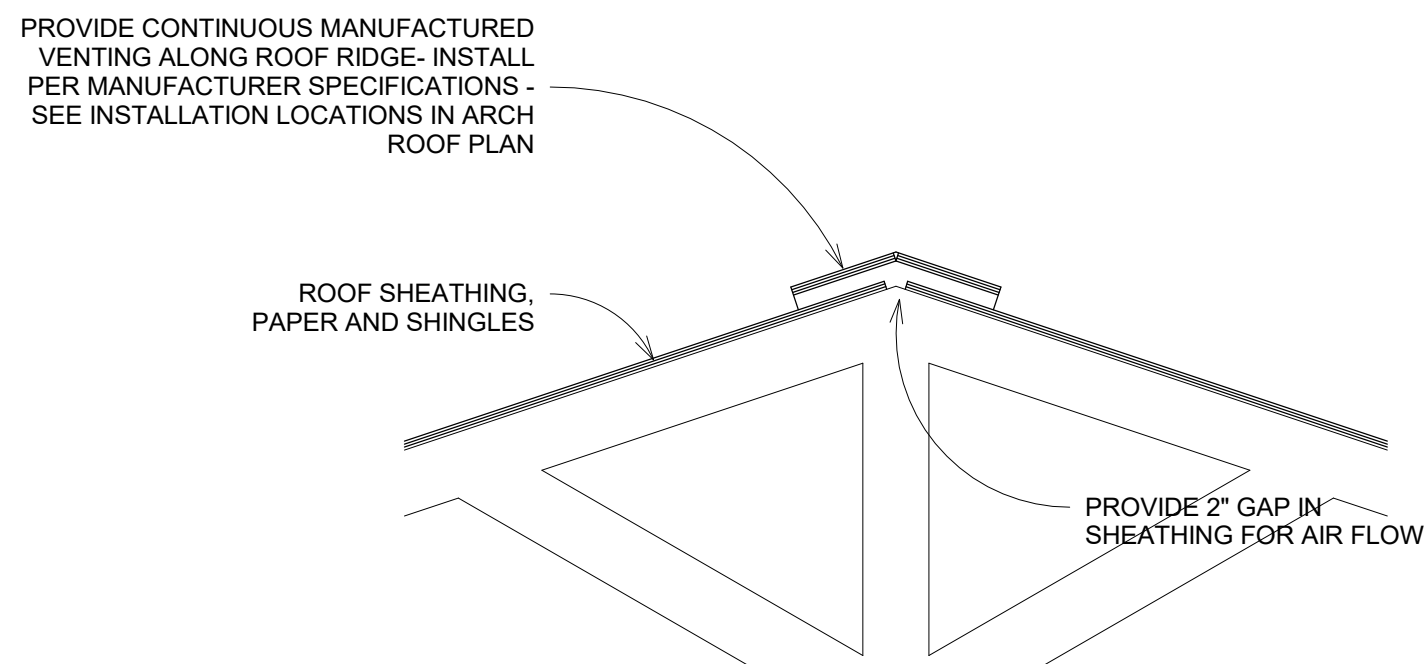
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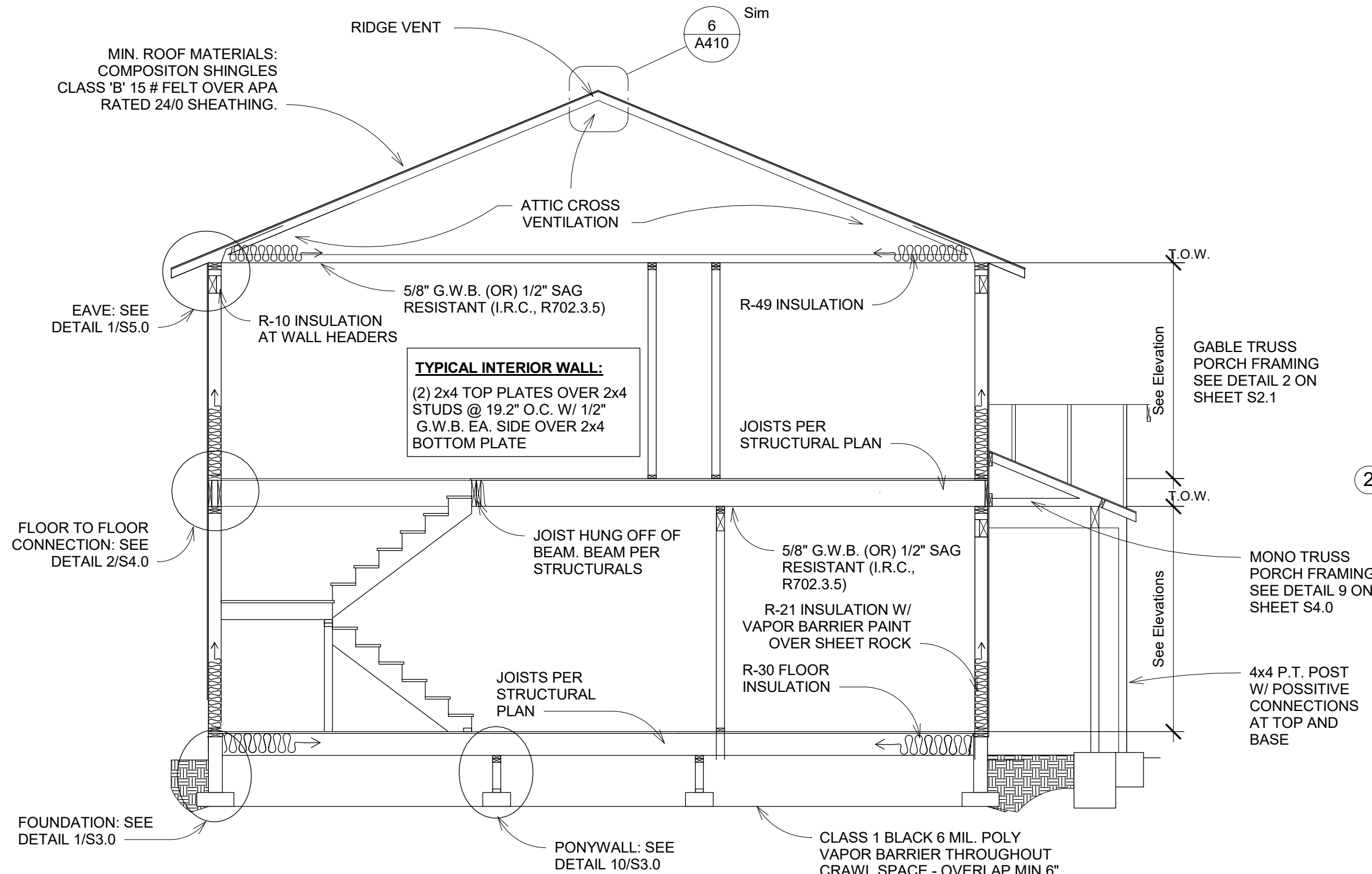
GARAGE ATTIC VENTILATION CALCULATIONS

ATTIC VENTILATION IS 1/300 SQ. FT.
ATTIC AREA ABOVE CONDITIONED SPACE 445 SQFT
TRUSS BAY((3) 2" DIA HOLES=.065 SQFT EA)
LINEAR PER FOOT RIDGE VENT(.125 SQFT)
PASSIVE ATTIC VENTS(.44 SQFT EA)
VENT AREA REQUIRED 0
TOTAL VENT AREA PROVIDED 1.92 SQFT

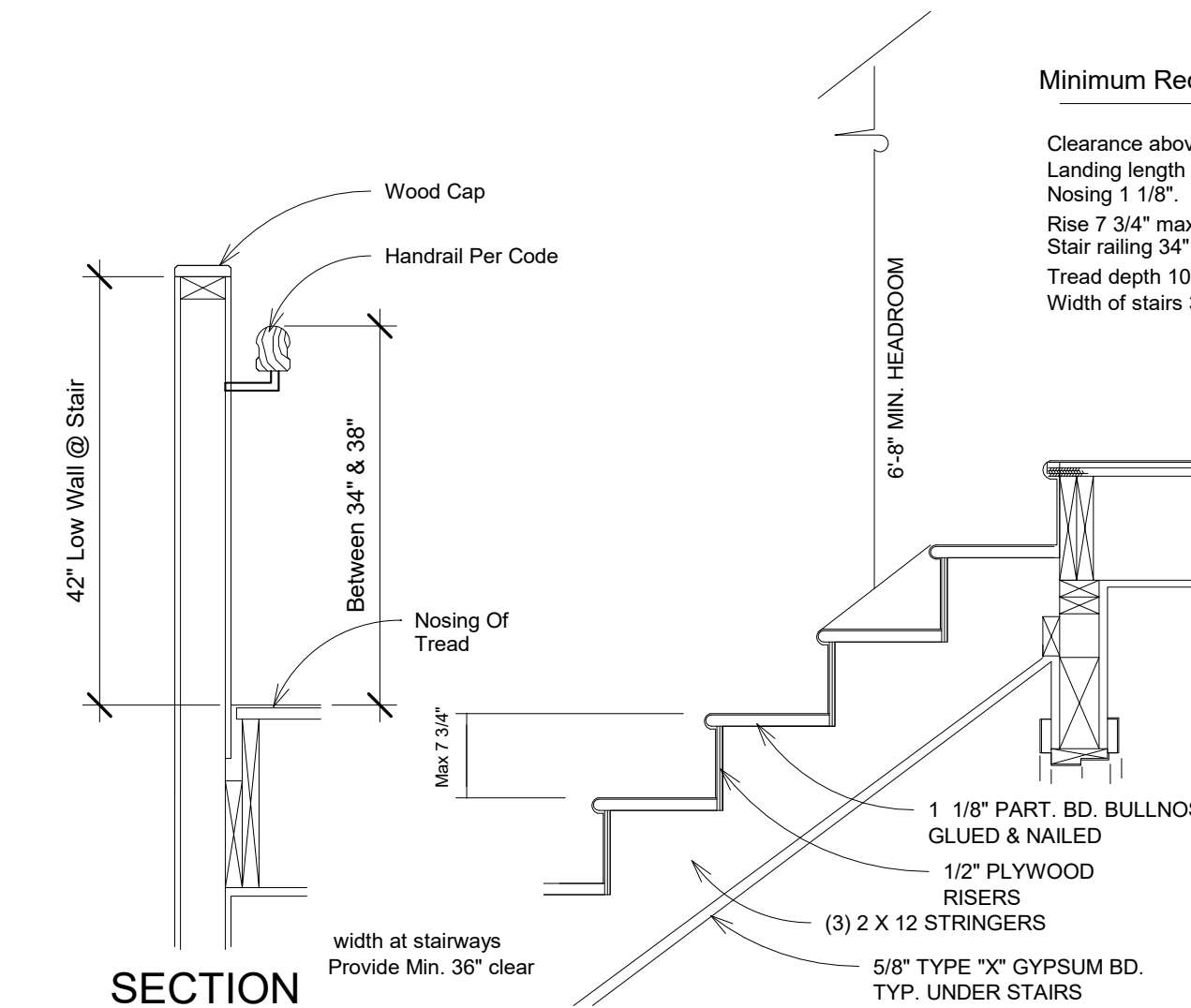
CHANGES
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To Performing Work



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



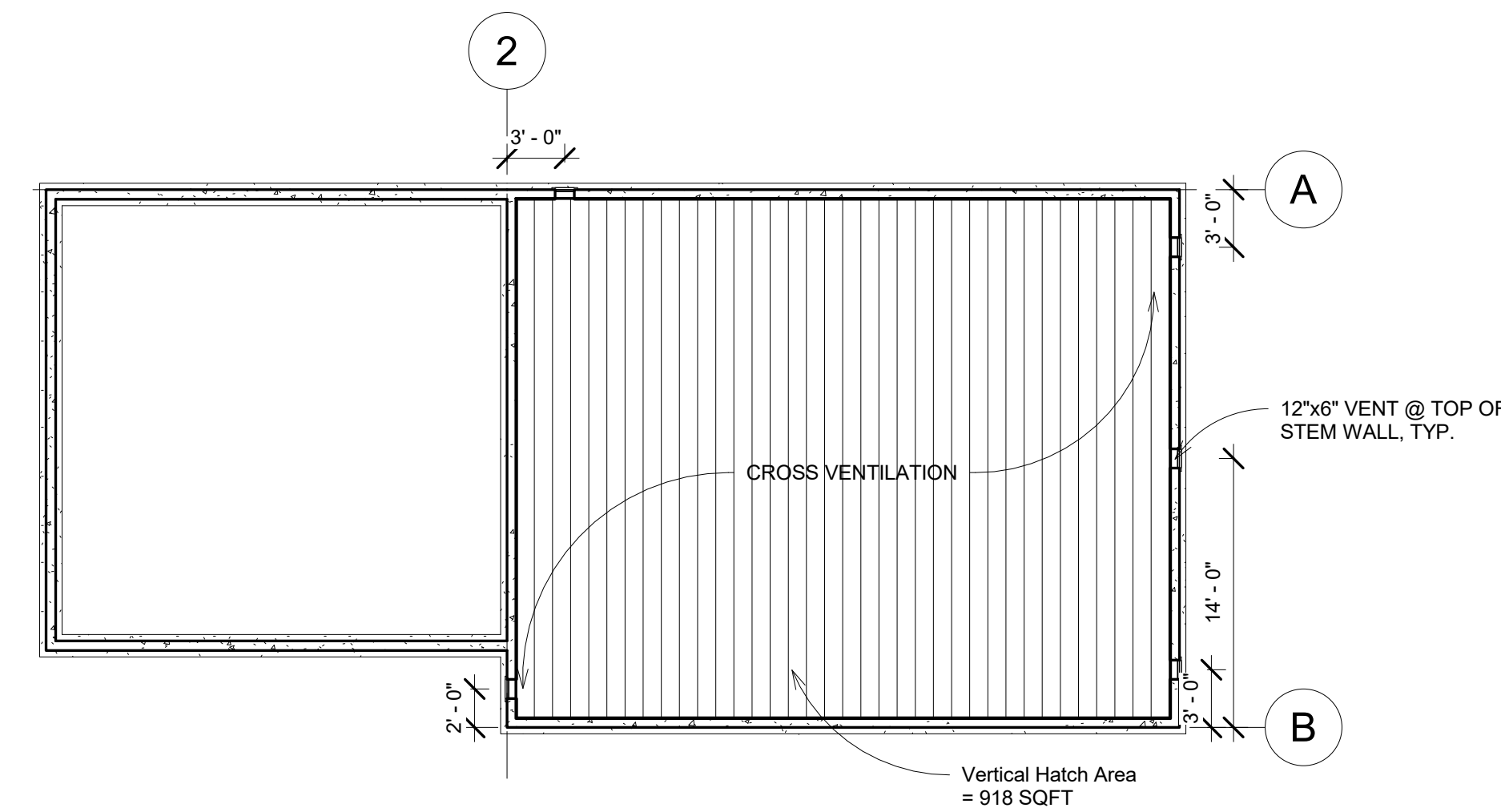
1 Section
1/4" = 1'-0"



2 Stair Detail1
3/16" = 1'-0"

Minimum Requirements

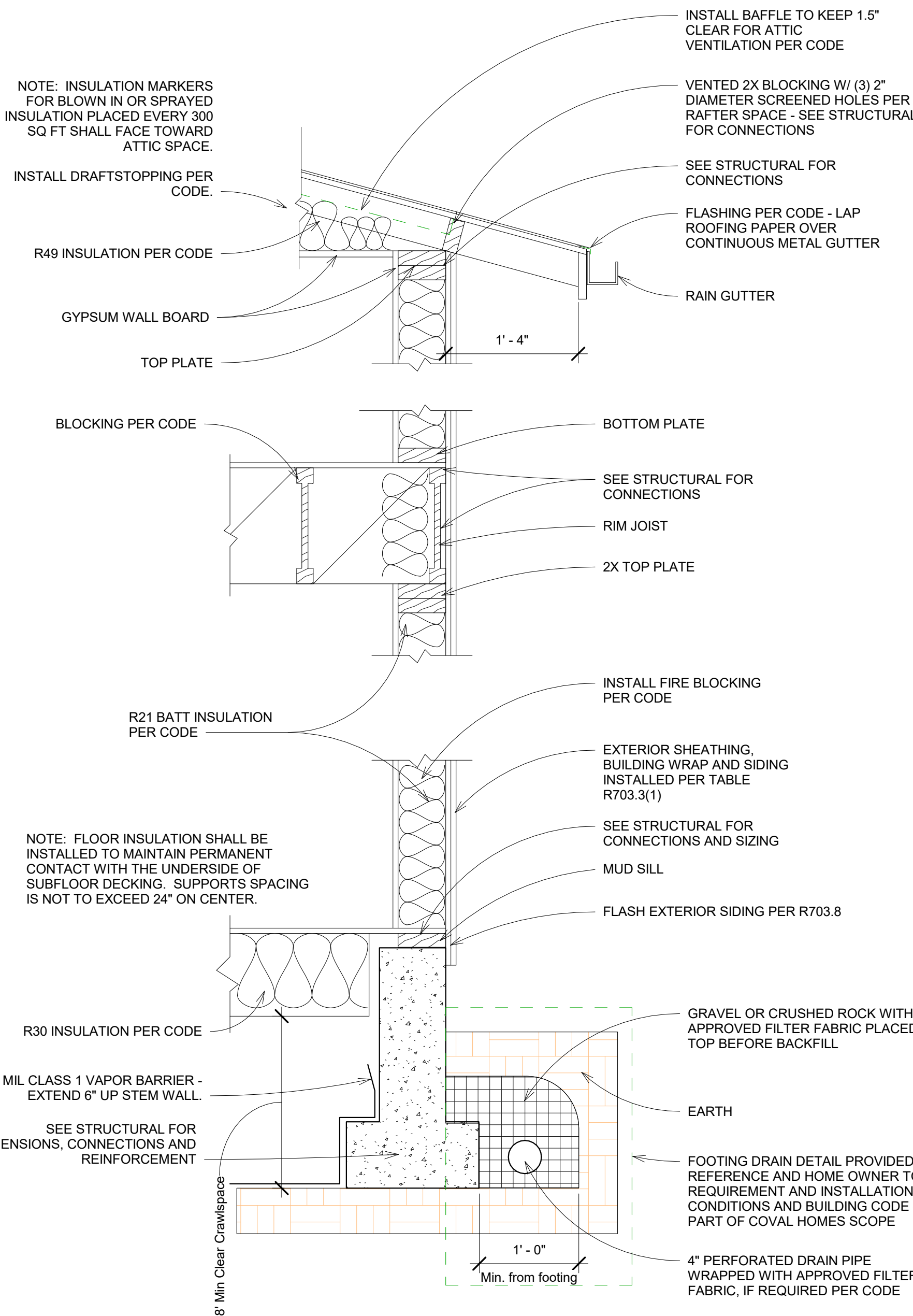
Clearance above nosing 6"8" min.
Landing length & width equal to stair width.
Nosing 1 1/8".
Rise 7 3/4" maximum.
Stair railing 34" to 38" above nosing.
Tread depth 10" min.
Width of stairs 36" min.



5 Under Floor Ventilation Plan
1/8" = 1'-0"

UNDER FLOOR VENTILATION CALCULATIONS

MINIMUM VENT AREA RATIO (With class 1 vapor retarder material): 1/1,500
AREA UNDER FLOOR: 918 S.F.
VENT AREA REQUIRED: .612 S.F.
Each Vent is .5 square feet
Number Of Vents Required: 2
Number Of Vents Provided: 5



4 Typical Wall Section 2 Story
1" = 1'-0"

COVAL
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Parcel# 312402-4-002-1001

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Olympic L

Details

| | |
|----------------|------------|
| Project number | CH1986 |
| Date | 2019-12-05 |
| Drawn by | TGC |
| Checked by | TGC |

A410

Scale As indicated

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Olympic L

Electrical Plans

| | |
|----------------|------------|
| Project number | CH1986 |
| Date | 2019-12-05 |
| Drawn by | TGC |
| Checked by | TGC |

E101

Scale 1/4" = 1'-0"

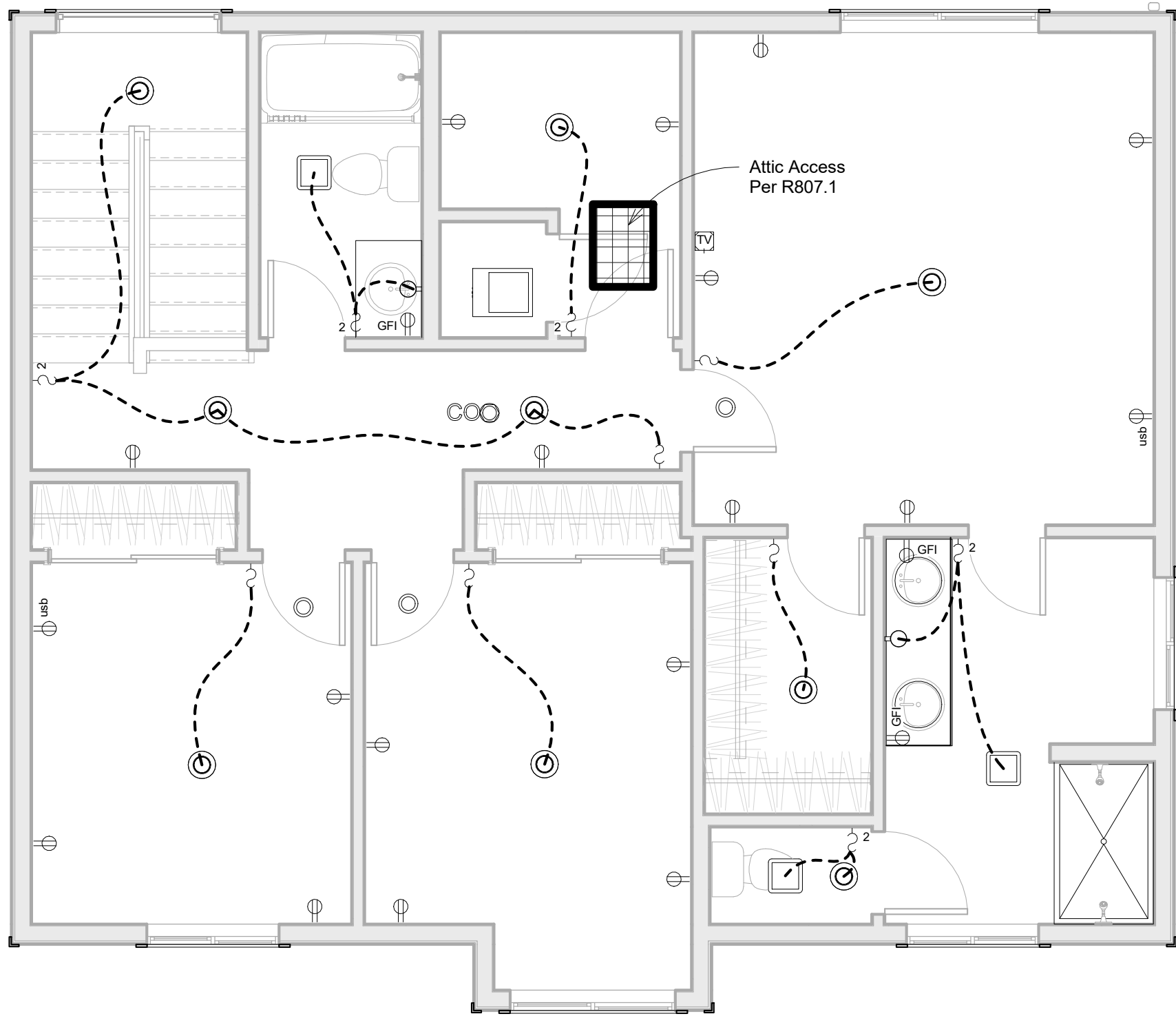
Smoke & carbon monoxide detectors required.
Smoke and carbon monoxide detectors must be
installed throughout the building in all locations
required by the IRC as amended by WAC.

