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1	A1	COVER SHEET
2	FO1	FOUNDATION PLAN
3	FP2	MAIN LEVEL PLAN
4	E1	ELEVATION SHEET
5	FF2	MAIN LEVEL WALL FRAMING
6	FF2	MAIN LEVEL WALL FRAMING
7	FF2	MAIN LEVEL WALL FRAMING
8	B1	BRACE WALL
9	R1	ROOF PLAN
10	RC1	REFLECTIVE CEILING PLAN
11	SC1	DOOR/WINDOW SCHEDULE
12	FFINFO	FRAMING DETAIL SHEET



1499sf 3/2 Rancher with optional Shop 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: 11,059 s.f.
 SETBACK REQUIREMENTS:
 • FRONT: 20' (25' per plans)
 • BACK: 10'
 • SIDE YARD 1: 5'
 • SIDE YARD 2: 5'
 • SIDE YARD FACING STREET: NA

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.

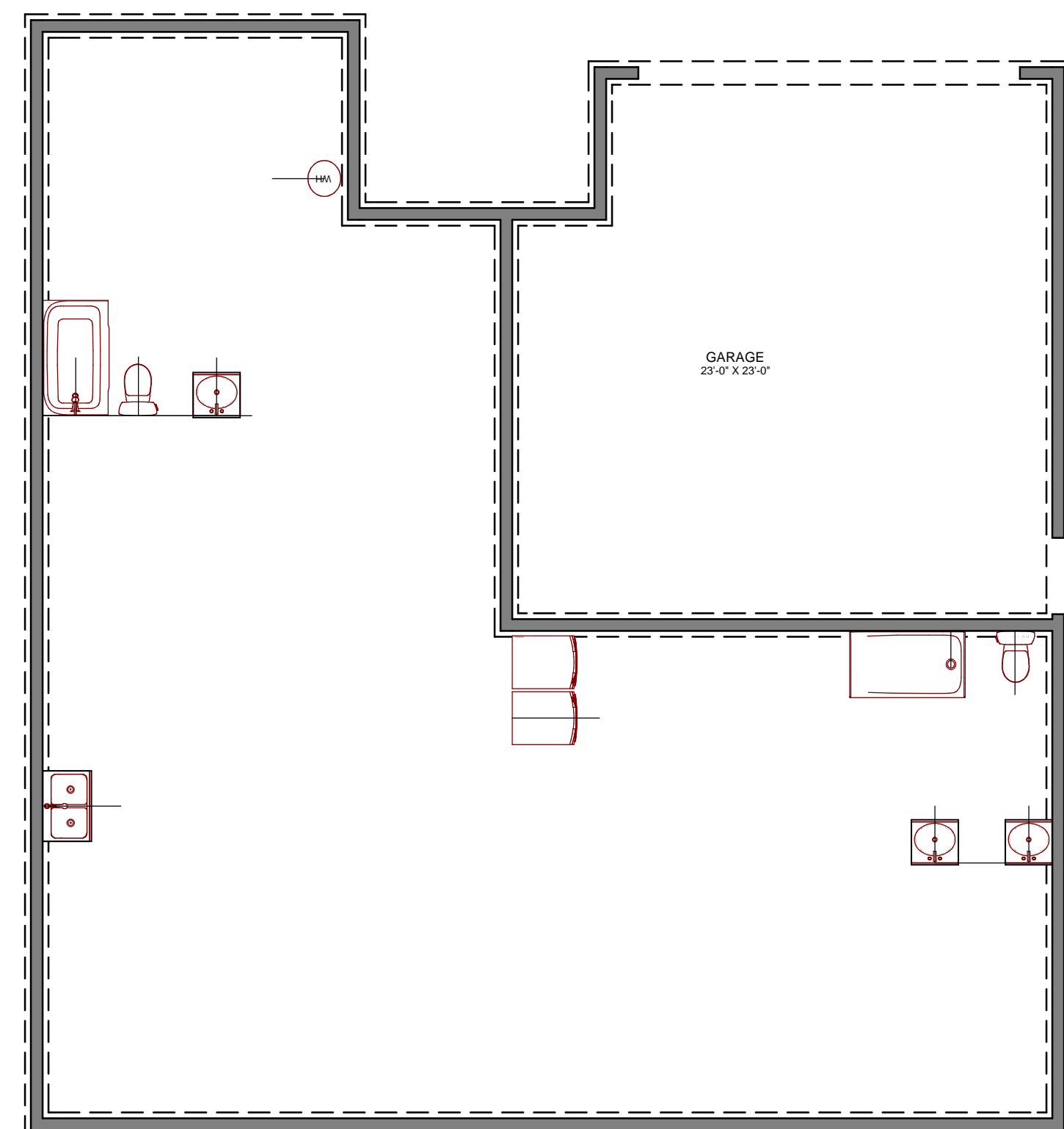
Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. The Engineer/Designer shall be consulted for clarification if Site Conditions are encountered that are different than shown. If discrepancies are found in the Plans or Notes, or if a question arises 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)

