

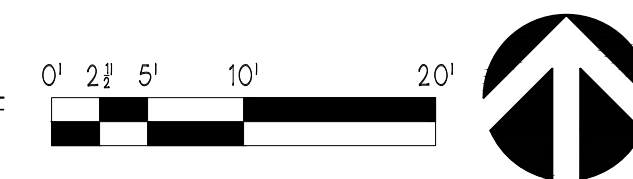
**LEGEND**

- PROPERTY LINE OF PROPOSED PROJECT
- PROPERTY LINE OF ADJACENT PROPERTIES
- - - CONTOUR LINE - 5' ELEVATION CHANGE
- [Dotted Box] EXISTING STRUCTURE W/ INTERIOR RENOVATION
- [Cross-hatched Box] EXISTING STRUCTURE
- CENTER LINE OF STREET
- EDGE OF CONCRETE
- ROOF OUTLINE
- PROPERTY SETBACK
- x FILTER FENCE PER 1/C1.2
- ⊕ CONSTRUCTION ENTRANCE PER 2/C1.2
- ⊙ CONSTRUCTION ENTRANCE PER 3/C1.2
- EXISTING TREES/FOLIAGE

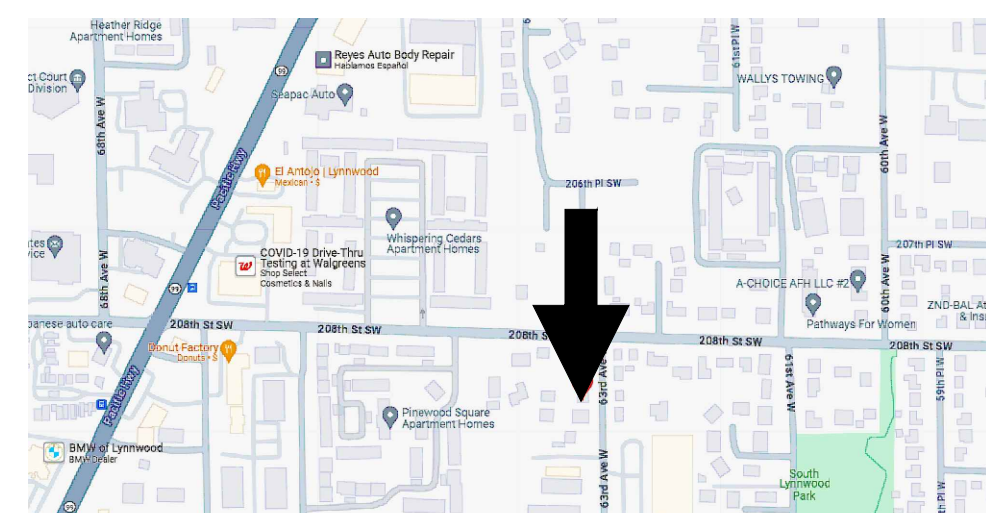
THE ACCESSORY DWELLING UNIT SHOWN ON THIS PLAN SHALL NOT BE SOLD AS A SEPARATE PROPERTY OR AS A CONDOMINIUM, OR IN ANY WAY BE A PART OF A SUBDIVISION OF THE LOT UPON WHICH IT IS LOCATED UNLESS THAT SUBDIVISION CONFORMS WITH ALL PROVISIONS OF THE LYNNWOOD MUNICIPAL CODE

**SITE PLAN**

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



**VICINITY MAP**  
FROM GOOGLE MAPS



**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'

**AREA TABULATIONS**

<b>CONDITIONED SPACE</b>	
EXISTING SFR	921 SQ-FT
NEW DADU	367 SQ-FT
TOTAL	1288 SQ-FT

<b>UNCONDITIONED SPACE</b>	
SHED	21 SQ-FT
NEW GARAGE	367 SQ-FT
NEW PORCH	108 SQ-FT
EXISTING DECK	101 SQ-FT
TOTAL	597 SQ-FT

TOTAL AREA 1885 SQ-FT

**DADU GFA**

DADU UPPER LEVEL	330 SQ-FT
TOTAL	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**

<b>TOTAL LOT AREA</b>		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 = 5662 \* 35% = 1947 SQ-FT  
PROPOSED LOT COVERAGE = 1518 SQ-FT (OK)

**SHEET INDEX**

- C1.1 SITE PLAN, PROJECT INFO, & TESC PLAN
- C1.2 TESC DETAILS
- A1.1 GENERAL NOTES & WINDOW & DOOR SCHEDULE
- A2.1 SFR FLOOR PLAN
- A2.2 DADU LOWER FLOOR PLAN
- A2.3 DADU UPPER FLOOR PLAN
- A2.4 DADU ROOF PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 ARCHITECTURAL DETAILS
- S1.1 STRUCTURAL NOTES
- S2.1 FOUNDATION PLAN & FRAMING PLANS
- S3.1 SHEAR WALL PLANS
- S4.1 STRUCTURAL DETAILS
- S4.2 STRUCTURAL DETAILS
- S4.3 STRUCTURAL DETAILS

**PROJECT INFORMATION**

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

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL

**YEN DESIGN INC.**  
(206) 432-1111  
YENDES.COM

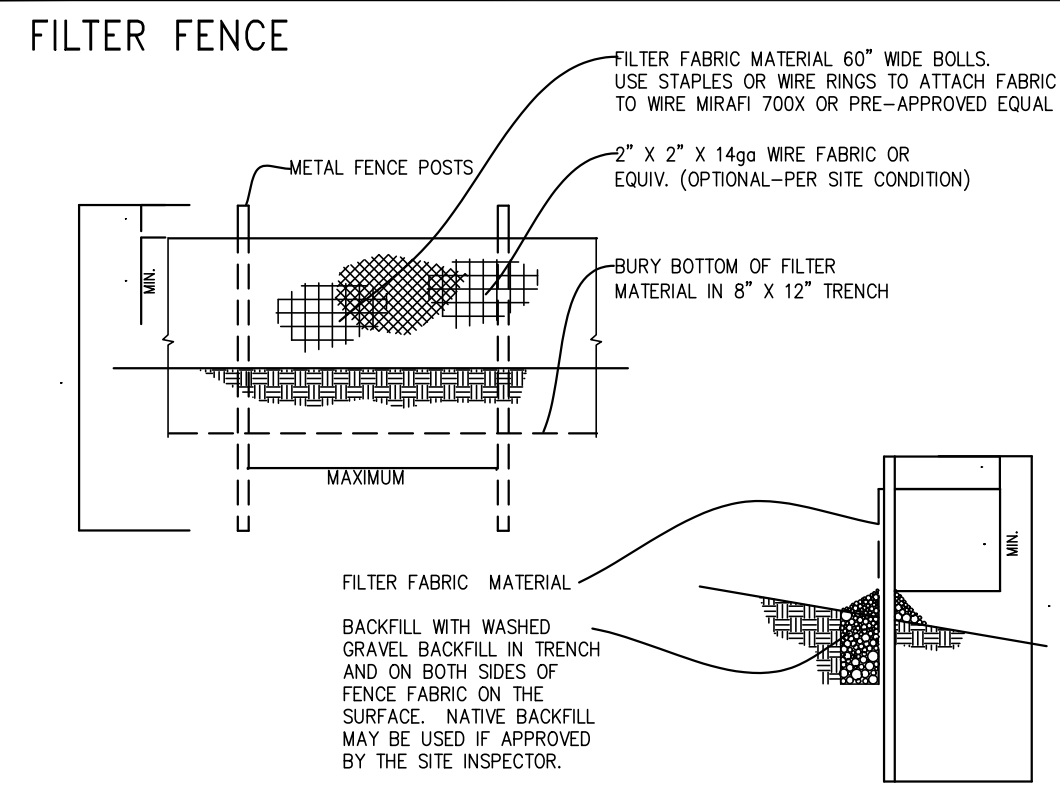
APPROVAL STAMP  
  
ENGINEER STAMP

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

**SITE PLAN & PROJECT INFO**

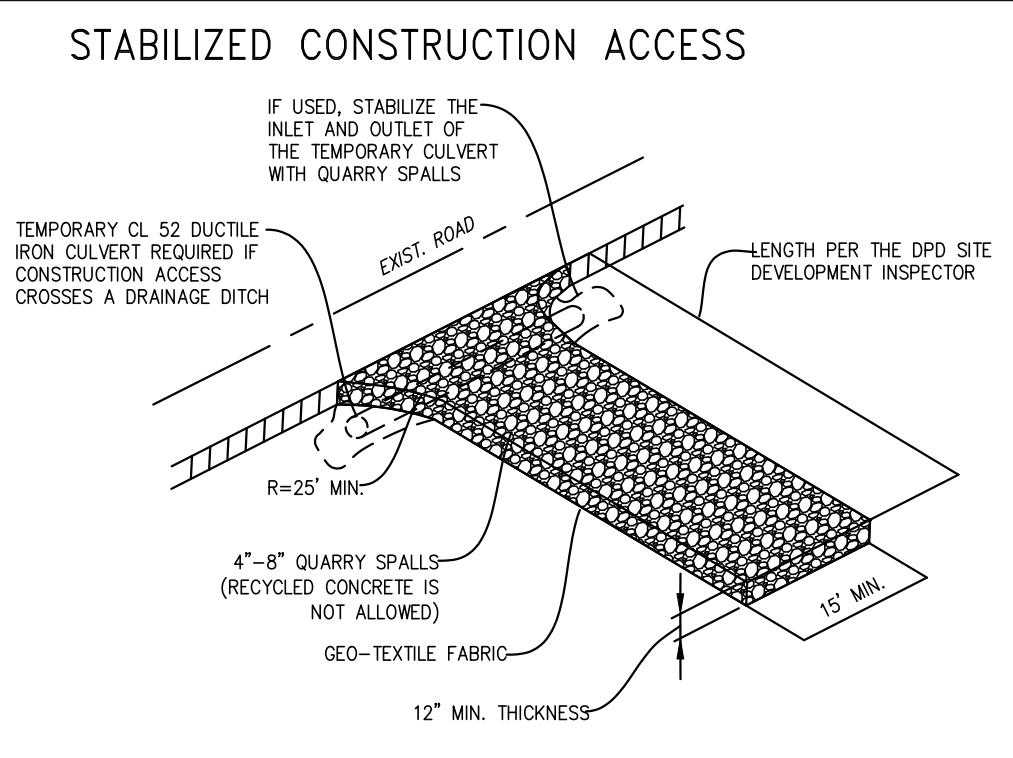
JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

**C1.1**



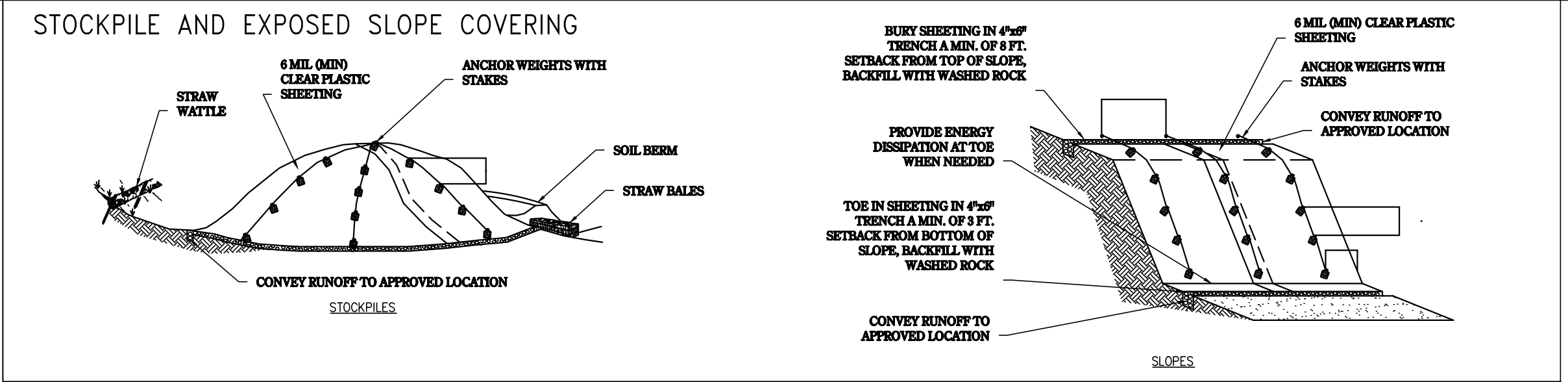
NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

1  
C1.2 TYP. FILTER FENCE  
SCALE: 1"=1'-0"



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

2  
C1.2 TYP. STABILIZED CONSTRUCTION ACC.  
SCALE: 1"=1'-0"



3  
C1.2 TYP. STOCKPILE AND EXPOSED SLOPE COVERING  
SCALE: 1"=1'-0"

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL

**YEN DESIGN INC.**  
  
(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

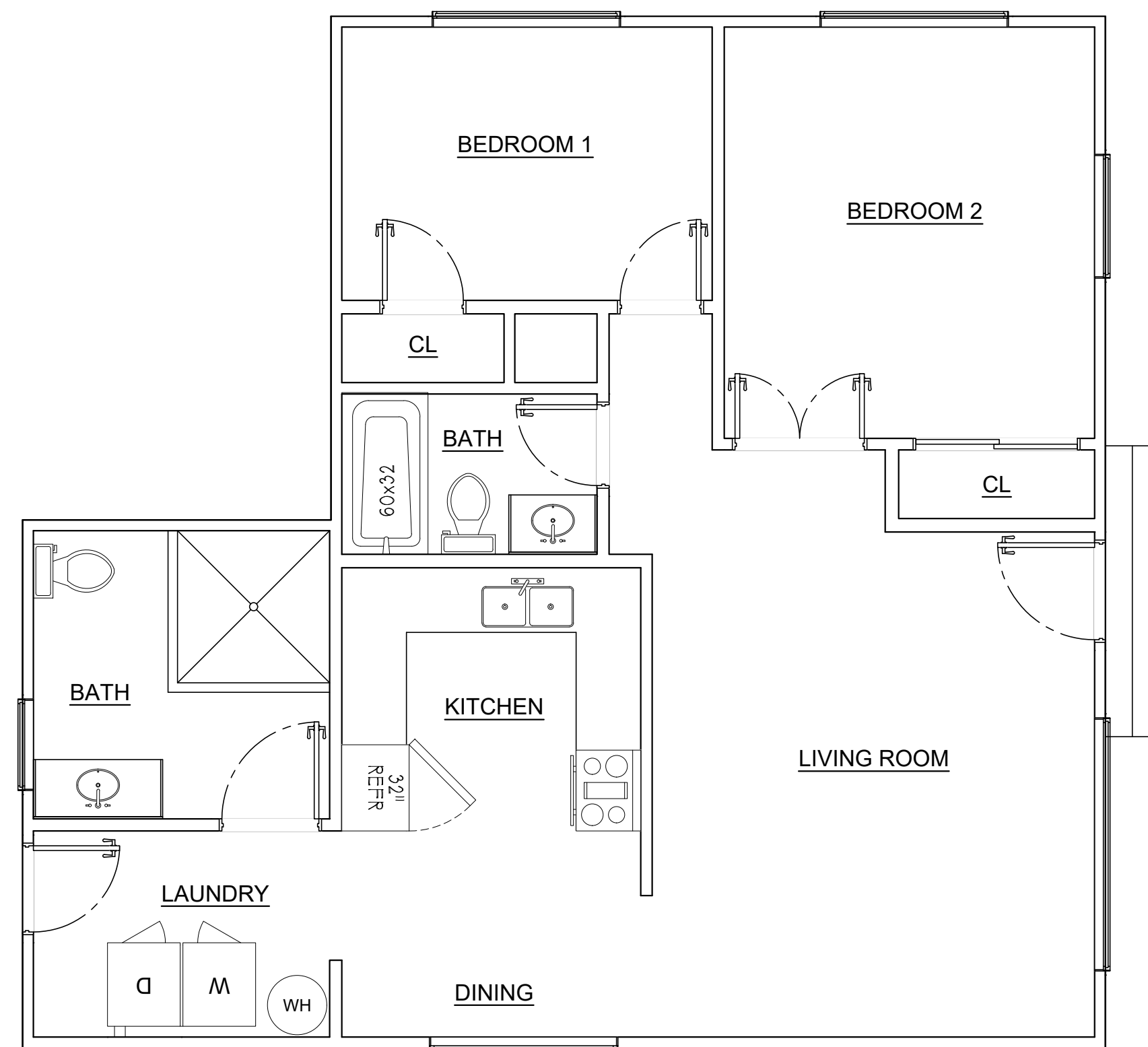
TESC DETAILS

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

C1.2







**LEGEND**

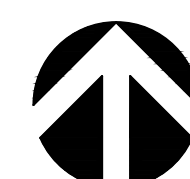
- NEW STUD WALL
- EXISTING WALL TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED
- SMOKE DETECTOR
- INDICATES REFERENCE TO KEYNOTES SEE KEYNOTES ON THIS SHEET FOR BALANCE OF INFORMATION
- CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP.
- EXHAUST FAN (INTERMITTENT) 50 CFM U.N.O.
- SEE DOOR AND WINDOW SCHEDULE ON SHEET **A11** FOR DETAILED INFO. SEE **2/A5.1** & **3/A5.1** FOR FRAMING INFO.

**GENERAL NOTES**

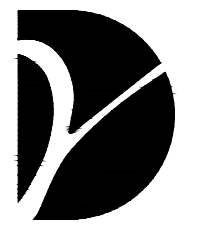
- A. PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.
- B. CONTRACTOR TO VERIFY ALL STRUCTURAL LOAD PATHS AND EXISTING SHEAR / BRACED WALL LOCATIONS BEFORE REMOVING ANY WALLS. STRUCTURAL DEVIATIONS FROM THE PLAN SHOULD BE VERIFIED BY A STRUCTURAL 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 **A11** FOR COMMON CODE REQUIREMENTS.
- D. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS. CO DETECTORS TO BE INTERCONNECTED.
- E. SMOKE DETECTORS 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.

(FOR REFERENCE ONLY)  
EXISTING SFR FLOOR PLAN

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



REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



**YEN DESIGN INC.**

(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

SFR FLOOR PLAN

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

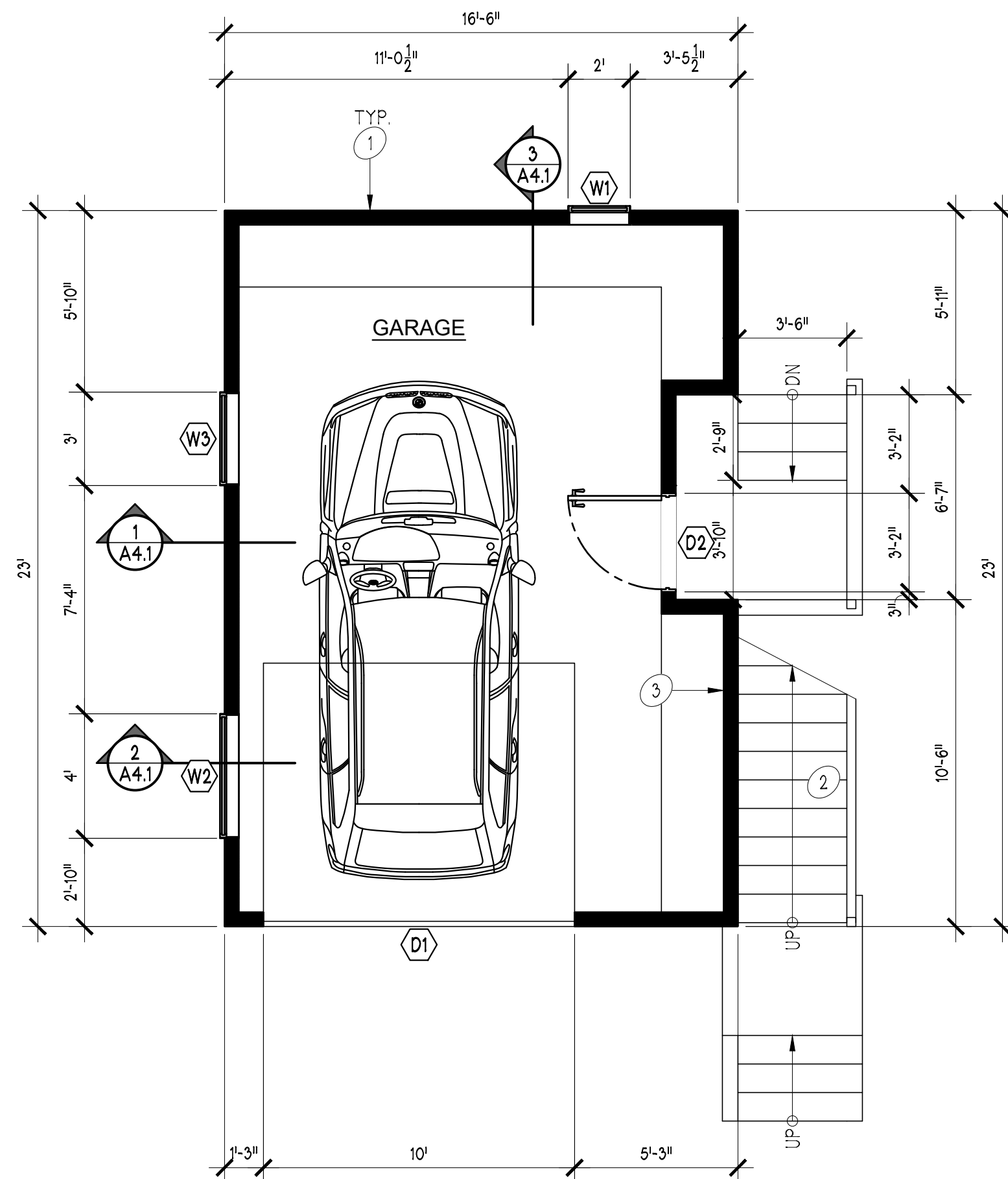
**A2.1**



### PLAN KEYNOTES

1. NEW EXTERIOR WALL PER **5/A5.1**
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
- SMOKE DETECTOR
- INDICATES REFERENCE TO KEYNOTES SEE KEYNOTES ON THIS SHEET FOR BALANCE OF INFORMATION
- CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP.
- EXHAUST FAN (INTERMITTENT) 50 CFM U.N.O.
- SEE DOOR AND WINDOW SCHEDULE ON SHEET **A11** FOR DETAILED INFO. SEE **2/A5.1** & **3/A5.1** FOR FRAMING INFO.

### GENERAL NOTES

- PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.
- 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.
- SEE SHEET **A11** FOR COMMON CODE REQUIREMENTS.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS. CO DETECTORS TO BE INTERCONNECTED.
- SMOKE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED. SMOKE DETECTORS TO BE INTERCONNECTED.
- VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- ALL DIMENSIONS TO **STUD WALL**.
- CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING FACILITIES.
- DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
- EXHAUST FANS IN UPPER LEVEL TO BE VENTED THROUGH ROOF.
- 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.

### PROPOSED LOWER FLOOR PLAN

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



REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



YEN DESIGN INC.

