

GENERAL NOTES AND DESIGN CRITERIA

CONCRETE NOTES:

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
- ALL REINFORCING STEEL SHALL BE GRADE 60, AND BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE.
- MINIMUM COMPRESSIVE STRENGTH f'_c = 4000 PSI FOR SLABS, SUSPENDED SLABS, AND FOUNDATION WALLS, AND f'_c = 3000 PSI MINIMUM FOR FOOTINGS.
- DEPRESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS, UNLESS NOTED OR DETAILED OTHERWISE.
- ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (FIELD VERIFY).
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND DESIGNER PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCKOUTS, ETC. AS REQUIRED.
- PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS, AND CONTROL JOINTS AS REQUIRED. VERIFY LOCATIONS WITH DESIGNER.
- DEPRESS SLAB AS REQUIRED IN AREA OF CERAMIC TILE AND SPECIAL ENTRY MATS, ETC. (VERIFY WITH DESIGNER).
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHORS OR STRAPS, ETC. INSTALL PER MANUFACTURER.
- WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.
- CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED.
- BRACE WALLS AS REQUIRED UNTIL FLOOR SLABS ARE IN PLACE.
- TO MINIMIZE CRACKING OF SLABS ON GRADE, #4 REBAR @ 18" O.C. MINIMUM EACH WAY 1" CLEAR FROM TOP, OR EQUIVALENT WELDED WIRE MESH IS RECOMMENDED. VERIFY WITH OWNER.
- CONTRACTOR SHALL FIELD VERIFY ACTUAL SOIL CONDITIONS. ALLOWABLE BEARING PRESSURE USED FOR DESIGN = 1500 PSF.
- FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL, OR ON PROPERLY PLACED ENGINEERED FILL. CONTRACTOR SHALL HAVE SOILS ENGINEER FIELD VERIFY AS REQUIRED.
- CONTRACTOR SHALL STEP FOOTINGS AND FOUNDATIONS AS REQUIRED. TO MAINTAIN FROST DEPTH AS REQUIRED BY BUILDING OFFICIAL.
- ENSURE PROPER COMPACTION OF SOIL PRIOR TO POURING EXTERIOR CONCRETE (I.E. CONCRETE SLABS, STEPS ETC.).

GENERAL FRAMING NOTES:

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- PROVIDE DRAFTSTOPPING AT OPEN WEB FLOOR TRUSSES SEC. R302.12
- ALL JOISTS, RAFTERS, AND HEADERS SHALL BE DOUGLAS FIR LARCH NO. 2 OR EQUAL. IF TJ'S OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING @ 8' O.C. FOR FLOOR JOISTS.
- ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 48" O.C. MIN.
- GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF OR EQUAL FOR CONTINUOUS SPANS.
- ALL STRUCTURAL STEEL SHALL BE A36, PROPERLY PRIMED AND PAINTED.
- ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER, CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
- THRUST SHALL BE ELIMINATED BY USE OF COLLAR TIES, OR JOISTS, (PROPERLY INSTALLED), AT ALL STICK FRAME AREAS, UNLESS SUPPORTED BY BEAMS.
- PREFABRICATED AND ENGINEERED TRUSSES CAN BE USED FOR THE ROOF AND OR THE FLOORS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER 2015 INTERNATIONAL RESIDENTIAL CODE, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.
- ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" THICK EXP. 1 SHEATHING OR EQUAL WITH 8d NAILS @ 6" O.C. EDGES AND @ 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.
- ALL ROOF SHEATHING SHALL BE 7/16" OSB OR PLYWOOD SHEATHING EQUAL W/ 8d COMMON NAILS @ 6" O.C. EDGES AND @ 12" O.C. IN THE FIELD, UNLESS NOTED. PROVIDE (2) 2" x - BLOCKING @ RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
- ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. PANEL EDGES AND @ 12" O.C. IN THE FIELD.

GENERAL ELECTRICAL NOTES:

- METER PANELS SHALL BE AT LEAST 36" AWAY FROM ALL DOORS AND WINDOWS.
- MAIN DISCONNECTS ARE REQUIRED ON EXTERIOR OF ALL BUILDINGS.
- BREAKER PANELS SHALL NOT BE LOCATED ON THE EXTERIOR OF BUILDING.
- PROVIDE METALLIC WATER SERVICE OR CONCRETE ENCASED GROUNDING ELECTRODE IAW 2011 N.E.C. SEC. 250-50 (C)
- INSTALL A MINIMUM OF TWO WATER-PROOFED GFCI RECEPTACLES (ONE IN REAR AND ONE IN FRONT)
- ALL REQUIRED RECEPTACLES SHALL BE SPACED SO THAT AT NO POINT ALONG THE FLOOR LINE OF WALLS, COUNTERS, ETC. SHALL THE DISTANCE BE GREATER THAN 6 FEET.
- RATED OR METAL BOXES SHALL BE USED IN WALLS SEPARATING HOUSES FROM GARAGES.

GENERAL MECHANICAL NOTES:

- GAS METERS SHALL BE LOCATED AS PER LOCAL GAS COMPANY AND SHALL BE A MINIMUM OF 3' FROM ELEC. METER PANELS AND PERMANENT AIR VENTS.

- ADEQUATE COMBUSTION AIR IS REQUIRED FOR ALL FUEL BURNING APPLIANCES
- VENTILATING FANS ARE REQUIRED FOR ALL BATHROOMS WITH TUBS OR SHOWERS AND LAUNDRY ROOMS.
- ALL BATHROOM AND LAUNDRY VENT FANS SHALL BE VENTED TO THE EXTERIOR OF THE BUILDING NO ATTIC VENTING WILL BE ACCEPTABLE.
- DRYER VENT SHALL BE INSTALLED IAW IRC SEC G2439 OR PER MANUF. SPECS
- RANGE AND COOK TOP CLEARANCES TO UNPROTECTED COMBUSTIBLES SHALL BE 30" MINIMUM.

GENERAL PLUMBING NOTES:

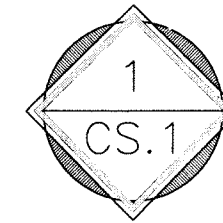
- VENTING IS REQUIRED FOR ALL FIXTURE TRAPS PER CODE
- NO PIPING SHALL BE INSTALLED SO AS TO BE SUBJECT TO FREEZING
- NO LEAD OR ACID BEARING SOLDER OR FLUXES ARE ALLOWED FOR POTABLE WATER PIPING SYSTEM.
- PRESSURE REDUCING VALVES ARE REQUIRED WHEN WATER PRESSURE EXCEEDS 80 PSI
- BACKFLOW PROTECTION IS REQUIRED FOR ALL HOSE BIBS, LAWN SPRINKLER SYSTEMS, AND OTHER OUTLETS HAVING HOSE THREADS OR POSING POTENTIAL CROSS CONNECTIONS WITH CITY WATER SYSTEMS.
- FLOOR DRAINS SHALL BE PROVIDED NEAR ALL WATER HEATERS AND HAVE CAST METAL BODIES & GRATES.
- FLOOR DRAINS SHALL BE FULLY VISIBLE AND ACCESSIBLE.
- WATER CLOSET SPACES SHALL BE A MIN OF 30" IN WIDTH AND ALLOW FOR A FRONT CLEARANCE OF 21"
- SHOWER FLOOR SPACES SHALL BE A MIN OF 900 SQ IN AND SHALL BE ABLE TO ENCOMPASS A 30" CIRCLE TO THE HEIGHT OF 72" AND SHALL BE FRAMED FOR A MIN 22" DOOR.
- AIR GAP PROTECTION IS REQUIRED ON ALL DISHWASHER DRAIN CONNECTIONS TO THE DWV SYSTEM.
- UNFINISHED PLUMBING DWV ROUGH-INS SHALL BE PROPERLY VENTED AND CAPPED OFF.

WOOD TRUSS NOTES:

- BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER IRC REQUIREMENTS.
- THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, AND SHALL DESIGN THE TRUSSES PER ATTACHED ENGINEERING SPECIFICATIONS.
- THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC.
- THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2015 INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES. DESIGN MUST ALSO TAKE INTO ACCOUNT UNBALANCED SNOW LOADS, SNOW DRIFTING, INCREASED SNOW LOADS ON EAVES AND VALLEYS, IMPACT LOADS FROM FALLING SNOW AND ICE, ETC.
- ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
- THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS @ 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.
- THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION, ETC. OF THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENCED ENGINEERED PLAN.
- FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICBO EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICBO REQUIREMENTS.
- FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.
- FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY ADJACENT TO JOINTS IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPLICED.
- PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
- TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.

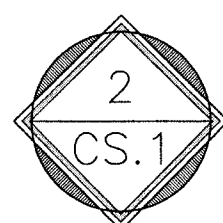
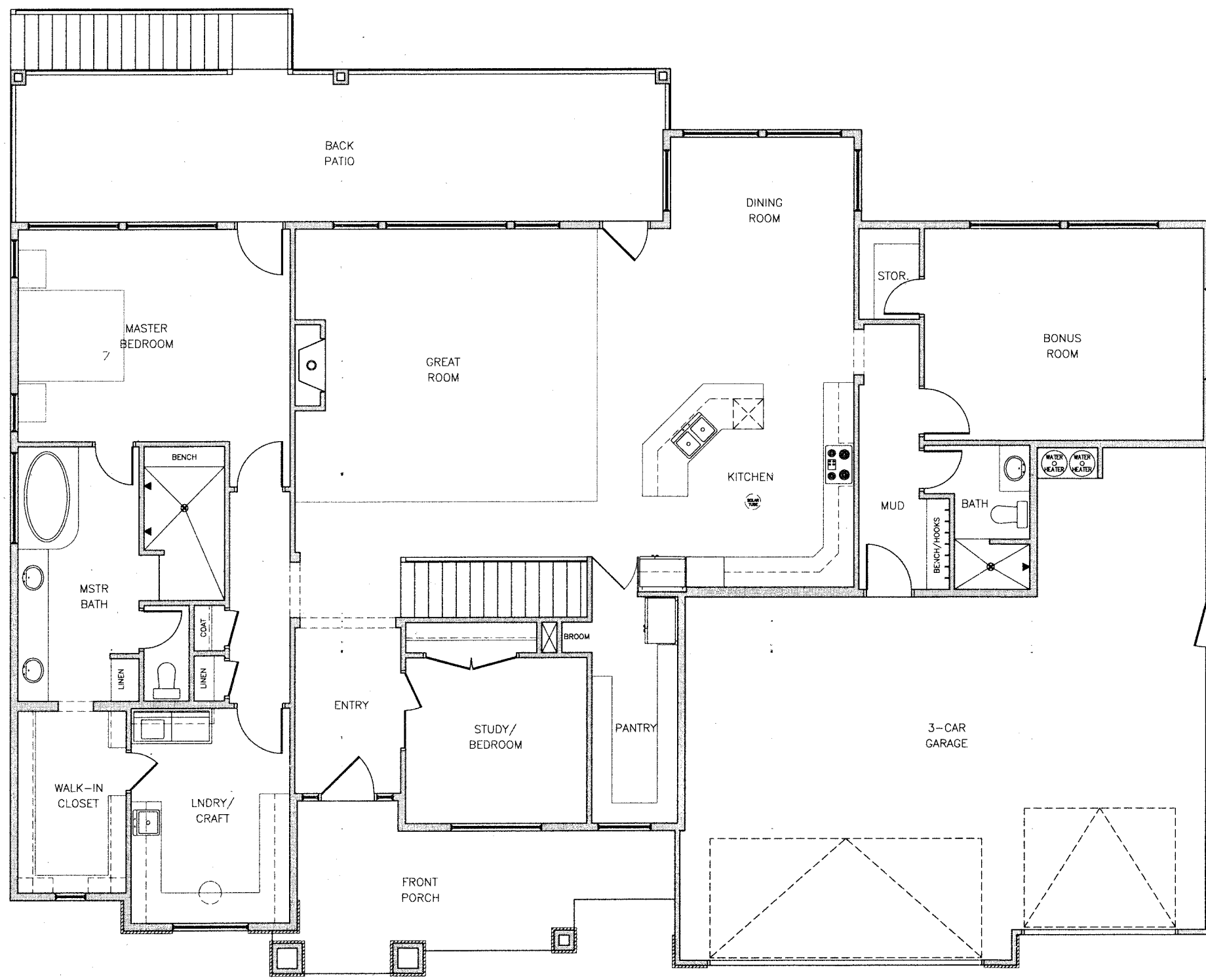
METAL GUSSET PLATES:

