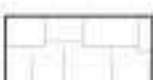
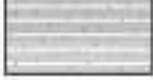
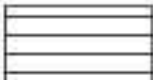


Section	Elevation	Symbol	Description
 Concrete	 Shingle	 North arrow	
 Brick	 Timberline HD 30 Years	 Enlarged detail reference	
	 Stucco	 Wall Section/ Section detail	
 Steel	 Stone	 Elevation	
 Aluminum	 1 2" Siding	 Dimensions lines	
 Finished wood	 6" Cumaru Wood	 Level Line/Vertical Elevation	
 Ceramic/ quarry tile		 Elevation level	
 Glass/mirror		 Window Type reference	
 Grade/Earth		 Door type reference	
 Plywood		 Room	
 Gypsum Wallboard			

NOTES

This project has been reviewed under:

The State Building Code Council adoption includes the following codes, and additional Tacoma adoptions:

Washington State Building Code
2021 International Building Code - Includes adoption of Appendix E and Appendix G, ICC/ANSI A117.1-2017 Includes the 2021 International Existing Building Code Appendix A & Appendix J

Residential Code
2021 International Residential Code - Includes adoption of Appendices F, Q and U, Chapter 11 and Chapters 25 through 43 are not adopted

Mechanical Code
2021 International Mechanical Code - Includes adoption of 2018 International Fuel Gas Code, 2018 NFPA 58, & 2017 NFPA 54

Fire Code
2021 International Fire Code

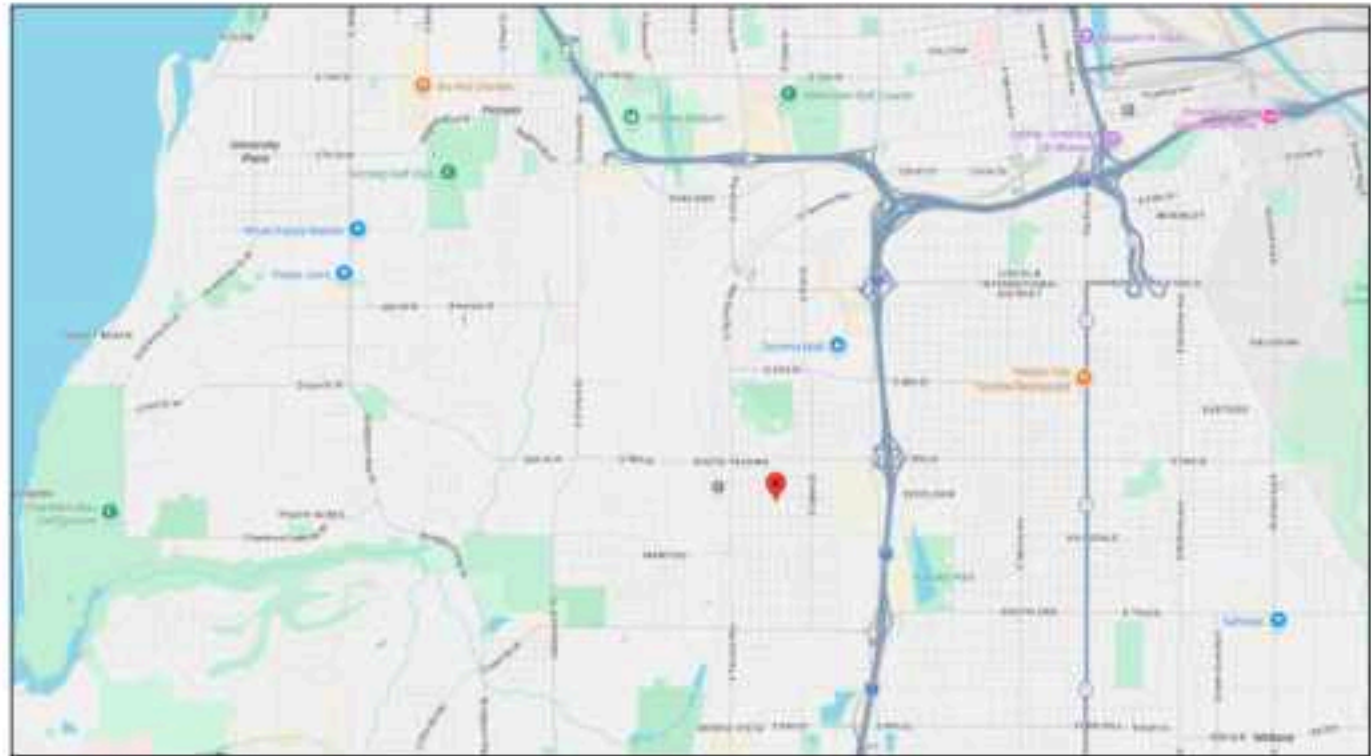
Plumbing Code
2021 Uniform Plumbing Code - Includes adoption of Appendices A, B and I