(206) 432-1111  
YENDES.COM

APPROVAL STAMP

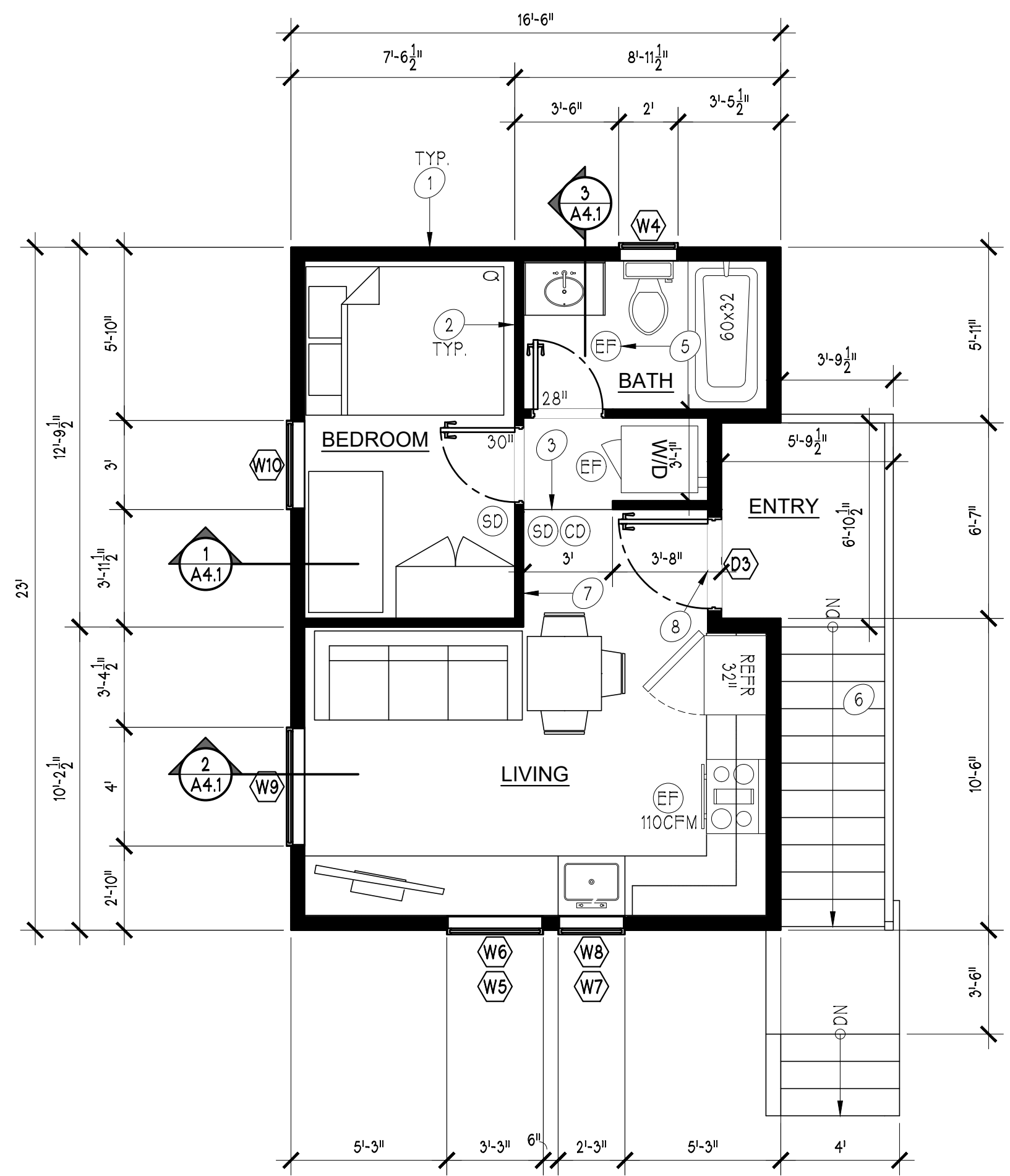
ENGINEER STAMP

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

DADU  
LOWER FLOOR PLAN

JOB NO. 23-0279  
HALF SCALE 11x17  
FULL SCALE 22x34  
SHEET

**A2.2**



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

### PLAN KEYNOTES

1. NEW EXTERIOR WALL PER 4/A5.1
2. NEW INTERIOR WALL PER 1/A5.1
3. LOFT ABOVE
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 10 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

### LEGEND

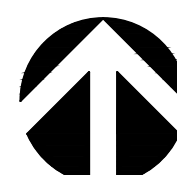
- NEW STUD WALL
- EXISTING WALL TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED
- SMOKE DETECTOR
- INDICATES REFERENCE TO KEYNOTES SEE KEYNOTES ON THIS SHEET FOR BALANCE OF INFORMATION
- CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP.
- EXHAUST FAN (INTERMITTENT) 50 CFM U.N.O.
- SEE DOOR AND WINDOW SCHEDULE ON SHEET A1.1 FOR DETAILED INFO. SEE 2/A5.1 & 3/A5.1 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. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS. CO DETECTORS TO BE INTERCONNECTED.
- E. SMOKE DETECTORS 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.

### PROPOSED UPPER FLOOR PLAN

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



REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

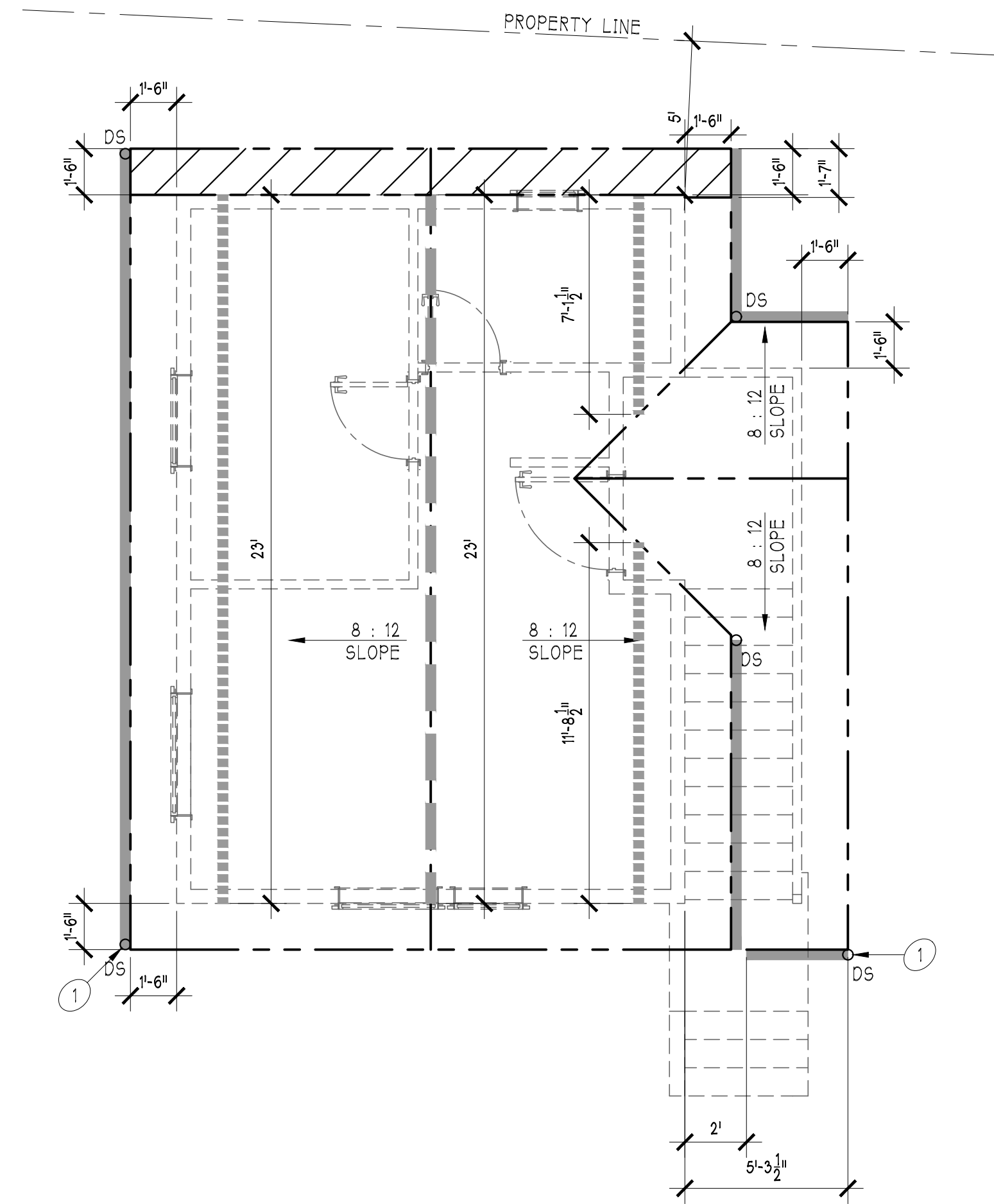
RESIDENTIAL DADU CONSTRUCTION  
**YEN DADU**  
ROLANDO YEN  
20822 63RD AVE W  
LYNNWOOD, WA 98036

DADU  
UPPER FLOOR PLAN

JOB NO. 23-0279  
HALF SCALE 11x17  
FULL SCALE 22x34  
SHEET

A2.3





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

**LEGEND**

- ROOF LINE
- STRUCTURE BELOW
- 5" SEAMLESS GUTTER
- DOWNSPOUT
- SEE KEYNOTES, THIS SHEET.
- "IN-VENT" UNDER-SHINGLE VENT
- RIDGE VENT
- EAVE WITHIN 5' OF PROPERTY LINE. USE 1HR FIRE RATED CONSTRUCTION METHODS PER 71A5.1

**PLAN KEYNOTES**

1. 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

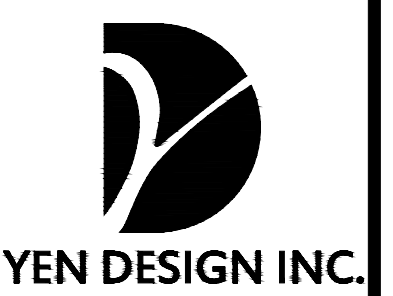
**ROOF VENT CALC.**

TOTAL NEW ROOF AREA  
 367 SQ-FT / 300 SQ-FT = 122 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)

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



(206) 432-1111  
 YENDES.COM

APPROVAL STAMP

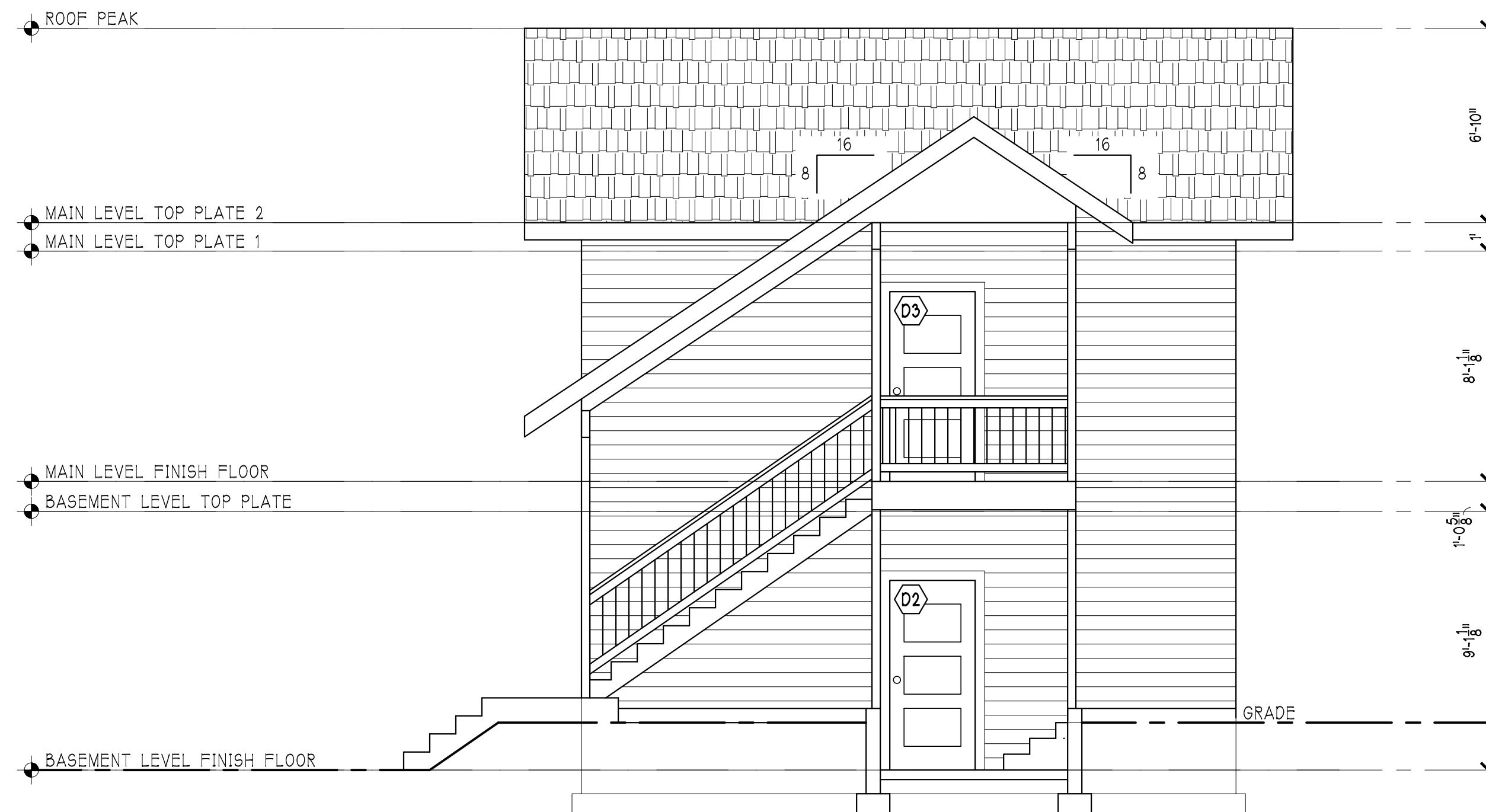
ENGINEER STAMP

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

DADU  
 ROOF PLAN

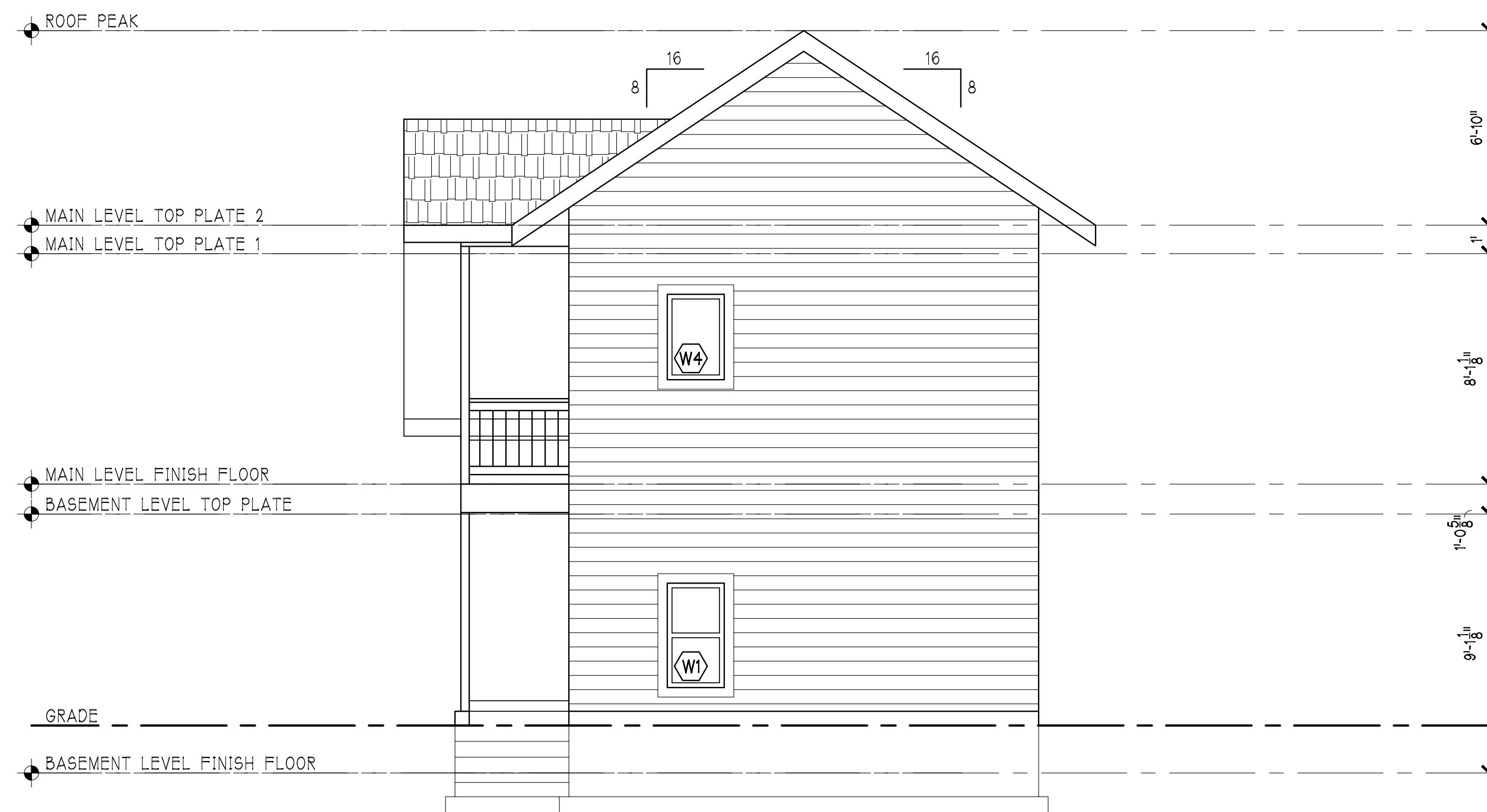
JOB NO. 23-0279  
 HALF SCALE 11x17  
 FULL SCALE 22x34  
 SHEET

**A2.4**



**EAST ELEVATION**

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

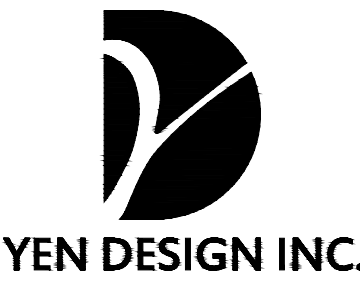


**NORTH ELEVATION**

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



REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



(206) 432-1111  
 YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

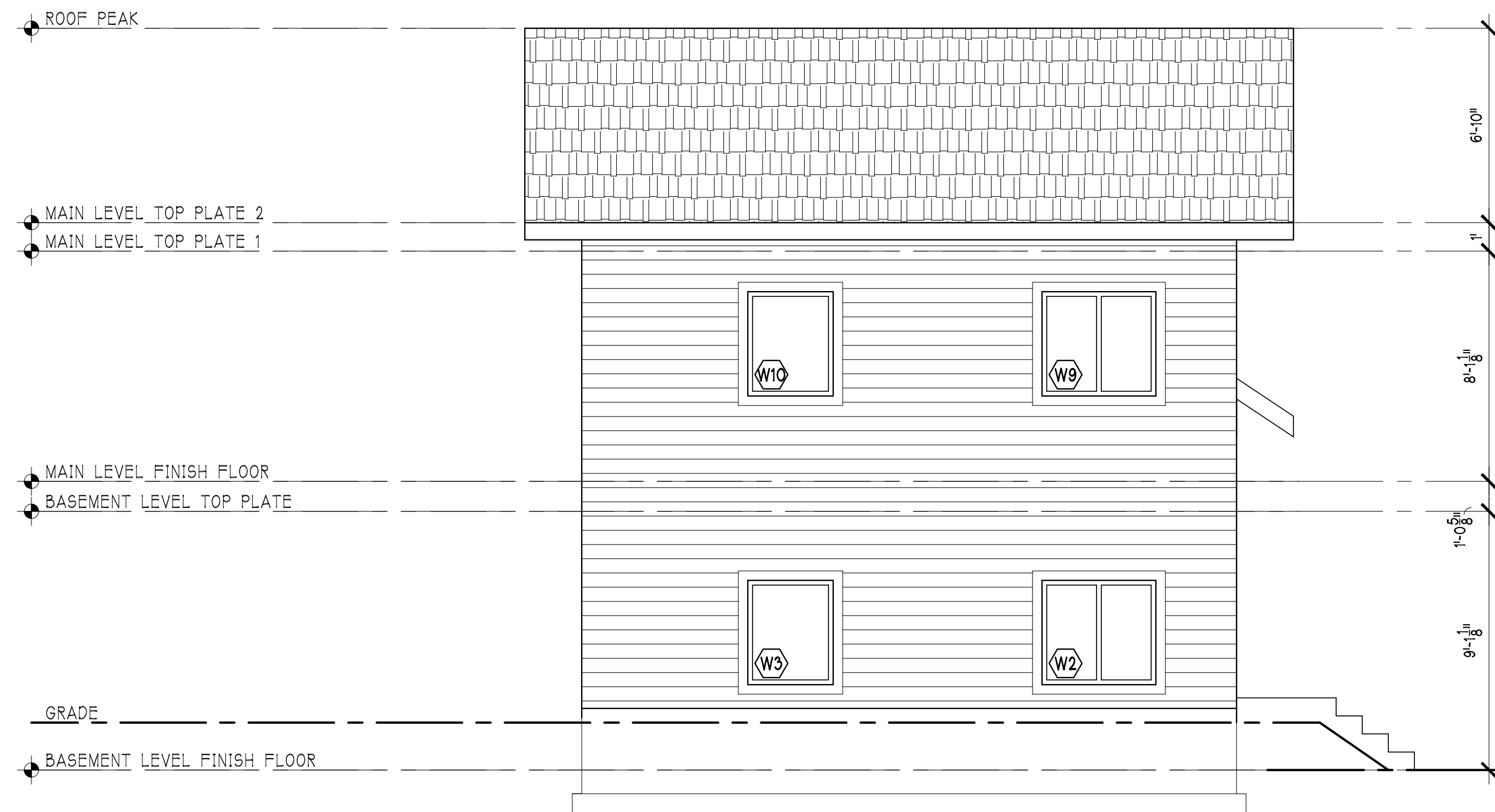
RESIDENTIAL DADU CONSTRUCTION  
**YEN DADU**  
 ROLANDO YEN  
 20822 63RD AVE W  
 LYNNWOOD, WA 98036

**ELEVATIONS**

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

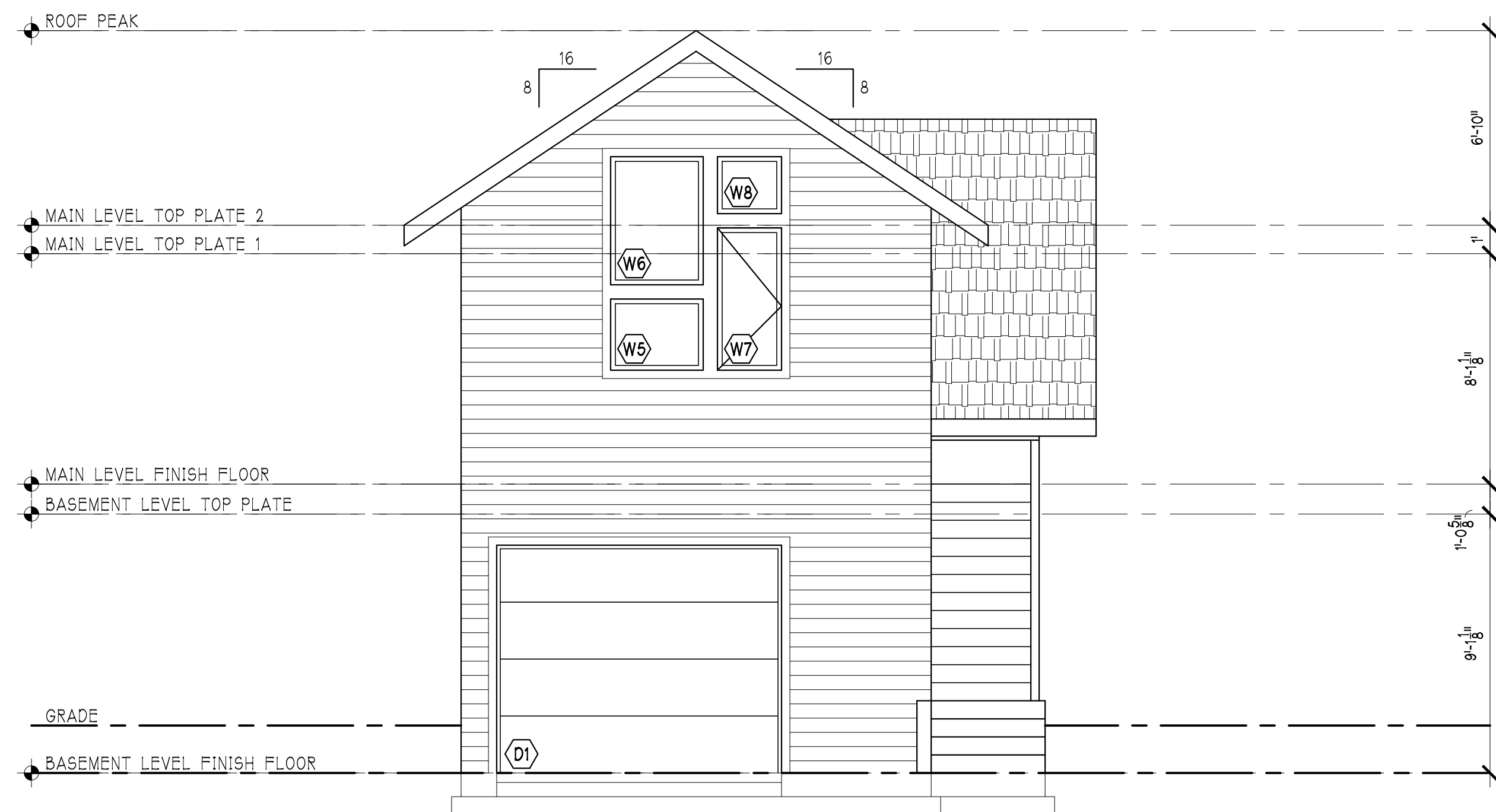
**A3.1**





**WEST ELEVATION**

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



**SOUTH ELEVATION**

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



REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



(206) 432-1111  
 YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

**ELEVATIONS**

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

**A3.2**

## INSULATION KEYNOTES



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 9/A61

## 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 A11
13. CONTRACTOR TO PROVIDE INLINE DESIGN CABLE & GUARDRAIL SYSTEM PER EXACT MANUFACTURER SPECIFICATIONS.

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

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



YEN DESIGN INC.

