

Building Envelope Improvements (7)

1.1 Glazing: U-0.24	0.5
1.2 Glazing: U-0.20	1.0
Glazing: U-0.25, Floors: R30	0.5
OR Reduce the total conductive UA by 5%	
1.4 Glazing: U-0.25, Walls: R-45, Floor: R38, Below-grade wall: R21 + R5c	1.0
OR Reduce the total conductive UA by 15%	
1.5 Glazing: U-0.22, Ceiling (flat/vaulted): R49 advanced, Walls: R-12c, Floor: R38, Below-grade wall: R21 + R15c, OR Reduce the tot. cond. UA by 30%	2.0
1.6 Glazing: U-0.18, Ceiling (flat/vaulted): R50 advanced, Walls: R-16c, Floor: R48, Below-grade wall: R21 + R15c, Slab: R20 OR Reduce the tot. cond. UA by 40%	3.0
1.7 Glazing: U-0.28, (Advanced Framing), Ceiling: R49 advanced	0.5

Air Leakage Control & Efficient Ventilation (4)

2.1 Reduce air leakage to 3 ACH OR whole house ventilation w/ high efficiency fan	0.5
2.2 Reduce air leakage to 2 ACH OR whole house ventilation w/ HRV min. 0.65 (6)	1.0
2.3 Reduce air leakage to 1.5 ACH OR whole house ventilation w/ HRV min. 0.75 (6)	1.5
2.4 Reduce air leakage to 0.6 ACH OR whole house ventilation w/ HRV min. 0.80 (6)	2.0

High Efficiency HVAC (4)

3.1 Min. 95% AFUE fuel-fired furnace (7) Min. 90% AFUE fuel-fired boiler	1.0
3.2 Air-source centrally ducted heat pump (min. HSPF 9.5) (7) (8)	1.0
3.3 Closed-loop ground heat pump (min. COP 3.3) OR Open-loop water heat pump (min. COP 3.6) (7) (8)	1.5
3.4 Ductless mini-split heat pump in primary space w/ no electric resistance heating (min. HSPF 10) for largest zone (8)	1.5
3.5 Air-source centrally ducted heat pump (min. HSPF 11) (7) (8)	1.5
3.6 Ductless mini-split heat pump in primary space w/ no electric resistance heating (min. HSPF 10) for entire house (7)	2.0

REQUIRED CREDITS

Very Small Additions (additions <500 sf)	1.5
Small Additions (additions 500-1500 sf)	3
Small Dwelling (dwellings <1500 and <300 sf of glazing)	3
Medium Dwelling (dwellings and additions ≥1500-5000 sf, sm dwellings with >300 sf of glazing)	6
Large Dwelling (dwelling >5000 sf)	7

Fuel Normalization (heating) (4)

1 Comb. Heating min. NAECA (2)	0.0
2 Heat pump (3)	1.0
3 Elec. Res. Heat only (furnace or zonal)	-1.0
4 DHP with zonal electric resistance, per option 3.4	0.5
5 All other heating systems	-1.0

HE HVAC Dist. System (4)

4.1 Air handlers located in cond. Space. Ducts: see R403.3.4-7. Duct leakage limit: 3 cfm/100sf of cond. space (9)	0.5
4.2 HVAC/Duct equip. per R403.3.7 Sys. comp. cannot be located in cond. crawlspace. (10) Elec. resist. heat/ductless heat pumps not permitted. Dir. Comb. Heating <80% AFUE not permitted.	1.0

Efficient H2O Heating (4)

5.1 Drain H2O HRU captures only shower waste H2O heat (2)	0.5
5.2 Gas or prop. H2O heater w/ UEF ≥ 0.8 (1)	0.5
5.3 Choose from one of the following: - Gas or prop. H2O heater w/ UEF ≥ 0.81 - Solar H2O heating w/ rated min. savings of 2000kWh (SRCC) - H2O heated by ground-source heat pump meeting req. of 3.3	1.0
5.4 Electric heat pump H2O heater meeting standards for Tier 1 of NEEA's advance H2O heating specs (1)	1.5
5.5 Electric heat pump H2O heater meeting standards for Tier III of NEEA's advance H2O heating specs (1)	2.0
5.6 Elec. heat pump H2O heater w/ a min. UEF of 2.9 & utilizing split-system config. w/ air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advance H2O Heating Spec w/ the UEF noted above (1)	2.5

Renewable Electric Energy (5)

6.1 1 credit/1200 kWh generated per housing unit (3) (4)	1.0
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Appliance Package (Credits)

7.1 Major appliances meet Energy Star requirements (5)	0.5
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RESIDENTIAL COMPLIANCE CHECKLIST

Single Family Construction (not applicable for R-2 construction)
Circle credit selections

NOTES

- An alternative heating source sized @ max of 0.5 W/sf of heated floor area or 500W, whichever is bigger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- You cannot select more than (1) option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2-5.6 See Table 403.3.
- 1.0 credits for each 1200 kWh of electrical generation provided annually, up to 3 credits max. See complete Table R403.2 for all req. and option descriptions.
- To qualify to claim this credit, the building permit drawings shall specify the option being selected & shall specify the max tested bid air leakage & show the HRV sys.
- An alternative heating source sized at a max of 0.5 W/sf of heated floor area or 500W, whichever is bigger, may be installed in the dwelling unit.
- To qualify to claim this credit, the bid permit drawings shall specify the option being selected & specify the heating equipment type & the min. equipment efficiency.
- For mech. equip. outside cond. space, max 10' return duct & 5' supply duct connections to equipment may be made energy tested and sealed. All metallic ducts outside cond. space must have both transverse & longitudinal joints sealed w/ mastic. If flex ducts are used, they cannot contain splices.
- 10 Bid permit drawings shall specify option selected & specify heating equipment type & show the location of the heating & cooling equipment & all ductwork.
- To qualify to claim this credit, the bid permit drawings shall specify the option being selected & shall specify the H2O heater equip. type & min. equip. efficiency.
- Min. efficiency of 40% if installed for equal flow or a min. efficiency of 56% if installed for unequal flow. Such units shall be rated in accordance w/ CSA B55.1 or APMO IGC 346-2017 & be labeled.
- To qualify to claim this credit, the bid permit drawings shall include a plumbing diagram that shows drain H2O HRU & plumbing layout needed to install it. Labels or other documentation shall be provided that demonstrates that the unit complies w/ the standard.
- Generation calculated via: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTS or approved alternate by the B.O.
- Documentation of solar access shall be included on the plans. For wind generation, project design shall document annual power generations based on the following factors: the wind turbine power curve, average annual wind speed at site, frequency distribution of the wind speed at the site & height of the tower.
- To qualify to claim this credit, the bid permit drawings shall specify the option being selected & shall show the photovoltaic or wind turbine equipment type, provide documentation of solar & wind access, & include a calculation of the min. annual energy power production.
- To qualify to claim this credit, the bid permit drawings shall specify the option being selected & shall show the appliance type & provide documentation of Energy Star compliance. At the time of inspection, all appliances shall be installed & connected to utilities. Dryer ducts & exterior dryer vent caps are not permitted to be installed in the dwelling unit.
- If A/C is to be installed, provide Manual J showing performance. Inspector may request Manual J prior to final in this case.
- Building envelope components not mentioned in items 1.1-1.7 shall comply with current WA State Energy Code (Table R402.1.1)

2018 Washington State Energy Code

2018 Washington State Energy Code Insulation Requirements

Must not be less than 2" (unless otherwise specified)	CSA Duct Seal
HRV (Outside Air)	Separate
HRV (In HVAC)	Separate
HRV (In HVAC)	Separate
BTU's	CFM
Efficiency Rating	CFM
BTU's	CFM
Efficiency Rating	CFM

SHEET INDEX

Sheet	Sheet Name
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A4	Electrical Plans
A5	Schedules
A6	Framing
A7	Building Sections
S1	Structural Notes
S2	Structural Plans

BUILDING CODE

DESIGNED PER:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

GENERAL FRAMING NOTES: (See Structural & Architectural Sheets for add'l information)			
FIRST FLOOR	9'-1 1/8" HEIGHT	SECOND FLOOR	9'-1 1/8" HEIGHT
FLOOR-	7/8" FLOOR SHEATHING 1 1/2"x1 3/4" JOIST SIZE 24" JOIST SPACING R-30 INSULATION VALUE	FLOOR-	7/8" FLOOR SHEATHING 14"x1 3/4" JOIST SIZE 24" JOIST SPACING R-30 INSULATION VALUE
WALL-	1/2" WALL SHEATHING 24" STUD SPACING R-21 INSULATION VALUE	WALL-	1/2" WALL SHEATHING 24" STUD SPACING R-21 INSULATION VALUE

GARAGE LEFT DUPLIX COUCH STREET

VICINITY MAP

SITE LOCATION

PROJECT INFORMATION		CODE SUMMARY	
DESCRIPTION: SINGLE FAMILY DUPLEX OWNER: APEX EDUCATION LLC PHONE: (775) 412-1956 BUILDER: PALLADIAN GROUP LLC PHONE: (360) 907-5475 STRUCTURAL ENGINEER: GREEN MOUNTAIN 6833 NW FRIBER-STRUNK ST, CAMAS, WA 98607 PHONE:		CODE: 2018 International Residential Building code ZONING: R-7.5 OCCUPANCY: SINGLE FAMILY CONSTRUCTION: TYPE V INSULATION: UNDERFLOOR: R-38 UNDERSLAB: R-10 (2" RIGID) WALLS: R-21 RIM JOISTS: R21 BATT = R28.4 ROOF/CEILING R-49 MIN R-21 AT EAVE WINDOWS AND GLAZED DOORS AREA WEIGHTED AVERAGE OF U. 0.30 MAX MIN 60% REQUIRED INSULATION AT DUCTS IN EXTERIOR FLOORS AND CEILINGS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM: INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH THE FORCED AIR HVAC SYSTEM PER CODE (IRC M1507.3.5) INTERIOR ENVIRONMENT IS EPA INDOOR AIRPLUS COMPLIANT BATHROOM LAUNDRY ROOMS EXHAUST FANS MIN 50CFM KITCHEN EXHAUST 100 CFM MIN	
LOT #	6		
SITE ADDRESS	NW COUCH STREET, CAMAS, WA		
PARCEL #	986060366		
SITE SQUARE FOOTAGE	5,000 SF		
BUILDING COVERAGE	1,730 SF 34.6(%)		
IMPERVIOUS AREA	470 SF		
	LEFT UNIT	RIGHT UNIT	TOTAL
TOTAL MAIN FLOOR LIVING	594 SF	595 SF	1189 SF
TOTAL UPPER FLOOR LIVING	857 SF	855 SF	1712 SF
TOTAL SQUARE FOOTAGE LIVING	1451 SF	1450 SF	2901 SF
SQUARE FOOTAGE GARAGE	233 SF	233 SF	466 SF
COVERED PORCH	38 SF	37 SF	75 SF
COVERED PATIO	NONE	NONE	NONE

COUCH STREET DUPLEX

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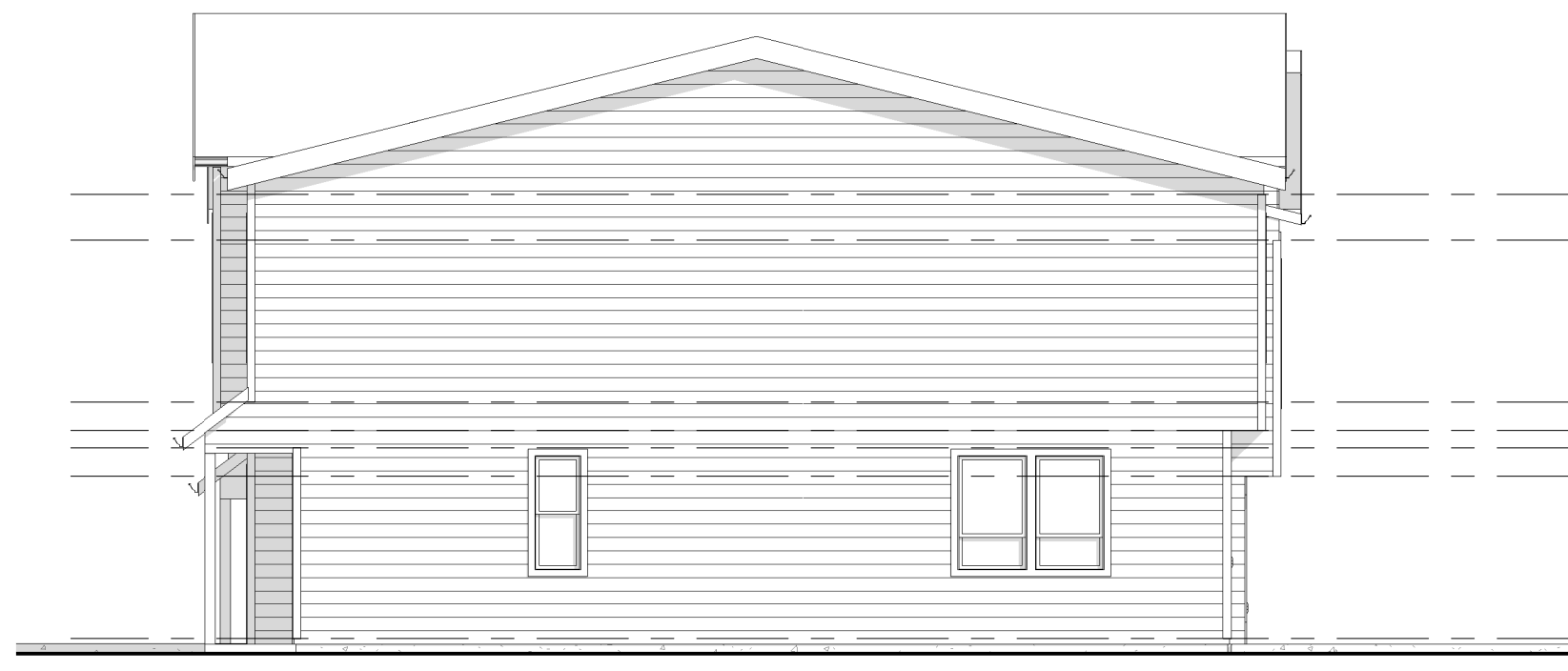
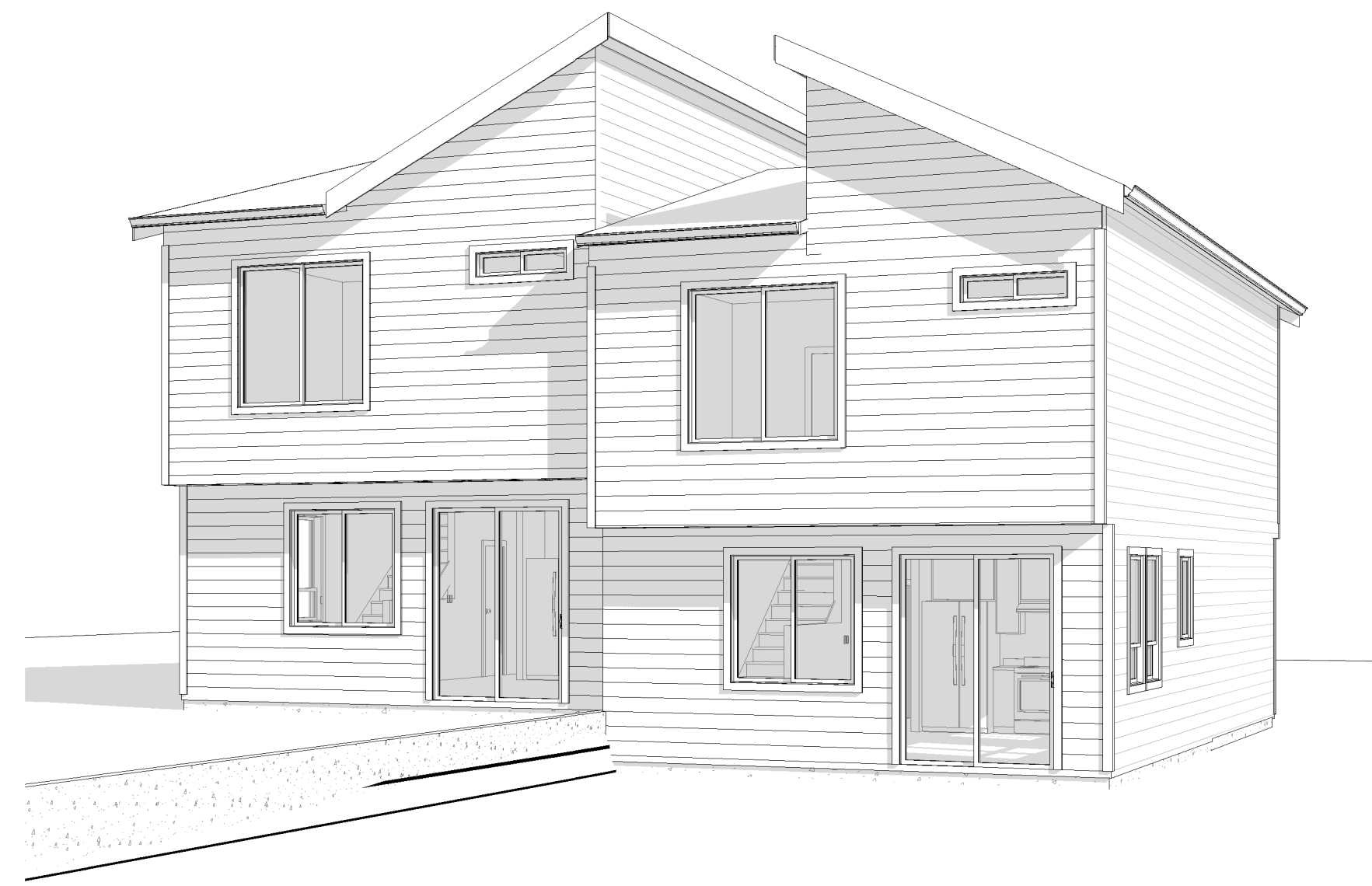
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SHEET
Cover Sheet (NA)

A0



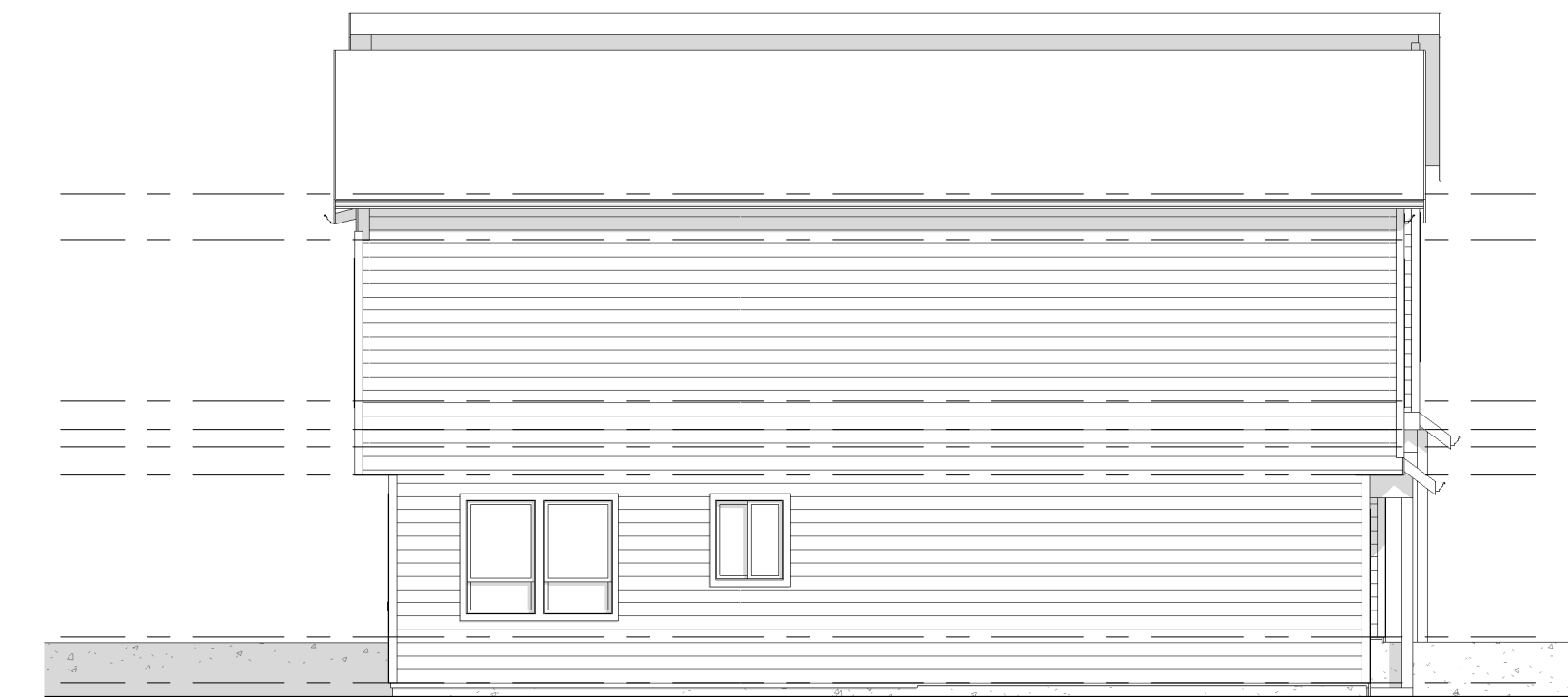
FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



COUCH STREET DUPLEX

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SHEET
Building Elevations

A1

FOUNDATION NOTES:

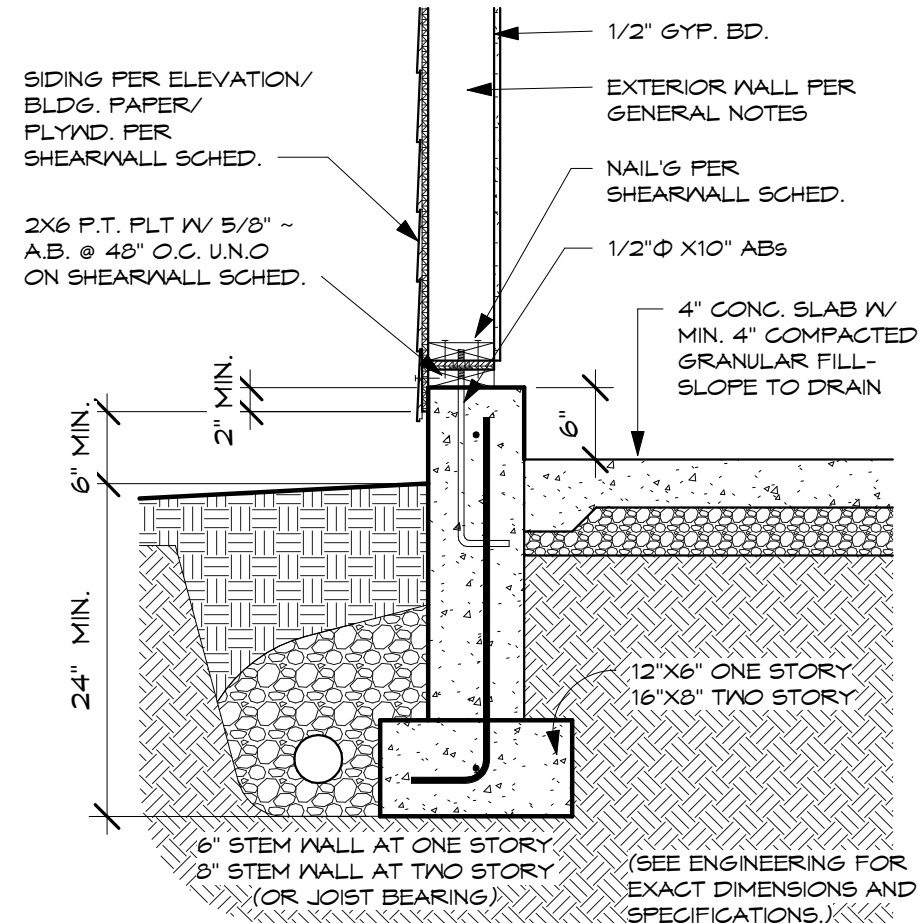
- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
 - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER - 2500 PSI
 - BASEMENT & INTERIOR SLABS ON GRADE - 2500 PSI
 - BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER - 3000 PSI W/ 5 TO 7% ENTRAINED AIR
 - PORCHES, STEPS & GAROPORT SLABS EXPOSED TO WEATHER - 3000 PSI W/ 5 TO 7% ENTRAINED AIR
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.
- CONCRETE SIDEWALKS TO HAVE 1/2" TOOLED JOINTS AT 5 FT. (MINIMUM) O.C.
- WIRE MESH TO BE A-105.
- EXCAVATE SITE TO PROVIDE A MINIMUM OF 18 IN. CLEARANCE UNDER ALL @RDERS.
- COVER ENTIRE GRAVSPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FDTN. WALLS TO F.T. MUDSILL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING, MIN.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3 IN.
- PROVIDE GRAVSPACE DRAIN AT LOW POINT
- WATERPROOF BASEMENT WALLS BEFORE BACKFILLING PROVIDING A 4 IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).
- FLOOR SHEATHING PER SPECS ON 4x8 BEAMS U.N.O. BY ENGINEER
- 4" CONCRETE SLAB W/ 6x6 10/10 W/M. OVER 6 MIL VAPOR BARRIER, ON 6" COMPACTED GRANULAR FILL. SLOPE TO ENTRANCE.
- BLOCK OUT FOR FURNACE (15')
- USE 4" CMU BELOW GRADE AT BRICK VENEER AREAS. WIDEN FOOTING 6" AT VENEERED AREAS. - SEE PLAN FOR LOCATION

ANCHOR BOLTS:

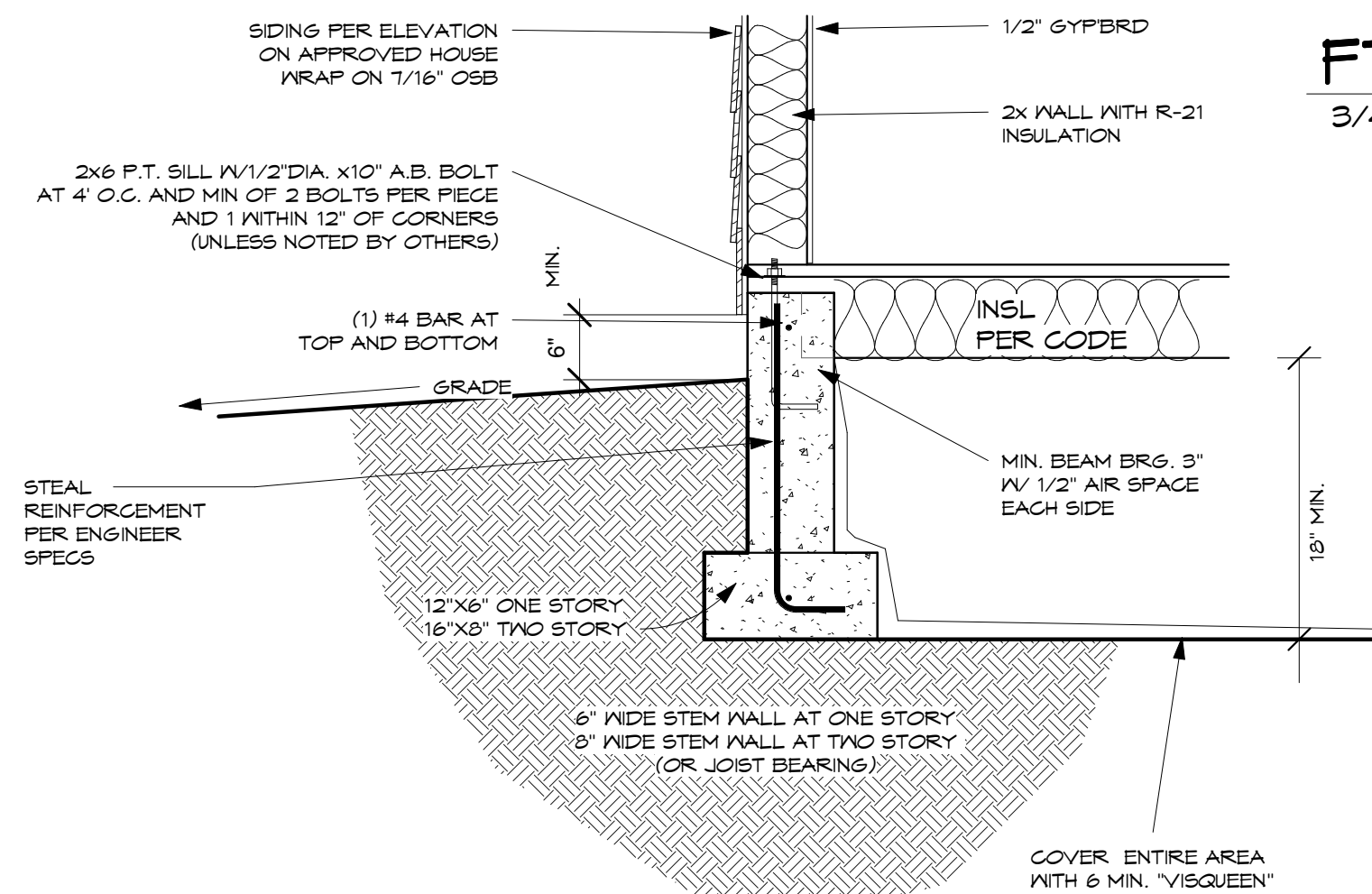
ANCHOR BOLTS MUST BE SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. IN SEISMIC DESIGN CATEGORIES DL AND D2, ANCHOR BOLTS SHALL ALSO BE SPACED AT 6 FEET (1829 MM) ON CENTER AND LOCATED WITHIN 12 INCHES (305 MM) FROM THE ENDS OF EACH PLATE SECTION AT INTERIOR BRACED WALL LINES WHEN REQUIRED BY SECTION R602.10.9 TO BE SUPPORTED ON A CONTINUOUS FOUNDATION. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO MASONRY OR CONCRETE. INTERIOR BEARING WALLS: SOLE PLATES ON MONOLITHIC SLAB FOUNDATIONS SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R310 AND R319.