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Kitsap County Building Department
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05/05/2020

Range hood exhaust cannot exceed 400 CFM
or additional measures must be taken per IRC

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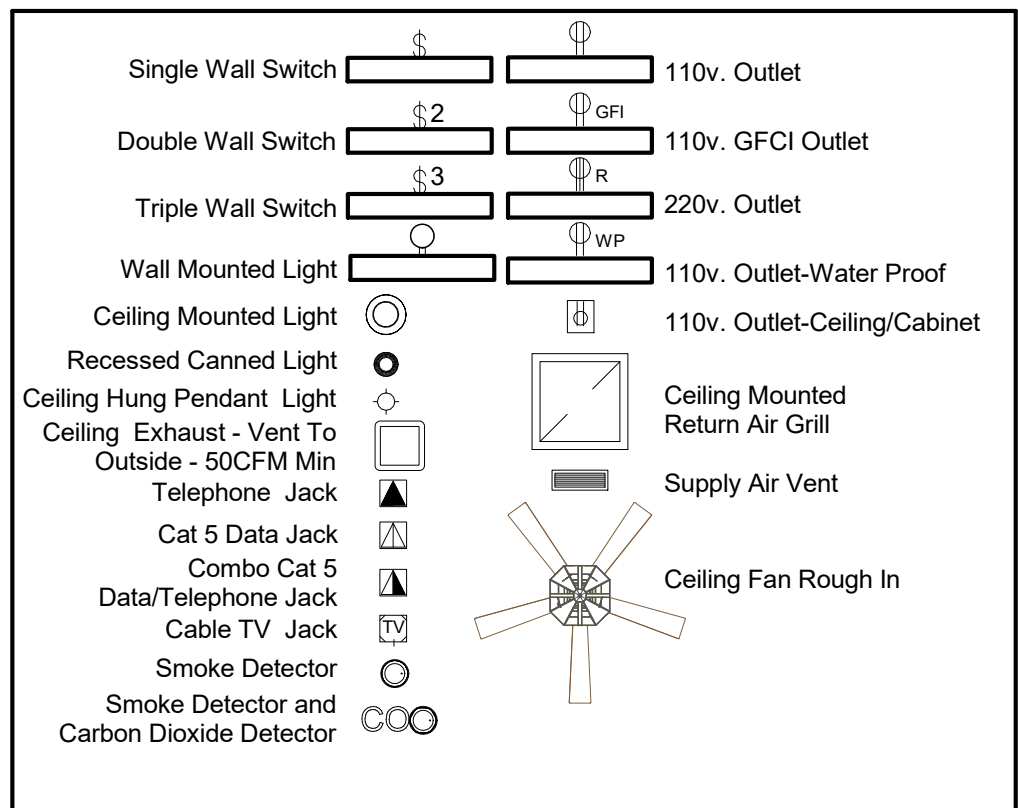
CHANGES
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② Level 2 Electrical
1/4" = 1'-0"

NOTES:

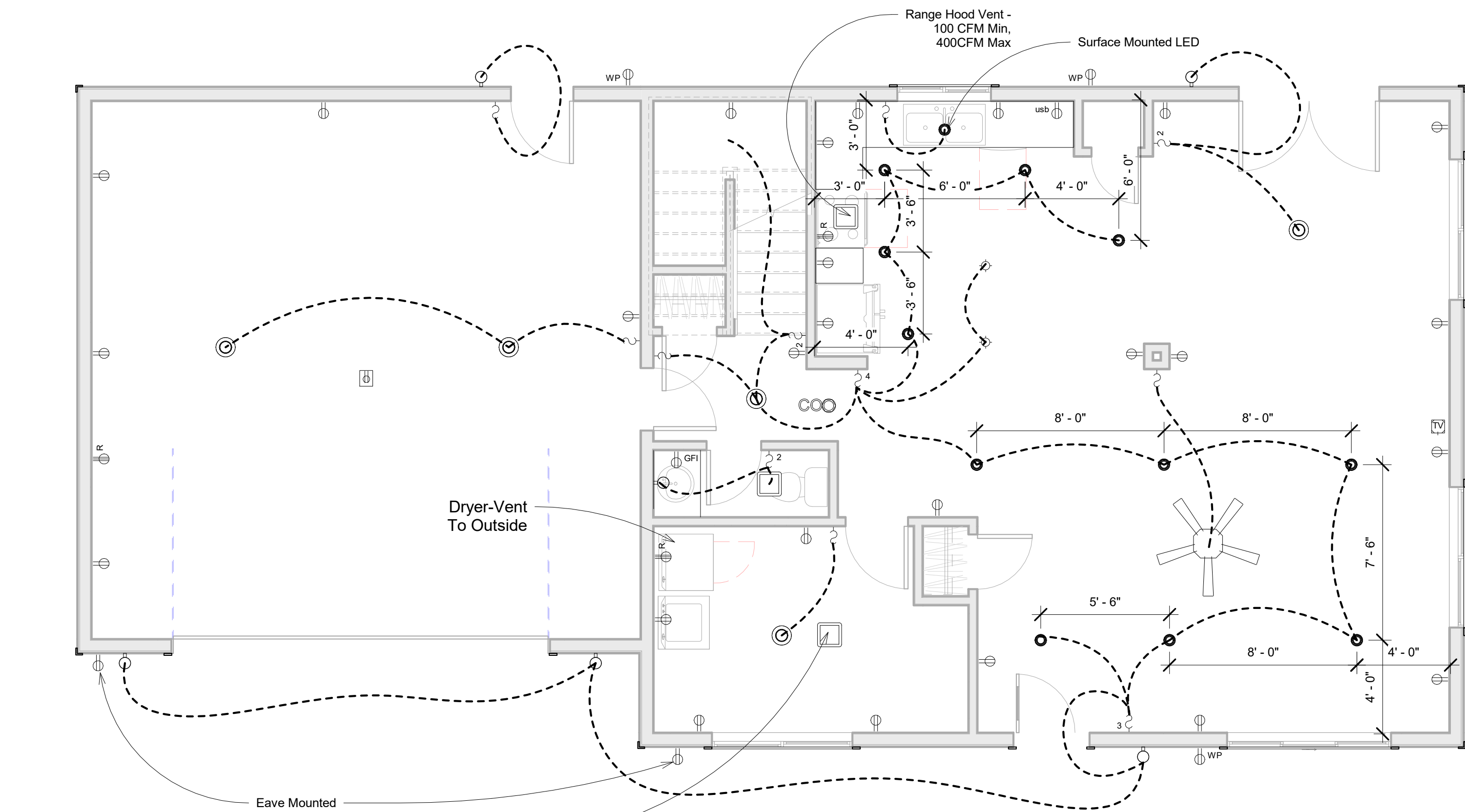
- ELECTRICAL PLACEMENTS SHOWN ARE MEANT AS A GUIDE. OUTLET AND FIXTURE PLACEMENT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- ALL ELECTRICAL WORK MUST MEET ALL STATE AND LOCAL CODES.
- ARC FAULT INTERRUPTERS REQUIRED THROUGHOUT EXCEPT AT GARAGE AND BATHROOMS. GFCI AT BATHROOMS, KITCHEN, LAUNDRY RM AND EXTERIOR.
- 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.



Continuous running whole house ventilation fan at 75 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"

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. THE 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) $I_s = 1.0$ 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, $I_w = 1.0$
 $K_{zt} = 1.0$
SIMPLE DIAPHRAGM BUILDING, ENCLOSED

2. SEISMIC:

SEISMIC DESIGN CATEGORY = D
IMPORTANCE FACTOR, $I_e = 1.0$ OCCUPANCY CATEGORY II
MAPPED SPECTRAL RESPONSE COEFFICIENTS, $S_s=1.42$ AND $S_1=0.585$
SPECTRAL RESPONSE COEFFICIENTS, $S_D=0.9467$ AND $S_D1=0.5847$
RESPONSE MODIFICATION FACTOR $R=6.5$
SEISMIC RESPONSE COEFFICIENT $C_s=0.1456$ (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 $f'_c = 3000$ PSI 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 SUB-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 LUMBER SHALL BE KILN DRIED (KD) OR SURFACE DRIED (SD). EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTOR OF THE (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 TJ 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 MICROLAM (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 24F-V4, FB=2400 PSI, FV=240 PSI. FOR CANTILEVERED OR MULTISPAN BEAMS USE OF 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 & FLOOR 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/112 of ZINC) WHEN IN CONTACT WITH PRESERVATIVE TREATED WOOD CONTAINING PRODUCTS SUCH AS, BUT NOT LIMITED TO: CCA, ACO, 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
05/05/2020

HOLDOWN TABLE

| MK | BOUNDARY ELEMENT | ANCHOR DIAMETER | ANCHOR EMBEDMENT | |
|-----------|------------------|-----------------|------------------|--|
| MST37 | 3x_ | N/A | N/A | |
| MST48 | 3x_ | N/A | N/A | |
| MST60 | 4x_ | N/A | N/A | |
| MSTC6B3 | 4x6 | N/A | N/A | |
| STD10(RJ) | 4x_ | N/A | 10" | |
| STD14(RJ) | 4x6 | N/A | 14" | |

NOTES:

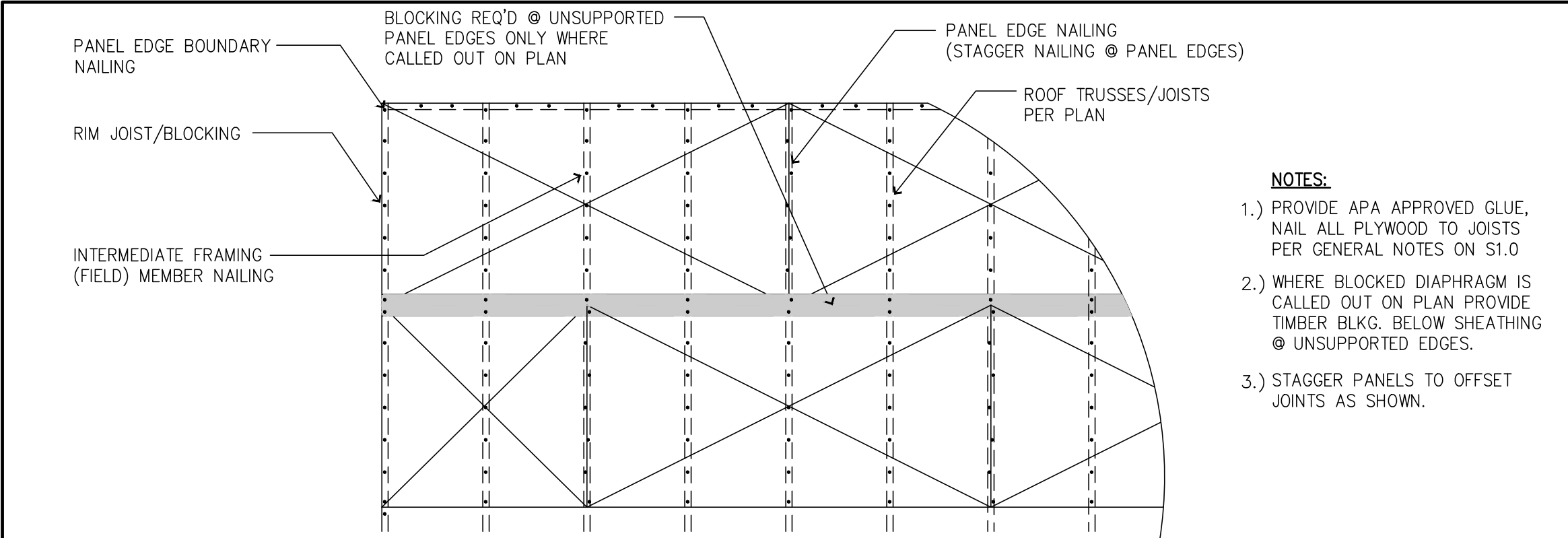
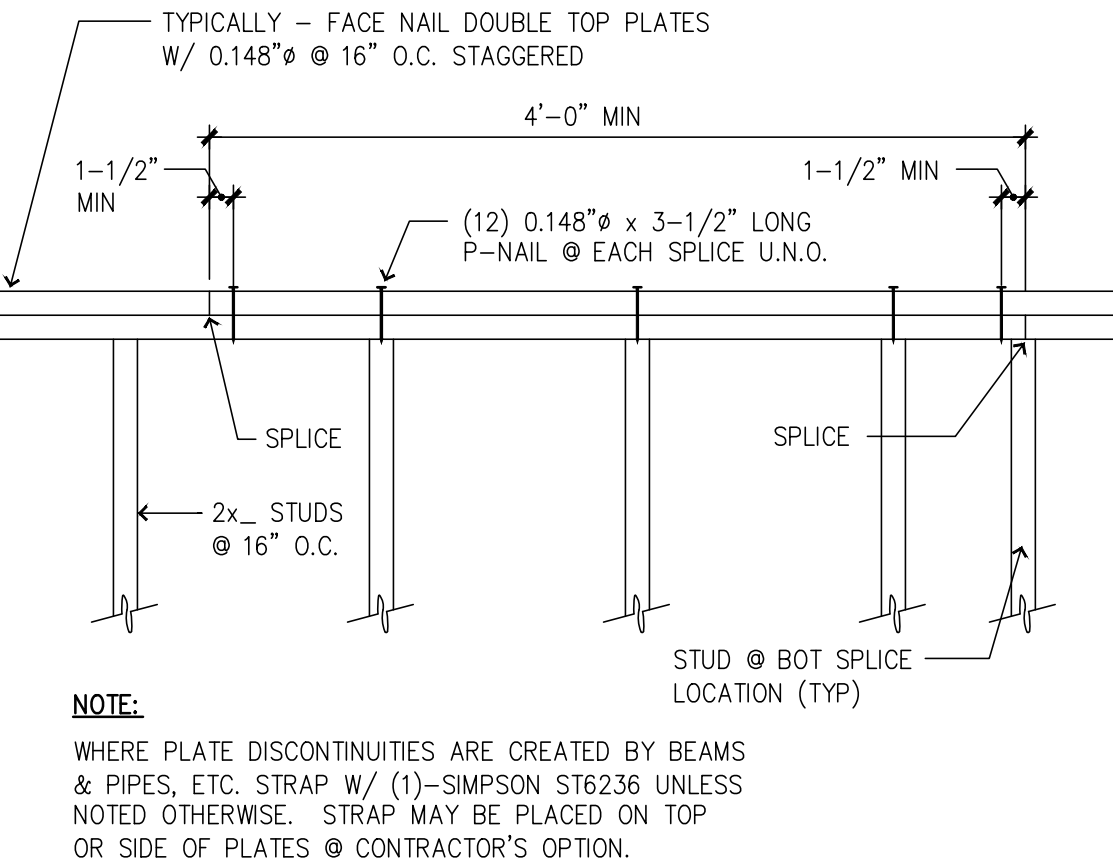
- STRAP HOLDOWNS MAY BE APPLIED DIRECTLY TO BOUNDARY MEMBER ON OPPOSITE SIDE OF SHEATHING OR APPLIED DIRECTLY OVER PWD/OSB SHEATHING. DO NOT INSTALL STRAPS UNDER WOOD SHEATHING OF ANY TYPE OR OVER GYPSUM SHEATHING.
- NAIL SHEATHING PER SHEARWALL TABLE TO EACH BOUNDARY ELEMENT PER TABLE ABOVE. STRAP NAILING REPLACES SHEARWALL NAILING FOR THE LENGTH OF THE STRAP.
- ALIGN FLOOR TO FLOOR STRAPS WITH HOLDOWNS AT FOUNDATION, TYP.
- 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 EMBEDDED WASHER LOCATION.
- THREADED RODS/ANCHORS ARE ASTM A307.
- STRAPS/HOLDOWNS SHALL BE INSTALLED WITH THE FASTENERS SPECIFIED BY THE MANUFACTURER TO ACHIEVE THE MAXIMUM TABULATED LOAD.

4

HOLDOWN TABLE & NOTES

3

TYPICAL TOP CHORD SPLICE



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:

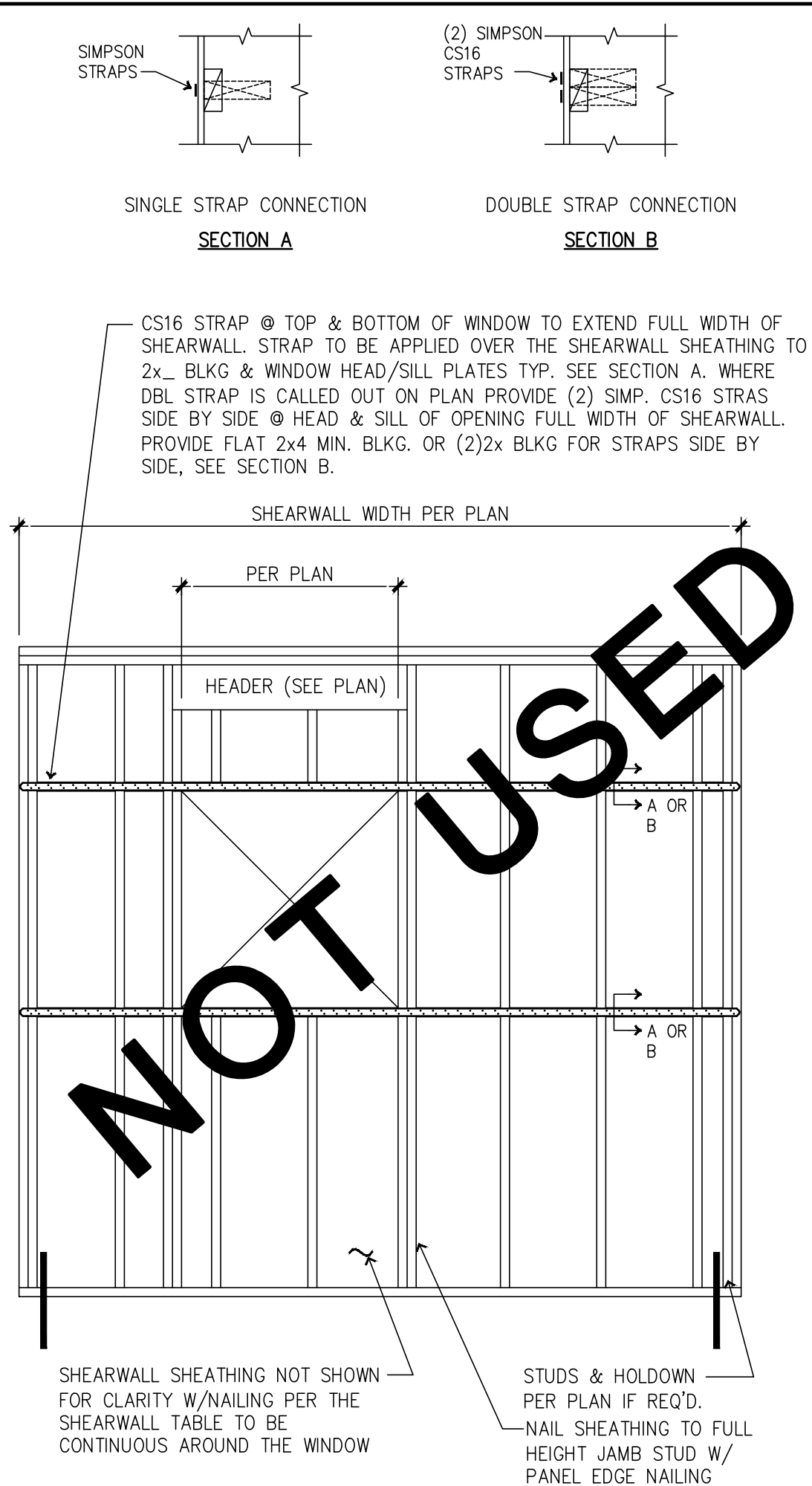
- DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON THIS SHEET.
- INDICATES SHEARWALL LOCATION, THE CALL-OUTS ON THE SHEARWALL TABLE APPLY ONLY AT THE WALL SHOWN HATCHED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALL.
- INDICATES SHEARWALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT OPENINGS PER 5/S1.0.
- ALL NAILING PER ANSI/AF & PA SDPWS - 2015 TABLE 4.3A.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SPACING SHOWN IN TABLE FOR ANCHOR BOLTS, NAILING AND CLIPS IS MAXIMUM AMOUNT ALLOWED.
- 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.
- 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.
- (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

5

SPECIAL SHEARWALL WITH OPENINGS

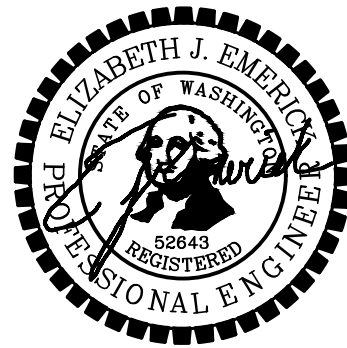


COVAL
H O M E S

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Professional Engineer Stamp

STRUCTURAL ENGINEER

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

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

PLAN: Olympic L




General Notes
& Details

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|-----------------|----------|
| Project number: | 19.00402 |
| Date: | 12-4-19 |
| Drawn by: | AEL |
| Checked by: | EE |











S1.0

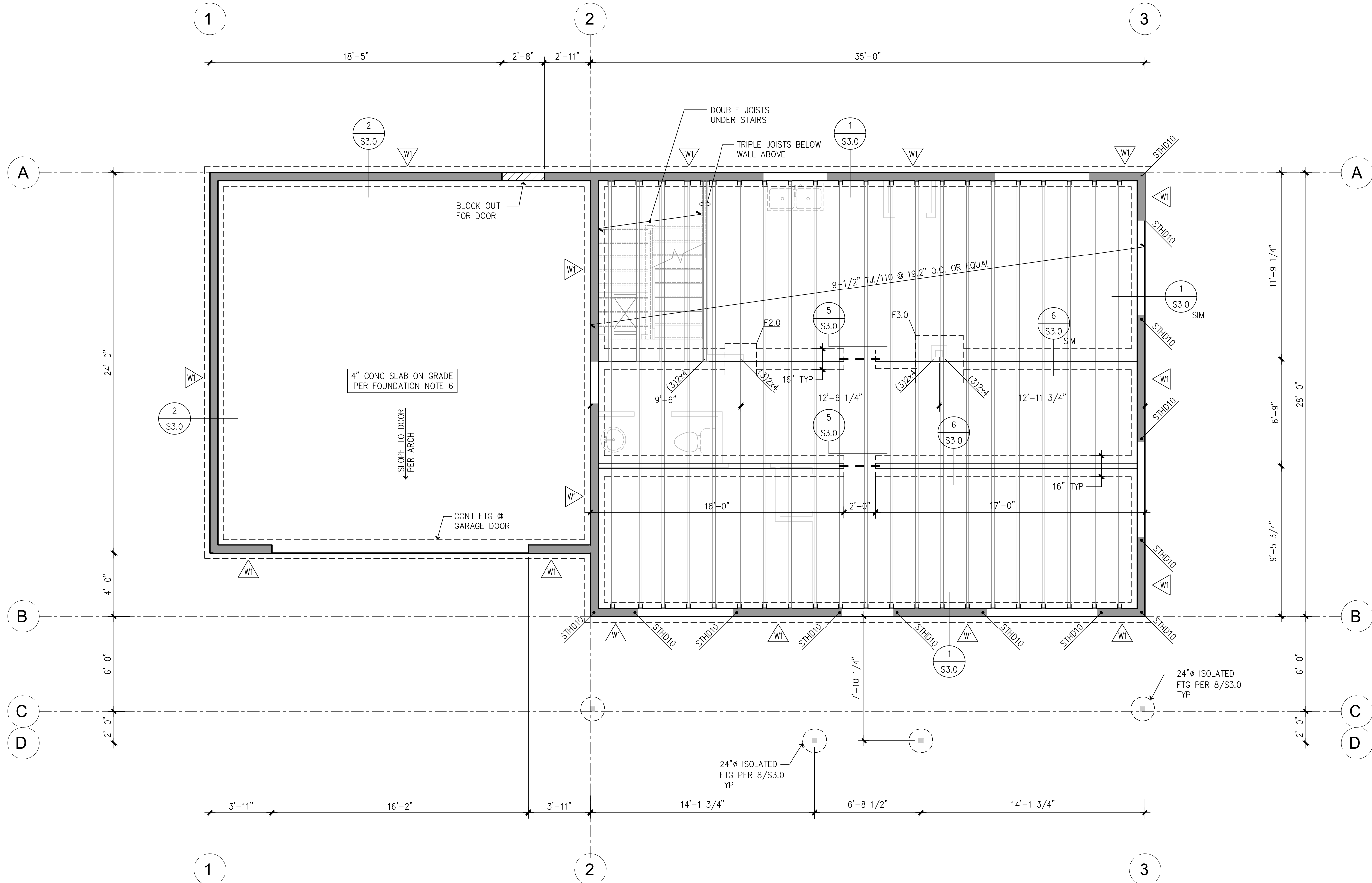
Scale: 1"=1'-0"

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. PATIO 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, USE WWF WHERE INDICATED. SEE 8/S3.0
7. PROVIDE CORNER BARS AT ALL WALL/FOOTING INTERSECTIONS TO MATCH ALL HORIZONTAL REINFORCEMENT.
8.  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 4/S1.0 TYP.
9.  INDICATES HOLDOWN, SEE S1.0 FOR HOLDOWN TABLE.
10. EXTEND WALL FTG 12" BEYOND END OF WALL U.N.O.
11. 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.  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 4/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" T3/110 @ 19.2" O.C. TYP AT FIRST FLOOR AND 11'-7/8" T3/110 @ 16" O.C. TYP AT THE 2ND FLOOR. 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 BEARING AND 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 2/S1.0
14. SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS AND NOTES, CONTROL JOINTS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.
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22. LFA INDICATES - LOAD FROM ABOVE



Foundation / Crawlspace Framing Plan

SCALE 1/4"=1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

Subject To Field Inspection

COVAL
H O M E S

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

CovalHomes.com
info@covalhomes.com

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Professional Engineer Stamp

STRUCTURAL ENGINEER

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

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

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PLAN: Olympic L










Foundation
Plan

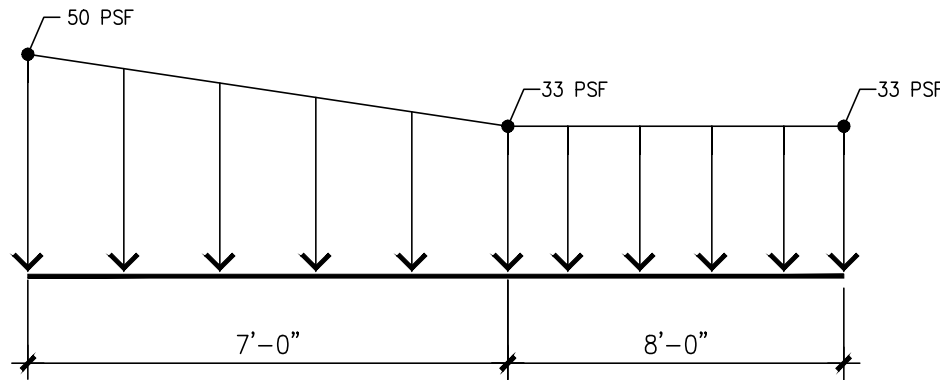
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| Checked by: | EE |

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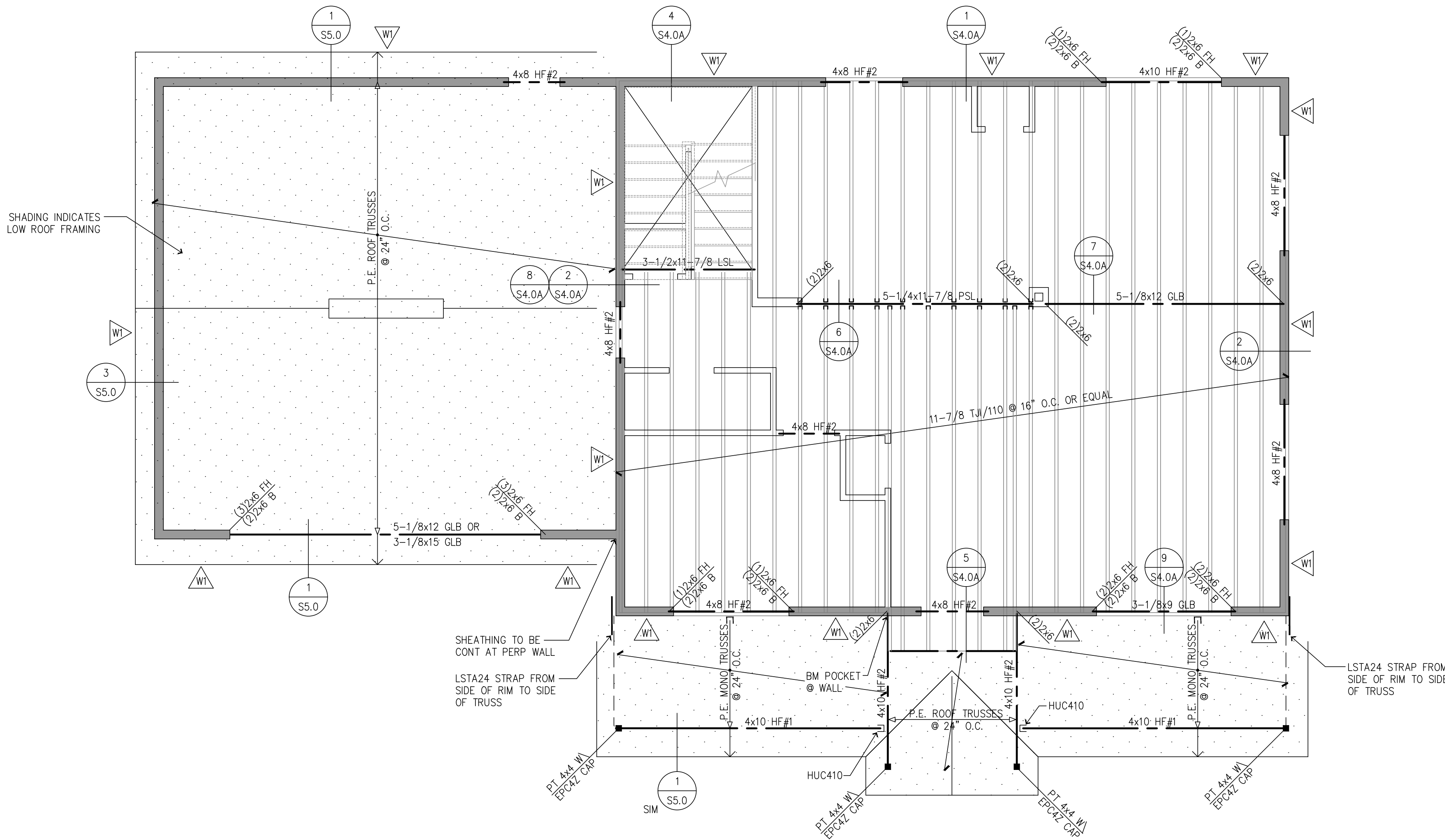
Floor and Roof Framing Notes

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Lower Roof Snow Diagram

NOTE: TRUSS DESIGNER TO DESIGN LOWER ROOF TRUSSES THAT ARE WITHIN 15' OF A VERTICAL WALL PER THE SNOW DIAGRAM SHOWN. WHERE LOWER ROOF STOPS SHORT OF 15', TRUNCATE THE LOAD AT THAT LOCATION.



