

Initials/Date:

. CH. 332.130. THESE
E LEGAL RESOLUTION OF

FLOOR SPACE RATIO.....= 1,483 S.F./7,451 S.F. (0.199)

VERTICAL DATUM = ASSUMED



VERTICAL DATUM = ASSUMED

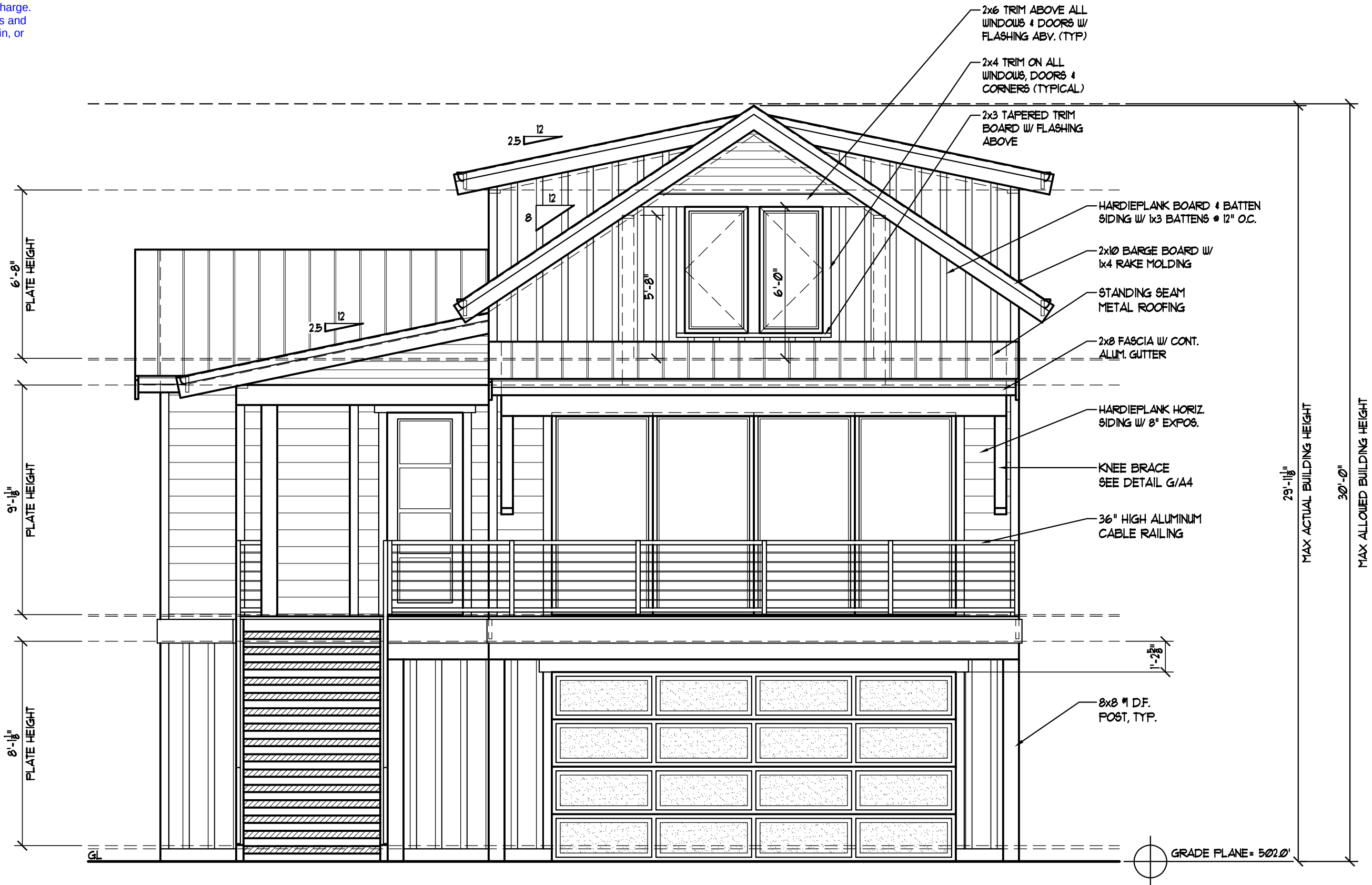
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DRAWN	LWR
DATE	07-18-2024
SCALE	AS NOTED
CHECKED	
SHEET	
C1	OF C1

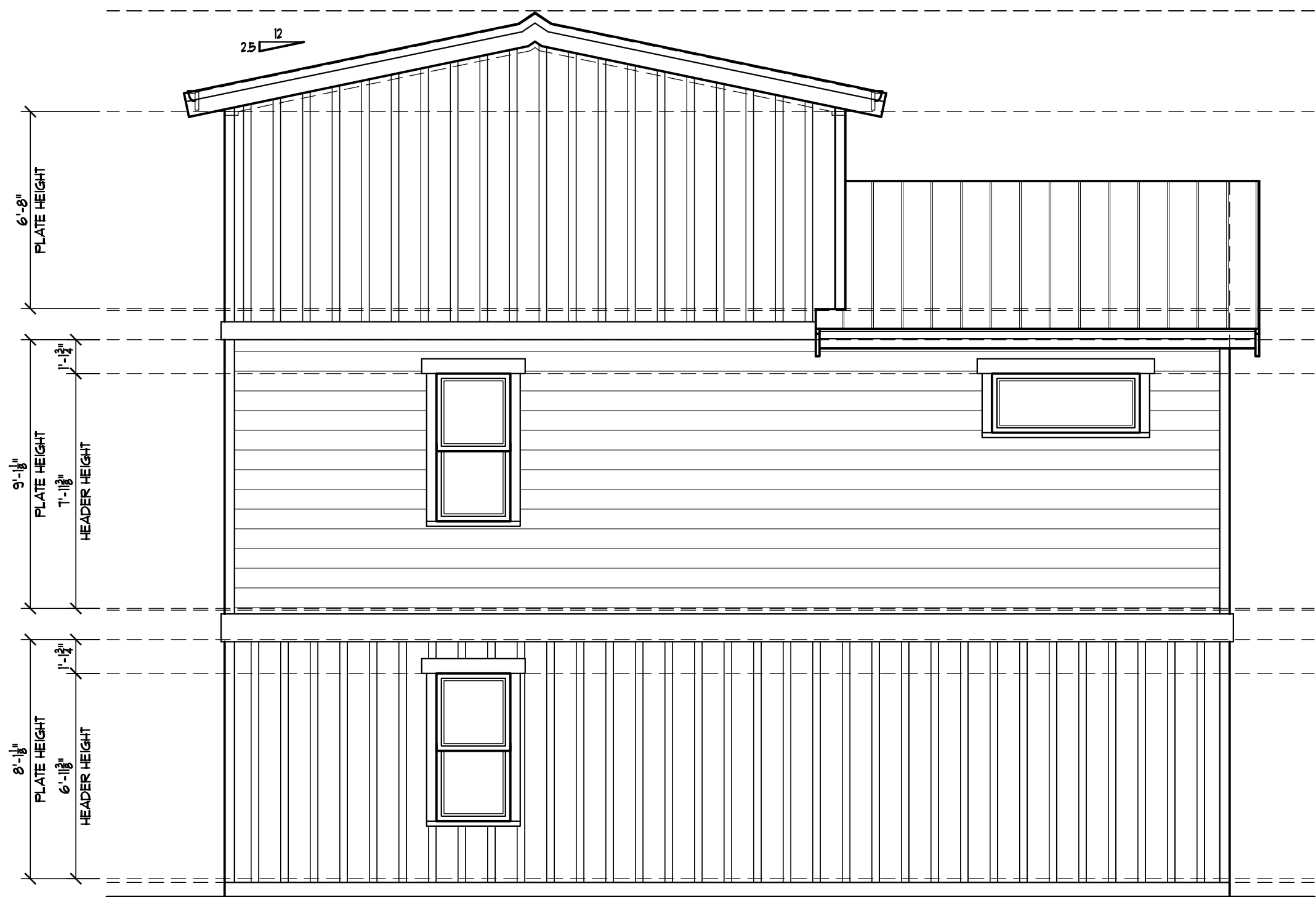
Gutters and down spouts:
All buildings shall provide a controlled method of water disposal for collection and discharge. System shall consist of gutters/scuppers and down spouts connected to tight line drain, or approved splash blocks.

Drip Edge - A metal drip edge shall be provided on all eaves and gables per IRC sec. R905.2.8.5



WEST ELEVATION

SCALE 1/4" = 1'-0"



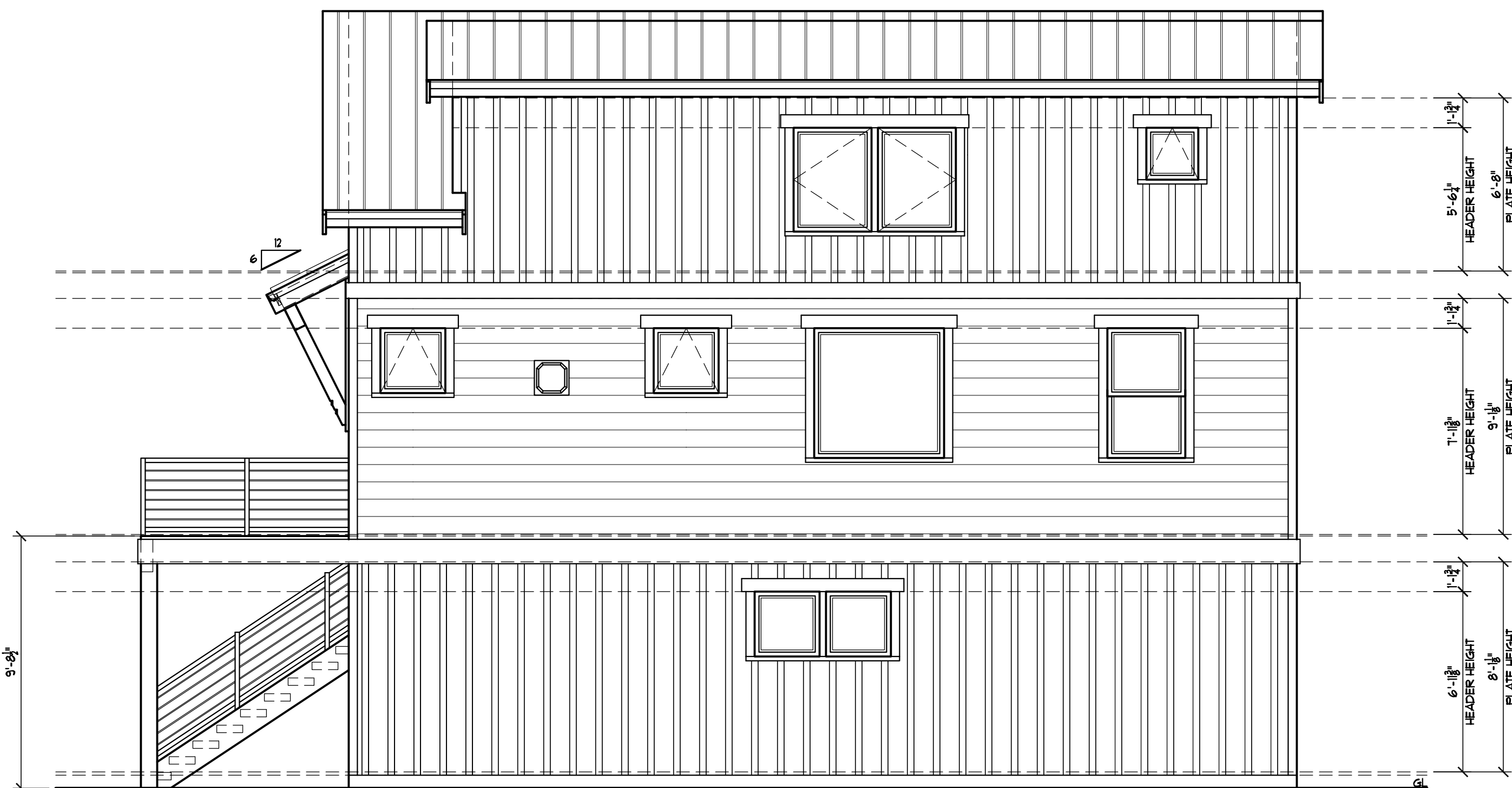
EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

Mountain Modern
1205
Plan # 24-075

REVISIONS	DATE	BY

CONRAD TALLARITI
EXTERIOR ELEVATIONS

JWR Design, Inc.
JWR Plans @
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DESIGN

DRAWN	LUR
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SHEET	A1 OF A4

STAIRWAYS & STAIRWAY LANDINGS, HAND RAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311 GUARDS PER IRC SEC R312

ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY AND RESCUE OPENING COMPLYING WITH IRC SEC R310

Smoke alarms, heat detectors, and heat alarms shall comply with NFPA 72 and Section R314

Carbon monoxide alarms shall comply with Section R315

R308.4.2 Glazing adjacent to doors.

