

DATE	3/5/24
DRAWN	JCR
REVISION	
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REVISION	

CORVUS LOT 4

PROJECT DESCRIPTION

CONSTRUCTION OF 2 STORY SINGLE FAMILY RESIDENCE WITH 2 CAR ATTACHED GARAGE ON LOT 4 OF CORVUS SHORT PLAT.
CONSTRUCTION OF 2 STORY DETACHED ACCESSORY DWELLING UNIT WITH 1 CAR ATTACHED GARAGE BEHIND SINGLE FAMILY PRIMARY RESIDENCE ON CORVUS LOT 4.

SFR: 4 BEDROOMS, 2.5 BATHS
ADU: 1 BEDROOM, 1 BATH

CONSTRUCTION TYPE: IV

LOT STANDARDS:
8,400 SQ. FT. MIN. LOT SIZE
10,614 SQ. FT. ACTUAL LOT SIZE
70' MIN WIDTH
69.97' ACTUAL WIDTH

REQUIRED SETBACKS:
FRONT YARD: 15' FROM EASEMENT
REAR YARD: 25'
SIDE YARD: 5' ONE SIDE, 15' COMBINED

35% MAX ALLOWED LOT COVERAGE
10,614 SQ. FT. LOT AREA
2,626 SQ. FT. BUILDING AREA
24.7% ACTUAL LOT COVERAGE

35' MAX ALLOWED HT.
27.9' ACTUAL HIGHEST ROOF

SQUARE FOOTAGE BREAKDOWN

2 STORY SFR

1212 SQ. FT. MAIN FLOOR
1872 SQ. FT. UPPER FLOOR
3084 SQ. FT. TOTAL LIVING

121 SQ. FT. COVERED PORCH
216 SQ. FT. COVERED PATIO
337 SQ. FT. OUTDOOR LIVING
443 SQ. FT. GARAGE

2 STORY ADU

367 SQ. FT. MAIN FLOOR
432 SQ. FT. UPPER FLOOR
799 SQ. FT. TOTAL LIVING

17 SQ. FT. COVERED PORCH
48 SQ. FT. COVERED PATIO
65 SQ. FT. OUTDOOR LIVING
200 SQ. FT. GARAGE

PROPERTY ADDRESS

16614 63RD AVE W
LYNNWOOD, WA 98037

PARCEL NUMBER

00513100011017

PROPERTY DESCRIPTION

SECTION 8 TOWNSHIP 27 RANGE 4 QUARTER NE MEADOWDALE BEACH BLK 000 D-21 LOT 8 PER CITY OF LYN SP STR-009135-2020 REC AFN 202307285001 BEING A PTN OF LOT 110 OF SD PLAT

PROPERTY ZONING

RS-8 - RESIDENTIAL 8400 SQ. FT.

OWNER

LANDSVERK QUALITY HOMES, INC.
24113 56TH AVE W
MOUNTLAKE TERRACE, WA 98043

APPLICANT

LANDSVERK QUALITY HOMES, INC.
24113 56TH AVE W
MOUNTLAKE TERRACE, WA 98043

PAGE INDEX

ARCHITECTURAL PAGES

- CVR - COVER SHEET
- SITE - SITE PLAN
- 1 - ELEVATIONS
- 2 - FOUNDATION PLAN
- 3 - MAIN FLOOR FRAMING PLAN
- 4 - MAIN FLOOR PLAN
- 5 - UPPER FLOOR FRAMING PLAN
- 6 - UPPER FLOOR PLAN
- 7 - ROOF FRAMING PLAN
- 8 - GENERAL DETAILS & NOTES
- 9 - ADU ELEVATIONS & FOUND
- 10 - ADU MAIN FLR & UPFR FLR FRMG
- 11 - ADU UPFR FLR & ROOF FRMG
- 12 - ADU GENERAL DTLS & NOTES

STRUCTURAL PAGES

- S1 - STRUCTURAL DETAILS
- S2 - STRUCTURAL DETAILS
- S3 - STRUCTURAL NOTES

GOVERNING CODES:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018NFPA13
- 2018NFPA72
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2009 I.C. A11.7.1
- 2018 WASHINGTON STATE ENERGY CODE (WSEC)
- OTHER APPLICABLE CODES

STRUCTURAL:

SEISMIC ZONE D1 / D2 PER R301 & ENGINEERING
WIND (EXP. B) BASIC SPEED: 85 MPH PER R301
COMPONENT/GLADDING LOADS PER R301

LOADS PER R301

	LIVE	DEAD	TOTAL
ROOF (GROUND SNOW)	25 PSF	10 PSF	35 PSF
ATTICS - LIMITED STORAGE	20 PSF	10 PSF	30 PSF
ATTICS - NO STORAGE	10 PSF	10 PSF	20 PSF
ATTICS - HABITABLE BY STAIRS	30 PSF	10 PSF	40 PSF
DECKS	60 PSF	10 PSF	70 PSF
EXTERIOR BALCONIES	60 PSF	10 PSF	70 PSF
FIRE ESCAPES	40 PSF		
GUARDRAIL / HANDRAILS	200 LBS	AT TOP IN ANY DIRECTION	
GUARDRAILS - IN FILL	50 LBS	HORIZ. APPLIED TO 1 SQ. FT.	
ROOMS (NOT SLEEPING)	40 PSF	10 PSF	50 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF
STAIRS	40 PSF	10 PSF	50 PSF
		OR 300 LB PT. LOAD ON 4 SQ. IN.	

GENERAL NOTES

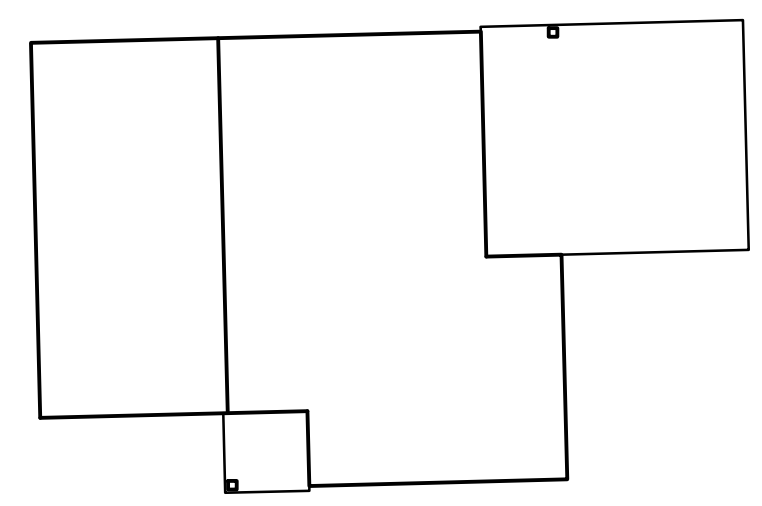
OPERABLE WINDOWS WITH OPENINGS GREATER THAN 72" ABOVE GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE 24" MIN. ABOVE FINISHED FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THRU OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR IRC R312

SAFETY GLASS & SKYLIGHTS PER IRC R308
ALL HOLD-DOWNS, FRAMING ANCHORS & SHEARWALL NAILING TO BE INSPECTED BEFORE COVERING

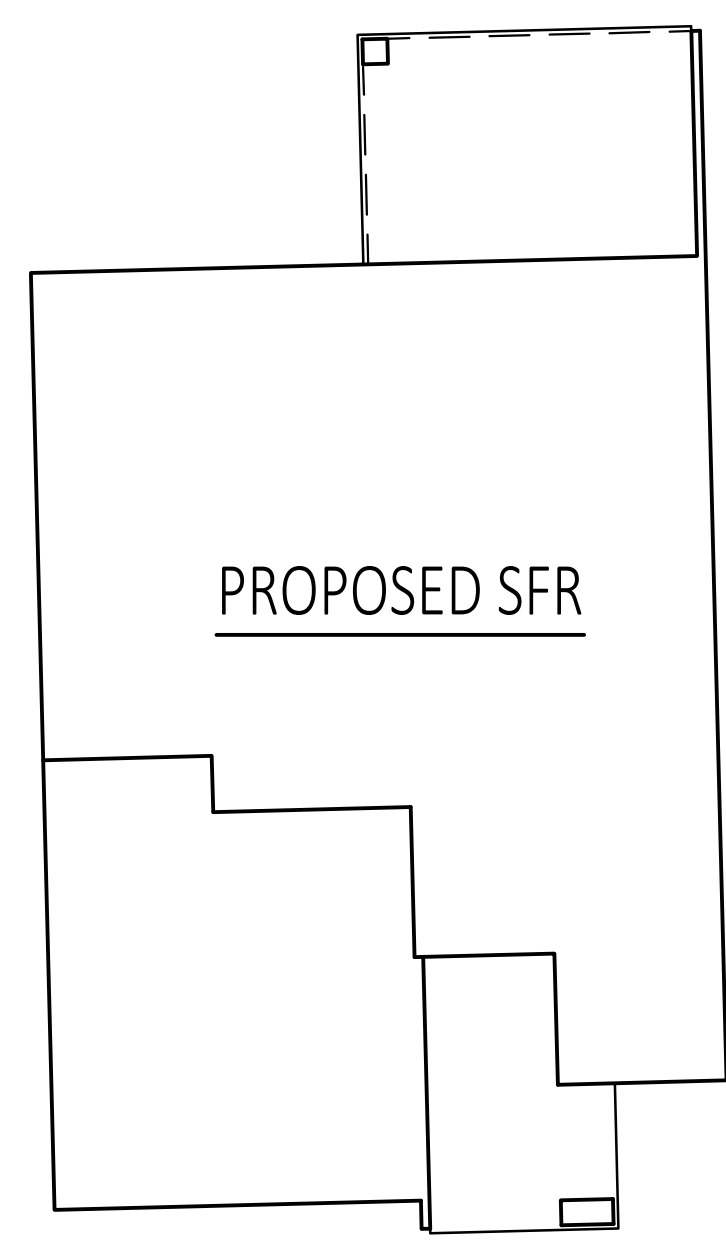
ADDITIONAL NOTES

PLAN AND PAGE SPECIFIC NOTES ARE LOCATED ON PLAN PAGES WITH SYMBOLS DENOTING WHERE THE NOTES ARE APPLICABLE.

AIR ADMITTANCE VALVES NOT ALLOWED



PROPOSED DADU

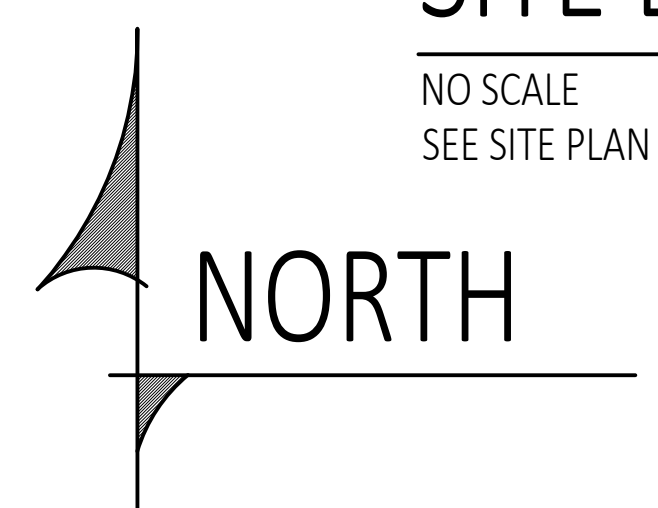


PROPOSED SFR

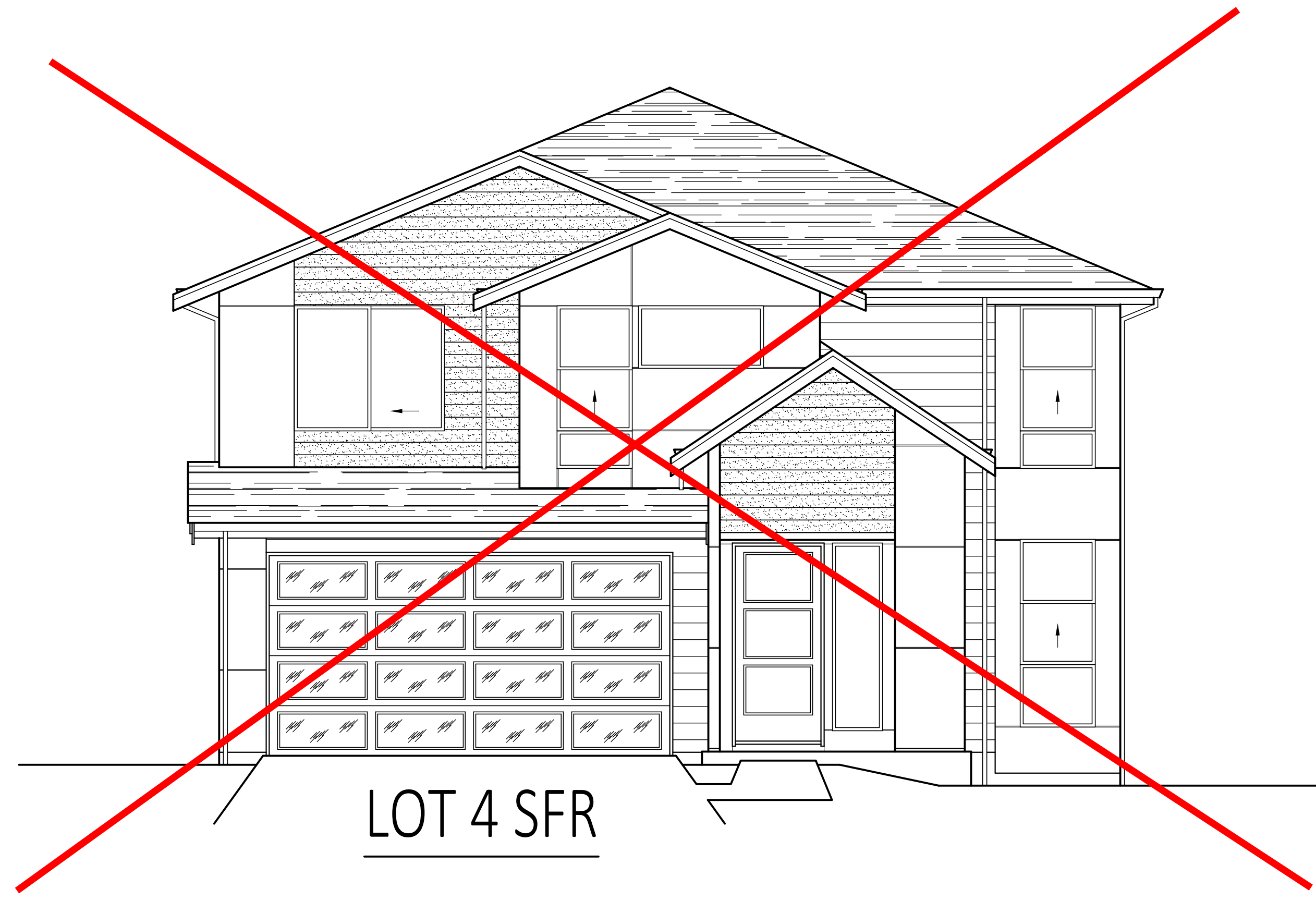
10,614 SQ. FT. LOT AREA
.24 ACRES

SITE LAYOUT

NO SCALE
SEE SITE PLAN FOR ALL NOTES & DTLS



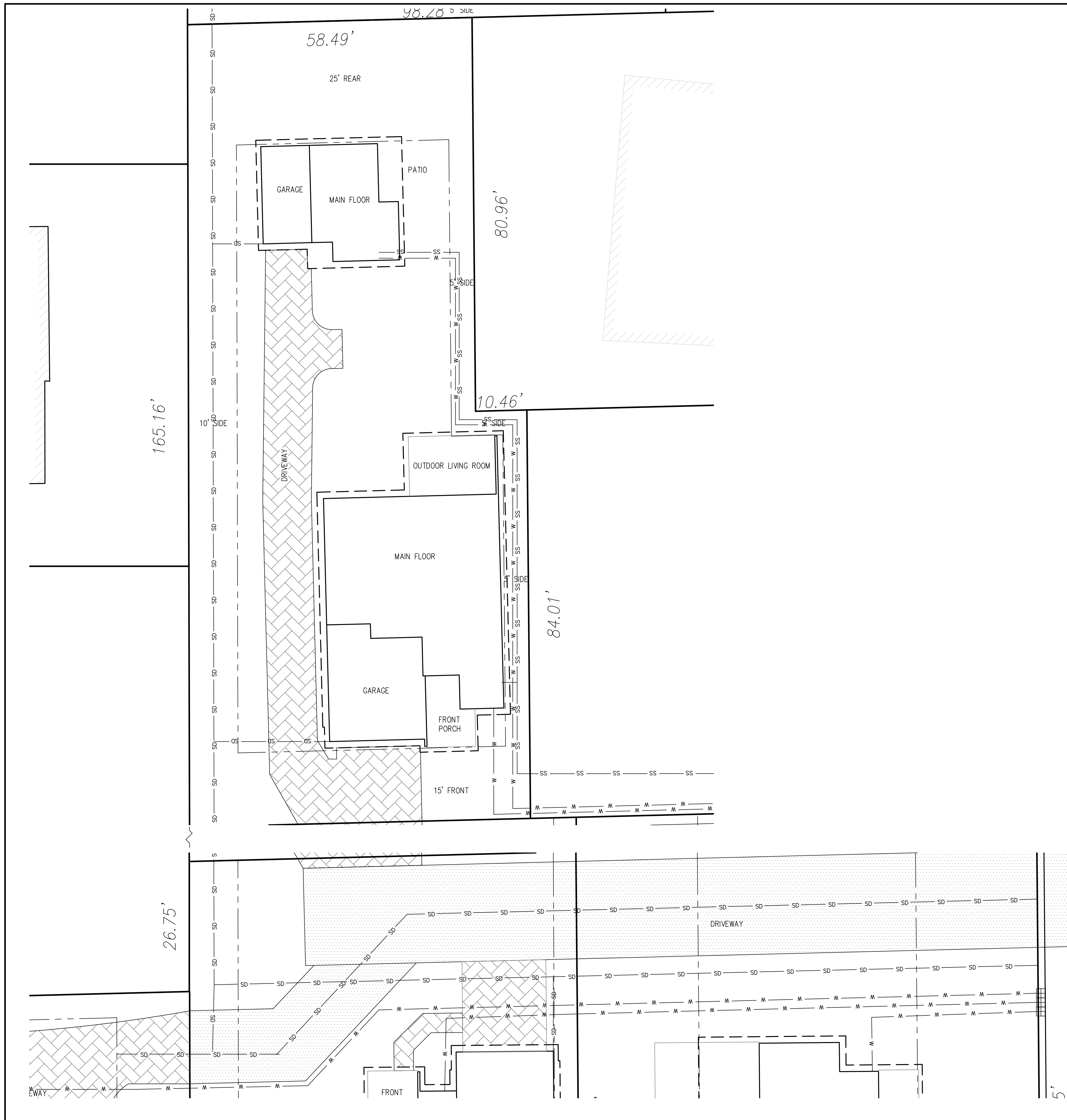
NORTH



LOT 4 SFR



LOT 4 DETACHED ADU



63RD AVE W



VICINITY MAP
1" = 2,000'

PROJECT DATA
 PROPERTY OWNER:
 LANDSVERK QUALITY HOMES INC
 24113 56TH AVE W
 MOUNTLAKE TERRACE, WA 98043
 APPLICANT:
 LANDSVERK QUALITY HOMES INC
 24113 56TH AVE W
 MOUNTLAKE TERRACE, WA 98043

PROJECT CONTACT/PLAN PREPARER:
 PUGET SOUND PLANNING, LLC
 ATTN: JASON SIMONIS
 6100 219TH ST SW, SUITE 480
 MOUNTLAKE TERRACE, WA 98043
 (907) 440-9284
 JASON@PUGETSOUNDPLANNING.COM

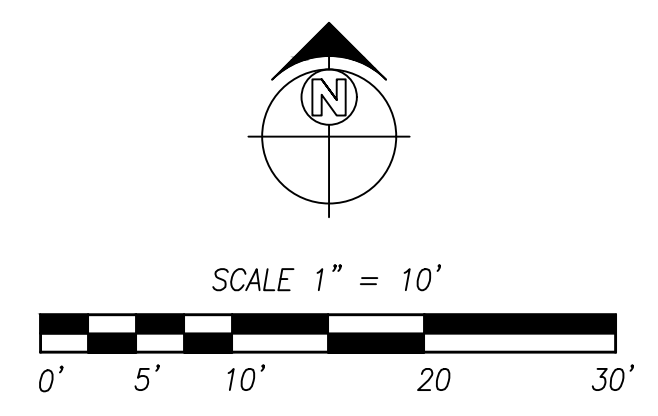
SITE DATA
 SITE ADDRESS: 16614 63RD AVE W
 PARCEL NUMBER: 00513100011017
 TOTAL LOT AREA: 10,6014SF (.20 AC)
 LAND USE DESIGNATION: RS-8
 EXISTING USE: VACANT LOT
 SETBACK LINES:
 FRONT: 15'
 SIDE: 5'/15' COMBINED
 REAR: 25'

PARKING REQUIRED: 2 PER DWELLING UNIT
 PROPOSED PARKING STALLS: 2 STALLS
 IMPERVIOUS SURFACE:
 DRIVEWAY + PARKING: 1676
 ROOF HARDSCAPE: 2,071
 TOTAL: 3,747
 LOT COVERAGE(35% MAXIMUM): 3,016 SF(28%)

PROPOSAL
 CONSTRUCT SINGLE FAMILY RESIDENCE AND DETACHED ACCESSORY DWELLING UNIT, PER PLAN.

