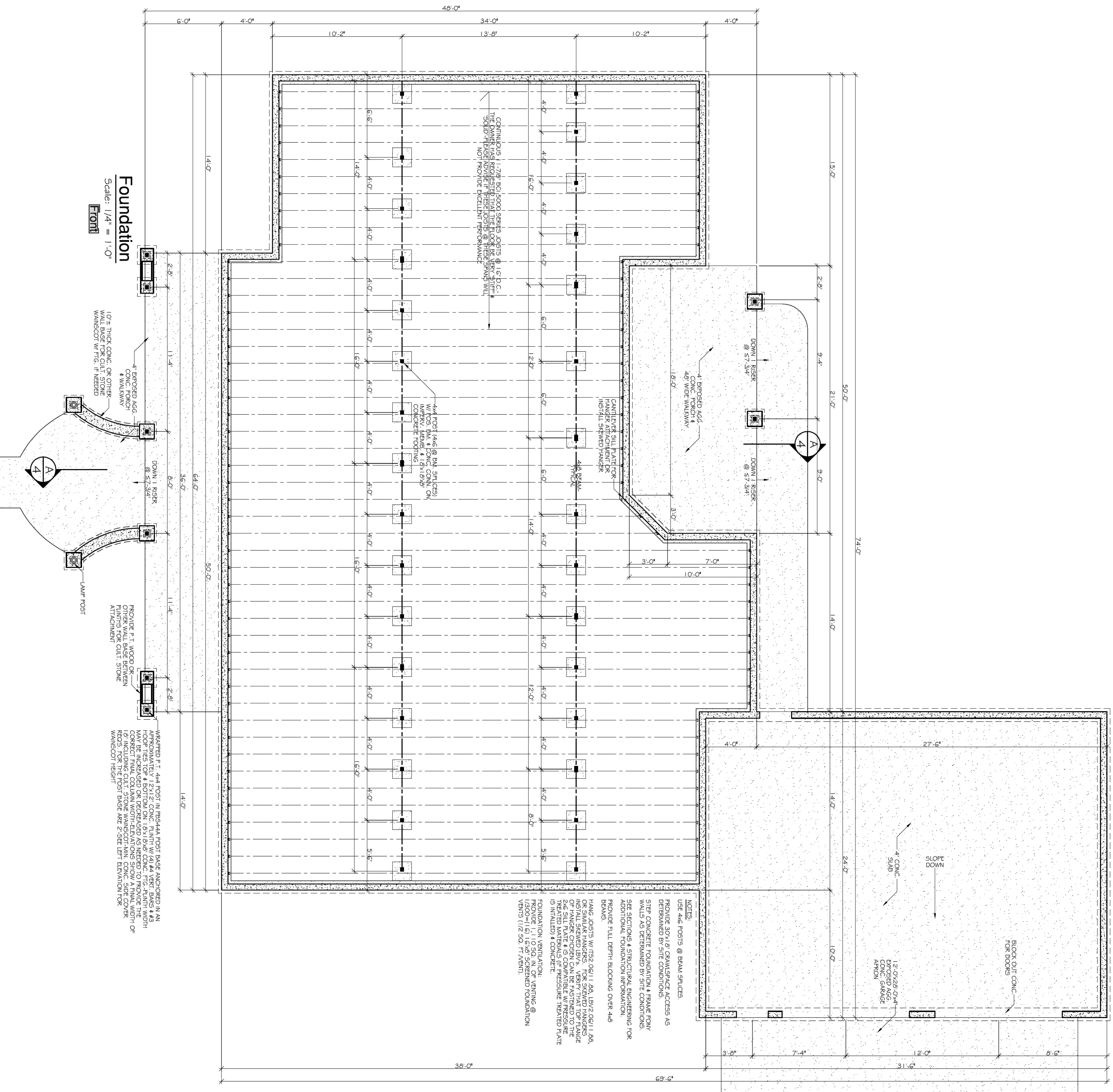


General Notes

1. These notes are general in nature & do not set out all code requirements. It is the responsibility of the Builder to be familiar with the requirements of the codes.
2. All construction to conform to the current Building Code, local codes, state codes, the Washington State Energy Code, & the Washington State Ventilation Code.
3. No footings shall be placed on fill unless specifically allowed by the designer or structural engineer.
4. All footings to be minimum 12" below finish grade for single story areas & 18" below finish grade for 2 story areas.
5. All concrete to test 2,500 psi in 28 days.
6. Unless otherwise noted, the following grades of framing lumber shall be used:
 - Solid sawn beams, joists, rafters, studs, etc. should be No. 2 grade or better Douglas fir-larch except that pressure treated members may be No. 2 grade hem-fir or better
 - Glulam beams shall be combination 24f, V4 grade (24f, V8 grade if cambered)
7. Unless otherwise noted, headers over exterior openings & over openings in interior bearing walls shall be 2x6 (ext.) or 4x4 (int.) No. 2 grade or better Douglas fir-larch.
8. Unless otherwise noted all metal connectors shown on the drawings shall be Simpson Strong-Tie Connectors. Use only approved connectors for treated materials.
9. Design Parameters
 - Dead Loads: Soil Bearing Capacity on = 1,500 PSF
 - Roofs = 15 PSF firm, undisturbed soil
 - Floors = 12 PSF
 - Partitions = 10 PSF
 - Live Loads = 25 PSF
 - Floors = 40 PSF
 - Exposure Category = B
 - Earthquake Zone = D1
 - Wind Speed = 85 mph (3 sec. gusts)
10. Deck posts, beams, joists & decking shall be pressure treated, all purpose outdoor wood or of naturally rot resistant species. Contractor to verify that the material or finish on hangers &/or connectors are compatible with treated wood for decks.
11. All plywood and oriented strand board (OSB) and application to be in accordance with American Plywood Association standards & the International Residential Code.
12. Install solid, full depth blocking at all bearing points at joists & rafters.
13. Provide solid fireblocking around tubs & showers.
14. Handrail & Guardrail height shall be 3'-0". Handrail required on all stairs with 4 means or more. Guardrails required on all landings & decks more than 30" above grade. Fictet spacing on guardrails to be maximum 4' clear.
15. Stair rise height shall be maximum 7.34". Treads shall be minimum 10". Stairway width shall be minimum 36".
16. Chimney, woodstoves, fireplaces, & their installation, shall conform to the current Building Code. Provide seismic bracing for chimneys per code. Owner shall provide Contractor with chimney & woodstove specifications & setbacks.
