

FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

PHASE: DD set

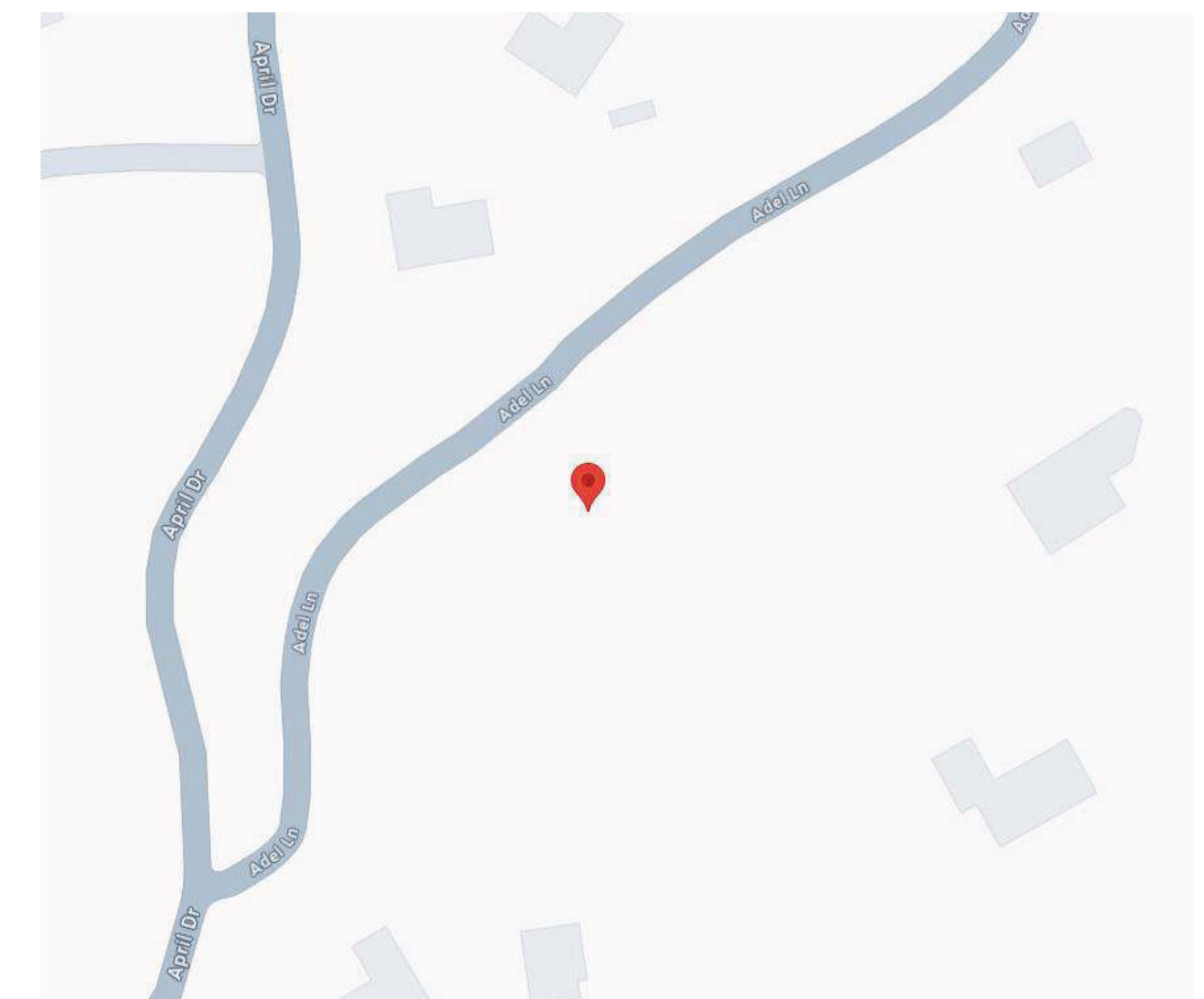
ABBREVIATIONS

&	AND	FE/FEC	FIRE EXTINGUISHER CABINET	QTY	QUANTITY
@	AT	FF	FINISH FLOOR	R	RISER/RADIUS
A.C.	ASPHALT CONCRETE	FHWS	FLAT HEAD WOOD SCREW	RD	ROOF DRAIN
A.D.	AREA DRAIN or ACCESS DOOR	FIN	FINISH(ED)	REF	REFRIGERATOR
A/C	AIR CONDITIONER	FLG	FLASHING	REINF	REINFORCED
AB	ANCHOR BOLT	FLR	FLOORING	REQD	REQUIRED
ADJ	ADJACENT or ADJUSTABLE	FOC	FACE OF CONCRETE	REV	REVERSED
AFF	ABOVE FINISHED FLOOR	FOF	FACE OF FINISH	RFG	ROOM
AGG	AGGREGATE	FOM	FACE OF MASONRY	RFL	ROUGH OPENING
APPROX	APPROXIMATE	FOS	FACE OF STUD	RHMB	ROUND HEAD MACHINE BOLT
ARCH	ARCHITECTURAL	FRAMG	FRAMING	RHWS	ROUND HEAD WOOD SCREW
ASPH	ASPHALT	FTG	FOOTING	RM	ROOM
BL/2	BOTTOM OF	FURN	FURNISH(ED)	RO	ROUGH OPENING
B.O.	BY OWNER	GA	GAUGE	RWD	REDWOOD
BD	BOARD	GALV	GALVANIZED	SC	SOLID CORE
BLDG	BUILDING	GI	GALVANIZED IRON	SCHED	SCHEDULE
BLK(G)	BLOCK(ING)	GLB	GLUE LAMINATED BEAM	SD	SOAP DISPENSER
BM	BEAM or BENCH MARK	GSM	GALVANIZED SHEET METAL	SECT	SECTION
BOT	BOTTOM	GYP	GYPSPUM	SHT	SHEET
BUR	BUILT UP ROOF	GYP. BD.	GYPSPUM BOARD	SHTG	SHEATHING
C.B.	CATCH BASIN	HB	HOSE BIB	SIM	SIMILAR
C.I.	CAST IRON	HDR	HEADER	SQ	SQUARE
C.J.	CONTROL JOINT	HDWR	HARDWARE	SS	STAINLESS STEEL
C.L.	CENTERLINE	HM	HOLLOW METAL	STD	STANDARD
CAB'T	CABINET	HORIZ	HORIZONTAL	STL	STEEL
CEM	CEMENT	HT	HEIGHT	STOR	STORAGE
CER	CERAMIC	ID	INSIDE DIAMETER	STRUC	STRUCTURAL
CFM	CUBIC FEET/MINUTE	IF.O.F.	INSIDE FACE OF FRAMING	SUSP	SUSPENDED
CIRC	CIRCUMFERENCE	INSUL	INSULATION	SYM	SYMMETRICAL
CLG	CEILING	INT	INTERIOR	SYS	SYSTEM
CM	CENTIMETERS	JT	JOINT	T	TREAD
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATE	T&G	TONGUE AND GROOVE
COL	COLUMN	LT	LIGHT	T/	TOP AND BOTTOM
CONC	CONCRETE	MAS	MASONRY	TBC	TO BE CONFIRMED
CONN	CONNECTION	MAX	MAXIMUM	THK	THICK or THICKNESS
CONSTR	CONSTRUCTION	MB	MEMBRANE	TO	TOP OF
CONT	CONTINUOUS	MECH	MECHANICAL	TOB	TOP OF BLOCK
CT	CERAMIC TILE	MFR	MANUFACTURER	TOM	TOP OF MASONRY
D.F.	DRINKING FOUNTAIN	MIN	MINIMUM	TOP	TOP OF PLATE
DBL	DOUBLE	MISC	MISCELLANEOUS	TOS	TOP OF SLAB
DET	DETAIL	MTD	MOUNTED	TOW	TOP OF WALL
DF	DRINKING FOUNTAIN	MTL	METAL	TOW	TOP OF WALL
DIA	DIAMETER	NAT	NATURAL	TS	TUBULAR STEEL
DIM	DIMENSION	NIC	NOT IN CONTRACT	TYP	TYPICAL
DL	DIMENSION LUMBER	NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
DN	DOWN	O.F.O.F.	OUTSIDE FACE OF FRAMING	V.T.	VINYL TILE
DR	DOOR	OA	OVER	VERT	VERTICAL
DS	DOWNSPOUT	OC	ON CENTER (S)	VG	VERTICAL GRAIN
DWG	DRAWING	OD	OUTSIDE DIAMETER	W/	WITH
EA	EACH	OPG	OPENING	W/R	WATER RESISTANT
EB	EXPANSION BOLT	OPP	OPPOSITE	WAIN	WAINSCOT
EJ	EXPANSION JOINT	PAF	POWER ACTUATED FASTENERS	WB	WOOD BASE
ELEC	ELECTRICAL	PERIM	PERIMETER	WC	WATER CLOSET
ELEV	ELEVATION	PL	PLATE/PROPERTY LINE	WD	WOOD
EQ	EQUAL	PLAM	PLASTIC LAMINATE	WH	WATER HEATER
EQUIP	EQUIPMENT	PLAS	PLASTIC	WIN	WINDOW
EXH	EXHAUST	PLYWD	PLYWOOD	WP	WATERPROOF(ING)
EXP	EXPANSION	POL	POLISHED	WWF	WELDED WIRE FABRIC
EXT	EXTERIOR	PR	PAIR		
FBGL	FIBERGLASS	PT	POINT		
FD	FLOOR DRAIN	QT	QUARRY TILE		

SHEET INDEX

SHEET NO.	DESCRIPTION
G-001	Cover Sheet
A-000	Site Plan
A-100	Lower Level - General Plan
A-101	Main Level - General Plan
A-102	Garage Upper Level - General Plan
A-200	Exterior Elevations
A-201	Exterior Elevations
A-440	Roof Plan
A-500	Doors Schedule
A-501	Windows Schedule
A-600	Building Sections
A-601	Building Sections
A-602	Building Sections
A-603	Garage Sections
A-700	Assemblies
A-701	Details- Windows
A-800	Lower Level - Reflected Ceiling Plan
A-801	Main Level - Reflected Ceiling Plan
A-802	Upper Garage Level - Reflected Ceiling Plan
A-900	Enlarged Areas - Stairs
A-901	Enlarged Areas - Stairs
SN	Structural General Notes
S1	Foundation Plan - Lower Level
S2	Foundation Plan - Garage
S3	Main Level - Framing Plan
S4	Upper Garage Level - Framing Plan
S5	Roof - Framing Plan
S6	Lower Level - Shear Walls Plan
S7	Main Level - Shear Walls Plan
S1.0	Details
S2.0	Details

VICINITY MAP



FOWLER RESIDENCE

Date: 24 03 04

Job No: Project Number

Drawn By (initials): Autor

Check By (initials): CM

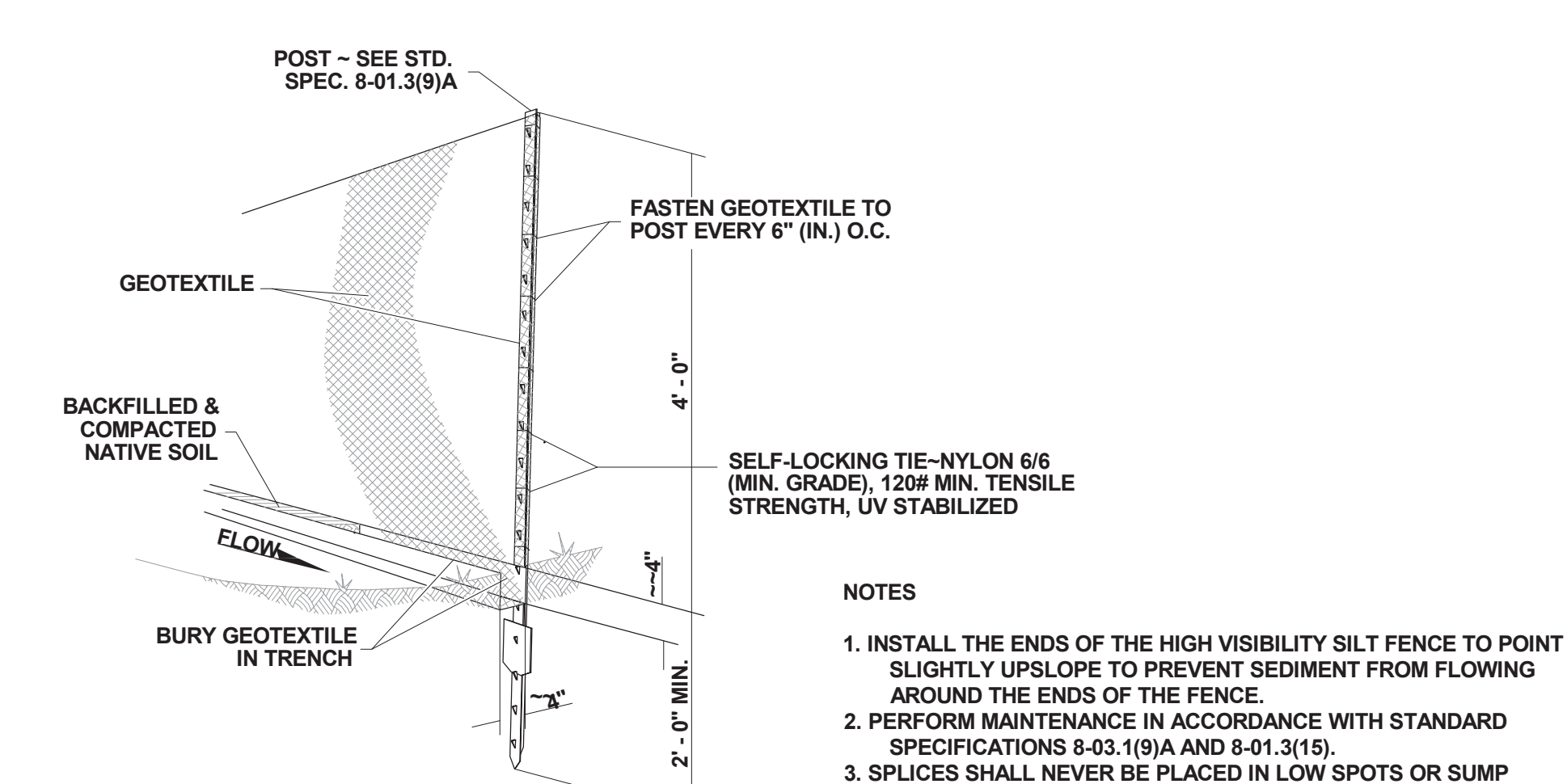
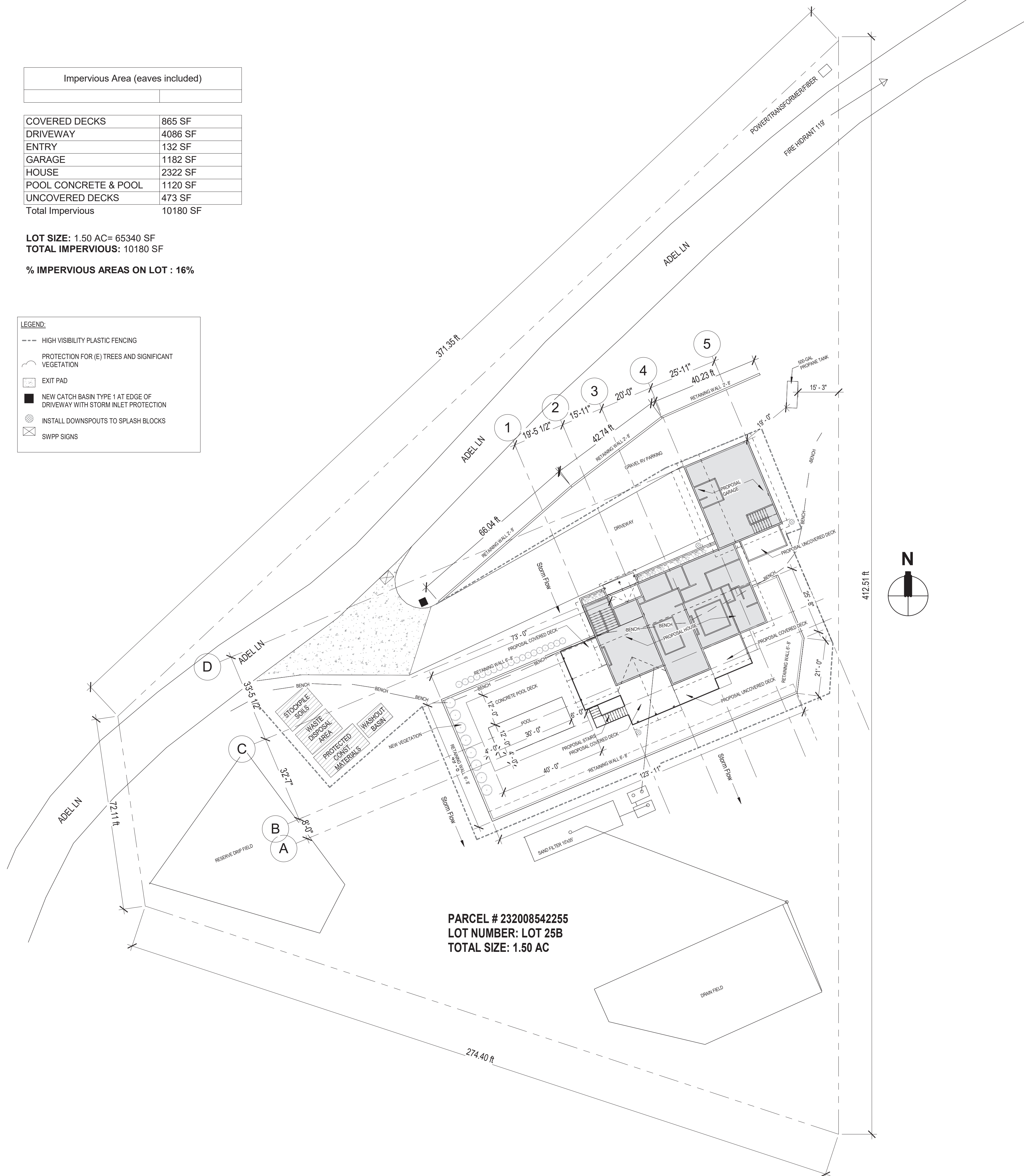
G-001

Cover Sheet

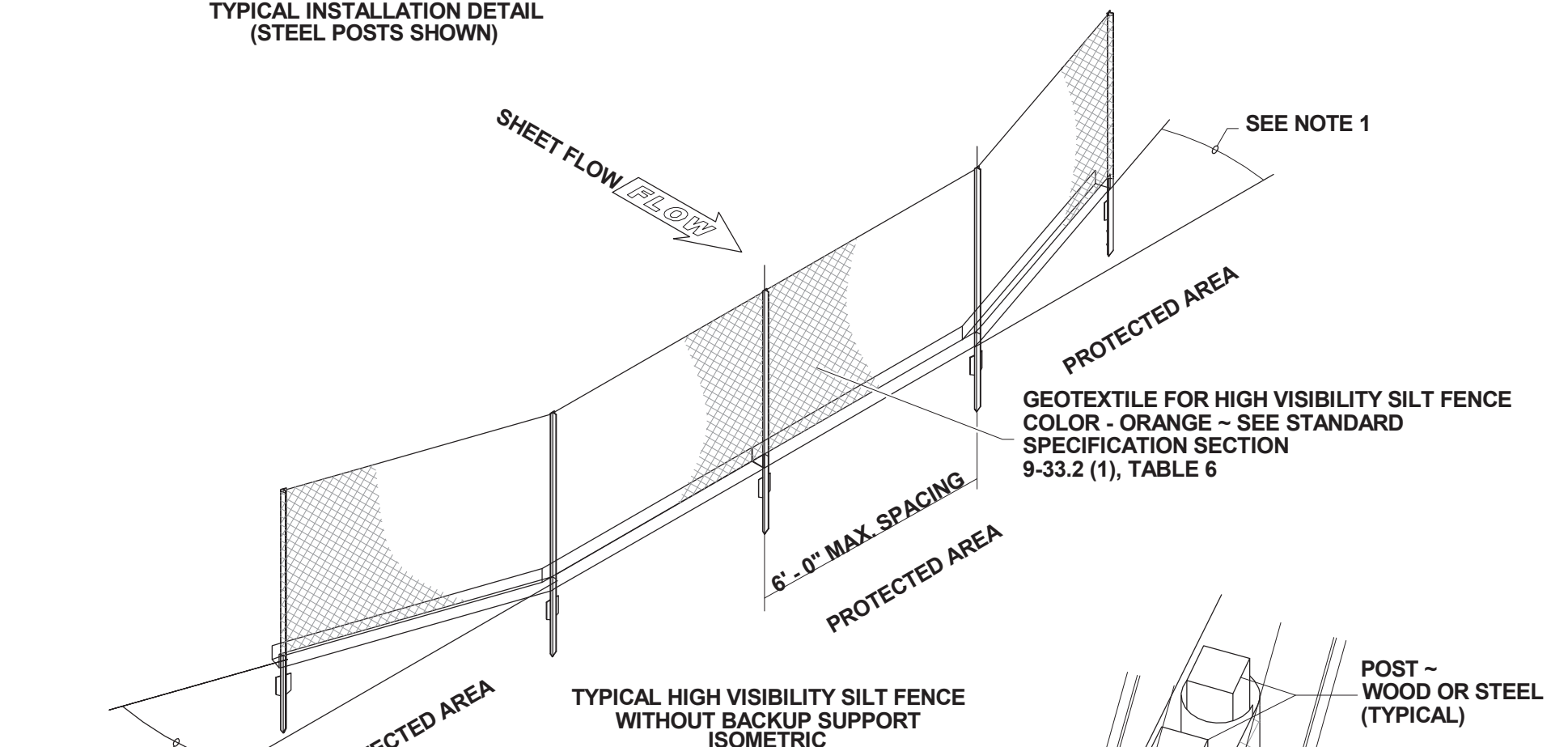
Impervious Area (eaves included)	
COVERED DECKS	865 SF
DRIVEWAY	4086 SF
ENTRY	132 SF
GARAGE	1182 SF
HOUSE	2322 SF
POOL CONCRETE & POOL	1120 SF
UNCOVERED DECKS	473 SF
Total Impervious	10180 SF

LOT SIZE: 1.50 AC= 65340 SF
 TOTAL IMPERVIOUS: 10180 SF
 % IMPERVIOUS AREAS ON LOT : 16%

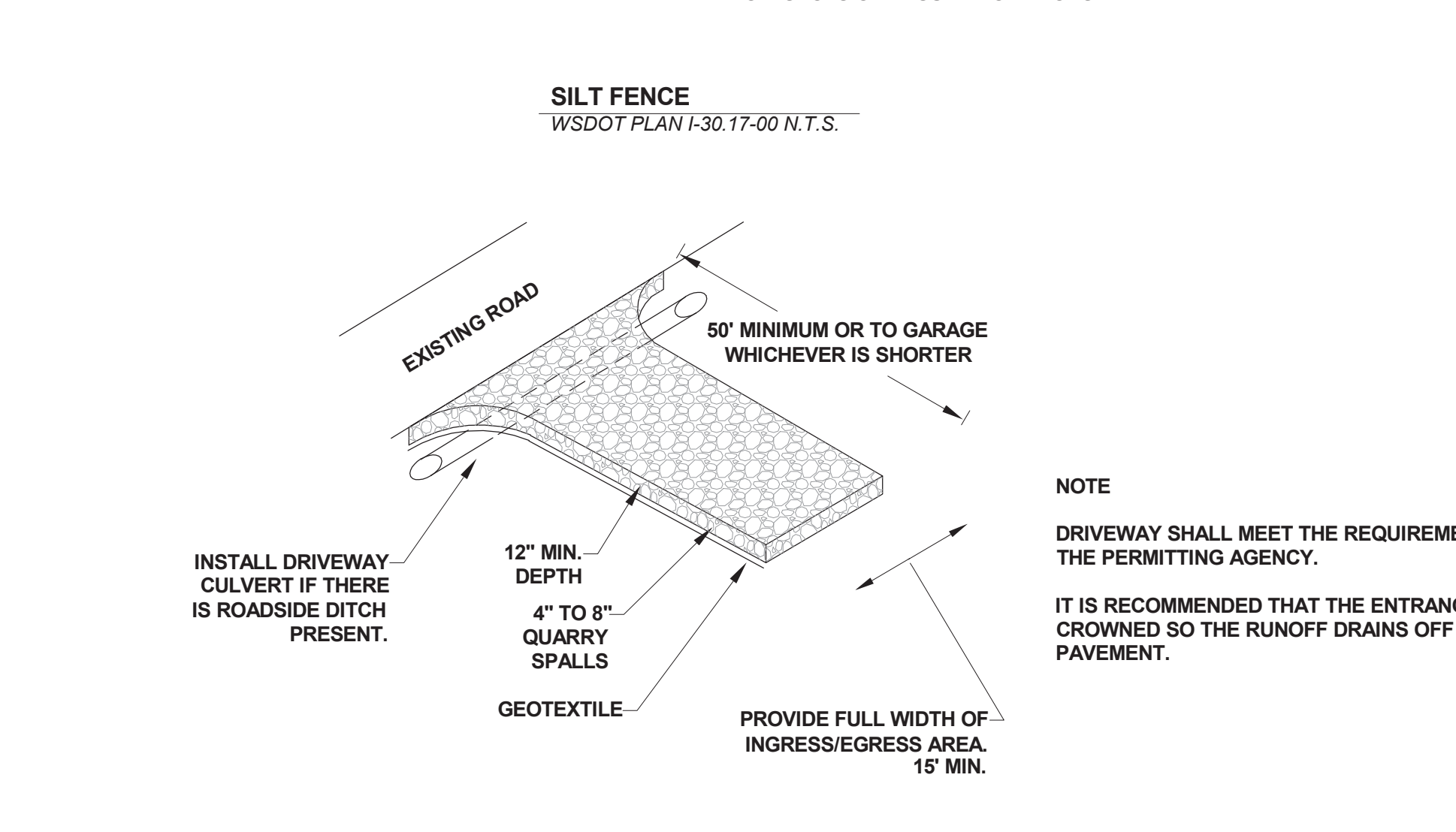
LEGEND:	
	HIGH VISIBILITY PLASTIC FENCING
	PROTECTION FOR (E) TREES AND SIGNIFICANT VEGETATION
	EXIT PAD
	NEW CATCH BASIN TYPE 1 AT EDGE OF DRIVEWAY WITH STORM INLET PROTECTION
	INSTALL DOWNSPOUTS TO SPLASH BLOCKS
	SWPP SIGNS



NOTE
 DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.



NOTE
 DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.



NOTE
 DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY.
 IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THE RUNOFF DRAINS OFF THE PAVEMENT.