R308.4.5 Glazing and wet surfaces.

R308.4.6 Glazing adjacent to stairs and ramps

HD R314.2.1 New construction. Smoke alarms shall be provided in dwelling units. A heat detector or heat alarm shall be provided in new attached garages, and interconnected per R314.4.

GAS FIREPLACES & UNIT HEATERS PER IRC CHAP 24

R302.7 Under-stair protection.

Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

SMOKE ALARM NOTE:

- SMOKE ALARMS TO BE INTERCONNECTED OR UNRELESSLY CONNECTED SO THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN A DWELLING UNIT.

HOT WATER TANK NOTE:

- HOT WATER APPLIANCES SHALL BE DIRECT VENT.
- APPLIANCES TO BE FASTENED IN PLACE PER CODE
- WATER HEATER TO BE INSTALLED A MIN. OF 18" ABV. FLR.
- INSULATION FOR ALL HOT WATER PIPES SHALL HAVE A MIN. THERMAL RESISTANCE OF R-3 WITHIN AND OUTSIDE CONDITIONED SPACE. INS. CAN BE INTERRUPTED WHEN PASSING THROUGH JOIST, STUDS, & STRUCTURAL MEMBERS, OR WHERE PASSING OTHER PIPING, CONDUIT, OR VENTS, PROVIDED THE INS. IS SECURED TIGHTLY TO EACH OBSTRUCTION.

WHOLE HOUSE VENTILATION SYSTEMS SHOULD COMPLY WITH M1505.4

FLOOR PLAN NOTES:

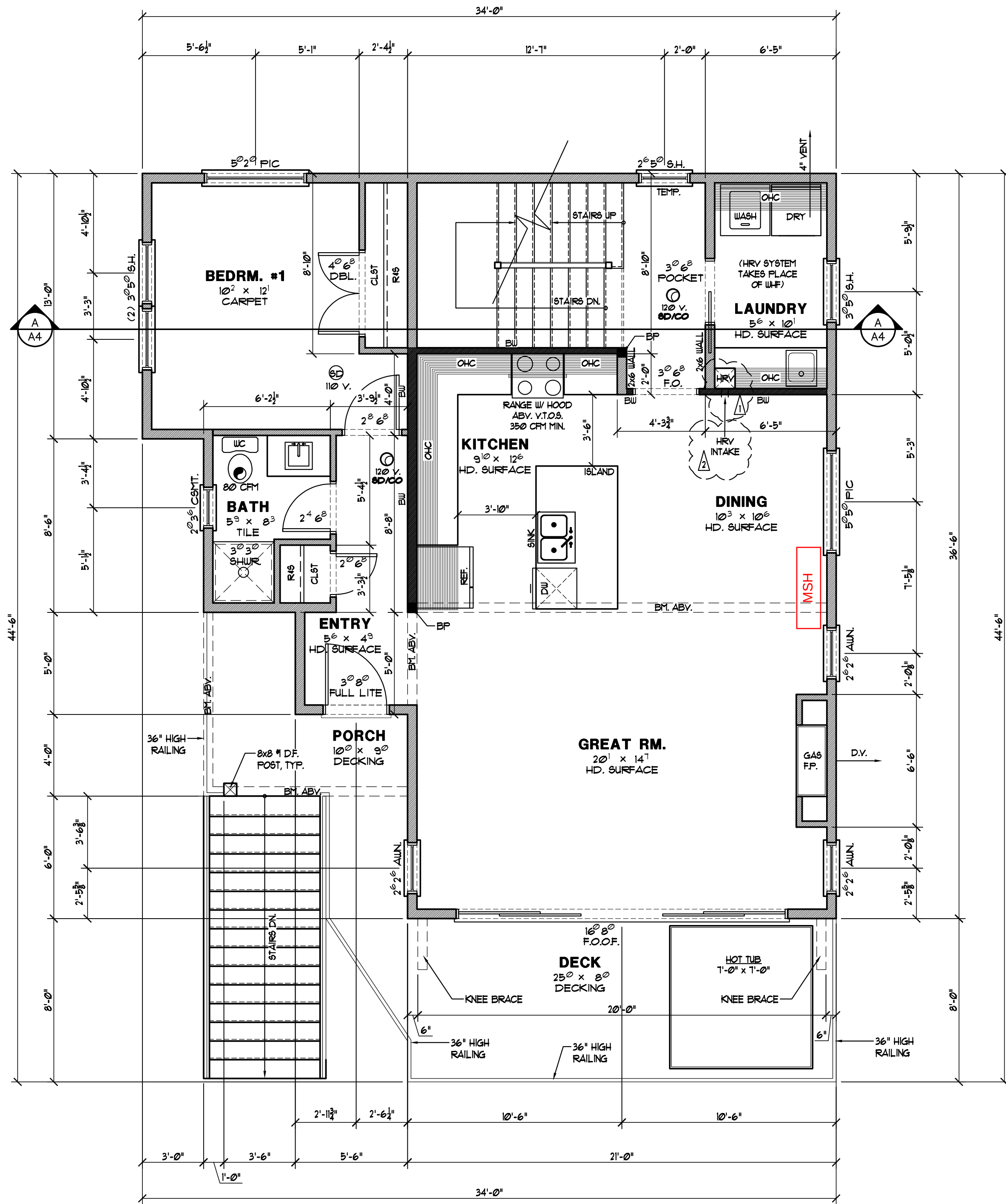
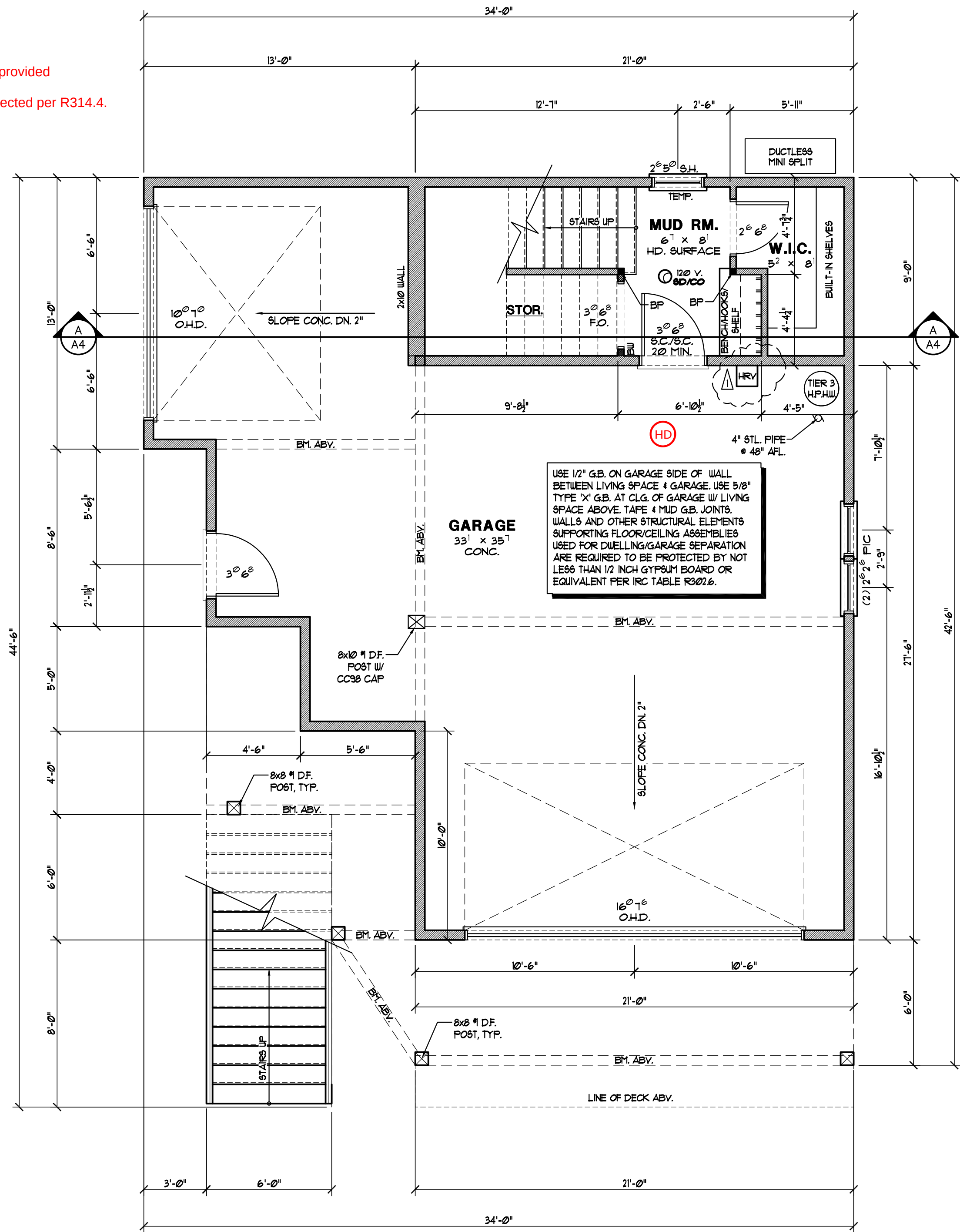
1. VINYL FRAME WINDOWS TYPICAL. ROUGH OPENINGS MAY VARY, VERIFY PER MFG. SPECS.
2. CABINET DESIGN BY OTHERS TO BE VERIFIED W/ ACTUAL FRAMED (AS BUILT) DIMENSIONS ON SITE.
3. FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALC'S DURING CONSTRUCTION.
4. SEE STRUCTURAL PLANS: FOUNDATION, FRAMING & SHEAR WALL SHEETS FOR ALL SIMPSON HOLD-DOWNS AND STRAPS AND HANGERS.

FRAMING NOTE:

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

GUARDRAIL NOTE:

SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE GUARDRAIL SYSTEMS AT THE STAIRS & DECK.



ABBREVIATION KEY:

GL = GRADE LINE
GB = GYPBOARD
G/R = SHEETROCK
BLW = BELOW
SF = SQUARE FEET
RULL = RAIN WATER LEADER
E/L = EACH WAY
CL = CENTER LINE
FIN FL = FINISHED FLOOR LEVEL
APL = ABOVE FLOOR LEVEL
B.O. = BOTTOM OF
T.O. = TOP OF
BP = BEARING POINT
BW = BEARING WALL
PT = PRESSURE TREATED
DF = DOUGLAS FIR
INT = INTERIOR
EXT = EXTERIOR
BM = BEAM
ABV = ABOVE
EXP = EXPOSE
C.O. = CASED OPENING
S.C. = SOLID CORE
R.O. = ROUGH OPENING
OTW/H = OVER THE WALL HEIGHT
S.C./S.C. = SOLID CORE/SELF CLOSING
O.H.D. = OVER-HEAD DOOR
S.G.D. = SLIDING GLASS DOOR
W = WASHER
D = DRYER
O.H.C. = OVER-HEAD CABINET
CFM = CUBIC FEET PER MINUTE (AIRFLOW)
TRANS. = TRANSOM (WINDOW ABOVE)
SH = SINGLE HING (WINDOW)
AWN = AWNING (WINDOW)
PIC = PICTURE (WINDOW)
CMT. = CASEMENT (WINDOW)
H/V = HORIZONTAL VENT (WINDOW)
W/HF = WHOLE HOUSE FAN
D.V. = DIRECT VENT
HP/HW = HEAT PUMP/WATER HEATER
G.T. = GIRDER TRUSS
AA = ATTIC ACCESS
G.E.G.T. = GABLE END GIRDER TRUSS
UNO. = UNLESS NOTED OTHERWISE
HS = HARD SURFACE
GLB = GLULAM BEAM
PRL = PARALLEL STRAND LUMBER
L.V.C. = LAMINATED VENEER LUMBER

○ HOSE BIBB
T GAS STUB
⊕ DOWN SPOUT

NOTE: PROVIDE TEMPERED GLAZING IN ALL WINDOWS WITH EXPOSED AREAS GREATER THAN 9 SF. AND IN WINDOWS WITH BITT EDGE LESS THAN 18" ABV. FLOOR

NOTE: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT (MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE) SHALL BE NOT LESS THAN 34" & NOT MORE THAN 38". SPACE BETWEEN HANDRAIL AND ADJACENT WALL SHALL BE AT LEAST 1-1/2" (IRC R311.8)

SQUARE FOOTAGE	
LOWER FLR	189 SF.
MAIN FLR	965 SF.
SECOND FLR	634 SF.
TOTAL	1,788 SF.
DECK	287 SF.
GARAGE	859 SF.