2nd Floor / Low Roof Framing Plan

SCALE 1/4"=1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

Manufactured joist specs
shall be on-site for inspection

Subject To Field Inspection

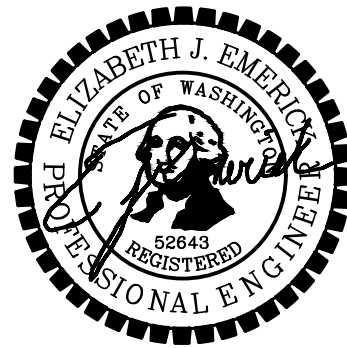
CHANGES
MUST Be Approved Prior
To Performing Work

COVAL
HOMES

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

CovalHomes.com
info@covalhomes.com

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Professional Engineer Stamp

STRUCTURAL ENGINEER

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

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

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PLAN: Olympic L










2nd Floor
Framing Plan

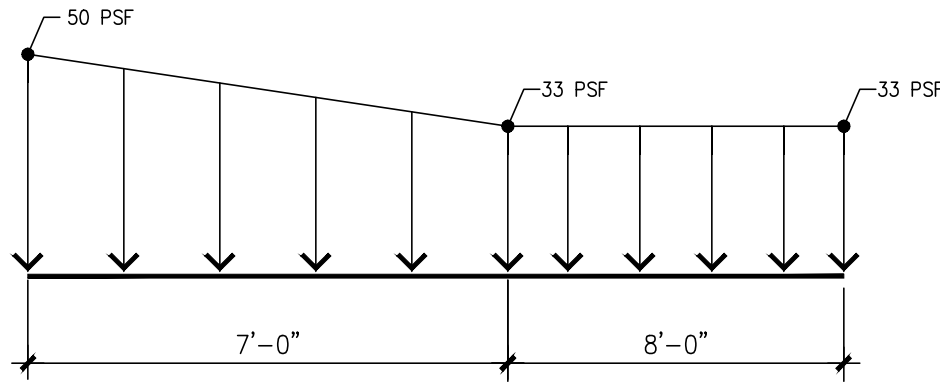
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Date: 12-4-19
Drawn by: AEL
Checked by: EE

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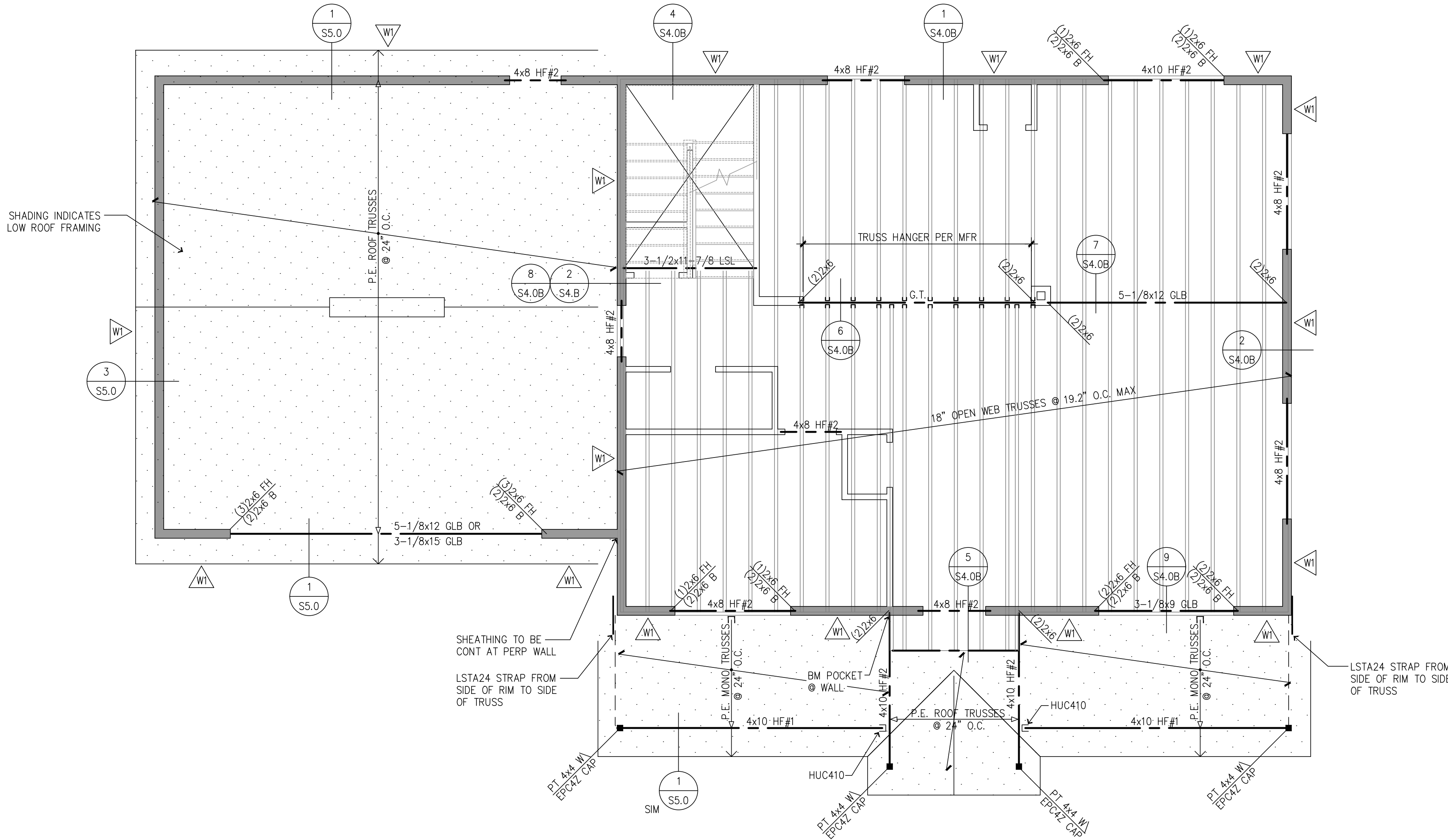
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Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

Manufactured joist specs
shall be on-site for inspection



Opt. 2nd Floor / Low Roof Framing Plan

SCALE 1/4"=1'-0"

COVAL
HOMES

Coval Homes, LLC.
2023 125th Street East
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12-4-19

Professional Engineer Stamp

STRUCTURAL ENGINEER

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5920 100TH ST SW #25
Lakewood, WA 98499
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PROJECT ADDRESS

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PLAN: Olympic L









Opt. 2nd Floor
Framing Plan

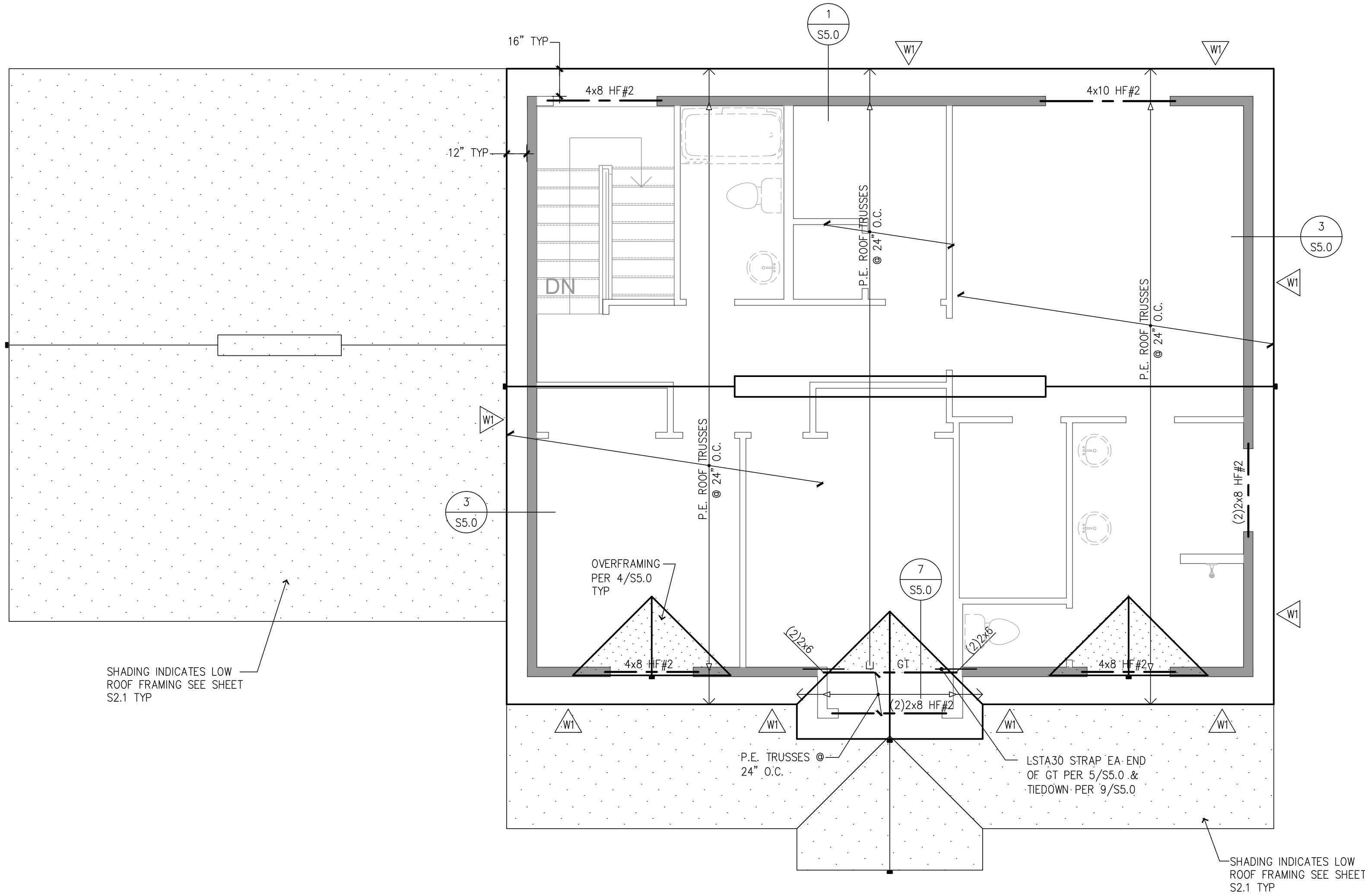
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 -  INDICATES JOIST / TRUSS BEARING @ WALL / BEAM
 -  INDICATES JOIST / TRUSS INTERMEDIATE BEARING @ WALL / BEAM
 -  INDICATES TYPICAL TOILET, BATHTUB & SHOWER LAYOUT. CONTRACTOR TO COORDINATE JOIST LAYOUT WITH FIXTURE LOCATIONS TO AVOID PLUMBING & FRAMING CONFLICTS.
19.  INDICATES ROOF OVERFRAMING - SEE DETAILS 5/S5.0
20. PROVIDE WALL FIREBLOCKING @ DROPPED SOFFITS SHOWN ON ARCH.
21. PROVIDE WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT (SUCH AS TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, DOOR STOPS, ETC.).
22. LFA INDICATES - LOAD FROM ABOVE



Roof Framing Plan

SCALE 1/4"=1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

CHANGES
MUST Be Approved Prior
To Performing Work

Subject To Field Inspection

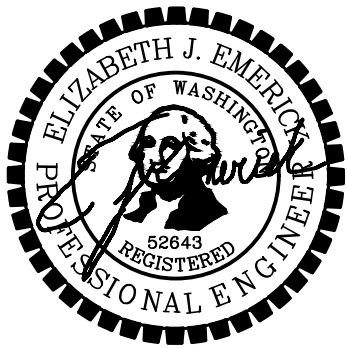
Full manufactured truss engineering
shall be available on-site
at framing inspection

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Coval Homes, LLC.
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Tacoma, WA 98445
(253) 693-4446

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info@covalhomes.com

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STRUCTURAL ENGINEER

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

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

PLAN: Olympic L

Roof Framing
Plan

| | |
|-----------------|----------|
| Project number: | 19.00402 |
| Date: | 12-4-19 |
| Drawn by: | AEL |
| Checked by: | EE |

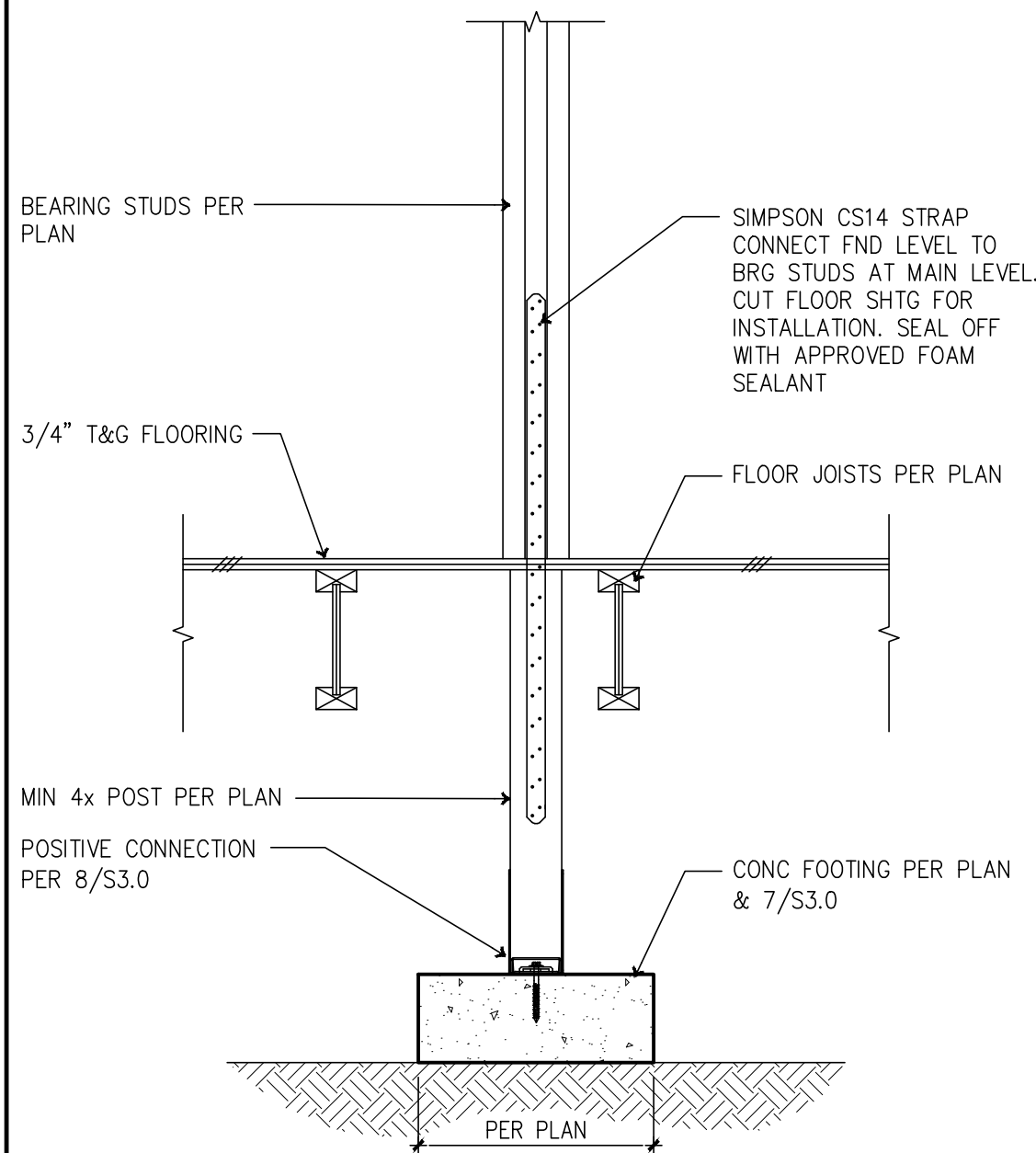
S2.2

Scale:

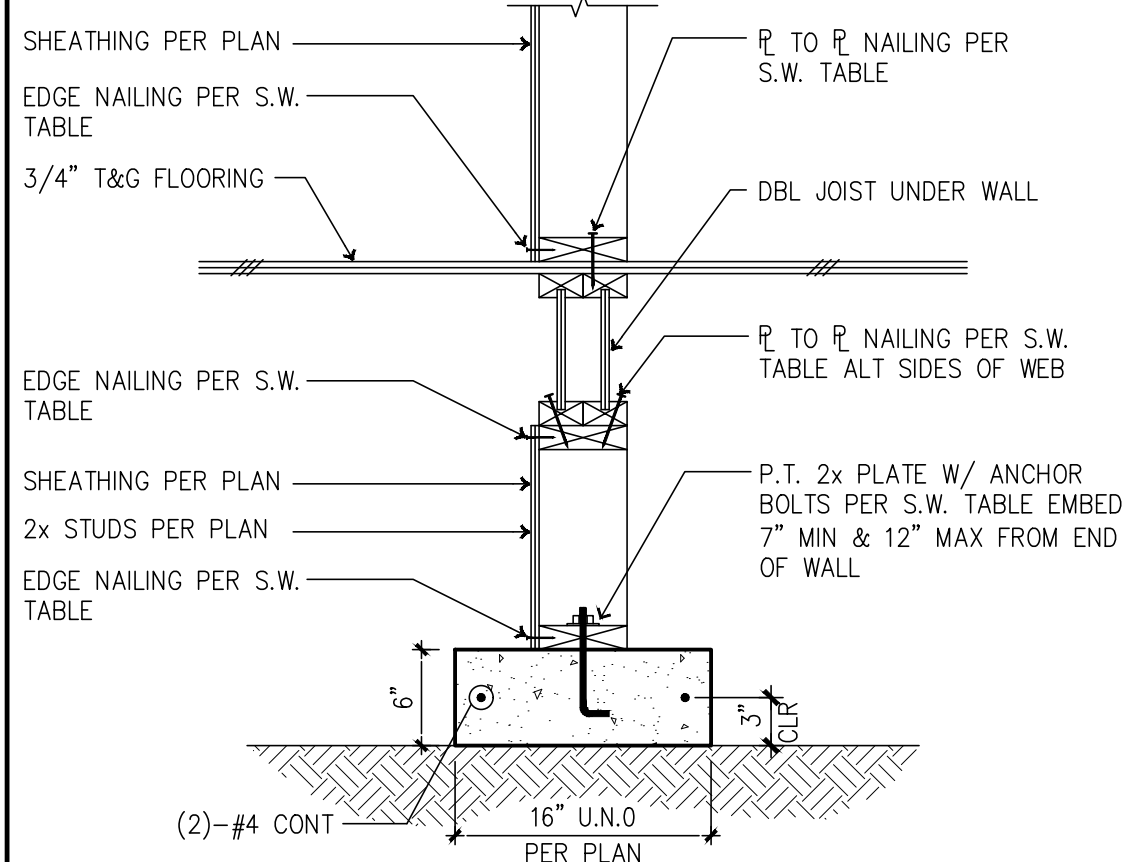
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

Subject To Field Inspection

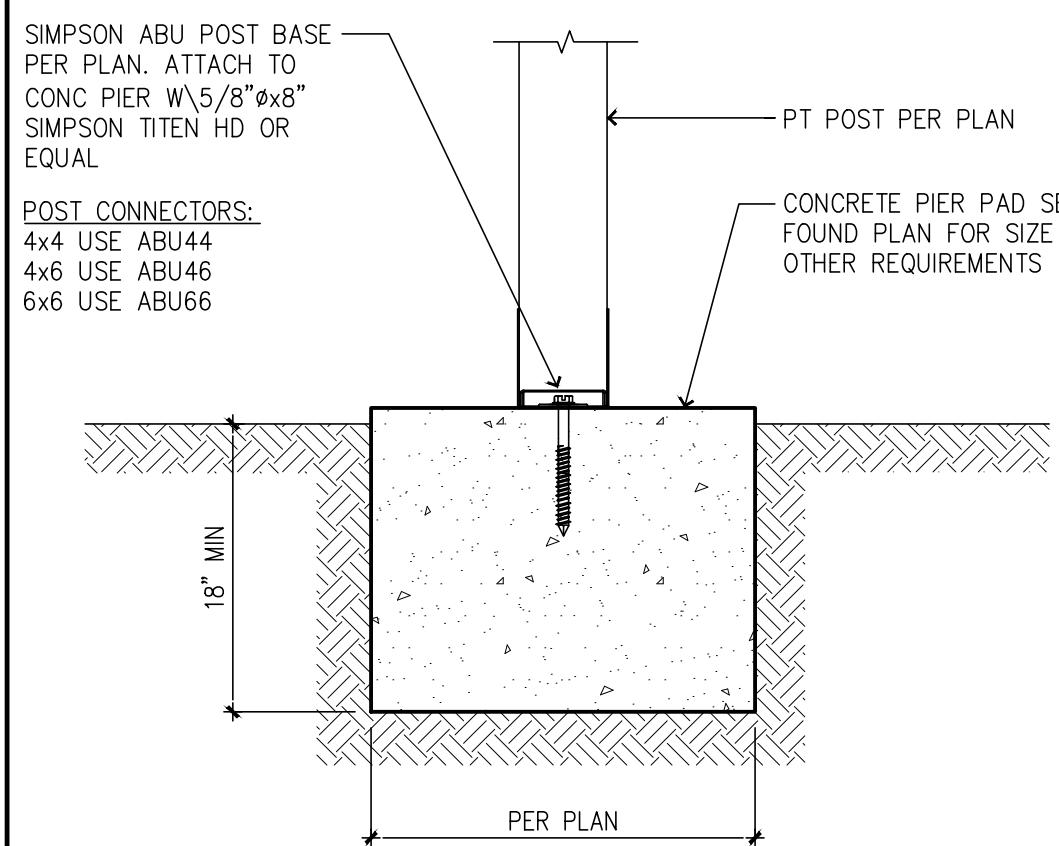
CHANGES
MUST Be Approved Prior
To Performing Work