(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

BUILDING SECTIONS

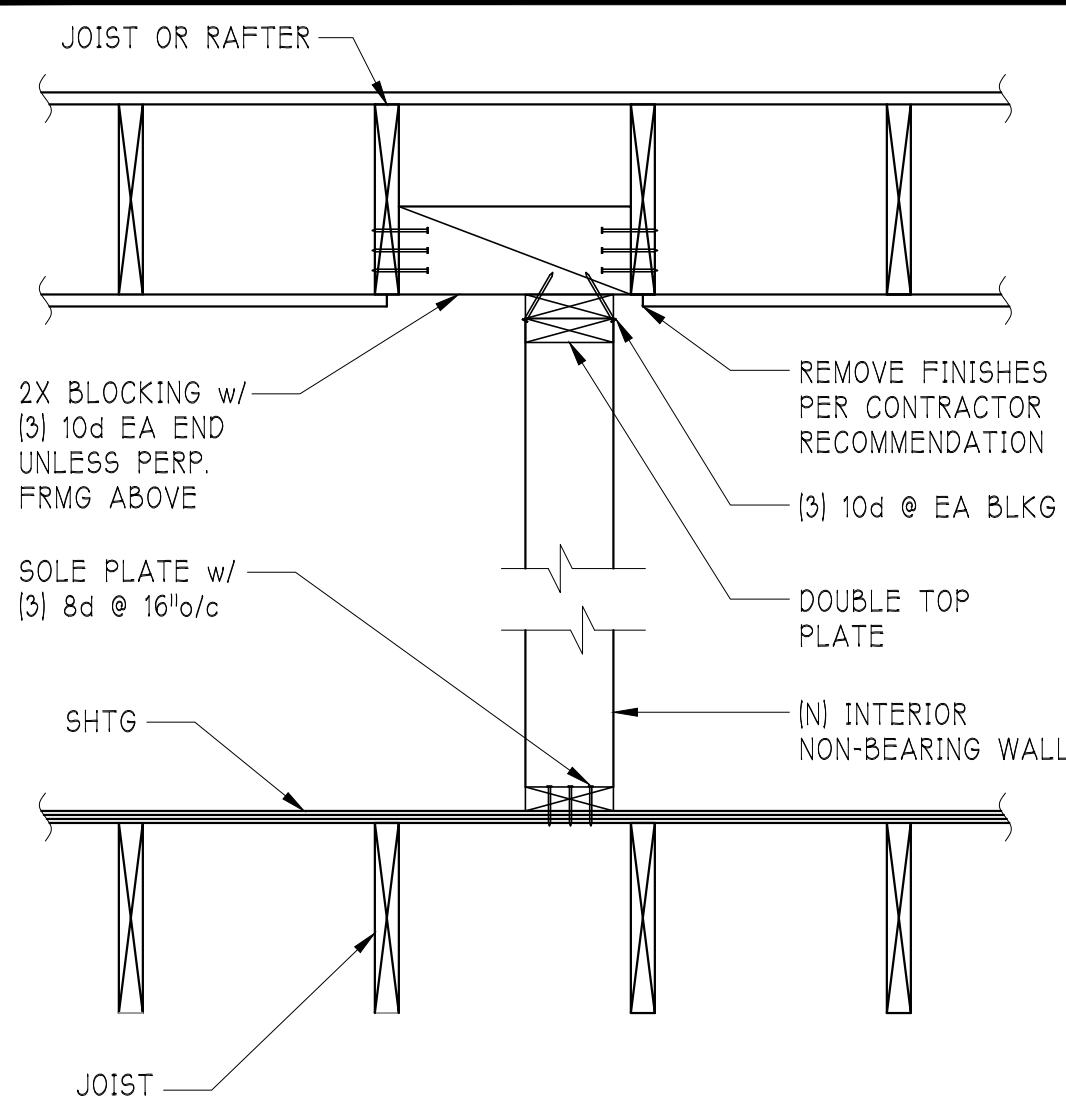
JOB NO. 23-0279  
HALF SCALE 11x17  
FULL SCALE 22x34  
SHEET

**A4.1**

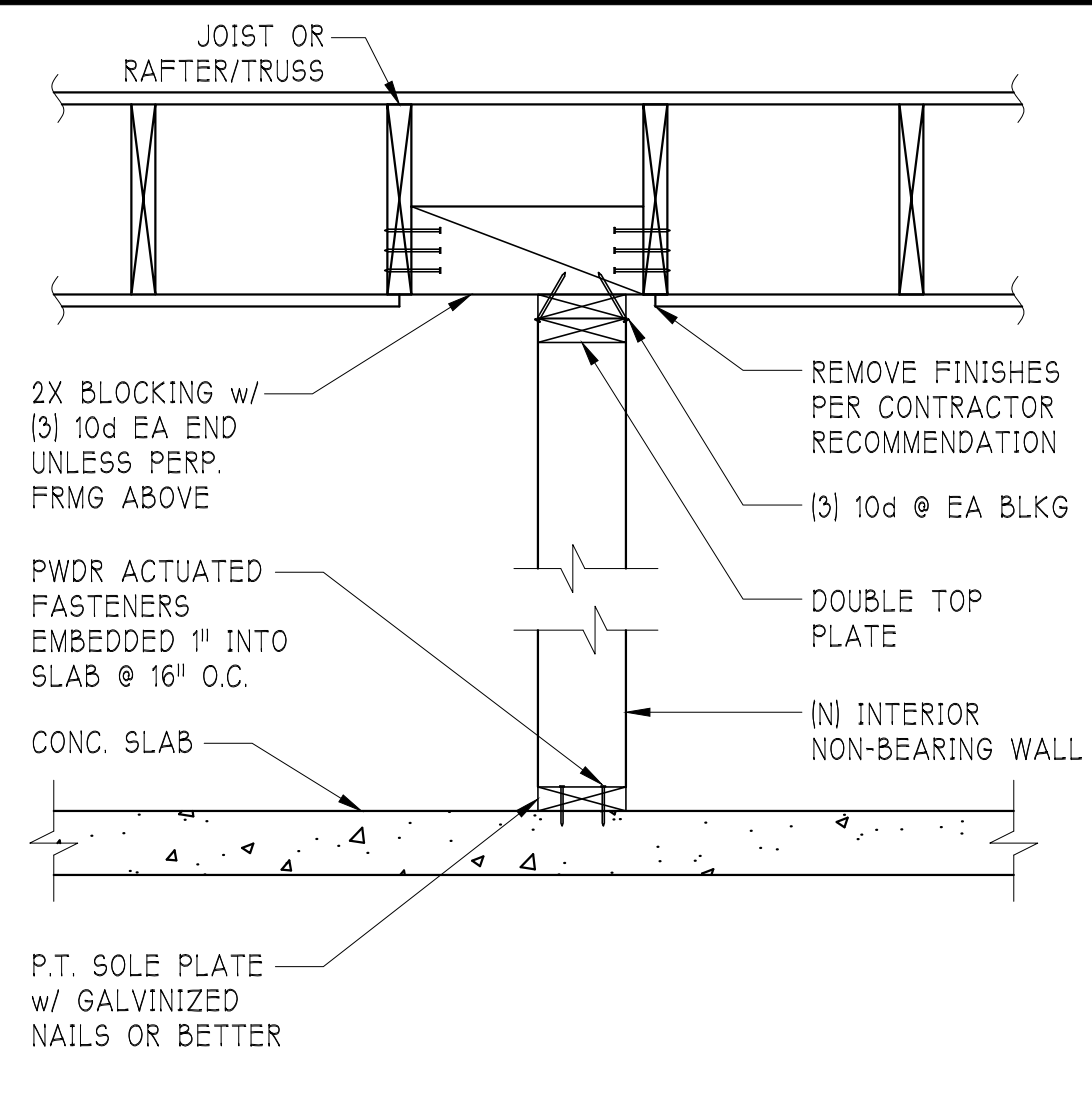
**1**  
A4.1 TYP WALL SECTION  
22x34 SCALE: 1/8"=1'-0"  
11x17 SCALE: 2/8"=1'-0"

**2**  
A4.1 LONGITUDINAL / TRANSVERSE SECTION  
22x34 SCALE: 1/2"=1'-0"  
11x17 SCALE: 1/8"=1'-0"

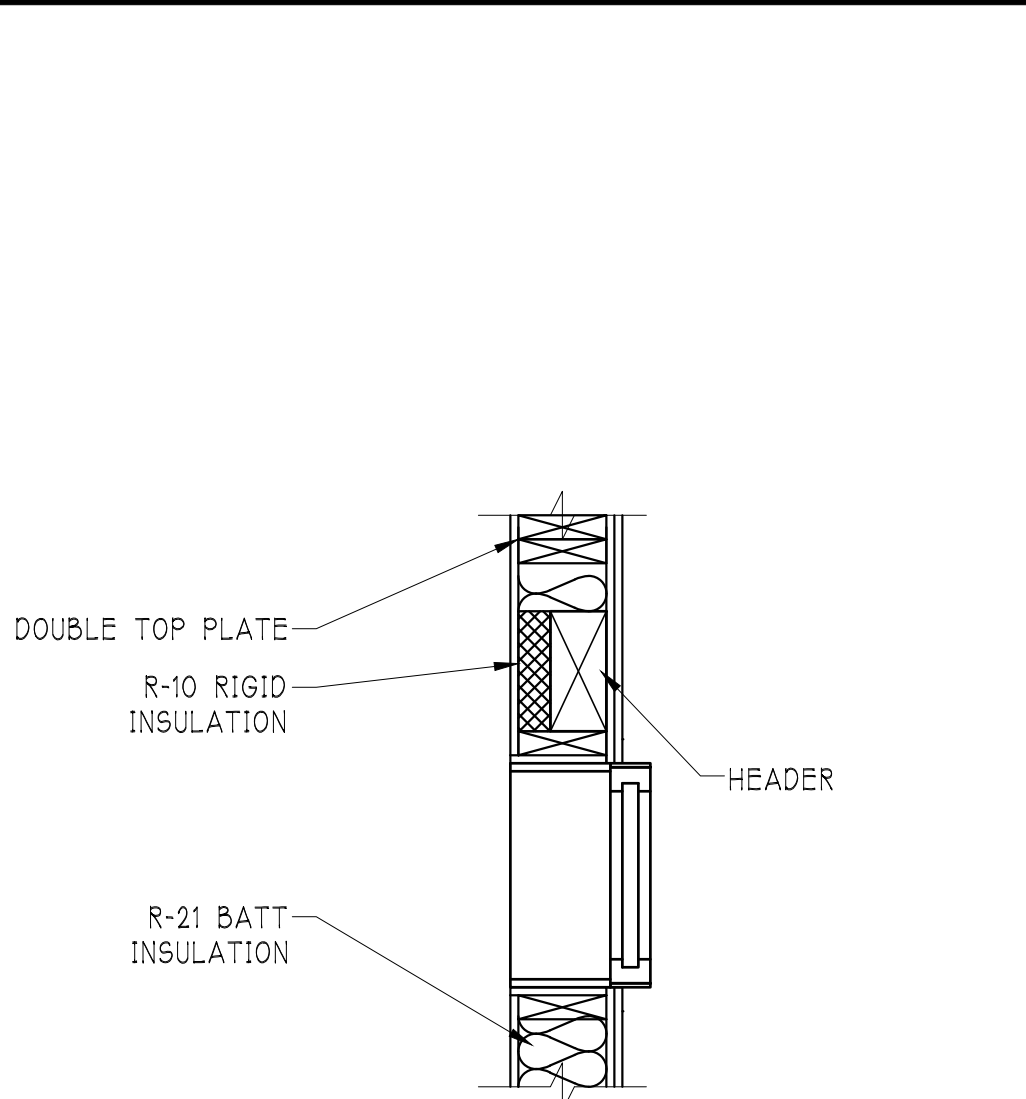




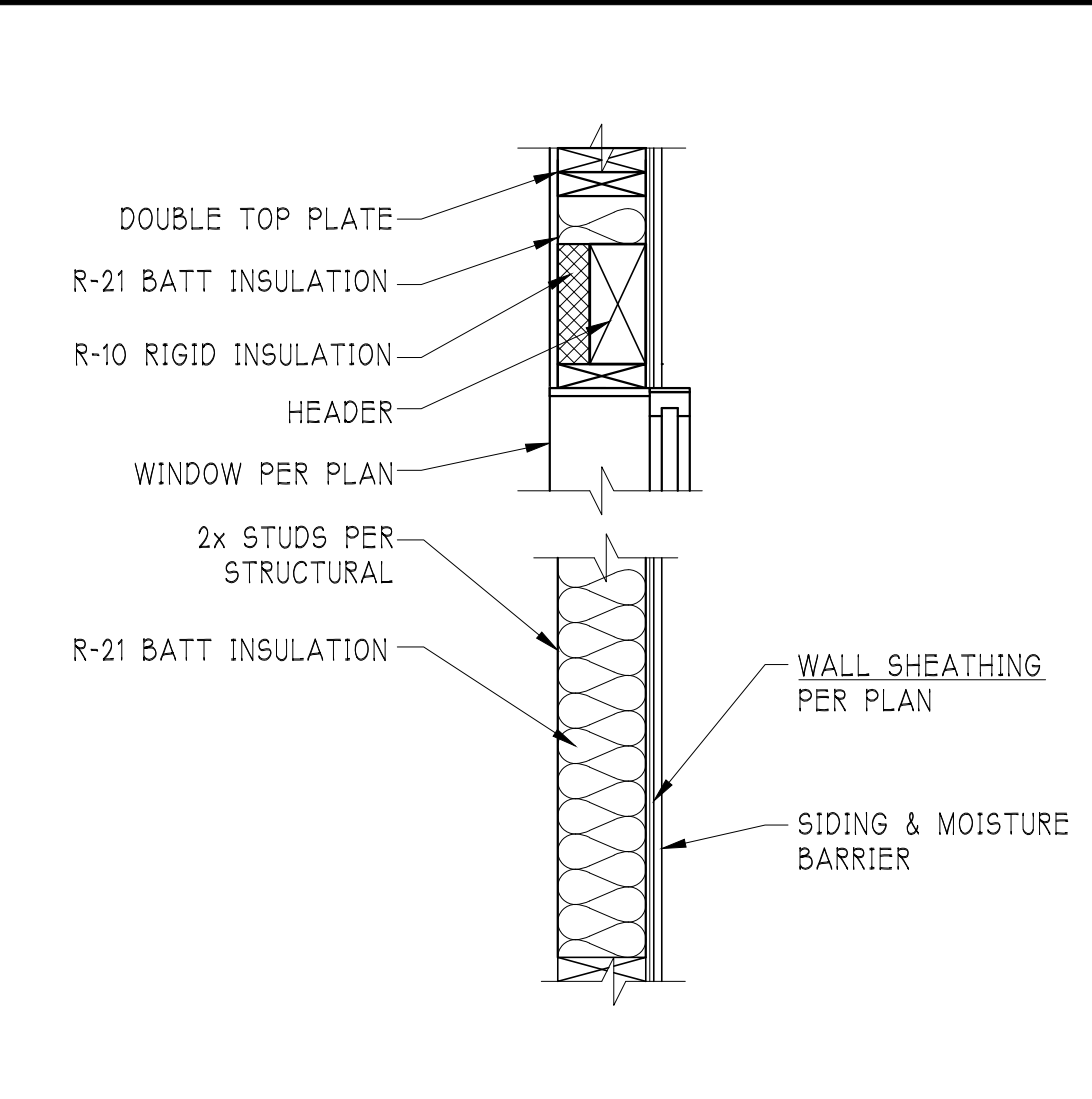
**1** NEW INTERIOR WALL SECTION  
A5.1 SCALE: 1"=1'-0"



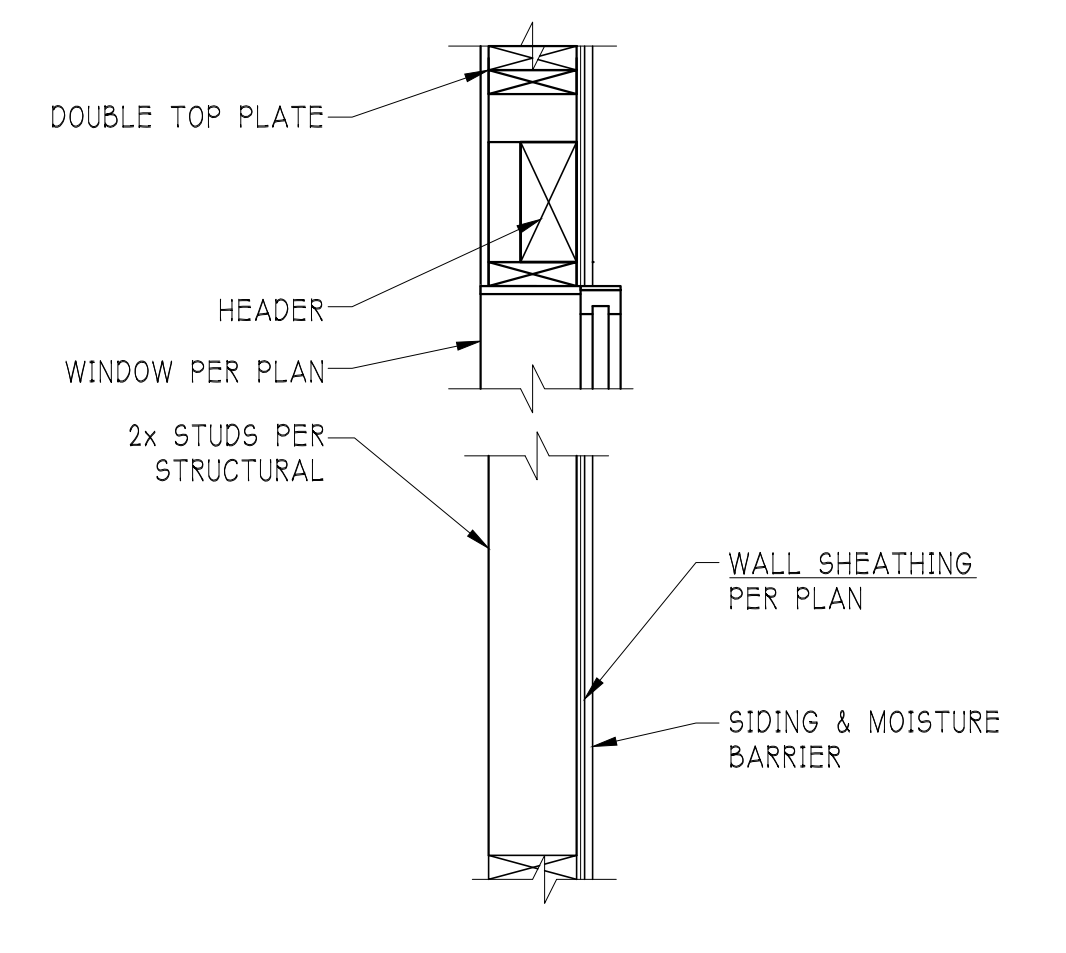
**2** TYP. OPENING FRAMING  
A5.1 SCALE: 1/2"=1'-0"



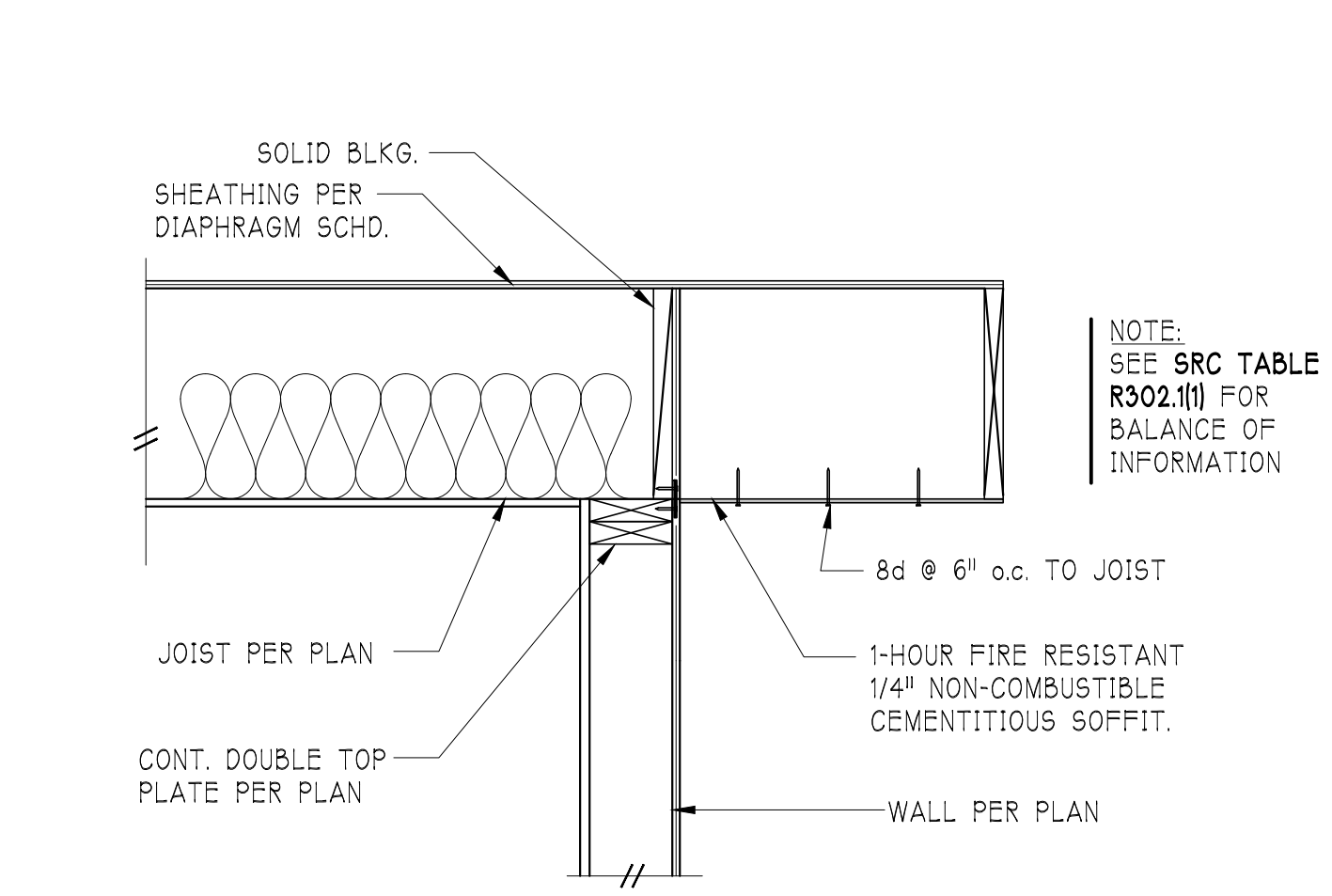
**3** WINDOW SECTION  
A5.1 SCALE: 1"=1'-0"



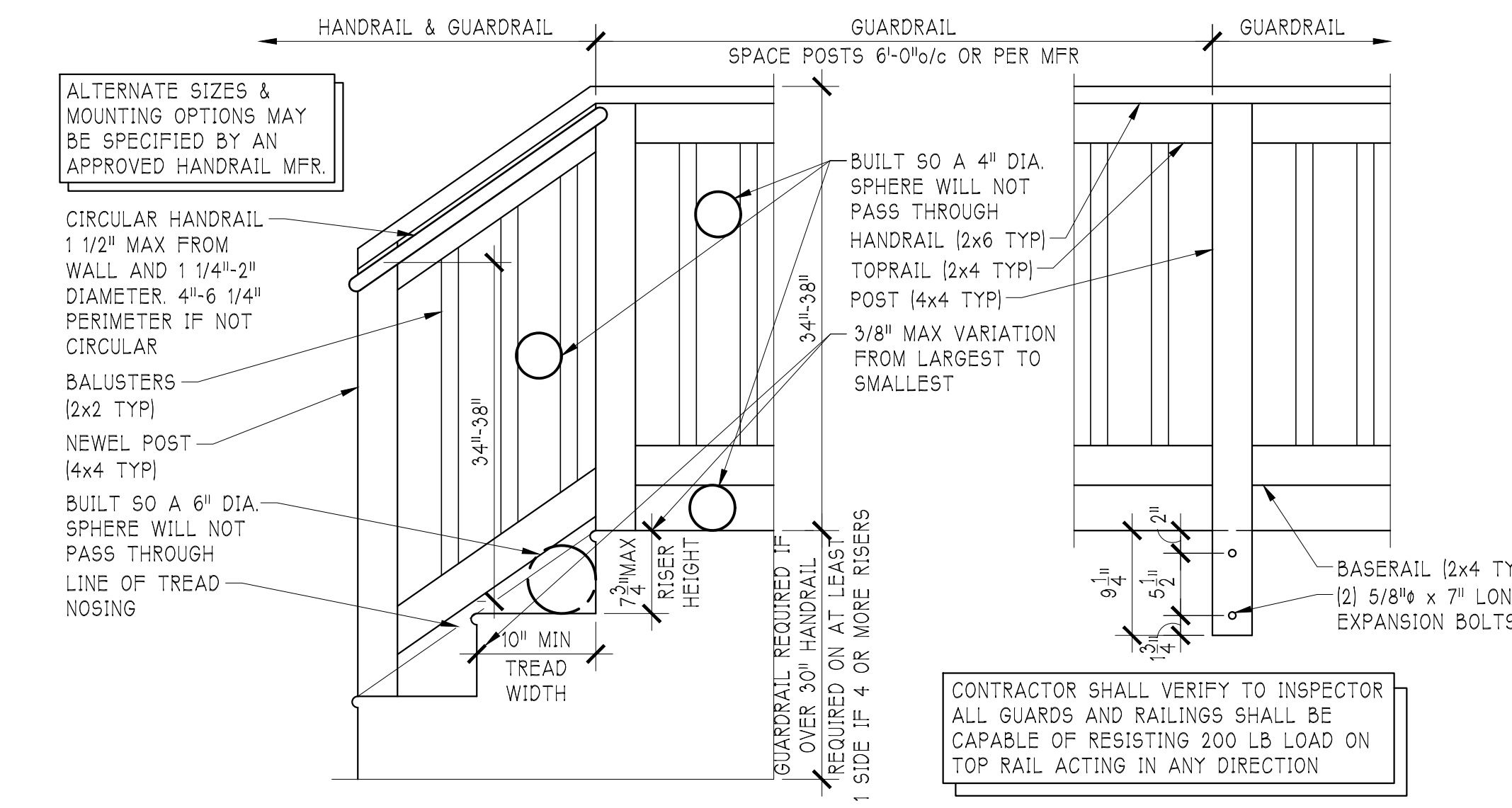
**4** TYP. NEW EXTERIOR WALL DETAIL  
A5.1 SCALE: 1"=1'-0"



**5** TYP. NEW EXTERIOR WALL DETAIL  
A5.1 SCALE: 1"=1'-0"



**6** EAVE PROJECTIONS IN FIRE SEPARATION AREA  
A5.1 SCALE: 1"=1'-0"



**7** EXTERIOR STAIR, LANDING & GUARD DETAIL  
A5.1 SCALE: 1"=1'-0"

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

ARCHITECTURAL DETAILS

JOB NO. 23-0279  
HALF SCALE 11x17  
FULL SCALE 22x34  
SHEET

**A5.1**

# STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.

## 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

SITE CLASS	D
SPECTRAL RESPONSE ACCELERATION PARAMETER	
SHORT PERIOD, $S_s$	1.29
1 SECOND PERIOD, $S_1$	0.455
SEISMIC RESPONSE COEF, $C_s$	0.159

### WIND DESIGN

BASIC WIND SPEED, V	98 MPH
VELOCITY PRESSURE, $q_h$	13.7 PSF

### FOUNDATION DESIGN

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

SOIL BEARING	1500 PSF
SOIL WEIGHT	120 PCF

### DESIGN EQUIVALENT FLUID PRESSURES

ACTIVE	35 PSF
PASSIVE	200 PSF

## CONCRETE CRITERIA

### CONCRETE REQUIREMENTS

LOCATION	FOOTINGS, WALLS & SLAB
MAX W/C RATIO	0.55
STRENGTH	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%± ENTRAINED AIR.

