

SITE PLAN

SCALE 22X34 1" = 10'-0" SCALE 11X17 1" = 20'-0"





PROJECT INFORMATION

OWNER JURISDICTION PARCEL NUMBER ZONING YEAR BUILT LOT AREA ROLANDO YEN LYNNWOOD 00380200003804 RS-8 1954 5662 SQ-FT

PROJECT DESCRIPTION

CONSTRUCT 367 SQ-FT DETACHED ACCESSORY DWELLING UNIT WITH 367 SQ-FT GARAGE BELOW.

LEGAL DESCRIPTION

AURORA HEIGHTS NO 2 BLK 000 D-04 - N 59FT OF S 117FT OF TR 38

YARD CALCULATIONS

REAR YARD = 25 FEET REQUIRED REAR YARD = 25'

FRONT YARD = 15 FEET REQUIRED FRONT YARD = 15'

SIDE YARD = 5 FEET MIN., 15 FEET FROM ACCESS EASEMENTS REQUIRED SIDE YARD = 5' & 15'

01	2 ¹¹	5'	10'	20	01	
					1	

AREA TABULATIONS CONDITIONED SPACE EXISTING SFR 921 SQ-FT 367 SQ-FT NEW DADU TOTAL 1288 SQ-FT UNCONDITIONED SPACE 21 SQ-FT SHED 367 SQ-FT NEW GARAGE 108 SQ-FT **NEW PORCH** 101 SQ-FT EXISTING DECK 597 SQ-FT TOTAL

TOTAL AREA

DADU GFA DADU UPPER LEVEL

TOTAL

330 SQ-FT

1885 SQ-FT

330 SQ-FT

TOTAL SFR GFA = 878 SQ-FT ALLOWABLE GFA = SFR GFA * 40% = 351 SQ-FT

PROPOSED DADU GFA = 330 SQ-FT (OK)

LOT COVERAGE

TOTAL LOT AREA	5662 SQ-FT
EXISTING SFR	921 SQ-FT
EXISTING SHED	21 SQ-FT
EXISTING DECK	101 SQ-FT
NEW DADU	367 SQ-FT
NEW PORCH	108 SQ-FT
TOTAL	1518 SQ-FT

ALLOWABLE LOT COVERAGE = 5562 * 35% = 1947 SQ-FT PROPOSED LOT COVERAGE = 1518 SQ-FT (OK)

	PROPERTY LINE OF AD ACENT PRODERTIES	TTAL
	- CONTOUR LINE - 5' ELEVATION CHANGE	SUBMI
	EXISTING STRUCTURE W/	PERMIT
	EXISTING STRUCTURE	DATE 3.20.24
	- CENTER LINE OF STREET	
	- EDGE OF CONCRETE	
	- ROOF OUTLINE	
· ·	- PROPERTY SETBACK	
x	- FILTER FENCE PER 1/C1.2	
<ce)< th=""><th>➤ CONSTRUCTION ENTRANCE PER 2/C1.2</th><th>YEN DESIGN INC.</th></ce)<>	➤ CONSTRUCTION ENTRANCE PER 2/C1.2	YEN DESIGN INC.
(SP)	CONSTRUCTION ENTRANCE PER 3/C1.2	
		(206) 432-1111
	EXISTING TREES/FOLIAGE	YENDES.COM
RY DWELLING UNI S A SEPARATE PR BE A PART OF A S CATED UNLESS TH ISIONS OF THE LY	T SHOWN ON THIS PLAN SHALL ROPERTY OR AS A CONDOMINIUM, SUBDIVISION OF THE LOT UPON HAT SUBDIVISION CONFORMS (NNWOOD MUNICIPAL CODE	ENGINEER STAMP
		ENGINEER STAMP
SHEET C1.1 C1.2	TINDEX SITE PLAN, PROJECT INFO, & TESC PLAN TESC DETAILS	RESIDENTIAL DADU CONSTRUCTION YEN DADU ROLANDO YEN 20822 63RD AVE W LYNNWOOD, WA 98036
A1.1	GENERAL NOTES & WINDOW & DOOR SCHEDULE	A N O H
A2.1 A2.2 A2.3 A2.4	SFR FLOOR PLAN DADU LOWER FLOOR PLAN DADU UPPER FLOOR PLAN DADU ROOF PLAN	SITE PL JECT IN
A3.1 A3.2	ELEVATIONS ELEVATIONS	PRO
A4.1	BUILDING SECTIONS	ళ
A5.1	ARCHITECTURAL DETAILS	
S1.1	STRUCTURAL NOTES	
S2.1	FOUNDATION PLAN & FRAMING PLANS	
S3.1	SHEAR WALL PLANS	HALF SCALE11x17FULL SCALE22x34
S4.1	STRUCTURAL DETAILS	SHEET
S4.2 S4.3	STRUCTURAL DETAILS STRUCTURAL DETAILS	I C1.1