No.	Description	Date
1	Revision 1	Date 1

FOWLER RESIDENCE
 68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
 Job No: Project Number
 Drawn By (initials): Autor
 Check By (initials): CM

1 Site Plan
 1" = 20'-0"

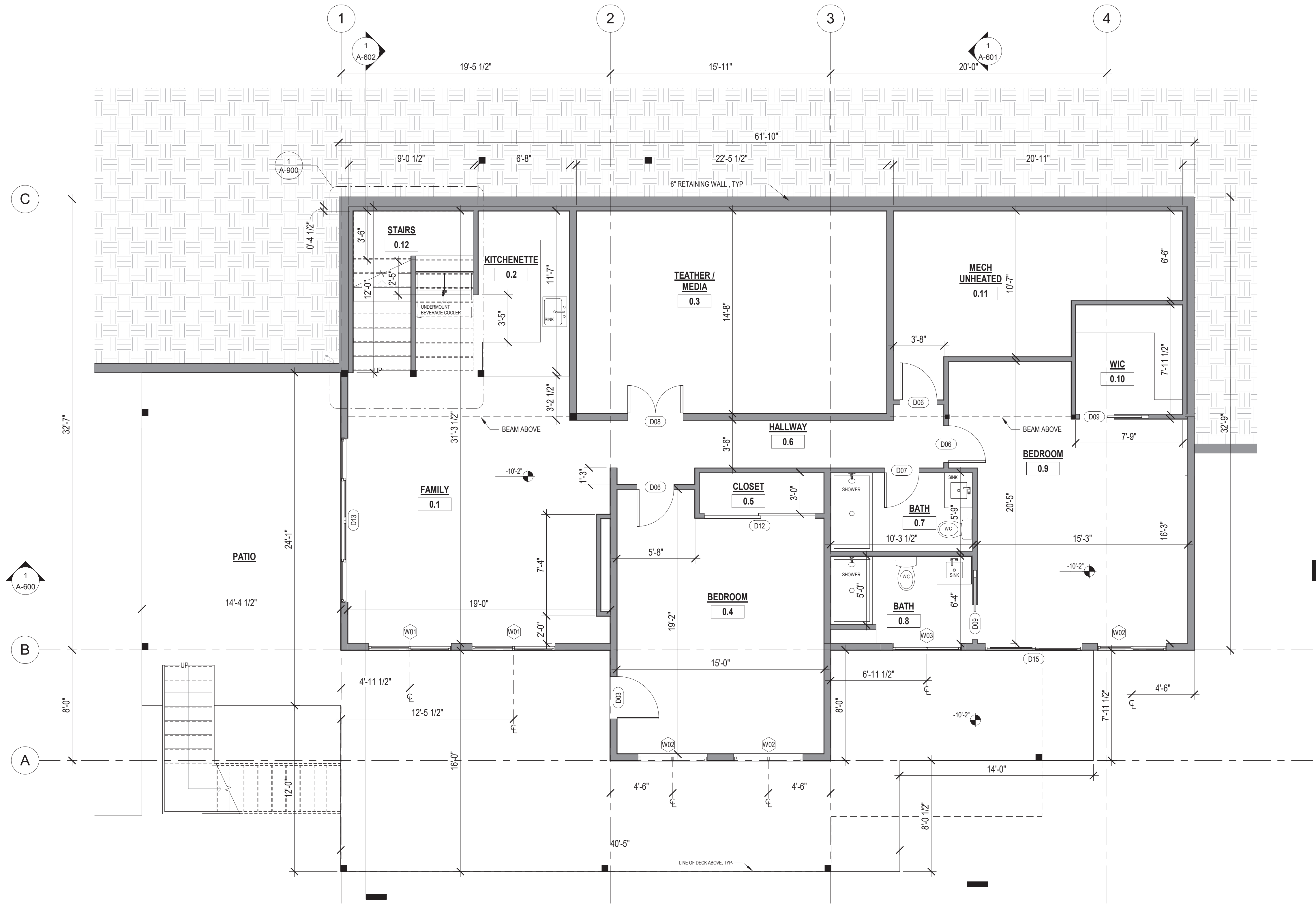
2 SWPPP DETAILS
 1/8" = 1'-0"

No.	Description	Date

- GENERAL PLAN NOTES:**
- ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 - VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
 - CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 - ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 - PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
 - M1505.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS:
a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
c. APPLIANCE ACCESS FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1505.1.1
 - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
 - ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2 BUILT-INS CLG. JSTS. AS PER

EXISTING WALLS
NEW WALLS

Lower Level Rooms		
Number	Name	Area
HEATED		
0.1	FAMILY	351 SF
0.2	KITCHENETTE	78 SF
0.3	TEATHER / MEDIA	326 SF
0.4	BEDROOM	265 SF
0.5	CLOSET	26 SF
0.6	HALLWAY	93 SF
0.7	BATH	58 SF
0.8	BATH	64 SF
0.9	BEDROOM	289 SF
0.10	WIC	60 SF
0.12	STAIRS	98 SF
		1709 SF
UNHEATED		
0.11	MECH UNHEATED	197 SF
		197 SF
Grand total		1906 SF

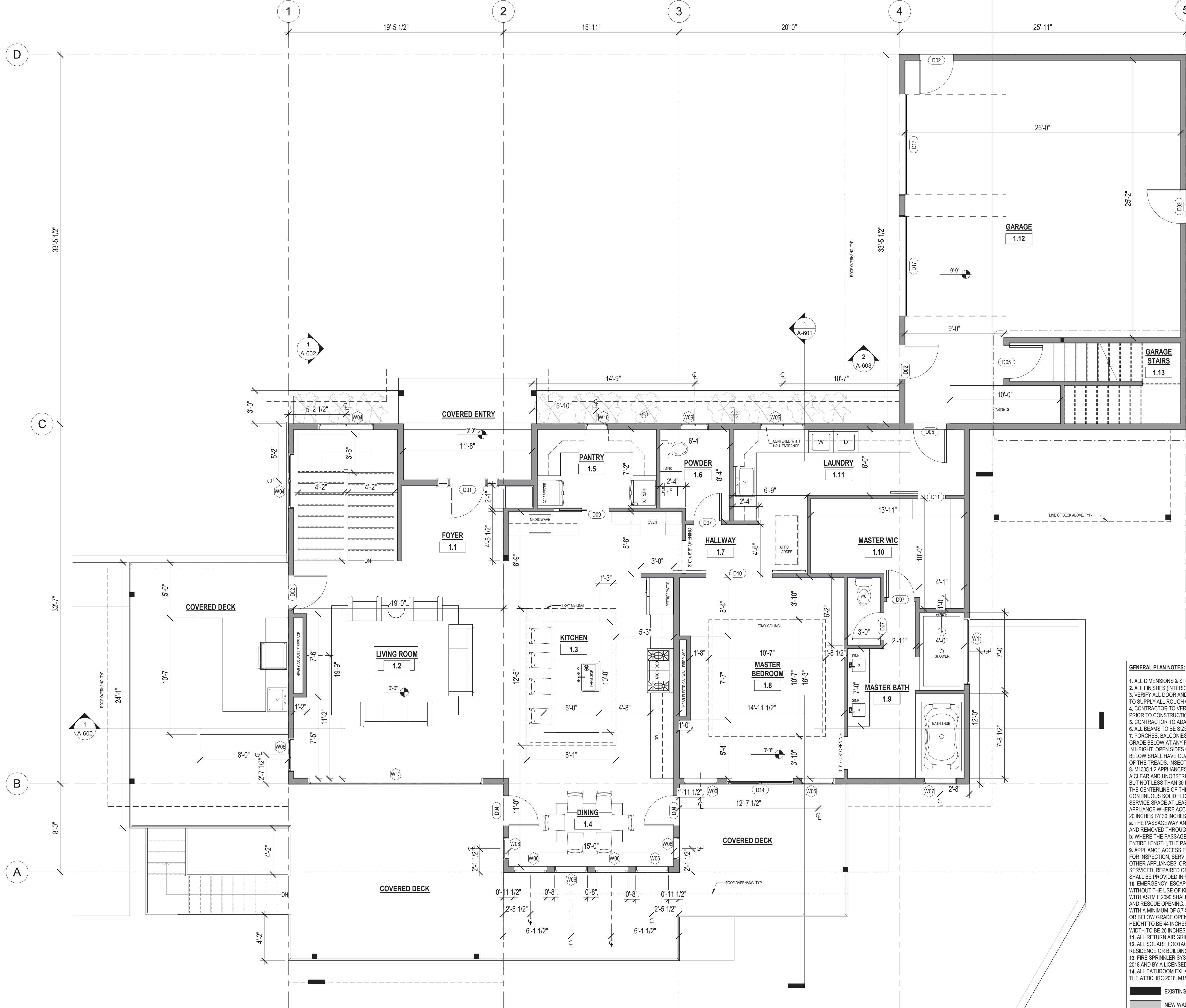


1 Lower Level - General Plan
1/4" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

No.	Description	Date



Main Level Rooms		
Number	Name	Area
HEATED		
1.1	FOYER	67 SF
1.2	LIVING ROOM	374 SF
1.3	KITCHEN	363 SF
1.4	DINING	119 SF
1.5	PANTRY	76 SF
1.6	POWDER	49 SF
1.7	HALLWAY	48 SF
1.8	MASTER BEDROOM	263 SF
1.9	MASTER BATH	165 SF
1.10	MASTER WIC	113 SF
1.11	LAUNDRY	141 SF
		1778 SF
UNHEATED		
1.12	GARAGE	713 SF
1.13	GARAGE STAIRS	91 SF
		804 SF
Grand total		2582 SF

- GENERAL PLAN NOTES:**
- ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 - VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
 - CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 - ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 - PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
 - MISCELLANEOUS APPLIANCES IN ATTICS: ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS:
 - THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
 - APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
 - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
 - ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2 BUILT-INS CLG. JSTS. AS PER

EXISTING WALLS
NEW WALLS

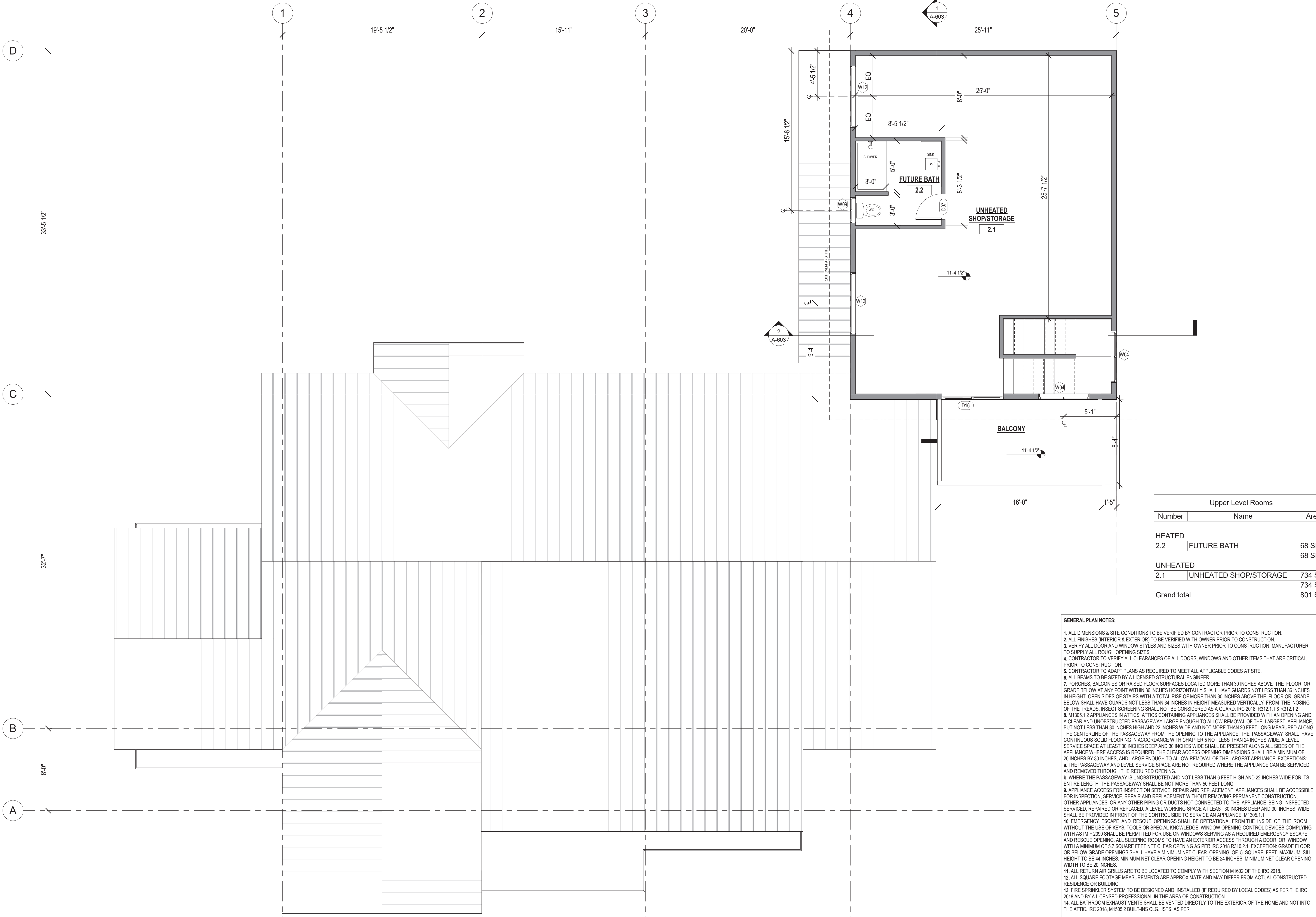
1 Main Level - General Plan
1/4" = 1'-0"

FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

No.	Description	Date



Upper Level Rooms		
Number	Name	Area
HEATED		
2.2	FUTURE BATH	68 SF
		68 SF
UNHEATED		
2.1	UNHEATED SHOP/STORAGE	734 SF
		734 SF
Grand total		801 SF

- GENERAL PLAN NOTES:**
- ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 - VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
 - CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 - ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 - PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT, OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
 - M1505.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS:
 - THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
 - APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
 - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
 - ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2 BUILT-INS CLG. JSTS. AS PER

EXISTING WALLS
NEW WALLS

1 Garage Upper Level - General Plan
1/4" = 1'-0"

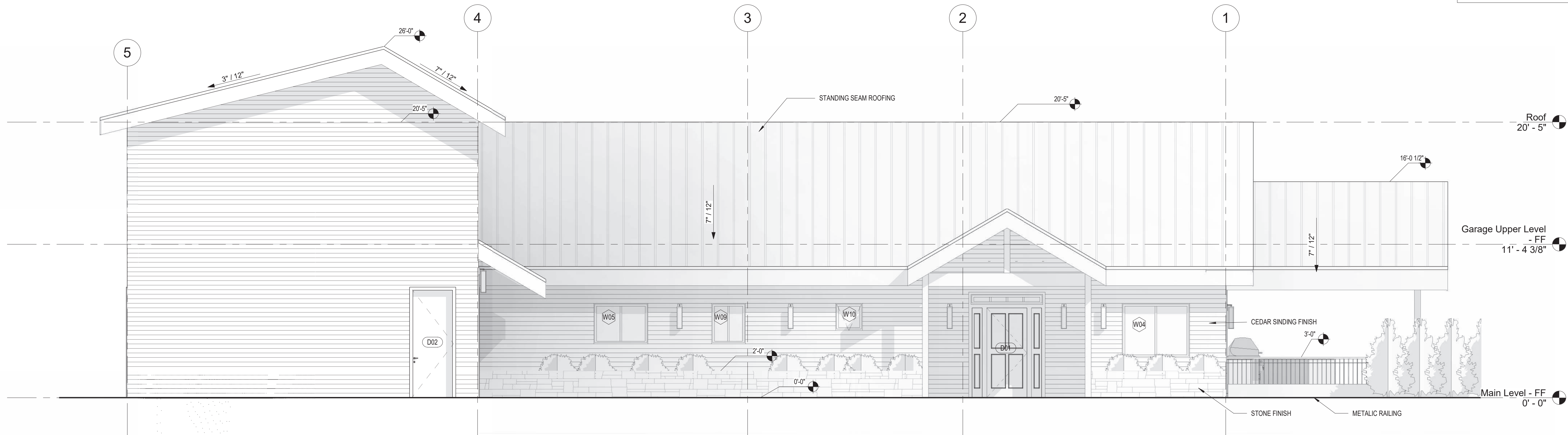
FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

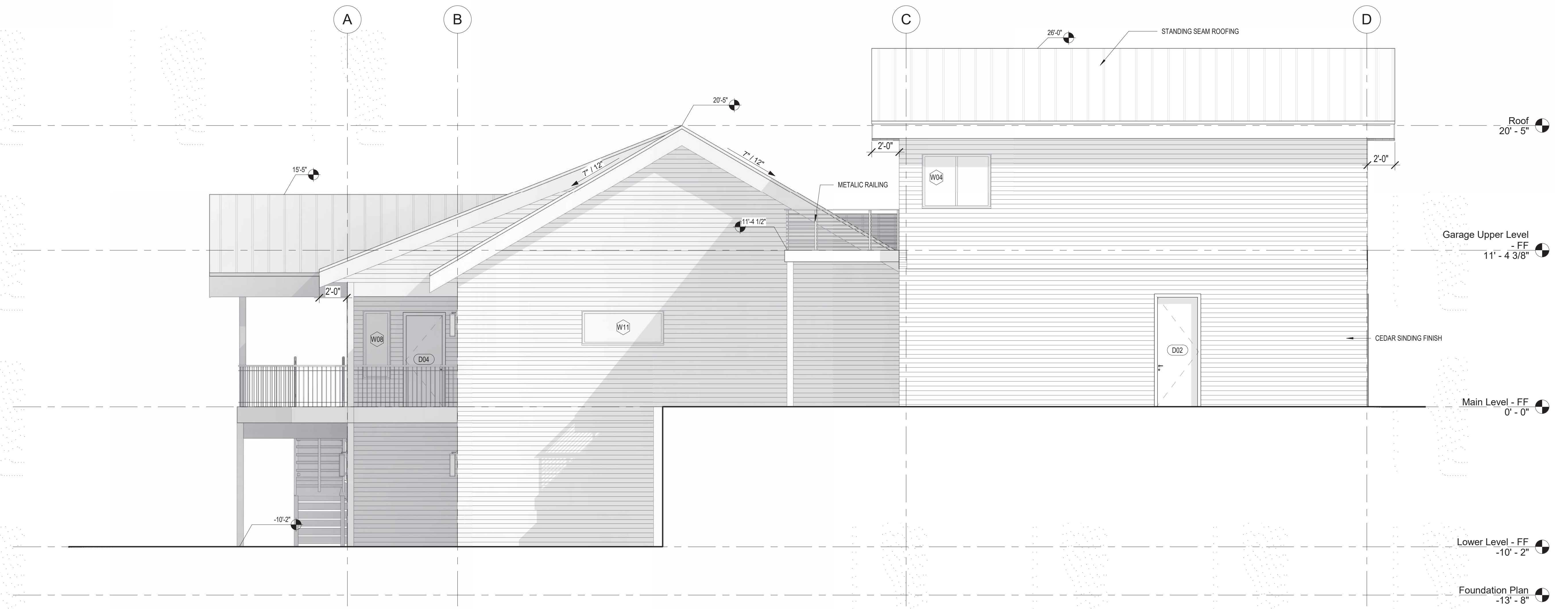
Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

- EXTERIOR ELEVATIONS NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

No.	Description	Date



1 Entry Elevation
1/4" = 1'-0"



2 Left Side Elevation
1/4" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

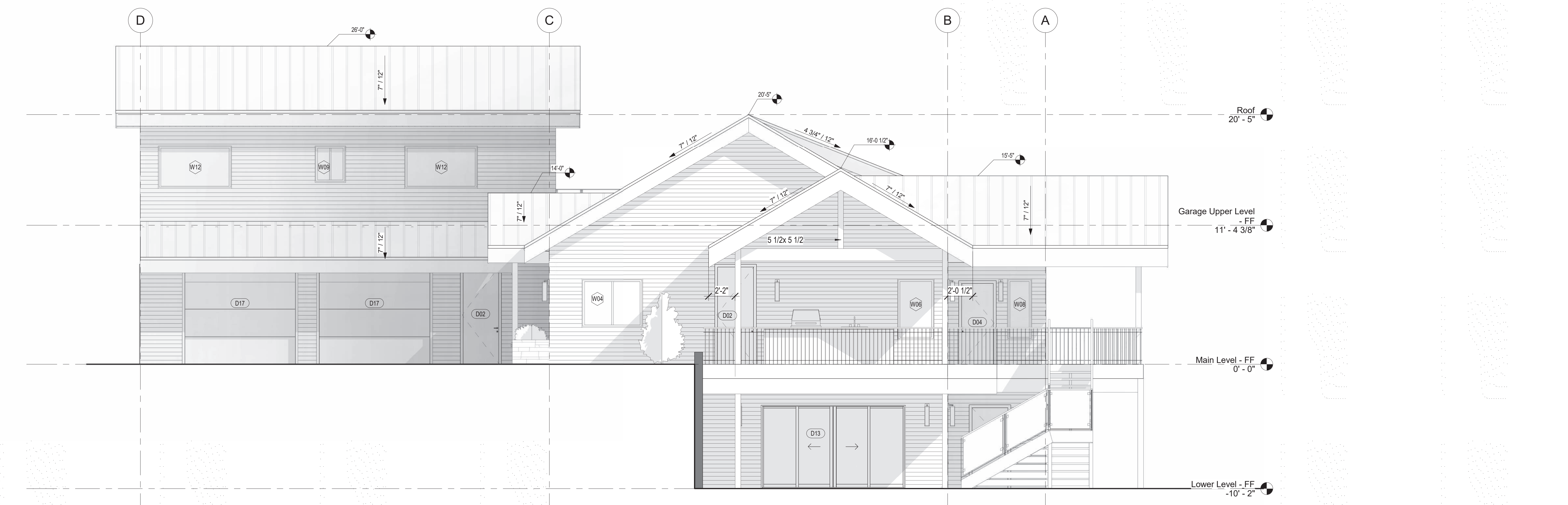
Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

No.	Description	Date

- EXTERIOR ELEVATIONS NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



1 Rear Elevation
1/4" = 1'-0"



2 Right Side Elevation
1/4" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

- ROOF PLAN NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
 3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
 4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
 5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

No.	Description	Date

FOWLER RESIDENCE
 68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04

Job No: Project Number

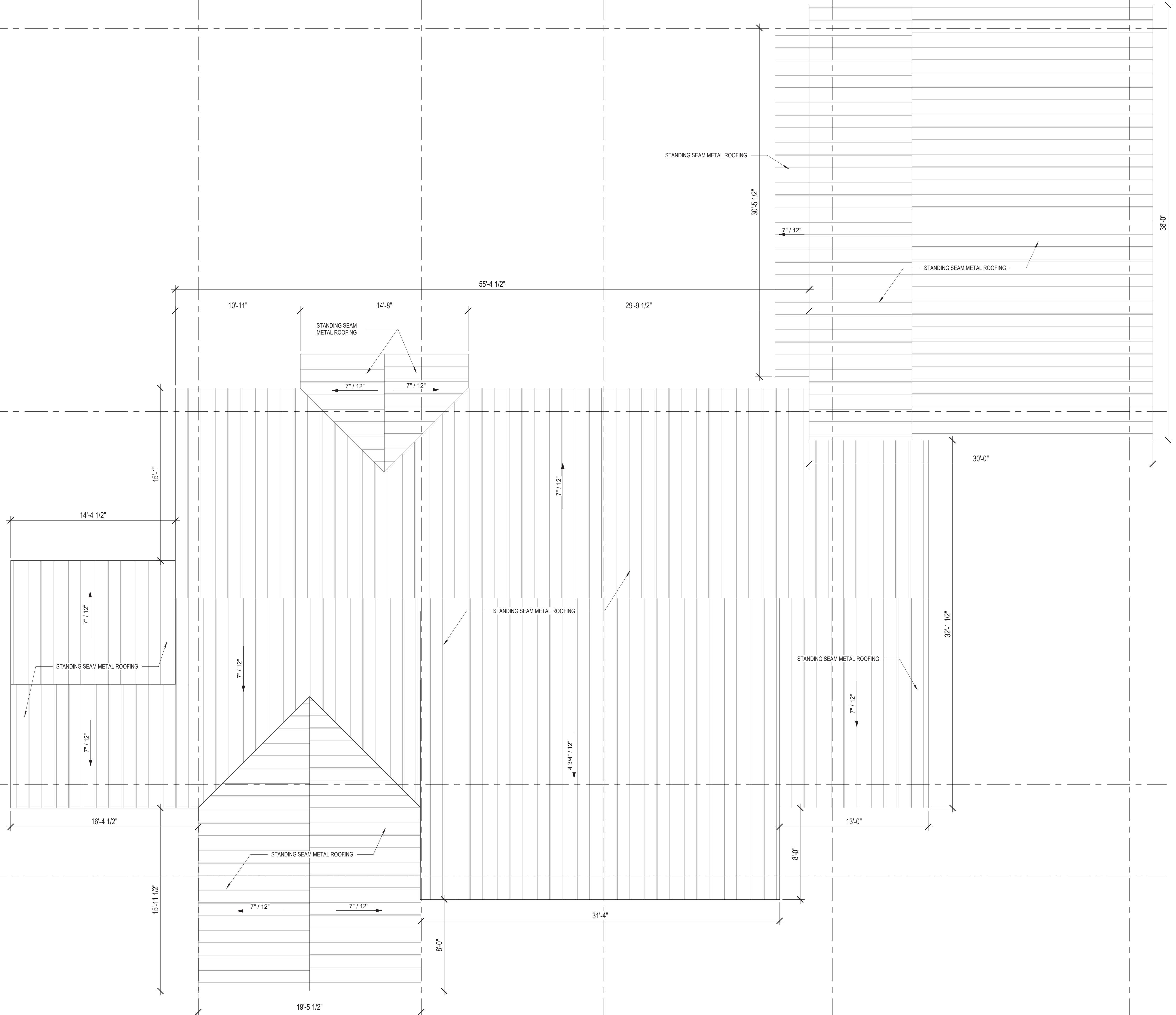
Drawn By (initials): Autor

Check By (initials): CM

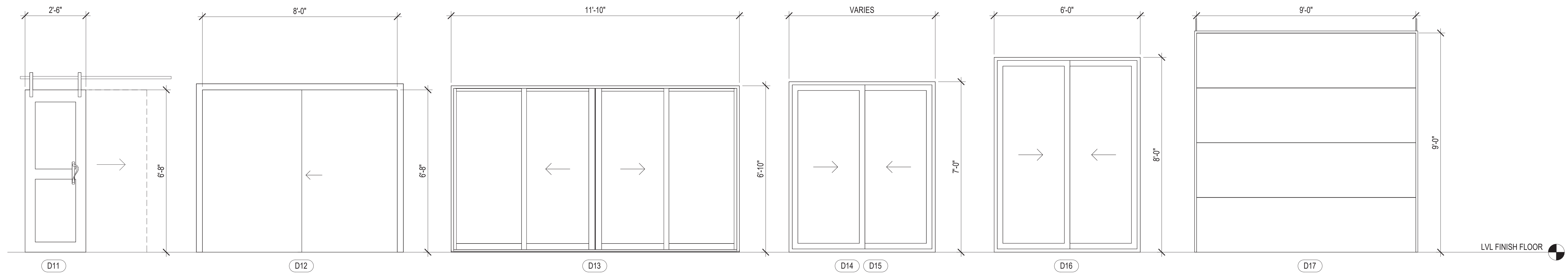
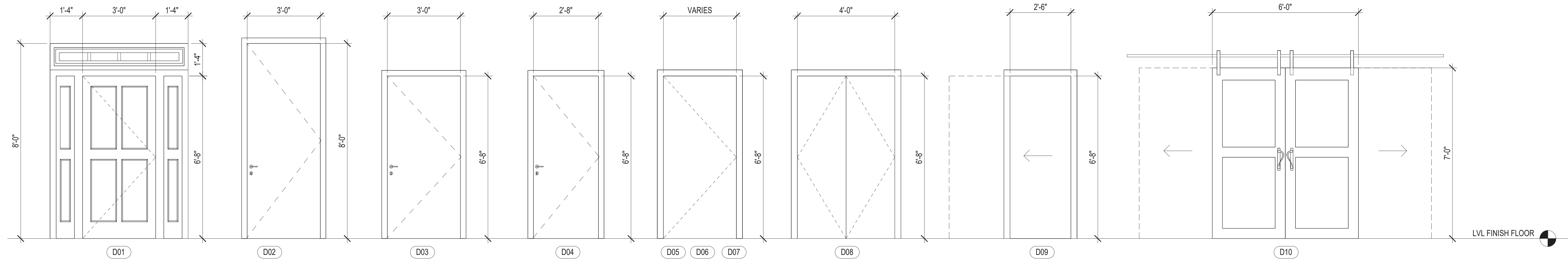
A-440

Roof Plan

1 Roof Plan
 1/4" = 1'-0"



No.	Description	Date



DOOR SCHEDULE
1/2" = 1'-0"

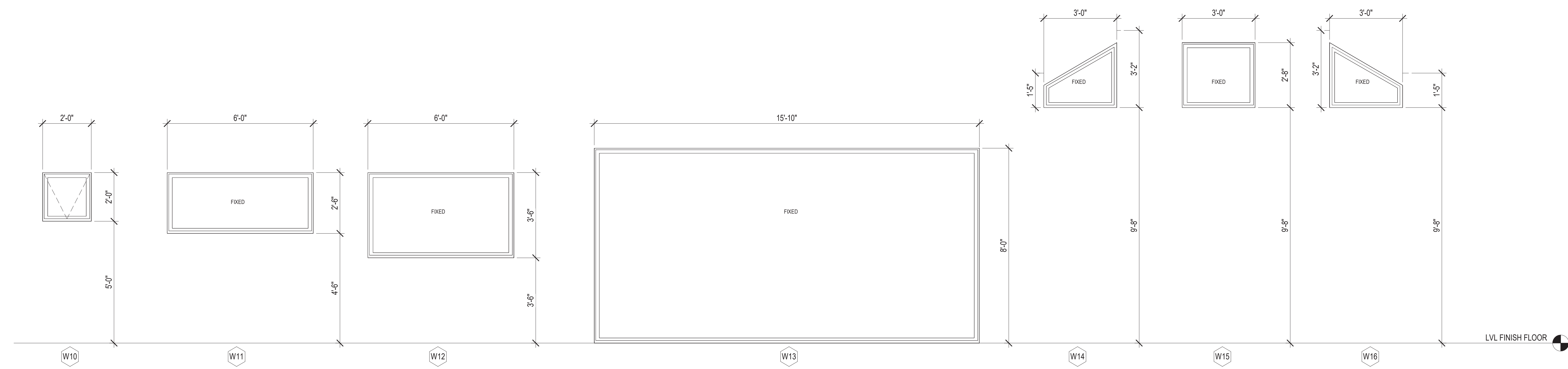
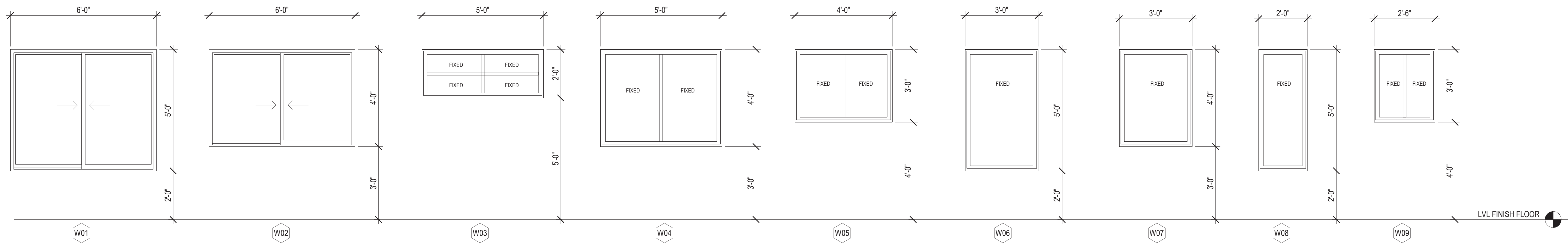
DOORS SCHEDULE				
DOORS	DESCRIPTION	WIDTH	HEIGHT	TOTAL
D01	Entry Door - Single Flush - Wood panel and frame - Transom and fixed both sides	3' - 0"	6' - 8"	1
D02	Exterior Door - Single Flush - Wood panel and frame	3' - 0"	8' - 0"	4
D03	Exterior Door - Single Flush - Wood panel and frame	3' - 0"	6' - 8"	1
D04	Exterior Door - Single Flush - Wood panel and frame	2' - 8"	6' - 8"	2
D05	Interior Door - Single Flush - Wood panel and frame	3' - 0"	6' - 8"	2
D06	Interior Door - Single Flush - Wood panel and frame	2' - 8"	6' - 8"	3
D07	Interior Door - Single Flush - Wood panel and frame	2' - 6"	6' - 8"	5
D08	Interior Door - Double Flush - Wood panel and frame	4' - 0"	6' - 8"	1
D09	Interior Door - Single Pocket - Wood panel and aluminum frame	2' - 6"	6' - 8"	3
D10	Interior Door - Double Barn - Wood panel and aluminum frame	6' - 0"	7' - 0"	2
D11	Interior Door - Single Barn - Wood panel and aluminum frame	2' - 6"	6' - 8"	1
D12	Interior Door - Closet Sliding - Wood panels and aluminum frame	8' - 0"	6' - 8"	1
D13	Exterior Door - 2 Sliding panels and 2 fixed - Glazed panels and aluminum frame	11' - 10"	6' - 10"	1
D14	Exterior Door - Sliding - Glazed panels and aluminum frame	6' - 0"	7' - 0"	1
D15	Exterior Door - Sliding - Glazed panels and aluminum frame	7' - 0"	7' - 0"	1
D16	Exterior Door - Sliding - Glazed panels and aluminum frame	6' - 0"	8' - 0"	1
D17	Garage Door - OHD	9' - 0"	9' - 0"	2

