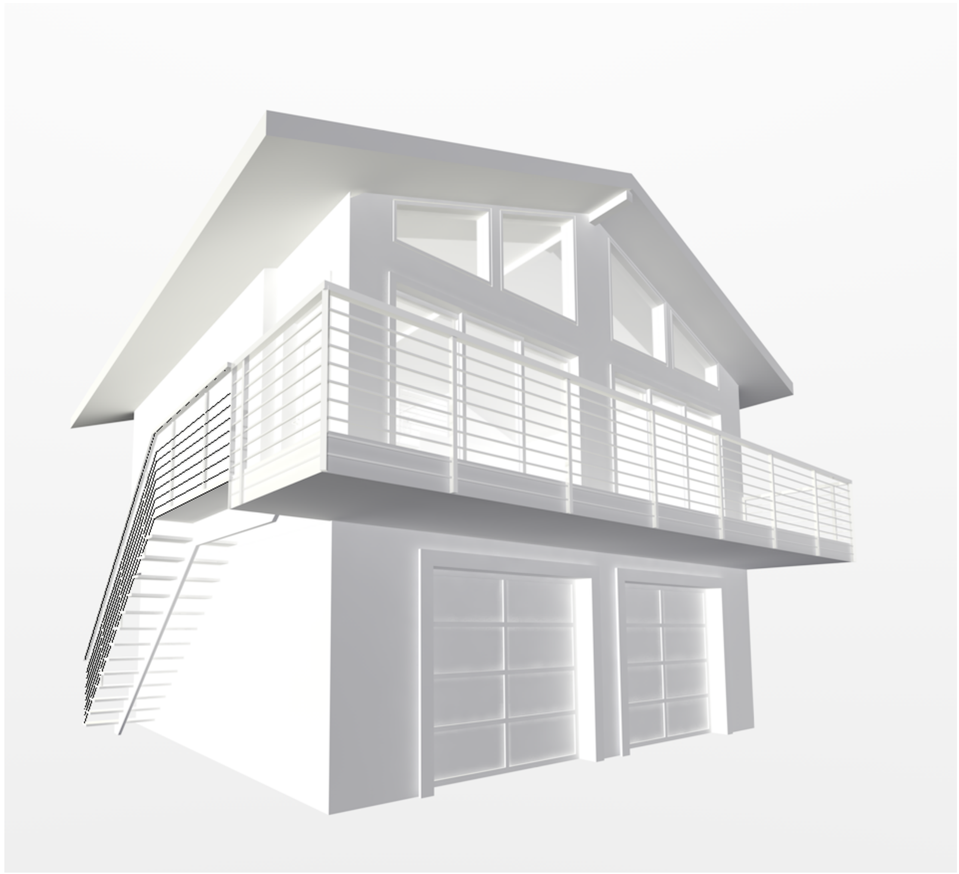
2 Interior View
Scale: 1/8" = 1'-0"



1 Alley Exterior View
Scale: 1/4" = 1'-0"

DRAWING INDEX:

1

WASHINGTON STATE ENERGY CODE - ADDITIONAL ENERGY REQUIREMENTS

Addition between 501-1,499 SF must achieve 3 credits from Table 406 of the Washington State Energy Code

OPTION	NOTE	CRITERIA	CREDIT	PRODUCT SPECIFICATIONS
2	HEATING OPTIONS- FUEL NORMALIZATION	Equipment listed in Table C403.3.2(1) or C403.3.2(2)	1	Mitsubishi MXZ H2i High Efficiency Heat Pump 12,600 - 48,000 Btu/h Capacity Range 9.1 - 17.0 SEER, 11.3 - 10.0 HSPF, INVERTER-driven compressor. Quiet outdoor unit operation as low as 49 dB(A).
3.6	HEATING	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.	2	2-3 Zone Heat pump system for entire dwelling unit
All glazing to comply with Washington State Energy Code for climate zone 1			Total Credit 3	

MB ARCHITECTURE
+ INTERIORS

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Project

Doughty Rhodes DADU

New DADU over existing garage

7344 31st Ave SW
Seattle, WA 98126

10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

Date	ID	Issue Type
May 23, 2022	-	Permit Set
July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted
11/5/22

File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

Drawn By

Sheet Title
Title Sheet

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A0.00

GENERAL NOTES

1. Do not scale drawings.
2. The general contractor shall verify dimensions before proceeding with work. The general contractor shall obtain approval from architect prior to proceeding with all changes, discrepancies, of alterations that are inconsistent with these drawings.
3. Contract documents which describe existing construction have been based on field inspection and owner supplied documents, but not based on extensive field measurements, opening of concealed conditions or excavated of buried items. Existing conditions do not accurately follow the original construction drawings. These drawings are intended as a guide to the contractor who shall verify dimensions and conditions before proceeding with work.
4. Contractor is responsible for all construction means, methods and procedures involved with this project. contractor is responsible for erecting, bracing and shoring necessary on both new and existing areas until permanent supports and stiffening is in place.
5. All construction must be in compliance with the City of Seattle Development Standards, the Seattle Municipal Code, the Seattle Residential Building Code (SRC), permit conditions, and all other applicable codes, standards, and policies.
6. Each contractor shall be responsible for damage to adjacent work and shall repair said damage at his own expense.
7. Floor elevations given are to the top of concrete slab or top of subfloor.
8. Plan dimensions are to face of stud, face of concrete, face of CMU block, center line of columns or to center line of an opening, unless noted otherwise.
9. Verify location of all existing utilities. Cap, mark and protect as necessary to comply with the work.
10. All angles are 90 or 45 degrees or match existing, unless otherwise noted.
11. Repetitive features may be drawn or noted only once, but shall be provided as if drawn in full.
12. Place all mechanical or electrical wall and roof penetrations at locations as indicated on drawings. Review with architect all locations prior to installation.
13. All flashing and sheet metal shall comply with S.M.A.C.N.A. standards and all applicable codes.
14. All doors centered in openings or hallways or with minimum 4" returns, unless noted otherwise.
15. Refer to structural drawings for additional notes and symbols. Lay out framing to accept all light fixtures, grills and ducts. Provide furring as required to conceal mechanical and electrical work in finished areas. Consult architect before covering all mechanical and electrical work.
16. The contractor shall be responsible for safety in the area of work in accordance with all applicable safety codes.
17. Contractor-initiated changes shall be submitted in writing to the architect and engineer for approval prior to fabrication or construction. Changes shown on shop drawings only will NOT satisfy this requirement.
18. Referencing of general and key notes is for contractor convenience only and does not limit or restrict their application.
19. Coordination: the general contractor shall be responsible for the verification and coordination of the work of all trades to assure compliance with the drawings and specifications.
20. A copy of the approved plans must be on the site whenever construction is in progress.
21. Where the drawings/documents refer to or call out specific products the contractor shall follow the manufacturers recommendations/specifications for that item or system.
22. The contractor shall follow the manufacturers recommendations/specifications for systems or products that are installed as part of this project. If a conflict arises between the manufacturers specifications and the information included within this drawings set the contractor shall notify the architect in writing prior to start of work.

DRAWING SYMBOLS

- 01 — Window Key
- 001 — Door Type Reference
- 1 / A1 — Detail Reference
- 1 / A1 — Wall Section Reference
- Exhaust Fan
- DS — Downspout
- Datum Symbol / Elevation Mark
- 1 — Revision Reference
- S.D. — Smoke Detector
- CM — Carbon Monoxide Alarm
- 1 — Key Note Reference
- HB — Hose Bib
- NG — Natural Gas Connection

ABBREVIATIONS

AB	Anchor Bolt	GA	Gauge	R	Riser(s)
AC	Acoustical	GALV	Galvanized	RB	Rubber Base
ACT	Acoustic Ceiling Tile	GWB	Gypsum Wall Board	RAD	Radius
ADJ	Adjustable			REF	Refrigerator
AFF	Above Finished Floor	HB	Hose Bib	REINF	Reinforcing
AGG	Aggregate	HDF	High Density Fiberboard	REQ	Required
ARCH	Architect	HDO	High Density Overlay	RO	Rough Opening
		HDR	Header		
BLDG	Building	HM	Hollow Metal	SCHED	Schedule
BM	Beam	HORIZ	Horizontal	SC	Solid Core
BOT	Bottom	HR	Hour	SD	Smoke Detector
		HT	Height	SF	Subfloor
CAR	Carpet	HWH	Hot Water Heater	SG	Safety Glass
CB	Catch Basin			SHT	Sheet
CLG	Ceiling	ID	Inside Diameter	SIM	Similar
CJ	Control Joint	IG	Insulated Glass	SM	Sheet Metal
CMU	Concrete Masonry Unit	IN	Inches	SOG	Slab On Grade
COL	Column	INSUL	Insulation	SPEC	Specifications
CONC	Concrete	INT	Interior	SQ	Square
CONT	Continuous			SS	Stainless Steel
C/L	Center Line	JT	Joint	STL	Steel
		JST	Joist	STRUCT	Structural
DEG	Degrees			SYM	Symmetrical
DIA	Diameter	KD	Kiln Dried	SV	Sheet Vinyl
DF	Douglas Fir				
DIM	Dimension	LAM	Laminate	T	Tread(s)
DN	Down	LT	Light	TBD	To Be Determined
DS	Down Spout			TG	Tempered Glass
		M	Mirror	THK	Thick
EA	Each	MACH	Machine	TO	Top Of
EGR	Egress	MAX	Maximum	TOS	Top Of Slab
EL	Elevation	MDF	Medium Density Fiberboard	TS	Tube Steel
ELEC	Electrical	MDO	Medium Density Overlay	TYP	Typical
EJ	Expansion Joint	MECH	Mechanical	TOSF	Top Of Subfloor
EQ	Equal	MET	Metal		
EQUIV.	Equivalent	MFR	Manufacturer	UNO	Unless Noted Otherwise
EXIST	Existing	MIL	1/1000 (usually 1/000 inch)	UV	Ultraviolet
EXP	Exposed	MIN	Minimum		
EXT	Exterior	MISC	Miscellaneous	VB	Vapor Barrier
				VC	Vent Cap
FB	Flush Beam	NIC	Not In Contract	VCT	Vinyl Composition Tile
FD	Floor Drain	NO	Number	VERT	Vertical
FDN	Foundation	NOM	Nominal	VG	Vertical Grain
FE	Fire Extinguisher	NTS	Not To Scale		
FEC	Fire Extinguisher Cabinet	OA	Overall	WA	Washed Aggregate
FF	Finish Floor	OC	On Center	WC	Water Closet
FH	Flush Header	OD	Outside Diameter	WD	Wood
FHC	Fire Hose Cabinet	OH	Overhang	WH	Water Heater
FIN	Finish	OPNG	Opening	WP	Waterproof
FL	Floor	OZ	Ounce	WWF	Welded Wire Fabric
FOB	Face Of Brick			W/	With
FOC	Face Of Concrete	P	Paint	W/O	Without
FOIC	Furnished By Owner/ Installed By Contractor	PL	Plate		
		PLAM	Plastic Laminate		
FOS	Face Of Stud	PLAS	Plastic		
FRT	Fire Retardant Treated	PLYWD	Plywood		
FT	Foot, Feet	P/L	Property Line		
FTG	Footing	PT	Pressure Treated		

R302.5 OPENING/PENETRATION PROTECTION

1. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.
2. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/ 8 inches (35 mm) thick, or 20-minute fire-rated doors.
3. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.
4. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

R302.6 DWELLING/GARAGE FIRE SEPARATION

1. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attic	Not less than 1⁄2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5⁄8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1⁄2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1⁄2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

R302.7 UNDER-STAIR PROTECTION

1. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1⁄2-inch (12.7 mm) gypsum board.

R302.11 FIREBLOCKING

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
2. Vertically at the ceiling and floor levels.
3. Horizontally at intervals not exceeding 10 feet (3048 mm).
4. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
5. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
6. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
7. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
8. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R303.1 LIGHT, VENTILATION AND HEATING

1. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms.

   Exceptions:

   2. The glazed areas need not be installed in rooms where artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

R303.2 ADJOINING ROOMS

1. For the purpose of determining light requirements, any room shall be considered a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than 1/10th of the floor area of the room but not less than 25 sf.
   Exception:
   Opening required for light shall be permitted to open into a sunroom with thermal isolation provided there is an openable area not less than 1/10th of the floor area but not less than 20 sf.

R303.2 VENTILATION PERFORMANCE

1. Dwelling units shall be equipped with a local exhaust and whole house ventilation system designed and installed per M1507
   exceptions: Additions less than 500 sf of condtioned floor space are exempt.

R303.5 OPENING LOCATIONS

1. Mechanical and gravity outdoor air intake openings shall be a min of 10' from hazardous or noxious contaminants such as vents, chimneys, plumbing vents, streets, alleys, parking lots or as otherwise specified in SRC. Where a source of of contaminant is located within 10', the opening shall be located a min of 3' below the source.
   Vents from dwelling unit bathrooms and kitchens shall not be considered haxardous.
2. Exhaust air shall not be directed onto wlakways. All exhaust ducts shall terminate outside the building and terminal elements shall have at least the equivalent net free area of the ductwork.
   Exhaust ducts shall be equipped with back-draft dampers and ducts in unconditioned space shall be insulated to a min of R-4 .

R303.1 LIGHT, VENTILATION AND HEATING

1. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Stairway illumination shall receive primary power from the building wiring. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway.
   For interior stairs artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot candle (1 lux) measured at the center of the treads and landings.

R307 TOILET, BATH AND SHOWER SPACES

1. R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

   Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

R310.1 EMERGENCY ESCAPE AND RESCUE

1. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

   Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).

2. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

   Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

3. The minimum net clear opening height shall be 24 inches (610 mm).
4. The minimum net clear opening width shall be 20 inches (508 mm).
5. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

SRC 408.4 CRAWLSPACE ACCESS

1. CRAWLSPACE MIN OPENING SIZE 18 X 24"

SRC R329 SECURITY REQUIREMENTS

1. Minimum 1/2" throw on dead bolt or dead latch for doors
2. Visitor observation port for exterior doors.
   Windows within 10' of grade (or accessible deck) capable of being locked.
3. On building entrance doors, locks must be able to be opened without the use of a key or any special knowledge or effort.

SRC M1507 & M1508 MECHANICAL VENTILATION IN/OUT

1. Habitable rooms must have outside air supply.
2. Kitchens, bathrooms, laundry rooms must be vented mechanically per SRC Table M1507.3.

R311.1 MEANS OF EGRESS

1. All dwellings shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage.
2. At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
3. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

   Exception: Exterior balconies less than 60 square feet (5.6 m2) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.
4. Landings or floors at the required egress door shall not be more than 1 1/2 inches (38 mm) lower than the top of the threshold.

   Exception: The exterior landing or floor shall not be more than 7 3/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.
5. The minimum width of a hallway shall be not less than 3 feet (914 mm).

R311.7 STAIRWAYS

1. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

   Exception: The width of spiral stairways shall be in accordance with Section R311.7.9.1.
2. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

   Exception: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 3/4 inches (121 mm).
3. The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the inside point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.
4. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.
5. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
6. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

   Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm).
7. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

   Exceptions:

   1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

   2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.
8. Exterior wood/plastic composite stair treads shall comply with the provisions of Section R317.4.

R311.7.6 LANDINGS & SURFACE FOR STAIRWAYS

1. There shall be a floor or landing at the top and bottom of each stairway. A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

   Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

2. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.7.8 HANDRAILS

1. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
2. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

   Exceptions:
   1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
   2.When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
3. Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

   Exceptions:
   1. Handrails shall be permitted to be interrupted by a newel post at the turn.
   2.The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
4. Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.

   1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

   2.Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

R312 GUARDS

1. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
2. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

   Exceptions:
   1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
   2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
3. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

   Exceptions:
   1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
   2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

R314 SMOKE ALARMS

1. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
2. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.
   Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.
3. Smoke alarms shall be installed in the following locations:

   1. In each sleeping room.

   2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

   3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

   When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
4. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

   Exceptions:
   1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

   2.Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.
5. Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

   Exceptions:
   1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.

   2.Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

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Project

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New DADU over existing garage

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10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

Date	ID	Issue Type
May 23, 2022	-	Permit Set
July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted

File Name

Doughty Rhodes Permit Correction 1.vwx

Project Number

TBD

Drawn By

Sheet Title

General Notes

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number

A0.02

FLASHING: SRC R703.8

1.Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self adhered membranes used as flashing shall comply with AAMA 771. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water -resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, deck or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

FLASHING NOTES

1.
All flashing systems shall conform with applicable codes and S.M.A.C.N.A. standards. All materials used shall be approved for such use. All metals used shall be of appropriate composition and thickness. All flashing fabrication shall be preformed by a SMACNA approved professional contractor / fabricator. All flashings shall be review and approved by the project architect prior to fabrication. All soldered joints shall be pretested prior to flashing installation.

Door and window head flashing:
Flashing extends up the wall a minimum of 4 inches and beyond the opening a minimum of 4 inches each side. Flashing shall extend out over frame of window or door trim with a sloped section having end dams and continue down the face of frame or trim a minimum of 1/2 inch. Flashing shall terminate with a cleat or hemmed drip edge. All flashing shall be bent or soldered at all intersections.

One layer of self adhering flashing shall precede the installation of metal flashing – lapping window flange or door frame and extend above the top of metal flashing 1 inch and beyond the sides of the metal flashing by one inch.

Once metal flashing has been installed a second lay of self adhering flashing shall be applied. This flashing shall lap metal flashing a minimum of 3 inches and lap up wall 3 inches and 3 inches beyond each side.

Two layers of building paper or approved house wrap shall then be applied to exterior.

Door and window jamb flashing:
Jamb flashing shall be made up of self adhering flexible flashing. This flexible flashing shall tuck under head flashing above and over sill flashing below. Jamb flashing will lap over exterior face of wall a minimum of 2 inches (over the two layers of building paper and one layer of un-adhesive flexible flashing having a minimum width of 9 inches.) At windows a second layer of self adhering flexible flashing shall be applied over window flange – lapping flange fully and extending beyond first layer of flashing by two inches horizontally.

Blocking use at door or window jambs shall be full depth of the frame and slope to the exterior.

Door and window sill flashing:
Flashing sill shall be sloped 1/8 inch per inch of depth toward exterior. Depth of flashing shall be interior of window frame 1/4 inch to allow for sealant at this location. Depth of flashing shall be determined by the depth of the door threshold – with the sill flashing terminating under the threshold. Sill flashing shall have a minimum of 5/8 inch up turn dam at the interior edge. Sill flashing shall lap up sides of opening a minimum of 2 inches and over the exterior face of opening 2 inches – sides and bottom.

It is recommended that this sill flashing be installed over the two layers of building paper. One layer of un-adhesive flexible flashing with a minimum height of 9 inches to be applied to wall below flashing. One layer of self adhesive shall be applied to window opening and lap down wall over first layer of flexible flashing a minimum of 2 inches.

Roof to wall flashing:
The flashing must extend up the wall and onto the roof a minimum of 4 inches. Nail the flashing pieces to the roof sheathing above the top of each shingle course.

Flashings are generally formed in 10 foot sections. Sections should be lapped 8 inches minimum in the direction of flow. The top of each section should be fastened with nails of material compatible with the flashing.

Roof valley flashing:
The valley flashing shown on drawings is of an open type, where some of the flashing is exposed to view. The open portion of the valley should be a minimum of 5 inches and the shingles should lap the flashing a minimum of 5 inches (the flashing should lap each section of roof a minimum of 10 inches). The edges of the valley flashing should be formed with a hook edge and cleated on 24 inch centers.

On roof pitches over 6:12 and on dissimilar pitches, increase the inverted vee ("V" Crimp) in the valley to 2 inch height.

Flashings are generally formed in 10 foot sections. Sections should be lapped 8 inches minimum in the direction of flow. The top of each section should be fastened with nails of material compatible with the flashing. A 30 inch wide felt is placed in the valley.

The felt in the valley should lap 6 inches over the upper end of the valley flashing pieces. The roofing felt should lap over the cleated edges of the flashing.

Copper (minimum 16oz.), or stainless steel (minimum of 0.018 inches) is recommended for valley flashings. Where the expected life of the roof is less than 15 years, pre-finished or galvanized steel (minimum 24 gage may be used – galvanized flashing must be pre-painted.)

Roof edge flashing:
The method for gable and rake end flashing for a shingle roof is as follows. Flashing is formed in sections and is lapped in the direction of flow. Flashing extending 4 inches on the roof is nailed to the sheathing 18 inches on center. A hem in the roof flange is recommended for shake and tile roofing. Flashing extending a minimum of 1-1/2 inches down the face of facia ending with a continuous cleated or hemmed drip edge. Felt is lapped over the flashings in this application.

Roof penetration flashing:
Many approved pre-manufactured roof penetration flashings are readily available for a variety of roof penetrations. These shall be use for approved locations intended by the manufacturer and installed per specifications provided by the manufacture.

If however a custom flashing is required for a roof penetration the follow shall apply. A suitable / compatible metal shall be used. The base flange of the flashing shall extend onto the roof a minimum of 4 inches. All seams and joints shall be fully soldered. The flashing shall form a shape that prevents water intrusion – refer to S.M.A.C.N.A. standards.

R315 CARBON MONOXIDE ALARMS

1.For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

2.Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

3.Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

R317 WOOD PRODUCT DECAY PROTECTION

1.Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.

2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.

3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.

4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.

5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.

6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.

7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

2.Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.

3.All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.

R 702.7 VAPOR RETARDERS

1. Class 1 or II vapor retarders are required for interior side of frame walls for Zone 4.

   Exceptions:
   1. Basement walls
   2. Below grade portion of any exterior wall.
   3. Construction where moisture or freezing will not damage the materials.

2. Class III vapor retarders shall be permitted where any one of the conditions in table R702.7.1 is met.

3. Material vapor retarder class shall be base on the manufacturer's certified testing or tessting assembly.

   The following shall be deemed to meet the class specified:

   Class 1: Sheet polypropelyne, unperforated aluminum foil.
   Class II: Kraft-faced fiberglass batts.
   Class III: Latex or enamel paint.

4. Vented cladding shall include the following minimum clear air spaces. Other openings with the equivalent vent area shall be permitted.

   1. Vinyl lap or horizontal aluminum siding applied over a weather resistive barrier as specified in Table R703.4.
   2. Brick veneer with a clear airspace as specified in in Section R703.7.4.2.
   3. Other approved vented claddings.

TABLE R 702.7.1

ZONE	CLASS III VAPOR RETARDERS PERMITTED FOR
Marine 4	Vented cladding over OSB Vented cladding over plywood Vented cladding over fiberboard Vented cladding over gypsum Insulated sheathing with R-value ≥ 2.5 over 2 x 4 wall Insulated sheathing with R-value ≥ 3.75 over 2 x 6 wall

WHOLE HOUSE VENTILATION: M1508

1. Each dwelling unit or guest room shall be equipped with a ventilation system complying with Section M1508.4, M1508.5, M1508.6 or M1508.7. Compliance is also permitted to be demonstrated through compliance with the International Mechanical Code.

2. Installers shall provide the manufacturer's installation, operating instructions, and a whole house ventilation system operation description.

