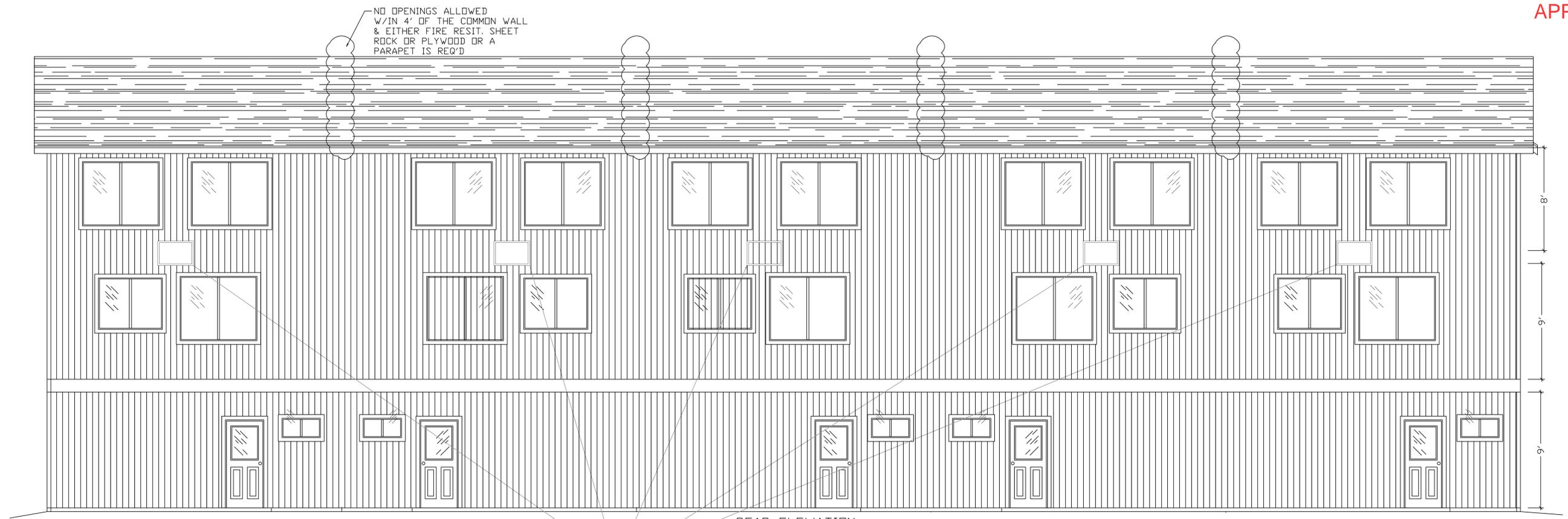


APP# 9338



NO OPENINGS ALLOWED
W/IN 4' OF THE COMMON WALL
& EITHER FIRE RESIT. SHEET
ROCK OR PLYWOOD OR A
PARAPET IS REQ'D

REAR ELEVATION

MINI-SPLIT
COMPRESSOR

Once sprinkler system is roughed in,
contact Scott Barr for a water quality
inspection. Sbarr@monroewa.gov.

DEFERRED SUBMITTALS: The following
systems are required and applications are
deferred. No work on these systems may begin
until a permit has been issued by the AHJ:

1. An NFPA 13D Automatic Fire Sprinkler System
is required to be installed. (separate system
protecting each individual dwelling unit.)

**THE BUILDING ADDRESS
MUST BE PLAINLY VISIBLE
FROM THE ROAD FRONTING
THE PROPERTY ON A
CONTRASTING
BACKGROUND IN
ACCORDANCE WITH THIS
TABLE.**

Table 605.1 Address Numbering Size Table

DISTANCE FROM STREET OR ROAD	MINIMUM SIZE
0 - 50 feet	6" H x 3/4" Stroke Width
51 - 150 feet	8" H x 1" Stroke Width
151 - 200 feet	10" H x 1 1/4" Stroke Width
201 feet and farther	12" H x 1 1/2" Stroke Width



FRONT ELEVATION

CR

TSARK 20A

plans2build
plans2build.com
plans2build@live.com 360-629-6068
www.plans2build.com Canano Island, VA

ELEVATIONS
Rob 3/16/2022 8:06 AM TSARK20-A-MASTER.dwg

SCALE
1/4"=1 FT
SHEET
1

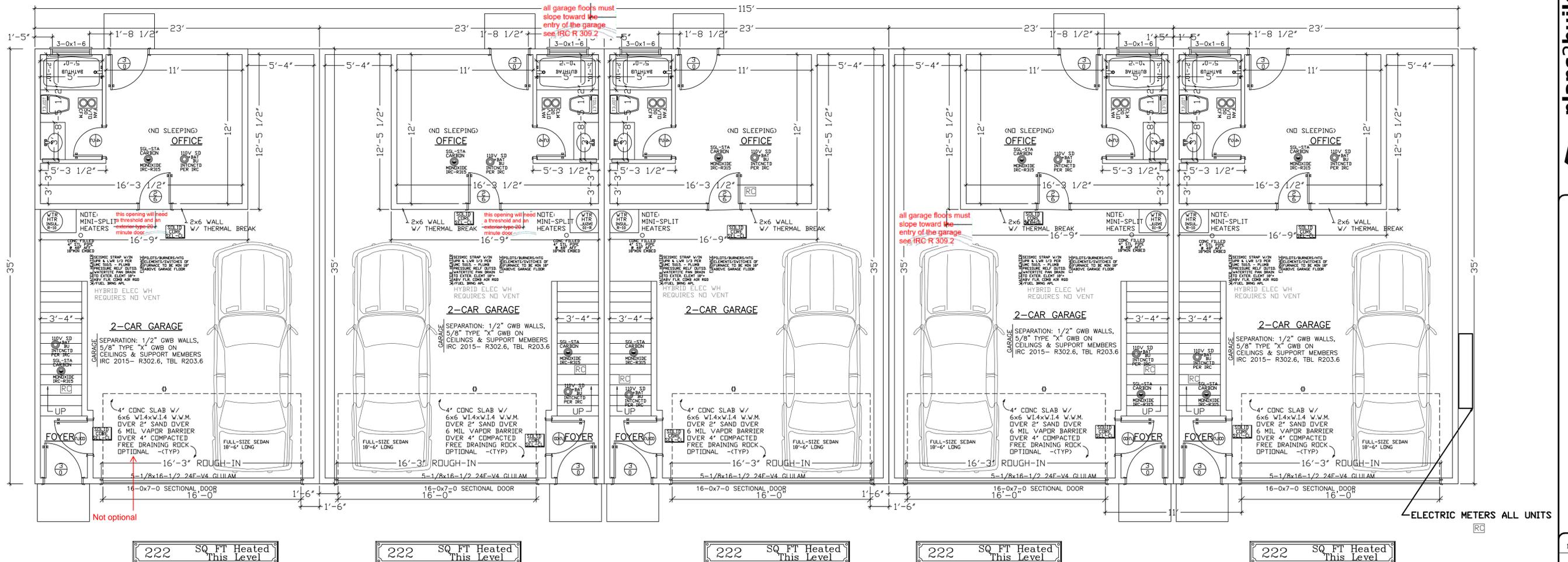
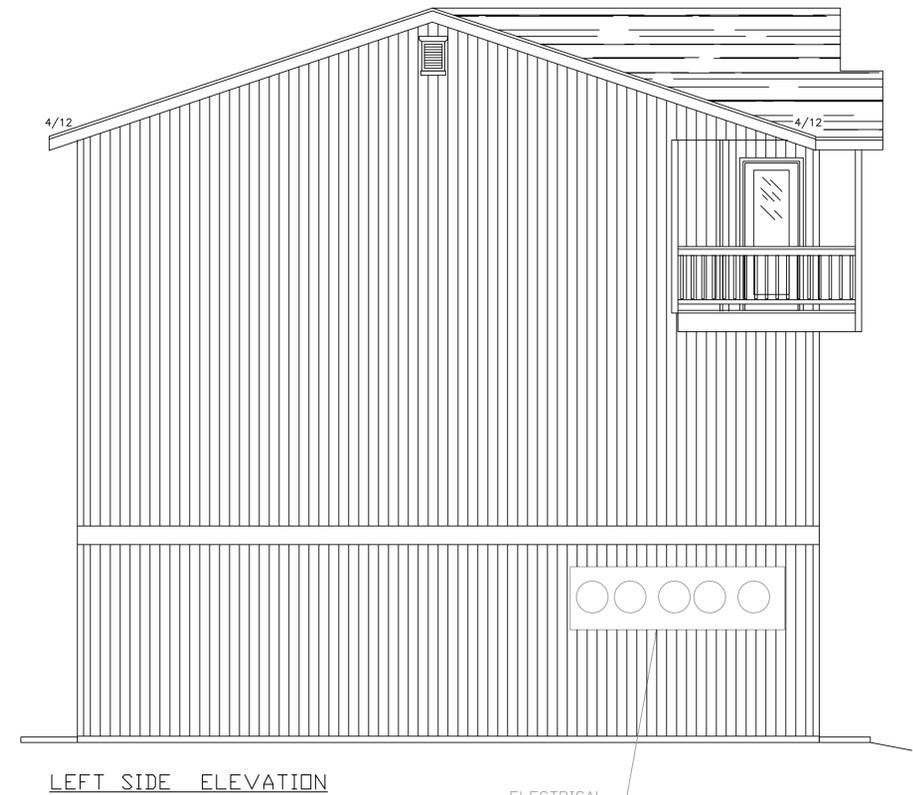
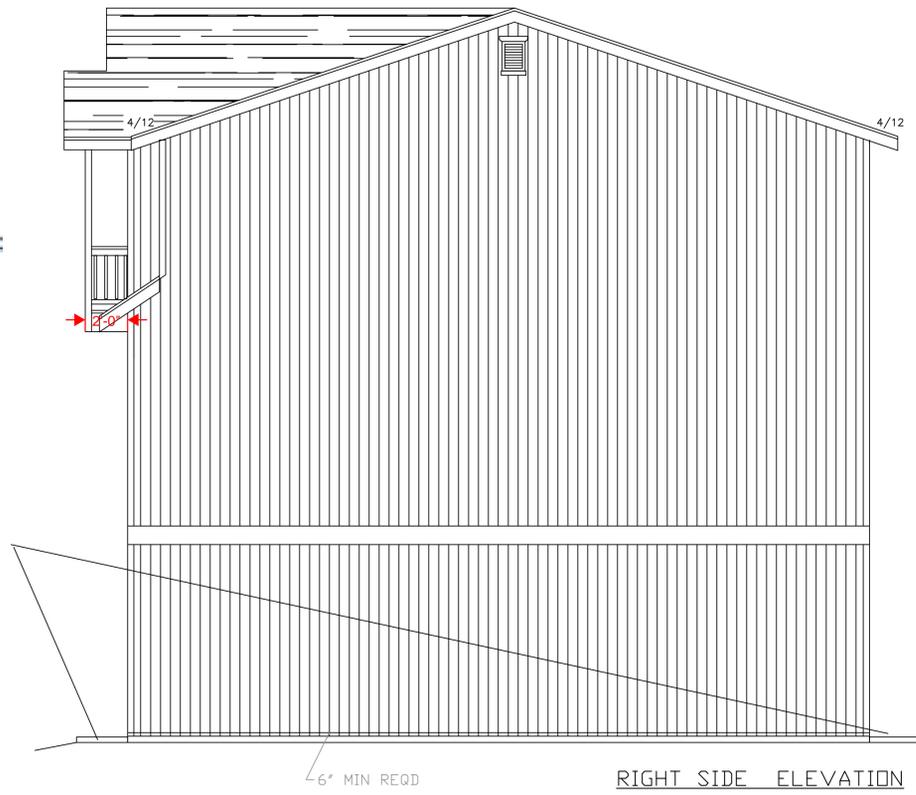
EACH
BEDROOM
WILL HAVE A
MINI-SPLIT,
ONE IN
LIVING
ROOM, 1 IN
GARAGE
OFFICE.



