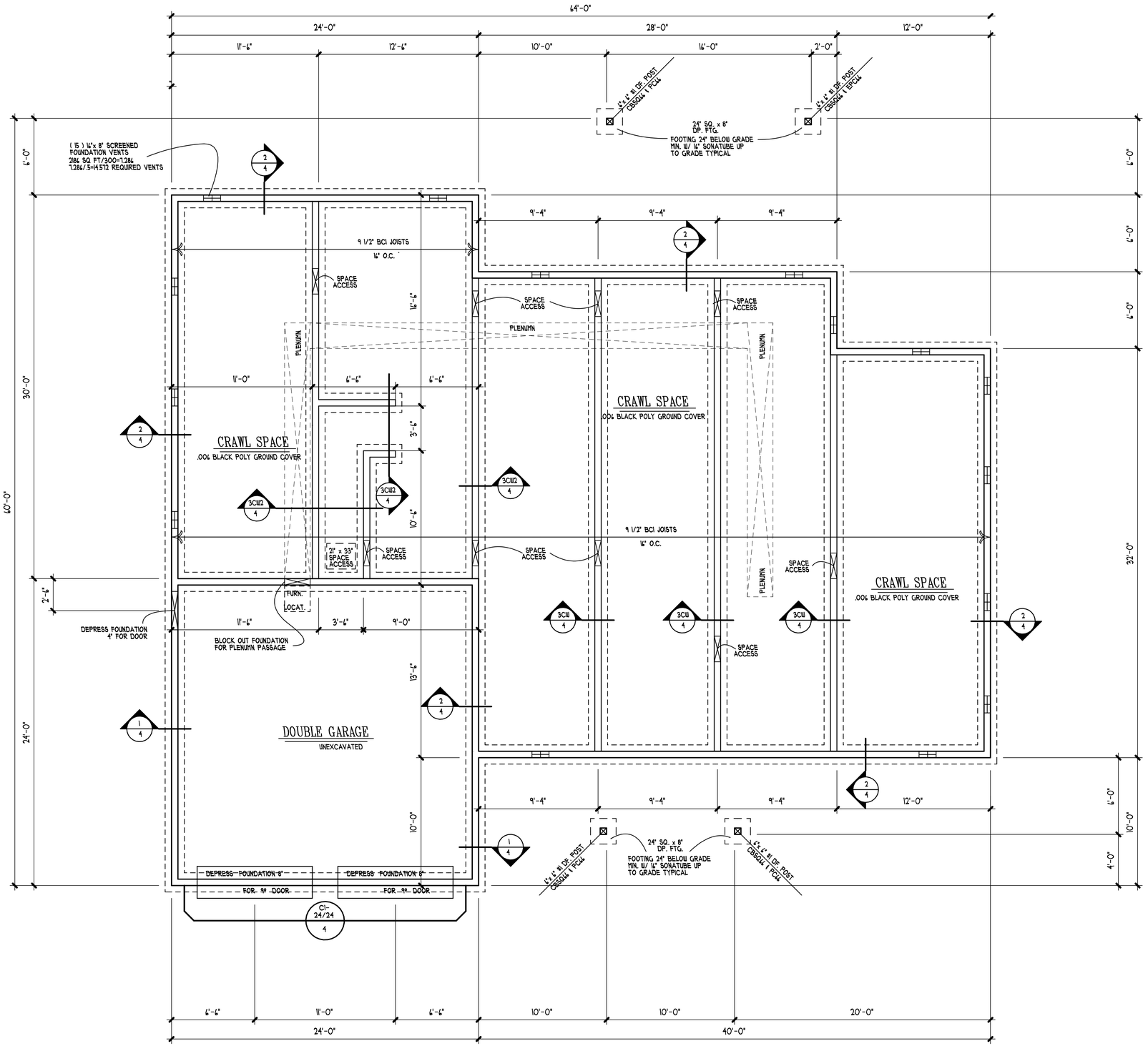


FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

SQ. FT.

2186 = MAIN FLOOR
336 = BONUS ROOM
557 = GARAGE
66 = COVERED PORCH
192 = COVERED PATIO

CUSTOM DESIGN FOR:
PERRY TECH
(509) 000-0000

VISTA RIDGE – LOT 3

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
106 S. 4TH AVE. - YAKIMA WA.
PHONE: (509) 452 – 7604

