

SITE PLAN
1" = 20'-0"

SITE PLAN DRAINAGE NOTE

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum 6 inches within 10 feet.

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from the building. (SEC. R401.3)

BUILDING CODES

WITH STATE AMENDMENTS

- 20__ INTERNATIONAL RESIDENTIAL CODE (IRC)
- 20__ WASHINGTON STATE ENERGY CODE (WSEC)

DESIGN CRITERIA

2015 IRC, TABLE R301.2(1)

- GROUND SNOW LOAD: 25 PSF
- WIND DESIGN: 110 MPH (EXPOSURE B)
- SEISMIC CATEGORY: D2
- WEATHERING: MODERATE
- FROST LINE DEPTH: 18"
- WINTER DESIGN TEMP: 22 DEG
- ICE BARRIER UNDERLAYMENT REQ'D: NO
- MEAN ANNUAL TEMP: 52.8 DEG
- CLIMATE ZONE: 4C (SNOHOMISH, MARINE)

DOCUMENTS ATTACHED

(NOT INCLUDED IN THIS SAMPLE DRAWING HANDOUT)

- ENERGY CODE COMPLIANCE (NOTES OR SPREADSHEET)
- BEAM CALCULATIONS (IF APPLICABLE)
- ENGINEERED TRUSS PACKAGE (IF APPLICABLE)
- SHEAR WALL CALCULATIONS (IF APPLICABLE)

SHEET INDEX

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PROJECT CONTACT

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201-487-6196

DESIGNER: MARI VASQUEZ
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PROPOSED PROJECT

- 1) DEMOLISH EXISTING OPEN DECK.
- 2) BUILD NEW 447 SF ADDITION.
- 3) BUILD NEW 182 SF OPEN DECK.
- 4) BUILD NEW 47 RAMP WITH HANDRAILS.

AREA SUMMARY

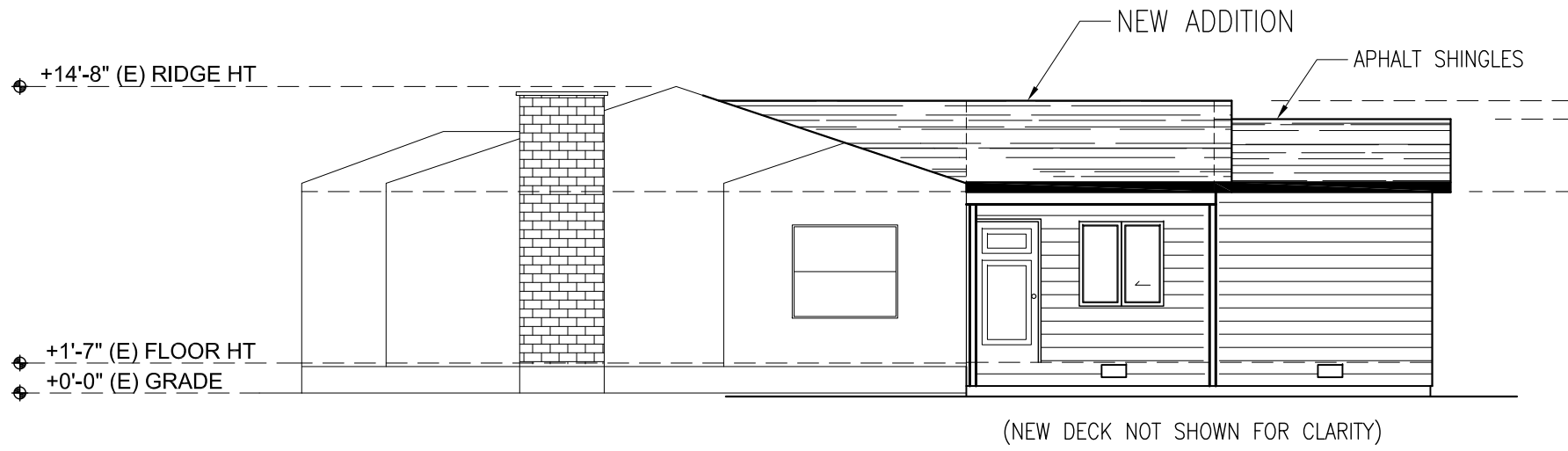
(E) RESIDENCE	1,129 SF
(N) ADDITION	447 SF
NEW HOUSE AREA:	1,576 SF
OTHER	
(N) OPEN DECK	182 SF
(N) RAMP	47 SF

