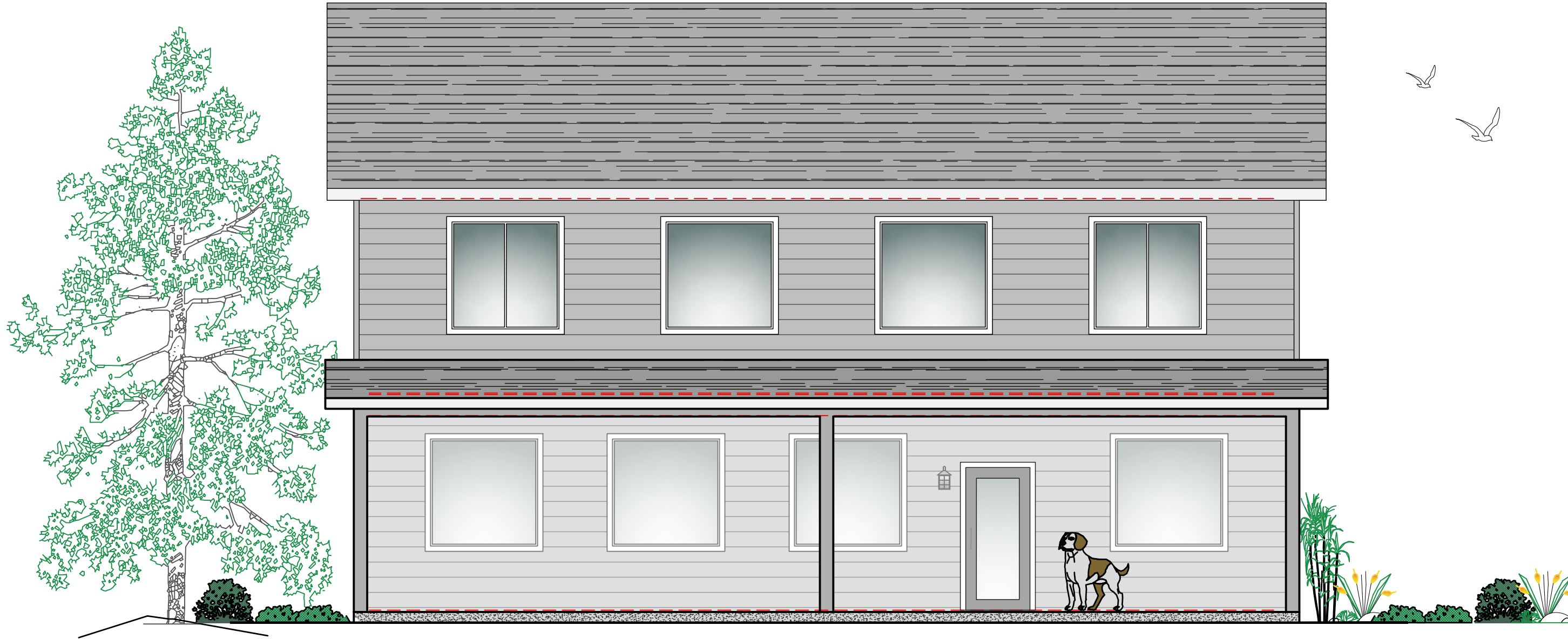


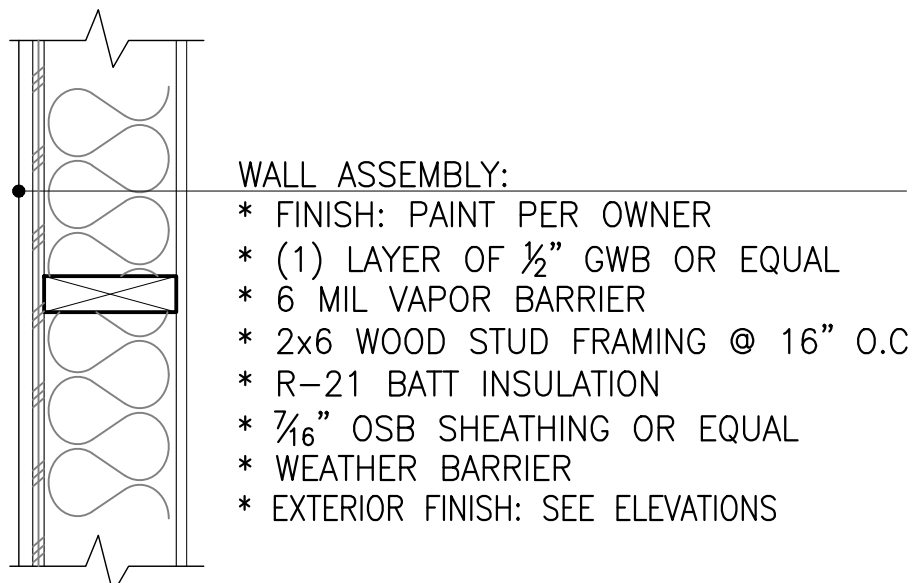
LOWE RESIDENCE

SHEET INDEX:

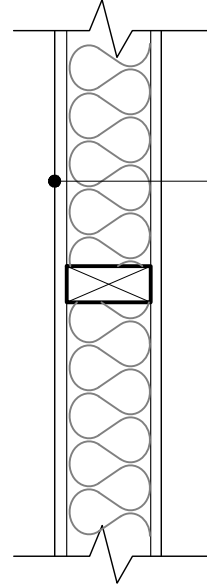
| | |
|-------|---|
| G-000 | COVER SHEET |
| S-101 | FOUNDATION PLAN |
| S-102 | SECOND FLOOR FRAMING & ROOF PLAN (SEE MFR DRAWINGS) |
| S-103 | UPPER LEVEL ROOF PLAN |
| S-104 | MAIN LEVEL SHEAR WALL PLAN |
| S-105 | SECOND LEVEL SHEAR WALL PLAN |
| S-501 | CONCRETE DETAILS |
| A-101 | ARCHITECTURAL SITE PLAN |
| A-111 | MAIN LEVEL FLOOR PLAN & DOOR/WINDOW SCHEDULES |
| A-112 | SECOND LEVEL FLOOR PLAN |
| A-201 | BUILDING ELEVATIONS |
| A-202 | BUILDING ELEVATIONS |
| A-501 | ARCHITECTURAL DETAILS |



WALL TYPES:

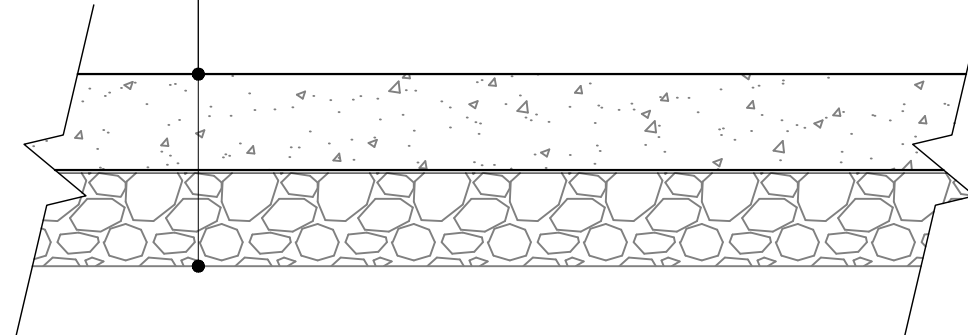


WALL ASSEMBLY:
* FINISH: PAINT PER OWNER
* (1) LAYER OF 1/2" GWB OR EQUAL
* 6 MIL VAPOR BARRIER
* 2x6 WOOD STUD FRAMING @ 16" O.C.
* R-21 BATT INSULATION
* 7/16" OSB SHEATHING OR EQUAL
* WEATHER BARRIER
* EXTERIOR FINISH: SEE ELEVATIONS

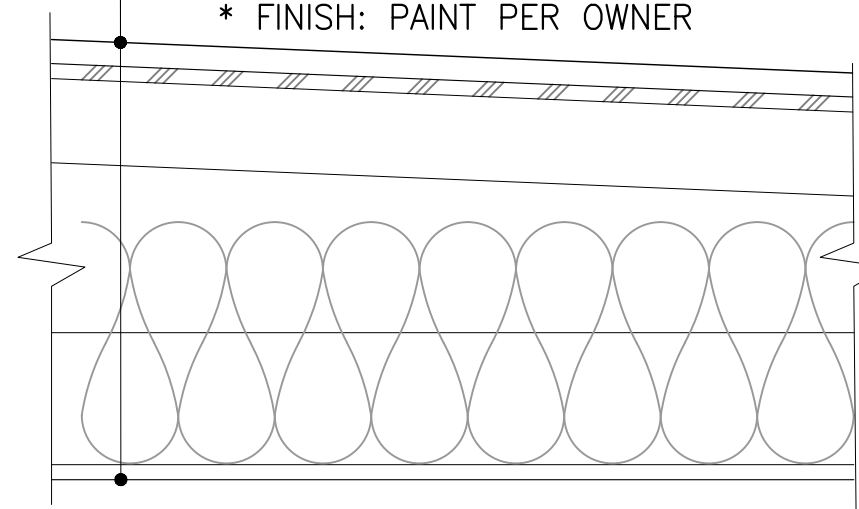


WALL ASSEMBLY:
*FINISH: PAINT PER OWNER
* (1) LAYER OF 1/2" GWB OR EQUAL
* 2x4 WOOD STUD WALL @ 16" O.C.
* SOUND INSULATION (OPTIONAL)
* (1) LAYER OF 1/2" GWB OR EQUAL
* FINISH: PAINT PER OWNER
NOTE:
2x6 FRAMING @ PLUMBING WALLS
2x6 FRAMING @ BEARING WALLS

FLOOR ASSEMBLY:
* FINISH: PER OWNER
* 4" THICK CONCRETE SLAB ON GRADE
* 6 MIL WPM/VAPOR BARRIER
* 4" DEEP COMPACTED GRAVEL
* R-10 OPTIONAL PER CONTRACTOR



ROOF ASSEMBLY:
* ROOFING SYSTEM PER ELEVATIONS
* ROOFING FELT UNDERLAYMENT OR EQUAL
* 7/16" ROOF SHEATHING OR EQUAL
* PRE-ENG. ROOF TRUSS SYSTEM PER ROOF TRUSS PROVIDER
* R-49 INSULATION, MIN.
* (1) LAYER OF 3/8" GWB (OR APPROVED EQUAL)
* FINISH: PAINT PER OWNER



NOTE:
R-38 INSULATION @ VAULTED CEILINGS

| A | EXTERIOR WALL ASSEMBLY | 1 1/2"=1' | B | INTERIOR WALL ASSEMBLY | 1 1/2"=1' | C | FLOOR ASSEMBLY | 1 1/2"=1' | D | ROOF TRUSS ASSEMBLY | 1 1/2"=1' |
|----|---|-----------|---|---|-----------|---|--|-----------|---|---------------------|-----------|
| 1 | THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS & TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. | | | 19 COVER ENTIRE CRAWL SPACE WITH 6-MIL POLYETHYLENE. LAP PERIMETER FOOTINGS 12 INCHES. LAP ALL SEAMS 12 INCHES. POLYETHYLENE TO EXTEND TO BOTTOM EDGE OF SUB-FLOOR. SEAL WITH "TEMCO" SEALANT (OR EQUAL). | | | 42 IF THE SOILS REPORT FOR THE SITE INDICATED SHALLOW WATER, FOUNDATION IN AREA OF GROUND WATER SHALL BE WATER PROOFED, IN ADDITION, A PERIMETER FOUNDATION DRAIN SYSTEM MUST BE INSTALLED. THE SYSTEM DRAIN SHOULD EITHER DAYLIGHT AT A SIDE SLOPE OR RUN TO A SUMP WITH A SUMP PUMP. | | | | |
| 2 | CONSTRUCTION, WORKMANSHIP, AND MATERIAL SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL AND STATE CODES, CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER CODES AS LOCALLY ADOPTED AND AMENDED. | | | 20 PROVIDE A MINIMUM OF TWO 8" X 16" DAMPERED VENTS INTO THE CRAWL SPACE AREA. VENTS ARE TO BE CLOSEABLE WITH 1/4" OPENING COVERED BY CORROSION RESISTANT SCREEN. SEE FOUNDATION PLAN FOR SPECIFIC CODE NOTES AND CALCULATION OF VENTS. | | | 43 GYPSUM BOARD USED FOR GARAGE WALLS & CEILINGS SHALL BE 5/8" THICK TYPE "X". ALL SHOULD BE FIRE TAPED & FIRE CAULKED. | | | | |
| 3 | IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE DRAWINGS, THE MORE STRINGENT PROVISIONS SHALL GOVERN. | | | 21 ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE-PRESERVATIVE-TREATED. | | | 44 ELECTRIC CONDUCTORS IN UNFINISHED AREAS MUST BE PHYSICALLY PROTECTED. | | | | |
| 4 | CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND SHALL VERIFY ALL JOB SITE CONDITIONS AND DIMENSIONS, REPORT TO THE DESIGNER IN WRITING ANY DISCREPANCIES BETWEEN ON-SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS (INCLUDING SPECIFICATIONS) PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK | | | 22 ALL EXTERIOR OPENINGS & BEARING WALL OPENINGS TO BE PER ROOF PLAN OR OTHERWISE NOTED ON THE PLANS. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH SIMPSON JOIST HANGER THAT MATCHES JOIST SIZE. (OR APPROVED EQUAL) | | | 45 ALL EXPOSED WOOD ON THE EXTERIOR OF THE HOUSE SHALL BE PROTECTED OR BE OF TREATED MATERIAL. | | | | |
| 5 | UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC) MARKED "PRELIMINARY", "BID SET", OR "PROGRESS PRINTS" BE USED FOR ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE SUBCONTRACTORS WITH MARKED LATEST EDITION OF PRINTS. | | | 23 PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. | | | 46 BACKING FOR TILE ON EXTERIOR WALLS SHALL BE WATER RESISTANT GYPSUM BOARD. | | | | |
| 6 | APPROVALS BY BUILDING INSPECTOR SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS). | | | 24 PROVIDE FIREBLOCKING, DRAFTSTOPS, & FIRESTOPS AS PER THE I.R.C. | | | 47 TWO DEDICATED 20 AMP APPLIANCE CIRCUITS ARE REQUIRED ABOVE THE KITCHEN COUNTER TOP. TWO ADDITIONAL DEDICATED CIRCUITS, ONE FOR THE DISHWASHER & THE OTHER FOR THE GARBAGE COMPACTOR. LOCATE A DUPLEX OUTLET BEHIND THE STOVE & REFRIGERATOR. | | | | |
| 7 | OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE DESIGNER FOR CLARIFICATION. | | | 25 EACH BEDROOM TO HAVE A MINIMUM EGRESS WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20", MINIMUM HEIGHT OF 24", & A SILL LESS THAN 44" OFF THE FLOOR. | | | 48 ALL EXTERIOR FAUCETS TO BE FROST-FREE WITH ANTI-SIPHON DEVICE. | | | | |
| 8 | THE CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL THROUGHOUT THE WORK. THE CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK IN THE FIELD IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN THE SPECIFICATIONS. | | | 26 ALL WINDOWS WITHIN 18" OF THE FLOOR OR WALKING SURFACES WITHIN 24" OF ANY DOOR, OR 9 S.F., ARE TO HAVE TEMPERED GLAZING. | | | 49 PROVIDE A CRICKET ON THE UPSLOPE OF A FLUE HOUSING. THE CRICKET SHALL BE CONSTRUCTED OF 2X FRAMING & SHEATHING & SHALL ALLOW FOR NO DRAINAGE TO IMPACT HOUSING. | | | | |
| 9 | ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE IBCO RESEARCH RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, PRODUCTS OF EQUAL QUALITY WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED, BUT ONLY IF APPROVED BY THE DESIGNER UNLESS SPECIFICALLY NOTED IN THE CONTRACT, DESIGNER(S) WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT. | | | 27 SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE & LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25". SKYLIGHT FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4" ABOVE ROOF PLANE. FRAME TO BE COVERED WITH ICE & WATER SHIELD WHICH SHALL EXTEND 24" ONTO THE ROOF SHEATHING. | | | 50 ALL GROOVED 303 SIDING (T-11) SHALL BE APPLIED WITH GROOVES VERTICAL ONLY. (IF USED) | | | | |
| 10 | SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY CONTRACTORS IN CONNECTION WITH SOME PORTION OF THIS WORK ARE TO BE SUBMITTED TO THE DESIGNER AND APPROVED PRIOR TO COMMENCEMENT OF ORDERING FABRICATION, CONSTRUCTION, OR INSTALLATION. | | | 28 IF TUB OR SHOWER HAS AN ENCLOSURE SAFETY GLAZING IS REQUIRED. | | | 51 ALL EXTERIOR WALLS TO BE 2" X 6" @ 16" O.C. EXCEPT WHERE INDICATED. | | | | |
| 11 | CONTRACTOR SHALL CONSULT, PRIOR TO THE START OF CONSTRUCTION, REPRESENTATIVES OF CITY AND GAS (OIL), ELECTRIC, WATER, TELEPHONE, AND CABLE COMPANIES CONCERNING UTILITIES AVAILABILITY AND HOOK-UP, AS WELL AS CALL FOR LOCATIONS. | | | 29 ALL EXTERIOR WINDOWS ARE TO BE DOUBLE INSULATED GLASS & ALL EXTERIOR DOORS ARE TO BE SOLID CORE WOOD OR INSULATED METAL WITH WEATHERSTRIPPING. PROVIDE 1/2" DEADBOLT LOCKS ON ALL EXTERIOR DOORS & LOCKING DEVICES ON ALL DOORS OR WINDOWS WITHIN 10' (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE 54" - 66" ABOVE DOOR FLOOR ON EXTERIOR DOORS. | | | 52 ALL INTERIOR WALLS TO BE 2" X 4" @ 16" O.C. EXCEPT WHERE INDICATED. | | | | |
| 12 | THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY DURING, BUT NOT LIMITED TO, NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT. THE OWNER AND ARCHITECT SHALL BE NAMED AS ADDITIONS INSURED ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE. | | | 30 PROVIDE SMOKE DETECTORS ON ALL LEVELS, IN EVERY SLEEPING ROOM & ADJACENT HALLWAYS WIRED IN SERIES WITH BATTERY BACK-UP. | | | 53 ALL CHASES TO BE OF 1-HR. CONSTRUCTION PER I.R.C. | | | | |
| 13 | WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. | | | 31 CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR APPROXIMATE LOCATION) TO HOUSE ELECTRICAL SYSTEM & INTERCONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND. SMOKE DETECTORS TO HAVE BATTERY BACKUP. | | | 54 HEADROOM CLEARANCE AT STAIRWAYS SHOULD BE A MINIMUM OF 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY PER I.R.C. | | | | |
| 14 | MIN INSULATION STANDARDS: REGULAR CEILINGS: R-49 VAULTED CEILINGS: R-38 CRAWLSPACE/FLOORS R-30 2x6 WALLS R-21 2x4 WALLS R-13 FOUNDATION/SLAB R-10 THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. | | | 32 ALL OUTLETS IN BATHROOM & GARAGE, ACCESSIBLE TO EXTERIOR GRADE (INCLUDING HEADBOLT HEATER OUTLETS) WITHIN 6 FEET OF SINKS & NEAR JETTED TUBS SHALL BE GFCI PROTECTED. | | | 55 25" R.O. FOR CLOTHING CLOSET DEPTHS (MIN.) | | | | |
| 15 | ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450. COVER ANY FOAM INSULATION WITH ONE-HALF INCH THICK GYPSUM BOARD OR PLYWOOD. | | | 33 PROVIDE COMBUSTION AIR VENTS (W/SCREEN) FOR FIREPLACES, WOOD STOVES & ANY APPLIANCES WITH AN OPEN FLAME PER MANUFACTURER'S SPECIFICATIONS. | | | 56 ALL ELECTRICAL WORK TO COMPLY WITH STATE & MUNICIPAL CODES AS ADOPTED. | | | | |
| 16 | ALL CONCRETE SLABS SHALL HAVE CONTROL JOINTS AS REQUIRED. | | | 34 BATHROOMS & UTILITY (LAUNDRY) ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 100 CFM FAN. RANGE HOODS ARE ALSO TO BE VENTED TO OUTSIDE. SCREW ALL DUCTWORK TOGETHER & SEAL WITH DUCT TAPE OR SILICONE SEALANT. USE 3 SCREWS AT EACH JOINT. EXHAUST FROM DRYER SHALL BE VENTED TO EXTERIOR WITH DUCT WORK AS DESCRIBED ABOVE, BUT USE POP-RIEVETS INSTEAD OF SCREWS. | | | 57 ALL OUTLETS IN BATHROOMS ARE G.F.C.I.'S | | | | |
| 17 | CONCRETE SIDEWALKS TO HAVE 3/4" TOoled JOINTS AT 5' O.C. (MINIMUM). | | | 35 PROVIDE 2 INCHES OF CLEAR VENT SPACE WITH APPROVED INSULATION Baffles AT EAVE VENTS BETWEEN RAFTERS OR TRUSSES. ATTACH PER MANUFACTURER'S SPECIFICATIONS & REQUIRED WIND LOAD. | | | 58 HANDRAILS SHALL HAVE A MAXIMUM HEIGHT OF 38" & A MINIMUM HEIGHT OF 34", MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF FOUR OR MORE RISERS & SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT & SHALL EXTEND 6 INCHES BEYOND THE TOP & BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. | | | | |
| 18 | EXCAVATE THE SITE TO PROVIDE MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS & JOISTS. | | | 36 ALL TRUSSES TO HAVE 12 INCH DEEP ENERGY HEEL (MINIMUM). | | | 59 OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHOULD HAVE GUARDRAILS. | | | | |

GENERAL CONSTRUCTION NOTES:

ABBREVIATIONS:

| | |
|-------|--|
| @ | AT |
| A/C | AIR CONDITIONING |
| ALT | ALTERNATE |
| ARCH | ARCHITECTURAL |
| ASSEM | ASSEMBLY |
| BM | BEAM |
| BSMT | BASEMENT |
| CL | CENTER LINE |
| CLG | CEILING |
| CONC | CONCRETE |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CMU | CONCRETE MASONRY UNIT |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DN | DOWN |
| DW | DISH WASHER |
| EA | EACH |
| (E) | EXISTING |
| EF | EXHAUST FAN |
| EXT | EXTERIOR |
| ELEV | ELEVATIONS |
| EQUIP | EQUIPMENT |
| FTG | FOOTING |
| GA | GAUGE OR GAGE |
| GALV | GALVANIZED |
| GFI | GROUND FAULT INTERRUPTER |
| GLB | GLUE LAMINATED BEAM |
| GWB | GYPSUM WALL BOARD |
| HORIZ | HORIZONTAL |
| HT | HEIGHT |
| HVAC | HEATING VENTILATION & AIR CONDITIONING |
| INSUL | INSULATION |
| INT | INTERIOR |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| N | NORTH |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OHD | OVERHEAD DOOR |
| OSB | ORIENTED STRAND BOARD |
| PLYWD | PLYWOOD |
| PT | PRESSURE TREATED FOR RESISTANCE TO WATER DECAY |
| R | RADIUS |
| REFR | REFRIGERATOR |
| REQ | REQUIRED |
| RO | ROUGH OPENING |
| R/S | ROUGH SAWN |
| SHR | SHEAR |
| SHWR | SHOWER |
| SF | SQUARE FEET |
| SIM | SIMILAR |
| sq ft | SQUARE FEET |
| STRUC | STRUCTURAL |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |

4/11/2023 9:38:42 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM



509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98020

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

PROPERTY REGULATIONS:

SEE HOA PROPERTY REGULATIONS AND STRICTLY FOLLOW CC&R. NOT INCLUDED IN A DRAWING SET. PLEASE WORK WITH OWNER AND GET THE INFORMATION PROVIDED TO YOU