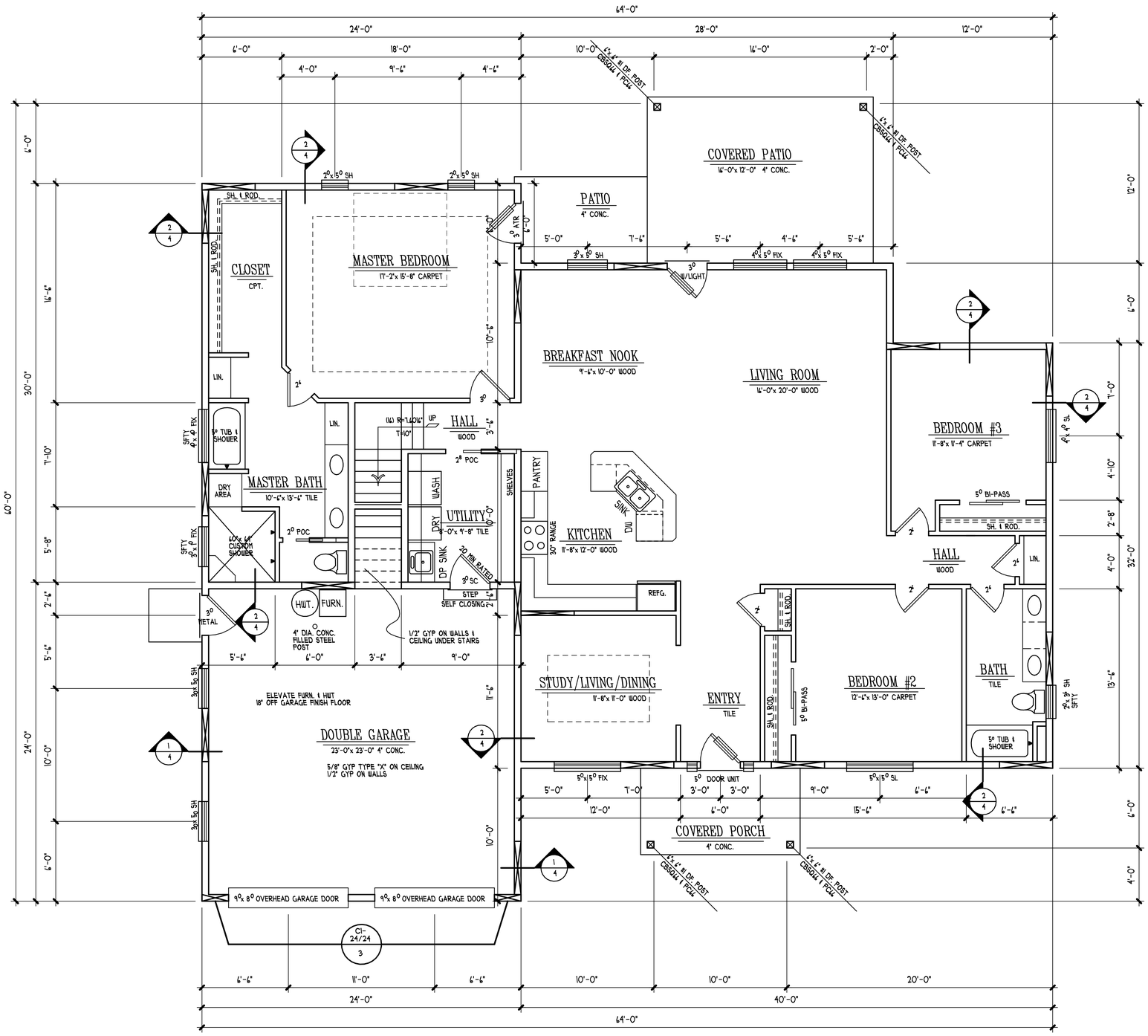
SEISMIC CATEGORY: C

DATE: 10/17/22 | PLAN# AJ-22318

REVISED | SHEET NUMBER

1 2 3 4 5 6

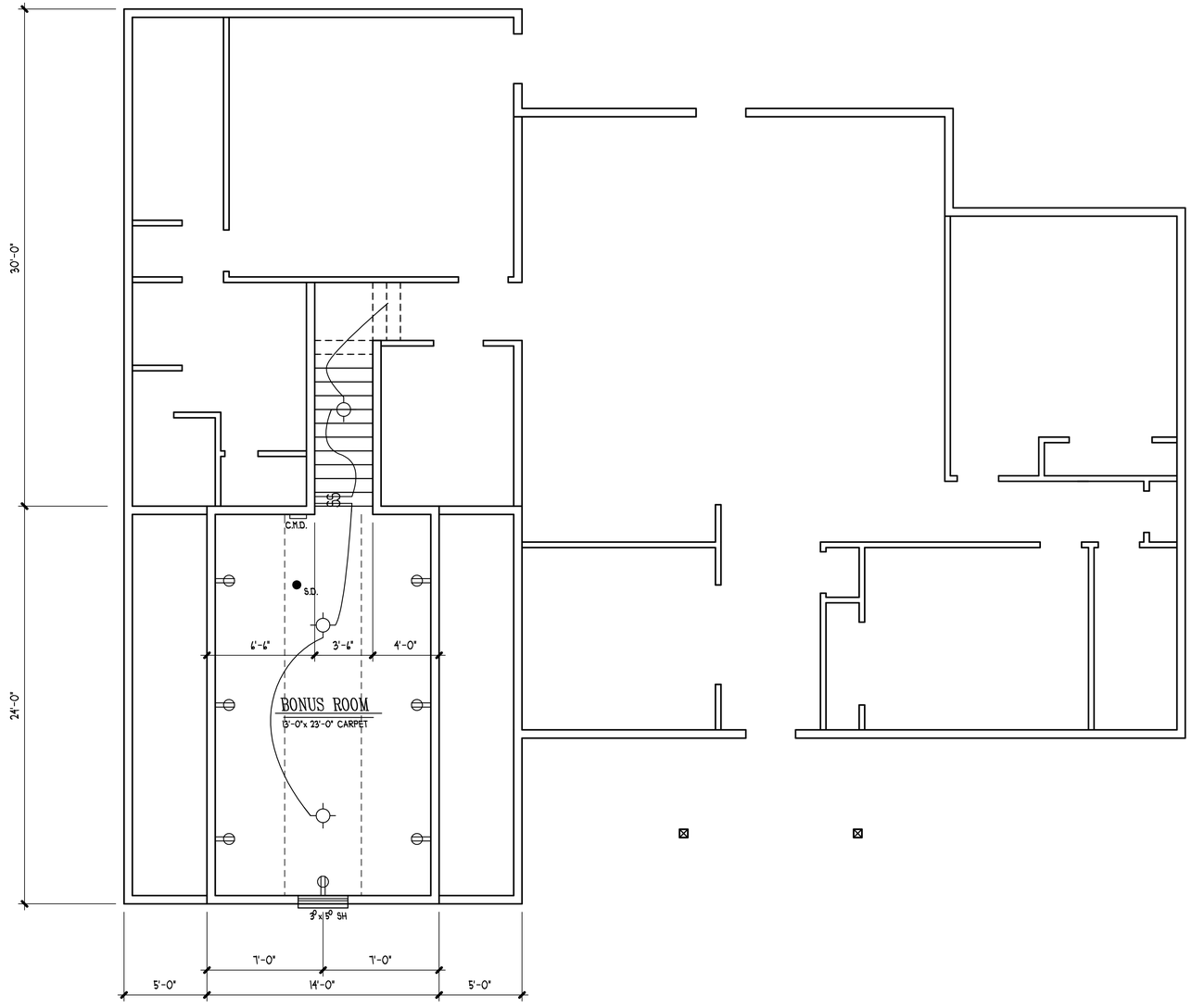
1 OF 8



MAIN FLOOR PLAN

SCALE : 1/4" = 1'-0"

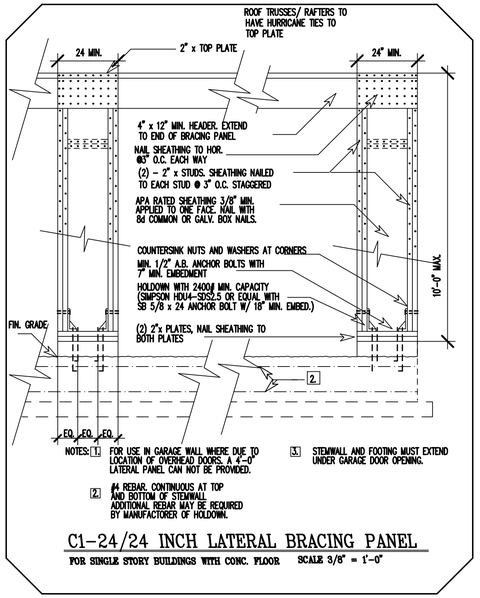
DATE: 10/17/22	PLAN# AJ-22318
REVISED	SHEET NUMBER
1	2 / 8 OF
2	
3	
4	
5	
6	



BONUS ROOM PLAN W/ELECTRICAL

SCALE : 1/4" = 1'-0"

DATE: 10/17/22	PLAN# AJ-22318
REVISED	SHEET NUMBER
1	3 OF 8
2	
3	
4	
5	
6	



C1-24/24 INCH LATERAL BRACING PANEL

FOR SINGLE STORY BUILDINGS WITH CONC. FLOOR SCALE 3/8" = 1'-0"

CONCRETE REINFORCEMENT

STEM WALLS UP TO 4'-0"
6" STEM WALL (1) #4 WITHIN 12" OF TOP OF WALL AND (1) #4 AT MID-HEIGHT HORIZONTAL. NO HORIZONTAL REINFORCEMENT REQUIRED IF EVEN BACKFILL LESS THAN 4'-0" NO VERTICAL REINFORCEMENT REQUIRED. 8" STEM WALL NO VERTICAL REINFORCEMENT REQUIRED.
STEM WALLS 4'-1" TO 6'-0"
6" STEM WALL (1) #4 WITHIN 12" OF TOP OF WALL AND (1) #4 AT MID-HEIGHT HORIZONTAL. #4 BARS @ 17" O.C. VERTICAL HOOKED INTO FOOTING. BACKFILL NOT TO EXCEED 6 FEET. 8" STEM WALL #4 DOWELS @ 24" O.C. STABBED INTO FOOTING
STEM WALLS 6'-1" TO 7'-0"
6" STEM WALL (1) #4 WITHIN 12" OF TOP OF WALL AND (1) #4 AT MID-HEIGHT HORIZONTAL. #4 BARS @ 15" O.C. VERTICAL HOOKED INTO FOOTING. BACKFILL NOT TO EXCEED 7 FEET 8" STEM WALL #4 DOWELS @ 24" O.C. STABBED INTO FOOTING
STEM WALLS OVER 7'-0"
6" STEM WALL (1) #4 WITHIN 12" OF TOP OF WALL AND (1) #4 AT MID-HEIGHT HORIZONTAL. #4 BARS @ 12" O.C. VERTICAL STABBED INTO FOOTING. BACKFILL NOT TO EXCEED 8 FEET 8" STEM WALL #4 BARS @ 12" O.C. VERTICAL HOOKED INTO FOOTING. BACKFILL NOT TO EXCEED 8 FEET
FOOTINGS
(2) #4 CONTINUOUS, 3" CLEAR OF SOIL (ON STEM WALLS OVER 4'-0" IN HEIGHT WITHOUT BALANCED BACKFILL)

EXTERIOR WALL CONSTRUCTION

STUDS: 2"x 6" @ 16" O.C. W/ DOUBLE TOP PLATE, SINGLE BOTTOM PLATE
NOTE: ALTERNATE FOR 2"x 6" STUDS 24" O.C. W/ 5/8" G.W.B. INTERIOR FINISH
HEADERS 5'-0" AND UNDER: (2) 2"x 10" OR AS NOTED ON PLAN
CONTRACTOR MAY SUBSTITUTE EQUAL OR BETTER
HOUSEWRAP: DUPONT "TYVEK" OR EQUAL
SHEATHING: 1/2" CDX. PLYWOOD, 7/16 O.S.B. OR APPROVED EQUAL.
SIDING: SEE BUILDING ELEVATIONS
INSULATION: R-21 HEATED AND AIR CONDITIONED SPACES HEARER R=10
VAPOR BARRIER: 6 MIL POLY ON STUDS
INTERIOR FINISH: 1/2" G.W.B.

