Land Use Application

Applicant(s): W-One Place LLC **Property Owner(s):** Wendy Dinnerstein

PO Box 302, Husum WA 98623

Mailing Address: **Mailing Address:**

Phone: 480-290-2110 **Phone:** 480-290-2110

Email: OneHhorse@gmail.com **Email:**

ONE4HORSES@GMAIL.COM

Location of property:

Township: 3 **Range:** 12 **Parcel address:** 16 Sauter Rd

Section & Qtr. Section: 29 **County:** Klickitat

Tax Lot No(s).: 03-12-2907-6802/00 **Parcel Size (acres):** 40 acres

Existing use of parcel: Ag

* Builder Nathan Ziegler
541 806 0153

Use of adjacent parcels: Ag

Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

18' Tall x 65' x 43' New house with a garage 30' x 30' x 18', EXISTING HOUSE WILL BE TURNED INTO AN ACCESSORY BUILDING. UTILITIES WILL BE UNDER DRIVEWAY

Application checklist: The following is required to complete your application:

- ☐ Application form completed and signed
- ☐ Site plan
- ☐ Key viewing areas checklist, elevation drawings, and landscape details, if required
- ☐ Names and addresses of adjacent property owners, if required
- ☐ Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

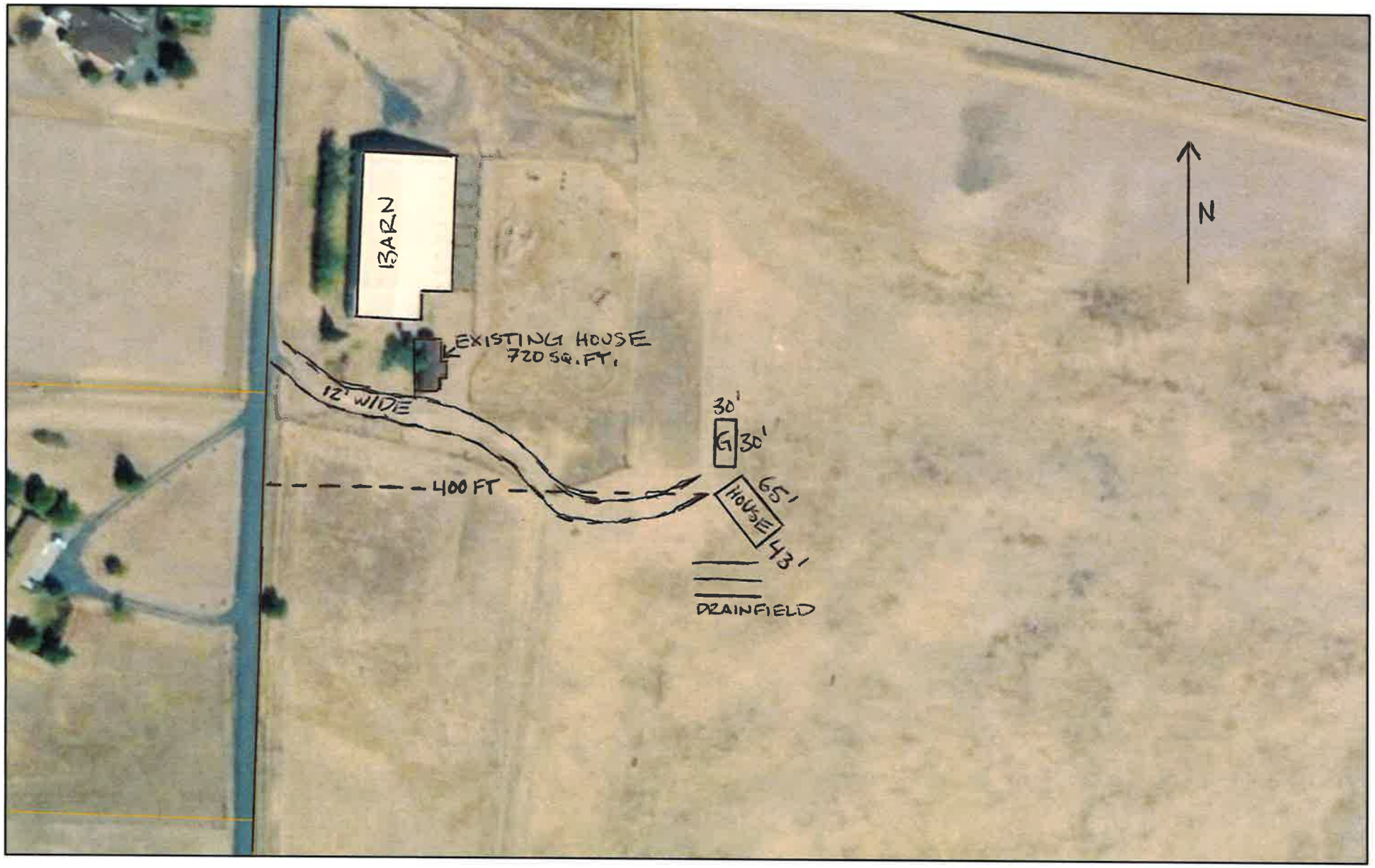
Applicant(s) signature: date

date 11/5/18

Property owner(s) signature: date

date

16 Sauter Rd



3/5/2019, 9:13:55 AM

Taxlots

1:2,257

0 70 140 280 ft

0 20 40 80 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Columbia River Gorge Commission

USGS TNM – National Hydrography Dataset. Data Refreshed January, 2019. | Oregon Department of Fish and Wildlife, Oregon Conservation Strategy | Source: USDA NRCS, Esri | Created by Jason Hildreth for Columbia River Gorge Commission

Adjacent property owners (continued):

Township, Range, Section, Tax Lot Number	Name, Address, and E-mail (if possible)
James Martin	9 Cauter Rd Lyle WA
Frank Slavens	238 old Hwy Lyle WA
Michael Cargiamila	3435 N Maryland ave. Milwaukee WI 53211
Michael Krueger	10402 27th Ave NW Gig Harbor WA 98332

CANGIAMILLA, MICHAEL
19 SAUTER RD LYLE WA 98635

WELLS, ROBERT
PO BOX 527 LYLE WA 98635

W-ONE PLACE LLC
40411 N 78TH ST CAVE CREEK AZ 85331

DEACH, JR, CHARLES
PO BOX 392 BINGEN WA 98605

KRUGER, MICHAEL
10402 27TH AVE NW GIG HARBOR WA 98332

MANTONE, POPPIE
111 BALCH RD LYLE WA 98635

SLAVENS TRUSTEE, FRANK
PO BOX 645 LYLE WA 98635

ENERGY CODE, WATER & MOISTURE PROTECTION NOTES:

1. FOUNDATION MOISTURE BARRIER, DAMP-PROOFING AND WATERPROOFING SHALL BE ADDRESSED ACCORDING TO SECTION R406 OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODE REQUIREMENTS. FOR ALL BASEMENTS OR OTHER NON-SLAB ON GRADE INSTALLATIONS, APPLY WATERPROOF COATING FROM BASE OF FOUNDATION UP TO MINIMUM OF 4 INCHES ABOVE GRADE AND INSTALL DRAINAGE BOARDS OVER THE ASPHALT MEMBRANE. DRAINAGE BOARDS SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS. FOUNDATION, BASEMENT SUMP PUMP, AND ROOF DRAINAGE SHALL BE INSTALLED SUCH THAT ALL WATER IS DIRECTED AWAY FROM THE STRUCTURE.