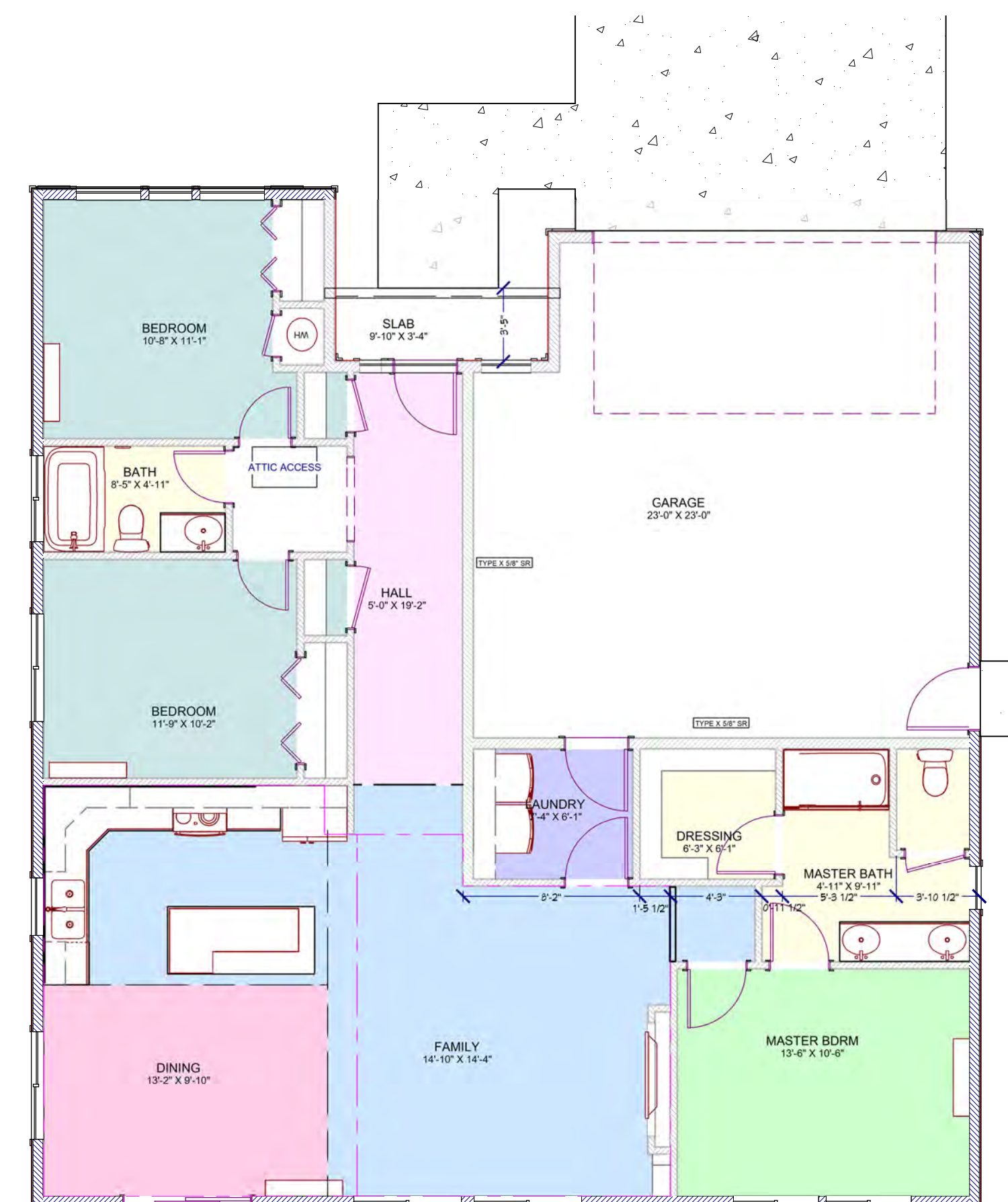
FROST DEPTH - 24 in
 ROOF SNOW LOAD - 30 lbs per sq. ft.
 SOIL BEARING PRESSURE - 1500 psf
 WIND SPEED - 105 - 120 mph (IBC Ultimate Wind Speed)
 WIND SPEED - 115 mph (IRC Ultimate Design Wind Speed)
 ATTIC R4/R60, FRAMED WALL R21, FOUNDATION WALL R15,
 PERIMETER WALL R10, FLOOR R30,
 GLAZED FENESTRATION 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



