GENERAL NOTES:

- 1. CONSTRUCTION SHALL CONFORM TO 2018 IRC & 2018 WSEC, WITH AMMENDMENTS. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & DATUMS PRIOR TO COMENCING WITH WORK AND IS RESPONSIBLE FOR THEIR ACCURACY.
- 3. PROVIDE ONE-HOUR OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE, 5/8" DRYWALL, TAPED AND FINISHED. HOUSE DOOR FROM GARAGE SHALL BE 20 MIN RATED, 1 3/8" MIN., SOLID CORE, SELF CLOSING W/ DRAFT CONTROL ASSEMBLY.
- 4. PROTECT TUB/SHOWER COMPARTMENTS WITH WATER RESISTENT BACKING TO A HEIGHT OF 72" ABOVE DRAIN INLET. 5. MAINTAIN 6'-8" MIN. HEADROOM AT STAIRS, 1 1/2" TO 2" CROSS-SECTIONAL
- DIMENSION FOR HANDGRIP OF HANDRAIL, 34" TO 38" HEIGHT OF HANDRAIL. ABOVE STAIR NOSING. INSTALL FIRE BLOCKING AT MID STRINGER SPAN AND AT WALL ALONG STRINGER. SHEATH WALLS AND SOFFITS OF USABLE SPACE UNDER STAIRS WITH 5/8" GWB, TYPE "X".
- 6. PROVIDE ATTIC VENTILATION OF ONE SQ. FT. FOR EVERY 300 SQ. FT. OF ATTIC AREA: 1/2 IN SOFFIT AND 1/2 IN ROOF, 3'-0" MIN. ABOVE PLATE LINE. PROVIDE VENTILATION TO EACH RAFTER SPACE.
- 7. PROVIDE ATTIC ACCESS, 22" X 30" MIN., WHERE 30" MIN. HEADROOM. 8. EVERY ATTEMPT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DOCUMENTS, SITE CONDITIONS, PRODUCT AVAILABILITY ETC. ALL INFORMATION LISTED ABOVE MUST BE VERIFIED PRIOR TO
- CONSTRUCTION AND FABRICATION. ANY CHANGES OR DEFICIENCIES ON OR TO THE PLANS MUST BE TRANSMITTED TO WOODWAY HOMES FOR WRITTEN APPROVAL.
- 9. INDICATED HARDWARE TO BE SIMPSON PRODUCTS, OR EQUALS. 10. THESE DRAWINGS ARE "AS-BUILT" DRAWINGS AND MAY NOT REFLECT EXACT MEASUREMENTS. CONTRACTORS AND SUBS TO FIELD VERIFY. FOUNDATION
- 1. FOUNDATION DESIGN BASED ON SOIL BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED IN REGISTERED SOILS ENGINEER REPORT. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED SOIL OR COMPACTED SOIL OF 1500 PSF MIN. BEARING CAPACITY.
- 2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PREASURE TREATED.
- 3. PROVIDE 18" MIN. CRAWL SPACE UNDER FLOOR JOISTS AND 12" MIN. UNDER BEAMS
- 4. INSTALL CRAWL SPACE ACCESS, 18" X 24" MIN.
- 5. PROVIDE CRAWL SPACE VENTILATION OF ONE SQ. FOOT PER 150 SQ. FOOT OF CRAWL SPACE 6. MAINTAIN MIN. 6" CLEAR FROM GROUND & 2" FROM CONC. SLABS TO TOP OF FNDN.

- 1. PROVIDE CONCRETE OF 2500 PSI MIN. COMPRESSIVE STRENGTH AFTER 28 DAYS. 5 1/2 SACKS OF CEMENT PER CU. YD. AND 6 GAL. OF WATER, MAX., PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED 4"
- 2. CONCRETE SHALL BE AIR ENTRAINED 5% TO 7% WHERE EXPOSED TO WEATHER.
- 3. FASTNERS INTO P.T. WOOD TO BE HOT-DIPPED GALV.

REINFORCING STEEL

- 1. USE GRADE 40 DEFORMED BARS IN ACCORDANCE WITH ASTM A615.
- 2. REINFORCE SLABS AND SIDEWALLKS WITH $6 \times 6 \cdot 10/10$ WWM AS REQUIRED. 3. CONCRETE COVER SHALL BE 3" MIN. FOR CONCRETE CAST AGAINST AND
- PERMANENTLY EXPOSED TO EARTH. IRC R403.1.3.5.
- 4. FOR CONCRETE EXPOSED TO EARTH OR WEATHER MIN. COVER SHALL BE 1 1/2" FOR #5 BAR OR SMALLER, 2" FOR #6 BAR OR LARGER, IRC R403.1.3.5.3

LUMBER

- 1. STUDS, JOISTS AND RAFTERS: HEM-FIR #2, BASE VALUE 75Fv, 850Fb, 1,300,000 E
- 2. BEAMS AND HEADERS: 4" DF #2, BASE VALUE 95Fv, 875Fb, 1,600,000 E
- 6" DF #1, BASE VALUE 85Fv, 1350Fb, 1,600,00 E 3. POSTS AND TIMBER: DF #1, 4x__ 1450Fc, 1,700,00 E DF #1, 6x__ 1000Fc, 1,600,00 E
- 4. GLUE LAMINATED TIMBER: 24F V4 DF/DF 165Fv 2400Fb 1,800,000 E

DESIGN LOADS:

- 10 PSF DL, 25 PSF LL, 35 PSF TL 2. TILE ROOF: 20 PSF DL, 25 PSF LL, 45 PSF TL 3. FLOOR: 10 PSF DL, 40 PSF LL, 50 PSF TL
- 4. DECK: 10 PSF DL, 60 PSF LL, 70 PSF TL 5. CEILING: 5 PSF DL, 10 PSF LL, 15 PSF TL
- SOIL EQUIVALENT FLUID PRESSURE: 35 PSF

ROOF TRUSSES:

- 1. TRUSS DESIGN SHALL BE STAMPED BY A WASHINGTON STATE STRUCTURAL ENGINEER. EACH TRUSS SHALL BEAR QUALITY CONTROL STAMP,
- MFG. PLANT, DESIGN LOAD AND MAX. SPACING. 2. THE TRUSS LIVE LOADING SHALL BE PER IRC SEC. 301.5 AND TABLE 301.5. ESPECIALLY NOTING FOOTNOTES & AND g.
- 3. SNOW LOADING SHALL BE PER WASHINGTON ASSOCIATION OF BUILDING OFFICIALS
- WHITE PAPER 8-2010, OR BY IRC SEC. 301.2.3
- 4. THE TRUSS DESIGN SHALL BE PER IRC SEC. 502.11.1
- AND 802.10.2, ESPECIALLY INDICATING THE TRUSS DESIGN AND MNFG. SHALL BE PER ANSI/TPI 1.
- 5. THE TRUSS TEMPORARY AND PERMANENT BRACING
- SHALL BE PER IBC SEC. 502.11.2 AND 802.10.3 AS WELL AS THE TRUSS PLATE INSTITUTE'S BUILDING COMPONENT SAFETY INFORMATION.
- 6. TRUSS ALTERATIONS SHALL NOT OCCUR UNLESS UNDER THE
- APPROVAL OF A DESIGN PROFESSIONAL AS INDICATED IN IRC SEC. 502.11.3 AND 802.10.4. 7. TRUSS DRAWINGS SHALL BE SUBMITTED TO THE BLDG. OFFICIAL WITH TRUSS SHIPMENT
- AND APPROVED PRIOR TO INSTALLATION, PER IRC SEC. 502.11.4 AND 802.10.1 TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:
- SLOPE OR DEPTH, SPAN AND SPACING. LOCATION OF ALL JOINTS. REQUIRED BEARING WIDTHS. DESIGN LOADS AS APPLICABLE:
- TOP CHORD LIVE LOAD (AS PER SEC. R301.6.) TOP CHORD DEAD LOAD.
- BOT. CHORD LIVE LOAD. BOT. CHORD DEAD LOAD.
- CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION. CONTROLLING WIND AND EARTHQUAKE LOADS.
- ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE. EACH REACTION FORCE AND DIRECTION. JOINT CONNECTOR TYPE AND DESCRIPTION, SUCH AS SIZE, THICKNESS OR GAGE, AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT
- WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER. CONNECTION REQUIREMENTS FOR TRUSS-TO-GIRDER, TRUSS PLY-TO-PLY, FIELD SPLICES. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)" AND TOTAL LOAD. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING 8. PROVIDE EACH HABITABLE SPACE WITH OPERABLE WINDOWS, MIN. 4 SQ. INCHES / 10 CFM REQ.. DESIGNER TO DESIGN THE SIZE, CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.

FRAMING:

- 1. FIRE AND DRAFT STOPS SHALL BE INSTALLED TO CUT OFF OPENINGS, HORIZONTAL AND VERTICAL, BETWEEN FLOORS, ATTICS, ETC. 2. NAILING SHALL COMPLY WITH LATERAL SPEC.
- 3. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS THAN THE STUD SIZE ABOVE AND BE MIN. LENGTH OF 14". OR FRAMED STUD BLOCKING. WALLS GREATER IN HEIGHT THAN 4' SHALL BE FRAMED TO THE STUD SIZE REQUIREMENT OF AN ADDITIONAL STORY.
- 4. END BEARING OF WOOD MEMBERS SHALL HAVE SUFFICIENT BEARING AREA BASED ON ALLOWABLE VALUES FOR COMPRESSION PERPINDICULAR TO GRAIN.
- 5. PROVIDE SOLID BLOCKING OVER LOAD BEARING PARTITIONS, WALLS AND BEAMS. 6. ANCHOR COLUMNS AND POSTS AT TOP AND BOTTOM WITH A POSITIVE AND
- DIRECT CONNECTION FOR UPLIFT AND LATERAL FORCES. 7. ALL WOOD EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED, OR CEDAR.
- 8. PROVIDE GUARDRAILS 36" H. MIN., WHEN DECKS AND PORCHES ARE MORE THAN 30" ABOVE GRADE. SPACE INTERMEDIATE SUPPORTS SO A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. TOP RAIL SHALL WITHSTAND A HORIZONTAL FORCE OF 20 PLF APPLIED AT RIGHT ANGLES TO THE RAIL
- 9. ATTACH JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON 'U' SERIES OR APPROVED EQUAL ..

HEATING:

- 1. HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING 70* F AT 3 FEET ABOVE FLOOR IN HABITABLE ROOMS WHEN OUTSIDE TEMP. IS AS SHOWN IN SEC. 304
- 2. FUEL BURNING EQUIPEMENT LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN COMBUSTION AIR FROM OUTDOORS PER SEC. R1006 & G2407 IRC
- 3. EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH SEC. M1507, TABLE M1506.2, M1507.4, IRC
- 4. DUCTWORK THRU GARAGE/HOUSE WALL TO BE 26 GA. MIN.

PLUMBING:

- 1. PLUMBING SHALL CONFORM TO CURRENT PLUMBING CODE
- 2. WATER HAMMER ARRESTERS SHALL BE INSTALLED PER UPC 609.10

GLAZING:

- 1. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CURRENT CODES LABEL GLASS TO SHOW COMPLIANCE. EXCEPTIONS INCLUDE GLAZING IN RAILINGS.
- 2. SAFETY GLASS OR APPROVED EQUAL SHALL BE USED IN FOLLOWING:
- A. INGRESS/EGRESS DOORS B. DOORS AND ENCLOSURES OF TUBS AND SHOWERS, INCLUDING WINDOWS
- WITHIN 60" ABOVE DRAIN INLET. C. GLAZING WITHIN 18" OF FLOOR.
- D. GLAZING WITHIN 24" OF DOOR OPENING AND ALSO WITHIN 60" OF WALKING SURFACE.
- 3. SKYLIGHTS SHALL MEET REQUIREMENTS OF CURRENT CODES AND SHALL BE OF LAMINATED GLASS OR APPROVED EQUAL.