GRAVSPACE VENTILATION:

UNDER-FLOOR AREAS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. OF VENTILATION FOR EACH 300 SQ. FT. OF UNDER-FLOOR AREA. THE UNDER FLOOR AREA = 1264 S.F. / 300 = 4.21 S.F. OF REQ'D VENTING AREA. USING 8"x14" SCREENED VENTS PROVIDES 0.68 S.F. OF VENTING FOR EACH VENT. 4.21 S.F. / 0.68 S.F. = (6) 8"x14" VENTS REQUIRED.

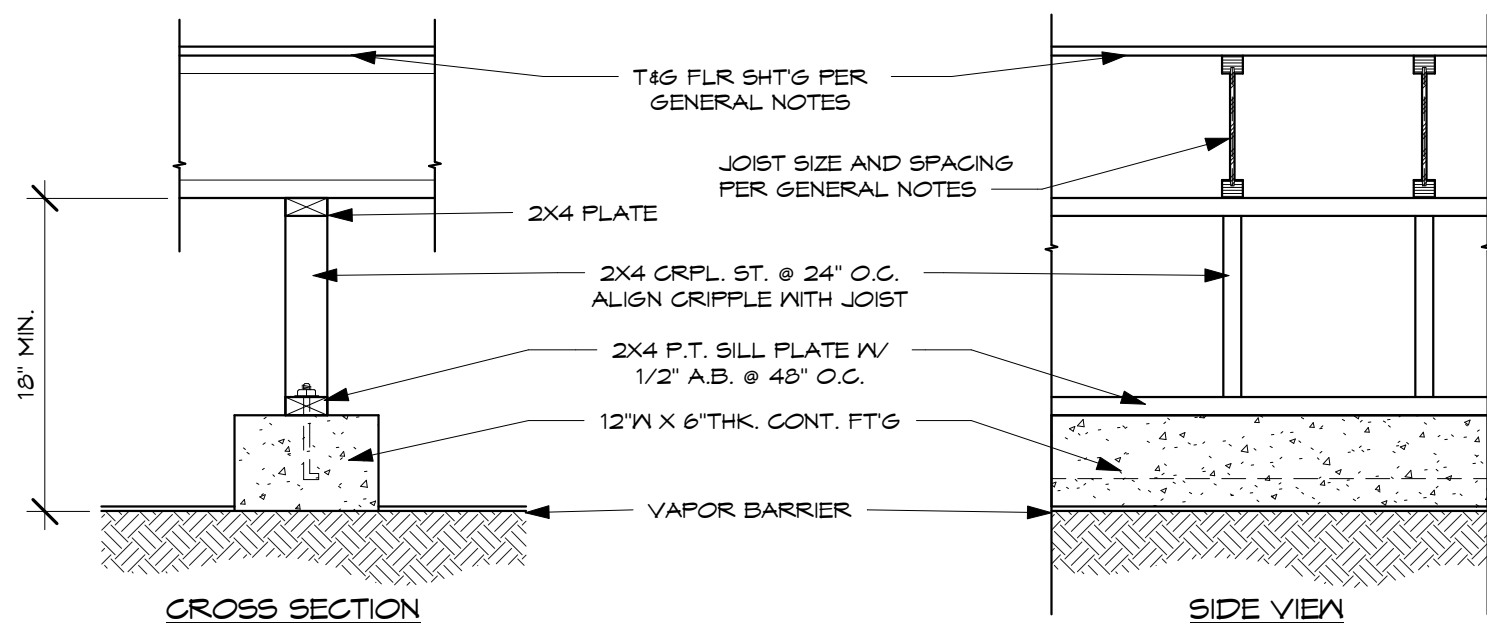


FTG / FNDN @ GARAGE
3/4" = 1'-0"



FOUNDATION DETAIL

3/4" = 1'-0"



INTERIOR CONTINUOUS FOOTING

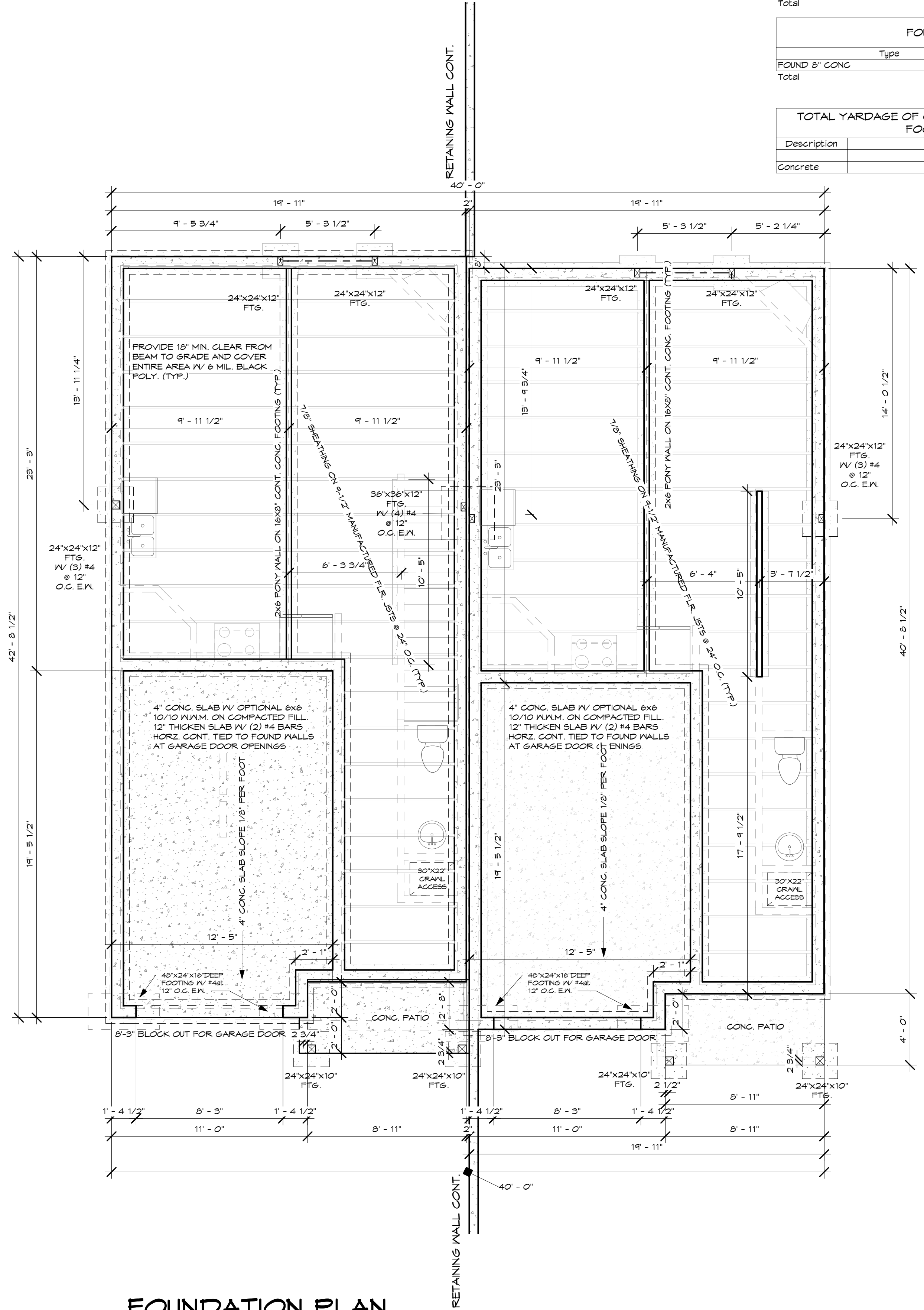
3/4" = 1'-0"

TOTAL CONCRETE FLATWORK	
Type	Yardage
Concrete Slab - 4' GARAGE	5.046 CY
Concrete Slab - 5' PATIO/PORCH	1.154 CY
Total	7.094 CY

FOOTING SCHEDULE		
Family and Type	Count	Yardage
Footing-REG. 24"x24"x12"	4	0.484 CY
Footing-REG. 24"x24"x12"	6	0.884 CY
Footing-REG. 36"x36"x12"	1	0.333 CY
Wall Foundation: Bearing Footing - 12"x6"	4	1.160 CY
Wall Foundation: Bearing Footing - 16"x8"	17	9.745 CY
Total		12.629 CY

FOUNDATION WALL		
Type	Length	Yardage
FOUND 8" CONG	306' - 4 1/4"	21.930 CY
Total	306' - 4 1/4"	21.930 CY

TOTAL YARDAGE OF CONCRETE FOUNDATION & FOOTINGS	
Description	Volume
Concrete	32.791 CY



FOUNDATION PLAN

1/4" = 1'-0"

REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

DRAFTING CORP.
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Brian Emrich
560-409-4592
edrafting@hotmail.com

COUCH STREET DUPLEX

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SHEET
Foundation
Layout

A2

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF LOCAL BUILDING CODE, ONE AND TWO FAMILY DWELLING CODES AND ALL OTHER GOVERNING CODES, LAWS AND REGULATIONS.
- SITE/CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE: CONTRACTOR SHALL NOT SCALE THE DRAWINGS, OR DETAILS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOBSITE. NOTIFY DESIGN AGENCY IN WRITING OF ANY SIGNIFICANT DEVIATIONS, ANY CHANGES TO CONSTRUCTION DOCUMENTS OR IF ADDITIONAL DETAILS, SPECIFICATIONS ARE NEEDED FOR PROPER EXECUTION OF THE WORK. ALSO NOTIFY DESIGN AGENCY IN WRITING IF THERE ARE ANY CORRECTIONS OR CHANGES TO BE MADE TO THE CONSTRUCTION DOCUMENTS REQUIRED BY THE PLANNING/BUILDING DEPARTMENT OFFICIALS. PLANS CORRECTION LIST OR COMMENTS (FROM THE PLANNING/BUILDING DEPARTMENT OFFICIALS) MUST BE DELIVERED TO THE DESIGN AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS.
- MECHANICAL AND ELECTRICAL WORK IS ON A CONTRACTOR DESIGN/BUILD BASIS. COORDINATE ALL ARCHITECTURAL AND STRUCTURAL WORK WITH MECHANICAL AND ELECTRICAL REQUIREMENTS.
- ALL DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C. ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. COORDINATE ALL ITEMS NOT SHOWN OR NOTED WITH OWNER AND/OR DESIGNER, INCLUDING BUT NOT LIMITED TO FINISHES, COLORS, CABINETS, HARDWARE, FIXTURES, ETC.
- SEAL OR WEATHER STRIP ALL EXTERIOR OPENINGS AND PENETRATIONS IN MANNER TO PREVENT OUTSIDE AIR INFILTRATION AND MOISTURE FROM ENTERING STRUCTURAL AND OCCUPIED SPACES, INCLUDING AROUND PLUMBING AND ELECTRICAL LINES AND EQUIPMENT PASSING THROUGH WALLS, GUTTERS, DOWNSPOUTS, ETC.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FOLLOW AND COORDINATE PER THE MANUFACTURER'S PRINTED INSTRUCTIONS, SPECIFICATIONS AND INSTALLATION DETAILS THE INSTALLATION OF ALL BUILDING PRODUCTS (INTERIOR AND EXTERIOR), FIXTURES, EQUIPMENT, ETC., OR FOLLOW THE INDUSTRY STANDARD DETAILS FOR ALL THE CONDITIONS NOT SHOWN ON THE DRAWINGS FOR PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE DESIGN AGENCY MUST BE NOTIFIED IN WRITING TO PROVIDE ADDITIONAL DETAILS, SPECIFICATIONS OR INFORMATION PER REQUEST OF THE GENERAL CONTRACTOR OR OWNER FOR PROPER EXECUTION OF THE WORK.

CONSTRUCTION PHASE:

THE DESIGNER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER CONTRACT FOR CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

MATERIAL SPECIFICATION NOTE:

THE DESIGNER DOES NOT RECOMMEND OR SPECIFY USE OF ANY TYPE OF 'STUCCO PRODUCTS' OR EXTERIOR INSULATED AND FINISH SYSTEM (EIFS) FOR THE EXTERIOR OF THE HOUSE. THE DESIGNER WILL NOT BE LIABLE FOR ANY KIND OF DAMAGES TO THE BUILDING (STRUCTURAL OR COSMETIC) IF THE OWNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.

MISCELLANEOUS NOTES:

- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. FLR.
- ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 12 IN. OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN., AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE 1 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
- CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY RING ALL SOUND.
- PROVIDE COMBUSTION AIR VENTS (V SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

AREA CALCS: (RIGHT UNIT)

MAIN FLOOR	=	594	SQ. FT.
UPPER FLOOR	=	856	SQ. FT.
TOTAL	=	1451	SQ. FT.
GARAGE + SHOP	=	238	SQ. FT.

AREA CALCS: (LEFT UNIT)

MAIN FLOOR	=	594	SQ. FT.
UPPER FLOOR	=	856	SQ. FT.
TOTAL	=	1450	SQ. FT.
GARAGE	=	238	SQ. FT.

GENERAL FLOOR PLAN NOTES:

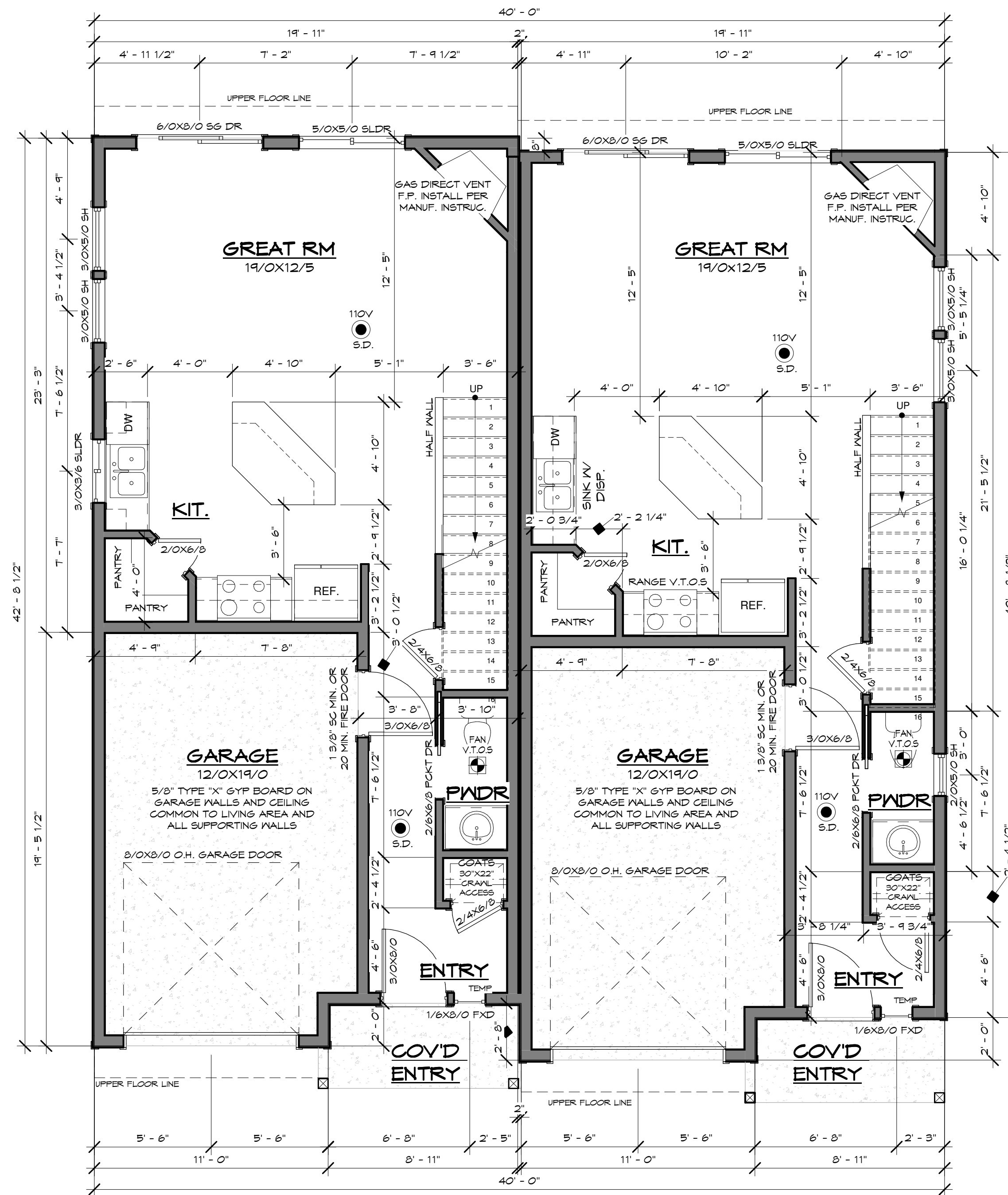
- WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
- WINDOWS THAT ARE BOTH WITHIN 24 INCHES OF A DOOR IN A CLOSED POSITION AND WITHIN 60 INCHES OF THE FLOOR SHOULD BE TEMPERED.
- WINDOWS IN ENCLOSURES FOR BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, SAUNAS AND STEAM ROOMS WHERE THE GLASS IS WITHIN 60 INCHES ABOVE A DRAIN INLET SHOULD BE TEMPERED.
- WINDOWS WITH A PANE LARGER THAN NINE SQUARE FEET, HAVING A BOTTOM EDGE CLOSER THAN 18 INCHES TO THE FLOOR AND A TOP EDGE HIGHER THAN 36 INCHES ABOVE THE FLOOR SHOULD BE TEMPERED.
- FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- TOP OF HANDRAILS SHALL BE PLACED AT 36" ABOVE THE NOSING OF TREADS & LANDINGS. THE NOSING OF TREADS AND LANDINGS, HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. PROVIDE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
- PREFABRICATED FIREPLACES, CHIMNEYS AND RELATED COMPONENTS TO BEAR U.L. OR I.C.B.O. SEAL OF APPROVAL AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
- ELEV. OF FLOOR OR LANDS 1 1/2" MAX (OR 13/4" MAX FOR INSING DR.) BELOW THRESHOLD IS REQ'D FROM THE REQ'D EXIT DOOR. WHERE DOOR IS NOT THE REQ'D EXIT DOOR, A STAIRWAY OF 2 OR FEWER RISERS IS PERMITTED WHERE DOOR DOES NOT SAING OVER RISER.

CEILING VENTILATION:

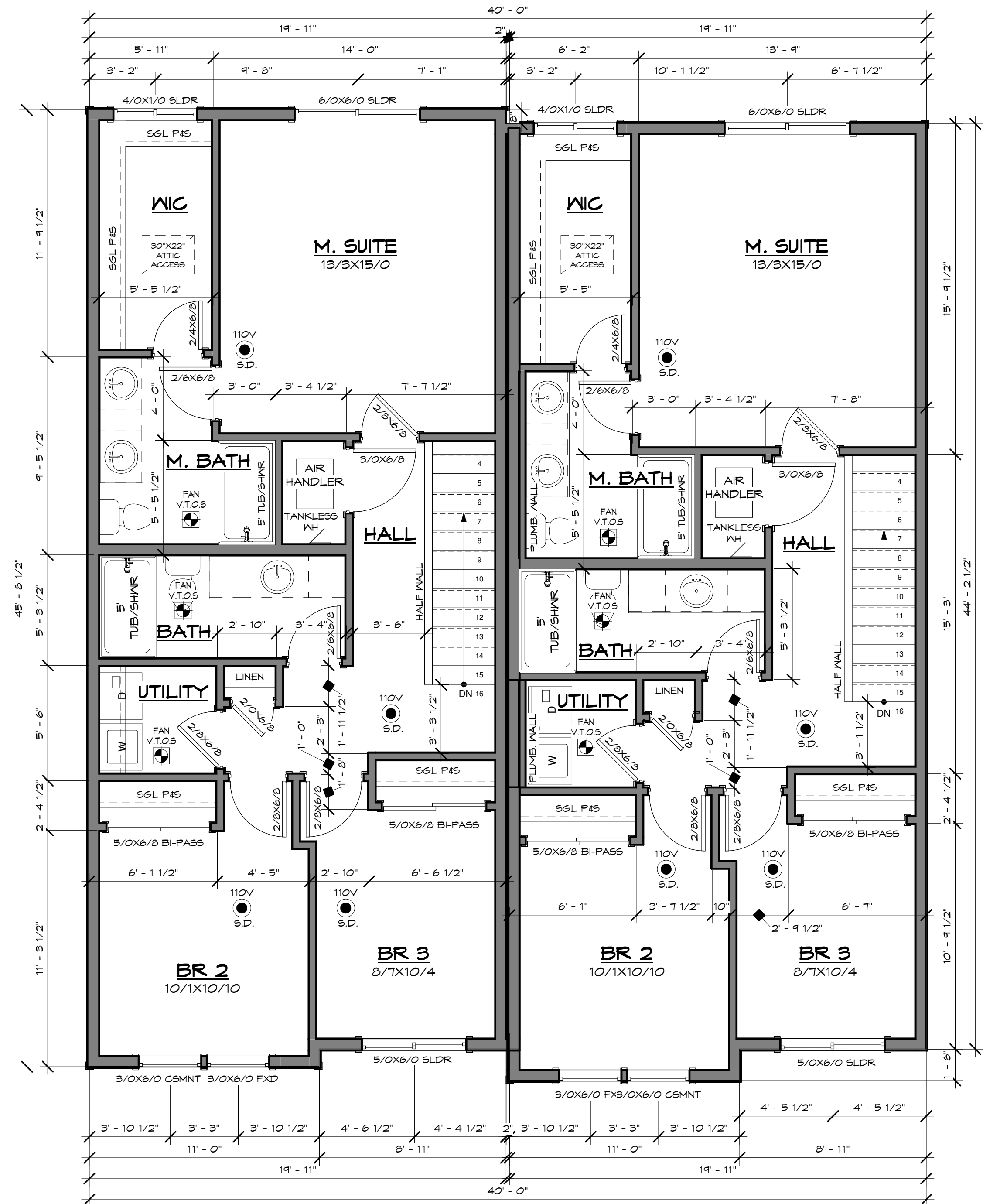
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE TO BE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE VENTS. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.

- 110V SMOKE & CARBON MONOXIDE COMBO DETECTORS TO BE INSTALLED AS REQUIRED PER IRC R313.3. SMOKE DETECTORS TO BE INTERCONNECTED AND POWERED BY PREMISE WIRING AND HAVE BATTERY BACKUP.