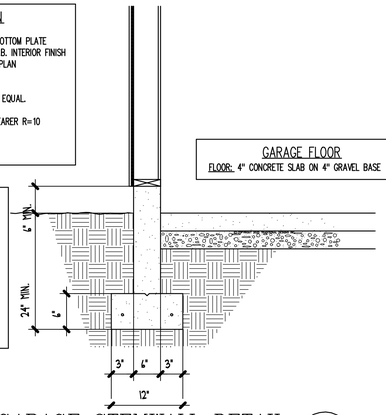
GARAGE FLOOR

FLOOR: 4" CONCRETE SLAB ON 4" GRAVEL BASE

FOOTING AND FOUNDATION NOTES:

DEPTH: 24" MIN. BELOW GRADE ON FIRM UNDISTURBED SOIL.
MUDSILL: 2"x 6" P.T. W/ 1/2"x 10" A.B. @32" O.C. MAX. AND 12" FROM ALL OPENINGS AND CORNERS TYP.
NOTE: ALL WOOD IN DIRECT CONTACT W/ CONCRETE OR WITHIN 6" OF SOIL TO BE REDWOOD OR PRESSURE TREATED
REINFORCING UNDER 4'-0": NOT REQUIRED IN RESIDENTIAL

REINFORCING OVER 4'-0":
SEE REBAR SCHEDULE



TYPICAL GARAGE STEMWALL DETAIL 1

SCALE: 3/4"=1'-0"

EXTERIOR WALL CONSTRUCTION

STUDS: 2"x 6" @ 16" O.C. W/ DOUBLE TOP PLATE, SINGLE BOTTOM PLATE
NOTE: ALTERNATE FOR 2"x 6" STUDS 24" O.C. W/ 5/8" G.W.B. INTERIOR FINISH
HEADERS 5'-0" AND UNDER: (2) 2"x 10" OR AS NOTED ON PLAN
CONTRACTOR MAY SUBSTITUTE EQUAL OR BETTER
HOUSEWRAP: DUPONT "TYVEK" OR EQUAL
SHEATHING: 1/2" CDX. PLYWOOD, 7/16 O.S.B. OR APPROVED EQUAL.
SIDING: SEE BUILDING ELEVATIONS
INSULATION: R-21 HEATED AND AIR CONDITIONED SPACES HEADER R-10
VAPOR BARRIER: 6 MIL POLY ON STUDS
INTERIOR FINISH: 1/2" G.W.B. (5/8 FOR COMMERCIAL WORK OR WHERE NOTED)

TYPICAL FLOOR CONSTRUCTION

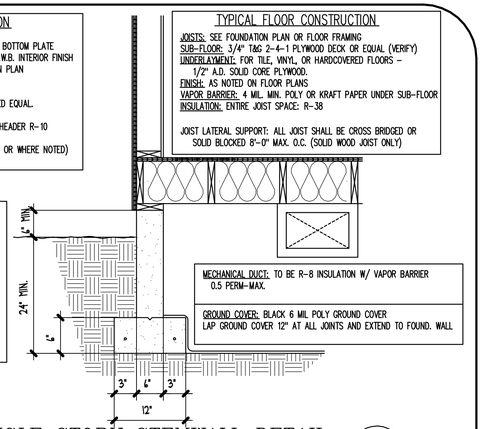
JOISTS: SEE FOUNDATION PLAN OR FLOOR FRAMING
SUB-FLOOR: 3/4" T&G 2-4-1 PLYWOOD DECK OR EQUAL (VERIFY)
UNDERLAYMENT: FOR TILE, VINYL, OR HARDCOVERED FLOORS – 1/2" A.D. SOLID CORE PLYWOOD.
FINISH: AS NOTED ON FLOOR PLANS
VAPOR BARRIER: 6 MIL MIN. POLY OR KRAFT PAPER UNDER SUB-FLOOR
INSULATION: ENTIRE JOIST SPACE: R-38

JOIST LATERAL SUPPORT: ALL JOIST SHALL BE CROSS BRIDGED OR SOLID BLOCKED 8'-0" MAX. O.C. (SOLID WOOD JOIST ONLY)

FOOTING AND FOUNDATION NOTES:

DEPTH: 24" MIN. BELOW GRADE ON FIRM UNDISTURBED SOIL.
MUDSILL: 2"x 6" P.T. W/ 1/2"x 10" A.B. @32" O.C. MAX. AND 12" FROM ALL OPENINGS AND CORNERS TYP.
NOTE: ALL WOOD IN DIRECT CONTACT W/ CONCRETE OR WITHIN 6" OF SOIL TO BE REDWOOD OR PRESSURE TREATED
REINFORCING UNDER 4'-0": NOT REQUIRED IN RESIDENTIAL

REINFORCING OVER 4'-0":
SEE REBAR SCHEDULE



MECHANICAL DUCT: TO BE R-8 INSULATION W/ VAPOR BARRIER 0.5 PERM-MAX.

GROUND COVER: BLACK 6 MIL POLY GROUND COVER LAP GROUND COVER 12" AT ALL JOINTS AND EXTEND TO FOUND. WALL

TYPICAL SINGLE STORY STEMWALL DETAIL 2

SCALE: 3/4"=1'-0"

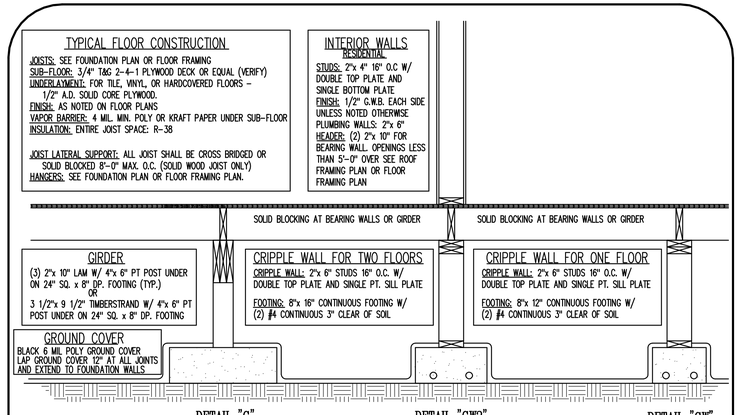
TYPICAL FLOOR CONSTRUCTION

JOISTS: SEE FOUNDATION PLAN OR FLOOR FRAMING
SUB-FLOOR: 3/4" T&G 2-4-1 PLYWOOD DECK OR EQUAL (VERIFY)
UNDERLAYMENT: FOR TILE, VINYL, OR HARDCOVERED FLOORS – 1/2" A.D. SOLID CORE PLYWOOD.
FINISH: AS NOTED ON FLOOR PLANS
VAPOR BARRIER: 6 MIL MIN. POLY OR KRAFT PAPER UNDER SUB-FLOOR
INSULATION: ENTIRE JOIST SPACE: R-38

JOIST LATERAL SUPPORT: ALL JOIST SHALL BE CROSS BRIDGED OR SOLID BLOCKED 8'-0" MAX. O.C. (SOLID WOOD JOIST ONLY)
HANGERS: SEE FOUNDATION PLAN OR FLOOR FRAMING PLAN.

