Notice of Development Review

The Columbia River Gorge Commission is seeking comment on the following development review application:

FILE NUMBER:	C26-0008
PROPOSAL:	The Columbia River Gorge Commission has received an application for a replacement single-family dwelling, an after-the-fact review of a cabin, and a temporary dwelling unit. The existing dwelling was destroyed in the Burdoin Fire in July 2025. Due to the change in size of the original dwelling, the proposed dwelling will be reviewed under standards in 350-082-0240 for a new dwelling in the Small-Scale Agriculture land use designation.
APPLICANT:	Robert Rivers & Breff McLaughlin
LANDOWNERS:	Robert Rivers
SIZE and LOCATION:	The subject property is located at [redacted], and is described as Tax Lot Number 03-11-3457-000/100 in the northwest quarter of Section 34, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington. The property is located on a parcel that is approximately 5 acres in size.
LAND USE DESIGNATION:	Special Management Area (SMA) – Small-Scale Agriculture
NOTICE DATE:	May 19, 2026
COMMENT DEADLINE:	June 9, 2026

The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Gorge Commission office at 57 NE Wauna Avenue, White Salmon, Washington. The application and supporting documents are also available on the Gorge Commission's website at http://www.gorgecommission.org/land-use/pending-applications/.

This application will be reviewed for consistency with the Columbia River Gorge Commission's Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge National Scenic Area Act, 16 U.S.C. §§ 544 - 544p. Copies of these authorities are available on the Gorge Commission's website at http://www.gorgecommission.org/about-crgc/legal-authorities/.

Comments may be mailed to the Gorge Commission office at P.O. Box 730, White Salmon, WA 98672 or emailed to info@gorgecommission.org. All comments received are public records and will be provided to persons who request a copy in accordance with the Gorge Commission's rule governing public records (Commission Rule 350-12).

Consistency with the National Scenic Area Act does not imply or ensure compliance with any other applicable local, state, or federal law.

If you have any questions, please contact Mackenzie Aamodt at (509) 281-9383 or by email at mackenzie.aamodt@gorgecommission.org.

COLUMBIA RIVER GORGE COMMISSION
EST. 1986

For office use:
Application No. _____

Land Use Application

Applicant(s) ROBERT RIVERS

Mailing Address: [redacted]

Phone: [redacted]

Email: [redacted]

Property Owner(s): SAME AS ABOVE

Mailing Address:

Phone:

Email

Street Address of Parcel: [redacted]

Township, Range, Section, Qtr. Section: 3N 11E 34 311

Tax Lot Number(s): 03113457000100

Parcel Size: 5.0 ACRES

Summary of Proposal REPLACEMENT DUE TO FIRE OF A SINGLE FAMILY DWELLING WITH A NEW LARGER SFD AND ATTACHED GARAGE IN SAME LOCATION, AND A TUP TO LIVE IN RV WHILE BUILDING.

Existing Use of Parcel	RESIDENTIAL

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	**Size** (square feet)	**Height** (measure from lowest point)	**Length and Width**	**Year Built** (if known)
PUMPHOUSE	240SF	9'H	12'L x 20'W	
PUMPHOUSE LEAN-TO	96SF	7'H	8'L x 12'W	
ACCESSORY STRUCTURE	600SF	14'H	20'L x 30'W	

Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. Please describe all aspects of your project in this description or the public notice and final decision may not include an element of your development, which could require a new notice and decision. You may attach additional pages if necessary.

APPLICANT PROPOSES DEVELOPMENT OF A NEW TWO STORY 3466SF 60'L x 30'W x 15'H SINGLE FAMILY DWELLING, WITH 845SF 31'L x 26'W x 12'H ATTACHED GARAGE, 90SF COVERED PATIO, AND 622SF 38'L x 15'W UNCOVERED DECK TO REPLACE A PRE-EXISTING TWO STORY 28'L x 32'W x 18'H SFD LOST TO BURDOIN FIRE ON JULY 18, 2025. APPLICANT REQUESTS A TUP TO LIVE IN RV WHILE BUILDING.

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

ADJACENT USES ARE MOSTLY FOREST LAND OWNED BY FEDERAL GOVERNMENT. PARCEL OWNED BY DAN CORCORAN; VACANT. PARCEL OWNED BY JOHN AND MEGHAN MURPHY; RESIDENTIAL USE WITH SFD APPROX 70" FROM EAST PROPERTY LINE, ACCESSORY STRUCTURE 12' FROM EAST PROPERTY LINE. ACCESS IS UPPER MCBRIDE ROAD, CONNECTOR TO COURTNEY ROAD.

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission's designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission's designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature:	Date
	4/7/2026

Property owner(s) signature:	Date
	4/7/26

Easement and Partial Interest(s) signature:	Date

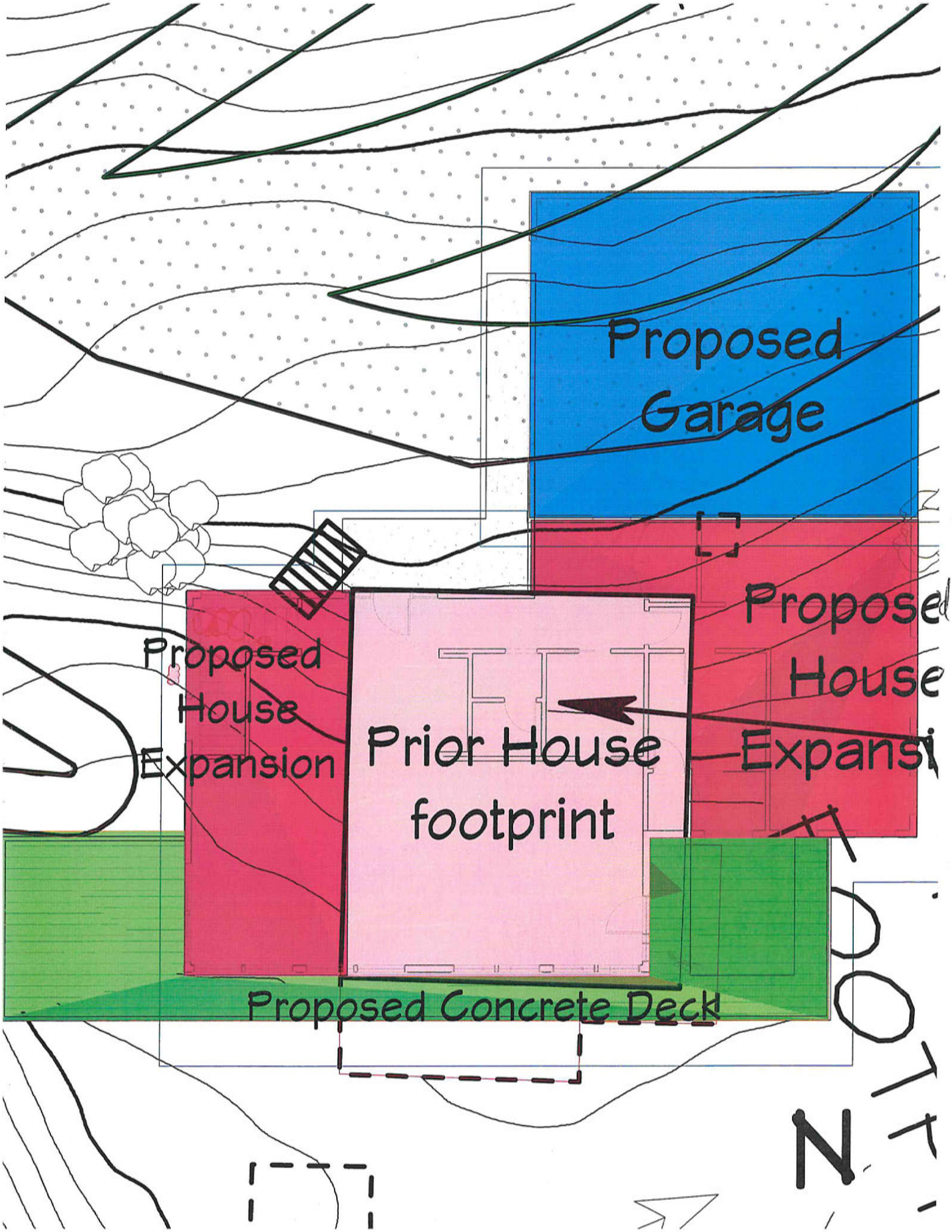
200' Neighboring Parcels

selection_buffer

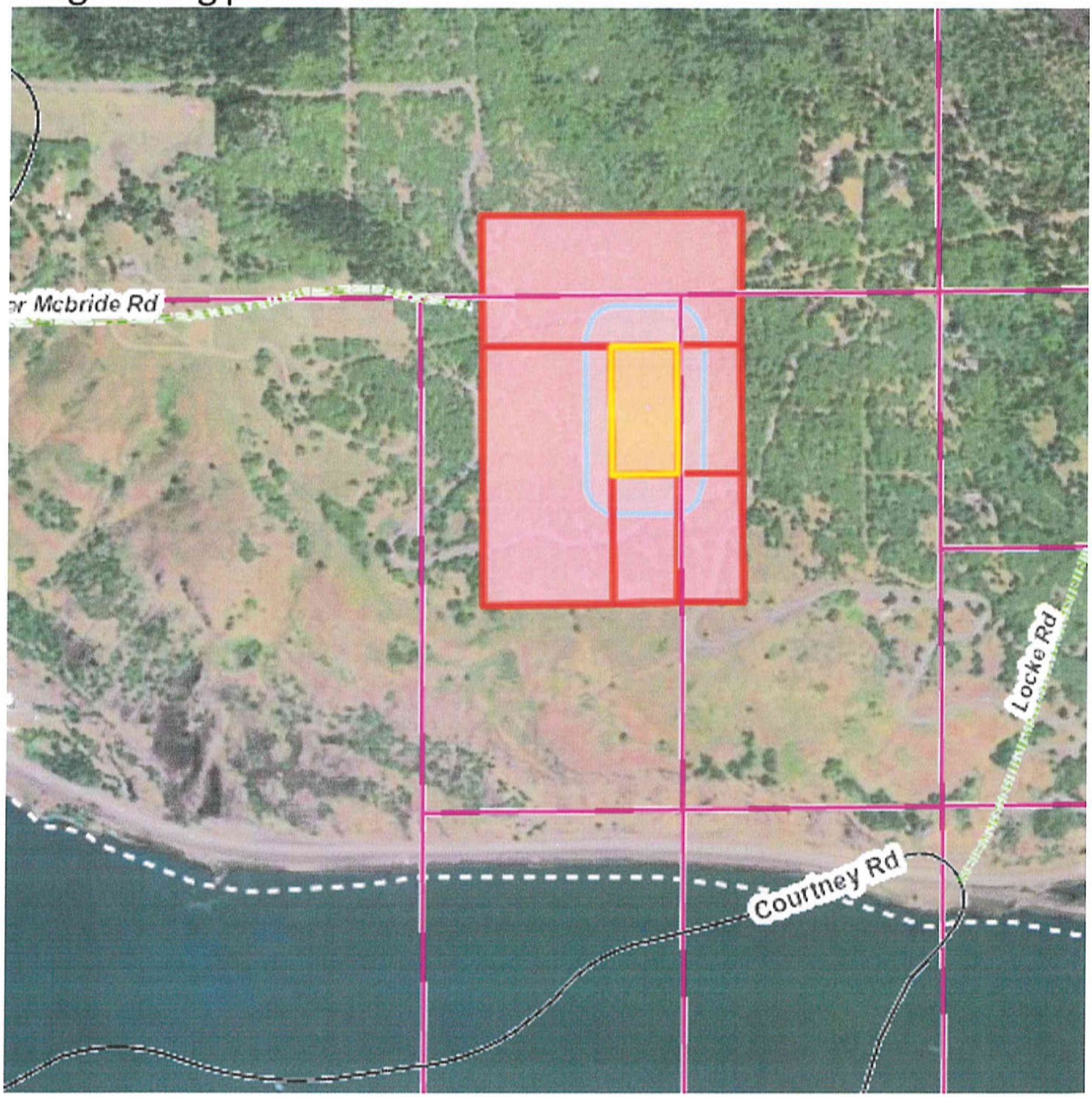
PARCEL_NUM	LEGAL	NAME	ADDRESS	SURVEY1	SURVEY2	SURVEY3	AUDITOR_NO	COMMENT	ACRES	LAND	IMPRV	TOTAL_AV	TAXCODE	USECODE
3113400001400	S2NENW; S 10' OF NENW; 34-3-11	UNITED STATES OF AMERICA	902 WASCO AVE STE 200 HOOD RIVER OR 97031	1061487	161192				20.30	0	0	0	42	67
3113457000200	LOT 2 SP WS-51 IN SENW; 34-3-11	UNITED STATES OF AMERICA	902 WASCO AVE STE 200 HOOD RIVER OR 97031	1061487	158305				5.00	0	0	0	42	67
3113457000300	LOT 3 SP WS-51 IN SESENW; 34-3-11	UNITED STATES OF AMERICA	902 WASCO AVE STE 200 HOOD RIVER OR 97031	1061487	158305				5.00	0	0	0	42	67
3113457000100	LOT 1 SP WS-51 IN SENW; 34-3-11	RIVERS ROBERT	1804 N SUMNER ST PORTLAND OR 97217	1061487	158305				5.00	230000	44700	274700	42	90
3113457000400	TL 4 WS-51 IN E2NESENW 34-3-11	MURPHY JOHN	302 W STEUBEN #786 BINGEN WA 98605	1061487	158305		1003545		5.00	230000	110500	340500	42	11
3113400000700	W2SENW; 34-3-11	CORCORAN DANIEL	3538 SE ATHERTON GRESHAM OR 97080	1061487	161192				20.00	700000	0	700000	42	91

(Meghan & John Murphy [redacted]

Dan Corcoran [redacted])


Proposed Garage
Proposed House Expansion
Prior House footprint
Proposed House Expansi
Proposed Concrete Deck
N

Neighboring parcels 200'



Legend

County Boundary

Towns (Points)

City Limits

Roads
- City
- County
- Other Govt
- Private
- State

Parcels

1000 ft

Created by Kicklitat County. Kicklitat County provides no warranty, expressed or implied, as to the accuracy, reliability or completeness of this data.

Siding -Hardie Cedarmill Board & Batten 1x3 @16" Color BM 2133-10 onyx Flat

Roofing- GAF Asphalt Torch-down Timberline Color-Barkwood

Facia - Taylor Metal 24 ga. ,color Kynar 500 Black

Gutters - Taylor Black Facia Gutters

Exterior Trim-Hardie Cedarmill 1x3 Color BM 2133-10 onyx Flat

Soffit -Montana Timber Products T&G Aquafir-color Tobacco

Concrete Patio- Colorcrete Dye-Color Pueblo

Concrete Foundation - Increte Stone essence Color Walnut

Doors - Color Eggshell Black

Window Frames& Sash - Color Eggshell Black

Windows & Glass Doors - 15% Reflectivity, Low E, U=<0.25

Railing - Frame 2133 Onyx black OR window mfg color Black satin

Railing Panels - Black Fabric Mesh semi translucent

All Exterior ceiling mount lighting shrouded down - black trims

All Exterior sconce lights backlit - black trims

Exterior Posts - Steel per Engineer-Color BM 2133-10 onyx Flat

Wall Insulation- Bibs System or Foam/Batt fill

Unvented Ceiling Insulation- Foam & Batt fill

Basement Slab - >=R10

SQUARE FOOTAGE:

Conditioned:

Daylight Basement	1733 sf
Main Floor	1733 sf

Unconditioned:

Garage	845 sf
Covered Patio	90 sf
Deck:	622 sf

DESIGN CRITERIA:

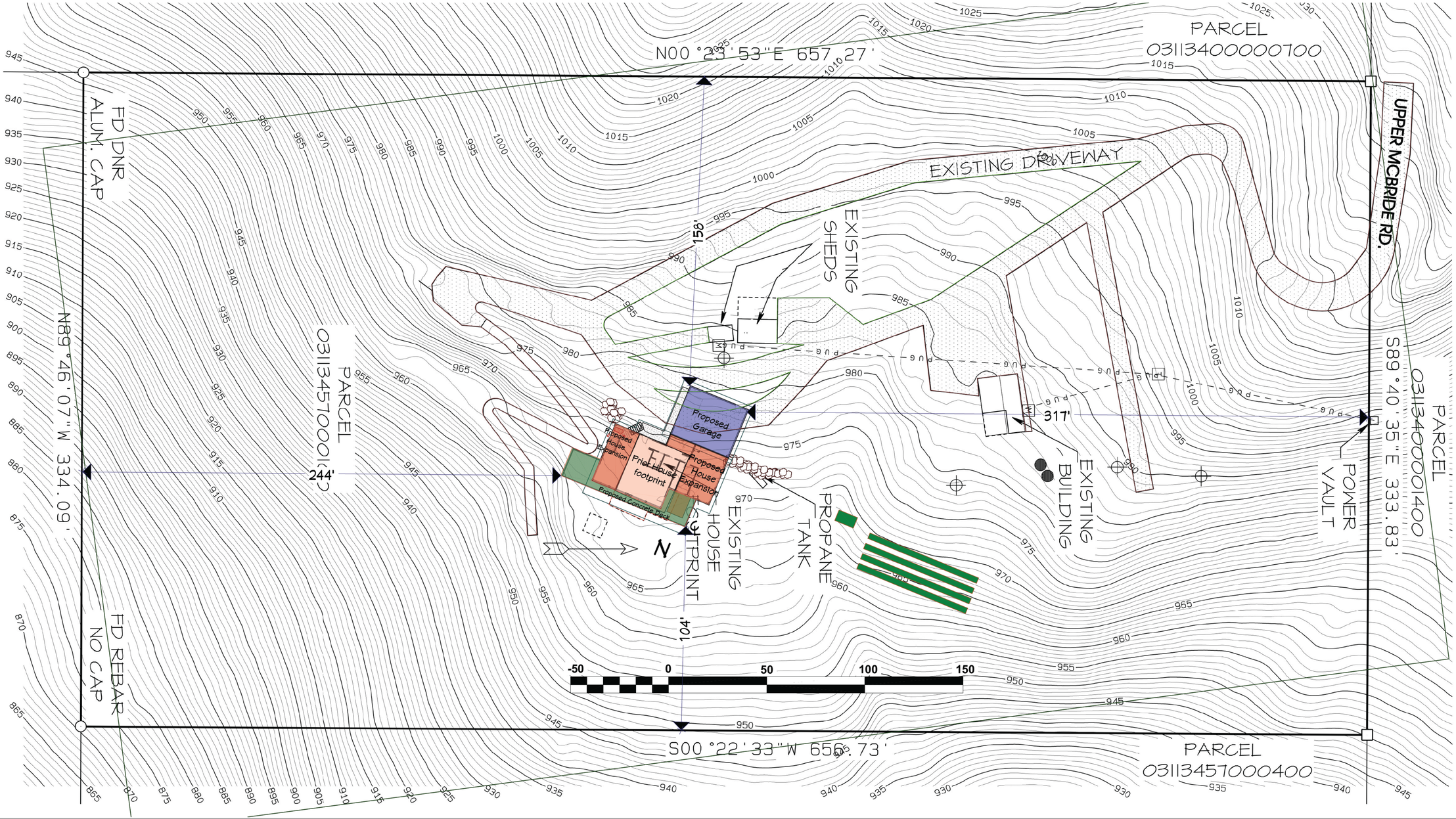
Grd Snow= 55#
Seismic Zone = C
Exposure = B
Wind = 110 mph
Frost = 18"

Table of Contents:

A-1 : Site Plan & Renderings
A-2 : Basement Layout
A-3 : Main Floor Layout
A-4 : Schedules & Materials
A-5 : Elevations
A-6 : Elevations
A-7 : Sections & Electrical Plan
A-8 : General Structural Notes S0.0
A-9 : Special Abbv & Schedules S0.1
A-10 : Foundation Plan S2.0
A-11 : Floor Framing Plan S2.1
A-12 : Roof Framing Plan S2.2
A-13 : Shearwall schedules & Detail S3.0
A-14 : Typical Details S3.1
A-15 : Foundation Details S4.0
A-16 : Foundation Details S4.1
A-17 : Floor Framing Details S5.0
A-18 : Floor Framing Details S5.1
A-19 : Roof Framing Details S6.0
A-20 : Steel Framing S7.0

General Notes: McLaughlin Design & Construction LLC (MDC)

1 MDC assumes no responsibility for changes or departures from these drawings
2 MDC is not responsible for omissions or errors on the drawings unless notified in writing prior to start of construction.
3 Approved Plans & Permit must be present on job site at all times. Failure to comply could result in resheduling delays and added fees
4 Confirm Window and Door packages prior to framing and adjust openings accordingly
5 Building Permit must be posted in visible location prior to any construction
6 Approved plans shall be accompanied by the plan review in order to be valid
7 Any changes to these plans must be approved in writing by the building inspector prior to commencement of work
8 Sect 307 (a.) of the uniform building code prohibits occupancy of this building prior to completion of final inspection
9 Owner/Builder shall verify all dimensions in the field and notify MDC of any discrepancies. Written dimension take precedence over scaled.



SITE PLAN & RENDERINGS

Property Address:
24 Upper McBride Rd, White Salmon WA 98672
Tax Parcel# 03113451000100

New Construction for:
Robert Rivers
1804 N Sumner St Portland OR 97217

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 sw dogwood white salmon, wa 98672
ph. (541) 490 - 7088
braff@mdc3d.com
fax (509) 493 - 3177

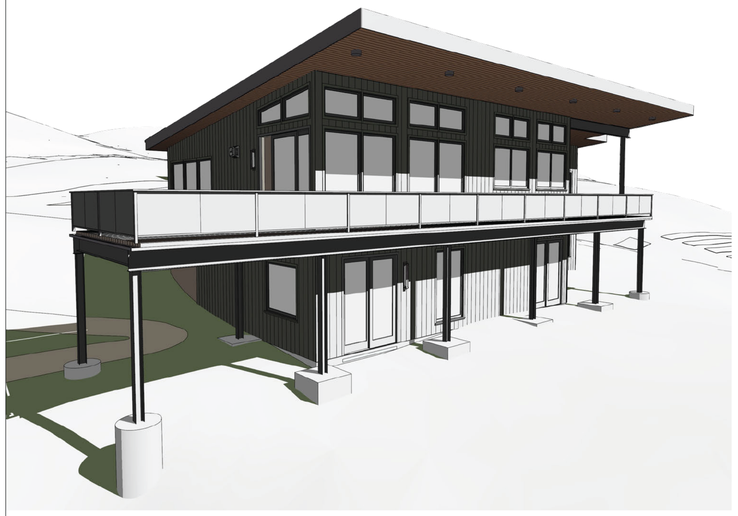
MDC

5/9/2026

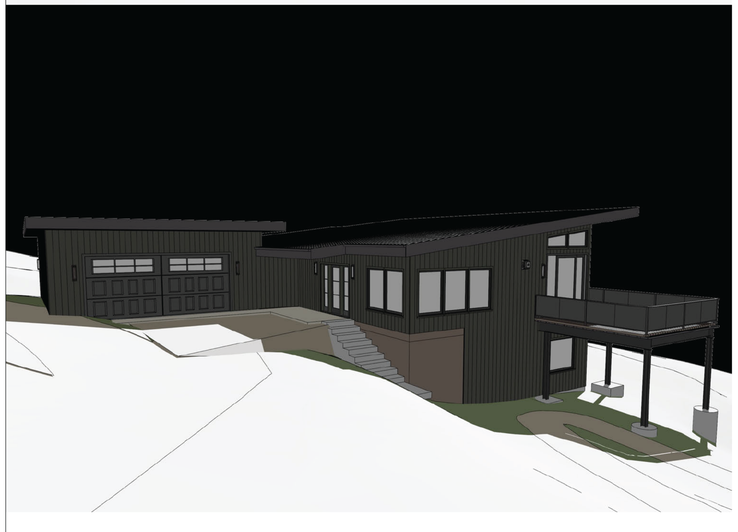
SCALE
1/16" = 1 ft.