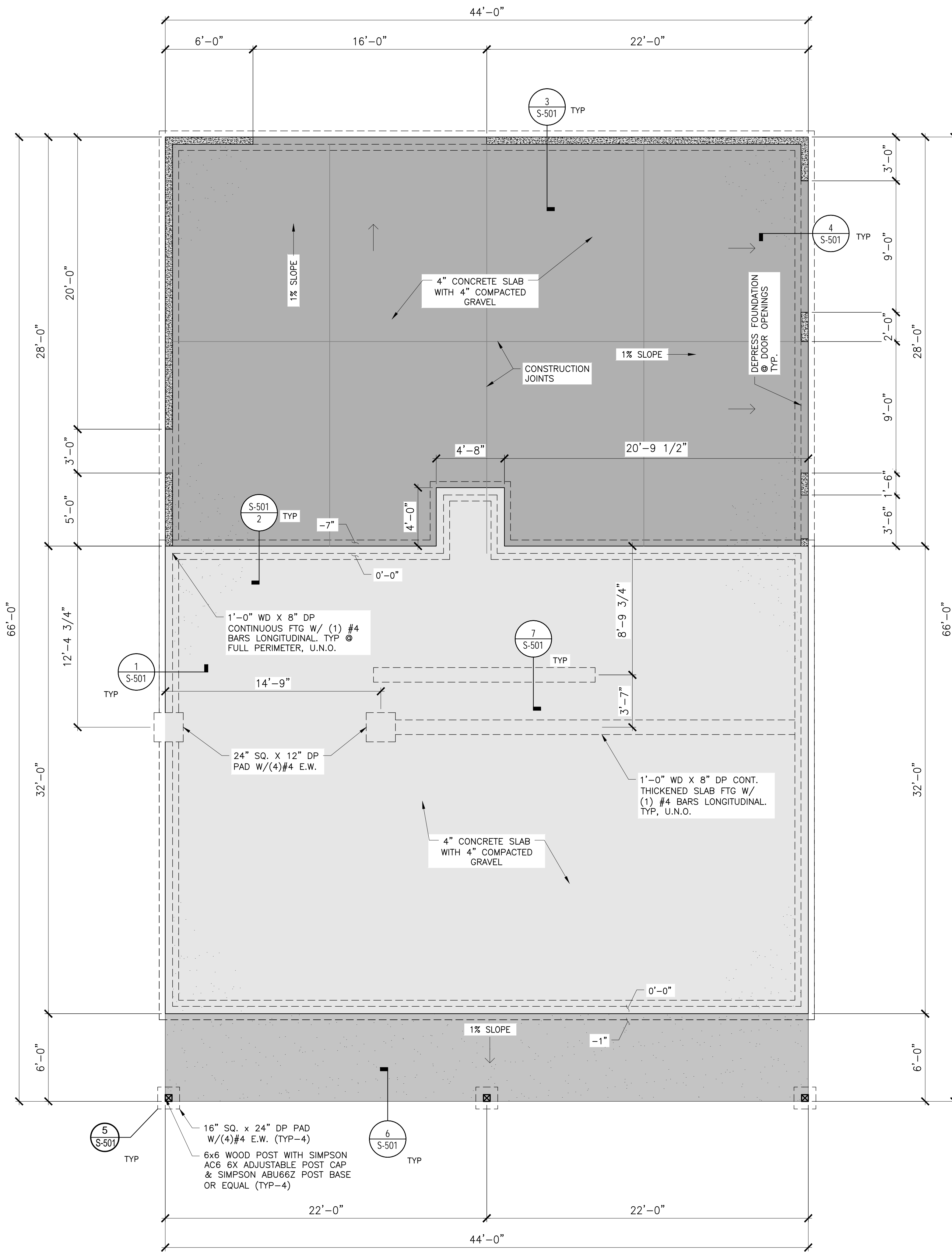
ATTENTION

WHERE APPLICABLE: STRUCTURAL ENGINEERED PLANS SHALL SUPERCEDE ANY/ALL INFORMATION HEREIN THE ARCHITECTURAL DESIGN SET INCLUDING BUT NOT LIMITED TO ASSEMBLIES AND/OR ARCHITECTURAL DETAILS (CONTRACTOR TO VERIFY ANY AND ALL ASPECTS OF DESIGN PRIOR TO START OF CONSTRUCTION)

COVER SHEET

SHEET NO.:

G-000



TYP. FOUNDATION NOTES:

- ALL METAL REINFORCEMENT SHALL BE GRADE 60
- CONC. $F'c = 2,500$ PSI IN 28 DAYS. 5-1/2 BAG MIN. CEMENT
- VERIFIED BY CONTRACTOR. NO CLAY OR NON-VERIFIED BY CONTRACTOR. NO CLAY OR NON-ENGINEERED FILL BEARING SOILS ALLOWED
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR 95% COMPACTED ENGINEERED FILL
- R408.5 REMOVAL OF DEBRIS. THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. ALL CONSTRUCTION MATERIALS SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE.
- R408.6 FINISHED GRADE. THE FINISHED GRADE OF UNDER-FLOOR SURFACE MAY BE LOCATED AT THE BOTTOM OF THE FOOTINGS; HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUNDWATER TABLE CAN RISE TO WITHIN 6" OF THE FINISHED FLOOR AT THE BUILDING PERIMETER OR WHERE THERE IS EVIDENCE THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GRADE IN THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GRADE, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED.
- ALL CONCRETE SLABS SHALL HAVE CONTROL JOINTS AS REQUIRED.
- CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 5' O.C. (MINIMUM).
- EXCAVATE THE SITE TO PROVIDE MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS AND JOISTS. "TEMCO" SEALANT (OR EQUAL).
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE-PRESERVATIVE-TREATED.
- SEE SHEAR WALL PLAN FOR COLUMN PLACEMENT AND MORE INFORMATION
- INSTALL 2x BLOCKING BELOW ALL PLUMBING FIXTURES, CONTRACTOR TO FIELD VERIFY

4/11/2023 9:39:32 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM

DRAFTCO
DESIGNS LLC

RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

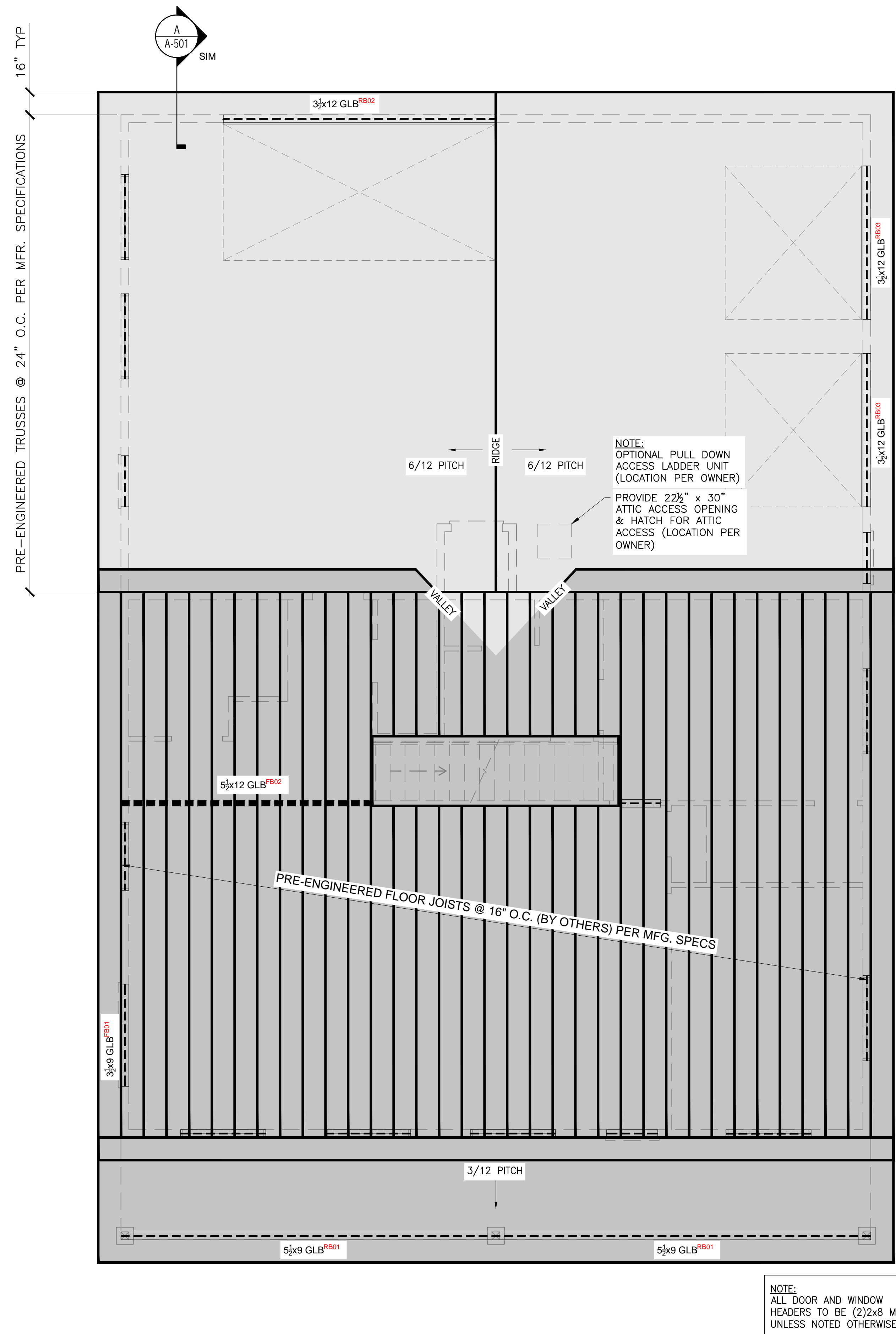
LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

FOUNDATION PLAN

SHEET NO.:
S-101

SEE PRE-ENGINEERED TRUSS PACKAGE FOR MORE INFORMATION



TYP. ROOF FRAMING NOTES:

- 1 ROOF TRUSS DESIGN PER TRUSS MANUFACTURER
- 2 PRE-ENGINEERED ROOF TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED, & BLOCKED AS PER MANUF'S SHOP DRAWING'S & RECOMMENDATIONS
- 3 STRUCTURAL FRAM'G LUMBER fs - 1200 (MIN.)
- 4 ALL INTERIOR HEADERS TO BE (2) 2x6 VERTICAL & ALL EXTERIOR HEADERS TO BE (2) 2x8 VERTICAL UNLESS NOTED OTHERWISE
- 5 PROVIDE SIMPSON H-2.5A CLIPS @ EVERY OTHER ROOF TRUSS (OR APPROVED EQUAL)
- 6 ROOF SHEATHING SHALL BE CLIPPED @ MID SPAN W/ 8D NAILS @ 6" O.C. @ THE EDGES & 12" O.C. IN THE FIELD
- 7 ROOF SHEATHING 7/16" UNBLOCKED W/8d COMMON. 6" ALL EDGES/END NAILS 12" O.C. FIELD OR 1/2" UNBLOCKED W/ 10d COMMON NAILS @ 6" O.C. EDGES /12" O.C. FIELD U.N.O.
- 8 ROOF VENTILATION 1/150 SF PER IRC R806.2. MAINTAIN MIN. 1 1/2" AIR SPACE ABOVE INSULATION FOR VENTING
- 9 ROOF SLOPE AS INDICATED ON DRAWINGS. ROOF SLOPE SHALL NOT BE LESS THAN 1/4":12" AT ANY LOCATIONS
- 10 FLASH AND COUNTER FLASH ALL ROOF PENETRATIONS
- 11 PLUMBING PENETRATIONS NOT SHOWN FOR CLARITY. KEEP PLUMBING PENETRATIONS TO A MINIMUM.
- 12 PROVIDE BALANCED ROOF VENTILATION. IT IS RECOMMENDED THAT THE CONTRACTOR COORDINATE THE VENTING PRODUCT SUPPLIER TO PREVENT IMBALANCED VENTILATION UNDER SEVERE WEATHER CONDITIONS WHERE INFILTRATION COULD OCCUR. WEATHER SHIELD FLASHING MAY BE REQUIRED AT THESE CONDITIONS.
- 13 PROVIDE DRAFT STOPS IN ALL CONCEALED SPACES AT FLOOR-CEILING ASSEMBLIES WHEN THERE IS USABLE SPACE ABOVE OR BELOW THE CONCEALED SPACE. DRAFT STOPS SHALL CONSIST OF 2x FRAMING OR TRUSS MEMBER WITH 1/2" GWB EACH SIDE. DRAFT STOPS SHALL DIVIDE THE CONCEALED SPACE TO INTO APPROXIMATELY EQUAL SPACES NOT TO EXCEED 1,000 SF EACH. DRAFT STOP CONSTRUCTION ASSEMBLY REQUIRED BY IRC. IN NO CASE SHALL A DRAFT STOP ASSEMBLY BE LESS THAN REQUIRED BY IRC SECTION R502.12.
- 16 CONTRACTOR TO COORDINATE WITH THE TRUSS MANUFACTURER TO OBTAIN THEIR CALCULATIONS, DRAWINGS AND SPECIFICATIONS AND REVIEW THEM TO MAKE SURE THEY WORK WITH THE DESIGN INTENT OF THE RESIDENCE.
- 17 CONTRACTOR TO CONFIRM AND COORDINATE THAT ALL TRUSSES HAVE:
1_MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES. 2_BRACED (IF REQUIRED) TO MANUFACTURER'S SPECIFICATIONS. 3_GIRDER AND FIELD ASSEMBLED TRUSSES, STRESS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL. 4_WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL. 5_HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING.
- 18 PROVIDE 22 1/2" x 30" ATTIC ACCESS OPENING & HATCH FOR ATTIC ACCESS (LOCATION PER OWNER/CONTRACTOR)

4/11/2023 9:39:03 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM

DRAFTCO
DESIGNS LLC

RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

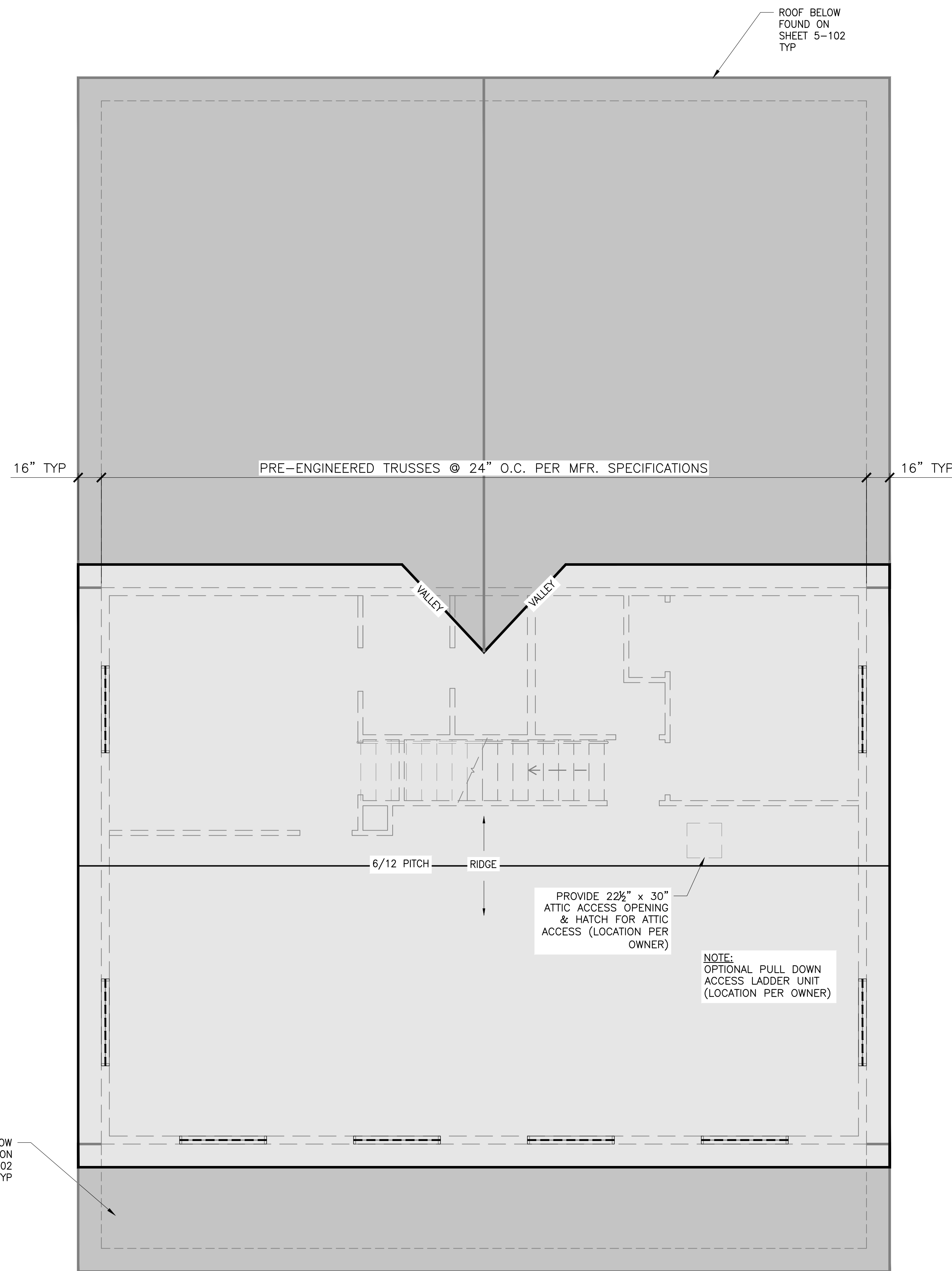
LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98020

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

2nd FLOOR FRAMING & ROOF PLAN

SHEET NO.:
S-102

SEE PRE-ENGINEERED TRUSS PACKAGE FOR MORE INFORMATION



TYP. ROOF FRAMING NOTES:

- 1 ROOF TRUSS DESIGN PER TRUSS MANUFACTURER
- 2 PRE-ENGINEERED ROOF TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED, & BLOCKED AS PER MANUF'S SHOP DRAWING'S & RECOMMENDATIONS
- 3 STRUCTURAL FRAM'G LUMBER fs - 1200 (MIN.)
- 4 ALL INTERIOR HEADERS TO BE (2) 2x6 VERTICAL & ALL EXTERIOR HEADERS TO BE (2) 2x8 VERTICAL UNLESS NOTED OTHERWISE
- 5 PROVIDE SIMPSON H-2.5A CLIPS @ EVERY OTHER ROOF TRUSS (OR APPROVED EQUAL)
- 6 ROOF SHEATHING SHALL BE CLIPPED @ MID SPAN W/ 8D NAILS @ 6" O.C. @ THE EDGES & 12" O.C. IN THE FIELD
- 7 ROOF SHEATHING 7/16" UNBLOCKED W/8d COMMON. 6" ALL EDGES/END NAILS 12" O.C. FIELD OR 1/2" UNBLOCKED W/ 10d COMMON NAILS @ 6" O.C. EDGES /12" O.C. FIELD U.N.O.
- 8 ROOF VENTILATION 1/150 SF PER IRC R806.2. MAINTAIN MIN. 1 1/2" AIR SPACE ABOVE INSULATION FOR VENTING
- 9 ROOF SLOPE AS INDICATED ON DRAWINGS. ROOF SLOPE SHALL NOT BE LESS THAN 1/4":12" AT ANY LOCATIONS
- 10 FLASH AND COUNTER FLASH ALL ROOF PENETRATIONS
- 11 PLUMBING PENETRATIONS NOT SHOWN FOR CLARITY. KEEP PLUMBING PENETRATIONS TO A MINIMUM.
- 12 PROVIDE BALANCED ROOF VENTILATION. IT IS RECOMMENDED THAT THE CONTRACTOR COORDINATE THE VENTING PRODUCT SUPPLIER TO PREVENT IMBALANCED VENTILATION UNDER SEVERE WEATHER CONDITIONS WHERE INFILTRATION COULD OCCUR. WEATHER SHIELD FLASHING MAY BE REQUIRED AT THESE CONDITIONS.
- 13 PROVIDE DRAFT STOPS IN ALL CONCEALED SPACES AT FLOOR-CEILING ASSEMBLIES WHEN THERE IS USABLE SPACE ABOVE OR BELOW THE CONCEALED SPACE. DRAFT STOPS SHALL CONSIST OF 2x FRAMING OR TRUSS MEMBER WITH 1/2" GWB EACH SIDE. DRAFT STOPS SHALL DIVIDE THE CONCEALED SPACE TO INTO APPROXIMATELY EQUAL SPACES NOT TO EXCEED 1,000 SF EACH. DRAFT STOP CONSTRUCTION ASSEMBLY REQUIRED BY IRC. IN NO CASE SHALL A DRAFT STOP ASSEMBLY BE LESS THAN REQUIRED BY IRC SECTION R502.12.
- 14 CONTRACTOR TO COORDINATE WITH THE TRUSS MANUFACTURER TO OBTAIN THEIR CALCULATIONS, DRAWINGS AND SPECIFICATIONS AND REVIEW THEM TO MAKE SURE THEY WORK WITH THE DESIGN INTENT OF THE RESIDENCE.
- 15 CONTRACTOR TO CONFIRM AND COORDINATE THAT ALL TRUSSES HAVE:
1_MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES. 2_BRACED (IF REQUIRED) TO MANUFACTURER'S SPECIFICATIONS. 3_GIRDER AND FIELD ASSEMBLED TRUSSES, STRESS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL. 4_WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL. 5_HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING.
- 16 PROVIDE 22 1/2" x 30" ATTIC ACCESS OPENING & HATCH FOR ATTIC ACCESS (LOCATION PER OWNER/CONTRACTOR)

4/11/2023 9:39:07 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM



RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

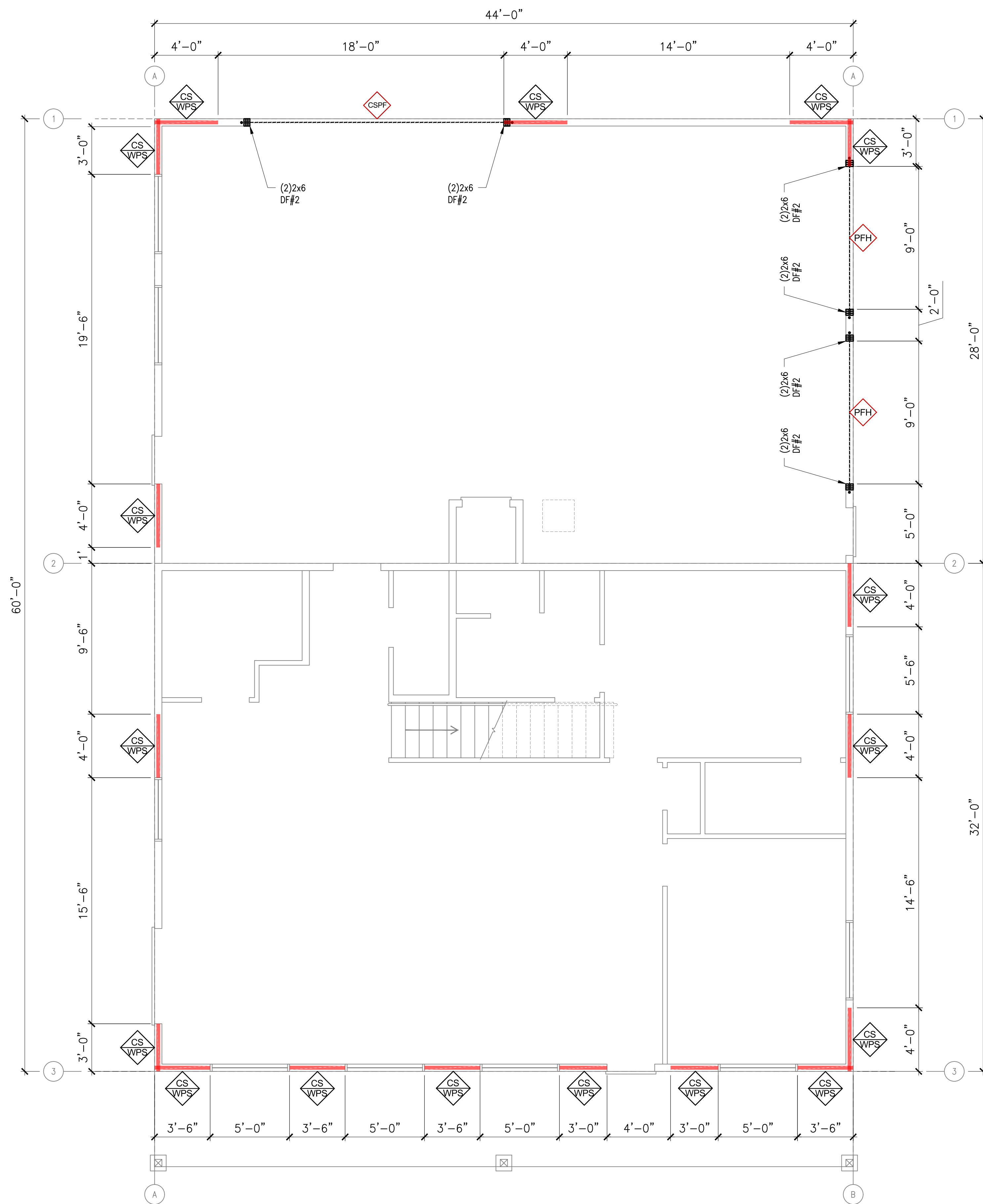
LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