Fire Sprinkler System (separate system protecting each individual dwelling) NFPA 13-D will be used.

DEFERRED SUBMITTALS: The following systems are required and applications are deferred. No work on these systems may begin until a permit has been issued by the AHJ:

1. An NFPA 13D Automatic Fire Sprinkler System is required to be installed. (separate system protecting each individual dwelling unit.)



TSARK 20A

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Garage Plan View
3/16/2022 8:06 AM TSARK20A-MASTER.dwg
Rob
SCALE 1/4"=1' FT
SHEET

NOTE: ALL DIMENSIONS ON THIS PAGE ARE ROUGH FRAMING DIMENSIONS (NO DRYWALL)

CODE REFERENCES

INTERNATIONAL RESIDENTIAL CODE 2015
 INTERNATIONAL MECHANICAL CODE 2015
 INTERNATIONAL FIRE CODE 2015
 UNIFORMED PLUMBING CODE 2015
 WASHINGTON STATE ENERGY CODE 2015

EGRESS/IRC-R310
 BEDROOM SILLS 44" MAX HT TO FINISHED OPENING
 MIN 20" x 24" HT OPENING
 5/7 SD FT MIN - R310.1
 24" MINIMUM SILL HT
 NOTE: ALL HEADERS 4x8 HF#2 UN.D.

ALL HOLD-DOWNS, FRAMING ANCHORS & SHEARWALLS MUST BE INSPECTED BEFORE COVERING.

NOTICE OF LIABILITY: Written dimensions on these drawings shall have preference over scaled dimensions. However, Contractor shall check & verify all dimensions and conditions pertaining to the project prior to proceeding to the construction phase. Both sizes are estimated but not engineering certified. Any discrepancy shall be resolved with PRB prior to proceeding with the work, or Contractor shall accept full responsibility for rectifying same in event that liability is imposed on PRB, our liability to you or any third party shall not exceed the price paid for PRB's product.

WHOLE HOUSE FAN VENTILATION RATE
 PER CURRENT IRC TABLE M1507.3.3 (1)
 CONTINUOUS OPERATING SYSTEM

FLOOR AREA SQ. FT.	0-1	2-3	4-5	6-7	7+
< 1500	30	45	60	75	90
1501-2000	45	60	75	90	105
2001-2500	60	75	90	105	120
2501-3000	75	90	105	120	135

RATES ABOVE ARE MIN OUTDOOR AIRFLOW IN CFM
 CURRENT IRC TABLE M1507.3.3 (2)
 INTERMITTENT 25% IN 4 HR M1507.3.3(2)
 RUN TIME% 25% 33% 50% 66% 75% 100%
 FACTOR 4 3 2 1.5 1.3 1

SUBJECT TO FIELD INSPECTIONS, CORRECTIONS & PROVISIONS OF PLAN CHECK

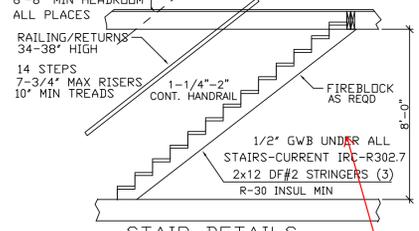
TRUSS ENGINEERING & DESIGN ARE TO BE BY THE TRUSS MANUFACTURER

LANDINGS / IRC R311.4.3

Door Width 36" MIN
 7'-3/4" MAX DROP

LIGHTING NOTES:
 ALL EXTERIOR LIGHTING FIXTURES WILL BE HIGH EFFICACY LUMINAIRES. A MIN. OF 90% OF ALL INTERNAL UNITS SHALL BE HIGH EFFICACY UNITS.

MAX RISE= 7-3/4"; MAX RUN=10"
 MAX OPEN SPACE RISERS=4"; WIDTH=36" MIN
 HANDRAIL HT: 34-38" DFF TREAD NOSE
 HANDRAILS END @ NEVEL POST / SAFETY TERM OR RETURN
 HANDRAILS= GRIPPABLE SHAPE/SIZE
 BALUSTER SPACING= 4-3/8" MAX
 TRIANG DPNGS @ TREAD SIDES < 6" SPHERE
 36" DEEP MIN LANDING @ BOTTOM OF STAIRS



EACH BEDROOM WILL HAVE A MINI-SPLIT, ONE IN LIVING ROOM, 1 IN GARAGE OFFICE.

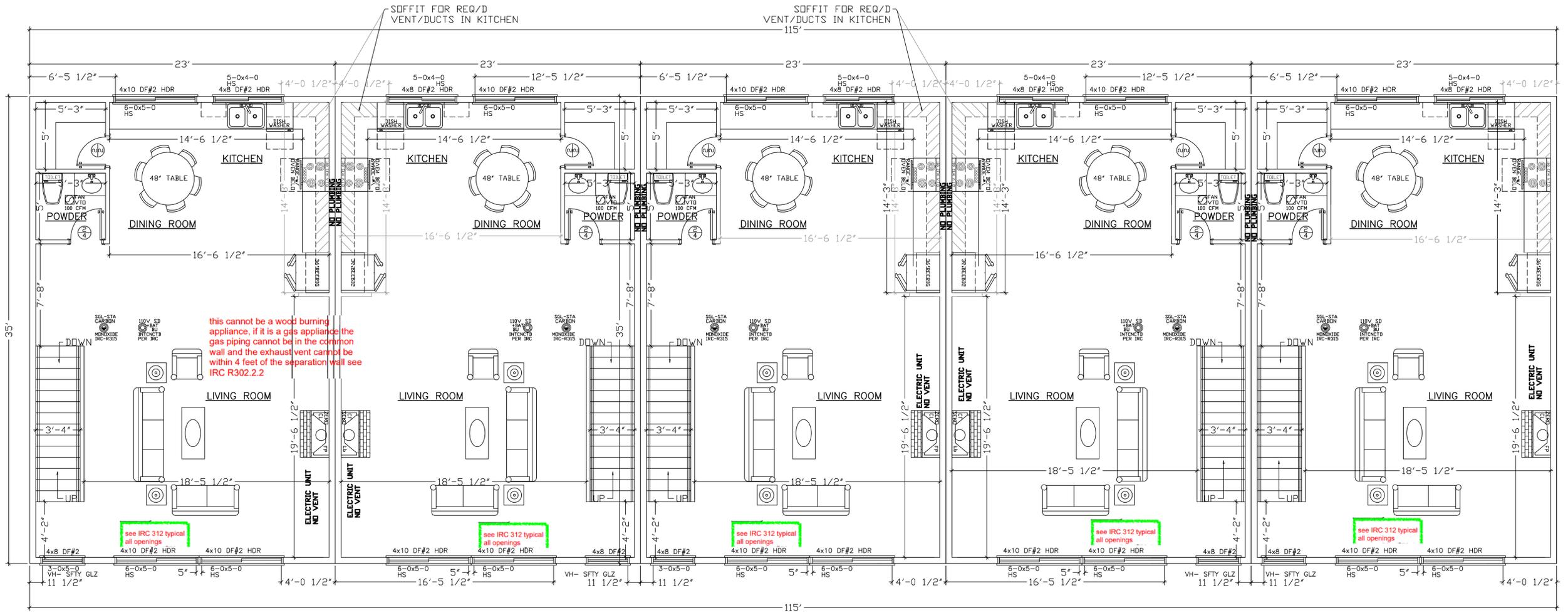
DEFERRED SUBMITTALS: The following systems are required and applications are deferred. No work on these systems may begin until a permit has been issued by the AHJ:

1. An NFPA 13D Automatic Fire Sprinkler System is required to be installed. (separate system protecting each individual dwelling unit.)

M1504.3 Exhaust openings. Air exhaust openings shall terminate as follows:

- Not less than 3 feet (914 mm) from property lines.
- Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors.
- Not less than 10 feet (3048 mm) from mechanical air intake openings except where either of the following apply:
 - The exhaust opening is located not less than 3 feet (914 mm) above the air intake opening.
 - The exhaust opening is part of a factory-built intake/exhaust combination termination fitting installed in accordance with the manufacturer's instructions, and the exhaust air is drawn from a living space.
- Openings shall comply with Sections R303.5.2 and R303.6.

Indicate actual WHF CFM proposed with consideration for the adjustment factors from table R1505.4.3(2)



805 SQ. FT. Heated This Level

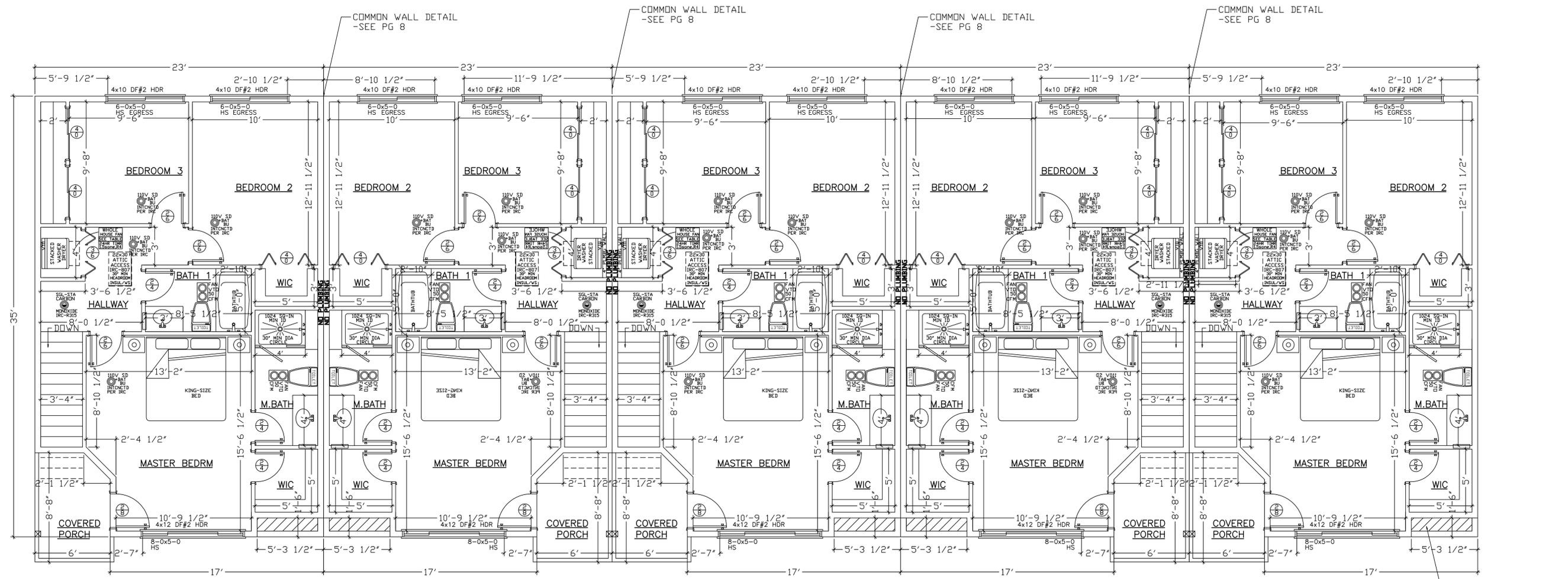
CR

plans2build.com
 plans2build@live.com 360-629-6068
 www.plans2build.com Camano Island, WA
TSARK 20A
 Middle Plan View
 3/16/2022 8:06 AM TSARK102-A-MASTER.dwg
 SCALE 1/4"=1' FT
 SHEET

DEFERRED SUBMITTALS: The following systems are required and applications are deferred. No work on these systems may begin until a permit has been issued by the AHJ:

1. An NFPA 13D Automatic Fire Sprinkler System is required to be installed. (separate system protecting each individual dwelling unit.)

