LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,
THENCE NORTH 00°45' WEST 450.00 FEET;
THENCE WEST 400 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 74°14' WEST 393.24 FEET;
THENCE SOUTH 00°56' EAST 75 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD;
THENCE ALONG SAID MARGIN NORTH 88°10' EAST 37.62 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 439.23 FEET, 63.56 FEET;
THENCE NORTH 56°19' EAST 332.17 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF LYNNWOOD BY DEED UNDER AUDITOR'S FILE NUMBER 2061185;
(BEING KNOWN AS TRACT 17, HALL'S LAKE WATER FRONT ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF).
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PLAN INDEX:
A– ARCHITECTURAL:
- A1.0 – SITE PLAN, CODE NOTES
- A2.0 – 1ST FLOOR PLAN & ADU SEPARATION DETAILS
- A2.1 – 2ND & 3RD FLOOR PLAN
- A2.2 – FOUNDATION & ROOF PLAN CRAWL SPACE & ROOF VENT CALCULATION
- A3.1 – ELEVATION PLANS, SECTION AND DETAILS
- A3.2 – SECTION & DETAILS
- A4.1 – TEMPORARY EROSION CONTROL
- A5.1 – ENERGY

S– STRUCTURAL:
- S–01 – STRUCTURAL GENERAL NOTES AND DETAILS
- S–02 – STRUCTURAL DETAILS
- S–03 – FOUNDATION PLAN AND 1ST FLOOR FRAMING
- S–04 – 1ST FLOOR WALLS AND 2ND FLOOR FRAMING
- S–05 – 2ND FLOOR WALLS AND 3RD FLOOR FRAMING
- S–06 – 3RD FLOOR WALLS AND ROOF FRAMING

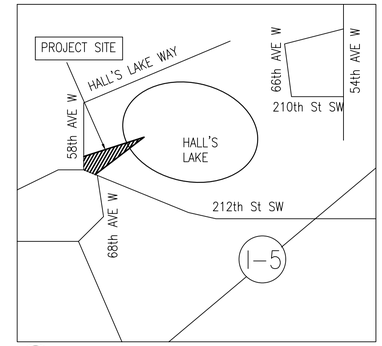
PROPERTY TAX ID: 27042100310200
LEGAL DESCRIPTION: SEE LEGAL DESCRIPTION ON THIS SHEET.
SITE ADDRESS: TO BE DETERMINED
PROPERTY OWNER: GARNEAU PAT
920 ALDER ST, EDMONDS, WA 98020
ZONING: RS–8
LOT AREA: 0.4 ACRES (GROSS SNOHOMISH COUNTY RECORD)
22,437 SF (SURVEY)
PROPOSED BUILDING: THREE STORY WITH TWO CAR GARAGE
1st FLOOR: 1,124 SF+ 426 SF GARAGE;
2nd FLOOR: 1,560 SF
3rd FLOOR: 1,368 SF+105 SF DECK
4 BEDROOMS, 3.5 BATHROOMS, 2 CAR GARAGE
LOT COVERAGE: REQUIRED: 35%
PROVIDE: 1560/23,000 = 6.8%
BUILDING HEIGHT: REQUIRED: 35' MAX.
PROVIDED: 33.48' (SEE SHEET A3.1 FOR ELEVATION DETAILS)
IMPERVIOUS AREA:
1. ROOF COVERED AREA: 1833 SF
2. DRIVEWAY (EXCLUDING ROOF COVERED AREA): 1485 SF
3. TOTAL IMPERVIOUS AREA: 3,318 SF,
4. IMPERVIOUS AREA LOT COVERAGE:
3,318 / 23,000 = 14.42 %

PROJECT DESCRIPTION:

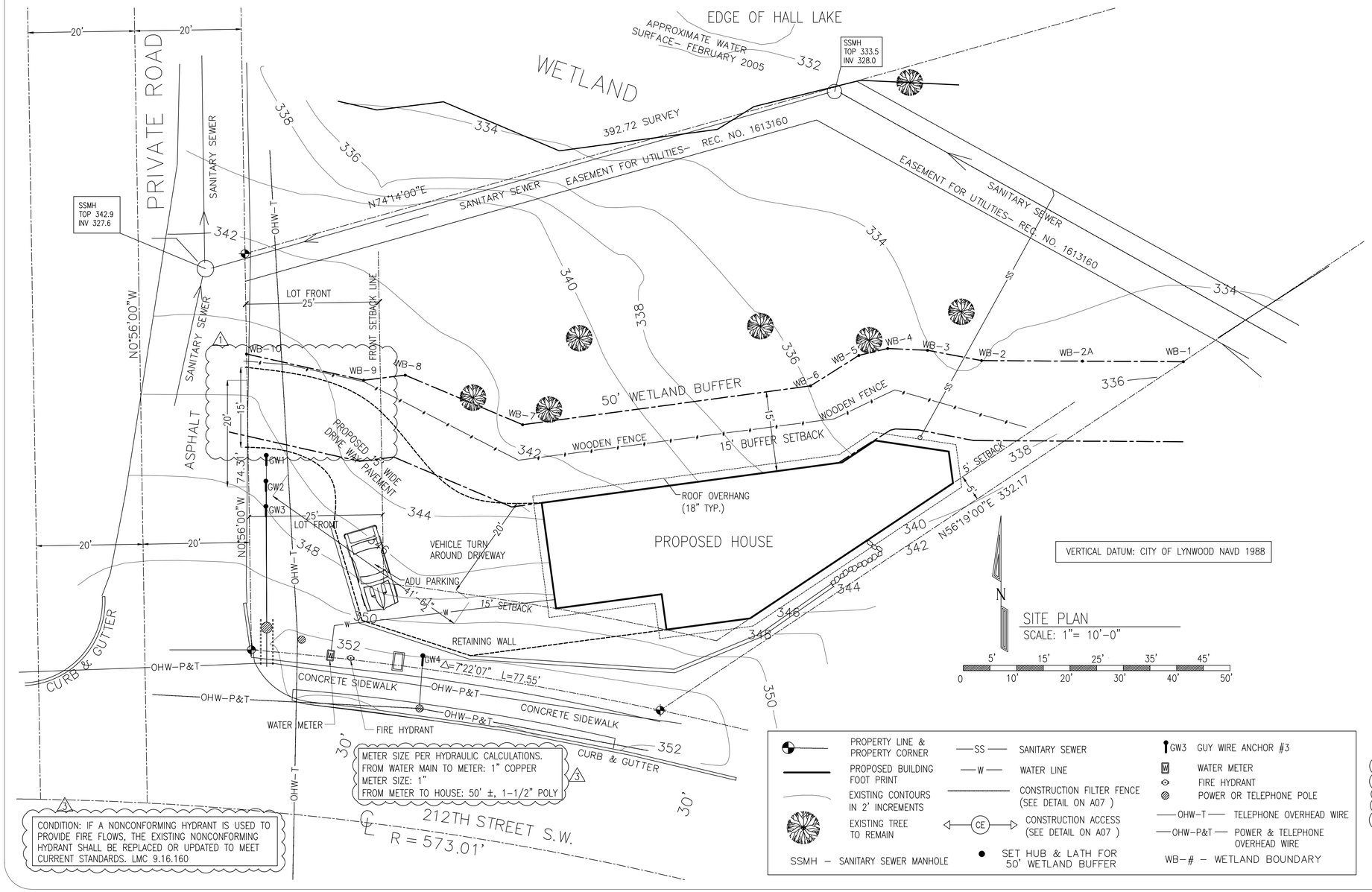
--NEW CONSTRUCTION ON THE UNDEVELOPED PARCEL TO BUILD UP A THREE STORY WITH ATTACHED TWO CAR GARAGE SINGLE FAMILY HOUSE ON OUT SIDE OF 15' SETBACK OF THE 50' CATEGORY I WETLAND BUFFER.

-- THIS PROJECT DEVELOPMENT CONSTRUCTION PERMIT WAS REVIEW AND APPROVED ON 5/29/2018, PROJECT NAME: KEVEN'S HALLS LAKE LOT #17. PERMIT NUMBER: SFRC-016079-2017. THIS APPLICATION IS TO RE–APPLICATION WITH CODE UPDATE TO THE CURRENT CODE REQUIREMENTS, AND CHANGE FIRST FLOOR 800 SF AREA AS ACCESSORY DWELLING UNIT.

--PROJECT RELATED PLUMBING, ELECTRICAL, MECHANICAL, SEWER AND OTHER REQUIRED PERMIT SHALL HAVE SEPARATE PERMIT APPLICATION BY CONTRACTORS



VICINITY MAP
(SCALE: N/A)




VERTICAL DATUM: CITY OF LYNNWOOD NAVD 1988

N

SITE PLAN
SCALE: 1"= 10'–0"

0 10' 20' 30' 40' 50'
5' 15' 25' 35' 45'

PROPERTY LINE & PROPERTY CORNER
PROPOSED BUILDING FOOT PRINT
EXISTING CONTOURS IN 2' INCREMENTS
EXISTING TREE TO REMAIN
SSMH – SANITARY SEWER MANHOLE
SS SANITARY SEWER
W WATER LINE
CONSTRUCTION FILTER FENCE (SEE DETAIL ON A07 )
CE CONSTRUCTION ACCESS (SEE DETAIL ON A07 )
SET HUB & LATH FOR 50' WETLAND BUFFER
GW3 GUY WIRE ANCHOR #3
WATER METER
FIRE HYDRANT
POWER OR TELEPHONE POLE
OHW–T TELEPHONE OVERHEAD WIRE
OHW–P&T POWER & TELEPHONE OVERHEAD WIRE
WB–# – WETLAND BOUNDARY

| GRADING CAL. ON DRIVEWAY | | |
|---|---|---|
| DATA POINT | ELEV. | |
| 1 | 352 | |
| 2 | 352 | |
| 3 | 350 | |
| 4 | 348 | |
| 5 | 346 | |
| 6 | 344 | |
| 7 | 344 | |
| 8 | 346 | |
| 9 | 345 | |
| 10 | 349 | |
| 11 | 348.5 | |
| 12 | 344 | |
| 13 | 344 | |
| 14 | 344 | |
| 15 | 346 | |
| 16 | 348 | |
| 17 | 350 | |
| TOTL | 5900.5 | |
| AVERADE GRADE | 347.0882 | |
| DEFERENCE TO 344 | 3.628235 | |
| GRADING AREA | 939 | |
| CU FT | 3406.913 | |
| CU YD | 126.182 | EXPORT |

NOTE:
-- SEE THE ELEVATION PLAN ON SHEET A3.1 FOR THE BUILDING ELEVATION AND EXISTING GRADE DETAILS

NOTE TO CONTRACTORS:
1. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL FIELD VERIFY ALL NOTES, DIMENSIONS AND DESIGN ITEMS PRIOR TO CONSTRUCT AND NOTIFY ARCHITECT AND STRUCTURE ENGINEER AS NEEDED;
2. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN INSTALLED
3. ALL INTERIOR DIMENSIONS ARE SHOWN TO FINISHED SURFACE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WEATHER TIGHT CONSTRUCTION AND UTILIZE CONSTRUCTION TECHNIQUES AND PRACTICES STANDARD.

CODE COMPLYING:

LANDUSE CITY OF LYNNWOOD LANDUSE CODE.
BUILDING CODE: IRC 2018. & LYNNWOOD EXISTING BUILDING CODE.
FIRE CODE: IFC 2018 AND CITY OF LYNNWOOD AMENDMENT.
PLUMBING CODE IFGC 2018, UPC 2018.
ENERGY CODE: WSEC 2018 AND CITY OF LYNNWOOD AMENDMENT.

NO TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT.

FIRE SPRINKLER SYSTEM TO BE INSTALLED. SEPARATE PERMIT APPLICATION SHOULD BE APPLIED BY CONTRACTOR.

THE ACCESSORY DWELLING UNIT SHOWN ON THIS PLAN SHALL NOT BE SOLD AS A SEPARATE PROPERTY OR AS A CONDOMINIUM, OR IN ANY WAY BE PART OF A SUBDIVISION OF THE LOT UPON WHICH IT IS LOCATED UNLESS THAT SUBDIVISION CONFORMS WITH ALL PROVISIONS OF THE LYNNWOOD MUNICIPAL CODE


TECHCRAFT CORP.
2126 NW 204TH ST
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(206)817–6081
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DRAWING CONTACT: DAVID LEE

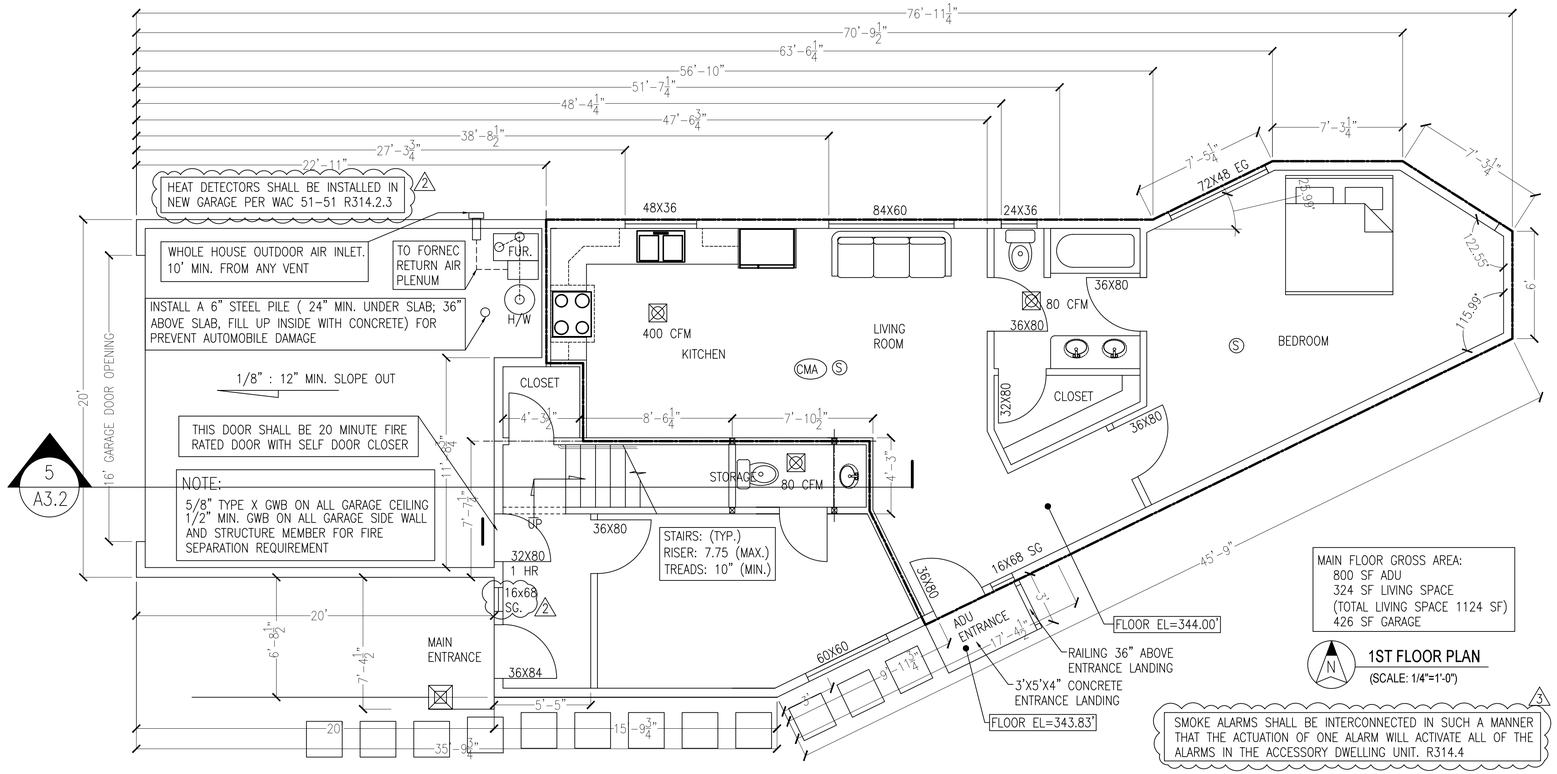

PROJECT:
HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

REVISIONS
1 12/28/2017
3 6/5/2023
4 7/31/2023

SHEET TITLE
--SITE PLAN

DATE: 3/22/2022

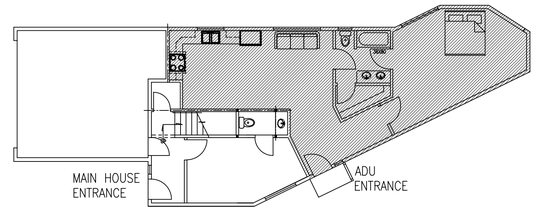
SHEET
A1.0




MAIN FLOOR GROSS AREA:
800 SF ADU
324 SF LIVING SPACE
(TOTAL LIVING SPACE 1124 SF)
426 SF GARAGE

N
1ST FLOOR PLAN
(SCALE: 1/4"=1'-0")

3
SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE ACCESSORY DWELLING UNIT. R314.4




N
ACCESSORY DWELLING UNIT (ADU) AREA KEY PLAN
SCALE: 3/16" = 1'-0"

ADU FLOOR AREA: 800 SF GFA, SHARED INTERIOR WALL COUNTED ON THE CENTER OF THE WALL

NOTES:

1. CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA AND ON EACH LEVEL PER IRC 315.1 TO 315.4, ALL CARBON MONOXIDE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC 315, NFPA 720-2012 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY.
2. ALL RESTROOM SHALL HAVE 80 CFM MIN. VENTING FAN INSTALLED AND VENT TO OUTSIDE. CONTRACTOR TO VERIFY EXISTING RESTROOM FAN WORKING PROPERLY.
3. ACCESSORY DWELLING UNIT (ADU) NOTE:
   4.1. ADU SEPARATION WALL SHALL BE 1 HR RATED
   4.2. ADU CEILING / FLOOR ASSEMBLY SHALL BE 1 HR RATED FLOOR CEILING ASSEMBLY

LEGEND:

- (S) SMOKE DETECTOR / ALARM
- (CMA) HOT WIRED SMOKE/CARBON MONOXIDES DETECTOR/ALARM
- ⊠ XX CFM EXHAUST FAN AND MIN. CFM
- SG. SAFETY GLAZING
- EW. SAFETY GLAZING

ADU AREA FLOOR CEILING ASSEMBLY OPTIONS

**GA FILE NO. FC 5011** | **PROPRIETARY*** | **1 HOUR FIRE** | **60 to 64 STC SOUND**

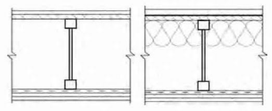
**WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD**

**Base** layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when insulation is used) with 1" Type S drywall screws 16" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to minimum 10" deep wood I joists spaced a maximum of 19" o.c. with 1 1/4" Type S drywall screws. **Face** layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 15/8" Type S drywall screws 8" o.c. and 1 1/2" Type G screws 8" o.c. at the butt joints located mid-span between the resilient channels. Glass fiber insulation secured to subfloor or loose fill insulation applied directly over gypsum board. Wood I joists supporting 19/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.