STRUCTURE DATA
 MAIN FLOOR AREA (SFR): 1212 SF
 SECOND FLOOR AREA: 1872 SF
 CONSTRUCTION TYPE: VB
 STRUCTURE HEIGHT: 22'-10 7/8"
 MAIN FLOOR AREA (DADU): 367 SF
 SECOND FLOOR AREA: 432 SF
 CONSTRUCTION TYPE: VB
 STRUCTURE HEIGHT: 22'-7 1/8"

LEGAL DESCRIPTION
 LOT 4 OF CITY OF LYNNWOOD SHORT PLAT NO. STP-009135-2020 AS RECORDED UNDER AUDITOR'S FILE NO. 202307285001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



REVISIONS	DATE	REMARKS

6100 219TH ST SW, SUITE 480
 MOUNTLAKE, WA 98043
 PHONE: 425.880.0046
 info@pugetsoundplanning.com



CORVUS LOT 4
 16614 63RD AVE W, LYNNWOOD, WA 98037

DRAWN DATE:
3/08/2024

DRAWN BY:
JS

CHECKED BY:

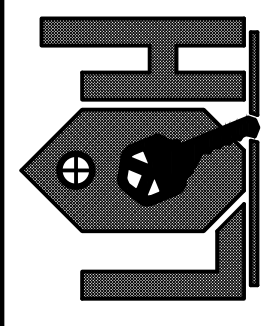
PSP PROJECT NO.
2024-08

SHEET NAME
PROPOSED
SITE PLAN

SHEET NUMBER

P-1

PRINT DATE: 3/08/2024



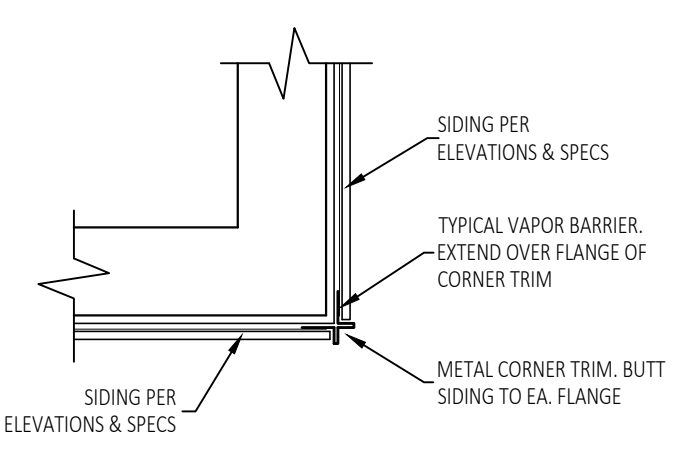
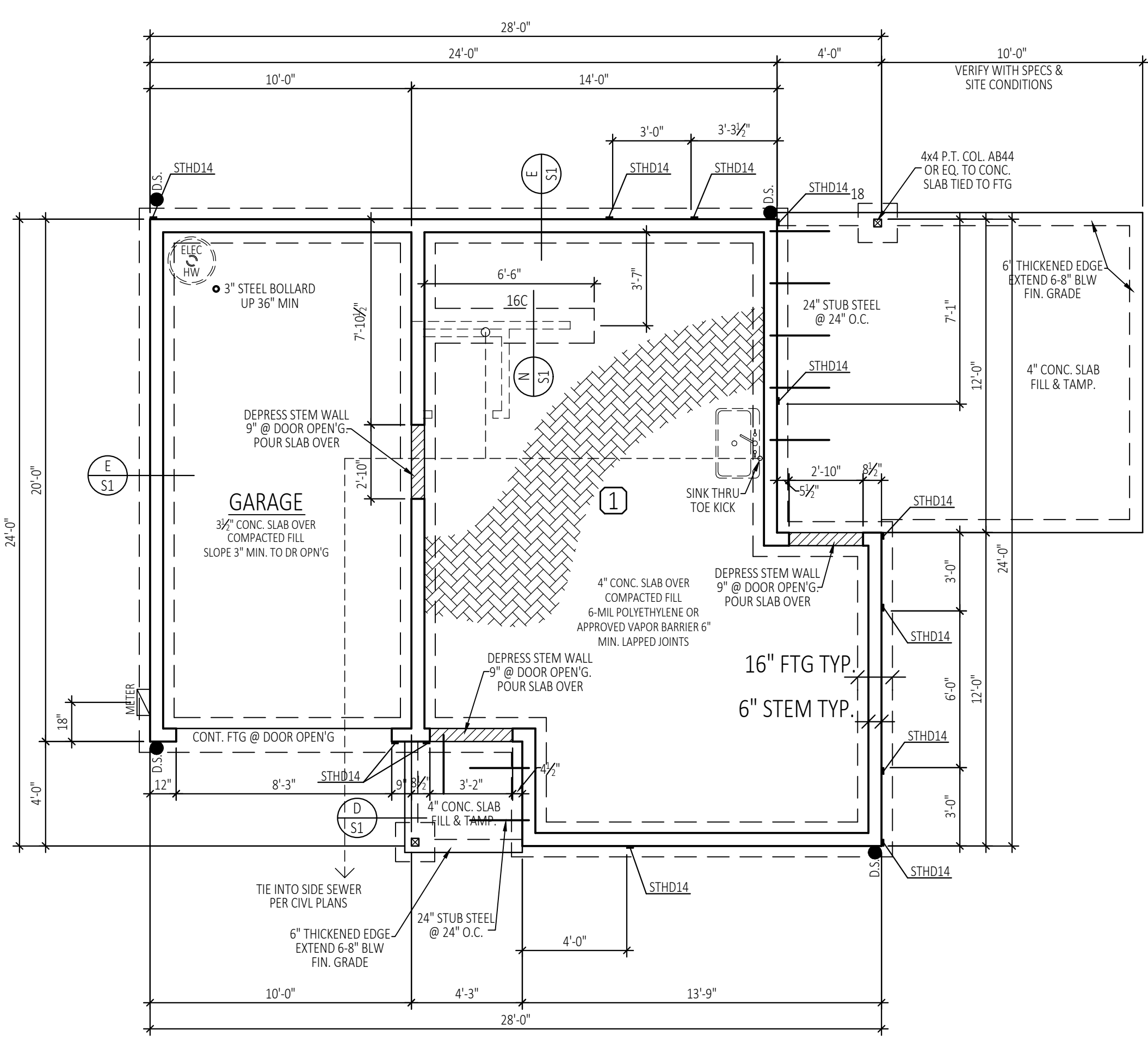
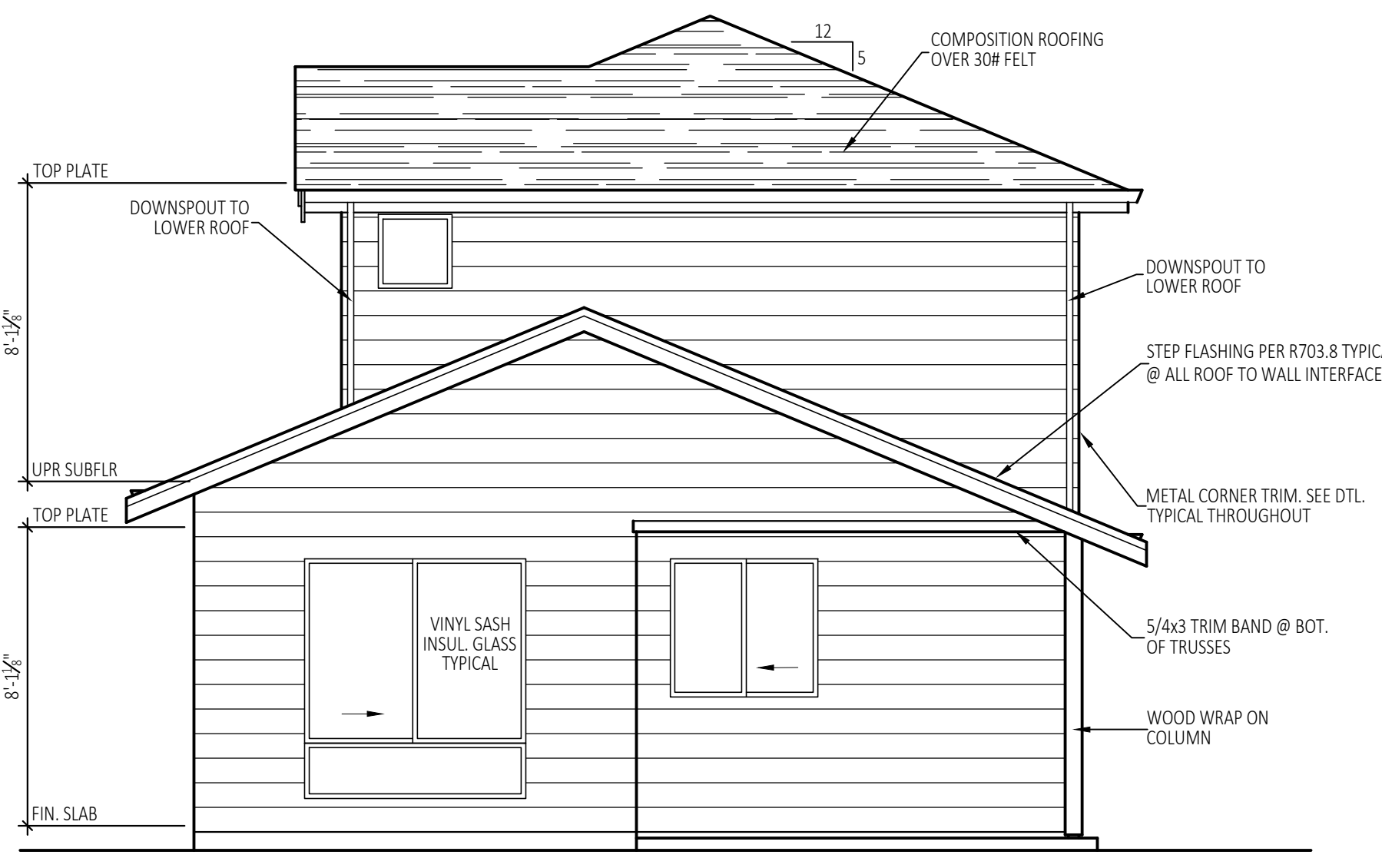
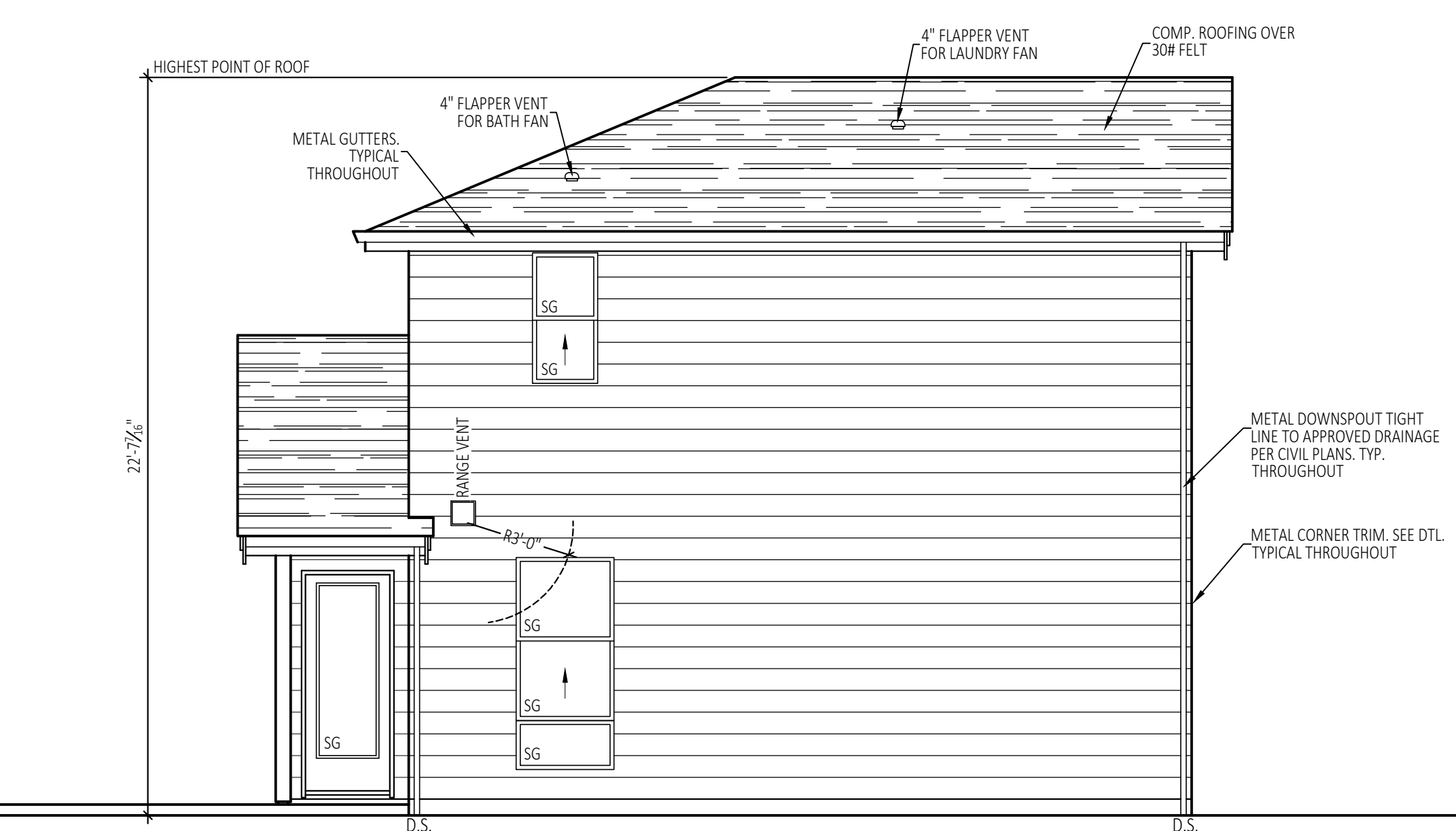
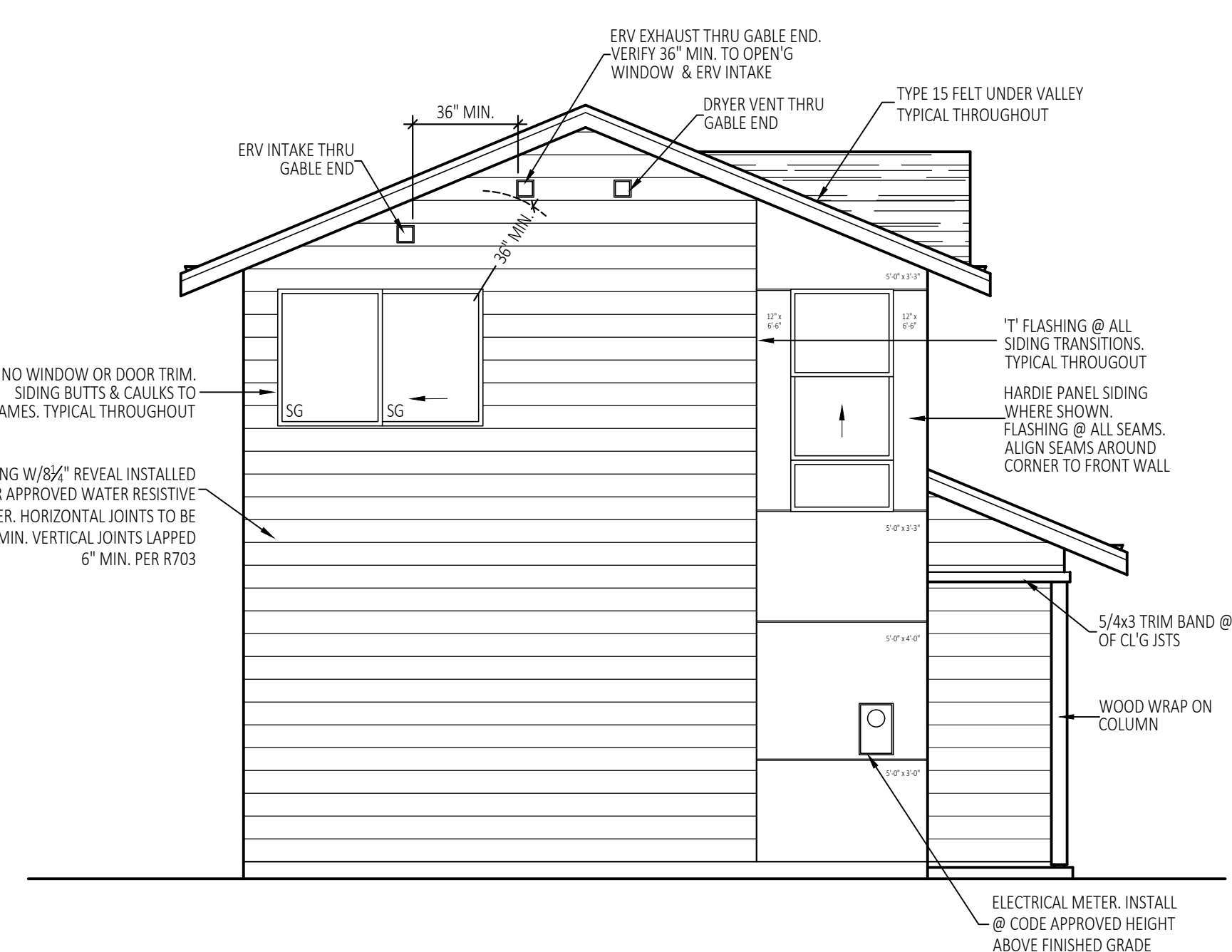
GENERAL NOTES
OPERABLE WINDOWS WITH OPENINGS GREATER THAN 72" ABOVE GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE 24" MIN. ABOVE FINISHED FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THRU OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR IRC R312.
SAFETY GLASS & SKYLIGHTS PER IRC R308
ALL HOLDOWNS, FRAMING ANCHORS & SHEARWALL NAILING TO BE INSPECTED BEFORE COVERING

1 SLAB-ON-GRADE INSULATION
R-13 RIGID WATER RESISTANT FORTH INSULATION RATED FOR GROUND CONTACT. EXTEND 24" VERTICALLY OR HORIZONTALLY AROUND PERIMETER OF SLAB-ON-GRADE. PROTECT ALL EXPOSED ABOVE GRADE EDGES OF INSULATION FROM MOISTURE & DAMAGE. MAINTAIN A THERMAL BREAK AT THE EDGE OF SLAB.
PER ENERGY CREDIT 1a - INSULATE UNDER ENTIRE SLAB

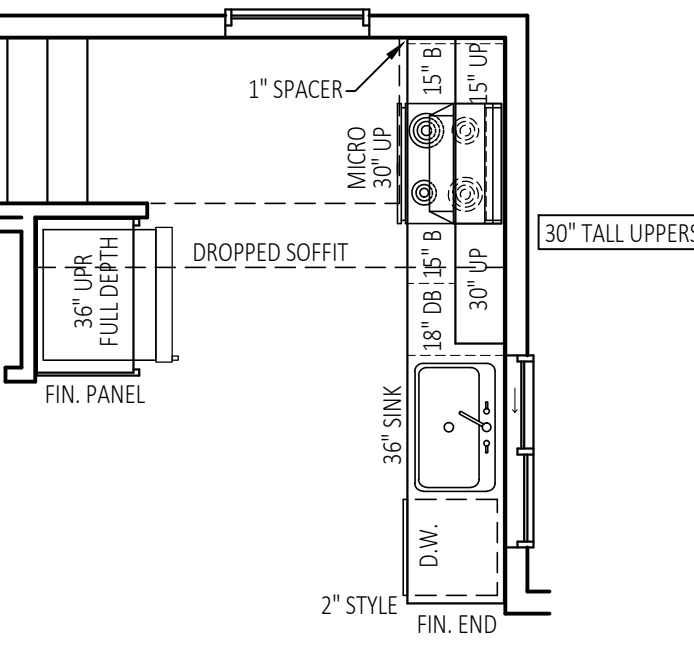
FOOTING SCHEDULE

CALL OUT	H x W x D	REQD REBAR
12	6 x 12 x 12	
15	7 x 15 x 15	
18	8 x 18 x 18	
20	8 x 20 x 20	
24	8 x 24 x 24	3-#4 EA. WAY
30	10 x 30 x 30	3-#4 EA. WAY
36	10 x 36 x 36	4-#4 EA. WAY
42	12 x 42 x 42	4-#4 EA. WAY
16C	8 x 16 CONT.	2-#4 CONT. TOP & BOT

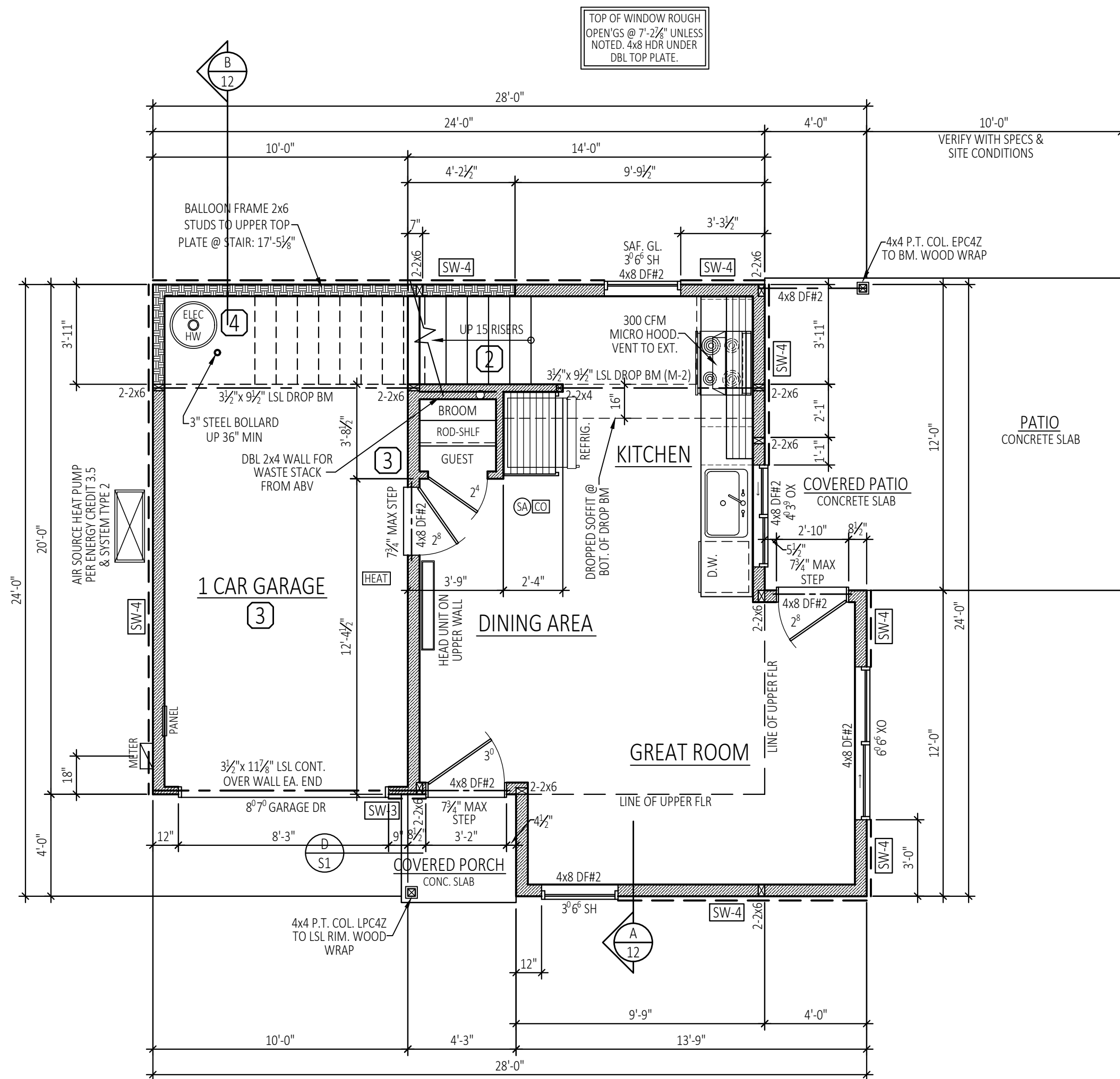
ALL EXTERIOR FOOTINGS TO EXTEND 18" MIN. BELOW FINISHED GRADE UNLESS NOTED OTHERWISE. STRIP ALL WOOD FORMS PRIOR TO BACKFILLING.