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

### MATERIAL REQUIREMENTS

CEMENT:	ASTM C150, ASTM C94
AD MIXTURES:	ACI 301
AGGREGATES:	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.

**REINFORCEMENT 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	3"
CONCRETE CAST AGAINST FORM EXPOSED TO EARTH OR WEATHER	2"
#6 THROUGH #18 BARS	2"
#5 AND SMALLER	1.5"
CONCRETE CAST AGAINST FORM NOT EXPOSED TO EARTH OR WEATHER	
SLABS & WALLS WITH #11 AND SMALLER	0.75"
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. 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 UNO.
PANEL BLOCKING	MATCH STUD SIZE, SPECIES, AND GRADE UNO.
SOLE PLATE	MATCH STUD SIZE, SPECIES, AND GRADE UNO. (SEE SHEAR WALL SCHEDULE).
MUD SILL PLATE	MATCH STUD SIZE, SPECIES, GRADE AND PRESERVATIVE TREATED UNO. (SEE SHEAR WALL SCHEDULE).

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

MUD SILL PLATE SHALL BE BOLTED TO CONCRETE WITH 5/8" ANCHORS BOLTS @ 6'-0"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  
 $F_b = 2,400$  PSI,  $F_v = 190$  PSI (2000' RADIUS CAMBER UNO.)  
 ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8  
 $F_b = 2,400$  PSI,  $F_v = 240$  PSI (UNCAMBERED UNO.)  
 ALL POSTS & COLUMNS SHALL BE DOUGLAS FIR COMBINATION 5  
 $F_c = 2,400$  PSI,  $F_t = 1,600$  PSI,  $E = 2,000$  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.

MATERIAL PROPERTIES						
LUMBER PRODUCTS	REPORT	$F_b$	$F_v$	$F_c$ parallel	$F_c$ 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, TP1-02" 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 PROPERTIES					
PENNY-WEIGHT	8d	10d	12d	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 RQMTS** SHALL CONFORM TO THE SBC TABLE 2304.9.1:

TYPICAL FRAMING FASTENING SCHEDULE		
CONNECTION DESCRIPTION	NAILING	
JOIST TO SILL	(3) 8d COMMON	(3) 3"x0.131"
GIRDER TOE NAIL	(3) 8d COMMON	(3) 3"x0.131"
BLOCKING BETWEEN JOISTS	(3) 8d COMMON	(3) 3"x0.131"
TOENAIL RAFTERS TO TOP PLATE	(3) 8d COMMON	(3) 3"x0.131"
BRIDGING TO JOIST, TOENAIL	(2) 8d COMMON	(2) 3"x0.131"
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"
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" @ 6"o/c
FACE NAIL SOLE PLATE TO JOIST OR BLOCKING BELOW	16d COMMON @ 16"o/c	3"x0.131" @ 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.

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

DRILLING REQUIREMENTS		
FASTENERS	LEAD HOLE ø	SHANK HOLE ø
BOLTS	-	D + 1/32
LAG SCREWS	0.7 D	D
WOOD SCREWS	0.88 D <sub>r</sub>	0.88 D
NAILS (PRE-DRILLED)	0.75 D	-

### NOTES:

- 'D' INDICATES THE SHANK DIAMETER OF THE FASTENER.
- 'D<sub>r</sub>' INDICATES THE ROOT DIAMETER OF THE FASTENER.
- 'D' SHALL NOT EXCEED 1"
- 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.
- LAG AND WOOD SCREWS SHALL BE INSTALLED BY TURNING OF A WRENCH, SCREW DRIVER, OR SCREW GUN NOT DRIVEN BY A HAMMER.
- ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM SPECIFICATION.
- 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-RETARDANT TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON, BRONZE OR COPPER.

A BARRIER BETWEEN PRESERVATIVE-TREATED OR FIRE-RETARDANT 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.

ALLOWABLE CHEMICAL COATINGS			
CHEMICAL PRESERVATIVES	PRODUCT COATINGS		
	0.90 oz/sf (90)	1.85 oz/sf (185) HDG PER ASTM A653, A153 OR A123	STAINLESS STEEL
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	DOT SODIUM BORATE
CCA-C	CHROMATED COPPER ARSENATE
ACQ-C & ACQ-D	ALKALINE COPPER QUAT
CBA-A & CA-B	COPPER AZOTE
NON-DOT	OTHER BORATE
ACZA	AMMONIACAL COPPER ZINC ARSENATE

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



YEN DESIGN INC.

(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

STRUCTURAL NOTES

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34

SHEET

S1.1



REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

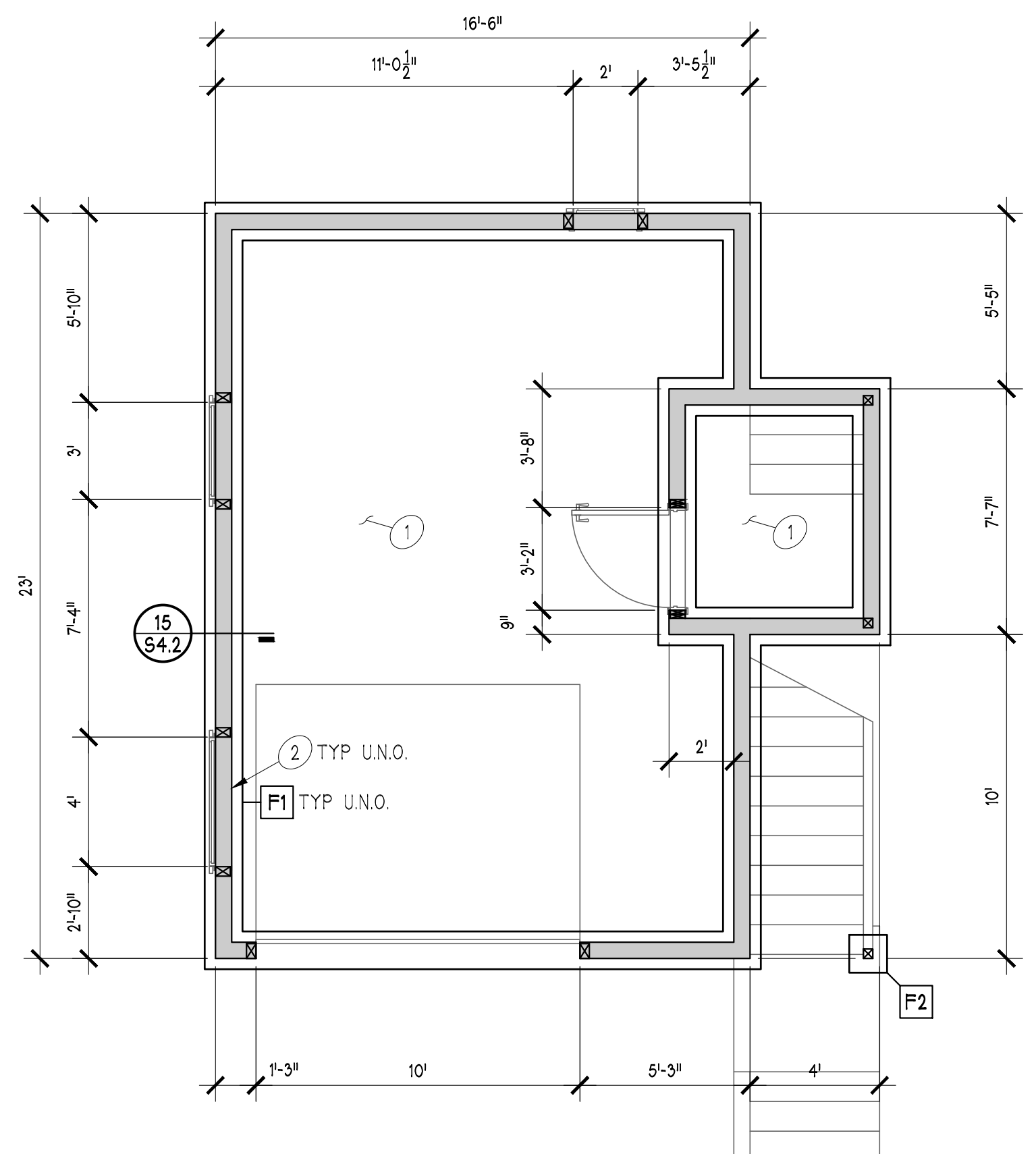
**FOUNDATION PLAN  
& FRAMING PLANS**

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

**S2.1**

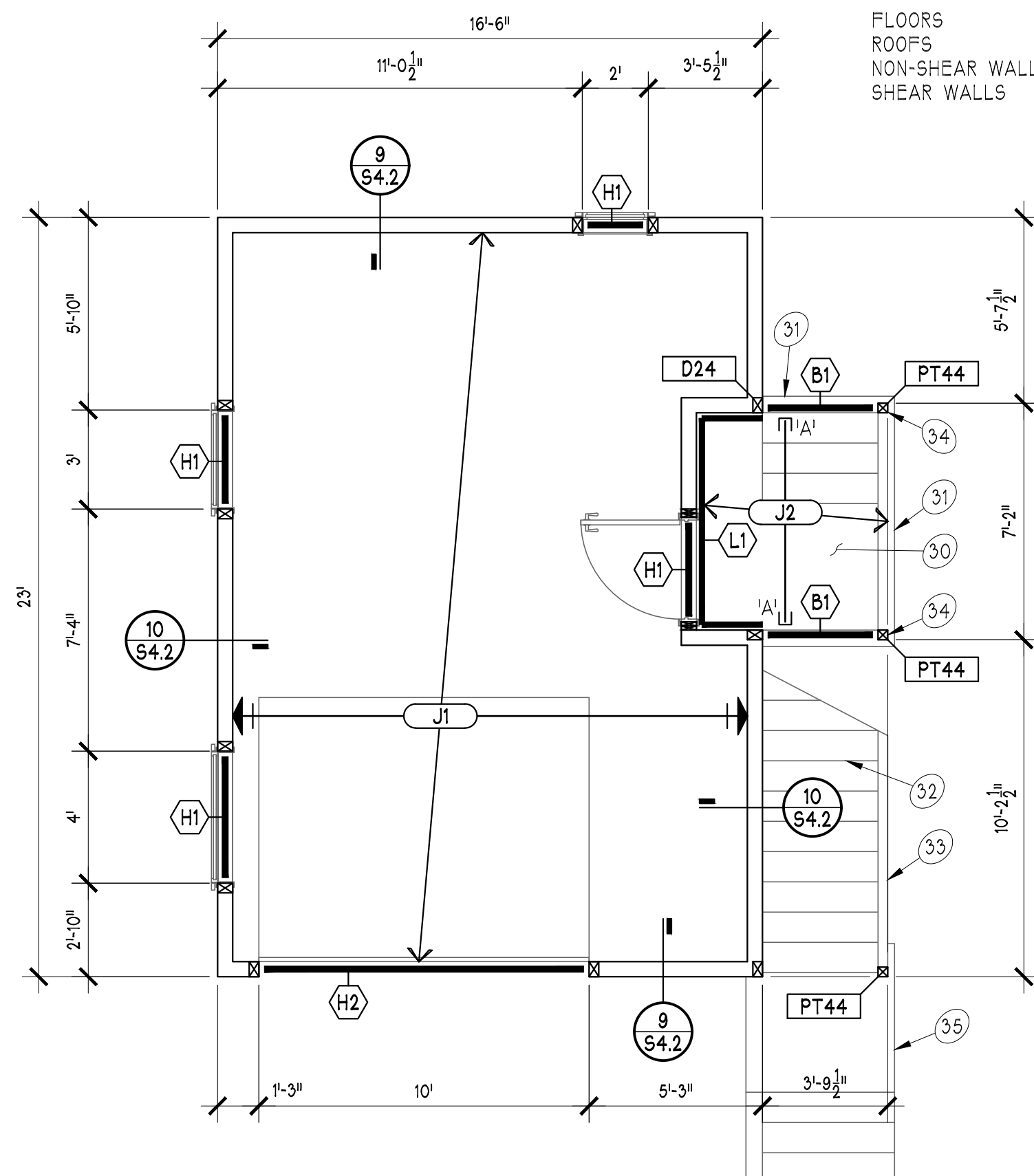
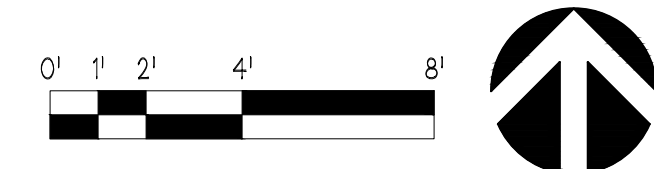
SEE SHEATHING SCHEDULES & SHEAR WALL PLANS ON SHEET **S3.1**

FLOORS TYPE **D6** U.N.O.  
ROOFS TYPE **D1** U.N.O.  
NON-SHEAR WALLS TYPE **S1** U.N.O.  
SHEAR WALLS SEE **S3.1 PLANS**



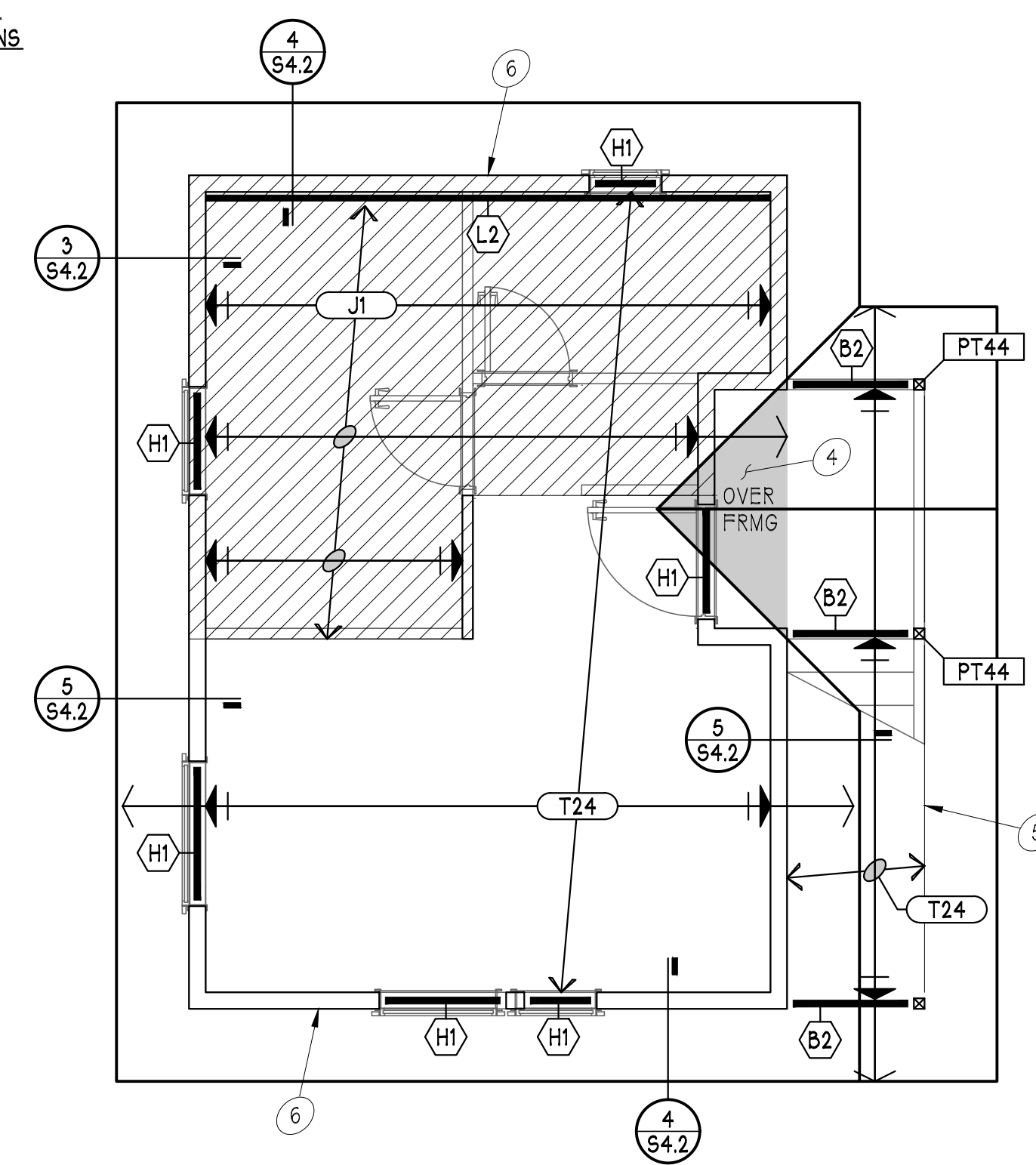
**FOUNDATION PLAN**

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



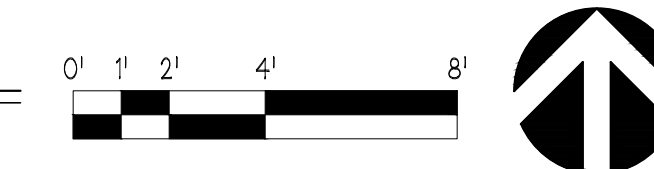
**UPPER FLOOR FRAMING PLAN**

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



**ROOF FRAMING PLAN**

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



DO NOT NOTCH TOP CHORD UNLESS INDICATED BY TRUSS MFR

**JOIST/RAFTER/TRUSS**

- T24** PRE-MFR. TRUSSES @ 24" o.c.
- J1** 2x12 HF#2 JOISTS @ 16"o/c.
- J2** P.T. 2x8 HF#2 JOISTS @ 16"o/c.

**BEAMS**

- B1** P.T. 4x8 HF#2
- B2** 4x6 DF#2

**HEADERS**

- H1** 4x6 HF#2 w/ P1 EA END U.N.O.
- H2** 4x8 HF#2 w/ P2 EA END U.N.O.

**LEDGERS**

- L1** P.T. 2x8 HF#2 SEE **3/S4.3** FOR ATTACHMENT
- L2** 2X LEDGER TO MATCH JOIST DEPTH w/ [3] 1/4" x 4" SDS SCREWS @ 16"o.c.

**POSTS**

SEE ADDITIONAL POSTS ON SHEET **S3.1**

- P1** [1] STUD + [1] TRIMMER
- P2** [1] STUD + [2] TRIMMERS
- PT44** P.T. 4x4 HF#2
- D24** [2] 2x4 HF#2 POST

**FOOTINGS**

- F1** 14" WIDE x 6" THICK CONT. CONC. FTG /w [2] #4 BARS EA WAY BOT.
- F2** 14" SQUARE x 6" THICK CONC. FTG w/ [2] #4 BARS EA WAY BOT.

**HANGERS**

USE LUS HANGERS IF NOT SPECIFIED OR HUC CONCEALED FLANGE HANGERS AT END CONDITIONS AS REQUIRED.

- A'** LUS SIMPSON JOIST HANGER TO MATCH JOIST DEPTH

**LEGEND**

- NEW BEARING WALLS BELOW
- HEADER OR BEAM BELOW TOP PLATE
- BEAM ABOVE TOP PLATE
- LEDGER
- NEW CONC. STEM WALL
- NEW CONC. FOOTING
- WALLS BELOW
- WALLS ABOVE
- INDICATES REFERENCE TO PLAN KEYNOTES ON THIS SHEET
- CANTILEVERED END OF JOIST, TRUSS OR RAFTER
- BEARING END OF JOIST, TRUSS OR RAFTER
- HANGER AT END OF JOIST, TRUSS OR RAFTER

**GENERAL NOTES**

- A. REFER TO **ARCH** DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS NOT SHOWN AND REQUIREMENTS OF SLAB DEPRESSIONS, SLOPES, ETC.
- B. PROVIDE FULL BEARING FOR ALL BEAMS AND POSTS. FULL BEARING FOR POSTS SHALL CONSIST OF SOLID BLOCKING THROUGH FLOORS PROVIDING A DIRECT LOAD PATH TO CONCRETE FOUNDATION BELOW.
- C. REFER TO **1/S4.1** LAMINATED POST REQUIREMENTS.
- D. REFER TO **2/S4.1** FOR DOUBLE TOP PLATE SPLICES UNO.
- E. REFER TO **3/S4.1** FOR TYP. CORNER FRAMING
- F. REFER TO **4/S4.1** FOR TYPICAL FRAMING AT WALL OPENINGS.
- G. REFER TO **10/S4.1** FOR BEAM INSTALLATION DETAIL.

**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/S4.2** FOR REQUIRED WALL DIMENSIONS AND REINFORCING. SEE PLAN FOR FOOTING REQUIREMENTS
3. TYPICAL INTERIOR OR EXTERIOR FOOTING SEE DETAIL **13/S4.2** FOR BALANCE OF INFO.
4. ROOF OVER-FRAMING SEE DETAIL **5/S4.1** FOR BALANCE OF INFO
5. STRUCTURAL GABLE TRUSS TO BE BUILT 15" SHORT TO ALLOW FOR CANTILEVERED FLAT 2x4 OUTRIGGER @ 4' o/c.
6. RAKED WALL TO ALIGN w/ BOT CHORD OF TRUSS.

**DECK KEYNOTES**

30. EXTERIOR DECKING SHALL BE ATTACHED TO THE PT. JOISTS BELOW WITH [2] GALVANIZED NAILS AT EA INTERSECTION. DECKS SCREWS MAY BE USED IN LIEU OF NAILS. SEE MFR REQUIREMENTS FOR BALANCE OF INFO. "VYCOR DECK PROTECTOR" OR EQUIVALENT PRODUCT IS RECOMMENDED.
31. DECK GUARDRAIL PER **9/S4.3**. SIDE MOUNTING REQUIRES A DOUBLE JOIST BELOW, AND TOP MOUNTING REQUIRES A 4X BEAM TO MATCH JOIST DEPTH. SEE DETAIL **4/S4.3**. PROVIDE POSTS AT 6' o/c WHEN USING BALUSTERS AND 4' o/c WHEN USING HORZ. CABLES.
32. EXTERIOR STAIRS TO BE FRAMED WITH P.T. 2x12 CUT STRINGERS SISTERED TO P.T. 2x4 @ 18"o/c MAX. CONTRACTOR TO PROVIDE MECHANICAL CONNECTION TO FLOOR ABOVE. SEE DETAIL **15/S4.3**.
33. STAIR HANDRAIL PER **9/S4.3**. ATTACH POST w/ [2] 1/2" THROUGH-BOLTS & WASHERS. FOR ADDITIONAL SUPPORT AT BASE OF STAIR SEE DETAIL **6/S4.3**.
34. ADD DIAGONAL BRACING TO POST PER DETAIL **8/S4.3**.
35. 4" THICK SLAB ON GRADE STAIR LANDING. MATCH STAIR WIDTH x 3' MINIMUM.