STC rated with I joists spaced 24" o.c., 3 1/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 64 when sheet vinyl or engineered wood laminate is applied to floor; STC 66 when tested with ceramic tile applied to floor.)

**PROPRIETARY GYPSUM COMPONENTS**

United States Gypsum Company
- 1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels
- LEVELROCK® Brand Floor Underlayment



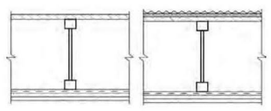
Approx. Ceiling Weight: 3 psf
Fire Test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK09496, 3-31-05; UL Design L570
Sound Test: RAL OT03-05, 4-22-03; RAL OT03-07, 4-29-03; RAL OT03-09, 6-18-03
IIC & Test: (58 sheet vinyl), RAL OT03-08, 4-22-03; (62 engineered wood laminate) RAL OT03-08, 4-29-03; (54 ceramic tile) RAL OT03-10, 6-18-03

**GA FILE NO. FC 5111** | **GENERIC** | **1 HOUR FIRE** | **50 to 54 STC SOUND**

**WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS**

**Base** layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1 1/4" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 1/4" Type W drywall screws. **Face** layer 1/2" type X gypsum wallboard applied at right angles to channels with 15/8" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1 1/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.

STC and IIC tested with 40 oz carpet over 1/4" foam pad.



Approx. Ceiling Weight: 5 psf
Fire Test: NRCC A-4440.1 (Revised), 6-24-97
Sound Test: NRCC B-3150.2, 6-30-00
IIC & Test: (68 C & P) NRCC B-3150.2, 6-30-00

ADU AREA SEPARATION WALL OPTIONS

**GA FILE NO. WP 3240** | **PROPRIETARY*** | **1 HOUR FIRE** | **50 to 54 FSTC SOUND**

**GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS**

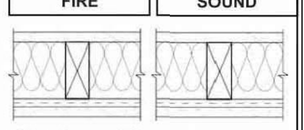
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48"on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. **(LOAD-BEARING)**

**PROPRIETARY GYPSUM BOARD**

United States Gypsum Company - 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels



Thickness: 5 1/4"
Approx. Weight: 7 psf
Fire Test: UL R1319-93, 94, 129; 8-10-66; UL Design U311; ULC Design U311
Field Sound Test: BBN 760903, 9-17-76

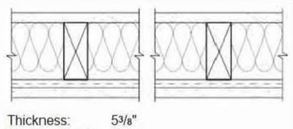
**GA FILE NO. WP 3242** | **GENERIC** | **1 HOUR FIRE** | **50 to 54 STC SOUND**

**GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS**

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/64" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. **(LOAD-BEARING)**



Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309
Sound Test: NRCC TL-93-098, IRC-IR-761, 3/98


TECHCRAFT CORP.
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DRAWING CONTACT: DAVID LEE

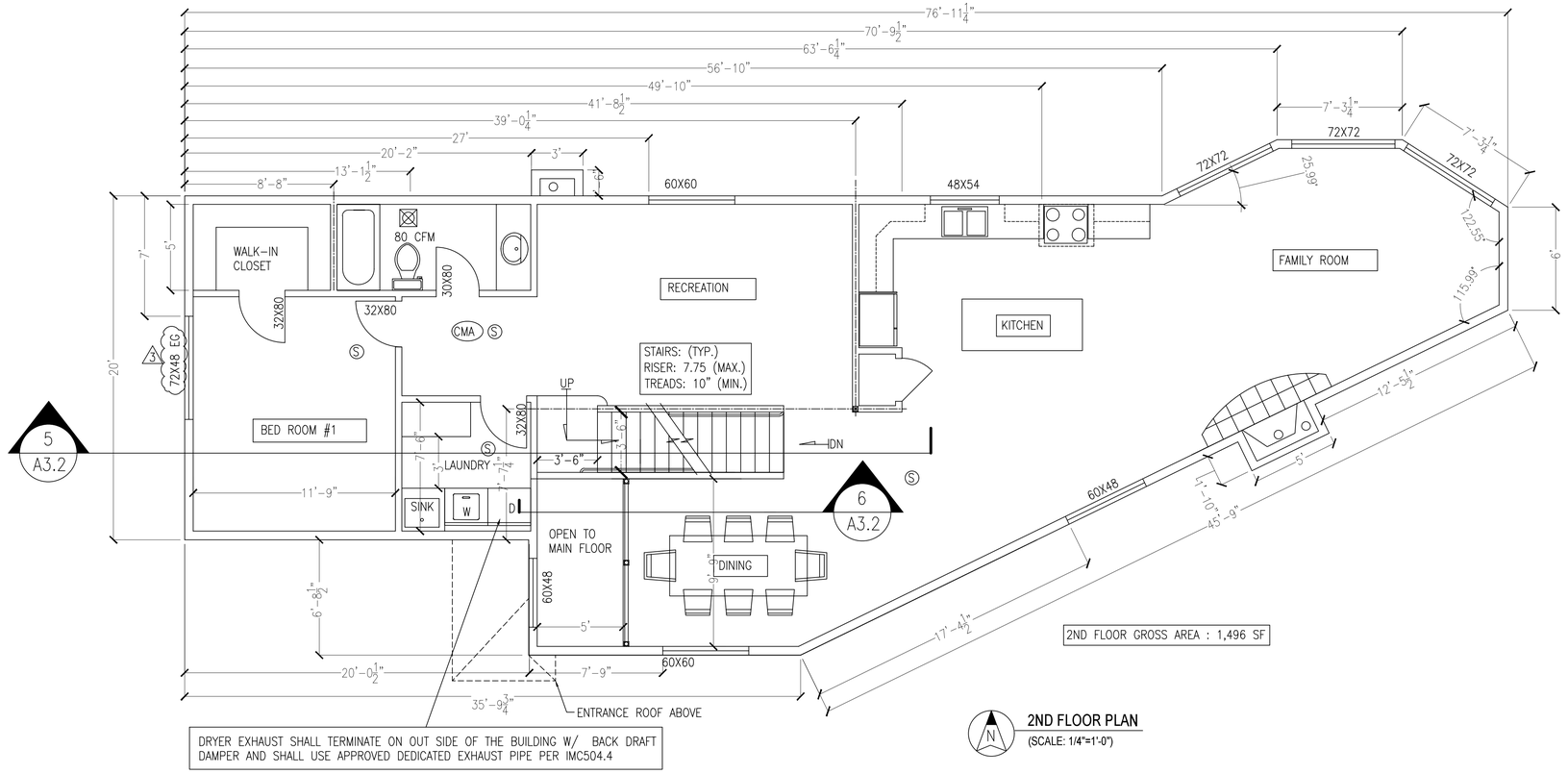

PROJECT: HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

REVISIONS
2 8/12/2022
3 6/5/2023

SHEET TITLE
--1ST FLOOR PLAN

DATE: 3/22/2022

SHEET
A2.0




DRYER EXHAUST SHALL TERMINATE ON OUT SIDE OF THE BUILDING W/ BACK DRAFT DAMPER AND SHALL USE APPROVED DEDICATED EXHAUST PIPE PER IMC504.4

2ND FLOOR GROSS AREA : 1,496 SF

## 2ND FLOOR PLAN
(SCALE: 1/4"=1'-0")

NOTES:

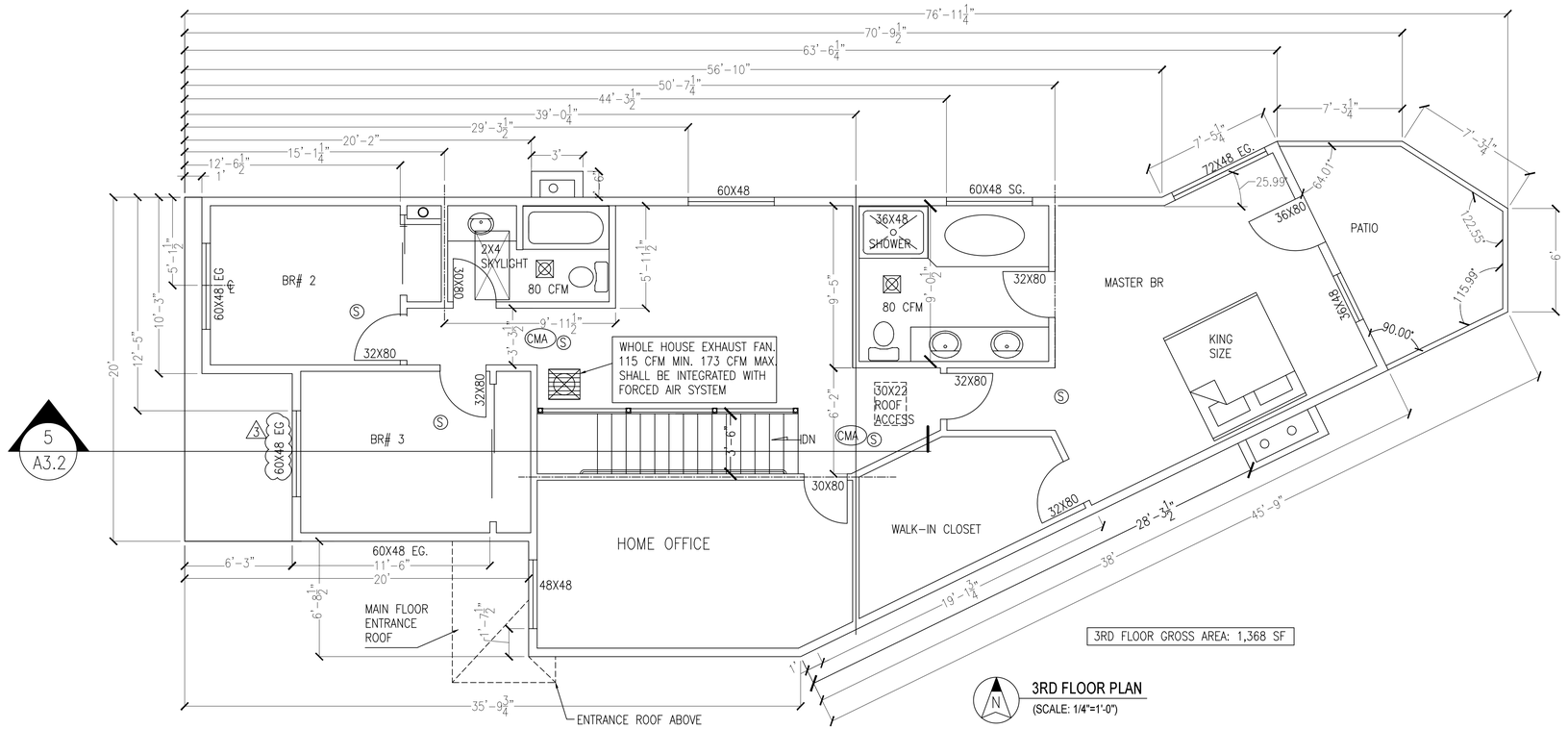
1. CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA AND ON EACH LEVEL PER IRC 315.1 TO 315.4, ALL CARBON MONOXIDE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC 315, NFPA 720-2012 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY.
2. ALL RESTROOM SHALL HAVE 80 CFM MIN. VENTING FAN INSTALLED AND VENT TO OUTSIDE. CONTRACTOR TO VERIFY EXISTING RESTROOM FAN WORKING PROPERLY.
3. WHOLE HOUSE VENTILATION CONTROL NOTED:
THE VENTILATION CONTROL SHALL BE ACCORDING TO IRC SECTION M1507.
3-1. THE CONTROLS ON THE TIME SHALL BE ENABLE MANUAL OVERRIDE.
3-2. THE EXHAUST FAN FOR THIS 4 BEDROOMS 4034 SF HOUSE SHALL BE 100 CFM PER IRC TABLE M1507.3.3(1).
3-3. INTERMITTENT RUN TIME IN EACH 4 HR SEGMENT AT THE RATE OF 100 CFM (100%) SHALL BE PERMITTED PER M1507.3.3. EXCEPTION.

SMOKE AND HEAT ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. R314.4

3

LEGEND:

- (S) SMOKE DETECTOR / ALARM
- (CMA) HOT WIRED SMOKE/CARBON MONOXIDES DETECTOR/ALARM
- ⊠ XX CFM EXHAUST FAN AND MIN. CFM
- SG. SAFETY GLAZING
- EG. EGRESS WINDOW




3RD FLOOR GROSS AREA: 1,368 SF

## 3RD FLOOR PLAN
(SCALE: 1/4"=1'-0")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(206)817-6081
tccd@verizon.net
DRAWING CONTACT: DAVID LEE

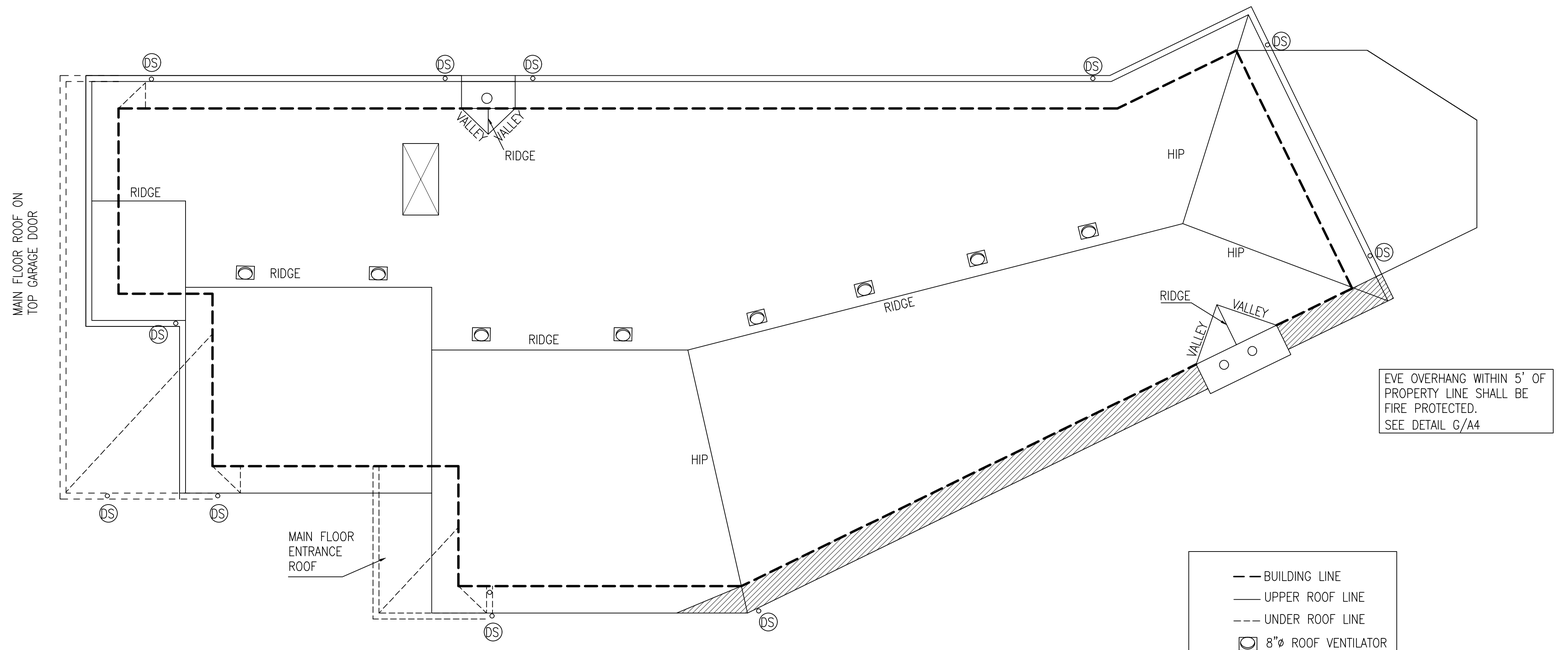

PROJECT:
HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

REVISIONS
3 6/5/2023

SHEET TITLE
--2ND FLOOR PLAN
--3RD FLOOR PLAN

DATE: 3/22/2022

SHEET
A2.1



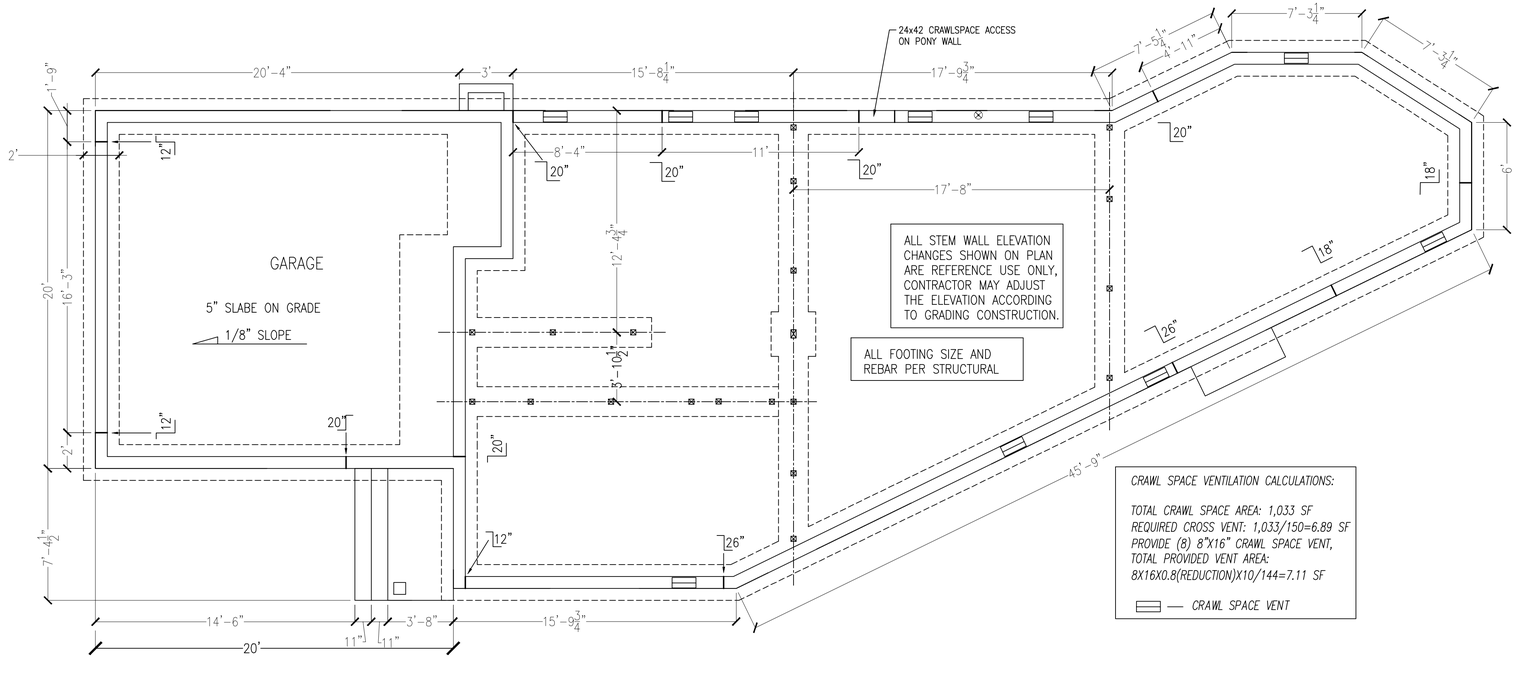

EVE OVERHANG WITHIN 5' OF PROPERTY LINE SHALL BE FIRE PROTECTED.
SEE DETAIL G/A4

— — BUILDING LINE
—— UPPER ROOF LINE
– – – UNDER ROOF LINE
8"ø ROOF VENTILATOR
DS DOWNSPOUT

ATTIC VENTILATION CALCULATION:

-- PROPOSED ATTIC VENT: ROOF AND EAVES CROSS VENTILATION
AREA REQUIRED ATTIC VENT: ATTIC AREA ABOVE CONDITIONED SPACES: 1479 SF,
-- REQUIRED VENTING AREA ON 3' ABOVE EAVE ROOF VENT OPENING:
1479 X 50% / 300 = 2.47 SF
-- PROVIDED: (11) 8" DIAMETER STANDARD ROOF VENTILATOR. NET VENT AREA
0.35 SF/EA AFTER SCREENING REDUCTION,
TOTAL PROVIDED UPPER ROOF VENT OPENING AREA:
0.35 X 8= 2.80 SF
-- EAVE VENT: 1" MIN. AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

ROOF PLAN
(SCALE: 1/4"=1'-0")




ALL STEM WALL ELEVATION CHANGES SHOWN ON PLAN ARE REFERENCE USE ONLY, CONTRACTOR MAY ADJUST THE ELEVATION ACCORDING TO GRADING CONSTRUCTION.