TYPICAL UNLESS NOTED



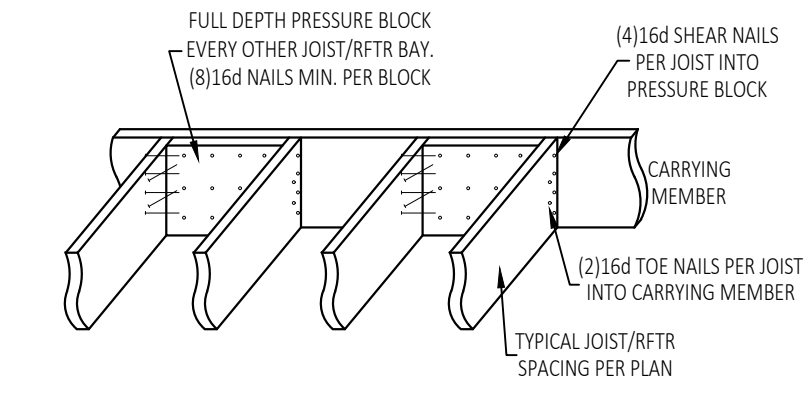
KITCHEN CABINET PLAN
SCALE: 1/2" = 1'-0"



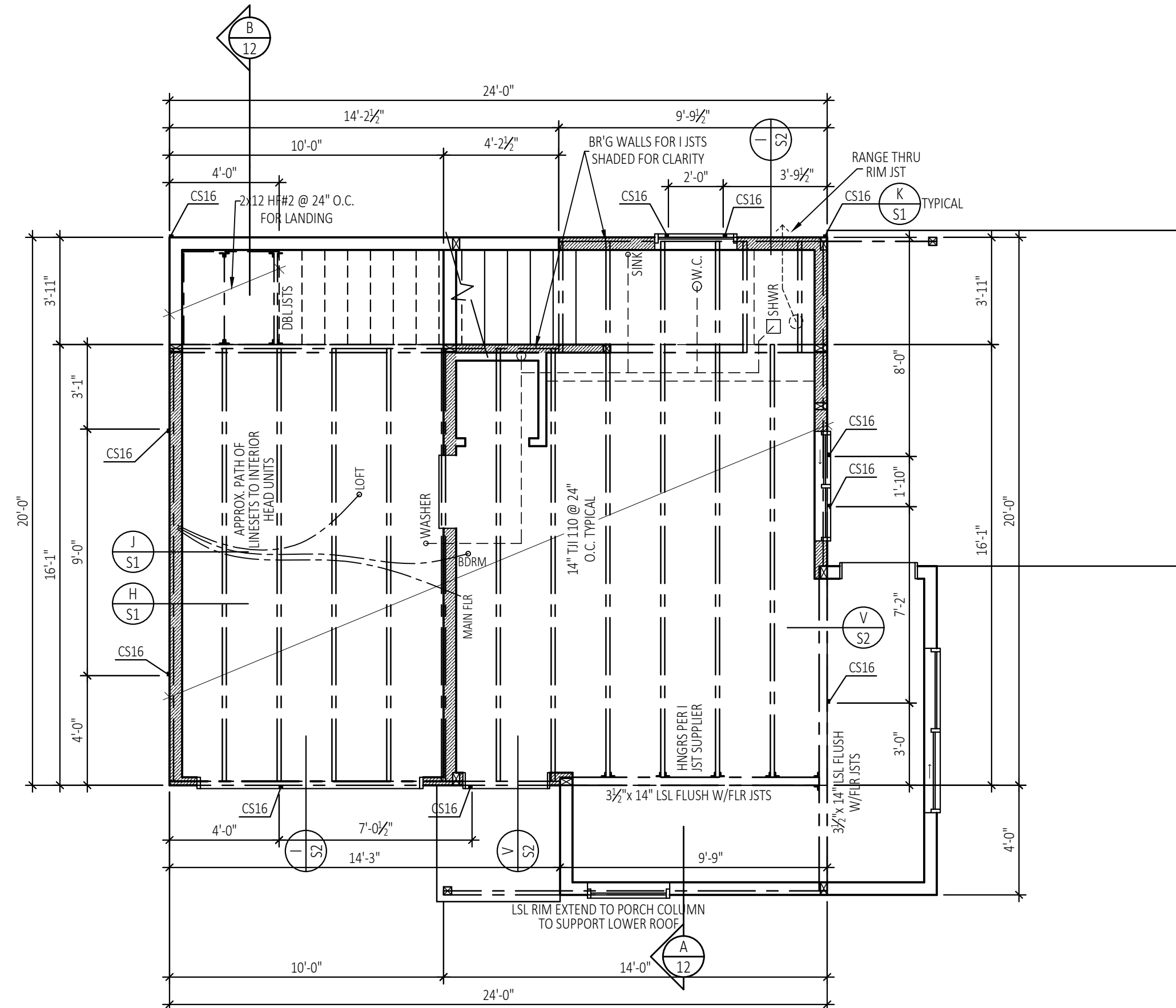
MAIN FLOOR PLAN

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

367 SQ. FT. MAIN FLOOR	
432 SQ. FT. UPPER FLOOR	
799 SQ. FT. TOTAL LIVING	800 SQ. FT. MAX ALLOWED
17 SQ. FT. COVERED PORCH	
48 SQ. FT. COVERED PATIO	
65 SQ. FT. OUTDOOR LIVING	200 SQ. FT. MAX ALLOWED
200 SQ. FT. GARAGE	



TYPICAL PRESSURE BLOCK DETAIL
WHERE APPLICABLE SCALE: 1/2" = 1'-0"



UPPER FLOOR FRAMING PLAN

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

GENERAL NOTES
OPERABLE WINDOWS WITH OPENINGS GREATER THAN 24" ABOVE GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE 24" MIN. ABOVE FINISHED FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THRU OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F-2090 OR IRC R312

SAFETY GLASS & SKYLIGHTS PER IRC R308

ALL HOLDOWNS, FRAMING ANCHORS & SHEAR WALL NAILING TO BE INSPECTED BEFORE COVERING

2 STAIRS - IRC R311
STAIRWAYS TO BE 36" MIN. CLEAR WIDTH MEASURED ABOVE HANDRAIL & BELOW REQ'D HEADROOM HEIGHT. HANDRAILS MAY PROJECT 4 1/2" MAX. ON EITHER SIDE. STAIRWAY CLEAR WIDTH TO BE 31 1/2" MIN. AT & BELOW HANDRAIL (27" MIN. IF HANDRAIL INSTALLED ON BOTH SIDES). MIN. HEAD HEIGHT TO BE 6'-8" MEASURED VERTICALLY FROM NOSING OF TREADS. RISERS TO HAVE MAX. HEIGHT OF 7 1/2". TREADS TO HAVE MIN. DEPTH OF 10". EACH MAY NOT VARY MORE THAN 1/8" VARIATION IN DIMENSION. TREADS WITH SOLID RISERS TO HAVE 1/2" MIN. TO 1 1/2" MAX. NOSING WITH 3/8" MAX VARIATION. TREADS WITH 1 1/2" MIN DEPTH NOT REQUIRED TO HAVE NOSINGS. LANDINGS TO HAVE 36" MIN. DIMENSION IN DIRECTION OF TRAVEL. HANDRAIL REQUIRED ON STAIRS RISING 4 OR MORE RISERS. INSTALL BETWEEN 34"-38" ABOVE NOSING. 1 1/2" DIA. GRIP TO RUN CONTINUOUS FOR FULL FLIGHT OF STAIR RETURN ENDS TO WALL OR NEWELL. PROTECT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS WITH 1/2" GWB ON ENCLOSED SIDE.

STAIRWAY ILLUMINATION - R203.7
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

3 GARAGE SEPARATION
GARAGE TO BE SEPARATED FROM THE RESIDENCE & ITS ATTICS WITH 2" GWB MIN. SEPARATED FROM HABITABLE ROOMS ABOVE WITH 1/2" TYPE X GWB MIN. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY THE SUPPORTING STRUCTURE TO BE PROTECTED WITH 1/2" GWB MIN. OPENINGS INTO SLEEPING ROOMS NOT PERMITTED. DOOR TO RESIDENCE TO BE 1 1/2" THICK MIN. SOLID OR HONEYCOMB CORE STEEL DOOR OR 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSING DEVICE. OBJECTS IN GARAGE TO BE 26 GAUGE STEEL MIN. WITH NO OPENINGS. ALL PENETRATIONS PROTECTED PER IRC R302

4 GARAGE APPLIANCES
PILOTS, BURNERS, SWITCHES TP 18" MINIMUM ABOVE FLOOR. U.I. APPROVED APPLIANCES WITH AUTO SHUTOFF SWITCH. INSTALL IMPACT BOLLARD. SET ELECTRIC WATER HEATER ON R-10 INSULATED INCOMPRESSIBLE BASE. INSTALL SEISMIC STRAPS WITHIN TOP 1/2 & BOTTOM 1/2 (4" MIN. ABOVE CEILING) PROVIDE PRESSURE RELIEF LINE TO EXTERIOR. IF FUEL FIRED APPLIANCES EXCEED 1000 BTU/HOUR INPUT PER 50 CUBIC FEET OF GARAGE VOLUME, INSTALL TWO SCREENED COMBUSTION AIR VENTS THROUGH EXTERIOR WALL. ONE WITHIN 12" OF CEILING & ONE WITHIN 12" OF FLOOR. USE NON-CLOSEABLE LOUVERED 12x12 WALL VENTS OR 8x18 FOUNDATION TYPE VENTS IN WALL FOR A MINIMUM NET FREE AREA OF 1 SQUARE INCH PER 4000 BTU/HOUR EACH VENT.

ELECTRICAL LEGEND

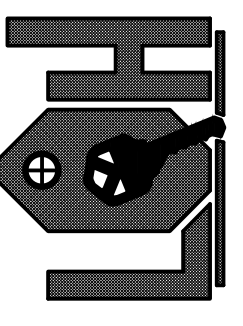
SA	R314 - SMOKE ALARM PER UL 217. INSTALL IN EACH BEDROOM, OUTSIDE & IN IMMEDIATE VICINITY OF SEPARATE BEDROOMS, ON EACH FLOOR OF RESIDENCE.
CO	R315 - CARBON MONOXIDE ALARM PER UL 2034. INSTALL OUTSIDE & IN IMMEDIATE VICINITY OF SEPARATE BEDROOMS & ON EACH FLOOR OF RESIDENCE.
EF	50 CFM MIN. EXHAUST FAN VENTED TO EXTERIOR.
CO	MIN CFM CONTINUOUS OPERATION COMBINATION SPOT & WHOLE HOUSE FAN. FOR INTERMITTENT TIMED OPERATION:
	RUN-TIME % PER 4 HR SEGMENT FACTOR
	25% 133% 150% 166% 175%
	4x 3x 2x 1.5x 1.3x
HEAT	R314.2.1 & R314.4.1 - HEAT DETECTORS SHALL BE LOCATED IN ATTACHED GARAGE & SHALL BE CONNECTED TO A SMOKE ALARM INSTALLED IN THE DWELLING HALLWAY OR ROOM TO PROVIDE OCCUPANT NOTIFICATION

HIGH-EFFICIENCY LIGHTING
IRC N1104 & WSEC R404

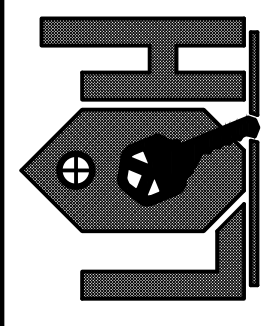
A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

ALL INSTALLED LIGHT FIXTURES WILL BE LED OR WILL BE SUPPLIED WITH LED BULBS.

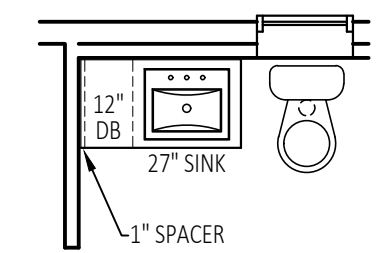
FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.



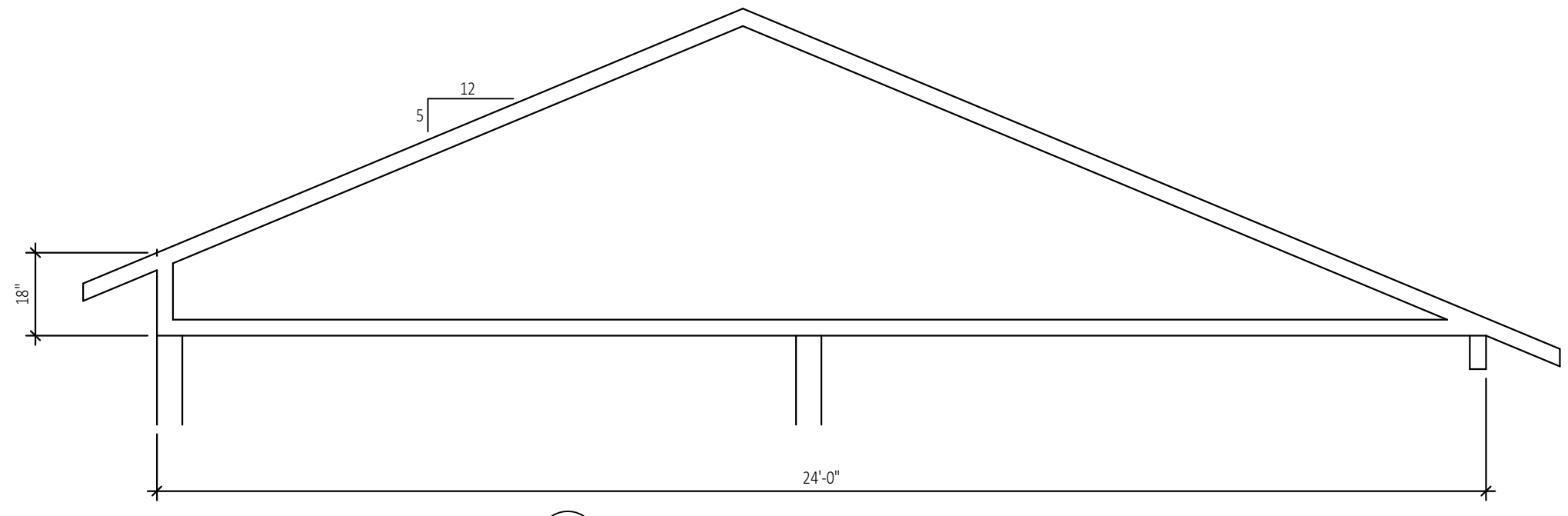
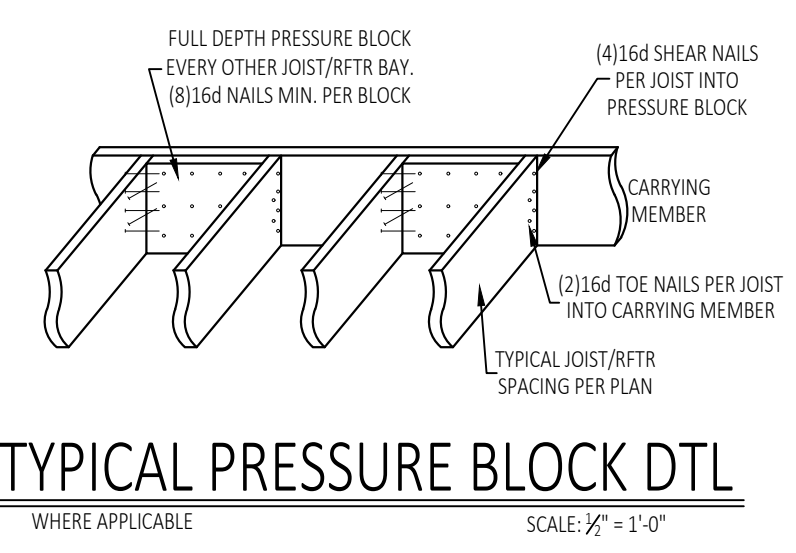
DATE	3/24
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REVISION	
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DATE	3-24
DRAWN	JCR
REVISION	
REVISION	
REVISION	



BATH CABINET PLAN
SCALE: 3/4" = 1'-0"



ELECTRICAL LEGEND

Ⓢ	R314 - SMOKE ALARM PER UL 217. INSTALL IN EACH BEDROOM, OUTSIDE & IN IMMEDIATE VICINITY OF SEPARATE BEDROOMS, ON EACH FLOOR OF RESIDENCE.
Ⓢ	R315 - CARBON MONOXIDE ALARM PER UL 2034. INSTALL OUTSIDE & IN IMMEDIATE VICINITY OF SEPARATE BEDROOMS & ON EACH FLOOR OF RESIDENCE.
Ⓢ	50 CFM MIN. EXHAUST FAN VENTED TO EXTERIOR.
Ⓢ	MIN CFM CONTINUOUS OPERATION COMBINATION SPOT & WHOLE HOUSE FAN FOR INTERMITTENT TIMED OPERATION.
	RUN-TIME % PER 4 HR SEGMENT FACTOR
	25% 35% 50% 65% 75%
	84 34 24 15 54 11 34
Ⓢ	R314.2.1 & R314.4.1 - HEAT DETECTORS SHALL BE LOCATED IN ATTACHED GARAGE & SHALL BE CONNECTED TO A SMOKE ALARM INSTALLED IN THE DWELLING HALLWAY OR ROOM TO PROVIDE OCCUPANT NOTIFICATION.

HIGH-EFFICIENCY LIGHTING
IRC N1104 & WSEC R404
A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
ALL INSTALLED LIGHT FIXTURES WILL BE LED OR WILL BE SUPPLIED WITH LED BULBS.
FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

GENERAL NOTES
OPENABLE WINDOWS WITH OPENINGS GREATER THAN 72" ABOVE GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE 24" MIN. ABOVE FINISHED FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR IRC R312.
SAFETY GLASS & SKYLIGHTS PER IRC R308
ALL HOLDDOWS, FRAMING ANCHORS & SHEAR WALL NAILING TO BE INSPECTED BEFORE COVERING.
ROOF TRUSSES - IRC R802.10
TRUSSES TO BE DESIGNED & MANUFACTURED PER ANSI/TPI 1. DESIGN BY STATE LICENSED ENGINEER & MANUFACTURED AT AN APPROVED PLANT. SUBMIT TRUSS DESIGN DRAWINGS TO BUILDING OFFICIAL FOR APPROVAL PRIOR TO INSTALLATION. SHIP DRAWINGS TO JOB SITE WITH TRUSSES. DESIGN DRAWINGS TO INCLUDE ALL LOADS, LUMBER INFO, CONNECTIONS, HANGERS, PERMANENT REQUIRED BRACING LOCATIONS & RELATED INFORMATION AS SPECIFIED IN IRC R802.10.1. TRUSSES TO BE BRACED TO PREVENT ROTATION & TO PROVIDE LATERAL STABILITY PER TRUSS DESIGN DRAWINGS, BUILDING PLANS, & PER BUILDING LATERAL ENGINEERING. FIELD CUTS OR MODIFICATIONS OF TRUSSES NOT PERMITTED WITHOUT ENGINEER'S CALCULATIONS & DETAILS. GABLE END TRUSS TO HAVE VERTICAL MEMBERS @ 24" O.C. MIN. FOR SIDING. GABLE END TRUSS TO BE SHEATHED & NAILED PER WALL BELOW.

(2) STAIRS - IRC R311
STAIRWAYS TO BE 36" MIN. CLEAR WIDTH MEASURED ABOVE HANDRAIL & BELOW REQ'D HEADROOM HEIGHT. HANDRAILS MAY PROJECT 4 1/2" MAX. ON EITHER SIDE. STAIRWAY CLEAR WIDTH TO BE 31 1/2" MIN. AT & BELOW HANDRAIL (27" MIN. IF HANDRAIL INSTALLED ON BOTH SIDES). MIN. HEAD HEIGHT TO BE 6'8" MEASURED VERTICALLY FROM NOSING OF TREADS. RISERS TO HAVE MAX. HEIGHT OF 7 1/2". TREADS TO HAVE MIN. DEPTH OF 10". EACH MAY NOT VARY MORE THAN 1/4" VARIATION IN DIMENSION. TREADS WITH SOLID RISERS TO HAVE 1/2" MIN. TO 1 1/2" MAX. NOSING WITH 1/2" MAX VARIATION. TREADS WITH 1 1/2" MIN DEPTH NOT REQUIRED TO HAVE NOSINGS. LANDINGS TO HAVE 36" MIN. DIMENSION IN DIRECTION OF TRAVEL. HANDRAIL REQUIRED ON STAIRS RISING 4 OR MORE RISERS. INSTALL BETWEEN 34"-38" ABOVE NOSING. 1/2"-2" DIAMETER GRIP TO RUN CONTINUOUS FOR FULL WIDTH OF STAIR RETURN ENDS TO WALL OR NEWEL. PROTECT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS WITH 1/2" GWB ON ENCLOSED SIDE.
STAIRWAY ILLUMINATION - R203.7
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

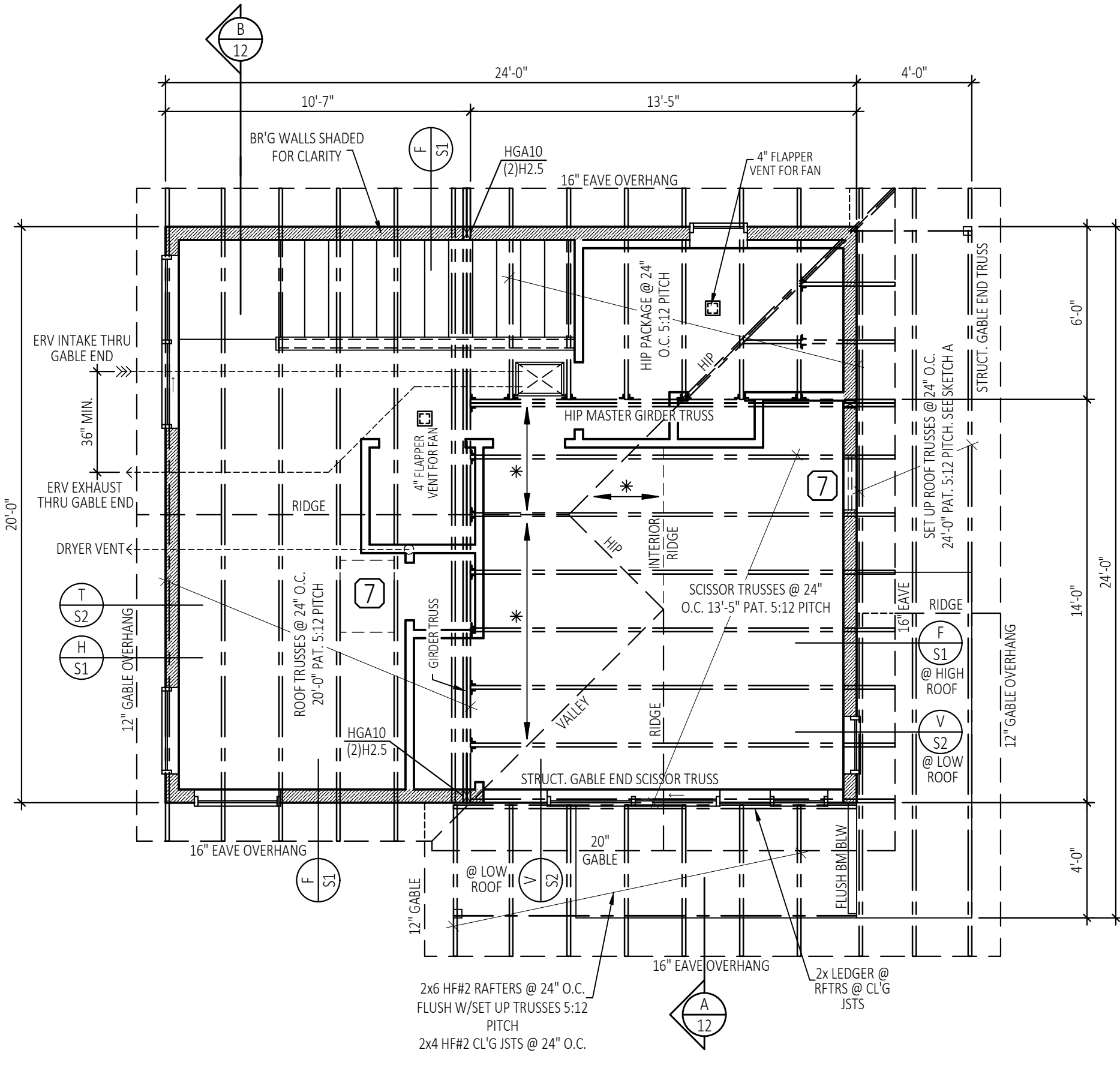
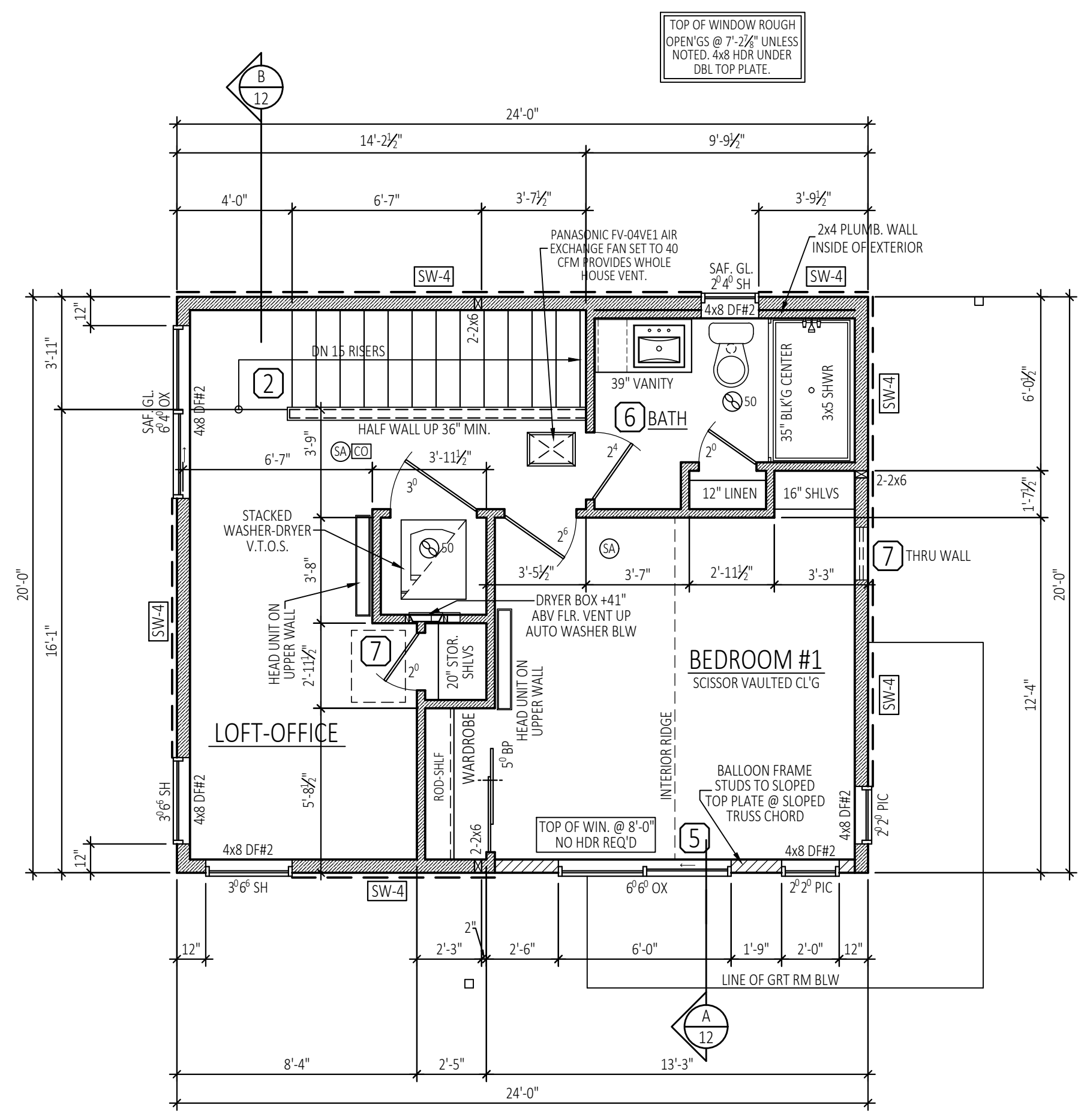
(5) EMERGENCY ESCAPE - IRC R310
EACH SLEEPING ROOM TO HAVE A MINIMUM EMERGENCY ESCAPE OPENING. OPENINGS TO BE 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH. NET OPENING TO BE 5.7 SQ. FT. MIN. (5.0 SQ. FT. @ GRADE FLOOR) BOTTOM OF CLEAR OPENING TO BE 44" MAX ABOVE FINISHED FLOOR.