Mountain Modern
1205
Plan # 24-075

REV'S/NO'S	DATE	BY
BUILDING DEPT. REVIEW	07/07/2024	WFO
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BUILDING DEPT. REVIEW	07/07/2024	WFO

CONRAD TALLARITI
MAIN & LOWER FLOOR PLANS

JWR Design, Inc.
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DRAWN LWR
DATE 07-18-2024
SCALE AS NOTED
CHECKED J.W.R.
SHEET A2 OF A4

CONSTRUCTION SPECIFICATIONS

1. GENERAL NOTES:
- A. SEISMIC DESIGN CATEGORY D1 2021 IRC
- B. WIND EXPOSURE AND SPEED 110mph EXP. B
- C. SNOW LOAD # 25 psf
- D. FLOOR LIVE LOAD 40 psf
- E. DECK LIVE LOAD 60 psf
- F. SOIL BEARING PRESSURE 1500 psf
- G. ALL GLASS IN DOORS, SIDELIGHTS, AND OTHER HAZARDOUS LOCATIONS TEMPERED GLASS (IRC 308.4)
2. FOUNDATION:
- A. FOOTING: SHOWN AS MINIMUM ON DRAWING AND TO BE POURED ON CENTER OF WALL DIMENSIONS.
- FOOTINGS ARE TO BE POURED ON UNDISTURBED OR PROPERLY COMPACTED SOIL.
- A 4" PER" DRAIN PIPE IS TO BE LAID AROUND PERIMETER OF FOOTING AND OVERLAID W/ 1/2" DRAIN ROCK.
- B. FOUNDATION WALLS: TO BE BUILT TO SIZE SPECIFIED ON DRAWINGS AND THICKNESS SPECIFIED IS MINIMUM REQUIREMENTS. PLACED IN ACCORDANCE W/ FOUNDATION PLAN.
- C. REINFORCEMENT STEEL: TO BE AS SPECIFIED THICKNESS CALLED OUT ON DRAWINGS AND TO BE DETAILED AND PLACED IN ACCORDANCE W/ BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND TO BE DEFORMED STEEL BARS CONFORMING TO ASTM A615, GRADE 40.
- D. CONCRETE: SHALL BE OF "READY-MIXED CONCRETE" AND SHALL CONFORM TO ASTM C34 (5 SACK OR BETTER)
- AFTER CONCRETE HAS BEEN PROPERLY CURED IT SHALL HAVE A COMPRESSIVE STRENGTH OF 2800 PSI UNLESS OTHERWISE SPECIFIED.
- E. CONCRETE WALL DAMP-PROOFING PER IRC 406
- F. PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO THE WEATHER AND GARAGE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NO LESS THAN 3000 PSI PER IRC TABLE R402.2
3. FRAMING:
- A. FLOOR: TO BE FRAMED IN ACCORDANCE W/ SPECIFICATIONS OF DRAWINGS.
- AND TO HAVE ALLOWABLE FLOOR LOAD AS SET FORTH IN IRC SEC R502.3 AND R502.3.2
- ALL STRUCTURAL MEMBERS OF FLOOR TO BE PROPERLY SET AND FASTENED IN ACCORDANCE W/ IRC.
- STRUCTURAL LUMBER TO BE #2 DOUGLASS FIR OR BETTER
- B. WALLS: EXTERIOR WOOD FRAMED WALLS TO BE 2x6 DF-L #2 W/ STUDS # 16" O.C. PER IRC 602.3. HEIGHT OF EXTERIOR WALL TO BE AS SHOWN.
- ALL EXTERIOR WALLS SHALL BE SHEATHED W/ 1/2" STRUCTURAL PLYWOOD OR 1/4" OSB.
- BRACING WILL BE DETAILED IN PLAN.
- ALL WINDOW HEADERS AND BEARING WALL BEAMS TO BE 4x10 UNLESS SPECIFIED ON DRAWINGS.
- INTERIOR WALLS TO BE 2x4 CONSTRUCTION PLACED # 16" O.C. STUD HEIGHT TO BE AS SHOWN.
- INTERIOR BATHROOM WALLS W/ EXTENSIVE PLUMBING FIXTURES MAY HAVE 2x6 FRAMED WALLS TO PROVIDE CLEARANCE AND COMFORTABLE WORKING SPACE.
- BATHROOM WALL COVERINGS SHALL BE MOISTURE RESISTANT CEMENT PLASTER, TILE, OR APPROVED EQUAL TO 12 INCHES ABOVE DRAIN AT SHOWERS OR TUB W/ SHOWERS. (R102.2.5 & R102.4.2)
- ALL NOTCHING & DRILLING OF FRAMING TO BE DONE IN ACCORDANCE WITH IRC 602.8 & 602.6.1
- C. ROOF: DRAWINGS WILL SPECIFY TRUSSES OR RAFTER CONSTRUCTION
- ENG. TRUSS DETAIL TO BE CHECKED BY GENERAL CONTRACTOR OR BUILDING DESIGNER BEFORE INSTALLATION.
- STANDARD SNOW LOAD TO BE VERIFIED PER SIDE ISSUING JURISDICTION FOR TOTAL LOAD UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
- ROOF SHEATHING TO BE 1/2" CDX STANDARD, BUT WILL VARY W/ ROOFING PRODUCT USED.
- D. CONNECTIONS
- ALL CONNECTORS ARE SPECIFIED AS SIMPSON, EQUIVALENT LUMBERLOCK CONNECTORS WILL BE SATISFACTORY
- NAILING SCHEDULE TO BE IN ACCORDANCE W/ TABLE R602.3 (1)
- E. BEAM BEARING POINTS IN WALLS (B.P.)
- ALL BEAM B.P. IN WALLS MUST HAVE 2x STUDS NAILED TOGETHER TO A MIN. WIDTH NOT LESS THAN BEAM BEING SUPPORTED
4. ENERGY CODE: COMPLY WITH WASHINGTON STATE ENERGY CODE
- A. ALL WINDOWS & DOORS TO BE SEALED INTO WALL W/ CAULKING & WEATHERSTRIPPING
- B. ALL FRAMING INTERSECTIONS BETWEEN CONDITIONED TO UNCONDITIONED WALLS & FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE
- C. ALL PENETRATIONS FOR PLUMBING, WIRING, & DUCTING TO BE SEALED
- D. VENTILATION DUCTS SHALL HAVE R-4 INSULATION COVERING
- E. PROVIDE 6" INTAKE DUCT WITHIN 4'-0" OF FURNACE FLENUM (DAMPER & TIMER INTEGRATED INTO FURNACE SYSTEM)
5. INSULATION: (2021 WSEC)
- A. MINIMUM INSULATION: PER ENERGY CODE
- B. ALL EXTERIOR WALLS: TO HAVE EITHER VAPOR BARRIER, (A) OR (B) INSTALLED PER MANUFACTURER'S SPECS. WITH WINDOW & JOINT TAPE PER IRC 103.
- TYVEK HOUSE WRAP AND DUPONT FLASHING SYSTEMS FOR ALL WINDOWS AND DOOR. CONSULT DUPONT MANUAL AND REP. FOR INSTALLATION INSTRUCTIONS.
6. FLASHING:
- A. CONTRACTOR & HOME OWNER TO INSTALL ADEQUATE FLASHING AT ALL WATER INFILTRATION POINTS SUCH AS, BUT NOT LIMITED TO, WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONIES AND ROOF VALLEYS.
- B. WATER PROOF DECKS AND BALCONIES TO BE FLASHED PER MANUF. SPECS. FOR WATER PROOF MEMBRANE
- C. ALL CAULKING MUST BE INSPECTED & MAINTAINED ANNUALLY BY HOME OWNER USING APPROVED EXTERIOR SIDING CAULK.
- CODES: VALLEY FLASHING - IRC 905.2.8 / IRC 905.4.6
- OTHER FLASHING - IRC 905.2.8, 905.3.8, 905.4.6, 905.6.6, 905.1.6 & 905.8.8
- WATERPROOFING WEATHER EXPOSED AREAS, IE DECKS & BALCONIES - IRC 103.4
- MASONRY - R103.8 AND WINDOWS - R610 AND R103.4

- STAIRWAYS & STAIRWAY LANDINGS, HAND RAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312
- ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY AND RESCUE OPENING COMPLYING WITH IRC SEC R310
- Smoke alarms, heat detectors, and heat alarms shall comply with NFPA 72 and Section R314
- Carbon monoxide alarms shall comply with Section R315
- R308.4.5 Glazing and wet surfaces.

- MECHANICAL SPECIFICATIONS
1. THE MAXIMUM LENGTH OF A CLOTHES DRYER DUCT SHALL NOT EXCEED 35 FEET (10.668 M) FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 25 FEET (7.62 M) FOR EACH 45-DEGREE (0.9 RAD) BEND AND 5 FEET (1.524 M) FOR EACH 90-DEGREE (1.6 RAD) BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. (M1502.4.5)
2. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW, SPARK, OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE GARAGE FLOOR (IRC 304.3)
3. EXHAUST DUCTS TO BE CONSTRUCTED OF SMOOTH-BORE, NONCOMBUSTIBLE MATERIALS. APPROVED FLEX CONNECTORS NOT EXCEEDING 6' IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST. (IRC 504.6)
4. HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN AN EARTHQUAKE. (UPC 508.2)
5. PROVIDES PROTECTION OF GAS BURNING APPLIANCES PER IRC SEC M1301
6. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY OUTDOORS (IRC M1501.2)
7. ALL EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES, OPENINGS, AND 10 FEET FROM MECHANICAL AIR INTAKES (UNLESS 3 FEET ABV.).

PLUMBING SPECIFICATIONS

1. PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 6" ABOVE THE GROUND, POINTING DOWN. (UPC 608.5)
2. PROVIDE AN AIR GAP FOR THE DISHWASHER IF PROVIDED. (UPC 801.4)
3. PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOUSE BIBBS. (UPC 608.4.1)
4. PROVIDE A CLEAN-OUT WHERE BUILDING DRAIN AND BUILDING SEWER LINES CONNECT. (UPC 713.)
5. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL. (UPC 701.4)

JWR DESIGN (JWR)

