Feb 17, 2020

To Whom It May Concern;

MyKabin LLC is pleased to present the following submission for your DADU pre-approved plans process consideration.

Contact info:

G. Clint Jones, Co-Founder

MyKabin LLC

206-551-1624

clint@mykabin.com

Project Description:

This project proposal is for our Rainier model. The 385SF Rainier features one bedroom, one bathroom, and a large storage loft. It offers a narrow footprint designed both for trucking to a site as well as fitting in narrow rear yards while maximizing space for a couple. The unit is lofted throughout (minus bathroom attic) to provide a spacious interior space with ample windows for natural light as well as plenty of storage and cabinetry space. The floorplan can be done in either the traditional or modern roof design.

We have currently sold several of these units and have attached photos of some completed examples. These units were completed at or below the price provided in this document.

Narrative:

MyKabin provides accessible DADU units that are affordable, usable, thoughtfully designed, and minimum 4 Star Built Green. All units are designed to work with a low impact foundation system which enables overall lower costs, guaranteed pricing to the clients, and a shorter construction timeline compared to traditional stick-built construction methods. We offer traditional and modern designs to allow for flexibility to coordinate with existing architectural design and style preferences. Our design keeps our outside footprint as small as possible to maintain privacy and lot aesthetics, while allowing ample interior living space. We also work with our clients to customize certain elements of the interior layout for personalization. Our units are typically assembled in place but are designed to be Labor and Industries (L&I) inspected and then craned in if desired/available.

Estimate of Construction Cost:

This unit has a guaranteed price to the consumer that includes permitting, foundation, installation/construction, and utility hook-ups starting at $160,000 + tax. Whether built in place or crane-in, the pricing for either method of construction will not change the base price of the unit.

Major Materials:

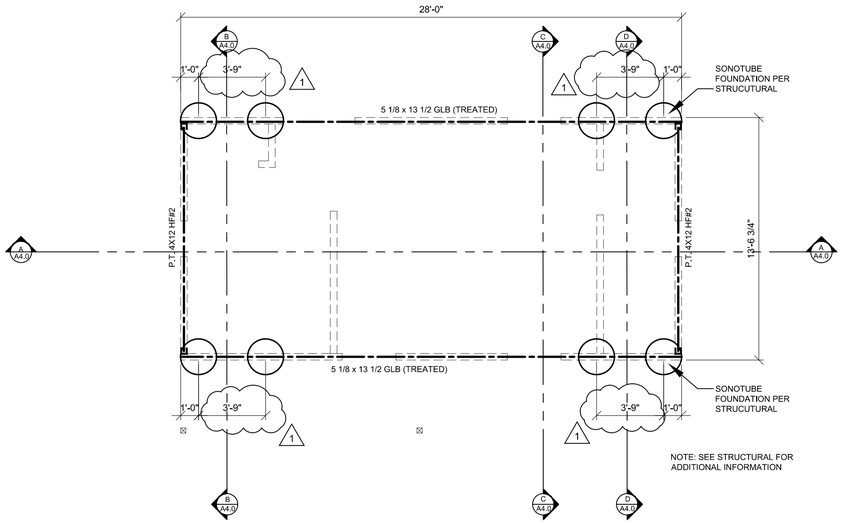
We utilize structural insulated foam panels (SIPs) for the entire shell on all our products and a beam system for our foundation. Our installation process is streamlined and repeatable from site to site allowing us to ensure a lower cost and quicker construction timeline. Our units typically have horizontal cement board siding, such as Hardy Plank, along with a standing seam metal roof. Other options are available depending on desired aesthetic. We use energy efficient Milgard Trinsic Series windows. All our units are minimum 4 Star Built Green.

Mechanical Systems:

For units that are under about 600 SF, we use electric resistance heating as our units are incredibly energy efficient. On our larger units we use a heat pump. All units can be upgraded to heat pump if desired. Our base model packages start with a traditional electric tank water heater but may be upgraded to an electric OnDemand System. All units are equipped with an energy recovery ventilator (ERV) unit as a standard feature.

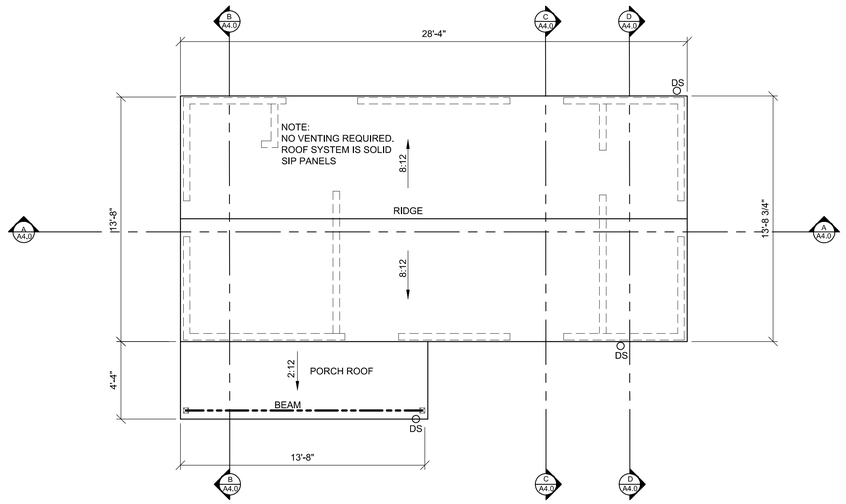
Plan Pricing:

We will offer this plan set for $1,000.00 with additional work requested to be performed at an hourly rate of $125.00/hr.



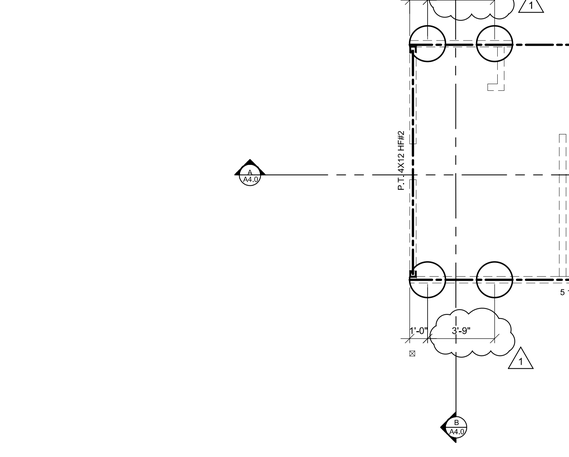
FOUNDATION PLAN

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



ROOF PLAN

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



EXISTING RESIDENCE FLOOR PLAN

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

SUPPLY AND EXHAUST GRILLS

MARK	CFM	OPERATION	GRILL TYPE	EQUIPMENT TYPE
A	20-40 CFM	CONTINUOUS	SUPPLY/EXHAUST	HRV
B	80 - 100 CFM	CONTINUOUS	EXHAUST	EXHAUST FAN
C	50 - 80 - 100 CFM	INTERMITTENT	EXHAUST	EXHAUST FAN

VENTILATION NOTES:

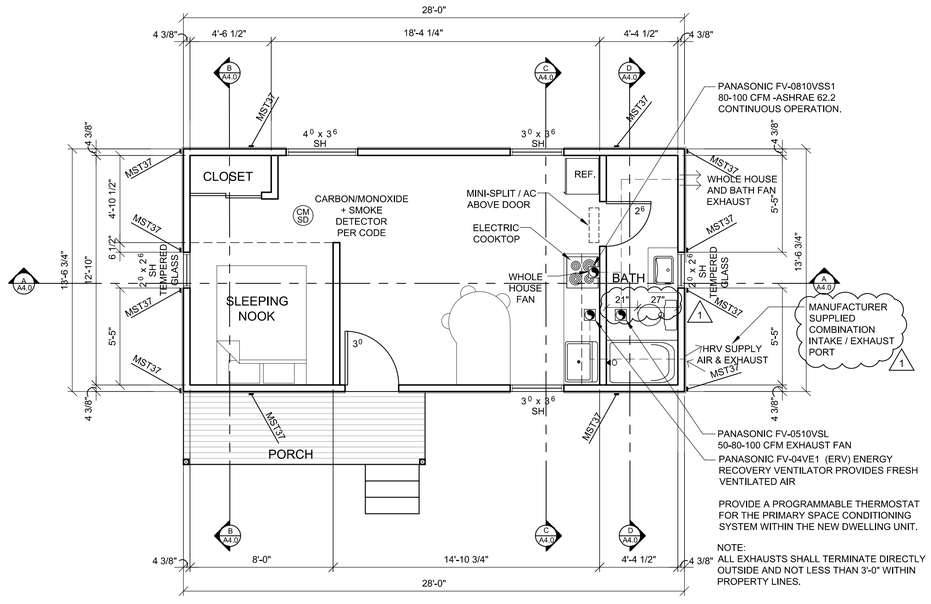
1. Local exhaust ventilation air flow rate is based on continuous operation per SRC table M1507.4 or SMT table 403.3.
2. Whole house ventilation is provided via exhaust fan that operates continuously, per SRC table M1507.3.3(1) or SMC table 403.8.1.
3. Exhaust outlet location shall be per SRC section R303.5.2.
4. Fresh outdoor air intake location shall be per SRC section R303.5.1 and M1507.3.7.3.
5. The HRV shall operate continuously at a speed to provide min fresh outdoor air supply rate 40 CFM.

HRV EQUIPMENT SCHEDULE

Make	PANASONIC
Model	FV-04VE1
Air flow min.	20 CFM
Air flow max.	40 CFM
# air flow settings	2 Settings

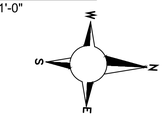
HRV DIAGRAM

SCALE: 3/16" =1'-0"



FLOOR PLAN

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



FENESTRATION SCHEDULE

QUAN	MFG/MODEL	TYPE	WIDTH	HEIGHT	U-FACTOR	MATERIAL	NFRC 100 CERT.
2	MILGARD TRINSEC 2210	SH/SG	2'-0"	2'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
2	MILGARD TRINSEC 2210	SH	3'-0"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	SH	4'-0"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	RELIABILT Model #218787	FULL LITE/SG	3'-0"	6'-8"	U=0.27	STEEL INSULATED CORE - LOW E	YES

REVISION HISTORY
1 12/02/2019 - Correction Cycle #1

MyKabin LLC
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G. Clint Jones

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Burns
4072 S.W. Hanford Street
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PROJECT NO.
2019-005
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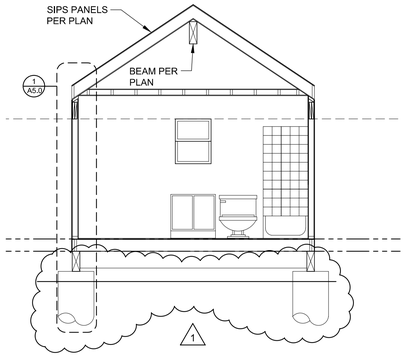
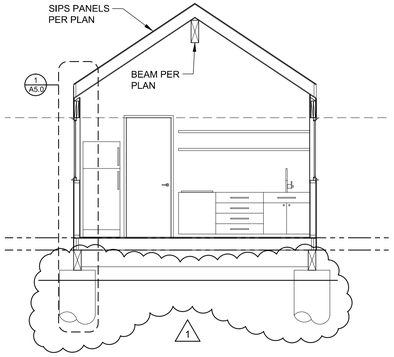
Floor Plan
Roof Plan

A3.0



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



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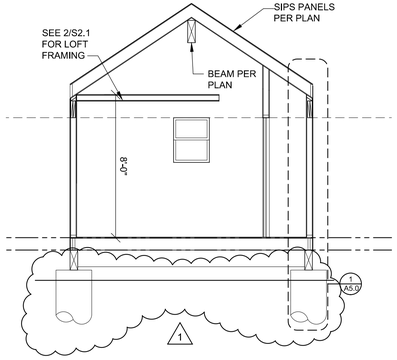

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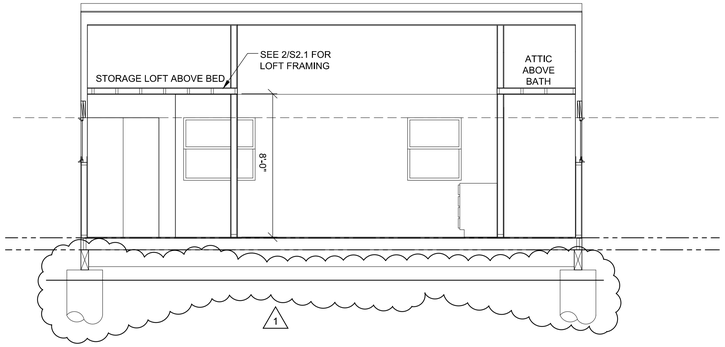
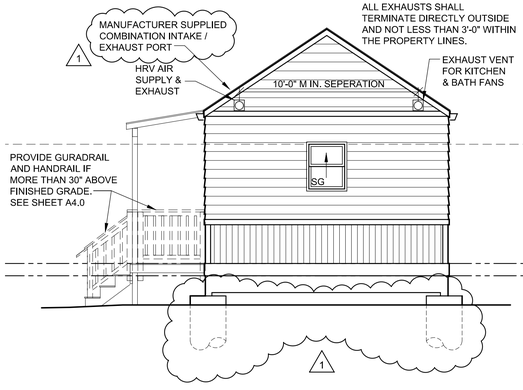
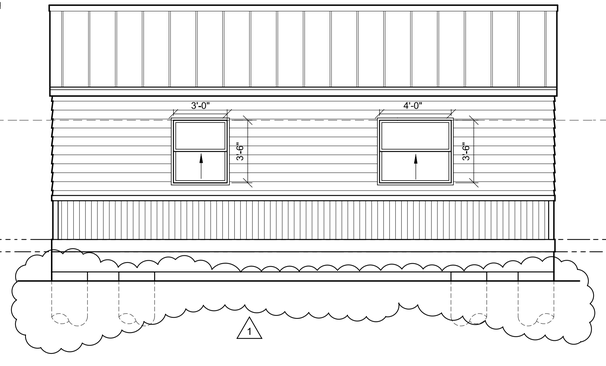


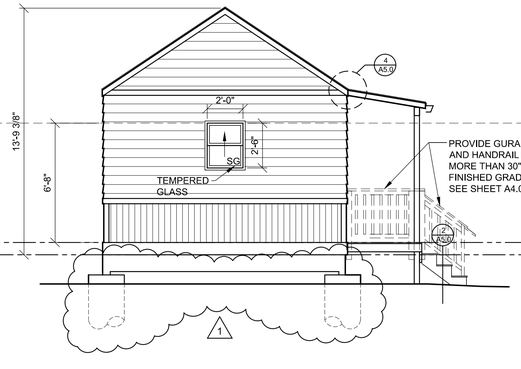
SECTION "A"
SCALE: 1/4" =1'-0"



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



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



SIDE ELEVATION
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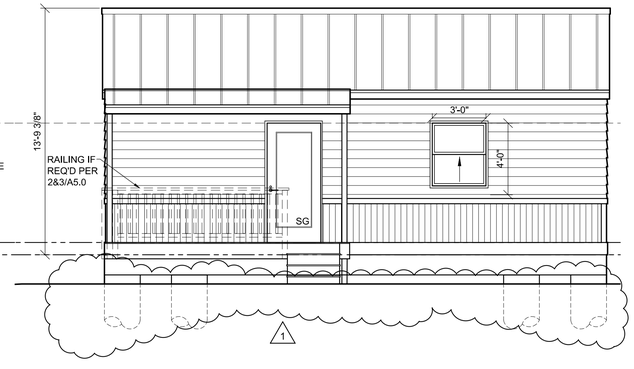

FRONT ELEVATION
SCALE: 1/4" =1'-0"

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Burns
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10/09/2019 **RE-ISSUE**

PROJECT NO.
2019-005
PROJECT
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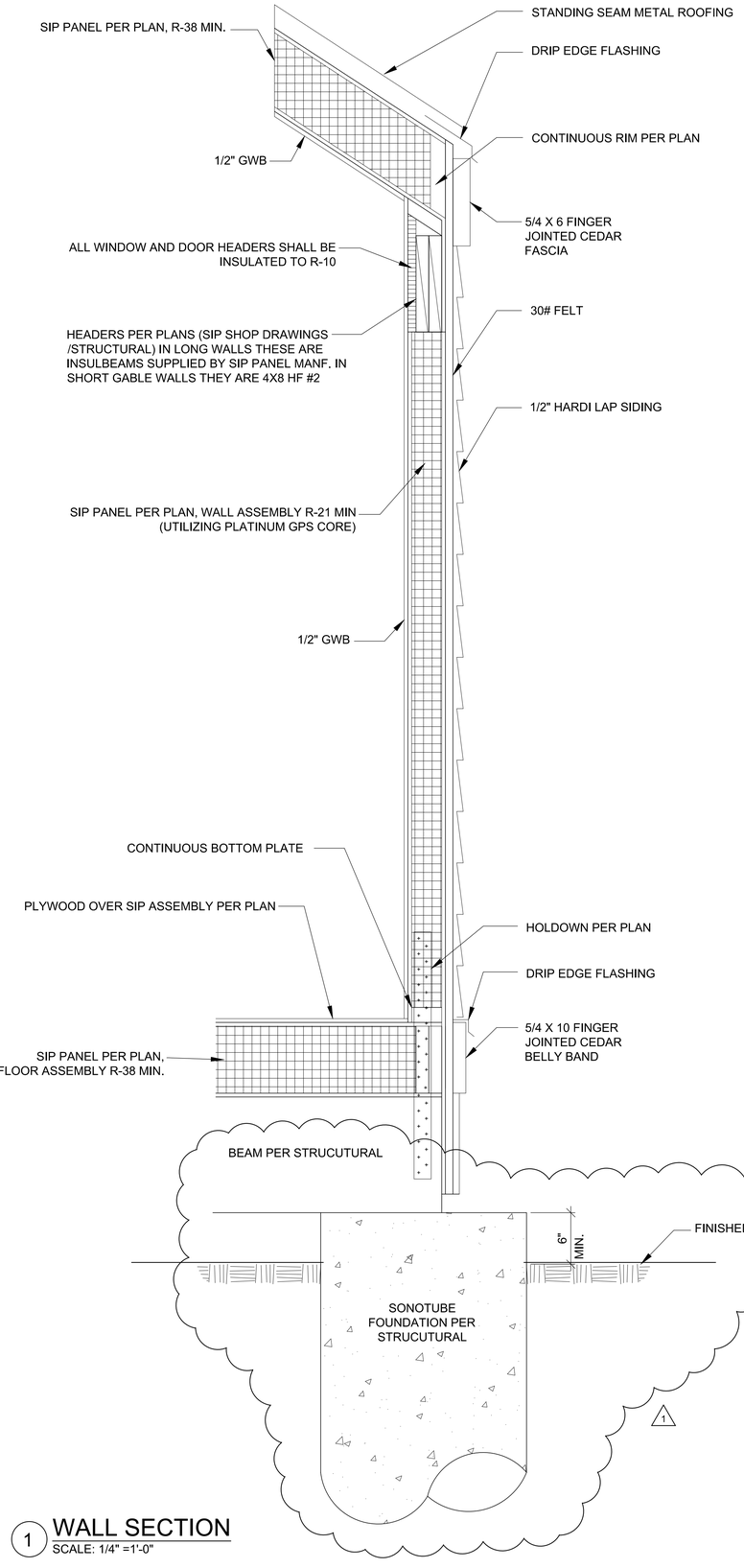
Elevations Sections

A4.0

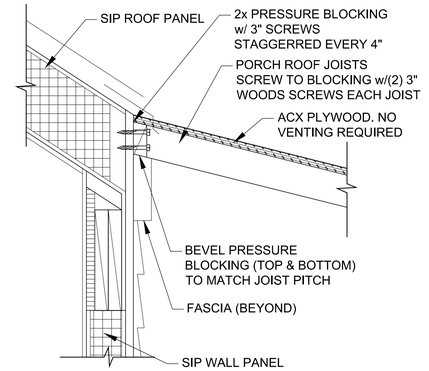


1 WALL SECTION
SCALE: 1/4" =1'-0"

DECK RAILS NOT REQUIRED FOR THIS PROJECT

1

3A OPTIONAL DECK RAILING DETAIL
SCALE: 3/4" =1'-0"



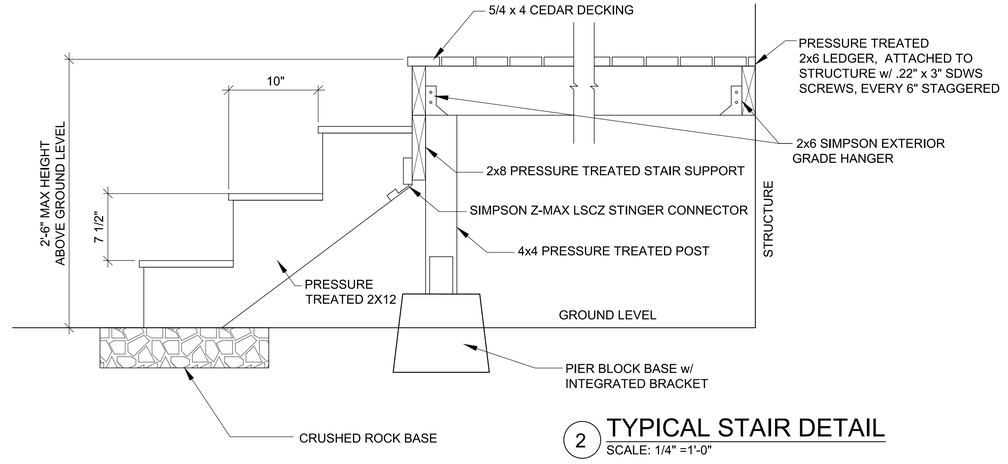
at Traditional Roof Style

4 PORCH ROOF CONNECTION
SCALE: 1-1/2" = 1'-0"

DECK RAILS NOT REQUIRED FOR THIS PROJECT

1

3 OPTIONAL DECK / STAIR DETAIL
SCALE: 3/4" =1'-0"



2 TYPICAL STAIR DETAIL
SCALE: 1/4" =1'-0"

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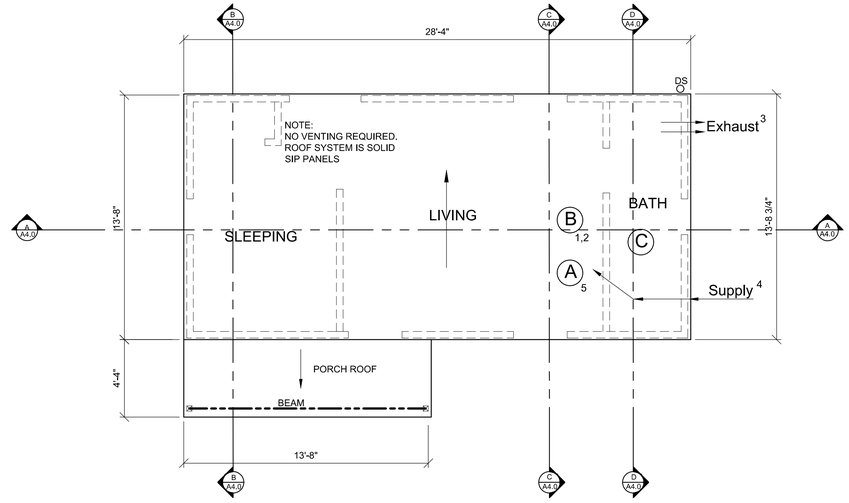
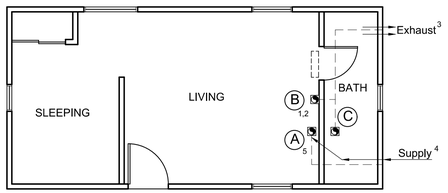
Wall Section and Details