3. Continuously operating exhaust ventilation systems shall provide the minimum flow rates specified in Table M1508.2.

4. The delivered ventilation rate for intermittently operating ventilation systems shall be the designed to have the capacity to exhaust the minimum air flow raft determined in accordance with Table M1507.3.

5. Exhaust fans providing whole house ventilation shall have a flow rating at 0.25 inches water gauge as specified in Table M1503.2 [M1508.2]. Manufacturers' fan flow ratings shall be determined according to HVI 916 (April 1995) or AMCA 210.

6. Ventilation Duct Insulation. All supply ducts in the conditioned space shall be insulated to a minimum of R-4.

7. Whole house fans located 4 feet or less from the interior grille shall have a sone rating of 1.0 or less measured at 0.1 inches water gauge. Manufacturer's noise ratings shall be determined as per HVI 915 (October 1995). Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached duct work using insulated flexible duct or other approved material.

8. The whole house ventilation fan shall be controlled by a 24-hour clock timer with the capability of continuous operation, manual and automatic control. The 24-hour timer shall be readily accessible. The 24-hour timer shall be capable of operating the whole house ventilation fan without energizing other energy-consuming appliances. At the time of final inspection, the automatic control timer shall be set to operate the whole house fan for at least 8 hours a day. A label shall be affixed to the control that reads "Whole House Ventilation (see operating instructions)."

9. Outdoor air shall be distributed to each habitable room by individual outdoor air inlets. Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of 1/2 inch above the surface of the finish floor covering.

   Individual room outdoor air inlets shall:
   1. Have controllable and secure openings;
   2. Be sleeved or otherwise designed so as not to compromise the thermal properties of the wall or window in which they are placed;
   3. Provide not less than 4 square inches of net free area of opening for each habitable space. Any inlet or combination of inlets which provide 10 cfm at 10 Pascals as determined by the Home Ventilating Institute Air Flow Test Standard (HVI 901 November 1996) are deemed equivalent to 4 square inches net free area.

   Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:
   1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.
   2. Where it will pick up objectionable odors, fumes or flammable vapors.
   3. A hazardous or unsanitary location.
   4. A room or space having any fuel-burning appliances therein.
   5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.
   6. Attic, crawl spaces, or garages.

U VALUES AND R VALUES:

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

(a) CLIMATE ZONE	5 AND MARINE 4
FENESTRATION U-FACTOR (b)	0.30
SKYLIGHT (b)	U-FACTOR 0.50
GLAZED FENESTRATION SHGC (b, e)	NR
CEILING R-VALUE (k)	49
WOOD FRAME WALL(g, m,n)	R-VALUE 21 int
Mass Wall R-Value (i)	21/ 21 (h)
FLOOR R-VALUE 30 (g)	30 (g)
BELOW-GRADE (c,m) WALL R-VALUE	10/15/21 int + TB
SLAB (d) R-VALUE & DEPTH	10, 2 ft

a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which Is less than the label or design thickness of the insulation, the compressed R-value of the insulation from

Appendix Table A101.4 shall not be less than the R-value specified in the table.

b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

(c) "10/15/21.+TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21.+TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. "TB" means thermal break between floor slab and basement wall.

(d) R-10 continuous insulation is required under heated slab on grade floors. See R402.2.9.1.

(e) There are no SHGC requirements in the Marine Zone.

(f) Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.

(g) Reserved.

(h) First value is cavity insulation, second is continuous insulation or insulated siding, so "13.+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used to maintain a consistent total sheathing thickness.

(i) The second R-value applies when more than half the insulation is on the interior of the mass wall.

(k) For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38.

(m) Int. (intermediate framing) denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.

(n) Log and solid timber walls with a minimum average thickness of 3.5 inches are exempt from this insulation requirement.

AIR BARRIER AND INSULATION	INSTALLATION COMPONENT CRITERIA (a)
Air barrier and thermal barrier a	Air barrier and thermal barrier A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Cavity insulation	Cavity insulation installation All cavities in the thermal envelope shall be filled with insulation. The density of the insulation shall be at the manufacturers' product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturers' specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturers' density recommendation.
Ceiling/attic	Ceiling/attic The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed. Batt insulation installed in attic roof assemblies may be compressed at exterior wall lines to allow for required attic ventilation.
Walls	Walls Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	Windows, skylights and doors The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim joists Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Crawl space walls Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Shafts, penetrations Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Narrow cavities Batts in narrow cavities shall be cut to fit and installed to the correct density without any voids or gaps or compression. Narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Garage separation Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed lighting Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Plumbing and wiring Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls. There shall be no voids or gaps or compression where cut to fit. Insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub	Shower/tub on exterior wall Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	Electrical/phone box on exterior walls The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
Fireplace	Fireplace An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors

R403.1 TEMPERATURE CONTROL

1.R403.1 Controls (Mandatory). At least one thermostat shall be provided for each separate heating and cooling system.

R403.1.1 Programmable thermostat. Where the primary heating system is a forced-air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day.
The thermostat shall allow for, at a minimum, a 5-2 programmable schedule (weekdays/weekends) and be capable of providing at least two programmable setback periods per day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed with a heating temperature set point no higher than 70°F(21°C) and a cooling temperature set point no lower than 78°F (26°C). The thermostat and/or control system shall have an adjustable deadband of not less than 10°F.

2.R403.1.2 Heat pump supplementary heat (Mandatory). Unitary air cooled heat pumps shall include controls that minimize supplemental heat usage during start-up, set-up, and defrost conditions. These controls shall anticipate need for heat and use compression heating as the first stage of heat. Controls shall indicate when supplemental heating is being used through visual means (e.g., LED indicators). Heat pumps equipped with supplementary heaters shall be installed with controls that prevent supplemental heater operationabove 40°F. At final inspection the auxiliary heat lock out control shall be set to 35°F or less.

LIGHTING

1. R404.1 Lighting equipment (Mandatory). A

   minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.

R402.4 AIR LEAKAGE

1.R402.4.3 Air leakage of fenestration. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

2.R402.4.4 Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be Type IC-rated and certified under ASTM E283 as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested at a 1.57 psf (75 Pa) pressure differential and shall have a label attached showing compliance with this test method. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

3.R402.4.1.2 Building Air Leakage Testing: Building envelope air leakage control shall be considered acceptable when tested to have an air leakage less than 0.00030 Specific Leakage Area (SLA) when tested with a blower door at a press of 50 Pascals (0.2 inch w.g.). Testing shall occur at any time after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation, and combustion appliances and sealing thereof. When required by the building official, the test shall be conducted in the presence of department
staff. The blower door test results shall be recorded on the certificate required in Section 105.4.
EXCEPTIONS: 1. Additions less than 750 square feet.
2. Once visual inspection has confirmed the presence of a gasket (see Section 502.4), operable windows and doors manufactured by small business shall be permitted to be sealed off at the frame prior to the test.
Specific Leakage Area (SLA) shall be calculated as follows:
SLA = (CFM50 x 0.055)/(CFA x 144)
Where:
CFM50 = Blower door fan flow at 50 Pascal pressure difference
CFA = Conditioned Floor Area of the housing unit
During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed.
2. Dampers shall be closed, but not sealed; including exhaust, intake, makeup air, back draft, and flue dampers;
3. Interior doors connecting conditioned spaces shall be open; access hatches to conditioned crawl spaces and conditioned attics shall be open; doors connecting to unconditioned spaces shall be closed but not sealed;
4. Exterior openings for continuous operation ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling system(s) shall be turned off;
6. HVAC ducts supply and return registers shall not be sealed.

4.R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour.

DUCTS & PIPING

R403.2 Ducts.
Ducts and air handlers shall be in accordance with Sections R403.2.1 through R403.2.3.
R403.2.1 Insulation (Prescriptive). Ducts shall be Insulated to a minimum of R-8.
Exception: Ducts or portions thereof located completely inside the building thermal envelope. Ducts located in crawl spaces do not qualify for this exception.

R403.2.2 Sealing (Mandatory). Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or International Residential Code, as applicable.
Exceptions:
1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

Ducts shall be leak tested in accordance with WSU RS-33, using the maximum duct leakage rates specified. Duct tightness shall be verified by either of the following:
1. Postconstruction test: Total leakage shall be less than or equal to 4 cfm per 100 square feet of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. Leakage to outdoors shall be less than or equal to 4 cfm per 100 square feet of conditioned Floor area.
2. Rough-in test: Total leakage shall be less than or equal to 4 cfm per 100 square feet of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm (85 L/min) per 100 square feet (9.29 m2) of conditioned floor area.
Exception: The total leakage test is not required for ducts and air handlers located entirely within the building thermal envelope. Ducts located in crawl spaces do not qualify for this exception.

R403.2.2.1 Sealed air handler. Air handlers shall have a manufacturer's designation for an airleakage of no more than 2 percent of the design air flow rate when tested in accordance with ASHRAE 193.

R403.2.3 Building cavities (Mandatory).
Building framing cavities shall not be used as ducts or plenums. Installation of ducts in exterior walls, floors or ceilings shall not displace required envelope insulation.

R403.3 Mechanical system piping insulation (Mandatory).
Mechanical system piping capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-6.

R403.3.1 Protection of piping insulation.
Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

R403.4 Service hot water systems.
Energy conservation measures for service hot water systems shall be in accordance with Sections R403.4.1 through R403.4.3.

R403.4.1 Circulating hot water systems (Mandatory).
Circulating hot water systems shall be provided with an automatic or readily accessiblemanual switch that can turn off the hot water circulating pump when the system is not in use.

R403.4.2 Hot water pipe insulation (Prescriptive).
Insulation for hot water pipe shall have a minimum thermal resistance (R-value) of R-4.

M1403.1 HEAT PUMPS

1. FOUNDATION AND SUPPORTS FOR HEAT PUMP EQUIPMENT SHALL BE RAISED A MIN. OF 3" ABOVE GRADE

2. HEAT PUMPS SHALL CONFORM TO UL 1995

ENERGY CODE COMPLIANCE:

This project shall comply with the current Seattle Energy Code.

This project meets the requirements of the energy code in that existing spaces are remaining unchanged, and in that the new construction complies with the applicable prescriptive approach of the Seattle Energy ode the following shall apply:

A) The project is R3 occupancy.

B) Construction is wood frame.

C) R401.2 Compliance. Projects shall comply with sections identified as "mandatory" and with either sections identified as "prescriptive" or the performance approach in Section R405. In addition, one- and two-family dwellings and townhouses.

D) The project will meet all other provisions of the WSEC and SRC and IMC.

MB ARCHITECTURE
+ INTERIORS

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Project

Doughty Rhodes DADU

New DADU over existing garage

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10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

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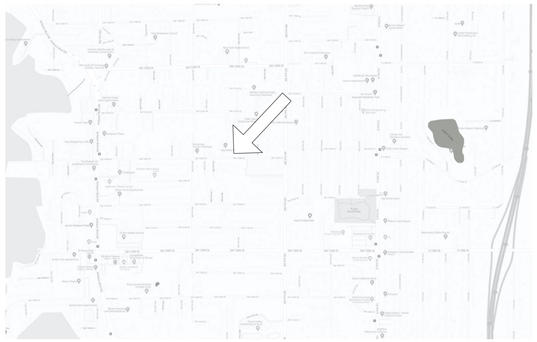
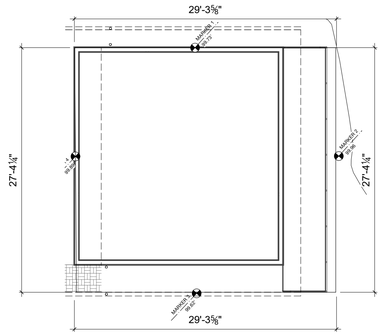
THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A0.03

VICINITY MAP NOT TO SCALE





AVERAGE EXISTING GRADE

Refer to site plan EG x/ xx.x' markers for AEG spot elevations.

Marker	Elevation	Length	Elev x Length
1	99.73'	29.3'	2,922.1
2	99.96'	27.34'	2,732.9
3	99.62'	29.3'	2,918.9
4	99.89'	27.34'	2,731.0
TOTAL		113.3'	11,304.9

AEG: 11,304/ 113.3'
99.78'

N

A.E.G. PLAN
Scale: 1/8" = 1'-0"

LOT COVERAGE EXCEPTIONS

Lots abutting alleys. For purposes of computing the lot coverage only:

The area of a lot with an alley or alleys abutting any lot line may be increased by one-half of the width of the abutting alley or alleys.b.

The total lot area for any lot may not be increased by the provisions of this Section 23.44.010 by more than ten percent.

2.Special structures and portions of structures. The following structures and portions of structures are not counted in lot coverage calculations:

Uncovered, unenclosed vehicular bridges no wider than 12 feet for access to one parking space or 18 feet for access to two parking spaces and of any height necessary for access;

Decks. Decks or parts of a deck that are 36 inches or less above existing grade

Freestanding structures and bulkheads. Fences, freestanding walls, bulkheads, signs, and other similar structures;e.

Underground structures. An underground structure, or underground portion of a structure

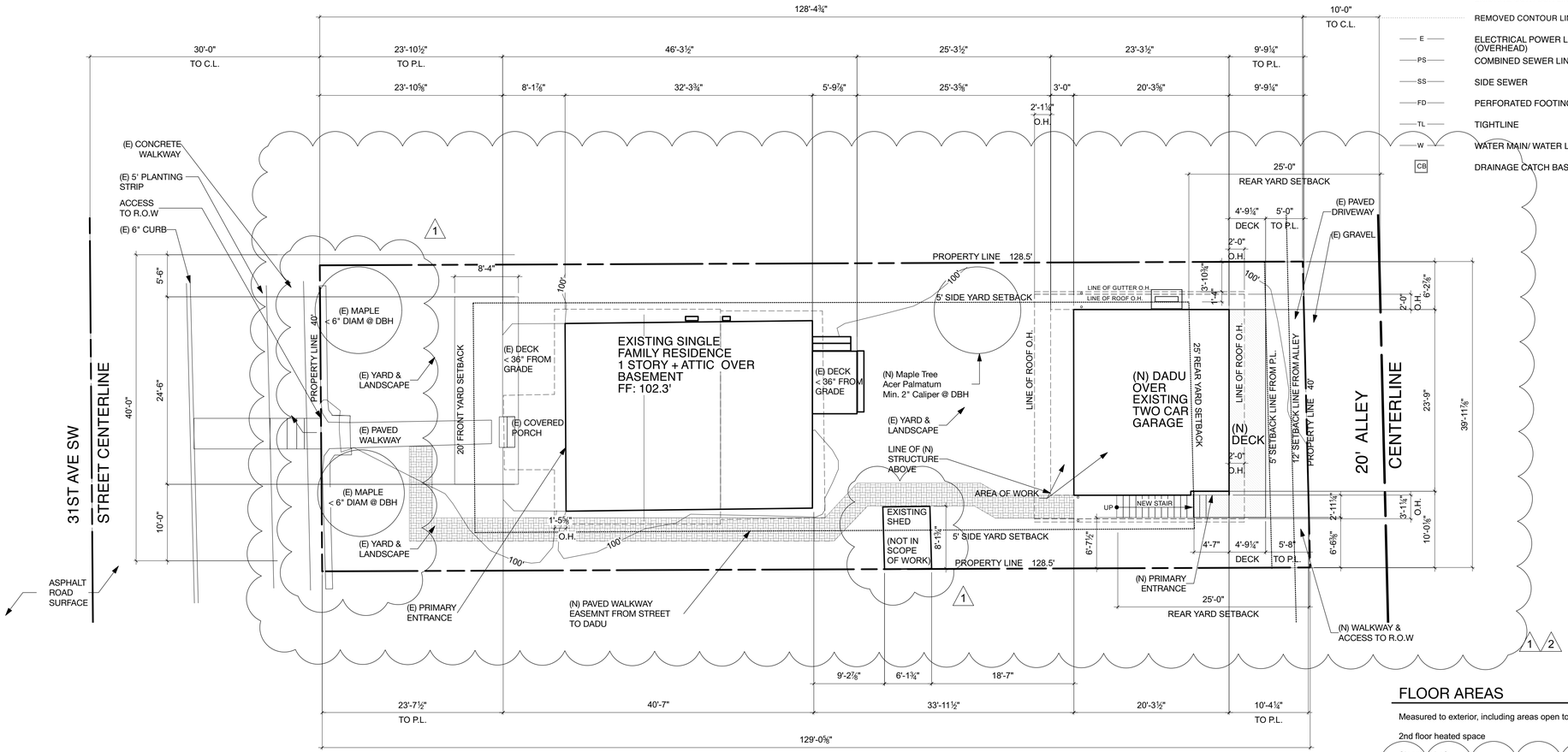
Eaves and gutters. The first 36 inches of eaves and gutters that project from principal and accessory structures

PLAN NOTES

1. This site plan was generated without the benefit of a survey. However, all items shown shall be verified in the field by the contractor.
2. All information shown on the drawings relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported to the architect so that the proper revisions may be made.
3. All existing items shall be verified in the field by the general contractor prior to construction.
4. See sheets A2.01-6 sheets for enlarged plans.
5. Take necessary precautions to protect existing vegetation from damage.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LINE OF BUILDING FOOTPRINT
- LINE OF BUILDING OVERHANG
- LINE OF ROOF OVERHANG
- AREA OF NEW CONCRETE PAVING, RETAINING WALLS, OR STAIRS ON GRADE
- ROCKERY
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- REMOVED CONTOUR LINE
- E — ELECTRICAL POWER LINE (OVERHEAD)
- PS — COMBINED SEWER LINE
- SS — SIDE SEWER
- FD — PERFORATED FOOTING DRAIN
- TL — TIGHTLINE
- W — WATER MAIN/ WATER LINE
- CB — DRAINAGE CATCH BASIN



N

SITE PLAN
Scale: 1/8" = 1'-0"

0 10 20 30 40 FT

FLOOR AREAS

Measured to exterior, including areas open to below.

2nd floor heated space	564.5 SF
Sleeping Loft	70.0 SF
Total Heated Area	634.5 SF
New Deck	130 SF
New Stair> 36" AFG	40 SF
(E) Garage (unheated)	492.8 SF

PROJECT NUMBER:
6873391-CN

ADDRESS:
7344 31ST AVE SW
Seattle, WA 98126

PARCEL NUMBER:
812210-0910

LEGAL DESCRIPTION:
LOT 4, BLOCK 8, SUNRISE HEIGHTS ADDN

1

PROJECT DESCRIPTION:
Addition for new DADU over existing two-car garage

ZONING NOTES:
SF-5000
Lot coverage: 35% + area of 1/2 alley width along P.L.
Lot Area: 5,120 SF + 400SF
DADU Height Limit: 18' Base Structure + 5' for Pitched roof, 4' for Shed or Butterfly
DADU Rear Yard: No rear yard requirement if lot adjacent to an alley
DADU Maximum Size:1,000 square feet
Minimum lot depth: 70'

SETBACKS:
Front: 20'
Rear: 25' 25 feet or 20 percent of lot depth, whichever is less, except that it may never be less than 10 feet 2
Side: 5'

DADU Rear Yard Setback:
A detached accessory dwelling unit may be located within a required rear yard if it is not within 5 feet of any lot line, unless the lot line is adjacent to an alley, in which case a detached accessory dwelling unit may be located at that lot line.

BUILDING CODE NOTES:
2018 International Residential Code
2018 International Electrical Code
2018 International Mechanical Code
Uniform Plumbing Code
2018 Washington State Energy Code
Prescriptive Path Option III, Climate Zone 1
Construction type V-B

OWNER:
Christopher and Kim Doughty
7344 31st Ave SW
Seattle, WA 98126
cbdoughty267@gmail.com

PROJECT CONTACT/ARCHITECT:
MB Architecture + Interiors
Tiffany Bowie
710 14th Ave Unit B
Seattle WA, 98122
206.371.1577
Tiffany@mb-architecture.com

STRUCTURAL ENGINEER:
NKH Engineering
Nabil Kausal-Hayes, PE
914 N 89th St
Seattle WA, 98103
206.601.9728
nabil@nkhengineering.com

GENERAL CONTRACTOR:
TBD

GENERAL SITE DATA:
LOT SIZE: 5,120 SF

(E) HEATED SFH	640 SF
(N) DADU HEATED AREA (VERIFY)	564.5 SF
(N) DECK	160 SF
(N) STAIR > 36" AFG	40 SF

LOT COVERAGE:

LOT SIZE:	5,120 SF
1/2 ALLEY AREA	400 SF
TOTAL LOT AREA	**5,520 SF**
ALLOWABLE AREA 35%:	**1,932 SF**
(E) SFH BUILDING FOOTPRINT	876 SF
(E) ENTRY PORCH	60 SF
(E) SHED	55 SF
(N) DADU OVER (E) GARAGE	564.5 SF
(N) STAIR > 36" AFG	40 SF
(N) DECK	154 SF
TOTAL LOT COVERAGE	**1,749.5 SF**

2

REAR YARD COVERAGE:

REAR YARD (INC. 1/2 ALLEY):	1000 SF
ALLOWABLE AREA 60%:	**600 SF**
DADU FOOTPRINT IN YARD	120 SF
(N) DECK	130 SF
STAIRS ABOVE 36"	14 SF
TOTAL REAR YARD COVERAGE	**264 SF**

MB ARCHITECTURE + INTERIORS
mb-architecture.com
710 14th Ave Unit B
Seattle WA 98122
v: 206.371.1577
e: info@mb-architecture.com

Project

Doughty Rhodes DADU

New DADU over existing garage

7344 31st Ave SW
Seattle, WA 98126

10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

Date	ID	Issue Type
May 23, 2022	-	Permit Set
July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted
11/5/22

File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

Drawn By

Sheet Title
Site Plan

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A1.00

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.
2. SCHEDULE A FIRST GROUND DISTURBANCE INSPECTION FOR AN ISSUED BUILDING PERMIT AT 206-684-8900 OR ONLINE AT WWW.SEATTLE.GOV/DPD/PERMITS/INSPECTIONS/
3. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
4. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
5. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
6. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
7. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
8. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
9. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
10. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
11. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

THIS PLAN IS REQUIRED FOR ALL PROJECTS WITH GREATER THAN 750 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPS) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW.

THE BMPS SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPS ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

COMPLETE CONSTRUCTION STORMWATER CONTROL BMP DETAILS AND REQUIREMENTS ARE LOCATED IN DIRECTOR'S RULE DPD DR 21-2015, CHAPTER 4, VOLUME 2: CONSTRUCTION STORMWATER CONTROL, OF THE SEATTLE STORMWATER MANUAL. SHOW ALL BMPS ON THIS PLAN SHEET THAT WILL BE USED TO ACHIEVE THE REQUIREMENTS ABOVE.

POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

- LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE WITHIN THE SITE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA). SEE DEFINITIONS BELOW. DO NOT REFERENCE AN ALTERNATE PLAN SHEET.
- AN ESTIMATE OF THE VOLUME OF COMPOST REQUIRED IS AUTOMATICALLY CALCULATED ON THE SITE AND DRAINAGE CONTROL SUMMARY SHEET REQUIRED ON THE DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN). THE ACTUAL VOLUME OF COMPOST REQUIRED WILL BE DETERMINED IN THE FIELD.