Foundation



1st Floor

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SQUARE FOOTAGE

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 Second Floor: NA s.f. +
 Bonus Room: NA s.f. +
 Basement Finished: NA s.f. +
 Basement Unfinished: NA s.f. +
 Total: 1,499 s.f. +
 Finished Garage: 520 s.f. +

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

PROJECT NAME:
 S-1499 3-2 G R

ADDRESS:

JOB NO:

DATE:

SCALE: 1/4" = 1'

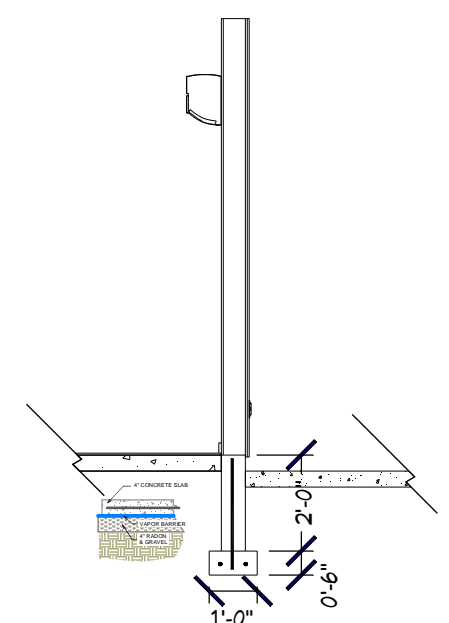
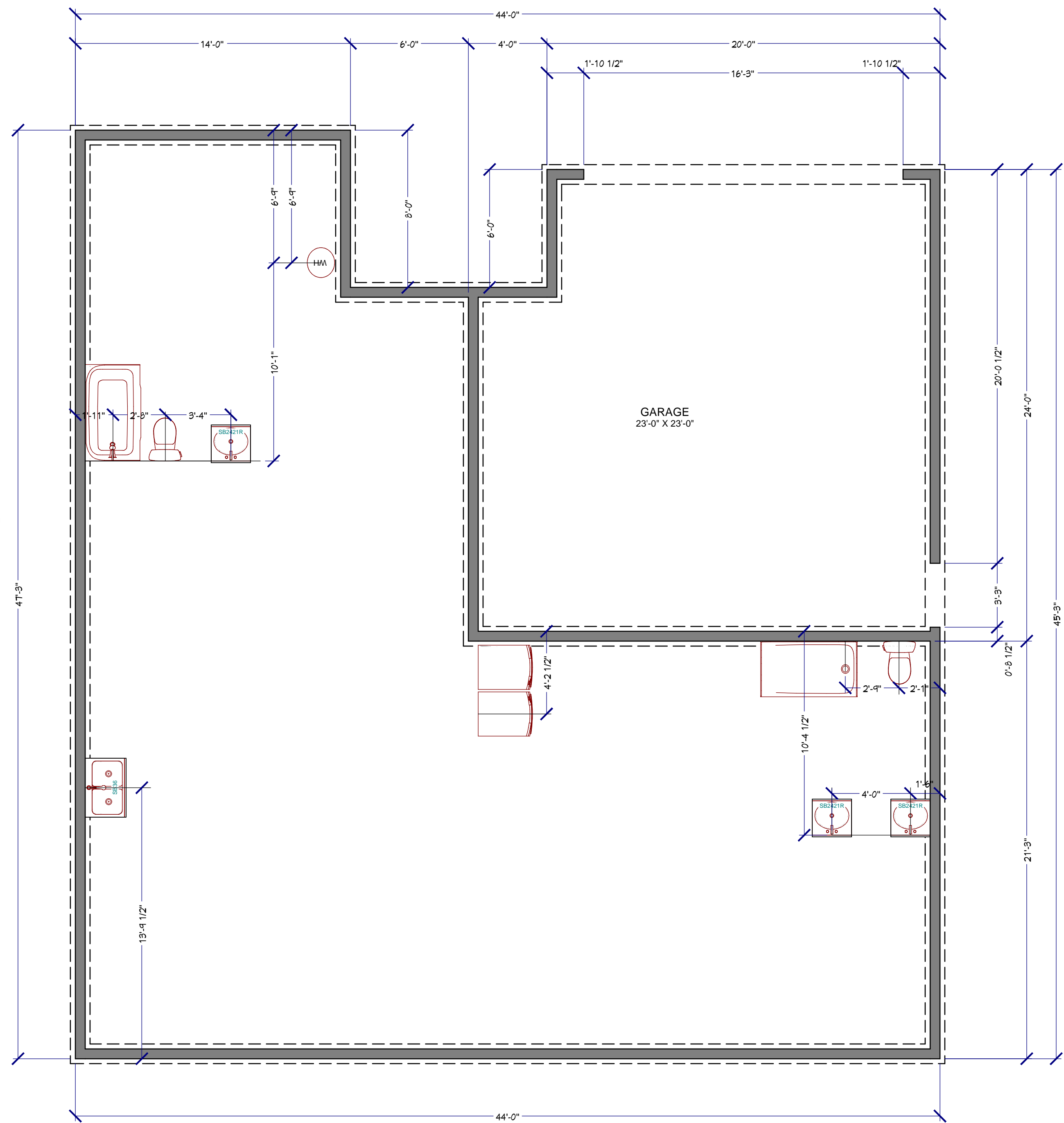
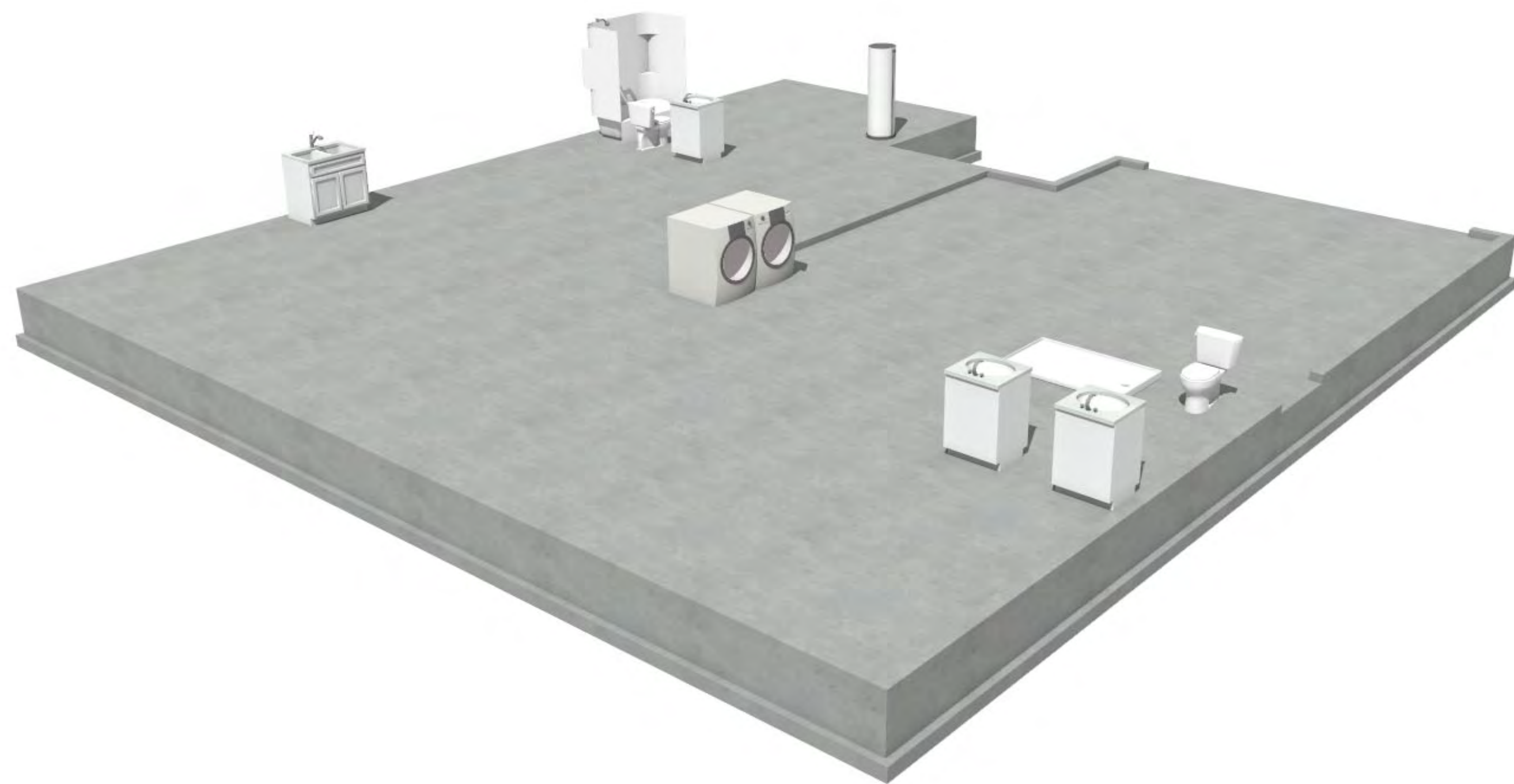
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REVISION HISTORY

