

SECTION 1

ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS SHALL BE REPORTED TO A O.W.I. HOMES REPRESENTATIVE FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

CONTRACTOR CAN SUBSTITUTE MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS. PROVIDED THEY MEET OR EXCEED ORIGINAL.

THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE

THESE DRAWINGS HAVE BEEN PREPARED SOLEY FOR THE USE IN CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF OWI HOMES INC.

SECTION 2

ROOF LOADING:

ROOF:	LIVE LOAD (SNOW)	25 PSF
	DEAD LOAD (TRUSSES)	11 PSF
	TOTAL LOAD	42 PSF

FLOOR LOADING:	LIVE LOAD	40 PSF
	DEAD LOAD	10 PSF
	TOTAL LOAD	50 PSF

WIND LOADING:	85 MPH (3 SECOND GUST) EXPOSURE C PER IBC FIGURE 1609
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SEISMIC LOADING: SEISMIC CATEGORY I, SITE CLASS C PER IBC 2012

DESIGN SOIL PARAMETERS (TO BE DETERMINED)

1500 PSF BEARING PRESSURE ASSUMED PER IBC TABLE 1804.2 CLASS 5 MATERIAL(S).

SECTION 3 - CONCRETE

GENERAL - REQUIREMENTS

STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. MINIMUM CEMENT CONTENT SHALL BE 5 SACKS/CU.YD. MAXIMUM SIZE AGGREGATE SHALL BE 3/4" SLUMP NOT TO EXCEED 4" PROVIDE 4-6 % AIR ENTRAINMENT WHEN SUBJECTED TO FROST.

DESIGN BASED ON 2500 PSI @ 28 DAYS
NO SPECIAL INSPECTION REQUIRED PER IBC 1704.4

CAST IN PLACE CONCRETE

CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND LOCATION OF ALL ENFORCEMENT.

FOOTINGS

NO FOOTING SHALL BE PLACED ON DISTURBED SOIL (IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 90% OF MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1-1/2) HORIZONTALLY.

FOUNDATION WALLS

REINFORCE PER DRAWINGS. DO NOT BACKFILL WALLS UNTIL MAIN FLOOR IS FRAMED AND SHEATHED AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE BASEMENT WALLS.

CONCRETE PADS AND THICKENED SLABS

REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.

CONCRETE SLABS

SLABS ON GRADE, AS NOTED ON THE DRAWINGS, TO BEAR ON 4" COMPACTED GRANULAR BASE. (U.N.O. ON PLANS).

REINFORCEMENT

REINFORCEMENT SHALL BE ASTM A615, GRADE 60 FOR ALL BARS. ALL REBAR LAPPED 30 TIMES DIAMETER OR 24" WHICHEVER IS GREATER. REBAR AT FOOTING TO HAVE 3" CLEAR COVER WHEN CAST AGAINST EARTH, 2" WHERE EXPOSED TO AIR OR BACKFILL (U.N.O. ON DRAWING). PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALL AND FOOTINGS, SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.

ANCHOR BOLTS

ANCHOR BOLTS TO BE ASTM A307, 1/2 X 10" EMBEDDED IN FOUNDATION WALLS @ 6'-0" O.C. (MAX) U.N.O. (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALL). BOLTS TO BE WITHIN 12" (MAX.) & 4" (MIN) TO ENDS OF SILL PLATES (COORDINATE WITH GENERAL CONTRACTOR) MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE

1. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS BRACED IN STUD WALLS.

2. REFER TO DRAWINGS FOR HOLDOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLDOWNS

3. 3/16" X 2" X 2" SQUARE STEEL PLATE WASHERS SHALL BE PLACED BETWEEN SILL PLATE AND NUT PER IBC 2308.12.8.

CONSTRUCTION AND CRACK CONTROL JOINTS

ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS AND AT RE-ENTRANT CORNERS.

EMBEDDED ITEMS FOR HD TYPE HOLDOWNS TO BE ASTM A307 HEX HEADED BOLT IN THE DIAMETER AS SPECIFIED BY THE MANUFACTURER FOR THE HD. ALL BOLTS TO HAVE 3" MIN. CONCRETE SIDE COVER. EMBEDMENT DEPTHS ARE 15" FOR BOLTS UP TO AND INCLUDING 3/4" DIA, 24" DEPTH FOR BOLTS OVER 3/4". TYPICAL REINFORCEMENT TO PASS UNINTERRUPTED ALONGSIDE HOLDOWN AS APPLICABLE COUPLER NUTS MAY BE USED TO EXTEND THE HOLDOWN ANCHOR THROUGH THE FLOOR PLATE TO THE SHEAR WALL CHORD.

EPOXY ANCHORS

EPOXY GROUTED ANCHORS SHALL CONFORM TO SIMPSON CO. ET EPOXY-TILE ADHESIVE FOR TEMPERATURES ABOVE 40 DEG. F, ET22C. EPOXY-TILE ADHESIVE FOR TEMPERATURES OF 25 DEG. F, TO 40 DEG. F, OR ENGINEER APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS, WIRE BRUSH AND BLOW OUT HOLES.

SECTION 4 - FRAMING LUMBER

1. SAWN STRUCTURAL LUMBER

A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO. 2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND (DF-L) NO. 2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.). STUD GRADE MAY BE USED FOR STUDS.

B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONARY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.

C. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

D. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW. VERTICAL BLOCKING AT WOOD 1" JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2X STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITHIN FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED. BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.

II. STRUCTURAL GLUED-LAMINATED TIMBER

ALL GLUED-LAMINATED TIMBER SHAL BE COMBINATION 24F-V4 FOR SIMPLY SUPPORTED BEAMS, COMBINATION 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS, AND COMBINATION L2 FOR COLUMNS (U.N.O.) FABRICATION TO BE IN ACCORDANCE WITH AITC A190.1 AND ASTM D3137. PROVIDE WET-USE ADHESIVES MAXIMUM MOISTURE CONTENT SHALL BE 15%. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD. WOOD BEARING ON OR WITH 1" OF MASONARY OR CONCRETE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SEAL END GRAIN OF ALL EXTERIOR EXPOSED BEAMS INCLUDING NON-LOAD BEARING ARCHITECTURAL BEAMS.

III. MANUFACTURED WOOD 1" JOISTS

WOOD 1" JOISTS AS MANUFACTURED BY BOISE CASCADE CORPORATION OR EQUIVALENT SHALL BE DESIGNED AND CERTIFIED BY MANUFACTURER TO SUPPORT LOADINGS AS SHOWN ON THE DRAWINGS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURERS IS ACCEPTABLE. JOISTS SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

IV. LAMINATED VENEER LUMBER (LVL)

PRODUCTS SPECIFIED HEREIN AS ML OR M-L AND PL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUSS JOIST AS MICROLAM AN PARALLAM. SUBSTITUTES ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STURCTURAL VALUES AS ML AND PL.

V. WOOD SHEATHING

1. ALL WOOD SHEATHING SHALL BE RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS SHOWN HEREIN OR ON DRAWINGS.

A. ROOF SHEATHING
1/16" WITH MINIMUM (40/20) SPAN RATING

B. FLOOR SHEATHING
3/4" T&G APA SPAN RATED TO 24"

C. EXTERIOR WALL AND SHEAR WALL SHEATHING
1/16" WITH MINIMUM (24/0) SPAN RATING.

2. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD, U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAMS UNLESS REVIEWED BY ENGINEER.

3. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD, U.N.O. IN SHEARWALL. SCHEDULE OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.

VI. WOOD SHEARWALLS

1. NO. 14 GUAGE STAPLES WITH MNIMUM 7/16" OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS.

2. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEARWALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.

3. ALLOWABLE SHEAR VALUES IN SHEARWALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTIONS OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.

VII. PRE-MANUFACTURED WOOD TRUSSES

WOOD TRUSSES SHALL BE FACTORY ASSEMBLED USING STRESS RATED MATERIALS DESIGNED TO SUPPORT LOADING SHOWN ON DRAWINGS. INSTALL AND BRACE PER MANUFACTURER. MANUFACTURER IS RESPONSIBLE FOR REVIEWING ALL CONNECTIONS AND FRAMING IN TRUSSED ROOF SYSTEMS ABOVE PLATE HEIGHT FOR COMPLETENESS AND COMPATIBILITY WITH TRUSS DESIGNS. THIS INCLUDES ALL EAVE OVERHANGS AND OVER-FRAMES. SHOP DRAWINGS, DETAILS AND DESIGN CALCULATIONS OF TRUSSED ROOF SYSTEM MUST BE STAMPED BY A LICENSED WASHINGTON CIVIL ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO FABRICATION

SPECIAL INSPECTION

NO SPECIAL INSPECTION REQUIRED

PROJECT DESCRIPTION

CONVENTIONAL WOOD FRAMED SINGLE FAMILY RESIDENCE
FOUNDATION REINFORCED CONCRETE SPREAD FOOTINGS
WALL HEIGHTS 9'-0" & GREATER
ROOF FRAMING, PRE MANUFACTURED WOOD TRUSSES.

RESPONSIBILITY OF THE BUILDER/OWNER

THESE DRAWINGS ARE IN PART DIAGRAMMATIC AND DO NOT SHOW IN DETAIL HOW WORKMANSHIP MATERIALS AND INSTALLATION OF MATERIALS INCLUDING FIXTURES AND EQUIPMENT ARE TO BE BROUGHT TOGETHER TO COMPLETE THE "WHOLE" STRUCTURE. IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO BUILD THE STRUCTURE TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE, COUNTY OR CITY CODES AS THEY APPLY TO EACH COMPONENT.

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SQUARE FOOTAGES

TOTAL LIVING SPACE 2812 SQFT.

GARAGE 912 SQFT.

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SHT. 1 GENERAL NOTES

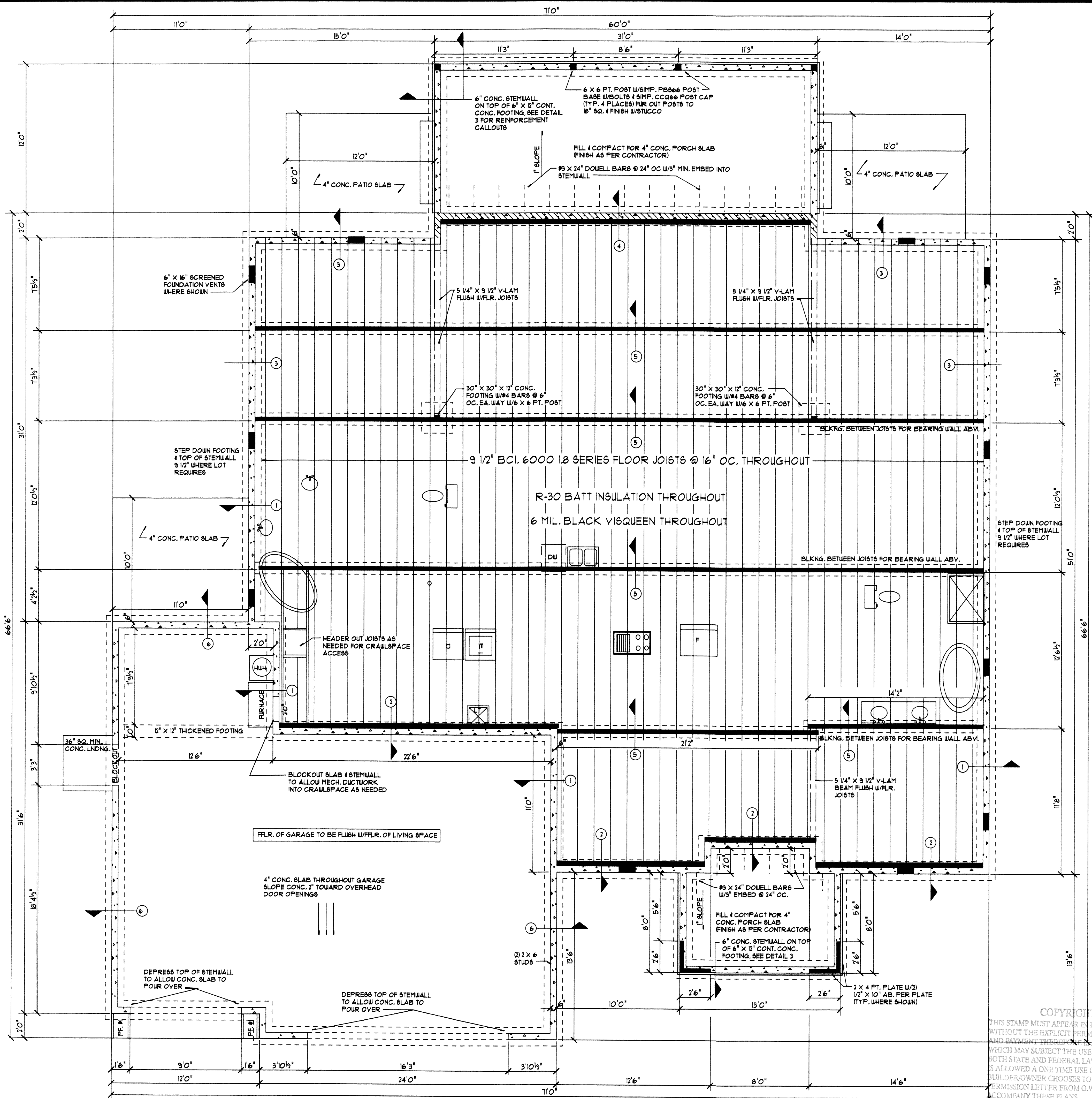
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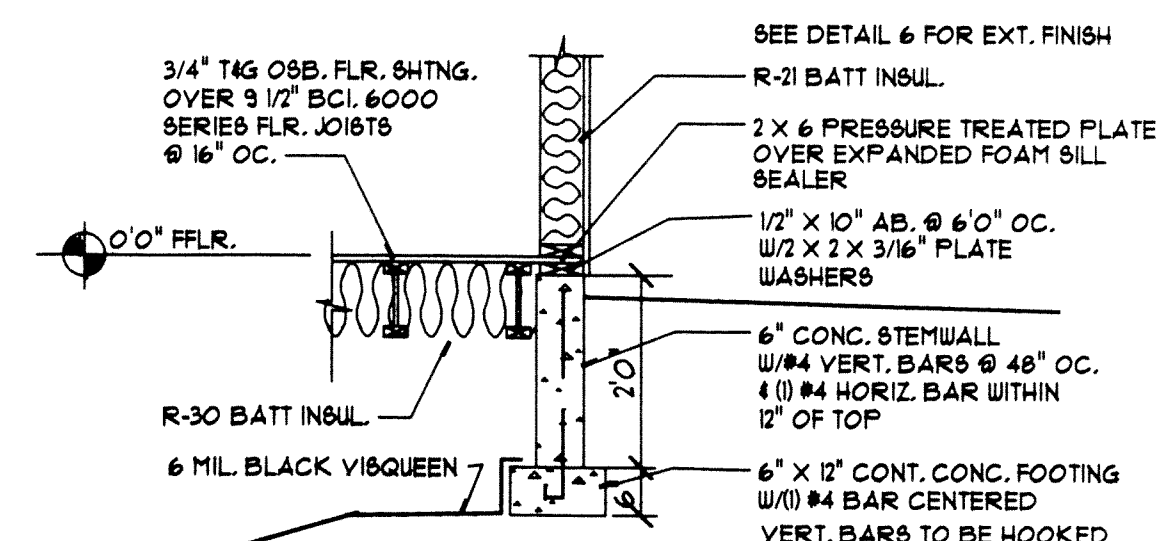
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L A P I E R R E H O M E S