Energy Code
WAC 51-11C (Commercial)
WAC 51-11R (Residential)

SHEET LIST			
Sheet Number	Sheet Name	Issue Date	Revision Date
A-0.0	COVER SHEET		
A-1.0	ARCHITECTURE SITE PLAN		
A-1.1	FLOORS PLAN		
A-1.2	REFLECTED CEILING PLAN		
A-2.0	ELEVATIONS		
A-3.0	SECTIONS		
A-4.0	DOOR AND WINDOW SCHEDULE		
A-5.0	KITCHEN DETAILS		
A-5.1	BATHROOMS DETAILS		
A-6.0	MECHANICAL PLANS		
A-6.1	MECHANICAL DETAILS		
A-7.0	WATER SUPPLY PLANS		
A-7.1	SEWERAGE PLANS		
A-8.0	FIRE SEPARATION, 1-HR NORTH WALL, RATED EAVES & ATTIC VENT.		
A-8.1	FOUNDATION / FLOOR INSULATION & WSEC-R 2021		
A-8.2	INSULATED HEADER, WINDOW FLASHING & CONCRETE SILL		
A-8.3	1-HR NORTH WALL PENETRATIONS & SHOWER AT RATED WALL		
A-8.4	1-HR N WALL: UL V340 / U305 ALT., EAVE, PENETRATIONS		

DETACHED ACCESSORY DWELLING UNIT

6010 S Alder St, Tacoma, Washington 98409



LOCATION MAP
N.T.S

OWNER: 6010 ALDER LLC / RASHEED THOMPSON
DESIGNER: NEXARC DRAFTING (MICHELL FISS)

