

PAGE	LABEL	TITLE
1	A1	COVER SHEET
2	FO1	FOUNDATION PLAN
3	FP2	MAIN LEVEL PLAN
4	E1	ELEVATION SHEET
5	E2	ELEVATION SHEET
6	E2	ELEVATION SHEET
7	FF2	MAIN LEVEL WALL FRAMING
8	FF2	MAIN LEVEL WALL FRAMING
9	FF1	MAIN LEVEL FLOOR FRAMING
10	WF1	MAIN LEVEL WALL FRAMING
11	B1	BRACE WALL
12	R1	ROOF PLAN
13	RC1	REFLECTIVE CEILING PLAN
14	SC1	DOOR/WINDOW SCHEDULE
15	FFINFO	FRAMING DETAIL SHEET
16		



AI RENDERING

PROJECT INFORMATION

OWNER: Wolfe Development
 FIRE DISTRICT: Spokane Valley Fire
 WATER: Model Water District,
 SEWER: Spokane County
 ENGINEERING: NA

ZONING INFORMATION:

ZONING: R3
 LOT SIZE: 10,825 ± 1
 SETBACK REQUIREMENTS:
 • FRONT: 20' (25' per plan)
 • BACK: 10' (50' per plan)
 • SIDE YARD: 1:5'
 • SIDE YARD Z: 5'
 • SIDE YARD FACING STREET: NA
 ZERO LOT LINE DEVELOPMENT: N
 OFF-STREET PARKING: Y

GENERAL NOTES:

This planset, along with the building contract, provides building details for the residential project. The Contractor shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed. All work shall be constructed in accordance to the International Building Codes and Local Codes. Contractor shall be responsible and bear any fines or penalties for Code, Ordinance, Regulation or Building Process Violations. Insurance shall be in force throughout the duration of the building project.

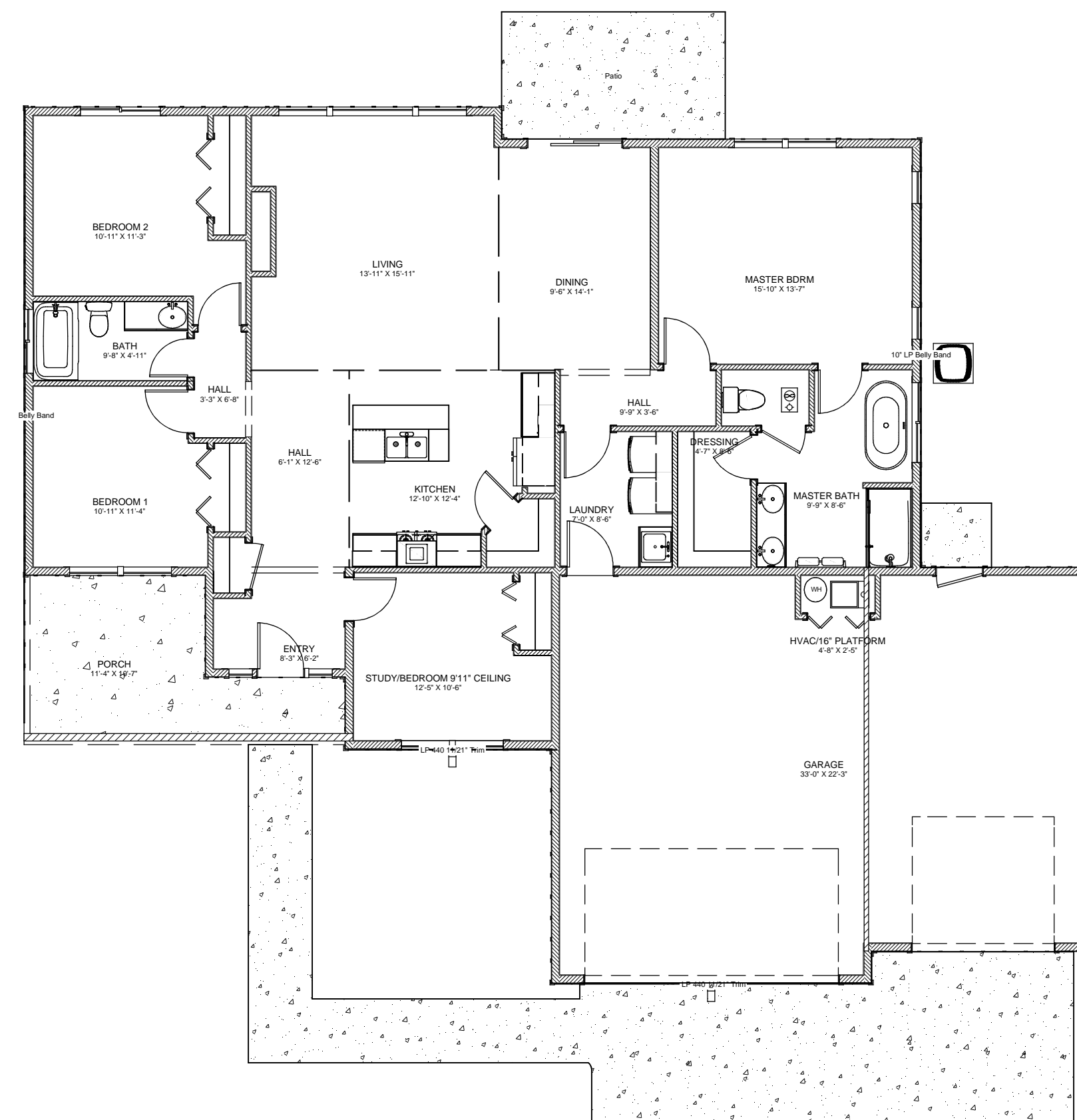
Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. The Engineer/Designer shall be consulted for clarification if Site Conditions are encountered that are different than shown. If discrepancies are found in the Plan or Notes, or if a question arises over the intent of the Plans or Notes, Contractor shall verify and is responsible for all dimensions. All Trades shall maintain a clean work site at the end of each work day. Please see additional Notes called out on other sheets.

