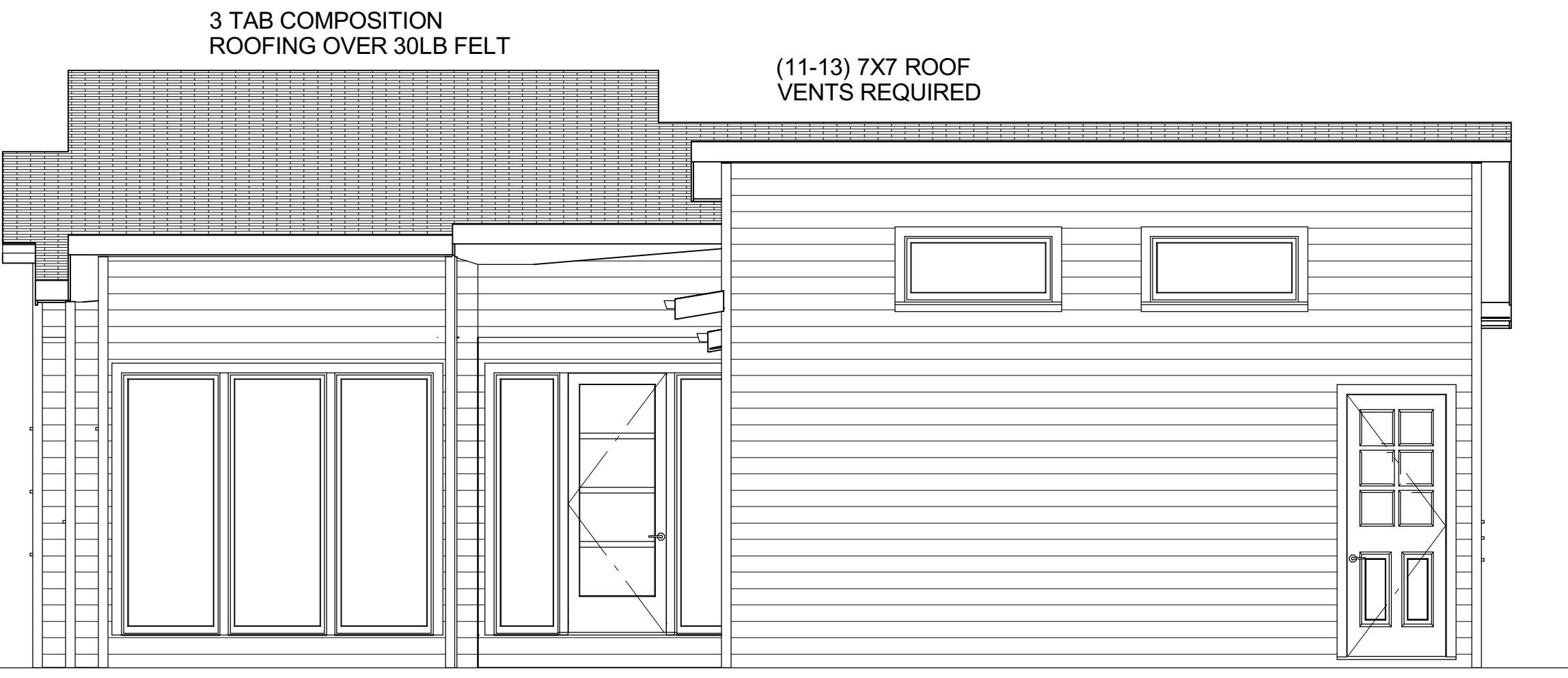




RIGHT ELEVATION  
SCALE: 1/4 IN = 1 FT



REAR ELEVATION  
SCALE: 1/4 IN = 1 FT



FRONT ELEVATION  
SCALE: 1/4 IN = 1 FT



LEFT ELEVATION  
SCALE: 1/4 IN = 1 FT

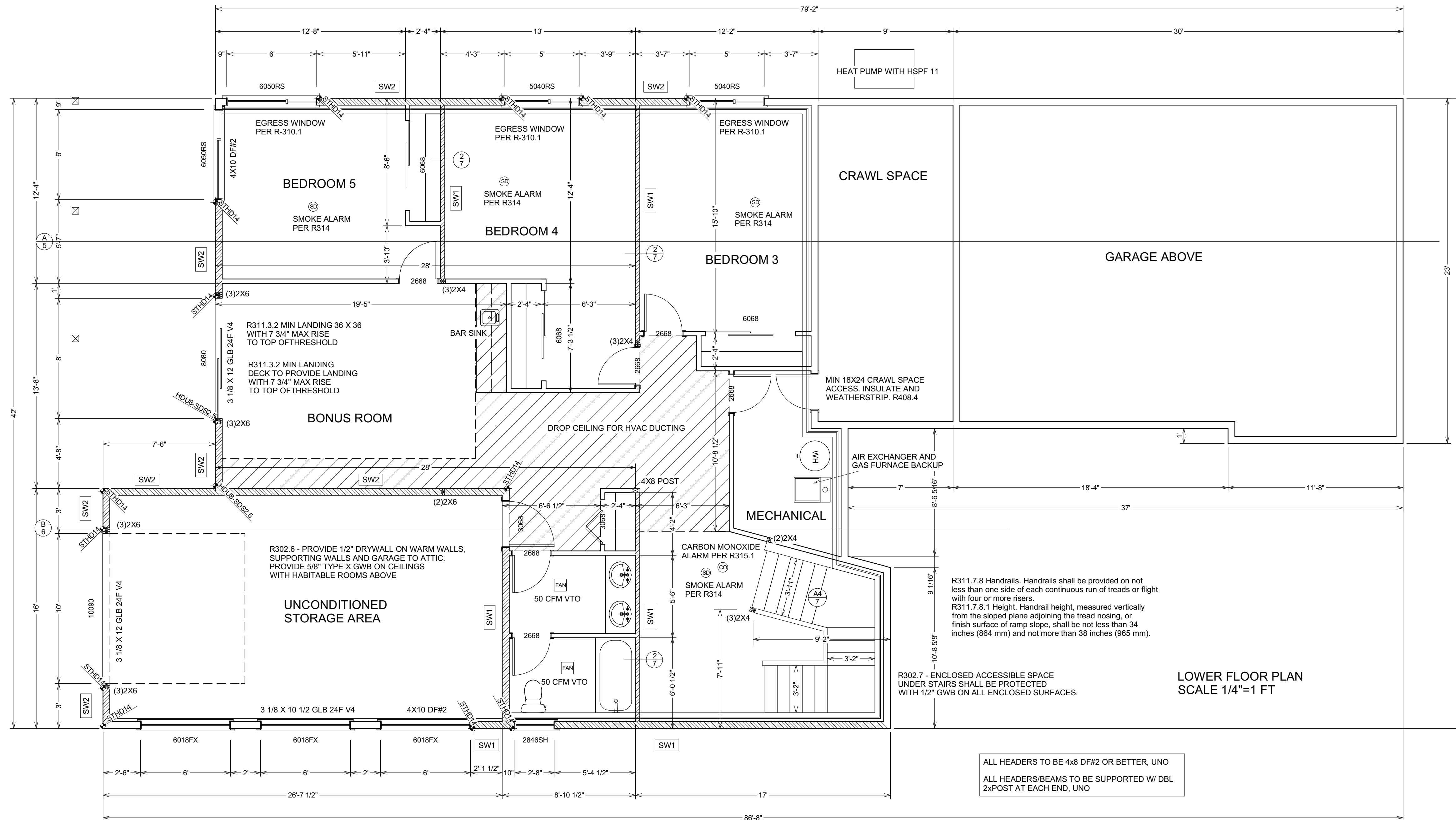
SFR HEIGHT CALCULATIONS

SIDE	EXISTING ELEV
A	217
B	219
C	225.5
D	222.5

AVG ELEV EXISTING =  $884 / 4 = 221$   
 MAX BUILDING HT =  $221 + 28 = 249$

APPROXIMATE FOOTAGE SUMMARY

LOWER LEVEL LIVING	1462
UPPER LEVEL LIVING	2056
TOTAL LIVING	3518
LOWER STORAGE AREA	406
MAIN GARAGE AREA	644
COVERED FRONT PORCH	63
COVERED REAR DECK	247



FASTENERS INTO OR IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER, EXCEPTION: 1/2 INCH DIAMETER OR GREATER STEEL BOLTS.

ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER IS TO BE PRESSURE TREATED.

SPACE HEATING TO BE PROVIDED BY AIR SOURCE HEAT PUMP WITH MIN HSPF 11

ALL EXT WINDOW AND DOOR HDRS TO BE 4X10 DF #2 U.N.O.

M1307.4.1.1 - (2) SCREENED COMBUSTION AIR DUCTS ARE REQUIRED IN FURNACE AND WH ROOM, ONE WITHIN 12" OF TOP PLATE AND ONE WITHIN 12" OF FLOOR.

WATER HEATER SHALL BE RACED PER P2801.7 WITH RELIEF VALVE PER P2803

SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER, R314

IONIZATION SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 20 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PHOTO ELECTRIC SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R314.6 Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

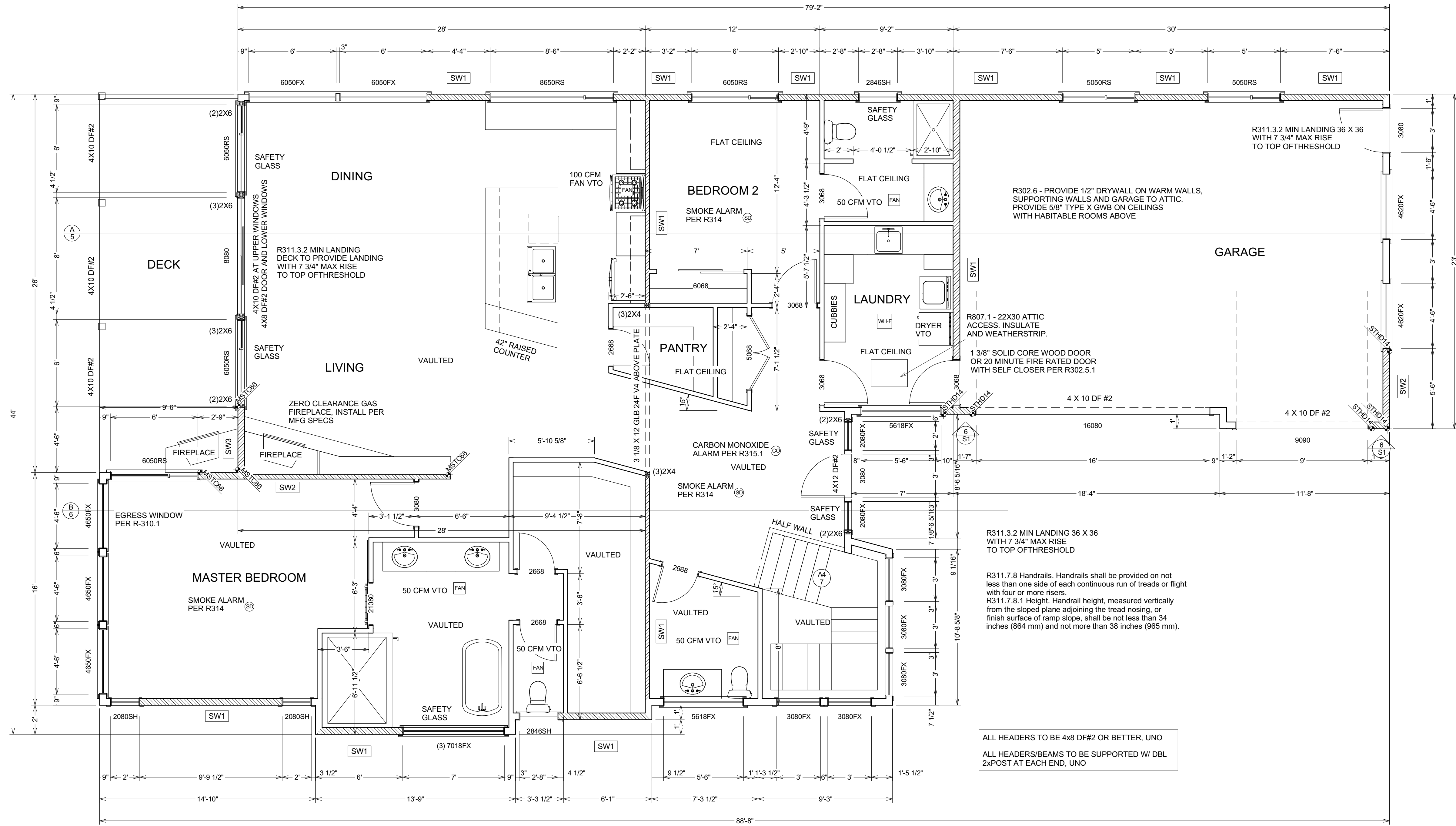
R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

R315.5 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 1 1/2 inches (38 mm) lower than the top of the threshold.  
Exception: The landing or floor on the exterior side shall be not more than 7/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.  
Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7/4 inches (196 mm) below the top of the threshold.  
Exception: A top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided that the door does not swing over the stairway.





ALL HEADERS TO BE 4x8 DF#2 OR BETTER, UNO  
 ALL HEADERS/BEAMS TO BE SUPPORTED W/ DBL  
 2x4 POST AT EACH END, UNO

WHOLE HOUSE VENTILATION TO  
 BE PROVIDED EXHAUST FANS

SPACE HEATING TO BE  
 PROVIDED BY AIR  
 SOURCE HEAT PUMP  
 WITH MIN HSPF 11

WHOLE HOUSE FAN PER  
 M1507.3 W/ 24 HR TIMER,  
 R-4 DUCT INSULATION, AND  
 1.5 SONE RATING. VTO

SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN  
 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A  
 BATHROOM THAT CONTAINS A TUB OR SHOWER. R314

IONIZATION SMOKE ALARMS:  
 SHALL NOT BE INSTALLED LESS THAN 20 FT  
 HORIZONTALLY FROM A PERMANENTLY INSTALLED  
 COOKING APPLIANCE.

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING  
 SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FT  
 HORIZONTALLY FROM A PERMANENTLY INSTALLED  
 COOKING APPLIANCE.

PHOTO ELECTRIC SMOKE ALARMS:  
 SHALL NOT BE INSTALLED LESS THAN 6 FT  
 HORIZONTALLY FROM A PERMANENTLY INSTALLED  
 COOKING APPLIANCE.

ALL EXT WINDOW AND DOOR  
 HDRS TO BE 4X10 DF #2 U.N.O.

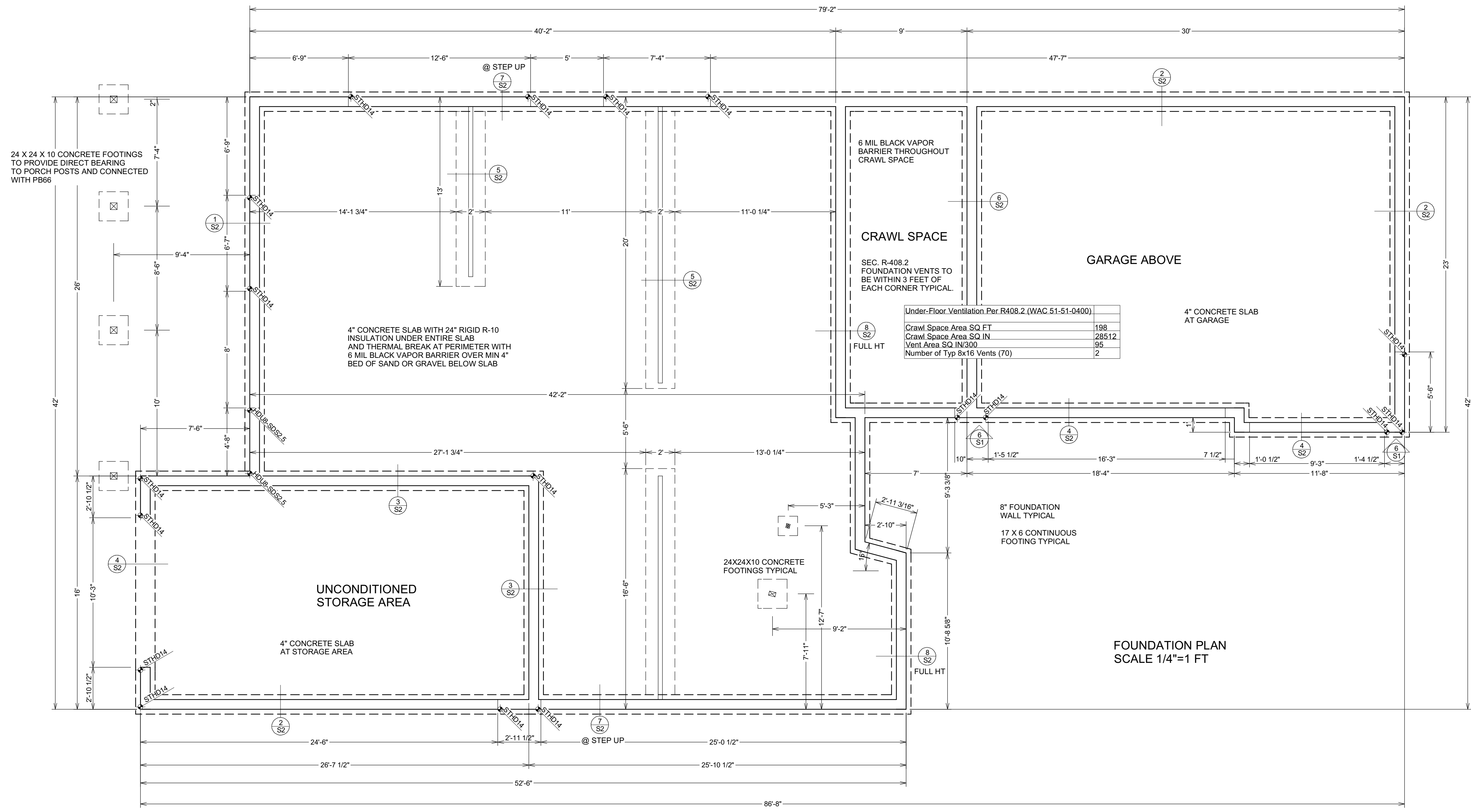
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 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations for other exterior doors.  
 Doors other than the required egress door shall be provided  
 with landings or floors not more than 7/4 inches (196 mm)  
 below the top of the threshold.  
 Exception: A top landing is not required where a stairway of  
 not more than two risers is located on the exterior side of the  
 door, provided that the door does not swing over the stairway.

