

**ABBREVIATIONS**

A.B.	ANCHOR BOLT
BLKG	BLOCKING
BM	BEAM
BSMT	BASEMENT
CONC	CONCRETE
CRPLR	CRIPPLER
DBL	DOUBLE
FTG	FOOTING
HDR	HEADER
JSTS	JOISTS
MANUF	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
PT	PRESSURE TREATED
SHTG	SHEATHING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

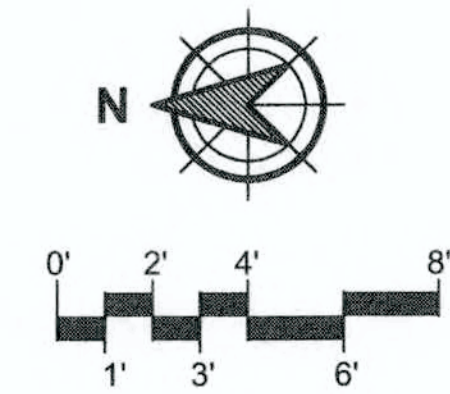
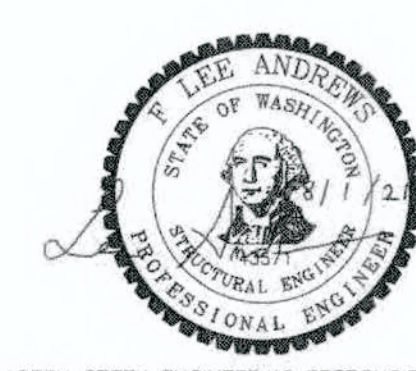
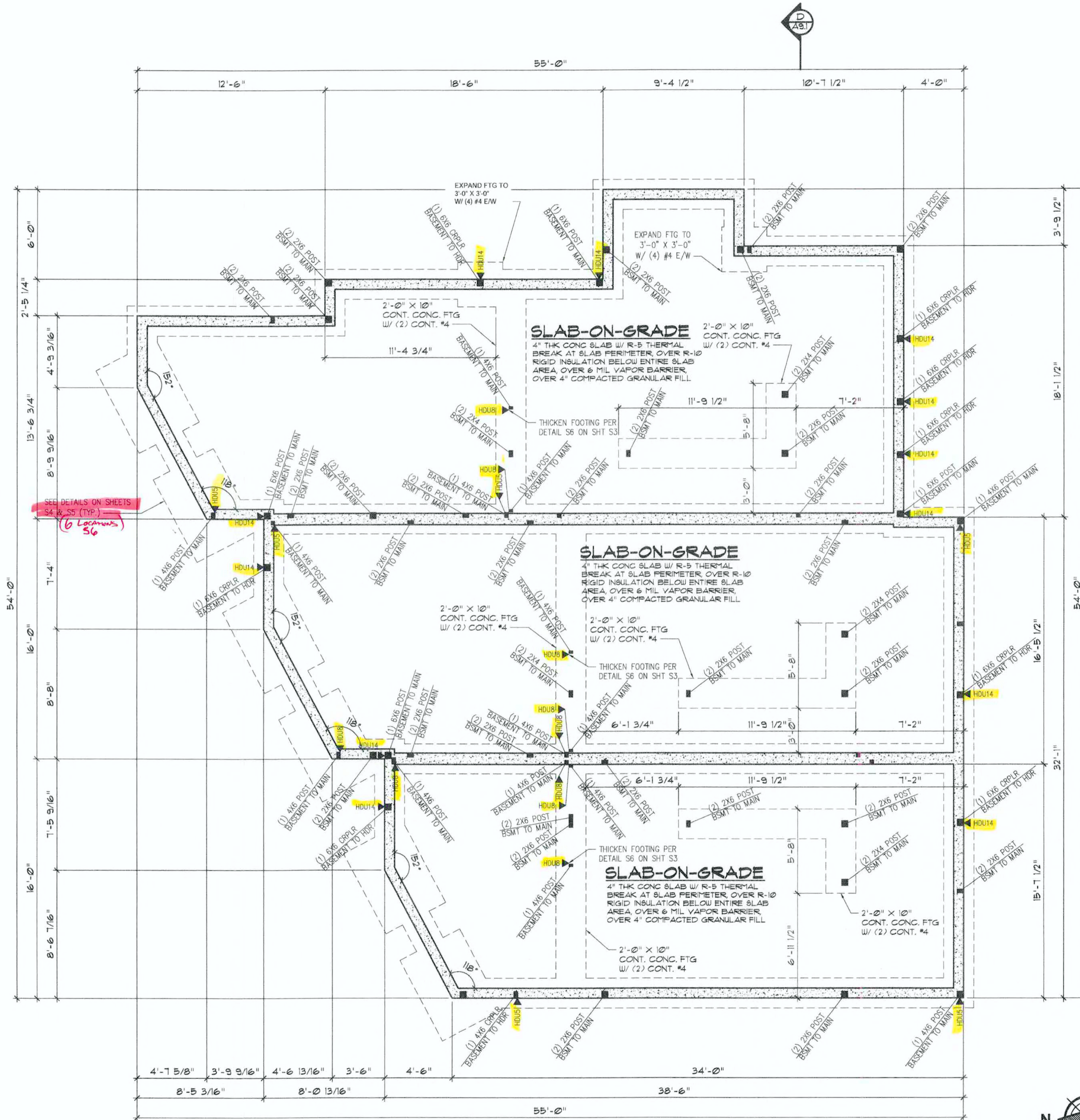
◀ DENOTES SIMPSON HOLDOWN PER PLAN REFER TO FOUNDATION PLAN FOR STRAP CALLOUT AND NOTES

**GENERAL FOUNDATION NOTES**

- ALL DIMENSIONS ARE FRAMING TO FRAMING AND BASED ON ACTUAL MATERIAL THICKNESS
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL
- VERIFY ALL UTILITY STUBOUT LOCATIONS ON SITE PRIOR TO POURING CONCRETE
- HDU11 & HDU14 BOLTS TO HAVE EXPANDED FOOTING PER DETAIL F4 ON SHEET S2

NOTE: PROVIDE MINIMUM CONCRETE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED ALL CONCRETE TO HAVE 4 1/2% AIR ENTRAINMENT (+/- 1%) ALL CONCRETE SUPPLIERS BATCH TICKETS TO BE AVAILABLE ON JOB SITE FOR BUILDING INSPECTOR VERIFICATION

NOTE: 18" MINIMUM DEPTH BELOW GRADE MEASURED TO THE BOTTOM OF THE EXTERIOR FOOTINGS REQUIRED FOR FROST PROTECTION



**FOUNDATION PLAN NOTES**

ALL DIMENSIONS ARE TO FACE OF CONCRETE (TYP UNO)  
 ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF (TYP UNO).  
 ALL CONCRETE FOOTINGS SHALL BE PLACED A MINIMUM OF 18" BELOW EXTERIOR FINISH GRADE (TYP UNO).  
 ALL ISOLATED CONCRETE PIER PADS ARE MEASURED TO THE CENTER AND SIZED PER PLAN (TYP UNO).  
 REFER TO SHEAR WALL SCHEDULE ON SHEET S6 FOR SIZE AND SPACING OF ANCHOR BOLTS.  
 INSTALL ASPHALT EMULSION AT ALL BELOW GRADE CONCRETE FOUNDATION WALLS AND FOOTINGS. APPLY TO THE EXTERIOR FACE (TYP UNO).  
 PRESSURE-TREATED MUD-SILL PER PLAN.  
 ALL FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL (TYP UNO).  
 ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.  
 SLOPE ALL CONCRETE PORCHES, DOOR LANDINGS, AND PATIOS A MINIMUM OF 2% AWAY FROM HOUSE (TYP UNO).