NOTE: FOR OPENING SIDE, SEE FLOOR PLANS

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

No.	Description	Date



WINDOW SCHEDULE
1/2" = 1'-0"

WINDOW SCHEDULE					
WINDO W	TYPE	WIDTH	HEIGHT	FRAME MATERIAL	TOTAL
W01	Sliding - 2 Glazed Panels	6' - 0"	5' - 0"	Aluminum	2
W02	Sliding - 2 Glazed Panels	5' - 0"	5' - 0"	Aluminum	3
W03	Fixed - 2+2 Glazed Panels	5' - 0"	2' - 0"	Aluminum	1
W04	Fixed - 2 Glazed Panels	5' - 0"	4' - 0"	Aluminum	4
W05	Fixed - 2 Glazed Panels	4' - 0"	3' - 0"	Aluminum	1
W06	Fixed - 1 Glazed Panel	3' - 0"	5' - 0"	Aluminum	7
W07	Fixed - 1 Glazed Panel	3' - 0"	4' - 0"	Aluminum	1
W08	Fixed - 1 Glazed Panel	2' - 0"	5' - 0"	Aluminum	2
W09	Fixed - 2 Glazed Panels	2' - 6"	3' - 0"	Aluminum	2
W10	Awning - 1 Glazed Panel	2' - 0"	2' - 0"	Aluminum	1
W11	Fixed - 1 Glazed Panel	6' - 0"	2' - 6"	Aluminum	1
W12	Fixed - 1 Glazed Panel	6' - 0"	3' - 6"	Aluminum	2
W13	Fixed - 1 Glazed Panel	15' - 10"	8' - 0"	Aluminum	1
W14	Fixed - 1 Glazed Panel	3' - 0"	see drawing	Aluminum	1
W15	Fixed - 1 Glazed Panel	3' - 0"	2' - 8"	Aluminum	1
W16	Fixed - 1 Glazed Panel	3' - 0"	see drawing	Aluminum	1

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04

Job No: Project Number

Drawn By (initials): Author

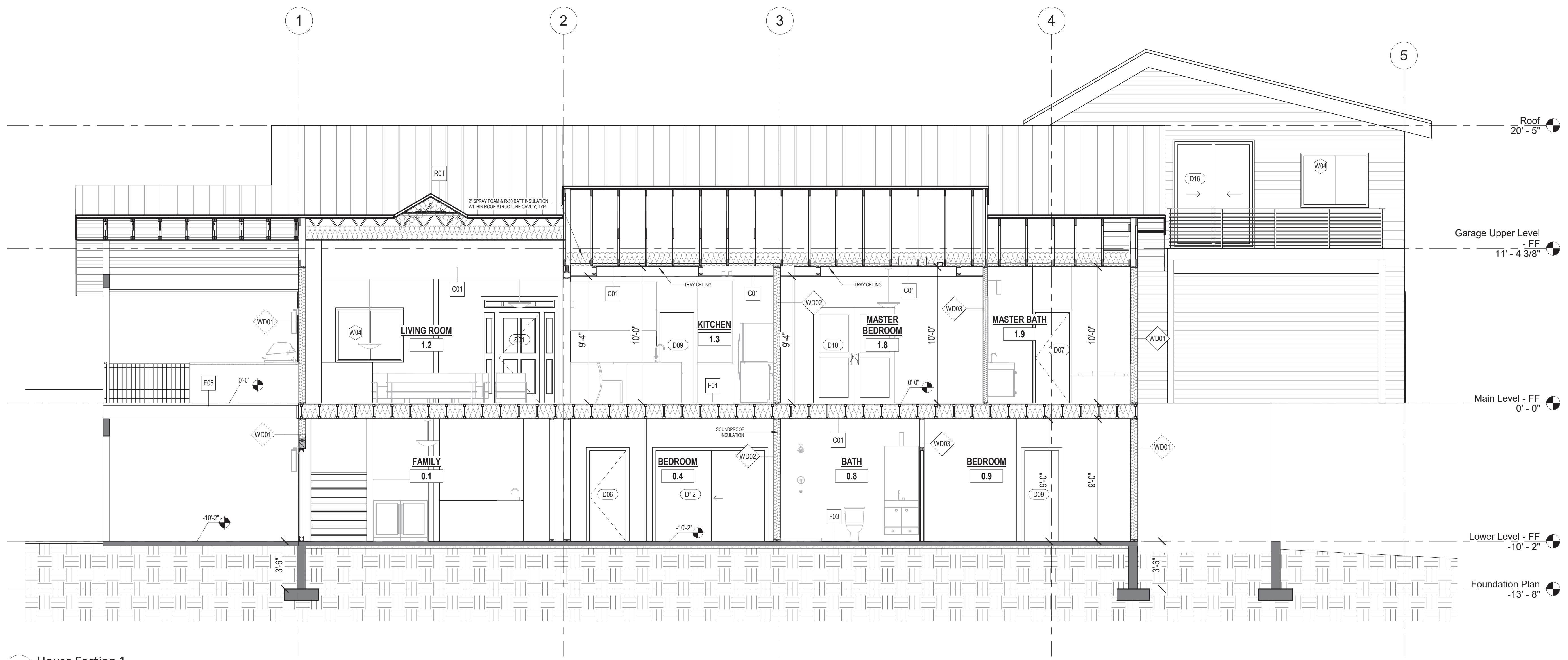
Check By (initials): CM

A-501

Windows Schedule

- BUILDING SECTIONS NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
 5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.

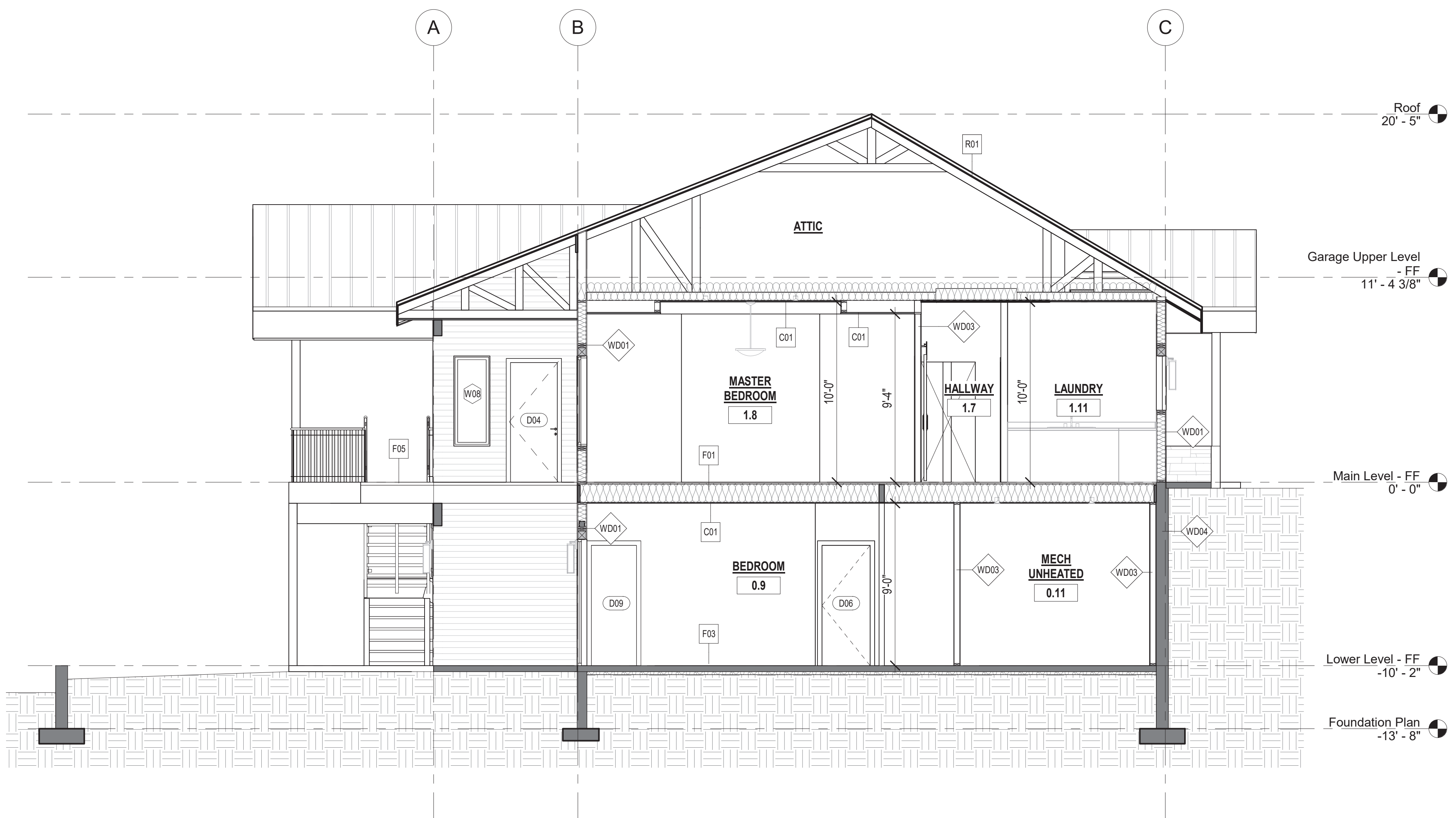
No.	Description	Date



1 House Section 1
1/4" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM



- BUILDING SECTIONS NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
 5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.



No.	Description	Date

1 House Section 2
1/4" = 1'-0"

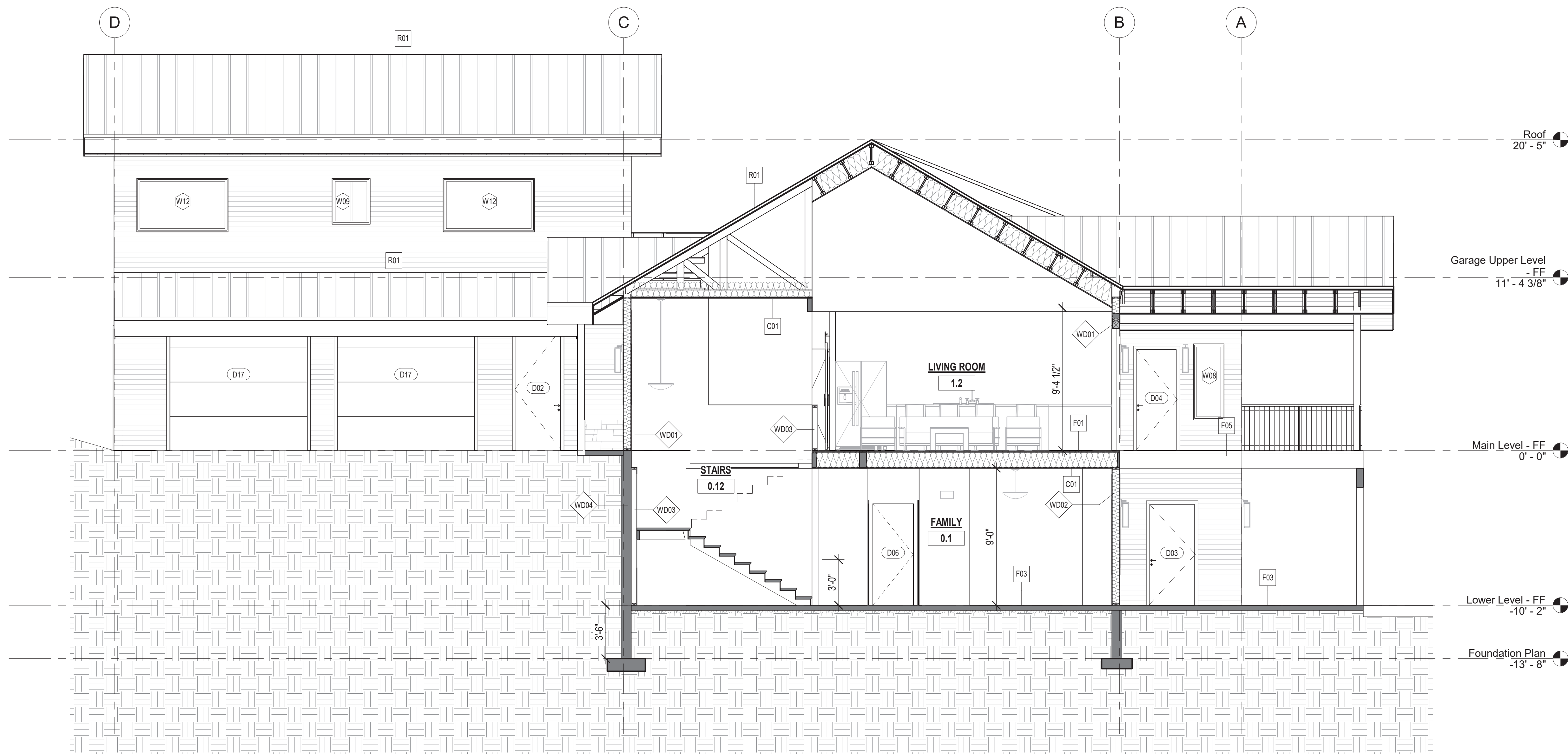
FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

BUILDING SECTIONS NOTES:

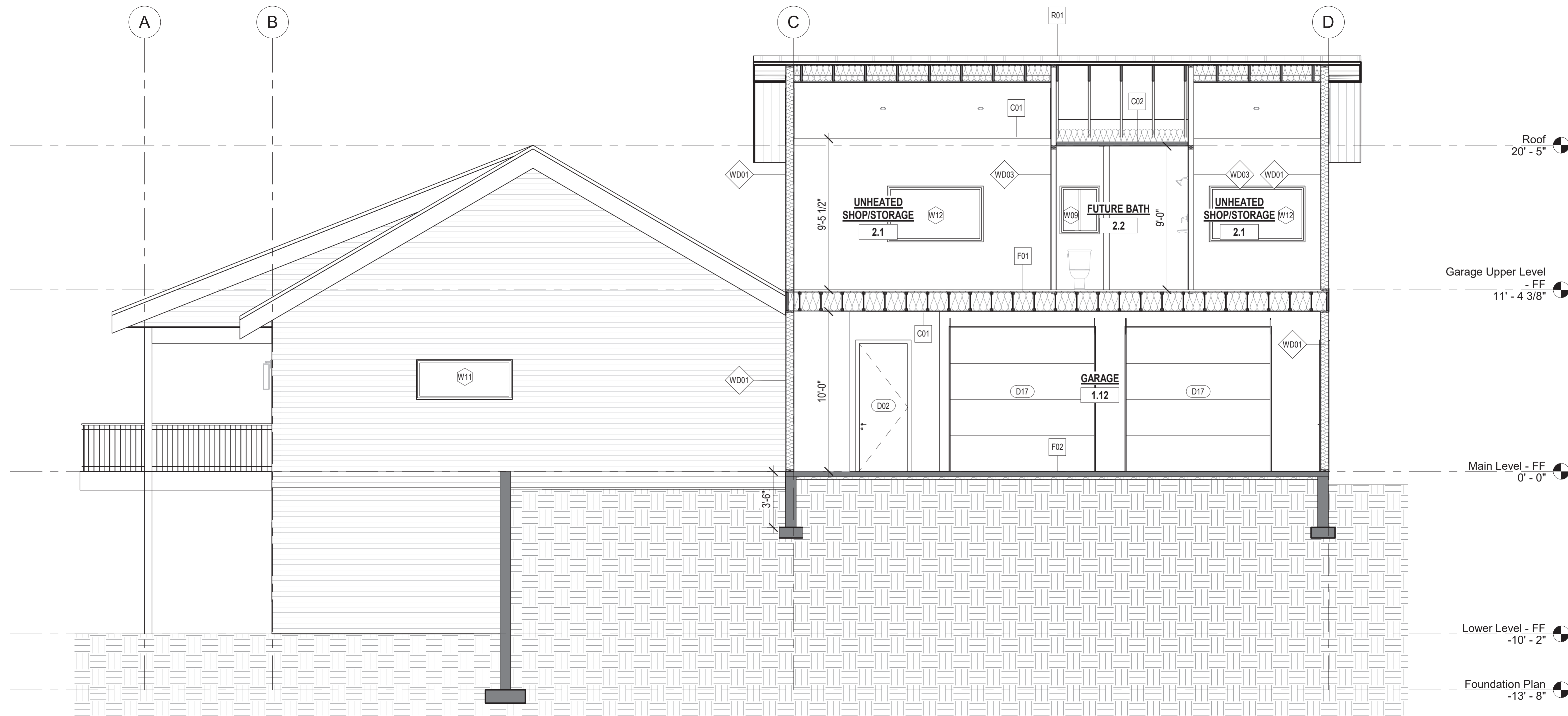
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.

No.	Description	Date



FOWLER RESIDENCE
 68 Adel Ln, Wenatchee, WA 98801

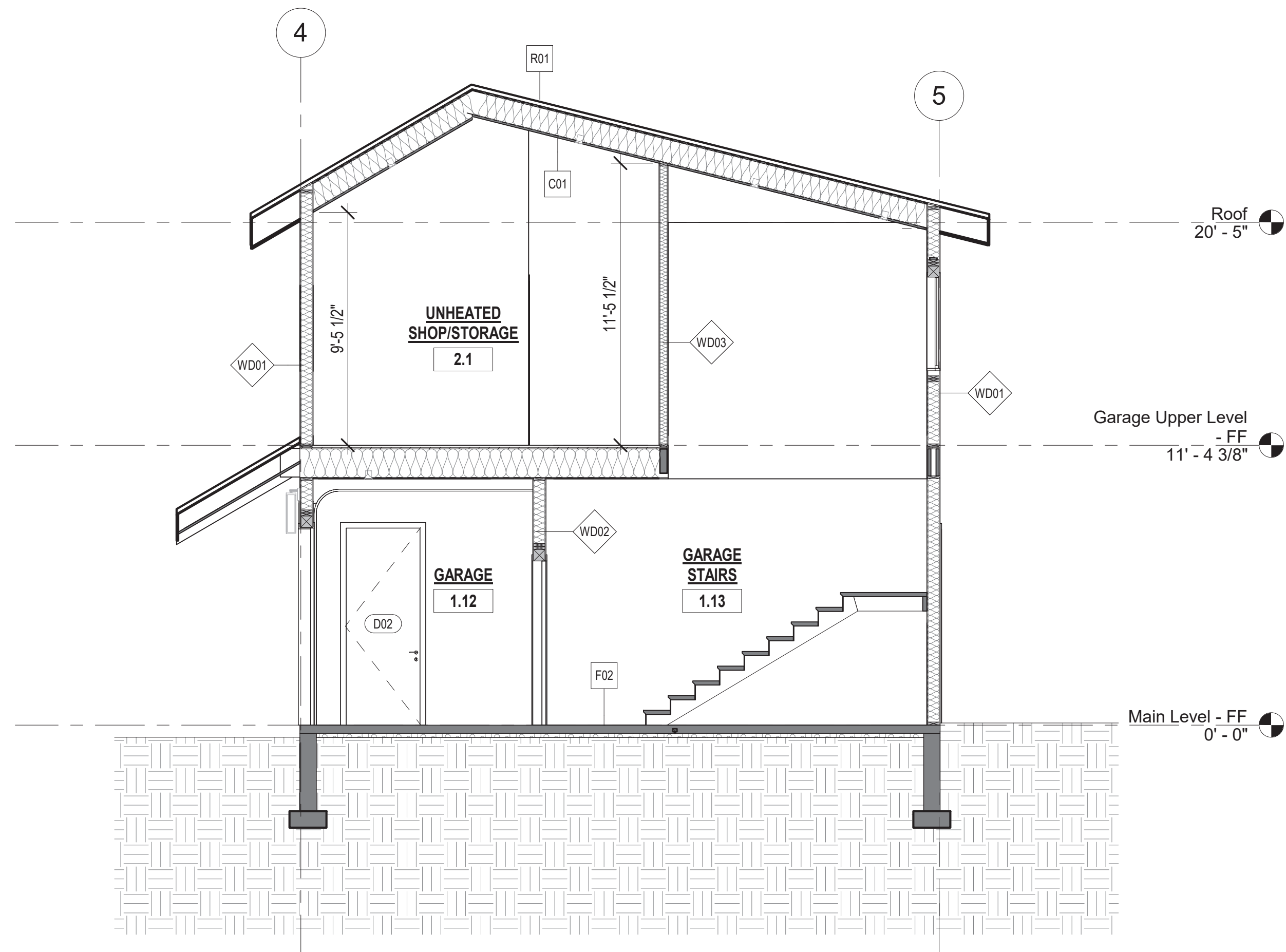
Date: 24 03 04
 Job No: Project Number
 Drawn By (initials): Author
 Check By (initials): CM



1 Garage Section 1
1/4" = 1'-0"

- BUILDING SECTIONS NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
 5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.

No.	Description	Date



2 Garage Section 2
1/4" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Author
Check By (initials): CM

WALLS

	EXTERIOR EXTERIOR WALL FINISH BWP MEMBRANE 1/2" PLYWOOD WOOD BOARD SIDING 2x6" DIMENSIONAL LUMBER W/R-21 FIBERGLASS BATT INSULATION VAPOR BARRIER 5/8" TYPE "X" GYPSUM BOARD INTERIOR	
	MARK WD01	FIRE RESISTANCE/ SOURCE: STC RATING:

	INTERIOR 5/8" TYPE "X" GYPSUM WALLBOARD 2x6 DIMENSIONAL LUMBER ACCOUSTIC BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD *REFER TO STRUCTURAL FOR SHEATHING LOCATION IF NEEDED INTERIOR	
	MARK WD02	FIRE RESISTANCE/ SOURCE: STC RATING:

	INTERIOR 5/8" TYPE "X" GYPSUM WALLBOARD 2x6 DIMENSIONAL LUMBER ACCOUSTIC BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD *REFER TO STRUCTURAL FOR SHEATHING LOCATION IF NEEDED INTERIOR	
	MARK WD03	FIRE RESISTANCE/ SOURCE: STC RATING:

	GRADE 2" R-10 FOAM BOARD INSULATION AIR/WEATHER BARRIER LAP OVER FLEXIBLE FLASHING 8" CONCRETE WALL INTERIOR FINISH AND/OR STUD WHERE REQUIRED INTERIOR	
	MARK WD04	FIRE RESISTANCE/ SOURCE: STC RATING:

FLOORS

	FLOOR FINISH 6mm VAPOR BARRIER 3/4" T&G APA RATED SHEATHING GLUE & NAIL W/10 @ 6" O.C. FRAMING W/ R-38 FIBERGLASS BATT INSULATION. FRAMING TYPE & DIMENSIONS PER STRUCTURAL PLANS	
	MARK F01	FIRE RESISTANCE/ SOURCE: STC RATING:

	FINISH FLOOR WHERE REQUIRED TBC 4" CONCRETE SLAB 2" R-10 FOAM BOARD INSULATION 6mm VAPOR BARRIER COMPACT FILL	
	MARK F02	FIRE RESISTANCE/ SOURCE: STC RATING:

	2" x 8" DECK JOIST 1/16 SLOPED FRAMING PER STRUCTURAL PLANS	
	MARK F03	FIRE RESISTANCE/ SOURCE: STC RATING:

ROOFS

	STANDING SEAM METAL ROOFING 2" R-12 FOAM BOARD INSULATION 6mm VAPOR BARRIER 1/2" PLYWOOD SHEATHING FRAMING PER STRUCTURAL PLANS W/ R-38 FIBERGLASS BATT INSULATION	
	MARK R01	FIRE RESISTANCE/ SOURCE: STC RATING:

CEILING

	ROOF OR FLOOR FINISH ROOF OR FLOOR STRUCTURE (AS FLOOR PLAN INDICATES) + INSULATION 1" R-10 RIGID INSULATION, TAPE ALL JOINTS 1"x3" WOOD FURRING 16" ON CENTER (IN-LIN WITH STRUCTURE) 5/8" GYPSUM BOARD	
	MARK C01	FIRE RESISTANCE/ SOURCE: STC RATING:

	ROOF OR FLOOR FINISH ROOF OR FLOOR STRUCTURE (AS FLOOR PLAN INDICATES) + INSULATION 1" R-10 RIGID INSULATION, TAPE ALL JOINTS 1" C CHANNEL SCREWED TO FURRING 7/8" HAT CHANNEL FURRING 18" ON CENTER 1/2" GYPSUM BOARD	
	MARK C02	FIRE RESISTANCE/ SOURCE: STC RATING:

	ROOF OR FLOOR FINISH ROOF OR FLOOR STRUCTURE+INSULATION 1"x4"x3/4" TONGUE & GROOVE NAILED TO STRUCTURE	
	MARK C03	FIRE RESISTANCE/ SOURCE: STC RATING:

No.	Description	Date

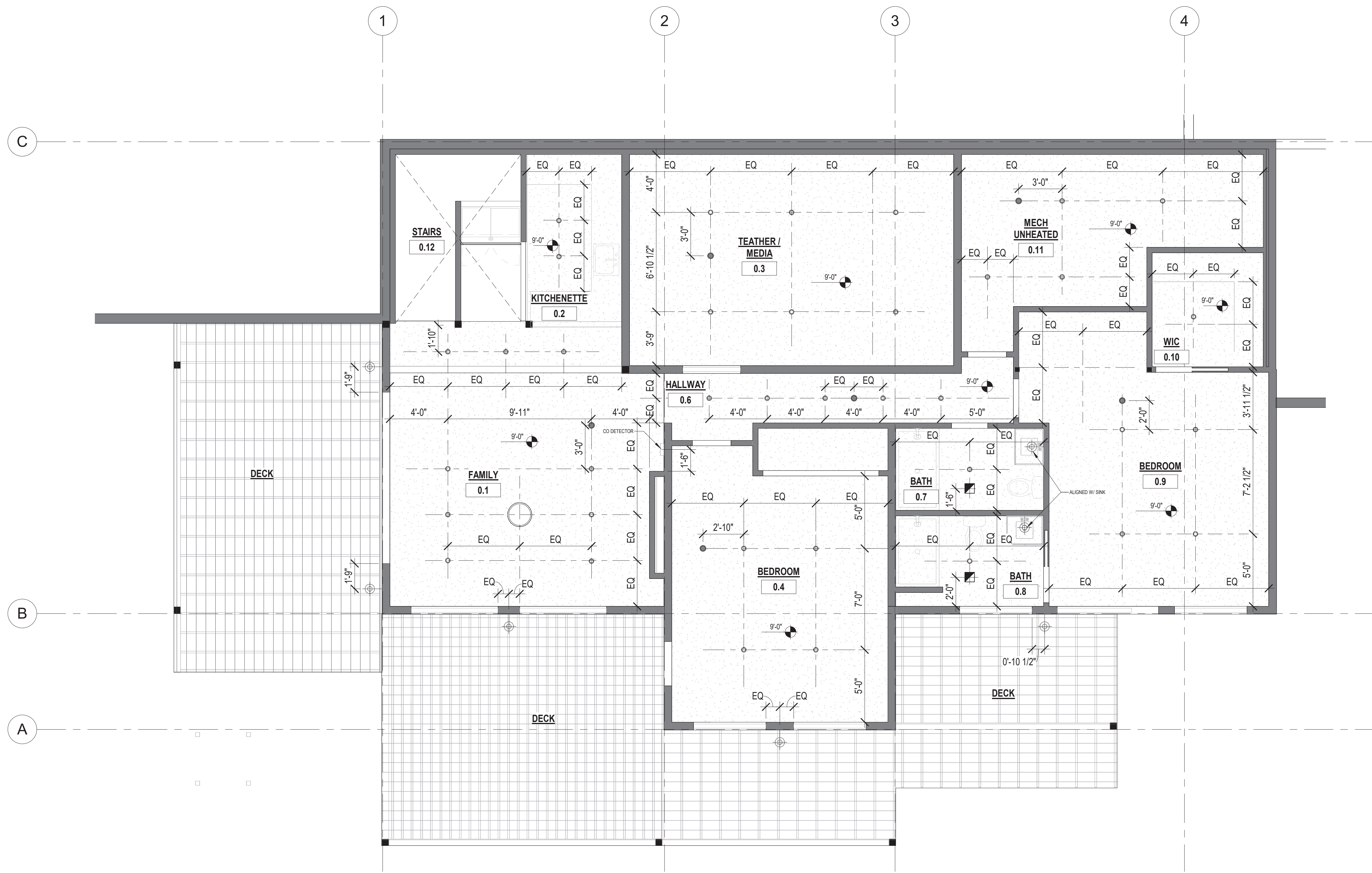
REFLECTED CEILING PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