ALL FOOTING SIZE AND REBAR PER STRUCTURAL

*CRAWL SPACE VENTILATION CALCULATIONS:*

*TOTAL CRAWL SPACE AREA: 1,033 SF*
*REQUIRED CROSS VENT: 1,033/150=6.89 SF*
*PROVIDE (8) 8"X16" CRAWL SPACE VENT,*
*TOTAL PROVIDED VENT AREA:*
*8X16X0.8(REDUCTION)X10/144=7.11 SF*

▭ — *CRAWL SPACE VENT*

CRAWL SPACE VENTING PLAN
(SCALE: 1/4"=1'-0")


***TECHCRAFT CORP.***
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*(206)817-6081*
*tccd@verizon.net*
*DRAWING CONTACT:*
*DAVID LEE*

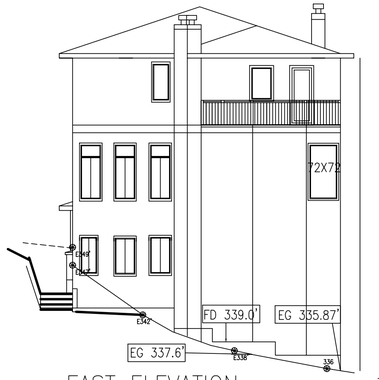

***PROJECT:***
HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

***REVISIONS***

***SHEET TITLE***
--FOUNDATION PLAN
--ROOF PLAN
--VENTILATION CALCULATION

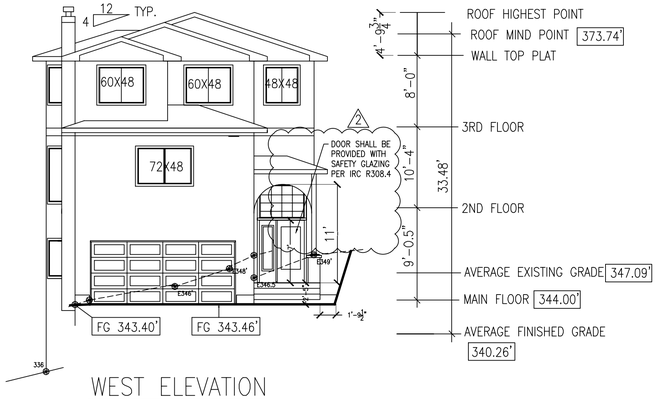
***DATE:*** 3/22/2022

***SHEET***
A2.2



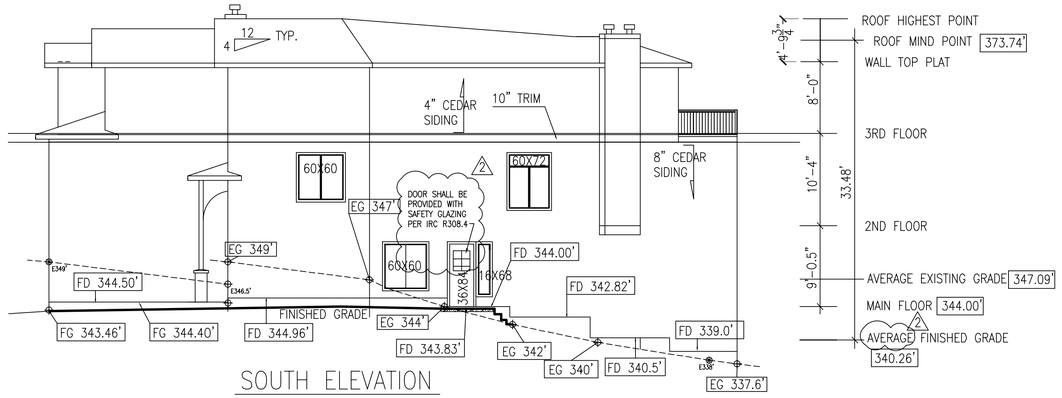

EAST ELEVATION

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



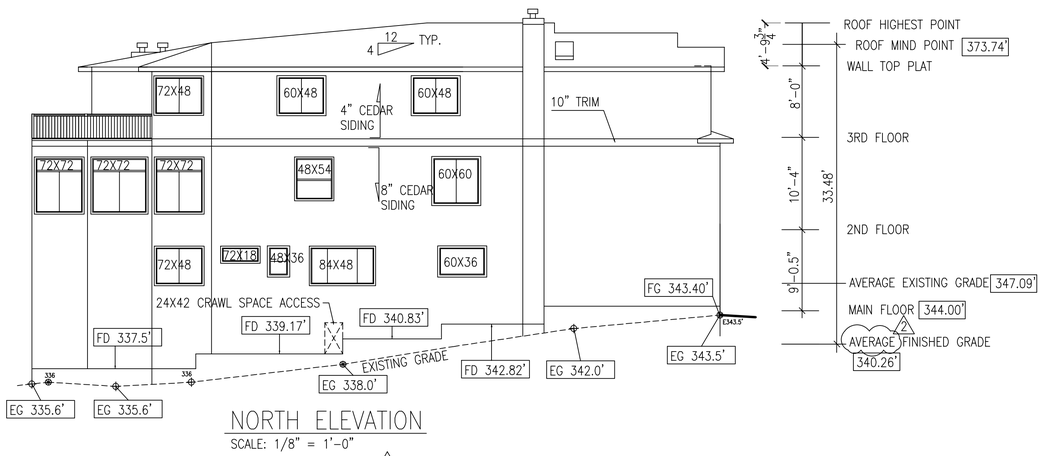

WEST ELEVATION

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



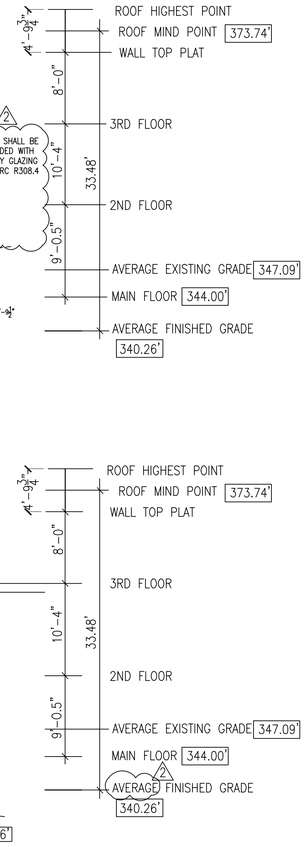

SOUTH ELEVATION

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




NORTH ELEVATION

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



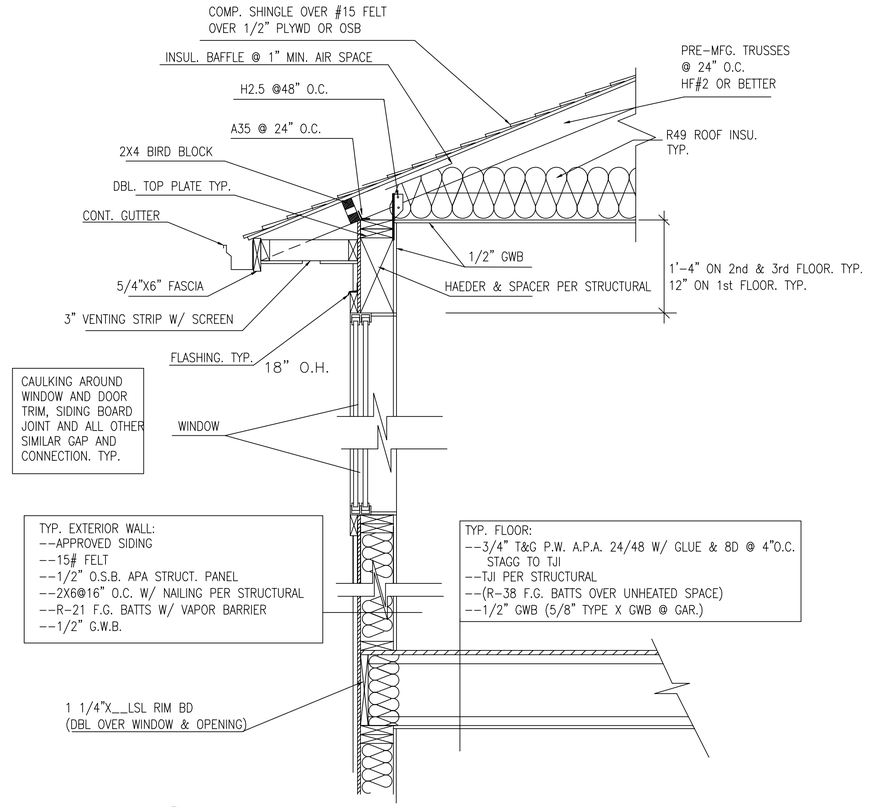

FG XXX.XX' FINISHED GRADE HEIGHT | FD XXX.XX' FOUNDATION TOP HEIGHT | EG XXX.X' EXISTING GRADE HEIGHT | EXISTING GRADE | FINISHED GRADE

SIDING MATERIAL NOTE:

--ON SECOND FLOOR WALL; THE 4" CEDAR SIDING SHALL BE USED
--ON MAIN AND GARAGE FLOOR WALLS, 8" HARDIPLANK SIDING SHALL BE USED

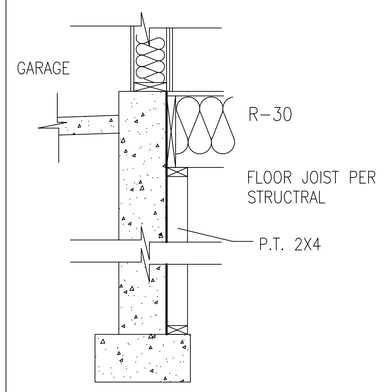
CONTRACTOR TO PROVIDE APPROVED ADDRESS IDENTIFICATION IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. R319.1

3



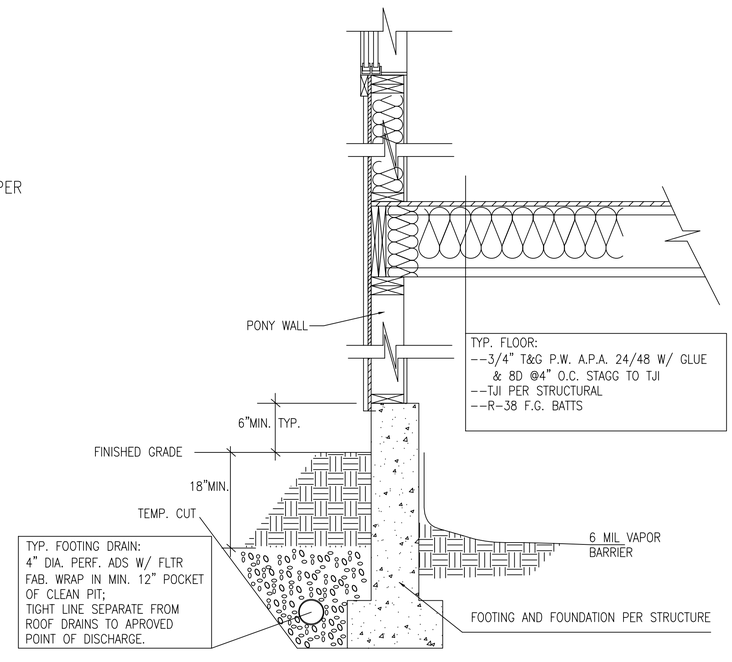

1 TYPICAL EXTERIOR WALL, ROOF AND FLOOR SECTION

SCALE:1"= 1'-0"




3 WALL DETAIL

SCALE:1"= 1'-0"




2 TYPICAL FOUNDATION, CREW SPACE AND FOOTING DRAIN SECTION

SCALE:1"= 1'-0"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DRAWING CONTACT: DAVID LEE


PROJECT:

HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

REVISIONS

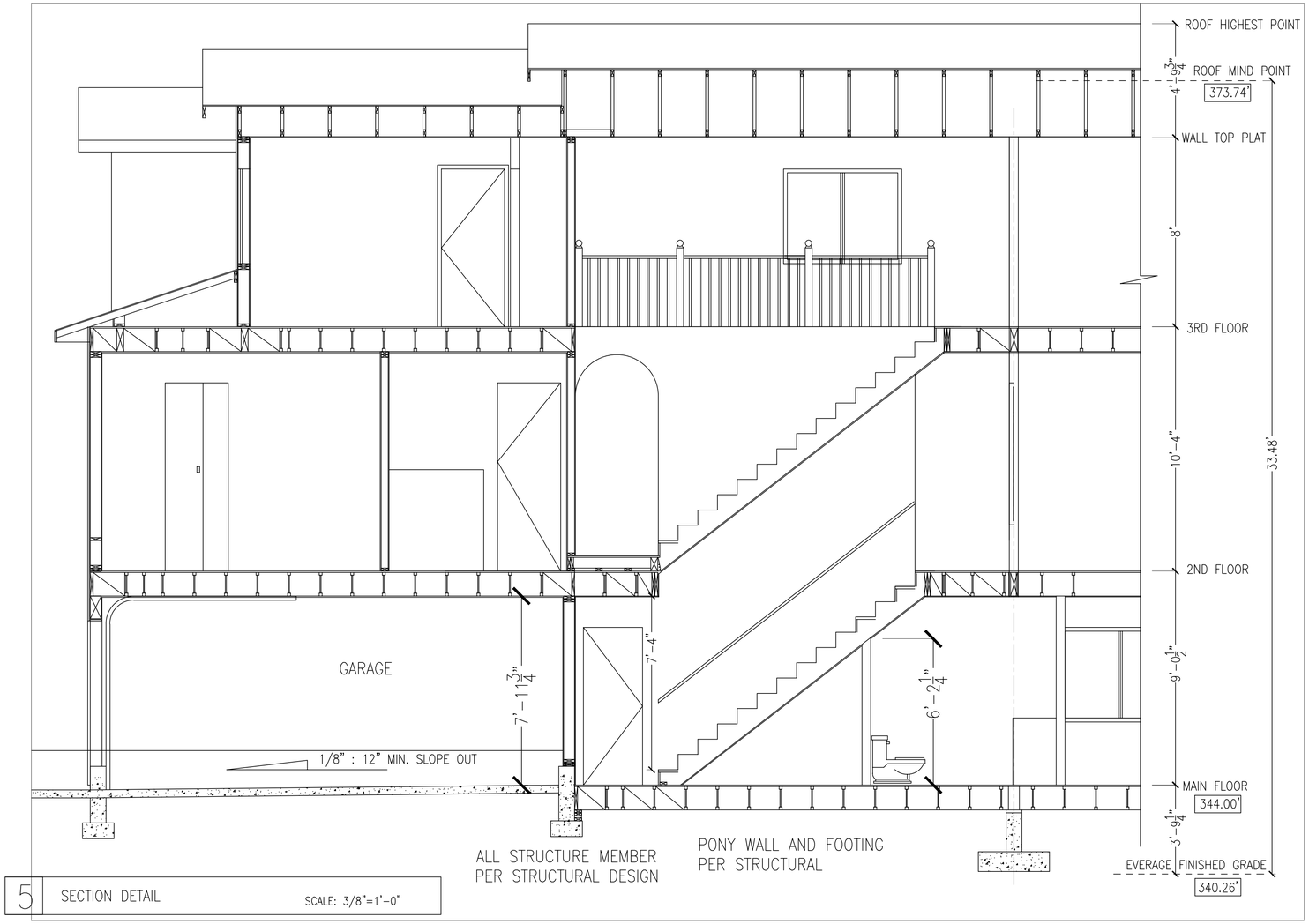
2 8/12/2022
3 6/5/2023

SHEET TITLE

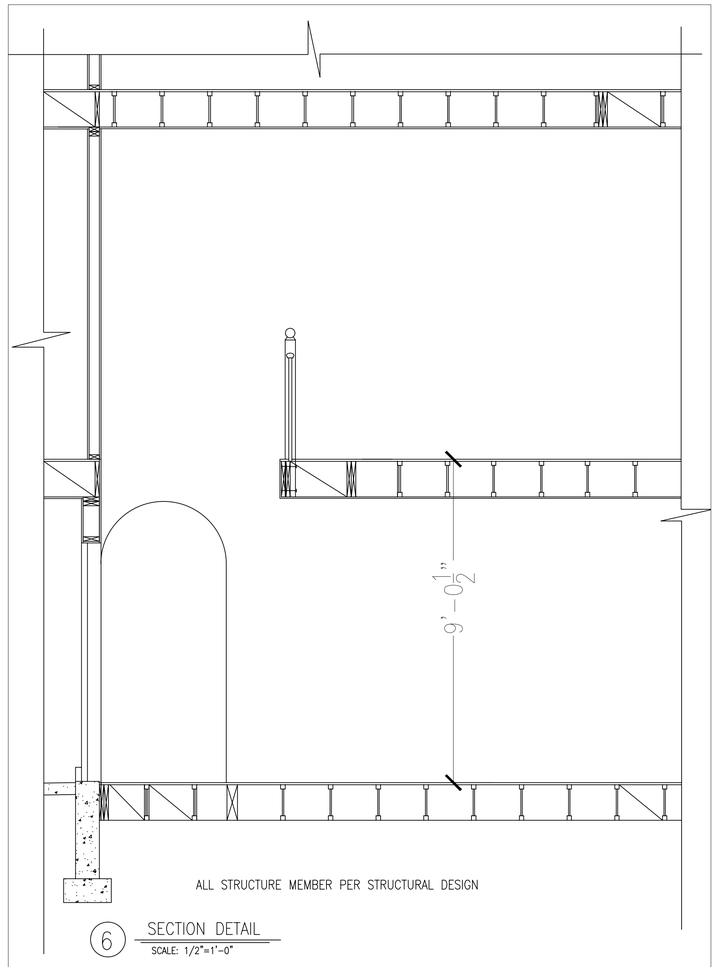
--ELEVATION PLANS
--TYP. DETAIL

DATE: 3/22/2022

SHEET
A3.1



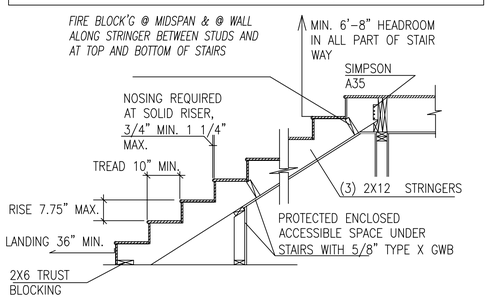

5 SECTION DETAIL SCALE: 3/8"=1'-0"



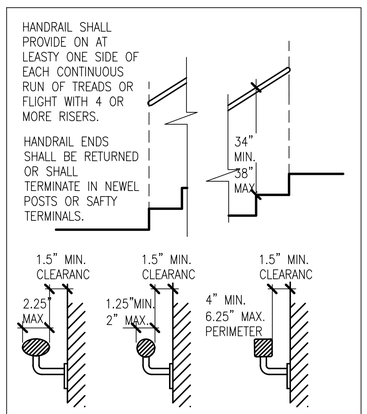

6 SECTION DETAIL SCALE: 1/2"=1'-0"

NOTE:

