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(360)632-3116

PROJECT

ADDRESS
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TACOMA, WA 98407

TITLE

BY: STEVEN DUSEK

DATE: 6/11/16

SCALE: SEE DRAWING

SHEET #:

1 OF 23

LEGEND

SYMBOL	DESCRIPTION
DUCTLESS	DUCTLESS REGISTER
	HEAT EXTANGER
500	CADET HEATER 240V 500 WATT AND 1000 WATT
	EXAUST FAN 3" DUCT
	EXAUST FAN/LIGHT 3" DUCT
	BAR LIGHT 120V
	RECESSED CAN LIGHT LED 120V
	LED CEILING LIGHT 120V
	LED WALL LIGHT 120V
	120V DUPLEX OUTLET
A	120V AFC DUPLEX OUTLET
S	120V SWITCHED OUTLET
W	120V OUTDOOR OUTLET
G	120V GFCI DUPLEX OUTLET
	120V QUAD POWER OUTLET
	240V POWER OUTLET
HW	240V HOT WATER POWER
DW	120V DISHWASHER POWER
SMK CO	COMBO SMOKE & CO DETECTOR

ELECTRICAL PANEL CHART

CIRCUIT	FUSE	WIRE
GROUND		#10
240V RANGE	DOUBLE 50 AMP	#6
1ST FLOOR HEATERS	DOUBLE 20 AMP	#12
BASEMENT HEATERS	DOUBLE 20 AMP	#12
UTILITY ROOM HEATERS	DOUBLE 20 AMP	#12
DUCTLESS REGISTER	DOUBLE 20 AMP	#12
HOT WATER HEATER	DOUBLE 30 AMP	#10
240V DRY	DOUBLE 30 AMP	#10
120V WASHER	SINGLE 20 AMP	#12
KITCHEN OUTLETS	GFCI SINGLE 20 AMP	#12
MICROWAVE HOOD	SINGLE 20 AMP	#12
GREAT ROOM	SINGLE 15 AMP	#14
MASTER BATH OUTLETS	GFCI SINGLE 20 AMP	#12
MASTER BEDROOM	AFC SINGLE 15 AMP	#14
BEDROOM OULETS	AFC SINGLE 15 AMP	#14
BEDROOM LIGHTS	SINGLE 15 AMP	#14
UTILITY ROOM	GFCI SINGLE 20 AMP	#12
BASEMENT LIGHTS	SINGLE 15 AMP	#14
BAR	SINGLE 20 AMP	#12

WINDOW / DOOR SCHEDULE

ID	DESCRIPTION	SIZE
D1	EXTERIOR DOOR	36 X 80 STEEL W/ GLASS
D2	INTERIOR DOOR	36 X 80 HOLLOW CORE
D3	INTERIOR DOOR	30 X 80 HOLLOW CORE
D4	FIRE DOOR	36 X80 STEEL FIRE RATED
D5	SLIDING DOOR	6FT SLIDING HOLLOW CORE
W1	WINDOW	48 X 44 MILGARD Milgard SunCoatMAX™ Low-E Glass DOUBLE PANE
W2	WINDOW	48 X 42 MILGARD Milgard SunCoatMAX™ Low-E Glass DOUBLE PANE
W3	WINDOW	48 X 18 MILGARD Milgard SunCoatMAX™ Low-E Glass DOUBLE PANE
W4	WINDOW	12 X 60 MILGARD Milgard SunCoatMAX™ Low-E Glass DOUBLE PANE

~180SQR FT TOTAL GRAZING = 7% OF TOTAL SQR FOOTAGE.
TYPICAL U FACTOR 0.28

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SCHEDULE

BY: STEVEN DUSEK
DATE: 6/11/16
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SHEET #:

General Construction Notes:
1 - Sub-Contractor is responsible for the following:
Verifying and meeting all local and state code requirements, Reviewing approved plans and complying with all approved requirements of the designer and the building department. Meeting all safety requirements and standard safety practices that are recommended and or required by state and local authorities. Verify accuracy of all dimensions. DO NOT SCALE THE DRAWINGS! If discrepancies occur, please contact the designer.
2 - No changes are to be made to the plan without the consent of the designer and building department.
3 - This structure is designed laterally using the design criteria outlined by the designer of record. This Plan has been designed to carry all loads from the roof to the foundation.
4 - Fire-Blocking is required at all penetrations at the walls and plates including: Plumbing, Electrical and Mechanical penetrations. Fire-Block at minimum 10 feet o.c. horizontally in wall cavities.
5 - Where required, use a minimum of 3000 psi concrete per 2015 IRC Table R402.2, including foundation walls, porch and garage slabs, steps and all other areas that are exposed to the weather. Maximum strength is at 28 days. Allow adequate time for foundation to set before backfilling.
6 - Water Heater is to be installed per manufacturer specifications, 2015 IRC requirements and the state adopted plumbing code. Tank must be strapped at the upper and lower third of the tank. At the lower strap, strap is to be 4" minimum above the controls, per 2015 IRC Chapter 13 Section M1307.2. When installed in a garage, all appliances must have the source of ignition a minimum OF 23" above the floor slab. Mechanical/Plumbing equipment is to be protected from impact of a vehicle.
7 - Use 5/8" sheetrock or 1/2" sag-resistant at the ceiling per 2015 IRC section R702.3.5 and table.
8 - Flashing is required at all exterior trim extrusions, window sills, jambs and other areas that water may intrude. Per the 2015 IRC, install windows per manufacturer instructions.
9 - Provide a minimum 22x30 rough opening for attic access with tight fitting, self closing door that is backed with insulation.
10 - Nail all top plates together with 10d nails @ 12"o.c. and at splices with 10d nails @ 6" o.c. UNO. Lap splices a minimum of 48".
11 - All bedrooms are to have an egress window with a minimum 20x24 opening not less than 5.7 square feet.
12 - See the Electrical Sheet for exhaust fan, smoke detector, carbon monoxide detector and electrical fixture locations.

Ventilation System Notes:
Exhaust fans in baths shall be 80CFM Intermittent and 30 CFM Continuous. Total of Continuous CFM ratings for all exhaust fans in house shall be in accordance with Section M1507 of the 2015 International Residential Code (IRC). See Table M1507.3.3(1) for required amount of CFM airflow.

Foundation & Floor Framing Notes:
1 - All wood in contact with concrete shall be 2x Hem-Fir #2 minimum treated with an approved preservative and galvanized hot-dipped connectors (or) standard Hem-Fir on an impervious moisture barrier (IRC R319.1) or borate treated Hem-Fir #2 minimum.
2 - Provide appropriate block-outs in footings or walls for plumbing and electrical stub outs.
3 - Use 3000 psi concrete where required by the 2015 IRC table 402.2. Maximum compressive strength at 28 days.
4 - Foundation vents are to be installed at 1 Square Foot ventilation per 150 square feet of Crawl Space per 2015 IRC Section R408.2. Vents are to be a maximum of 36" from building corners.
5 - 2x pressure-treated mudsill to be installed flush with the inside face of foundation wall at joist bearing points to accept joist hangers. verify that the mudsill is square at all corners. Attach the mudsill to the foundation with 1/2" x 10" anchor bolts and 1/4" x 3" x 3" washer @ 6' oc UNO.
6 - Rebar is not required in interior footings unless it is below a load bearing point, or an interior shearwall per 2015 IRC Section R403.1.3.
7 - The foundation in this plan is designed prescriptively, buy the connections from the foundation to the mudsill is designed for resisting lateral loads as outlined in the design criteria on the cover sheet.
8 - The foundation footings shall be a minimum 12" wide below one-story portions of the building and 16" below two-story portions of the building, where soil pressure is adequate per the building department. See designed foundation details.
9 - Where required per 2015 IRC R406.1, foundation walls shall be damp proofed around the entire perimeter using a method that is approved by the building department.

Electrical Notes:
1 - Smoke detectors shall be 110v. Hard wired with battery backup and shall be interconnected. Owner shall be responsible for smoke detectors if a monitored fire system is required.
2 - Electrical contractor shall coordinate location of panel and meter with contractor.
3 - Electrical contractor shall provide heat-loss calculations or follow the prescriptive path requirements for sizing heating equipment.
4 - Electrical contractor shall conform to all local and state codes.
5 - Exact placement of outlets may vary depending on construction variables.
6 - Where a dryer is vented through a foundation vent the vent must be completely sealed to prevent moist exhaust are from reentering the crawl space.
7 - Per 2015 IRC R315.1 - An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedroom in dwelling units and on each level of the dwelling and in accordance with the manufacturers recommendations.

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GENERAL NOTES

BY: STEVEN DUSEK
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SCALE: SEE DRAWING
SHEET #:

Framing Notes:

1 - Sub-Contractor is responsible for the following:
- Verifying and meeting all local and state code requirements
- Reviewing approved plans and complying with all approved requirements of the designer and the building department.
- Meeting all safety requirements and standard safety practices that are recommended and or required by state and local authorities.
- Verify accuracy of all dimensions. DO NOT SCALE THE DRAWINGS! If discrepancies occur, please contact the designer.

2 - No changes are to be made to the plan without the consent of the designer and building department.

3 - Fire-Blocking is required at all penetrations at the walls and plates including: Plumbing, Electrical and Mechanical penetrations. Fire-Block at minimum 10 feet o.c. horizontally in wall cavities.

4 - Use 5/8" sheetrock or 1/2" sag-resistant at the ceiling per 2015 IRC section R702.3.5 and table.

5 - Provide a minimum 22x30 rough opening for attic access with tight fitting, self closing door that is backed with insulation.

6 - UNO. Nail all top plates together with 10d nails @ 12" o.c. and at splices with 10d nails @ 6" o.c. Lap splices a minimum of 48" typical. Nail all bottom plates to floor sheathing and mudsill with (2 10d nails each stud bay. Nail all OSB sheathing with 8d nails @ 6" o.c. on edge and 12" o.c. in the field UNO. Exterior studs must be spaced at 16" o.c.

7 - Cabinet, plumbing fixture and door rough openings are critical dimensions. Take care to verify that these dimensions are framed accurately.

8 - Review approved plans and details prior to starting framing work. Check for specific requirements on nailing, blocking, sheathing and anchor attachments.

Framing Notes:

1 - Joists and rafters are to be DF #2 minimum. Rafters may be supported by posting down to flat blocking that spans a minimum of two trusses.

2 - Trusses shall carry manufacturer stamp and have engineering drawings on site for inspection. All truss bracing requirements must be installed per truss drawings. DO NOT field modify any truss without prior approval from the engineer and building department. If a truss is damaged, DO NOT INSTALL IT. Contact the builder immediately for a replacement truss.

3 - Framing connections shall be "Simpson Strong Tie" or an approved equivalent.

4 - Provide attic ventilation per 2015 IRC R806.2. The net free ventilated area shall be 1/300 square feet. 50% of the required ventilation area shall be a minimum of 3 feet above eave vents. The balance of required ventilation shall be provided at the eaves.

5 - Provide a minimum rough opening 22x30 attic access panel with a tight fitting, self closing door. Door shall be backed with insulation if located above heated space. Verify access location with owner and plans.

6 - UNO. Toe-Nail all gable end trusses with (2) 10d nails @ 16" oc into top plates.

7 - UNO. Toe-Nail each end of truss at bearing walls with (2) 10d nails and fasten with truss clips per plan.

General Structural Notes:

Wind and Seismic horizontal forces imposed on this structure are resisted by a system of designed members and fasteners designed to resist the base loads set forth by the criteria listed above. The horizontal structural system is designed to transfer these loads to a prescriptive foundation based on the 2015 International Residential Code (IRC). The prescriptive design and construction of the vertical framing members shall be constructed in accordance with the requirements of the conventional light frame construction methods of the 2015 IRC.

Layout

ENERGY CREDITS:

1a. EFFICIENT BUILDING ENVELOPE 1a:
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U=0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 15%

3d[b]. HIGH EFFICIENCY HVAC EQUIPMENT 3d:
DUCTLESS SPLIT SYSTEM HEAT PUMPS, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING. A DUCTLESS HEAT PUMP SYSTEM SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.

5a. EFFICIENT WATER HEATING 5a:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHELL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

5c. EFFICIENT WATER HEATING 5c:
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.91
OR
SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 8.5 THERMS OR 2000 kWh BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATER SYSTEMS
OR
ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA's NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS.