PROJECT TEAM

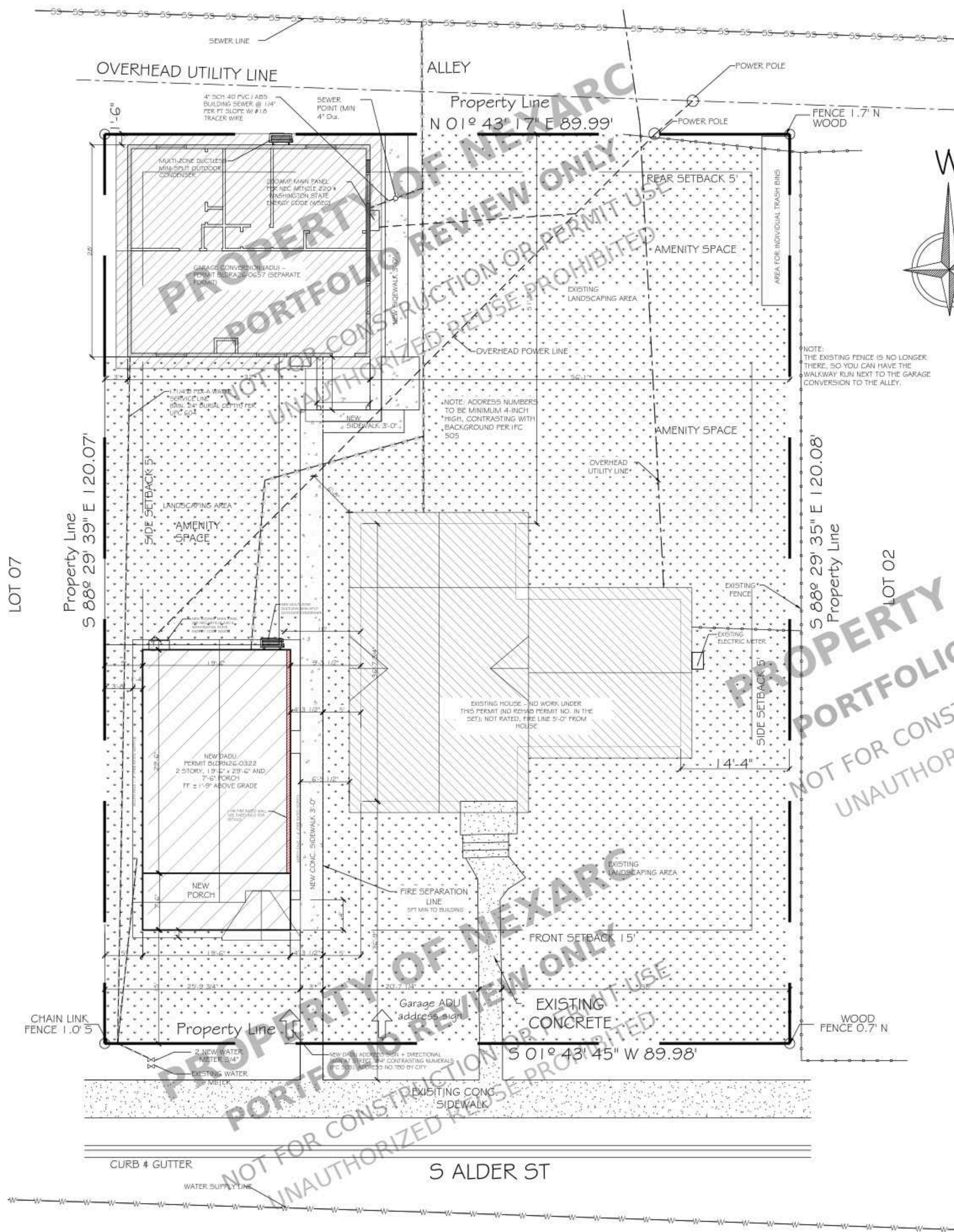


PROJECT FOR
6010 S ALDER ST, TACOMA, WA
98409, USA

NO.	REVISION

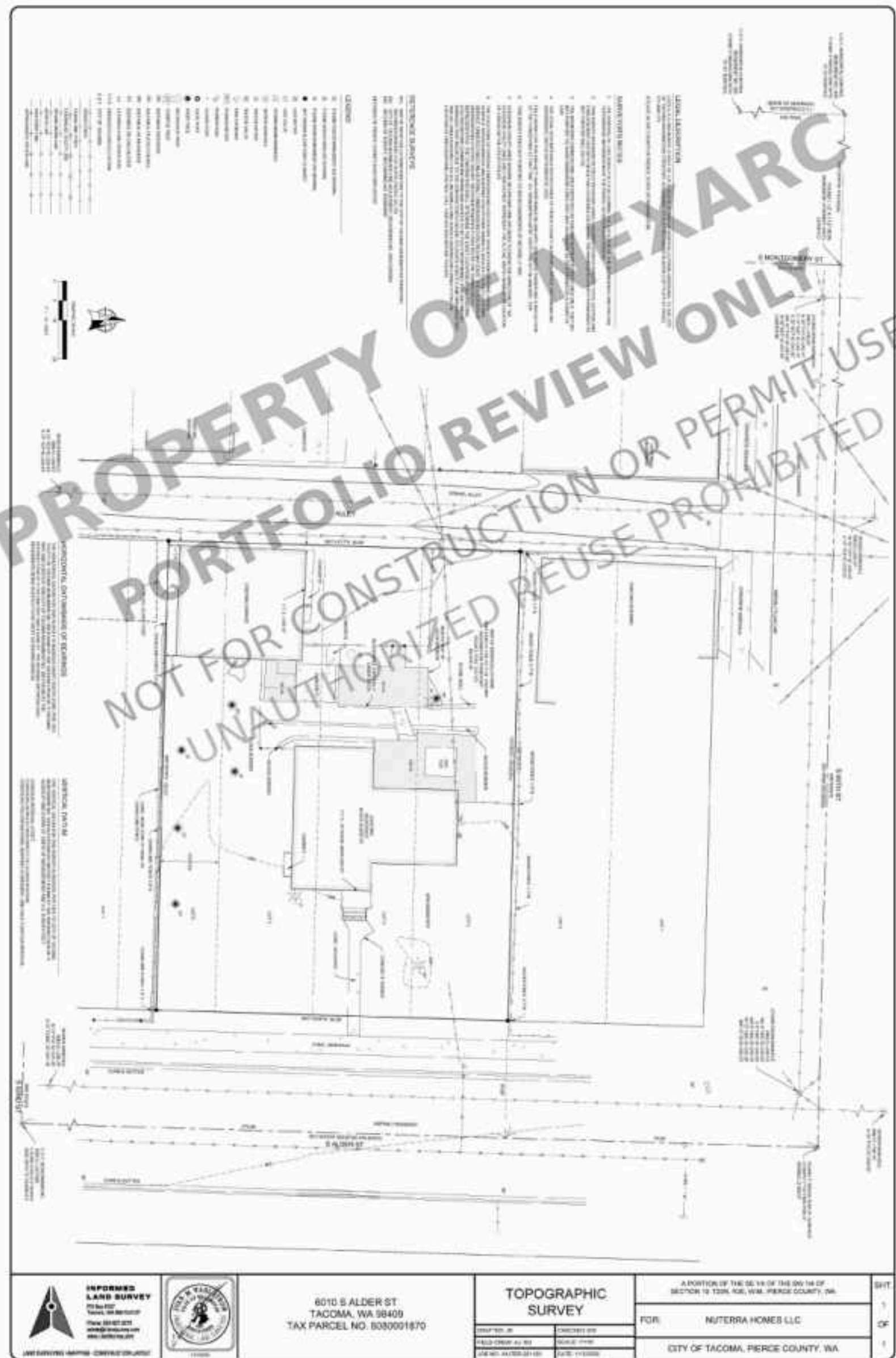
DRAWING NO.:
DATE: 10-19-2026
DRAWN BY:
SHEET:

A0.0



IMPERVIOUS AREA CALCULATIONS	
LOT AREA	10,805 SQFT
NEW ADU FOOTPRINT	575.25 SQFT
NEW PORCH FOOTPRINT	146.25 SQFT
NEW CONC. SIDEWALK	415 SQFT
EXIS. HOUSE	1175 SQFT
EXIS. ADU - BLDRA26-0657	896 SQFT
EXIS. ADU - BLDRA26-0657 PORCH	49 SQFT
EXIS. CONC. SIDEWALK	140 SQFT
TOTAL IMPERVIOUS AREA =	3,396.50 SQFT
RATIO =	31.43 %

PERVIOUS AREA CALCULATIONS	
LOT AREA	10,805 SQFT
EXIS. LANDSCAPING	7,408.50 SQFT
TOTAL PERVIOUS AREA =	7,408.50 SQFT
RATIO =	68.56 %