EACH BEDROOM WILL HAVE A MINI-SPLIT UNIT



METAL RAILS WILL BE INSTALLED BY A COMPANY

727 SQ FT Heated This Level

727 SQ FT Heated This Level

METAL RAILS WILL BE INSTALLED BY A COMPANY

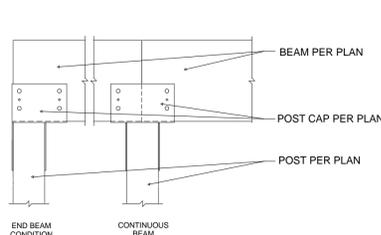
727 SQ FT Heated This Level

727 SQ FT Heated This Level

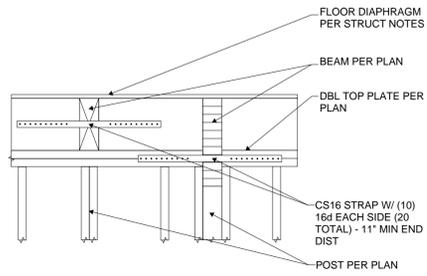
METAL RAILS WILL BE INSTALLED BY A COMPANY

727 SQ FT Heated This Level

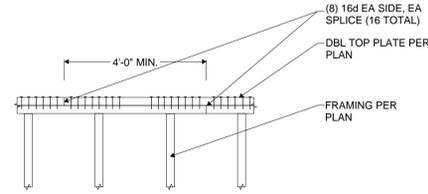
ROOFED AREA OVER MIDDLE FLOOR



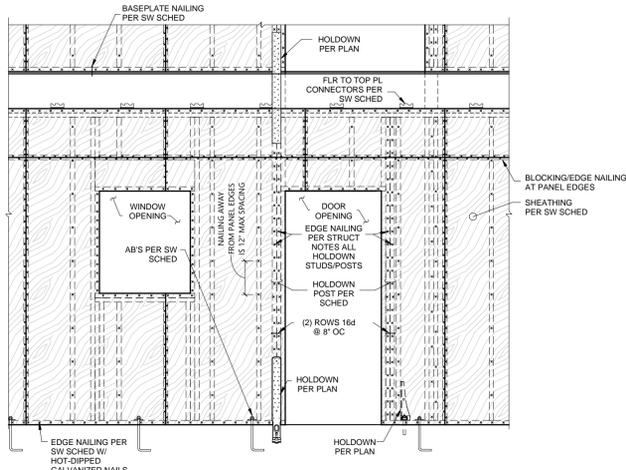
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S0 TYPICAL POST & BEAM @ ISOLATED POST NTS



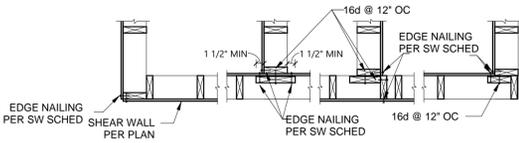
2
S0 TYPICAL POST & BEAM @ WALL NTS



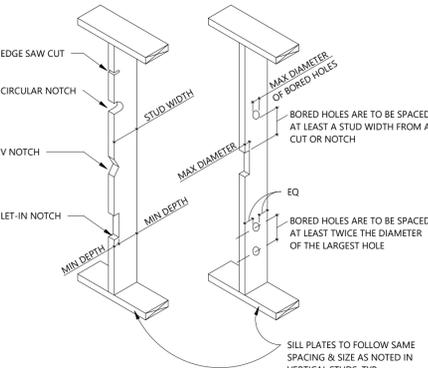
3
S0 TYPICAL TOP PLATE SPLICE NTS



4
S0 TYPICAL SHEAR WALL CONSTRUCTION NTS



5
S0 TYPICAL SHEAR WALL CORNER CONFIGURATIONS NTS



6
S0 TYPICAL STUD PENETRATIONS NTS

EXTERIOR/BEARING/SHEAR WALL STUDS				EXTERIOR/BEARING/SHEAR WALL STUDS			
Stud Size	Max Depth of Edge Cut or Notch	Min Stud Depth Remaining	Stud Size	Max Diameter of Hole	Min Depth Remaining After Boring		
2x4	7/8"	2 5/8"	2x4	1 3/8"	5/8" EA SIDE OF HOLE		
2x6	1 3/8"	4 1/8"	2x6	2 1/8"	5/8" EA SIDE OF HOLE		

Notes:
 1. Bored holes are to be spaced at least twice the diameter of a cut or notch.
 2. No cutting or notching is allowed in shear wall plates without prior approval.

NON-BEARING WALL STUDS				NON-BEARING WALL STUDS			
Stud Size	Max Depth of Edge Cut or Notch	Min Stud Depth Remaining	Stud Size	Max Diameter of Hole	Min Depth Remaining After Boring		
2x4	1 3/8"	2 1/8"	2x4	2"	5/8" EA SIDE OF HOLE		
2x6	2 1/8"	3 3/8"	2x6	3 1/4"	5/8" EA SIDE OF HOLE		

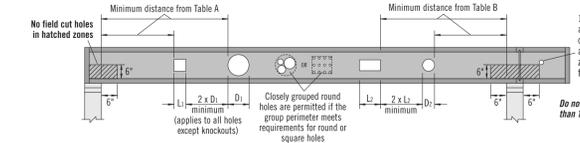
Notes:
 1. Bored holes are to be spaced at least twice the diameter of the largest hole.
 2. No cutting or notching is allowed in shear wall plates without prior approval.
 3. No holes are allowed in shear wall plates without prior approval.

NOTE: DETAILS ON THIS SHEET MAY NOT BE REFERENCED WITHIN THE PLAN SET BUT SHOULD BE UTILIZED WHERE APPLICABLE.

MINIMUM FASTENING SCHEDULE (UNO) (PER 2018 IBC TABLE 2304.10.1)

NO.	CONNECTION	NAILING, LOCATION (UNO)
1	BLOCKING BETWEEN JOIST/RAFTER OR TRUSSES TO TOP PLATE OR OTHER FRAMING ABOVE	(3) 8d, TOENAIL EACH END
2	BLOCKING BETWEEN JOIST/RAFTER OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d, TOENAIL EACH END
3	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d FACE NAIL
4	JOISTS TO TOP PLATE OR GIRDER	(3) 8d, TOENAIL
5	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	(3) 16d
6	COLLAR TIE TO JOIST/RAFTER	(3) 10d
7	ROOF TRUSS TO TOP PLATE	(3) 10d, TOENAIL
8	ROOF JOIST/RAFTER TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	(2) 16d, END NAIL
9	STUD TO STUD (NOT AT SHEAR WALLS)	16d @ 24" O.C., FACE NAIL
10	CONTINUOUS HEADER TO STUD	(4) 8d, TOENAIL
11	TOP PLATE TO TOP PLATE, AT END JOINTS	(8) 16d, EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
12	SILL PLATE TO JOIST, RIM JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d @ 16" O.C., FACE NAIL
13	SILL PLATE TO JOIST, RIM JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 16d @ 16" O.C., FACE NAIL
14	STUD TO SILL PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL*
15	TOP PLATE TO STUD	(2) 16d, END NAIL
16	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d, FACE NAIL
17	1" BRACE TO EACH STUD AND PLATE	(2) 8d, FACE NAIL
18	1" x 6" SHEATHING OR LESS TO EACH BEARING	(2) 8d, FACE NAIL
19	1" x 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d, FACE NAIL
20	JOIST TO SILL, TOP PLATE OR GIRDER	(3) 8d, TOENAIL
21	RIM JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d @ 6" O.C., TOENAIL
22	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d, FACE NAIL
23	2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d, BLIND AND FACE NAIL
24	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2) 16d, EACH BEARING, FACE NAIL
25	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d @ 32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES AND (2) 20d AT ENDS OF EACH SPLICE
26	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d, EACH JOIST OR RAFTER, FACE NAIL
27	JOIST TO RIM JOIST	(3) 16d, END NAIL
28	BRIDGING OR BLOCKING TO JOIST	(2) 8d, EACH END, TOENAIL

*USE (4) 16d END NAIL STUDS TO TOP AND SILL PLATES AT 2x10 STUDS



7
S0 TYPICAL I-JOIST PENETRATIONS NTS

Table A, End Support: Minimum distance from edge of hole to inside face of nearest end support

Depth	TJI®	Round Hole Size							Square or Rectangular Hole Size						
		1/8"	1/4"	3/8"	1/2"	5/8"	3/4"	1"	1/8"	1/4"	3/8"	1/2"	5/8"	3/4"	1"
110	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"	1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"
210	1'-0"	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"	6'-6"
230	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"
360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"		1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"

Table B, Intermediate or Cantilever Support: Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

Depth	TJI®	Round Hole Size							Square or Rectangular Hole Size						
		1/8"	1/4"	3/8"	1/2"	5/8"	3/4"	1"	1/8"	1/4"	3/8"	1/2"	5/8"	3/4"	1"
110	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"	1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"
210	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"	1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"
230	1'-0"	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"	1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"
360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"		2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"

GENERAL STRUCTURAL NOTES

GENERAL ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, OR OTHER GOVERNING CODE, AS REQUIRED BY LOCAL JURISDICTION.

DESIGN PARAMETERS

WIND:
 NOMINAL WIND SPEED - 85 MPH RISK CATEGORY II
 ULTIMATE WIND SPEED - 110 MPH IMPORTANCE, I = 1.0
 WIND EXPOSURE, B K_z = 1.00

SEISMIC:

EQUIVALENT LATERAL FORCE PROCEDURE
 IMPORTANCE, I_e = 1.0 S_s = 1.170
 SITE CLASS, D S_i = 0.400
 SEISMIC DESIGN CAT., D S_{ms} = 1.17
 SEIS. FORCE RES. SYS., A.15. S_{ms} = NA
 DESIGN BASE SHEAR = 36029 lbs C_s = 0.18
 RISK CATEGORY II R = 6.5

LIVE LOADS:

ROOF 25 (SNOW)
 FLOOR 40 PSF
 DECKS 60 PSF

INSPECTIONS NO SPECIAL INSPECTIONS ARE REQUIRED. VERIFY INSPECTIONS REQUIRED WITH AUTHORITY HAVING JURISDICTION.

SOILS REPORT NOT PROVIDED.

FOUNDATIONS EXTEND FOOTING TO UNDISTURBED SOIL OF 2000 PSF BEARING CAPACITY. BOTTOM OF EXTERIOR FOOTING SHALL BE 1'-6" MINIMUM BELOW OUTSIDE FINISHED GRADE.

COMPACTED FILL SHOULD CONSIST OF PREDOMINATELY WELL-GRADED, GRANULAR SOIL, FREE OF ORGANIC MATERIAL AND DEBRIS. FILL SHOULD BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D-1557 TEST PROCEDURES.

CONCRETE f_c = 2500 PSI MINIMUM 5', SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6.0 GALLONS OF WATER PER 94 LB SACK OF CEMENT. MAXIMUM SLUMP IS 4". SEGREGATION OF MATERIALS TO BE PREVENTED.

REINFORCING STEEL #5 BARS AND LARGER SHALL BE GRADE 60 DEFORMED BARS, AND #3 AND #4 BARS SHALL BE GRADE 40, IN ACCORDANCE WITH ASTM A-615. LAP SPLICES 32 BAR DIAMETERS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE 6X6 - W1.4 X W1.4. LAP ONE FULL MESH AT SPLICES.

TIMBER FRAMING SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

BEAMS AND POSTS	(4x AND GREATER):DF-L#2
JOISTS / STUDS (2x ₂):	HF#2 / STUD
GLUE LAMINATED BEAMS (GLB)	24F-V4 (24F-V8 AT CANTILEVERS)
PARALLAM BEAMS (PSL)	2.0E UNO

2x₂ TIMBER SHALL BE KILN DRIED. GRADES SHALL CONFORM TO "WWPA GRADING RULES FOR WESTERN LUMBER", LATEST EDITION. ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE T.P.I. AND THE IBC. ALL CONNECTIONS PER IBC TABLE 2304.10.1 (SEE BELOW).