- 1. INSULATE ATTIC AND CRAWL SPACE ACCESS DOORS, WEATHER STRIPPED AND
- INSULATED TO R VALUE OF SURROUNDING SURFACES.
- 2. INSTALL INSULATION BAFFLES AT CEILINGS/ATTICS TO MAINTAIN 1" OF VENTILATION. EXTEND VERTICALLY 6" ABOVE BATT INSULATION AND 12" ABOVE LOOSE FILL.
- 3. ALL FACED INSULATION SHALL BE FACE STAPLED
- 4. PLACE FOUNDATION VENTS BELOW LOWER SURFACE OF FLOOR INSULATION.
- 5. INSTALL VAPOR RETARDER ON WARM SIDE OF INSULATION IN FLOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- 6. INSTALL VAPOR BARRIER AT ROOF/CEILING ASSEMBLY WHERE VENTILATION SPACE ABOVE INSULATION IS LESS THAN 12" AVERAGE.
- 7. INSTALL VAPOR RETARDER IN WALLS SEPARATING CONDITIONED AND UNCONDITIONED SPACES.
- 8. LAY GROUND COVER OF 6 MIL. BLACK POLY OR APPROVED EQUAL WITHIN
- CRAWL SPACE. LAP JOINTS 12" MIN. AND EXTEND TO FOUNDATION WALL. 9. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN ROOF AND WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, ROOFS AND ALL OTHER OPENINGS IN BUILDING ENVELOPE SHALL BE SEALED, CAULKED,
- GASKETED OR WEATHER STRIPPED. 10. INSULATE HEATING DUCTS IN UNCONDITIONED SPACES TO R8 MIN.
- 11. INSULATE NON-CIRCULATING HOT AND COLD WATER PIPES IN UNCONDITIONED SPACES TO R3 MIN. COLD AND R4 MIN. HOT.
- 12. PROVIDE SHOWERS & KITCHEN SINK WITH FLOW RESTRICTORS TO 1.75 GPM LIMIT.
- 13. FOLLOW MIN. PRESCRIPTIVE REQUIREMENTS, WASHINGTON STATE ENERGY CODE. 14. PROVIDE PERMANENT CERTIFICATE POSTED IN FURNACE ROOM LISTING INSULATION LEVELS OF CEILING, FLOORS & WALLS, WINDOWS & AIR LEAKAGE TESTING

VENTILATION - M1505.4:

- 1. EXHAUST FANS SHALL HAVE A FLOW RATING AT 0.25 INCHES WATER GAUGE AS SPECIFIED IN TABLE M1505.4.3(1) IRC, MULTIPLIED BY THE FACTOR FROM TABLE M1505.4.3(2)
- 2. EXHAUST FANS MUST DELIVER FLOWS AT .25" W.G. AND 1.0 SONES MAX. 3. BATH/UTILITY EXHAUST FANS MUST DELIVER 50 CFM MIN. AT .25" W.G., w/ SWITCH OR TIMER
- 4. KITCHEN EXHAUST FAN SHALL DELIVER 100 CFM MIN. AT .25" W.G., w/ SWITCH OR TIMER 5. ALL VENTILATION DUCTS SHALL TERMINATE OUTSIDE OF BUILDING. INSTALL BACK DRAFT DAMPERS IN SYSTEMS DESIGNED TO OPERATE INTERMITTENLY. EXHAUST DUCTS IN UNCONDITIONED SPACES AND SUPPLY DUCTS IN
- CONDITIONED SPACES SHALL BE INSULATED TO R4 MIN. 6. CONTROLS SHALL BE READILY ACCESSIBLE TO OCCUPANT & OPERATE CONT. OR INTERMIT. PROVIDE OPERATING INSTRUCTIONS TO OCCUPANT. OPERATE MIN. 1HR/4HR. INITIAL SET @ 50%.
- 7. PROVIDE 24 HR CONTROL TIMER ON 100CFM FAN, OPERABLE AUTOMATICALLY. 1.0 SONES MAX., LOCATED IN EITHER MECHANICAL ROOM OR BATHROOM 24 HR TIMER TO BE READILY ACCESSIBLE & CAPABLE OF
- OPERATING THE WHOLE HOUSE FAN WITHOUT ENERGIZING OTHER ENERGY-CONSUMING DEVICES. SET TIMER TO OPERATE AT LEAST 16 HOURS A DAY. AFFIX A LABEL TO THE CONTROL STATING
- OR HEATING SYSTEM TO BE DUCTED TO ALL HABITABLE ROOMS AND DOORS TO BE UNDERCUT TO 1/2" MIN. ABOVE FLOORING.

SCOPE OF WORK:

CONSTRUCT ADU IN LOT BACKYARD INSTALL NEW PUD POWER LINE INSTALL SEWER PRESSURE LINE TO EXSTG. SEWER INSTALL WATER LINE TO EXSTG. HEAT TO BE BY DUCTLESS SPLIT HEAT PUMP COMPLY WITH PRESCRIPTIVE ENERGY COMPLIANCE FOUNDATION TO BE POST/PIER TO SAVE TREES

SITE ADDRESS: 6306 176TH ST SW LYNNWOOD, WA 98037

00513100015103

LEGAL:

MEADOWDALE BEACH BLK 000 D-03 - BAAP ON E LN OF W 1/2 SD TR 151 FOR 191.36 FT S OF NE COR SD W 1/2 SD LOT TH CONT S 191.37 FT TH N84*46'46"W 107.41 FT TH N01*42'37"E 191.37 FT TH 584*34'52"E 107.26 FT TO POB

DEAN DARIOTIS 6306 176TH ST SW LYNNWOOD, WA 98037

CONTRACTOR: OWNER

THE BUILDING ADDRESS SHALL BE POSTED IN SUCH A WAY AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. THE ADDRESS SHALL BE POSTED PRIOR TO REQUESTING ANY INSPECTIONS.

CLIMATIC & GEOLOGICAL INFORMATION: ROOF SNOW LOAD - 25 PSF, DEAD LOAD - 10 PSF WIND SPEED - Vs-SEC = 110 MPH TOPOGRAPHIC EFFECTS: NO DIRECTIONALITY COEFFICIENT (Kd) - 0.85 Kzt - 1.000 Zg - 1200.000 a - 7 SEISMIC DESIGN CATEGORY - D2 0.2 SEC. SPECTRAL RESPONSE ACC. - Ss = 145.0% 1 SEC. SPECTRAL RESPONSE ACC. - S1 = 53.0% RESPONSE MODIFICATION FACTOR, R - 6.5 DEFLECTION AMPLIFICATION FACTOR - 4 LONG-PERIOD TRANSITION PERIOD (SEC) - 6

WEATHERING - MODERATE FROST LINE DEPTH - 18" TERMITE DECAY - SLIGHT OUTSIDE DESIGN TEMP. - 22 ICE BARRIER UNDERLAYMENT REQUIRED - NO FLOOD HAZARDS - 1985; 2005 AIR FREEZING INDEX - 15000 MEAN ANUAL TEMP. - 52.8 DEG F

SYSTEM OVERSTRENGTH FACTOR, 0 - 2.5

THE MNFG'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION, FOR THE INSPECTOR'S USE AND REFERENCE.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS. FASTENERS INSTALLED IN PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED WITH A MINIMUM COATING WEIGHT COMPLYING WITH ASTM A 138.

ENERGY CODE REQUIREMENTS - SEE ALSO COMPLIANCE WORKSHEET: ENERGY CREDITS: SMALL DWELLING UNIT 3 CREDITS REQ. DUCTLESS HEAT PUMP = 1 CREDIT DUCTLESS HEAT PUMP w/ NO ELEC. RESISTANCE HEATING = 2 CREDITS

WINDOWS TO BE U-0.28 MAX. DOORS TO BE U-0.28 MAX.

EXSTG. HOUSE ELEV

EXSTG. HOUSE ELEV

WINDOW FLASHING

FASTENING SCHEDULE

INDEX GENERAL CONDITIONS GC-1.0 FLOOR PLAN & PLAN VIEW A*-*1.*0* FNDN & FRAMING PLANS A-2.0 BUILDING SECTIONS A-3.0 ELEVATIONS A-4.0 SITE PLANS SITE 1&2 EXSTG. HOUSE ELEV A-3.0

A-4.0

A-4.1

GC-2.0

GC-3.0

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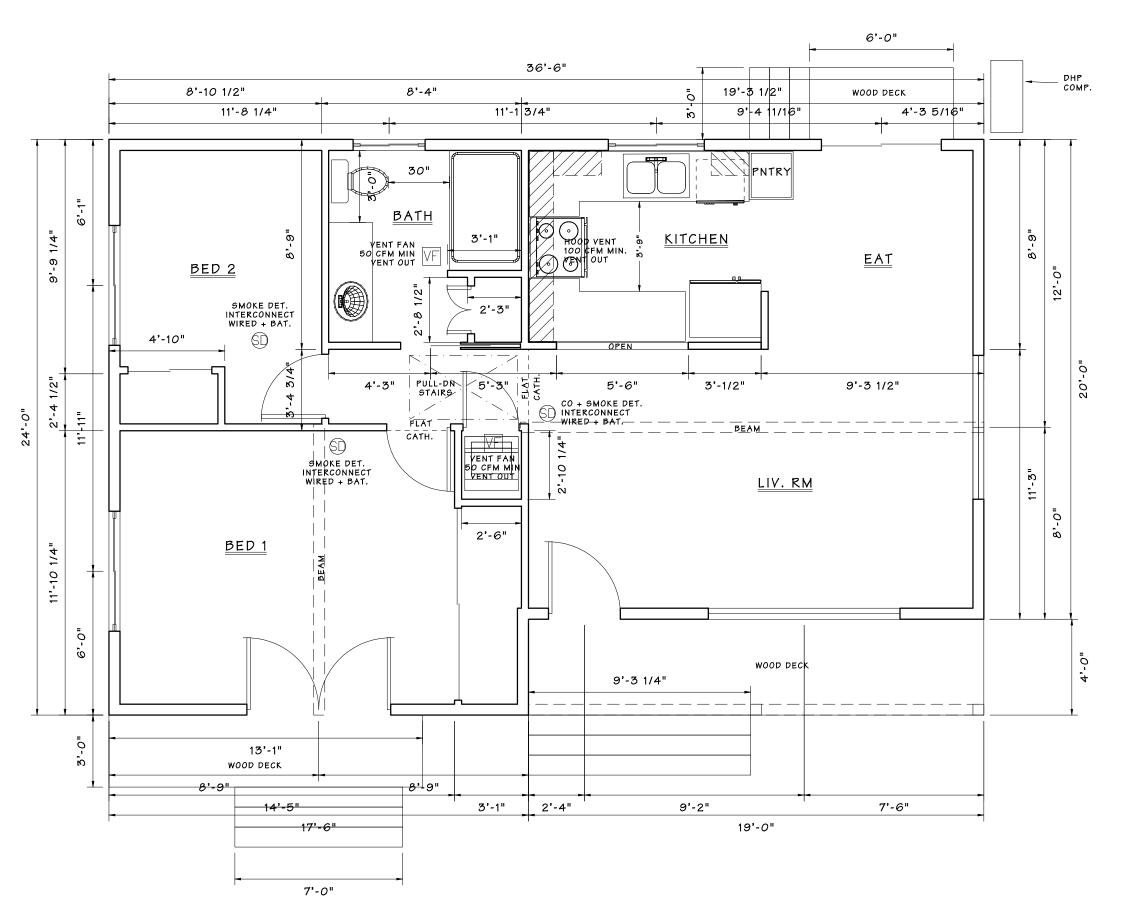
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GC-I.0

LYNNWOOD ADU



VIEW FROM ADU OF REAR OF EXISTING HOUSE



FLOOR PLAN

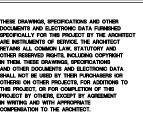
SCALE: 1/4" = 1'-0" COND. 800 SF

Scale: 1/4"

Date: 07/18/23

Drawn By: DEAN DARIOTIS, ARCHITECT

Revision Date:





Woodway Homes, Inc.