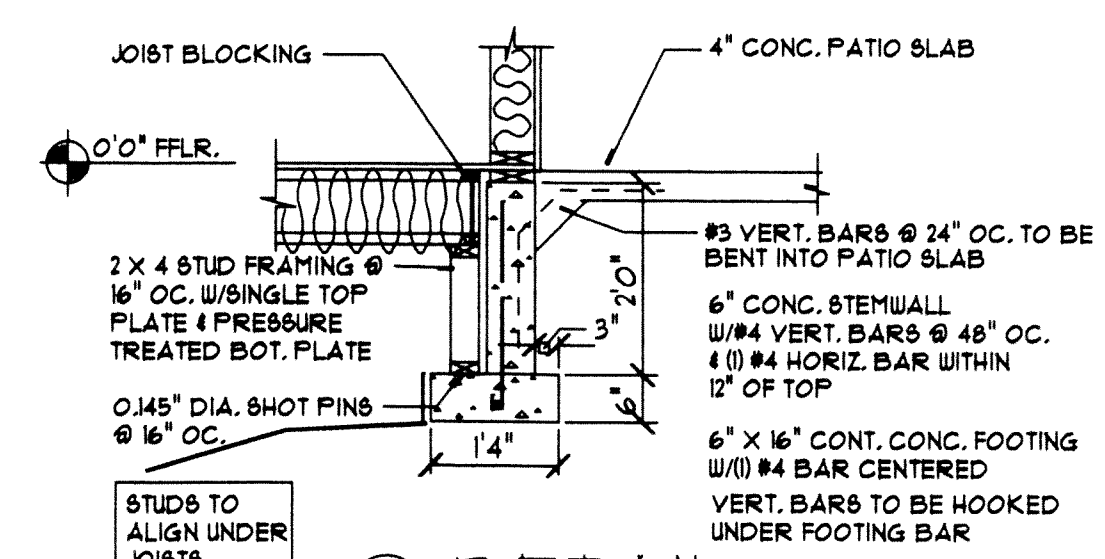
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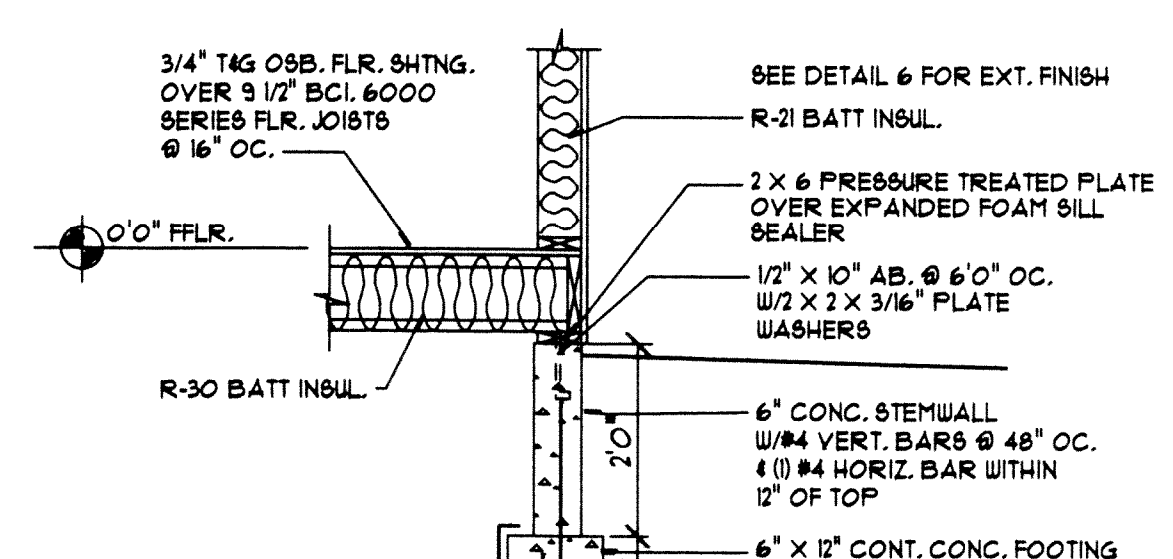
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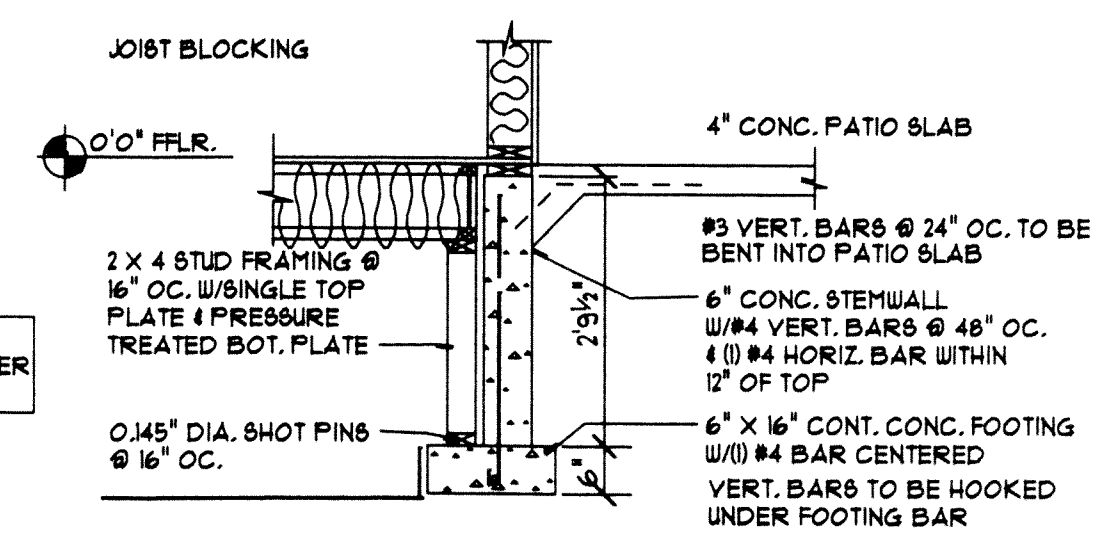
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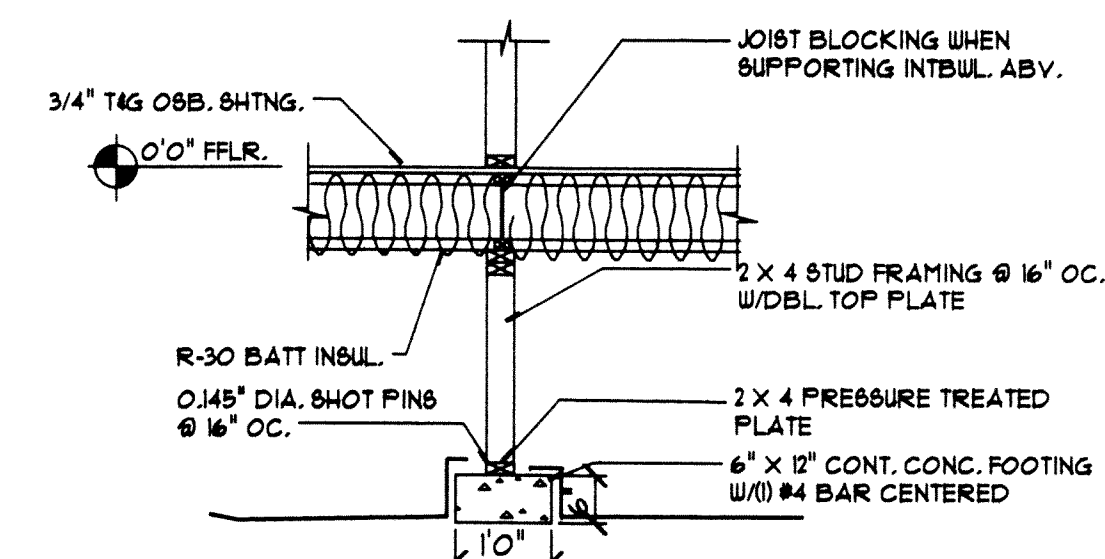
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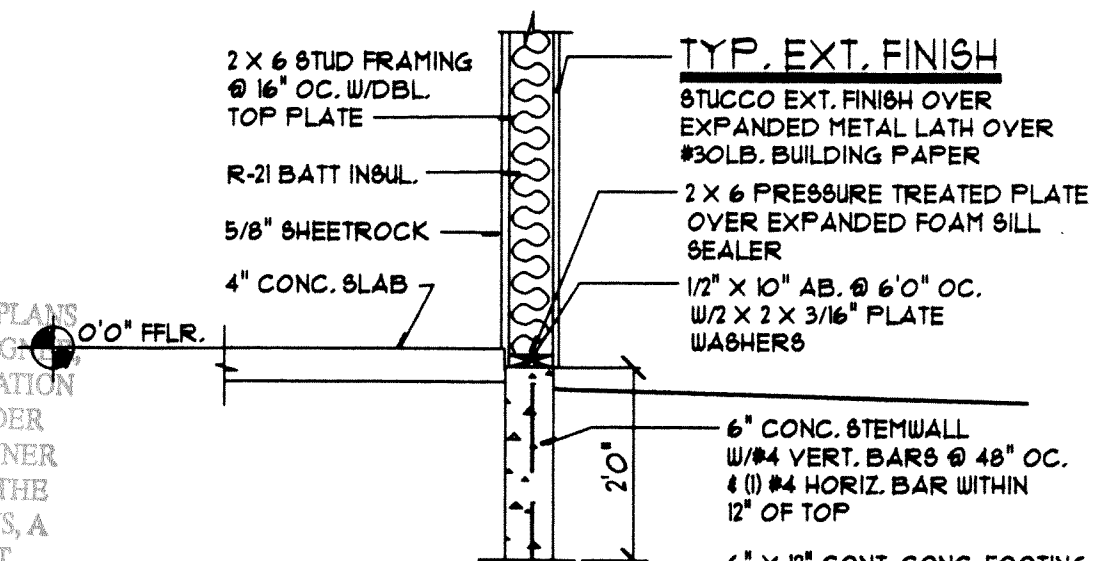
3 DETAIL