DEFINITIONS:

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY (SEE D) DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE DPD SITE INSPECTOR. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) IN THE PLAN VIEW.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL AND THE SUBSOIL MUST BE LOOSENED SO IT WILL PROBE TO A DEPTH OF 12 INCHES PRIOR TO SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (SA) IN THE PLAN VIEW.

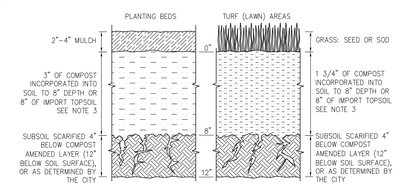
ESTIMATED COMPOST REQUIRED FOR SOIL AMENDMENT

ONLY COMPLETE THE FOLLOWING CALCULATION IF A DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN) IS NOT REQUIRED (E.G. SUBJECT TO FIELD INSPECTION (STFI) DEMOLITION PERMITS)

_____ (SQUARE FEET) X 0.0062 = _____ (CUBIC YARDS)

AREA REQUIRING AMENDMENT (SA) — REQUIRED COMPOST

SOIL AMENDMENT

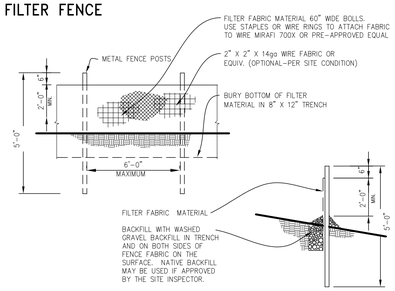


NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

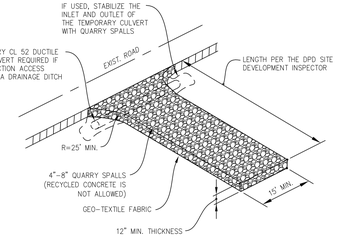
FILTER FENCE



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

SYMBOL: (FF)

STABILIZED CONSTRUCTION ACCESS



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

SYMBOL: (CE)

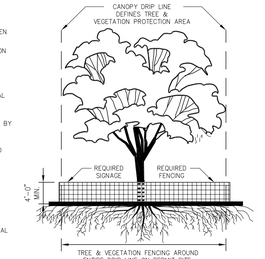
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION

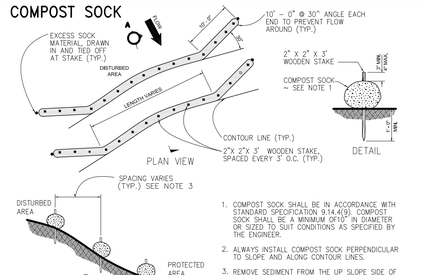
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



LINK TO MORE TREE PROTECTION INFORMATION:

SYMBOL: (VEG)

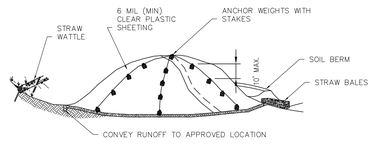
COMPOST SOCK

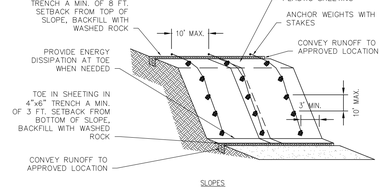


1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

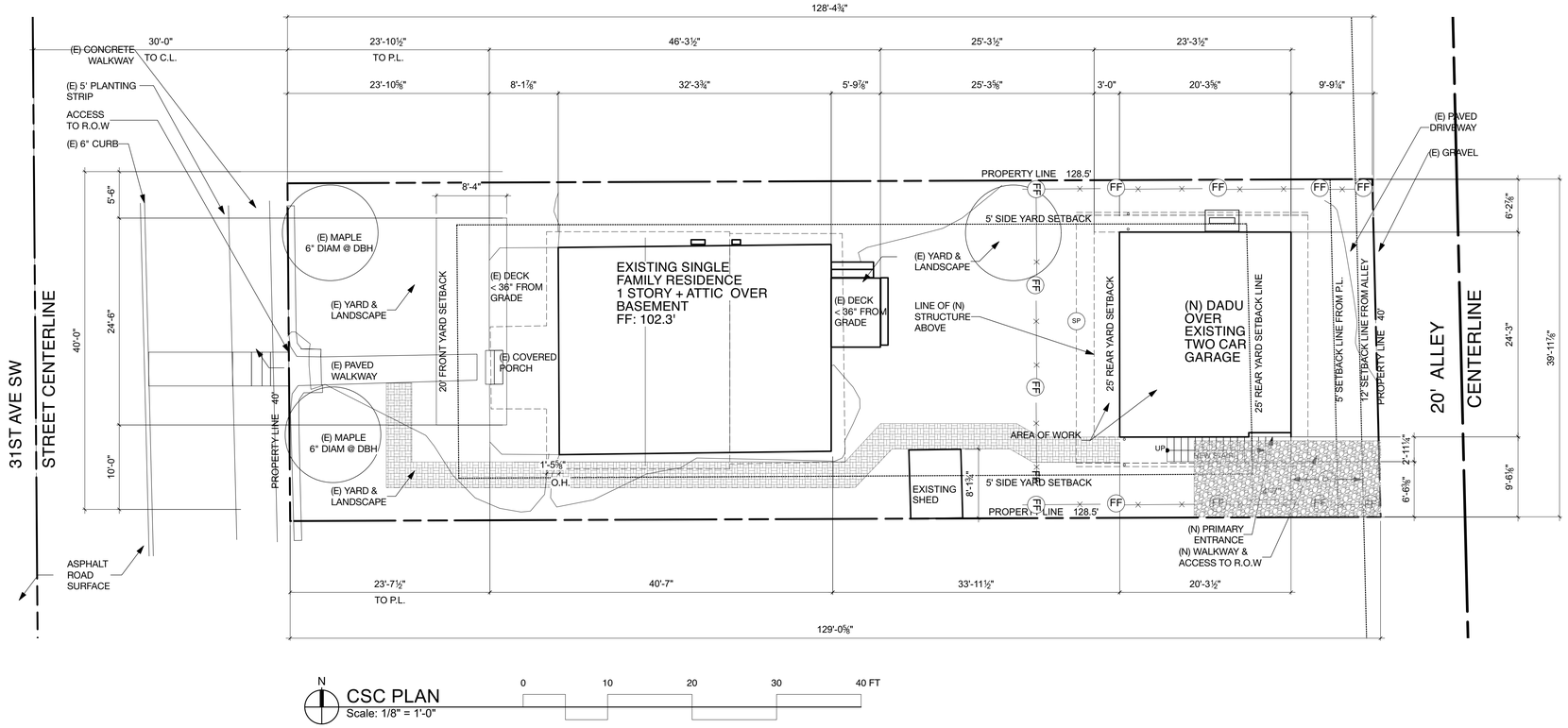
SYMBOL: (CS)

STOCKPILE AND EXPOSED SLOPE COVERING





SYMBOL: (SP)



N

CSC PLAN
Scale: 1/8" = 1'-0"

0 10 20 30 40 FT

CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

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

NORTH ARROW

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

DRAFT APPROVAL STAMP

TEMPLATE VERSION: 2017-06-02

STANDARD CONSTRUCTION STORMWATER CONTROL (CSC) AND POST CONSTRUCTION SOIL MANAGEMENT (SOIL) PLAN

APPLICANT PLAN SET

CITY OF SEATTLE

DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

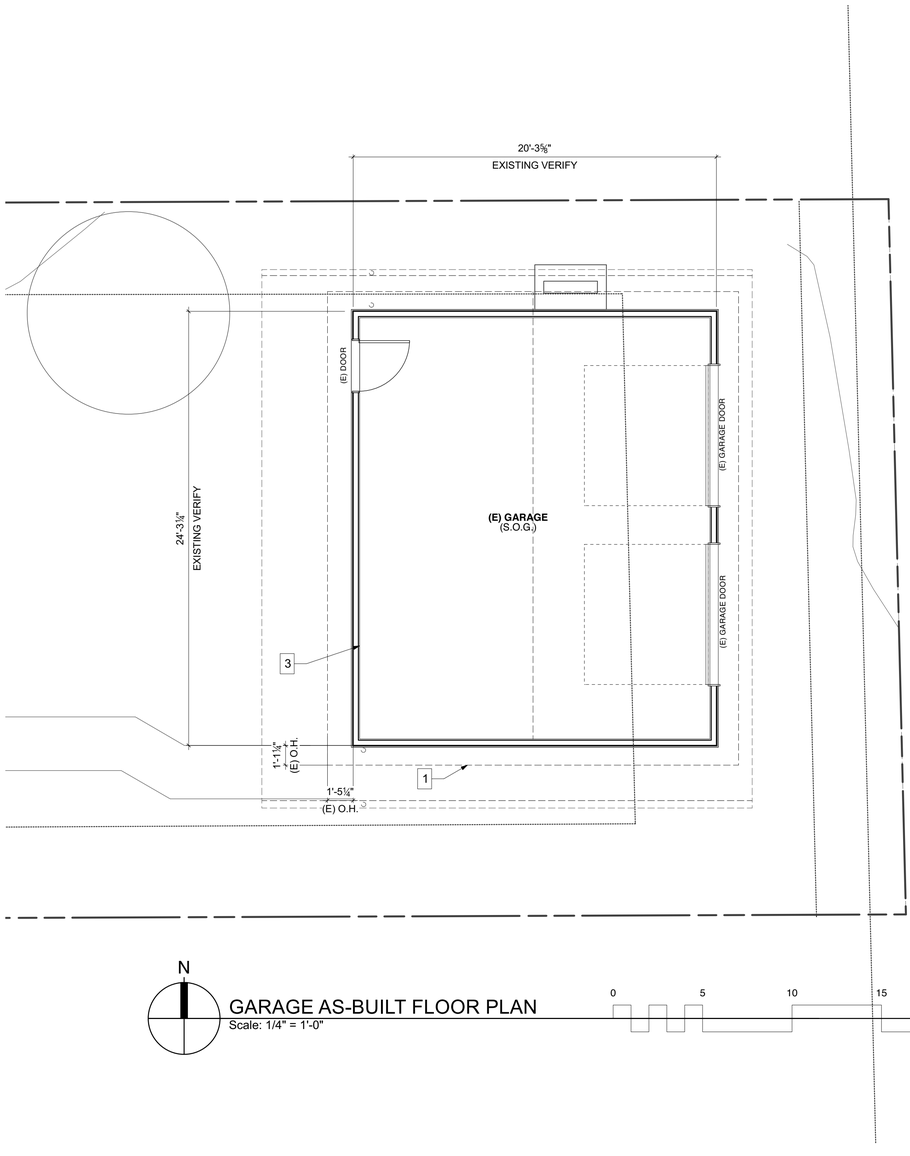
Project Number: 6_____

DATE: 00/00/0000

STANDARD CSC/SOIL PLAN

SHEET CSC

Address: _____

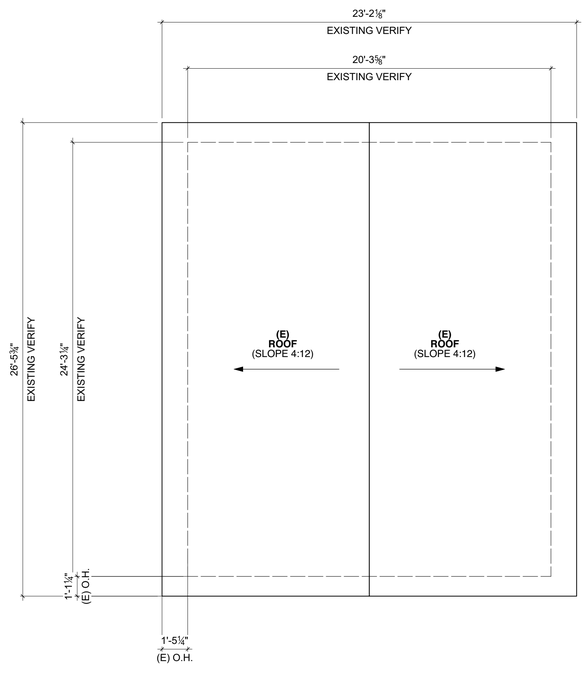


N

GARAGE AS-BUILT FLOOR PLAN

Scale: 1/4" = 1'-0"

0 5 10 15 20 FT



N

ROOF AS-BUILT FLOOR PLAN

Scale: 1/4" = 1'-0"

0 5 10 15 20 FT

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
3. Contractor to verify all door and window rough openings prior to placing window and door orders.
4. No storage or use of flammable or combustible liquids, cutting or welding operations, roofing operations or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the Seattle Fire Department for these hazardous activities.

KEYNOTES 1

1. Line of roof above to be demolished.
2. N/A
3. Drain water - heat recovery system.

LEGEND:

- Existing column
- Existing foundation wall
- Existing 2 x stud wall
- New 2x6 stud wall
- New 2x4 stud wall
- New infill framing
- HB. Hose bib
- WH Whole House Exhaust Fans - vent to exterior. Min 30 CFM intermittently operating 50% of time in 4 hour interval.
- Exhaust- Direct vent to exterior Min 50 CFM Bathrooms Min 100 CFM Kitchens
- DS. Downspout - tightline to existing storm drain line, typical
- S.D. Smoke detector - hardwired w/ battery backup
- CM Carbon monoxide alarm - hardwired w/ battery backup
- 001 Door key, refer to door schedule
- 01 Window key, refer to window schedule
- 1 Key note reference
- FD Perforated footing drain, see drainage notes on A1.01
- SS Side Sewer, see drainage notes on sheet A1.01
- TL Tight-line, see drainage notes on sheet A1.01
- H.R. Handrail
- G.R. Guardrail
- T.G. Tempered Glass

FLOOR AREAS

Measured to exterior, including areas open to below.

(E) Garage (unheated)	492.8 SF

MB ARCHITECTURE + INTERIORS

mb-architecture.com

710 14th Ave Unit B
Seattle WA 98122
v: 206.371.1577
e: info@mb-architecture.com

Project

Doughty Rhodes DADU

New DADU over existing garage

7344 31st Ave SW
Seattle, WA 98126

10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

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Oct. 15, 2022	2	Correction 2

Plotted

File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

Drawn By

Sheet Title
Garage As-Built Floor Plans

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number

A2.00

SHEET 6 OF 16

WASHINGTON STATE ENERGY CODE - ADDITIONAL ENERGY REQUIREMENTS				
Addition between 501-1,499 SF must achieve 3 credits from Table 406 of the Washington State Energy Code				
OPTION	**NOTE**	**CRITERIA**	**CREDIT**	**PRODUCT SPECIFICATIONS**
2	HEATING OPTIONS- FUEL NORMALIZATION	Equipment listed in Table C403.3.2(1) or C403.3.2(2)	1	Mitsubishi MXZ H2i High Efficiency Heat Pump 12,600 - 48,000 Btu/h Capacity Range 9.1 - 17.0 SEER, 11.3 - 10.0 HSPF, INVERTER-driven compressor. Quiet outdoor unit operation as low as 49 dB(A).
3.6	HEATING	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.	2	2-3 Zone Heat pump system for entire dwelling unit
All glazing to comply with Washington State Energy Code for climate zone 1			Total Credit 3	

SLEEPING LOFTS:

R327.2.1 Area

Sleeping lofts shall have a floor area of not less than 35 square feet (3.25 m2) and less than 70 square feet (6.5 m2).
R327.2.2 Minimum Horizontal Dimensions

Sleeping lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

R327.3.1.1 Headroom
The headroom above the sleeping loft access and egress shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread, landing, or landing platform nosing's in the center of their width, and vertically from the landing or landing platform along the center of its width.

327.2.3 Height Effect on Sleeping Loft Area

Portions of a sleeping loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft but shall contribute to the maximum allowable area.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50 percent slope), portions of a sleeping loft with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the sleeping loft but shall contribute to the maximum allowable area.

R327.3.1.6 Handrails

Handrails shall comply with Section R311.7.8.

R327.3.1.7 Stairway Guards

Guards at open sides of stairways, landings, and landing platforms shall comply with Section R312.1.

R327.4 Sleeping Loft Guards

Sleeping loft guards shall be located along the open side(s) of sleeping lofts. Sleeping loft guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. Sleeping loft guards shall comply with Section R312.1.3 and Table R301.5 for their components.

R327.5 Emergency Escape and Rescue Openings

An egress roof access window shall be installed in each sleeping loft and shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the sleeping loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

R327.3.1.2 Access Width
Stairways accessing a sleeping loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

R327.3.1.3 Treads and Risers
Risers for stairs accessing a sleeping loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height.
Tread depth and riser height shall be calculated in accordance with one of the following formulas:

2. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.

R327.3.1.4 Landings
Intermediate landings and landings at the bottom of stairways shall comply with Section R311.7.6, except that the depth in the direction of travel shall be not less than 24 inches (508 mm).

R327.3.1.5 Landing Platforms
The top tread and riser of stairways accessing sleeping lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the sleeping loft. The landing platform shall be not less than 18 inches (508 mm) in width and in depth measured horizontally from and perpendicular to the nosing of the landing platform. The landing platform riser height to the edge of the sleeping loft floor, shall not be greater than 18 inches (406 to 457 mm) in height.

R327.3.1.6 Handrails
Handrails shall comply with Section R311.7.8.

R327.3.1.7 Stairway Guards
Guards at open sides of stairways, landings, and landing platforms shall comply with Section R312.1.

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately
2. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
3. Egress, separation, fire protection systems, and emergency access shall conform to the requirements of SFC Chapter 33 during construction. Contractor materials and activities shall not block access to or egress from any building while the building is occupied. This
4. No storage or use of flammable or combustible liquids, cutting or welding operations, roofing operations or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the Seattle Fire Department for these hazardous activities.

DOOR FRAMING NOTE

1. All rough openings for swing door jambs to be located 4" from face of stud unless noted or dimensioned otherwise.

ENERGY & VENTILATION NOTES

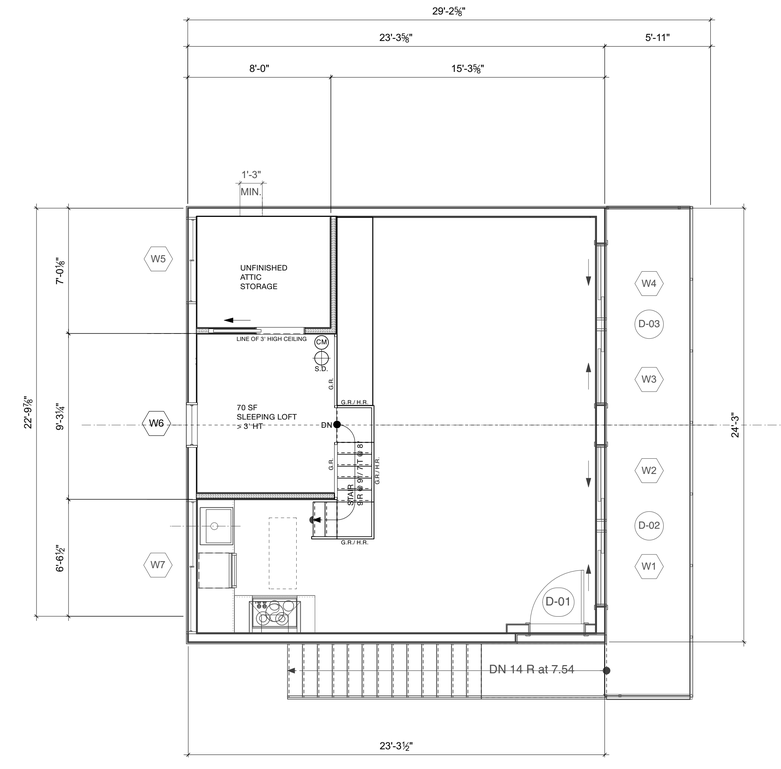
1. General Contractor shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.
2. 2 SRC M1507.3: Whole house ventilation system will operate intermittently.
The system is to operate intermittently, and the run-time percentage in each 4-hour is 50% with a factor of 2 (90 CFM MIN.) per Table M1507.3.3.

LEGEND:

- Existing column
- Existing foundation wall
- Existing 2 x stud wall
- New 2x6 stud wall
- New 2x4 stud wall
- New infill framing
- HB. Hose bib
- WH Whole House Exhaust Fans - vent to exterior. Min 30 CFM intermittently operating 50% of time in 4 hour interval.
- Exhaust- Direct vent to exterior Min 50 CFM Bathrooms Min 100 CFM Kitchens
- DS. Downspout - tightline to existing storm drain line, typical
- S.D. Smoke detector - hardwired w/ battery backup
- CM Carbon monoxide alarm - hardwired w/ battery backup
- 001 Door key, refer to door schedule
- 01 Window key, refer to window schedule
- 1 Key note reference
- FD Perforated footing drain, see drainage notes on A1.01
- SS Side Sewer, see drainage notes on sheet A1.01
- TL Tight-line, see drainage notes on sheet A1.01
- H.R. Handrail
- G.R. Guardrail
- T.G. Tempered Glass

KEYNOTES 1

1. Compressor for Mitsubishi MXZ H2i High Efficiency Heat Pump. Provide sound and vibration dampening concrete pad. Install per manufacturer's specifications.
2. Provide not less than 1/2" GWB at interior space of stair, including under side of stair if stair is enclosed.
3. Guard rail / Hand rail. See General Notes
4. Line of structure below.
5. Metal stairs. Refer to structural drawings.
6. Prefabricated shower pan- install per manufacturer's specifications.
7. 36" high countertop with base cabinets below.
8. Wall-mounted upper cabinets.
9. Full-height built in cabinet.
10. Provide rod & shelf in closet.
11. Proposed electrical panel location-review location with architect and electrician.
12. Drip through wood framed deck with cedar deck- refer to structural drawings.
13. Mitsubishi MXZ H2i High Efficiency Heat Pump - wall mounted head. Verify location with contractor.
14. Line of structure above.
15. Landing- refer to structural details.
16. Stacking Washer / Dryer- install per manufacturer's specifications.
17. Proposed location of combination high efficiency heat pump hot water heater.
18. Provide min. 5/8" 1 HR fire-rated type 'x' exterior grade gypsum at underside of projection.