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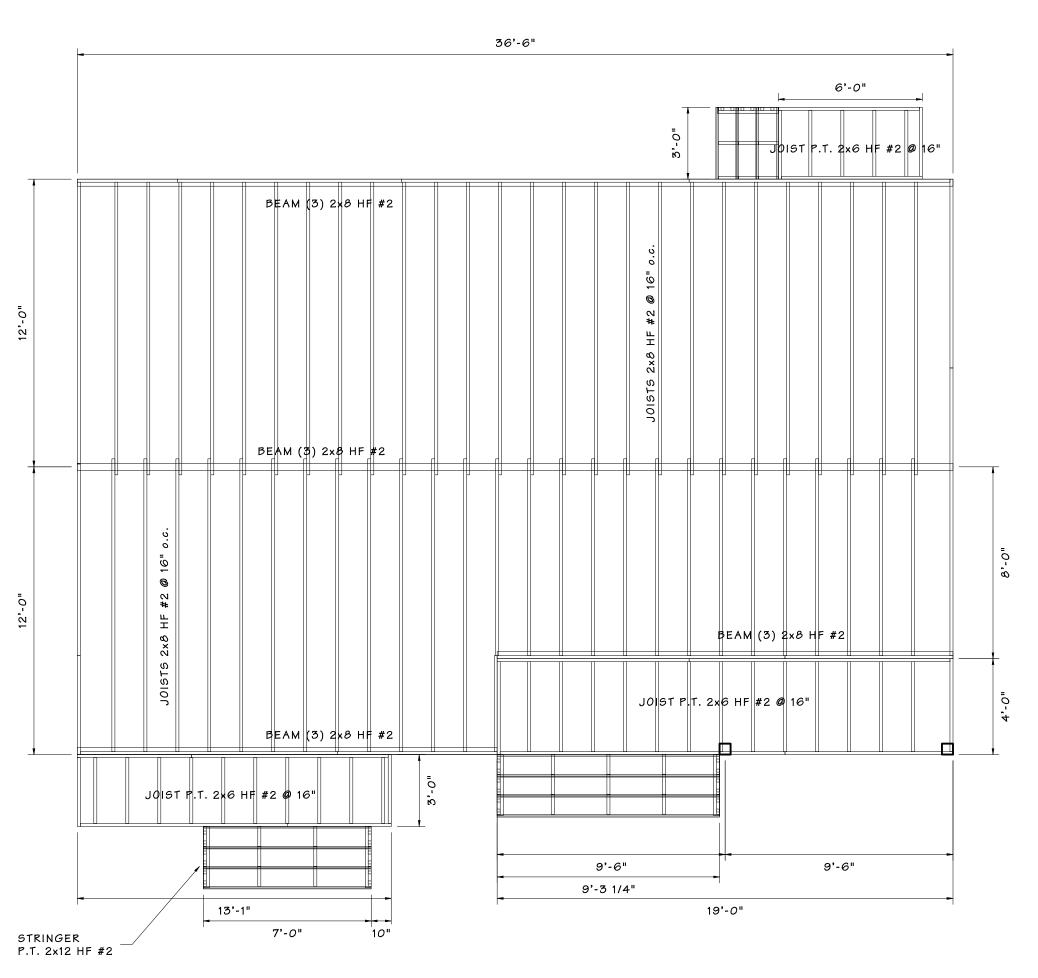
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Lynnwood, WA 98037

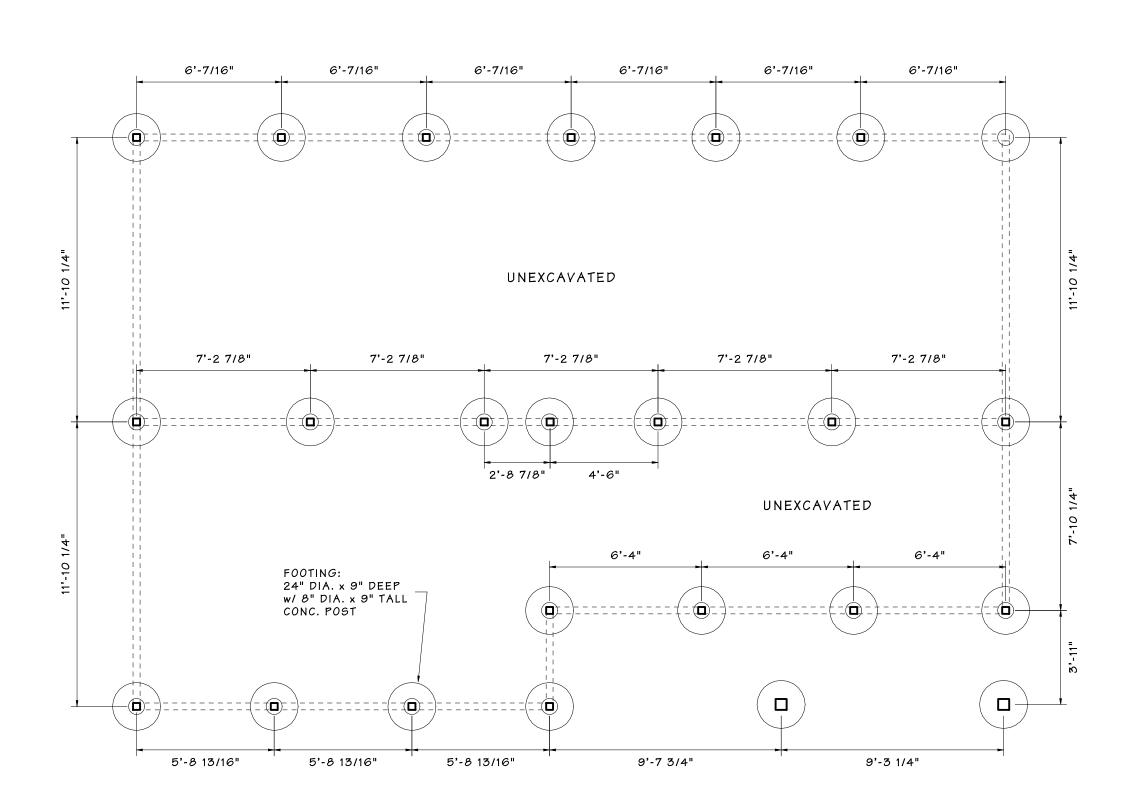
(425) 772-3167 deandariotis@amail.co

FLOOR PLAN
LYNNWOOD ADU
6306 176TH ST SW

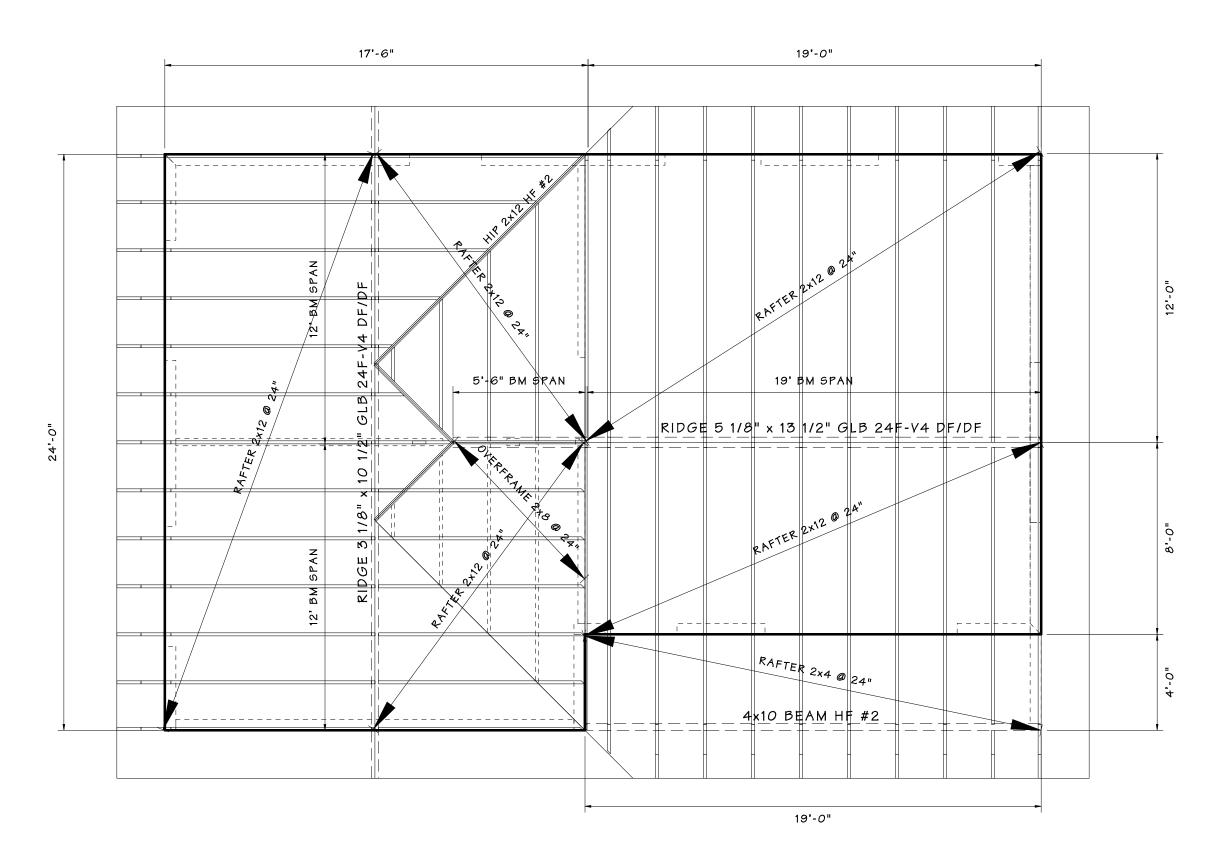
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FLOOR FRAMING



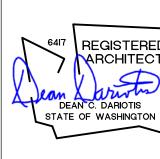
FOUNDATION



ROOF FRAMING PLAN





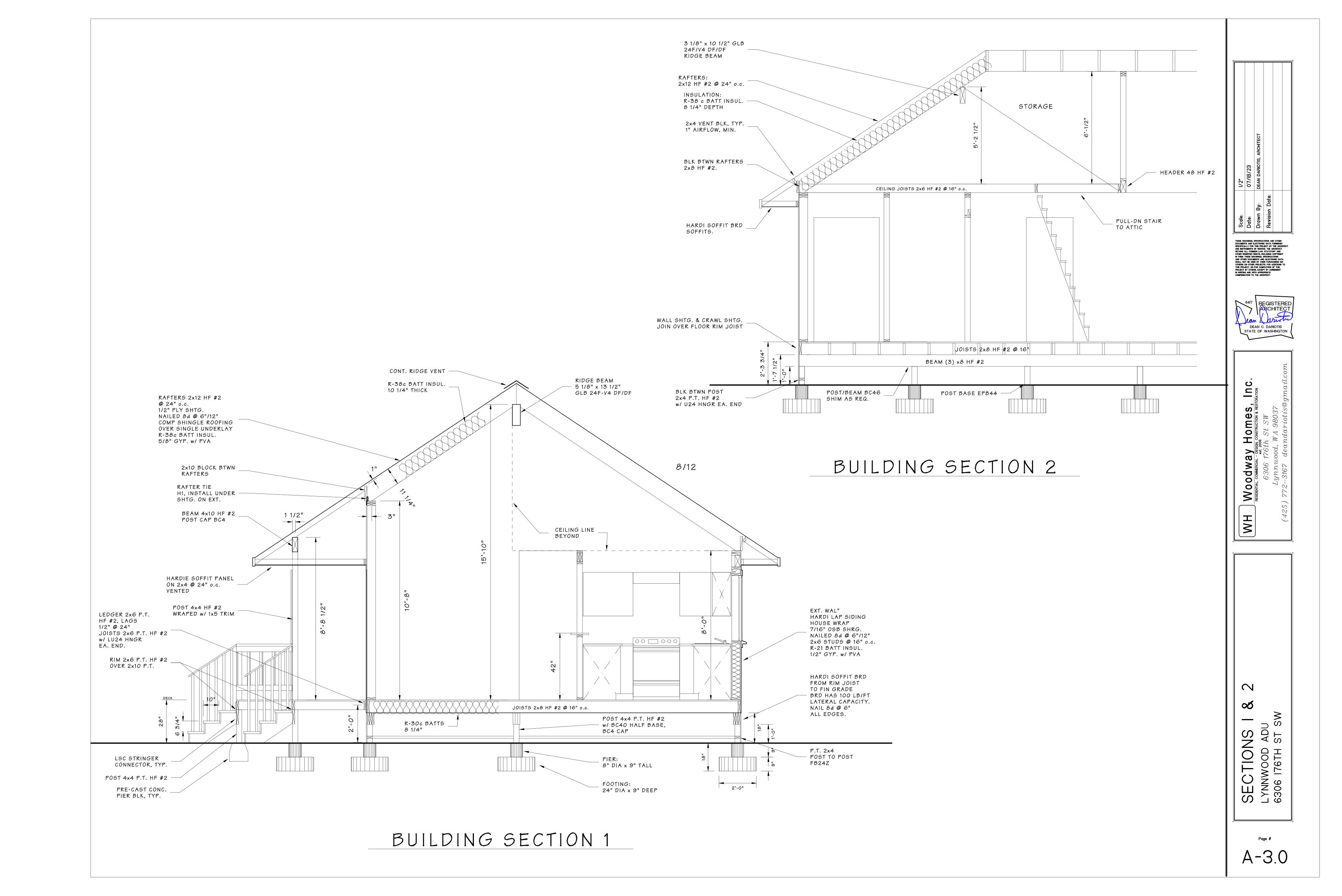


Woodway Homes, I RESIDENTIAL, COMMERCIAL - DESIGN, CONSTRUCTION & RESTORA 6306 176th St SW