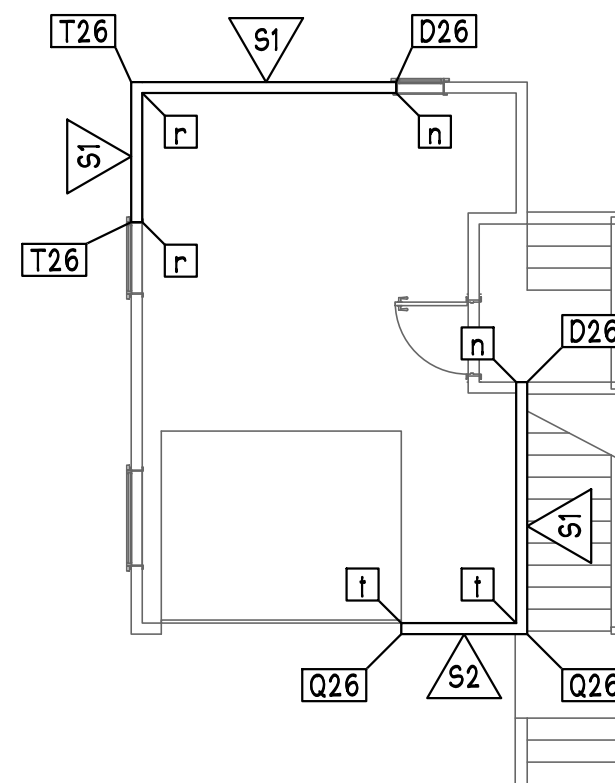
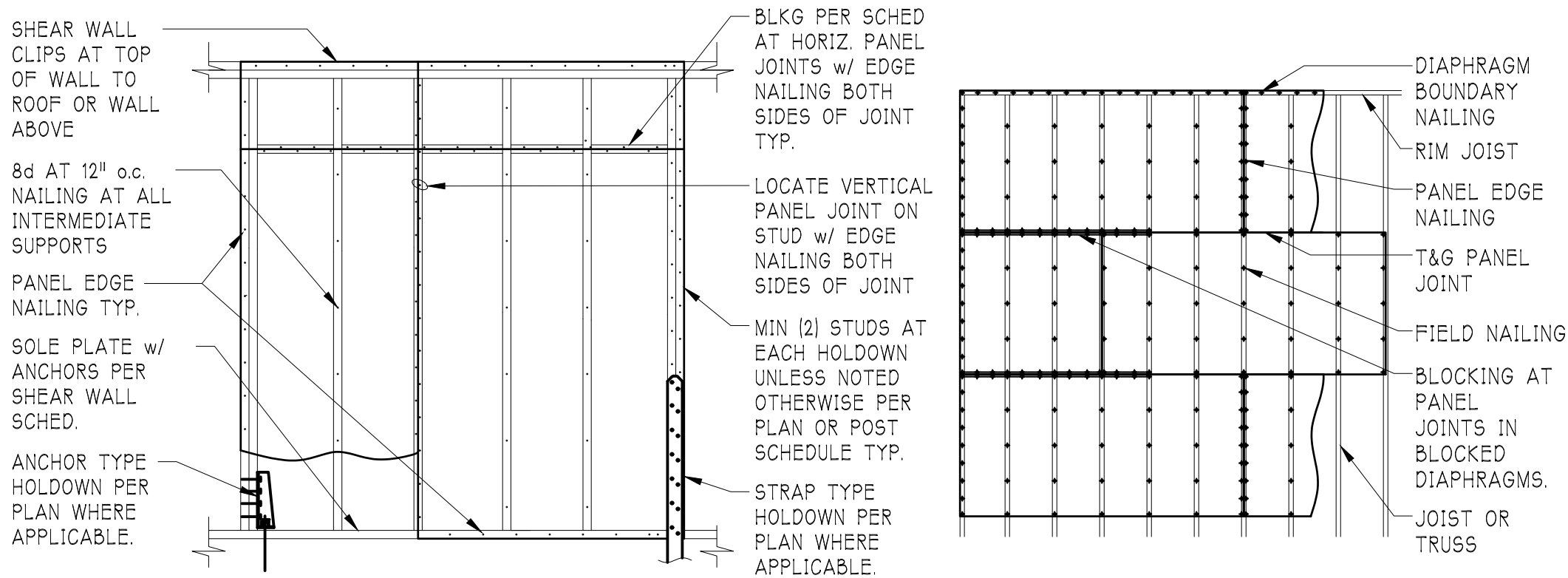
# SHEATHING SCHEDULES

THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SHEAR WALL SCHEDULE										
MARK	PANEL TYPE	FASTENER TYPE	SPACING	HORZ BLKG & VERT MEMBERS AT PANEL JOINTS	SOLE PLATE NAILING	PRESSURE TREATED FOUNDATION SILL PLATE	SILL PLATE ANCHOR		CLIP SPACING (WHERE INDICATED IN DETAILS)	SHEAR CAPACITY (ASD)
							SIZE	SPACING		
S1			6"o/c	2X	16d @ 8"o/c	2X	1/2"	48"o/c	24"o/c	240 PLF
S2			4"o/c		16d @ 5"o/c			32"o/c	16"o/c	350 PLF
S3	7/16" APA RATED SHEATHING CDX PLYWOOD OR OSB	8d (COMMON OR GALV BOX)	3"o/c	3X, OR DBL 2X	16d @ 4"o/c	2X	5/8"	24"o/c	12"o/c	450 PLF
S4			2"o/c		16d @ 3"o/c			3X	36"o/c	24"o/c
S5	15/32" STRUCTURAL 1 PLYWOOD	10d (COMMON OR GALV BOX)	3"o/c	3X, OR DBL 2X	[2] 16d @ 6"o/c	2X	5/8"	18"o/c	6"o/c	665 PLF
S6		8d (COMMON OR GALV BOX)	2"o/c		[2] 16d @ 5"o/c			3X	24"o/c	9"o/c
S7		10d (COMMON OR GALV BOX)	2"o/c		[2] 16d @ 4"o/c			18"o/c	6"o/c	870 PLF

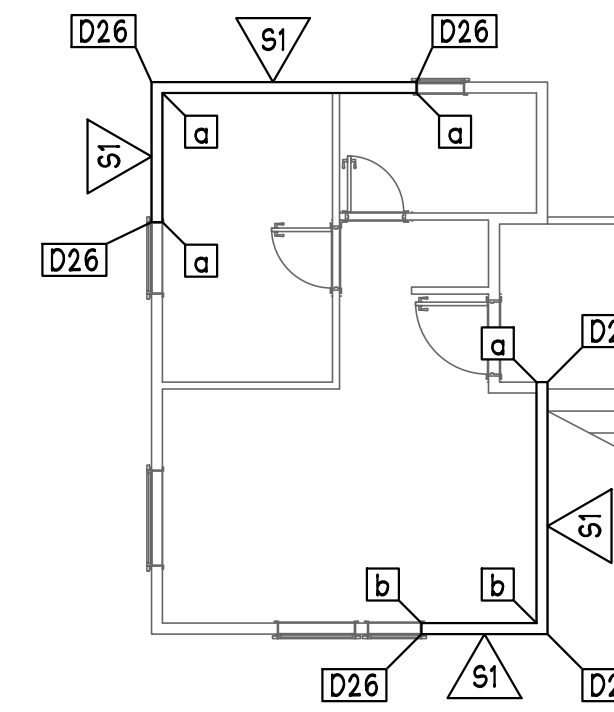
**NOTES (APPLY TO ALL)**

- 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.
- WHERE PANEL EDGE NAILING IS 3"o.c. OR LESS, NAILS SHALL BE STAGGERED AT ABUTTING PANEL EDGES.
- SOLE PLATES SHALL BE FASTENED DIRECTLY TO FRAMING (BEAMS, JOISTS, OR BLOCKING) BELOW IN ACCORDANCE WITH THE TABULATED 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.
- THE ALLOWABLE SHEAR SHOWN ARE BASED ON THE ALLOWABLE STRESS DESIGN AND ARE FOR WALLS WITH HEIGHT TO WIDTH RATIO NOT EXCEEDING 3.5



**FIRST FLOOR SHEAR WALL PLAN**

22x34: SCALE 1/8" = 1'-0"  
11x17: SCALE 1/16" = 1'-0"



**SECOND FLOOR SHEAR WALL PLAN**

22x34: SCALE 1/8" = 1'-0"  
11x17: SCALE 1/16" = 1'-0"

**FND HOLDDOWNS**

[K]	HDU2-SDS2.5 5/8" THREADED ROD w/ 12" EMBED MIN
[N]	HDU5-SDS2.5 5/8" THREADED ROD w/ 12" EMBED MIN
[P]	HDU8-SDS2.5 7/8" THREADED ROD w/ 16" EMBED MIN
[A]	HDQ8-SDS3 7/8" THREADED ROD w/ 16" EMBED MIN
[I]	HHQ11-SDS2.5 1" THREADED ROD w/ 20" EMB MIN
[V]	HHQ14-SDS2.5 1" THREADED ROD w/ 20" EMB MIN
[W]	HD12 1" THREADED ROD w/ 20" EMBED MIN
[X]	NOT USED

**NOTES (APPLY TO ALL)**

- PROVIDE #4 WALL FOOTING DOWEL AT EA HOLDOWN
- SEE DETAIL 14/S4.1 FOR BALANCE

**SHEAR WALL PLAN NOTES**

- ALL NEW EXTERIOR WALLS SHALL BE TYPE S1, UNLESS NOTED OTHERWISE. SEE THIS SHEET FOR SHEAR WALL SCHEDULE
- ALL NEW FLOOR SHEATHING TO BE TYPE D6, UNO. SEE THIS SHEET FOR DIAPHRAGM SCHEDULE
- ALL NEW ROOF SHEATHING TO BE TYPE D1, UNO. SEE THIS SHEET FOR DIAPHRAGM SCHEDULE
- HOLDOWNS ARE SHOWN AT THE BASE OF THE WALL
- ALL FASTENERS MUST BE COVERED TO PROTECT THEM FROM EXTERIOR WEATHERING.

**WALL TO WALL STRAP**

[a]	MST37
[b]	MST48
[c]	MST60
[d]	MST72

**NOTES (APPLY TO ALL)**

- SEE DETAIL 19/S4.1 FOR BALANCE

**LEGEND**

- [SX] NEW SHEAR WALL & TYPE SEE SCHEDULE ON THIS SHEET
- [#] PLAN KEYNOTE
- PROPOSED WALLS

**POSTS**

- [D26] [2] 2x6 HF#2 POST MIN. U.N.O.
- [T26] [3] 2x6 HF#2 POST MIN. U.N.O.
- [Q26] [4] 2x6 HF#2 POST MIN. U.N.O.

DIAPHRAGM SCHEDULE (1), (2), (3)								
MARK	PANEL TYPE	INDEX	BLOCKED	NAILING REQUIREMENTS				CLIP SPACING
				COMMONNAI L	DIAPHRAGM BOUNDARIES	SUPPORTED PANEL EDGES	FIELD NAILING (4)	
<b>ROOF TYPE</b>								
D1	7/16" APA APPROVED CDX PLYWOOD	24/0	NO	8d	6"o/c	6"o/c	12"o/c	24"o/c
D2	7/16" APA APPROVED CDX PLYWOOD	24/0	YES	8d	6"o/c	6"o/c	12"o/c	16"o/c
D3	7/16" APA APPROVED CDX PLYWOOD	24/0	YES	8d	4"o/c	4"o/c	12"o/c	12"o/c
<b>FLOOR TYPE</b>								
D6	3/4" T&G APA APPROVED CDX PLYWOOD	40/20	NO	10d	6"o/c	6"o/c	12"o/c	24"o/c
D7	3/4" T&G APA APPROVED CDX PLYWOOD	40/20	YES	10d	6"o/c	6"o/c	12"o/c	16"o/c
D8	3/4" T&G APA APPROVED CDX PLYWOOD	40/20	YES	10d	4"o/c	4"o/c	12"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.
- FIELD NAILING SHALL BE SPACED @ 6"O/C (MAX) WHERE SUPPORTING MEMBERS ARE SPACED @ 48"O/C.

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



(206) 432-1111  
YENDES.COM

APPROVAL STAMP

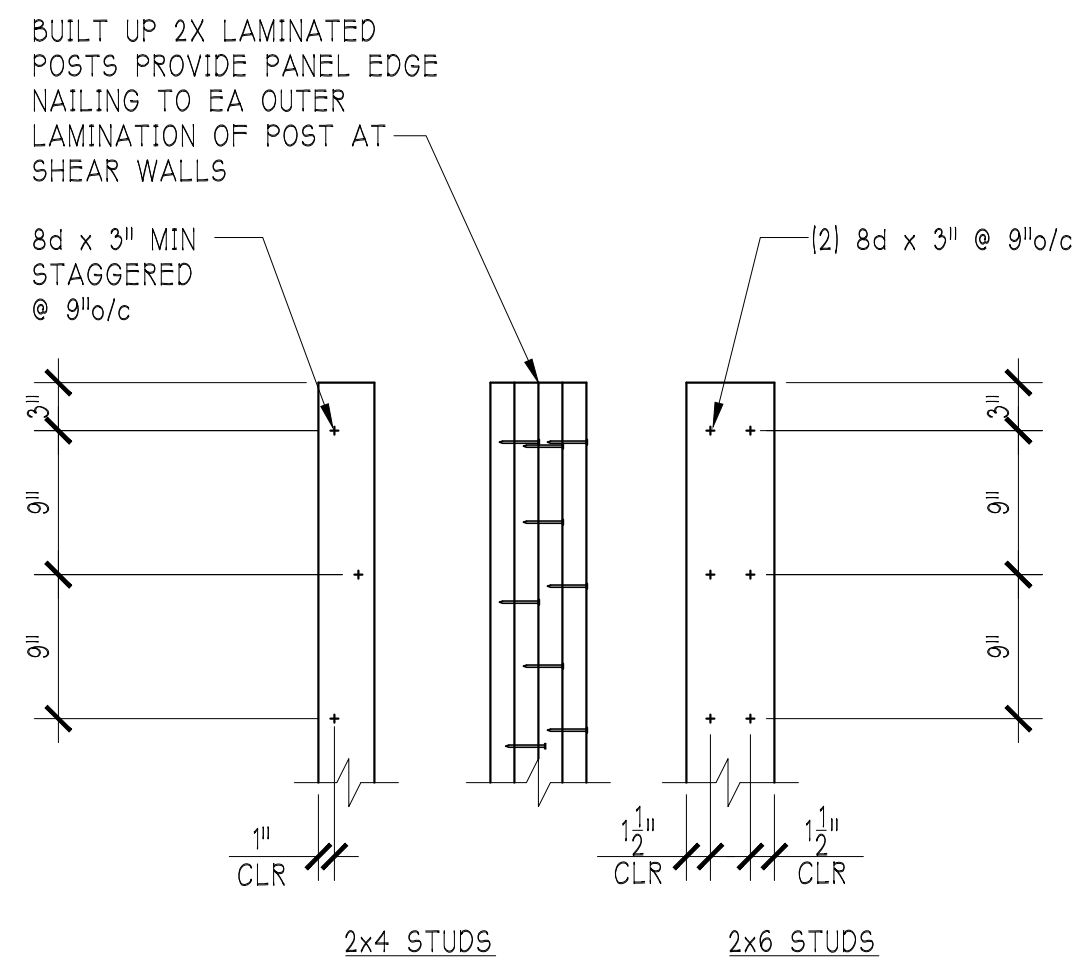
ENGINEER STAMP

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

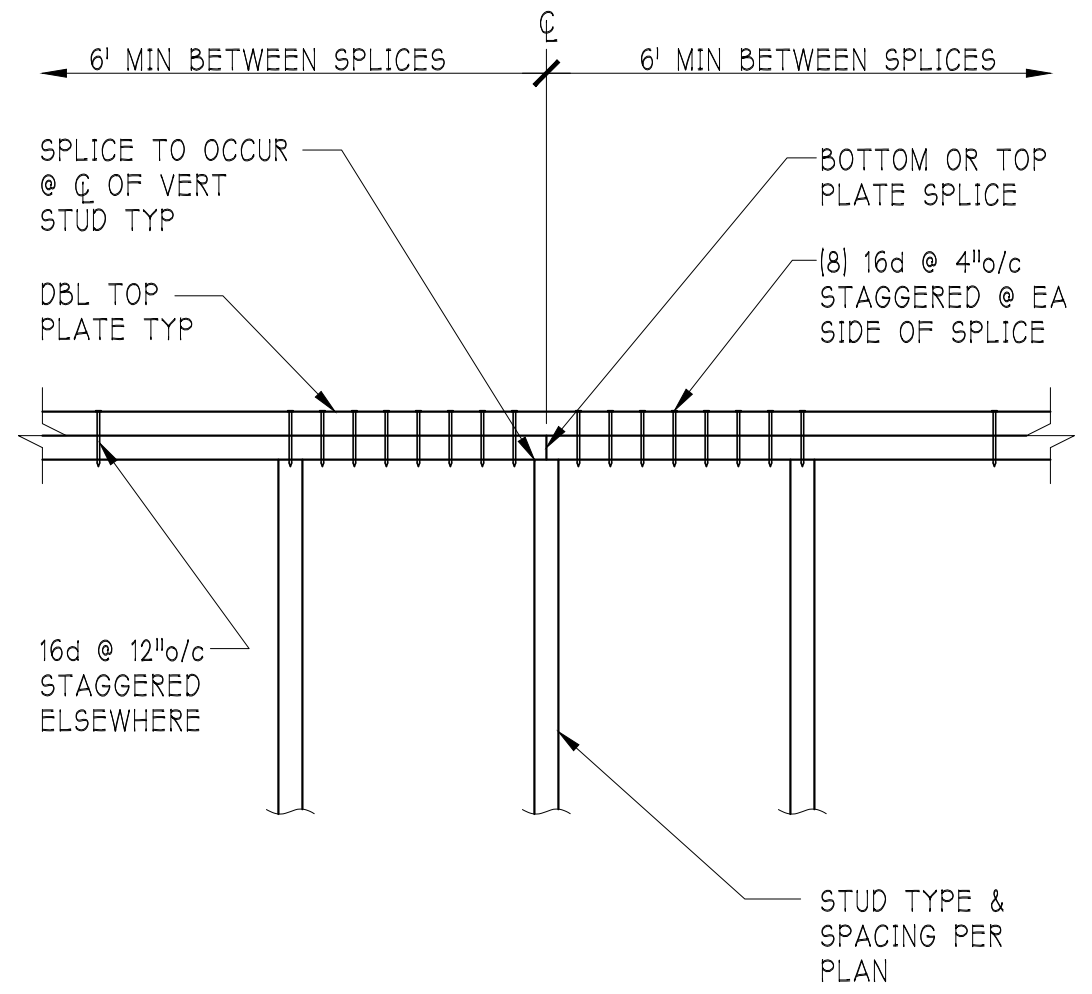
SHEAR WALL PLANS

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

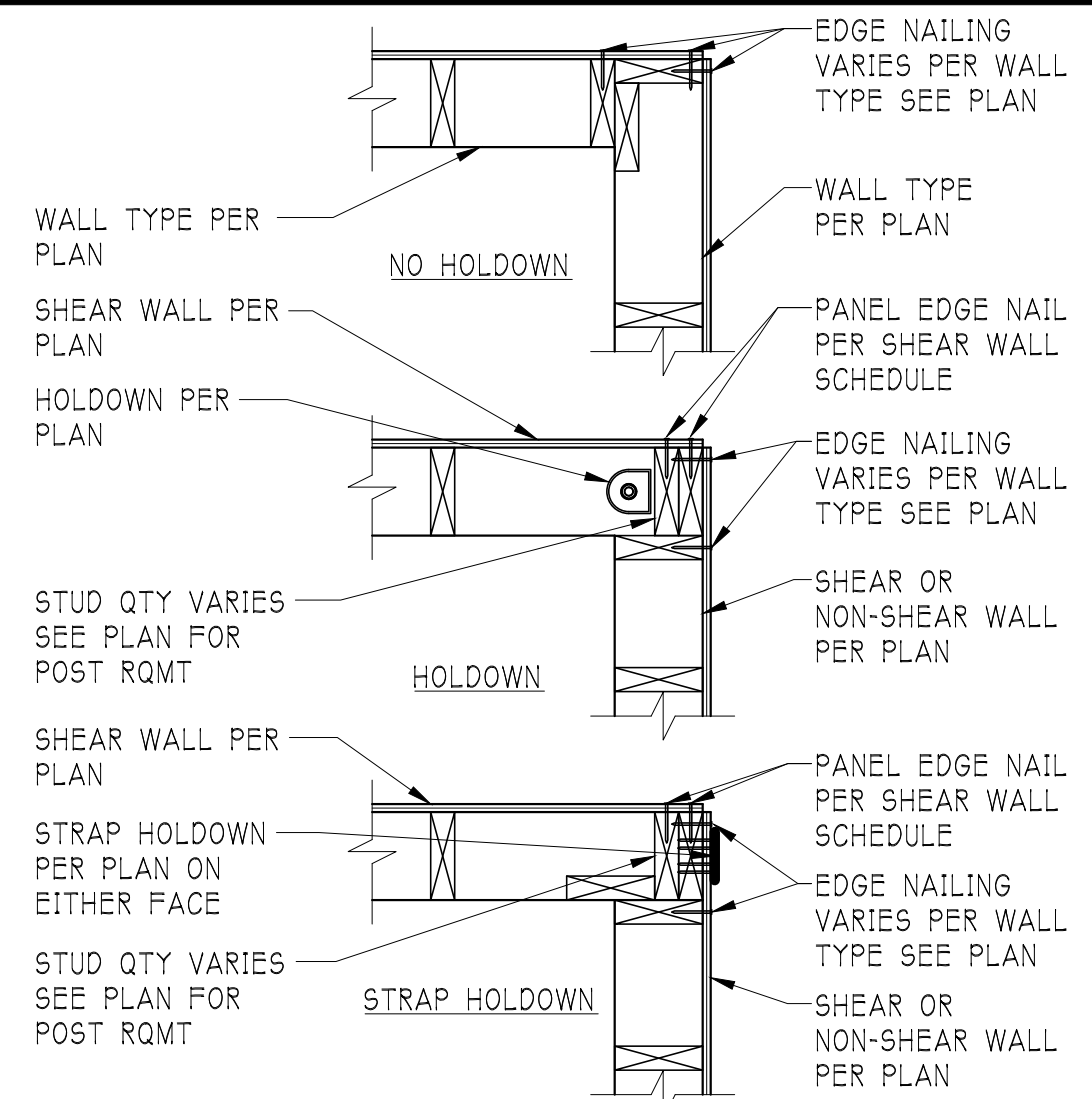
**S3.1**



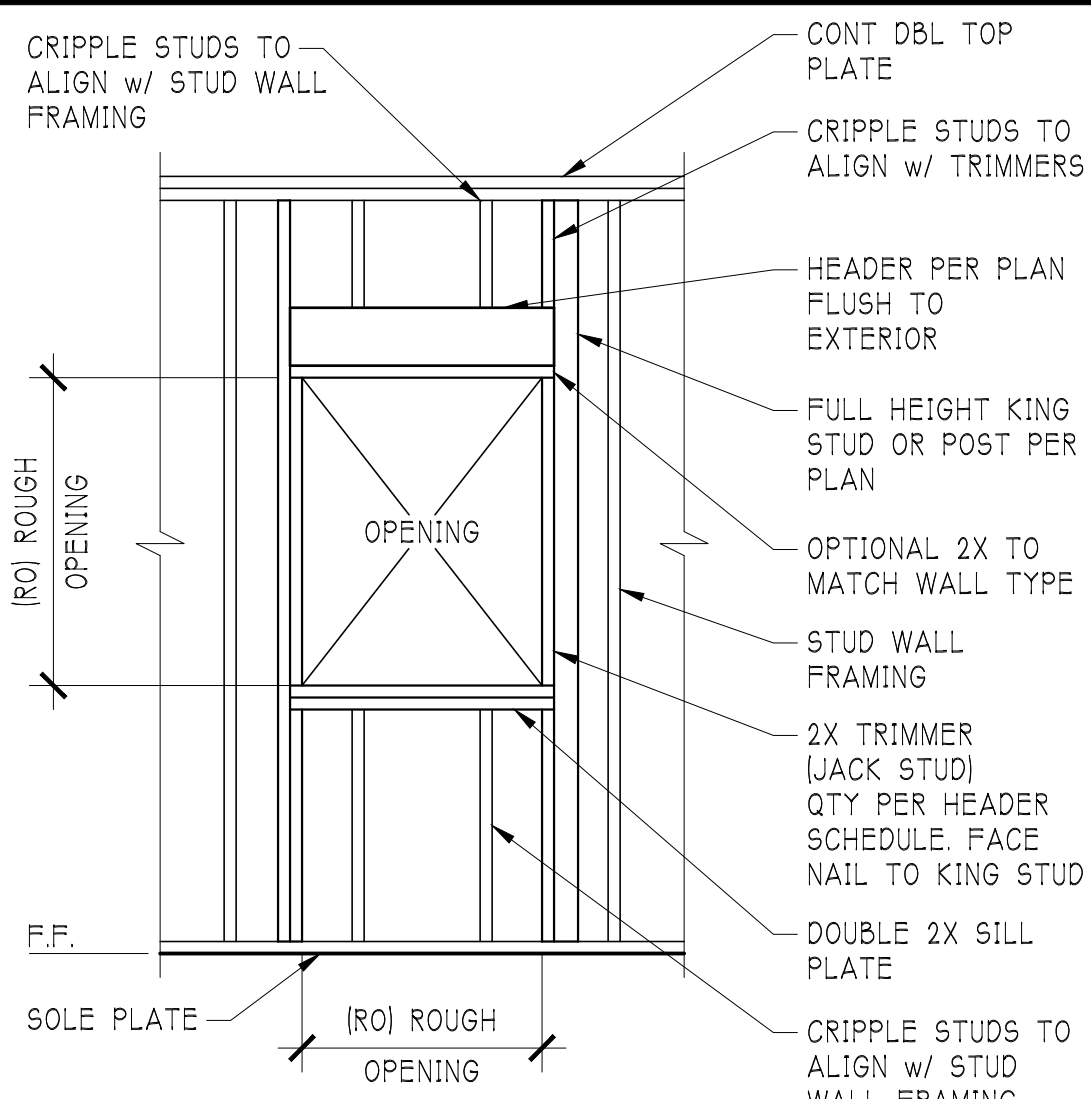
**1** LAMINATED POST REQUIREMENTS  
S4.1 SCALE: 1"=1'-0"