6 MIL (MIN) CLEAR PLASTIC - SHEETING

CONVEY RUNOFF TO APPROVED LOCATION

 <u> </u>	
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<u>GENE</u> CONT PRIOR WORK	RAL NOTES RACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS TO COMMENCING THE WORK. SHALL COMPLY WITH THE FOLLOWING CODES:	FOUNDATION LOCATION: PROPERTY CORNERS MUST BE ACCURATELY DETERMINED AND INDICATED ON SITE FOR FOUNDATION INSPECTION. A SURVEY MAY BE REQUIRED. FENCE LOCATIONS WILL NOT BE ACCEPTED AS ESTABLISHING PROPERTY CORNERS.	` C
2018	INTERNATIONAL RESIDENTIAL CODE	OTHER REQUIREMENTS.	
OTHE	R CODES APPLICABLE BY JURISDICTION.	a. GUARDRAILS: MUST BE AT LEAST 36" HT. W/ LESS THAN 4" SPACING BETWEEN INTERMEDIATE MEMBERS (42" MIN. HT. FOR R	-2
<u>AIR S</u>	EALING:	EXTERIOR). ELOORINGS BOTTOM MIN 12" ABOVE EXPOSED GROUND IN CRAWL	
1. 2.	ALL PLUMBING, ELECTRICAL, AND HVAC PENETRATIONS IN FLOOR, WALLS, AND CEILINGS ARE CAULKED AND SEALED. WHERE PENETRATIONS NEED A FIRESTOP, DISCUSS WITH	 c. CONCRETE SLABS ON GRADE: 3-1/2" MIN. THICKNESSES. 	
3.	BUILDING OFFICIAL. ELECTRICAL OUTLET AND LIGHT SWITCH BOXES ON EXTERIOR	d. PIER BLOCKS: MIN. 12" X 12" SIZE; RESTING ON CONCRETE PAD MIN. 12" BELOW GRADE. EQUINDATION WALLS: PROVIDE ONE (1) #4 REBAR TOP AND BOTTO	M
4.	SEALED WITH FACEPLATE GASKETS. SEAL RIM JOIST BETWEEN HEATED FLOORS OR USE PRODUCT	AND AT ALL WINDOWS/DOOR OPENINGS. LIMIT 4' MAX. BACKFILL. f. FOUNDATION ANCHOR BOLTS: MIN. 1/2" x 10", 6 FT. ON CENTER	
5.	LIKE "TYVEK" ON EXTERIOR. VAPOR BARRIER SHALL BE EITHER FACE STAPLED BATTS, 4 MIL. VISQUEEN OR AN APPROVED VAPOR BARRIER PAINT.	MAX WITH TWO (2) BOLTS PER PIECE OF PLATE AND AT LEAST ONE (1) BOLT WITH 12" AT END OF EACH PIECE (REQUIRED FOR NEW CONSTRUCTION)	
SEPA	RATION BETWEEN DWELLING AND GARAGE/CARPORT:	g. ALL STRUCTURAL SOFTWOOD PLYWOOD, PARTICLE BOARD, WAFER BOARD, AND OSB BOARD ARE STAMPED WITH EXPOSURE '1' OR	1
a.	NO SEPARATION REQUIRED IF ENTIRELY OPEN ON 2 OR MORE SIDES AND NO ENCLOSED USES. (OPEN DECKS ABOVE ARE OKAY. NON-RATED WALLS AND OPENABLE WINDOWS BETWEEN THE	'EXTERIOR'. h. WATER HEATER STORAGE TANK LABELED AS MEETING 1987 NAT' APPLIANCE ENERGY CONSERVATION ACT ASHRAE STANDARD	Ľ
b.	DWELLING AND CARPORT ARE OKAY). MINIMUM 1/2" GWB ON GARAGE/CARPORT SIDE OF WALLS	90A-1980 INSULATION TO R-16 OR R-10 PAD IF LOCATED OVER UNINSULATED SLAB.	
<u> </u>	REQUIRED FOR ALL GARAGES/CARPORTS NOT COVERED BY 1A ABOVE.	i. INSULATE HOT AND COLD WATER PIPES TO R-3 IN UNHEATED AREAS. (INSULATION FOR HOT WATER PIPE, BOTH WITHIN AND	
U,	PROPERTY LINE (NO OPENINGS ALLOWED LESS THAN 3' FROM PROPERTY LINE, 25% MAXIMUM OPENINGS BETWEEN 3' AND 5' TO	UNISIDE CONDITIONED SPACE, SHALL HAVE A MIN R-VALUE OF R-3 PER WSEC R403.5.3) i. Shower regulator to limit hot water discharge to 2.5	
	PROPERTY LINE, OVERHANGS MUST BE A MINIMUM 2' FROM PROPERTY LINE, EXCEPT STEEL GUTTER ALLOWED CLOSER AND	k. WOODSTOVES AND FIREPLACES HAVE TIGHT FITTING DOORS,	
	5/8" GWB SHEATHING REQUIRED ON UNDERSIDE WHEN 5' OR LESS FROM PROPERTY LINE.	OUTSIDE COMBUSTION AIR DUCTED TO FIREBOX WITH ACCESSIBL DAMPER, MIN 6 SQ IN FREE VENT AREA. TIGHT FITTING FLUE DAMPERS REOD	.E
<u>EGRE</u> AREA	<u>SS WINDOWS:</u> REQUIRED FOR 1 WINDOW/BEDROOM OR SLEEPING (BELOW 4TH FLOOR) AND 1 WINDOW/BASEMENT.	I. ALL GAS AND OIL COMBUSTION APPLIANCES HAVE A DIRECT VENT OR FORCED DRAFT VENTING.	
a.	MIN. NET CLEAR AREA = 5.7 SQ. FT., (MIN. 3'O" × 4'6" IF DOUBLE HUNG OR 4'O" × 3'6" WINDOW IF SLIDER). 5.0 SQ. FT. IF SILL	m. RECESSED LIGHTS ARE I.C. RATED, DOUBLE WALL CAN LIGHTS OF WITHIN SEALED WPGWB BOX-IN.	R
b.	HEIGHI IS WIIHIN 44" OF GRADE (ABOVE OR BELOW). MIN. NET CLEAR OPENING WIDTH = 20"; MIN. NET CLEAR OPENING HEIGHT = 24" MAX. SILL HEICHT = 44"	ACCESS INTO NEW CRAWL SPACE AREA THAT IS ACCESSIBLE FROM EITHER THE OUTSIDE OR FROM THE EXISTING CRAWLSPAC AREA OTHERWISE CONTRACTOR IS TO PROVIDE (1) 181/22411 MINIM	:Е JM
REOU	RED CLAZING EOR LARITARIE ROOMO	CRAWL SPACE ENTRANCE THROUGH MAIN LEVEL FLOOR FRAMING	
<u>r⊂UU.</u> a. b	MIN. GLAZED EXTERIOR OPENING AREA = 8% OF FLOOR AREA. GLAZED OPENINGS NOT REQUIRED WHERE PERMANENTLY	o. A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3' OF THE ELECTRICAL PANEL PER WSEC R401.3 AND INCLUDE THE	
С.	INSTALLED ARTIFICIAL LIGHT IS PROVIDED. OK IF OPENINGS ARE BELOW DECK & ROOFED PORCHES W/MIN.	FOLLOWING: PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING AND EFFICIENCIES OF	
MECH ADDII	<u>ANICAL/VENTILATION:</u> REQUIRED FOR HABITABLE ROOMS OF IONS AND ALTERATIONS MORE THAN 500 SQ. FT. OR THAT	P. A MIN OF 90 PERCENT OF PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES MUST BE	
INCLU ODOR a.	DE A KITCHEN, BATHROOM AND OTHER AREAS WHERE COOKING OR EXCESS WATER VAPOR WILL BE PRODUCED. MIN. 50 CFM FOR BATHROOM AND LAUNDRY: MIN. 100 CFM FOR	HIGH-EFFICIENCY LAMPS PER WSEC R404.1	
b, c.	KITCHEN. MIN. AIR INTAKE OPENINGS = 4 SQ. IN. PER ROOM. WHOLE HOUSE FAN MUST OPERATE AS SPECIFIED IN IRC M1505.4	INSULATION AND FENESTRATION REQUIREMENTS R402.1.1	
SMOK	<u>E ALARMS:</u> REQUIRED INSIDE AND OUTSIDE OF SLEEPING AREAS	CLIMATE ZONE 5 AND MARINE 4	
DETE IS NE	CTORS, UNLESS REMOVAL OF INTERIOR WALL OR CEILING FINISHES CESSARY TO INSTALL THE WIRING.	FENESTRATION U-FACTOR (b)0.30SKYLIGHT U-FACTOR (b)0.50	
CARB	ON MONOVIDE ALARMS REQUIRED OUTSIDE SLEEPING AREAS AND	CEILING R-VALUE (e) 49	
ON A	LL FLOORS, UNLESS WORK ONLY INVOLVES EXTERIOR SURFACES HE BUILDING.	WOOD FRAME WALL R-VALUE (g,h) 21 INT FLOOR R-VALUE 30	
STAIR	R REQUIREMENTS: (APPLIES TO ALL R-3 STAIRS AND R-2 PRIVATE	BELOW-GRADE WALL R-VALUE (c,h) 10/15/21 INT+5TB	
STAIR a.	RWAYS): MIN. WIDTH = 36" MAN. HEICHT/RICE = 7.3/4" MIN. TREAD BUN. 40"	SLAB R-VALUE & DEPTH (d,f) 10, 2FT	
р. с. d.	MIN. HEIGHTIKISE = 7-374"; MIN. TREAD RUN = 10" MIN. HEADROOM = 6'8" HANDRAIL 34"-38" ABOVE TREAD NOSING (RETURN ENDS)	FOR SI: 1 FOOT = 304.8 MM, CI = CONTINUOUS INSULATION, INT = INTERMEDIATE FRAMING.	
e. f.	HANDRAIL GRASP DIMENSION: MIN. 1-1/4", MAX. 2" WINDING STAIRS:	a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAT THE LABEL OR DECION THREE OF THE INCLUSION THE	۶N
	1. MIN. IREAD RUN AT NARROWEST POINT = 6" 2. MIN. TREAD RUN 12" FROM NAORROWEST POINT = 10" SPIRAL STAIRS:	COMPRESSED R-VALUE OF THE INSULATION FROM APPENDIX TABLE A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE	r.
	1. MIN. CLEAR WALKING AREA WIDTH = 26" 2. MIN. TREAD RUN 12" FROM NARROWEST POINT = 7-1/2" / MAX. RIGER HEICHT = 0.1/0"	LABLE. b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. c. "10/15/21 +5TB" MEANS R-10 CONTINUOUS INSULATION ON THE	
	NAX. RISER HEIGHT = $9-1/2''$ 3. MIN. HEADROOM = $6'6''$	EXTERIOR OF THE WALL, OR R-15 CONTINUOUS INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A	
<u>CEILI</u> a.	<u>ng height in additions and alterations:</u> MIN. 7'0": For new construction or additions	IHERMAL BREAK BETWEEN THE SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21 +5TB" SHALL	
b.	ROOMS WITH SLOPED CEILINGS REQUIRE MINIMUM CEILING HEIGHT IN 1/2 OF THE AREA. (PORTIONS OF THE ROOM WITH CEILING HEIGHT LESS THAN 5 FT. DO NOT COUNT IN TOTAL AREA).	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 ELOOP CLAR AND RACEMENT	1-
<u>INSUL</u> 1.	ATION: FACED BATTS ARE LAPPED AND FACE STAPLED AT FRAMING	WALL. d. R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB O	N
2.	MEMBERS. ALL EXTERIOR WALL CAVITIES ARE FILLED WITH UNCOMPRESSED	GRADE FLOORS, SEE R402.2.9.1. e. FOR SINGLE RAFTER- OR JOIST-VAULTED CEILINGS, THE INSULATIC MAY BE REDUCED TO R-38 IF THE FULL INSULATION DEPTH	ЭN
3	INSULATION, INCLUDING ALL CAVITIES ISOLATED DURING FRAMING, WIRING, AND PLUMBING. ALL RECESSED FIXTURES IN EXTERIOR WALLS HAVE RIGID BOARD	EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL. f. R-7.5 CONTINUOUS INSULATION INSTALLED OVER AN EXISTING SLAF	3
4.	INSULATION BEHIND THEM. UNDERFLOOR INSULATION IS SUPPORTED BY LATH, TWINE, OR	IS DEEMED TO BE EQUIVALENT TO THE REQUIRED PERIMETER SLAP INSULATION WHEN APPLIED TO EXISTING SLAPS COMPLYING WITH SECTION REQUIT FERMINE RECTOR REPORTS CHARTER THE	3
5.	OTHER NON-COMPRESSING MEANS. ATTIC ACCESS IS BAFFLED, WEATHER-STRIPPED AND INSULATED.	REQUIREMENTS FOR THERMAL BARRIERS PROTECTING FOAM	

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 PERCENT OF THE WALL CAVITY INSULATED AND HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION.