SHEET
A-1

NO	DESCRIPTION	BY	DATE







E3
6

ALL ENGINEERING PAGE DETAILS (S#.#) SUPERCEDE ALL NON ENGINEERED PAGES.
SEE PGS: A-10 Foundation Plan S2.0
A-11 Floor Framing Plan Plan S2.0

E2
5

28'
32'
S
8"
37'
26'-5"
COMPACTED GRAVEL
30'-8" X 25'-9"
845 SQ FT
S3
6'-3"
E4
6
BAR
8' 4" X 11' 8"
120 SQ FT
12'-3"
6068
B36
LS836
B24R
B30
5'
WH
2x6 wall on flat
1" Rigid cam
12" Drywall
B18R
MECHANICAL
17'-2" X 12'-2"
174 SQ FT
11' 0 1/2"
8' 0 1/2"
3 1/2"
4' 11 1/2"
4' 5"
6'
D22
B30
BATH
5' 9" X 12' 4"
84 SQ FT
1'-5"
1 1/2"
B24R
B24R
B24R
B24R
B24R
B2421R
B2421R
BONUS BATH
6' 4" X 6' 7"
61 SQ FT
6'-11"
S21
BONUS
21'-6" X 24'-8"
506 SQ FT
26'-3"
S1
7
UP
1'-11"
D24
13'-5"
9'-1"
6'-3"
9'-1"
22'-2"
HALL
14' 10" X 3' 6"
57 SQ FT
5'-10"
31'
10'-3"
3'
5"
3'
1'-10 1/2"
S2
7
D28
D20
6'-1"
6'
5'-0 1/2"
1'-6"
3'
1'-10 1/2"
1'-6"
FAMILY ROOM
22'-2" X 22'-2"
472 SQ FT
YOGA ROOM
14'-6" X 12'-11"
205 SQ FT
13'-5"
11'
13'-1 1/2"
5'
2'-9"
12'-6"
CONF RM ALL ACTUAL DOOR AND WINDOWS SIZES PRIOR TO FRAMING
D15
D16
13'-2"
13'-8"
3'-8"
13'-8"
12'-4 1/2"
2'-9"
6'
5'-3"
4'
2'-8"
6'
1'-4"
22'
38'
LIVING AREA
1158 SQ FT
E1
5

DESCRIPTION | BY | DATE

BASEMENT LAYOUT

Property Address:
Tax Parcel# 031134510001000

New Construction for:
Robert Rivers

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 sw dogwood
white salmon, wa
98672
ph. (541) 490 - 7088
breff@mdc3d.com
fax (509) 493 - 3177

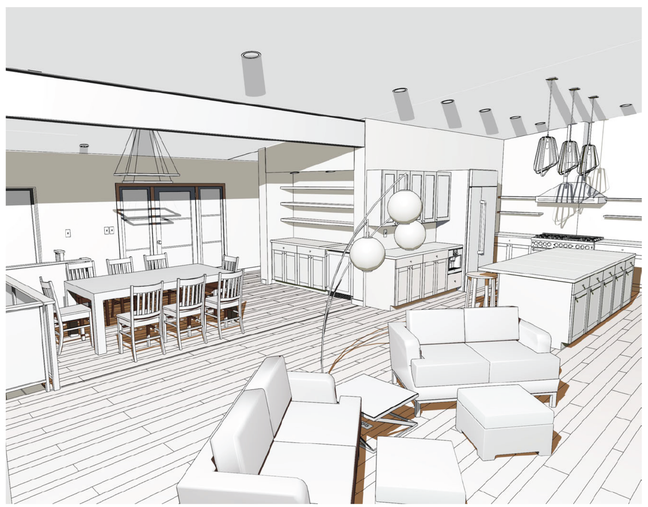
5/13/2026

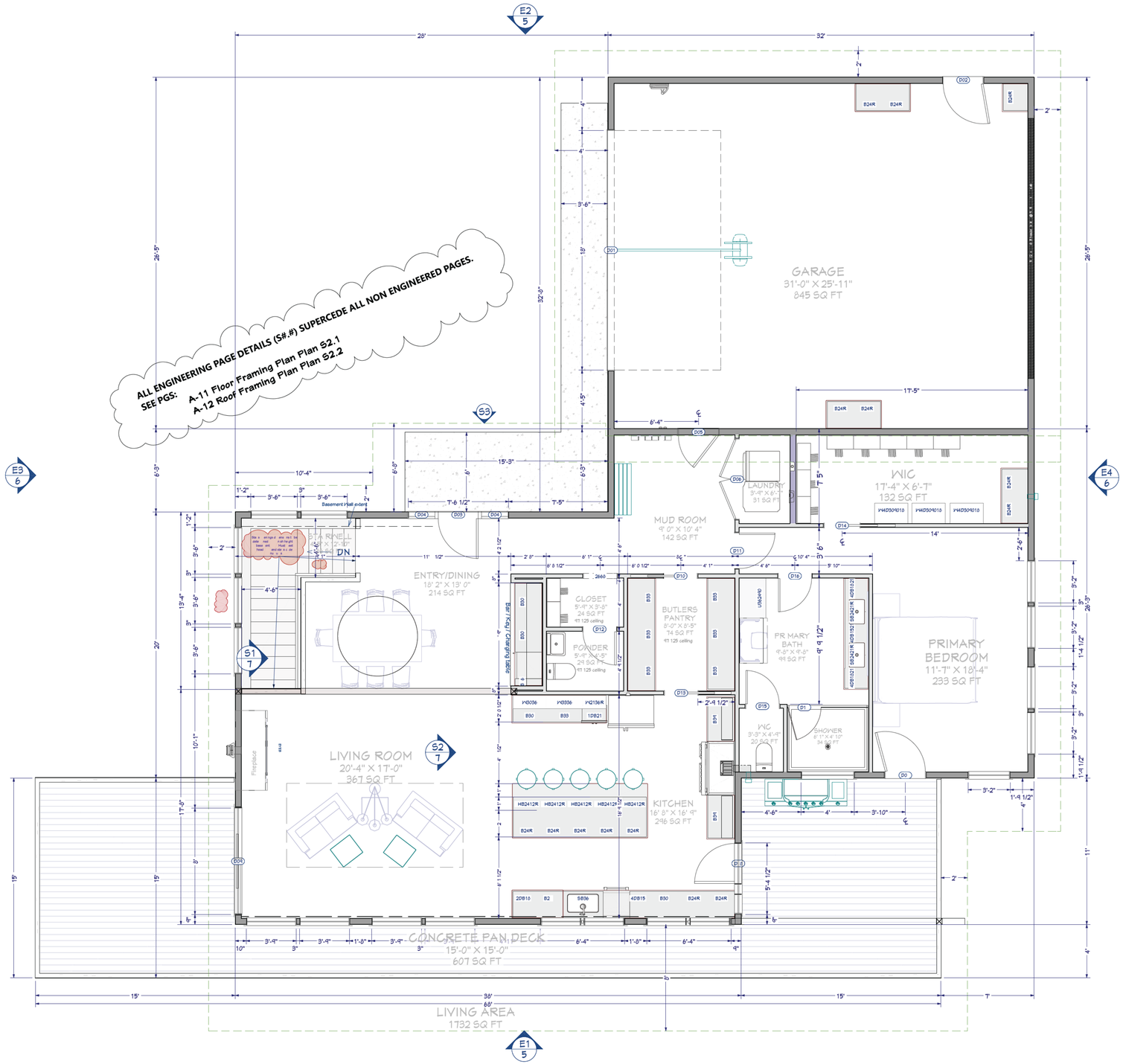
SCALE
1/4" = 1 ft.

SHEET
A-2









ALL ENGINEERING PAGE DETAILS (S#.#) SUPERCEDE ALL NON ENGINEERED PAGES.
SEE PGS: A-11 Floor Framing Plan Plan S2.1
A-12 Roof Framing Plan Plan S2.2

NO	DESCRIPTION	BY	DATE

MAIN FLOOR LAYOUT

Property Address:
Tax Parcel# 0311345100100

New Construction for:
Robert Rivers

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 sw dogwood
white salmon, wa
98672
ph. (541) 490 - 7988
bretf@mdc34.com
fax (509) 493 - 3177

5/13/2026

SCALE

SHEET
A-3

DOOR SCHEDULE

IMAGE	NUMBER	ROOM	FLR	R/O	DESCRIPTION	HEADER	BRAND	CODE	COMMENTS
	D01	GARAGE	1	218"X99"	GARAGE-GARAGE DOOR CHD05	2"X12"X224" (2)			
	D02	GARAGE	1	38"X83"	EXT. HINGED-PANEL	2"X6"X41" (2)			
	D03	ENTRY/DINING	1	37"X81"	EXT. HINGED-GLASS PANEL	2"X6"X40" (2)			
	D04	ENTRY/DINING	1	25"X81"	EXT. FIXED-GLASS PANEL	2"X6"X28" (2)			
	D05	GARAGE/MUD ROOM	1	38"X83"	EXT. HINGED-PANEL	2"X6"X41" (2)			
	D06	LAUNDRY/MUD ROOM	1	74"X82 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X77" (2)			
	D07	PRIMARY BEDROOM/ CONCRETE PAN DECK	1	38"X83"	EXT. HINGED-GLASS PANEL	2"X6"X41" (2)			
	D08	KITCHEN/CONCRETE PAN DECK	1	38"X99"	EXT. HINGED-GLASS PANEL	2"X6"X41" (2)			
	D09	LIVING ROOM/CONCRETE PAN DECK	1	98"X99"	EXT. SLIDER-GLASS PANEL	2"X12"X101" (2)			
	D10	BUTLERS PANTRY/MUD ROOM	1	61 1/4"X82 1/2"	POCKET-DOOR P04	2"X6"X64 1/4" (2)			
	D11	HALL/MUD ROOM	1	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)			
	D12	POWDER/CLOSET	1	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)			
	D13	BUTLERS PANTRY/KITCHEN	1	61 1/4"X82 1/2"	POCKET-GLASS PANEL	2"X6"X64 1/4" (2)			
	D14	HALL/WIC	1	65 1/4"X82 1/2"	POCKET-DOOR P04	2"X6"X68 1/4" (2)			
	D15	WC/PRIMARY BATH	1	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)			
	D16	PRIMARY BATH/HALL	1	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)			
	D17	SHOWER/PRIMARY BATH	1	30"X80"	SHOWER-GLASS SLAB				
	D18	FAMILY ROOM	0	74"X99"	EXT. SLIDER-GLASS PANEL	2"X10"X77" (2)			
	D19	YOGA ROOM	0	74"X99"	EXT. SLIDER-GLASS PANEL	2"X10"X77" (2)			
	D20	BONUS	0	74"X99"	EXT. SLIDER-GLASS PANEL	2"X10"X77" (2)			
	D21	BONUS BATH/BONUS	0	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)			
	D22	FAMILY ROOM/MECHANICAL	0	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)			
	D24	BATH/HALL	0	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)			
	D25	YOGA ROOM/HALL	0	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)			

WINDOW SCHEDULE

IMAGE	NUMBER	ROOM NAME	QTY	FLOOR	SIZE	R/O	TOP	HEADER	TEMPER	EGRESS	DESCRIPTION	BRAND	CODE	COMME
	W01	STAIRWELL	5	1	3650FX	43"X61"	80"	2"X6"X46" (2)			FIXED GLASS			
	W02	LIVING ROOM/CONCRETE PAN DECK	1	1	311111FX	48"X24"	130 9/16"	2"X6"X51" (2)			FIXED GLASS			
	W03	LIVING ROOM/CONCRETE PAN DECK	4	1	3924FX	46"X29"	135 9/16"	2"X6" 49" (2)			FIXED GLASS			
	W04	LIVING ROOM/CONCRETE PAN DECK	1	1	31125FX	48"X30 3/16"	136 3/4"	2"X6"X51" (2)			FIXED GLASS			
	W06	LIVING ROOM/CONCRETE PAN DECK	4	1	3970FX	46"X85"	96"	2"X6"X49" (2)			FIXED GLASS			
	W07	KITCHEN/CONCRETE PAN DECK	1	1	1646FX	19"X55"	96"	2"X6"X22" (2)			FIXED GLASS			
	W08	KITCHEN/CONCRETE PAN DECK	4	1	3024FX	37"X29"	135 9/16"	2"X6"X40" (2)			FIXED GLASS			
	W09	KITCHEN/CONCRETE PAN DECK	2	1	6446DC	77"X55"	96"	2"X10"X80" (2)			DOUBLE CASEMENT-LHL/RHR			
	W10	KITCHEN/CONCRETE PAN DECK	1	1	5423FX	65"X27 7/8"	134 7/16"	2"X8"X68" (2)			FIXED GLASS			
	W11	PRIMARY BEDROOM	5	1	3258FX	39"X69"	80"	2"X6"X42" (2)			FIXED GLASS			
	W12	SHOWER/CONCRETE PAN DECK	1	1	4016FX	49"X19"	121 9/16"	2"X8"X52" (2)			FIXED GLASS			
	W13	FAMILY ROOM	1	0	4070FX	49"X85"	96"	2"X8"X52" (2)			FIXED GLASS			
	W14	FAMILY ROOM	1	0	5046FX	61"X55"	88 1/2"	2"X8"X64" (2)			FIXED GLASS			
	W15	BONUS	3	0	3046FX	37"X55"	96"	2"X6" 40" (2)			FIXED GLASS			

Siding -Hardie Cedarmill Board & Batten 1x3 @16" Color BM 2133-10 onyx Flat
Roofing- GAF Asphalt Torch-down Timberline Color-Barkwood
Facia - Taylor Metal 24 ga. ,color Kynar 500 Black
Gutters - Taylor Black Facia Gutters
Exterior Trim-Hardie Cedarmill 1x3 Color BM 2133-10 onyx Flat
Soffit -Montana Timber Products T&G Aquafir-color Tobacco
Concrete Patio- Colorcrete Dye-Color Pueblo
Concrete Foundation - Increte Stone essence Color Walnut
Doors - Color Eggshell Black
Window Frames& Sash - Color Eggshell Black
Windows & Glass Doors - 15% Reflectivity, Low E, U=<0.25
Railing - Frame 2133 Onyx black OR window mfg color Black satin
Railing Panels - Black Fabric Mesh semi translucent
All Exterior ceiling mount lighting shrouded down - black trims
All Exterior sconce lights backlit - black trims
Exterior Posts - Steel per Engineer-Color BM 2133-10 onyx Flat
Wall Insulation- Bibs System or Foam/Batt fill
Unvented Ceiling Insulation- Foam & Batt fill
Basement Slab - >=R10

NO | DESCRIPTION | BY | DATE

SCHEDULES & DETAILS

Property Address:
Tax Parcel# 031134510001OO

New Construction for:
Robert Rivers

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 sw dogwood
white salmon, wa
98672
ph. (541) 490 - 7088
bret@mdc3d.com
fax (509) 493 - 3177

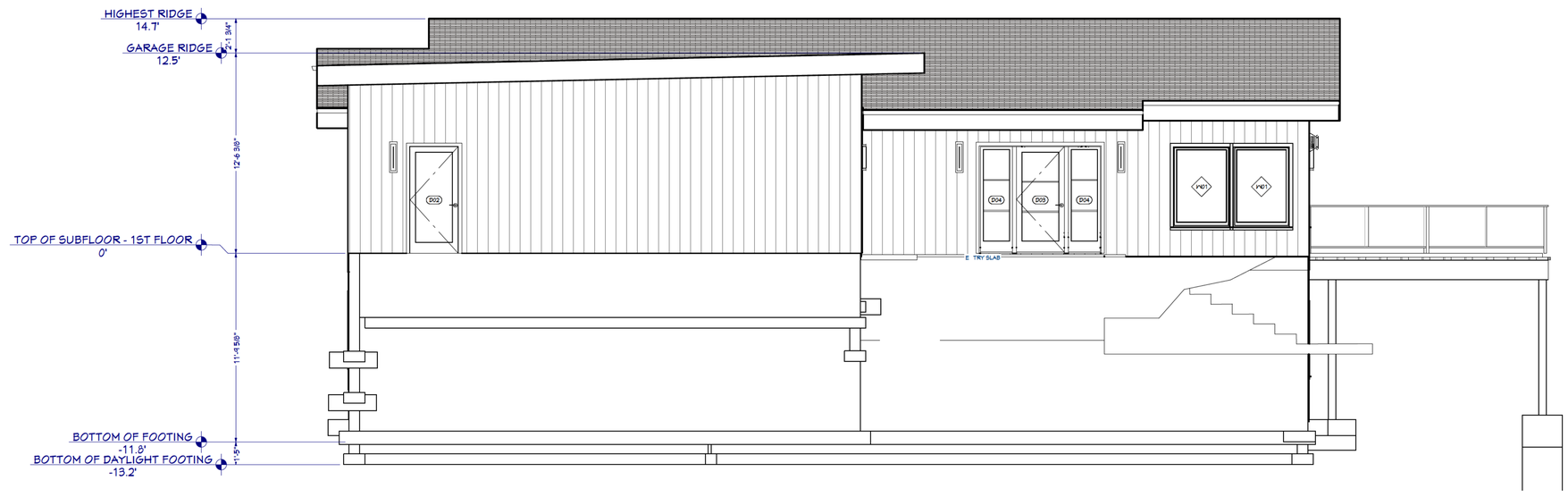
5/13/2026

SCALE
1/4" = 1 ft.

SHEET
A-4



Elevation South - E1



Elevation North -E2

NO	DESCRIPTION	BY	DATE

ELEVATIONS

Property Address:
[redacted]
Tax Parcel# 03113451000100

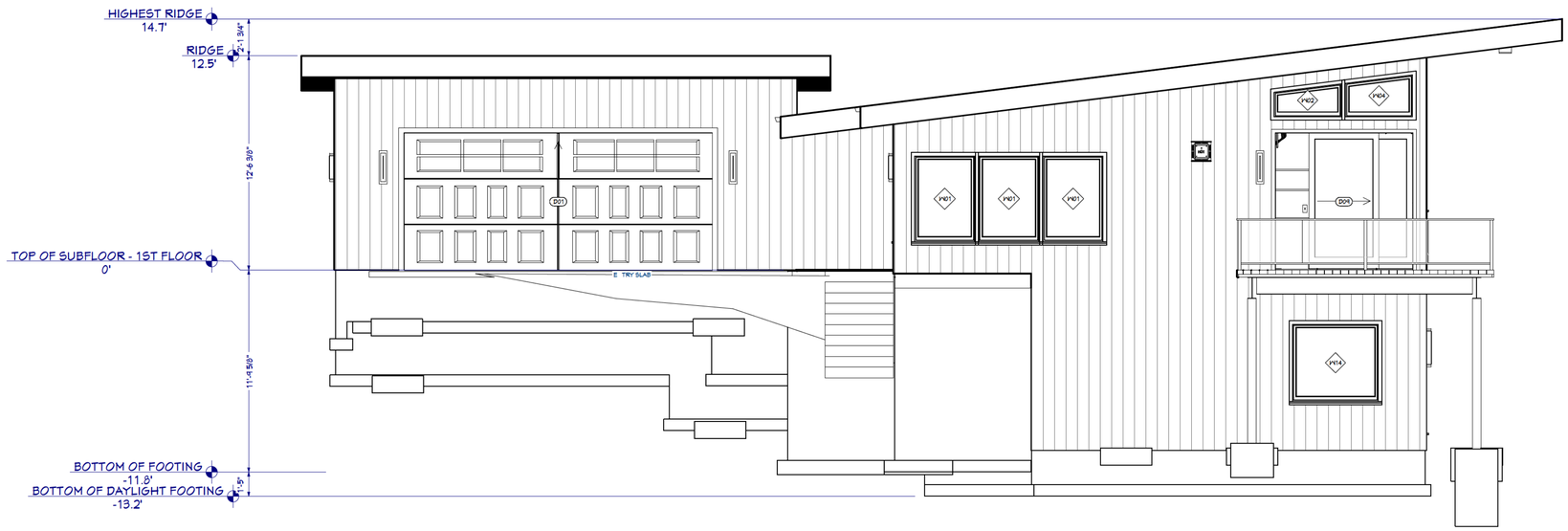
New Construction for:
Robert Rivers
[redacted]

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 sw dogwood
white salmon, wa
98672
ph. (541) 490 - 7088
breff@mdc3d.com
fax (509) 493 - 3177
MDC

5/13/2026

SCALE
1/4" = 1 ft.

SHEET
A-5



Elevation West - E3



Elevation East - E4

NO	DESCRIPTION	BY	DATE

ELEVATIONS

Property Address:
Tax Parcel# 031134510001000

New Construction for:
Robert Rivers

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 sw dogwood
white salmon, wa
98672
ph. (541) 490 - 7088
bref@mdc3d.com
fax (509) 493 - 3177

5/13/2026

SCALE
1/4" = 1 ft.

SHEET
A-6

' DESCRIPTION:

O-STORY RESIDENCE

E

OTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER HESE STANDARD STRUCTURAL NOTES. DETAILS NOTED AS "TYPICAL"SHALL BE USED /HENEVER APPLICABLE. REFER TO SPECIFICATIONS FOR INFORMATION NOT OVERED BY THESE NOTES OR DRAWINGS.

HE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE ONDITIONS BEFORE STARTING WORK, AND THE ENGINEER/ARCHITECT SHALL BE MMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL IMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL RAWINGS.

LL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE TRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE TTENTION OF, AND RESOLVED WITH, THE ENGINEER BEFORE PROCEEDING WITH ANY /ORK SO INVOLVED.

/HERE A CONSTRUCTION DETAIL IS NOT SPECIFICALLY SHOWN OR NOTED, THE ETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

HE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE REA TO BE EXCAVATED, BEFORE BEGINNING EXCAVATION.

O PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN OR THRU SLABS, EAMS, OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, UCTS, ETC. EXCEPT AS INDICATED ON THE STRUCTURAL DRAWINGS. THE ONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY DDITIONAL PIPES, DUCTS, ETC.

LL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 022 IBC.

HE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB ITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, NCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL PPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

ETAIN A WASHINGTON REGISTERED CIVIL ENGINEER TO DESIGN ALL TEMPORARY RACING, SHORING, AND SUPPORT REQUIRED DURING CONSTRUCTION.

NCLUDE ENGINEERING FEES, ENGINEERING DESIGN TIME AND BUILDING EPARTMENT APPROVAL TIME IN THE COST OF PROPOSED MATERIAL ALTERNATES. ONTACT ENGINEER FOR FEE AMOUNT. SUBMIT MATERIAL ALTERNATE FOR REVIEW EFORE CONSTRUCTION.

