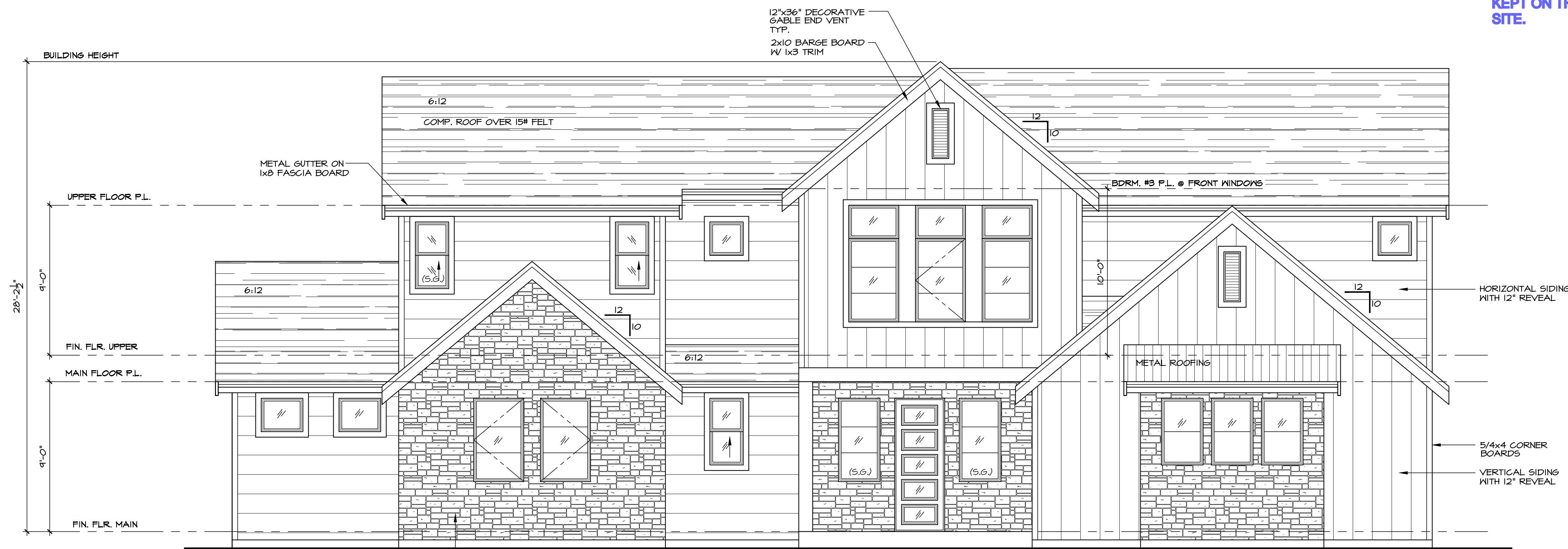


THIS SET OF PLANS MUST BE KEPT ON THE JOB SITE.



- NOTES:
1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
 2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
 3. GLAZING PER STATE ENERGY CODE.
 4. SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
 5. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2" ABOVE CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER
 6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
 7. S.G. = SAFETY GLASS

FLASHING NOTE

- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS
 3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
 5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
 6. AT WALL AND ROOF INTERSECTIONS
 7. AT BUILT IN GUTTERS

It is the builder's responsibility to assure that all architectural projections, including decks, landings, eaves, and fireplaces are accurately shown on the site plan.

FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

COMPLIES WITH 2015 WA. ST. ENERGY CODE 3a, 4, 5a, 5b

APPROVED BASIC Snohomish County (Unincorporated)

BY: M. Niemer
Approval Expires upon the Expiration of the 2015 IRC/IBC. This plan for 25 lb snow load only. 2015 WA. ST. ENERGY CODE.