DOMESTIC KITCHENS	
RANGE HOODS/DOWNDRAFT EXHAUST.	150 CFM FAN
BATHROOMS/ TOILET ROOMS	
ROOMS CONTAINING BATH AND SPA FACILITIES. (STATIC PRESSURE SHALL BE RATED AT 0.10-INCH WATER GAUGE FOR INTERMITTENT FANS.)	MIN. 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS
TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES, WHEN NOT PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION R303.3.2.	MIN. 50 CFM



MAIN FLOOR PLAN
1/4" = 1'-0"



UPPER FLOOR PLAN
1/4" = 1'-0"

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SHEET
Floor Plans

A3



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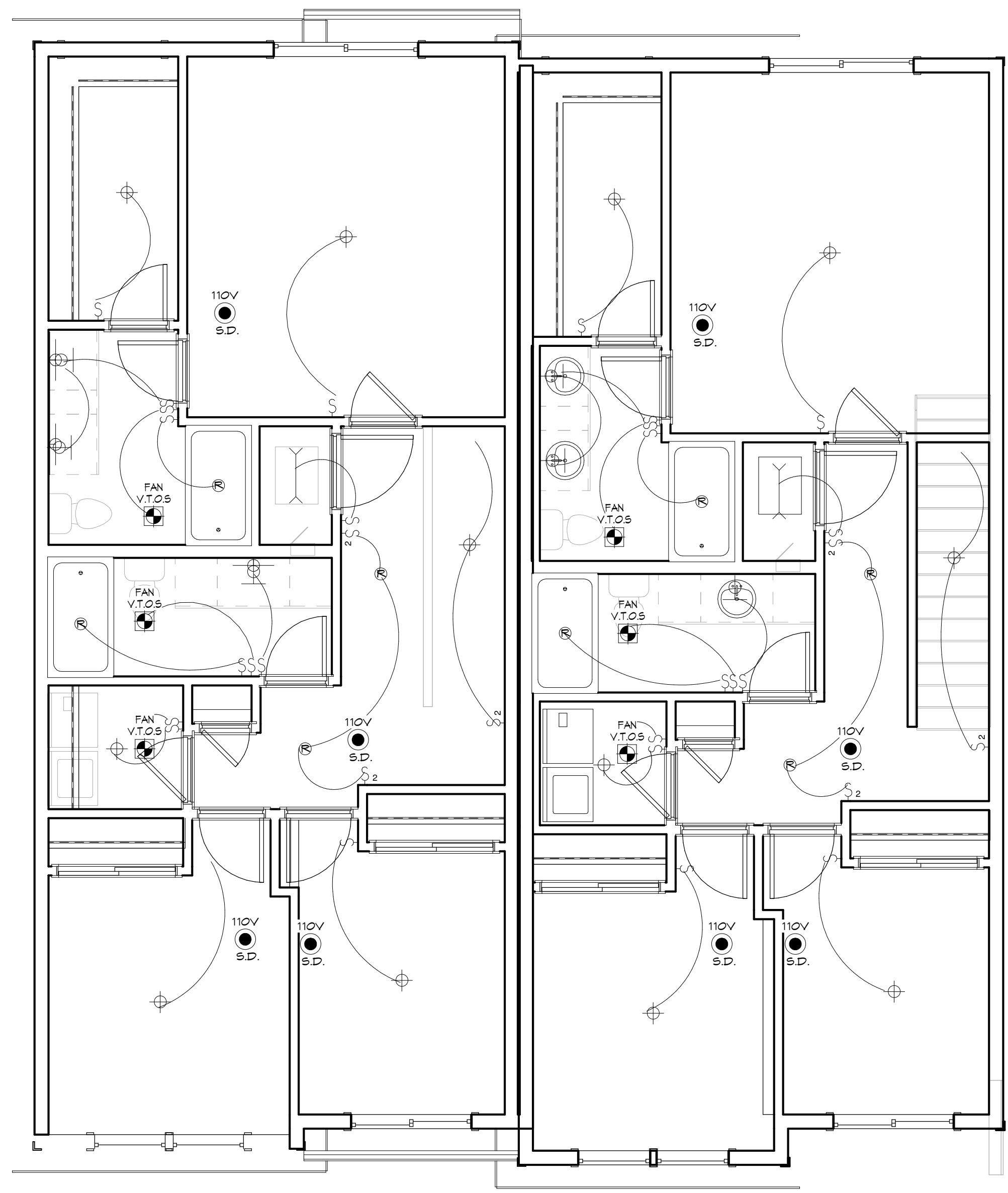
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SHEET
 Electrical
 Plans

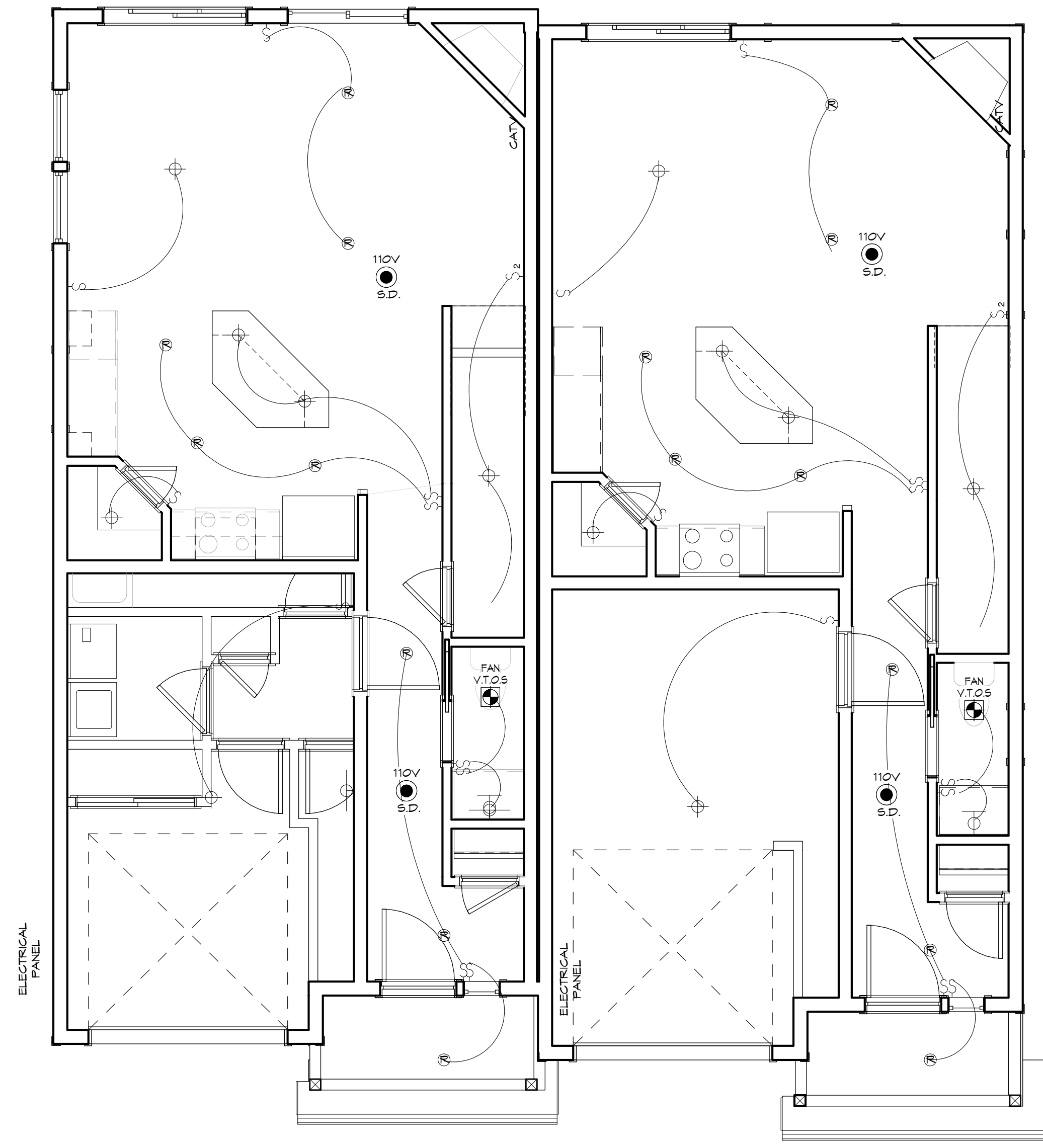
A4

CEILING PLAN LEGEND

	FLORECENT LIGHTING
	RECESSED CAN LIGHT
	CEILING LIGHT
	PORCELAIN LIGHT
	WALL LIGHT
	FAN/LIGHT COMBO
	ELEG. PANEL LOCATION
	CABLE TV
	SMOKE DETECTOR
	CEILING FAN



UPPER FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"



MAIN FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"



COUCH STREET DUPLEX

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SHEET
 Schedules

A5

MAIN FLOOR DOOR SCHEDULE

To Room: Name	Family	Height	Width	Count
ENTRY	DOOR ADJ EXT COMNB	8'-0"	3'-0"	1
ENTRY	DOOR ADJ EXT COMNB	8'-0"	3'-0"	1
GARAGE	DOOR ADJ EXT GARAGE MDRN 2	8'-0"	8'-0"	1
GARAGE	DOOR ADJ EXT GARAGE MDRN 2	8'-0"	8'-0"	1
GARAGE	NARROW WINDOWS RV	8'-0"	8'-0"	1
GREAT RM	DOOR ADJ EXT SG 2PANEL	8'-0"	6'-0"	1
GREAT RM	DOOR ADJ EXT SG 2PANEL	8'-0"	6'-0"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
ENTRY	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
ENTRY	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
GARAGE	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
GARAGE	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
PYDR	DOOR ADJ INT PKCT	6'-8"	2'-6"	1
PYDR	DOOR ADJ INT PKCT	6'-8"	2'-6"	1
TOTAL				16

UPPER FLOOR DOOR SCHEDULE

To Room: Name	Family	Height	Width	Count
HALL	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
HALL	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
WIC	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
WIC	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. SUITE	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. SUITE	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BR 3	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
UTILITY	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BR 2	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. SUITE	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BR 3	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
UTILITY	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BR 2	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
HALL	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
HALL	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
BR 3	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
BR 2	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
BR 3	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
BR 2	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
TOTAL				22

TOTAL DOOR SCHEDULE

To Room: Name	Family	Height	Width	Count
ENTRY	DOOR ADJ EXT COMNB	8'-0"	3'-0"	1
ENTRY	DOOR ADJ EXT COMNB	8'-0"	3'-0"	1
GARAGE	DOOR ADJ EXT GARAGE MDRN 2	8'-0"	8'-0"	1
GARAGE	DOOR ADJ EXT GARAGE MDRN 2	8'-0"	8'-0"	1
GREAT RM	DOOR ADJ EXT SG 2PANEL	8'-0"	6'-0"	1
GREAT RM	DOOR ADJ EXT SG 2PANEL	8'-0"	6'-0"	1
HALL	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
HALL	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-0"	1
ENTRY	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
WIC	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
ENTRY	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
GREAT RM	DOOR ADJ INT BASIC	6'-8"	2'-4"	1
BR 2	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. BATH	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. SUITE	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
M. SUITE	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BR 3	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
UTILITY	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
BR 2	DOOR ADJ INT BASIC	6'-8"	2'-6"	1
GARAGE	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
HALL	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
GARAGE	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
HALL	DOOR ADJ INT BASIC	6'-8"	3'-0"	1
BR 3	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
BR 2	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
BR 3	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
BR 2	DOOR ADJ INT BI-PASS BASIC	6'-8"	5'-0"	1
PYDR	DOOR ADJ INT PKCT	6'-8"	2'-6"	1
PYDR	DOOR ADJ INT PKCT	6'-8"	2'-6"	1
TOTAL				55

MAIN FLOOR WINDOW SCHEDULE

To Room: Name	Type	Rough Opening		Count	Head Height
		Width	Height		
ENTRY	WINDOW ADJ FXD	1'-6"	8'-0"	1	8'-0"
ENTRY	WINDOW ADJ FXD	1'-6"	8'-0"	1	8'-0"
PYDR	WINDOW ADJ SH	2'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SLDR	5'-0"	3'-6"	1	8'-0"
GREAT RM	WINDOW ADJ SLDR	5'-0"	3'-6"	1	8'-0"
TOTAL				10	

UPPER FLOOR WINDOW SCHEDULE

Type	Rough Opening		Count	Head Height
	Width	Height		
WINDOW ADJ GSBNT	3'-0"	6'-0"	1	8'-0"
WINDOW ADJ GSBNT	3'-0"	6'-0"	1	8'-0"
WINDOW ADJ FXD	1'-6"	8'-0"	1	8'-0"
WINDOW ADJ FXD	1'-6"	8'-0"	1	8'-0"
WINDOW ADJ FXD	3'-0"	6'-0"	1	8'-0"
WINDOW ADJ FXD	3'-0"	6'-0"	1	8'-0"
WINDOW ADJ SH	2'-0"	5'-0"	1	8'-0"
WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
WINDOW ADJ SLDR	3'-0"	3'-6"	1	8'-0"
WINDOW ADJ SLDR	4'-0"	1'-0"	1	8'-0"
WINDOW ADJ SLDR	4'-0"	1'-0"	1	8'-0"
WINDOW ADJ SLDR	5'-0"	5'-0"	1	8'-0"
WINDOW ADJ SLDR	5'-0"	5'-0"	1	8'-0"
WINDOW ADJ SLDR	5'-0"	6'-0"	1	8'-0"
WINDOW ADJ SLDR	6'-0"	6'-0"	1	8'-0"
WINDOW ADJ SLDR	6'-0"	6'-0"	1	8'-0"
TOTAL			20	

TOTAL WINDOW SCHEDULE

To Room: Name	Type	Rough Opening		Count	Head Height
		Width	Height		
BR 2	WINDOW ADJ GSBNT	3'-0"	6'-0"	1	8'-0"
BR 2	WINDOW ADJ GSBNT	3'-0"	6'-0"	1	8'-0"
ENTRY	WINDOW ADJ FXD	1'-6"	8'-0"	1	8'-0"
ENTRY	WINDOW ADJ FXD	1'-6"	8'-0"	1	8'-0"
BR 2	WINDOW ADJ FXD	3'-0"	6'-0"	1	8'-0"
BR 2	WINDOW ADJ FXD	3'-0"	6'-0"	1	8'-0"
PYDR	WINDOW ADJ SH	2'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SH (VENT)	3'-0"	5'-0"	1	8'-0"
WIC	WINDOW ADJ SLDR	4'-0"	1'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SLDR	5'-0"	5'-0"	1	8'-0"
GREAT RM	WINDOW ADJ SLDR	5'-0"	5'-0"	1	8'-0"
BR 3	WINDOW ADJ SLDR	5'-0"	6'-0"	1	8'-0"
BR 3	WINDOW ADJ SLDR	5'-0"	6'-0"	1	8'-0"
M. SUITE	WINDOW ADJ SLDR	6'-0"	6'-0"	1	8'-0"
M. SUITE	WINDOW ADJ SLDR	6'-0"	6'-0"	1	8'-0"
TOTAL				20	

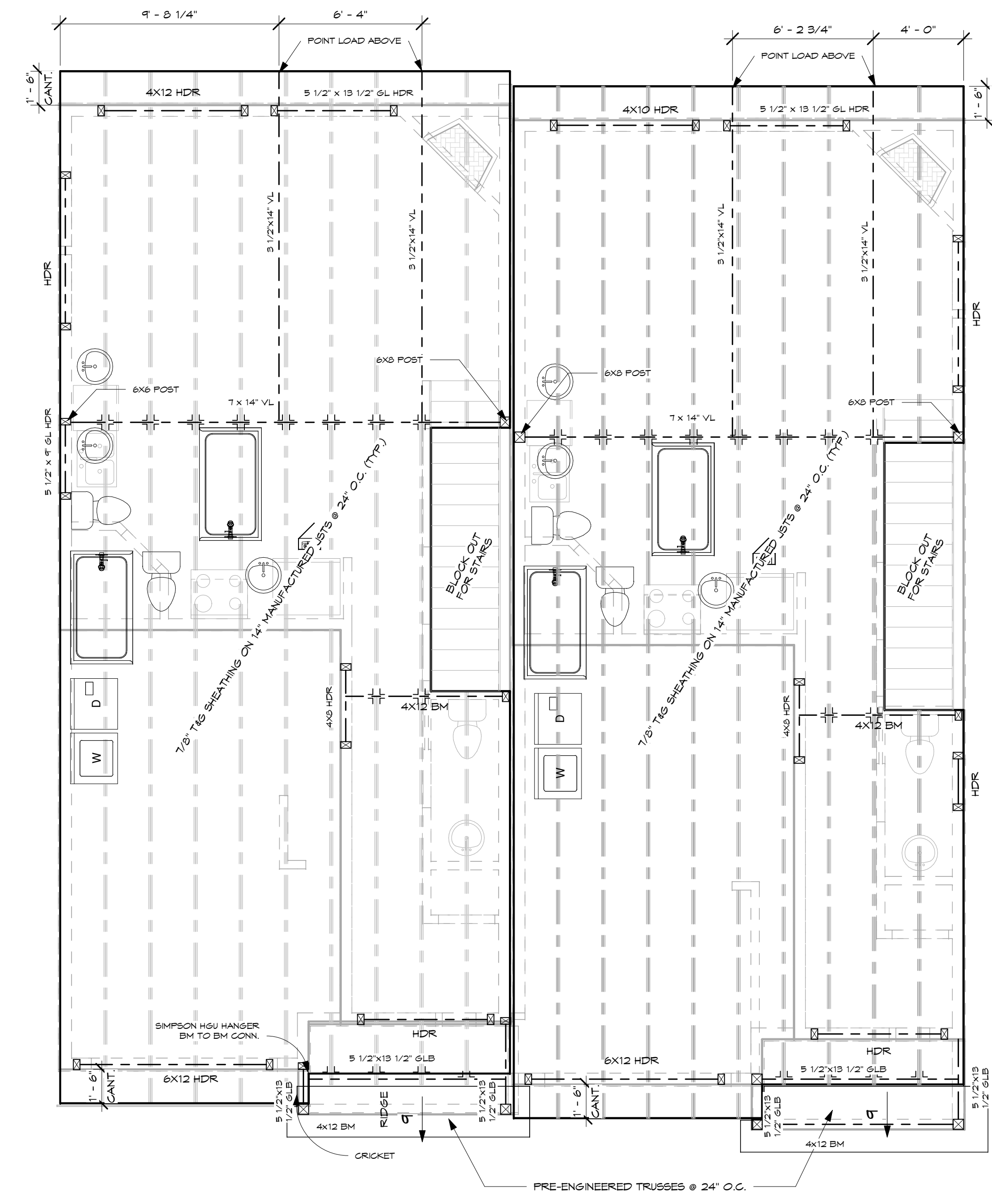
FLASHING NOTE: USE APPROVED CORROSION RESISTANT FLASHING IN ALL OF THE FOLLOWING AREAS:

1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAK PROOF, EXCEPT THAT SELF FLASHING WINDOWS CONTINUOUS LAP OF NOT LESS THAN 1" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING THE CORNERS. DO NOT REQUIRE FLASHING.
2. AT THE INTERSECTION OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
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 CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.

SHEAR WALL BOTTOM PLATE NAILING & ALL NAILING AT PRESSURE TREATED PLATE MEMBERS SHALL BE HOT DIPPED ZINC COATED GALV. STEEL OR STAINLESS STEEL NAILS, FASTENERS FOR PRESURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON, BRONZE, OR COPPER. FIELD CUT END, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN THE FIELD.

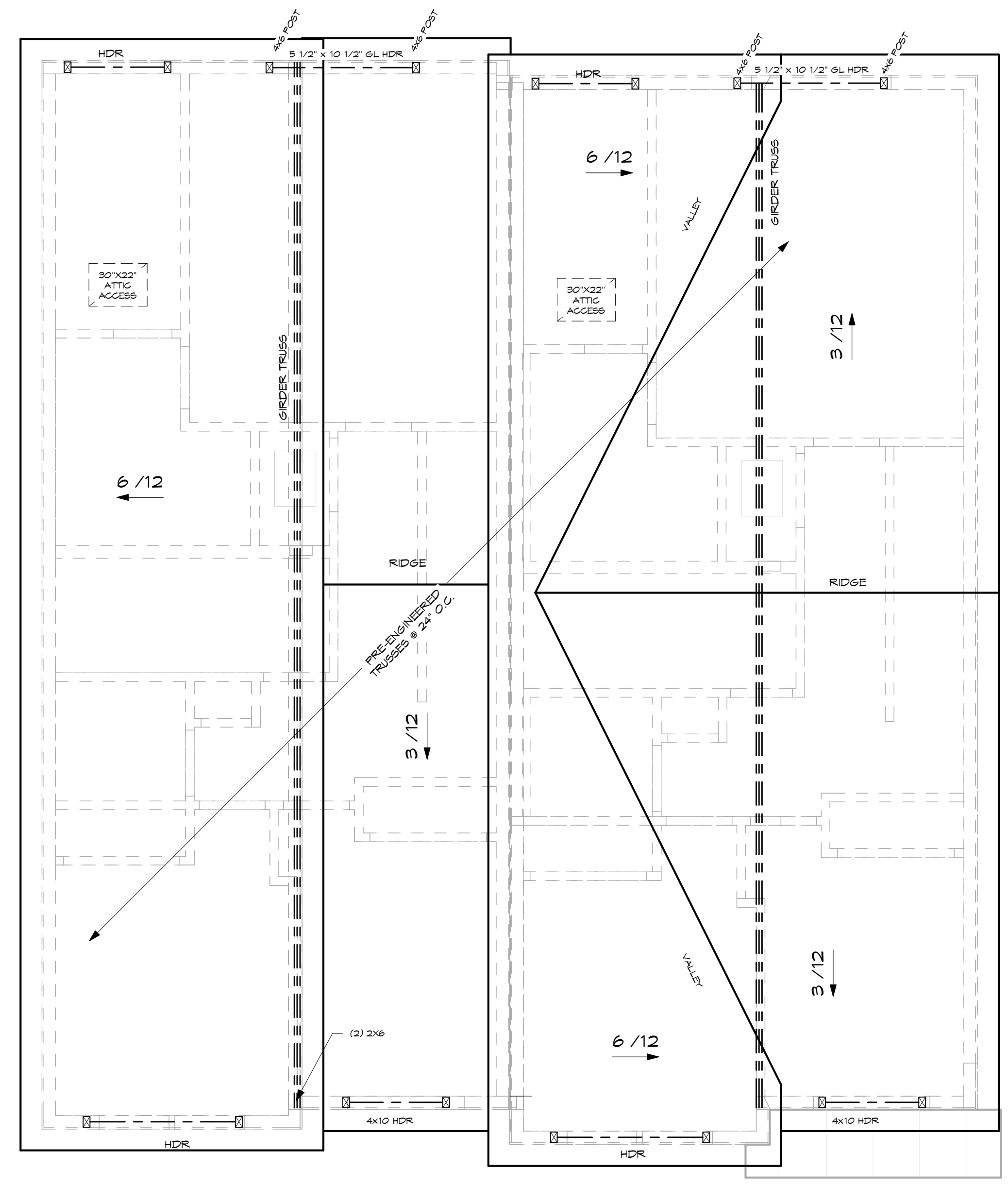
NOTE: ALL HEADERS TO BE 4X10'S UNLESS NOTED OTHERWISE

NOTE: ALL HEADERS TO BE 4X10'S UNLESS NOTED OTHERWISE



UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.



ROOF FRAMING PLAN
1/4" = 1'-0"

REFER TO THE MANUFACTURES TRUSS LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

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SHEET
Framing

A6



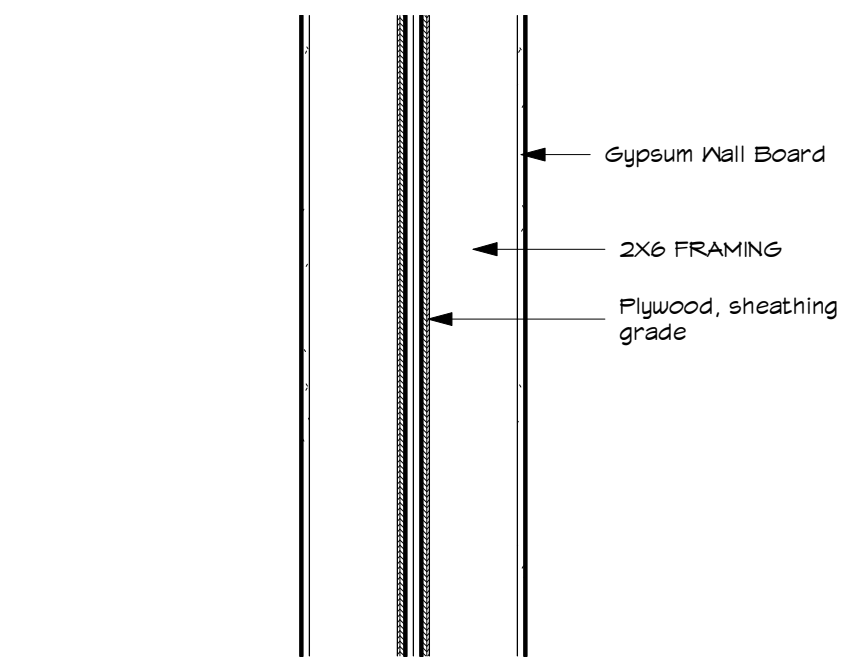
COUCH STREET DUPLEX

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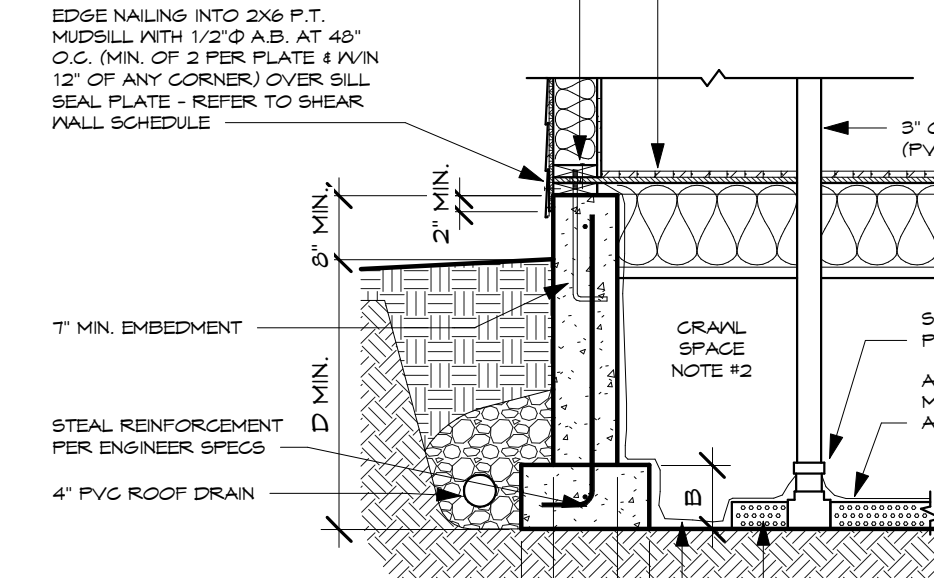
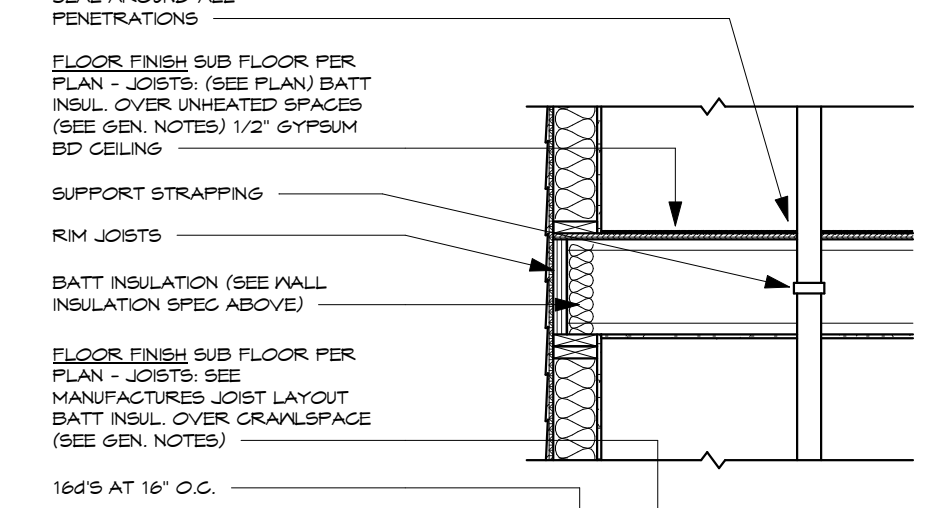
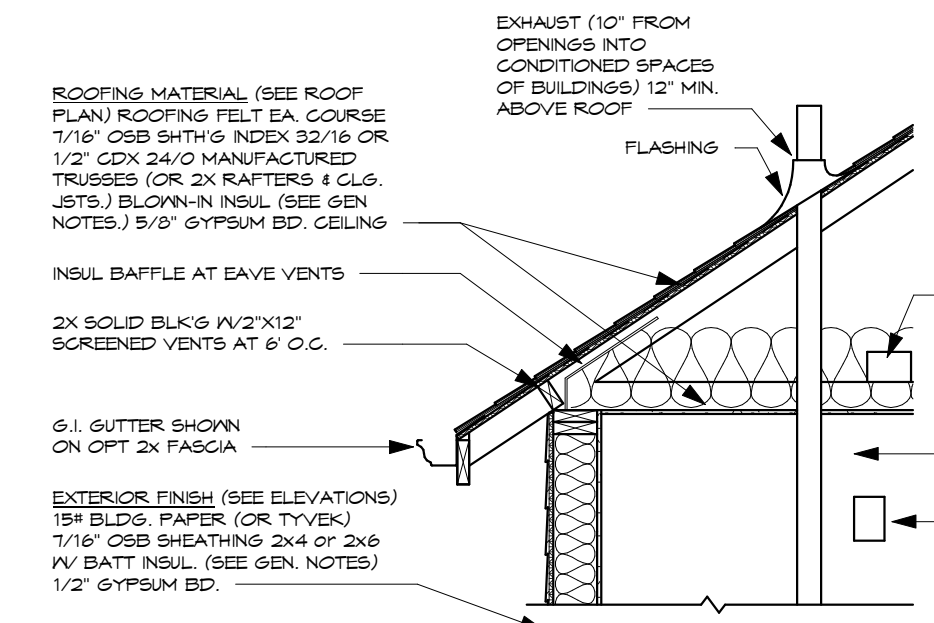
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SHEET
Building Sections