MECHANICAL/VENTILATION

LOCAL	EXHAUST	REQUIRE	MENTS	M1505.4.4(1)	
AREAS TO BE EXHAUSTED				EXHAUST RA	ATES
KITCHENS			100	CFM INTERMIT	TENT OR 30 IUOUS
BATHROOMS/TOILET ROOMS 50 CFM INTERMITTENT OR 2 CFM CONTINUOUS			TENT OR 20 NUOUS		
WHOLE-HOUSE MECHANICAL VENTILATION AIRFLOW RATE M1505.4.3(1)					
		NUMB	ER OF BE	EDROOMS	
DWELLING UNIT	0-1	2	3	4	5 OR MORE
FLOOR AREA (SQUARE FEET)	AIRFLOW IN CFM				
<500	30	30	35	45	50
501-1000	30	35	40	50	55
1001-1500	30	40	45	55	60
1501-2000	35	45	50	60	65
2001-2500	40	50	55	65	70
2501-3000	45	55	60	70	75
3001-3500	50	60	65	75	80
3501-4000	55	65	70	80	85
4001-4500	60	70	75	85	90
4501-5000	65	75	80	90	95

INTERMITTENT	WHOLE-HOU RATE FACT	ISE MECHAN ORS M1505.4	NICAL VENT 4.3(2)	ILATION
RUN-TIME % IN EACH 4-HOUR SEGMENT	50%	66%	75%	100%
FACTOR	2	1.5	1.3	1.0

BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE M1505.4.4(1). FANS REQUIRED BY THIS SECTION SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS. AN "ON/OFF" SWITCH SHALL MEET THIS REQUIREMENT FOR MANUAL CONTROLS. MANUAL FAN CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN.

<u>1.</u> EXHAUST FANS SHALL MEET THE FOLLOWING CRITERIA: • EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE (HVI 915, HVI LOUDNESS TESTING AND RATING PROCEDURE; HVI 916, HVI AIRFLOW TEST PROCEDURE; AND HVI 920, HVI PRODUCT PERFORMANCE CERTIFICATION PROCEDURE). EXCEPTION: WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED FOR LOCAL EXHAUST FOR A KITCHEN, THE DEVICE IS NOT REQUIRED TO BE RATED PER THESE STANDARDS.

• FAN AIRFLOW RATING AND DUCT SYSTEM SHALL BE DESIGNED AND INSTALLED TO DELIVER AT LEAST THE EXHAUST AIRFLOW REQUIRED BY TABLE M1505.4.4(1). THE AIRFLOWS REQUIRED REFER TO THE DELIVERED AIRFLOW OF THE SYSTEM AS INSTALLED AND TESTED USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASUREMENT DEVICE. LOCAL EXHAUST SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY THIS SECTION.

 DESIGN AND INSTALLATION OF THE SYSTEM OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

• FAN AIRFLOW RATING AND DUCT SYSTEM SHALL BE DESIGNED AND INSTALLED TO DELIVER AT LEAST THE EXHAUST AIRFLOW REQUIRED BY TABLE M1505.4.4(1).

2. WHOLE-HOUSE VENTILATION USING EXHAUST FANS MUST COMPLY WITH: IRC M1505.4: EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

• WHOLE-HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND AT NO LESS THAN THE MINIMUM AIRFLOW RATE REQUIRED BY SECTION M1505.4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN. W.C. (25 PA) STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN SECTIONS M1505.4.1.2 AND M1505.4.1.3. 3. DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. DUCT TIGHTNESS MUST BE VERIFIED BY EITHER A POST-CONSRUCTION TEST OR ROUGH - IN TEST PER WSEC R403.3.3. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQ-FT OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1" W.G. (25 PA) ACROSS THE ENTIRE

4. PER IRC M1503.6, WHERE ONE OR MORE GAS, LIQUID OR SOLID FUEL-BURNING APPLIANCE THAT IS NEITHER DIRECT-VENT NOR USES A MECHANICAL DRAFT VENTING SYSTEM IS LOCATED WITHIN A DWELLING UNIT'S AIR BARRIER, EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2.

5. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS PER SMC 504.6.

Vertical Fenestration (Windows and doors)

Component

Ref.	U-factor
WSEC	0.30
	Ref. WSEC WSEC WSEC WSEC WSEC WSEC WSEC WSEC

Su Vertical Fei

*INDICATES GLAZING NOT PART OF THERMAL ENVELOPE

SAFETY GLAZING FOR EXISTING OPENING REPLACEMENT:

- . <u>GLAZING IN DOORS:</u> SAFETY GLAZING IS REQUIRED IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS. SAFETY GLAZING IS NOT REQUIRED IN A DOOR IF THE GLAZED OPENINGS DO NOT ALLOW THEPASSAGE OF A 3 INCH SPHERE, OR THE GLAZING IN THE DOOR IS DECORATIVE.
- 2. <u>GLAZING ADJACENT TO DOORS:</u> GLAZING ADJACENT TO DOORS IS REQUIRED IN THE FOLLOWING LOCATIONS IF THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE: WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IF GLAZING IS IN THE SAME PLANE AS THE DOOR, OR IF GLAZING IS IN A WALL PERPENDICULAR TO THE DOOR WITHIN 24 INCHES ON THE HINGE SIDE OF AN INSWING DOOR. SAFETY GLAZING IS NOT REQUIRED IF THERE IS AN INTERVENING WALL OR PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- . <u>GLAZING IN WINDOWS:</u> SAFETY GLAZING IN WINDOWS IS REQUIRED IF THE INDIVIDUAL PANEL MEETS ALL OF THE FOLLOWING REQUIREMENTS: EN • EXPOSED AREA OF THE INDIVIDUAL PANEL IS GREATER THAN 9 SQUARE FEET.
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES FROM THE FLOOR
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
- THERE IS A WALKING SURFACE WITHIN 36 INCHES, MEASURED HORIZONTALLY, FROM THE GLAZING.
 - EXCEPTIONS * DECORATIVE GLAZING
 - * WHERE A HORIZONTAL RAIL CAPABLE OF RESISTING 50 PLF OF FORCE WITHOUT MAKING CONTACT WITH THE GLASS IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34-38
- INCHES ABOVE WALKING SURFACE. 4. GLAZING IN RAILINGS AND GUARDS: ALL GLAZING IN GUARDS AND
- RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, IS REQUIRED TO BE SAFETY GLAZING.
- 5. <u>GLAZING AND WET SURFACE:</u> GLAZING IN WALLS, ENCLOSURES, OR FENCES AROUND SHOWERS, BATHTUBS, POOLS, HOT TUBS, SPAS, SAUNAS, AND STEAM ROOMS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES FROM THE STANDING OR WALKING SURFACE IS REQUIRED TO BE SAFETY GLAZING. SAFETY GLAZING IS NOT REQUIRED WHERE THE GLAZINGIS MORE THAN 60 INCHES, HORIZONTALLY, FROM THE EDGE OF THE WATER.

REFER TO IRC SECTION 312.2 FOR ADDITIONAL WINDOW FALL PROTECTION REQUIREMENTS.

SYSTEM.

ACTUAL SIZE Width Height Sill Qt. Feet Inch Feet Inch Feet Inch 1 10 0 8 0 0 1 3 0 6 8 0 0 1 3 0 6 8 0 0 0.00 0.00 1 3 0 6 8 0 0 0.00 1.00 3.38 1.13 3.38 1.13 3.38 1.14.7 4.40 1.10 3.30 1.10 3.30 1.1	REV DATE DESCRIPTION REV DATE DESCRIPTION VENDESIGN INC (206) 432-1111 VENDES.COM
 <u>WINDOW & DOOR SCHEDULE NOTES:</u> 1. XO = SLIDER, SH = SINGLE HUNG, DH = DOUBLE HUNG, FIX = PICTURE, C = CASEMENT 2. IF CONTRACTOR DECIDES TO REPLACE WINDOWS, THEY MUST MEET ENERGY PERFORMANCE STANDARDS, HEAT TREATMENT REQUIREMENTS AND EGRESS. 3. ALL WINDOWS SHALL BE NFRC CERTIFIED. 4. CONTRACTOR TO VERIFY EGRESS AND HEAT TREATMENT REQUIREMENTS WITH WINDOW & DOOR MANUFACTURER. 5. EGRESS WINDOWS SIZED FOR "MILGARD STYLE LINE" SERIES WINDOWS. CONTRACTOR TO VERIFY EGRESS REQUIREMENTS IF A DIFFERENT MANUFACTURER / MODEL IS CHOSEN 	APPROVAL STAMP
WASHINGTON STATE ENERGY CREDIT CALCULATION: 1. 923 SF OF NEW HEATED FLOOR AREA. 3.0 CREDITS REQ'D.	ENGINEER STAMP
 ENERGY CREDITS CHOSEN: FUEL NORMALIZATION SYSTEM TYPE 4: 0.5 CREDITS FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN ACCORDANCE WITH SECTION R403.7.1 INCLUDING THE EXCEPTION 3.4: HIGH EFFICIENCY HVAC EQUIPMENT OPTION: 1.5 CREDITS DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10.0 SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT 5.3: EFFICIENT WATER HEATING OPTION: 1.0 CREDITS WATER HEATING SYSTEM SHALL INCLUDE AN ENERGY STAR RATED GAS OR PROPANE WATER HEATER WITH A MINIMUM UEF OF 0.91 	RESIDENTIAL DADU CONSTRUCTION YEN DADU ROLANDO YEN 20822 63RD AVE W LYNNWOOD, WA 98036
	GENERAL NOTES & WINDOW & DOOR SCHEDULE
	JOB NO. 23-0279 HALF SCALE 11x17 FULL SCALE 22x34 SHEET A1.1