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Sapphire Homes - Normandy Park  
 SW Normandy Road  
 Normandy Park, WA

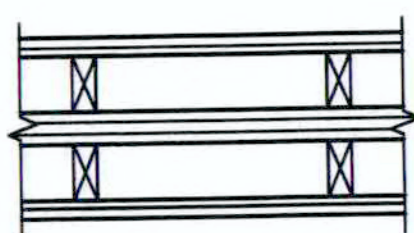
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Sheet Name:  
**Foundation Plan**

Scale:  
 Project No: 20044  
 Date: July 31, 2021  
 Drawn By: WJB  
 Status: Submittal Set

**A2.0**

GA FILE NO. WP3510. 1-HOUR FIRE-RATED WALL, 35 TO 39 STC SOUND GYPSUM WALLBOARD, WOOD STUDS



ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS AT 24" OC W/ 64 COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" OC TYP.

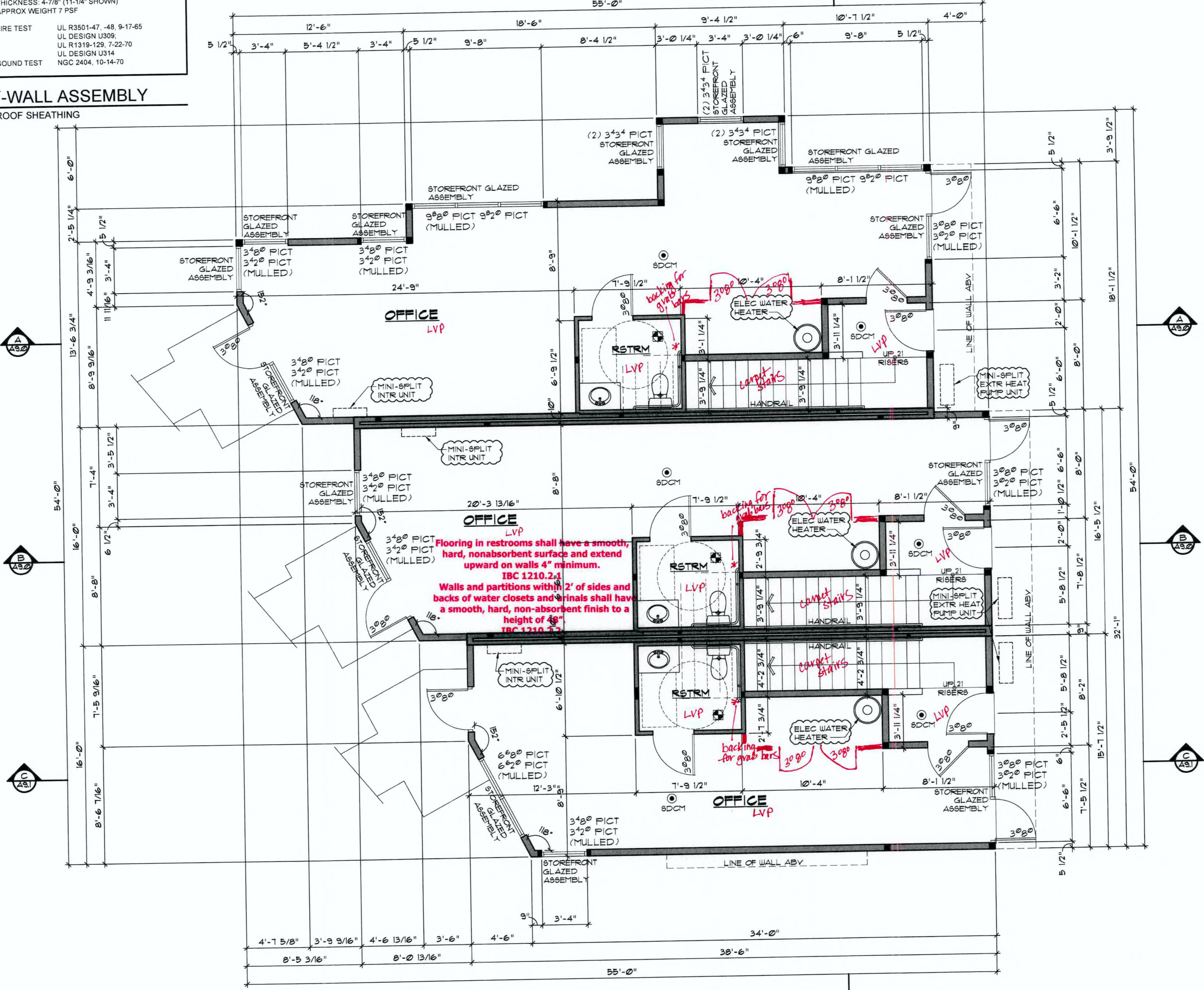
JOINTS STAGGERED 24" ON OPPOSITE SIDES (LOAD-BEARING)

THICKNESS: 4-7/8" (11-1/4" SHOWN)  
APPROX WEIGHT 7 PSF

FIRE TEST UL R3501-47, -48, 9-17-65  
UL DESIGN U309,  
UL R1319-129, 7-22-70  
UL DESIGN U314

SOUND TEST NGC 2404, 10-14-70

**(A) FIRE-RATED PARTY-WALL ASSEMBLY**  
FOUNDATION TO UNDERSIDE OF ROOF SHEATHING



**Flooring in restrooms shall have a smooth, hard, nonabsorbent surface and extend upward on walls 4" minimum. IBC 1210.2.1**  
**Walls and partitions within 2' of sides and backs of water closets and urinals shall have a smooth, hard, non-absorbent finish to a height of 48" IBC 1210.2.2**

**FLOOR PLAN NOTES**

12'-0" 1ST FLOOR LEVEL PLATE HEIGHT (TYP UNO)

10'-0" 1ST FLOOR WDW HDR HT ABV MAIN FLR (TYP UNO)

**EXTERIOR WALL CONSTRUCTION (TYP UNO):**  
-SIDING PER ELEVATIONS  
-VAPOR BARRIER  
-WALL SHEATHING PER PLAN  
-2x6 HP#2 STUDS AT 16" OC  
-R-10 RIGID INSUL AT WDWDR HEADERS (EXTR WALL)  
-R-21 INSULATION  
-1/2" GWB

**INTERIOR WALL CONSTRUCTION (TYP UNO):**  
-1/2" GWB AT EACH SIDE  
-2x4 STUDS AT 16" OC

INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED.