2. ALL BUILDING EXTERIOR SURFACE PENETRATIONS WITH POTENTIAL EXPOSURE TO WEATHER SHALL BE FLASHED AND / OR CAULKED PER CODE AND INDUSTRY-RECOGNIZED PROPER CONSTRUCTION TECHNIQUES. ALL FLASHING SHALL BE COPPER, ALUMINUM OR PVC; AND, FLASHING SHALL BE TURNED OUT AT LOWER EDGE TO DIRECT WATER OUT OF THE STRUCTURE.

3. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHENEVER THERE IS A CHANGE IN ROOF MATERIAL, SLOPE OR DIRECTION AND AROUND ALL ROOF PENETRATIONS. METAL FLASHING SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALV. SHEET).

4. PROVIDE A SEALED WATERPROOF BARRIER BEHIND ANY VERTICAL OR SILL TRIM WITH BARRIER TURNED OUT AT FIRST SIDING COURSE BELOW TRIM. WRAP ALL CORNERS WITH 6 MIL. POLY VAPOR RETARDER EXTENDING 12" HORIZONTALLY BEYOND VERTICAL JOINTS AND TURNED OUT OVER CLADDING OR FLASHING AT THE BOTTOM OF THE JOINT.

5. GENERAL VENTILATION: IN ROOMS WHERE MECHANICAL VENTILATION IS USED WHICH CONTAIN A SHOWER, TUB, OR LAUNDRY UTILITIES (AND DO NOT HAVE A LAVATORY / WATER CLOSET), PROVIDE FIVE AIR CHANGES PER HOUR BY WINDOW OR OTHER MEANS OF VENTILATION DIRECTLY TO THE OUTSIDE.

6. ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING AREAS: JOINTS AROUND WINDOW & DOOR FRAMES, PARTITION STUD PENETRATIONS, RIM JOIST & MUDSILL AREAS BETWEEN THE SUBFLOOR & SOLE PLATE AND AT ALL WIRING, LIGHTING, PLUMBING, VENTS, CHIMNEY / FLUE, HVAC AND OTHER PENETRATIONS.

7. ALL STRUCTURAL PANELS SUCH AS PLYWOOD, OSB, PARTICLE BOARD, AND WAFER BOARD SHALL BE LABELED "EXPOSURE 1", "EXTERIOR", OR "HUD-APPROVE." (VIAQ 401.1) OR BETTER AND INSTALLED ACCORDING TO BOTH ENGINEER'S AND MANUFACTURER SPECIFICATIONS.

8. INSULATION: ALL INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER. BLOWN-IN OR LOOSE-FILL INSULATION MAY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILINGS IS NOT MORE THAN 3 IN 12 AND THERE IS AT LEAST 30 INCHES CLEAR FROM THE TOP OF THE BOTTOM CHORD TO THE UNDERSIDE OF THE SHEATHING AT THE RIDGE. EXPOSED FOAM INSULATION SHALL COMPLY WITH THE APPLICABLE STATE ENERGY CODE. INSULATION SHALL BE INSTALLED WITH CLEARANCES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

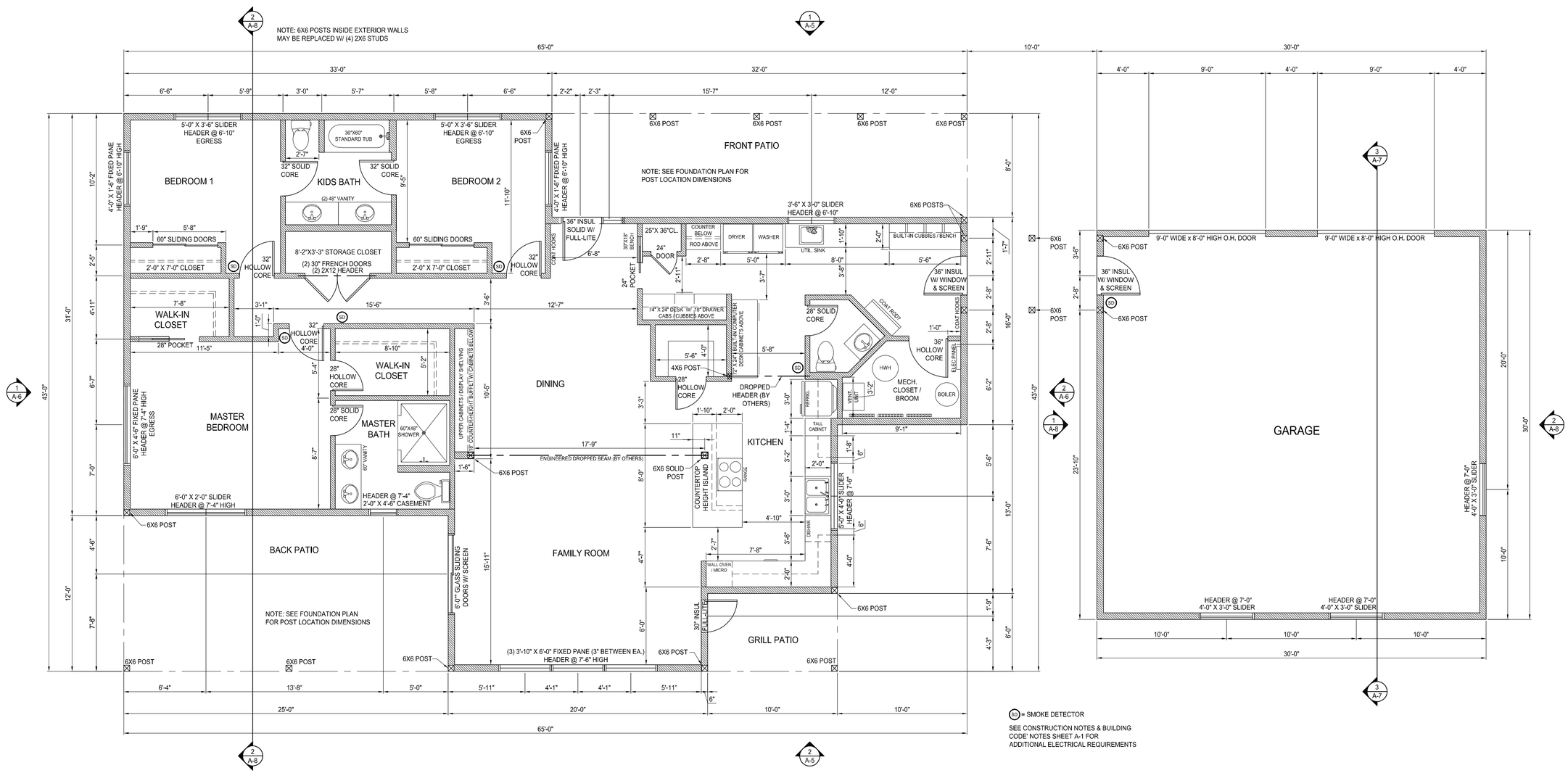
9. ATTIC ACCESS HATCH SHALL HAVE A WOOD DAM OR EQUIVALENT TO RETAIN LOOSE FILL INSULATION. INSULATION BAFFLES SHALL BE PLACED AT ATTIC AREAS TO MAINTAIN AT LEAST 1" VENTILATION SPACE & EXTEND AT LEAST 6" VERTICALLY ABOVE BATTS OR 12" VERTICALLY ABOVE LOOSE FILL INSULATION.

10. GLAZING: ALL EXTERIOR GLASS SHALL BE DOUBLE GLAZED AND SHALL HAVE A U-FACTOR OF U-0.32 OR BETTER. SEE WINDOW & DOOR NOTES FOR ADDITIONAL GLAZING REQUIREMENTS.