INTERIOR WALLS RESIDENTIAL

STUDS: 2"x 4" 16" O.C W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE
FINISH: 1/2" G.W.B. EACH SIDE UNLESS NOTED OTHERWISE
PLUMBING WALLS: 2"x 6"
HEADER: (2) 2"x 10" FOR BEARING WALL OPENINGS LESS THAN 5'-0" OVER SEE ROOF FRAMING PLAN OR FLOOR FRAMING PLAN

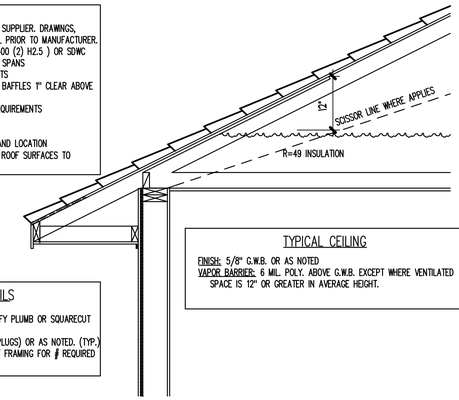


TYPICAL CRAWL SPACE BEARING DETAIL 3

SCALE: 3/4"=1'-0"

ROOF STRUCTURE

TRUSSES: 2" TRUSS SYSTEMS 24" O.C. (ENGINEERED BY SUPPLIER. DRAWINGS, DESIGN, AND SPECS. TO BE PROVIDED FOR APPROVAL PRIOR TO MANUFACTURER.
TRUSS NAILING: (1) H2.5 EACH BEARING (UPLIFT OVER 400 (2) H2.5) OR SDWC
ROOF SHEATHING: 1/2" CDX PLYWOOD MARKED FOR 24" SPANS
INSULATION: R=49 AT FLAT CEILING AND R=38 AT VAULTS
INSULATION BAFFLES: AT SOFFIT VENT LOCATIONS. KEEP BAFFLES 1" CLEAR ABOVE INSULATION TO 12" ABOVE TOP OF INSULATION.
ROOF VENTING: SEE ROOF FRAMING PLAN NOTES FOR REQUIREMENTS
SOLID BLOCKING: 2"x 4" AT BEARINGS OMIT AT VENTS
ROOF PITCH: SEE CROSS SECTIONS
ROOF OVER HANG: SEE ROOF FRAMING PLAN FOR SIZE AND LOCATION
ICE BARRIER: EXTENDS FROM THE LOWEST EDGE OF ALL ROOF SURFACES TO AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.



FASCIA AND SOFFIT DETAILS

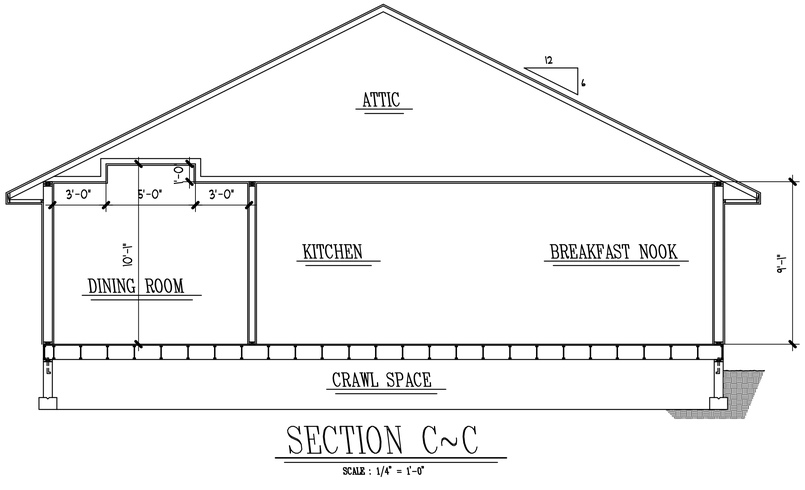
FASCIA: 1"x 6" MIN. WOOD, COMPOSITE, OR EQUAL (VERIFY PLUMB OR SQUARECUT
SUB-FASCIA: 2"x 6" CONTINUOUS
SOFFIT: 3/8" WOOD, VINYL, COMPOSITE, OR HARDI (NO PLUGS) OR AS NOTED. (TYP.)
VENTS: 4"x 6" SCREENED OR 2" CONTINUOUS. SEE ROOF FRAMING FOR # REQUIRED

TYPICAL CEILING

FINISH: 5/8" G.W.B. OR AS NOTED
VAPOR BARRIER: 6 MIL. POLY. ABOVE G.W.B. EXCEPT WHERE VENTILATED SPACE IS 12" OR GREATER IN AVERAGE HEIGHT.

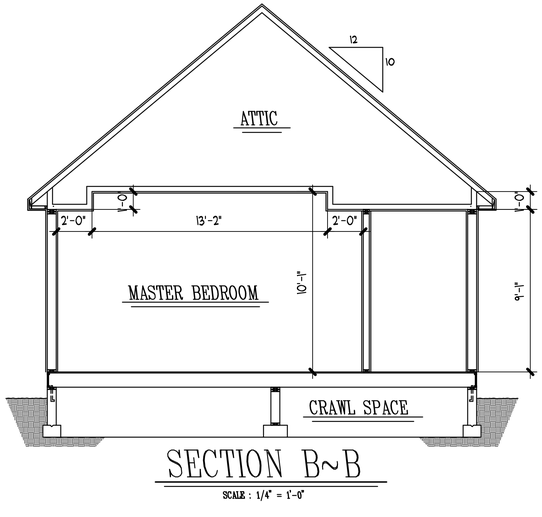
TYPICAL ROOF STRUCTURE DETAIL 4

SCALE: 3/4"=1'-0"



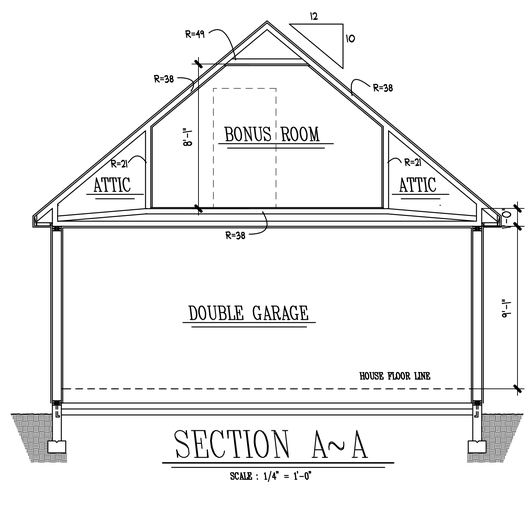
SECTION C~C

SCALE : 1/4" = 1'-0"