NOTE ALL BEAMS/HEADERS TO BE SUPPORTED BY MINIMUM DBL 2x POSTS AT EACH END, UNO

ROOF DIAPHRAGM INSTALL MINIMUM 1/2" CDX PLYWOOD (32/16) OR 7/16" OSB SHEATHING. NAIL ALL SUPPORTED EDGES AND BOUNDARIES WITH 8d AT 6" O.C., AND INTERIOR SUPPORTS WITH 8d AT 12" O.C.; BLOCKING NOT REQUIRED.

FLOOR DIAPHRAGM INSTALL MINIMUM 23/32" T&G STURD-I-FLOOR (24oc) SHEATHING. GLUE AND NAIL ALL SUPPORTED EDGES AND BOUNDARIES WITH 10d AT 6" O.C.; AND INTERIOR SUPPORTS WITH 10d AT 12" O.C.; BLOCKING NOT REQUIRED.

MISCELLANEOUS THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED. DO NOT SCALE DRAWINGS. PRE-FABRICATED ELEMENTS TO BE HANDLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

UPSTATE
engineering, inc.
 22002 64TH AVE W - SUITE 2C, MOUNTLAKE TERRACE WA 98043
 TEL: (206)280-4715
 SERVICES@UPST8.COM

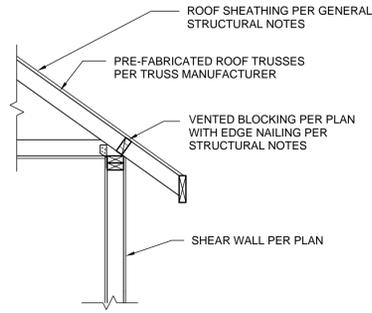


STRUCTURAL DESIGN
 TYPICAL DETAILS
 MINIMUM CONNECTIONS
 STRUCTURAL NOTES

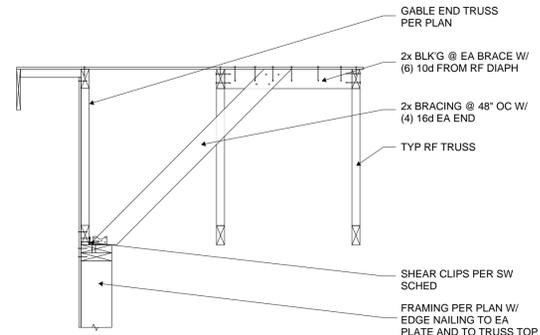
TSARUK 20A
 (5) UNIT TOWNHOMES
 15025 179TH AVE SE
 MONROE, WA 98272

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REVISION DATE:	DESCRIPTION:	
5/27/2022	VER 1	

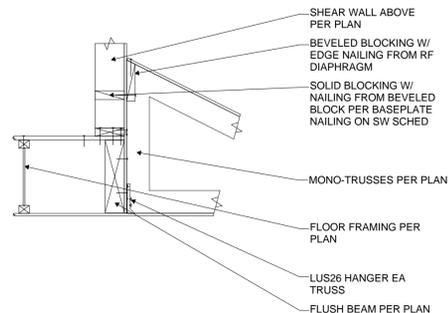
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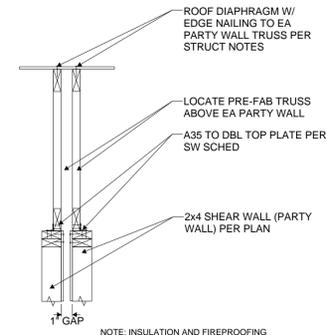
1
S1 TYPICAL SHEAR FLOW TRUSS PERP TO SW NTS



2
S1 TYPICAL SHEAR FLOW GABLE TO SW NTS

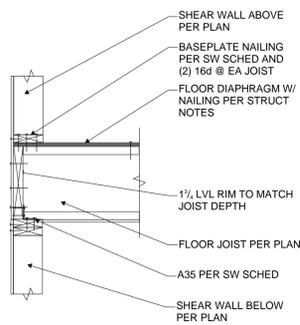


3
S1 TYPICAL CONNECTION SW TO LOW ROOF NTS

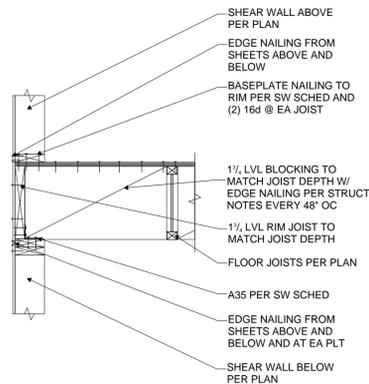


4
S1 TYPICAL SHEAR FLOW RF PRLL TO PARTY WALL NTS

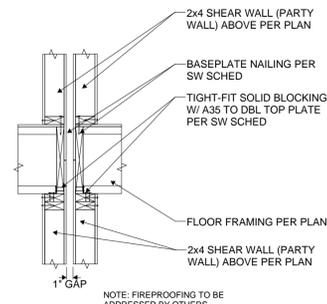
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S1 NOT USED NTS



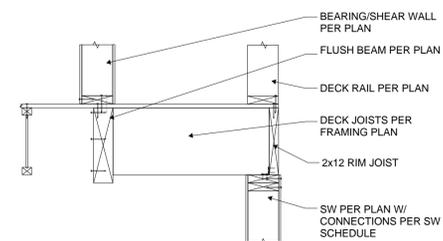
6
S1 TYPICAL SHEAR FLOW FLR PERP TO SW NTS