11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL BUILDING OFFICIALS TO DETERMINE CLIMATE ZONE & VERIFY ALL "R" VALUE REQUIREMENTS INDICATED ON THE PLANS. TYPICAL "R" VALUES ARE AS FOLLOWS:
A. WALL INSULATION ABOVE GRADE.....R-21
B. WALL INSULATION BELOW GRADE.....R-15
C. CEILINGS.....R-38
D. UNDERFLOORS.....R-30
E. SLAB EDGE PERIMETER.....R-15
F. HEATED SLAB INTERIOR.....R-10
G. FORCED AIR DUCT INSULATION.....R-8

12. CRAWLSPACE VENTILATION: THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL IN WHICH CASE THE MIN. NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. VENT COVER ARE PERMITTED WHEN DIMENSIONS DO NOT EXCEED 1/4" IN BOTH HEIGHT AND WIDTH AND MATERIALS ARE APPROVED PER IRC 408.2 (1-6). ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING AND ALL VENTILATION OPENINGS SHALL BE (APPROXIMATELY) EQUALLY DISTRIBUTED ON AT LEAST TWO OPPOSITE SIDES OR IN A MANNER THAT PROVIDES CROSS-VENTILATION OF THE SPACE. UNVENTED CRAWLSPACE SHALL BE PERMITTED WITH CONTINOUSLY OPERATED MECHANICAL EXHAUST VENTILATION OR CONDITIONED AIRSUPPLY OR PLENUM IN EXISTING STRUCTURES COMLYING WITH ALL REQUIREMENTS OF IRC R408.3.

13. ATTIC VENTILATION: SEE ROOF PLAN NOTES.



HOUSE & GARAGE FLOOR PLAN

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

N

PREDEEK RESIDENCE

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4405 LONGVIEW ST. BELLEVUE, NE 68123 PHONE: 503-758-3492
E-MAIL: MINDYSANDERSDESIGN@GMAIL.COM WEBSITE: WWW.CREATIVECADDESIGN.COM

SITE ADDRESS: PARCEL# 041117-3030/200 LOT 2 VKS SP 2015-03: 1
9-3-11 HUSUM / WHITE SALMON, WA
CLIENT: BERNIE & SARAH PREDEEK (509-637-5117)
P.O. BOX 981 / WHITE SALMON, WA 98672
DESIGNER / DRAFTER: MINDY PASCUZZI
DESIGN CRITERIA: WHITE SALMON, WA / SNOW LOAD 25 PSF
ENGINEERED BY: TO BE DETERMINED

HOUSE & GARAGE FLOOR PLAN AND ENERGY CODE, WATER / MOISTURE PROTECTION NOTES

PROJECT: 016-005

SHEET 3 OF 7

A-3

FOUNDATION NOTES:

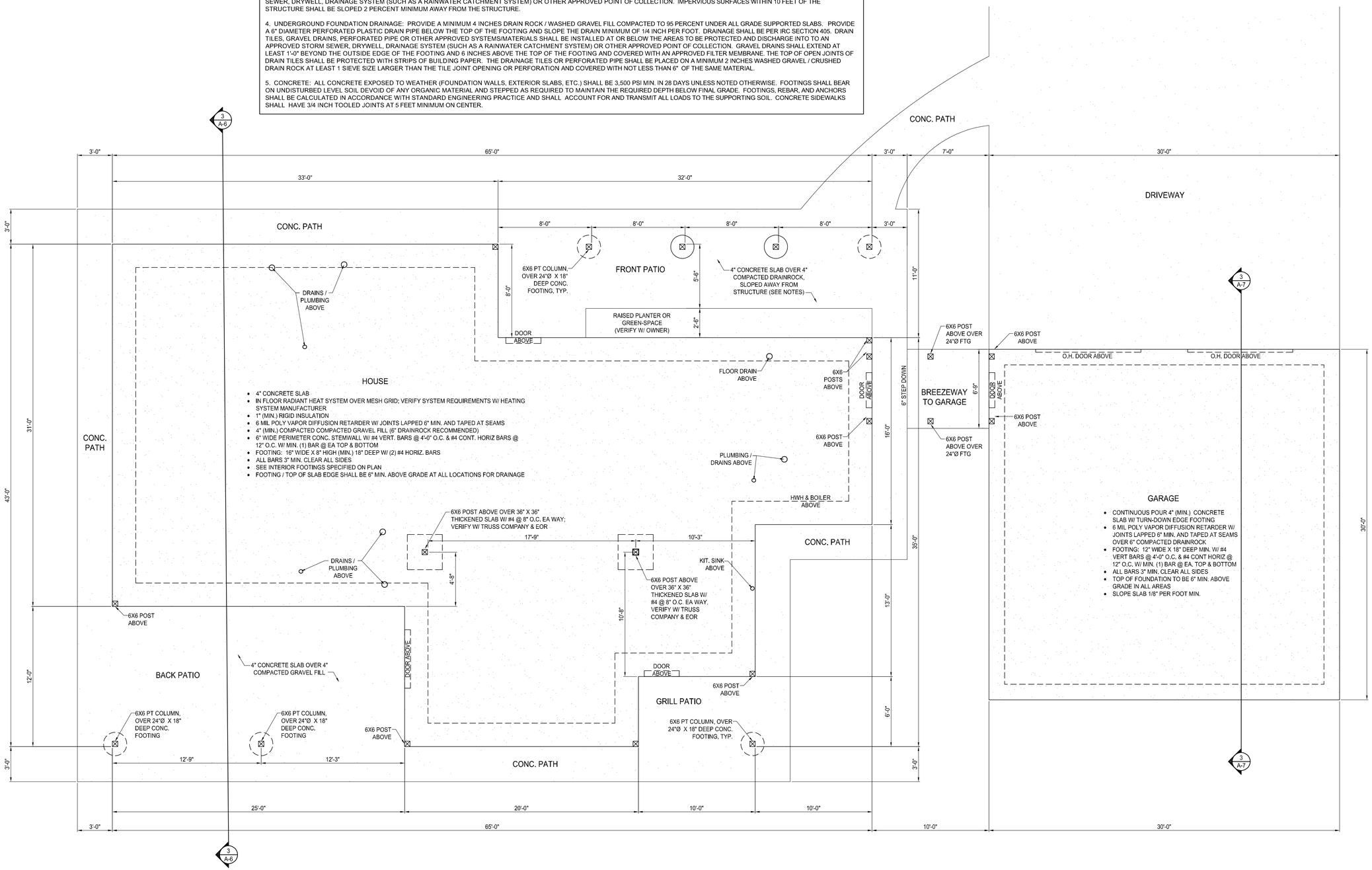
1. ALL ENGINEER'S FOUNDATION PLANS, DETAILS, NOTES & SCHEDULES SHALL SUPERCEDE INFORMATION PROVIDED ON THIS PLAN. FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATINGLY ALL LOADS ACCORDING TO IRC SECTION R301 AND SHALL TRANSMIT ALL RESULTING LOADS TO THE SUPPORTING SOIL. PERIMETER FOOTING SIZE, REBAR AND DEPTH BELOW GRADE ON THIS PLAN ARE GENERALLY SPECIFIED TO MEET REQUIREMENTS BASED ON LOCAL ZONING AND BUILDING CODES. INTERIOR FOOTING DETAILS ARE DRAFTERS "BEST GUESS" (AND TYPICALLY OVER-SIZED). THEREFORE, IT IS RECOMMENDED THAT A LICENSED STRUCTURAL ENGINEER APPROVE ALL INTERIOR FOOTING SPECIFICATIONS PRIOR TO CONSTRUCTION.

