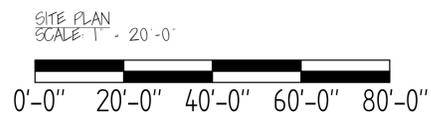


196TH PL NE
"PUBLIC ROADWAY"



This project is in the jurisdiction
of Snohomish County limits.

THIS DRAWING DOES NOT
REPRESENT A SURVEY

IMPERVIOUS CALCULATIONS AND LOT COVERAGE

PER RENTON ZONING HOUSE HAS TO BE 40% MAX
LOT COVERAGE AND SETBACKS TO BE WITHIN PRESCRIBED.

5'-0" SIDE YARDS SETBACKS
20% OF LOT DEPTH -- MINIMUM 10'-0" AT REAR YARD
20'-0" FRONT YARD SETBACK

IMPERVIOUS CALCULATION

LOT SIZE 94,960 SQ FT

HOUSE COVERAGE 3,654 SQ FT / 94,960 SQ FT

PROPOSED LOT COVERAGE -- 4%

MAXIMUM LOT IMPERVIOUS FOR CONCRETE STRUCTURES
SIDEWALKS AND PORCHES:

PER SNOHOMISH ZONING HOUSE HAS TO BE 35% MAX IMPERVIOUS
COVERAGE AND SETBACKS TO BE WITHIN PRESCRIBED.

IMPERVIOUS COVERAGE 10,093 SQ FT / 94,960 SQ FT

PROPOSED LOT COVERAGE -- 10.63%

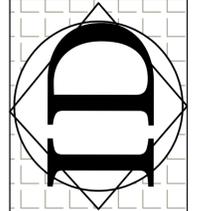
SQUARE FEET

PROPOSED GARAGE -- 1,200 SQ FT
PROPOSED STORAGE -- 600 SQ FT (UPSTAIRS)
PROPOSED GRAVEL DRIVEWAY -- 1,295 SQ FT

EXISTING CONCRETE REAR PATIO -- 512 SQ FT
EXISTING SIDEWALKS -- 100 SQ FT
EXISTING GRAVEL DRIVEWAY -- 846 SQ FT
EXISTING PAVED DRIVEWAY -- 3,686 SQ FT
EXISTING HOUSE FOOTPRINT -- 2,454 SQ FT

BEDROOMS

DOES NOT CHANGE



DATE	4/21/15
ISSUED	PERMIT PLANS
PAGE	A.Site
SITE PLAN	

GENERAL REQUIREMENTS:

1)CONTRACTOR/BUILDER SHALL PROVIDE ALL LABOR MATERIALS EQUIPMENT PERMITS AND SERVICES NECESSARY FOR CONSTRUCTION TO CONFORM TO BUILDING DOCUMENTS.

2)THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE SAFETY OF ALL PERSONEL IN OR AROUND THE JOBSITE. INCLUDING SHORING AND TEMPORARY BRACING .

4)ANY TRIMMING OF TREES OR VEGETATION SHALL BE DONE ONLY WITH THE APPROVAL OF THE OWNER.

5)CONTRACTOR / BUILDER SHALL BE RESPONSIBLE FOR FOR ALL ASPECTS OF WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THESE PLANS. INCLUDING DIMENSIONS AND FIELD IMPLEMENTATION.

6)CLEAN UP--THE CONTRACTOR OR BUILDER WILL BE RESPONSIBLE FOR GENERAL UPKEEP OF THE CONSTRUCTION SITE INCLUDING BUT NOT LIMITED TO REMOVING AS MUCH DEBRIS AND RUBBISH DURING CONSTRUCTION AS POSSIBLE. AND TO LEAVE CONSTRUCTION SITE CLEAN PRIOR TO STOP WORK EACH WORKING DAY.

7)THE WORK SHALL COMPLY TO THE MOST RECENT GOVERNING AGENCY CODES. IN CASE THERE IS CONFLICTS BETWEEN CONTRACT DOCUMENTS AND CODE REQUIREMENTS THE MOST RESTRICTIVE WILL APPLY.

8)ALL CONTRACTOR TRADES SHALL PROVIDE A CONSTRUCTION SCHEDULE ON A WEEKLY BASIS TO THE BUILDER/OWNER STATING FINISHING OF WORK.

9) ALL CONCERNS NEED TO BE ADDRESSED TO DESIGNER IN WRITING PRIOR TO COMMENCING OF ANY WORK.

10) ALL CONSTRUCTION SHALL BE IN CONFRMANCE WITH EACH MANUFACTURERS MOST RECENT WRITTEN SPECIFICATIONS AND ALL WORK SHALL BE OF THE HIGHEST QUALITY FOR EACH TRADE INVOLVED.

11)THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY WORK THAT CAN NOT BE EXECUTED OR FULL GUARANTEED WITHIN THE INTENT OF THE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID TO OWNER.

12)DO NOT CUT AND PATCH STRUCTURAL WORK IN A MANNER THAT REDUCES DEFLECITON LIMITS OR THE CARRING CAPACITY OF A MEMBER WITHOUT PRIOR APPROVAL FROM OWNER/DESIGNER OF RECORD

13)ALL WRITTEN DIMENSIONS SHALL TAKE PRECENDENCE OVER SCALES SHOWN ON PLANS OR ANY OTHER SECTIONS CONTRACTOR/BUILDER SHALL REVIEW ALL DIMENSIONS AND NOTIFY THE DESIGNER OF RECORD WITH ANY DIMENSION DISCRPANCIES PRIOR TO COMMENCING OF ANY WORK.

SITE WORK:

1)ALL WORK SHALL BE IN CONFORMANCE WITH SOILS COMPACTION. AND GEOLOGICAL REPORTS.

2)PRIOR TO COMMENCING ANY WORK THE CONTRACTOR SHALL VERIFY THAT ALL GRADING PREPARATION CUTTING SLOPES PLACEMENT FORMING. EXCAVATION FOOTINGS AND PIER DEPTHS AND REINFORCEMENTS AS WELL AS BACKFILL AND COMPACTION IS DONE PER SOILS REPORT AND APPROVED PLANS.

3) THE SITE PLAN IS NOT A SURVEY. IT IS FOR BUILDING AND SITE LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ALL SETBACKS GROUND WATER PROPERTY LINES AND EASMENTS AND WHERE DISCREPANCIES OCCUR TO IMMEDIATELY NOTIFY DESIGNER.

4)ALL DRAINS SHALL DRAIN TO AN APPROVED PERFORATED GRAVEL TRENCH WHICH SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE FOUNDATION WITH A RIGID PIPE AND SHALL DRAIN THROUGH THE PROPERTY STOMWATER DETENTION SYSTEM OR APPROVED DRAINAGE LOCATION INTO CITY OF RENTON APPROVED DRAINAGE SITE.

CONCRETE:

1)PROVIDE EXPANSION AND CONTROL JOINTS APPLIED PER INDUSTRY STANDARDS. VERIFY JOINTS WITH DESINGER/OWNER.

2)UNDERGROUND PIPING SHALL BE A MINIMUM OF 24" BELOW GROUND LEVEL TO PREVENT FREEZING.

FOUNDATIONS:

EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL. ASSUMED BEARING CAPACITY OF 1500 PSF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE. VERIFY ABOVE BEARING CAPACITY IN THE FIELD.

F/C = 3000PSI @ 28 DAYS
MINIMUM 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM 6-3/4 OF WATER PER 94# SACK OF CEMENT. MAX AGREGATE OF 1-1/2" AND MAX SLUMP IS 4". ALL WORK SHALL PERFORM TO CAST IN PLACE AND REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCING STEEL SHALL BE SECURED IN TO PLACE BEFORE POURING CONCRETE. ANCHOR BOLTS TO BE 5/8" DIAMETER AND EMBED A MINIMUM OF 7" AND MAXIMUM SPACING 2'-0" OC. MUST HAVE AT LEAST ONE BOLT WITHIN 12" OF SILL PLATE EDGE. WATER PROOF ALL FOUNDATIONS IN BASEMENTS BELOW GRADE PER CODE REQUIREMENTS.

SMOKE DETECTORS

PROVIDE SMOKE DETECTORS IN EA SLEEPING ROOM AND THROUGH-OUT RESIDENCE PER SECTION 313-2012 IRC

FLOOR SHEATHING

FLOOR SHEATHING TO BE 3/4" T&G APA RATED SHEATHING WITH 48/24 RATING. RUN PLYWOOD PERPENDICULAR TO JOISTS. GLUE AND NAIL TO ALL JOISTS.

ROOF SHEATHING

SHEATHING SHALL BE 7/16" APA RATED SHEATHING WITH SPAN RATING 32/16. RUN PLYWOOD PERPENDICUAL TO TRUSSES OF ROOF MEMBERS. NAIL PANEL EDGES AT 4" OC AND 10" OC AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

ENGINEERED FLOOR

ENGINEERED FLOOR TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SHALL MEET OR EXCEED THE DESIGN VALUES FOR NOTED MATERIALS FOR A PRODUCT REPLACEMENT. PROVIDE FULL DEPTH BLOCKING FOR JOIST AT THE SUPPORTS AND POINT LOADS. ALL BEAMS AND HEADERS NOT CALLED OUT ON THE PLANS SHALL BE 6X8 OF UP TO 6'-0" CLEAR SPAN AND 6X10 DF TO 8'-0" CLEAR SPAN.