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GENERAL NOTES

BY: STEVEN DUSEK
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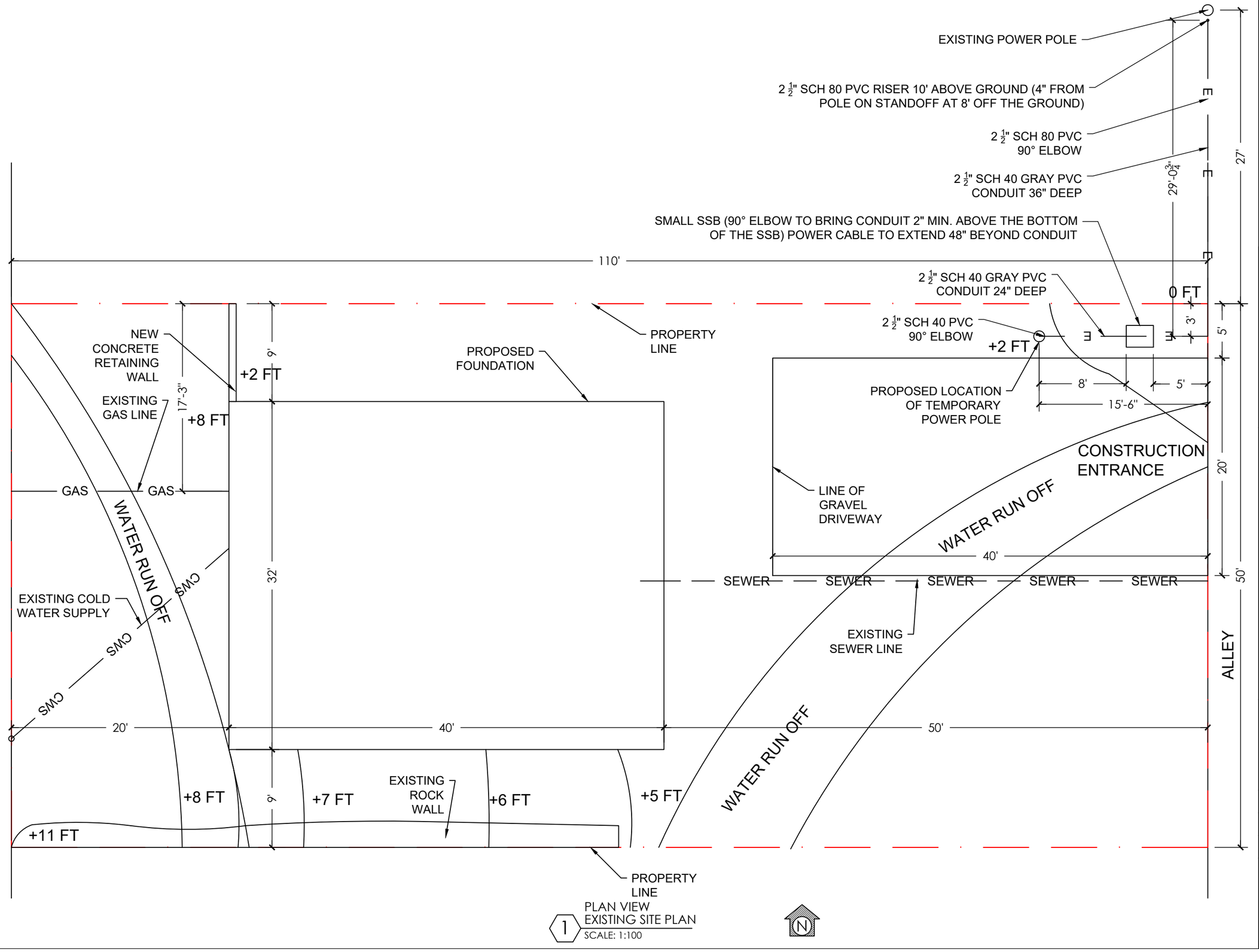

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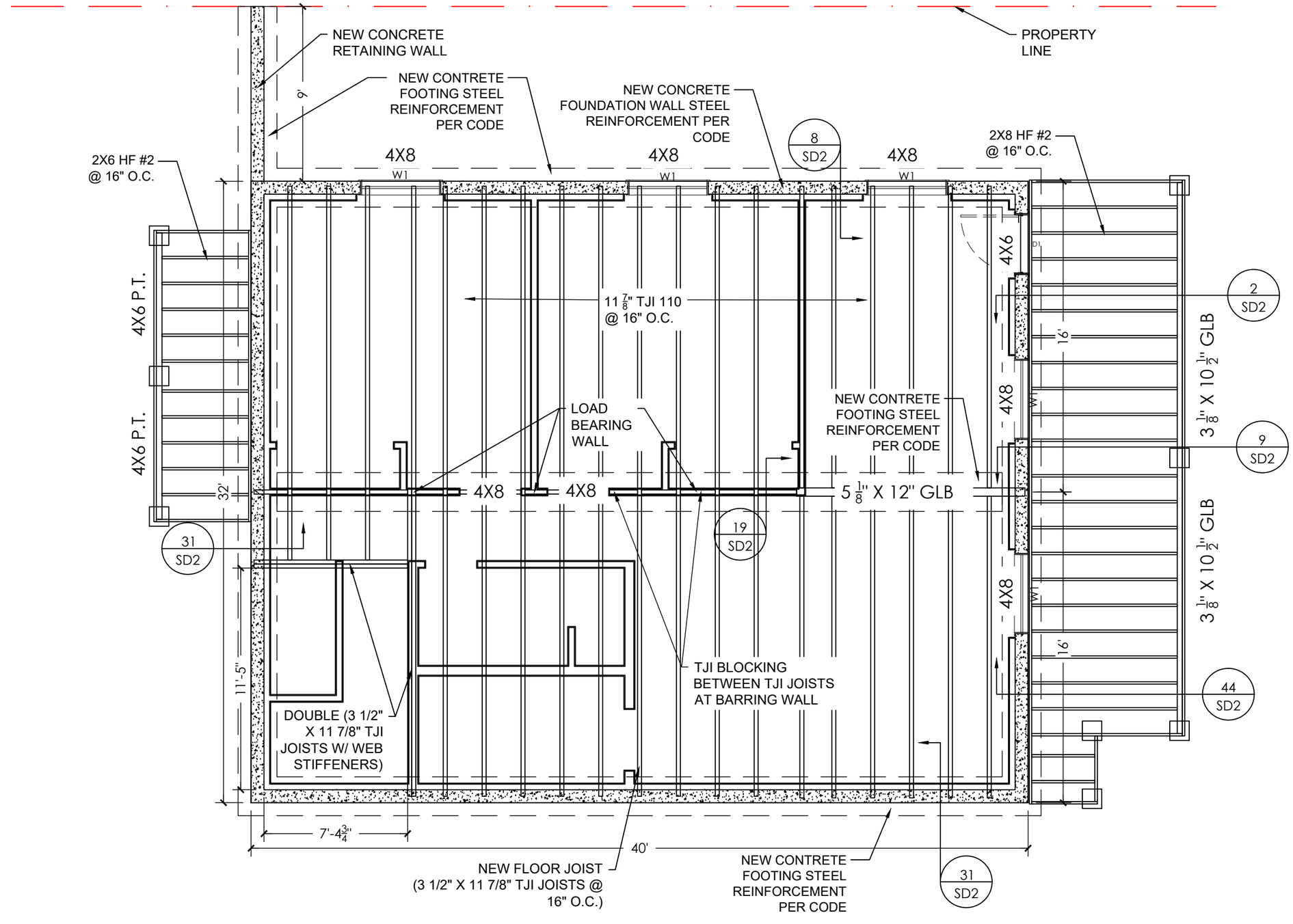
SITE-PLAN

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:

5 OF 23



7 PLAN VIEW
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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FOUNDATION PLAN

BY: STEVEN DUSEK
DATE: 6/11/16
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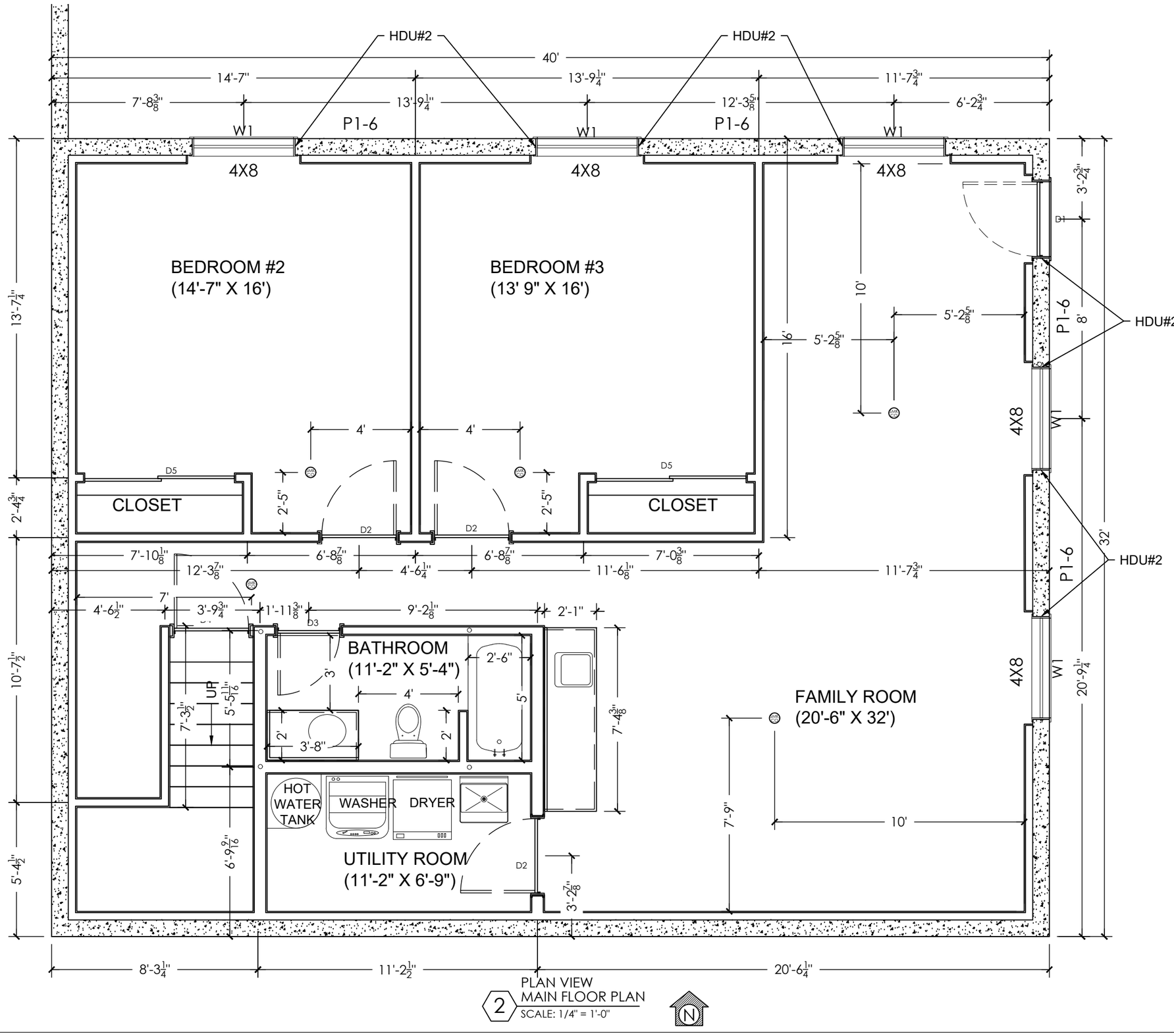
SHEET #:

6 OF 23



2 PLAN VIEW
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

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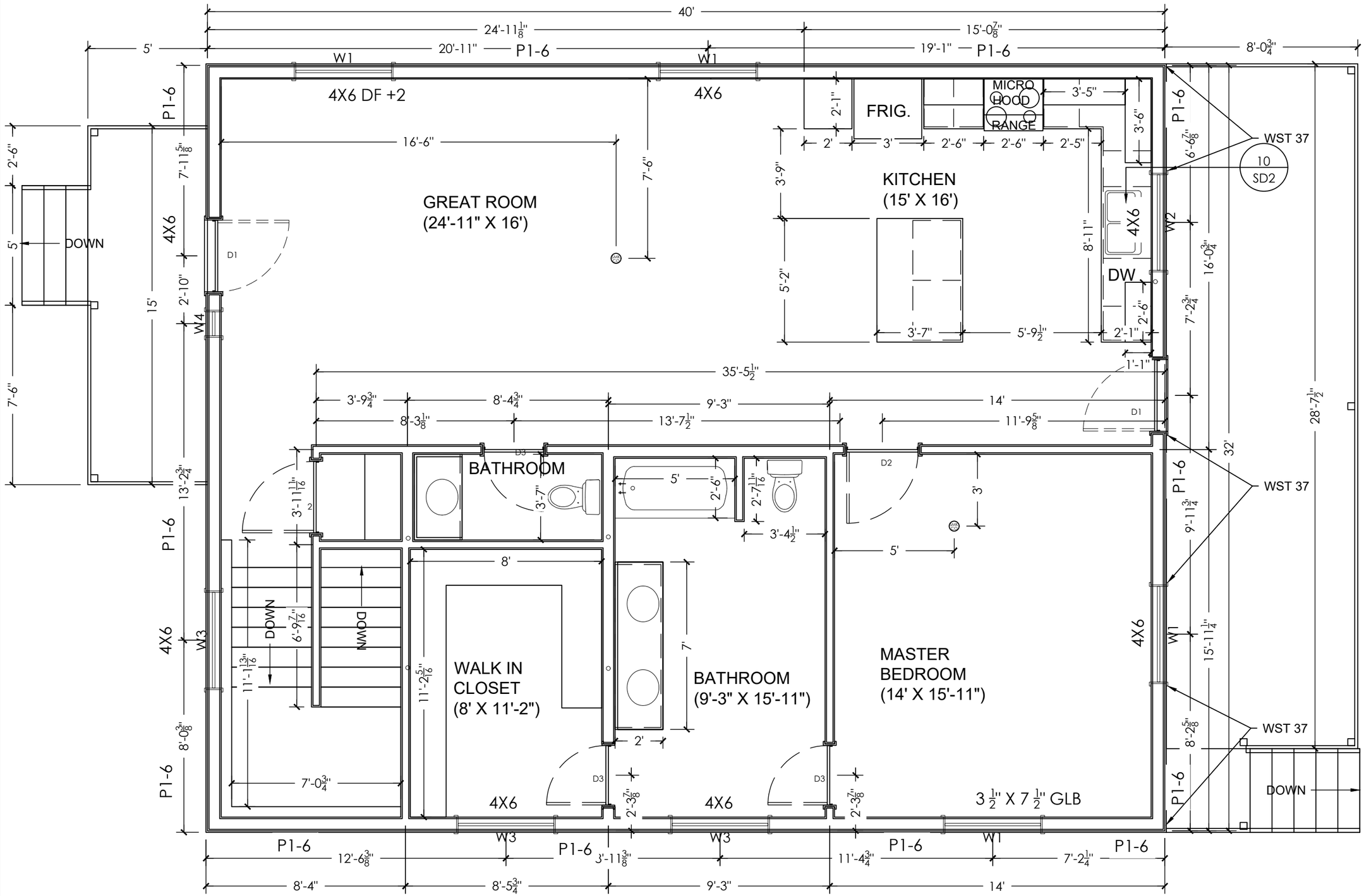
BASEMENT PLAN

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:

7 OF 23



PLAN VIEW
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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MAIN FLOOR PLAN

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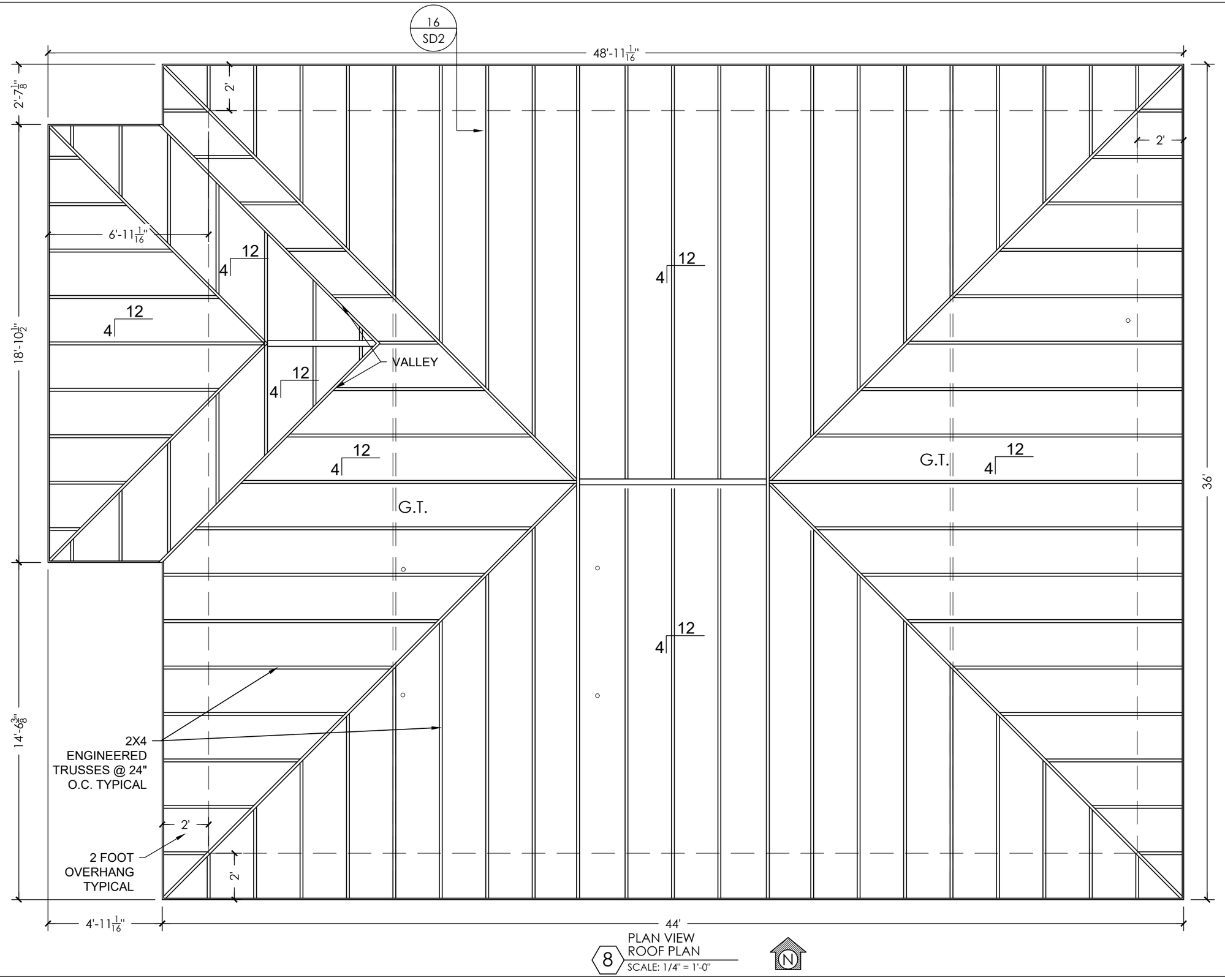

8 PLAN VIEW
ROOF PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN

BY: STEVEN DUSEK
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SCALE: SEE DRAWING
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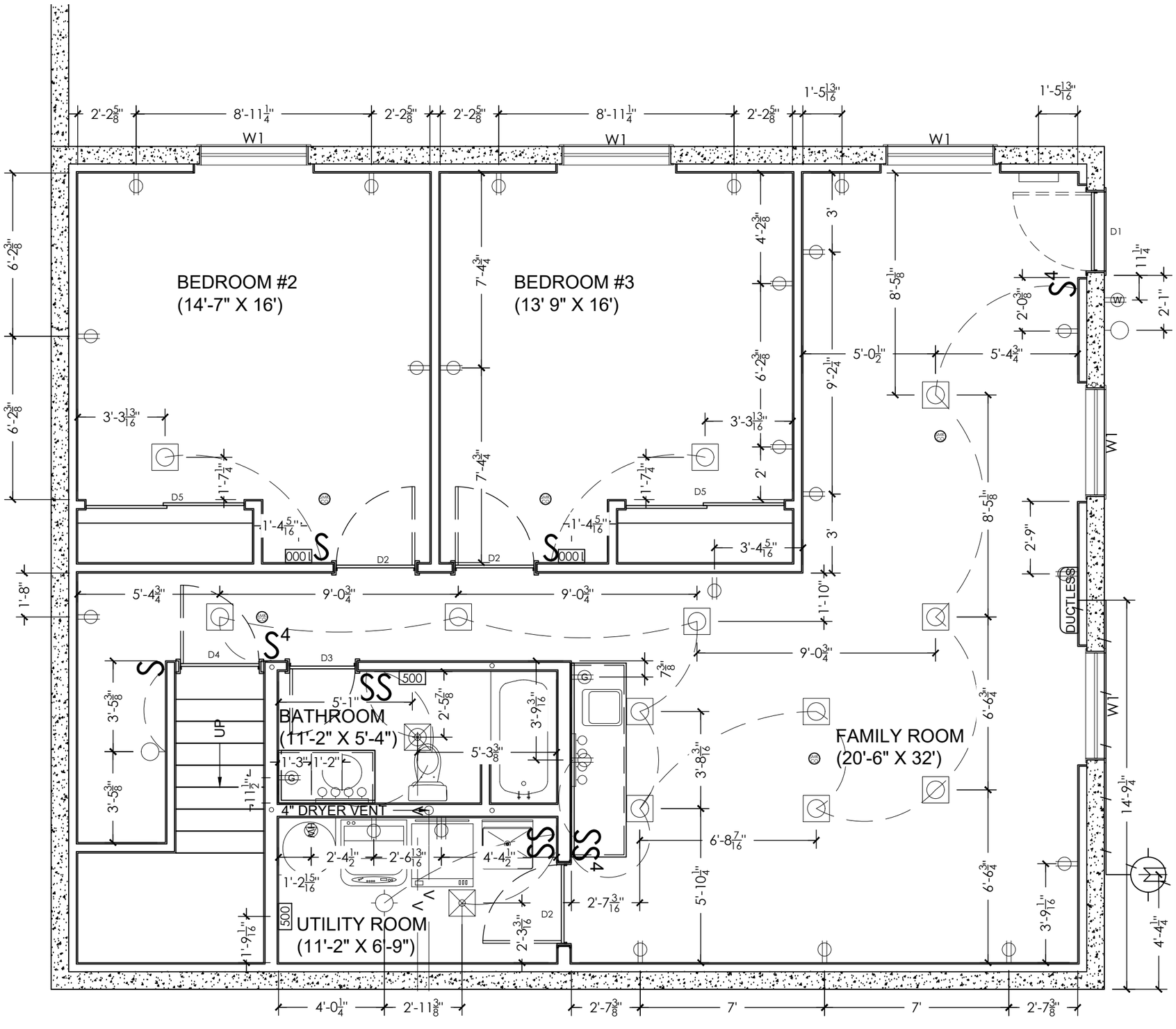
9 OF 23

LEGEND

SYMBOL	DESCRIPTION
DUCTLESS	DUCTLESS REGISTER
	HEAT EXTANGER
500	CADET HEATER 240V 500 WATT AND 1000 WATT
	EXAUST FAN 3" DUCT
	EXAUST FAN/LIGHT 3" DUCT
	BAR LIGHT 120V
	RECESSED CAN LIGHT LED 120V
	LED CEILING LIGHT 120V
	LED WALL LIGHT 120V
	120V DUPLEX OUTLET
A	120V AFC DUPLEX OUTLET
S	120V SWITCHED OUTLET
W	120V OUTDOOR OUTLET
G	120V GFCI DUPLEX OUTLET
	120V QUAD POWER OUTLET
	240V POWER OUTLET
HW	240V HOT WATER POWER
DW	120V DISHWASHER POWER
SMK CO	COMBO SMOKE & CO DETECTOR