SECTION B~B

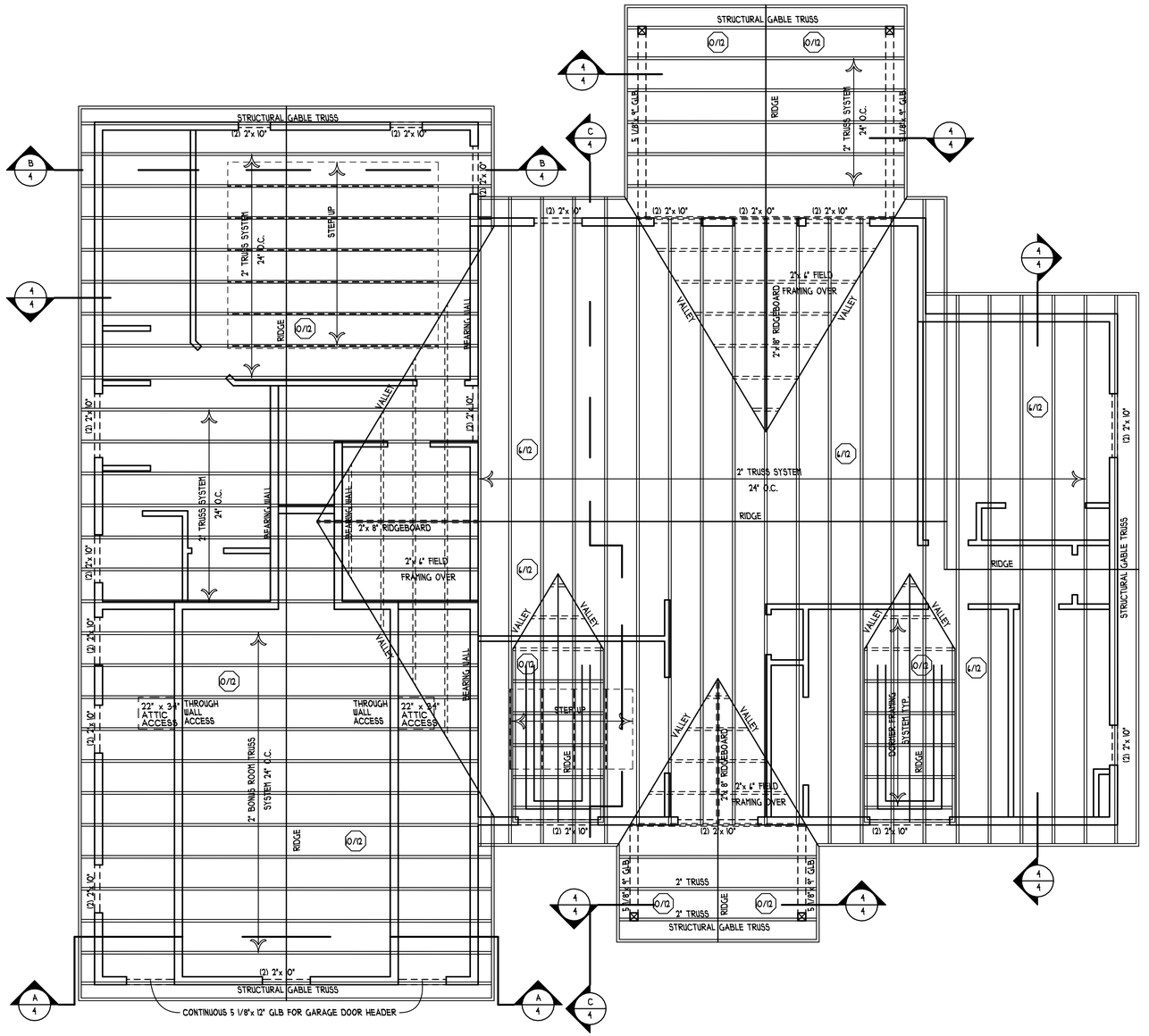
SCALE : 1/4" = 1'-0"



SECTION A~A

SCALE : 1/4" = 1'-0"

DATE: 10/17/22	PLAN# AJ-22318
REVISED	SHEET NUMBER
1	4 OF 8
2	
3	
4	
5	
6	



= MANUFACTURED TRUSS SYSTEM

= MANUF. SCISSOR TRUSS SYSTEM

= MANUF. STEPPED TRUSS SYSTEM

= FIELD FRAMING: 2"x 4" - 24" O.C. MAXIMUM SPAN 8'-0" BRACE TO BEARING WALL OR TRUSS BELOW

TRUSS TO SUPPLIED BY TRUSS MFG. TRUSS MFG. REQUIRED TO SUPPLY ALL ENGINEERING REQUIRED AND ANY TRUSS CONNECTOR NEEDED FOR TRUSS TO TRUSS CONNECTIONS IN BID PRICE. CONTRACTOR TO SUPPLY ALL FIELD FRAMING HANGERS IF NEEDED AND TURSS TO BEAM HANGERS.
NOTE: ANY CHANGES MUST BE APROVED BY DESIGNER BEFORE TRUSS CONSTRUCTION OR TRUSS MFG. WILL BE BILLED FOR ANY DESIGNER TIME CHANGE (AND,OR) FIX PLANS.

ROOF VENTS:
CONTINUOUS RIDGE VENTS OR
(15) 8" ROUND ROOF VENTS (50 SQ. IN. EACH)
SOFFIT VENTS:
(31) 4"x 14" SOFFIT VENTS (24 SQ. IN. EACH)

NOTE: DOUBLE 2"x 10" HEADER TYPICAL ALL OPENINGS EXCEPT WHERE OTHERWISE NOTED.

ROOF FRAMING PLAN

SCALE : 1/4" = 1'-0"

DATE: 10/17/22	PLAN# AJ-22318
REVISED	SHEET NUMBER
1	5 OF 8
2	
3	
4	
5	
6	

LEFT ELEVATION

SCALE : 1/4" = 1'-0"

RIGHT ELEVATION

SCALE : 1/4" = 1'-0"

REAR ELEVATION

SCALE : 1/4" = 1'-0"

FRONT ELEVATION

SCALE : 1/4" = 1'-0"

DATE: 10/17/22	PLAN# AJ-22318
REVISED	SHEET NUMBER
1	6 OF 8
2	
3	
4	
5	
6	

NAILING SCHEDULE per IRC 2018

TABLE R602.3(1)

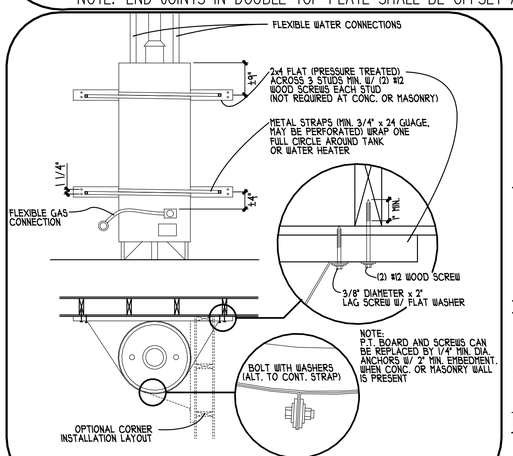
FASTERNERS FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
	ROOF		
1	Blocking between joists or rafters to top plate, toe nail	(3) 8d (2 ½"x 0.131")	-
2	Ceiling joist to plate, toe nail	(3) 8d (2 ½"x 0.131")	-
3	Ceiling joist not attached to parallel rafter, laps over partitiions, face nail	(3) 8d common (3 1/2"x 0.162")	-
4	Collar tie to rafter, face nail or 1 ½"x 20 gage ridge strap	(3) 10d (3"x 0.148") (3) 16d box nails (3 ½"x 0.135")	-
5	Rafter or roof truss to plate, toe nail	(3) 10d common nails (3 1/2"x 0.148") 3-16d box nails (3 1/2"x 0.135")	(2) toe nails on one side and (1) toe nail on opposite side of each rafter or truss
6	Roof rafters to ridge, valley or hip rafters or roof rafter to min. 2" ridge beam toe nail	(4) 16d (3 ½"x 0.135") (3) 16d (3 ½"x 0.135")	-
	WALL		
7	Stud to stud (not at braced wall panels), face nail	16d (3 1/2"x 0.162")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½"x 0.135")	12" o.c.
9	Built -up header, two pieces with ½" spacer	16d (3 ½"x 0.162")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 ½"x 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	(4) 8d (2 ½"x 0.131")	-
12	Double studs, face nail	10d (3"x 0.128")	24" o.c.
13	Double top plates, face nail	16d (3 1/2"x 0.162")	16" o.c.
14	Double top plates, minimum 24 inch offset of end joints, face nail in lapped area	(8) 16d (3 ½"x 0.162")	-
15	Sole plate to joist or blocking, face nail	16d (3 ½"x 0.162")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	(3) 16d (3 ½"x 0.135")	16" o.c.
17	Top or sole plate to stud, toe nail	(4) 8d (2 ½"x 0.131") or (4) 3"x 0.131" nails	- -
18	Top or sole plate to stud, end nail	(2) 16d (3 ½"x 0.162")	-
19	Top plates, laps at corners and intersections, face nail	(2) 16d (3"x 0.162")	-
20	1" brace to each stud and plate, face nail	(2) 8d (2 ½"x 0.131") (2) staples 1 ¾"	- -
21	1"x 6" sheathing to each bearing, face nail	(2) 8d (2 ½"x 0.131") (2) staples 1" crown, 16 ga., 1 ¾" long	- -
22	1"x 8" sheathing to each bearing, face nail	(3) 8d (2 ½"x 0.131") (3) staples 1" crown, 16" ga., 1 ¾" long	- -
23	Wider than 1"x 8" sheathing to each bearing, face nail	(3) 8d (2 ½"x 0.131") (4) staples 1" crown, 16 ga., 1 ¾" long	- -
	FLOOR		
24	Joist to sill, top plate, or girder, toe nail	(3) 8d (2 ½"x 0.131")	-
25	Rim joist to top plate, toe nail (roof application also)	8d (2 ½"x 0.131")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½"x 0.131")	6" o.c.
27	1"x 6" subfloor or less to each joist, face nail	(2) 8d (2 ½"x 0.131") (2) staples 1 ¾"	- -
28	2" subfloor to joist or girder, blind and face nail	(2) 16d (3 ½"x 0.162")	-
29	2" planks (plank & beam floor & roof)	(2) 16d (3 ½"x 0.162")	at each bearing
30	Built - up girders and beams, 2- inch lumber layer	10d (3"x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists of rafters, face nail	(3) 16d (3 ½"x 0.162")	At each joist or rafter