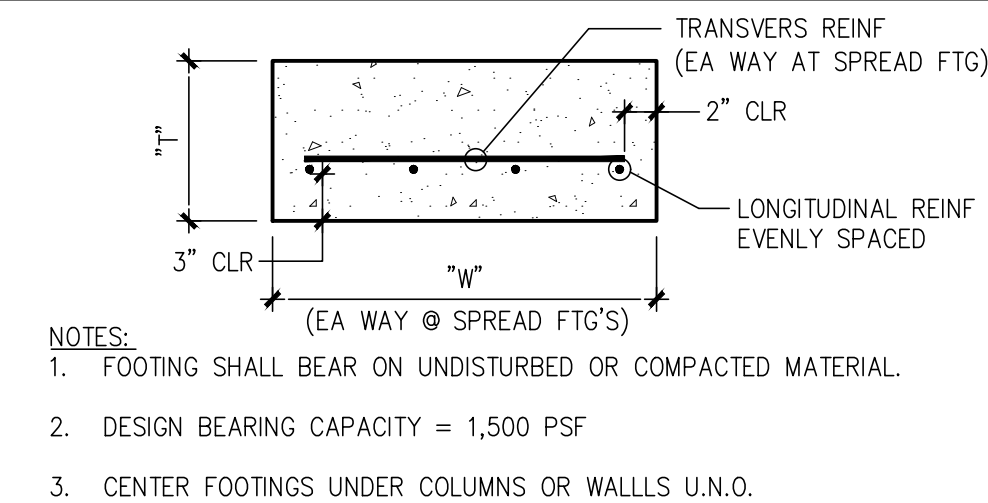
10 LOAD TRANSFER AT BEARING



9 SHEAR TRANSFER @ INTERIOR S.W.



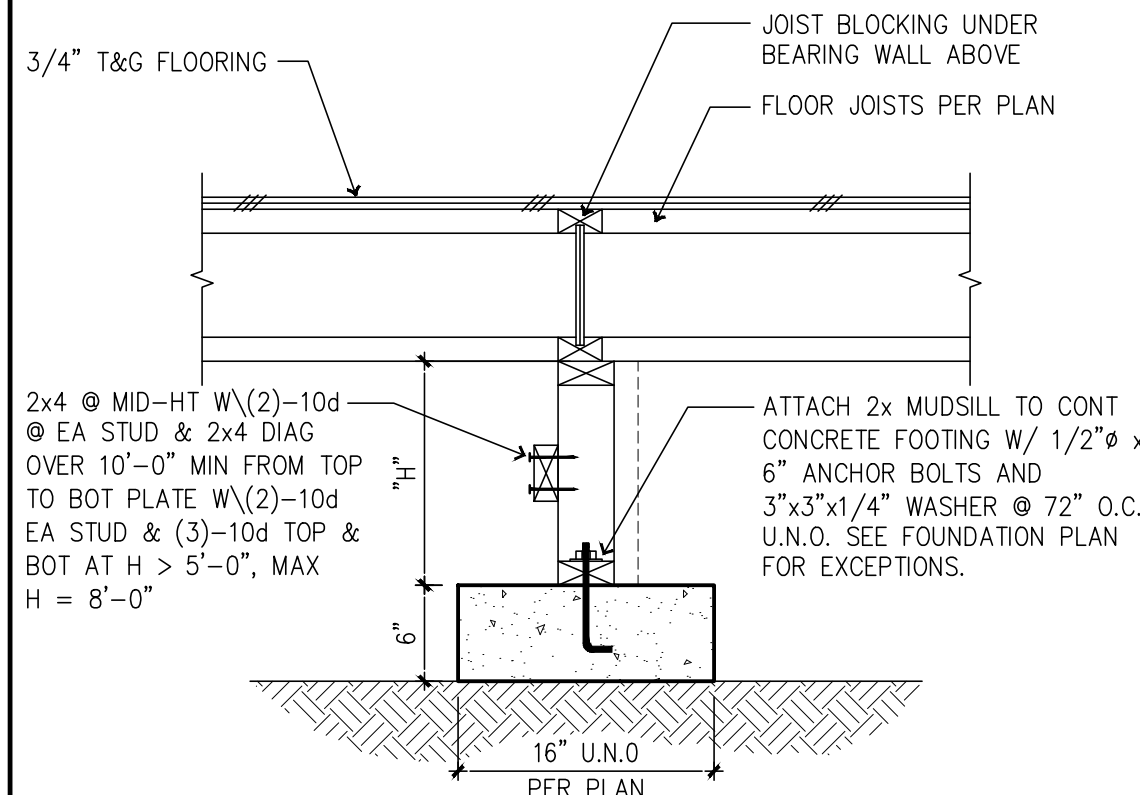
8 IRC ISOLATED FOOTING



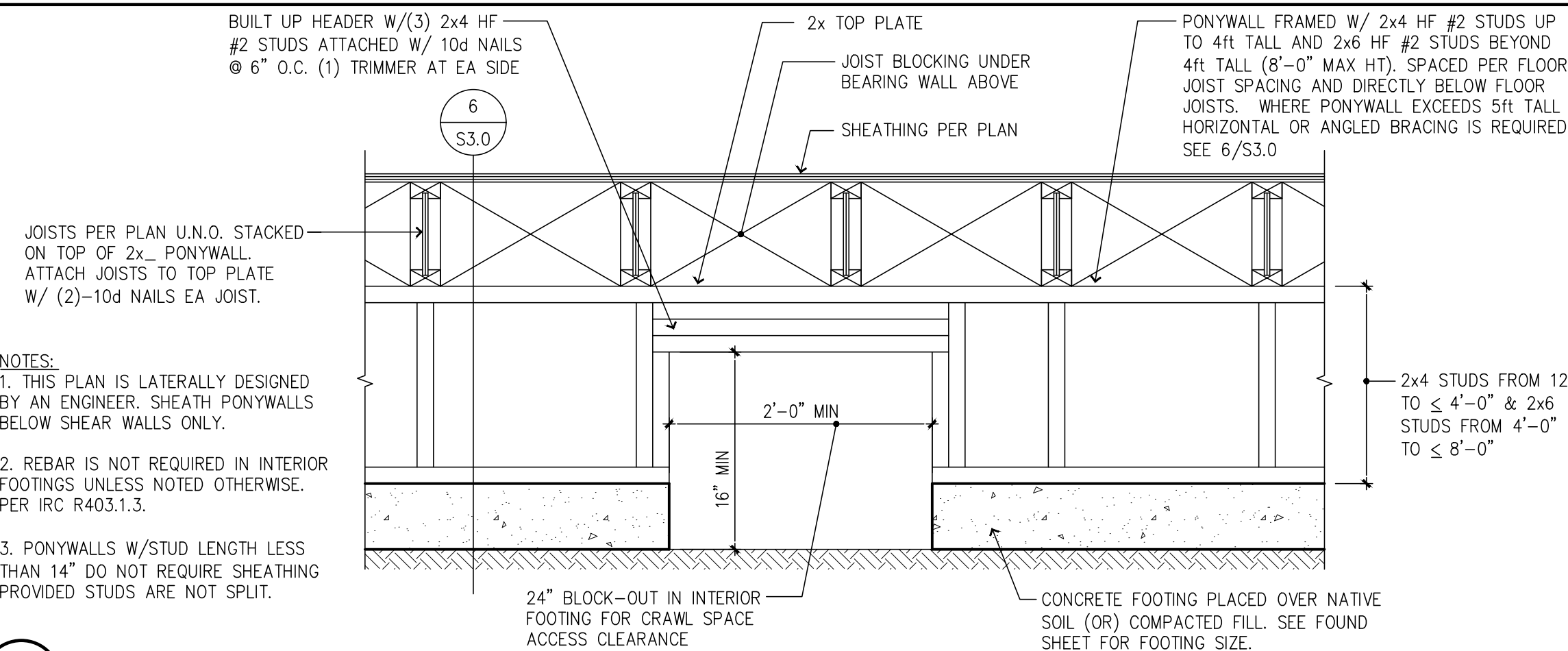
| SPREAD FOOTINGS | | | | |
|-----------------|------------------|-----|---------------------|--|
| MARK | ASBP = 2,000 PSF | | | |
| | "W" | "T" | REINFORCEMENT | |
| F1.5 | 1'-6"x1'-6" | 8" | (2)-#4x1'-0" EA WAY | |
| F2.0 | 2'-0"x2'-0" | 8" | (2)-#4x1'-6" EA WAY | |
| F2.5 | 2'-6"x2'-6" | 8" | (3)-#4x2'-0" EA WAY | |
| F3.0 | 3'-0"x3'-0" | 10" | (4)-#4x2'-6" EA WAY | |