No.	Description	Date

REFLECTED CEILING PLAN NOTES:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SUSPENDED CEILING		EXHAUST FAN
	VAULTED CEILING		SMOKE DETECTOR
	T&G VAULTED CEILING/ SOFFIT		
	4" RECESSED CAN LIGHT FIXTURE		
	WALL MOUNTED-LIGHT FIXTURE		
	PENDANT LIGHT FIXTURE		
	CO DETECTOR		

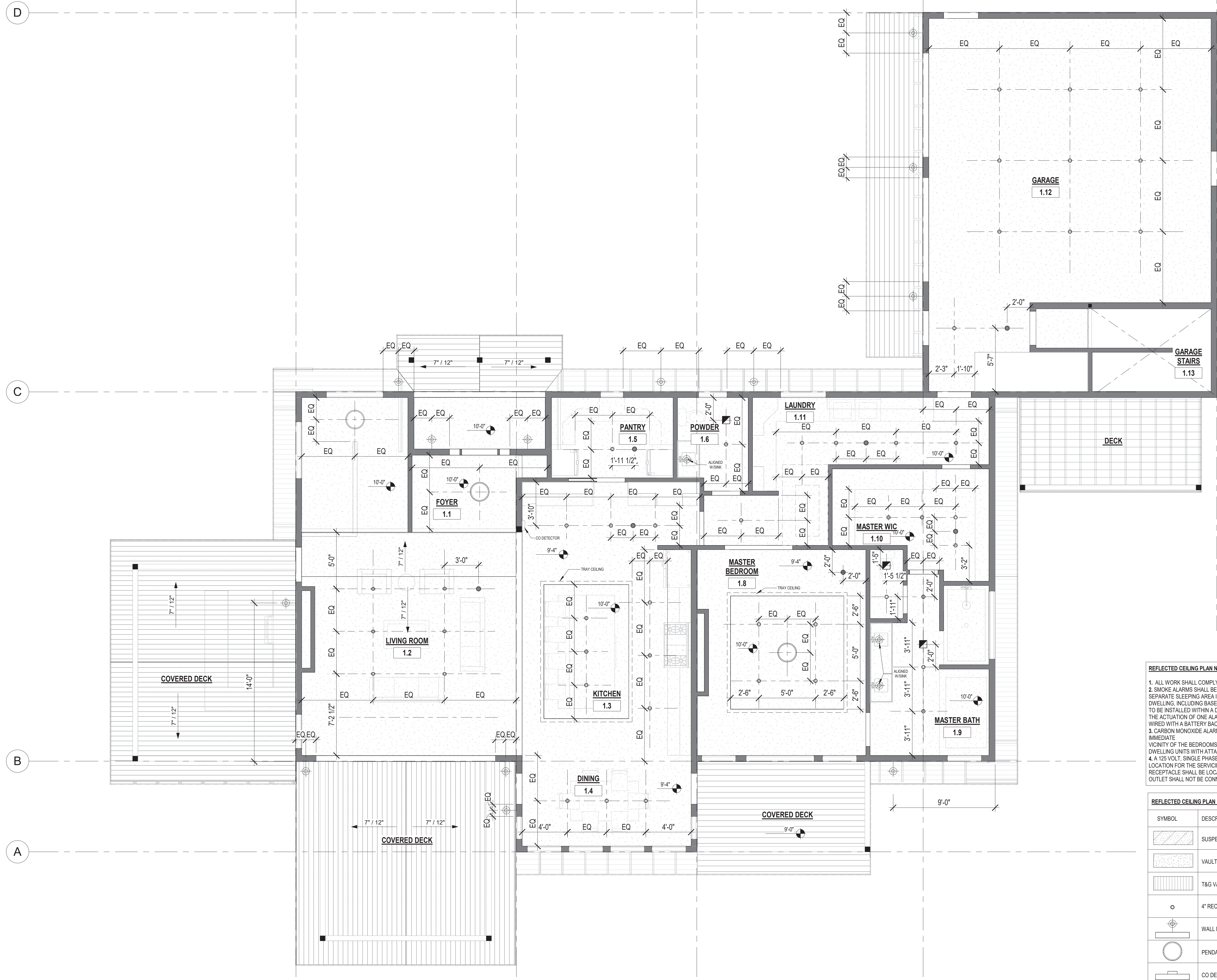


1 Lower Level - Reflected Ceiling Plan
 1/4" = 1'-0"

FOWLER RESIDENCE
 68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
 Job No: Project Number
 Drawn By (initials): Autor
 Check By (initials): CM

No.	Description	Date



REFLECTED CEILING PLAN NOTES:

- ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
- A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

REFLECTED CEILING PLAN NOTES:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SUSPENDED CEILING.		EXHAUST FAN
	VAULTED CEILING		SMOKE DETECTOR
	T&G VAULTED CEILING/ SOFFIT		
	4" RECESSED CAN LIGHT FIXTURE		
	WALL MOUNTED-LIGHT FIXTURE		
	PENDANT LIGHT FIXTURE		
	CO DETECTOR		

1 Main Level - Reflected Ceiling Plan
1/4" = 1'-0"

FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

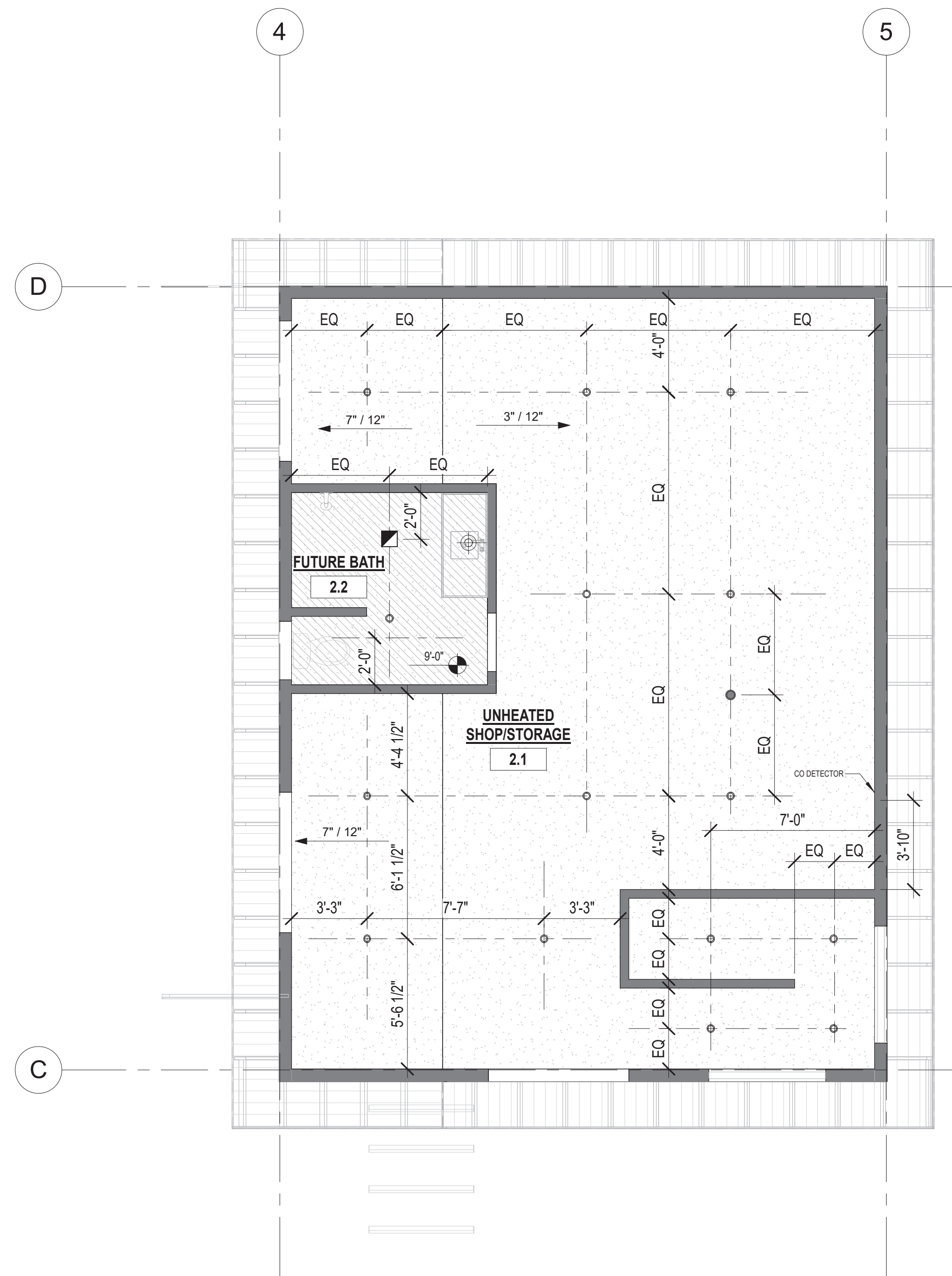
No.	Description	Date

REFLECTED CEILING PLAN NOTES:

- ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
- A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

REFLECTED CEILING PLAN NOTES:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SUSPENDED CEILING.		EXHAUST FAN
	VAULTED CEILING		SMOKE DETECTOR
	T&G VAULTED CEILING/ SOFFIT		
	4" RECESSED CAN LIGHT FIXTURE		
	WALL MOUNTED-LIGHT FIXTURE		
	PENDANT LIGHT FIXTURE		
	CO DETECTOR		

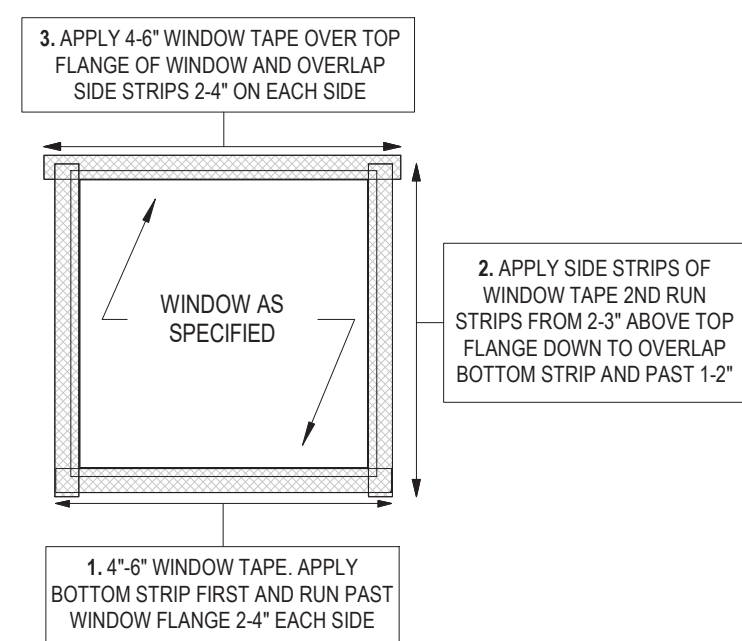


1 Garage Upper Level - Reflected Ceiling Plan
 1/4" = 1'-0"

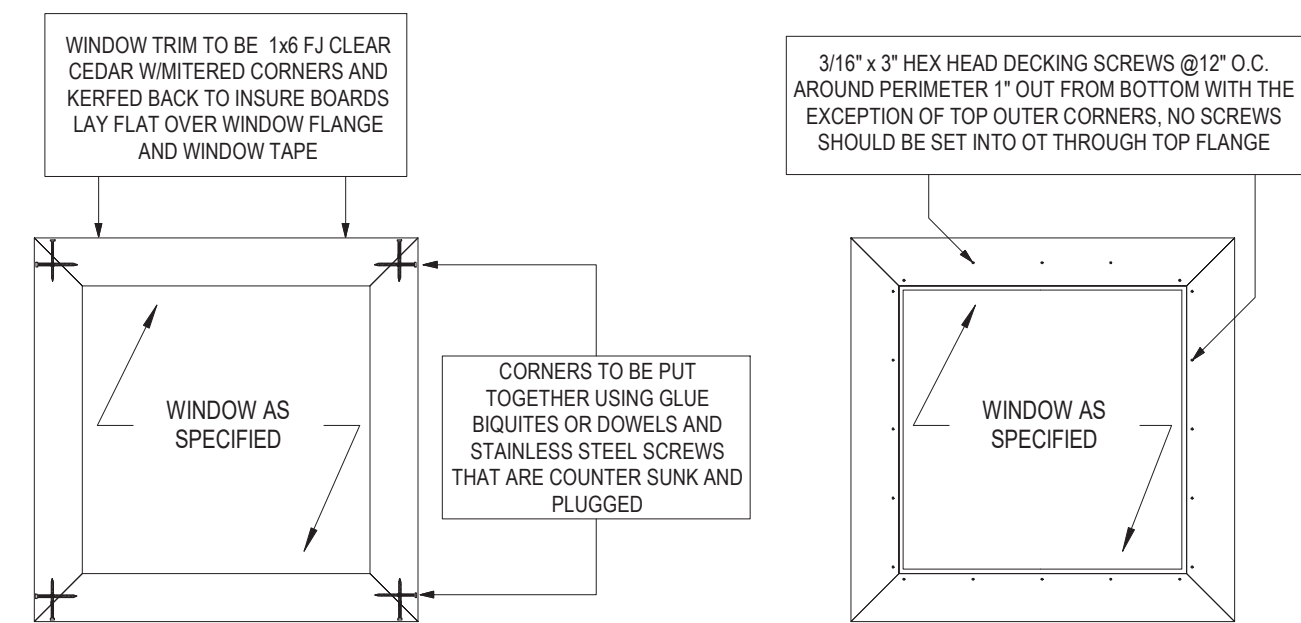
FOWLER RESIDENCE
 68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
 Job No: Project Number
 Drawn By (initials): Autor
 Check By (initials): CM

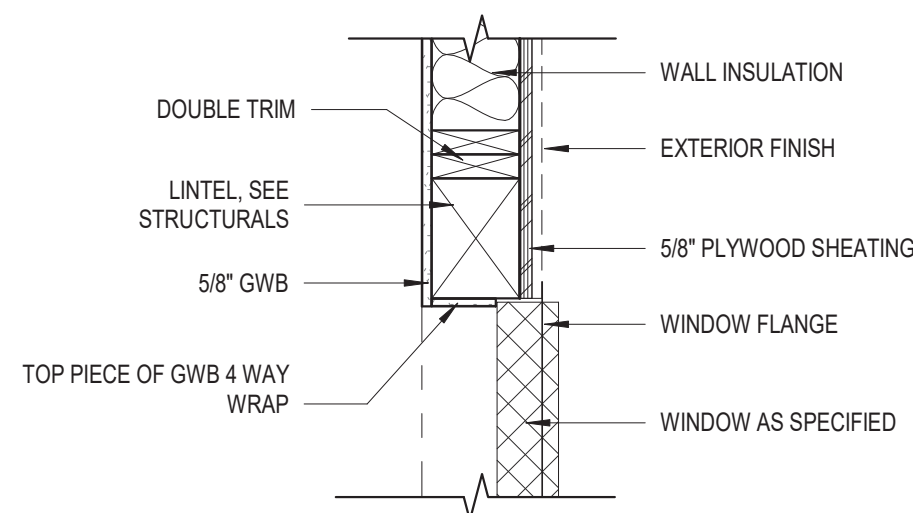
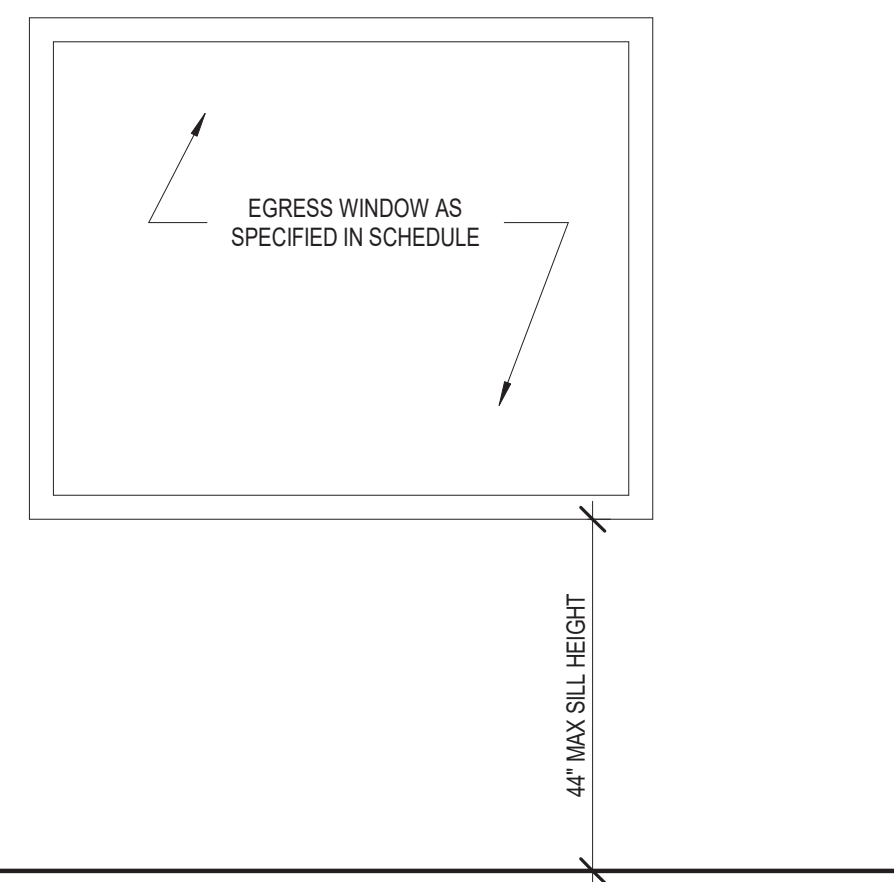
No.	Description	Date



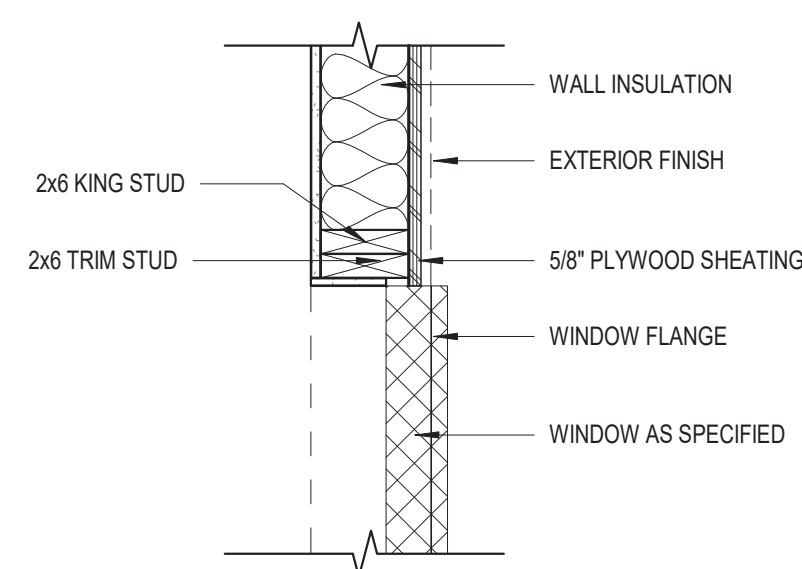
1 Typical Window Trim
 1/2" = 1' 0"



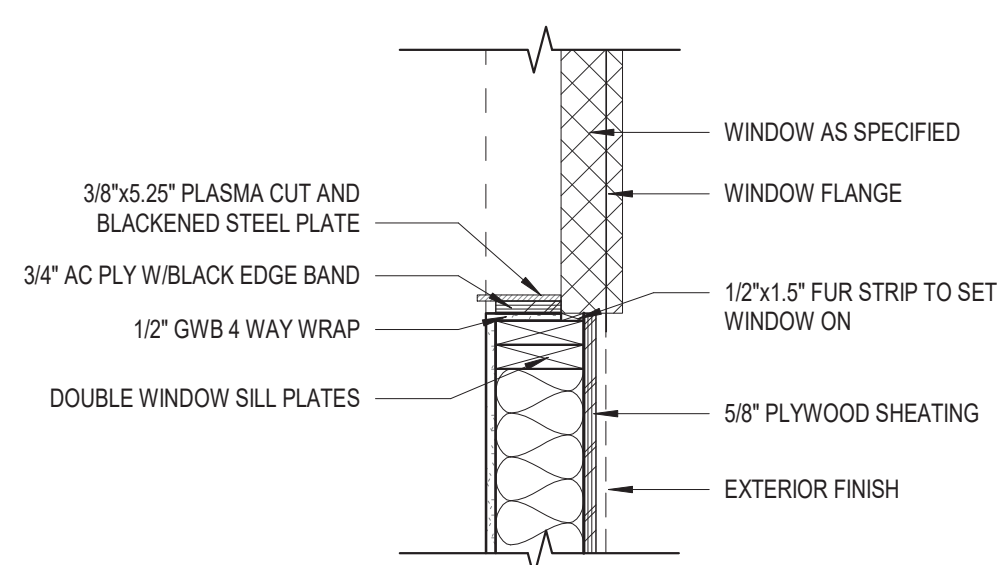
2 Typical Egress Window
 1/2" = 1' 0"



3 Head Jamb
 1" = 1' 0"



4 Side Jamb
 1" = 1' 0"



5 Sill
 1" = 1' 0"

FOWLER RESIDENCE
 68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04

Job No: Project Number

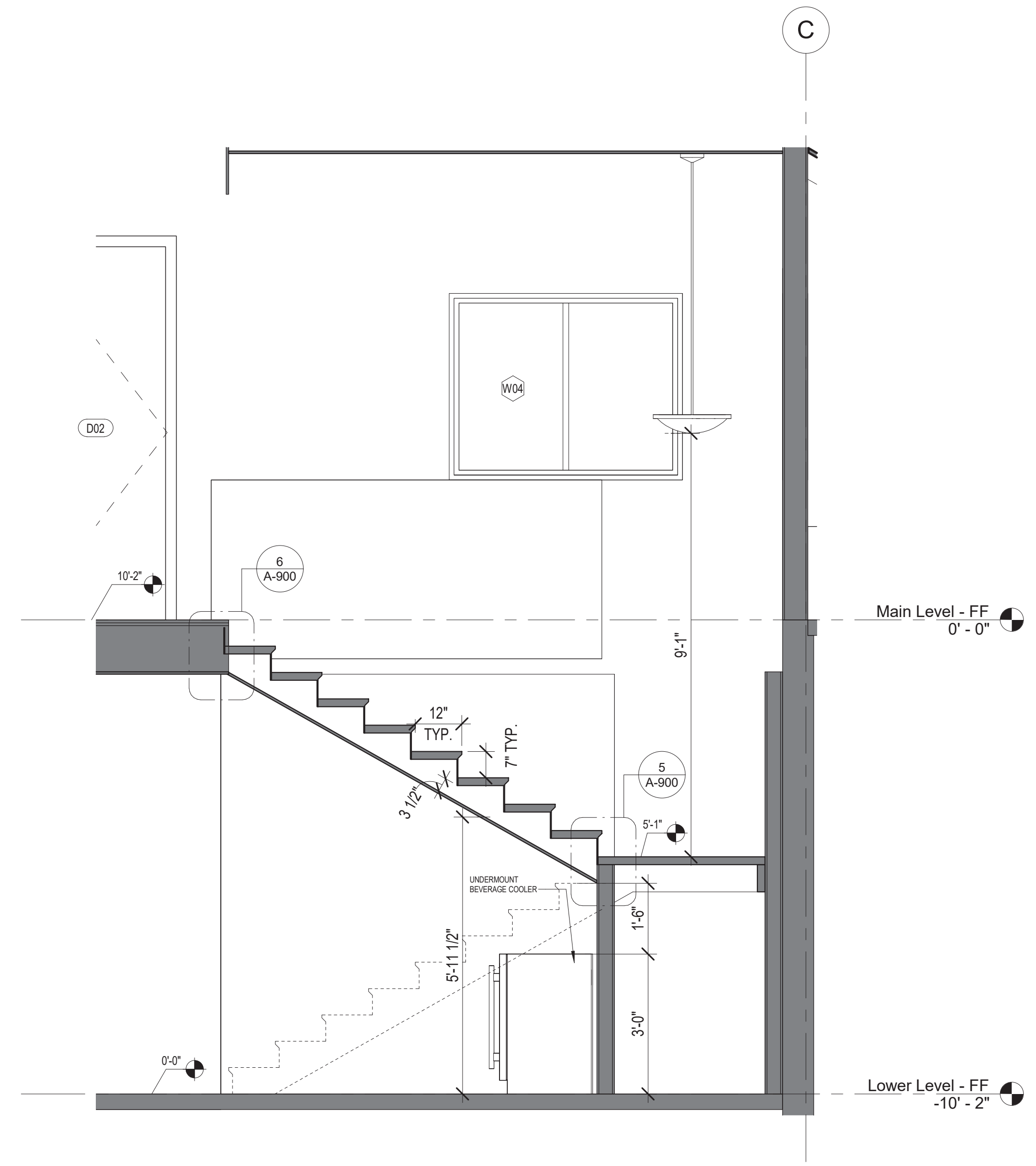
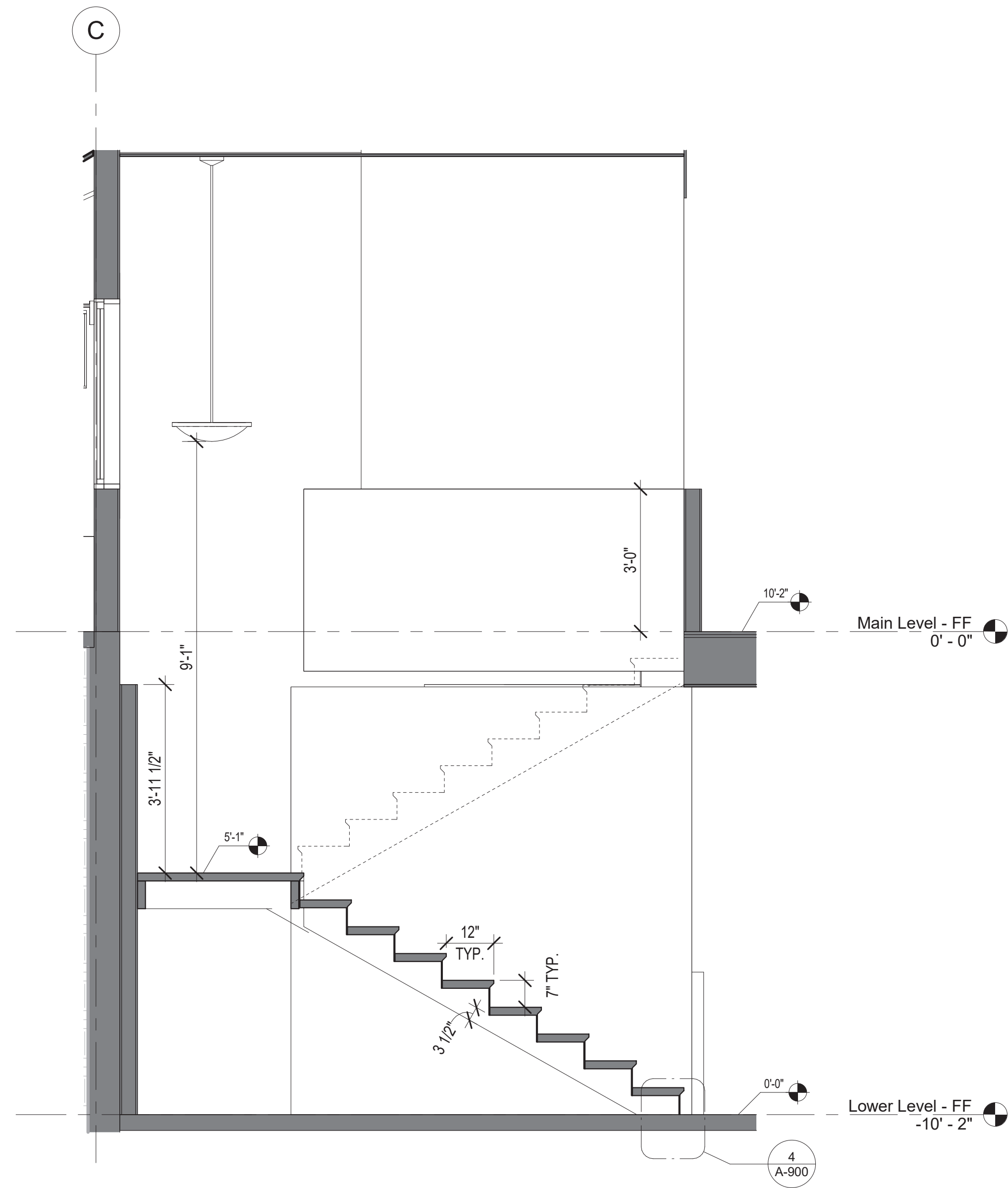
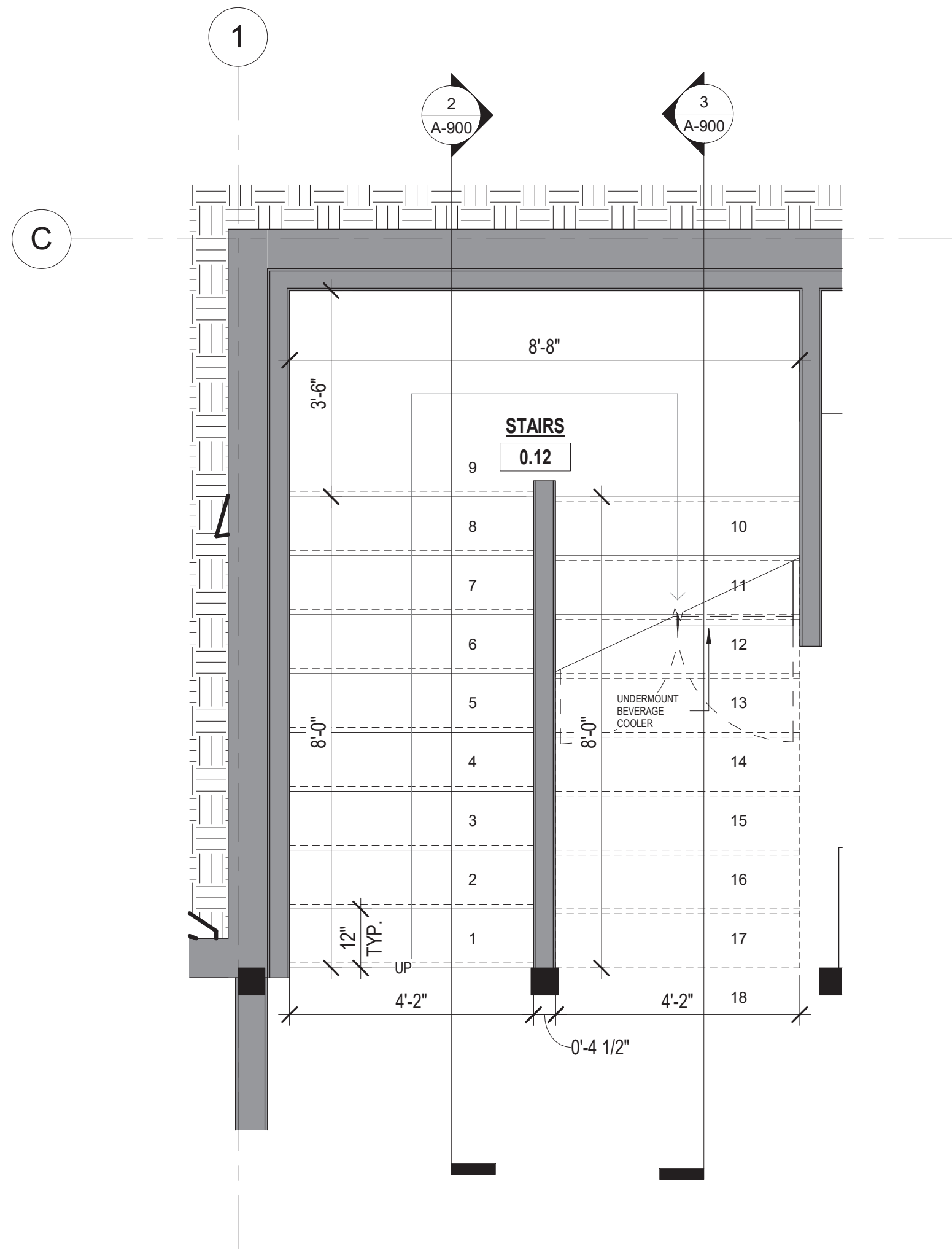
Drawn By (initials): Author