UPPER LEVEL
ROOF PLAN

SHEET NO. :

S-103

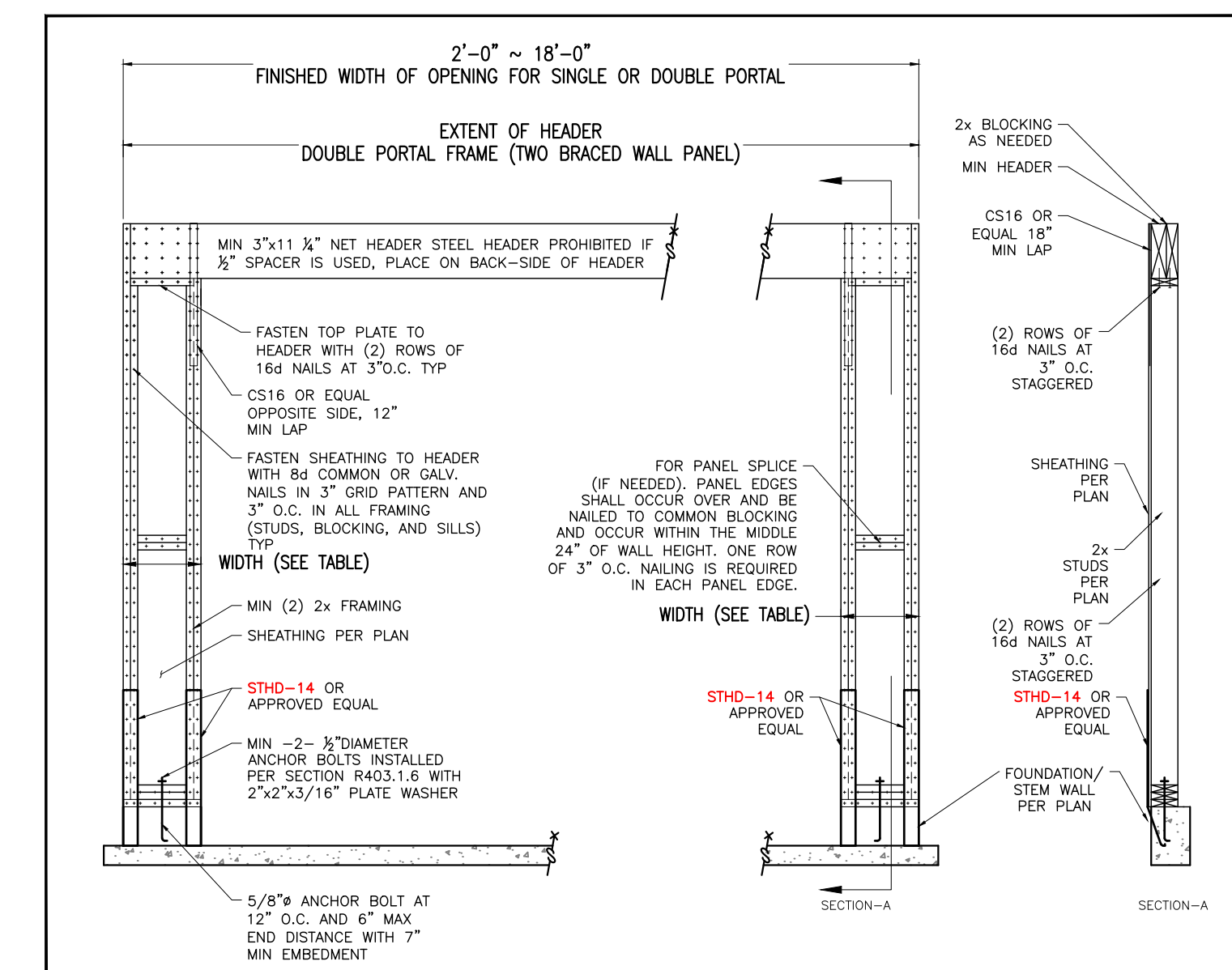


PRESCRIPTIVE WALL BRACING SCHEDULE PER IRC :

| SYMBOL | METHOD | MATERIAL | MIN THK | CONNECTION CRITERIA |
|--------|--------|------------------------------------|-------------------------|---|
| CS WPS | CS-WSP | WOOD STRUCTURAL PANEL | 7/16" | 8d COMMON (2.5"x 0.131 @ 6" SPACING EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) STAPLE (16 GA 1-3/4" @ 3" SPACING EDGES) AND @ 6" SPACING (INTERMEDIATE SUPPORTS) |
| PFH | PFH | CONTINUOUS PORTAL FRAME | PER SECTION R602.10.6.2 | SEE FIGURE R602.10.6.2 METHOD PFH PORTAL FRAME WITH HOLD DOWNS |
| GB | CS-GB | GYPSUM BOARD PANEL | 1/2" GWB | NAILS AND SCREWS @ 7'-0" O.C. EDGES AND FIELD SPACING @ PANEL EDGES INCLUDING TOP AND BOTTOM PLATES FOR ALL BRACED WALL PANEL LOCATIONS. FOR INTERIOR GYPSUM BOARD NAIL OR SCREW SIZE, SEE IRC TABLE R702.3.5 |
| CSPF | CSPF | CONTINUOUSLY SHEATHED PORTAL FRAME | PER SECTION R602.10.6.4 | MIN PANEL THICKNESS 7/16", 1/2" SPACERS, 8D NAILS IN GRID PATTERN, 6-16D NAILS IN KING STUDS, SEE IRC TABLE R602.10.6.4. |

STRUCTURAL NOTES:

- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
- BLOCKING IS REQUIRED AT ALL WOOD SHEATHING PANEL EDGES. BLOCKING IS NOT REQUIRED ON GYPSUM BOARD SHEATHING PANEL EDGES.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLDDOWN REQUIREMENTS.
- SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDDOWN POSTS.
- INTERMEDIATE FRAMING TO BE 2X MINIMUM MEMBERS. FIELD NAILING 12" OC FOR WOOD SHEATHING. GYPSUM BOARD NAILING TO BE AS SHOWN FOR ALL STUDS.
- IF CLIPS ARE USED INSTEAD OF TOE-NAILS, USE 8d x 1 1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 8d x 2 1/2" LONG NAILS WHERE INSTALLED OVER SHEATHING.
- IF CLIPS ARE USED, FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT
- WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
- (IN SEISMIC DESIGN CATEGORIES D,E&F) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 3/8"x2"x2". EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE.
- PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.



4/11/2023 9:39:39 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM

DRAFTCO
DESIGNS LLC
RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98020

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

MAIN LEVEL BRACE WALL PLAN

SHEET NO. :

S-104

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

**SECOND LEVEL
BRACE
WALL PLAN**

SHEET NO.:

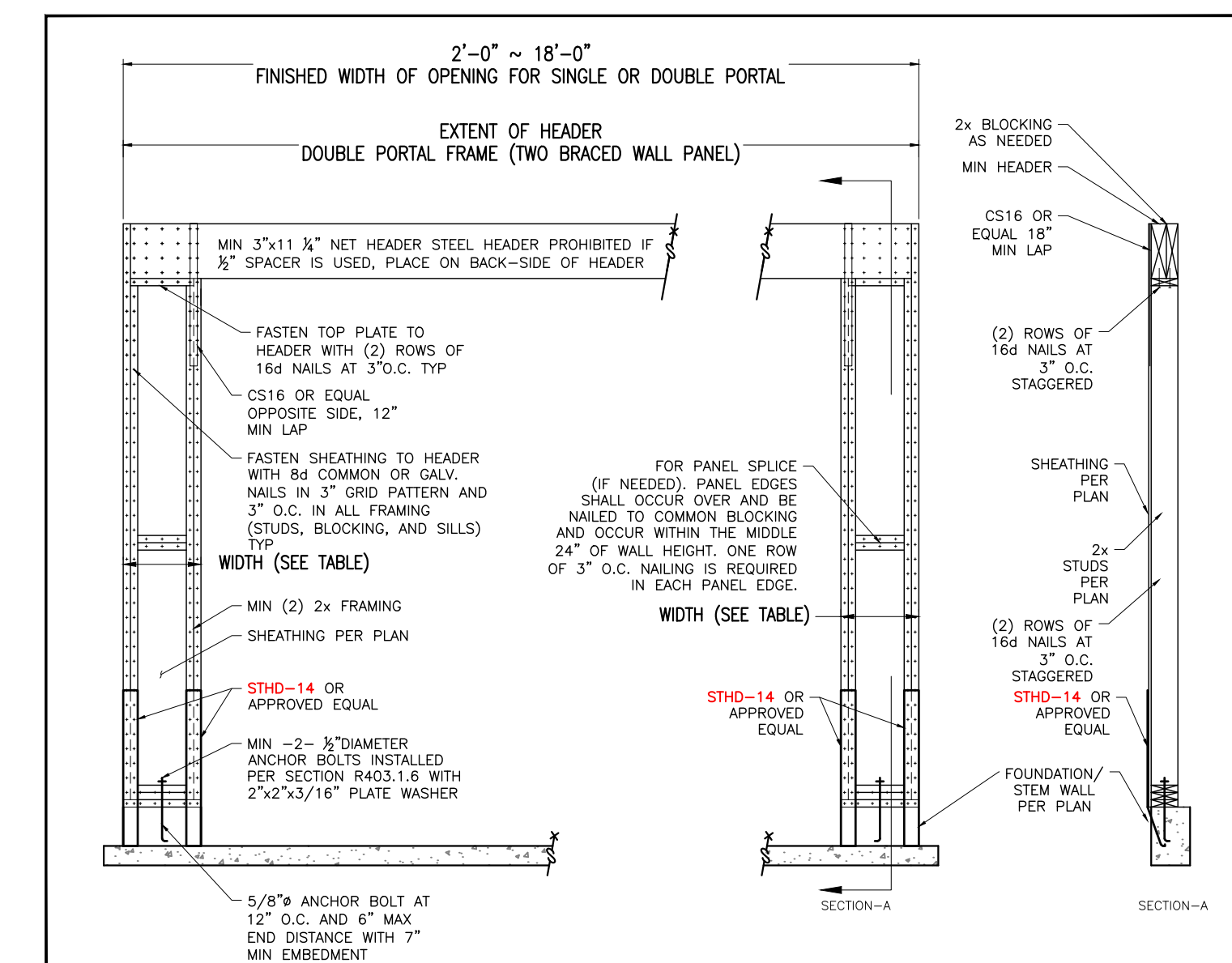
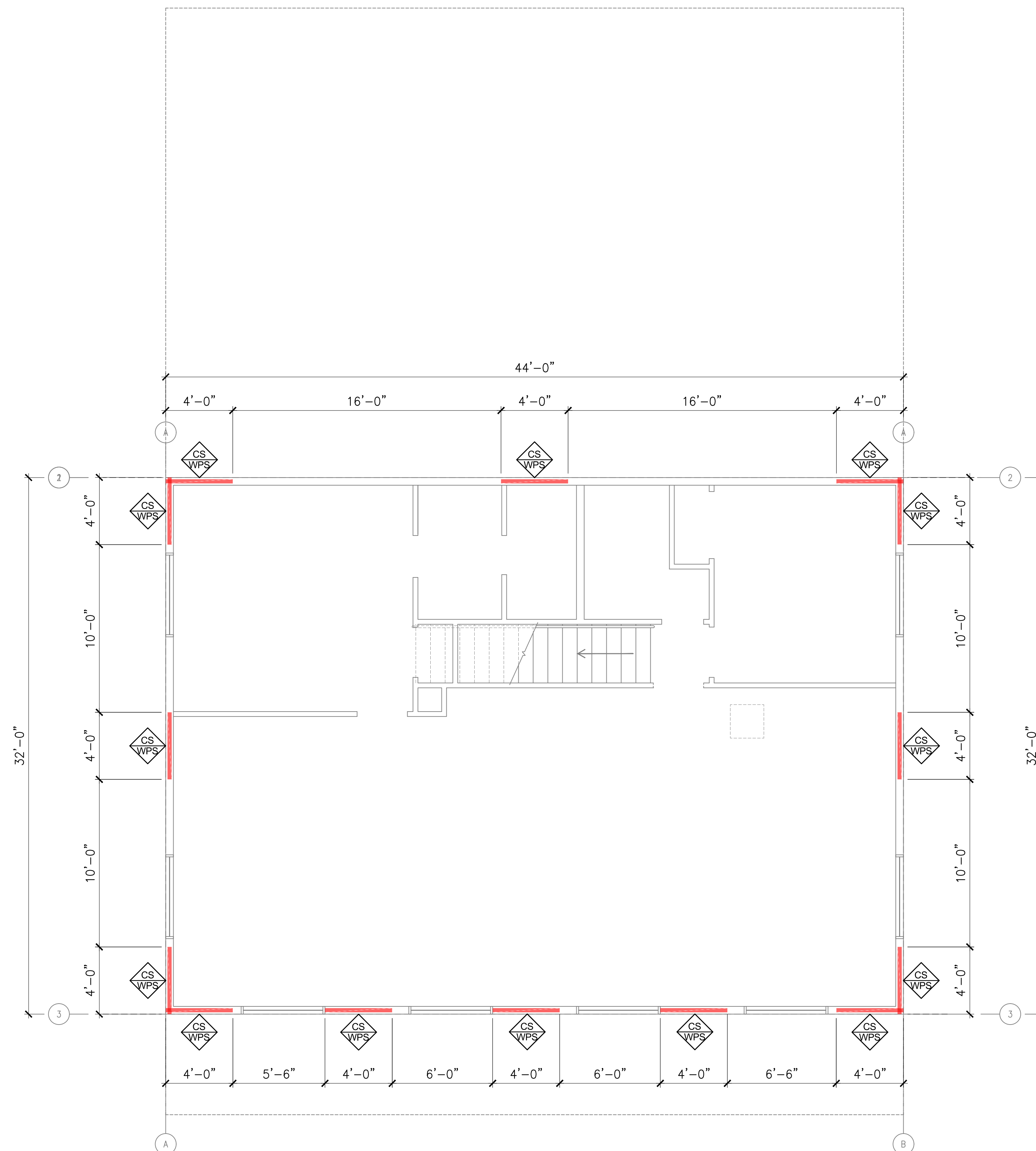
S-105

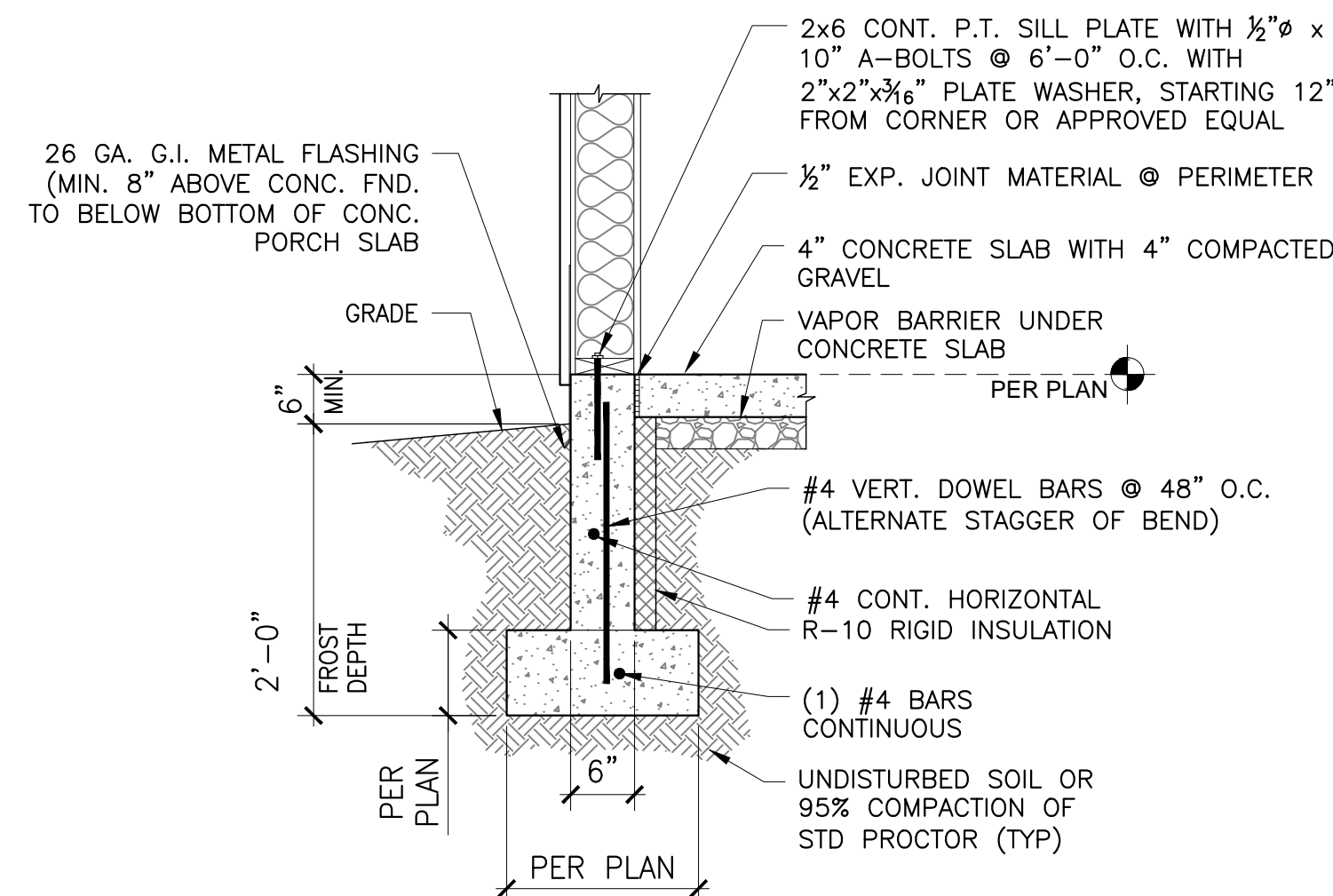
PRESCRIPTIVE WALL BRACING SCHEDULE PER IRC :

| SYMBOL | METHOD | MATERIAL | MIN THK | CONNECTION CRITERIA |
|--------|--------|-------------------------|-------------------------|---|
| | CS-WSP | WOOD STRUCTURAL PANEL | 7/16" | 8d COMMON (2.5"x 0.131 @ 6" SPACING EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) STAPLE (16 GA 1-3/4" @ 3" SPACING EDGES) AND @ 6" SPACING (INTERMEDIATE SUPPORTS) |
| | PFH | CONTINUOUS PORTAL FRAME | PER SECTION R602.10.6.2 | SEE FIGURE R602.10.6.2 METHOD PFH PORTAL FRAME WITH HOLD DOWNS |
| | CS-GB | GYPSON BOARD PANEL | 1/2" GWB | NAILS AND SCREWS @ 7"-0" O.C. EDGES AND FIELD SPACING @ PANEL EDGES INCLUDING TOP AND BOTTOM PLATES FOR ALL BRACED WALL PANEL LOCATIONS. FOR INTERIOR GYPSON BOARD NAIL OR SCREW SIZE, SEE IRC TABLE R702.3.5 |

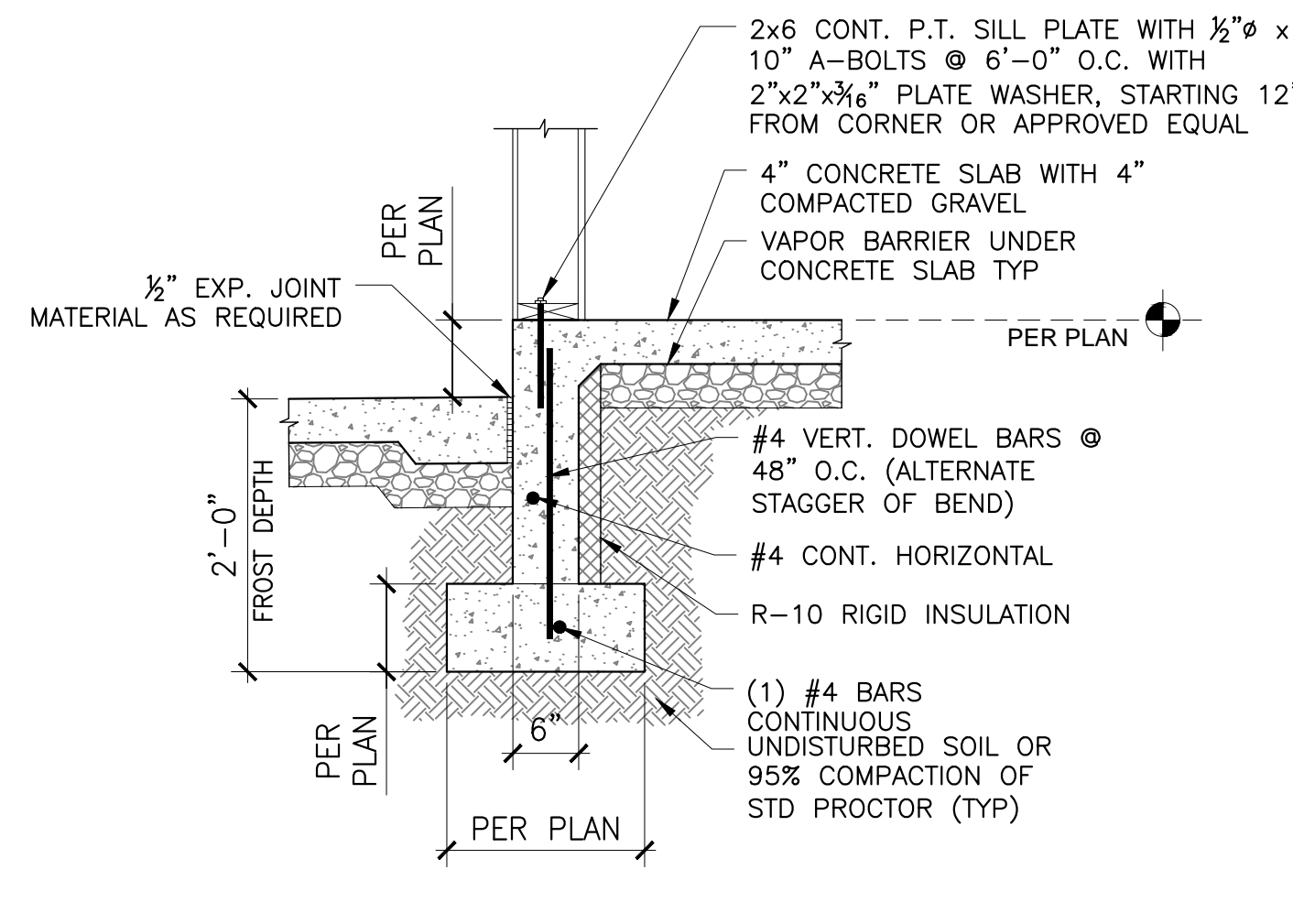
STRUCTURAL NOTES:

- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
- BLOCKING IS REQUIRED AT ALL WOOD SHEATHING PANEL EDGES. BLOCKING IS NOT REQUIRED ON GYPSON BOARD SHEATHING PANEL EDGES.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS.
- SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS.
- INTERMEDIATE FRAMING TO BE 2X MINIMUM MEMBERS. FIELD NAILING 12" OC FOR WOOD SHEATHING. GYPSON BOARD NAILING TO BE AS SHOWN FOR ALL STUDS.
- IF CLIPS ARE USED INSTEAD OF TOE-NAILS, USE 8d x 1 1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 8d x 2 1/2" LONG NAILS WHERE INSTALLED OVER SHEATHING.
- IF CLIPS ARE USED, FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT
- WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
- (IN SEISMIC DESIGN CATEGORIES D,E&F) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 3/8"x2"x2". EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE.
- PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.