REFERENCE THESE NOTES ON THE PLANS	
ZONING DISTRICT:	UR2
DESCRIPTION:	UR-2 Low Scale Urban Residential District.
USES:	Residential housing, residential businesses, community facilities including parks, schools and religious facilities.
MINIMUM LOT AREA:	2,500 square feet.
MAXIMUM HEIGHT LIMIT:	35 feet, 25 feet high in rear 25 feet of lot 15 feet for accessory buildings.
MINIMUM LOT WIDTH:	25 feet.
FRONT YARD SETBACK:	15 feet.
SIDE YARD SETBACK:	5 feet.
REAR YARD SETBACK:	5 feet.
MAXIMUM SETBACK:	Between 5 feet and 15 feet from the front lot line abutting the pedestrian street right-of-way for a minimum of 50 percent of the pedestrian street frontage.
FLOOR AREA FAR:	1 to 2 units: 0.8 3 or more units: 1.0

PROJECT DATA	
DESCRIPTION	NEW PROJECT
ADDRESS	6010 S ALDER, TACOMA, WASHINGTON 98409
LEGAL DESCRIPTION	A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, T20N, R3E, W.M. PIERCE COUNTY, WA
LOT SIZE	10,805 SF
MAXIMUM ALLOWABLE BUILDING COVERAGE	N/A
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE	65%
NOTE:	SITE INFORMATION TAKEN FROM OWNER PROVIDED SURVEY SHOWN IN THIS SHEET



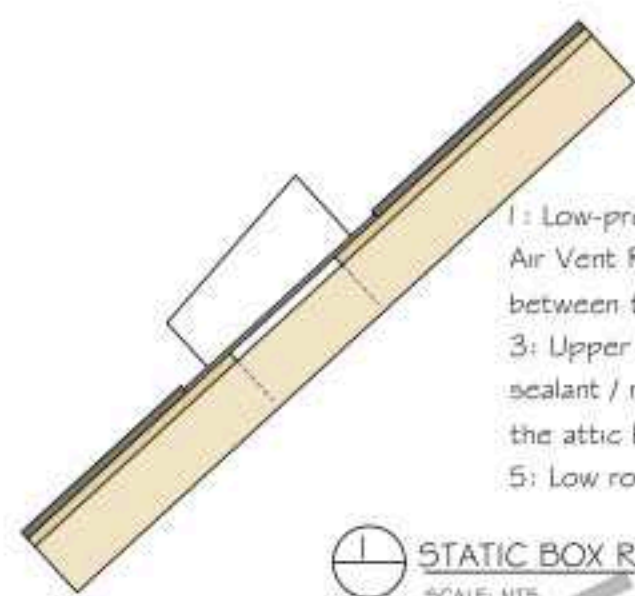
PROJECT FOR
6010 S ALDER ST, TACOMA, WA
98409, USA

NO.	REVISION

DRAWING NO.:
DATE: 10-19-2026
DRAWN BY:
SHEET:

A1.0

AREA SCHEDULE	
NAME	AREA
OPEN CONCEPT	405 SQFT
HALF BATH	27 SQFT
HALLWAY	20 SQFT
STORAGE UNDER STAIR	68 SQFT
MASTER BEDROOM	144 SQFT
MASTER BATHROOM	61 SQFT
CLOSET	30 SQFT
CLOSET	15 SQFT
BATHROOM	49 SQFT
HALLWAY	50 SQFT
BEDROOM 02	105 SQFT
CLOSET	14 SQFT
TOTAL	988 SQFT