A7



4 DOUBLE WALL DETAIL
1/2" = 1'-0"



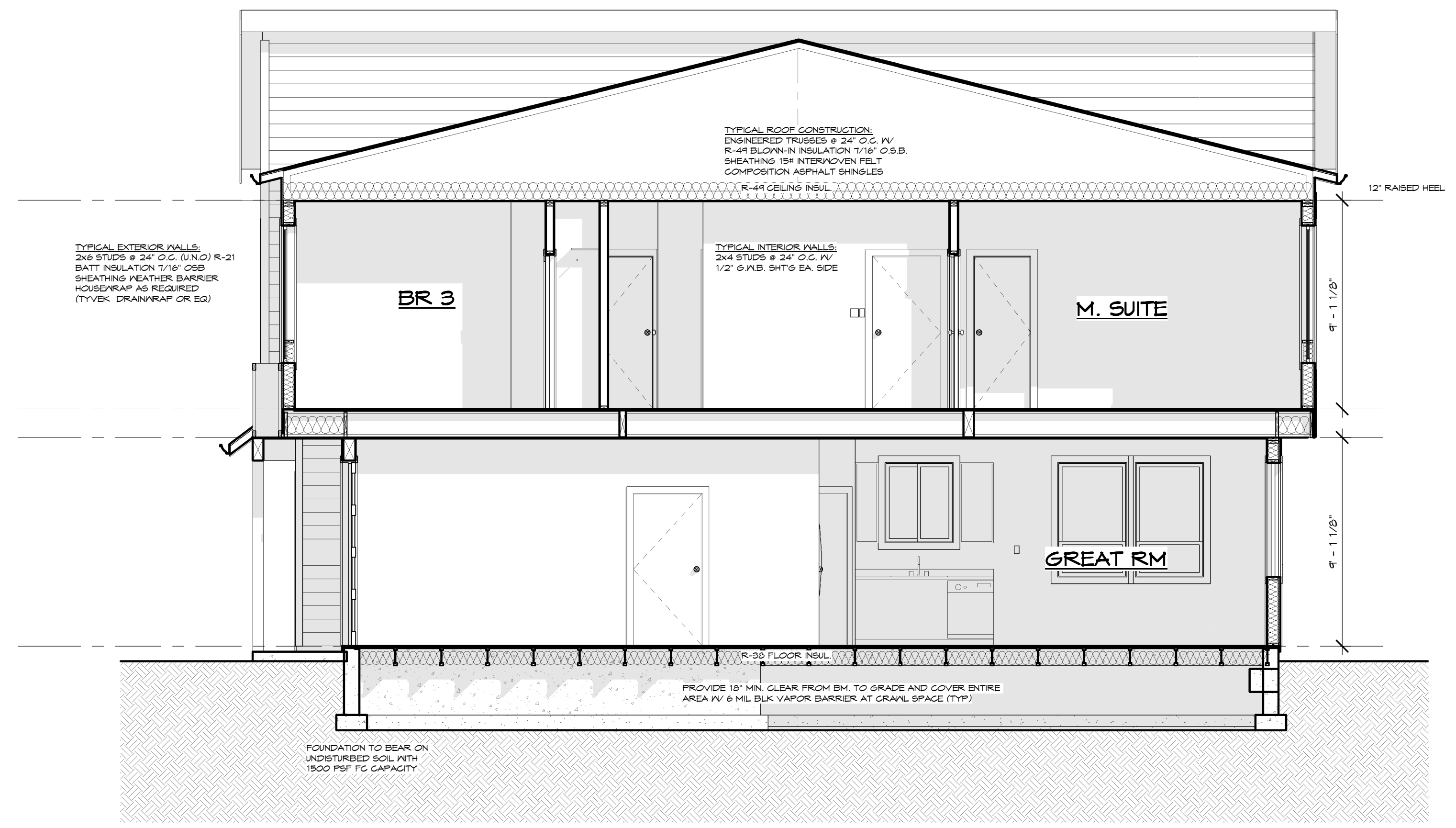
PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION

NOTES:
1. INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
2. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NONCLOSEABLE DESIGN.
3. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.

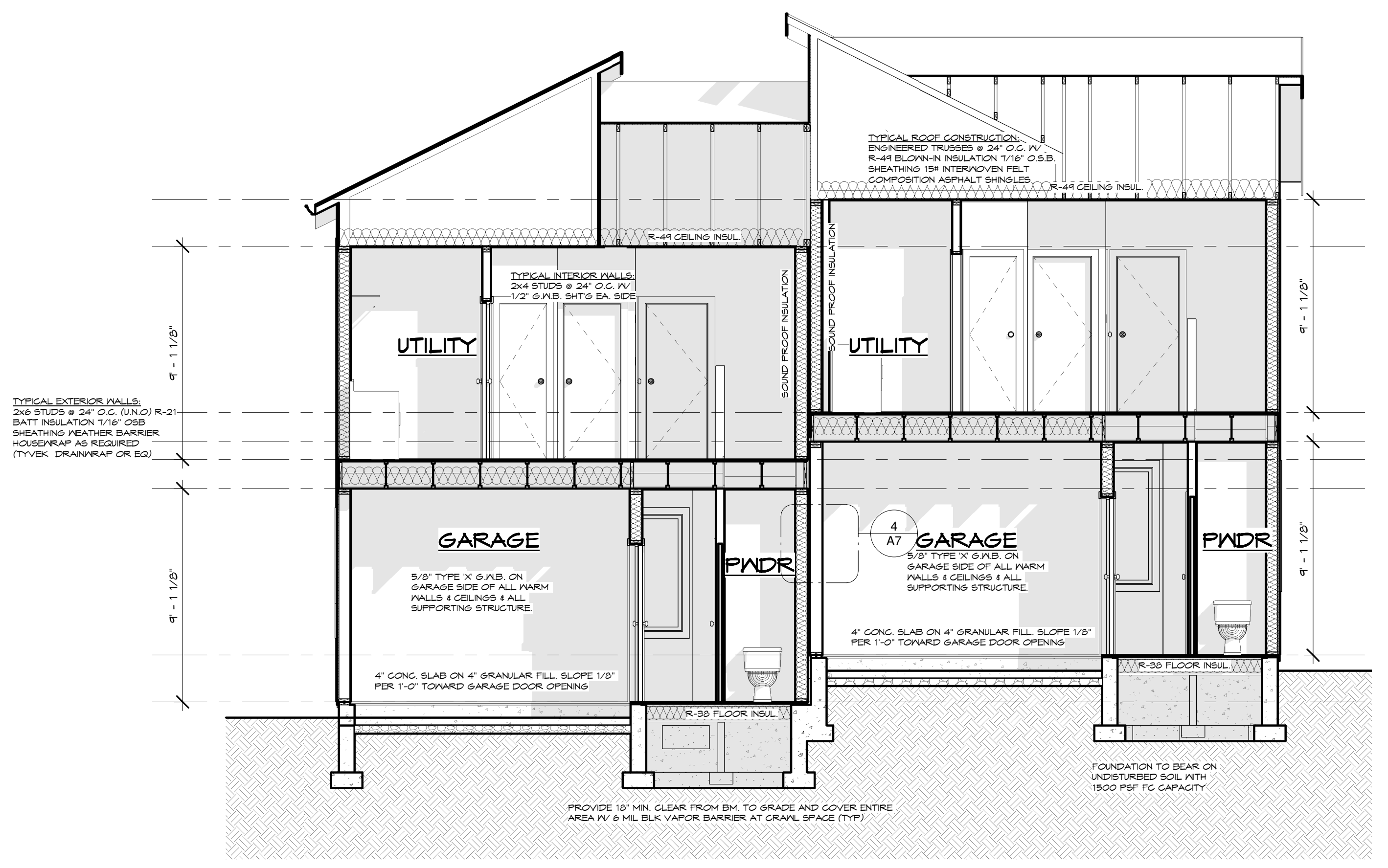
1'	10"	8"	6"	4"	1 STORY
15'	8'	7'	15'	15'	2 STORY
24'	10'	8'	18'	18'	3 STORY

MINIMUM FOUNDATION DIMENSIONS "N.G." (SEE ENGINEERING FOR EXACT DIMENSIONS AND SPECIFICATIONS.)

WALL SECTION / RADON VENT
1/2" = 1'-0"



SECTION 2
1/4" = 1'-0"



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



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STRUCTURAL NOTES

GENERAL

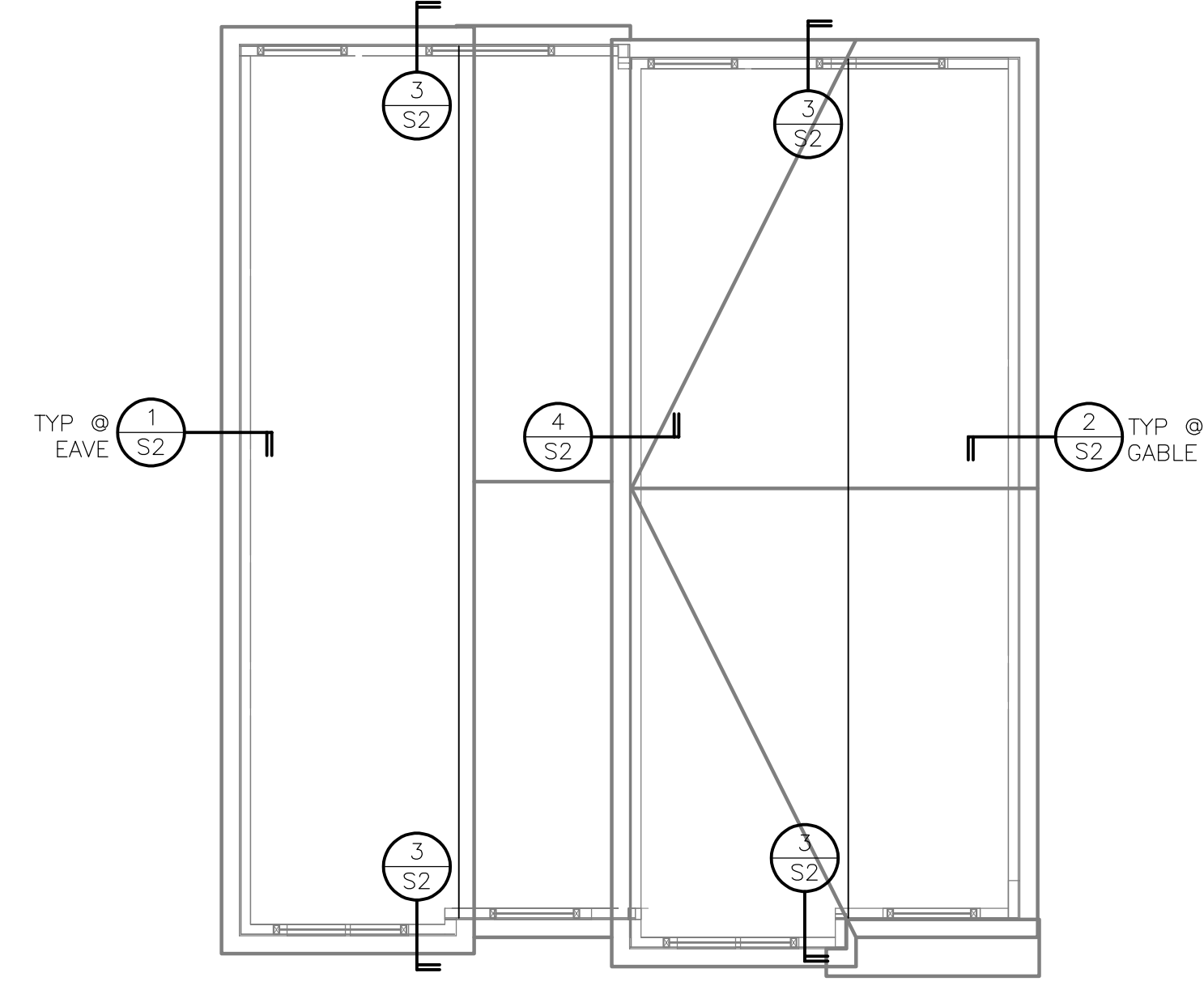
- These Structural Drawings pertain to the lateral force resisting system and framing elements as noted. See architectural plans for framing & foundation plans, dimensions and more information.
- The governing code is the 2018 International Residential Code and the 2018 International Building Code.
- All framing and other work shall comply with the 2018 International Residential Code for "conventional construction" unless noted otherwise as more restrictive.
- Shop drawings, stamped by a Registered Structural Engineer licensed in the State of Washington, shall be required on: Pre-fabricated Joists and Light Metal Plate Connected Wood Trusses.
- This structure and all of its parts must be adequately braced against wind, lateral earth and seismic forces until the permanent lateral-force resisting systems have been constructed and all attachments and connections necessary for the stability of the structure and its parts have been made.

STRUCTURAL LOADINGS

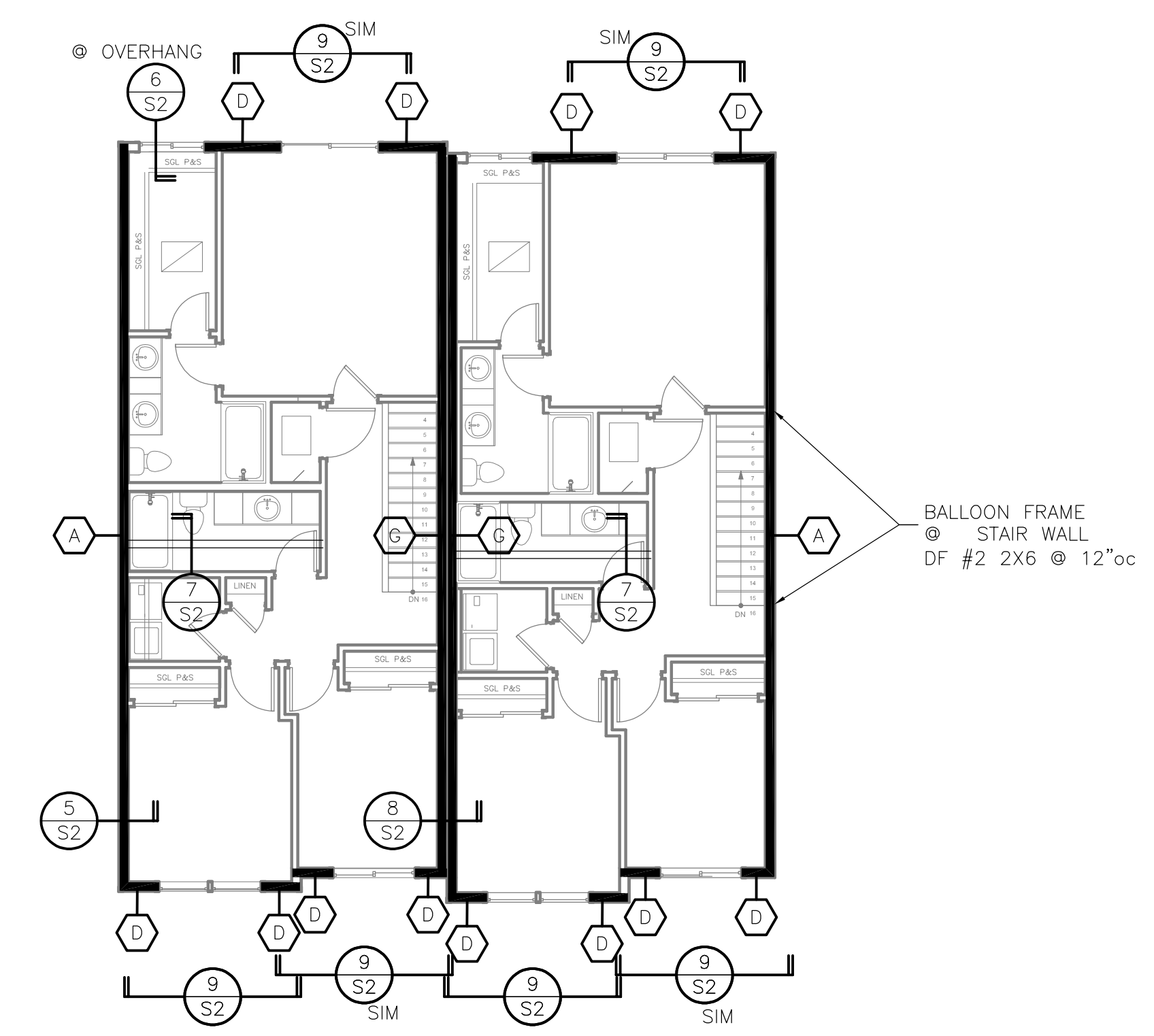
- Dead Load.....10 psf at floor, 15 psf at roof
- Floor Live Load.....40 psf
- Roof Snow Load.....25 psf
- Wind load: IBC 3 Second Gust Wind Speed.....135 mph - Exposure B
- Seismic load: IBC Seismic Category D..... $S_s = 1.0, S_1 = 0.34$

STRUCTURAL MATERIALS

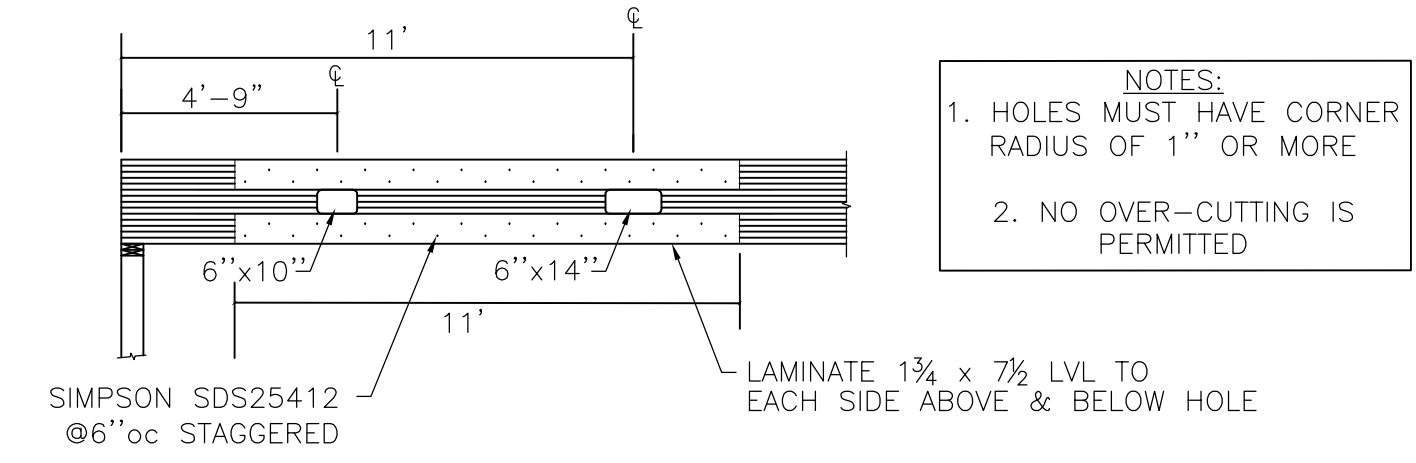
- Foundation Soil Properties:
 - Maximum vertical bearing pressure for footings founded 1'-6" minimum below original or finish grade.....1500 psf
- Concrete:
 - 28 day design strength F'_c2500 psi
 - Minimum cement content.....5 1/2 sacks per cubic yard
 - Maximum water/cement ratio......6 gallons per sack of cement
 - Concrete exposed to elements shall have 5% ± 1% entrained air, by volume per ASTM C260
 - Consolidate concrete using mechanical vibration.
 - Follow ACI recommendations regarding hot and cold weather.
 - Do not place concrete on loose, muddy or frozen ground.
 - Mild steel reinforcing bars.....ASTM A615, Grade 60
Note: Grade 40 Rebar is okay for rebar in footings and stemwalls of one and two story homes on flat lots without concrete basement and/ or retaining walls.
- Wood:
 - Sawn Lumber: All framing lumber shall be as follows unless noted otherwise on drawings.
 - Studs.....DF-L or HF Stud Grade
 - Joists and Planks.....DF-L #2
 - Beams, Stringers and Posts.....DF-L #2
 - All members 3x or less shall be 19% moisture content maximum.
 - Provide solid blocking at all points of bearing, solid bridging at 8'-0" on center max shall be required where joists have a five-to-one or greater depth-to-thickness ratio and where one edge is not held in line by sheathing, wallboard, bracing, etc.
 - All plates and ledgers in contact with concrete or masonry shall be pressure treated in accordance with A.W.P.A. Standard C-2.
 - Nail in accordance with IRC Fastening Schedule Table R602.3 and drawings.
 - Glue-Laminated Members
 - Beams (typical).....AISC 117 combination 24F-V4 (DF/DF)
 - All glue laminated members shall be notched, shaped and finished in accordance with plans and specifications, and shall be fabricated with waterproof glues.
 - Erection of members shall conform to A.I.T.C. specifications.
 - Glue laminated members shall be western species and bear the A.P.A.-E.W.S. mark of American Wood Systems.
 - TrusJoist or Boise Cascade Joist Products:
 - Joists shall not exceed a live load deflection of $L/600$ at floors, or the working stresses as shown in the IBC standards for the appropriate loads.
 - TJ or BCI series: Manufacturer shall furnish all end and intermediate stiffeners, blocking and/or shear panels, metal bridging assemblies and hangers, as required to provide a complete floor structural system.
 - Laminated Veneer Lumber, noted on the plans as "LVL" or "ML" shall be provided by the joist manufacturer. It shall be 1-3/4" wide and match the floor joist depth.
 - Lumber noted on the plans as "Parallam" (PSL), shall be Parallel Strand Lumber, as manufactured by TrusJoist MacMillan.
 - Lumber, noted on the plans as Versolam (VL) shall be Boise Cascade Versa-Lam material.
 - Light-Metal Plate-Connected Wood Trusses:
 - Trusses shall comply with all provisions of the design specifications for light metal plate connected wood trusses of the Truss Plate Institute, unless noted otherwise.
 - Connect all trusses to supporting members with one Simpson H2.5 anchor, unless noted otherwise.
 - Plywood Sheathing:
 - All plywood sheathing shall be C-D grade, unless noted otherwise (with exterior glue), shall conform with IBC standards and shall bear the A.P.A. trademark.
 - Roof sheathing.....1/2" Index 24/0
 - 2nd Floor sheathing.....3/4" Index 48/24 T&G
 - 1st Floor sheathing.....1 1/8" 2-4-1 T&G
 - Wall sheathing.....7/16" Index 24/0
 - Nail exterior wall sheathing with 8d at 6 inches on center at panel edges and 12 inches on center in-the-field unless noted otherwise on the ShearWall Schedule and drawings.
 - Nail (or screw) floor sheathing with 10d at 6 inches on center at panel edges and 12 inches on center in-the-field unless noted otherwise on drawings.
Apply a 1/4" diameter continuous bead of construction adhesive conforming to AFG-01 to tops of all joists, blocking and plates immediately before placing sheathing.
 - Plywood sheathing shall be laid with end joints staggered.
 - Block all shear wall sheathing with 2x4 flat blocking at all edges.
 - Lay out plywood to eliminate any width less than 1'-0", except at plywood floors where minimum dimension shall be 2'-0", unless all edges of the undersized sheets are supported by blocking.
 - Oriented Strand Board conforming with IBC standards, Grade 2-M-W, manufactured with exterior glue, may be substituted for plywood, provided it has equal load/span rating index and bears the A.P.A. trademark of the American Plywood Association.
 - Contractor is to protect floor and roof sheathing from extreme wet conditions to limit movements due to expansion caused by moisture.
 - Wood Connectors:
 - All plates and ledgers shall be anchored with a minimum of 3 anchors per piece.
 - Expansion anchors shall have a 3 1/2 inch minimum embedment.
 - All framing connectors shall be Simpson or approved. Fill all nail holes with nails as specified by the hanger manufacturer, unless noted otherwise.
 - Bolts and lag bolts to be ASTM A307 unless noted otherwise.
 - Provide standard plate washers under heads or nuts of bolts bearing on wood unless noted otherwise.
 - Pre-drill holes for lag threads.



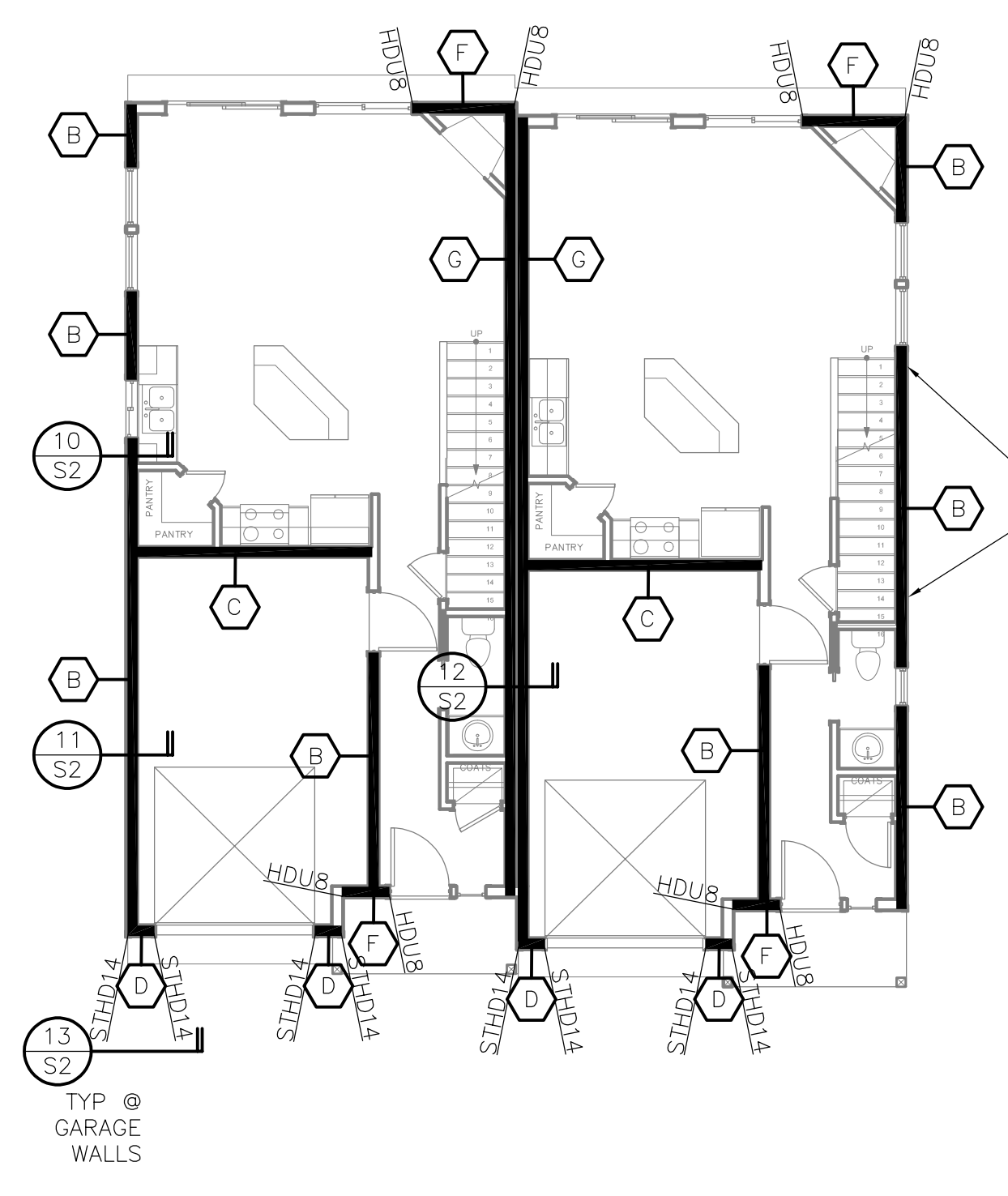
(A) S1
ROOF PLAN
1/8"=1'-0"



(B) S1
UPPER SHEARWALL PLAN
1/8"=1'-0"



(1) S1
DUCT HOLE DETAIL
1/4"=1'-0"



(C) S1
MAIN SHEARWALL PLAN
1/8"=1'-0"

PLAN NOTES:

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND ADDITIONAL INFORMATION. DO NOT SCALE DRAWINGS.
- ROOF TRUSS AND FLOOR JOIST DESIGN BY SUPPLIER. TRUSS AND JOIST SUPPLIER SHALL REVIEW THIS ENGINEERING TO VERIFY LAYOUT AND OTHER INFORMATION.
- INDICATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE. NAIL EXTERIOR WALLS PER SHEAR WALL TYPE (A) UNLESS NOTED OTHERWISE.
- INDICATES SIMPSON HOLDOWN. ATTACH TO 4x6 MINIMUM. ANCHOR TO FOUNDATION WITH SIMPSON SB7/8x28 ANCHOR. INSTALL PER SIMPSON SPECS.
- INDICATES SIMPSON EMBEDDED STRAP HOLDOWN. ATTACH TO DOUBLE STUDS. INSTALL PER SIMPSON SPECS.