LOT COVERAGE

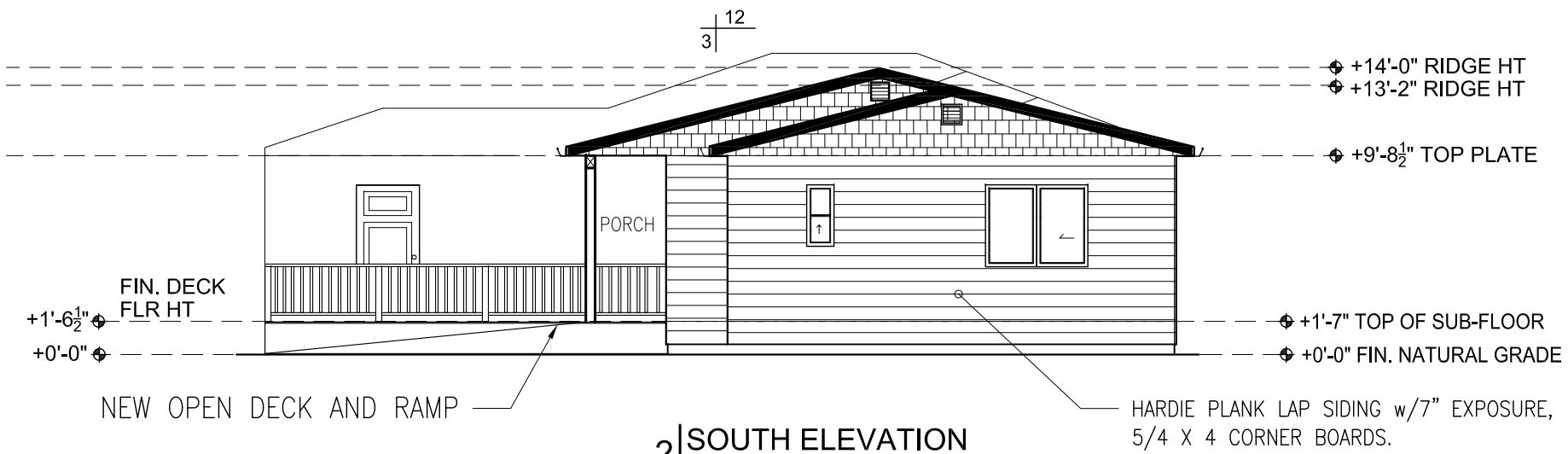
LOT AREA:	7,000 SF
(E) RESIDENCE:	1,129 SF
(N) ADDITION/DECK/RAMP:	676 SF
TOTAL:	1,805 SF
LOT COVERAGE (1,805/7,000):	26%

PROPERTY INFORMATION

DATE:	10-01-2018
OWNER:	JOHN MCGEE (201) 487-6196
SITE ADDRESS:	4750 194TH ST SW LYNNWOOD, WA 98036
TAX PARCEL NUMBER:	XXX-XXXXXXXXXX
ZONING:	R6
PROPERTY USE:	SINGLE-FAMILY
OCCUPANCY:	R-3
LOT SIZE:	7,000 SF

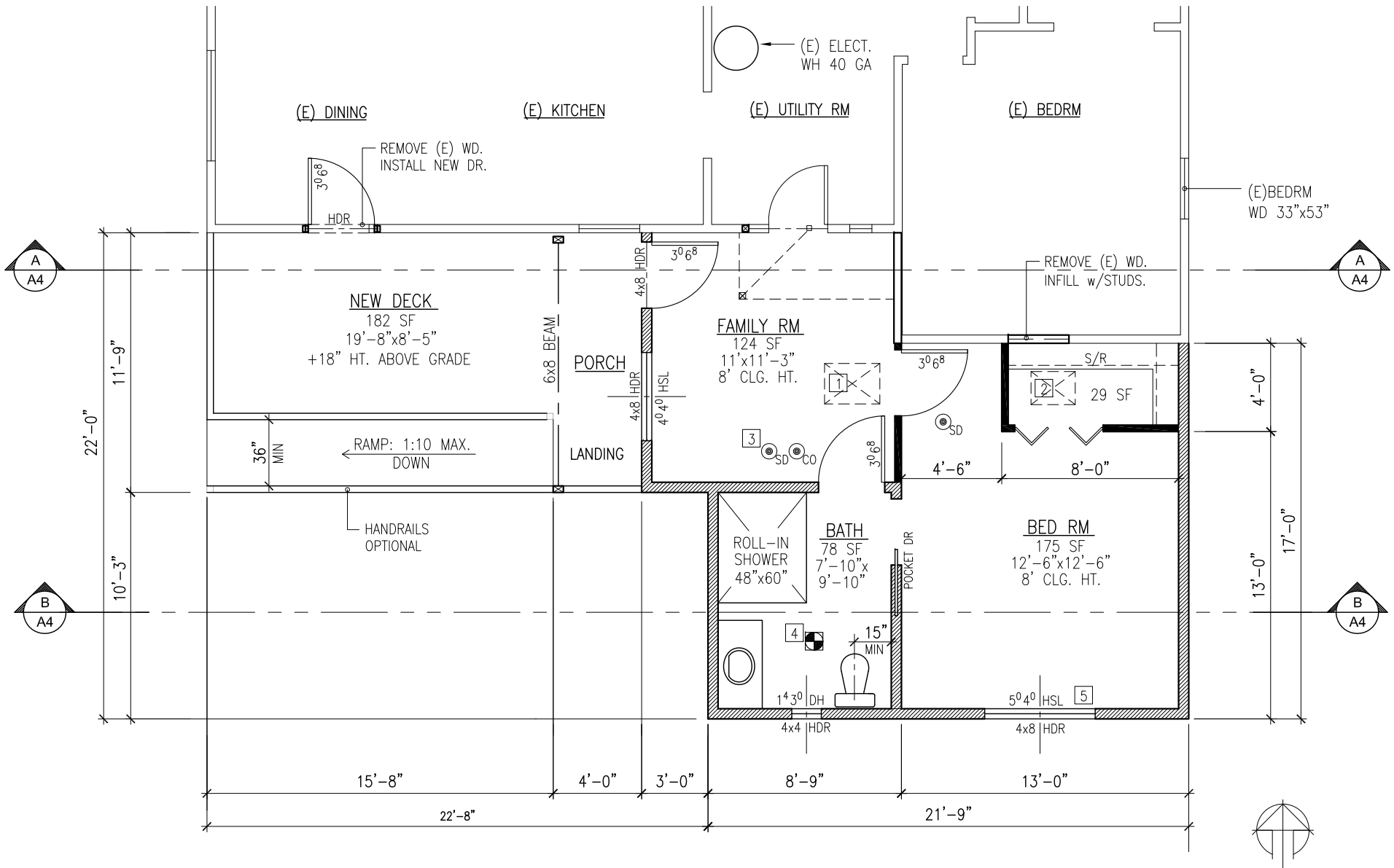


1 | WEST ELEVATION
 Scale: 1/8"=1'-0"