(FOR REFERENCE ONLY) EXISTING SFR FLOOR PLAN

22x34: SCALE 1/4" = 1'-0" 11x17: SCALE 1/8" = 1'-0"





LEGEND

	NEW STUD WALL
	EXISTING WALL TO REMAIN
===	EXISTING STRUCTURE TO BE REMOVED
D	SMOKE DETECTOR
#	INDICATES REFERENCE TO KEYNOTES SEE KEYNOTES ON THIS SHEET FOR BALANCE OF INFORMATION
D	CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP.
F	EXHAUST FAN (INTERMITTENT) 50 CFM U.N.O.
# >	SEE DOOR AND WINDOW SCHEDULE ON SHEET <u>A1.1</u> FOR DETAILED INFO. SEE <u>2/A5.1</u> & <u>3/A5.1</u> FOR FRAMING INFO.

GENERAL NOTES

A. PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.

- B. CONTRACTOR TO VERIFY ALL STRUCTURAL LOAD PATHS AND EXISTING SHEAR / BRACED WALL LOCATIONS BEFORE REMOVING ANY WALLS. STRUCTURAL DEVIATIONS FROM THE PLAN SHOULD BE VERIFIED BY A STRUCTURAL ENGINEER OR BUILDING INSPECTOR. YEN DESIGN IS TO BE CONTACTED IF ACTUAL EXISTING FRAMING CONDITIONS VARY FROM PLAN ASSUMPTIONS AFTER CEILING WALL COVERINGS ARE REMOVED.
- C. SEE SHEET A1.1 FOR COMMON CODE REQUIREMENTS.
- D. <u>CARBON MONOXIDE DETECTORS</u> SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS. CO DETECTORS TO BE INTERCONNECTED.
- E. <u>SMOKE DETECTORS</u> SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED. SMOKE DETECTORS TO BE INTERCONNECTED.
- F. VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- G. ALL DIMENSIONS TO STUD WALL.
- H. CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- I. CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING FACILITIES.
- J. DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
- K. EXHAUST FANS IN UPPER LEVEL TO BE VENTED THROUGH ROOF.
- L. CONTRACTOR TO VERIFY EXHAUST POINTS ARE NOT LESS THAN 3' FROM PROPERTY LINES, 3' FROM OPERABLE OPENINGS INTO THE BUILDING, AND 10' FROM MECHANICAL AIR INTAKES.

SFR FLOOR PLAN	RESIDENTIAL DADU CONSTRUCTION YEN DADU ROLANDO YEN ROLANDO YEN	APPROVAL STA	(206) 432-1 YENDES.CO	REVDATEDESCRIPTION003.20.24PERMIT SUBMITTAL111111
	LYNNWOOD, WA 98036	MP	INC. 111 OM	



PROPOSED LOWER FLOOR PLAN

22x34: SCALE 1/4" = 1'-0" 11x17: SCALE 1/8" = 1'-0"

PLAN KEYNOTES

- 1. NEW EXTERIOR WALL PER <u>5/A5.1</u>
- 2. NEW EXTERIOR STAIR & GUARDRAIL PER 7/A5.1
- 3. ELECTRICAL PANEL LOCATION

7' MINIMUM CEILING HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING IN ALL HABITABLE SPACES AND HALLWAYS REQUIRED THROUGHOUT DWELLING UNIT





LEGEND

	NEW STUD WALL
	EXISTING WALL TO REMAIN
=====	EXISTING STRUCTURE TO BE REMOVED
SD	SMOKE DETECTOR
	INDICATES REFERENCE TO KEYNOTES SEE KEYNOTES ON THIS SHEET FOR BALANCE OF INFORMATION
CD	CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP.
EF	EXHAUST FAN (INTERMITTENT) 50 CFM U.N.O.
(#)	SEE DOOR AND WINDOW SCHEDULE ON SHEET <u>A1.1</u> FOR DETAILED INFO. SEE <u>2/A5.1</u> & <u>3/A5.1</u> FOR FRAMING INFO.

GENERAL NOTES

A. PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.

B. CONTRACTOR TO VERIFY ALL STRUCTURAL LOAD PATHS AND EXISTING SHEAR / BRACED WALL LOCATIONS BEFORE REMOVING ANY WALLS. STRUCTURAL DEVIATIONS FROM THE PLAN SHOULD BE VERIFIED BY A STRUCTURAL ENGINEER OR BUILDING INSPECTOR. YEN DESIGN IS TO BE CONTACTED IF ACTUAL EXISTING FRAMING CONDITIONS VARY FROM PLAN ASSUMPTIONS AFTER CEILING WALL COVERINGS ARE REMOVED.

C. SEE SHEET A1.1 FOR COMMON CODE REQUIREMENTS.

D. <u>CARBON MONOXIDE DETECTORS</u>SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS. CO DETECTORS TO BE INTERCONNECTED.

E. <u>SMOKE DETECTORS</u> SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED. SMOKE DETECTORS TO BE INTERCONNECTED.

F. VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.

G. ALL DIMENSIONS TO STUD WALL.

H. CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

I. CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING FACILITIES.

J. DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.

K. EXHAUST FANS IN UPPER LEVEL TO BE VENTED THROUGH ROOF.

L. CONTRACTOR TO VERIFY EXHAUST POINTS ARE NOT LESS THAN 3' FROM PROPERTY LINES, 3' FROM OPERABLE OPENINGS INTO THE BUILDING, AND 10' FROM MECHANICAL AIR INTAKES.

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RESIDENTIAL DADU CONSTRUCTION YEN DADU ROLANDO YEN 20822 63RD AVE W LYNNWOOD, WA 98036							
LOWER FLOOR PLAN							
JOB NO. 23-0279 HALF SCALE 11x17 FULL SCALE 22x34 SHEET Δ22							



PROPOSED UPPER FLOOR PLAN

22x34: SCALE 1/4" = 1'-0" 11x17: SCALE 1/8" = 1'-0"

PLAN KEYNOTES

- 1. NEW EXTERIOR WALL PER <u>4/A5.1</u>
- 2. NEW INTERIOR WALL PER 1/A5.1
- 3. LOFT ABOVE

7' MINIMUM CEILING HEIGHT FROM

FINISHED FLOOR TO FINISHED CEILING IN ALL HABITABLE SPACES

AND HALLWAYS REQUIRED

THROUGHOUT DWELLING UNIT

- 4. TYP. NEW INTERIOR STUD WALL. SEE 1/A5.1 FOR FRAMING INFO.
- 5. 30 CFM CONTINUOUS WHOLE HOUSE FAN AT 0.25" WATER GAUGE WITH A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE. IF FAN IS TO BE INTERMITTENT, APPLY VENTILATION RATE FACTOR PER IRC M105.3.3(2) ON PAGE A1.1
- 6. NEW EXTERIOR STAIR & GUARDRAIL PER 7/A5.1
- 7. PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN THE AADU
- 8. DWELLING UNIT PRIMARY ENTRANCE



0¹ 1¹ 2¹

LEGEND

	NEW STUD WALL
	EXISTING WALL TO REMAIN
=====	EXISTING STRUCTURE TO BE REMOVED
SD	SMOKE DETECTOR
	INDICATES REFERENCE TO KEYNOTES SEE KEYNOTES ON THIS SHEET FOR BALANCE OF INFORMATION
CD	CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP.
EF	EXHAUST FAN (INTERMITTENT) 50 CFM U.N.O.
(#)	SEE DOOR AND WINDOW SCHEDULE ON SHEET <u>A1.1</u> FOR DETAILED INFO. SEE <u>2/A5.1</u> & <u>3/A5.1</u> FOR FRAMING INFO.

GENERAL NOTES

A. PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.

- B. CONTRACTOR TO VERIFY ALL STRUCTURAL LOAD PATHS AND EXISTING SHEAR / BRACED WALL LOCATIONS BEFORE REMOVING ANY WALLS. STRUCTURAL DEVIATIONS FROM THE PLAN SHOULD BE VERIFIED BY A STRUCTURAL ENGINEER OR BUILDING INSPECTOR. YEN DESIGN IS TO BE CONTACTED IF ACTUAL EXISTING FRAMING CONDITIONS VARY FROM PLAN ASSUMPTIONS AFTER CEILING WALL COVERINGS ARE REMOVED.
- C. SEE SHEET A1.1 FOR COMMON CODE REQUIREMENTS.
- D. <u>CARBON MONOXIDE DETECTORS</u>SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS. CO DETECTORS TO BE INTERCONNECTED.
- E. <u>SMOKE DETECTORS</u> SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED. SMOKE DETECTORS TO BE INTERCONNECTED.
- F. VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- G. ALL DIMENSIONS TO STUD WALL.
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- J. DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
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- L. CONTRACTOR TO VERIFY EXHAUST POINTS ARE NOT LESS THAN 3' FROM PROPERTY LINES, 3' FROM OPERABLE OPENINGS INTO THE BUILDING, AND 10' FROM MECHANICAL AIR INTAKES.