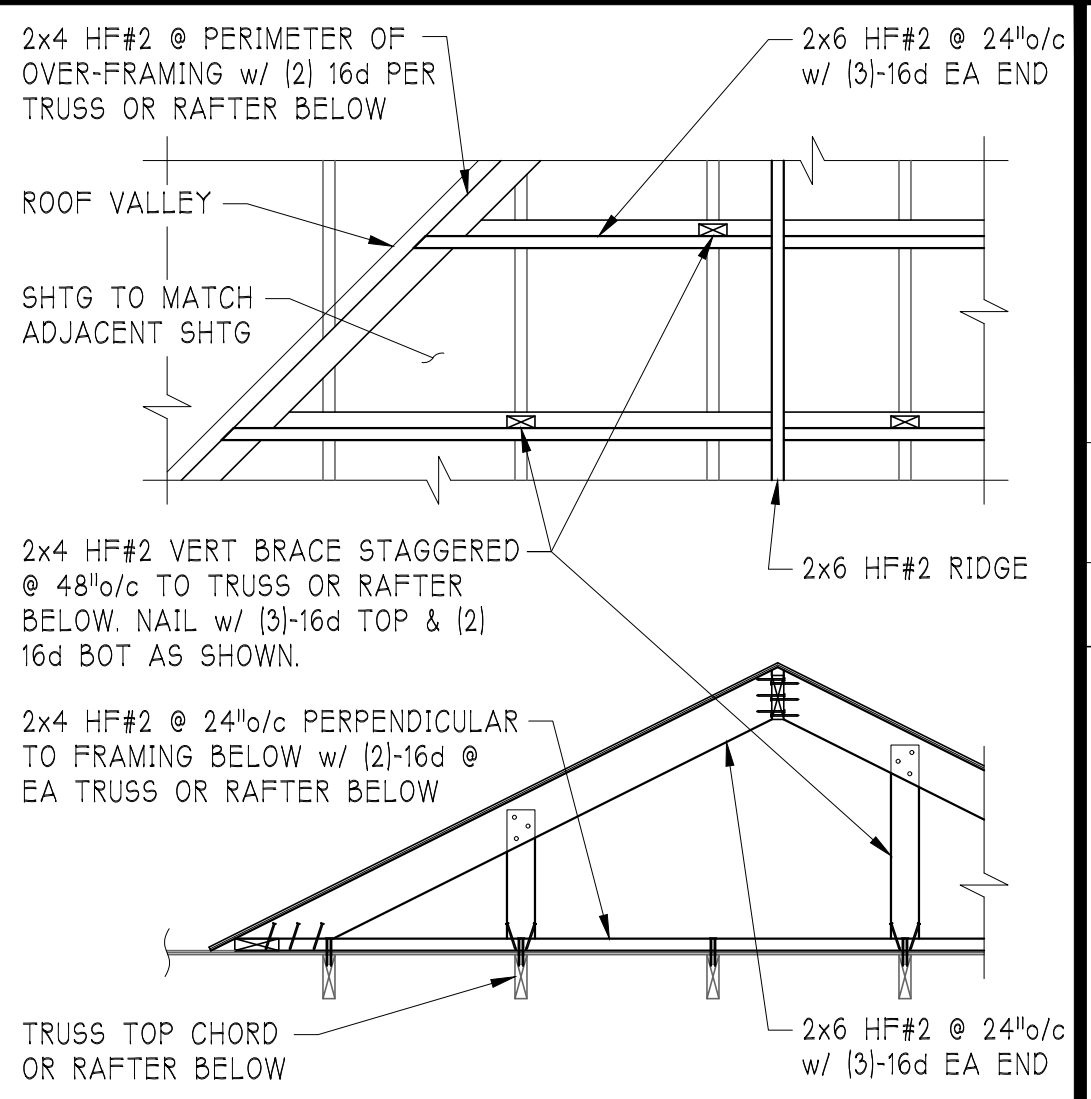
**2** SPLICE @ DBL TOP PLATE  
S4.1 SCALE: 1"=1'-0"



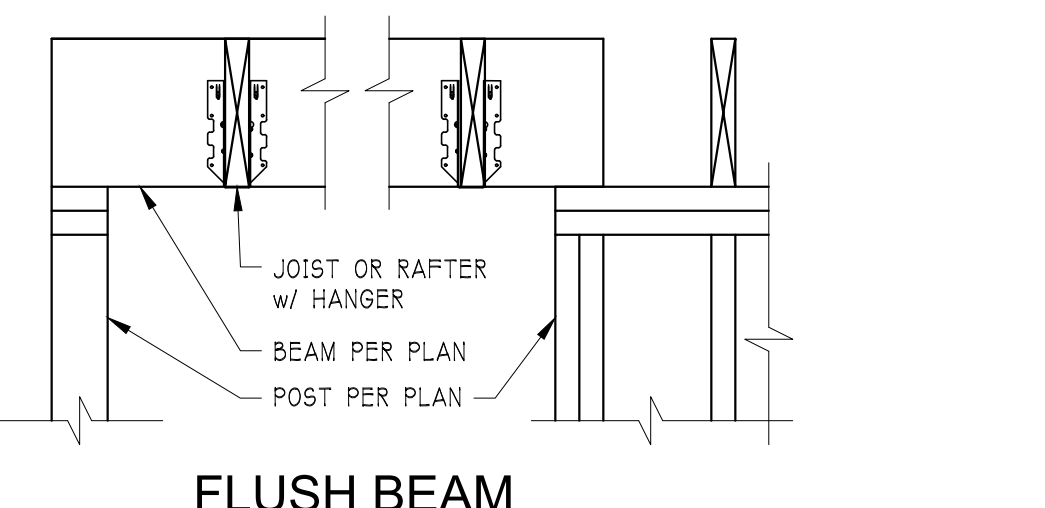
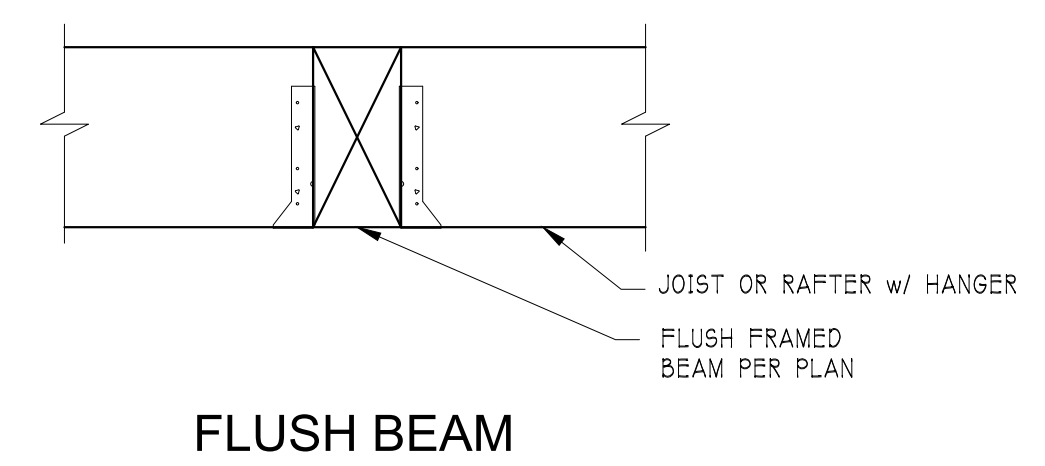
**3** TYP CORNER FRAMING  
S4.1 SCALE: 1"=1'-0"



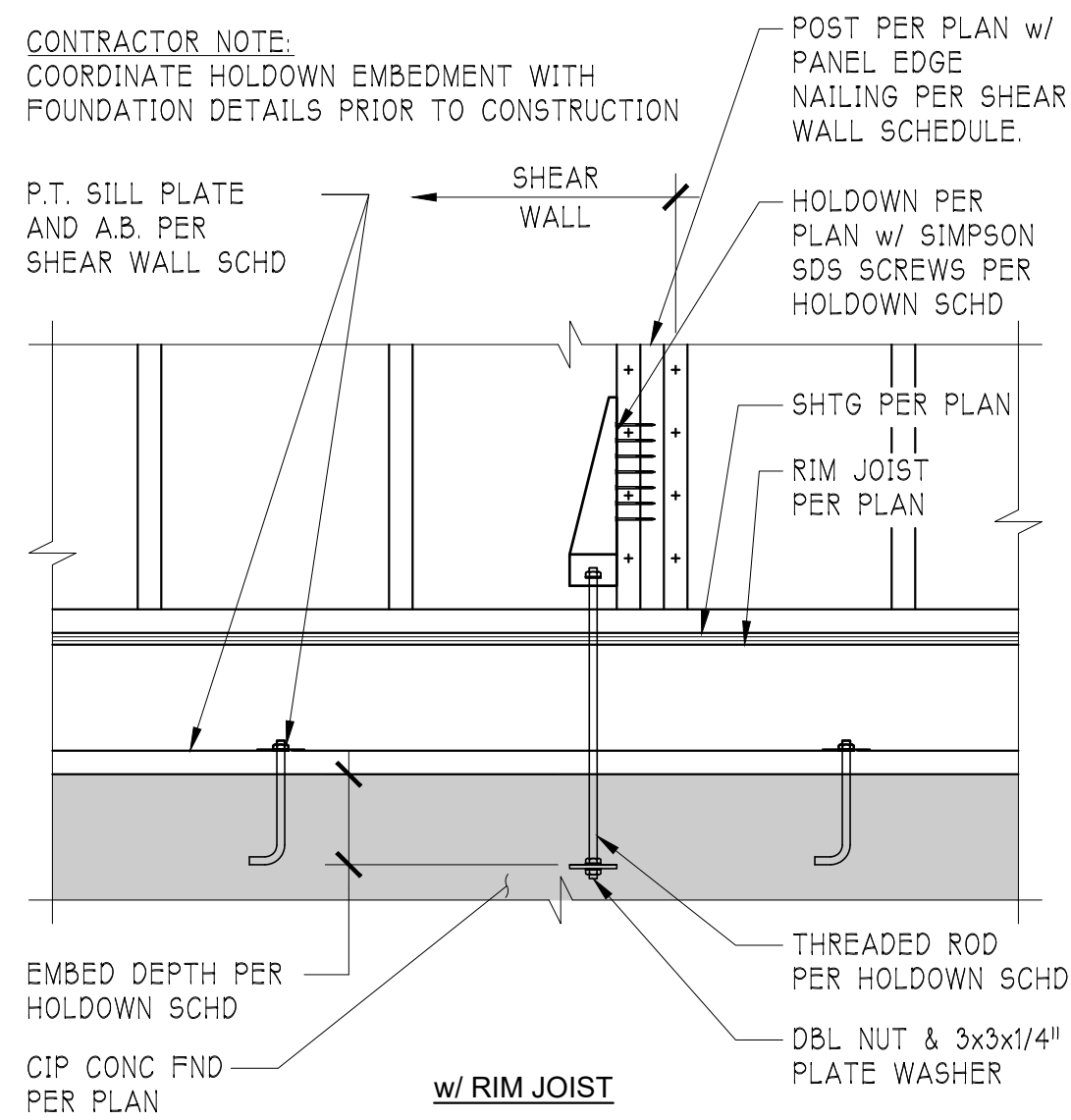
**4** TYP. OPENING FRAMING  
S4.1 SCALE: 1/2"=1'-0"



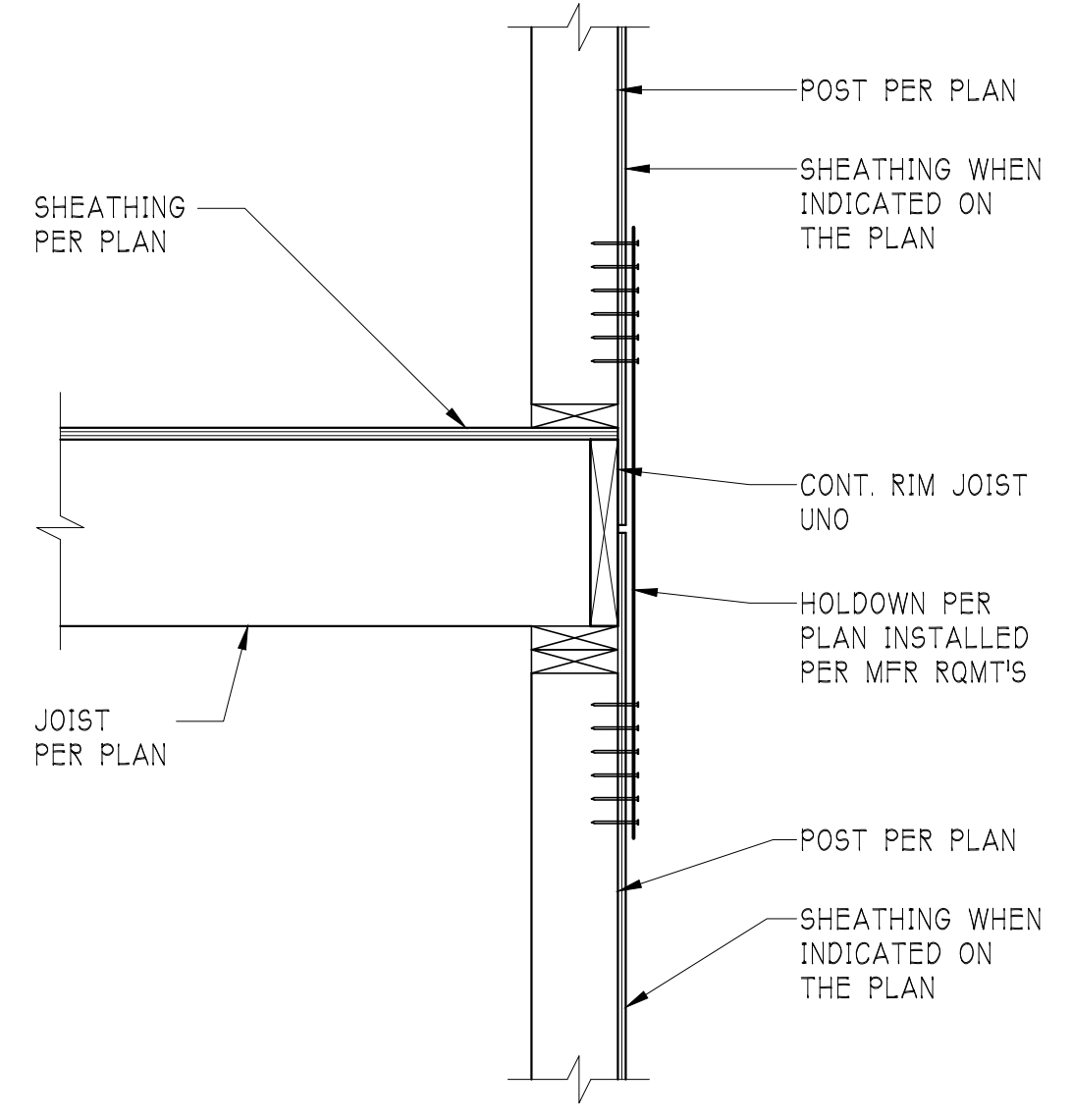
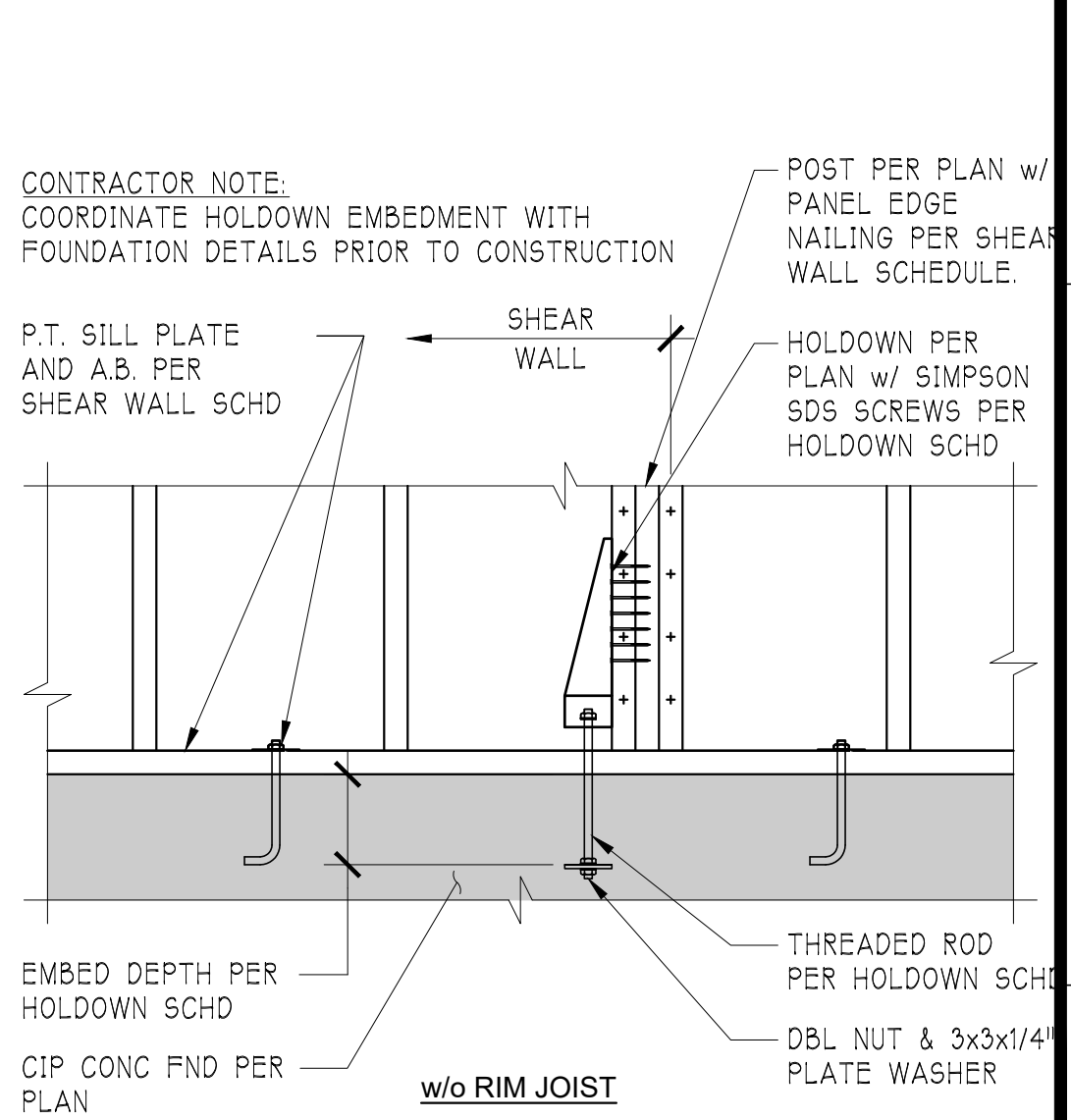
**5** TYP. OVER-FRAMING DETAIL  
S4.1 SCALE: 1/2"=1'-0"



**10** BEAM INSTALLATION DETAIL  
S4.1 SCALE: 1"=1'-0"



**14** TYPICAL FND HOLDOWN  
S4.1 SCALE: 1"=1'-0"



**13** FLOOR TO FLOOR STRAP  
S4.1 SCALE: 1"=1'-0"

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL

**YEN DESIGN INC.**  
(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

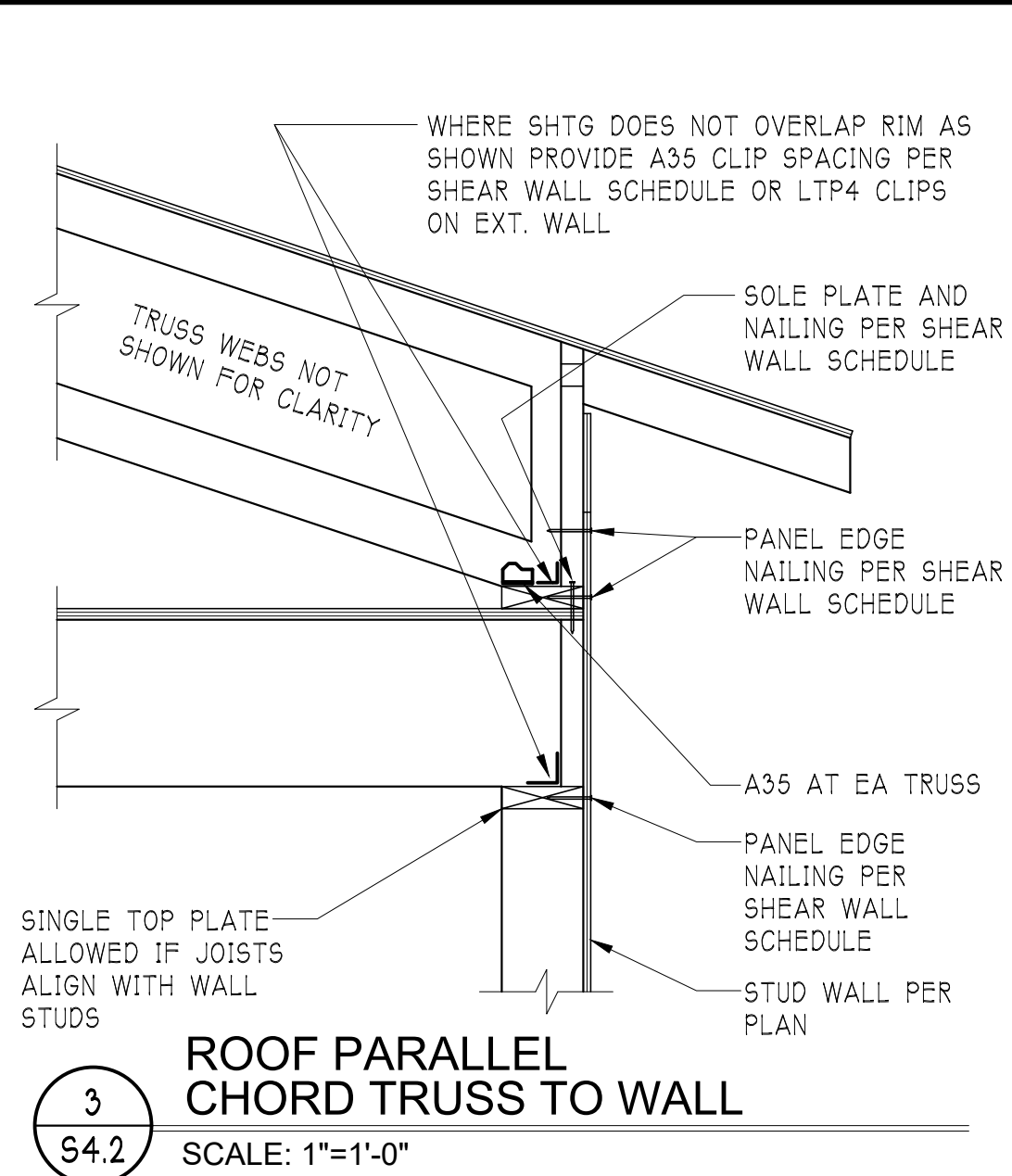
RESIDENTIAL DADU CONSTRUCTION  
**YEN DADU**  
ROLANDO YEN  
20822 63RD AVE W  
LYNNWOOD, WA 98036