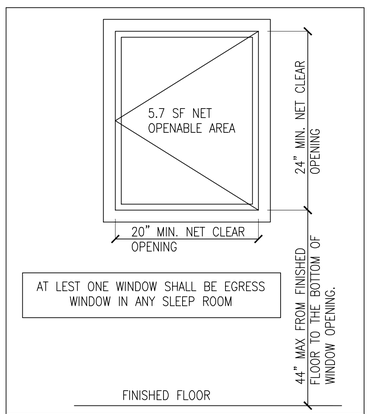
1. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
2. LANDING ON TOP AND BOTTOM SHALL NOT BE LESS THAN STAIRWAY IN WIDTH & 36" IN LENGTH IN THE TRAVEL DIRECTION
3. HEADROOM REQUIRED IN ALL PART OF THE STAIRWAY SHALL BE 6'-8" MIN.
4. STAIR LIGHTING: ALL STAIRWAY SHALL BE PROVIDE WITH LIGHT SOURCES. LIGHT ACTIVATION CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF THE INTERIOR STAIRWAYS AND WITHIN DWELLING UNIT FOR EXTERIOR STAIRS. (IRC R303.7 & R303.8)




TYP. INTERIOR STAIRWAY SECTION DETAIL SCALE: 1/2"=1'-0"




4 HANDRAIL DETAIL




EGRESS WINDOW REQUIREMENTS


**TECHCRAFT CORP.**

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**PROJECT:**

HALL'S LAKE LOT # 17

LYNNWOOD, WA 98036

**REVISIONS**

**SHEET TITLE**

--SECTION DETAILS

**DATE:** 3/22/2022

**SHEET**

A3.2

ENERGY CODE REQUIREMENTS AND COMPLY NOTE:
WASHINGTON STATE ENERGY CODE 2018,
-- CLIMATE ZONE: 4C
-- AVERAGE CEILING HEIGHT: 9.0 FT
-- GLAZING AREA: 687 SF (INCLUDING OPAQUE DOORS)
-- NET ABOVE GRADE EXTERIOR WALLS: 5016 SF

HEAT SYSTEM:
FORCED AIR WITH HIGH EFFICIENCY HVAC SYSTEM
HEATING SOURCE: GAS / ELECTRIC
HEATING SYSTEM SIZING DATA (DESIGN LOAD): 64,036 BTU/HR MAX. (SEE CALCULATIONS ON THIS SHEET)

INSULATION:
IN COMPLIANCE WITH THE 2018 WASHINGTON STATE
ENERGY CODE (WSEC 2018), RESIDENTIAL
PROVISION TABLE R402.1.1 & ENERGY CREDIT OPTIONS PER TABLE 406.2

THE FOLLOWING MIN. INSULATION VALUES ARE
TO BE PROVIDED FOR ALL NEW AREAS:

-- TRUSS CEILING (ROOF): R-49 (MAINTAIN 1" MIN. AIR SPACE BELOW ROOF SHEATHING)
-- WALL (ABOVE GRADE): R-21 W/ MIN. R-10 FOR HEADERS
-- WALL (BELOW GRADE): PROPOSED NEW HOUSE HAS NO BELOW GRADE WALL
- Cont. R-10 on Exterior or
- Cont. R-15 on Interior or
- Cavity R-21 + Thermal Break BETWEEN slab and interior basement wall or
- Cavity R-13 on Interior + Cont. R-5 interior or exterior

-- FLOOR (CRAWL SPACE): R-38 (PER TABLE R402.1.1 & TABLE R406.2, OPTION 1.2) TO BE INSTALLED TO MAINTAIN PERMANENT CONTACT W/ UNDERSIDE OF SUBFLOOR W/ SUPPORTS @ MAX. 24" O.C. (R402.2.7)
-- SLAB ON GRADE (UNHEATED): CONT. R-10 (PER TABLE 406.2, OPTION 1.2)
-- DUCTS : R-8

WINDOW & DOOR:
-- ALL NEW WINDOW SHALL BE DOUBLE PANE, VINYL FRAME,
U=0.30 (PER TABLE R402.1.1)
U=0.28 (PER TABLE 406.2, OPTION 1.2)
-- SKYLIGHT GLAZING
U=0.50 (PER TABLE R402.1.1 & TABLE 406.2, OPTION 1.2)
-- DOORS 0.46 U-VALUE

NEW GLAZING TO BE NFRC CERTIFIED. UNITS W/O NFRC RATINGS PRODUCED BY SMALL BUSINESS MAY BE ASSIGNED DEFAULT U-FACTORS FROM TABLE R303.1.3(4).

ENERGY EFFICIENCY CREDIT COMPLY NOTE:
ACCORDING TO WSEC 2018 SEC. 406.2, PROPOSED HOUSE LIVING SPACE 6480 SF, REQUIRED ENERGY EFFICIENCY CREDIT IS 7. ENERGY CREDITS AS SELECTED AND LISTED BELOW:

PROVIDE TOTAL ENERGY EFFICIENCY CREDIT: 6

2 (1.0 CREDIT):
HEATING OPTION - HEAT PUMP

1.3 (1.0 CREDIT):
EFFICIENT BUILDING ENVELOPE:
Prescriptive compliance is based on Table R402.1.1 (with the following modification vertical fenestration):
Vertical fenestration U = 0.28
Floor R-38
Ceiling R-49
Slab on grade R-10 perimeter and under entire slab
Below grade slab R-10 perimeter and under entire slab
or
Compliance based on Section R402.1.4: Reduce the Total UA by 5%.

2.3 (1.5 CREDIT)
AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION:
Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum at 50 Pascals.
and
All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.

3.5 (1.5 CREDIT)
HIGH EFFICIENCY HVAC EQUIPMENT:
AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMYM HSPF OF 11.0.

5.4 (1.5 CREDIT)
EFFICIENT WATER HEATING:
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER I OF NEEA'S ADVANCED WATER HEATING SPECIFICATIONS.

SELECTED HEAT RECOVERY VENTILATION (HRV) SYSTEM AT WHOLE HOUSE VENTILATION:
CONTRACTOR SHALL INSTALL LENNOX HRV, MODEL HRV3-095 (VENTILATION CAPACITY UP TO 1500 SF HOUSE, SENSIBLE RECOVERY EFFICIENCY 88%) OR SIMILAR PRODUCT WITH SENSIBLE HEAT RECOVERY RATED 70% OR BETTER.

FENESTRATION SHALL BE NFRC 100, FACTORY LABELED AND CERTIFIED PER SEC R303.1.3

THE DESIGN PROFESSIONAL OR BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION

| GLAZING SCHEDULE | |
|---|---|
| FIRST FLOOR (WINDOWS) | 117 SF |
| SECOND FLOOR (WINDOWS) | 240 SF |
| THIRD FLOOR (WINDOWS) | 152 SF |
| DOOR GLAZING | 24 SF |
| TOTAL | 533 SF |

*2018 Washington State Energy Code – Residential*
**Prescriptive Energy Code Compliance for All Climate Zones in Washington**
**Single Family – New & Additions (effective February 1, 2021)** Version 1.1

**These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).**

| *Project Information* | *Contact Information* |
|---|---|
| LYNNWOOD, WA 98036 | David Lee |
| | david6081@gmail.com |

**Instructions:** This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

*Authorized Representative* _____ *Date* _____

| All Climate Zones (Table R402.1.1) | R-Value [a] | U-Factor [a] |
|---|---|---|
| Fenestration U-Factor [b] | n/a | 0.30 |
| Skylight U-Factor [b] | n/a | 0.50 |
| Glazed Fenestration SHGC [b,e] | n/a | n/a |
| Ceiling [e] | 49 | 0.026 |
| Wood Frame Wall [e,h] | 21 int | 0.056 |
| Floor | 30 | 0.029 |
| Below Grade Wall [c,h] | 10/15/21 int + TB | 0.042 |
| Slab [d,f] R-Value & Depth | 10, 2 ft | n/a |

a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 shall not be less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights.
c. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.



*2018 Washington State Energy Code – Residential*
**Prescriptive Energy Code Compliance for All Climate Zones in Washington**
**Single Family – New & Additions (effective February 1, 2021)**

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. **Small Dwelling Unit:** 3 credits
   Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area.
   Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
2. **Medium Dwelling Unit:** 6 credits
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit:** 7 credits
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **Additions less than 500 square feet:** 1.5 credits
   **All other additions shall meet 1-3 above**

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

| Summary of Table R406.2 and 406.3 | | | |
|---|---|---|---|
| **Heating Options** | **Fuel Normalization Descriptions** | **Credits - select ONE heating option** | **User Notes** |
| 1 | Combustion heating minimum NAECA[b] | 0.0 ☐ | |
| 2 | Heat pump[c] | 1.0 ☑ | |
| 3 | Electric resistance heat only - furnace or zonal | -1.0 ☐ | |
| 4 | DHP with zonal electric resistance per option 3.4 | 0.5 ☐ | |
| 5 | All other heating systems | -1.0 ☐ | |
| **Energy Options** | **Energy Credit Option Descriptions** | **Credits - select ONE energy option from each category [d]** | |
| 1.1 | Efficient Building Envelope | 0.5 ☐ | |
| 1.2 | Efficient Building Envelope | 1.0 ☐ | |
| 1.3 | Efficient Building Envelope | 0.5 ☑ | |
| 1.4 | Efficient Building Envelope | 1.0 ☐ | |
| 1.5 | Efficient Building Envelope | 2.0 ☐ | |
| 1.6 | Efficient Building Envelope | 3.0 ☐ | |
| 1.7 | Efficient Building Envelope ☐ | 0.5 ☐ | |
| 2.1 | Air Leakage Control and Efficient Ventilation | 0.5 ☐ | |
| 2.2 | Air Leakage Control and Efficient Ventilation | 1.0 ☐ | |
| 2.3 | Air Leakage Control and Efficient Ventilation | 1.5 ☑ | |
| 2.4 | Air Leakage Control and Efficient Ventilation ☐ | 2.0 ☐ | |
| 3.1[a] | High Efficiency HVAC | 1.0 ☐ | |
| 3.2 | High Efficiency HVAC | 1.0 ☐ | |
| 3.3[a] | High Efficiency HVAC | 1.5 ☐ | |
| 3.4 | High Efficiency HVAC | 1.5 ☐ | |
| 3.5 | High Efficiency HVAC | 1.5 ☑ | |
| 3.6[a] | High Efficiency HVAC ☐ | 2.0 ☐ | |
| 4.1 | High Efficiency HVAC Distribution System | 0.5 ☐ | |
| 4.2 | High Efficiency HVAC Distribution System ☐ | 1.0 ☐ | |



*2018 Washington State Energy Code – Residential*
**Prescriptive Energy Code Compliance for All Climate Zones in Washington**
**Single Family – New & Additions (effective February 1, 2021)**

| Summary of Table R406.2 (cont.) | | | |
|---|---|---|---|
| **Energy Options** | **Energy Credit Option Descriptions (cont.)** | **Credits - select ONE energy option from each category [f]** | **User Notes** |
| 5.1[d] | Efficient Water Heating | 0.5 ☐ | |
| 5.2 | Efficient Water Heating | 0.5 ☐ | |
| 5.3 | Efficient Water Heating | 1.0 ☐ | |
| 5.4 | Efficient Water Heating | 1.5 ☑ | |
| 5.5 | Efficient Water Heating | 2.0 ☐ | |
| 5.6 | Efficient Water Heating ☐ | 2.5 ☐ | |
| 6.1[e] | Renewable Electric Energy (3 credits max) | 1.0 ☐ | |
| 7.1 | Appliance Package | 0.5 ☐ | |
| | ***Total Credits*** | 6.0 Calculate Total Clear Form | |

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
**d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.**
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.
f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

For Building Officials Only

**Simple Heating System Size: Washington State**

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

| *Project Information* | *Contact Information* |
|---|---|
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| | david6081@gmail.com |

**Heating System Type:** ○ All Other Systems ◉ Heat Pump

*To see detailed instructions for each section, place your cursor on the word "Instructions"*

**Design Temperature**
Instructions: Lynnwood — Design Temperature Difference (ΔT) 46
*ΔT = Indoor (70 degrees) - Outdoor Design Temp*

**Area of Building**
**Conditioned Floor Area**
Instructions: Conditioned Floor Area (sq ft) 4,034
**Average Ceiling Height**
Instructions: Average Ceiling Height (ft) 9.0 — Conditioned Volume 36,306

| | U-Factor | X | Area | = | UA |
|---|---|---|---|---|---|
| **Glazing and Doors** (Instructions: U-0.28) | 0.280 | X | 687 | = | 192.36 |
| **Skylights** (Instructions) | 0.50 | X | | = | --- |
| **Insulation** | | | | | |
| Attic (Instructions: R-49) | 0.026 | X | 1,368 | = | 35.57 |
| Single Rafter or Joist Vaulted Ceilings (Instructions: No Vaulted Ceilings in this project.) | --- | X | | | --- |
| Above Grade Walls *(see Figure 1)* (Instructions: R-21 Intermediate) | 0.056 | X | 5,016 | | 280.90 |
| Floors (Instructions: R-38) | 0.025 | X | 4,460 | | 111.50 |
| Below Grade Walls *(see Figure 1)* (Instructions: No Below Grade Walls in this project.) | 0.028 | X | | | --- |
| Slab Below Grade *(see Figure 1)* (Instructions: No Slab Below Grade in this project.) | F-Factor 0.303 | X | Length | | --- |
| Slab on Grade *(see Figure 1)* (Instructions: R-10 Perimeter) | F-Factor 0.540 | X | Length | | --- |

**Location of Ducts**
Instructions: Unconditioned Space — **Duct Leakage Coefficient** 1.10

Figure 1.



| | | |
|---|---|---|
| **Sum of UA** | 620.32 | |
| **Envelope Heat Load** *Sum of UA x ΔT* | 28,535 | Btu / Hour |
| **Air Leakage Heat Load** *Volume x .0.6 x ΔT x 0.018* | 18,037 | Btu / Hour |
| **Building Design Heat Load** *Air leakage + envelope heat loss* | 46,572 | Btu / Hour |
| **Building and Duct Heat Load** *Ducts in unconditioned space: sum of building heat loss x 1.10* *Ducts in conditioned space: sum of building heat loss x 1* | 51,229 | Btu / Hour |
| **Maximum Heat Equipment Output** *Building and duct heat loss x 1.40 for forced air furnace* *Building and duct heat loss x 1.25 for heat pump* | 64,036 | Btu / Hour |

(07/01/13)

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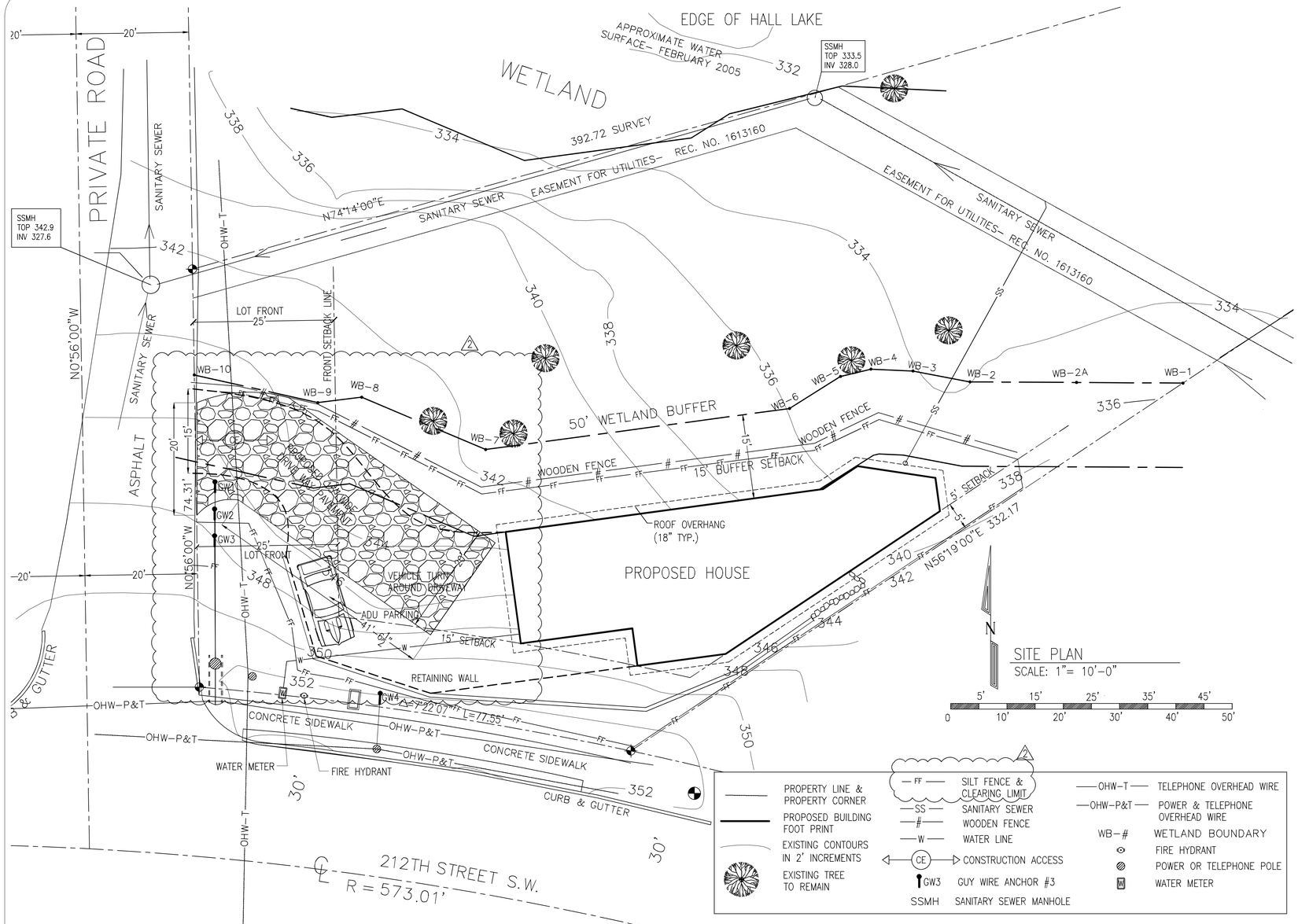
PROJECT:
HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