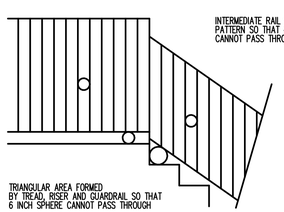
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES	INTERMEDIATE
32	3/8" - 1/2"	6d common (2"x 0.113") nail (subfloor, wall) 8d common (2 ½"x 0.131") nail (roof)	6" o.c.	12" o.c.
33	19/32" - 1"	8d common nail (2 ½"x 0.131")	6" o.c.	12" o.c.
34	1 1/8" - 1 ¼"	10d common (3"x 0.148") nail or 8d (1 ½"x 0.131") deformed nail	6" o.c.	12" o.c.
	OTHER WALL SHEATHING			
35	½" structural cellulosic fiberboard sheathing	1 ½" galvanized roofing nail, 7/16" head diameter or 1" crown staple 16 ga. 1 ¼" long	3" o.c.	6" o.c.
36	25/32" cellulosic fiberboard sheathing	1 ¾" galvanized roofing nail, 7/16" head diameter or 1" crown staple 16 ga. 1 1/4" long	3" o.c.	6" o.c.
37	½" gypsum sheathing	1 ½" galvanized roofing nail; staple galvanized, 1 ½" long; 1 ¼" screws, Type W or S	7" o.c.	7" o.c.
38	5/8" gypsum sheathing	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Ty pe W or S	7" o.c.	7" o.c.
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
39	¾" and less	6d deformed (2"x 0.120") nail; or 8d common (2 ½"x 0.131") nail	6" o.c.	12" o.c.
40	7/8" 1"	8d common (2 ½"x 0.131") nail; or 8d deformed (2 ½"x 0.120") nail	6" o.c.	12" o.c.
41	1 1/8" 1 ¼"	10d common (3"x 0.148") nail or 8d deformed (2 ½"x 0.120") nail	6" o.c.	12" o.c.

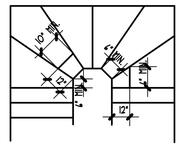
NOTE: END JOINTS IN DOUBLE TOP PLATE SHALL BE OFFSET AT LEAST 48"



ANCHORAGE OF WATER TANK



TYPICAL RAILING REQUIREMENTS



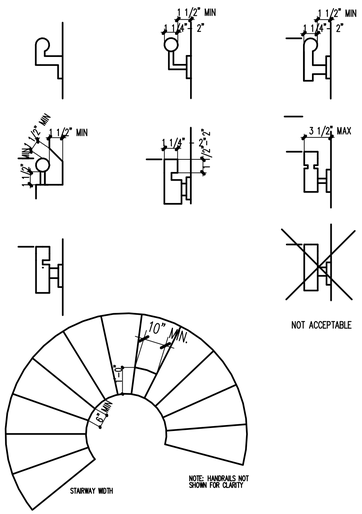
WINDER TO HAVE AN MIN 10" AT 12" OUT FROM WITH 3/8" MAX DEVIATION BETWEEN ALL WINDERS
6" MIN. TREAD DEPTH AT ANY POINT

PLAN VIEW
ALTERNATE USE OF WINDERS

LIMITATION: ONLY APPLIES TO R-3 OCCUPANCY AND PRIVATE STAIRWAYS IN R-1 OCCUPANCIES

LIMITED TO SERVING AS EXIT FOR 400 SQUARE FEET MAXIMUM

PLAN VIEW
SPIRAL STAIRWAY



LIMITATION: APPLIES TO R-3 OCCUPANCY

PLAN VIEW
WINDING STAIRWAY

STAIR DIMENSIONS
Width (36" minimum)
Rise (4" min 7 3/4" max)
Run (10" min) NW/ 3/4" min. nosing required WITHOUT NOSING STAIR TREAD RUN IS REQUIRED TO BE 11"

3/8"maximum deviation between riser heights and between tread lengths

HANDRAILS
One required (two required if stair is open on sides) if there are four or more risers
Height (34" to 38" above nosing of treads
Projection (1 1/2" between handrail and wall
Handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate in newel posts or safety terminals

GUARDRAILS
required if 30" or more above grade
Height (36" high at landings handrail height at steps)
openings (small enough that a 4" diameter sphere can not pass through.)

TYPICAL STAIR & RAILING

NOT ACCEPTABLE

TYPICAL NOTES AND REQUIREMENTS

THESE CRITERIA MUST BE FOLLOWED UNLESS NOTED OTHERWISE (ENGINEERED SPECIFICATION REQUIREMENTS SUPERCEDE)