2 | SOUTH ELEVATION
 Scale: 1/8"=1'-0"

SAMPLE DRAWING HANDOUT NO. 2
SINGLE FAMILY HOME ADDITION



A2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

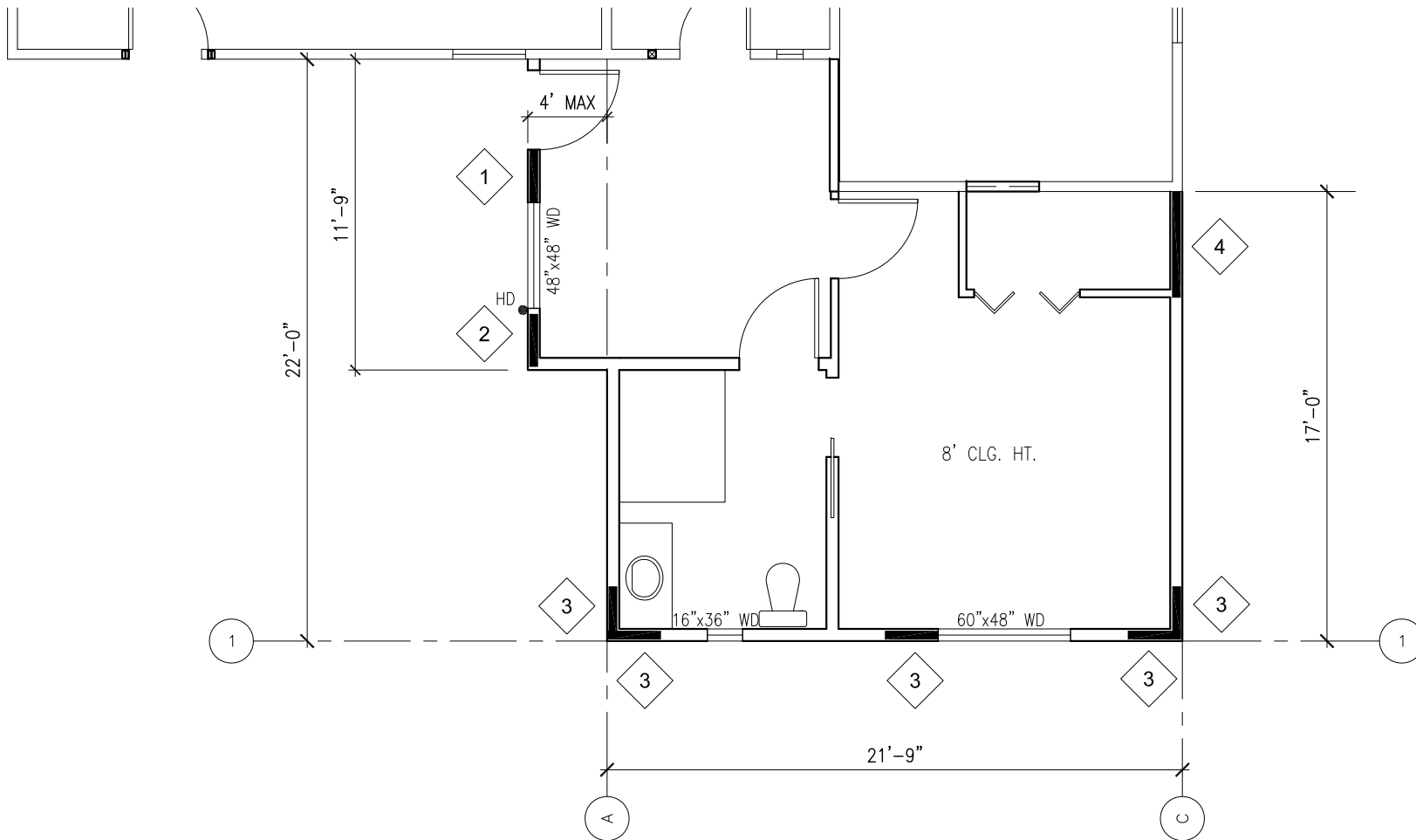
FLOOR PLAN KEY NOTES

- [1] ATTIC ACCESS. MINIMUM 22"x30" OPENING w/MIN. 30" HEADROOM CLEARANCE. (R807)
- [2] THRU-FLOOR CRAWL SPACE ACCESS. MINIMUM 18"x24" OPENING. (R408)
- [3] INSTALL SMOKE ALARMS (R314).
INSTALL CARBON MONOXIDE ALARM (R315).
- [4] EXHAUST FAN; 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS (R303)
- [5] EMERGENCY ESCAPE WINDOW SILL SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. EMERGENCY ESCAPE WINDOWS SHALL HAVE A NET CLEAR OPENING OF 5.7 SF (MINIMUM 20" WIDE BY 24" IN HEIGHT). EXCEPTION; GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEARANCE OPENING OF 5 SF (REF. R310.2).

WALL LEGEND

- NEW 2x6 STUD WALL, WOOD
- NEW 2x4 STUD WALL, WOOD
- RE-FRAME EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED

DIMENSIONS ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL.