REVISIONS
2 8/12/2022

SHEET TITLE
--ENERGY CALCULATIONS

DATE: 8/1/2023

SHEET
A4.1



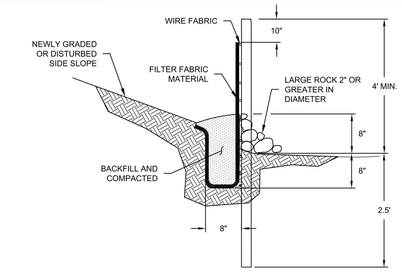

PROPERTY LINE & PROPERTY CORNER
PROPOSED BUILDING FOOT PRINT
EXISTING CONTOURS IN 2' INCREMENTS
EXISTING TREE TO REMAIN
FF SILT FENCE & CLEARING LIMIT
SS SANITARY SEWER
# WOODEN FENCE
W WATER LINE
CE CONSTRUCTION ACCESS
GW3 GUY WIRE ANCHOR #3
SSMH SANITARY SEWER MANHOLE
OHW-T TELEPHONE OVERHEAD WIRE
OHW-P&T POWER & TELEPHONE OVERHEAD WIRE
WB-# WETLAND BOUNDARY
FIRE HYDRANT
POWER OR TELEPHONE POLE
W WATER METER

## CITY OF LYNNWOOD - TEMPORARY EROSION AND SEDIMENTATION CONTROL STANDARD NOTES

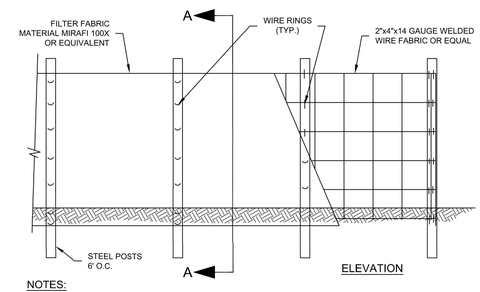
1. Approval of this erosion and sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
2. The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the contractor until all construction is approved, and the potential for on-site erosion has passed.
3. The boundaries of the clearing limits shown on this plan (including individual trees to be saved) shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the contractor for the duration of construction.
4. The ESC facilities shown on this plan must be constructed as outlined on the typical construction sequence and in such a manner as to ensure that sediment laden water does not enter the drainage system or violate applicable water standards.
5. The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded (e.g., additional sumps, relocation of ditches and silt fences, etc.) as needed for unexpected storm events.
6. Construction access to the site shall be only as shown on the approved plans. All vehicles leaving the site, onto public rights-of-way, shall be cleaned to prevent "tracking" of mud, dirt or other debris.
7. The Contractor shall clean access streets and right-of-way at least daily or more frequently as may be necessary and so directed by the City of Lynnwood (City). Do not convey street debris into the storm system.
8. Clean or remove and replace inlet protection devices when sediment has filled one-third of the available storage. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment laden water into the downstream system.
9. Stockpiles shall be located in safe areas and adequately protected by temporary secured plastic cover, seeding or mulching. Hydroseeding is preferred.
10. Where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of 2 inches.
11. Any area stripped of vegetation, including roadway embankments, where no further work is anticipated for a period of 2 days between October 1st to May 31st or 7 days between June 1st to September 30th
. shall be immediately stabilized with the approved ESC methods (e.g., seeding, mulching, netting, erosion blankets, etc.).
12. Vegetation shall be established on areas disturbed or on areas of construction as necessary to minimize erosion. Areas to be rough graded with finished grading to follow near project completion are to be seeded with annual, perennial or hybrid rye grass. This also includes perimeter dikes and the sediment basin embankment. Hydroseeding is preferred.
13. Immediately following finish grading, permanent vegetation will be applied as approved per the approved plans, current Washington State Department of Transportation (WSDOT) Standards and Specifications and the City requirements.
14. Additional best management practices (BMP) may be required at any time during construction.

## CONSTRUCTION SEQUENCE

1. CALL FOR PROFESSIONAL SURVEYOR LOCATING ALL REQUIRED ACCURATE POINTS.
2. PRE-CONSTRUCTION MEETING
3. TEMPORARY EROSION CONTROL FEATURES INSTALLATION.
4. INFRASTRUCTURE, UNDER GROUND INFILTRATION TRENCH & PIPING, SANITARY SEWER PIPE (FINISHED 2018).
5. GRADING, FINAL STABILIZATION, RETAINING WALL, AND FOUNDATION CONSTRUCTION.
6. UNDERGROUND UTILITY TRENCH AND CONNECTION.
7. BUILDING FRAMING AND CONSTRUCTION.
8. REMOVAL OF ALL BMPs




SECTION A-A




ELEVATION

NOTES:

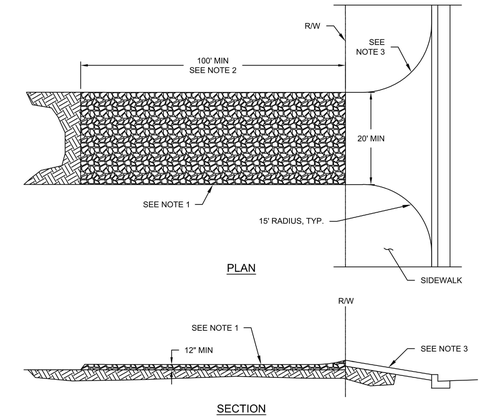
1. HIGH VISIBILITY SILT FENCE MAY BE USED IN LIEU OF INSTALLING BOTH TRADITIONAL SILT FENCE AND HIGH VISIBILITY FENCE AS LONG AS IT IS NOT MOVED DURING CONSTRUCTION.

LYNNWOOD WASHINGTON PUBLIC WORKS

SILT FENCE

ES-TESC-1-Silt-Fence.dwg

| | |
|---|---|
| DRAWING NUMBER | ES-TESC-1 |
| SCALE | NONE |
| REVISION DATE | 06/22 |
| DEPARTMENT | PW |




PLAN




SECTION

NOTES:

1. QUARRY SPALLS 4" - 8".
2. SEE FIGURE 4.1.1 IN THE CURRENT ADOPTED STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON FOR DETAILS. THE MINIMUM 100LF OF ENTRANCE SHALL BE REDUCED TO THE MAXIMUM PRACTICABLE SIZE WHEN THE SIZE OR CONFIGURATION OF THE SITE DOES NOT ALLOW THE FULL LENGTH (100LF).
3. EXISTING DRIVEWAY RAMP OR SITE ACCESS ROAD 20' WIDE MIN. MATERIAL MUST BE EQUAL TO OR BETTER THAN SPECIFIED IN NOTE 1. MAINTAIN EXISTING PEDESTRIAN PATH OF TRAVEL. IMMEDIATELY RESTORE EXISTING PEDESTRIAN PAVEMENT OPEN TO THE PUBLIC IF DAMAGED.
4. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS.
   4.1. GRAB TENSILE STRENGTH (ASTM D4632) 120 LBS MIN.
   4.2. GRAB TENSILE ELONGATION (ASTM D4632): 50% MIN.
   4.3. AOS (ASTM D4751): 70 (U.S. STANDARD SIEVE SIZE)
5. DO NOT USE CRUSHED CONCRETE, CEMENT, OR CALCIUM CHLORIDE FOR CONSTRUCTION ENTRANCE STABILIZATION BECAUSE THESE PRODUCTS RAISE PH LEVELS IN STORMWATER. CONCRETE DISCHARGE TO SURFACE WATERS OF THE STATE IS PROHIBITED.
6. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE REPLACEMENT/CLEANING OF THE EXISTING QUARRY SPALLS, STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH.

LYNNWOOD WASHINGTON PUBLIC WORKS

TEMPORARY CONSTRUCTION ENTRANCE

ES-TESC-2-Temporary-Construction-Entrance.dwg

| | |
|---|---|
| DRAWING NUMBER | ES-TESC-2 |
| SCALE | NONE |
| REVISION DATE | 06/22 |
| DEPARTMENT | PW |

## RESPONSIBLE OF PREPARATION AND MAINTENANCE OF TESC PLAN

PROJECT GENERAL CONTRACTOR (T.B.D.)
PROPERTY OWNER: ZHENG CHEN


TECHCRAFT CORP.
DRAWING CONTACT: DAVID LEE
2126 NW 204TH ST
SHORELINE, WA 98177
(206)817-6081
tccd@verizon.net


PROJECT: HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

REVISIONS
2 8/12/2022
3 10/18/2022

SHEET TITLE
--TEMP. EROSION & SEDIMENT CONTROL

DATE: 8/1/2023

SHEET
A5.1

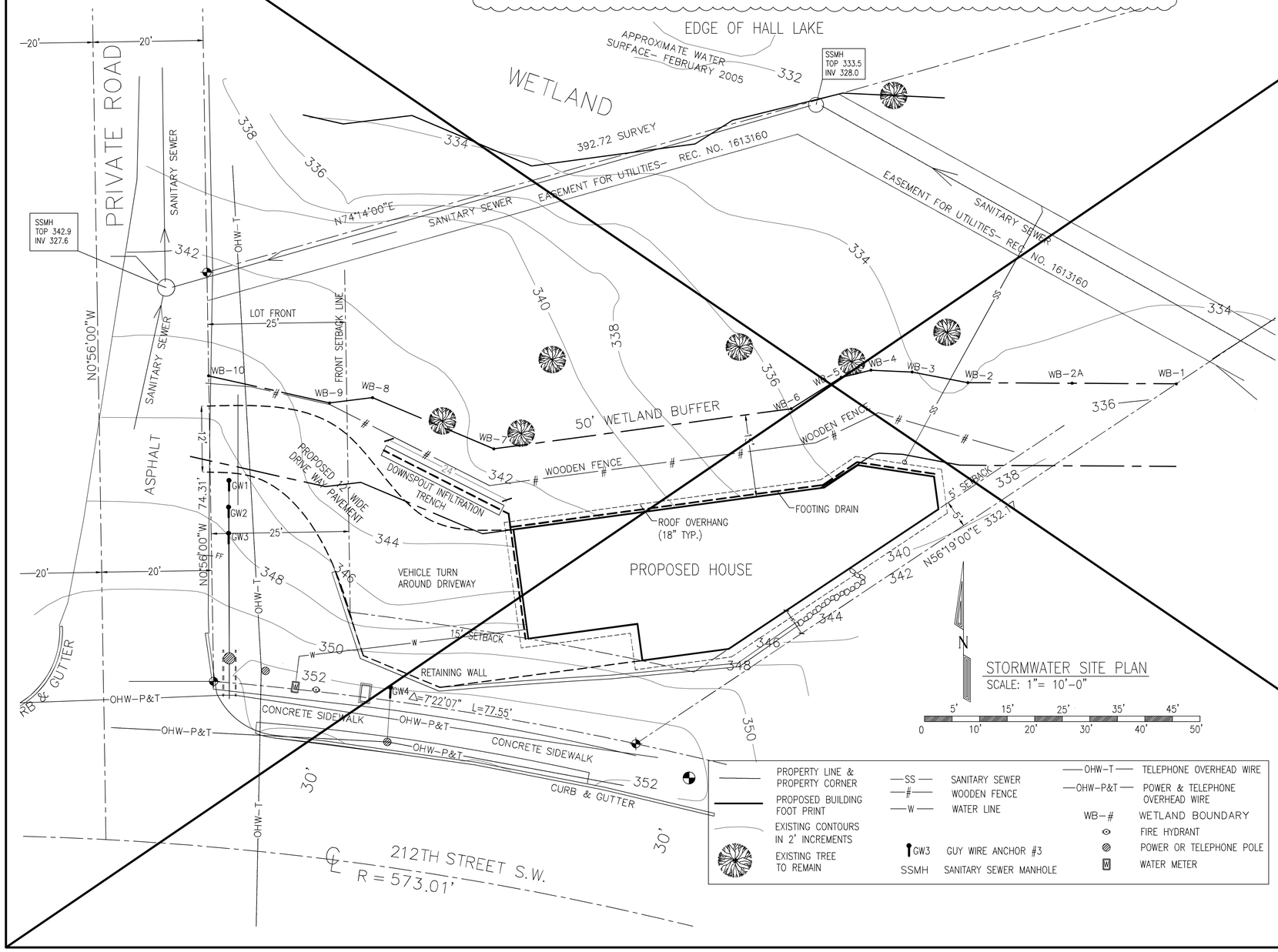
PROJECT DESCRIPTION:

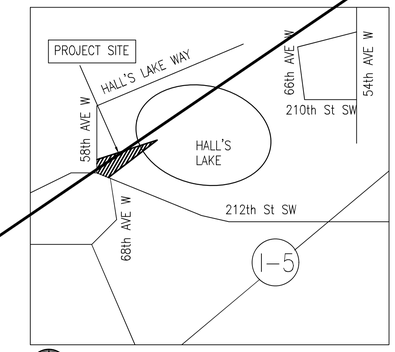
--NEW CONSTRUCTION ON THE UNDEVELOPED PARCEL TO BUILD UP A THREE STORY WITH ATTACHED TWO CAR GARAGE SINGLE FAMILY HOUSE ON OUT SIDE OF 15' SETBACK OF THE 50' CATEGORY I WETLAND BUFFER.

--PROJECT RELATED PLUMBING, ELECTRICAL, MECHANICAL, SEWER AND OTHER REQUIRED PERMIT SHALL HAVE SEPARATE PERMIT APPLICATION BY CONTRACTORS

# REFER TO THE DRAINAGE PLAN PROVIDED BY PROJECT CIVIL ENGINEER, OMEGA ENGINEERING

3



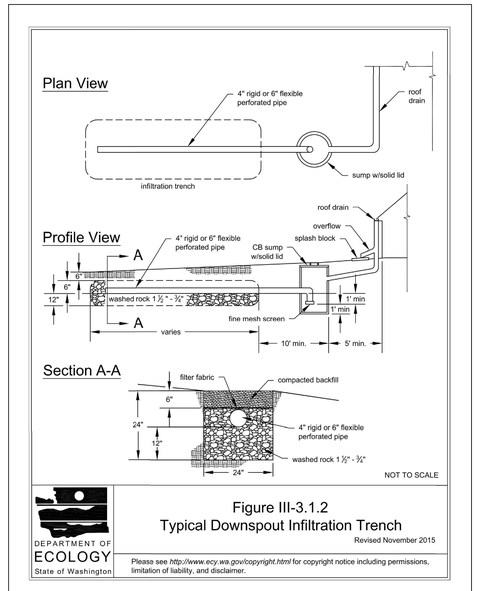

VICINITY MAP
(SCALE: N/A)

N

STORMWATER SITE PLAN
SCALE: 1"= 10'-0"

0 5' 10' 15' 20' 25' 30' 35' 40' 45' 50'

| | | | |
|---|---|---|---|
| PROPERTY LINE & PROPERTY CORNER | SS | SANITARY SEWER | OHW-T TELEPHONE OVERHEAD WIRE |
| PROPOSED BUILDING FOOT PRINT | # | WOODEN FENCE | OHW-P&T POWER & TELEPHONE OVERHEAD WIRE |
| EXISTING CONTOURS IN 2' INCREMENTS | W | WATER LINE | WB-# WETLAND BOUNDARY |
| EXISTING TREE TO REMAIN | GW3 | GUY WIRE ANCHOR #3 | FIRE HYDRANT |
| | SSMH | SANITARY SEWER MANHOLE | POWER OR TELEPHONE POLE |
| | | | WATER METER |




