typical abbreviations

@	at	h.b.	hose bib	s.o.g.	slab on grade
dia	diameter	h.c.	hollow core	spec.	specification
#	pound	hdr.	header	s.s.	stainless steel
±	plus or minus	hdwd.	hardwood	std.	standard
		h.m.	hollow metal	stl.	steel
abv.	above	horiz.	horizontal	stor.	storage
acc.	access	h.p.	high point	struct.	structure
acous.	acoustic	ht.	height	susp.	suspended
a.d.	area drain	hr.	hour	sym.	symmetrical
adj.	adjacent	hvac	heating/ventilating/air conditioning		
a.f.f.	above finish floor			t	tread
alt.	alternate			t.b.	towel bar
alum.	aluminum	i.d.	inside diameter	t.c.	top of curb
approx.	approximately	in.	inch	tel.	telephone
arch.	architectural	insul.	insulation	temp.	tempered
		int.	interior	ter.	terrazzo
bd.	board			t&g	tongue and groove
bldg.	building	j.b.	junction box	t.g.	tempered glass
blkg.	blocking			thk.	thick
bm.	beam	lam.	laminate / laminated	t.o.	top of
b.o.	bottom of	lav.	lavatory	t.o.w.	top of wall
bot.	bottom	l.f.	linear feet	t.p.h.	toilet paper holder
		loc.	location	typ.	typical
cab.	cabinet	l.p.	low point		
c.b.	catch basin	lt.	light	u.o.n.	unless otherwise noted
cem.	cement				
cer.	ceramic	m.o.	masonry opening	v.c.t.	vinyl composition tile
c.i.p.	cast in place	manuf.	manufacturer		
c.j.	control joint	max.	maximum	ven.	veneer
cl.	closet	m.b.	machine bolt	vert.	vertical
clr.	clear	m.c.	medicine cabinet	v.i.f.	verify in field
clg.	ceiling	mdo	medium density overlay	vfy.	verify
cmu	concrete masonry unit	mech.	mechanical		
conc.	concrete	memb.	membrane	w.	west
cont.	continuous	min.	minimum	w.c.	water closet
corr.	corridor	misc.	miscellaneous	wd.	wood
cpt.	carpet	mtd.	mounted	w.f.	wide flange
csmt.	casement window	mtl.	metal	w.h.	water heater
c.t.	ceramic tile	mul.	mullion	w.l.	water line
ctr.	center			win.	window
		n.	north	w.s.	weather strip
dbl.	double	n/a	not applicable	w/	with
demo.	demolish	n.i.c.	not in contract	w/o	without
det.	detail	no.	number	w/d	washer / dryer
dia.	diameter	n.t.s.	not to scale	w.r.b.	weather-resistive barrier
dim.	dimension				
dn.	down	o.a.	overall		
d.o.	door opening	o.c.	on center		
dr.	door	o.d.	outside diameter		
d.s.	downspout	off.	office		
d.w.	dishwasher	o.h.	overhang		
dwg.	drawing	opng.	opening		
		op.hd.	opposite hand		
e.	east				
ea.	each	perf.	perforated		
el.	elevation	perp.	perpendicular		
elec.	electrical	pict.	picture window		
encl.	enclosure	pl.	plate		
eq.	equal	p-lam.	plastic laminate		
equip.	equipment	plas.	plaster		
est.	estimate	pwd.	plywood		
(e)	existing	pnl.	panel		
exist.	existing	pr.	pair		
exp.	expand / expansion	pt.	point		
expo.	exposed	p.t.	pressure treated		
ext.	exterior	ptd.	painted		
		ptn.	partition		
f.d.	floor drain				
f.e.	fire extinguisher	r	riser		
f.f.	finish floor	r.a.	return air		
f/f	finish to finish	rad.	radius		
f.g.	fixed glass	r.b.	rubber base		
fin.	finished	r.d.	roof drain		
flash.	flashing	ref.	refrigerator		
flr.	floor	reinf.	reinforced		
fluor.	fluorescent	rem.	remainder		
fnd.	foundation	req'd.	required		
f.o.	face of	resil.	resilient		
f.o.c.	face of concrete	rev.	revision		
f.o.f.	face of finish	rgtr.	register		
f.o.i.c.	furnished by owner, installed by contractor	r.h.	right hand		
		rm.	room		
f.o.m.	face of masonry	r.o.	rough opening		
f.o.s.	face of stud	r.v.p.	radon vent pipe		
f.p.	fireplace	r.w.l.	rainwater leader		
fr.	frame				
frpf.	fireproof	s.	south		
frzr.	freezer	s.a.f.	self-adhered flashing		
ft.	foot / feet	s.a.m.	self-adhered membrane		
furr.	furring	s.c.	solid core		
fut.	future	s.d.	smoke detector		
f.w.	full width	sched.	schedule		
		sect.	section		
g	gas	s.g.	safety glass		
ga.	gauge	sh.	shelf		
galv.	galvanized	shwr.	shower		
g.c.	general contractor	sht.	sheet		
gl.	glass	sht.mtl.	sheet metal		
g-lam.	glue-lam	shtg.	sheathing		
gr.	grade	s.f.	square foot / feet		
g.w.b.	gypsum wallboard	sq.in.	square inch		
gyp.	gypsum	sim.	similar		

typical drawing symbols

- construction assembly type (XX)
- window number (101)
- door number (101)
- finish type (XX)
- revision reference (1) *(only most-recent revision shown clouded, symbols of previous revisions remain, date of revision indicated on titleblock)*
- exhaust fan (EF)
- smoke detector (SD)
- combination smoke and carbon monoxide detector (SD)
- section tag (1 / A101, SIM)
- elevation tag (1 / A101)
- structural grid line (0)
- elevation level tag (t.o. slab 0'-0")
- spot elevation tag (0'-0")
- slope tag (x:y)

typical material symbols

- undisturbed earth
- disturbed earth
- gravel
- sand, mortar, plaster
- concrete
- brick / cmu
- metal
- wood blocking / shim
- wood framing
- plywood
- batt insulation
- rigid insulation

table of contents

project information

owners: shantel & aaron gascoigne

address: 8208 138th ave ne
redmond, wa 98052

project description: second story addition to existing single family home. renovation of existing home including replacement of windows, siding, and interior remodel of kitchen and bathrooms.

parcel number: 290970-0070

legal description: GREENTREE ESTATES PLat Block: Plat Lot: 7

project team

owner:
shantel & aaron gascoigne
8208 138th ave ne
redmond, wa 98052
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email: bmozden@ssfengineers.com

architect:
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119 south main street, suite 310
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contractor:
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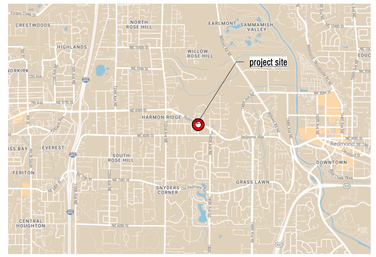
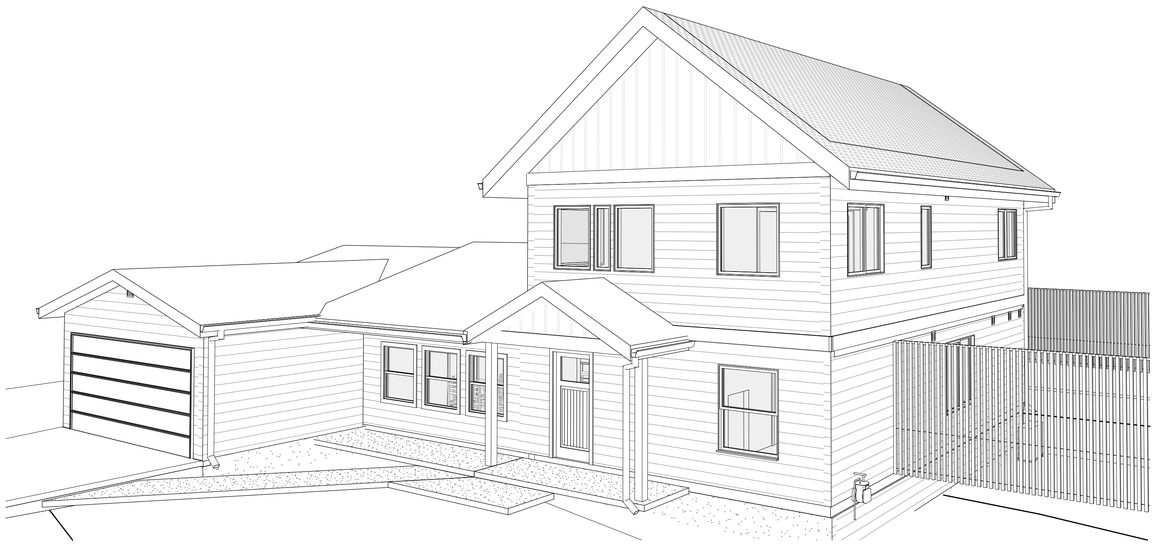
woodinville, wa 98077
contact: justin rank
phone: 425.205.9280
email: justin@timberworxcg.com
wa contractor lic #: TIMBECG790M7

vicinity map

true north





9352 REGISTERED ARCHITECT
MICHELLE E. LINDEN
STATE OF WASHINGTON

permit intake 04/29/25

ATELIER DROME

119 south main street, suite 310
seattle, wa 98104
www.atelierdrome.com

gascoigne residence
8208 138th Ave NE
Redmond, WA 98052
building permit # BLDG-2025-02296

a0.10

project information

applicable codes

2021 international residential code (architectural)
2021 international building code (structural)
2021 international mechanical code
2021 fuel gas code
2021 uniform plumbing code
2023 national electrical code
2021 washington state energy code
2021 international fire code

state environmental policy act (sepa)
Redmond amendments to the codes listed above
Redmond land-use/zoning code

general notes

1.
   a. architectural:
      all work under this contract shall comply with the current editions of the international residential code, washington state energy code, washington state ventilation and indoor air quality code, uniform plumbing code, national electric code, and washington state department of labor and industries regulations.

      all notes and specifications to comply with the 2021 international residential code with any city of redmond amendments and the washington state energy code with city of redmond amendments.

   b. structural:
      all materials, workmanship, design and construction shall conform to the drawings, and the 2021 international building code (IBC) with washington state amendments.

2. general contractor shall verify and coordinate all existing and new utilities and site conditions before and during construction.

3. the contractor shall verify all existing conditions and dimensions, and notify architect of any discrepancy or uncertainty.

4. do not scale drawings. written dimensions take precedence over scaled dimensions. details take precedence over general conditions.

5. **existing dimensions are to face of finish & new dimensions given are to face of foundation walls and face of rough framing unless otherwise noted.**

6. **floor-to-floor dimensions from top of sub-floor to top of sub-floor, unless noted otherwise.**

7. no change in scope or intent of the work shall be made without approval of the architect and owners.

8. alternatives and substitutions to drawings and specifications may be acceptable, but must be approved by the architect and owner. any item substituted without approval may be subject to removal. any alternatives or substitutions must be compliant with applicable building and energy codes.

9. contractor to provide solid blocking behind all wall hung fixtures and accessories. contractor shall verify locations of wall mounted accessories and backing for accessories with owner prior to closing of the walls.

10. contractor responsible for lead and asbestos testing as required.

11. permit documents are for code review only. not for construction.

fire protection

all work to conform to the IFC (2021 edition) as amended by the City of Redmond and provided with smoke detectors per IFC 2021.

residential code notes

1. the garage shall be separated as required by IRC table R302.6. the garage shall be separated from the dwelling unit by not less than 1/2" gypsum board or equivalent applied to the garage side. habitable rooms above the garage shall be separated by not less than 5/8" type 'x' gypsum board or equivalent. structure supporting floor/ceiling assemblies used for separation shall be protected by note less than 1/2" gypsum board or equivalent.
2. provide fire blocking, draftstops and firestops per IRC302.11. fireblocking shall be provided in wood framed construction in the following places:
   A. in concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs
   B. at interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings
   C. in concealed spaces between stair stringers at the top and bottom of the run
   D. at openings around vent pipes, ducts, cables and wires at ceiling and floor level
   E. chimneys and fireplaces shall be fireblocked per R1003.19
   F. fireblocking materials shall be as required in section R302.11.1
3. provide draftstopping as required in section R302.12. Where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 ft. Draftstopping shall divide the space into approximately equal areas. draftstopping materials so comply with IRC 302.12.1
4. stairways shall be provided with artificial light sources per R303.7 and R303.8. stairway illumination shall receive primary power from the building wiring.
   A. interior stairways shall be provided with an artificial light source to illuminate landings and treads to not less than 1 foot-candle (11 lux) measured at the center of treads and landings. there shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. exterior stairways shall be provided with an artificial light source located at the top landing of the stairway.
   B. exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.
5. required heating - every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of not less than 68 degrees F at a point 3 feet above the floor and 3 feet from exterior walls in habitable rooms at the design temperature per R303.10
6. install safety glazing in hazardous locations where required per IRC R308.4.
7. thresholds at exterior doors shall not be greater than 1-1/2" per IRC R311.3.1.
8. provide approved opening control devices at new windows per IRC 312.2.2
9. provide smoke detectors per R314.1. Smoke detectors, heat detectors and heat alarms shall comply with NFPA 72 and Section R314. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL2034.
   A. new construction - smoke alarms shall be provided in dwelling units. a heat detector or heat alarm shall be provided in new attached garages
   B. alterations repairs and additions - where one or more sleeping rooms are added or created, or where an ADU is created within an existing dwelling unit, each dwelling unit shall be equipped with smoke alarms as required for new dwellings.
   C. new attached garages - a heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturers instructions.
   smoke alarms shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story of the dwelling, smoke alarms shall be installed not less than 3ft from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section. all smoke detectors shall be interconnected per IRC R314. combination smoke and
   carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.
10. carbon monoxide detectors shall be provided per IRC315. Carbon monoxide alarms shall be listed in accordance with UL 2034. combination carbon monoxide and smoke
11. alarms shall be listed in accordance with UL2034 and UL217.
   A. new construction - smoke alarms shall be provided outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling in accordance with the manufacturers recommendation
   B. alterations, repairs and additions - existing dwellings shall be equipped with carbon monoxide alarms in accordance with section R315.2.1 when alterations, repair or additions requiring a permit occur, or where one or more sleeping rooms are added or created. carbon monoxide alarms shall be interconnected per IRC315.5
12. provide minimum 6 mil. black polyethylene or approved equal ground cover required in crawl space per IRC R408.1. the ground cover shall be overlapped 6" minimum at joints and extend to the foundation wall.
13. openings shall be caulked, sealed or weather-stripped and doors shall be flashed per section R703.4.
14. moisture control and water resistance of exterior assemblies to be provided per washington state energy code and international building code.
15. seal tears or joints in insulation with tape.
16. all nailing / fasteners per international residential code, chapters 4-8, unless otherwise noted in structural drawings.
17. showerheads shall have a maximum flow rate of 1.8 gpm or less per UPC 408.2. kitchen faucets shall have a maximum flow rate of 1.8 gpm or less per UPC 420.2.1. lavatory faucets shall have a maximum flow rate of 1.2 gpm or less per UPC 407.2.1.1.
18. M1503.6 makeup air required
    where one or more gas, liquid, or solid fuel burning appliance that is neither direct vent not uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with section 1503.2.
    M1503.6.1 makeup air location
    kitchen exhaust makeup air shall be discharged into the same room in which the exhaust system is located or into rooms or duct systems that communicate through one or more permanent openings within the room in which such exhaust system is located. Such permanent openings shall have a net cross-sectional area not less than the required area of the makeup air supply openings.
    M1503.6.2 makeup air dampers
    where makeup air is required by section M1503.6, makeup air dampers shall comply with this section. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be located to allow access for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced. gravity or barometric dampers shall not be used in passive makeup air systems except where the dampers are rated to provide the design makeup airflow at a pressure differential or 0.01 in w.c (3Pa) or less..
19. vent fans shall terminate at the exterior of the building per IRC M1504.3, insulate all ducts outside of conditioned space per WSEC.
20. exhaust openings (IRC M1504.3): air exhaust openings shall terminate as follows:
   A. not less than 3 ft from property lines;
   B. not less than 3 ft from gravity air intake openings, operable windows and doors;
   C. not less than 10 ft from mechanical air intake openings except where either of the following apply:
      a. the exhaust opening is located not less than 3 ft above the air intake opening.
      b. the exhaust opening is part of a factory-built intake/exhaust combination termination fitting installed in accordance with the manufacturer's instructions, and the exhaust air is drawn from a living space.
   D. openings shall comply with sections R303.5.2 and R303.6
21. the whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with table M1505.4.3(1) or equation 15-1:

    equation 15-1: *ventilation rate in cubic ft per min. = (0.01 × total sf of house) + [7.5 × (number of bedrooms + 1)] but not less than 30 cfm for each dwelling unit*

    (0.01 x 2226 sf) + (7.5 x [6+1]) = 74.76 cfm
    minimum airflow rate requirements per table M1505.4.3(1):

dwelling unit floor area (square feet)	number of bedrooms				
	0 - 1	2	3	4	≥5
	airflow in CFM				
< 500	30	30	35	45	50
501 - 1,000	30	35	40	50	55
1,001 - 1,500	30	40	45	55	60
1,501 - 2,000	35	45	50	60	65
2,001 - 2,500	40	50	55	65	70
2,501 - 3,000	45	55	60	70	75
3,001 - 3,500	50	60	65	75	80
3,501 - 4,000	55	65	70	80	85
4,001 - 4,500	60	70	75	85	90
4,501 - 5,000	65	75	80	90	95

    system coefficient (C_{system}) per table M1505.4.3(2):

system type	distributed	not distributed
balanced	1.0	1.25
not balanced	1.25	1.5

    intermittent whole house mechanical ventilation rate factors per table M1505.4.3.2:

run-time % in each 4-hour segment	50%	66%	75%	100%
factor	2	1.5	1.3	1.0

    the minimum whole-house ventilation rate from section M1505.4.3 shall be adjusted per equation 15-2, by the system coefficient in table M1505.4.3(2) based on the system type not meeting the definition of a balanced whole-house ventilation system and/or not meeting the definition of a distributed whole-house ventilation system:

    equation 15-2: $Q_r = Q_t * C_{system}$
    Q_t = *quality-adjusted ventilation airflow rate in cubic ft per min. (cfm)*
    Qr = *ventilation airflow rate, cubic ft per min. (cfm) from 15-1 or table M1505.4.3(1)*
    C_{system} = *system coefficient from table 1505.4.3(2)*

    whole-house mechanical ventilation systems shall be provided with advanced controls that are configured to operate the system with intermittent off operation and shall operate for at least 2 hours in each 4-hour segment. the whole-house ventilation airflow rate determined in accordance with M1505.4.3 as corrected by M1505.4.3.1 is multiplied by the factor determined in accordance with Table M1505.4.3(3).

22. intermittent bath fans shall be 50cfm min. per table M1505.4.4.1. intermittent kitchen exhaust fans shall be 160cfm min with a capture efficiency of 60% over electric ranges, or 250cfm min with a capture efficiency of 80% over combustion ranges per table M1505.4.3

permit intake 04/29/25

ATELIER DROME

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gascoigne residence
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building permit # BLDG-2025-02296

a0.20

code information

ventilation compliance per M1505

the whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with table M1505.4.3(1) or equation 15-1:

equation 15-1: *ventilation rate in cubic ft per min. = (0.01 × total sf of house) + [7.5 × (number of bedrooms + 1)] but not less than 30 cfm for each dwelling unit*

(0.01 x 2226 sf) + (7.5 x [6+1]) = 74.76 cfm

minimum airflow rate requirements per table M1505.4.3(1):
(see entire table on previous page)

dwelling area: 2,001 sf -2,500 sf
number of bedrooms: 5
airflow: 70 cfm

system coefficient (C_{system}) per table M1505.4.3(2):
(see entire table on previous page)
balanced, not distributed: 1.25

intermittent whole house mechanical ventilation rate factors per table M1505.4.3.2:
not applicable

the minimum whole-house ventilation rate from section M1505.4.3 shall be adjusted per equation 15-2, by the system coefficient in table M1505.4.3(2) based on the system type not meeting the definition of a balanced whole-house ventilation system and/or not meeting the definition of a distributed whole-house ventilation system:

equation 15-2: $Q_v = Q_r * C_{system}$
Q_v = *quality-adjusted ventilation airflow rate in cubic ft per min. (cfm)*
Qr = *ventilation airflow rate, cubic ft per min. (cfm) from 15-1 or table M1505.4.3(1)*
C_{system} = *system coefficient from table 1505.4.3(2)*

Q_v = 70 cfm*1.25
Q_v = 87.5 cfm

whole-house mechanical ventilation systems shall be provided with advanced controls that are configured to operate the system with intermittent off operation and shall operate for at least 2 hours in each 4-hour segment. the whole-house ventilation airflow rate determined in accordance with M1505.4.3 as corrected by M1505.4.3.1 is multiplied by the factor determined in accordance with Table M1505.4.3(3).

basis of design:
provide (2) Panasonic FV-06VE1 ERVs or sim @ 60 CFM ea = 120 CFM total of balanced, not distributed whole house ventilation (continuous operation) exceeds min requirement of 87.5 CFM per above. *complies*

roof ventilation compliance per R806

no change to existing garage roof, or garage roof ventilation is proposed.
no change to existing to remain level 1 roof or roof ventilation is proposed.

the roof over the second story addition is designed as an unvented roof assembly per R806.5:
1. the unvented attic space is completely within the building thermal envelope
2. interior class I vapor retarders are not installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly
3. insulation shall comply with option 5.1.2: where air-permeable insulation is installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.

refer to assemblies sheet a6.00 for proposed new roof assembly.

under floor ventilation compliance per R408.2

no change to the existing under floor (existing crawl space) ventilation is proposed as part of this project.

land use code information

zoning:	NR
neighborhood:	grass lawn
lot area:	10,311 sf (0.24 acre)
building footprint:	existing: 1920 sf proposed: 1920 sf (no proposed changes)
minimum allowed setbacks:	front: 10 ft rear: 5 ft side (interior): 3 ft (existing building complies - no proposed changes) (see also site plan a1.0)
parking:	no change

lot coverage calculation (table 21.08.143B.3)

lot area: 10,311 sf
maximum allowed: 50% = .5 x 10,311sf = 5,156 sf

	existing	proposed
accessory structures:	87 sf	87 sf
house and garage:	1920 sf	1920 sf
covered walks:	69 sf	123 sf
decks (30" abv. grade):	666 sf	666 sf
total:	2,742 sf	2,796 sf
total / lot area =	26.6 %	27.1 % (complies)

impervious surface calculation (table 21.08.143B.3)

lot area: 10,311 sf
max allowable impervious area: 70% (7,218 sf)

	existing	proposed
house and overhang:	1920 sf	1920 sf
(e) shed:	80 sf	80 sf
patios/decks:	540 sf	540 sf
driveway:	359 sf	359 sf
paved pathways/patios:	72 sf	102 sf
total:	2,971 sf	3,001 sf
percentage of impervious: (impervious area) / (lot area)	28%	29% (complies)

fire sprinkler requirement criteria

1. is the one of two family dwelling greater than 3,600 sf? — no

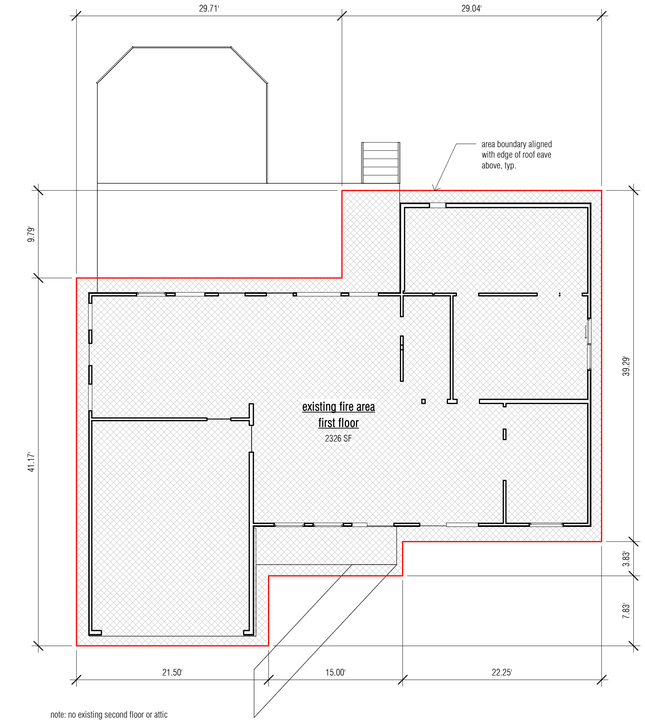
existing fire area	
area name	area
first floor	2326 SF
total existing fire area	2326 SF

proposed fire area	
area name	area
first floor	2219 SF
second floor	1023 SF
total proposed fire area	3242 SF

total proposed fire area = 3,242 sf< 3,600 sf threshold

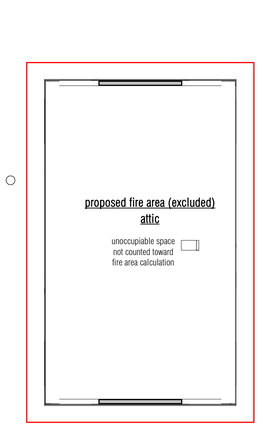
2. is the home located in the city of redmond low flow water zone? — no
3. is the access grade (on or off site) greater than 10%? — no
4. is the access roadway less than 14 feet wide or longer than 150 feet? — no
5. is the distance of the building to the nearest hydrant >300 feet? — no
6. do the total construction costs on all building permits within a three year period exceed the king county assessed value of the structure at the beginning of the three year period? — no
7. will there be a 100% or greater increase in gross square footage? — no
8. has a non-conforming structure been destroyed, damaged, or incurred a loss equal to or greater than 60% of its king county assessed value? — no

no sprinkler system required

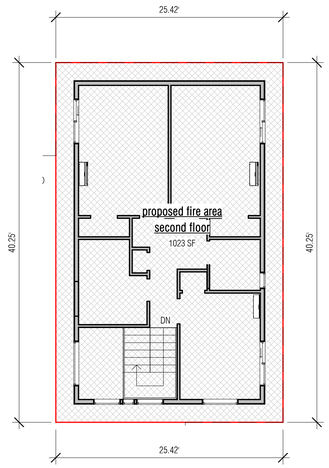


note: no existing second floor or attic

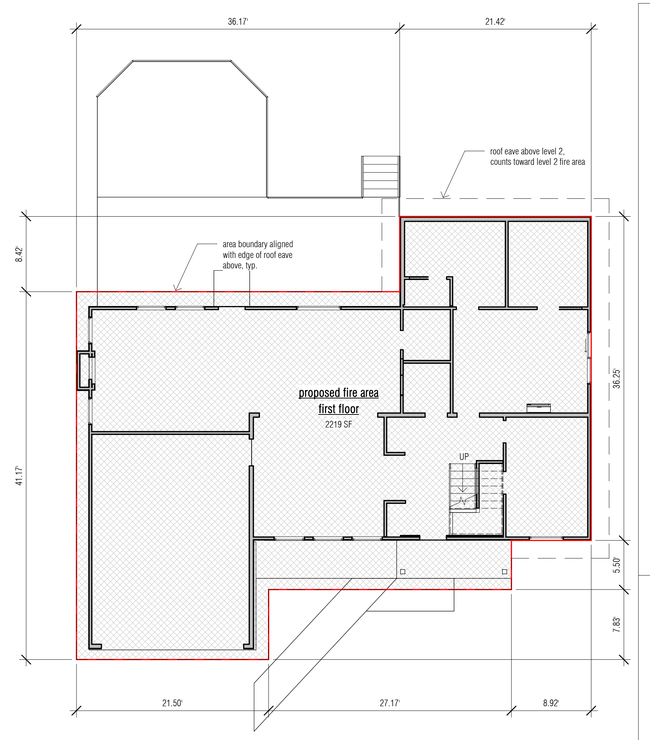
4 existing fire area - level 1
1/8" = 1'-0"



3 proposed fire area - attic
1/8" = 1'-0"



2 proposed fire area - level 2
1/8" = 1'-0"



1 proposed fire area - level 1
1/8" = 1'-0"

9352 REGISTERED ARCHITECT
MICHELLE E. LINDEN
STATE OF WASHINGTON

permit intake 04/29/25

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gascoigne residence
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building permit # BLDG-2025-02296

a0.21

code information

energy code notes - general

This project to comply with the 2021 Washington State Residential Energy Code (WSEC_R) as adopted by RMC 15.18

climate zone
WSEC R301.1

4-C (4-Marine)

certificate
WSEC R401.3

a permanent certificate shall be completed by the builder and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. the certificate shall comply with the requirements of wsec R401.3 and shall list the predominant R-values of insulation, the u factors for fenestration, the results from any required duct system and building envelope air leakage testing done on the building, and the results from the whole house mechanical ventilation system flow rate test.

building thermal envelope
R402.1

the building thermal envelope shall meet the requirements of sections R402.1.1 through R402.1.6

building thermal envelope - insulation and fenestration requirements
R402.1.2

the building thermal envelope shall meet the requirements of table R402.1.2. assemblies shall have a u-factor equal to or less than that specified in the table.