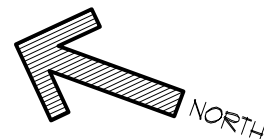
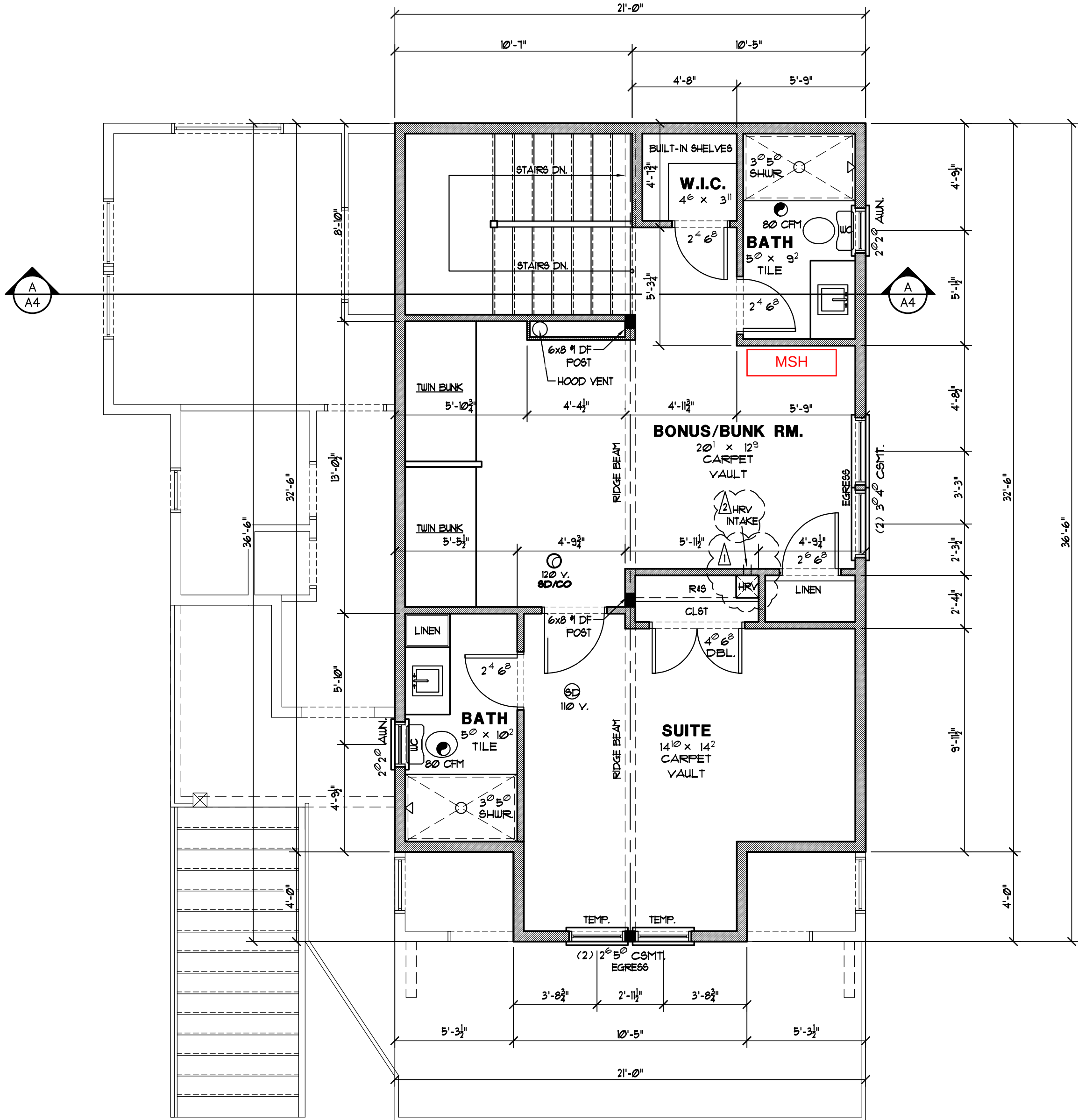
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Contractor shall verify and be responsible for all dimensions and conditions on the job, and JWR must be notified of any variations from the dimensions and conditions shown on these drawings. Shop details should be submitted to JWR for review before proceeding with fabrication.



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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1205
Plan # 24-075

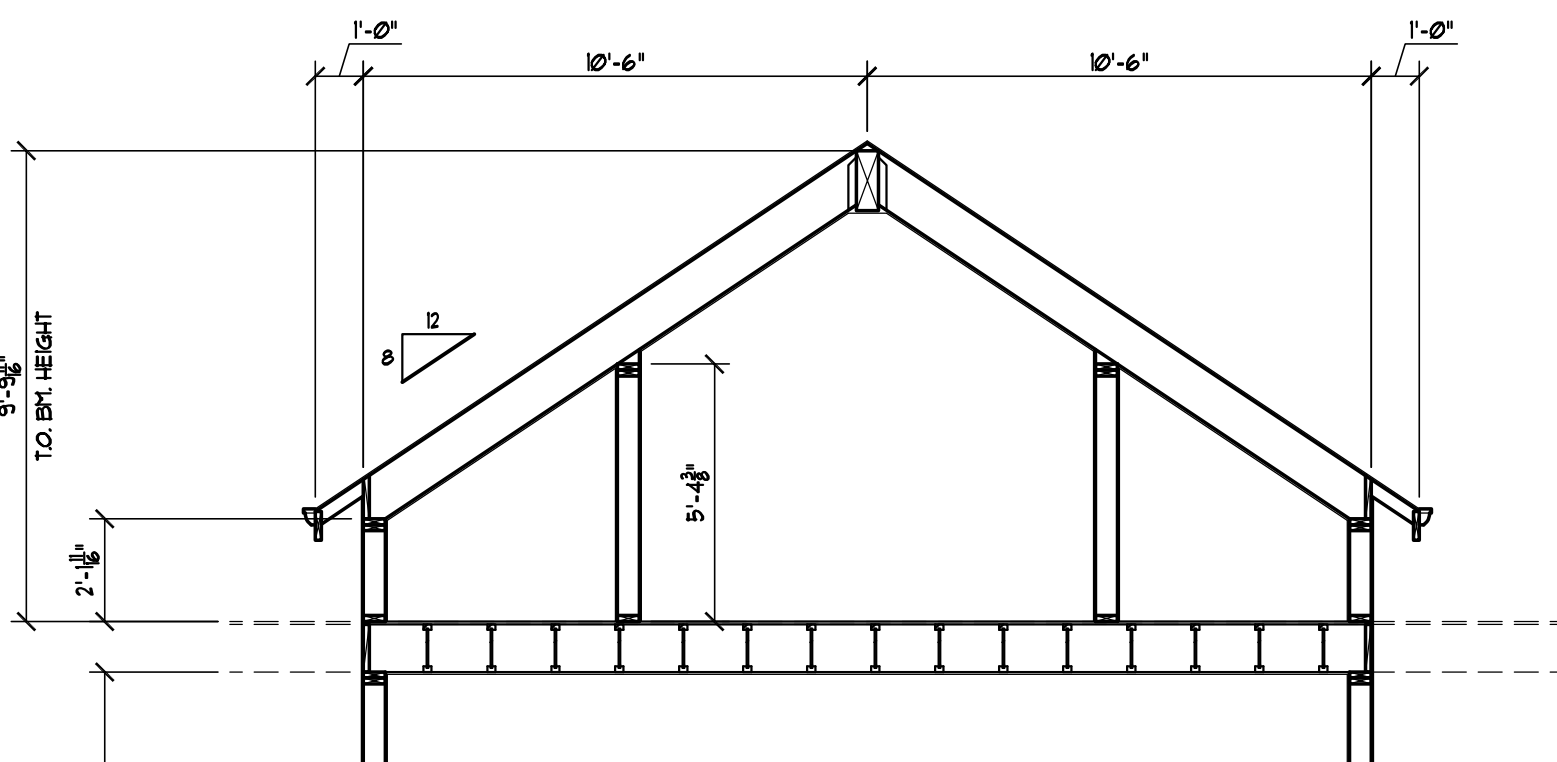
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BUILDING DEPT. REVIEW	07/07/2024	WFO
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SECOND FLOOR PLAN

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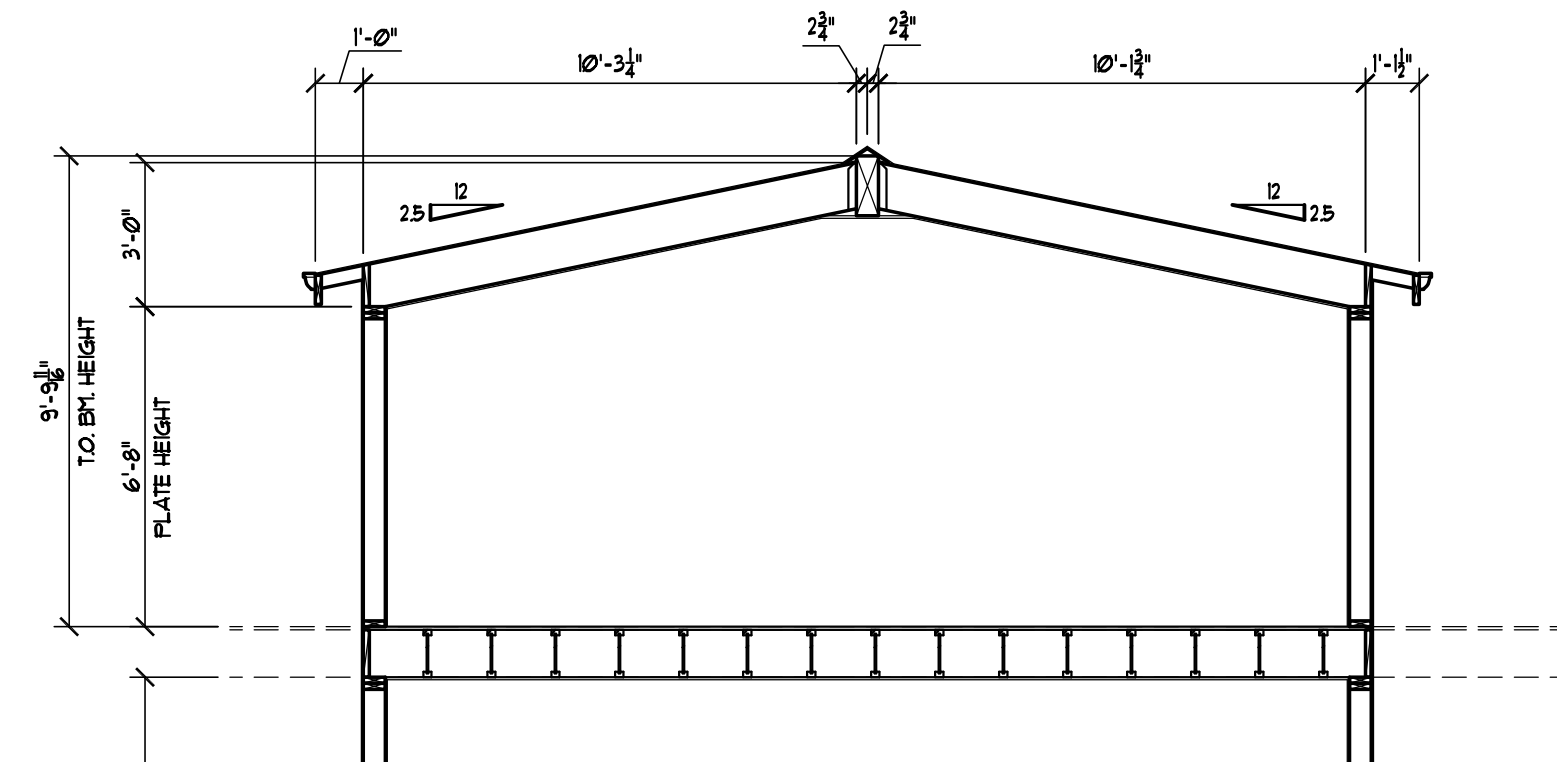
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DATE 07-18-2024
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SHEET A3 OF A4