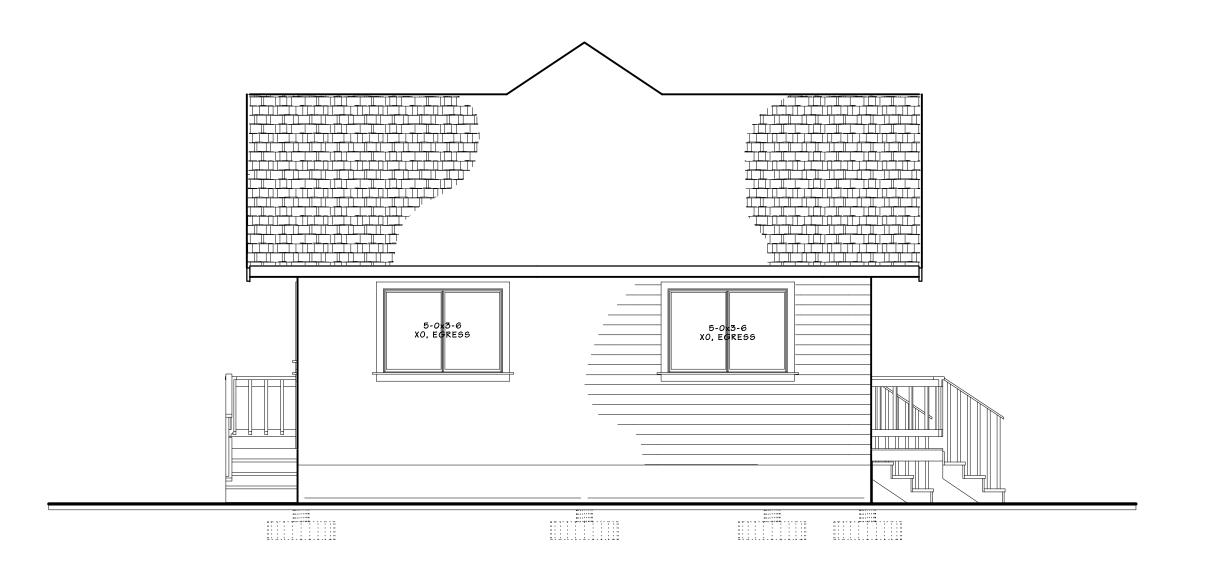
Lynnwood, WA 98037

MH

FRAMING PLANS
LYNNWOOD ADU
6306 176TH ST SW

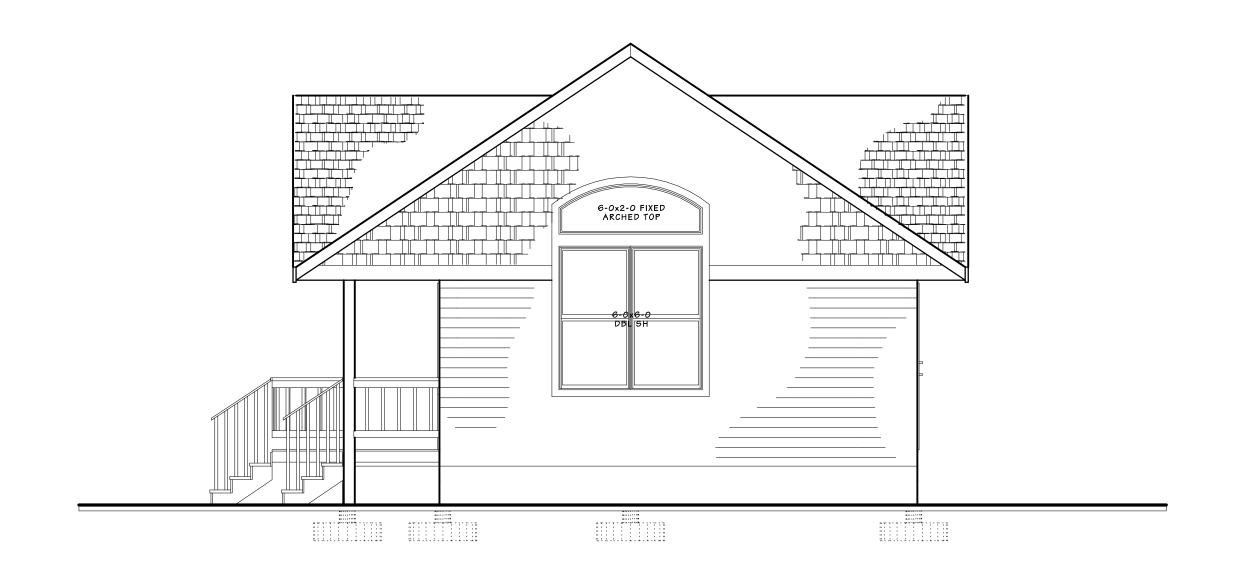






WEST ELEV.

SOUTH ELEV.



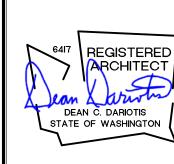
NORTH ELEV.



EAST ELEV.

Scale:	1/4"
Date:	07/18/23
Drawn By:	DEAN DARIOTIS, ARCHITECT
Revision Date:	





WOODWAY HOMES, Inc.

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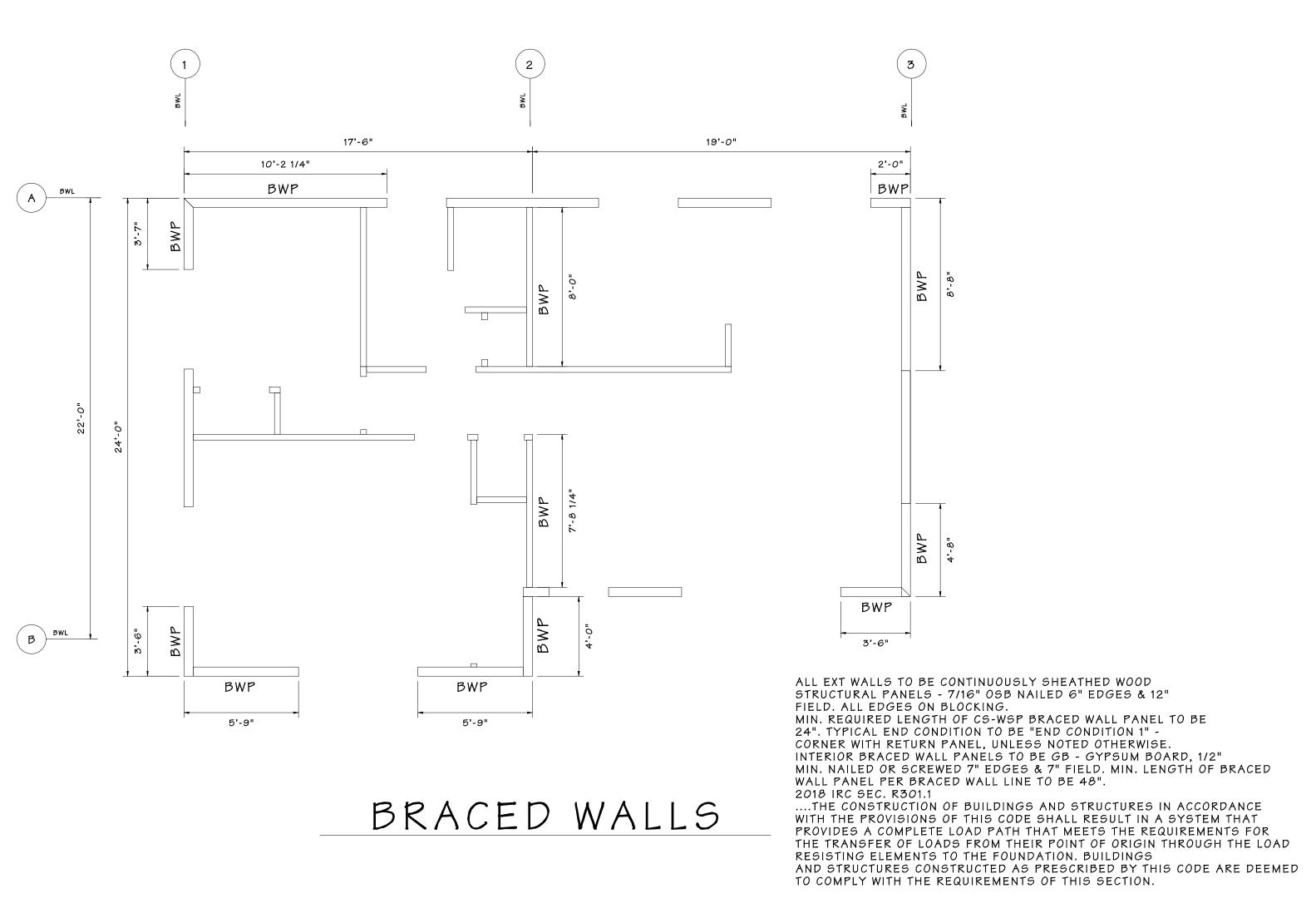
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Lynnwood, WA 98037

(425) 772-3167 deandariotis@qma

ELEVATIONS
LYNNWOOD ADU
6306 176TH ST SW

A-4.0



BRACED WALLS

Woodway Homes, |

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6.306 176th St SW MH

ANEL BRACED LYNNWOOD A

BWP-I

FULL HEIGHT BLOCKING

OF BRACED WALL PANEL

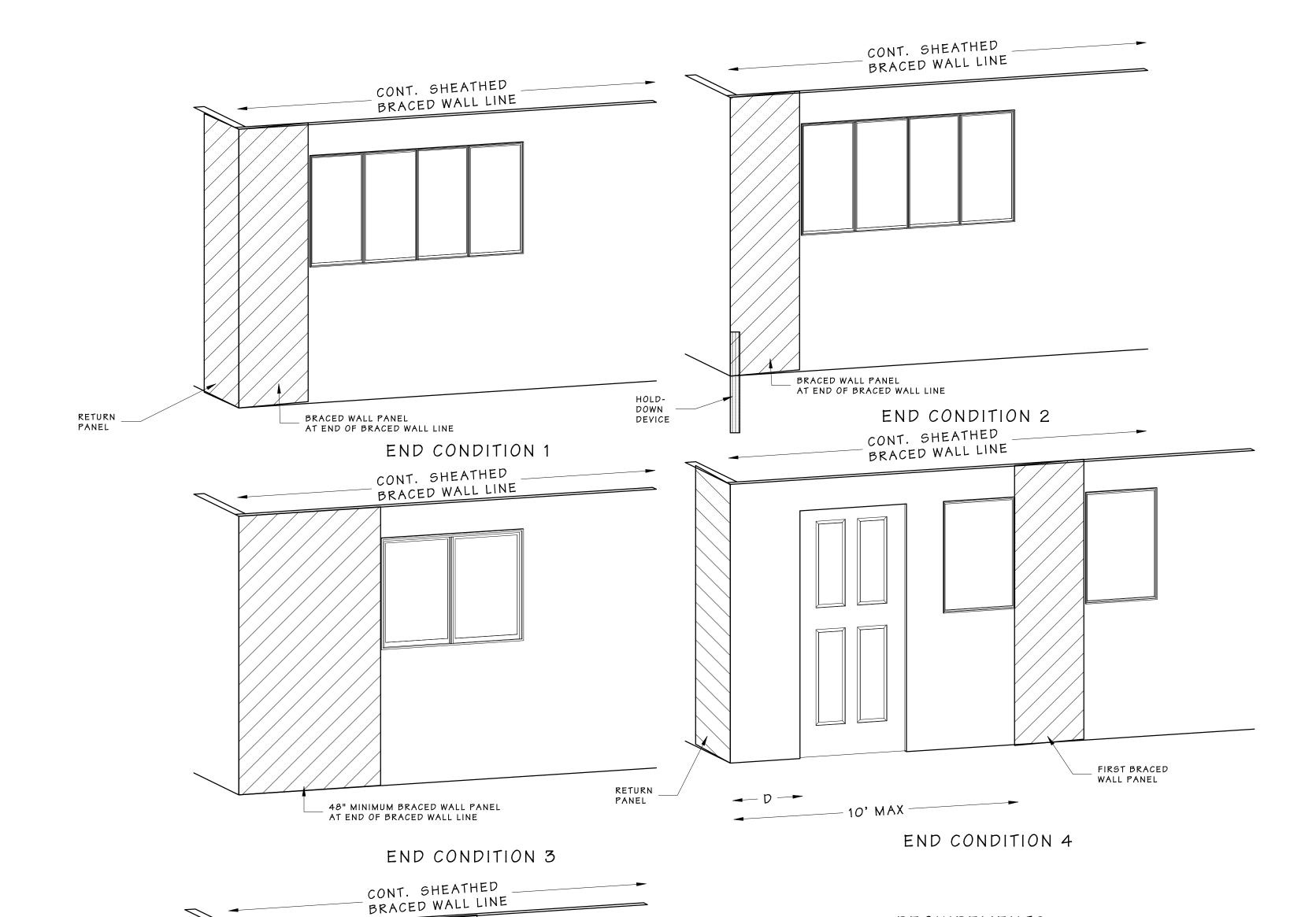
CONTINUOUS ALONG LENGTH

PERPENDICULAR FRAMING

BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

CONTINUOUS RIM

OR BAND JOIST



REQUIREMENTS

TOP PLATES OF EXT. BRACED WALL PANELS

DISTANCE D:

HOLD-DOWN

DEVICE:

FIRST BRACED

END CONDITION 5

→ 10' MAX -

HOLD-DOWN DEVICE

RETURN PANEL: 24" for braced wall lines sheathed with

wood structural panels

wood structural panels

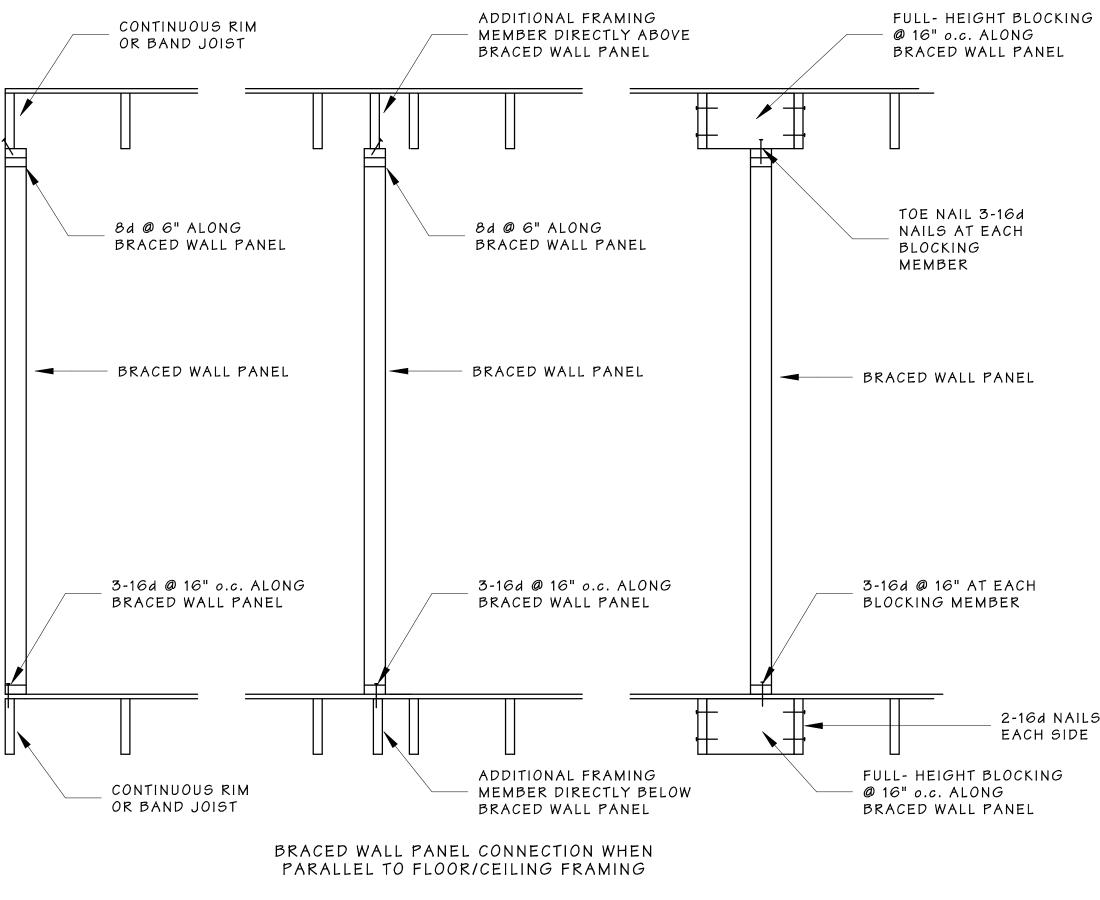
SHALL BE ATTACHED TO ROOF TRUSSES PER TABLE 602.3(1)

END CONDITIONS FOR BRACED WALL LINES

WITH CONTINUOUS SHEATHING

24" for braced wall lines sheathed with

800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and to the foundation or floor framing below



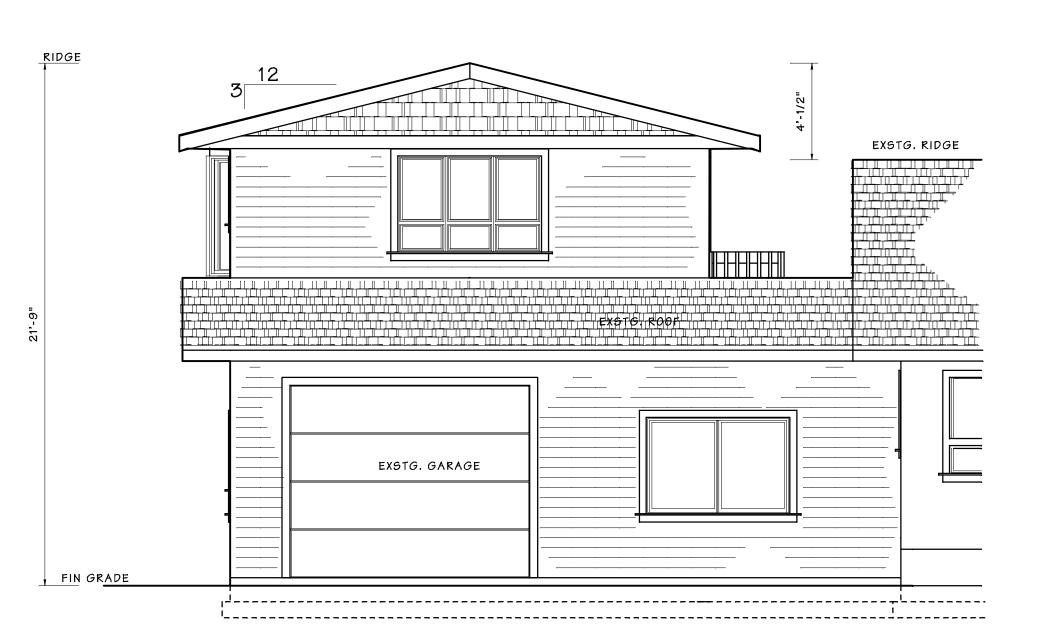
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STATE OF WASHINGTON