4 DETAIL



5 DETAIL



6 DETAIL

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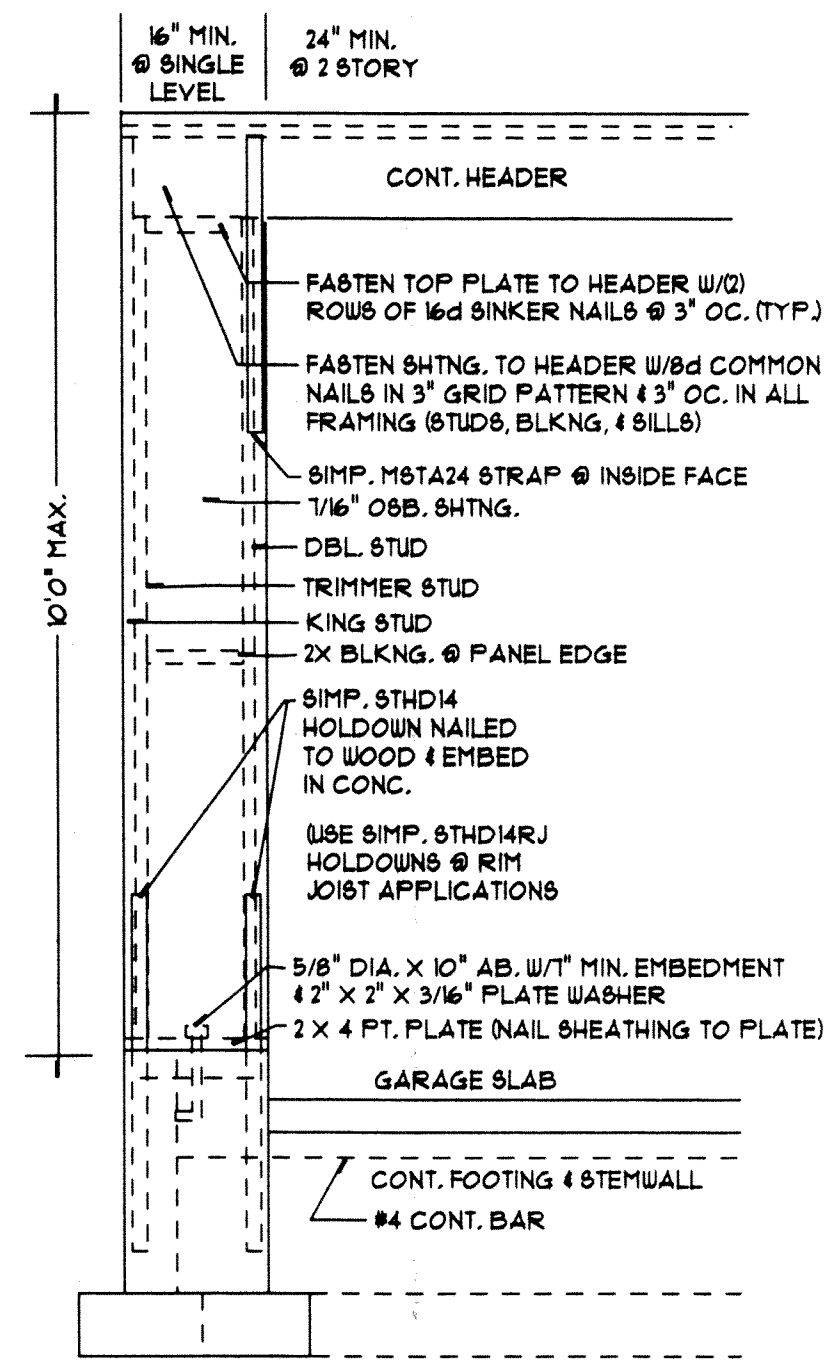
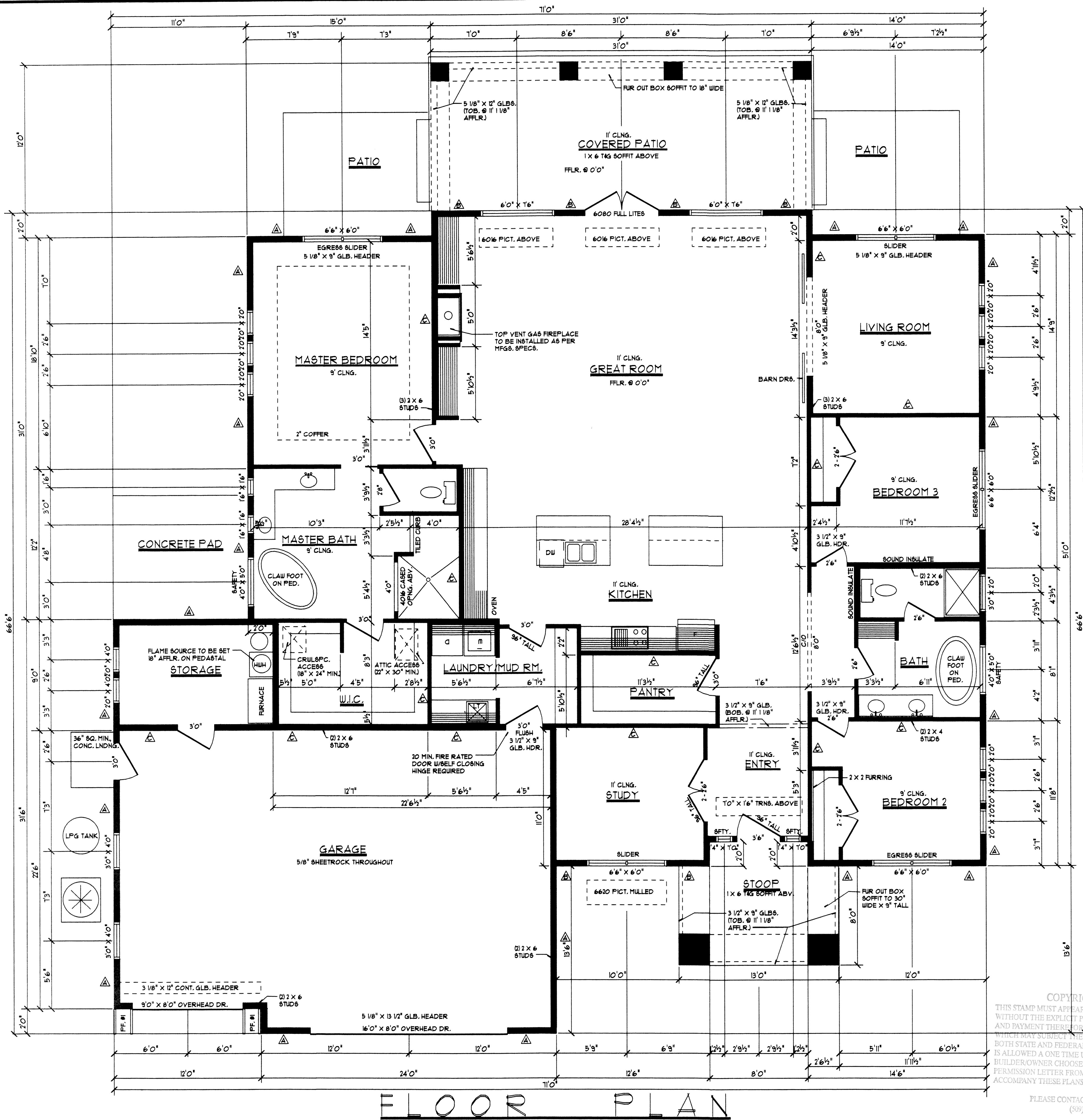
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LAPIERRE HOMES
BROCKMAN RESIDENCE

98-05 202 R/C PLAN
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SHT. 2 FOUNDATION PLAN



PE. #1

PORTAL FRAME DETAIL

ABBREVIATIONS

AFFLR.	ABOVE FINISH FLOOR
BOB.	BOTTOM OF BEAM
TOB.	TOP OF BEAM
C/O	CASED OPENING

NOTE: ALL HEADERS TO BE 3 1/8" X 9" GLB. UNLESS NOTED OTHERWISE

DIMENSIONS
EXT. 2 X 6 WALL = 5 1/2"
EXT 2 X 4 WALL = 3 1/2"
INT. 2 X 6 WALL = 5 1/2"
INT. 2 X 4 WALL = 3 1/2"
VERT. WALLS ARE DIMENSIONED TO LEFT SIDE OF WALL
HORIZ. WALLS ARE DIMENSIONED TO BOT. SIDE OF WALL

NOTE: SEE SHEET 4 FOR PLATELINE HGTS.
ALL PLATELINE HGTS. ARE FROM TOP OF FLOOR SHTNG. @ MAIN FLOOR LIVING SPACE
1" 11 5/8" TYPICAL HEADER HGT. UNLESS NOTED OTHERWISE
VERIFY INTERIOR DOOR HGT. W/OWNER
LATERAL BRACING AS PER FULLY SHEATHED METHOD W/PORTAL FRAMES
& ALTERNATE BRACED PANELS W/HOLDINGS

BRACED WALL NAILING

- 1/16" OSB, SHTNG. W/8d NAILS @ 6" OC. @ EDGE @ 12" OC. IN FIELD
- 1/16" OSB, SHTNG. W/8d NAILS @ 6" OC. @ EDGE @ 12" OC. IN FIELD W/ONE ROW OF BLOCKING
- MIN. 1/2" SHEETROCK W/8d COOLERS NAILS @ 1" OC. @ EDGES @ 1" OC. @ FIELD, FULLY BLOCK ALL EDGES. MIN. 8" LENGTH @ ONE SIDE 48" MIN. LENGTH @ TWO SIDES