Check By (initials): CM

A-701

Details- Windows

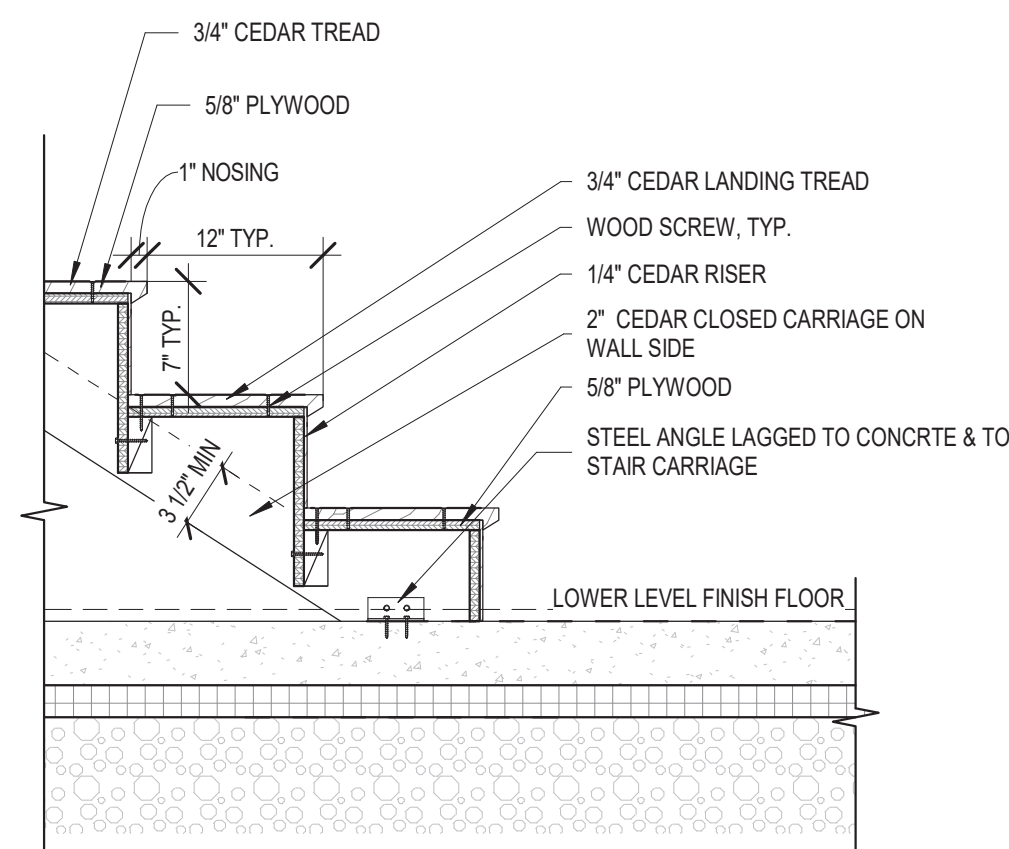
No.	Description	Date



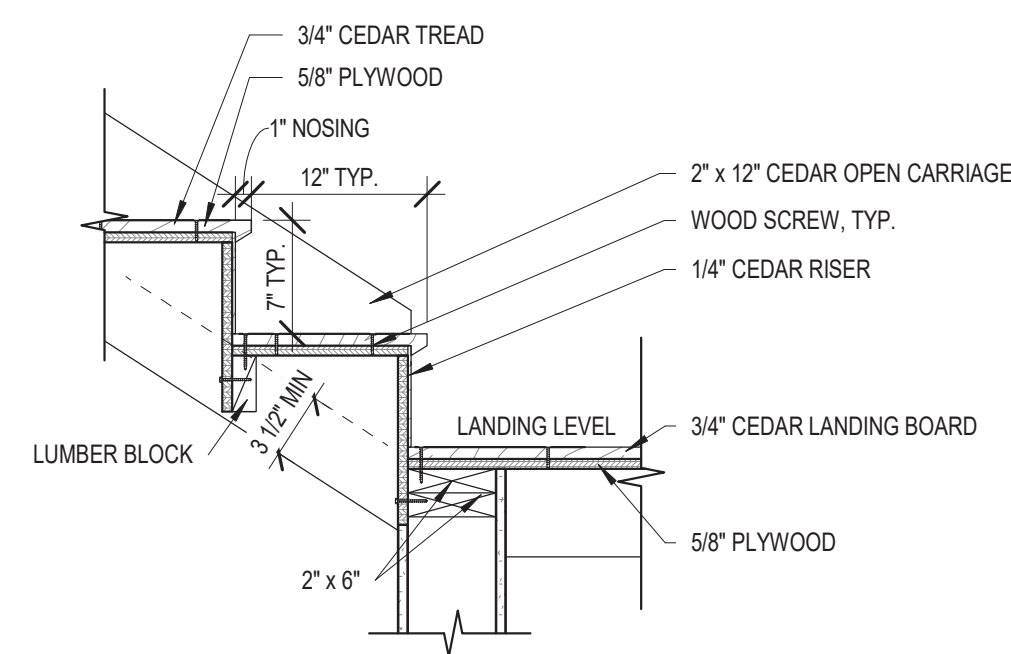
1 House Stair - Enlarged Plan
1/2" = 1'-0"

2 House Stair - Section 1
1/2" = 1'-0"

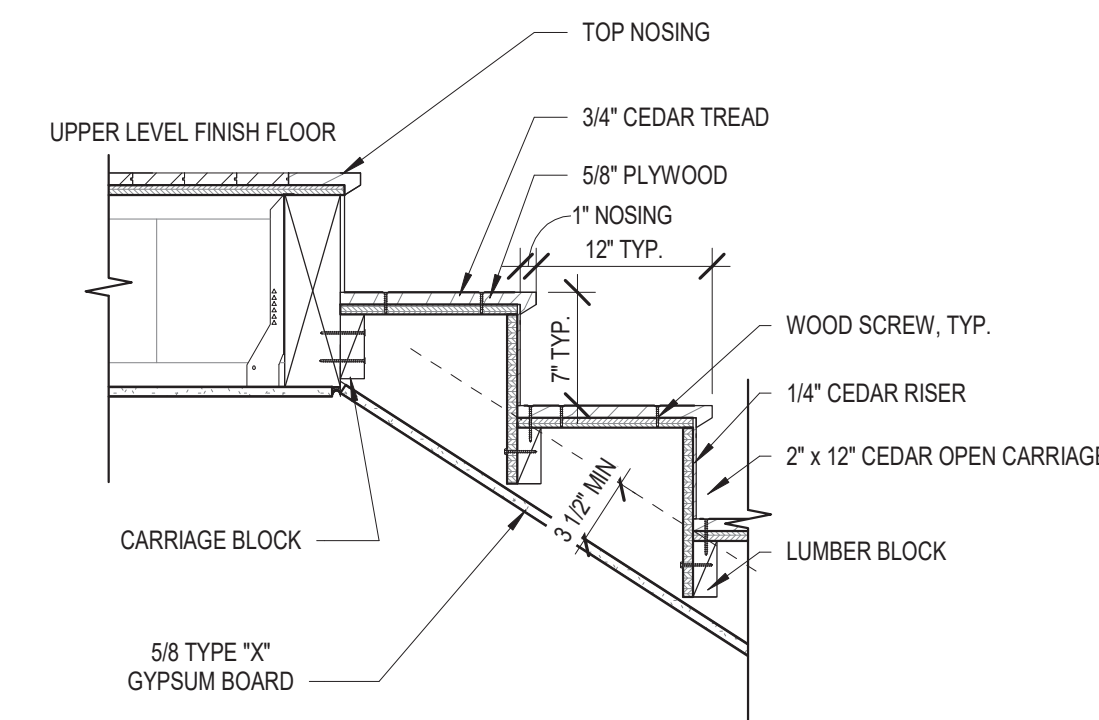
3 House Stair - Section 2
1/2" = 1'-0"



4 Stairs - End Attachment at slab
1" = 1' 0"



5 Stairs - Landing Attachment
1" = 1' 0"



6 Stairs - High End Attachment
1" = 1' 0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04

Job No: Project Number

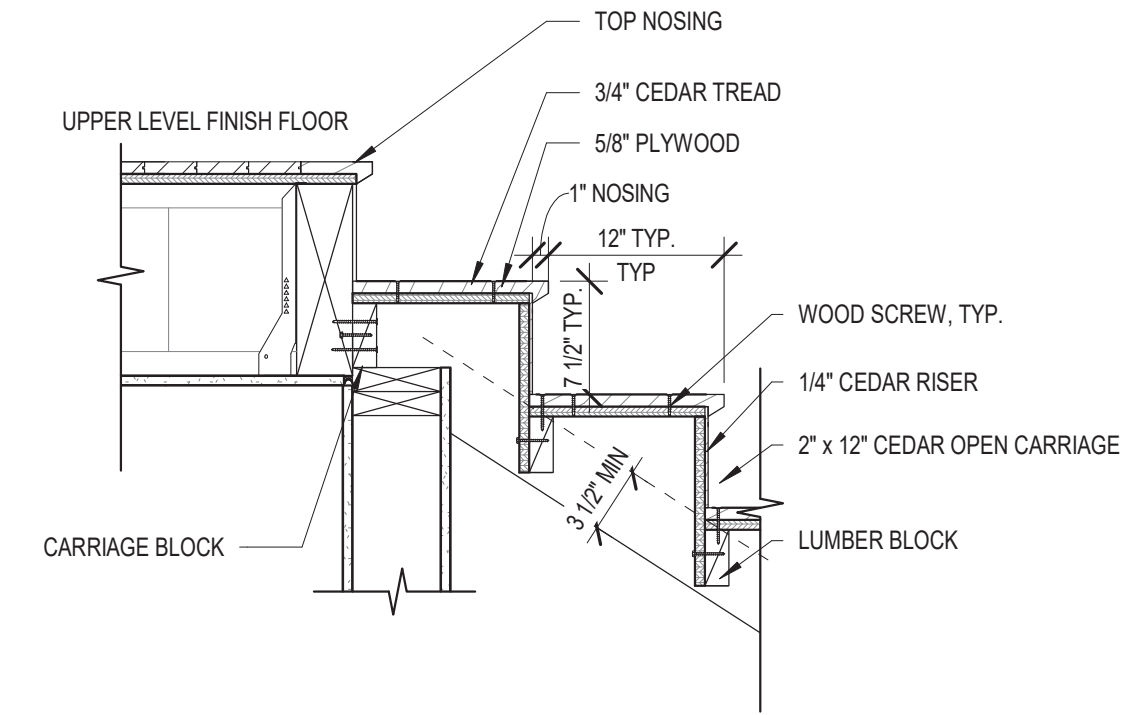
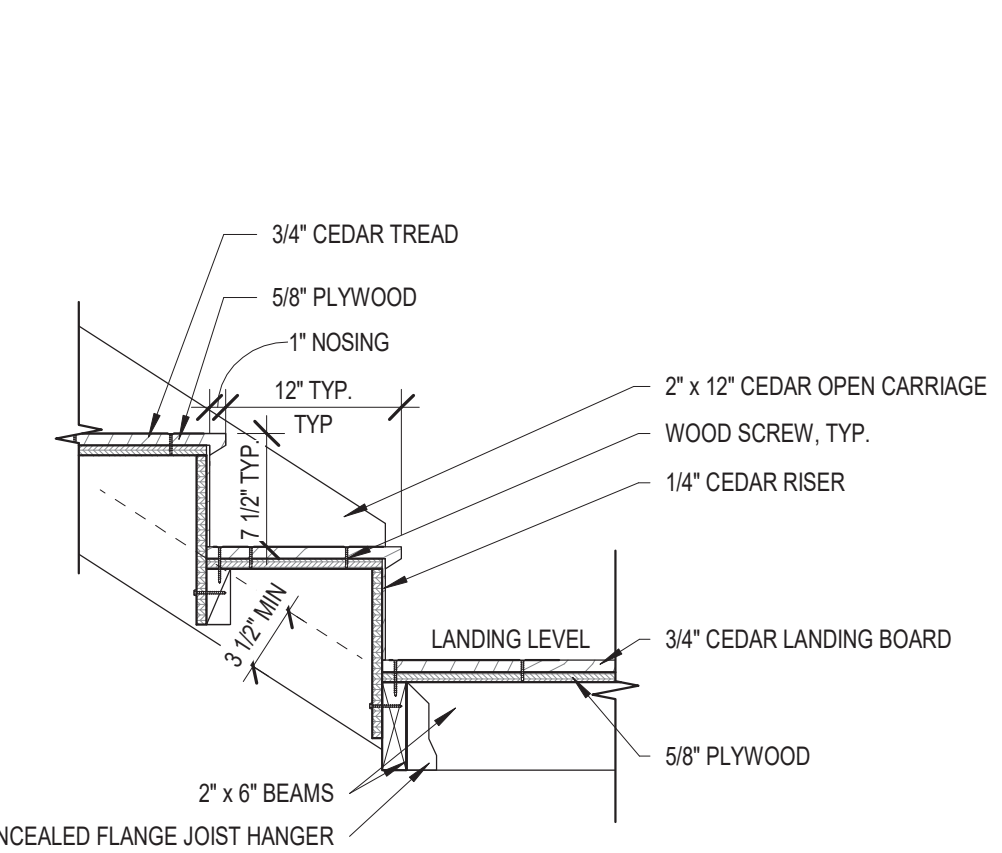
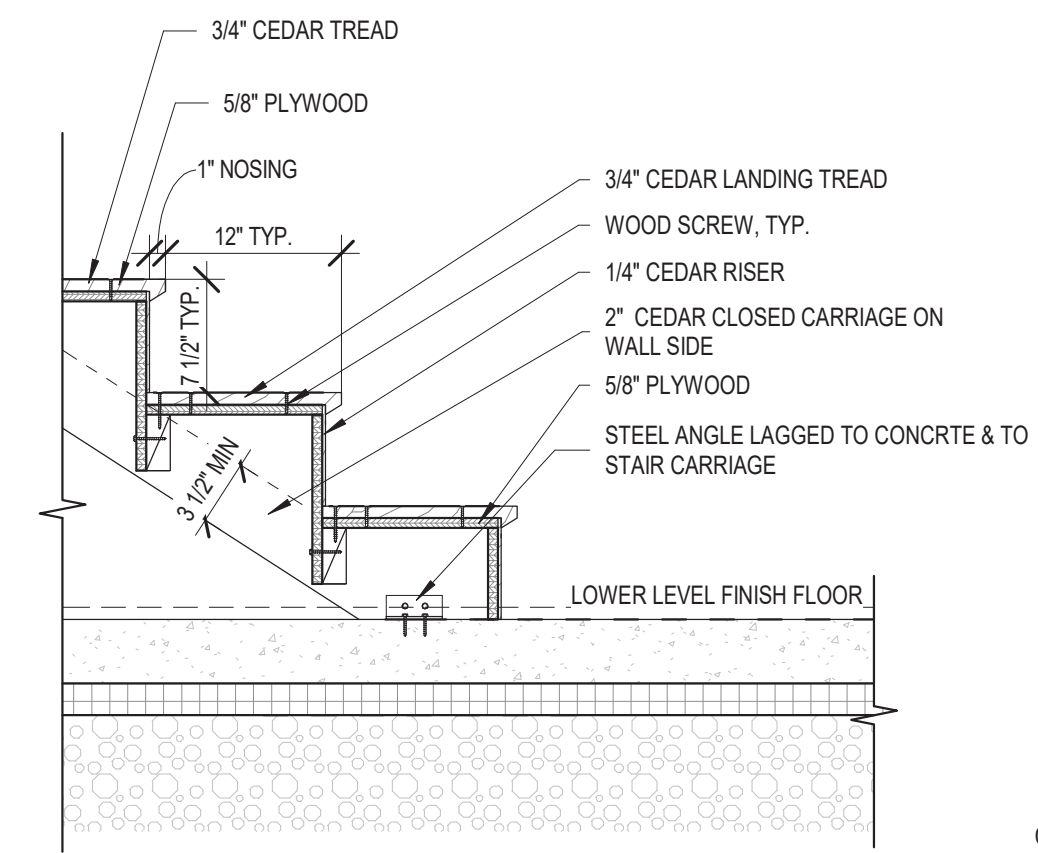
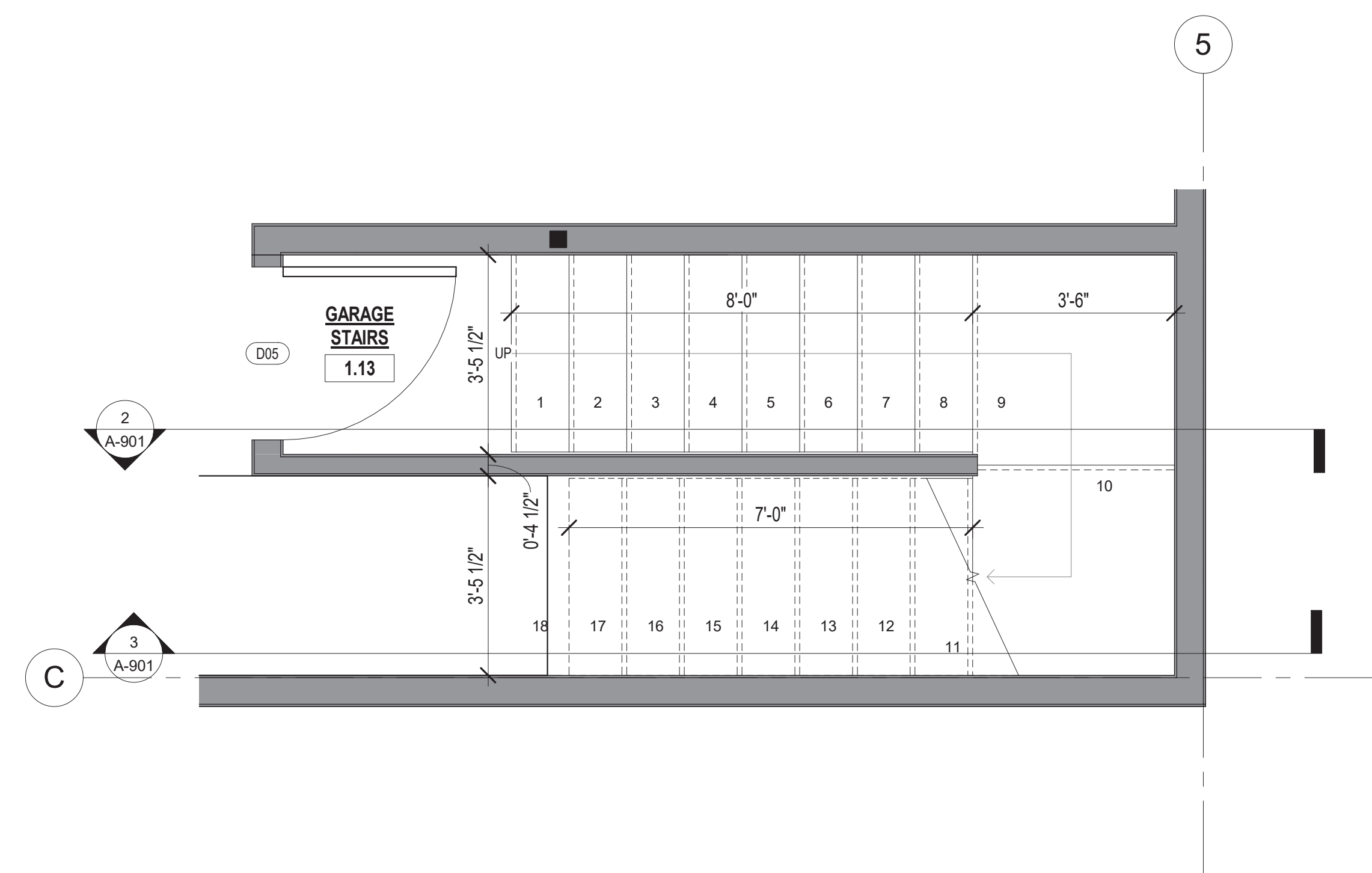
Drawn By (initials): Autor

Check By (initials): CM

A-900

Enlarged Areas - Stairs

No.	Description	Date

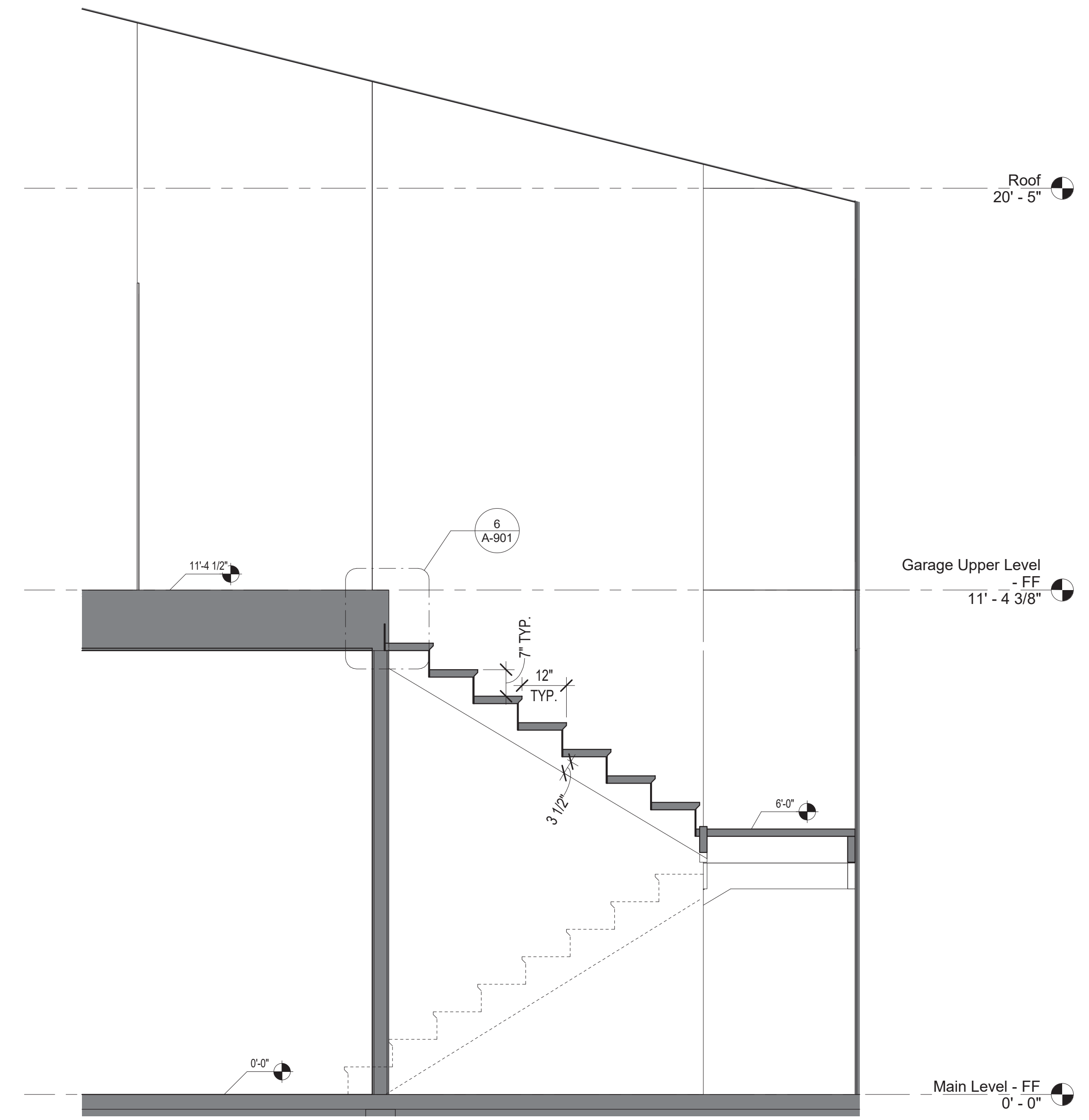
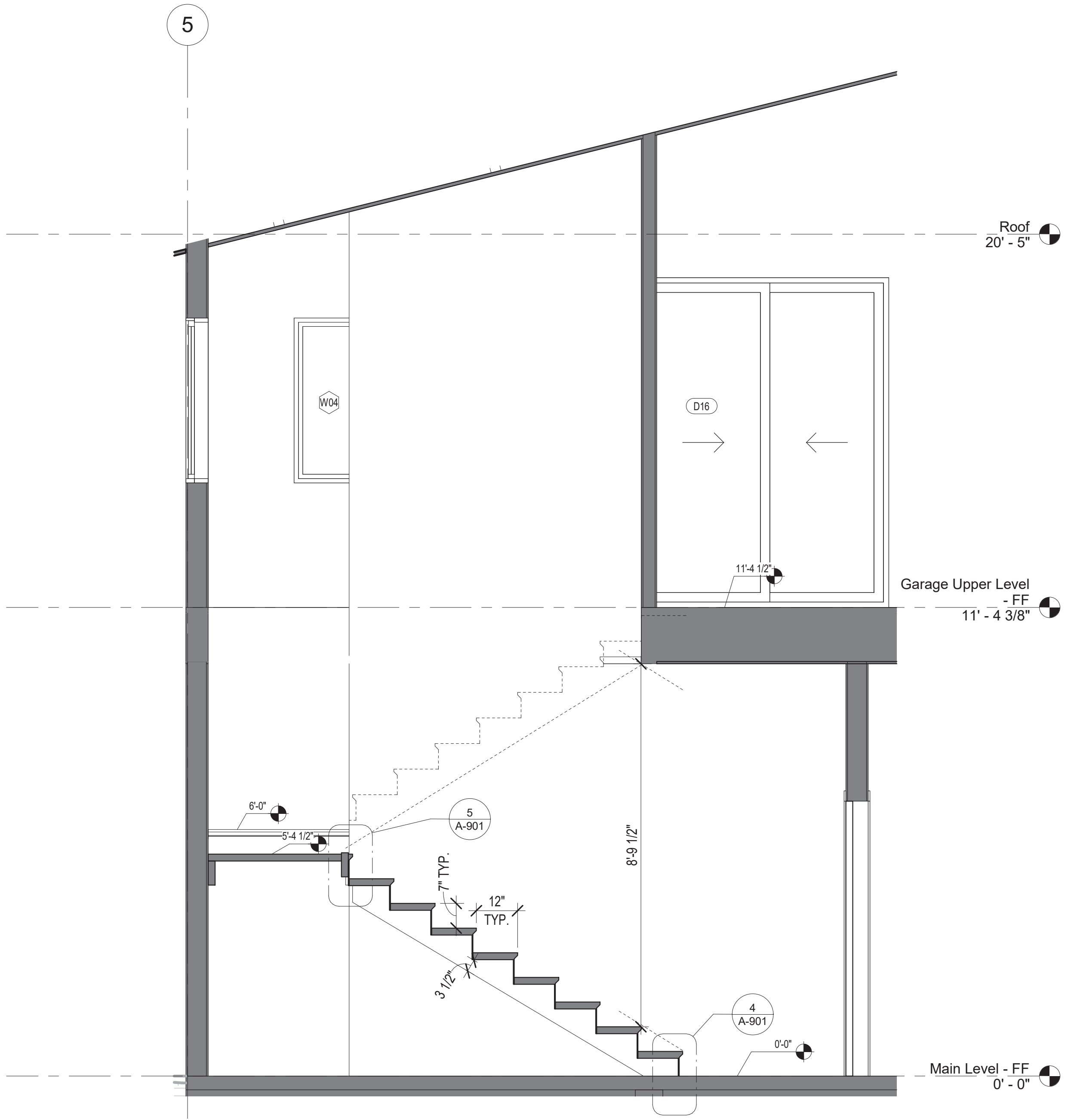


1 Garage Stair - Enlarged Plan
1/2" = 1'-0"

4 Stairs - End Attachment at slab
1" = 1'-0"

4 Stairs - Landing Attachment
1" = 1'-0"

6 Stairs - High End Attachment
1" = 1'-0"



2 Garage Stair - Section 1
1/2" = 1'-0"

3 Garage Stair - Section 2
1/2" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Author
Check By (initials): CM

A-901
Enlarged Areas - Stairs

No.	Description	Date

STRUCTURAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE 2018 IBC & OTHER APPLICABLE BUILDING CODES & TO ALL REQUIREMENTS & REGULATIONS OF THE CITY, COUNTY, STATE AND/OR OTHER GOVERNING AGENCY HAVING JURISDICTION
- VERIFY ALL DIMENSIONS, MATERIALS USED AND CONDITION BEFORE CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESS & TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION
- **DO NOT SCALE DRAWINGS. USE DIMENSIONS.**
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO NOTIFY THE OWNER, ARCHITECT OR ENGINEER OF ANY DISCREPANCIES FOUND IN THE FIELD
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND PROVISIONS OF APPLICABLE IRC RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.