DESIGN PARAMETERS (VERIFY PER JURISDICTION)

FROST DEPTH - 24 in
 ROOF SNOW LOAD - 30 lbs per sq. ft.
 SOIL BEARING PRESSURE - 1500 psf
 WIND SPEED - 105 - 120 mph (IBC Ultimate Wind Speed)
 WIND SPEED - 115 mph (IRC Ultimate Design Wind Speed)
 ATTIC R480, FRAMED WALL R21, FOUNDATION WALL R15,
 PERIMETER WALL R10, FLOOR R30,
 GLAZED FENESTRATION Per C3 Calculator

APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 INTERNATIONAL FIRE CODE
 APPLICABLE LOCAL STATE ELECTRICAL & PLUMBING CODE



1st Floor



3D MAIN FLOOR

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Wolfe Development

SULLIVAN HOMES

SPECIFICATIONS/SELECTION NOTES
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SQUARE FOOTAGE

Main Floor: 1,807 s.f. +
 Second Floor: XXX s.f. +
 Bonus Room: XXX s.f. +
 Basement Finished: XXX s.f. +
 Basement Unfinished: XXX s.f. +
 Total: 1,807 s.f. +
 Finished Garage: 782 s.f. +

Basement Plate Ht. NA
 Main Floor Plate Ht. 9'; NOM Plus
 Upper Floor Plate Ht. NA

PROJECT NAME:
 1807 4-2-3 SPEC

ADDRESS: 101 E. 27th
 Spokane Valley, WA 99206

LOT 10
 JOB NO: 2384600004

DATE: 3-10-2025

SCALE: 1/4" = 1'