INSTALL FIRE BLOCKING AT ALL WALLS OVER 10'-0" IN HEIGHT, STAIRS AND AT ALL PLUMBING AND MECHANICAL PENETRATIONS (TYP UNO). FIREBLOCK BETWEEN STUDS AT ALL SHOWERS STALLS, WALLS TO BE WATERPROOF TO A MIN OF +72" ABOVE THE FLOOR.

INSTALL FURRING AS NEEDED TO CONCEAL MECHANICAL DUCTWORK, ELECTRICAL WIRING OR PLUMBING PIPES.  
INSTALL 2x BLOCKING (FULL STUD DEPTH) FOR ATTACHMENT OF UPPER CABINETS (TYP UNO).

PROVIDE MINIMUM 1/2" GWB ON GARAGE SIDE OF WALLS COMMON TO HOUSE AND WALLS THAT SUPPORT CEILINGS COMMON TO HOUSE. USE MINIMUM 5/8" TYPE 'X' GWB ON GARAGE CEILING COMMON TO HOUSE AND POSTS/BEAMS AT GARAGE. INSTALL 1/2" GWB AT ALL USEABLE AREAS UNDER STAIRS (TYP UNO).

ALL DOORS AND WINDOWS ARE MEASURED TO THE CENTER (UNO). ALL DOORS THAT ARE NOT DIMENSIONED, ARE 4" FROM CORNERS.

DISHWASHER SHALL BE INSTALLED WITH AIR GAP PER UPC SEC 807.4. RANGE HOOD DUCT SHALL BE METAL WITH SMOOTH INNER WALLS. SHALL BE AIR TIGHT, AND SHALL EXHAUST TO THE OUTSIDE PER IMC SEC 505.

ALL EXHAUSTS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES, 5 FEET FROM OPERABLE/NON-OPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS 3 FEET ABOVE AIR INTAKE. PER IRC M1508.3

**2018 WSEC NOTES**

THE BUILDER OR OTHER APPROVED PARTY, SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 30 DAYS OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. (WSEC R401.3)

AIR LEAKAGE SHALL NOT EXCEED 3 AIR CHANGES/HOUR AND SHALL BE TESTED PER WSEC R402.4.1.2. PROVIDE A WRITTEN REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, PRIOR TO APPROVED FINAL INSPECTION. (WSEC R402.4.1.2)

PROVIDE AN "ENERGY STAR CERTIFIED" PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT. (WSEC R403.1.1)

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION. (WSEC R403.3.3)

NOT LESS THAN 95 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. (WSEC R404.1)

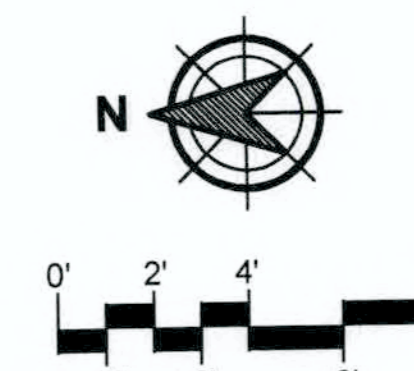
**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
SA	110v SMOKE ALARM, HARD-WIRED & INTERCONNECTED WITH BATTERY BACKUP
SA-C	110v SMOKE ALARM/CARBON MONOXIDE DETECTOR (COMBO UNIT), HARD-WIRED & INTERCONNECTED WITH BATTERY BACKUP
EFVTS	EFVTS (EXHAUST FAN, VENT TO OUTSIDE) MINIMUM 80 CFM
HR	HEAT REGISTER, VERIFY LOCATIONS WITH MECH CONTRACTOR
DS	DOWNSPOUT FROM ROOF

**SQUARE FOOTAGE SUMMARY**

	UNIT A	UNIT B	UNIT C
1ST FLOOR	163	117	117
2ND FLOOR	778	640	584
3RD FLOOR	774	671	589
TOTAL HEATED AREA	1,715	1,428	1,270
OFFICE	682	608	480
UNCVR DECK	114	132	80

RECEIVED  
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CITY OF NORMANDY PARK




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Sapphire Homes - Normandy Park  
SW Normandy Road  
Normandy Park, WA

No.	Remarks	Date
-	Submittal Set	07/31/21
1	City Comments	10/01/21
2		
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Sheet Name:  
**1st Floor Level**

Scale: 1/4"=1'-0"  
Project No: 20044  
Date: Oct 1, 2021  
Drawn By: WJB  
Status: Submittal Set

**A4.0**

**ABBREVIATIONS**

A.B.	ANCHOR BOLT
BLKG	BLOCKING
BM	BEAM
BSMT	BASEMENT
CONC	CONCRETE
CRPLR	CRIPPLER
DBL	DOUBLE
FTG	FOOTING
HDR	HEADER
JST	JOISTS
MANUF	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
PT	PRESSURE TREATED
SHTG	SHEATHING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

**▲** = STRUCTURAL FLAG  
NOTE. SEE ATTACHED SHEET S2 FOR NOTE LIST

**◆** DENOTES SIMPSON HOLDOWN PER PLAN REFER TO FLOOR FRAMING PLANS FOR REQUIRED HOLDOWN

**GENERAL FRAMING NOTES**

- FLOOR COMPOSITION:  
3/4" T&G APA RATED PLYWOOD SUBFLOOR (MIN)  
2"x6" FILLER  $\bar{r}$  UNDER. INSULATE VOID WITH R-10 RIGID INSULATION
- STANDARD HEADER (HDR) TO BE 4X12 DF#2 W/ 2"x6" FILLER  $\bar{r}$  UNDER. INSULATE VOID WITH R-10 RIGID INSULATION
- ALL NON-LOAD BEARING WALL HEADERS TO BE 4X6 DF#2 UNLESS NOTED OTHERWISE
- JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS, OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND, OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. ADDITIONALLY, LATERAL RESTRAINT SHALL BE PROVIDED AT EACH INTERMEDIATE SUPPORT PER JOIST MANUFACTURER.