TRUSSES

2X4 MGR 1650F TC AND BC MIN FOR TRUSSES WITH 8'-0" TC AND 10'-0" MAX BC PANEL LENGTH ON HORIZONTAL LENGTH. TRUSS MANUFACTURER TO SEND ALL TRUSS DESIGNS AND LAYOUT TO IMPERIAL DESIGN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY CUTTING OR FABRICATION. NO TRUSSES SHALL BE FABRICATED UNDER ANY CIRCUMSTANCES PRIOR TO DESIGN REVIEW. (FIELD MEASURE TO CHECK FOR DELIVERABILITY. POWERLINES AND TRUSS PRODUCT FIT IS THE RESPONSIBILITY OF THE TRUSS COMPANY)

ENERGY NOTES

CEILING R49 BATT
WALL R21 HD
FLOOR R38 BATT
SLAB R10 RIGID 24" PERIMETER HEATED & UNDER ENTIRE SLAB

SEE STRUCTURAL NOTES ON PAGE S-1

WALL SHEATHING

SHEATHING SHALL BE 7/16" APA RATED SHEATHING. SPAN RATING 24/10 paneled end joints shall occur at supports. nail edges with 8D NAILS AT 6" OC AND 10" OC AT SUPPORTS UNO.

GLUED-LAMINATED TIMBER OR LVL PRODUCTS

60L TIMBER SHALL BE DOUGLAS FIR 24F V4 WITH A 2400 PSI BENDING - MOE 1.8M PSI FABRICATOR OR DISTRIBUTOR SHALL PROVIDE SPECIFICATION TO BUILDING DEPT AND DESIGNER OF RECORD PRIOR TO DELIVERING MATERIALS FOR APPROVAL. ALL BEAMS SHALL BE CHECKED MY MANUFACTURER OR DISTRIBUTOR AND AN L/480 LIVE LOAD OR 1 L/360 TOTAL LOAD WITH A MAXIMUM LIVE LOAD DEFLECTION OF 1/2" AND MAXIMUM TOTAL LOAD DEFLECTION OR 3/4" UP TO 20' BEAM AND 1" FROM 20' AND ABOVE.

IMPERVIOUS CALCULATIONS AND LOT COVERAGE

PER RENTON ZONING HOUSE HAS TO BE 40% MAX LOT COVERAGE AND SETBACKS TO BE WITHIN PRESCRIBED.

5'-0" SIDE YARDS SETBACKS
20% OF LOT DEPTH -- MINIMUM 10'-0" AT REAR YARD
20'-0" FRONT YARD SETBACK

IMPERVIOUS CALCULATION

LOT SIZE 94.960 SQ FT

HOUSE COVERAGE 3654 SQ FT / 94.960 SQ FT

PROPOSED LOT COVERAGE -- 4%

MAXIMUM LOT IMPERVIOUS FOR CONCRETE STRUCTURES, SIDEWALKS AND PORCHES:

PER SNOHOMISH ZONING HOUSE HAS TO BE 35% MAX IMPERVIOUS COVERAGE AND SETBACKS TO BE WITHIN PRESCRIBED.

IMPERVIOUS COVERAGE 10.093 SQ FT / 94.960 SQ FT

PROPOSED LOT COVERAGE -- 10.63%

SQUARE FEET

PROPOSED GARAGE -- 1200 SQ FT
PROPOSED STORAGE -- 600 SQ FT (UPSTAIRS)
PROPOSED GRAVEL DRIVEWAY -- 1295 SQ FT

EXISTING CONCRETE REAR PATIO -- 512 SQ FT
EXISTING SIDEWALKS -- 100 SQ FT
EXISTING GRAVEL DRIVEWAY -- 846 SQ FT
EXISTING PAVED DRIVEWAY -- 3686 SQ FT
EXISTING HOUSE FOOTPRINT -- 2454 SQ FT

BEDROOMS

DOES NOT CHANGE

GENERAL NOTES:

ALL CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF CODES AND LOCAL GOVERNING AGENCIES.

THESE PLANS ARE FOR GENERAL CONSTRUCTION ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER TO SELECT MATERIALS RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT AS REQUIRED

THE CONTRACTOR AND EACH INDIVIDUAL TRADE PROFESSIONAL WILL BE RESPONSIBLE FOR QUALITY CONTROL PRACTICES AND AND STANDARDS FOR THIS PROJECT AND INTERGRATION WITH OTHER TRADES.

THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES. EXSTING IMPROVEMENTS. PROPERTY LINES. EASEMENTS. SETBACKS. UTILITIES AND CONDITIONS AND IF DISCREPANCIES OCCUR THEY MUST BE REPORTED TO THE DESIGNER. THE CONTRACTOR SHALL VERIFY ALL OPENINGS IN THE FLOOR OR ROOF AND COMMUNICATE THEM WITH THE TRUSS AND EWP DESIGNERS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT ON THE REQUIRED INSPECTIONS

FINISH GRADE SHALL PROVIDE DRAINAGE AWAY FROM BUILDING.

ALL ROOF DRAINAGE TO BE DIVERTED TO APPROVED DRAINAGE GUTTERS AND PIPING

ROOFING TO BE 40YR OWENS CORNING
LOADING ROOF: TOLL 25- TCOL 8- BCCL 10 (NET)
LOADING DECKS : TOLL 60- TCOL 12- BCCL 10
LOADING FLOOR: LL 40- DL10

EXPOSURE -- 'B' 110 MPH
SEISMIC DESIGN CATEGORY -- SITE CLASS 'D'

OCCUPANCY

SINGLE FAMILY HOME

PROJECT ADDRESS

TYLER VALDEZ
6523 196TH PL NE
RENTON, WA 98296

LEGAL DESCRIPTION:

PARCEL NUMBER: 27051500404600
ACCOUNT NUMBER:

BUILDING CODES: IRC2012 IBC2012 WSEC 2012
IFC 2012 NEC2014 NFC2008 WSVIAD 2012
UPC2012 IECC2012 (WI WA STATE AMENDMENTS)

BUILDING SHALL ALSO CONFORM TO:
RENTON ZONING CODE
RENTON FIRE DEPARTMENT STANDARDS

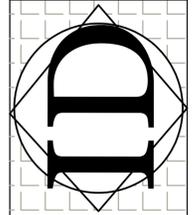
DESIGNER OF RECORD: IMPERIAL DESIGN
DANIEL SUCIU 206-595-3203 DIRECT 425-877-1792 OFFICE

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A1 SITE PLAN
AN GENERAL NOTES
A1 MAIN FLOOR AND UPPER FLOOR PLANS
A2 LOWER FLOOR PLAN FOUNDATION
A3 MAIN AND UPPER FLOOR FRAMING PLANS
A4 ROOF FRAMING PLAN
A5 ELEVATIONS
A6 SECTIONS
A7 CODE NOTES
S1 STRUCTURAL DETAILS

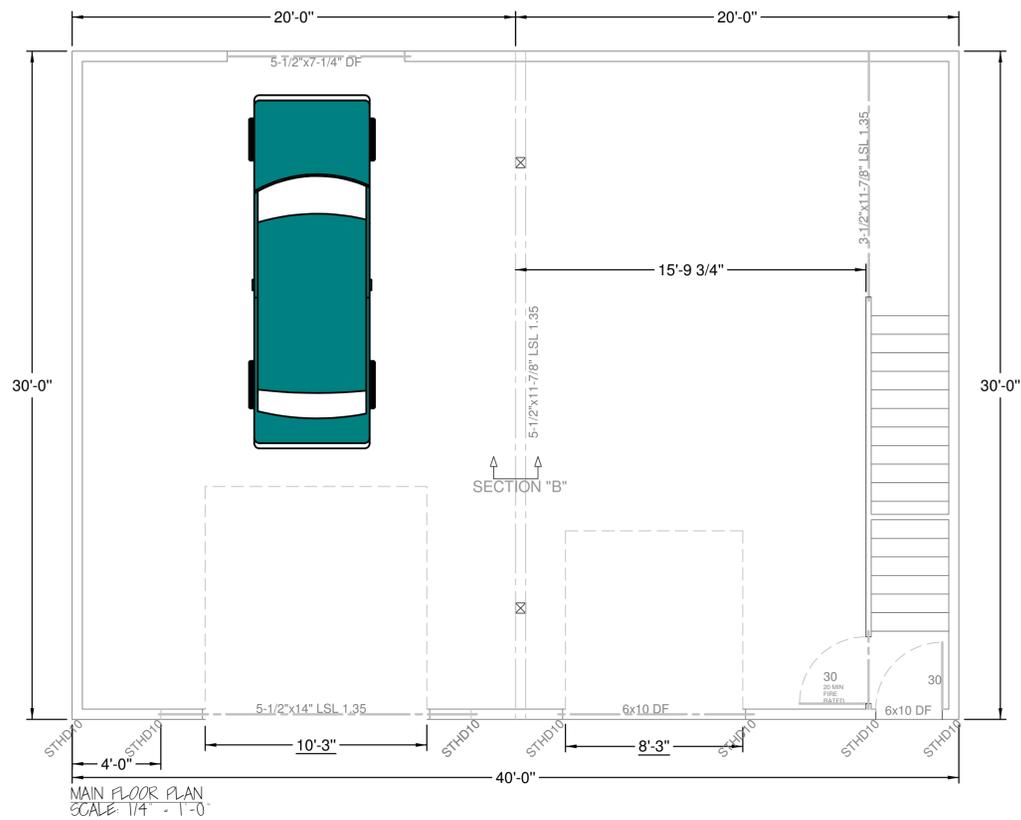
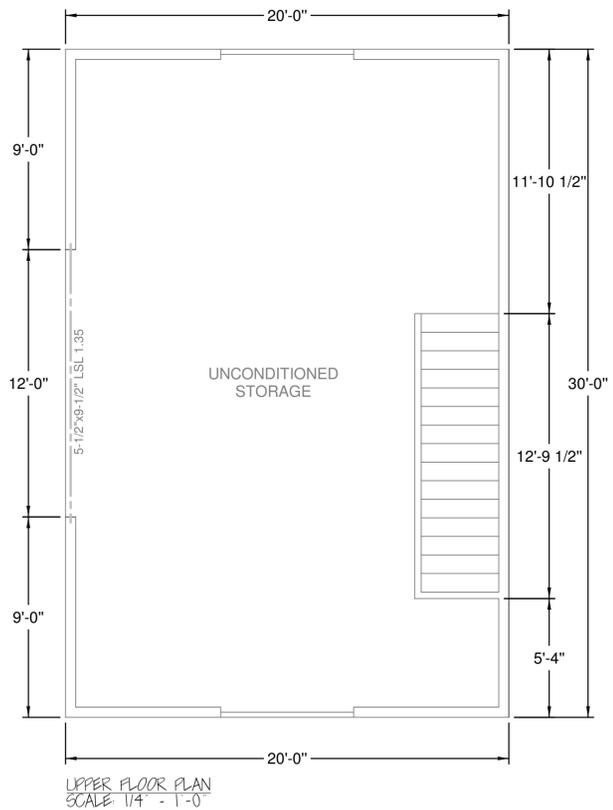
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16028 NE 184TH PI
Woodinville WA 98072
Direct 206-595-3203
Office 425-877-1792
Fax 425-408-0752
daniel@imperialdesign.com