UPPER FLOOR PLAN  
 SCALE 1/4"=1 FT





24 X 24 X 10 CONCRETE FOOTINGS TO PROVIDE DIRECT BEARING TO PORCH POSTS AND CONNECTED WITH PB66

4" CONCRETE SLAB WITH 24" RIGID R-10 INSULATION UNDER ENTIRE SLAB AND THERMAL BREAK AT PERIMETER WITH 6 MIL BLACK VAPOR BARRIER OVER MIN 4" BED OF SAND OR GRAVEL BELOW SLAB

6 MIL BLACK VAPOR BARRIER THROUGHOUT CRAWL SPACE

CRAWL SPACE

SEC. R-408.2 FOUNDATION VENTS TO BE WITHIN 3 FEET OF EACH CORNER TYPICAL.

GARAGE ABOVE

4" CONCRETE SLAB AT GARAGE

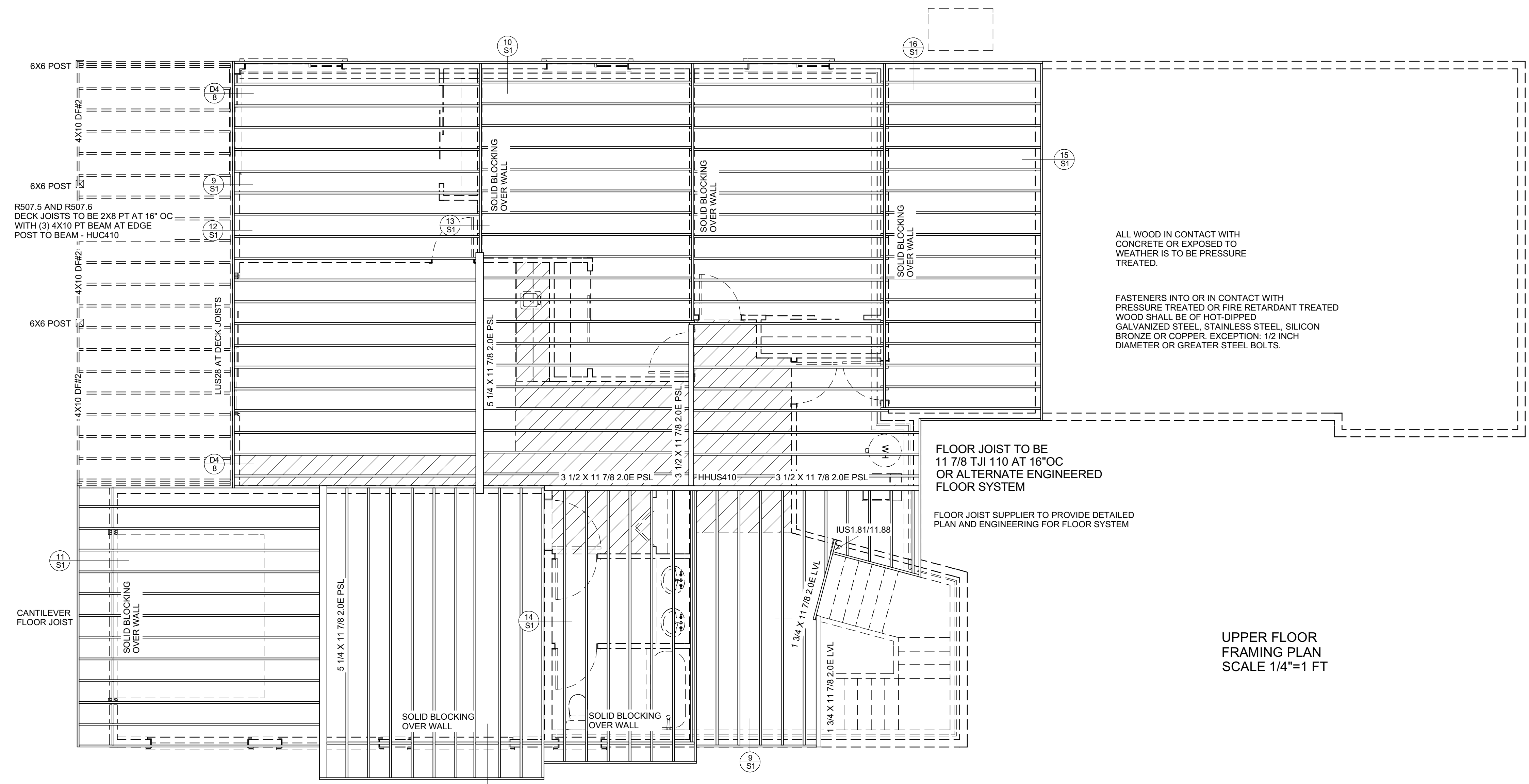
Under-Floor Ventilation Per R408.2 (WAC 51-51-0400)	
Crawl Space Area SQ FT	198
Crawl Space Area SQ IN	28512
Vent Area SQ IN/300	95
Number of Typ 8x16 Vents (70)	2

8" FOUNDATION WALL TYPICAL  
17 X 6 CONTINUOUS FOOTING TYPICAL

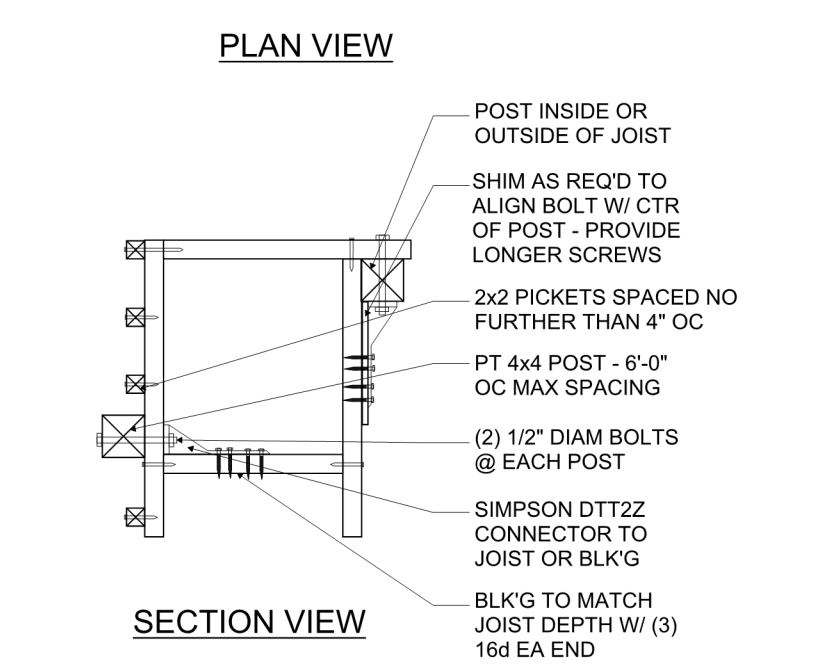
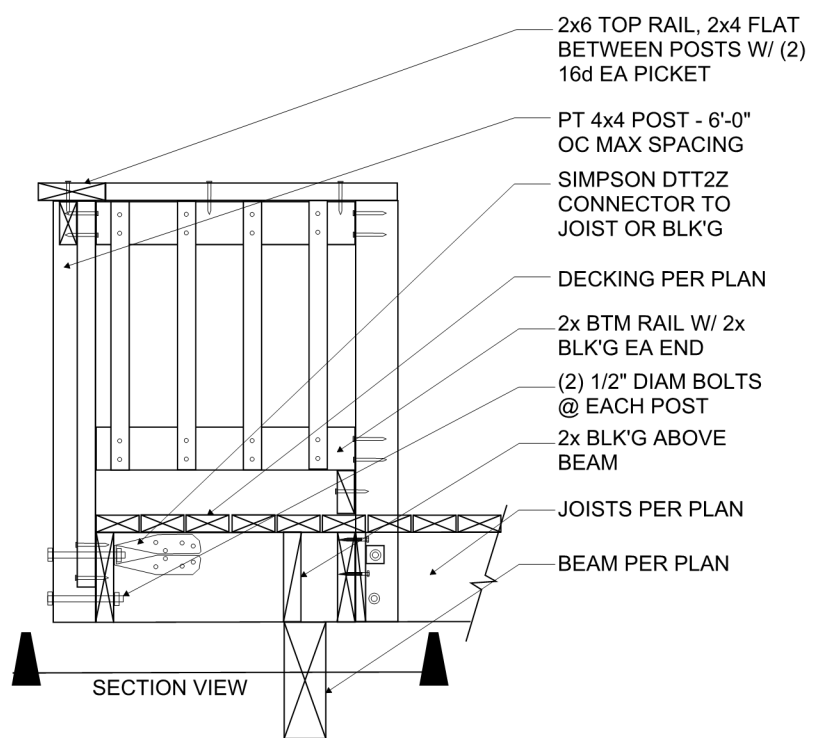
24X24X10 CONCRETE FOOTINGS TYPICAL

FOUNDATION PLAN  
SCALE 1/4"=1 FT

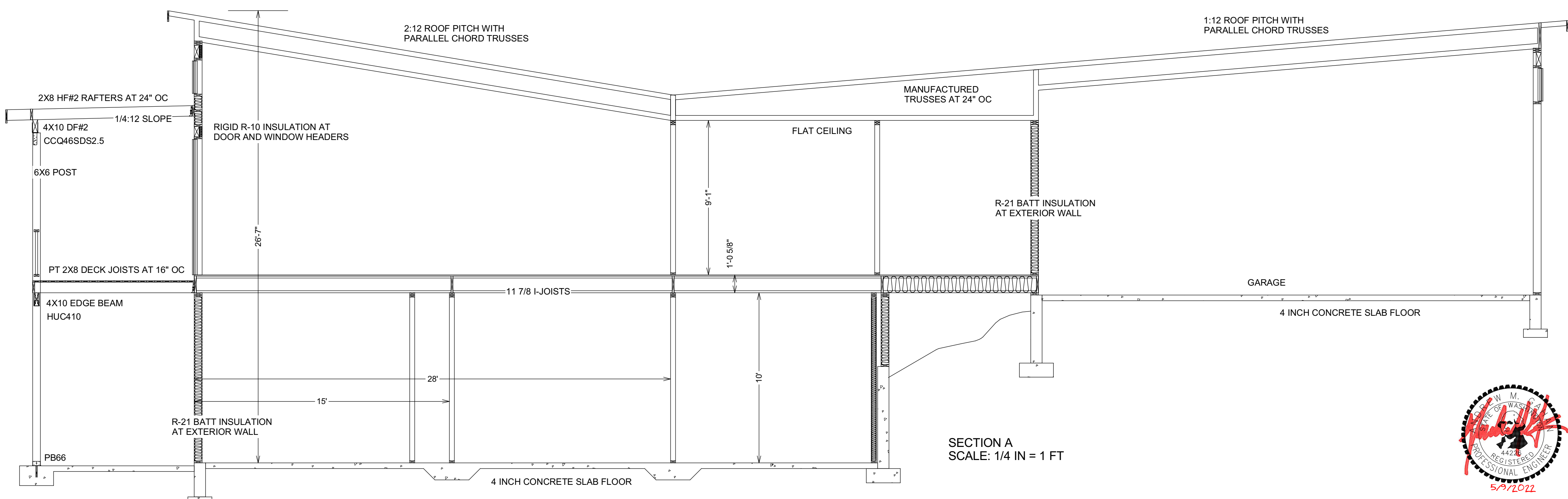




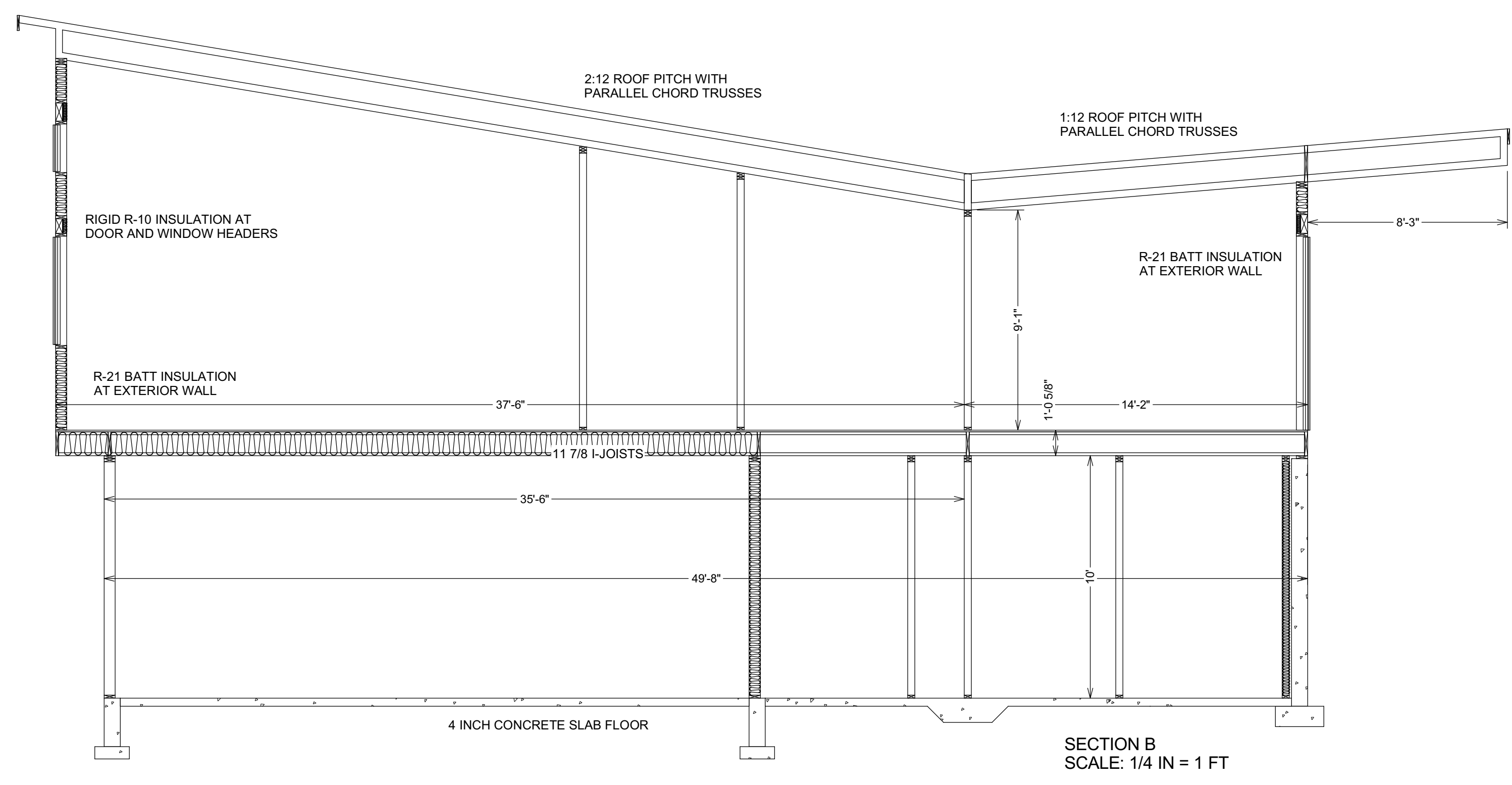
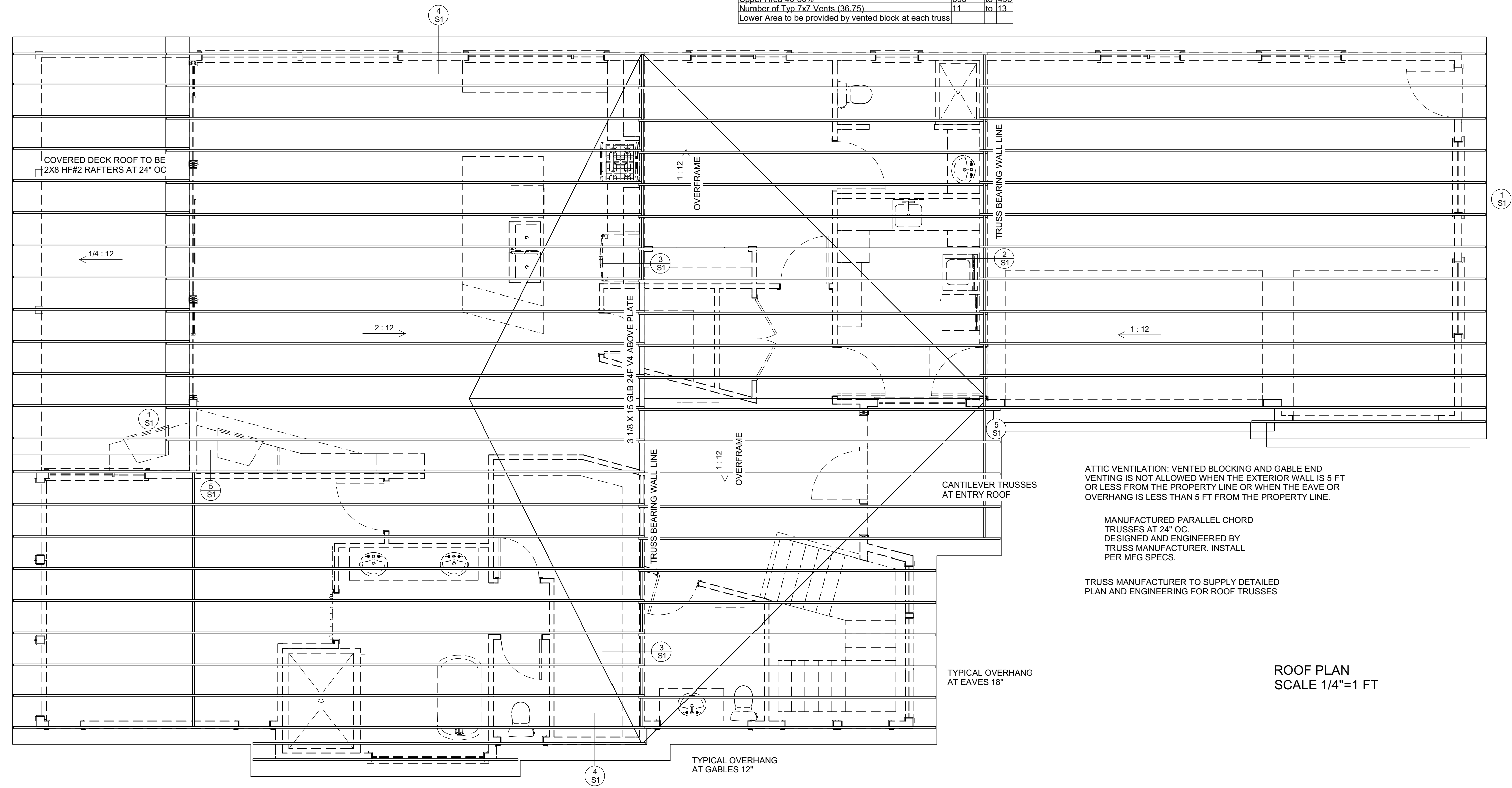
UPPER FLOOR FRAMING PLAN  
 SCALE 1/4"=1 FT