2. SOIL & FROST DEPTH: THE BASE OF ALL FOOTINGS SHALL BE AT OR BELOW FROST DEPTH AS SPECIFIED IN THE PROJECT DESIGN CRITERIA. USE IRC TABLE R401.4.1 FOR PRESUMPTIVE LOAD-BEARING VALUE OF FOUNDATION MATERIALS. FOUNDATIONS SHALL BE PROPORTIONED FOR A MAXIMUM BEARING PRESSURE OF 1500 PSF UNLESS OTHERWISE SPECIFIED BY A PROJECT CIVIL OR STRUCTURAL ENGINEER OR AS REQUIRED BY LOCAL BUILDING CODE.

3. SURFACE DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE LOT SHALL BE GRADED TO DIVERT SURFACE DRAINAGE AWAY FROM STRUCTURE (6 INCH FALL WITHIN THE FIRST 10 FEET) OR, A DRAIN OR SWALE MAY BE CONISTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SURFACE RUN-OFF SHALL BE ROUTED TO AN APPROVED STORM SEWER, DRYWELL, DRAINAGE SYSTEM (SUCH AS A RAINWATER CATCHMENT SYSTEM) OR OTHER APPROVED POINT OF COLLECTION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE STRUCTURE SHALL BE SLOPED 2 PERCENT MINIMUM AWAY FROM THE STRUCTURE.

4. UNDERGROUND FOUNDATION DRAINAGE: PROVIDE A MINIMUM 4 INCHES DRAIN ROCK / WASHED GRAVEL FILL COMPACTED TO 95 PERCENT UNDER ALL GRADE SUPPORTED SLABS. PROVIDE A 6" DIAMETER PERFORATED PLASTIC DRAIN PIPE BELOW THE TOP OF THE FOOTING AND SLOPE THE DRAIN MINIMUM OF 1/4 INCH PER FOOT. DRAINAGE SHALL BE PER IRC SECTION 405. DRAIN TILES, GRAVEL DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS/MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREAS TO BE PROTECTED AND DISCHARGE INTO TO AN APPROVED STORM SEWER, DRYWELL, DRAINAGE SYSTEM (SUCH AS A RAINWATER CATCHMENT SYSTEM) OR OTHER APPROVED POINT OF COLLECTION. GRAVEL DRAINS SHALL EXTEND AT LEAST 1'-0" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND COVERED WITH AN APPROVED FILTER MEMBRANE. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM 2 INCHES WASHED GRAVEL / CRUSHED DRAIN ROCK AT LEAST 1 SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6" OF THE SAME MATERIAL.

5. CONCRETE: ALL CONCRETE EXPOSED TO WEATHER (FOUNDATION WALLS, EXTERIOR SLABS, ETC.) SHALL BE 3,500 PSI MIN. IN 28 DAYS UNLESS NOTED OTHERWISE. FOOTINGS SHALL BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW FINAL GRADE. FOOTINGS, REBAR, AND ANCHORS SHALL BE CALCULATED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE AND SHALL ACCOUNT FOR AND TRANSMIT ALL LOADS TO THE SUPPORTING SOIL. CONCRETE SIDEWALKS SHALL HAVE 3/4 INCH TOOLED JOINTS AT 5 FEET MINIMUM ON CENTER.



HOUSE & GARAGE FOUNDATION PLAN

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

PREDEEK RESIDENCE

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SITE ADDRESS: PARCEL# 041117-3030/20 LOT 2 VKS SP 2015-03: 1
9-3-11 HUSUM / WHITE SALMON, WA
CLIENT: BERNIE & SARAH PREDEEK (509-637-5117)
P.O. BOX 981, WHITE SALMON, WA 98672
DESIGNER / DRAFTER: MINDY PASCUZZI
CONTRACTOR: HANZELKA CONSTRUCTION
ENGINEERED BY: TO BE DETERMINED

FOUNDATION PLAN & NOTES

PROJECT: 016-005

SHEET 2 OF 7

A-2

ROOF NOTES:

1. ROOFING SHALL BE INSTALLED OVER SNOW & ICE MEMBRANE OVER PLYWOOD SHEATHING SPECIFIED ON DRAWING DETAILS OR BETTER BY PROJECT ENGINEER AND PER ALL RELEVANT BUILDING CODES PER THE PROJECT DESIGN CRITERIA. ADDITIONALLY, ROOFING AND SPECIAL UNDER-LAYMENTS, NAILING, FLASHING, ETC. SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS UNLESS NOTED OTHERWISE.

2. PROVIDE METAL FLASHING AND SEALANT AS NEEDED AT ALL AREAS OF POSSIBLE WATER / MOISTURE PENETRATION INTO THE ROOF CAVITY OR INTERIOR OF THE STRUCTURE. SEE ENERGY CODE / WATER / MOISTURE NOTES.

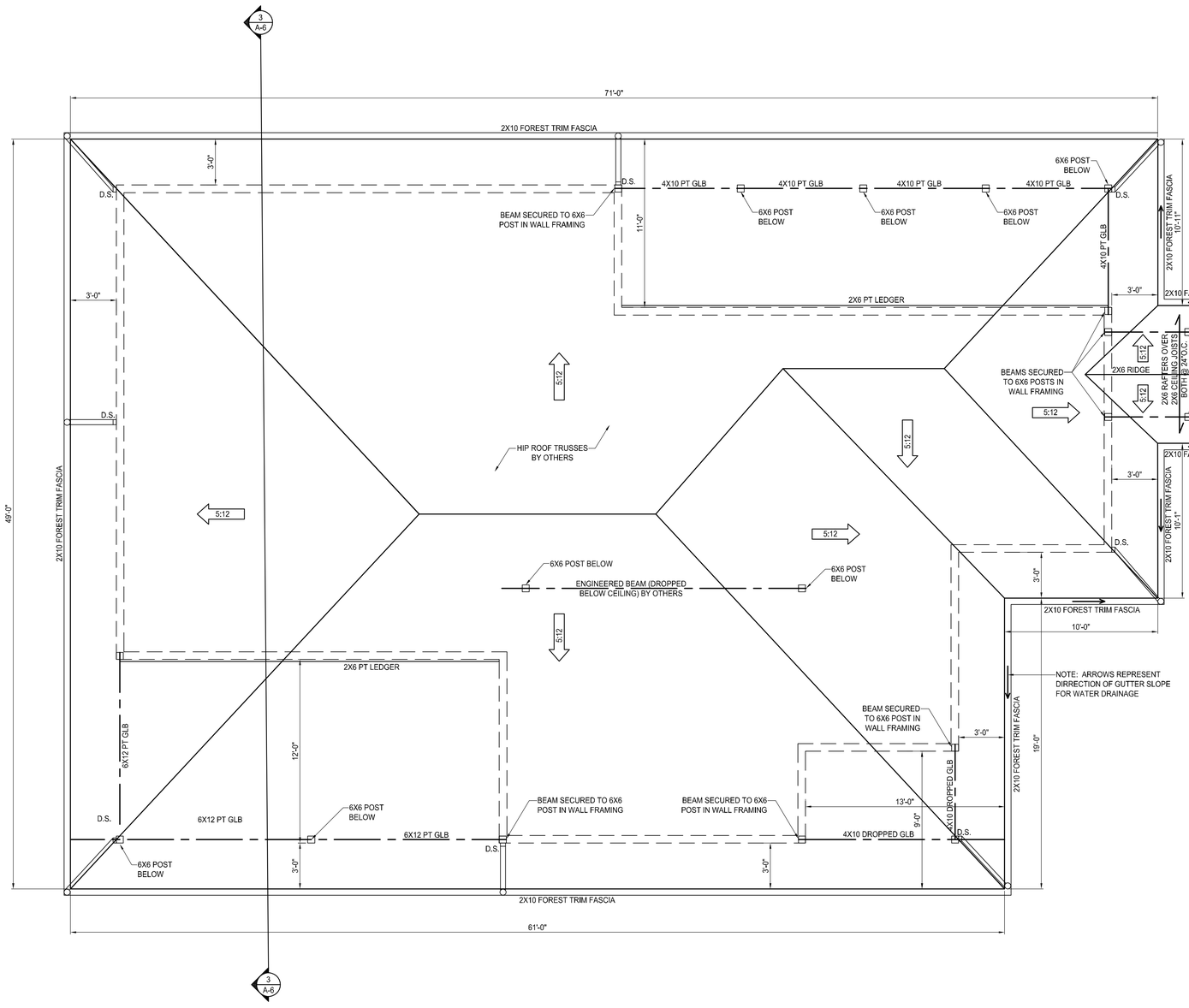
3. ALL GUTTERS SHALL TERMINATE INTO RAIN DRAINS ROUTED TO THE LOWEST GRADE POINT BELOW THE STRUCTURE. RAIN DRAINS, GUTTERS AND ANY OTHER ROOF RUN-OFF SHALL BE ROUTED TO APPROVED ON-SITE DRAINAGE AREAS. SEE FOUNDATION NOTES.