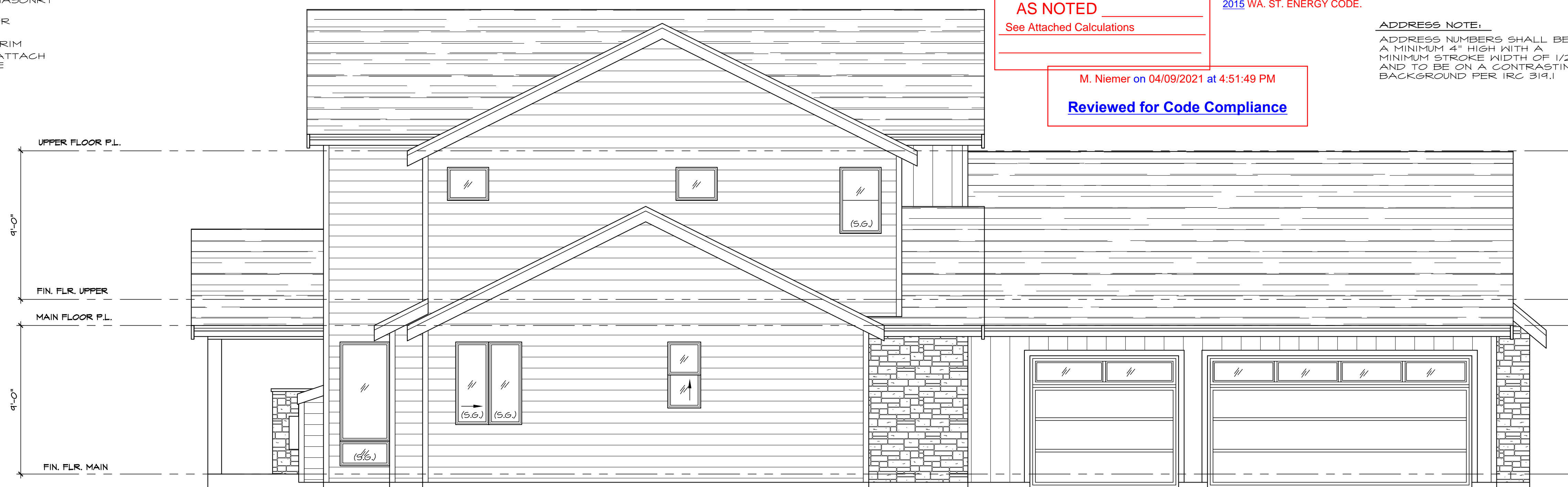
STRUCTURAL DESIGN
 PRESCRIPTIVE
 ENGINEERED
 PARTIAL ENGINEERING AS NOTED
 See Attached Calculations

M. Niemer on 04/09/2021 at 4:51:49 PM

Reviewed for Code Compliance

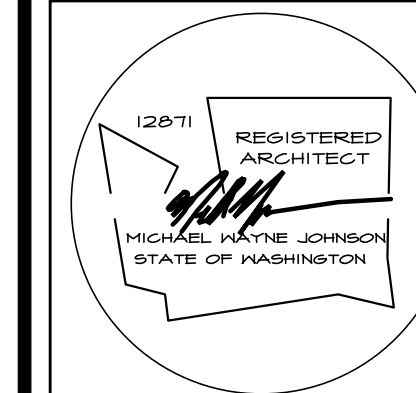
SQUARE FOOTAGES	
MAIN	2302
UPPER	1546
TOTAL	3848
GARAGE	820
COVERED PATIO	256
COVERED PORCH	83

ADDRESS NOTE:
ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" AND TO BE ON A CONTRASTING BACKGROUND PER IRC 319.1



LEFT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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THE BECKLER PLAN 3848

Project:

date: 12-14-20
 permit:
 revisions:

drawn by: LMD
 checked by: MMJ

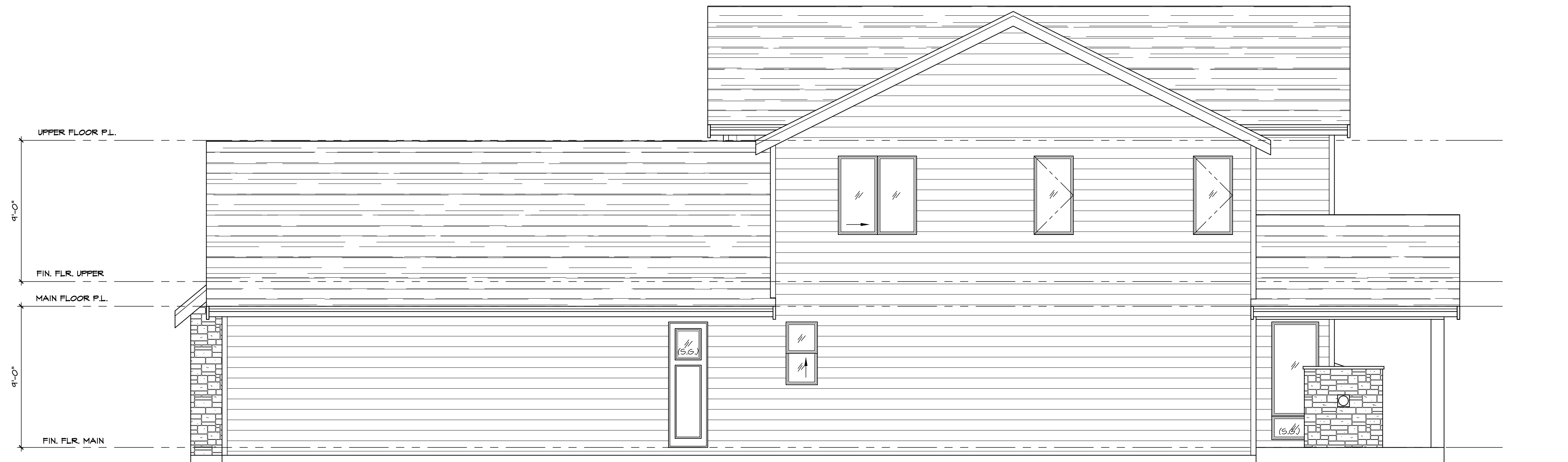
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 A B