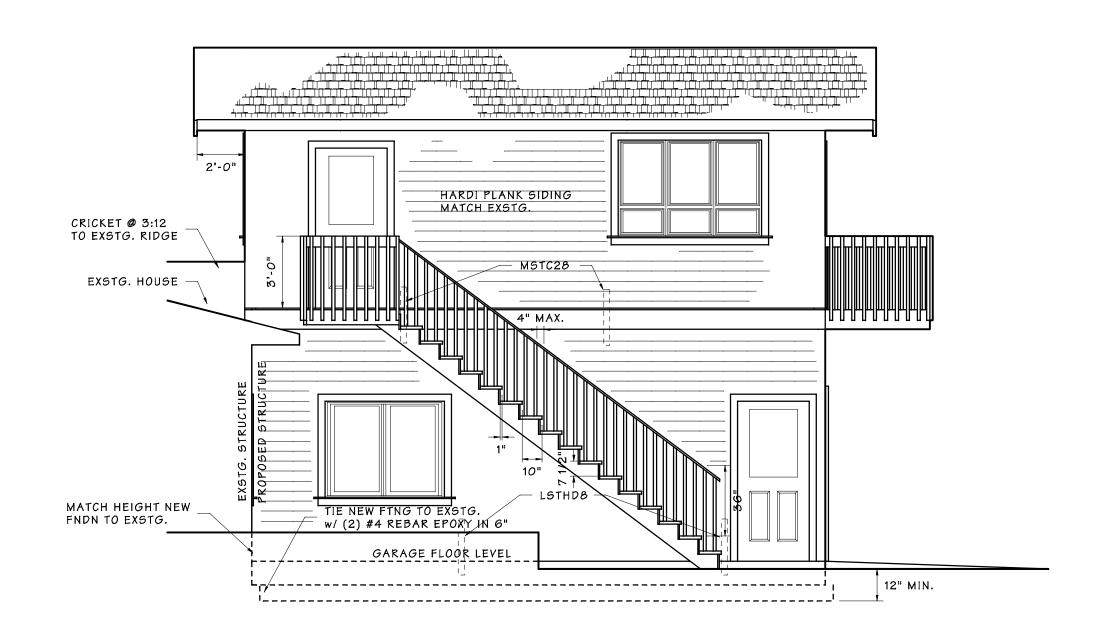
SNOIL ONNEC WALL

BWP-I.0

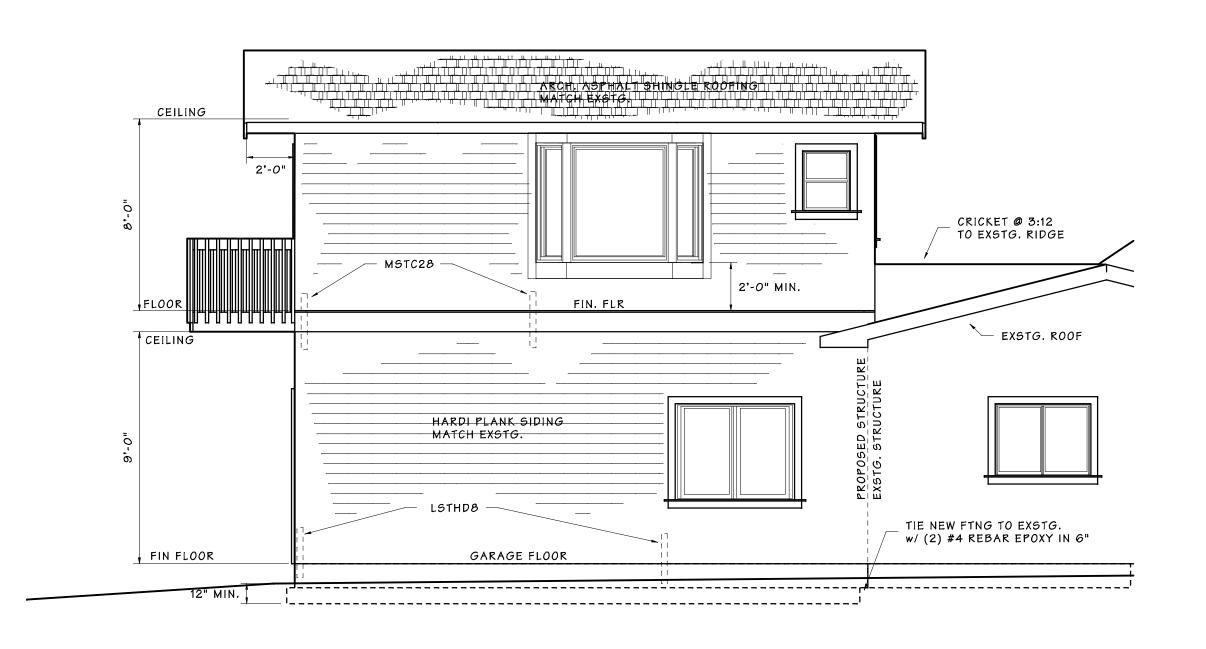
BRACED



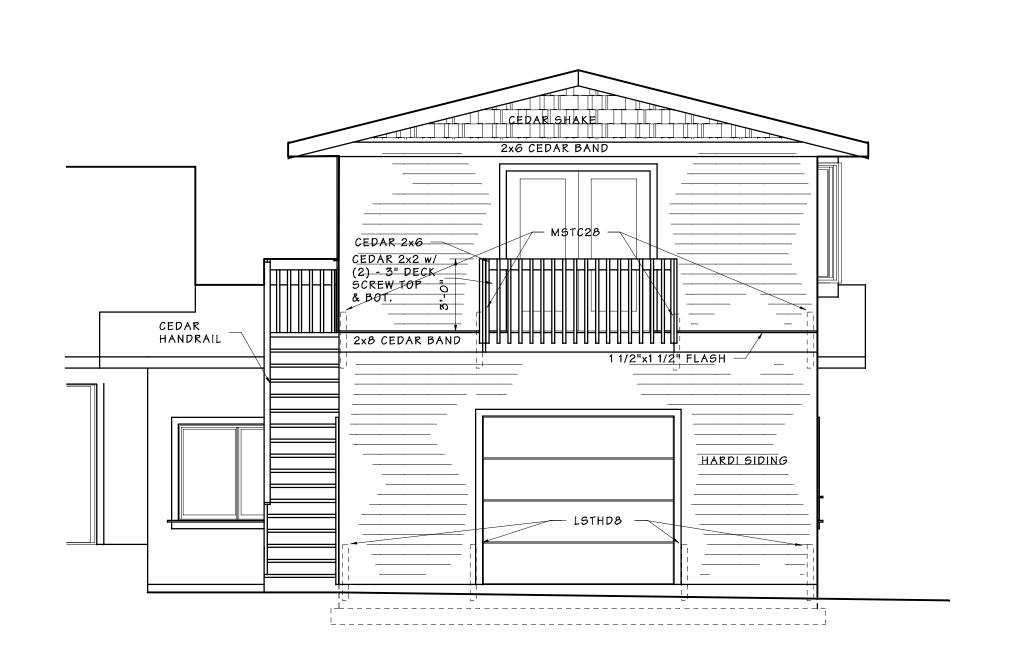
NORTH ELEVATION



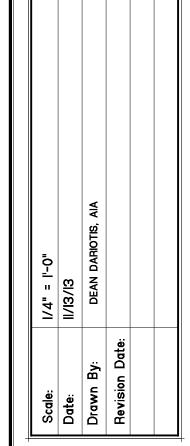
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION





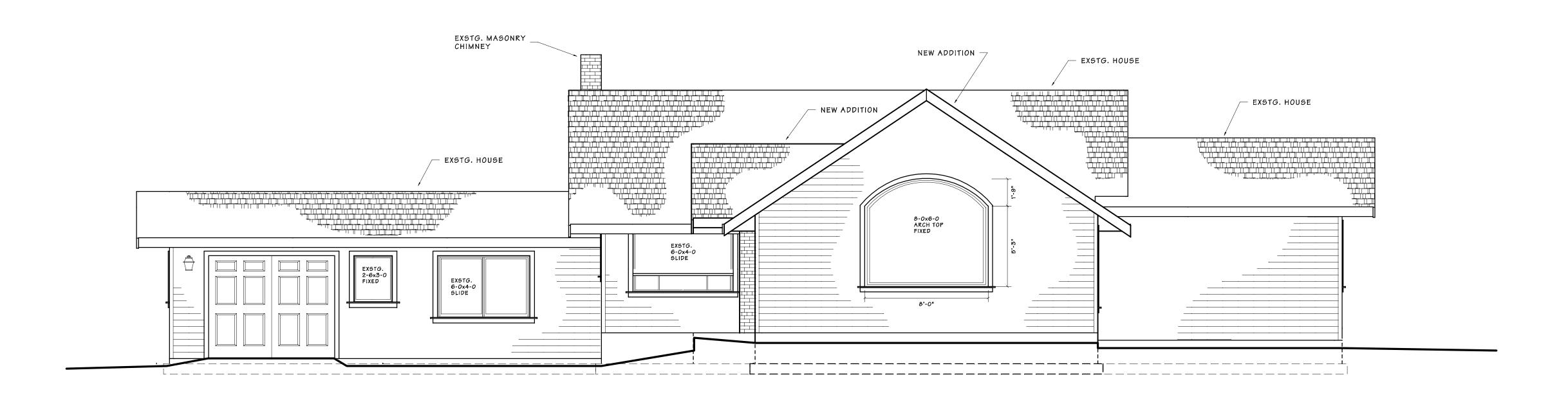


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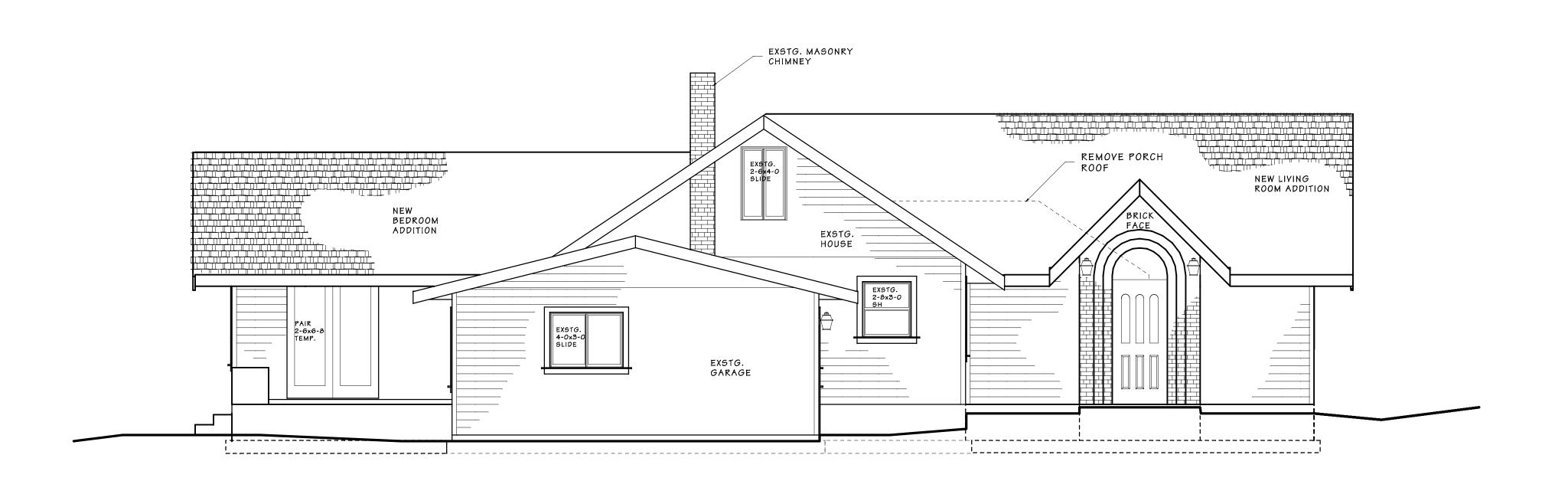
ELEVATIONS

DARIOTIS GARAGE ADDITION

SARE IZETH ST SW 1 YNNWOOD WA

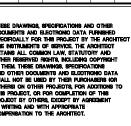


NORTH ELEVATION



EAST ELEVATION

Scale:
Date: 10/17/08
Drawn By: DEAN DARIOTIS, AIA
Revision Date:





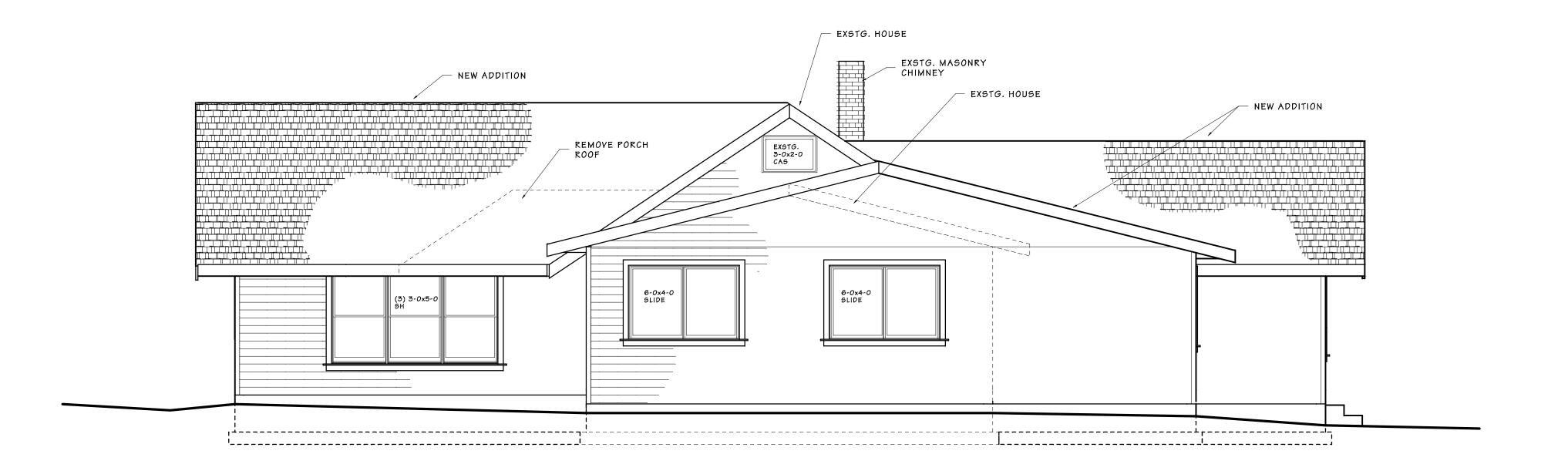
WH WOOdway Homes, In Residential, commercial - Design, construction & restoration 9215 18th Ave. W.