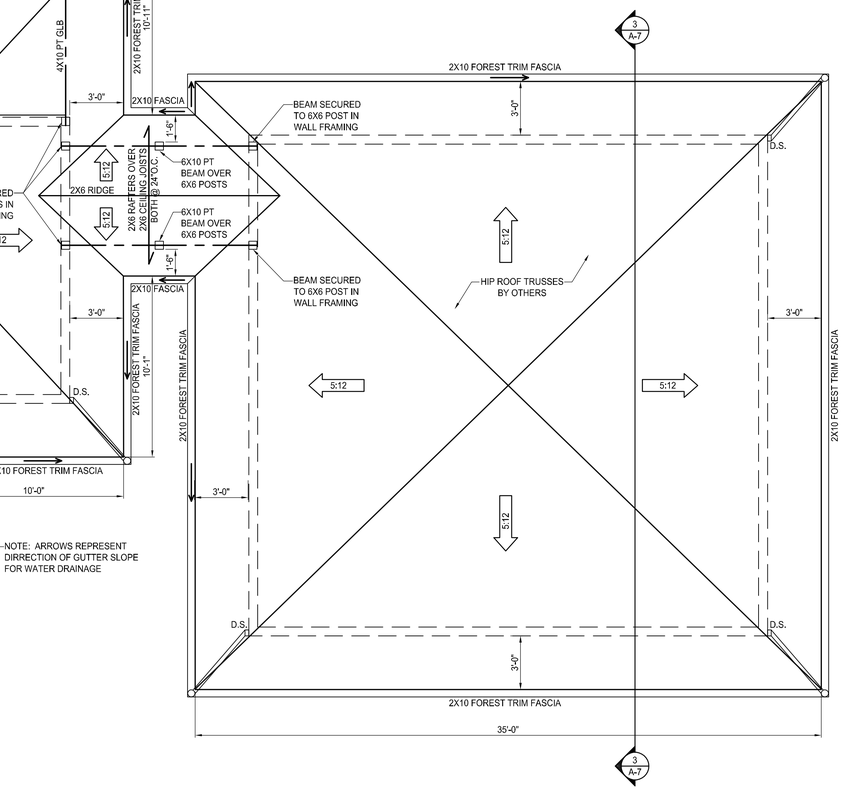
4. ALL POSTS SHOWN WITHIN INTERIOR WALLS MAY BE REPLACED WITH MULTIPLE STUDS, FORMED SOLID TO THE SIZE OF THE POST OR GREATER UNLESS NOTED OTHERWISE.

5. RAFTER HANGERS, STRAPS, TIES, PLATES, SCREW / BOLT NAILING AND ALL OTHER CONNECTIONS WITH RESPECT TO ENGINEERED LUMBER SYSTEMS SHALL BE SPECIFIED BY PROJECT ENGINEER AND / OR ENGINEERED LUMBER RETAILER / DISTRIBUTOR AND INSTALLED PER MANUFACTURER AND ENGINEER'S SPECIFICATIONS. FOR CONVENTIONAL ROOF FRAMING, PROVIDE HURRICANE TIES / REINFORCEMENT HARDWARE AT EACH RAFTER TO CEILING JOIST CONNECTION OR AS SPECIFIED ON THE DRAWING DETAIL AND IN ACCORDANCE WITH LOCAL BUILDING CODE. TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. PROVIDE HURRICANE REINFORCEMENT HARDWARE AS SPECIFIED BY TRUSS DESIGN ENGINEER.

6. SUBMIT TRUSS DESIGN FOR ENGINEERING PRIOR TO FABRICATION & VERIFY LOCATION OF GIRDER TRUSSES W/ TRUSS COMPANY PRIOR TO FORMING FOUNDATION WALLS AS TO PROVIDE FOR ADDITIONAL LOADING FROM VARYING TRUSS DESIGN.

7. ROOF VENTILATION: THE TOTAL NET FREE VENTILATED AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED. VENT OPENINGS SHALL BE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE EVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND THE LOCATION OF THE VENT.





HOUSE & GARAGE ROOF FRAMING & DRAINAGE PLAN

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

PREDEEK RESIDENCE

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CLIENT: BERNIE & SARAH PREDEEK (509-637-5117)
P.O. BOX 981 WHITE SALMON, WA 98672
DESIGNER / DRAFTER: MINDY PASCUZZI
CONTRACTOR: WAYNE BELL CONSTRUCTION
ENGINEERED BY: TO BE DETERMINED

HOUSE & GARAGE CEILING FRAMING, ROOF FRAMING & DRAINAGE PLAN AND NOTES

PROJECT: 016-005

SHEET 4 OF 7

A-4

SHEAR WALL NOTES (PRESCRIPTIVE PATH ONLY):

1. ALL WALLS SHALL BE BRACED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, 2010 OREGON STRUCTURAL SPECIALTY CODE, 2008 OREGON RESIDENTIAL SPECIALTY CODE AND ANY OTHER APPLICABLE LOCAL REQUIREMENTS. SEE GENERAL NOTES SHEET A-1 FOR ADDITIONAL REQUIREMENTS.

2. ALL SHEATHING, NAILING AND ANCHORAGE SHALL MEET LOCAL SEISMIC DESIGN CATEGORY AND WIND SPEED REQUIREMENTS. SHEAR WALL NOTES INDICATED ARE BASED ON PRESCRIPTIVE METHOD AND MAY ONLY BE USED IF SUCH METHODS APPLY TO THE PROJECT BASED ON LOCAL SEISMIC, WIND SPEED, AND OTHER DESIGN CRITERIA. ENGINEERS WORK ALWAYS PRECEEDS DRAFTERS WORK.

3. ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 15/32 OR 19/32 APA RATED SHEATHING 32/16 EXPOSURE 1 U.N.0,. BLOCK SHEATHING EDGES OF PANELS. BRACING SHALL BE LIMITED TO WALL HEIGHT REQUIREMENTS AS INDICATED IN IRC R301.3. NAILING SHALL BE AS SPECIFIED AS IN IRC TABLE R602.3(1) FOR PLYWOOD SHEATHING. BRACED WALL LINES SHALL BE IN ACCORDANCE WITH R602.10.1. GYPSUM BOARD FOR INTERIOR BRACED PANELS SHALL BE 1/2" MIN, PLACED ON STUDS SPACED A MAX. OF 24" O.C. AND FASTENED AT THE EDGE OF THE PANEL AT 7" O.C. WITH THE SIZE OF NAILS SPECIFIED IN IRC TABLE R702.3.5.