A5.0



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



SUPPLY AND EXHAUST GRILLS

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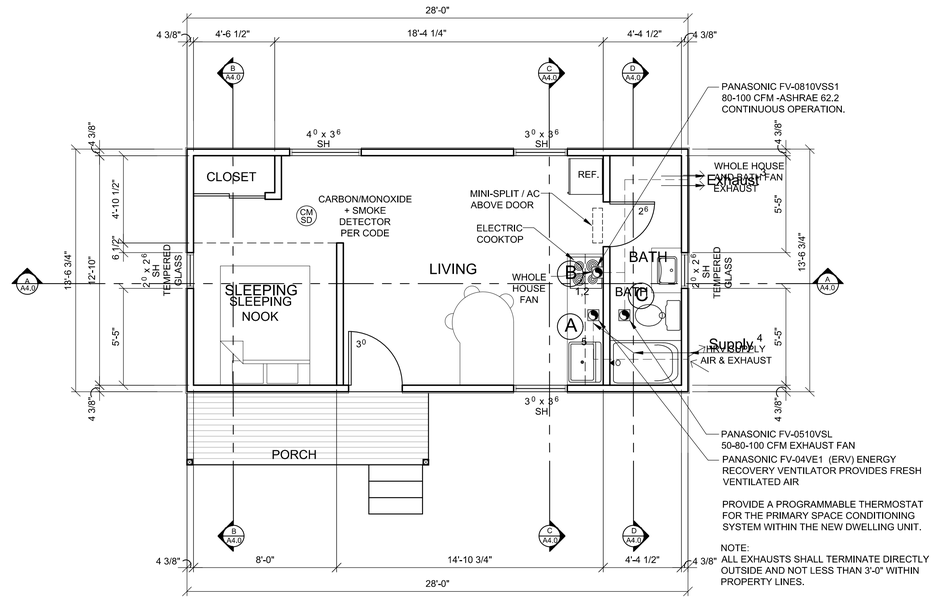
Air flow max.	40 CFM
# air flow settings	2 Settings

HRV DIAGRAM
SCALE: 3/16" =1'-0"



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

FENESTRATION SCHEDULE

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REVISION HISTORY
1 08-28-2019 - Permit Corrections

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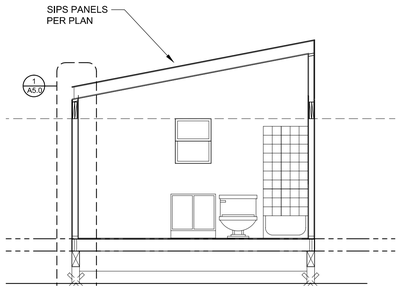
PROJECT
XXXXX

Floor Plan
Roof Plan

A3.0



SECTION "D"
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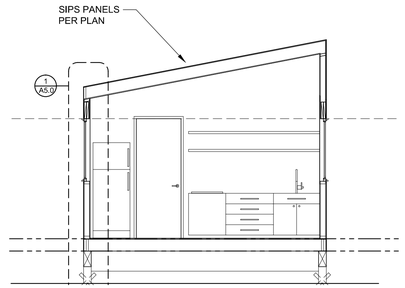

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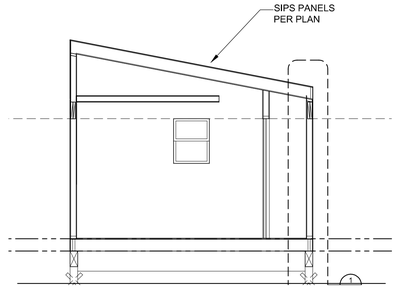

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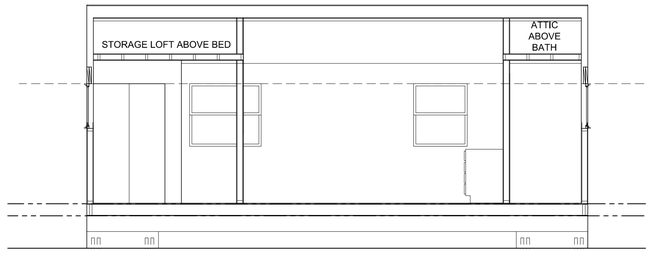

SECTION "A"
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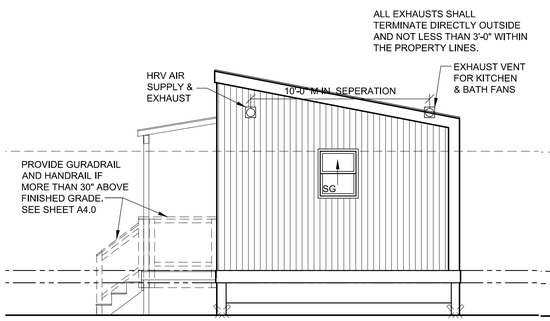
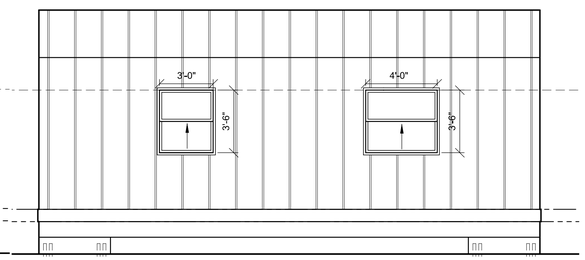
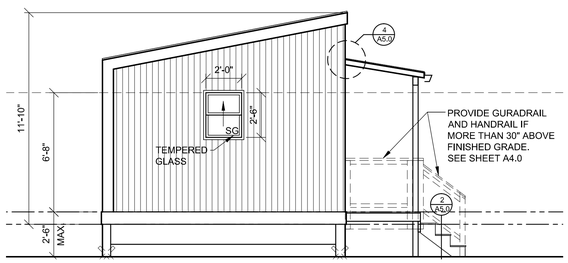


SIDE ELEVATION
SCALE: 1/4" =1'-0"



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



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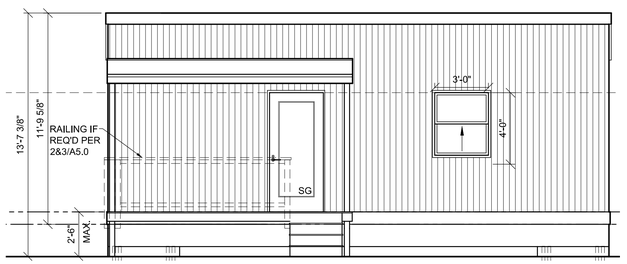

FRONT ELEVATION
SCALE: 1/4" =1'-0"

REVISION HISTORY
1 08-28-2019 - Permit Corrections

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PROJECT
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Elevations Sections

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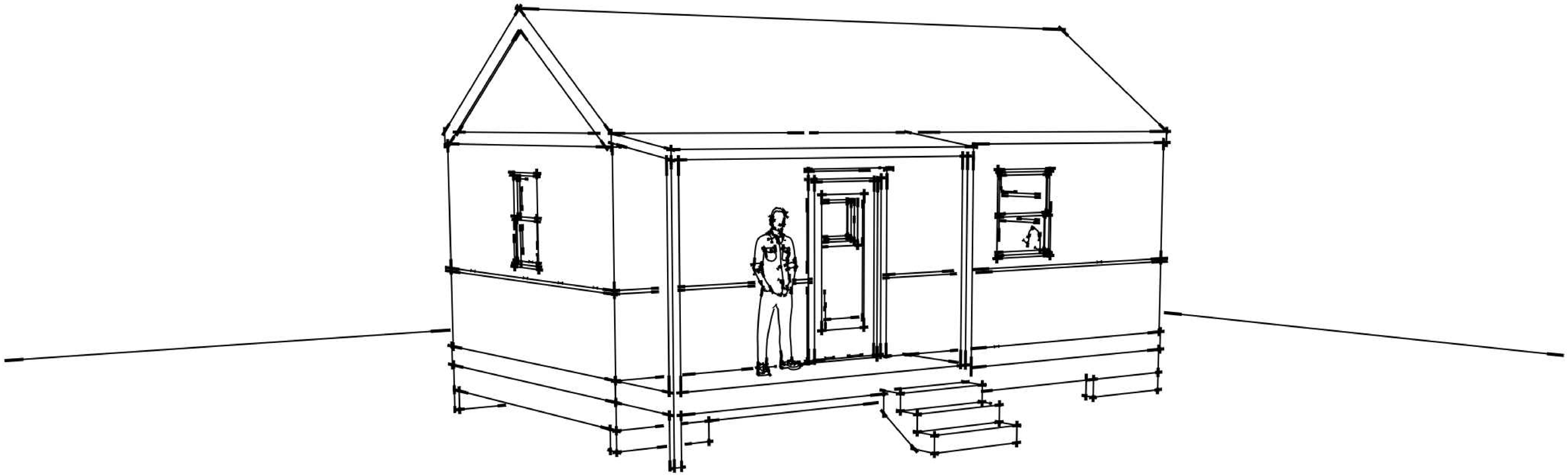
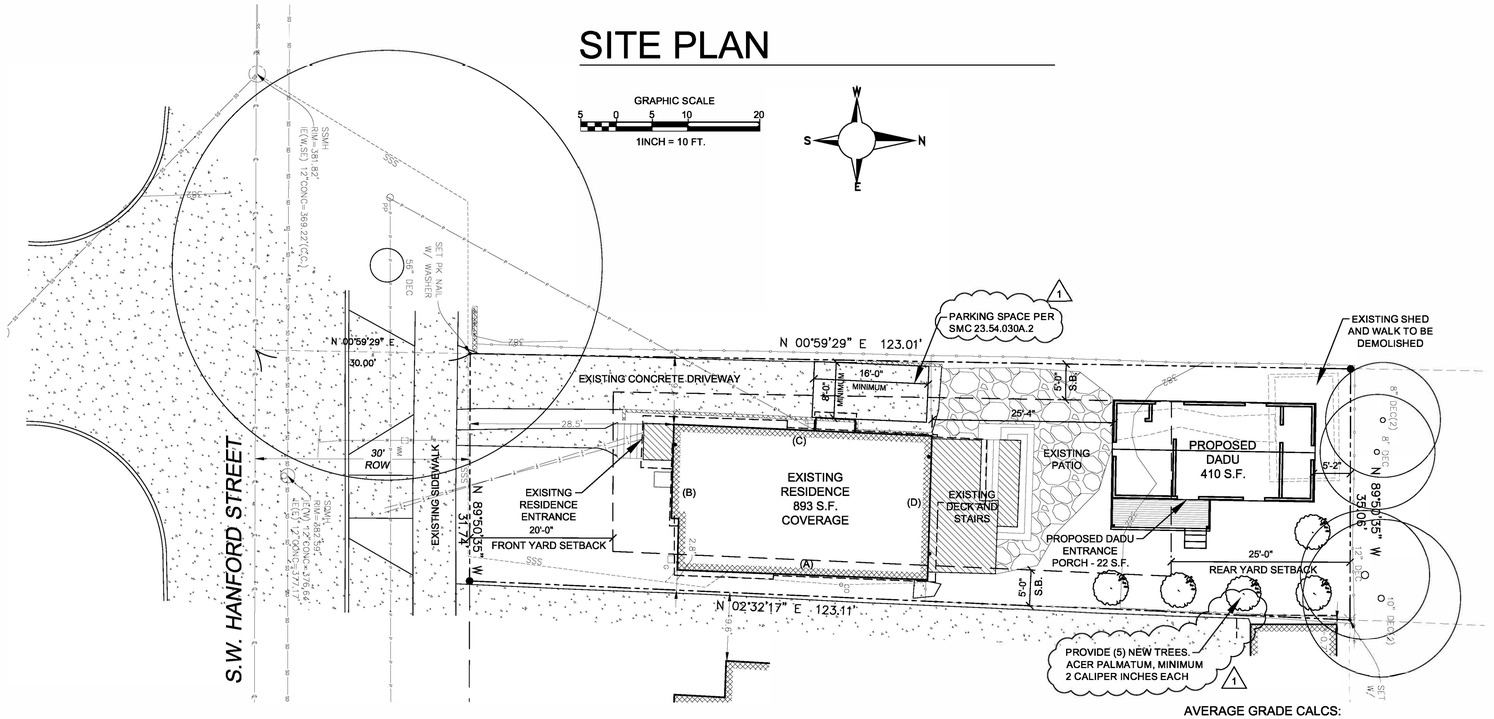


CLIENT	PROJECT	PROJECT NO.	ISSUE	DRAWN BY	DESCRIPTION
Burns	Backyard Cottage	2019-005	10-09-2019	G. Clint Jones	COVER PAGE



GENERAL NOTES

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENT ONLY. NOTIFY THE DESIGNER IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. DOORS AND CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE TO BE 6 INCHES FROM FACE OF ADJACENT PARTITIONS OR CENTERED BETWEEN PARTITIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
7. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE DESIGNER.
8. ALL WORK SHALL CONFORM TO THE 2015 SEATTLE RESIDENTIAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF SEATTLE AND ALL OVER GOVERNING LAWS, CODES, ORDINANCES AND REGULATIONS.
9. THERE SHALL BE NO EXPOSED PIPE, CONDUIT, DUCTS, VENTS AND THE LIKE. ALL SUCH LINES SHALL BE CONCEALED, UNLESS NOTED AS EXPOSED CONSTRUCTION ON THE DRAWINGS.
10. THESE DRAWINGS COVER THE FURNISHING AND INSTALLATION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE DRAWINGS OR IN THE SPECIFICATIONS WHICH ARE BOUND SEPARATELY AND ARE A PART OF THIS CONTRACT. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE DESIGNERS ATTENTION BY WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTORS AT THEIR OWN EXPENSE.
11. PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
12. EXCEPT WHERE NOTED OTHERWISE, MATERIALS BEING DEMOLISHED SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
13. PROVIDE ALL MISCELLANEOUS CUTTING, DRILLING, AND DEMOLITION THAT IS REQUIRED THOUGH NOT SPECIFICALLY SHOWN. ALL CONSTRUCTION MATERIALS DAMAGED OR CUT DURING THE INSTALLATION OF THIS WORK MUST BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE KIND AND QUALITY AS ORIGINAL MATERIALS BY SKILLED LABOR CERTIFIED IN THAT PARTICULAR BUILDING TRADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE DESIGNERS OF ANY DISCREPANCIES.
15. SMOKE DETECTORS: THE GENERAL CONTRACTOR SHALL CONFIRM THE OPERATION OF OR PROVIDE NEW SMOKE DETECTORS IN THE FOLLOWING LOCATIONS: ALL BEDROOMS, IN THE HALLWAY AT TOP OF STAIRS. THERE SHALL BE AT LEAST ONE DETECTOR ON EACH FLOOR OF THE BUILDING. THESE SHALL BE POWERED BY THE BUILDING'S WIRING AND HAVE A BATTERY BACK-UP
16. WHERE EXISTING PLUMBING AND FIXTURES ARE TO BE DEMOLISHED, CAP ALL PIPING BACK TO THE NEAREST FRAMING CAVITY TO REMAIN, COORDINATE PLUMBING DEMOLITION WITH PROPOSED PLUMBING WORK AND LOCATIONS.

PLAN AND SECTION LEGEND

THE FOLLOWING SYMBOLS ARE THE ARCHITECT'S STANDARDS AND ALL MAY NOT BE USED ON THIS PROJECT.

▭	ROOM NUMBER	△	ELEVATION AND NUMBER
○	DOOR MARK	⬡	WALL MARK
◇	WINDOW MARK	◓	MATCH LINE
⊖	BUILDING OR WALL SECTION (LETTER OR NUMBER AND PAGE)	⊕	WORK POINT
⊖	DETAIL (NUMBER AND PAGE)		

BUILDING CODE

ALL WORK TO BE IN COMPLIANCE WITH THE LATEST AND CURRENT LOCAL CODES AND ORDINACES, INCLUDED BUT NOT LIMITED TO THE FOLLOWING:

- 2015 SEATTLE RESIDENTIAL CODE
- UNIFORM PLUMBING CODE
- SEATTLE MECHANICAL CODE
- SEATTLE ELECTRICAL CODE
- SEATTLE ENERGY CODE
- INTERNATIONAL RESIDENTIAL CODE
- NATIONAL ELECTRICAL CODE (NEC)
- INTERNATIONAL FIRE CODE
- WA STATE ENERGY CODE
- WA STATE VENTILATION CODE

THE BUILDING PERMIT SHALL BE PAID FOR BY CONTRACTOR. ANY OTHER REQUIRED PERMITS WITHIN THE CONTRACTED SCOPE OF WORK WILL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.

SMOKE DETECTORS

PER IRC/SRC R314.3. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH HABITABLE ROOM. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24". SMOKE DETECTORS TO BE 110V HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC/SRC R313.

MECHANICAL VENTILATION

MECHANICAL VENTILATION FANS TO BE INSTALLED PER IRC/SRC R303 AND M1507. MECHANICAL VENTILATION CONTROL SYSTEMS SHALL BE CONNECTED TO A DEHUMIDISTAT, TIMER, OR SIMILAR AUTOMATIC CONTROL. BATH W/ BATHING FACILITIES SHALL HAVE 80 CFM MIN INTERMITTENT VENT FAN. TOILET ROOMS (NO NATURAL VENTILATION) SHALL HAVE A 50 CFM MIN VENT FAN. KITCHEN VENT HOOD SHALL BE 150 CFM INTERMITTENT CONTROLLED MINIMUM.

ALL EXHAUSTS SHALL TERMINATE DIRECTLY OUTSIDE AND NOT LESS THAN 3'-0" FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS AND 10 FEET FROM MECHANICAL AIR INTAKES

WHOLE HOUSE VENTILATION

WHOLE HOUSE FAN TO BE LOCATED IN THE KITCHEN (SEE PLAN).
    PANASONIC FV-0810VSS1
    80-100 CFM
    CONTINUOUS OPERATION WITH A MAXIMUM OF 1.O SONE RATING PER SRC M1507.3.4.2

HRV - PANASONIC FV-04VE1
SPOT ENERGY RECOVERY VENTILATOR (ERV)
    PROVIDES FRESH VENTILATED AIR

BATH FAN
    PANASONIC FV-0510VSL1 50-80-100 CFM

SITE PLAN

ENERGY CODE COMPLIANCE

PRESCRIPTIVE OPTION, CHAPTER FOUR, TABLE R406.2
2015 SEATTLE RESIDENTIAL ENERGY CODE
NEW WINDOWS U-VALUE = .28
CEILING INSULATION FOR VAULTED CEILING = R38
WALL INSULATION = R21
FLOORS = R38
ENERGY CREDIT OPTIONS 1A & 2B

1A - EFFICIENT BUILDING ENVELOPE 1a totaling 0.5 credits:
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 5%.

2B AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b totaling 1.0 credits:
COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM
AND
ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE *INTERNATIONAL RESIDENTIAL CODE* SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM. 1.0

PER R403.7.7 WE HAVE EXEMPTION FORM USING A HEAT PUMP SINCE OUR TOTAL INSTALLED HEATING CAPACITY IS LESS THAN 2Kw. WE WILL BE USING AN HRV TO COMPLY WITH OPTION 2B.

ENERGY CODE

PRESCRIPTIVE REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL PROJECTS TABLE 6-1 WASHINGTON STATE ENERGY CODE AND PER R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS OPTION 1A & 2B

GLAZING AREA	UNLIMITED
VERTICAL GLAZING U-FACTOR	.28
HORIZONTAL GLAZING U-FACTOR	.50
DOOR U-FACTOR	.20
CEILINGS	R-49
VAULTED CEILINGS	R-38
WALLS ABOVE GRADE	R-21
INTERIOR WALLS BELOW GRADE	R-21
EXTERIOR WALLS BELOW GRADE	R-10
FLOORS	R-38
SLAB ON GRADE	R-10

PER R406.2 PARAGRAPH 4, ONLY 0.5 CREDITS ARE REQUIRED FOR ADDITIONS LESS THAN 500 SQUARE FEET

INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION:
REQUIRED PER SEC R401.3 TO BE COMPLETED BY BUILDER AND POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

AIR LEAKAGE:
AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES PER HOUR AND SHALL BE TESTED TO VERIFY, AIR LEAKAGE TEST RESULT SHALL BE DOCUMENTED ON REQUIRED FORM AND A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SIGNED BY TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. PER SEC R402.4.12.

LIGHTING:
A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SEC R404.1

PROJECT DATA

PROJECT DESCRIPTION:
    410 S.F. DETACHED ACCESSORY DWELLING UNIT (BACKYARD COTTAGE) ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE

PROJECT ADDRESS:
    4072 S.W. HANFORD STREET
    SEATTLE, WA. 98116

PARCEL NUMBER
347580- 0050 2

LEGAL DESCRIPTION:
    LOT 10, HOUSTONS HIGH SCHOOL UNREC 1

DPD PROJECT NUMBER:
______
ZONE: SF5000
LOT SIZE: 4674 SF

LOT COVERAGE:
    LOT SIZE = 4,674 S.F. - PER SMC 23.44.010.C.1
    1000 S.F. + 15% OF 4,674 (701 S.F.) = 1,701 S.F. 1
        RESIDENCE (E) = 880 SF
        SHED (E) = - (TO BE DEMOLISED)
        DADU (N) = 410 SF
        DADU PORCH (N) = 22 SF
        TOTAL 1312 SF PROPOSED
    40% MAX. OF REAR YARD FOR DADU = 350 SF ALLOWED
    270 SF PROPOSED

IMPERVIOUS AREA:
HOME: 893.0 SF (EXIST) + 432 SF (N) DADU ROOF AREA
    TOTAL IMPERVIOUS AREA = 1,325.0 SF

YARD SETBACKS: SMC 23.44.014.D.5

FRONT	20'
SIDE	5'
SIDE	5'
REAR	25' TYP. HOME/5'DADU/0' DADU ADJ TO ALLEY

AVERAGE GRADE CALCS:

Elevation	Avg.Grad	Wall Length	Value
EAST (A)	383.5'	36'	13806
SOUTH (B)	383.5'	20'	7670
WEST (C)	382.8'	36'	13780
NORTH (D)	382.5'	20'	7650
		112'	42906

AVERAGE GRADE= 42906 / 112 = 383.1'

DADU BUILDING HEIGHT: SMC 23.44.012 (BASED 50' LOT)
    20' FLAT/SHED ROOF HEIGHT LIMIT
    23' PITCHED ROOF HEIGHT LIMIT (4:12 MIN SLOPE)

383.1' AVG. GRADE
    +23' PITCHED ROOF ALLOWANCE = 406.1'
    HEIGHT LIMIT:
    406.1' MAX. PITCHED ROOF HEIGHT ALLOWED
    (NO INCREASE TO OVERALL (E) BUILDING HEIGHT)

BUILDING AREA SUMMARY:

MAIN LEVEL (E)	=	720 SF
BASEMENT LEVEL (E)	=	620 SF
GARAGE (E) n/a	=	0 SF
TOTAL HEATED (E)	=	1340 SF
DADU MAIN LEVEL (N)	=	410 SF
DADU UPPER LEVEL (N)	=	n/a
DECK (N)	=	22 SF

TREE REQUIREMENTS:
PROVIDE NEW TREES PER SMC 23.44.020.A.1.a
2 CALIPER INCHES /1000 SQ.FT OF LOT AREA
4.6 x 2 = 9.2 C.I. PROVIDE (5) JAPANESE MAPLE
(Acer palmatum) MIN. 2 CALIPER INCHES EACH
1

PARKING: SMC 23.44.016
    REQUIRED = 1 CAR SPACE PER DWELLING UNIT
    (2) PROVIDED (SEE SITE PLAN)
    PROPOSED = 2 CAR IN (E) DRIVEWAY (NO CHANGE)

PROJECT TEAM CONTACTS:
    CLINT JONES 206-551-1624

VICINITY MAP

SHEET INDEX

REVISION HISTORY
1 12/02/2019 - Correction Cycle #1

MyKabin LLC
13222 SE 30th St Suite A-1
Bellevue, WA 98005
DRAWN BY
G. Clint Jones

CLIENT 1
Burns
4072 S.W. Hanford Street
Seattle, WA .