- SIZE PLATES FOR GREATER OF MEMBER FORCES SHOWN ON DRAWINGS OR MEMBER FORCES DERIVED FROM STRUCTURAL ANALYSIS. PLUS OR MINUS 6%.
- NO PANEL POINT SHALL HAVE MORE THAN ONE PLATE PER TRUSS SIDE.
- PLATES SHALL HAVE MINIMUM BITE OF 2 1/2" ON MEMBERS. MEASURE BITE ALONG CENTER LINE OF WEBS AND PERPENDICULAR TO CHORD AXES. ORIENT PLATE AXIS PARALLEL WITH TRUSS CHORD AXIS EXCEPT WHERE CHORDS CHANGE PITCH AT JOINT.
- PLATE SIZES:
 - MINIMUM WIDTH OF PLATES SHALL BE 3"
 - TRUSSES OTHER THAN SCISSOR TRUSSES - SIZE PLATES, NAIL AND STEEL SECTION, FOR 135% OF MEMBER FORCES.
 - SCISSOR TRUSSES - SIZE PLATES, NAIL AND STEEL SECTION, FOR 135% OF MEMBER FORCES.
 - NO INCREASE IN PLATE VALUES WILL BE ALLOWED FOR DURATION OF LOADING OR OTHER FACTORS.
- PRESS PLATES INTO MEMBERS TO OBTAIN FULL PENETRATION WITHOUT CRUSHING OUT SURFACE OF WOOD. PLATE EMBEDMENT IS ACCEPTABLE IF OPENING BETWEEN PLATE AND WOOD SURFACE IS LESS THAN 1/32".
- LUMBER DEFECTS AND PLATE MISPLACEMENT, IN COMBINATION, SHALL NOT REDUCE PLATE AREA OR NUMBER OF EFFECTIVE TEETH, PRONGS, OR NAILS BY MORE THAN 10%.
- DO NOT APPLY METAL GUSSET PLATES AFTER SHOP FABRICATION.



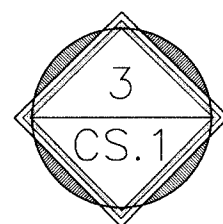
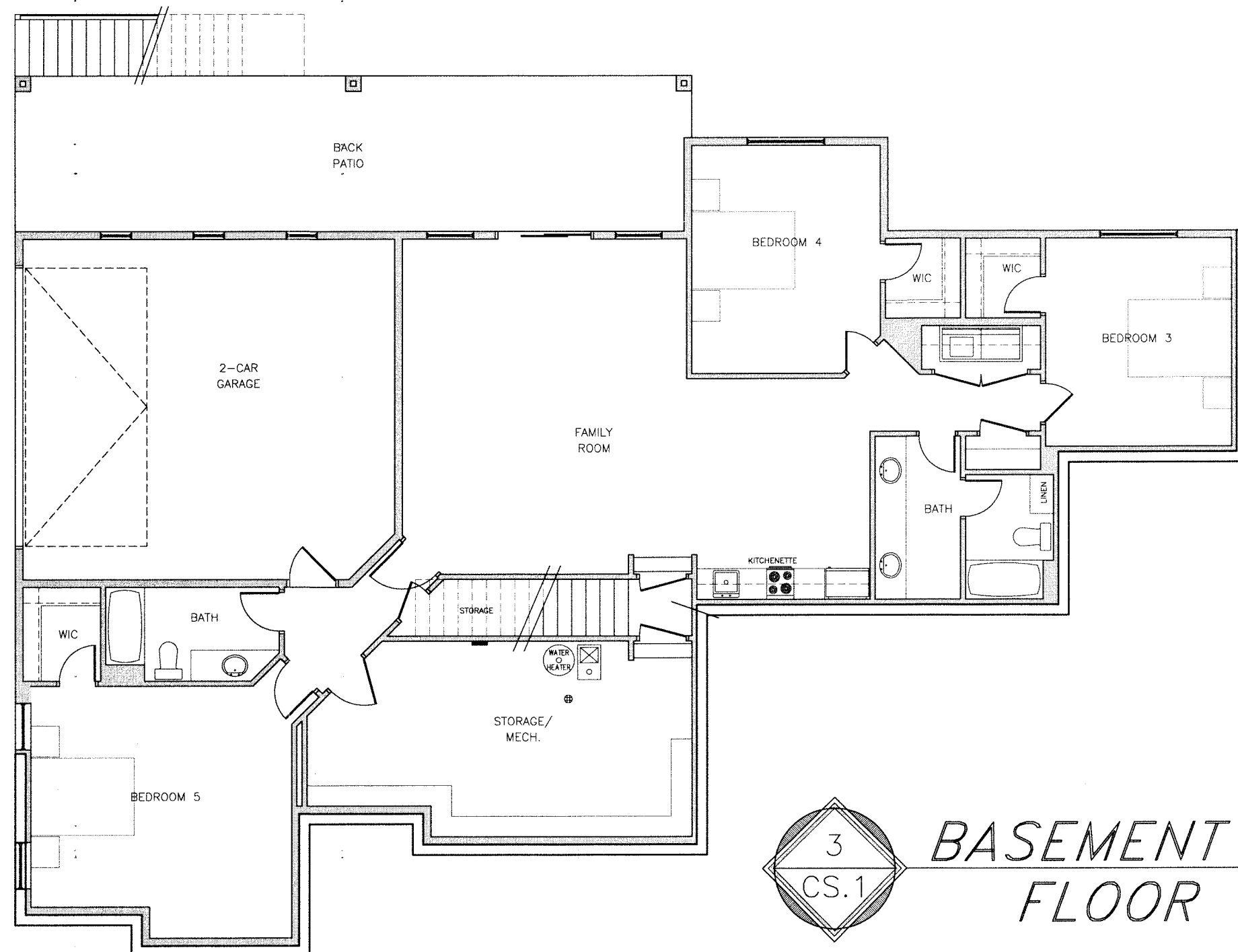
FRONT
ELEVATION

SCALE: N.T.S.



MAIN
FLOOR PLAN

SCALE: N.T.S.



BASEMENT
FLOOR PLAN

SCALE: N.T.S.

SHEET INDEX	
CS.1	COVER SHEET
SD.1	SITE PLAN
A.1	ELEVATIONS
A.1A	ELEVATIONS
A.2	MAIN FLOOR PLAN
A.3	N/A
A.4	BSMT FLOOR PLAN
E.1	MAIN ELECTRICAL
E.2	N/A
E.3	BSMT ELECTRICAL
S.1	FTG & FND
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	ROOF LINES
D.1	CROSS SECTION
D.2	DETAILS

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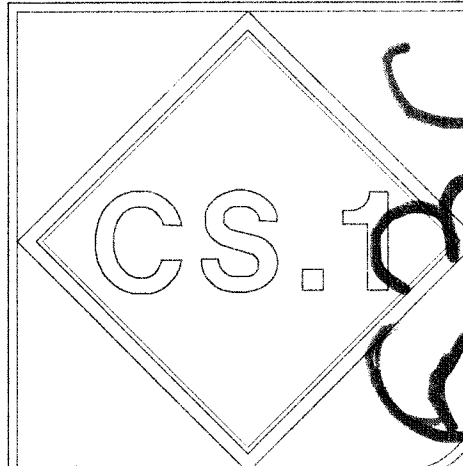
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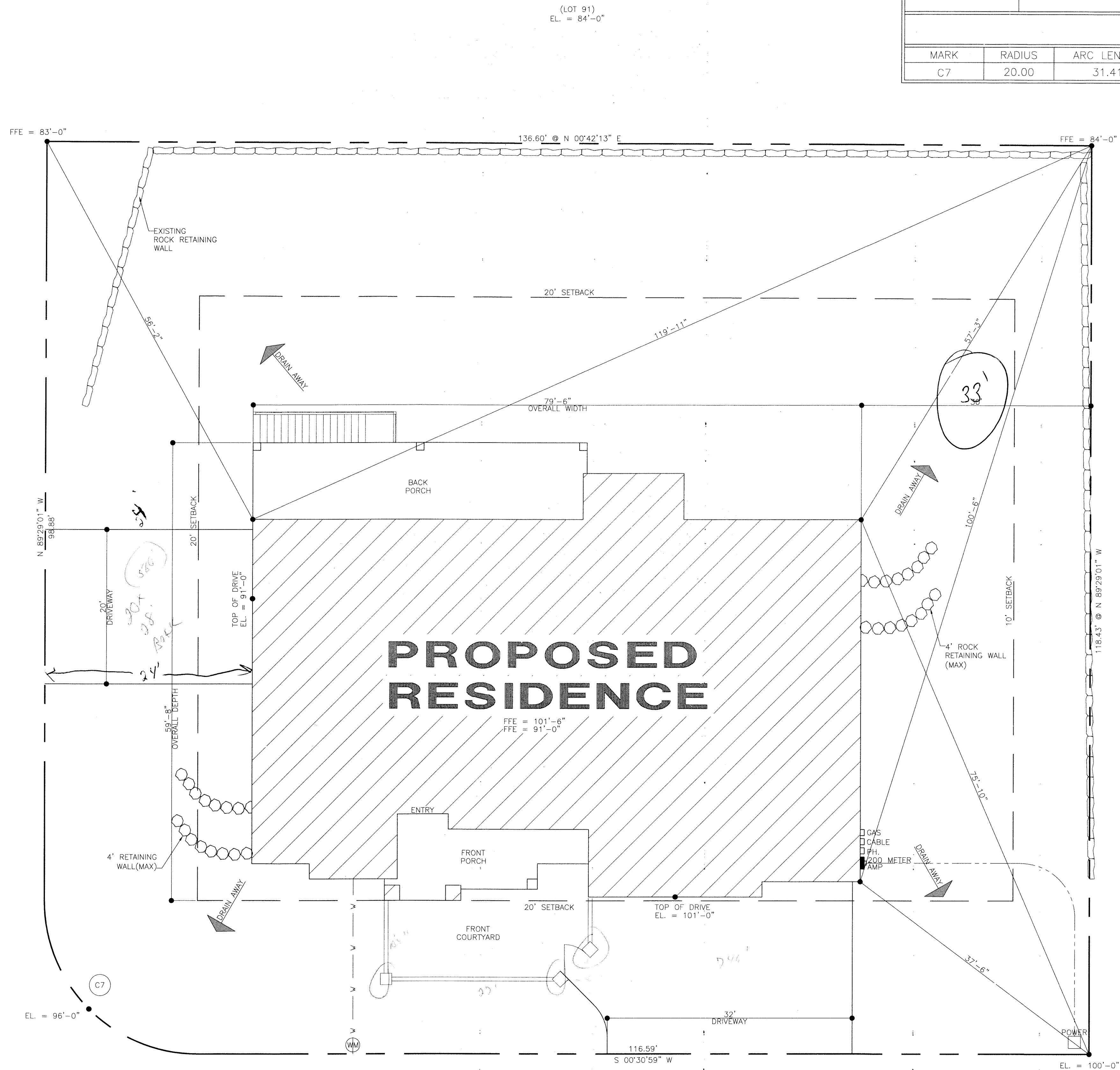
OCTOBER 04, 2019 BORGERSEN RESIDENCE SQUARE FOOTAGE:	SITE INFORMATION:	
	CITY:	WASHINGTON
	SUBD.:	CHAPARRAL RIDGE
	LOT:	63
MAIN:	2728	
SECOND:	N/A	
BASEMENT:	2181	
GARAGE(S):	941/547	
COVERED:	7467	