4. FOR EXTERIOR BRACED WALL LINES, A FULL-HEIGHT PANEL MUST BE LOCATED AT END OF EACH WALL LINE AND EVERY 25 FEET ON CENTER. PERCENTAGE OF BRACING SHALL MEET SPECIFICATIONS IN THE IRC TABLE R602.10.3(2) AND CORNER PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ASPECT RATIO INDICATED IN TABLE R602.10,5,. WALL LINES IN SEISMIC DESIGN CATEGORIES C, D1 AND D2 SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE OR A MIN. 24" WIDE PANEL APPLIED TO EACH SIDE OF THE BUILDING CORNER W/ THE TWO 24" WIDE PANELS AT EACH CORNER ATTACHED TO THE FRAMING IN ACCORDANCE WITH FIGURE R602.10.5 AND TABLE R602.10.5. WALL LINES IN SEISMIC DESIGN CATEGORIES D1 AND D2 SHALL NOT EXCEED 35 FEET ON CENTER IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IN EACH STORY EXCEPT AS SPECIFIED IN R602.10.1.1.

5. SHEAR WALL FACE MUST BE CONTINUOUS SUCH THAT ALL FRAMING OF WALLS PERPENDICULAR OR ADJACENT TO BRACED WALLS SHALL NOT PENETRATE THE SHEAR WALL PANEL.

SHEAR WALL NOTES (PRESCRIPTIVE PATH ONLY):

6. INTERIOR BRACED WALL LINES SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS AT INTERVALS NOT EXCEEDING 70 FEET. INTERIOR BRACED WALL PANELS SHALL BE SUPPORTED BY DOUBLE FLOOR JOISTS OR BLOCKING BETWEEN FLOOR JOISTS WHEN JOISTS ARE PERPENDICULAR TO THE WALL LINE. BLOCKING SHALL BE PROVIDED FOR THE LENGTH OF THE BRACED PANEL AND SHALL EXTEND TO THE NEXT AVAILABLE JOIST BELOW FOR BRACED PANELS WHOSE ENDS ARE NOT ALIGNED WITH JOISTS BELOW. INTERIOR BRACED WALL LINES SHALL MEET THE PERCENTAGE REQUIREMENTS SET FORTH IN IRC TABLE 602.10.3(1) OR IRC TABLE 602.10.3(2)..

7. ALL FASTENERS, CONNECTORS, AND ANCHORAGE SHALL BE AS SPECIFIED BY THE ENGINEER OF RECORD. ADJUST NAILING FORCE TO SET HEAD FLUSH W/ SHEATHING. HEAD SHOULD NOT PENETRATE FIBERS OF SURFACE LAMINATION. ALL VERTICAL AND HORIZONTAL PANEL EDGES, REGARDLESS OF LOCATION ALONG A GIVEN BRACED WALL LINE, SHALL BE BLOCKED AND EDGES NAILED. MINIMUM BRACED PANEL LENGTH SHALL COMPLY WITH IRC TABLE R602.5.

8. ALL SIMPSON STRAPS (CS, CMST, MSTC AND LSTA) SHALL BE CENTERED AT MID-POINT OF RIM BOARD UNLESS NOTED OTHERWISE. IF MANUFACTURER SPECIFICATION VARIES FROM DRAWING SPECIFICATIONS OR ENGINEERING, CONTRACTOR SHALL NOTIFY DRAFTER AND ENGINEER OF RECORD TO CONFIRM PROPER LOCATION FOR INSTALLATION.

9. ALL ANCHORAGE HARDWARE PRODUCTS SHALL BE SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION FOR MAXIMUM CAPACITY. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 1" OR AS SPECIFIED BY ENGINEER. ANCHOR BOLTS AND HOLDDOWNS SHALL CONFORM TO ASTM A307 OR ASTM F1554 GRADE 36 SPECIFICATIONS OR OTHERWISE SPECIFIED BY ENGINEER. HOLDOWNS ARE IN ADDITION TO SILL ANCHOR BOLTS AND SPACING SPECIFIED FOR THE SILL PLATE. ONE HOLDOWN SHALL BE LOCATED AT THE END OF EACH SHEAR WALL PANEL UNLESS NOTED OTHERWISE. ALL HOLDOWNS SHALL BE FASTENED TO DOUBLE STUDS, CONNECT DOUBLE STUDS TOGETHER W/ 16d NAILS @ 6" O.C.. HOLDOWN ANCHORS SHALL ASSUME MIN. CONCRETE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.

10. CONTRACTOR SHALL COORDINATE BUILDING INSPECTIONS OF SHEAR WALL AND BRACING WITH BUILDING PERMIT DEPARTMENT AS REQUIRED AND PRIOR TO INSTALLATION OF SECONDARY SHEATHING LAYER AND OTHER FINISHES.

WINDOWS & DOORS:

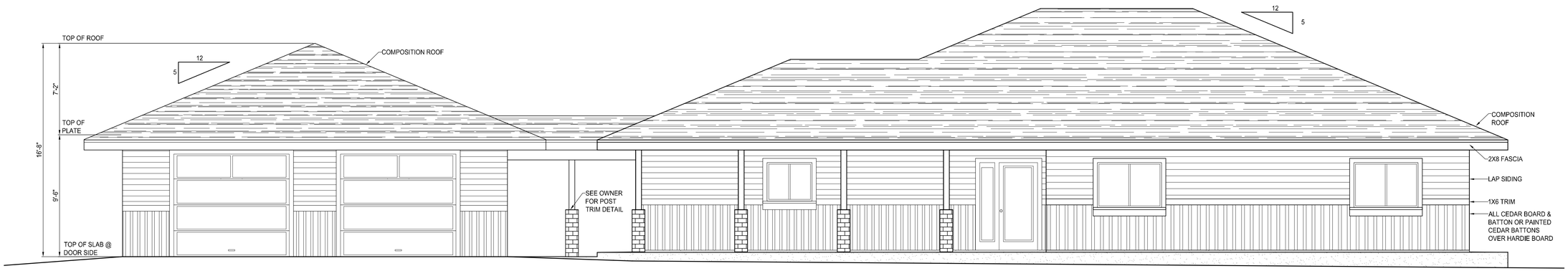
1. EGRESS WINDOWS SHALL HAVE AN OPENING OF 5.7 SQFT, WITH A MIN. WIDTH OF 20" WIDE, AND A MIN. HEIGHT OF 22", AND A SILL HEIGHT NOT MORE THAN 44" AFF. (NOTE: A 20" X 22" WINDOW DOES NOT QUALIFY AS 5.7 SQUARE FEET.)

2. WINDOWS SHALL HAVE A U-FACTOR OF 0.32 OR BETTER. DECORATIVE OR UNIQUE ARCHITECTURAL FEATURE WINDOWS NOT EXCEEDING ONE PERCENT OF THE HEATED FLOOR AREA MAY BE EXEMPT FROM THE ENERGY CODE. ALL WINDOWS SHALL BE NON-REFLECTIVE GLASS.

3. ALL EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED (MIN.) W/ 1/2" AIR SPACE BETWEEN THE TWO PIECES OF GLASS.