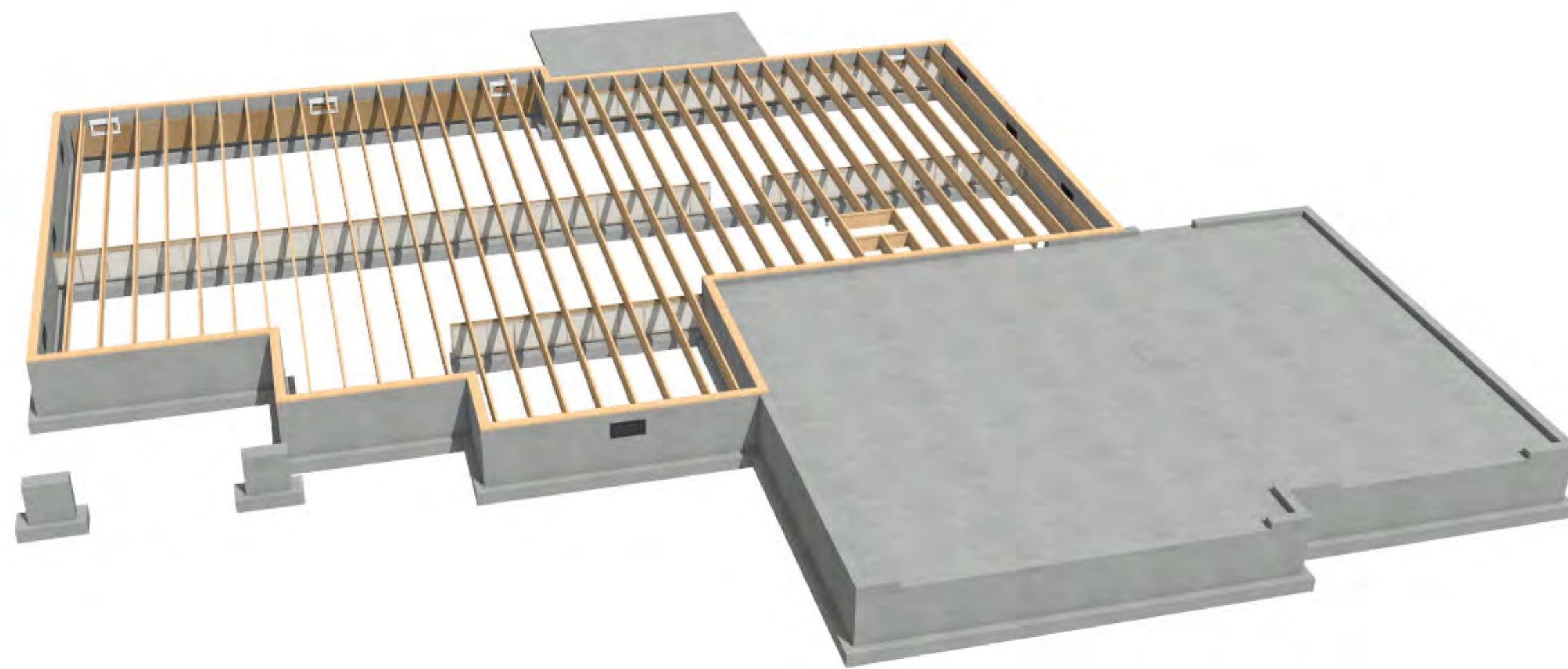
VERS: 1.3

REVISION HISTORY

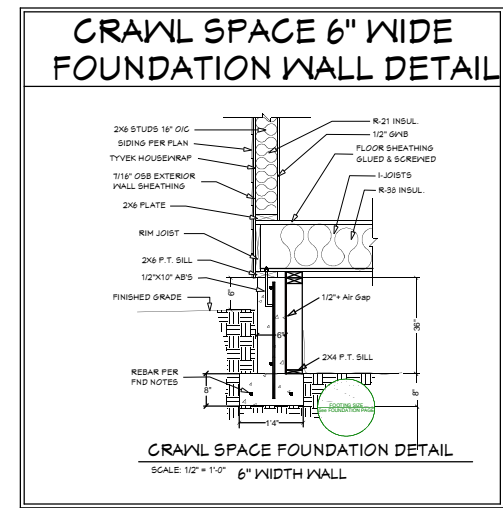
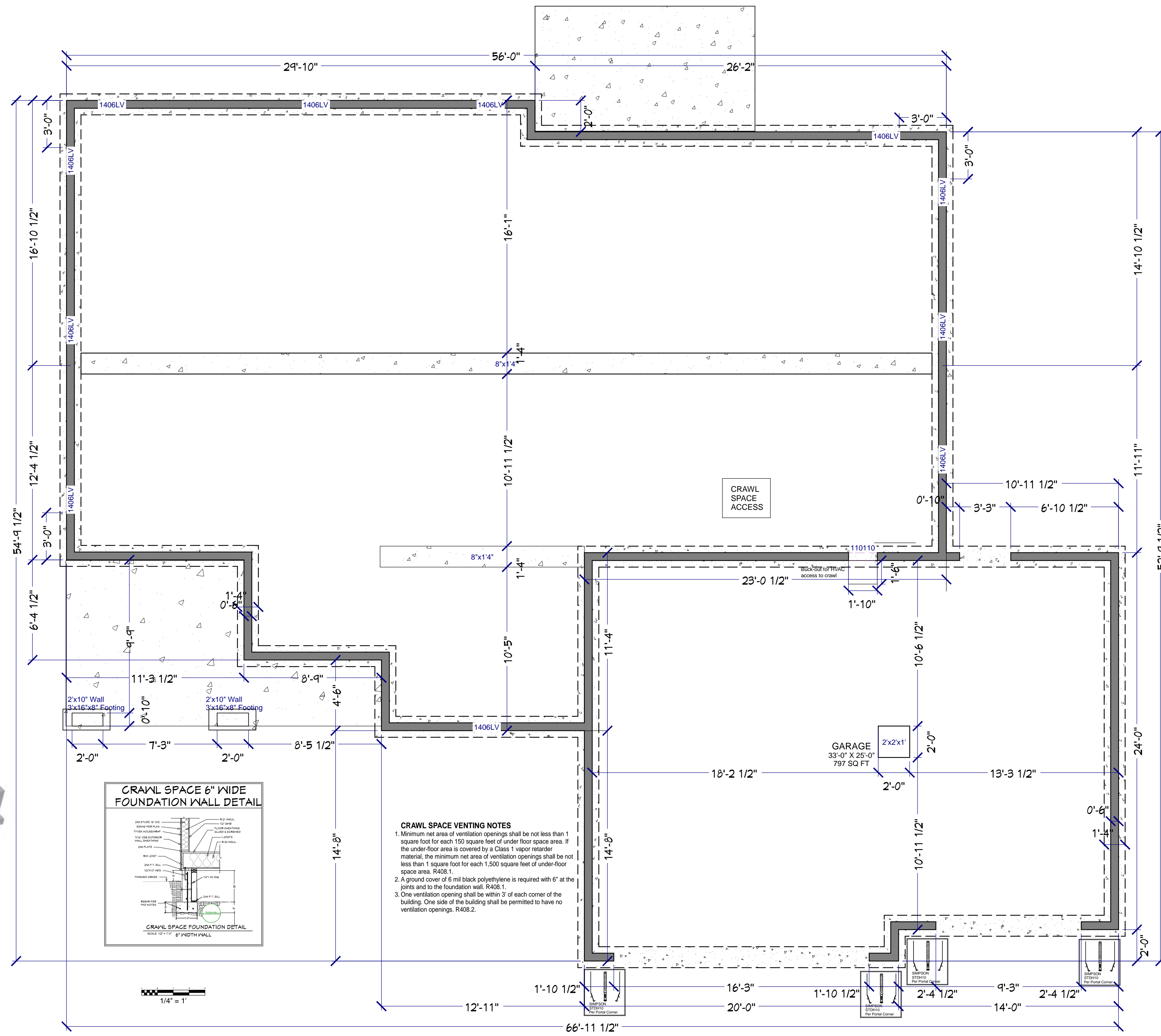
ORIGINAL CAD

PAGE 1 COVER SHEET

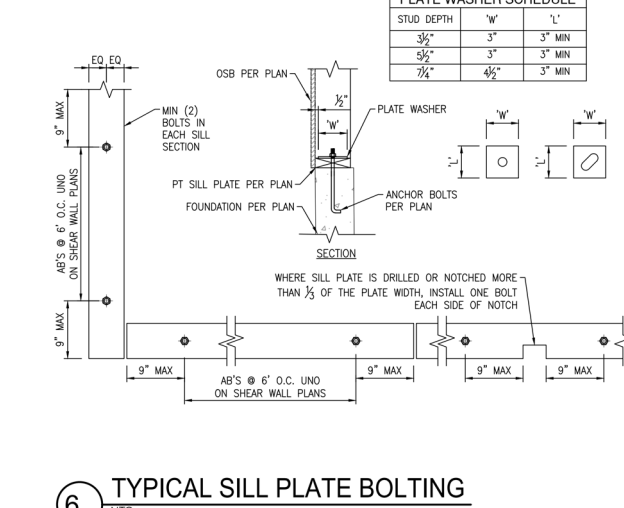
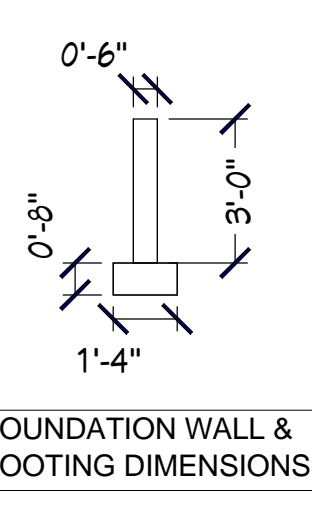
A1



Dropped Engineered Floor System
Wheel Chair Accessibility



CRAWL SPACE VENTING NOTES
 1. Minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under floor space area. If the under-floor area is covered by a Class 1 vapor retarder material, the minimum net area of ventilation openings shall be not less than 1 square foot for each 1,500 square feet of under-floor space area. R408.1.
 2. A ground cover of 6 mil black polyethylene is required with 6\"/>