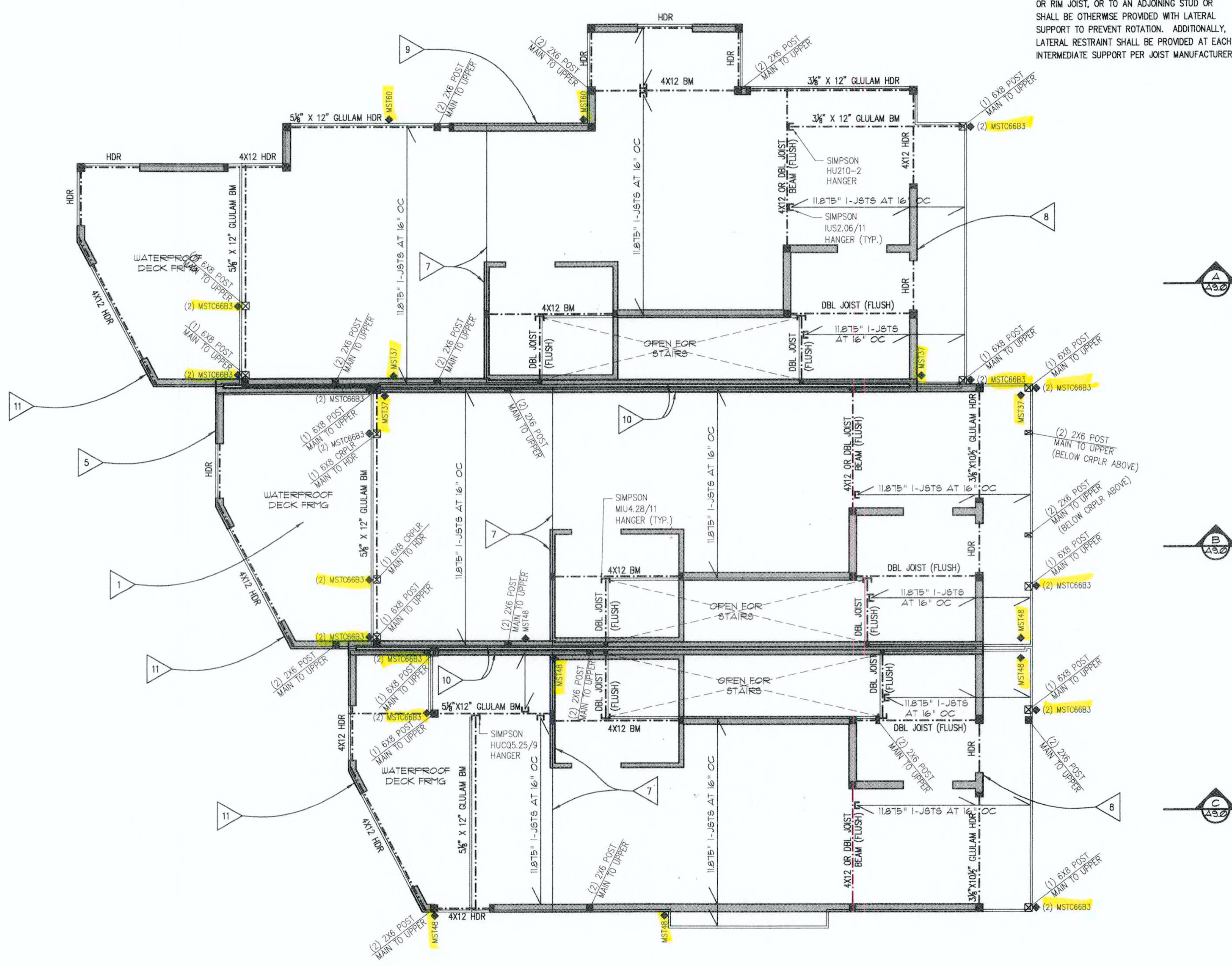
**TYP FLOOR FRAMING NOTES**

- ALL FASTENERS IN CONTACT WITH PRESSURE-TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL (TYP UNO).
- INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.
- PROVIDE DBL JSTS UNDER ALL PARALLEL WALLS MORE THAN 4'-0" IN LENGTH (TYP UNO).
- INSTALL 2x SQUASH BLOCKS UNDER ALL CONCENTRATED LOADS FROM ABOVE. SQUASH BLOCKS TO MATCH THE NUMBER OF STUDS ABOVE (TYP UNO).
- HEAD-OFF JOISTS AS REQ'D FOR FURNACE DUCTING PER FURNACE MANUF.
- PROVIDE SOLID BLOCKING AT BEARING (TYP UNO).
- DASHED WALLS INDICATE WALLS AT LEVEL ABOVE (TYP UNO).
- PLUMBING FIXTURES SHOWN, INDICATE PLUMBING FIXTURE LOCATIONS AT LEVEL ABOVE (TYP UNO).
- VERIFY ALL PLUMBING DROPS WITH FIXTURES SELECTED.
- SHADED WALLS INDICATE WALLS BELOW FRAMING (TYP UNO).

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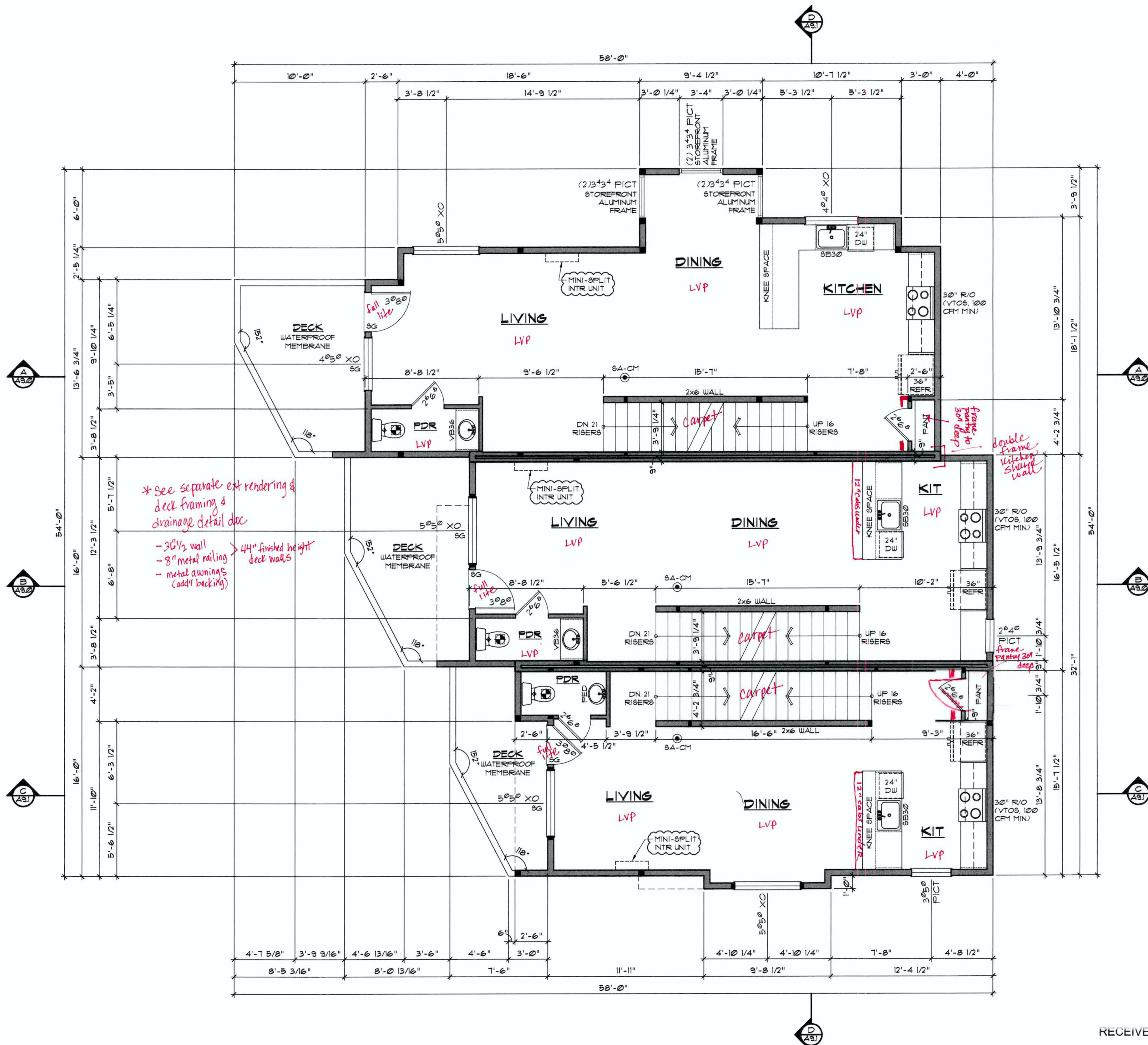
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Sheet Name:  
**2nd Level Floor Framing Plan**  
Scale:  
Project No: 20044  
Date: July 31, 2021  
Drawn By: WJB  
Status: Submittal Set