(6) BATHROOM NOTES
SHOWERS TO HAVE 30" MIN. CLEAR FLOOR SPACE. 24"x30" CLEAR SPACE REQUIRED OUTSIDE DOOR. HINGED DOOR TO OPEN OUTWARD. ALL ENCLOSURES TO BE SAFETY GLASS. 15" CLEAR SPACE REQUIRED EACH SIDE OF CENTERLINE OF TOILET. 21" MIN. CLEAR SPACE IN FRONT OF TOILET & SINK. TUB & SHOWER FLOORS & WALLS ABOVE TUBS WITH SHOWER HEADS TO HAVE NONABSORBENT SURFACE UP 6" ABOVE FLOOR. INSTALL BLOCKING FOR TOWEL BARS & TOILET PAPER HOLDERS.

(7) ATTIC ACCESS - IRC R807.1
22"x30" MIN. ROUGH FRAMED OPENING. 30" MIN. HEADROOM FROM BOT. OF CLG MEMBER TO BOT. OF ROOF MEMBER. ACCESS DOOR TO BE WEATHERSTRIPPED & INSULATED. PROVIDE 12" INSULATION DAM AROUND PERIMETER OF OPENING.

UNVENTED ATTIC SPACE - IRC R806
UNVENTED ATTIC SPACES & ENCLOSED RAFTER SPACES SHALL BE PERMITTED.
R10 PER TABLE R806.5) AIR-IMPERMEABLE INSULATION SHALL BE PLACED DIRECTLY ON THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION. INSULATION SHALL BE STRINGED OR OTHERWISE SUPPORTED TO MAINTAIN ITS POSITION.

*** OVERFRAMING**
STICK FILL OVER TRUSSES WITH 2x4 HF#2 RAFTERS @ 24" O.C. 48" MAX SPAN. POST DOWN @ 48" O.C. TO TRUSSES BELOW. STAGGER POSTS OF ADJACENT RAFTERS TO ALTERNATING TRUSSES.



DATE	3-24
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**CHAPTER 3
GENERAL REQUIREMENTS**

MATERIALS, SYSTEMS, AND EQUIPMENT - R303

R303.1 IDENTIFICATION
MATERIALS, SYSTEMS, AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CODE.

R303.1.1 BUILDING THERMAL ENVELOPE INSULATION
INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. FOR BLOWN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE), THE INITIAL INSTALLED THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS INSTALLED SHALL BE LISTED ON THE CERTIFICATION. FOR SPRAYED POLYURETHANE FOAM (SPF) INSULATION, THE INSTALLED THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE LISTED ON THE CERTIFICATION. THE INSULATION INSTALLER SHALL SIGN, DATE AND POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE.

R303.1.1.1 BLOWN OR SPRAYED ROOF/CEILING INSULATION
THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ON FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1" IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.

R303.2.1 PROTECTION OF EXPOSED FOUNDATION INSULATION
INSULATION APPLIED TO THE EXTERIOR OF BASEMENT WALLS, CRAWLSPACE WALLS AND THE PERIMETER OF SLAB-ON-GRADE FLOORS SHALL HAVE A RIGID, OPAQUE AND WEATHER-RESISTANT PROTECTIVE COVERING TO PREVENT THE DEGRADATION OF THE INSULATION'S THERMAL PERFORMANCES. THE PROTECTIVE COVERING SHALL COVER THE EXPOSED EXTERIOR INSULATION AND EXTEND A MINIMUM OF 6" BELOW GRADE.

**CHAPTER 4 [RE]
RESIDENTIAL ENERGY EFFICIENCY**

GENERAL - R401

R401.3. CERTIFICATE (MANDATORY)

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

BUILDING THERMAL ENVELOPE - R402

R402.1.1 INSULATION AND FENESTRATION CRITERIA
THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1 BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.

R402.1.2 R-VALUE COMPUTATION
INSULATION MATERIAL USED IN LAYERS, SUCH AS FRAMING CAVITY INSULATION AND INSULATING SHEATHING, SHALL BE SUMMED TO COMPUTE THE COMPONENT R-VALUE. THE MANUFACTURER'S SETTLED R-VALUE SHALL BE USED FOR BLOWN INSULATION. COMPUTED R-VALUES SHALL NOT INCLUDE AN R-VALUE FOR OTHER BUILDING MATERIALS OR AIR FILMS.

R402.1.3 U-FACTOR ALTERNATIVE
AN ASSEMBLY WITH A U-FACTOR EQUAL TO OR LESS THAN THAT SPECIFIED IN TABLE R402.1.3 SHALL BE PERMITTED AS AN ALTERNATIVE TO THE R-VALUE IN TABLE R402.1.1.

R402.1.4 TOTAL UA ALTERNATIVE
IF THE TOTAL BUILDING THERMAL ENVELOPE UA (SUM OF U-FACTOR TIMES ASSEMBLY AREA) IS LESS THAN OR EQUAL TO THE TOTAL UA RESULTING FROM USING THE U-FACTORS IN TABLE R402.1.3 (MULTIPLIED BY THE SAME ASSEMBLY AREA AS IN THE PROPOSED BUILDING), THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE R402.1.1. THE U-FACTORS FOR TYPICAL CONSTRUCTION ASSEMBLIES ARE INCLUDED IN APPENDIX A CHAPTER 5.1.1C WAC. THESE VALUES SHALL BE USED FOR ALL CALCULATIONS. WHERE PROPOSED CONSTRUCTION ASSEMBLIES ARE NOT REPRESENTED IN APPENDIX A, VALUES SHALL BE CALCULATED IN ACCORDANCE WITH THE ASHRAE HANDBOOK OF FUNDAMENTALS USING THE FRAMING FACTORS LISTED IN APPENDIX A WHERE APPLICABLE AND SHALL INCLUDE THE THERMAL BRIDGING EFFECTS OF FRAMING MATERIALS. THE SHGC REQUIREMENTS SHALL BE MET IN ADDITION TO UA COMPLIANCE. WHEN USING RESHECK, THE U-FACTORS CALCULATED BY THE SOFTWARE BASED ON COMPONENT R-VALUE DESCRIPTIONS ARE ACCEPTABLE. FOR THE BASE BUILDING UA CALCULATION, THE MAXIMUM GLAZING AREA IS 15% OF THE FLOOR AREA.

**TABLE 406.2
ENERGY CREDITS (DEBITS)**

OPTION	DESCRIPTION	CREDIT(S)
	3.0 TOTAL POINTS REQUIRED 3.5 TOTAL POINTS PROVIDED	
SYSTEM TYPE 2	FOR AN INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(1)(C) OR C403.3.2(2) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590	1.0
1.3	EFFICIENT BUILDING ENVELOPE 1.3: PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.28 FLOOR R-38 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%	0.5
3.6 ^a	HIGH EFFICIENCY HVAC EQUIPMENT 3.6: DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10 SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED. THE HEATED FLOOR AREA CALCULATION, THE HEATING EQUIPMENT TYPE(S), THE MINIMUM EQUIPMENT EFFICIENCY, AND TOTAL INSTALLED HEAT CAPACITY (BY EQUIPMENT TYPE).	2.0

a. AN ALTERNATIVE HEATING SOURCE SIZED AT A MAXIMUM OF 0.5 WATTS PER SQUARE FOOT (EQUIVALENT) OF HEATED FLOOR AREA OR 500 WATTS, WHICHEVER IS BIGGER, MAY BE INSTALLED IN THE DWELLING UNIT.

**TABLE R402.1.1
INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT^a**

CLIMATE ZONE	5 AND MARINE 4
FENESTRATION U-FACTOR ^b	0.30
SKYLIGHT ^c U-FACTOR	0.50
CEILING R-VALUE ^d	49
WOOD FRAME WALL ^e R-VALUE	21 INT
FLOOR R-VALUE	30
BELOW GRADE ^{f,h} WALL R-VALUE	10 / 15 / 21 INT + TB
SLAB ^g R-VALUE & DEPTH	10, 2 FT

FOR S1: 1 FOOT = 304.8 MM, C1 = CONTINUOUS INSULATION, INT = INTERMEDIATE FRAMING

R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH 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.

THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS.

10/15/21-5TB MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R-15 ON THE 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. *10/15/21-5TB* MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. *5TB* MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL.

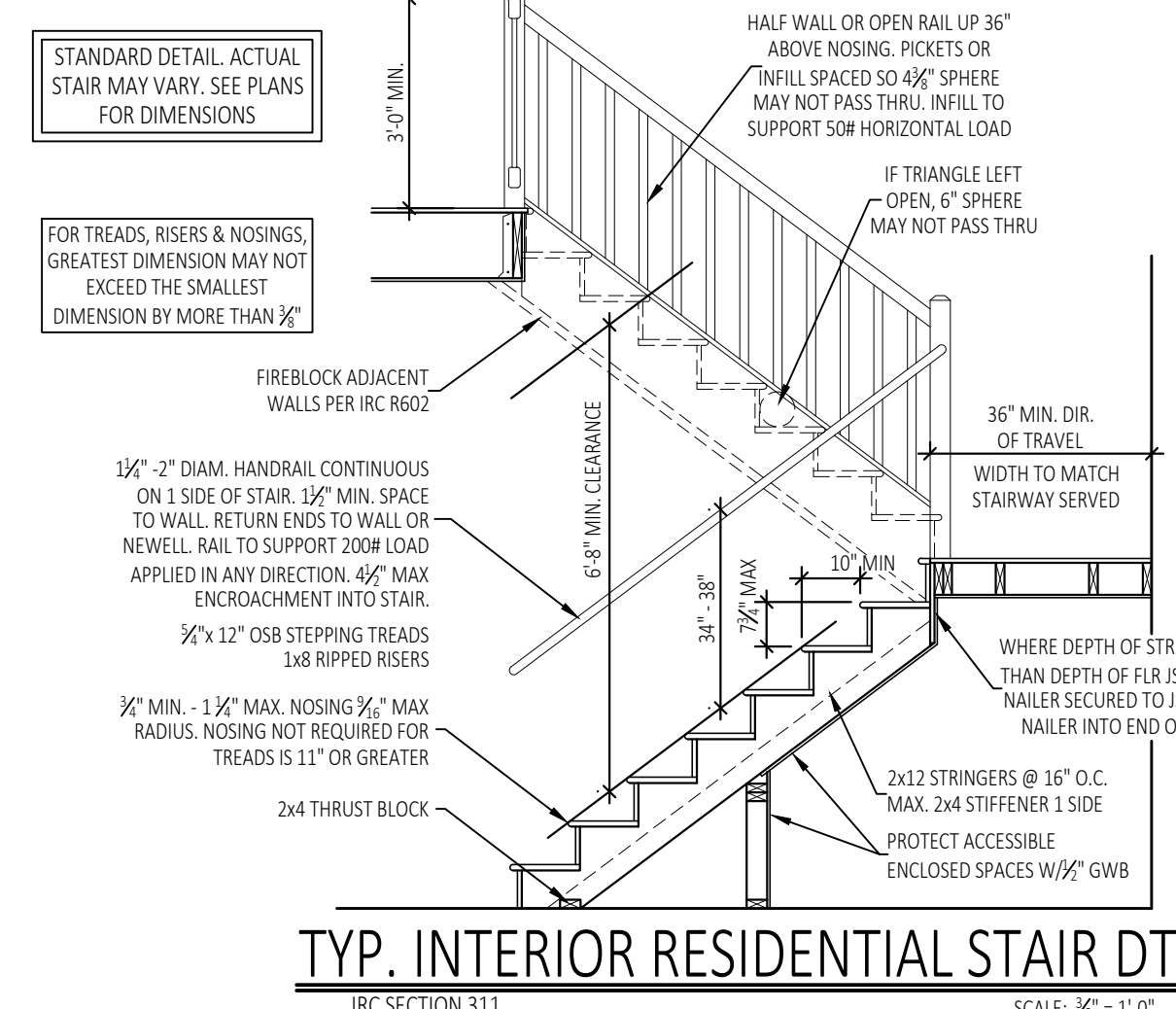
R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS. SEE R402.2.9.1.

FOR SINGLE RAFTER-OR JOIST-VAULTED CEILING, THE INSULATION MAY BE REDUCED TO R-38 IF THE FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL.

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.

FOR LOG STRUCTURES DEVELOPED IN COMPLIANCE WITH STANDARD ICC 400, LOG WALLS SHALL MEET THE REQUIREMENTS FOR CLIMATE ZONE 5 OF ICC 400.

INT (INTERMEDIATE FRAMING) DENOTES FRAMING AND INSULATION AS DESCRIBED IN SECTION A103.2.2 INCLUDING STANDARD FRAMING 16" ON CENTER, 78 PERCENT OF THE WALL CAVITY INSULATED AND HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION.



GOVERNING CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018NFPA13
2018NFPA72