2021 WSEC compliance - zone 4: residential prescriptive compliance per table **R402.1.2**

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	ABOVE GRADE WALL U FACTOR	FLOOR U-FACTOR	SLAB ON GRADE F-FACTOR
0.30	0.50	0.024	0.056	0.029	0.54
BELOW GRADE 2' DEPTH		BELOW GRADE 3.5' DEPTH		BELOW GRADE 7' DEPTH	
WALL U FACTOR	0.042	WALL U FACTOR	0.040	WALL U FACTOR	0.035
SLAB F-FACTOR	0.59	SLAB F-FACTOR	0.56	SLAB F-FACTOR	0.50

fenestration
R402.3.1
R402.3.2

an area weighted average of fenestration products shall be permitted to satisfy the u-factor requirements.
an area weighted average of fenestration products more than 50% glazed shall be permitted to satisfy the shgc requirements.
up to 15 square feet of glazed fenestration per dwelling unit shall be permitted to be exempt from the u-factor and shgc requirements in section R402.1.2 (this exemption shall not apply to the total UA alternative in section R402.1.5).
one side hinged opaque door assembly up to 24 sf in area is exempted from the u-factor requirement. (this exemption shall not apply to the total UA alternative in section R402.1.5).

fenestration shall comply with table **R402.1.2.**

combustion air openings
WSEC R402.3.5

where open combustion air ducts provide combustion air to open combustion, space conditioning fuel burning appliances, the appliances and combustion air openings shall be located outside of the building thermal envelope or enclosed in a room isolated from inside the thermal envelope.

exceptions:
1. direct vent appliances with both intake and exhaust pipes installed continuous to the outside
2. fireplaces and stoves complying with section R402.3.6. and section R1006 of the international residential code.

fireplaces
WSEC R402.3.6

new wood burning fireplaces shall have tight fitting flue dampers or doors and outdoor combustion air. when using tight fitting doors on factory built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. when using tight fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL907. Gas fireplaces shall comply with the efficacy requirements of section R403.7.2.

air leakage- testing
WSEC R402.4.1.2

the building or dwelling shall be tested for air leakage per R402.4.1.2. a written report of the test results shall be signed by the testing party and provided to the building owner and code official. testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

air leakage rate
WSEC R402.4.1.3

the maximum air leakage rate for any dwelling unit under any compliance path shall not exceed 4.0 changes per hour. testing shall be conducted with a blower door test at a test pressure of 0.2 inches w.g. (50 Pa) air

energy code notes - existing buildings

compliance
WSEC R501.1

alterations, additions, or repairs to an existing building, building system, or portion thereof shall comply with sections R502, R503, or R504 or R505. unaltered portions of the existing building or building supply system shall not be required to comply with this code.
changes where unconditioned space is changed to conditioned space shall comply with section R502.

thermostats for ADUS
WSEC R501.1.2

where a separate dwelling unit is established within or attached to an existing dwelling unit, the heating and cooling for the newly created dwelling unit shall be controllable with a separate programmable thermostat in accordance with R403.1.1.

new and replacement materials
WSEC R501.5

except as otherwise permitted by the code, materials permitted by the applicable code for new construction shall be used. like materials shall be permitted for repairs provided hazards to life, health or property are not created.

air leakage of fenestration
WSEC R402.4.2

windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot and swinging doors no more than 0.5 cfm per square foot when tested according to NFRC 400 or AAMA/WDMA/CSA 101/IS.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.
exceptions :
1. field fabricated fenestration products
2. custom exterior fenestration products manufactured by a small business provided they meet the applicable provisions of chapter 24 of the international building code.

recessed lighting
WSEC R402.4.3

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 when tested at a 1.57 psf 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.

systems
WSEC R403

not less than one thermostat shall be provided for each separate heating and cooling system.
where the primary heat system is a forced air furnace, at least one thermostat per dwelling unit shall be energy star certified and capable of controlling the heating and system per R403.1.1.

heat pump supplementary heat
WSEC R403.1.2

unitary air cooled heat pumps shall include controls that minimize supplemental heat usage during start-up, set-up, and defrost conditions per R403.1.2.

ducts
WSEC R403.3

ducts and air handlers shall be installed in accordance with sections R403.3.1 through R403.3.7.

ducts located outside conditioned space shall be insulated to an R value of not less than R-8 for ducts 3 inches in diameter or larger, and not less than R-6 for ducts smaller than 3 inches in diameter.

ducts, air handlers, and filter boxes shall be sealed. joints and seams shall comply with either the international mechanical code or the international residential code, as applicable. ducts shall be leak tested in accordance with WSU RS-33 using the maximum duct leakage rates specified.

service hot water systems
R403.5

service hot water systems shall be designed and installed in accordance with WSEC R403.5
service water pipes in both conditioned and unconditioned spaces shall be insulated with a minimum R value of R-3 per WSEC r403.5.3

service hot water systems shall be installed within the building envelope thermal envelope.
exceptions:
1. where the hot water system efficiency is greater than or equal to 2.0 UEF
2. tankless water heater
3. gas heat pump water heaters intended for exterior installation
4. atmospheric vented gas water heaters

service hot water systems location
R403.5.5

all tank type water heaters in unconditioned spaces or on concrete in conditioned spaces, shall be placed on an insulated surface with a minimum thermal resistance of R-10, and a minimum compressive strength of 40 psi or engineered to support the appliance.

mechanical ventilation
R403.6

dwelling units complying with air leakage requirements of section R402.4.1 shall be provided with mechanical ventilation that meets the requirements of section M1505 of the international residential code or the international mechanical code as applicable.

mechanical ventilation system fans shall meet the efficacy requirements of table R403.6.1 at one or more rating points.
2021 WSEC compliance - zone 4: residential prescriptive compliance per table **R402.1.2**

SYSTEM TYPE	AIR FLOW RATE (CFM)	MINIMUM EFFICACY (CFM/WATT)
HRV, ERV or balanced	any	1.2 cfm/ watt
range hoods	any	2.8 cfm/ watt
in-line supply or exhaust fan	any	3.8 cfm/ watt
other exhaust fan	< 90	2.8 cfm/ watt
	greater than or equal to 90	3.5 cfm/ watt

lighting equipment
WSEC R404.1

all permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high efficacy lighting sources

energy code notes - alterations

alterations, general
WSEC R503.1

alterations to any building or structure shall comply with the requirements of the code for new construction, without requiring the unaltered portions of the existing building or building system to comply with this code. alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration.

alterations shall be such that the existing building or structure uses no more energy than the existing building or structure prior to the alteration. alterations to existing buildings shall comply with sections R503.1.1 through R503.1.4

alterations, building envelope
WSEC R503.1.1

building envelope assemblies that are part of the alteration shall comply with section R402.1.3 or R402.1.5, sections R402.2.1 through R402.2.10, R402.3.1, R402.3.2, R402.3.5, and R402.4.2

exceptions:
1. storm windows installed over existing fenestration
2. existing ceiling, wall or floor cavities exposed during construction, provided that these cavities are filled with insulation. 2 x 4 framed walls shall be insulated to a minimum of R-15 and 2 x 6 framed walls shall be insulated to a minimum of R-21.
3. construction where the existing roof, wall or floor cavity is not exposed
4. roof recover
5. roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.
6. surface applied window film installed on existing single pane fenestration assemblies to reduce solar heat gain provided the code does not require the glazing fenestration to be replaced.

alterations, replacement fenestration
WSEC R503.1.1.1

where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for U-factor and shgc in table R402.1.3.

alterations, heating and cooling systems
WSEC R503.1.2

new heating, cooling and duct systems that are part of the alteration shall comply with section R403.
exceptions:
1. where ducts from an existing heating and cooling system are extended, duct systems with less than 40 linear feet in unconditioned spaces shall not be required to be tested in accordance with section R403.2.2
2. existing duct systems constructed, insulated or sealed with asbestos

alterations, service hot water systems
WSEC R503.1.3

new service hot water systems that are part of the alteration shall comply with section R403.5.
exception: replacement of water heating equipment shall not be required to comply with section R403.5.5

alterations, lighting
WSEC R503.1.4

new lighting systems that are part of the alteration shall comply with section R404.1
exception: alterations that replace less than 10 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power

energy code requirements - additions

additions, general
WSEC R502.1

additions to an existing building, building system, or portion thereof shall conform to the provisions of this code as those provisions relate to new construction, without requiring the unaltered portion of the existing building or building system to comply with this code. an addition shall be deemed to comply with this code where the addition alone complies, where the existing building and addition comply with this code as a single building, or where the building with the addition uses no more energy than the existing building. additions shall be in accordance with sections R502.3 or R502.4

small additions
WSEC R502.1.1

additions not greater than 150 square feet shall not be required to comply with section R406

change in space conditioning
WSEC R502.2

any nonconditioned or low energy space that is altered to become conditioned space shall be brought into full compliance with the energy code.

prescriptive compliance
WSEC R502.3

additions shall comply with sections R502.3.1 through R502.3.4

prescriptive compliance: building envelope
WSEC R502.3.1

new building envelope assemblies that are part of the addition shall comply with sections R402.1, R402.2, R402.3 through R402.3.5 and R402.4.
where an addition greater than 150 square feet adjoins existing ceilings with attic spaces, the existing attic spaces shall comply with R402.

prescriptive compliance - additions, heating and cooling systems
WSEC R502.3.2

hvac ducts newly installed as part of an addition shall comply with section R403
exceptions:
1. additions of less than 750 sf
2. duct systems that are documented to have been previously sealed as confirmed through field verification and testing in addcordance with WSU R-33
3. existing duct systems constructed, insulated or sealed with asbestos

prescriptive compliance: additions, service hot water systems
WSEC R502.3.3

new service hot water systems that are part of the addition shall comply with section R403.5

prescriptive compliance: additions, lighting
WSEC R502.3.4

new lighting systems that are part of the addition shall comply with section 404.1

total building performance
WSEC R502.4

where nonconditioned space is changed to conditioned space, the addition shall comply where the annual energy use of the addition and the existing building and any alterations that are part of the project is less than or equal to the annual energy use of the existing building when modeled in accordance with section R405.

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a0.22

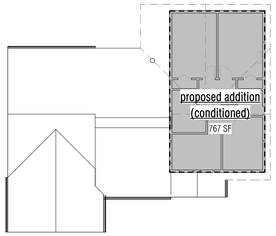
energy code information

energy code - conditioned area calculations

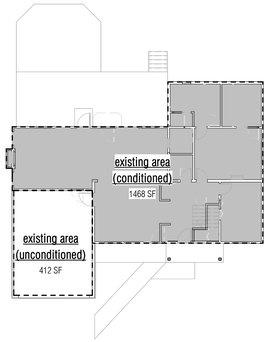
project consists of a partial second story addition above the existing footprint. no change to space conditioning of the existing building is proposed.

conditioned area	
area name	area

existing area	1468 SF
proposed addition	767 SF
total conditioned area =	2235 SF



2 conditioned area diagram - level 2
1/16" = 1'-0"



1 conditioned area diagram - level 1
1/16" = 1'-0"

energy code notes - additional energy efficiency requirements WSEC R406

required additional energy efficiency credits per R406.3 - **5.0 credits** (small dwelling unit less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.

proposed project compliance credits:

	additional energy efficiency requirements (WSEC - R406)				
		system type	**description of primary heating source**	**credits**	**project compliance notes**
energy equalization credits - R406.2		5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	2	refer to plans for proposed heat pump unit and indoor head locations
	category	**option**	**description**	**credits**	
energy credits - R406.3	1. efficient building envelope options	1.2	Prescriptive compliance is based on Table R402.1.3 with the following modifications: Vertical fenestration U = 0.25 Floor R-38 basement wall R-21 int plus R-5 ci Ceiling and single-rafter or joist-vaulted R-60 advanced Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab OR compliance based on section R402.1.5 - reduce the total conductive UA by 15%	1	refer to assemblies sheet a6.00 for proposed assemblies and energy forms for calculated UA reduction > 15%
	3. high efficiency hvac equipment options	3.5	Ductless mini-split heat pump system, zonal control: In homes where the primary space heating system is zonal electric heating, a ductless mini-split heat pump system with a minimum HSPF 2 of 9 (HSPF of 10.0) shall be installed and provide heating to the largest zone of the housing unit.	1.5	refer to plans for proposed heat pump unit and indoor head locations
	5. efficient water heating options	5.3	Water heating system shall include the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80.	0.5	proposed tankless water heater to be installed in existing crawl space. rheem model RTGH-84DVLNWA (EF .92)
			total	**5 credits**	

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a0.23

energy code compliance

property information

parcel number:	290970-0070
zone:	NR
neighborhood:	grass lawn
legal description:	GREENTREE ESTATES PLat Block: Plat Lot: 7
lot square footage:	10,311 sf
project address:	8208 138th ave ne redmond, wa 98052
owners:	shantel & aaron gascoigne
owner address:	8208 138th ave ne redmond, wa 98052
owner email:	aaron.gascoigne@outlook.com shantelrose123@gmail.com
applicant:	atelier drome, pllc
applicant address:	119 south main street, suite 310 seattle, WA 98104
applicant phone:	(206) 395-4392
applicant email:	alice@atelierdrome.com
part of PRD?:	no

setbacks (table 21.08.143B.3)

setback type	required for NR zone	proposed	
front:	10'	34'-2"	(no change proposed, complies)
side/interior:	3'	9'-7"	(no change proposed, complies)
side street:	n/a	n/a	
rear:	5'	23'-11"	(no change proposed, complies)
garage/car port:	3'	23'	(no change proposed, complies)
building separation:	n/a	n/a	
alley:	n/a	n/a	
shoreline buffer:	n/a	n/a	
stream buffer:	n/a	n/a	
steep slope buffer:	n/a	n/a	
wetland buffer:	n/a	n/a	

open space (table 21.08.143B.3)

min. required open space:
20% lot area
lot area = 10,311 sf
min. required open space = 2,063 sf

proposed open space:
lot area - improved area

improved area:	existing	proposed
accessory structures:	87 sf	87 sf
house and garage:	1920 sf	1920 sf
decks (30" abv. grade):	666 sf	666 sf
driveway:	359 sf	359 sf
walkways:	225 sf	255 sf
total improved area:	3,257 sf	3,287 sf

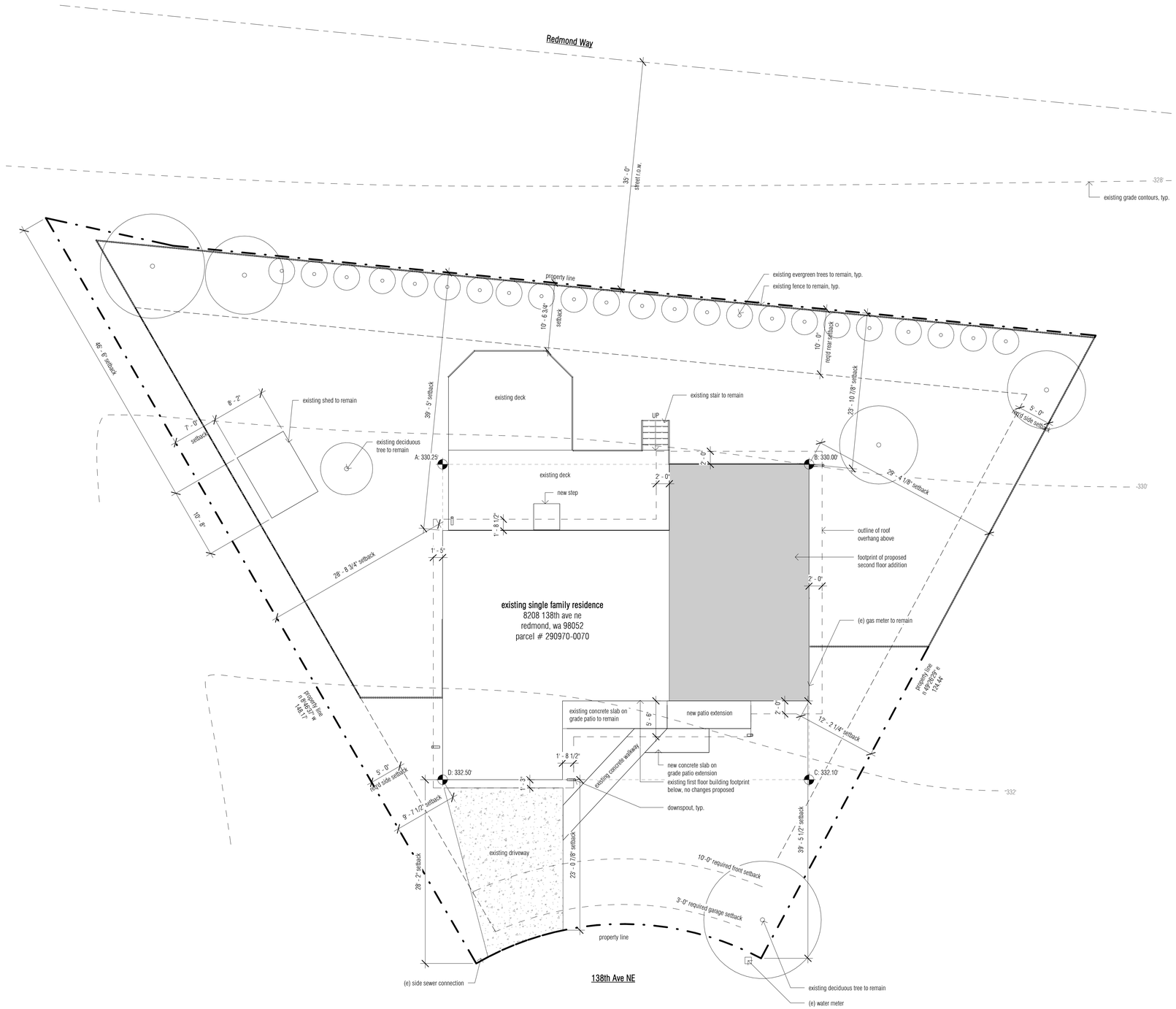
proposed open space = 10,311 sf - 3,287 sf = 7,024 sf (complies)

building height (table 21.08.143B.3)

elevation A: 330.25'
elevation B: 330.00'
elevation C: 332.10'
elevation D: 332.50'
average of grade = (A+B+C+D)/4 =
(330.25'+330.00'+332.10'+332.50')/4 =
331.21'

maximum allowed height = 38'-0" above AOG =
331.21'+38' =
369.21'

proposed top of roof elevation: 362.29' (complies)



1 site plan
1/8" = 1'-0"

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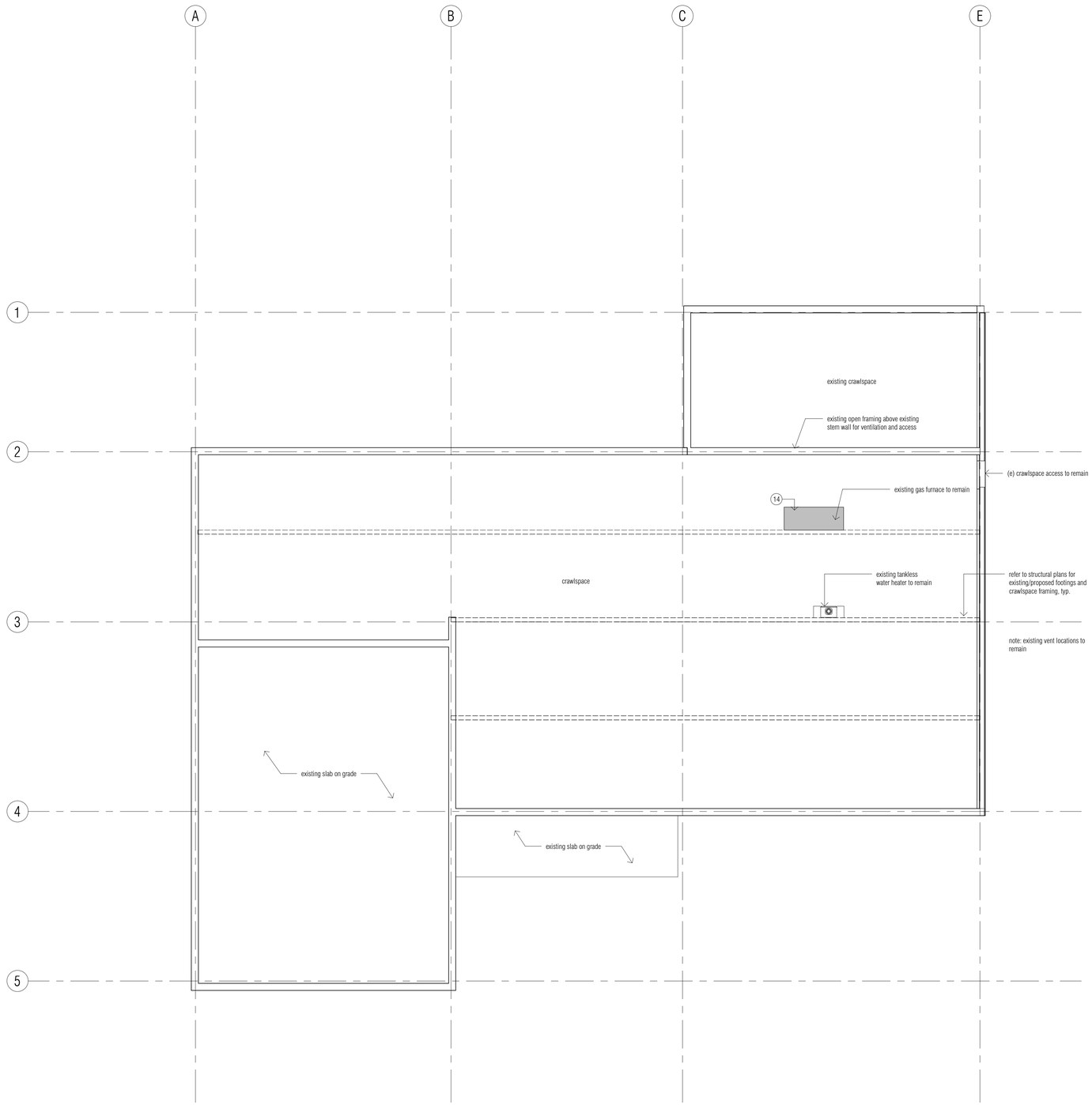
site plan



1 as built / demolition plan - crawlspace
1/4" = 1'-0"

existing/demolition keynote legend (x)

1. (e) existing; (e) wall, door or window to remain, no work
2. existing decking to remain
3. remove existing wall/ portion of wall per plan. *refer to structural drawings*
4. remove existing roof framing. *refer to structural drawings.*
5. remove existing window/door
6. not used
7. remove existing T1-11 siding
8. cap and remove existing plumbing fixtures
9. cap and remove existing appliances
10. remove finished flooring down to subfloor
11. remove existing cabinetry and countertops
12. remove existing decking & framing.
13. existing roofing to remain
14. existing heating equipment to remain
15. remove existing masonry fireplace and flue
16. remove existing light fixtures
17. electrical panel to remain
18. remove existing door and protect for re-use
19. not used.
20. remove existing ceiling access panel
21. existing finish floor to remain. remove only as needed, and preserve for reinstall if possible
22. **remove and protect lighting fixtures for re-install**
23. **cap, remove and protect appliance for re-install**
24. **remove existing countertop and protect for re-use**
25. remove existing beam. refer to structural.
26. remove existing posts. refer to structural drawings.

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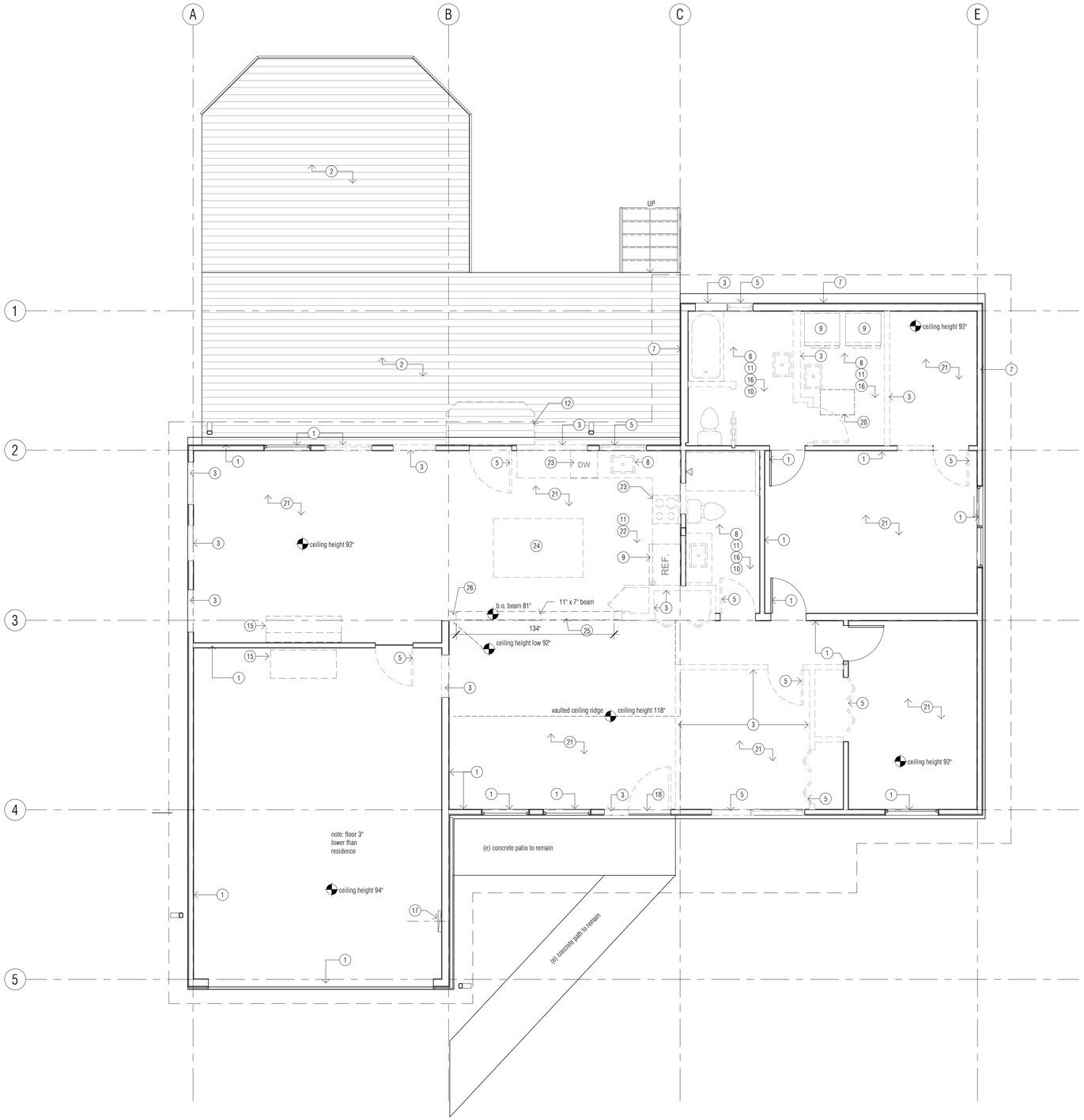
existing/demolition crawlspace plan



1 as built / demolition plan - level 1
1/4" = 1'-0"

demolition plan legend

demolish

existing wall to remain

existing/demolition keynote legend (x)

1. (e) existing; (e) wall, door or window to remain, no work
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25. remove existing beam. refer to structural.
26. remove existing posts. refer to structural drawings.