Tyler Valdez
6523 196th PI NE
Snohomish Wa 98296

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GENERAL NOTES						

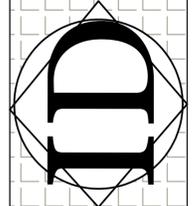


PRESCRIPTIVE
4'-0" SHEAR



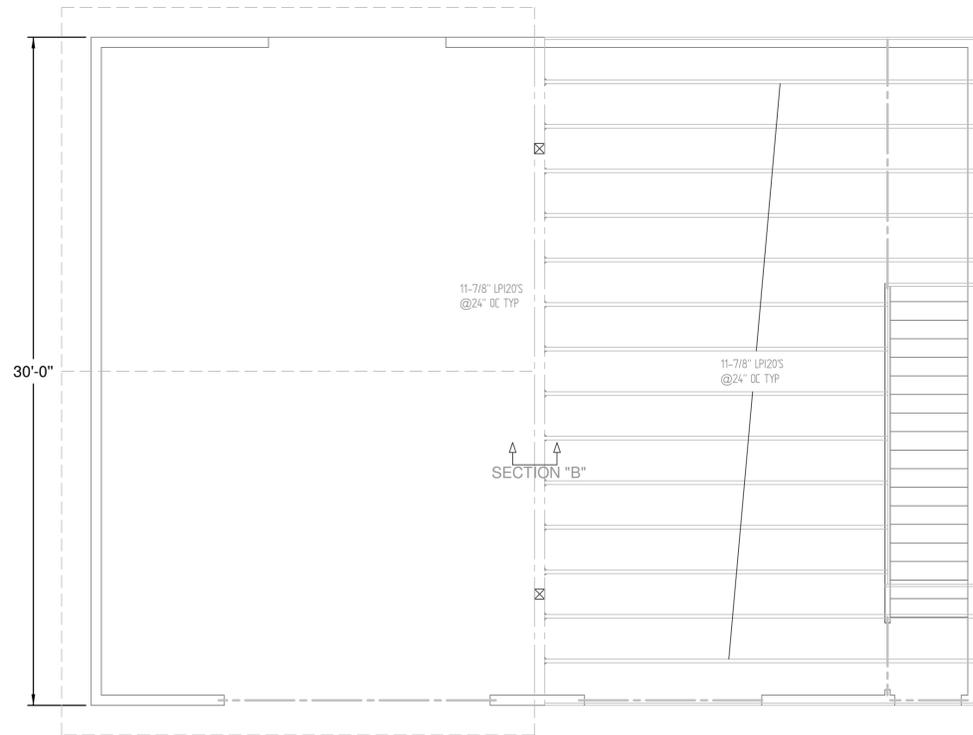
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Woodinville WA 98072
Direct 206-585-3203
Office 425-877-1792
Fax 425-408-0752
danieltsuchi@yahoo.com

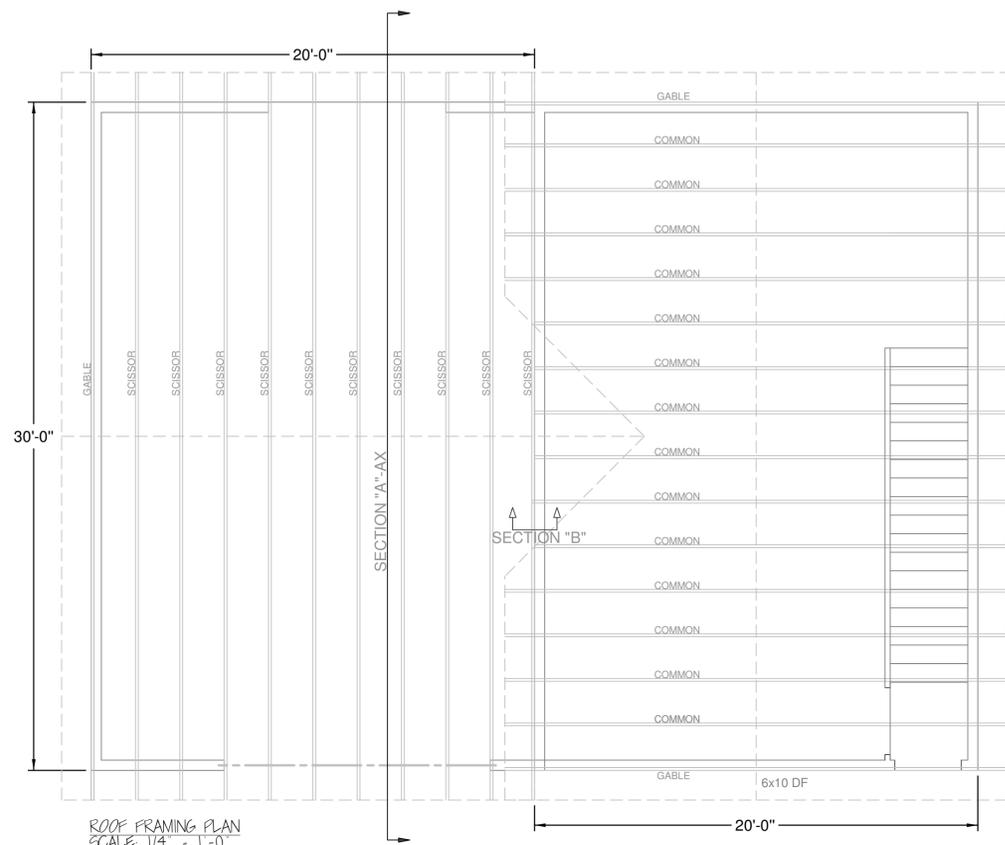


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6523 196th PI NE
Snohomish Wa 98296

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PERMIT PLANS	
PAGE	
A.1	
MAIN AND UPPER FLOOR PLANS	



FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



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

CONCRETE

1. PROVIDE EXPANSION AND CONTROL JOINTS APPLIED PER INDUSTRY STANDARDS. VERIFY JOINTS WITH DESIGNER/OWNER
2. UNDERGROUND PIPING SHALL BE A MINIMUM OF 24" BELOW GROUND LEVEL TO PREVENT FREEZING.

FOUNDATIONS

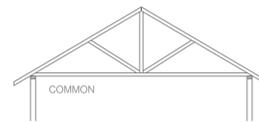
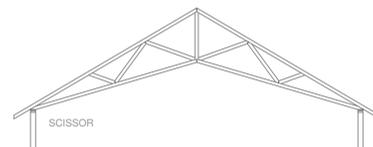
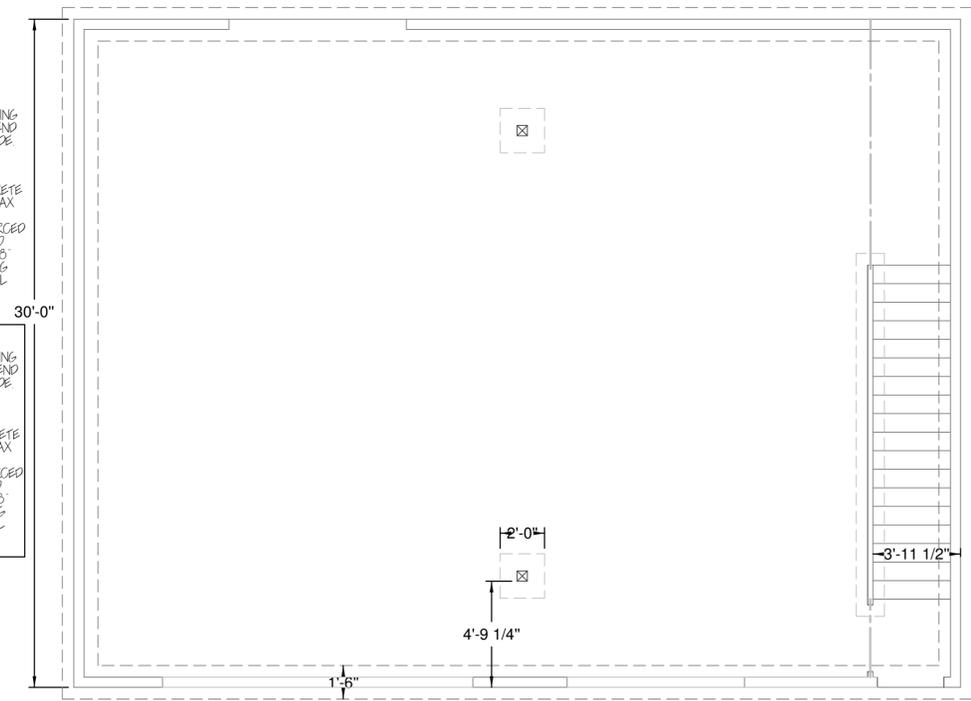
EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL ASSUMED BEARING CAPACITY OF 1500 PEF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE. VERIFY ABOVE BEARING CAPACITY IN THE FIELD.