FILE NAME:
2019-065

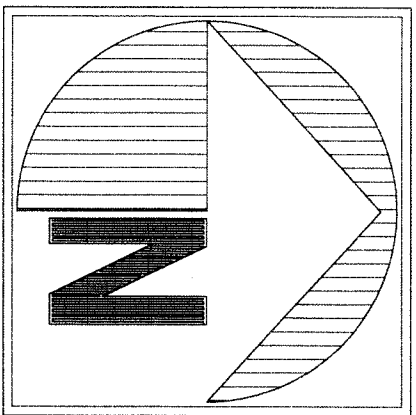


WILD HORSE RIDGE



LOCATION		NOTES	
CITY	WASHINGTON	1	LOT TO BE GRADED SUCH THAT DRAINAGE WILL NOT DRAIN ONTO ADJOINING PROPERTIES.
TRACT	CHAPARRAL RIDGE	2	GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTION, ETC.) ALL WORK MUST IAW IRC AND LOCAL CODES.
PHASE	6		
ADDRESS	—		
LOT	63		

CURVE DATA					
MARK	RADIUS	ARC LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C7	20.00	31.41	28.28	N 45°30'59" E	90°00'00"



SHEET INDEX	
CS.1	COVER SHEET
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S.2	N/A
S.3	N/A
S.4	ROOF LINES
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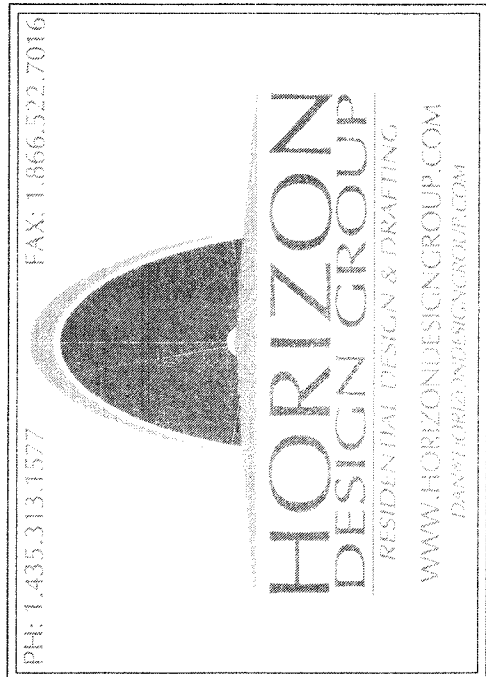
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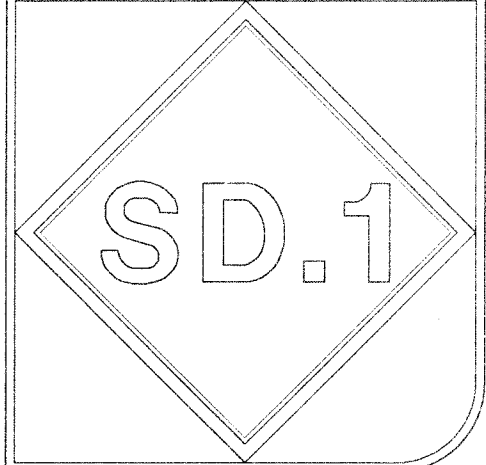
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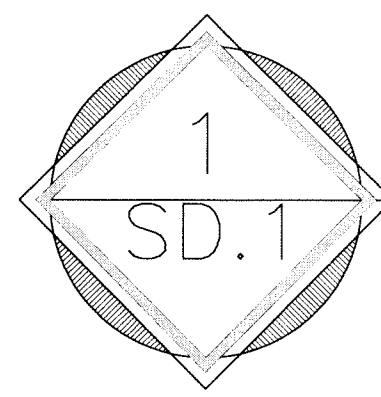
OCTOBER 04, 2019		<i>BORGENSEN RESIDENCE</i>		SITE INFORMATION:	
SQUARE FOOTAGE:		CITY: WASHINGTON		SUBD.: CHAPARRAL RIDGE	
MAIN: 2728		LOT: 63		*ONE TIME BUILD	
SECOND: N/A		GARAGE(S): 941/547		COVERED: 7467	
BASEMENT: 2181					



FILE NAME:
2019-065



DESPERADO DRIVE



SITE PLAN
SCALE: 1/8"=1'-0"



1
A.1
**FRONT
ELEVATION**
SCALE: 1/4"=1'-0"



2
A.1
**REAR
ELEVATION**
SCALE: 1/4"=1'-0"

GENERAL NOTES:

- 1 GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
- 2 DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- 3 ALL EXTERIOR DOOR AND WINDOW STYLES SHALL BE APPROVED BY OWNER.
- 4 ALL EXTERIOR TREATMENTS SHALL BE APPROVED BY OWNER.
- 5 PROVIDE SEVERE CLIMATED PROTECTION ON ALL ROOFS IAW LOCAL CODES AND IRC SEC. R905.1.2
- 6 ALL EXTERIOR OPENINGS SHALL BE FLASHED SUCH THAT THEY ARE WEATHER PROOFED.
- 7 SEE ELEVATIONS NOTED AND DIMENSIONED FOR WALL HEIGHTS AND FLOOR PLACEMENT.
- 8 APPLICABLE CODE 2015 INTERNATIONAL RESIDENTIAL CODE.
- 9 SEE STRUCTURAL CALCULATIONS FOR DESIGN VALUES.
- 10 GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTION, ETC.) ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
- 11 GENERAL CONTRACTOR/OWNER IS RESPONSIBLE TO OBTAIN MEC CHECK AND GAS PIPING DIAGRAM.
- 12 PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806

KEYED NOTES:

- ◆ ROOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905
- ◆ PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS FOLLOWS:
ARCHITECTURAL SHINGLES --R905.2.8
TILE ROOF --R905.3.8
METAL ROOF --R905.4.6
CEDAR SHAKES --R905.8.8
- ◆ PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806
- ◆ PROVIDE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
- ◆ APPLY BRICK AND STONE IAW IRC SEC. R703.7
- ◆ PROVIDE ROCK RETAINING WALL - 4' MAXIMUM HEIGHT

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S.1A	N/A
S.2	N/A
S.3	N/A
S.4	ROOF LINES
D.1	CROSS SECTION
D.2	DETAILS

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OCTOBER 04, 2019
BORGERSEN RESIDENCE

SQUARE FOOTAGE:
MAIN: 2728
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BASEMENT: 2181
GARAGE(S): 941/547
COVERED: 7467

SITE INFORMATION:
CITY: WASHINGTON
SUBD.: CHAPARRAL RIDGE
LOT: 63
*ONE TIME BUILD

PH: 1.435.313.1577
FAX: 1.866.522.7016

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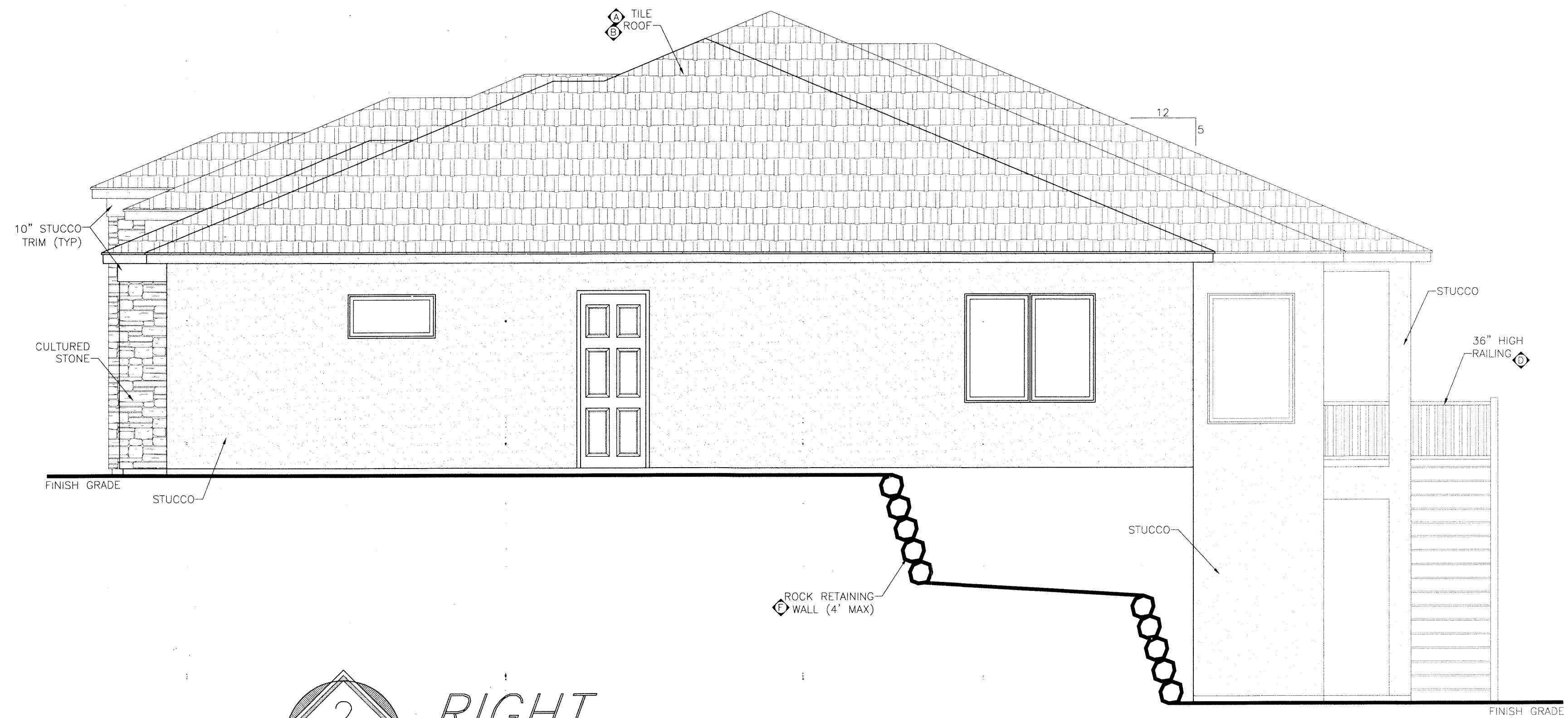
FILE NAME:

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A.1



1
A.1A
LEFT
ELEVATION
SCALE: 1/4"=1'-0"



2
A.1A
RIGHT
ELEVATION
SCALE: 1/4"=1'-0"

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S.3	N/A
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D.2	DETAILS

REVISED:

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OCTOBER 04, 2019
BORGENSEN RESIDENCE
SITE INFORMATION:
CITY: WASHINGTON
SUBD.: CHAPARRAL RIDGE
LOT: 6.3
*ONE TIME BUILD
SQUARE FOOTAGE:
MAIN: 2728
SECOND: N/A
BASEMENT: 2181
GARAGE(S): 941/947
COVERED: 7467

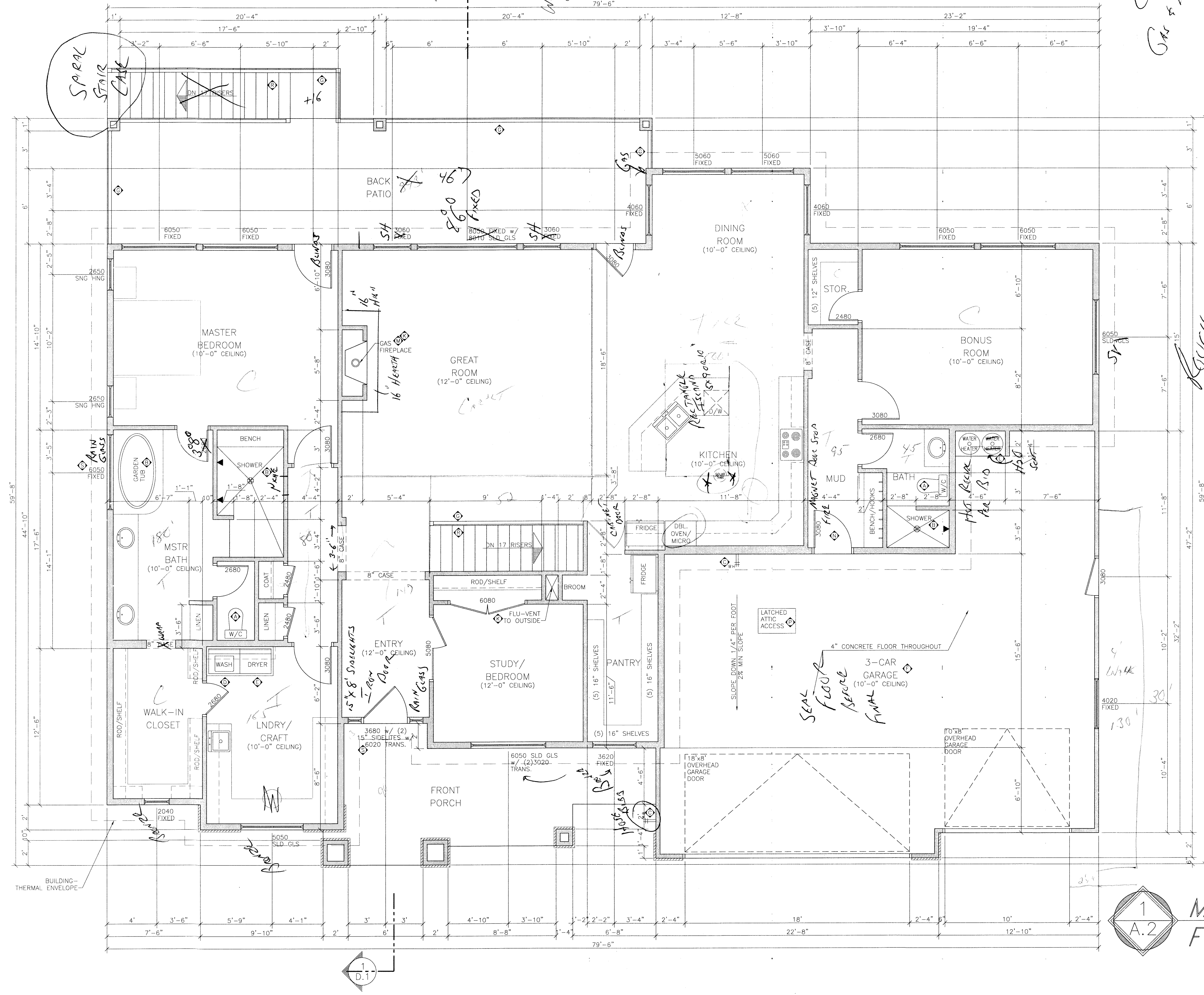
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FAX: 1.866.522.7816
PH: 1.435.313.1577

FILE NAME:

2019-065

A.1A

PLUMBER
SCOTT
ROSENKRANTZ
BACK COUNTRY
PLUMBING
435-860-6400
THROUGH
Cats Plumber
Cars & Trucks more



GENERAL NOTES:

1. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
2. THIS PLAN NOT COMPLETE WITHOUT ATTACHED ENGINEERING SPEC'S
3. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES.
4. ALL EXTERIOR WALLS ARE 8" x 6" STUDS @ 16" O.C. W/ R-19 INSULATION BETWEEN.
5. ALL PLUMBING WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4" THICK.
6. ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4" THICK.
7. BRICK AND STONE ARE DIMENSIONED AT 3" ADJUST AS REQ'D FOR CULTURED STONE.
8. WALLS AND TYPES OF INTERIOR FINISH (E.G. DOORS, HANGERS, WINDOWS, CASES, TRIM, COVERS, AND APPLIANCES ETC.) SHALL BE DETERMINED BY OWNER.
9. ALL EXTERIOR OPENINGS SHALL BE FLASHED SUCH THAT THEY ARE WEATHER TIGHT.
10. SEE GENERAL FRAMING NOTES ON SHEET C/S1
11. ALL EXTERIOR DOOR LANDINGS-SLOPE 2% MAX (ALL DIRECTIONS)

KEYED NOTES:	
⊗	ALL TOLLS SHALL BE 1.6 GPM IAW IRC. P2903
⊗	ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903
⊗	ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE MUST BE BACKFLOW PROTECTED.
⊗	PROVIDE DRAIN PAN FOR WASHER
⊗	VENT DRYER TO OUTSIDE IAW IRC SEC. G2439 OR PER MANUF. SPEC.
⊗	SHEETROCK ALL WALLS WITH MINIMUM 1/2" GYPSOUM ON GARAGE SIDE AND SHEETROCK ALL CEILINGS & BASES WITH MIN. 5/8" GYPSOUM IAW IRC SEC. R302.8(SHEETS)
⊗	THAT 4" DIAMETER SPHERE CANNOT PASS THROUGH HORIZONTAL RAILS ARE ALLOWED (SEE IRC SEC. R312.2)
⊗	PROVIDE JETTED TUB MOTOR ACCESS
⊗	PROVIDE OUTSIDE COMBUSTIBLE AIR TO ALL GAS APPLIANCES TERMINATING IN FIREPLACE OR W/ IRC SEC. W1804.2
⊗	PROVIDE SEISMIC STRAPS FOR WATER HEATERS — PROVIDE SEISMIC STRAPS — PROVIDE EXPANSION TANKS — PROVIDE 18" PLATFORM — PROVIDE CONCRETE FILLED RUBBER POSTS IN GARAGE
⊗	TO 2" CHANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. PROVIDE GAS SHUTOFF VALVE WITHIN 6" OF FIREPLACE IAW IRC SEC. G2420.5
⊗	PROVIDE 20" MIN FIRE RATED DOOR W/ SELF CLOSER.
⊗	PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC. R907.1)
⊗	PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE APPLICABLE DETAIL ON SHEET 0.2
⊗	PROVIDE SAFETY GLAZING IAW IRC SEC. R308
⊗	PROVIDE MIN 1/2" GYPSOUM ON WALLS AND CEILING BELOW STAIRS IAW IRC R302.7
⊗	BEARING WALL — SEE APPLICABLE DETAIL ON 0.2
⊗	FURNACE LOCATION: A MINIMUM 30"30" LEVEL WORKING SPACE IN FRONT OF THE FURNACE AND A MINIMUM OF 3 INCHES ALONG THE SIDES AND BACK. IRC M1305.1

THERMAL ENVELOPE:	
1	THERMAL ENVELOPE VOLUME: 48,425 CUBIC FEET
2	A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM WILL BE REQUIRED FOR BUILDINGS w/ LESS THAN 3 AIR CHANGES PER HOUR (RC 303.4 STATE AMENDMENT) WHEN TESTED BY A BLOWER DOOR TEST
3	THE BUILDING THERMAL ENVELOPE SHALL COMPLY w/ SECTION N1102.4.1.2(R402.4.1.2) "BLOWER DOOR" TESTING.