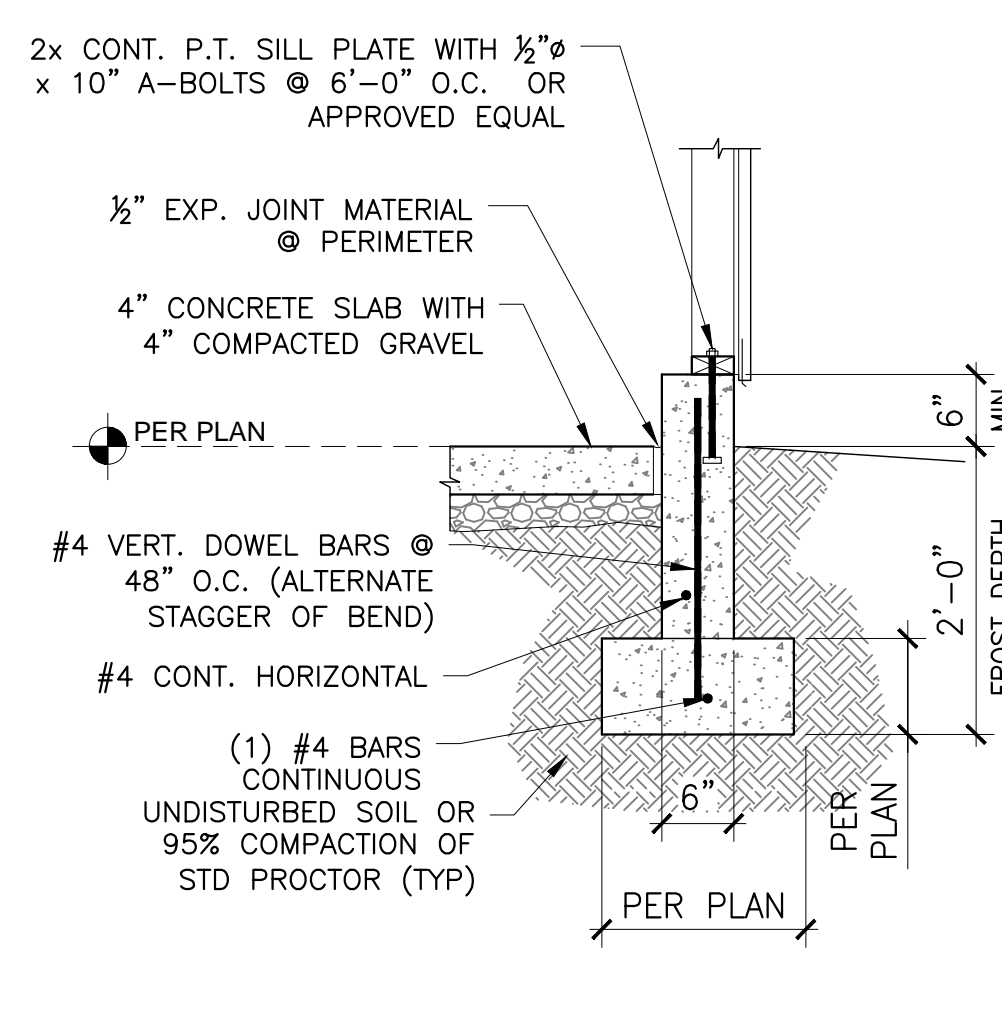




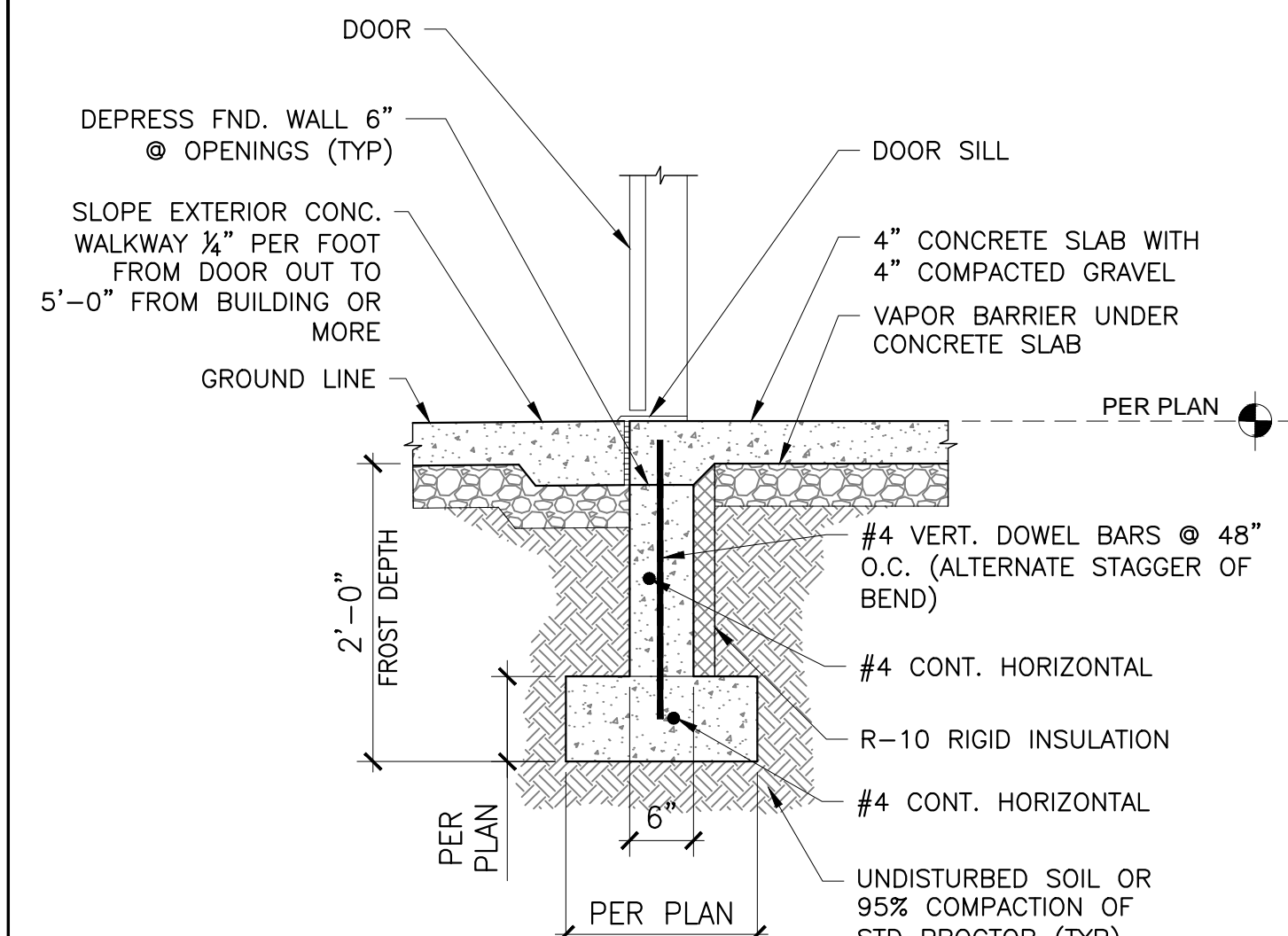
NOTE:
8" THK STEMWALL @
2-STORY HOME



NOTE:
8" THK STEMWALL @
2-STORY HOME



NOTE:
8" THK STEMWALL @
2-STORY HOME



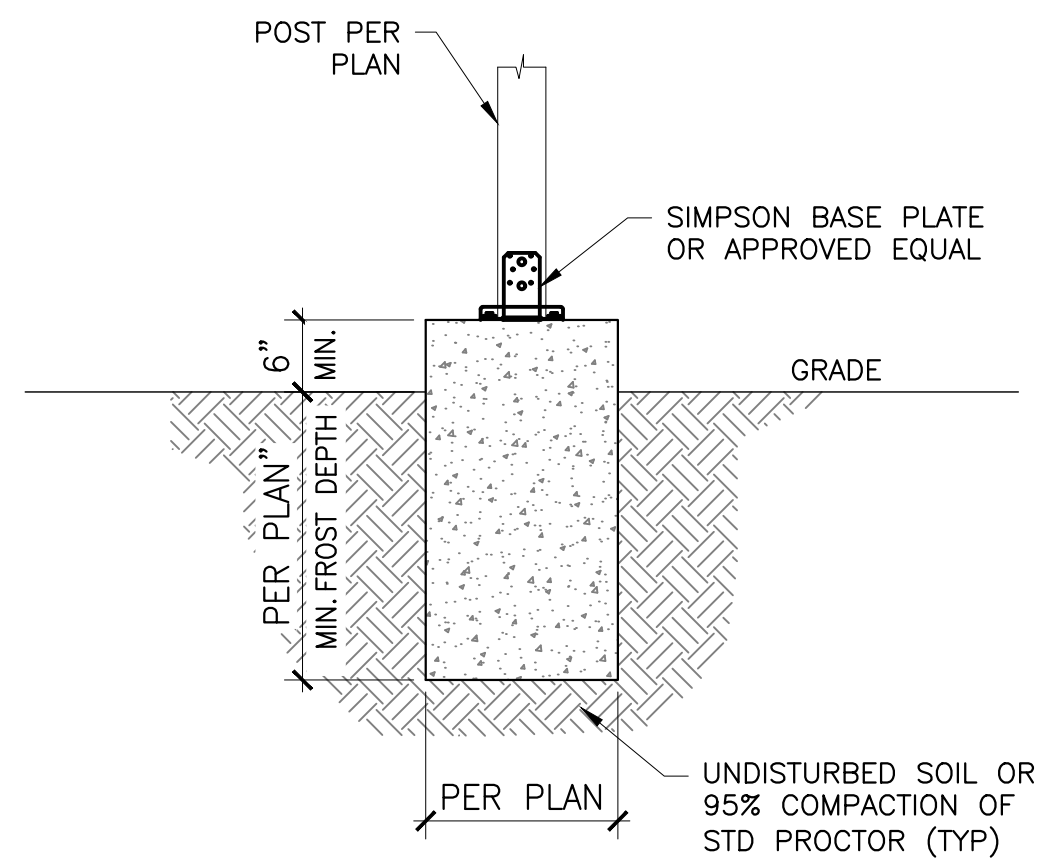
NOTE:
8" THK STEMWALL @
2-STORY HOME

1 TYP PERIMETER FOOTING DETAIL 3/4"=1'

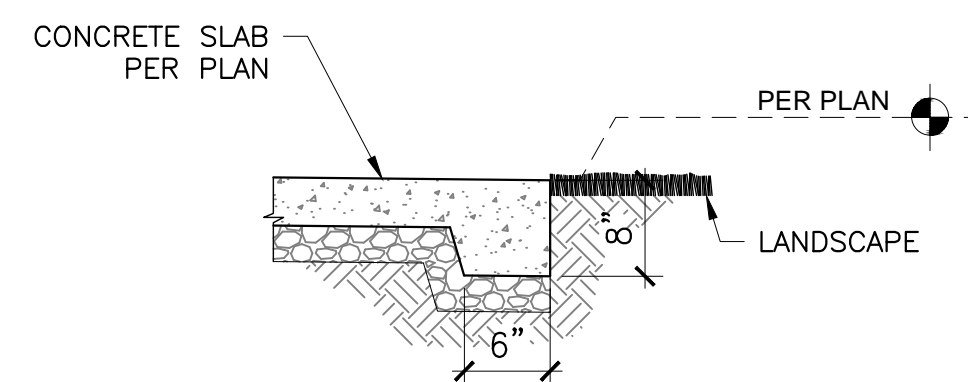
2 TYP TRANSITION FOOTING DETAIL 3/4"=1'

3 TYP PERIMETER FOOTING DETAIL @ GARAGE 3/4"=1'

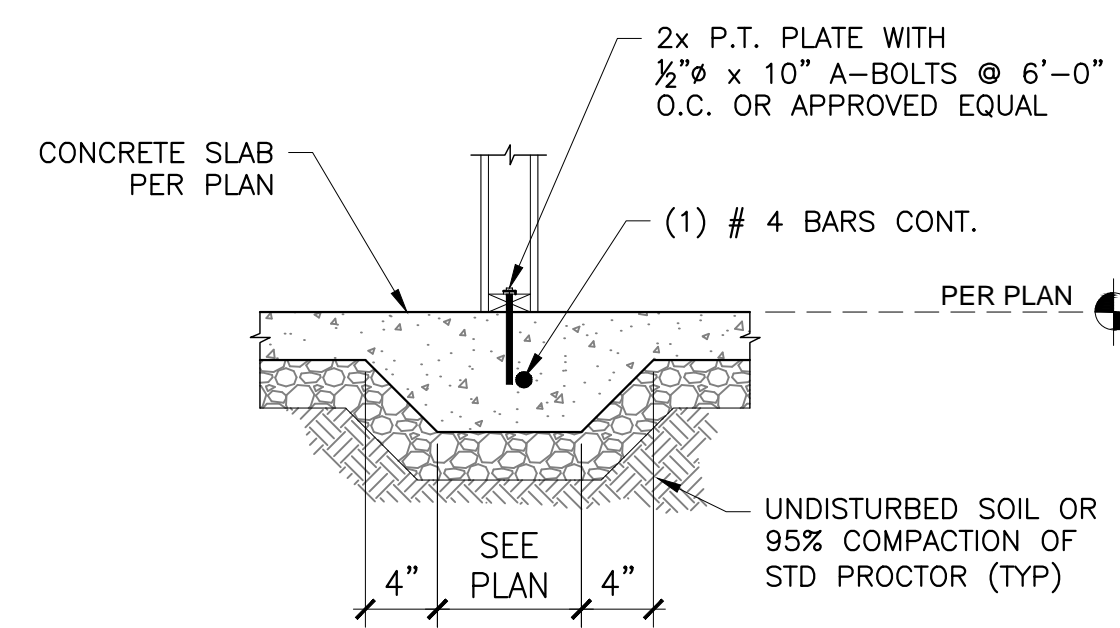
4 TYP DEPRESSED FOOTING DETAIL @ GARAGE 3/4"=1'



5 TYP POST BASE FOOTING DETAIL 3/4"=1'



6 TYP THICKENED EDGE SLAB DETAIL 3/4"=1'

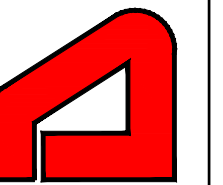


7 TYP THICKENED SLAB FOOTING DETAIL 3/4"=1'

4/11/2023 9:38:47 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM

DRAFTCO
DESIGNS LLC



RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

LOWE RESIDENCE

CUSTOM HOME

781 BICKLETON HWY
GOLDENDALE, WA 98620

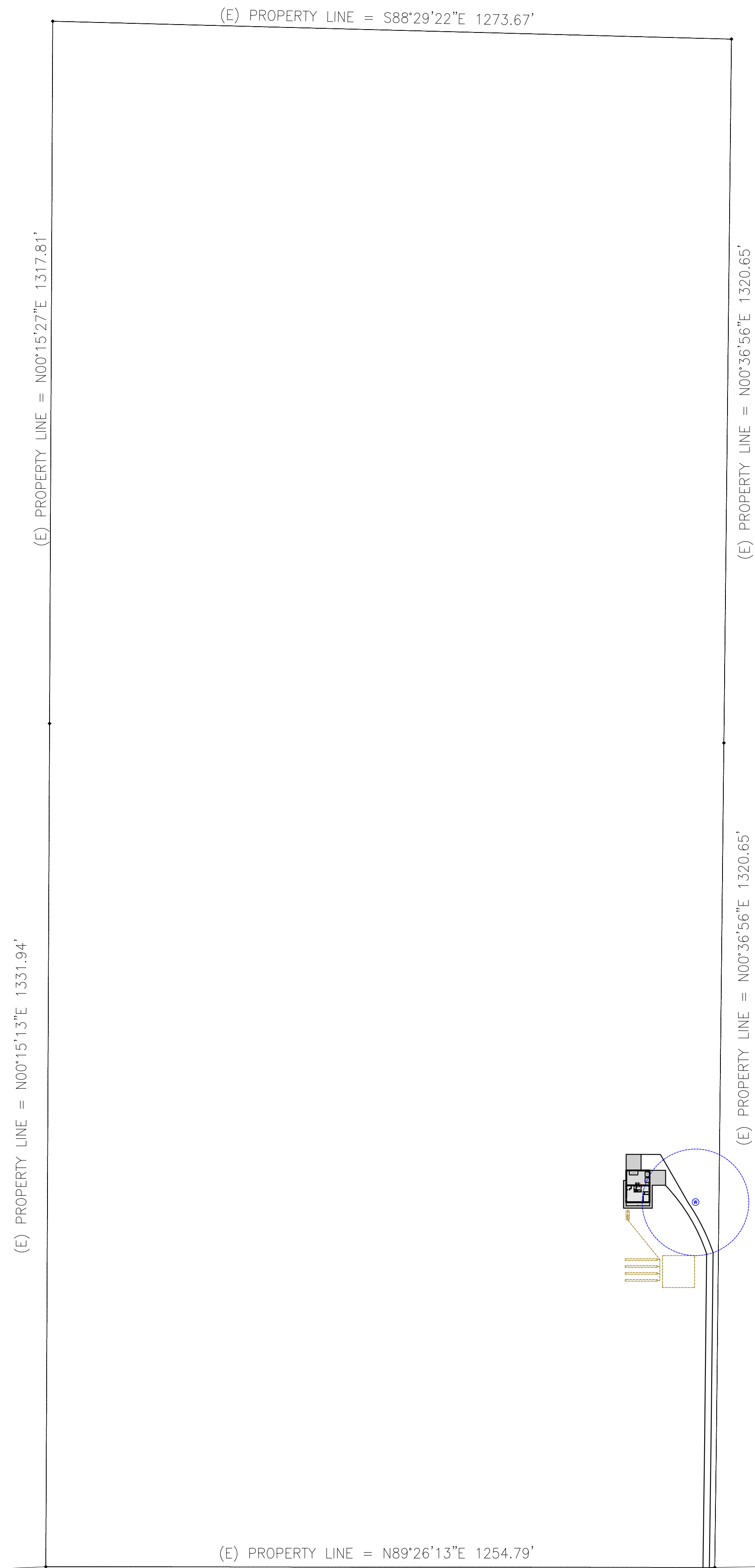
COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDEROOWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

**STRUCTURAL
DETAILS**

SHEET NO.:

S-501

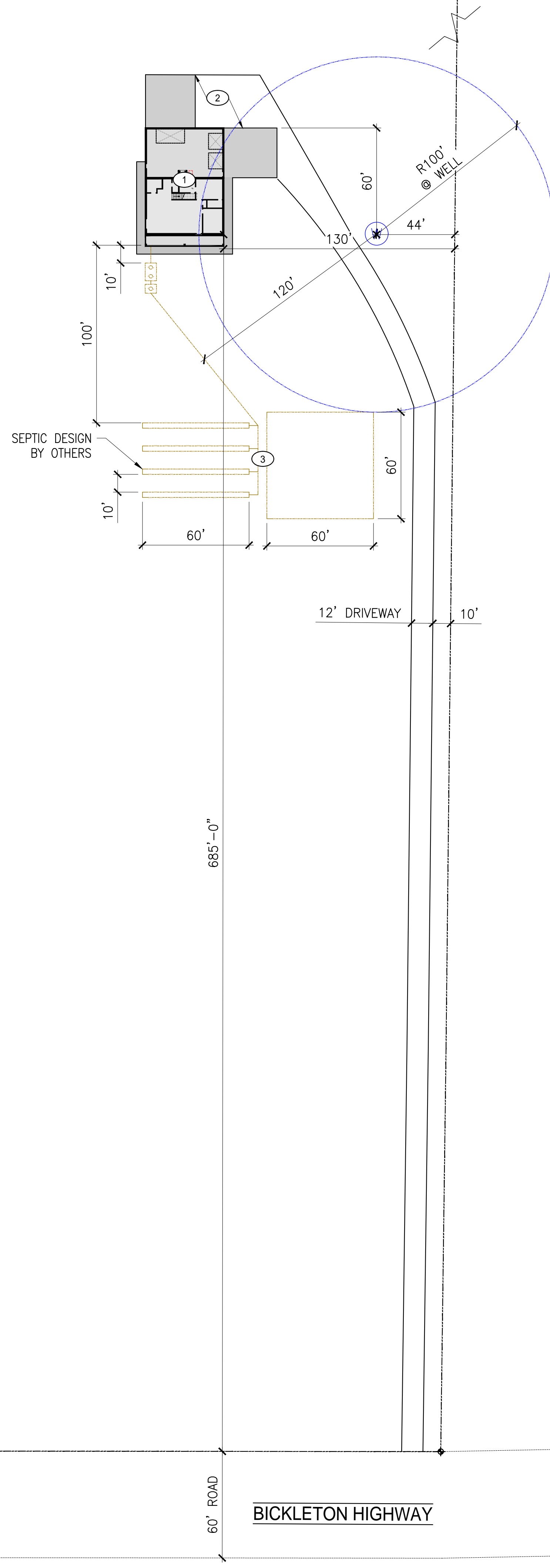
PARCEL NUMBER: 04-17-1000-0012/00
 LEGAL DESCRIPTION: SENE; NESE; SESE LY N OF HWY; E 121' OF SWNE & E 121' OF SE N OF HWY; 10-4-17