' STRUCTURAL OBSERVATIONS ARE REQUIRED, PROVIDE 72 HOURS NOTICE PRIOR O OBSERVATION.

:RITERIA

UIREMENTS:

HE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE MENDMENTS.

LL REFERENCE TO OTHER CODES AND STANDARDS (ACI, ASTM, ETC.) SHALL BE FOR HE EDITIONS NOTED IN CHAPTER 35 OF THE IBC.

L LOADS:

OOF LOADS:

EAD LOAD .....=20 PSF (INCLUDES 5 PSF PER SOLAR)
=15 PSF (DECK COVER)
=37 PSF (DECK)

NOW LOAD.....=45 PSF
g=55 PSF Pf=40 PSF
e=1.0 Ct=1.1 Cs=1.0

LOOR LOADS:

EAD LOAD.....=13 PSF (MAIN STRUCTURE)
=45 PSF (DECK)

VE LOAD.....=40 PSF (MAIN STRUCTURE)
=60 PSF (DECK)

LOADS:

ARTHQUAKE DESIGN DATA:
= ..... =0.057 W (ASD)
IAPPED SPECTRAL RESPONSE ACCEL.....SS=0.495, S1=0.228
ITE CLASS..... =D
PECTRAL RESPONSE COEFF.....SDS=0.463, SD1=0.331
EISMIC DESIGN CATEGORY..... =C

ASIC SEISMIC FORCE RESISTING SYSTEM:

LYWOOD SHEARWALLS.....R=6.5

/IND DESIGN DATA:
ASIC WIND SPEED.....=110 MPH
XPOSURE.....=C

MPORTANCE FACTORS:
NOW.....(Is)=1.0
EISMIC.....(Ie)=1.0

Working_Sheet List	
ber	*Sheet Name*
	Cover sheet
	STRUCTURAL GENERAL NOTE
	SPECIAL INSPECTION, ABBREVIATION & SCHEDULE
	FOUNDATION PLAN
	FLOOR FRAMING PLAN
	ROOF FRAMING PLAN
	SHEARWALL SCHEDULE & GENERAL DETAILS
	TYPICAL DETAILS
	FOUNDATION DETAILS
	FOUNDATION DETAILS
	FLOOR FRAMING DETAILS
	FLOOR FRAMING DETAILS
	ROOF FRAMING DETAILS
	STEEL FRAMING

STRUCTURAL INSPECTION AND TESTING:

A. CONTRACTOR SHALL PROVIDE WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK AS REQUIRED BY IBC SECTION 1704.2.3.

B. ALL CONSTRUCTION SHALL BE INSPECTED IN CONFORMANCE WITH THE WASHINGTON STRUCTURAL SPECIALTY CODE.

C. ALL ITEMS NOTED AS REQUIRING SPECIAL INSPECTION PER THE WASHINGTON STRUCTURAL SPECIALTY CODE IN ACCORDANCE WITH SECTION 1705, SHALL BE PERFORMED BY A QUALIFIED PERSON WHO CAN DEMONSTRATE COMPETENCE FOR THE PARTICULAR TYPE OF CONSTRUCTION BEING INSPECTED. THE SPECIAL INSPECTIONS SHALL BE PERFORMED IN ADDITION TO THE INSPECTIONS REQUIRED BY THE WASHINGTON STRUCTURAL SPECIALTY CODE, THE PLANS AND SPECIFICATIONS, THE ARCHITECT OF RECORD, AND THE BUILDING OFFICIALS.

REQUIRED SPECIAL INSPECTIONS			
DESCRIPTION OF WORK IBC SECTION 1704	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
POST INSTALLED ANCHORRS (1705.1.1 & 1705.3 (4))			
ADHESIVE ANCHOR INSTALLATION		X	REF. NOTE 5
MECHANICAL ANCHOR INSTALLATION		X	REF. NOTE 5
PREFAB. CONSTRUCTION (1704.2.5)			REF. NOTE 7
STRUCTURAL STEEL (1705.2)			
HIGH STRENGTH BOLTING		X	A325, REF. NOTE 8
WELDING-STAIRS/RAILING SYSTEMS		X	
METAL DECK WELDING		X	
FLOOR & ROOF DECK WELDING			
SHOP WELDING (1705.2.1 & 1705.2.2)			
SINGLE PASS FILLET WELDS<5/16"		X	REF. NOTE 4
FILLET WELDS > 5/16"	X		REF. NOTE 4
PARTIAL / COMPLETE PENETRATION	X		REF. NOTE 5
PLUG & SLOT WELDS	X		
FIELD WELDING (1705.2.1 & 1705.2.2)			
SINGLE PASS FILLET WELDS<5/16"		X	REF. NOTE 4
FILLET WELDS > 5/16"	X		REF. NOTE 4
PARTIAL / COMPLETE PENETRATION	X		REF. NOTE 5
PLUG & SLOT WELDS	X		

1. THE ITEMS MARKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1705 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION. THE PROJECT SPECIFICATIONS AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.

2. SPECIAL INSPECTION IS NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR PER IBC SECTION 1704.2.5.1.

3. CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING THE SPECIAL INSPECTION. PERIODIC SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT ALL WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE.

4. ALL WELDS SHALL BE VISUALLY INSPECTED.

5. ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY OR BY USING ANOTHER APPROVED METHOD.

6. PERIODIC SPECIAL INSPECTION IS ONLY REQUIRED FOR WELDING OF ASTM A706 REINFORCING STEEL NOT GREATER THAN NO. 5 USED FOR EMBEDMENTS, PROVIDED THE MATERIALS, QUALIFICATIONS OF WELDING PROCEDURES AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK: PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS; AND A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF SHOP WELDING.

7. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.

8. SUNG TIGHT

9. POST INSTALLED ANCHORS REQUIRE PERIODIC INSPECTION (IBC TABLE 1705.3) UNLESS A MORE STRINGENT REQUIREMENT IS IMPOSED BY THE INDIVIDUAL ANCHOR'S RESEARCH REPORT.

D. OWNER OR OWNERS REPRESENTATIVE TO RETAIN AN APPROVED SPECIAL INSPECTOR TO OBSERVE AND APPROVE ALL REQUIRED SPECIAL

E. SPECIAL INSPECTION REPORTS TO BE PROVIDED TO THE BUILDING OFFICIAL & DESIGN PROFESSIONALS IN A TIMELY MANNER AND IN ACCORDANCE WITH IBC SECTION 1704.2.4.

FOUNDATION

A. ALL FOOTINGS TO REST ON FIRM, UNDISTURBED SOIL, OR STRUCTURAL FILL, FREE OF ORGANIC MATERIAL, AND CAPABLE OF SUPPORTING A MINIMUM ALLOWABLE BEARING PRESSURE OF 1,500 psf. UNDER COMBINED DEAD AND LIVE LOADS.

1. ALL CONCRETE WORK SHALL CONFORM TO OSSC CHAPTER 19, "CONCRETE," ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."

2. SPECIAL INSPECTIONS: ALL CONCRETE MIXES REQUIRE SPECIAL INSPECTION UNLESS OTHERWISE NOTED.

3. REINFORCING: ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY NOTED IN PLANS AND DETAILS. WHERE REINFORCING IS NOT INDICATED, PROVIDE REINFORCING AS SHOWN IN SIMILAR DETAILS AND VERIFY PLACEMENT WITH ENGINEER.

4. CONCRETE EXPOSED TO WEATHER: ALL CONCRETE MIXES EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR CONTENT OF 5% ± 1%.

5. CONCRETE CAST AGAINST EXISTING: WHERE CONCRETE IS CAST AGAINST EXISTING OR PREVIOUSLY CURED CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4" AMPLITUDE AND CLEAN SURFACE OF LAITANCE, FOREIGN MATTER, PAINT AND LOOSE PARTICLES.

6. FLY ASH: (PORTLAND CEMENT) MAY BE REPLACED WITH UP TO 25% FLY ASH CONFORMING TO ASTM C618 (INCLUDING TABLE 2A) TYPE F OR C, PROVIDED THAT MIX STRENGTH IS SUBSTANTIATED BY TEST DATA

7. SLAG: (PORTLAND CEMENT) MAY BE REPLACED WITH UP TO 25% SLAG CEMENT CONFORMING TO ASTM C989. PROVIDED THAT MIX STRENGTH IS SUBSTANTIATED BY TEST DATA.

8. ADMIXTURES: WATER REDUCING ADMIXTURES CONFORMING TO ASTM C494 MAY BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE INCORPORATED IN THE CONCRETE MIX DESIGN SUBMITTAL.

9. SLUMP: SLUMP REQUIRED FOR PROPER PLACEMENT SHALL BE DETERMINED BY THE CONTRACTOR AND SUPPLIER BASED UPON DELIVERY TIME AND METHOD OF PLACEMENT AND INCLUDED IN THE MIX DESIGN SUBMITTAL INCLUDING INFLUENCE OF ADDITIVE

10. WATER: WATER SHALL BE CLEAN AND POTABLE. NO WATER SHALL BE ADDED IN FIELD UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER AS A PROPORTION ALLOTTED WITHIN APPROVED CONCRETE MIX DESIGN.

11. FIBROUS REINFORCEMENT: SHALL BE USED WHERE NOTED IN THE CONSTRUCTION DOCUMENTS OR AS A SUBSTITUTION REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND ARCHITECT. FIBER TYPE AND DOSAGE SHALL BE ADDED TO THE CONCRETE MIX AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

12. SUBMITTALS: CONTRACTOR SHALL SUBMIT A COPY OF EACH CONCRETE MIX DESIGN AND (30) 28-DAY BREAK TEST RECORDS TO ENGINEER FOR REVIEW AND COMMENT. ALLOW SUFFICIENT TIME FOR REVIEW AND APPROVAL BEFORE DELIVERY.

13. WEATHER: CONTRACTOR SHALL CAREFULLY MONITOR THE WEATHER IN THE DAYS PRECEDING AND FOLLOWING SCHEDULED CONCRETE POURS. TEMPERATURES BELOW 40°F OR ABOVE 90°F CAN ADVERSELY AFFECT THE QUALITY OF CONCRETE. SIMILARLY, OTHER ENVIRONMENTAL FACTORS SUCH AS LOW HUMIDITY AND HIGH WIND SPEEDS CAN ALSO AFFECT THE QUALITY OF CONCRETE. CONTRACTOR IS TO BE FAMILIAR WITH AND READY TO IMPLEMENT PROCEDURES OUTLINED IN ACI 305 / ACI 306 IN THE EVENT OF WEATHER CONDITIONS.

14. CONCRETE MIX DESIGNS:

LOCATION	COARSE AGGREGATE SIZE	MAXIMUM WATER/CEMENT RATIO	MINIMUM COMPRESSIVE STRENGTH (F'c)	ADD'L NOTES
FOUNDATIONS, STEMWALLS, AND RETAINING WALLS	1 1/2"	0.46	4000	
SLABS ON GRADE	3/4"	0.44	3500	A, B
ELEVATED SLAB	3/4"	0.44	4000	
NON-SHRINK GROUT	1/2"	0.44	6000	C, D

NOTES:

A. PER ASTM F710, WHEN A FLOOR COVERING IS TO BE INSTALLED OVER A SLAB, A MINIMUM 10 MIL VAPOR RETARDER WITH A PERMEANCE OF 0.1 SHALL BE INSTALLED UNDER SLAB. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
B. EXCLUDES CONCRETE OR GROUT USED FOR ARCHITECTURAL FINISHES.
C. THIS MIX SHALL HAVE A SHRINKAGE LIMIT OF 0.035% AT 28-DAYS.
D. SPECIAL INSPECTION NOT REQUIRED.
E. THIS MIX SHALL BE AIR-ENTRAINED WITH AN AIR CONTENT OF 5% ± 1%.

15. CEMENT SHALL CONFORM TO ASTM C150, TYPE II.

16. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.

17. NO CONDUIT PLACED IN A CONCRETE SLAB SHALL HAVE AN OUTSIDE DIAMETER GREATER THAN 1/3 THE THICKNESS OF THE SLAB. NO CONDUIT SHALL BE EMBEDDED IN A SLAB THAT IS LESS THAN 3 1/2" THICK. EXCEPT FOR LOCAL OFFSETS, MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE THREE DIAMETERS ON CENTER. (EXCEPT IF THE CONDUIT IS PASSING THROUGH).

18. REFER TO DRAWINGS OF OTHER DISCIPLINES FOR MOLDS, GROOVES, CLIPS, ORNAMENTS, OR GROUNDS REQUIRED TO BE CAST INTO CONCRETE.

19. ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS INSTALLED TO PROVIDE APPROXIMATELY 15 FOOT SQUARES UNLESS DETAILED OTHERWISE ON THE PLANS. WHERE CONCRETE POURS ARE STOPPED, THE JOINTS SHALL BE FORMED. SEE "TYPICAL SLAB-ON-GRADE JOINTS DETAIL".

GLU-LAM BEAMS:

1. BEAMS TO BE BUILT IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION".

2. GLUE-LAMINATED MEMBERS SHALL BE LAMINATED FROM COAST REGION DOUGLAS FIR LUMBER AND SHALL BE 24F-V4 STRUCTURAL GRADE FOR SINGLE SPANS, AND 24F-V8 STRUCTURAL GRADE FOR CONTINUOUS AND CANTILEVERED SPANS.

3. STRESSES:
Fb = 2,400 psi E= 1.8e^6 Fv = 265 psi FL = 650 psi

PRE-ENGINEERED LUMBER:

1. THE JOIST MANUFACTURER SHALL SUPPLY ALL JOISTS, ASSOCIATED LOAD TRANSFER BLOCKS, HANGERS, BRACING, BLOCKING AND BEVELED PLATES AS REQUIRED TO COMPLETE THE ROOF JOIST.

2. ERECTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH BY THE MANUFACTURER.

3. CONTINUOUS LVL RIM JOISTS SHALL NOT BE SPLICED OVER OPENINGS. SPLICE 3'-0" MIN. ON EITHER SIDE OF OPENINGS.

4. STRESSES FOR MICROLAM LVL:
F2 = 2,600 psi E= 2.0e^6 psi Fv = 285 psi Fcl = 750 psi

5. STRESSES FOR PARALAM PSL:
BEAMS:
F= 2,900 psi E= 2.2e^6 psi Fv = 290 psi Fcl= 750 psi
COLUMNS:
F2 = 2,400 psi E= 1.8e^6 psi Fv = 190 psi Fel= 425 psi

6. STRESSES FOR TIMBERSTRAND LSL:
F= 2,325 psi E= 1.55e^6 Fv=310 psi FL= 900 psi

7. LAMINATING 1-3/4" WIDTH PIECES:
-MINIMUM OF 3 ROWS 10D (0.148" x3") NAILS @ 12" O.C.
-MINIMUM OF 4 ROWS 10D (0.148"x3") NAILS @ 12" O.C. FOR 14" OR DEEPER.
-IF USING 16D COMMON NAILS, THE NUMBER OF NAILING ROWS MAY BE DECREASED BY ONE.
-SIDE LOADED BEAMS SHALL BE CONNECTED WITH SIMPSON SDS SCREWS IN TWO ROWS WITH SPACING 16" O.C.

REINFORCED STEEL

1. BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60. BAR REINFORCEMENT FOR GRADE BEAMS SUPPORTING STEEL MOMENT FRAMES SHALL BE ASTM A706, GRADE 60.

2. BAR REINFORCEMENT THAT IS TO BE WELDED SHALL BE ASTM A706, GRADE 60. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4-92 AND IBC STANDARD 19-1. E90XX ELECTRODES SHALL BE USED. SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDING.

3. SPLICES IN REINFORCING STEEL SHALL LAP PER TABLES ON PAGE S0.1, UNLESS NOTED OTHERWISE. HORIZONTAL SPLICES SHALL BE STAGGARD. NONCONTACT SPLICES SHALL NOT BE SPACED TRANSVERSELY FARTHER APART 1/5 THE REQUIRED LAP SPLICE LENGTH. OR 6 INCHES.

4. THE CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL BE FOUR BAR DIAMETERS BUT NO LESS THAN ' 1/2" O.U.N., IN WALLS AND SLABS OTHER THAN CONCRETE JOIST CONSTRUCTION. REINFORCEMENT SHALL BE SPACED NOT FARTHER APART THAN THREE TIMES THE WALL OR SLAB THICKNESS, NOR 18 INCHES,

5. REINFORCING STEEL SHALL HAVE A PROTECTED CONCRETE COVERING AS FOLLOWS. UNLESS NOTED OTHERWISE.

WALL STEEL BELOW GRADE: ON DIRT SIDE WHEN POURED AGAINST DIRT..... =3"
ON DIRT SIDE WHEN FORMED..... =2"
WALL STEEL ABOVE GRADE: IN ALL OTHER CASES..... =1-1/2"
OTHER ITEMS:
FOOTING PADS..... =3"
SLABS (0N EARTH)..... =2"
SLABS (LIGHT WEIGHT CONCRETE)..... =3/4"
SLABS (HARD ROCK CONCRETE)..... =1"
JOISTS (SIDES, TOPS & SOFITS)..... =1"
COLUMNS (TO MAIN STEEL)..... =2"
BEAMS, GIRDERS (SIDES, TOPS AND SOFFITS)..... =2"

6. ALL WALLS SHALL BE DOWELED TO SUPPORTING FOOTINGS, BEAMS, PADS, ETC., WITH BARS THE SAME SIZE AND SPACING AS VERTICAL BARS IN THE WALL UNLESS OTHERWISE DETAILED. ANCHORAGE OF DOWELS SHALL BE EQUIVALENT OF A BAR SPLICE.

7. DOWEL REINFORCED SLABS TO WALLS AND OTHER EDGE MEMBERS PER TYPICAL DETAILS.

8. ALL REINFORCING STEEL IS TO BE PLACED IN RELATIVE POSITION SHOWN ON DRAWINGS NO SPLICES IN ANY REINFORCING WILL BE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.

9. REINFORCING DETAILING, BENDING, AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTES "MANUAL OF STANDARD PRACTICE", LATEST EDITION.

10. ALL REINFORCING STEEL , ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE WELL SECURED IN POSITION WITH WIRE POSITIONERS BEFORE PLACING CONCRETE OR GROUT. VERTICAL BARS IN MASONRY WALLS SHALL BE TIED IN POSITION AT THE TOP AND BOTTOM AND INTERVALS NOT EXCEEDING 200 BAR DIAMETERS.

STRUCTURAL STEEL

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CBC CHAPTER 22, FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL BUILDINGS.

2. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. OTHER ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE. HSS SHALL CONFORM TO ASTM A500, GRADE-B. PIPES SHALL CONFORM TO ASTM A53, GRADE-B. IDENTIFICATION PROCEDURES SHALL CONFORM TO ASTM A6.

3. MACHINE BOLTS SHALL BE GRADE-A CONFORMING TO ASTM A307. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 55 WELDABLE. NUTS FOR MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A563, HEX GRADE-A. THREADED RODS SHALL CONFORM TO ASTM A36. THREADED AND NUTTED ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 55 WELDABLE. ROUND WASHERS SHALL CONFORM TO ASTM F436.

4. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. NUTS FOR HEIGHT STRENGTH BOLTS SHALL BE HEAVY HEX, GRADE-C, CONFORMING TO ASTM A563. INSTALLATION OF HIGH STRENGTH BOLTS SHALL BE INSPECTED AS REQUIRED BY "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A 490 BOLTS" (JUNE 2004).

5. ALL BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT, UNLESS NOTED OTHERWISE.

6. GALVANIZE ALL EXTERIOR BOLTS IN ACCORDANCE WITH ASTM A153.

7. LOCK NUTS SHALL BE 1F1 100, GRADE B PREVAILING TORQUE TYPE.

8. PLAIN HARDENED WASHERS SHALL BE ASTM F436.

9. BEVELED WASHERS SHALL BE ANSI B18.23.1

10. HEADED STUDS EMBEDDED IN CONCRETE SHALL CONFORM TO ASTM A108.

11. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 7000 SPI PER ASTM C109. NON-SHRINK GROUT SHALL BE INSTALLED IMMEDIATELY AFTER COLUMN IS PLUMBED. CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS BEFORE PLACEMENT OF NON-SHRINK GROUT WITHOUT TAKING MEASURES TO PREVENT BUCKLING OF ANCHOR BOLTS UNDER CONSTRUCTION LOAD.

12. WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1 AND SHALL USE EITHER THE SHIELDED OR FLUX CORE METHODS. ELECTRODES USED SHALL BE E70XX, E71-T8 OR E70-T6. WELDERS SHALL BE CERTIFIED.

13. WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE CONTINUOUS SPECIAL INSPECTION WHEN THE WELDING IS DONE IN AN APPROVED FABRICATOR'S SHOP. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SECTION 1704.2.

14. ALL FULL PENETRATION GROOVE WELDS FOR MOMENT FRAME MEMBERS SHALL BE ULTRASONICALLY INSPECTED BY AN APPROVED TESTING AGENCY AND SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1, SECTION 5 & 6.

15. SHOP PRIME STEEL ITEMS WITH ONE HEAVY COAT OF RUST INHIBITING METAL PRIMER, UNLESS STEEL IS TO BE GALVANIZED.

16. GALVANIZING COAT ALL EXPOSED METAL PER ASTM A123, G60

17. STEEL FABRICATOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. STEEL FABRICATOR TO COORDINATE WITH MECHANICAL SUBCONTRACTOR FOR THE SIZE, LOCATION, AND DIMENSIONS OF MECHANICAL UNITS AND OPENINGS.

18. ALL FABRICATION SHALL BE DONE IN A SHOP OF AN APPROVED FABRICATOR. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER BEFORE FABRICATION.

SHEAR WALL SCHEDULE NOTES:

1. CONTRACTOR SHALL PROVIDE SHEAR TRANSFER FROM DIAPHRAGM TO SHEARWALLS. (SEE APPROPRIATE DETAILS)

2. USE SIMPSON A35 ANGLE TO ATTACH BLOCKING TO TOP PLATE AT FLOOR LINE. AT ROOF LINE USE SIMPSON H-1 CLIPS @ EA. TRUSS (U.N.O.).

3. BLOCK ALL PANEL EDGES U.N.O.

4. ALL NAILS REFERENCED ARE COMMON NAILS (I.E. 6D=0.113", 8D=0.131", 10D=0.148", 12D=0.148" AND 16D=0.162"), UNLESS REFERENCED OTHERWISE. VALUES OF OTHER STANDARD CONSTRUCTION FASTENERS WILL REQUIRE SPACING ADJUSTMENTS AND MUST BE APPROVED BY THE ENGINEER-OF-RECORD.

5. DO NOT PENETRATE SURFACE PLY OF SHEATHING WITH HEAD OF FASTENER.

6. USE HOT DIPPED GALVANIZED NAILS AT ALL EXTERIOR APPLICATIONS.

7. A.B. - ANCHOR BOLTS

8. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE 8D NAILS ARE SPACED 2" OR LESS O.C., OR WHERE 10D NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 15" ARE SPACED 3" OR LESS O.C.