RESIDENTIAL DADU CONSTRUCTION YEN DADU ROLANDO YEN 20822 63RD AVE W LYNNWOOD, WA 98036



ROOF PLAN

22x34: SCALE 1/4" = 1'-0" 11x17: SCALE 1/8" = 1'-0"

LEGEND

	ROOF LINE
	STRUCTURE BELOW
	5" SEAMLESS GUTTER
DS O	DOWNSPOUT
#	SEE KEYNOTES, THIS SHEET.
	"IN-VENT" UNDER-SHINGLE VENT
	RIDGE VENT
	EAVE WITHIN 5' OF PROPERTY LINE. USE 1HR FIR RATED CONSTRUCTION METHODS PER 7/A5.1

PLAN KEYNOTES

 PROPOSED DOWNSPOUT LOCATION. EACH DOWNSPOUT SERVES UP TO MAXIMUM OF 700 SQ-FT OF ROOF AREA. STORM WATER TO BE MITIGATED ON-SITE VIA SPLASH BLOCKS. DIRECT FLOW AWAY FROM NEIGHBORING PROPERTIES.

2. DRILL (3) 2" HOLES @ 6" O.C. BETWEEN EXISTING RAFTER BAYS UNDER OVER-FRAMED ROOF AREA

ROOF VENT CALC.

TOTAL NEW ROOF AREA **367 SQ-FT / 300 SQ-FT** = **1.22** SQ-FT * 144 = **176.16** SQ-IN OF NET FREE VENT AREA REQ'D.

PROVIDE 103.5 SQ-IN OF NFA W/ 23 LINEAR FT OF RIDGE VENT (18 SQ-IN OF NFA PER 4 LINEAR FT OF RIDGE VENT)

PROVIDE 94.13 SQ-IN OF NFA W/ 41.83 LINEAR FT OF IN-VENT UNDER SHINGLE VENT (9 SQ-IN OF NFA PER 4 LINEAR FT OF RIDGE VENT)





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INSULATION KEYNOTES

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- 1. R-10 BATT INSULATION AT RIM JOIST
- 2. R-30 BATT INSULATION AT RIM JOIST
- 3. R-21 BATT INSULATION AT ALL ABOVE GRADE EXT. WALLS
- 4. R-30 BATT INSULATION AT CANTILEVERED EXT. FLOOR IN DIRECT CONTACT WITH FLOOR SHEATHING. PROVIDE AIR GAP BELOW INSULATION.
- 5. R-49 BATT INSULATION AT ROOF. PROVIDE AIR GAP ABOVE INSULATION
- 6. FILL SPACE BEHIND HEADERS W/ RIGID INSULATION.
- 7. R-30 BATT INSULATION
- 8. R-10 RIGID INSULATION AT EXT. FOUNDATION WALL. REFERS TO DETAIL <u>9/A6.1</u>

SECTION KEYNOTES

- 1. UPTURN RIGID INSULATION TO PROVIDE THERMAL BREAK AT ALL SLAB EDGES.
- 2. PLYWOOD AND JOISTS PER FRAMING PLANS
- 3. 1/2" GYP BOARD ON ALL INTERIOR CEILINGS AND WALLS
- 4. EXTERIOR CLADDING PER ELEVATIONS.
- 5. HARDI PANEL SOFFIT CLADDING w/ STRIP VENTING EA END OF JOIST BAY,
- 6. SLOPE GRADE AWAY FROM THE FOOTING A MINIMUM OF 5% FOR 10FT OR UNTIL ACCEPTABLE MEANS OF DISCHARGE.
- 7. 4" PERFORATED PVC FOOTING DRAIN WRAPPED IN 12"X12" MINIMUM DRAIN ROCK BEDDING & FILTER FABRIC. ALL FOUNDATION DRAINS GRAVITY FED TO A GRAVEL PIT OR STORMWATER DRAIN AS REQUIRED BY LOCAL JURISDICTION. APPLY PREFABRICATED DRAINAGE PANEL (MIRADRAIN 6000 OR EQUIVALENT) TO ALL PERIMETER WALLS. EXTEND DRAINAGE PANEL OVER THE FULL HEIGHT OF THE WALL. A 12" THICK LAYER OF FREE-DRAINING GRANULAR FILL MAY BE USED IN LIEU OF THE DRAINAGE PANEL.
- 8. FIRE BLOCKING @ ALL CONCEALED DRAFT OPENINGS. PROVIDE 2X BLOCKING TO MATCH STUD WALL AND FULLY FILL WALL CAVITIES. 8.1. ALONG ALL STAIR STRINGERS ADJACENT TO STUD WALLS.
- 8.2. AT BALLOON FRAMED WALLS @ HEIGHT OF 10'. 8.3. ALL ROUTES THAT CONNECT FLOORS CONCEALED BEHIND WALLS. 8.4. PIPES & VENTS SHALL BE SEALED TO PREVENT THE PASSAGE OF FLAME BETWEEN FLOORS.
- 9. FLASHING AT ROOF EDGES ADJACENT TO SIDING
- 10. HANDRAILS PER HANDRAIL MFR.
- 11. SCUPPER PER PLAN
- 12. GARAGE-DWELLING FIRE SEPARATION REFERS TO **SHEET A1.1**
- 13. CONTRACTOR TO PROVIDE INLINE DESIGN CABLE & GUARDRAIL SYSTEM PER EXACT MANUFACTURER SPECIFICATIONS.



TYP WALL SECTION

22x34 SCALE: 1"=1'-0" 11x17 SCALE: 2"=1'-0"

#



LONGITUDINAL / TRANSVERSE SECTION

STRUCTURAL ELEMENTS ARE FOR REFERENCE ONLY. IF DISCREPANCES OCCUR, STRUCTURAL DRAWINGS GOVERN DESIGN.





GENERAL CRITERIA

GOVERNING CODE

ALL MATERIALS, DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE PROVISIONS OF THE DRAWINGS SPECIFICATIONS, AND THE 2018 INTERNATIONAL BUILDING CODE (HEREAFTER REFERRED TO AS THE IBC), 2018 RESIDENTIAL CODE (IRC), AND THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION.

GENERAL DETAILS

TYPICAL OR GENERAL NOTES AND DETAILS ON THESE SHEETS SHALL APPLY TO ALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

DISCREPANCIES

THE CONTRACTOR & SPECIAL INSPECTOR SHALL PROVIDE THE ENGINEER WITH A WRITTEN REQUEST FOR CLARIFICATION UPON FINDING ANY DISCREPANCY OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS.

SHORING & EXCAVATION

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES, INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES.

DESIGN CRITERIA

SEISMIC DESIGN

SILE GLASS	D
SPECTRAL RESPONSE ACCELERA	TION PARAMETER
SHORT PERIOD, Ss	1.29
1 SECOND PERIOD, S1	0.455
SEISMIC RESPONSE COEF, Cs	0.159

WIND DESIGN BASIC WIND SPEED, V

98 MPH 13.7 PSF

FOUNDATION DESIGN

VELOCITY PRESSURE, gh

A GEOTECH REPORT WAS NOT PROVIDED SO THE FOLLOWING ARE ASSUMED VALUES.

SOIL	BEARING	1500 PS
SOIL	WEIGHT	120 PCF

DESIGN EQUIVALENT FLUID PRESSURES

ACTIVE	35 PSF
PASSIVE	200 PSF

CONCRETE CRITERIA

CONCRETE REQUIREMENTS

LOCATION MAX W/C RATIO STRENGTH

FOOTINGS, WALLS & SLAB 0.55 2500PSI @ 28 DAYS

FOR 3000PSI CONCRETE PROVIDE MINIMUM CEMENT SACK MIX OF 5 1/2 94# CEMENT SACKS PER YARD OF CONCRETE, OR SPECIAL INSPECTION WILL BE REQUIRED.

AIR CONTENT OF CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 5%±1% ENTRAINED AIR.

MIX DESIGN SHALL BE BASED ON FIELD EXPERIENCE OR TRIAL MIXTURES IN CONFORMANCE WITH THE SPECIFICATIONS.

MATERIAL REQUIREMENTS CEMENT:

ADMIXTURES: AGGREGATES: ASTM C150, ASTM C94 ACI 301 ASTM C33

PLACING CONCRETE AS NEARLY AS PRACTICABLE TO ITS FINAL POSITION TO AVOID SEGREGATION. THE FREE UNCONFINED FALL OF THE CONCRETE SHALL NOT EXCEED 5 FEET.