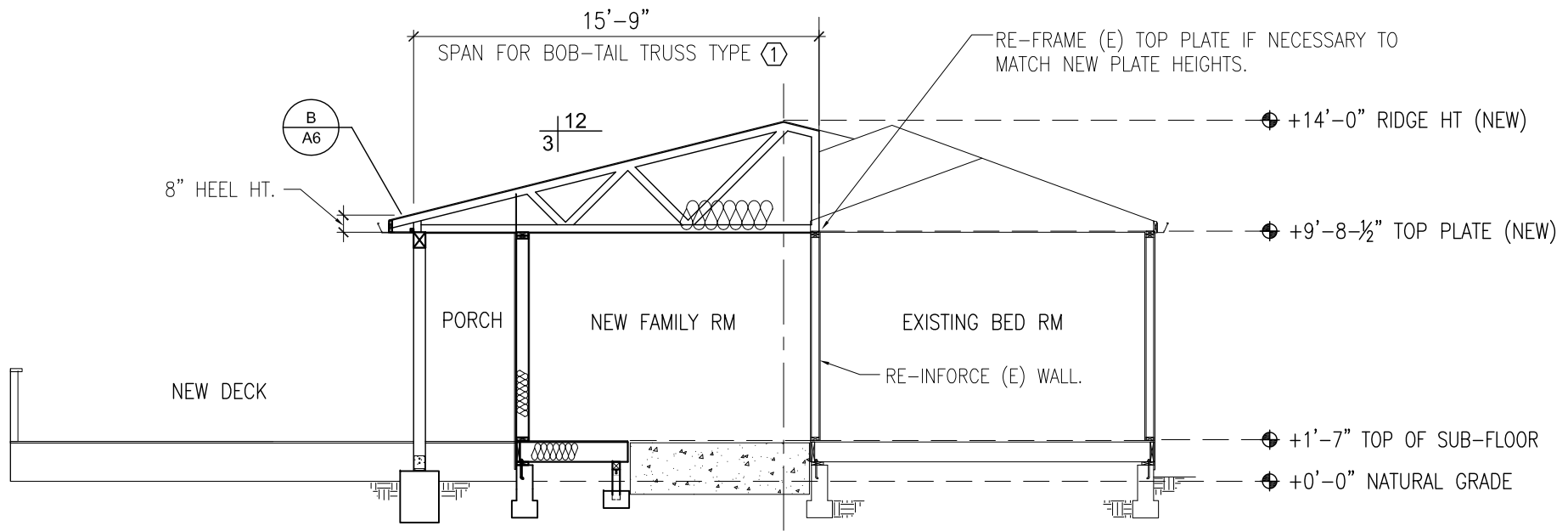


BRACED PANEL SCHEDULE (R602.10 WALL BRACING)		THE MINIMUM LENGTH OF BRACED WALL PANELS ARE CALCULATED BASED ON THE CS-WSP (CONTINUOUS SHEATHING OF WOOD STRUCTURAL PANELS) METHOD BEING USED.		
BWP	WIDTH	WALL TYPE	NAILING	NOTES (1) (2) (3)
1	24"	CS-WSP EXTERIOR 7/16" OSB (24/16 APA)	8d COMMON OR GALV. BOX, 6" O.C. AT ALL EDGES, 12" O.C. AT FIELD	REQUIRES MIN. 1,800 LB CAPACITY HOLD-DOWN 10' MAX. FROM WALL END. HOLD-DOWN INSTALLED AT BWP 2
2	24"			INSTALL (1) HOLD-DOWN WITH MIN. 1,800 LB CAPACITY. INSTALL STRAP-TYPE ANCHOR OVER BWP. (FIGURE R602.10.7, END CONDITION #5)
3	24"			NO HOLD-DOWN REQUIRED WITH MIN. 24" RETURN PANEL (FIGURE R602.10.7, END CONDITION #1)
4	48"			NO HOLD-DOWN REQUIRED WITH MIN. 48" BWP AT THE END OF THE BRACED WALL LINE (FIGURE R602.10.7, END CONDITION #3)

BRACING REQUIREMENTS FOR SDC "D2" (R602.10.3)	
1	WALL LENGTH: 21.75' x 21.5% = 4.7' REQ'D TOTAL BRACING PROVIDED: 6'
A	WALL LENGTH: 22' x 21.5% = 4.7' REQ'D TOTAL BRACING PROVIDED: 6'
B	WALL LENGTH: 17' x 21.5% = 3.7' REQ'D TOTAL BRACING PROVIDED: 6'