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10/09/2019
RE-ISSUE

PROJECT NO.
2019-005
PROJECT
Burns

Coversheet

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED UNDER RECORDING NUMBER 20130517000942)

THE SOUTH 123 FEET OF THAT PORTION OF TRACT 75 OF WEST SEATTLE FIVE ACRE TRACTS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 51, RECORDS OF KING COUNTY, WASHINGTON, LYING BETWEEN WEST HANFORD STREET EXCEPT THE EAST 211 FEET THEREOF;

(BEING KNOWN AS LOT 10, HOUSTON'S HIGH SCHOOL ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A BEARING OF N 89°50'35" W BETWEEN FOUND MONUMENTS ON CENTERLINE OF S.W. HANFORD STREET PER R1.

REFERENCES

R1. LOT BOUNDARY ADJUSTMENT NO. 2401073, RECORDED UNDER RECORD NUMBER 20050316900014, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

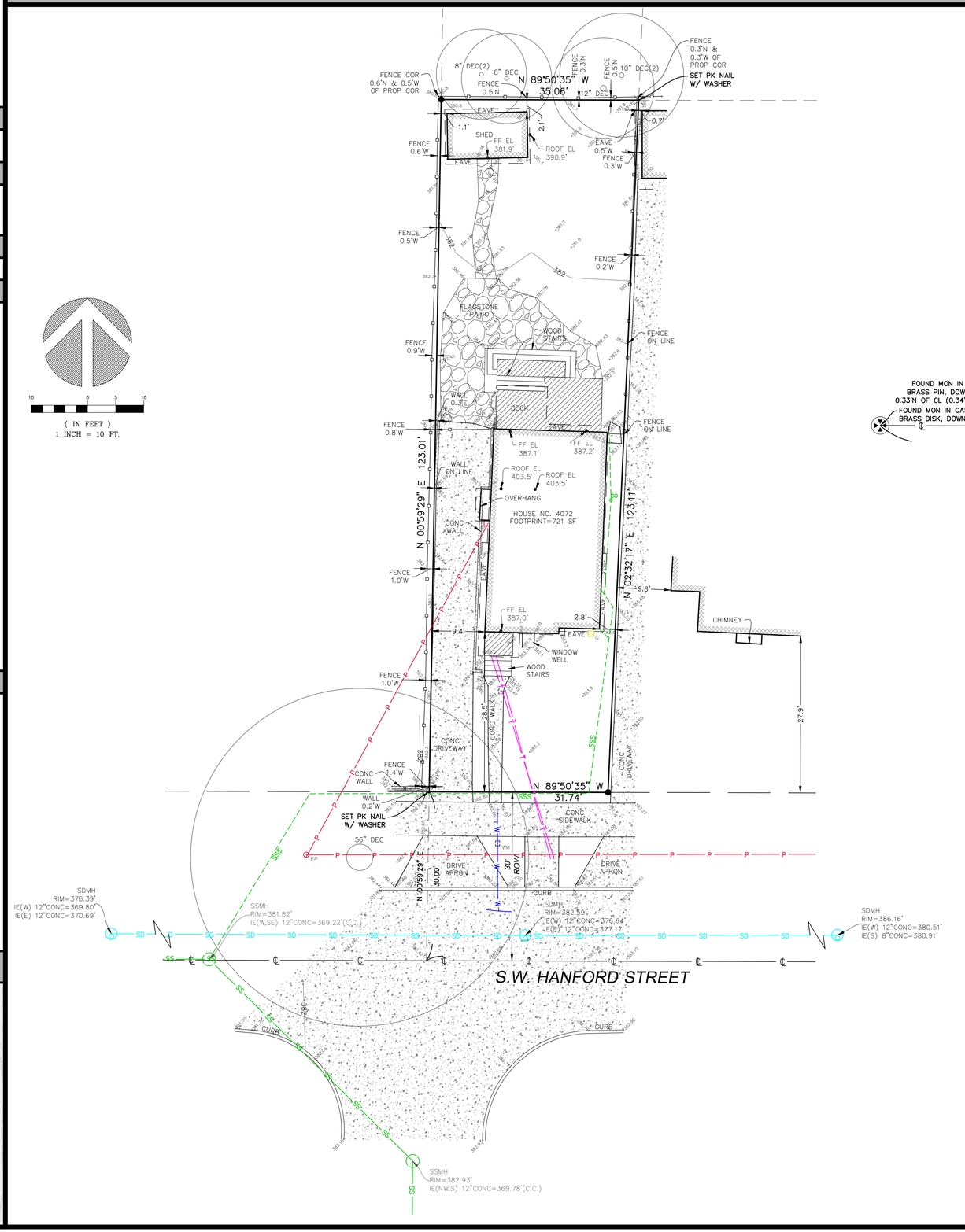
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 3475800050
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 4,108 S.F. (0.09 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

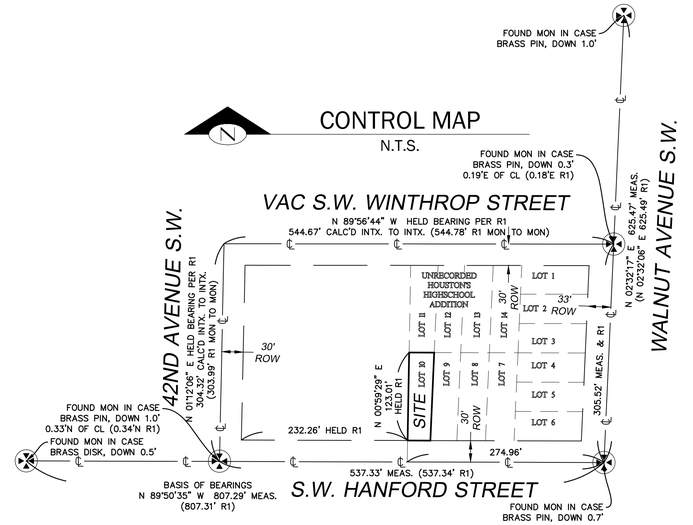
LEGEND

	BUILDING		REBAR & CAP (SET)
	CENTERLINE ROW	SS	SEWER LINE
CO	CLEANOUT	SSS	SIDE SEWER LINE
	CONCRETE SURFACE		SEWER MANHOLE
	RETAINING WALL		STORM MANHOLE
	DECK	SD	STORM DRAIN LINE
	FENCE LINE (CHAIN LINK)	SIZE TYPE	TREE (AS NOTED)
	FENCE LINE (WOOD)	W	WATER LINE
G	GAS METER	WM	WATER METER
	NAIL AS NOTED	CALC'D	CALCULATED
	MONUMENT IN CASE (FOUND)	CONC	CONCRETE
P	POWER METER	COR	CORNER
P	POWER (OVERHEAD)	DEC	DECIDUOUS
PP	POWER POLE	EL	ELEVATION
		FF	FINISH FLOOR
		MEAS	MEASURED
		MON	MONUMENT
		PROP	PROPERTY

VICINITY MAP

N.T.S.





STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF SE 1/4 SEC 11, TWP. 24N., RGE 03E., W.M.
PARCEL NO. 3475800050

BURNS RESIDENCE
4072 S.W. HANFORD STREET
SEATTLE, WA 98116

JACOB MILLER — STATE OF WASHINGTON — 25 — REGISTERED PROFESSIONAL LAND SURVEYOR

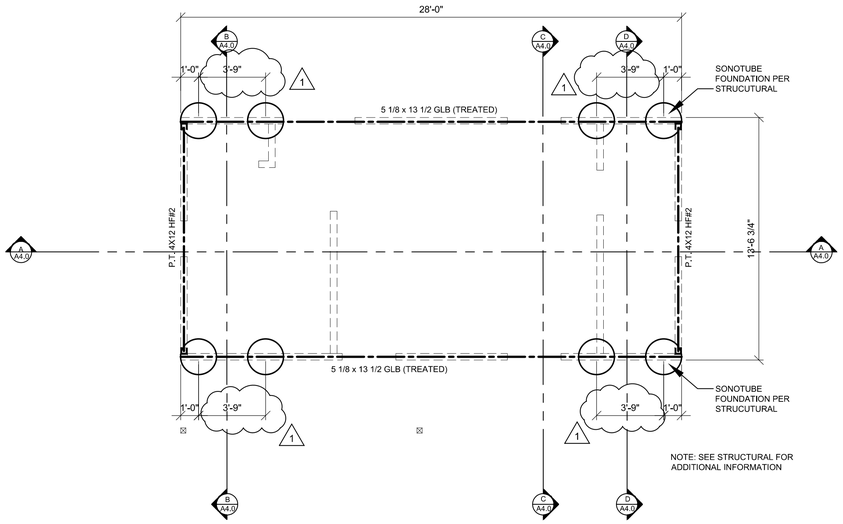
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	191391
DATE:	08/16/19
DRAFTED BY:	VLJ
CHECKED BY:	JGM
SCALE:	1" = 10'

REVISION HISTORY

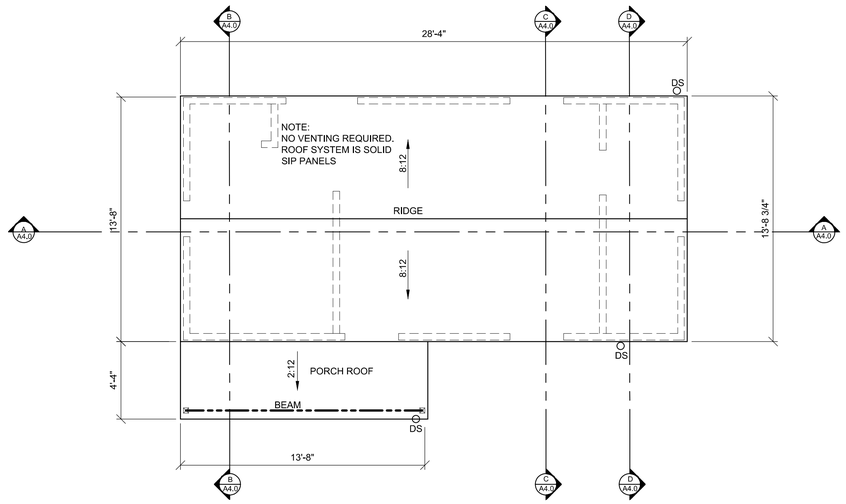
SHEET NUMBER

1 OF 1



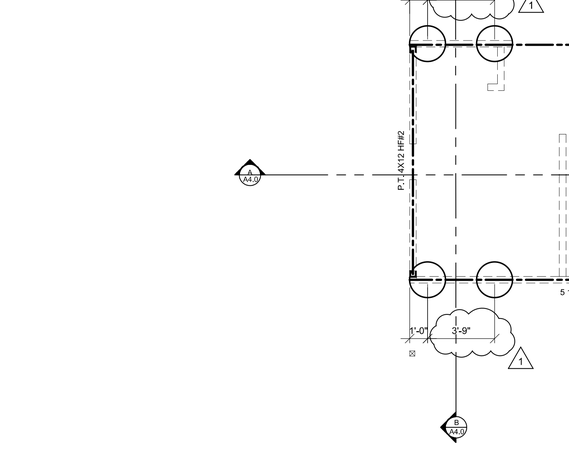
FOUNDATION PLAN

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



ROOF PLAN

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



EXISTING RESIDENCE FLOOR PLAN

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

SUPPLY AND EXHAUST GRILLS

MARK	CFM	OPERATION	GRILL TYPE	EQUIPMENT TYPE
A	20-40 CFM	CONTINUOUS	SUPPLY/EXHAUST	HRV
B	80 - 100 CFM	CONTINUOUS	EXHAUST	EXHAUST FAN
C	50 - 80 - 100 CFM	INTERMITTENT	EXHAUST	EXHAUST FAN

VENTILATION NOTES:

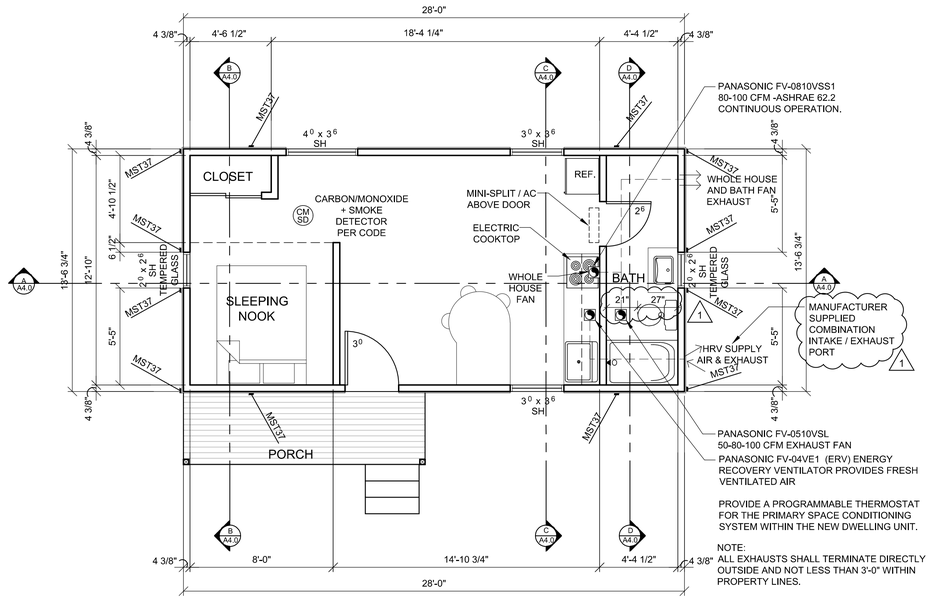
1. Local exhaust ventilation air flow rate is based on continuous operation per SRC table M1507.4 or SMT table 403.3.
2. Whole house ventilation is provided via exhaust fan that operates continuously, per SRC table M1507.3.3(1) or SMC table 403.8.1.
3. Exhaust outlet location shall be per SRC section R303.5.2.
4. Fresh outdoor air intake location shall be per SRC section R303.5.1 and M1507.3.7.3.
5. The HRV shall operate continuously at a speed to provide min fresh outdoor air supply rate 40 CFM.

HRV EQUIPMENT SCHEDULE

Make	PANASONIC
Model	FV-04VE1
Air flow min.	20 CFM
Air flow max.	40 CFM
# air flow settings	2 Settings

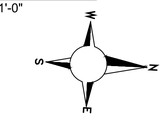
HRV DIAGRAM

SCALE: 3/16" =1'-0"



FLOOR PLAN

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



FENESTRATION SCHEDULE

QUAN	MFG/MODEL	TYPE	WIDTH	HEIGHT	U-FACTOR	MATERIAL	NFRC 100 CERT.
2	MILGARD TRINSEC 2210	SH/SG	2'-0"	2'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
2	MILGARD TRINSEC 2210	SH	3'-0"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	SH	4'-0"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	RELIABILT Model #218787	FULL LITE/SG	3'-0"	6'-8"	U=0.27	STEEL INSULATED CORE - LOW E	YES

REVISION HISTORY
1 12/02/2019 - Correction Cycle #1

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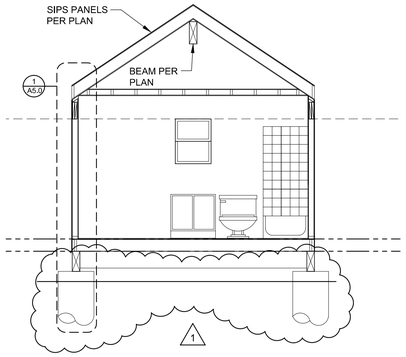
10/09/2019 **RE-ISSUE**

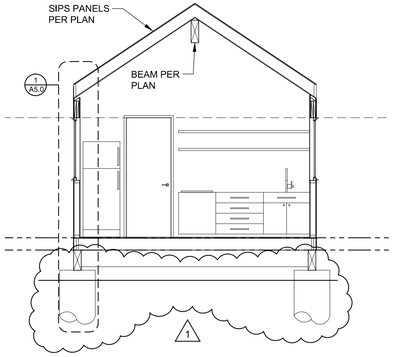
PROJECT NO.
2019-005
PROJECT
Burns

Floor Plan
Roof Plan

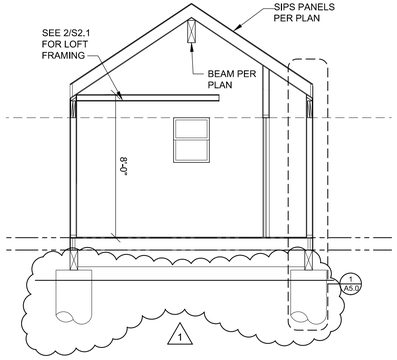
A3.0



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



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



SECTION "B"
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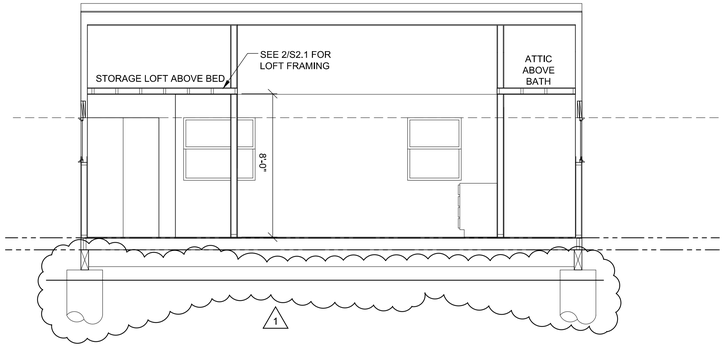

SECTION "A"
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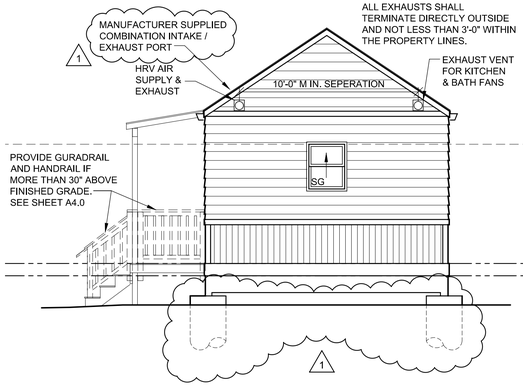
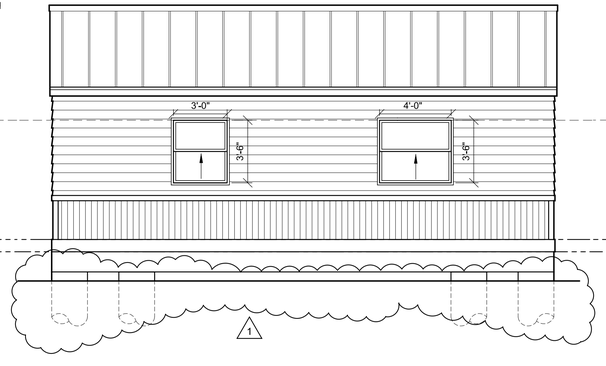
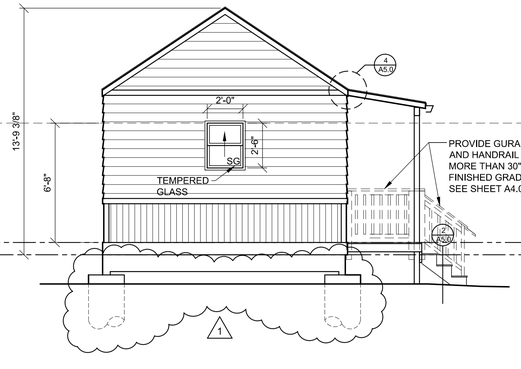


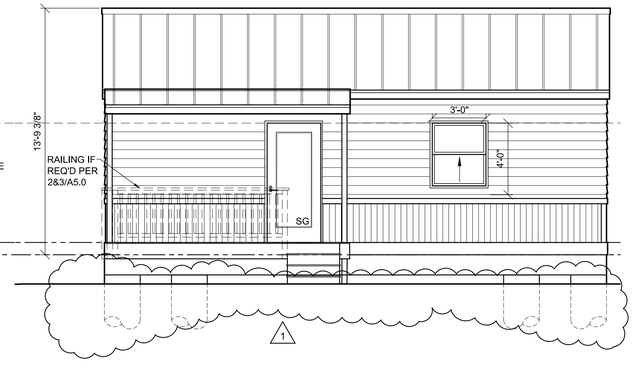
SIDE ELEVATION
SCALE: 1/4" =1'-0"