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

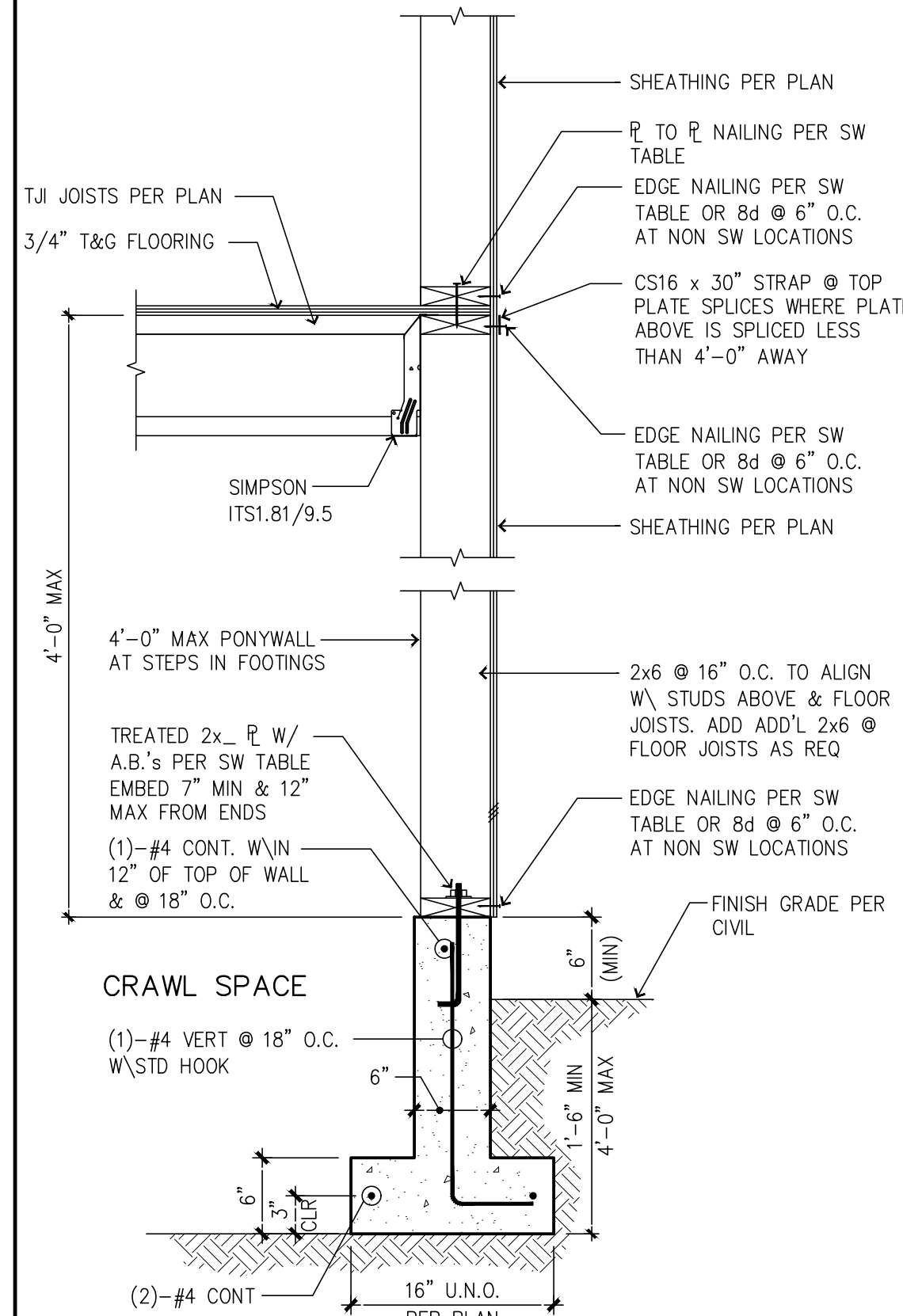
7 SPREAD FOOTINGS



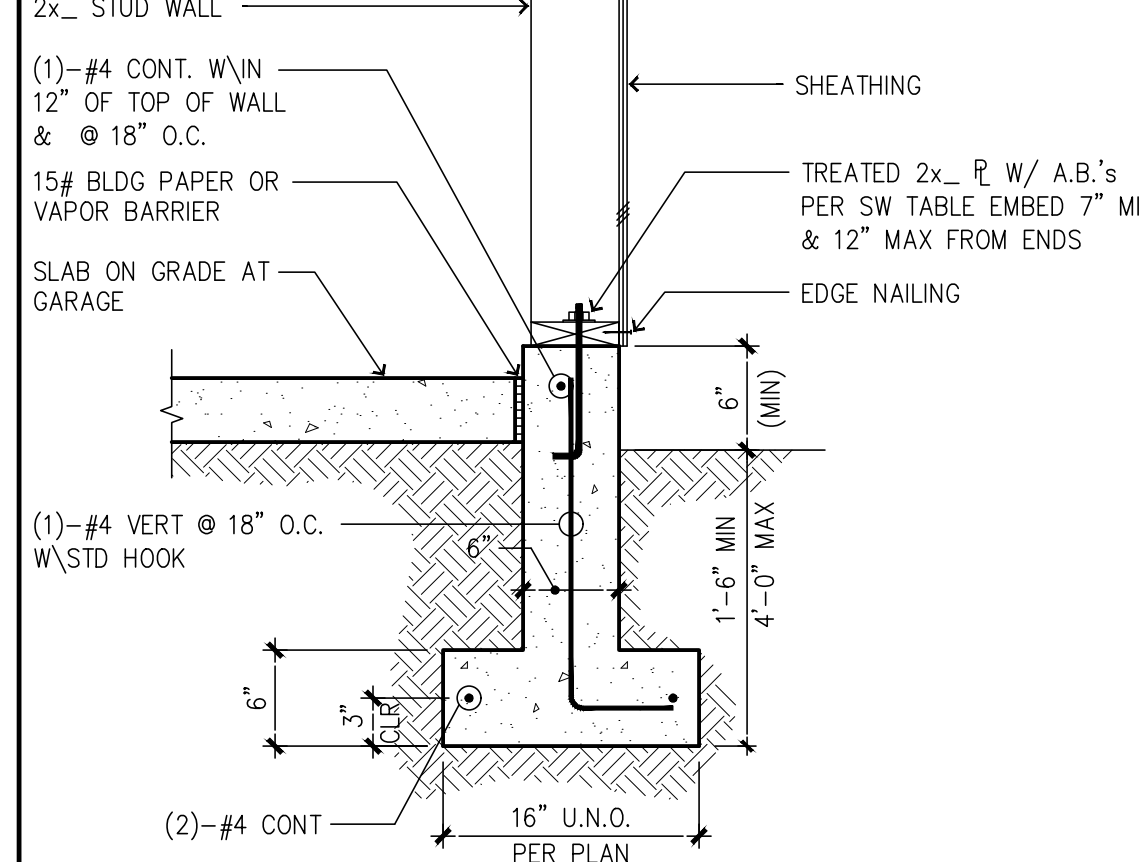
6 CRAWLSPACE FOOTING



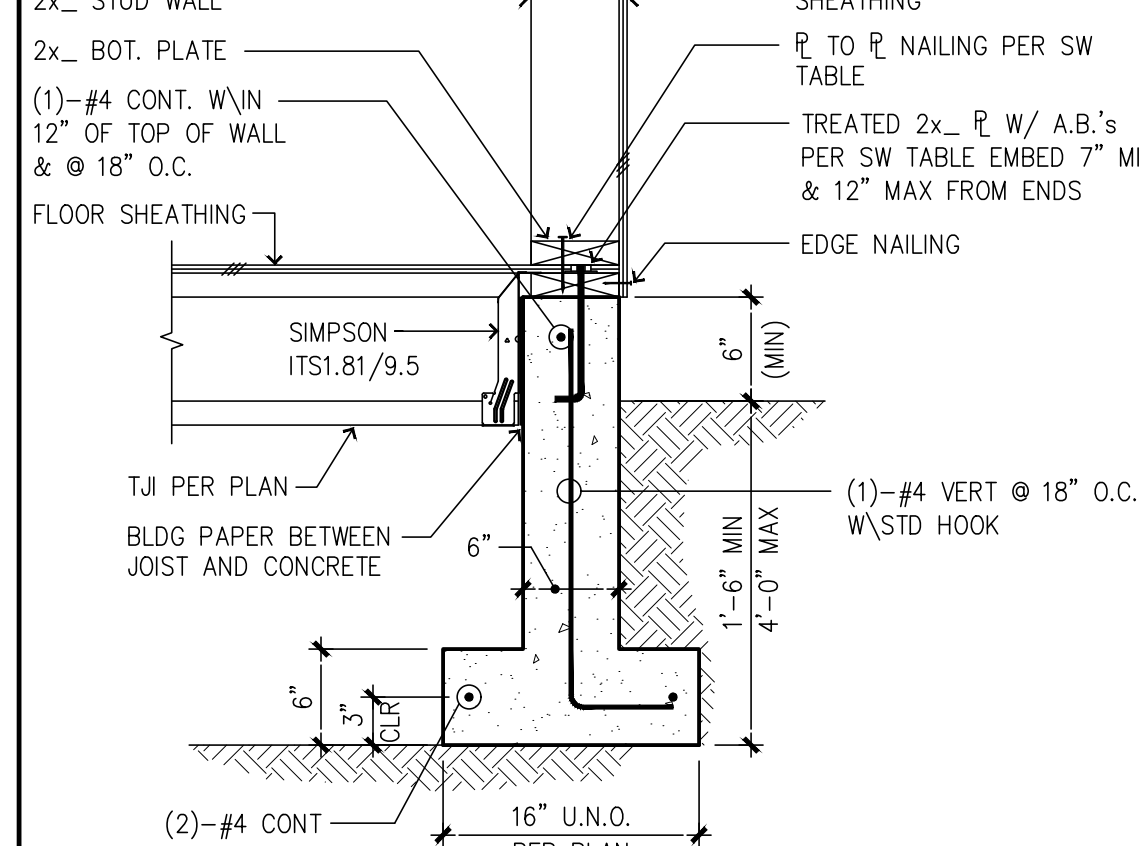
5 PONYWALL / FOOTING DETAIL



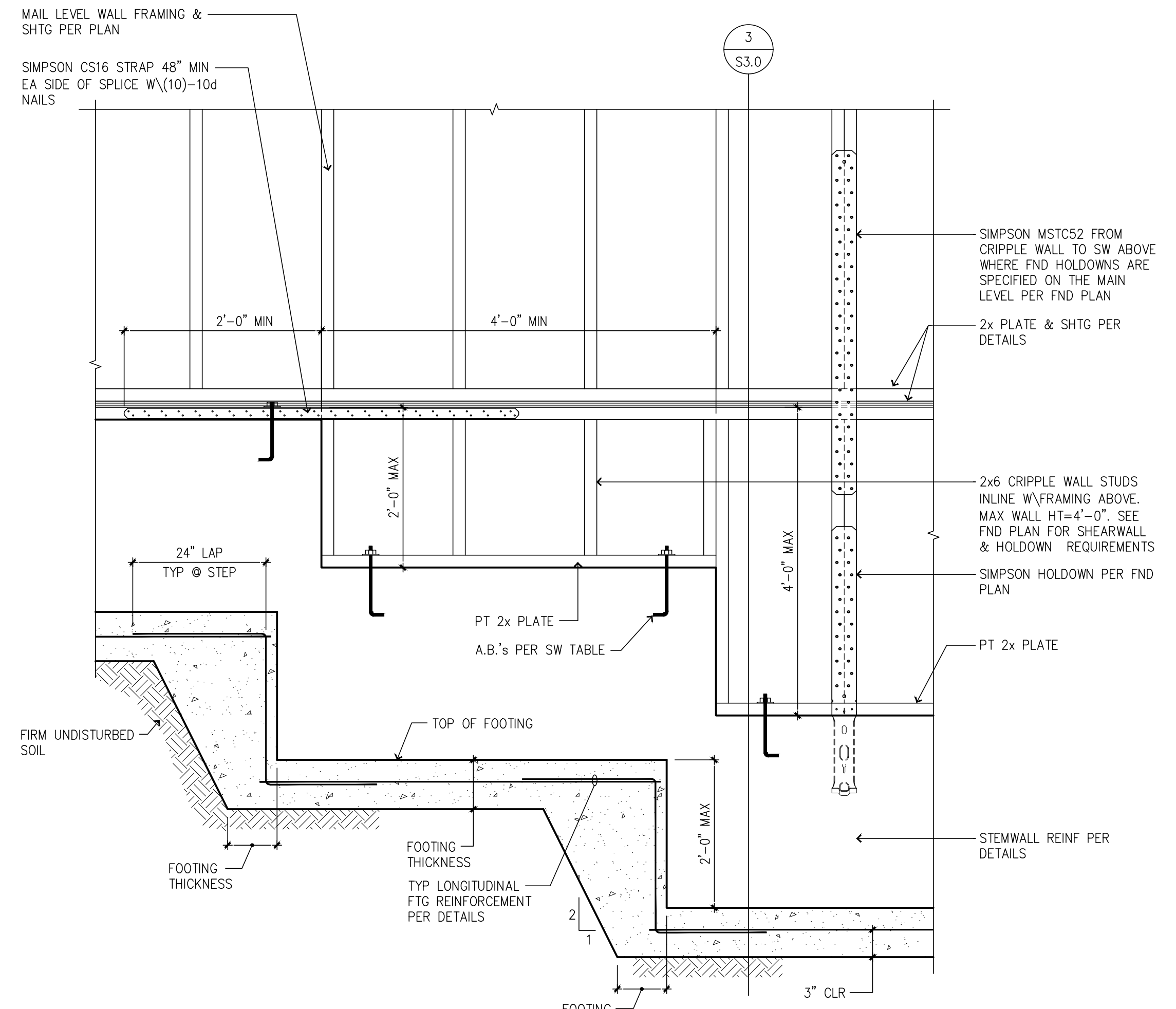
3 TYP FOUND @ EXTERIOR PONYWALL



2 TYP FOUND @ GARAGE WALL



1 TYP FOUND @ EXTERIOR WALL



4 REINFORCED STEPPED FOUNDATION & CRIPPLE WALL FRAMING

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(253) 984-2900

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