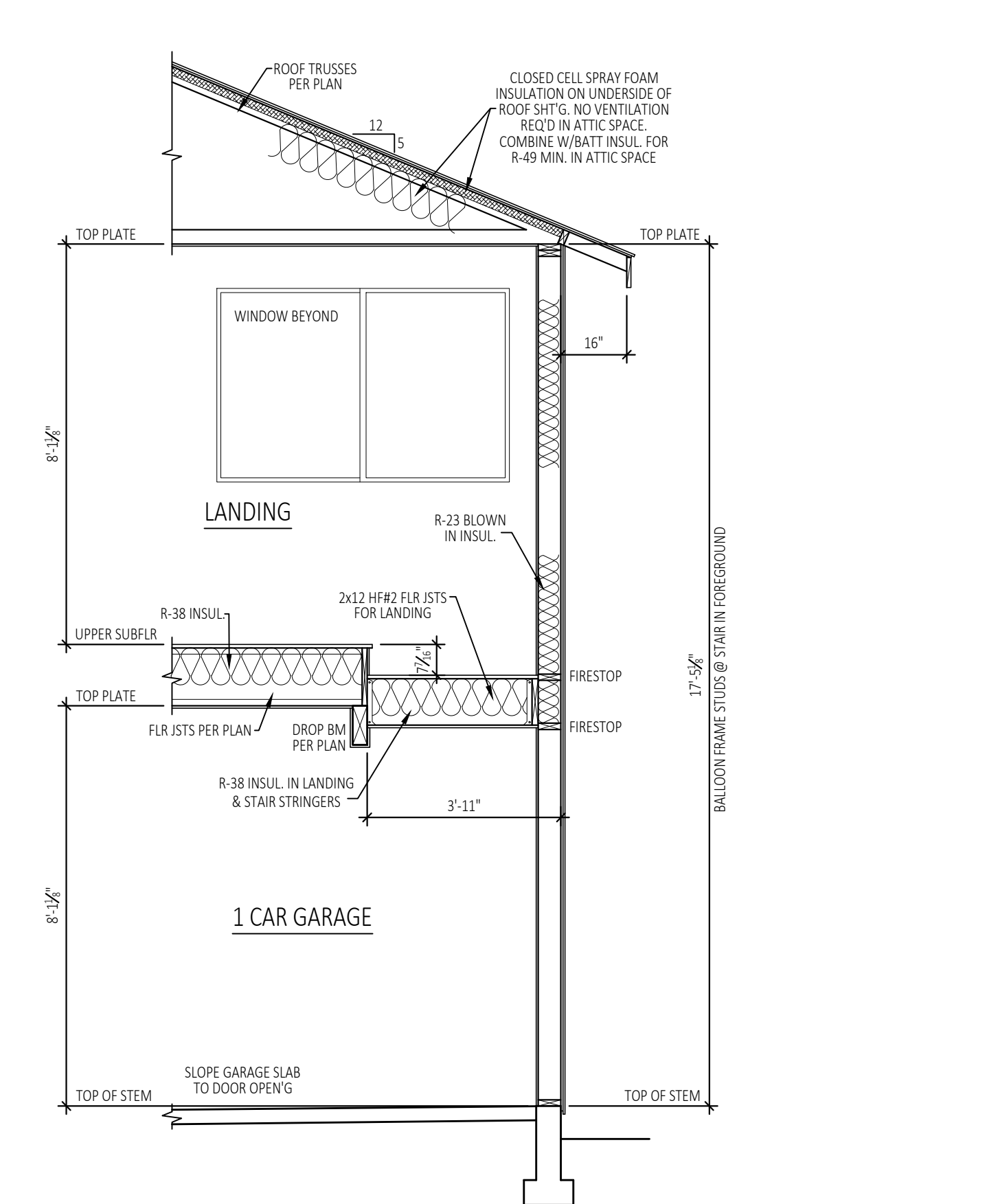
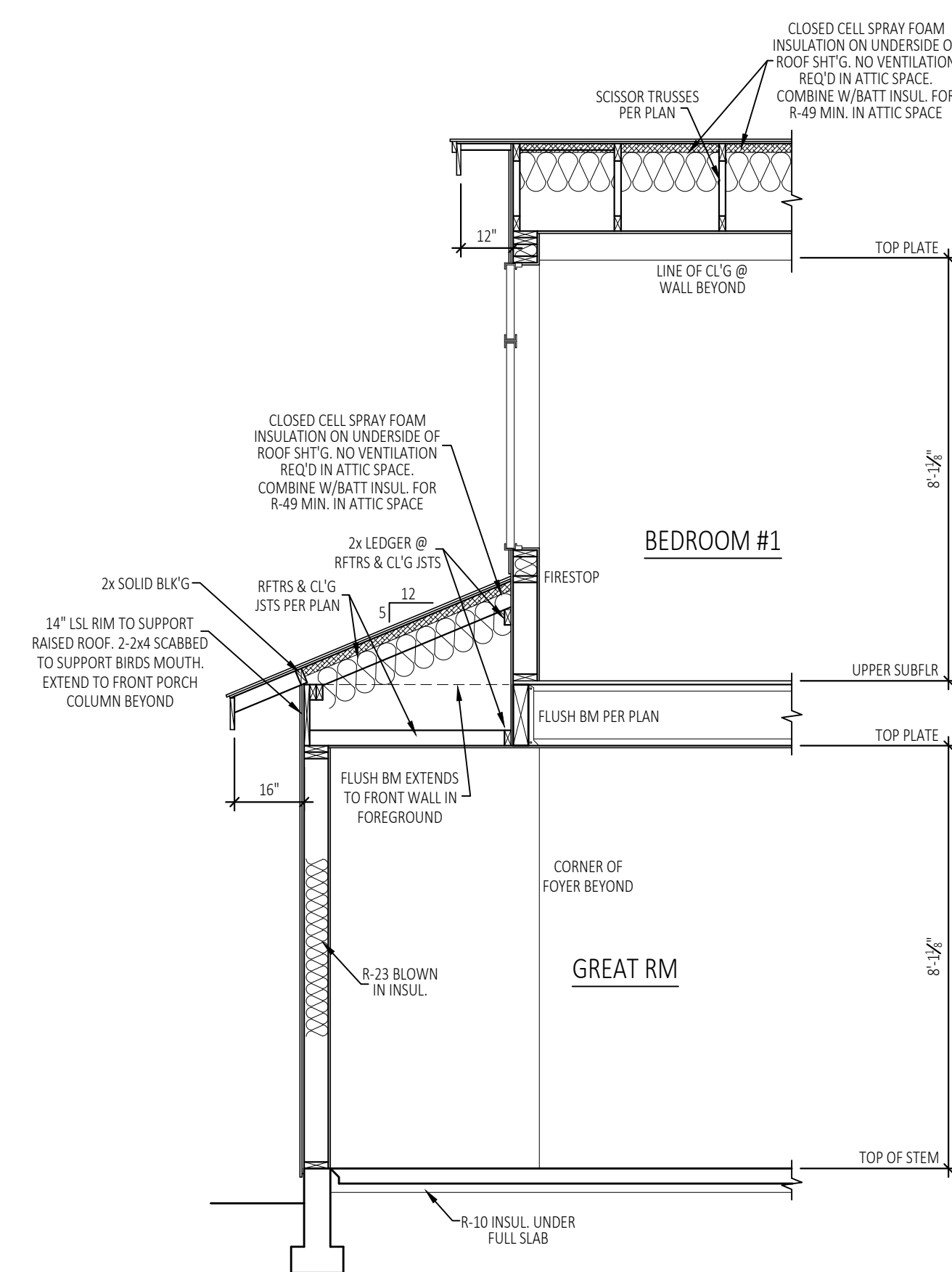
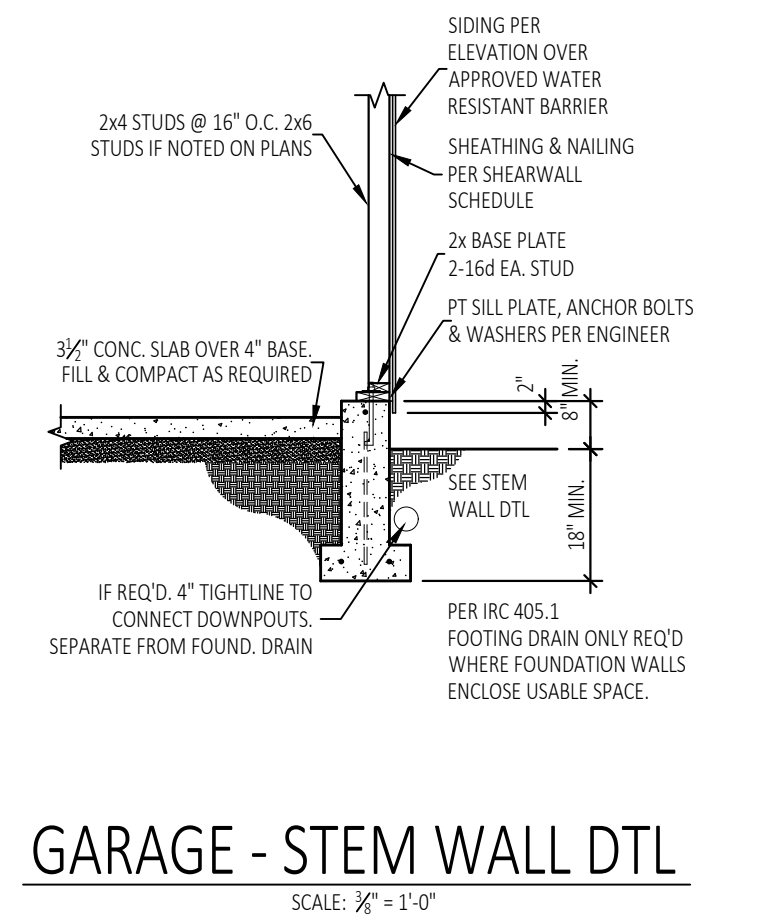
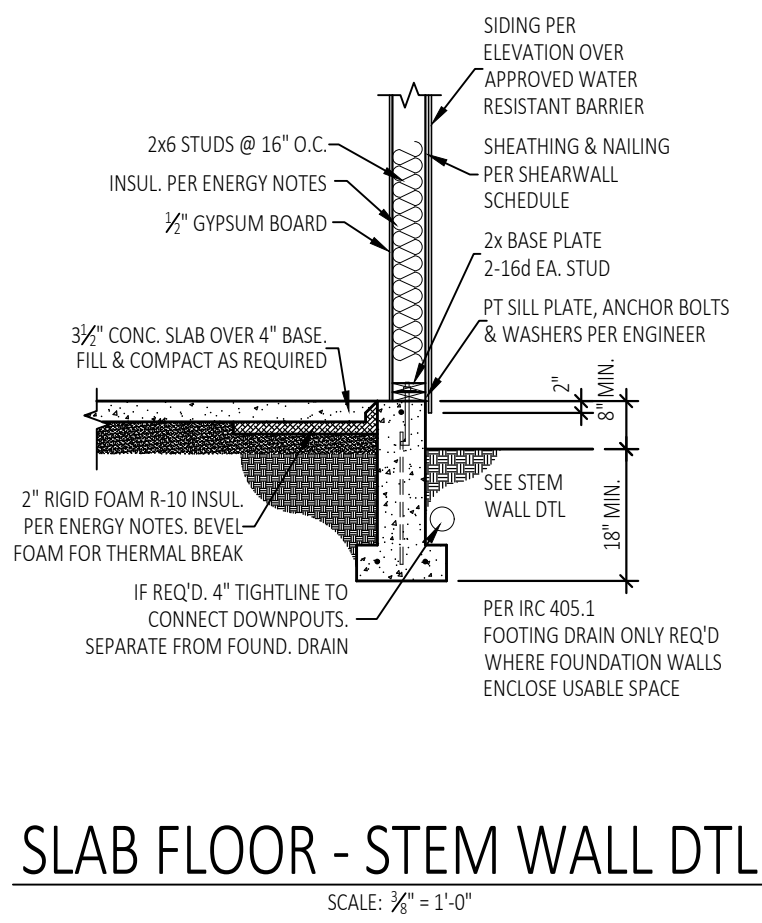
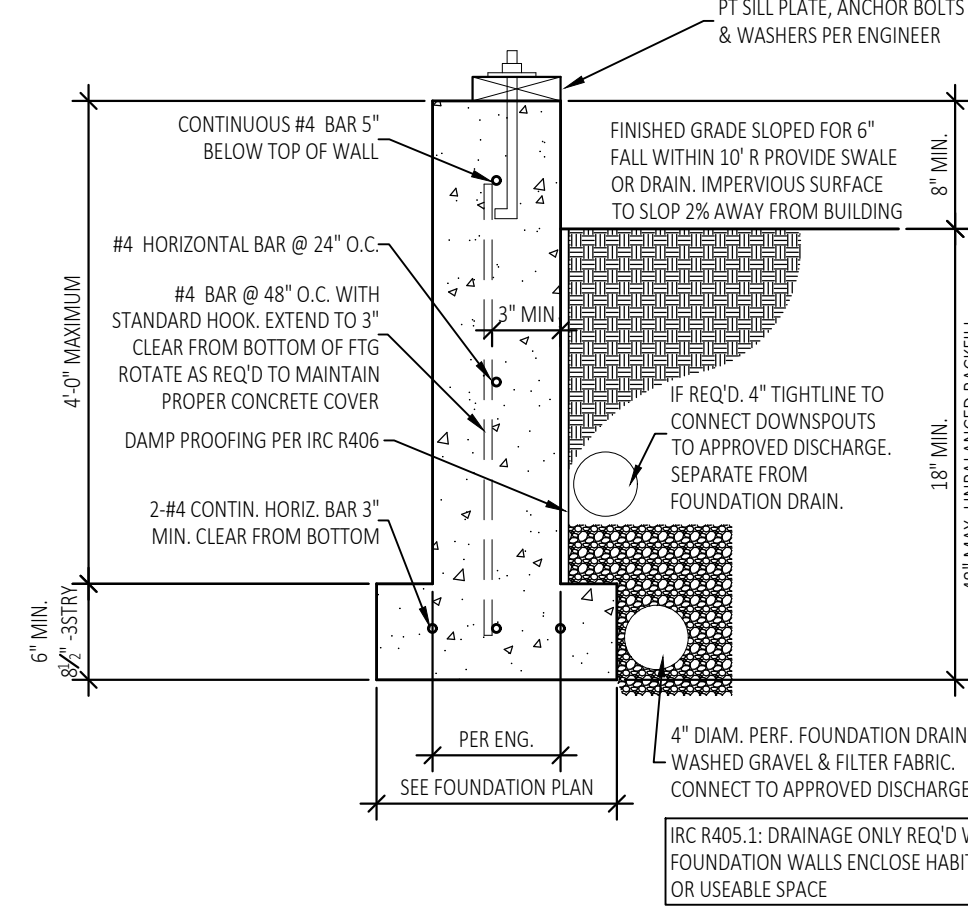
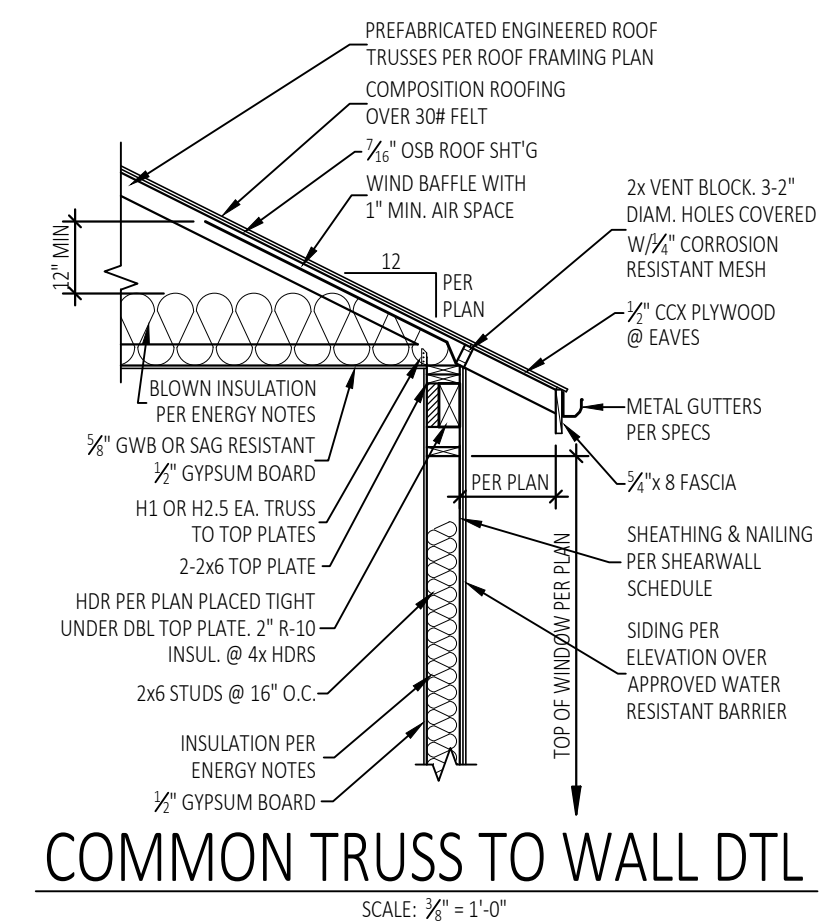
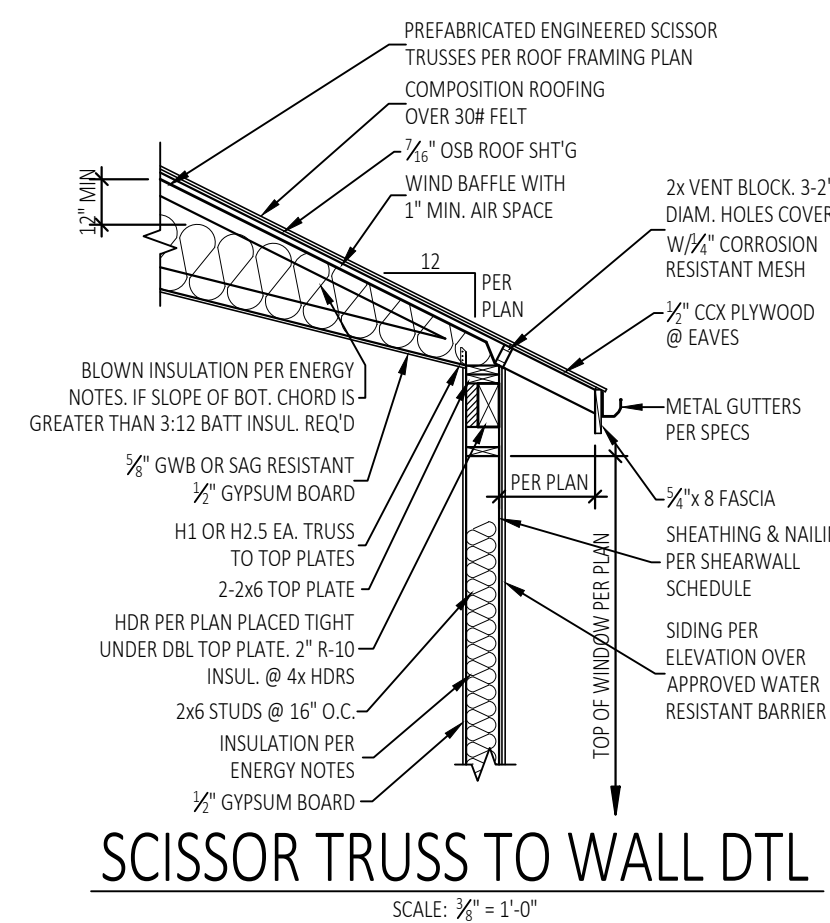
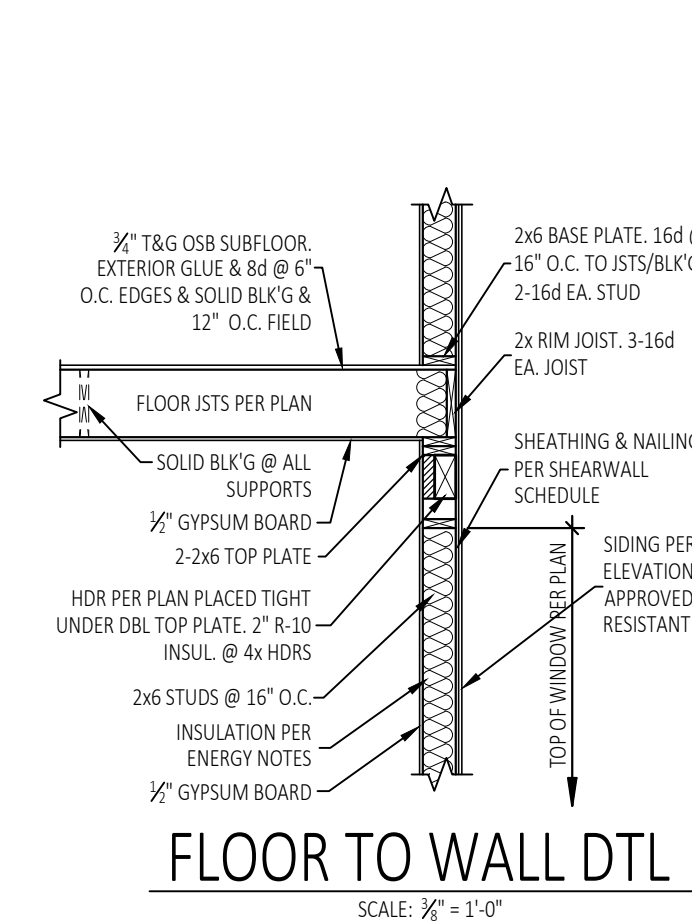
**2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2009 ICC A117.1
2018 WASHINGTON STATE ENERGY CODE (WSEC)
OTHER APPLICABLE CODES**

STRUCTURAL:
SEISMIC ZONE D1 / D2 PER R301 & ENGINEERING
WIND (EXP. 8) BASIC SPEED: 85 MPH PER R301
COMPONENT/CLADDING LOADS PER R301

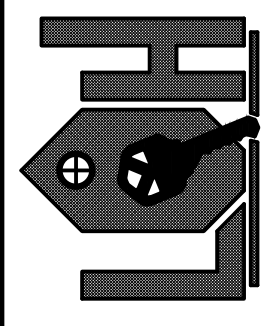
LOADS PER R301

	LIVE	DEAD	TOTAL
ROOF (GROUND SNOW)	25 PSF	10 PSF	35 PSF
ATTICS - LIMITED STORAGE	20 PSF	10 PSF	30 PSF
ATTICS - NO STORAGE	10 PSF	10 PSF	20 PSF
ATTICS-HABITABLE BY STAIRS	30 PSF	10 PSF	40 PSF
DECKS	60 PSF	10 PSF	70 PSF
EXTERIOR BALCONIES	60 PSF	10 PSF	70 PSF
FIRE ESCAPES	40 PSF	10 PSF	50 PSF
GUARDRAIL / HANDRAILS	200 LBS	AT TOP IN ANY DIRECTION	
GUARDRAILS - IN FILL	50 LBS	HORIZ. APPLIED TO 150. FT.	
ROOMS (NOT SLEEPING)	40 PSF	10 PSF	50 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF
STAIRS	40 PSF	10 PSF	50 PSF

OR 300 LB PT. LOAD ON 4 SQ. IN.