- FOUNDATION NOTES**
1. 8\"/>
 2. FOUNDATIONS TO BEAR A MINIMUM OF 24\"/>
 3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
 4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24\"/>
 5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL.
 6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1\"/>
 7. SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSF (UBC TYPE 4 SOIL). IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED.
 8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
 9. UNIFORM SOIL CONDITIONS MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUTFILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
 10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6\"/>
 11. MINIMUM 18\"/>

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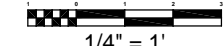
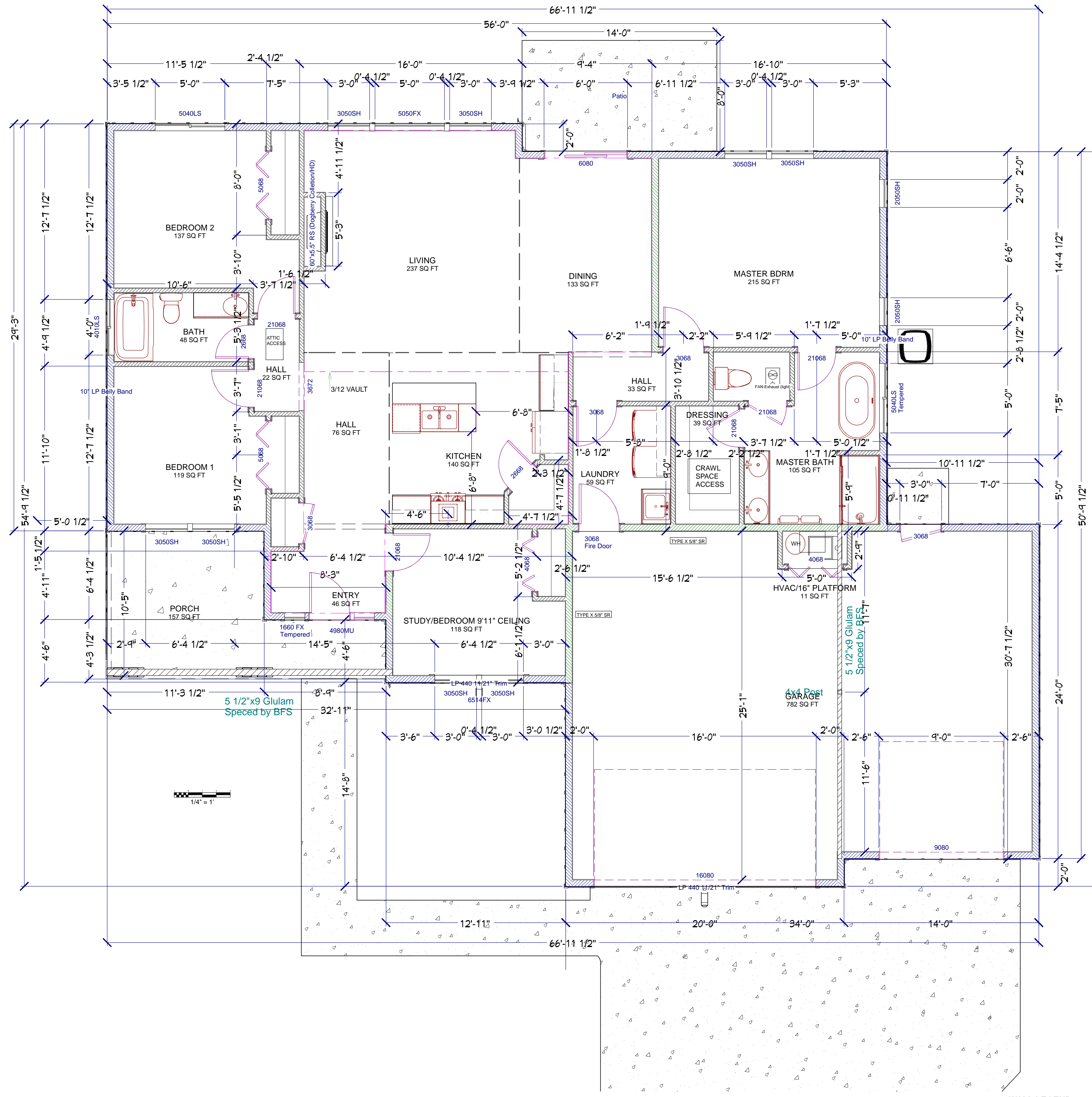
SQUARE FOOTAGE

Main Floor:	1,807 s.f. +
Second Floor:	XXX s.f. +
Bonus Room:	XXX s.f. +
Basement Finished:	XXX s.f. +
Basement Unfinished:	XXX s.f. +
Total:	1,807 s.f. + Finished Garage: 782 s.f. +
Basement Plate Ht. NA	
Main Floor Plate Ht. 9'	NOM Plus
Upper Floor Plate Ht. NA	

PROJECT NAME:
1807 4-2-3 SPEC
ADDRESS: 101 E. 27th
Spokane Valley, WA 99006
 LOT 10
 JOB NO: 234646000-04
DATE: 3-10-2025
SCALE: 1/4" = 1'
VERS: 1.3

REVISION HISTORY

ORIGINAL CAD



1st Floor



WALL LEGEND

- 8" Exterior Wall w/8" Plan Siding & 5/8" S.R.
- 6" Exterior Wall w/8" Plank Siding & 1/2" S.R.
- 6" Exterior Wall w/8" Plank Siding & TYPE X S.R.
- 6" Interior Wall w/ 1/2" S.R.
- 6" Interior Wall w/Shingles
- 6" Exterior Wall w/Board & Batten
- 4" Exterior Wall w/ 1/2" S.R.
- 4" Interior Wall w/ No S.R.

R304.1/R304.2 MINIMUM ROOM SIZE
All Habitable Rooms shall have a floor area of not less than 70 square feet and shall not be less than 7 feet in any horizontal direction.