**A4.1**



ASPEN CREEK ENGINEERING RESPONSIBLE FOR LATERAL AND GRAVITY REQUIREMENTS ONLY



\* See separate ext rendering of deck framing & drainage detail doc  
 - 3 1/2" wall  
 - 8" metal railing  
 - metal awnings (add backing)  
 - 4 1/2" finished height deck walls

**FLOOR PLAN NOTES**

9'-1 1/8" PLATE HEIGHT ABOVE 2ND FLOOR SUBFLOOR (TYP UNO)  
 8'-0" WDW HDR HT ABV 2ND FLOOR SUBFLOOR (TYP UNO)

**EXTERIOR WALL CONSTRUCTION (TYP UNO):**  
 SIDING PER ELEVATIONS  
 -VAPOR BARRIER  
 -WALL SHEATHING PER PLAN  
 -2x6 HF#2 STUDS AT 16" OC  
 -R-10 RIGID INSUL AT WDWDR HEADERS (EXTR WALL)  
 -R-21 INSULATION  
 -1/2" GWB

**INTERIOR WALL CONSTRUCTION (TYP UNO):**  
 -1/2" GWB AT EACH SIDE  
 -2x4 STUDS AT 16" OC

INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.

INSTALL FIRE BLOCKING AT ALL WALLS OVER 10'-0" IN HEIGHT, STAIRS AND AT ALL PLUMBING AND MECHANICAL PENETRATIONS (TYP UNO). FIREBLOCK BETWEEN STUDS AT ALL SHOWERS STALLS, WALLS TO BE WATERPROOF TO A MIN OF +72" ABOVE THE FLOOR.

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**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
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Sheet Name:  
**2nd Floor Level**

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

Project No: 20044  
 Date: Oct 1, 2021  
 Drawn By: WJB  
 Status: Submittal Set

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 CITY OF  
 NORMANDY PARK

0' 2' 4' 8'  
 1' 3' 6'

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 SW Normandy Road  
 Normandy Park, WA

Revisions

**A5.0**

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 = STRUCTURAL FLAG NOTE. SEE ATTACHED SHEET S2 FOR NOTE L5T

 DENIES SIMPSON HOLDOWN PER PLAN REFER TO FLOOR FRAMING PLANS FOR REQUIRED HOLDOWN

**GENERAL FRAMING NOTES**

- FLOOR COMPOSITION:  
3/4" T&G APA RATED PLYWOOD SUBFLOOR (MIN) GLED AND NAILED SHEATHING ON 1 1/2" Lx 2 1/2" FLOOR JOISTS @ 16" O.C. MAX (PER JOIST MANUFACTURER)
- STANDARD HEADER (HDR) TO BE 4X10 DF#2 W/ 2"x6" FILLER UNDER. INSULATE VOID WITH R-10 RIGID INSULATION
- ALL NON-LOAD BEARING WALL HEADERS TO BE 4X6 DF#2 UNLESS NOTED OTHERWISE
- JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND, OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. ADDITIONALLY, LATERAL RESTRAINT SHALL BE PROVIDED AT EACH INTERMEDIATE SUPPORT PER JOIST MANUFACTURER.

**TYP FLOOR FRAMING NOTES**

ALL FASTENERS IN CONTACT WITH PRESSURE-TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL (TYP UNO).

INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.

INSTALL 2x SQUASH BLOCKS UNDER ALL CONCENTRATED LOADS FROM ABOVE. SQUASH BLOCKS TO MATCH THE NUMBER OF STUDS ABOVE (TYP UNO).

PROVIDE SOLID BLOCKING AT BEARING (TYP UNO).

PROVIDE DBL JSTS UNDER ALL PARALLEL WALLS MORE THAN 4'-0" IN LENGTH (TYP UNO).

HEAD-OFF JOISTS AS REQ'D FOR FURNACE DUCTING PER FURNACE MANUF.

DASHED WALLS INDICATE WALLS AT LEVEL ABOVE (TYP UNO).

SHADED WALLS INDICATE WALLS BELOW FRAMING (TYP UNO).

PLUMBING FIXTURES SHOWN, INDICATE PLUMBING FIXTURE LOCATIONS AT LEVEL ABOVE (TYP UNO).