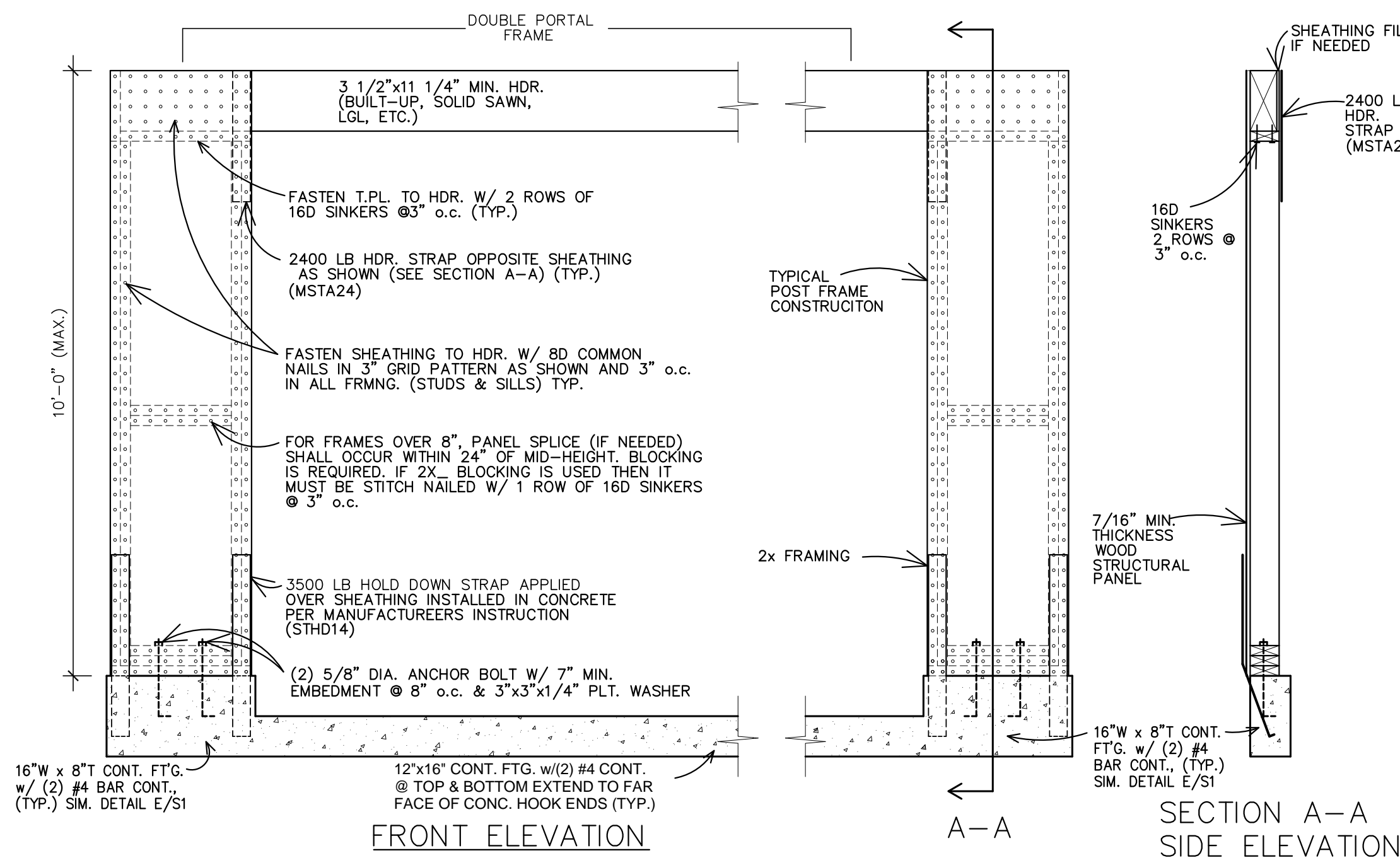
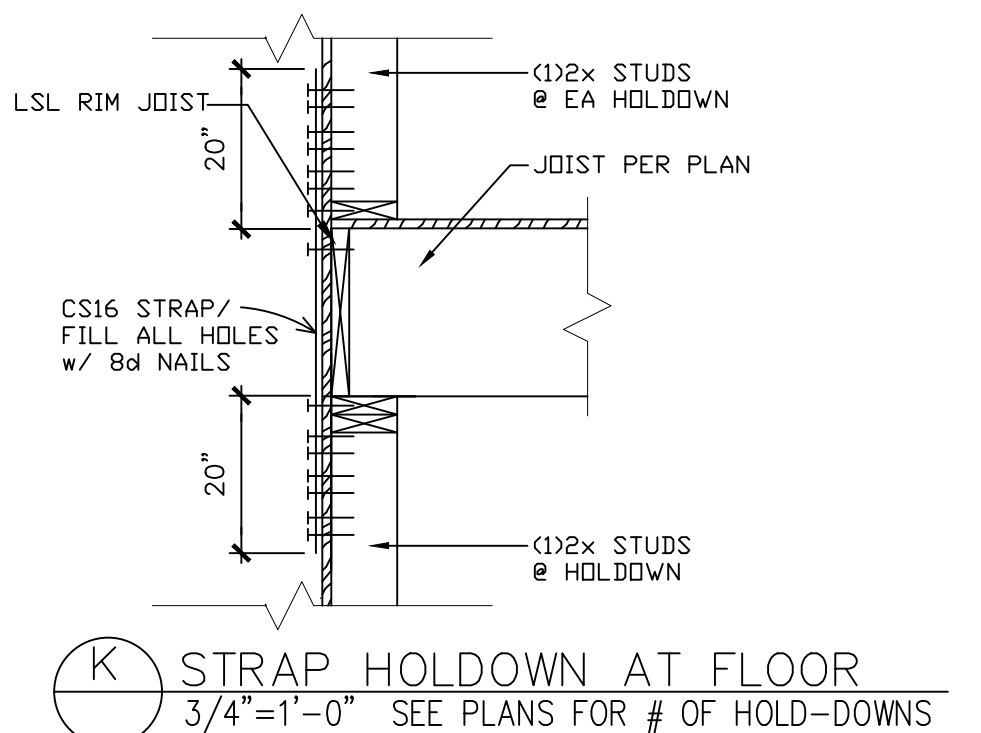
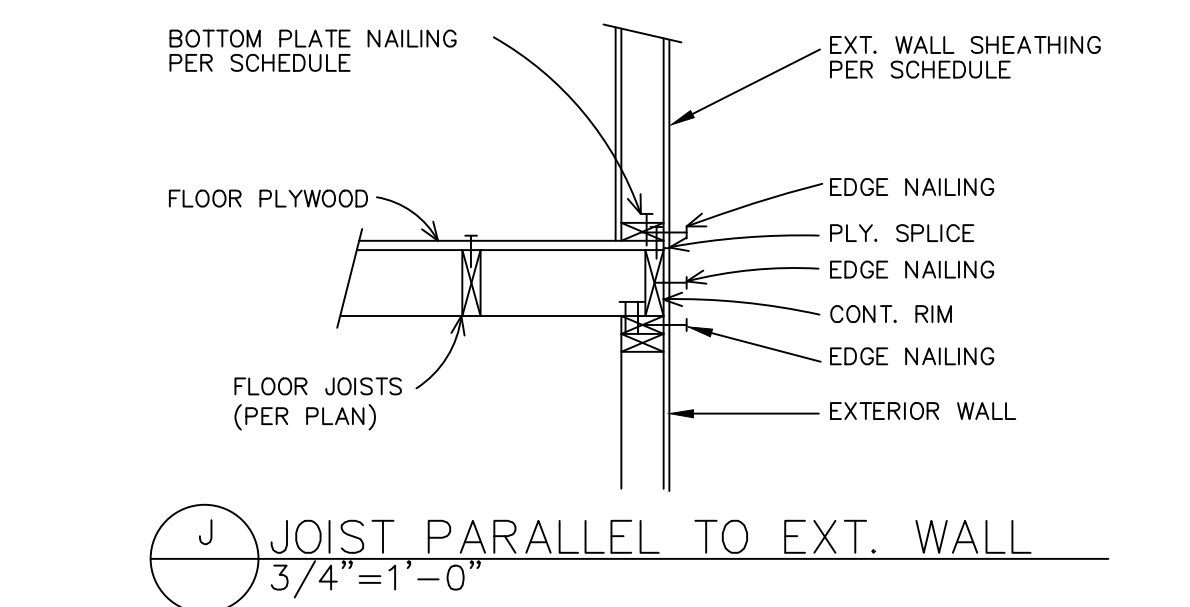
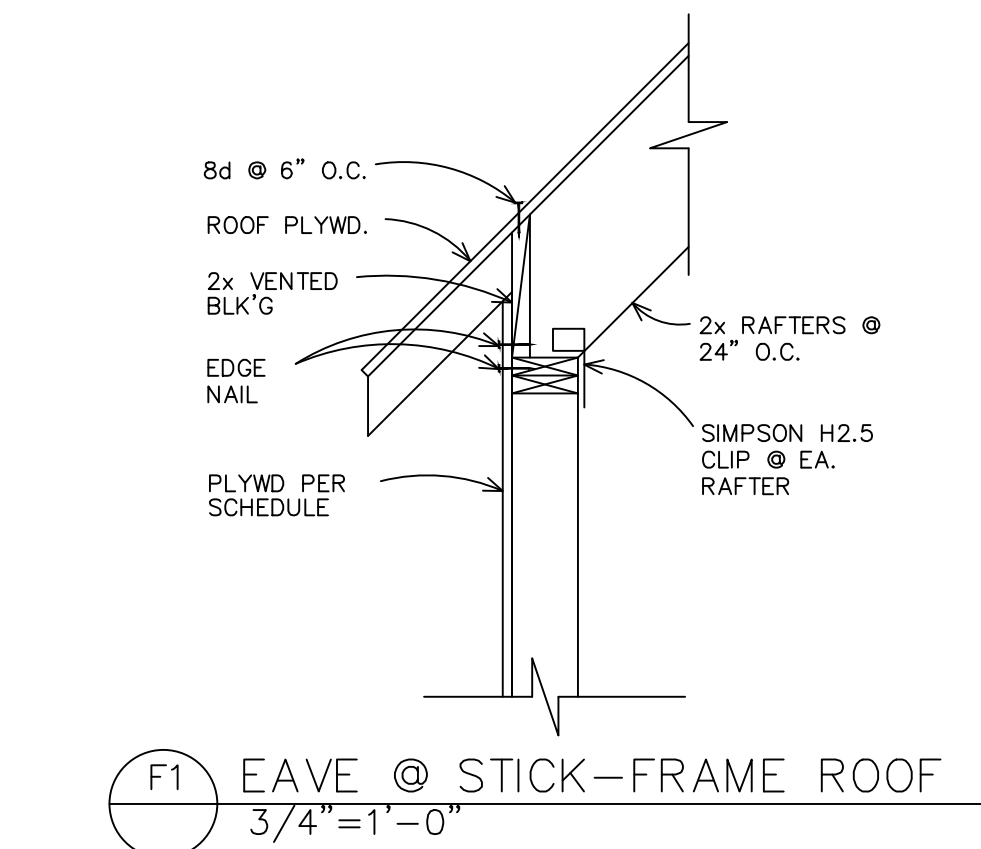
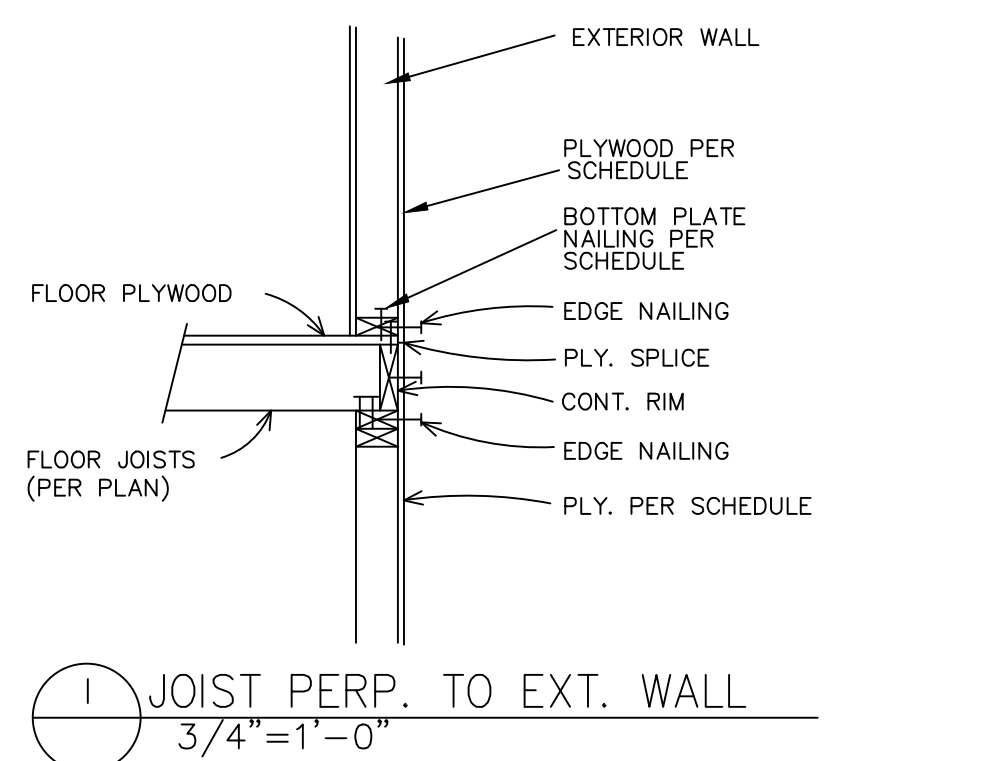
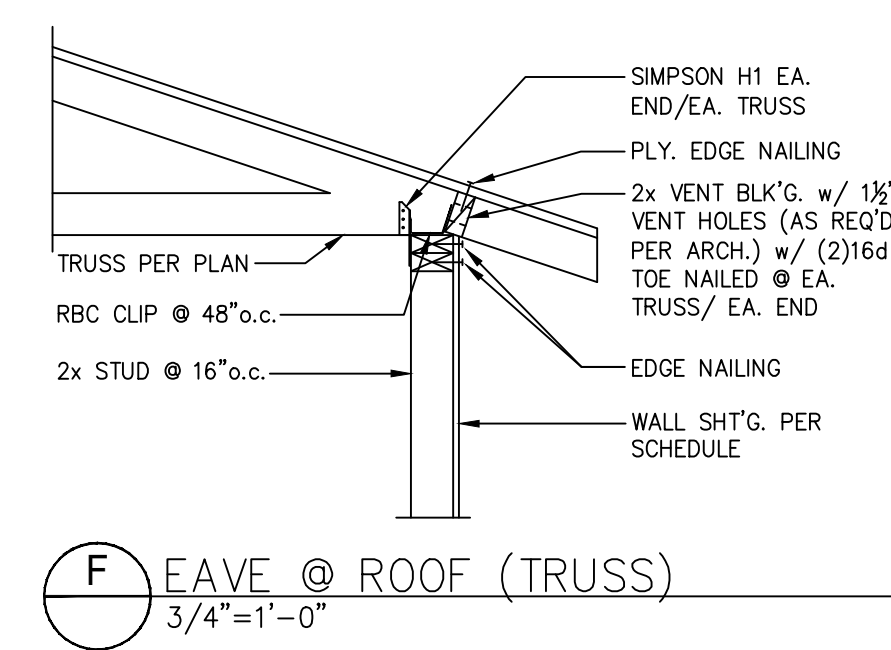
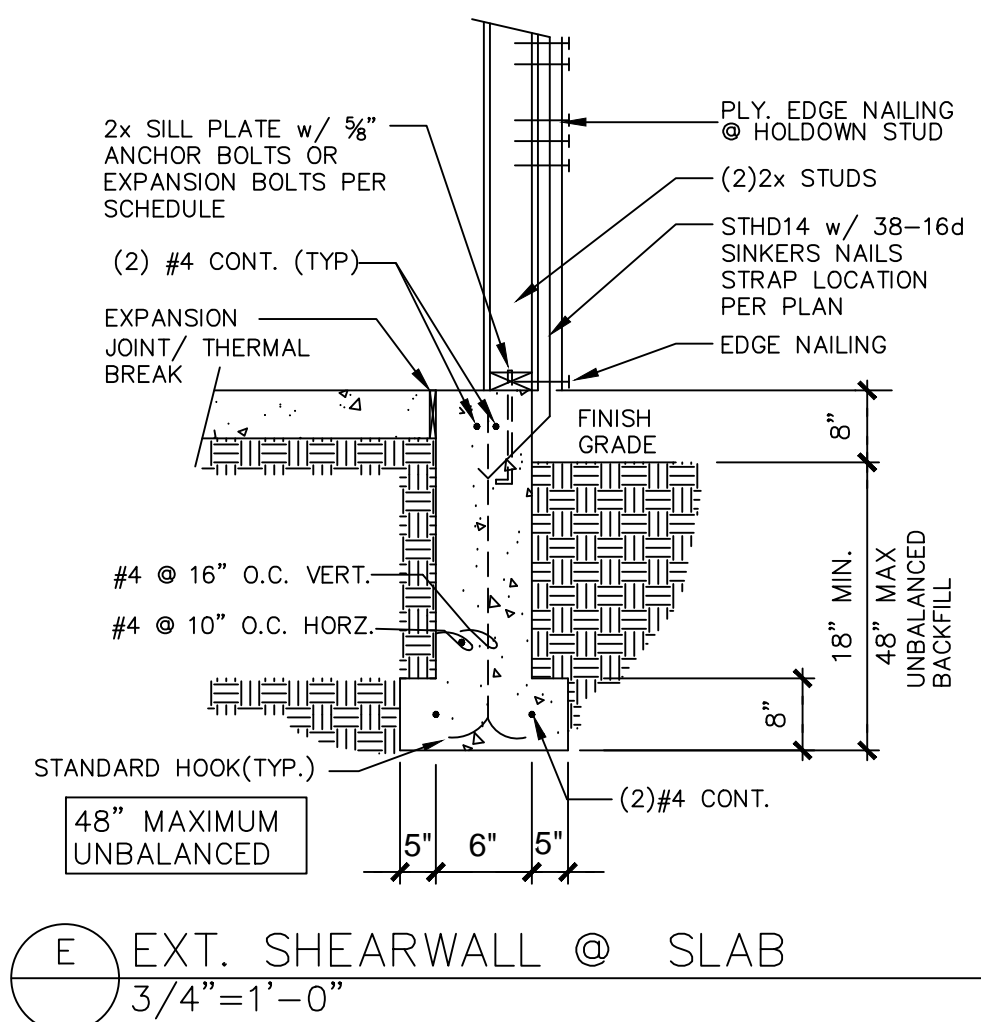
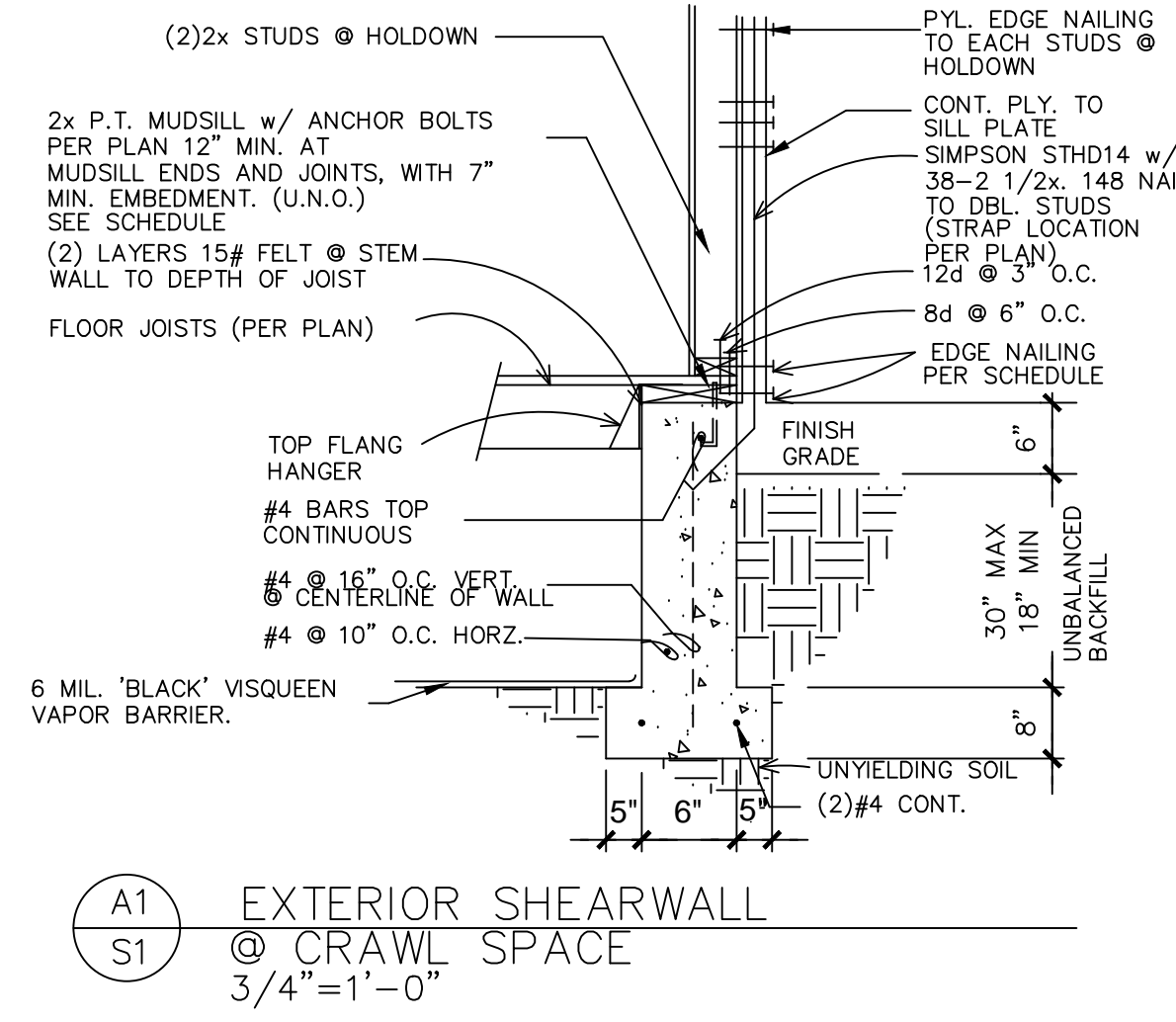
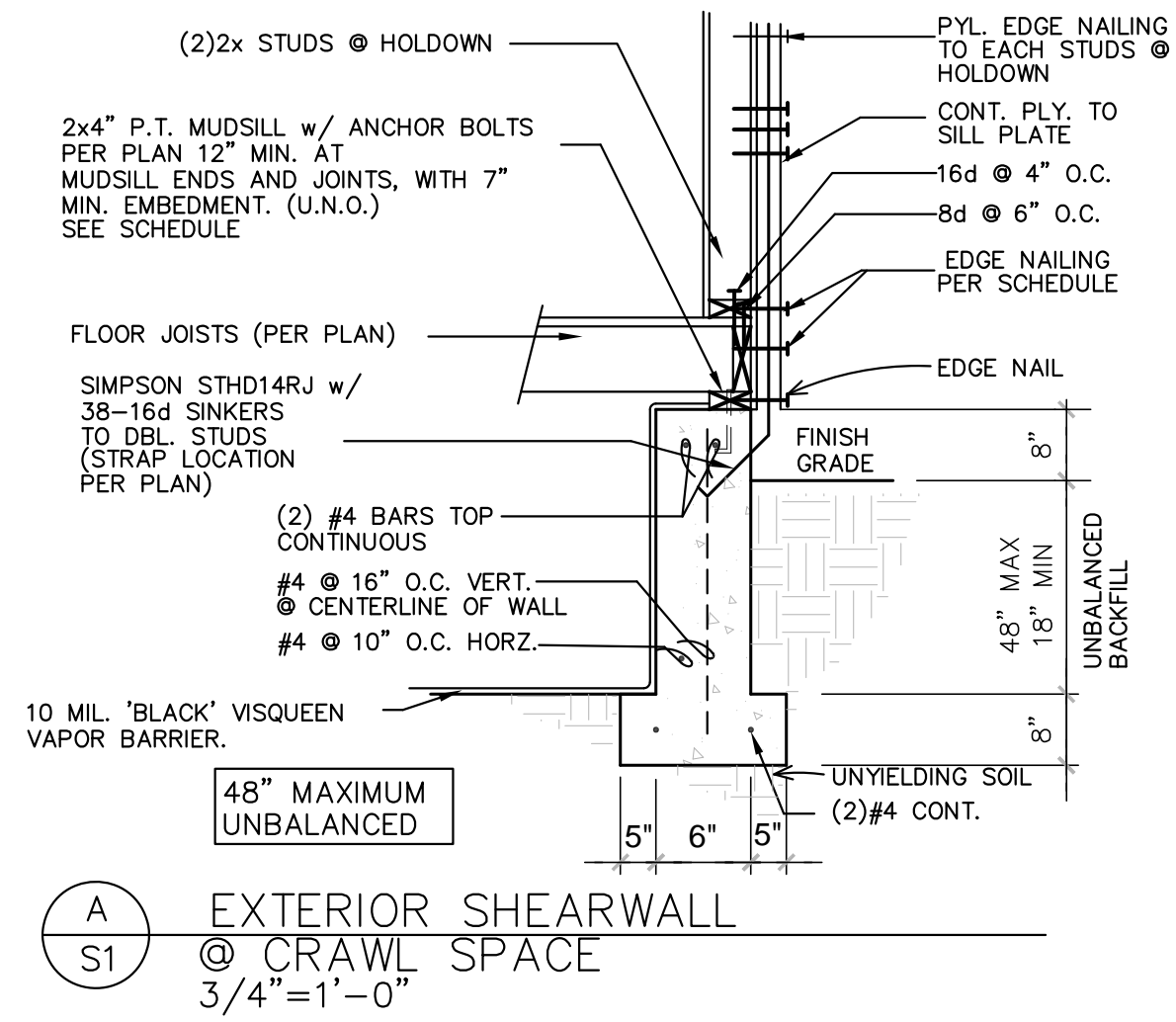
LQH, INC
24113 56TH AVE W
MOUNTLAKE TERRACE, WA 98043
OFFICE - 425-42-2742



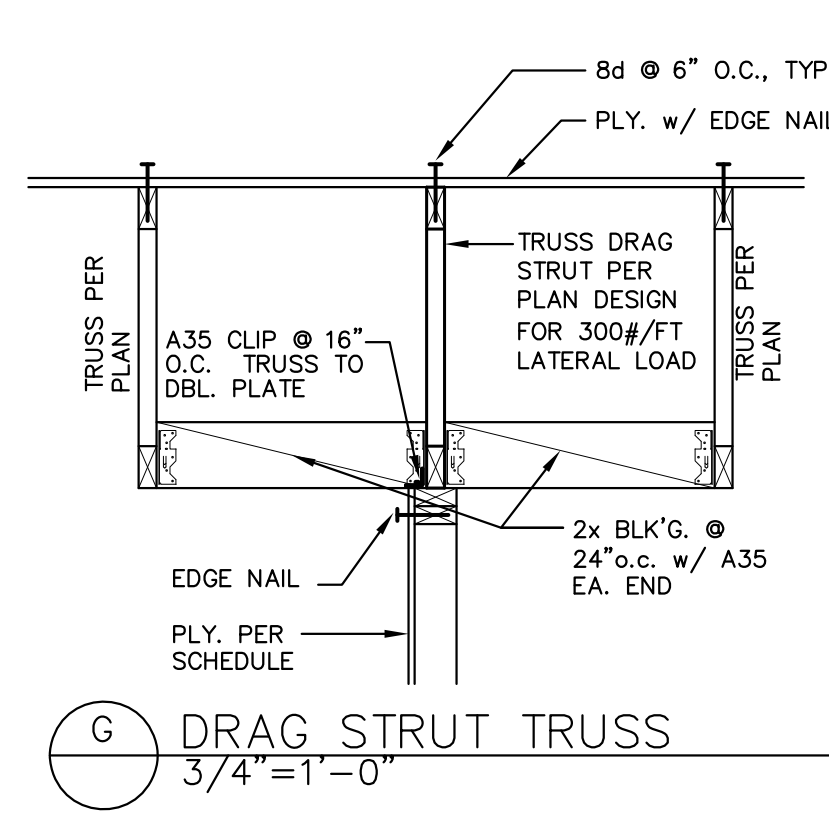
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16614 63RD AVE W
LYNNWOOD, WA 98037

DETACHED ADU

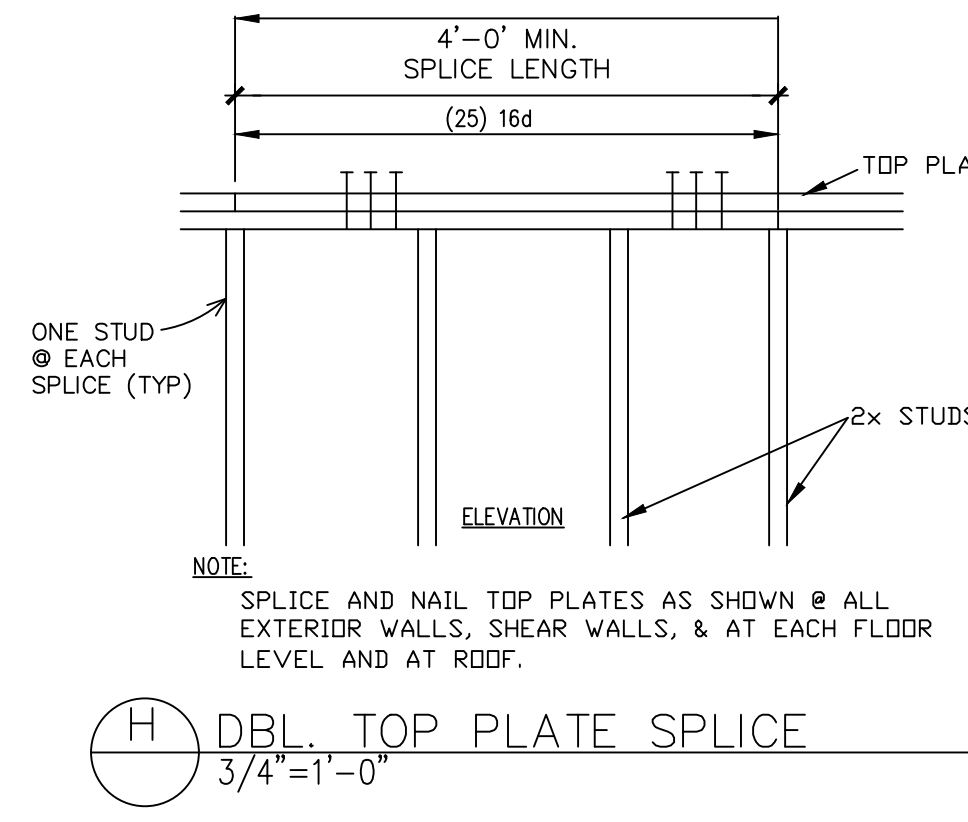
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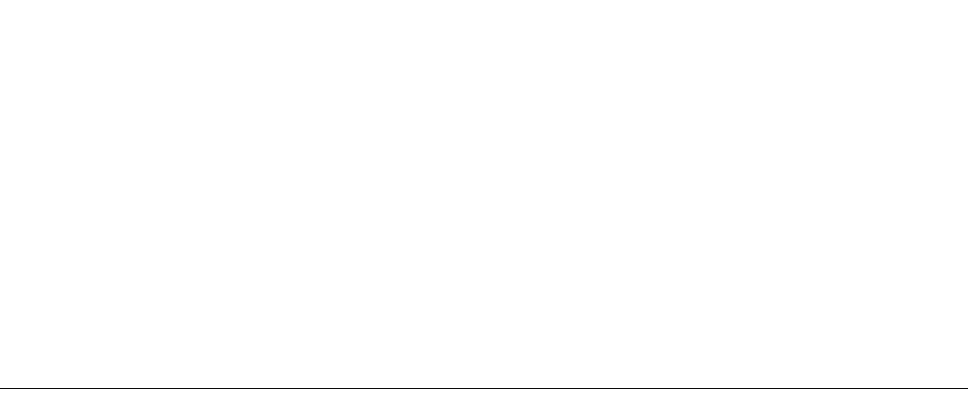
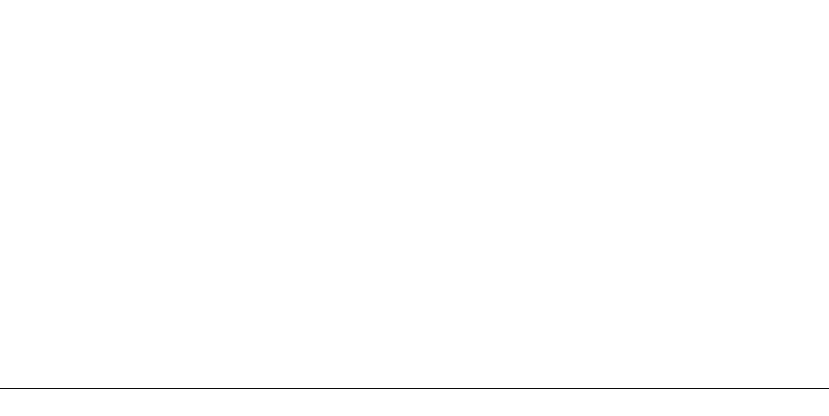
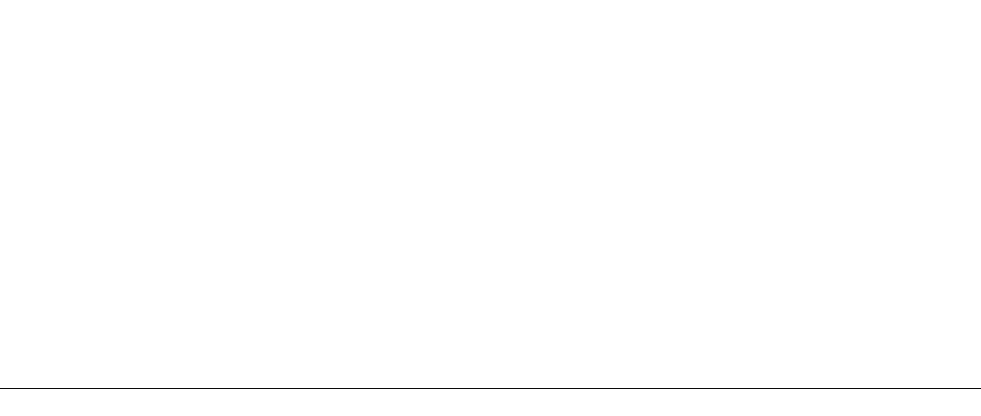
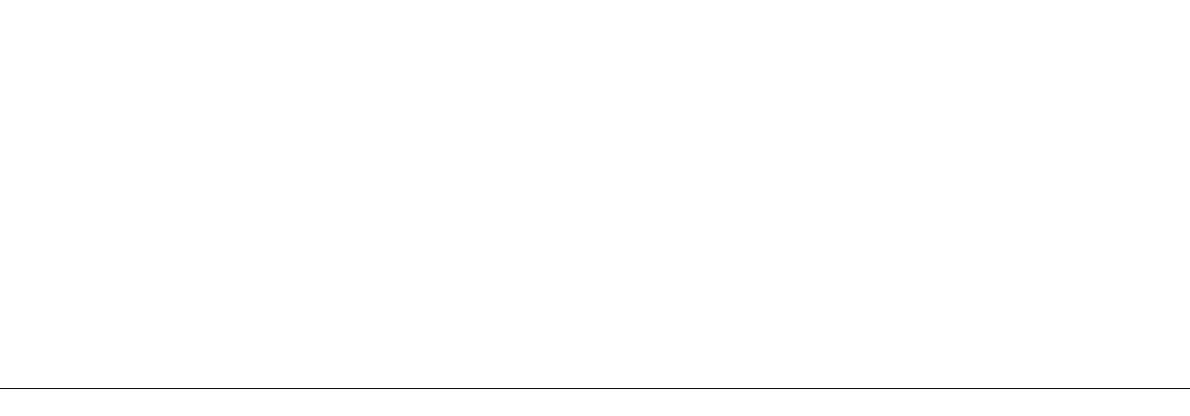
D MIN. LATERAL PANEL
3/4"=1'-0"