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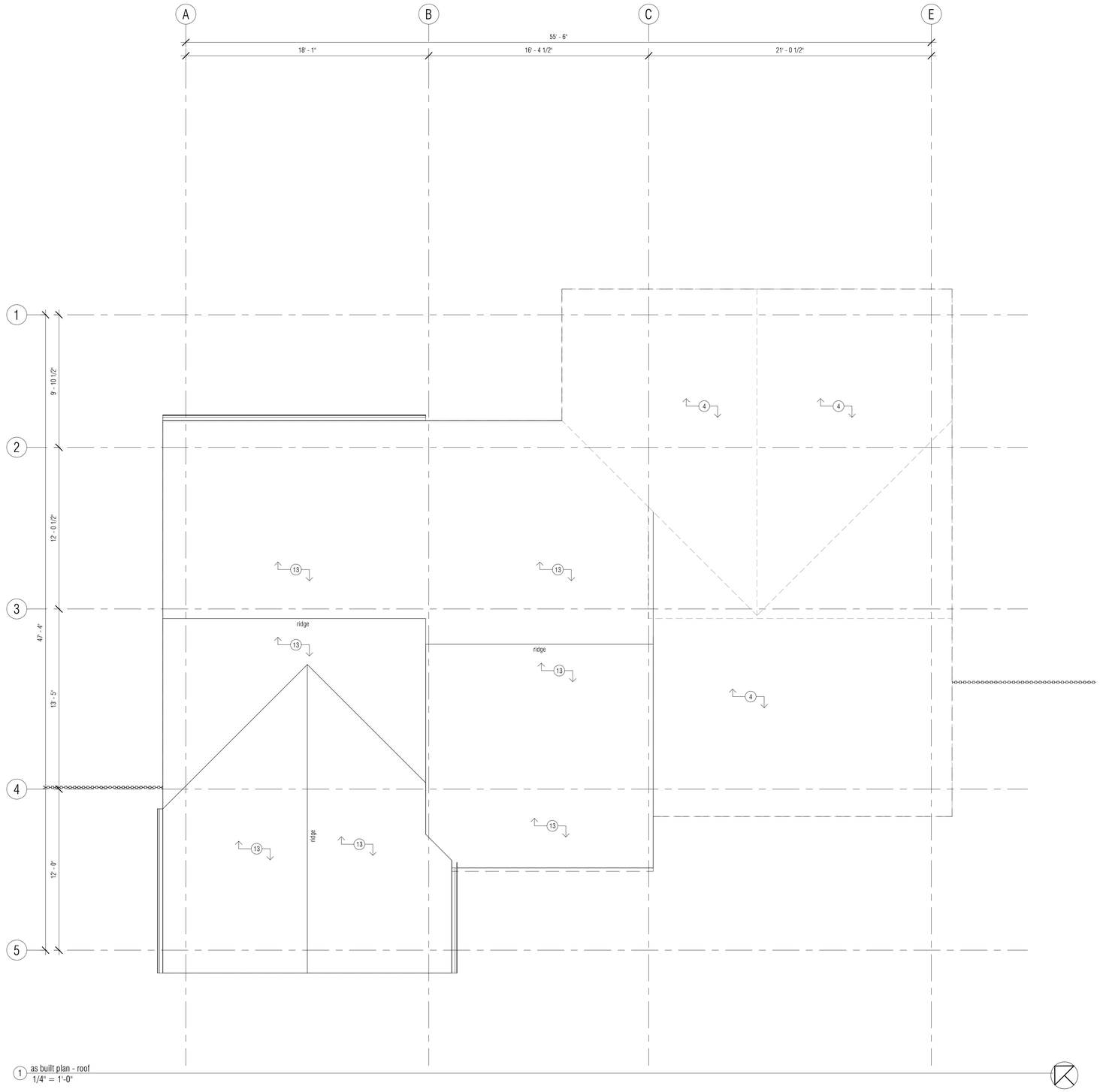
existing/demolition level 1 plan



1 as built plan - roof
1/4" = 1'-0"

demolition plan legend

- demolish
- existing wall to remain

existing/demolition keynote legend (x)

1. (e) existing; (e) wall, door or window to remain, no work
2. existing decking to remain
3. remove existing wall/ portion of wall per plan. *refer to structural drawings*
4. remove existing roof framing. *refer to structural drawings.*
5. remove existing window/door
6. not used
7. remove existing T1-11 siding
8. cap and remove existing plumbing fixtures
9. cap and remove existing appliances
10. remove finished flooring down to subfloor
11. remove existing cabinetry and countertops
12. remove existing decking & framing.
13. existing roofing to remain
14. existing heating equipment to remain
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17. electrical panel to remain
18. remove existing door and protect for re-use
19. not used.
20. remove existing ceiling access panel
21. existing finish floor to remain. remove only as needed, and preserve for reinstall if possible
22. **remove and protect lighting fixtures for re-install**
23. **cap, remove and protect appliance for re-install**
24. **remove existing countertop and protect for re-use**
25. remove existing beam. refer to structural.
26. remove existing posts. refer to structural drawings.

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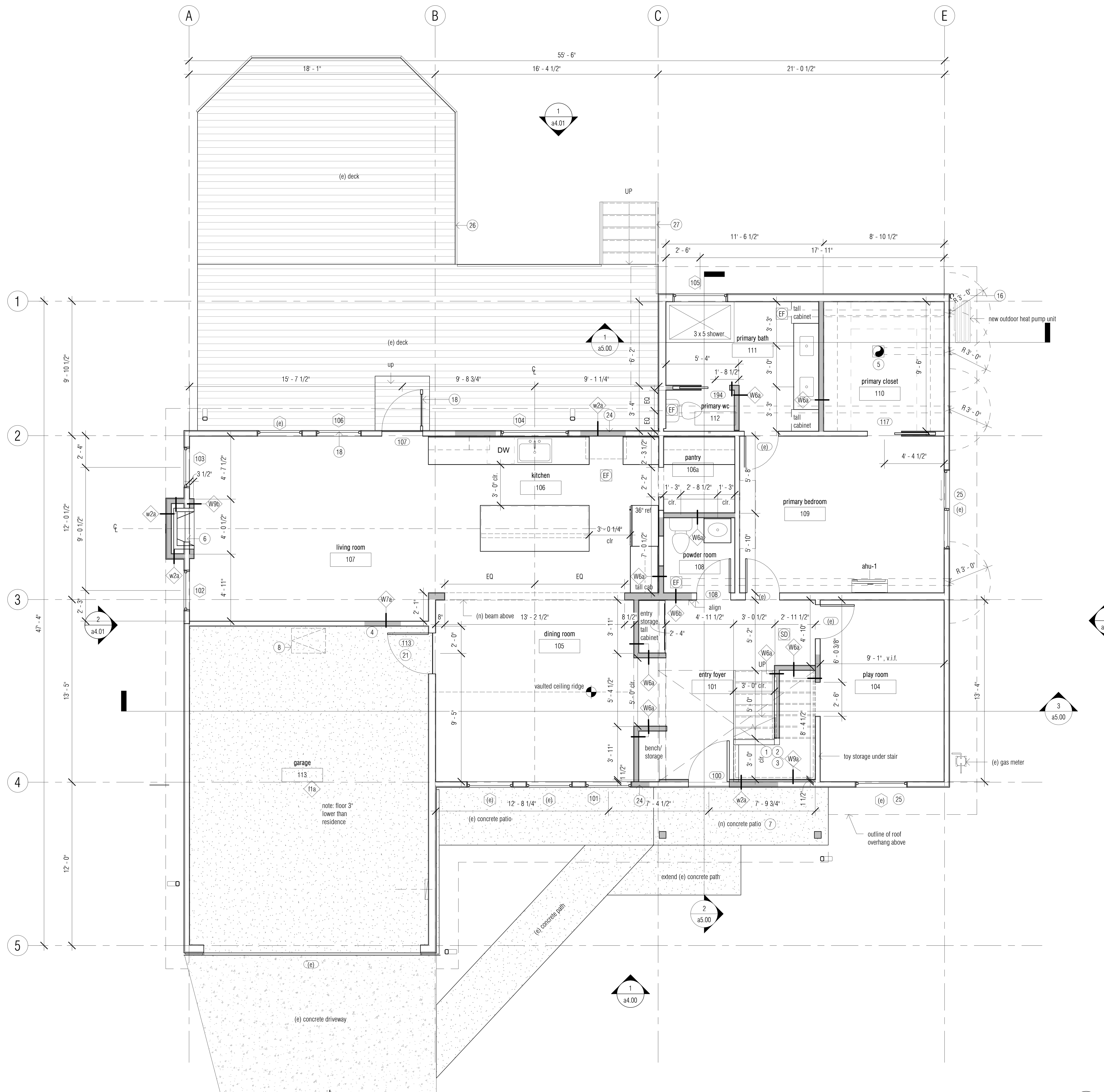
existing/demolition roof plan



1 proposed plan - level 1
1/4" = 1'-0"

plan legend

- new wall, typ.
- overhead
- undercounter appliance
- SD combination smoke detector/ carbon monoxide alarm
- SD smoke detector
- note: carbon monoxide / smoke detectors shall be hard-wired w/ battery back-up and interconnected
- EF exhaust fan
  60% CE or 160 cfm min. at kitchen for elec. range
  80% CE or 250 cfm min. at kitchen for gas range
  50 cfm intermittent min. at baths and laundry
- whole house fan per IRC table M1505.4.3
  refer to calculations on sheet a0.20
  note: Exhaust Openings (IRC M1504.3): Air exhaust openings shall terminate not less than 3' from property lines; 3' from operable and non-operable openings into the building and 10' from mechanical air intakes except where the opening is located 3' above the air intake. Openings shall comply with IRC R303.5.2 and IRC R303.6.
- ahu-x ductless air handling unit, interior

keynote legend

1. refer to stair, handrail, and guardrail notes, this sheet
2. provide continuous handrail one side, typ.
3. install 1/2" min gwb under stair as required per IRC R302.7, typ.
4. provide 1/2" min gypsum wall board between the residence and garage per IRC R302.6. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per IRC R302.6, typ
5. whole house fan - refer to calculations on sheet a0.20
6. per IRC G2408.1: direct vent gas fireplaces shall be listed, labeled, and installed as required by the terms of their approval, in accordance with the conditions of their listing, the manufacturer's instructions, and this code.
7. slope to drain, 1/4"=1'-0" min.
8. 22" x 30" min. attic access. confirm ladder w/owner.
9. existing 18" x 24" min. crawl space access to remain.
10. *(not used)*
11. *(not used)*
12. header per structural. window and door headers shall be insulated to maximum depth.
13. *(not used)*
14. cricket as required
15. provide roof to wall flashing as required
16. 4" painted aluminum gutters and downspouts, typ.
17. sound insulation this wall
18. provide safety glazing per IRC R308
19. required egress window per IRC R310. egress requirements per window notes see sheet a2.40
20. *(not used)*
21. openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20 minute fire rated doors. doors shall be self-latching and equipped with a self closing or automatic closing device.
22. provide window fall protection - window opening control devices that comply with ASTM F 2090 where the top of the sill of an operable window is less than 24" above floor finish, and the sill is greater than 72" above exterior grade
23. provide drain pan with automatic water sensor under washer, and vibration isolation pad under appliances
24. fill all open to view cavities w/ batt insulation to max. depth
25. existing egress window to remain
26. existing guardrails to remain, typ.
27. existing stair and handrail to remain
28. floor assemblies not required to be fire resistance rated shall be provided with 1/2 gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member per R302.13.

stair, handrail, & guardrail notes

1. stairways shall be not less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. the clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31-1/2" where a handrail is installed on one side, and 27" where handrails are installed on both sides.
2. 7 3/4" max. riser height, 10" min. tread depth
3. headroom shall be a min. of 6'-8" measured vertically from a plane parallel and tangent to the stairway tread nosings to the soffit above at all points.
4. provide continuous handrail (one side) typ handrail to be located between 34"-38" abv. tread nosing, typ.intermediate rail spacing shall be limited to an opening such that a 4" sphere cannot pass through
5. handrail grasping dimension to be 1 1/4 (min.) - 2" (max.). non circular handrails shall have a perimeter of 4" min and not greater than 6.25" and a cross section of not more than 2-1/4 inches, and an edge radius of 0.01 inches min. handrails adjacent to a wall shall have a space of not less than 1-1/2" between wall and handrail.
6. guardrails shall have a min. height of 36" from top of adjacent finish floor surface, with a max. spacing of 4" between intermediate rails.
7. interior & exterior stairs to be provided with a means of illumination per R303.7
8. guardrails to be designed to resist a 200 lb concentrated load on the top rail and 50 psf on all guardrail infill components per SRC R301.5

9352 REGISTERED ARCHITECT
MICHELLE E. LINDEN
STATE OF WASHINGTON

permit intake 04/29/25

ATELIER DROME

119 south main street, suite 310
seattle, wa 98104
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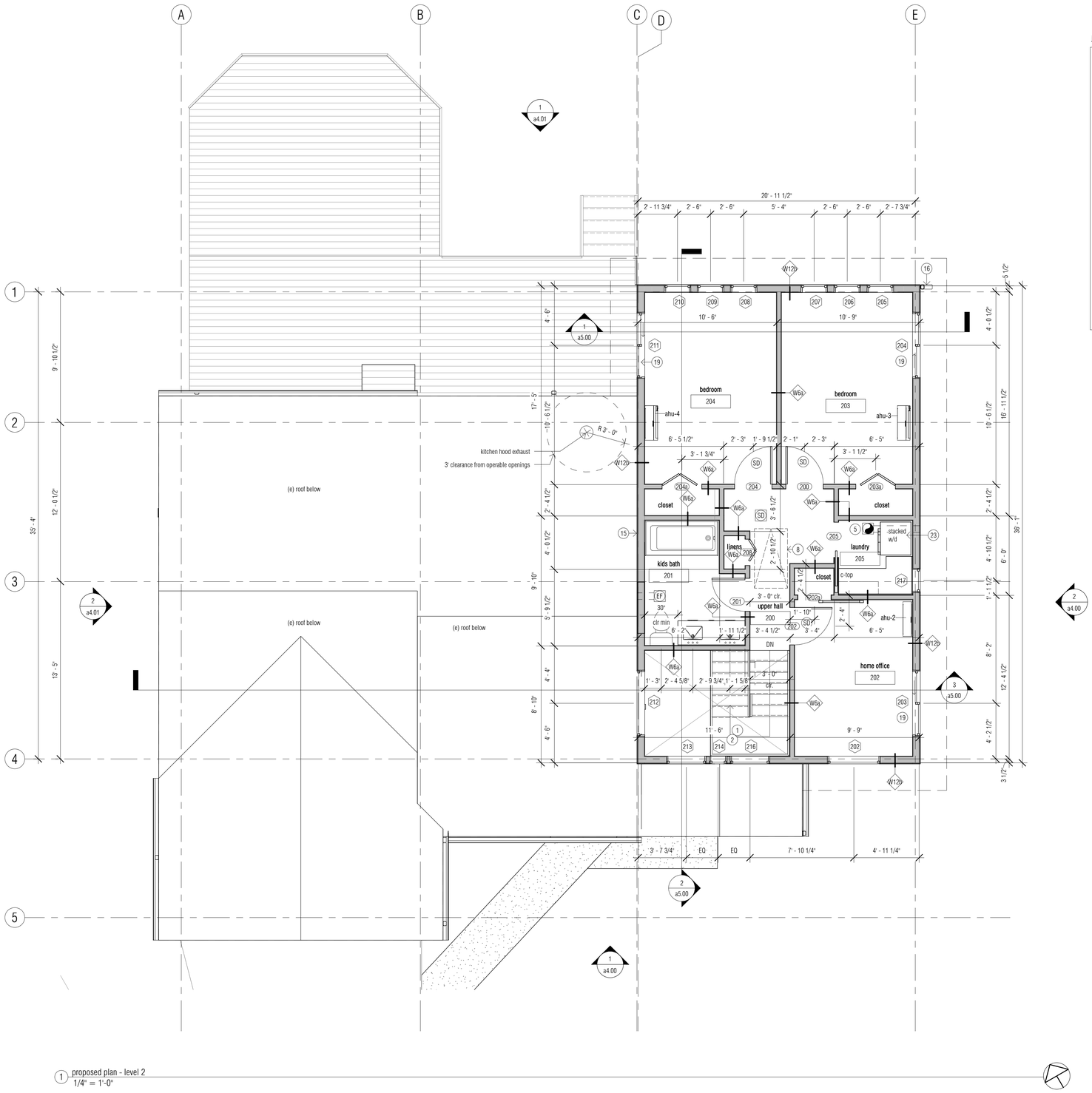
gascoigne residence
8208 138th Ave NE
Redmond, WA 98052
building permit # BLDG-2025-02296

a2.10

proposed plan level 1



1 proposed plan - level 2
1/4" = 1'-0"

plan legend

- new wall, typ.
- overhead
- undercounter appliance
- SD — combination smoke detector/ carbon monoxide alarm
- SD — smoke detector
  note: carbon monoxide / smoke detectors shall be hard-wired w/ battery back-up and interconnected
- EF — exhaust fan
  60% CE or 160 cfm min. at kitchen for elec. range
  80% CE or 250 cfm min. at kitchen for gas range
  50 cfm intermittent min. at baths and laundry
- whole house fan per IRC table M1505.4.3
  refer to calculations on sheet a0.20
  note: Exhaust Openings ((IRC M1504.3): Air exhaust openings shall terminate not less than 3' from property lines; 3' from operable and non-operable openings into the building and 10' from mechanical air intakes except where the opening is located 3' above the air intake. Openings shall comply with IRC R303.5.2 and IRC R303.6.
- ahu-x — ductless air handling unit, interior

keynote legend

1. refer to stair, handrail, and guardrail notes, this sheet
2. provide continuous handrail one side, typ.
3. install 1/2" min gwb under stair as required per IRC R302.7, typ.
4. provide 1/2" min gypsum wall board between the residence and garage per IRC R302.6. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per IRC R302.6, typ
5. whole house fan - refer to calculations on sheet a0.20
6. per IRC G2408.1: direct vent gas fireplaces shall be listed, labeled, and installed as required by the terms of their approval, in accordance with the conditions of their listing, the manufacturer's instructions, and this code.
7. slope to drain, 1/4" = 1'-0" min.
8. 22" x 30" min. attic access. confirm ladder w/owner.
9. existing 18" x 24" min. crawl space access to remain.
10. *(not used)*
11. *(not used)*
12. header per structural. window and door headers shall be insulated to maximum depth.
13. *(not used)*
14. cricket as required
15. provide roof to wall flashing as required
16. 4" painted aluminum gutters and downspouts, typ.
17. sound insulation this wall
18. provide safety glazing per IRC R308
19. required egress window per IRC R310. egress requirements per window notes see sheet a2.40
20. *(not used)*
21. openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20 minute fire rated doors. doors shall be self-latching and equipped with a self closing or automatic closing device.
22. provide window fall protection - window opening control devices that comply with ASTM F 2090 where the top of the sill of an operable window is less than 24" above floor finish, and the sill is greater than 72" above exterior grade
23. provide drain pan with automatic water sensor under washer, and vibration isolation pad under appliances
24. fill all open to view cavities w/ batt insulation to max. depth
25. existing egress window to remain
26. existing guardrails to remain, typ.
27. existing stair and handrail to remain
28. floor assemblies not required to be fire resistance rated shall be provided with 1/2 gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member per R302.13.

stair, handrail, & guardrail notes

1. stairways shall be not less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. the clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31-1/2" where a handrail is installed on one side, and 27" where handrails are installed on both sides.
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6. guardrails shall have a min. height of 36" from top of adjacent finish floor surface, with a max. spacing of 4" between intermediate rails.
7. interior & exterior stairs to be provided with a means of illumination per R303.7
8. guardrails to be designed to resist a 200 lb concentrated load on the top rail and 50 psf on all guardrail infill components per SRC R301.5

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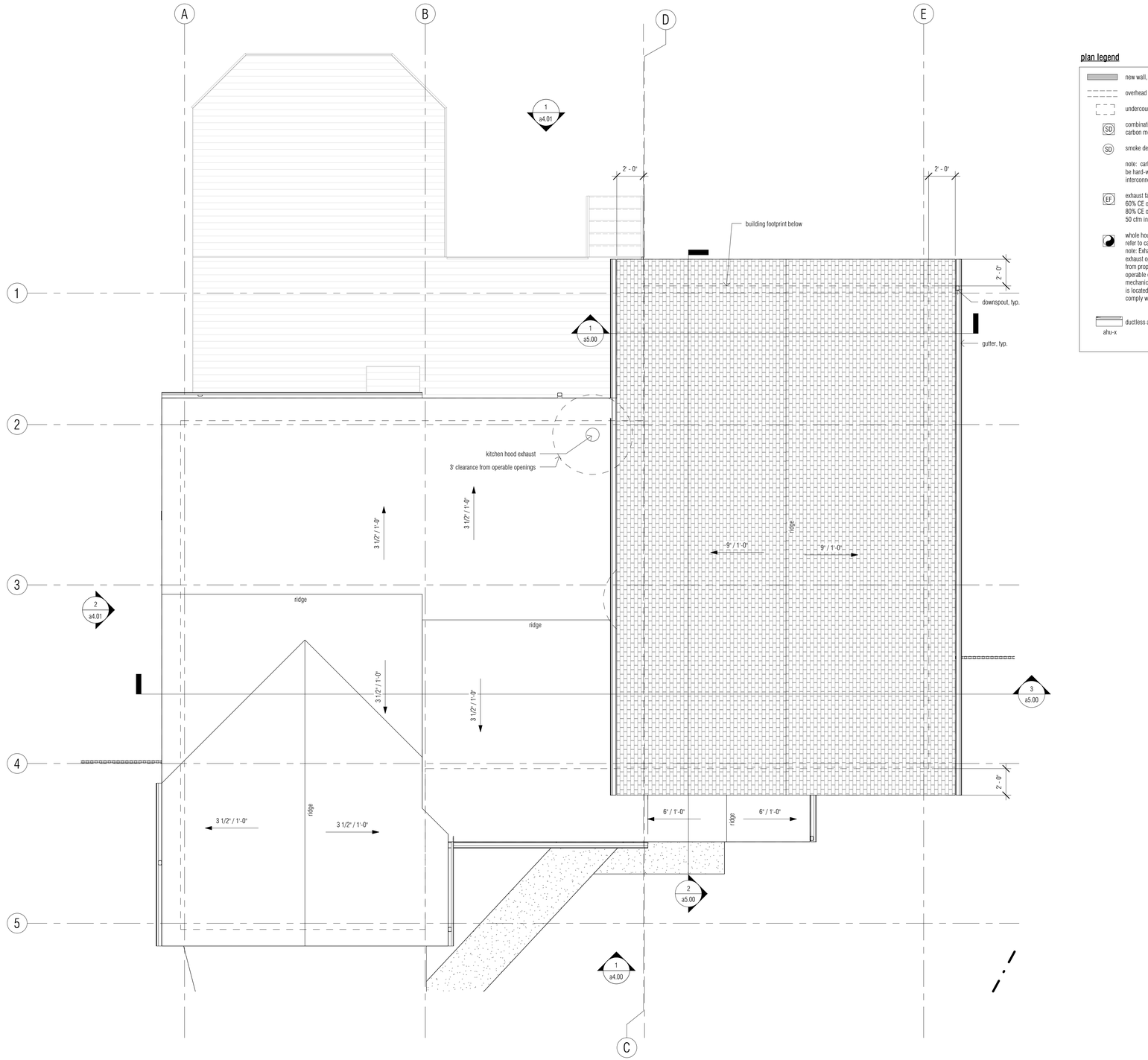
a2.20

proposed plan - level 2



1 t.o. roof @ level 2
1/4" = 1'-0"

plan legend

- new wall, typ.
- overhead
- undercounter appliance
- SD — combination smoke detector/ carbon monoxide alarm
- SD — smoke detector

  note: carbon monoxide / smoke detectors shall be hard-wired w/ battery back-up and interconnected
- EF — exhaust fan
  60% CE or 160 cfm min. at kitchen for elec. range
  80% CE or 250 cfm min. at kitchen for gas range
  50 cfm intermittent min. at baths and laundry
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- ahu-x — ductless air handling unit, interior

keynote legend

1. refer to stair, handrail, and guardrail notes, this sheet
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4. provide 1/2" min gypsum wall board between the residence and garage per IRC R302.6. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per IRC R302.6, typ
5. whole house fan - refer to calculations on sheet a0.20
6. per IRC G2408.1: direct vent gas fireplaces shall be listed, labeled, and installed as required by the terms of their approval, in accordance with the conditions of their listing, the manufacturer's instructions, and this code.
7. slope to drain, 1/4" = 1'-0" min.
8. 22" x 30" min. attic access. confirm ladder w/owner.
9. existing 18" x 24" min. crawl space access to remain.
10. *(not used)*
11. *(not used)*
12. header per structural. window and door headers shall be insulated to maximum depth.
13. *(not used)*
14. cricket as required
15. provide roof to wall flashing as required
16. 4" painted aluminum gutters and downspouts, typ.
17. sound insulation this wall
18. provide safety glazing per IRC R308
19. required egress window per IRC R310. egress requirements per window notes see sheet a2.40
20. *(not used)*
21. openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20 minute fire rated doors. doors shall be self-latching and equipped with a self closing or automatic closing device.
22. provide window fall protection - window opening control devices that comply with ASTM F 2090 where the top of the sill of an operable window is less than 24" above floor finish, and the sill is greater than 72" above exterior grade
23. provide drain pan with automatic water sensor under washer, and vibration isolation pad under appliances
24. fill all open to view cavities w/ batt insulation to max. depth
25. existing egress window to remain
26. existing guardrails to remain, typ.
27. existing stair and handrail to remain
28. floor assemblies not required to be fire resistance rated shall be provided with 1/2 gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member per R302.13.