DEPARTMENT OF ECOLOGY
State of Washington

Figure III-3.1.2
Typical Downspout Infiltration Trench
Revised November 2015



**TECHCRAFT CORP.**
2126 NW 204TH ST
SHORELINE, WA 98177
(206)817-6081
tccd@verizon.net
DRAWING CONTACT:
DAVID LEE

**PROJECT:**
HALL'S LAKE LOT # 17
LYNNWOOD, WA 98036

**REVISIONS**
3 6/5/2023

**SHEET TITLE**
--STORMWATER SITE PLAN

**DATE:** 3/22/2022

**SHEET**
A5.2

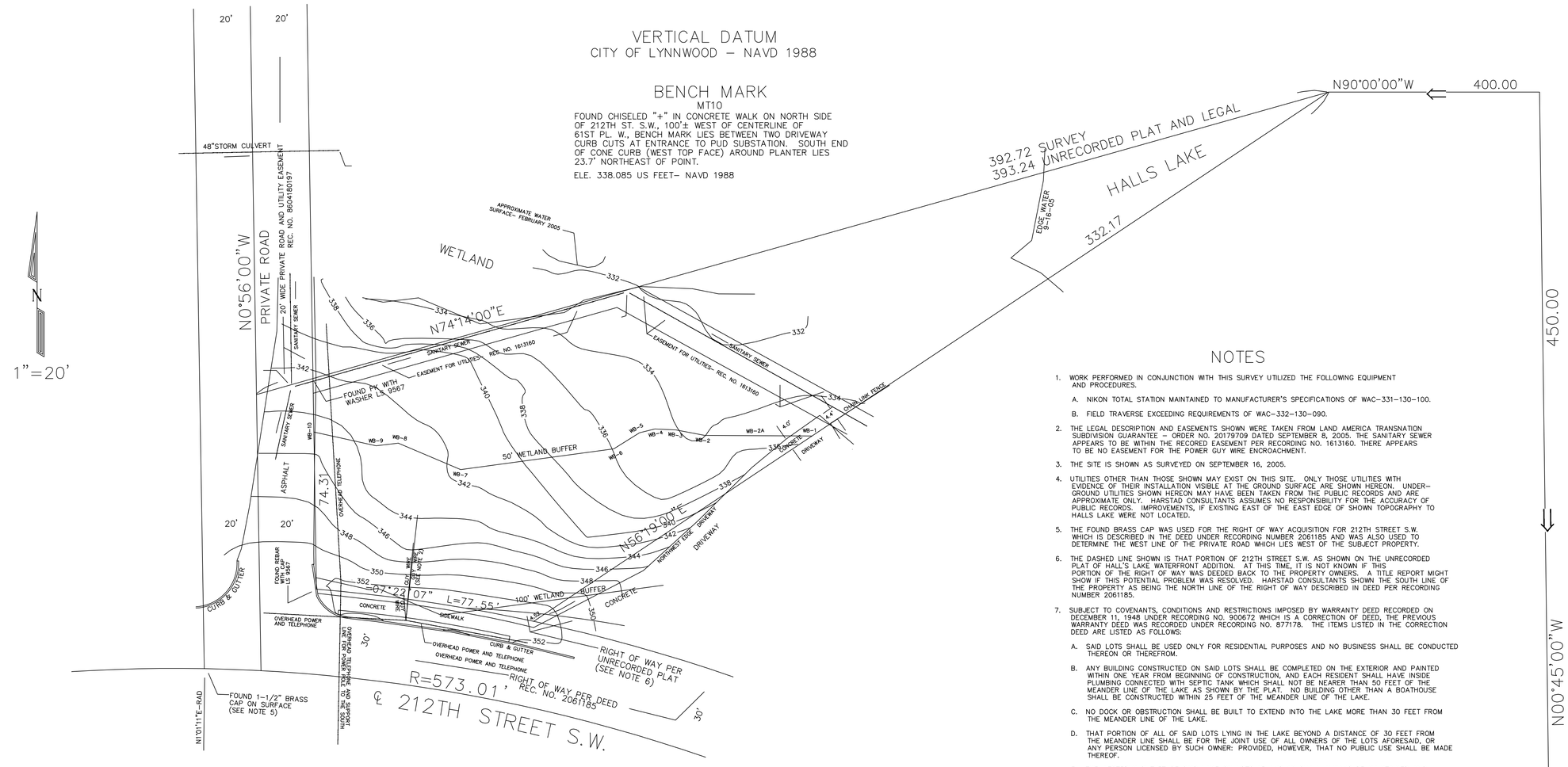
## BASIS OF BEARINGS
UNRECORDED PLAT OF HALL'S
LAKE WATERFRONT ADDITION

## VERTICAL DATUM
CITY OF LYNNWOOD – NAVD 1988

## BENCH MARK
MT10

FOUND CHISELED "+" IN CONCRETE WALK ON NORTH SIDE OF 212TH ST. S.W., 100'± WEST OF CENTERLINE OF 61ST PL. W., BENCH MARK LIES BETWEEN TWO DRIVEWAY CURB CUTS AT ENTRANCE TO PUD SUBSTATION. SOUTH END OF CONE CURB (WEST TOP FACE) AROUND PLANTER LIES 23.7' NORTHEAST OF POINT.

ELE. 338.085 US FEET– NAVD 1988




FOUND 3/4" BOLT IN CONCRETE MONUMENT IN MON CASE 0.5' DEEP AND 5.5' SOUTH OF BACK OF SIDEWALK

SW SECTION CORNER
SECTION 21–27–4
VISITED 9–9–05

FOUND 2" BRASS CAP WITH "X" IN CONCRETE MON IN MON CASE

SOUTH 1/4 CORNER
SECTION 21–27–4
VISITED 9–9–05

## NOTES

1. WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES.
   A. NIKON TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS OF WAC–331–130–100.
   B. FIELD TRAVERSE EXCEEDING REQUIREMENTS OF WAC–332–130–090.
2. THE LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE TAKEN FROM LAND AMERICA TRANSNATION SUBDIVISION GUARANTEE – ORDER NO. 20179709 DATED SEPTEMBER 8, 2005. THE SANITARY SEWER APPEARS TO BE WITHIN THE RECORED EASEMENT PER RECORDING NO. 1613160. THERE APPEARS TO BE NO EASEMENT FOR THE POWER GUY WIRE ENCROACHMENT.
3. THE SITE IS SHOWN AS SURVEYED ON SEPTEMBER 16, 2005.
4. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT THE GROUND SURFACE ARE SHOWN HEREON. UNDER–GROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM THE PUBLIC RECORDS AND ARE APPROXIMATE ONLY. HARSTAD CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PUBLIC RECORDS. IMPROVEMENTS, IF EXISTING EAST OF THE EAST EDGE OF SHOWN TOPOGRAPHY TO HALLS LAKE WERE NOT LOCATED.
5. THE FOUND BRASS CAP WAS USED FOR THE RIGHT OF WAY ACQUISITION FOR 212TH STREET S.W. WHICH IS DESCRIBED IN THE DEED UNDER RECORDING NUMBER 2061185 AND WAS ALSO USED TO DETERMINE THE WEST LINE OF THE PRIVATE ROAD WHICH LIES WEST OF THE SUBJECT PROPERTY.
6. THE DASHED LINE SHOWN IS THAT PORTION OF 212TH STREET S.W. AS SHOWN ON THE UNRECORDED PLAT OF HALL'S LAKE WATERFRONT ADDITION. AT THIS TIME, IT IS NOT KNOWN IF THIS PORTION OF THE RIGHT OF WAY WAS DEEDED BACK TO THE PROPERTY OWNERS. A TITLE REPORT MIGHT SHOW IF THIS POTENTIAL PROBLEM WAS RESOLVED. HARSTAD CONSULTANTS SHOWN THE SOUTH LINE OF THE PROPERTY AS BEING THE NORTH LINE OF THE RIGHT OF WAY DESCRIBED IN DEED PER RECORDING NUMBER 2061185.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY WARRANTY DEED RECORDED ON DECEMBER 11, 1948 UNDER RECORDING NO. 900672 WHICH IS A CORRECTION OF DEED, THE PREVIOUS WARRANTY DEED WAS RECORDED UNDER RECORDING NO. 877178. THE ITEMS LISTED IN THE CORRECTION DEED ARE LISTED AS FOLLOWS:
   A. SAID LOTS SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND NO BUSINESS SHALL BE CONDUCTED THEREON OR THEREFROM.
   B. ANY BUILDING CONSTRUCTED ON SAID LOTS SHALL BE COMPLETED ON THE EXTERIOR AND PAINTED WITHIN ONE YEAR FROM BEGINNING OF CONSTRUCTION, AND EACH RESIDENT SHALL HAVE INSIDE PLUMBING CONNECTED WITH SEPTIC TANK WHICH SHALL NOT BE NEARER THAN 50 FEET OF THE MEANDER LINE OF THE LAKE AS SHOWN BY THE PLAT. NO BUILDING OTHER THAN A BOATHOUSE SHALL BE CONSTRUCTED WITHIN 25 FEET OF THE MEANDER LINE OF THE LAKE.
   C. NO DOCK OR OBSTRUCTION SHALL BE BUILT TO EXTEND INTO THE LAKE MORE THAN 30 FEET FROM THE MEANDER LINE OF THE LAKE.
   D. THAT PORTION OF ALL OF SAID LOTS LYING IN THE LAKE BEYOND A DISTANCE OF 30 FEET FROM THE MEANDER LINE SHALL BE FOR THE JOINT USE OF ALL OWNERS OF THE LOTS AFORESAID, OR ANY PERSON LICENSED BY SUCH OWNER: PROVIDED, HOWEVER, THAT NO PUBLIC USE SHALL BE MADE THEREOF.
   E. THE WESTERLY OUTLET OF SAID LAKE ON LOTS 15 AND 16 SHALL ALWAYS BE MAINTAINED AND CONTROLLED SO THAT THE WATER LEVEL OF SAID LAKE SHALL REMAIN WITHIN ONE FOOT OF A BENCHMARK TO BE ERECTED BY THE GRANTOR HEREIN.

## LEGEND

– SET HUB & LATH FOR 50' WETLAND BUFFER

WB – WETLAND BOUNDARY

SP–4 – SOIL PIT

SSMH – SANITARY SEWER MANHOLE

FL – FLOW LINE OR CURB GUTTER LINE

GV – GAS VALVE

A – ALDER

F – FIR

M – MAPLE

WPP W/LITE – WOOD POWER POLE W/LITE

WPP – WOOD POWER POLE

## LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,

THENCE NORTH 00°45' WEST 450.00 FEET;
THENCE WEST 400 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 74°14' WEST 393.24 FEET;
THENCE SOUTH 00°56' EAST 75 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD;
THENCE ALONG SAID MARGIN NORTH 88°10' EAST 37.62 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 439.23 FEET, 63.56 FEET;
THENCE NORTH 56°19' EAST 332.17 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF LYNNWOOD BY DEED UNDER AUDITOR'S FILE NUMBER 2061185;

(BEING KNOWN AS TRACT 17, HALL'S LAKE WATER FRONT ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

| REV.NO. | DRAWN BY | REVISIONS | DATE | APPROVAL |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | ADDED EASEMENTS, COVENANTS AND PRIVATE ROAD EASEMENT | | |
| 1 | JRH | PER SUBDIVISION GUARANTEE DATED 9–8–05 | 9–24–05 | JR HARSTAD |

SW1/4 SW1/4 SECTION 21, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

HARSTAD CONSULTANTS

CIVIL ENGINEERS LAND SURVEYORS
2024 W. Lake Sammamish Pwy. NE Redmond, WA. 98052
(425) 747–8336 TEL (425) 643–6020 FAX

KEVIN GILLEN

TOPOGRAHY, BOUNDARY, UTILITY AND WETLAND BUFFER SURVEY
TRACT 17, HALLS LAKE WATERFRONT ADDITION, AN UNRECORDED PLAT

JOB NO. 05078
DATE SEPT. 2005
SCALE AS SHOWN
DRAWING BY LKH
CHECKED BY JRH
APPROVED.

OF 1 — 1

## GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

**CRITERIA**

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).

2. DESIGN LOADING CRITERIA

| | |
|---|---|
| ROOF SNOW LOAD | 25 PSF |
| FLOOR LIVE LOAD (RESIDENTIAL) | 40 PSF |
| DECK LIVE LOAD (RESIDENTIAL) | 60 PSF |
| TRUSS TOP CHORD DEAD LOAD (INCLUDES 5PSF SOLAR PANEL LOAD) | 20 PSF |
| TRUSS BOTTOM CHORD DEAD LOAD | 10 PSF |

**LATERAL LOADS - WIND**

| | |
|---|---|
| **1. BASIC WIND SPEED** | **98 MPH** |
| **2. IMPORTANCE FACTOR** | **1.0** |
| **3. Kzt** | **1.0** |
| **4. EXPOSURE** | **B** |
| **5. INTERNAL PRESSURE COEFF.** | **+/- 0.18** |

**LATERAL LOADS - SEISMIC**

| | |
|---|---|
| **1. SEISMIC IMPORTANCE FACTOR** | **I=1.0** |
| **2. STRUCTURAL OCCUPANCY CATEGORY** | **II** |
| **3. MAPPED SPECTRAL RESPONSE ACCELERATIONS** | **$S_s$=1.288g, $S_1$=0.454g** |
| **4. SPECTRAL RESPONSE COEFFICIENTS** | **$S_{DS}$=1.031g, $S_{D1}$=0.000g** |
| **5. BUILDING LOCATION** | **47.8076453 N, 122.3092539 W** |
| **6. SITE CLASS** | **D** |
| **7. SEISMIC DESIGN CATEGORY** | **D** |
| **8. BASIC SEISMIC FORCE RESISTING SYSTEM** | **LIGHT FRAMED SHEAR WALL** |
| **9. DESIGN BASE SHEAR** | **0.00 KIPS** |
| **10. RESPONSE MODIFICATION FACTOR** | **R = 6.5** |
| **11. ANALYSIS PROCEDURE** | **EQUIVALENT LATERAL FORCE** |

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITION ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

**QUALITY ASSURANCE**

10. THE OWNER SHALL RETAIN A SPECIAL INSPECTOR TO PERFORM THE SPECIAL INSPECTION REQUIREMENTS AS REQUIRED BY THE BUILDING OFFICIAL AS OUTLINED IN SECTION 1704 OF THE INTERNATIONAL BUILDING CODE. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION

| | |
|---|---|
| EPOXY GROUTED INSTALLATIONS | PER ESR REPORT |
| OTHER ELEMENTS | AS REQUIRED BY JURISDICTION |

SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE PROVIDED TO THE ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION

**MANUFACTURED TRUSSES**

**GEOTECHNICAL**

11. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH FREE FROM ORGANIC MATERIALS AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, SLOUGHS, DEBRIS AND FREE OF WATER AT ALL TIMES. IF ORGANIC SILT AND/OR FILL MATERIAL IS ENCOUNTERED AT SUBGRADE, OVER-EXCAVATE A MINIMUM OF 2'-0" BELOW THE DESIGN FOUNDATION SUBGRADE ELEVATION PRIOR TO PLACING FOOTINGS. THE OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH STRUCTURAL FILL COMPACTED TO 95% PROCTOR PER ASTM D-1557 OR A LEAN CONCRETE MIX. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

| | |
|---|---|
| ALLOWABLE SOIL PRESSURE | 2000 PSF |
| LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) | 55 PCF/35 PCF |
| COEFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED) | 0.3 |

**RENOVATION**

12. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

13. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

**CONCRETE**

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACI 301, INCLUDING TESTING PROCEDURES. NORMAL WEIGHT CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF 2500 PSI. 5 ½ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6 GALLONS OF WATER PER 94 LB SACK OF CEMENT. MAXIMUM SLUMP IS 4". MIXES SHALL BE PROPORTIONED TO ACCOMMODATE PLACEMENT, SLUMP, W/C RATIO, ADMIXTURES, AND AGGREGATE SIZE WILL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH ACI.

15. ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, and C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 SECTION 19.3.3.1.

16. REINFORCING STEEL #4 AND SMALLER SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 40, fy = 40,000 PSI. REINFORCING STEEL #5 AND LARGRER SHALL SHALL BE GRADE 60, fy = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

17. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-92 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER SO BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER SO BAR DIAMETERS OR 3'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19 , CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

| | |
|---|---|
| FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH | 3" |
| FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) | 2" |
| FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) | 1-1/2" |
| COLUMN TIES OR SPIRALS AND BEAM STIRRUPS | 1-1/2" |
| SLABS AND WALLS (INT. FACE) | GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4" |

19. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

**ANCHORAGE**

20. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BARS) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONGTIE COMPANY INC. INSTALL IN STRICT ACCORDANCE WITH IAPMO UES REPORT NO. ER-263. RODS SHALL BE ASTM A-36 GALVANIZED, UNLESS OTHERWISE NOTED.

**WOOD**

21. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

| | | |
|---|---|---|
| 2X & 3X MEMBERS | HEM FIR NO. 2 | MINIMUM BASE VALUE, Fb = 850 PSI |
| 2x10, 4X and LARGER MEMBERS | DOUGLAS FIR NO. 2 | MINIMUM BASE VALUE, Fb = 900 PSI |

22. GLUED-LAMINATED MEMBERS SHALL BE MANUFACTURED AND IDENTIFIED IN CONFORMANCE WITH ANSI A190.1, ANSI 117 AND ASTM D3737, WITH STRESS CLASS 24F-1.8E IN A CERTIFIED PLANT. EACH MEMBER SHALL BEAR AN IDENTIFICATION AND GRADING MARK AND SHALL BE ACCOMPANIED BY AN ANSI A190.1 CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. CITY INSPECTION IS REQUIRED PRIOR TO COVERING GLUED LAMINATED MEMBERS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, f'b = 2400 psi, fv=265 psi AND ALL CANTILEVERED BEAMS AND COLUMNS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, f'b = 2400 psi, fv=265 UNLESS NOTED OTHERWISE. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3500' RADIUS OR ZERO CAMBER, UNLESS SHOWN OTHERWISE ON THE PLANS.

23. MANUFACTURED LUMBER PSL, LVL, AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE ASTM DS456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE PRODUCT AND MANUFACTURER NAME, PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC REPORT ESR-1387 AND SHALL BE MANUFACTURED USING VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

| | | |
|---|---|---|
| PSL (2.0E) | BEAMS | Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI |
| LVL (1.9E) | BEAMS | Fb = 2600 PSI, E = 1900 KSI, Fv = 285 PSI |
| LSL (1.5E) | BEAMS | Fb = 2325 PSI, E = 1500 KSI, Fv = 310 PSI |

24. DESIGN SHOWN ON PLANS IS BASED ON TRUS-JOIST PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. ALTERNATE BEAM HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL BEAM HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

25. MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS UPON RECEIPT OF MATERIAL AND DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

26. PLYWOOD SHEATHING SHALL BE APA RATED, GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH IBC 2304.8 AND TABLE 2304.8(2). ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

27. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, EXPOSED TO WEATHER, OR THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LOCATED WITHIN 8" OF EARTH, SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. NAILS, SCREWS, BOLTS W/NUTS AND WASHERS, ANCHOR BOLTS, HOLDOWNS AND ANY OTHER STEEL DEVICES IN DIRECT CONTACT WITH THE TREATED WOOD SHALL BE EITHER STAINLESS STEEL OR GALVANIZED PER THE MANUFACTURER TO PREVENT DIRECT CONTACT BETWEEN THE STEEL AND THE TREATED WOOD. TAPED AND PAINTED SEPARATION TECHNIQUES MUST BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND RECEIVE PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER.

28. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2017. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS CALLED OUT BELOW. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. UNLESS OTHERWISE NOTED ON THE DRAWINGS, USE MINIMUM CONNECTOR FOR FOR MEMBER INSTALLED WITH MAXIMUM NAILING.

29. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

| SIZE | LENGTH | DIAMETER |
|---|---|---|
| 6d | 2" | 0.113" |
| 8d | 2-1/2" | 0.131" |
| 10d | 3" | 0.148" |
| 12d | 3-1/4" | 0.148" |
| 16d BOX | 3-1/2" | 0.135" |

SDS 1/4 SIMPSON STRONG TIE ¼ LAG SCREW MINIMUM EMBEDMENT OF 2.5 INCHES

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

B. NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

C. BOLTS – ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIA AND SMALLER LAG SCREWS.

30. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE IBC. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

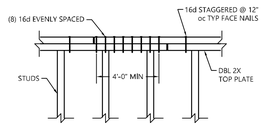
ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL WITH (4) 8d NAILS OR END NAIL WITH (2) 16d NAILS ON EACH STUD TO BOTTOM PLATE. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 16" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT- UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 8" O.C. STAGGERED. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING WITH NAILS @ 7" O.C. NAIL 1/2" GWB WITH 5d COOLER NAILS AND 5/8" GWB WITH 6d COOLER NAILS. PROVIDE 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), AND TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2) ROWS OF 16d NAILS @ 12" O.C. STAGGERED.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d @ 6" O.C. TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND WITH 10d @ 12"O.C.TO INTERMEDIATE SUPPORTS.