7
S1 TYPICAL SHEAR FLOW FLR PRLL TO SW NTS

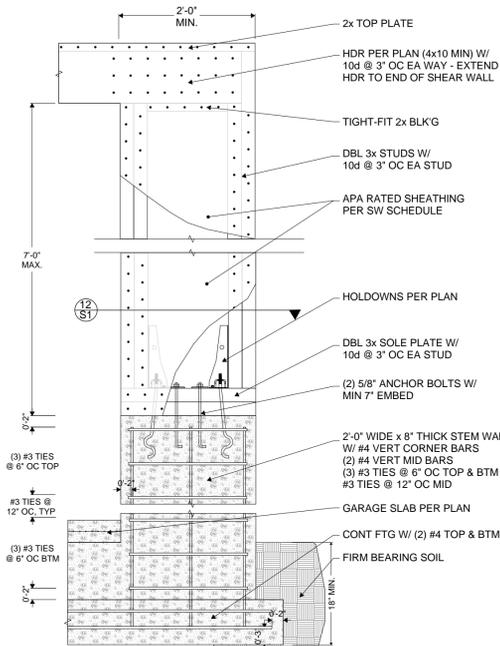


8
S1 TYPICAL SHEAR FLOW FLR PERP TO PARTY WALL NTS

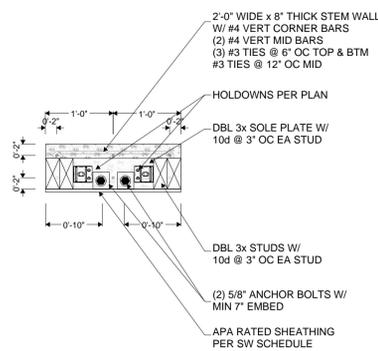


9
S1 SHEAR FLOW FLR FRMG DIRECTION CHANGE NTS

10
S1 NOT USED NTS

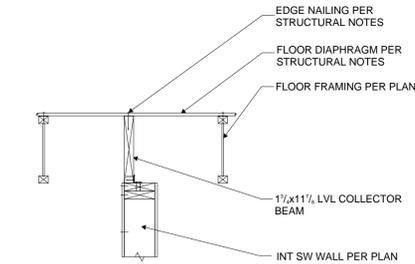


11
S1 RAISED SHEAR WALL (RSW) ELEVATION VIEW NTS

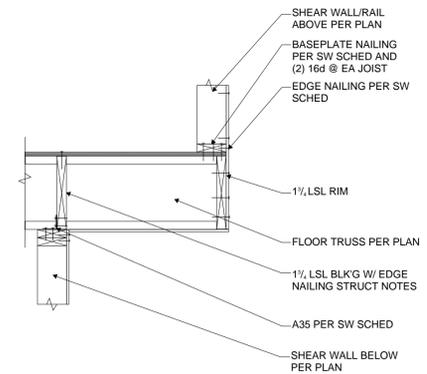


12
S1 RAISED SHEAR WALL (RSW) SECTION VIEW NTS

13
S1 NOT USED NTS



14
S1 SHEAR FLOW FLR TO INT SW NTS

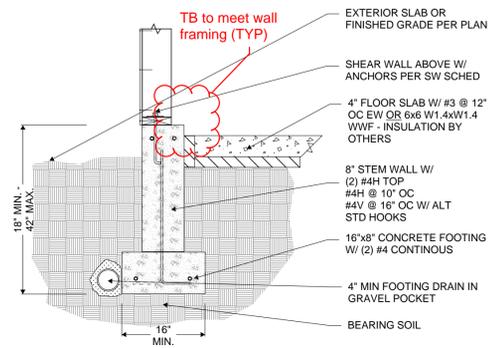


15
S1 SHEAR FLOW CANT'D FLR JOISTS NTS

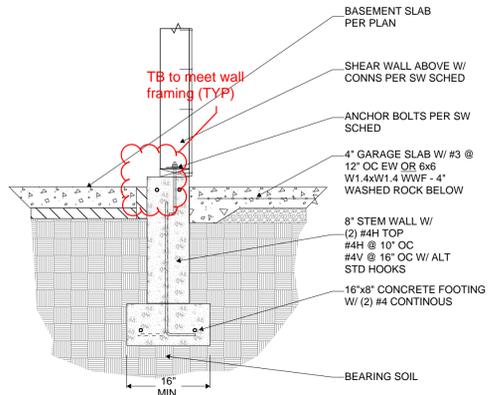


UPSTATE JOB#	DRAWN BY:	CHECKED BY:
1557	JBG	amg
REVISION DATE:	DESCRIPTION:	
5/27/2022	VER 1	

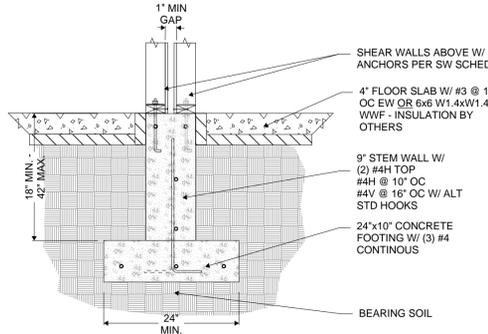
APPROVALS



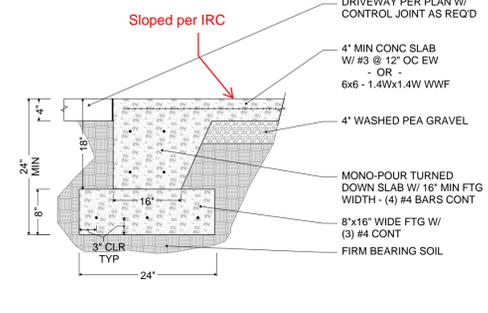
1 TYPICAL FOUNDATION @ CONDITIONED SPACE NTS



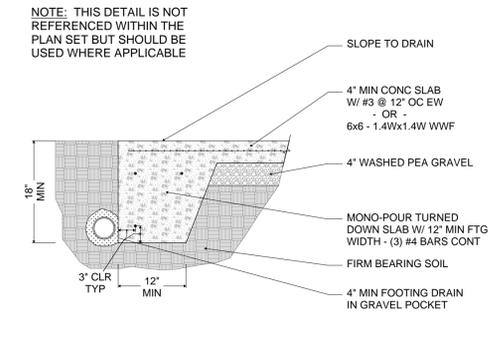
2 TYPICAL FOUNDATION BETWEEN GARAGE/HOUSE NTS



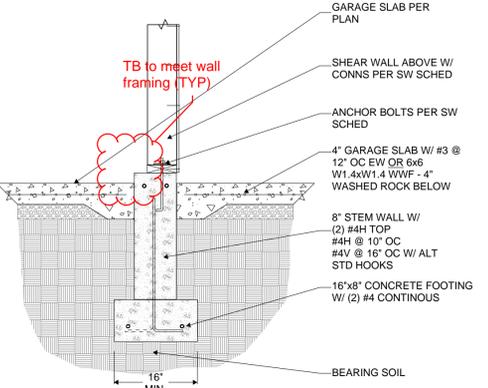
3 FOUNDATION @ PARTY WALL NTS



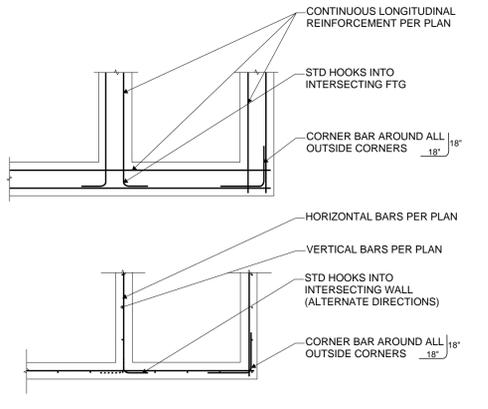
4 FOUNDATION @ GARAGE DOOR NTS



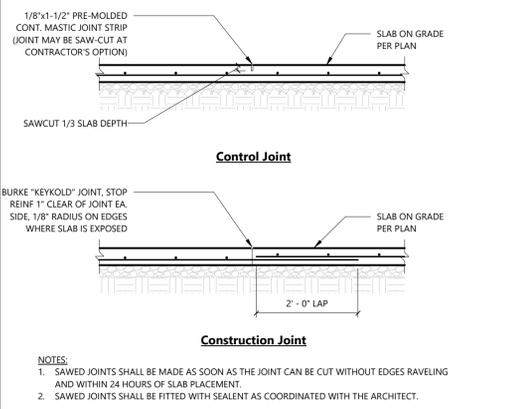
5 TURNED DOWN SLAB EDGE NTS



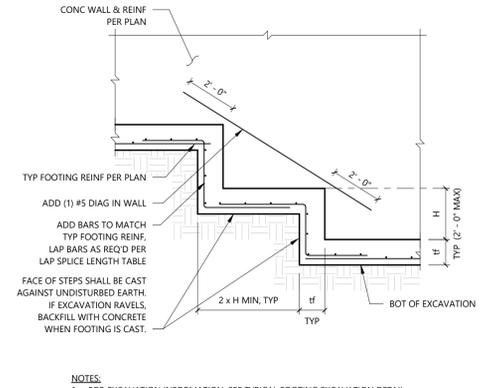
6 INTERIOR FOUNDATION NTS



7 TYP CORNER REINFORCEMENT NTS



8 TYP SLAB CONSTRUCTION NTS



9 TYPICAL FOUNDATION STEP NTS

CONCRETE COVER FOR REINFORCING STEEL

Reinforcing Bar Location	Min Concrete Cover
UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS AND LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS AND SMALLER)	1 1/2"
COLUMNS AND BEAMS w/ BARS ENCLOSED IN STIRRUPS, TIES OR SPIRAL REINF (TO PRIMARY REINF)	1 1/2"
SLABS, JOISTS AND INTERIOR FACES OF WALLS (#6 BARS AND LARGER)	db + 5/8"
SLABS, JOISTS AND INTERIOR FACES OF WALLS (#5 BARS AND SMALLER)	3/4"
2-HOUR AND 3-HOUR SLABS	(REFER TO PLAN NOTES)
CLEAR SPACING BETWEEN PARALLEL BARS IN A LAYER (BARS ENCLOSED IN STIRRUPS/TIES)	1"
CLEAR SPACING BETWEEN PARALLEL BARS IN A LAYER (NO STIRRUPS/TIES)	2db
CLEAR SPACING BETWEEN (2) OR MORE PARALLEL LAYERS	1"

NOTES:
1. WHERE A THICKNESS OF COVER REQUIRED FOR FIRE PROTECTION IS GREATER THAN THAT SPECIFIED IN THIS TABLE, THE GREATER THICKNESS SHALL BE USED.

10 GENERAL REINFORCEMENT SCHEDULE NTS

REINFORCING BAR LAP SPICE & DEVELOPMENT LENGTH DIAGRAMS
The following conditions must be met in order to use the Reinforcing Bar Lap Splice & Development Length Tables

	Lap Splices	Straight Bar Development	Hooked Bar Development
CLASS 1: Bars enclosed by column ties or beam stirrups			
CLASS 2: No enclosure			
Where conditions for Classes 1 & 2 are not met	MULTIPLY LENGTHS SHOWN IN SCHEDULE BY 1.5	MULTIPLY LENGTHS SHOWN IN SCHEDULE BY 1.5	

- NOTES:
1. ALL BARS SHALL BE DEVELOPED & ALL SPLICES LAPPED PER ACE 318 FOR TENSION, UNO. TABLE MAY BE USED WHERE CONDITIONS MEET CRITERIA NOTED IN DIAGRAMS.
2. TABLES ARE APPLICABLE FOR NORMAL WEIGHT CONCRETE, ONLY.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM. (WALL HORIZONTAL REINFORCEMENT IS EXEMPT)
4. WHERE BARS OF DIFFERENT SIZE ARE LAP SPICED, SPLICE LENGTH SHALL BE THE LARGER OF:
- DEVELOPED LENGTH OF LARGER BAR
- SPLICE LENGTH OF SMALLER BAR
5. WHERE MINIMUM STRAIGHT BAR DEVELOPMENT LENGTH CANNOT BE ACHIEVED, USE WITH STANDARD HOOK.
6. REFER TO CONCRETE COVER TABLE FOR MINIMUM CONCRETE COVER REQUIREMENTS.

REINFORCING BAR LAP SPICE & DEVELOPMENT LENGTH TABLE
f'c = 3,000 psi Grade 60 Reinforcing

Bar Size	Min Lap Splice Lengths (Ls)		Min Straight Bar Development Lengths (Ld)		Min Hooked Bar Embedment Lengths (Ldh)
	Top Bars	Other Bars	Top Bars	Other Bars	
#3	28"	22"	22"	17"	9"
#4	37"	29"	29"	22"	11"
#5	47"	36"	36"	28"	14"
#6	56"	43"	43"	33"	17"
#7	81"	63"	63"	48"	20"
#8	93"	72"	72"	55"	22"
#9	105"	81"	81"	62"	25"
#10	118"	91"	91"	70"	28"
#11	131"	101"	101"	78"	31"

REINFORCING BAR LAP SPICE & DEVELOPMENT LENGTH TABLE
f'c = 4,500 psi Grade 60 Reinforcing

Bar Size	Min Lap Splice Lengths (Ls)		Min Straight Bar Development Lengths (Ld)		Min Hooked Bar Embedment Lengths (Ldh)
	Top Bars	Other Bars	Top Bars	Other Bars	
#3	23"	17"	17"	13"	7"
#4	30"	23"	23"	18"	9"
#5	38"	29"	29"	22"	11"
#6	45"	35"	35"	27"	13"
#7	66"	51"	51"	39"	16"
#8	76"	58"	58"	45"	18"
#9	85"	66"	66"	50"	20"
#10	96"	74"	74"	57"	23"
#11	107"	82"	82"	63"	25"

11 REINFORCEMENT DEVELOPMENT SCHEDULES NTS

NOTE DETAILS 7 THROUGH 11 MAY NOT BE REFERENCED WITHIN THE PLAN SET BUT SHOULD BE EMPLOYED WHEREVER APPLICABLE UNLESS NOTED OTHERWISE

UPSTATE
engineering, inc.
22002 64TH AVE W - SUITE 2C, MOUNTLAKE TERRACE WA 98043
SERVICES@UPST8.COM
TEL: (206)280-4715



STRUCTURAL DESIGN
FOUNDATION DETAILS
CONCRETE NOTES

TSARUK 20A
(5) UNIT TOWNHOMES
15025 179TH AVE SE
MONROE, WA 98272

UPSTATE JOB# 1557	DRAWN BY: JBG	CHECKED BY: amg
REVISION DATE: 5/27/2022	DESCRIPTION: VER 1	

S2

FOUNDATION NOTES

- LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER TO BE PRESSURE - TREATED
- HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE-TREATED LUMBER, AND/OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR OTHER APPROVED MATERIAL
- SEE TYPICAL FOUNDATION DETAILS ON SHEET S2
- ADDITIONAL DIMENSIONS TO BE DETERMINED FROM ARCHITECTURAL PLANS
- EMBEDDED HOLD DOWNS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