SHEAR WALL SCHEDULE						
WALL SYMBOL	SHEATHING	PANEL EDGE NAILING	TOP PLATE ANGLE ATTACHMENT TO BLOCKING	BOTTOM PLATE NAILING	ANCHOR BOLTS 3/8"	CAPACITY (PLF)
(A)	3/8" PLYWOOD	8d @ 6"oc (STAPLES @ 6")	@ 48"oc	16d @ 8"oc	@ 72"oc	160
(B)	3/8" PLYWOOD	8d @ 6"oc (STAPLES @ 4")	@ 32"oc	16d @ 8"oc	@ 48"oc	260
(C)	3/8" PLYWOOD	8d @ 4"oc (STAPLES @ 3")	@ 24"oc	16d @ 6"oc	@ 36"oc	340
(D)	3/8" PLYWOOD	8d @ 3"oc	@ 16"oc	16d @ 4"oc	@ 30"oc	480
(E)	3/8" PLYWOOD	8d @ 2"oc	@ 12"oc	16d @ 3"oc	@ 24"oc	620
(F)	3/8" PLYWOOD EA SIDE	8d @ 3"oc	@ 8"oc	16d @ 2"oc	@ 16"oc	960

- NOTES:
- SHEATHING: PLYWOOD SHALL BE 4 PLY MINIMUM AND ALL PANEL EDGES SHALL BE BLOCKED. ORIENTED STRAND BOARD (OSB) MANUFACTURED WITH EXTERIOR GLUE, MAY BE SUBSTITUTED PROVIDED IT HAS EQUAL LOAD/SPAN RATING INDEX AND BEARS THE A.P.A. TRADEMARK.
 - WOOD MATERIAL: STUDS TO BE DOUG FIR SPECIES SPACED AT 16 INCHES ON CENTER. SILL PLATE TO BE PRESSURE TREATED (HEM FIR OKAY).
 - PANEL EDGE NAILING: PROVIDE PANEL EDGE NAILING AT ALL END STUDS, SILL PLATES AND TOP PLATES.
 - NAILS/STAPLES: STAPLES MAY BE SUBSTITUTED FOR NAILS WHERE NOTED ON SHEAR WALL SCHEDULE. THEY MUST BE 16 GAUGE, WITH A MIN. CROWN WIDTH OF 7/16 INCH O.D., AND A MINIMUM PENETRATION OF 1 INCH.
 - NAILING: NAILING AT INTERMEDIATE FRAMING TO BE SPACED AT 12"oc. STAPLES AT INTERMEDIATE FRAMING TO BE SPACED AT 8"oc.
 - ABUTTING SHEATHING: WHERE SHEAR CAPACITY EXCEEDS 350 PLF (SHEARWALLS C,D,E & F), FRAMING MEMBERS (WALL STUDS) RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE 3x MEMBERS OR DOUBLE 2x MEMBERS NAILED TOGETHER WITH 2 ROWS OF 10D'S @ 8" OC. NAILS SHALL BE STAGGERED.
 - TOP PLATE ANGLE ATTACHMENT TO BLOCKING: LS50'S ARE REQUIRED AT THE ROOF EAVE CONNECTION. A35'S ARE REQUIRED AT OTHER FLOOR TO SHEAR WALL CONNECTIONS WHERE THE PLYWOOD DOES NOT RUN CONTINUOUSLY FROM THE UPPER WALL TO LOWER WALL. SEE DETAILS.
 - ANCHOR BOLTS SHALL HAVE 3"x3"x1/2" PLATE WASHERS. WASHERS SHALL EXTEND TO WITHIN 1/2" OF EDGE OF BOTTOM PLATE WITH SHEATHING ATTACHED.
 - EXPANSION ANCHORS OF THE SAME DIAMETER AND SPACING WITH 4 INCHES OF EMBEDMENT MAY BE SUBSTITUTED AT INTERIOR SHEAR WALLS.

PLANS AND NOTES

Palladian Group - Couch St. Duplex

Revisions:

Project No.: 22160
Date: 6/8/2022
Checked by: CM

Sheet No.
S1



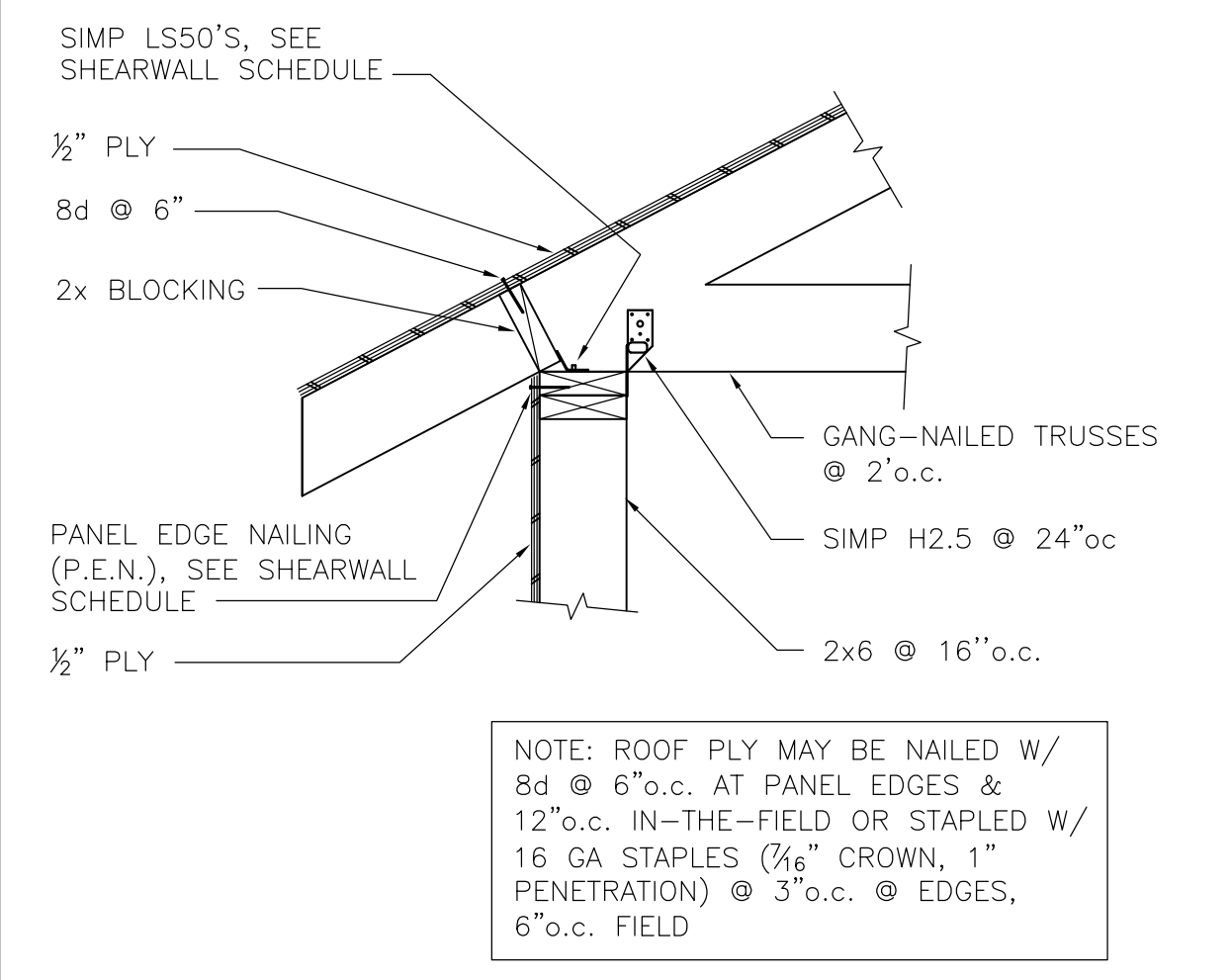
GREEN MOUNTAIN
structural engineering



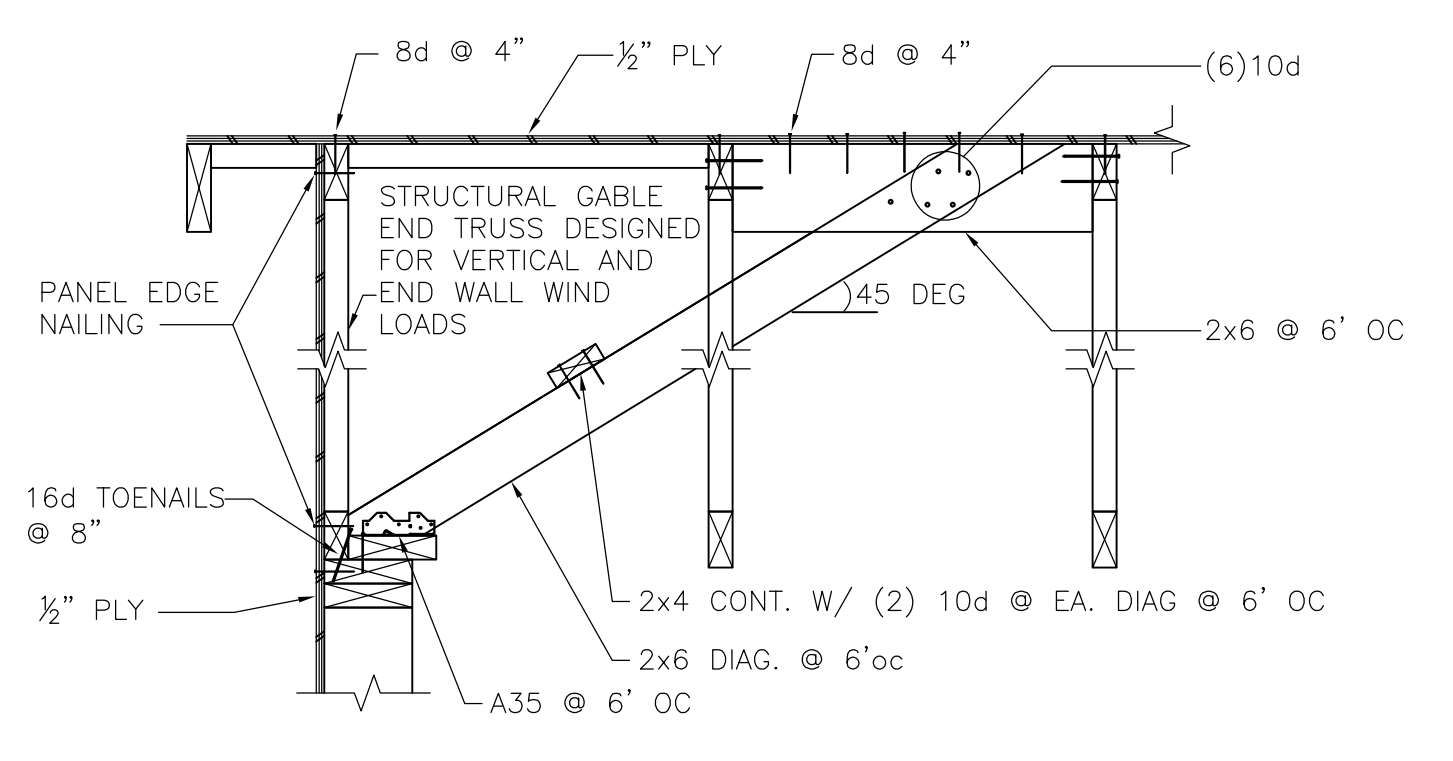
Palladian Group - Couch St. Duplex

Revisions:
Project No.: 22160
Date: 6/8/2022
Checked by: CM
Sheet No.

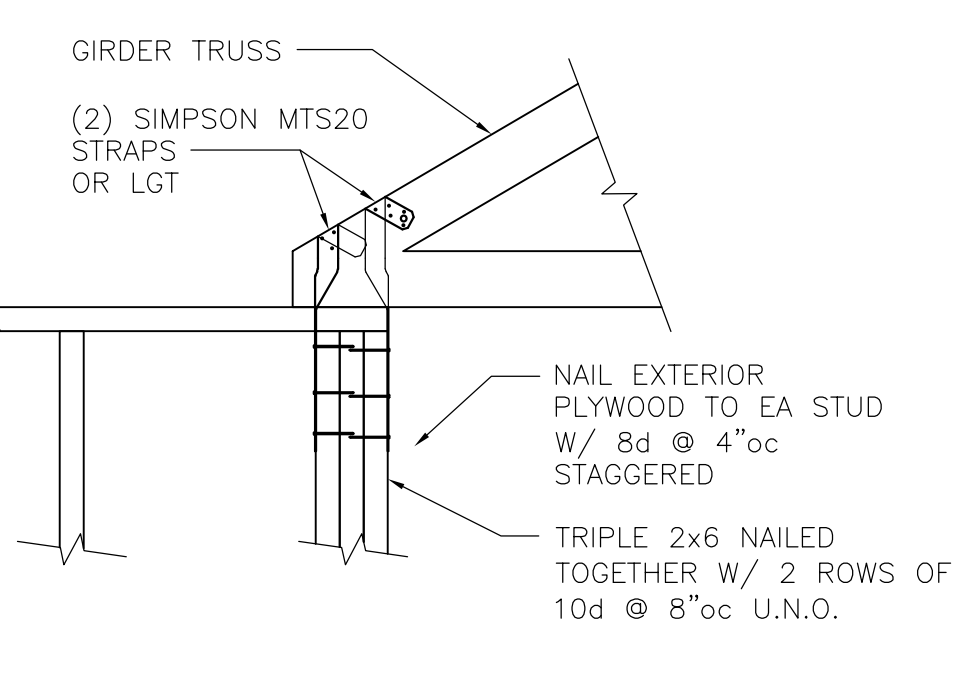
S2



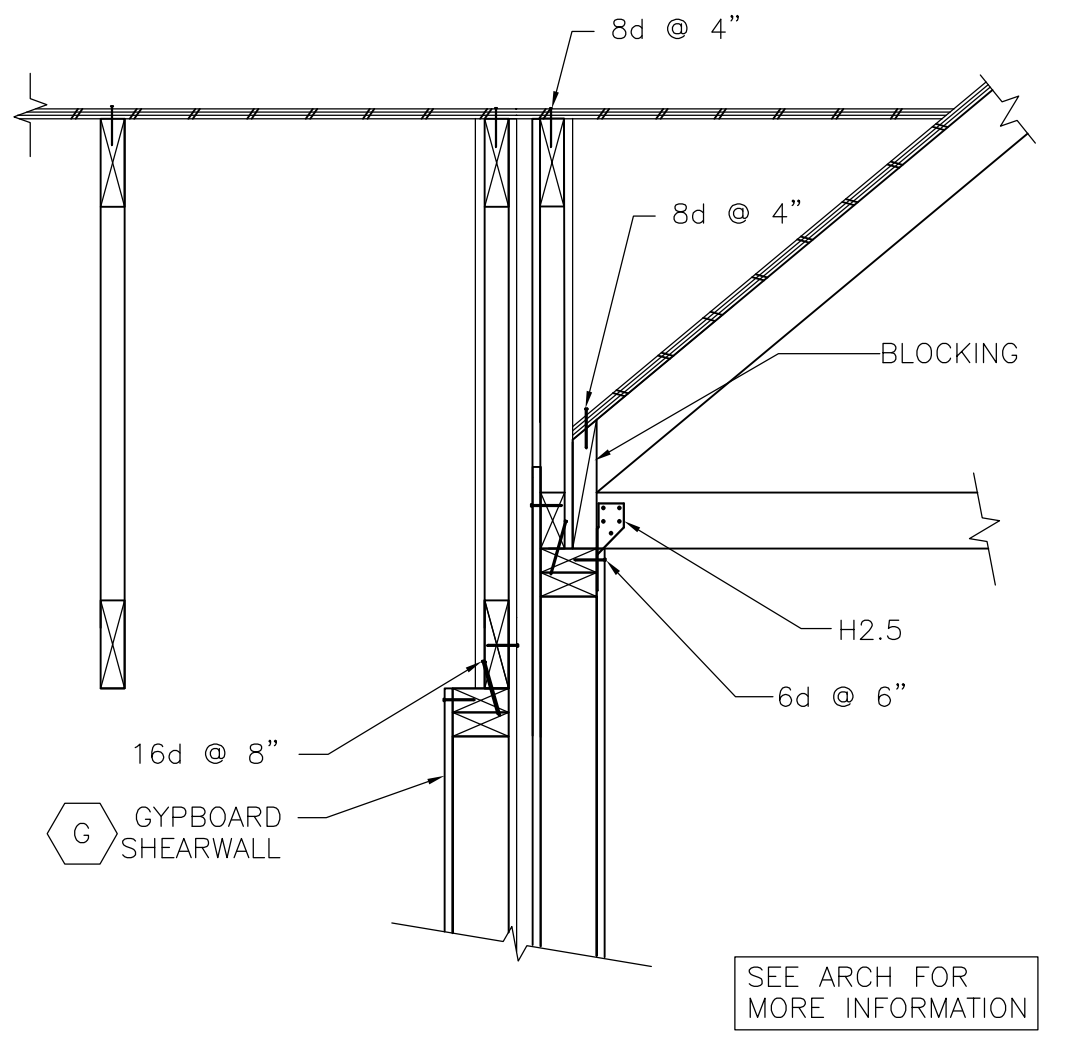
1 SECTION @ EAVE
S2 1"=1'-0"



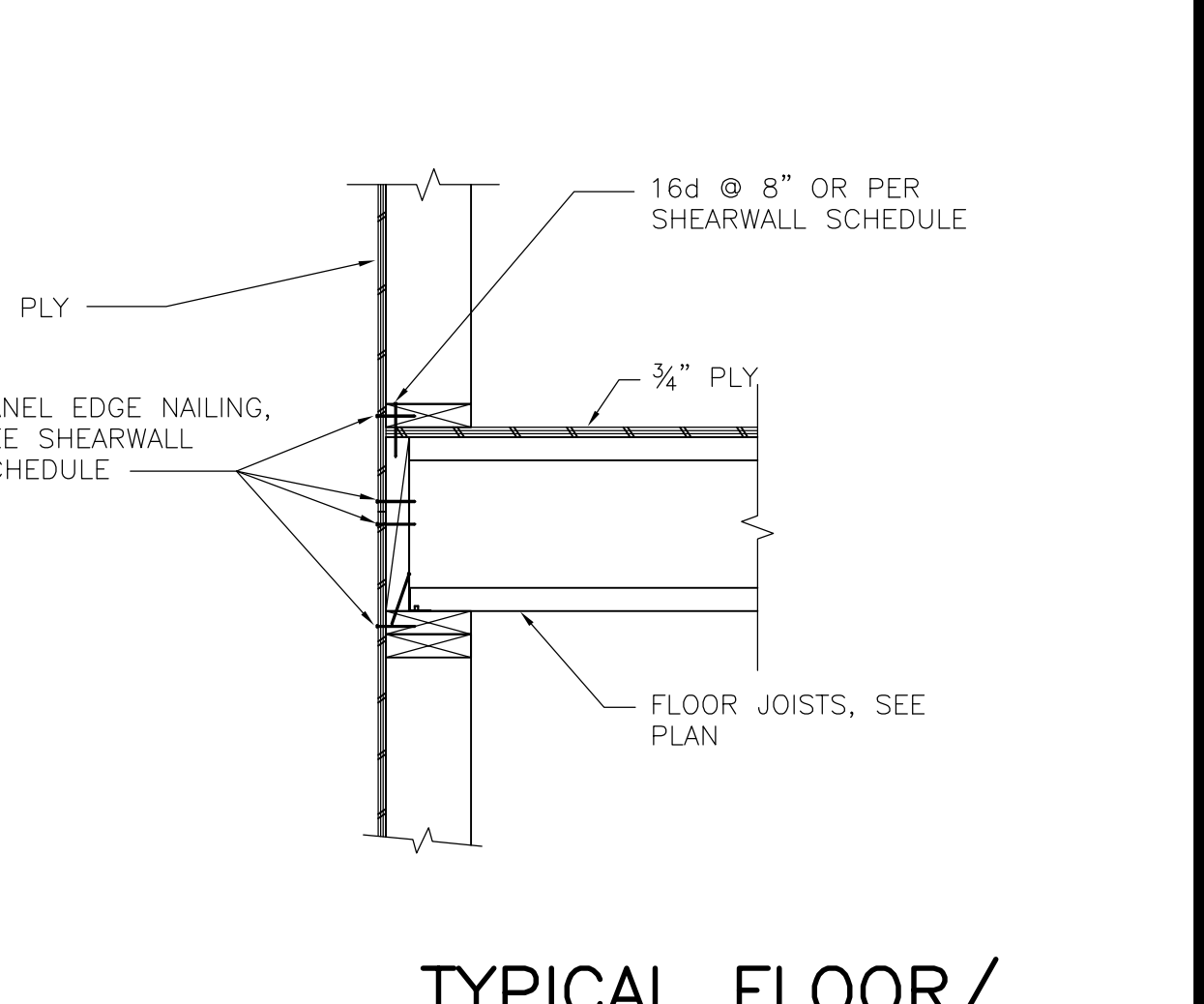
2 SECTION @ GABLE END
S2 1"=1'-0"



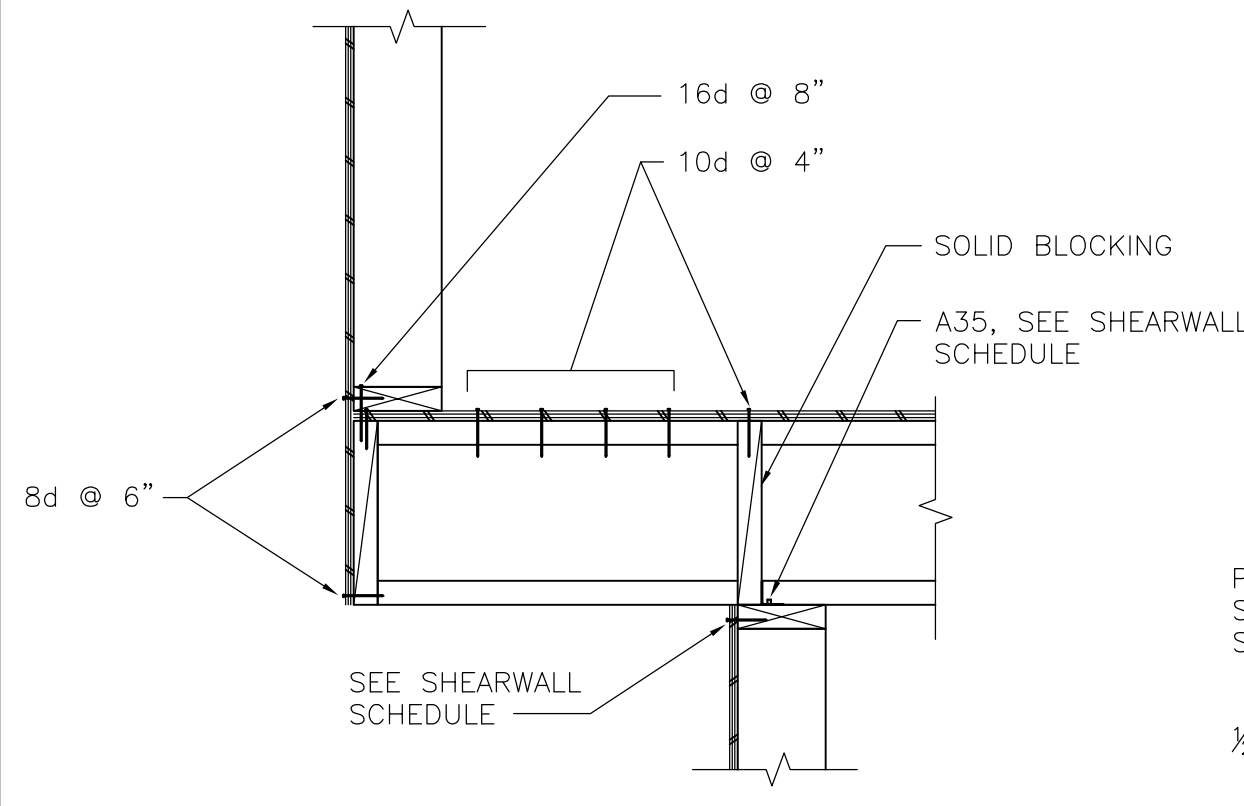
3 SECTION
S2 1"=1'-0"



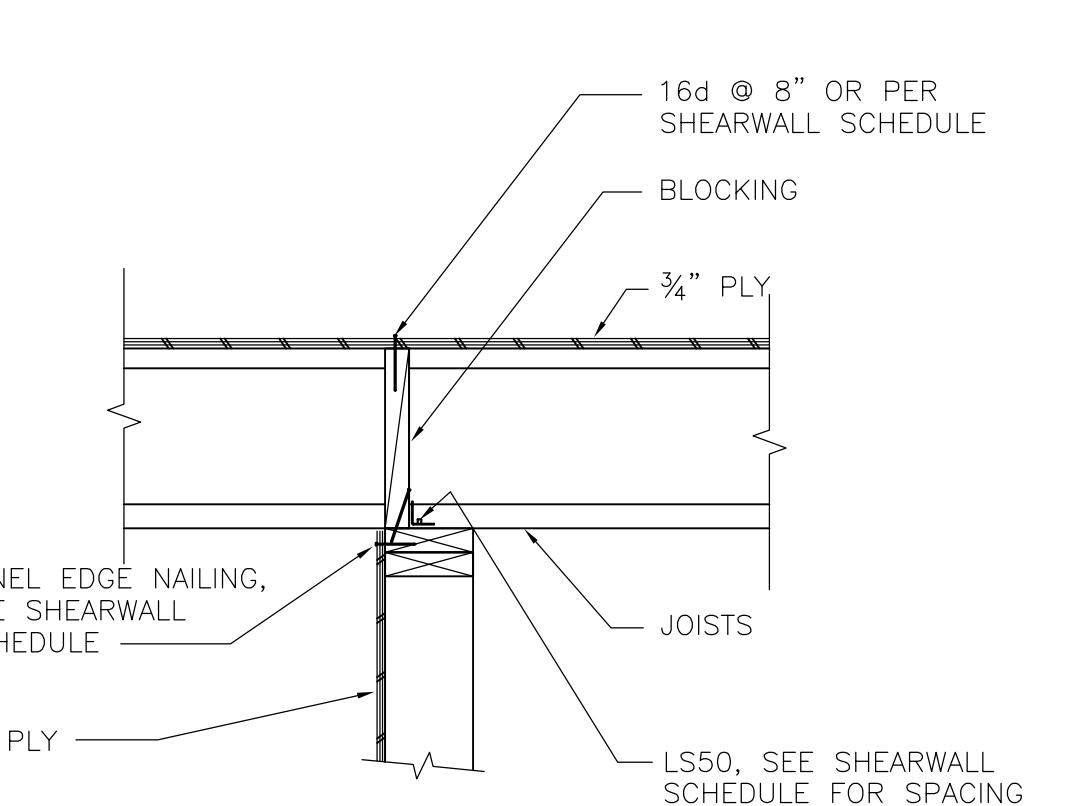
4 SECTION
S2 1"=1'-0"