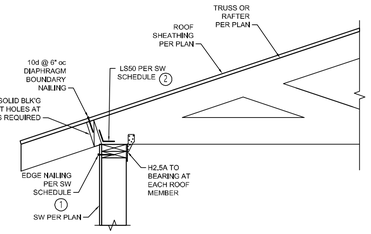
PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. WITH MINIMUM OF (2) 16d PER BLOCK UNLESS OTHERWISE NOTED.



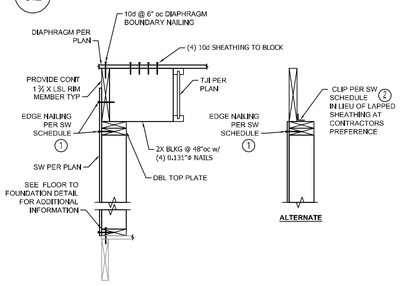

1 TYP TOP PLATE SPLICE

| SHEARWALL SCHEDULE | | | | | |
|---|---|---|---|---|---|
| MARK | SHEATHING | PANEL EDGE NAILING ① | A35, LS50 OR LTP4 CLIPS ② | BOTTOM PLATE CONNECTION ③ | BASE CONNECTION ④ |
| **SW6** | 15/32" | 8d @ 6"oc | @ 28"oc | 16d @ 6"oc | 5/8"ø A.B. @ 60"oc[7] |
| **SW4** | 15/32" | 8d @ 4"oc | @ 20"oc | 16d @ 4"oc | 5/8"ø A.B. @ 48"oc[7] |
| **SW3** | 15/32" | 8d @ 3"oc | @ 14"oc | 16d @ 4"oc | 5/8"ø A.B. @ 36"oc[7] |
| **SW2** | 15/32" | 8d @ 2"oc[6] | @ 10"oc | 16d @ 3"oc | 5/8"ø A.B. @ 24"oc[7] |
| **SW1** | 19/32" | 10d @ 2"oc[6] | @ 8"oc | 16d @ 2"oc | 5/8"ø A.B. @ 20"oc[7] |
| **SW33** | 15/32" EACH SIDE | 8d @ 3"oc[6] | @ 6"oc | 16d @ 1"oc STAGGERED | 5/8"ø A.B. @ 12"oc[7] |
| **SW22** | 15/32" EACH SIDE | 8d @ 2"oc[6] | @ 4.5"oc | 16d @ 1"oc STAGGERED | 5/8"ø A.B. @ 10"oc[7] |

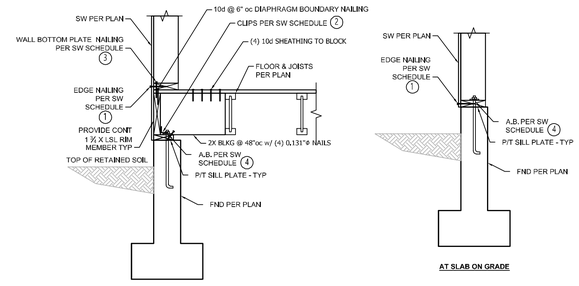
1. BLOCK PANEL EDGES WITH 2X FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS w/ 8d @ 12"oc
2. PROVIDE BLOCKING BENEATH WALL ENDS WHERE FRAMING IS NOT PRESENT.
3. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AN ALL END STUDS SHALL RECEIVE EDGE NAILING.
4. EACH ANCHOR BOLT (A.B.) SHALL 5/8" ø WITH 7" MIN EMBEDMENT. INSTALL WITH NUT AND 3"X3"X0.25" PLATE WASHER. WASHER MUST EXTEND TO WITHIN ½" OF THE PLATE EDGE WHERE CONNECTION TO SHEATHING OR RIM OCCURS. AT DOUBLE SIDED SHEARWALLS, STAGER ON BOTH PLATE EDGES.
5. SEE **DETAILS 3, 3.1 & 3.2** FOR TYPICAL CONDITIONS AND ASSEMBLIES.
6. 3X STUD OR (2) 2X AT PANEL EDGES IS REQUIRED. FOR (2) 2X, NAIL TOGETHER WITH 16D @ 6" OC STAGGERED.
**7. AT EXISTING FOUNDATION, INSTALL 5/8"ø TITEN HD WITH 5 ½" EMBEDMENT AT CENTER OF STEM WALL. INSTALL WITH 8" MIN DISTANCE TO END OF STEM WALL.**



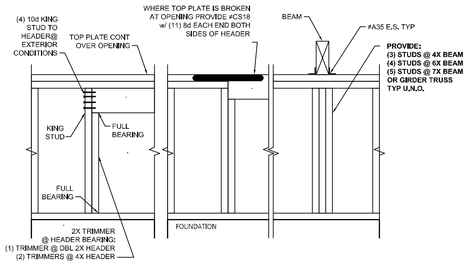

3.2 RAFTER TO SHEARWALL




3.1 TJI FLOOR TO SHEARWALL PARALLEL



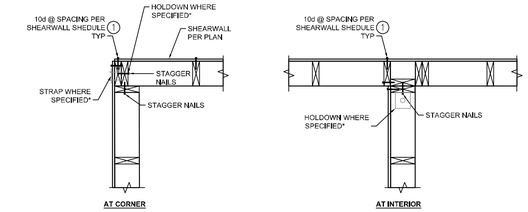

3 FLOOR TO FOUNDATION




2 TYP BEAM HEADER BEARING

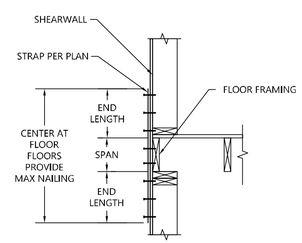
| HOLDOWN SCHEDULE | | | |
|---|---|---|---|
| MARK | FASTENERS | ANCHOR | NOTES |
| **MSTC40** | (32) 16d | - - | EQUAL NAILS TO EACH CONNECTED MEMBER |
| **MSTC66B3** | (56)10d | - - | NAILS: (4) BOTTOM, (14) FACE, (38) STUD |
| **MSTC48B3** | (54)10d | - - | NAILS: (4) BOTTOM, (12) FACE, (38) STUD |
| **HTT5KT** | (26) SD#10x2 ½" | SB 5/8x24 | 8" MIN STEM. 2 ½" MIN EDGE DISTANCE |
| **HDU8** | (20) ¼" x2 ½" SDS | SB 7/8x24 | |
| **HDU11** | (30) ¼" x2 ½" SDS | SB 1x30 | |

1. DEEPEN FOUNDATION AS NECESSARY TO PROVIDE SPECIFIED EMBEDMENT.
2. ATTACH HOLDOWN TO SHEARWALL END MEMBERS.
3. MIN END MEMBER, (2) STUDS STITCH NAILED WITH 10d STAGGERED @ 6" oc
4. INSTALL PER MANUFACTURERS INSTRUCTIONS

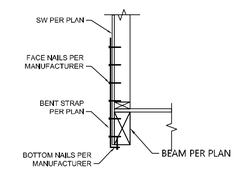


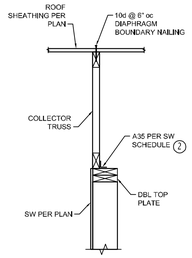

* REFER TO HOLDOWN SCHEDULE AND GENERAL NOTES FOR MINIMUM MEMBER AND ATTACHMENT REQUIREMENTS

4 TYPICAL SHEARWALL INTERSECTIONS

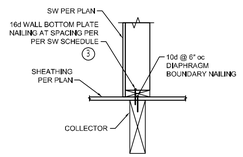



4.1 HOLDOWN STRAP

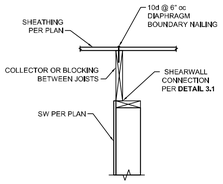

SW PER PLAN
FACE NAILS PER MANUFACTURER
BENT STRAP PER PLAN
BOTT



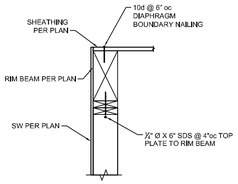

5.1 TRUSS TO SHEARWALL



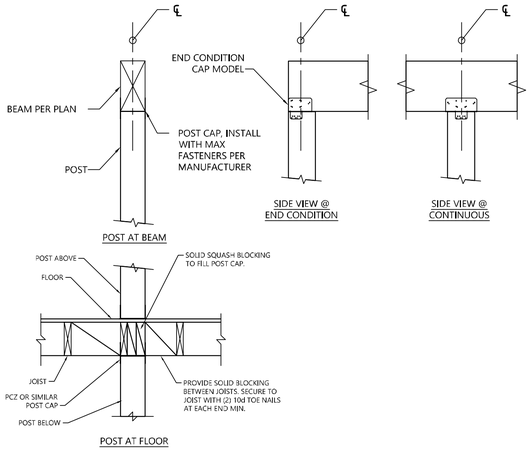

5.2 COLLECTOR BELOW SHEARWALL



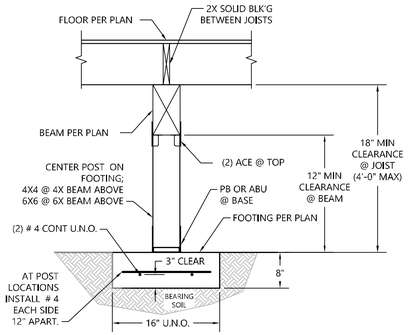

5.3 SHEARWALL TO FLOOR - INTERIOR



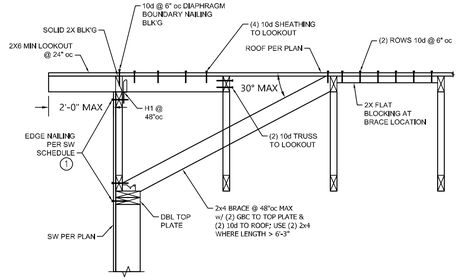

5.4 SHEARWALL TO RIM



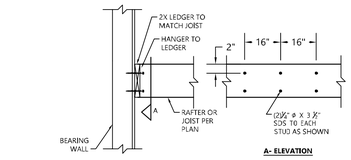

9 TYPICAL POST



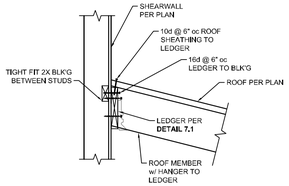

10 CONT FOOTING AT CRAWL SPACE



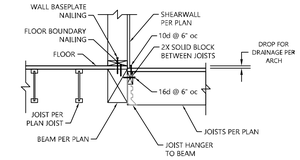

6 GABLE END TRUSS BRACING



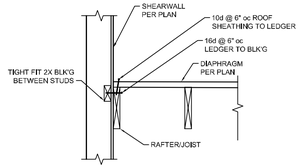

7.1 EXTERIOR LEDGER



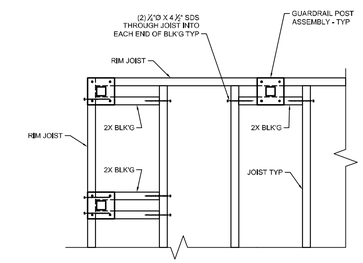

7 ROOF SHEATHING SHEAR CONNECTION

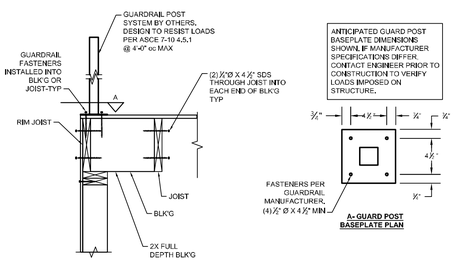



8.1 NEW BEAM @ EXISTING FLOOR

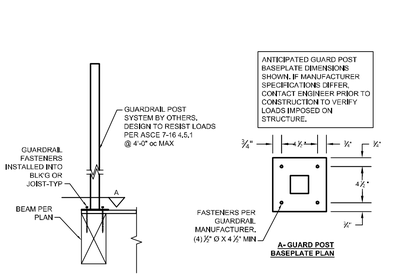



8 DIAPHRAGM LEDGER

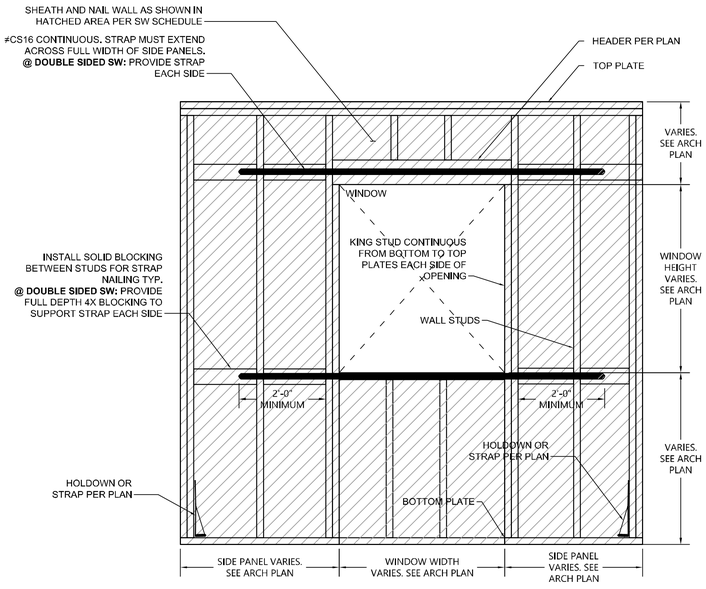


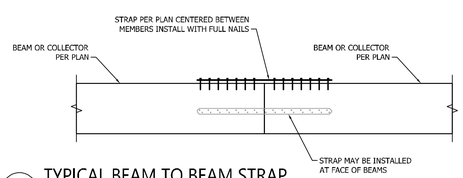

11 GUARD POST ATTACHMENT




11.1 GUARD POST ATTACHMENT @ BEAM




12 SHEAR TRANSFER AROUND OPENING
N.T.S.




12.1 TYPICAL BEAM TO BEAM STRAP

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DATE: 07/11/17
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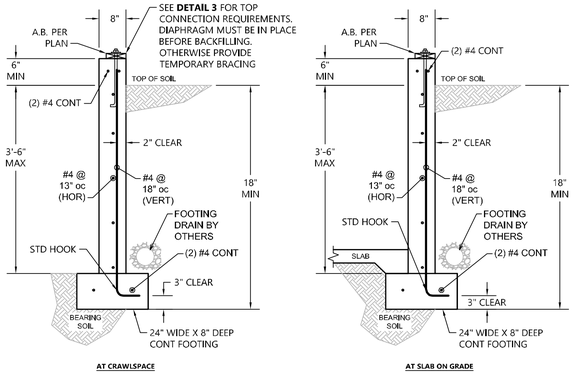
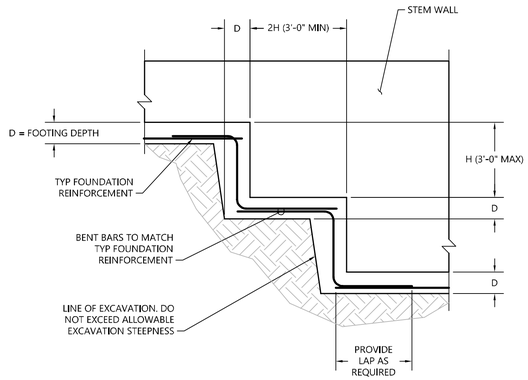
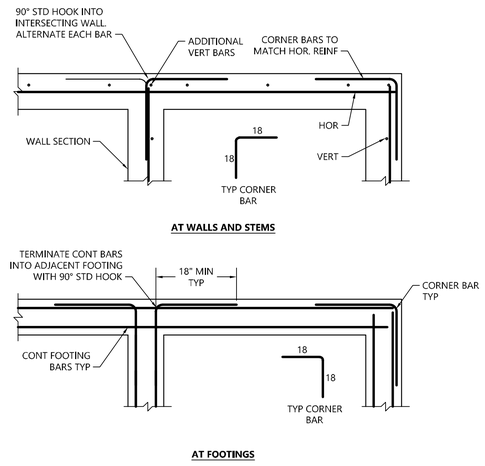
S2