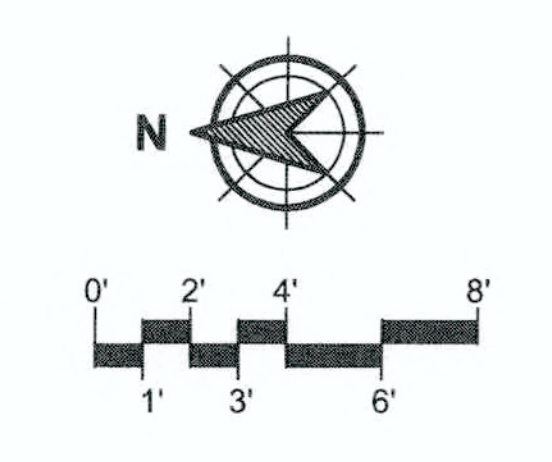
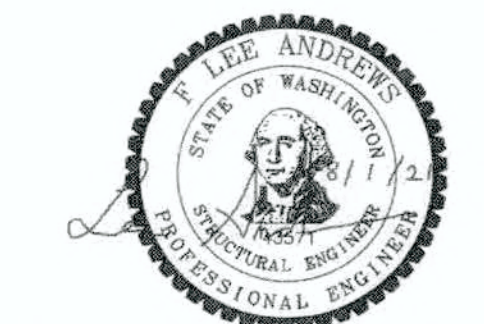
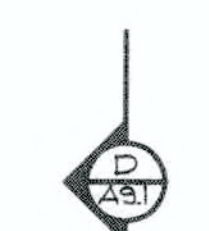
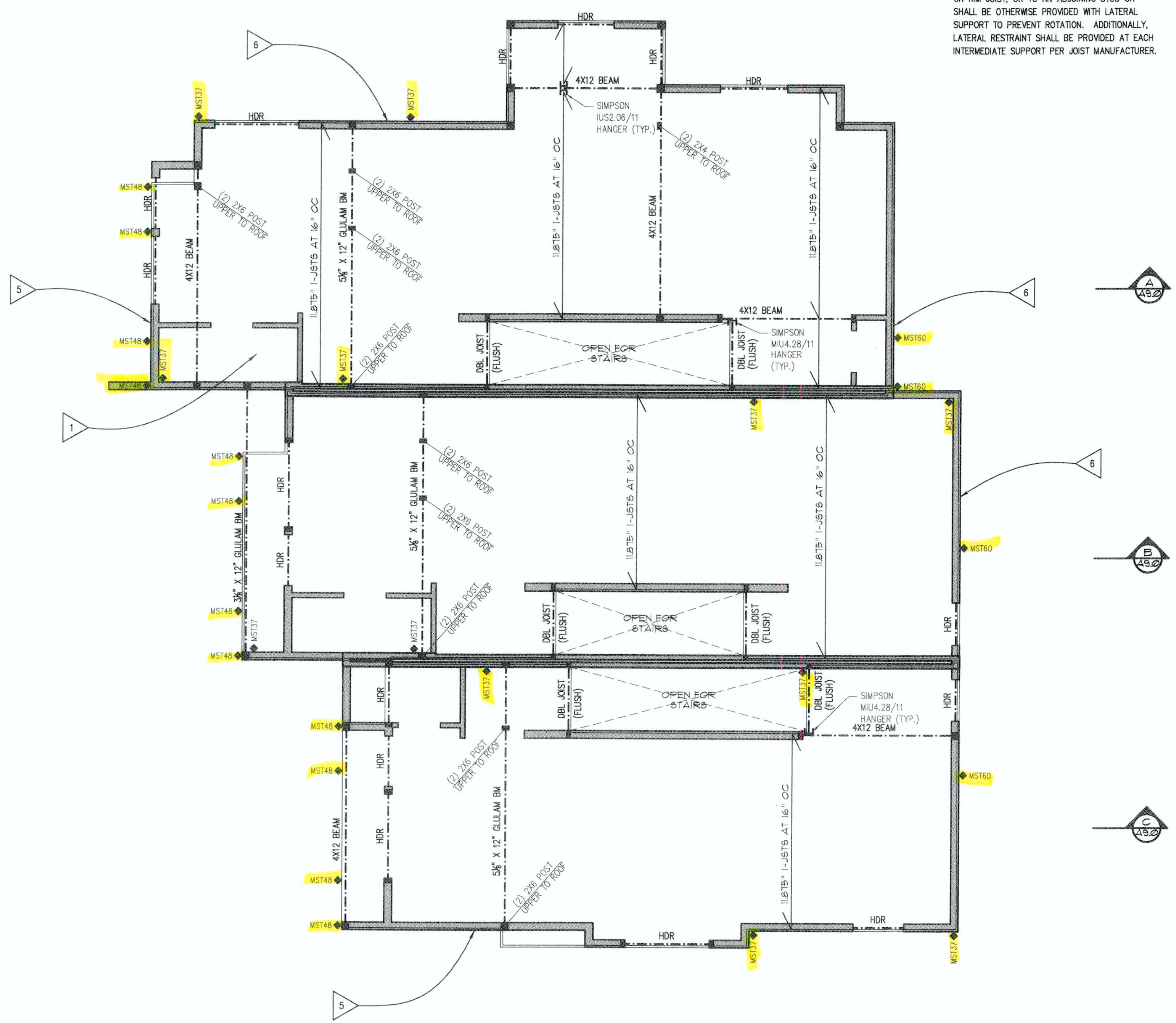
VERIFY ALL PLUMBING DROPS WITH FIXTURES SELECTED.



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**ROOF FRAMING NOTES**

**ROOF DESIGN LOAD:**  
LIVE LOAD - 25 PSF  
DEAD LOAD - 15 PSF

18" EAVE AT X-12 ROOF (TYP UNO)  
12" GABLE END (TYP UNO)

INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED

PROVIDE EAVE VENT BLOCKS W/ (3) 2" DIA VENT HOLES PER BLOCK, SCREENED W/ 1/4" WIRE MESH, AT EVERY TRUSS BAY (TYP UNO)

VERTICAL FLASHING AND COUNTER-FLASHING SHALL NOT BE LESS THAN 0.019 INCH (NO 26 GALVANIZED SHEET GAUGE) CORROSION-RESISTANT METAL

INSTALL VALLEY FLASHING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, (IRC SECTION R905.2.8.2)

**COMPOSITION ROOF MATERIAL**

**PRE-MANUFACTURED TRUSSES**

TRUSSES SHALL BE DESIGNED BY A LICENSED WASHINGTON STATE ENGINEER. TRUSS CALCULATIONS AND DETAILS SHALL BE STAMPED BY A LICENSED WASHINGTON STATE ENGINEER. TRUSSES SHALL BE FABRICATED PER THE LICENSED ENGINEER'S CALCULATIONS AND DETAILS.




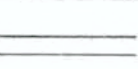





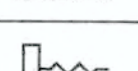


ALL TRUSSES TO BE STAMPED BY THE TRUSS MANUF. THE TRUSS MANUF STAMP SHALL CONTAIN THE TRUSS MANUF IDENTIFICATION AND DESIGN LOAD.

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TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT TRUSS MFG. AND BUILDING DEPARTMENTS APPROVAL.

ALL CHANGES TO THE TRUSS MANUF'S LAYOUT TO BE REVIEWED AND APPROVED BY THE TRUSS MANUF AND LICENSED WASHINGTON STATE ENGINEER.