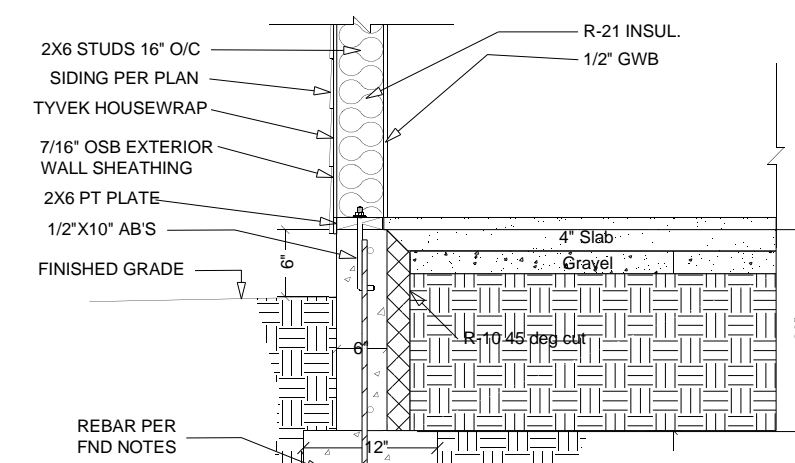
ORIGINAL CAD

PAGE 1 COVER SHEET

A1



SLAB ON GRADE FOUNDATION WALL DETAIL



D1 SLAB ON GRADE FOUNDATION
SCALE: 1/2" = 1'-0" 6" WIDTH WALL

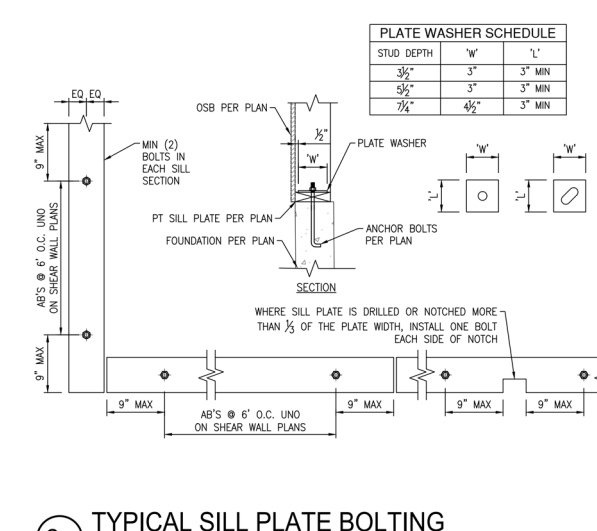
Foundation

SPOKANE COUNTY
See Footing Calculator
KOOTENAI County Ord. 559 TABLE R403.1
Minimum Width of Concrete, Precast, or Masonry Footings

STORIES	LOAD-BEARING VALUE OF SOIL (psf)		
	1,500	2,000	3,000
1-Story	12	12	12
2-Story	15	12	12
3-Story	23	17	12