R305.1 MINIMUM ROOM HEIGHTS
1. Habitable spaces must have a ceiling height of 7 feet from finished floor to finished ceiling. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches.
2. Rooms with a sloping ceiling measuring less than 5 feet or a ceiling measuring less than 7 feet from finished floor to finished ceiling is not habitable space.
3. Beams, girders, ducts in basements containing habitable space shall be permitted to within 6 feet 4 inches of the finished floor.

STAIR NOTES
1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36" HANDRAILS MAY ENCRUSH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. DEPTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE A MIN. 6" HEADROOM AT THE NOSE OF THE STAIR TREAD. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 6" TYPE "X" GYPSUM WALL BOARD.
4. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" OR GREATER THAN 2" IN CROSS SECTIONAL DIMENSION.
5. HANDRAILS SHALL BE CONTINUOUS FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
6. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HANDRAIL.
7. GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW AND SHALL HAVE A 36" MIN. HEIGHT.
8. RAILINGS AND GUARDRAIL BALLUSTER SPACING SHALL BE NO GREATER THAN 4".
9. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

FRAMING & STRUCTURAL NOTES
1. WINDOW ROUGH OPENINGS 1/2" FOR TOP/BOTTOM/SIDES. CONFIRM WITH WINDOW MANUFACTURER BEFORE FRAMING.
2. WALL HEADERS ON EXTERIOR WALLS: (2) 2"x10" DF 2 TYPE W/12" PLYOSB SANDWICH; (1) 2X CRIPPLE & (1) 2X KING, UNO.
3. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS RUNNING PARALLEL.
4. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STEPS AS PER IRC 302.11.
5. FASTENING SCHEDULE AS PER IRC R602.3(1).
6. ALL STUD SPACING TO BE 16" O.C.
7. HABITABLE SPACES, INCLUDING BASEMENTS, SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'. BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS NOT LESS THAN 6'8" HEIGHT.
8. EMERGENCY/ESCAPE OPENINGS TO HAVE A NET CLEAR OPENING OF NOT LESS THAN 6'7" S.F. NET CLEAR HEIGHT NOT LESS THAN 24" AND NET CLEAR WIDTH NOT LESS THAN 20".
9. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.
10. UNO LUMBER TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL HANGERS/NAILS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE SIMPSON Z MAX OR STAINLESS STEEL.
11. SEE FLOOR AND ROOF FRAMING DETAILS FOR ADDITIONAL INFORMATION.
12. EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB OR 1/2" AT APA RATED. ALL OSB PANELS FOR SHEAR MUST BE INSTALLED VERTICALLY AND ALL EDGES MUST BE SECURELY BLOCKED WITH 2" BACKING GAP PANELS 1/8" ON ENDS AND EDGES TO AVOID BUCKLING. USE #6 NAILS @ 6" O.C. EDGE, 12" O.C. FIELD. ADJACENT EDGE PANELS MUST BE STAGGERED IN 3' SPACING.
13. PRESSURE TREATED MATERIAL MUST BE NAILED WITH GALVANIZED FASTENERS INCLUDING WALL STUDS ATTACHED TO SILL PLATES.
14. ANCHOR BOLTS FOR SILL PLATES MUST USE OVERSIZED 2"x2" SQUARE PLATE WASHERS IF ANCHORAGE BOLT HOLE IS MORE THAN 1/16" OVERSIZED TO ANCHOR BOLT

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SQUARE FOOTAGE

Main Floor: 1,807 s.f. +/-
Second Floor: XXX s.f. +/-
Bonus Room: XXX s.f. +/-
Basement Finished: XXX s.f. +/-
Basement Unfinished: XXX s.f. +/-
Total: 1,807 s.f. +/- Finished
Garage: 782 s.f. +/-

Basement Plate Ht. NA
Main Floor Plate Ht. 9'; NOM Plus
Upper Floor Plate Ht. NA

PROJECT NAME:
1807 4-2-3 SPEC

ADDRESS: 701 E. 27th
Spokane Valley, WA 99006

DATE: 3-10-2025

SCALE: 1/4" = 1'