PLAN: Olympic L

Foundation
Details

Project number: 19.00402
Date: 12-4-19
Drawn by: AEL
Checked by: EE

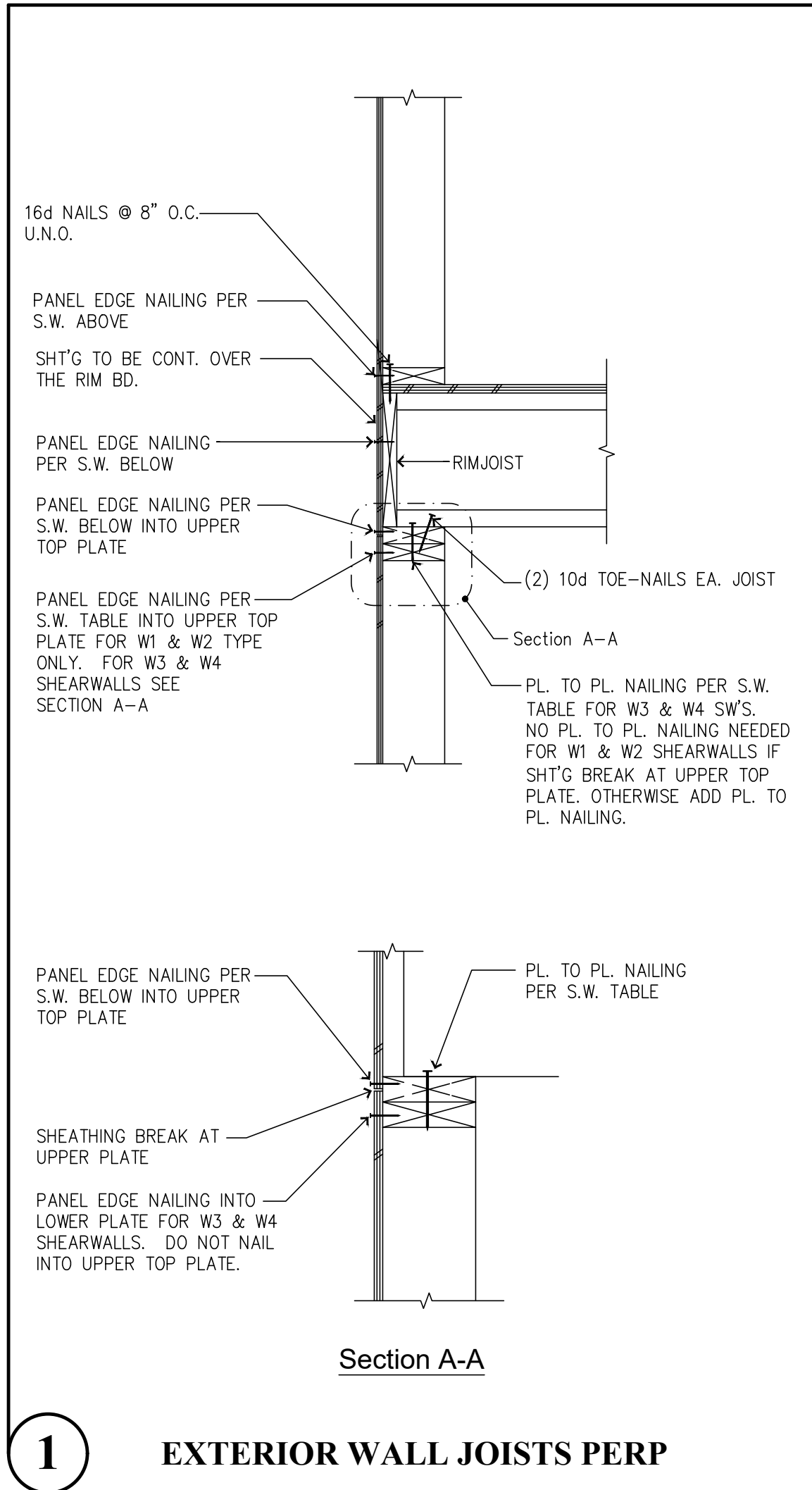
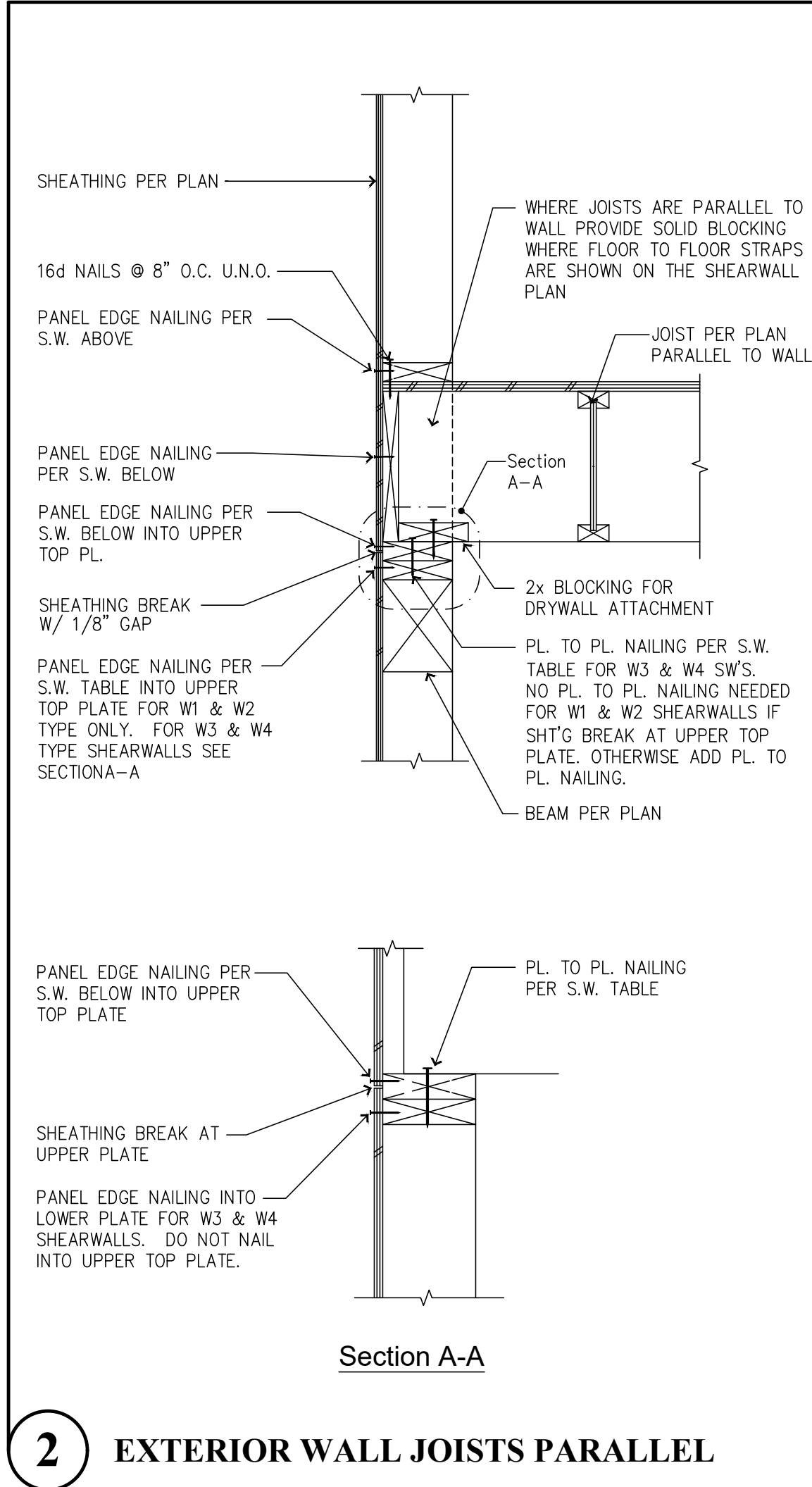
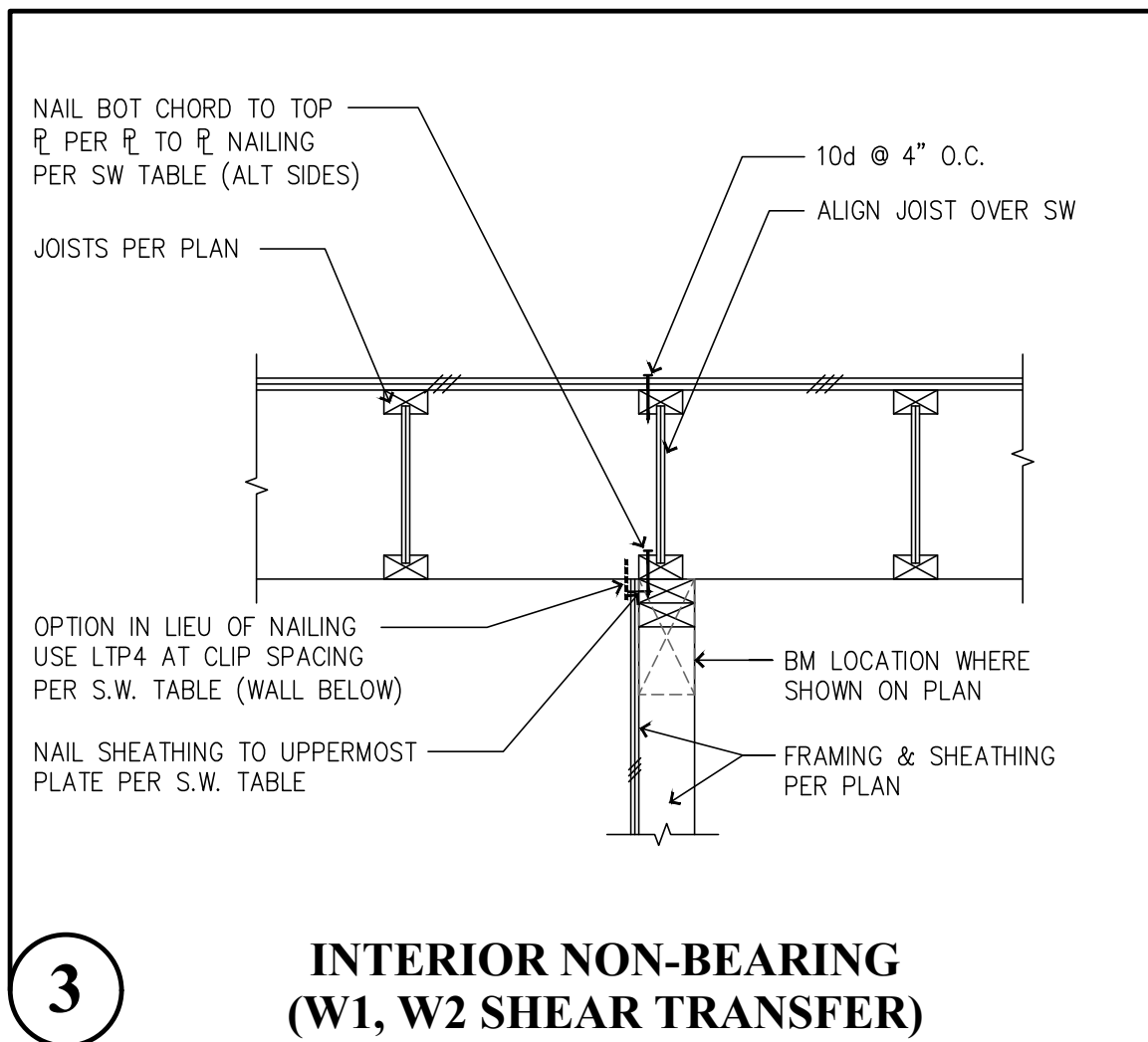
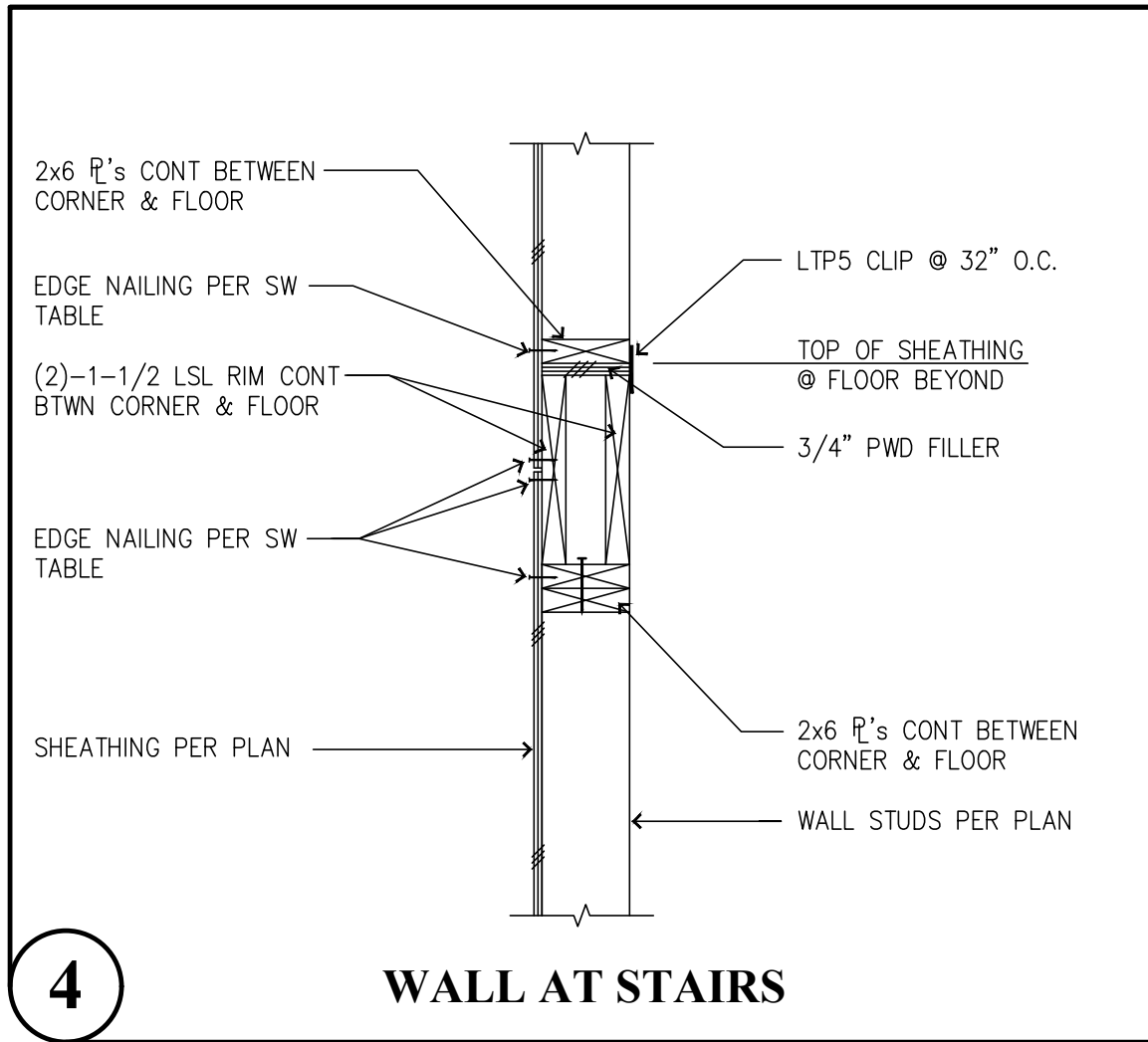
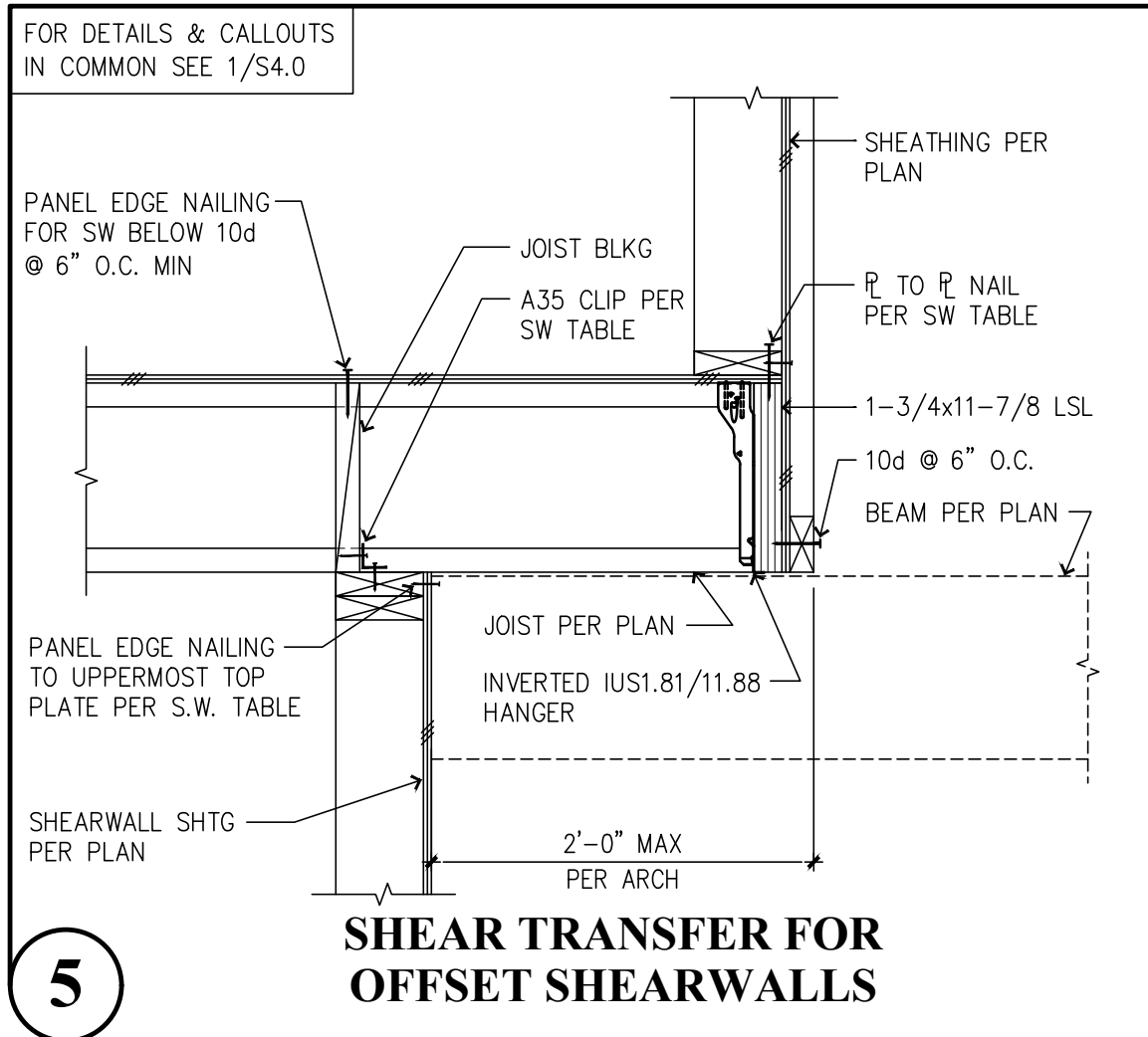
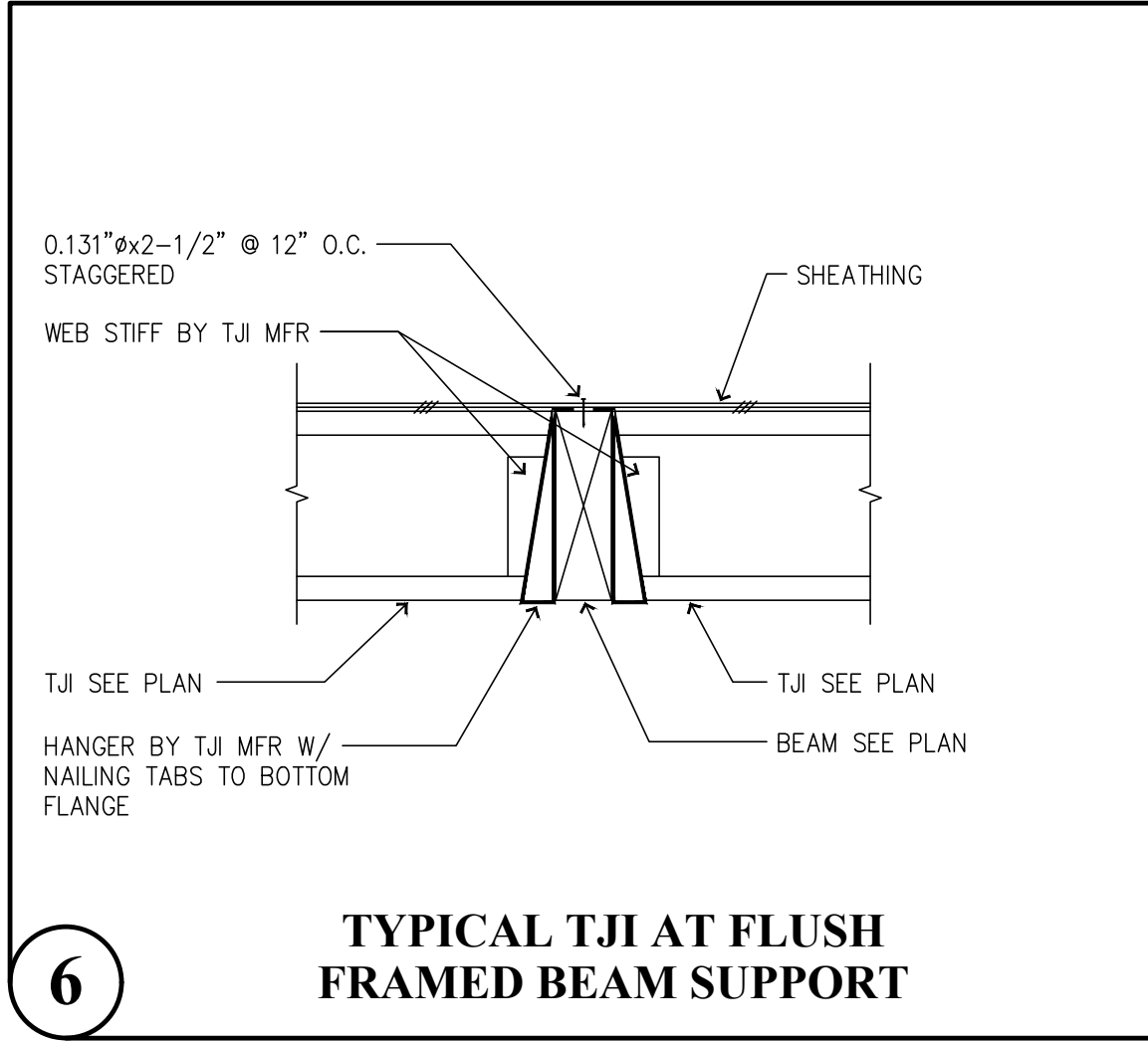
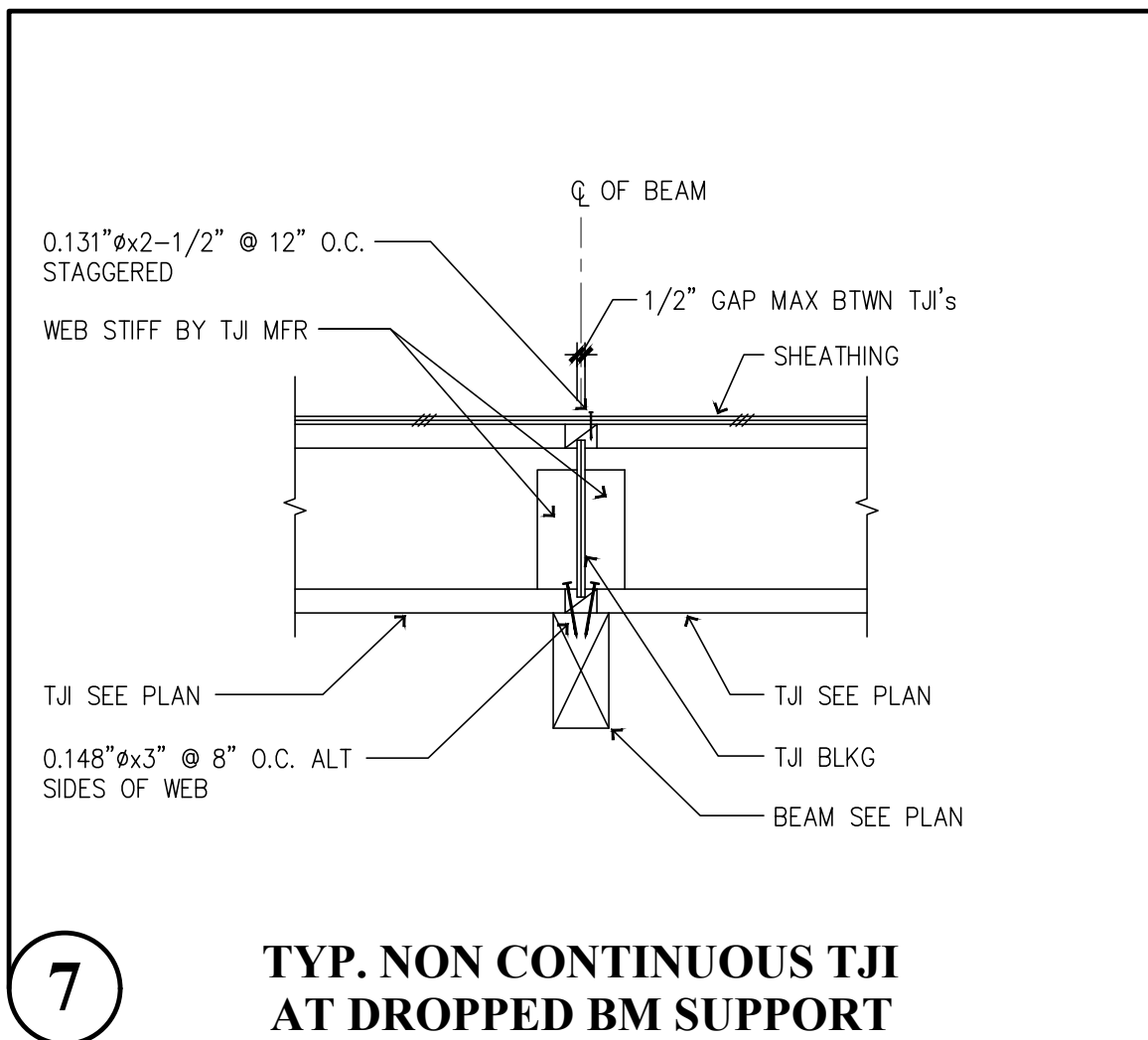
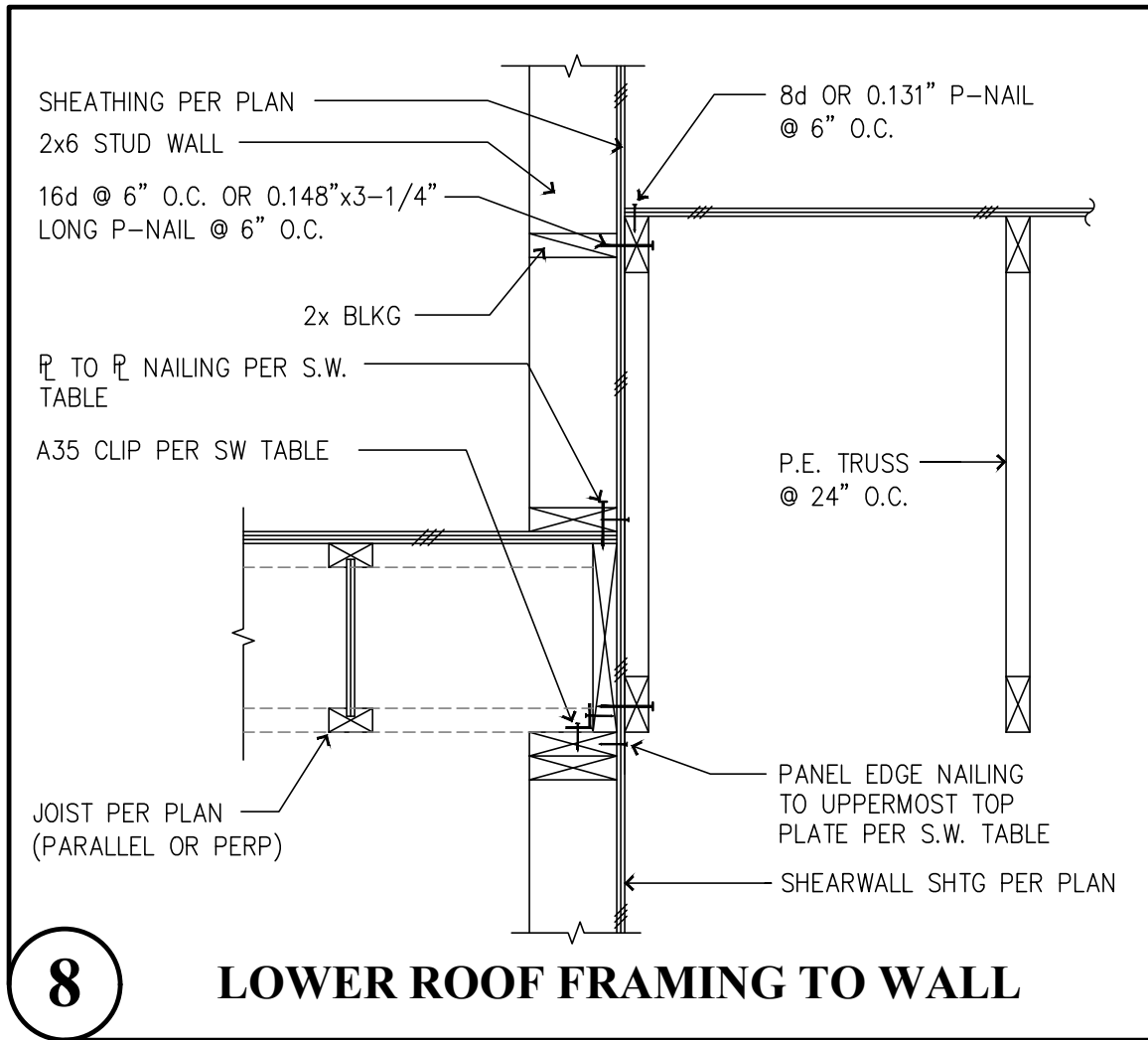
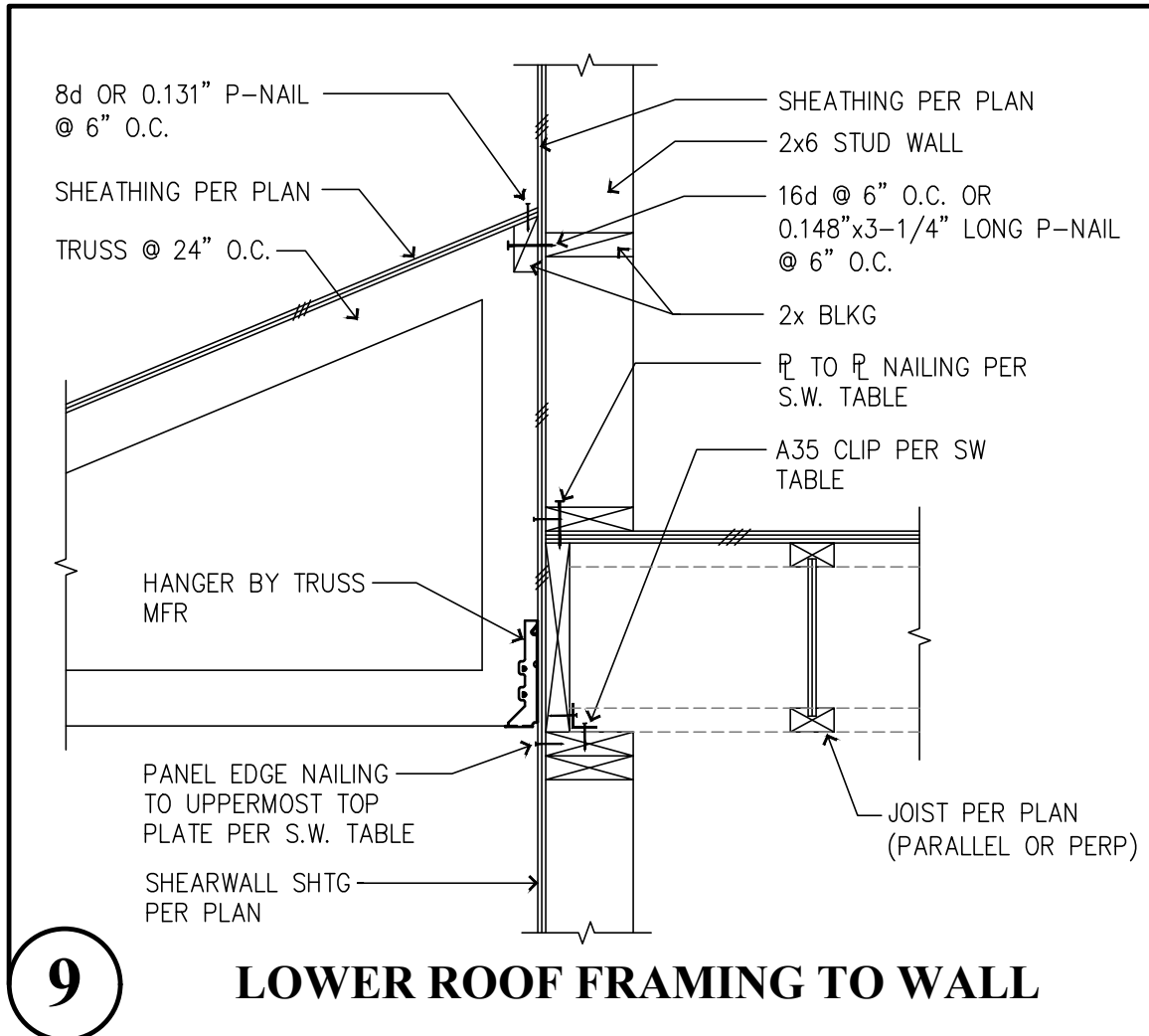
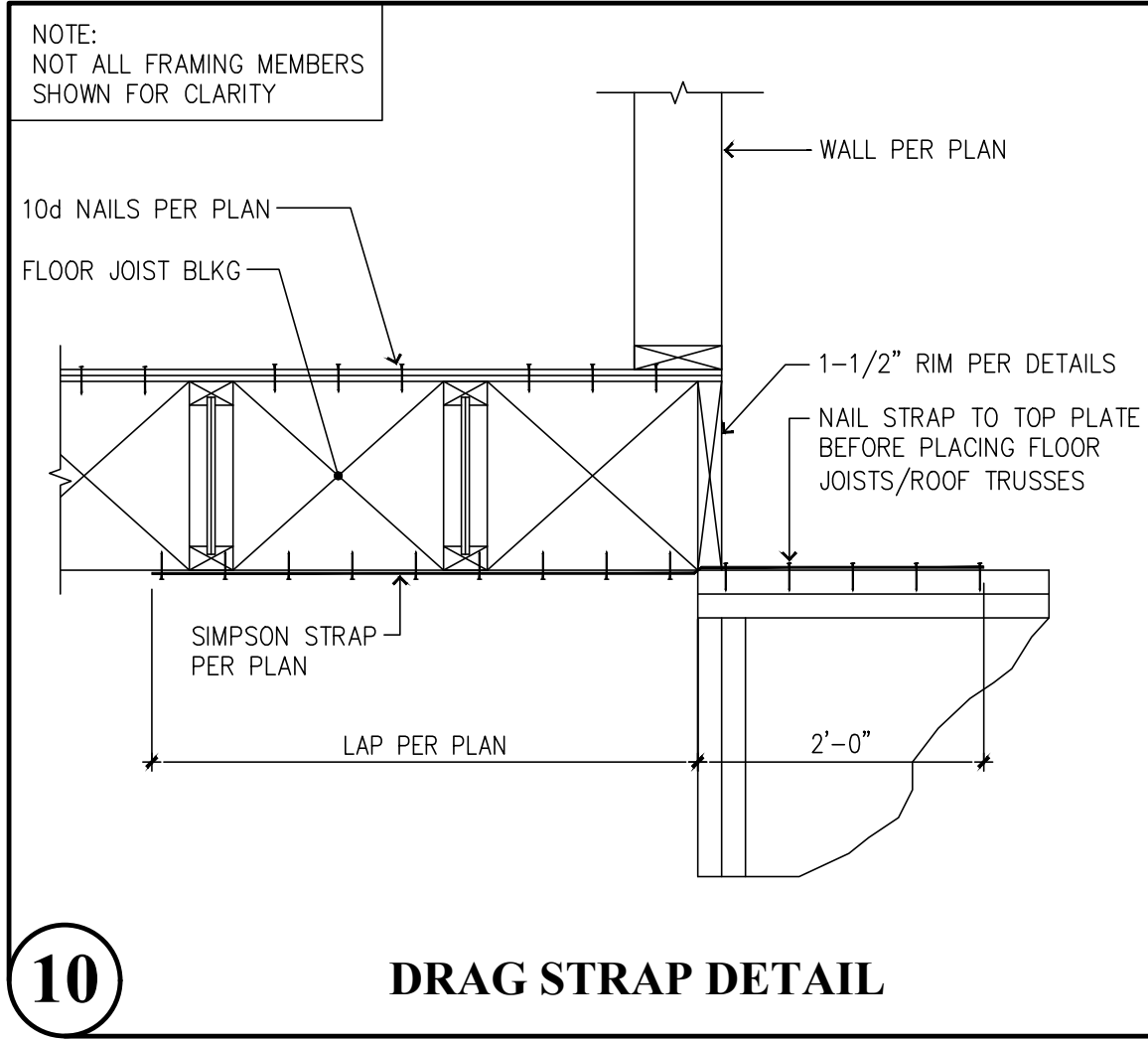
S3.0