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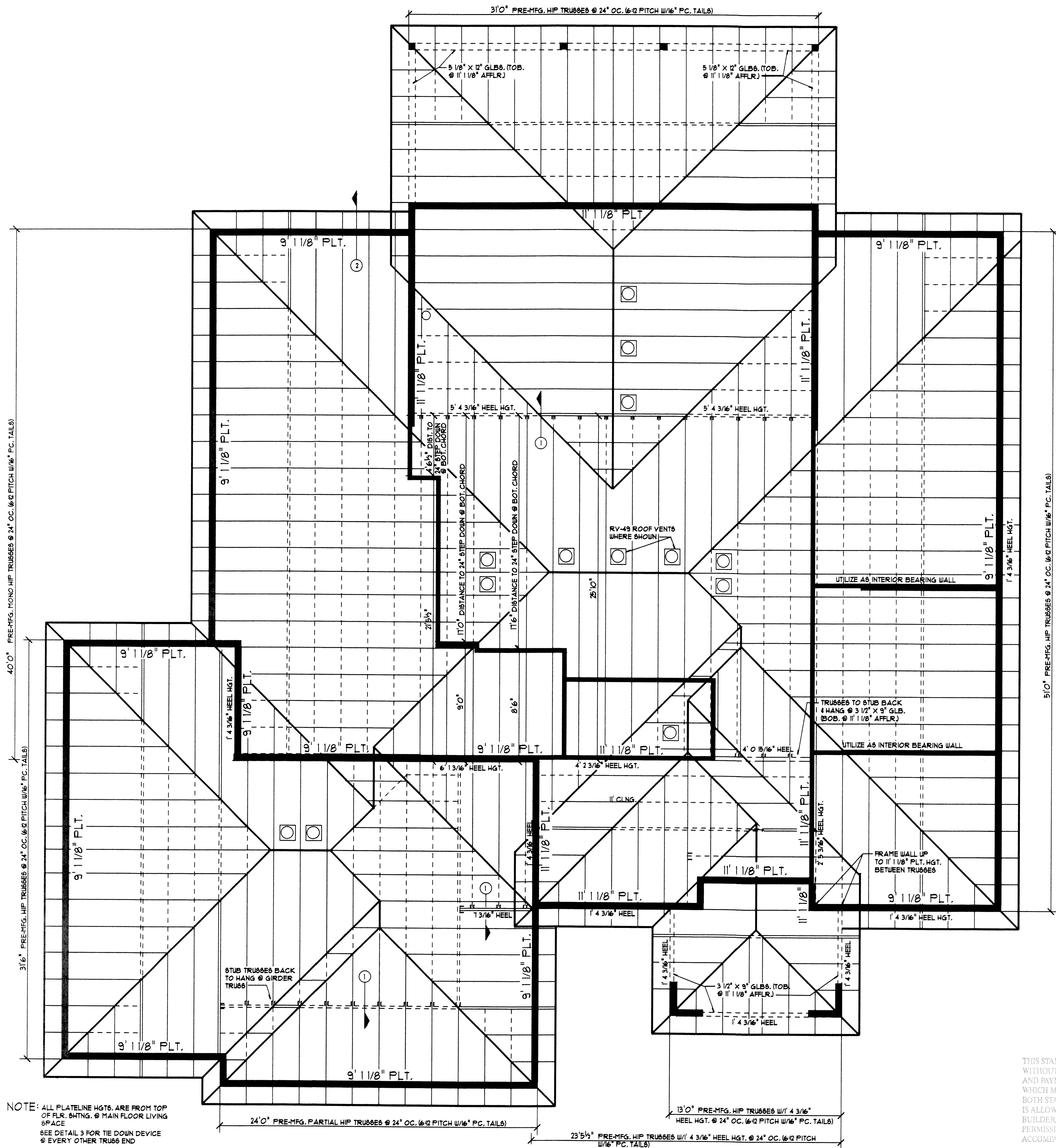
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