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



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



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

REVISION HISTORY
1 12/02/2019 - Correction Cycle #1

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PROJECT NO.
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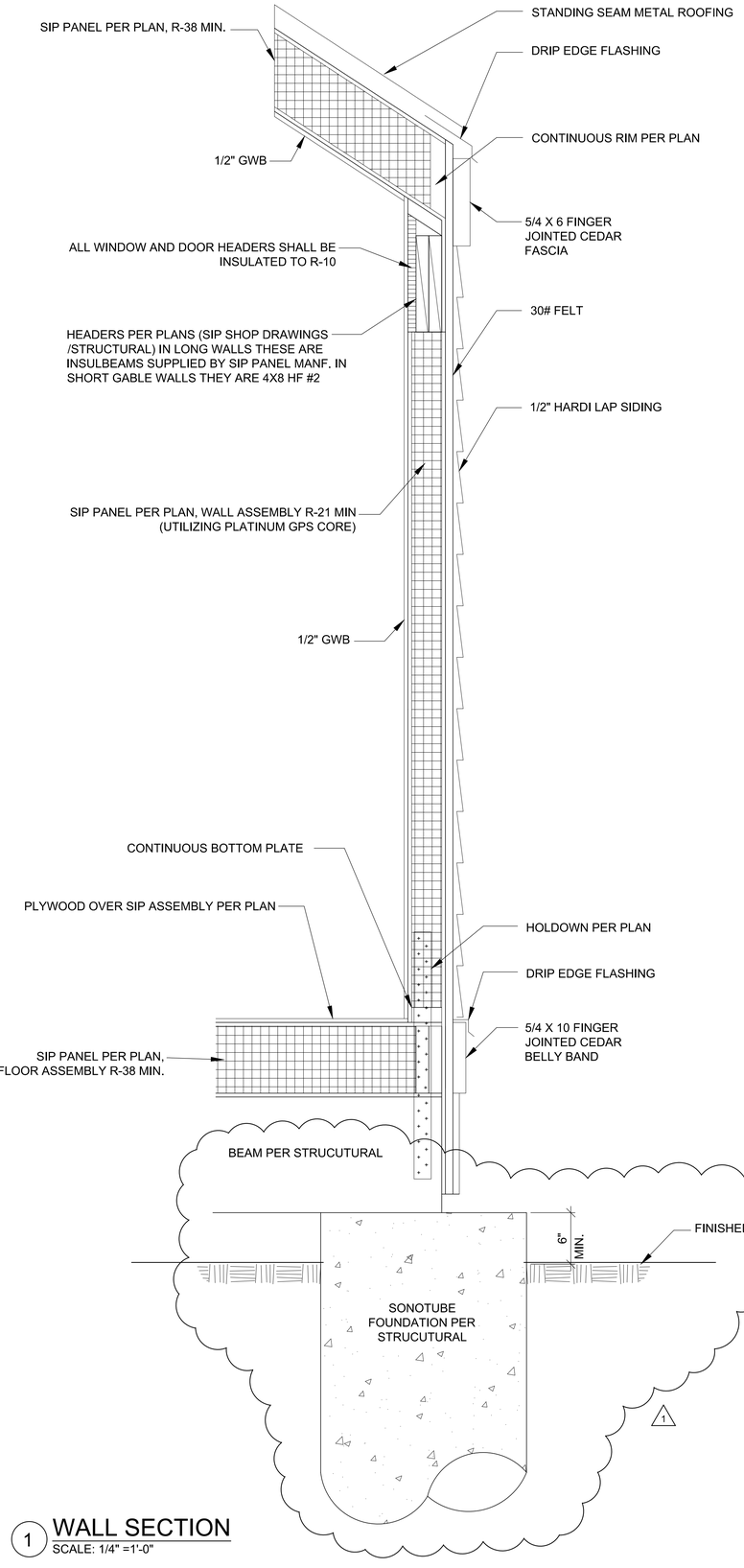
Elevations Sections

A4.0

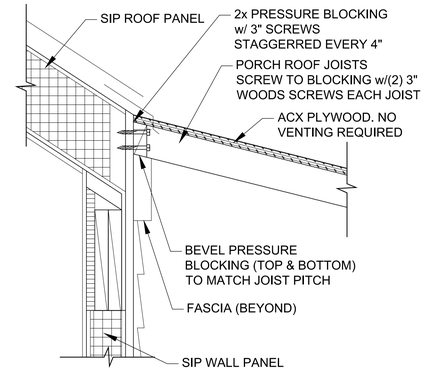


1 WALL SECTION
SCALE: 1/4" =1'-0"

DECK RAILS NOT REQUIRED FOR THIS PROJECT

1

3A OPTIONAL DECK RAILING DETAIL
SCALE: 3/4" =1'-0"



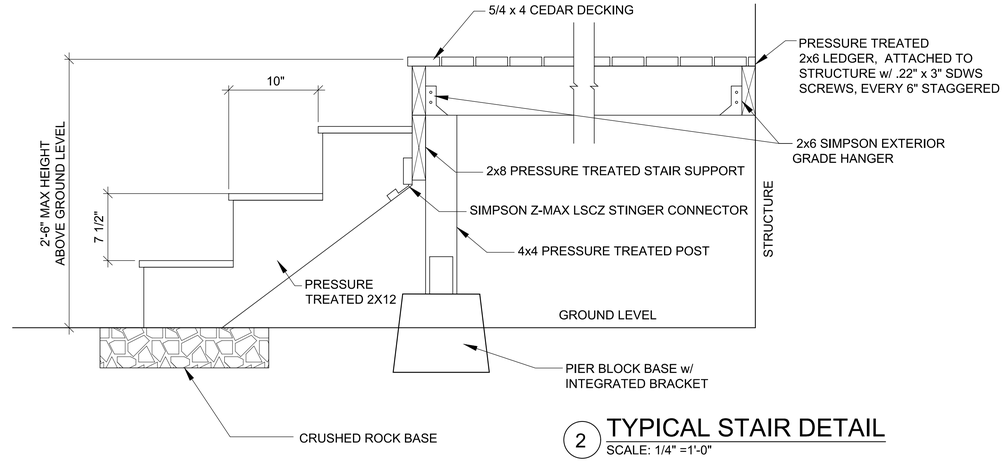
at Traditional Roof Style

4 PORCH ROOF CONNECTION
SCALE: 1-1/2" = 1'-0"

DECK RAILS NOT REQUIRED FOR THIS PROJECT

1

3 OPTIONAL DECK / STAIR DETAIL
SCALE: 3/4" =1'-0"



2 TYPICAL STAIR DETAIL
SCALE: 1/4" =1'-0"

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Seattle, WA .

ISSUE
10/09/2019 **RE-ISSUE**

PROJECT NO.
2019-005

PROJECT
Burns

Wall Section and Details

A5.0

STRUCTURAL NOTES

(THESE NOTES ARE TYPICAL UNLESS NOTED OR DETAILED OTHERWISE ON DRAWINGS)

1 **CODE**

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE SEATTLE BUILDING CODE (SBC), 2015 EDITION. SPECIFICATIONS AND STANDARDS WHERE REFERENCED ON THE DRAWINGS ARE TO BE THE LATEST EDITION.

DESIGN LOADS

DEAD LOADS:

ROOF	15 PSF
FLOOR	15 PSF

LIVE LOADS:

ROOF (SNOW LOAD)	25 PSF
FLOOR	40 PSF
DECK	60 PSF

(LIVE LOADS ARE REDUCED WHERE PERMISSIBLE PER IBC SECTION 1607.10).

EARTHQUAKE LOADS:

EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7-10 SECTION 12.8.

SITE CLASS (ASSUMED)	D
SHORT PERIOD SPECTRAL RESPONSE ACCEL (S_s)	1.476
ONE SECOND SPECTRAL RESPONSE ACCEL (S_1)	0.572
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCEL (S_{DS})	0.984
ONE SECOND DESIGN SPECTRAL RESPONSE ACCEL (S_{D1})	0.572
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR (I_E)	1.0
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE-RESISTING-SYSTEM	WOOD SHEAR WALLS
RESPONSE MODIFICATION FACTOR, (R)	6.5
REDUNDANCY FACTOR (p)	1.0
SEISMIC RESPONSE COEFFICIENT (C_s)	0.152

W = TOTAL SEISMIC DEAD LOAD AS DEFINED PER ASCE 7-10 SECTION 12.7.2.

BASE SHEAR (V), $V = C_sW = \frac{S_{DS}}{R/I} W$

WIND LOADS:

BASIC WIND SPEED (3 SECOND GUST)	110 MPH
EXPOSURE	B
K_{ZT}	1.67

SEE PLANS FOR ADDITIONAL DESIGN LOADS.

STATEMENT OF SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE REQUIRED AS INDICATED IN THE FOLLOWING TABLE. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH CHAPTER 1704.4 OF THE IBC.

FREQUENCY AND DISTRIBUTION OF REPORTS - INSPECTION REPORTS SHALL BE PROVIDED FOR EACH DAY ON SITE BY SPECIAL INSPECTOR. STRUCTURAL OBSERVATION REPORTS SHALL BE PROVIDED AFTER EACH OBSERVATION. REPORTS SHALL BE DISTRIBUTED TO THE CONTRACTOR, ARCHITECT, ENGINEER AND BUILDING OFFICIAL.

SPECIAL INSPECTION

NOT REQUIRED.

SHOP DRAWINGS

SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION:

1. SIP PANEL

SHOP DRAWINGS SHALL BE REVIEWED, REVISED AS REQUIRED FOR FIELD CONDITIONS, AND DATE STAMPED BY THE CONTRACTOR PRIOR TO REVIEW BY THE ENGINEER. CONTRACTOR SHALL PROVIDE (3) SETS OF SHOP DRAWINGS FOR ENGINEER'S REVIEW. ALLOW TWO WEEKS FOR SHOP DRAWING APPROVAL BY ENGINEER.

ENGINEER'S SHOP DRAWING REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFORMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING THE WORK IN A SAFE MANNER.

ENGINEER'S SHOP DRAWING REVIEW OF STRUCTURAL COMPONENTS DESIGNED BY OTHERS IS FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL CONNECTIONS TO THE BASIC STRUCTURE. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF THE LOADS IMPOSED ON THE BASIC STRUCTURE AND SHALL BE STAMPED & SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.

FABRICATION SHALL BEGIN ONLY AFTER SHOP DRAWINGS BEARING THE STAMP AND SIGNATURE OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND CONTRACTOR HAVE BEEN RECEIVED.

FOUNDATIONS: SPREAD FOOTINGS

SOILS REPORT:	NOT AVAILABLE AT TIME OF DESIGN
ALLOWABLE SOIL PRESSURE:	2000 PSF (ASSUMED; TO BE FIELD VERIFIED DURING CONSTRUCTION)

LATERAL EARTH PRESSURE:

UNRESTRAINED:	35 PCF + ANY APPLICABLE SURCHARGE
RESTRAINED:	50 PCF + ANY APPLICABLE SURCHARGE
PASSIVE:	300 PCF
COEFFICIENT OF FRICTION:	0.35

FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH OR 12" OF COMPACTED STRUCTURAL FILL AS REQUIRED AND AT LEAST 18" BELOW ADJACENT EXTERIOR GRADE. ANY FOOTING ELEVATIONS SHOWN IN THE DRAWINGS REPRESENT MINIMUM DEPTHS AND ARE FOR BIDDING ONLY. ACTUAL FOOTING ELEVATIONS ARE SUBJECT TO SITE CONDITIONS AND MUST THEREFORE BE ESTABLISHED BY THE CONTRACTOR. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

IMPORTED STRUCTURAL FILL AND BACKFILL MATERIAL SHOULD CONSIST OF CLEAN, WELL GRADED GRANULAR MATERIAL FREE OF DEBRIS OR ORGANICS WITH A MAXIMUM PARTICLE DIAMETER OF THREE INCHES AND NO MORE THAN 10% FINES (PASSING THE #200 SIEVE).

FILL AND BACKFILL MATERIAL SHOULD BE PLACED IN LEVEL LIFTS NOT EXCEEDING TWELVE (12") INCHES IN LOOSE THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-00.

BACKFILL BEHIND ALL RETAINING WALLS WITH WELL-DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE. PROVIDE DAMPPROOFING AT EXTERIOR FACE OF ALL FOUNDATION WALLS EXPOSED TO EARTH PER ARCHITECTURAL SPECIFICATIONS.

EXCAVATIONS AND DRAINAGE INSTALLATION SHALL BE OBSERVED BY A SOILS ENGINEER RETAINED BY THE OWNER. IF EXCAVATION SHOWS SOIL CONDITIONS TO BE OTHER THAN THOSE ASSUMED ABOVE NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

CONCRETE

ALL CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH CHAPTER 26 OF ACI 318 AND THE AMERICAN CONCRETE INSTITUTE'S SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

ALL CONCRETE SHALL BE STONE-AGGREGATE CONCRETE HAVING A UNIT WEIGHT OF APPROXIMATELY 150 POUNDS PER CUBIC FOOT.

CONCRETE STRENGTHS AT 28 DAYS (f'c) AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	f'c*	MAXIMUM WATER/CEMENT RATIO	MIN CEMENT CONTENT PER CUBIC YARD	MAXIMUM SHRINKAGE STRAIN
SLABS ON GRADE	2500 PSI	0.55	5 1/2 SACK	N/A
FOOTINGS	2500 PSI	0.55	5 1/2 SACK	N/A

THE MINIMUM AMOUNT OF CEMENT LISTED ABOVE MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER, AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD, AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH CHAPTER 26 OF ACI 318.

ALL CONCRETE EXPOSED TO WEATHER OR TO FREEZING TEMPERATURES SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318 TABLE 19.3.3.1 FOR MODERATE EXPOSURE CLASS F1.

*PROVIDE f'c SPECIFIED IN TABLE FOR DURABILITY REQUIREMENTS. 2500 PSI CONCRETE MEETS STRENGTH REQUIREMENTS, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.

REINFORCING STEEL

REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615, AND SHALL BE GRADE 60 (Fy = 60,000 PSI), UNLESS NOTED OTHERWISE. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615 MAY BE WELDED IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN AWS D1.4 ARE SUBMITTED.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. PROVIDE WELDED WIRE FABRIC IN SHEETS NOT ROLLS. LAP WELDED WIRE FABRIC 12" AT SIDES AND ENDS.

REINFORCING STEEL SHALL BE DETAILED INCLUDING HOOKS AND BENDS IN ACCORDANCE WITH SP-66 AND ACI 318R, LATEST EDITIONS. UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE PER SCHEDULE.

MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICBO APPROVED SYSTEM, SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BAR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

REINFORCING SHALL BE PLACED AND ADEQUATELY SUPPORTED PRIOR TO PLACING CONCRETE. WET-SETTING EMBEDDED ITEMS IS NOT ALLOWED WITHOUT PRIOR ENGINEER APPROVAL. BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. REFER TO CHAPTER 7 OF ACI 318 FOR OTHER REINFORCING STEEL REQUIREMENTS.

MINIMUM LAPS AND EMBEDMENT

UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE AS TABULATED BELOW:

f'c = 2500 PSI						
BAR SIZE	DEVELOPMENT LENGTH			LAP SPLICE		
	TENSION		COMPRESSION	TENSION		COMPRESSION
	TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS	ALL BARS
#3	24	18	9	30	23	12
#4	31	24	12	41	31	15
#5	39	30	15	51	39	19
#6	47	36	18	61	47	23
#7	68	53	21	89	68	27
#8	78	60	24	102	78	30

NOTE:
1. ALL LENGTHS ARE IN INCHES.
2. ALL LAP SPLICES ARE CLASS B.
3. "TOP BARS" ARE HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

CONCRETE COVER ON REINFORCING

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH AND WEATHER:	
#6 BARS AND LARGER	2"
#5 BARS AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
SLABS, WALLS AND JOISTS	3/4"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1 1/2"

CONCRETE GENERAL NOTES

VERTICAL BARS SHALL START FROM TOP OF FOOTING. HORIZONTAL BARS SHALL START A DISTANCE OF 1/2 THE NORMAL BAR SPACING FROM TOP OF FOOTING AND TOP OF FRAMED SLABS. IN ADDITION, THERE SHALL BE A HORIZONTAL BAR AT A MAXIMUM OF 3" FROM TOP OF WALL AND BOTTOM OF FRAMED SLABS.

PROVIDE CORNER BARS TO MATCH THE HORIZONTAL REINFORCING WITH TENSION LAP SPLICE AT EACH SIDE PER TABLE, OR BEND ONE SIDE OVER TO PROVIDE TENSION LAP.

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF NOT MORE THAN 400 SQUARE FEET EACH. AREAS TO BE AS SQUARE AS PRACTICAL AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND PROPERLY PREPARED IMMEDIATELY PRIOR TO POURING OF CONCRETE. DOWEL STEEL SHALL BE THE SAME SIZE AND SPACING AS MAIN REINFORCING DETAILED BEYOND JOINT.

SEE ARCHITECTURAL DRAWINGS AND MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF OPENINGS IN CONCRETE WALLS, FLOORS AND ROOF. UNLESS INDICATED OTHERWISE, REINFORCE AROUND OPENINGS GREATER THAN 12" IN EITHER DIRECTION WITH (2) #5 EACH SIDE AND (1) #5 x 4'-0" DIAGONAL AT EACH CORNER. EXTEND BARS 2'-0" BEYOND EDGE OF OPENING. IF 2'-0" IS UNAVAILABLE, EXTEND AS FAR AS POSSIBLE AND HOOK. HOOK ALL REINFORCING INTERRUPTED BY OPENINGS.

BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. PROVIDE 3/4" CHAMFER AT ALL CORNERS EXCEPT AS NOTED.

LUMBER

ALL GRADES SPECIFIED ARE MINIMUM GRADES REQUIRED. ALL LUMBER SHALL BE IN ACCORDANCE WITH WWPA GRADING RULES, KILN-DRIED TO MC 19 AND OF THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fc (PSI)
SLEEPERS	DOUG-FIR	STUD	700	-
LIGHT FRAMING (STUDS)	HEM-FIR	STUD	675	800
2x JOISTS AND PLANKS	HEM-FIR	#2	850	-
PLATES AND BLOCKING	HEM-FIR	#2	850	-
6x AND LARGER BEAMS AND STRINGERS	DOUG-FIR	#2	875	-
4x AND SMALLER BEAMS AND STRINGERS	HEM-FIR	#2	850	-
ALL POSTS AND TIMBERS	DOUG-FIR	#1	1200	1000

REFER TO PLAN NOTES, SCHEDULES, AND DETAILS FOR MORE SPECIFIC LUMBER SIZE AND GRADE REQUIREMENTS.

UNLESS NOTED OTHERWISE IN THE PLANS, ALL WOOD AND WOOD-BASED MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN 8" OF SOIL SHALL BE PRESERVATIVE-TREATED BY VACUUM-PRESSURE IMPREGNATION IN ACCORDANCE WITH AWPA STANDARD U1.

NAILS, BOLTS, AND METAL CONNECTORS FOR WOOD

ALL NAILS SHALL CONFORM TO THE STANDARDS SET FORTH BY THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. NAILING NOT SPECIFIED SHALL BE PER IBC TABLE 2304.10.1 NAILING SCHEDULE. ALL NAILS CALLED OUT ON PLANS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM GUIDELINES:

NAIL	SHANK Ø	MIN LENGTH
8d COMMON	0.131Ø	2 1/2" SHANK
10d COMMON	0.148Ø	3" SHANK
12d COMMON	0.148Ø	3 1/4" SHANK
16d COMMON	0.162Ø	3 1/2" SHANK

10d BOX NAILS MAY BE SUBSTITUTED FOR 8d COMMON NAILS WITH NO CHANGE IN NAIL SPACING. FRAMING MEMBERS MAY BE NAILED WITH 16d SINKERS (0.148"Ø x 3 1/4"), BUT ONLY 16d COMMON NAILS SHALL BE USED WHERE 16d NAILS ARE INDICATED IN THIS DRAWING SET. ENGINEER MAY APPROVE OTHER NAILS IF NAIL LABELS ARE SUBMITTED TO ENGINEER PRIOR TO START OF CONSTRUCTION.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. LEAD HOLES FOR LAG BOLTS SHALL BE BORED FOR THE SHANK AND THREADED PORTIONS PER NDS 11.1.3.

CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, CATALOG TO BE THE LATEST EDITION, OR ENGINEER APPROVED EQUAL. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WITH THE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS, SCREWS, OR BOLTS IN EACH MEMBER.

INSTALL SOLID BLOCKING AT ALL BEARING POINTS. ALL SHIMS SHALL BE SEASONED, DRIED, AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

GALVANIZATION

UNLESS NOTED OTHERWISE, STEEL CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED ACCORDING TO THE FOLLOWING TABLE:

GALVANIZATION	UNTREATED WOOD	CCA-C	SBX	ACQ-C ACQ-D	CBA-A CA-B	OTHER BORATE	ACZA	OTHER PT WOOD
G90	X	X	X					
G185	X	X	X	X	X	X		
HDG	X	X	X	X	X	X		
STT300	X	X	X	X	X	X	X	X

G90 = 0.90 OZ. OF ZINC PER SQUARE FOOT OF AREA
G185 = 1.85 OZ. OF ZINC PER SQUARE FOOT OF AREA
HDG = HOT DIP GALVANIZED
SST300 = TYPE 316L STAINLESS STEEL

RATED SHEATHING

RATED SHEATHING SHALL BE GRADE C-D INT-APA WITH EXTERIOR GLUE OR OSB SHEATHING WITH EXTERIOR GLUE IN CONFORMANCE WITH IBC STANDARD 2303.1.4.

TIMBERSTRAND, MICROLLAM, AND PARALLAM MEMBERS

FABRICATED IN CONFORMANCE WITH THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORT NO. ESR-1387 OR CCMC REPORT NO. 12627-R, 08675-R, AND 11161-R. EACH MEMBER SHALL BE IDENTIFIED BY A STAMP INDICATING THE PRODUCT TYPE AND GRADE, ICC-ES OR CCMC REPORT NUMBER, MANUFACTURER'S NAME, PLANT NUMBER AND INDEPENDENT INSPECTION AGENCY'S LOGO. FABRICATOR SHALL BE CERTIFIED. MEMBERS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fv (PSI	Fc (PSI)
BEAMS & POSTS (d < 9 1/2")	LSL	1.3E	1,700	425	1,835
RIMS & BEAMS (d ≥ 9 1/2")	LSL	1.55E	2,325	310	-
BEAMS & POSTS	LVL	2.0E	2,600	285	2,510
POSTS (d < 9 1/2")	PSL	1.8E	2,400	190	2,500
BEAMS (d ≥ 9 1/2")	PSL	2.0E	2,900	290	-

TIMBERSTRAND, MICROLLAM, AND UNTREATED PARALLAM MEMBERS ARE INTENDED FOR DRY-USE APPLICATIONS. UNLESS NOTED OTHERWISE, ENGINEERED WOOD BEAMS EXPOSED TO WEATHER SHALL BE TREATED PER MANUFACTURES RECOMMENDATIONS.

GLUE-LAMINATED TIMBER

GLUE-LAMINATED TIMBER SHALL BE DOUGLAS FIR. FABRICATED IN CONFORMANCE WITH ANSI/AITC STANDARD A190.1, LATEST EDITION. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. FABRICATOR SHALL BE CERTIFIED. MEMBERS SHALL BE OF THE FOLLOWING MINIMUM STANDARDS:

SPAN	COMBINATION	Fb
SIMPLE SPAN BEAMS	24F-V4	2400 PSI
CANTILEVER OR MULTI-SPAN BEAMS	24F-V8	2400 PSI

STRUCTURALLY INSULATED PANELS

STRUCTURALLY INSULATED PANELS SHALL BE MANUFACTURED BY PREMIER BUILDING SYSTEMS OR EQUIVALENT. FABRICATED IN CONFORMANCE WITH THE NTA EVALUATION REPORT: PRS032808-3 NER-1009. EACH MEMBER SHALL BE IDENTIFIED BY A STAMP INDICATING THE PRODUCT TYPE, ICC-ES REPORT NUMBER, MANUFACTURER'S NAME, PLANT NUMBER AND INDEPENDENT INSPECTION AGENCY'S LOGO. FABRICATOR SHALL BE CERTIFIED.