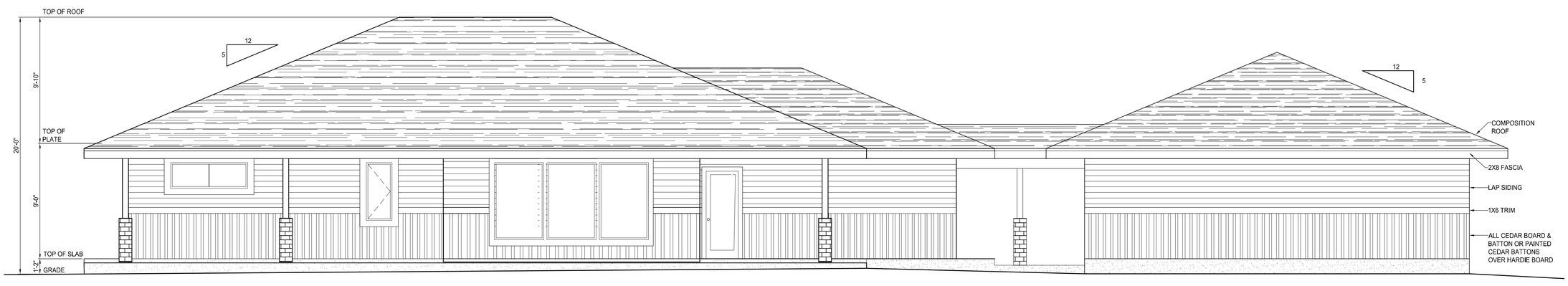
4. ALL EXTERIOR DOORS SHALL BE SOLID CORE (MIN.) WITH WEATHER-STRIPPING.

5. TEMPERED SAFETY GLAZING IS REQUIRED FOR ALL OF THE FOLLOWING :
- WINDOWS THAT ARE BOTH WITHIN 24" OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR.
- WINDOWS WITH A PANE LARGER THAN 9 SQFT., HAVING A BOTTOM EDGE CLOSER THAN 18" TO THE FLOOR AND A TOP EDGE HIGHER THAN 36" A.F.F.
- WINDOWS THAT ARE WITHIN 36" HORIZONTALLY TO STAIRWAYS, LANDINGS OR RAMPS AND LESS THAN 60" ABOVE THE WALKING SURFACE OR ANY STAIR TREAD.
- WINDOWS THAT ARE WITHIN 60" OF THE BOTTOM TREAD OF THE STAIRWAY AND LESS THAN 60" ABOVE THE NOSING OF THE TREAD.
- GLASS IN ANY DOOR INCLUDING FRENCH DOORS AND SLIDING GLASS DOORS UNLESS OTHERWISE PERMITTED BY CODE.



1 HOUSE & GARAGE NORTH ELEVATION

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



2 HOUSE & GARAGE SOUTH ELEVATION

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

PREDEEK RESIDENCE

MINDY SANDERS DESIGN
4405 LONGVIEW ST. BELLEVUE, NE 68123
PHONE: 503-758-3492
E-MAIL: MINDYSANDERSDESIGN@GMAIL.COM
WEBSITE: WWW.CREATIVECADDESIGN.COM

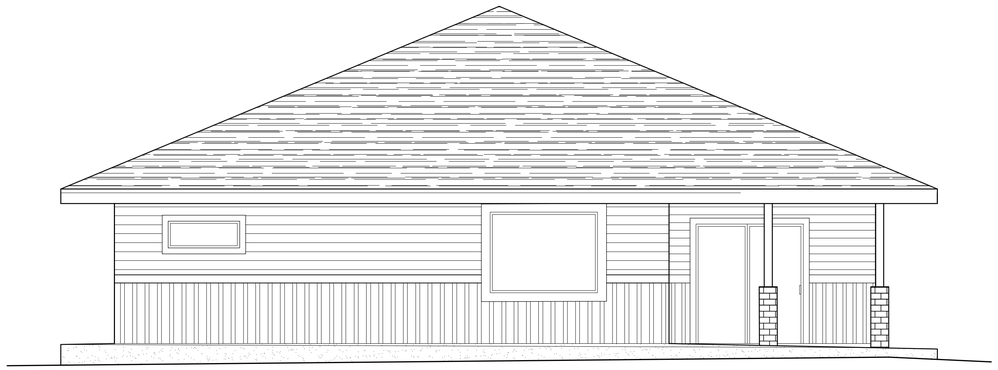
SITE ADDRESS: PARCEL# 041117-3030200 LOT 2 VKS SP 2015-03: 1
9-3-11 HUSUM / WHITE SALMON, WA
CLIENT: BERNIE & SARAH PREDEEK (509-637-5117)
P.O. BOX 981 / WHITE SALMON, WA 98672
DESIGNER / DRAFTER: MINDY PASCUZZI
CONSTRUCTION: WHITE BLUFF CONSTRUCTION
ENGINEERED BY: TO BE DETERMINED

NORTH & SOUTH ELEVATIONS, WINDOW & DOOR NOTE & PRESCRIPTIVE PATH SHEAR WALL NOTES

PROJECT: 016-005

SHEET 5 OF 7

A-5

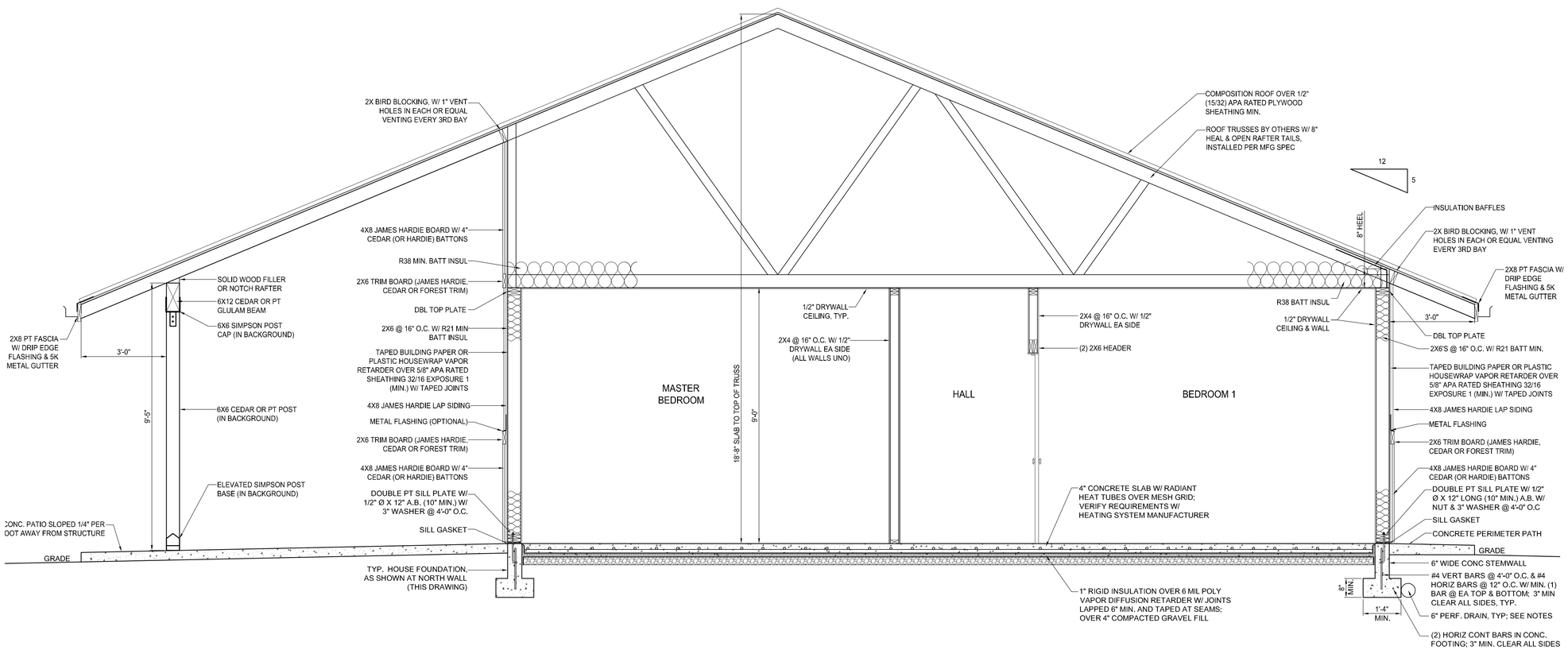


1 HOUSE WEST ELEVATION

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

2 HOUSE EAST ELEVATION

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



3 CROSS-SECTION

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

PREDEEK RESIDENCE

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SITE ADDRESS: PARCEL# 041117130020 LOT 2 VKS SP 2015-03; 1
9-3-11 HUSUM / WHITE SALMON, WA