9 PLAN VIEW
BASEMENT ELECTRICAL
SCALE: 1/4" = 1'-0"

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BASEMENT ELECTRICAL

BY: STEVEN DUSEK
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10 OF 23

LEGEND

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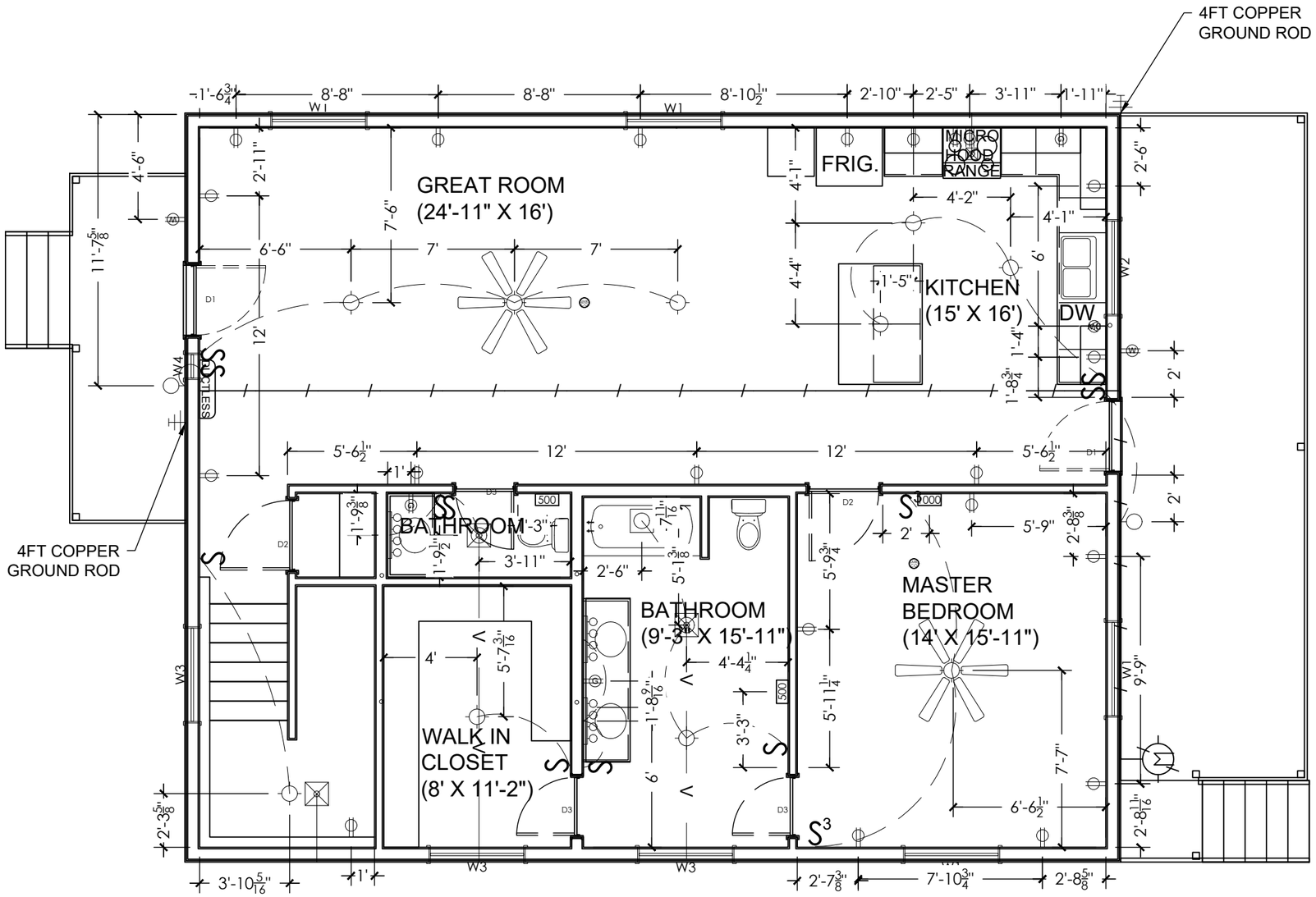

PLAN VIEW
10 MAIN FLOOR ELECTRICAL
SCALE: 3/16" = 1'-0"

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MAIN FLOOR ELECTRICAL

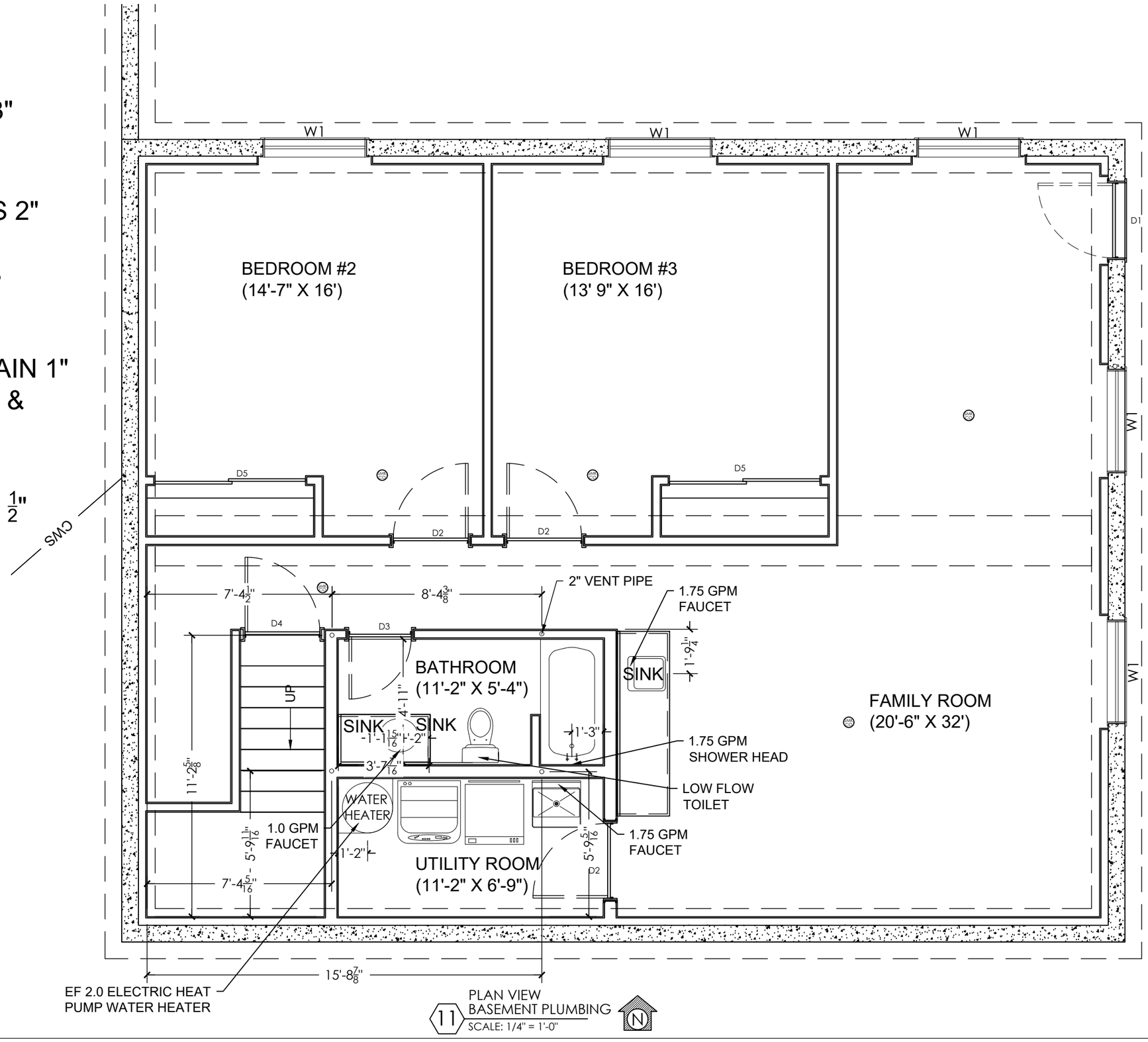
BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:

PLUMBING NOTES:

1. DRAINS
   - 1.1. TOILETS 3"
   - 1.2. SINKS 1 $\frac{1}{2}$"
   - 1.3. TUBS & SHOWERS 2"

2. 2" VENT PIPES

3. FEED LINES
   - 3.1. HOUSE MAIN 1"
   - 3.2. MAIN HOT & COLD $\frac{3}{4}$"
   - 3.3. TAPS TO FIXTURES $\frac{1}{2}$"



11 PLAN VIEW
BASEMENT PLUMBING
SCALE: 1/4" = 1'-0"

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BASEMENT PLUMBING

BY: STEVEN DUSEK
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SHEET #:

12 OF 23

PLUMBING NOTES:

1. DRAINS
   - 1.1. TOILETS 3"
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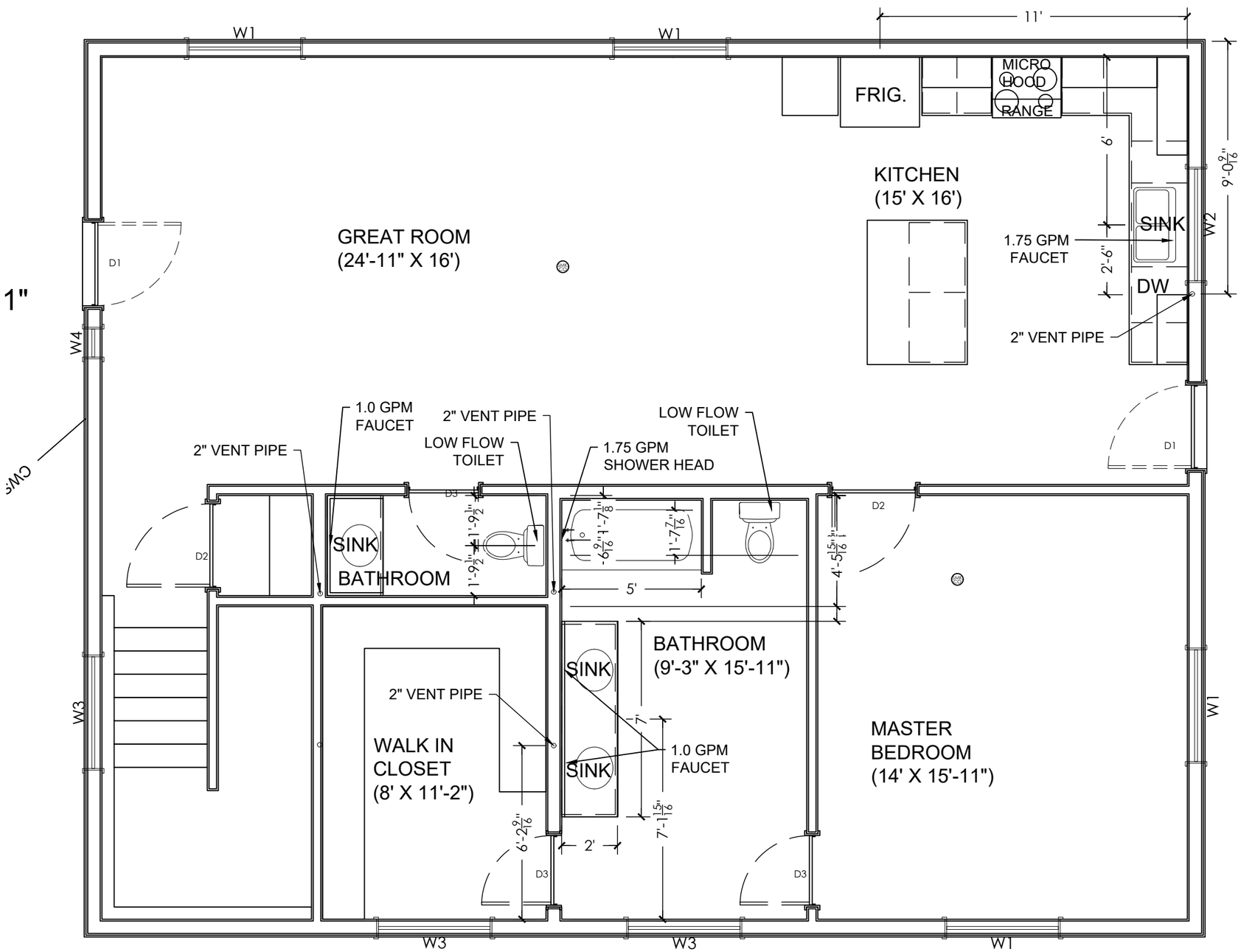