9. MINIMUM NAIL PENETRATIONS: 6D=14", 8D=12", AND 10D=1%". NAILS FOR GYPSUM WALLBOARD CAN BE COCLER OR WALLBOARD NAILS.

10. C-D, C-C SHEATHING, PLYWOOD PANEL SIDING, AND OTHER GRADES COVERED IN APA PLYWOOD DESIGN SPECIFICATION.

11. SHEATHING FACE GRAIN CAN BE APPLIED PERPENDICULAR OR PARALLEL TO WALL STUDS, PROVIDED STUDS ARE SPACED A MAXIMUM OF 16" O.C.

12. NOT ALL WALL TYPES SHOWN MAY BE USED ON PROJECT.

13. 3"x3"x4" PLATE WASHER REQUIRED @ EA. A.B. PLACE WITHIN 1/2" OF STRUCTURAL PANEL SHEATHING

14. ALL PLATES AND LEDGERS SHALL BE ANCHORED WITH MINIMUM OF 3 ANCHORS PER PIECE.

STRUCTURAL WOOD

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE MARKED BY A RECOGNIZED GRADING AGENCY (WCLIB & WWPA)
JOISTS & PLANKS: NO. 2
4x BEAMS : NO.2
6x BEAMS ; NO.1
POST AND TIMBERS: NO.1
GLUED LAMINATED TIMBERS: COMBINATION 24F-V8
PARALLAM, PSL: 2.2E (2900 Fb)
VERTICAL STUDS:
2x4 STUDS, 8'-0" LONG: STUD GRADE
2x4 STUDS, 8'-1" TO 14'-0": NO.1
2x6 STUDS: NO.2

2. ALL OTHER LUMBER: "NO. 1 STRUCTURAL" LIGHT FRAMING ALL SILL PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH EARTH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.). ALL FASTENERS SUCH AS NAILS, BOLTS, SCREWS, ANCHOR BOLTS, ETC. ATTACHING P.T.D.F. OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL(ASTM A153).

3. WHERE STUD PARTITIONS JOIN CONCRETE OR MASONRY WALLS THE END STUD SHALL BE ANCHORED THERETO WITH 1/2" (BOLTS NEAR THE TOP & BOTTOM AND AT EACH ROW OF FIRE BLOCKING. SUCH BOLTS SHALL BE EMBEDDED IN THE WALL NOT LESS THAN 2/3 OF THE WALL THICKNESS OR 8" MAX.)

4. CUTTING, NOTCHING, OR BORING OF STUDS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER AND/OR PER 2018 NDS. SEE ALSO 11/S3.3.

5. ALL NAILING SHALL CONFORM TO IBC TABLE 2304.10.1, AND SHALL BE COMMOM NAILS, UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.

6. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. HOLES FOR BOLTS SHALL BE BORED 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.

7. TOP PLATES OF ALL WOOD STUD WALLS TO BE 2-2x MINIMUM (SAME WIDTH AS STUDS), LAP 48" MIN. WITH NOT LESS THAN 8-16d NAILS AT EACH LAP AND NOT MORE THAN 12" BETWEEN NAILS.

8. PLYWOOD SHALL BE APA STRUCTURAL I RATED SHEATHING WITH EXTERIOR GLUE.

9. PROVIDE DOUBLED JOISTS UNDER ALL PARALLEL PARTITIONS.

10. ALL LAG SCREWS TO BE PREDRILLED, DRILL DIAMETER TO BE 60 PERCENT OF SHANK DIAMETER.

11. RE-TIGHTEN ALL ANCHOR BOLTS JUST BEFORE CLOSING IN.

12. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC. SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR ENGINEER APPROVED EQUAL.

13. PROVIDE BLOCKING OR

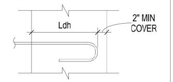
ABBREVIATIONS

LUS AND MINUS	±	MACHINE BOLT	MB
T (SPACING)	@	MANUFACTURER	MFR
IAMETER	Ø	MAXIMUM	MAX
ND	&	MECHANICAL	MECH
DDITIONAL	ADD	MEZZANINE	MEZZ
LTERNATE	ALT	MINIMUM	MIN
NCHOR BOLT	AB	MISCELLANEOUS	MISCL
NGLE	L		
RCHITECT OR ARCHITECTURAL	ARCH	NEW	(N)
		NEAR SIDE	NS
ASE PLATE	BP	NOT TO SCALE	NTS
EAM	BM	NUMBER	NO
EARING	BRG		
LOCKING	BLK'G	ON CENTER	OC
OTH SIDE	BS	OPENINGS	OPEN'G
OTTOM	BOT'T	ORIGINAL	ORIG
UILDING	BLD'G	OUTSIDE DIAMETER	OD
EILING	CLG	PERPENDICULAR	PERP
EILING JOIST	CJ	PLATE	PL
ENTER LINE	CL	PLYWOOD	PLWD
HANNEL	C	POINT	PT
LEAR	CLR	POUND	LB
OLUMN	COL	POUNDS PER CUBIC FOOT	PCF
OMPLETE JOINT PENETRATION	CJP	POUNDS PER SQUARE FOOT	PSF
ONCRETE	CONC	POUNDS PER SQUARE INCH	PSI
ONCRETE MASONRY UNITS	CMU		
ONNECTION	CONN	RADIUS	R
ONTINUOUS	CONT	REINFORCE, REINFORCED	REINF
ONTROL OR CONSTRUCTION JOINT	CJ	REINFORCEMENT, OR REINFORCING	REINF
		REQUIRED	REQ'D
IAMETER	DIA	REVISE OR REVISION	REV
IMENSIONS	DIM	ROOF RAFTER	RR
OUBLE ANGLE	2L		
OUGLAS FIR	DF	SCHEDULE	SCHED
RAWING	DWG	SECTION	SECT
		SHEATHING	SHT'G
ACH	EA	SHEET	SHT
ACH FACE	EF	SHORT SLOTTED HOLE	SSH
ACH WAY	EW	SIMILAR	SIM
LEVATION	ELEV	SLIP CRITICAL	SC
MBEDMENT	EMBED	SPECIFICATIONS	SPECS
QUAL	EQ	SQUARE	SQ
QUIPMENT	EQUIPT	STAGGERED	STAGG
XISTING	(E)	STAINLESS STEEL	SS
		STANDARD	STD
ACE OF WALL	FOW	STEEL	STL
AR SIDE	FS	STRUCTURAL	STRUCT
EET OR FOOT	FT		
INISH	FIN	TOP AND BOTTOM	T&B
LOOR	FLR	TOP OF CONCRETE FOUNDATION	TOF
OOTING	FTG	TOP OF DECK	TOD
OUNDATION	FOUND	TOP OF STEEL	TOS
RAMING	FRMG	TRANSVERSE	TRANS
		TYPICAL	TYP
AGE OR GAUGE	GA		
ALVANIZE	GALV	UNLESS NOTED OTHERWISE	UNO
LUED LAMINATED BEAM	GLB		
RADE	GR	VERIFY IN FIELD	VIF
		VERTICAL	VERT
EIGHT	HT		
ORIZONTAL	HORIZ	WEIGHT	WT
IGH POINT	HP	WELDED WIRE FABRIC	WWF
IGH STRENGTH BOLT	HS	WIDE FLANGE	WF
		WITH	W/
ICHES	IN	WITHOUT	W/O
IFORMATION	INFO	WORK POINT	WP
ISIDE DIAMETER	ID		
IGHT	LT		
ONG & LONGITUDINAL	LG		
ONG LEG BACK TO BACK	LLBB		
ONG LEG HORIZONTAL	LLH		
ONG LEG VERTICAL	LLV		
OW POINT	LP		

'Ldh' TENSION DEVELOPMENT (EMBEDMENT) LENGTH FOR STANDARD END HOOKS



STANDARD 90° HOOK SIDE COVER ≥ 2 ½"



STANDARD 180° HOOK SIDE COVER ≥ 2 ½"

BAR SIZE	f'c = 3000 psi		f'c = 4000 psi		f'c = 5000 psi		f'c = 6000 psi		f'c = 7000 psi		f'c = 8000 psi	
	Ldh	0.7Lhb	Ldh	0.7Lhb	Ldh	0.7Lhb	Ldh	0.7Lhb	Ldh	0.7Lhb	Ldh	0.7Lhb
# 3	10"	7"	9"	6"	8"	6"	7"	6"	7"	6"	6"	6"
# 4	1'-2"	10"	1'-0"	8"	11"	7"	10"	7"	9"	6"	8"	6"
# 5	1'-5"	1'-0"	1'-3"	10"	1'-1"	9"	1'-0"	8"	11"	8"	10"	7"
# 6	1'-9"	1'-2"	1'-6"	1'-0"	1'-4"	11"	1'-3"	10"	1'-1"	9"	1'-1"	9"
# 7	2'-0"	1'-5"	1'-9"	1'-3"	1'-7"	1'-1"	1'-5"	1'-0"	1'-4"	11"	1'-3"	10"
# 8	2'-3"	1'-7"	2'-0"	1'-5"	1'-9"	1'-3"	1'-7"	1'-2"	1'-6"	1'-1"	1'-5"	1'-0"
# 9	2'-7"	1'-10"	2'-3"	1'-7"	2'-0"	1'-5"	1'-10"	1'-3"	1'-8"	1'-2"	1'-7"	1'-1"
# 10	2'-11"	2'-0"	2'-6"	1'-9"	2'-3"	1'-7"	2'-1"	1'-5"	1'-11"	1'-4"	1'-9"	1'-3"
# 11	3'-3"	2'-3"	2'-9"	1'-11"	2'-6"	1'-9"	2'-3"	1'-7"	2'-1"	1'-6"	2'-0"	1'-5"

NOTES:

1. Ldh = DEVELOPMENT LENGTH OF STANDARD HOOKS IN TENSION.
2. Ldh = Lhb UNLESS CONDITIONS OF ITEMS 3 ARE SATISFIED.
3. Ldh = 0.7 Lhb FOR #11 BARS AND SMALLER WHEN SIDE COVER (NORMAL TO PLAN OF HOOK) IS NOT LESS THAN 2 1/2" AND FOR 90° HOOKS, COVER ON BAR EXTENSION BEYOND HOOK IS NOT LESS THAN 2 INCHES.
4. HOOKS ARE NOT CONSIDERED EFFECTIVE FOR DEVELOPING BARS IN COMPRESSION.
5. Ldh SHALL BE MULTIPLIED BY 1.2 FOR EPOXY-COATED HOOKED BARS.

'Ld' TENSION DEVELOPMENT LENGTH FOR BEAM, SLAB, & WALL REBARS (GRADE 60 UNCOATED BARS - NORMAL WEIGHT CONC)

BAR SIZE	f'c=3000 psi		f'c=4000 psi		f'c=5000 psi		f'c=6000 psi		f'c=8000 psi	
	LdTOP	Ld BOT	LdTOP	Ld BOT	LdTOP	Ld BOT	LdTOP	Ld BOT	LdTOP	Ld BOT
# 3	1'-9"	1'-4"	1'-6"	1'-2"	1'-5"	1'-1"	1'-3"	1'-0"	1'-1"	1'-0"
# 4	2'-4"	1'-10"	2'-1"	1'-7"	1'-10"	1'-5"	1'-8"	1'-3"	1'-5"	1'-1"
# 5	3'-0"	2'-3"	2'-7"	2'-0"	2'-4"	1'-9"	2'-1"	1'-7"	1'-10"	1'-5"
# 6	3'-7"	2'-9"	3'-1"	2'-4"	2'-9"	2'-1"	2'-6"	1'-11"	2'-2"	1'-8"
# 7	5'-2"	4'-0"	4'-6"	3'-6"	4'-0"	3'-1"	3'-8"	2'-10"	3'-2"	2'-5"
# 8	5'-11"	4'-7"	5'-2"	3'-11"	4'-7"	3'-6"	4'-2"	3'-3"	3'-8"	2'-10"
# 9	6'-8"	5'-2"	5'-9"	4'-5"	5'-2"	4'-0"	4'-9"	3'-8"	4'-1"	3'-2"
# 10	7'-6"	5'-10"	6'-6"	5'-0"	5'-10"	4'-6"	5'-4"	4'-1"	4'-7"	3'-7"
# 11	8'-4"	6'-5"	7'-3"	5'-7"	6'-6"	5'-0"	5'-11"	4'-7"	5'-1"	3'-11"

NOTES:

1. 'TOP' BARS ARE HORIZONTAL REBARS WITH MORE THAN 12 IN OF FRESH CONCRETE CAST BELOW THE BARS AT THE DEVELOPMENT LENGTH.
2. 'Ld' FOR #3 AND #4 BARS IN SLAB OR WALL ARE CONSERVATIVE AND MAY BE REDUCED TO 0.75 TIMES.
3. FOR LIGHT-WEIGHT CONCRETE MULTIPLY THE TABULATED VALUES BY 1.3.

TENSION LAP SPLICES CLASS B FOR TOP & BOTTOM BARS (GRADE 60 UNCOATED BARS NORMAL WEIGHT CONCRETE)

BAR SIZE	f'c=3000 psi		f'c=4000 psi		f'c=5000 psi		f'c=6000 psi		f'c=8000 psi	
	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
# 3	2'-4"	1'-9"	2'-0"	1'-6"	1'-10"	1'-5"	1'-8"	1'-4"	1'-5"	1'-4"
# 4	3'-1"	2'-4"	2'-8"	2'-1"	2'-5"	1'-10"	2'-2"	1'-8"	1'-11"	1'-5"
# 5	3'-10"	3'-0"	3'-4"	2'-7"	3'-0"	2'-4"	2'-9"	2'-1"	2'-4"	1'-10"
# 6	4'-8"	3'-7"	4'-0"	3'-1"	3'-7"	2'-9"	3'-3"	2'-6"	2'-10"	2'-2"
# 7	6'-9"	5'-2"	5'-10"	4'-6"	5'-3"	4'-0"	4'-9"	3'-8"	4'-2"	3'-2"
# 8	7'-9"	5'-11"	6'-8"	5'-2"	6'-0"	4'-7"	5'-5"	4'-2"	4'-9"	3'-8"
# 9	8'-8"	6'-8"	7'-6"	5'-9"	6'-9"	5'-2"	6'-2"	4'-9"	5'-4"	4'-1"
# 10	9'-10"	7'-6"	8'-6"	6'-6"	7'-7"	5'-10"	6'-11"	5'-4"	6'-0"	4'-7"
# 11	10'-11"	8'-4"	9'-5"	7'-3"	8'-5"	6'-6"	7'-8"	5'-11"	6'-8"	5'-1"

NOTE:

1. FOR CLASS 'A' SPLICE (PERMITTED ONLY WHEN NOT MORE THAN HALF THE BARS SPLICED AND SPLICES STAGGERED BY THE DISTANCE OF SPLICE LENGTH) USE SAME AS 'ld' = TENSION DEVELOPMENT LENGTH TABLE.

McLAUGHLIN DESIGN & CONSTRUCTION LL
MDC 200 nw dogwood white salmon, wa 98672
ph. (541) 490 - 708
breff@mdcld.cor
fax (509) 493 - 317

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

YASHAR SARRAFI PAUR
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

SPECIAL INSPECTION, ABBREVIATION & SCHEDULE

Project # 26-041

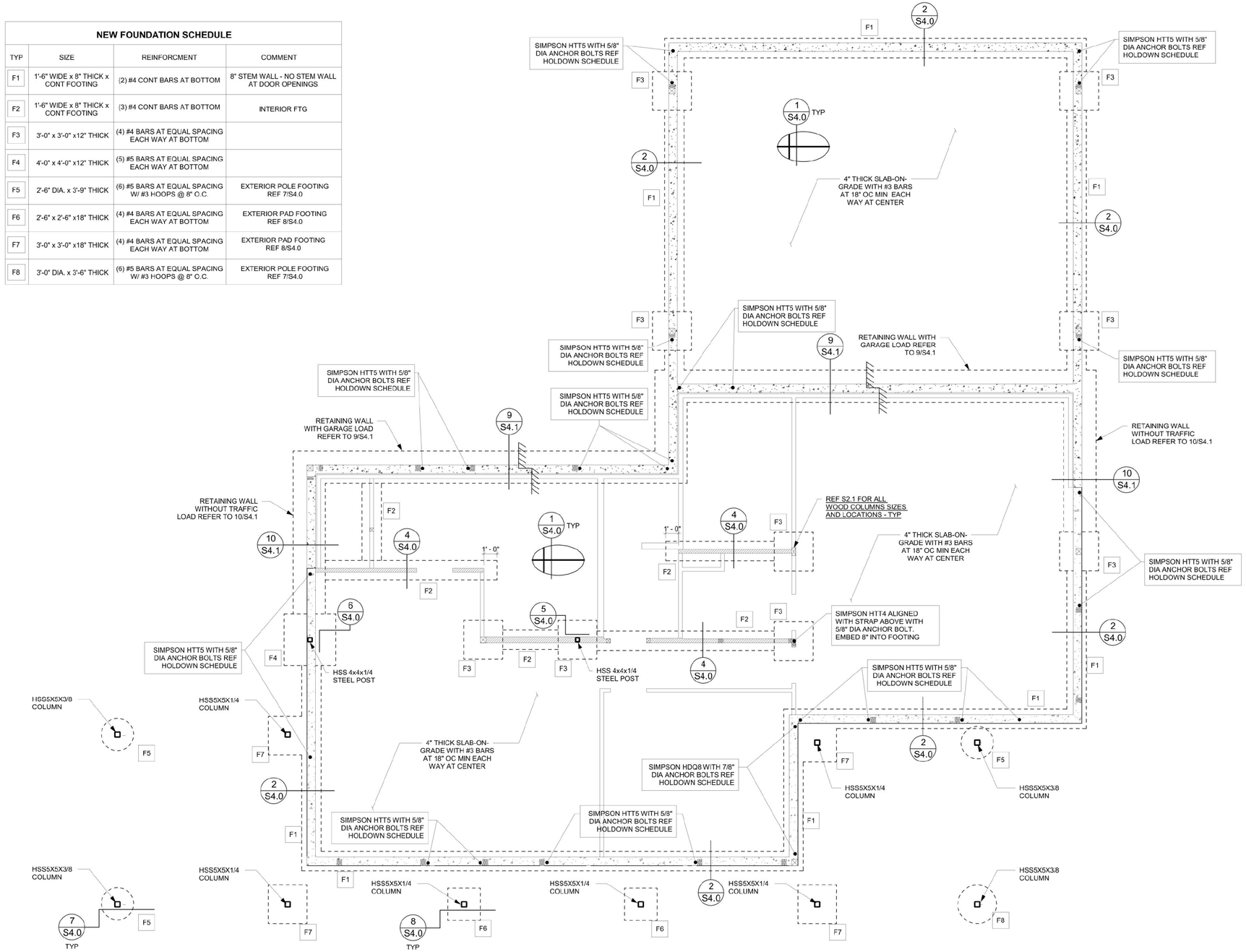
S0.1

Date: 04/27/2026

A-9

NEW FOUNDATION SCHEDULE

TYP	SIZE	REINFORCMENT	COMMENT
F1	1'-6" WIDE x 8" THICK x CONT FOOTING	(2) #4 CONT BARS AT BOTTOM	8" STEM WALL - NO STEM WALL AT DOOR OPENINGS
F2	1'-6" WIDE x 8" THICK x CONT FOOTING	(3) #4 CONT BARS AT BOTTOM	INTERIOR FTG
F3	3'-0" x 3'-0" x12" THICK	(4) #4 BARS AT EQUAL SPACING EACH WAY AT BOTTOM	
F4	4'-0" x 4'-0" x12" THICK	(5) #5 BARS AT EQUAL SPACING EACH WAY AT BOTTOM	
F5	2'-6" DIA. x 3'-9" THICK	(6) #5 BARS AT EQUAL SPACING W/ #3 HOOPS @ 8" O.C.	EXTERIOR POLE FOOTING REF 7/S4.0
F6	2'-6" x 2'-6" x18" THICK	(4) #4 BARS AT EQUAL SPACING EACH WAY AT BOTTOM	EXTERIOR PAD FOOTING REF 8/S4.0
F7	3'-0" x 3'-0" x18" THICK	(4) #4 BARS AT EQUAL SPACING EACH WAY AT BOTTOM	EXTERIOR PAD FOOTING REF 8/S4.0
F8	3'-0" DIA. x 3'-6" THICK	(6) #5 BARS AT EQUAL SPACING W/ #3 HOOPS @ 8" O.C.	EXTERIOR POLE FOOTING REF 7/S4.0



1 S2.0 FOUNDATION PLAN

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

FOUNDATION PLAN GENERAL NOTES:

A. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.

B. THE LOCATION AND NUMBERS OF CRAWL SPACE VENTS SHALL ARE PER ARCHITECTURAL DRAWINGS - THE EDGE OF VENTS SHALL BE PLACED 1'-0" MINIMUM AWAY FROM THE SHEAR WALL HOLDOWN BOLTS

C. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE. CONNECTIONS, DETAILS, AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF THE DETAILS ARE ENCOUNTERED, NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATION IN A TIMELY MANNER PRIOR TO BID OPENING.