BICKLETON HIGHWAY

1 ARCHITECTUTAL SITE PLAN

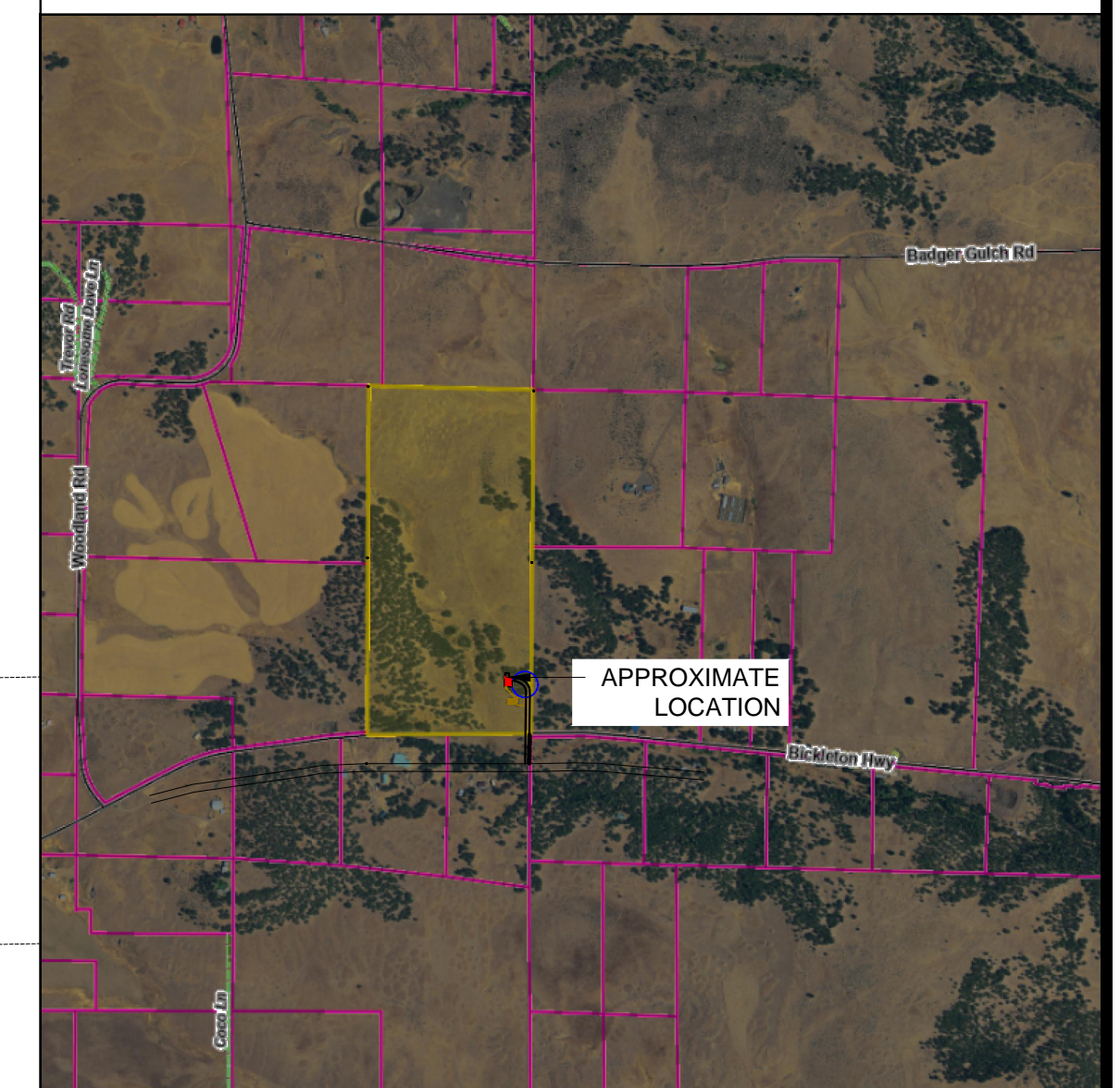
1"=150'



BICKLETON HIGHWAY

2 ENLARGED SITE PLAN

1"=40'



3 VICINITY MAP

NTS

KEYED NOTES:

- ① PROPOSED HOME SITE, (CONTRACTOR TO VERIFY)
- ② PROPOSED CONCRETE DRIVEWAY, (CONTRACTOR TO VERIFY)
- ③ RESERVE AREA & SEPTIC DESIGN BY OTHERS, (CONTRACTOR TO VERIFY)

GENERAL SITE NOTES:

- 1 CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR ANY CONSTRUCTION
- 2 CONTRACTOR TO FIELD VERIFY ALL SITE PLAN DIMENSIONS AND ACT ACCORDINGLY
- 3 (E) UTILITIES TO REMAIN, BEFORE DIGGING PLEASE CALL LICENSED COMPANY TO FIELD VERIFY ANY (E) ITEMS BELOW GROUND (CALL 811 BEFORE ANY DIGGING)
- 4 SEE SEPTIC DESIGNER DRAWINGS FOR MORE INFORMATION

GENERAL SITE LEGEND:

- Ⓜ CITY WATER CONNECTION/ WELL (DOMESTIC WATER SUPPLY)
- ⚡ CITY ELECTRICAL CONNECTION (CONTRACTOR TO VERIFY)
- Ⓢ CITY SEWER CONNECTION/ SEPTIC
- Ⓜ NATURAL GAS/PROPANE CONNECTION

CONTRACTOR TO VERIFY EXACT LOCATION OF UTILITIES PRIOR TO START OF PROJECT

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

4/11/2023 9:39:12 AM

MILENKO@DRAFTCODESIGNS.COM
 WEB: DRAFTCODESIGNS.COM



509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

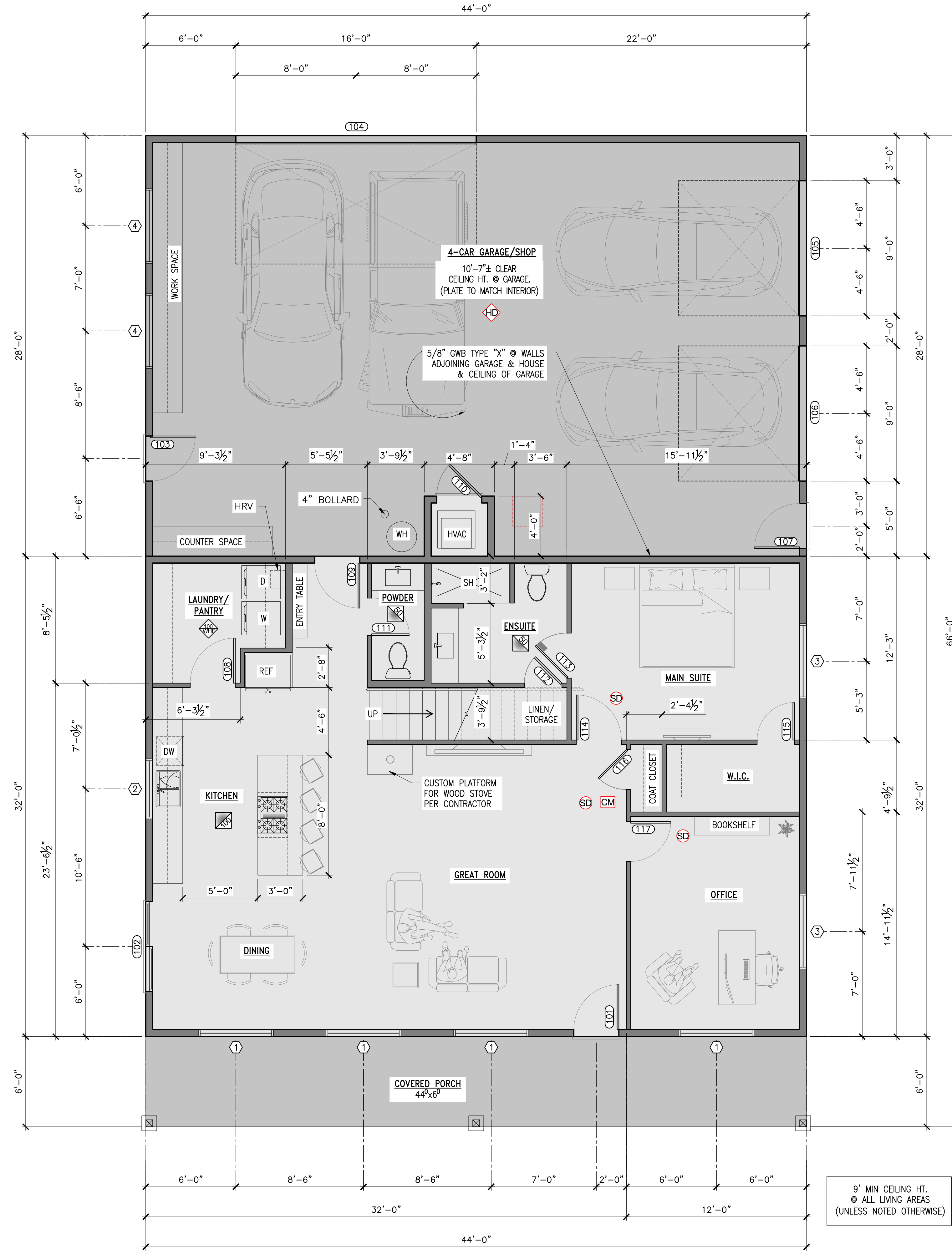
Job No. 22-161

LOWE RESIDENCE
 CUSTOM HOME
 781 BICKLETON HWY
 GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

ARCH
 SITE PLAN

SHEET NO.:
A-101



| WINDOW SCHEDULE | | | | MEET WA STATE ENERGY REQUIREMENTS, SAFETY GLAZING, SEE REMARKS BELOW: |
|-----------------|-------------|------|--------|---|
| WINDOW | | | | |
| # | SIZE | QTY. | TYPE | |
| ① | 5'-0"x5'-0" | 6 | FIXED | - |
| ② | 4'-0"x4'-0" | 1 | SLIDER | - |
| ③ | 5'-0"x5'-0" | 8 | SLIDER | - |
| ④ | 5'-0"x2'-0" | 2 | FIXED | - |
| TOTAL | | | 17 | |

| DOOR SCHEDULE | | | | |
|---------------|-----------------|-------------------|---------------------|--|
| DOOR NO. | DOOR DIMENSIONS | FIRE RATING | LOCATION | REMARKS |
| 101 | 3'-0"x6'-8" | - | ENTRY TO HOUSE | FRONT ENTRY DOOR |
| 102 | 6'-0"x6'-8" | - | DINING ROOM - PATIO | GLASS SLIDER PER CONTRACTOR |
| 103 | 3'-0"x6'-8" | - | GARAGE - SIDE ENTRY | METAL INSULATED DOOR |
| 104 | 16'-0"x8'-0" | - | GARAGE | METAL INSULATED DOOR |
| 105 | 9'-0"x8'-0" | - | GARAGE | METAL INSULATED DOOR |
| 106 | 9'-0"x8'-0" | - | GARAGE | METAL INSULATED DOOR |
| 107 | 3'-0"x6'-8" | - | GARAGE - SIDE ENTRY | METAL INSULATED DOOR |
| 108 | 3'-0"x6'-8" | - | PANTRY | - |
| 109 | 3'-0"x6'-8" | 20-MIN FIRE RATED | GARAGE - HOME | 1 3/8" S.C. WOOD DOOR WITH SELF CLOSING HINGES |
| 110 | 3'-0"x6'-8" | 20-MIN FIRE RATED | MECH | 1 3/8" S.C. WOOD DOOR WITH SELF CLOSING HINGES |
| 111 | 2'-6"x6'-8" | - | POWDER | - |
| 112 | 2'-6"x6'-8" | - | ENSUITE - CLOSET | - |
| 113 | 3'-0"x6'-8" | - | ENSUITE | - |
| 114 | 3'-0"x6'-8" | - | MAIN SUITE | - |
| 115 | 2'-6"x6'-8" | - | W.I.C. | - |
| 116 | 2'-8"x6'-8" | - | COAT CLOSET | - |
| 117 | 2'-8"x6'-8" | - | OFFICE | - |
| 201 | 3'-0"x6'-8" | - | COMMON SPACE | - |
| 202 | 3'-0"x6'-8" | - | BEDROOM #2 | - |
| 203 | 3'-0"x6'-8" | - | CLOSET | DOUBLE DOOR |
| 204 | 2'-6"x6'-8" | - | ENSUITE | - |
| 205 | 2'-4"x6'-8" | - | W.I.C. | - |
| 206 | 2'-6"x6'-8" | - | BATH | - |
| 207 | 4'-0"x6'-8" | - | CLOSET | DOUBLE DOOR |
| 208 | 3'-0"x6'-8" | - | BEDROOM #3 | - |

| FLOOR PLAN LEGEND: | |
|--------------------|--|
| ITEM | DESCRIPTION |
| — | 2x STUD WALL, SEE WALL TYPES |
| X | WALL TYPES |
| SD CM | INDICATES SMOKE DETECTOR & CARBO-MONOXIDE DEVICE PER MOST CURRENT CODE |
| ① | WINDOW CALLOUTS |
| ②⑤ | DOOR CALLOUTS |
| HD | INTERCONNECTED HEAT DETECTOR |
| ⊞ | INDICATES 50CFM LIGHT/FAN COMBO |
| ⊞ | INDICATES 100CFM WHOLE HOUSE FAN |
| ⊞ | INDICATES 100CFM LIGHT/FAN COMBO |
| ⬆ | INDICATES TEMPERED GLASS |

- FLOOR PLAN - NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
 - ALL INTERIOR PARTITIONS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING SHALL BE SEALED GASKETED OR WEATHER STRIPPED AS REQUIRED TO MEET PARTITION RATINGS.
 - ALL DIMENSIONS ARE TO FACE OF STUD.
 - ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE
 - CONTRACTOR TO VERIFY ALL DOOR AND WINDOW DIMENSIONS WITH OWNER BEFORE MAKING ANY ORDERS OR INSTALLATION. CONTACT DESIGNER FOR ANY NEEDED REVISIONS.
 - NOTE: ALL GAS FIREPLACE HEATERS SHALL HAVE A MINIMUM FIREPLACE EFFICIENCY (FE) RATING OF NOT LESS THAN 50% IN ACCORDANCE WITH WSEC SECTION R402.4.2.1. THE FIREPLACE SHALL BE LISTED AND LABELED, INCLUDING THE FE RATINGS, IN ACCORDANCE WITH CSA P.4.1. ADDITIONALLY, PLEASE NOTE THAT THE FIREPLACE IS NOT PERMITTED TO BE EQUIPPED WITH A CONTINUOUSLY BURNING PILOT LIGHT PER WSEC SECTION R403.1.1.

4/11/2023 9:39:36 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM

DRAFTCO
DESIGNS LLC

RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

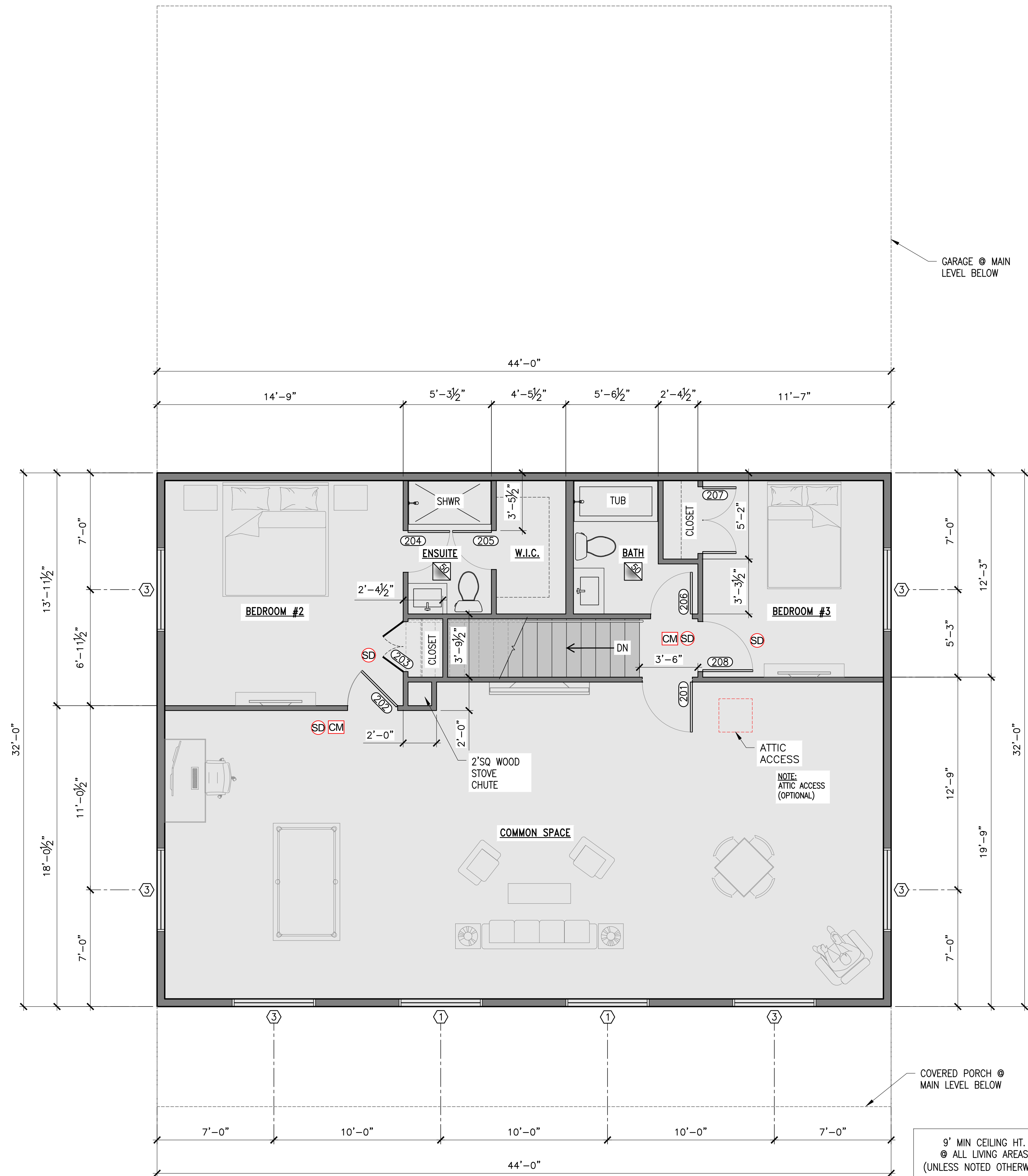
Job No. 22-161

LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

MAIN LEVEL FLOOR PLAN

SHEET NO.:
A-111



| WINDOW SCHEDULE | | | | MEET WA STATE ENERGY REQUIREMENTS, SAFETY GLAZING, SEE REMARKS BELOW: |
|-----------------|-------------|------|--------|---|
| # | SIZE | QTY. | TYPE | |
| ① | 5'-0"x5'-0" | 6 | FIXED | - |
| ② | 4'-0"x4'-0" | 1 | SLIDER | - |
| ③ | 5'-0"x5'-0" | 8 | SLIDER | - |
| ④ | 5'-0"x2'-0" | 2 | FIXED | - |
| TOTAL | | | 17 | |

| DOOR SCHEDULE | | | | |
|---------------|----------------------|-------------------|---------------------|--|
| DOOR NO. | DOOR DIMENSIONS SIZE | FIRE RATING | LOCATION | REMARKS |
| 101 | 3'-0"x6'-8" | - | ENTRY TO HOUSE | FRONT ENTRY DOOR |
| 102 | 6'-0"x6'-8" | - | DINING ROOM - PATIO | GLASS SLIDER PER CONTRACTOR |
| 103 | 3'-0"x6'-8" | - | GARAGE - SIDE ENTRY | METAL INSULATED DOOR |
| 104 | 16'-0"x8'-0" | - | GARAGE | METAL INSULATED DOOR |
| 105 | 9'-0"x8'-0" | - | GARAGE | METAL INSULATED DOOR |
| 106 | 9'-0"x8'-0" | - | GARAGE | METAL INSULATED DOOR |
| 107 | 3'-0"x6'-8" | - | GARAGE - SIDE ENTRY | METAL INSULATED DOOR |
| 108 | 3'-0"x6'-8" | - | PANTRY | - |
| 109 | 3'-0"x6'-8" | 20-MIN FIRE RATED | GARAGE - HOME | 1 3/8" S.C. WOOD DOOR WITH SELF CLOSING HINGES |
| 110 | 3'-0"x6'-8" | 20-MIN FIRE RATED | MECH | 1 3/8" S.C. WOOD DOOR WITH SELF CLOSING HINGES |
| 111 | 2'-6"x6'-8" | - | POWDER | - |
| 112 | 2'-6"x6'-8" | - | ENSUITE - CLOSET | - |
| 113 | 3'-0"x6'-8" | - | ENSUITE | - |
| 114 | 3'-0"x6'-8" | - | MAIN SUITE | - |
| 115 | 2'-6"x6'-8" | - | W.I.C. | - |
| 116 | 2'-8"x6'-8" | - | COAT CLOSET | - |
| 117 | 2'-8"x6'-8" | - | OFFICE | - |
| 201 | 3'-0"x6'-8" | - | COMMON SPACE | - |
| 202 | 3'-0"x6'-8" | - | BEDROOM #2 | - |
| 203 | 3'-0"x6'-8" | - | CLOSET | DOUBLE DOOR |
| 204 | 2'-6"x6'-8" | - | ENSUITE | - |
| 205 | 2'-4"x6'-8" | - | W.I.C. | - |
| 206 | 2'-6"x6'-8" | - | BATH | - |
| 207 | 4'-0"x6'-8" | - | CLOSET | DOUBLE DOOR |
| 208 | 3'-0"x6'-8" | - | BEDROOM #3 | - |

| FLOOR PLAN LEGEND: | |
|--------------------|--|
| ITEM | DESCRIPTION |
| — | 2x STUD WALL, SEE WALL TYPES |
| X | WALL TYPES |
| SD CM | INDICATES SMOKE DETECTOR & CARBO-MONOXIDE DEVICE PER MOST CURRENT CODE |
| ① | WINDOW CALLOUTS |
| ② | DOOR CALLOUTS |
| HD | INTERCONNECTED HEAT DETECTOR |
| ⊗ | INDICATES 50CFM LIGHT/FAN COMBO |
| ⊕ | INDICATES 100CFM WHOLE HOUSE FAN |
| ⊗ | INDICATES 100CFM LIGHT/FAN COMBO |
| ⬆ | INDICATES TEMPERED GLASS |

- FLOOR PLAN - NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
 - ALL INTERIOR PARTITIONS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING SHALL BE SEALED GASKETED OR WEATHER STRIPPED AS REQUIRED TO MEET PARTITION RATINGS.
 - ALL DIMENSIONS ARE TO FACE OF STUD.
 - ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE
 - CONTRACTOR TO VERIFY ALL DOOR AND WINDOW DIMENSIONS WITH OWNER BEFORE MAKING ANY ORDERS OR INSTALLATION. CONTACT DESIGNER FOR ANY NEEDED REVISIONS.
 - NOTE: ALL GAS FIREPLACE HEATERS SHALL HAVE A MINIMUM FIREPLACE EFFICIENCY (FE) RATING OF NOT LESS THAN 50% IN ACCORDANCE WITH WSEC SECTION R402.4.2.1. THE FIREPLACE SHALL BE LISTED AND LABELED, INCLUDING THE FE RATINGS, IN ACCORDANCE WITH CSA P.4.1. ADDITIONALLY, PLEASE NOTE THAT THE FIREPLACE IS NOT PERMITTED TO BE EQUIPPED WITH A CONTINUOUSLY BURNING PILOT LIGHT PER WSEC SECTION R403.1.1.