GENERAL NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CHECK ALL SUBS DRAWINGS FOR ANY DISCREPANCY IN PLANS TO BE BROUGHT TO TRADITIONAL DESIGNS INC. ATTENTION PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND UNTIL BUILDING IS COMPLETELY ENCLOSED AND ROOF AND WALL ARE PERMANENTLY ATTACHED.
3. WATER USAGE: MAXIMUM WATER USE FOR PLUMBING FIXTURES SHALL BE, WATER CLOSET: 1.6 GPF, URINAL: .99 GPF, LAVATORY FAUCETS: 1.0 GPM, KITCHEN FAUCETS: 1.75 GPM, AND SHOWERHEADS: 1.75GPM.
4. HOSE BIBBS: WILL BE PROVIDE WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
5. TUB AND SHOWER: WALL TO HAVE MOISTURE RESISTANT SURFACE UP TO CEILING. (1/2 WATERPROOF GYPSUM BOARD MIN.)
6. ALL WINDOWS AND PATIO DOOR: TO BE SAFETY GLASS IN HAZARDOUS LOCATIONS. (WITH-IN 24" OF OF DOOR, IN STAIRWAYS, TUBS OR SHOWERS, IF SILL IS LOWER THAN 18" FROM FINISH FLOOR)
7. INSULATED GLASS IS REQUIRED IN ALL LOCATIONS TYPICAL
8. EXHAUST FANS, WHOLE HOUSE FAN, RANGE HOOD, AND CLOTHES DRYER TO VENT TO OUTSIDE
9. HEAT DUCTS IN GARAGE (SUPPLY AND RETURN) TO BE METAL AND INSULATED
10. SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE A/C POWER WITH BATTERY BACKUP & INTERCONNECTED TO EACHOTHER
11. GROUP 1 SOIL TYPE UNLESS FIELD NOTED
12. 7 3/4" MAX. STAIR RISER HEIGHT (REFER TO PLAN)
13. AT EXTERIOR DOORS STAIR TREAD HEIGHT MEASURED FROM THRESHOLD TO TREAD=7 3/4" MAX.
14. THRESHOLD HEIGHT 1 1/2" MAX.
15. DECK, BALCONY, OR RAISED FLOORS EXCEEDING 30" A.F.G. GUARDRAIL IS REQUIRED
16. SEISMIC STRAP REQUIRED HWT 1/3 TO 1/2 BOTTOM PER UPC 2015 SECTION 510.5
17. PROVIDE 1/2" GYPSUM BOARD ON CEILING AND WALLS UNDER STAIRS, IF ACCESSIBLE SPACE
18. ALL 2nd FLOOR WINDOW SILLS MIN. 24" A.F.F. UNLESS ALTERNATE PROVIDED (TYPICAL)
19. PROVIDE ICE BARRIER ROOF UNDERLAYMENT FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. (TYP.)
20. CARBON MONOXIDE DETECTOR REQUIRED OUT SIDE OF BED ROOMS
21. A COPY OF THE ENERGY STICKER SHALL BE ADDED TO ELECTRICAL PANEL.
22. ALL WOOD WITH IN 3" VERTICALLY OF CONCRETE PATIO AND PORCHES SHALL PRESSURE-TREATED WOOD
23. FLASHING AT ALL DOORS AND WINDOWS
24. MIN. OF 90% LAMPS TO BE HIGH-EFFICACY LAMPS.
25. ATTIC ACCESS TO BE INSULATED TO R-49 AND WEATHERSTRIPPED
26. CRAWL ACCESS TO BE INSULATED TO R-30 OR 38 AND WEATHERSTRIPPED

INSULATION MINIMUM REQUIREMENTS

FOUNDATION WALL BELOW GRADE: R=10
FLOOR JOISTS: R=30 UNLESS NOTED OTHERWISE
MECHANICAL DUCTS: R=8
EXTERIOR WALL: R=21 WITH VAPOR BARRIER ON ROOM SIDE, R=10 AT ALL HEADERS
ROOF FLAT CEILING: R=49 VAPOR BARRIER ON ROOM SIDE
ROOF VAULTED CEILING: R=38 VAPOR BARRIER ON ROOM SIDE
ACCESS DOORS TO ATTIC & CRAWL SPACE: REQUIRED TO BE WEATHER-STRIPPED & INSULATED TO THE MIN. REQUIREMENTS OF THE ADJACENT ASSEMBLY.

A FLAME SPREAD RATING OF 25 FOR: CRAWL SPACES AND T-FOIL SYSTEMS

STANDARD DESIGN LOADS

ROOF: LIVE LOAD 30# PER SQ. FT. DEAD 15# PER SQ. FT. SOLAR PANEL LOADING 4# PER SQ. FT. IF NEEED
FLOOR RESIDENTIAL: LIVE 40# PER SQ. FT. DEAD 10# PER SQ. FT.
STAIRS: 100# PER SQ. FT.
DECKS: 60# PER SQ. FT.
GARAGE FLOOR: 50# PER SQ. FT.
RESIDENTIAL STORAGE: 50# PER SQ. FT.
ABOVE LOAD OR AS NOTED ON STRUCTURAL CALC'S BY ENGINEER

SEISMIC CATEGORY C
POINT LOAD > 2500# REQ MIN 3 STUD BEARING TO FOUNDATION

FOOTING AND FOUNDATION DESIGN MINIMUMS

FOOTING MIN. 24" BELOW FINISHED GRADE ON UNDISTURBED SOIL (NO EXCAVATION CLOSER THAN 1 1/2:2 SLOPE BELOW BOTTOM OF FOOTING)
FOOTING SIZE BASED ON ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1500# PSF TO BE VERIFIED BY OWNER/CONTRACTOR. (1500 PSF CITY OF YAKIMA)
CONCRETE SHALL BE AT MIN. STRENGTH OF 2000 PSI AT 28 DAYS (ALL CONCRETE WORK TO BE AT MIN. STANDERS OF A.C.I. 318 LATEST EDITION)
REINFORCING: (WELDED WIRE FABRIC: ASTM A82 AND A185) (DEFORMED BARS: ASTM A615, GRADE 40 FOR #3; GRADE 60 FOR #4 AND LARGER)
SEISMIC CATEGORY D-1 & D-2- MIN (1) #4 BAR @ TOP OF WALL & (1) #4 BAR @ FOOTING
CONCRETE SLABS 2000 PSI

WOOD GRADES

ALL SAWN LUMBER SHALL BE DOUGLAS FIR OR LARCH INSTALL IN ACCORDANCE WITH IRC AND/OR IC, NAILING SCHEDULE, SPECIFICATIONS, PLANS, AND DETAILS
LUMBER GRADING SHALL CONFORM TO S.W. STANDARD GRADING RULES.

POST AND BEAMS: GRADE #1 OR BETTER (OR AS NOTED ON PLANS OR IN ENGINEERING SPEC.)
FLOOR JOISTS: GRADE #2 OR BETTER (MFG. JOIST AS SPECIFIED BY SUPPLIERS DESIGN STANDARDS)
CEILING JOIST: GRADE #2 OR BETTER
RAFTERS: #2 OR BETTER (MFG. JOIST AS SPECIFIED BY SUPPLIERS DESIGN STANDARDS)
STUDS: STUD GRADE DOUGLAS FIR OR LARCH
SUB-FLOOR OVER POST & BEAM: 2"x 6" T&G #3 DOUGLAS FIR
SUB-FLOOR OVER JOIST SYSTEM: 3/4" T&G PLYWOOD 2-4-1 DECK ALT. (RECOMMENDED: 1/2" AB PLYWOOD OR HARDI BACKER UNDERLAYMENT FOR TILE, VINYL, AND HARDWOOD AREAS)
NOTE: USE 1 1/8" A.D. SOLID CORE PLYWOOD UNDER GLUE DOWN CARPETING.
ROOF SHEATHING: 5/8" CDX OR 5/8" O.S.B. 24/0 INDEX GRAIN PERPENDICULAR TO SUPPORTS (OR AS NOTED BY ENGINEERING SPEC.) RECOMMEND 5/8" CDX ON LESS THAN 1/12 PITCH
GLU-LAM BEAMS: (Fb 2400 PER A.I.T.C. INDUSTRIAL GRADE) (Fb 2400 PSI, FV= 165 PSI, E=1,800,000 PSI)
ALL JOIST WITHIN 18" OF EARTH OR GIRDER CLOSER THAN 12" SHALL BE CEDAR, REDWOOD, OR PRESSURE TREATED DOUGLAS FIR.
ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE CEDAR, REDWOOD, OR PRESSURE TREATED DOUGLAS FIR.
ALL BEARING WALL OPENINGS (INTERIOR OR EXTERIOR) SHALL HAVE A MINIMUM OF (2) 2"x 10" HEADERS, (1) KING STUD AND (1) OPENING TRIMMER (UNLESS OTHERWISE NOTED)