**STRUCTURAL DETAILS**

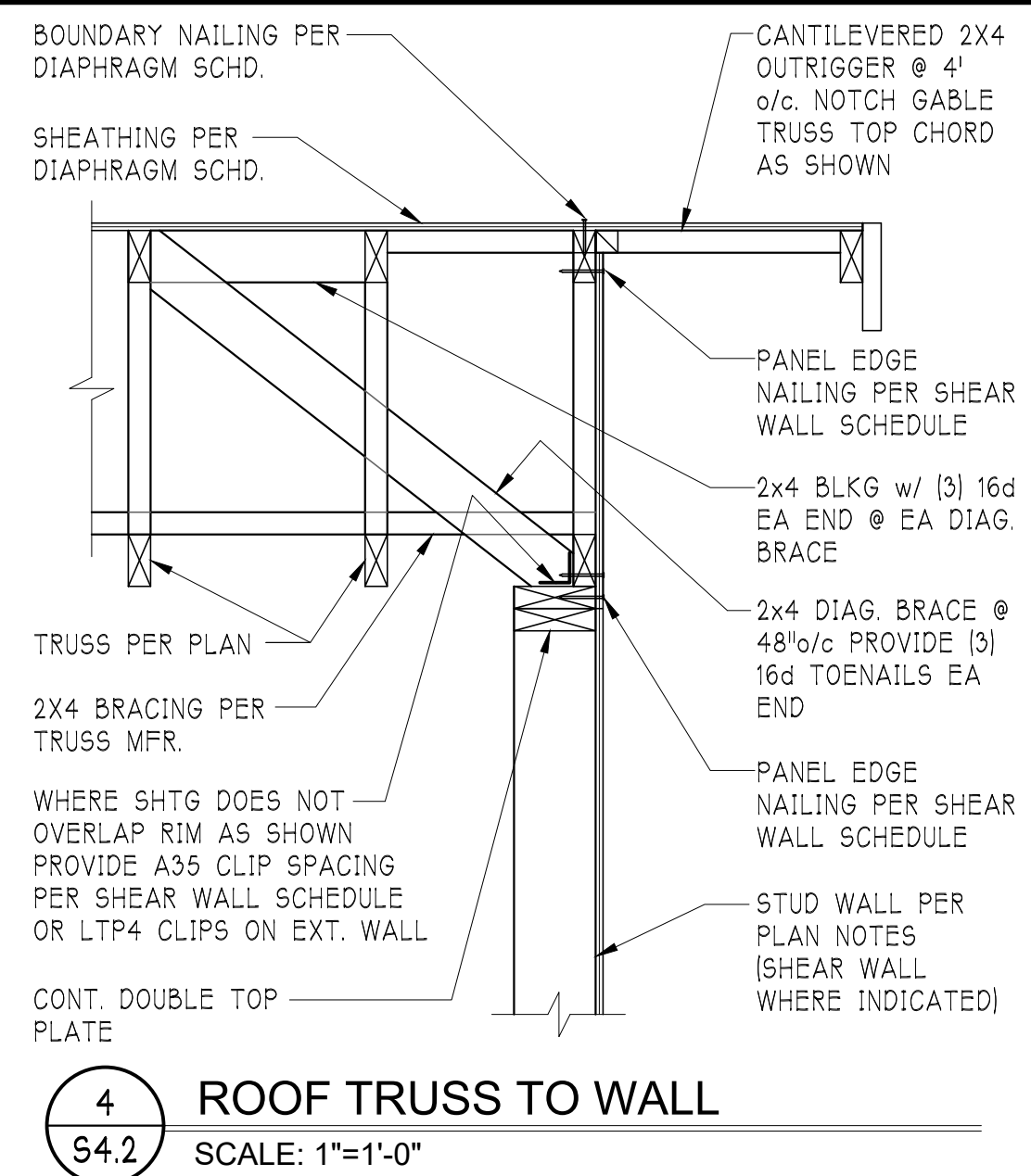
JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

**S4.1**

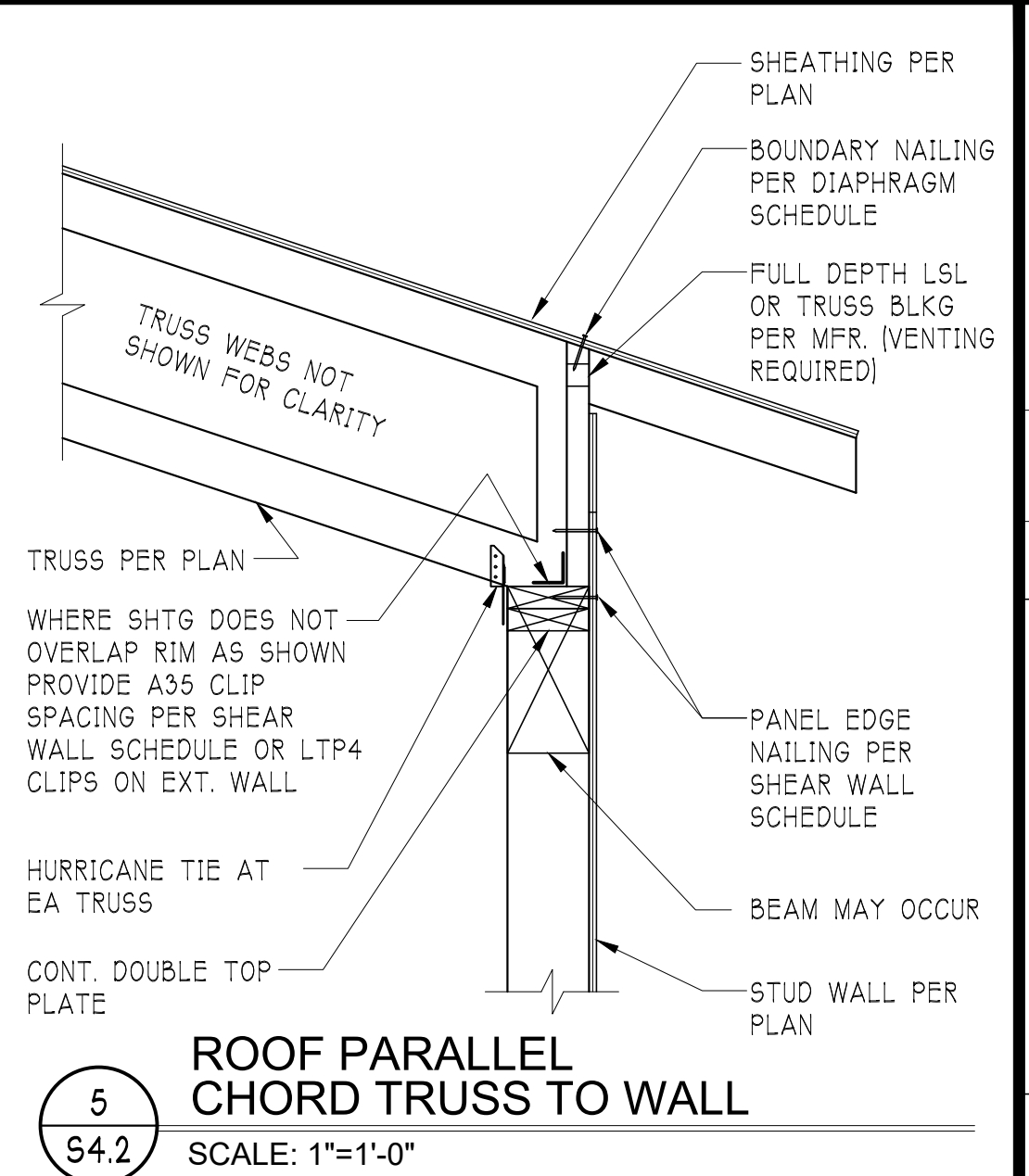




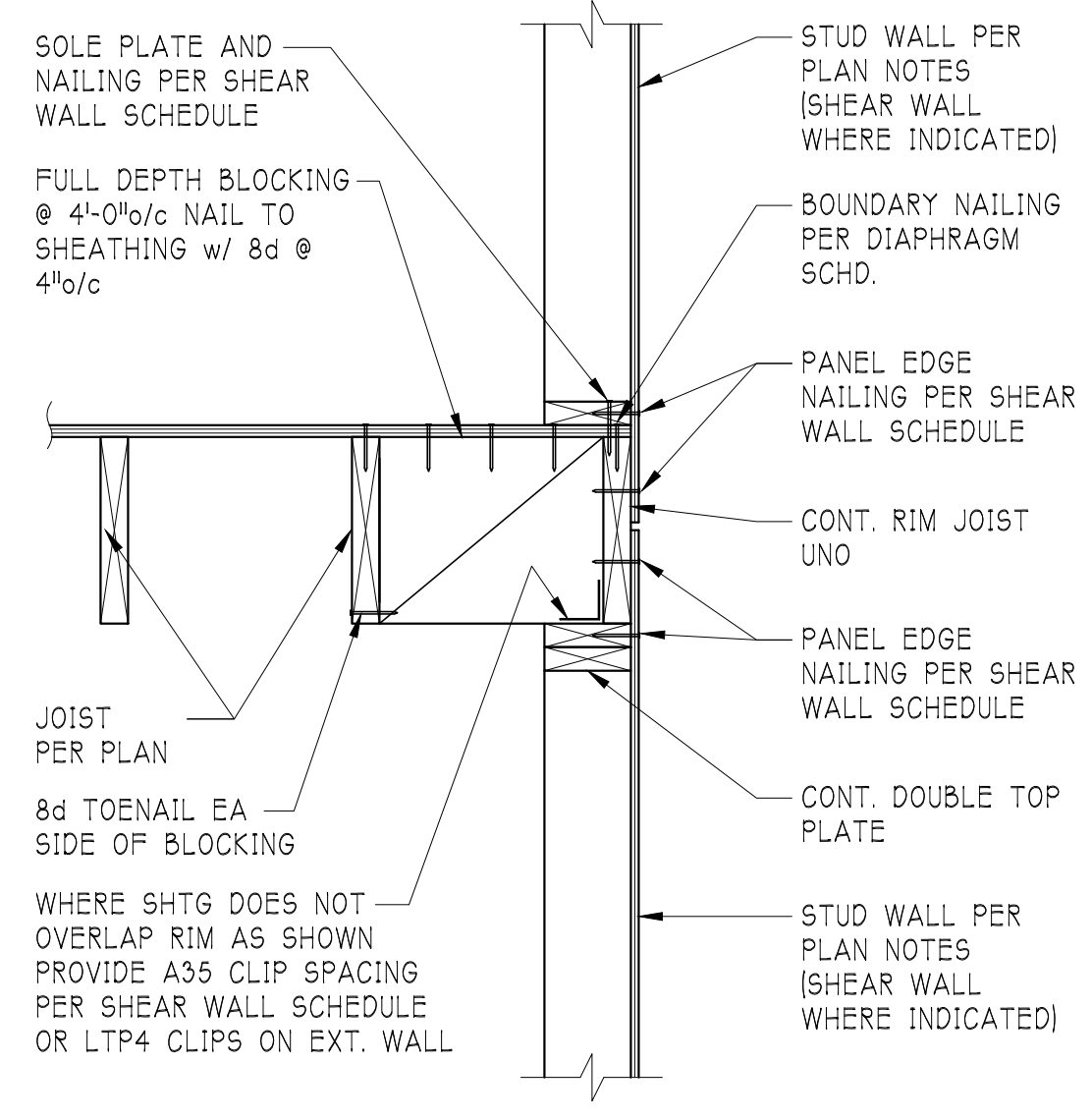
**3**  
S4.2 ROOF PARALLEL CHORD TRUSS TO WALL  
SCALE: 1"=1'-0"



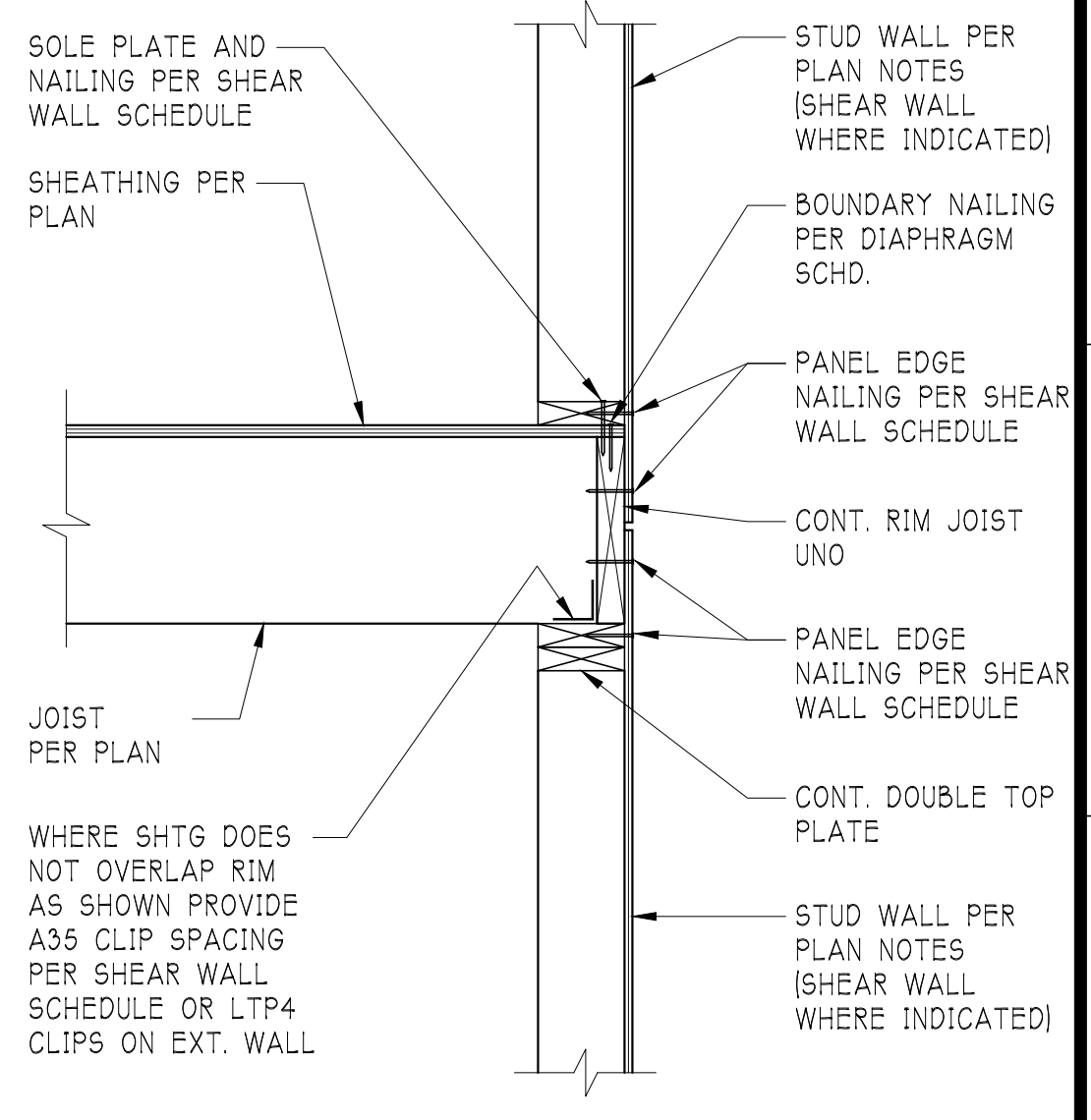
**4**  
S4.2 ROOF TRUSS TO WALL  
SCALE: 1"=1'-0"



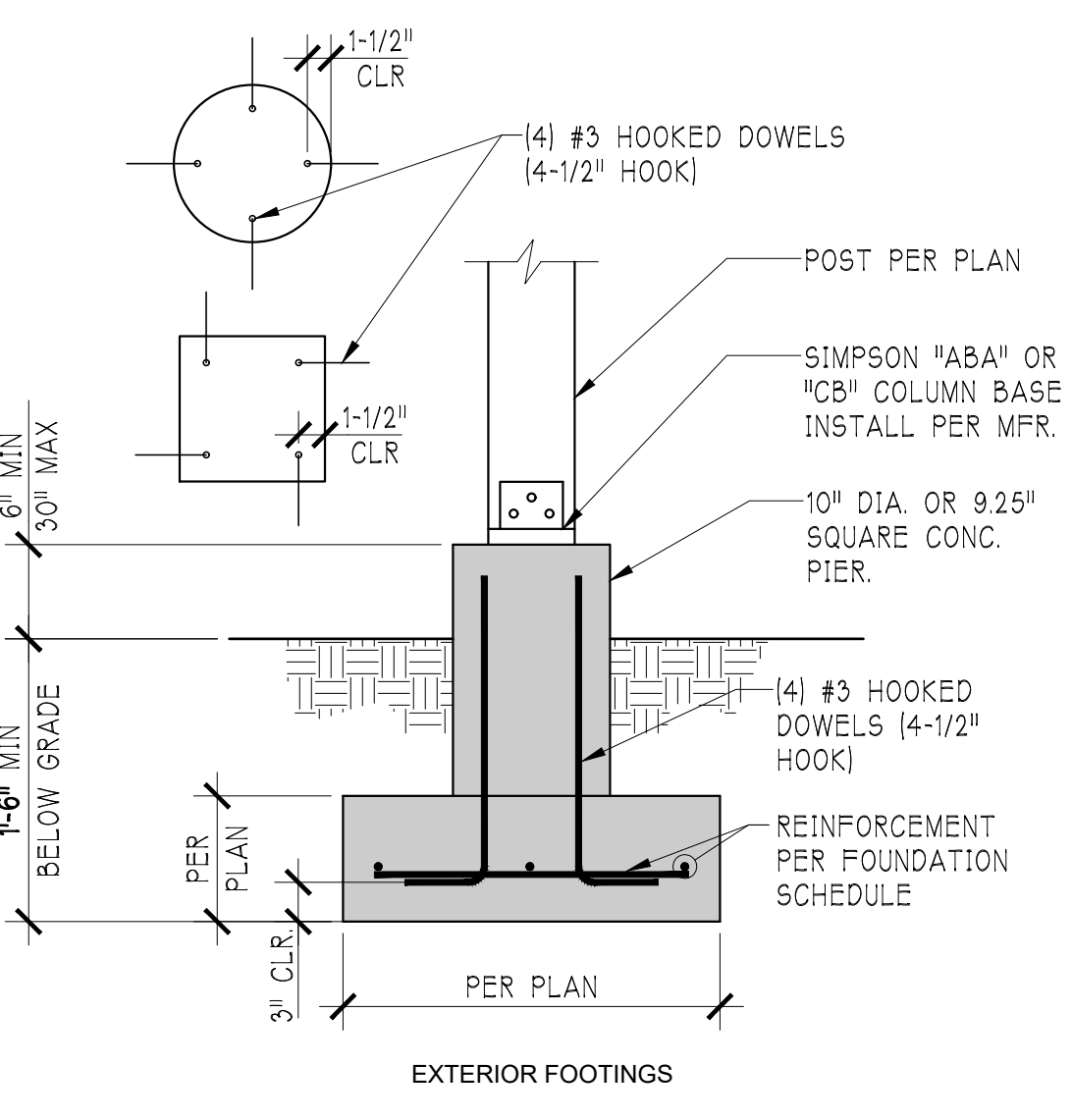
**5**  
S4.2 ROOF PARALLEL CHORD TRUSS TO WALL  
SCALE: 1"=1'-0"



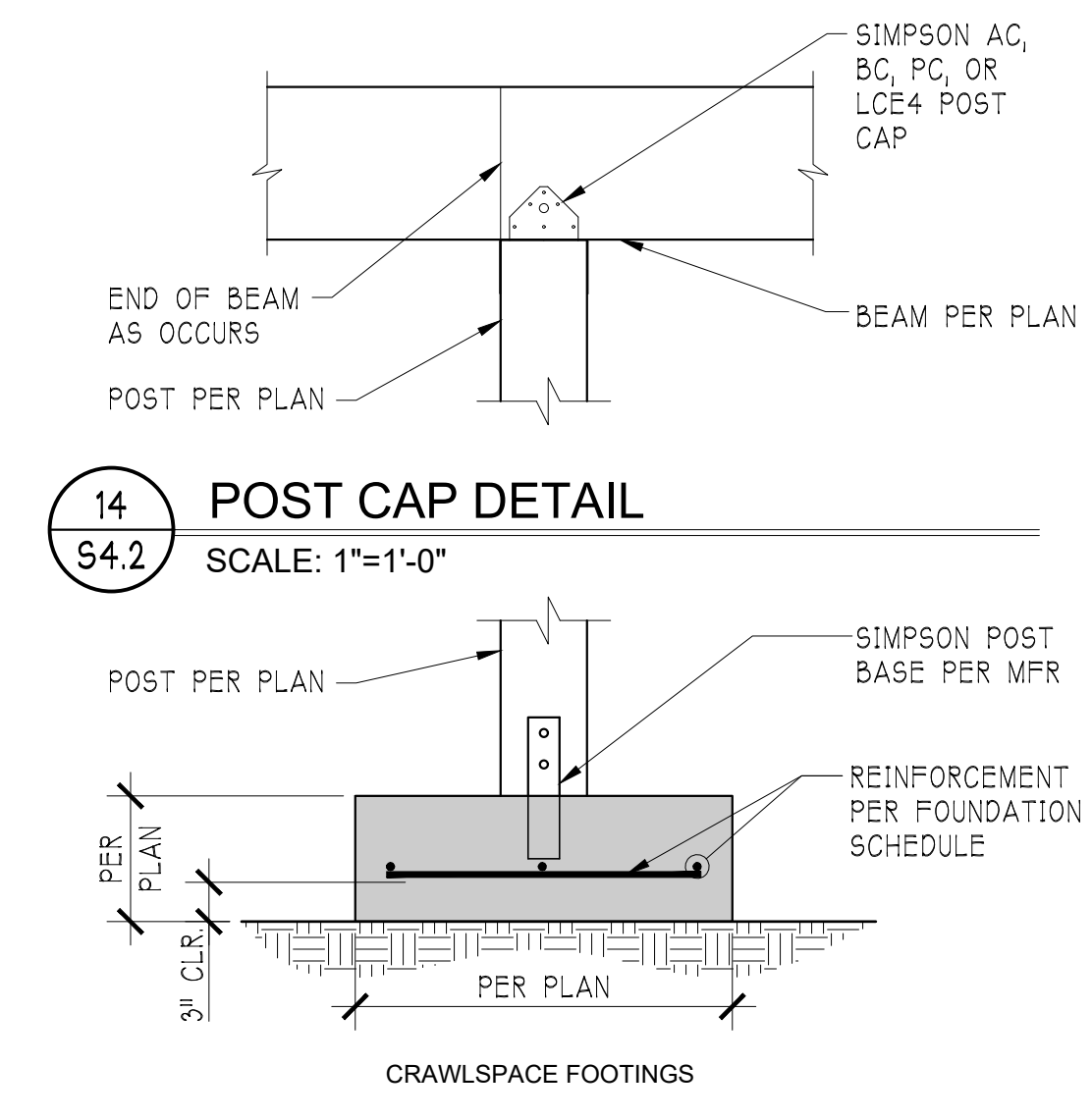
**9**  
S4.2 JOIST PARALLEL TO EXT. WALL  
SCALE: 1"=1'-0"