DECK RAIL CONNECTION



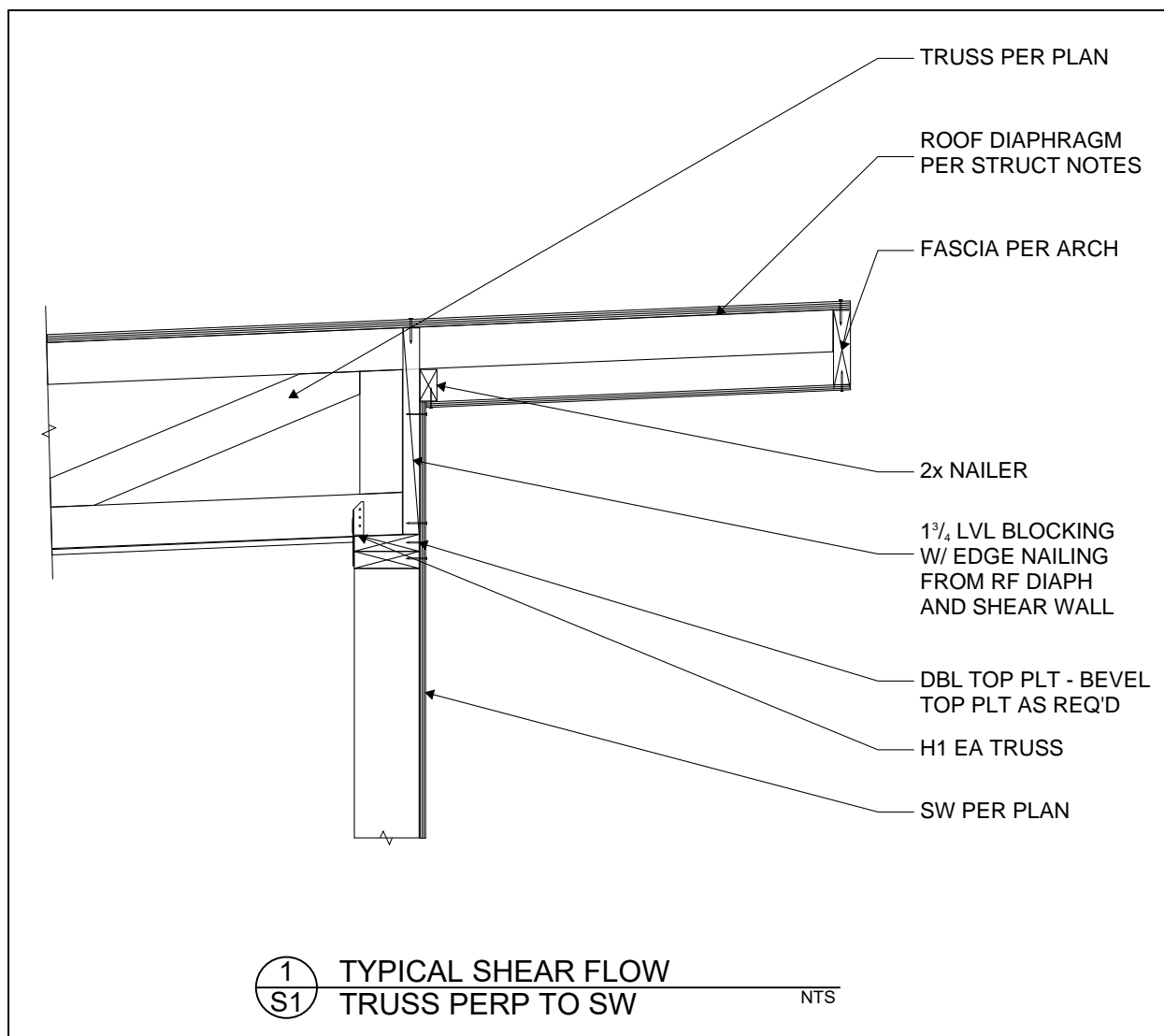
Upper Attic Ventilation Per R806.2		
Attic Area SQ.FT	2056	
Attic Area SQ.IN	296064	
Vent Area SQ.IN/300	987	
Upper Area 40-50%	395	to 493
Number of Typ 7x7 Vents (36.75)	11	to 13
Lower Area to be provided by vented block at each truss		



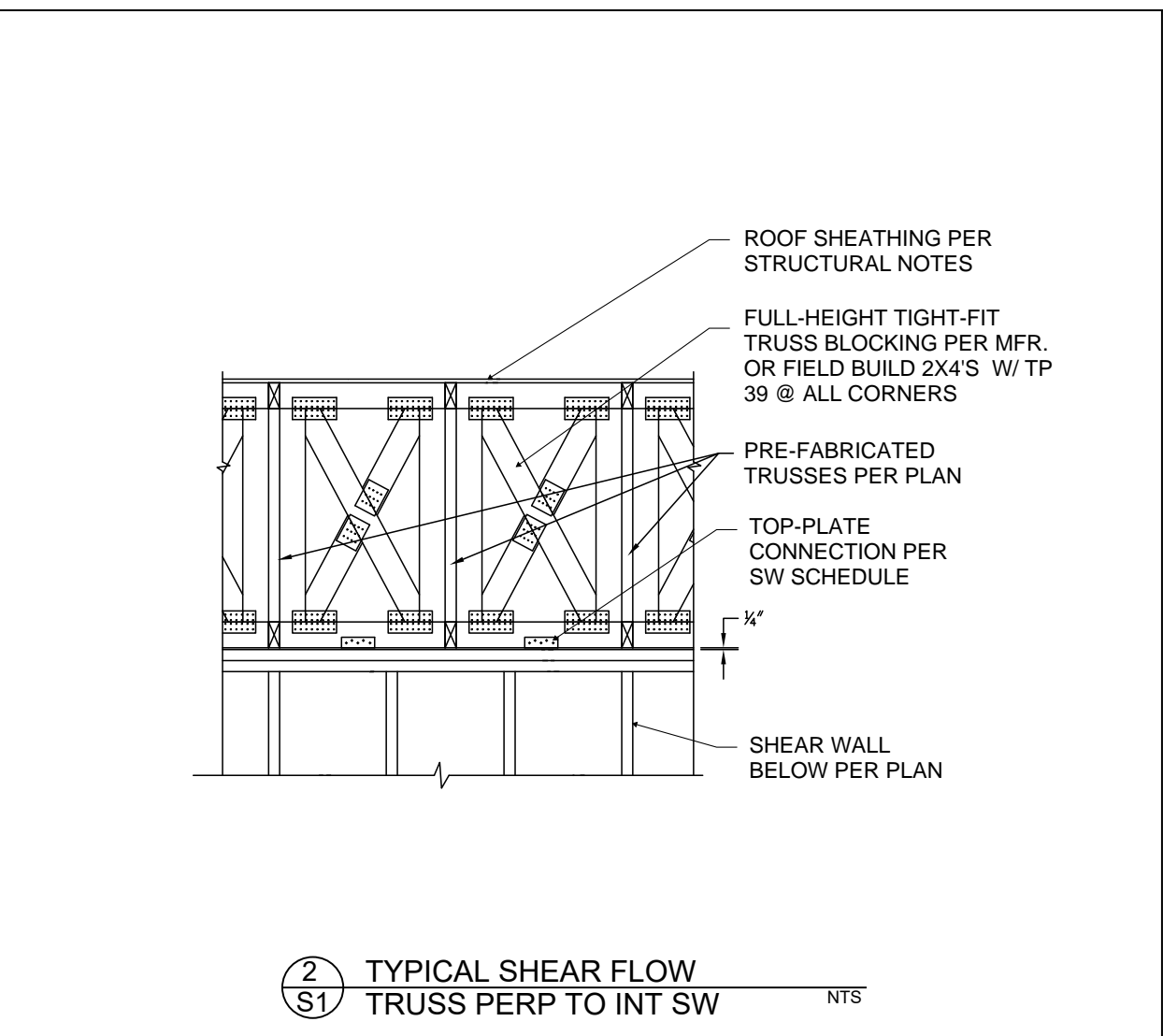




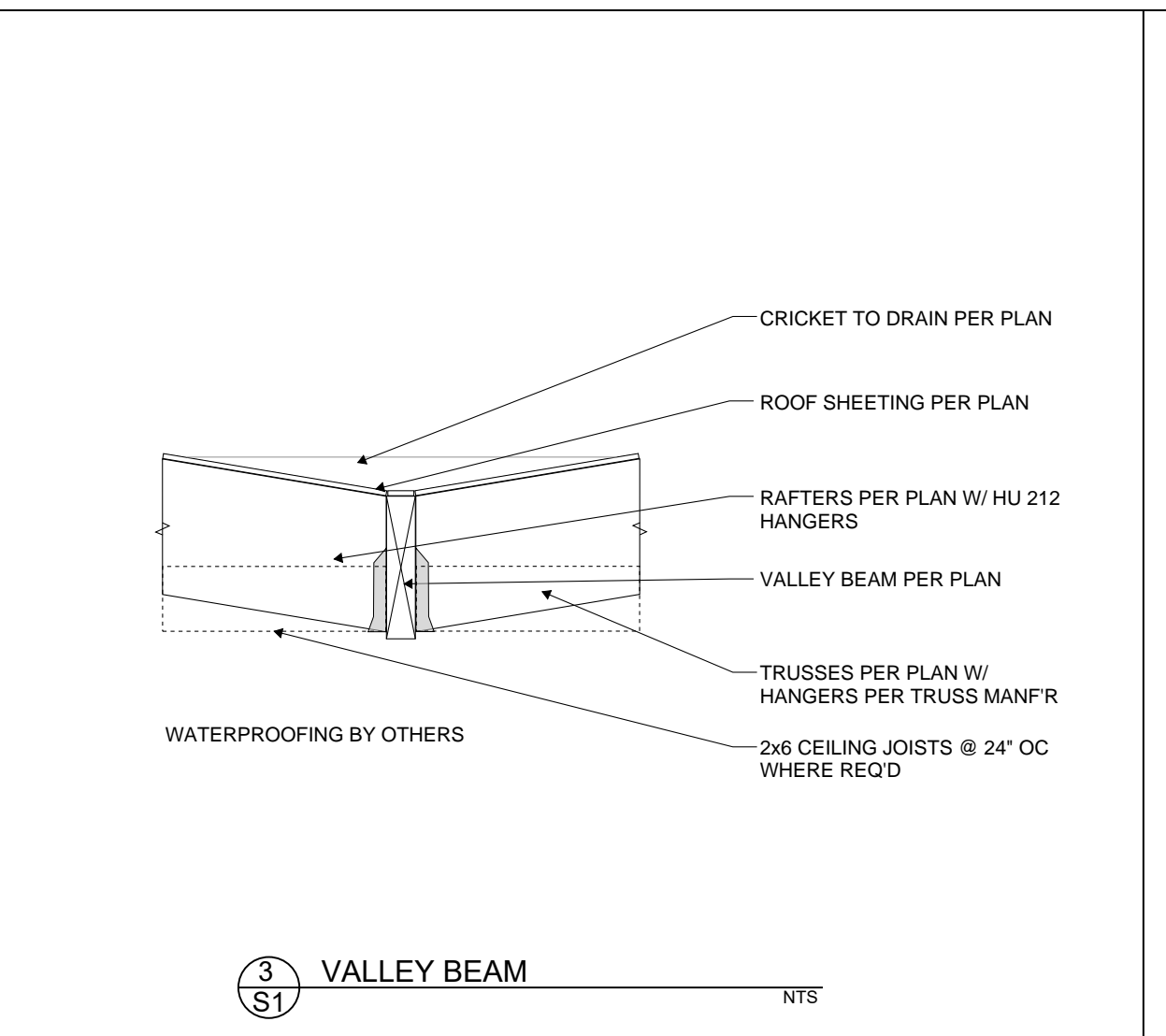




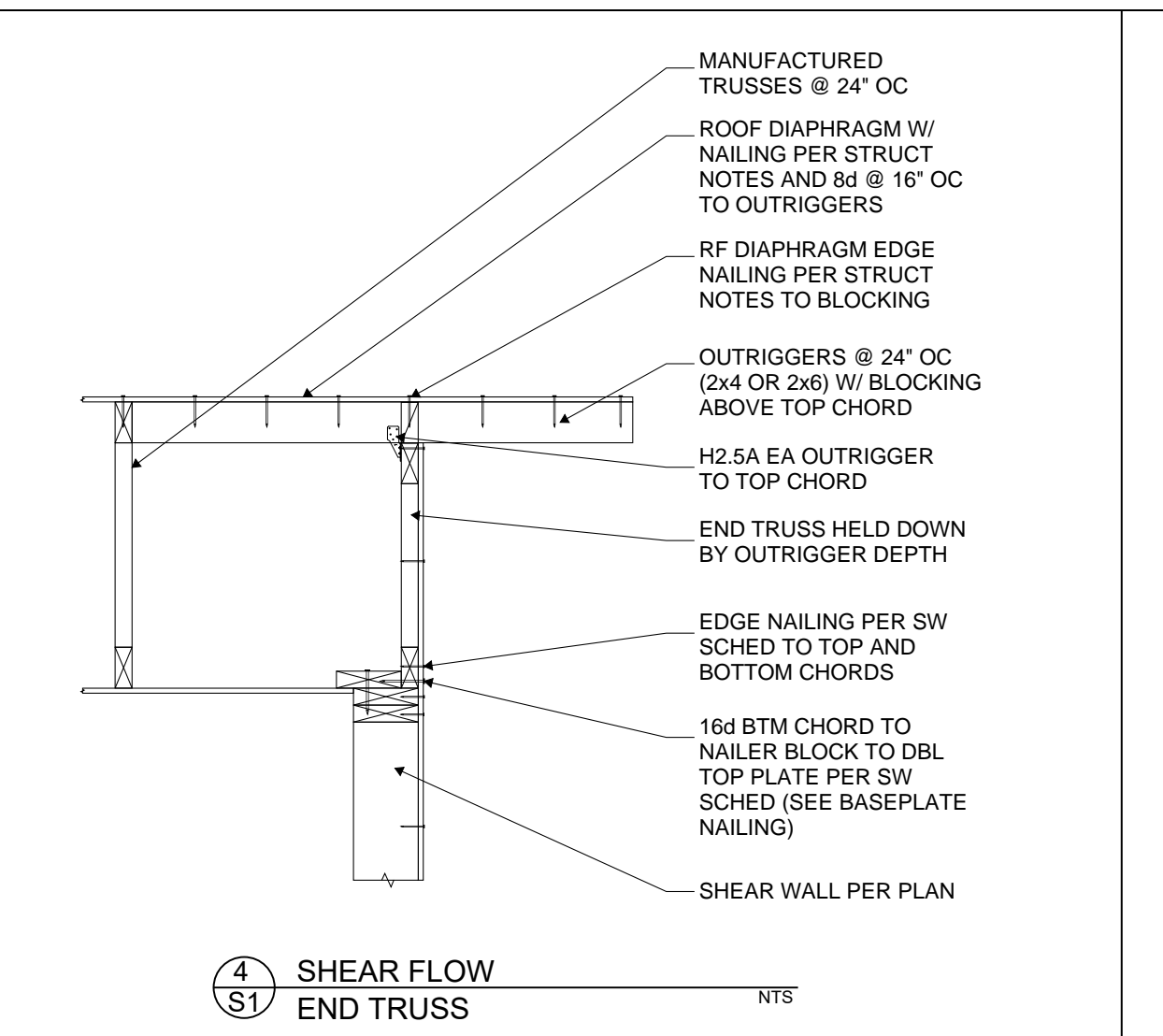
1  
S1 TYPICAL SHEAR FLOW TRUSS PERP TO SW NTS