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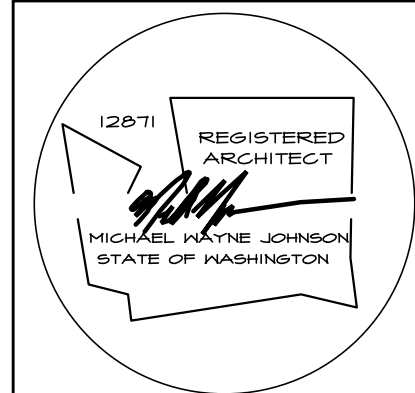


REAR ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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Project:

date: 12-14-20
permit:
revisions:

drawn by: LMD
checked by: MWJ

SHEET
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NOTES:

- ALL EXTERIOR HARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
- ALL HEADERS TO BE 4 X 10 DF#2 UNLESS NOTED OTHERWISE.
- FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.
- ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC
- FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2040 OR R612.3
- SOLID BLOCKING UNDER ALL BEARING WALLS.
- TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SUBFLOORING TO 12" FROM DRAIN, GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.
- EXHAUST FANS LARGER THAN 30CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF 1/2" DIAMETER WITH A MAXIMUM RUN OF 15'
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR 100V INTERCONNECTED W/ BATTERY BACK-UP PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

GARAGE NOTES:

- GARAGE/LIVING SEPARATION, USE 2x6 TRIM X 6x8 AT CEILING/WALL. WRAP POSTS AND BEAMS.
- INSULATE ALL HARM WALLS AND CEILING.
- DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE 1-3/8" MINIMUM THICK SOLID WOOD OR STEEL WITH SOLID OR HONEYCOMB CORE OR 20 MINUTE FIRE RATED EQUIPPED WITH A SELF CLOSING DEVICE.
- DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE RESIDENCE FROM THE GARAGE SHALL BE NO. 26 GAGE SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE

HEATING NOTES:

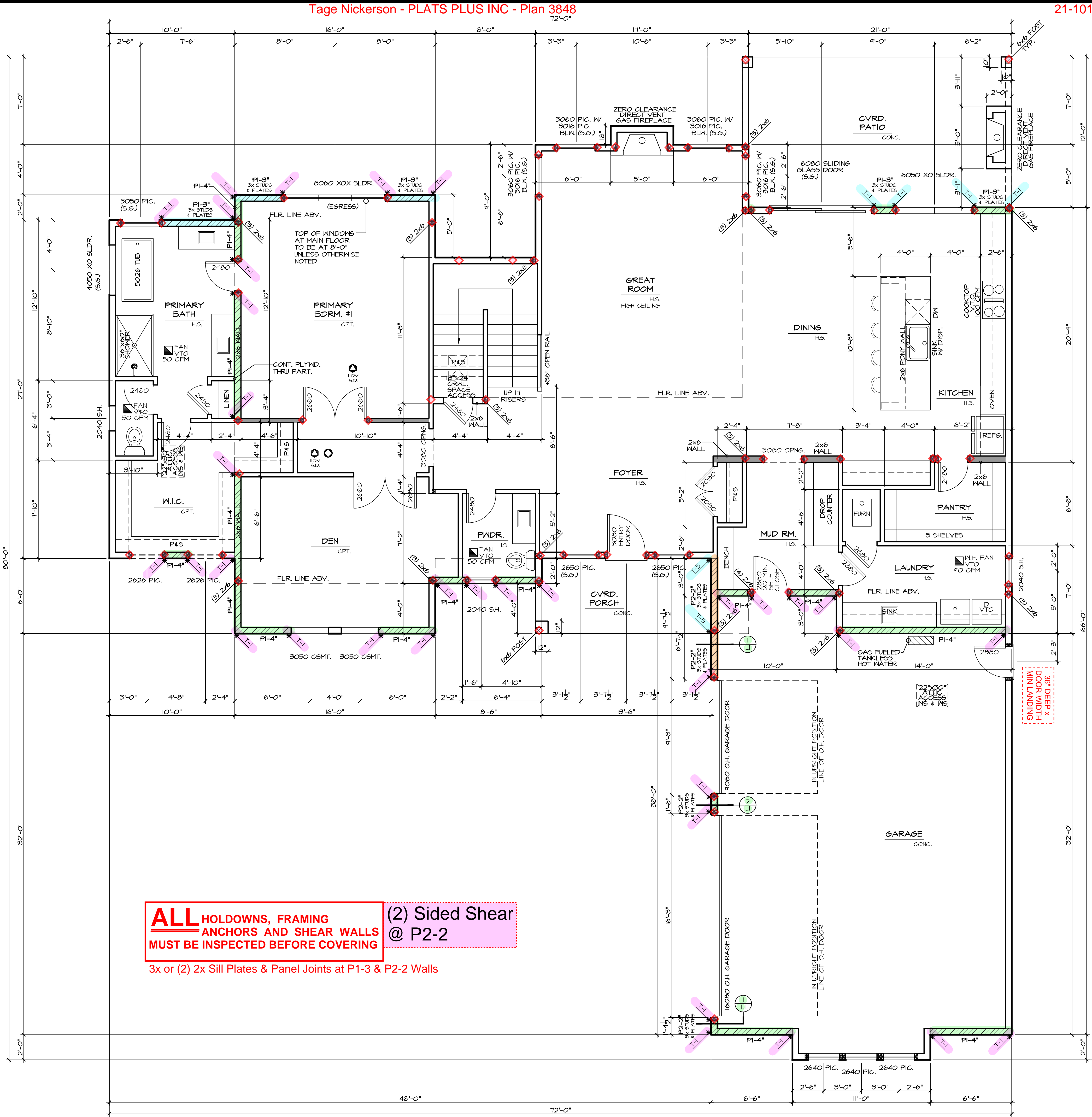
- INSTALL PER ASHRAE 90A-09
- 16" PLATFORM OF 2 LAYERS 3/4" PLYWOOD (1 LAYER IF PLATFORM IS ON SLAB)
- SEE HEATING NOTES

OPTIONAL NOTES:

- RAISE ALL PILOTS, BURNERS AND SWITCHES 1/2" MINIMUM ABOVE SLAB.
- FIREPLACE NOTE:**
- 0" CLEARANCE FIREPLACE W/ DIRECT VENT
- FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED
- 5/8" TYPE 'X' GNB TO ROOF SHEATHING
- FIREPLACES & STOVES MUST BE D.O.E. APPROVED & BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BAN.
- *** SHEAR NOTE:
- SEE SHEET LI FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE

MARK	HOLDDOWN/STRAP	FASTENERS	HOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2x4/2x6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2x4/2x6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2x4/2x6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2x4/2x6 STUDS HF/SPF	
T-5	HDVII-SDS2.5	(30) 1/4"x2 1/2" SDS	3-1/2" x 5-1/2" MIN. DF/SP	1" ANCHOR BOLT



ALL HOLDDOWNS, FRAMING ANCHORS AND SHEAR WALLS MUST BE INSPECTED BEFORE COVERING (2) Sided Shear @ P2-2
3x or (2) 2x Sill Plates & Panel Joints at P1-3 & P2-2 Walls