12 PLAN VIEW
MAIN FLOOR PLUMBING
SCALE: 1/4" = 1'-0"

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MAIN FLOOR PLUMBING

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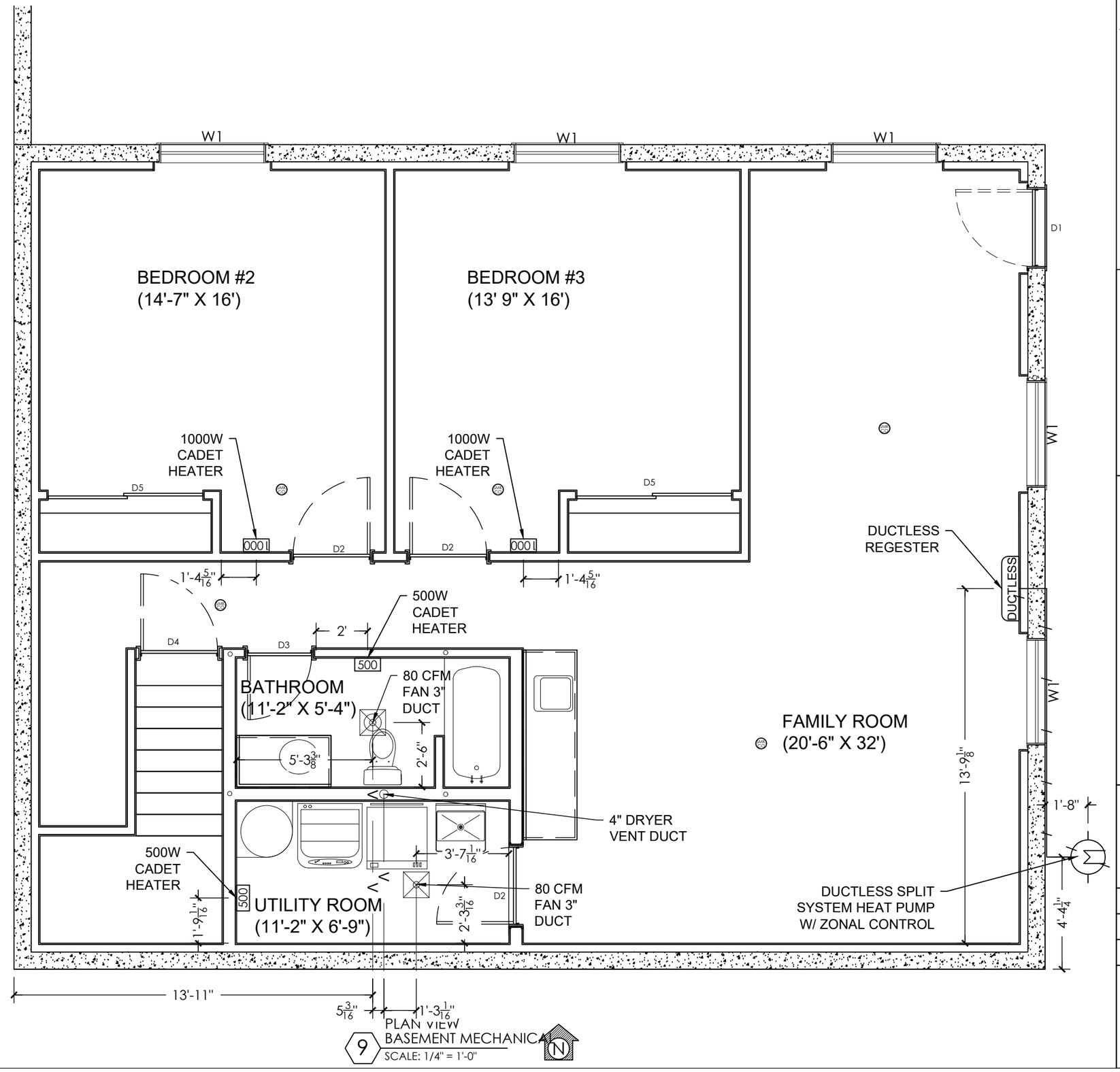

9 PLAN VIEW
BASEMENT MECHANICAL
SCALE: 1/4" = 1'-0"

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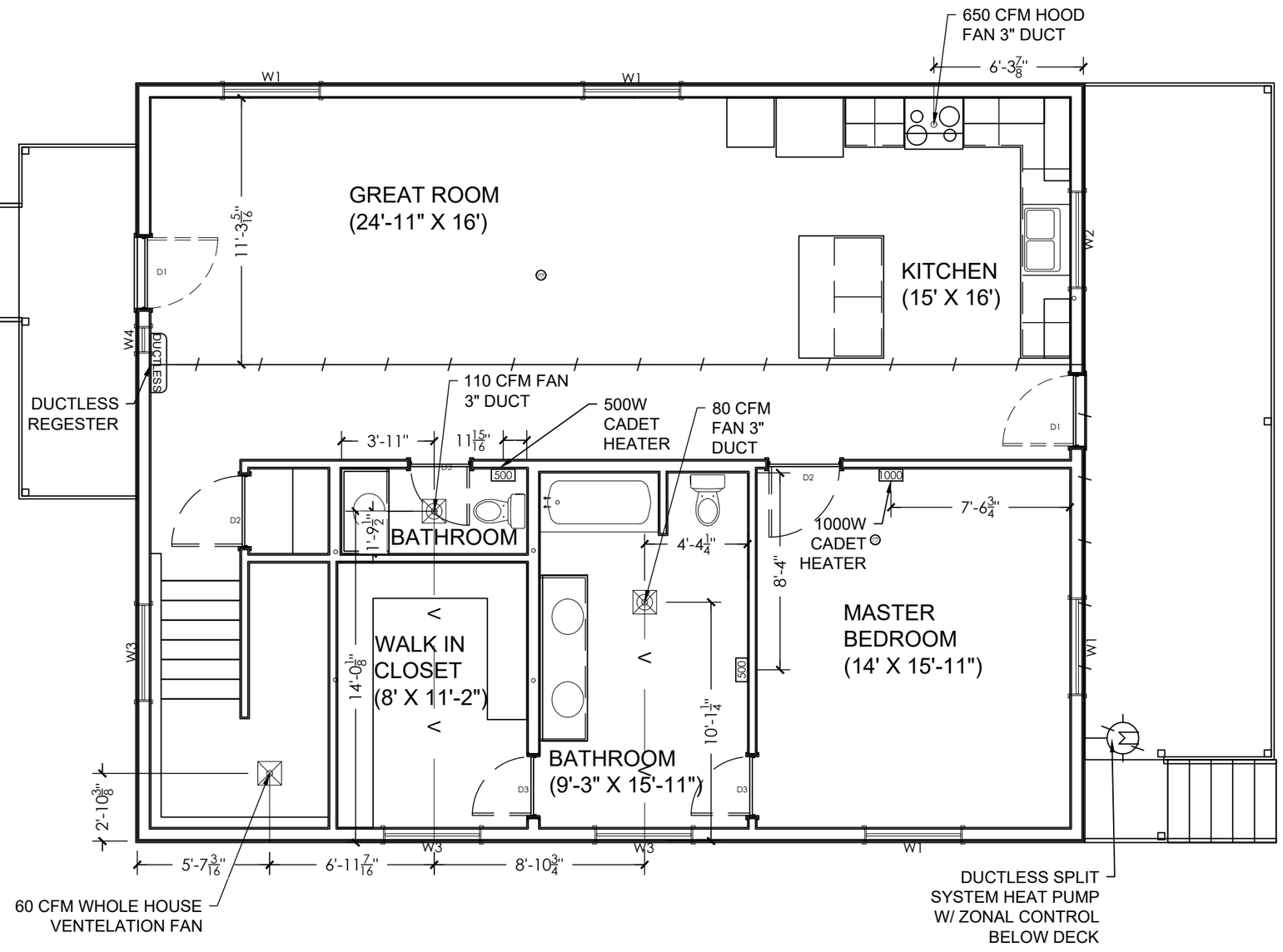

10 PLAN VIEW
MAIN FLOOR MECHANICAL
SCALE: 3/16" = 1'-0"

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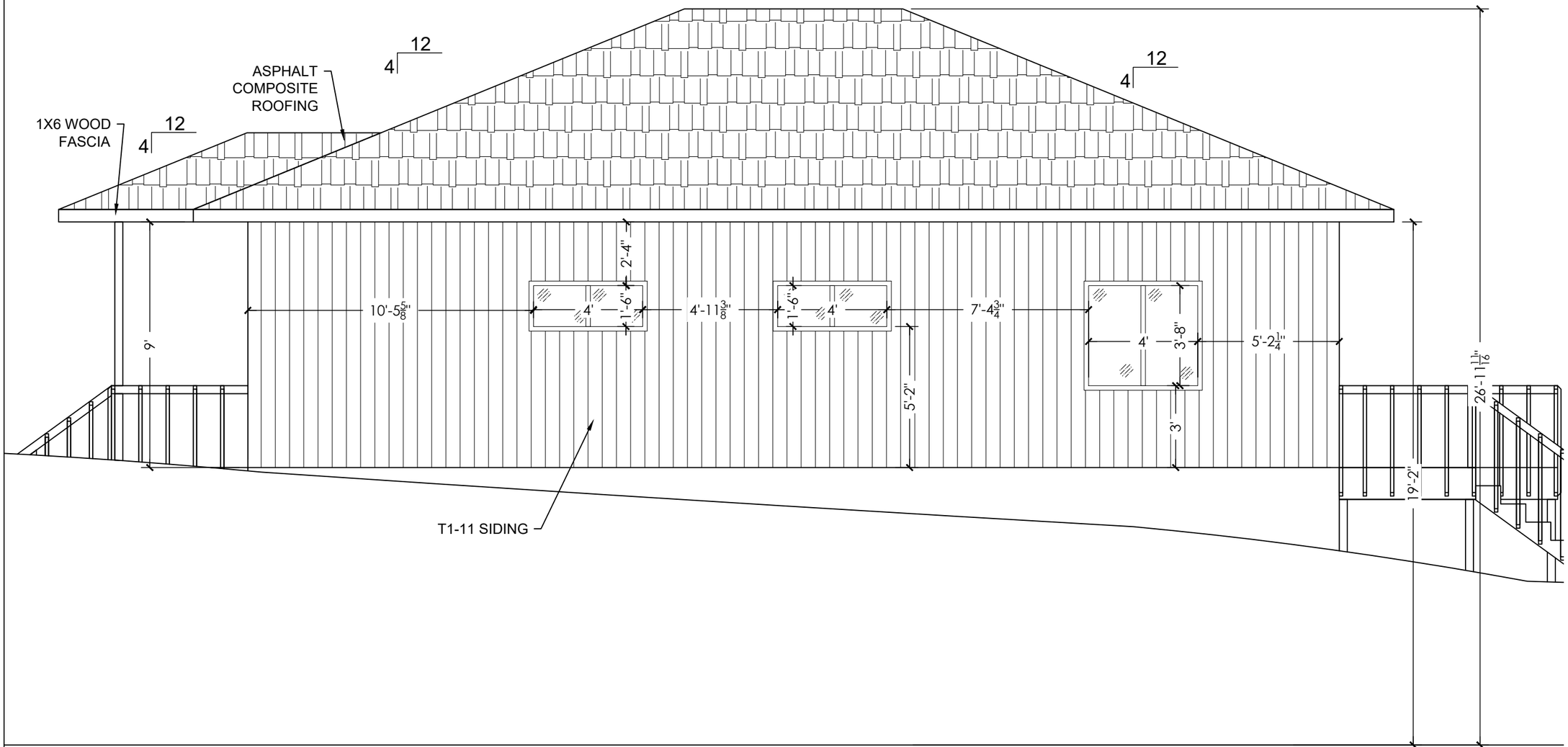
TACOMA, WA 98407

MAIN FLOOR MECHANICAL

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:



3 ELEVATION
EXTERIOR SOUTH SIDE
SCALE: 1/4" = 1'-0"

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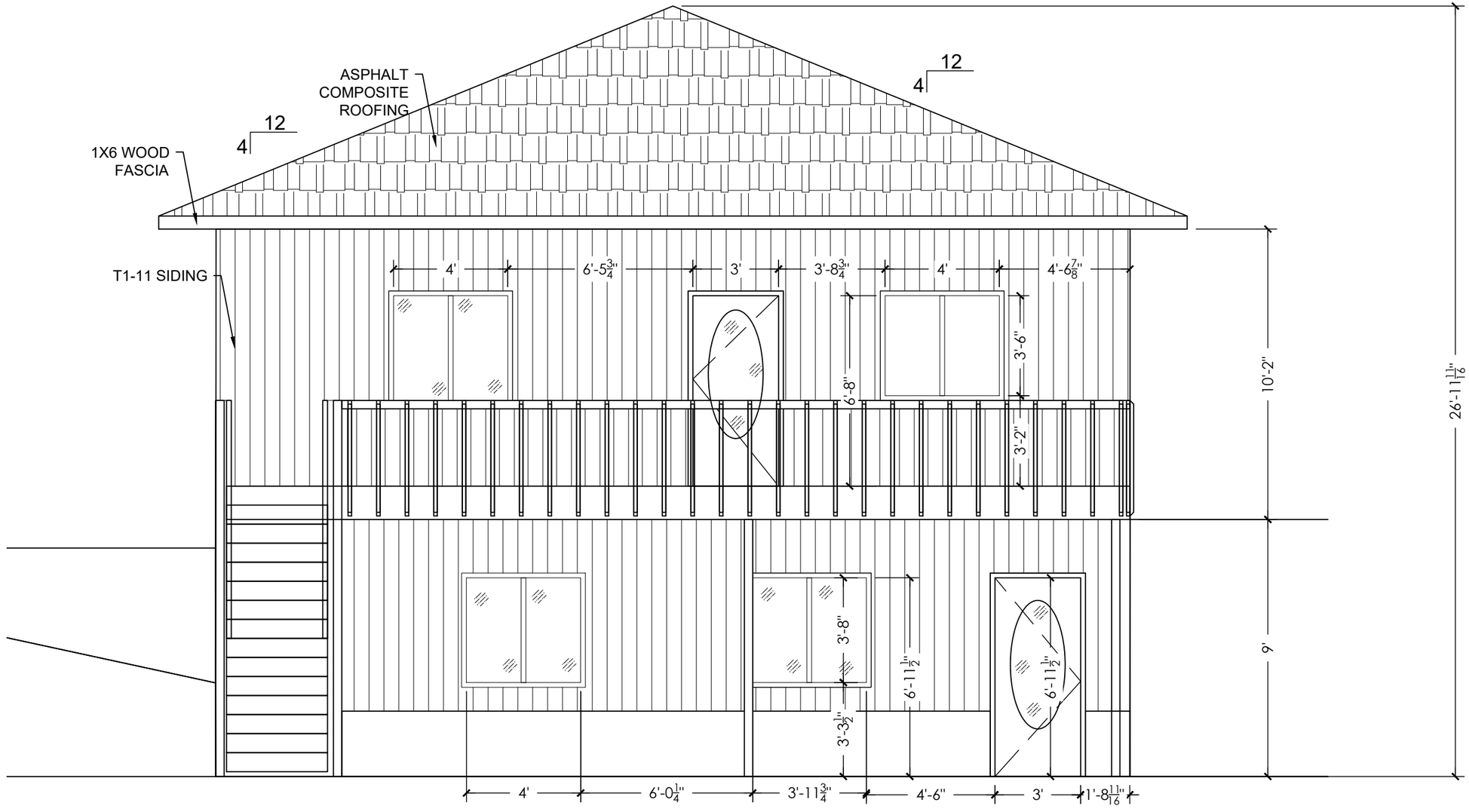
SOUTH SIDE ELEVATION

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:

16 OF 23



4 ELEVATION
EXTERIOR EAST SIDE
SCALE: 1/4" = 1'-0"

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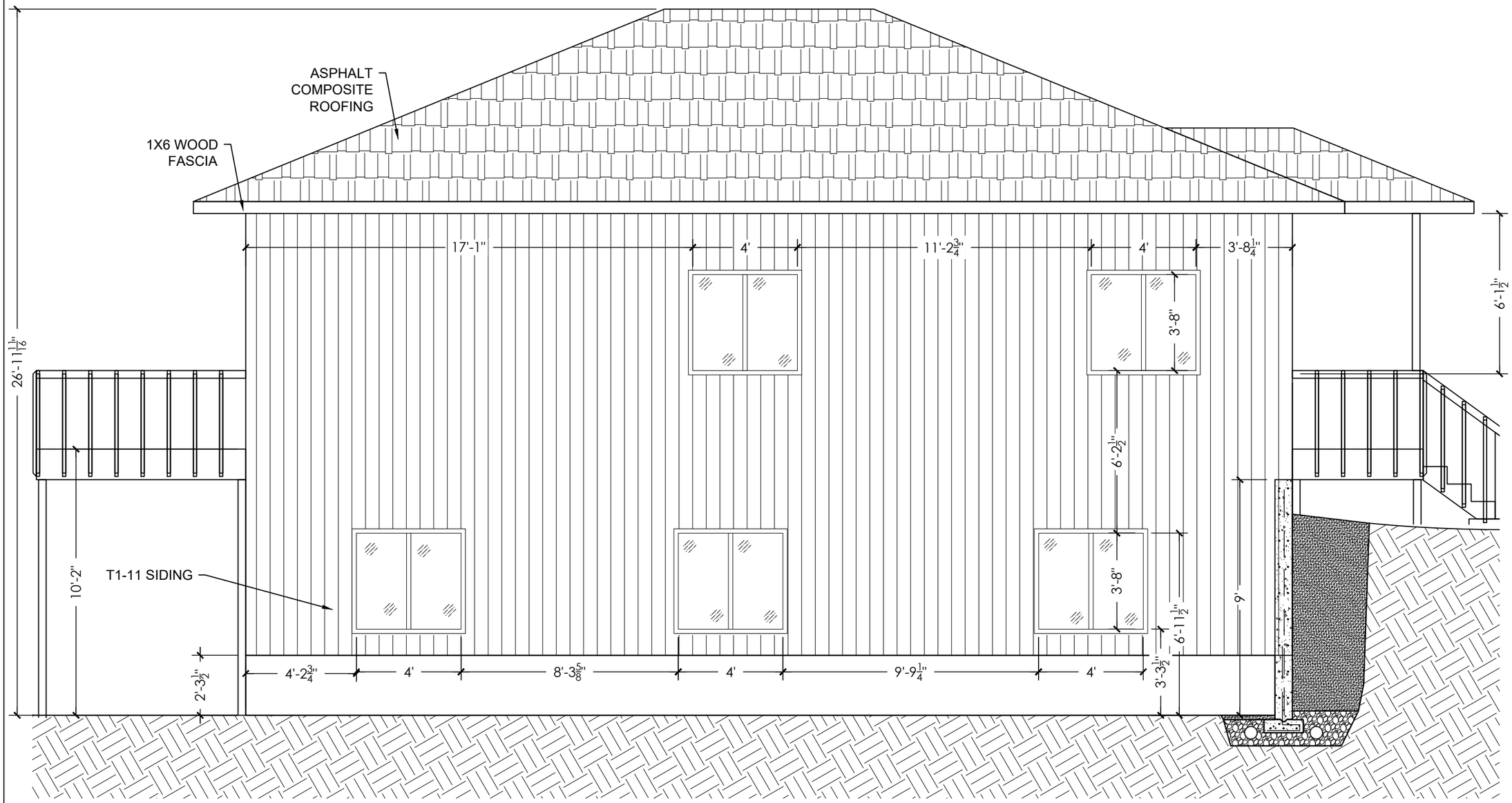
EAST SIDE ELEVATION

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:



5 ELEVATION
EXTERIOR NORTH SIDE
SCALE: 1/4" = 1'-0"

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NORTH SIDE
ELEVATION

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:

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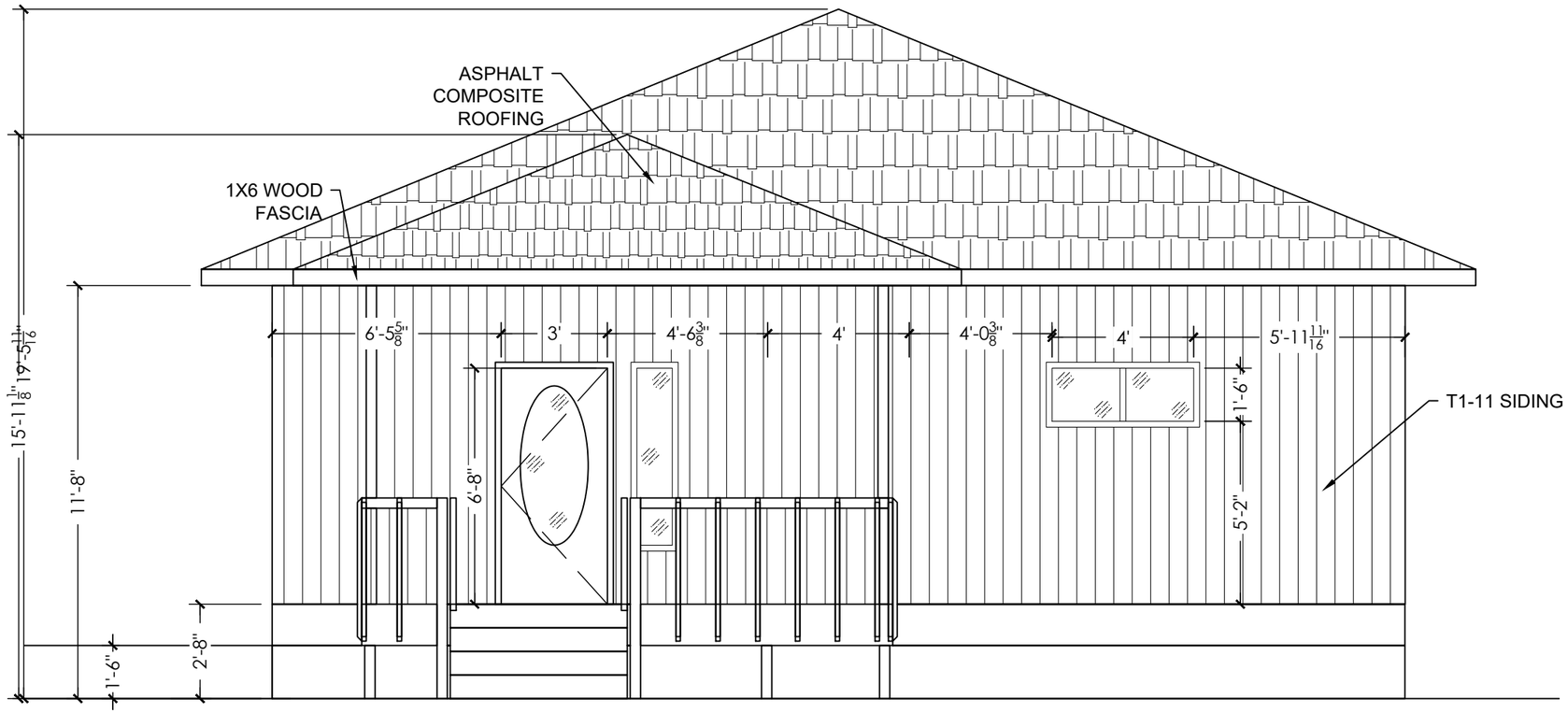

6 ELEVATION
EXTERIOR WEST SIDE
SCALE: 1/4" = 1'-0"

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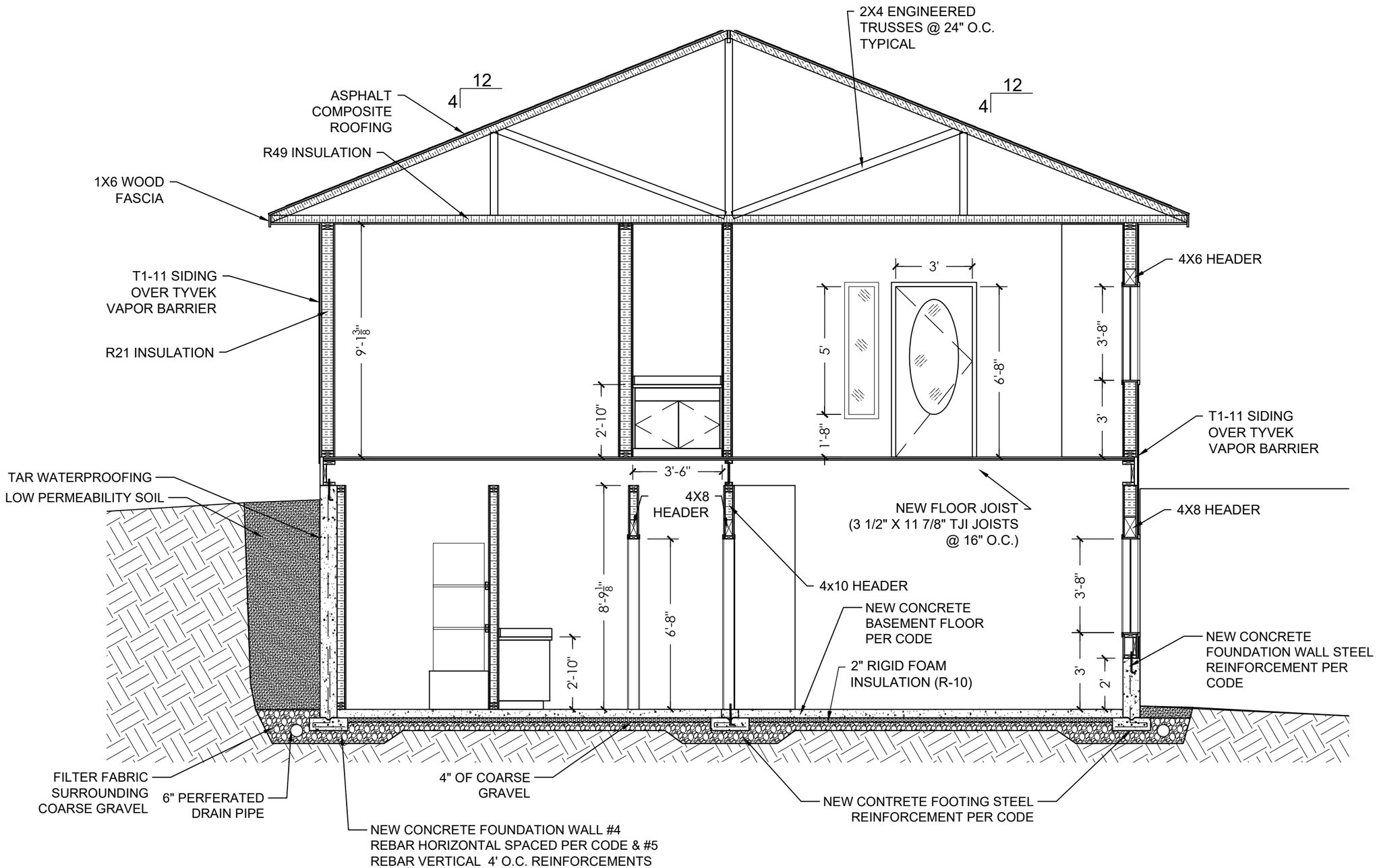
WEST SIDE ELEVATION