F.C. - 3000PSI @ 28 DAYS
MINIMUM 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM 6-3/4" OF WATER PER 94# SACK OF CEMENT. MAX AGGREGATE OF 1-1/2" AND MAX SLUMP IS 4". ALL WORK SHALL PERFORM TO CAST IN PLACE AND REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCING STEEL SHALL BE SECURED IN TO PLACE BEFORE POURING CONCRETE. ANCHOR BOLTS TO BE 5/8" DIAMETER AND EMBED A MINIMUM OF 7" AND MAXIMUM SPACING 2'-0" OC. MUST HAVE AT LEAST ONE BOLT WITHIN 12" OF SILL PLATE EDGE. WATER PROOF ALL FOUNDATIONS IN BASEMENTS BELOW GRADE PER CODE REQUIREMENTS.

FOUNDATIONS

EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL ASSUMED BEARING CAPACITY OF 2000 PEF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE. VERIFY ABOVE BEARING CAPACITY IN THE FIELD.

F.C. - 3000PSI @ 28 DAYS
MINIMUM 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM 6-3/4" OF WATER PER 94# SACK OF CEMENT. MAX AGGREGATE OF 1-1/2" AND MAX SLUMP IS 4". ALL WORK SHALL PERFORM TO CAST IN PLACE AND REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCING STEEL SHALL BE SECURED IN TO PLACE BEFORE POURING CONCRETE. ANCHOR BOLTS TO BE 5/8" DIAMETER AND EMBED A MINIMUM OF 7" AND MAXIMUM SPACING 2'-0" OC. MUST HAVE AT LEAST ONE BOLT WITHIN 12" OF SILL PLATE EDGE. WATER PROOF ALL FOUNDATIONS IN BASEMENTS BELOW GRADE PER CODE REQUIREMENTS.



FLOOR SHEATHING

FLOOR SHEATHING TO BE 3/4" T&G APA RATED SHEATHING WITH 45/24 RATING. RUN PLYWOOD PERPENDICULAR TO JOISTS. GLUE AND NAIL TO ALL JOISTS.

ROOF SHEATHING

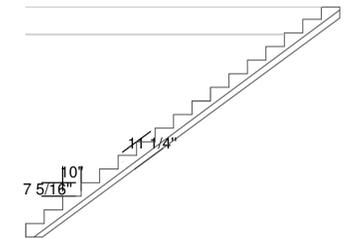
SHEATHING SHALL BE 7/16" APA RATED SHEATHING WITH SPAN RATING 32/16. RUN PLYWOOD PERPENDICULAR TO TRUSSES OF ROOF. MEMBERS NAIL PANEL EDGES AT 4" OC AND 10" OC AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

ENGINEERED FLOOR

ENGINEERED FLOOR TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SHALL MEET OR EXCEED THE DESIGN VALUES FOR NOTED MATERIALS FOR A PRODUCT REPLACEMENT. PROVIDE FULL DEPTH BLOCKING FOR JOIST AT THE SUPPORTS AND POINT LOADS. ALL BEAMS AND HEADERS NOT CALLED OUT ON THE PLANS SHALL BE 6X10 DF UP TO 6'-0" CLEAR SPAN AND 6X10 DF TO 8'-0" CLEAR SPAN.

TRUSSES

2X4 NGR 1650F TC AND BC MIN FOR TRUSSES WITH 8'-0" TC AND 10'-0" MAX BC. PANEL LENGTH ON HORIZONTAL LENGTH. TRUSS MANUFACTURER TO SEND ALL TRUSS DESIGNS AND LAYOUT TO IMPERIAL DESIGN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY CUTTING OR FABRICATION. NO TRUSSES SHALL BE FABRICATED UNDER ANY CIRCUMSTANCES PRIOR TO DESIGN REVIEW. (FIELD MEASURE TO CHECK FOR DELIVERABILITY, POWERLINES, AND TRUSS PRODUCT FIT IS THE RESPONSIBILITY OF THE TRUSS COMPANY.)



R806.2 - 1/150 of ventilated space or 1/300 if 1/2 at eaves and 1/2 at least 3' above eaves. A minimum of 1-inch space shall be provided (baffles) between the insulation and the sheathing at the location of the vent.

VENTILATE ROOF AS REQUIRED PER R806.2

PLATE HEIGHTS AREAS NOTED

ROOF SHEATHING

SHEATHING SHALL BE 7/16" APA RATED SHEATHING WITH SPAN RATING 32/16. RUN PLYWOOD PERPENDICULAR TO TRUSSES OF ROOF. MEMBERS NAIL PANEL EDGES AT 4" OC AND 10" OC AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

TRUSSES

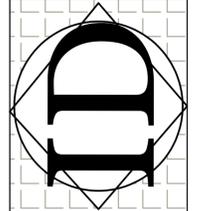
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ENERGY NOTES

CEILING: R49 BLOWN OR R38 BATT
WALL: R21 HD
FLOOR: R30 BATT
SLAB: R10 RIGID 24' PERIMETER HEATED

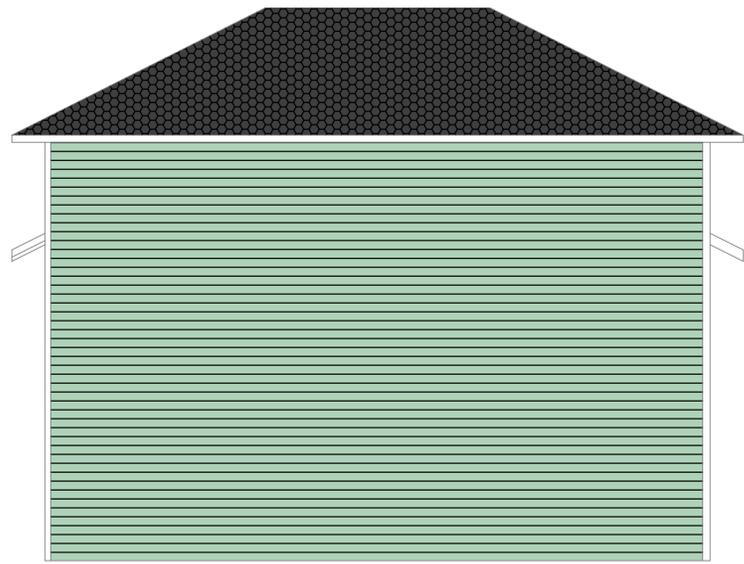
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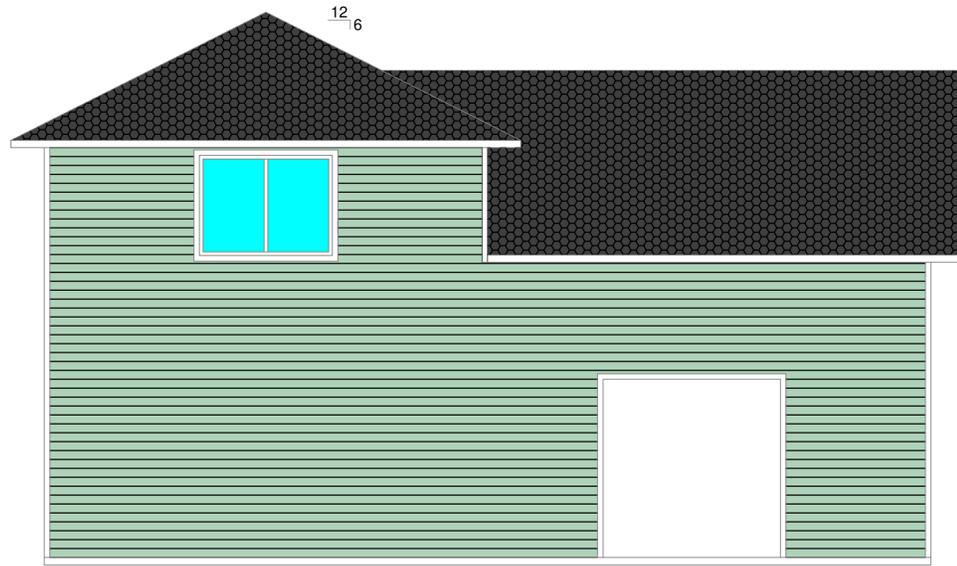


Tyler Valdez
6523 196th PI NE
Snohomish Wa 98296

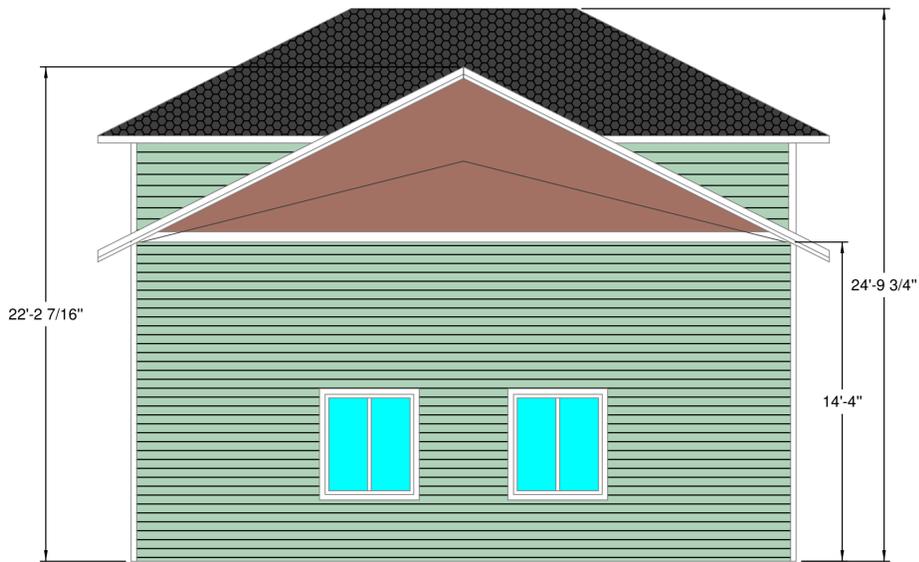
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PAGE		
A.2		
FLOOR FRAMING PLAN FOUNDATION PLAN		