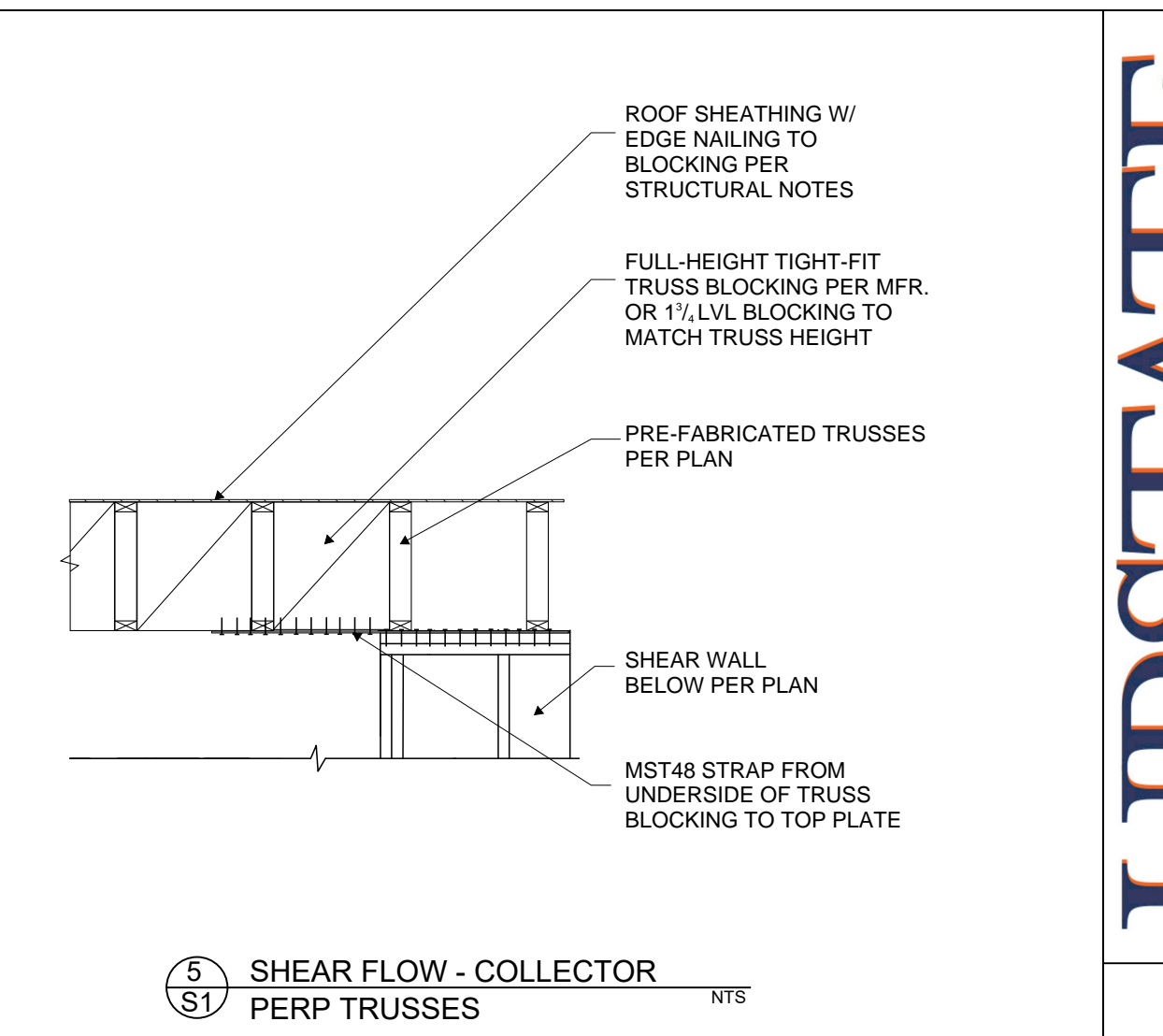
2  
S1 TYPICAL SHEAR FLOW TRUSS PERP TO INT SW NTS



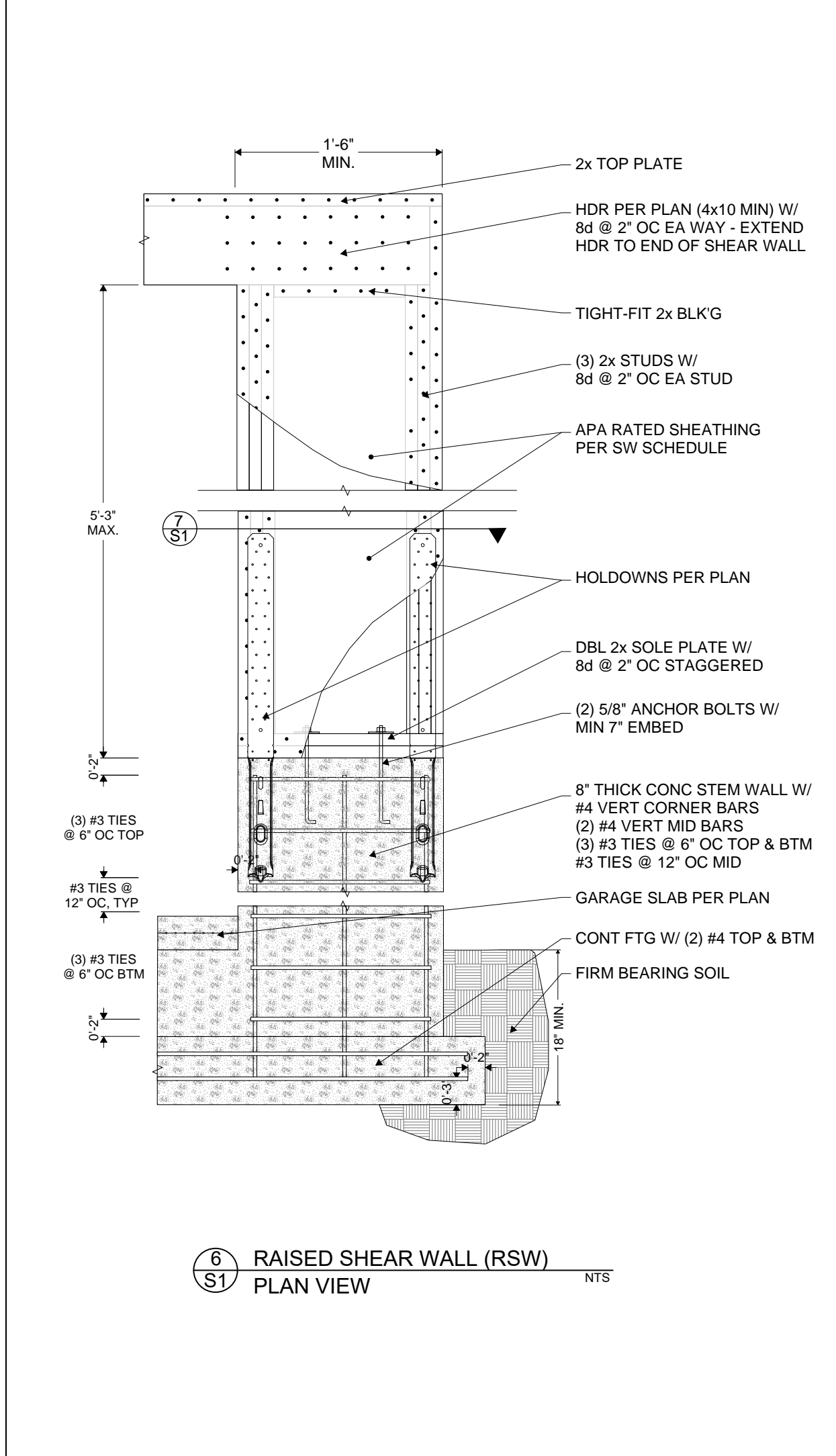
3  
S1 VALLEY BEAM NTS



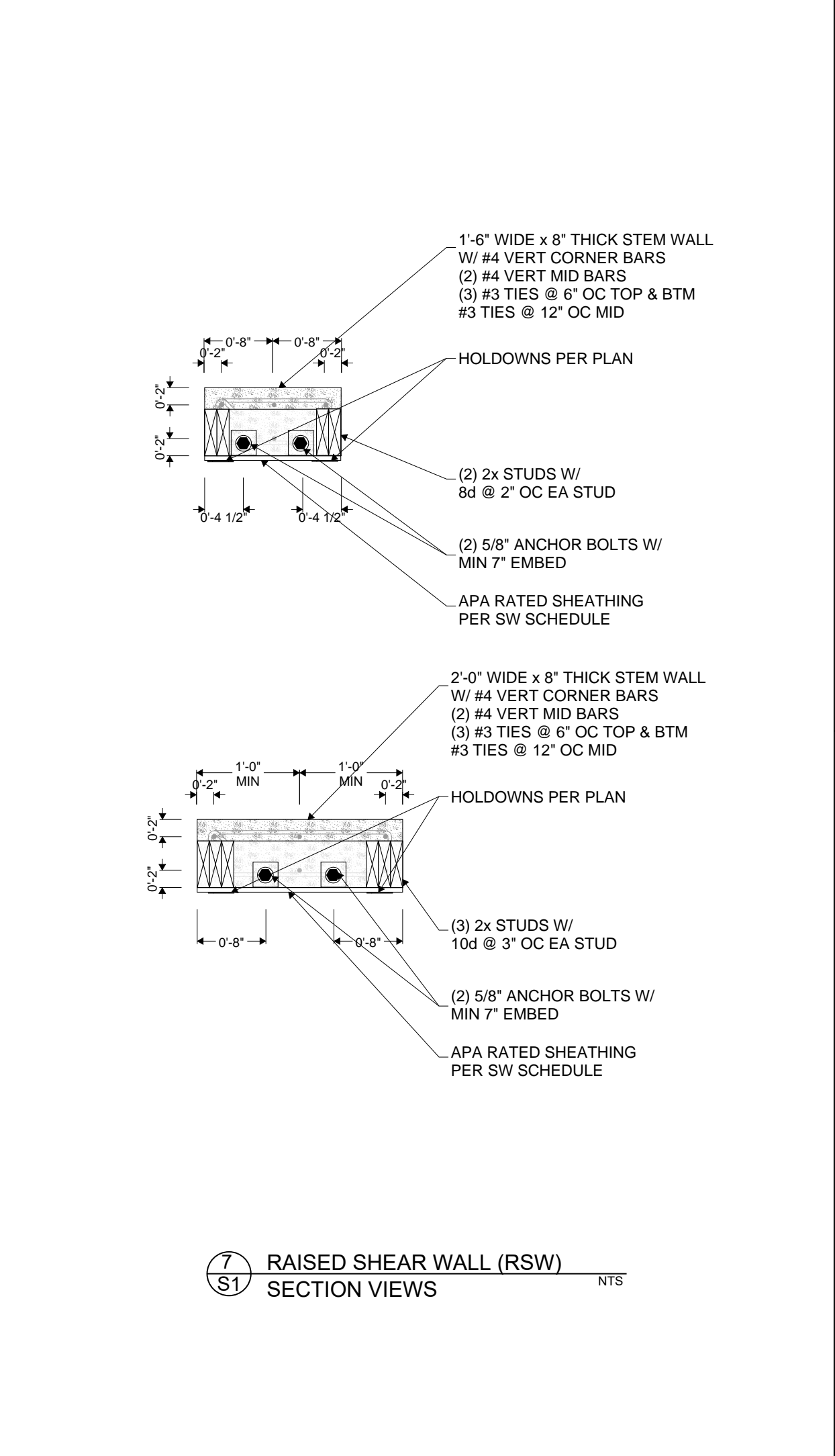
4  
S1 SHEAR FLOW END TRUSS NTS



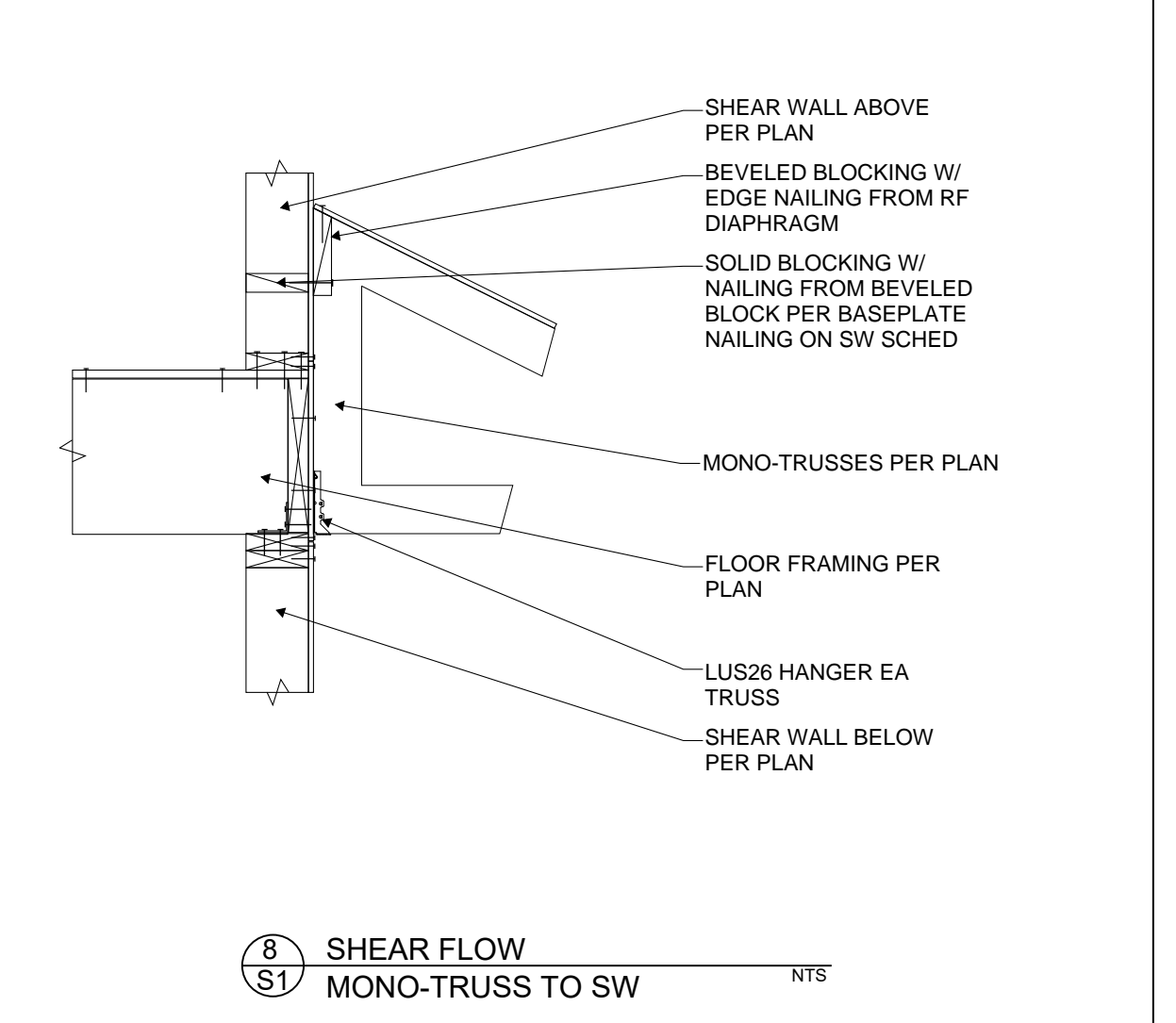
5  
S1 SHEAR FLOW - COLLECTOR PERP TRUSSES NTS