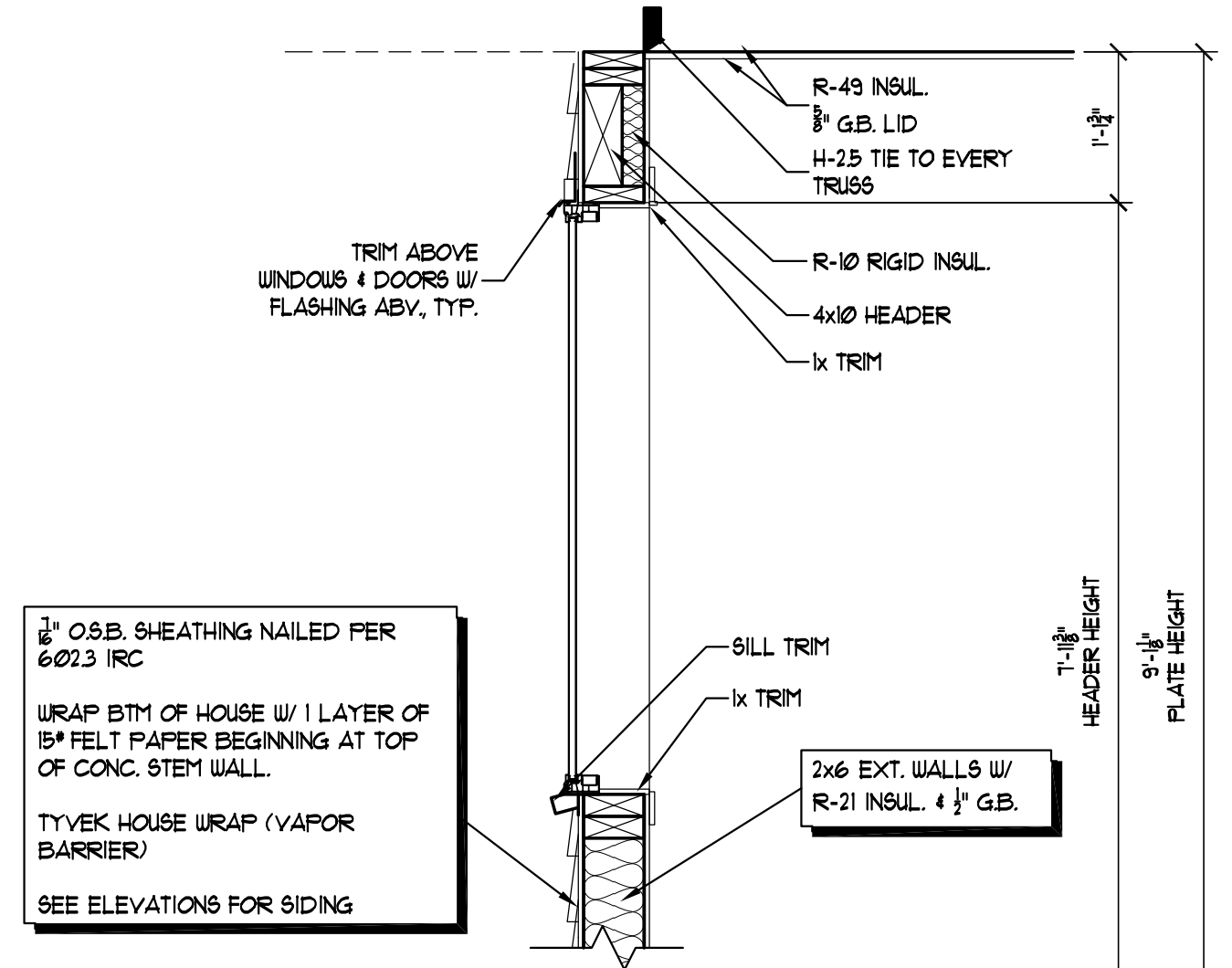
FRAMING PROFILE

SCALE 1/4" = 1'-0"
NO INSULATION SHOWN FOR CLARITY



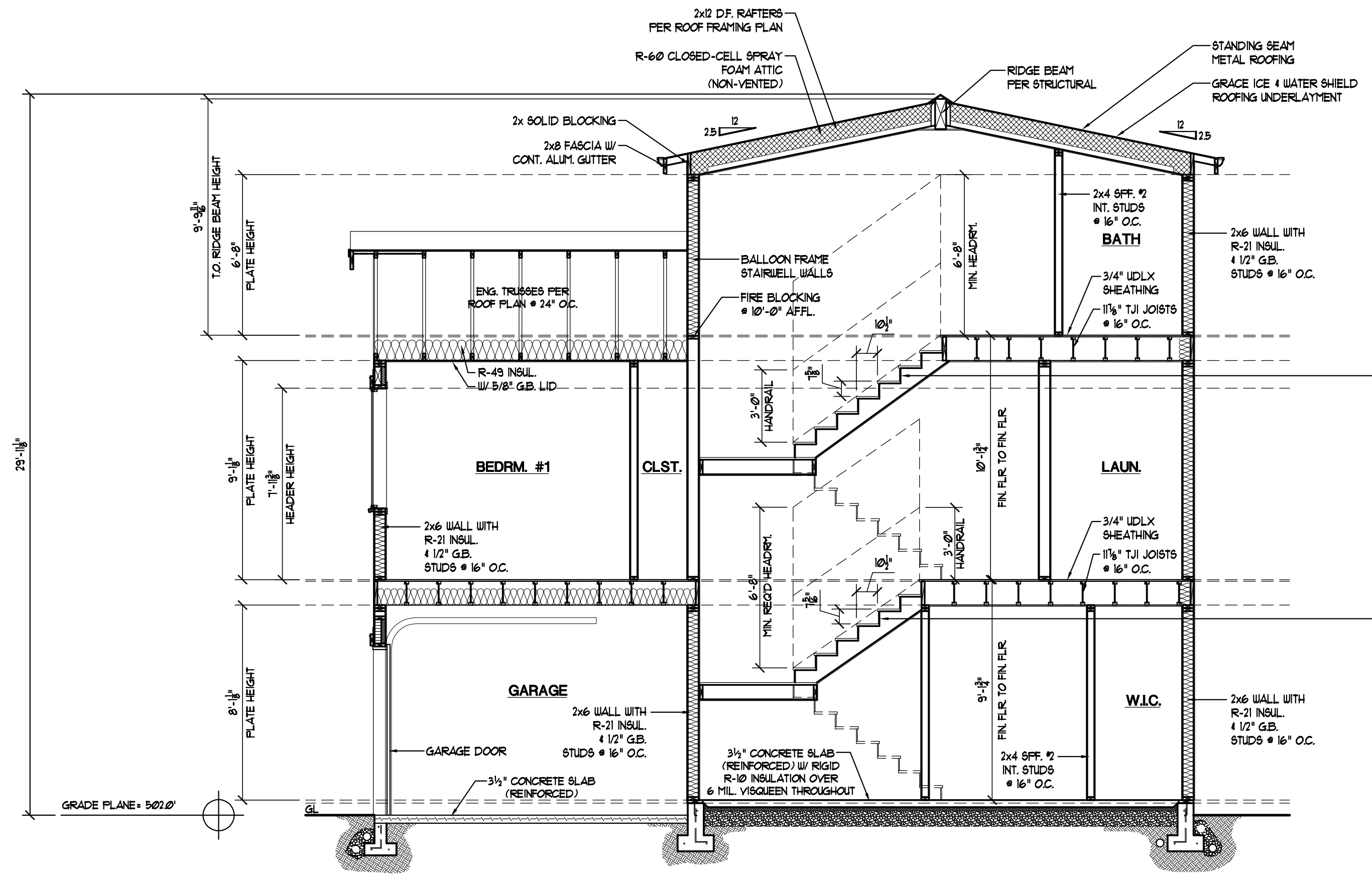
FRAMING PROFILE

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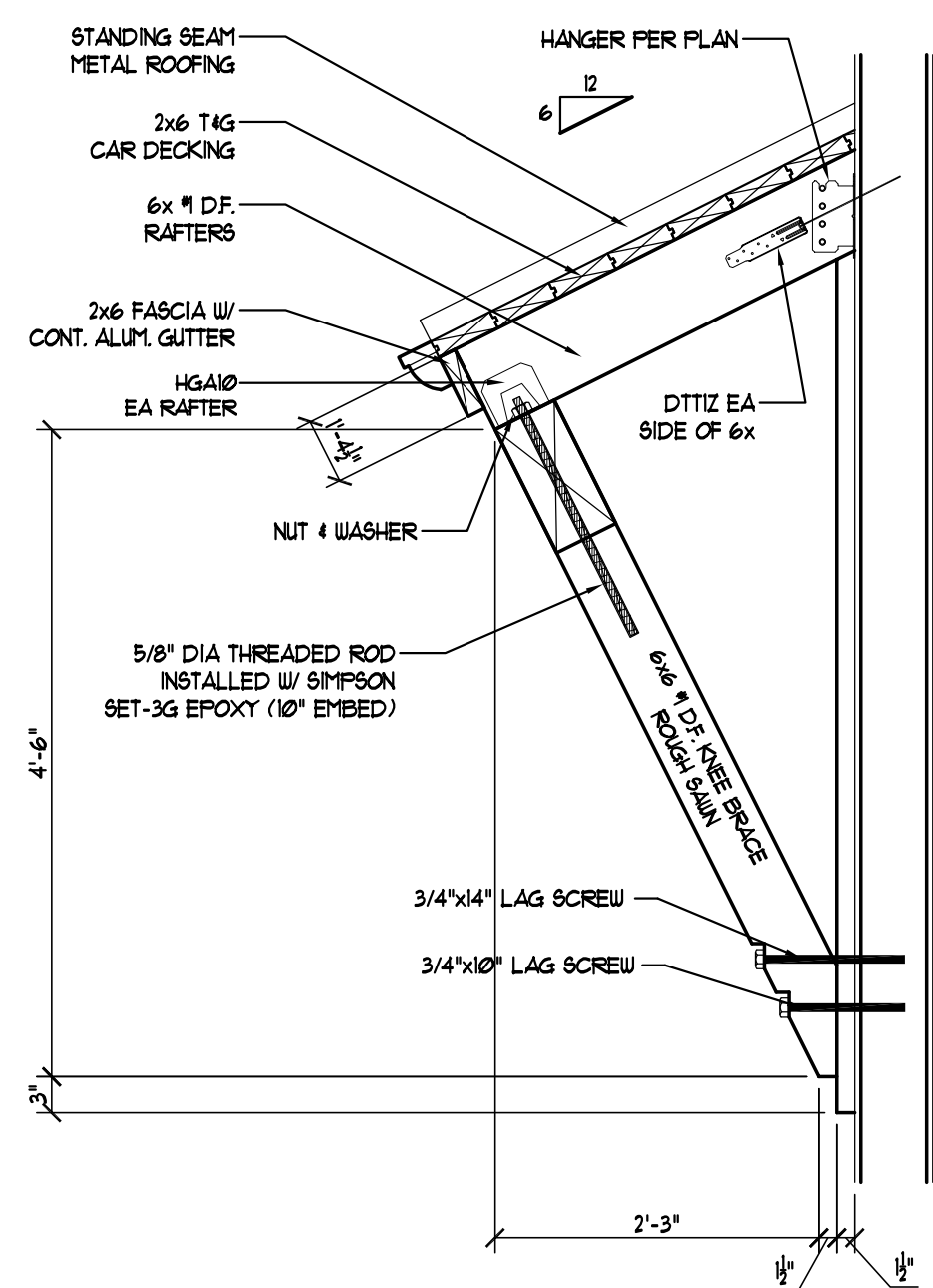
TYPICAL WALL DETAIL

SCALE 3/4" = 1'-0"



MAIN BUILDING SECTION

SCALE 1/4" = 1'-0"



KNEE BRACE DETAIL

SCALE 3/4" = 1'-0"

MAIN FLOOR TO SECOND FLOOR:

- STAIR NOTES:**
1. STAIR CALCULATIONS ARE BASED ON A (10'-0") FIN. FLR. TO FIN. FLR. DIMENSION, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR, AND ADJUSTED ACCORDINGLY.
 2. (16) RISERS = 7 1/8" FROM FINISHED TREAD TO FINISHED TREAD (15) RUNS = 10 1/2" (11" FIN.)
 3. USE (3) 2x12 #2 D.F. FOR STRINGERS.
 4. FIRE BLOCK CONCEALED STRINGER SPACES @ TOP & BOTTOM, AND BETWEEN WALL STUDS ALONG STAIR RUN.
 5. STAIRWAYS SHALL HAVE HANDRAIL ON AT LEAST ONE SIDE OF EA. CONT. RUN W/ 4 RISERS OR MORE HANDRAIL. HANDRAILS SHALL BE CONSTRUCTED IN COMPLIANCE W/ IRC 311.7.1
- HANDRAILS MAY PROJECT INTO THE REQ'D WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY.
 - HANDRAILS SHALL BE PLACED NOT LESS THAN 34", OR MORE THAN 38" ABOVE THE NOSING OF STAIR TREADS.
 - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAILS MAY NOT BE INTERRUPTED EXCEPT AS PERMITTED BY IRC R311.7.2
6. ANY ENCLOSED SPACE UNDER STAIRWAYS SHALL BE 1 HR. FIRE RESISTIVE CONSTRUCTION BY MEANS OF 5/8" TYPE-X S/R WALLS & CEILING, TAPED AND MUDDLED.
7. MAINTAIN A MIN. OF 6'-8" FINISHED HEADROOM CLEARANCE MEASURED VERTICALLY FROM TREAD NOSING TO NEAREST SOFFIT.

BASEMENT TO MAIN FLOOR:

- STAIR NOTES:**
1. STAIR CALCULATIONS ARE BASED ON A (9'-0") FIN. FLR. TO FIN. FLR. DIMENSION, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR, AND ADJUSTED ACCORDINGLY.
 2. (15) RISERS = 7 5/16" FROM FINISHED TREAD TO FINISHED TREAD (14) RUNS = 10 1/2" (11" FIN.)
 3. USE (3) 2x12 #2 D.F. FOR STRINGERS.
 4. FIRE BLOCK CONCEALED STRINGER SPACES @ TOP & BOTTOM, AND BETWEEN WALL STUDS ALONG STAIR RUN.
 5. STAIRWAYS SHALL HAVE HANDRAIL ON AT LEAST ONE SIDE OF EA. CONT. RUN W/ 4 RISERS OR MORE HANDRAIL. HANDRAILS SHALL BE CONSTRUCTED IN COMPLIANCE W/ IRC 311.7.1
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7. MAINTAIN A MIN. OF 6'-8" FINISHED HEADROOM CLEARANCE MEASURED VERTICALLY FROM TREAD NOSING TO NEAREST SOFFIT.