G DRAG STRUT TRUSS
3/4"=1'-0"



H DBL. TOP PLATE SPLICE
3/4"=1'-0"



SHEARWALL SCHEDULE:

- SW-6** INDICATES SHEARWALL w/ SHEATHING ONE SIDE
 - SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., ONE SIDE, BLOCKED, NAIL w/ 8d @ 4" o.c. ALL EDGES & 12" o.c. FIELD.
 - BOLT SILL PLATE TO CONCRETE w/ 5/8" x 10" ANCHOR BOLTS @ 48" o.c.
 - NAIL BOTTOM PLATE TO FRAMING BELOW w/ 16d @ 4" o.c.
 - FASTEN DOUBLE TOP PLATE TO JOIST or BLOCKING ABOVE PER DETAILS AS PROVIDED.
- SW-4** INDICATES SHEARWALL w/ SHEATHING ONE SIDE
 - SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., ONE SIDE, BLOCKED, NAIL w/ 8d @ 4" o.c. ALL EDGES & 12" o.c. FIELD.
 - BOLT SILL PLATE TO CONCRETE w/ 5/8" x 10" ANCHOR BOLTS @ 32" o.c.
 - NAIL BOTTOM PLATE TO FRAMING BELOW w/ 16d @ 4" o.c.
 - FASTEN DOUBLE TOP PLATE TO JOIST or BLOCKING ABOVE PER DETAILS AS PROVIDED.
- SW-3** INDICATES SHEARWALL w/ SHEATHING ONE SIDE
 - SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., ONE SIDE, BLOCKED, NAIL w/ 8d @ 3" o.c. ALL EDGES & 12" o.c. FIELD.
 - a. BOLT (3)2x SILL PLATE TO CONCRETE w/ 5/8" x 12" ANCHOR BOLTS @ 16" o.c. PER DETAIL D/S1
 - b. BOLT 3x SILL PLATE TO CONCRETE w/ 5/8" x 12" ANCHOR BOLTS @ 16" o.c.
 - NAIL BOTTOM PLATE TO FRAMING BELOW w/ 16d @ 4" o.c.
 - FASTEN DOUBLE TOP PLATE TO JOIST or BLOCKING ABOVE PER DETAILS AS PROVIDED.
 - USE 3x OR (2)2x @ ALL FRAMING MEMBERS RECEIVING END NAILING FROM ABUTTING PANELS.
- SW-2** INDICATES SHEARWALL w/ SHEATHING ONE SIDE
 - SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., ONE SIDE, BLOCKED, NAIL w/ 8d @ 2" o.c. ALL EDGES & 12" o.c. FIELD.
 - BOLT 3x SILL PLATE TO CONCRETE w/ 5/8" x 12" ANCHOR BOLTS @ 16" o.c.
 - FASTEN DOUBLE BOTTOM PLATE TO FRAMING BELOW w/ 2-LAYERS 16d @ 3" o.c.
 - FASTEN DOUBLE TOP PLATE TO JOIST or BLOCKING ABOVE w/ SIMPSON LTP4 @ 10" o.c. PER DETAILS AS PROVIDED.
 - USE 3x OR (2)2x @ ALL FRAMING MEMBERS RECEIVING END NAILING FROM ABUTTING PANELS.

TYPICAL ROOF SHEATHING:
7/16" O.S.B., INDEX 40/20, UNBLOCKED, w/ FACE GRAIN PERPENDICULAR TO FRAMING BELOW. STAGGER END JOINTS, GLUE & NAIL AS FOLLOWS:
DIAPHRAGM BOUNDARY, OVER EXTERIOR WALLS, SHEAR WALLS, & DRAG STRUTS: 8d @ 6" o.c.
ALL SUPPORTED EDGES: 8d @ 6" o.c.
FIELD: 8d @ 12" o.c.

TYPICAL FLOOR SHEATHING:
3/4" 1&G O.S.B., INDEX 40/20, UNBLOCKED, LAID UP w/ FACE GRAIN PERPENDICULAR TO FRAMING BELOW. STAGGER END JOINTS, GLUE & NAIL AS FOLLOWS:
DIAPHRAGM BOUNDARY, OVER EXTERIOR WALLS, SHEAR WALLS, & DRAG STRUTS: 8d @ 6" o.c.
ALL SUPPORTED EDGES: 8d @ 6" o.c.
FIELD: 8d @ 10" o.c.

- NOTES:**
- USE 3"x3"x1/4" PLATE WASHERS ON ALL ANCHOR BOLTS.
 - THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/SHEATHING PER NDS 2018 EDITION (SDPWS) 4.3.6.4.3.
 - EXPANSION BOLTS MAY BE USED IN LIEU OF ANCHOR BOLTS w/ SAME SPACING & 4 1/2" MIN. EMBEDMENT.
 - ALL POWDER DRIVEN NAILS SHALL BE 2 3/4" LONG(min.) x 0.156 SHANK Ø, w/ MINIMUM 1 1/4" PENETRATION.
 - USE 20d NAILS @ 3x FRAMING MEMBERS.
 - a. 8d NAILS SHALL BE .131 x 2 1/2" LONG
b. 10d NAILS SHALL BE .148 x 3" LONG
c. 16d NAILS SHALL BE .162 x 3 1/2" LONG
d. 20d NAILS SHALL BE .192 x 4" LONG

SPECIAL INSPECTION PROGRAM
ESTABLISHED PER CHAPTER 17 OF THE 2018 IBC, UNLESS NOTED OTHERWISE
ALL SPECIAL INSPECTIONS SHALL BE CONTINUOUS, UNLESS NOTED OTHERWISE

TYPES OF WORK	PERIODIC	CONTINUOUS	COMMENTS
SOILS:			REF. PROJECT SPECIFICATIONS
GRADING, EXCAVATION, & FILL			REF. PROJECT SPECIFICATIONS
DRILLED PIERS			
CONCRETE:			
PLACEMENT OF REINFORCING STEEL			
BOLTS CAST IN CONCRETE			
PLACING OF CONCRETE > 2,500 psi			
SPECIAL CASES:			
SHEAR WALL NAILING			
WOOD DIAPHRAGMS			
ADHESIVE ANCHOR INSTALLATION		X	PER ICC-ES EVALUATION REPORT
EXPANSION BOLT INSTALLATION			PER ICC-ES EVALUATION REPORT
HOLD DOWNS & STRAPS			PER FOOTNOTE #5

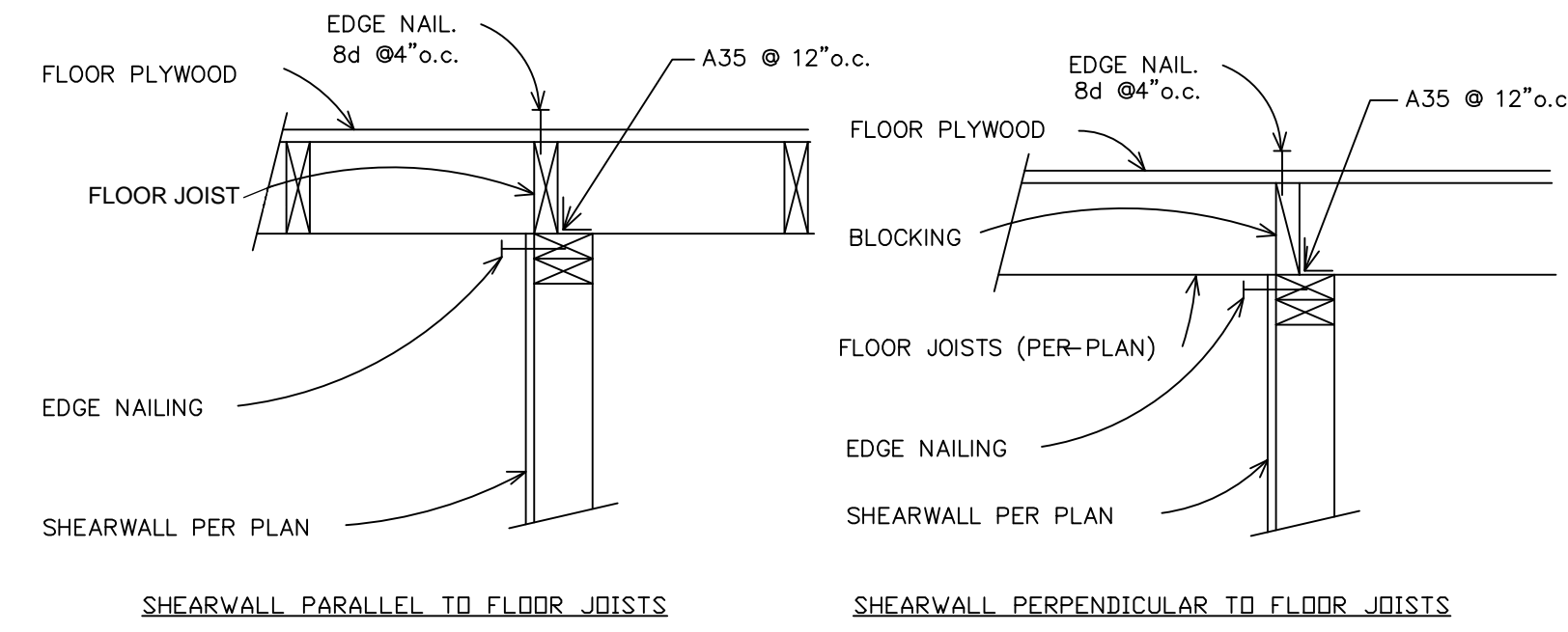
- SPECIAL INSPECTION PROGRAM FOOTNOTES:**
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
 - SPECIAL INSPECTOR SHALL BE HIRED BY THE PROJECT OWNER.
 - DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - ACKNOWLEDGE THE SPECIAL INSPECTION PROGRAM & THE SPECIAL INSPECTION AND TESTING AGREEMENT, PROVIDED BY LOCAL JURISDICTION.
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT PLANS & SPECIFICATIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER & TO THE BUILDING OFFICIAL.
 - FOR EACH INSPECTION, THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, CONTRACTOR, & OTHER DESIGNATED PARTIES IN A TIMELY MANNER.
 - THE SPECIAL INSPECTOR SHALL FURNISH A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, & WHETHER SAID WORK WAS IN CONFORMANCE WITH THE APPROVED PERMIT PLANS & SPECIFICATIONS, & THE APPLICABLE WORKMANSHIP PROVISIONS OF THE STATE OF WASHINGTON.
 - DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - NOTIFY THE SPECIAL INSPECTOR AT LEAST 24 HOURS IN ADVANCE THAT THE WORK TO BE INSPECTED IS READY FOR SUCH INSPECTION.
 - ENSURE THAT ALL WORK REQUIRING SPECIAL INSPECTION REMAINS ACCESSIBLE & EXPOSED UNTIL IT HAS BEEN OBSERVED & INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR, & APPROVED BY THE BUILDING OFFICIAL.
 - PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT PLANS & SPECIFICATIONS AT THE JOBSITE.
 - MAINTAIN AT THE JOBSITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.
 - ALL SPECIAL REQUIREMENTS FOR SEISMIC & WIND RESISTING SYSTEMS AS REQUIRED BY IBC SECTION 1704.3.2 & 1704.3.3.

RB ENGINEERS, INC.
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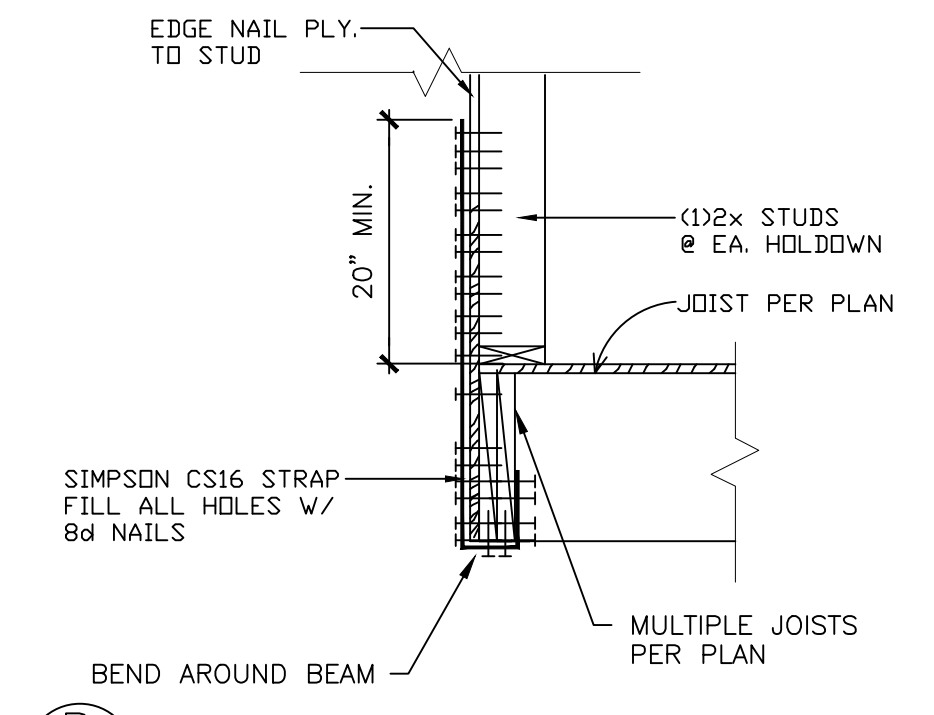
Shearwall Schedule & Structural Details
CORVUS LOT #4
16614 63RD AVE W. LYNWOOD WA

Project	
Project No.	
Drawn By	
Date	01-28-2024

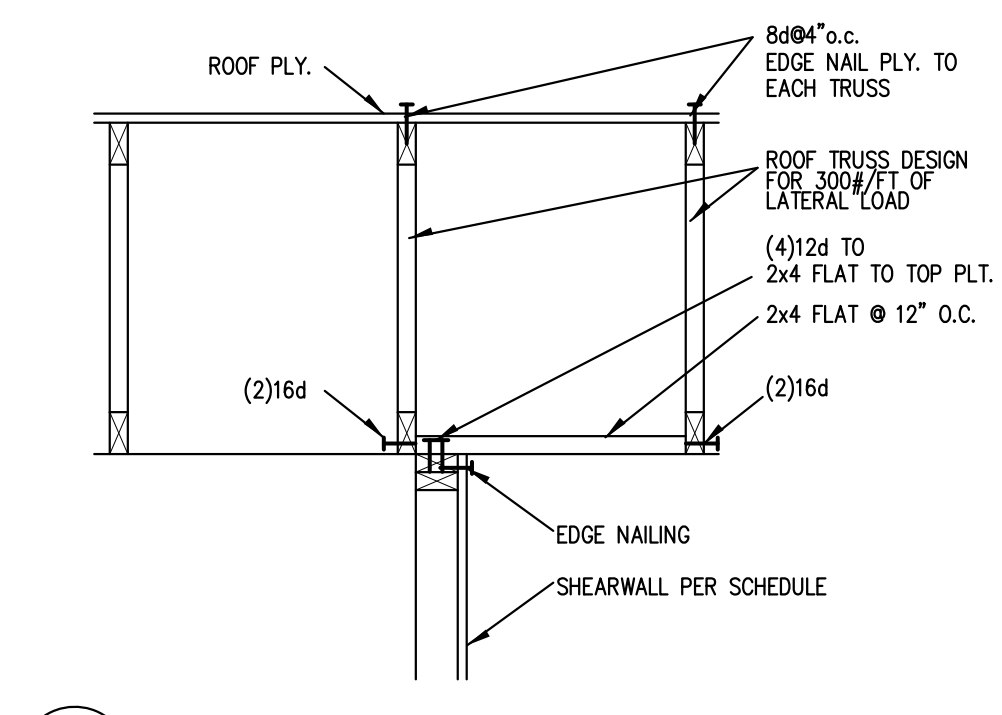
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S1
12"x18" PLOT = 1/2" SCALE



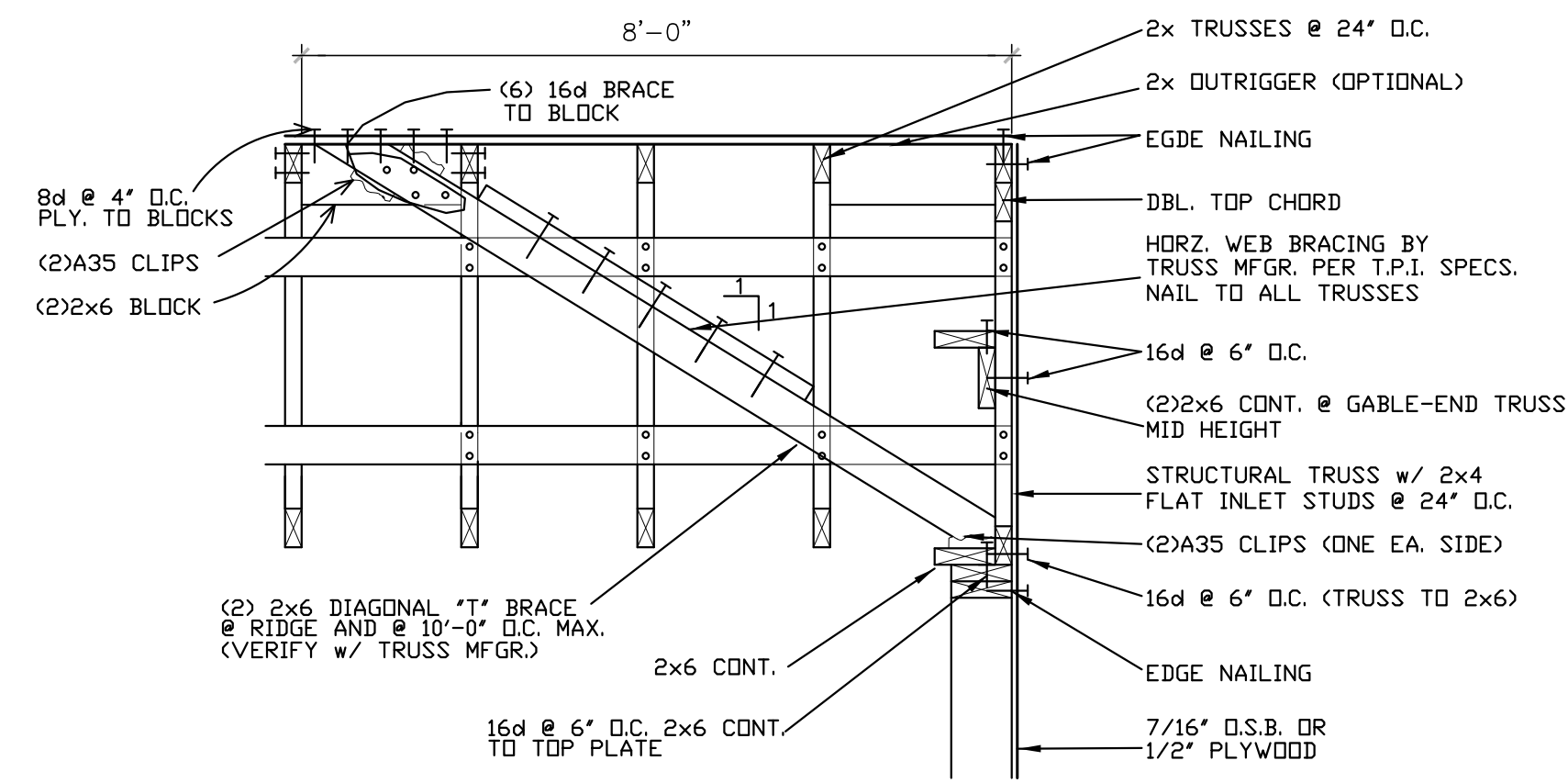
M INT. SHEARWALL TO FLOOR ABV.
N.T.S.