4 inch back-slope on each side of footing & each below concrete masonry

1-Story	12	12	12	12
2-Story	21	15	12	12
3-Story	32	24	18	12

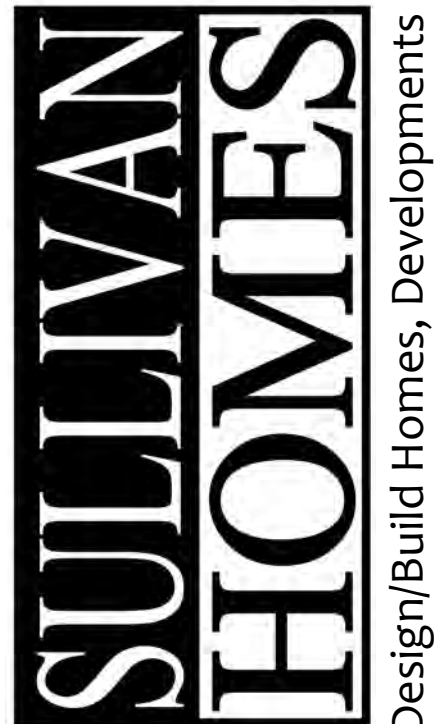


6 TYPICAL SILL PLATE BOLTING

FOUNDATION NOTES

- 1" WIDE CONCRETE STEM WALL W/4 VERTICAL REBAR SPACED 24" OC FOR WALL HEIGHT NOT EXCEEDING 4' IN HEIGHT WITH 6" OF THE TOP AND BOTTOM OF STEM WALL HORIZONTALLY AND 45° ON CENTER VERTICALLY FOR 4" TO 9" STEM WALLS MINIMUM SPACING TO BE 18" ON CENTER VERTICALLY AND HORIZONTALLY WITH 6" HORIZONTALLY TO TOP AND BOTTOM. VERTICAL REBAR SHALL BE EMBEDDED WITH NO GROUND CONTACT AND FOOTINGS REQUIRE 2 CONTINUOUS HORIZONTAL REINFORCING BARS. MINIMUM BARS SIZE IS #4.
- FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISH GRADE. A BASEMENT SLAB WITHIN 12" OF TOPSOIL R10 VERTICAL INSULATION BARRIER REQ.
- ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
- ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES.
- PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL.
- MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2.
- 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.
- 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.
- 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.
- THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE.
- MINIMUM 18" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT THE FLOOR SYSTEM.

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SQUARE FOOTAGE

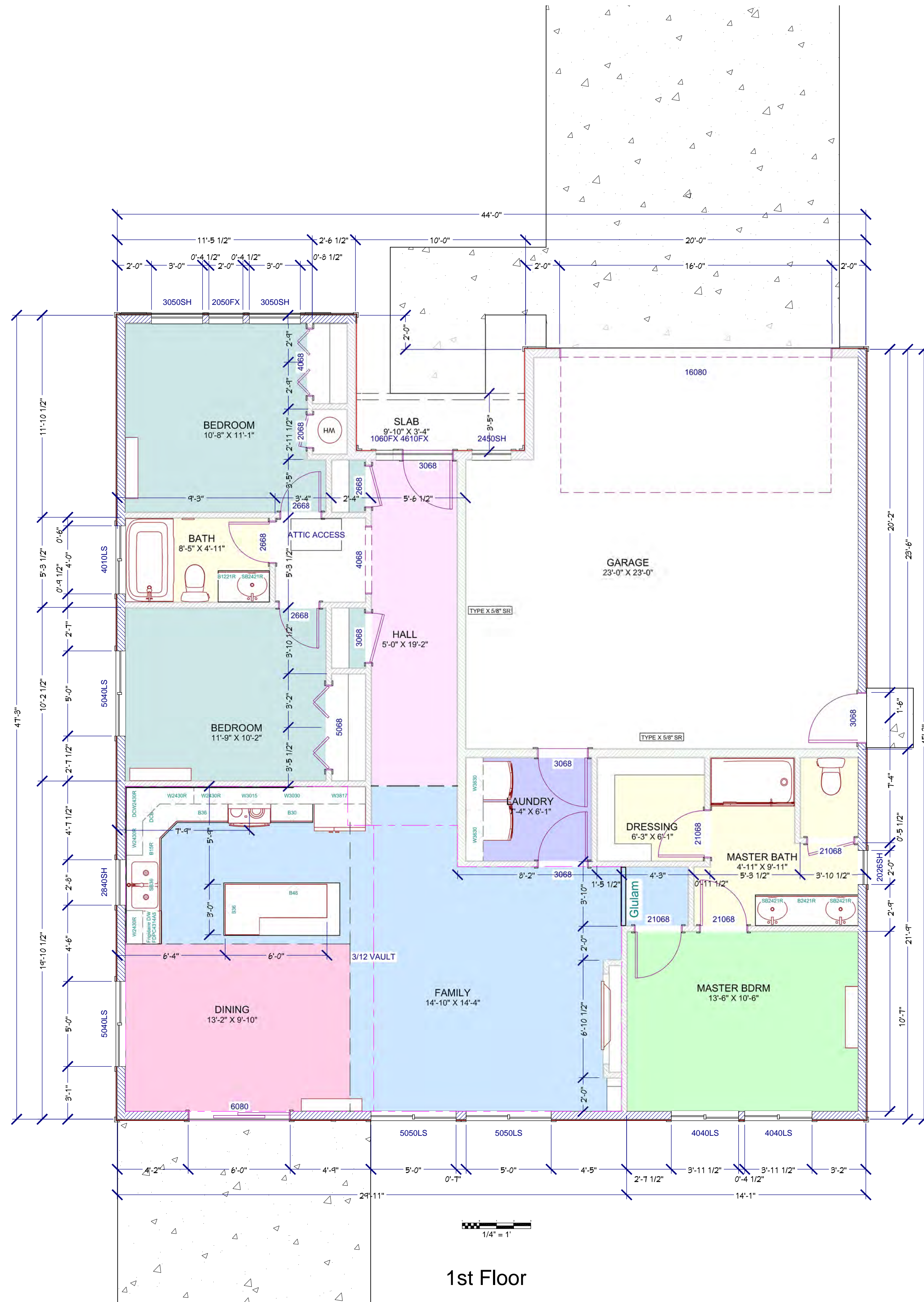
Main Floor:	1,499 s.f. +
Second Floor:	NA s.f. +
Bonus Room:	NA s.f. +
Basement Finished:	NA s.f. +
Basement Unfinished:	NA s.f. +
Total:	1,499 s.f. + Finished
Garage:	520 s.f. +