SHEET INDEX	
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A.1A	ELEVATIONS
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A.3	N/A
A.4	BSMT FLOOR PLAN
E.1	MAIN ELECTRICAL
E.2	N/A
E.3	BSMT ELECTRICAL
S.1	FTG & FND
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	ROOF LINES
D.1	CROSS SECTION
D.2	DETAILS

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AND MEASUREMENTS ON SITE
PRIOR TO CONSTRUCTION

OCTOBER 04, 2019	
BORGENSEN RESIDENCE	
SITE INFORMATION:	
CITY:	WASHINGTON
SUBD.:	CHAPARRAL RIDGE
LOT:	63
*ONE TIME BUILD	
JARE FOOTAGE:	
MAIN:	2728
SECOND:	N/A
BASEMENT:	2181
GARAGE(S):	941/547
COVERED:	7467



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PH: 1.435.313.1577
FAX: 1.866.222.7010

FILE NAME:
2019-065



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SHEET INDEX	
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A.1A	ELEVATIONS
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E.3	BSMT ELECTRICAL
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S.1A	N/A
S.2	N/A
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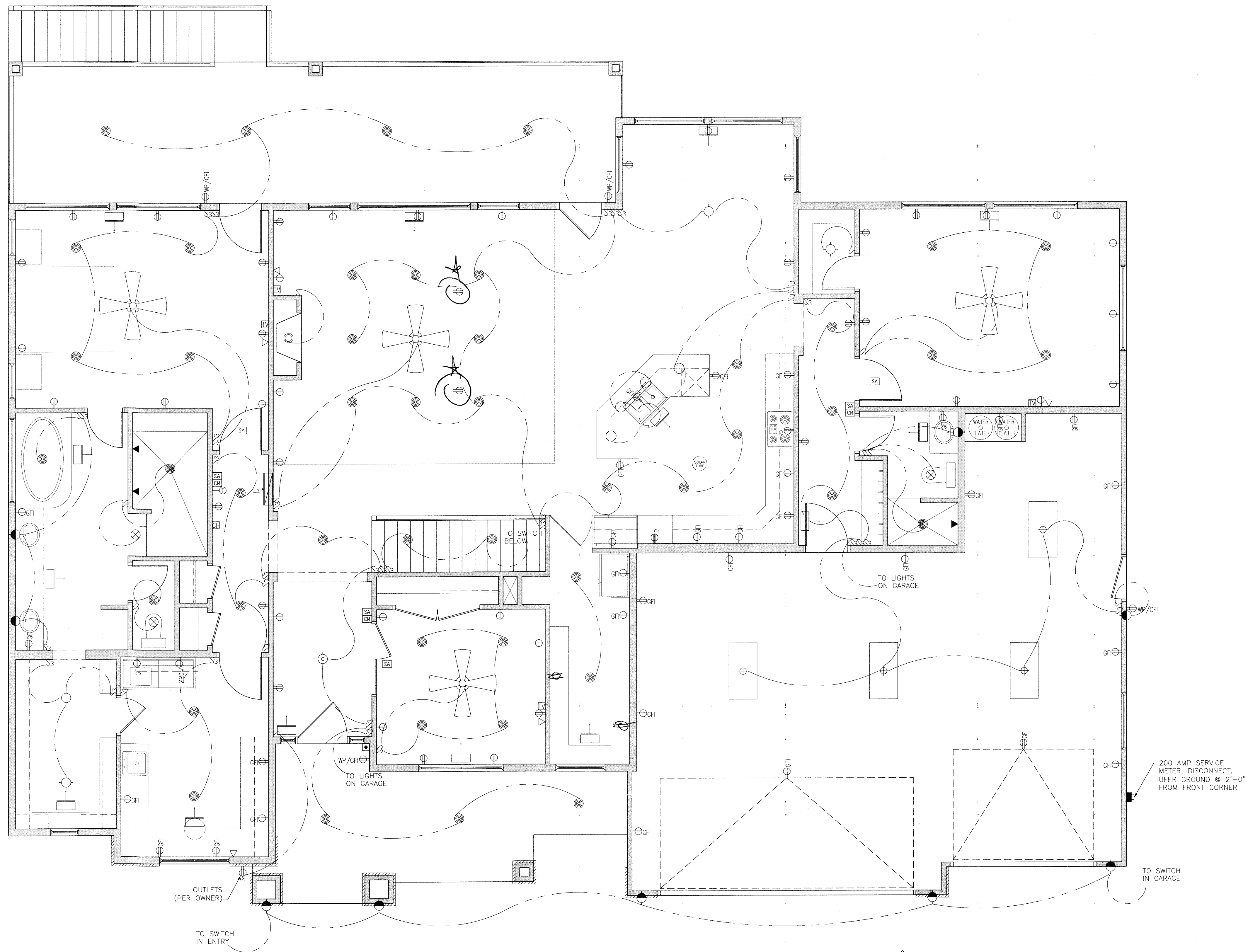


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1
E.1

MAIN
ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS	
	EXHAUST FAN
	CEILING FAN
	CEILING LIGHT
	SOLAR YARD LIGHTS
	PULL CHORD LIGHT
	WALL LIGHT
	RECESSED LIGHT (EXTERIOR-13 WATT)
	FLOURESCENT LIGHT (BOX)
	TRACK LIGHT
	CHANDELIER LIGHT FIXTURE VERIFY WEIGHT/PROVIDE BLOCKING
	RECESSED EYEBALL LIGHT
	PENDANT LIGHT
	RECESSED LIGHTING (LIGHT DOWN)
	EXTERIOR WALL SCONCE (LOW-VOLT./LIGHT DOWN)
	STAIR RISER LIGHT ON MOTION SENSOR
	ONE-WAY SWITCH @ 48" A.F.F. (U.N.O.)
	TWO-WAY SWITCH @ 48" A.F.F. (U.N.O.)
	THREE-WAY SWITCH @ 48" A.F.F. (U.N.O.)
	220V OUTLET
	220V OUTLET (RANGE)
	EXTERIOR GFI OUTLET
TAMPER-RESISTANT RECEPTACLES: IRC E4002.14 IN AREAS SPECIFIED IN SECTION 309.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE TAMPER-RESISTANT. ARC-FAULT CIRCUIT-INTERUPTER: IRC E3902.16 IN BEDROOMS, KITCHENS AND LAUNDRY AREAS	
	GFCI OUTLET
	EXTERIOR SOFFIT PLUG GFCI PROTECTED
	ARC FORCE OUTLET
	OUTLET
	SWITCH UPPER OUTLET
	PHONE
	T.V.
	SMOKE DETECTOR (WIRED IN SERIES)
	CARBON MONOXIDE DETECTOR
	SECURITY LIGHTING WIRED TO EXT. PHOTO CELL
	METER BASE: 200 AMP SERVICE METER, DISCONNECT, UFER GROUND @ 2'-00" FROM FRONT CORNER
	ELECTRICAL PANEL -- ELECTRICAL CONTRACTOR TO PROVIDE AMP RATING
	DOOR BELL SWITCH
	DOOR BELL CHIME
	MOTOR FOR JETTED TUB
HEATING SYMBOLS	
	WARM AIR REGISTER
	COLD AIR RETURN
	THERMOSTAT
ELECTRICAL NOTES:	
- ALL ELECTRICAL FIXTURES AND THEIR PLACEMENTS ARE TO BE VERIFIED WITH HOME OWNER PRIOR TO INSTALLATION. - SEE GENERAL ELECTRICAL NOTES ON SHEET CS.1 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES	
MECHANICAL NOTES:	
- SEE GENERAL MECHANICAL NOTES ON SHEET CS.1 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES	

CS.1 COVER SHEET

SD.1 SITE PLAN

A.1 ELEVATIONS

A.1A ELEVATIONS

A.2 MAIN FLOOR PLAN

A.3 N/A

A.4 BSMT FLOOR PLAN

E.1 MAIN ELECTRICAL

E.2 N/A

E.3 BSMT ELECTRICAL

S.1 FTG & FND

S.1A N/A

S.2 N/A

S.3 N/A

S.4 ROOF LINES

D.1 CROSS SECTION

D.2 DETAILS

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OCTOBER 04, 2019

BORGENSEN RESIDENCE

SQUARE FOOTAGE:

MAIN: 2728

SECOND: N/A

BASEMENT: 2181

GARAGE(S): 941/547

COVERED: 7467

SITE INFORMATION:

CITY: WASHINGTON

SUBD.: CHAPARRAL RIDGE

LOT: 65

*ONE TIME BUILD

FAX: 1.866.322.7016

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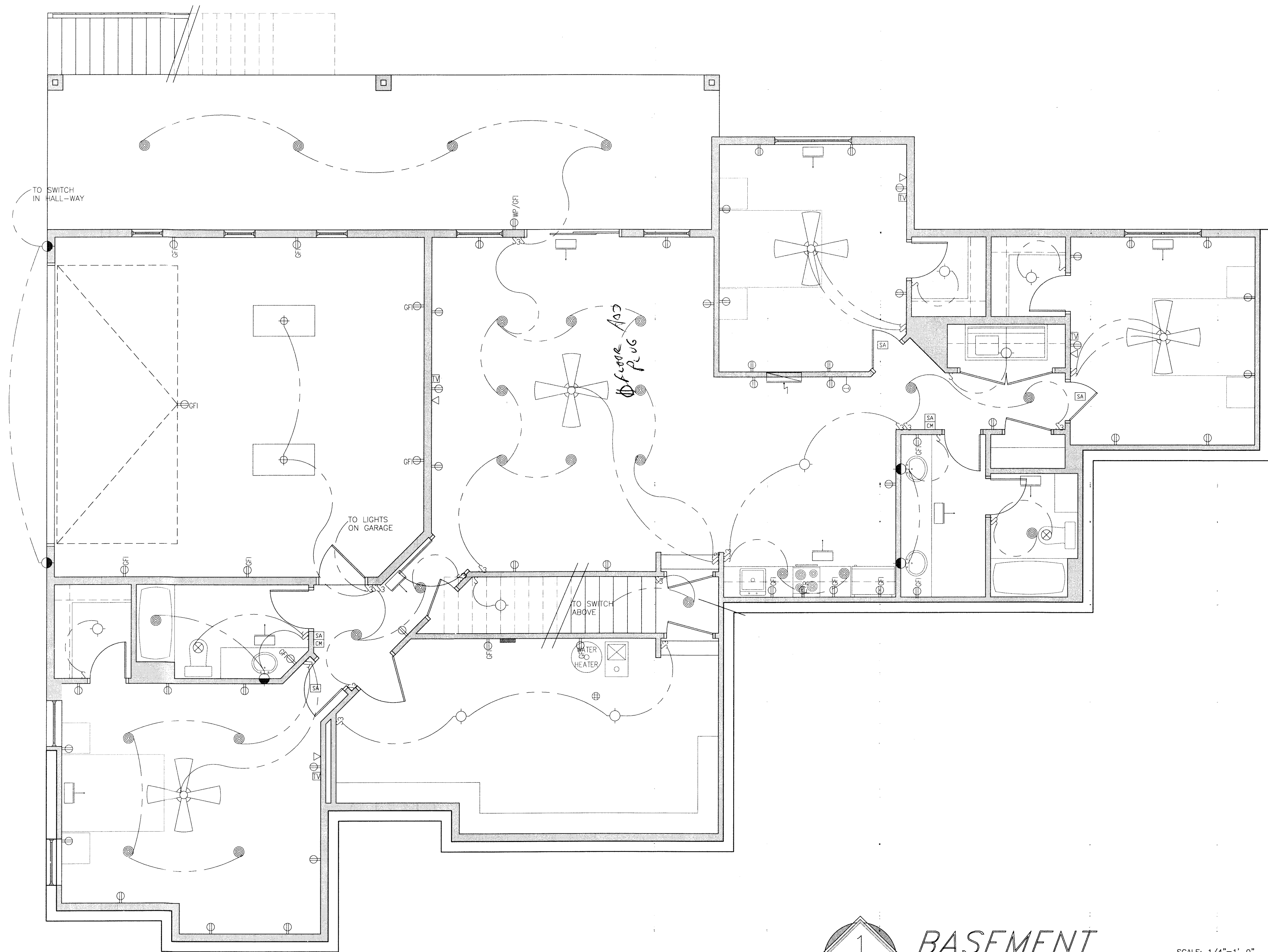
1433-313-1377