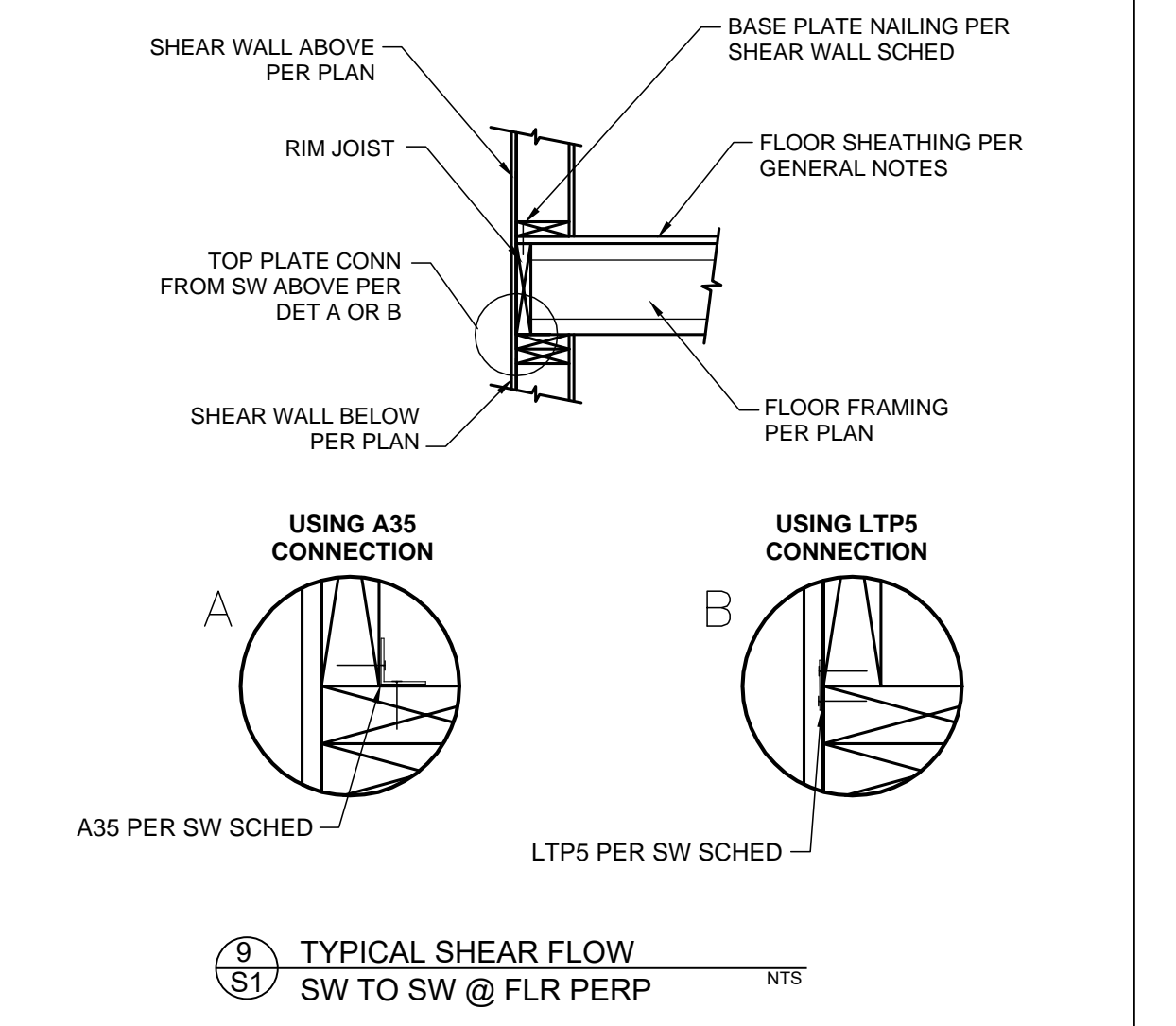
6  
S1 RAISED SHEAR WALL (RSW) PLAN VIEW NTS



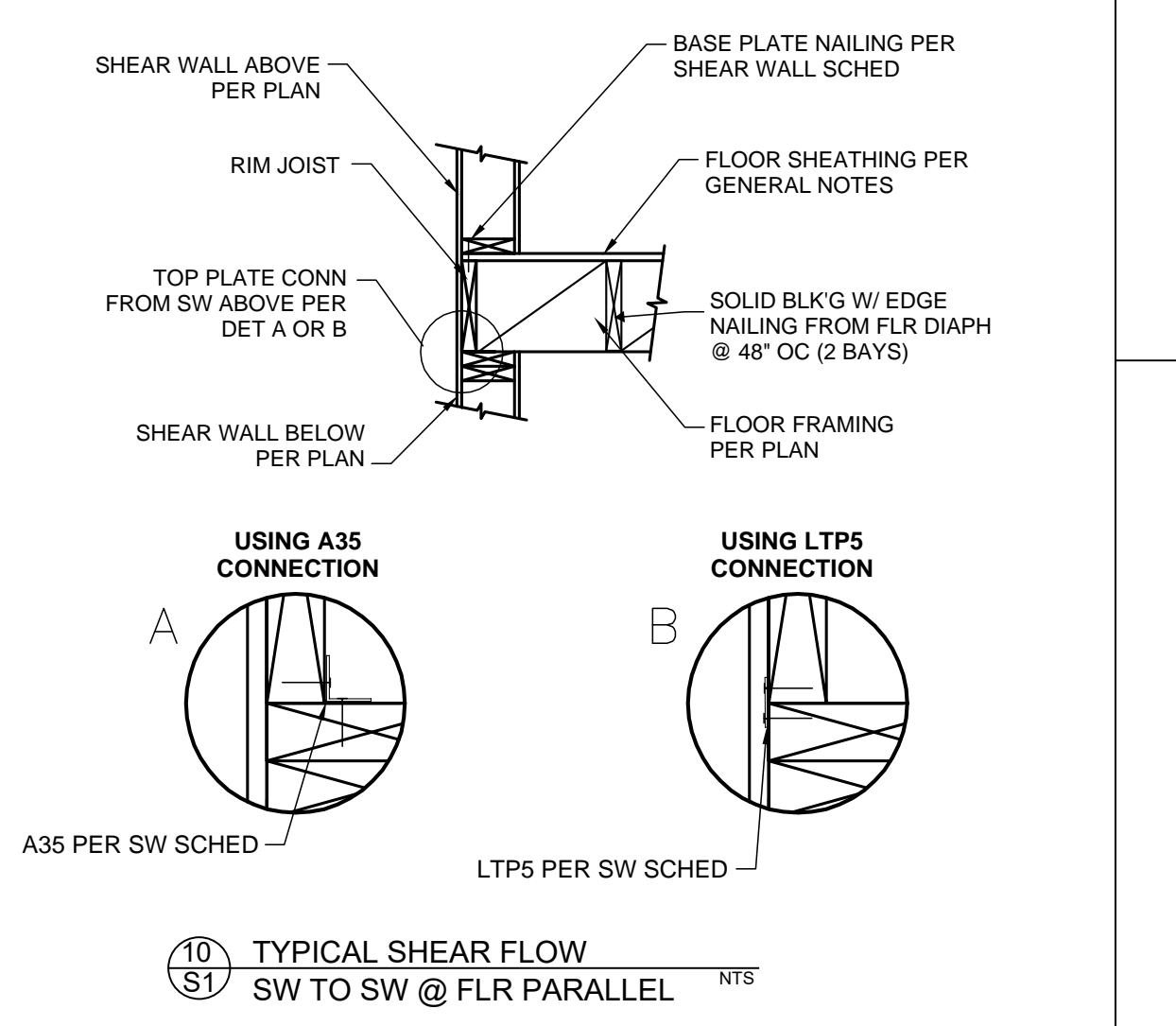
7  
S1 RAISED SHEAR WALL (RSW) SECTION VIEWS NTS



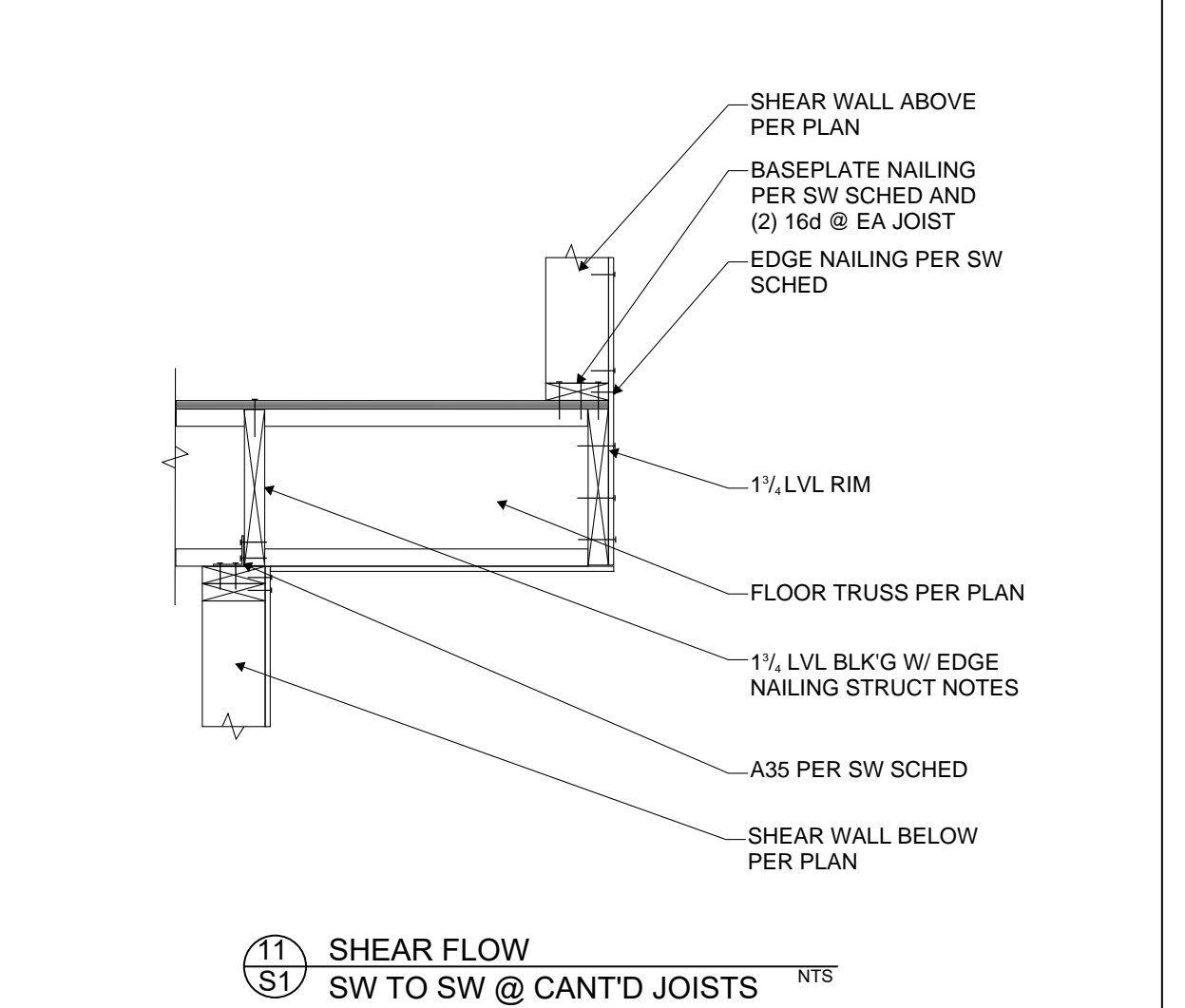
8  
S1 SHEAR FLOW MONO-TRUSS TO SW NTS



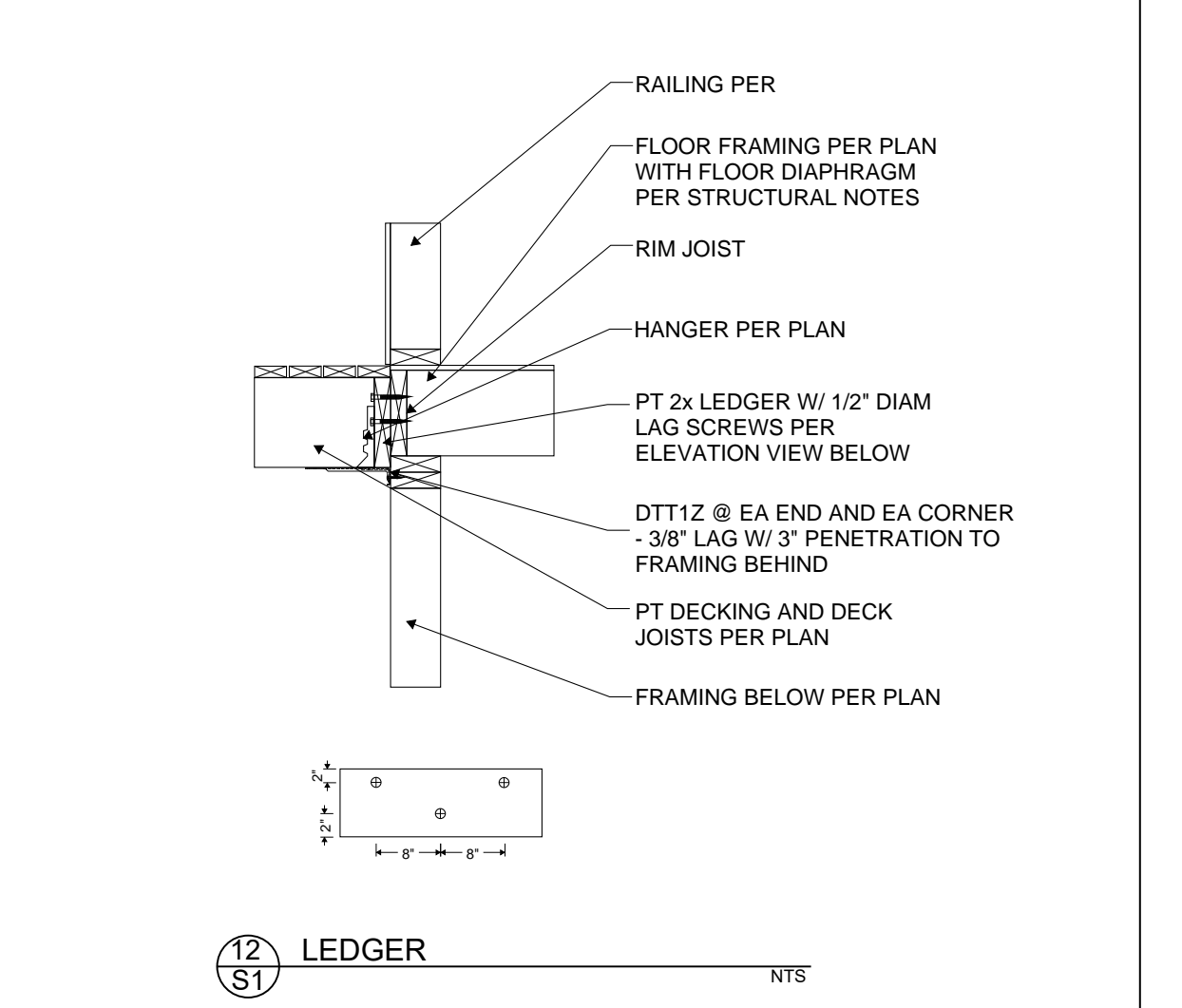
9  
S1 TYPICAL SHEAR FLOW SW TO SW @ FLR PERP NTS



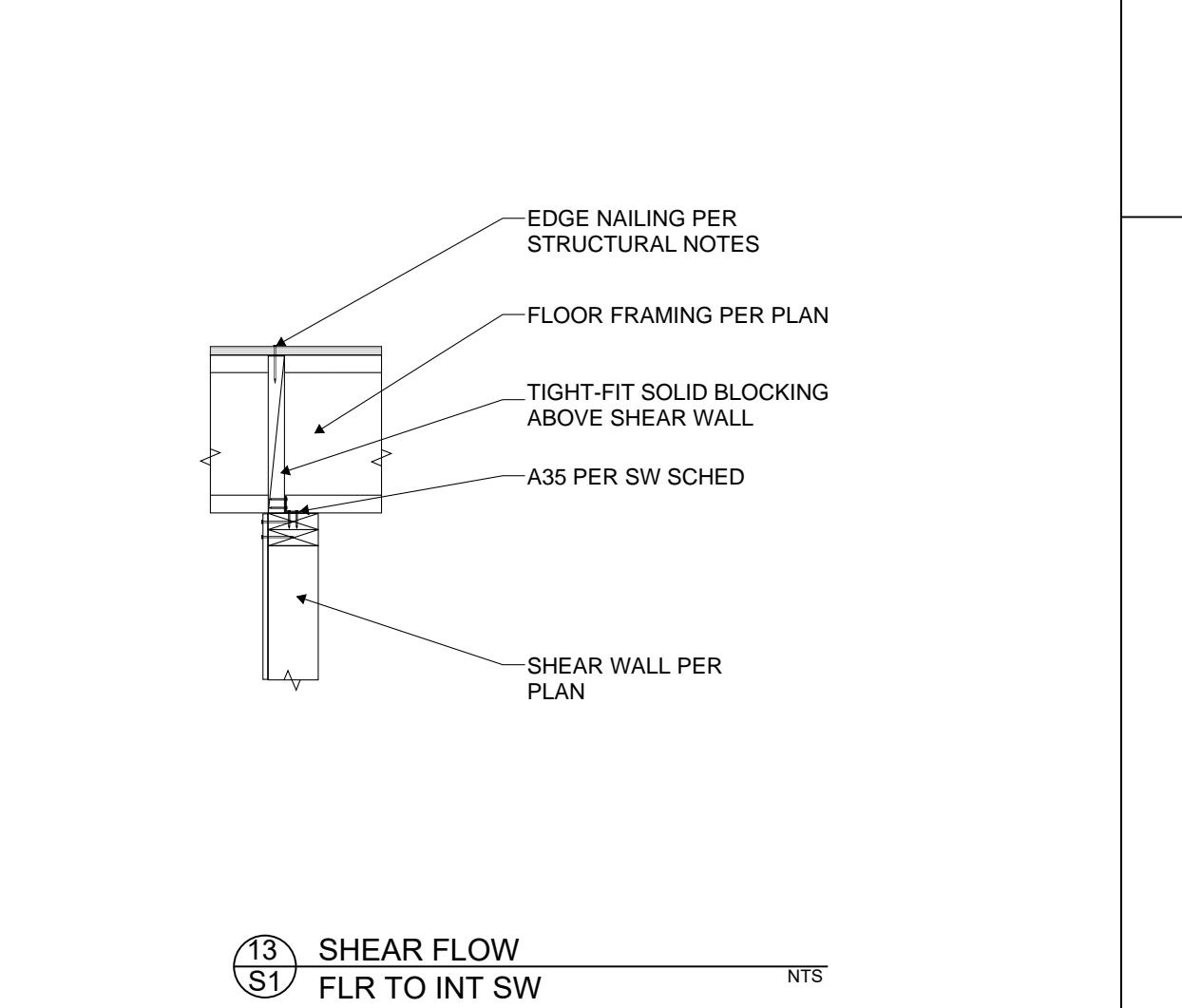
10  
S1 TYPICAL SHEAR FLOW SW TO SW @ FLR PARALLEL NTS