GENERAL

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY BEFORE PROCEEDING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

CONTRACTOR TO SEE ARCHITECTURAL, CIVIL, ELECTRICAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED.

CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

LEGEND

DEFINITION	SYMBOL	DEFINITION	SYMBOL
DIRECTION OF FRAMING		NATIVE SOIL	
EXTENT OF FRAMING		GRANULAR FILL	
COLUMNS		STRUCTURAL STEEL	
COLUMN BEARING ON BEAM	(A)	RATED SHEATHING	
BEAM CONTINUOUS OVER SUPPORT	(B)	SHEAR WALL (SEE SCHEDULE)	SWX
CONCRETE WALL		COLUMN MARK (SEE SCHEDULE)	
BEARING STUD WALL		FOOTING MARK (SEE SCHEDULE)	FX
NON-BEARING STUD WALL		HOLDOWN MARK (SEE SCHEDULE)	
BEARING STUD SHEAR WALL		HANGER MARK (SEE SCHEDULE)	X
NON-BEARING STUD SHEAR WALL		FLAG NOTE (SEE PLAN NOTES)	X
CMU WALL		STEEL MOMENT FRAME CONN.	

ABBREVIATIONS

(A)	ABOVE	GLB	GLUE-LAMINATED BEAM
AB	ANCHOR BOLT	HORIZ	HORIZONTAL
ALT	ALTERNATE	KP	KING POST
ARCH	ARCHITECT	KSI	KIPS PER SQUARE INCH
(B)	BELOW	L	ANGLE
BD	BAR DIAMETER	MECH	MECHANICAL
BLKG	BLOCKING	MF	MOMENT FRAME
BM	BEAM	MTL	METAL
BOT	BOTTOM	NS	NEAR SIDE
BRNG	BEARING	OC	ON CENTER
BTWN	BETWEEN	OPP	OPPOSITE
CJP	COMPLETE JOINT PENETRATION	PL	PLATE
CLR	CLEAR	PLCS	PLACES
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
COL	COLUMN	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	P/T	POST TENSIONED
CONN	CONNECTION	PT	PRESSURE TREATED
CONT	CONTINUOUS	REINF	REINFORCING
COORD	COORDINATE	REQ'D	REQUIRED
DBL	DOUBLE	SCHED	SCHEDULE
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SOG	SLAB ON GRADE
DIM	DIMENSION	STD	STANDARD
DIR	DIRECTION	STIFF	STIFFENER
EA	EACH	STL	STEEL
ELEV	ELEVATION	SYMM	SYMMETRICAL
ES	EACH SIDE	SW	SHEARWALL
EX	EXISTING	TOC	TOP OF CONCRETE
EXP	EXPANSION	TOS	TOP OF STEEL
FLR	FLOOR	TOW	TOP OF WALL
FDN	FOUNDATION	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
FS	FAR SIDE	VERT	VERTICAL
GC	GENERAL CONTRACTOR	WF	WIDE FLANGE

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11/25/19

MARK	DATE	DESCRIPTION
	10/02/19	PERMIT SUBMITTAL
1	11/25/19	COMMENT RESPONSE

DESIGN: BTJ
DRAWN: JEG
CHECK: DMT
JOB NO: 19302.10
DATE: 10/02/19

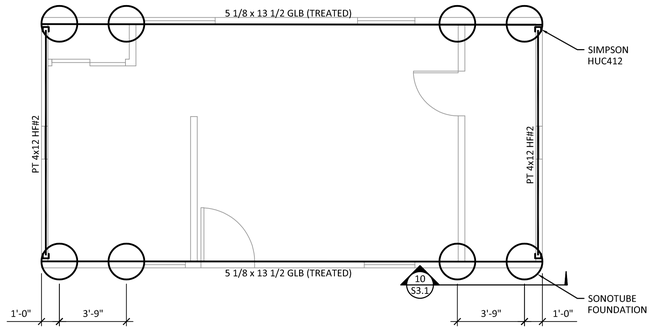
MYKABIN BURNS/HANSEN (TRADITIONAL LARGE)
4072 SW HANFORD ST
SEATTLE, WA 98116

STRUCTURAL NOTES

FILE NAME:

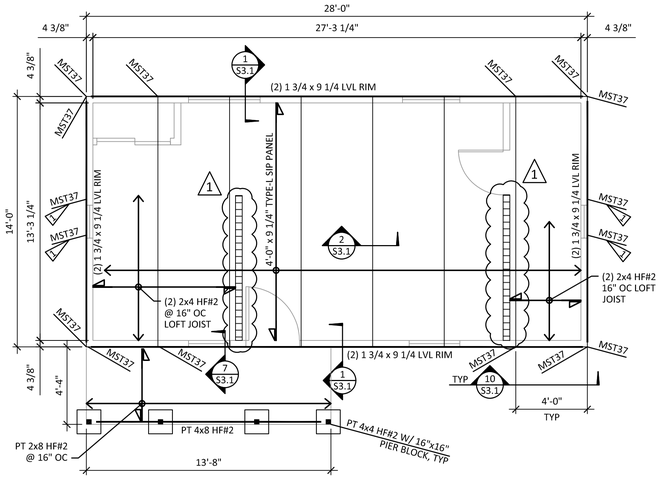
SHEET:

S1.1



1 FOUNDATION LOADING

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



2 FLOOR FRAMING

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

FLOOR PLAN NOTES:

1. SIP WALL MANUFACTURER SHALL PROVIDE DOUBLE 2x4 AT EACH HOLDOWN LOCATION.
2. REFER TO SIP MANUFACTURER FOR WEATHER SEALANT.
3. ALL STRAPS SHALL EXTEND TO THE FOUNDATION FRAMING EXCEPT THOSE NOTED IN FLAG NOTE 1.

FLAG NOTES:

1 EXTEND HOLDOWN STRAPS FROM WALL FRAMING TO FOUNDATION BEAM.

1

TYPICAL FRAMING NOTES

1. BEARING WALL FRAMING

2x STUDS @ 16" OC FOR ALL SHEAR AND/OR BEARING WALLS UNO.

REFER TO FRAMING PLAN NOTES FOR TYPICAL DOOR & WINDOW HEADERS NOT CALLED OUT ON THE PLANS. HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) CRIPPLE AND (1) FULL HEIGHT STUD UNO.

COLUMNS BELOW FLUSH MULTIPLE JOIST BEAMS SHALL BE EQUAL IN WIDTH TO THE BEAM. ALL COLUMNS NOT CALLED OUT OTHERWISE SHALL BE TWO STUDS.

2. WALL BASE PLATE ON CONCRETE

WALL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED. FOR ALL EXTERIOR AND INTERIOR WALLS, BOLT PLATES OR SILLS TO CONCRETE WITH 5/8 INCH DIAMETER ANCHOR BOLTS WITH 7 INCH MINIMUM EMBEDMENT. PLACE AT 5'-0" OC MAXIMUM FOR SHEAR WALLS, AND AT 6'-0" OC FOR BEARING WALLS AND OTHER PARTITIONS. USE MINIMUM OF TWO ANCHOR BOLTS PER SILL AND PLACE ONE WITHIN 12 INCHES OF EITHER END TYPICAL UNLESS NOTED OR DETAILED OTHERWISE. REFER TO SHEAR WALL SCHEDULE. AT ALL SILL PLATE ANCHOR BOLTS, CONTRACTOR SHALL INSTALL 1/4" x 3" x 3" FLAT PLATE WASHERS.

3. ROOF AND FLOOR FRAMING

PROVIDE 1 1/2" FULL DEPTH BLOCKING FOR JOISTS AND RAFTERS AT ALL SUPPORTS AND AT 8'-0" OC MAXIMUM UNO. INTERMEDIATE 8'-0" OC BLOCKING NOT REQ'D IF GWB CEILING IS INSTALLED DIRECTLY TO UNDERSIDE OF FRAMING. INSTALL DOUBLE JOISTS UNDER PARTITIONS EXTENDING ONE HALF OR MORE OF THE JOIST SPAN. PROVIDE TRUSS BLOCKING PANELS FOR ROOF TRUSSES AT SUPPORTS AND SHEAR WALLS, AND WHERE INDICATED ON PLANS AND DETAILS.

4. DIAPHRAGM NAILING

ALL SHEAR WALLS, FLOOR AND ROOF DIAPHRAGM NAILINGS SHALL BE AS CALLED OUT ON SCHEDULES OR ON THE PLANS. EXTERIOR WALLS NOT INDICATED AS SHEAR WALLS SHALL BE SHEATHED AND NAILED TO SUPPORTING FRAMING WITH 8d NAILS AT 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERMEDIATE SUPPORTS.

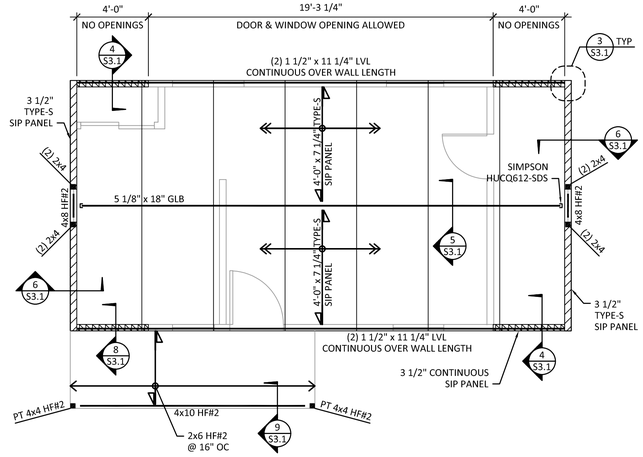
THE USE OF NAIL GUNS WILL BE APPROVED IF NAILING INTO THE DIAPHRAGMS CAN BE INSTALLED FLUSH WITH FACE OF SHEATHING. NAIL PENETRATIONS GREATER THAN 1/16" ARE NOT ACCEPTABLE.

5. ALLOWABLE STUD AND PLATE PENETRATIONS

CUTTING AND/OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH IN EXTERIOR AND BEARING WALLS AND SHALL NOT EXCEED 40% OF THE STUD/PLATE WIDTH IN ANY NON-BEARING PARTITIONS. BORED HOLE DIAMETER IS LIMITED TO 40% OF STUD/PLATE WIDTH IN ANY STUD AND MAY BE 60% IN NONBEARING PARTITIONS OR IF STUD IS DOUBLED. MAINTAIN 5/8" MINIMUM EDGE DISTANCE FROM HOLE EDGE.

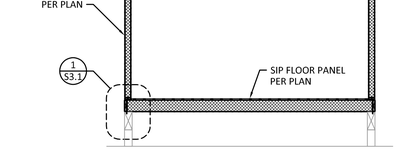
6. GYPSUM WALLBOARD NAILING

ALL GYPSUM WALLBOARD SHALL BE NAILED TO ALL STUDS AND TOP AND BOTTOM PLATES WITH 6d COOLER NAILS OR NO. 13 GAUGE x 1 5/8" @ 7" OC (5d COOLER NAILS FOR 1/2 INCH GYPSUM SHEATHING). TYPICAL UNLESS NOTED OTHERWISE. INSTALLATION OF GWB SHALL BE SUCH THAT JOINTS ARE STAGGERED ON EACH SIDE OF A SINGLE WALL.



3 ROOF FRAMING PLAN

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



4 SECTION

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

STRUCTURAL INSULATED PANEL SCHEDULE

MEMBER	CORE THICKNESS	OSB FACING	SPLINE
WALL	3 1/2"	7/16" EA SIDE	TYPE-S
ROOF	7 1/4"	7/16" EA SIDE	TYPE-S
FLOOR	9 1/4"	7/16" EA SIDE	TYPE-I

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

DENNIS M. TITUS — STATE OF WASHINGTON — 53901 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

11/25/19

MARK	DATE	DESCRIPTION
1	10/02/19	PERMIT SUBMITTAL
2	11/25/19	COMMENT RESPONSE

DESIGN:	BTJ
DRAWN:	JEG
CHECK:	DMT
JOB NO:	19302.10
DATE:	10/02/19

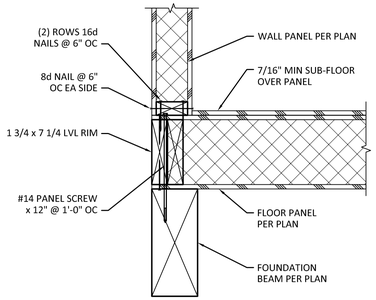
MYKABIN BURNS/HANSEN (TRADITIONAL LARGE)
4072 SW HANFORD ST
SEATTLE, WA 98116

FLOOR & ROOF FRAMING PLANS

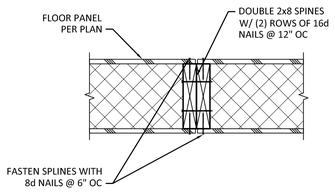
FILE NAME:

SHEET:

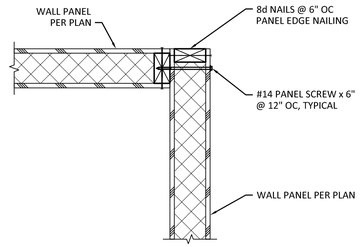
S2.1



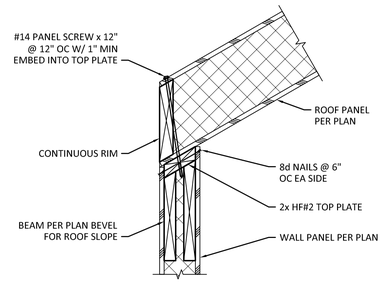
1 SECTION
SCALE: 1 1/2" = 1'-0"



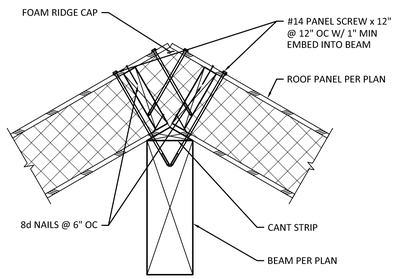
2 FLOOR SECTION
SCALE: 1 1/2" = 1'-0"



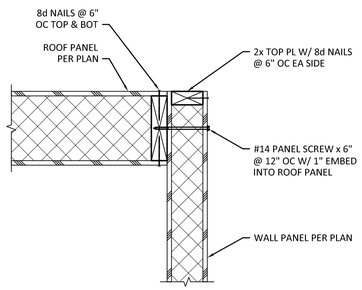
3 CORNER SECTION
SCALE: 1 1/2" = 1'-0"



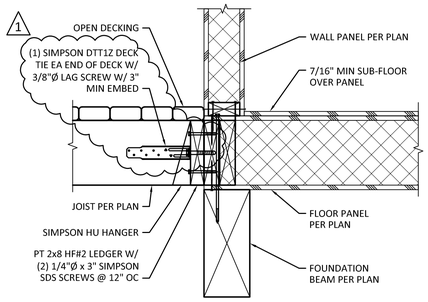
4 ROOF TO WALL CONNECTION
SCALE: 1 1/2" = 1'-0"



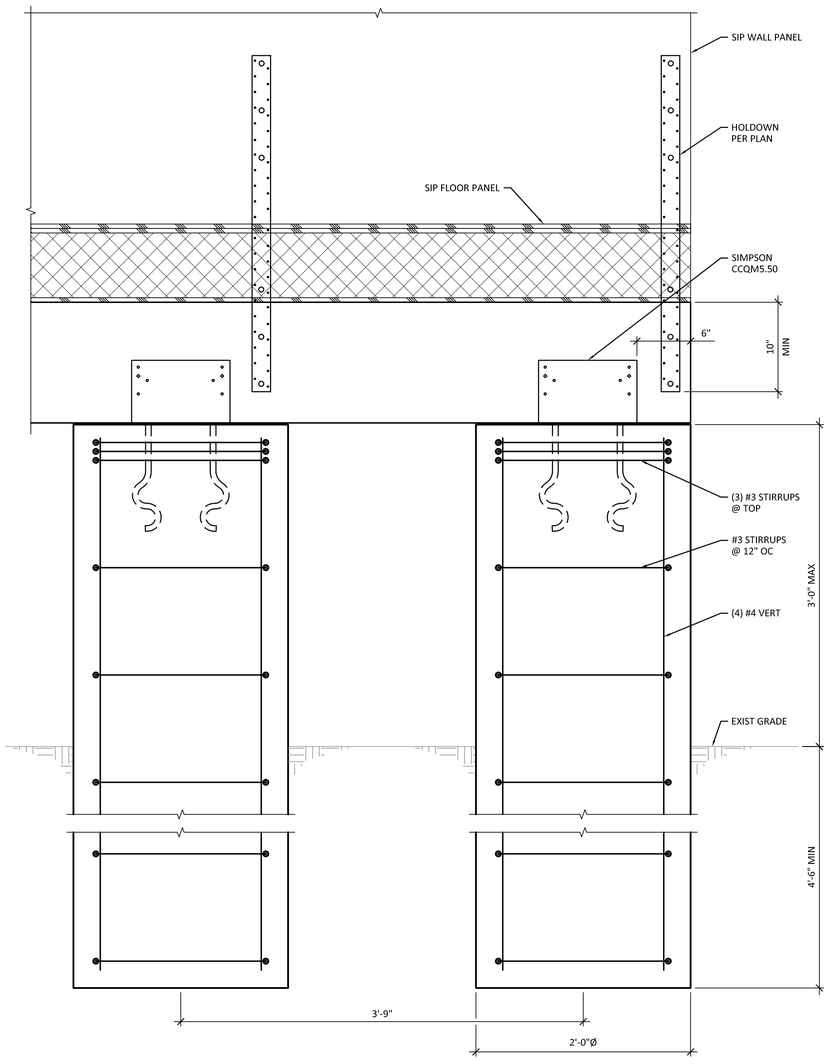
5 RIDGE SECTION
SCALE: 1 1/2" = 1'-0"



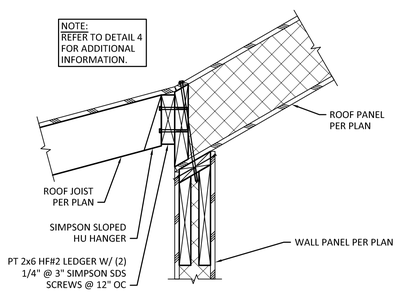
6 SECTION
SCALE: 1 1/2" = 1'-0"



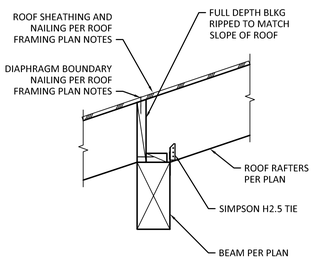
7 DECK CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



10 SECTION
SCALE: 1 1/2" = 1'-0"



8 ROOF TO WALL CONNECTION
SCALE: 1 1/2" = 1'-0"



9 SECTION
SCALE: 1" = 1'-0"

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

DENNIS M. TITUS — STATE OF WASHINGTON — 53901 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

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MYKABIN BURNS/HANSEN (TRADITIONAL LARGE)
4072 SW HANFORD ST
SEATTLE, WA 98116

FOUNDATION DETAILS

FILE NAME:

SHEET:

S3.1

PREMIER SIPS

STRUCTURAL INSULATED PANELS

MANUFACTURING/SALES
PREMIER BUILDING SYSTEMS, LLC.
18504 Canyon Rd E.
PUYALLUP, WA 98375
OFFICE-800.275.7086

Burns Residence

GENERAL NOTES

1. PREMIER IS A MATERIAL SUPPLIER AND NOT A BUILDER. PROPER INSTALLATION OF OUR PRODUCT SHOULD BE DONE BY A QUALIFIED CONTRACTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE AND LOCAL CODES AND REGULATIONS.
2. SHOP DRAWINGS ARE PREMIER'S INTERPRETATION OF THE PLANS PROVIDED. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND VERIFY ALL DIMENSIONS WITH ARCHITECT. PANELS ARE FABRICATED PER THESE SHOP DRAWINGS. ANY DISCREPANCIES OR MISSING ITEMS IN THESE SHOPS SHOULD BE NOTED.
3. PREMIER SHOP DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. IF ANYTHING IS NOT CLEAR OR THERE ARE QUESTIONS THEY SHOULD BE IMMEDIATELY DIRECTED TO THE ENGINEER OF RECORD.
4. CONTRACTOR SHOULD LOOK THROUGH THE PLANS CAREFULLY TO INSURE THAT ALL ASPECTS OF SIP PACKAGE CAN BE CONSTRUCTED THROUGH THEIR PREFERRED MEANS AND METHODS PRIOR TO SIGNING OFF ON THE SHOP DRAWINGS.
5. EXECUTION OF WORK FOR SIP PACKAGE MAY REQUIRE COORDINATION WITH OTHER TRADES (I.E. ELECTRICIAN, HVAC, WINDOW/DOOR MANUFACTURER, ETC...). THIS COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. WHEN BUILT PROPERLY A SIP BUILDING PROVIDES A TIGHT ENVELOPE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE SIP STRUCTURE IS PROPERLY VENTILATED TO ENSURE PROPER AIR QUALITY AND HUMIDITY LEVELS.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SPLINES ARE PROPERLY SEATED INTO THE PANEL RECESSES AND COMPLETELY SEALED WITH MASTIC OR EXPANDING SPRAY FOAM, INCLUDING BUT NOT LIMITED TO SPLINE JOINTS, PENETRATIONS, LIFTING HOLES, ETC. VOIDS BETWEEN SPLINE JOINTS ARE NOT ACCEPTABLE IN A PROPER SIP INSTALLATION.
8. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE PROPER WEATHER BARRIER (I.E. HOUSE WRAPS, FLASHING, ROOF UNDERLAYMENT, ETC..) TO DRY IN THE BUILDING ENVELOPE.
9. SOME DIMENSIONS CAN NOT BE VERIFIED UNTIL CONSTRUCTED. THEREFORE PREMIER TAKES NO RESPONSIBILITY FOR FIELD FABRICATION. SOME FIELD FABRICATED AREAS MAY HAVE BEEN HIGHLIGHTED ON THE DRAWINGS BUT MAY NOT BE LIMITED TO ONLY THOSE AREAS.
10. YOU MAY EXPERIENCE DIMENSIONAL VARIANCES FROM THE CONSTRUCTION DRAWINGS AS PANELS ARE ASSEMBLED DUE TO GAPS AT PANEL JOINTS AND ADDITIONAL MISCELLANEOUS CONSTRUCTION VARIABLES SUCH AS FABRICATION TOLERANCES, LUMBER POST THICKNESS VARIANCES, ETC. FIELD CUTTING THE SIPS MAY BE REQUIRED TO ENSURE THAT THE TOTAL WALL OR ROOF ASSEMBLY IS PER THE CONSTRUCTION DRAWINGS. PREMIER WILL ADD GAPS AS INDICATED ON PANEL LAYOUTS BETWEEN PANEL JOINTS IN THE SHOP DRAWINGS (TYPICALLY 1/8" GAP).
11. IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE ALL MATERIALS NECESSARY FOR PANEL INSTALLATION. THIS INCLUDES VERIFYING THAT THE MATERIALS PREMIER WILL BE PROVIDING ARE ADEQUATE FOR THE PROJECT AND SOURCE ANY ADDITIONAL MATERIALS REQUIRED FOR PANEL INSTALLATION THAT ARE NOT PROVIDED BY PREMIER.
12. PANEL WALL AND/OR ROOF LAYOUTS INCLUDE LOCATIONS OF FACTORY ELECTRICAL CHASES AS INDICATED IN THE LEGEND BELOW. ADDITIONAL "CUSTOM" ELECTRICAL CHASES MAY BE ADDED FOR A FEE.