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	ROOF SLOPE PER PLAN
	POST AND BEAM PER PLAN
	11.875" I-JSTS AT 16" OC (TYP UNO), WITH R-38 INSULATION OVER UNHEATED AREAS BELOW
	FLOOR TRUSSES PER PLAN (TYP UNO), WITH R-38 INSULATION OVER UNHEATED AREAS BELOW
	PRE-MANUF ROOF TRUSSES PER PLAN
	BEAM/HDR PER PLAN
	SIMPSON HANGER PER PLAN
	EAVE & GUTTER
	SIMPSON HANGER PER PLAN
	AF-50 ROOF JACK
	2x OVER-FRAMING
	HEAT REGISTER AND DUCTWORK. VERIFY LOCATION AND SIZE WITH MECHANICAL CONTRACTOR

Sapphire Homes - Normandy Park  
SW Normandy Road  
Normandy Park, WA

No.	Remarks	Date
-	Submittal Set	07/31/21
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-

Sheet Name:  
**3rd Level Floor Framing Plan**

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

Project No: 20044

Date: July 31, 2021

Drawn By: WJB

Status: Submittal Set

**A5.1**



**FLOOR PLAN NOTES**

9'-1 1/8" PLATE HEIGHT ABOVE 3RD FLOOR SUBFLOOR (TYP UNO)

8'-0" WDW HDR HT ABV 3RD FLOOR SUBFLOOR (TYP UNO)

**EXTERIOR WALL CONSTRUCTION (TYP UNO):**

- SIDING PER ELEVATIONS
- VAPOR BARRIER
- WALL SHEATHING PER PLAN
- 2x8 HF#2 STUDS AT 16" OC
- R-15 RIGID INSUL AT WDWDR HEADERS (EXTR WALL)
- R-21 INSULATION
- 1/2" GWB

**INTERIOR WALL CONSTRUCTION (TYP UNO):**

- 1/2" GWB AT EACH SIDE
- 2x4 STUDS AT 16" OC

INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.

INSTALL FIRE BLOCKING AT ALL WALLS OVER 10'-0" IN HEIGHT, STAIRS AND AT ALL PLUMBING AND MECHANICAL PENETRATIONS (TYP UNO). FIREBLOCK BETWEEN STUDS AT ALL SHOWERS STALLS. WALLS TO BE WATERPROOF TO A MIN OF +72" ABOVE THE FLOOR.

INSTALL FURRING AS NEEDED TO CONCEAL MECHANICAL DUCTWORK, ELECTRICAL WIRING OR PLUMBING PIPES. INSTALL 2x BLOCKING (FULL STUD DEPTH) FOR ATTACHMENT OF UPPER CABINETS (TYP UNO).

INSTALL 1/2" GWB AT ALL USEABLE AREAS UNDER STAIRS (TYP UNO).

ALL DOORS AND WINDOWS ARE MEASURED TO THE CENTER (UNO). ALL DOORS THAT ARE NOT DIMENSIONED, ARE 4" FROM CORNERS.

ALL EXHAUSTS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE/NON-OPERABLE OPENINGS INTO THE BUILDINGS AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS 3 FEET ABOVE AIR INTAKE. PER IRC M1508.3

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Sapphire Homes - Normandy Park  
SW Normandy Road  
Normandy Park, WA

No.	Remarks	Date
-	Submittal Set	07/31/21
1	City Comments	10/01/21
2		
3		
4		
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7		
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9		

Sheet Name:  
**3rd Floor Level**

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

Project No: 20044

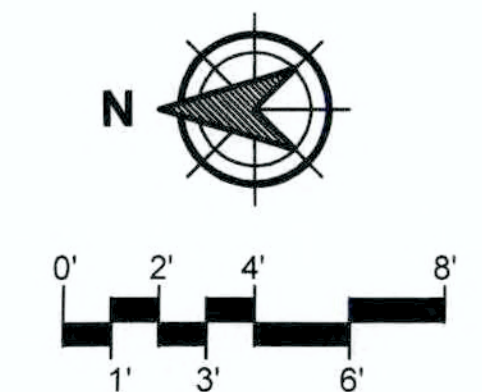
Date: Oct 1, 2021

Drawn By: WJB

Status: Submittal Set

**A6.0**

RECEIVED  
RFC 177071  
CITY OF  
NORMANDY PARK



Revisions

**TRUSS NOTES**

- ALL MANUFACTURED TRUSSES SHALL:
- BE DESIGNED FOR LIVE LOADING PER IRC SECTION 301.5 AND TABLE 301.5, ESPECIALLY NOTING FOOTNOTES B & G.
  - BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON, CARRY THE MANUFACTURER'S STAMP AND BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATIONS. DESIGN SHALL BE IN ACCORDANCE WITH IRC SECTION 502.11.1 AND 802.10.2, NOTABLY THE TRUSS DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1.
  - NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OR ENGINEER OF RECORD SPECIFICATIONS AS INDICATED IN IRC SECTIONS 502.11.3 AND 802.10.4.
  - HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR INSPECTION AND FIELD APPROVAL.
  - BE TEMPORARILY AND PERMANENTLY BRACED PER SECTION 502.11.2 AND 802.10.3 AS WELL AS THE TRUSS PLATE INSTITUTE'S BUILDING COMPONENT SAFETY INFORMATION.
  - BE SPACED AT 2'-0" O.C. MAX.

TRUSSES THAT HAVE BEEN CALLED OUT WITH FLAG NOTE 4 (3 LOCATIONS) SHALL BE DESIGNED TO CARRY 60 PLF OF LATERAL FORCE TRANSFER ALONG THEIR LENGTH. THIS LOAD IS APPLIED FROM THE ROOF SHTG AND IS TO TRANSFER THROUGH THE TRUSS TO EACH SHEAR WALL BELOW.