LEFT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



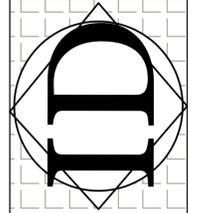
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

IMPERIAL DESIGN

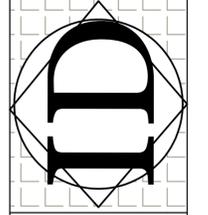
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Direct 206-585-3203
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Tyler Valdez

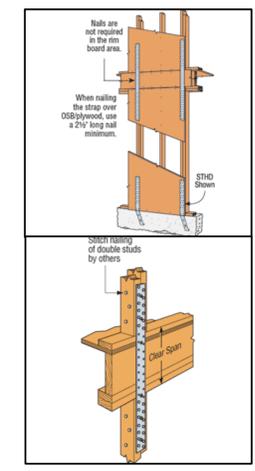
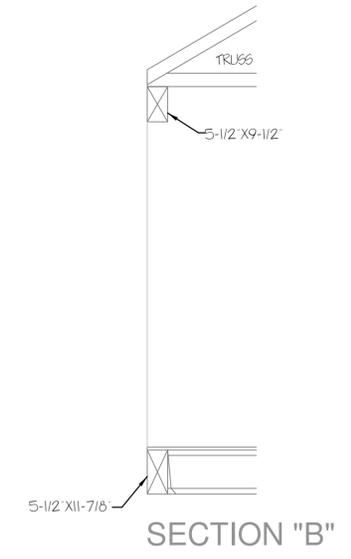
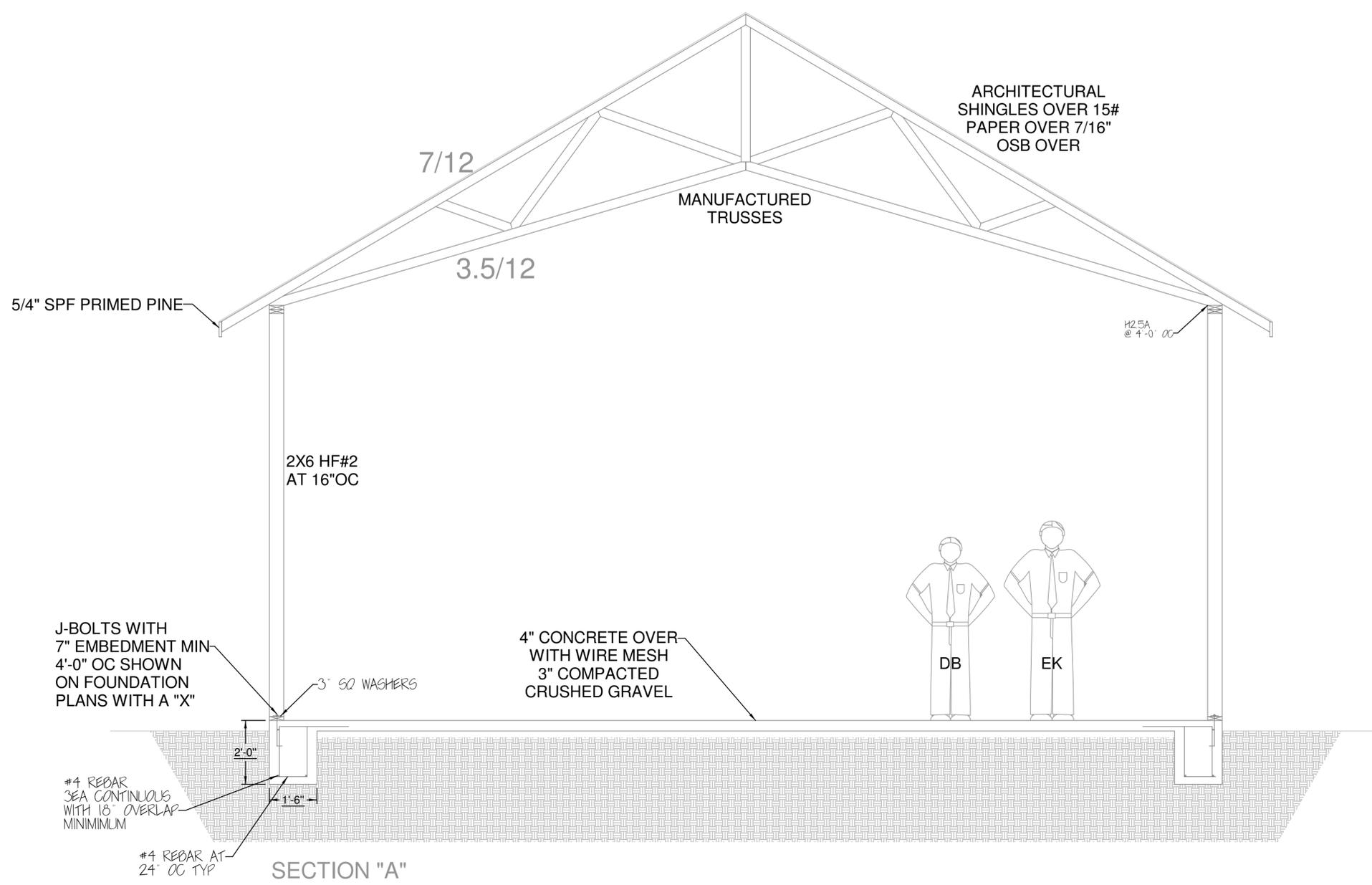
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Snohomish Wa 98296

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ELEVATIONS	



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 6523 196th PI NE
 Snohomish Wa 98296

DATE	7/25/15
ISSUED	PERMIT PLANS
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SECTIONS	



Please note the following International Residential Code Regulations:

(Note: This reference sheet is limited to basic residential code sections and is provided as quick reference guide. It is not a complete list of all IRC regulations. Please consult the International Residential Code or Imperial Design if you have any questions regarding codes or construction at the number listed above).

ITEMS FROM THE FOLLOWING LIST MAY BE NOTED ON YOUR BUILDING PLANS. NOTE: (") defined as one inch and (') defined as one foot

1. FOOTINGS: SECTION R403 I.R.C.

- a. 18" minimum, from grade to bottom of footing.
- b. Undisturbed earth (no spanning fill).
- c. Proper width and thickness.
- d. Rebar wired in place and lapped 15" minimum.
- e. R1001.1.1 – Fireplate footings 12" deep minimum and at least 6" beyond each side.

2. FOUNDATION: TABLE R404.1.1 (1)

- a. Proper thickness.
- b. Windows roughed in at proper size and sill height (for egress).
- c. Pipes sleeved.
- d. R403.1.6 – Foundation bolts: 7" minimum concrete embedment (10" J bolt typical). Spaced maximum of 6' O.C., & within 1' of plate ends. Minimum of 2 bolts per piece.
- e. R403.1.6 – Sill plate pressure treated, redwood, or cedar.
- f. R408.3 – Crawl space access through foundation minimum 16"x24".
- g. R408.1 – For under-floor crawl space ventilation, minimum net area of ventilation openings should be evenly space and provided for cross ventilation and one vent shall be located within 3 feet of each corner. (WSVIAQC, Section 502.1.2). More than 1 to 300 sq. ft. and/or use of operable vents require a radon vent per VIAQC Sec.503.2.6 and 503.2.7

3. FLOORS:

- a. R502.1 – Identification: Load-bearing dimension lumber for joists beams and girders shall be identified by a grade mark.
- b. R502.8 – Drilling and Notching of Sawn Lumber – Notches in joists, rafters and beams: not to exceed 1/6 of depth of the member, not be longer than one-third of the depth of the member and not in middle third of span. Notches at end not to exceed ¼ depth of the member. Holes bored or cut into members shall not exceed one-third the depth of the member.
- c. R502.6 – Joists framed from opposite sides, lapped 3" and nailed together with three (3) 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the nail lap is permitted.
- d. Follow manufactures requirements for engineered wood product (BCI, TJI, etc.) installation and hole location and sizing.
- e. R502.6 – Bearing – Joists, beams or girders shall have not less than 11/2 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete.
- f. R319 – Post/piers separated from concrete or treated.
- g. R502.9 – Post/ girder connections gusseted.
- h. R502.3 – Spans for floor joists shall be in accordance with Tables R502.3.1 (2).
- i. R503.1 – Maximum spans for lumber used, as floor-sheathing sub-floor shall conform to Tables R503.1, and R503.2.1 (2). Sub-floor proper size and type.
- j. R503.2.1 – Identification and grade. – All lumber grade stamped.
- k. R502.7 – Lateral restraint at supports. Joists shall be supported laterally at the ends by full depth solid blocking not less than 2 inches nominal in thickness.
- l. R503.1.1 – End joints in sub-flooring shall occur over supports unless end matched lumber is used in which case each piece shall bear on at least two joists.
- m. R502.7.1 – Bridging: Joist exceeding 2 inches by 12 inches to be supported laterally by solid blocking, diagonal bridging, or a continuous 1 inch by 3 inch strip nailed across the bottom of joists perpendicular to joists not exceeding 8 ft. on center.
- n. R502.12 – Draft stopping required: When usable space above and below concealed space of a floor/ceiling assembly occurs, draft stops shall be installed so that area of concealed space does not exceed 1,000 square feet.
- o. R502.13 – Fire blocking required: Fire blocking shall be provided in wood-frame construction in the following locations. At concealed spaces of stud walls, vertically at ceiling and floor levels and horizontally at intervals not exceeding 10 feet. At all spaces such as occur at soffits, and drop ceilings. Spaces between stair stringers at the top and bottom of the run. At openings around vents, pipes, and ducts at ceiling and floor levels. At chimneys and fireplaces. At two-family dwelling unit separation.
- p. R311.2.2 – Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½ inch gypsum wallboard.
- q. R408.3 – Crawl space access through floor shall be a minimum 18 inches by 24 inches.