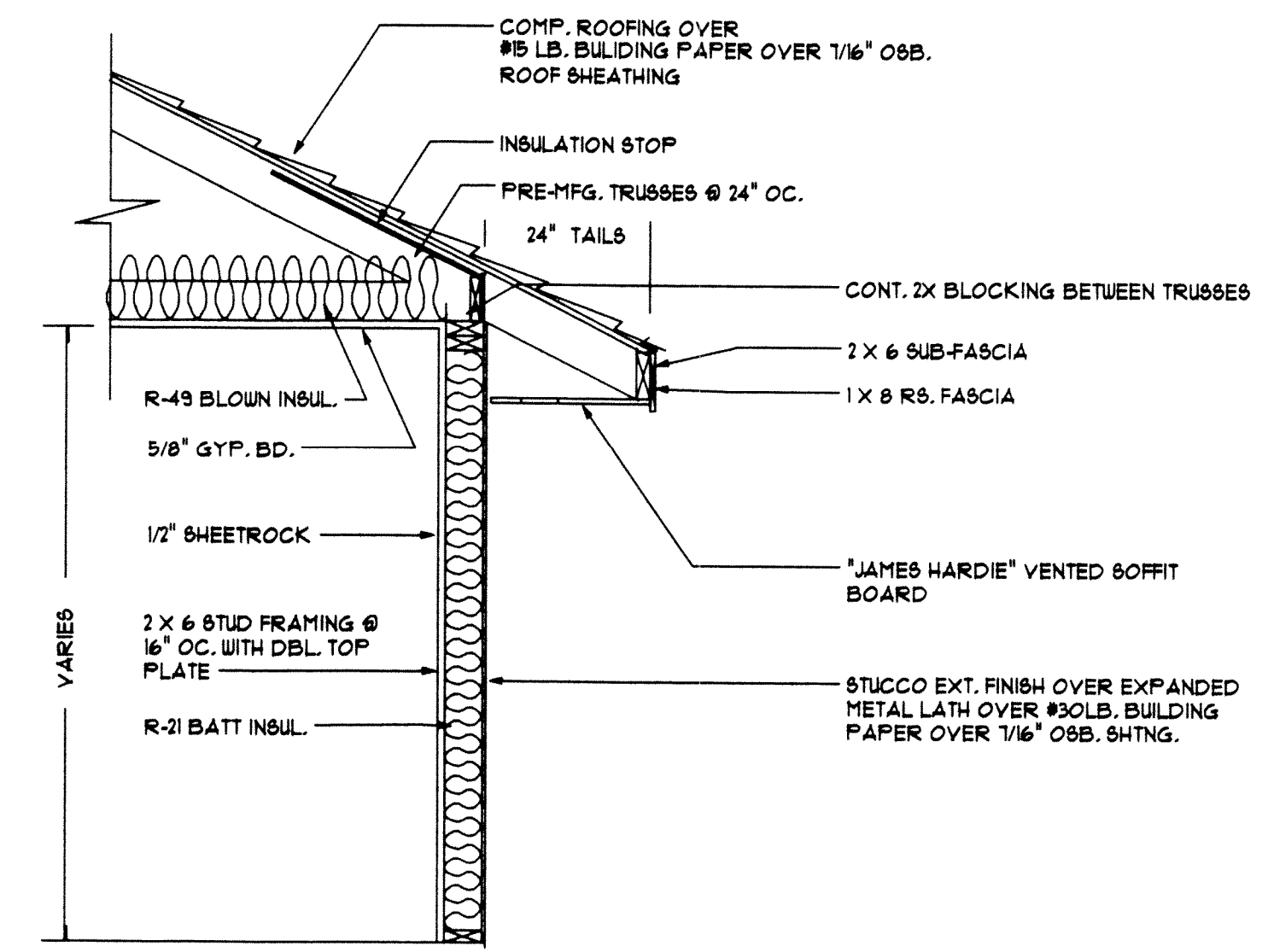
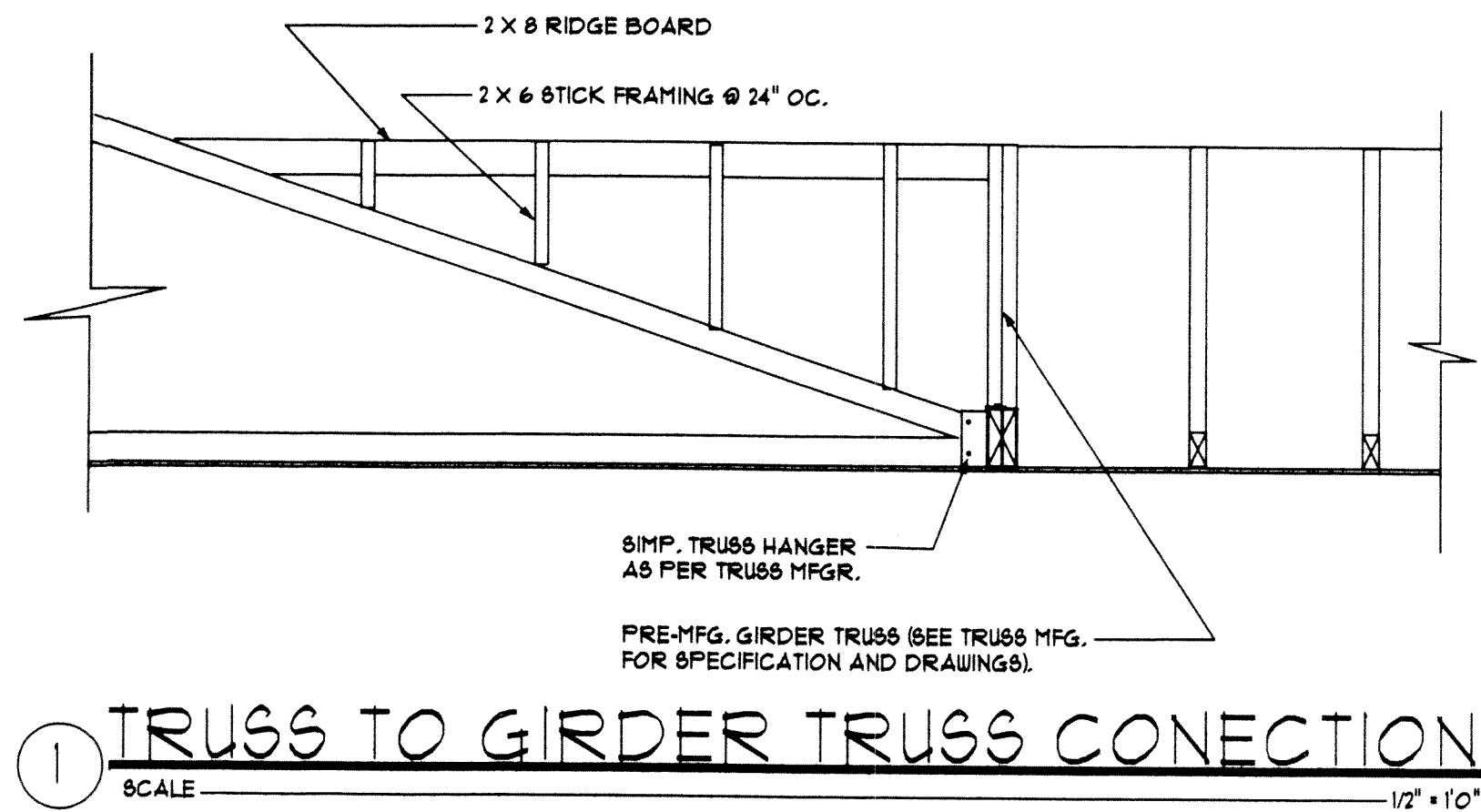
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SHT. 3 FLOOR PLAN