D. CONTINUOUS FOOTINGS SHALL BE CENTERED ON STEM WALLS UNLESS NOTED OR DETAILED OTHERWISE.

E. PAD FOOTINGS SHALL BE CENTERED ON COLUMN OR STEM WALL UNLESS NOTED OR DETAILED OTHERWISE.

F. ALL POSTS AND DOUBLE STUDS IN UPPER WALLS SHALL ALIGN WITH A POST OR A DOUBLE STUD OF SAME SIZE IN LOWER WALL. TYPICAL UNLESS NOTED OTHERWISE

G. ALL POSTS SUPPORTING MAIN FLOOR BEAMS SHALL BE KEPT 1" MINIMUM FROM CONCRETE STEM WALLS.

H. ALL NAILS, SCREWS, CLIPS, AND FASTENERS USED FOR THE FRONT DECK ARE TO BE HOT DIP GALVANIZED

LEGEND

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS AND ELEVATIONS

- NEW EXTERIOR WOOD WALL WITH 2x STUDS @ 16" OC - TYP UNO
- INTERIOR WOOD BEARING WALL WITH 2x STUDS @ 16" OC - TYP UNO
- NEW CONC. WALL
- NON-STRUCTURAL WALLS
- WOOD POST AT THE LEVEL
- WOOD POST FROM ABOVE
- FOOTINGS AND PIERS, SEE FOOTING AND PIERS SCHEDULE AND PLAN FOR SIZE AND REINFORCING.
- # INDICATE KEYED NOTE.
- # INDICATES SHEAR WALL TYPE REF SHEAR WALL SCHEDULE ON SHEET S3.0
- H INDICATES HOLDOWN TYP. REF HOLDOWN SCHEDULE ON SHEET S3.0
- F# INDICATES FOOTING TYPE - REFER TO FOOTING SCHEDULE
- (F.V.) INDICATES FIELD VERIFY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXISTING CONDITIONS ARE NOT AS SPECIFIED ON PLANS. IF (F.V.) ITEMS ARE NOT PRESENT AS SPECIFIED, THEY MUST THEN BE ADDED AS SHOWN.
- INDICATES ROOF OVER-FRAMING REF 5/S6.0
- INDICATES STEP REF. ARCH DRAWINGS FOR ELEVATIONS
- XXX PSF, X'-X" INDICATES SNOW DRIFT - TRUSS MANUFACTURER TO DESIGN THE TRUSSES FOR ADDITIONAL SNOW DRIFT
- XXX PSF, X'-X" INDICATES SNOW SLIDING - TRUSS MANUFACTURER TO DESIGN THE TRUSSES FOR ADDITIONAL SNOW SLIDING

McLAUGHLIN DESIGN & CONSTRUCTION LLC
MDC 230 sw dogwood white salmon, wa 98672
ph. (541) 490 - 7080
bret@mdc54.com
fax (509) 493 - 3171

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

YASHAR SARRAFI POUR
STATE OF WASHINGTON
25291
REGISTERED PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

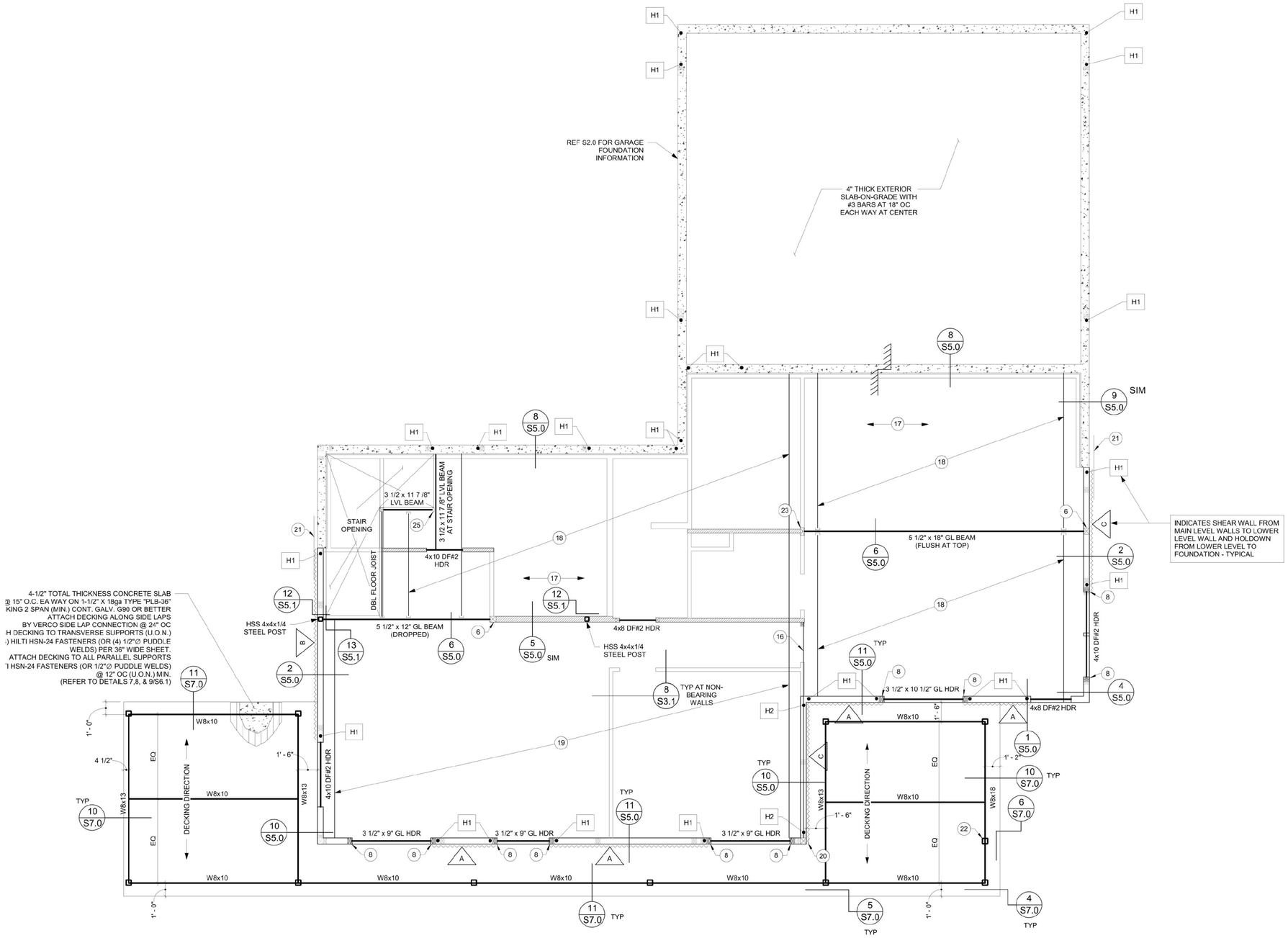
FOUNDATION PLAN

Project # 26-041

S2.0

Date: 04/27/2026

A-10



1 S2.1 BASEMENT FLOOR FRAMING AND PARTIALFOUNDATION PLAN

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

FLOOR FRAMING GENERAL PLAN NOTES:

A. REFER ARCH DRAWINGS FOR ALL DIMENSIONS.

B. REFER TO SHEET S0.0 FOR GENERAL STRUCTURAL NOTES, REFER TO SHEET S0.1 FOR SPECIAL INSPECTION AND ABBREVIATIONS

C. REFER TO SHEET S3.0, S3.1 FOR ALL TYPICAL CONSTRUCTION DETAILS.

D. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE CONNECTION, DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF THE DETAIL ARE ENCOUNTERED, NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATION IN A TIMELY MANNER PRIOR TO BID OPENING.

E. PROVIDE SIMPSON MSTC28 STRAP AT ALL DBL TOP PL SPLICES. REF TO DTL 2/S3.0.

F. ALL BEAMS, DBL JOISTS AND GIRDER TRUSSES SHALL BE SUPPORTED BY (2) 2x STUDS MIN - UNO IN PLAN

G. MIN. LOWER FLOOR HEADER TO BE 4x8 W/ SINGLE TRIMMER AND KING STUD, UNLESS NOTED OTHERWISE. REF. DTL 7/S3.0 FOR ADDITIONAL INFORMATION.

H. ALL POSTS AND DOUBLE STUDS IN UPPER WALLS SHALL ALIGN WITH A POST OR A DOUBLE STUD OF SAME SIZE IN LOWER WALL. TYPICAL UNLESS NOTED OTHERWISE.

I. ALL WOOD FRAME STRUCTURAL WALLS SHALL BE 2x DF#2 STUDS @ 16" O.C. UNLESS NOTES OTHERWISE ON PLANS.

KEYED NOTES

6	6x6 DF#1 POST WITH SIMPSON ECCQ66 POST CAP
8	(2) 2x TRIMMER POST WITH SIMPSON LCE4 POST CAP AND (1) 2x KING POSTS AT LONG SPAN HEADER SUPPORT ATTACHED WITH (1) SIMPSON SDWS 0.22x5" SCREWS AT 9" OC STAGGERED ALONG THE HEIGHT - USE (1) SIMPSON A35 CLIPS PER DETAIL 1/S3.1
16	ALIGN 1 3/4" x 11 7/8 LVL TO RUN OVER SHEAR WALL
17	3/4" THICK APA RATED WOOD SHT'G AT FLOOR , REF S0.0 FOR INFO.
18	11 7/8" DEEP TJI 110 AT 24" OC FLOOR JOISTS WITHC SIMPSON ITS TOP FLANGE HANGER AS REQ'D
19	11 7/8" DEEP TJI 110 AT 16" OC FLOOR JOISTS WITH SIMPSON ITS TOP FLANGE HANGER AS REQ'D - REF DETAIL 11/S5.0 FOR ALIGNMENT WITH TENSION TIES
20	SIMPSON MST48 VERTICAL STRAP CENTERED BETWEEN POST ABOVE AND POST BELOW
21	SIMPSON MST60 HORIZONTAL STRAP CENTERED BETWEEN SILL PLATE OVER CONCRETE WALL AND DBL TOP PLATE OF THE WOOD WALL
22	HSS 5x5x1/4 STEEL COLUMN FROM ABOVE
23	4x8 DF#2 POST WITH SIMPSON ECCQ COLUMN CAP
25	SIMPSON HUCQ412 HANGER

LEGEND

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS AND ELEVATIONS

- NEW EXTERIOR WOOD WALL WITH 2x STUDS @ 16" OC - TYP UNO
- INTERIOR WOOD BEARING WALL WITH 2x STUDS @ 16" OC - TYP UNO
- NEW CONC. WALL
- NON-STRUCTURAL WALLS
- WOOD POST AT THE LEVEL
- WOOD POST FROM ABOVE
- FOOTINGS AND PIERS, SEE FOOTING AND PIERS SCHEDULE AND PLAN FOR SIZE AND REINFORCING.
- # INDICATE KEYED NOTE.
- # INDICATES SHEAR WALL TYPE REF SHEAR WALL SCHEDULE ON SHEET S3.0
- H INDICATES HOLDOWN TYP. REF HOLDOWN SCHEDULE ON SHEET S3.0
- F# INDICATES FOOTING TYPE - REFER TO FOOTING SCHEDULE
- (F.V.) INDICATES FIELD VERIFY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXISTING CONDITIONS ARE NOT AS SPECIFIED ON PLANS. IF (F.V.) ITEMS ARE NOT PRESENT AS SPECIFIED, THEY MUST THEN BE ADDED AS SHOWN.
- INDICATES ROOF OVER-FRAMING REF 5/S6.0
- INDICATES STEP REF. ARCH DRAWINGS FOR ELEVATIONS
- XXX PSF / X'-X" INDICATES SNOW DRIFT - TRUSS MANUFACTURER TO DESIGN THE TRUSSES FOR ADDITIONAL SNOW DRIFT
- XXX PSF / X'-X" INDICATES SNOW SLIDING - TRUSS MANUFACTURER TO DESIGN THE TRUSSES FOR ADDITIONAL SNOW SLIDING

McLAUGHLIN DESIGN & CONSTRUCTION LL
MDC 200 sw dogwood white salmon, wa 98672
ph. (541) 490 - 708
bret@mdc54.co
fax (509) 493 - 317

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

YASHAR SARRAF PANAH — STATE OF WASHINGTON — 25706 — REGISTERED PROFESSIONAL ENGINEER

09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

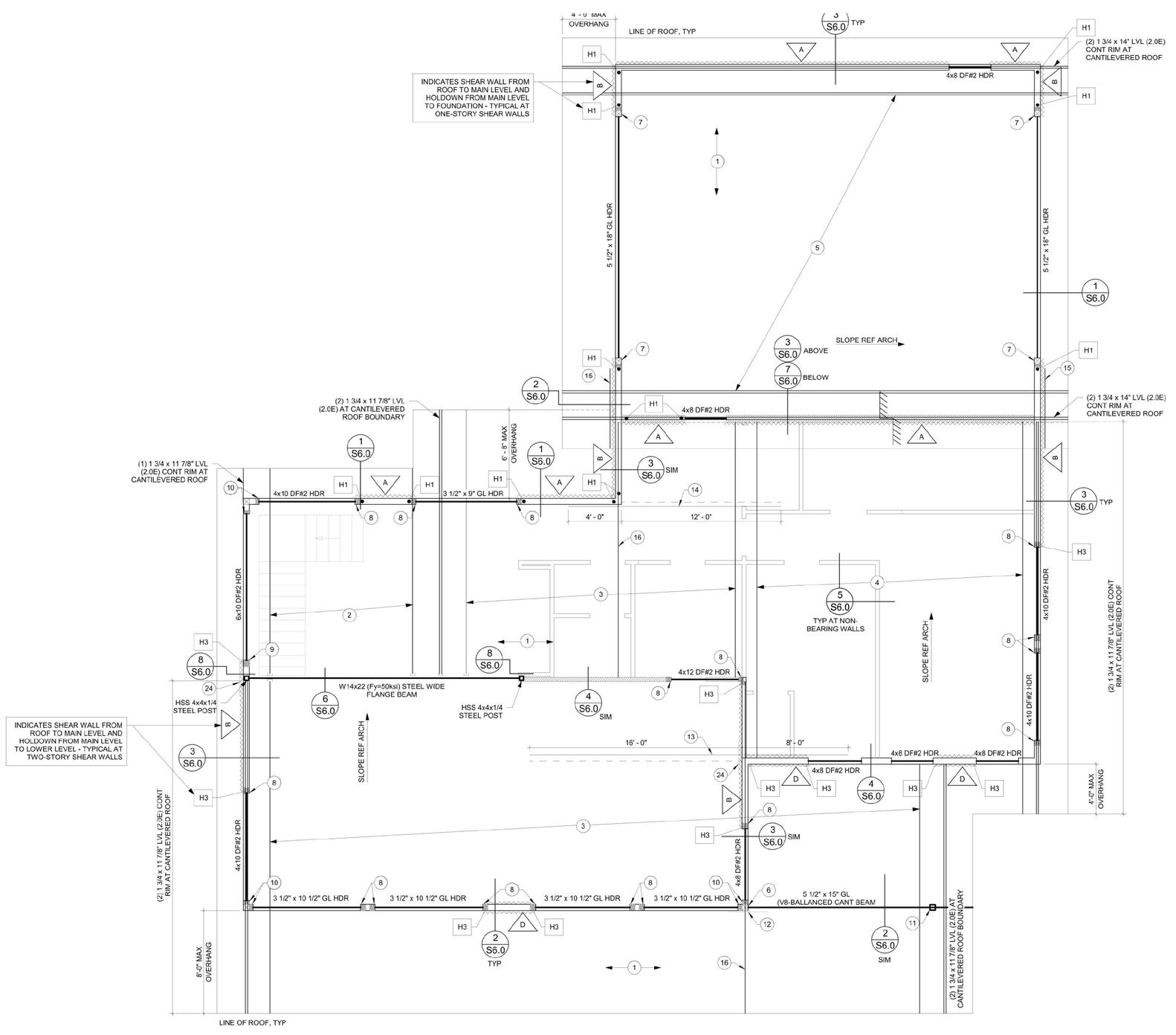
FLOOR FRAMING PLAN

Project # 26-041

S2.1

Date: 04/27/2026

A-11



ROOF FRAMING PLAN

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

ROOF FRAMING GENERAL PLAN NOTES:

A. REFER ARCH DRAWINGS FOR ALL DIMENSIONS.

B. REFER TO SHEET S0.0 FOR GENERAL STRUCTURAL NOTES, REFER TO SHEET S0.1 FOR SPECIAL INSPECTION AND ABBREVIATIONS.

C. REFER TO SHEET S3.0, S3.1 FOR ALL TYPICAL CONSTRUCTION DETAILS..

D. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE CONNECTION, DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF THE DETAIL ARE ENCOUNTERED, NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATION IN A TIMELY MANNER PRIOR TO BID OPENING.

E. PROVIDE SIMPSON MSTC28 STRAP AT ALL DBL TOP PL SPLICES. REF TO DTL 2/S3.1.

F. MIN. UPPER FLOOR HEADER TO BE 4x8 W/ SINGLE TRIMMER AND KING STUD, UNLESS NOTED OTHERWISE REF. DTL 1/S3.1 FOR ADDITIONAL INFORMATION.

G. ALL POSTS AND DOUBLE STUDS IN UPPER WALLS SHALL ALIGN WITH A POST OR A DOUBLE STUD OF SAME SIZE IN LOWER WALL. TYPICAL UNLESS NOTED OTHERWISE.

H. ALL WOOD FRAME STRUCTURAL WALLS SHALL BE 2x DF#2 STUDS @ 16" O.C. UNLESS NOTES OTHERWISE ON PLAN

KEYED NOTES

1 5/8" THICK APA RATED WOOD SHT'G AT ROOF. REF S0.0 FOR INFO.
2 11 7/8" DEEP TJI 110 AT 24" OC ROOF JOISTS - USE SIMPSON HU FACEMOUNT HANGER AS REQ'D
3 1 3/4 x 11 7/8" LVL (2.0E) AT 24" OC ROOF JOISTS - USE SIMPSON HU FACEMOUNT HANGER AS REQ'D
4 1 3/4 x 11 7/8" LVL (2.0E) AT 16" OC ROOF JOISTS - USE SIMPSON HU FACEMOUNT HANGER AS REQ'D
5 (2) 1 3/4 x 14" LVL (2.0E) AT 24" OC ROOF JOISTS AT GARAGE - USE SIMPSON HU FACEMOUNT HANGER AS REQ'D
6 6x6 DF#1 POST WITH SIMPSON ECCQ66 POST CAP
7 6x6 TRIMMER POST WITH SIMPSON ECCQ66 POST CAP AND (2) 2x KING POSTS AT GARAGE HEADER SUPPORT ATTACHED WITH (2) SIMPSON SDWS 0.22x5" SCREWS AT 12" OC STAGGERED ALONG THE HEIGHT - USE (2) SIMPSON A35 CLIPS PER DETAIL 1/S3.1
8 (2) 2x TRIMMER POST WITH SIMPSON LCE4 POST CAP AND (1) 2x KING POSTS AT LONG SPAN HEADER SUPPORT ATTACHED WITH (1) SIMPSON SDWS 0.22x5" SCREWS AT 9" OC STAGGERED ALONG THE HEIGHT - USE (1) SIMPSON A35 CLIPS PER DETAIL 1/S3.1
9 (2) 2x TRIMMER POST WITH SIMPSON LCE4 POST CAP AND (2) 2x KING POSTS AT LONG SPAN HEADER SUPPORT ATTACHED WITH (1) SIMPSON SDWS 0.22x5" SCREWS AT 9" OC STAGGERED ALONG THE HEIGHT - USE (2) SIMPSON A35 CLIPS PER DETAIL 1/S3.1
10 AT CORNERS INSTALL (2) 2x TRIMMER WITH SIMPSON LCE4 POST CAP TO BE ATTACHED TO 6x6 POST AT CORNERS WITH (1) SIMPSON SDWS 0.22x5" SCREWS AT 9" OC STAGGERED ALONG THE HEIGHT
11 HSS 5x5x1/4 STEEL COLUMN UNDER EXTERIOR GLULAM BEAM WITH SIMPSON CCQQ POST CAP - USE 1/8" FILLET WELD ALL AROUND
12 SIMPSON MST37 HORIZONTAL STRAP CENTERED BETWEEN BEAM AND DBL TOP PLATE - REFER TO DETAIL 7/S5.0
13 SIMPSON CS14 COIL STRAP x 24'-0" LONG - 16'-0" OVER TOP OF 2x FLAT BLOCKING BETWEEN ROOF JOISTS AND 8'-0" OVER LVL BLOCKING OVER SHEAR WALL
14 SIMPSON CS14 COIL STRAP x 15'-0" LONG - 12'-0" OVER TOP OF 2x FLAT BLOCKING BETWEEN ROOF JOISTS AND 4'-0" OVER LVL BLOCKING OVER SHEAR WALL
15 SIMPSON CS14 COIL STRAP, 4'-0" TO FACE OF 2x FLAT BLOCKING BETWEEN TALLER WALL'S STUDS AND 2'-0" TO DBL TOP PLATE AT WALL STEP
16 ALIGN 1 3/4" x 11 7/8 LVL TO RUN OVER SHEAR WALL
24 SIMPSON MST48 HORIZONTAL STRAP CENTERED AT DBL TOP PLATE SPLICE - REFER TO DETAIL 7/S5.0

LEGEND

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS AND ELEVATIONS

- NEW EXTERIOR WOOD WALL WITH 2x STUDS @ 16" OC - TYP UNO
- INTERIOR WOOD BEARING WALL WITH 2x STUDS @ 16" OC - TYP UNO
- NEW CONC. WALL
- NON-STRUCTURAL WALLS
- WOOD POST AT THE LEVEL
- WOOD POST FROM ABOVE
- FOOTINGS AND PIERS, SEE FOOTING AND PIERS SCHEDULE AND PLAN FOR SIZE AND REINFORCING.
- # INDICATE KEYED NOTE.
- # INDICATES SHEAR WALL TYPE REF SHEAR WALL SCHEDULE ON SHEET S3.0
- H INDICATES HOLDOWN TYP. REF HOLDOWN SCHEDULE ON SHEET S3.0
- F# INDICATES FOOTING TYPE - REFER TO FOOTING SCHEDULE
- (F.V.) INDICATES FIELD VERIFY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXISTING CONDITIONS ARE NOT AS SPECIFIED ON PLANS. IF (F.V.) ITEMS ARE NOT PRESENT AS SPECIFIED, THEY MUST THEN BE ADDED AS SHOWN.
- INDICATES ROOF OVER-FRAMING REF 5/S6.0
- INDICATES STEP REF. ARCH DRAWINGS FOR ELEVATIONS
- XXX PSF, X'-X" INDICATES SNOW DRIFT - TRUSS MANUFACTURER TO DESIGN THE TRUSSES FOR ADDITIONAL SNOW DRIFT
- XXX PSF, X'-X" INDICATES SNOW SLIDING - TRUSS MANUFACTURER TO DESIGN THE TRUSSES FOR ADDITIONAL SNOW SLIDING

McLAUGHLIN DESIGN & CONSTRUCTION LLC
MDC 200 nw dogwood white salmon, wa 98672
ph. (541) 490 - 708
breff@mdcld.com
fax (509) 493 - 317

STUMPTOWN ENGINEERING
[503) 924-7533
info@stumptownengineering.com

YASHAR SARRAF POUR
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

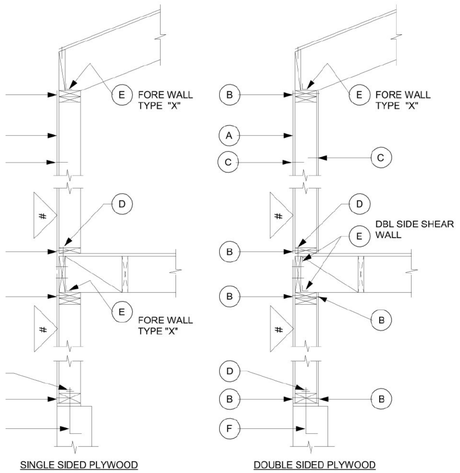
ROOF FRAMING PLAN

Project # 26-041

S2.2

Date: 04/27/2026

A-12



SINGLE SIDED PLYWOOD

DOUBLE SIDED PLYWOOD

SHEAR WALL SCHEDULE [1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16]

(NOT ALL WALL TYPE S SHOWN MAY BE USED ON PROJECT)

WALL TYPE	STRUCTURAL PANEL SHEATHING (A)	EDGE NAILING (B)	FIELD NAILING (C)	SILL PLATE (D)	(D) SILL PLATE CONNECTION	(E) LTP4 OR A35 CLIP DOUBLE TOP PLATE CONN. [5]	PT SILL PLATE CONN.(A.B.) (F) 5/8" DIA. ANCHOR BOLTS (7" EMBED)
A	1/2" APA RATED PLYWOOD (1) SIDE	0.131"DIA x 2 1/2" NAILS @ 6" O.C.	0.131"DIA x 2 1/2" NAILS @ 12" O.C.	2x OR PT 2x AT CONCRETE	0.162" DIA x 3 1/2" NAILS @ 6" O.C.	24" O.C.	4'-0" O.C.[16]
B	1/2" APA RATED PLYWOOD (1) SIDE	0.131" DIA x 2 1/2" NAILS @ 4" O.C.	0.131" DIA x 2 1/2" NAILS @ 12" O.C.	2x OR PT 2x AT CONCRETE	0.162" DIA x 3 1/2" NAILS @ 4" O.C.	16" O.C.	2'-8" O.C.[16]
C	1/2" APA RATED PLYWOOD (1) SIDE	0.131" DIA x 2 1/2" NAILS @ 3" O.C.	0.131" DIA x 2 1/2" NAILS @ 12" O.C.	2x OR PT 2x AT CONCRETE	0.162" DIA x 3 1/2" NAILS @ 3" O.C.	12" O.C.	2'-0" O.C.[16]
D	1/2" APA RATED [18] PLYWOOD (2) SIDE	0.131" DIA x 2 1/2" NAILS @ 4" O.C.	0.131" DIA x 2 1/2" NAILS @ 12" O.C.	3x OR PT 3x AT CONCRETE	0.22C" DIA x 5" SIMPSON SDWS SCREWS @ 4" O.C.	8" O.C.	1'-4" O.C.[16]