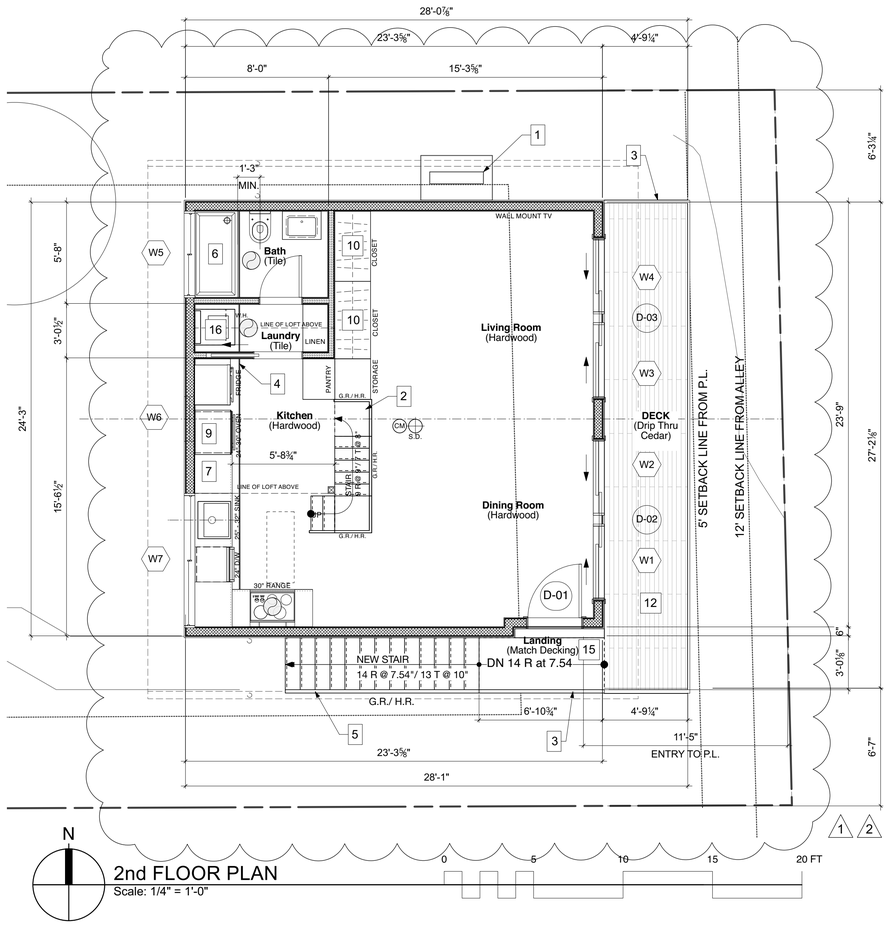


N

LOFT FLOOR PLAN

Scale: 1/4" = 1'-0"

0 5 10 15 20 FT



N

2nd FLOOR PLAN

Scale: 1/4" = 1'-0"

0 5 10 15 20 FT

FLOOR AREAS

Measured to exterior, including areas open to below.

2nd floor heated space	564.5 SF
Sleeping Loft	70.0 SF
Total Heated Area	634.5 SF
New Deck	154 SF
New Stair> 36" AFG	40 SF

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Project

Doughty Rhodes DADU

New DADU over existing garage

7344 31st Ave SW
Seattle, WA 98126

10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

Date	ID	Issue Type
May 23, 2022	-	Permit Set
July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted

File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

Drawn By

Sheet Title
Proposed Floor Plans

THE CITY OF SEATTLE
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11/29/2022

Sheet Number
A2.01

SHEET 7 OF 16

KEYNOTES [1]

1. Line of structure below.
2. Pre-finished metal downspout to tie into approved drainage system
3. Pre-finished metal gutter tie into approved drainage system. Refer to architectural details.
4. Continuous pre-finished roof edge flashing with drip edge, typical. Verify flashing requirements with roofing manufacturer.
5. Plumbing waste vent. Verify location with subcontractor.
6. Skylight- install per manufacturer's specifications. Refer to Structural Drawings.
7. Pre-finished metal ridge cap. See flashing requirements in General Notes.

LEGEND:

- - - - - - - -	Line of structure above
	Area of new roofing
1	Key note reference
O.H.	Roof overhang

GENERAL NOTES

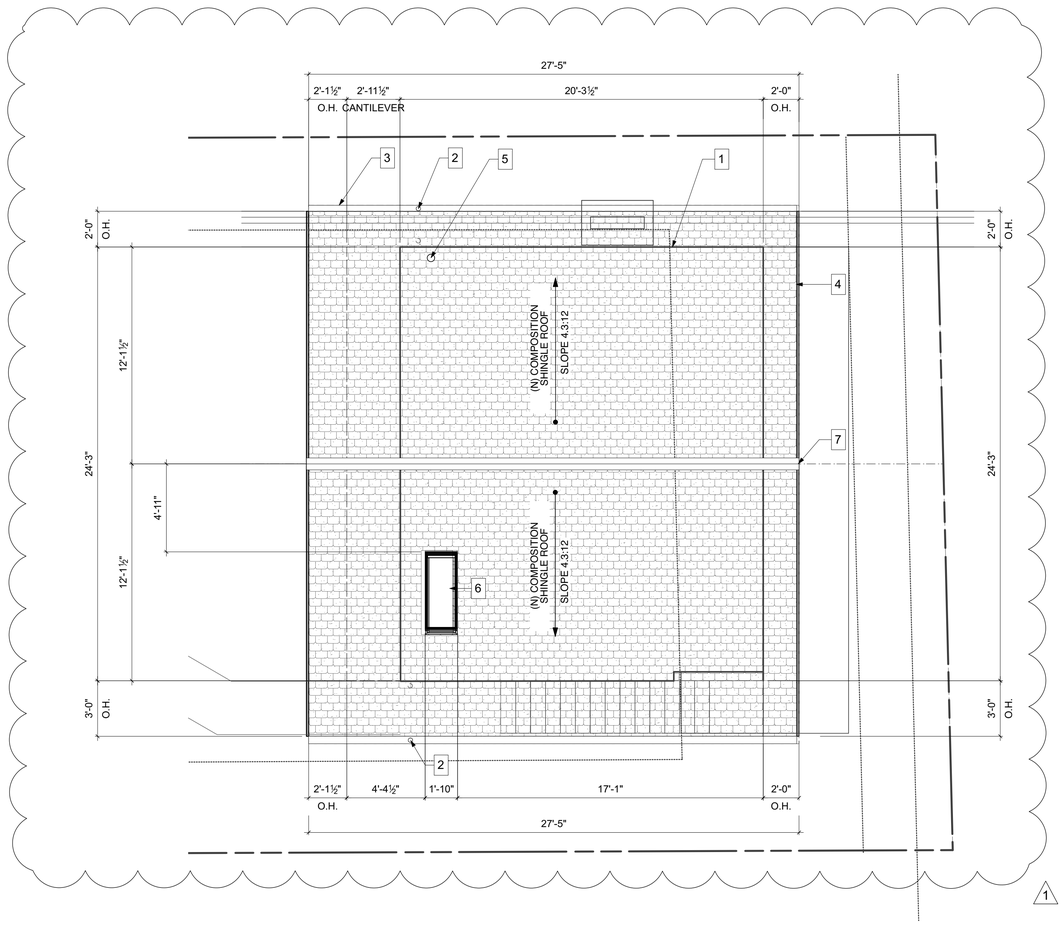
1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately
2. See sheets Series A3.00 for building elevations and building sections.
3. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.

R 806.4 UNVENTED ROOF

1. Unvented attic space is completely enclosed within the building thermal envelope.
2. No interior vapor retarders are installed on the ceiling side of the unvented assembly.
3. Any air impermeable insualtion shall be a vapor retarder or shall have a coating or covering on direct underside of insualtion.
4. Air impermeable insulation shall be applied with direct contact to underside of structural roof sheathing.
5. Air permeable insulation shall have additional R-10 rigid insulation applied directly above structral roof sheathing.
6. A minimum of R-10 air impermeable and permeable insulation shall be applied in direct contact to underside of structural roof sheathing to control condensation.

ROOF NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See A3.00 sheets for building elevations and building sections.
3. Miscellaneous flashing: At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be provided per the roof manufacturer's instructions and, when of metal, shall not be less than 26 gage corrosion resistant metal.
4. For roof slopes of 3:12 or less, use built-up or approved synthetic membrane roofing. Roofing work shall be performed by a certified roofing subcontractor an all work shall conform with the IRC and with the roofing manufacturer's specifications.
5. Roofing shall be applied to decks that are firm, broom-clean, smooth, and dry.
6. Provide suitable cant strips at all vertical intersections.
7. Provide adequate attachment for base flashing and counter flashing on all vertical surfaces.
8. Reglets shall be provided in wall or parapets receiving metal counter flashing, typical.
9. Cricket flashing shall be made of one piece or shall have seams soldered. Pre-test all soldered joints prior to installation. Flashing shall not be less than 26 gage corrosion resistant metal.
10. Roof drains to be connected to separate storm system where available.



N

ROOF PLAN
Scale: 1/4" = 1'-0"

0 5 10 15 20 FT

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TIFFANY BOWIE
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Doughty Rhodes Permit Correction 1.vwx

Project Number
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Sheet Title
Roof Plan

THE CITY OF SEATTLE
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11/29/2022

Sheet Number
A2.02

SHEET 8 OF 16

WINDOW & DOOR NOTES:
1. Contractor to verify all unit sizes, rough opening dimensions, and header heights prior to placing order.
2. Contractor shall review window schedule with owner and review all operations prior to window order.
3. Special exisitng conditions- contractor to verify jamb depth for each window prior to ordering.
4. All interior door rough openings framed with min. of 3" (2 studs) from wall or in center of openings UNO
5. Contractor to frame rough opening for angled flush windows prior to order.
6. Contractor to review order w/ architect and report any discrepancies found in schedule prior to placing order.

WINDOW SCHEDULE

ID	Location	O.A. Width	O.A. Height	Sash	Glazing	RO Width	RO Height	Mfr	Model	Egress	Exterior Finish	Interior Finis	U Value	Notes
W1	Dining Room	4'3"	2'10 5/8"	Fixed Glass - No Sash	Low-e	4'3 3/4"	2'11 3/8"	Milgard	Tuscany V400	NO	Black Finish	White	.30	Refer to architectural details
W2	Dining Room	4'3"	4'7"	Fixed Glass - No Sash	Low-e	4'3 3/4"	4'7 3/4"	Milgard	Tuscany V400	NO	Black Finish	White	.30	Refer to architectural details
W3	Living Room	4'3"	4'7"	Fixed Glass - No Sash	Low-e	4'3 3/4"	4'7 3/4"	Milgard	Tuscany V400	NO	Black Finish	White	.30	Refer to architectural details
W4	Living Room	4'3"	2'10 5/8"	Fixed Glass - No Sash	Low-e	4'3 3/4"	2'11 3/8"	Milgard	Tuscany V400	NO	Black Finish	White	.30	Refer to architectural details
W5	Bathroom	4'10"	2'0"	Horizontal Slider	Tempered	4'10 3/4"	2'0 3/4"	Milgard	Tuscany V400	NO	Black Finish	White	.30	Refer to architectural details
W6	Loft	2'6"	3'0"	Casement	Tempered	2'6 3/4"	3'0 3/4"	Milgard	Tuscany V400	YES	Black Finish	White	.30	Refer to architectural details
W7	Kitchen	7'6"	2'0"	Horizontal Slider	Tempered	7'6 3/4"	2'0 3/4"	Milgard	Tuscany V400	NO	Black Finish	White	.30	Refer to architectural details
	Totals					32'3 1/4"	22'4 1/2"							

EXTERIOR DOORS

ID	Location	Type	Mulled	Manufacturer	Model No.	Panel Size	Unit width	Unit height	R.O. width	R.O. height	R.O. Area	Header ht.	U-value	Vented Area	Egress	Glazing	Notes
1	Entry	Partial light swing		Thermatru		3'0" x 6'8"			3'2 1/2"	6'10 1/4"	21.99		0.2	0	YES	T.G.	verify r.o. sizes and installation w/ manufacturer
2	Dining Room Slider	Flush panel-swing		Milgard	Tuscany V400		8'6 1/2"	6'8"	8'7"	6'9"	57.937		0.3	20	NO	T.G.	verify r.o. sizes and installation w/ manufacturer
3	Living Room Slider	Flush panel-swing		Milgard	Tuscany V400		8'6 1/2"	6'8"	8'7"	6'9"	57.937		0.3	20	NO	T.G.	verify r.o. sizes and installation w/ manufacturer
							0"	0"	0"	0"	137.9 sq ft	0"	0.300	40.0 sq ft			
	All glazing to comply in accordance with table 13-1 of the WSEC for climate zone 4										137.9 sq ft Total Area		Btu/h*ft2**F	40 sq ft Total Area			
	NOTE: Contractor to verify all rough opening dimensions and header heights.																
	NOTE: Contractor to frame flush angled windows prior to order																

SKYLIGHT

ID	Location	Type	Manufacturer	Model No.	Unit width	Unit height	R.O. width	R.O. height	R.O. Area	U-value	Vented Area	Egress	Glazing	Notes
1	Kitchen	Operable	Velux	VSS C08	1'9 1/2"	4'6"	1'10"	4'6 1/2"	9	0.5	0	NO	T.G.	Solar Power fresh air skylight
					0"	0"	0"	0"	9.0 sq ft	0.50	9.0 sq ft			
	All glazing to comply in accordance with table 13-1 of the WSEC for climate zone 4								9 sq ft Total Area	Btu/h*ft2**F	9 sq ft Total Area			
	NOTE: Contractor to verify all rough opening dimensions and header heights.													

INTERIOR DOOR ROUGH OPENINGS

TYPE	WIDTHS	HEIGHT
SINGLE SWING	DOOR WIDTH +2	83"
DOUBLE DOOR	DOOR WIDTH X 2 + 2.5"	83"
BIFOLD	DOOR WIDTH + 1.5	82"
BYPASS	DOOR WIDTH X 2	83"
POCKET	DOOR WIDTH X 2 + 2"	84"

Left Hand

Right Hand

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TIFFANY BOWIE
STATE OF WASHINGTON

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July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted

File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

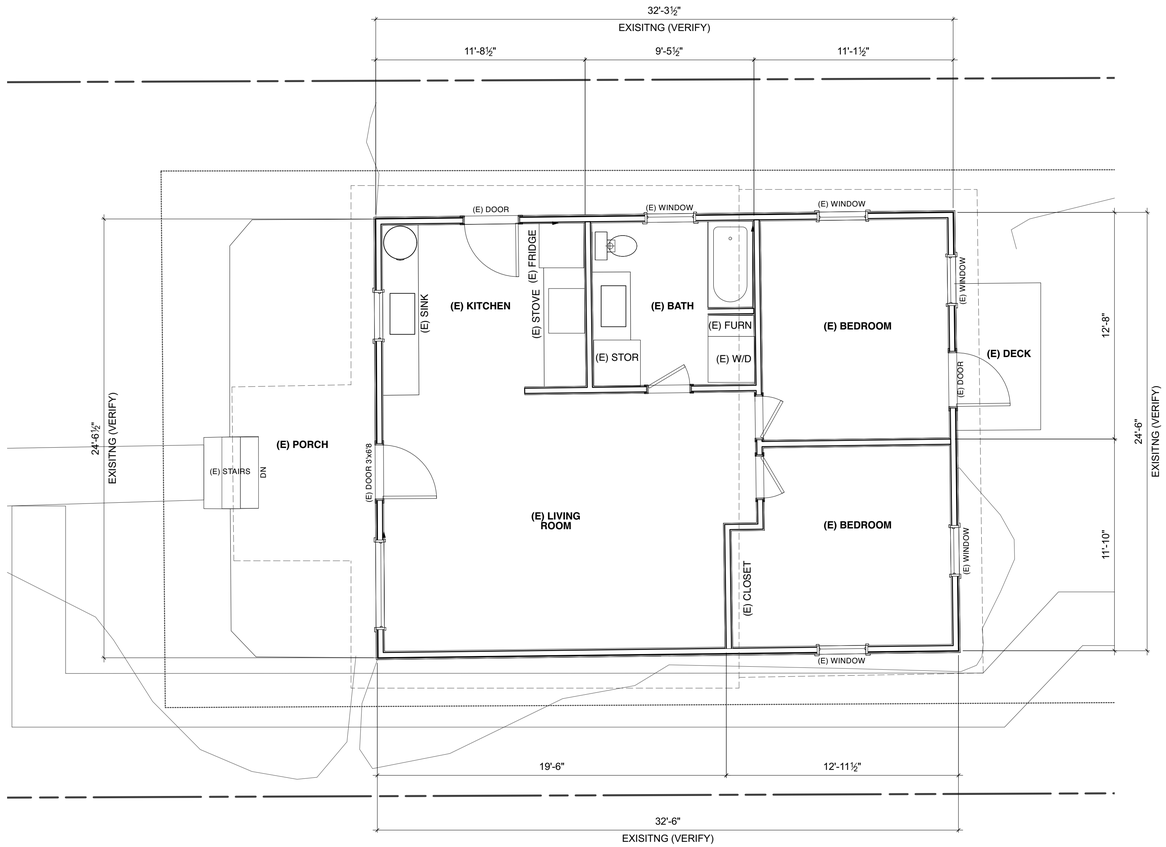
Drawn By

Sheet Title
Schedules

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A2.03

SHEET 9 OF 16



N

PRIMARY HOUSE AS-BUILT FLOOR PLAN

Scale: 1/4" = 1'-0"

0 5 10 15 20 FT

GENERAL NOTES

1. Verify all dimensions prior to construction.
2. Notify architect of any discrepancies immediately.
3. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
4. Contractor to verify all door and window rough openings prior to placing window and door orders.
5. No storage or use of flammable or combustible liquids, cutting or welding operations, roofing operations or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the Seattle Fire Department for these hazardous activities.

LEGEND:

- Existing column
- Existing foundation wall
- Existing 2 x stud wall
- New 2x6 stud wall
- New 2x4 stud wall
- New infill framing
- HB. — Hose bib
- WH — Whole House Exhaust Fans - vent to exterior. Min 30 CFM intermittently operating 50% of time in 4 hour interval.
- Exhaust- Direct vent to exterior Min 50 CFM Bathrooms Min 100 CFM Kitchens
- DS. — Downspout - tightline to existing storm drain line, typical
- S.D. — Smoke detector - hardwired w/ battery backup
- CM — Carbon monoxide alarm - hardwired w/ battery backup
- 001 — Door key, refer to door schedule
- 01 — Window key, refer to window schedule
- 1 — Key note reference
- FD — Perforated footing drain, see drainage notes on A1.01
- SS — Side Sewer, see drainage notes on sheet A1.01
- TL — Tight-line, see drainage notes on sheet A1.01
- H.R. — Handrail
- G.R. — Guardrail
- T.G. — Tempered Glass

FLOOR AREAS

Measured to exterior, including areas open to below.

(E) Heated Living Area	876 SF

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File Name

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Project Number

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Drawn By

Sheet Title

As-Built Main House

THE CITY OF SEATTLE
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Subject to Errors and Omissions
11/29/2022

Sheet Number

A2.04

SHEET 6 OF 16

KEYNOTES [1]

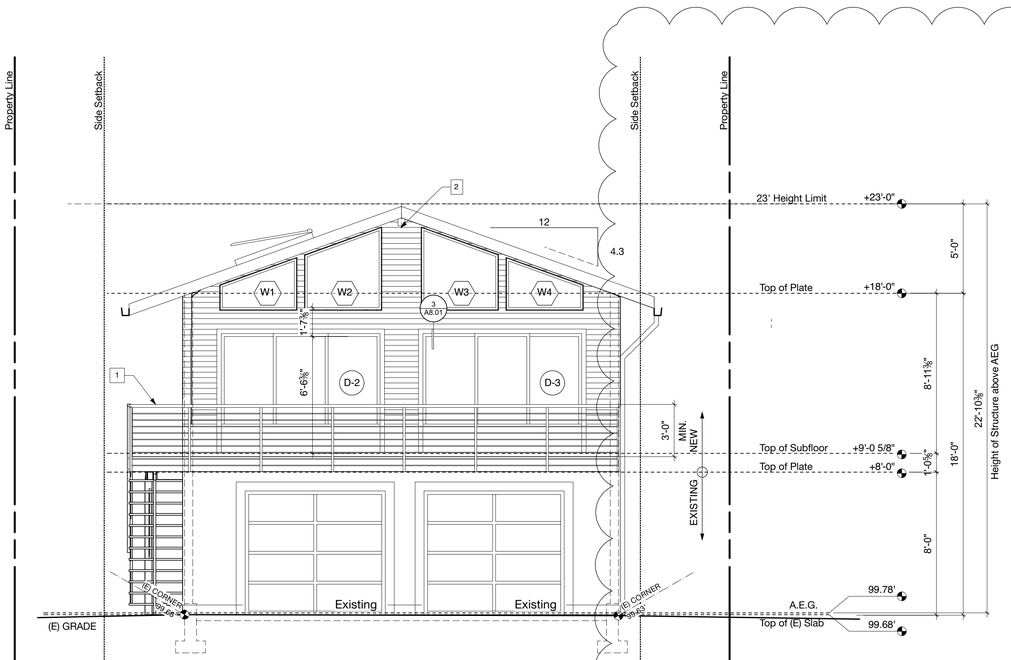
1. Powder coated steel railing and guard rail. See stair and railing notes in General Notes.
2. New glue lam beam- refer to structural drawings. provide pre-finished flashing caps with drip edge at exposed ends. Use color matched exterior commercial grade caulking to adhere metal to wood.
3. New roof- refer to roof plan
4. New lapped siding to match existing. Provide WRB per architectural details.
5. New prefinished K-line gutter to match exisitng.

LEGEND:

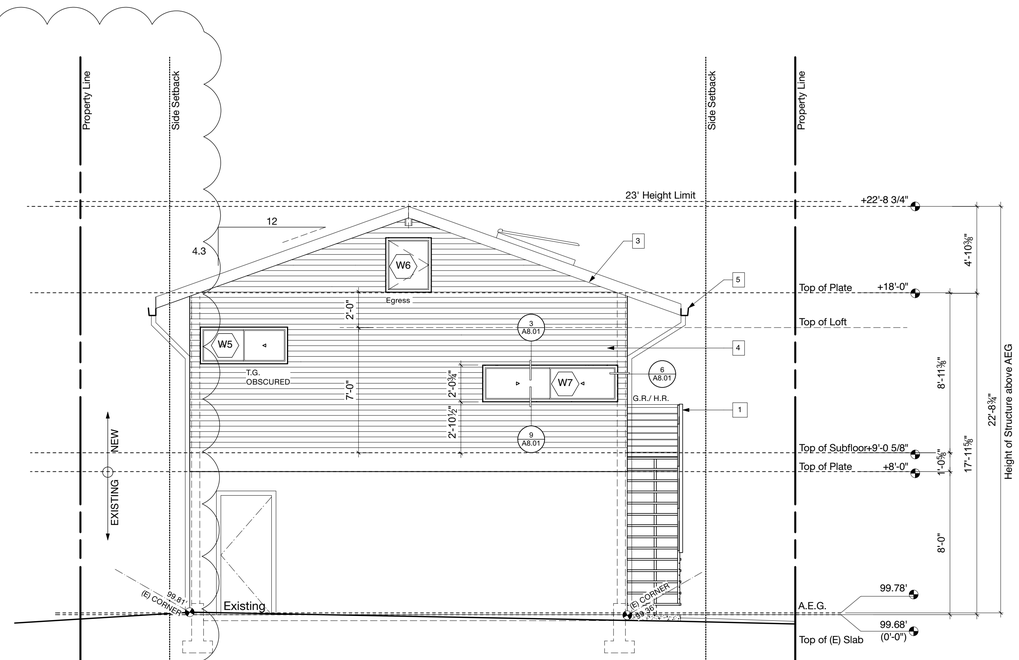
– – – – – – –	Line of foundation below grade
—·—·—·—	Line of height limit / average grade see average grade information on sheet A1.02
[1]	Key note reference
(001)	Door key, refer to door schedule on sheet A2.04
(01)	Window key, refer to window schedule on sheet A2.04
T.G.	Tempered (safety) Glass
G.R.	Guard Rail, refer to General Notes
H.R.	Hand Rail, refer to General Notes

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-5 for floor plans, A2.05 for roof plan, A 2.06 for foundation plan.
3. See sheet A2.07 for door & window schedules.
4. See sheet A1.01 for average grade diagram and calculations.
5. All exterior wood siding and trim shall be approved for exterior use by the supplier or manufacturer.
6. Exterior siding and siding installation shall conform to the Seattle Residential Code R703, Exterior Covering.
7. Exterior flashing shall be approved by the architect prior to installation. All sheet metal flashing shall meet SMACNA standards (Sheet Metal and Air Conditioning Contractors National Association).
8. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
9. Do not scale from drawing. Refer to labeled dimensions and/ or architectural plans.