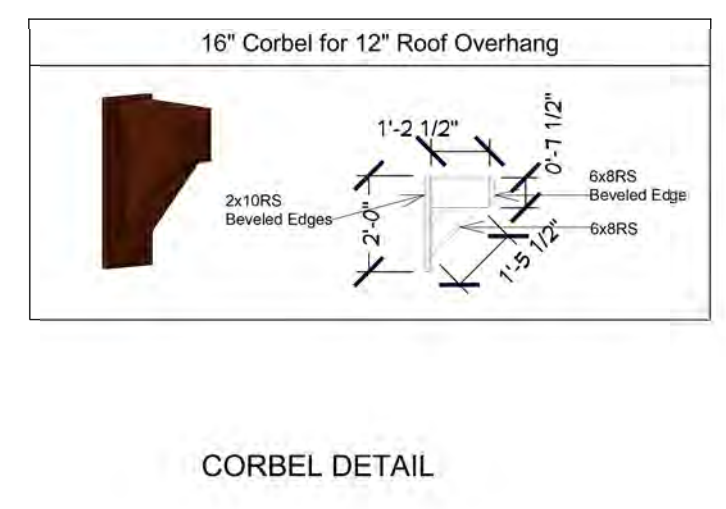
VERS: 1.3

REVISION HISTORY

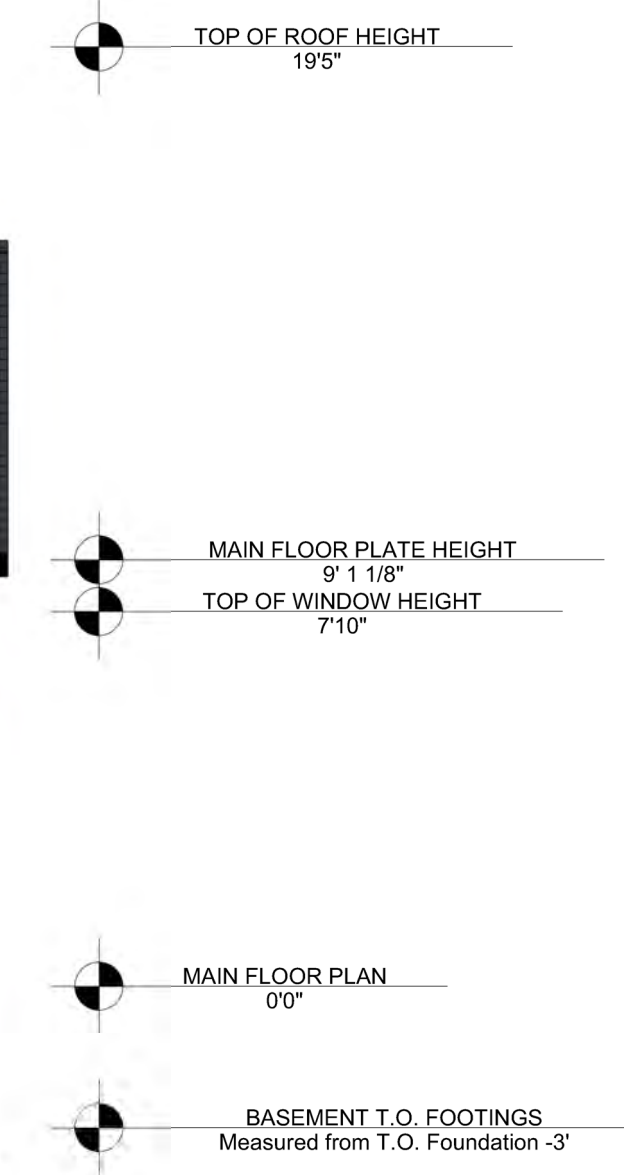
ORIGINAL CAD



FRONT ELEVATION



CORBEL DETAIL





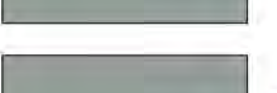
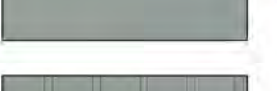



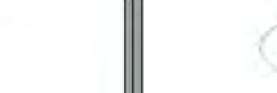



BACK ELEVATION

FRONT & BACK ELEVATIONS

- ELEVATION NOTES**
- 1 All windows/doors to have metal drip edge flashing at head.
 - 2 Roofing is to be 30 year architectural composition roofing over 3/8\"/>

MATERIAL LEGEND

-  **LS-1** LP SMARTSIDE LAP SIDING TEXTURED
76 Series Smartlock Cedar Textured Lap 8"
-  **LS-2** LP SMARTSIDE LAP SIDING SMOOTH
76 Series Smartlock Cedar Smooth Lap 8"
-  **PS-1** LP SMARTSIDE GROOVED PANEL TEXTURED
76 Series Cedar Textured Panel 8" O.C. Grooved SINGLE WALL CONSTRUCTION ONLY
-  **PS-2** LP SMARTSIDE NO GROOVED PANEL TEXTURED
76 Series Cedar Textured Panel No Grooved SINGLE WALL CONSTRUCTION ONLY
-  **PS-3** LP SMARTSIDE NO GROOVED PANEL TEXTURED
38 Series Cedar Textured Panel No Grooved DOUBLE WALL CONSTRUCTION ONLY
-  **BB-1** LP SMARTSIDE NO GROOVED PANEL TEXTURED
LP SMARTSIDE 190 SERIES TEXTURE TRIM
Board and Batt Trim. Space Batt per layout
-  **SS-1** LP SMARTSIDE CEDAR SHAKE BOARD STAGGERED
38 Series Cedar Textured Shakes-STAGGERED
-  **CS-1** LP SMARTSIDE CEDAR SHAKE BOARD STRAIGHT
38 Series Cedar Textured Shakes-STRAIGHT
-  **IOC-1** LP SMARTSIDE CEDAR TEXTURE TRIM
190 Series Cedar Textured 3.5" Trim inside/Outside Corners
-  **FA-1** LP SMARTSIDE CEDAR TEXTURE TRIM FASCIA
440 Series Cedar Textured Trim Width per Plan
-  **SS-1** LP SMARTSIDE CEDAR TEXTURE VENTED SOFFIT
Cedar Textured Vented Soffit Width per Plan

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SQUARE FOOTAGE
Main Floor: 1,807 s.f. +/-
Second Floor: XXX s.f. +/-
Bonus Room: XXX s.f. +/-
Basement Finished: XXX s.f. +/-
Basement Unfinished: XXX s.f. +/-
Total: 1,807 s.f. +/- Finished Garage: 782 s.f. +/-
Basement Plate Ht. NA
Main Floor Plate Ht. 9'
Upper Floor Plate Ht. NA

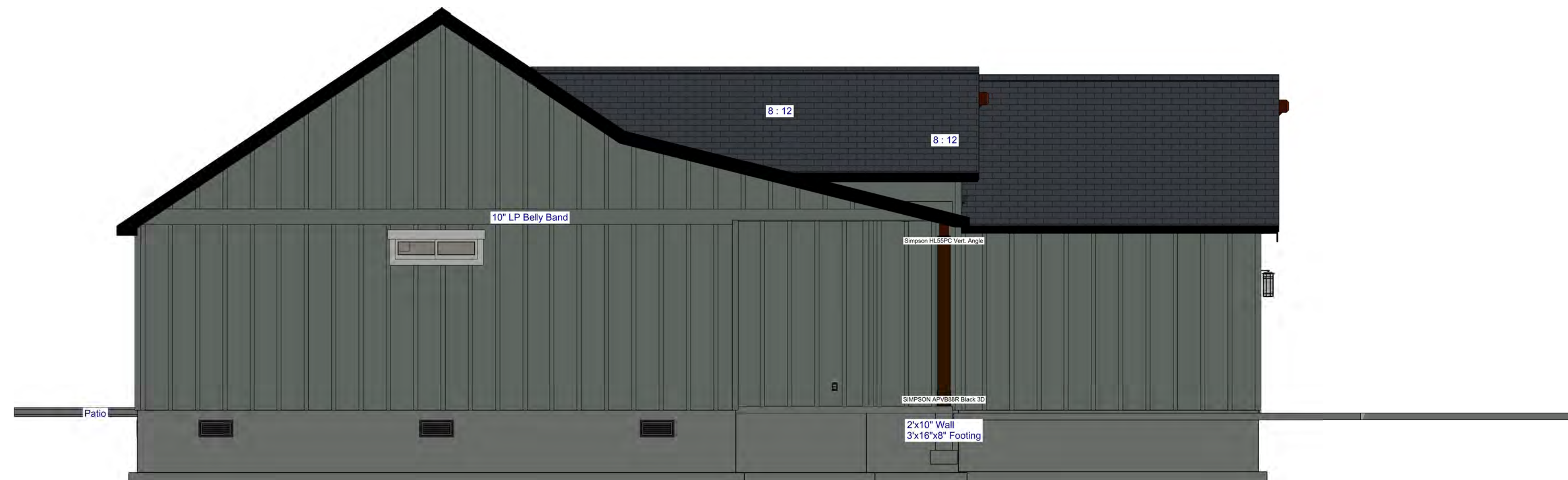
PROJECT NAME:
1807 4-2-3 SPEC
ADDRESS: 701 E. 27th
Spokane Valley, WA 99206
LOT 10
JOB NO. 234600000-01
DATE: 3-10-2025
SCALE: 1/4"=1'
VERS: 1.3