SHEAR WALL GENERAL NOTES (APPLICABLE PER SHOWN ON SCHEDULE):

1. BLOCK ALL EDGE OF SHEATHING U.O.N.
2. DO NOT BREAK SHEATHING SKIN BY OVER DRIVING NAILS.
3. PRE-DRILL AS REQUIRED TO AVOID SPLITTING SILLS, ETC.
4. NAILS SHOULD BE LOCATED 3/8" CLEAR OF PANEL EDGES.
5. USE SIMPSON A35 CLIPS TO ATTACH BLOCKING OR GABLE TO TOP PLATE AT FLOOR LINE. AT ROOF LINE USE SIMPSON H1A CLIP AT EA. TRUSS (U.O.N)
6. VALUES OF OTHER STANDARD CONSTRUCTION FASTENERS WILL REQUIRE SPACING ADJUSTMENTS AND MUST BE APPROVED BY THE ENGINEER-OF-RECORD.
7. USE HOT DIPPED GALVANIZED NAILS AT ALL EXTERIOR APPLICATIONS.
8. SHEATHING, PLYWOOD PANEL SIDING, AND OTHER GRADES COVERED IN APA PLYWOOD DESIGN SPECIFICATION.
9. SHEATHING FACE GRAIN CAN BE APPLIED PERPENDICULAR OR PARALLEL TO WALL STUDS, PROVIDED STUDS ARE SPACED A MAXIMUM OF 16" O.C.
10. IF AB SPACING IS GREATER THAN SHEAR WALL LENGTH INSTALL (1) AB WITHIN 12" OF EA. END AS PER OSSC SECTION 2308.10.
11. ALL NAILS STATED ARE COMMON NAILS UNLESS NOTED OTHERWISE. 0.131" DIAx2-1/2" GALVANIZED BOX NAILS MAY BE SUBSTITUTED FOR THE 0.131" DIA x2-1/2" COMMON NAILS.
12. LTP4 PLATES SHALL BE INSTALLED W/ (12) 0.131" DIA x 2-1/2" COMMON NAILS.
13. PENETRATIONS GREATER THAN 4" W/DE x4" TALL IN THE SHEATHING OF SHEAR WALLS SHALL NOT OCCUR UNLESS APPROVED BY ENGINEER. PENETRATIONS SMALLER THAN 4" WIDE AND 4" TALL SHALL BE BLOCKED ABOVE AND BELOW (STUD-STUD) AND EDGE NAILED.
14. SEE DETAIL 2/S3.0 FOR ADDITIONAL INFORMATION FOR ANCHOR BOLT AND WASHER PLATE INSTALLATION.
15. SEE DETAIL 5/S3.0 FOR ADDITIONAL INFORMATION FOR TYPICAL SHEARWALL INSTALLATION/
16. ANCHOR BOLTS SHALL HAVE A 1/4"x3"x3" PL WASHER BETWEEN THE SILL PL AND NUT. ANCHOR BOLTS SHALL BE PLACED SO THAT THE EDGE OF THE PL WASHER IS 1/2" MAX FROM THE SHEATHED FACE OF THE WALL. WHERE SHEATHING IS APPLIED TO BOTH FACES.

HOLDOWN SCHEDULE [1,2,3,4,5]

(NOT ALL HOLDOWN SHOWN MAY BE USED ON PROJECT)

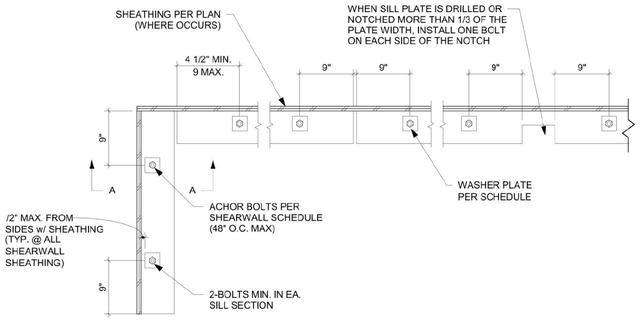
MARK	HOLDOWN	STAB BOLT ANCHOR	ANCHOR SIZE	EMBED LENGTH	MINMUM STEMWALL	MINMUM MEMBER	ANCHORAGE TO WOOD	REMARKS
H1	HTT5	SABR5/8x24	5/8" DIA.	18" INTO CONC STEM WALL	6"	(2) 2x6[6]	(26) 0.162" x 2-1/2"	AT RETAINING WALL LOCATIONS, ALIGN (1) #4 BAR WITH ANCHOR BOLT
H2	HDQ8	SABR7/8x28	7/8" DIA.	22" INTO CONC STEM WALL	8"	4x6	(20) 1/4" x 3" SDS [7]	
H3	MST48	N/A	N/A	N/A	N/A	(2) 2x6[6]	(50) 0.162"x2 1/2"	

NOTES:

1. HOLDOWNS BY SIMPSON STRONG-TIE COMPANY, INC. SEE SIMPSON CATALOG FOR PROPER INSTALLATION.
2. HARDMOUNT ALL HOLDOWN ANCHORS PRIOR TO CONCRETE FOUR.
3. EDGE NAIL SHEATHING TO ALL POSTS OR BOUNDARY MEMBERS AT HOLDOWNS.
4. LOCATE HD WITHIN 6" OF END OF SHEAR PANEL.
5. INSTALL HD MINIMUM OF 5" CLEAR FROM CORNER.
6. LAMINATE STUDS W/ (2) ROWS 16d NAILS AT 6" O.C. STAGGERED. CLINCH TIPS OF NAILS.
7. USE SIMPSON SDS 1/4" DIA. WOOD SCREWS.
8. ASSUMES A DF SILL OR SOLE PLATE. 6x6 BOUNDARY MEMBER REQUIRED WITH HF SOLE PLATE.
9. SEE DETAILS 10/S3.1 FOR TYPICAL HOLDOWN TO FOUNDATION INSTALLATION
10. SEE DETAILS 6/S3.0 FOR TYPICAL HOLDOWN INSTALLATION AT END OF WALL OR OPENING
11. SEE DETAIL 3/S5.0 FOR TYPICAL STRAP HOLDOWN INSTALLATION BETWEEN FLOORS

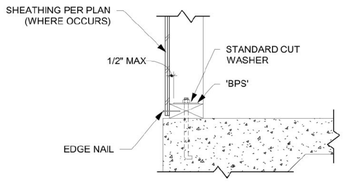
SHEARWALL SCHEDULE AND HOLDOWN SCHEDULE

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

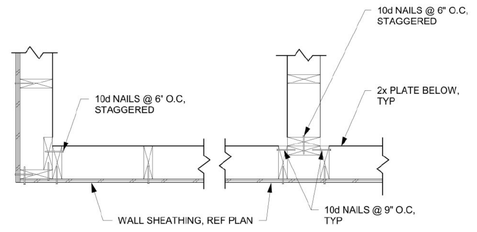


NOTE: PLATE WASHERS SHALL BE GALVANIZED

BOLT SIZE	1/2"	5/8"
PLATE WASHER SIZE (2x4 SILL)	PL .229x3x3	PL .229x3x3
PLATE WASHER SIZE (2x6 SILL)	'BPS1/2-6'	'BPS5/8-6'



SEC A-A

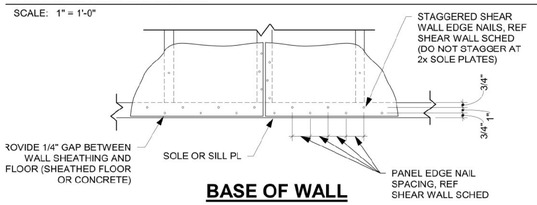


CORNER - PLAN VIEW

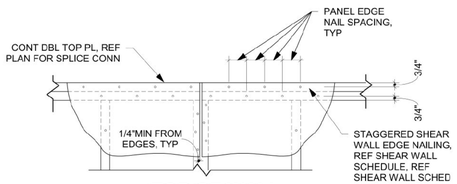
INTERSECTION - PLAN VIEW

TYP. SILL PLATE BOLTING

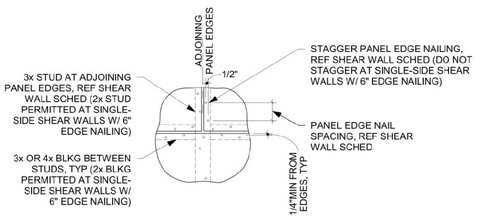
SCALE: 1" = 1'-0"



BASE OF WALL



TOP OF WALL

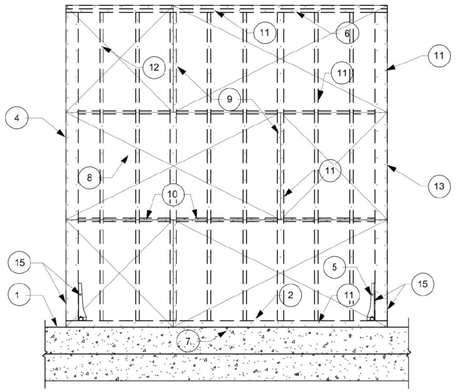


VERTICAL AND HORIZONTAL

PANEL JOINTS OF WALL

SHEAR WALL PANEL EDGE NAILING

SCALE: 1" = 1'-0"



SHEAR WALL ELEVATION NOTES:

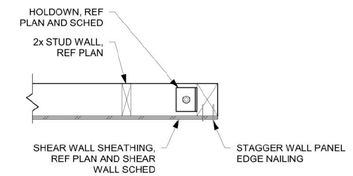
1. FOUNDATION, REF PLAN.
2. PRESERVATIVE TREATED SILL PLATE. REF SHEAR WALL SCHEDULE.
3. WALL STUDS, REF PLAN.
4. HOLDOWN POST, REF HOLDOWN SCHEDULE. WHERE HOLDOWN POST CONSISTS OF BUILT UP MEMBERS, PROVIDE STAGGERED NAILING TO EACH PLY OF POST. REF.7/S3.1 FOR BUILT-UP POST LAMINATION.
5. HOLDOWN ANCHOR. REFERENCE PLANS AND HOLDOWN SCHEDULE FOR HOLDOWN ATTACHMENT AND ANCHORAGE TO FOUNDATION.
6. DOUBLE TOP PLATE, REF PLAN FOR SPLICE DETAIL.
7. ANCHOR BOLTS W/ STEEL PLATE WASHERS. THERE SHALL BE A MINIMUM OF TWO ANCHORS FOR EACH SILL PIECE (ANY MODIFICATION TO SILL REMOVING MORE THAN 25% CROSS SECTION SHALL BE CONSIDERED BREAKING PLATE) W/ ONE ANCHOR LOCATED NOT LESS THAN 4 1/2" NOR MORE THAN 12" FROM THE END OF EACH PIECE.
8. WOOD STRUCTURAL PANEL SHEATHING. ORIENTATION MAY BE EITHER HORIZONTAL OR VERTICAL AT CONTRACTOR'S OPTION. MINIMUM DIMENSION OF AN INDIVIDUAL PANEL SHALL BE 24" IN EITHER DIRECTION. REF SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
9. STAGGER ALL VERTICAL PANEL JOINTS WHERE POSSIBLE.
10. ALL SHEATHING EDGES ARE TO BE BLOCKED. REF SHEAR WALL SCHEDULE FOR FRAMING THICKNESS AT ADJOINING PANEL EDGES.
11. PANEL EDGE NAILING. REFERENCE SHEAR WALL SCHEDULE.
12. PANEL FIELD NAILING TO INTERMEDIATE SUPPORT MEMBERS AT 12" O.C..
13. PROVIDE PANEL EDGE FASTENING TO EACH PLY OF HOLDOWN POST.
14. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS AND FOR INFORMATION NOT SHOWN.
15. HOLDOWN AND POST REF PLAN AND HOLDOWN SCHEDULE

5 S3.0 SINGLE STORY TYPICAL SHEARWALL ELEVATION

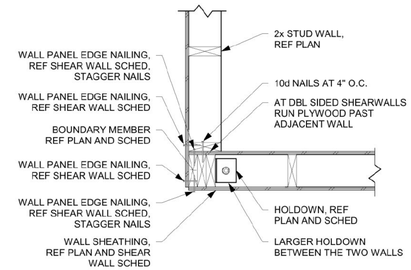
SCALE: 3/8" = 1'-0"

3 S3.0 WALL FRAMING AT CORNERS AND INTERSECTIONS

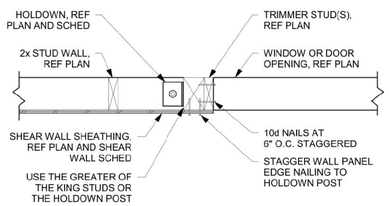
SCALE: 1" = 1'-0"



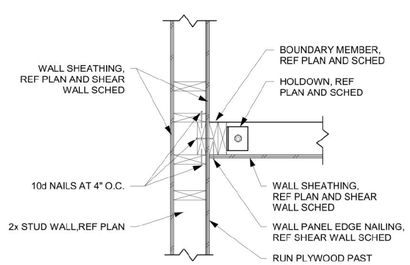
WALL END - PLAN VIEW



WALL CORNER - PLAN VIEW



WALL OPENING - PLAN VIEW



WALL TEE - PLAN VIEW

6 S3.0 TYPICAL HOLDOWN INSTALLATION

SCALE: 1" = 1'-0"

McLAUGHLIN DESIGN & CONSTRUCTION LL
MDC 200 ne dogwood white salmon, wa 98672
ph. (541) 699 - 75
breff@mdc3d.cc
fax (509) 493 - 31

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

TASHAR SARRAF FOUR
STATE OF WASHINGTON
5578
REGISTERED PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

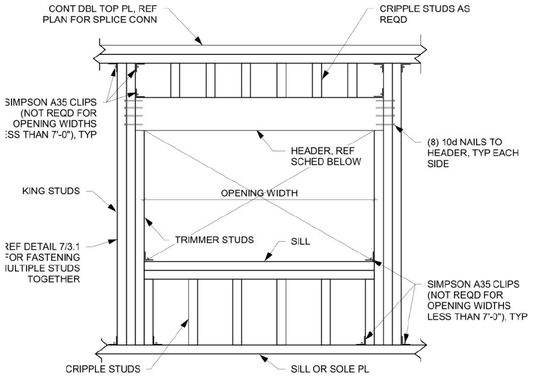
SHEARWALL SCHEDULE & GENERAL DETAILS

Project # 26-041

S3.0

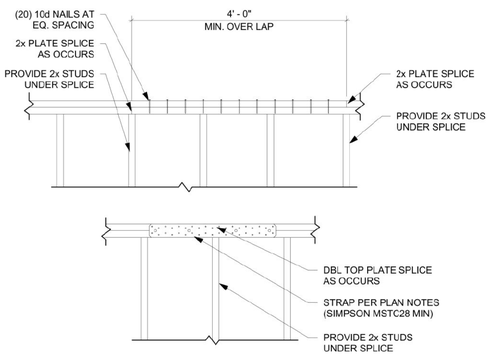
Date: 04/27/2026

A-13



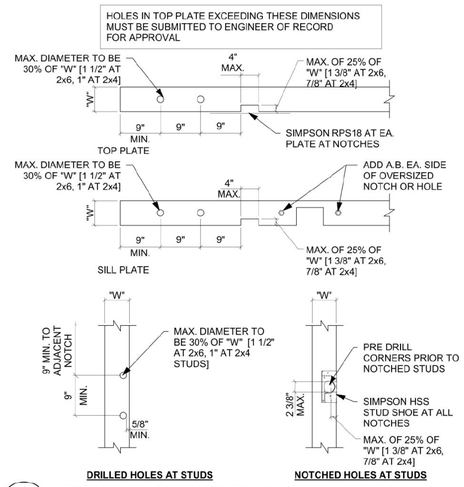
WINDOWS/DOOR HEADER DETAIL

SCALE: 1" = 1'-0"



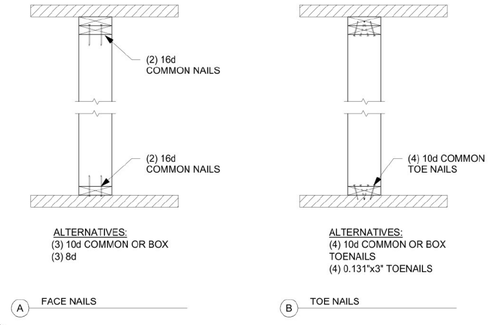
2 / S3.1 DBL TOP PLATE AT SPLICE

SCALE: 3/4" = 1'-0"



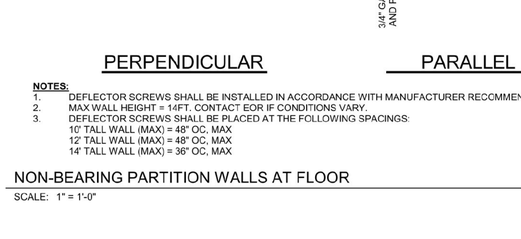
3 / S3.1 TYPICAL ALLOWD HOLES IN SAWN LUMBER

SCALE: 3/4" = 1'-0"



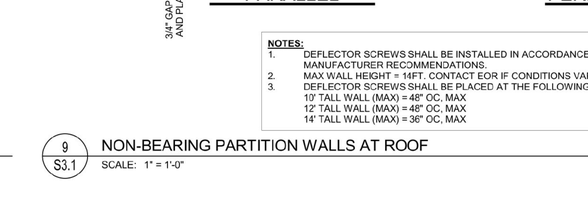
4 / S3.1 STUD TO PLATE CONNECTIONS

SCALE: 1" = 1'-0"



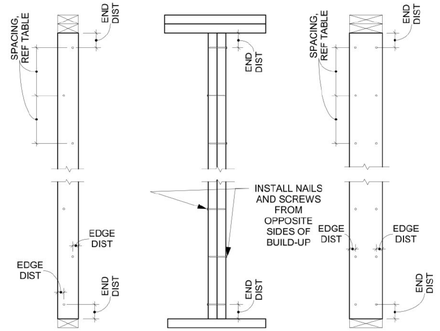
SHEATHED FLOOR OR ROOF DIAPHRAGM

SCALE: 3/8" = 1'-0"



6 / S3.1 STEPPED FOOTING

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

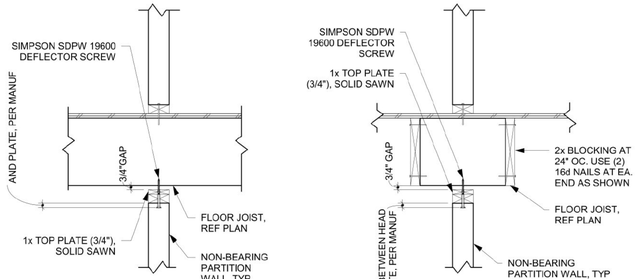


7 / S3.1 BUILT-UP WOOD POSTS

SCALE: 1" = 1'-0"

BUILT-UP MEMBER	FASTENER SIZE	MAX FASTENER SPACING	FASTENER END DIST	FASTENER EDGE DIST	ROWS OF FASTENERS
(2) 2x4	10d NAIL	6"	2.5"	1"-1.5"	1 - STAGGER
(3) 2x4	SIMPSON SDW 0.220" DIA x 4 3/8" SCREWS	8"	2.5"	1.5"	1 - STAGGER
(4) OR MORE 2x4	1/2" DIA BOLT	8"	4"	1.5"	1 - STAGGER
(2) 2x6, (2) 2x8	10d NAIL	8"	2.5"	1"-1.5"	2
(3) 2x6, (3) 2x8	SIMPSON SDW 0.220" DIA x 4 3/8" SCREWS	9"	3.5"	1.5"	2
(4) 2x6, (4) 2x8	SIMPSON SDW 0.220" DIA x 6" SCREWS	7"	3.5"	1.5"	2
(5) OR MORE 2x6, 2x8	1/2" DIA BOLT	8"	4"	2"	2

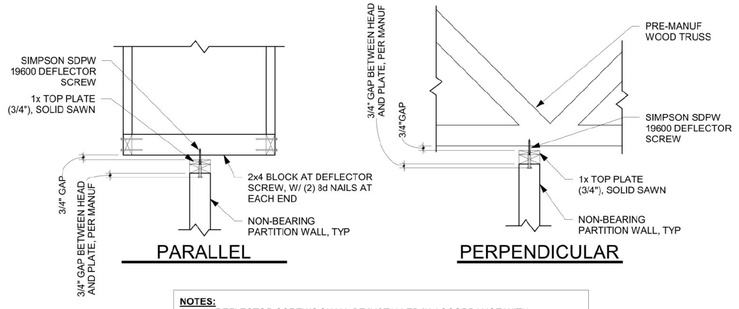
NOTES:
1. WALL SHEATHING OR GYP BOARD FASTENERS SHALL BE STAGGERED TO EACH STUD IN BUILT-UP MEMBER.
2. ADJACENT NAILS AND SCREWS SHALL BE INSTALLED FROM OPPOSITE FACES OF THE BUILT-UP MEMBER.
3. BOLTS SHALL HAVE STANDARD CUT WASHERS BETWEEN WOOD AND BOLT HEAD AND NUT HEAD.
4. FASTENERS SHALL BE SUFFICIENTLY DRIVEN (OR TIGHTENED) TO ENSURE ALL WOOD LAMINATIONS ARE IN FULL CONTACT.