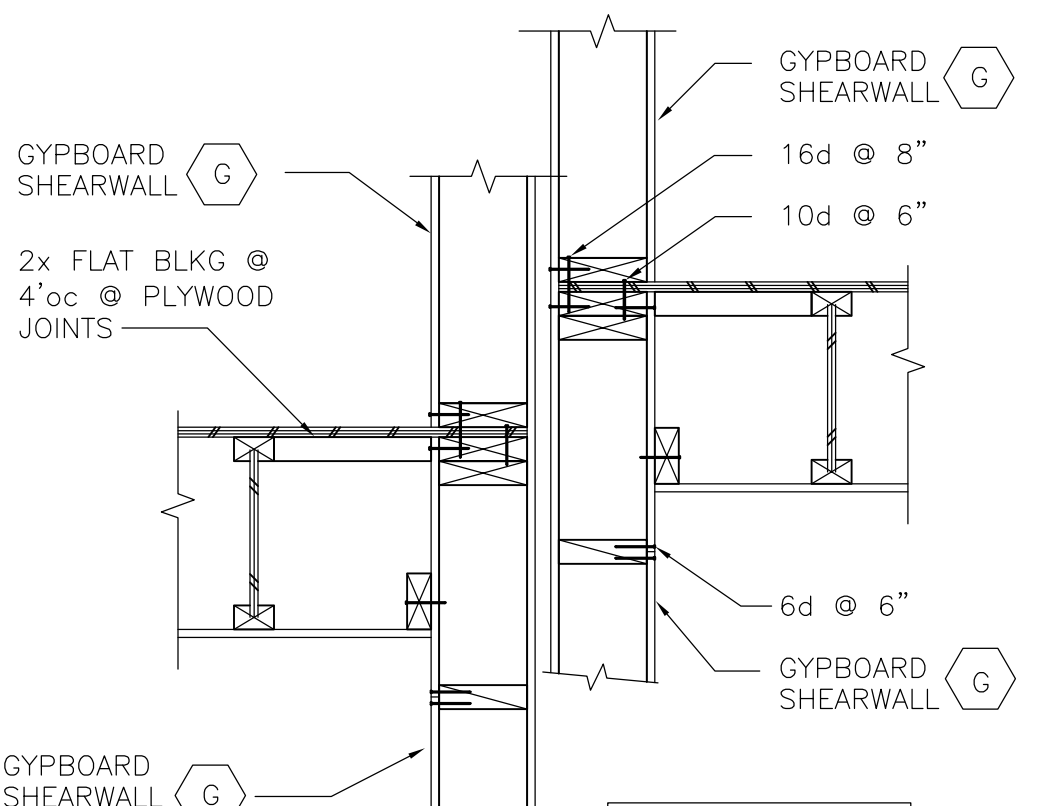
5 TYPICAL FLOOR/SHEARWALL CONNECTION
S2 1"=1'-0"



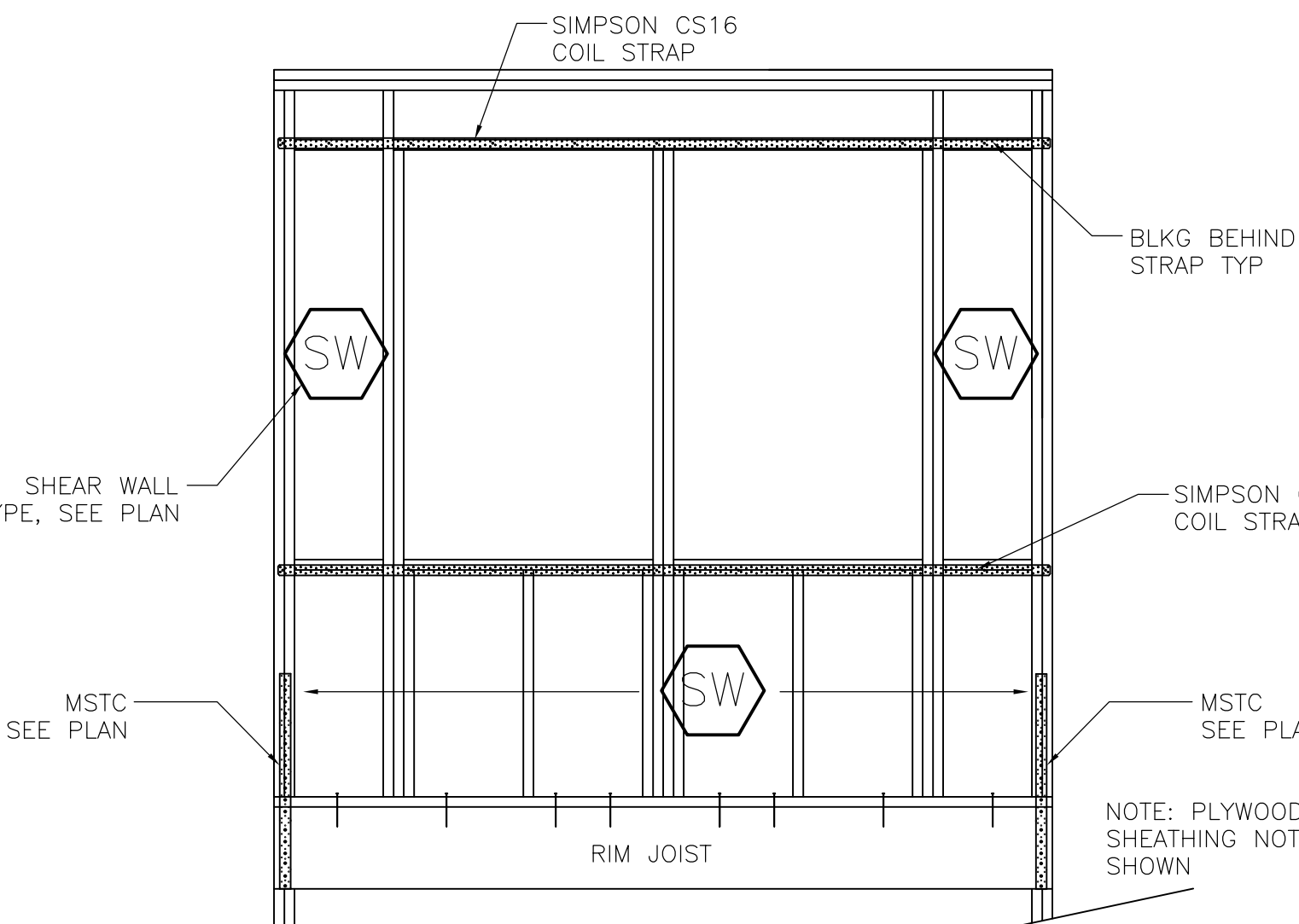
6 OVERHANG
S2 1"=1'-0"



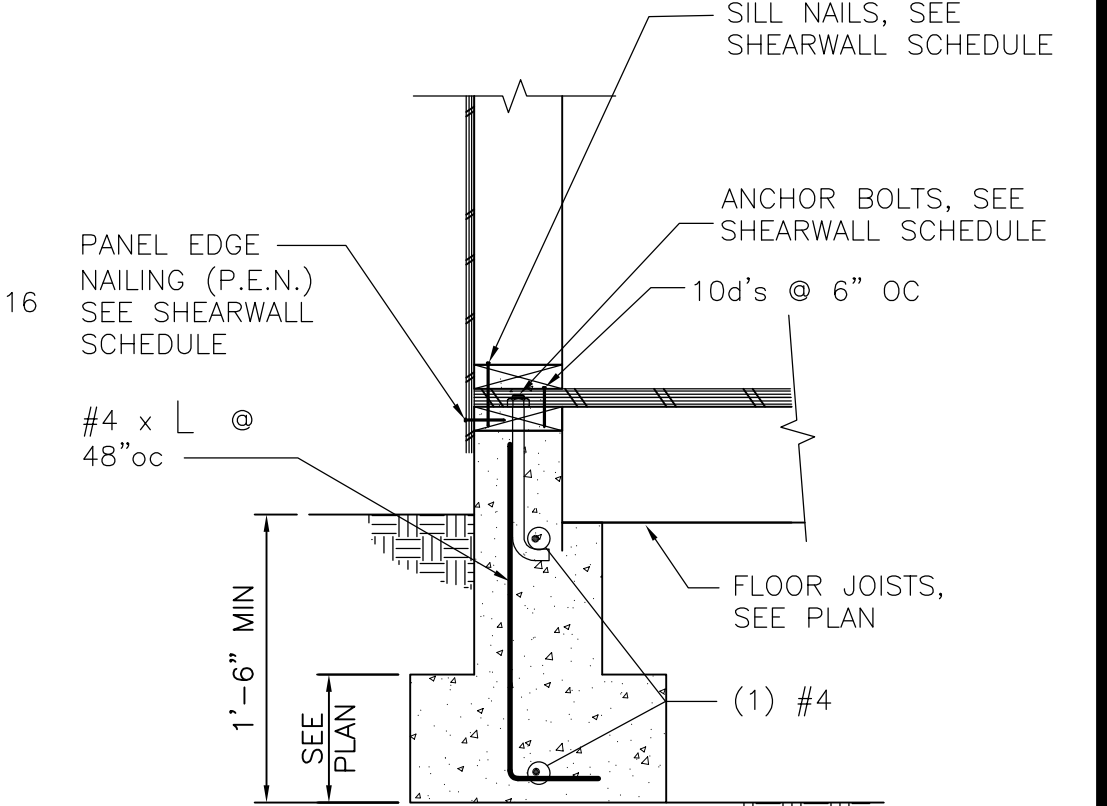
7 SECTION
S2 1"=1'-0"



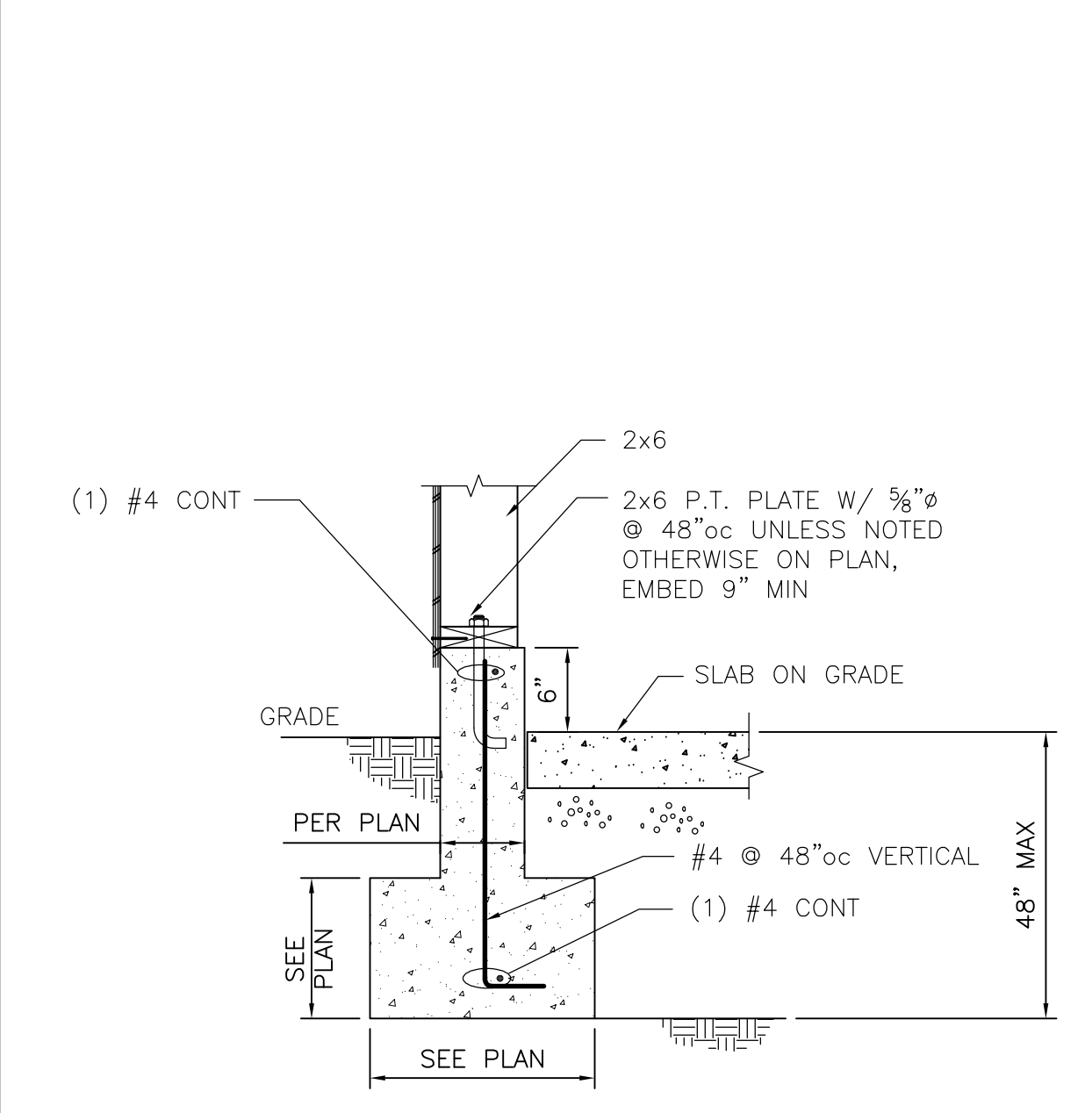
8 SHEARWALL
S2 1"=1'-0"



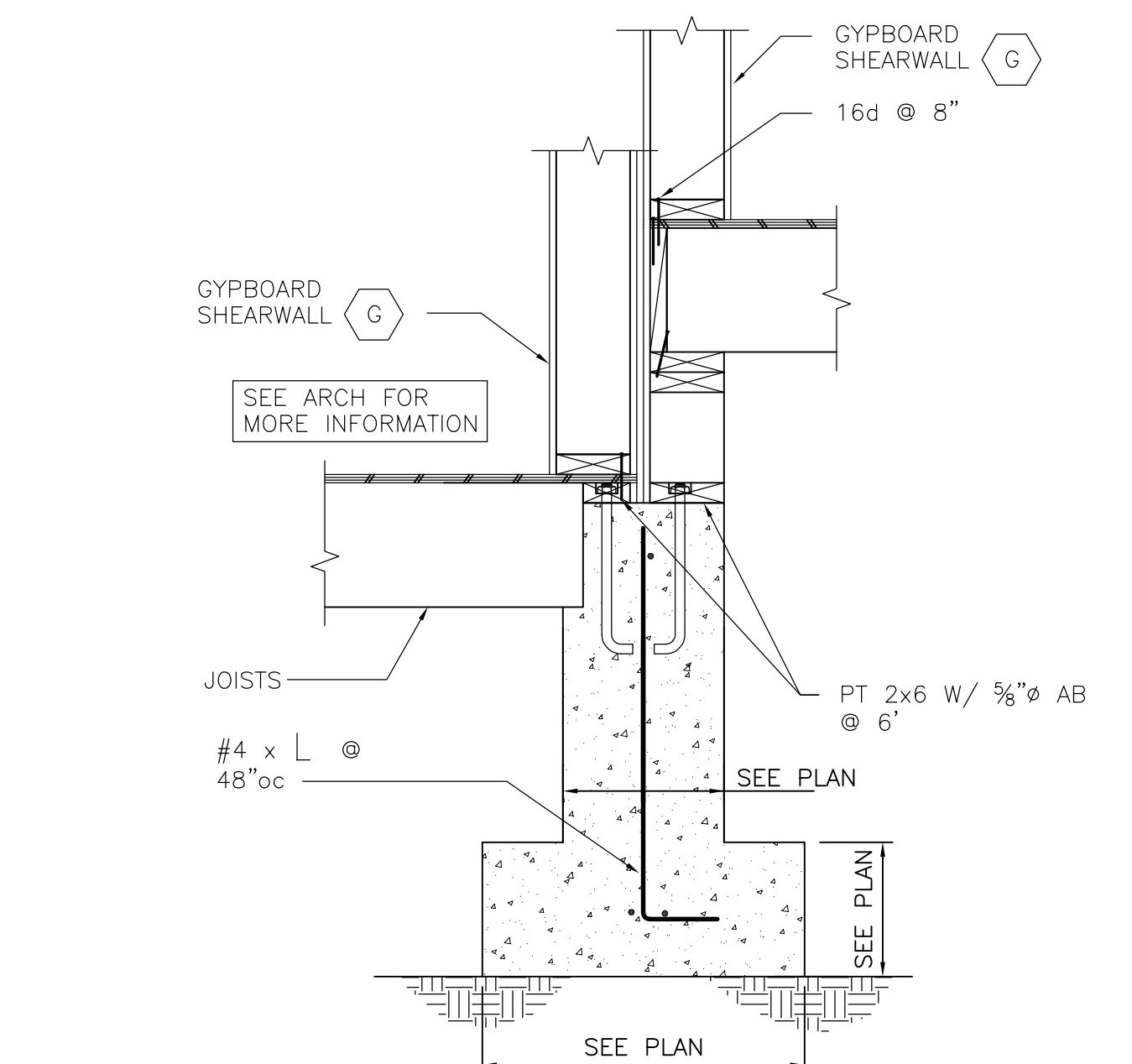
9 SHEAR WALL ELEVATION
S2 1/2"=1'-0"



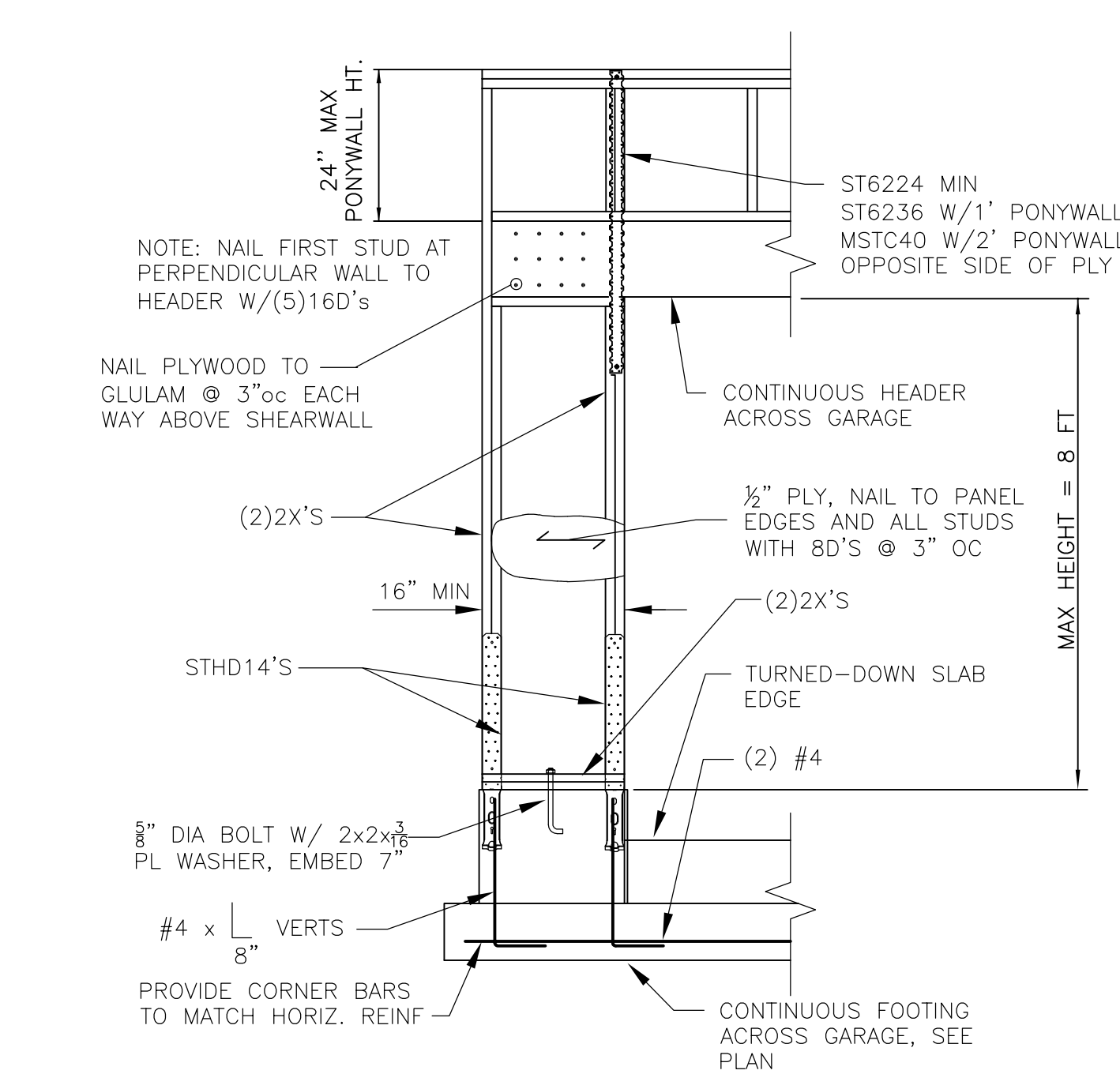
10 SECTION
S2 1"=1'-0"



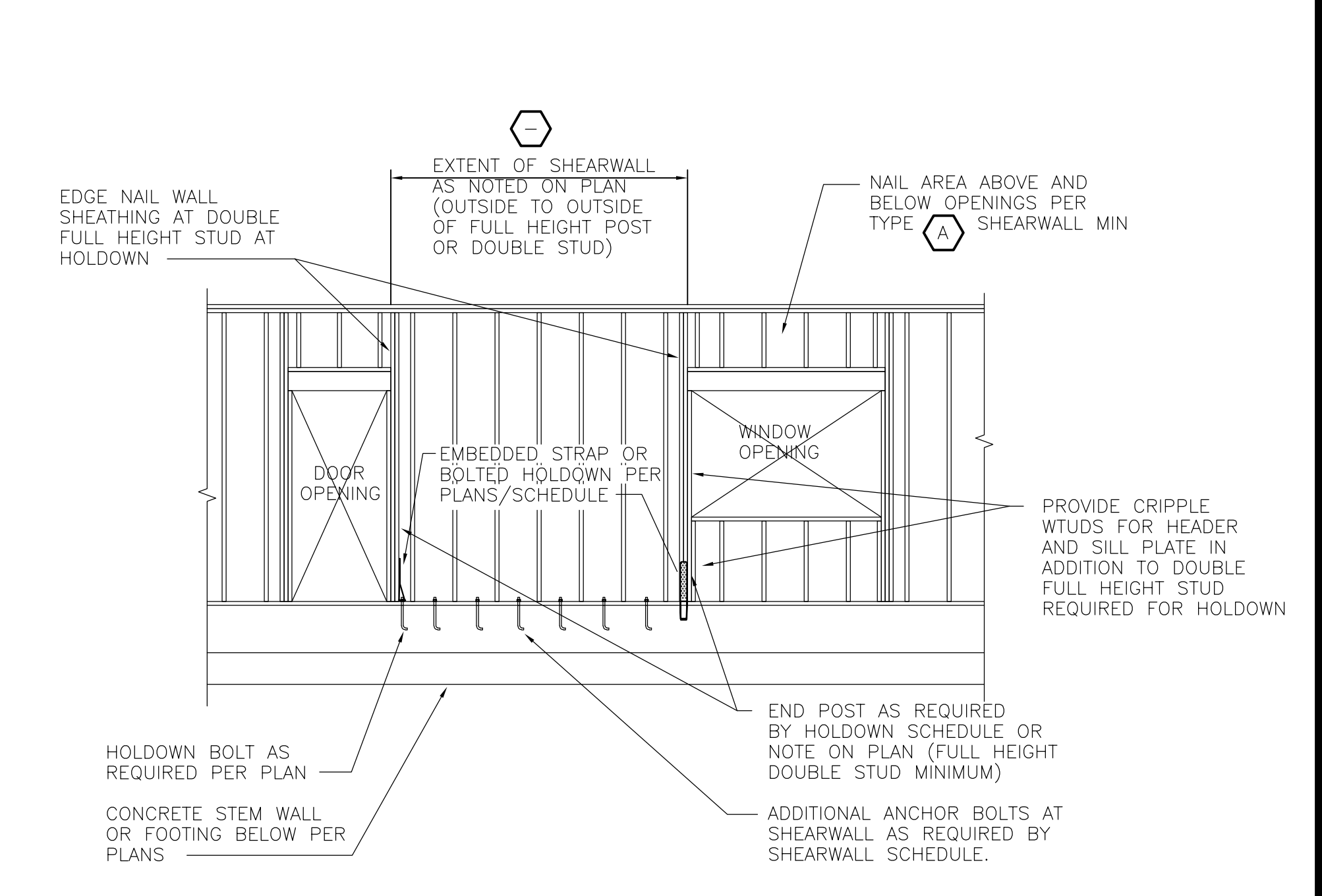
11 SECTION
S2 1"=1'-0"