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

PROJECT NAME:	S-1499 3-2 G R
ADDRESS:	
JOB NO.:	
DATE:	1/4" = 1'
SCALE:	
VERS:	1.1

REVISION HISTORY

ORIGINAL CAD



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" Interior Wall w/ 1/2" S.R.
- 4" Interior Wall w/ No S.R.

- FLOOR PLAN CHECKLIST**
- o Sectional Markers
 - o Dimensions
 - o TYPE X SR Marked House to Garage
 - o TYPE X SR Marked Under Stairs
 - o TYPE X SR Marked Double Layer for habitable space over garage
 - o Garage to House Steps
 - o Garage to House 20min Fire Door clearly marked
 - o Egress Windows Marked
 - o Safety Glass Marked
 - o Rooms Named & Numbered
 - o Vaulted/Scissor Ceilings Marked
 - o Main HVAC Trunk Line Marked
 - o Stair System/Hand Rail Clearly marked
 - o Handrail to return to wall at Top and Bottom of Stair
 - o Insert Vents and CPM as Required
 - o Landings at Doorways and Stairways 36" min. in travel direction
 - o Treads 10" min. Risers 7 3/4" max with 6" headroom

- 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 ENCRoACH 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 3/8" TYPE "X" CYSTUM 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/1/2" 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" 94" 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 BULKING. USE 8d NAILS @ 6" O/C EDGE, 12" O/C FIELD. ADJACENT EDGE NAILING 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: 1,499 s.f. +
 Second Floor: NA s.f. +
 Bonus Room: NA s.f. +
 Basement Finished: NA s.f. +
 Basement Unfinished: NA s.f. +
 Total: 1,499 s.f. +
 Finished Garage: 520 s.f. +

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

PROJECT NAME:
S-1499 3-2 G R

ADDRESS:

JOB NO.:

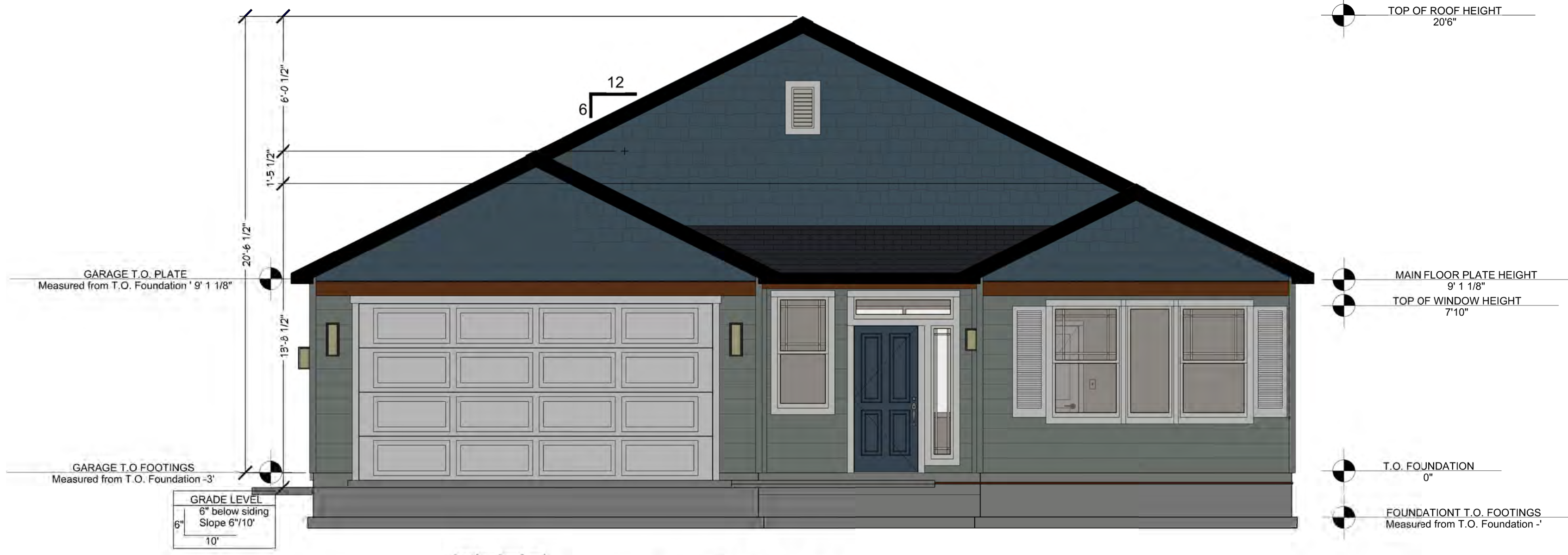
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SCALE: 1/4" = 1'