17. Each bedroom shall have one egress window or door conforming to the current Building Code.
18. All windows within a 24" radius of a door, or closer than 18" to the floor, or within 60" of the bottom of a stairway must be safety glass.
19. Provide flashing as required for a water tight job.
20. Plumb water heater PEX valve to exterior.
21. Install 110 volt smoke detector with battery backup in each sleeping room, each corridor giving access to sleeping rooms, & one on each level not containing sleeping rooms. Interconnect all smoke detectors.
22. All electrical work shall conform to the National Electrical Code, State of Washington Electrical Code, & local codes.
23. Plumbing & mechanical work (heating) shall conform to national, state, & local codes.
24. All hose bibbs shall have an approved vacuum breaker.
25. Gull, weatherstripping, or gasket around all windows, exterior doors, utility penetrations, etc. to limit air infiltration per Washington State Energy Code. Install flashing where required by code.
26. Owner or Contractor shall supply manufacturer, kitchen fan to Building Department.
27. All exhaust ducts shall conform to the Energy Code for diameter, length of run & number of elbows. Insulate to a minimum of R-15.
28. The Designer is not responsible for site conditions. This includes soil bearing capacities, slopes, surface or subsurface water conditions or any other surface or subsurface conditions. The Designer shall be assumed to be providing a bearing capacity of 1,500 psi. Notify Designer of any site deficiencies encountered.
29. **Note to owner:** in general pressure washing any part of a building other than most concrete surfaces & gutters (very carefully) is a bad idea. Pressure washing can remove the protective finish on a buildings exterior is not always capable of resisting wind driven rain. Pressure washing far exceeds the forces of wind driven rain.
30. **Note to contractors:** If conflicts between the architectural drawings & the engineering drawings exist, the engineer's record & the designer to address them. The goal is to resolve conflicts without compromising the energy efficiency of the residence.



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

DRAWN BY: Spencer Burnfield
 CHECKED BY: Spencer Burnfield
 DATE: March 8th, 2012
 ENGINEERS NUMBER:
 DESIGNERS NUMBER: 2011-06-09-Pascher

SHEET TITLE
General Notes & Foundation Plan

Frank & Janice Pascher

250 E Rock Way
 Shelton, WA 98584
 (360) 426-3105

DATE: _____
 REVIEW(S): _____

Cair Parcel Design

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