REVISION HISTORY
ORIGINAL CAD

PAGE 4 ELEVATION SECTIONS SHEET
E1



RIGHT ELEVATION

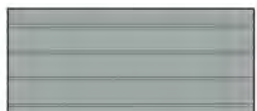


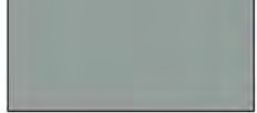
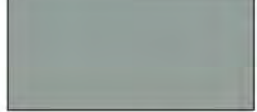



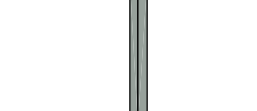




LEFT ELEVATION

SIDE ELEVATIONS

- ELEVATION NOTES**
- 1 All windows/doors to have metal drip edge flashing at head.
 - 2 Roofing is to be 30 year architectural composition roofing over 3/8" felt (or approved alternative).
 - 3 Ice and water shield at eaves & valleys.
 - 4 Min. 15/32" OSB sheathing
 - 5 2x10 roof joist at 19'-2" O.C.
 - 6 R-49 insulation
 - 7 Continuous ridge vent typical. Provide venting at 1/150 of attic area.
 - 8 See roof plan for soffit detail.
 - 9 Grade to slope from foundation 6" in 10'. Ground to siding retain 6" clearance.

MATERIAL LEGEND

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LP SMARTSIDE 190 SERIES TEXTURE TRIM
Board and Batt Trim. Space Batt per layout
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Cedar Textured Vented Soffit Width per Plan

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Basement Plate Ht. NA
Main Floor Plate Ht. 9'; NOM Plus
Upper Floor Plate Ht. NA

PROJECT NAME:
1807 4-2-3 SPEC
ADDRESS: 701 E. 27th
Spokane Valley, WA 99206
LOT 10
JOB NO: 1807-04-03-01
DATE: 3-10-2025
SCALE: 1/4"=1'
VERS: 1.3