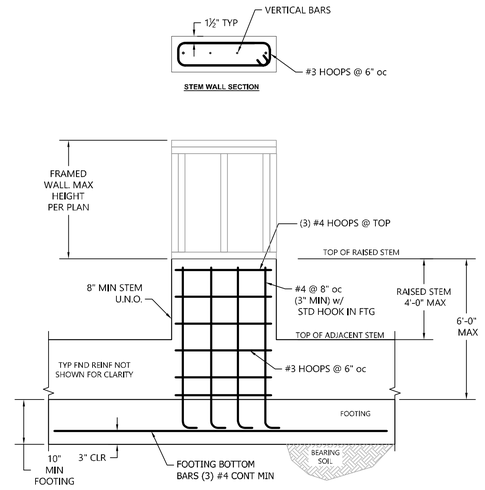

13 TYPICAL FOUNDATION WALL



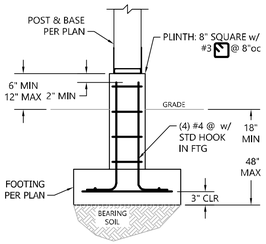

13.1 STEPPED FOOTING



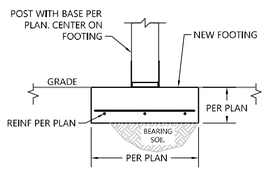

14 TYP REINFORCING @ INTERSECTIONS - FOOTINGS & WALL



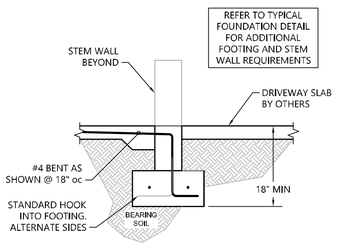

15 RAISED STEM @ CONCRETE FOUNDATION



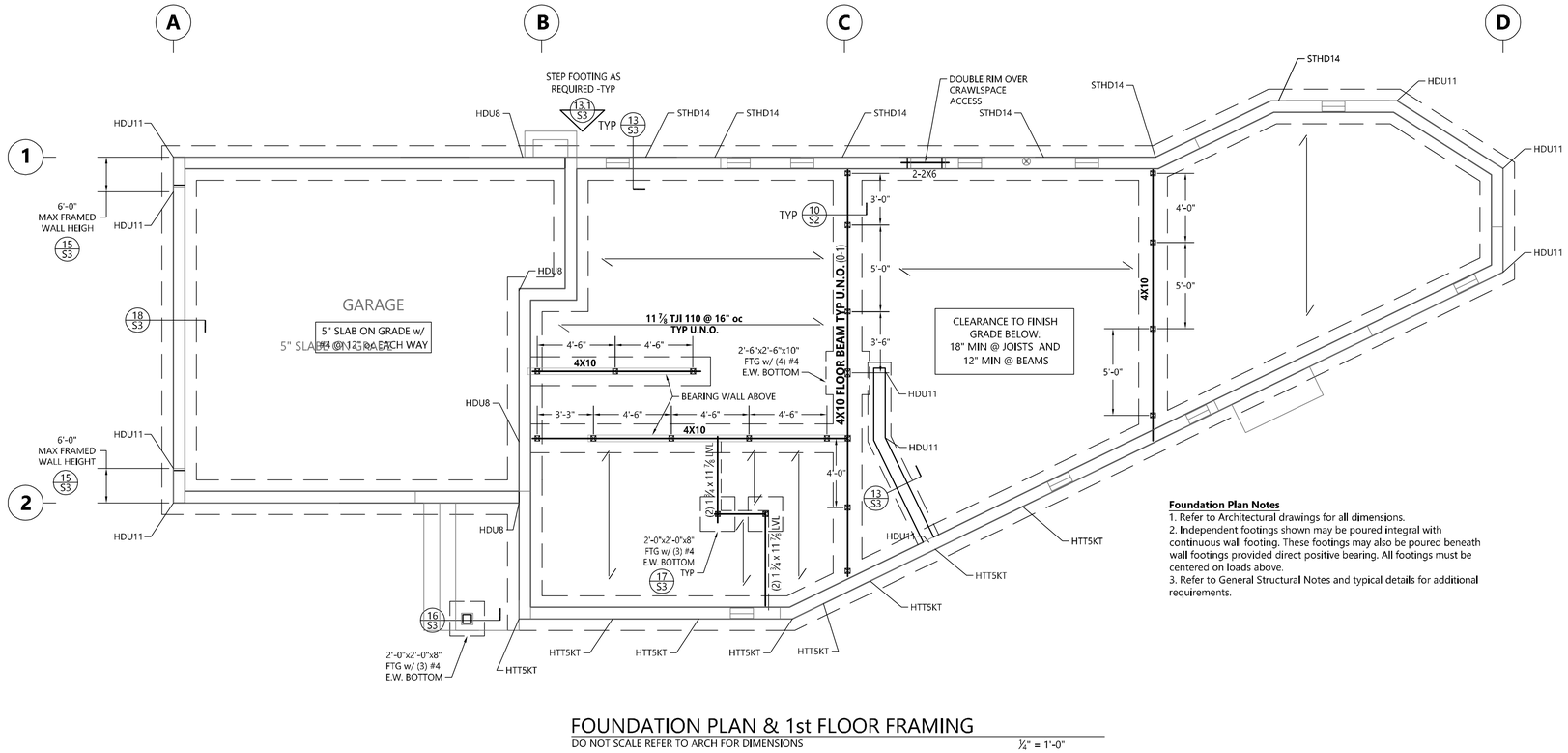

16 EXTERIOR POST FOOTING WITH PLINTH




17 FOOTING DETAIL




18 FOOTING @ GARAGE OPENING
N.T.S.




**Foundation Plan Notes**
1. Refer to Architectural drawings for all dimensions.
2. Independent footings shown may be poured integral with continuous wall footing. These footings may also be poured beneath wall footings provided direct positive bearing. All footings must be centered on loads above.
3. Refer to General Structural Notes and typical details for additional requirements.

FOUNDATION PLAN & 1st FLOOR FRAMING
DO NOT SCALE REFER TO ARCH FOR DIMENSIONS
¼" = 1'-0"

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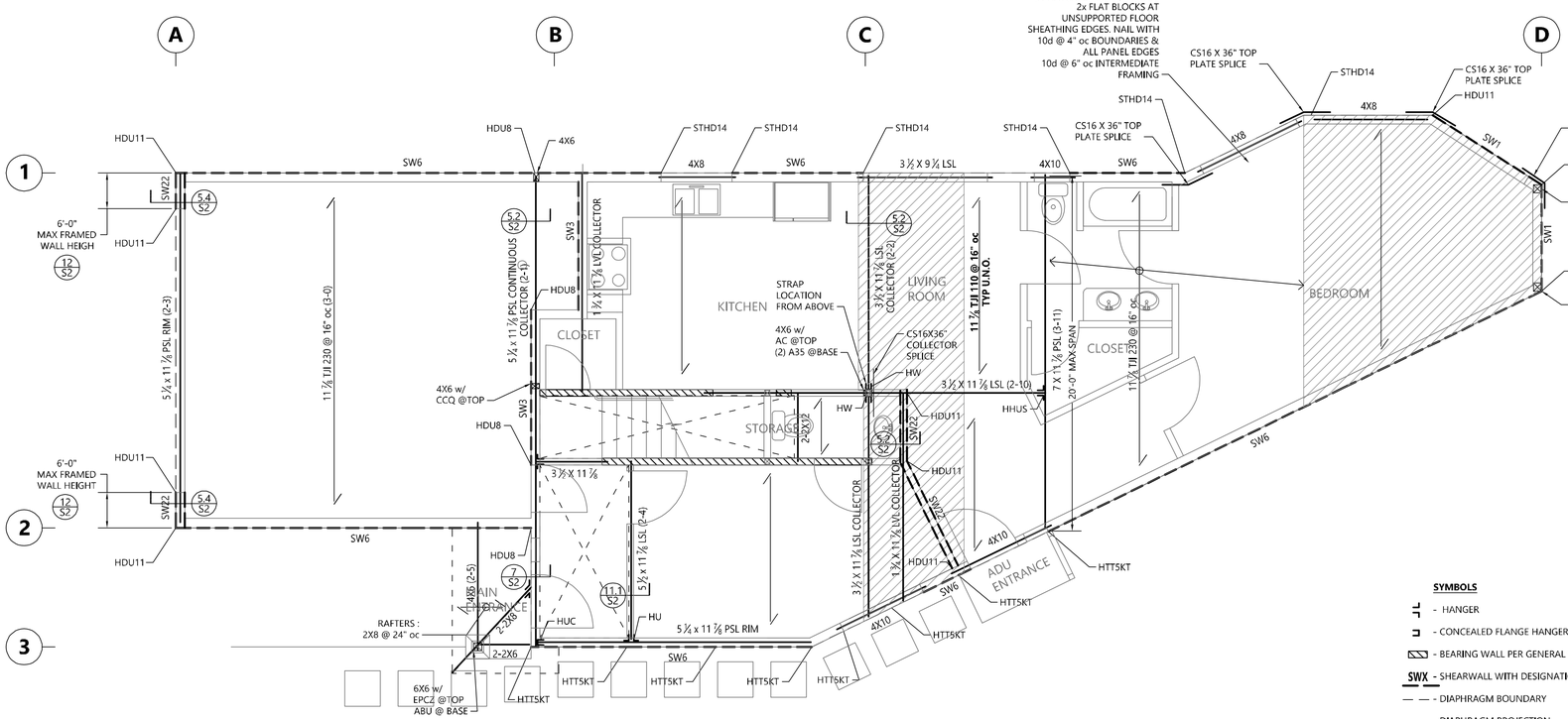
S3

**1st Floor Plan Notes**

1. Refer to Architectural drawings for all dimensions.
2. Plan indicates framing at floor level and shear walls below.
3. All stud walls shall be 2x studs @ 16"oc, uno.
4. All exterior walls shall be SW6 per shear wall schedule, uno.
5. Floor sheathing shall be 23/32" APA rated sheathing (48/24). Attach sheathing with 10d nails @ 6"oc to all framed panel edges and 12"oc to all intermediate/field framing. Place long direction of plywood perpendicular to joists direction, stagger rows half the long dimension.
6. Roof sheathing shall be 19/32" APA rated sheathing with 32/16 panel index. Attach sheathing with 10d nails @ 6"oc to all framed panel edges and 12"oc to all intermediate/field framing. Use 4'x8' panels with long direction perpendicular to framing. Stagger rows half the long dimension.
7. All beams shall be flush framed and all headers dropped, uno.
8. Provide solid bearing under all point loads above. Headers over door and window openings (**HDR**) shall be (2)2x8 minimum. See **Detail 2** for beam and header bearing requirements. Nail multiple studs together per structural general notes.
9. Provide H2.5A at each rafter/truss bearing.
10. Provide Simpson hardware PCZ column to beam connections, typical, uno. Refer to structural general notes for additional connection member information.
11. Refer to General Structural Notes and typical details for additional requirements.




## 1st FLOOR WALLS & 2nd FLOOR FRAMING ABOVE

DO NOT SCALE REFER TO ARCH FOR DIMENSIONS

¼" = 1'-0"

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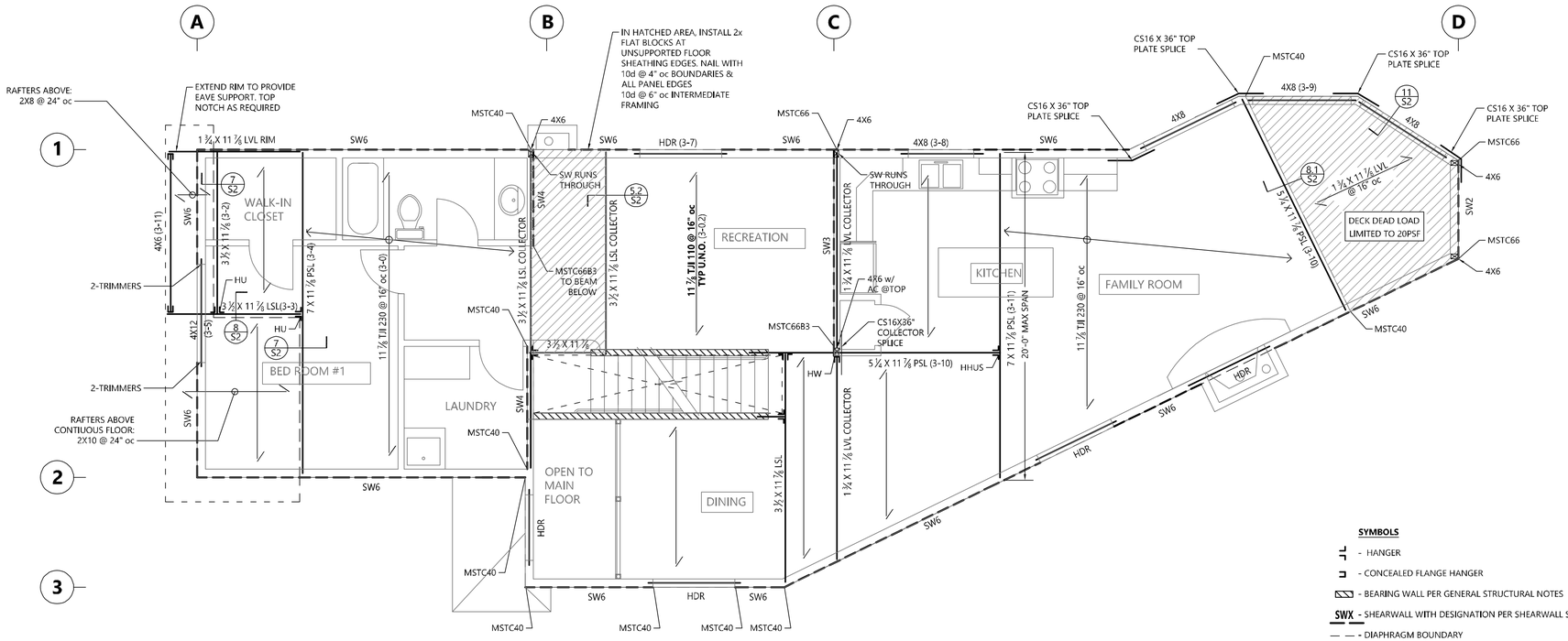
REV DATE: 05/19/22

S4

**2nd Floor Plan Notes**

1. Refer to Architectural drawings for all dimensions.
2. Plan indicates framing at floor level and shear walls below.
3. All stud walls shall be 2x studs @ 16"oc, uno.
4. All exterior walls shall be SW6 per shear wall schedule, uno.
5. Floor sheathing shall be 23/32" APA rated sheathing (48/24). Attach sheathing with 10d nails @ 6"oc to all framed panel edges and 12"oc to all intermediate/field framing. Place long direction of plywood perpendicular to joists direction, stagger rows half the long dimension.
6. Roof sheathing shall be 19/32" APA rated sheathing with 32/16 panel index. Attach sheathing with 10d nails @ 6"oc to all framed panel edges and 12"oc to all intermediate/field framing. Use 4'x8' panels with long direction perpendicular to framing. Stagger rows half the long dimension.
7. All beams shall be flush framed and all headers dropped, uno.
8. Provide solid bearing under all point loads above. Headers over door and window openings (**HDR**) shall be (2)2x8 minimum. See **Detail 2** for beam and header bearing requirements. Nail multiple studs together per structural general notes.
9. Provide H2.5A at each rafter/truss bearing.
10. Provide Simpson hardware PCZ column to beam connections, typical, uno. Refer to structural general notes for additional connection member information.
11. Overframe where required with 2x4 @ 24" oc U.N.O. by truss manufacturer. Post with 2x4 @ 48" oc max. Brace posts over 6'-0" at wide face.
12. Refer to General Structural Notes and typical details for additional requirements.




**SYMBOLS**

- JL - HANGER
- ⊔ - CONCEALED FLANGE HANGER
- ▨ - BEARING WALL PER GENERAL STRUCTURAL NOTES
- **SWX** - SHEARWALL WITH DESIGNATION PER SHEARWALL SCHEDULE
- — — - DIAPHRAGM BOUNDARY
- — — - DIAPHRAGM PROJECTION

## 2nd FLOOR WALLS & 3rd FLOOR FRAMING ABOVE

DO NOT SCALE REFER TO ARCH FOR DIMENSIONS

¼" = 1'-0"

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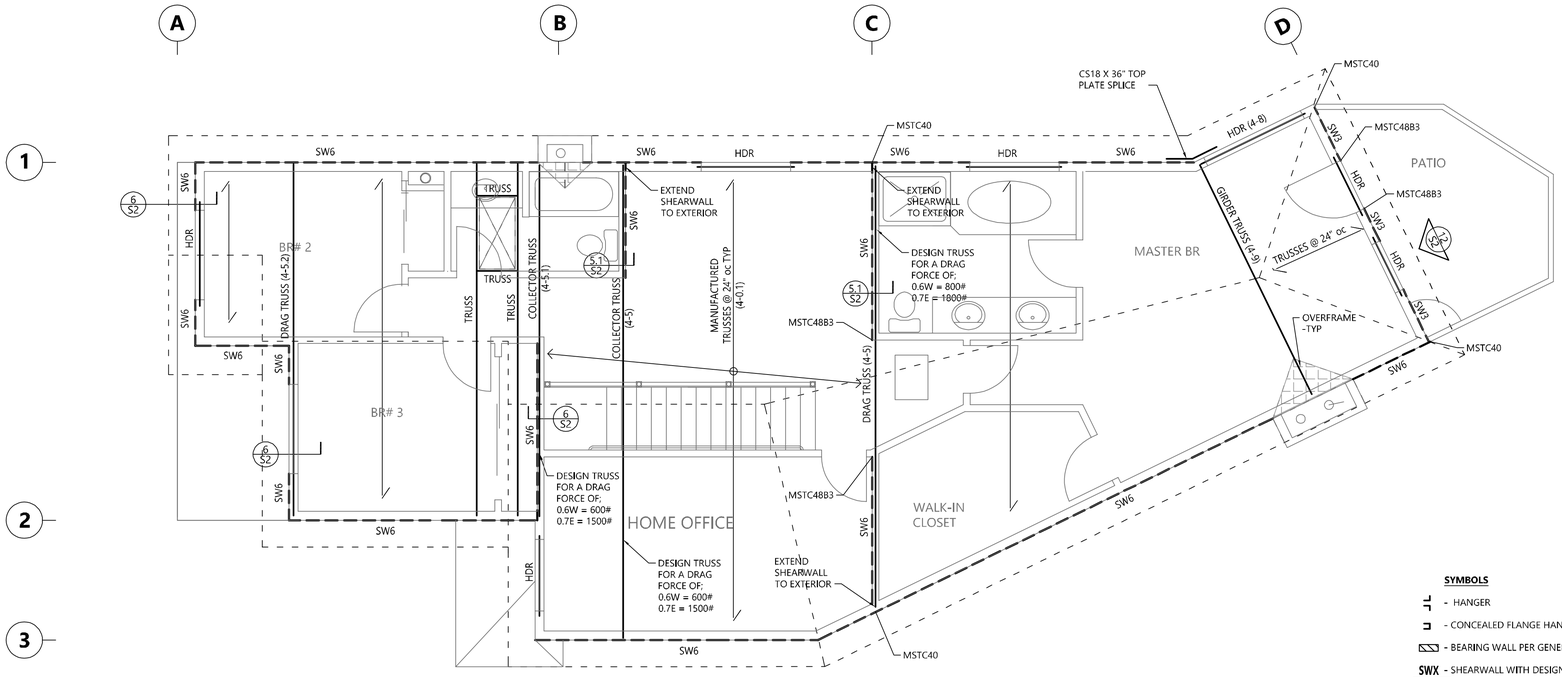
S5

**3rd Floor Plan Notes**

1. Refer to Architectural drawings for all dimensions.
2. Plan indicates framing at floor level and shear walls below.
3. All stud walls shall be 2x studs @ 16"oc, uno.
4. All exterior walls shall be SW6 per shear wall schedule, uno.
5. Floor sheathing shall be 23/32" APA rated sheathing (48/24). Attach sheathing with 10d nails @ 6"oc to all framed panel edges and 12"oc to all intermediate/field framing. Place long direction of plywood perpendicular to joists direction, stagger rows half the long dimension.
6. Roof sheathing shall be 19/32" APA rated sheathing with 32/16 panel index. Attach sheathing with 10d nails @ 6"oc to all framed panel edges and 12"oc to all intermediate/field framing. Use 4'x8' panels with long direction perpendicular to framing. Stagger rows half the long dimension.
7. All beams shall be flush framed and all headers dropped, uno.
8. Provide solid bearing under all point loads above. Headers over door and window openings (**HDR**) shall be (2)2x8 minimum. See **Detail 2** for beam and header bearing requirements. Nail multiple studs together per structural general notes.
9. Provide H2.5A at each rafter/truss bearing.
10. Provide Simpson hardware PCZ column to beam connections, typical, uno. Refer to structural general notes for additional connection member information.
11. Overframe where required with 2x4 @ 24" oc U.N.O. by truss manufacturer. Post with 2x4 @ 48" oc max. Brace posts over 6'-0" at wide face.
12. Refer to General Structural Notes and typical details for additional requirements.




**SYMBOLS**

- HANGER
- CONCEALED FLANGE HANGER
- BEARING WALL PER GENERAL STRUCTURAL NOTES
- SHEARWALL WITH DESIGNATION PER SHEARWALL SCHEDULE
- DIAPHRAGM BOUNDARY
- DIAPHRAGM PROJECTION

## 3rd FLOOR WALLS & ROOF FRAMING ABOVE

DO NOT SCALE REFER TO ARCH FOR DIMENSIONS

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S6