NOTES:
1. DEFLECTOR SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. MAX WALL HEIGHT = 14FT. CONTACT EOR IF CONDITIONS VARY.
3. DEFLECTOR SCREWS SHALL BE PLACED AT THE FOLLOWING SPACINGS:
   10' TALL WALL (MAX) = 48" OC, MAX
   12' TALL WALL (MAX) = 48" OC, MAX
   14' TALL WALL (MAX) = 36" OC, MAX

NON-BEARING PARTITION WALLS AT FLOOR

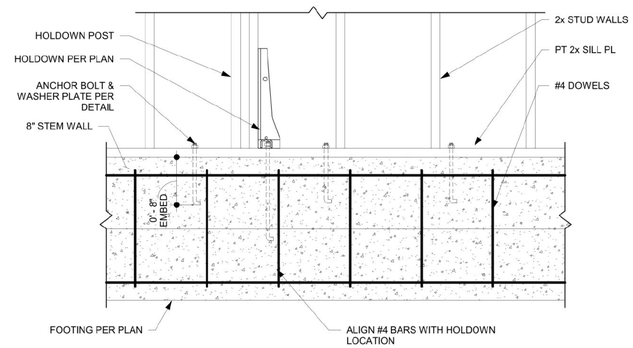
SCALE: 1" = 1'-0"



NOTES:
1. DEFLECTOR SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. MAX WALL HEIGHT = 14FT. CONTACT EOR IF CONDITIONS VARY.
3. DEFLECTOR SCREWS SHALL BE PLACED AT THE FOLLOWING SPACINGS:
   10' TALL WALL (MAX) = 48" OC, MAX
   12' TALL WALL (MAX) = 48" OC, MAX
   14' TALL WALL (MAX) = 36" OC, MAX

9 / S3.1 NON-BEARING PARTITION WALLS AT ROOF

SCALE: 1" = 1'-0"



10 / S3.1 TYP. HOLDOWN AT STEMWALL AND FOOTING

SCALE: 1" = 1'-0"

McLAUGHLIN DESIGN & CONSTRUCTION LL
MDC 200 ne dogwood ph. (541) 490 - 75
white salmon, wa 98672 bret@mdc3d.co
fax (509) 493 - 32

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com



ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

TYPICAL DETAILS

Project # 26-041

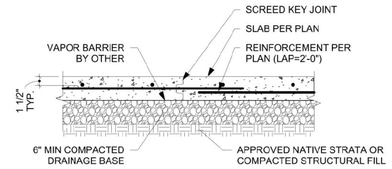
S3.1

Date: 04/27/2026

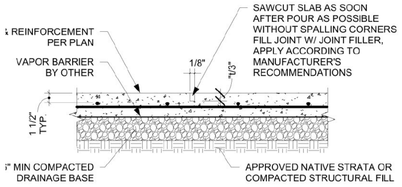
A-14

NOTES:

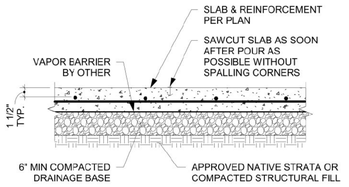
- JOINT SPACING SHALL NOT EXCEED 24 TIMES THE SLAB THICKNESS IN BOTH DIRECTIONS.PANELS BOUNDED BY SAWCUTS SHALL BE AS CLOSE TO SQUARE AS POSSIBLE, WITH A 2 :1 MAXIMUM ASPECT RATIO.
- UNDERGROUND UTILITIES, PIPING CONDUIT, ETC. SHALL BE PLACED BELOW THE AGGREGATE. PIPING AND CONDUITS SHALL NOT BE PLACE IN THE PLANE OF THE SLAB.



CONSTRUCTION JOINT (CJ)



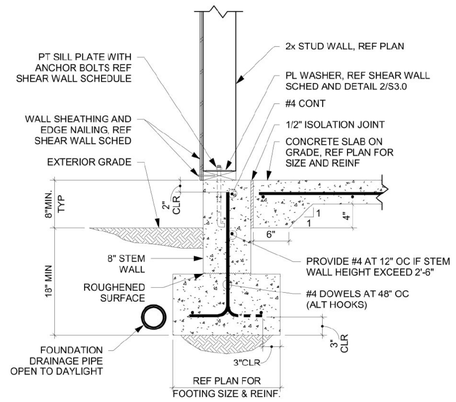
WEAKENED PLANE JOINT (WPJ)



ALTERNATE WEAKENED PLANE JOINT (WPJ)

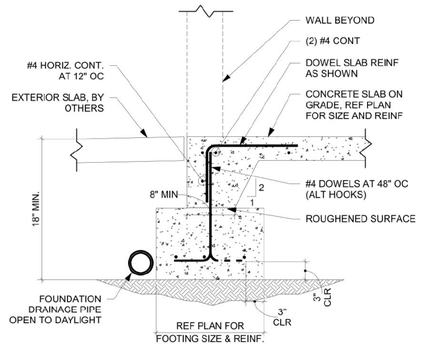
SLAB JOINTS

SCALE: 1" = 1'-0"



2 S4.0 EXTERIOR WALL AT FOUNDATION

SCALE: 1" = 1'-0"



3 S4.0 EXTERIOR WALL AT FOUNDATION - AT DOORWAY

SCALE: 1" = 1'-0"

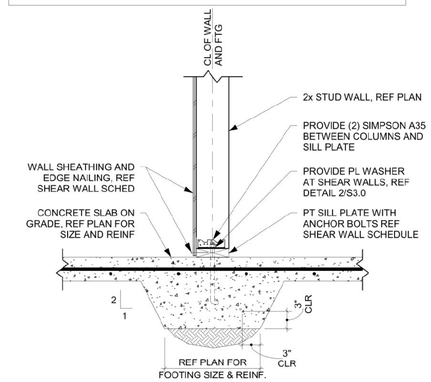
CONTRACTOR'S OPTION:

SUBSTITUTE CAST-IN BOLT WITH ONE OF THE FOLLOWING:

A. 5/8" DIA x 6" EMBED CONCRETE SCREW ANCHOR

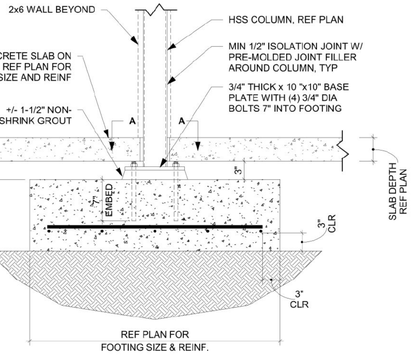
B. 5/8" DIA x 6" EMBED EPOXY ADHESIVE EMBEDDED THREADED ROD

C. 5/8" DIA x 6" EMBED ACRYLIC ADHESIVE EMBEDDED THREADED ROD ANCHORS AND THREADED RODS SHALL BE ZINC-PLATED OR GALVANIZED



4 S4.0 INTERIOR BEARING WALL TO THICKENED SLAB

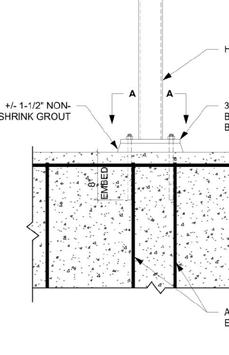
SCALE: 1" = 1'-0"



SECTION A-A

STEEL COLUMN CONN. AT BASE

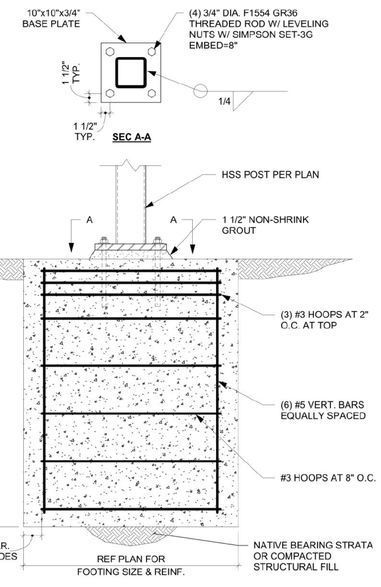
SCALE: 1" = 1'-0"



SECTION A-A

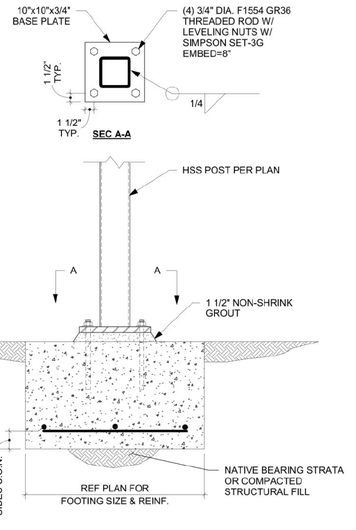
6 S4.0 STEEL COLUMN CONN. TO CONCRETE STEM WALL

SCALE: 1" = 1'-0"



7 S4.0 TYPICAL STEEL COLUMN EXTERIOR POLE FOOTING

SCALE: 1" = 1'-0"



8 S4.0 TYPICAL STEEL COLUMN EXTERIOR PAD FOOTING

SCALE: 1" = 1'-0"

McLAUGHLIN DESIGN & CONSTRUCTION LLC
MDC 200 sw dogwood white salmon, wa 98672
ph. (541) 490 - 708
brett@mdc54.com
fax (509) 493 - 317

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

YASHAR SARRAFPOUR
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

FOUNDATION DETAILS

Project # 26-041

S4.0

Date: 04/27/2026

A-15

McLAUGHLIN DESIGN & CONSTRUCTION LLC
MDC 200 nw dogwood white salmon, wa 98672
ph. (541) 490 - 708
bret@mdcld.cor
fax (509) 493 - 317

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

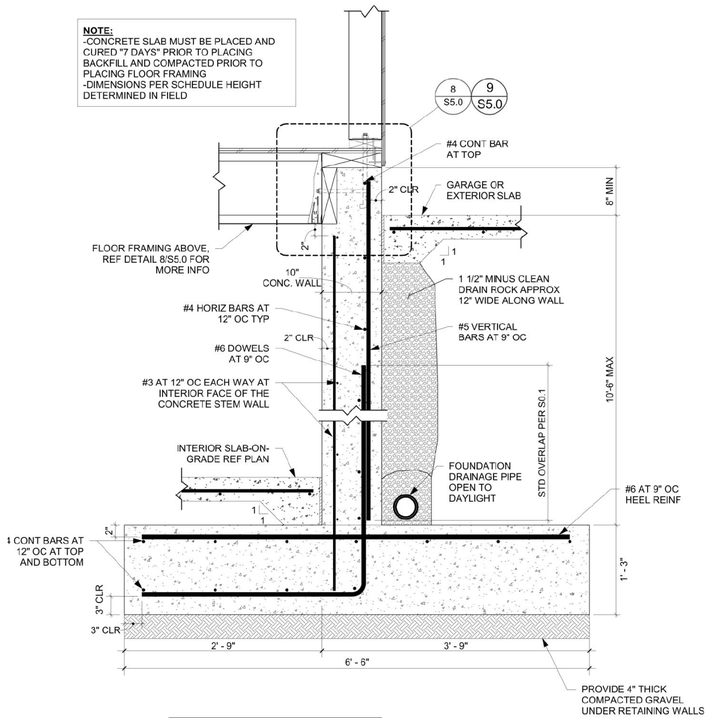


09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

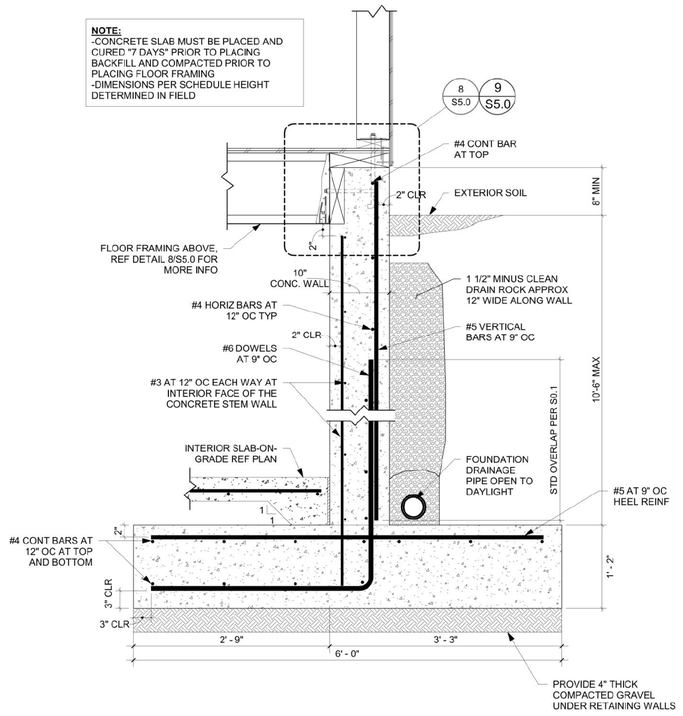
NOTE:
-CONCRETE SLAB MUST BE PLACED AND CURED "7 DAYS" PRIOR TO PLACING BACKFILL AND COMPACTED PRIOR TO PLACING FLOOR FRAMING
-DIMENSIONS PER SCHEDULE HEIGHT DETERMINED IN FIELD



DESIGN PARAMETERS
SOIL ALLOWABLE PRESSURE = 1500 PSF ACTIVE SOIL PRESSURE = 40 PSF PASSIVE SOIL PRESSURE = 200 PSF f'c = 2500 PSF Fy = 60000 PSI COEFFICIENT OF FRICTION = 0.45

1 RETAINING WALL - WITH GARAGE LOAD - LOWER SLAB TO RESIST SLIDING
SCALE: 1" = 1'-0"

NOTE:
-CONCRETE SLAB MUST BE PLACED AND CURED "7 DAYS" PRIOR TO PLACING BACKFILL AND COMPACTED PRIOR TO PLACING FLOOR FRAMING
-DIMENSIONS PER SCHEDULE HEIGHT DETERMINED IN FIELD



DESIGN PARAMETERS
SOIL ALLOWABLE PRESSURE = 1500 PSF ACTIVE SOIL PRESSURE = 40 PSF PASSIVE SOIL PRESSURE = 200 PSF f'c = 2500 PSF Fy = 60000 PSI COEFFICIENT OF FRICTION = 0.45

10 S4.1 RETAINING WALL - WITH OUT GARAGE LOAD - LOWER SLAB TO RESIST SLIDING
SCALE: 1" = 1'-0"

NOTE:
-CONCRETE SLAB MUST BE PLACED AND CURED "7 DAYS" PRIOR TO PLACING BACKFILL AND COMPACTED PRIOR TO PLACING FLOOR FRAMING
-DIMENSIONS PER SCHEDULE HEIGHT DETERMINED IN FIELD

RETAINING HEIGHT (H)	TOE LENGTH	TOTAL FOOTING LENGTH	FOOTING THICKNESS "Hf"	DOWELS	VERTICAL BARS	HEEL BARS
4'-0"	0'-9"	2'-3"	1'-0"	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 9" O.C.
6'-0"	1'-0"	3'-6"	1'-0"	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 9" O.C.
8'-0"	1'-9"	4'-9"	1'-2"	#5 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 12" O.C.

DESIGN PARAMETERS
SOIL ALLOWABLE PRESSURE = 1500 PSF ACTIVE SOIL PRESSURE = 40 PSF PASSIVE SOIL PRESSURE = 200 PSF f'c = 2500 PSF Fy = 60000 PSI COEFFICIENT OF FRICTION = 0.45

11 S4.1 8'-0" MAX RETAINING WALL - WITH OUT GARAGE LOAD - LOWER SLAB TO RESIST SLIDING
SCALE: 1" = 1'-0"

PERMIT SET

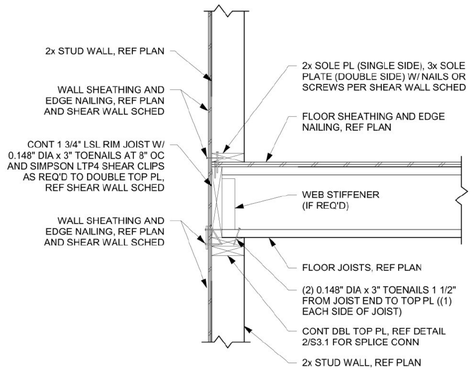
FOUNDATION DETAILS

Project # 26-041

S4.1

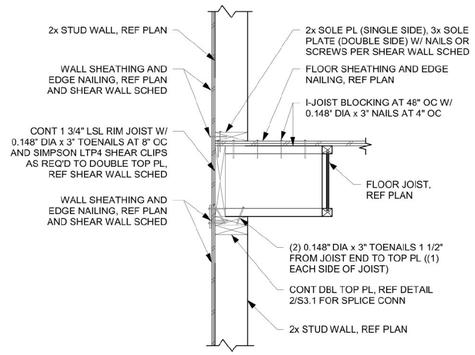
Date: 04/27/2026

A-16



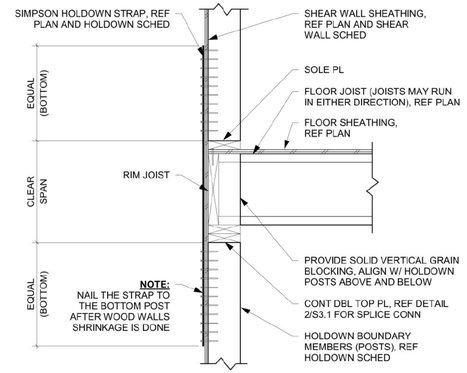
1 S5.0 FLOOR JOIST PERPENDICULAR TO EXTERIOR WALL

SCALE: 1" = 1'-0"



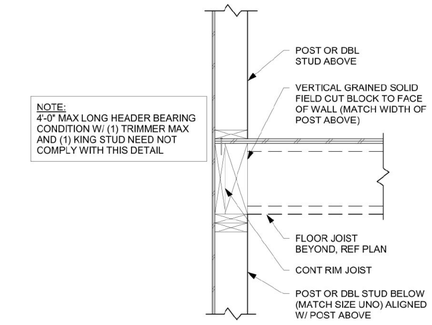
2 S5.0 FLOOR JOIST PARALLEL TO EXTERIOR WALL

SCALE: 1" = 1'-0"



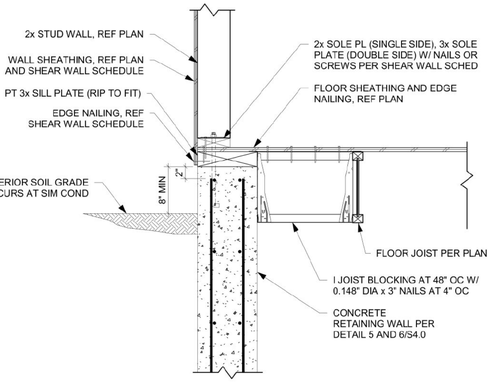
3 S5.0 HOLDOWN AT END OF WALL OR OPENING

SCALE: 1" = 1'-0"



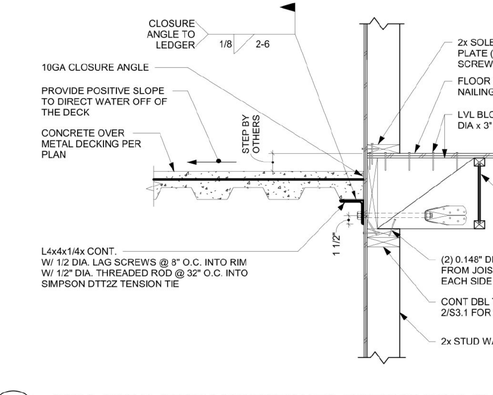
4 S5.0 CONTINUOUS POST LOAD PATH

SCALE: 1" = 1'-0"



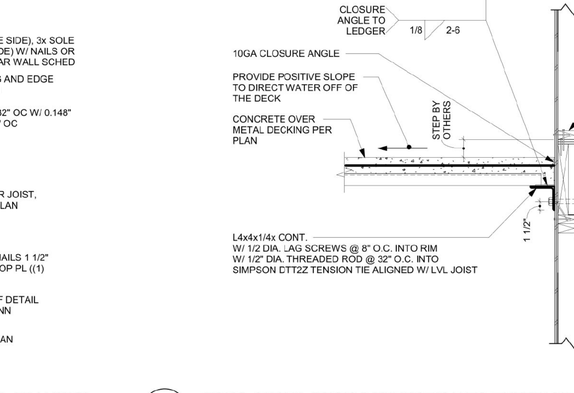
5 S5.0 FLOOR JOIST PERPENDICULAR TO INTERIOR SHEARWALL

SCALE: 1" = 1'-0"



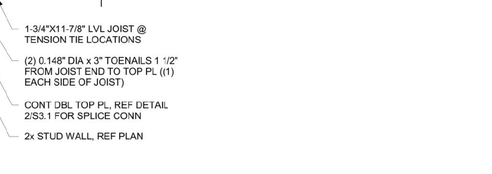
6 S5.0 SHEARWALL CONNECTION TO FLOOR BEAM

SCALE: 1" = 1'-0"



7 S5.0 BEAM/DRAG STRUT CONN. TO SHEAR WALL DBL TOP

SCALE: 1" = 1'-0"



8 S5.0 FLOOR JOIST CONN TO RETAINING WALL

SCALE: 1" = 1'-0"

9 S5.0 FLOOR JOIST PARALLEL TO RETAINING WALL

SCALE: 1" = 1'-0"

10 S5.0 CONC. METAL DECK CONNECTION TO EXTERIOR WALL (PARALLEL FRAMING)

SCALE: 1" = 1'-0"

11 S5.0 CONC. METAL DECK CONNECTION TO EXTERIOR WALL (PERPENDICULAR FRAMING)

SCALE: 1" = 1'-0"

McLAUGHLIN DESIGN & CONSTRUCTION LL
MDC 200 sw dogwood white salmon, wa 98672
ph. (541) 490 - 708
bret@mdc54.cor
fax (509) 493 - 317

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

YASHAR SARRAFPOUR STATE OF WASHINGTON 25576 REGISTERED PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

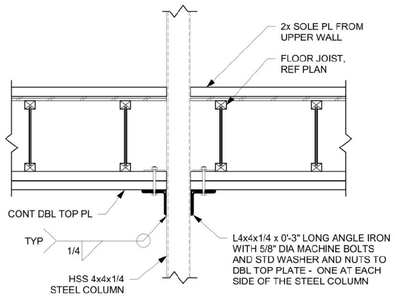
FLOOR FRAMING DETAILS

Project # 26-041

S5.0

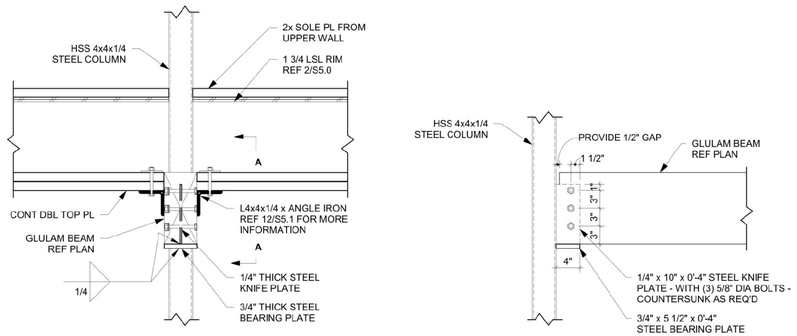
Date: 04/27/2026

A-17



12 / 5.1 HSS COLUMN CONNECTION AT DBL TOP PLATE

SCALE: 1" = 1'-0"



13 / S5.1 BEAM TO HSS COLUMN CONNECTION

SCALE: 1" = 1'-0"

SECTION A-A

McLAUGHLIN DESIGN & CONSTRUCTION LLC
MDC 200 ne dogwood white salmon, wa 98672
ph. (541) 490 - 7686
breff@mdcld.com
fax (509) 493 - 3177