REVISION HISTORY
ORIGINAL CAD

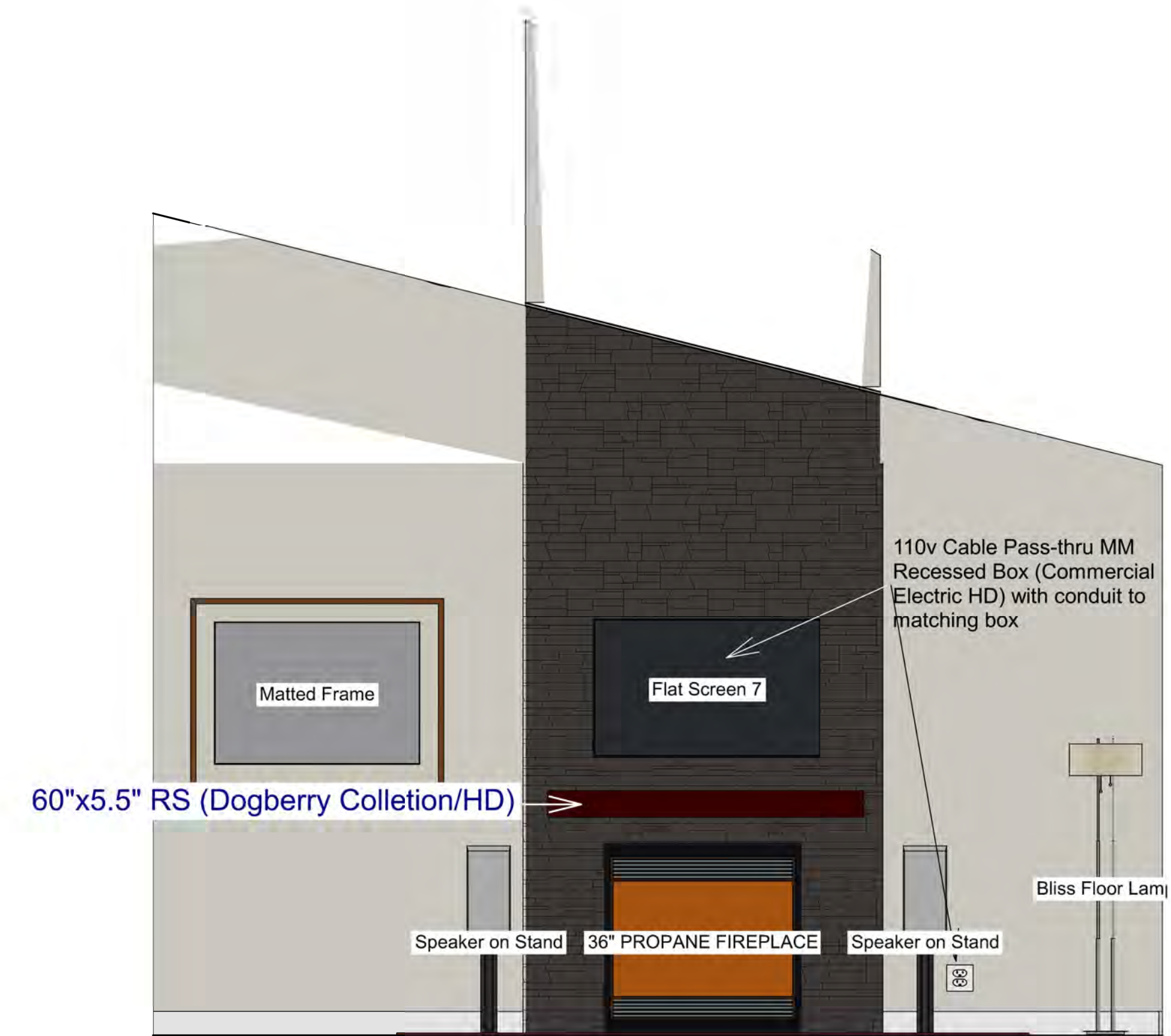
PAGE 5 ELEVATION SECTIONS SHEET
E2



WALL-A1



Wall A-2



WALL-A3



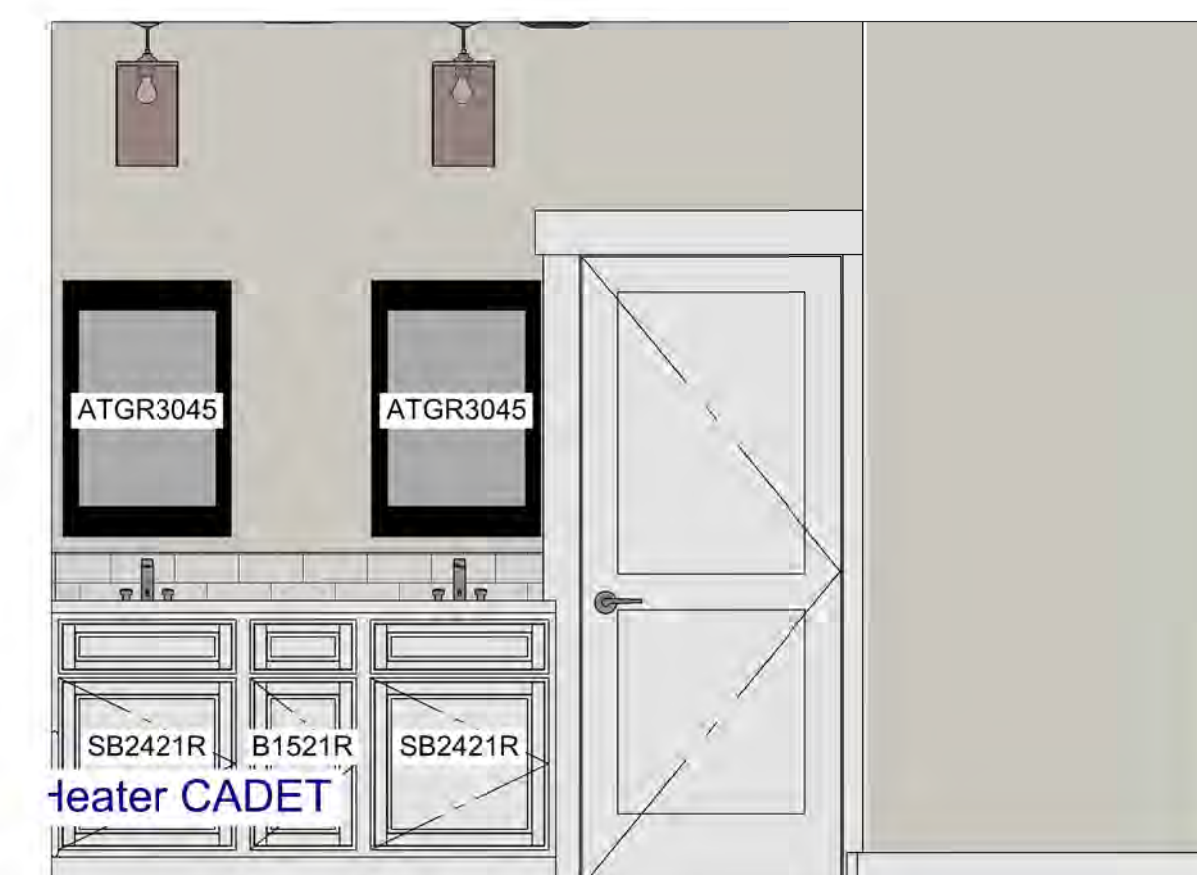
CUT-A1



WALL-A4



CUT-A2



WALL-A5

CUTAWAYS

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Wolfe Development

SULLIVAN HOMES

SPECIFICATIONS/SELECTION NOTES
 Blue Prints DO NOT necessarily match SELECTIONS AND SPECIFICATIONS. The chosen SELECTIONS control what product will be selected. For example, garage doors are likely to be different than what is displayed in Blue Prints.

SQUARE FOOTAGE
 Main Floor: 1,807 s.f. +/-
 Second Floor: XXX s.f. +/-
 Bonus Room: XXX s.f. +/-
 Basement Finished: XXX s.f. +/-
 Basement Unfinished: XXX s.f. +/-
 Total: 1,807 s.f. +/- Finished
 Garage: 782 s.f. +/-
 Basement Plate Ht. NA
 Main Floor Plate Ht. 9'; NOM Plus
 Upper Floor Plate Ht. NA

PROJECT NAME:
 1807 4-2-3 SPEC
 ADDRESS: 701 E. 27th
 Spokane Valley, WA 99206
 LOT 10
 JOB NO: 2304000000048
DATE: 3-10-2025
SCALE: 1/4"=1'
VERS: 1.3

REVISION HISTORY
 ORIGINAL CAD

PAGE 6 ELEVATION SECTIONS SHEET

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