4/11/2023 9:38:55 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM

DRAFTCO
DESIGNS LLC

RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

SECOND LEVEL FLOOR PLAN

SHEET NO.:
A-112

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

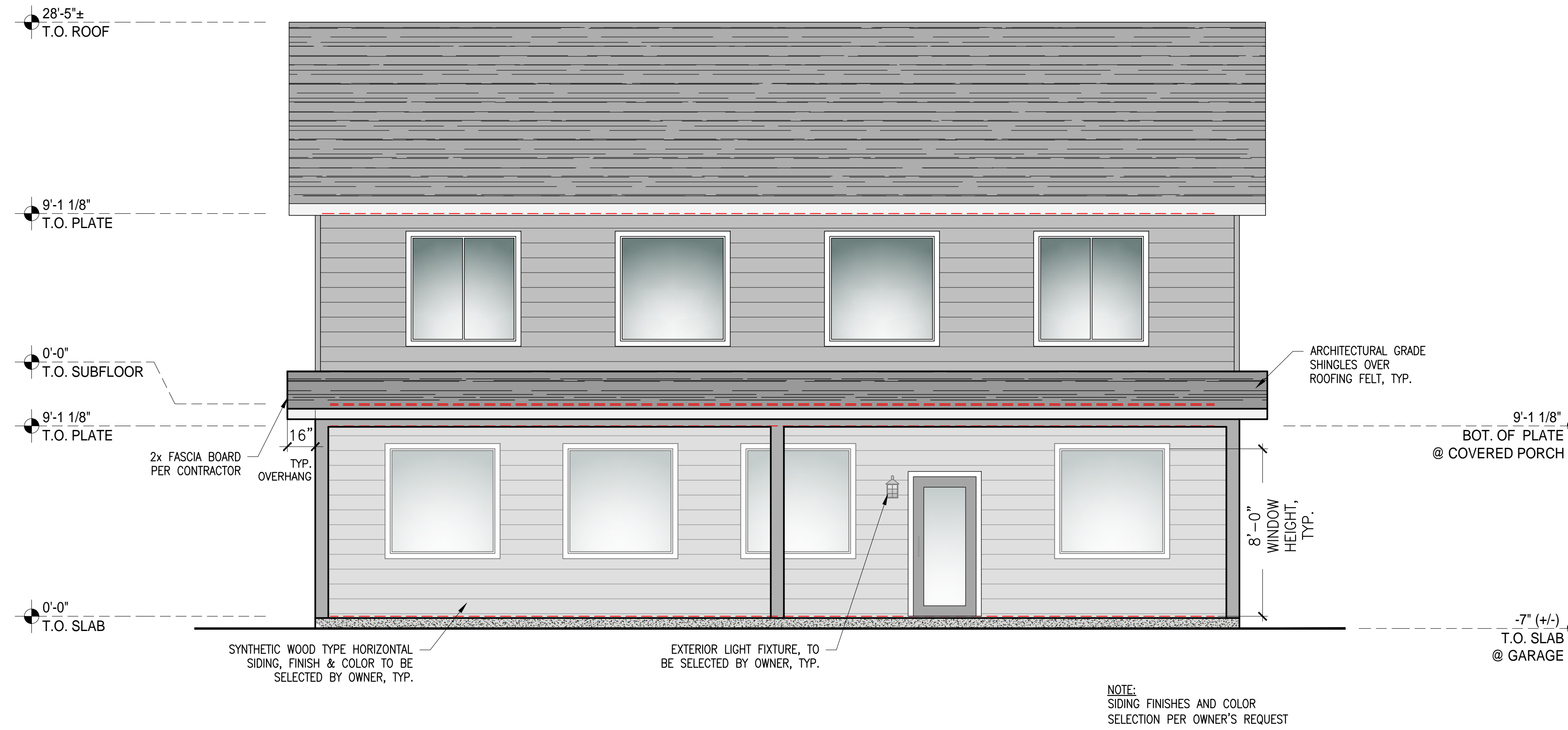
LOVE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDEROOWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

BUILDING ELEVATIONS

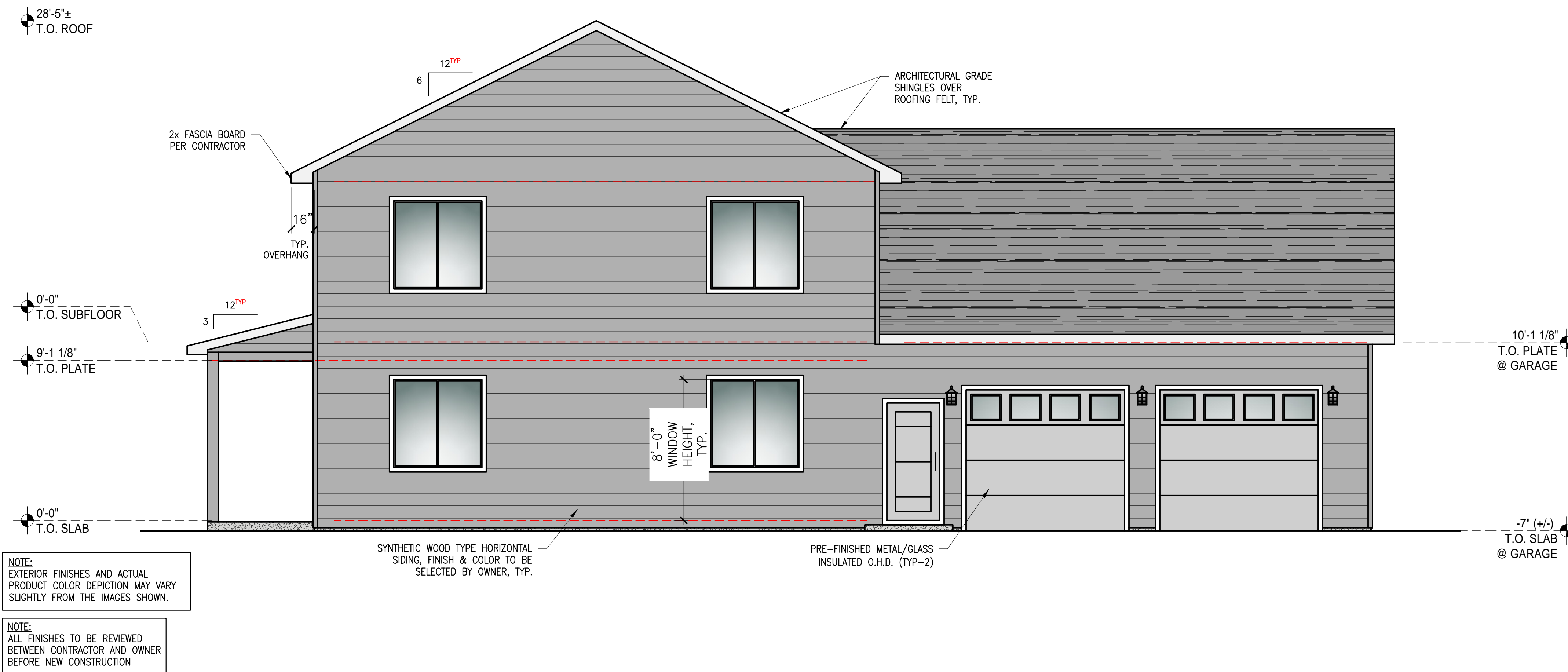
SHEET NO. :

A-201



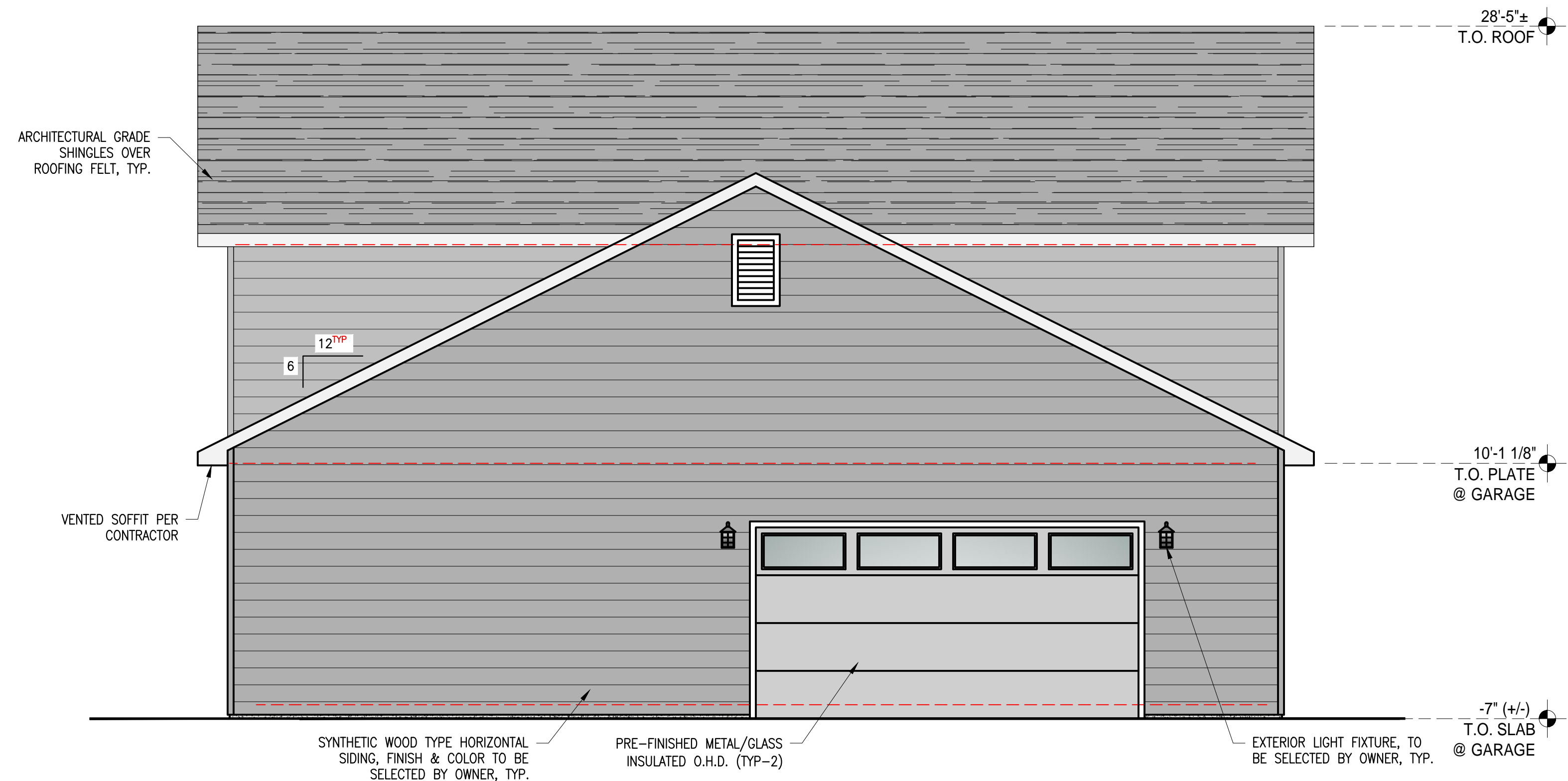
1 FRONT ELEVATION

1/4"=1'



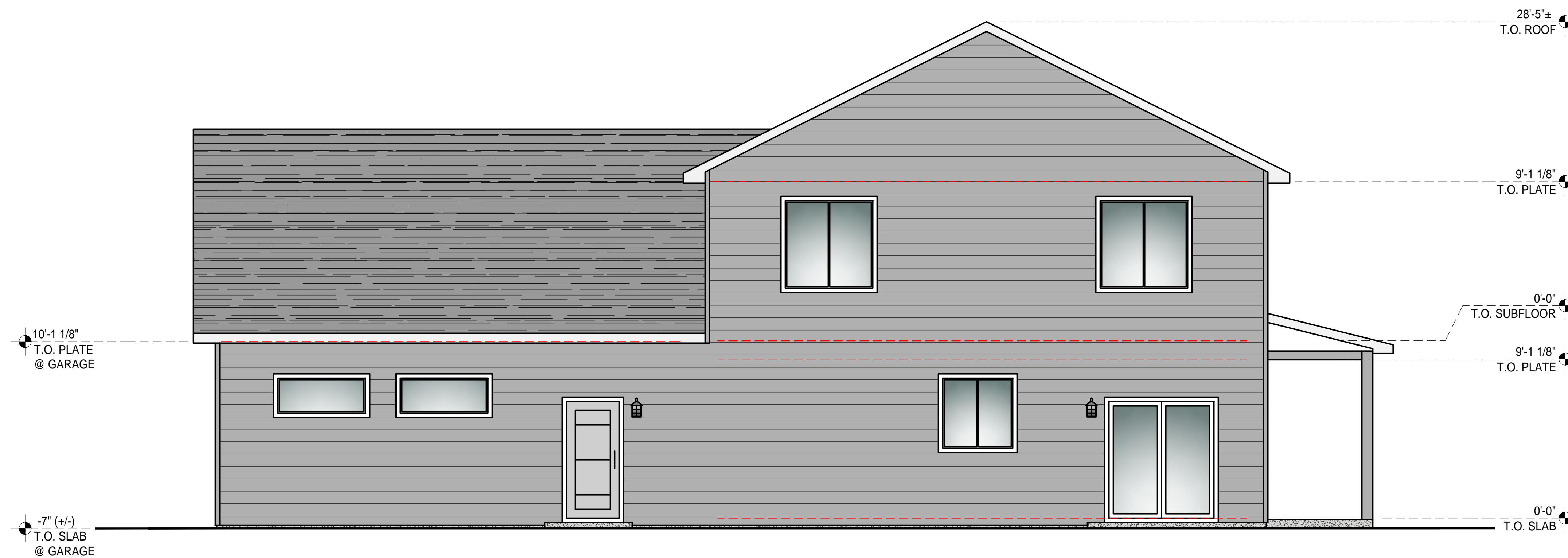
2 RIGHT ELEVATION

1/4"=1'



1 | BACK ELEVATION

1/4"=1'



2 | LEFT ELEVATION

1/4"=1'

4/11/2023 9:39:44 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM



RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

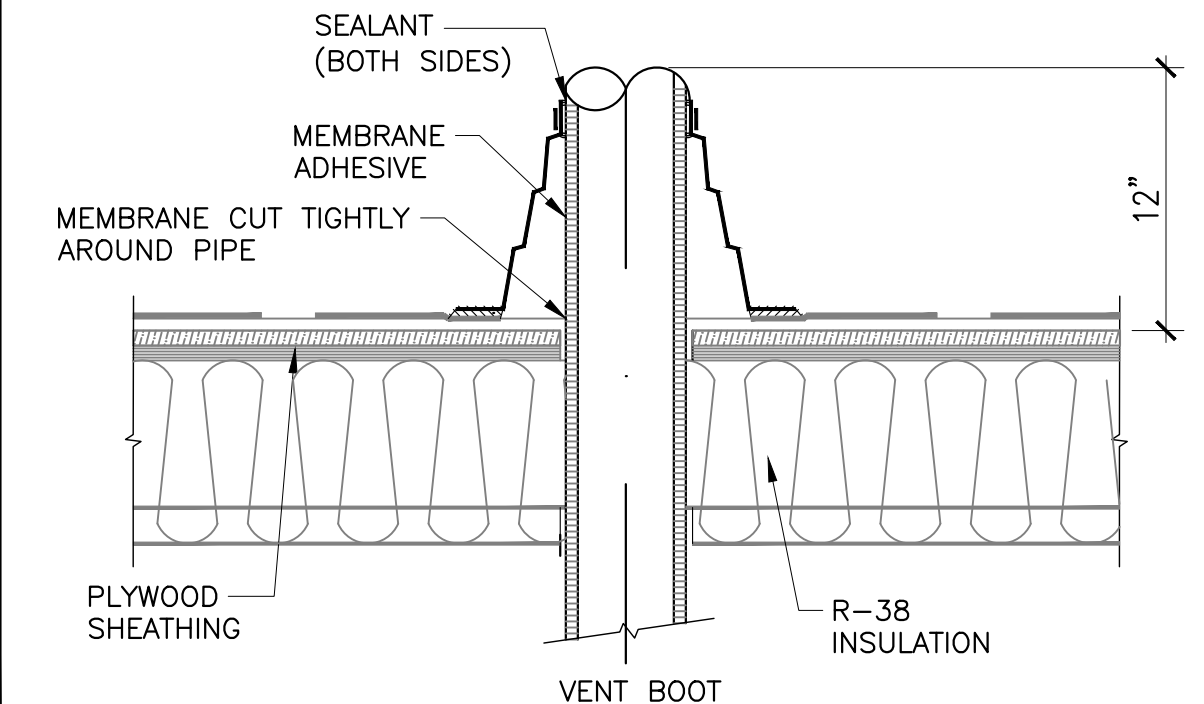
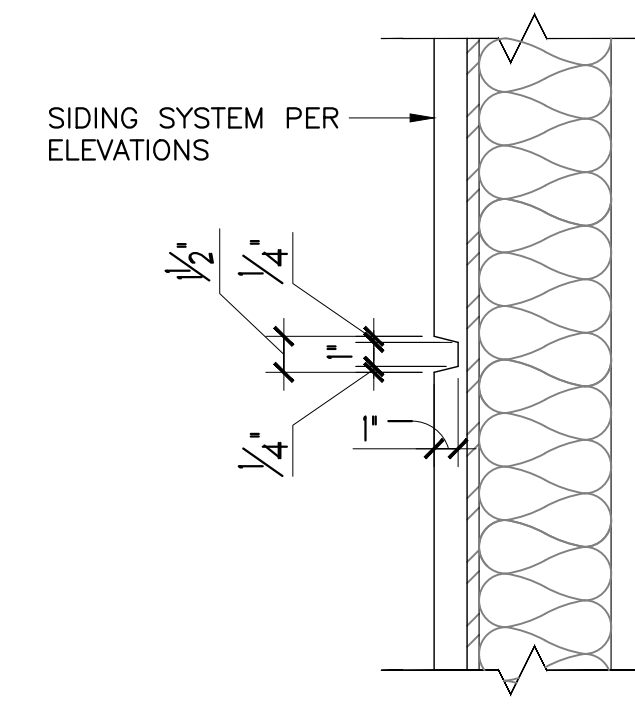
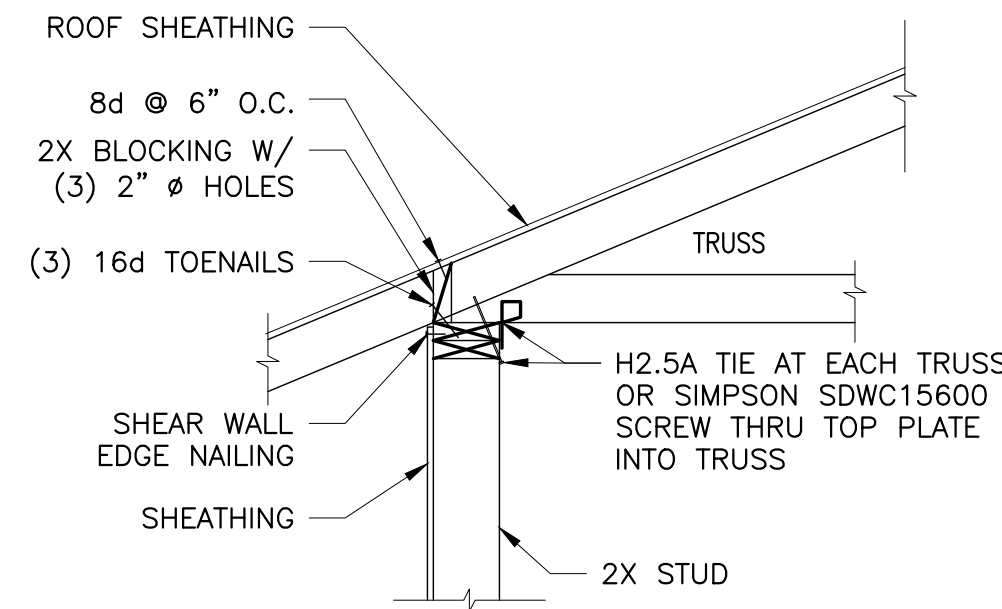
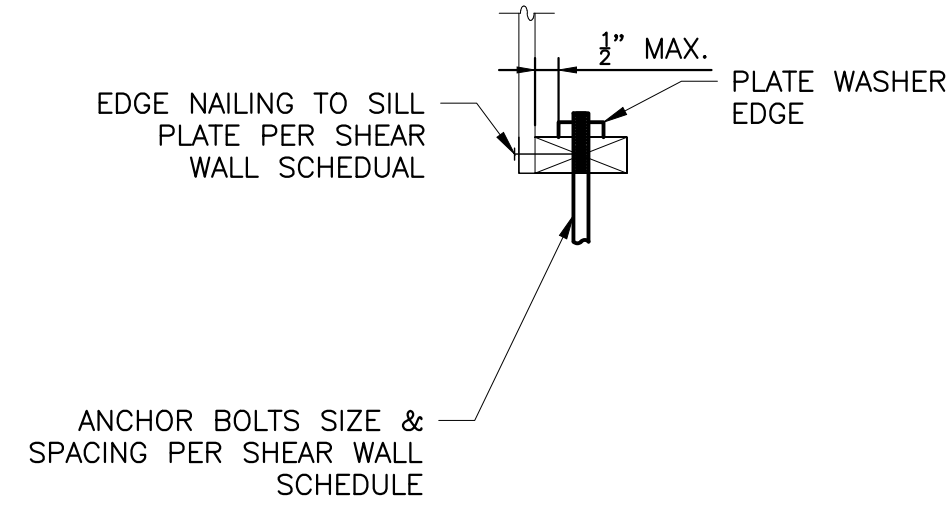
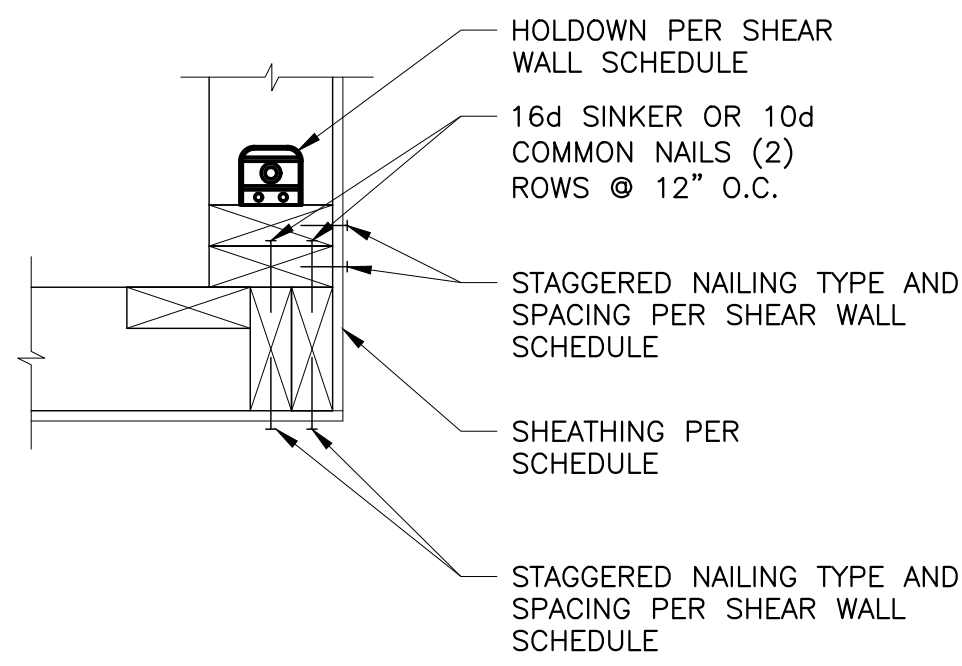
Job No. 22-161

LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98020

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

BUILDING ELEVATIONS

SHEET NO. :
A-202



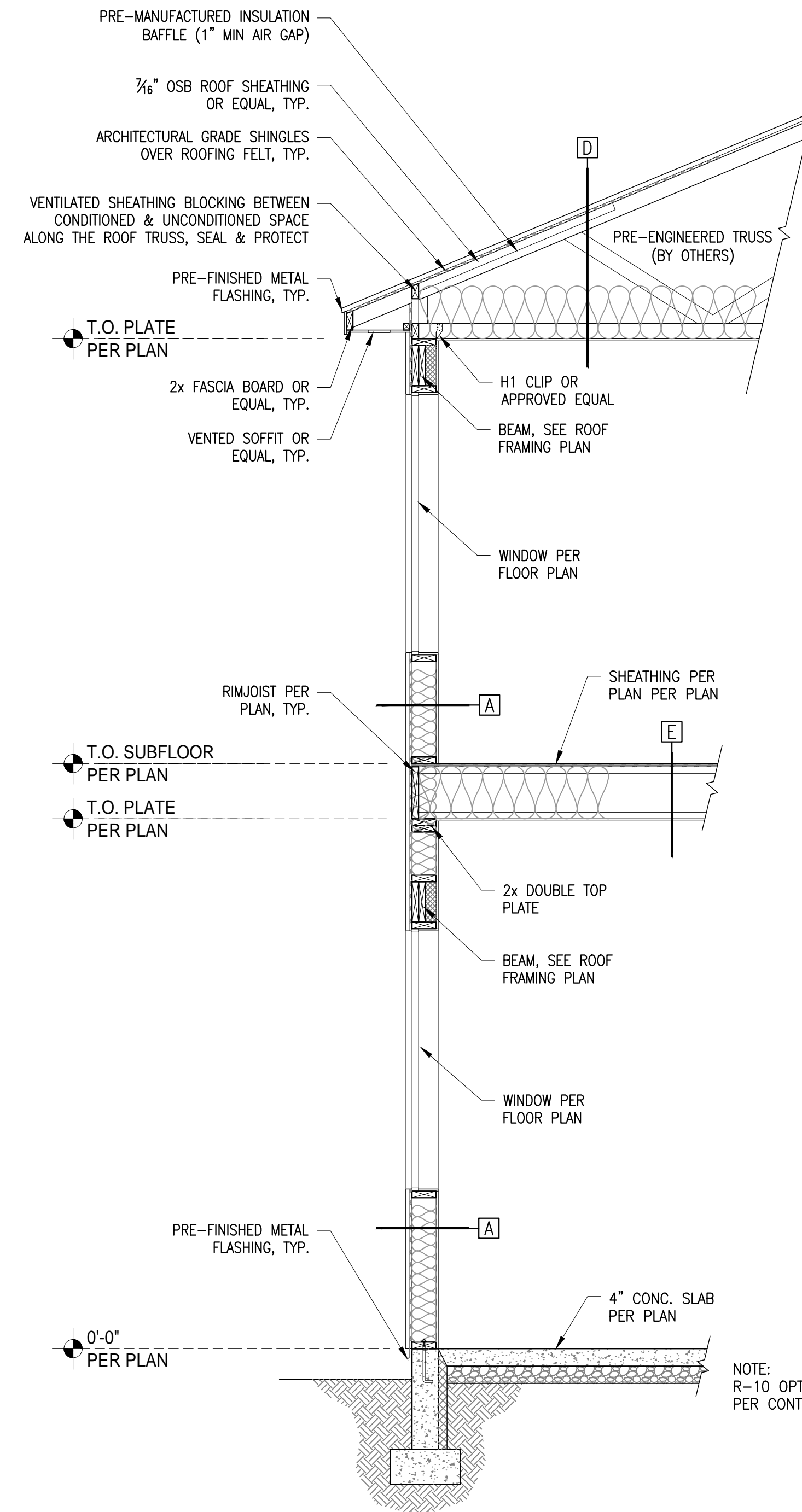
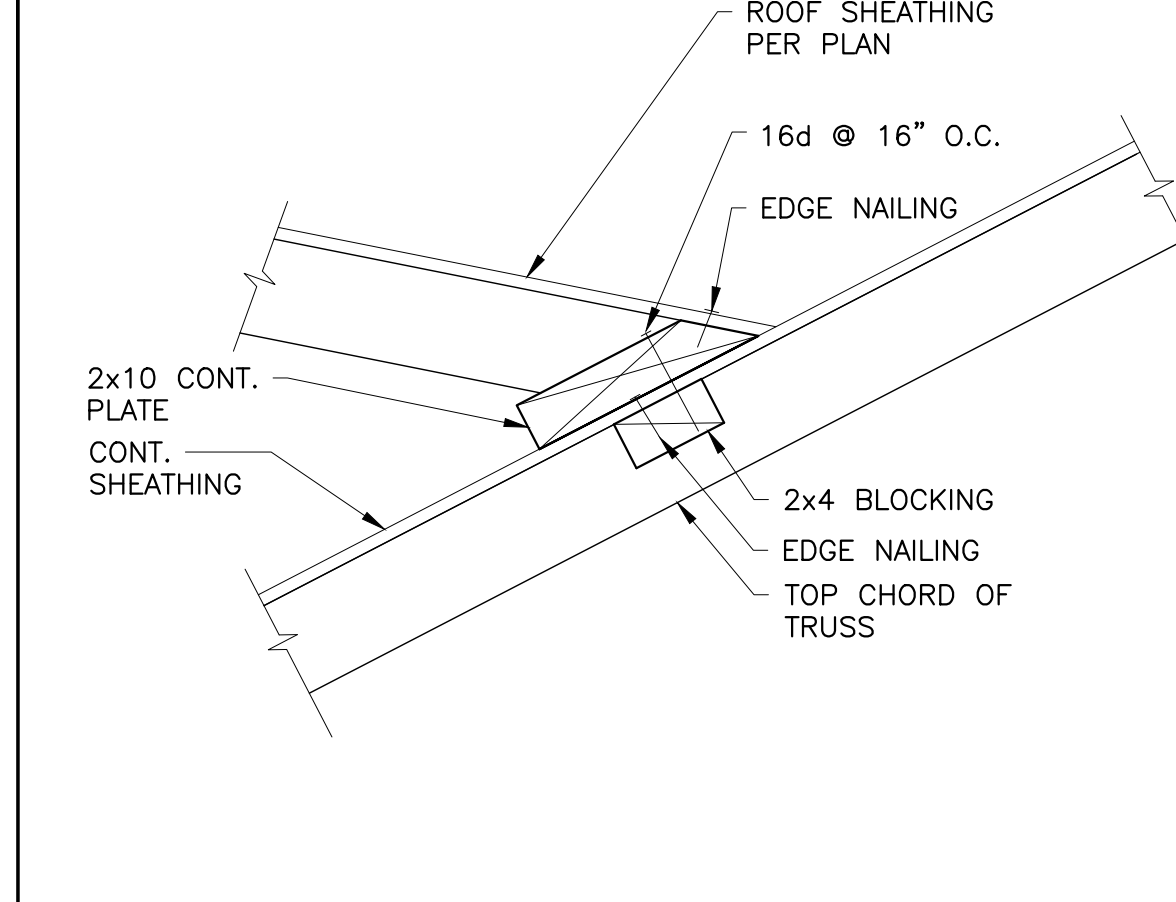
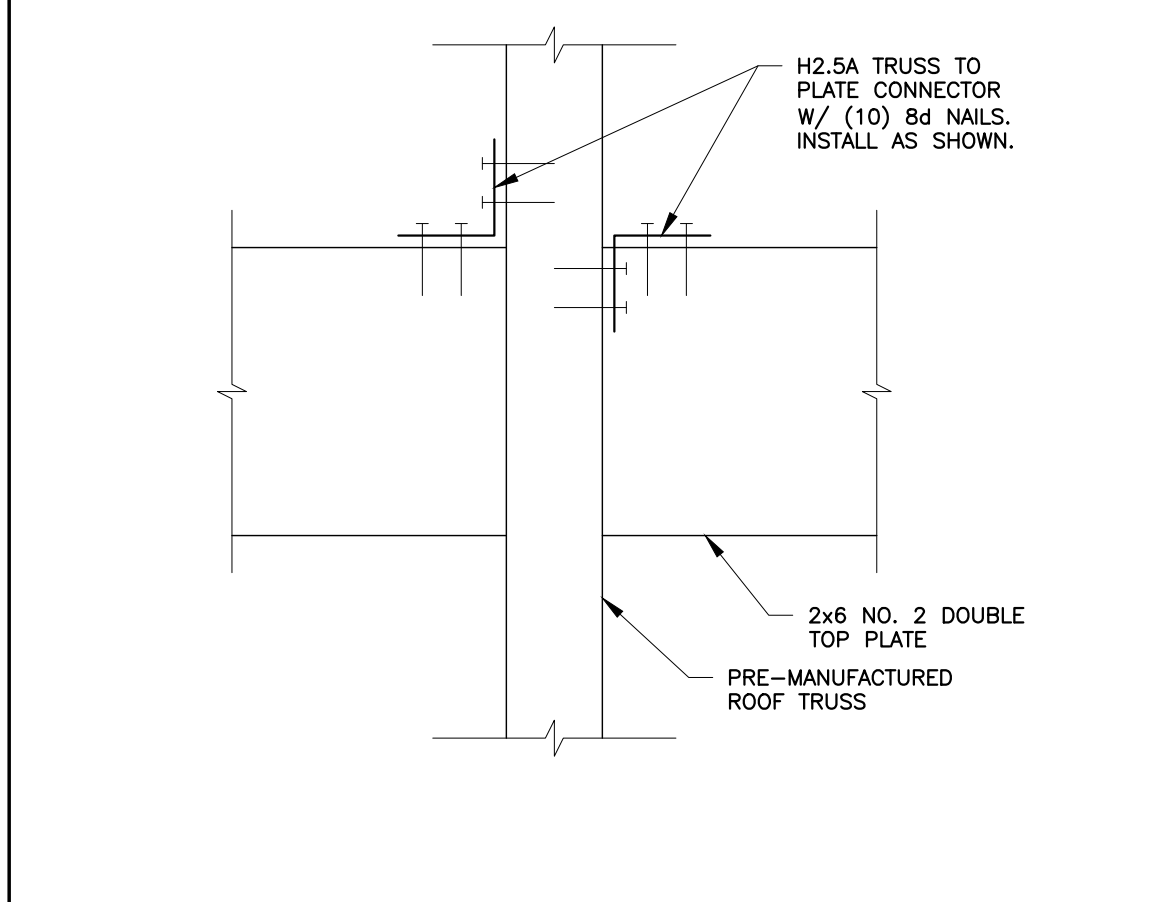
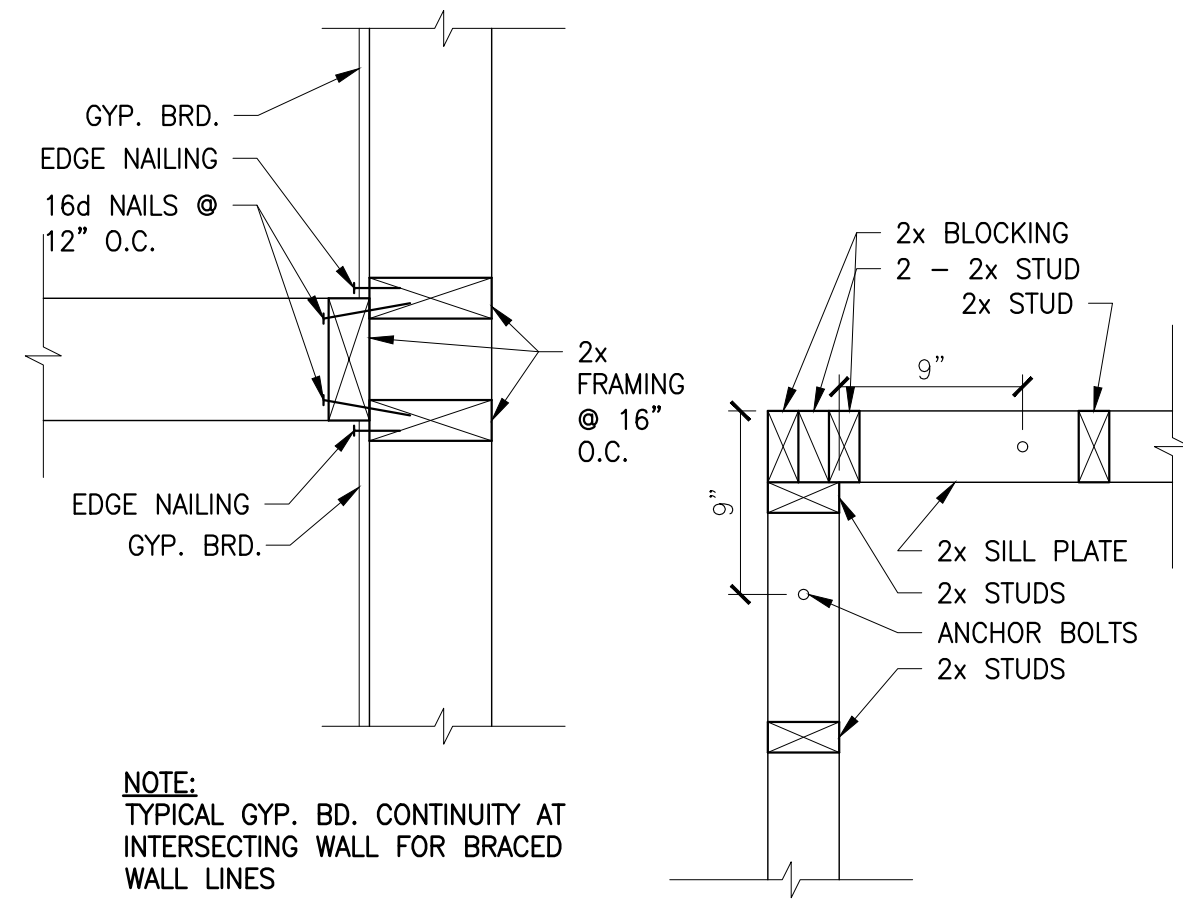
1 TYP. HOLD DOWN CORNER DETAIL 3/4"=1'

2 SHEAR WALL BOT. PLATE CONNECTION 3/4"=1'

3 TYP. ROOF TO WALL CONNECTION 3/4"=1'

4 CONTROL JOINT DETAIL 1-1/2"=1'

5 ROOF PENETRATION DETAIL 1-1/2"=1'

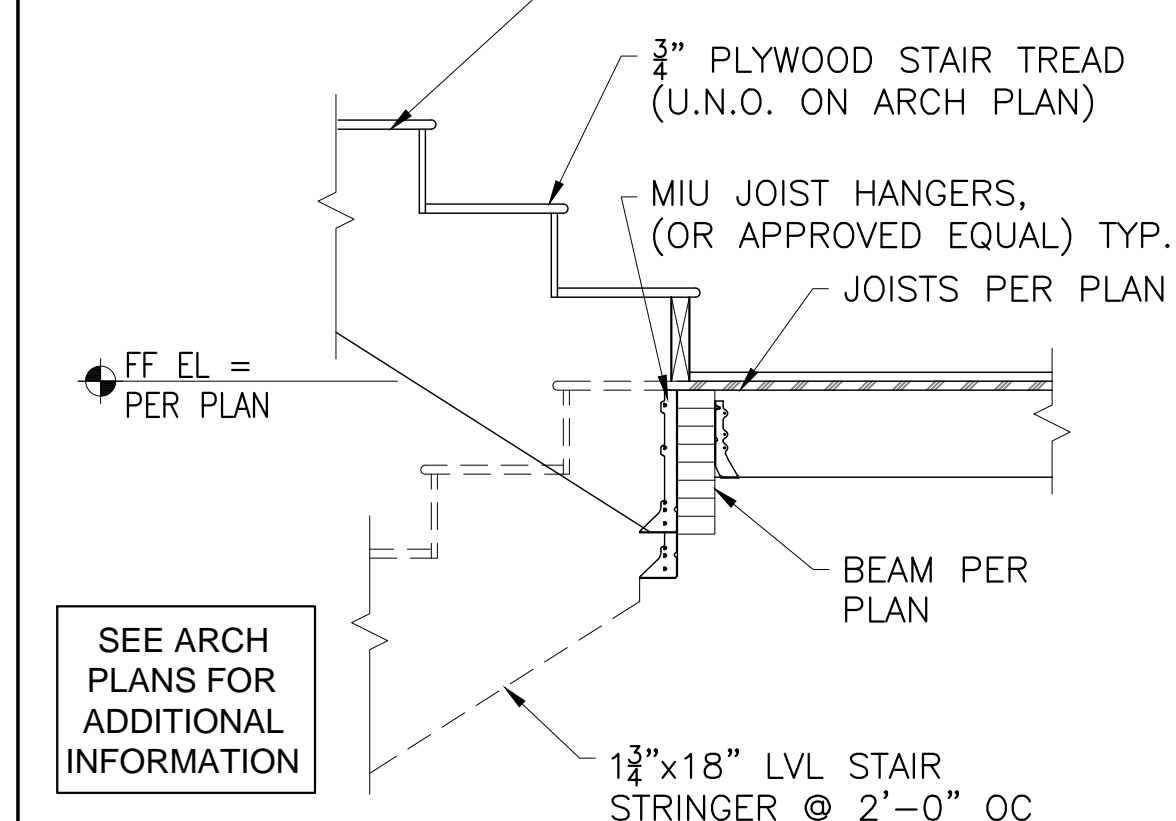
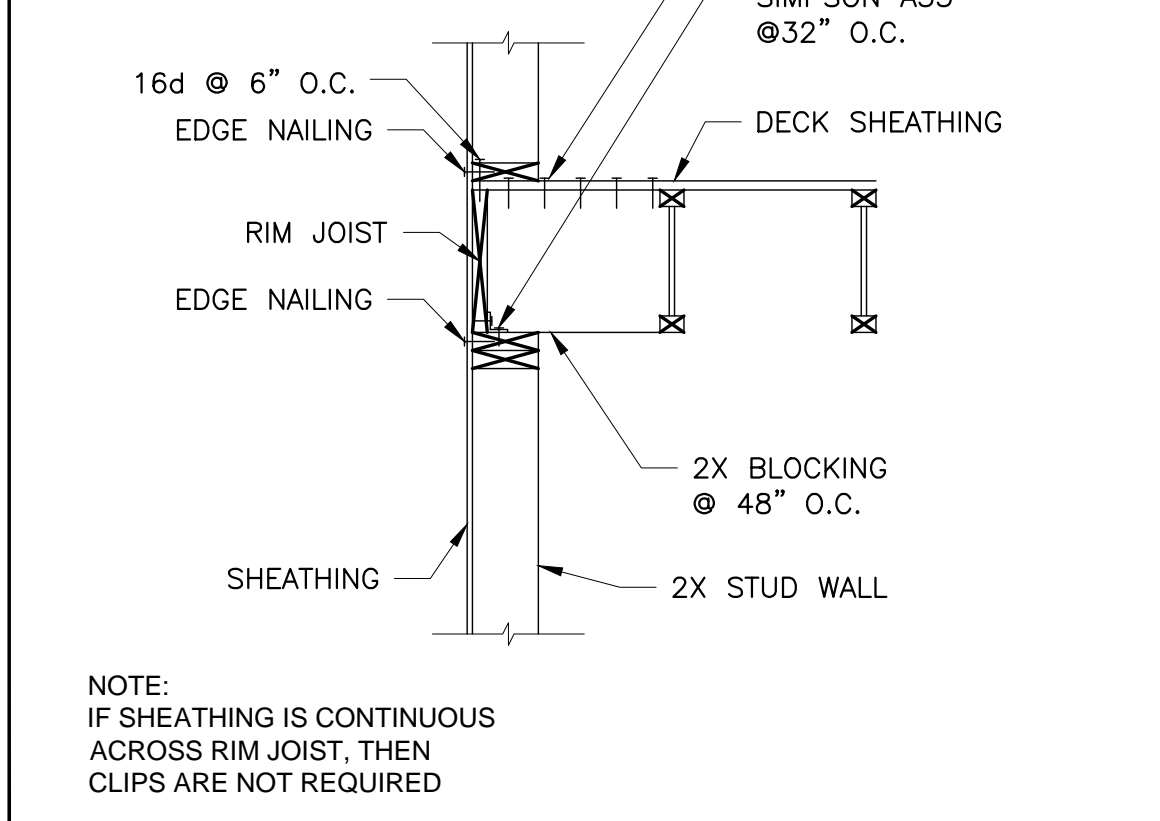
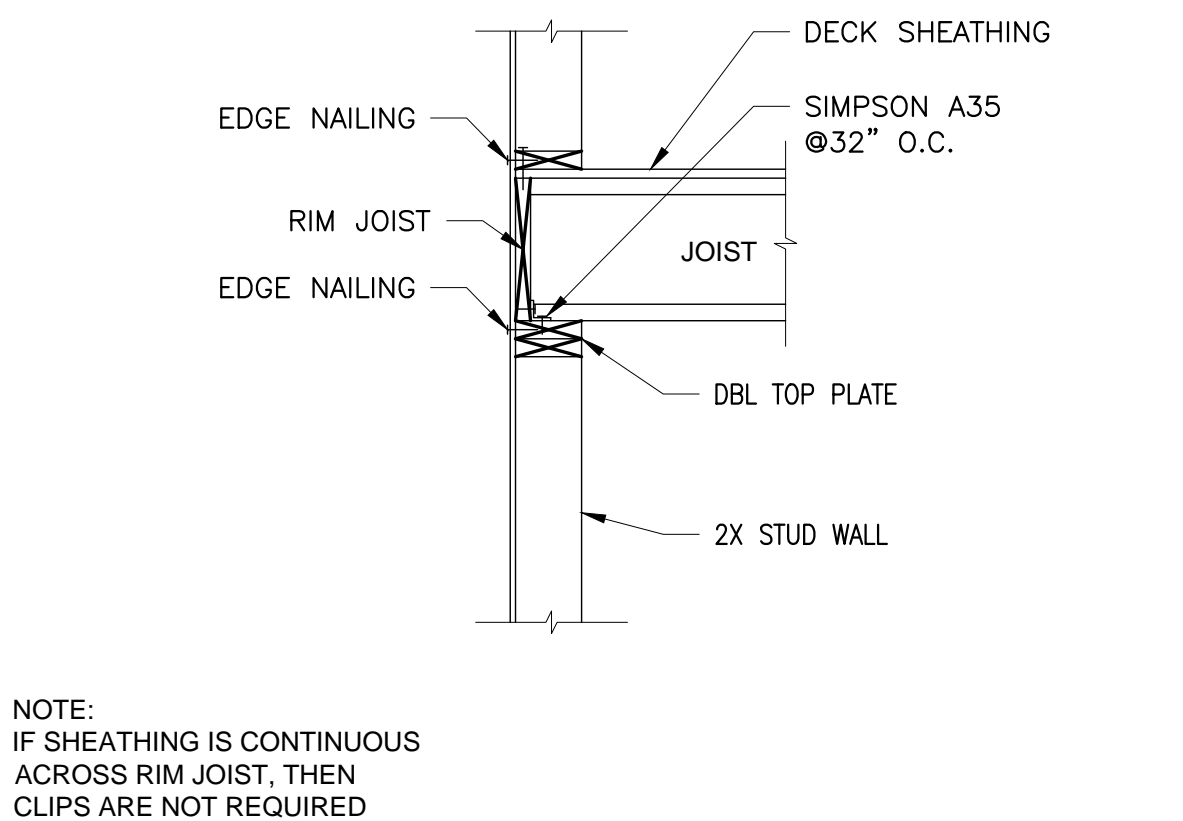