1 East Elevation
Scale: 1/4" = 1'-0"



6 West Elevation
Scale: 1/4" = 1'-0"

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10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

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File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

Drawn By

Sheet Title
Elevations

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A3.01

KEYNOTES [1]

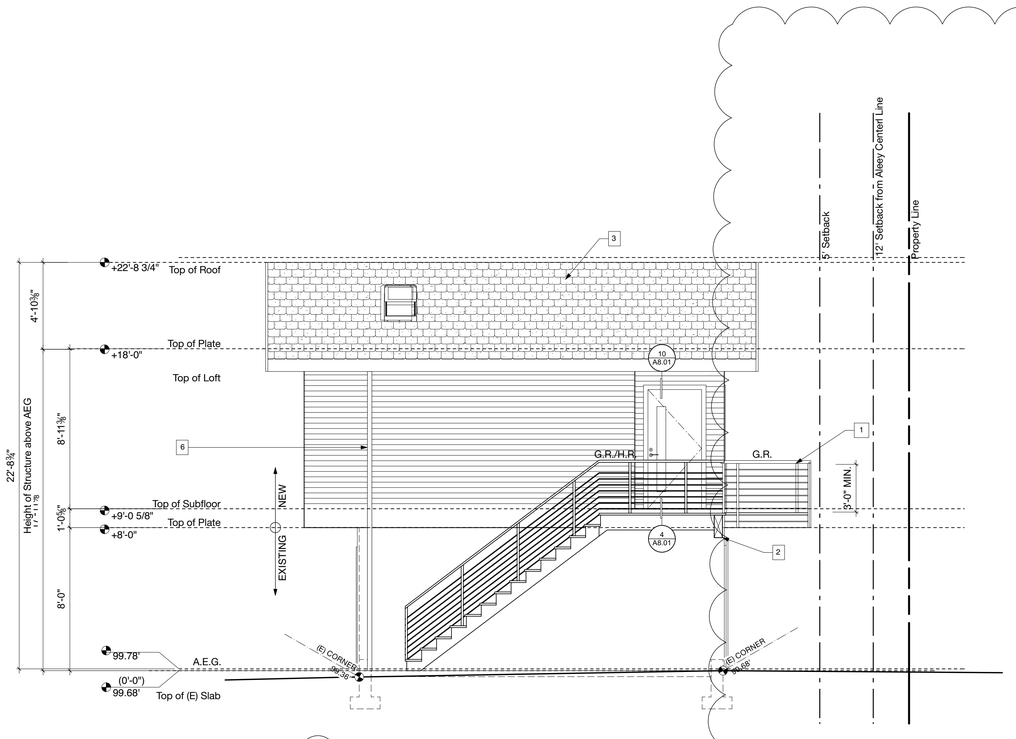
1. Powder coated steel railing and guard rail. See stair and railing notes in General Notes.
2. New glue lam beam- refer to structural drawings. provide pre-finished flashing caps with drip edge at exposed ends. Use color matched exterior commercial grade caulking to adhere metal to wood.
3. New roof- refer to roof plan
4. New lapped siding to match existing. Provide WRB per architectural details.
5. New prefinished K-line gutter to match exisitng.
6. Pre-finishe metal downspout to tie into existing approved point of discharge.

LEGEND:

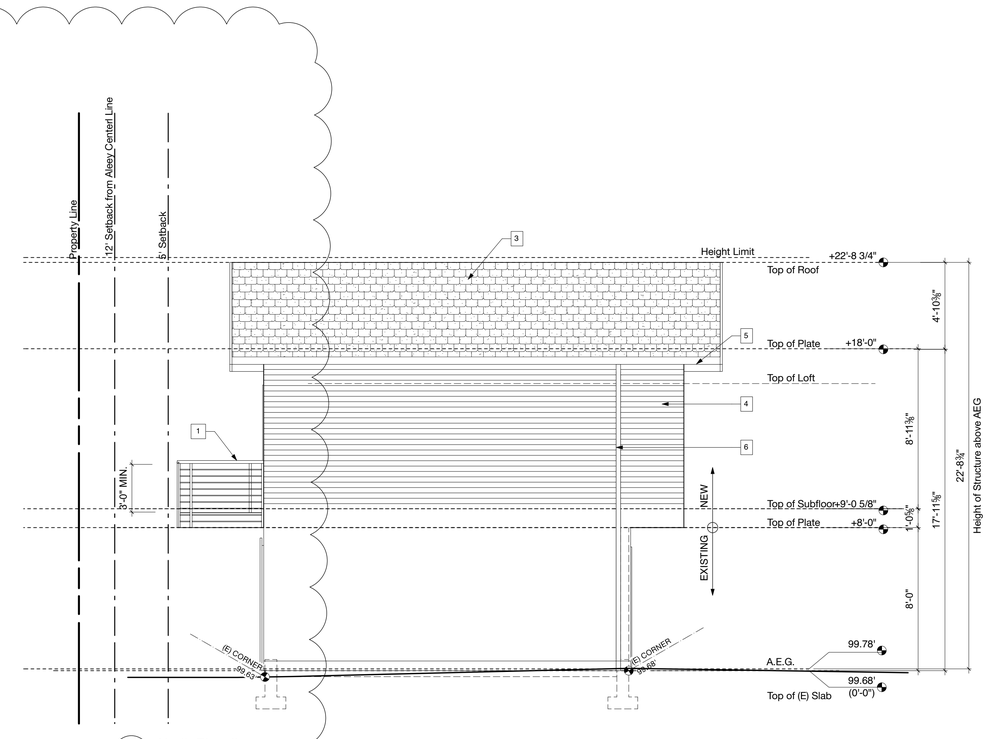
– – – – – – –	Line of foundation below grade
—·—·—·—	Line of height limit / average grade see average grade information on sheet A1.02
[1]	Key note reference
(001)	Door key, refer to door schedule on sheet A2.04
(01)	Window key, refer to window schedule on sheet A2.04
T.G.	Tempered (safety) Glass
G.R.	Guard Rail, refer to General Notes
H.R.	Hand Rail, refer to General Notes

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-5 for floor plans, A2.05 for roof plan, A 2.06 for foundation plan.
3. See sheet A2.07 for door & window schedules.
4. See sheet A1.01 for average grade diagram and calculations.
5. All exterior wood siding and trim shall be approved for exterior use by the supplier or manufacturer.
6. Exterior siding and siding installation shall conform to the Seattle Residential Code R703, Exterior Covering.
7. Exterior flashing shall be approved by the architect prior to installation. All sheet metal flashing shall meet SMACNA standards (Sheet Metal and Air Conditioning Contractors National Association).
8. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
9. Do not scale from drawing. Refer to labeled dimensions and/ or architectural plans.



12 South Elevation
Scale: 1/4" = 1'-0"



1 North Elevation
Scale: 1/4" = 1'-0"

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Project

Doughty Rhodes DADU

New DADU over existing garage

7344 31st Ave SW
Seattle, WA 98126

10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

Date	ID	Issue Type
May 23, 2022	-	Permit Set
July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted

File Name
Doughty Rhodes Permit Correction 1.vwx

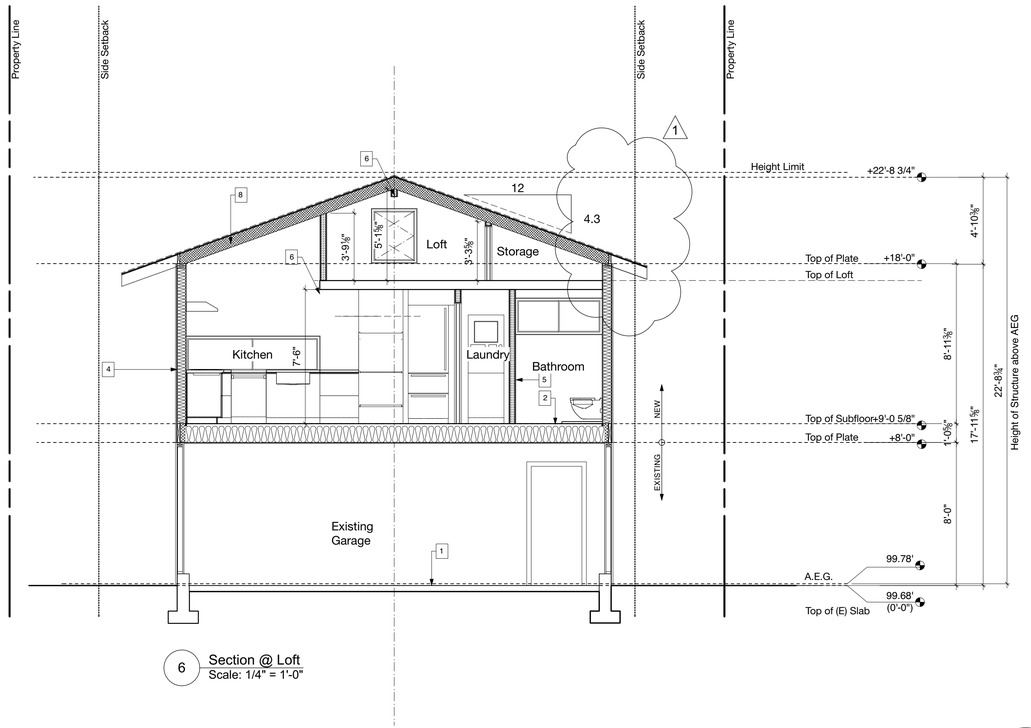
Project Number
TBD

Drawn By

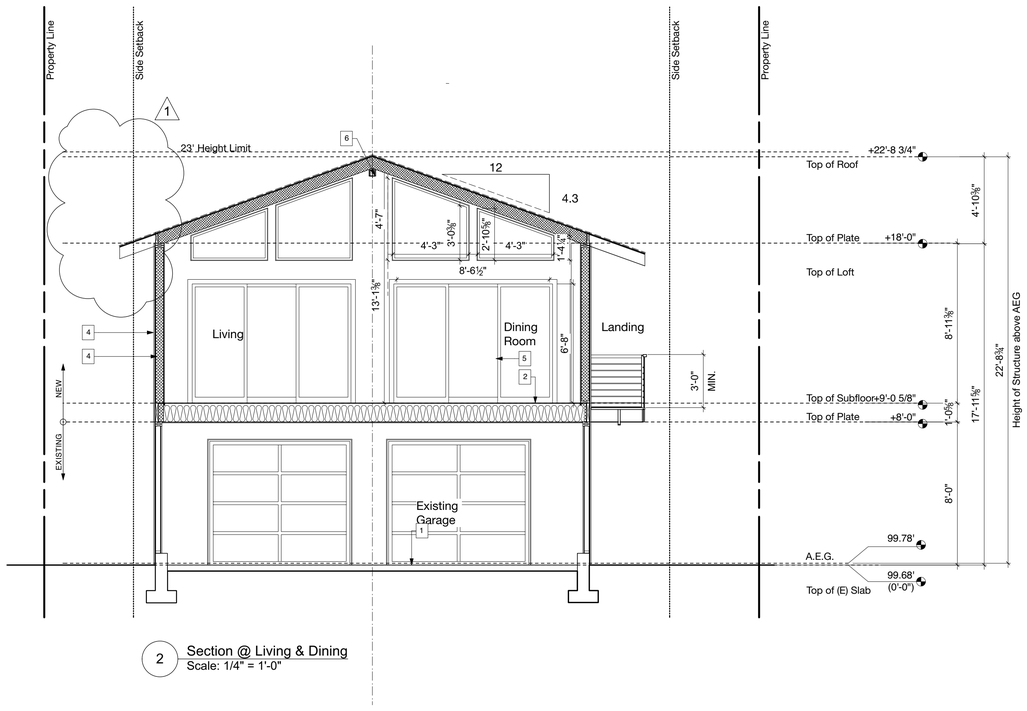
Sheet Title
Elevations

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A3.02



6 Section @ Loft
Scale: 1/4" = 1'-0"



2 Section @ Living & Dining
Scale: 1/4" = 1'-0"

KEYNOTES

1. Existing concrete slab
2. Floor Construction # 5 Interior Typical
   Finish flooring per plan
   Floor joists per structural drawings
   5/8" Type 'X' GWB w/ vapor barrier primer
3. Upper Floor
   Finish floor per plans
   Sheathing & nailing per struc.
   5/8" GWB w/ vapor barrier primer
4. Wall construction Exterior Typical
   Cladding per plans- install per manufacturer's specifications
   Building wrap- install per manufacturer's specifications
   Sheathing per structural drawings
   2 x studs per structural drawings
   R-21 batt insulation
   5/8" GWB w/ vapor barrier primer
5. Wall construction 3 Interior Typical
   5/8" GWB
   2 x studs per plan
   R-21 insulation where required
   5/8" GWB w/ vapor barrier primer
6. Beam per structural drawings
7. Exterior Wall
   Siding per elevation
   WRB- install per manufacturer's specifications
   Sheathing & nailing per struc.
   2x6 studs per struc
   R-21 Batt insulation
   1/2" GWB w/ vapor barrier primer
8. Roof Construction Typical
   Composition shingle roofing to match existing. Install per manufacturer's specifications w. approved underlayment.
   Sheathing per structural drawings
   Roof framing per structural drawings
   7.25" Air-impermeable spray foam insulation, R-49 min. applied in direct contact with underside of structural roof sheathing per SRC R806.4. Foam insualtion is manufactured by: Certainteed 'Certaspray' closed foam insulation ESR 2668 to be installed by licensed installer.
   5/8" GWB
9. Built in Cabinets- OFCI
10. Skylight- refer to Schedules on Sheet A2.03. Install per manufacturer's specifications.

NOTE:

A copy of the ICC-ES Report for the insulation product must be provided on site for the field inspector.

1

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-4 for floor plans, A2.05 for roof plan.
3. See sheet A2.07 for door & window schedules.
4. Insulation shall be approved by the manufacturer for the specific location indicated. Review with architect.
5. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
6. Insulation to comply with Washington State Energy Code.

LEGEND:

- Batt insulation. See energy code notes on sheet A0.01
- Rigid insulation. See energy code notes on sheet A0.01
- Area of reinforced concrete
- [1] Key note reference

SLEEPING LOFTS:

R327.2.1 Area

Sleeping lofts shall have a floor area of not less than 35 square feet (3.25 m2) and less than 70 square feet (6.5 m2).
R327.2.2 Minimum Horizontal Dimensions

Sleeping lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

R327.3.1.1 Headroom
The headroom above the sleeping loft access and egress shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread, landing, or landing platform nosing's in the center of their width, and vertically from the landing or landing platform along the center of its width.

327.2.3 Height Effect on Sleeping Loft Area

Portions of a sleeping loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft but shall contribute to the maximum allowable area.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50 percent slope), portions of a sleeping loft with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the sleeping loft but shall contribute to the maximum allowable area.

R327.3.1.6 Handrails

Handrails shall comply with Section R311.7.8.

R327.3.1.7 Stairway Guards

Guards at open sides of stairways, landings, and landing platforms shall comply with Section R312.1.

R327.4 Sleeping Loft Guards

Sleeping loft guards shall be located along the open side(s) of sleeping lofts. Sleeping loft guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. Sleeping loft guards shall comply with Section R312.1.3 and Table R301.5 for their components.

R327.5 Emergency Escape and Rescue Openings

An egress roof access window shall be installed in each sleeping loft and shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the sleeping loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

R327.3.1.2 Access Width
Stairways accessing a sleeping loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

R327.3.1.3 Treads and Risers
Risers for stairs accessing a sleeping loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height.
Tread depth and riser height shall be calculated in accordance with one of the following formulas:

2. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.

R327.3.1.4 Landings
Intermediate landings and landings at the bottom of stairways shall comply with Section R311.7.6, except that the depth in the direction of travel shall be not less than 24 inches (508 mm).

R327.3.1.5 Landing Platforms
The top tread and riser of stairways accessing sleeping lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the sleeping loft. The landing platform shall be not less than 18 inches (508 mm) in width and in depth measured horizontally from and perpendicular to the nosing of the landing platform. The landing platform riser height to the edge of the sleeping loft floor, shall not be greater than 18 inches (406 to 457 mm) in height.

R327.3.1.6 Handrails
Handrails shall comply with Section R311.7.8.

R327.3.1.7 Stairway Guards
Guards at open sides of stairways, landings, and landing platforms shall comply with Section R312.1.

STAIR NOTES

1. See General Notes for guardrail and handrail notes.
2. Handrails shall not project more than 4 1/2 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. See General Notes.
3. The riser shall be measured vertically between leading edges of the adjacent treads. See General Notes.
4. The greates riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. See General Notes.
5. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. See General Notes.
6. The greatest tread within any flight of stairs shall not exceed the smallest by more than 3/8 inch. See General Notes.
7. The radius curvature at the leading edge of the tread shall be no greater than 9/16 inch. See General Notes.
8. A nosing of not less than 3/4 inch but not more than 1 1/4 inches shall be provided on stairways with solid risers. See General Notes.
9. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. See General Notes.
10. Beveling of nosings shall not exceed 1/2 inch. See General Notes.
11. Where risers are open, the opening between the treads shall not permit the passage of a 4 inch diameter sphere. See General Notes.

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10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

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July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted

File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

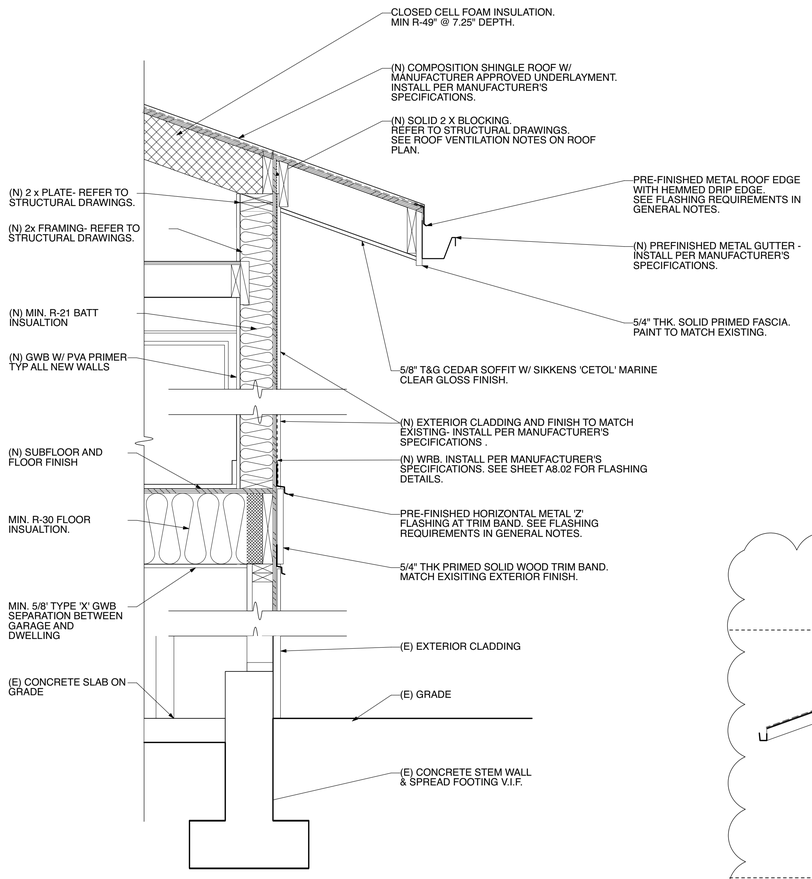
Drawn By

Sheet Title
Building Section

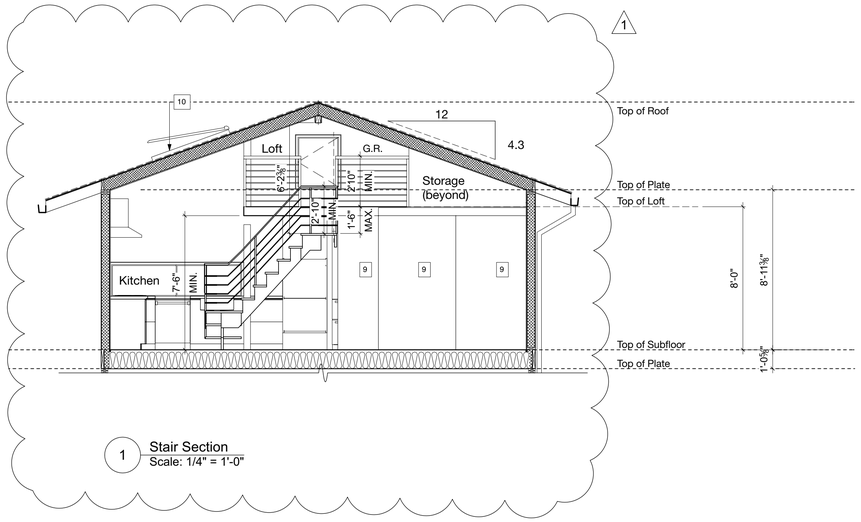
THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A3.05

SHEET 12 OF 16



2 Typical Wall Section
Scale: 1" = 1'-0"



1 Stair Section
Scale: 1/4" = 1'-0"

KEYNOTES

1. Existing concrete slab
2. Floor Construction Interior Typical
   Finish flooring per plan
   Floor joists per structural drawings
   5/8" Type 'X' GWB
3. Loft Floor
   Finish floor per plans
   Sheathing & nailing per struc.
   5/8" GWB
4. Wall construction Exterior Typical
   Cladding per plans- install per manufacturer's specifications
   Building wrap- install per manufacturer's specifications
   Sheathing per structural drawings
   2 x studs per structural drawings
   R-21 batt insulation
   5/8" GWB w/ vapor barrier primer
5. Wall construction # 3 Interior Typical
   5/8" GWB
   2 x studs per plan
   R-21 insulation where required
   5/8" GWB
6. N/A
7. Exterior Wall
   Siding per elevation
   WRB
   SHTG & nailing per struc.
   2x6 studs per struc
   Min. R-21 batt insulation
   1/2" GWB
   PVA primer
   Paint
8. Roof Construction Typical
   Composition shingle roofing to match existing. Install per manufacturer's specifications w. approved underlayment.
   Sheathing per structural drawings
   Roof framing per structural drawings
   7.25" Air-impermeable spray foam insulation, R-49 min. applied in direct contact with underside of structural roof sheathing per SRC R806.4. Foam insualtion is manufactured by: Certainteed 'Certaspray' closed foam insulation ESR 2668 to be installed by licensed installer.
   5/8" GWB
9. Built in Cabinets- OFCI
10. Skylight- refer to Schedules on Sheet A2.03. Install per manufacturer's specifications.