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a2.30

proposed roof plan

window notes

window notes:

1. all dimensions (including frames and rough openings) shall be field verified prior to ordering
2. all operable windows to have screens
3. align window heads with exterior doors u.o.n.
4. provide flashing per mfctr specifications
5. egress window requirements per section R310 of the international residential code as follows:
   - minimum opening area= 5.7 sf
   - minimum net clear opening height= 24"
   - minimum net clear opening width= 20"
   - maximum window sill height = 44"
8. contractor to confirm window and door rough openings requirements with manufacturer(s).
9. all exterior window and door openings to be flashed with peel & stick water shield or approved equal, per northwest wall and ceiling bureau standard details.
10. tempered window locations shown on elevations/ plans. provide safety glazing per r308.
11. for any windows where the top of the sill of an operable window opening is located less than 24" above the finished floor and greater than 72" above finished grade, the opening shall comply with one of the following:
    - -has openings less than 4 inches
    - -provide window fall prevention device that comply with ASTM F 2090
    - - provide window opening control devices that comply with ASTM F 2090

The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by section R310.2.1

door notes

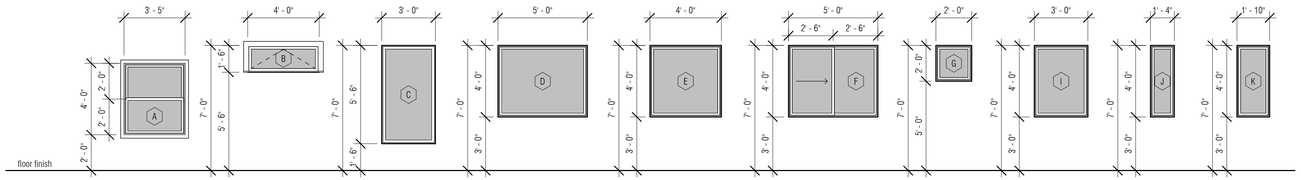
1. Building entrance doors, including garage doors, shall be capable of locking.
2. Egress doors shall be openable from the inside without the use of a key or special knowledge or effort per IRC 310.1.1 and IRC 311.2
3. openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20 minute fire rated doors. doors shall be self-latching and equipped with a self closing or automatic closing device.
4. thresholds at exterior doors shall not be greater than 1-1/2" per IRC 311.3.1
5. contractor to confirm window and door rough openings requirements with manufacturer(s). all dimensions including frames and rough openings shall be field verified prior to ordering
6. exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying a manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.@/A440. exterior side-hinged doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 101/I.S.@/A440 or AMD 100, or comply with IRC 609.5.
7. refer to sheet a0.22 & a0.23 for energy code compliance information
8. door returns shall be 4" typical, unless noted otherwise.
9. all exterior window and door openings to be flashed with peel & stick water shield or approved equal, per northwest wall and ceiling bureau standard details.

window schedule

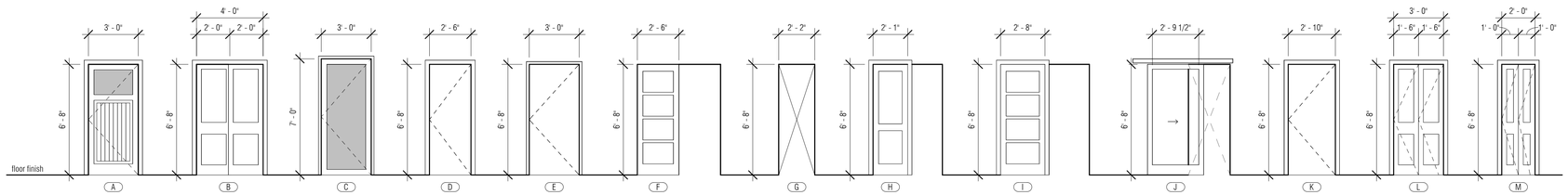
#	type	room #	location	operation	finish width	finish height	head height	material	u-value (max)	manufacturer	glazing type	NFRC	exterior color	interior color	comments
t.o. f.f. @ 1st flr.															
101	A	105	dining room	double hung	3' - 5"	4' - 0"	6' - 0"	vinyl	0.30	milgard tuscany	double pane, low-e		white	white	match sizing of adjacent existing double hung windows
102	C	107	living room	fixed	3' - 0"	5' - 6"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
103	C	107	living room	fixed	3' - 0"	5' - 6"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
104	D	106	kitchen	fixed	5' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
105	B	111	primary bath	awning	4' - 0"	1' - 6"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
106	L	107	living room	double hung	3' - 4"	4' - 10"	6' - 10"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	safety glazing
t.o.f.f. @ new level 2															
202	E	202	home office	fixed	4' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
203	F	202	home office	slider	5' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	egress window, see note #6
204	F	203	bedroom	slider	5' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	egress window, see note #6
205	G	203	bedroom	fixed	2' - 0"	2' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
206	G	203	bedroom	fixed	2' - 0"	2' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
207	G	203	bedroom	fixed	2' - 0"	2' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
208	G	204	bedroom	fixed	2' - 0"	2' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
209	G	204	bedroom	fixed	2' - 0"	2' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
210	G	204	bedroom	fixed	2' - 0"	2' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
211	F	204	bedroom	slider	5' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	egress window, see note #6
212	D	200	upper hall	fixed	5' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
213	I	200	upper hall	fixed	3' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
214	J	200	upper hall	fixed	1' - 4"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
216	I	200	upper hall	fixed	3' - 0"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	
217	K	205	laundry	fixed	1' - 10"	4' - 0"	7' - 0"	vinyl	0.25	milgard tuscany	triple pane, low-e		white	white	

door schedule

#	type	room #	location	operation (door)	width	height	material	u-value (max)	manufacturer	glazing type	interior color	exterior color	hardware	comments
t.o. f.f. @ 1st flr.														
100	A	101	entry foyer	swing	3' - 0"	6' - 8"	solid core wood	exempt, existing door to be reused	(existing)		field paint	field paint	locking entry set	reuse existing entry door in new location per plans. see door note #1.2, 4
107	C	107	living room	swing	3' - 0"	7' - 0"	wood/ glazed lite	.30	simpson thermal french		painted white	painted white	locking patio set	
108	D	108	powder room	swing	2' - 6"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	privacy lever set	
113	E	113	garage	swing	3' - 0"	6' - 8"	solid core wood	.30	simpson		primed, field paint	primed, field paint	locking entry set	see door note #3
117	F	110	primary closet	pocket	2' - 6"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	recessed pocket door pull	
194	H	112	primary wc	pocket	2' - 1"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	locking pocket door pull	
t.o.f.f. @ new level 2														
200	K	203	bedroom	swing	2' - 10"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	passage lever set	
201	D	201	kids bath	swing	2' - 6"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	privacy lever set	
202	K	202	home office	swing	2' - 10"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	privacy lever set	
202a	J	202a	closet	barn door	2' - 6"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	barn door pull	
203a	L	203a	closet	bifold	3' - 0"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	closet door pull	
204	K	204	bedroom	swing	2' - 10"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	passage lever set	
204a	L	204a	closet	bifold	3' - 0"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	closet door pull	
205	I	205	laundry	pocket	2' - 8"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	recessed pocket door pull	
208	M	208	linens	bifold	2' - 0"	6' - 8"	solid core wood	n/a	simpson		primed, field paint	primed, field paint	closet door pull	



2 window legend
1/4" = 1'-0"



1 door legend
1/4" = 1'-0"

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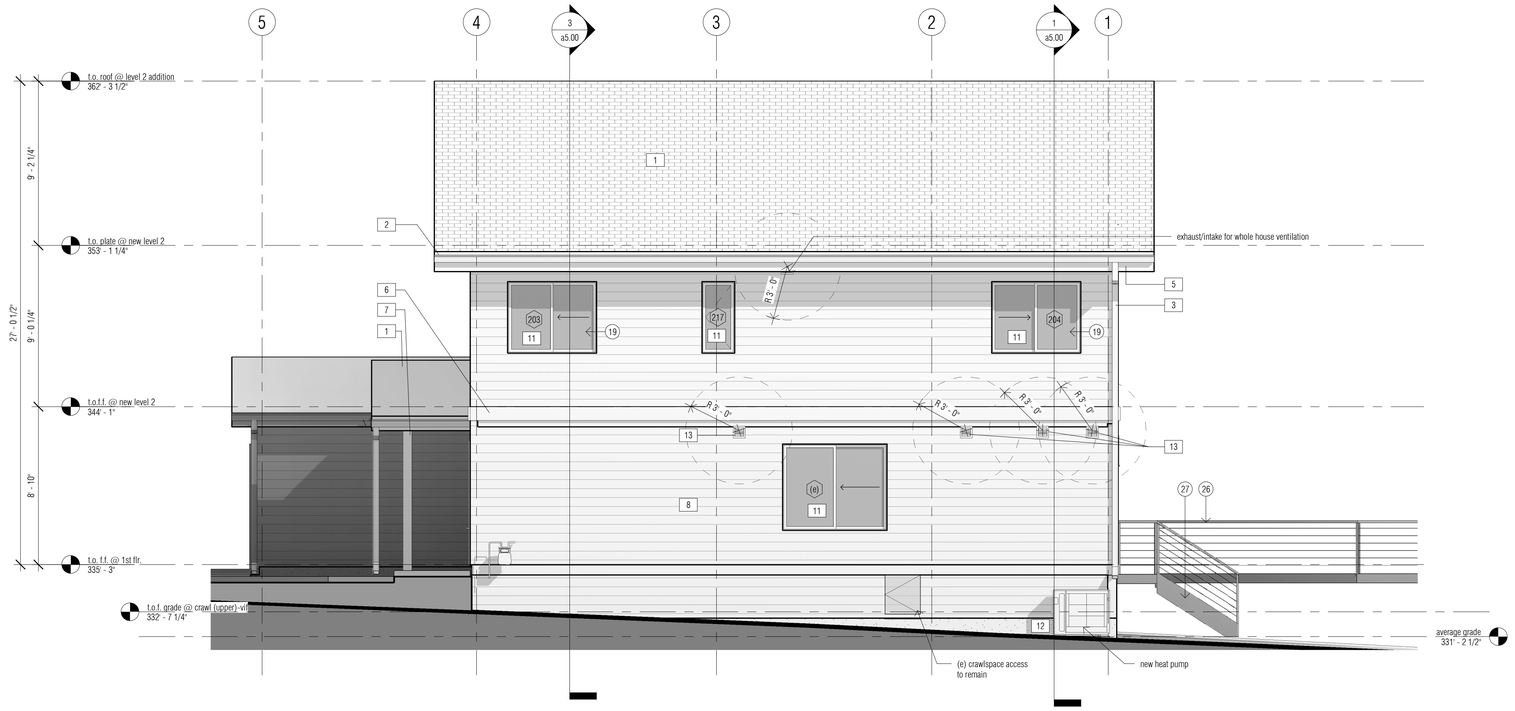
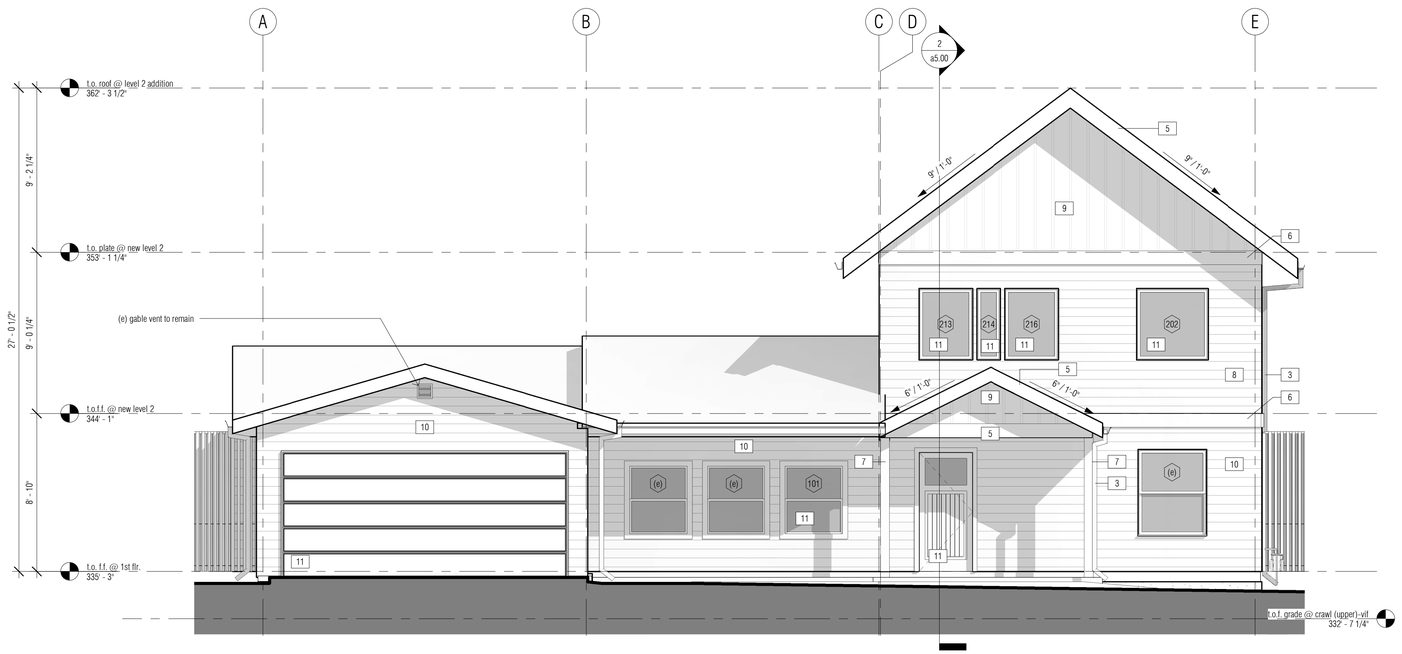
a2.40

window and door schedules



2 exterior elevation - east
1/4" = 1'-0"



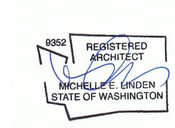
1 exterior elevation - south
1/4" = 1'-0"

exterior material legend

	roof		siding
1	asphalt shingle, match existing	8	hardie board 4" smooth lap siding, paint
2	aluminum gutter, paint	9	hardie board and batten accent, paint
3	aluminum downspout, paint	10	existing siding to remain, paint
	wood		**misc.**
4	wood trim, painted (1x4, typical at all windows)	11	windows/doors as scheduled
5	wood fascia board, painted (1x10, typical)	12	existing concrete stem wall
6	wood belly band, painted (1x10, typical)	13	exhaust fan louver, paint
7	post per structural, wrapped and painted		

keynote legend

1. refer to stair, handrail, and guardrail notes, this sheet
2. provide continuous handrail one side, typ.
3. install 1/2" min gwb under stair as required per IRC R302.7, typ.
4. provide 1/2" min gypsum wall board between the residence and garage per IRC R302.6. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per IRC R302.6, typ
5. whole house fan - refer to calculations on sheet a0.20
6. per IRC G2408.1: direct vent gas fireplaces shall be listed, labeled, and installed as required by the terms of their approval, in accordance with the conditions of their listing, the manufacturer's instructions, and this code.
7. slope to drain, 1/4" = 1'-0" min.
8. 22" x 30" min. attic access. confirm ladder w/owner.
9. existing 18" x 24" min. crawl space access to remain.
10. *(not used)*
11. *(not used)*
12. header per structural. window and door headers shall be insulated to maximum depth.
13. *(not used)*
14. cricket as required
15. provide roof to wall flashing as required
16. 4" painted aluminum gutters and downspouts, typ.
17. sound insulation this wall
18. provide safety glazing per IRC R308
19. required egress window per IRC R310. egress requirements per window notes see sheet a2.40
20. *(not used)*
21. openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20 minute fire rated doors. doors shall be self-latching and equipped with a sell closing or automatic closing device.
22. provide window fall protection - window opening control devices that comply with ASTM F 2090 where the top of the sill of an operable window is less than 24" above floor finish, and the sill is greater than 72" above exterior grade
23. provide drain pan with automatic water sensor under washer, and vibration isolation pad under appliances
24. fill all open to view cavities w/ batt insulation to max. depth
25. existing egress window to remain
26. existing guardrails to remain, typ.
27. existing stair and handrail to remain
28. floor assemblies not required to be fire resistance rated shall be provided with 1/2 gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member per R302.13.



permit intake 04/29/25

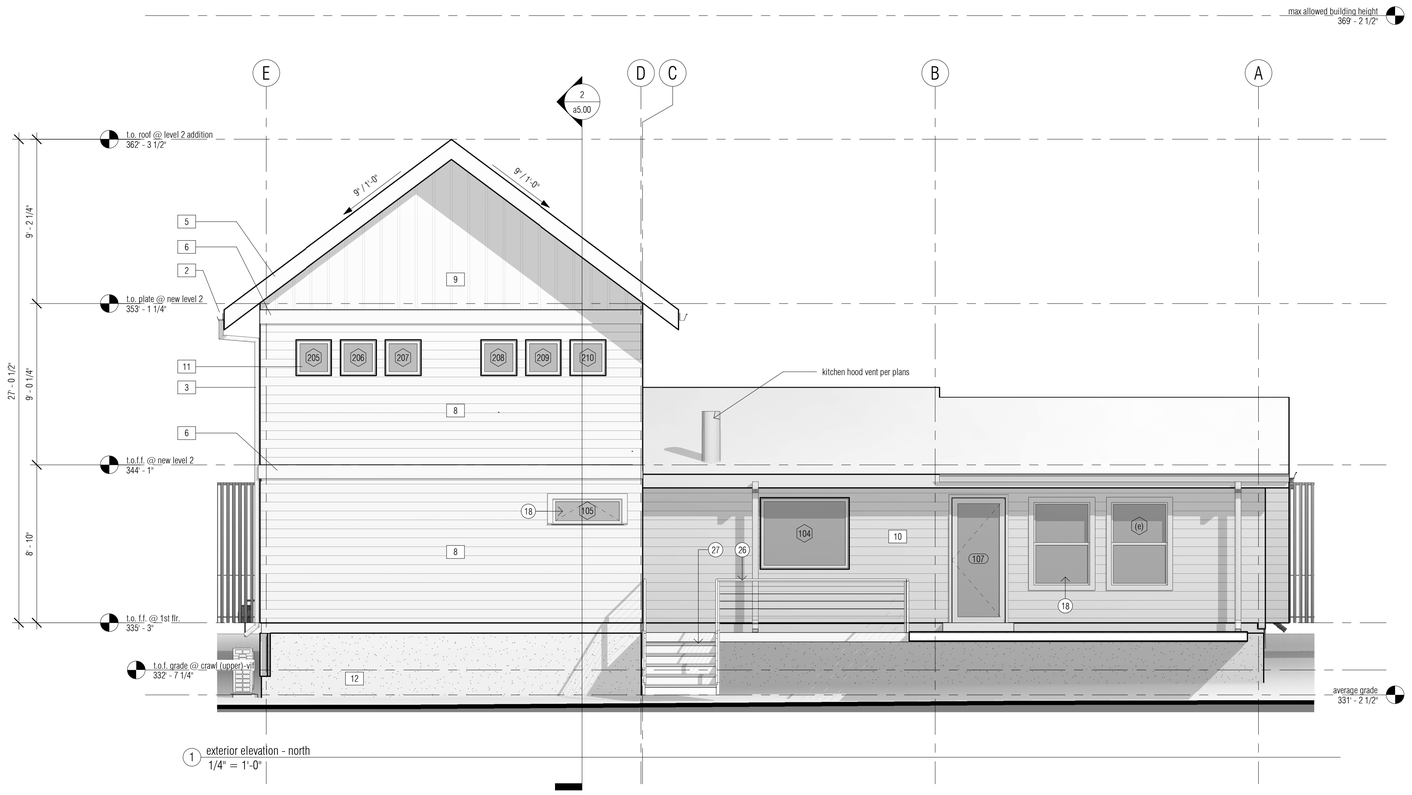
ATELIER DROME

119 south main street, suite 310
seattle, wa 98104
www.atelierdrome.com

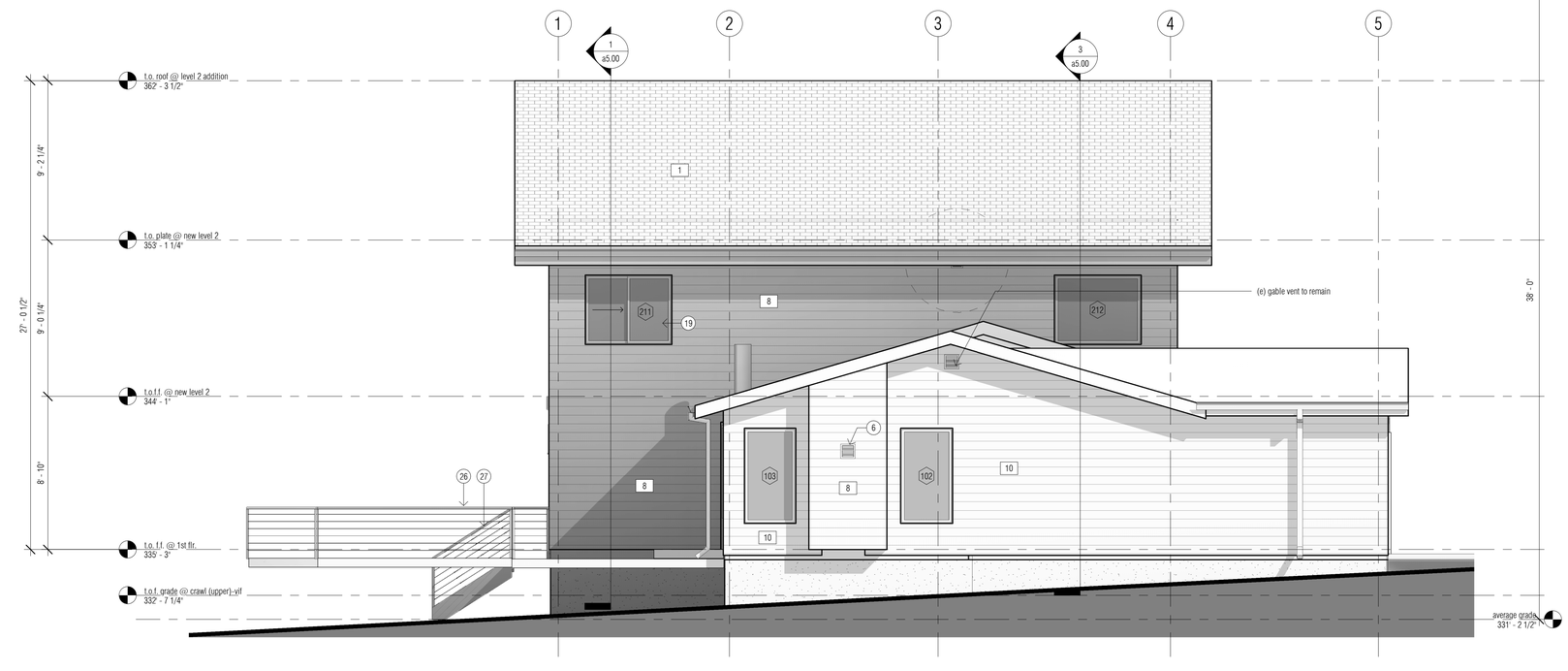
gascoigne residence
8208 138th Ave NE
Redmond, WA 98052
building permit # BLDG-2025-02296

a4.00

exterior elevations



1 exterior elevation - north
1/4" = 1'-0"



2 exterior elevation - west
1/4" = 1'-0"

exterior material legend

	roof		siding
1	asphalt shingle, match existing	8	hardie board 4" smooth lap siding, paint
2	aluminum gutter, paint	9	hardie board and batten accent, paint
3	aluminum downspout, paint	10	existing siding to remain, paint
	wood		**misc.**
4	wood trim, painted (1x4, typical at all windows)	11	windows/doors as scheduled
5	wood fascia board, painted (1x10, typical)	12	existing concrete stem wall
6	wood belly band, painted (1x10, typical)	13	exhaust fan louver, paint
7	post per structural, wrapped and painted		

keynote legend

1. refer to stair, handrail, and guardrail notes, this sheet
2. provide continuous handrail one side, typ.
3. install 1/2" min gwb under stair as required per IRC R302.7, typ.
4. provide 1/2" min gypsum wall board between the residence and garage per IRC R302.6. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per IRC R302.6, typ
5. whole house fan - refer to calculations on sheet a0.20
6. per IRC G2408.1: direct vent gas fireplaces shall be listed, labeled, and installed as required by the terms of their approval, in accordance with the conditions of their listing, the manufacturer's instructions, and this code.
7. slope to drain, 1/4" = 1'-0" min.
8. 22" x 30" min. attic access. confirm ladder w/owner.
9. existing 18" x 24" min. crawl space access to remain.
10. *(not used)*
11. *(not used)*
12. header per structural. window and door headers shall be insulated to maximum depth.
13. *(not used)*
14. cricket as required
15. provide roof to wall flashing as required
16. 4" painted aluminum gutters and downspouts, typ.
17. sound insulation this wall
18. provide safety glazing per IRC R308
19. required egress window per IRC R310. egress requirements per window notes see sheet a2.40
20. *(not used)*
21. openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20 minute fire rated doors. doors shall be self-latching and equipped with a sell closing or automatic closing device.
22. provide window fall protection - window opening control devices that comply with ASTM F 2090 where the top of the sill of an operable window is less than 24" above floor finish, and the sill is greater than 72" above exterior grade
23. provide drain pan with automatic water sensor under washer, and vibration isolation pad under appliances
24. fill all open to view cavities w/ batt insulation to max. depth
25. existing egress window to remain
26. existing guardrails to remain, typ.
27. existing stair and handrail to remain
28. floor assemblies not required to be fire resistance rated shall be provided with 1/2 gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member per R302.13.