Scale: 1"=1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

Subject To Field Inspection

CHANGES
MUST Be Approved Prior
To Performing Work



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(253) 984-2900

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

PLAN: Olympic L

**Floor & Wall
Framing Details**

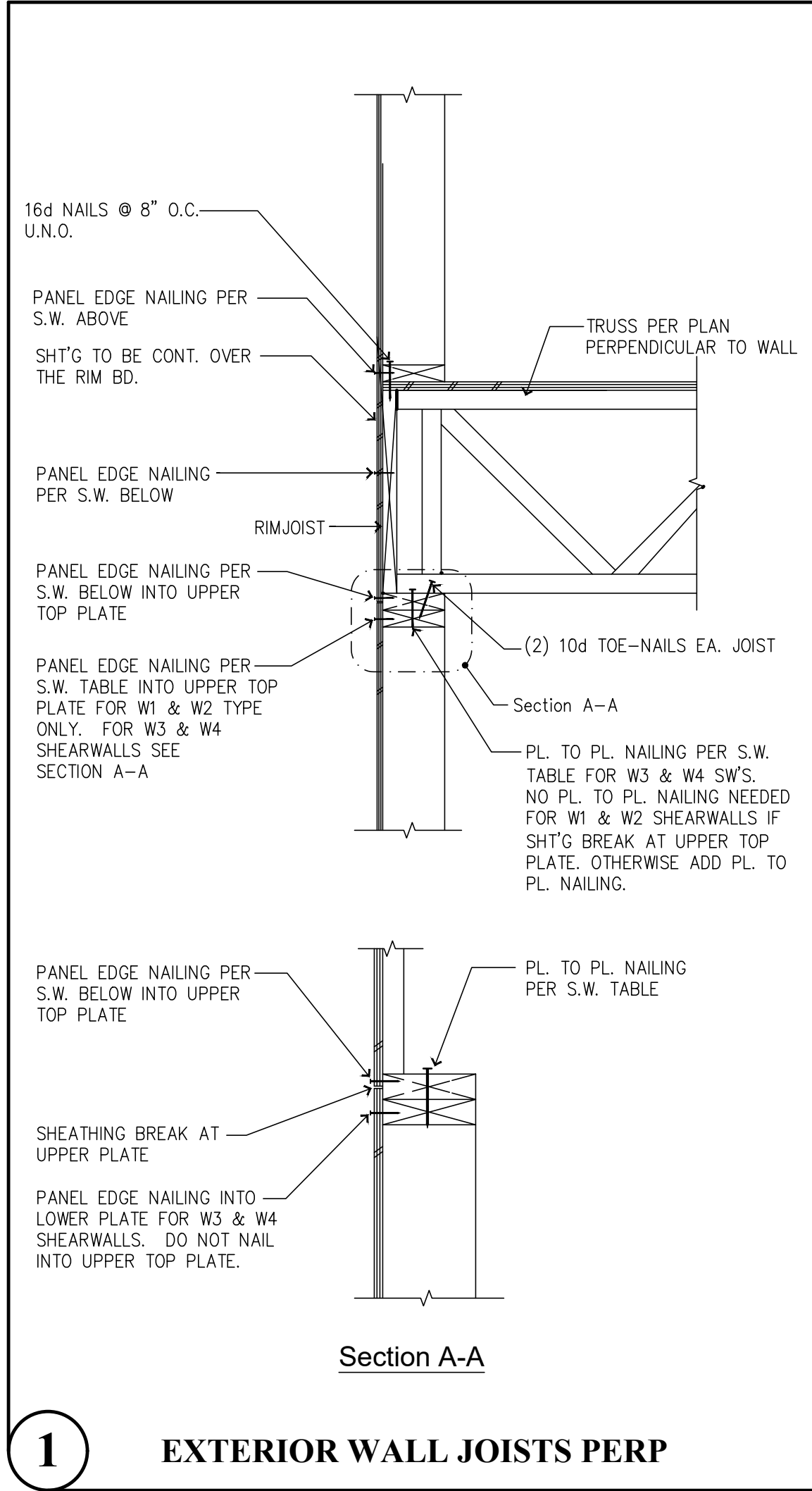
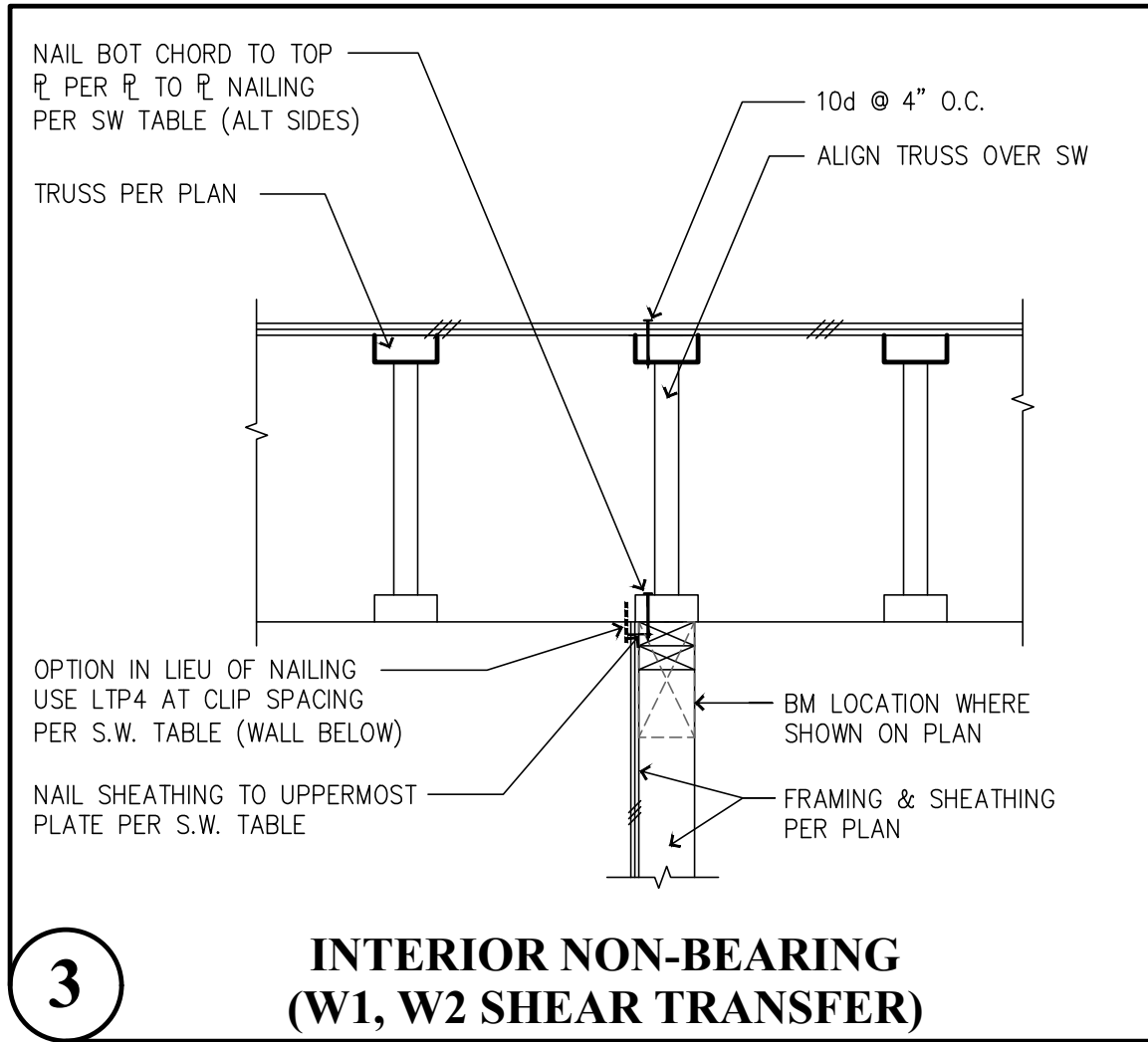
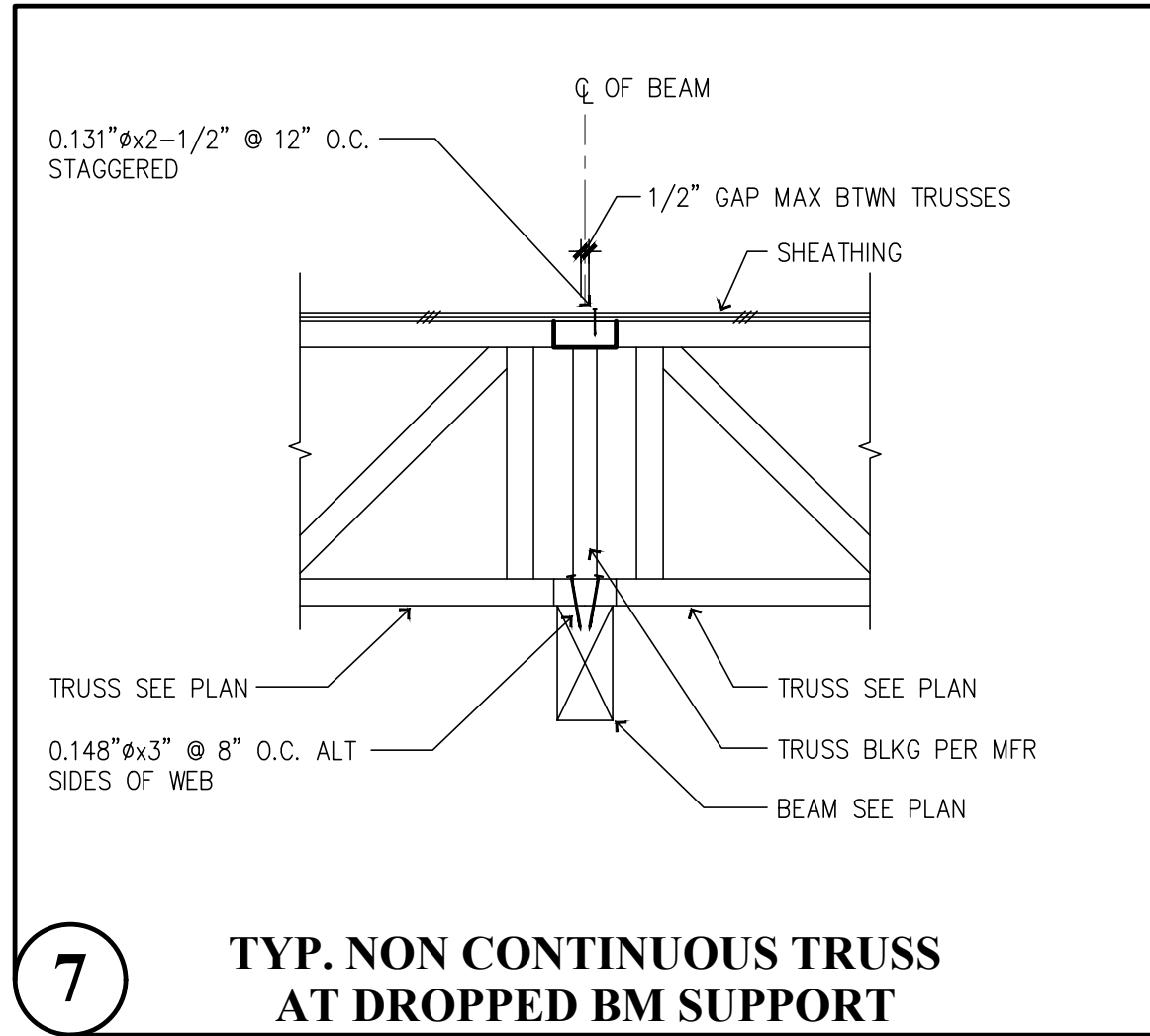
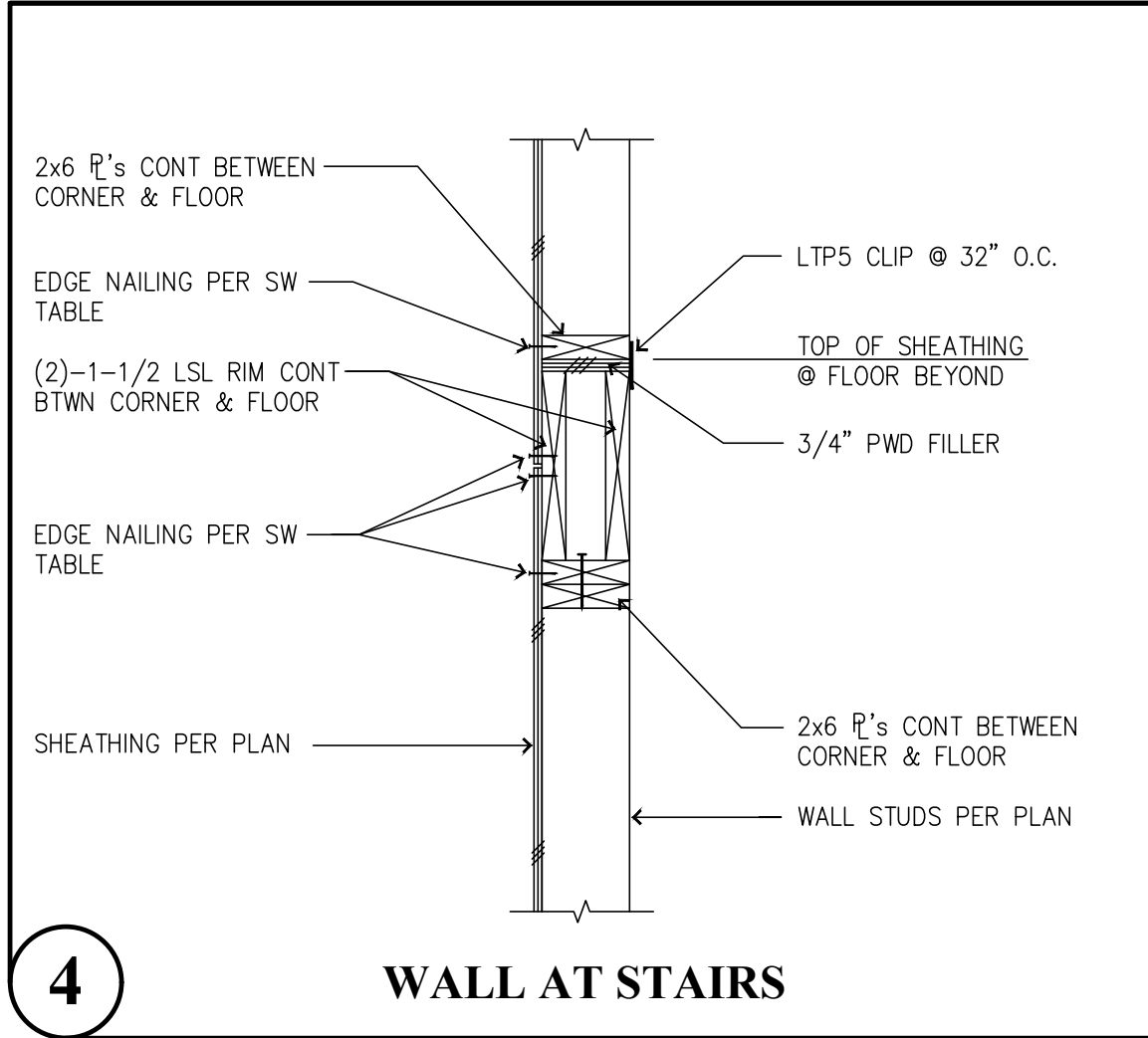
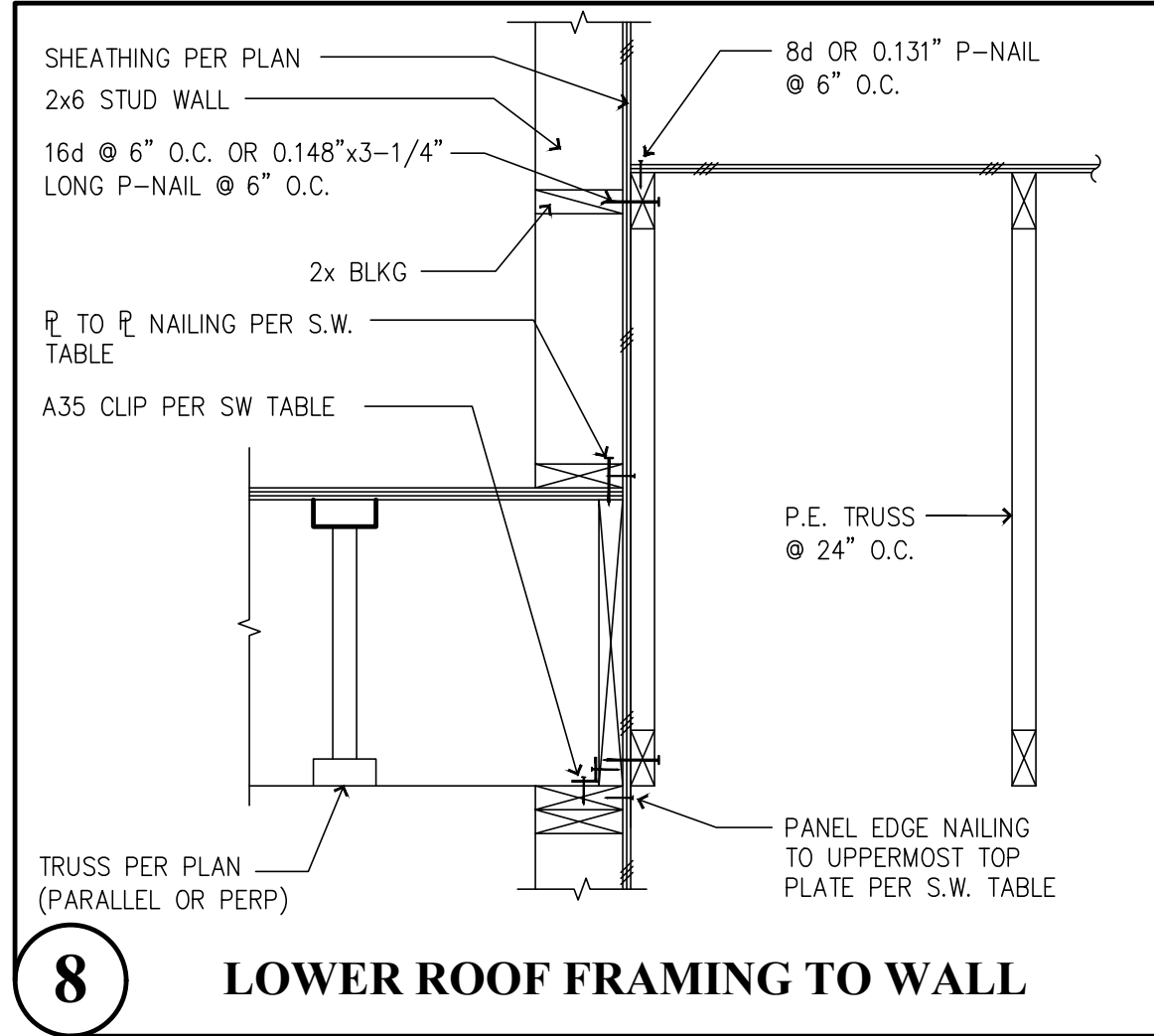
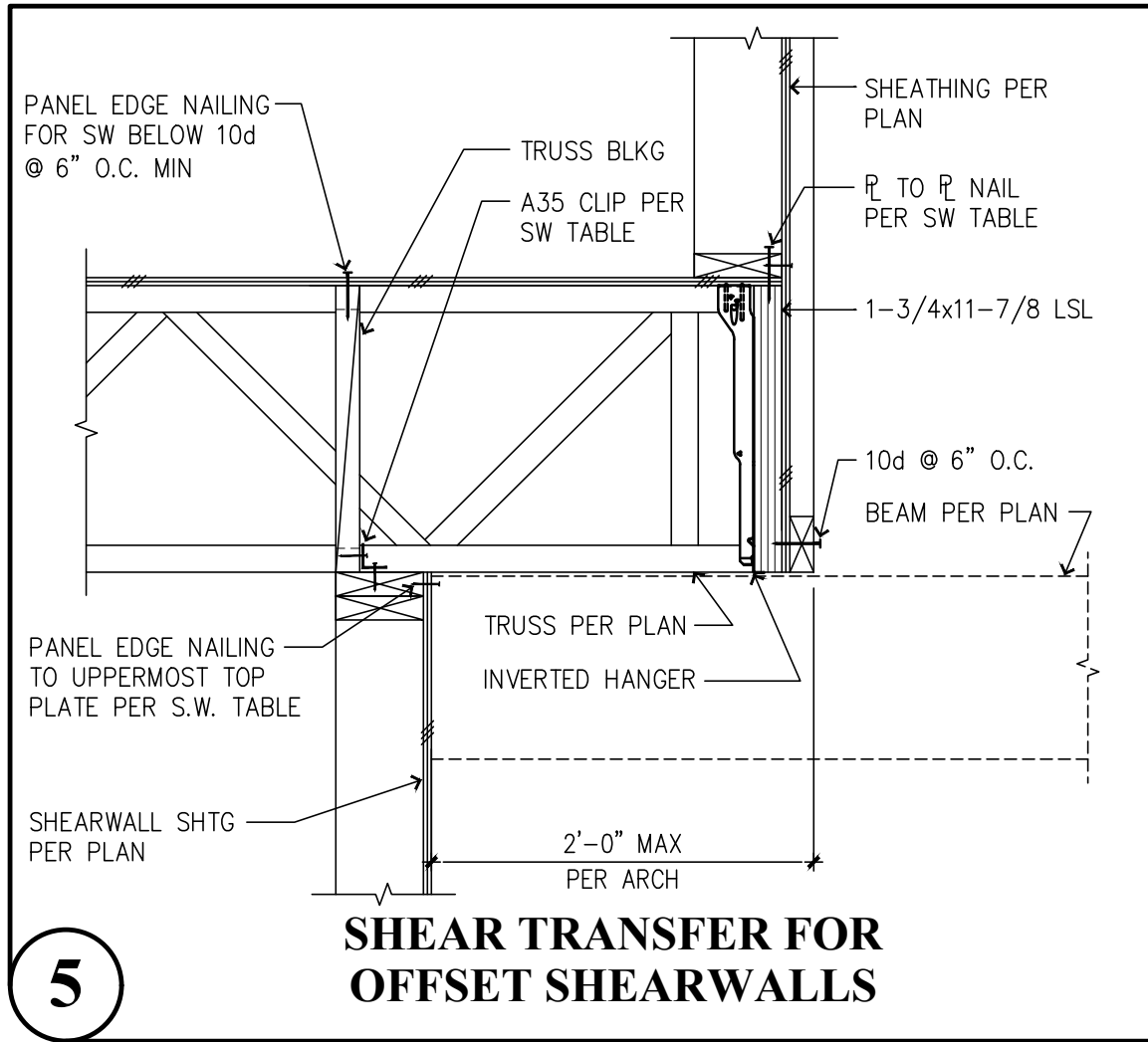
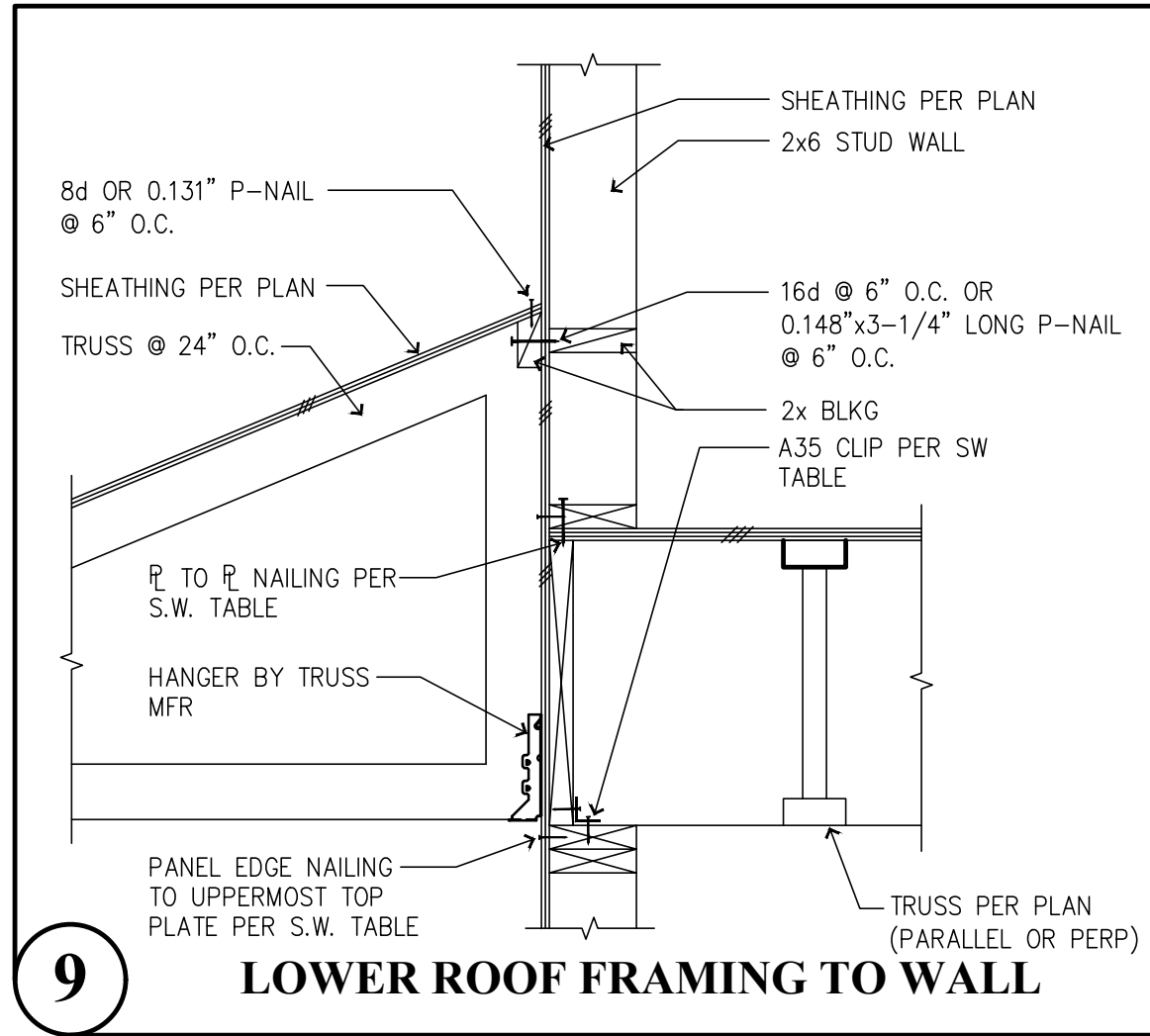
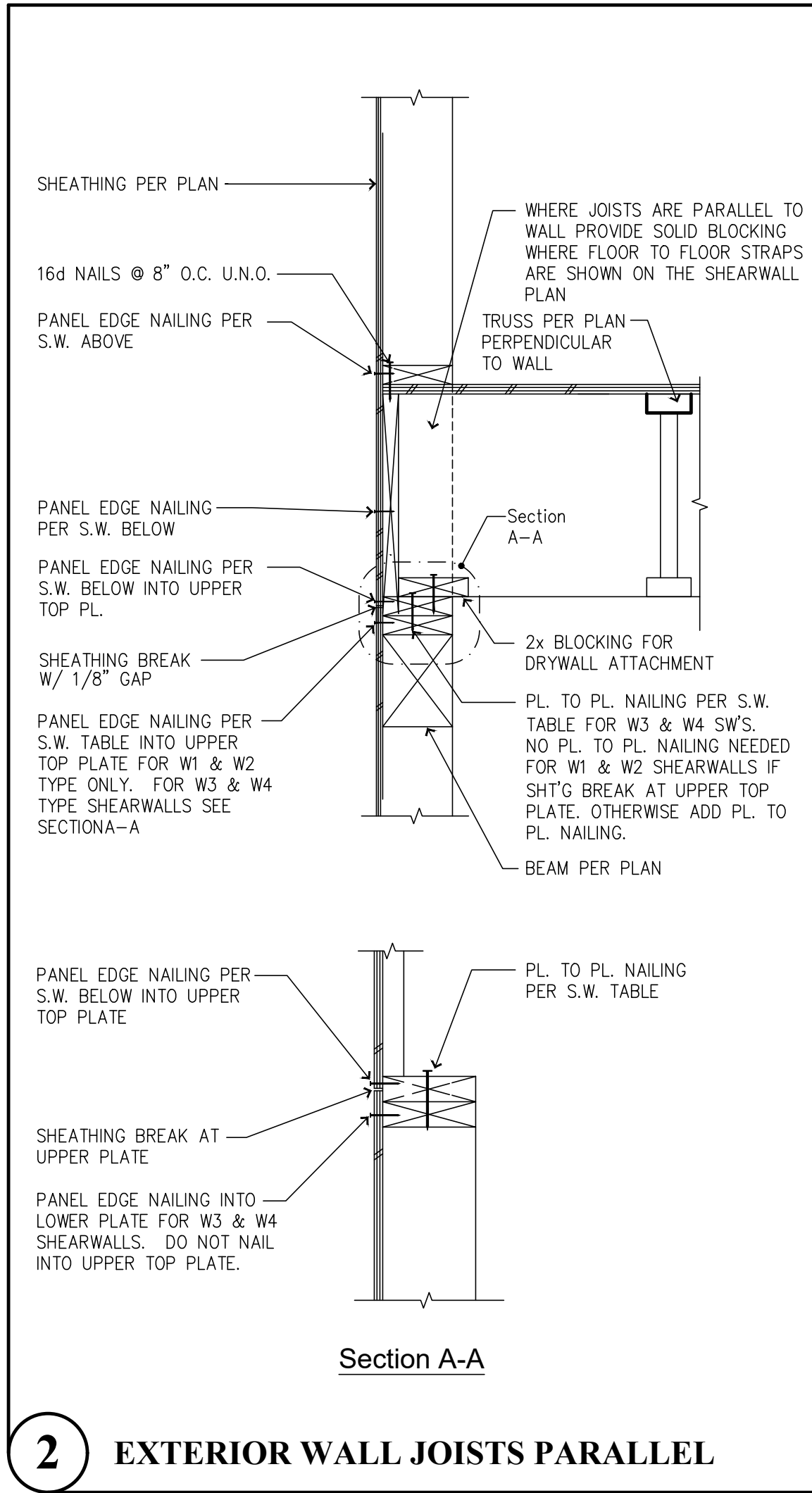
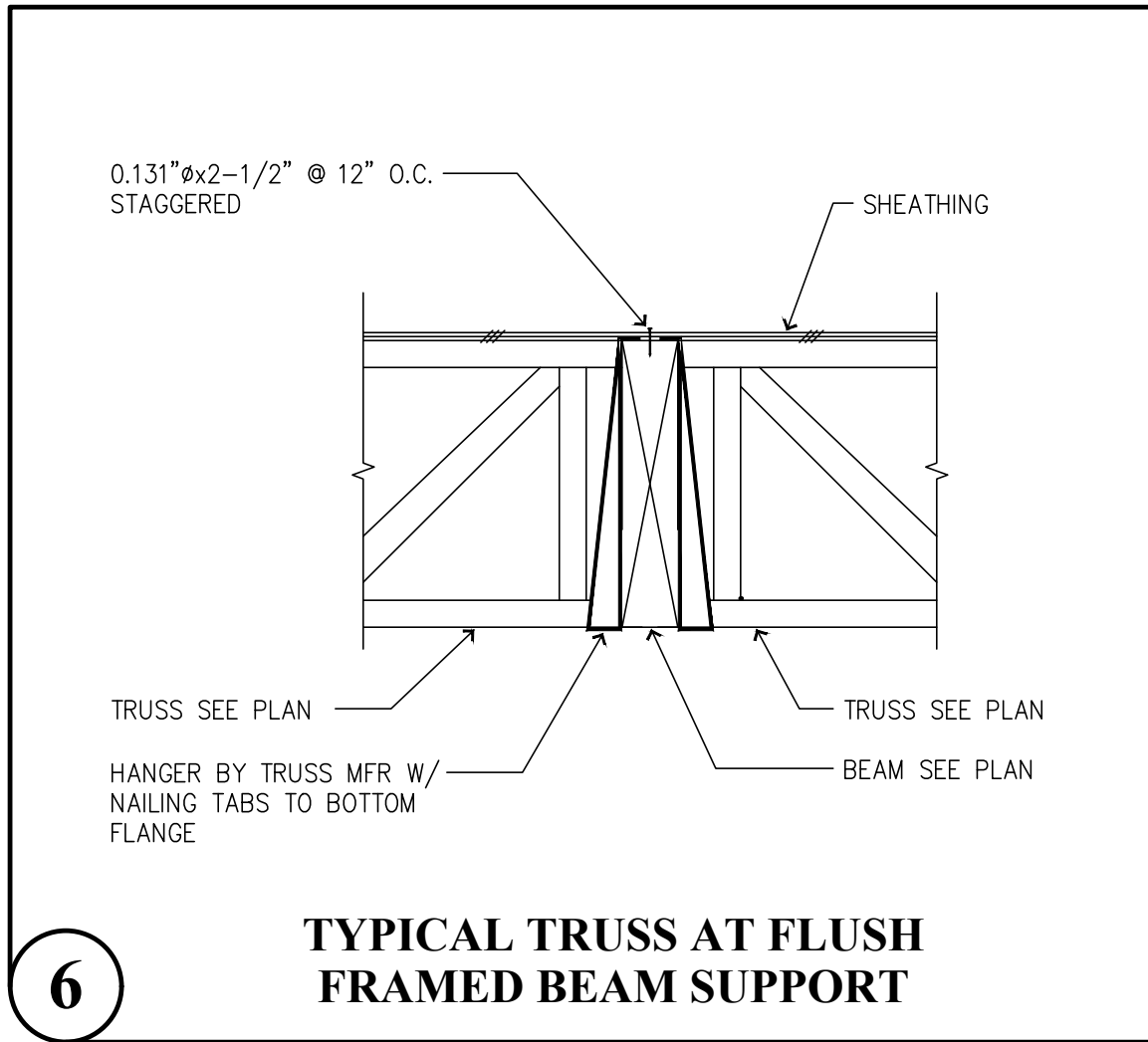
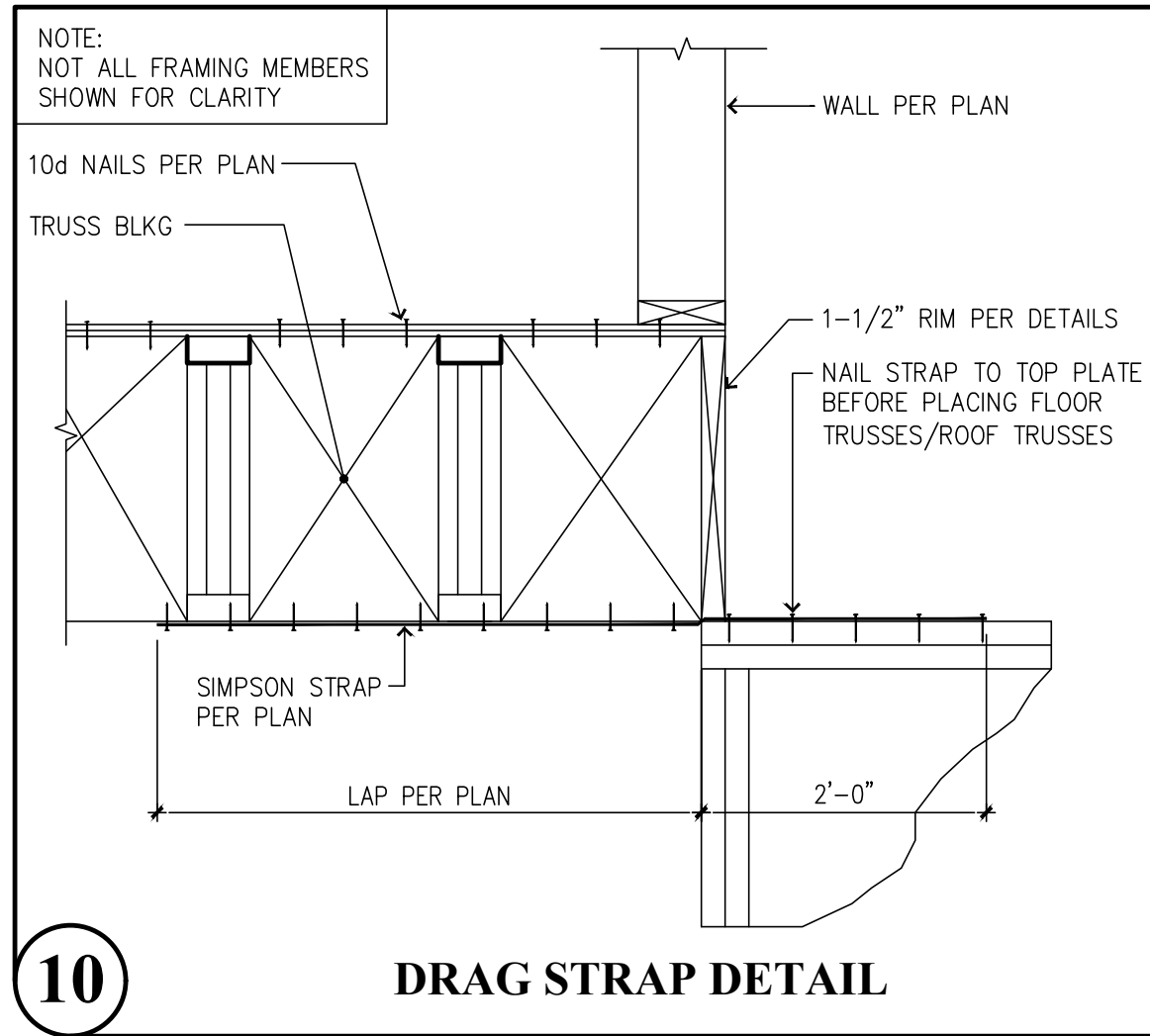
Project number: 19.00402
Date: 12-4-19
Drawn by: AEL
Checked by: EE