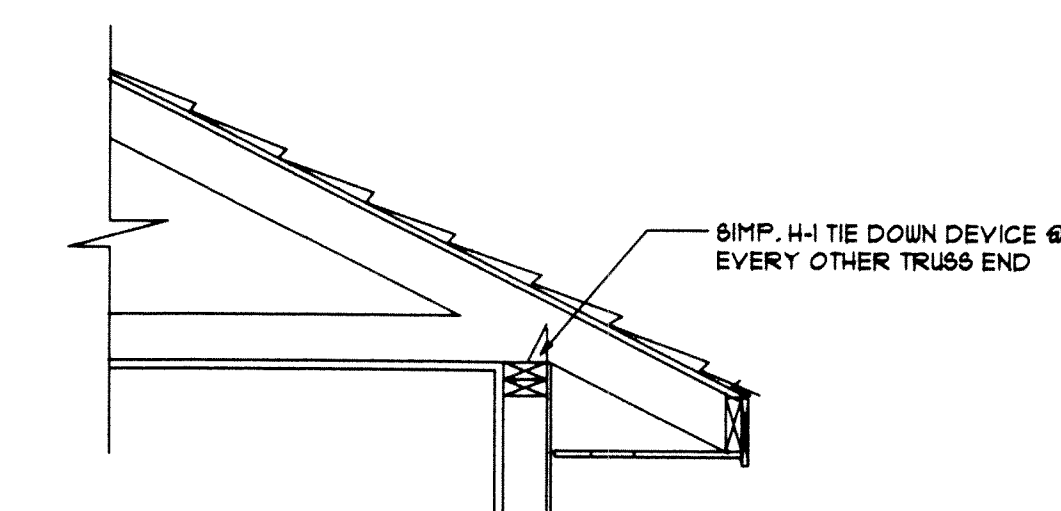


NOTE: ALL PLATELINE HGTS. ARE FROM TOP OF FLR. SHTNG. @ MAIN FLOOR LIVING SPACE
SEE DETAIL 3 FOR TIE DOWN DEVICE @ EVERY OTHER TRUSS END
PRE-MFG. TRUSS BLOCKING @ HEEL HGTS. GREATER THAN 10"
6:12 PITCH W/16" PLUMB CUT TAILS THROUGHOUT 4 3/16" MIN. HEEL HGT.

ROOF FRAMING PLAN



3 TRUSS TO PLATELINE



2 PERIMETER BLKNG.

DESIGN LOADS

TOP CHORD LIVE LOAD	#25 LBS. PSF.
TOP CHORD DEAD LOAD	#7 LBS. PSF.
BOT. CHORD DEAD LOAD	#10 LBS. PSF.
TOTAL LOAD	#42 LBS. PSF.