MAIN FLOOR PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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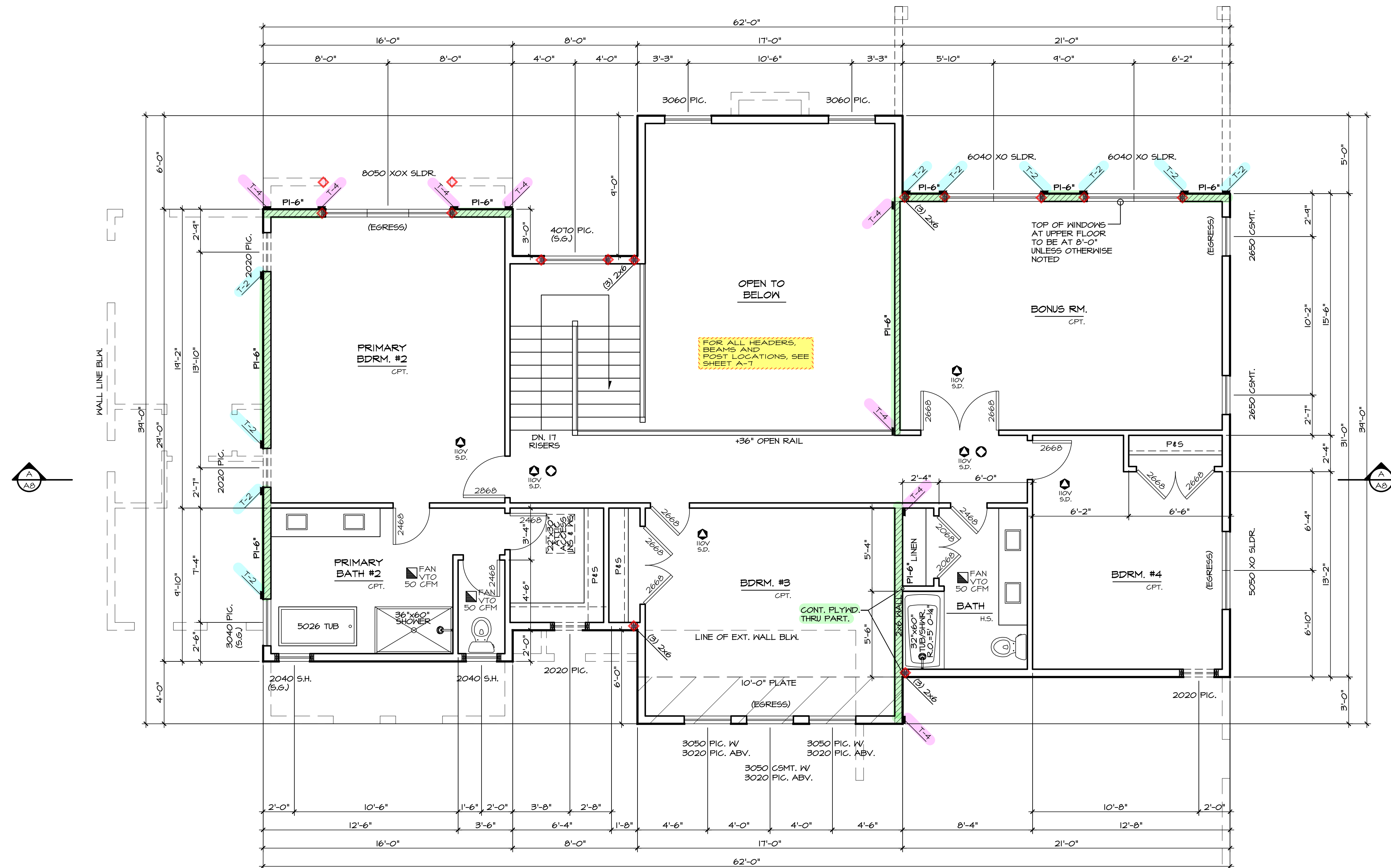
Project:

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revisions:

drawn by: LMD
checked by: MWJ

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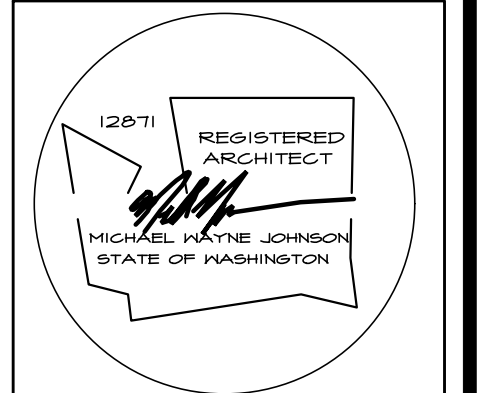
- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- PT. LD. ABV. X POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
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SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

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ALL HOLDDOWNS, FRAMING ANCHORS AND SHEAR WALLS MUST BE INSPECTED BEFORE COVERING

UPPER FLOOR PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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