S4.0A

Scale: 1"=1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

Subject To Field Inspection

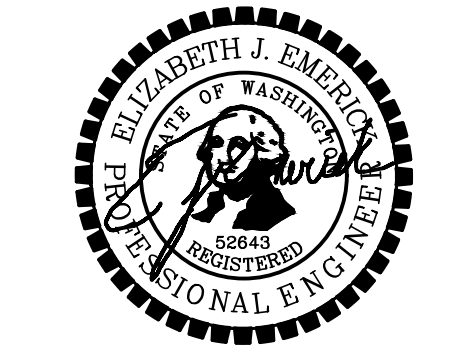


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(253) 984-2900

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

PLAN: Olympic L

Opt. Floor & Wall
Framing Details

| | |
|-----------------|----------|
| Project number: | 19.00402 |
| Date: | 12-4-19 |
| Drawn by: | AEL |
| Checked by: | EE |

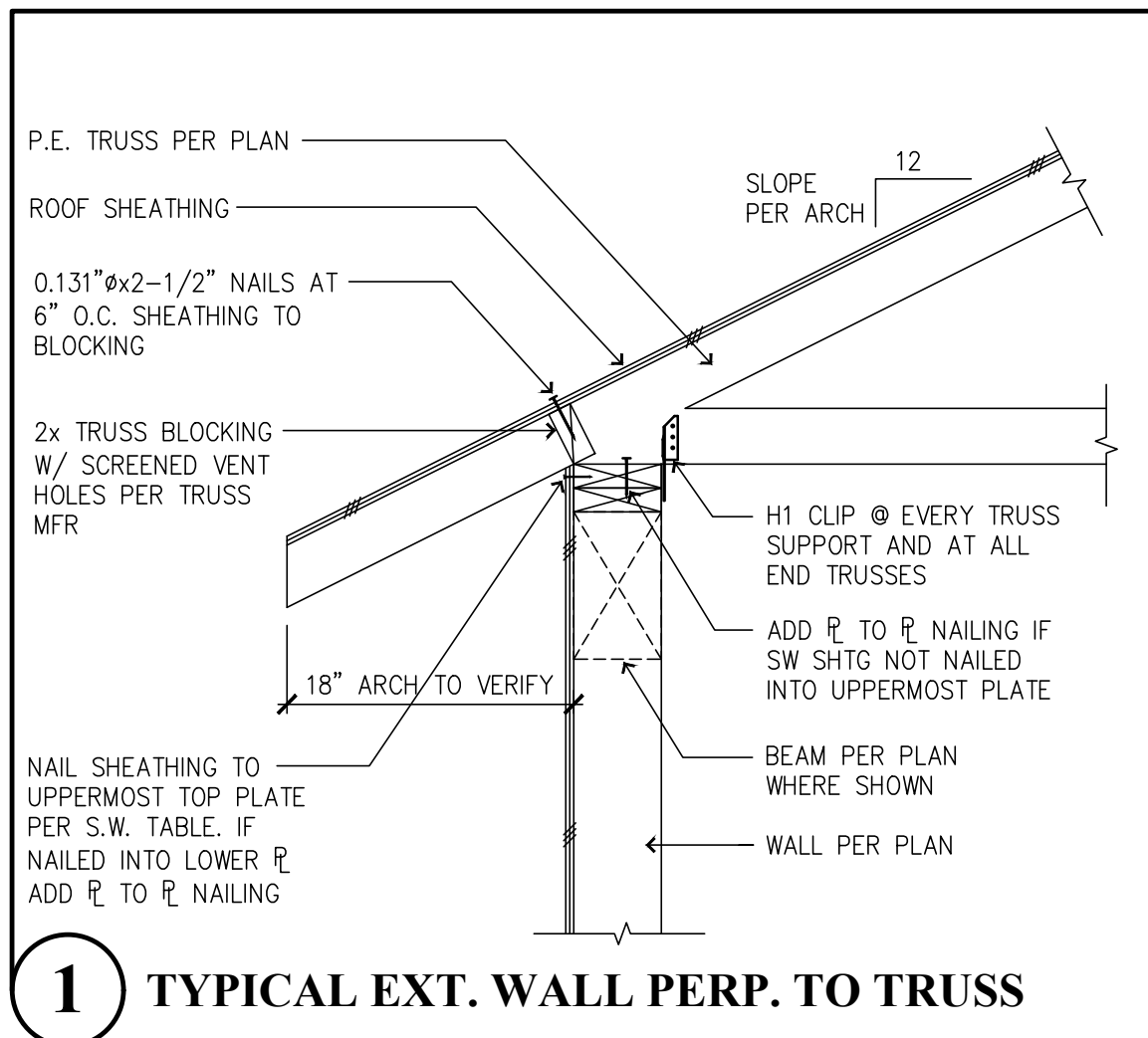
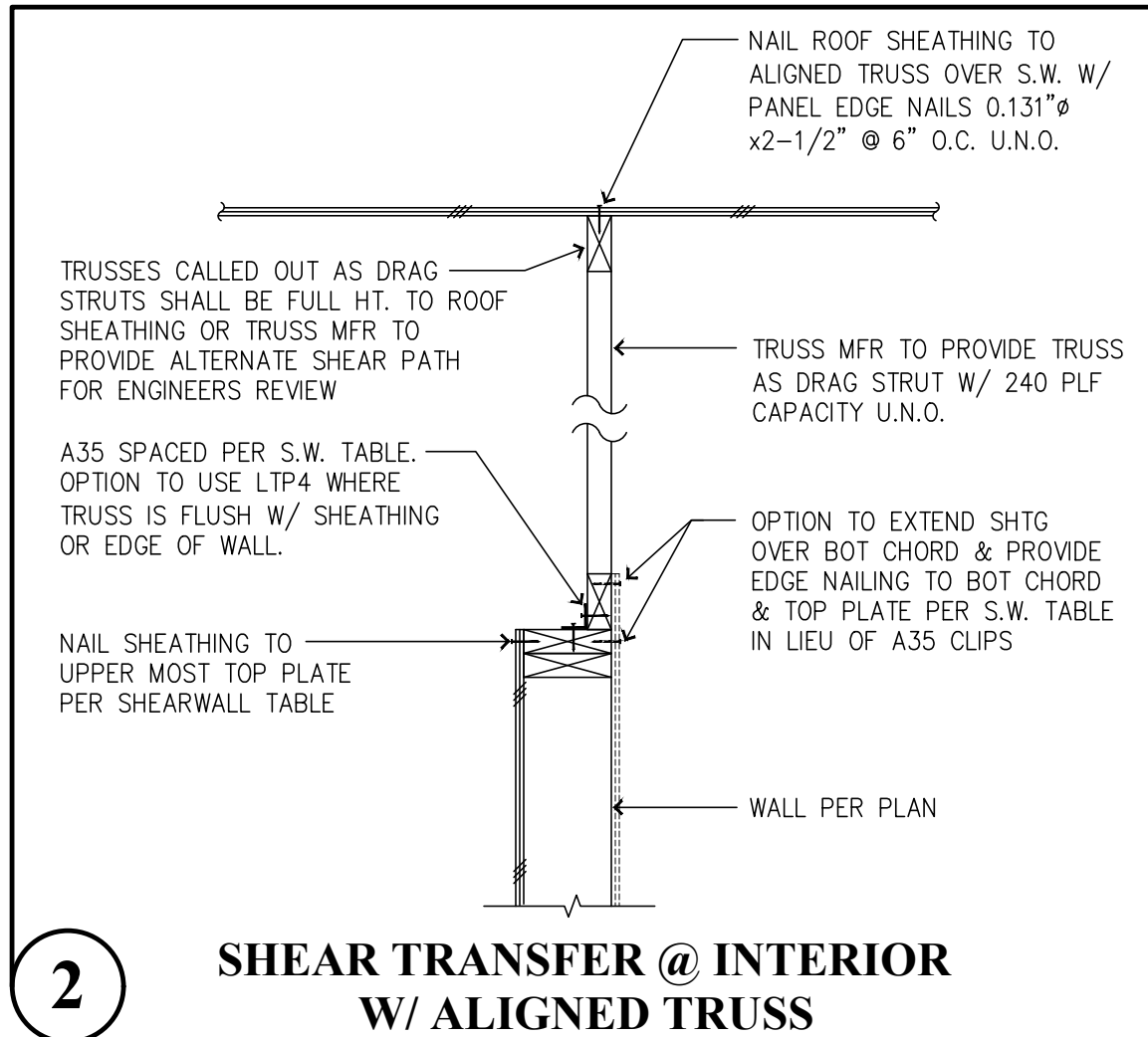
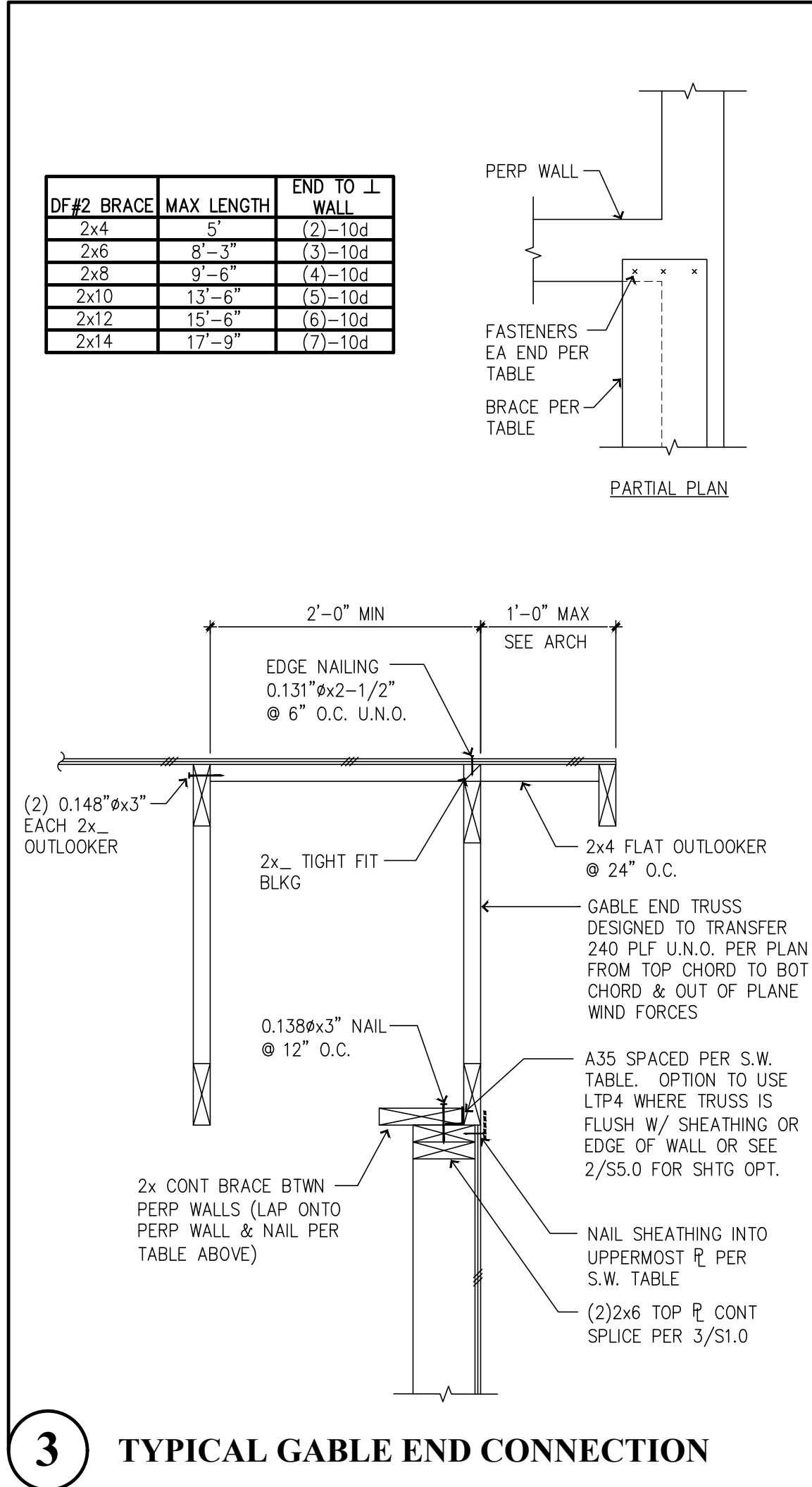
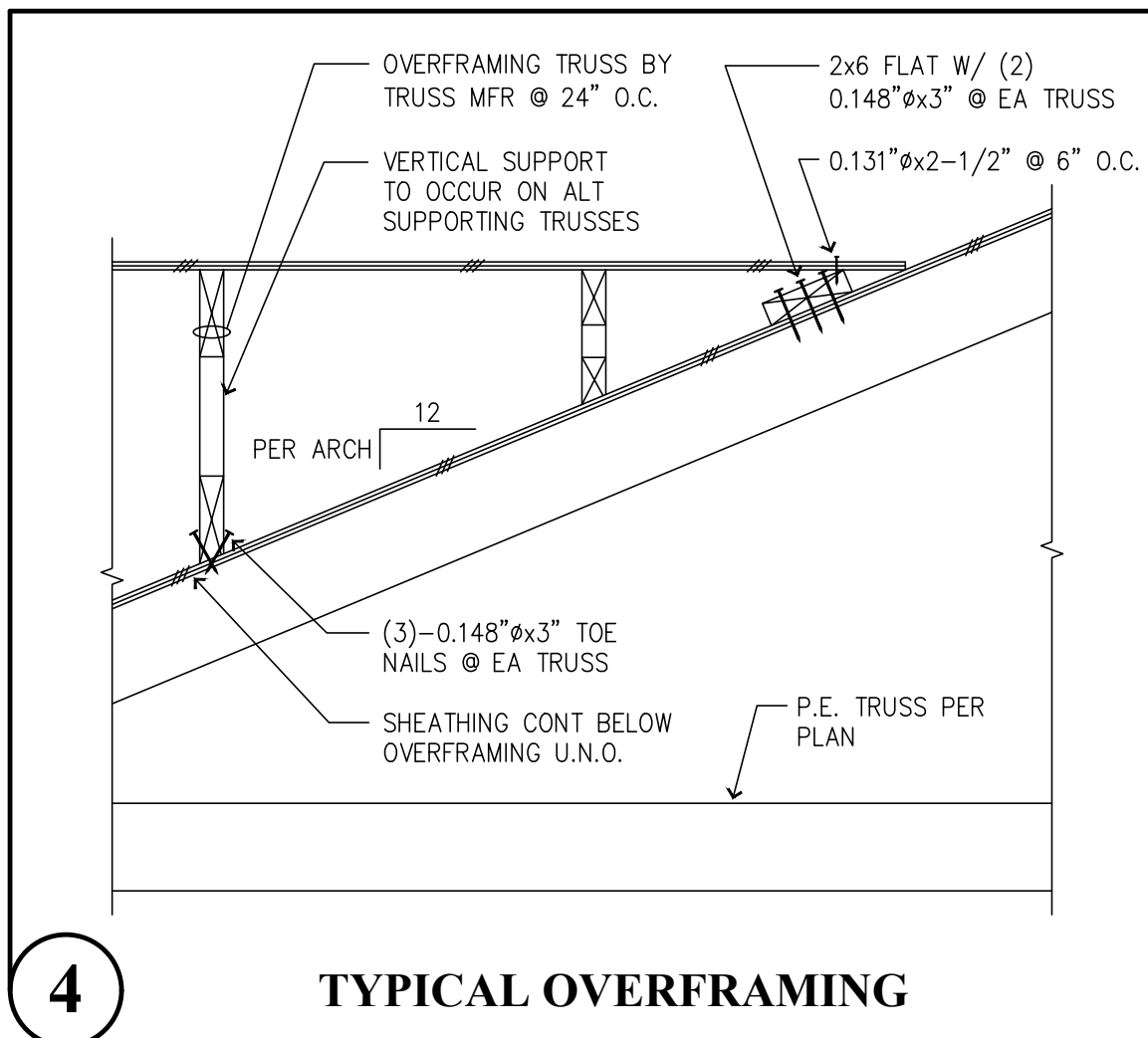
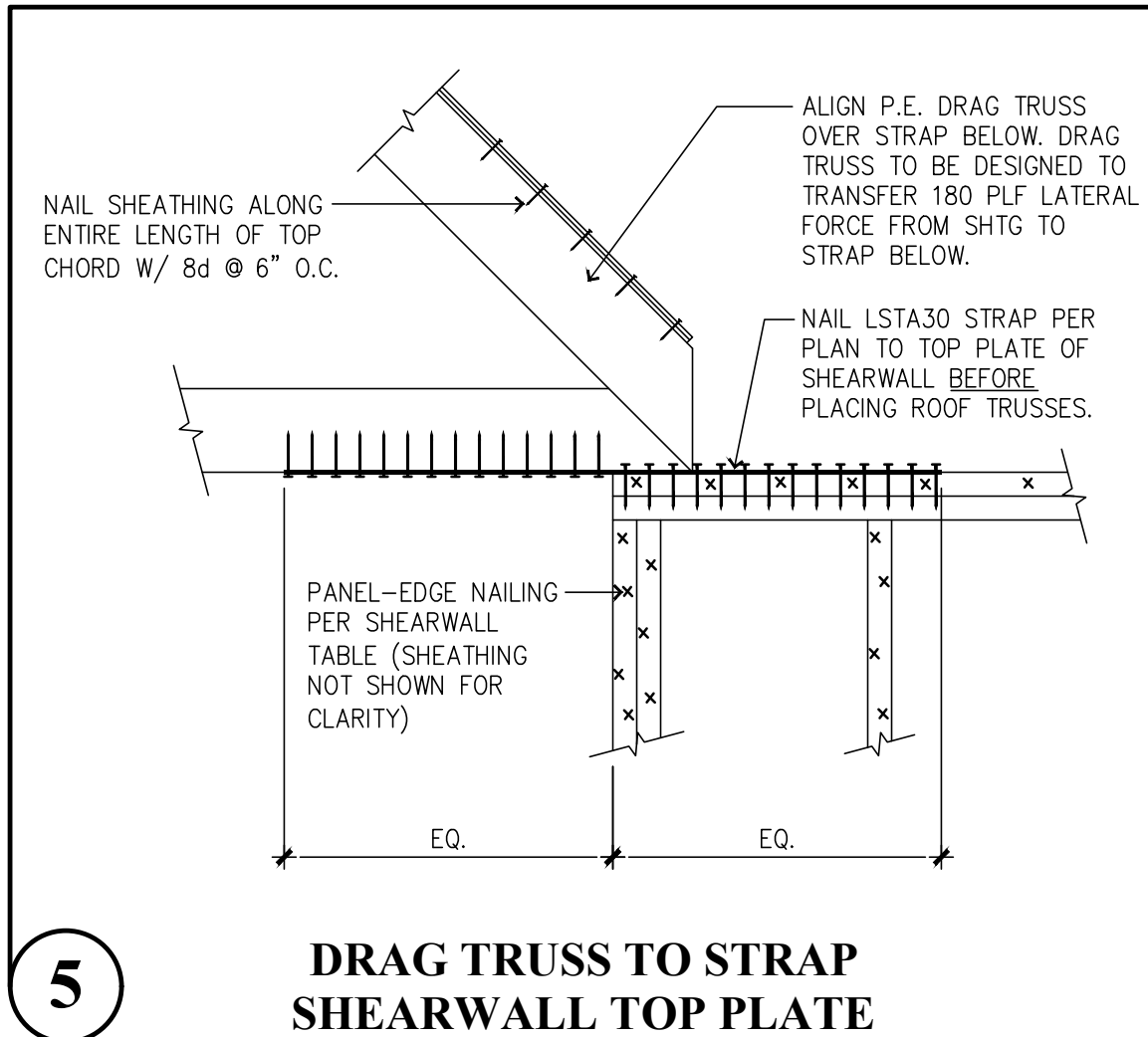
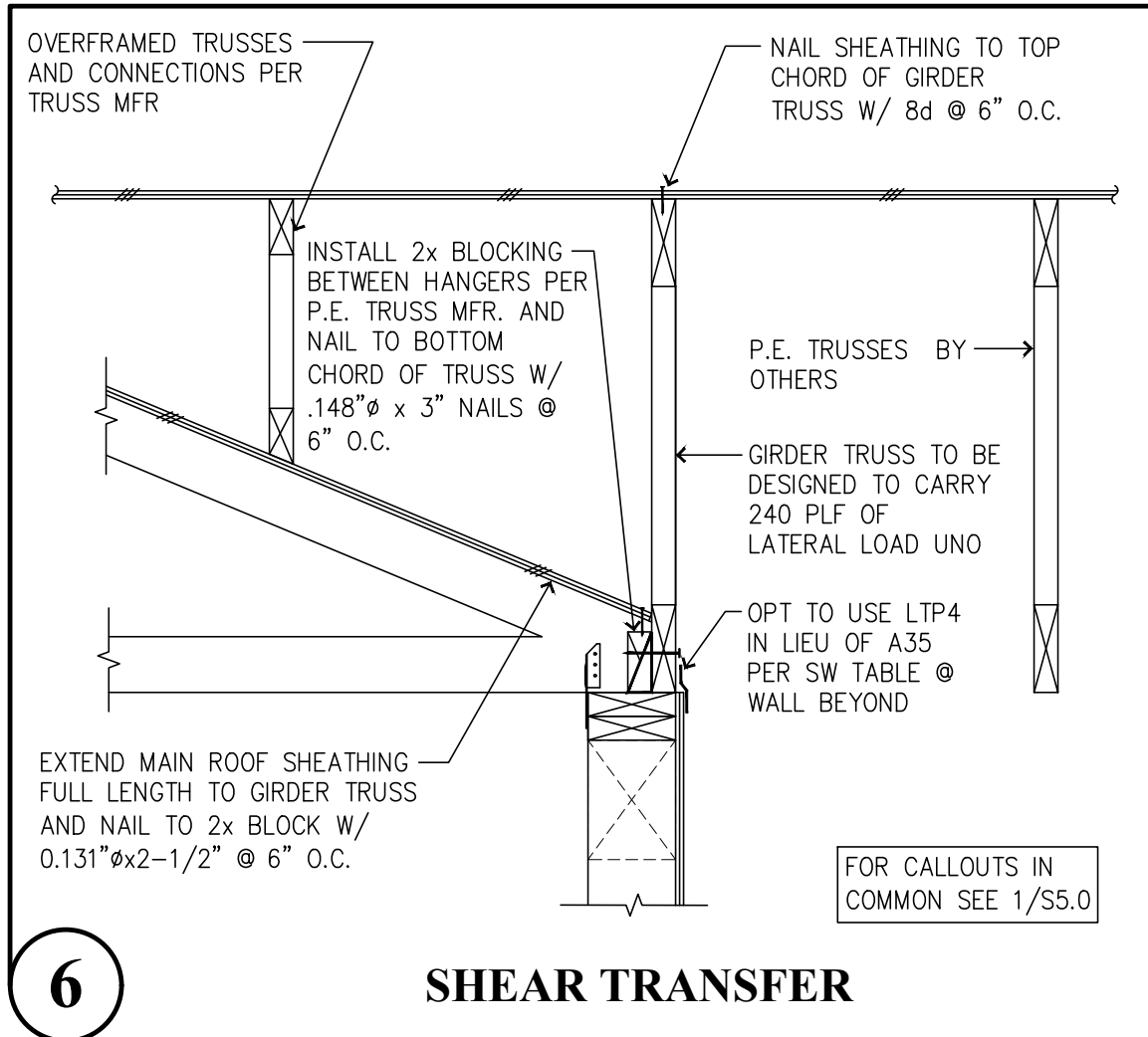
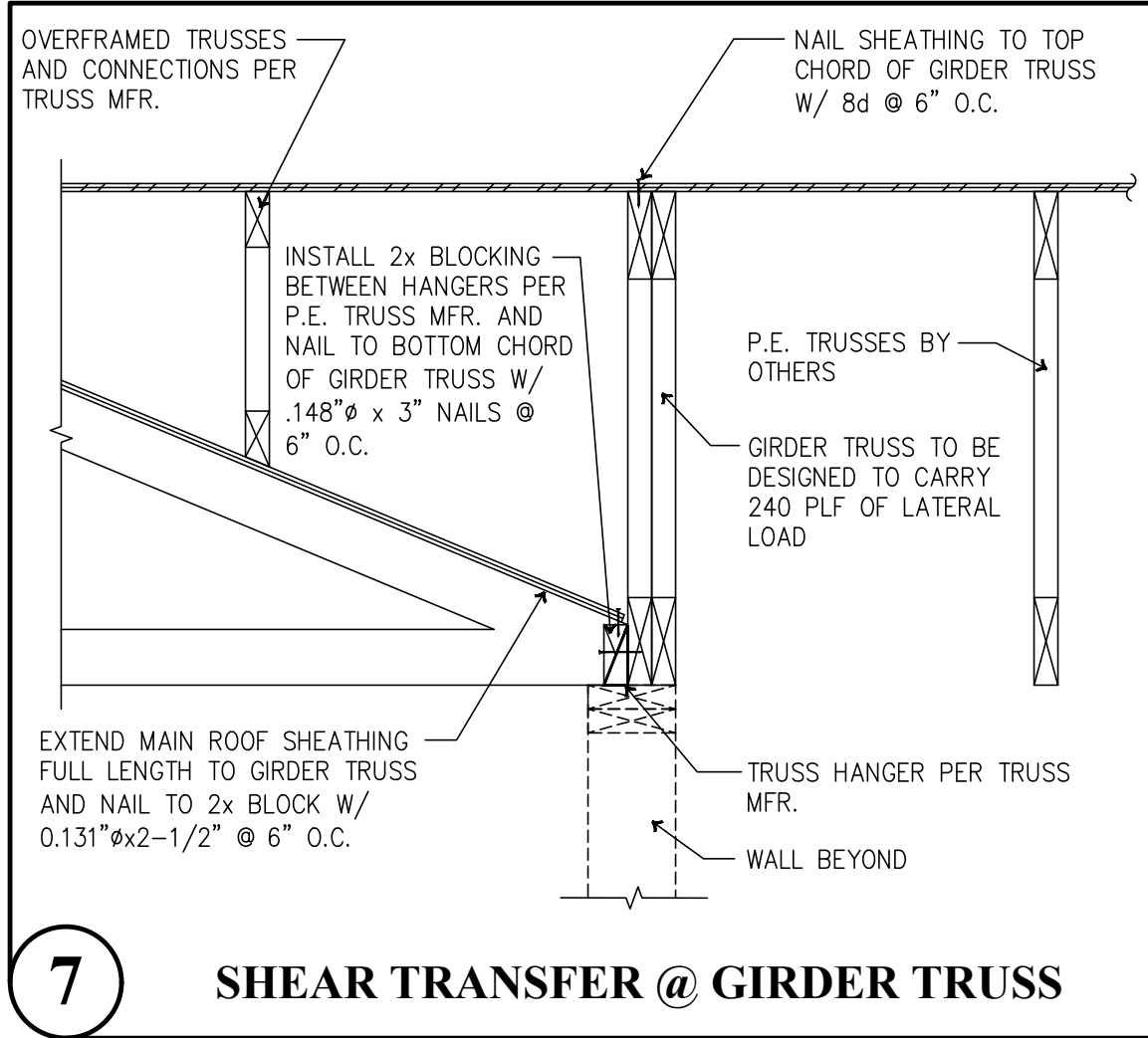
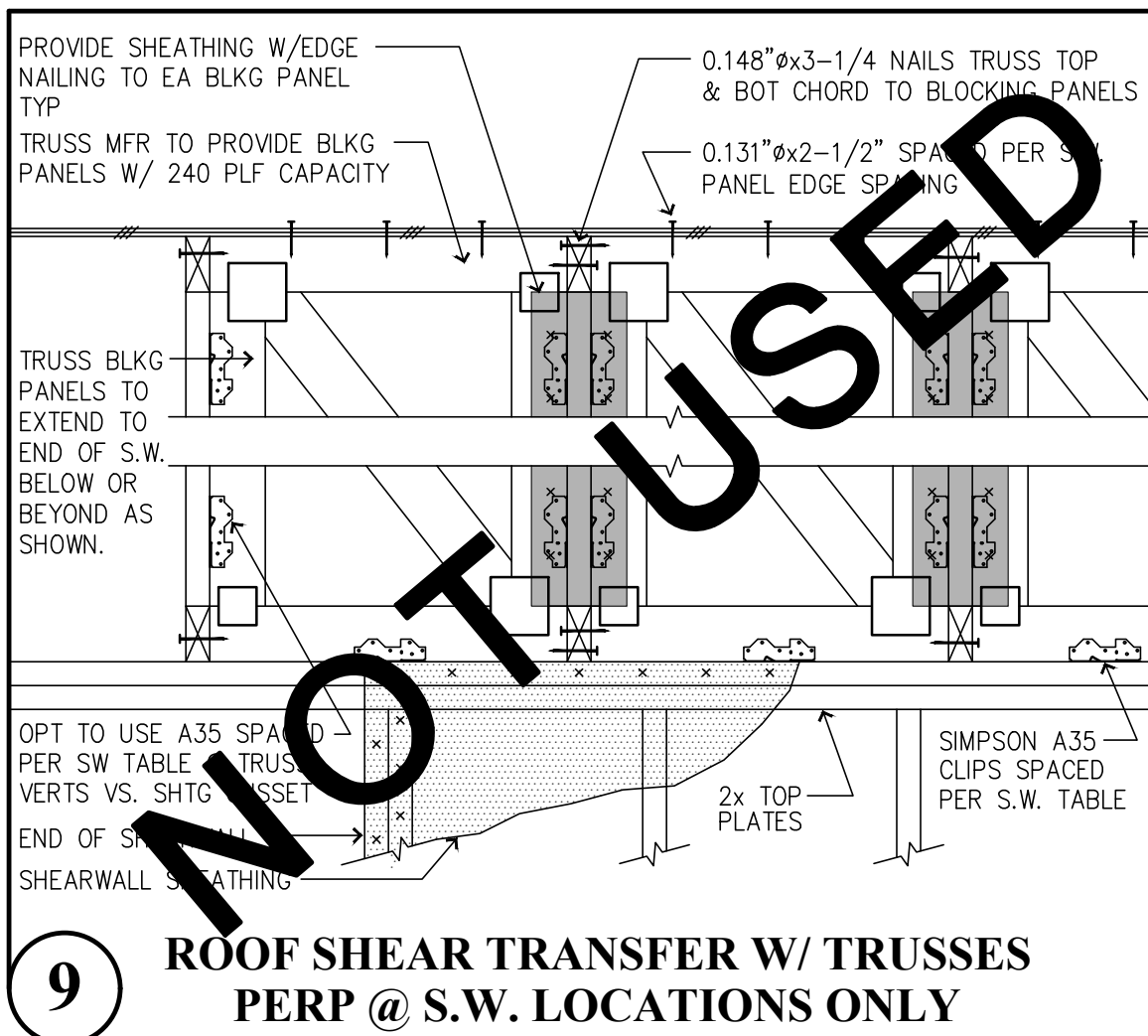
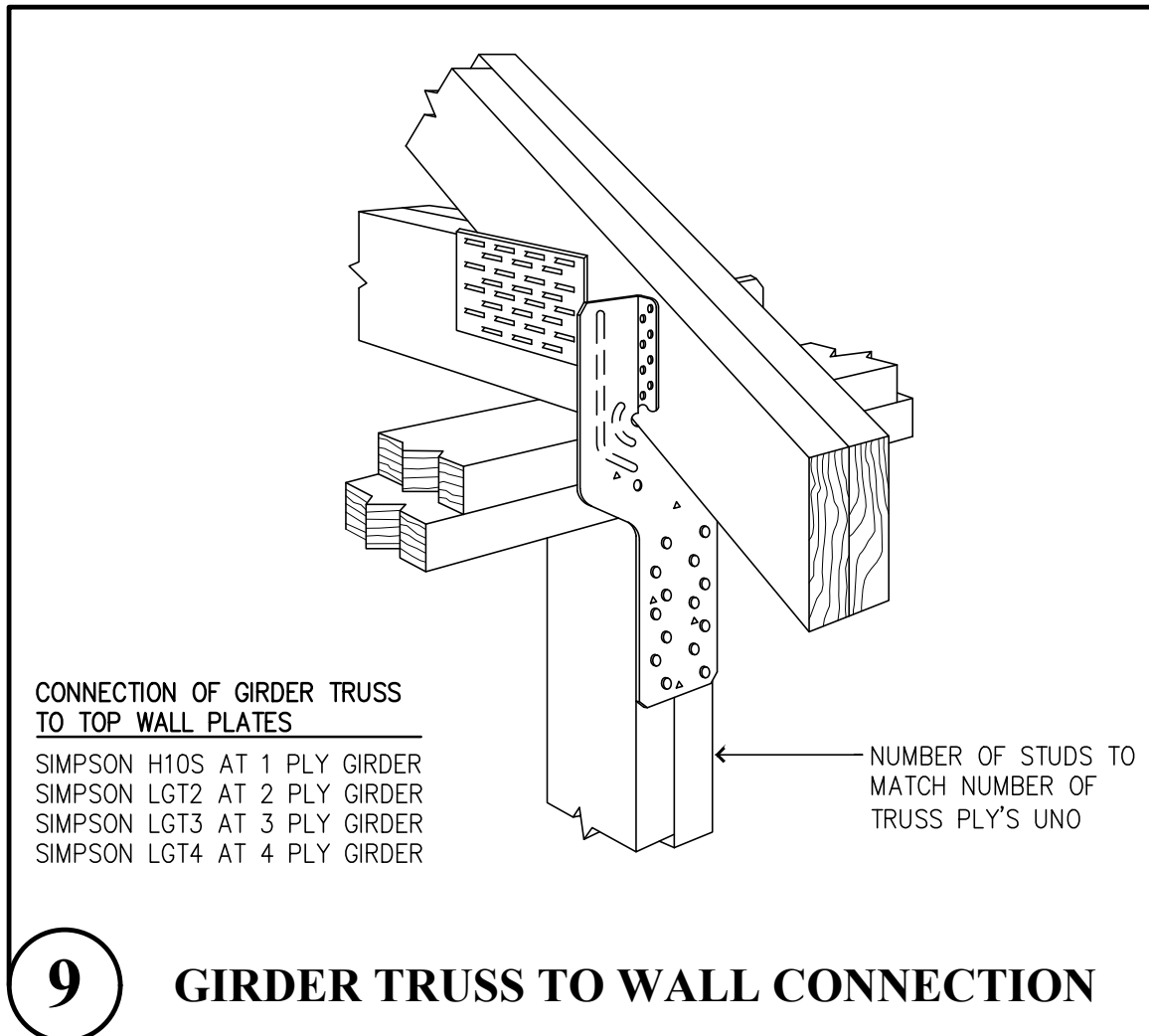
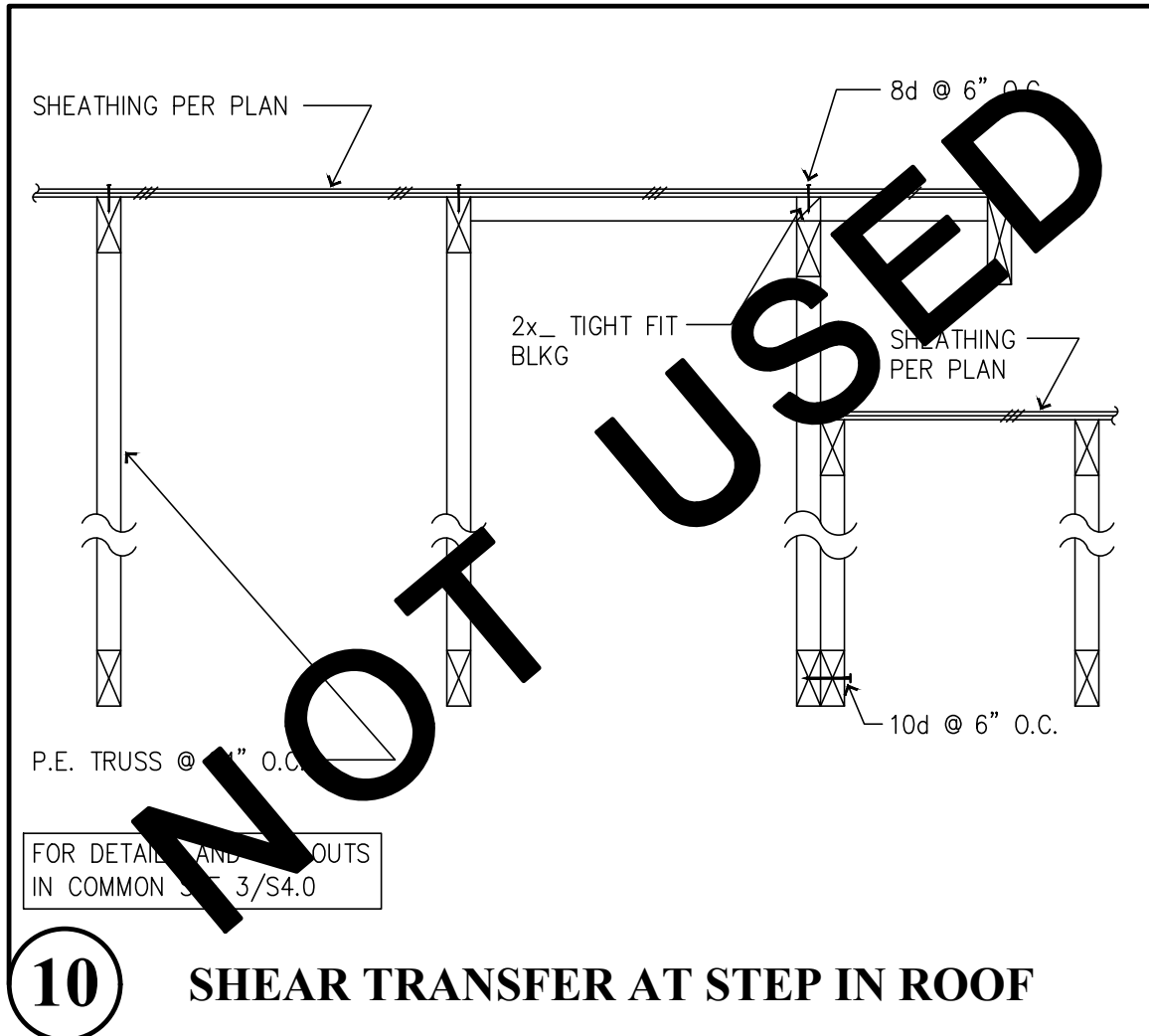
S4.0B

Scale: 1"=1'-0"

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Kitsap County Building Department
GShapiro@co.kitsap.wa.us
05/05/2020

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To Performing Work

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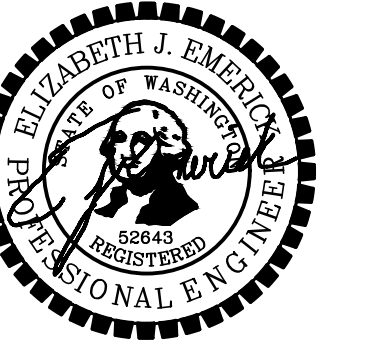


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Lakewood, WA 98499
(253) 984-2900

PROJECT ADDRESS

Wheeler Residence
xxxxx Ludvick Lake Dr.
Seabeck, Washington

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

PLAN: Olympic L

Roof Framing
Details

Project number: 19.00402
Date: 12-4-19
Drawn by: AEL
Checked by: EE

S5.0

Scale: 1"=1'-0"