DEBRIS SHALL BE REMOVED FROM FORMS PRIOR TO PLACING CONCRETE.

CONSOLIDATION OF CONCRETE BY SUITABLE MEANS. THOROUGHLY WORK CONCRETE AROUND EMBEDDED ITEMS AND INTO CORNERS OF FORMS.

CURING REQUIREMENTS REQUIRE THAT CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A SUITABLE PERIOD OF TIME AFTER PLACEMENT. ADEQUATE PRECAUTIONS SHALL BE TAKEN DURING HOT AND COLD WEATHER IN ACCORDANCE WITH THE SPECIFICATIONS.

REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, EXCEPT AS NOTED ON THE DRAWINGS.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

BENDING BARS SHALL BE BENT COLD. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS NOTED OR SHOWN OTHERWISE OR AUTHORIZED BY THE ENGINEER.

REINFORCMENT PLACING REQUIRES THAT BARS SHALL BE SUPPORTED AND TIED TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR BY PLACING OF CONCRETE. MAXIMUM SPACING OF SUPPORTS SHALL BE 3'-6".

MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS, UNO:

CONCRETE CAST AGAINST EARTH CONCRETE CAST AGAINST FORM EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS #5 AND SMALLER 151

CONCRETE CAST AGAINST FORM NOT EXPOSED TO EARTH OR WEATHER

0.75¹¹ SLABS & WALLS WITH #11 AND SMALLE BEAMS & COLUMNS 1.5"

WELDING OF REINFORCING BARS IS NOT PERMITTED.

WET SETTING OF REINFORCEMENT ANCHOR BOLTS, OR ANY EMBEDDED ITEM WITHIN THE CONCRETE IS NOT PERMITTED.

LAP SPLICES SHALL BE 24" UNLESS NOTED OTHERWISE ON THE FOLLOWING DRAWINGS.

TIMBER CONSTRUCTION CRITERIA

GENERAL FRAMING LUMBER SHALL HAVE A MC-19 MOISTURE CONTENT, AND GRADED AND MARKED IN CONFORMANCE WITH THE CURRENT WWPA STANDARD GRADING RULES. LUMBER SHALL BE FURNISHED TO THE STANDARDS INDICATED ON THESE DRAWINGS. THE DESIGN SHOWN IN THESE DRAWINGS IS BASED ON THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION (HEREAFTER REFERRED TO AS THE NDS).

ROOF FLOOR & WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR EXPOSURE 1, IN CONFORMANCE WITH IBC SECTION 2303.1.4 SEE PLAN NOTES AND SCHEDULES FOR THICKNESS, SPAN RATING, BLOCKING AND NAILING REQUIREMENTS. GLUE FLOOR SHEATHING TO ALL SUPPORTING MEMBERS WITH ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01. SHEATHING SHALL BE INSTALLED WITH GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE APPROVED PANEL EDGE CLIPS CENTERED BETWEEN RAFTERS OR TRUSSES AT UNBLOCKED EDGES. ALL FLOOR SHEATHING SHALL HAVE APPROVED TONGUE AND GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW FOR AN 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

SHEAR WALL

SEE SHEAR WALL SCHEDULE FOR BALANCE OF INFORMATION

TYPICAL STUD WALL FRAMING REQUIREMENTS (DOES NOT INCLUDE SHEAR WALLS)

INTERIOR WALLS	HF#2 2X4 @ 16"o.c.
EXTERIOR WALLS	HF#2 2X6 @ 16"o.c.
DOUBLE TOP PLATE	MATCH STUD SIZE, SPECIES, AND
	GRADE U.N.O.
PANEL BLOCKING	MATCH STUD SIZE, SPECIES, AND
	GRADE U.N.O.
SOLE PLATE	MATCH STUD SIZE, SPECIES, AND
	GRADE U.N.O. (SEE SHEAR WALL
	SCHEDULE).
MUD SILL PLATE	MATCH STUD SIZE, SPECIES, GRADE
	AND PRESERVATIVE TREATED U.N.O.
	(SEE SHEAR WALL SCHEDULE).

SOLE PLATE SHALL BE ATTACH TO FRAMING BELOW w/ 16d NAILS @ 12"o.c. U.N.O. (SEE SHEAR WALL SCHEDULE FOR BALANCE OF INFORMATION).

MUD SILL PLATE SHALL BE BOLTED TO CONCRETE WITH 5/8"0 ANCHORS BOLTS @ 6'-O"o.c. w/ 3x3x1/4" PLATE WASHERS. PROVIDE MINIMUM (2) BOLTS PER PLATE w/ (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN (7) BOLT DIAMETERS FROM EACH END.

TWO STUDS MINIMUM SHALL BE PROVIDED AT THE ENDS OF WALLS, AT EACH SIDE OF ALL OPENINGS, AND AT THE ENDS OF ALL BEAMS AND HEADERS. POSTS OF BUILT-UP 2X STUDS SHALL BE NAILED TO EACH OTHER PER THE POST SCHEDULE. SOLID BLOCKING FOR WOOD POSTS SHALL BE PROVIDED THROUGH ALL FLOORS TO SUPPORT MEMBERS OR FOUNDATION BELOW.

SAWN LUMBER ROOF AND FLOOR FRAMING SHALL PROVIDE 2X BLOCKING AT ALL BEARING POINTS. AND EITHER CROSS BRIDGING OR SOLID BRIDGING @ 8'o.c. MAXIMUM.

MANUFACTURED LUMBER ROOF AND FLOOR FRAMING ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, WEB STIFFENERS, ETC. SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. INSTALLATION OF THE ABOVE ITEMS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

PREFABRICATED WOOD JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR SPANS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THESE PRODUCTS SHALL BE MANUFACTURED TO THE STANDARDS SET FORTH IN THE FOLLOWING ICC REPORT;

PLYWOOD WEB JOISTS	ICC	REPORT	NO.	ESR-1153
OPEN WEB WOOD JOIST	ICC	REPORT	NO.	ESR-1774

GLUED LAMINATED MEMBERS SHALL BEAR AN AITC IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. MEMBERS SHALL CONFORM TO ALL THE RELATIVE ASTM AND AITC STANDARDS.

ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4

Fb = 2,400 PSI, Fv = 190 PSI (2000' RADIUS CAMBER U.N.O.)ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8

Fb = 2,400 PSI, Fv = 240 PSI (UNCAMBERED U.N.O.)ALL POSTS & COLUMNS SHALL BE DOUGLAS FIR COMBINATION 5 Fc = 2,400 PSI, Ft = 1,600 PSI, E = 2000 KSI

GLUED LAMINATED PRODUCTS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE

ENGINEERED WOOD & STRUCTURAL COMPOSITE LUMBER PRODUCTS SPECIFIED IN THESE DRAWINGS MAY BE SUBSTITUTED FOR ALTERNATIVE MANUFACTURERS PRODUCTS. SUBSTITUTIONS ARE SUBJECT TO A REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

THE FOLLOWING LUMBER PRODUCTS SHALL BEAR A STAMP INDICATING THAT THE MANUFACTURER CONFORMED TO APPROVED STANDARDS BY THE NATIONAL RESEARCH BOARD. ALL MEMBERS SHALL BE FABRICATED WITH A WATERPROOFING ADHESIVE PER ASTM D2559.

N	MATER	IAL F	PROF	PERTI	ES	
LUMBER PRODUCTS	REPORT	Fb	Fv	Fc parallel	Fc PERP	E
LVL	NER-126	2600	285	2510	750	1900000
LSL	NIER-481	2250	400	1950	-	1500000
PSL	NIER-292	2900	290	2900	750	1900000

PREFABRICATED CONNECTOR PLATE WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER PER THE LOADS SPECIFIED IN THE DESIGN CRITERIA AND IN ACCORDANCE WITH THE "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-02" BY THE TRUSS PLATE INSTITUTE FOR SPANS AND CONDITIONS SHOWN ON THE DRAWINGS, WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES. PROVIDE FOR SHAPES BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., AS SHOWN ON THESE DRAWINGS EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS SHALL BE DETERMINED BY THE MANUFACTURER. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO BEAM CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE DETAILS FOR ALL PERMANENT TRUSS BRACING AND BRIDGING.