REINFORCEMENT:

- REINFORCEMENT BARS TO BE DEFORMED BARS CONFORMING TO CURRENT ASTM A615 GRADE 60.
- ALL REINFORCEMENT STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI DETAILED FLOOR SHEATHING MUST BE TONGUE AND GROOVE (T&G)
- ALL WELDED WIRE FABRIC SHALL CONFORM TO CURRENT ACTM A 185 SPECS
- REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE.

METAL, OR OTHER APPROVED CHAIRS, SPACERS OR TIES AND SECURED AGAINST DISPLACEMENT DURING CONCRETE OR GROUT PLACEMENT. TACK WELDING NOT ALLOWED.

STEEL ACCESSORIES:

- FOUNDATION BOLTS TO BE 5/8 DIA. X 10 WITH NOT LESS THAN 7 EMBEDMENT INTO CONCRETE.
- HOLD DOWN AT FOUNDATION AND STEEL CONNECTORS TO BE SIMPSON MFG. OR APPROVED EQUAL.

FOUNDATION NOTES:

- ASSUMED ALLOWABLE SOIL BEARING VALUE 1,500 PSF. FOUNDATION FOOTING SHALL BE PLACED UPON FIRM, UNDISTURBED SOIL. FOOTINGS PLACED UPON FILL SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 17 OF THE IBC.

- EXTERIOR WALL, BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, & SHALL BEAR/ EXTEND MINIMUM 7" ABOVE FINISH GRADE

- FOUNDATION THICKNESS INDICATED ARE MINIMUM
- ALL CONCRETE SHALL DEVELOPED A MIN 28 DAY STRENGTH

LOCATION	F'c @ 28 DAYS
FOOTINGS	3000 PSI
SLAB ON GRADE	3000 PSI

FRAMING:

- GENERAL FRAMING REQUIREMENT:
- INTERIOR BEARING WALLS OVER 10'-0" IN HEIGHT TO BE MINIMUM 2x6'S AT 12" O.C.
- ALL GLU-LAM BEAMS SHALL BE 24 F-V4
- PROVIDE SOLID BLOCKING AT 8'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS
- PROVIDE SOLID BLOCKING AT *10'-0" O.C. ABOVE FINISHED FLOOR AND AT ALL FURR-DOWNS
- COORDINATE FRAMING LAYOUTS WITH MECHANICAL TRADES. CUT AND BLOCK FOR ALL MECHANICAL INSTALLATIONS, ROOF VENTS, ETC.
- USE DOUBLE STUDS UNDER BEARING POINTS OF GIRDERS AND BEAMS- U.N.O.
- PREFAB METAL HANGERS AND OTHER MISC. FRAMING ANCHORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO. INC. OR APPROVED EQUAL

HEADER SCHEDULE (NON-BEARING)

SPAN UP TO 5'-0'.....USE (2) 2x6 HEADER
SPAN UP TO 7'-0'.....USE (2) 2x8 HEADER
SPAN UP TO 9'-0'.....USE (2) 2x10 HEADER

NOTE:
ALL BEARING HEADERS ARE SPECIFIED ON THE PLANS.

PLYWOOD:

- PLYWOOD SHALL BE AMERICAN PLYWOOD ASSOCIATION (APA) GROUP 1
- ALL PLYWOOD TO BE STANDARD INT-APA (WITH EXTERIOR GLUE)
- THE FOLLOWING SHALL BE THE MINIMUM PLYWOOD THICKNESS U.N.O.:
ROOF - 15/32" (I.B.C. ID INDEX 32/16)
FLOOR - 3/4" (I.B.C. ID INDEX 48/24)
WALL SHEATHING - 1/2" (I.B.C. ID INDEX 32/16)
- USE PLYWOOD "H" CLIPS AT ALL UNBLOCKED ROOF SHEATHING EDGES MIDWAY BETWEEN SUPPORTS AT EACH EDGE.
- ALL FLOOR SHEATHING MUST BE TONGUE AND GROOVE (T&G)

- SHEATHING SHALL BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS WITH STAGGERED PANEL EDGES.

NAILING NOTES:

- USE THE FOLLOWING NAILING U.N.O.:
- FRAMING NAILING PER I.B.C..
- ROOF SHEATHING - NAIL WITH 10d COMMON NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND BOUNDARIES PERIMETER OF ROOF AND AT 12" O.C. ALONG ALL INTERMEDIATE FRAMING MEMBERS. UNBLOCKED DIAPHRAGM U.N.O. ON THE PLANS.
- FLOOR SHEATHING - NAIL WITH 10d COMMON NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND DIAPHRAGM BOUNDARIES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING MEMBERS. UNLOCKED DIAPHRAGM EXCEPT AS NOTED ON THE PLANS.
- WALL SHEATHING - NAIL WITH 8d COMMON NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING MEMBERS U.N.O. BLOCKED ALL PANEL EDGES AT THE SHEAR WALLS. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- ALL NAILING TO COMPLY WITH I.B.C.

WOOD FRAMING LUMBER:

- ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH
- GRADING SHALL BE IN ACCORDANCE WITH CURRENT W/WPA STANDARD GRADING RULES.
- GRADE NO. 2 POST AND BEAMS FLOOR AND CEILING JOIST RAFTERS.
- GRADE NO. 2 SILLS, PLATES, BLOCKING AND STUDS
- ALL MEMBERS 2X AND LESS IN LEAST DIMENSION SHALL BE KILN DRIED.
- ALL GLUE LAMINATED MEMBERS SHALL BE FABRICATED WITH WATERPROOF GLUE.
- PRESSURE TREATED LUMBER:
ALL WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR DECAY RESISTANT.
- LUMBER SHALL BEAR AN APPROVED GRADING STAMP

WOOD TRUSS NOTES:

- TRUSS STRESS ENGINEERING AND DETAILED DRAWINGS SHALL BE STAMPED BY AN LICENSED ENGINEER REGISTERED IN WASHINGTON STATE. (DRAWINGS DETAILS SHALL BE ON JOB SITE FOR FRAMING INSPECTION.)
- PRE-MANUFACTURED TRUSSES SHALL BE IDENTIFIED BY MANUFACTURER'S STAMP.
- FIELD ASSEMBLED TRUSS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.
- CONTRACTOR SHALL APPLY AND INSTALL ALL ROOF VENTS REQUIRED BY CODE

DESIGN CRITERIA

SOIL BEARING:	1500 PSF
FROST LINE:	24" MINIMUM
SNOW LOAD:	40 PSF ROOF SNOW LOAD
SEISMIC DESIGN :	SEISMIC DESIGN CATEGORY "D0"
WIND SPEED:	110 MPH EXPOSURE "C"

ABBREVIATIONS:

<p>A</p> <p>AB Anchor Bolt ADJ Adjustable/ Adjacent AFF Above Finished Floor AGG Aggregate ALT Alternate/ Alteration</p> <p>B</p> <p>BD Board BLDG Building BLKG Blocking BM Beam BOT Bottom BTWN Between</p> <p>C</p> <p>CAB Cabinet CARP Carpet CJ Control Joint CL Center Line CLG Ceiling CLR Clear COL Column CONC Concrete CONT Continuous COORD Coordinate</p> <p>D</p> <p>d penny (nails) D Clothes Dryer DBL Double DET Detail DIA Diameter DIM Dimension DL Dead Load DN Down DR Door/ Drain DS Downspout DW Dishwasher</p> <p>E</p> <p>EA Each EB Expansion Bolt EJ Expansion Joint EL Elevation ELCC Electrical EQ Equal EQUIP Equipment EXP Expansion EXIST Existing EXT Exterior</p> <p>F</p> <p>FD Floor Drain FDN Foundation FIC Furnished and Installed by Contractor</p> <p>FIN Finish FIO Furnished and Installed by Owner</p> <p>FL Floor FLOOR Fluorescent FM From FOC Face Of Concrete FOF Face Of Finish FOIC Furnished by Owner Installed by Contractor</p> <p>FOS Face of Studs FT Foot or Feet FTc Footing FURN Furnace/ Furnish</p>	<p>G</p> <p>GA Gauge GALV Galvanized GC General Contractor GD Garbage Disposal GFI Ground Fault Interrupter GL Glass/ Glazing/ Glazed GLAM Glue Laminated Wood GND Ground GWB Gypsum Wall Board</p> <p>H</p> <p>HB Hose Bib HDR Header HM Hollow Metal HORIZ Horizontal HR Hour/ Handrail HT Height HTB Hand Towel Bar HWT Hot Water Tank</p> <p>I</p> <p>INSUL Insulation INT Interior</p> <p>J</p> <p>JST Joist JT Joint</p> <p>L</p> <p>LH Left Hand LHR Left Hand Reverse LL Live Load</p> <p>M</p> <p>MAX Maximum MB Machine Bolt/Marker Board MECH Mechanical MIL Metal MFR Manufacturer/Manufacturing MIN Minimum/Minute MISC Miscellaneous MTD Mounted</p> <p>N</p> <p>N North NA Not Applicable NO/# Number NOM Nominal NTS Not To Scale</p> <p>O</p> <p>OA Overall OC On Center OD Outside Diameter OPNG Opening OPP Opposite</p> <p>P</p> <p>PL Plate PLAM Plastic Laminated PLYWD Plywood PR Pair PSL Parallel Strand Lumber (Parallam)</p>	<p>R</p> <p>R Riser RAD Radius RCP Reflected Ceiling Plan REBAR Reinforcing Bar REINF Reinforced REQD Required RH Robe Hook/Right Hand RM Room RO Rough Opening</p> <p>S</p> <p>SF Square Feet SHT Sheet SHTG Sheathing SHV Sheet Vinyl SIM Similar SPEC Specification SQ Square STD Standard STL Steel STOR Storage STRUCT Structure/ Structural SYM Symmetrical</p> <p>T</p> <p>T&B Top & Bottom T&G Tongue & Groove TB Towel Bar/ Tack Board TOC Top of Curb/ Top of Concrete TEL Telephone THK Thick TOW Top of Wall TPD Toilet Paper Dispenser TV Television TYP Typical</p> <p>U</p> <p>UNO Unless Noted Otherwise</p> <p>W</p> <p>W/O Without W/ With WD Wood WDW Window WWF Welded Wire Fabric</p> <p>Y</p> <p>YD Yard Drain/ Yard</p>
<p>SYMBOLS USED AS ABBREVIATIONS</p>		
<p>& And L Angle @ At C Centerline d Penny PL Property Line/ Plate ± Plus or Minus</p>		

FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04

Job No: Project Number

Drawn By (initials): Author

Check By (initials): CM

SN

Structural General Notes

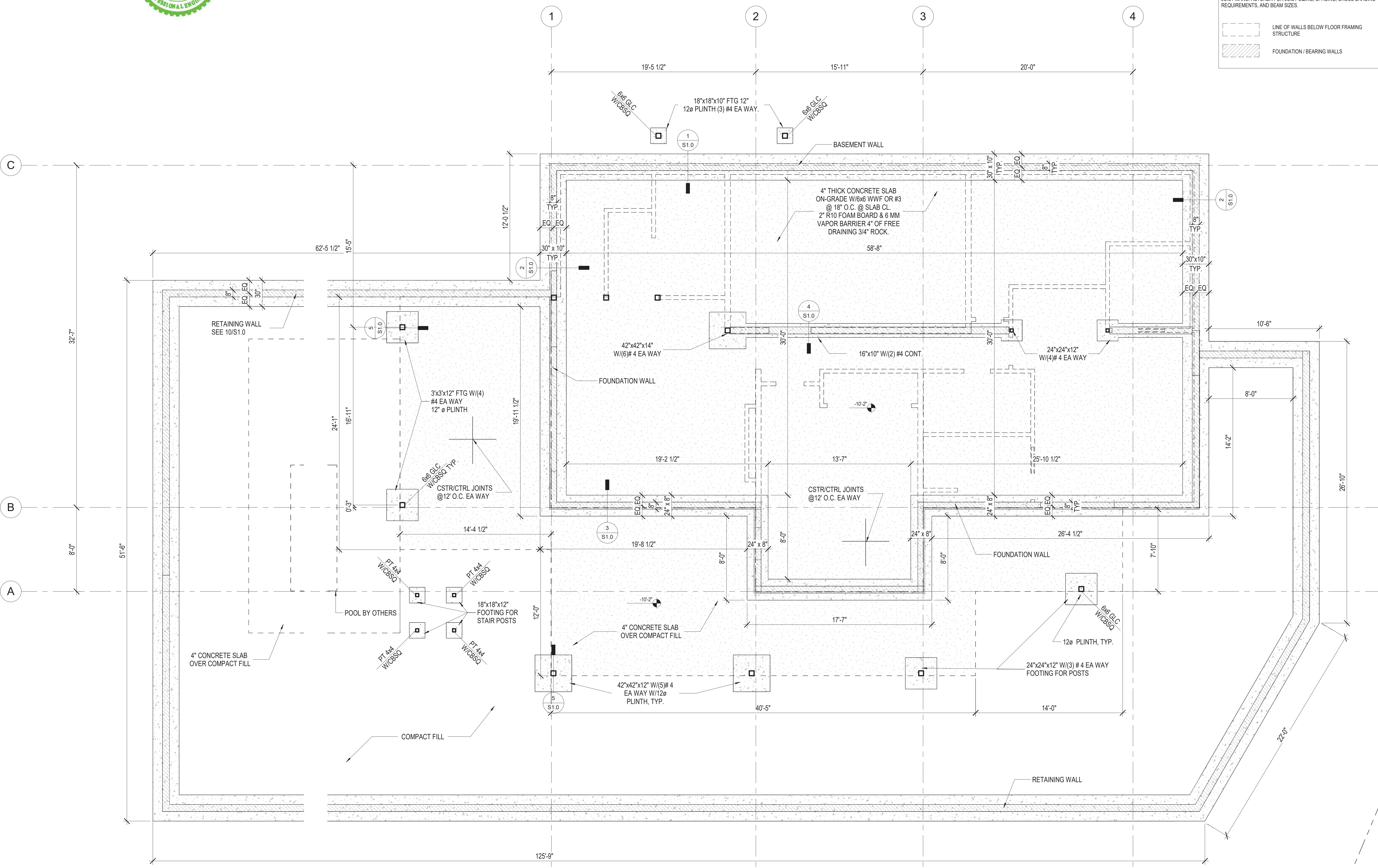


FOUNDATION & FRAMING PLAN NOTES:

1. FRAMING NOTE: FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALC'S. DURING FRAMING CONSTRUCTION.
2. PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING, SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.

LINE OF WALLS BELOW FLOOR FRAMING STRUCTURE
 FOUNDATION / BEARING WALLS

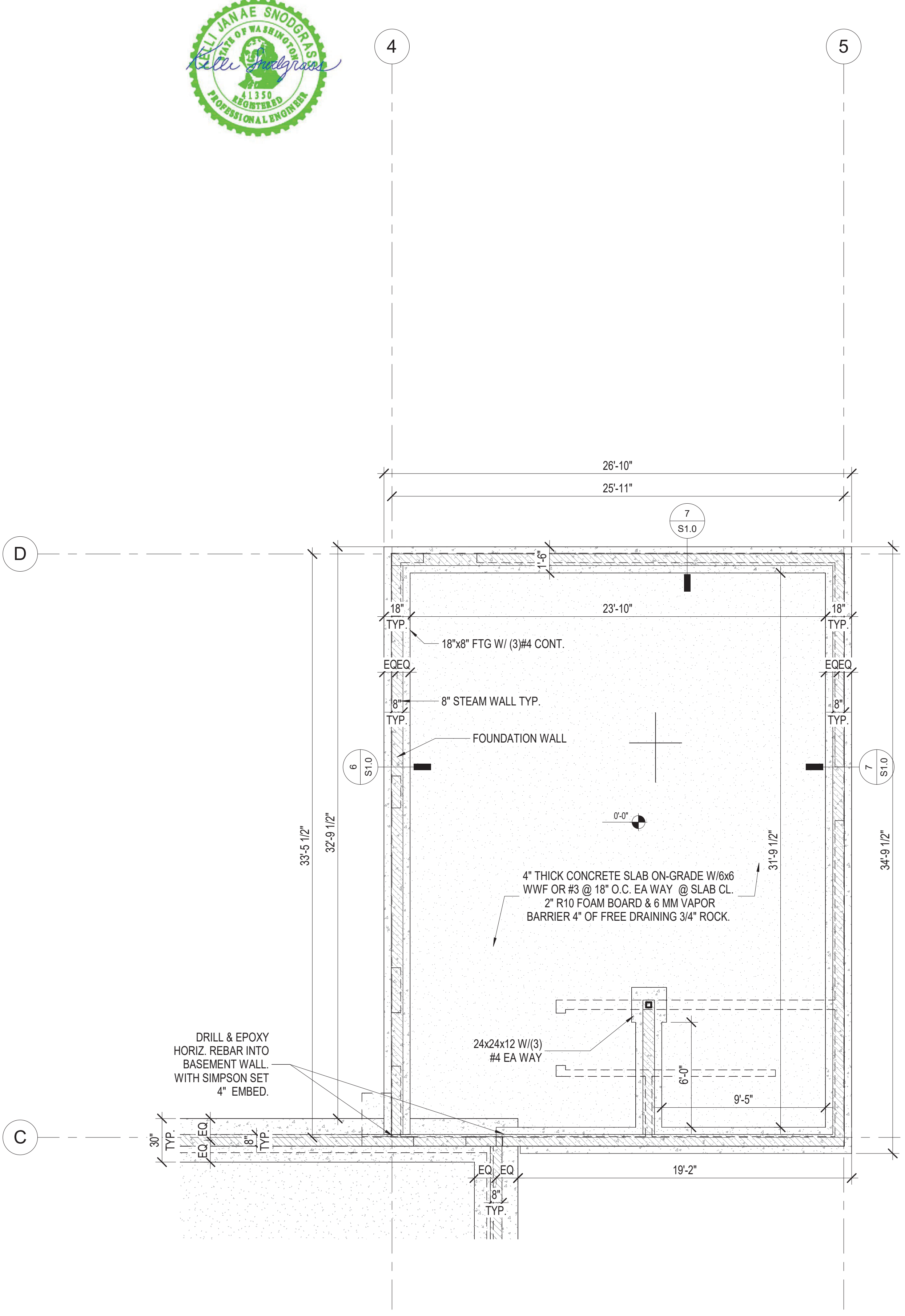
No.	Description	Date



FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM

1 Foundation Plan
1/4" = 1'-0"



FOUNDATION & FRAMING PLAN NOTES:

1. FRAMING NOTE: FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS. DURING FRAMING CONSTRUCTION.

2. PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING, SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.

--- LINE OF WALLS BELOW FLOOR FRAMING STRUCTURE

▨ FOUNDATION / BEARING WALLS



No.	Description	Date

1 Foundation Plan - Garage
1/4" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Author
Check By (initials): CM



FOUNDATION & FRAMING PLAN NOTES:

1. FRAMING NOTE: FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS. DURING FRAMING CONSTRUCTION.

2. PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING, SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.

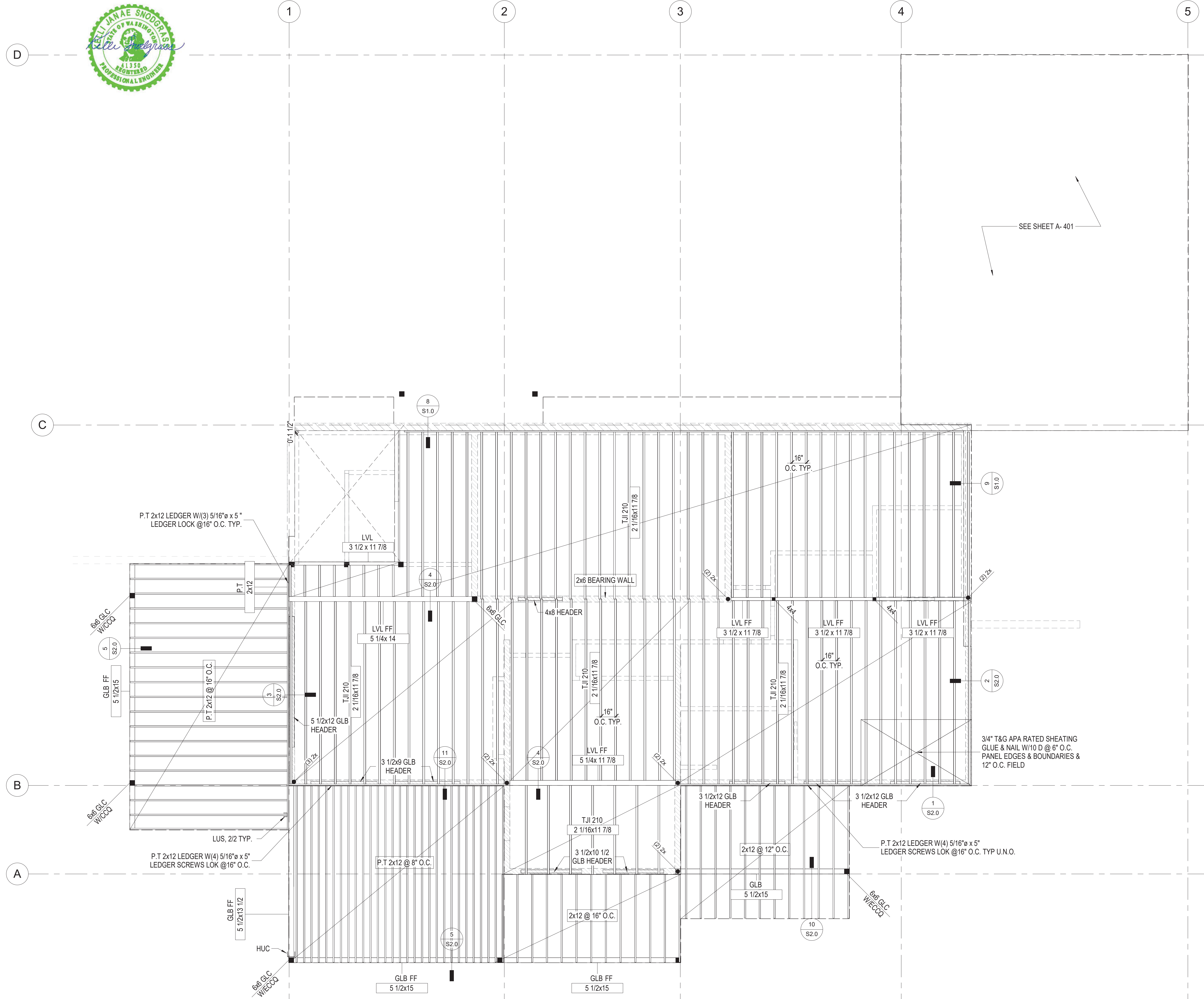
--- LINE OF WALLS BELOW FLOOR FRAMING STRUCTURE

▨ FOUNDATION / BEARING WALLS

NOTE:

1- HEADERS 4x8 U.N.O.

No.	Description	Date



SEE SHEET A-401

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Author
Check By (initials): CM

1 Main Level - Framing Plan
1/4" = 1'-0"



FOUNDATION & FRAMING PLAN NOTES:

1. FRAMING NOTE: FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALC'S. DURING FRAMING CONSTRUCTION.

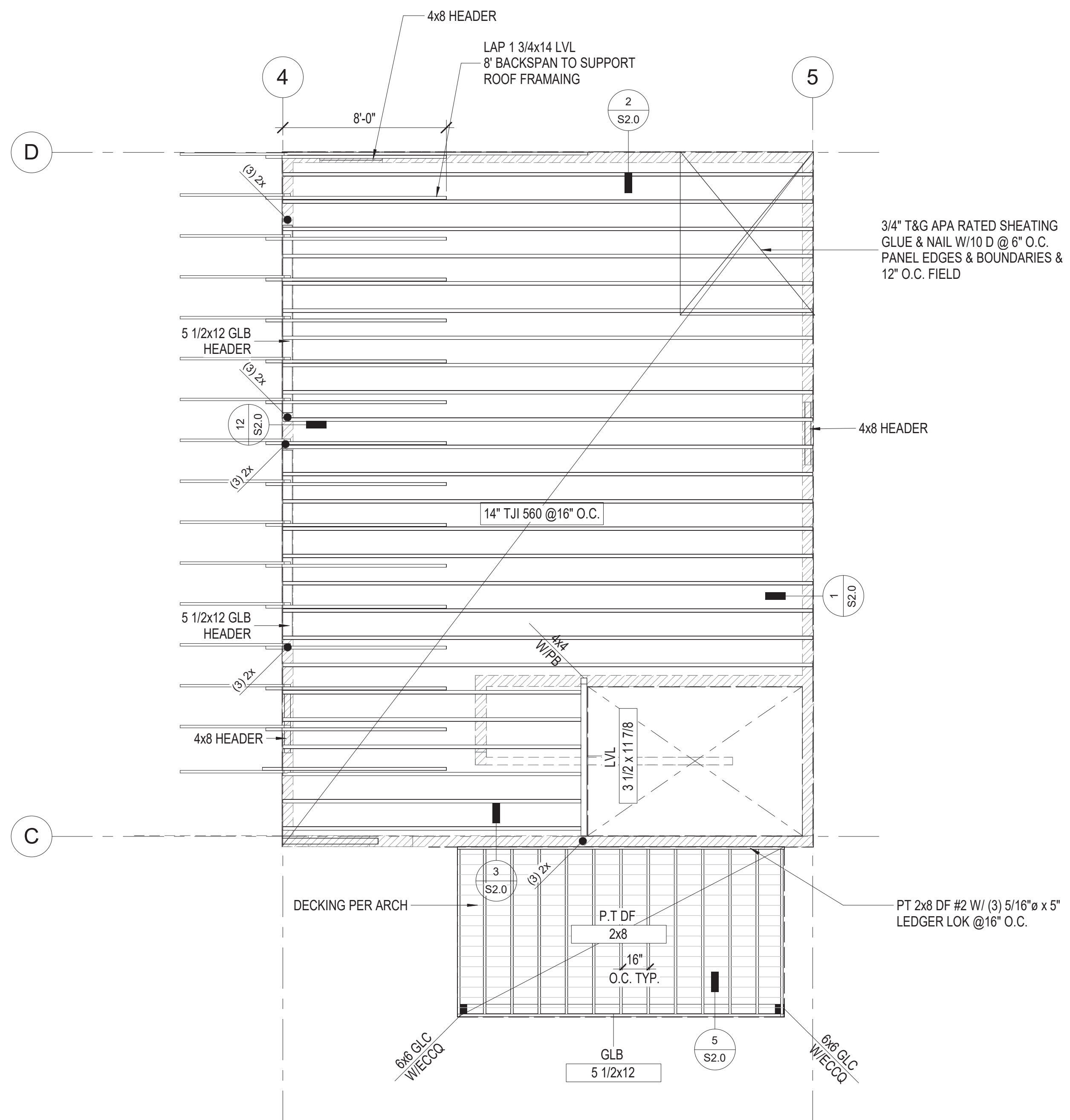
2. PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING, SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.

--- LINE OF WALLS BELOW FLOOR FRAMING STRUCTURE

▨ FOUNDATION / BEARING WALLS

NOTE:
1- HEADERS 4x8 U.N.O.