UPSTATE STAMP

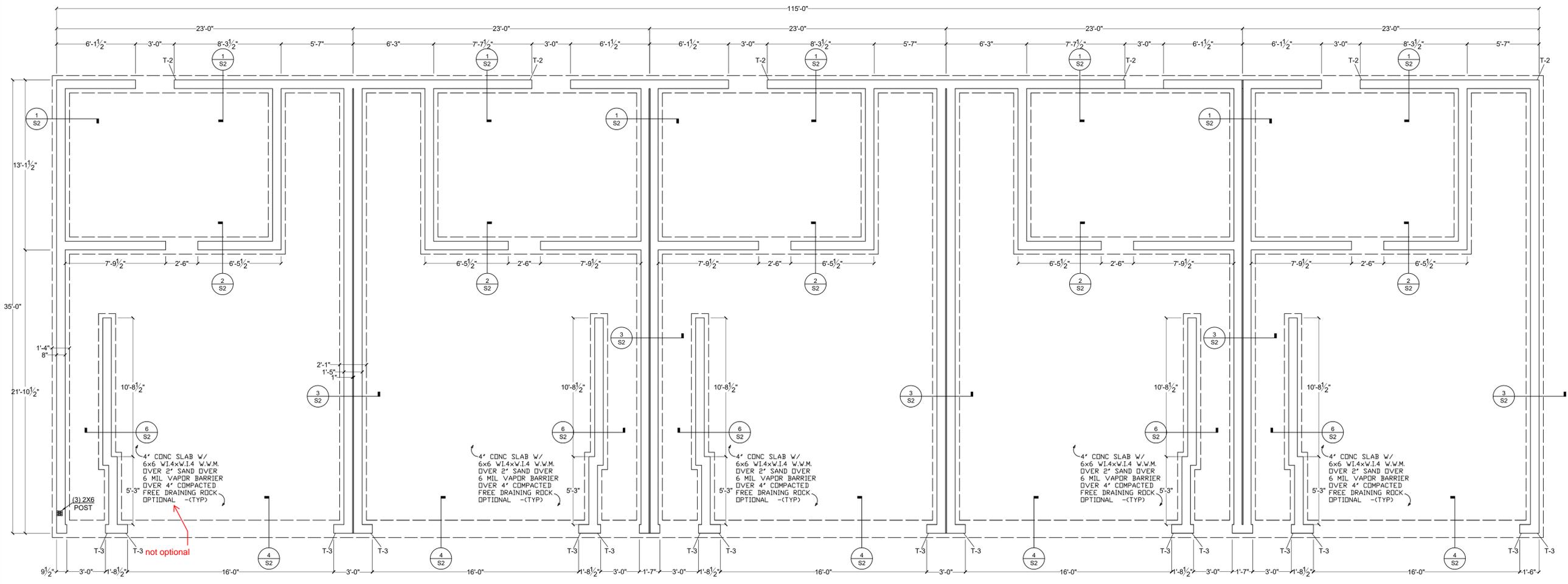


STRUCTURAL DESIGN
FOUNDATION

VASILIIY TSARUK
VT TILE-TSARUK TOWNHOMES
15025 179th AVE SE
MONROE, WA 98272

UPSTATE JOB #	1557
DRAWN BY:	JBG
CHECKED BY:	AG
REVISION DATE:	5/27/2022
DESCRIPTION:	VERSION 1

APPROVALS



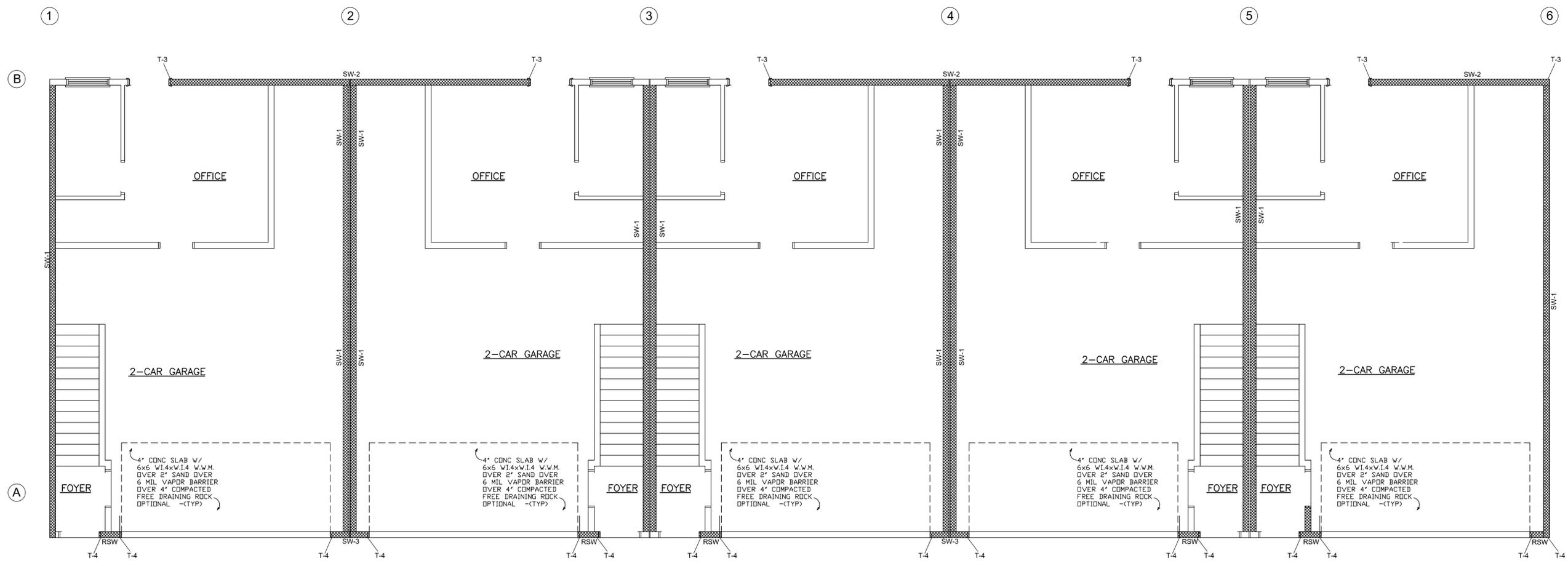
Lot compaction report showing conformance with an approved geotech report to be given to inspector at footing inspection.

FOUNDATION
1/4" = 1'-0"

HOLDOWN SCHEDULE				Date:	5/27/2022
MARK	HOLDOWN/STEP UP	FASTENERS TO (2) STUDS MIN. U.S.G.	FOUNDATION ANCHOR (TYP)	COMMENTS	Job #:
T-1	MSTC40	(8) - 16d sinkers to each connected element	N/A		1557
T-2	MSTC32	(24) - 16d sinkers to each connected element	N/A		
T-3	STHD1414R2	(38)(30) - 16d	N/A		
T-4	HDU8-SDS2.5	(20) - SDS 0.25x2.5 WOOD SCREWS	SSTB28	MIN. DF#2 4X POST	

LATERAL NOTES

- ☒ SHEAR WALLS
- CONSTRUCTION OF EACH DIAPHRAGM TO BE PER THE STRUCTURAL NOTES ON SHEET S1
- ALL SHEAR WALL CONNECTIONS TO BE PER THE SHEAR WALL SCHEDULE
- SEE ADDITIONAL SHEAR WALL NOTES ON SHEET S1
- PLEASE NOTIFY UPSTATE ENGINEERING OF ANY STRUCTURAL PLAN REVISIONS, INCLUDING WINDOW /DOOR LOCATIONS, PRIOR TO INSPECTION



SHEAR WALL AND HOLDOWN NOTES

- HOLDOWNS TO BE SIMPSON OR EQUIVALENT WHERE EQUIVALENT IS PERMITTED. LOCATE HOLDOWNS AT ENDS OF SHEARWALLS, UNO. INSTALL PER MANUFACTURER RECOMMENDATIONS FOR FOUNDATION MINIMUM END DISTANCE AND EMBEDMENT. EXTEND, THICKEN, DEEPEN, ETC. FOUNDATION TO MEET THE MANUFACTURER'S SPECIFICATIONS.
- CONSTRUCT CRIPPLE WALLS AND PONY WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL ABOVE. CONSTRUCT GABLE END WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL BELOW. CONSTRUCT CLERESTORY WALLS PER SW-1, UNO. ALL EXTERIOR WALLS TO BE CONSTRUCTED PER SW-1, UNO.
- 3X OR DBL 2X SILL PLATE REQUIRED.
- USE THREADED ROD AND COUPLER AS REQUIRED.
- COMMON NAILS, UNO:
 - 8d = 0.131" x 2 1/2"
 - 10d = 0.148" x 3"
 - 12d = 0.148" x 3 1/2"
 - 16d = 0.148" x 3 1/2"
- INSTALL H1 CLIPS AT EACH TRUSS/RAFTER END. INSTALL A35 @ 24" OC AT EACH GABLE END AND RIM JOIST (OR SOLID BLOCKING) TO TOP PLATE AND MUDSILL CONNECTION, UNO. WHERE SPACING TIGHTER THAN 24" OC IS SPECIFIED, INSTALL A35 CLIPS FROM SOLID BLOCKING TO DBL TOP PLATE, AND INSTALL H1 OR H2.5 CLIPS TO EACH TRUSS/RAFTER END. LTP4, LTP5 OR LS50 CAN BE SUBSTITUTED FOR A35 CLIPS PER SIMPSON.
- MINIMUM 3X OR DBL 2X STUDS REQUIRED AT ABUTTING PANEL EDGES. DBL STUDS TO BE LAMINATED W/ (2) 16d @ 6" OC.
- ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO CONCRETE. MIN (2) BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 2" OR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF THE PIECE. MUD SILL TO BE 2X MINIMUM AND PRESSURE-TREATED.
- ALL SHEATHING TO BE APA RATED. SEE GENERAL STRUCTURAL NOTES.

LOWER FLOOR LATERAL
1/4" = 1'-0"

Date: 5/27/2022
Job #: 1557

MARK	HOLDOWN STRAP *(H)	FASTENERS TO (2) STUDS MIN U.N.O.	FOUNDATION ANCHOR *(H4)	COMMENTS
T-1	MSTC40	(9) - 16d sinkers to each connected element	N/A	
T-2	MSTC52	(24) - 16d sinkers to each connected element	N/A	
T-3	STHD1414RJ	(38)(30) - 16d	N/A	
T-4	HDS-SDS2.5	(20) - SDS 0.25x2.5 WOOD SCREWS	SSTR28	MIN. DF#2 4X POST

Date: 5/27/2022
Job #: 1557

MARK	SHEATHING - APPLY TO 2x HF STUDS @ 16" o/c UNO, BELOW *(9)	SHEATHING EDGE NAILS *(8)	BASE PLATE NAILS *(5)	ROOF TO TOP PLATE FLOOR TO TOP PLATE & SILL PLATE *(10)	SILL PLATE ANCHORS w/ 3" x 3" x 1/4" WASHERS *(8)
SW-1	7/16" OSB	8d @ 6" o/c (12" o/c field)	16d @ 12" o/c	H1 @ 24" o/c or A35 @ 24" o/c	5/8"x10" ABs @ 60" o/c
SW-2	7/16" OSB	8d @ 4" o/c (12" o/c field)	16d @ 6" o/c	A35 @ 20" o/c	5/8"x10" ABs @ 48" o/c
SW-3	7/16" OSB *(7)	8d @ 2" o/c staggered (12" o/c field)	16d @ 3" o/c	A35 @ 8" o/c	5/8"x10" ABs @ 24" o/c *(3)
RSW	7/16" OSB *(7)	8d @ 2" o/c staggered (12" o/c field)			

SEE DETAIL U152



UPSTATE STAMP

STRUCTURAL DESIGN
LOWER FLOOR LATERAL

VASILII TSARUK
VT TILE - TSARUK TOWNHOMES
15025 179th AVE SE
MONROE, WA 98272

UPSTATE JOB #	1557
DRAWN BY:	JBG
CHECKED BY:	AG
REVISION DATE:	5/27/2022
DESCRIPTION:	VERSION 1

APPROVALS

S4



STRUCTURAL DESIGN
MAIN FLOOR LATERAL

VASILIIY TSARUK
VT TILE - TSARUK TOWNHOMES
15025 179th AVE SE
MONROE, WA 98272

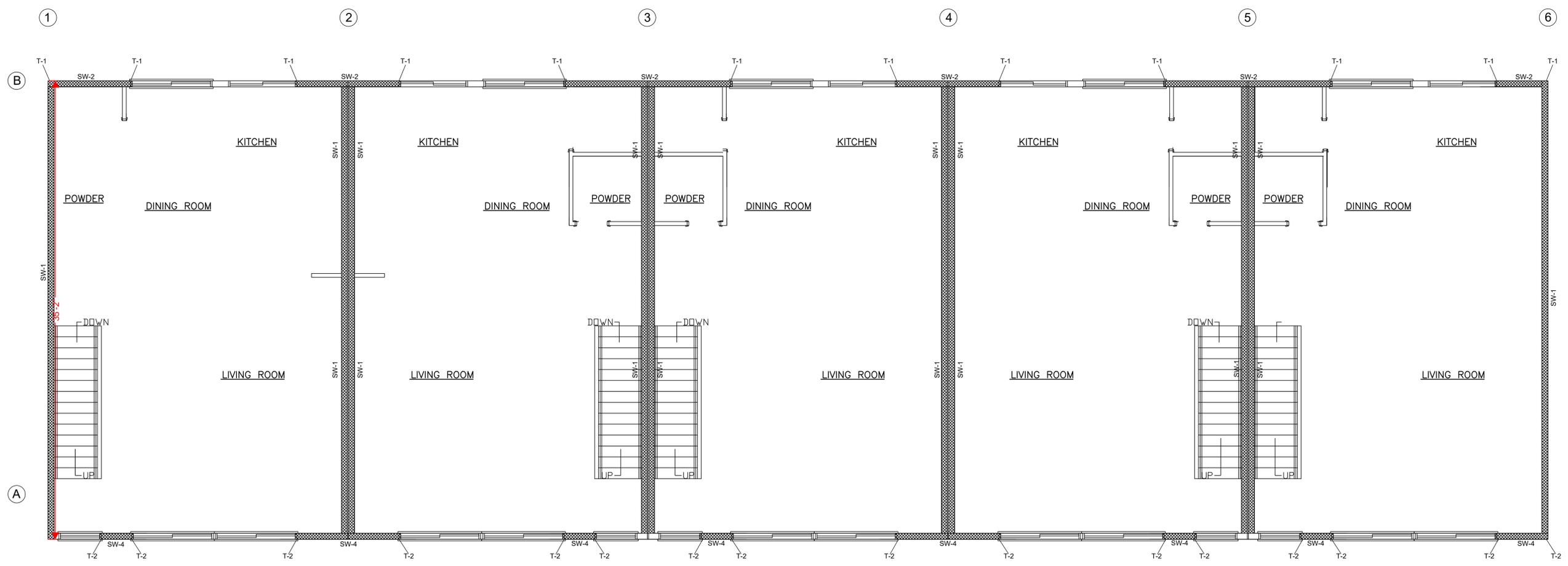
UPSTATE JOB #	1557
DRAWN BY:	JBG
CHECKED BY:	AG
REVISION DATE:	5/27/2022
DESCRIPTION:	VERSION 1