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-4 for floor plans, A2.05 for roof plan.
3. See sheet A2.07 for door & window schedules.
4. Insulation shall be approved by the manufacturer for the specific location indicated. Review with architect.
5. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
6. Insulation to comply with Washington State Energy Code.

LEGEND:

Batt insulation. See energy code notes on sheet A0.01

Rigid insulation. See energy code notes on sheet A0.01

Area of reinforced concrete

1 Key note reference

SLEEPING LOFTS:

R327.2.1 Area

Sleeping lofts shall have a floor area of not less than 35 square feet (3.25 m2) and less than 70 square feet (6.5 m2).
R327.2.2 Minimum Horizontal Dimensions

Sleeping lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

R327.3.1.1 Headroom
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R327.5 Emergency Escape and Rescue Openings

An egress roof access window shall be installed in each sleeping loft and shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the sleeping loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

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STAIR NOTES

1. See General Notes for guardrail and handrail notes.
2. Handrails shall not project more than 4 1/2 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. See General Notes.
3. The riser shall be measured vertically between leading edges of the adjacent treads. See General Notes.
4. The greates riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. See General Notes.
5. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. See General Notes.
6. The greatest tread within any flight of stairs shall not exceed the smallest by more than 3/8 inch. See General Notes.
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11. Where risers are open, the opening between the treads shall not permit the passage of a 4 inch diameter sphere. See General Notes.

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Project

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Seattle, WA 98126

10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

Date	ID	Issue Type
May 23, 2022	-	Permit Set
July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted

File Name
Doughty Rhodes Permit Correction 1.vwx

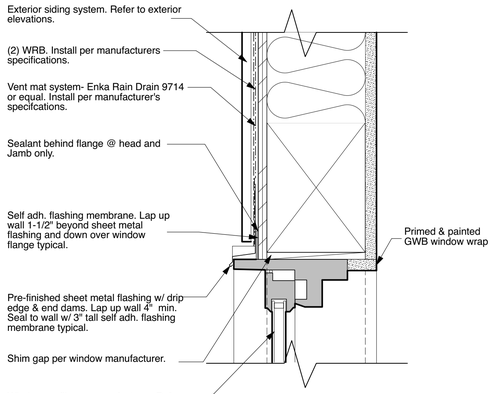
Project Number
TBD

Drawn By

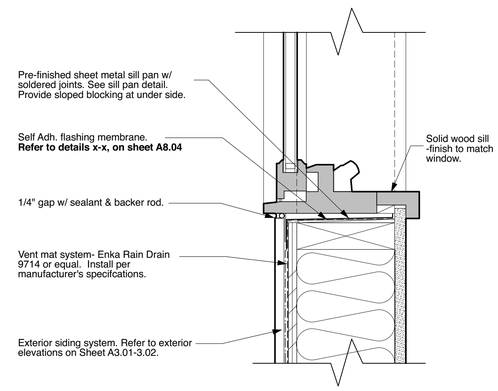
Sheet Title
Enlarged Wall & Stair Section

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

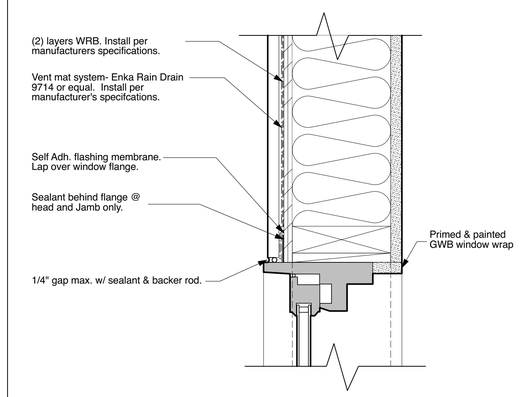
Sheet Number
A3.06



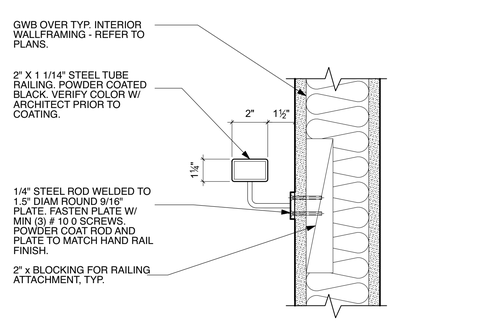
3 Typical Window Head Detail
Scale: 3" = 1'-0"



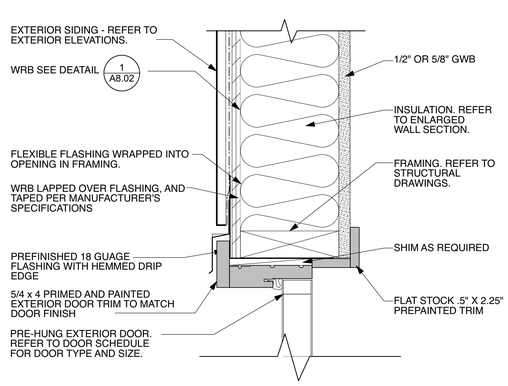
2 Typical Window Sill Detail
Scale: 3" = 1'-0"



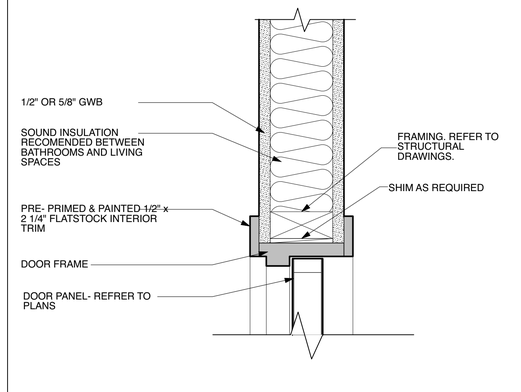
1 Typical Window Jamb Detail
Scale: 3" = 1'-0"



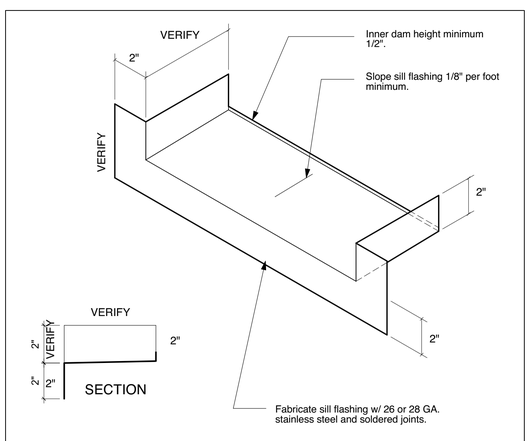
7 Typical Hand Rail Profile
Scale: 6" = 1'-0"



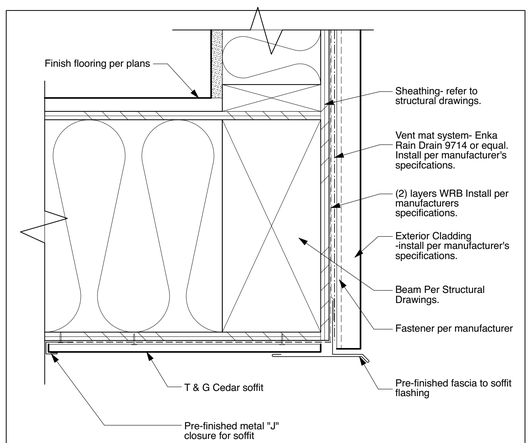
6 Typical Exterior Door Head
Scale: 3" = 1'-0"



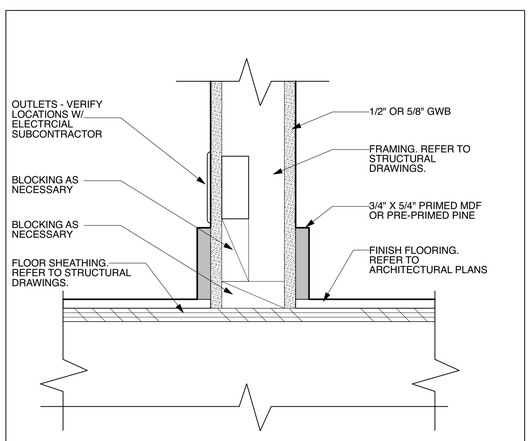
5 Typical interior Door Head
Scale: 3" = 1'-0"



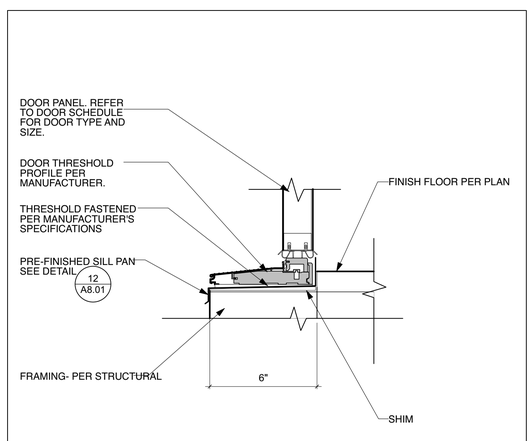
12 Window Sill Pan Detail
Scale: 3" = 1'-0"



11 Soffit Detail
Scale: 3" = 1'-0"



10 Typical Wall Base
Scale: 3" = 1'-0"



9 Exterior Door Sill
Scale: 3" = 1'-0"

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File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

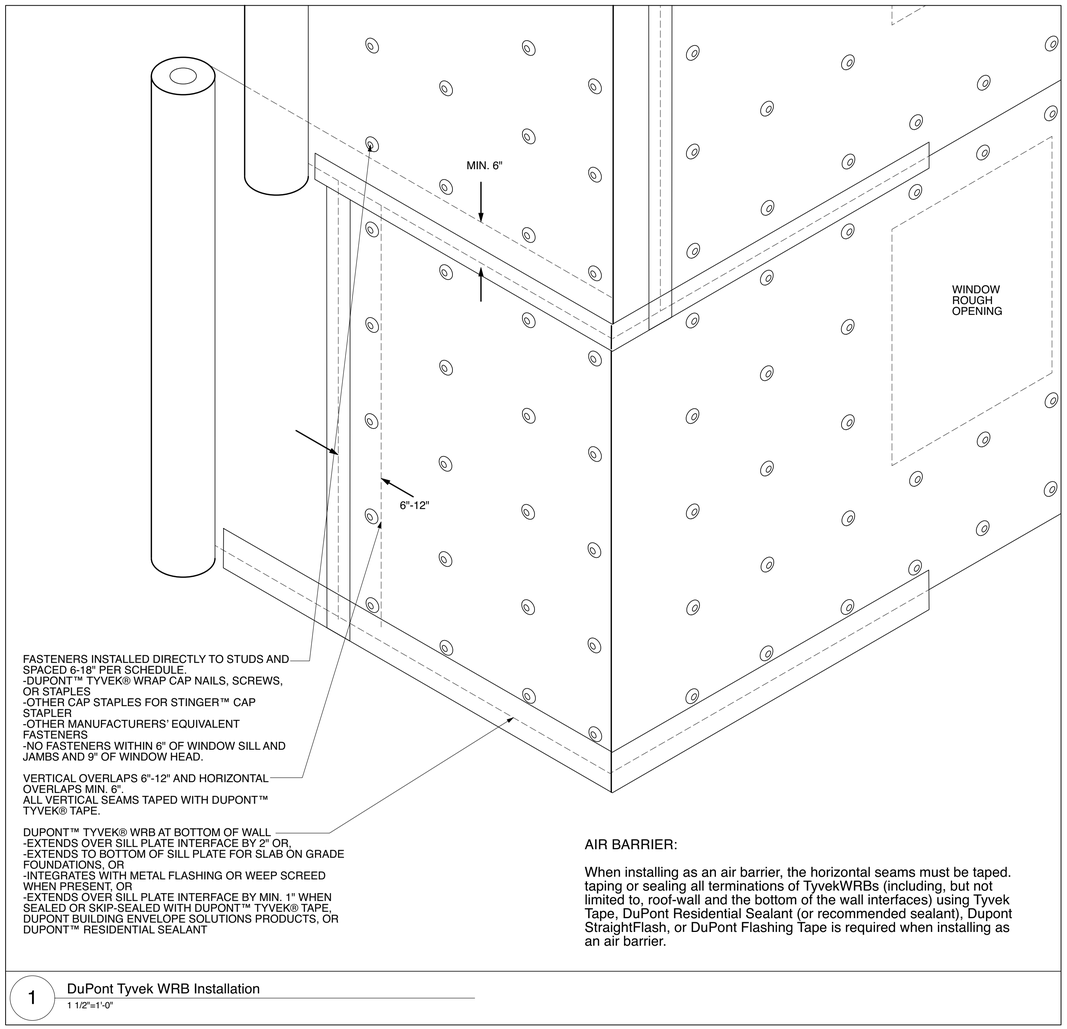
Drawn By

Sheet Title
Architectural Details

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

Sheet Number
A8.01

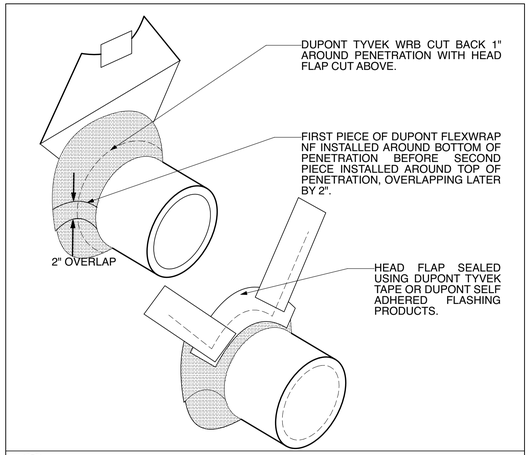
SHEET 14 OF 16



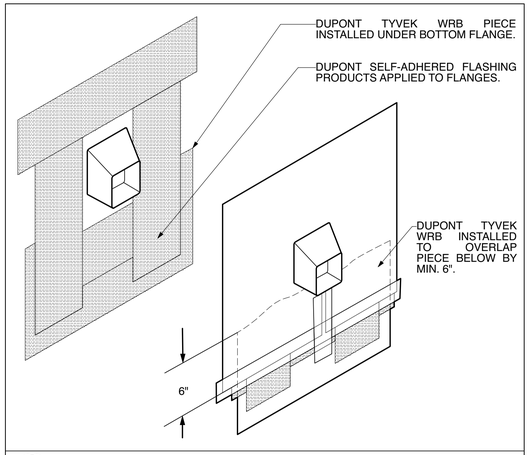
AIR BARRIER:

When installing as an air barrier, the horizontal seams must be taped. taping or sealing all terminations of TyvekWRBs (including, but not limited to, roof-wall and the bottom of the wall interfaces) using Tyvek Tape, DuPont Residential Sealant (or recommended sealant), Dupont StraightFlash, or DuPont Flashing Tape is required when installing as an air barrier.

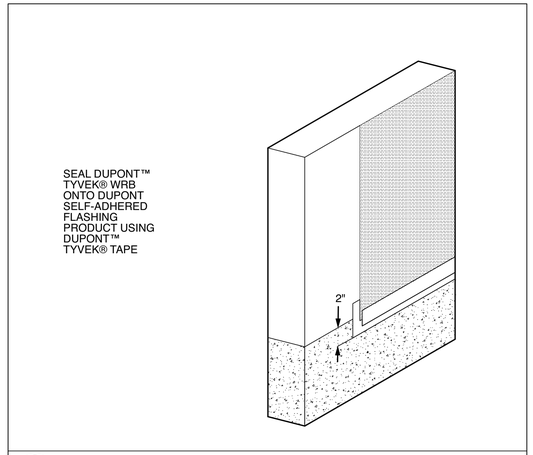
1 DuPont Tyvek WRB Installation
1 1/2"=1'-0"



5 Sealing Penetrations - Non-Flanged Products
Scale: 1 1/2" = 1'-0"



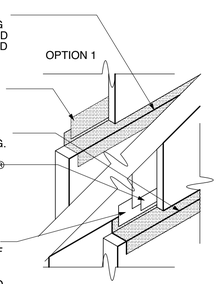
4 Sealing Penetrations - Non-Flanged Products
Scale: 1 1/2" = 1'-0"



3 Bottom of Wall Intallation
Scale: 1 1/2" = 1'-0"

OPTION 1: DUPONT™ TYVEK® WRB INSTALLED BEFORE METAL FLASHING "Z" OR "L" METAL FLASHING INSTALLED OVER LOWER FAÇADE AND FASTENED ONTO DUPONT™ TYVEK® WRB WITH MECHANICAL FASTENERS OR DUPONT™ ADHESIVE/PRIMER. VERTICAL LEG OF METAL FLASHING TERMINATED TO DUPONT™ TYVEK® WRB WITH DUPONT SELF-ADHERED FLASHING PRODUCTS WITH MIN. 2" ADHESION TO WRB AND NO WRB FASTENERS UNDER METAL FLASHING.

NEXT COURSE OF DUPONT™ TYVEK® WRB INSTALLED WITH MIN. 2" OVERLAP OF SELF-ADHERED FLASHING. WRB TERMINATED TO SELF-ADHERED FLASHING USING DUPONT™ TYVEK® TAPE OR DUPONT™ RESIDENTIAL SEALANT.
OPTION 2: METAL FLASHING INSTALLED DURING INSTALLATION OF DUPONT™ TYVEK® WRB "Z" OR "L" METAL FLASHING FASTENED OVER LOWER FAÇADE AND DIRECTLY ONTO SHEATHING WITH MECHANICAL FASTENERS OR DUPONT™ ADHESIVE/PRIMER. VERTICAL LEG OF METAL FLASHING TERMINATED TO SHEATHING WITH DUPONT SELF-ADHERED FLASHING PRODUCTS WITH MIN. 2" ADHESION ONTO SHEATHING.



2 Sealing Penetrations - Non-Flanged Products
Scale: 1 1/2" = 1'-0"

MB ARCHITECTURE
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Project

Doughty Rhodes DADU

New DADU over existing garage

7344 31st Ave SW
Seattle, WA 98126

10031 REGISTERED ARCHITECT
TIFFANY BOWIE
STATE OF WASHINGTON

Issue Date

Date	ID	Issue Type
May 23, 2022	-	Permit Set
July 15, 2022	1	Correction 1
Oct. 15, 2022	2	Correction 2

Plotted

File Name
Doughty Rhodes Permit Correction 1.vwx

Project Number
TBD

Drawn By

Sheet Title
Architectural Details

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
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11/29/2022

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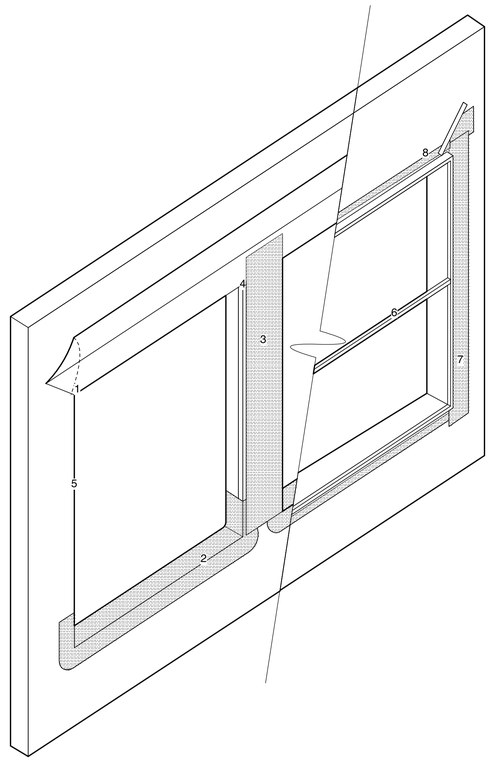
A8.02



1 "I" CUT WRB AT ROUGH OPENING WITH 45° CUTS AT WINDOW HEAD EXTENDING MIN. 8" FROM CORNERS. FLAPS AT JAMBS FOLDED INTO THE OPENING AND SECURED.
2 DUPONT™ FLEXWRAP™ NF INSTALLED AT EACH SILL EXTENDING MIN. 6" UP JAMBS.

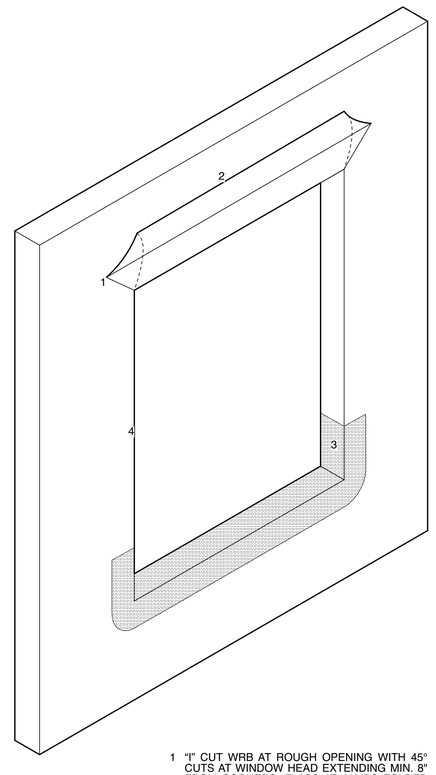
3 9" DUPONT™ STRAIGHTFLASH™ OR DUPONT™ FLASHING TAPE INSTALLED ONTO VERTICAL FRAMING; BOTTOM EDGE ALIGNED WITH SILL, TOP EDGE EXTENDING 4" ABOVE HEAD.
4 HORIZONTAL CUTS IN FLASHING ALONG TOP OF HEAD TO EDGE OF VERTICAL FRAMING. FLASHING FLAPS FOLDED INTO ROUGH OPENING AND ADHERED TO INSIDE FRAMING.
5 SEALANT APPLIED TO THREE SIDES OF THE WINDOW OPENING AT JAMBS AND HEAD. OPTIONAL: SKIP SEALING AT THE SILL FOR DRAINAGE.

6 WINDOW INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
7 DUPONT™ STRAIGHTFLASH™ OR DUPONT™ FLASHING TAPE APPLIED OVER FLANGES AT JAMBS AND HEAD.

8 HEAD FLAP TRIMMED 1-2" AND SECURED OVER HEAD FLASHING WITH DUPONT™ TYVEK® TAPE OR DUPONT SELF-ADHERED FLASHING PRODUCTS.