11  
S1 SHEAR FLOW SW TO SW @ CANT'D JOISTS NTS



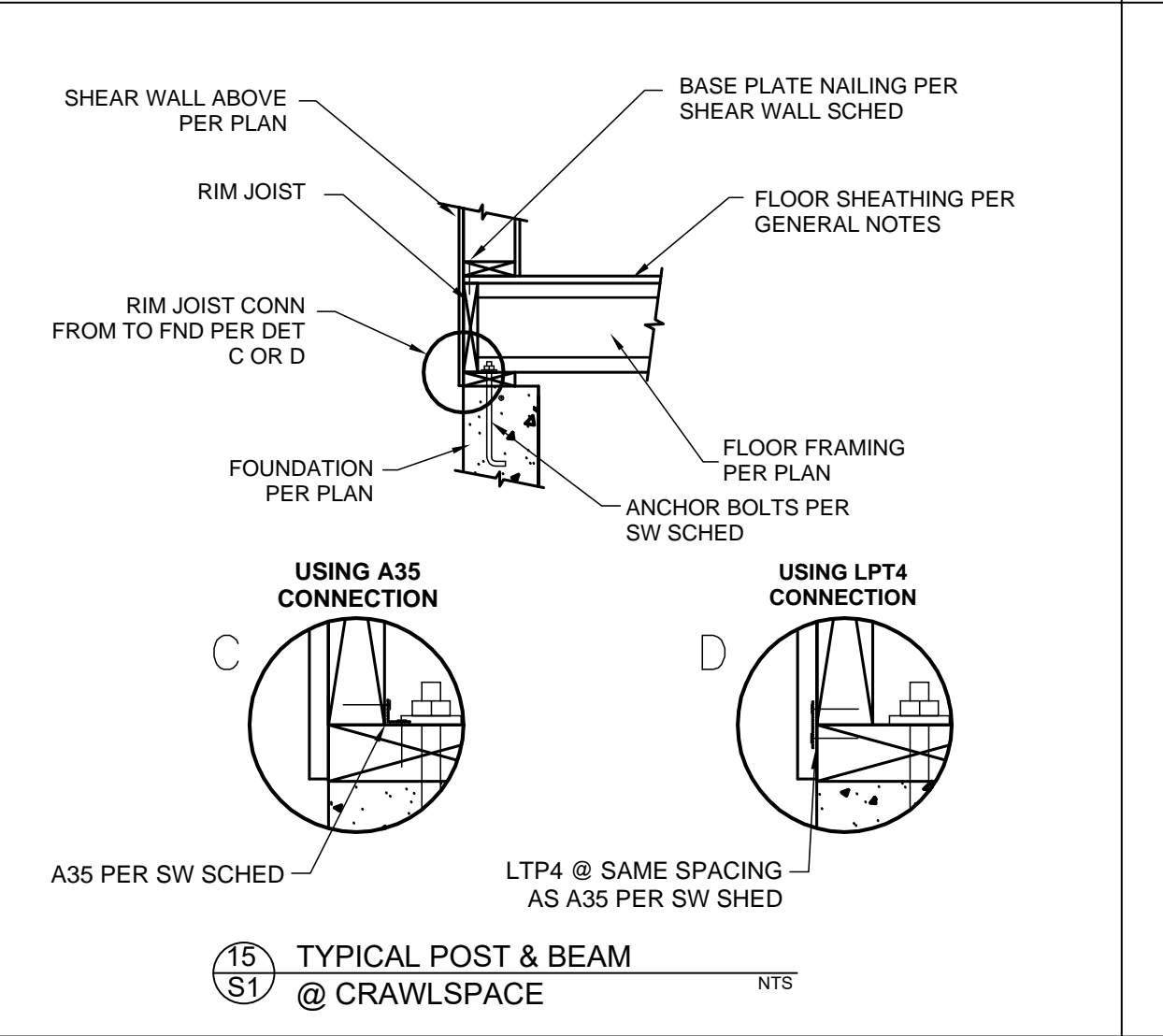
12  
S1 LEDGER NTS



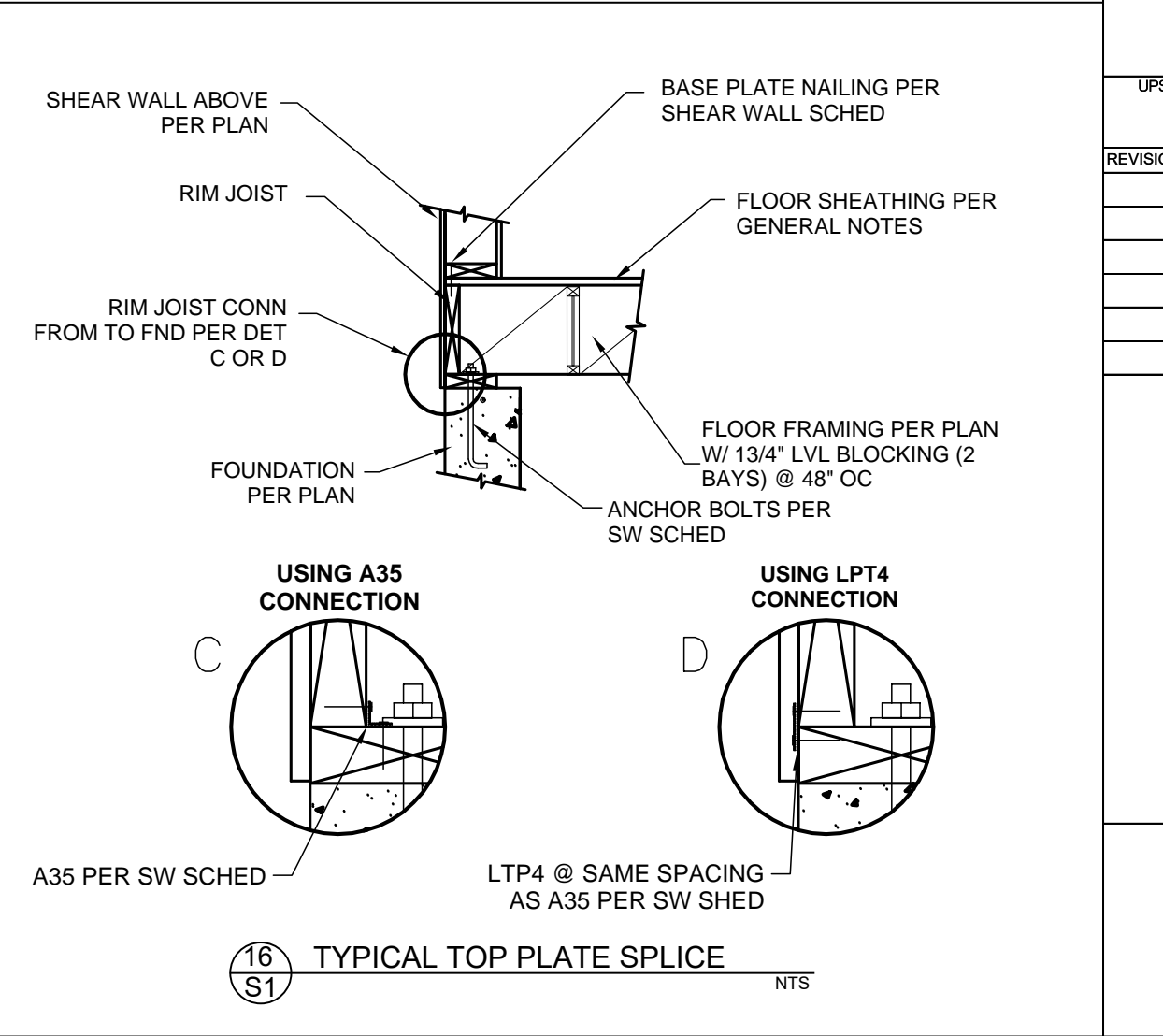
13  
S1 SHEAR FLOW FLR TO INT SW NTS



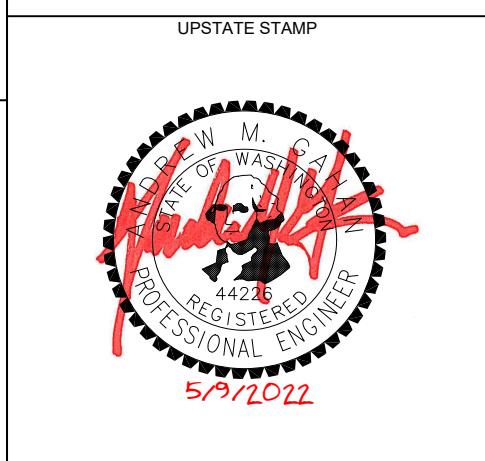
14  
S1 SHEAR FLOW - COLLECTOR FLR TO SW @ JOISTS PRLL NTS



15  
S1 TYPICAL POST & BEAM @ CRAWLSPACE NTS

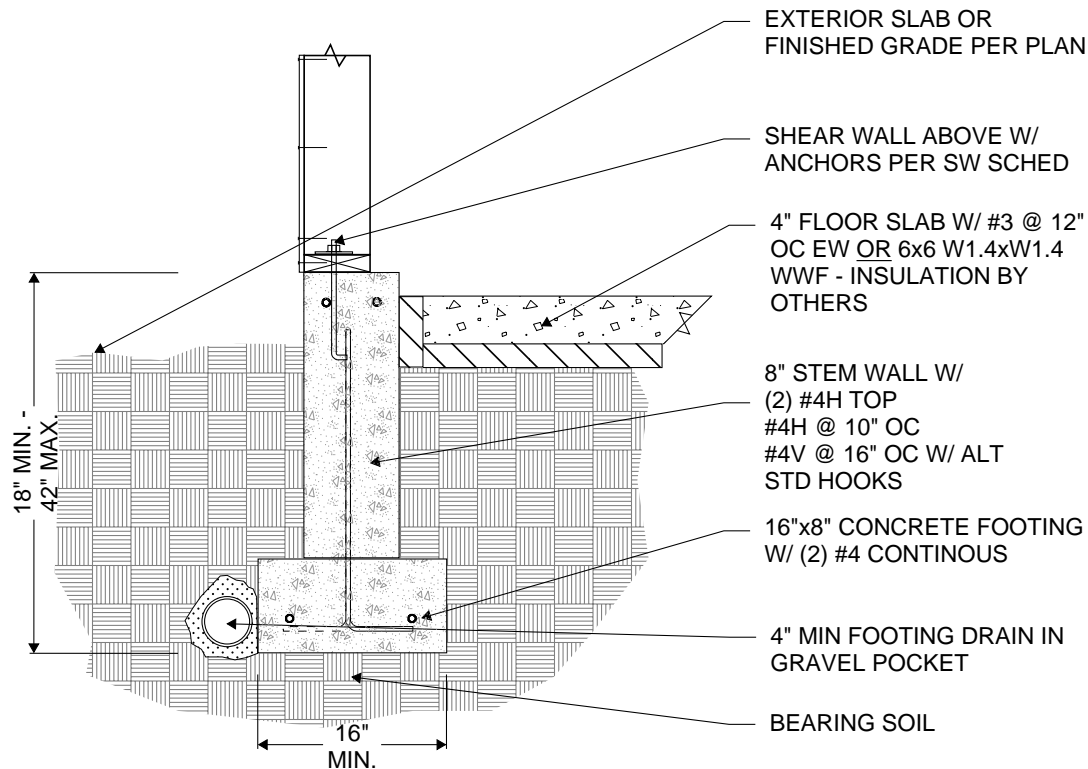


16  
S1 TYPICAL TOP PLATE SPLICE NTS

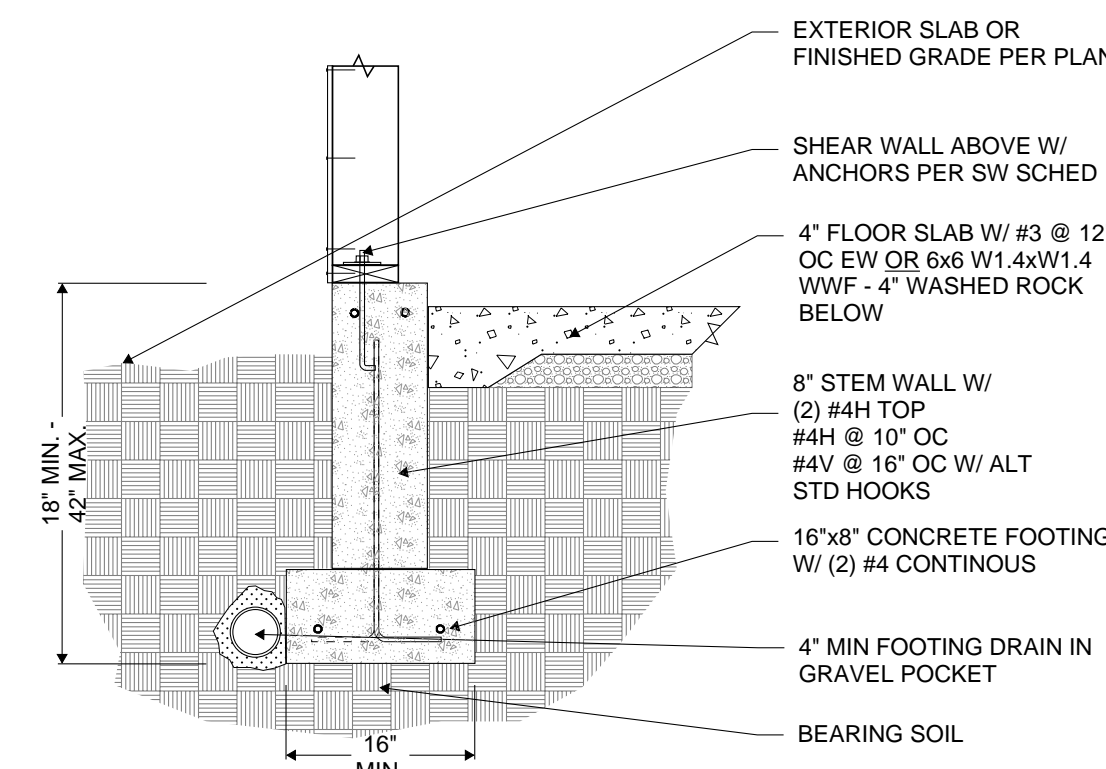


NORTHWEST HOMEFINDERS, INC.  
NEW SFR  
5003 OCEAN AVE  
EVERETT, WA 98203

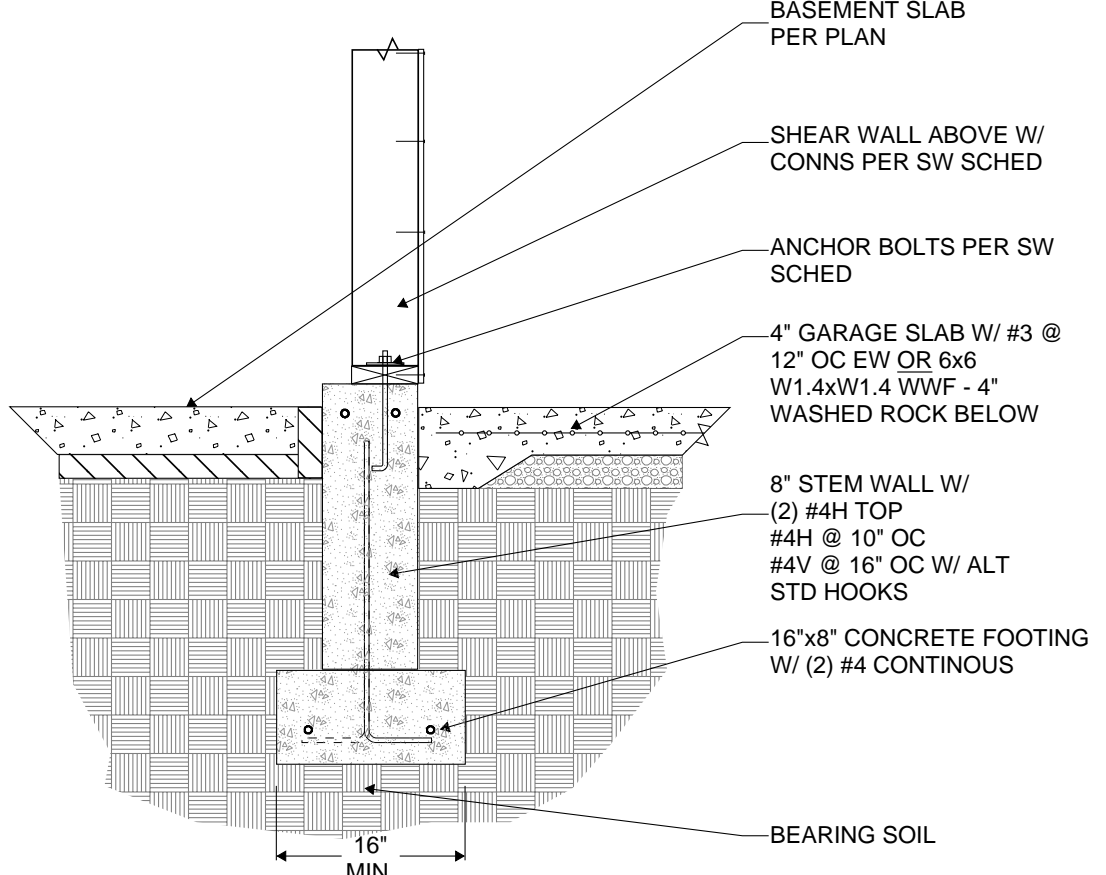
UPSTATE JOB#	DRAWN BY:	CHECKED BY:
1425	JBG	amg
REVISION DATE:	DESCRIPTION:	
4/22/2022	REV 1	
APPROVALS		