REVIEWING PANEL LAYOUT DRAWINGS

TWO ROUNDS OF REVISIONS/EDITS ARE INCLUDED IN THE INITIAL PRE-PRODUCTION SERVICES PORTION OF THE PBS ESTIMATE. ADDITIONAL REVISIONS MAY INCUR ADDITIONAL FEES.

WHEN REVIEWING SHOP DRAWINGS, BEGIN BY CHECKING ALL OF THE OVERALL DIMENSIONS OF THE PROJECT. IF THE PROJECT HAS FLOOR PANELS, PLEASE CHECK POINT LOAD LOCATIONS FOR SOLID BLOCKING AND MAKE SURE ANY OPENINGS OR STEP DOWNS ARE CORRECT. AFTER THE FLOORS HAVE BEEN COMPLETELY CHECKED, MOVE TO THE WALLS. THE WALLS WILL BE SHOWN ON A KEYED FLOOR PLAN WITH WALL NUMBERS CALLED OUT AND AN ARROW POINTING THE VIEW DIRECTION OF EACH OF THE PANEL WALL LAYOUTS. THESE NUMBERS AND THEIR ORIENTATION WILL ALSO BE LOCATED BELOW EVERY PANELIZED WALL. OBSERVE THE LOCATION OF THE PANEL CORNER LAPS. SOME OF THE WALLS WILL BE SHORTER DUE TO CORNER LAPS AND TO THE PANEL THICKNESS. AFTER YOU HAVE MADE SURE ALL DIMENSIONS MATCH YOUR ARCHITECTURAL PLANS, MOVE TO THE WINDOWS AND DOORS. MAKE SURE THAT THE ROUGH OPENINGS FOR THE WINDOWS AND DOORS ARE THE CORRECT SIZE AND ARE LOCATED PROPERLY. IF THE ROOF FOR THE PROJECT IS ALSO PANELS, CHECK THE ROOF PITCH, RIDGE LOCATION, AND THE OVERHANGS AT THE EAVES AND GABLES. EVEN IF THE ROOF IS A SYSTEM OTHER THAN PANELS, GABLE WALL HEIGHTS MAY BE DEPENDENT ON HEEL HEIGHTS OR BE NOTCHED FOR LOOK OUT SUPPORTS. IF THERE ARE SKYLIGHTS, CHECK THE ROUGH OPENINGS FOR CORRECT SIZE AND LOCATION. PANEL DRAWINGS ARE TO BE REVIEWED BY OWNER/AGENT AND APPROVED BY OWNER, CONFIRMING ALL DIMENSIONS. OWNER IS RESPONSIBLE FOR VERIFYING ALL PANEL DRAWING DIMENSIONS TO ENSURE PROPER ASSEMBLY. CHECK CORRECT DIMENSIONS AND CLOUD CHANGED DIMENSIONS WITH AN APPROPRIATE ARROW REFERENCING THE DIRECTION OF CHANGE. UNCHECKED DIMENSIONS MAY RESULT IN FIELD FABRICATION.

WHEN YOU HAVE FINISHED VERIFYING THE SHOP DRAWINGS AND HAVE MADE ANY CHANGES/CORRECTIONS, COPY THOSE CHANGES TO THE SHOP DRAWINGS AND SEND BACK TO PREMIER FOR REVISIONS.

ANY AND ALL DISCREPANCIES RELATED TO PANELS ON SITE ARE THE RESPONSIBILITY OF OWNER UNLESS THERE IS A DIFFERENCE BETWEEN FABRICATED PANELS AND SIGNED SHOP DRAWINGS. PREMIER HOLDS FIRST RIGHT OF DECISION TO REPLACE, REPAIR OR PAY FOR REPAIR OF ALL PRODUCTS IN DISCREPANCY WITH FINAL SHOP DRAWINGS.

ENGINEERING DATA

WIND SPEED: XX MPH EXP. XX SEISMIC: XX

FLOOR LOAD — LIVE LOAD: XX PSF; DEAD LOAD: XX PSF; TOTAL LOAD: XX PSF

ROOF LOAD — LIVE LOAD: XX PSF; DEAD LOAD: XX PSF; TOTAL LOAD: XX PSF

LIST OF DRAWINGS

1. TITLE SHEET, PROJECT INFO
2. FLOOR PLAN & LAYOUTS
3. PBS DETAILS

PROJECT NAME

MyKabin LLC
Burns Residence
20190809-0002

SITE ADDRESS

4702 SW Hanford St
Seattle, WA 98116

CONTACT INFORMATION

Clint Jones
MyKabin LLC
13222 SE 30th St Suite A-1
Bellevue, WA 98005
425-643-9124

DRAWN BY:	CAS 08-09-19
CHECKED BY:	

REVISIONS:

#	DRAFTER	DATE	TYPE
1.			
2.			
3.			
4.			
5.			

NOTES:

DELIVERY & STORAGE

IN ORDER TO KEEP YOUR FREIGHT COSTS TO A MINIMUM AND MAKE THE MOST EFFICIENT USE OF THE SPACE AVAILABLE ON A TRUCK, WE TYPICALLY DO NOT SHIP PANELS IN NUMERICAL SEQUENCE. BEAR IN MIND THAT ALL PANELS HAVE MARKINGS WHICH DO MAKE FOR A SMOOTH IDENTIFICATION PROCESS. HOWEVER, IF YOU DESIRE A SPECIAL LOADING PLAN, THAT REQUEST, AND LAYOUT, MUST BE MADE CONCURRENT WITH THE RETURN OF THE SIGNED SHOP DRAWINGS AND MAY BE SUBJECT TO AN ADDITIONAL FEE. PANELS ARE FABRICATED AT 4' & 8' WIDTHS AND UP TO 24' LENGTHS. 6' FORKS ARE REQUIRED FOR 8' WIDE PANELS (REFER TO THE CONTRACT OF SALE FOR MORE INFORMATION OR ASK PREMIER FOR A DELIVERY INFORMATION SHEET). ALL PANELS SHALL BE STORED IN A PROTECTED AREA AND SUPPORTED EVERY 4' TO PREVENT DEFORMATION AND CONTACT WITH THE GROUND. DO NOT USE A BLACK OR DARK COLORED TARP. PRIOR TO INSTALLATION, ALL PANELS SHALL BE COVERED TO PREVENT CONTACT WITH WATER ON ALL EXPOSED PANEL EDGES.

LEGEND/ABBREVIATIONS

WALL 1 — PANEL WALL NUMBER: ARROW INDICATES PANEL WALL LAYOUT VIEW DIRECTION

R1 (8:12) — PANEL ROOF NUMBER: (X:12) INDICATES ROOF PITCH ARROW POINTS DOWNSLOPE

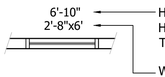
PANEL NUMBERING:

- F1-03 FLOOR #1 - PANEL 3
- W3-12 WALL #3 - PANEL 12*
- R4-07 ROOF #4 - PANEL 7

*NOTE:
2ND AND 3RD LEVEL WALLS MAY BE LABELED AS "B" OR "C" RESPECTIVELY:

- WB4-01 WALL #4 2ND LEVEL - PANEL 1

WINDOW IN PANEL WALL:



HEADER HEIGHT: HEIGHT OF R.O. FROM TOP OF SUB-FLOOR

WINDOW R.O. (ROUGH OPENING): WIDTH x HEIGHT

SIP CROSS SECTION

STICK FRAME BY OTHERS

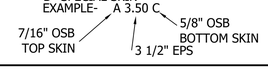
FIELD CUT

STRAP / HOLD DOWN

ELECTRICAL CHASES

- A.B. - ANCHOR BOLTS
- EXT. - EXTERIOR
- H - HEADER
- I.B. - INSUL-BEAM
- INT. - INTERIOR
- O.C. - ON CENTER
- PLAT. - PLATINUM (GPS FOAM)
- R.O. - ROUGH OPENING- NOT UNIT SIZE
- SIM. - SIMILAR
- S.F.B.O - STICK FRAME BY OTHERS
- TRIM. - TRIMMER
- TYP. - TYPICAL
- U.N.O. - UNLESS NOTED OTHERWISE
- ZB - ZINC BORATE TREATED OSB
- LP. - LONG POINT: TOP SKIN LONGER THAN BOTTOM SKIN
- SP. - SHORT POINT: TOP SKIN SHORTER THAN BOTTOM SKIN

PREMIER PANEL IDENTIFICATION
A=7/16" OSB B=3/4" OSB C=5/8" OSB D=SPECIAL SKIN
EXAMPLE- A 3.50 C



THIS PROJECT UTILIZES THE FOLLOWING PANEL TYPES

- PREMIER WALL TYPE PLAT A3.50A
- PREMIER ROOF TYPE A7.25A
- PREMIER FLOOR TYPE A7.25A

AS A SUPPLIER OF MATERIALS ONLY, PREMIER SIPS DOES NOT ASSUME RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING, OR DIMENSIONS. OWNER/AGENT (ARCHITECT, CONTRACTOR, AND/OR INSTALLER) SHALL VERIFY ALL DIMENSIONS AND SIZES, AND BY SIGNING THESE PLANS, THE OWNER TAKES FULL RESPONSIBILITY FOR THEIR ACCURACY.

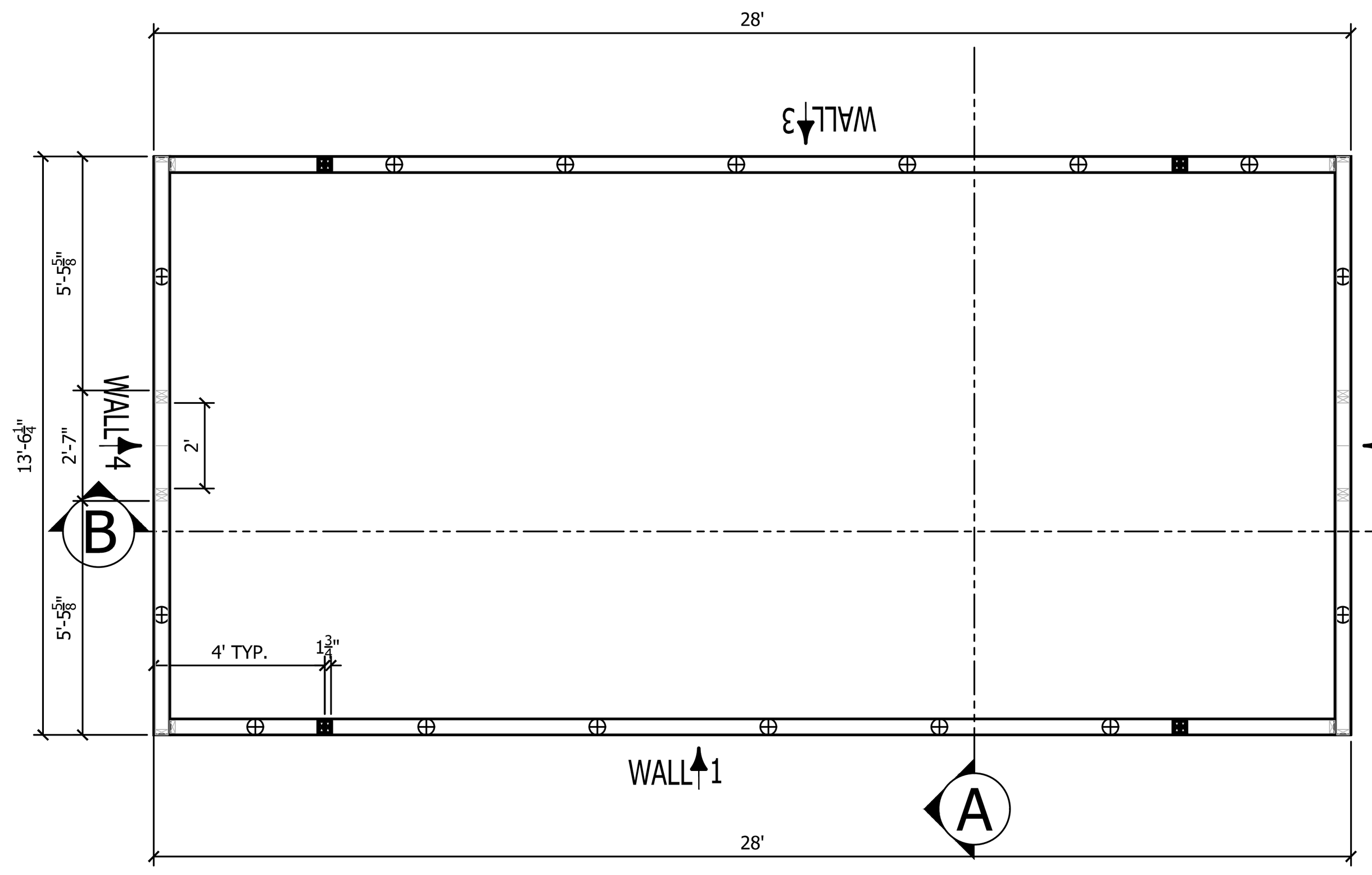
SIGN HERE PLEASE

CUSTOMER'S SIGNATURE DATE

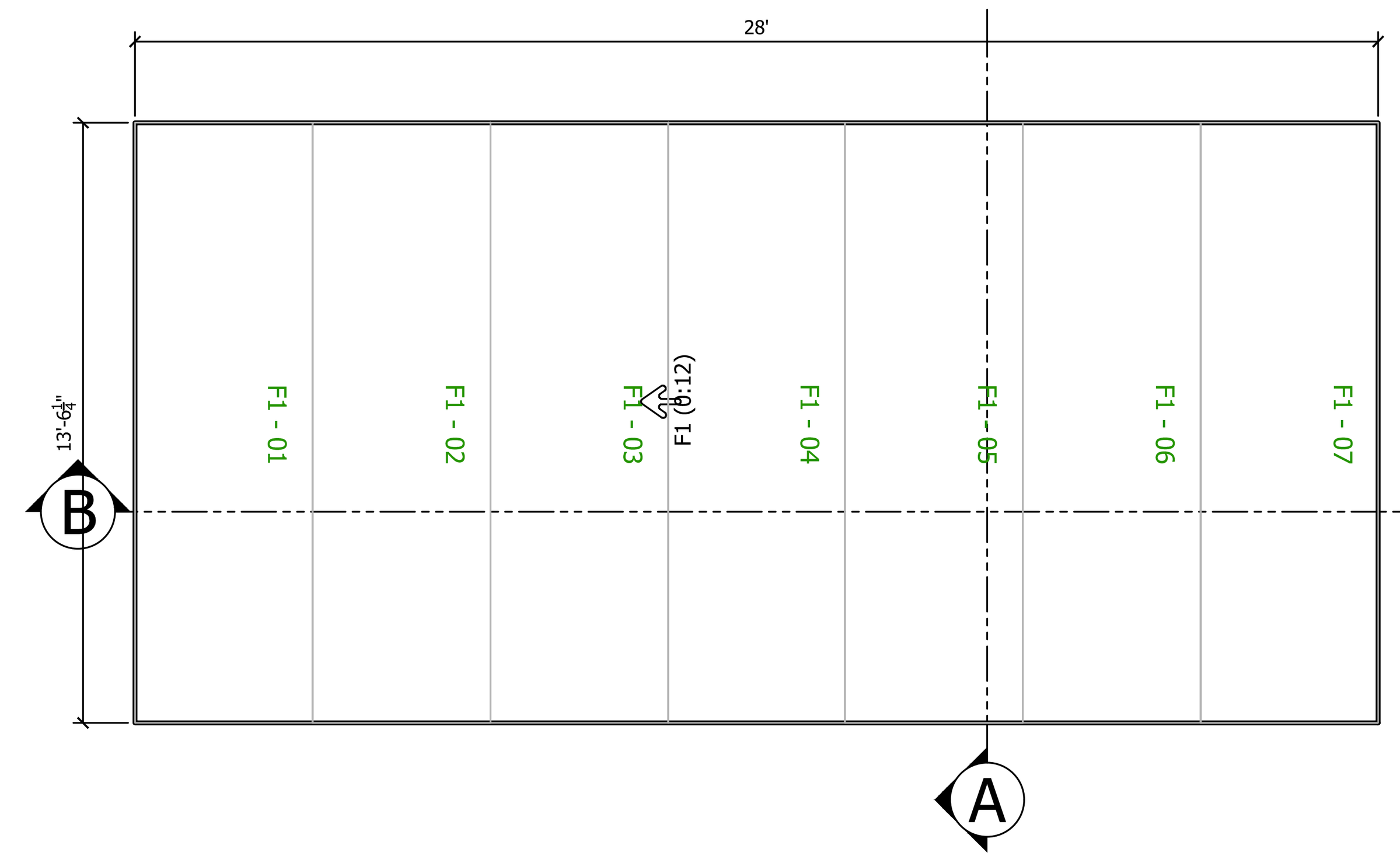
CUSTOMER'S REQUESTED DATE OF DELIVERY

- ☐ REVISE & RESUBMIT
- ☐ APPROVED WITH REVISIONS AS NOTED IN RED
- ☐ APPROVED AS DRAWN

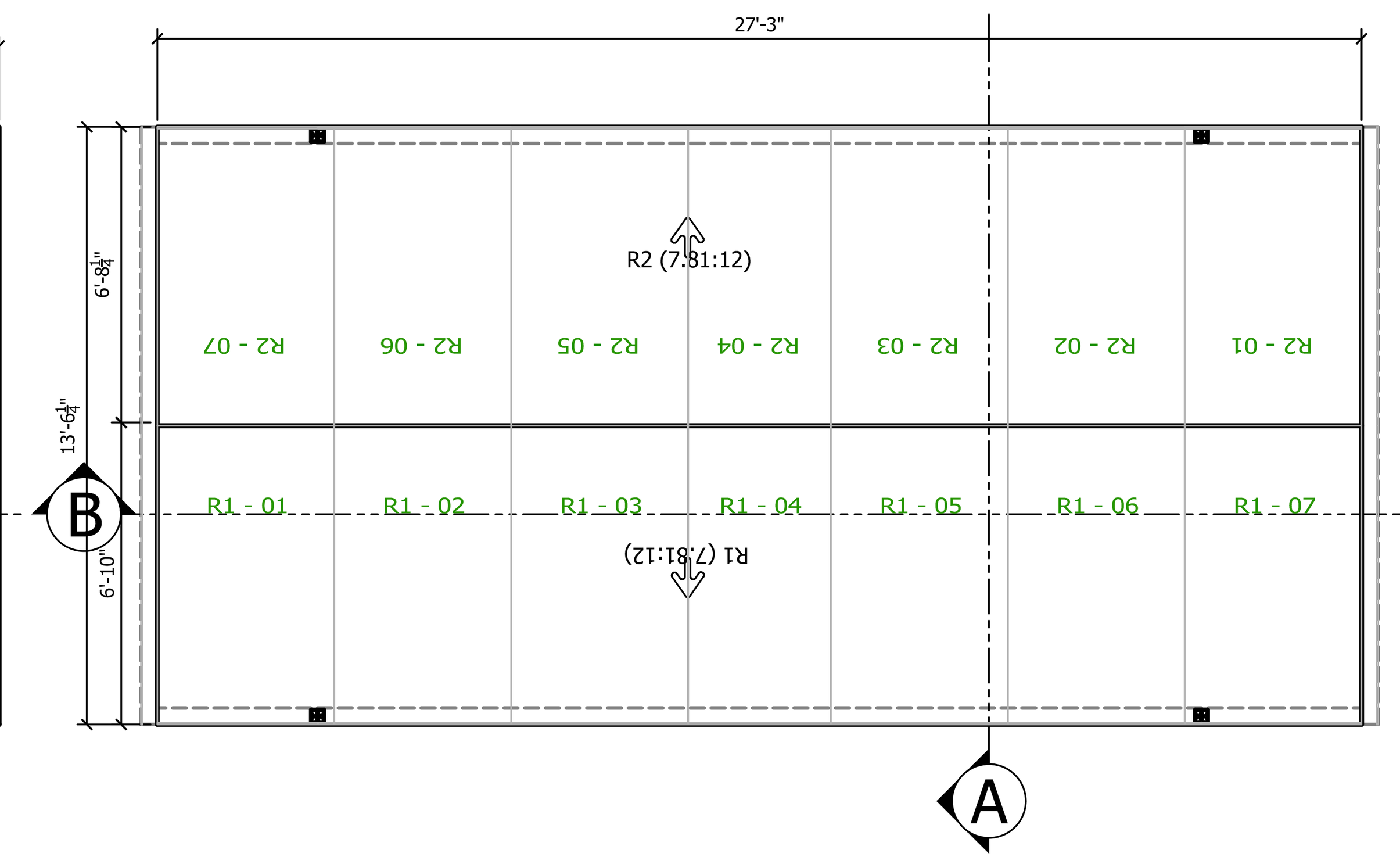
NOTES:
1. ALL ENGINEERING PROVIDED BY OTHERS.
2. ALL OVERHANG DIMENSIONS ARE TO TOP SKIN OF SIP ROOF PANEL. U.N.O.
3. ROUGH OR SMOOTH OSB DOES NOT DENOTE TOP OR BOTTOM OF SIP. REFER TO PANEL LAYOUTS FOR PANEL ORIENTATION.
4. ALL IN-PLANE, PANEL-TO-PANEL JOINTS PBS-005 U.N.O
5. INSUL-BEAM HEADERS ARE CUT TO 1' INCREMENTS ROUNDED UP FROM THE REQUIRED ROUGH OPENING. (IF YOU'RE ABOUT TO CUT OFF MORE THAN 1' OF INSUL-BEAM THEN YOU'RE CUTTING THE WRONG ONE).
6. I-JOISTS ARE CUT TO 2' INCREMENTS ROUNDED UP FROM THE REQUIRED SPAN. (IF YOU'RE ABOUT TO CUT OFF MORE THAN 2' OF I-JOISTS THEN YOU'RE CUTTING THE WRONG ONE).
7. SIP TAPE PROVIDED FOR ROOF CONNECTIONS ONLY.
8. STANDARD DETAILS PROVIDED FOR TYPICAL INSTALLATION METHODS. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR JOB SPECIFIC CONNECTION DETAILS, WHICH TAKE PRECEDENT OVER PBS TYPICAL DETAILS.
9. BEAM POCKETS TO BE FIELD CUT FOR PROPER ELEVATION AND SIZE.
10. FACTORY INSTALLED LUMBER (IF REQUESTED BY CUSTOMER) WILL BE HIGHLIGHTED IN RED IN THE SIP PANEL LAYOUTS.
11. STANDARD WALL ELECTRICAL CHASES INCLUDED BY DEFAULT. HORIZONTAL CHASES ARE 16" AND 45" ABOVE BOTTOM OF PANEL AND VERTICALLY APPROXIMATELY 4'-0" O.C DEPENDING ON PANEL WIDTHS.