Everett, WA 98204

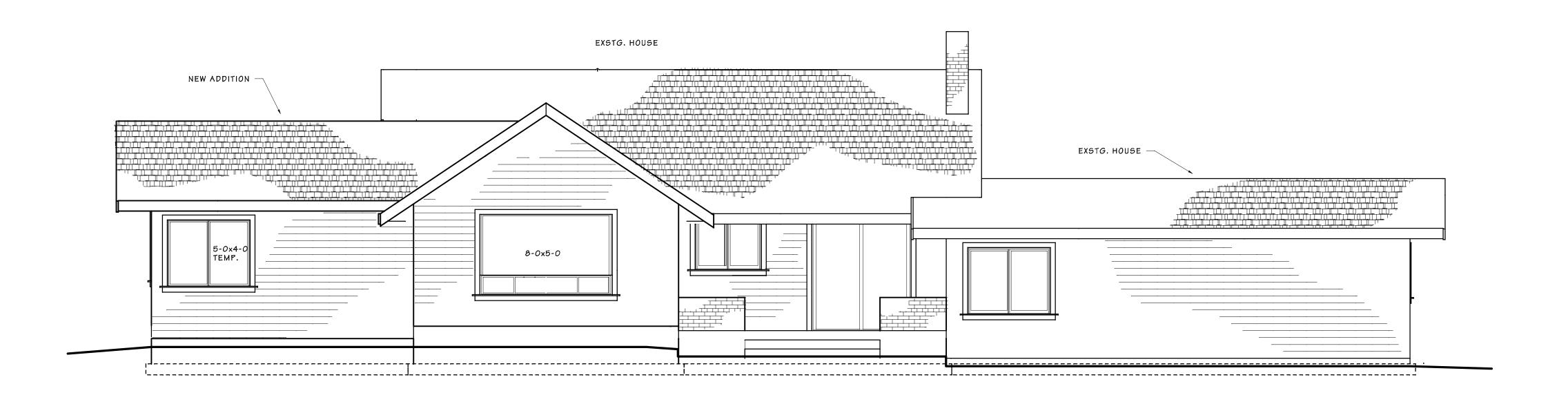
(425) 710-2156 fx (425) 438-0874

DRTH, EAST ELEVATIONS
RIOTIS ADDITION

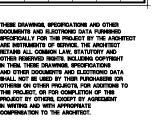
A-4.0



WESTELEVATION



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







	3/8" - 1/2" 	84 COMMON (2 1/2" x 0.131"); OR RSRS-01 (2 3/8"x0.113") NAIL (ROOF)	6	12 ^f
	19/32" - 1"	84 COMMON NAIL (2 1/2" x 0.131"); OR RSRS-01 (2 3/8"x0.113") NAIL (ROOF) i	6	12 ^f
	1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR 8d (2 1/2" x 0.131") DEFORMED NAIL	6	12
		OTHER WALL SHEATHING ⁹		
,	1/2" STRUCTURAL CELLULOSIC FIBERBOARI SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
	1/2" GYPSUM SHEATHING 4	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
,	5/8" GYPSUM SHEATHING 4	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTU	RAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
	3/4" AND LESS	6d DEFORMED (2" × 0.120") NAIL; OR 8d COMMON (2 1/2" × 0.131") NAIL	6	12
	7/8" - 1"	8d COMMON (2 1/2" × 0.131") NAIL; OR 8d DEFORMED (2 1/2" × 0.120") NAIL	6	12
•	1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR 8d DEFORMED (2 1/2" x 0.120") NAIL	6	12
		OU DELORMED (2 172 X 0.120) NATE		12
FOUR - PACIN FOR WO WHERE PYPSU PACIN SPACIN SHEAT SUPPO WHERE	E THE ULITMATE DESIGN WIND SPEED IS LESS THAN 130 MPI JM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHAL NG OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APP NG OF FASTENERS ON ROOF SHEATHING PANEL EDGES APP IFING PANEL EDGES PERPENDICULAR TO THE FRAMING MEM DRTED BY FRAMING MEMBERS OR SOLID BLOCKING. E A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILIN	L SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER. BE APPLIED VERTICALLY. BASED ON TABLE R602.3(2). ABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES HAND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 13 LEE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FILIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING FOR TO TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING FOR THE PROVIDE TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING BLOCKING. BLOCKING FOR THIS CODE. FLOCURED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOCURED IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE REDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.	50 MPH OR GŘEATER B STM C 208. LOOR PERIMITERS ONL ING OF ROOF OR FLOO DR PERIMITER SHALL B	BUT LESS THAN 140 MPH. Y. R BE
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EM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER * b. c	SPACING AND LOCATION
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	ROOF 4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 12" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-84 BOX (2 1/2" x 0.113") OR 3-84 COMMON (2 12" x 0.131"); OR 3-104 BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1 (9)]	4-10d BOX (3" x 0.128"); OR 3-16d COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R802.3.1 AND R802.3.2 AND TABLE R808.5.1(9)]	TABLE R802.5.1(9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" x 0.128"); OR 3-16d COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3 1/2" x 0.135"); OR	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 1/2" x 0.135"); OR 3-10d COMMON NAILS (3" x 0.148"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
	TO MINIMOM 2 RIDGE DEAM	3-16d BOX 3 1/2" x 0.135"; OR 2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
	STUD TO STUD (NOT AT BRACED WALL PANELS)	WALL 16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	24" o.c. FACE NAIL 16" o.c. FACE NAIL
	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	12" o.c. FACE NAIL
)	(AT BRACED WALL PANELS) BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16a COMMON (3 1/2" x 0.162") 16a COMMON (3 1/2" x 0.162")	16" o.c. FACE NAIL 16" o.c. EACH EDGE FACE NAIL
	CONTINUOUS HEADER TO STUD	16d BOX (3 1/2" x 0.135") 5-8d BOX (2 1/2" x 0.113"); OR 4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (3" x 0.128")	12" o.c. EACH EDGE FACE NAIL TOE NAIL
	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128"); OR	16" o.c. FACE NAIL
	DOUBLE TOP PLATE SPLICE FOR SDC'S A-D2 WITH SEISMIC BRACED WALL LINE SPACING <25'	3" x 0.131" NAILS 8-16d COMMON (3 1/2" x 0.162"); OR 12-16d BOX (3 1/2" x 0.135"); OR 12-10d BOX (3" x 0.128"); OR	
	DOUBLE TOP PLATE SPLICE FOR SDC's D ₀ , D ₁ , D ₂ ; AND BRACED WALL LINE SPACING \geq 25'	12-10a DOX (3 x 0.120); 0K 12-3" x 0.131" NAILS 12-16a (3 1/2" x 0.135")	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	16" o.c. FACE NAIL 12" o.c. FACE NAIL
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	3 EACH 16" o.c. FACE NAIL 2 EACH 16" o.c. FACE NAIL 4 EACH 16" o.c. FACE NAIL
		4-8d BOX (2 1/2" x 0.135"); OR 3-16d BOX (3 1/2"x 0.135"); OR 4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
	TOP OR BOTTOM PLATE TO STUD	3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" x 0.128"); OR 2-16d COMMON (3 1/2" x 0.162"); OR 3-3" x 0.131" NAILS	FACE NAIL
	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2" x 0.113"); OR 2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2 STAPLES 1 3/4"	FACE NAIL
	1" x 6" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" x 0.113"); OR 2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
)	1" × 8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" x 0.113"); OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG WIDER THAN 1" x 8" 4-8d BOX (2 1/2" x 0.113"); OR	- FACE NAIL
		3-84 COMMON (2 1/2" x 0.131"); OR 3-104 BOX (3" x 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG FLOOR	
	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2" x 0.113"); OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 1/2" x 0.113") 8d COMMON (2 1/2" x 0.131; OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	4" o.c. TOE NAIL
	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2" x 0.113"); OR 2-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN. 16 GA., 1 3/4" LONG	FACE NAIL
	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
	2" PLANKS (PLANK & BEAM - FLOOR & ROOF	3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162")	AT EACH BEARING, FACE NAIL
	BAND OR RIM JOIST TO JOIST	3-164 COMMON (3 1/2" x 0.162"); OR 4-104 BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 GA. STAPLES, 7/16" CROWN	END NAIL
-		20d COMMON 4" x 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED.
	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS AND: 2-20d COMMON (4" x 0.192"); OR	24" o.c. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
3	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 1/2" x 0.135"); OR 3-16d COMMON (3 1/2" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL

2-10d (3" x 0.128")

EACH END, TOE NAIL

29 BRIDGING TO JOIST

			SPACING OF FASTNERS		
ТЕМ	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ****	EDGES h (INCHES)	INTERMEDIATE SUPPORTS "" " (INCHES)	
		TERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL R WOOD STRUCTURAL PANEL <i>EXTERIOR</i> WALL SHEATHING TO WALL		RAMING	
30	3/8" - 1/2"	6a COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8a COMMON (2 1/2" x 0.131"); OR RSRS-01 (2 3/8"x0.113") NAIL (ROOF)	6	12 ^f	
31	19/32" - 1"	8d COMMON NAIL (2 1/2" x 0.131"); OR RSRS-01 (2 3/8"x0.113") NAIL (ROOF) i	6	12 ^f	
32	1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR 8d (2 1/2" x 0.131") DEFORMED NAIL	6	12	
•		OTHER WALL SHEATHING ⁹			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR CROWN STAPLE 16 GA., 1 1/4" LONG	3	6	
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR CROWN STAPLE 16 GA., 1 1/4" LONG	3	6	
55	1/2" GYPSUM SHEATHING ^d	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7	
6	5/8" GYPSUM SHEATHING 4	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7	
	WOOD STRUCTURAL P	ANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6d DEFORMED (2" × 0.120") NAIL; OR 8d COMMON (2 1/2" × 0.131") NAIL	6	12	
38	7/8" - 1"	8d COMMON (2 1/2" × 0.131") NAIL; OR 8d DEFORMED (2 1/2" × 0.120") NAIL	6	12	
39	1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR 8d DEFORMED (2 1/2" x 0.120") NAIL	6	12	

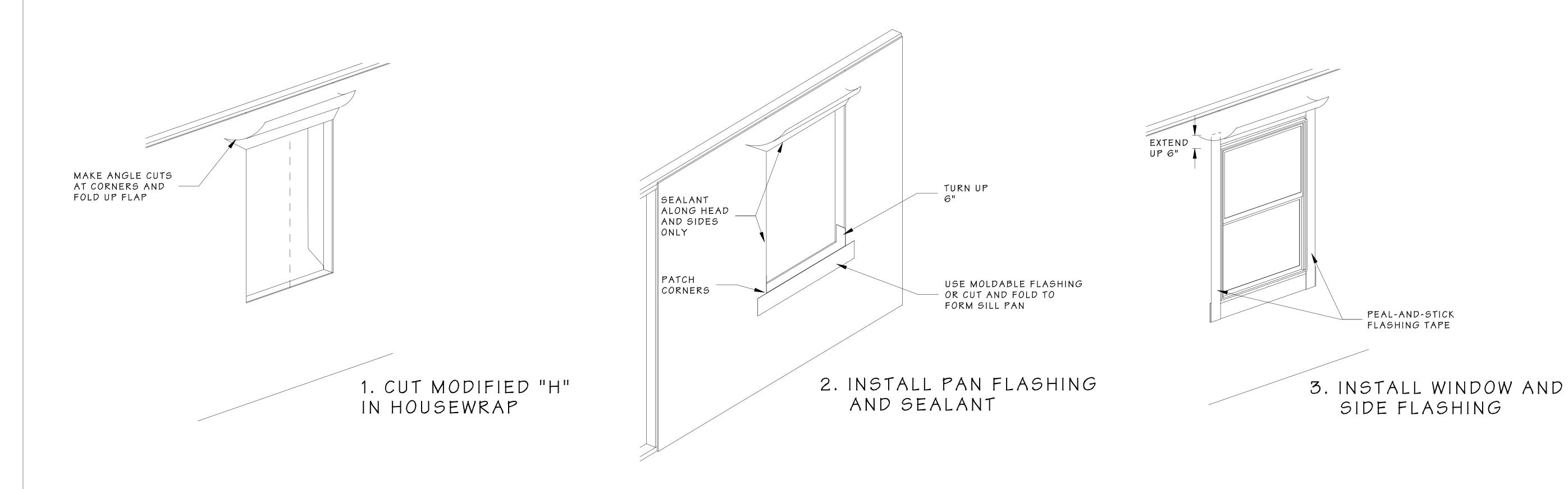
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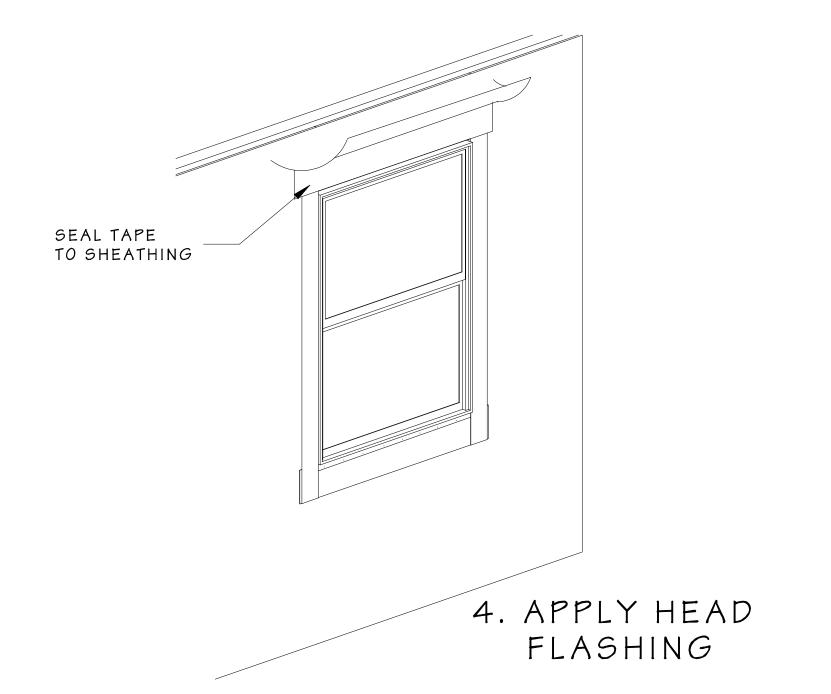


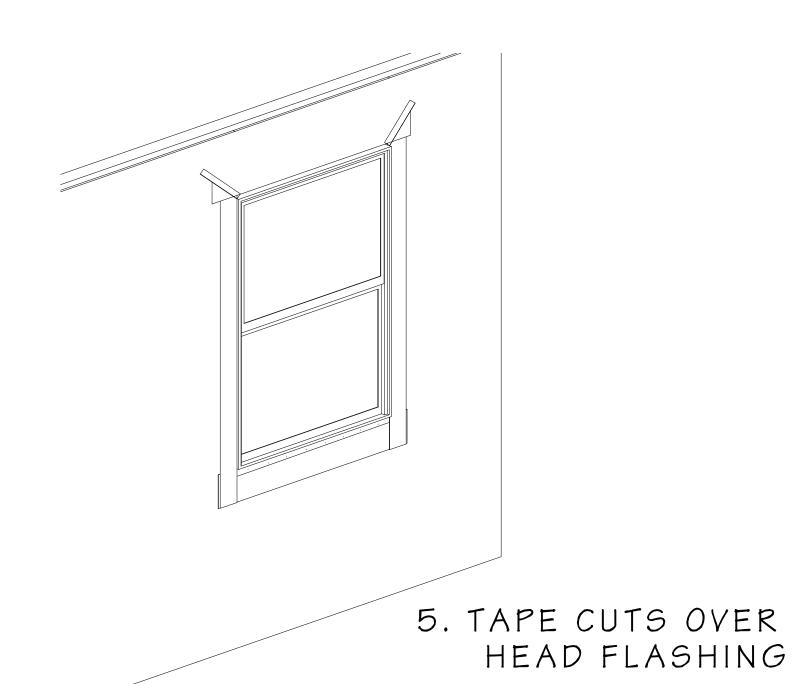
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SCHEDULE FASTENING