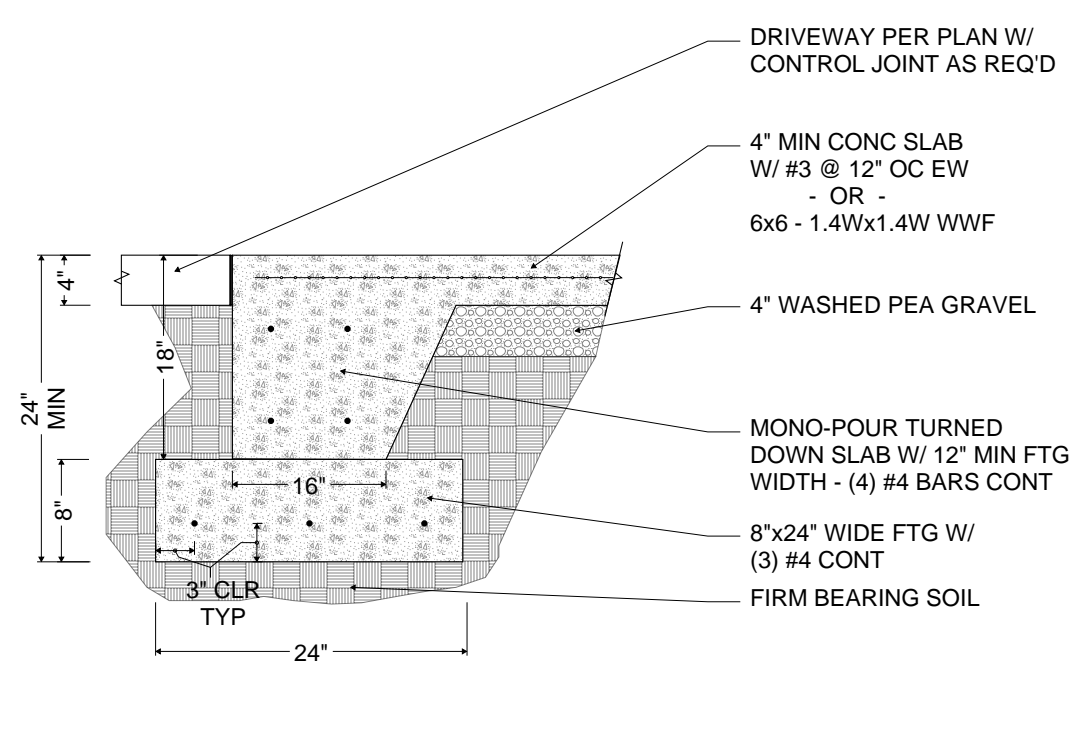
1 TYPICAL FOUNDATION @ CONDITIONED SPACE NTS



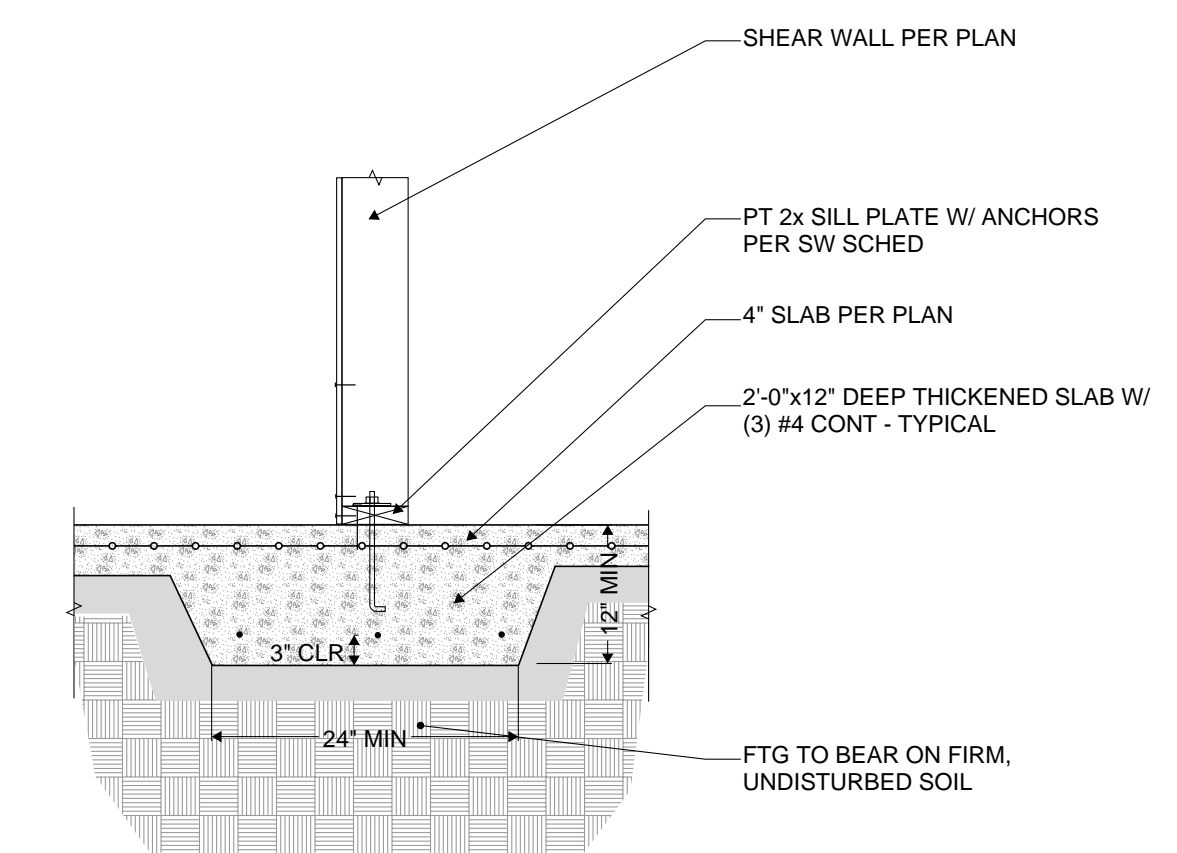
2 TYPICAL FOUNDATION @ GARAGE SLAB NTS



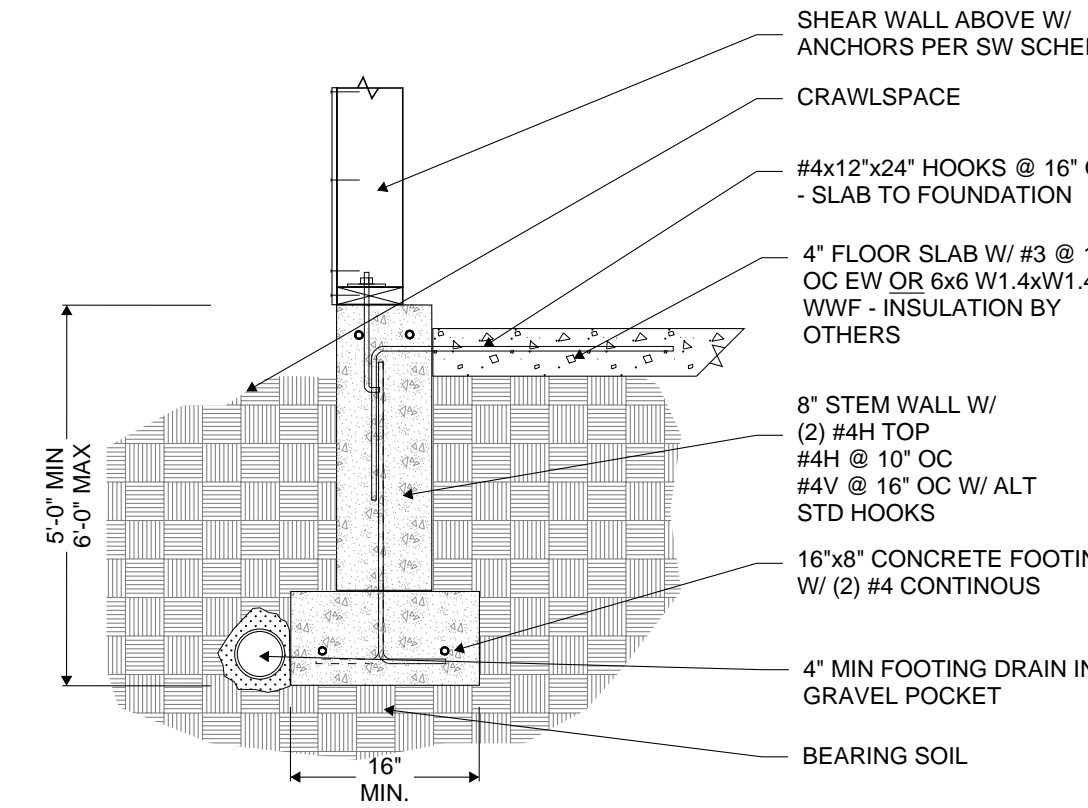
3 INTERIOR FOUNDATION AROUND GARAGE SLAB NTS



4 FOUNDATION @ GARAGE DOOR OPENINGS NTS

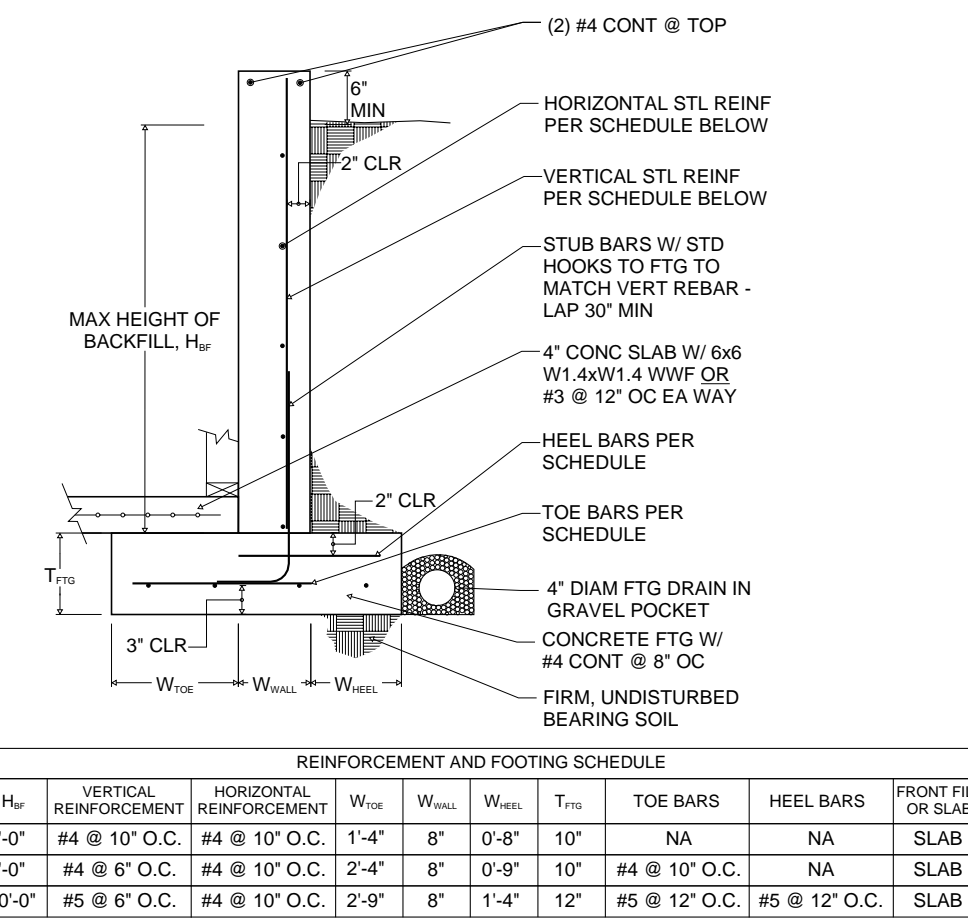


5 INTERIOR THICKENED SLAB NTS



6 FOUNDATION BETWEEN GARAGE AND CRAWLSPACE NTS

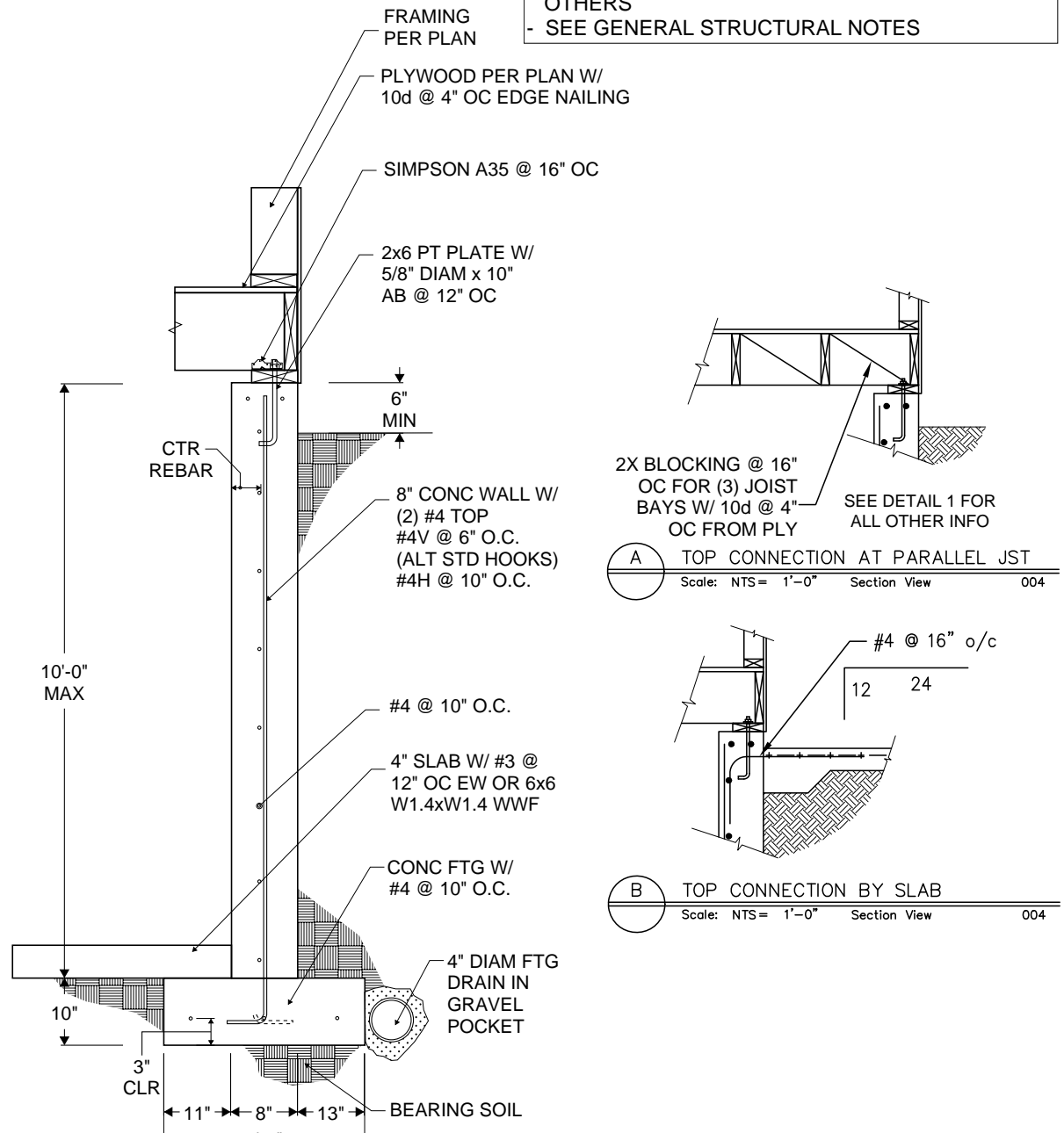
**CANTILEVERED FOUNDATION/RETAINING WALL NOTES:**  
 - IBC 2018 EDITION  
 - 35 PCF EQUIV FLUID PRESS (WORST CASE)  
 - 2000 PSF SOIL BEARING CAPACITY  
 - 50 PSF SURCHARGE (TOE SIDE)  
 - 7H SEISMIC SURCHARGE  
 - 5/2 SACK CEMENT PER CUBIC YARD, 2500 PSI (FOOTINGS), 3000 PSI (WALLS) MINIMUM COMPRESSIVE STRENGTH, MAXIMUM 6 GALLONS WATER PER SACK  
 - GRADE 60 STEEL FOR #5 & LARGER  
 - GRADE 40 STEEL FOR #4 & SMALLER  
 - BACKFILL WITH POUROUS MATERIAL; PROVIDE TEMP BRACINGS AS REQUIRED UNTIL SLAB IS CONSTRUCTED AND CURED