ALL COMMON WIRE NAILS & SPIKES, HARDENED STEEL NAILS & SPIKES, AND BOX NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. ALL NAILS SPECIFIED ON THESE DRAWINGS, EITHER DRIVEN WITH A HAMMER OR PNEUMATIC DEVICE SHALL HAVE THE FOLLOWING PROPERTIES;

COMMON	NAIL	PRO	PER	ΓIES	
PENNY-WEIGHT	8d	10d	12 d	16d	20d
DIAMETER (INCHES)	0.131	0.15	0.15	0.16	0.19
LENGTH (INCHES)	2.50	3.00	3.25	3.50	4.00

NAILING ROMTS SHALL CONFORM TO THE SBC TABLE 2304.9.1:

ΤΥΡΙΛΑΙ	FRAMINGEA	
	SCHEDULE	
CONNECTION DESCRIPTION	NAII	_ING
JOIST TO SILL	(3) 8d COMMON	(3) 3 ^µ x0.131 ^µ ø
GIRDER TOE NAIL	(3) 8d COMMON	(3) 3 ^µ ×0.131 ^µ ø
BLOCKING BETWEEN JOISTS	(3) 8d COMMON	(3) 3"×0.131"ø
TOENAIL RAFTERS TO TOP PLATE	(3) 8d COMMON	(3) 3"×0.131"ø
BRIDGING TO JOIST, TOENAIL	(2) 8d COMMON	(2) 3"×0.131"ø
FACE NAIL TOP PLATE LAPS & INTERSECTIONS	(2) 16d COMMON	
END NAIL TOP PLATE TO STUD	(2) 16d COMMON	
TOENAIL STUD TO SOLE PLATE	(2) 8d COMMON	(4) 3"x0.131"ø
END NAIL STUD TO 2X SOLE PLATE	(2) 16d COMMON	
END NAIL STUD TO 3X SOLE PLATE	(2) 20d BOX	
TOENAIL RIM JOIST TO TOP PLATE	8d COMMON @ 6"o/c	3"x0.131"ø @ 6"o/c
FACE NAIL SOLE PLATE TO JOIST OR BLOCKING BELOW	16d COMMON @ 16 ¹¹ o/c	3"x0.131"ø @ 8"o/c

SIMPSON STRONG-TIE CONNECTORS CALLED OUT BY LETTERS AND NUMBERS AS SPECIFIED IN THE LATEST EDITION OF THEIR CATALOG. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURER'S INSTRUCTIONS.

STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.

DRILLED FASTENERS INSTALLED IN WOOD MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING TABLE:

DRILLING	REQUIREME	INTS
FASTENERS	LEAD HOLE Ø	SHANK HOLE Ø
BOLTS	-	D + 1/32
LAG SCREWS	0.7 D	D
WOOD SCREWS	0.88 Dr	0.88 D
NAILS (PRE-DRILLED)	0.75 D	-

NOTES:

- 'D' INDICATES THE SHANK DIAMETER OF THE FASTENER. 'Dr' INDICATES THE ROOT DIAMETER OF THE FASTENER.
- 'D' SHALL NOT EXCEED 1"
- 4. THE LEAD HOLE FOR LAG SCREWS SHALL HAVE THE SAME DEPTH OF PENETRATION AS THE LENGTH OF THE UNTHREADED SHANK. THE LEAD HOLE OR CLEARANCE HOLE SHALL NOT BE REQUIRED FOR DIAMETERS LESS THAN 3/8" OR LESS, PROVIDED EDGE, END AND SPACING IS TO BE SUFFICIENT TO PREVENT SPLITTING
- 5. LAG AND WOOD SCREWS SHALL BE INSTALLED BY TURNING OF A WRENCH, SCREW DRIVER, OR SCREW GUN NOT DRIVEN BY A HAMMER
- 6. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM SPECIFICATION.
- 7. WASHERS SHALL BE INSTALLED UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

PRESURE TREATED WOOD & METAL CORROSION

CHEMICALLY TREATED WOOD & CORROSION OF CONNECTORS & FASTENERS

WOOD MATERIALS REQUIRED TO BE TREATED WITH PRESERVATIVE PER THE GOVERNING BUILDING CODE SHALL BE IDENTIFIED BY A QUALIFIED MARK IN ACCORDANCE WITH AWPA STANDARDS

TIMBER CONNECTORS AND FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDENT TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON, BRONZE OR COPPER.

A BARRIER BETWEEN PRESERVATIVE-TREATED OR FIRE-RETARDENT TREATED LUMBER CAN BE USED WHEN APPROVED BY THE ENGINEER OR ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF THE APPROPRIATE CONNECTOR OR FASTENER COATING BASED ON THE INTENDED END USE OF THE CONNECTOR OR FASTENER AND THE CHEMICAL PRESERVATIVE USED IN THE TREATMENT OF THE LUMBER FOR WHICH IT IS IN CONTACT

THE FOLLOWING TABLE SHALL BE USED FOR SELECTION OF CONNECTORS BASED ON GALVANIZED COATING OR STAINLESS STEEL. FASTENERS USED SHALL BE MADE OF THE SAME MATERIAL AS THE CONNECTOR.

ALLOWAE	BLE CH	EMICAL COAT	INGS
		PRODUCT COATINGS	
CHEMICAL PRESERVATIVES	0.90 oz/sf (G90)	1.85 oz/sf (G185) HDG PER ASTM A653, A153 OR A123	STAINLESS STEEL

		UK AIZJ	
UNTREATED WOOD SBX CCA-C	YES	YES	YES
ACQ-C & ACQ-D CBA-A & CA-B Non-DOT	NO	YES	YES
ACZA	NO	NO	NO

NOTES: SBX CCA-C NON-DOT ACZA

DOT SODIUM BORATE CHROMATED COPPER ARSENATE ACQ-C & ACQ-D ALKALINE COPPER QUAT CBA-A & CA-B COPPER AZOTE OTHER BORATE AMMONIACAL COPPER ZINC ARSENATE





(4) (54.2) (6) $\langle H1 \rangle$ 3 54.2 $\langle H1 \rangle$ (5 (54.2) $\langle H1 \rangle$ (H1) (6)

ROOF FRAMING PLAN

22x34: SCALE 1/4" = 1'-0" 11x17: SCALE 1/8" = 1'-0"

PLAN KEYNOTES

- 1. 4" THICK SLAB ON GRADE w/ 6x6 W1.4xW1.4 WELDED WIRE MESH OR #3 BARS @ 18"o/c EA WAY AT MID DEPTH. PLACE SLAB ON 2" SAND OVER 6 MIL VAPOR BARRIER ON FREE DRAINING GRANULAR FILL. SEE 4/A4.1
- 2. 6" THICK C.I.P. CONCRETE STEAM WALL. SEE TYPICAL FOUNDATION DETAIL 15/54.2 FOR REQUIRED WALL DIMENSIONS AND REINFORCING. SEE PLAN FOR FOOTING REQUIREMENTS
- 3. TYPICAL INTERIOR OR EXTERIOR FOOTING SEE DETAIL 13/54.2 FOR BALANCE OF INFO.
- 4. ROOF OVER-FRAMEING SEE DETAIL <u>5/S4.1</u> FOR BALANCE OF
- 5. STRUCTURAL GABLE TRUSS TO BE BUILT 1.5" SHORT TO ALLOW FOR CANTILEVERED FLAT 2x4 OUTRIGGER @ 4' o/c.
- 6. RAKED WALL TO ALIGN w/ BOT CHORD OF TRUSS.



SHEATHING SCHEDULES

THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.

			C	SHEAR WA	LL SCHE	DULE				
MARK	PANEL TYPE	FASTENER TYPE	SPACING	HORZ BLKG & VERT MEMEBERS	SOLE PLATE	PRESSURE TREATED	SIL	L PLATE	CLIP SPACING (WHERE	SHEAR CAPACIT
				AT PANEL JOINTS	NAILING	SILL PLATE	SIZE	SPACING	DETAILS)	(ASD)
S1			6"o/c	27	16d @ 8"o/c			48 ¹¹ 0/c	24 ¹¹ 0/c	240 PLF
S2			4 ⁿ o/c	28	16d @ 5 ¹¹ 0/c	2X	1/2 ¹¹ ø	32 ¹¹ 0/c	16"o/c	350 PLF
63	7/16" APA RATED	8d (COMMON OR	3110/0		16d @ 4110/0			24"o/c	12110/0	
55	PLYWOOD OR OSB	GALV BOX)	5.070		100 @ 4.070	3Х		36"o/c	12.070	450 PLI
C /					16 1 0 310/0	2X		24 ^{II} o/c		
57			2.0/0			3Х		32"o/c	9.0/0	
S5		10d (COMMON OR	3"o/c	3X, OR DBL 2X	(2) 16d @ 6"o/c	2X		18"o/c	6 ⁿ o/c	665 PLF
		GALV DOX		_		_	5/8"ø			
S6	15/32" STRUCTURAL 1 PLYWOOD	8d (COMMON OR GALV BOX)	2"o/c		(2) 16d @ 5"o/c	3Х		24"o/c	9"o/c	730 PLF
S7		10d (COMMON OR GALV BOX)	2"o/c		(2) 16d @ 4"o/c			18 ¹¹ 0/c	6"o/c	870 PLF

NOTES (APPLY TO ALL)

SHEATHING MAY BE ORIENTED WITH THE LONG DIRECTION EITHER ACROSS OR ALONG THE STUDS. EDGE NAIL IN ACCORDANCE WITH THE TABULATED REQUIREMENTS, IN ADDITION, FIELD NAIL AT 12"o.c. WITH THE SAME NAILS USED FOR EDGE NAILING.