12 SECTION
S2 1"=1'-0"



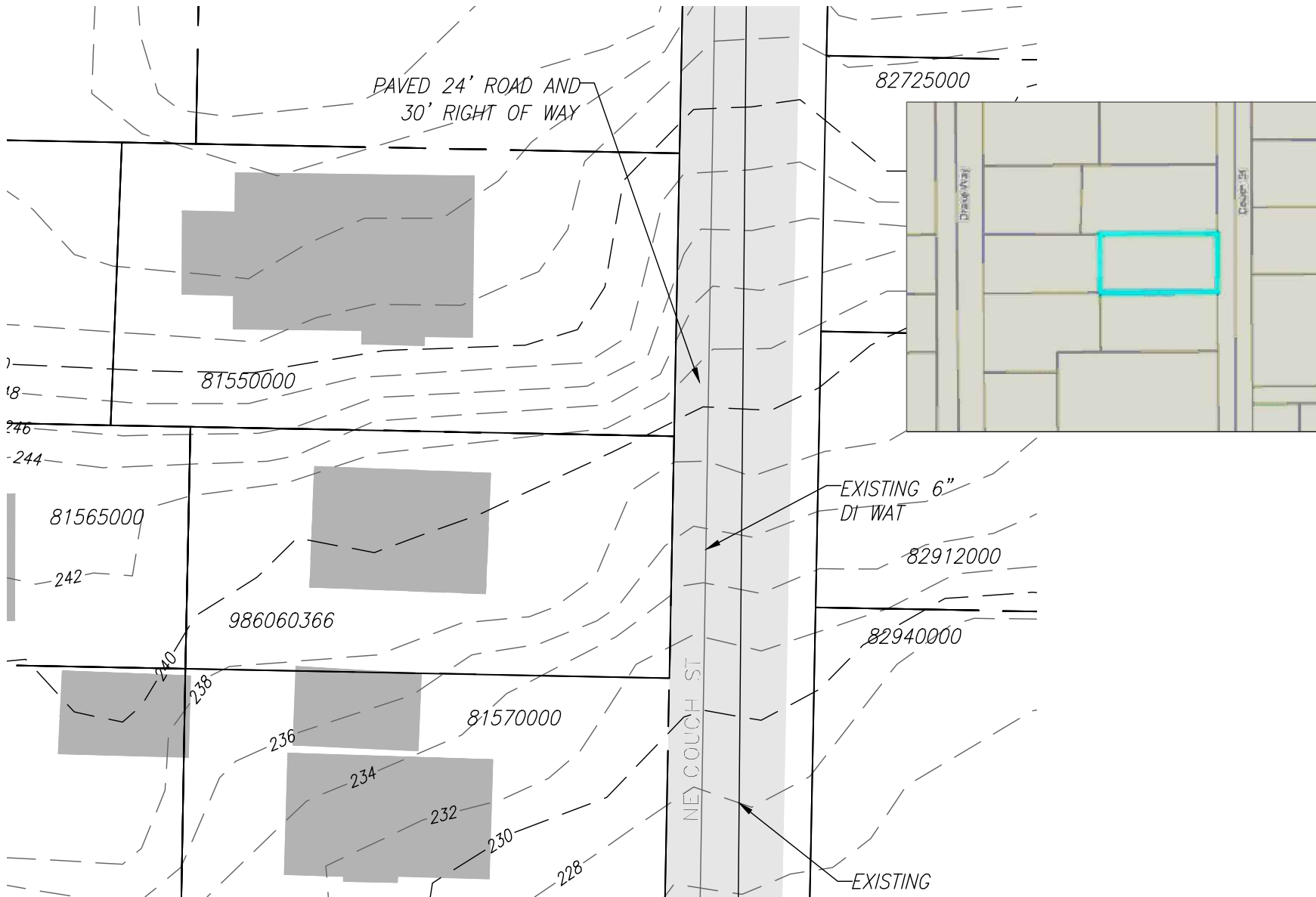
13 A.P.A. PORTAL FRAME
S2 1/2"=1'-0"



14 SHEARWALL ELEVATION
S2 1/4"=1'-0"

COUCH DUPLEX

CAMAS, WASHINGTON



GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T./APWA "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AND STANDARD DETAIL SHEETS ATTACHED HEREBWITH.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, INCLUDING THE INVERT AND TOP ELEVATIONS AT CROSSING LOCATIONS, PRIOR TO THE START OF CONSTRUCTION AND TO NOTIFY THE CITY ENGINEER OF ANY POTENTIAL CONFLICTS.
3. CONTRACTOR SHALL CALL CLATSOP COUNTY'S 24-HOUR UTILITY NOTIFICATION CENTER AT (360) 696-4848 OR (800) 563-4544 FOR UTILITIES LOCATE, A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ALL EXISTING MONUMENTS, PROPERTY CORNERS AND SURVEY MARKERS SHALL BE PROTECTED. REPLACEMENT OF LOST, DESTROYED OR DAMAGED MARKERS SHALL BE DONE BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH R.C.W. 86.09 AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL NOT EXCAVATE DEEPER THAN FOUR FEET IN DEPTH WITHOUT USING ADEQUATE SAFETY MEASURES. THE CONTRACTOR IS REFERRED TO TITLE 296 W.A.C., PART 4 FOR EXCAVATION, TRENCHING AND SHORING REQUIREMENTS.
6. ALL UTILITIES SHALL HAVE A GRANULAR BACKFILL APPROVED BY THE CITY OF CAMAS. WATER SETTLEMENT OF UTILITY TRENCHES IS NOT ALLOWED. TRENCH LINES LOCATED WITHIN AN EXISTING ROADWAY SHALL BE PLATED OR TOPPED WITH COLD MIX GRANULAR BACKFILL OVERNIGHT IS NOT ALLOWED. PLATES SHALL HAVE COLD MIX AROUND ALL EDGES.
7. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EROSION/SEDIMENT CONTROL PLAN AND CITY OF CAMAS EROSION/SEDIMENT CONTROL DETAILS PRIOR TO ANY CLEARING OR THE START OF ANY CONSTRUCTION.
8. IF THE CITY INSPECTOR OR ENGINEER HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR EROSION CONTROL TECHNIQUES, A "STOP WORK" ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY ENGINEERING STAFF.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT. APPROVAL SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
10. THE DEVELOPER/CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY OF CAMAS ENGINEERING DEPARTMENT PRIOR TO COMMENCING ANY WORK.
11. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS WILL REQUIRE A SUBMITTAL FROM THE APPLICANT'S ENGINEER AND APPROVAL FROM THE CITY OF CAMAS ENGINEERING DEPARTMENT.
12. AN EROSION/SEDIMENT CONTROL BOND MAY BE REQUIRED BY THE CITY OF CAMAS PRIOR TO WORK COMMENCING.



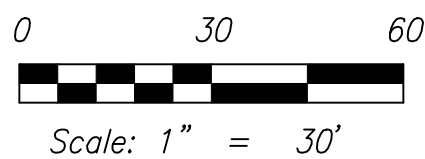
PHONE (503) 602-2464



11/14/22

REV. NO.	DATE	BY	APPR.	DESCRIPTION	DETAIL NO.
1	2/1/21	NR	JR	CITY OF CAMAS - GENERAL DETAIL NOTES	G1
2	12/5/22	NR	JR		
3	12/1/22	NR	JR		
4	12/21/22	NR	JR		

DATE PLOTTED: Nov. 14, 2022 - 3:58 PM



PLOT PLAN NOTE:
PLOT PLAN SHOWN IN THIS PLAN SET WAS PROVIDED BY OTHERS. TRUE NORTH PROVIDED THE STORMWATER REPORT AND PLAN SET.

PARCEL INFORMATION
986060366
UNADDRESSSED, NW COUCH ST.
CONTACT/ENGINEER
TRUE NORTH LLC
202 E. EVERGREEN BLVD SUITE B
VANCOUVER, WASHINGTON 98663
PHONE (503) 602-2464
PROPERTY OWNER
VEST CAPITAL
315 GRAND BLVD STE 200,
VANCOUVER WA 98661
775-412-1956
TANNER@VESTCAPITAL.COM



CITY OF CAMAS

CITY ENGINEER _____ DATE _____

REVISION NO.	SHEETS AFFECTED	INITIAL APPROVAL	DATE

<i>SHEET INDEX</i>	
SHEET	DESCRIPTION
1.	EXISTING CONDITIONS SHEET
2.	EROSION CONTROL AND DRAINAGE SHEET
3.	SANITARY AND WATER PLAN
4.	EROSION CONTROL NOTES
5.	EROSION CONTROL/DRAINAGE DETAILS
6.	EROSION CONTROL DETAILS 2

EXISTING CONDITIONS SHEET

COUCH DUPLEX

REVISIONS

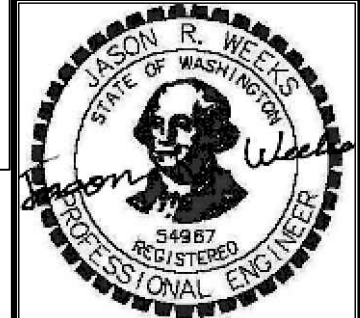
DESIGNED BY: JRW
DRAWN BY: JRW
CHECKED BY: JRW
SCALE: N/A

JOB NUMBER: 22-400 SHEET: 1 of 6

WASHINGTON
CAMAS



PHONE (509)602-2464



11/14/22

WASHINGTON

DRAINAGE SHEET
COUCH
DUPLX
CAMAS

REVISIONS

NO.	DESCRIPTION

DESIGNED BY: JRW
 DRAWN BY: JRW
 CHECKED BY: JRW
 SCALE: N/A

JOB NUMBER: SHEET
 2 of 6

LEGEND

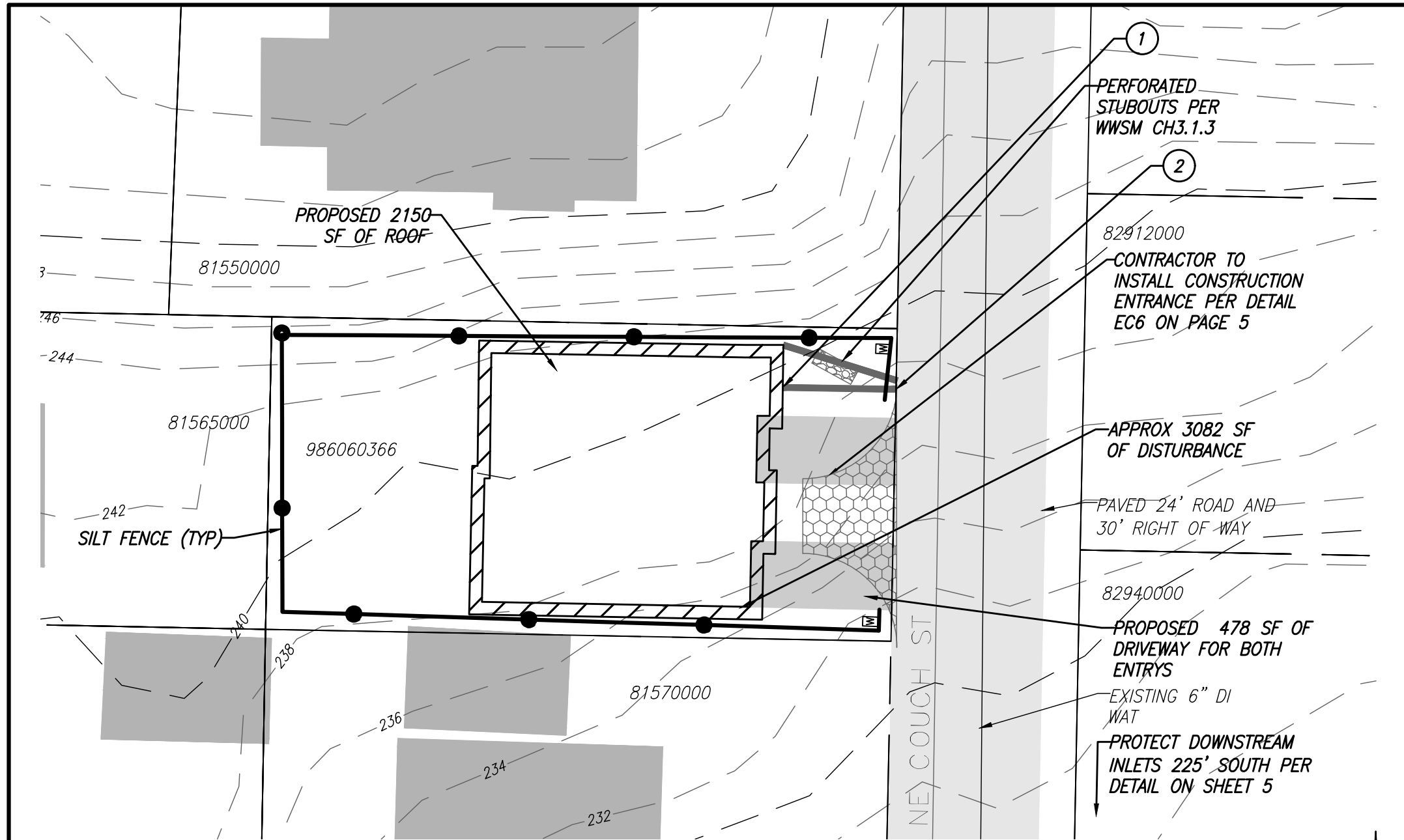
- PROPOSED BUILDING
- DISTURBED AREA
- 100 EXISTING MAJOR CONTOURS
- FLOW ARROW
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY

CRAWLSPACE LEGEND

- ① ON 6" ADS PIPE INSTALL A 3" BACKFLOW PREVENTER AND INSTALL A SLOTTED CAP.
- ② DAYLIGHT LOW POINT CRAWL SPACE DRAIN TO STREET. FIELD FIT REALITIVE TO GRADING CHANGES, MIN 2% SLOPE

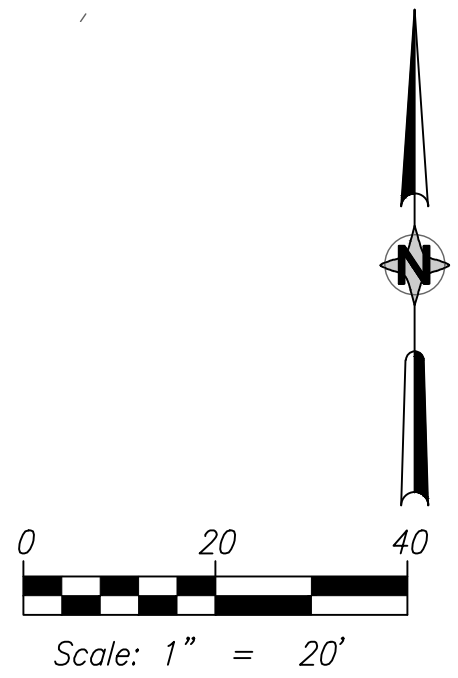
NATIVE SOIL INFILTRATION RATES:
 TESTED INFILTRATION RATE = 0.40 IN/HR
 SAFETY FACTOR OF = 4
 DESIGNED INFILTRATION RATE = 0.1 IN/HR
 1' OF CLEARANCE TO GROUND WATER BELOW SYSTEM WAS VERIFIED.

EROSION NOTE:
 SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDE EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER & WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.



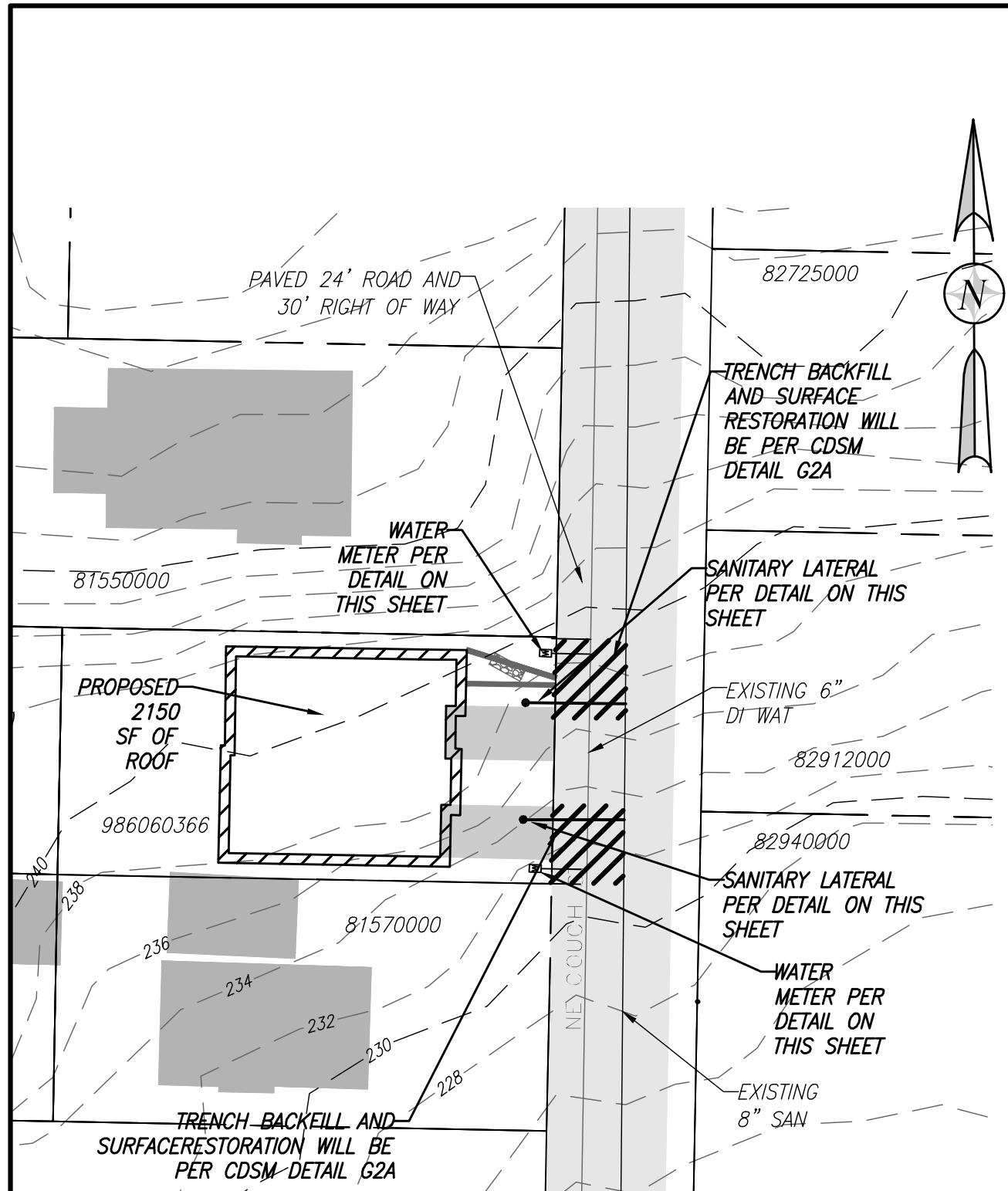
DISPERSION DESIGN NOTES

- ALL RUNOFF IS WITHIN THE SAME TDA AND HAS BEEN DIRECTED TOWARD THE EXISTING STORM FLOW PATHS
- ALL DISTURBED AREA IS TO BE PER BMP T5.13 POST-CONSTRUCTION SOIL QUANTITY AND DEPTH. CONTRACTOR TO MINIMIZE DISTURBED AREA AND PRESERVE NATIVE VEGETATION FLOW PATH AREAS AS MUCH AS POSSIBLE DURING CONSTRUCTION
- ALL ROOF LINES ARE TO BE 3" OR 4" ADS PIPE WITH MIN 2% SLOPE
- CONVEYANCE STORMPIPE IS TO BE 6" PVC PIPE WITH MIN 1% SLOPE
- ROOF STORMWATER TO BE DIRECTED TO PERFORATED STUBOUTS PER WWSM CH3.1.3
- SLOPE GROUND AT 2% MIN. FOR 5' AWAY FROM BUILDING FOUNDATIONS (ALL SIDES OF HOUSE)



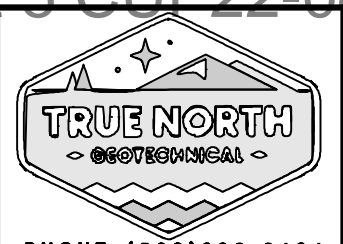
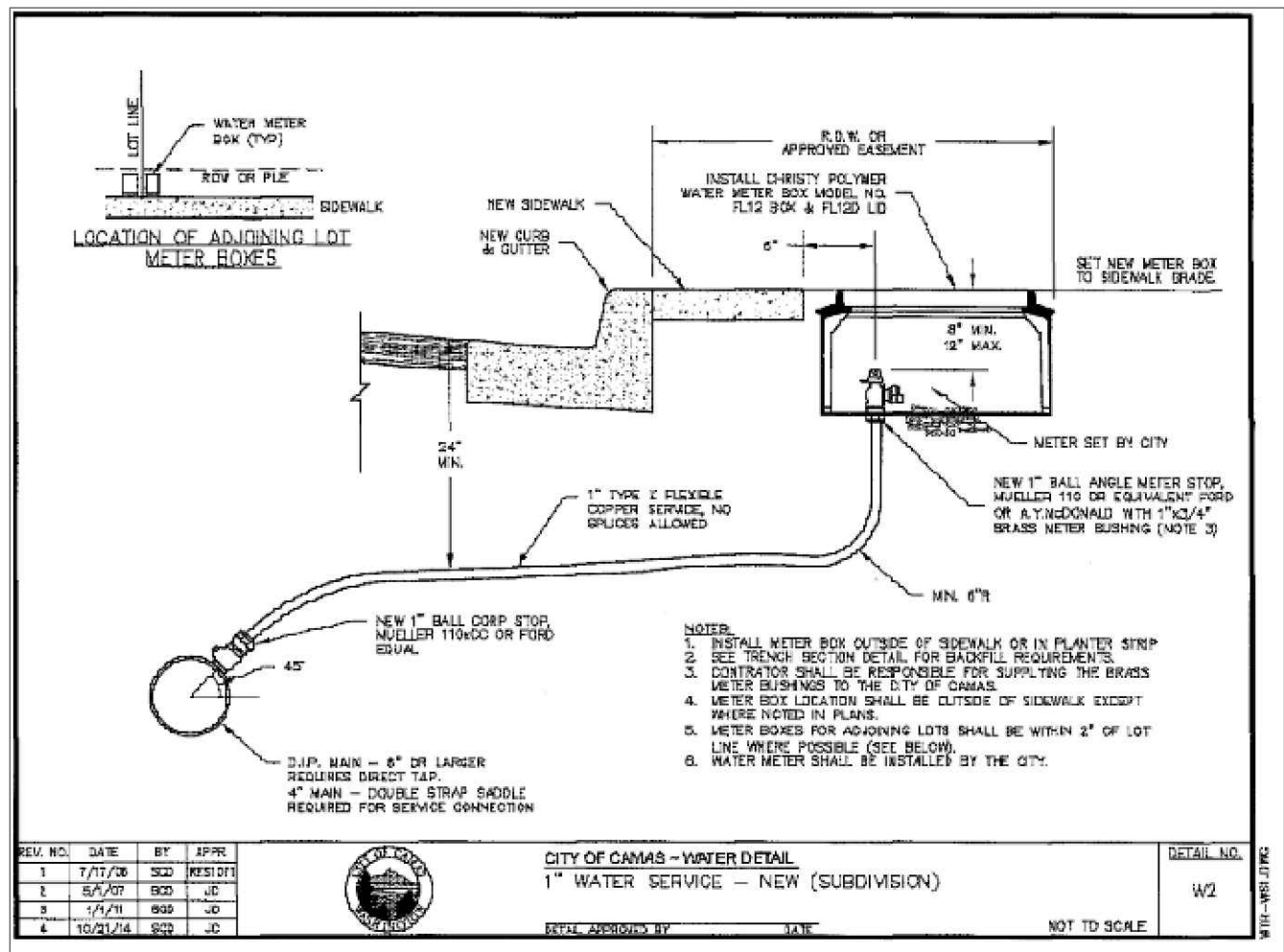
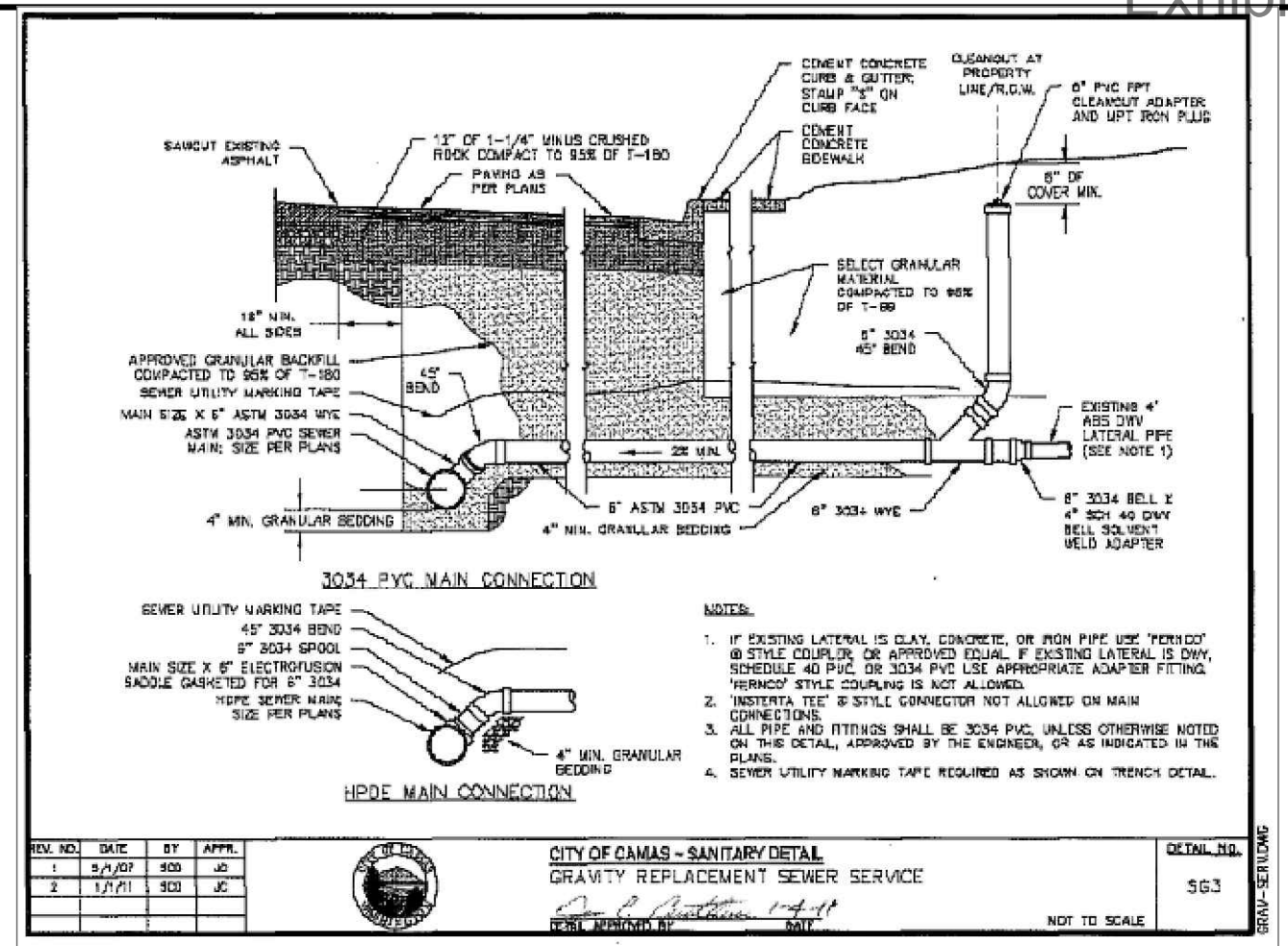
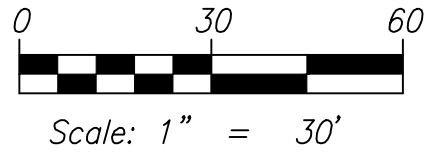
DATE PLOTTED: Nov. 14, 2022 - 3:38 PM

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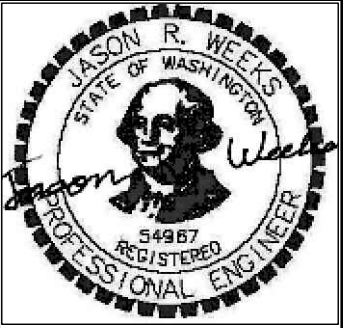


LEGEND

- PROPOSED BUILDING
- DISTURBED AREA
- EXISTING MAJOR CONTOURS
- FLOW ARROW
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY



PHONE (503)602-2464



11/14/22

WASHINGTON

CAMAS

SANITARY AND WATER SHEET

COUCH
DUPLX

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: JRW
 DRAWN BY: JRW
 CHECKED BY: JRW
 SCALE: N/A



PHONE (509)602-2464

EROSION CONTROL NOTES

WASHINGTON

CAMAS

COUCH
DUPLX

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: JRW
 DRAWN BY: JRW
 CHECKED BY: JRW
 SCALE: N/A

EROSION/SEDIMENT CONTROL NOTES:

1. THE EROSION/SEDIMENT CONTROL (ESC) PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE UTILIZED AS A GUIDE TO CONTROL THE TRANSPORT OF LOOSE SOILS TO THE PROPERTY OUTSIDE OF THE CONSTRUCTION AREA AND AROUND THE CONSTRUCTION SITE. THE ESC MEASURES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
2. THE IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADE OF THE ESC MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
3. IF THE CITY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR EROSION CONTROL TECHNIQUES, A "STOP WORK" ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY ENGINEERING STAFF.
4. THE CONTRACTORS SHALL BE RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE MOST RECENTLY ADOPTED EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOL. II AND THE CITY OF CAMAS MUNICIPAL CODE 14.06 (2011).
5. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO DISTURBING AND EXPOSING ANY SOIL SURFACES (I.E. CONSTRUCTION ENTRANCES, FILTER FABRIC SEDIMENT BARRIERS, AND SEDIMENTATION TRAPS) AND MAINTAINED FOR THE DURATION OF THE PROJECT. TRAPPED SEDIMENT IN EXCESS OF 1 FOOT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM VEGETATION REMOVAL SHALL BE PERMANENTLY STABILIZED. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
6. TO MINIMIZE EROSION AND SEDIMENTATION TRANSPORTATION, EARTHWORK SHALL NOT BE PERFORMED WHILE SOILS ARE IN AN UNSTABLE STATE DUE TO PRECIPITATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CLEARING LIMITS AND/OR ANY EASEMENTS, SENSITIVE OR CRITICAL AREAS, AND THEIR BUFFERS, TREES, AND DRAINAGE COURSES FLAGGED PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. FLAGGING LIMITS ARE TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
8. REMOVE ONLY THOSE TREES AND SHRUBS THAT NEED TO BE REMOVED FOR THE CONSTRUCTION OF ROADS, SIDEWALKS, UTILITIES, AND STORMWATER FACILITIES.
9. ALL EXISTING AND NEWLY CONSTRUCTED ROAD CATCH BASINS AND CURB INLETS AFFECTED BY CONSTRUCTION SHALL BE PROTECTED AGAINST SEDIMENT DEPOSITS. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. ALL POLLUTANTS THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER SYSTEM.
11. ALL DISTURBED SOIL SURFACES ARE TO BE STABILIZED BY A SUITABLE APPLICATION OF "BEST MANAGEMENT PRACTICES" (BMP'S). DURING THE PERIOD OF OCTOBER 1 THROUGH JULY 5 DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO TWO DAYS WHEN NOT BEING WORKED. FROM JULY 5 THROUGH OCTOBER 1, DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO 7 DAYS WHEN NOT BEING WORKED. STABILIZATION OF DISTURBED SOIL AREAS MAY CONSIST OF HYDROSEEDING, HAND-SEEDING AND MULCHING, PLACEMENT OF EROSION CONTROL BLANKETS OR PLASTIC. ALL SEEDED AREAS ARE TO BE FERTILIZED, WATERED, AND MAINTAINED TO ENSURE THAT THE GROWTH OF VEGETATION OCCURS AS SOON AS POSSIBLE.
12. ALL TEMPORARY SEDIMENT AND EROSION CONTROL BMP'S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED.