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99-05 301 I.R.C. PLAN

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SHT. 4 ROOF FRAMING PLAN



FRONT ELEVATION



RIGHT ELEVATION

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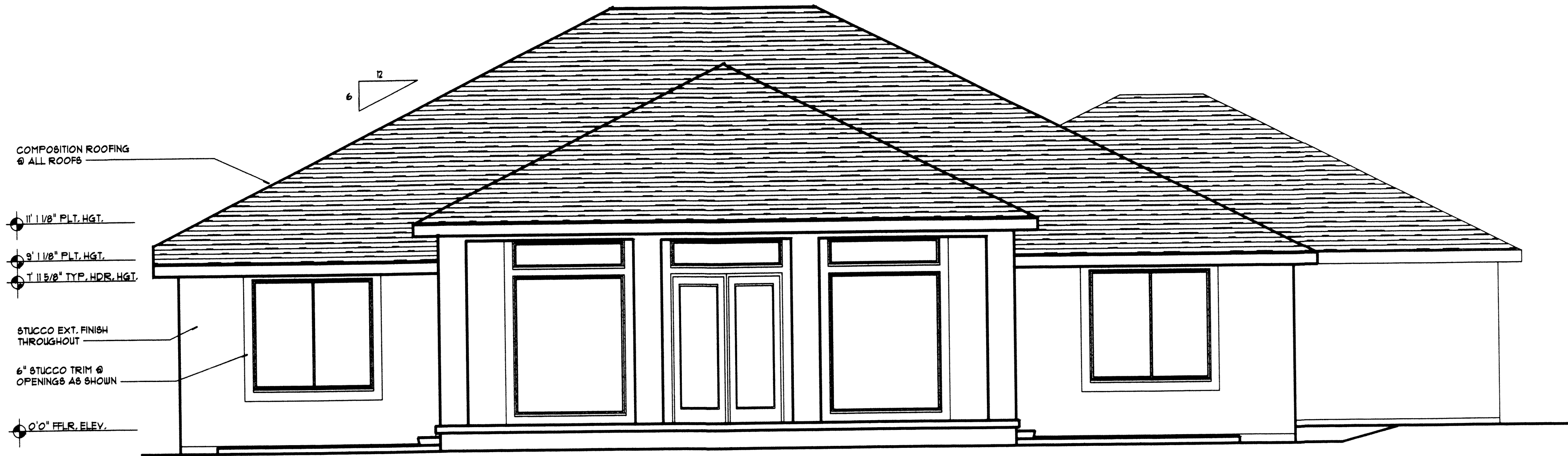
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SHT. 5 FRONT & RIGHT ELEVATIONS



REAR ELEVATION



LEFT ELEVATION

COMPOSITION ROOFING
@ ALL ROOFS

11' 1 1/8" PLT. HGT.

9' 1 1/8" PLT. HGT.

11' 5/8" TYP. HDR. HGT.

STUCCO EXT. FINISH
THROUGHOUT

6" STUCCO TRIM @
OPENINGS AS SHOWN

0'0" FLR. ELEV.

COMPOSITION ROOFING
@ ALL ROOFS

11' 1 1/8" PLT. HGT.

9' 1 1/8" PLT. HGT.

11' 5/8" TYP. HDR. HGT.

STUCCO EXT. FINISH
THROUGHOUT

6" STUCCO TRIM @
OPENINGS AS SHOWN

0'0" FLR. ELEV.

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PLEASE CONTACT O.W.I. HOMES INC.
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PHONE: (509) 737-8192
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DRAWN BY: C.D. LEE

SCALE: 1/4" = 1'0"

DATE: 05/24/16

REVISED:

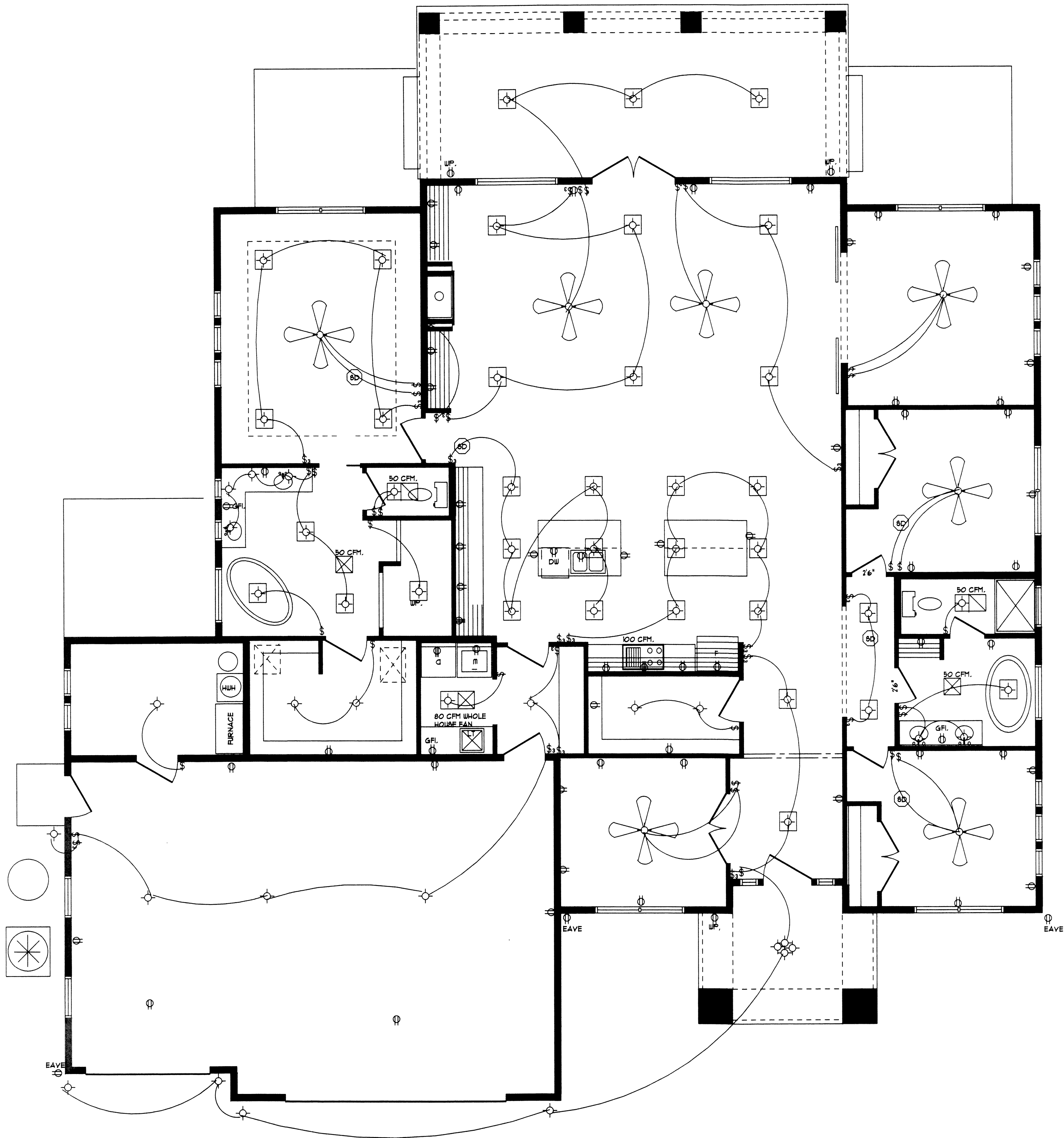
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SHT. 6 REAR & LEFT ELEVATIONS



ELECTRICAL PLAN

ELECTRICAL LEGEND

- LIGHT FIXTURE
- 110 VOLT OUTLET
- 220 VOLT OUTLET
- SINGLE PULL SWITCH
- THREE WAY SWITCH
- SMOKE DETECTOR
- RECESSED LIGHT FIXTURE
- FAN LIGHT COMBINATION
- WHOLE HOUSE FAN W/AUTOMATIC TIMER

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99-03 202 IRC PLAN

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SHT. 1 ELECTRICAL PLAN

DRAWN BY: C.D. LEE

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

DATE: 05/24/16

REVISED:

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