4. WALLS:

- a. Bracing per R602.10.3 (typically 4x8 wood structural panels within 8 feet of each corner of house).
- b. R602.7 – Headers supported by minimum of 1 ½" bearing (see exceptions for headers in non-bearing walls).
- c. R602.6 – Drilling and notching in bearing walls: studs notched not over 25% of width, and any stud (bearing and non-bearing) may be drilled, provided the diameter of the resulting hole is no greater than 40% of the stud width, the edge of the hole is no closer than 5/8 inch to the edge of stud, and the hole is not located in the same section as a notch.
- d. R602.6 – Non-bearing walls: studs notched not over 40% of width.
- e. R602.6.1 – Wall plates cut or drilled for plumbing or ductwork by more than 50% of its width must be fastened with not less than .054" (18 gauge) thick and 1-1/2" wide metal strap, with 8-16d nails.
- f. R602.8 – Fire blocking: Wall/ceiling line of concealed soffit spaces and concealed spaces of stud walls not to exceed 10' horizontally and vertically at the ceiling and floor levels.
- g. R502.12 – Draft-stopping: Properly installed (usable space both above and below the concealed space of a floor/ceiling assembly such as area above suspended ceiling, not to exceed 1,000 sq. ft.).
- h. R703 – Exterior wall covering: water-resistive barrier (weather-resistant sheathing paper) behind exterior veneer is required. Flashing around door and window openings is required. See Table R703.4.

5. ROOFS:

- a. R802.10 – Trusses stamped and designed for project. Snow/live load 25 pounds per sq. ft. minimum.
- b. R802.10.3 – Bracing: Trusses shall be braced to prevent rotation and provide lateral stability.
- c. R802.10.4 – Alterations to trusses: Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval (in writing and wet-stamped) from an engineer.
- d. R802.5 – Rafters proper size.
- e. R802.3 – Hip or valley rafters, 2" nominal thickness and not less than depth of rafters.
- f. R802.3 – Rafters nailed to ceiling joists (if parallel). Table R602.3 (1) and R802.5.1 (9).
- g. R802.3.1 – Where ceiling joists are not parallel to rafters, metal straps attached to the ends of the rafters shall be installed in a manner to provide a continuous tie across the building. Rafter ties, 4' on center maximum if rafters/joists not parallel.
- h. R802.8 and R802.8.1 – Rafters and ceiling joists blocked each end (trusses blocked at plate line).
- i. R503.2.1.1 (1) b – Plywood sheathing: covers two or more spans and gapped per manufactures requirements.

6. ROOFING:

- a. Asphalt shingles: 2:12 minimum slope, slopes 2:12 to 4:12 require double underlayment per R905.2.7.
- b. Metal: If under 3:12, needs sealer strips at laps. R905.10.2.
- c. Tile, wood shakes/shingles: Installed per requirements in IRC Ch 9.
- d. Wood shakes shall be graded "number one", display mill name/phone number, quality control number, and dimensions. Table R905.8.5.
- e. Ice dam protection required at eaves, Table R301.2 (1).

7. ATTIC ACCESS:

R807.1 – For attics exceeding 30 square feet and vertical height of 30 inches and greater. Minimum 22" x 30" opening and 30" headroom above.

8. ATTIC VENTILATION:

R806.2 – 1/150 of ventilated space or 1/300 if ½ at eaves and ½ at least 3' above eaves. A minimum of 1-inch space shall be provided (baffles) between the insulation and the sheathing at the location of the vent.

9. SMOKE ALARMS:

R313 – Required in the following locations: each sleeping room; outside each sleeping area in the immediate vicinity of bedrooms; each story of the dwelling, including basements. When more than one smoke alarm is required the alarms shall be interconnected and actuation of one alarm will activate all alarms.

R313.1.1 – When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

10. GARAGE SEPARATION WALL:

- a. R309.1 – Openings from a private garage into a room used for a sleeping room is not permitted. Other openings between the garage and residence shall have a solid wood door 1 3/8 inches in thickness, or 20-minute fire rated door.
- b. R309.1.1 – Duct penetrations. Duct penetrating the garage wall or ceiling separating the dwelling shall be a minimum No. 26 gage sheet steel and shall have no openings into the garage.
- c. R309.2 – Wall and ceiling separation. Garage shall be separated by not less than ½ -inch gypsum wallboard (GWB) on garage side. Garages beneath habitable rooms above shall be separated at ceiling by 5/8-inch type-X gypsum wallboard. Walls supporting habitable room above garage must be protected with ½-inch GWB.

11. GYPSUM WALL BOARD:

- a. Table R702.3.5 – Nails: 7" OC Horizontal, 8" OC Vertical. Screws: 12" Horizontal, 16" Vertical.
- b. R702.4.3 – Water-resistant gypsum board not approved on ceiling above the shower or over vapor barrier.

12. EXHAUST FANS:

Washington State VIAQC 302.2.1 – Required in each bathroom, water closet compartment, laundry room and kitchen. Point of discharge of exhaust air shall be at least 3" from any opening into building and shall exit through approved terminal end opening.

13. EMERGENCY ESCAPE:

R310.1 – Required in all sleeping areas, lofts and basements with operable door or window directly to outside (5.7 square foot minimum net clear openable area, 24" minimum net clear height, 20" minimum net clear width, 44" maximum finished sill height).

14. TEMPERED GLASS:

R308.4 – Required in hazardous locations. Typically in doors or within 24" arc of doors, or within 18" of floor or adjacent to tub/shower enclosure.

15. FIREPLACE:

- a. R1002.1 – Factory-built fireplaces and chimneys; shall be listed and labeled and installed in accordance with manufacturer's installation instructions, including hearth extensions and chimney termination.
 - b. R1003.1 – Masonry fireplaces; concrete footing 12-inches thick and 6-inches beyond edge of fireplace. Bottom of footing located below frost depth. Vertical and horizontal reinforcement required including metal straps attached to ceiling joist or upper floor. Fireplace clearances: wood beams, joists, studs and other combustible material shall have a clearance of not less than 2-inches.
 - c. R1001.6 Termination – Chimney shall extend at least 2-feet higher than any portion of a building within 10-feet, but shall not be less than 3-feet above the highest point where the chimney passes through the roof.
 - d. R1003.9 Hearth and hearth extension: Concrete hearth minimum 4-inches thick, extension minimum 2-inches thick. No combustible form to remain on the underside of hearths after construction. Hearth shall extend 16-inches in front and 8-inches beyond each side of fireplace opening. Fireplace opening 6 square feet or larger, hearth must extend 20-inches in front and 12-inches on sides.
- WASHINGTON STATE VENTILATION AND AIR QUALITY CODE (FIREPLACES)
- e. VIAQC 402.3 – Outside combustion air required (6 square inch minimum).
 - f. VIAQC 402.3 – Tight fitting doors required.

16. STAIRS:

Note: Changes to approved stairway design require prior approval.

- a. R311.5 – Stairs: 7 3/4" maximum rise, 10" minimum run, 36" minimum width. The greatest dimension may not exceed the smallest by 3/8". Maximum and minimum dimensions may not be exceeded.
- b. R311.5.3.3 – Nosing not less than ¾-inch but not more than 1 ¼ inch shall be provided on stairways with solid risers. Exception: nosing not required where the tread depth is a minimum of 11-inches.
- c. R311.5.6 – Graspable handrail required on interior and exterior stairs with four or more risers (height 34-38 inches measured from nose of tread to top of handrail; handrail size: 1 ¼" to 2" in cross section; minimum 1 ½" from wall with ends returned to wall or newel post; continuous full length of stairs).
- d. R311.5.2 – Minimum headroom height in stairways 6'8". Measured from nose of tread to finished ceiling.
- e. R311.5.4 - Landings: There shall be a floor or a minimum 36-inch landing measured in the direction of travel at the top and bottom of each stairway or stair-run (exception: landing not required at top of an interior flight of stairs, provided a door does not swing over the stairs). When changing direction in a stair-run, diagonal landings are not permitted.
- f. R311.5.7 – Illumination: All stairs (including exterior stairs) shall be provided with illumination in accordance with Section R303.6.

17. LANDING AND REQUIRED EXIT DOORS:

- a. R311.4 Doors – Not less than one required exit door side-hinged, 3-feet in width and 6-feet 8-inches shall be provided. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through the garage.
- b. R311.4.3 – Landing required on each side of each exterior door. Exception: Where a stairway of two or fewer risers located on the exterior side of a door other than the required exit door, a landing is not required for the exterior side of the door. The floor or landing at the required exit door shall not be more than 11/2-inches lower than the top of the threshold. The floor or landing at other exit doors shall have a rise no greater than 7 ¾-inches below the top of the threshold, provided the door other than screen door does not swing over the landing. Landing width: At least the width of the door, minimum dimension of 36-inches in length and width.

18. GUARDS:

- a. R312.1 – Guardrails required on all decks, porches, balconies and open landings that are 30" or more above finish grade (ground level). Minimum height 36"; guardrail spacing of internal rails 4" maximum.
- b. International Mechanical Code, and IFGC, Sec. 303.4 Protection from damage. - Vehicle barriers required in front of appliances in garage if in line with a vehicle.