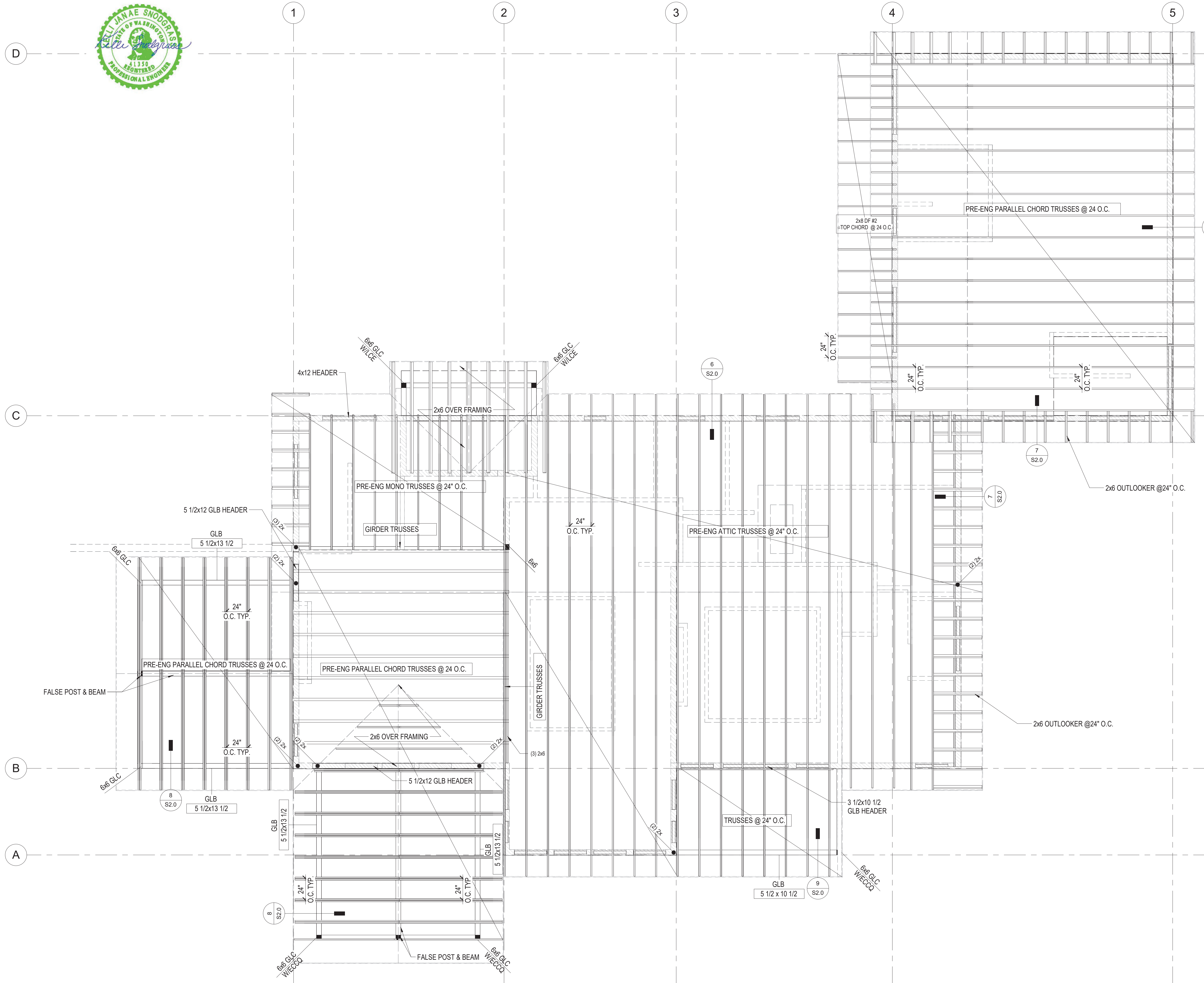
No.	Description	Date



1 Garage Upper Level - Framing Plan
1/4" = 1'-0"

FOWLER RESIDENCE
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM



FOUNDATION & FRAMING PLAN NOTES:

1. FRAMING NOTE: FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS. DURING FRAMING CONSTRUCTION.

2. PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING, SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.

--- LINE OF WALLS BELOW FLOOR FRAMING STRUCTURE

/// FOUNDATION / BEARING WALLS

NOTE:
1 - HEADERS 4x8 U.N.O.

Morris Originals, Bellingham, WA
Darryl Morris, Principal
c. 360.223.3369
cmr@morrisoriginals.com

No.	Description	Date

1 Roof Framing
1/4" = 1'-0"

FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

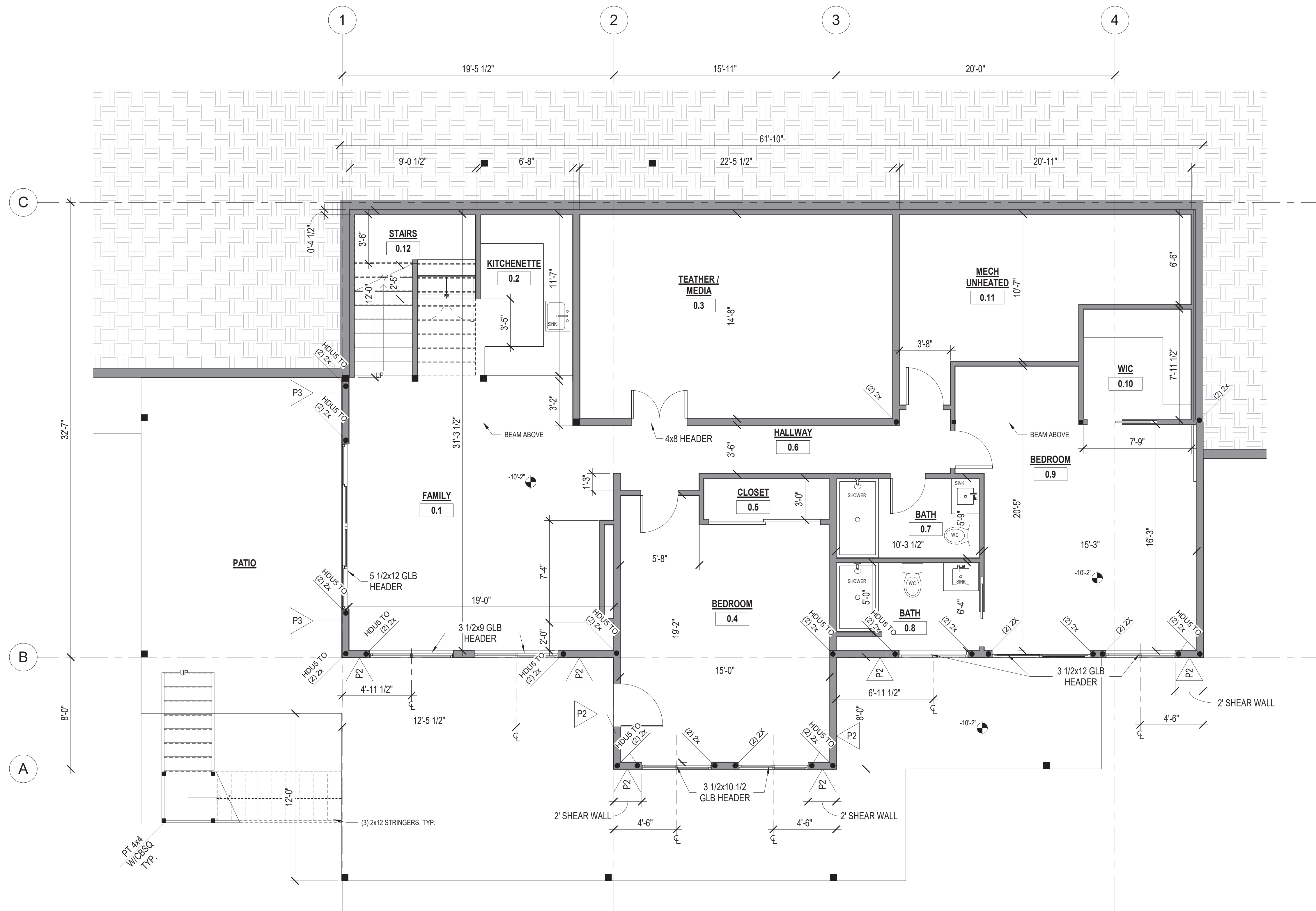
Date: 24 03 04
Job No: Project Number
Drawn By (initials): Autor
Check By (initials): CM



NOTE:
1- EXTERIOR WALLS PG SHEARWALL U.N.O.



No.	Description	Date



1 Lower Level - Shear Wall Plan
1/4" = 1'-0"

FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04

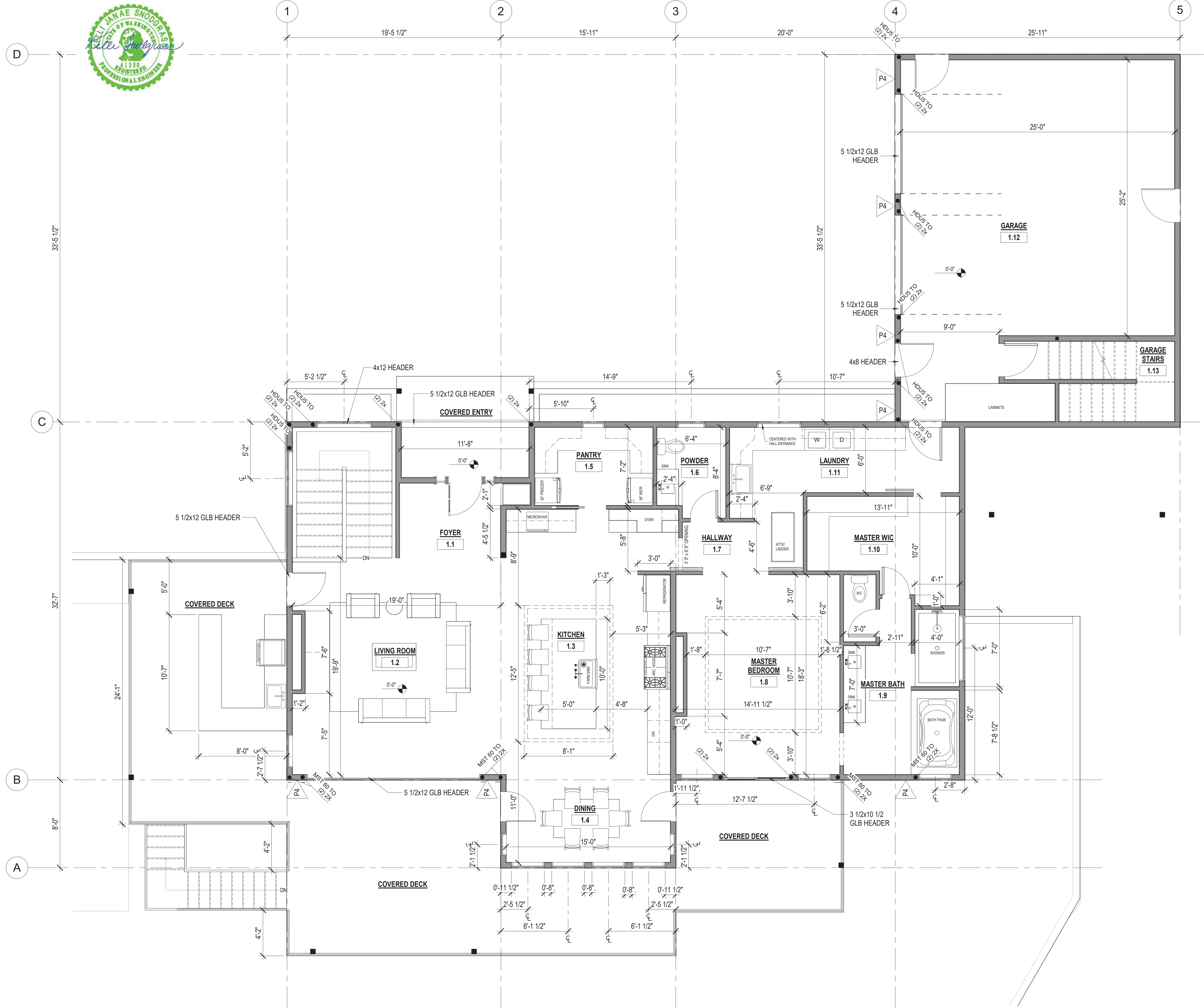
Job No: Project Number

Drawn By (initials): Autor

Check By (initials): CM

S6

Lower Level - Shear Walls Plan



NOTE:
 1- EXTERIOR WALLS PG SHEARWALL U.N.O.
 2- HEADERS 4x8 U.N.O.



No.	Description	Date

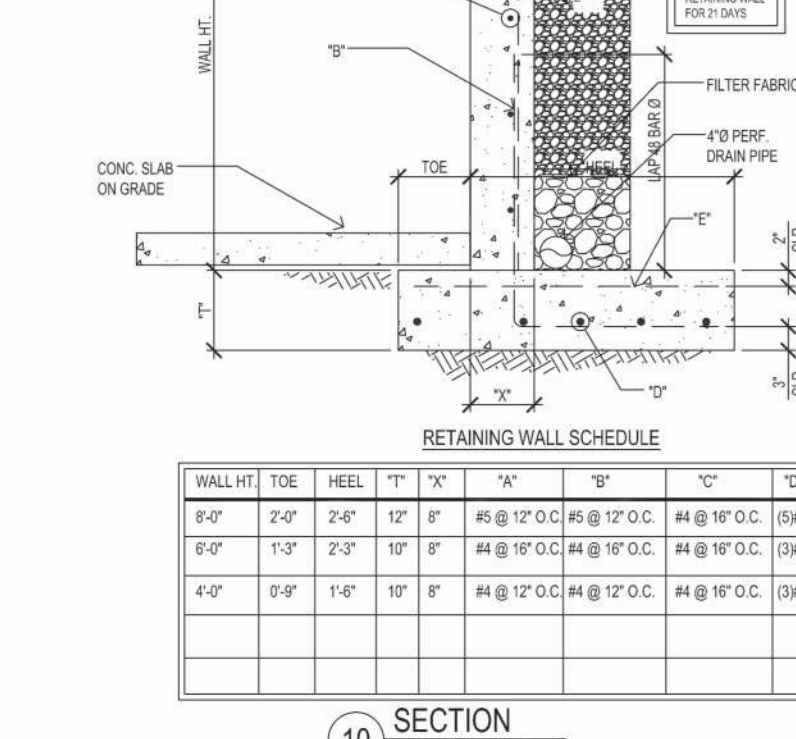
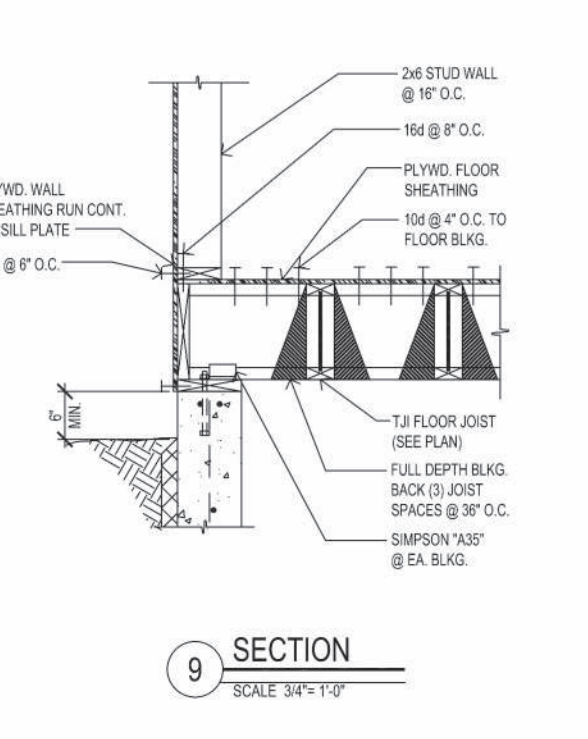
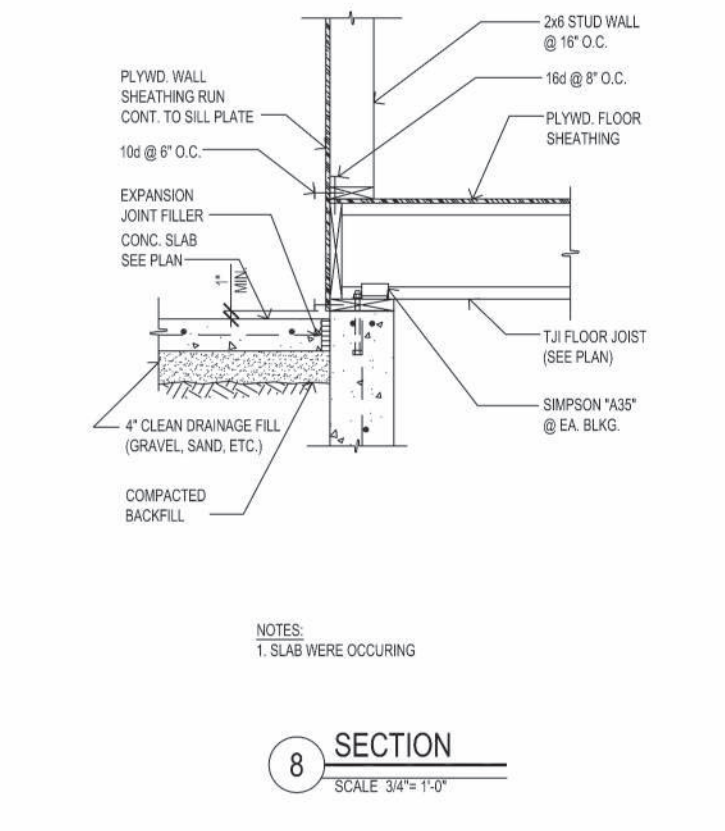
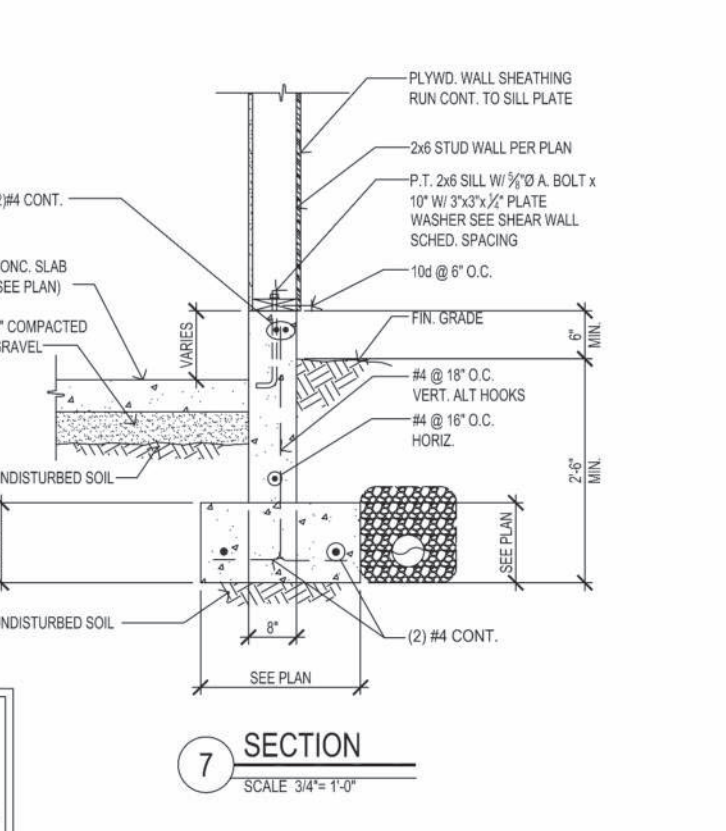
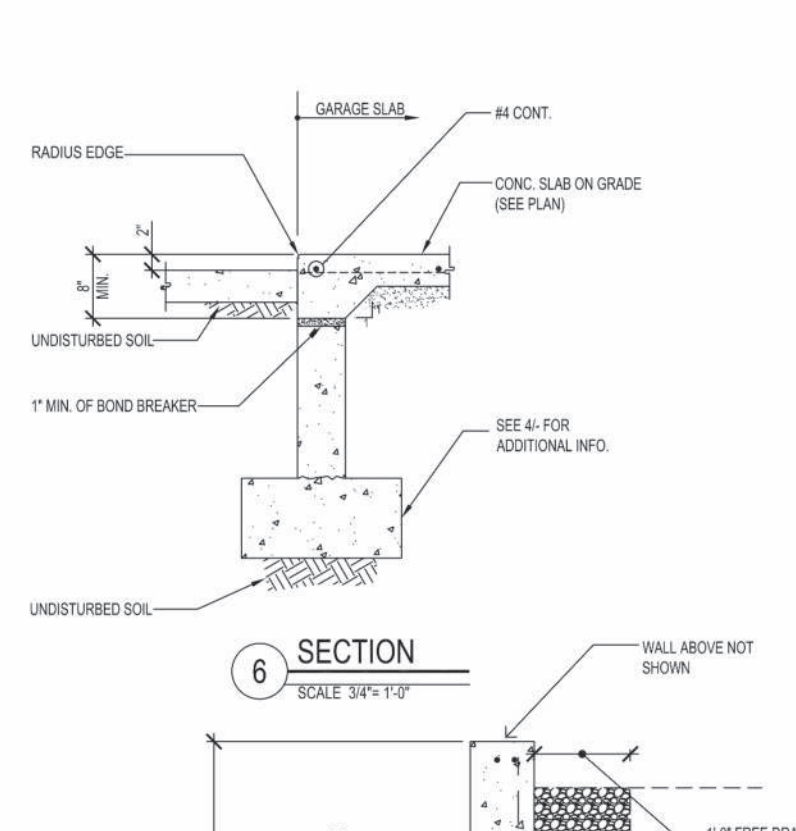
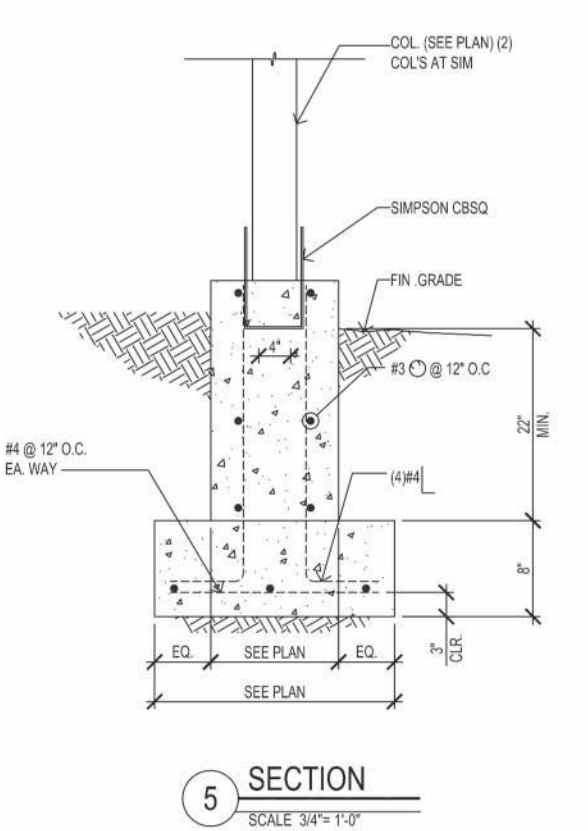
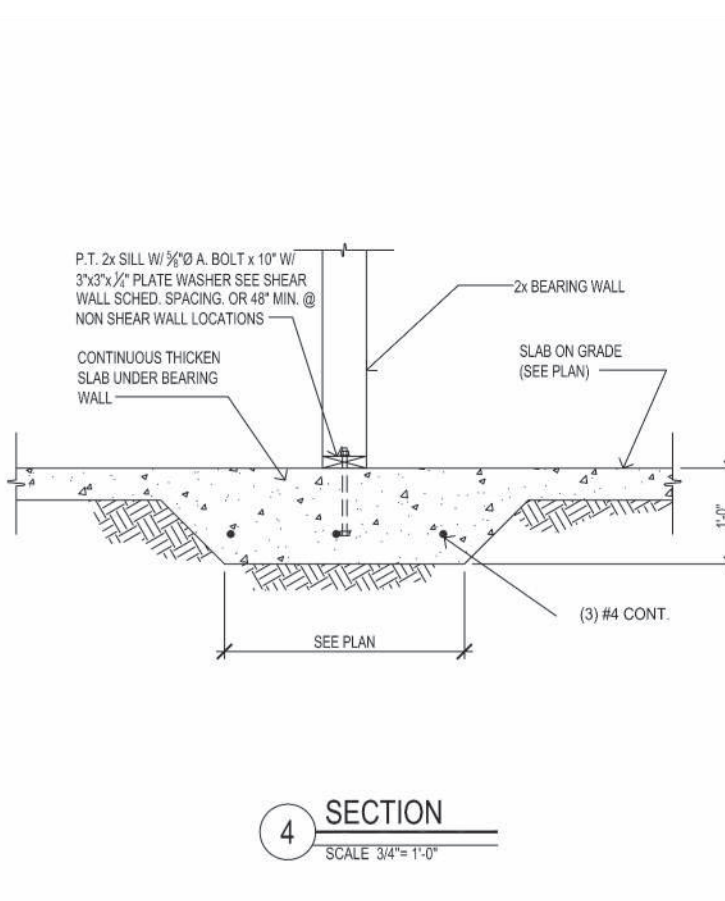
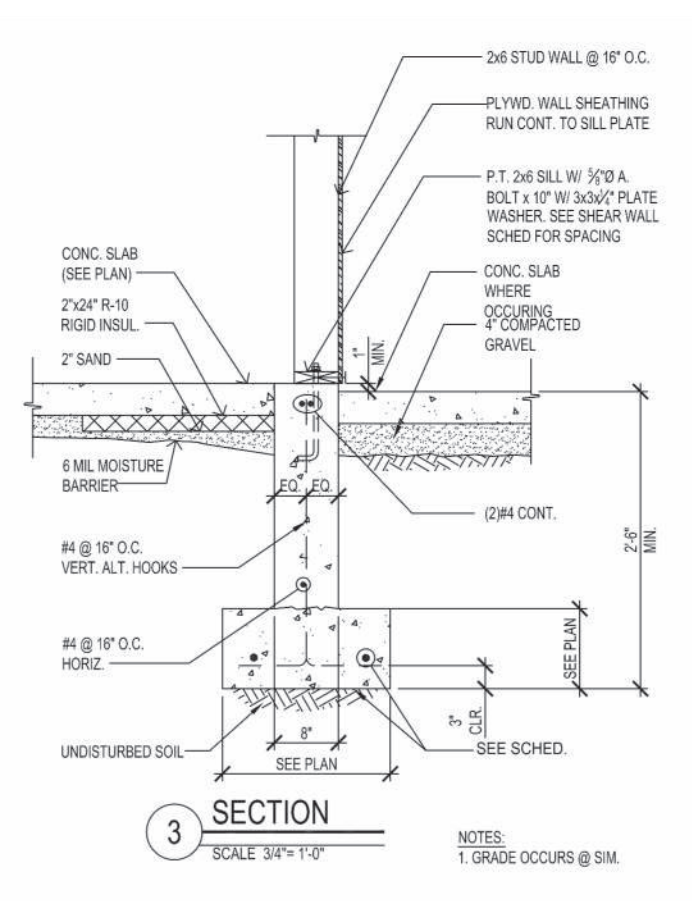
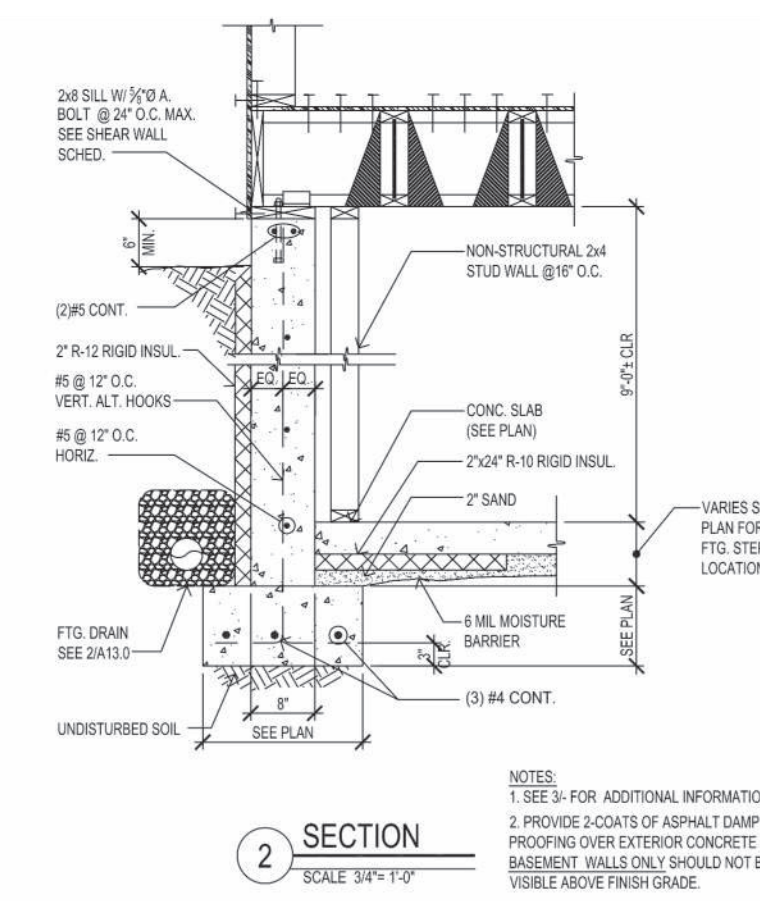
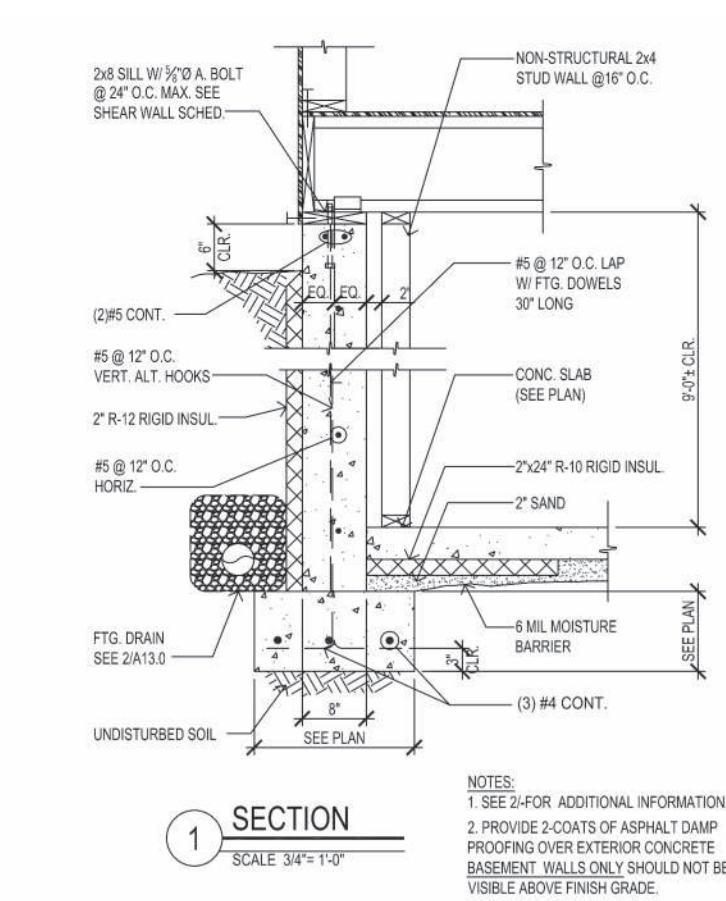
FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
 Job No: Project Number
 Drawn By (initials): Autor
 Check By (initials): CM