CLIENT: BERNIE & SARAH PREDEEK (509-637-5117)
P.O. BOX 981 / WHITE SALMON, WA 98672

DESIGNER / DRAFTER: MINDY PASCUZZI
CONTACT DETAILS: WHAT IS REQUIRED FOR CONSTRUCTION
ENGINEERED BY: TO BE DETERMINED

HOUSE WEST & EAST ELEVATIONS & HOUSE CROSS-SECTION

PROJECT: 016-005

SHEET 6 OF 7

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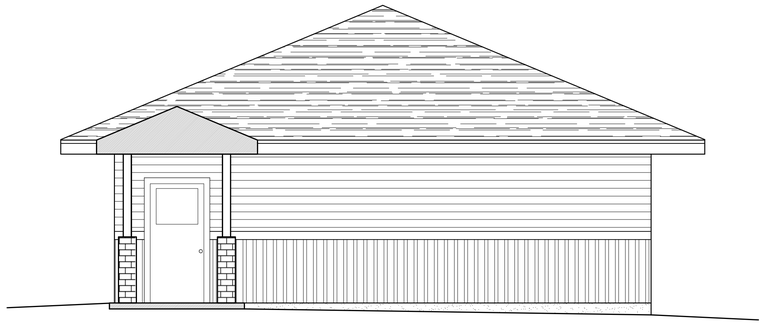
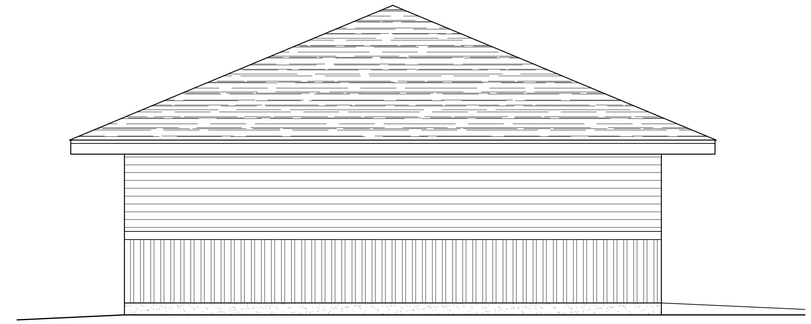


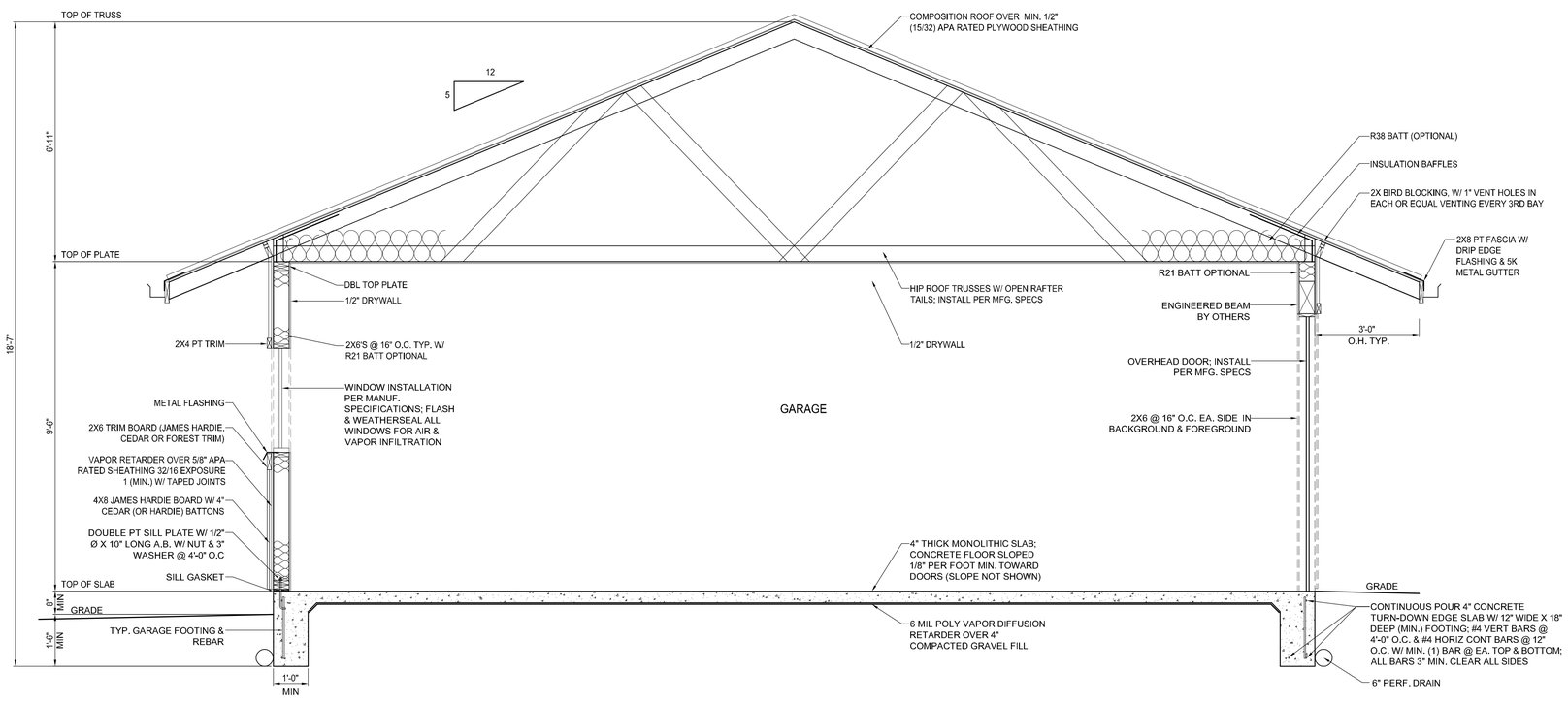
1 GARAGE WEST ELEVATION

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



2 GARAGE EAST ELEVATION

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



3 GARAGE CROSS-SECTION

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

PREDEEK RESIDENCE

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9-3-11 HUSUM / WHITE SALMON, WA

CLIENT: BERNIE & SARAH PREDEEK (509-637-5117)
P.O. BOX 981 / WHITE SALMON, WA 98672

DESIGNER / DRAFTER: MINDY PASCUZZI
CONTRACTOR: WAYNE GILBERTSON / CONSTRUCTION
ENGINEERED BY: TO BE DETERMINED

GARAGE WEST & EAST ELEVATIONS & GARAGE CROSS-SECTION

PROJECT: 016-005

SHEET 7 OF 7

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