9 FULL INTERIOR PERIMETER SEAL APPLIED.

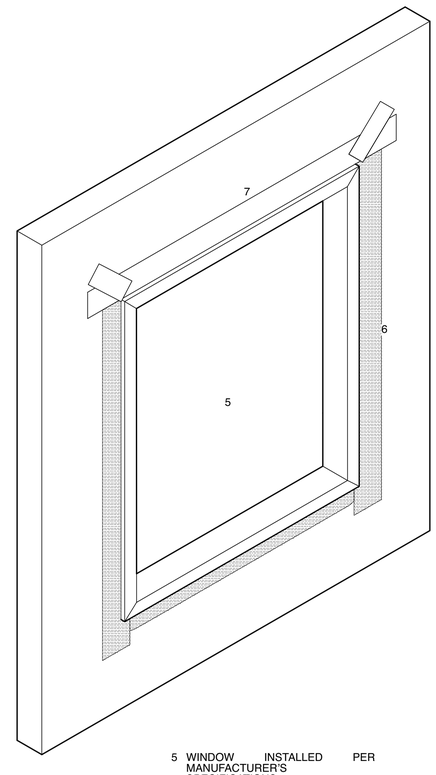
2 Adjacent Integral Flanged Window Installed After WRB
1 1/2"=1'-0"



1 "I" CUT WRB AT ROUGH OPENING WITH 45° CUTS AT WINDOW HEAD EXTENDING MIN. 8" FROM CORNERS. FLAPS AT JAMBS FOLDED INTO THE OPENING AND SECURED.

2 HEAD FLAP FLIPPED UP AND SECURED.
3 DUPONT™ FLEXWRAP™ NF INSTALLED AT THE SILL EXTENDING MIN. 6" UP JAMBS.

4 SEALANT APPLIED TO THREE SIDES OF THE WINDOW OPENING AT JAMBS AND HEAD. OPTIONAL: SKIP SEALING AT THE SILL FOR DRAINAGE.



5 WINDOW INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
6 DUPONT™ STRAIGHTFLASH™ OR DUPONT™ FLASHING TAPE APPLIED OVER FLANGES AT JAMBS AND HEAD.
7 HEAD FLAP TRIMMED 1-2" AND SECURED OVERHEAD FLASHING WITH DUPONT™ TYVEK® TAPE OR DUPONT SELF-ADHERED FLASHING PRODUCTS.
8 FULL INTERIOR PERIMETER SEAL APPLIED.

1 Integral Flanged Window Installed After WRB
1 1/2"=1'-0"

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A8.03

SHEET 16 OF 16

GENERAL STRUCTURAL NOTES

BUILDING CODE
2018 SEATTLE BUILDING CODE

DESIGN METHOD
ALLOWABLE STRESS DESIGN (ASD)

FLOOR LOADS
DEAD LOAD : **15 psf**
LIVE LOAD: **40 psf**
LIVE LOAD (DECK): **60 psf**

ROOF LOADS
DEAD LOAD: **15 psf**
LIVE LOAD (SNOW): **25 psf**

WIND DESIGN DATA
1. BASIC WIND SPEED: **110 MPH**
2. RISK CATEGORY: **II**
3. WIND EXPOSURE: **B**
4. Kzt = **1.38**
5. ANALYSIS PROCEDURE: ENVELOPE SIMPLIFIED

SESIMIC DESIGN DATA
1. SEISMIC IMPORTANCE FACTOR: **1.0**
2. RISK CATEGORY: **II**
3. SPECTRAL RESPONSE ACCEL (S_S): **1.567**
4. SITE CLASS: C (ASSUMED)
5. SPECTRAL RESPONSE COEFF (S_{DS}): **1.253**
6. SEISMIC DESIGN CATEGORY: **D**
7. LFRS: WOOD SHEATHED SHEARWALLS
8. SEISMIC RESPONSE COEFFICIENT (Cs): **0.193**
9. RESPONSE MODIFICATION FACTOR (R): **6.5**
10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

GENERAL

1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE DESIGNER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTORS RISK.

2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.

3. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ERECTION BRACING, FORMWORK, AND TEMPORARY CONSTRUCTION SHORING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED IN WRITING PRIOR TO ERECTION.

4. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

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

8. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.

9. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS TO CONSTRUCTION DETAILS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATION IN THE **SEATTLE** BUILDING CODE TABLE 1806.2. FOUNDATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 18 OF THIS CODE.

2. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING VALUES:

ALLOW. SOIL BEARING	**2000 PSF**
SOIL FRICTION	.30
EQUIV. FLUID PRESSURES	
ACTIVE PRESSURE	30 PCF
AT REST PRESSURE	50 PCF
PASSIVE PRESSURE	250 PCF

3. ALL FOOTINGS SHALL BE FOUNDED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE OR TO FROST DEPTH. ALL FOOTINGS SHALL BE FOUNDED ON COMPACTED FILL OR UNDISTURBED NATURAL GRADE UNLESS OTHERWISE NOTED.

4. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER, OR OTHER DEBRIS. ALL WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING. FILL AND BACKFILL SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 8 INCHES THICK, PROPERLY MOISTENED TO APPROXIMATE OPTIMUM REQUIREMENTS AND THOROUGHLY ROLLED OR COMPACTED WITH APPROVED EQUIPMENT IN SUCH A MANNER AND EXTENT AS TO PRODUCE A RELATIVE COMPACTION OF 90% OF MAXIMUM POSSIBLE DENSITY AS DETERMINED BY ASTM D1557. HAND TAMPERS SHALL WEIGH AT LEAST 50 POUNDS EACH AND SHALL HAVE A FACE AREA NOT IN EXCESS OF 64 SQUARE INCHES. HAND TAMPERS MAY BE OPERATED EITHER MANUALLY OR MECHANICALLY AND SHALL BE USED WHERE LARGER POWER DRIVEN COMPACTION EQUIPMENT CANNOT BE USED.

CONCRETE

1. ALL CONCRETE UNLESS OTHERWISE NOTED SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 PCF) AGGREGATES SHALL CONFORM TO ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.

2. ALL CONCRETE DESIGN IS BASED ON A 28 DAY COMPRESSIVE STRENGTH (f'c) OF 2500 PSI. WHERE 3000 PSI CONCRETE IS REQUIRED BY THE BUILDING DEPARTMENT FOR WEATHERING PURPOSES ONLY, NO SPECIAL INSPECTION IS REQUIRED.

3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, CSA NORMAL.

4. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES IN FLATWORK.

5. PLACEMENT OF CONCRETE SHALL CONFORM WITH ACI 301.

6. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.

7. POUR JOINTS CAN BE USED TO MINIMIZE EFFECTS OF SHRINKAGE AS WELL AS PLACED AT POINTS OF LOW STRESS. RECOMMENDED MAXIMUM AREA OF POUR JOINTS IS 400 SF.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL FOR FORMED WORK SHALL BE AS FOLLOWS:
INTERIOR WALL: 3/4"
EXT. WALLS, EXPOSED TO WEATHER: 1½"
EXPOSED TO EARTH OR WEATHER (#5 OR SMALLER): 1½"
*NOTE: CONCRETE CAST AGAINST GROUND SHALL HAVE 3" MIN. COVERAGE

9. PIPES AND CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.

10. CONCRETE MIXES SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318 (WHEN STRENGTH DATA FROM TRIAL BATCHES OR FIELD EXPERIENCE ARE NOT AVAILABLE). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'c) OF 2500 PSI, WITH A MINIMUM CEMENT CONTENT OF 470 LBS/CUBIC YARD (5 SACKS PER CUBIC YARD). MIXES SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. NO MORE THAN A 1" PLUS TOLERANCE SHALL BE ALLOWED.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (fy = 60 KSI) FOR BAR SIZES NO. 4 & LARGER, GRADE 40 (fy = 40 KSI) FOR NO. 3 BARS.

2. ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED ON THE PLANS. WHERE LAP OR SPLICE LOCATIONS ARE NOT SPECIFICALLY INDICATED ON THE CONSTRUCTION DOCUMENTS, LAPS AND/OR SPLICES SHALL BE 42 BAR DIA AND BE WELL STAGGERED. NO MORE THAN 50% OF HORIZONTAL OR VERTICAL BARS SHALL BE SPLICED AT ONE LOCATION.

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185 AND SHALL BE 6x6 W1.4xW1.4 UNLESS OTHERWISE NOTED. LAP REINFORCEMENT 6" MINIMUM.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED. SLAB ON GRADE REINFORCEMENT SHALL BE PLACED AT MID-DEPTH OF SLAB AND SHALL BE HELD SECURELY IN PLACE WITH MECHANICAL DEVICES DURING PLACING OF THE CONCRETE.

FRAMING LUMBER

1. FRAMING LUMBER SHALL BE DOUG-FIR NO. 2 FOR STUDS AND JOISTS, DOUG-FIR NO. 1. FOR BEAMS AND POSTS. GRADES ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS. LUMBER TO BE GRADE MARKED PER WCLIB SPECIFICATIONS.

2. GLU-LAMINATED MEMBERS SHALL BE 24F-V4 (DF-L) FOR SINGLE SPAN AND 24F-V8 FOR CONTINUOUS SPAN & CANTILEVERED.

3. STRUCTURAL SHEATHING SHALL BE APA RATED PLYWOOD OR OSB, EXPOSURE 1 SHEATHING CONFORMING TO EITHER COMMERCIAL STANDARDS P51-83, APA PRP-108, OR VOLUNTARY PRODUCT STANDARD PSE-92. PROVIDE A MINIMUM OF ⅜" EDGE DISTANCE ON ALL NAILS AND ⅛" EXPANSION JOINT BETWEEN ALL PANEL EDGES. MINIMUM SHEATHING REQUIREMENTS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE PLANS:

4. NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE. USE COMMON NAILS THROUGHOUT UNLESS NOTED OTHERWISE.

5. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

6. PROVIDE PROPERLY SIZED WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

7. PROVIDE 3"x3"x0.229" WASHERS AT ALL ANCHOR BOLTS.

8. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS NOTED OTHERWISE. LAG BOLT PILOT HOLES SHALL BE PRE-DRILLED TO 60% OF THE NOMINAL DIAMETER OF THE LAG BOLT UNLESS NOTED OTHERWISE.

9. ALL SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH ⅝" MINIMUM DIAMETER BOLTS SPACED AT A MAXIMUM OF 48" ON CENTER. BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR MASONRY. SEE PLANS AND DETAILS FOR SPECIFIC REQUIREMENTS WHERE APPLICABLE.

10. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITION WALLS.

11. WHERE LEDGERS, SILL PLATES, POSTS, OR STUDS ARE IN DIRECT CONTACT WITH CONCRETE OR MASONRY, USE PRESERVE TREATED LUMBER OR PROVIDE GRACE VYCOR PLUS BARRIER BETWEEN WOOD MEMBERS AND CONCRETE OR MASONRY.

12. ALL FASTENERS IN CONTACT WITH PRESERVE TREATED LUMBER OR EXPOSED TO THE ELEMENTS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

GLUED-LAMINATED TIMBER

1. ADHESIVE SHALL BE FOR WET USE.

2. LAMINATIONS SHALL BE OF DOUGLAS FIR/WESTER LARCH, COMBINATION 24F-V4 FOR SIMPLE SPAN BEAMS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPAN AND CANTILEVERED BEAMS, FABRICATED IN ACCORDANCE WITH AITC A190.1 AND ASTM D 3737.

3. FABRICATION SHALL BE BY A LICENSED FABRICATOR.

4. GLULAM BEAMS EXPOSED TO WEATHER SHALL BE PROPERLY SEALED OR FLASHED TO PREVENT DECAY.

PREFABRICATED WOOD I-JOISTS

1. THE JOISTS SHALL BE MANUFACTURED BY TRUS JOIST, OR APPROVED EQUAL AND SHALL BE FABRICATED IN ACCORDANCE WITH ASTM D 5055. (SUBSTITUTIONS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OR ARCHITECT IN WRITING, PRIOR TO INSTALLATION)

2. SEE PLANS FOR SIZE, TYPE, AND LOCATIONS OF I-JOISTS.

3. THE JOISTS ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS AND THE MANUFACTURER'S INSTALLATION REQUIREMENTS AND RECOMMENDATIONS. CONTRACTOR SHALL GIVE NOTIFICATION PRIOR TO ENCLOSING THE JOISTS TO PROVIDE AN OPPORTUNITY FOR INSPECTION OF THE INSTALLATION. PROVIDE BRIDGING, CONTINUOUS LATERAL BRACING, AND DIAGONAL BRACING BETWEEN THE JOISTS PER THE MANUFACTURER'S RECOMMENDATIONS.

4. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE DRAWINGS SHALL SHOW ALL CRITICAL DIMENSIONS AS WELL AS THE LOADS THE JOISTS ARE DESIGNED TO SUPPORT. THE JOISTS ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS, APPROVED FABRICATOR DRAWINGS, AND INSTALLATION SUGGESTIONS.

MANUFACTURED LUMBER

1. LAMINATED STRAND LUMBER DESIGN IS BASED ON TIMBERSTRAND LSL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:
Fb = 2325 PSI
Fv = 310 PSI
E = 1.55 x 10 ^6 PSI

2. PARALLEL STRAND LUMBER DESIGN IS BASED ON PARALLAM PSL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:
Fb = 2900 PSI
Fv = 290 PSI
E = 2.0 x 10 ^6 PSI

3. LAMINATED VENEER LUMBER DESIGN IS BASED ON MICROLAM LVL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:
Fb = 2600 PSI
Fv = 285 PSI
E = 1.9 x 10 ^6 PSI

4. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED ALONG WITH THE APPROPRIATE ICBO EVALUATION REPORTS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. INSTALLATION OF SUBSTITUTIONS SHALL NOT PROCEED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.

ABBREVIATION LIST

A.B.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANCH	ANCHORAGE
ARCH	ARCHITECTURAL
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BM	BEAM
BP	BASE PLATE
BRG	BEARING
CIP	CAST-IN-PLACE
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DL	DEAD LOAD
DP	DEEP
EA	EACH
EF	EACH FACE
EL	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
(E)	EXISTING
FLR	FLOOR
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLU-LAMINTED BEAM
GYP	GYPSUM
HF	HEMLOCK FIR
HORIZ	HORIZONTAL
INCL	INCLUDE
K	KILOPOUND
L	ANGLE
LL	LIVE LOAD
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MISC	MISCELLANEOUS
MIN	MINIMUM
NS	NEAR SIDE
NTS	NOT TO SCALE
OF	OUTSIDE FACE
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
QTY	QUANTITY
REINF	REINFORCING
RF	ROOF
SCHED	SCHEDULE
SF	SQUARE FOOT
SHTG	SHEATHING
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TOB	TOP OF BEAM
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TYP	TYPICAL
ULT	ULTIMATE
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
WF	WIDE FLANGE
W/O	WITHOUT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

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PROFESSIONAL ENGINEER
5/22/22

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Revision	Issue Date

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Issue Date: May 22nd, 2022

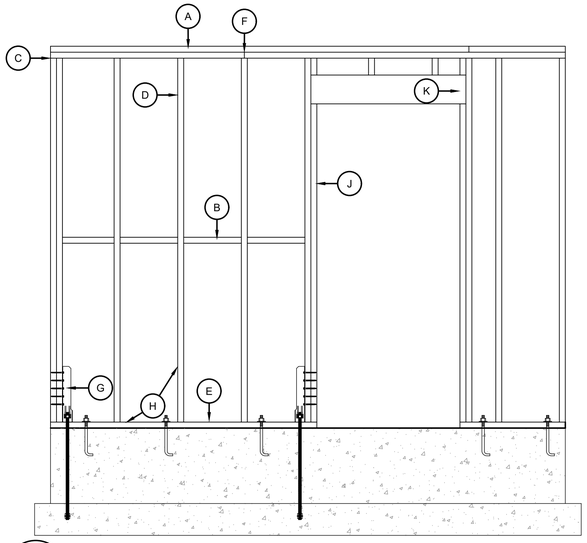
Drawn By: AKR

Checked By: NKH

Sheet Name:
GENERAL STRUCTURAL NOTES

Sheet:
S1.0

Job Number: 22-058



- (A) DOUBLE TOP PLATE W/ EDGE NAILING (STAGGER)
- (B) SHEARWALL EDGE NAILING AT ALL PANEL EDGES. BLOCKING AT ALL PANEL EDGES WHERE APPLICABLE.
- (C) EDGE NAILING TO HOLDOWN POST (FULL HEIGHT) STAGGER INTO DOUBLE STUDS
- (D) STUDS AT 16" ON CENTER
- (E) PRESSURE TREATED SILL PLATE WITH EDGE NAILING AND ANCHOR BOLTS PER SHEARWALL SCHEDULE.
- (F) TOP PLATE SPLICE NAILING TO BE (12) 10d COMMONS (MIN). LAP 48" MINIMUM. CENTER SPLICE ON STUD.
- (G) HOLDOWN PER SCHEDULE AND PLAN
- (H) COORDINATE ALL STUD AND PLATE SIZES w/ SHEARWALL SCHEDULE REQUIREMENTS
- (J) EDGE NAILING TO POSTS, TRIM STUDS, AND KING STUDS
- (K) BEARING STUD FOR HEADER

1 S1.1 TYPICAL SHEARWALL ELEVATION
NTS

SHEARWALL SCHEDULE								
SHEARWALL MARK	SHEATHING MATERIAL	FASTENER TYPE AND SIZE	PANEL EDGE NAILING	PANEL FIELD NAILING	SILL PLATE MATERIAL AND ANCHOR BOLT SIZE AND SPACING (MIN EMBED 7")	BOTTOM PLATE SIZE AND CONNECTION	ALLOWABLE CAPACITY FOR SEISMIC LOADS (8d,$\frac{1}{16}$")	ALLOWABLE CAPACITY FOR WIND LOADS (8d,$\frac{1}{16}$")
6	$\frac{7}{16}$" OR $\frac{15}{32}$" OSB OR PLYWOOD SHEATHING ONE FACE	8d COMMON NAIL (1-1/2" MIN PENETRATION INTO FRAMING MEMBERS)	6" O.C.	12" O.C.	PT 2x SILL PLATE w/ $\frac{1}{2}$" Ø AB @ 36" O.C.	2x BOTTOM PLATE w/ 16d AT 6" O.C. INTO RIM JOIST/BLOCKING	240 PLF	335 PLF
4			4" O.C.		PT 2x SILL PLATE w/ $\frac{1}{2}$" AB Ø @ 28" O.C.	2x BOTTOM PLATE w/ 16d AT 4" O.C. INTO RIM JOIST/BLOCKING	350 PLF	490 PLF
3			3" O.C.		PT 3x SILL PLATE w/ $\frac{1}{2}$" Ø AB @ 20" O.C.	3x BOTTOM PLATE w/ 16d AT 4" O.C. INTO RIM JOIST/BLOCKING	450 PLF	630 PLF
2			2" O.C.		PT 3x SILL PLATE w/ $\frac{1}{2}$" Ø AB @ 14" O.C.	3x BOTTOM PLATE w/ (2) ROWS OF SIMPSON 6" SDW SCREWS AT 6" O.C. INTO RIM JOIST AND BLOCKING	585 PLF	820 PLF
4 PAF	PORTAL FRAME SHEARWALL w/ HOLDOWNS PER DETAIL 7/S3.0							
E	EXISTING SHEARWALL TO REMAIN, VERIFY THAT NAILING & ANCHORAGE MEETS OR EXCEEDS TYPE 'SW-6'							

SHEARWALL NOTES

1. ALL STUDS, BLOCKING, TOP AND BOTTOM PLATES SHALL BE HEM-FIR NO. 2 UNLESS NOTED OTHERWISE ON PLANS. ALL SHEATHING EDGES MUST BE BACKED WITH 2x OR WIDER FRAMING (SEE NOTE #3).

2. SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY. ALL SHEARWALL SHEATHING MUST EXTEND TO THE OUTSIDE EDGE OF ALL HOLDOWN POSTS AND CORNERS, AND TO THE INSIDE EDGE OF FRAMING AROUND OPENINGS.

3. WHERE SHEATHING NAILING IS SHEARWALL TYPE SW-3 AND GREATER, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER. ADDITIONALLY, WHERE SHEARWALLS ARE SHEATHED ON BOTH FACES, ALL STUDS AND PLATES RECEIVING EDGE NAILING FROM BOTH FACES MUST BE A SINGLE 3-INCH NOMINAL MEMBER OR PANEL JOINTS MUST BE OFFSET. (2)2x MAY BE SUBSTITUTED FOR A SINGLE 3x MEMBER PROVIDED THE STUDS ARE STITCH NAILED TOGETHER w/ 10d NAILS STAGGERED AT 6" O.C. FROM EACH SIDE.

4. SHEARWALL NAILING CRITERIA IS BASED ON TABLE 4.2A OF THE AF&PA SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC. VALUES ARE BASED ON OSB OR PLYWOOD SHEATHING w/ HEM-FIR NO. 2 FRAMING AND COMMON NAILS.

5. HOLDOWNS AND OTHER CONNECTIONS MAY BE REQUIRED AT THE ENDS OF MANY SHEARWALLS. SIZES AND LOCATIONS OF THESE CONNECTORS ARE INDICATED ON THE PLANS. REFER TO THE APPROPRIATE DETAILS AND/OR HOLDOWN SCHEDULE FOR ADDITIONAL INFORMATION REGARDING ANCHOR BOLTS, EMBEDMENT LENGTH, ETC. WHERE (2) 2x's ARE USED AS A HOLDOWN POST, SHEARWALL EDGE NAILING MUST BE STAGGERED INTO EACH MEMBER OF THE POST.

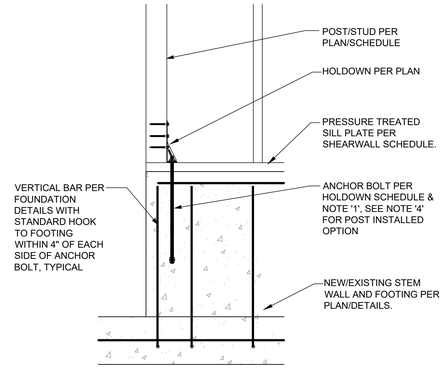
6. ANCHOR BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR GROUTED CMU, AND SHALL BE PLACED TO PROVIDE A MINIMUM OF 2" COVER. PROVIDE 3" COVER FOR CONCRETE CAST AGAINST SOIL.

7. ALL MACHINE BOLTS SHALL BE ASTM A307 OR BETTER. HILTI KWIK BOLTS/SIMPSON TITEN HD BOLTS OF THE SAME DIAMETER AS SHOWN IN THE SHEARWALL SCHEDULE MAY BE SUBSTITUTED FOR ANCHOR BOLTS INTO EXISTING CONCRETE. BOLTS SHALL BE EMBEDDED A MINIMUM OF 3$\frac{1}{2}$" INTO EXISTING CONCRETE.

8. ALL NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD (EXCEPT FOR BORITE TREATED WOOD) MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL TO RESIST CORROSION.