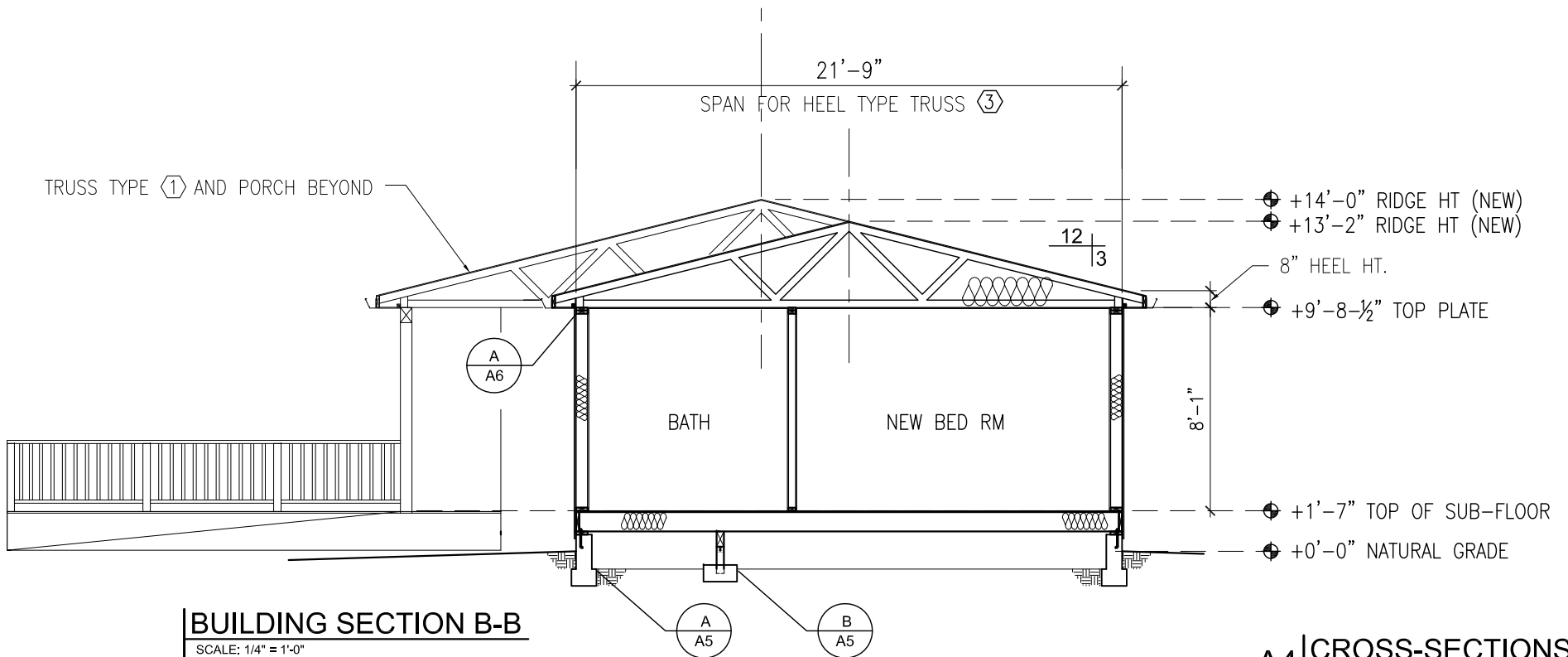
FOOTNOTE NOTES

- (1) BRACED WALL PANEL SHALL HAVE CONTINUOUS FOOTING BELOW WITH 2x6 P.T. SILL PLATE WITH MINIMUM (2) 1/2" DIA. ANCHOR BOLTS PER PANEL UNLESS USING HOLD-DOWN STRAP. PLATE WASHERS MINIMUM 3 X 3 X 0.229" THICK PLATE WASHERS AT EACH BOLT.
- (2) WALL SHEATHING TO EXTEND OVER HELL-TRUSS AT EAVES. NAIL AT BOTTOM CHORD, HEEL AND TOP PLATE.
- (3) TOP PLATE LAP SPLICES SHALL BE FACE-NAILED w/ MINIMUM (8)-16D NAILS ON EACH SIDE OF THE SPLICE (SEC. R602.10.8.1).



BUILDING SECTION A-A

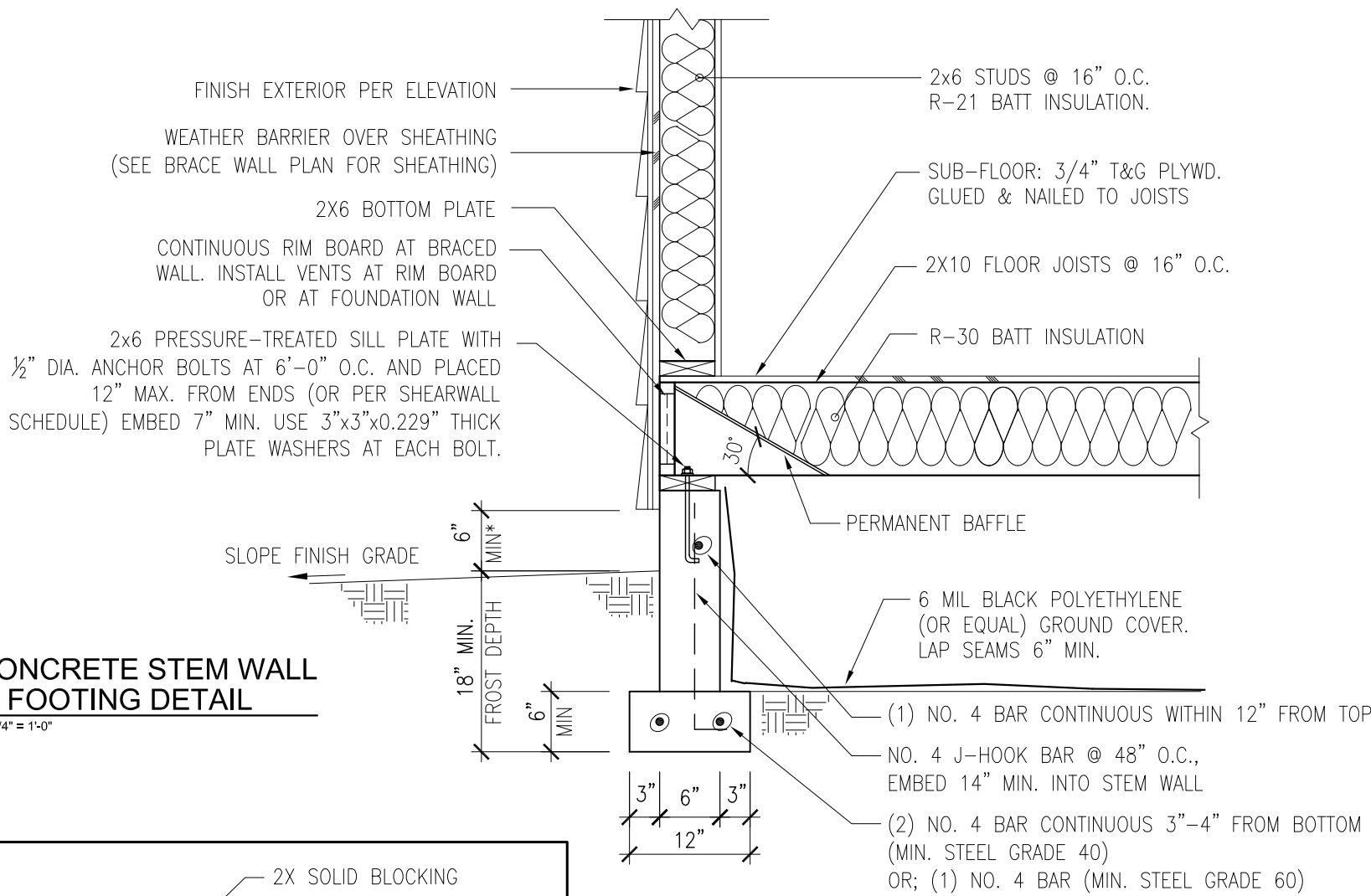
SCALE: 1/4" = 1'-0"