ALL PANEL EDGES SHALL BE BLOCKED WITH BLOCK SIZE AND SPECIES SPECIFIED. SHEATHING NAILS SHALL BE DRIVEN FLUSH, BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. - 3.

WHERE PANEL EDGE NAILING IS 3"o.c. OR LESS, NAILS SHALL BE STAGGERED AT ABUTTING PANEL EDGES. 4

SOLE PLATES SHALL BE FASTENED DIRECTLY TO FRAMING (BEAMS, JOISTS, OR BLOCKING) BELOW IN ACCORDANCE WITH THE TABULATED 5. REQUIREMENTS.

WHERE (2) ROWS OF SOLE PLATE NAILS ARE SPECIFIED, PROVIDE DOUBLE 2X FRAMING BELOW (MIN), FACE NAILED W/ (2) 16d @ 12"o.c. ANCHORS SHALL BE EMBEDDED 7" MIN. INTO CONCRETE w/ 3"x3"x1/4" PLATE WASHERS. THERE SHALL BE A MINIMUM OF (2) ANCHORS PER PIECE WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF EACH PIECE.

WHERE PRESSURE TREATED FRAMING IS USED THERE IS THE POTENTIAL FOR CORROSION OF FASTENERS. SEE THE GENERAL STRUCTURAL NOTES FOR COATING REQUIREMENTS FOR CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD.

9. THE ALLOWABLE SHEAR SHOWN ARE BASED ON THE ALLOWABLE STRESS DESIGN AND ARE FOR WALLS WITH HEIGHT TO WIDTH RATIO NOT EXCEEDING 3.5



DIAPH		л sche	DULE (1	1), (2), (3) NAILING R			
NEL TYPE	INDEX			NAILING R	FOURDEMENTS		1
NEL TYPE	INDEX		NAILING REQUIREMENTS				
		BLOCKED	COMMONNAI L	DIAPHRAGM BOUNDARIES	SUPPORTED PANEL EDGES	FIELD NAILING (4)	CLIP SPACIN
			1				
ROVED CDX PLYWOOD	24/0	NO	8d	6 ¹¹ 0/c	6ºo/c	12"o/c	24"o/c
ROVED CDX PLYWOOD	24/0	YES	8d	6 ¹¹ 0/c	6 ⁿ o/c	12"o/c	16 ¹¹ 0/c
ROVED CDX PLYWOOD	24/0	YES	8d	4 ⁿ o/c	4 ⁿ o/c	12"o/c	12"o/c
PPROVED CDX PLYWOOD	40/20	NO	10d	6 ¹¹ 0/c	6ºo/c	12"o/c	24"o/c
PPROVED CDX PLYWOOD	40/20	YES	10d	6 ¹¹ 0/c	6"o/c	12"o/c	16 ¹¹ 0/c
PPROVED CDX PLYWOOD	40/20	YES	10d	4 ^{II} o/c	4ºo/c	12"o/c	12"o/c
	ROVED CDX PLYWOOD ROVED CDX PLYWOOD ROVED CDX PLYWOOD PPROVED CDX PLYWOOD PPROVED CDX PLYWOOD	ROVED CDX PLYWOOD24/0ROVED CDX PLYWOOD24/0ROVED CDX PLYWOOD24/0PPROVED CDX PLYWOOD40/20PPROVED CDX PLYWOOD40/20PPROVED CDX PLYWOOD40/20	ROVED CDX PLYWOOD24/0NOROVED CDX PLYWOOD24/0YESROVED CDX PLYWOOD24/0YESPPROVED CDX PLYWOOD40/20NOPPROVED CDX PLYWOOD40/20YESPPROVED CDX PLYWOOD40/20YES	ROVED CDX PLYWOOD 24/0 NO 8d ROVED CDX PLYWOOD 24/0 YES 8d ROVED CDX PLYWOOD 24/0 YES 8d PPROVED CDX PLYWOOD 24/0 YES 8d PPROVED CDX PLYWOOD 40/20 NO 10d PPROVED CDX PLYWOOD 40/20 YES 10d PPROVED CDX PLYWOOD 40/20 YES 10d	ROVED CDX PLYWOOD24/0NO8d6"o/cROVED CDX PLYWOOD24/0YES8d6"o/cROVED CDX PLYWOOD24/0YES8d4"o/cPPROVED CDX PLYWOOD40/20NO10d6"o/cPPROVED CDX PLYWOOD40/20YES10d6"o/cPPROVED CDX PLYWOOD40/20YES10d6"o/c	ROVED CDX PLYWOOD 24/0 NO 8d 6"o/c 6"o/c ROVED CDX PLYWOOD 24/0 YES 8d 6"o/c 6"o/c ROVED CDX PLYWOOD 24/0 YES 8d 4"o/c 4"o/c ROVED CDX PLYWOOD 24/0 YES 8d 4"o/c 4"o/c PROVED CDX PLYWOOD 40/20 NO 10d 6"o/c 6"o/c PROVED CDX PLYWOOD 40/20 YES 10d 6"o/c 6"o/c PROVED CDX PLYWOOD 40/20 YES 10d 6"o/c 4"o/c	ROVED CDX PLYWOOD 24/0 NO 8d 6"o/c 6"o/c 12"o/c ROVED CDX PLYWOOD 24/0 YES 8d 6"o/c 6"o/c 12"o/c ROVED CDX PLYWOOD 24/0 YES 8d 4"o/c 4"o/c 12"o/c ROVED CDX PLYWOOD 24/0 YES 8d 4"o/c 4"o/c 12"o/c PPROVED CDX PLYWOOD 40/20 NO 10d 6"o/c 6"o/c 12"o/c PPROVED CDX PLYWOOD 40/20 YES 10d 6"o/c 6"o/c 12"o/c PPROVED CDX PLYWOOD 40/20 YES 10d 6"o/c 6"o/c 12"o/c

NOTES (APPLY TO ALL)

APA RATED ORIENTED STRAND BOARD SHEATHING MAY BE SUBSTITUTED FOR CDX PLYWOOD WITH NO REDUCTION IN STRENGTH.

PLYWOOD SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS BELOW AND END JOINTS SHALL BE STAGGERED.

ALL NAILS SHALL BE COMMON WITH THE NOMINAL DIAMETER AND LENGTH SPECIFIED IN THE GENERAL STRUCTURAL NOTES.

4. FIELD NAILING SHALL BE SPACED @ 6"0/C (MAX) WHERE SUPPORTING MEMBERS ARE SPACED @ 48"0/C.







FIRST FLOOR SHEAR WALL PLAN 0' 2' 4' 22x34: SCALE 1/8" = 1'-0" 11x17: SCALE 1/16" = 1'-0"

FND HOLDOWNS

k	HDU2-SDS2.5 5/8"0 THREADED ROD w/ 12" EMBED MIN
n	HDU5-SDS2.5 5/8"ø THREADED ROD w/ 12" EMBED MIN
r	HDU8-SDS2.5 7/8"0 THREADED ROD w/ 16" EMBED MIN
3	HDQ8-SDS3 7/8"0 THREADED ROD w/ 16" EMBED MIN
t	HHDQ11-SDS2.5 1"ø THREADED ROD w/ 20" EMB MIN
V	HHDQ14-SDS2.5 1"ø THREADED ROD w/ 20" EMB MIN
w	HD12 1"ø THREADED ROD w/ 20" EMBED MIN
x	NOT USED

NOTES (APPLY TO ALL)

• PROVIDE #4 WALL FOOTING DOWEL AT EA HOLDOWN • SEE DETAIL <u>14/S4.1</u> FOR BALANCE

SHEAR WALL PLAN NOTES

- A. ALL NEW EXTERIOR WALLS SHALL BE TYPE **51**, UNLESS NOTED OTHERWISE. SEE THIS SHEET FOR SHEAR WALL SCHEDULE
- B. ALL NEW FLOOR SHEATHING TO BE TYPE **D6**, UNO. SEE THIS SHEET FOR DIAPHRAGM SCHEDULE
- C. ALL NEW ROOF SHEATHING TO BE TYPE D1, UNO. SEE THIS SHEET FOR DIAPHRAGM SCHEDULE
- D. HOLDOWNS ARE SHOWN AT THE BASE OF THE WALL
- E. ALL FASTENERS MUST BE COVERED TO PROTECT THEM FROM EXTERIOR WEATHERING.

WALL TO WALL STRAP

a	MST37
b	MST48
C	MST60
d	MST72

<u>Notes</u> (Apply to all) • SEE DETAIL <u>13/S4.1</u> FOR BALANCE

JC H/ FL SF				YE	REV DATE DE	SCRIPTION
DB N ALF JLL 3 HEE			(20 YE	N	0 03.20.24 PE	RMIT SUBMITTAL
o. scali scali t		YEN DADU	96) 4 ND	DE		
₌ ∃ 3.	SHEAR WALL PLANS		132- ES.	SIG		
23		20822 63RD AVE W	-11 CC	IN		
3-02 11x 22x		LYNNWOOD, WA 98036	11 DM	IN		
79 17 34				C.		









