

HARVEST TOWNHOMES

@ Briggs Village

DESCRIPTION OF PROJECT

(3) SINGLE FAMILY TOWNHOMES. 2 STORIES EACH.
LOT P CONTAINS 1,664SF OF HEATED SPACE PLUS ATTACHED GARAGE AND COVERED PORCH. TOTAL FOOTPRINT IS 2,206SF

LOT Q CONTAINS 1,528SF OF HEATED SPACE PLUS ATTACHED GARAGE AND COVERED PORCH. TOTAL FOOTPRINT IS 2,070SF

LOT R CONTAINS 1,810SF OF HEATED SPACE PLUS ATTACHED GARAGE AND COVERED PORCH. TOTAL FOOTPRINT IS 2,448SF

TOTAL FOOTPRINT WITH ALL THREE UNITS IS: 6,724 SF INCLUDING ALL COVERED PORCHES, LIVING SPACE AND GARAGES.

PROJECT IS LOCATED IN OLYMPIA, WA

- * CODES:
 IRC (2009 RESIDENTIAL BUILDING CODE)
 WAC 51-40
 (WSEC) WASHINGTON STATE ENERGY CODE
 * OCCUPATION CLASSIFICATION (SECTION 310): R2
 * BUILDING HEIGHT (TABLE 503):
 ALLOWABLE: 3 STORIES
 ACTUAL: 2 STORY
 * BUILDING AREA (TABLE 503)
 ALLOWABLE: UNLIMITED
 ACTUAL: 6,724 SF
 * TYPE OF CONSTRUCTION (TABLE 503): V-B

PROJECT NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, SITE ELEVATIONS, AND DIMENSIONS PRIOR TO ANY CONSTRUCTION.
- WALL DIMENSIONS ARE TAKEN FROM THE FACE OF CONCRETE UNLESS NOTED OR SHOWN OTHERWISE.
- ALL LABOR, MATERIALS & EQUIPMENT SHALL CONFORM TO THE IRC (INTERNATIONAL RESIDENTIAL CODE) AND ALL OTHER APPLICABLE CODES.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- CONTRACTOR TO COMPLY WITH ALL OF THE FOLLOWING CODES:
 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2009 INTERNATIONAL MECHANICAL CODE (IMC)
 2009 INTERNATIONAL PLUMBING CODE (IPC)
 2009 INTERNATIONAL FIRE CODE
 WAC 51-40 WA.STATE REGULATIONS FOR BARRIER-FREE FACILITIES 2001
 WA.STATE ENERGY CODE AND 2000 VENTILATION AND INDOOR AIR QUALITY CODE.
- DEFERRED DOCUMENTS: HEATING, PLUMBING AND ELECTRICAL

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GENERAL NOTES

THESE STRUCTURAL NOTES SUPPLEMENT THE DRAWINGS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCIES IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTORS RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION. CARE MUST BE TAKEN NOT TO BACK-FILL EGRESS OR BASEMENT WALLS UNTIL THE FLOOR & THE FIRST FLOOR JOISTS ARE IN PLACE.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PORTIONS OF THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE EXCEPT WHERE NOTED.

DESIGN CRITERIA:

- LIVE LOAD = 40 PSF (FLOOR)
 = 25 PSF (SNOW)
- DEAD LOAD = 15 PSF (ROOF & FLOOR)
 = 10 PSF (WALL)
 = 150 PCF (CONCRETE)
- WIND = EXPOSURE B @85 MPH
- EARTHQUAKE = SEISMIC USE GROUP 1
 SEISMIC SITE CLASS D
 DESIGN CATEGORY D
- SOIL = 1500 PSF, ASSUMED BEARING CAPACITY
- BUILDING HEIGHT = 35' MAX.

CONCRETE & REINFORCING STEEL:

- ALL CONCRETE WORK SHALL BE PER THE:
 1) IBC CHAPTER 19. TOLERANCES SHALL BE PER IBC CHAPTER 19, SECTION 1905 MIXING PLACEMENT
 2) ALL REINFORCING SHALL BE ASTM A615 GRADE 60 EXCEPT AS SHOWN ON PLANS.
 3) CONCRETE SHALL BE IN ACORDANCE WITH ASTM 150.
 fc = 2000 PSI @ 28 DAY
 SLUMP = 4" MAXIMUM, 6% AIR ENTRAINED

STEEL:

- ALL STEEL SHALL BE ASTM A992 EXCEPT AS NOTED
- ALL BOLTS SHALL BE ASTM A325, EXCEPT AS NOTED
- ANCHOR BOLTS SHALL BE ASTM A307

CARPENTRY:

- STRUCTURAL FRAMING SHALL BE HEM-FIR
- 6X BEAMS SHALL BE #1 DOUGLAS FIR.
- 2X JOISTS SHALL BE KILN DRIED AND STORED IN A DRY AREA PRIOR TO INSTALLATION.
- ROOF TRUSSES SHALL BE BY A PRE-APPROVED MFG. AND CONSTRUCTED ACCORDING

TO THE SPECIFICATIONS OF THE TRUSS PLATE INSTITUTE. TRUSS MFG. ARE RESPONSIBLE

FOR ALL BRACING OF THE TRUSSES INCLUDING END WALL BRACING AND ALL OTHER BRACING BETWEEN THE BUILDING AND THE TRUSSES UNLESS SPECIFICALLY SHOWN

OTHERWISE ON THE DRAWINGS.