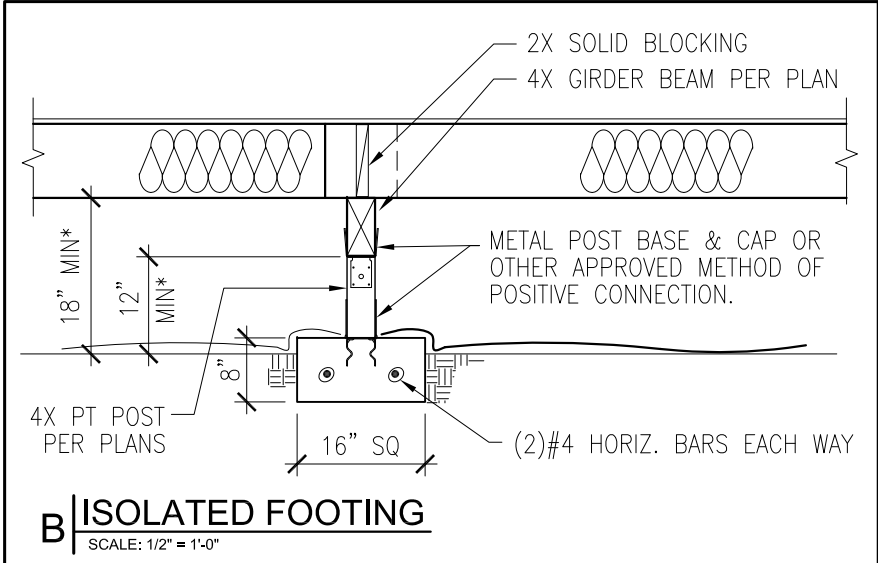
BUILDING SECTION B-B

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

A4 | CROSS-SECTIONS



A | 6" CONCRETE STEM WALL AND FOOTING DETAIL
 SCALE: 3/4" = 1'-0"



B | ISOLATED FOOTING
 SCALE: 1/2" = 1'-0"

FOUNDATION REFERENCE NOTES

- *1) MINIMUM CLEARANCE FOR WOOD MEMBERS THAT ARE NOT NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD (SEC. R317).
- 2) SEE SEC. R403 FOR FOOTING DETAILS AND REQUIREMENTS.
- 3) SEE SEC. R408 FOR UNDER-FLOOR VENTILATION AND ACCESS.
- 4) SEE SEC. R503 FOR OTHER FLOOR SHEATHING OPTIONS.
- 5) THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL BE NOT LESS THAN 3,000 PSI AT 28 DAYS FOR SEISMIC DESIGN CATEGORY D. (R404.1.3.3.1)

A5 | FOOTING, STEM WALL & CRAWL SPACE DETAIL

PROVIDE VENT BAFFLE FOR 1" CLR. AIRSPACE, EXTEND 6" ABOVE BATTS OR 12" ABOVE BLOWN.

STRUCTURAL WALL SHEATHING TO EXTEND OVER HELL-TRUSS AT EAVES. NAIL AT BOTTOM CHORD, HEEL AND TOP PLATE.

EDGE FLASHING

2x6 FASCIA BD

CONTINUOUS GUTTER

EXTERIOR SOFFIT PANEL w/VENTS

(2)2x OR 4x HEADER PER PLAN

WEATHER BARRIER OVER SHEATHING

FINISH EXTERIOR PER ELEVATION

12
3

ASPHALT SHINGLES OVER 15# FELT OVER 7/16" OSB SHT'G

R-49 BATT INSUL.

1"

PRE-FAB TRUSSES @ 24" O.C. TYP.

TRUSS TO PLATE CONNECTION: SIMPSON H2.5T OR SIMILAR

MIN. R-10 RIGID INSULATION AT HEADER

WINDOW SILL AT 44" MAX. HT. FOR EMERGENCY ESCAPE

2x6 STUDS @ 16" O.C. w/R-21 BATT INSUL.

A | ROOF & EAVE DETAIL
SCALE: 3/4" = 1'-0"

2x BLK'G IN-BTWN TRUSSES. RUN SHT'G TO TOP CHORD, LEAVE 2" MAX. OPENING FOR ATTIC VENTILATION.

8" HEEL HT.

10" O.H.

2"

12
3

R-38 BATT (SEE NOTE 1)

NO INSUL.

SOFFIT PANEL w/VENT

6x8 BEAM

SIMPSON EPC6Z, OR SIM.