6 TYPICAL WALL CONNECTION DETAIL NTS

7 TRUSS / TOP PLATE CONNECTION NTS

8 TYPICAL VALLEY FRAMING DETAIL NTS

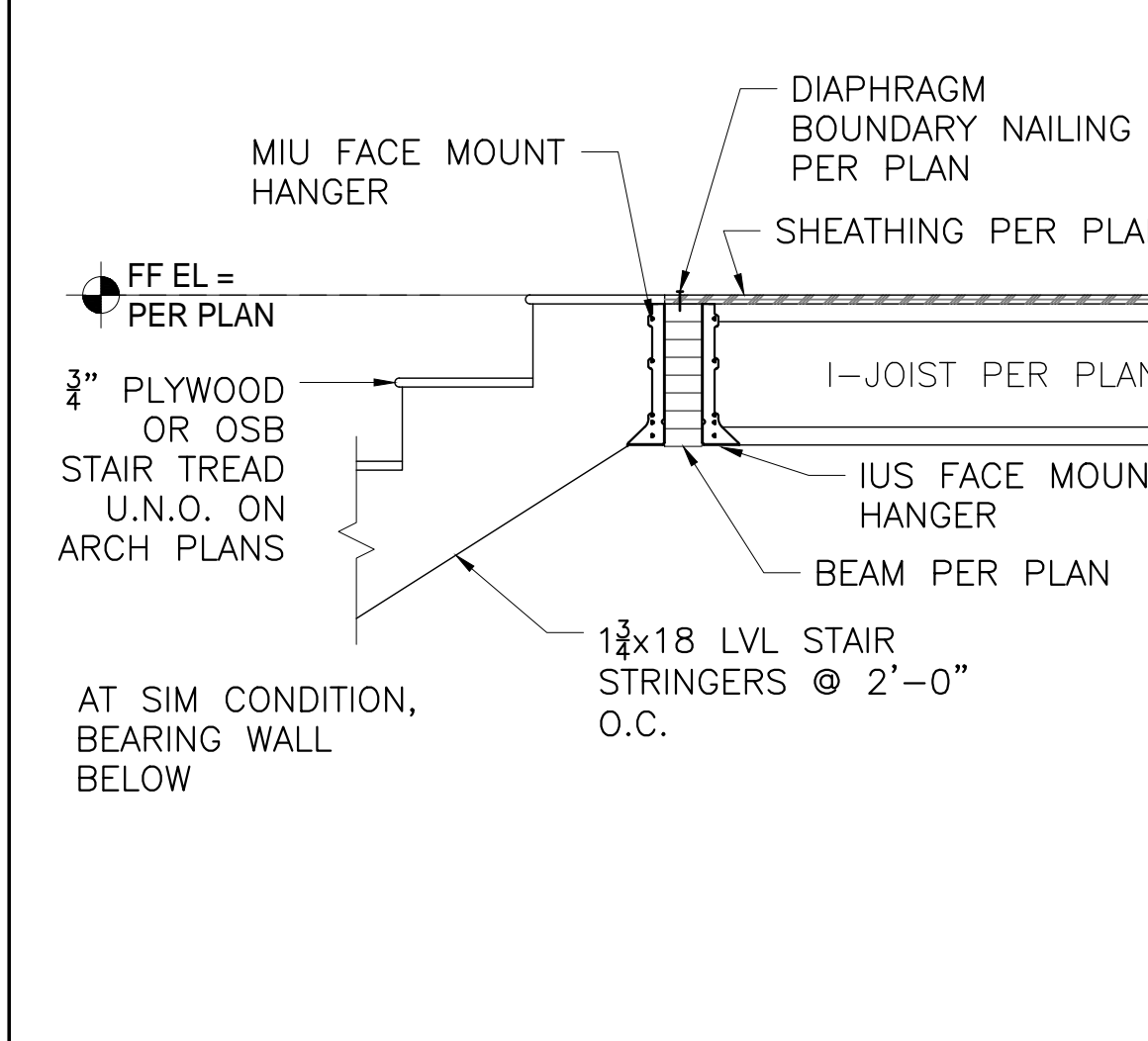
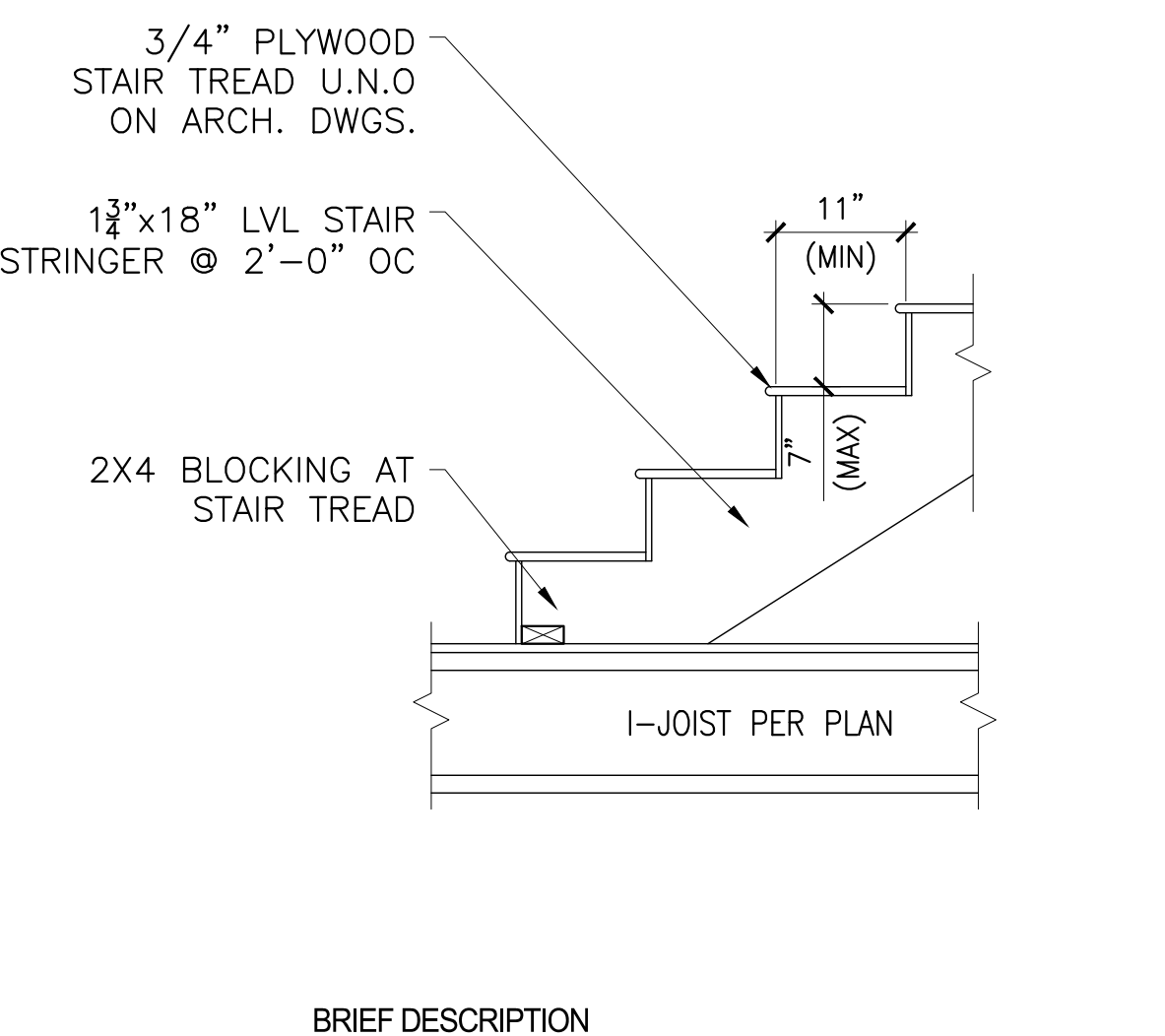
A TYP WALL SECTION 1/2"=1'



9 PERP. FLOOR / WALL CONNECTION 3/4"=1'

10 PARALLEL FLOOR / WALL CONNECTION 3/4"=1'

11 TYP STAIR DETAIL LANDING 3/4"=1'



- STAIR NOTES:**
- SEE GENERAL CONSTRUCTION NOTES FOR BASIC STAIR REQUIREMENTS PER CURRENT IRC
 - CONTRACTOR TO VERIFY STAIR COUNT (SEE ROOF TRUSS DRAWINGS FOR BONUS FINISH FLOOR HEIGHT)
 - HANDRAILS SHALL HAVE A MAXIMUM HEIGHT OF 38" & A MINIMUM HEIGHT OF 34", MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF FOUR OR MORE RISERS & SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT & SHALL EXTEND 6 INCHES BEYOND THE TOP & BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
 - OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHOULD HAVE GUARDRAILS
 - THE HANDGRIP PORTION OF THE HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES BUT NOT MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSIONS, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
 - HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL & THE HANDRAIL.
 - PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT.
 - REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES & PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.
 - HEADROOM CLEARANCES OF 6'-8" MUST BE MAINTAINED, MEASURED VERTICALLY FROM THE STAIR NOSING.
 - RISER = 7-3/4" MAX. TREAD = 10" MIN. THE GREATEST TREAD OR RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
 - OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
 - STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

12 TYP STAIR DETAIL BOT 3/4"=1'

13 TYP STAIR DETAIL TOP 3/4"=1'

A TYP WALL SECTION 1/2"=1'

4/11/2023 9:39:48 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM

DRAFTCO
DESIGNS LLC
RESIDENTIAL • COMMERCIAL

509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

LOWE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDING OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

DETAILS

SHEET NO.:

A-501

CITY OF RICHLAND 2018 WSEC-Residential Submittal Form

Arch D (36"x24") Drawing Size Required

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family - New & Additions (effective February 1, 2021)

Version 1.4

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single family dwellings (townhouses)
INSTRUCTIONS:
This single-family project will use the requirements for the Prescriptive Path below and incorporate the minimum values listed.
Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.
Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Table: All Climate Zones (Table R402.1.1). Columns: R-Value [a], U-Factor [a]. Rows: Fenestration U-Factor [b], Skylight U-Factor [b], Glazed Fenestration SHGC [b,e], Ceiling [e], Wood Frame Wall [g,h], Floor, Below Grade Wall [c,h], Slab [d,f] R-Value & Depth.

[a] R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
[b] The fenestration U-factor column excludes skylights.
[c] "10/15/21 + 5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 + 5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
[d] R-10 continuous insulation is required under heated slab-on-grade floors. See Section R402.2.9.1. For single rafter or joist-rafter ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
[e] R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
[f] For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.
[g] Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, this sheet shall be provided within the building permit drawings, and shall specify the option(s) selected, the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- 1. Small Dwelling Unit: 3 Credits
Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing buildings that are greater than 500 sf of heated floor area but less than 1,500sf.
2. Medium Dwelling Unit: 6 Credits
All dwelling units that are not included in #1 or #3.
3. Large Dwelling Unit: 7 Credits
Dwelling units exceeding 5,000 sf of conditioned floor area.
4. Additions less than 500 sf: 1.5 Credits
All other additions shall meet 1-3 above.

Before selecting your credits on this Summary table, review the details in Table 406.3 of the WSEC-R.

Summary of Table R406.2
Table with columns: Heating Option, Fuel Normalization Descriptions, Credits - Select ONE heating option, Heating Unit Type (i.e. heat pump, gas furnace, etc.)

Table: Energy Option, Energy Credit Descriptions, Credits - Select ONE heating option, System Make & Model Number. Rows include Efficient Building Envelope, Air Leakage Control and Efficient Ventilation, High Efficiency HVAC, etc.

Table: Energy Option, Energy Credit Descriptions, Credits - Select ONE heating option, System Make & Model Number. Rows include Efficient Water Heating, Efficient Water Heating, Efficient Water Heating, Efficient Water Heating, Renewable Electric Energy (3 credits max), Appliance Package.

- [a] An alternative heating source sized at a maximum of 0.5 Watts/ft2 (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit.
[b] Meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(4) or C403.3.2(5)
[c] Equipment listed in Table C403.3.2(1)C or C403.3.2(2)
[d] You cannot select more than one option from any category EXCEPT in category 5, where Option 5.1 may be combined with Options 5.2 through 5.6. See Table 406.3.
[e] 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.

Table: Project R-Values (adjusted to conform with selected energy credits). Columns: Ceiling/Attic, Walls, Floors, Doors, Windows, Air Leakage Control.

Table: Designer Notes

Table: Window, Skylight, and Door Schedule. Columns: Ref., U-Factor, Quantity, Width (in), Height (in), Area, UA. Rows: Exempt Fenestrations, Vertical Fenestration (Windows & Doors).

Table: Overhead Glazing (Skylights). Columns: Component Description, Ref., U-Factor, Quantity, Width (in), Height (in), Area, UA. Includes Total Sum of Fenestration Area and UA.

Simple Heating System Size: Washington State
This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only.
Please complete the green drop-downs and boxes that are applicable to your project.
Design Temperature: Goldendale, 63
Area of Building: Conditioned Floor Area (sq ft) 2,795
Average Ceiling Height (ft) 9.0, Conditioned Volume 25,155
Glazing and Doors: U=0.28, Area 446, UA 124.88
Skylights: U-Factor 0.50, Area ---, UA ---
Insulation: Attic R=49, U-Factor 0.026, Area 1,368, UA 35.57
Single Rafter or Joist Vaulted Ceilings: No selection, UA ---
Above Grade Walls (see Figure 1): U-Factor 0.056, Area 2,290, UA 128.24
Floors: No selection, UA ---
Below Grade Walls (see Figure 1): No selection, UA ---
Slab Below Grade (see Figure 1): F-Factor 0.303, Length ---, UA ---
Slab on Grade (see Figure 1): F-Factor 0.540, Length 152, UA 82.08
Location of Ducts: Conditioned Space, Duct Leakage Coefficient 1.00
Sum of UA: 370.77
Envelope Heat Load: 23,358 Btu / Hour
Air Leakage Heat Load: 17,116 Btu / Hour
Building Design Heat Load: 40,474 Btu / Hour
Building and Duct Heat Load: 40,474 Btu / Hour
Maximum Heat Equipment Output: 50,592 Btu / Hour

AHRI CERTIFIED Certificate of Product Ratings
AHR Certified Reference Number: 9694262 Date: 03-22-2021 Model Status: Active
AHR Type: HRCUA-CB (Split System: Heat Pump with Remote Outdoor Unit-Air-Source)
Series: SILVER 15
Outdoor Unit Brand Name: AMERICAN STANDARD
Outdoor Unit Model Number (Condenser or Single Package): 4A8H948H1
Indoor Unit Model Number (Evaporator and/or Air Handler): TEM6A0C48H41+TDR+UF/HRZ
Rated as follows in accordance with the latest edition of AHRI 210/240 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:
Cooling Capacity (A2) - Single or High Stage (95F), btuh : 48000
SEER : 15.00
EER (A2) - Single or High Stage (95F) : 12.50
Heating Capacity (H12) - Single or High Stage (47F) : 43500
HSPF (Region IV) : 9.50

Rheem Hybrid Utility Residential Electric Water Heater
Designed to Maximize Energy Design Rating /HERS Rating
Product Highlights:
• 3.50 UEF
• Meets NEEA Tier 3 Requirements
• Integrated WiFi
• California Title 24 Compliant (JA13 Ready)
• Grid-Enabled for Utility-Level Performance Monitoring
• Quiet Operation
• Design certified to NSF/ANSI 372 (lead control)
• CTA 2045 Ready (adapter included)
• 10 Year Limited Warranty*
FEATURES & BENEFITS:
High Efficiency: Meets ENERGY STAR® requirements. Increased property value for consumers.
Easy Installation: Easily Ducted - for installation in confined spaces with minimal make up air required. Easy access to side water connection and top electrical junction box; Zero clearance required in the back or side of the unit.
Available EcoNet® Smart Technology: Energy usage reporting. Grid interactive for utility demand response / load management programs.

4/11/2023 9:39:23 AM
MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM
DRAFTCO DESIGNS LLC
RESIDENTIAL • COMMERCIAL
509.251.5939

BUILDING INFO:
MAIN LEVEL 1427
SECOND LEVEL 1368
GARAGE 1213
COVERED ENTRY 264
LIVING SPACE 2795
NON-LIVING SPACE 1477
TOTAL SCOPE 4272

Job No. 22-161
LOVE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98620

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

WSEC

SHEET NO. : E-111

Specification Sheet

Item #: 444777
Rev Date: 2019-04-22

HERO 150H

Fresh Air Appliance - HRV
Product #: 99401



Fantech's most efficient sensor yet! The HERO 150H is ideal for high-rise apartment applications, condominiums, single and multi family homes. With a completely new design the HERO 150H features a Counterflow core, round metal collars and a high efficiency rating!

Features

- 6" (152mm) round metal duct connections with rubberized duct seals
- Removable screw terminal for easy connection with external access
- Top port design fits in tight spaces
- Includes wall mounting **angle bracket**
- Counterflow heat recovery core
- Multiple speed operation
- Internal recirculation defrost
- Integrated MERV-B Filter
- 51 lbs (23.2kg) including core

Optional Controls:

- ECO-TOUCH™ (#44820) - Programmable Touch Screen Wall Control
- EDF7 (#44883) - Electronic multi-function dehumidistat
- EDF1R (#44203) - Multi-function dehumidistat
- RTS2 (#44214) - 20 minute timer over-ride
- RTS5 (#44214) - 20/40/60 minute timer
- MDH1 (#44212) - Dehumidistat

Specifications

- Duct size - 6" (152mm) round
- Voltage/Phase - 120V
- Power rated - 180 W
- Amp - 1.4 A
- Average airflow - 161 cfm (76 L/s)
- 0.4" P_r (100 Pa)

Fans
Two (2) factory-balanced fans with backward curved blades. Motors come with permanently lubricated, sealed ball-bearings to guarantee long life and maintenance-free operation.

Heat Recovery Core
Counterflow heat recovery exchanger built from thermoformed polymer plates covered by a limited lifetime warranty. Core dimensions are 14.4" x 14.4" (365 x 365 mm) with a 12" (305 mm) depth. Our heat exchangers are designed and manufactured to withstand extreme temperature variations.

Winterguard™ Defrost
The unit incorporates a unique and quiet internal recirculation defrost that does not depressurize the home during the defrost cycle. A preset defrost sequence is activated when the outdoor temperature falls below 20° F (-5° C) and automatically adjusts itself based on operating conditions. The fan speed is also adjusted automatically to provide a smooth and quiet transition between Ventilation & Defrost mode.

Serviceability
Core, filters, fans and electronic panel can be accessed easily from the access panel. Core conveniently slides out with only 14" (355 mm) clearance.

Duct Connections
6" (152mm) round metal duct connections with rubberized seal.

Case
24 gauge galvanized pre-painted steel corrosion resistant

Insulation
Cabinet is fully insulated with 3/4" (20 mm) high density expanded polystyrene.

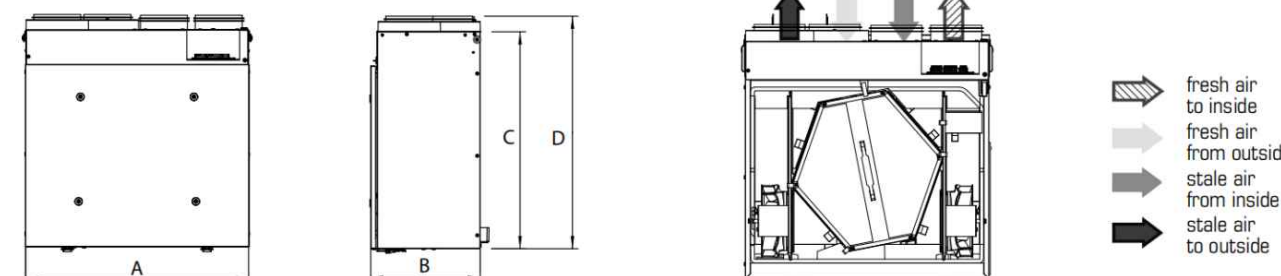
Filters
Two (2) washable electrostatic panel type air filters 7.67" (200mm) x 11.81" (300mm) x 0.125" (3mm). A MERV-B supply filter is provided with the unit. The MERV-B supply filter is intended for areas that it is required. In most cases the MERV-B supply filter is not required and it becomes optional at the home owner's discretion. MERV-B dimensions 5.77" x 12.09" x 1.75" (146.5mm x 307mm x 44.5mm).

Balancing and commissioning
Balancing must be completed using the Fantech ECO-Touch® Programmable Touch Screen Wall Control

Warranty
Limited lifetime on counterflow exchanger; 7 year on motors, and 5 year on parts.



Dimensions & Airflow

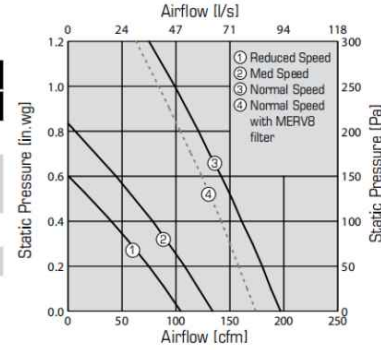


| Model | A | B | C | D |
|-----------|--------|-----|--------|-----|
| | in | mm | in | mm |
| HERO 150H | 27 7/8 | 707 | 13 3/8 | 341 |
| | | | 23 | 285 |
| | | | 24 7/8 | 638 |

Dimensional information is in inches. Clearance of 14" (355mm) in front of the unit is recommended for removal of core. All units feature three foot plug-in power cord with 3-prong plug.

Ventilation Performance

| in. wg. P _{ro} | 0.3 (0.8) | 0.3 (1.0) | 0.4 (1.0) | 0.5 (1.3) | 0.6 (1.5) | 0.7 (1.7) | 0.8 (2.0) | 0.9 (2.3) | 1.0 (2.5) |
|---------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | cfm (0.4) | cfm (0.6) | cfm (0.8) | cfm (1.0) | cfm (1.2) | cfm (1.4) | cfm (1.6) | cfm (1.8) | cfm (2.0) |
| Net supply airflow | 150 (68) | 170 (80) | 161 (76) | 150 (71) | 142 (67) | 131 (62) | 121 (57) | 110 (52) | 97 (46) |
| Net supply airflow with MERV-B filter | 158 (73) | 150 (71) | 142 (67) | 143 (67) | 124 (59) | 114 (54) | 104 (49) | 94 (44) | 84 (40) |
| Gross supply airflow | 192 (89) | 172 (81) | 163 (77) | 153 (72) | 144 (68) | 133 (63) | 123 (58) | 112 (53) | 100 (47) |
| Gross exhaust airflow | 192 (89) | 172 (81) | 163 (77) | 153 (72) | 144 (68) | 133 (63) | 123 (58) | 112 (53) | 100 (47) |



Energy performance

| Testing | Supply temperature | Net airflow | Consumed power | Sensible recovery efficiency | Latent Sensible recovery efficiency | Apparent sensible effectiveness | Latent recovery/latent transfer |
|---------|--------------------|-------------|----------------|------------------------------|-------------------------------------|---------------------------------|---------------------------------|
| | °F / °C | cfm / L/s | W | % | % | % | - |
| 32 | 0 | 70 | 33 | 80 | 86 | 89 | 0.01 |
| 32 | 0 | 104 | 49 | 90 | 79 | 80 | 0.01 |
| 32 | 0 | 148 | 70 | 80 | 78 | 80 | 0.01 |
| -13 | -5 | 68 | 32 | 85 | 83 | 86 | 0.05 |

Energy performance results were obtained without the MERV-B filter installed.

Requirements and standards

- Complies with the UL 1812 requirements regulating the construction and installation of Heat Recovery Ventilators
- Complies with the CSA C22-2 no. 113 Standard applicable to ventilators
- Complies with the CSA F328 requirements regulating the installation of Heat Recovery Ventilators
- Technical data was obtained from published results of test relating to CSA C439 Standards. This data was obtained without the use of the MERV-B supply filter.
- HVI certified and ENERGY STAR® qualified*

*This product earned the ENERGY STAR® by meeting strict efficiency guidelines set by Natural Resources Canada and the US EPA. It meets ENERGY STAR® requirements only when used in Canada.

Contacts

Submitted by: _____ Date: _____
 Quantity: _____ Model: _____ Project #: _____
 Comments: _____
 Location: _____
 Architect: _____
 Engineer: _____ Contractor: _____

Distributed by:

United States: 10048 Industrial Blvd. • Lenexa, KS 66215 • 1-800-747-1762 • www.fantech.net
 Canada: 50 Knapdale Way • Brampton, ON L4S 3A5 • 1-800-565-2649 • www.fantech.net

Fantech reserves the right to modify, at any time and without notice, any or all of its products' features, designs, components and specifications to maintain their technological leadership position.



Additional Cut Sheet as Necessary

Additional Cut Sheet as Necessary

Additional Cut Sheet as Necessary

Additional Cut Sheet as Necessary

4/11/2023 9:38:50 AM

MILENKO@DRAFTCODESIGNS.COM
WEB: DRAFTCODESIGNS.COM



509.251.5939

BUILDING INFO:

| | |
|------------------|------|
| MAIN LEVEL | 1427 |
| SECOND LEVEL | 1368 |
| GARAGE | 1213 |
| COVERED ENTRY | 264 |
| LIVING SPACE | 2795 |
| NON-LIVING SPACE | 1477 |
| TOTAL SCOPE | 4272 |

Job No. 22-161

LOVE RESIDENCE
CUSTOM HOME
781 BICKLETON HWY
GOLDENDALE, WA 98020

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDING OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

WSEC

SHEET NO.:
E-112