19. INSULATION:

- a. Washington State Energy Code Minimum prescriptive requirements for low-rise residential: See current energy code specifications. Basic Building Envelope Compliance Path: Roof/attic R-38; Joist vaults R-30; Walls R-21; Floor R-30; Slabs R-10; Windows U-value .35. Water service pipe in unconditioned area R-3.
- b. R808 – Combustible insulation shall be separated a minimum of 3-inches from recessed lighting fixtures, fan motors and other heat producing devices unless device is listed for lesser clearances.

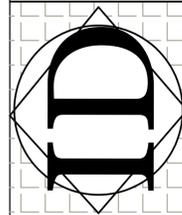
20. PLUMBING:

Lead free solder required.

- a. Pressure test on Potable water system, DWV (drainage, waste and vent) system, and gas line required.
- b. Proper drainpipe size, slope, fittings, vents, cleanouts provided.
- c. Hot water tank pressure relief valve drained to outside of building or to floor drain (provide one inch minimum air gap) using hard drawn copper, galvanized steel or civic piping.
- d. R-10 insulating pad required under water heater when located on concrete or in an unconditioned space shall be insulated to a minimum R-3.
- e. Sources of Ignition must be kept at least 18" above floor line (typically all water heaters in garages).
- f. Provide permanent one-inch air gap for water softener discharge at drain or standpipe.

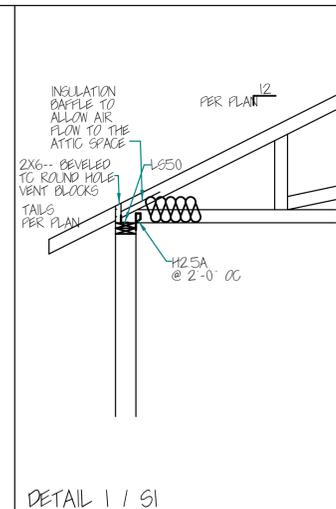
IMPERIAL DESIGN

16028 NE 184TH PI
Woodinville WA 98072
Direct 206-595-3203
Office 425-877-1792
Fax 425-408-0752
danieltsuchi@yahoo.com

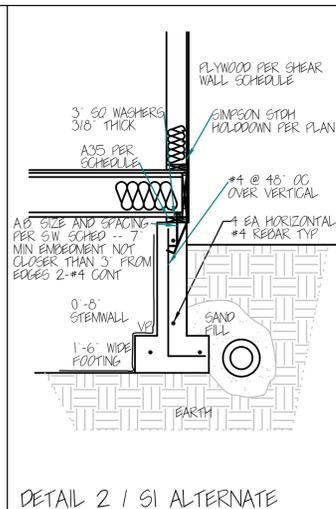


Vishwa Prasad Res
16404 NE 40th ST
Redmond, WA 98052

DATE	7/25/15			
ISSUED	PERMIT PLANS			
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CODE NOTES				



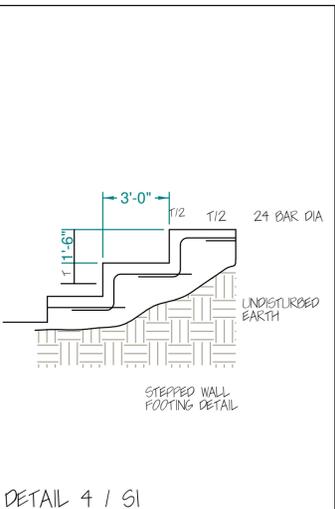
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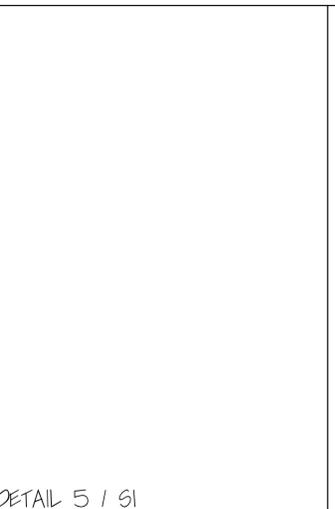
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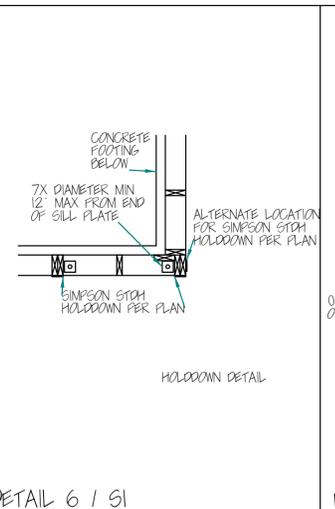
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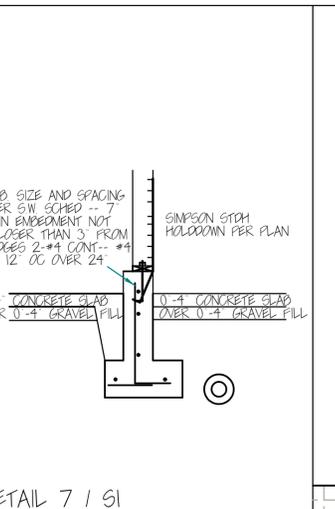
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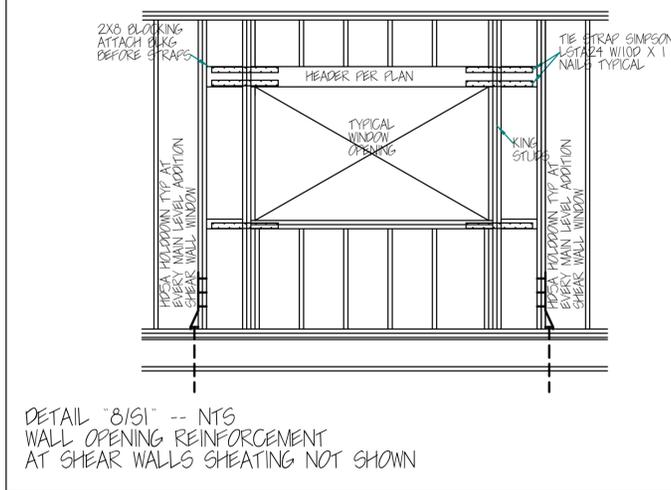
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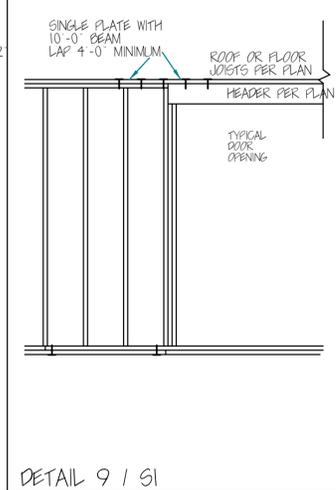
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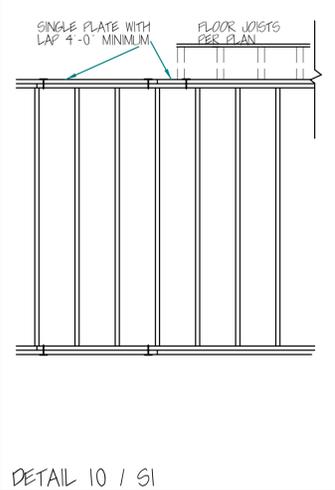
DETAIL 7 / SI



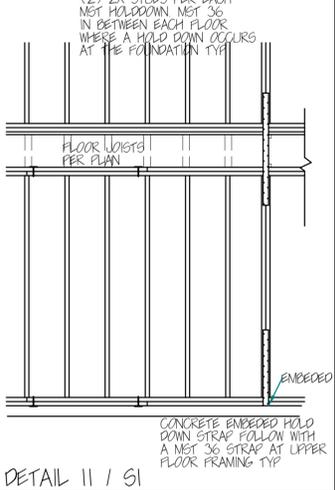
DETAIL 8 / SI -- NTS WALL OPENING REINFORCEMENT AT SHEAR WALLS SHEATHING NOT SHOWN