PORCH

B | PORCH ROOF DETAIL
SCALE: 1/2" = 1'-0"

EXTERIOR SOFFIT PANEL

H2.5T TRUSS TO BM 4'-0"

TRUSS TO PLATE CONNECTION: SIMPSON H2.5T OR SIMILAR

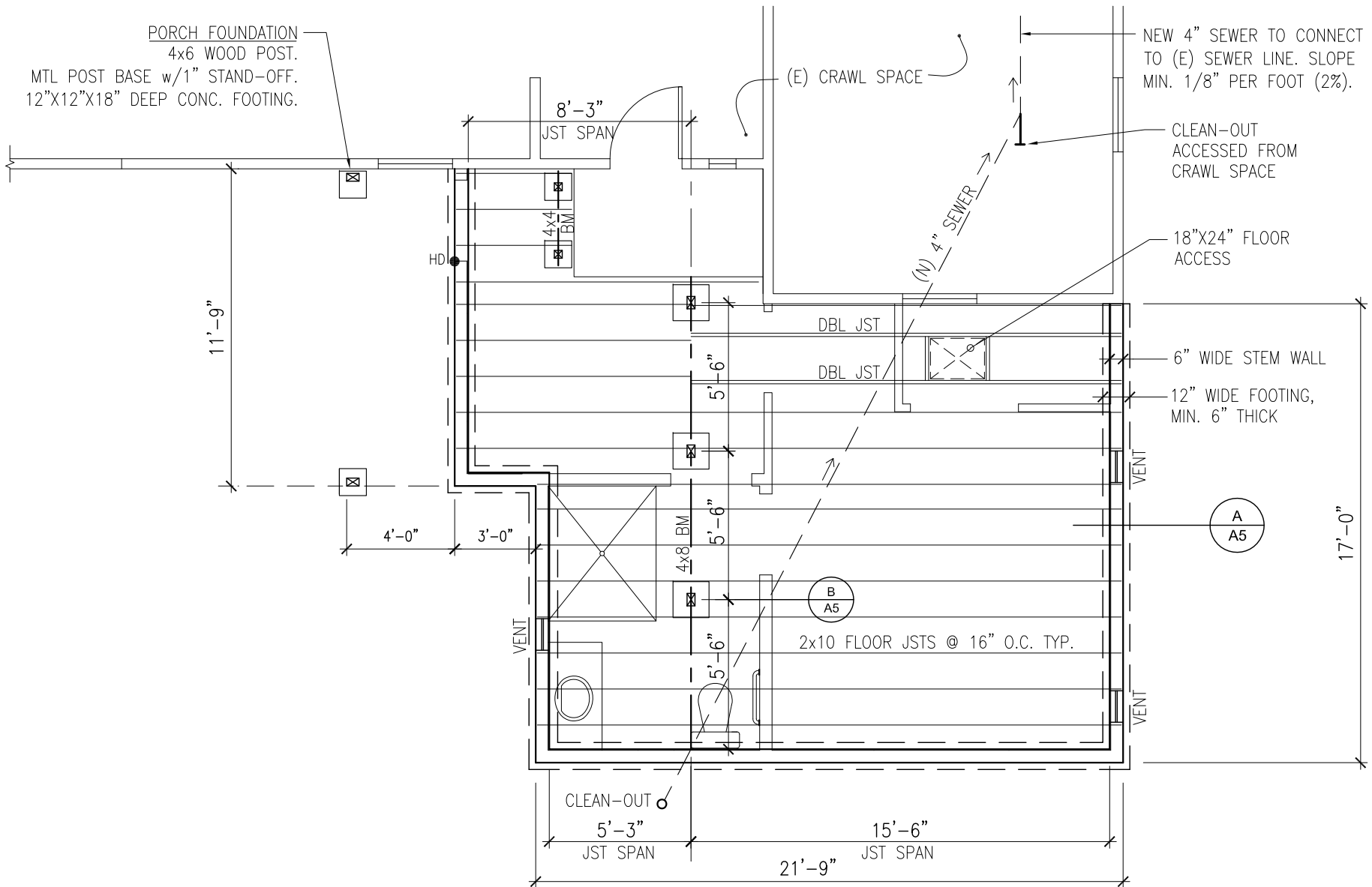
ROOF EAVE NOTES

1) INSTALLING R-38 BATT OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT OF R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 BATT INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. (2015 WA STATE ENERGY CODE R402.2.1).

2) BUILDER MUST ENSURE THAT THE FINISH TOP PLATE HEIGHTS MATCH EXISTING WALL HEIGHTS.

3) NEW FASCIA BOARD TO MATCH EXISTING ROOF LINE. EXTEND GUTTER SYSTEM AND SLOPE TO DOWNSPOUTS.

A6 | ROOF EAVE DETAILS



UNDER FLOOR VENT CALCS

(R408.2 WA STATE AMENDMENT)

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1SF/300SF OF UNDER FLOOR AREA. IF LESS THAN 1/300, OR IF OPERABLE LOUVERS ARE INSTALLED, A RADON VENT SHALL BE INSTALLED.

NEW FLOOR AREA:

447 SF/300 = 1.49 SF OR 215 SQ IN. REQUIRED.
 INSTALL (3) 7"x14" VENTS w/73 SQ. IN. FREE AREA EACH.
 (3) X 73 = 219 SQ. IN. TOTAL.

FLOOR SHEATHING TABLE R503.2.1.1(1)

3/4" T&G SANDED PLYWD COMBINATION SUBFLOOR UNDERLAYMENT. PLYWD CONTINUOUS OVER TWO OR MORE SPANS AND FACE GRAIN PERPENDICULAR TO SUPPORTS. GLUE AND NAILED TO JOISTS.