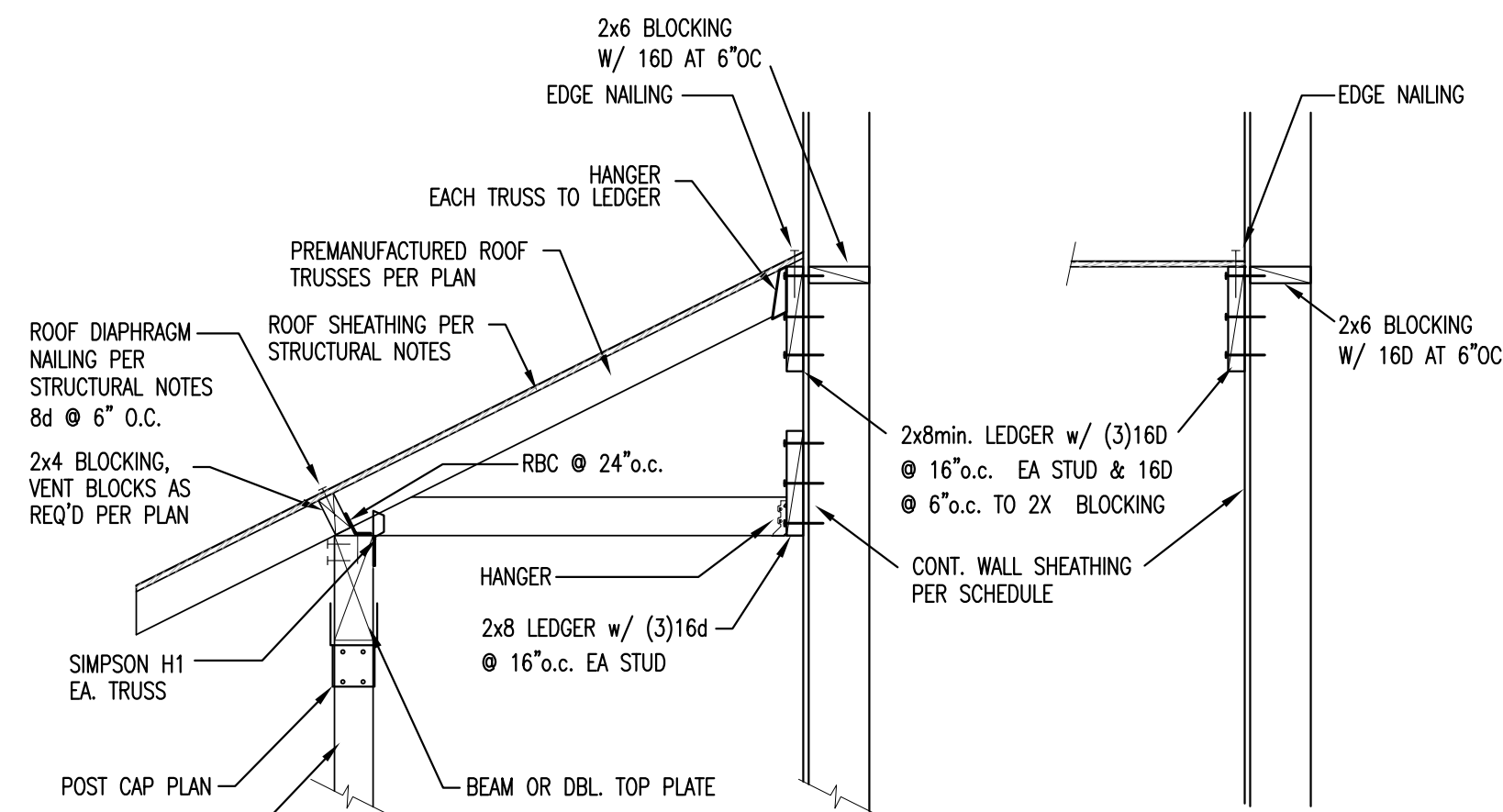
P STRAP HOLDOWN AT HDR
3/4"=1'-0" SEE PLANS FOR # OF HOLD-DOWNS



Q ROOF TRUSS PARALLEL TO S.W.
3/4"=1'-0"



T TYP. GABLE TRUSS DETAIL
3/4"=1'-0"



V TRUSS TO WALL & LEDGER TO WALL
3/4"=1'-0"

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Structural Details
CORVUS LOT #4
16614 63RD AVE W. LYNWOOD WA



Project
Project No.
Drawn By
Date 01-28-2024

Sheet
S2

GENERAL STRUCTURAL NOTES

(The following applies unless specifically indicated otherwise on the plans.)

- ALL MATERIALS & WORKMANSHIP, DESIGN, & CONSTRUCTION SHALL CONFIRM TO THE REQUIREMENTS OF THE DRAWING SPECIFICATIONS, INTERNATIONAL BUILDING CODE, 2018 EDITION.
- DESIGN CRITERIA**

ROOF LIVE LOAD (SNOW)	25 psf	
SPRINKLERS	2.0 psf (IF APPLICABLE)	
FLOOR LIVE LOAD (RESIDENTIAL)	40 psf	
FLOOR LIVE LOAD (DECK)	60 psf (1.5x AREA SERVED)	
HANDRAILS & GUARDS	RAIL LINE LOAD: 50 psf	RAIL CONCENTRATE LOAD: 200#
STAIR & CORRIDOR LIVE LOAD	100 psf	
MECHANICAL UNITS	WEIGHTS AS FURNISHED BY MFG.	
WIND	100mph (BASIC WIND SPEED)	EXPOSURE 'B' (RISK CATEGORY II) Kzt = 1.20
EARTHQUAKE	S _s =1.60	S ₁ =.57 (CLASS 'D') LIGHT FRAMED SHEAR WALL R=6.5
ALLOWABLE SOIL PRESSURE	2,500 psf PER SOILS REPORT	

SEE PLANS & COMPUTATIONS FOR ADDITIONAL LOADING CRITERIA PER I.B.C. SECTION 1603 & SECTION 1607

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION w/ ARCHITECTURAL DRAWINGS FOR BIDDING CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS & CONDITIONS FOR COMPATIBILITY & SHALL NOTIFY THE ARCHITECT & STRUCTURAL ENGINEER, OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION TO ALLOW ARCHITECT & ENGINEER TO COMPLETE PROPER REVISIONS TO THE WORK.
 - DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED & 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.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, & CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING (e) CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY & MUST BE FIELD VERIFIED.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING & SHORING FOR THE STRUCTURE & STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS & THE METHODS, TECHNIQUES, SEQUENCES & PROCEDURES REQUIRED TO PERFORM HIS WORK.
 - CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT & THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
 - DRAWINGS INDICATE GENERAL & TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW & APPROVAL BY THE ARCHITECT & STRUCTURAL ENGINEER.
 - ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE & ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
 - SHOP DRAWINGS FOR STRUCTURAL STEEL, GLUED LAMINATED MEMBERS, OPEN WEB WOOD TRUSSES, & PLYWOOD WEB JOISTS SHALL BE SUBMITTED TO THE ARCHITECT & STRUCTURAL ENGINEER FOR REVIEW TWO WEEKS PRIOR TO FABRICATION OF THESE ITEMS.
 - SHOP DRAWINGS REVIEW: DIMENSIONS & QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, & THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW & STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE & ONE COPY; REPRODUCIBLE WILL BE MARKED & RETURNED.

SHOP DRAWINGS SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, THAT HE DEMONSTRATES HIS UNDERSTANDING BY INDICATING WHICH MATERIAL HE INTENDS TO FURNISH & INSTALL & BY DETAILING THE FABRICATION & INSTALLATION METHODS HE INTENDS TO USE. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS & THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS & SPECIFICATIONS SHALL CONTROL & SHALL BE FOLLOWED.

GEOTECHNICAL

- FOUNDATION NOTES:
SUB-GRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, & FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (or IN DETAILS) ARE MINIMUM & FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB & SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL & PROVIDE FOR SUBSURFACE DRAINAGE.
- STRUCTURAL FILL:
AS APPLICABLE PER SITE CONDITIONS OR AS DIRECTED BY THE SOILS ENGINEER. FOLLOW ALL RECOMMENDATIONS & SPECIFICATIONS AS GIVEN PER THE SOILS REPORT.

CONCRETE

- CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF f'c= 2,500 psi & MIX SHALL CONTAIN NOT LESS THAN 5 1/2 SACKS OF CEMENT PER CUBIC YARD & NO MORE THAN 6 GALLONS OF WATER PER SACK OF CEMENT.
ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO I.B.C. THE AMOUNT SHALL BE 4% + 1% BY VOLUME. f'c = 3,000 psi.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, (INCLUDING SUPPLEMENT S1) GRADE 60, fy = 60,000 psi. EXCEPTION: COLUMN TIES, BEAM STIRRUPS, BARS TO BE FIELD BENT, BARS TO BE WELDED & ANY OTHER BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40,000 psi REINFORCING COMPLYING WITH ASTM A706 (S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED. NO REINFORCING SHALL BE WET-SET UNLESS SPECIFICALLY SO DETAILED.
WELDED WIRE MESH SHALL CONFORM TO ASTM A-185.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS & BENDS) IN ACCORDANCE WITH ACI 318-19. LAP ALL CONTINUOUS REINFORCEMENT 58 BAR DIAMETERS (2'-6" min.). PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS (2'-6" min.). LAP ADJACENT MATS OF WELDED WIRE FABRIC TWO SQUARES (min. OF 12") AT SIDES & ENDS.
NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
FOOTINGS & OTHER UNFORMED SURFACES, EARTH FACE 3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER
#6 BARS OR LARGER 2"
#5 BARS OR SMALLER 1 1/2"
COLUMN TIES OR SPIRAL & BEAM STIRRUPS 1 1/2"
SLABS & WALLS (INTERIOR FACE) 3/4"
CAST-IN-PLACE CONCRETE:
SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS & DIMENSIONS OF DOOR & WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE & LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, & OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE & PRECAST.
- NON-SHRINK GROUT (3,000psi MINIMUM STRENGTH) SHALL BE FURNISHED BY AN APPROVED MANUFACTURER & SHALL BE MIXED & PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S PUBLISHED RECOMMENDATIONS.

STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, & ERECTION SHALL BE BASED ON ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION, & ERECTION OF STRUCTURAL STEEL BUILDINGS", LATEST EDITION, PLUS ALL REFERENCES CODES.
- STRUCTURAL WIDE FLANGE SHAPES TO CONFORM TO ASTM A992, Fy = 50 ks
OTHER STRUCTURAL STEEL INCLUDING PLATES SHALL CONFORM TO ASTM A36, Fy = 36 ksi
STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E, OR S, GRADE B, Fy = 35 ksi
STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, Fy = 46 ksm
BOLTS SHALL CONFORM TO ASTM A307(CONNECTION BOLTS A325-N)
EXPANSION SHALL BE "PARABOLT" or APPROVED EQUAL INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S PUBLISHED RECOMMENDATION.
EXPANSION BOLTS SHALL ALSO BE SIMPSON STRONG BOLT INSTALLED PER ICC-ESR REQUIREMENTS OR EQUAL.
- ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. & A.W.S. STANDARDS & SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES.
ONLY PRE-QUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.
WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELETRODES & PER ASTM A706.
WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.

STEEL FABRICATION

GENERAL:
ALL WELDING IS REQUIRED TO BE DONE BY A WABO CERTIFIED WELDER & HAVE SPECIAL INSPECTIONS BY WABO CERTIFIED INSPECTION AGENCY, OR BE DONE IN A WABO CERTIFIED FABRICATION SHOP.
HAVE EITHER THE SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION AVAILABLE ON SITE FOR THE BUILDING INSPECTOR.

- WELDING:
1) WELDING SHALL CONFIRM TO AWS D1.1 & VISUALLY CONFIRM TO AWS SECTION 6 & TABLE 6.1. FABRICATION/ERECTION INSPECTIONS BY THE CONTRACTOR PER AWS D1.1 SECTION 6, SHALL BE BY ASSOCIATE/CERTIFIED INSPECTORS (AW/CWI) PER AWS QC1 OR AWS B5.1. SPECIAL INSPECTIONS (VERIFICATION INSPECTIONS SHALL BE BY A CERTIFIED WELDING INSPECTOR (WI) OR SENIOR WELDING INSPECTOR (SW) PER AWS B5.1
2) WELDERS SHALL BE QUALIFIED FOR THE SPECIFIC PRE-QUALIFIED JOINTS REQUIRED BY THE DESIGN & CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS.
3) WELDING SHALL BE DONE IN ACCORDANCE WITH APPROPRIATE WELD PROCEDURE SPECIFICATIONS (WPS's). WELDERS SHALL BE FAMILIAR WITH THE APPLICABLE WPS's.
4) WELDING SHALL BE DONE WITH AWS PRE-QUALIFIED WELDING PROCESSES UNLESS OTHERWISE APPROVED.
5) WELDER QUALIFICATIONS & WPS'S SHALL BE MAINTAINED AT THE SITE OF THE WORK & SHALL BE READILY AVAILABLE FOR INSPECTION UPON REQUEST, BOTH IN THE SHOP & IN THE FIELD.
6) USE E70 OR E71T, 70ksi STRENGTH ELECTRODES APPROPRIATE FOR THE PROCESS SELECTED.
- FABRICATION:
1) CONFORM TO AISC 303, SECTION 8 & AISC 360 SECTION M2 & M5.
2) STRUCTURAL WELDING & QUALIFICATIONS SHALL CONFORM TO THE AWS D1.1
- VERIFICATION INSPECTION:
1) STRUCTURAL WELDING INSPECTIONS & QUALIFICATIONS SHALL CONFIRM TO THE AWS D1.1. SEE WELDING NOTES & SPECIAL INSPECTIONS FOR STRUCTURAL STEEL.
2) SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS & ADEQUACY RELATIVE TO THE CODE & THE WORK. FURTHER SHOP SPECIAL INSPECTIONS MAY BE WAIVED IF THE FABRICATOR IS "AISC CERTIFIED" OR OTHERWISE "APPROVED" BY THE AUTHORITY HAVING JURISDICTION PER IBC SECTION 1704.2.2 SEE SPECIAL INSPECTIONS FOR STRUCTURAL STEEL.
- ERECTION:
1) CONFIRM TO AISC 303, SECTION 7 "ERECTION", SECTION 8 "QUALITY ASSURANCE." & AISC 360, SECTION M4.
2) THE ERECTOR SHALL MAINTAIN DETAILED FABRICATION & ERECTION QUALITY CONTROL PROCEDURES THAT ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH AISC 360 SECTION M, AISC 303, & THE CONTRACT DOCUMENTS
3) STEEL WORK SHALL BE CARRIED UP TRUE & PLUMB WITHIN THE LIMITS DEFINED IN AISC 303, SECTION 7.13.
4) STRUCTURAL WELDING TO CONFORM TO THE AWS D1.1 & APPLICABLE WELDING NOTES ABOVE.
5) SPECIAL INSPECTOR SHALL INSPECT THE STEEL FRAMING TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING MEMBER SIZE, LOCATION, BRACING & THE APPLICATION OF PROPER JOINT DETAILS AT EACH CONNECTION.
- BRACING & SAFETY PROTECTION:
THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING & SAFETY PROTECTION REQUIRED BY AISC 360 SECTION M4.2 & AISC 303 SECTION 7010 & 7.11.
- PROTECTIVE COATING REQUIREMENTS:
1) SHOP PAINTING: CONFORM TO AISC 360 SECTION M3 & AISC 303 SECTION 6.5 UNLESS A MULTI-COAT SYSTEM IS REQUIRED PER THE PROJECT SPECIFICATIONS.
2) INTERIOR STEEL:
a. UNLESS NOTED OTHERWISE, DO NOT PAINT STEEL SURFACES TO BE,
1. WELDED; IF AREA REQUIRES PAINTING, DO NOT PAINT UNTIL AFTER WELD INSPECTION & NON-DESTRUCTIVE TESTING REQUIREMENTS, IF ANY, ARE SATISFIED.
b. INTERIOR STEEL, EXPOSED TO VIEW, SHALL BE PAINTED WITH ONE COAT OF SHOP PRIMER UNLESS OTHERWISE INDICATED IN THE PROJECT SPECIFICATIONS. FIELD TOUCH-UPS TO MATCH THE FINISH COAT OR AS OTHERWISE INDICATED IN THE PROJECT SPECIFICATIONS.

WOOD

- FRAMING LUMBER SHALL BE KILN DRIED OR MC-15 (MC-192), & GRADED & MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16 (172), LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2x MEMBERS)	HEM-FIR #2	
BEAMS & STRINGERS	DOUGLAS FIR #1	
POSTS & TIMBERS	DOUGLAS FIR #1	
STUDS, PLATES & MISC. LIGHT FRAMING	DOUGLAS FIR or HEM-FIR STAND. GRADE	
TOP & BOTTOM PLATES @ BEARING & SHEAR WALLS	DOUGLAS FIR #1 or CONST. GRADE	
BOLTED STUDS, LEDGERS & PLATES	HEM-FIR #2 or CONST. GRADE 2	
2x6 STUDS	HEM-FIR #2 or HEM-FIR CONST. GRADE 2	
- GLUE-LAMINATED MEMBERS SHALL BEAR AN AITC IDENTIFICATION MARK & SHALL BE ACCOMPANIED BY AN AITC CERTIFICATION OF CONFORMANCE.
ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb= 2,400 psi, Fv = 240 psi.
ALL CONT. & CANTILEVER BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 psi, Fv = 240 psi.
- LAMINATED VENEER LUMBER SHALL BE FABRICATED IN CONFORMANCE WITH ICC-ES ESR-1387. EACH MEMBER SHALL BEAR AN IDENTIFICATION MARK.
ALL BEAMS SHALL BE WESTERN SPECIES, GRADE 1.8E, Fb = 2,600 psi, Fv = 285 psi.
- LAMINATED STRAND LUMBER (TIMBERSTRAND LSL) SHALL BE FABRICATED IN CONFORMANCE WITH CODE EVALUATION ICC ES ESR-1387. EACH MEMBER SHALL BEAR AN IDENTIFICATION MARK.
ALL BEAMS SHALL BE WESTERN SPECIES, GRADE 1.55E, Fb = 2,325 psi, Fv = 310 psi.
- PARALLEL STRAND LUMBER SHALL BE FABRICATED IN CONFORMANCE WITH ICC-ES ESR-1387. EACH MEMBER SHALL BEAR AN IDENTIFICATION MARK.
ALL BEAMS SHALL BE DOUGLAS FIR, GRADE 2.0E, Fb = 2,900 psi, Fv = 290 psi
- [DEFERRED SUBMITTAL:] PREFABRICATED OPEN WEB WOOD TRUSSES (or COMBINATION WOOD & METAL) SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS & CONDITIONS SHOWN ON THE PLANS & SHALL BE FURNISHED & INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRACING, BRIDGING, BLOCKING, PRE-NOTCHED PLATES ETC., SHALL BE DETAILED & FURNISHED BY THE MANUFACTURER.
SUBMIT SHOP DRAWINGS & DESIGN CALCULATIONS (COMPLETE WITH STRESS DIAGRAMS) TO THE ARCHITECT & THE STRUCTURAL ENGINEER FOR REVIEW TWO WEEKS PRIOR TO FABRICATION.
DESIGN SUBMITTALS SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON.
PERMANENT & TEMPORARY BRIDGING & BRACING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
- PLYWOOD SHEATHING SHALL BE GRADE C-D EXTERIOR GLUE or STRUCTURAL II, EXTERIOR GLUE ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE 1 RATING & PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.
SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX & NAILING REQUIREMENTS.
STRUCTURAL WOOD SHEATHING PANELS SHALL HAVE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- ALL WOOD PLATES & BLOCKING IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN A.W.P.A. APPROVED PRESERVATIVE.
PROVIDE 2-LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., & CONCRETE OR MASONRY.

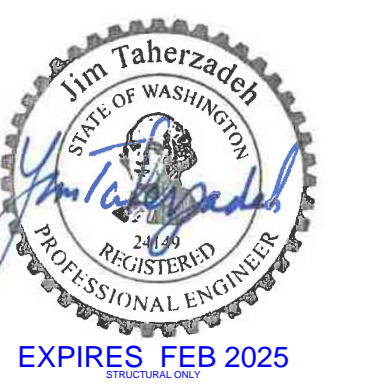
- TIMBER CONNECTORS CALLED OUT BY LETTERS & NUMBERS SHALL BE BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER & SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
WHERE CONNECTORS STRAPS CONNECT TWO MEMBERS, PLACE HALF OF THE NAILS or BOLTS IN EACH MEMBER.
ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS & NUTS OF ALL BOLTS & LAG SCREWS BEARING ON WOOD UNLESS NOTED OTHERWISE.
ALL NAILS SHALL BE COMMON.
ALL SHIMS SHALL BE SEASONED & DRIED & THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.
ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES HANGERS.
ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES HANGERS.
ALL TRIPLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES HANGERS.
TJI JOIST HANGERS PER MANUFACTURER TJI SHOP DRAWINGS (U.N.O.)
- PROTECTION OF CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD ALL BOLTS, NAILS, JOIST HANGERS & ANY OTHER CONNECTORS SHALL BE HOT DIPPED GALVANIZED FASTENERS RECOMMENDED TO CONFORM WITH ASTM STANDARD A-153 & HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM A165, CLASS G-183. STAINLESS STEEL FASTENERS & CONNECTORS SHOULD BE TYPE 304 OF 316 SIMPSON PRODUCT FINISHES CORRESPONDING TO THESE REQUIREMENTS ARE ZMAX 9158 (HOT DIPPED GALVANIZED) & SST3000 (STAINLESS STEEL).
- ALL WOOD FRAMING DETAILS - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS.

- MINIMUM NAILING REQUIREMENTS: UNLESS OTHERWISE NOTED, MINIMUM NAILING SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE.
- AT SAWN TIMBER JOIST AREAS: PROVIDE CROSS-BRIDGING @ 8'-0"o.c. max. SPACING & SOLID BLOCKING AT BEARING POINTS. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS. PROVIDE DOUBLE JOISTS EACH SIDE OF OPENINGS UNLESS DETAILED OTHERWISE.
- PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN HALF THE JOIST LENGTH & DOUBLE JOIST HEADERS & DOUBLE JOISTS EACH SIDE OF ALL OPENINGS IN FLOORS & ROOFS UNLESS DETAILED OTHERWISE. COORDINATE SIZE & LOCATION OF ALL OPENINGS WITH ARCHITECTURAL & MECHANICAL DRAWINGS.
- PROVIDE TWO 2x10 HEADERS OVER & DOUBLE STUDS EACH SIDE OF ALL OPENINGS IN STUD BEARING WALLS NOT DETAILED OTHERWISE.
- PROVIDE SOLID BLOCKING FOR WOOD COLUMNS & MULTIPLE STUD POSTS THROUGH FLOORS TO SUPPORTS BELOW.
- PROVIDE CONTINUOUS SOLID BLOCKING AT MID OF ALL STUDS OVER 10' IN HEIGHT.
- TOENAIL JOISTS TO SUPPORTS WITH 2-16d NAILS. ATTACH ALL BEAMS AT THE ROOF EXCEEDING 8'-0" IN LENGTH TO SUPPORTS WITH ST22 STRAP EACH END.
- ATTACH TIMBER JOISTS TO FLUSH HEADERS AND BEAMS WITH "U" SERIES METAL JOIST HANGERS TO SUIT THE JOIST SIZE.
- WALL FRAMING ALL STUD WALL SHOWN & NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"o.c. AT INTERIOR WALLS & 2x6 STUDS @ 16" o.c. AT EXTERIOR WALLS.
- NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS, & OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR EQUIVALENT DEVICES BY OTHER MANUFACTURES MAY BE SUBSTITUTED. PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES.
- INDIVIDUAL MEMBERS OF BUILT-UP POSTS & BEAMS SHALL EACH BE ATTACHED WITH 16d NAILS @ 6"o.c. STAGGERED.
- ALL WOOD STUDS WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 6" o.c. STAGGERED UNLESS SHOWN OTHERWISE.
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE.
- PLYWOOD ROOF SHEATHING & FLOOR SHEATHING UNLESS OTHERWISE NOTED ON PLANS SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS & NAILED WITH 8d NAILS @ 6" o.c. TO FRAMED PANEL EDGES & OVER STUD WALLS SHOWN ON PLANS & @ 12"o.c. (10"o.c. AT FLOORS TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED EDGE CLIPS @ 16"o.c. AT UNBLOCKED ROOF SHEATHING EDGES.
PROVIDE SOLD BLOCKING AT LINES OF SUPPORT AT FLOORS.
TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS @ 12"o.c. UNLESS OTHERWISE NOTED IN THE SHEAR WALL SCHEDULE.
- PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES.
- ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 6"o.c. STAGGERED or BOLTED TO CONCRETE WITH 5/8" DIA. ANCHOR BOLTS @ 4'-0"o.c. UNLESS SHOWN OTHERWISE.
- PLYWOOD NAILING: (USE UNLESS GREATER NAILING IS DETAILED OR SPECIFIED)
8d @ 6"o.c. AT SHEET EDGES
8d @ 12"o.c. AT INTERMEDIATE BEARING POINTS
1. PROVIDE ABU POST BASE @ ISOLATED POSTS TO CONCRETE CONNECTION
2. PROVIDE (2)A35 CLIPS @ TOP & BOTTOM OF ALL POST TO OTHER FRAMING MEMBERS
3. PROVIDE AC OR LCE POST CAP @ ISOLATED POSTS TO BEAM CONNECTIONS
4. PROVIDE MIN. (2)A35 CLIPS @ POST TO BEAM CONNECTION (U.N.O.)
5. PROVIDE (2)CS16 x 30" AT ALL CUT DOUBLE TOP PLATES, TYPICAL.
- PROVIDE (2)CS16 x 36" AT ALL CUT DOUBLE TOP PLATE, TYP.
- ANCHORAGE:
EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE & DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION & EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT & ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL & OVERHEAD INSTALLATIONS.
EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281. MINIMUM BASE MATERIAL TEMPERATURE IS 14F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE & DIMENSIONS, LOCATIONS, ADHESIVE IDENTIFICATIONS & EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, & ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL & OVERHEAD INSTALLATIONS.

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General Structural Notes
CORVUS LOT #4
16614 63RD AVE W. LYNWOOD WA



Project	
Project No.	
Drawn By	
Date	01-28-2024