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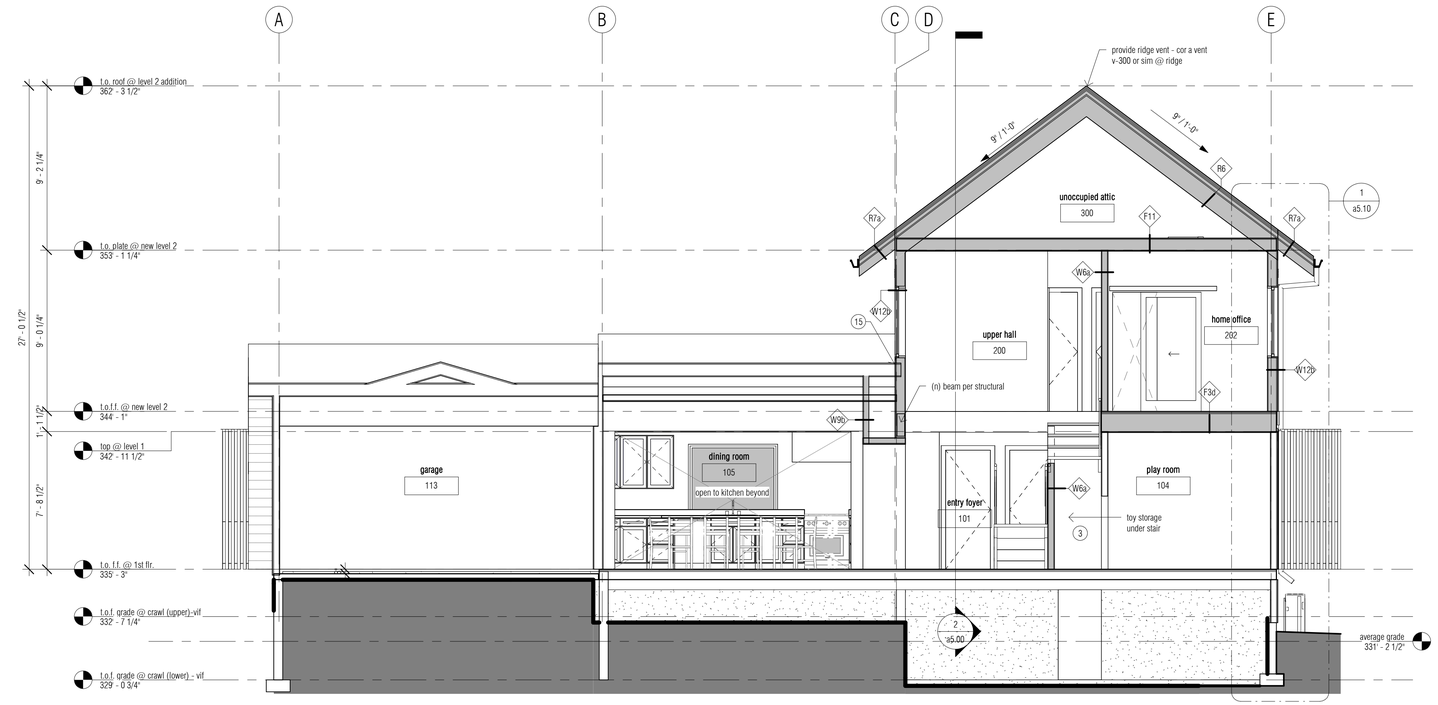
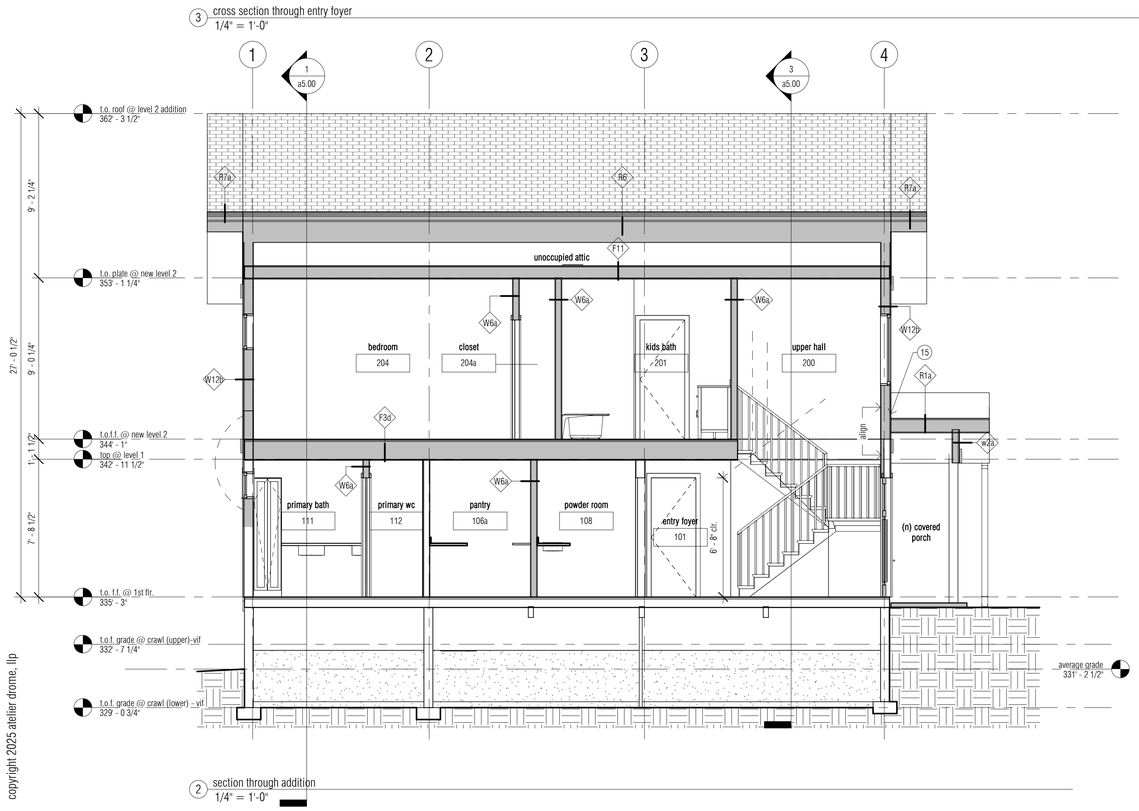
a4.01

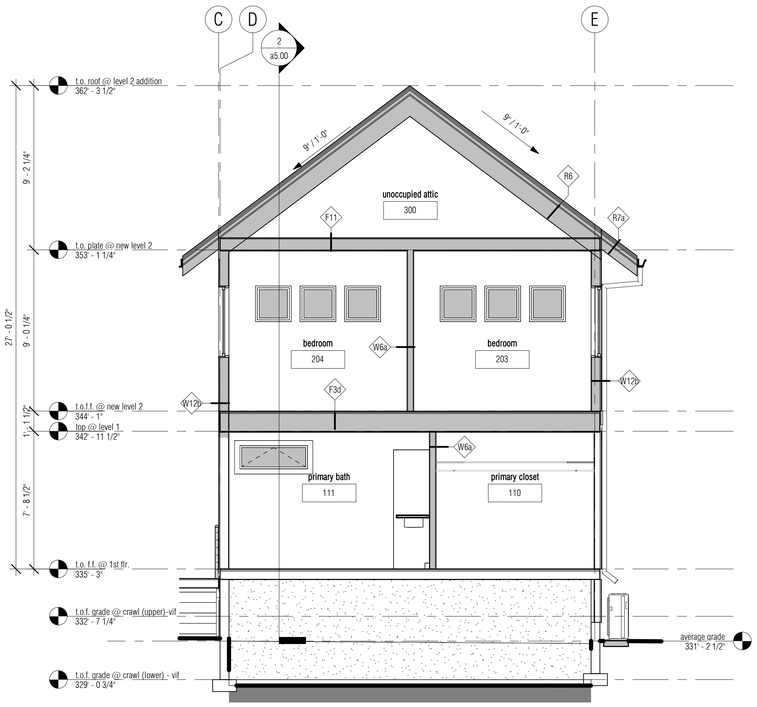
exterior elevations



3 cross section through entry foyer
1/4" = 1'-0"



2 section through addition
1/4" = 1'-0"



1 cross section through addition
1/4" = 1'-0"

keynote legend

1. refer to stair, handrail, and guardrail notes, this sheet
2. provide continuous handrail one side, typ.
3. install 1/2" min gwb under stair as required per R302.7, typ.
4. provide 1/2" min gypsum wall board between the residence and garage per R302.6. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per R302.6, typ
5. continuously operating whole house fan
6. per IRC G2408.1: direct vent gas fireplaces shall be listed, labeled, and installed as required by the terms of their approval, in accordance with the conditions of their listing, the manufacturer's instructions, and this code.
7. slope to drain, 1/4" =1'-0" min.
8. 22" x 30" min. attic access. confirm ladder w/owner.
9. 18" x 24" min. crawl space access
10. provide crawl space ventilation, per calcs sheet a0.1
11. provide roof ventilation, per calcs sheet a0.1
12. header per structural. per WSEC table 402.1.1, window and door headers shall be insulated with a minimum of r-10 insulation, typ.
13. new 4" perforated drain w/filter fabric per IRC r405, typ.
14. cricket as required
15. provide roof to wall flashing as required
16. 4" painted aluminum gutters and downspouts, typ.
17. sound insulation this wall
18. provide safety glazing per IRC r308
19. required egress window per IRC r310. egress requirements per window notes see sheet a5.0
20. guardrails to be designed to resist a 200lb concentrated load on the top rail and 50 psf on all guardrail infill components per IRC 301.5
21. doors between garage and dwelling shall be equipped with solid wood door of not less than 1-3/8" thickness, and equipped with self closing device
22. provide window fall protection devices that comply with ASTM F 2090 where the top of the sill of an operable window is less than 24" above floor finish, and the sill is greater than 72" above exterior grade
23. provide drain pan with automatic water sensor under washer
    (e) wall, door or window to remain, no work
24. fill all open to view cavities w/ batt insulation to max. depth
25. existing egress window to remain

9352 REGISTERED ARCHITECT
MICHELLE E. LINDEN
STATE OF WASHINGTON

permit intake 04/29/25

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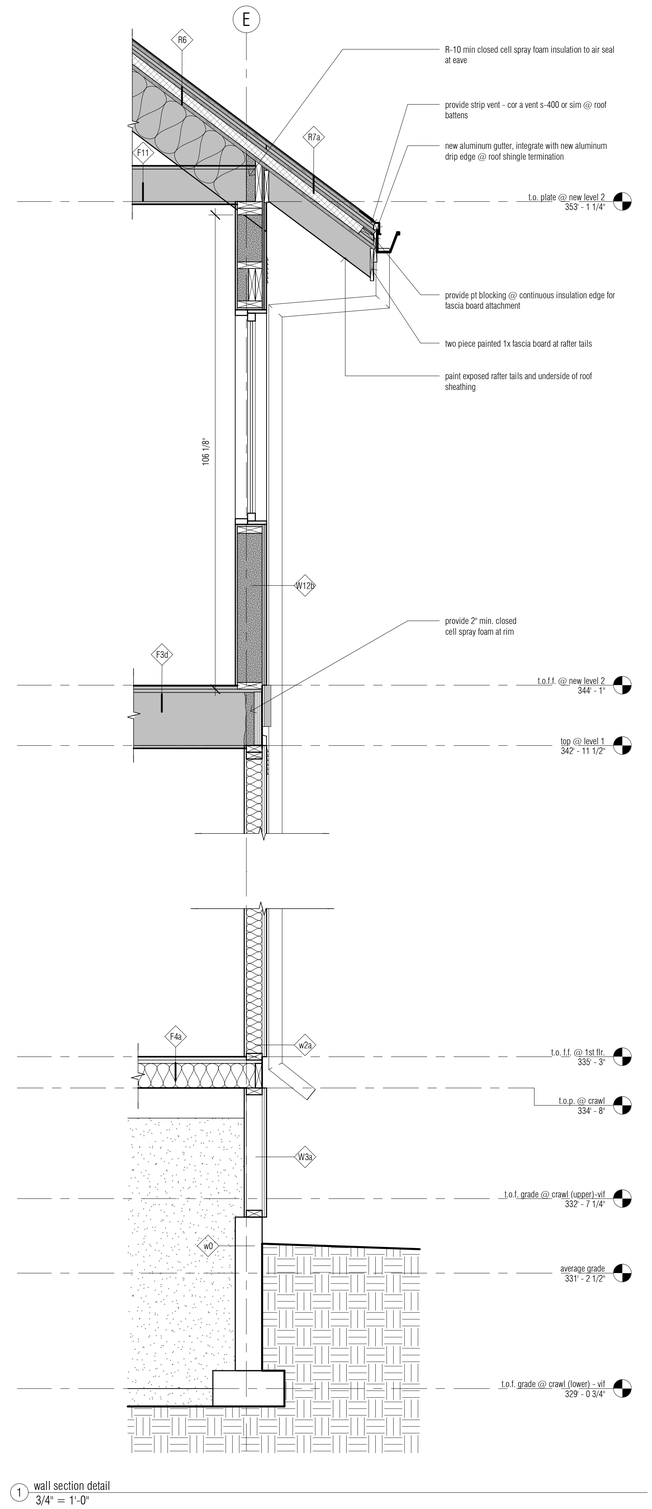
a5.00

sections



1 wall section detail
3/4" = 1'-0"

keynote legend

1. refer to stair, handrail, and guardrail notes, this sheet
2. provide continuous handrail one side, typ.
3. install 1/2" min gwb under stair as required per R302.7, typ.
4. provide 1/2" min gypsum wall board between the residence and garage per R302.6. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per R302.6, typ
5. continuously operating whole house fan
6. per IRC G2408.1: direct vent gas fireplaces shall be listed, labeled, and installed as required by the terms of their approval, in accordance with the conditions of their listing, the manufacturer's instructions, and this code.
7. slope to drain, 1/4" = 1'-0" min.
8. 22" x 30" min. attic access. confirm ladder w/owner.
9. 18" x 24" min. crawl space access
10. provide crawl space ventilation, per calcs sheet a0.1
11. provide roof ventilation, per calcs sheet a0.1
12. header per structural. per WSEC table 402.1.1, window and door headers shall be insulated with a minimum of r-10 insulation, typ.
13. new 4" perforated drain w/filter fabric per IRC r405, typ.
14. cricket as required
15. provide roof to wall flashing as required
16. 4" painted aluminum gutters and downspouts, typ.
17. sound insulation this wall
18. provide safety glazing per IRC r308
19. required egress window per IRC r310, egress requirements per window notes see sheet a5.0
20. guardrails to be designed to resist a 200lb concentrated load on the top rail and 50 psf on all guardrail infill components per IRC 301.5
21. doors between garage and dwelling shall be equipped with solid wood door of not less than 1-3/8" thickness, and equipped with self closing device
22. provide window fall protection devices that comply with ASTM F 2090 where the top of the sill of an operable window is less than 24" above floor finish, and the sill is greater than 72" above exterior grade
23. provide drain pan with automatic water sensor under washer
    (e) wall, door or window to remain, no work
24. fill all open to view cavities w/ batt insulation to max. depth
25. existing egress window to remain

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a5.10

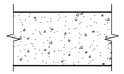
wall sections

wall assemblies:

W0 — typ uninsulated concrete wall

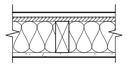
exterior
- existing concrete wall

exterior



W2a — wood framed exterior wall 2 x 4

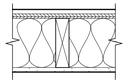
exterior
-new paint
- existing/new siding per elevations
- existing/ new wrb per elevations
- existing/ new sheathing per structural per elevations
- existing 2x6 framing w/ existing batt insulation. confirm fill to min R-15 capacity where exposed
- existing 1/2" gypsum wall board
-new paint
interior



note: omit insulation, gwb, and paint where not enclosing conditioned space

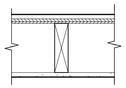
W2b — typical wood framed exterior wall

exterior
-new paint
- existing/ new siding per elevations
- existing/ new wrb per elevations
- existing/ new sheathing per structural per elevations
- existing 2x6 framing w/ existing fiberglass batt cavity insulation. confirm fill to min R-21 where exposed
- existing 1/2" gypsum wall board
-new paint
interior



W3b — wood framed exterior wall, uninsulated

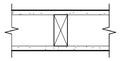
exterior
-new paint
- existing siding per elevations
- existing wrb
- existing sheathing
- existing 2x6 framing
- existing 1/2" gypsum wall board
exterior (unconditioned garage)



W3a — same as W2b except 4" stud in lieu of 6"

W6a — typ interior wall

interior
-new paint
- existing/ new 1/2" gypsum wall board per plan
-existing/ new 2x4 framing per plan, fill cavity with batt insulation @ new walls
- existing/ new 1/2" gypsum wall board per plan
-new paint
interior

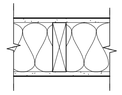


W6b — same as W6a except 6" stud in lieu of 4"

W6c — same as W6a except 8" stud in lieu of 4"

W7a — wood framed interior wall, insulated 2x6 framing (see note #3)

exterior (unconditioned garage)
- existing 1/2" gypsum wall board
- existing 2 x 6 framing fiberglass batt insulation. confirm min r-21fiberglass batt cavity insulation where exposed.
-existing 1/2" gypsum wall board
-new paint
interior



W9a — typ furring wall

interior
- 2x framing
- 1/2" gypsum wall board
-paint
interior

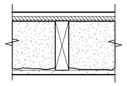
W9b — same as W9a except 2x4 framing

W9c — same as W9a except 2x6 framing

W12b — wood framed exterior wall 2 x 6

calculated u value: 0.0289

exterior
-new paint
- new siding per elevations
- new wrb
- new sheathing per structural
- new 2x6 framing, fill cavity with closed cell spray foam, R 31.25 min
- new 1/2" gypsum wall board
-new paint (no vapor barrier)
interior



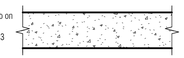
wall assembly notes:

1. use moisture resistant drywall or cement board at wet areas. requirements of fire rated assembly to be maintained where applies
2. spray foam must be installed by a certified installer. a copy of the ICC ESR report for the product used must be provided on the job site for field inspector verification
3. provide 1/2" min gypsum wall board between the residence and garage per IRC r302.6.

floor assemblies:

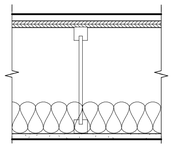
F1a — typ slab on grade, uninsulated

interior
-existing/new concrete slab on grade per structural
- vapor barrier, see note #3
exterior



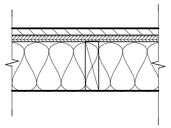
F3 — typ interior floor

interior
- finish floor per plan
- subfloor per structural
- framing per structural w/ 3 1/2" min fiberglass batt
- 5/8" gypsum wall board
- paint
interior



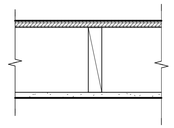
F4 — existing floor over crawl space

interior
- existing finish flooring
- existing subfloor
- existing 2 x 6 framing with fiberglass batt cavity insulation
exterior (unconditioned crawl space)



F11 — new attic floor

interior (conditioned, unoccupied attic)
- new plywood floor per structural
- new 2x framing per structural, @ 24" oc
- new 5/8" gypsum wall board
-paint
interior



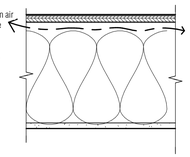
floor assembly notes:

1. use moisture resistant drywall or cement board at wet areas. requirements of fire rated assembly to be maintained where applies
2. spray foam must be installed by a certified installer. a copy of the icc esr report for the product used must be provided on the job site for field inspector verification
3. 6 mil polyethylene or approved vapor retarder w joints lapped not less than 6 in between concrete and insulation/ gravel base per structural
4. install 5/8" type 'x' gwb between dwelling and habitable spaces above as required per IRC R302.6, typ

roof assemblies:

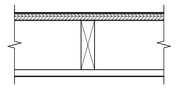
R1 — existing vented roof

exterior
- existing roofing and underlayment. patch and repair only as required
- existing sheathing
- existing trusses with fiberglass batt insulation
- existing 5/8" gypsum wall board
- existing/ new paint
interior



R4a — typ existing vented eave

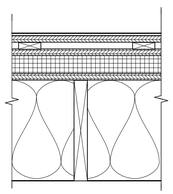
exterior
- existing roofing and underlayment
- existing sheathing
- existing framing
- vented soffit
exterior



R6 — new unvented roof

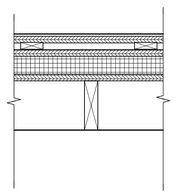
calculated u value: 0.021

exterior
- new asphalt shingle roofing and underlayment per manufacturer specifications
- new 3/4" plywood roof sheathing
- new 1x pt battens @ 16" oc
- new self adhered membrane
- new 3/4" plywood roof sheathing
- R-11.2 min continuous rigid polyiso insulation installed with offset taped seams
- new self adhered membrane
- plywood roof sheathing per structural with taped seams for continuous air barrier
- 2 x 12 framing per structural filled to capacity with fiberglass batt insulation, net and staple to maintain direct contact with underside of roof sheathing, R-38 min
interior (unoccupied attic)



R7a — new roof eave

exterior
- new asphalt shingle roofing and underlayment per manufacturer specifications
- new 3/4" plywood roof sheathing
- new 1x pt battens @ 16" oc
- new self adhered membrane
- new 3/4" plywood roof sheathing
- R-11.2 min continuous rigid polyiso insulation installed with offset taped seams
- new self adhered membrane
- plywood roof sheathing per structural with taped seams for continuous air barrier
- 2 x 6 framing per structural
(exterior)



roof assembly notes:

1. use moisture resistant drywall or cement board at wet areas. requirements of fire rated assembly to be maintained where applies
2. spray foam must be installed by a certified installer. a copy of the icc esr report for the product used must be provided on the job site for field inspector verification

W12 u value calculation per WSU calculator

THREE PARALLEL PATH ASSEMBLIES

W12a closed cell spray foam cavity insulation std framing-custom

Parallel Components:	Studs/Plates/Rafters	Headers	Insulation	
Percent Area of Component	19.0%	4.0%	77%	
Framing/Insulation - Thickness (inches)	5.5	2.5	5	Total Ins R
R-value per inch, framing/insulation	6.25	6.25	6.25	31.25
Header insulation R-value		15.625		
Continuous Insulation, R-value		0	0	
Other continuous layers, R-value	2.74	2.74	2.74	
Total R-value of component	37.115	33.99	33.99	
U-value of component	0.0269	0.0294	0.0294	
Component U-value x Percent Area	0.0051	0.0012	0.0227	
Assembly U-value	**0.0289**			
Assembly R-value	**34.54**			

R6 u value calculation per WSU calculator

THREE PARALLEL PATH ASSEMBLIES

Case 1 — **R6 Unvented Roof: 2x12 R-38 batt, R-11.2 rigid above 3/4" ply with 2nd 3/4" ply above rigid. Ventilated air space treated as exterior, roof**

Parallel Components:	Studs/Plates/Rafters	Headers	Insulation	
Percent Area of Component	13.0%		87%	
Framing/Insulation - Thickness (inches)	11.5		11.5	Total Ins R
R-value per inch, framing/insulation	1.25	1.25	3.30	38.00
Header insulation R-value				
Continuous Insulation, R-value	11.20	11.2	11.2	
Other continuous layers, R-value	3.23	3.23	3.23	
Total R-value of component	28.805	14.43	52.43	
U-value of component	0.0347	0.0693	0.0191	
Component U-value x Percent Area	0.0045	-	0.0166	
Assembly U-value	**0.021**			
Assembly R-value	**47.38**			

9352 REGISTERED ARCHITECT MICHELLE E. LINDEN STATE OF WASHINGTON

permit intake 04/29/25

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a6.00

assembly types

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2021 EDITION).

2. DESIGN LOADING CRITERIA:
RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS
FLOOR LIVE LOAD . . . . 40 PSF
ENVIRONMENTAL LOADS
SNOW . . . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF
WIND . . . . GCpi=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "B"
EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
SITE CLASS=D (Default), Ss=1.27, Sds=1.01, S1=0.44, SD1=0.82,
Cs=0.156, SDC D, Ie=1.0, R=6.5

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

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

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

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

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

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

QUALITY ASSURANCE

10. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.
CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

GEOTECHNICAL

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

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

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE. . . . . 1500 PSF

RENOVATION

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

13. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

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

A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. CORNERS SHALL NOT BE OVERCUT.
B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING.
D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 6" EMBED, UNLESS OTHERWISE NOTED ON PLANS.

15. CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

16. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

17. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

18. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, FY = 60,000 PSI.

19. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

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

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

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

21. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS

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

ANCHORAGE

23. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

24. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. MINIMUM BASE MATERIAL TEMPERATURE IS 40 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

25. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

WOOD

26. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

27. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS)	Fb = 2900 PSI,	E = 2000 KSI,	Fv = 290 PSI
LVL (2.0E-2600FB WS)	Fb = 2600 PSI,	E = 2000 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI,	Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

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

28. PLYWOOD SHEATHING SHALL BE EXPOSURE 1, PANEL GRADE C-D, AND EITHER SHEATHING, SINGLE-FLOOR, OR STRUCTURAL I GRADE IN CONFORMANCE WITH DOC PS 1 AND PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

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

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

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

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

29. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

30. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

31. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

32. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

33. WOOD FASTENERS

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

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

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

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

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

34. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. U.N.O. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

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

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

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DESIGN: LAN
DRAWN: NHD
CHECKED: BDM
APPROVED: BDM

REVISIONS:

DPD:

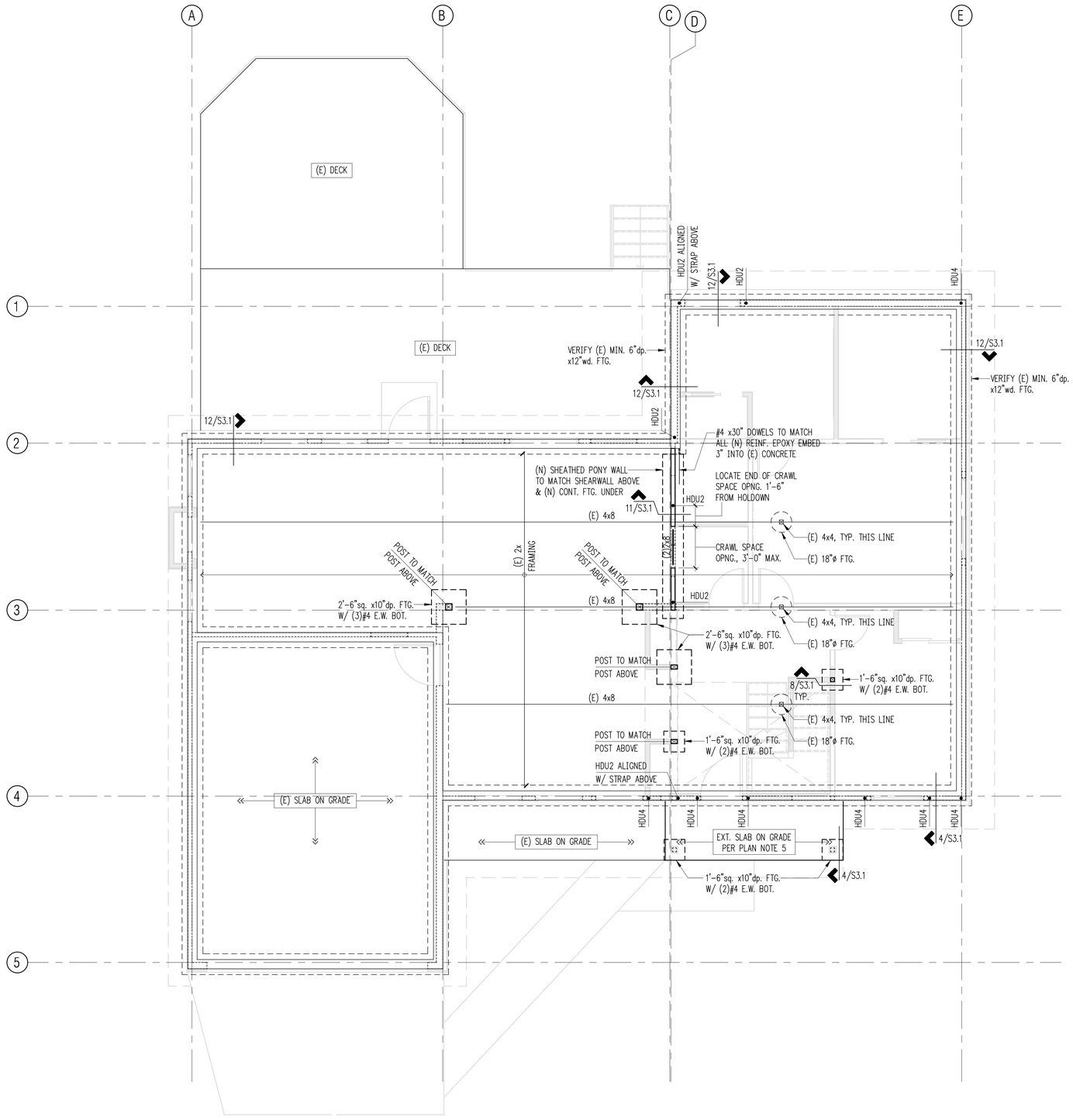
PROJECT TITLE:
Gascoigne Residence
8208 138th Ave NE
Redmond, WA 98052

ARCHITECT:
ATELIER DROME
119 south main street, suite 310 seattle, wa 98104 www.atelierdrome.com

ISSUE: PERMIT

SHEET TITLE: General Structural Notes

SCALE: -
DATE: April 7, 2025
PROJECT NO: 02233-2024-35
SHEET NO: S1.1



Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
4. THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
5. NEW EXTERIOR SLABS ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #3 AT 16" O.C. CENTERED IN SLAB. BELOW SLAB PROVIDE 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.
6. ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
7. PROVIDE (2) BEARING STUDS AT EACH END OF ALL NEW HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.N.O.
8. PROVIDE AC OR LCE COLUMN CAP AND ABU BASE AT ALL NEW ISOLATED BEAM TO COLUMN CONNECTIONS U.N.O.