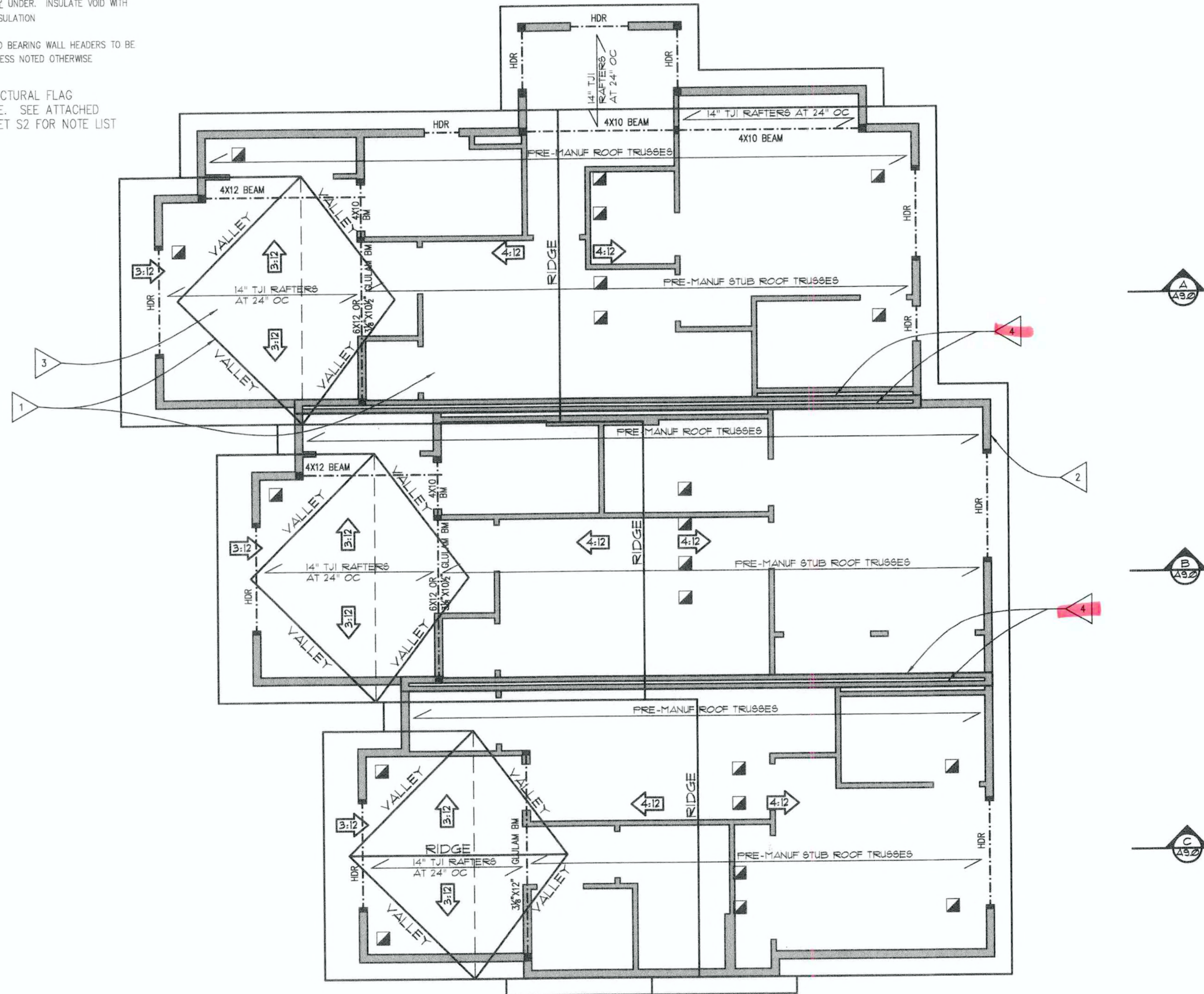
**GENERAL ROOF NOTES**

- ROOF COMPOSITION: COMPOSITION ROOFING ON 15# BUILDING PAPER ON 7/8" APA RATED OSB (MIN) SHEATHING ON PRE-MANUF. ROOF TRUSSES @ 24" O.C.
- ROOF PITCH PER PLAN
- PROVIDE SIMPSON 'H1' OR EQUAL HURRICANE CLIPS AT EACH END OF EACH RAFTER
- 2X6 NEW EXTERIOR FRAME WALL UNLESS OTHERWISE NOTED
- STANDARD HEADER (HDR) TO BE 4X10 DF#2 W/ 2"X6" FILLER R UNDER. INSULATE VOID WITH R-10 RIGID INSULATION
- ALL NON-LOAD BEARING WALL HEADERS TO BE 4X6 DF#2 UNLESS NOTED OTHERWISE

# = STRUCTURAL FLAG NOTE. SEE ATTACHED SHEET S2 FOR NOTE LIST

**ABBREVIATIONS**

A.B.	ANCHOR BOLT
BLKG	BLOCKING
BM	BEAM
BMT	BASEMENT
CONC	CONCRETE
CRPLR	CRIPPLER
DBL	DOUBLE
FTG	FOOTING
HDR	HEADER
JSTS	JOISTS
MANUF	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
PT	PRESSURE TREATED
SHTG	SHEATHING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



**TYP ROOF FRAMING NOTES**

ROOF DESIGN LOAD:  
LIVE LOAD - 25 PSF  
DEAD LOAD - 15 PSF

12' EAVE AT 4:12 ROOF (TYP UNO)  
12' GABLE END (TYP UNO)

INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED

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COMPOSITION ROOF MATERIAL

---

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---

**ATTIC VENTILATION (R1, UNIT 'A')**

REQUIRED: 773 / 300 = 2.6 SQ FT (375 SQ IN REQ'D)

PROVIDED: (4) AF-50 ROOF JACKS (LOWER ROOF AREA, R1)  
(50 SQ IN NET FREE PER ROOF JACK)  
4 x 50 = 200 SQ IN NET CLR

PROVIDED: (4) AF-50 ROOF JACKS (UPPER ROOF AREA, R1)  
(50 SQ IN NET FREE PER ROOF JACK)  
4 x 50 = 200 SQ IN NET CLR

TOTAL VENTILATION PROVIDED AT ENTIRE 'R1' ROOF AREA 400 SQ IN (375 SQ IN REQUIRED)

---

**ATTIC VENTILATION (R2, UNIT 'B')**

REQUIRED: 674 / 300 = 2.3 SQ FT (331 SQ IN REQ'D)

PROVIDED: (4) AF-50 ROOF JACKS (LOWER ROOF AREA, R2)  
(50 SQ IN NET FREE PER ROOF JACK)  
4 x 50 = 200 SQ IN NET CLR

PROVIDED: (4) AF-50 ROOF JACKS (UPPER ROOF AREA, R2)  
(50 SQ IN NET FREE PER ROOF JACK)  
4 x 50 = 200 SQ IN NET CLR

TOTAL VENTILATION PROVIDED AT ENTIRE 'R2' ROOF AREA 400 SQ IN (331 SQ IN REQUIRED)

---

**ATTIC VENTILATION (R3, UNIT 'C')**

REQUIRED: 590 / 300 = 2.0 SQ FT (288 SQ IN REQ'D)

PROVIDED: (4) AF-50 ROOF JACKS (LOWER ROOF AREA, R3)  
(50 SQ IN NET FREE PER ROOF JACK)  
4 x 50 = 200 SQ IN NET CLR

PROVIDED: (4) AF-50 ROOF JACKS (UPPER ROOF AREA, R3)  
(50 SQ IN NET FREE PER ROOF JACK)  
4 x 50 = 200 SQ IN NET CLR

TOTAL VENTILATION PROVIDED AT ENTIRE 'R3' ROOF AREA 400 SQ IN (288 SQ IN REQUIRED)

---

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
←	ROOF SLOPE PER PLAN
---	PRE-MANUF ROOF TRUSSES AT 24" OC (TYP UNO)
----	BEAM/HDR PER PLAN
=====	EAVE & GUTTER
□	DOWNSPOUT
■	AF-50 ROOF JACK
▨	2x OVER-FRAMING

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1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-

Sheet Name:  
**Roof Framing Plan**

Scale: 1/4"=1'-0"  
Project No: 20044  
Date: July 31, 2021  
Drawn By: WJB  
Status: Submittal Set

**A7.0**

ASPEN CREEK ENGINEERING RESPONSIBLE FOR LATERAL AND GRAVITY REQUIREMENTS ONLY

Professional Engineer Seal for F. Lee Andrews, State of Washington, License No. 200044

North Arrow and Graphic Scale (0' to 8')