INSTALLATION TABLE R602.3(1)

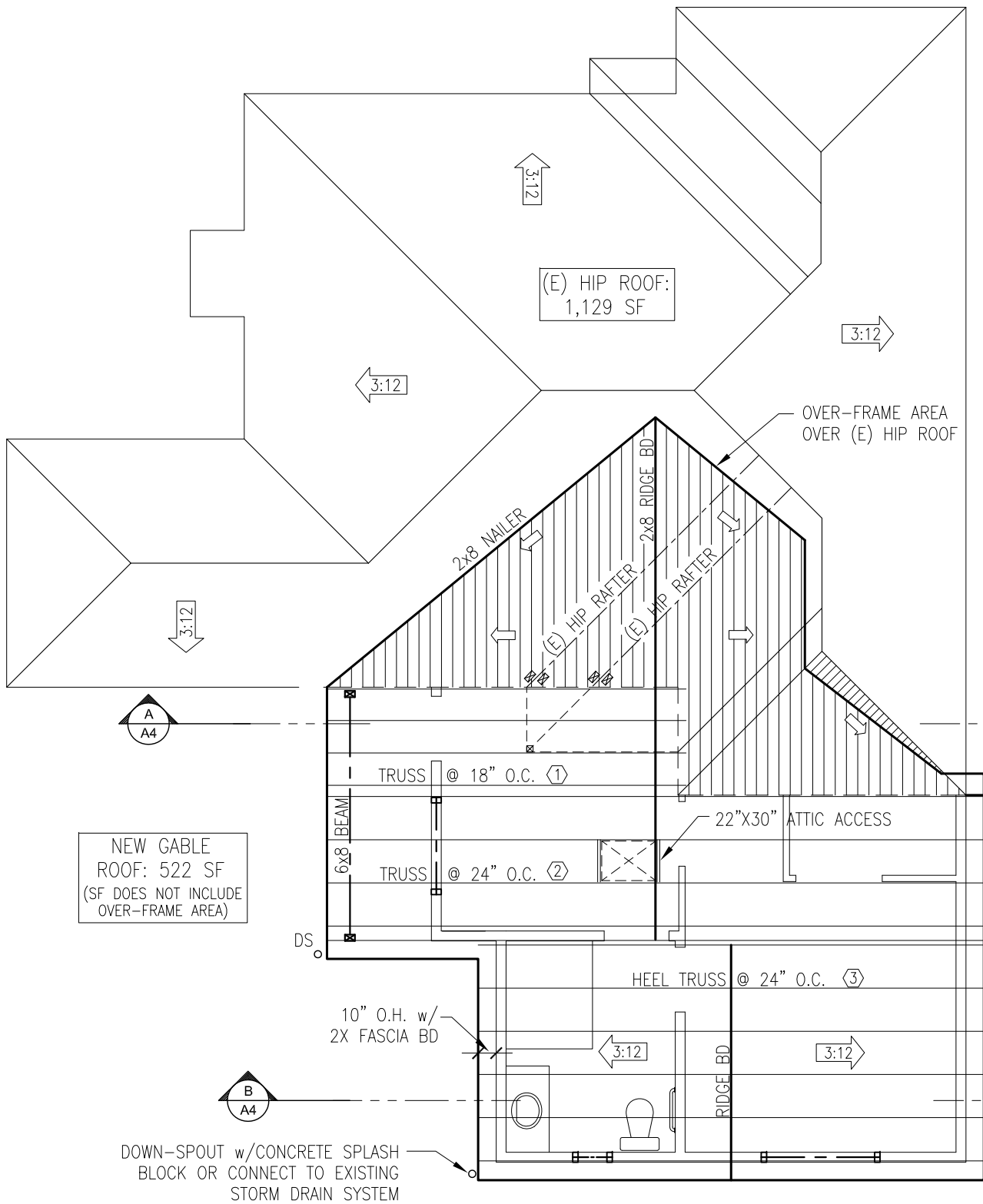
USE 8D COMMON @ 6" O.C. AT ALL PANEL EDGES AND BOUNDARIES. USE 8D @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS/FIELD.

FLOOR JOIST SPANS

TABLE R502.3.1(1)
 TABLE R502.3.1(2)



A7 FOUNDATION PLAN
 1/4" = 1'-0"



ROOF VENTILATION NOTES (SEC. R806)

THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
 EXCEPTION; SHALL BE 1/300 IF THE FOLLOWING CONDITION IS MET: NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQ'D VENTILATION IS PROVIDED IN THE UPPER PORTION OF THE ATTIC.

VENTILATION OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIMILAR WITH 1/4" MAX. OPENINGS.

ROOF VENT CALCS

PRIMARY ROOF AREA: $447 \text{ SF} / 300 = 1.49 \text{ SF}$ OR 215 SQ. IN. REQ'D.
 $215 / 2 = 108 \text{ SQ. IN. REQ'D AT RIDGE \& EAVES.}$

HIGH VENT EXHAUST AT RIDGE:
 INSTALL (1) 12"x12" & (1) 10"x10" GABLE LOUVERS
 INSTALL LOUVERS WITHIN 3' FROM RIDGE.
 $56 \text{ SQ. IN PER VENT} \times (2) = 112 \text{ TOTAL SQ. IN.}$

LOW VENT INTAKE AT EAVES:
 INSTALL (5) 16"x4" SOFFIT VENTS SPACED EQUALLY ALONG NEW ROOF PERIMETER.
 $26 \text{ SQ. IN. PER VENT} \times (5) = 130 \text{ TOTAL SQ. IN.}$

ROOF SHEATHING
 TABLE R503.2.1.1(1) AND SEC. R803
 7/16" OSB (24/16 APA RATED).

INSTALLATION
 TABLE R602.3(1)

USE 8D COMMON @ 6" O.C. AT ALL PANEL EDGES AND BOUNDARIES. USE 8D @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS/FIELD.

NEW GABLE ROOF: 522 SF
 (SF DOES NOT INCLUDE OVER-FRAME AREA)

DOWN-SPOUT w/ CONCRETE SPLASH BLOCK OR CONNECT TO EXISTING STORM DRAIN SYSTEM

A8 ROOF PLAN
 1/4" = 1'-0"