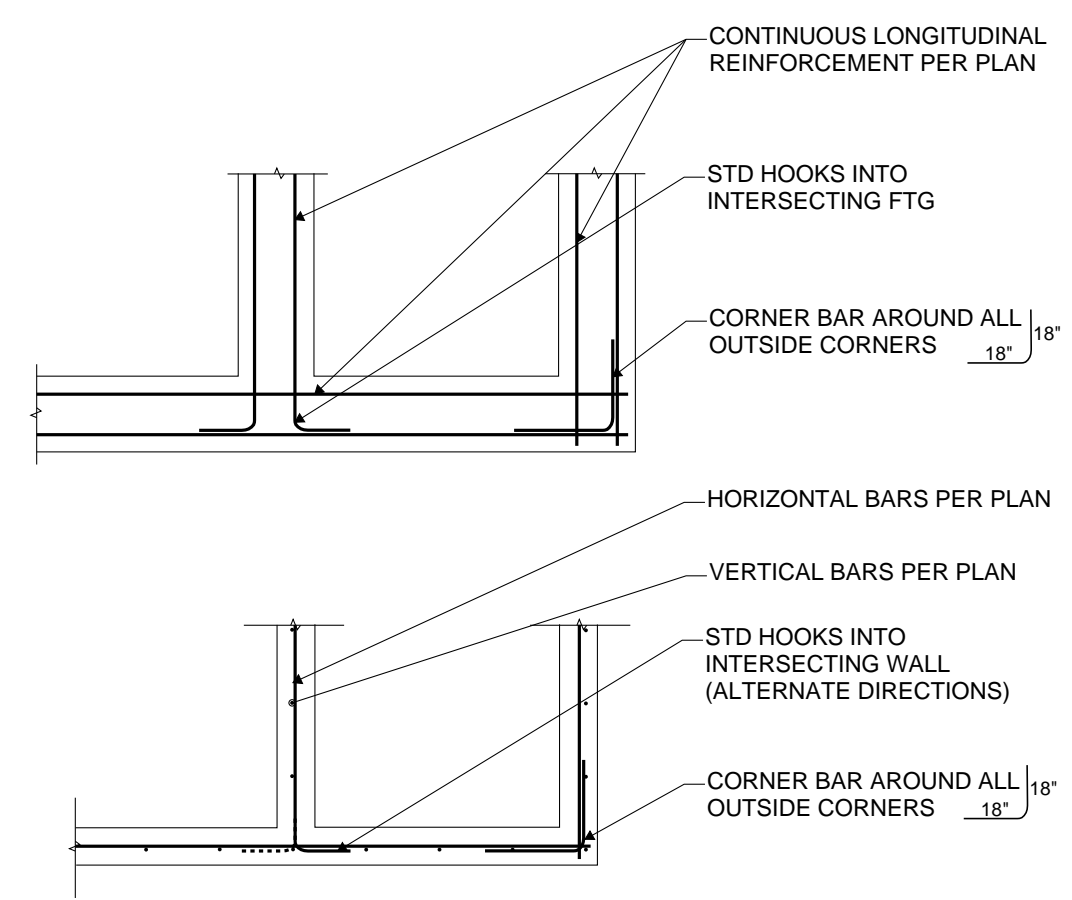
H <sub>u</sub>	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT	W <sub>toe</sub>	W <sub>heel</sub>	T <sub>toe</sub>	TOE BARS	HEEL BARS	FRONT FILL OR SLAB
6'-0"	#4 @ 10" O.C.	#4 @ 10" O.C.	1'-4"	8"	0'-8"	NA	NA	SLAB
8'-0"	#4 @ 8" O.C.	#4 @ 10" O.C.	2'-4"	8"	0'-9"	#4 @ 10" O.C.	NA	SLAB
10'-0"	#5 @ 6" O.C.	#4 @ 10" O.C.	2'-9"	8"	1'-4"	#5 @ 12" O.C.	#5 @ 12" O.C.	SLAB

7 CANTILEVERED BASEMENT RETAINING WALL NTS

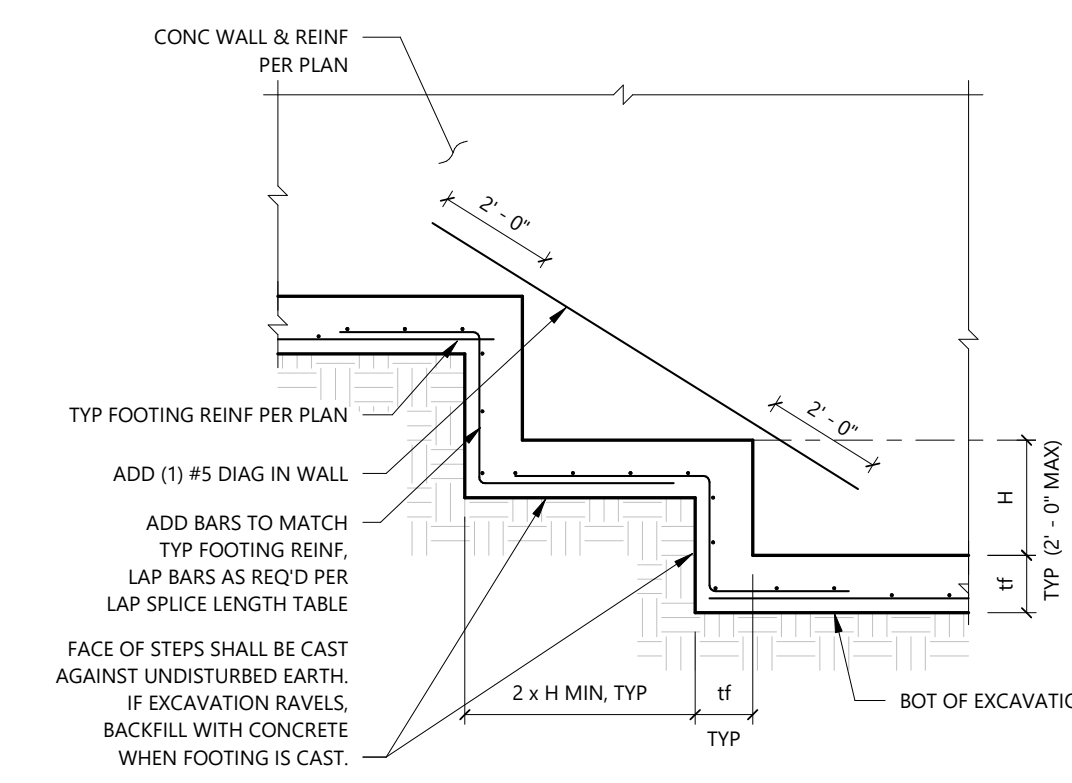
**BASEMENT WALL NOTES:**  
 - IBC 2018 EDITION  
 - 60 PCF EQUIV FLUID PRESSURE  
 - 2000 PSF SOIL BEARING  
 - 50 PSF SURCHARGE (TOE SIDE)  
 - 7H PLF LATERAL SEISMIC LOAD  
 - 5 1/2 SACK CEMENT PER CUBIC YARD  
 - 2500 PSI MIN COMPRESSIVE STRENGTH  
 - MAX 6 GALLONS WATER PER SACK  
 - GRADE 60 STEEL FOR #5 & LARGER  
 - GRADE 40 STEEL FOR #4 & SMALLER  
 - BACKFILL WITH POUROUS MATERIAL  
 - DO NOT CREATE UNEQUAL BACKFILL UNTIL FOOTING BACKFILL IS COMPACTED IN PLACE  
 - JOISTS MAY BE HUNG INSIDE WALL WITH MUD SILL RIPPED TO FIT - WATERPROOFING BY OTHERS  
 - SEE GENERAL STRUCTURAL NOTES



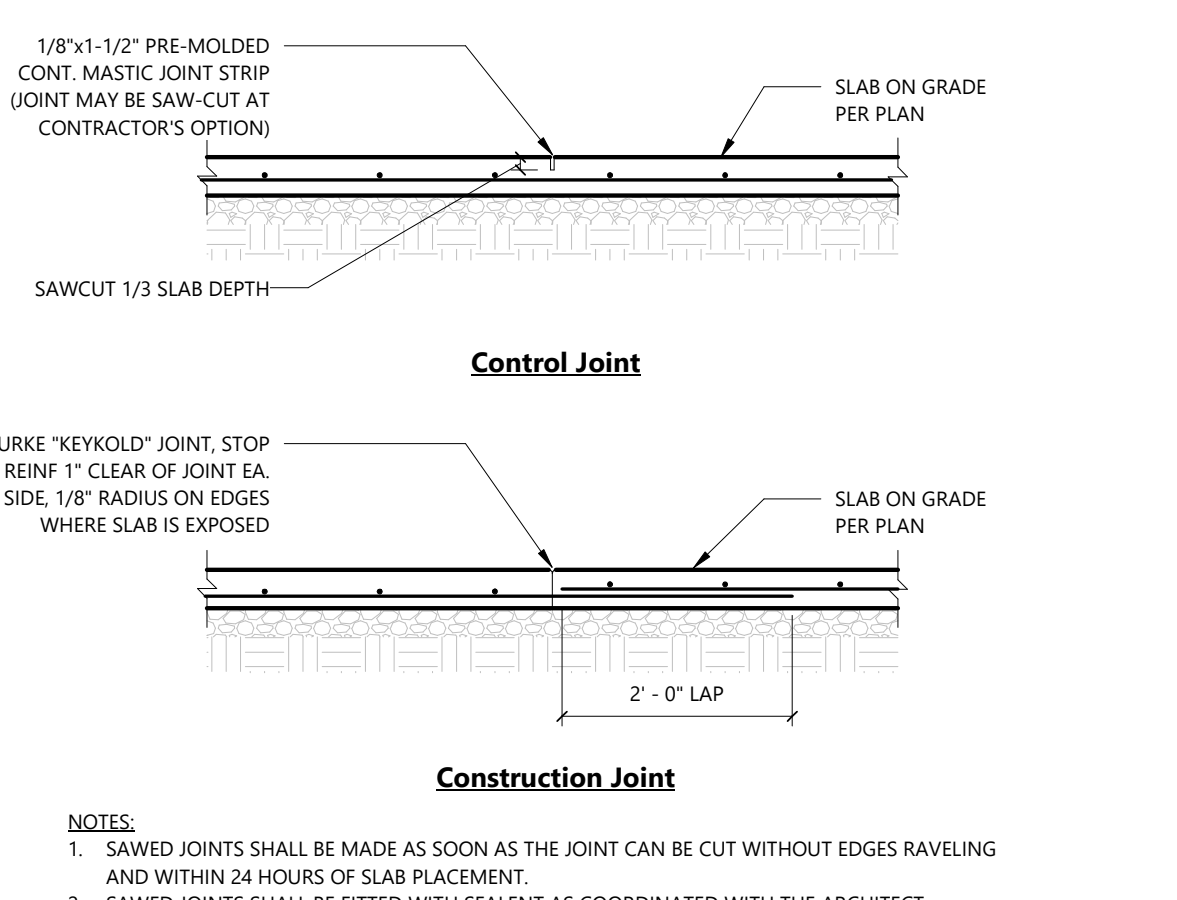
8 TOP-RESTRAINED BASEMENT RETAINING WALL NTS



9 TYP CORNER REINFORCEMENT NTS



11 TYP FOUNDATION STEPS NTS



10 TYP SLAB CONSTRUCTION NTS

**CONCRETE COVER FOR REINFORCING STEEL**

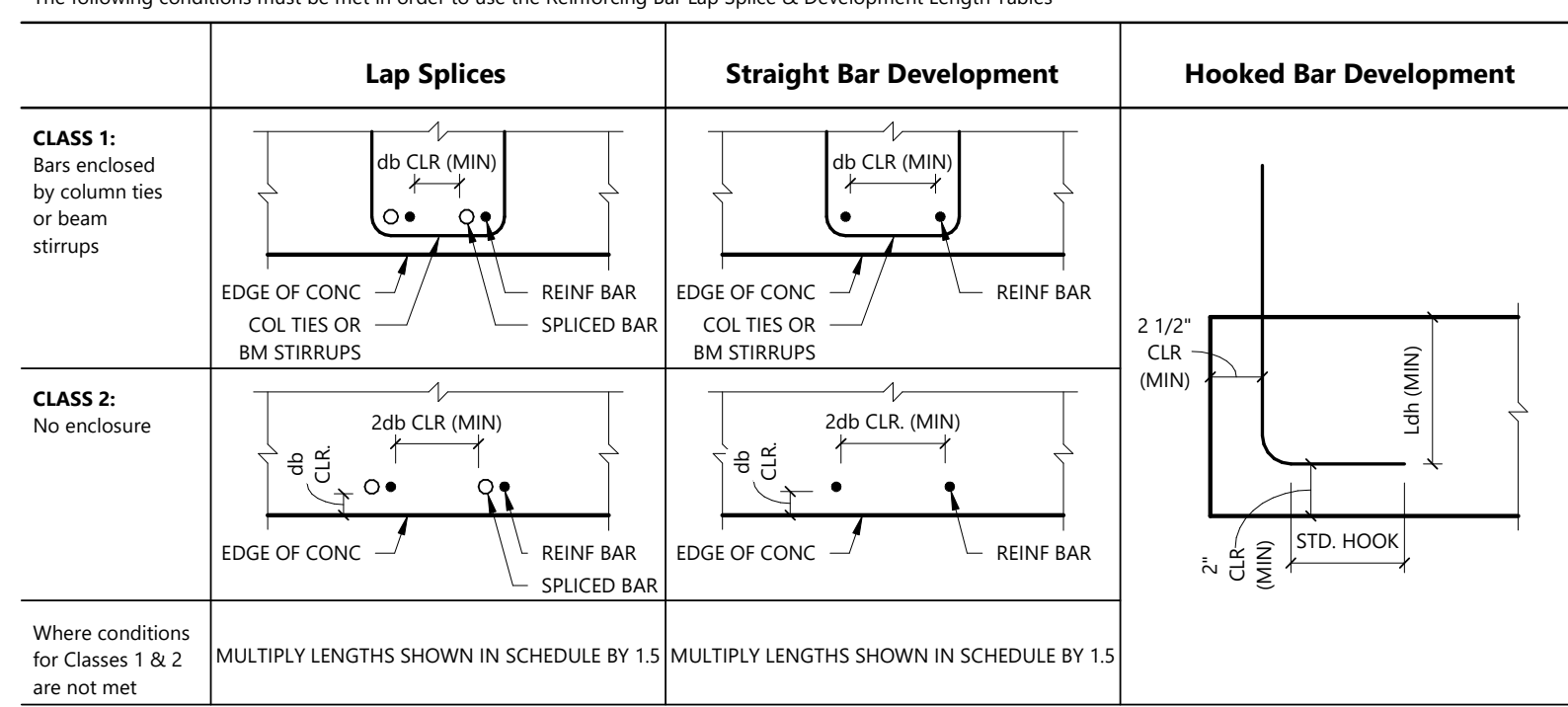
Reinforcing Bar Location	Min Concrete Cover
UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS AND LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS AND SMALLER)	1 1/2"
COLUMNS AND BEAMS w/ BARS ENCLOSED IN STIRRUPS, TIES OR SPIRAL REINF	1 1/2" (TO PRIMARY REINF)
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.

12 GENERAL REINFORCEMENT SCHEDULE NTS

NOTE DETAILS 9 THROUGH 13 MAY NOT BE REFERENCED WITHIN THE PLAN SET BUT SHOULD BE EMPLOYED WHEREVER APPLICABLE UNLESS NOTED OTHERWISE

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



**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 SPlice & DEVELOPMENT LENGTH TABLE**  
 f'c = 2500 psi Grade 60 Reinforcing

Bar Size	Min Lap Splice Lengths (Ls)		Min Straight Bar Development Lengths (Ld)		Min Hooked Bar Embedment Lengths (Ldb)
	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 SPlice & DEVELOPMENT LENGTH TABLE**  
 f'c = 3000 psi Grade 60 Reinforcing

Bar Size	Min Lap Splice Lengths (Ls)		Min Straight Bar Development Lengths (Ld)		Min Hooked Bar Embedment Lengths (Ldb)
	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"

13 REINFORCEMENT DEVELOPMENT SCHEDULES NTS



UPSTATE JOB# 1425	DRAWN BY: JBG	CHECKED BY: amg
REVISION DATE: 4/22/2022	DESCRIPTION: REV 1	

APPROVALS