FILE NAME:

2019-065

E.1

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1
E.3

BASEMENT ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS	
	EXHAUST FAN
	CEILING FAN
	CEILING LIGHT
	SOLAR YARD LIGHTS
	PULL CHORD LIGHT
	WALL LIGHT
	RECESSED LIGHT (EXTERIOR-13 WATT)
	FLOURESCENT LIGHT (BOX)
	TRACK LIGHT
	CHANDELIER LIGHT FIXTURE VERIFY WEIGHT/PROVIDE BLOCKING
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	GFCI OUTLET
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	SWITCH UPPER OUTLET
	PHONE
	T.V.
	SMOKE DETECTOR (WIRED IN SERIES)
	CARBON MONOXIDE DETECTOR
	SECURITY LIGHTING WIRED TO EXT. PHOTO CELL
	METER BASE: 200 AMP SERVICE METER, DISCONNECT, UPPER GROUND @ 2'-00" FROM FRONT CORNER
	ELECTRICAL PANEL - ELECTRICAL CONTRACTOR TO PROVIDE AMP RATING
	DOOR BELL SWITCH
	DOOR BELL CHIME
	MOTOR FOR JETTED TUB
HEATING SYMBOLS	
	WARM AIR REGISTER
	COLD AIR RETURN
	THERMOSTAT
ELECTRICAL NOTES:	
- ALL ELECTRICAL FIXTURES AND THEIR PLACEMENTS ARE TO BE VERIFIED WITH HOME OWNER PRIOR TO INSTALLATION.	
- SEE GENERAL ELECTRICAL NOTES ON SHEET CS.1	
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES	
MECHANICAL NOTES:	
- SEE GENERAL MECHANICAL NOTES ON SHEET CS.1	
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES	

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A.3	N/A
A.4	BSMT FLOOR PLAN
E.1	MAIN ELECTRICAL
E.2	N/A
E.3	BSMT ELECTRICAL
S.1	FTG & FND
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	ROOF LINES
D.1	CROSS SECTION
D.2	DETAILS

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-	-
-	-

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OCTOBER 04, 2019	BORGENSEN RESIDENCE	
	SITE INFORMATION:	
	CITY:	WASHINGTON
	SUBD.:	CHAPARRAL RIDGE
SQUARE FOOTAGE:	LOT:	6.3
	MAIN:	2728
	SECOND:	N/A
	BASEMENT:	2181
GARAGE(S):	941/547	*ONE TIME BUILD
	COVERED:	7467

FAX: 1.866.522.7016

PH: 1.435.113.1277

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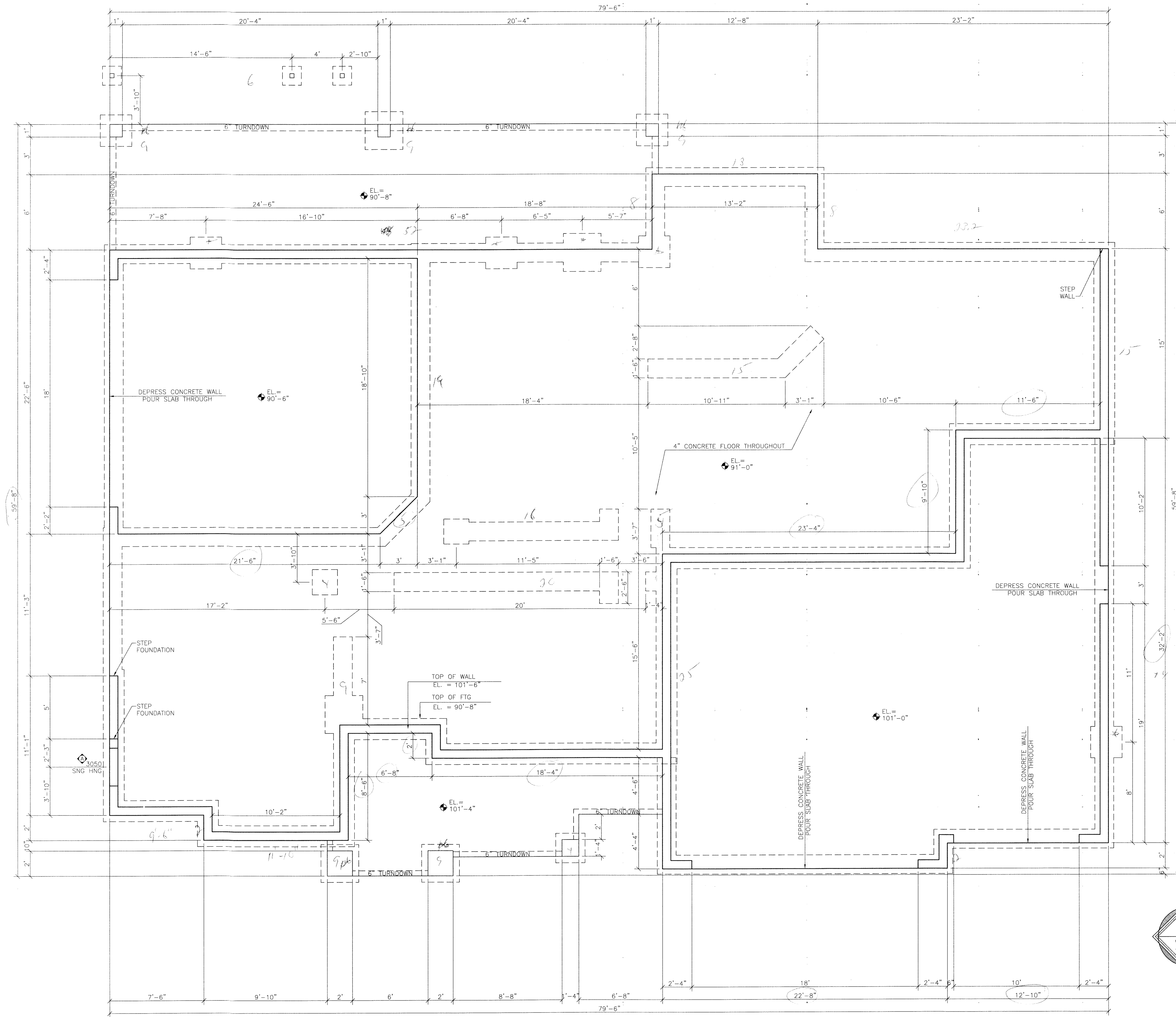
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10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

FILE NAME:
2019-065

E.3



GENERAL NOTES:	
1	GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
2	THIS PLAN NOT COMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
3	ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318, AND LOCAL ORDINANCES.
4	SEE GENERAL CONCRETE NOTES ON SHEET CS.1.
FOUNDATION WALL/REBAR NOTES:	
1	FOUNDATION WALL - PLACE HORIZONTAL REBAR WITHIN 4" OF TOP AND BOTTOM OF FOUNDATION WALL - ALL HORIZONTAL REBAR CORNER LAPS A MINIMUM OF 24" FROM FOUNDATION WALL CORNER.
2	REBAR AROUND WINDOWS - PLACE (2) HORIZONTAL REBARS WITHIN 1" OF THE TOP WINDOW OPENING EXTENDING 24" PAST BOTH SIDES OF THE SIDE WINDOW OPENINGS. - PLACE (1) VERTICAL REBAR WITHIN 2" OF BOTH SIDES OF WINDOW OPENING. EXTEND BARS DOWNWARD 24" MINIMUM PAST THE BOTTOM OF WINDOW OPENING, AND UPWARD UNTIL THEY ARE WITHIN 3" OF THE TOP OF THE FOUNDATION WALL.
KEYED NOTES:	
Ⓢ	PROVIDE 36" DEEP WINDOW WELL W/ LADDER AS REQ'D
Ⓢ	6" SUSPENDED CONCRETE SLAB WITH #4 REBAR @ 12" O.C. EACH WAY 1 1/2" FROM BOTTOM - DOWEL INTO FOUNDATION

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A.3	N/A
A.4	BSMT FLOOR PLAN
E.1	MAIN ELECTRICAL
E.2	N/A
E.3	BSMT ELECTRICAL
S.1	FTG & FND
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	ROOF LINES
D.1	CROSS SECTION
D.2	DETAILS

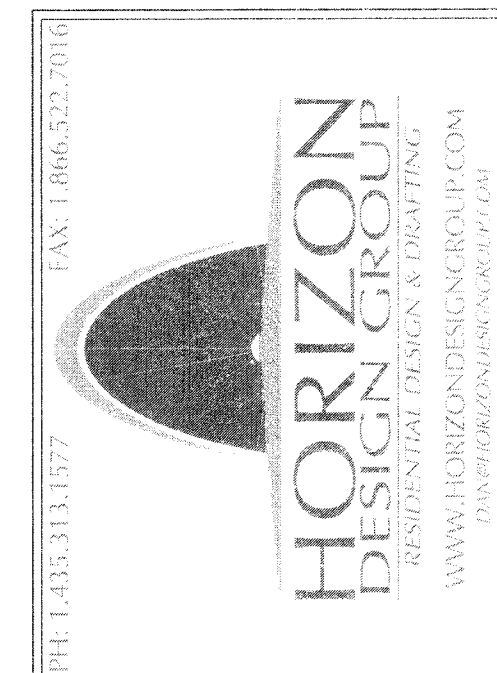
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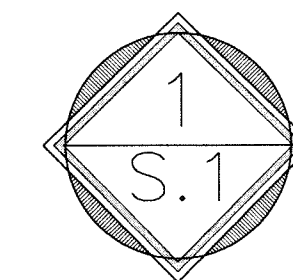
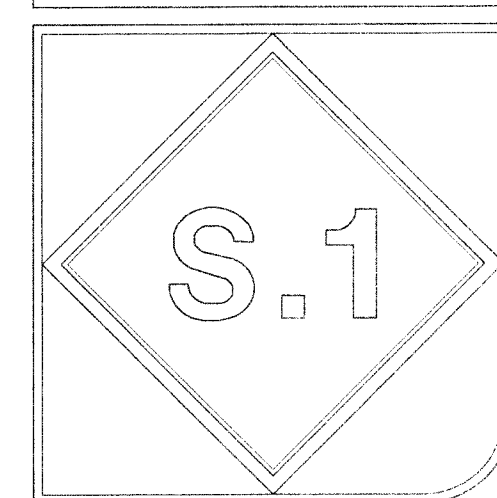
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OCTOBER 04, 2019	BORGENSEN RESIDENCE	
	SITE INFORMATION:	
	CITY:	WASHINGTON
	SUBD.:	CHAPARRAL RIDGE
SQUARE FOOTAGE:		LOT: 6.3
MAIN:	2728	N/A
SECOND:	N/A	2181
BASEMENT:	2181	941/547
GARAGE(S):	941/547	*ONE TIME BUILD
COVERED:	7467	