Legend

- NEW STRUCTURAL WALL OR POST ABOVE
- EXISTING STRUCTURAL WALL OR POST ABOVE
- NEW STEM WALL & FOOTING
- EXISTING STEM WALL & FOOTING
- HDUx — HOLDOWN PER 2 OR 7/S3.1 AT EXISTING CONCRETE; HOLDOWN PER 6/S3.1 AT NEW CONCRETE

Level 1/Foundation Plan

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

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DPD:

PROJECT TITLE:

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ISSUE:

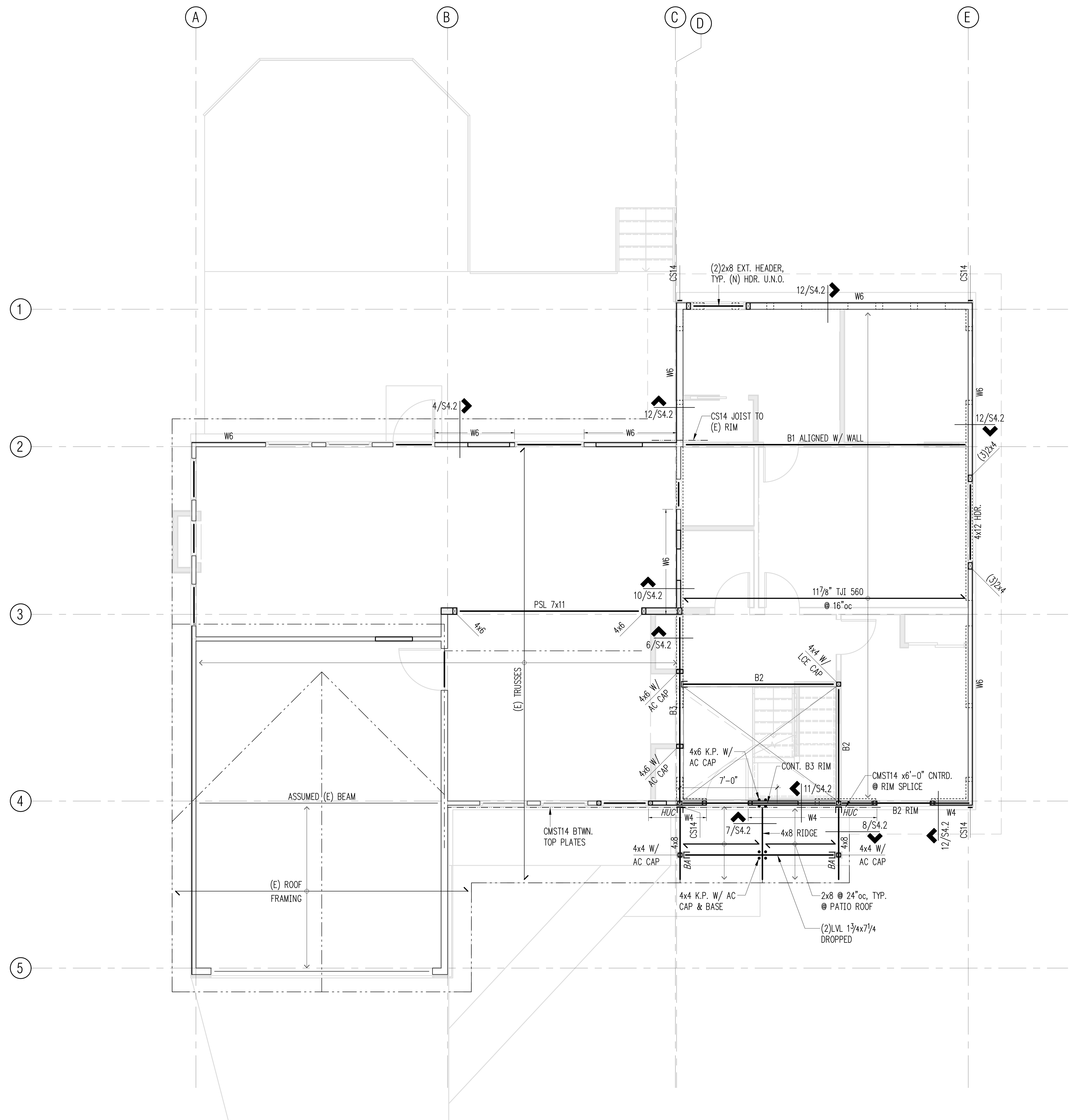
PERMIT

SHEET TITLE:

Level 1/ Foundation Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: April 7, 2025
PROJECT NO: 02233-2024-35
SHEET NO:

S2.1



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2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
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4. ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
5. PROVIDE (2) BEARING STUDS AT EACH END OF ALL NEW HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.N.O.
6. PROVIDE AC OR LCE COLUMN CAP AND ABU BASE AT ALL NEW ISOLATED BEAM TO COLUMN CONNECTIONS U.N.O.
7. NEW MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED W/ A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF THE INSTALLED BEAMS FROM EXCEEDING 12%.
8. "W_" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL NEW EXTERIOR WOOD FRAMED WALLS ARE W6, U.N.O.
9. TYPICAL NEW FLOOR FRAMING CONSISTS OF FLOORING PER ARCHITECT OVER 3/4" T&G APA RATED PLYWOOD FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.N.O. NAIL FLOOR SHEATHING W/ 8D AT 6" O.C. AT FRAMED PANEL EDGES AND OVER SHEARWALLS AND COLLECTORS, AND AT 12" O.C. IN FIELD
10. PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN NEW FLOOR FRAMING
11. TYPICAL NEW ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.N.O. NAIL ROOF SHEATHING WITH 8D AT 6" O.C. AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS AND COLLECTORS, AND AT 12"O.C. FIELD.

Legend

	NEW STRUCTURAL WALL OR POST BELOW
	EXISTING WALL OR POST BELOW
	NON-STRUCTURAL WALL BELOW
	NEW STRUCTURAL WALL OR POST ABOVE
Wx	SHEARWALL PER 4/S4.1
	SPAN DIRECTION
	EXTENT OF JOISTS
	NEW HEADER/BEAM PER PLAN
	EXISTING HEADER/BEAM
	HANGER
Bx	BEAM PER SCHEDULE, THIS SHEET
CSxx	HOLDOWN STRAP PER 10/S4.1

Beam Schedule

MARK	BEAM	HANGER	BRG. STUDS
B1	LSL 1 3/4x11 7/8	HU11	2
B2	LSL 3 1/2x11 7/8	HHUS410	3
B3	(3)LVL 1 3/4x11 7/8	HGUS5.50/12	4
B4	(4)LVL 1 3/4x11 7/8	HGUS7.25/12	5

Level 2 Framing Plan

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

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DPD:

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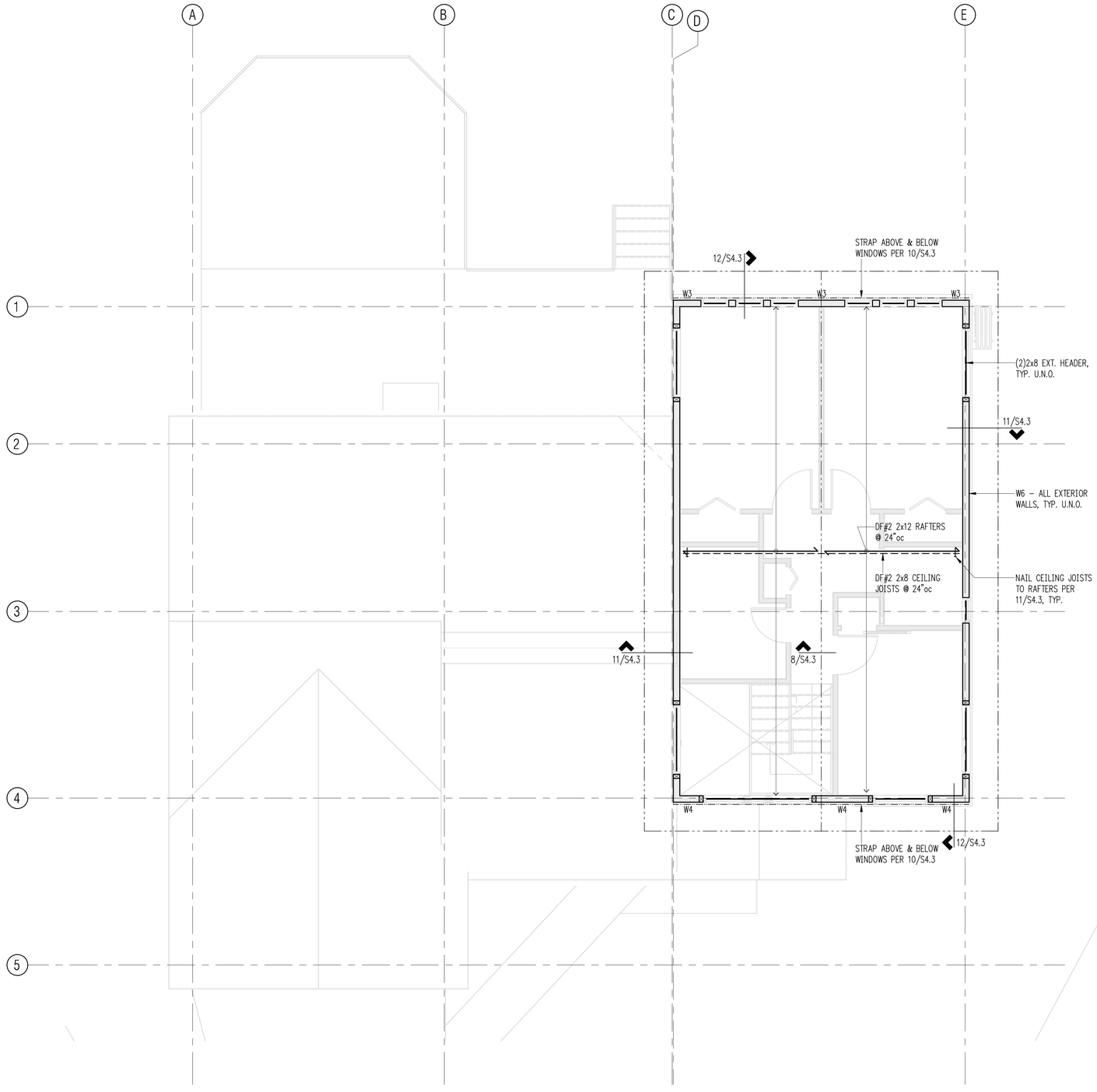
SHEET TITLE:
Level 2 Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: April 7, 2025
PROJECT NO: 02233-2024-35
SHEET NO: S2.2



Plan Notes

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4. ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
5. PROVIDE (2) BEARING STUDS AT EACH END OF ALL NEW HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.N.O.
6. PROVIDE H1 AT ENDS OF ALL NEW RAFTERS, U.N.O.
7. "W_" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL NEW EXTERIOR WOOD FRAMED WALLS ARE W6, U.N.O.
8. TYPICAL NEW ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.N.O. NAIL ROOF SHEATHING WITH 8D AT 6" O.C. AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS AND COLLECTORS, AND AT 12"O.C. FIELD.

Legend

- NEW STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- Wx — SHEARWALL PER 4/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- NEW HEADER/BEAM PER PLAN
- HANGER

Roof Framing Plan

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

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www.ateliердrome.com

ISSUE:

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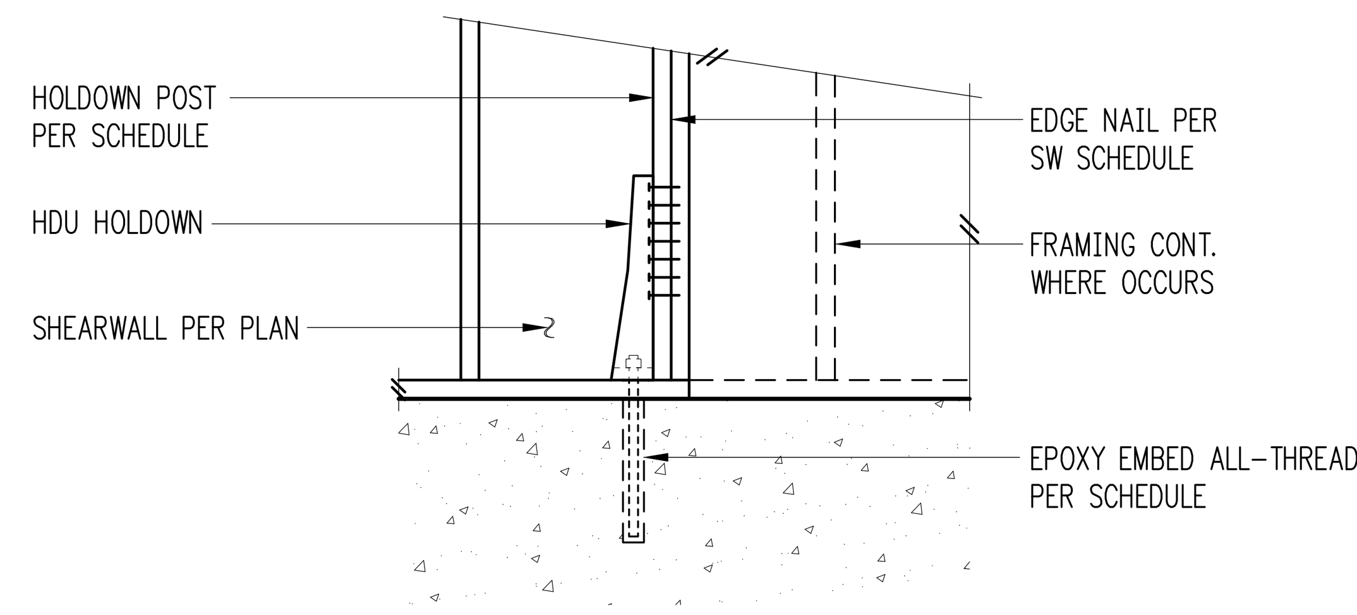
SHEET TITLE:

Roof Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: April 7, 2025
PROJECT NO: 02233-2024-35
SHEET NO:

S2.3

1



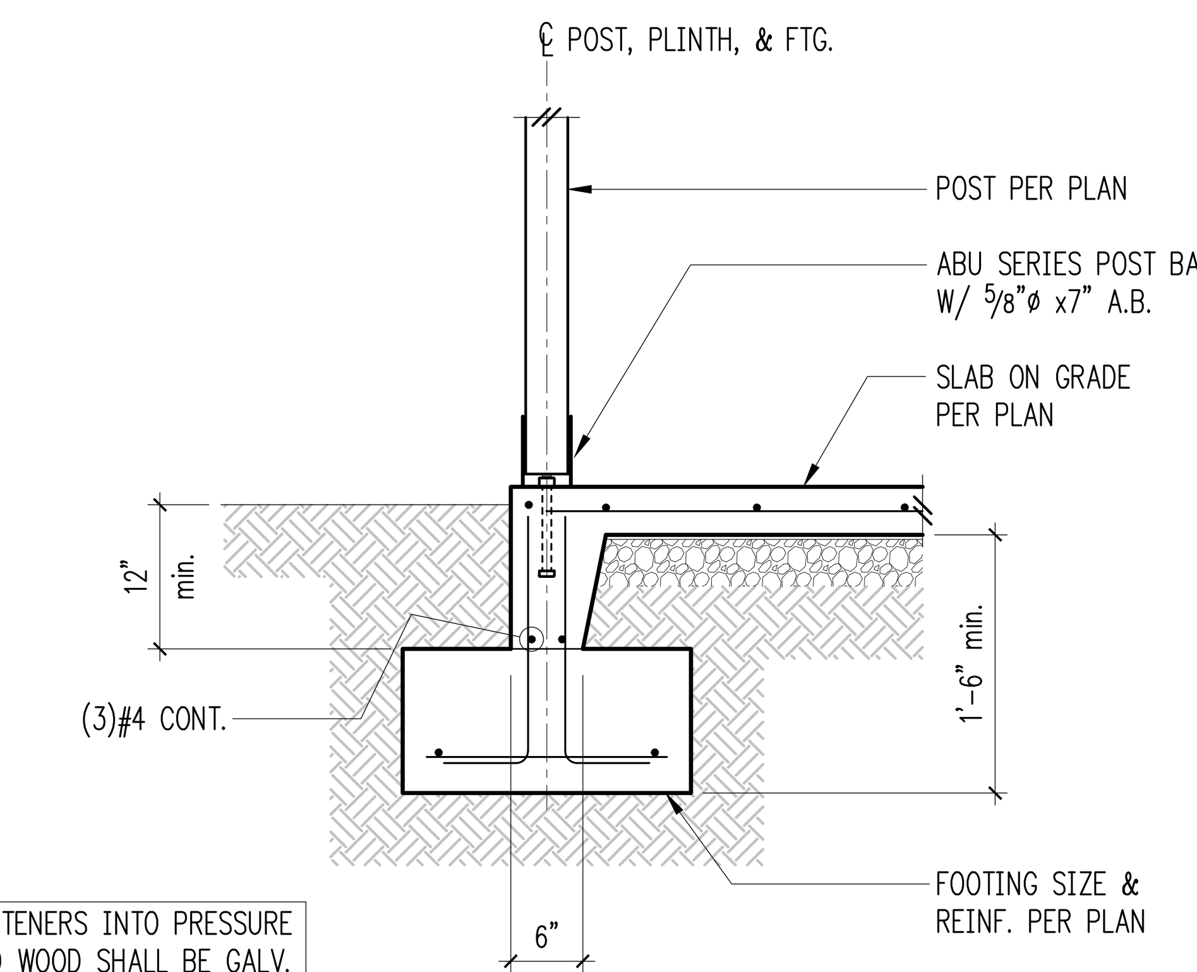
Holdown Schedule

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ①	
				if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"ø	12"	(2) 2x4	(2) 2x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

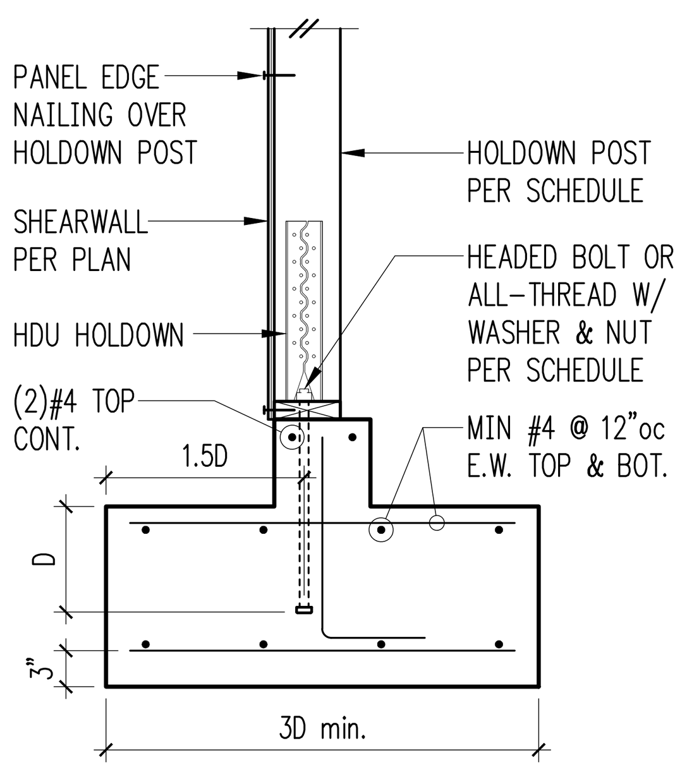
Typical HDU Holdown 2

3

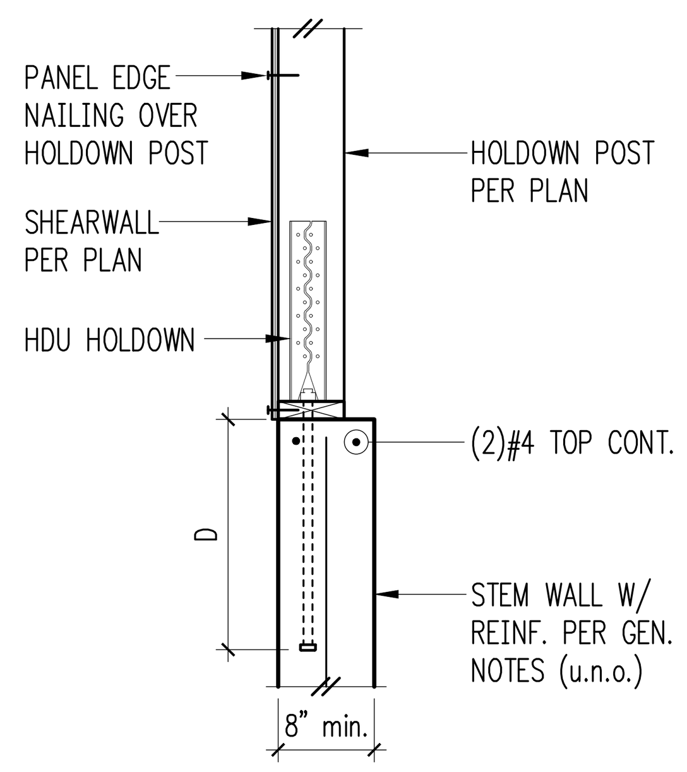


ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES

4



HDU Into Footing Option



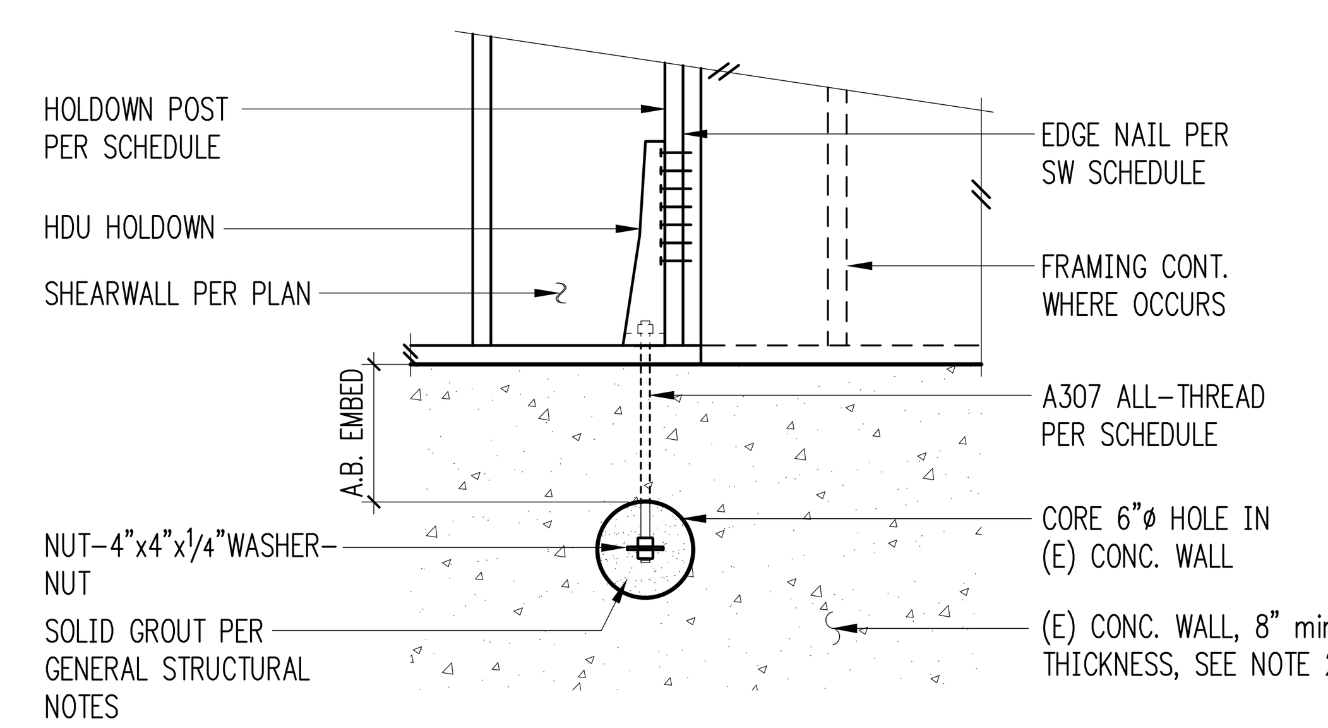
HDU Into Stem Wall Option

Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holdown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8"ø	SB5/8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8"ø	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1"ø	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1"ø	N/A	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

Typical HDU Holdown 6



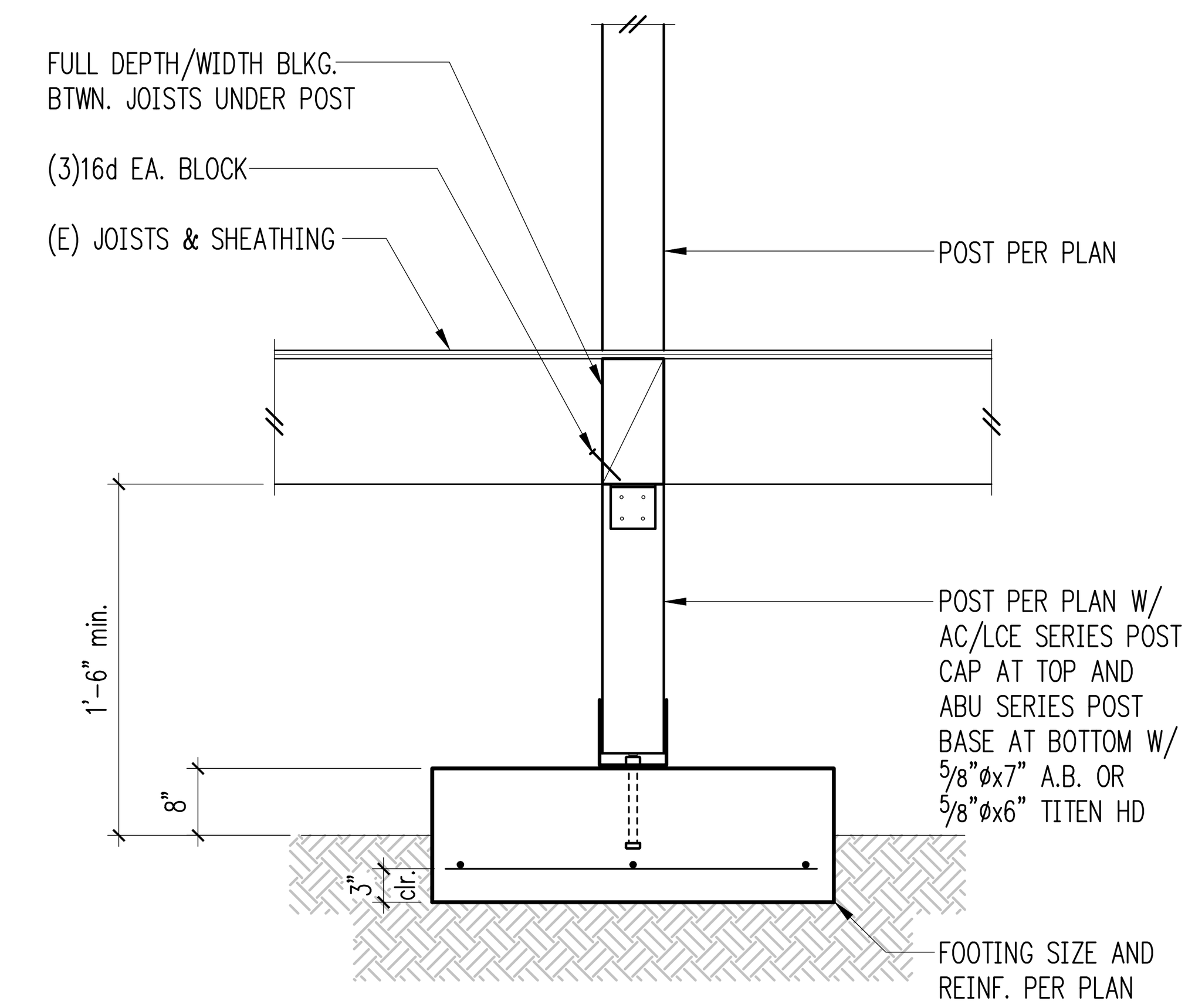
Holdown Schedule

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ①	
				if 2x4	if 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"ø	12"	4x4	4x6

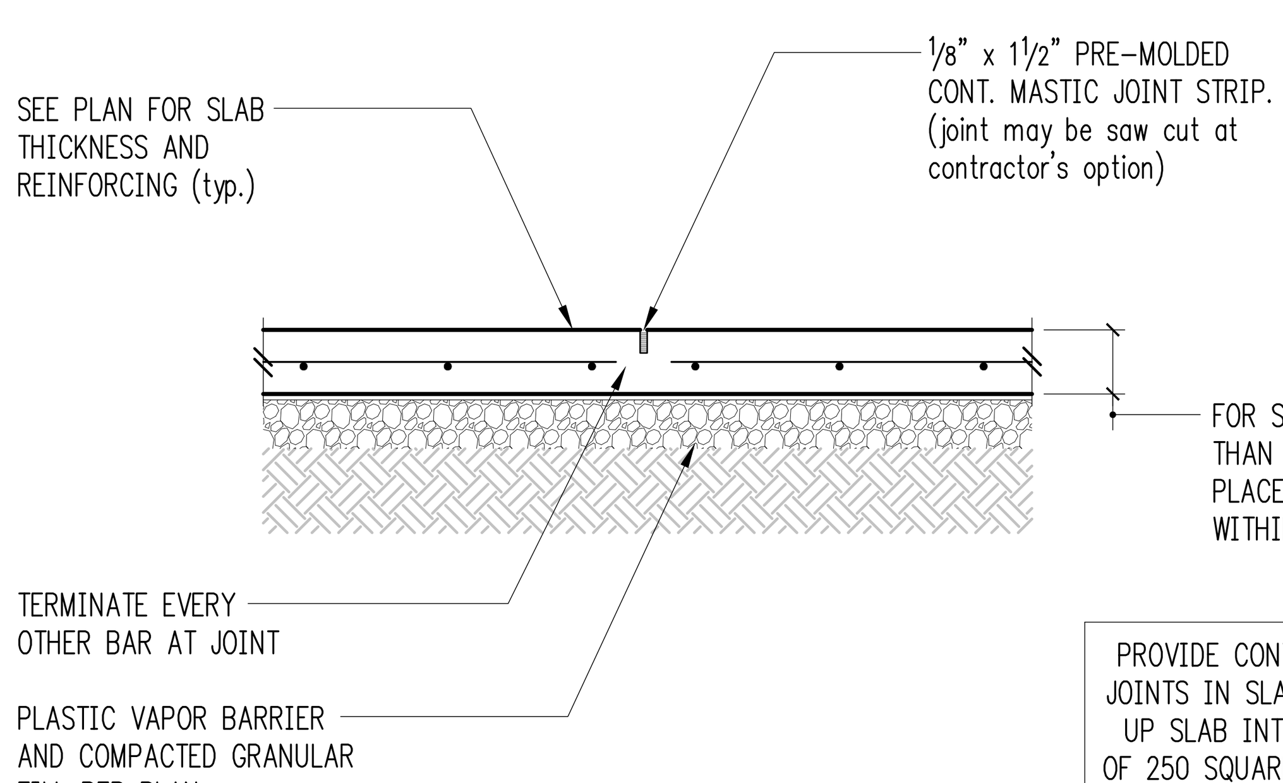
① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

② FIELD VERIFY CONCRETE WALL THICKNESS. ENGINEER TO BE NOTIFIED IF EXISTING WALL THICKNESS IS LESS THAN 8".