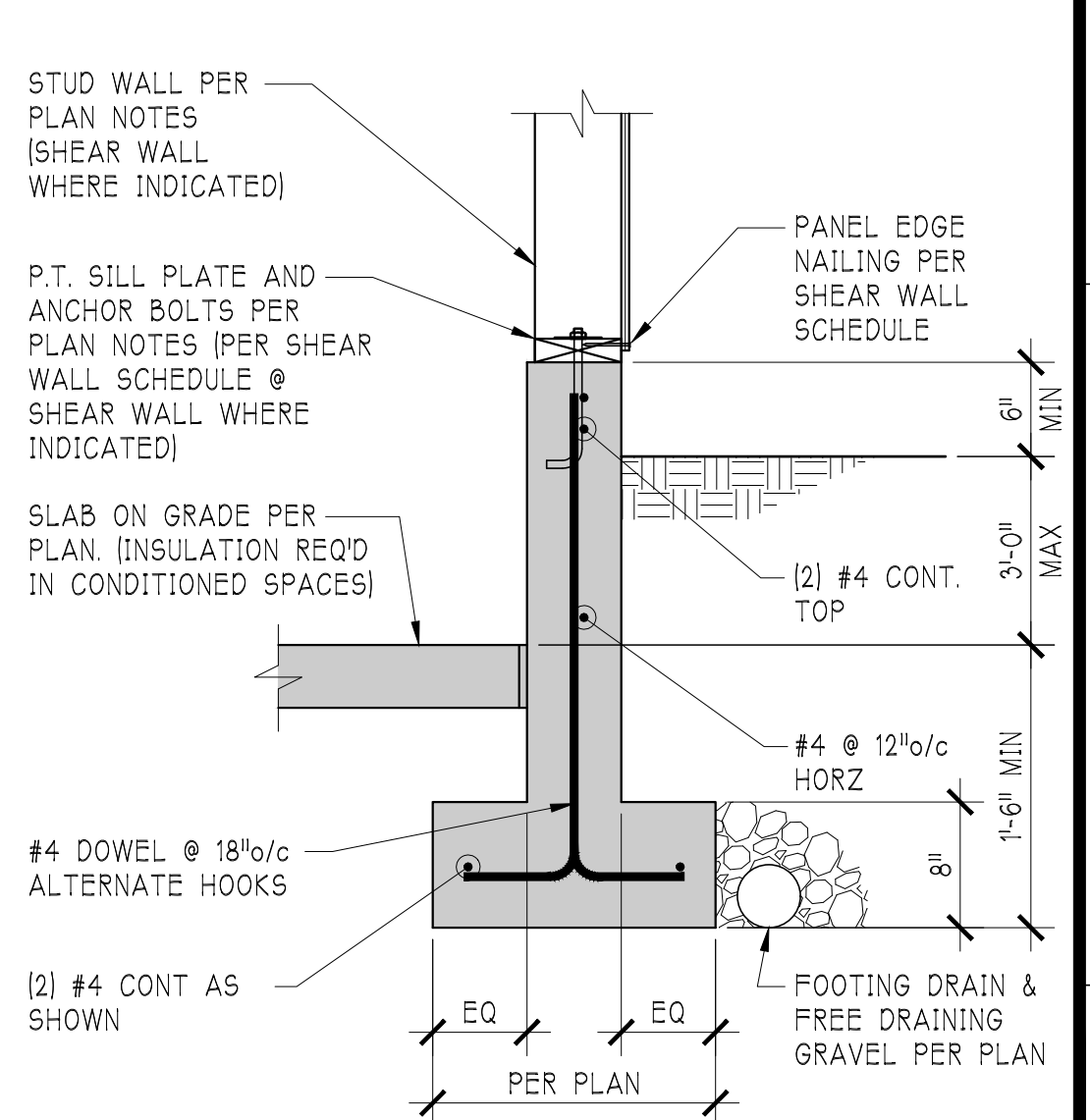
**10**  
S4.2 JOIST PERP. TO EXT. WALL  
SCALE: 1"=1'-0"



**13**  
S4.2 PAD FOOTING  
SCALE: 1"=1'-0"



**14**  
S4.2 POST CAP DETAIL  
SCALE: 1"=1'-0"



**15**  
S4.2 TYP. SPREAD FOOTING  
SCALE: 1"=1'-0"

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL

**YEN DESIGN INC.**  
(206) 432-1111  
YENDES.COM

APPROVAL STAMP

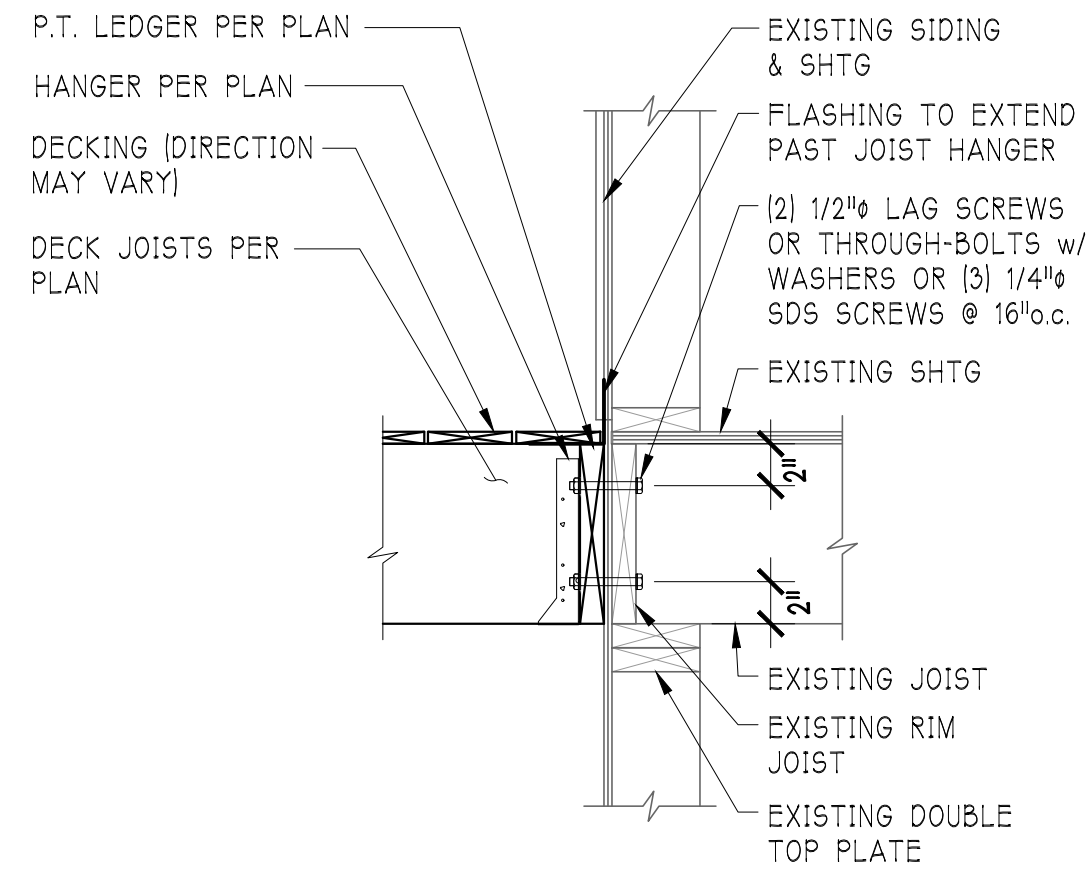
ENGINEER STAMP

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

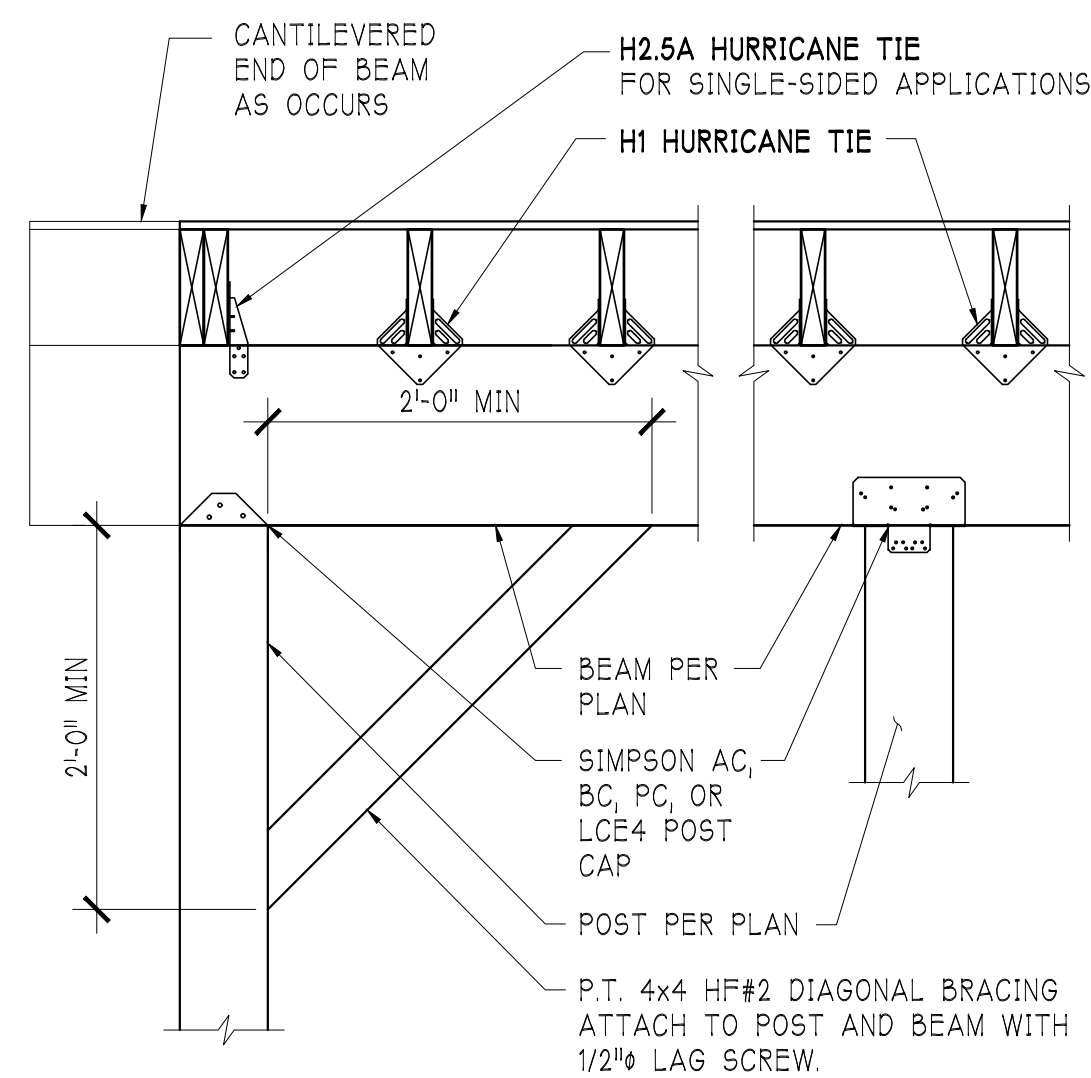
**STRUCTURAL DETAILS**

JOB NO.	23-0279
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

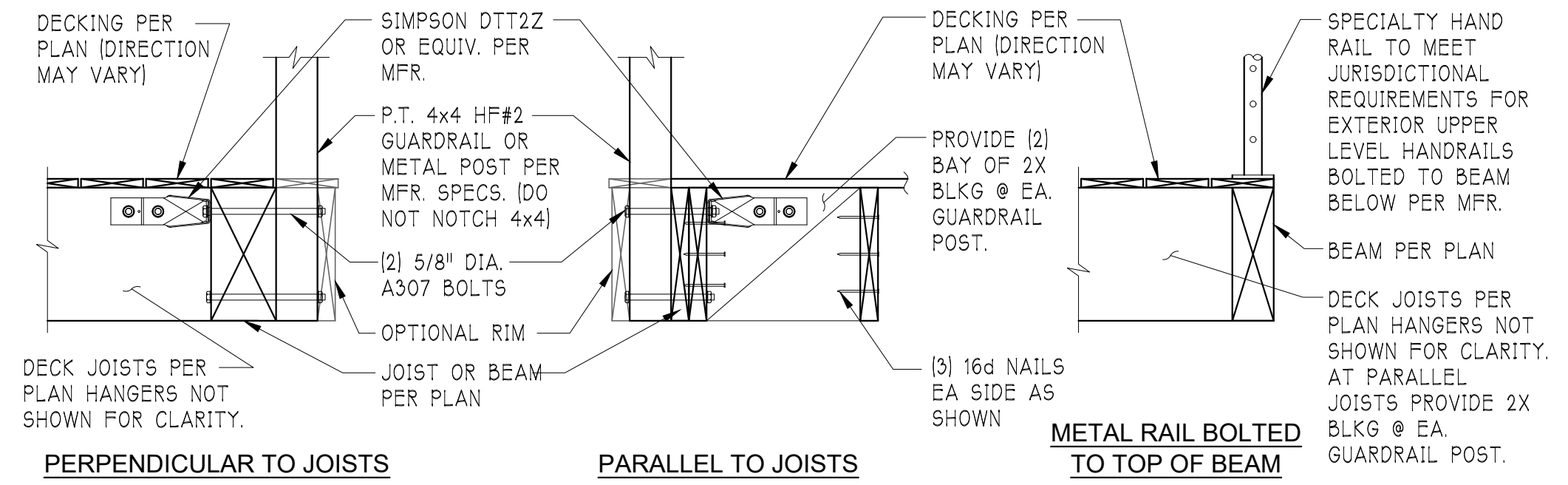
**S4.2**



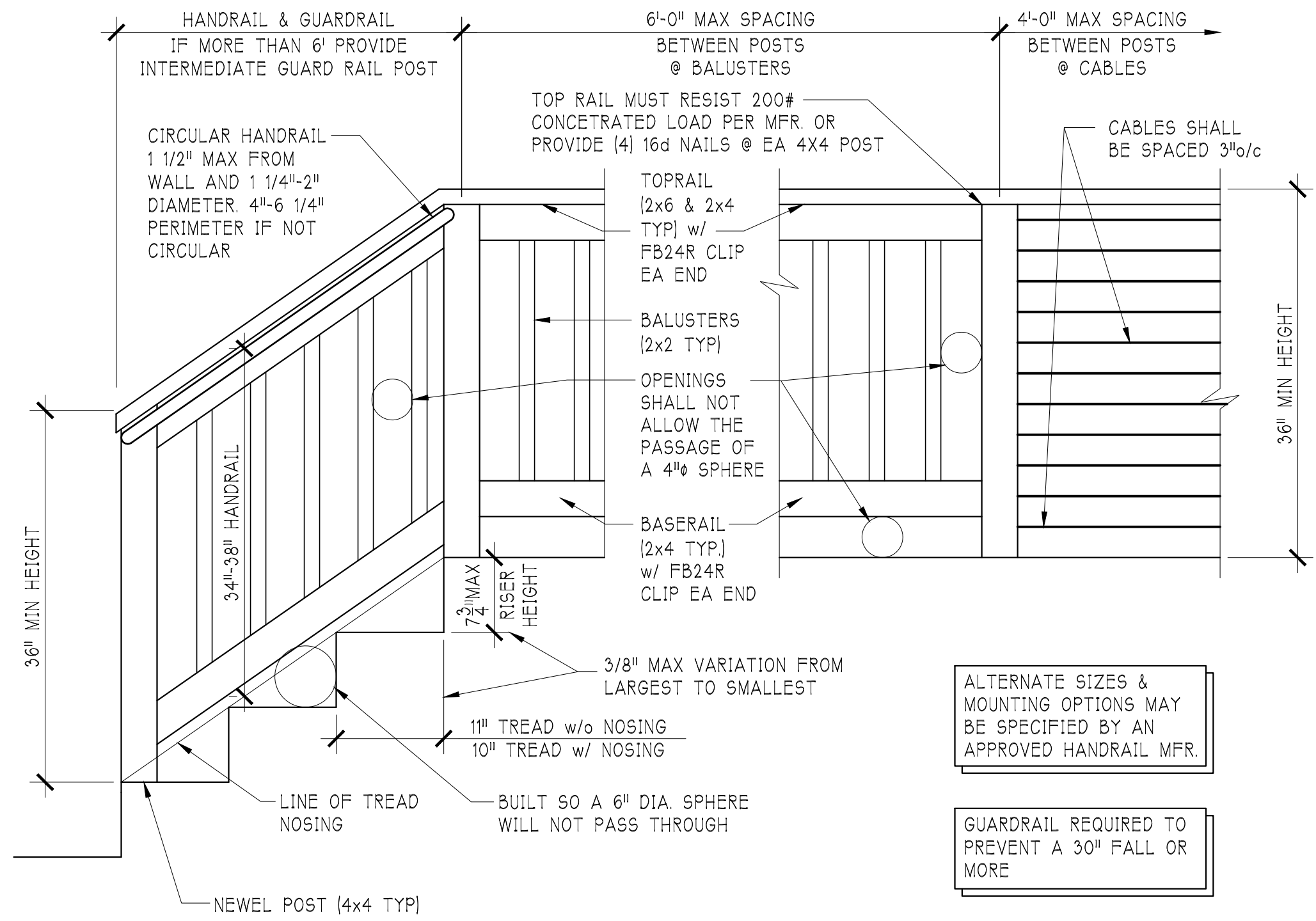
**3** LEDGER ATTACHMENT  
S4.3 SCALE: 1"=1'-0"



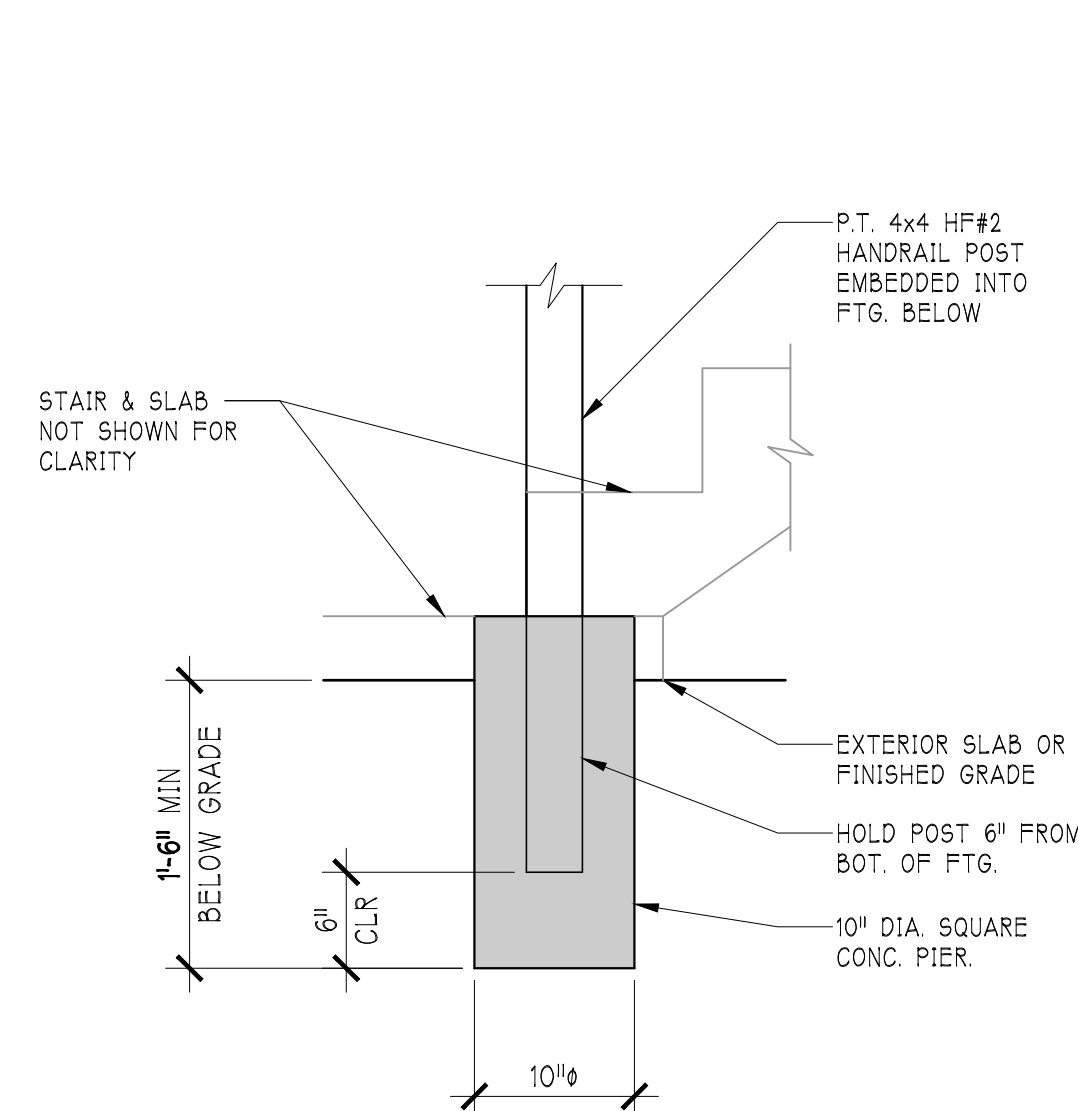
**8** POST TO BEAM DETAIL  
S4.3 SCALE: 1"=1'-0"



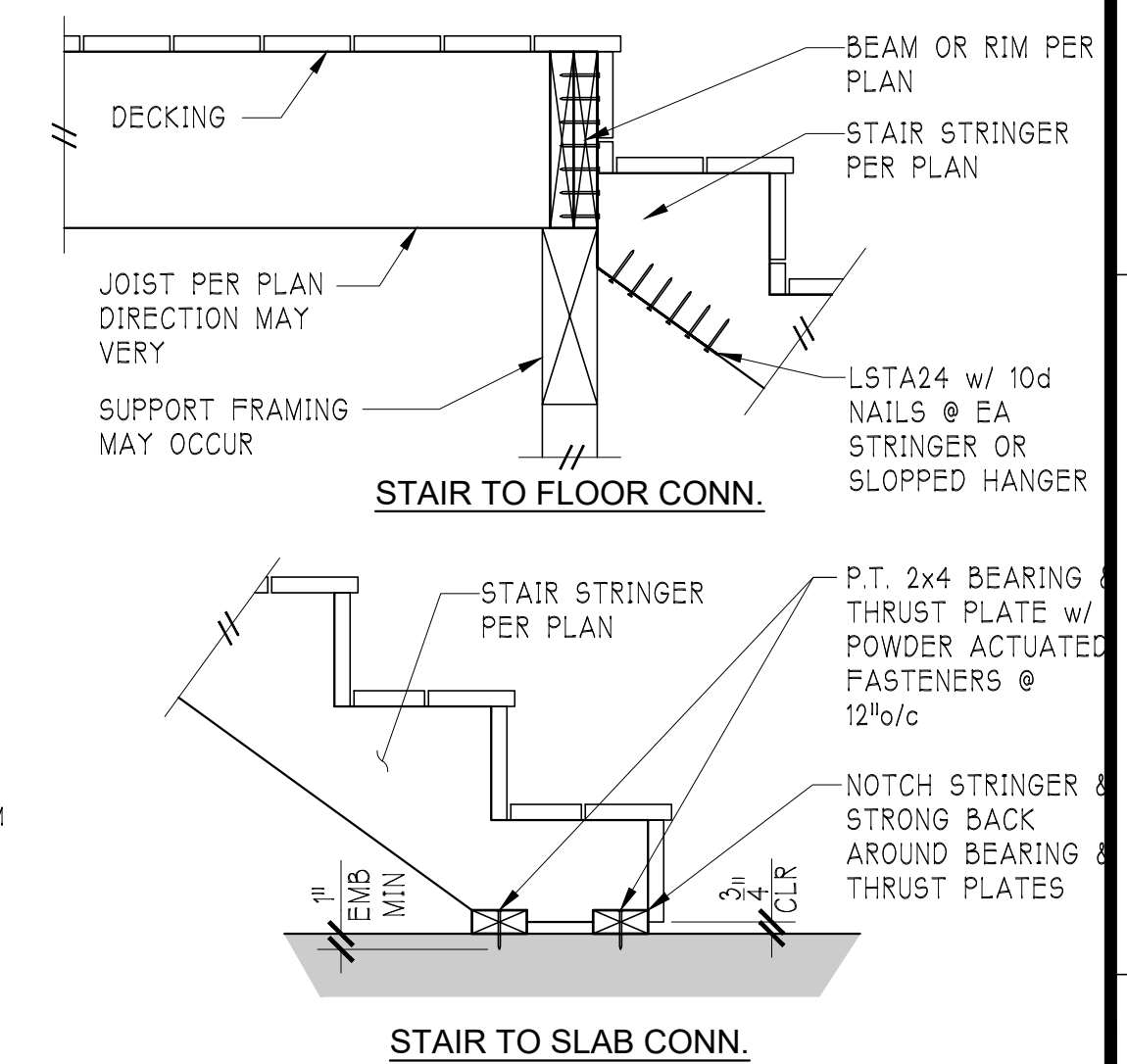
**4** TYP. GUARDRAIL POST ATTACHMENT  
S4.3 SCALE: 1"=1'-0"



**9** EXTERIOR STAIR HANDRAIL & DECK GUARDRAIL REQ'MTS  
S4.3 SCALE: 1"=1'-0"



**4** STAIR HANDRAIL POST FTG.  
S4.3 SCALE: 1"=1'-0"



**6** EXTERIOR STAIR DETAILS  
S4.3 SCALE: 1"=1'-0"

REV	DATE	DESCRIPTION
0	03.20.24	PERMIT SUBMITTAL



YEN DESIGN INC.

(206) 432-1111  
YENDES.COM

APPROVAL STAMP

ENGINEER STAMP

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

STRUCTURAL DETAILS

JOB NO. 23-0279  
HALF SCALE 11x17  
FULL SCALE 22x34  
SHEET

**S4.3**