WINDOW & TYVEK INSTALLATION
TYVEK HOUSE WRAP AND DUPONT FLASHING SYSTEMS FOR ALL WINDOWS AND DOORS. CONSULT DUPONT MANUAL AND REP FOR INSTALLATION INSTRUCTIONS.

NOTE FLASHING:
CONTRACTOR & HOME OWNER TO INSTALL ADEQUATE FLASHING AT ALL WATER INFILTRATION POINTS SUCH AS, BUT NOT LIMITED TO, WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONYS AND ROOF VALLEYS AS REQ'D. BY ALL LOCAL BUILDING CODES

CODES: IRC 905.2.8/905.4.6 VALLEY FLASHING
IRC 905.2.8, 905.3.8, OTHER FLASHING
905.4.6, 905.6.6, 905.7.6 & 905.9.8
IRC 103.4 WATERPROOFING WEATHER EXPOSED AREAS, I.E. DECKS & BALCONYS
IRC 103.8 MASONRY

REVISIONS	DATE	BY

4	High Efficiency HVAC Distribution System		Not Selected	NA	-Not applicable to ductless system; selected in Option 3
5.1	Efficient Water Heating: Drain Heat Recovery		Not Selected	0.0	-
5.2	Efficient Water Heating: Compact Hot Water Distribution		Not Selected	0.0	-
5.5 & 5.8	Efficient Water Heating		Option 5.6	2.0	Electric heat pump water heater meeting NEEA Tier 3
6	Renewable Electric Energy	kWh	Not Selected	0.0	-
7	Appliance Package		Not Selected	0.0	-
Energy Credits				5.0	
*Refer to WSEC 2016 Table R406.2 for complete option descriptions and requirements					

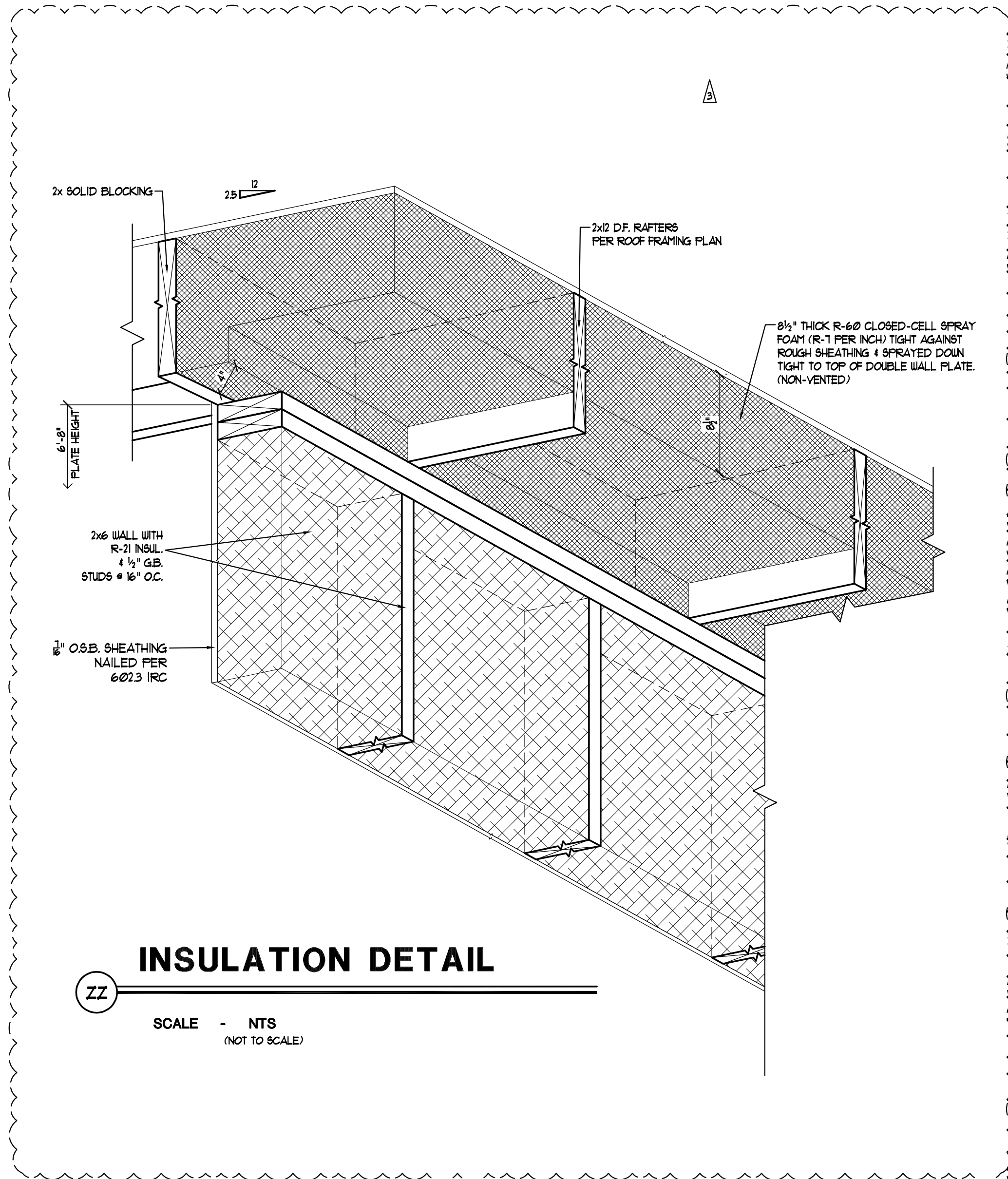
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Show Distribution System Calculator? Show		Download RS-33 (2018) http://www.enr.com/resources/datasheets/rs-33-distribution-system-calculator	
HVAC Thermal Distribution System		No	
Is this a hydronic heating system?	Undecided		
Location of Ducts	Undecided		
Location of Air Handler	Undecided		
For Existing Construction: Are Any of These Exceptions True?			
Are ducts systems documented to have been previously sealed as confirmed through leak verification and diagnostic testing per RS-33?	No		
Is there less than 40 linear feet in unconditioned spaces? (not accepted under WISC02021)	No		
Are existing duct systems constructed, insulated or sealed with asbestos?	No		
Is the project an Addition less than 750 sq ft of conditioned floor area?	No		
Is Duct Testing Required? No			
Maximum Duct Leakage:			
Is this a post-construction test?	No		

Show Heating System Sizing? Show	
Heating System Sizing - Proposed Design	
Try Our Better Built™'s HVAC Sizing Tool: https://betterbuilt.com/calculators/hvac-sizing-tool	
Nearest Weather Station	Glaston RI3
Indoor Design Temperature	70.0 °F
Outdoor Design Temperature	19 °F
Design Temperature Difference (ΔT)	57 °F
Conditioned Floor Area, Proposed Design	1,789 sq ft
Conditioned Volume	14,304 cu ft
Leaves blank for use manual or B.S. calling height	
HVAC System Type	Heat Pump
Location of HVAC Distribution System	Underside
Sum of UA, including exterior door and window	289
Envelope Heat Load Sum of UA x ΔT	16,400 Btu / Hour
Air Leakage Heat Load (Volume x ACH x 0.018 x ΔT)	6,852 Btu / Hour
Building Design Heat Load Air Leakage + Envelope Heat Loss	23,252 Btu / Hour
Building and Duo Heat Load For ducts located in conditioned space: Sum of Building Heat Loss x 1.1	25,728 Btu / Hour
For ducts located in conditioned space or outdoors: Sum of Building Heat Loss x 1.1	25,728 Btu / Hour
Maximum Heat Equipment Output Building and Duct Heat Loss x 1.0 for heat pumps	31,507 Btu / Hour
Building and Duct Heat Loss x 1.4 for other systems	9.2 kW

Per option 3.7 of WSEC
ductless head required in all
"primary living areas" requires 2
heads in this structure one in
main level living space and 1 in
upper level bonus room.

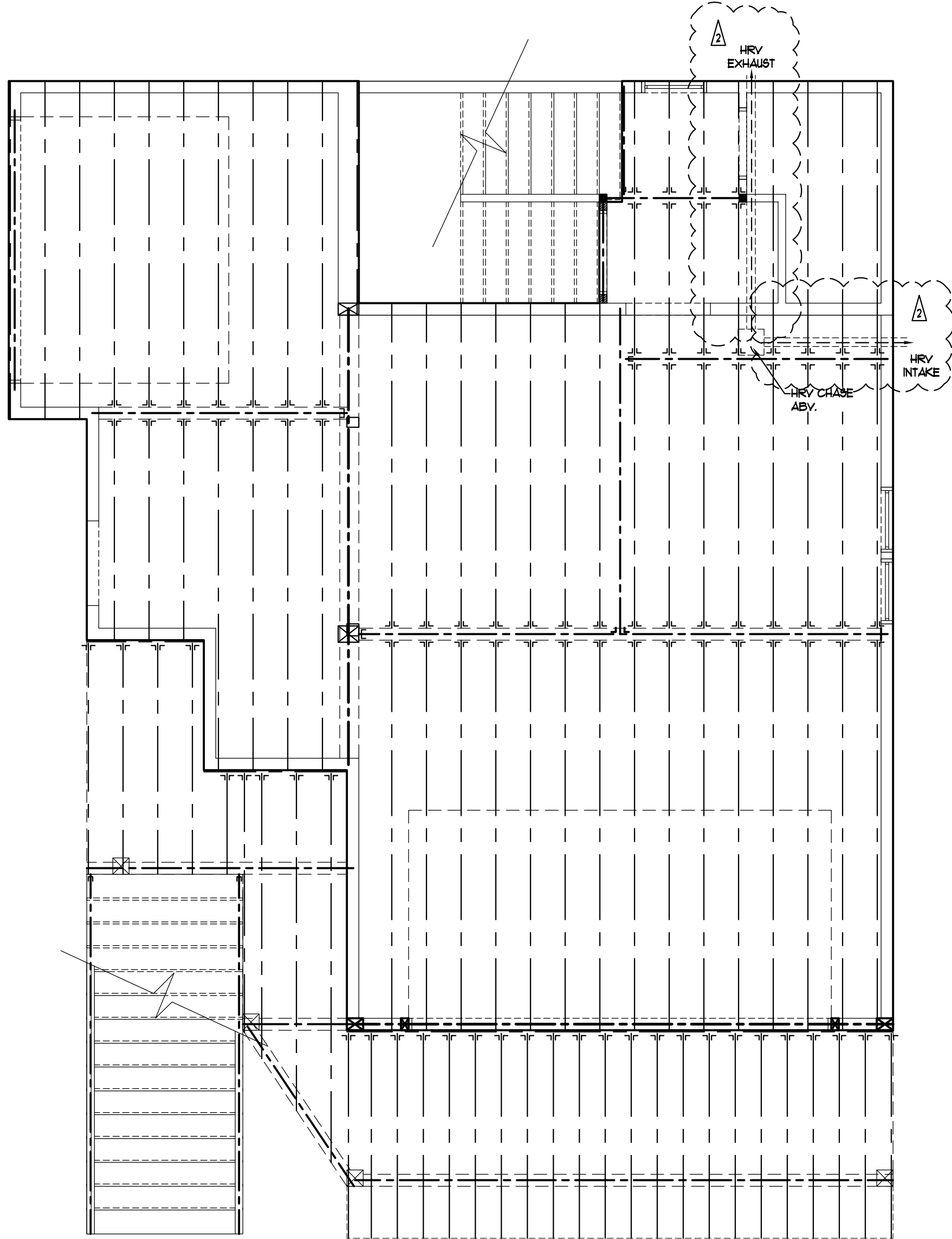
-WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, OR
-FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DUELING UNIT, ALL HOT WATER SUPPLY PIPING AND WATER HEATER SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.
-TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE TYPE OF WATER HEATER SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.