Typical HDU Holdown at Existing Concrete Wall 7

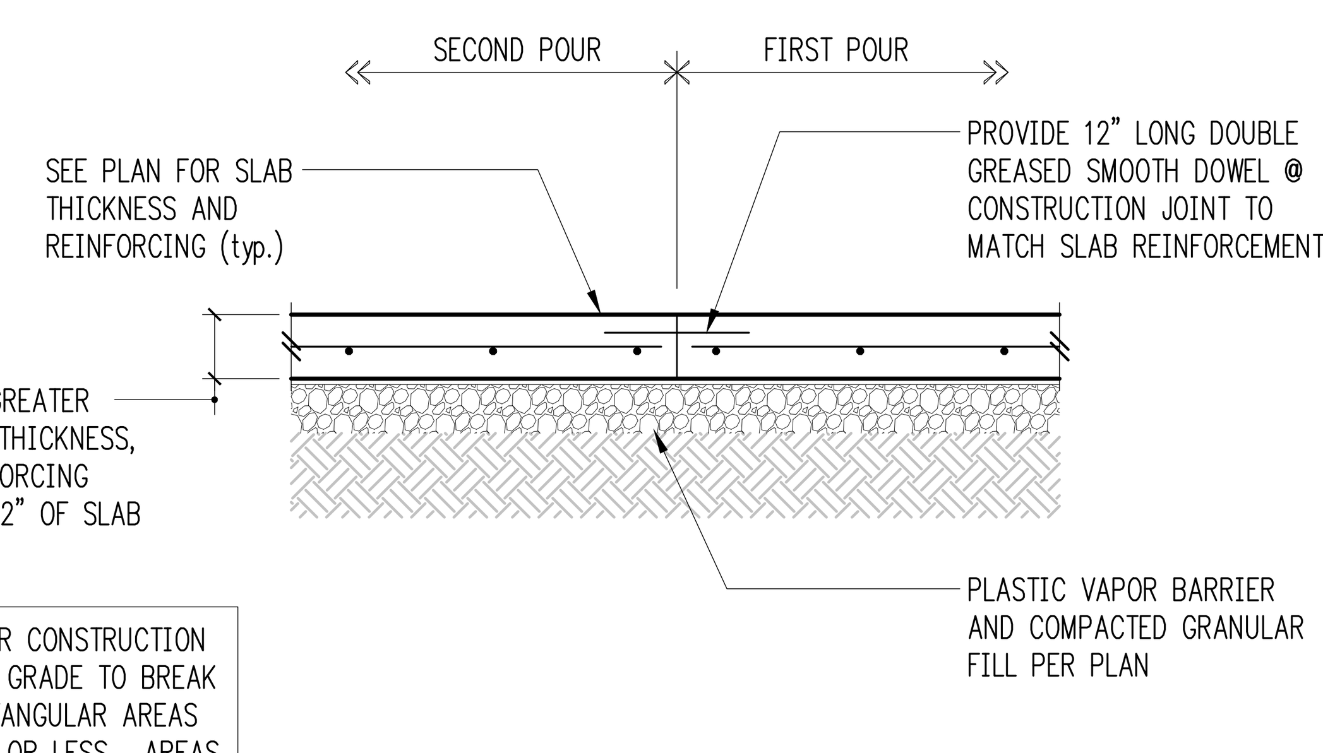


Post Footing at Crawl Space 8



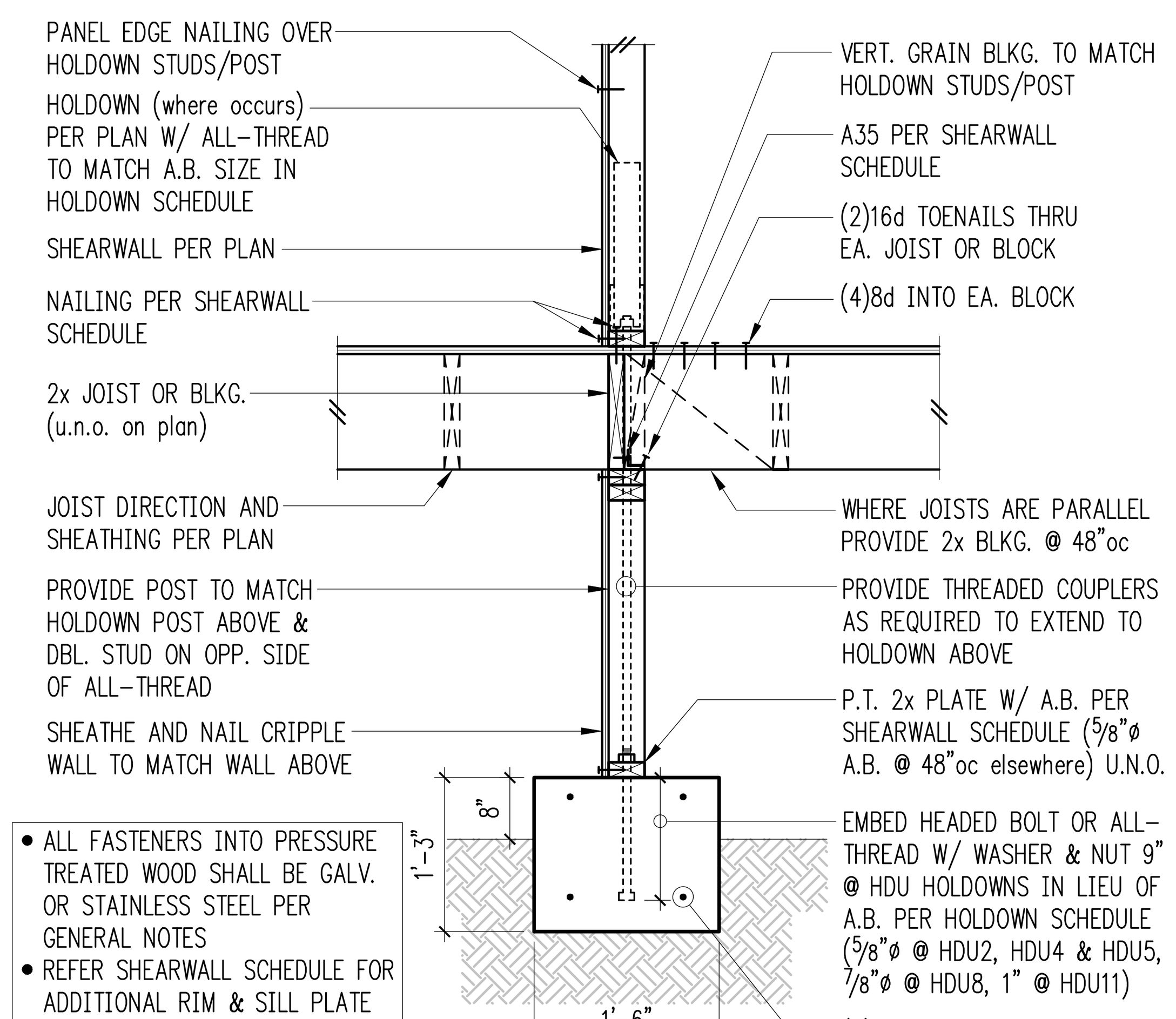
Control Joint

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 250 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.



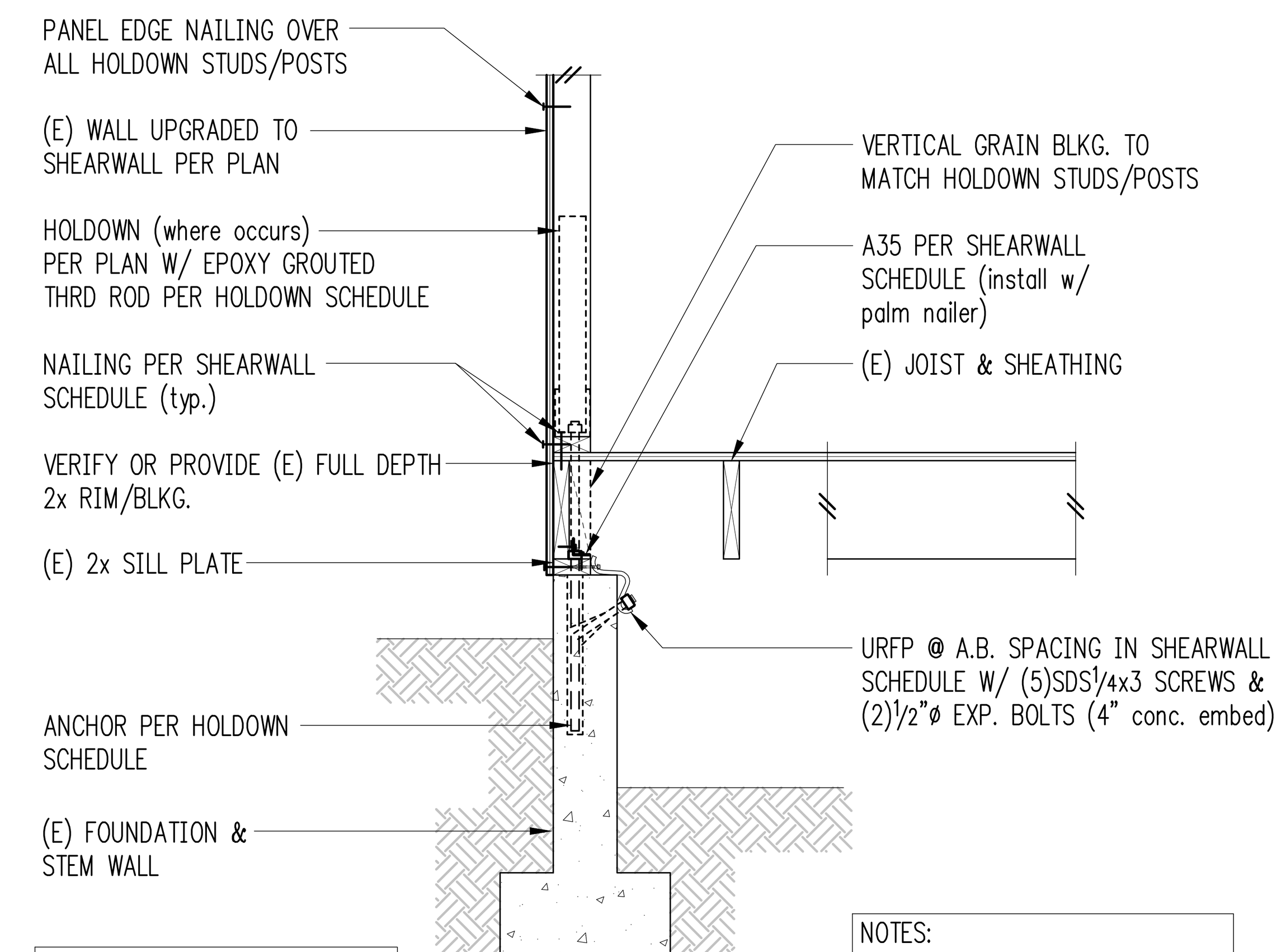
Construction Joint

Typical Slab Joints 10



- ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES
- REFER SHEARWALL SCHEDULE FOR ADDITIONAL RIM & SILL PLATE SIZE REQUIREMENTS

Interior Cripple Wall at Crawl Space 11



ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES

NOTES:
-REFER TO SW SCHEDULE FOR ADDITIONAL INFORMATION.
-SPECIAL INSPECTION REQUIRED FOR EPOXY GROUTED INSTALL.

Existing Framing at Crawl Space 12

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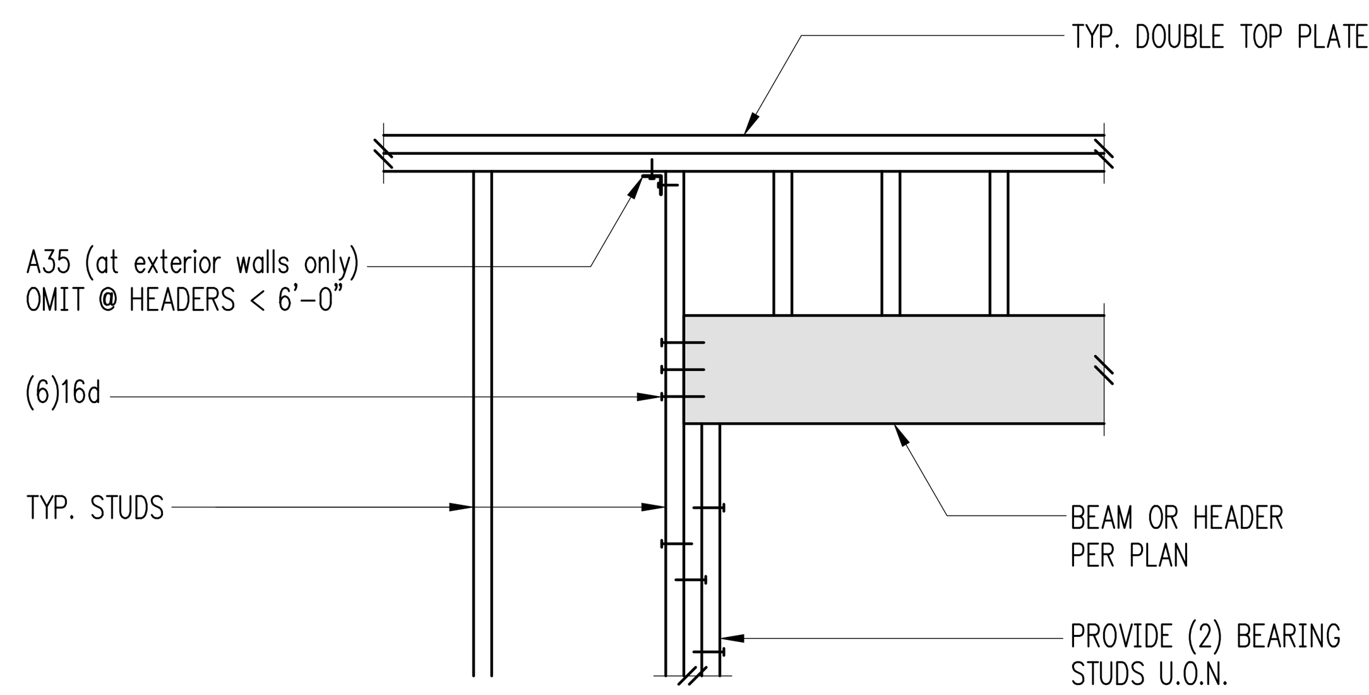
SHEET TITLE:

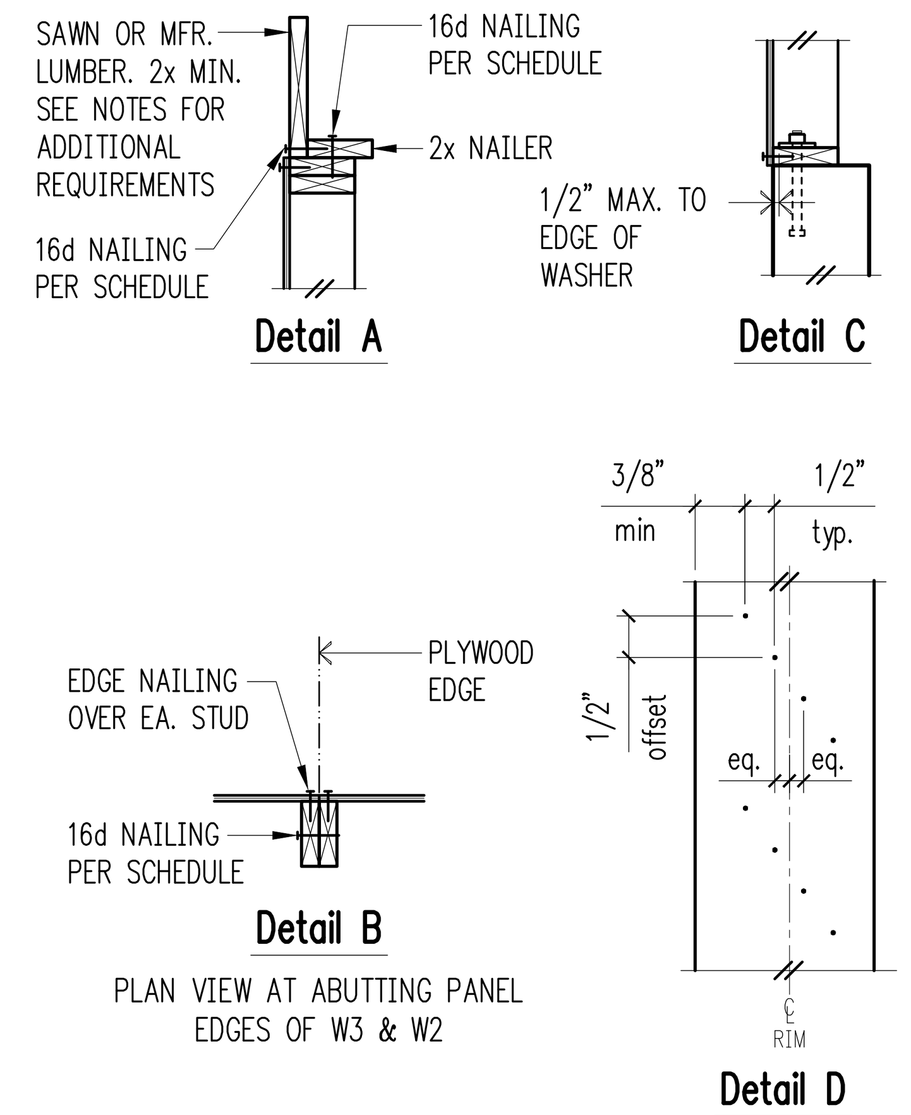
Foundation Details

SCALE:	3/4" = 1'-0" U.N.O.
DATE:	April 7, 2025
PROJECT NO:	02233-2024-35
SHEET NO:	S3.1

1



Typical Header Support w/2 Bearing Studs 2



Shearwall Schedule ①②③⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ⑧⑨	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8"ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8"ø A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8"ø A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑪	5/8"ø A.B. @ 16"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.

② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) – 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box)

③ EMBED ANCHOR BOLTS AT LEAST 7". DRILLED AND EPOXIED THREADED ROD MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 6" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.

⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.

⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.

⑧ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

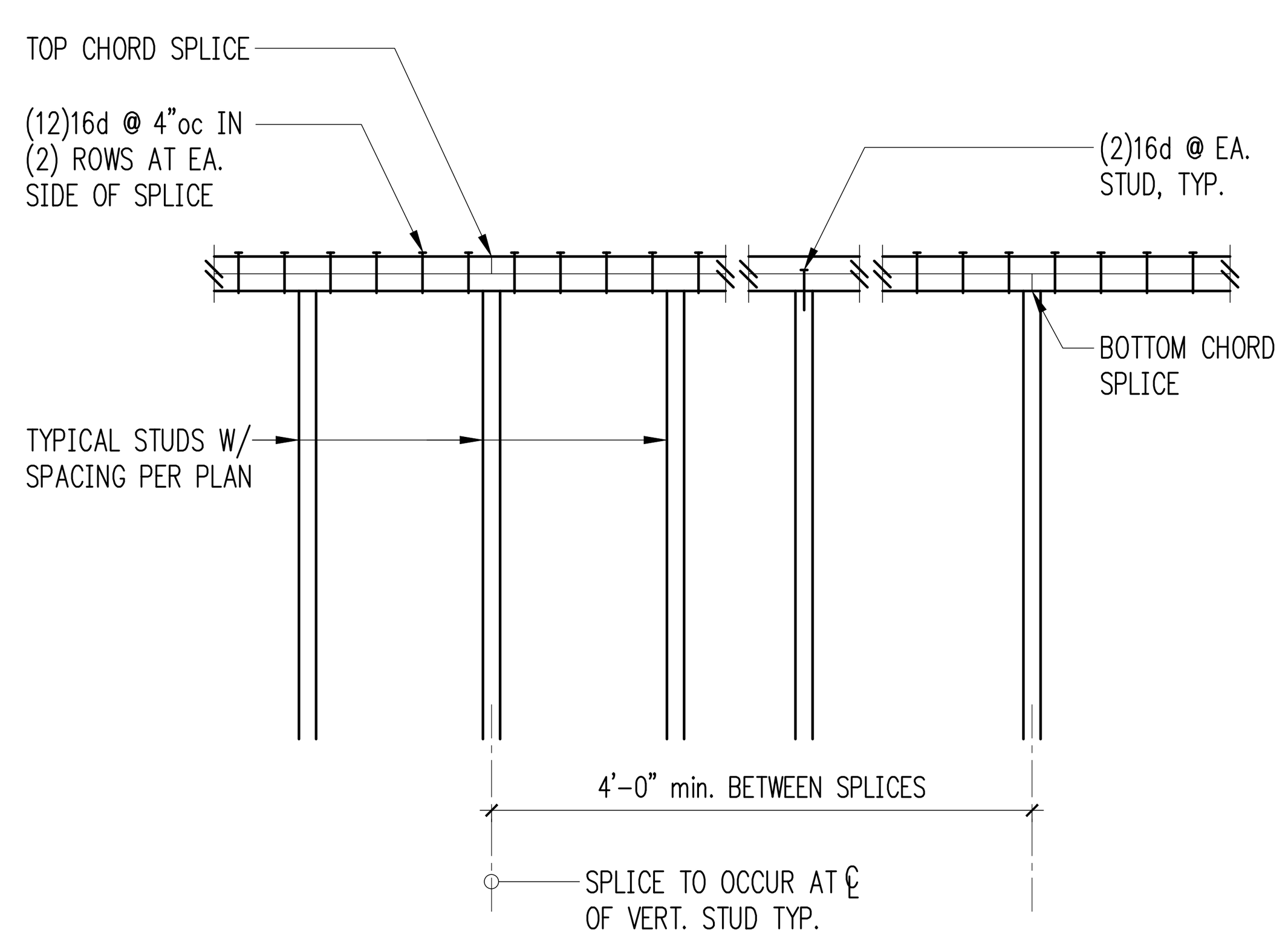
⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.