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REVISION HISTORY

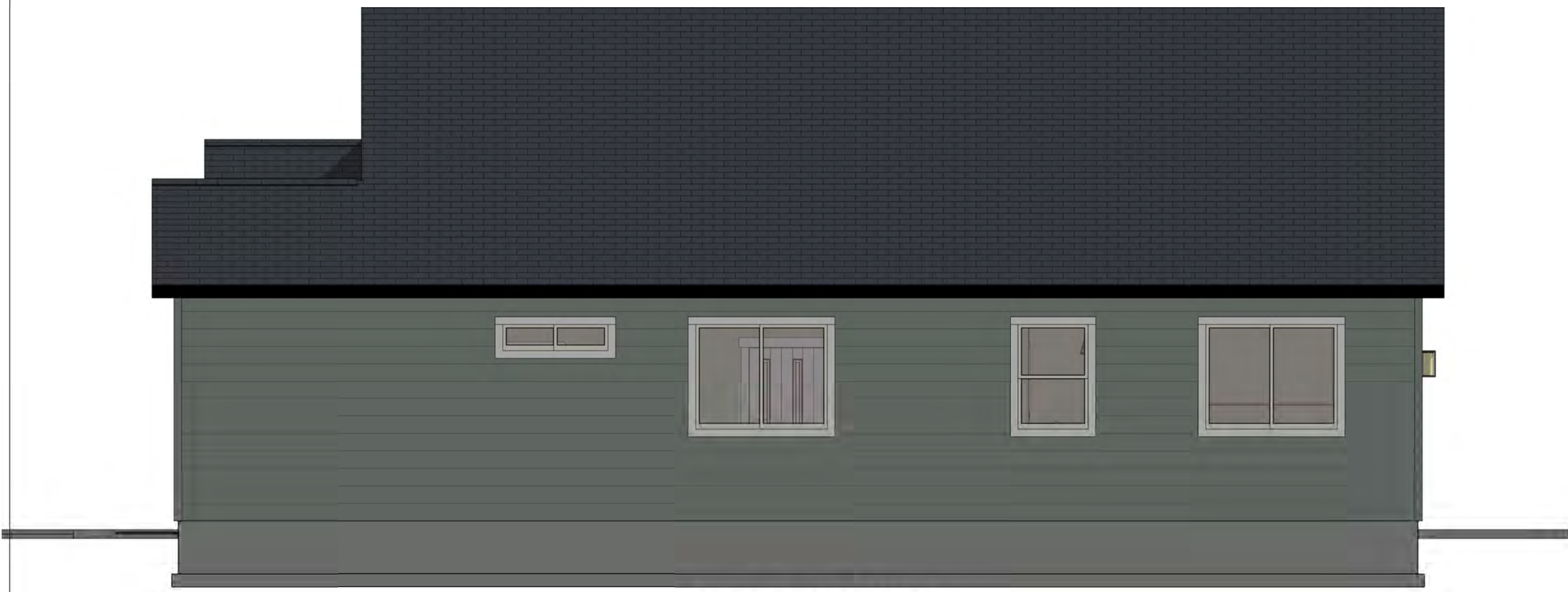
ORIGINAL CAD



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

ELEVATIONS

ELEVATION CHECKLIST

- Elevation Height Scale
- Full Cutaways
- Full Color View with Shadows
- Roof Peak Dimensions
- Fascia Type/Size
- Siding Material
- Masonry Material
- Window Trim Material
- Type of Roof
- Roof Pitch
- Elevations to have SCALE Markings
- Final Grade to Slope Away 6" in 10'
- All Ext. Doors Min. 3'x3' Level Landing

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

- 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
- IQC-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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PAGE 4 ELEVATION SECTIONS SHEET
E1