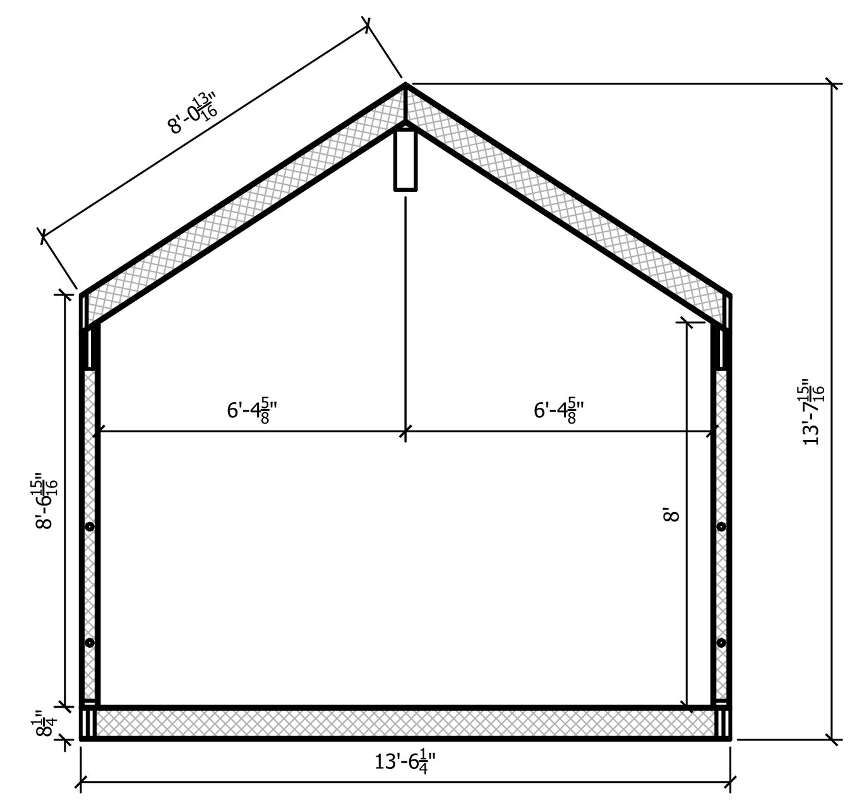
Wall Plan
4 1/2" Panels 1/4" = 1'-0"



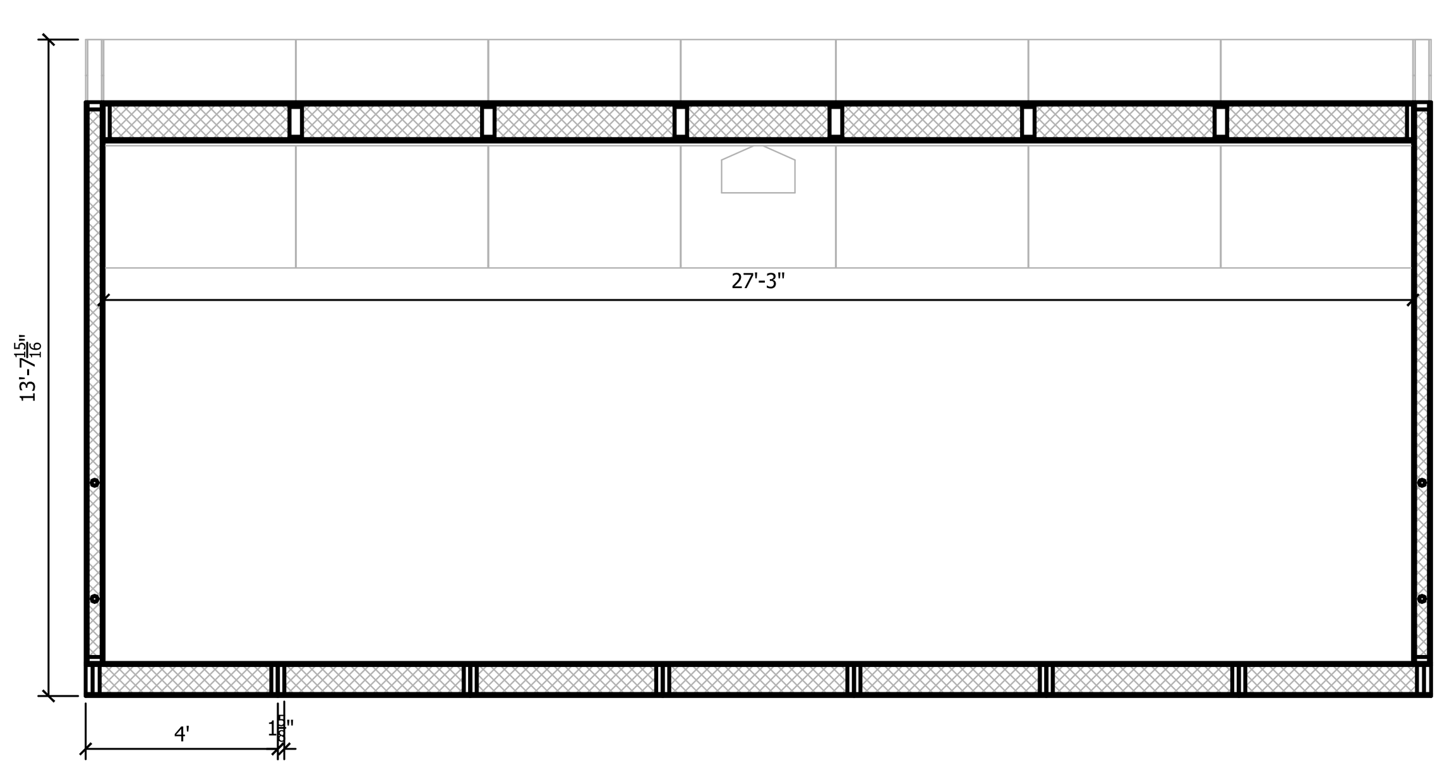
Floor Plan
8 1/4" Panels 1/4" = 1'-0"



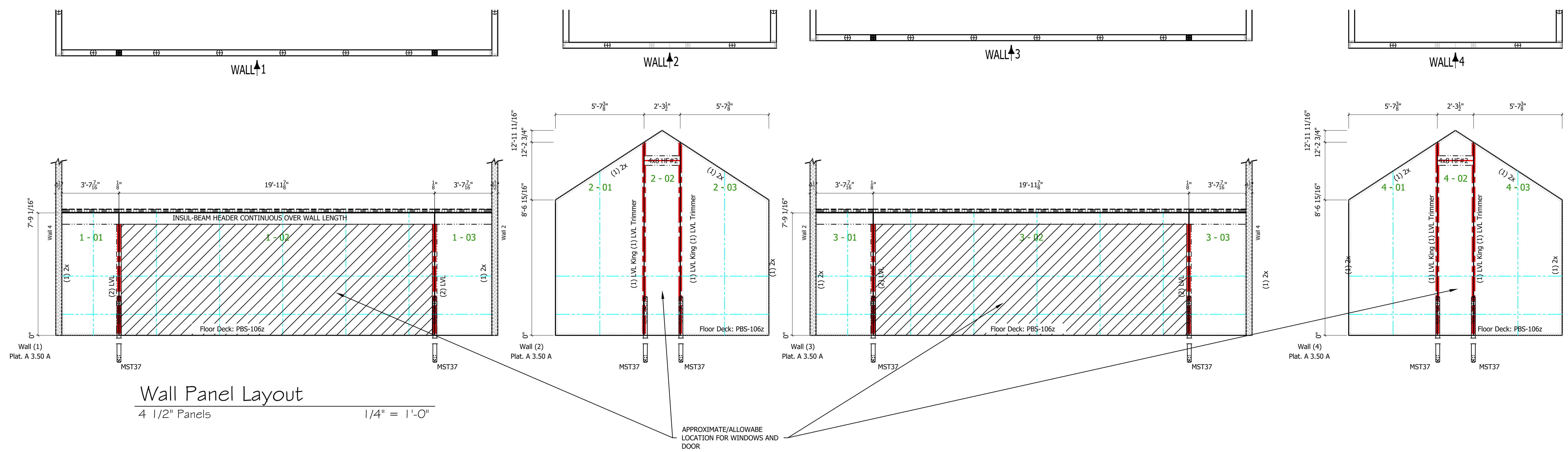
Roof Plan
8 1/4" Panels 1/4" = 1'-0"



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



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

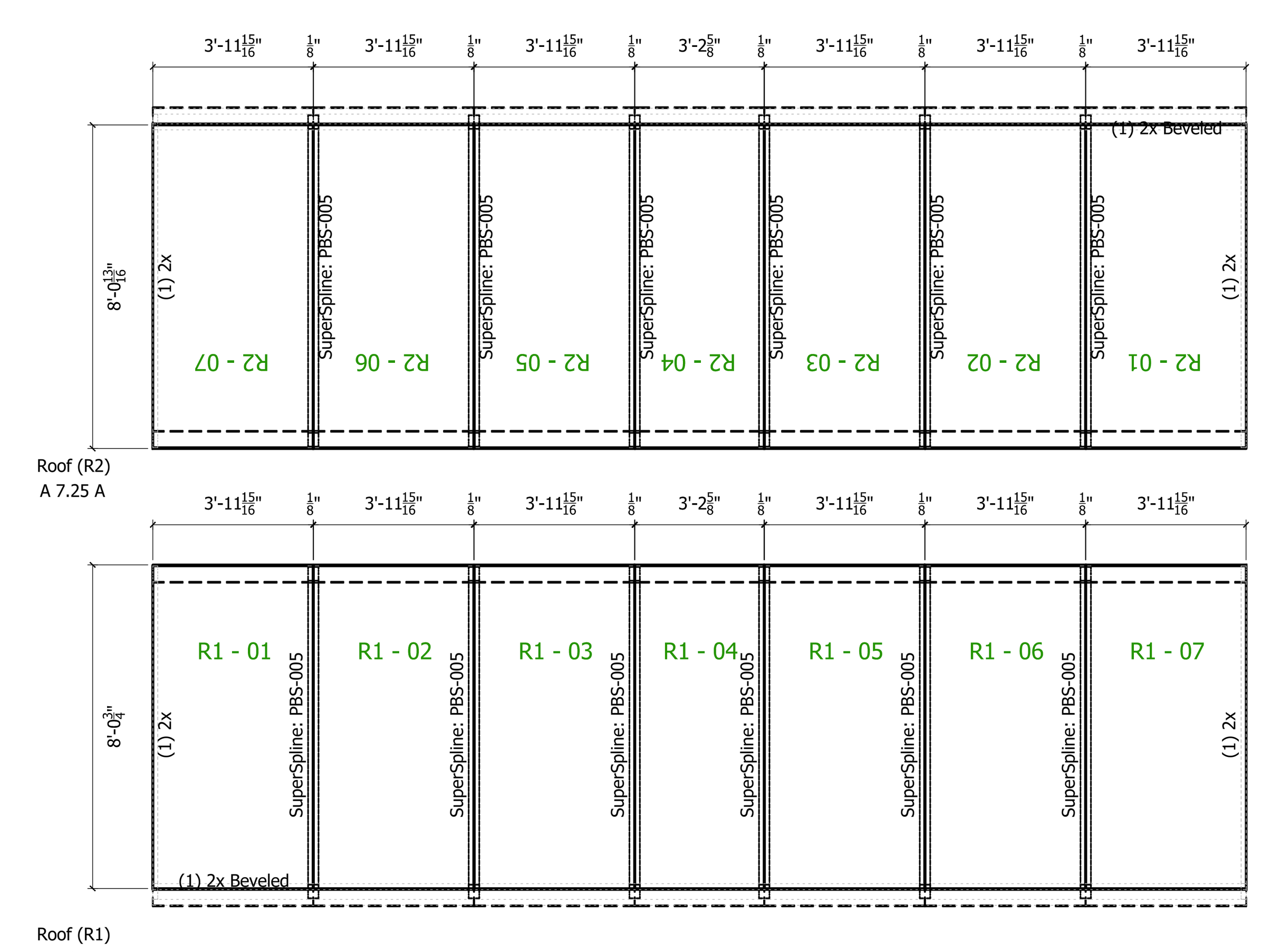


Wall Panel Layout
4 1/2" Panels 1/4" = 1'-0"

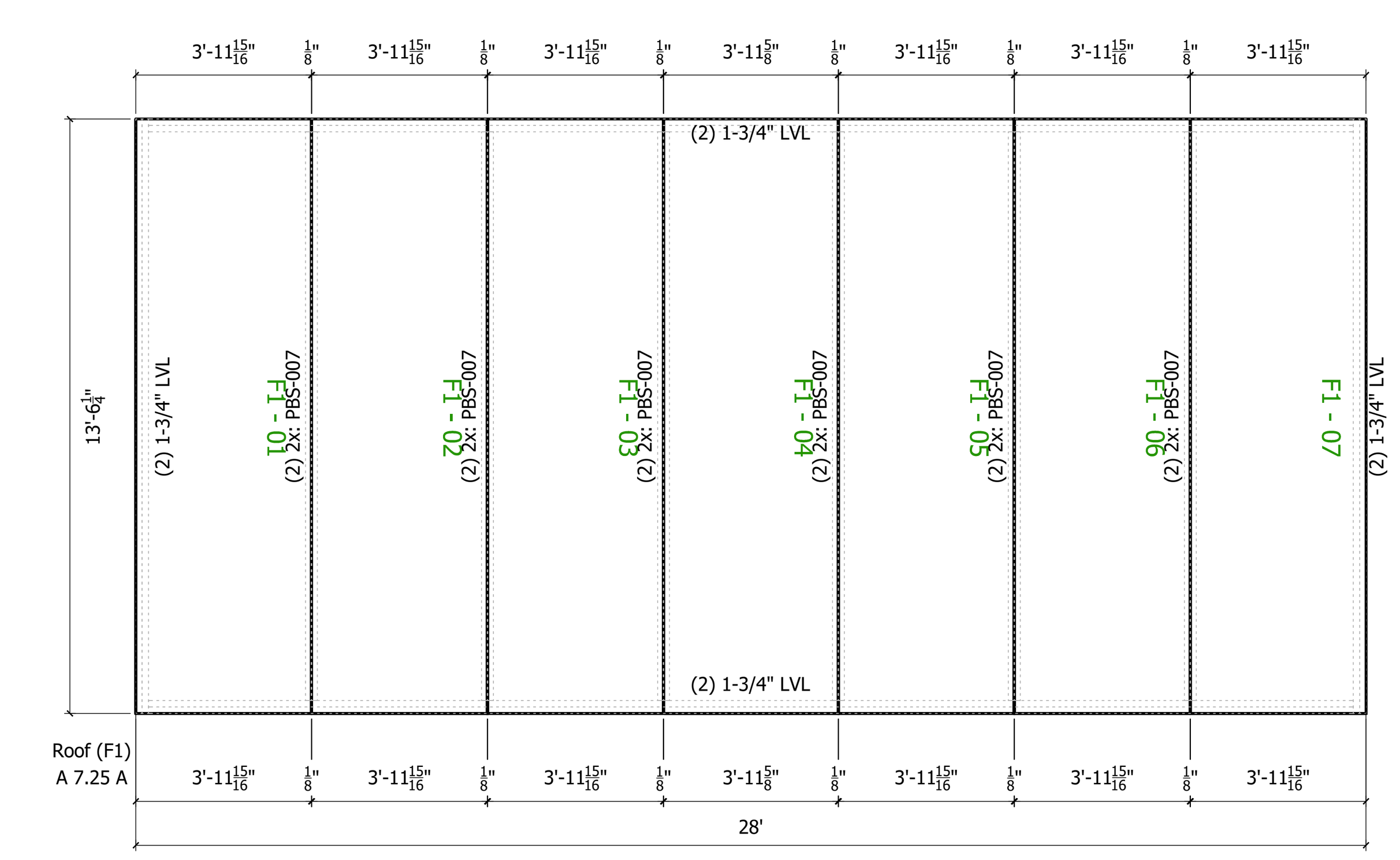
ITEMS SUPPLIED BY PREMIER
8 EA Factory Installed 1-3/4 LVL: 1.75"x3.5"x8'
8 EA Factory Installed 1-3/4 LVL: 1.75"x3.5"x12'
6 FT Factory Installed 4x8 HF#2 (Or Better): 3.5"x7.25"
111 FT Super Spline: 7.25" @ Various Lengths + 10%

ITEMS NOT SUPPLIED BY PREMIER
2 EA LVL Beam Headers:Each Header Consists of (2) 1-3/4"x11-7/8"x28'
4 EA 1-3/4 LVL: 1.75"x7.25"x14'
4 EA 1-3/4 LVL: 1.75"x7.25"x28'
60 FT Lumber: 2x12 @ Various Lengths + 10% (Rip to 9 9/16" @ 32.8 deg, face=8 5/8")
179 FT Lumber: 2x4 @ Various Lengths + 10%
37 FT Lumber: 2x8 @ Various Lengths + 10%
12 EA Lumber: 2x8x14'

SIP FRAMING ITEMS:
THIS IS A LIST OF FRAMING ITEMS PART OF A SIP; BASICALLY ANY LUMBER ITEMS INSTALLED WITHIN A SIP AS WELL AS ANY CAP AND SILL PLATES THAT ARE INSTALLED DIRECTLY ON TOP OF OR JUST BELOW A SIP WALL. ALL PLATE MATERIAL (TOP AND BOTTOM HORIZONTAL PIECES IN SIP WALLS & SUB-FASCIA IN SIP ROOFS) AS WELL AS ANY CUT LENGTHS LESS THAN OR EQUAL TO 9'-0" ARE ADDED UP USING THE FT (LINEAL FOOT) UNIT OF MEASURE. ANY PIECES OVER 9'-0" ARE QUANTIFIED USING THE EA (EACH) UNIT OF MEASURE (I.E. A 2X6 CORNER STUD CUT TO 11'-3" WOULD ADDED TO THE LIST AS (1) 2X6X12'). PLEASE KEEP IN MIND THAT UNLESS NOTED OTHERWISE THIS LIST IS EXACT AND THAT YOU WILL NEED TO ADD ADDITIONAL MATERIAL TO COMPENSATE FOR YIELD LOSS THAT OCCURS IN THE FIELD AS YOU CUT MATERIAL. THIS LIST IS INFORMATIVE ONLY AND PREMIER IS NOT RESPONSIBLE FOR ANY INACCURACIES WHATSOEVER.



Roof Panel Layout
8 1/4" Panels 1/4" = 1'-0"



Floor Panel Layout
8 1/4" Panels 1/4" = 1'-0"

PREMIER SIPS
STRUCTURAL INSULATED PANELS
18504 Canyon Rd. E.
Puyallup, Wa 98375
800-275-7086

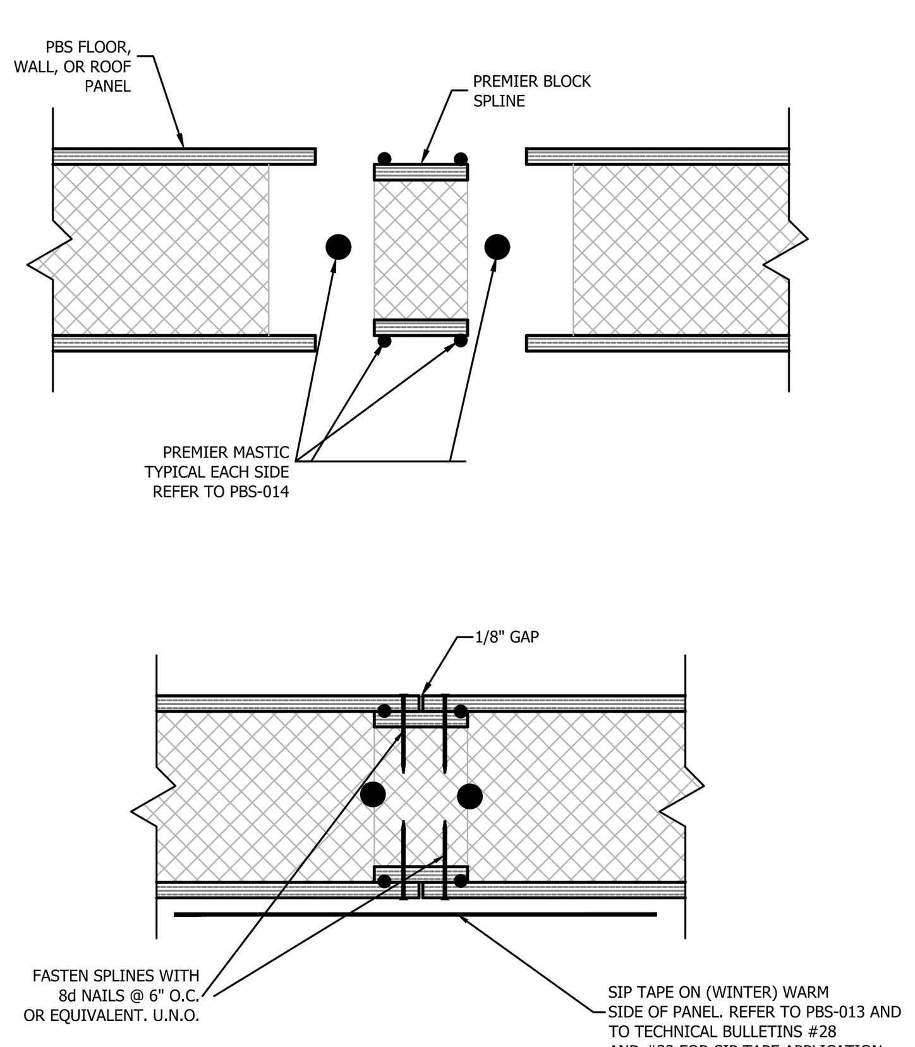
REVISIONS:

#	DRAFTER	DATE	TYPE
1.			
2.			
3.			
4.			
5.			

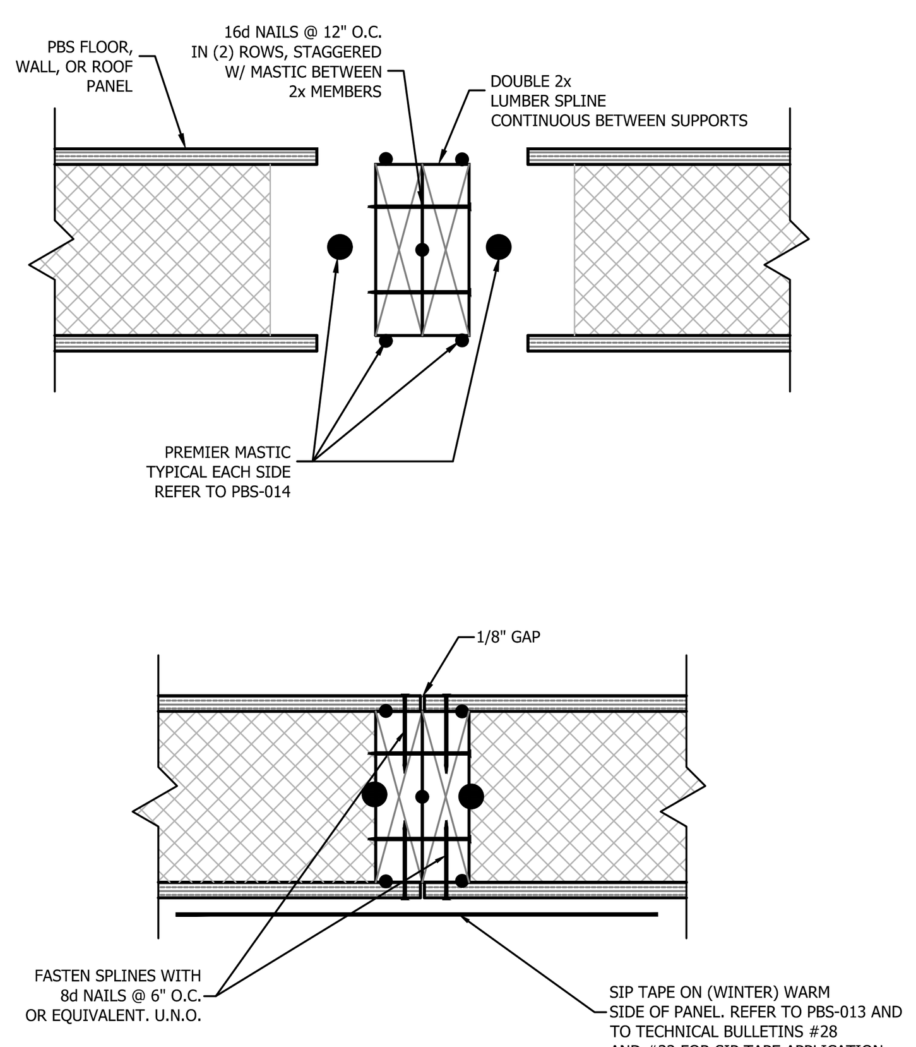
CUSTOMER APPROVAL:
AS A SUPPLIER OF MATERIALS, PREMIER BUILDING SYSTEMS DOES NOT ASSUME RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING, OR DIMENSIONS. OWNER/AGENT (ARCHITECT, CONTRACTOR, AND/OR INSTALLER) SHALL VERIFY ALL DIMENSIONS AND SIZES AND BY SIGNING THESE PLANS, THE OWNER TAKES FULL RESPONSIBILITY FOR THEIR ACCURACY.
SIGNATURE DATE

PROJECT INFORMATION:
Burns Residence
20190809-0002
Seattle, WA

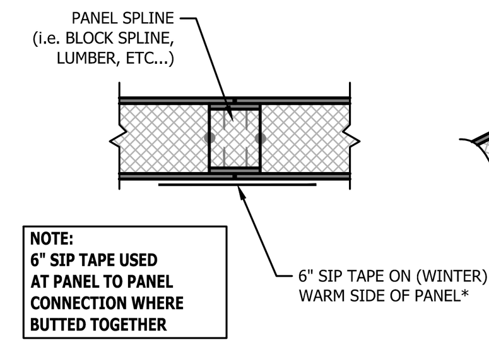
DRAWN:	CAS
CHECKED:	
DATE:	08-09-19
SCALE:	VARIES
SHEET NO.	p 2



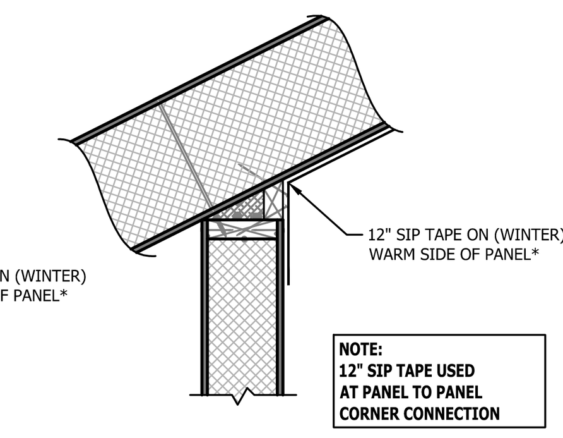
PBS-005 | PREMIER BLOCK SPLINE CONNECTION | PREMIER SIPS



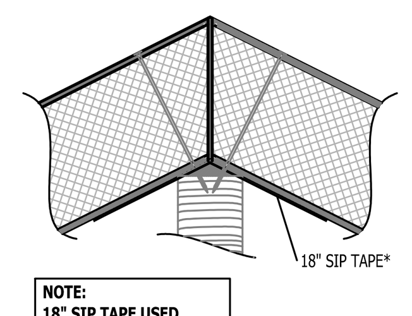
PBS-007 | DOUBLE 2x LUMBER SPLINE CONNECTION | PREMIER SIPS



IN PLANE PANEL JOINT
(INSTALL LAST)



PANEL TO PANEL CORNER
(INSTALL SECOND)



PANEL JOINT OVER BEAM
(INSTALL FIRST)

NOTES:

SURFACE PREPARATION
ALL SURFACES MUST BE CLEAN, DRY AND FREE OF DIRT, OIL, AND ANY OTHER CONTAMINANTS.
DO NOT APPLY SIP TAPE ON THE UNDERSIDE OF ROOF PANELS PRIOR TO THE INSTALLATION OF THE ROOFING UNDERLAYMENT AND FINAL ROOF COVERING. SURFACE TEMPERATURE OF THE MATERIAL PBS SIP TAPE IS BEING APPLIED TO SHOULD BE 20° F OR WARMER.

TAPE INSTALLATION
CENTER TAPE OVER JOINT, REMOVE BACKING AND PRESS FIRMLY INTO PLACE. PRESS FROM THE CENTER OUTWARD TO ENSURE A TIGHT SEAL. AFTER TAPE HAS BEEN INSTALLED REMOVE BUBBLES AND WRINKLES WITH A ROLLER OR SIMILAR TOOL.

JOINTS OVER BEAMS
ROLL OUT TAPE CENTERED OVER BEAM PRIOR TO PANEL INSTALLATION AND SECURE WITH STAPLES. AFTER PANELS ARE INSTALLED AND SECURED OVER TAPE, REMOVE BACKING AND PRESS FIRMLY INTO PLACE.

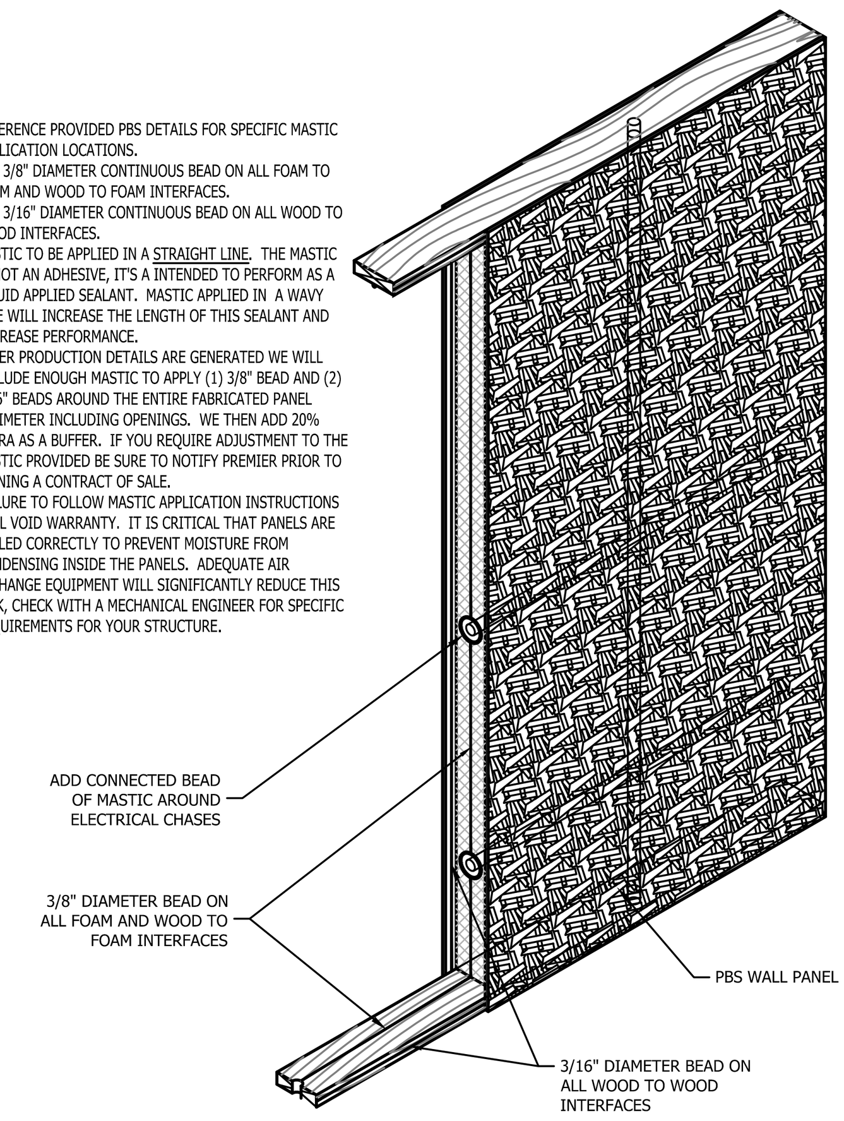
OVERLAPS AND "T" JOINTS
TAPE FOR PANEL TO PANEL CORNERS AND PANEL JOINTS OVER BEAMS SHOULD BE INSTALLED BEFORE IN PLANE PANEL JOINTS. OVERLAP TAPE A MINIMUM OF 3" AT "T" JOINTS AND WHEN CONTINUING A SEAM TO INSURE AN AIRTIGHT SEAL.

*REFER TO PBS TECHNICAL BULLETINS #28 & #32 FOR SIP TAPE APPLICAITON.

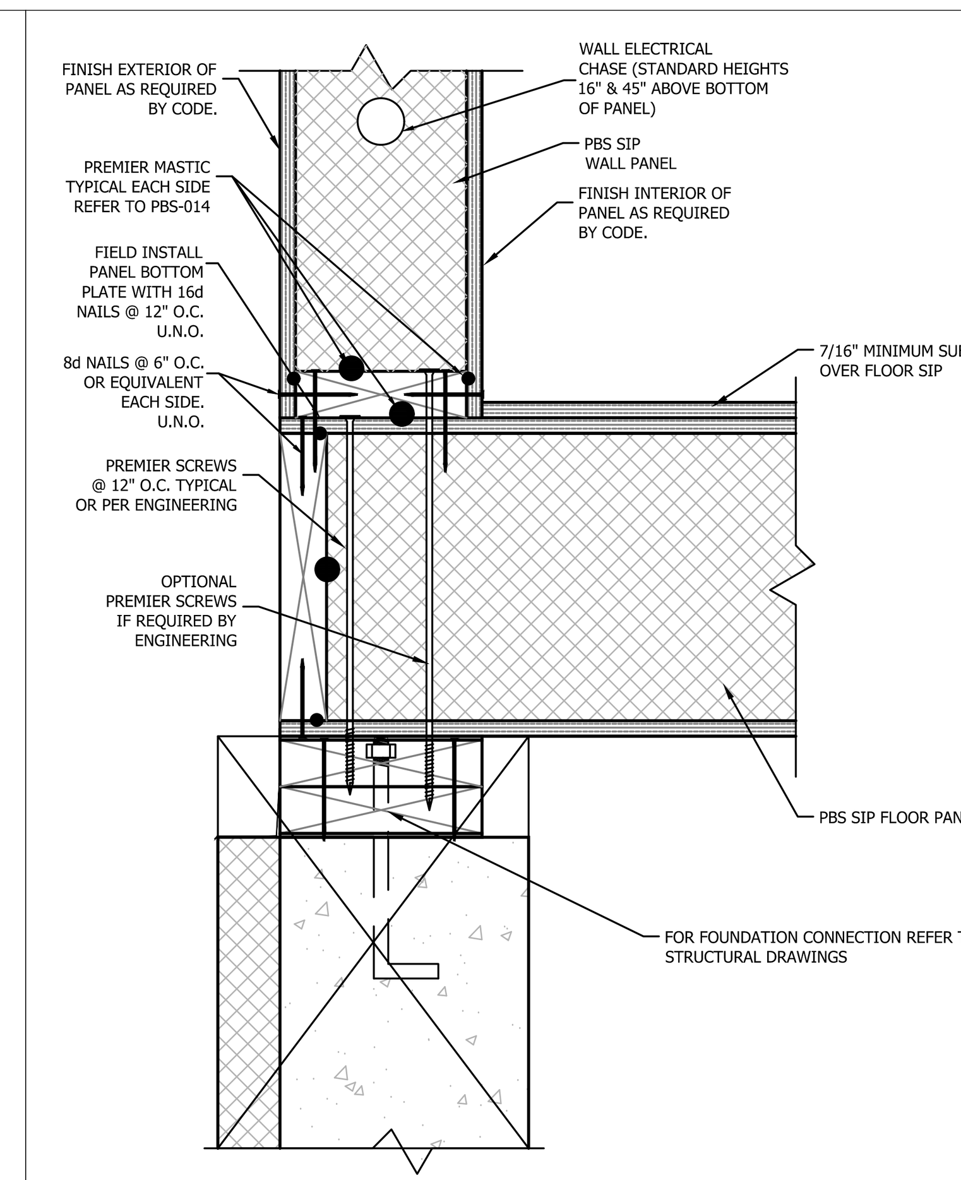
PBS-013 | SIP TAPE APPLICATION | PREMIER SIPS

NOTES:

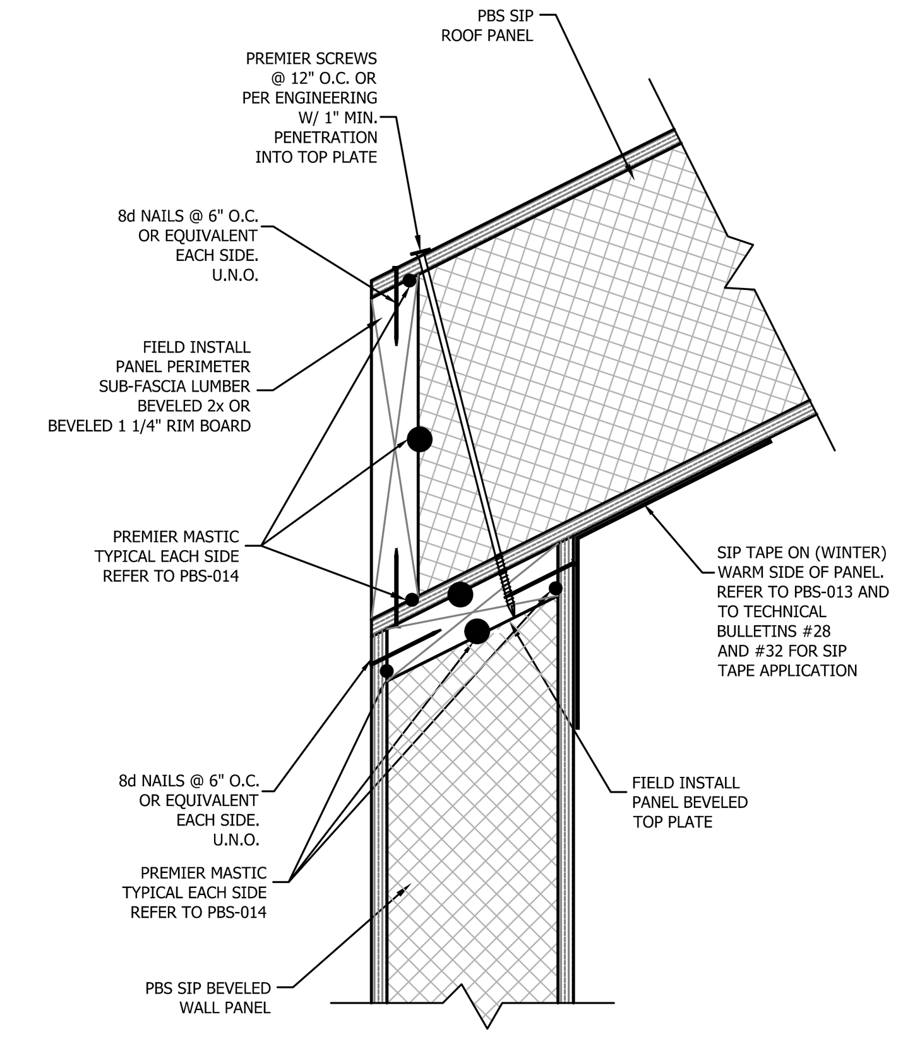
1. REFERENCE PROVIDED PBS DETAILS FOR SPECIFIC MASTIC APPLICATION LOCATIONS.
2. USE 3/8" DIAMETER CONTINUOUS BEAD ON ALL FOAM TO FOAM AND WOOD TO FOAM INTERFACES.
3. USE 3/16" DIAMETER CONTINUOUS BEAD ON ALL WOOD TO WOOD INTERFACES.
4. MASTIC TO BE APPLIED IN A STRAIGHT LINE. THE MASTIC IS NOT AN ADHESIVE, IT'S A INTENDED TO PERFORM AS A LIQUID APPLIED SEALANT. MASTIC APPLIED IN A WAVY LINE WILL INCREASE THE LENGTH OF THIS SEALANT AND DECREASE PERFORMANCE.
5. AFTER PRODUCTION DETAILS ARE GENERATED WE WILL INCLUDE ENOUGH MASTIC TO APPLY (1) 3/8" BEAD AND (2) 3/16" BEADS AROUND THE ENTIRE FABRICATED PANEL PERIMETER INCLUDING OPENINGS. WE THEN ADD 20% EXTRA AS A BUFFER. IF YOU REQUIRE ADJUSTMENT TO THE MASTIC PROVIDED BE SURE TO NOTIFY PREMIER PRIOR TO SIGNING A CONTRACT OF SALE.
6. FAILURE TO FOLLOW MASTIC APPLICATION INSTRUCTIONS WILL VOID WARRANTY. IT IS CRITICAL THAT PANELS ARE SEALED CORRECTLY TO PREVENT MOISTURE FROM CONDENSING INSIDE THE PANELS. ADEQUATE AIR EXCHANGE EQUIPMENT WILL SIGNIFICANTLY REDUCE THIS RISK, CHECK WITH A MECHANICAL ENGINEER FOR SPECIFIC REQUIREMENTS FOR YOUR STRUCTURE.



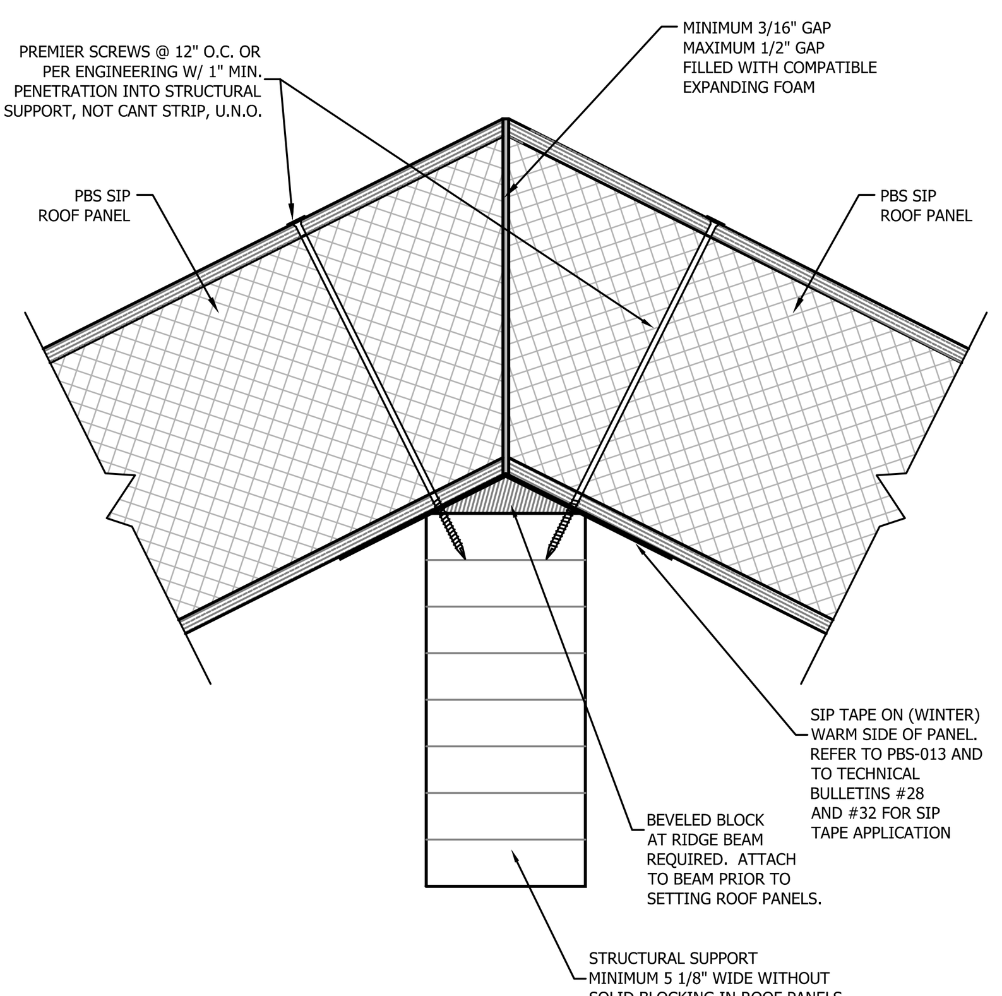
PBS-014 | MASTIC APPLICATION | PREMIER SIPS



PBS-106z | Foundation System | PREMIER SIPS



PBS-303a | NO OVERHANG ROOF PANEL TO BEVELED WALL PANEL | PREMIER SIPS



PBS-318 | PANEL RIDGE OR HIP WITHOUT BLOCKING OVER WOOD BEAM | PREMIER SIPS

PREMIER SIPS
STRUCTURAL INSULATED PANELS

18504 Canyon Rd. E.
Puyallup, Wa 98375
800-275-7086

REVISIONS:

#	DRAFTER	DATE	TYPE
1.			
2.			
3.			
4.			
5.			

CUSTOMER APPROVAL:

SIGNATURE ____________ DATE

PROJECT INFORMATION:

Burns Residence
20190809-0002
Seattle, WA

DRAWN:	CAS
CHECKED:	
DATE:	08-09-19
SCALE:	VARIES
SHEET NO.	P 3