- PLYWOOD SHALL BE NAILED 6"O.C. EDGES AND 12" O.C. FIELD W/ 10d's UNLESS OTHERWISE NOTED ON DRAWINGS.
- SEE FASTENING SCHEDULE TABLE 2304.9.1 (IBC)

HARDWARE:

ALL CONNECTION HARDWARE SHALL BE SIMPSON "STRONGTIE". CONNECTION HARDWARE EXPOSED TO THE WEATHER OR SOIL SHALL BE TREATED AS IN STEEL ABOVE.

SHEET INDEX

- A1 - COVER SHEET AND GENERAL NOTES
- A2 - OVERALL PLAN - LOWER LEVEL
- A3 - OVERALL PLAN - UPPER LEVEL
- A4 - EXTERIOR UNITS - FLOOR PLAN
- A5 - INTERIOR UNIT - FLOOR PLAN
- A6 - FOUNDATION / FRAMING PLAN
- A7 - 2ND LEVEL FLOOR FRAMING PLAN
- A8 - LOWER LEVEL BRACED WALL PLAN
- A9 - UPPER LEVEL BRACED WALL PLAN
- A10 - EXTERIOR ELEVATIONS
- A11 - LOWER ROOF PLAN
- A12 - UPPER ROOF PLAN
- A13 - DETAILS
- A14 - DETAILS

W.S.E.C. PRESCRIPTIVE REQ.

HEATING TYPE: NATURAL GAS; FORCED-AIR

INSULATION:

WALLS: SEE TABLE
 CEILING: SEE TABLE
 UNDER FLOOR: SEE TABLE

SLAB ON GRADE: N/A

WINDOWS: 0.35 U-VALUE

1ST: DOUBLE GLAZED

DOORS: 0.20 U-VALUE

CAULK AROUND EXTERIOR DOORS AND WINDOWS

UNIT "P"

TOTAL GLAZING AREA		TOTAL FLOOR AREA		% GLAZING AREA								
156 SQ. FT.		1,664 SQ. FT.		9.38%								
TABLE 6-1 CLIMATE ZONE 1												
CHECK ONE	OPTION	% GLAZING AREA	GLAZING U-VALUE	DOOR U-VALUE	CEILING	VAULTED CEILING	WALL ABOVE GRADE	WALL INT. BELOW GRADE	WALL EXT. BELOW GRADE	FLOOR	SLAB ON GRADE	
✓	I.	10%	U.32	U.58	U.20	R-38	R-30	R-15	R-15	R-10	R-30	R-10
	II.	15%	U.35	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	III.	25%	U.40	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	IV	UNLIMITED	U.35	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	V	UNLIMITED	U.35	U.58	U.20	R-38	R-30	R-21	R-15	R-10	R-30	R-10

(*) DENOTES STANDARD FRAMING 16"O.C. WITH HEADERS INSULATED WITH A MINIMUM OF R-5 INSULATION.
 (**) THIS WALL INSULATION REQUIREMENT DENOTES R-19 WALL CAVITY INSULATION PLUS R-5 FOAM SHEATHING.

UNIT "Q"

TOTAL GLAZING AREA		TOTAL FLOOR AREA		% GLAZING AREA								
83 SQ. FT.		1528 SQ. FT.		5.43%								
TABLE 6-1 CLIMATE ZONE 1												
CHECK ONE	OPTION	% GLAZING AREA	GLAZING U-VALUE	DOOR U-VALUE	CEILING	VAULTED CEILING	WALL ABOVE GRADE	WALL INT. BELOW GRADE	WALL EXT. BELOW GRADE	FLOOR	SLAB ON GRADE	
✓	I.	10%	U.32	U.58	U.20	R-38	R-30	R-15	R-15	R-10	R-30	R-10
	II.	15%	U.35	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	III.	25%	U.40	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	IV	UNLIMITED	U.35	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	V	UNLIMITED	U.35	U.58	U.20	R-38	R-30	R-21	R-15	R-10	R-30	R-10

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UNIT "R"

TOTAL GLAZING AREA		TOTAL FLOOR AREA		% GLAZING AREA								
71 SQ. FT.		1,810 SQ. FT.		3.92%								
TABLE 6-1 CLIMATE ZONE 1												
CHECK ONE	OPTION	% GLAZING AREA	GLAZING U-VALUE	DOOR U-VALUE	CEILING	VAULTED CEILING	WALL ABOVE GRADE	WALL INT. BELOW GRADE	WALL EXT. BELOW GRADE	FLOOR	SLAB ON GRADE	
✓	I.	10%	U.32	U.58	U.20	R-38	R-30	R-15	R-15	R-10	R-30	R-10
	II.	15%	U.35	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	III.	25%	U.40	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	IV	UNLIMITED	U.35	U.58	U.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
	V	UNLIMITED	U.35	U.58	U.20	R-38	R-30	R-21	R-15	R-10	R-30	R-10

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HARVEST TOWNHOMES
 BRIGGS VILLAGE
 HARVEST AVENUE
 OLYMPIA, WA

Architect: HMDBA / ESOLLE
 Drawn by: HM
 Checked by: HM
 Project Number: 03.30.2009
 Date Created: HMDBA PRELIM
 File Name: AS NOTED
 Scale:

SHEET
A-1
 of
A-14