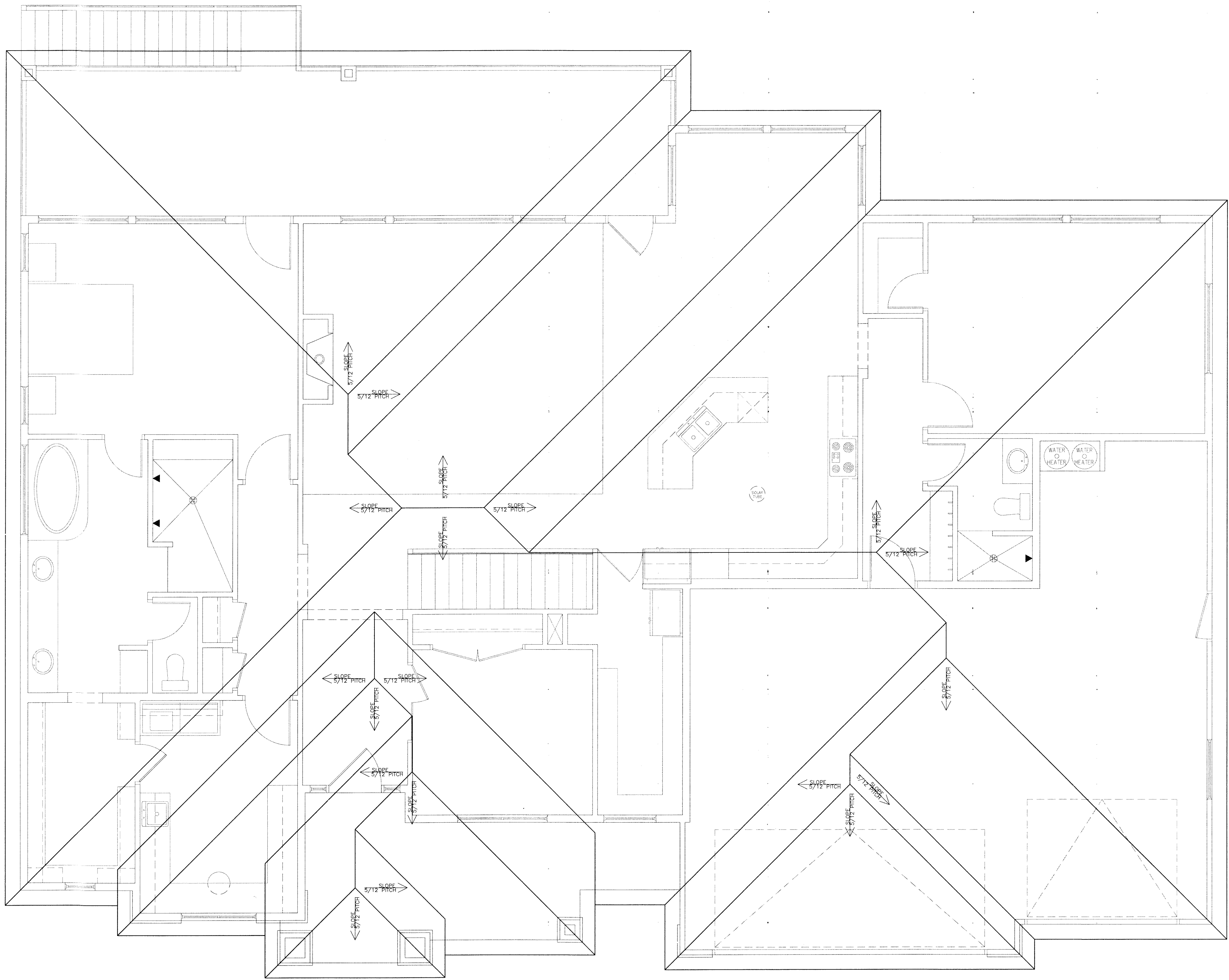


FILE NAME:
2019-065



FOOTING & FOUNDATION PLAN

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



GENERAL NOTES:	
1	GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
2	VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS.
3	ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TRIMMERS.
4	ALL FRAMING MATERIAL SHALL BE #2 D.F. U.O.N.
5	ALL BEAMS AND POSTS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
6	TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR ALL TRUSSES.
7	SIZE AND SPACING OF "JL" ROOF JOISTS SHALL BE DETERMINED BY MANUFACTURER.
8	7/16" O.S.B. OR CDX PLYWOOD SHEATHING -8D NAILS @ 6" O.C. AT EDGES OF ROOF -10D NAILS @ 4" O.C. AT GABLE ENDS -SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS -STAGGER SHEATHING JOINTS -PLYWOOD PERP. TO RAFTERS & TRUSSES
9	SOLID BLOCK BETWEEN TRUSSES -SEE APPLICABLE DETAILS ON SHEET D.2. HOLD DOWN EVERY 3RD BLOCK FOR ATTIC VENTILATION.
10	ANCHOR ROOF TRUSSES OR RAFTERS WITH SIMPSON H1 CONNECTORS @ BOTH ENDS.
11	ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW. (I.E. SEE APPLICABLE DETAIL ON SHEET D.2)
12	SEE WOOD TRUSS AND METAL GUSSET PLATE NOTES ON SHEET D.2.
13	ROOF FRAME PLAN IS INCOMPLETE WITHOUT ATTACHED ENGINEERED ROOF TRUSS PLAN WITH TRUSS DETAILS AND ALL CONNECTING HARDWARE SPECIFIED.
KEYED NOTES:	
2" X 10" VALLEY PLATE (SEE APPL. DETAIL ON SHEET D.2)	
2" X 8" STICKFRAME OVERBUILD @ 16" O.C. W/ PONY WALLS @ 8" O.C.	
ROOF SCUPPER	
ROOF DRAIN	
OVER-FLOW CATCH BASIN	

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A.3	N/A
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D.1	CROSS SECTION
D.2	DETAILS

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-	-
-	-

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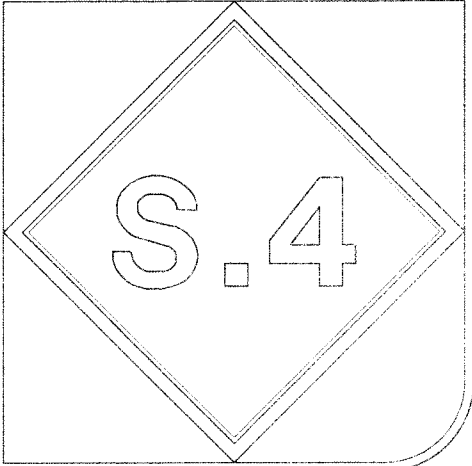
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OCTOBER 04, 2019	BORGENSEN RESIDENCE	
	SITE INFORMATION:	
SQUARE FOOTAGE:	MAIN:	2728
	SECOND:	N/A
SQUARE FOOTAGE:	BASEMENT:	2181
	GARAGE(S):	941/547
SQUARE FOOTAGE:	COVERED:	7467
	*ONE TIME BUILD	



FILE NAME:
2019-065



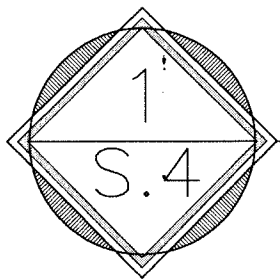
ATTIC VENTILATION

4,306 SQ. FT. ATTIC AREA
4,306/300 = 14.36 SQ. FT. VENTABLE AREA
14.36 SQ. FT. CONVERTS TO 2,067 SQ. IN.



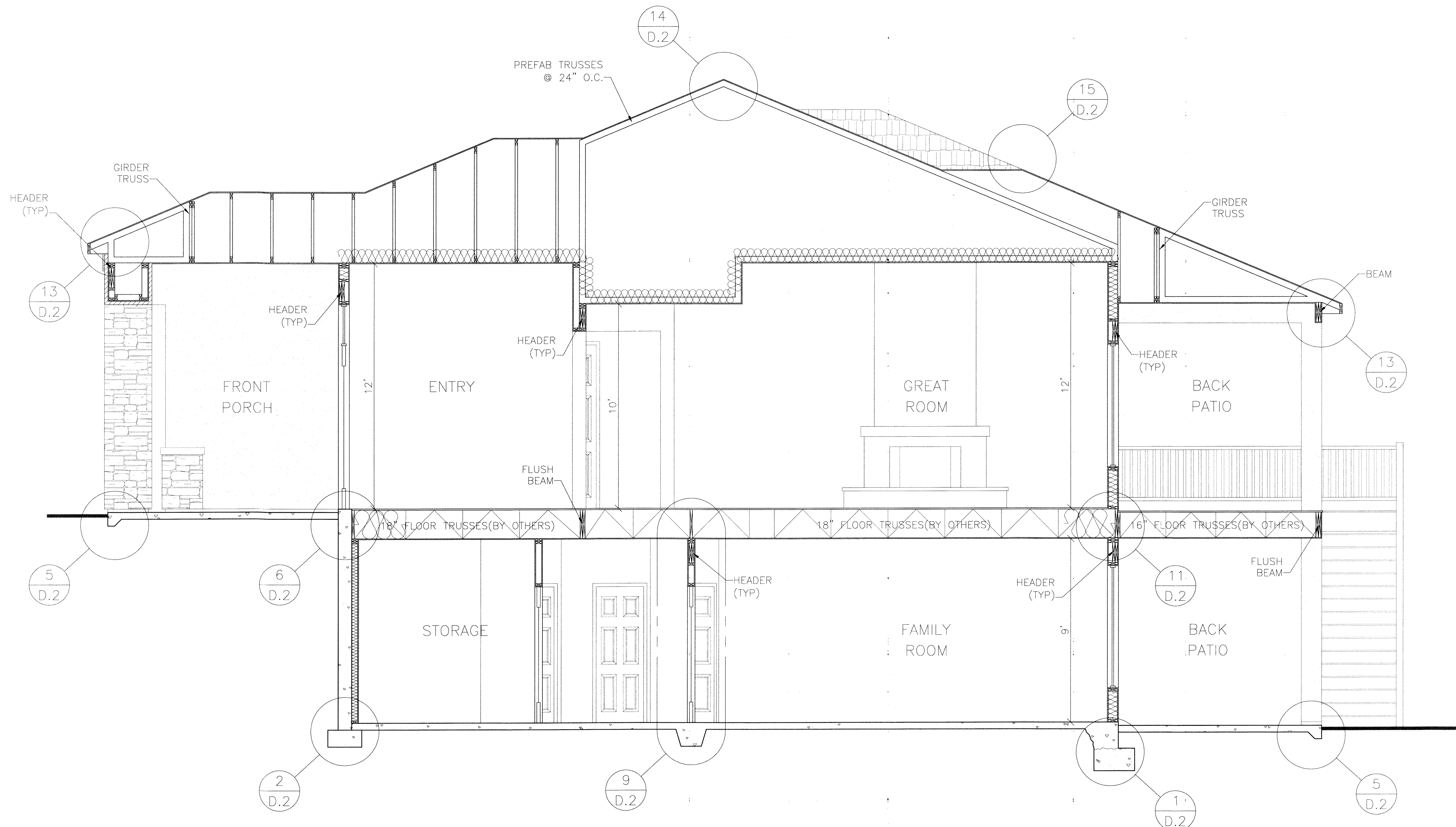
O'HAGIN VENTS
LOW: 11
HIGH: 11

ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O'HAGIN VENTS IN CONJUNCTION WITH UNDER SOFFIT VENTS TO MEET OR EXCEED MINIMUM VENTABLE AREA.