APPROVALS

S5

LATERAL NOTES

- ☒ SHEAR WALLS
- CONSTRUCTION OF EACH DIAPHRAGM TO BE PER THE STRUCTURAL NOTES ON SHEET S1
- ALL SHEAR WALL CONNECTIONS TO BE PER THE SHEAR WALL SCHEDULE
- SEE ADDITIONAL SHEAR WALL NOTES ON SHEET S1
- PLEASE NOTIFY UPSTATE ENGINEERING OF ANY STRUCTURAL PLAN REVISIONS, INCLUDING WINDOW /DOOR LOCATIONS, PRIOR TO INSPECTION



SHEAR WALL AND HOLDOWN NOTES

- HOLDOWNS TO BE SIMPSON OR EQUIVALENT WHERE EQUIVALENT IS PERMITTED. LOCATE HOLDOWNS AT ENDS OF SHEARWALLS, UNO. INSTALL PER MANUFACTURER RECOMMENDATIONS FOR FOUNDATION MINIMUM END DISTANCE AND EMBEDMENT. EXTEND, THICKEN, DEEPEN, ETC. FOUNDATION TO MEET THE MANUFACTURER'S SPECIFICATIONS.
- CONSTRUCT CRIPPLE WALLS AND PONY WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL ABOVE. CONSTRUCT GABLE END WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL BELOW. CONSTRUCT CLERESTORY WALLS PER SW-1, UNO. ALL EXTERIOR WALLS TO BE CONSTRUCTED PER SW-1, UNO.
- 3X OR DBL 2X SILL PLATE REQUIRED.
- USE THREADED ROD AND COUPLER AS REQUIRED.
- COMMON NAILS, UNO:
 - 8d = 0.131" x 2 1/2"
 - 10d = 0.148" x 3"
 - 12d = 0.148" x 3 1/2"
 - 16d = 0.148" x 3 3/4"
- INSTALL H1 CLIPS AT EACH TRUSS/RAFTER END. INSTALL A35 @ 24" OC AT EACH GABLE END AND RIM JOIST (OR SOLID BLOCKING) TO TOP PLATE AND MUDSILL CONNECTION, UNO. WHERE SPACING TIGHTER THAN 24" OC IS SPECIFIED, INSTALL A35 CLIPS FROM SOLID BLOCKING TO DBL TOP PLATE, AND INSTALL H1 OR H2.5 CLIPS TO EACH TRUSS/RAFTER END. LTP4, LTP5 OR LS50 CAN BE SUBSTITUTED FOR A35 CLIPS PER SIMPSON.
- MINIMUM 3X OR DBL 2X STUDS REQUIRED AT ABUTTING PANEL EDGES. DBL STUDS TO BE LAMINATED W/ (2) 16d @ 6" OC.
- ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO CONCRETE. MIN (2) BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 2" OR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF THE PIECE. MUD SILL TO BE 2X MINIMUM AND PRESSURE-TREATED.
- ALL SHEATHING TO BE APA RATED. SEE GENERAL STRUCTURAL NOTES.

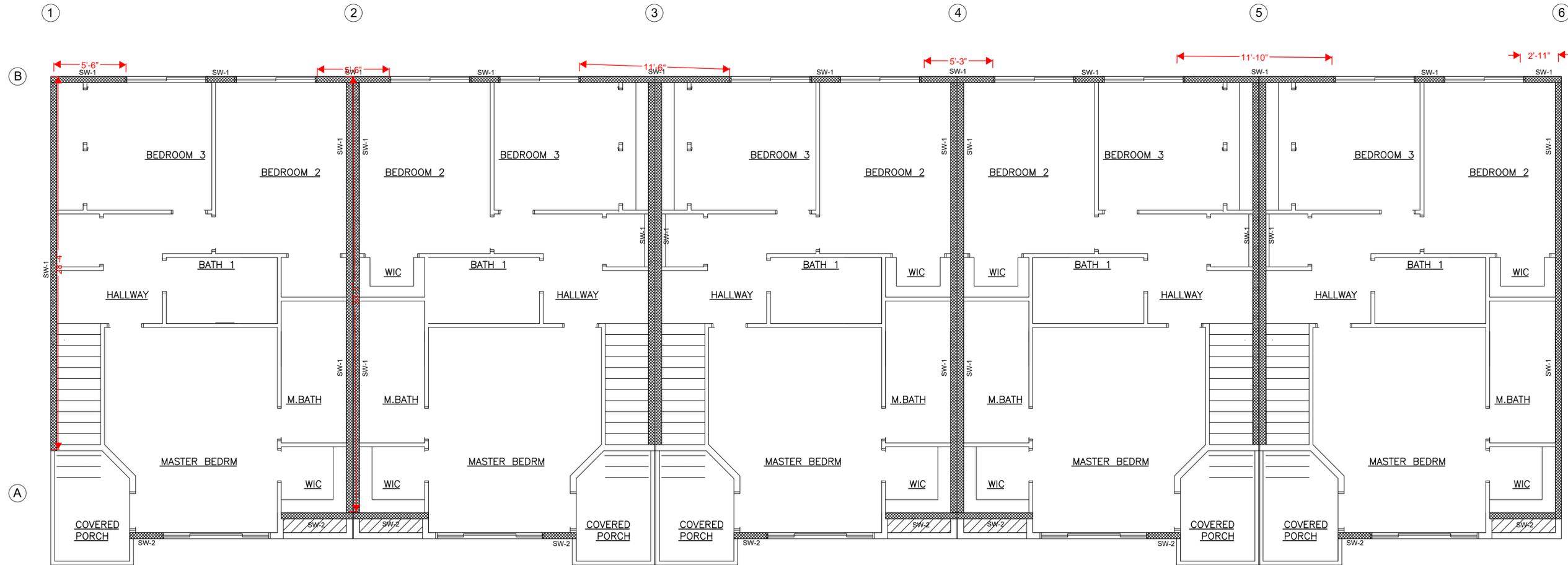
MAIN FLOOR LATERAL
1/4" = 1'-0"

MARK	HOLDOWN/ STRAP *1)	FASTENERS TO FLOOR U.N.O.	FOUNDATION ANCHOR *10)4)	COMMENTS
T-1	MSTC40	(8) - 16d sinkers to each connected element	N/A	
T-2	MSTC52	(24) - 16d sinkers to each connected element	N/A	
T-3	STHD4/14R2	(8)300 - 16d	N/A	
T-4	HDCW-SDS2.5	(20) - SDS 0.25x2.5 WOOD SCREWS	SSTH28	MIN. DW=2 4X POST

MARK *1)	SHEATHING - APPLY TO 2x HF STUDS @ 16" o/c U.N.O. BELOW *9)	SHEATHING EDGE NAILS *9)	BASE PLATE NAILS *5)	ROOF TO TOP PLATE, FLOOR TO TOP PLATE & SILL PLATE *6)	SILL PLATE ANCHORS w/ 3" x 3" x 1/4" WASHERS *8)
SW-1	7/16" OSB	8d @ 6" o/c (12" o/c field)	16d @ 12" o/c	H1 @ 24" o/c or A35 @ 24" o/c	5/8"x10" ABs @ 40" o/c
SW-2	7/16" OSB	8d @ 4" o/c (12" o/c field)	16d @ 6" o/c	A35 @ 20" o/c	5/8"x10" ABs @ 48" o/c
SW-3	7/16" OSB *7)	8d @ 2" o/c staggered (12" o/c field)	16d @ 3" o/c	A35 @ 8" o/c	5/8"x10" ABs @ 24" o/c *3)
RSW	7/16" OSB *7)	8d @ 2" o/c staggered (12" o/c field)			SEE DETAIL 11/S2

LATERAL NOTES

- ☒ SHEAR WALLS
- CONSTRUCTION OF EACH DIAPHRAGM TO BE PER THE STRUCTURAL NOTES ON SHEET S1
- ALL SHEAR WALL CONNECTIONS TO BE PER THE SHEAR WALL SCHEDULE
- SEE ADDITIONAL SHEAR WALL NOTES ON SHEET S1
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SHEAR WALL AND HOLDOWN NOTES

- HOLDOWNS TO BE SIMPSON OR EQUIVALENT WHERE EQUIVALENT IS PERMITTED. LOCATE HOLDOWNS AT ENDS OF SHEARWALLS, UNO. INSTALL PER MANUFACTURER RECOMMENDATIONS FOR FOUNDATION MINIMUM END DISTANCE AND EMBEDMENT. EXTEND, THICKEN, DEEPEN, ETC. FOUNDATION TO MEET THE MANUFACTURER'S SPECIFICATIONS.
- CONSTRUCT CRIPPLE WALLS AND PONY WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL ABOVE. CONSTRUCT GABLE END WALLS TO MATCH SPECIFICATIONS OF THE SHEAR WALL BELOW. CONSTRUCT CLERESTORY WALLS PER SW-1, UNO. ALL EXTERIOR WALLS TO BE CONSTRUCTED PER SW-1, UNO.
- 3X OR DBL 2X SILL PLATE REQUIRED.
- USE THREADED ROD AND COUPLER AS REQUIRED.
- COMMON NAILS, UNO:
 - 8d = 0.131" x 2 1/2"
 - 10d = 0.148" x 3"
 - 12d = 0.148" x 3 1/2"
 - 16d = 0.148" x 3 1/4"
- INSTALL H1 CLIPS AT EACH TRUSS/RAFTER END. INSTALL A35 @ 24" OC AT EACH GABLE END AND RIM JOIST (OR SOLID BLOCKING) TO TOP PLATE AND MUDSILL CONNECTION, UNO. WHERE SPACING TIGHTER THAN 24" OC IS SPECIFIED, INSTALL A35 CLIPS FROM SOLID BLOCKING TO DBL TOP PLATE, AND INSTALL H1 OR H2.5 CLIPS TO EACH TRUSS/RAFTER END. LTP4, LTP5 OR LS50 CAN BE SUBSTITUTED FOR A35 CLIPS PER SIMPSON.
- MINIMUM 3X OR DBL 2X STUDS REQUIRED AT ABUTTING PANEL EDGES. DBL STUDS TO BE LAMINATED W/ (2) 16d @ 6" OC.
- ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO CONCRETE. MIN (2) BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 2" OR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF THE PIECE. MUD SILL TO BE 2X MINIMUM AND PRESSURE-TREATED.
- ALL SHEATHING TO BE APA RATED. SEE GENERAL STRUCTURAL NOTES.