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:



A WALL SECTION
EXTERIOR WEST SIDE
SCALE: 1/4" = 1'-0"

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WALL SECTION

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:

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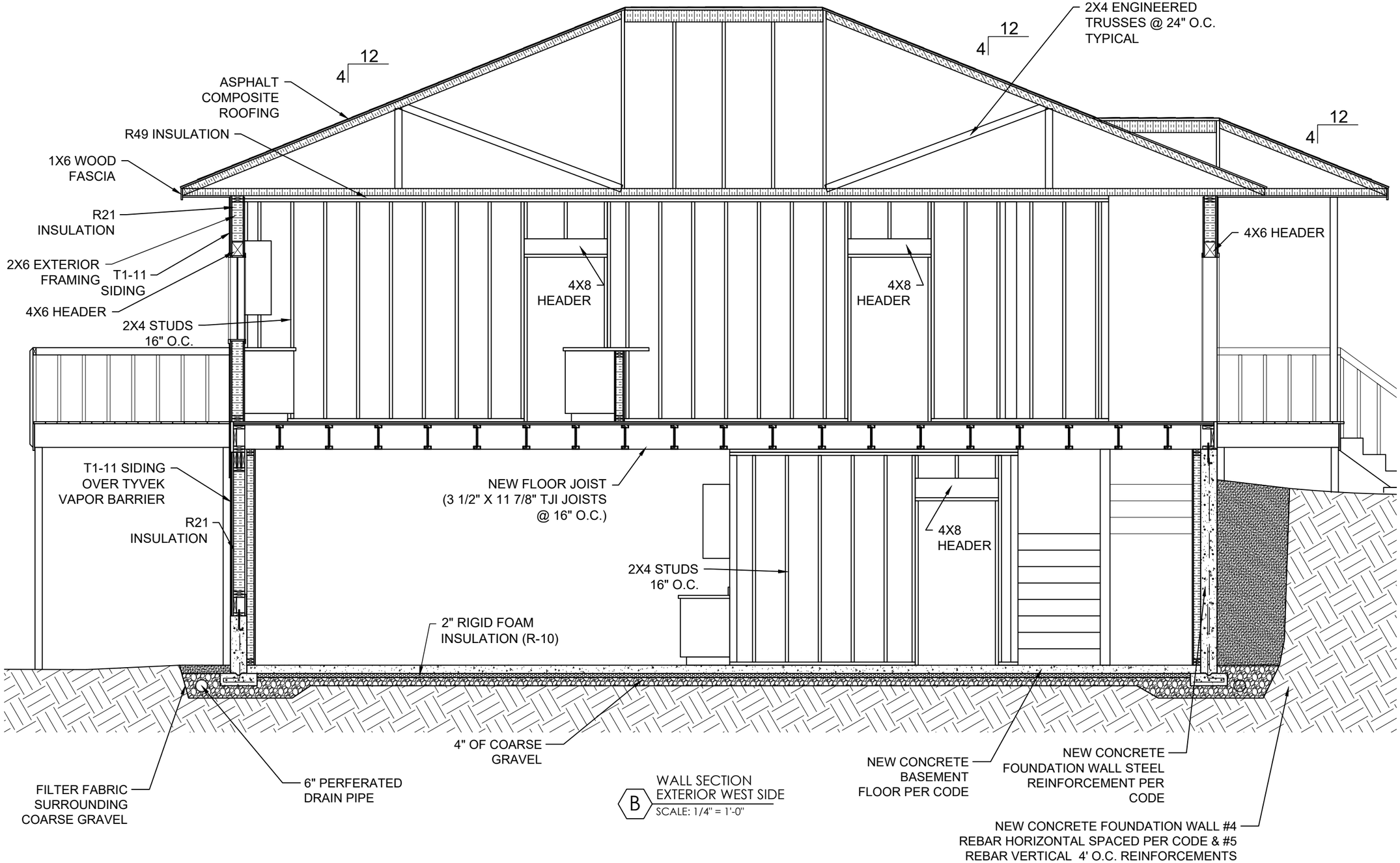

B WALL SECTION
EXTERIOR WEST SIDE
SCALE: 1/4" = 1'-0"

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WALL SECTION

BY: STEVEN DUSEK

DATE: 6/11/16

SCALE: SEE DRAWING

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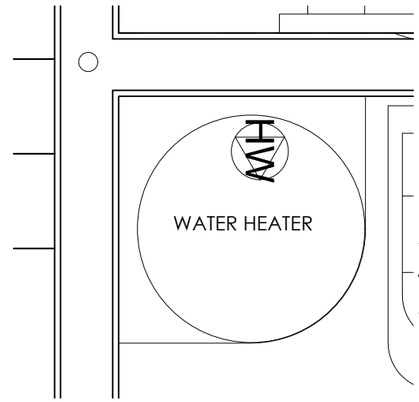
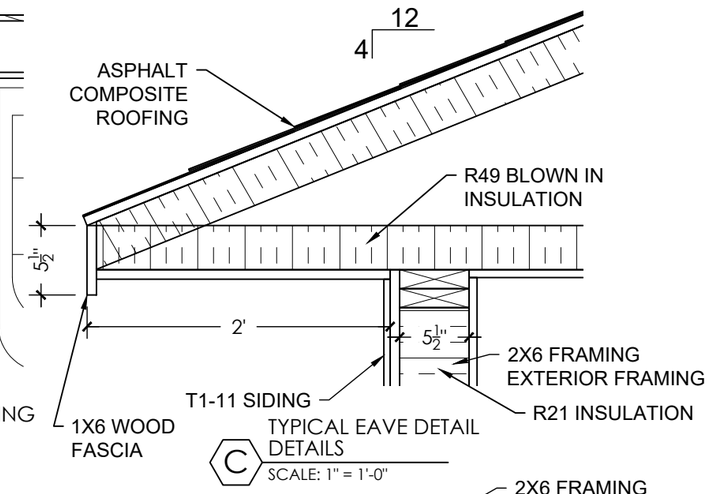
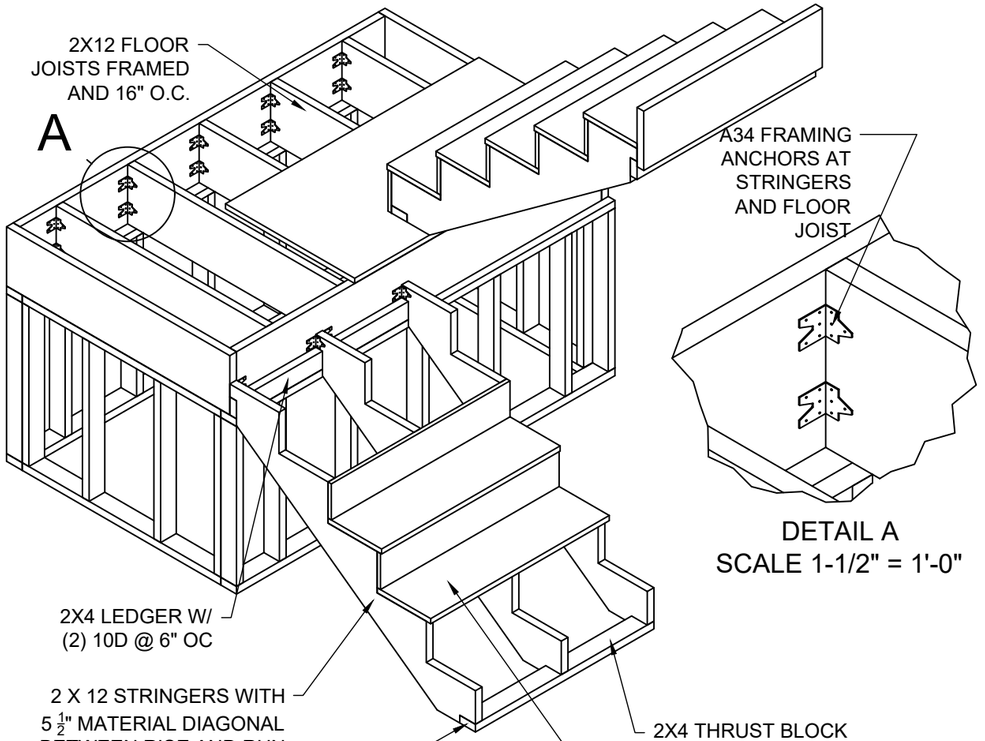


A WATER HEATER STRAPPING DETAILS
SCALE: 3/4" = 1'-0"

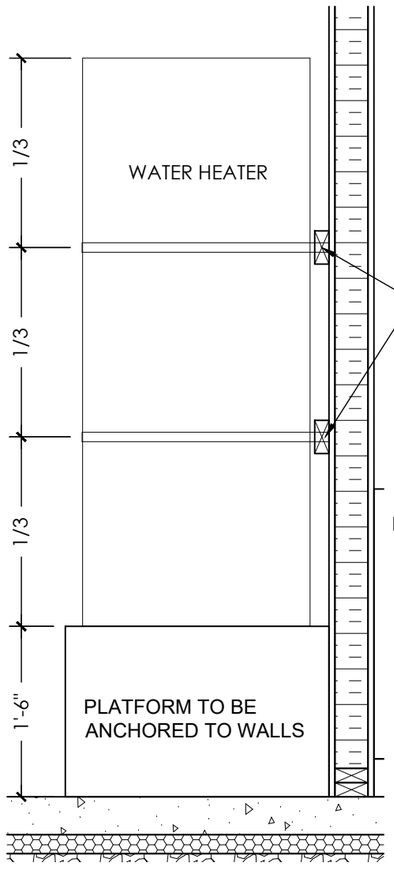


C TYPICAL EAVE DETAIL DETAILS
SCALE: 1" = 1'-0"

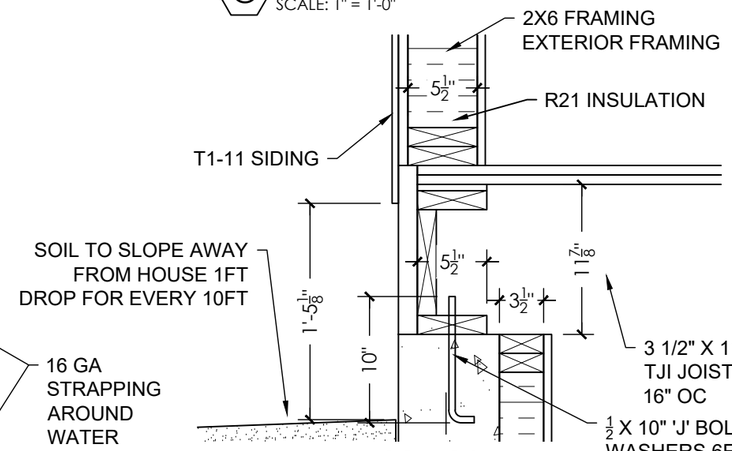


F STAIR DETAILS DETAILS
SCALE: NTS

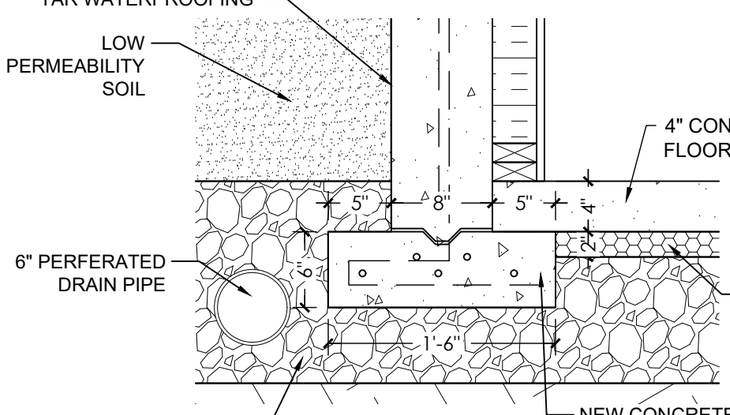
DETAIL A
SCALE 1-1/2" = 1'-0"