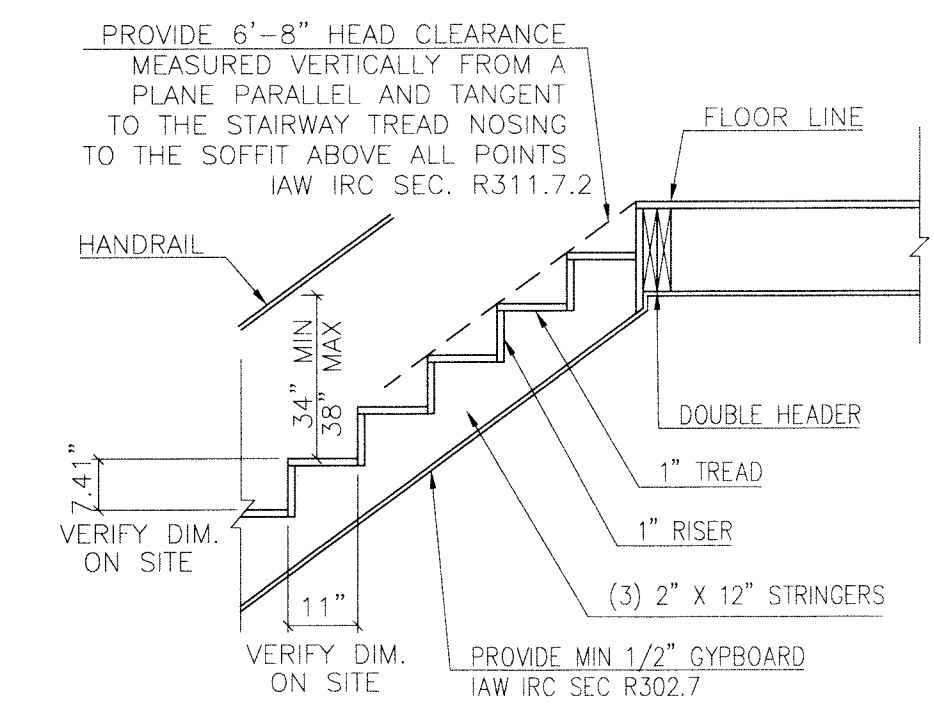
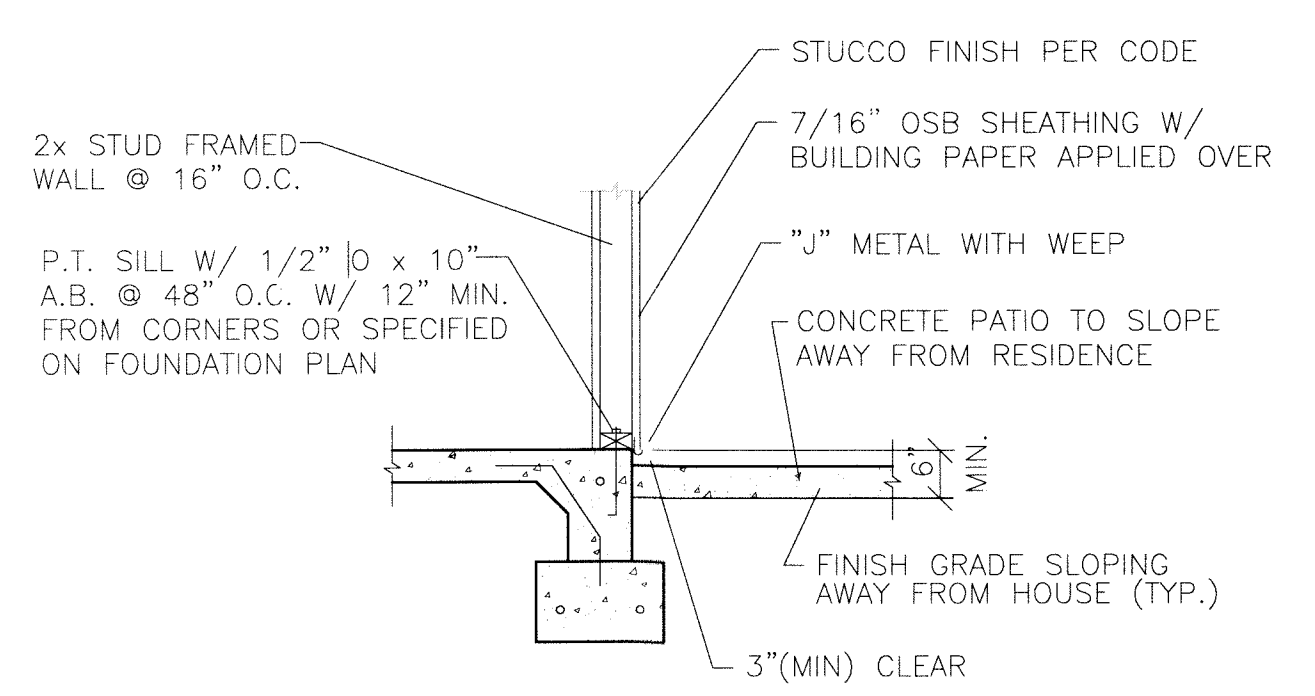


ROOF LINE PLAN

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



1 D.1 *CROSS SECTION* SCALE: 3/8"=1'-0"



SHEET INDEX	
CS.1	COVER SHEET
SD.1	SITE PLAN
A.1	ELEVATIONS
A.1A	ELEVATIONS
A.2	MAIN FLOOR PLAN
A.3	N/A
A.4	BSMT FLOOR PLAN
E.1	MAIN ELECTRICAL
E.2	N/A
E.3	BSMT ELECTRICAL
S.1	FTG & FND
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	ROOF LINES
D.1	CROSS SECTION
D.2	DETAILS

REVISED:	

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OCTOBER 04, 2019

BORGENSEN RESIDENCE

SITE INFORMATION:

CITY: WASHINGTON

SUBD.: CHAPARRAL RIDGE

LOT: 63

*ONE TIME BUILD

SQUARE FOOTAGE:

MAIN: 2728

SECOND: N/A

BASEMENT: 2181

GARAGE(S): 941/947

COVERED: 7467

PH: 1.435.313.1577 FAX: 1.866.522.7016

HORIZON DESIGN GROUP

RESIDENTIAL DESIGN & DRAFTING

WWW.HORIZONDDESIGNGROUP.COM

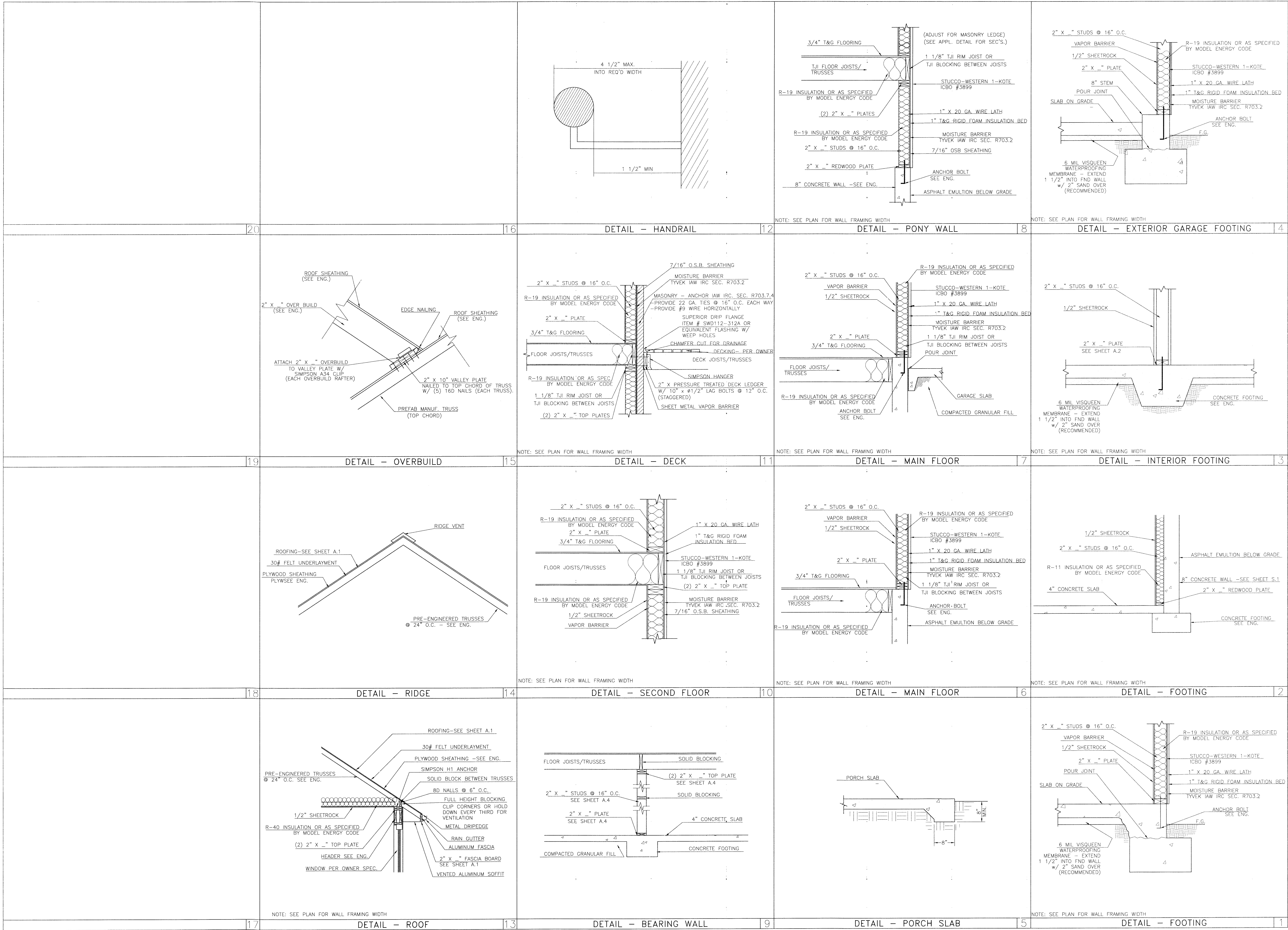
1001 W. BROADWAY, SUITE 200, DENVER, CO 80202

FILE NAME:

2019-065

D.1

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OCTOBER 04, 2019

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SQUARE FOOTAGE:

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COVERED: 7467

HORIZON DESIGN GROUP

RESIDENTIAL DESIGN & DRAFTING

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