BRACED WALL PANEL CONSTRUCTION AND LOCATION SYMBOL

BRACED WALL INDICATED ON PLAN BY "▭" OR WITH CONTINUOUS SHEATHED TO SHOW MIN. WALL LENGTHS PROVIDED

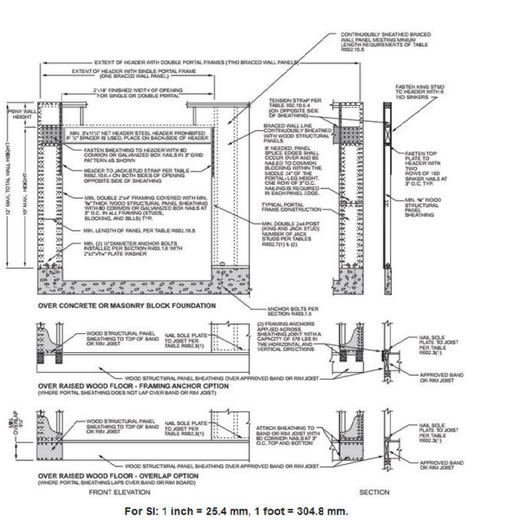
BRACED WALL LINE: CONSISTS OF A SERIES OF BRACED WALL PANELS 48" LONG (OR SPECIAL PANEL EQUAL TO 48" PANEL DETAILS PROVIDED IF USED). DISTANCE BETWEEN PANELS TO BE MAXIMUM OF 20'-0" PANEL TO PANEL AND OFFSET NO MORE THAN 48" IN EITHER DIRECTION FROM CENTER OF THEORETICAL BRACED WALL LINE.
EXTERIOR OF BUILDING OR WHEN INTERSECTING ANOTHER BRACED WALL LINE. FIRST PANEL MUST START WITHIN FIRST 10'-0" OF CORNER OF THEORETICAL WALL LINE

EXTERIOR BRACED WALL LINE

WSP – PANELS 3/8" – 7/16" SHEATHING W/ 8d NAILS 6" EDGE 12" FIELD PER TABLE R602.3(3)
BV-PANELS 7/16" SHEATHING W/ 8d NAILS 4" EDGE 12" FIELD AND 4" AT END OF BRACED WALL PANEL
PFH – SPECIAL DETAIL ON PLAN
CS-PF SEE DETAIL FOR CS-PF THIS SHEET FIGURE R602.10.6.4
CS-WSP 3/8" – 7/16" SHEATHING W/ 8d NAILS 6" EDGE 12" FEILD PER TABLE R602.3(3)

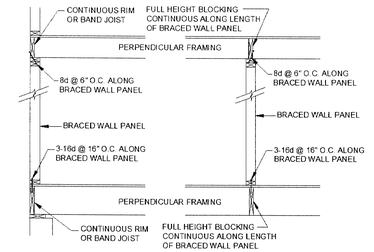
INTERIOR BRACED WALL LINE

GB 1/2" GYP W/ 1 1/4" LONG SCREWS, TYPE W OR S 7" O.C. EDGE AND FEILD FOR CONNECTION TO FLOOR AND CEILING SEE DETAIL THIS SHEET FIGURE R602.10.8(2)



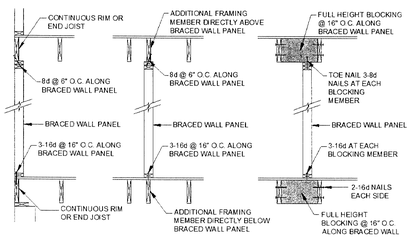
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



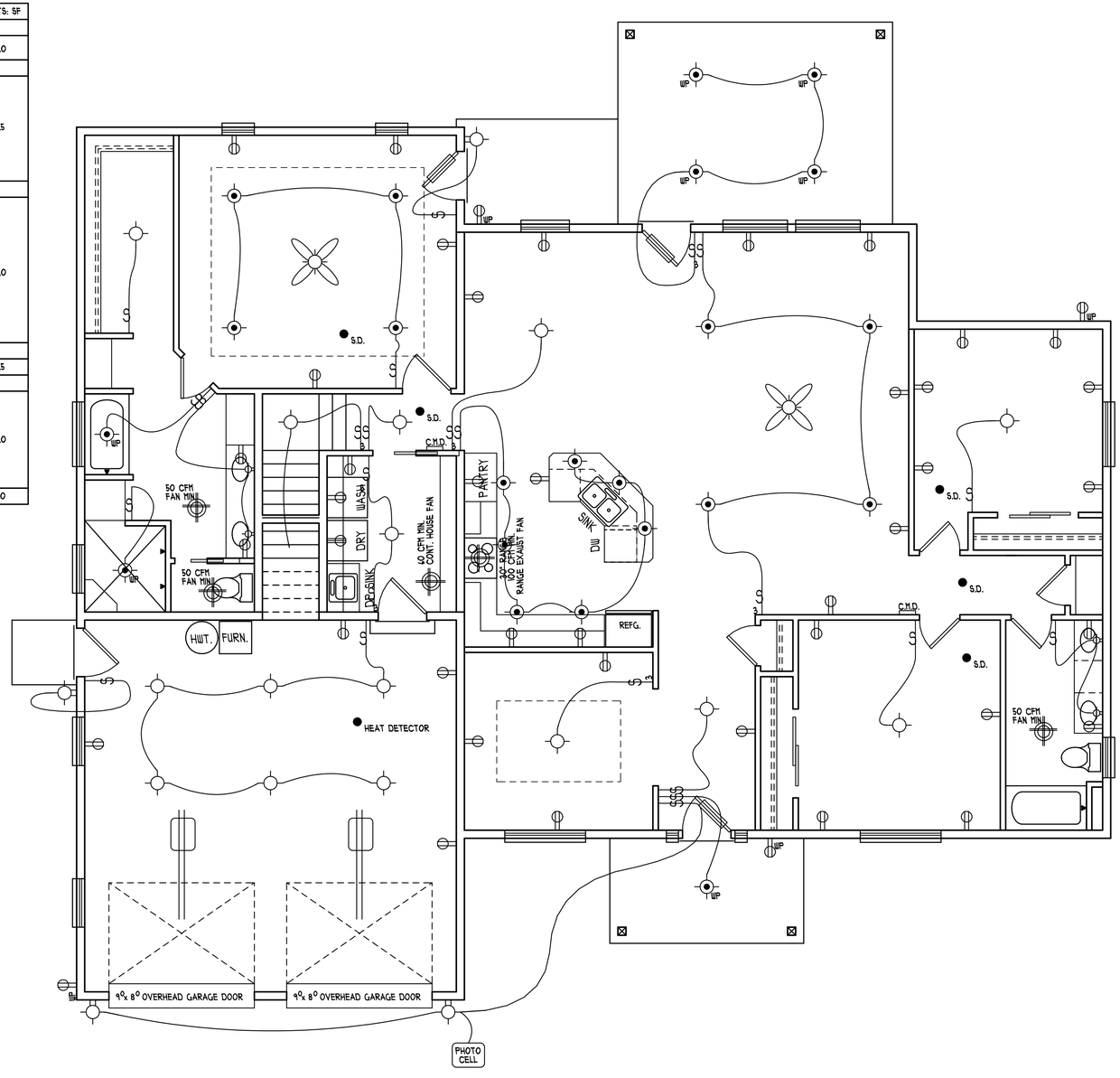
For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
106 S 4TH AVE. - YAKIMA WA.
PHONE: (509) 452-7604

UBC/IBC	TYPICAL NOTES
REVISED	SHEET NUMBER
1	TN
2	
3	
4	
5	
6	

OPTION	DESCRIPTION	CREDITS: SF
FUEL NORMALIZATION		
OPTION 2	HEAT PUMP	1.0
1. EFFICENT BUILDING ENVELOPE OPTIONS		
1.3	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 OR COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL CONDUCTIVE UA BY 5%	0.5
2. AIR LEAKAGE CONTROL AND EFFICENT VENTILATION OPTIONS		
2.2	COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS OR FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 0.25 CFM/SF MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.45.	1.0
3. HIGH EFFICENCY HVAC EQUIPMENT OPTIONS		
3.5	AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0.	1.5
5. EFFICENT WATER HEATING OPTIONS		
5.5	WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION OR FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.	2.0
TOTAL ENERGY CREDITS SELECTED		6.0



MAIN FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

DATE: 10/17/22	PLAN# AJ-22318
REVISED	SHEET NUMBER
1	8 OF 8
2	
3	
4	
5	
6	