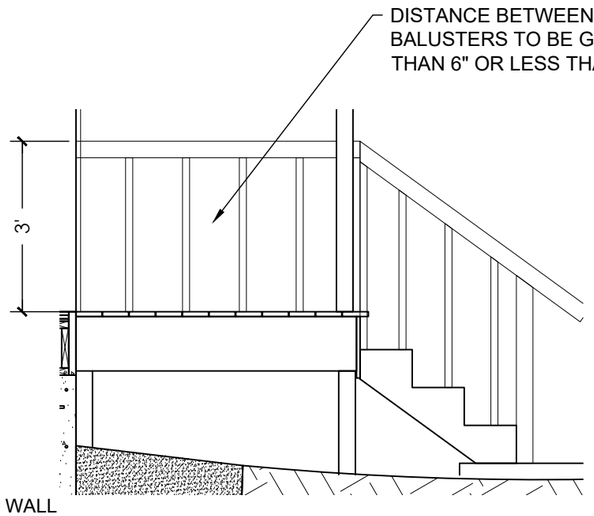
B WATER HEATER STRAPPING DETAILS
SCALE: 3/4" = 1'-0"



D FLOOR JOIST DETAIL DETAILS
SCALE: 1" = 1'-0"



E FOUNDATION DETAIL DETAILS
SCALE: 1" = 1'-0"



G RAILING DETAILS DETAILS
SCALE: 3/8" = 1'-0"

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DETAILS

BY: STEVEN DUSEK
DATE: 6/11/16
SCALE: SEE DRAWING
SHEET #:

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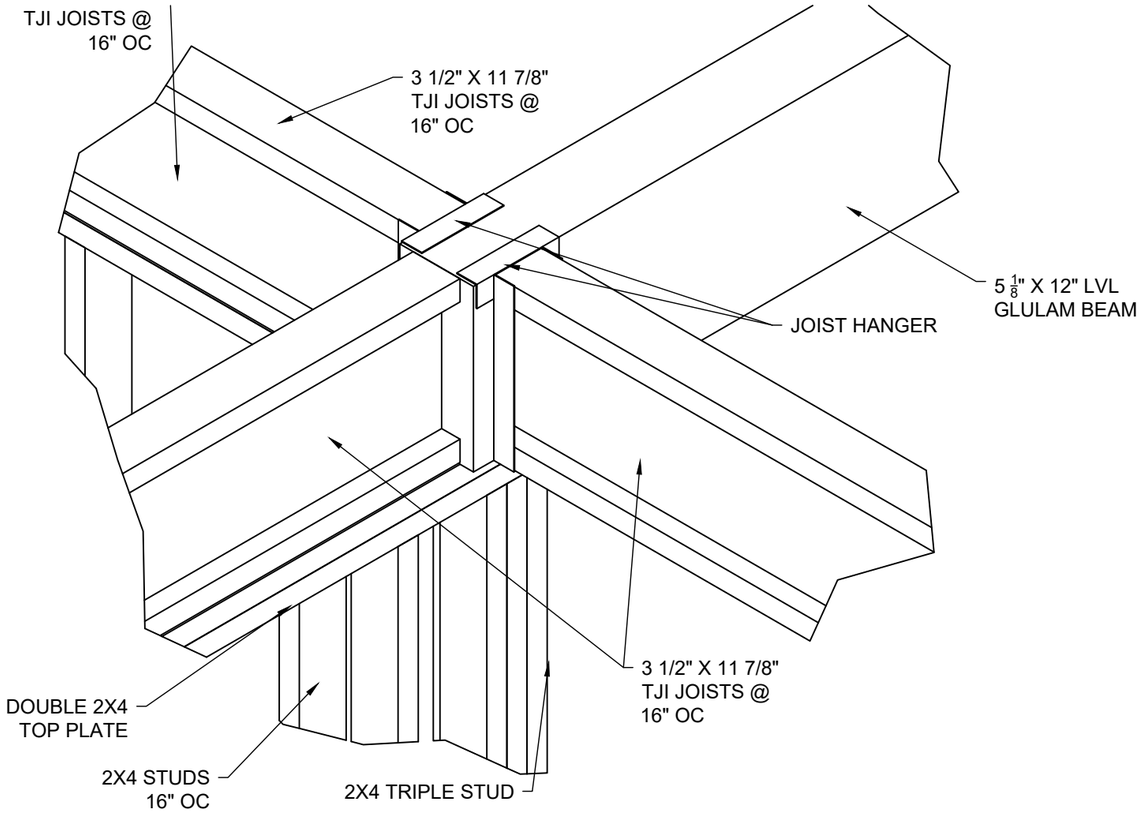
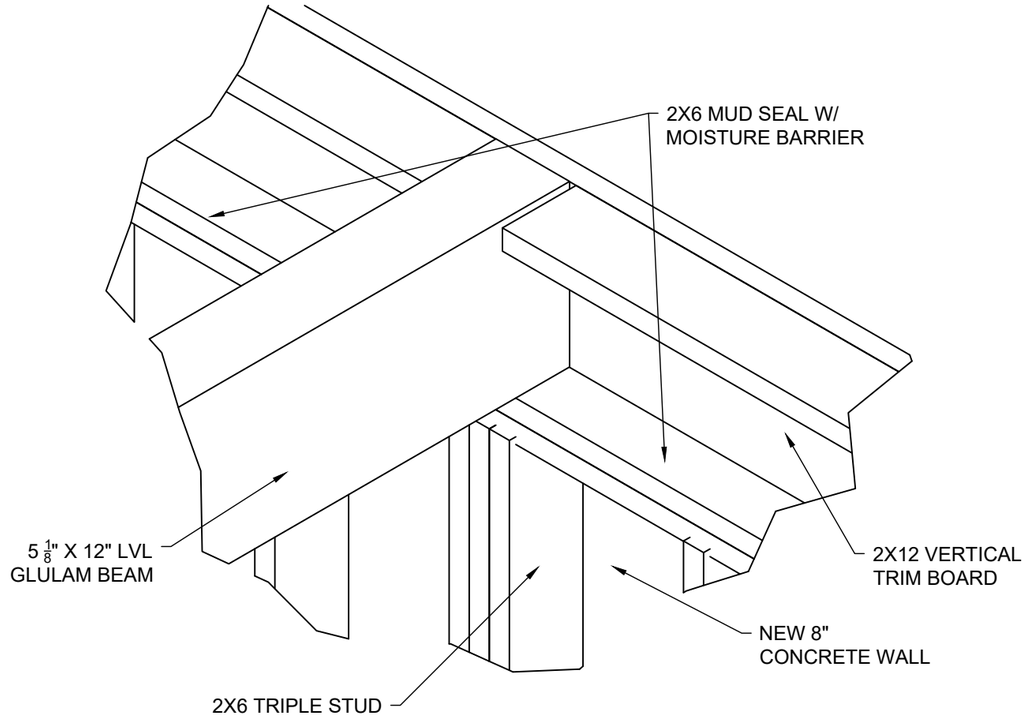
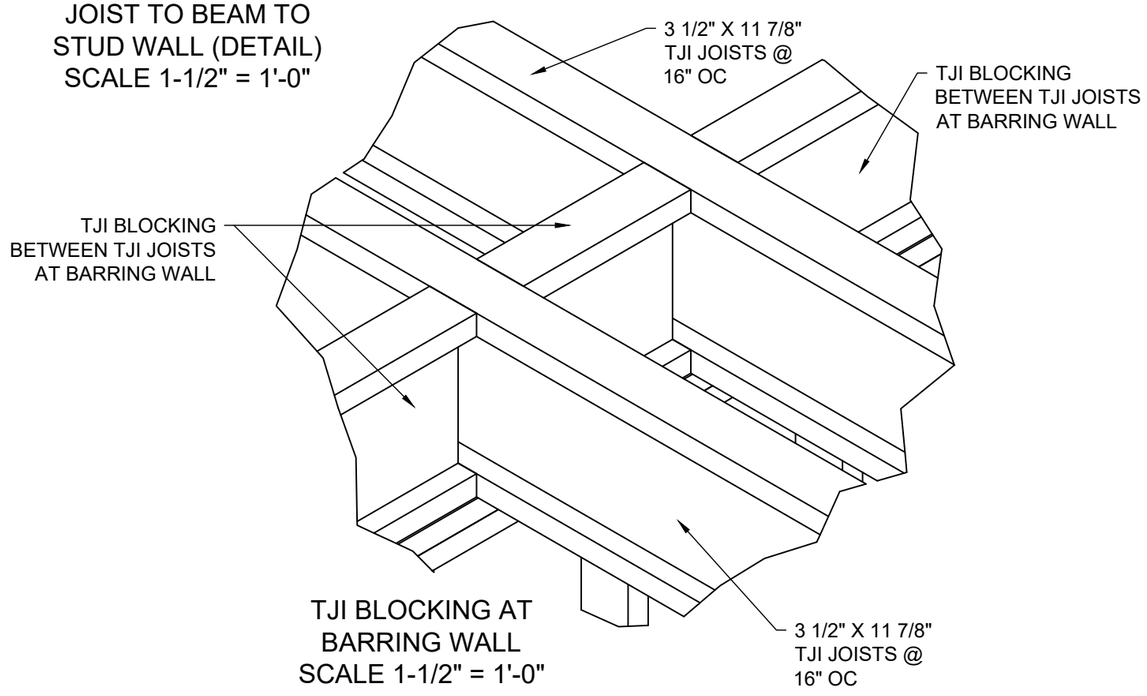


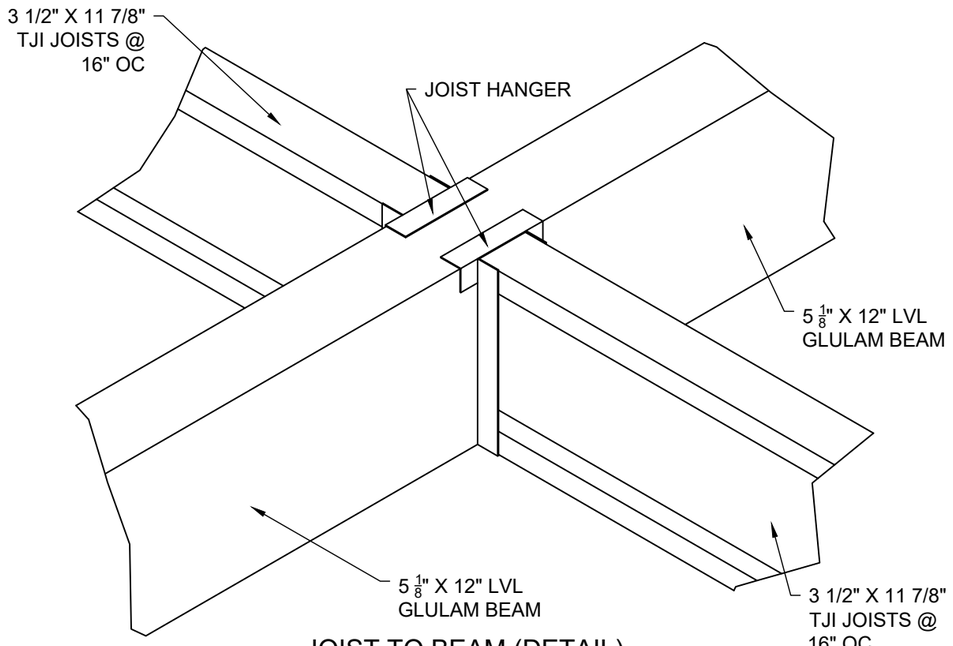
JOIST TO BEAM TO
STUD WALL (DETAIL)
SCALE 1-1/2" = 1'-0"



BEAM AT EXTERIOR WALL
(DETAIL) SCALE 1-1/2" = 1'-0"



TJI BLOCKING AT
BARRING WALL
SCALE 1-1/2" = 1'-0"



JOIST TO BEAM (DETAIL)
SCALE 1-1/2" = 1'-0"

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DETAIL E

DETAIL C