INSULATION DETAIL

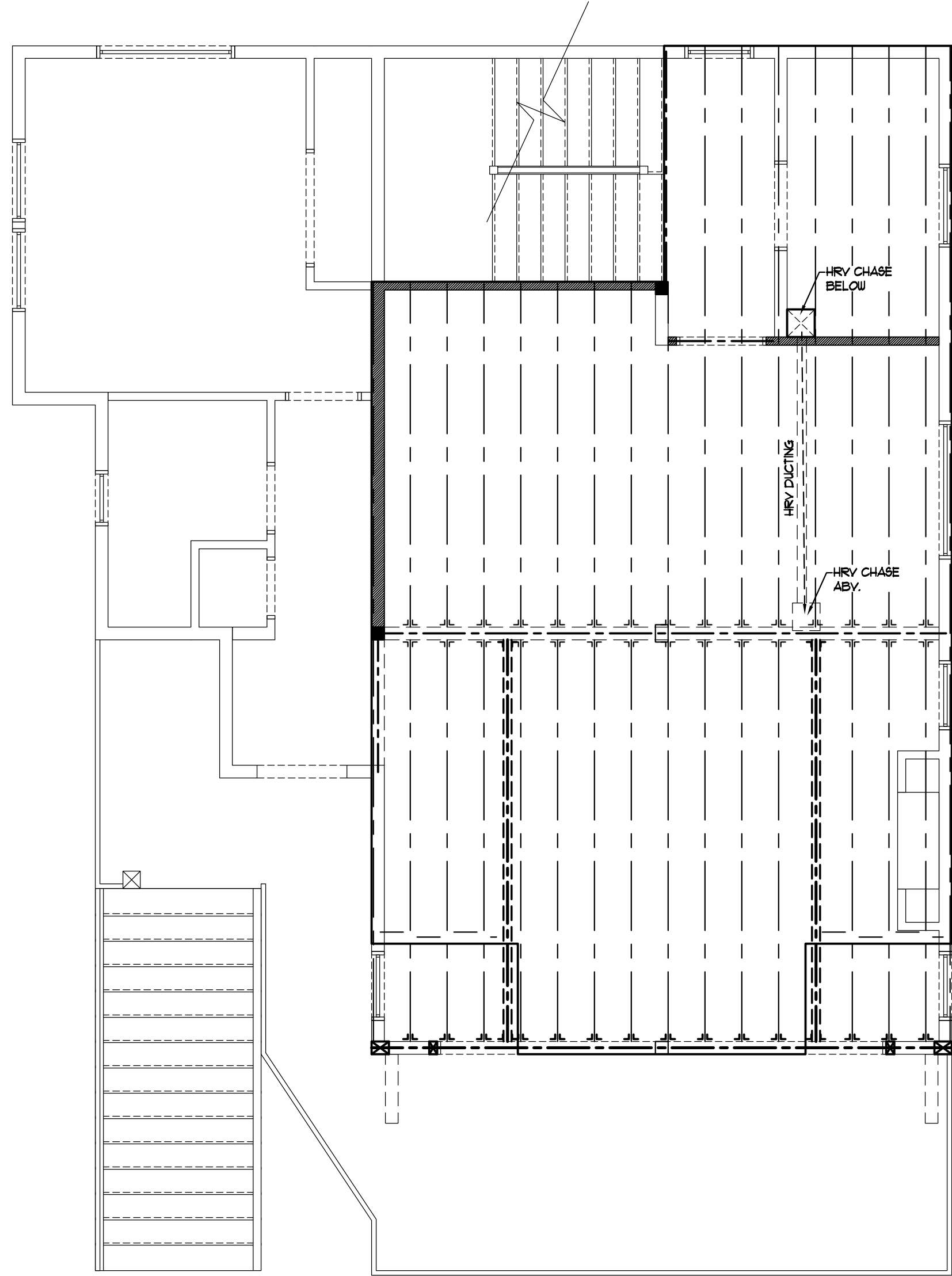
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SCALE - NTS
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Per option 2.1 of WSEC "All whole house ventilation requirements as determined by section M1507.3 of the IRC or Section 403.8 of the IMC shall be met with a HRV system with a minimum sensible heat recovery efficiency of 0.65". Provide ventilation plan to inspector prior to inspection.



MAIN FLOOR HRV PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR HRV PLAN

SCALE 1/4" = 1'-0"

Mountain Modern
1205

Plan # 24-075

REVISIONS	DATE	BY
BUILDING DEPT. REVIEW	07/18/2024	MFO
BUILDING DEPT. REVIEW	07/18/2024	MFO
BUILDING DEPT. REVIEW	07/18/2024	MFO

CONRAD TALLARITI

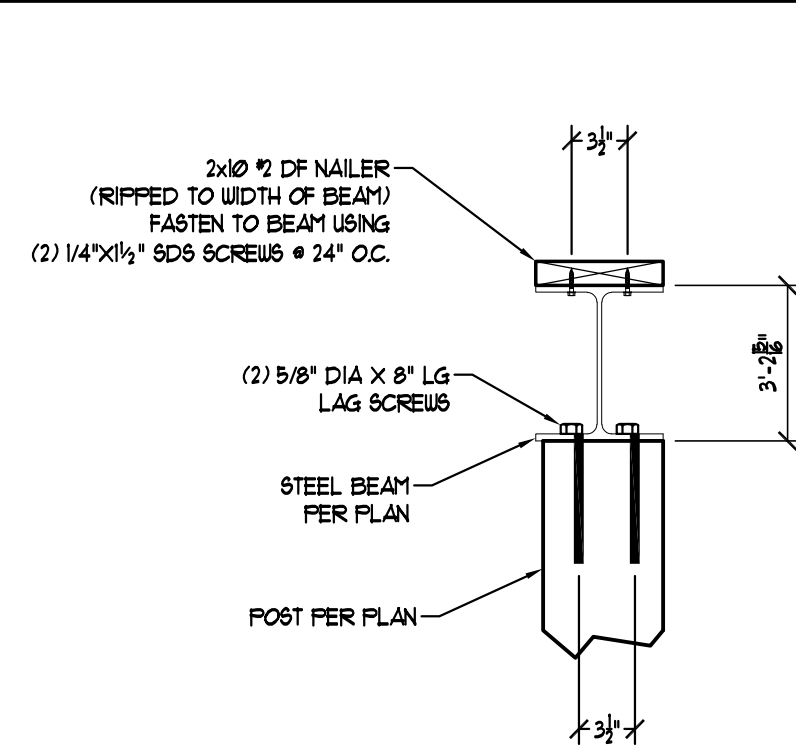
ENERGY CODE

JWR Design, Inc.
JWR Plans @
jwrdesign.com

JWR
DESIGN

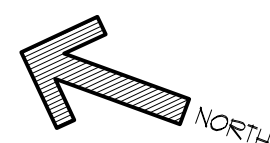
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DATE	07-18-2024
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CHECKED	JWR
SHEET	EC2
EC2	EC2



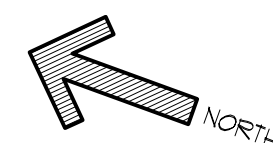


SCALE $r = 1.0$

SCALE 3/4" = 1'-0"



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

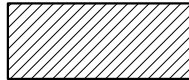


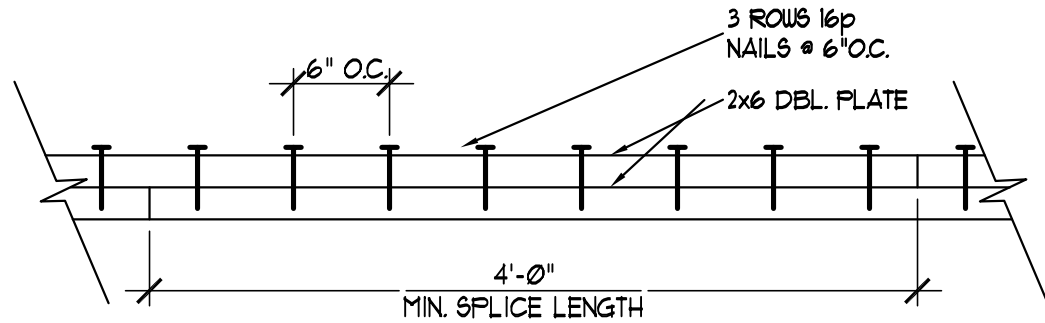
SCALE 1/4" = 1'-0"



DRAWN LWR
DATE 07-18-2024
SCALE AS NOTED
CHECKED J.W.R.
SHEET S2 OF S5

ROOF FRAMING NOTES:

- GENERAL CONTRACTOR TO INSTALL ALL ADDITIONAL LATERAL DIAGONAL BRACING IN ROOF SYSTEM AS SPECIFIED BY TRUSS MANUFACTURER
- STRUCTURAL ENGINEER TO ANALYZE EFFECT OF LATERAL TRUSS BRACING ON ENTIRE STRUCTURE AS BRACING IS SPECIFIED BY TRUSS MANUFACTURER
- ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 #2 D. FIR UNLESS NOTED OTHERWISE
- TRUSSES TO BE ENG. & CHECKED BY TRUSS MFG. & GENERAL CONTRACTOR BEFORE INSTALLATION
- PLACING OF GIRDER TRUSSES BY MANUFACTURER (IF USED)
- ALL OVERHANGS TO BE AS NOTED PER PLANS
-  2x6 MIN. OVER FRAMING ON TOP OF ENG. TRUSSES UNLESS NOTED OTHERWISE
- AT LEAST 40%, & NOT MORE THAN 50% OF REQUIRED VENTING TO BE IN UPPER PORTION OF THE ATTIC PER R806.2 I.R.C.
- ROOF PITCHES TO BE AS NOTED ON ELEVATIONS
- ALL TRUSS BRACING PER WTMA GUIDELINES
- IF TRUSS MFG. RECOGNIZES OR IDENTIFIES A PLATE HEIGHT REVISION OR DISCREPANCY ON PLANS, PLEASE NOTIFY FRAMER OR JUR DESIGN WITH CHANGE(S)
- TRUSS MANUFACTURER SHALL IDENTIFY ALL TRUSS HANGERS NOT SPECIFIED. PRIOR TO DELIVERING TRUSSES TO SITE
- ALL ROOF PITCHES 3/12 OR LESS, GRADE ICE & WATER SHIELD (OR PRODUCT OF EQUAL OR GREATER PROTECTION VALUE) REQ'D.



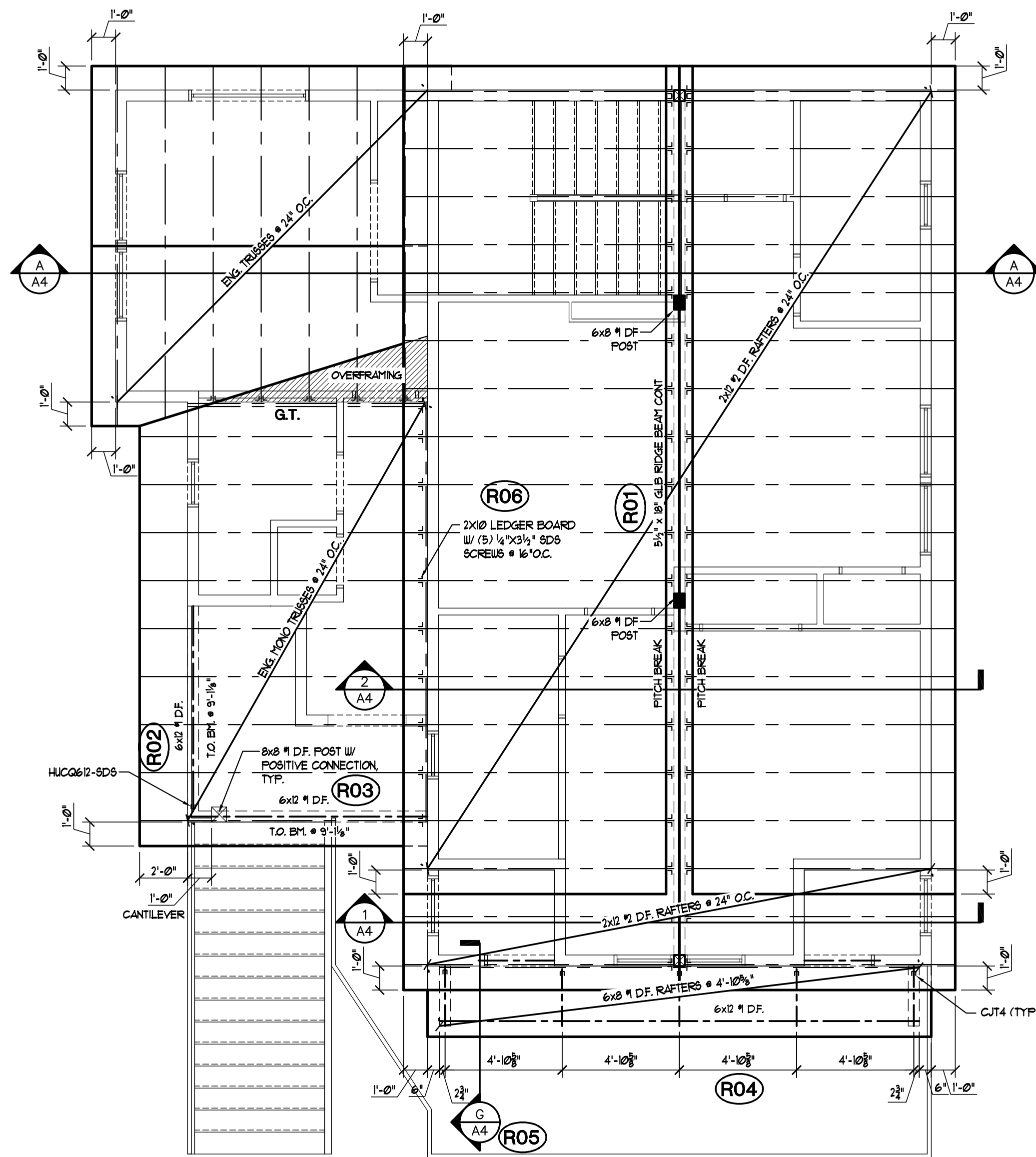
DBL. TOP PL. SPLICE

SCALE N.T.S.