UPPER FLOOR LATERAL

1/4" = 1'-0"

HOLDOWN SCHEDULE					Date: 5/27/2022
MARK	HOLDOWN STRAP *(1)	FASTENERS TO (2) STUDS MIN U.S.C.	FOUNDATION ANCHOR *(10 & 14)	COMMENTS	Job #: 1557
T-1	MSTC40	(9) - 16d sinkers to each connected element	N/A		
T-2	MSTC52	(24) - 16d sinkers to each connected element	N/A		
T-3	STHD1414RJ	(38)(30) - 16d	N/A		
T-4	HDS-SDS2.5	(20) - SDS 0.25x2.5 WOOD SCREWS	SSTB28	MIN. DF#2 4X POST	

SHEARWALL SCHEDULE						Date: 5/27/2022
MARK *(2)	SHEATHING - APPLY TO 2x HF STUDS @ 16" oc UNO BELOW *(9)	SHEATHING EDGE NAILS *(5) ALL EDGES BLOCKED (do not penetrate floor field)	BASE PLATE NAILS *(5)	ROOF TO TOP PLATE, FLOOR TO TOP PLATE & SILL PLATE *(6)	SILL PLATE ANCHORS w/ 3" x 3" x 1/4" WASHERS *(8)	Job #: 1557
SW-1	7/16" OSB	8d @ 6" oc (12" oc field)	16d @ 12" oc	H1 @ 24" oc or A35 @ 24" oc	5/8" x 10" ABS @ 60" oc	
SW-2	7/16" OSB	8d @ 4" oc (12" oc field)	16d @ 6" oc	A35 @ 20" oc	5/8" x 10" ABS @ 48" oc	
SW-3	7/16" OSB *(7)	8d @ 2" oc staggered (12" oc field)	16d @ 3" oc	A35 @ 8" oc	5/8" x 10" ABS @ 24" oc *(3)	
RSW	7/16" OSB *(7)	8d @ 2" oc staggered (12" oc field)				SEE DETAIL 11/52



STRUCTURAL DESIGN
UPPER FLOOR LATERAL

VASILII TSARUK
VT TILE - TSARUK TOWNHOMES
15025 179th AVE SE
MONROE, WA 98272

UPSTATE JOB #	1557
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REVISION DATE:	5/27/2022
DESCRIPTION:	VERSION 1

APPROVALS

S6

UPSTATE STAMP



STRUCTURAL DESIGN
MAIN FLOOR FRAMING

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VT TILE-TSARUK TOWNHOMES
15025 179th AVE SE
MONROE, WA 98272

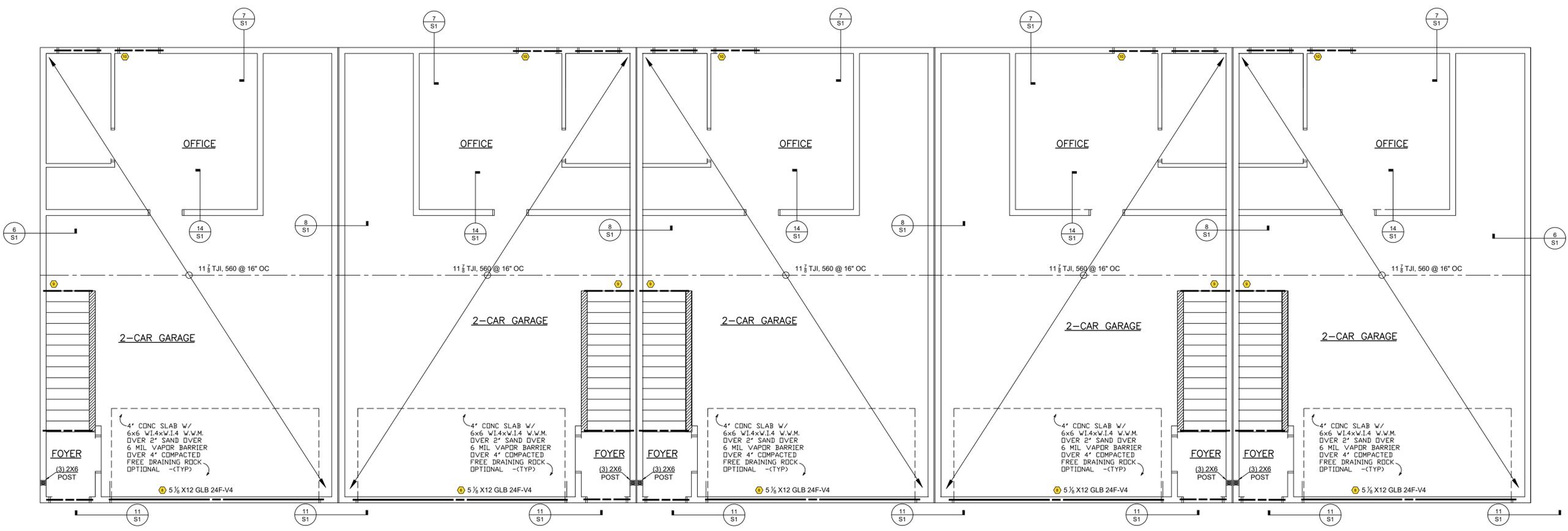
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APPROVALS

S7

MAIN FLOOR FRAMING NOTES

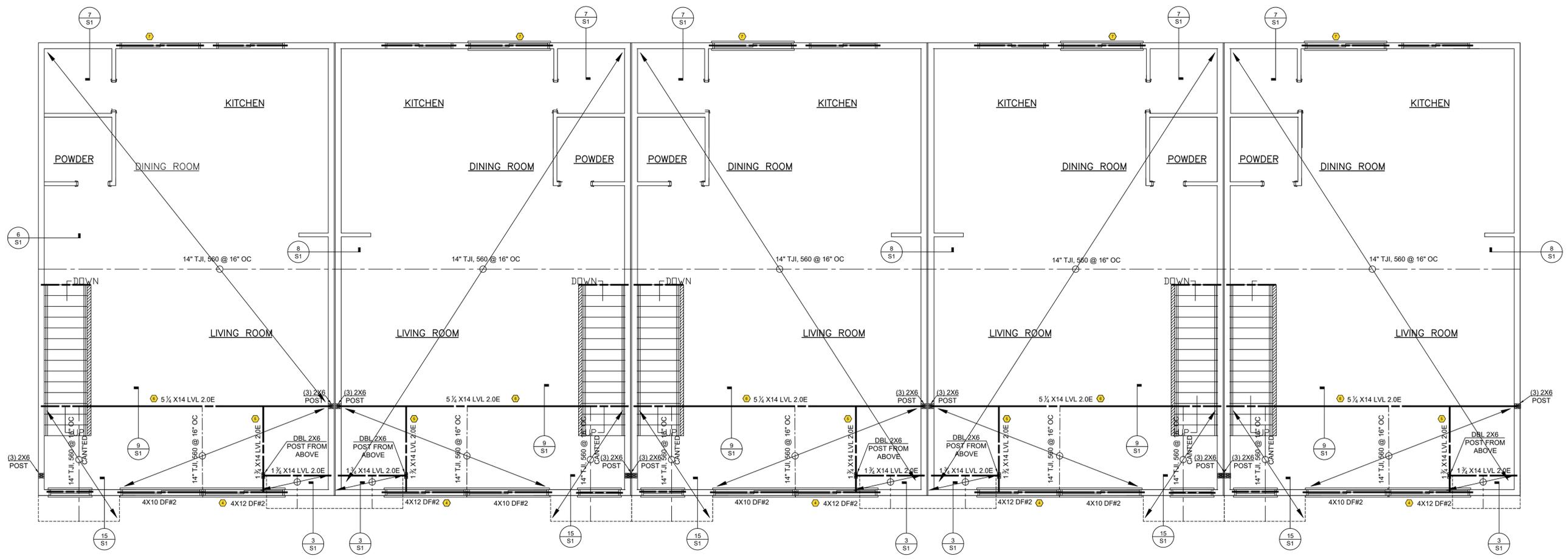
- ▨ - INTERIOR BEARING WALL
- ⓧ - BEAM NUMBER
- ALL BEAMS/HEADERS TO BE 4X8 DF#2 MINIMUM, UNO
- ALL BEAMS/HEADERS TO BE SUPPORTED WITH DBL 2X POST EA END, UNO
- LUMBER IN CONTACT WITH OR EXPOSED TO WEATHER TO BE PRESSURE-TREATED
- HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE-TREATED LUMBER, AND/OR EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED MATERIAL
- ALL FLOOR JOISTS TO BE 11 7/8" TJI @ 16"OC, UNO



MAIN FLOOR FRAMING
1/4" = 1'-0"

UPPER FLOOR FRAMING NOTES

- ▨ - INTERIOR BEARING WALL
- ⦿ - BEAM NUMBER
- ALL BEAMS/HEADERS TO BE 4X8 DF#2 MINIMUM, UNO
- ALL BEAMS/HEADERS TO BE SUPPORTED WITH DBL 2X POST EA END, UNO
- LUMBER IN CONTACT WITH OR EXPOSED TO WEATHER TO BE PRESSURE-TREATED
- HARDWARE AND FASTENERS IN CONTACT WITH CONCRETE, IN USE WITH PRESSURE-TREATED LUMBER, AND/OR EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED MATERIAL
- ALL FLOOR JOISTS TO BE 11 7/8" TJI @ 16"OC, UNO



STRUCTURAL DESIGN
UPPER FLOOR FRAMING

VASILIIY TSARUK
VT TILE-TSARUK TOWNHOMES
15025 179th AVE SE
MONROE, WA 98272

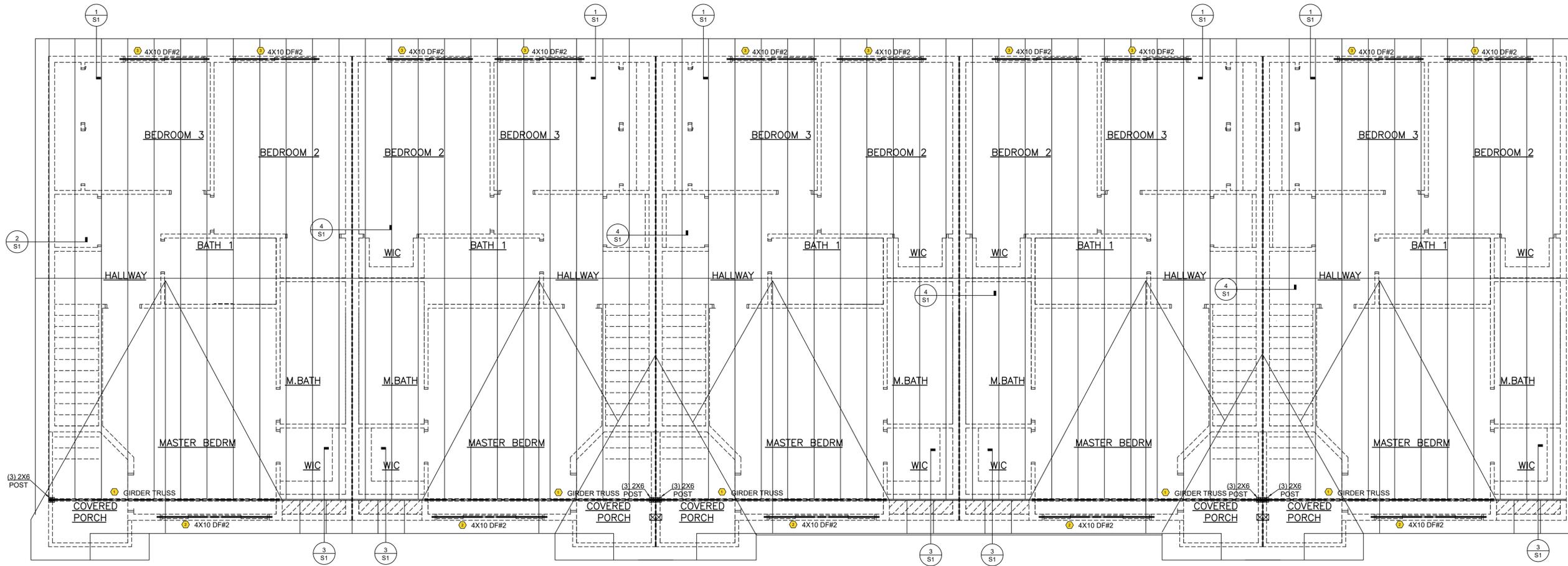
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UPPER FLOOR FRAMING
1/4" = 1'-0"

ROOF FRAMING NOTES

- ▨ - INTERIOR SHEAR WALL
- ⓧ - BEAM NUMBERS (SEE CALCULATIONS)
- ALL BEAMS/HEADERS TO BE 4X8 DF#2 MINIMUM, UNO
- PREFABRICATED TRUSS DESIGN TO BE PROVIDED BY MANUFACTURER. ANY CHANGES RESULTING FROM TRUSS DESIGN TO BE PROVIDED TO UPSTATE ENGINEERING, INC BEFORE PROCEEDING.
- ALL BEAMS/HEADERS TO BE SUPPORTED WITH DBL 2X POST EA END, UNO
- ALL POSTS TO BE SUPPORTED WITH LIKE POSTS TO FOUNDATION, UNO



EOR to approve truss companies design, approval to be on site for framing inspection.

ROOF PLAN
1/4" = 1'-0"

UPSTATE STAMP



STRUCTURAL DESIGN
ROOF

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