REV. NO.	DATE	BY	APPR.
1	9/18/07	SD	JC
2	1/1/11	SCD	JC



CITY OF CAMAS - EROSION CONTROL DETAIL
 EROSION/SEDIMENT CONTROL NOTES

DETAIL APPROVED BY: *[Signature]* DATE: 1-4-11

NOT TO SCALE

DETAIL NO. EC2

EC-NOTES.DWG

EROSION/SEDIMENT CONTROL NOTES (CONTINUED):

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POLICING THE JOB SITE DAILY AND MAINTAINING THE EROSION/SEDIMENT CONTROL MEASURES THROUGHOUT ALL PHASES OF CONSTRUCTION. AN INSPECTION LOG SHALL BE KEPT AND MADE AVAILABLE TO THE CITY OF CAMAS. THE POLICING AND MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - VERIFYING THAT ALL AREAS ARE GRADED SUCH THAT ALL RUNOFF IS DIRECTED TO A SEDIMENTATION DEVICE BEFORE DISCHARGE TO SURFACE.
 - REMOVAL OF TRAPPED SILT AT SILT BARRIERS, SILT TRAPS, OR POINTS OF ACCUMULATION.
 - ADDITIONAL PROTECTIVE MEASURES DUE TO JOB SITE OR WEATHER CONDITIONS AS REQUIRED BY THE CITY OF CAMAS.
 - MONITORING OF VEHICLES LEAVING THE SITE TO MINIMIZE TRANSMISSION OF LOOSE SOILS TO THE PUBLIC ROADWAYS.
 - VERIFY THAT ALL PROPERTIES ADJACENT TO THE PROJECT SITE ARE PROTECTED FROM SEDIMENTATION DEPOSITION. THIS MAY BE ACCOMPLISHED BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENTATION BARRIERS, FILTERS OR DIKES, SEDIMENTATION BASINS/TRAPS, OR BY A COMBINATION OF SUCH MEASURES.
14. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES SHALL BE STABILIZED IN ACCORDANCE WITH EROSION/SEDIMENT CONTROL NOTE 11. SLOPES FOUND TO BE ERODING EXCESSIVELY WITHIN TWO YEARS OF CONSTRUCTION MUST BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES. THESE MEASURES MAY CONSIST OF ROUGHENED SOIL SURFACES, INTERCEPTORS, DIVERSIONS OR TERRACES, TEMPORARY OR PERMANENT CHANNELS, ADDITIONAL VEGETATION, OR PIPE SLOPE DRAINS AS REQUIRED BY THE CITY OF CAMAS UNTIL THE PROBLEM IS CORRECTED.
15. THE ESC MEASURES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING ANY STORM EVENT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING UNDERGROUND UTILITIES AS SPECIFIED BELOW:
 - WHERE FEASIBLE, NO MORE THAN 500 FEET OF TRENCH SHALL BE OPEN AT ONE TIME.
 - WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - TRENCH DE-WATER DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
17. PRIOR TO CONSTRUCTION, THE CITY OF CAMAS REQUIRES AN APPROVED FORM OF SECURITY IN THE AMOUNT OF 200% OF THE ENGINEER'S ESTIMATED COST OF THE ESC MEASURES, INCLUDING ASSOCIATED LABOR, AS SHOWN IN THE APPROVED ESC PLAN AND SWPPP.
18. SUGGESTED STANDARD SEED MIXTURE FOR THOSE AREAS WHERE A TEMPORARY VEGETATIVE COVER IS REQUIRED:

SEED VARIETY	% WEIGHT	% PURITY	% GERMINATION
CHIEWINGS OR ANNUAL BLUE GRASS <i>(FESTUCA RUBRA VAR. COMMUTATA OR POA ANNA)</i>	40	98	90
PERENNIAL RYE <i>(LOLIUM PERENNE)</i>	50	98	90
REDFOP OR COLONIAL BENTGRASS <i>(AGROSTIS ALBA OR AGROSTIS TENUIS)</i>	8	92	85
WHITE DUTCH CLOVER <i>(TRIFOLIUM REPENS)</i>	5	98	80

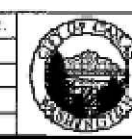
*APPLICATION RATE OF 120 LBS/ACRE AND COVERED WITH STRAW OR MULCH

19. SUGGESTED TURF SEED MIXTURE FOR DRY SITUATIONS WHERE THERE IS NO NEED FOR MUCH WATER:

SEED VARIETY	% WEIGHT	% PURITY	% GERMINATION
DWARF TALL FESCUE (SEVERAL VARIETIES) <i>(FESTUCA ARUNDINACEA VAR.)</i>	45	98	90
DWARF PERENNIAL RYE <i>(LOLIUM PERENNE VAR. BARCLAY)</i>	30	98	90
RED FESCUE <i>(FESTUCA RUBRA)</i>	20	98	90
COLONIAL BENTGRASS <i>(AGROSTIS TENUIS)</i>	5	98	90

*APPLICATION RATE OF 120 LBS/ACRE AND COVERED WITH STRAW OR MULCH

REV. NO.	DATE	BY	APPR.
1	9/18/07	SD	JC
2	1/1/11	SCD	JC



CITY OF CAMAS - EROSION CONTROL DETAIL
 EROSION/SEDIMENT CONTROL NOTES

DETAIL APPROVED BY: *[Signature]* DATE: 1-4-11

NOT TO SCALE

DETAIL NO. EC3

EC-NOTES.DWG

DATE PLOTTED: Nov. 14, 2022 - 3:39 PM



PHONE (509)602-2464

EROSION CONTROL DETAILS

WASHINGTON

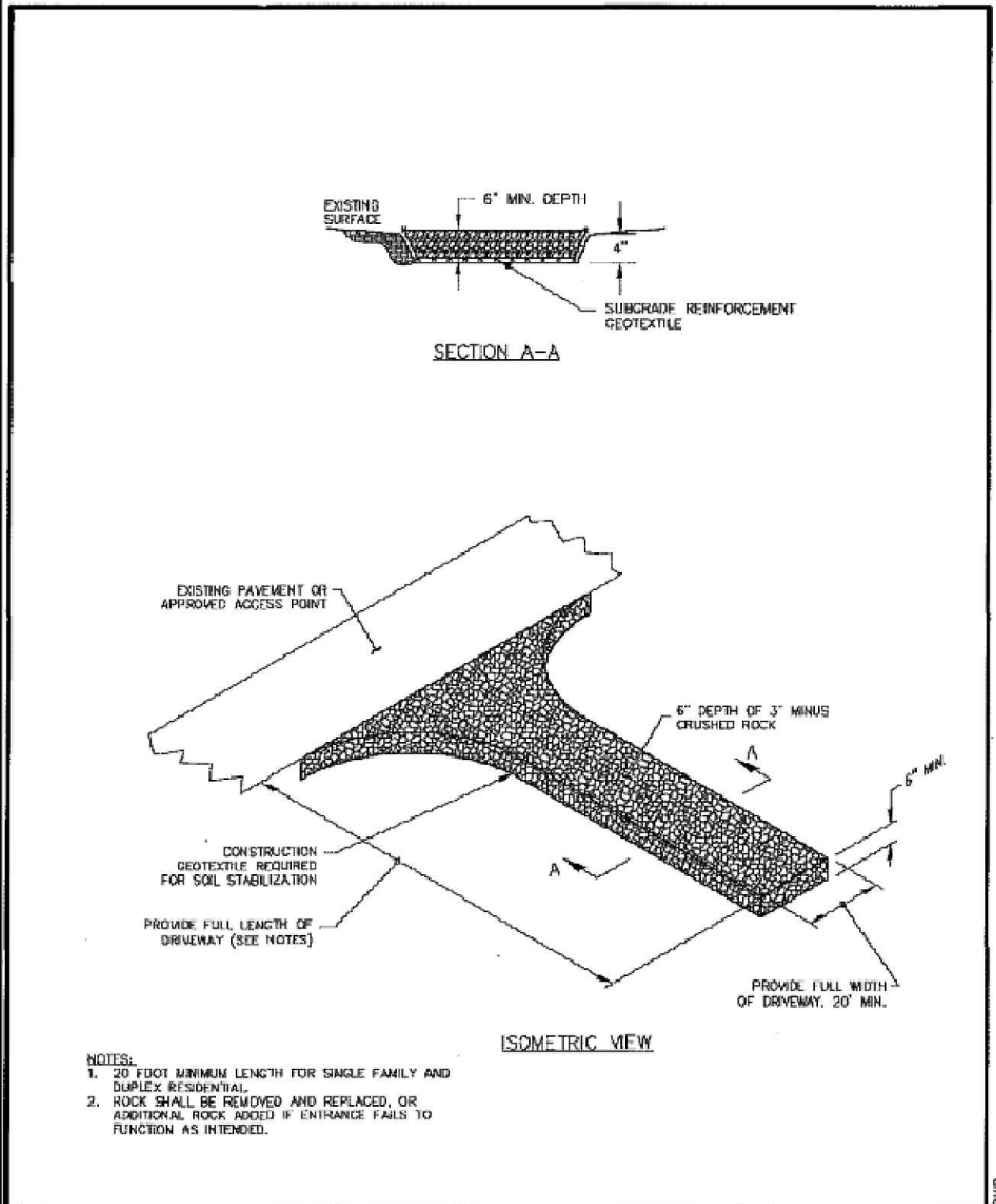
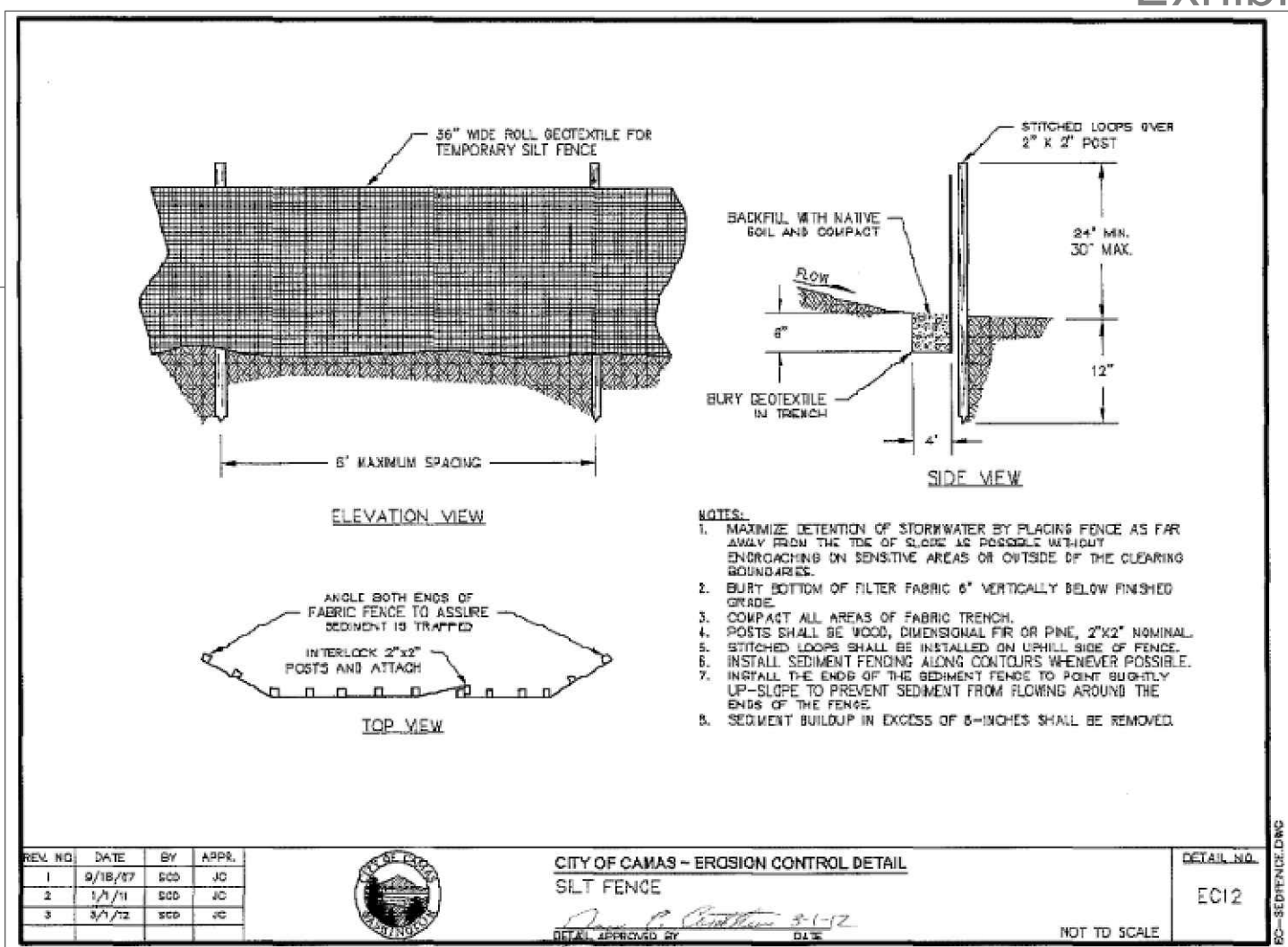
CAMAS

COUCH
DUPLX

REVISIONS

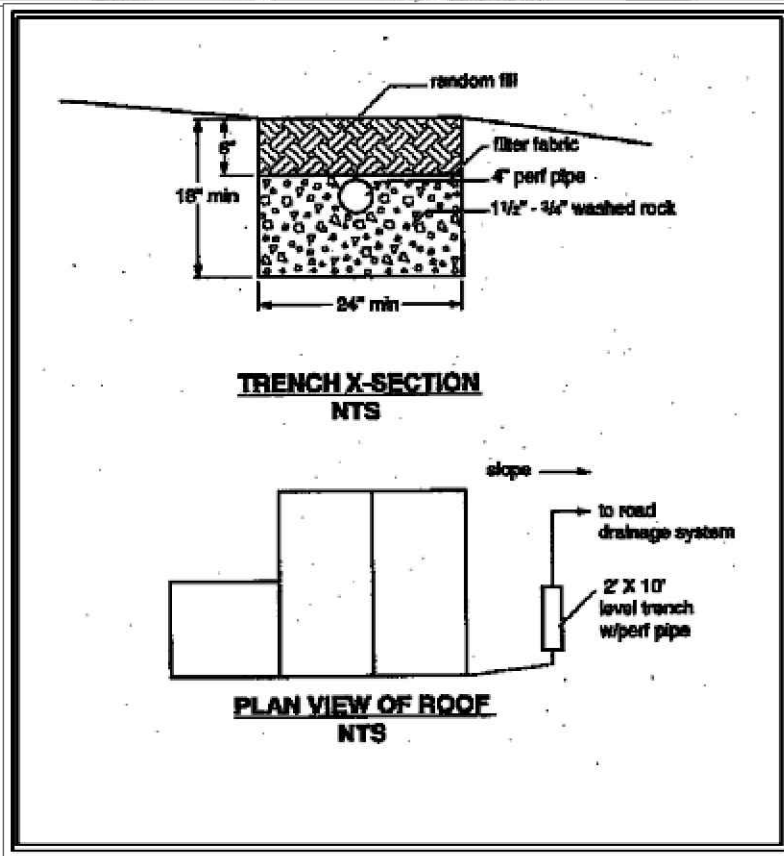
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 CHECKED BY: JRW
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JOB NUMBER SHEET
 22-400 5 of 6



REV. NO.	DATE	BY	APPR.
1	6/11/12	SCD	JC

CITY OF CAMAS - EROSION CONTROL DETAIL
 CONSTRUCTION ENTRANCE FOR HOME BUILDERS
 DETAIL APPROVED BY: *James P. Cothran* 6-12-12
 DATE: 6-12-12
 NOT TO SCALE
 EC28
 EC-COENTRY.DWG

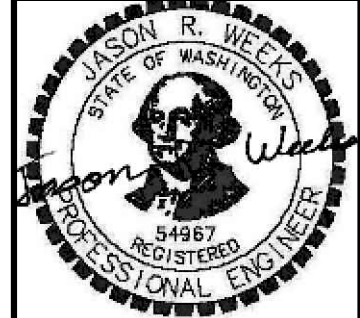


Source: King County
 Figure 3.1.8 - Perforated Stub-Out Connection

DATE PLOTTED: Nov. 14, 2022 - 3:39 PM



PHONE (509)602-2464



11/14/22

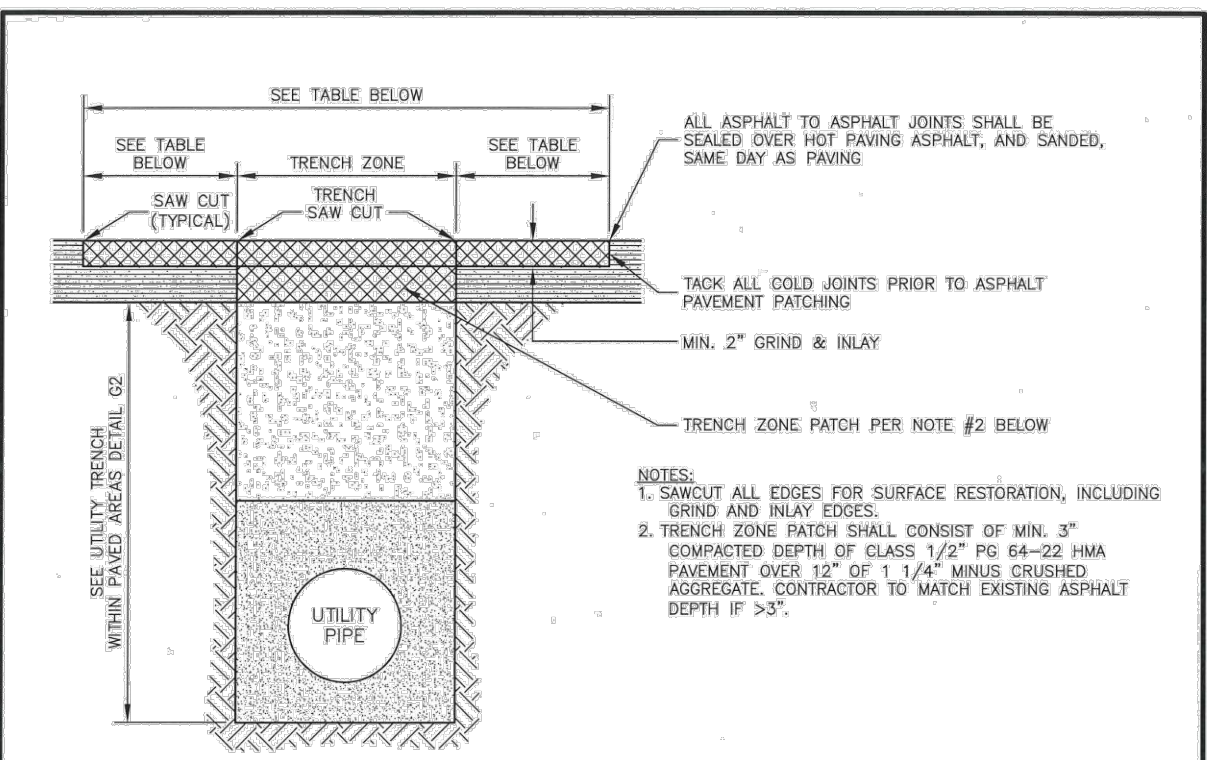
WASHINGTON
 CAMAS
 DRAINAGE DETAILS 2
**COUCH
 DUPLEX**

REVISIONS

NO.	DATE	BY	APPL.

DESIGNED BY: JRW
 DRAWN BY: JRW
 CHECKED BY: JRW
 SCALE: N/A

JOB NUMBER: 22-400
 SHEET: 6 of 6

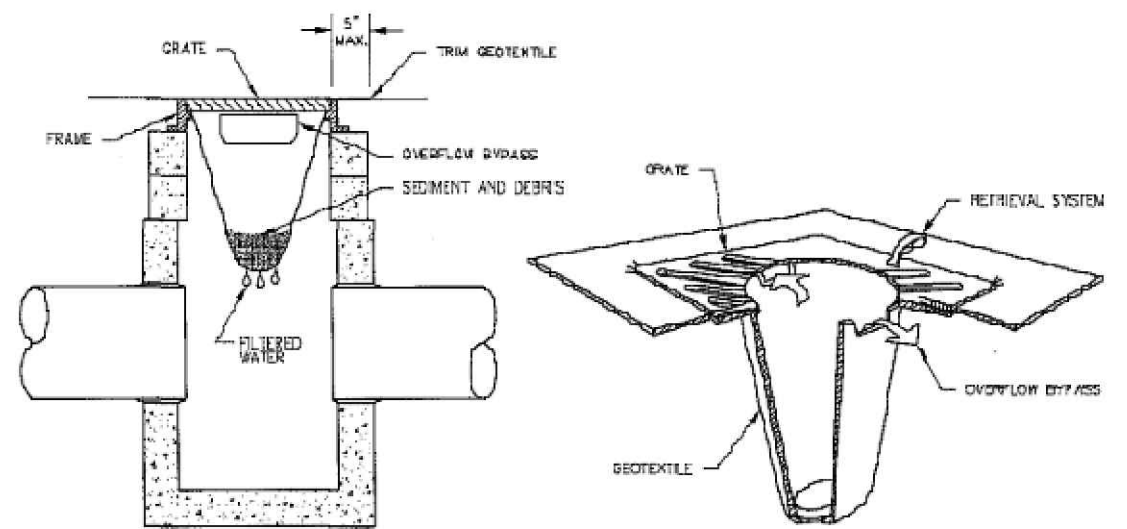


- NOTES:
1. SAWCUT ALL EDGES FOR SURFACE RESTORATION, INCLUDING GRIND AND INLAY EDGES.
 2. TRENCH ZONE PATCH SHALL CONSIST OF MIN. 3" COMPACTED DEPTH OF CLASS 1 1/2" PG 64-22 HMA PAVEMENT OVER 12" OF 1 1/4" MINUS CRUSHED AGGREGATE. CONTRACTOR TO MATCH EXISTING ASPHALT DEPTH IF >3".

STREET CLASSIFICATION	TRANSVERSE TRENCH REQUIREMENTS	LONGITUDINAL TRENCH REQUIREMENTS
LOCAL INCLUDING CUL-DE-SACS & DEAD ENDS (A)	3" MINIMUM EACH SIDE OF TRENCH; 10 FT MINIMUM TOTAL (B)(C)	FULL LANE WIDTH GRIND & INLAY (B)
LOCAL THROUGH STREETS (A)	12 FT GRIND & INLAY EACH SIDE OF TRENCH (C)	FULL LANE WIDTH GRIND & INLAY
COLLECTOR	12 FT GRIND & INLAY EACH SIDE OF TRENCH	FULL LANE WIDTH GRIND & INLAY
ARTERIAL	12 FT GRIND & INLAY EACH SIDE OF TRENCH	FULL LANE WIDTH GRIND & INLAY

(NOTES)

- A. MINIMUM REQUIREMENTS FOR PUBLIC AND PRIVATE STREETS
- B. OPTIONAL FULL DEPTH PATCH, OR GRIND AND INLAY
- C. SURFACE RESTORATION LESS THAN MIN. SHOWN REQUIRES PRIOR APPROVAL



- NOTES:
1. INSERTS TO BE REMOVED AND CLEANED OR REPLACED ONCE A MONTH DURING RAINY SEASON.
 2. SIZE THE BELOW GRATE INLET DEVICE (BGID) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
 3. THE BGID SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
 4. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGID WITHOUT SPILLING THE COLLECTED MATERIAL.



GENERAL DETAIL
 UTILITY TRENCH SURFACE RESTORATION
 DETAIL APPROVED BY: [Signature]
 DATE: 4/18/2019

NOT TO SCALE DETAIL NO. G2A

REVISION: 1 DATE: 4/18/2019

GEN-TRENCH.DWG

REV. NO.	DATE	BY	APPL.
1	9/18/07	SCD	JC
2	1/1/11	SCD	JC



CITY OF CAMAS - EROSION CONTROL DETAIL
 INLET PROTECTION - CATCH BASIN INSERT

DETAIL APPROVED BY: [Signature]
 DATE: 1-4-11

NOT TO SCALE

DETAIL NO. ECD

DATE PLOTTED: Nov. 14, 2022 - 3:40 PM