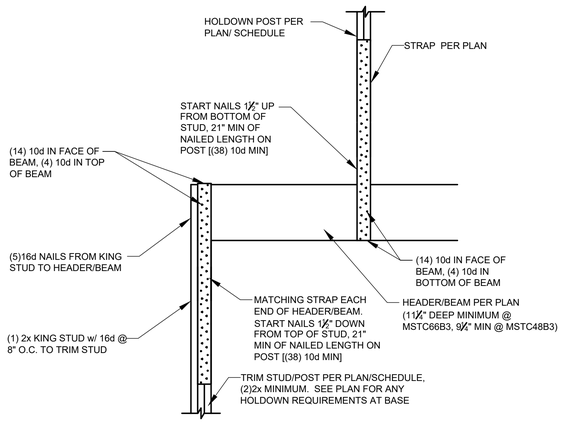
9. NAILS MUST BE STAGGERED WHEN SPACED AT 2" O.C.

10. PROVIDE A MINIMUM OF 3" x 3" x 0.229" PLATE WASHERS AT ALL ANCHOR BOLTS. THE EDGE OF THE PLATE WASHER MUST BE LOCATED NO MORE THAN $\frac{1}{2}$" FROM THE INSIDE FACE OF THE SHEARWALL SHEATHING. FOR SHEARWALLS SHEATHED ON BOTH FACES, SQUARE PLATE WASHERS SHALL HAVE A MINIMUM SQUARE DIMENSION OF SILL PLATE WIDTH MINUS 1". (E.G. 4.5" x 4.5" x 0.229" WASHER FOR 3x6 SILL PLATE.)

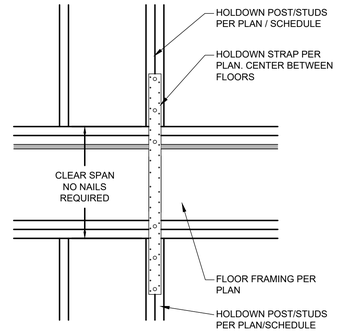


SLAB/STEMWAL

2 S1.1 TYP BOLTED HOLDOWN
1" = 1'-0"



4 S1.1 STRAP HD @ BEAM/HEADER
NTS



3 S1.1 TYP FLR TO FLR STRAP
1" = 1'-0"

HOLDOWN SCHEDULE							
HOLDOWN MARK	THREADED ROD SIZE	EMBED INTO CONCRETE	MIN EDGE DISTANCE	MINIMUM POST SIZE	TOTAL FASTENERS	CAPACITY	REMARKS
HDU4	$\frac{5}{8}$" Ø	12"	3"	(2) 2x	(10) SDS $\frac{1}{4}$" x 2$\frac{1}{2}$"	4565#	SEE DET 2/S2
MST37	N/A	N/A	N/A	(2) 2x	(22) 16d	2705#	SEE DET 3/S2
MSTC48B3	N/A	N/A	N/A	(2) 2x	(38) 16d	3975#	SEE DET 4/S2

HOLDOWN NOTES

1. ANCHOR BOLTS SHALL BE A307 ALL-THREAD w/ STANDARD CUT PLATE WASHER BETWEEN DOUBLE NUT OR EQUIVALENT SIMPSON PAB.

2. MINIMUM CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE 2500 PSI. MINIMUM WALL THICKNESS IS 8", U.N.O. ON PLAN OR DETAILS.

3. ALL HOLDOWNS REQUIRE A (2)2x POST UNLESS NOTED OTHERWISE. WHERE HOLDOWNS ARE INSTALLED INTO THE WIDE FACE OF THE STUD, STUDS MUST BE STITCH NAILED TOGETHER w/ 16d SINKERS STAGGERED AT 4" O.C.

4. FOR POST INSTALLED CONDITIONS, THREADED ROD MAY BE PLACED IN SIMPSON SET-XP OR HILTI HY-150 EPOXY, UNO.

5. MINIMUM EDGE DISTANCE IS FOR FORMED CONCRETE EXPOSED TO WEATHER OR SOIL. FOR CONCRETE CAST AGAINST SOIL PROVIDE 3" CLEAR TO ANCHOR BOLT.

6. NAILS/SCREWS TO HOLDOWN POST SHALL BE PER MANUFACTURER'S SPECIFICATIONS.

7. WHEN FIELD CONDITION BECOME LESS THAN MINIMUM SHOWN, CONTACT ENGINEER PRIOR TO PROCEEDING.

8. ALL HOLDOWN BOLTS MUST BE RE-TIGHTENED JUST PRIOR TO ENCLOSING SECOND SIDE OF WALL.

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5/22/22

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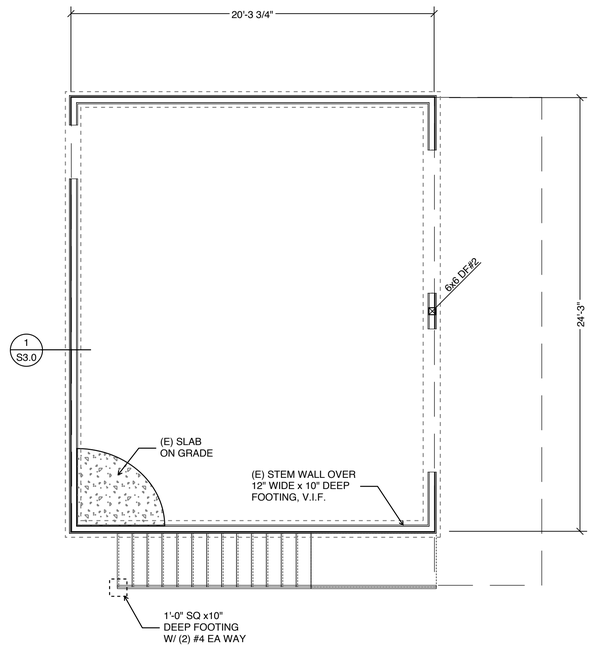
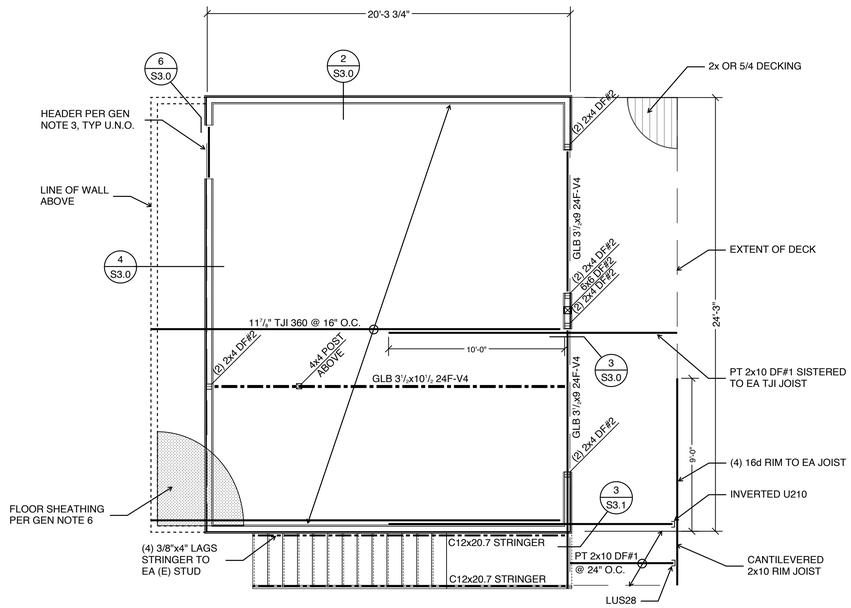
SHEARWALL SCHEDULE & DETAILS

Sheet:
S1.1

Job Number: 22-058





N 1 S2.0 FOUNDATION PLAN
1/4" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
2. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
3. ALL HEADERS SHALL BE (2)2x6 DFL #2 U.N.O. ON PLANS. SEE DETAIL 6/S3.0 FOR MORE INFORMATION.
4. PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0".
   PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0".
   PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
5. ROOF SHEATHING SHALL BE APA RATED ½" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
6. FLOOR SHEATHING SHALL BE APA RATED ¾" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
7. PROVIDE SIMPSON CB POST BASE FOR ALL COLUMNS TO CONCRETE & BC POST BASE TO WOOD U.N.O. ON PLAN OR IN DETAILS. ORIENT BASE TO FASTENERS IN STUD WALL WHERE APPLICABLE. REFERENCE ARCH PLANS FOR LOCATION OF CUSTOM CONNECTIONS.

N 2 S2.0 UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

LEGEND

NEW STUD WALL PER PLAN, 2x4 @ 16" O.C. MIN INTERIOR, 2x6 @ 16" O.C. MIN EXTERIOR (U.N.O.)

NEW POST PER PLAN

NEW FOOTING PER PLAN

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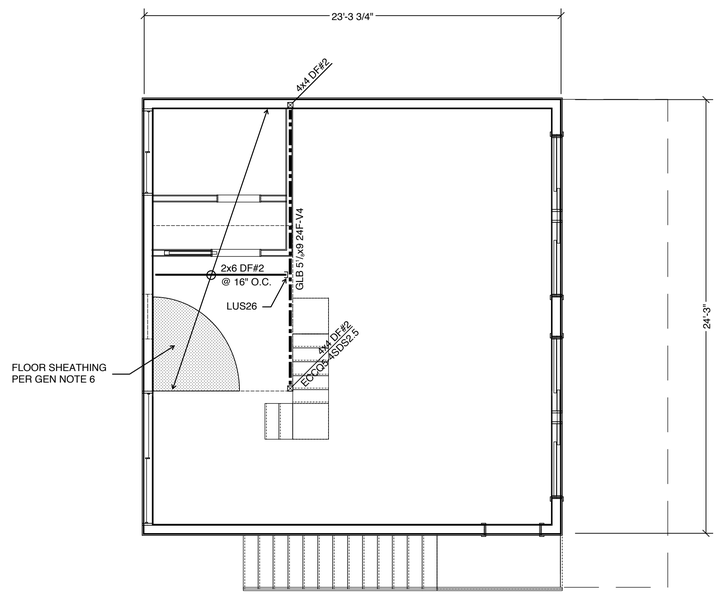
Sheet:
S2.0

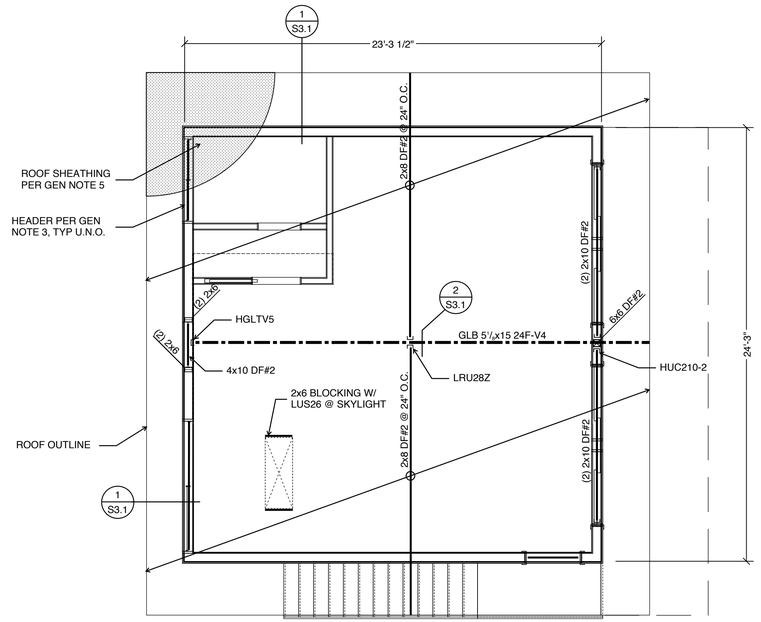
Job Number: 22-058



1 S2.1 LOFT FRAMING PLAN

N

1/4" = 1'-0"



2 S2.1 ROOF FRAMING PLAN

N

1/4" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
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3. ALL HEADERS SHALL BE (2)2x6 DFL #2 U.N.O. ON PLANS. SEE DETAIL 6/S3.0 FOR MORE INFORMATION.
4. PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0".
   PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0".
   PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
5. ROOF SHEATHING SHALL BE APA RATED ½" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
6. FLOOR SHEATHING SHALL BE APA RATED ¾" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
7. PROVIDE SIMPSON CB POST BASE FOR ALL COLUMNS TO CONCRETE & BC POST BASE TO WOOD U.N.O. ON PLAN OR IN DETAILS. ORIENT BASE TO FASTENERS IN STUD WALL WHERE APPLICABLE. REFERENCE ARCH PLANS FOR LOCATION OF CUSTOM CONNECTIONS.

LEGEND

NEW STUD WALL PER PLAN, 2x4 @ 16" O.C. MIN INTERIOR, 2x6 @ 16" O.C. MIN EXTERIOR (U.N.O.)

NEW POST PER PLAN

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2ND FLOOR FRAMING PLAN

Sheet:
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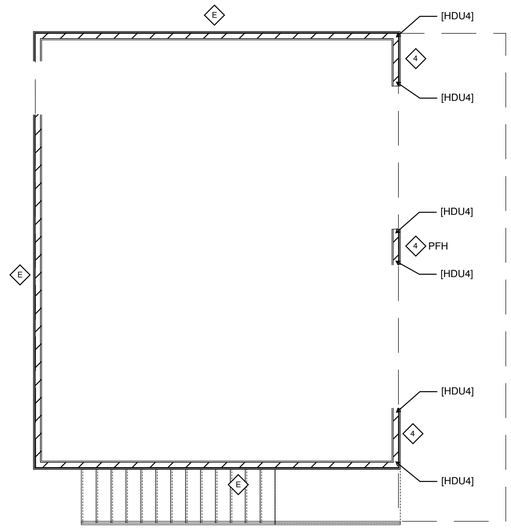
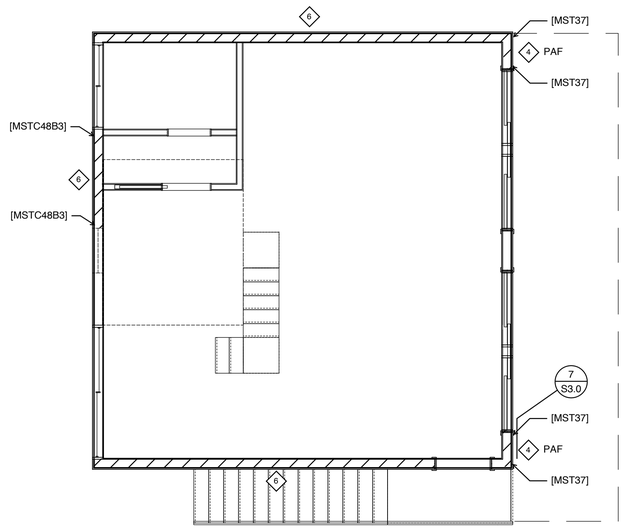
Job Number: 22-058





N 1 S2.2 MAIN FLOOR SHEARWALL PLAN
1/4" = 1'-0"

N 2 S2.2 UPPER FLOOR SHEARWALL PLAN
1/4" = 1'-0"

GENERAL NOTES
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2. FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
3. ALL HEADERS SHALL BE (2)2x6 DFL #2 U.N.O. ON PLANS. SEE DETAIL 6/S3.0 FOR MORE INFORMATION.
4. PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0".
   PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0".
   PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
5. SHEATHING PER SHEARWALL SCHEDULE SHALL BE INSTALLED ABOVE AND BELOW ALL OPENINGS AND SHALL RUN CONTINUOUSLY BETWEEN CORNERS.
6. SEE SHEET S1.1 FOR TYPICAL HOLDOWN DETAILS.
7. VERIFY/UPGRADE EXISTING WALLS AS REQUIRED PER PLAN/SHEARWALL SCHEDULE.

LEGEND
- NEW POST PER PLAN
- -- NEW SHEARWALL PER PLAN & SCHEDULE
- [--] INDICATES HOLDOWN PER PLAN & S1.1

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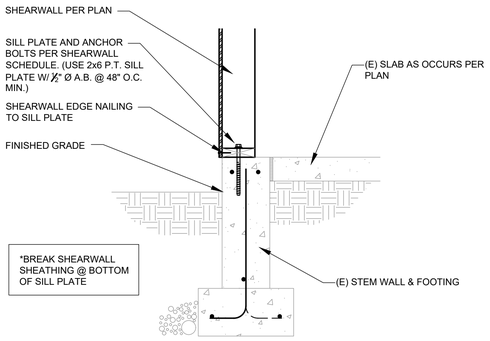
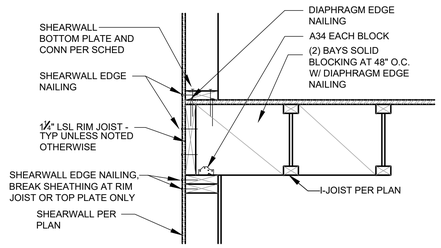
3RD FLOOR FRAMING PLAN

Sheet:
S2.2

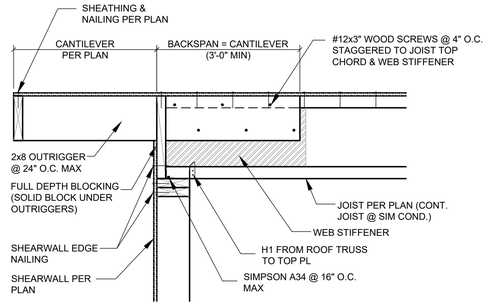
Job Number: 22-058



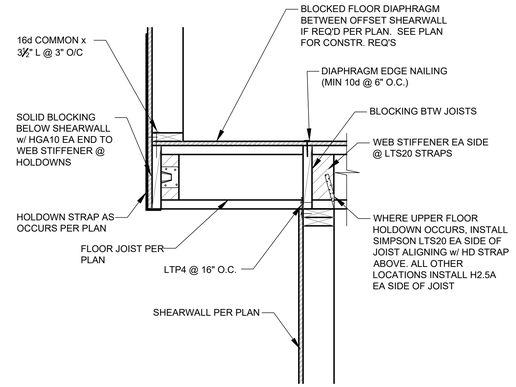
1 S3.0 WALL TO FOUNDATION
1" = 1'-0"



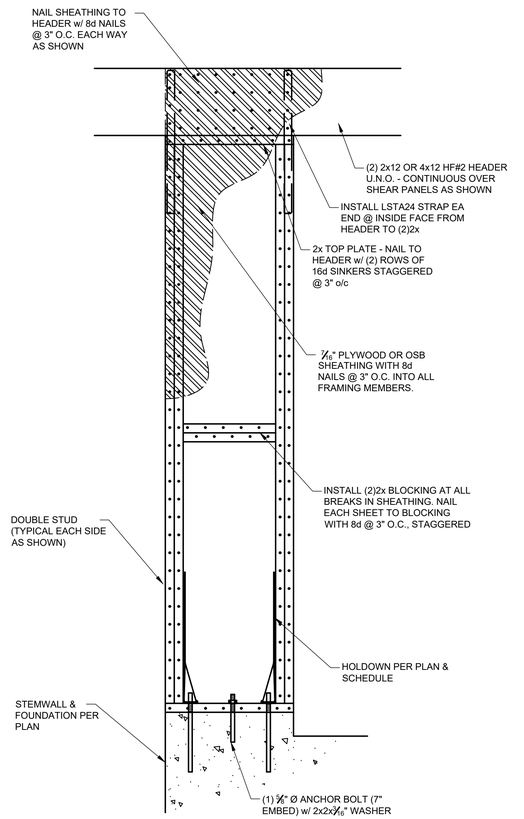
2 S3.0 FLOOR JOIST TO WALL CONNECTION
1" = 1'-0"



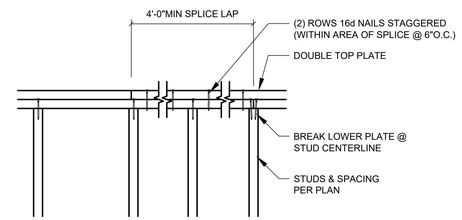
3 S3.0 DECK JOISTS TO SHEARWALL
1" = 1'-0"



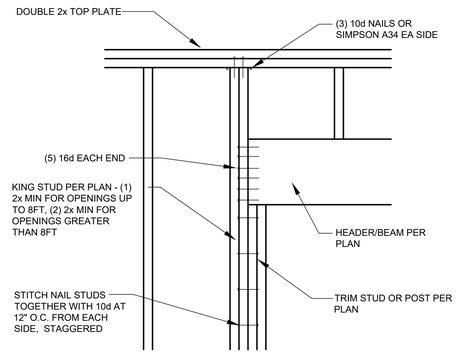
4 S3.0 OFFSET SHEARWALL CONN
1" = 1'-0"



7 S3.0 PORTAL FRAME DETAIL
1" = 1'-0"



5 S3.0 TYPICAL TOP PLATE SPLICE
NTS



6 S3.0 TYPICAL HEADER/BEAM TO WALL
1" = 1'-0"

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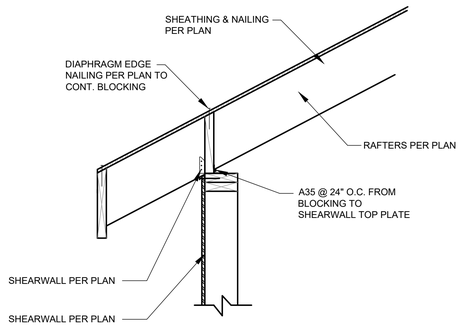
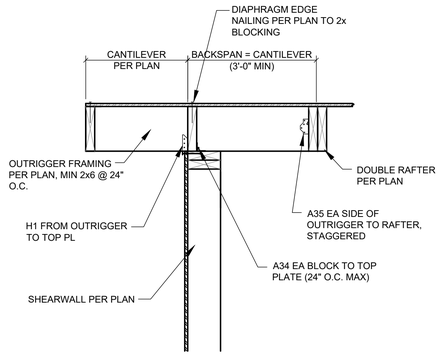
Sheet:
S3.0

Job Number: 22-058



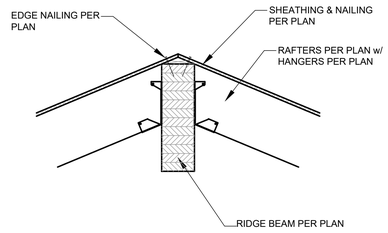
RAFTERS PERPENDICULAR



RAFTERS PARALLEL

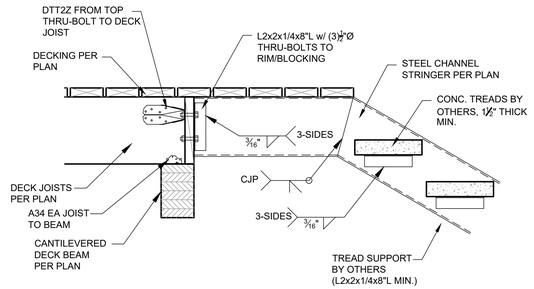
1 S3.1 RAFTER TO SHEARWALL CONNECTION

1" = 1'-0"



2 S3.1 RIDGE BEAM CONNECTION

1" = 1'-0"



3 S3.1 STAIR TO BEAM CONNECTION

1" = 1'-0"

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
11/29/2022

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5/22/22

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Checked By: NKH

Sheet Name:
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Sheet:

S3.1

Job Number: 22-058