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WINDOW FLASHING INSTALATION PROCEDURE

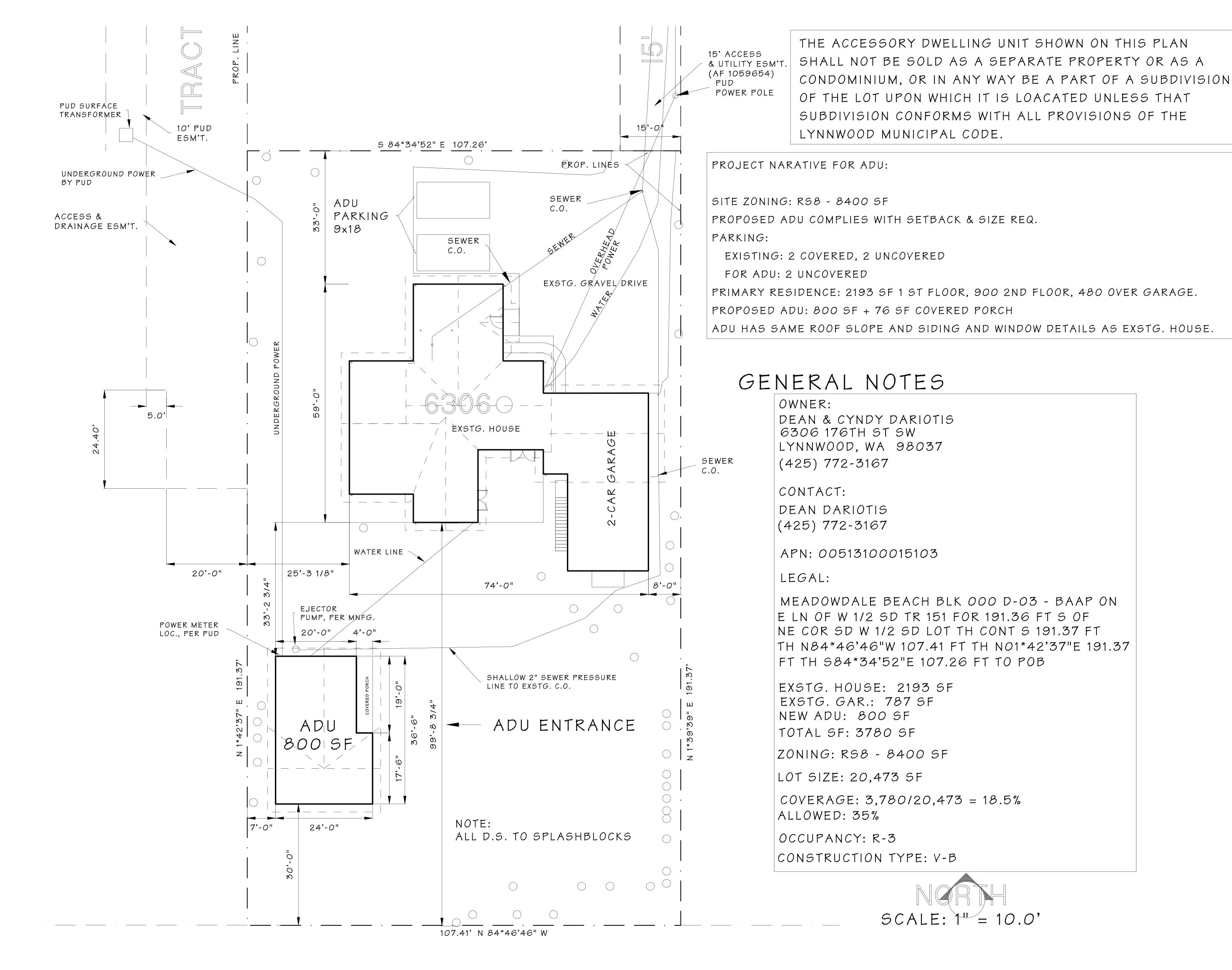
1. CUT MODIFIED "H" IN HOUSEWRAP OR 15# FELT. FOLD IN SIDE FLAPS, FOLD UP TOP FLAP. SECURE SIDE FLAPS TO FRAMING.

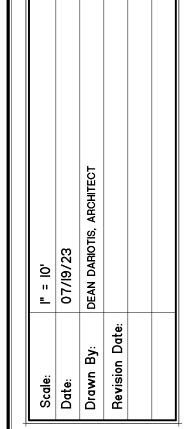
2. INSTALL PAN FLASHING TO COVER SILL FRAMING.
OVERLAP DOWN IN FRONT & UP SIDES 6". PATCH CORNERS
FOR COMPLETE SEAL.
INSTALL SEALANT UP SIDES AND ACROSS TOP. USE OSI QUAD
SEALANT OR EQUIVALANT.

3. INSTALL WINDOW, NAILING PER MANUFACTURER'S INSTRUCTIONS. INSTALL SIDE FLASHING OVER WINDOW FLANGES. EXTEND 6" ABOVE TOP OF WINDOW.

4. INSTALL HEAD FLASHING. INSTALL HEAD FLASHING OVER WINDOW TOP FLANGE, EXTENDING OVER AND BEYOND SIDE FLASHING.

5.FOLD SOWN TOP FLAP. TRIM AS NECESSARY. TAPE CUTS @ CORNERS.







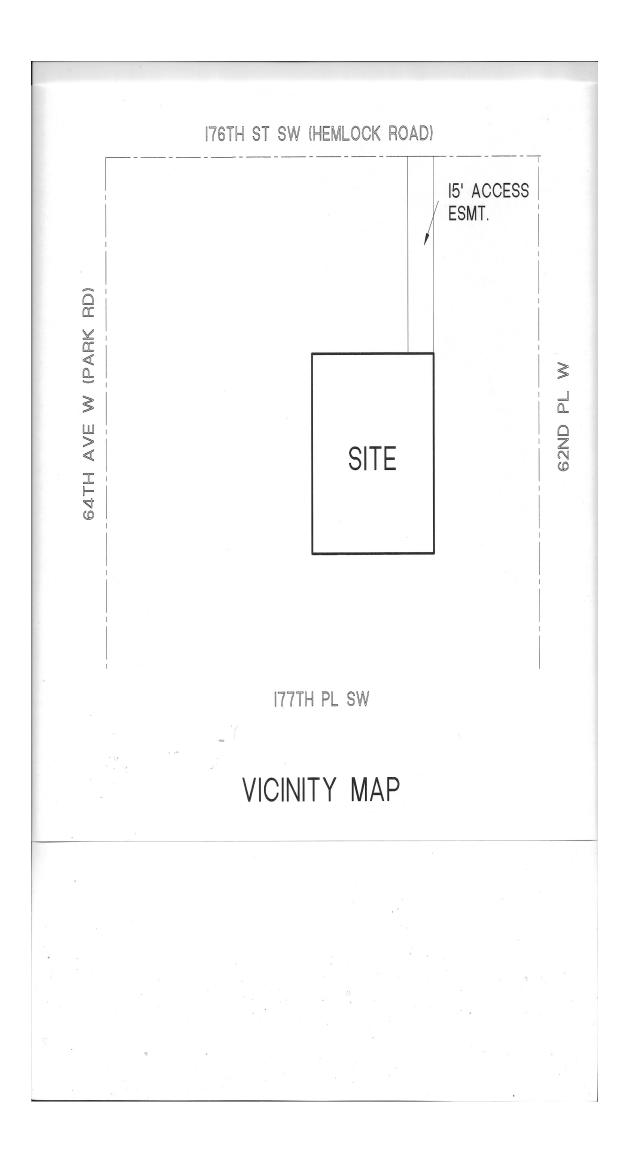


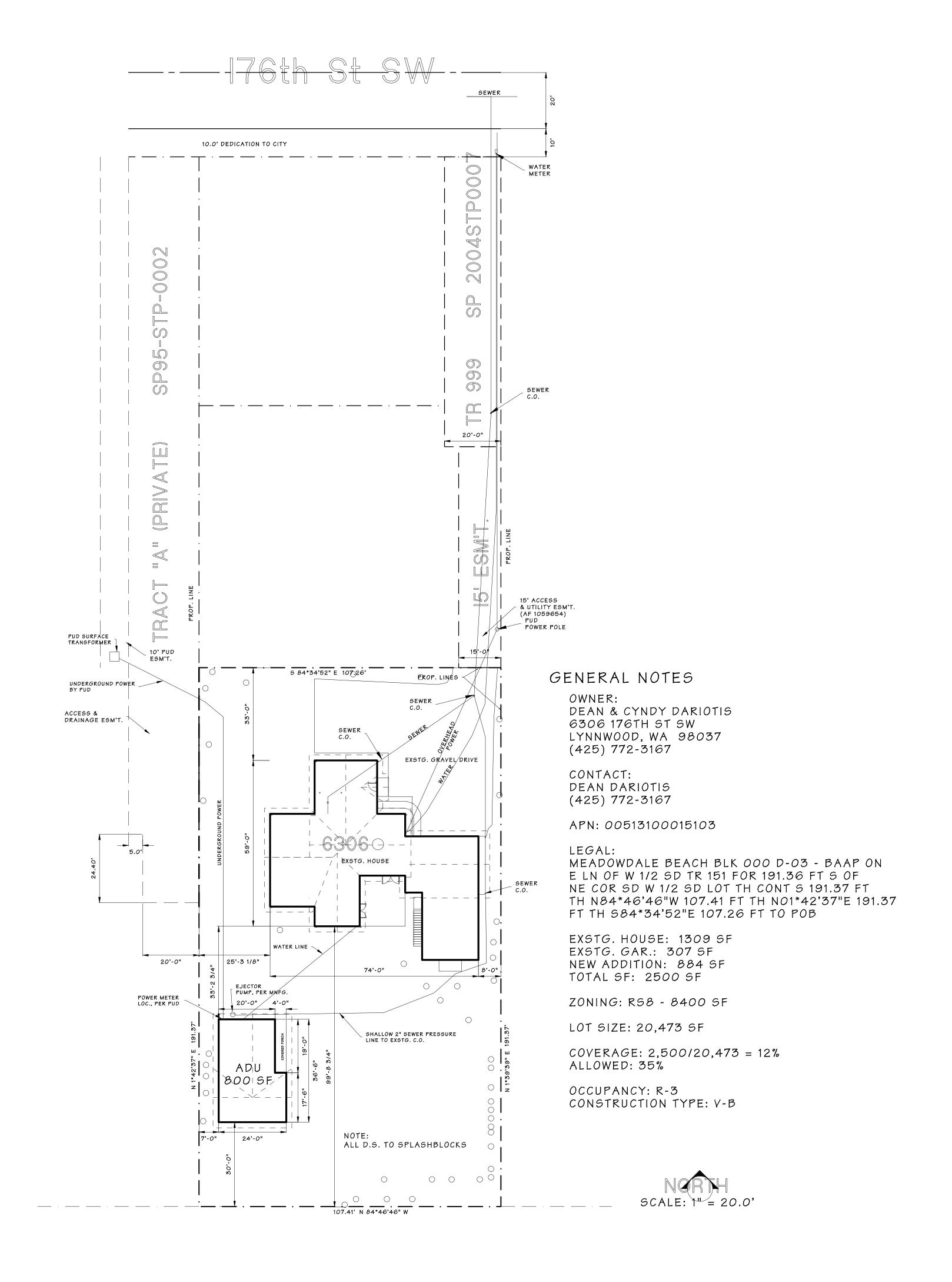
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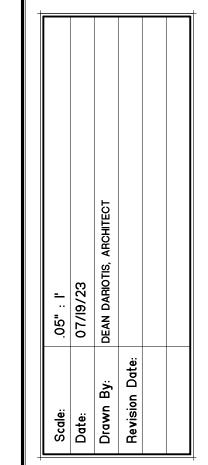
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