ATTIC ACCESS REQ'D MIN ACCESS
22" X 30" PER IRC SEC R807

Attic Ventilation Per- R806

ALERT
Engineered truss systems, including all truss bracing details, must be on site at the framing inspection. It is the responsibility of the building designer and/or engineer of record to specify lateral bracing, how permanent lateral bracing is to be anchored or restrained.



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



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Plan # 24-075

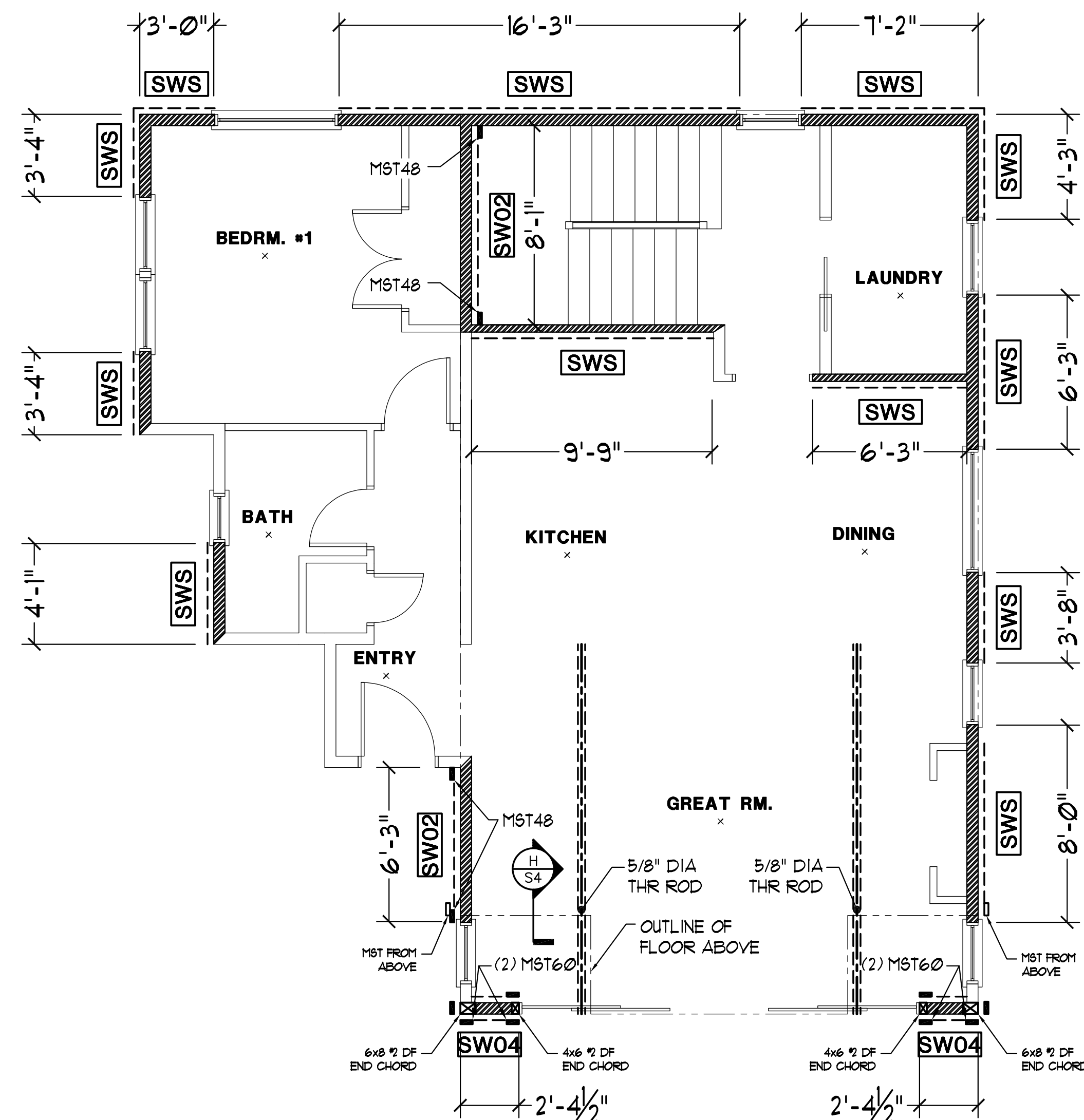
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ROOF FRAMING PLAN

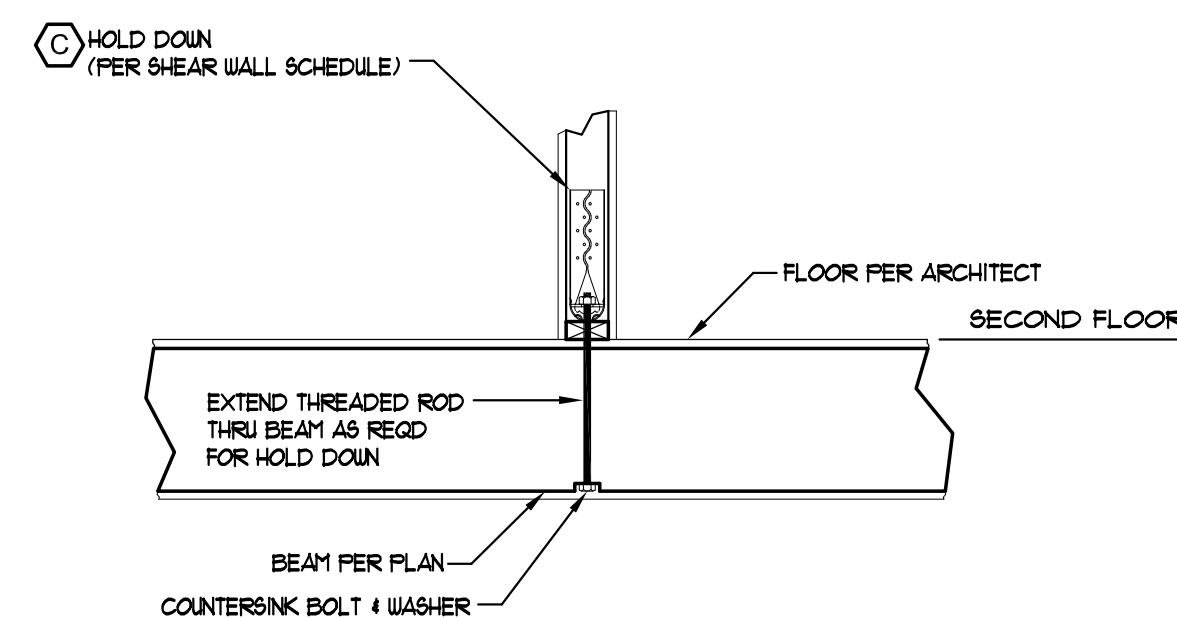
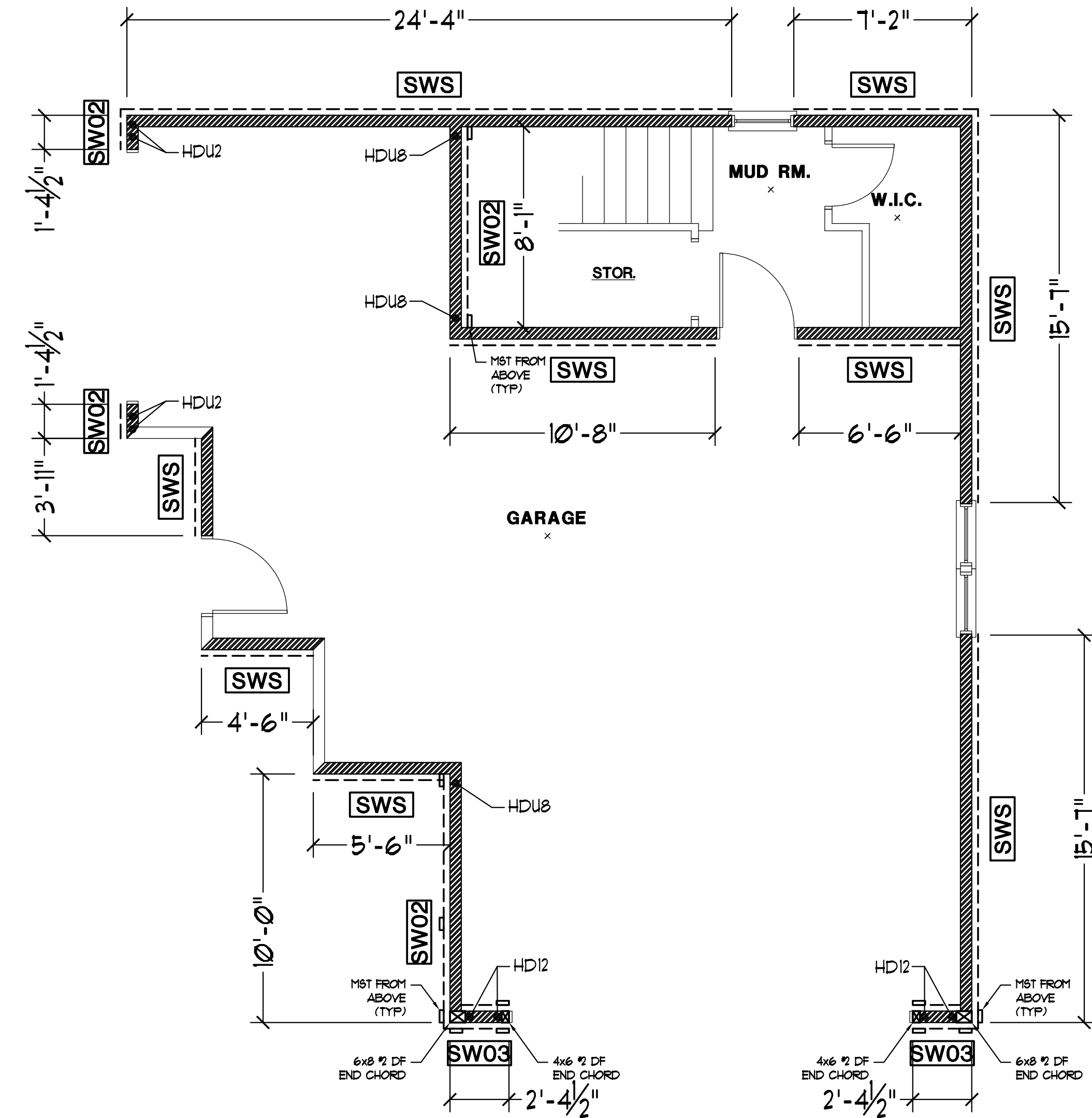
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JWR
DESIGN

DRAWN	LUR
DATE	07-18-2024
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	S3 OF S5



Shear wall nailing inspection
Required
prior to cover.

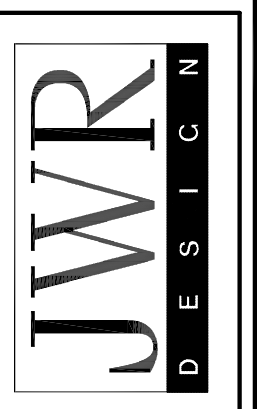


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1205
Plan # 24-075

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SHEAR WALL PLAN

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DRAWN DVDT
DATE 01-18-2024
SCALE AS NOTED
CHECKED J.W.R.
SHEET S4 OF S5