1 Main Level - Shear Wall Plan
 1/4" = 1'-0"

No.	Description	Date



RETAINING WALL SCHEDULE

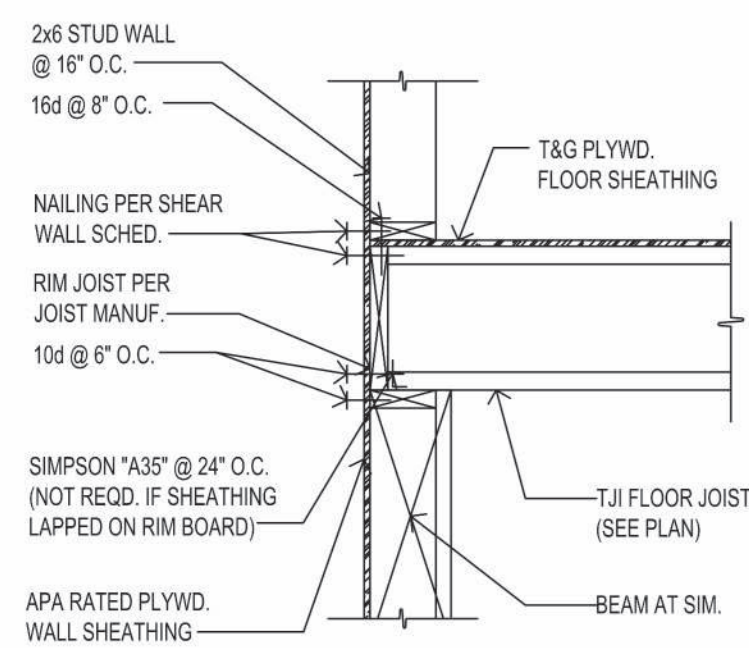
WALL HT	TOE	HEEL	T	X	Y	Z	1"	2"	3"	4"
8'-0"	2'-0"	2'-0"	12"	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
8'-0"	1'-3"	2'-2"	12"	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
4'-0"	0'-0"	1'-0"	12"	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	NA

FOWLER RESIDENCE

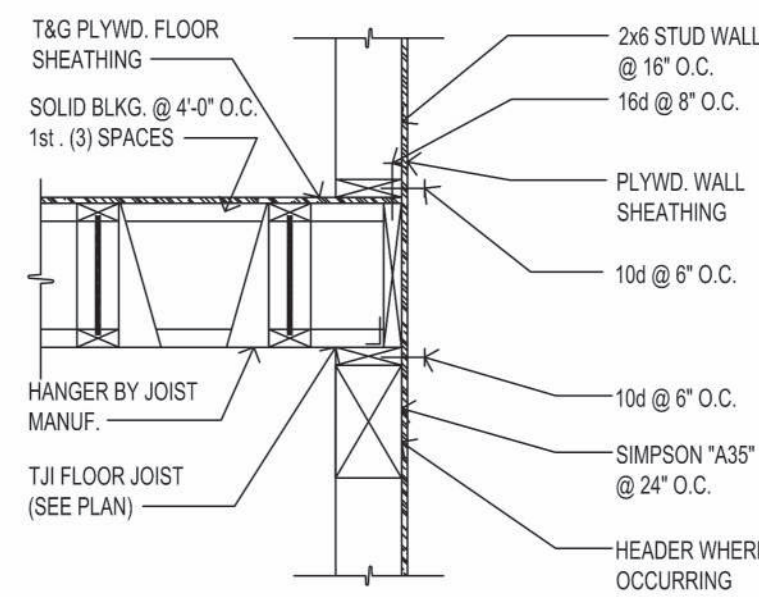
68 Adel Ln, Wenatchee, WA 98801

Date: 24 03 04
Job No: Project Number
Drawn By (initials): Author
Check By (initials): CM

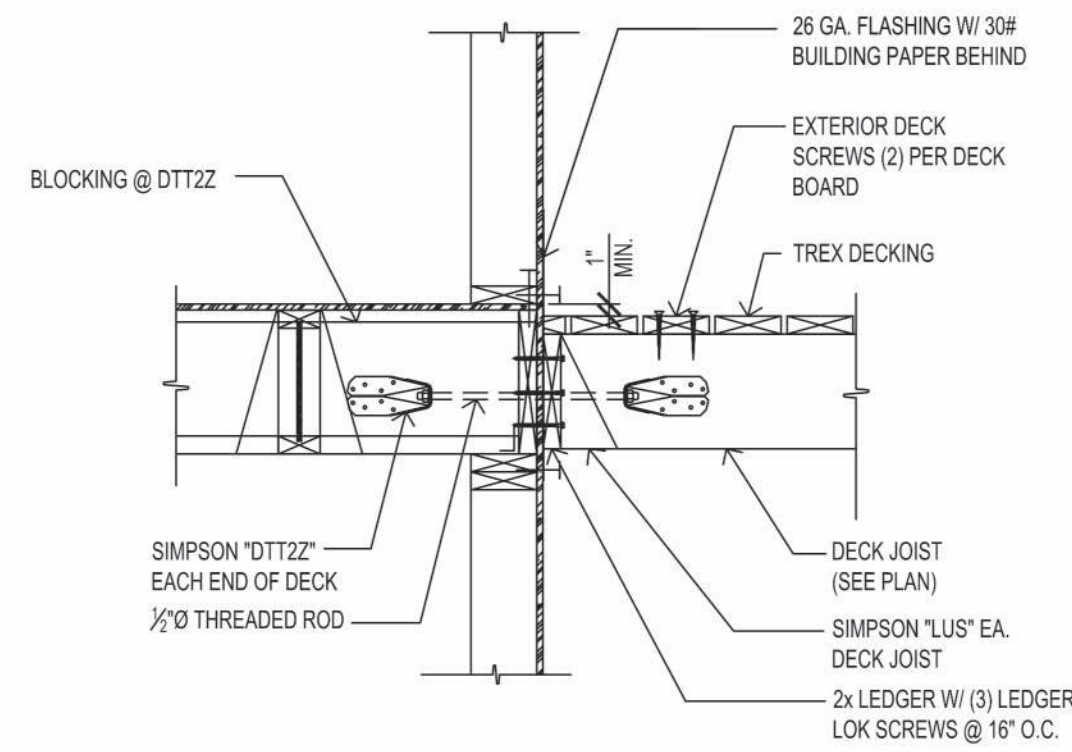
No.	Description	Date



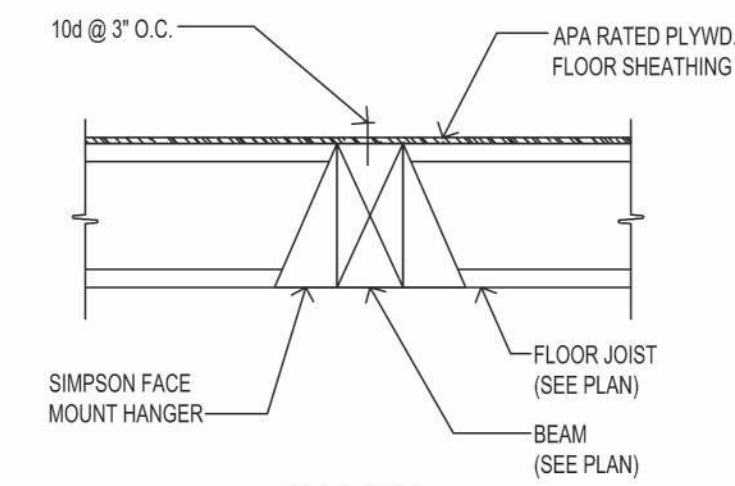
1 SECTION
SCALE: 3/4"=1'-0"



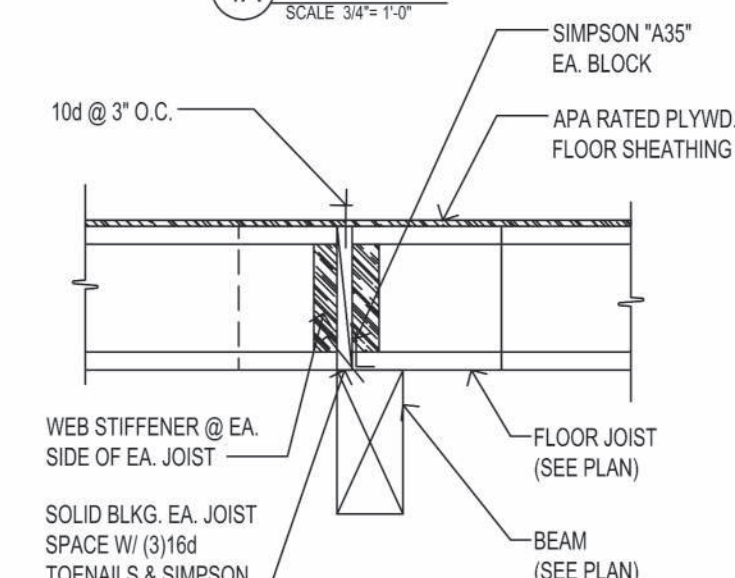
2 SECTION
SCALE: 3/4"=1'-0"



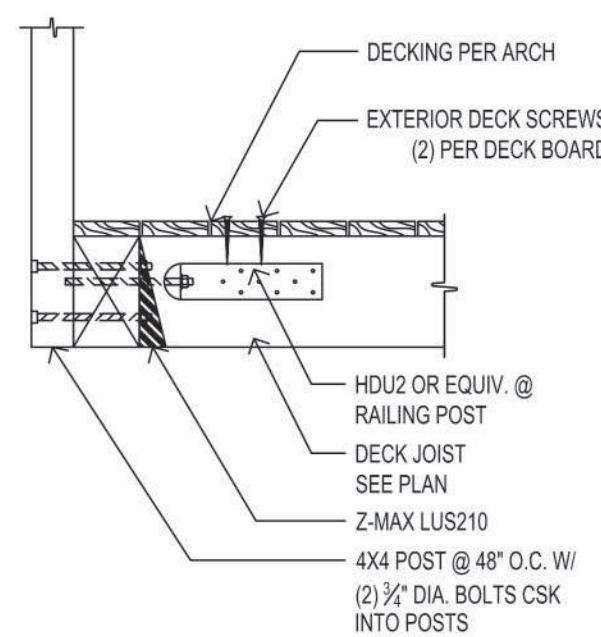
3 SECTION
SCALE: 3/4"=1'-0"



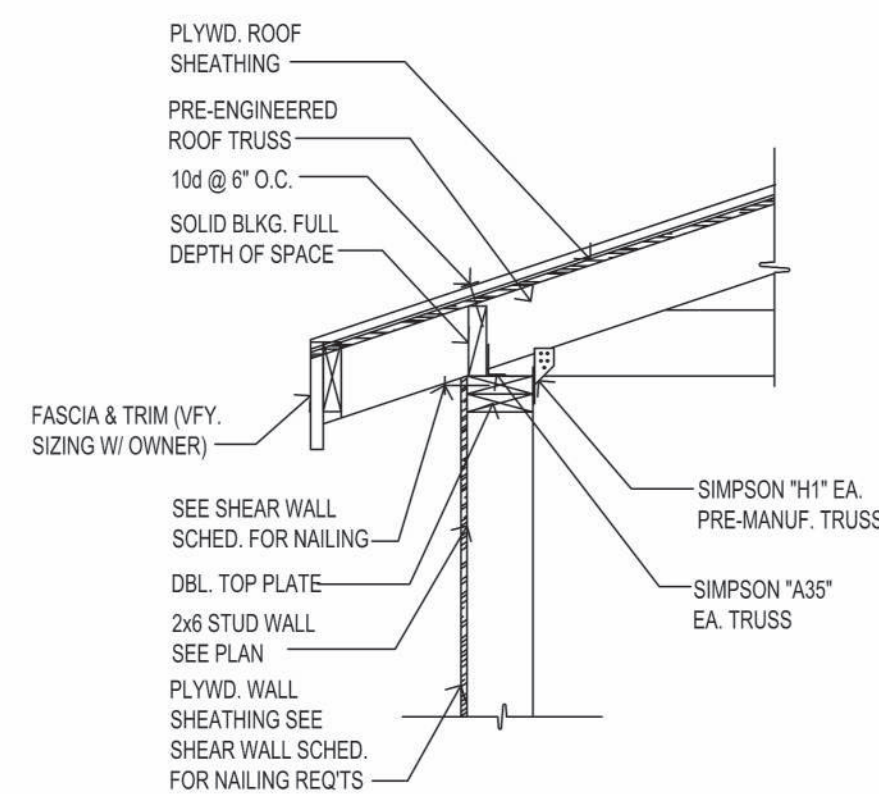
4A SECTION
SCALE: 3/4"=1'-0"



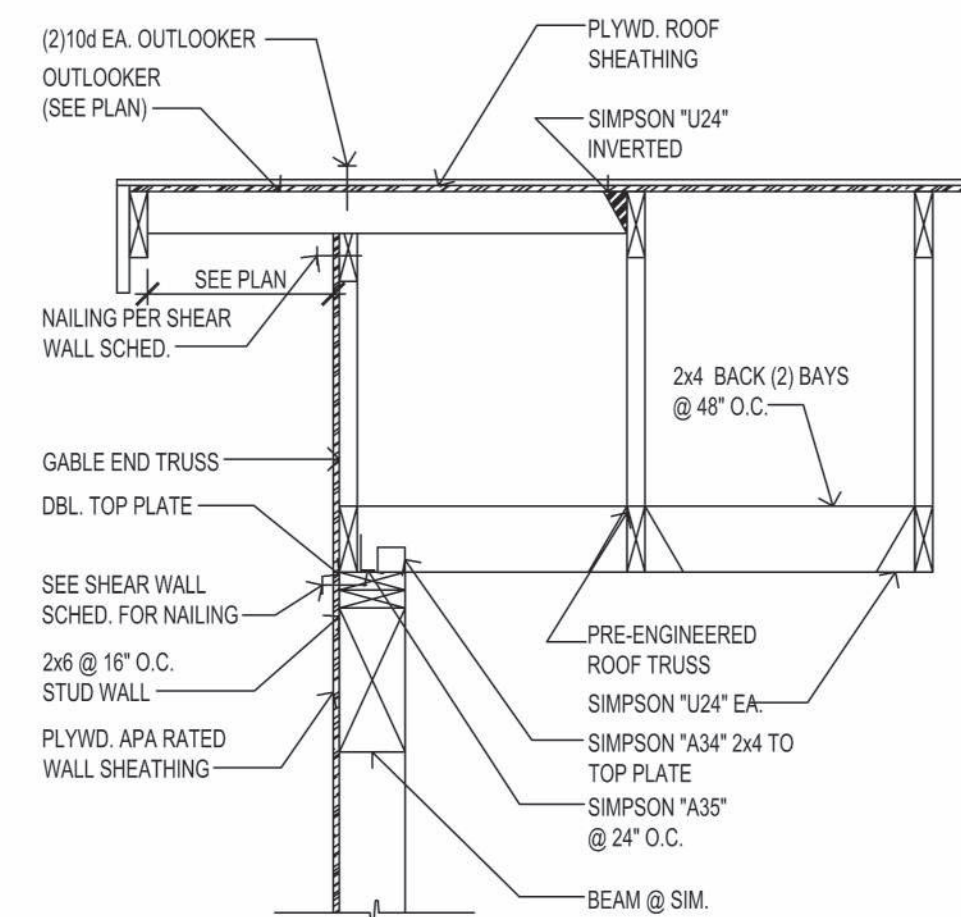
4 SECTION
SCALE: 3/4"=1'-0"



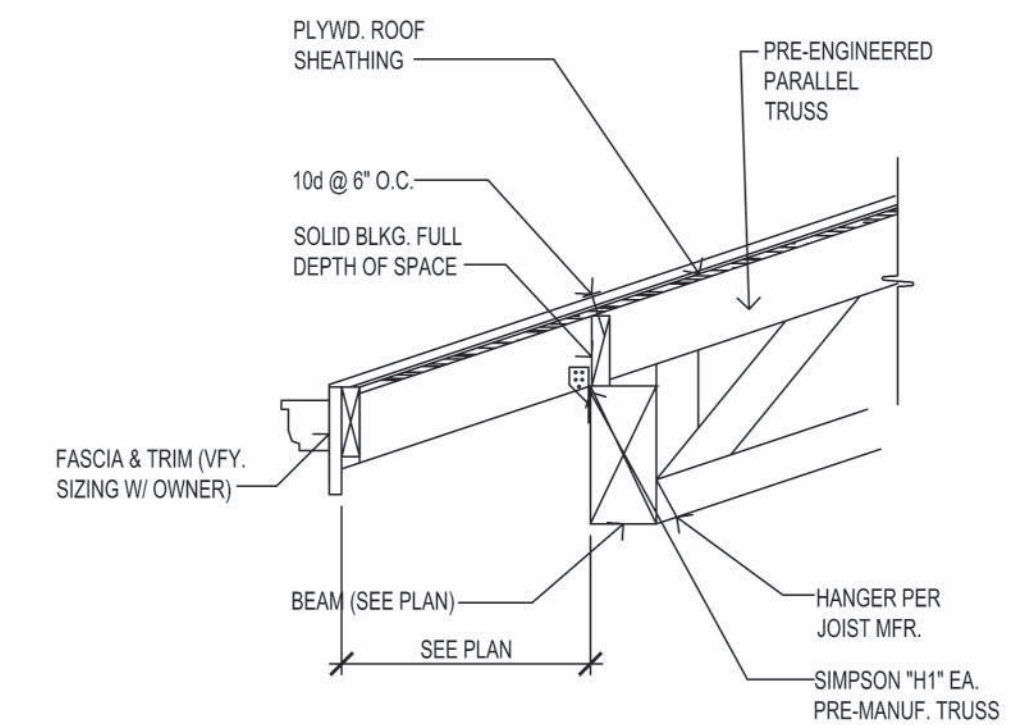
5 SECTION
SCALE: 3/4"=1'-0"



6 SECTION
SCALE: 3/4"=1'-0"



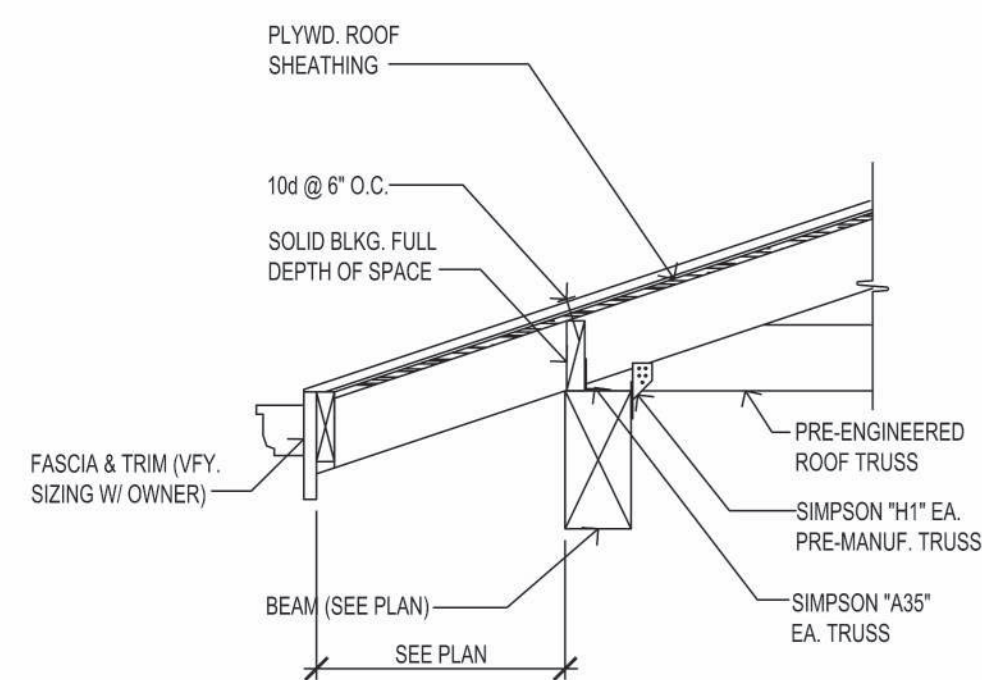
7 SECTION
SCALE: 3/4"=1'-0"



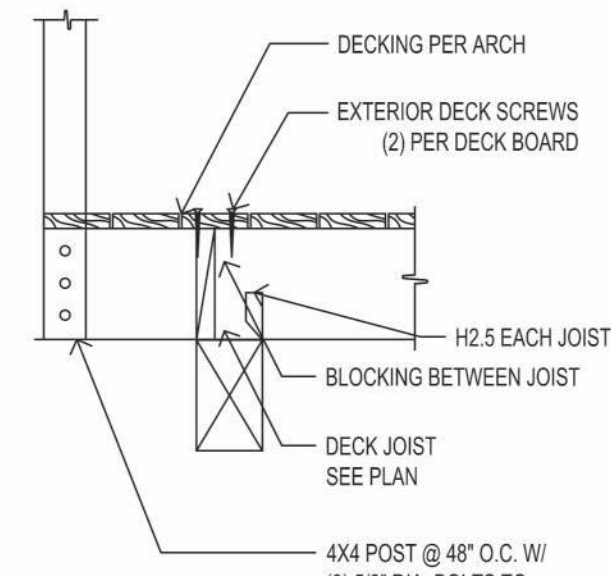
8 SECTION
SCALE: 3/4"=1'-0"

VERIFY DEPTH OF TRUSS AND ABILITY TO HANG OFF INSIDE OF DECK BEAM WITH TRUSS MFR.

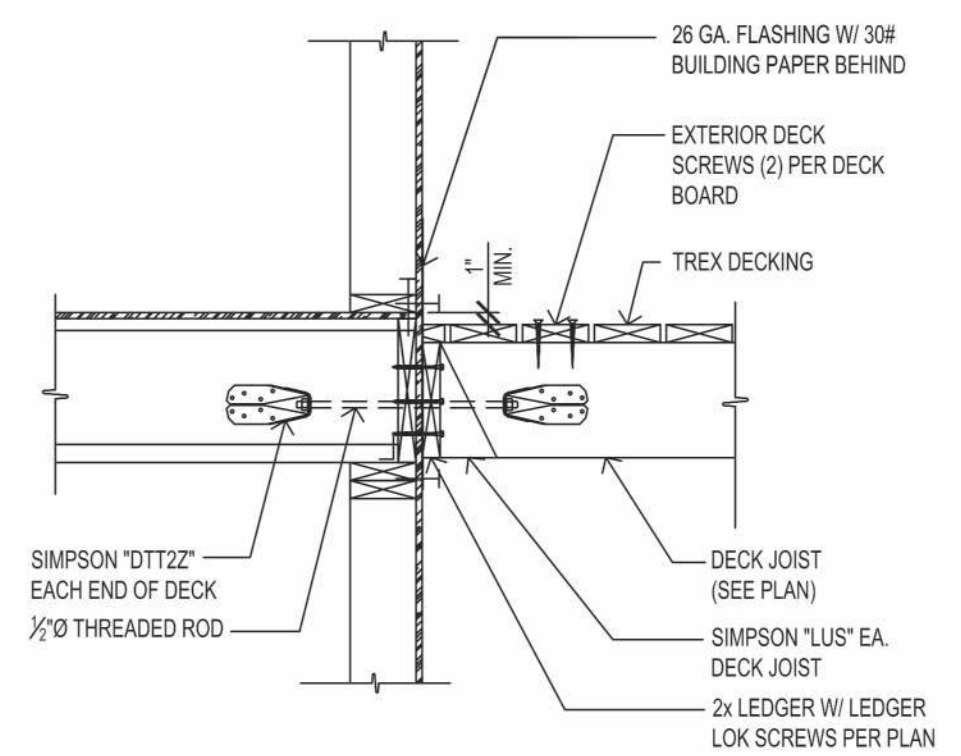
NOTES:
1. INSTALL ADDITIONAL BLKG. OR BRACING AS REQ'D. BY TRUSS MANUF.



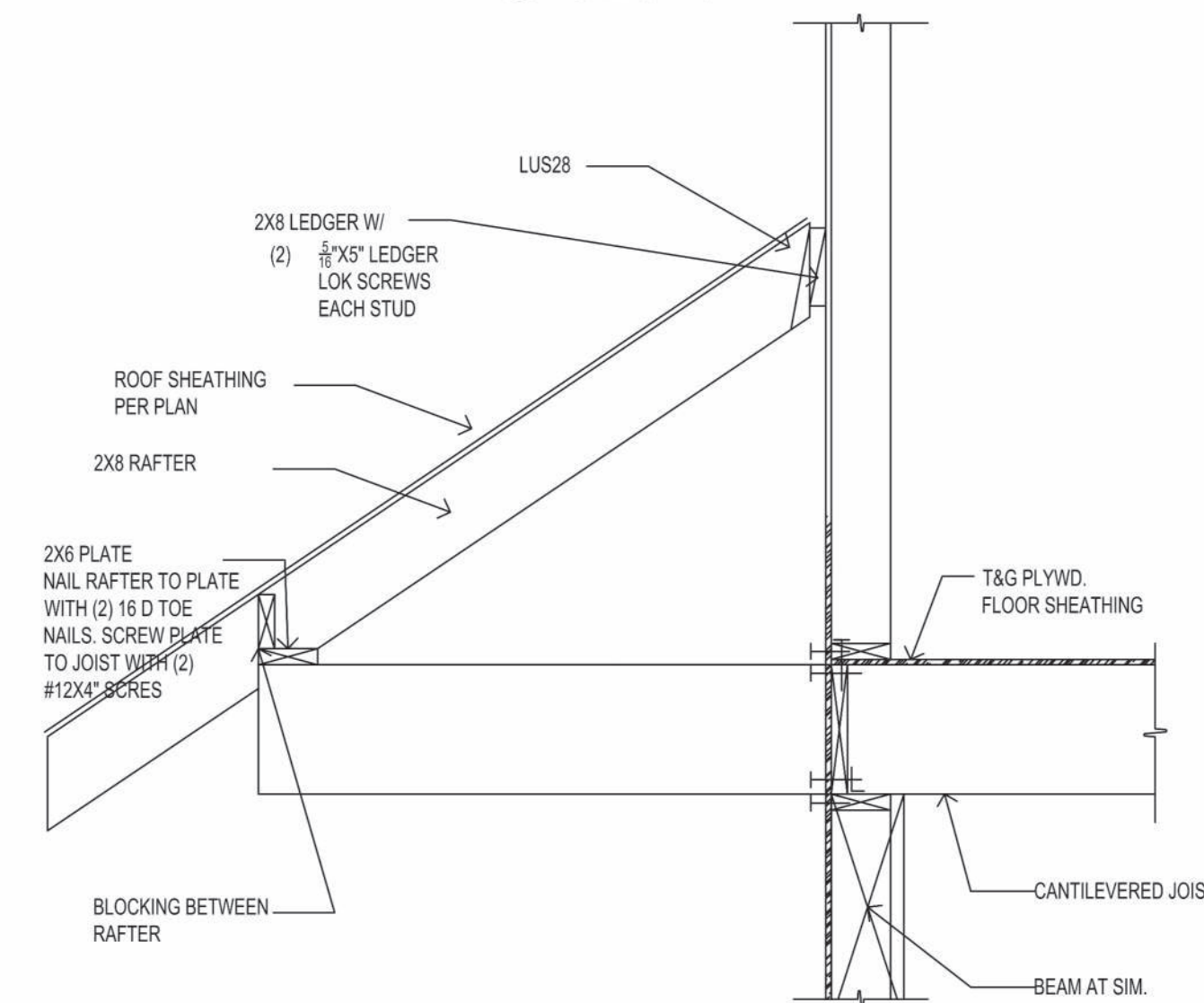
9 SECTION
SCALE: 3/4"=1'-0"



10 SECTION
SCALE: 3/4"=1'-0"



11 SECTION
SCALE: 3/4"=1'-0"



12 SECTION
SCALE: 3/4"=1'-0"

FOWLER RESIDENCE

68 Adel Ln, Wenatchee, WA 98801

Date:	24 03 04
Job No:	Project Number
Drawn By (initials):	Author
Check By (initials):	CM