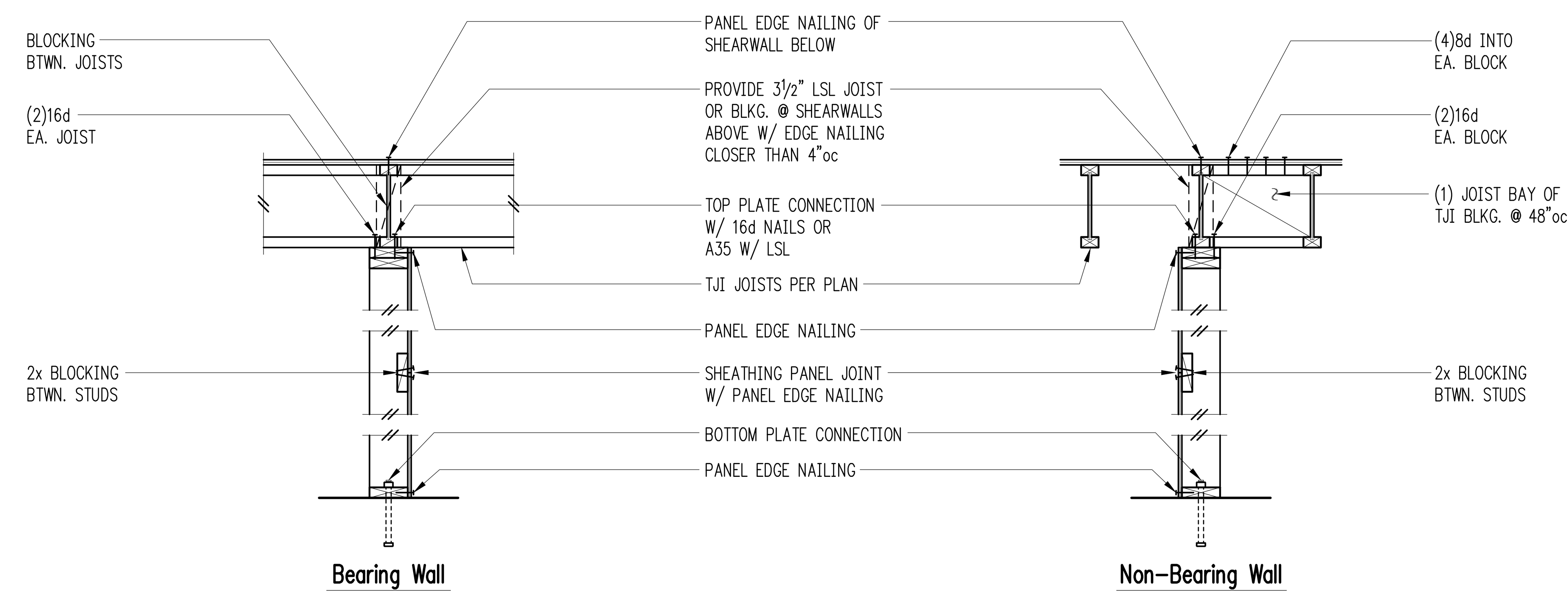
⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

Shearwall Schedule 4

5



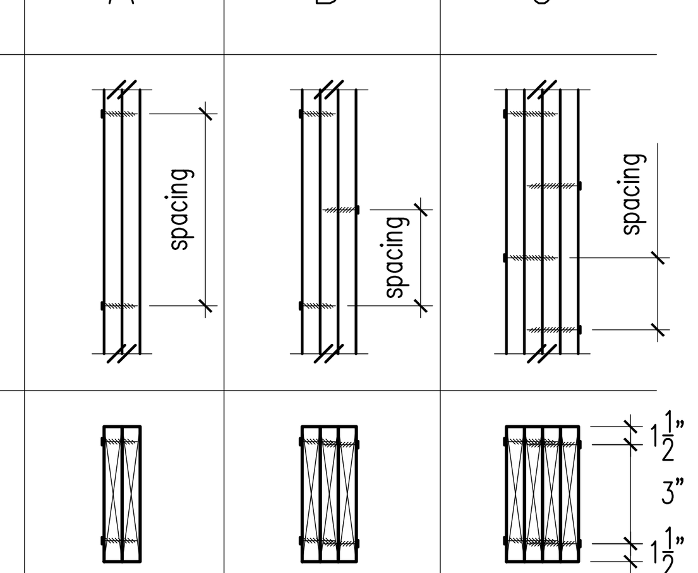
Typical Top Plate Splice 6



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction 8

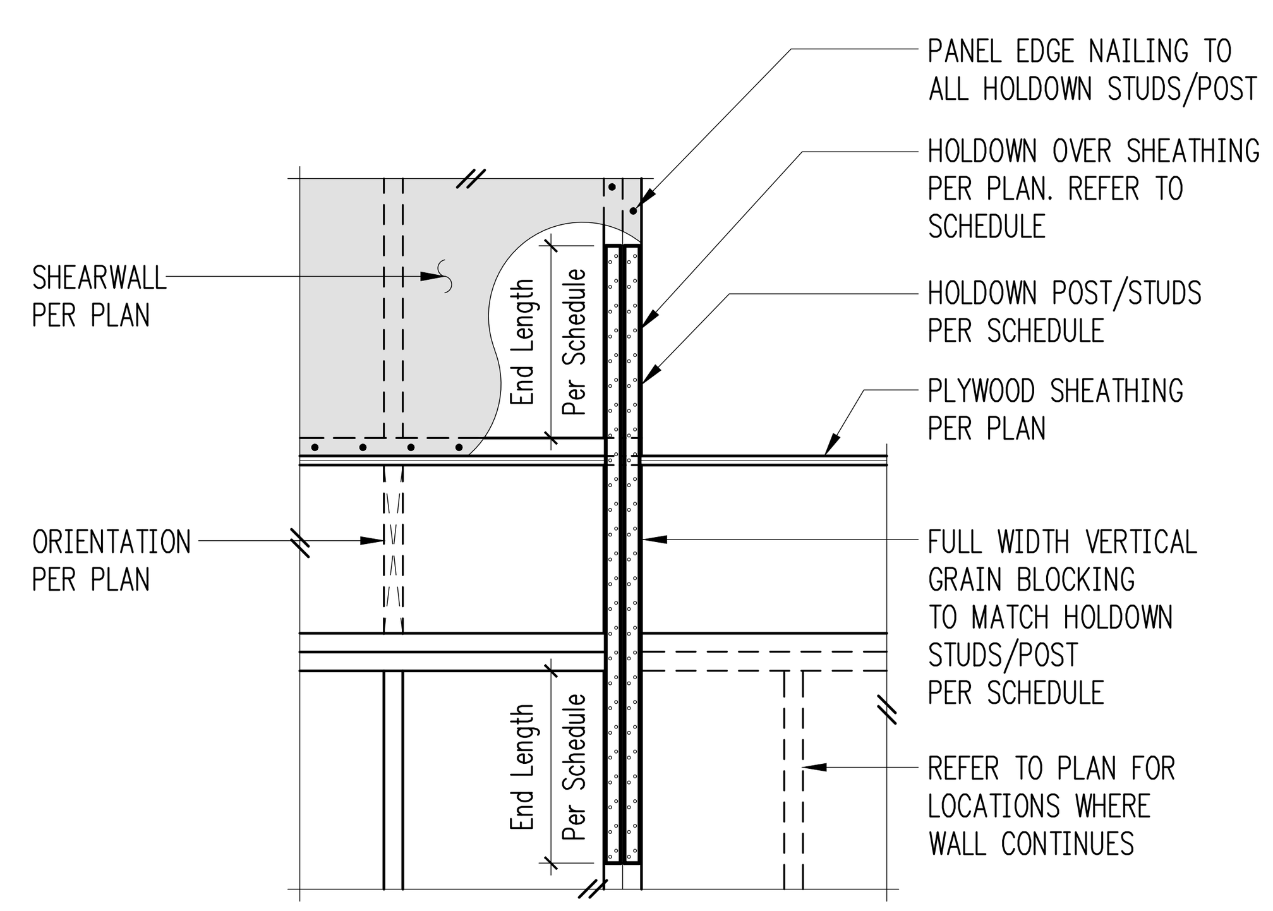
	A	B	C
PLAN VIEW			
SECTION			
# OF WOOD BMS (LVL)	2–1¾"	3–1¾"	4–1¾"
SDW22 SCREW SIZE	0.220x3	0.220x5	0.220x6
# OF SDW22 SCREWS	2	2	2
SPACING OF SDW22 SCREWS	12"OC	12"OC	12"OC



NOTES:
– MIN. SCREW END DISTANCE = 6"

NOTE: MAY USE SDS ¼" @ CONTRACTORS OPTION

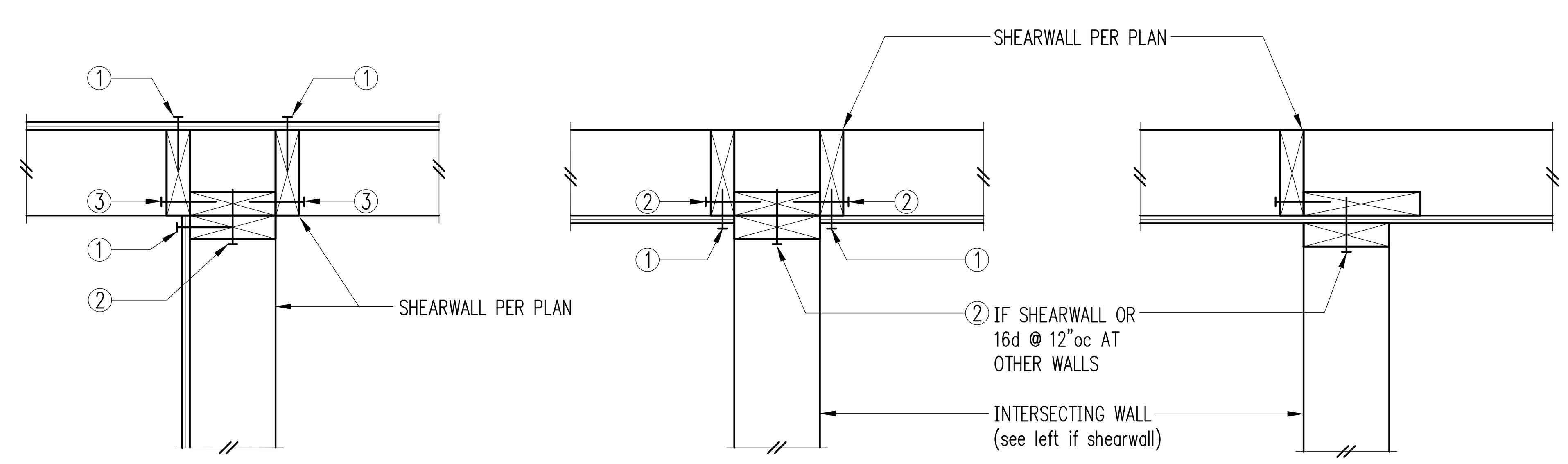
Sistering Schedule for Multi Beams (SDWS) 9



Holdown Strap Schedule

Plan Mark	End Length	#Nails Ea. End Length	Holdown Studs/Post	
			if 2x4	if 2x6
CS14	1'–7"	(18) 8d	(2) 2x4	(2) 2x6
CMST14	2'–6"	(33) 10d	4x6	4x6
CMST12	3'–3"	(43) 10d	4x8	6x6

Typical Holdown Schedule 10



① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

② BASE PLATE NAILING PER SHEARWALL SCHEDULE

③ 16d @ 8"oc

Typical Shearwall Intersections 12

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PERMIT

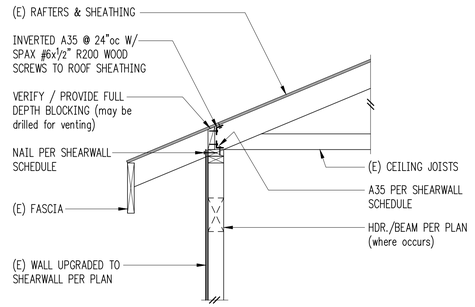
SHEET TITLE:
Typical Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: April 7, 2025
PROJECT NO: 02233-2024-35
SHEET NO:
S4.1

1

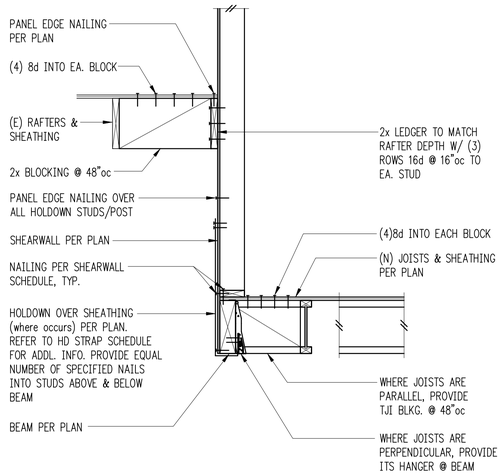
2

3



Existing Exterior Roof Bearing 4

5



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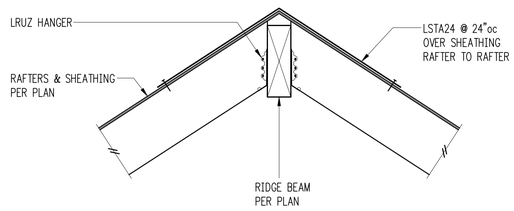
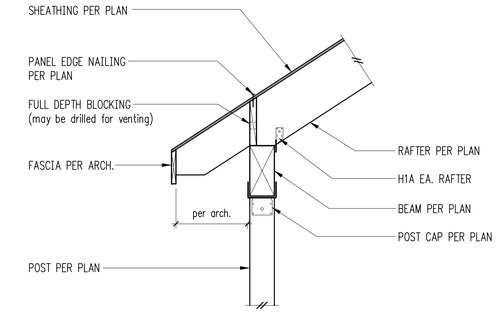
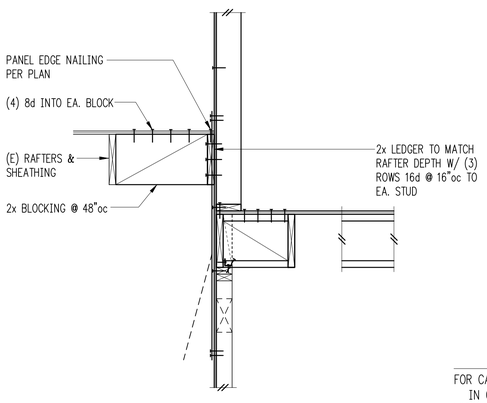


Ridge Beam w/ LRU Hangers 7



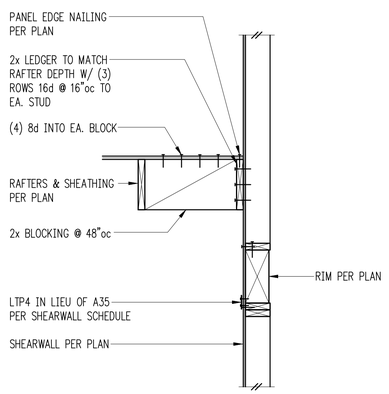
Beam & Post 8

9

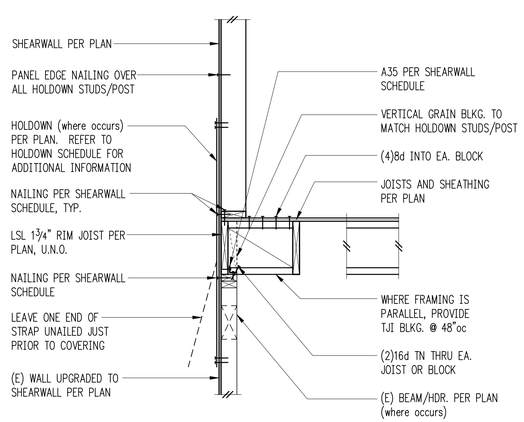


FOR CALLOUTS IN COMMON REFER 12/S4.2

10



Rafters Parallel to Exterior Wall 11



Exterior Floor Framing 12

STRUCTURAL ENGINEERING

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BRETT D. MOLDEN — STATE OF WASHINGTON — 43561 — REGISTERED PROFESSIONAL ENGINEER

DESIGN: LAN
DRAWN: NHD
CHECKED: BDM
APPROVED: BDM

REVISIONS:

DPD:

PROJECT TITLE:

Gascoigne Residence

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Redmond, WA 98052

ARCHITECT:
ATELIER DROME
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www.atelierdrome.com

ISSUE: PERMIT

SHEET TITLE: Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: April 7, 2025
PROJECT NO: 02233-2024-35
SHEET NO: S4.2

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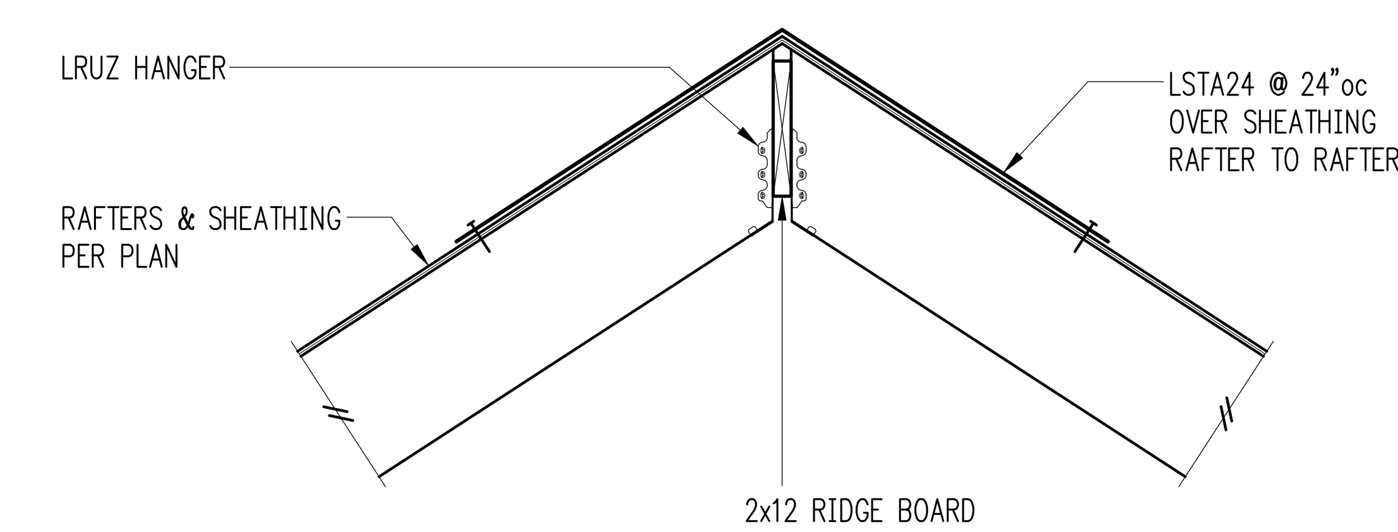
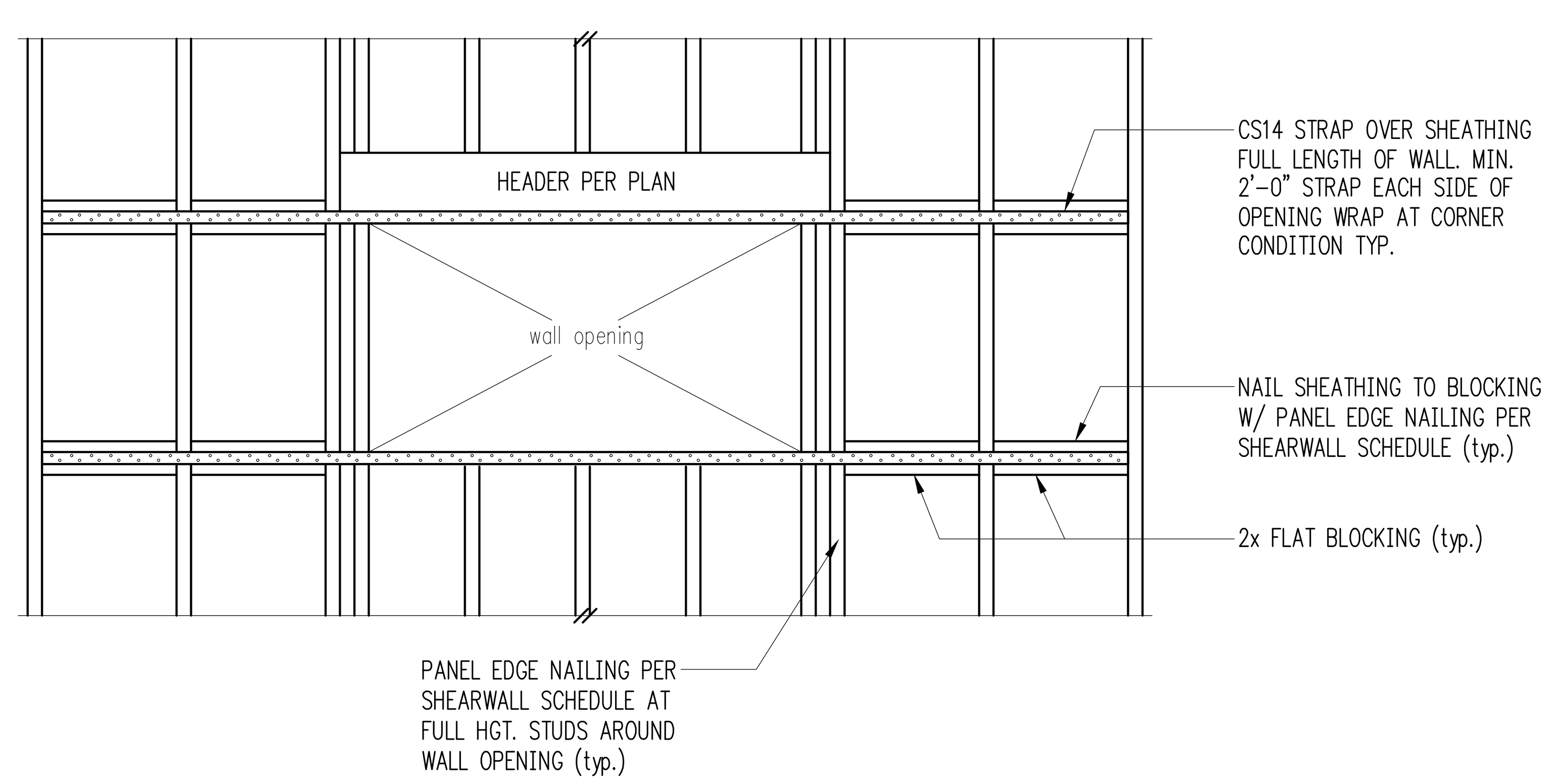
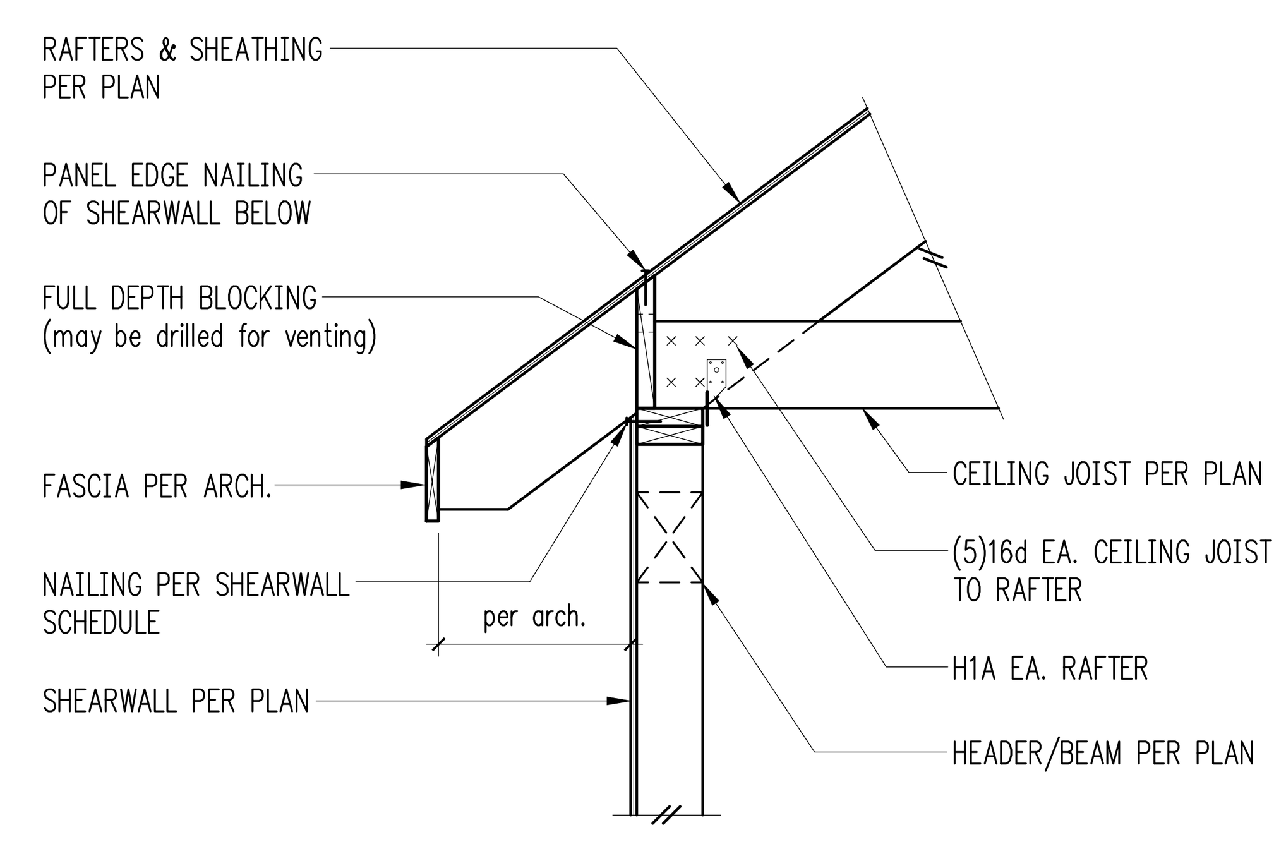


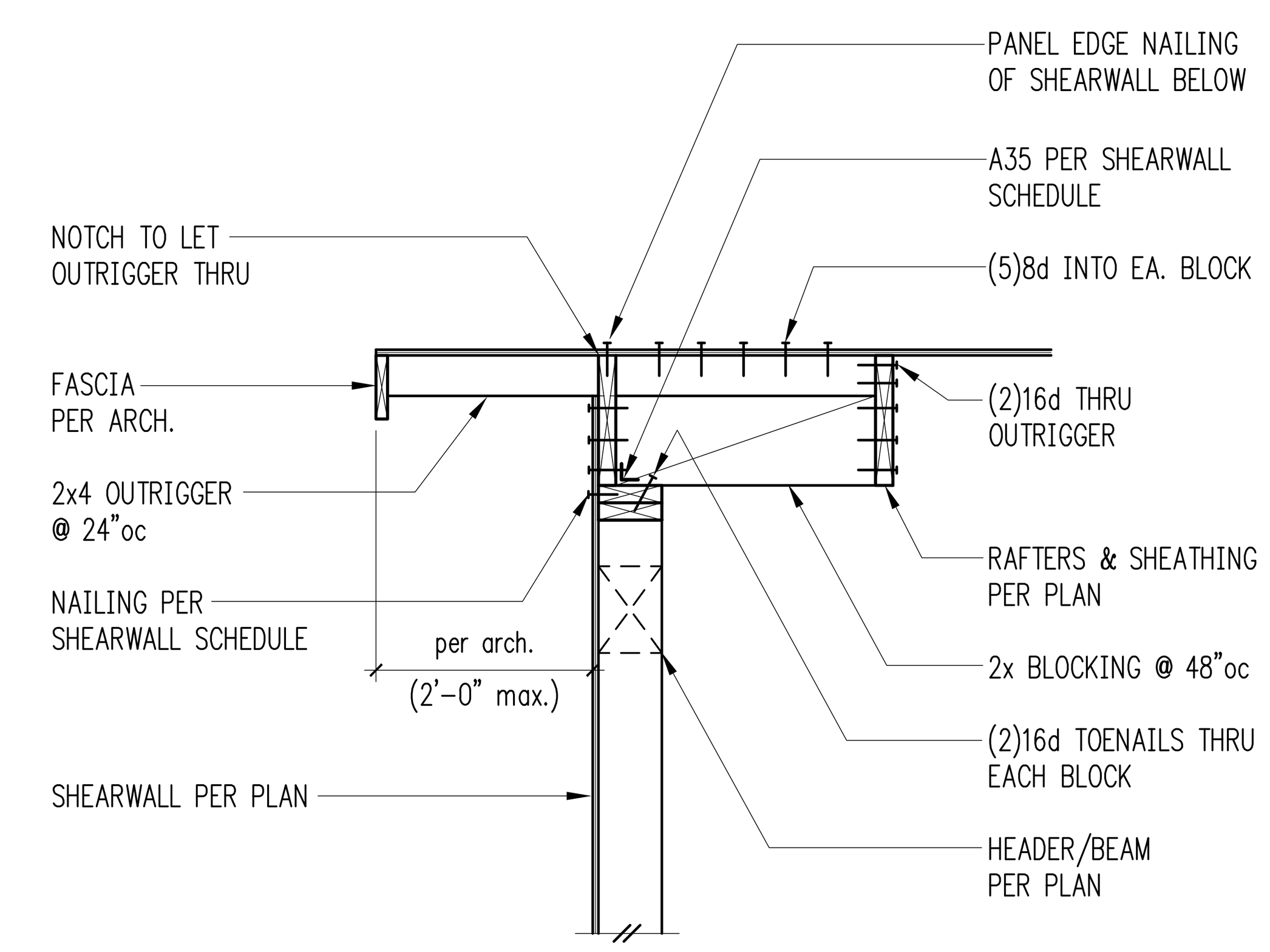
Ridge Beam w/ LRU Hangers 8



Continuous Straps at Wall Opening (above and below) 10



Exterior Bearing Wall 11



Exterior Non-Bearing Wall 12

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DESIGN: LAN
DRAWN: NHD
CHECKED: BDM
APPROVED: BDM

REVISIONS:

DPD:

PROJECT TITLE:

Gascoigne Residence
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ARCHITECT:

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119 south main street, suite 310
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ISSUE:

PERMIT

SHEET TITLE:

Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: April 7, 2025
PROJECT NO: 02233-2024-35
SHEET NO:

S4.3