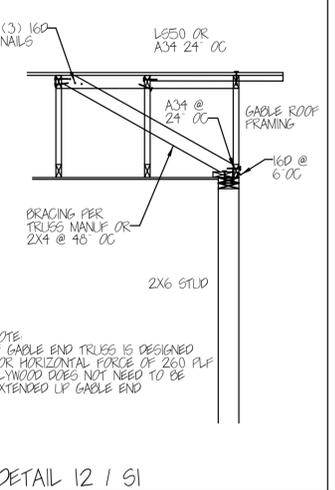
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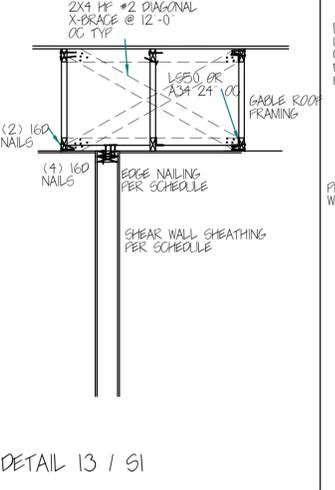
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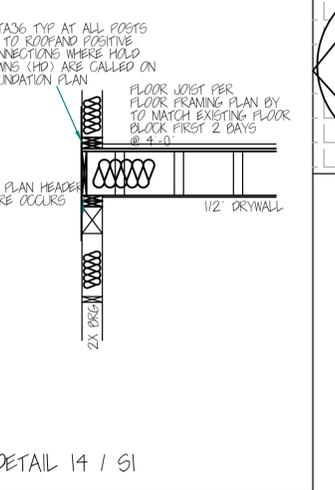
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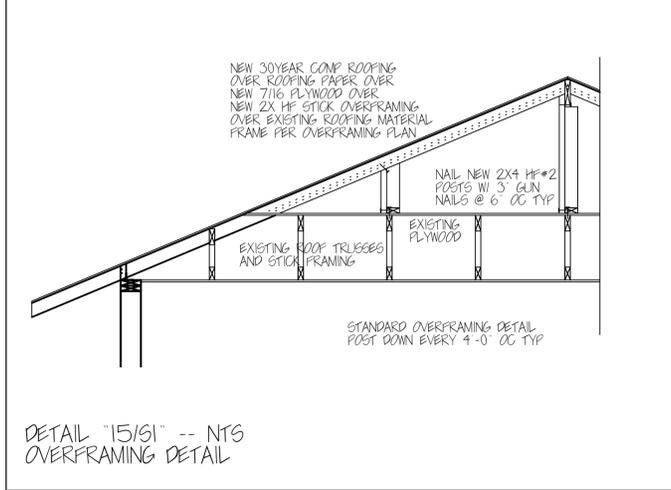
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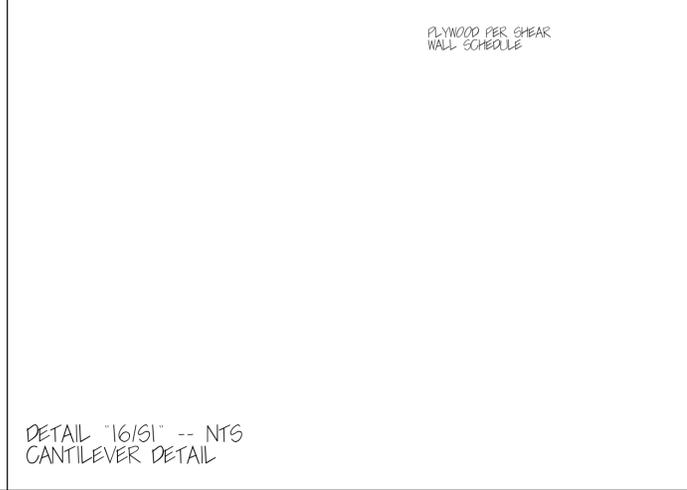
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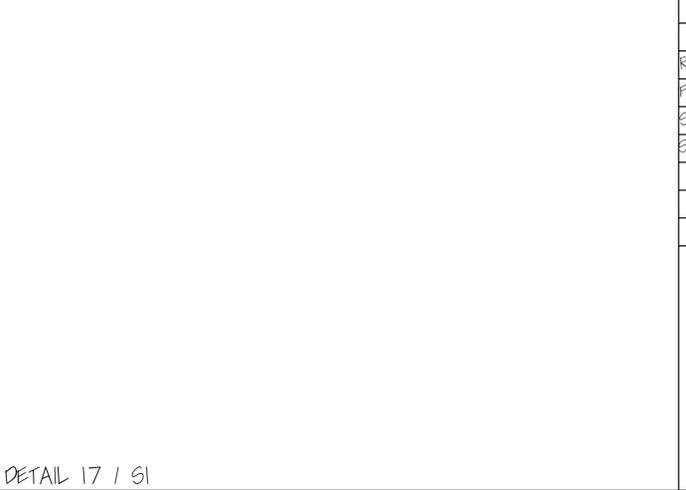
DETAIL 14 / SI



DETAIL 15 / SI -- NTS OVERFRAMING DETAIL



DETAIL 16 / SI -- NTS CANTILEVER DETAIL



DETAIL 17 / SI

SHEARWALL AND DIAPHRAGM SCHEDULE

MARK	ALLOW LOAD	MATERIALS	EDGE PLATE RECD	EDGE NAILING	FIELD NAILING	ANCHOR BOLTS	PLATE NAILING	REMARKS
ROOF	180 PLF	1/2 COX OR OSB	NO	6D @ 6"	6D @ 12"			MINIMUM STANDARD
FLOOR	215 PLF	3/4 COX OR OSB	NO	10D @ 6"	10D @ 10"			MINIMUM STANDARD
SW1	260 PLF	1/2 COX OR OSB	YES	6D @ 6"	6D @ 12"	1/2" @ 40"	16D @ 16"	MINIMUM STANDARD
SW2	390 PLF	1/2 COX OR OSB	YES	6D @ 4"	6D @ 12"	5/8" @ 24"	16D @ 10"	A35 @ 24" OC

1) ANCHOR BOLTS FOR FOUNDATION ONLY
 2) 3" 50 WASHERS -- 1/4" THICK GALVANIZED
 3) 82 COEFFICIENT FOR HF#2 MEMBER
 4) 3X BOTTOM PLATE FOR SHEAR WALLS > 390# FT
 5) ALL STEEL BOLTS AND NAILS SHALL BE GALVANIZED WHEN IN CONTACT WITH PRESSURE TREATED WOOD OR CONCRETE

STRUCTURAL NOTES
 Construction to meet International Building Code 2012 / IRC

A. Live Loads
 Roof / Snow Load 25 psf
 Wind - 110 MPH Exp "B"
 Seismic - Category D

B. Soil and Foundation Data

- Design Bearing Strength 2,000 psf. Coefficient of friction 0.25. Passive Resistance = 300 pcf.
- Carry all footings down to undisturbed soil, minimum depth = 1'-6" Unless Noted. Soils Engineer to verify soils during Excavation

C. Concrete

- Detail, Fabricate and place re-steel as shown in ACI "Manual of Standard Practice" ACI315
- Concrete of following 28 day test strength.
 - f=3,000 psi, 5-1/2" sack cement per cubic yard (no testing required)
 - Precast walls f' = 3,000 psi.
 - Maximum slump 4"
 - Reinforcing fy = 40,000 psi.
- Cover (Clear Dimensions)
 - Exterior faces of walls 1-1/2"
 - Vertical faces of exposed to earth 2"
 - Bottom of elevated slabs 1" clear.
- Lap all field splices 30 diameters. Bend wall and footing bars 18" around all corners, or use corner bars.
- Dowel all exterior projections to structure with #4 bars at 12" hooked into wall.
- Place no backfill against foundation walls until floors are in place
- Incorporate to Calcium Chloride admixtures where aluminum alloy materials are embedded.
- All wood forms used in concrete in the ground or between foundation sills and the ground shall be removed.

D. Excavating and Fill

- Excavation and fill shall generally conform to IBC 2012 Chapter 18a and appendix J IBC 2012
- Foundation, Wall and Slab areas shall have all existing unsuitable fill materials removed and disposed of off-site, and be excavated down to suitable undisturbed native soils.

E. Wood Roof Trusses

Shall be factory fabricated trusses. Design and Fabrication shall conform with the requirements of the International Building Code and Design Specifications for Light Metal Plate Connected Wood Trusses published by the Truss Plate Institute.

Headers 4x8 DF#2 Typical for interior bearing walls and 6x8 DF#2 exterior walls (Unless otherwise noted on the plan)

I. Timber Framing

- All Lumber to be graded per Book No. 16 of the West Coast Lumber Inspection Bureau. HF/DF No.2 for joists, rafters and light framing, plates, bracing, and 4" wide beams. DF for posts and other beam. HF/DF for 2x4 and 2x6 studs.
- Comply with the latest edition of the NFPA "National Design Specifications" as modified by the IBC for all structural timber requirements.

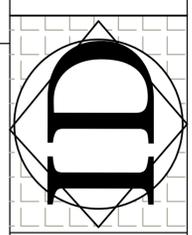
II Structural Steel

- All Steel except Tubing: ASTM A-36. Pipe: ASTM A-53, Type E or S Grade 40 Tubular Section: ASTM A500, Grade B. All Bolts ASTM A-307/ASTM A-325, Type X.
- All fabrication, erection and detailing in accordance with the latest edition of "Manual of Steel Construction" of the American Institute of Steel Construction.
- All welding by WABO certified welders in accordance with Welding Handbook by the American Welding Society.
- All Welds to be 3/16" Minimum Continuous fillet welds using ASW A5, E70XXX Electrodes.
- Field Burning of Holes is not allowed without inspection by Engineer.
- Provide washers on Bolted Connections.
- All Steel not embedded in concrete or masonry to receive on shop coat of approved primer paint. Apply two coats of heavy asphaltic paint to all steel exposed to earth.
- Submit complete shop drawings for review prior to fabrication.
- Metal roof deck fabricator to submit shop drawings showing panel layout, welding patterns at supports, perimeter and side laps. Provide steel headers at all openings throughout to satisfactory distribute the loads to supporting members.
- Expansion anchor installation per ICBO report No. ER-3631.
- Epoxy Grouted Bolts per ER-4945.

III Structural Steel

- All 2" Lumber be Kiln Dried
- Joists and Rafters to have 2" Thick Solid Blocking at supports.
- Joists to be anchored to masonry walls with 10ga. x 1-1/2" x 10" steel anchors (with 2" hooks) @ 4'-0" oc max. Nail to joists or blocking with 8-10d nails.
- Spike all laminated members together with 10d nails at 12" oc staggered. Splice laminations at supports only.
- Laminate two full height studs to cripples under headers and block solid to bearing.
- Provide out washers for all bolts bearing on wood.
- All nails should be common wire nails.
- Glue-Laminated Timbers, Douglas Fir, AITC-grading: combination 24F-V4 for Simple Spans; 24F-V8 for Cantilevered Spans. Dry Condition Use.
- Plywood: Roof Sheathing to be 15/32" C-D INT-APA Plywood with exterior glue. P.I. 24/0 (use 5-ply for panelized roofs). Nailing 8d@6" oc at panel edges and 8d@10" at interior supports. Oriented Strand Board (OSB) of equal strength may be substituted for plywood.
- Pre-fabricated members to be designed by Washington State Licensed Structural Engineer and in accordance with requirements shown. Submit complete shop drawings with engineer's seal for review prior to fabrication.

HN Lehtinen Engineering
 4120 Hoyt Ave
 Everett WA 98203
 425-252-2373



Tyler Valdez
 6523 196th PI NE
 Snohomish Wa 98296

ISSUED	PERMIT PLANS	DATE
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DETAILS		