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com



ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

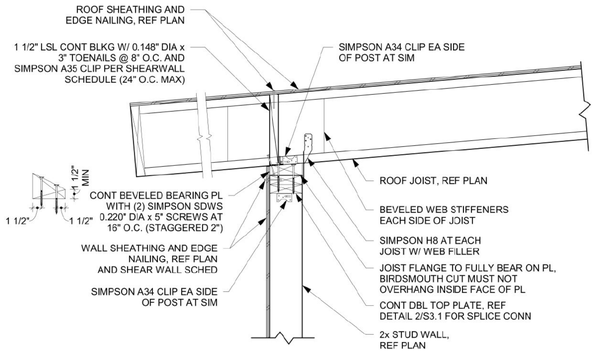
FLOOR FRAMING DETAILS

Project # 26-041

S5.1

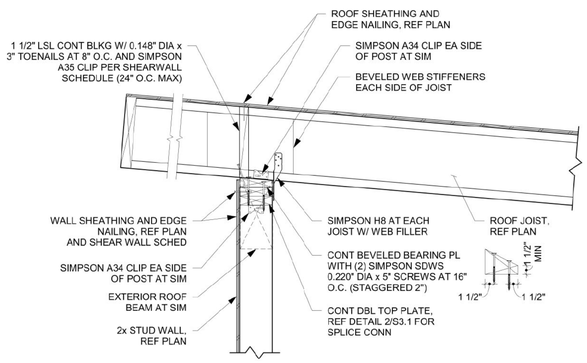
Date: 04/27/2026

A-18



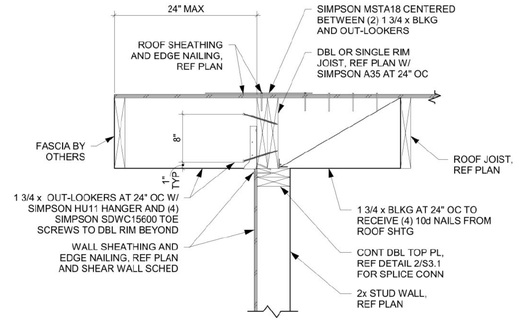
1 S6.0 ROOF JOIST LOW TO EXTERIOR WALL - JOIST PERPENDICULER

SCALE: 1" = 1'-0"



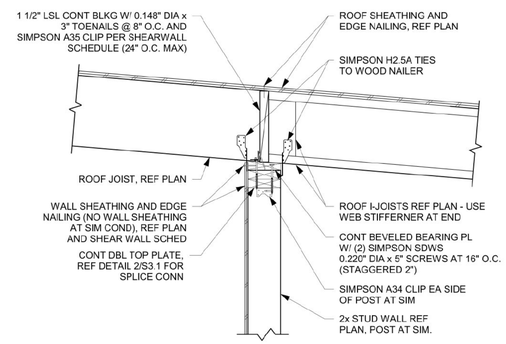
2 S6.0 ROOF JOIST HIGH TO EXTERIOR WALL - JOIST PERPENDICULER

SCALE: 1" = 1'-0"



3 S6.0 ROOF JOISTS PARALLEL TO EXTERIOR WALL

SCALE: 1" = 1'-0"



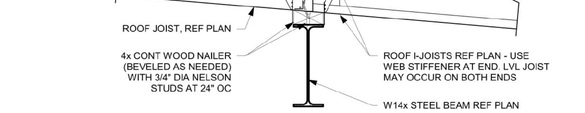
4 S6.0 ROOF JOISTS TO INTERIOR BEARING WALL

SCALE: 1" = 1'-0"



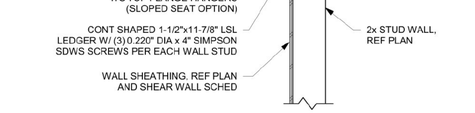
5 S6.0 TYPICAL ROOF RAFTER AT NON-BEARING WALL

SCALE: 1" = 1'-0"



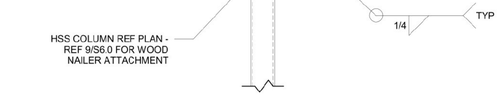
6 S6.0 ROOF FRAMING TO STEEL BEAM

SCALE: 1" = 1'-0"



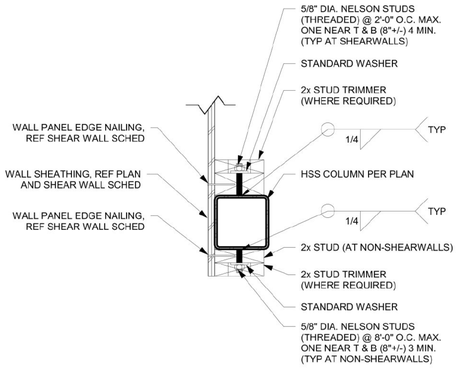
7 S6.0 LOWER ROOF FRAMING TO WALL

SCALE: 1" = 1'-0"



8 S6.0 STEEL BEAM TO STEEL COLUMN CONN

SCALE: 1" = 1'-0"



9 S6.0 TYPICAL NAILER TO HSS COLUMN

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

McLAUGHLIN DESIGN & CONSTRUCTION LL
MDC 200 ne dogwood whitz salmon, wa 98672
ph. (541) 490 - 750
breff@mdc3d.co
fax (509) 493 - 31

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

NASHR SARRAJ BAIR
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

ROOF FRAMING DETAILS

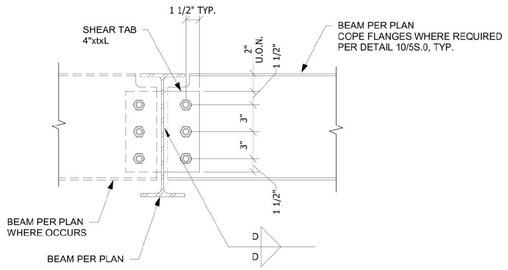
Project # 26-041

S6.0

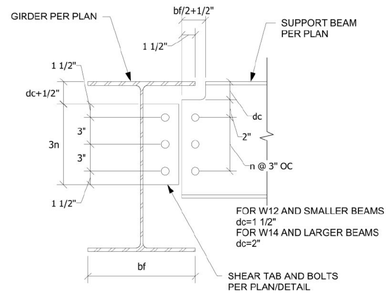
Date: 04/27/2026

A-19

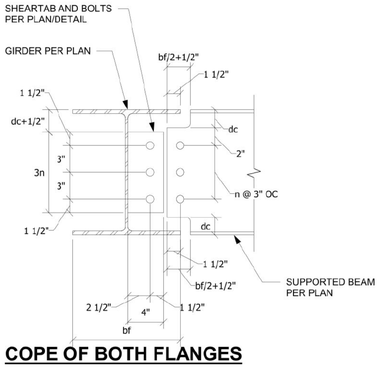
NOTE: REFER TO CONNECTION SCHEDULE 9/S6.1 FOR SHEAR TAB LENGTH, THICKNESS, BOLT SIZE AND TYPE, AND REQUIRED WELDS.



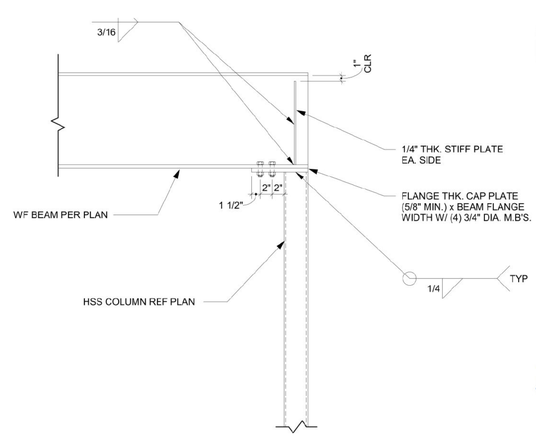
BEAM DEPTH	# OF BOLTS	TAB L	TAB t	WELD D
W8	(2) 3/4"Ø A325-N	6"	3/8"	3/16"
W10	(2) 3/4"Ø A325-N	6"	3/8"	3/16"
W12	(3) 3/4"Ø A325-N	9"	3/8"	3/16"



TOP FLANGE COPE

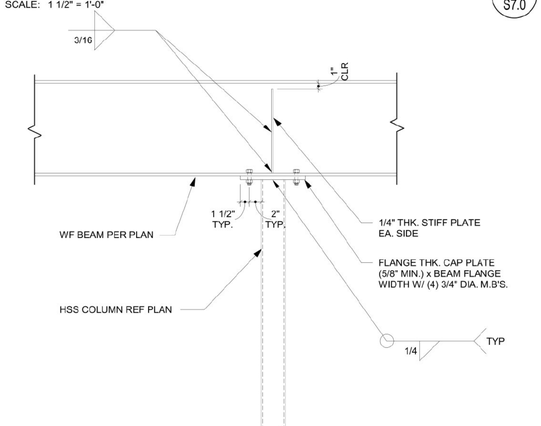


COPE OF BOTH FLANGES



TYPICAL BEAM TO BEAM CONNECTION

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



STEEL BEAM TO STEEL COLUMN CONN

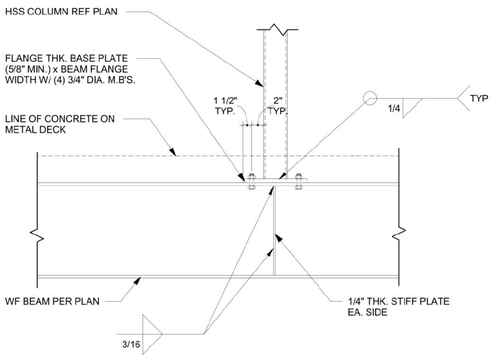
SCALE: 1" = 1'-0"

2 S7.0 TYPICAL BEAM CONNECTION SCHEDULE

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

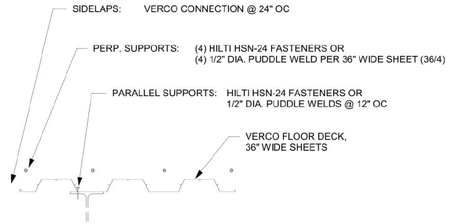
3 S7.0 COPING OF BEAMS

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



6 S7.0 STEEL COLUMN TO WF BEAM CONNECTION AT TOP

SCALE: 1" = 1'-0"

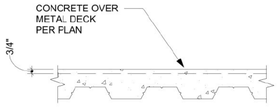


NOTES:

1. MANUFACTURER TO PROVIDE ALL ASSEMBLY COMPONENTS INCLUDING CLOSURES, FLASHING AND RELATED TRIM PRODUCTS FROM GALVANIZED STEEL TO COMPLETE WEATHER TIGHT ATTACHMENT THROUGHOUT.

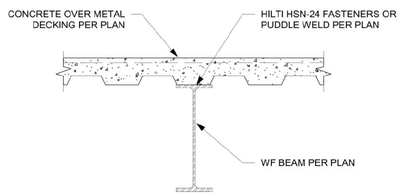
7 S7.0 FLOOR DECK CONNECTION PATTERN FOR METAL DECKING

SCALE: 1" = 1'-0"

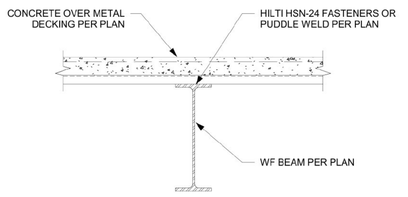


8 S7.0 TYPICAL FLOOR DECK

SCALE: 1" = 1'-0"



PARALLEL

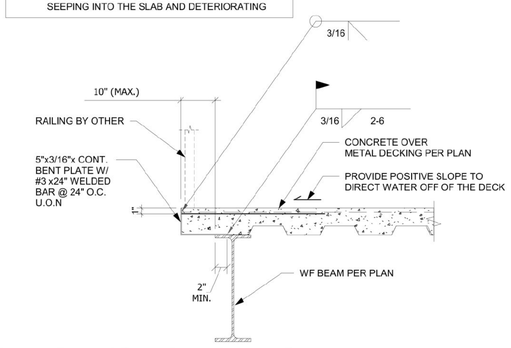


PERPENDICULAR

FLOOR DECK TO FLOOR BEAM CONNECTION

SCALE: 1" = 1'-0"

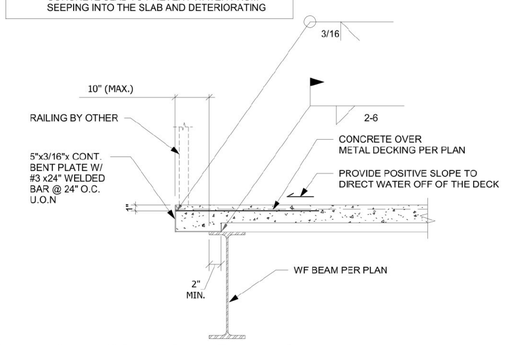
NOTE:
- FLASHING AND WATER PROOFING BY OTHERS
- CONTRACTOR TO SEAL THE SURFACE OF CONCRETE SLAB TO PREVENT WATER FROM SEEPING INTO THE SLAB AND DETERIORATING



10 S7.0 TYPICAL FLOOR DECK AT SLAB EDGE

SCALE: 1" = 1'-0"

NOTE:
- FLASHING AND WATER PROOFING BY OTHERS
- CONTRACTOR TO SEAL THE SURFACE OF CONCRETE SLAB TO PREVENT WATER FROM SEEPING INTO THE SLAB AND DETERIORATING



11 S7.0 TYPICAL FLOOR DECK AT SLAB EDGE

SCALE: 1" = 1'-0"

McLAUGHLIN DESIGN & CONSTRUCTION LL
MDC 200 sw dogwood white salmon, wa 98672
ph. (541) 490 - 706
bret@mdc3d.co
fax (509) 493 - 31

STUMPTOWN ENGINEERING
(503) 924-7533
info@stumptownengineering.com

YASHAR SARRAFPOUR
STATE OF WASHINGTON
22576
REGISTERED PROFESSIONAL ENGINEER
09/30/2026

ROBERT RIVERS RESIDENCE
24 UPPER McBRIDE RD, WHITE SALMON WA 98672

△ Revisions

PERMIT SET

STEEL FRAMING

Project # 26-041

S7.0

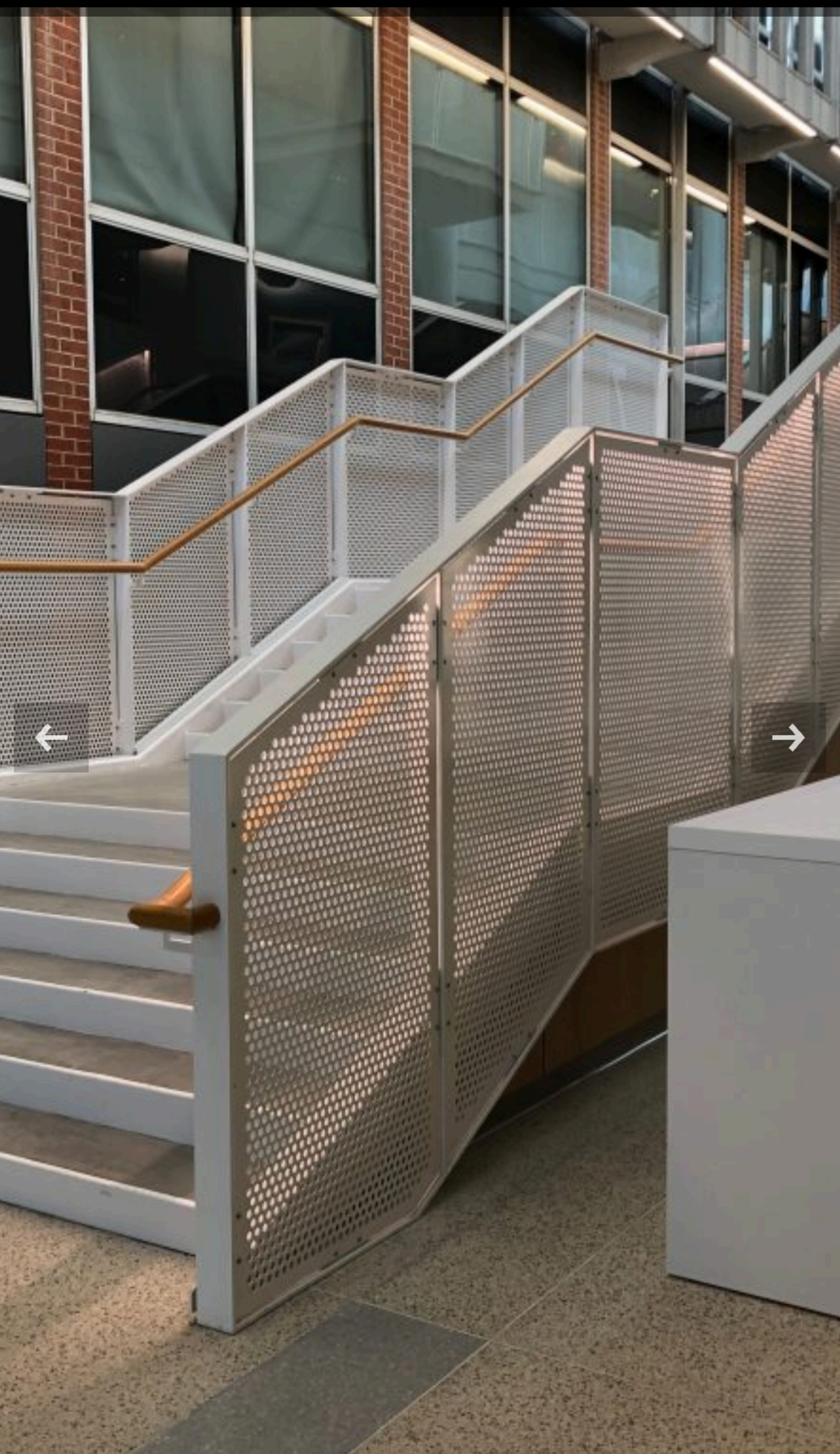
Date: 04/27/2026

A-20

11:12 5G 97
metalcraft.com 21
11 / 50



Aluminum Perforated Fence



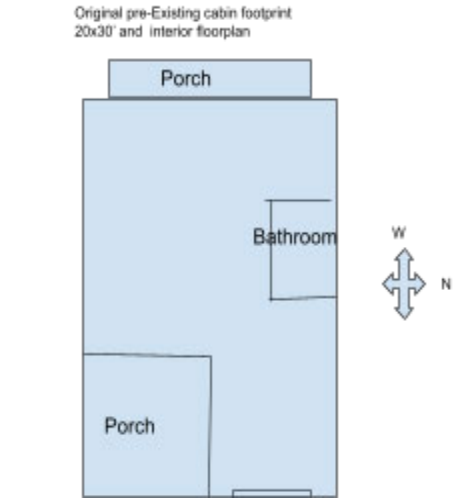
Perforated Aluminum for Stairwell

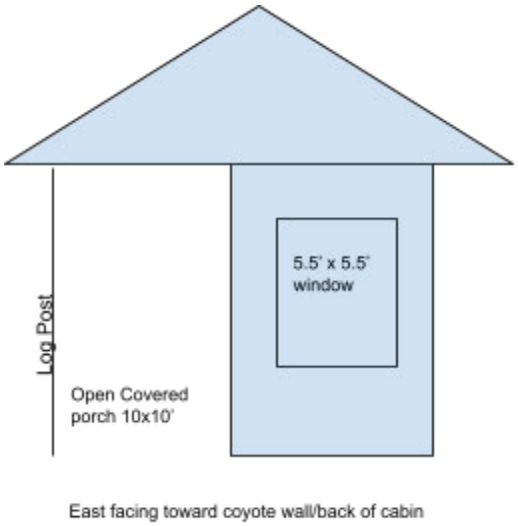
Robert Rivers
Rebuild after fire: 24 upper McBride Rd White Salmon

After the fact review of the clean up of the original Pre-existing Cabin(which didn't burn!)

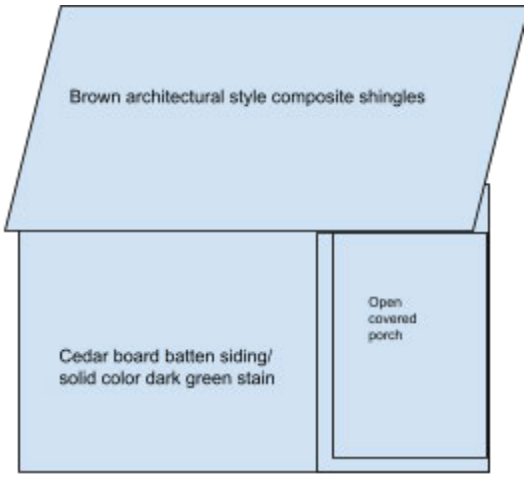
Elevation: 17' from ground to peak of gabled roof. The height of the side eaves from the ground go down to 8', with overhang of 24".
Windows:
Brown trim vinyl windows, Tinted thermal pane glass, low E, with 10% reflectivity.
There are 4 windows , the largest being 30 sq' and 2 doors.
The siding is cedar wood board/ batten, stained in Behr Exterior solid color stain. Color: Forest , which is dark green.

It is still the original 20x30 footprint. The interior floorplan has 446.5 sq' of interior space.

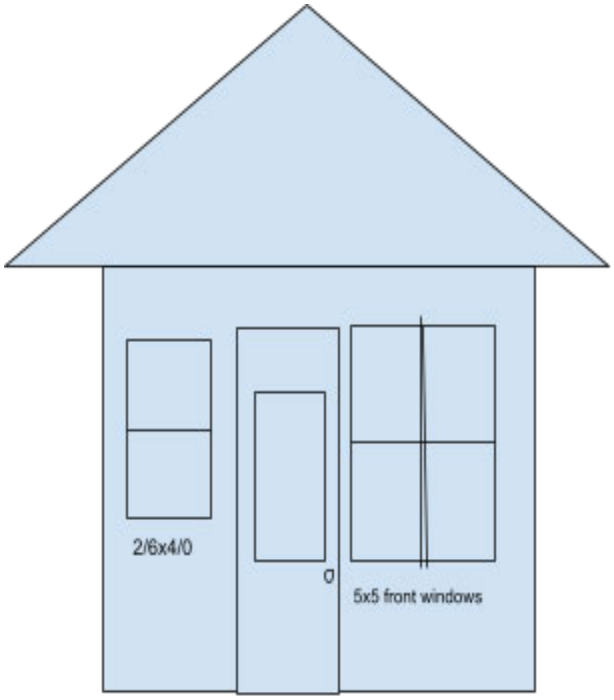




East facing toward coyote wall/back of cabin



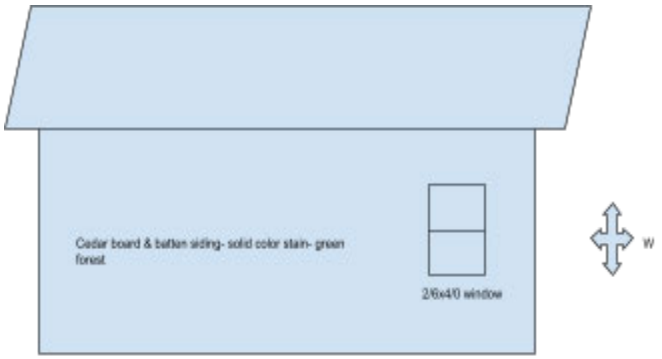
South facing (toward river) - no windows



Front/ West facing pre-existing cabin

17' from peak to ground

8' from ground to side eave



North facing

Rivers Location Map

Rivers

[redacted]

03113457000/100
T3N, R11E, W.M.

A-2: Small-Scale Ag

SMA Ag

Taxlots

N

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

1:2,257



Columbia River Gorge Commission

Microsoft, Vantor | Source: USDA NRCS, Esri | Columbia River Gorge Commission | Columbia River Gorge Commission