1. STATIC BOX ROOF VENT (TYP.) [2]
SCALE: NTS

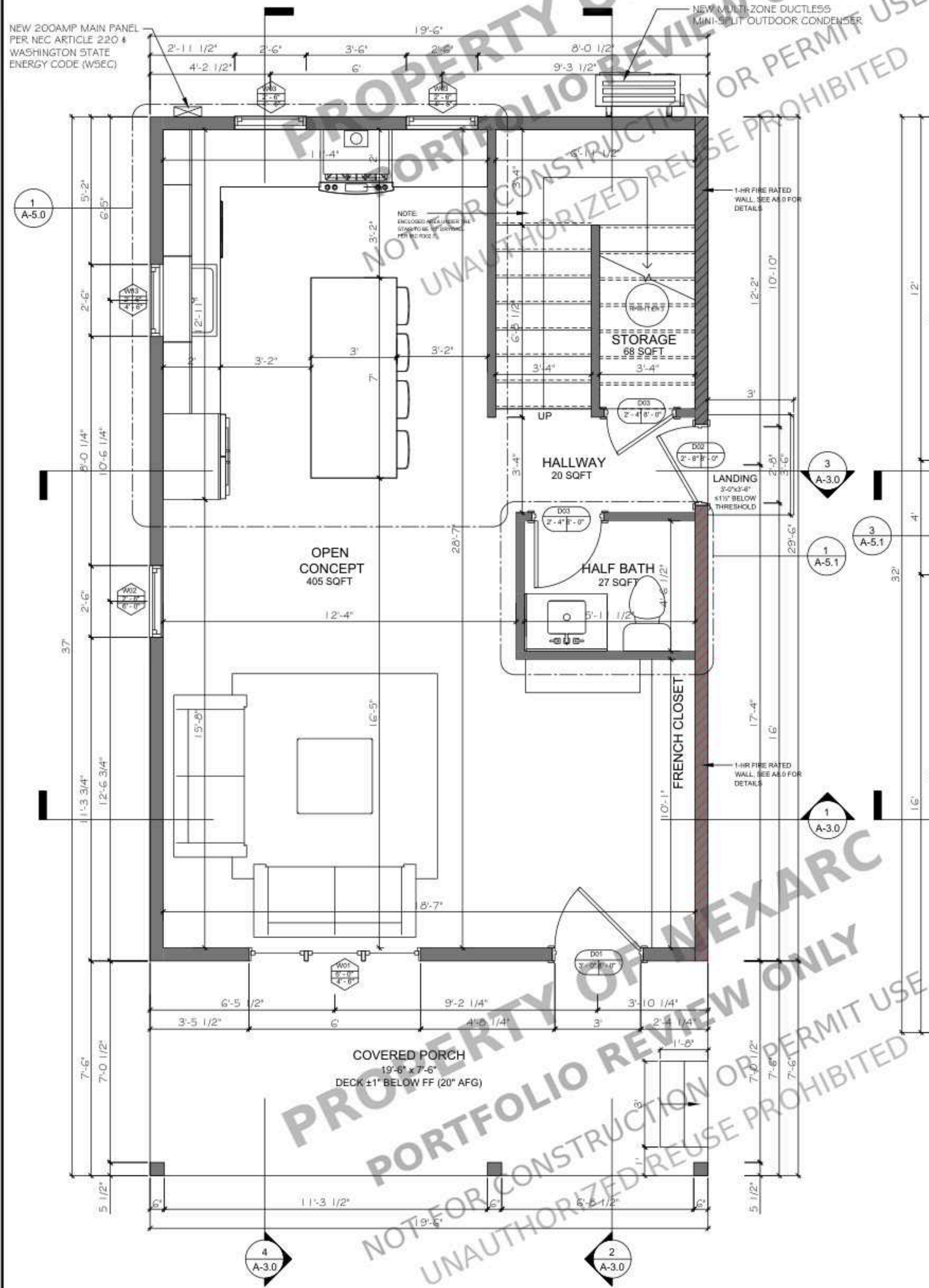
- 1: Low-profile square static box vent, ≈ 50 sq in NFA, insect screen (Lomanco 750 / Air Vent RVG or equal - VERIFY). 2: Cut sheathing opening per mfr ($\approx 8 \times 8$ typ.) between trusses; no truss cut.
- 3: Upper flange under the shingle courses above, lower flange over the course below; sealant / nails per mfr $\#$ R905. 4: Keep R-60 / baffles clear of the opening; vent within the attic bay, not over the wall plate or eave.
- 5: Low row $\geq 3'$ up-slope from the eave edge (N side $\approx 4'$); high row $\leq 3'$ below ridge.

ATTIC VENTILATION CALC - IRC 2021 R806.2

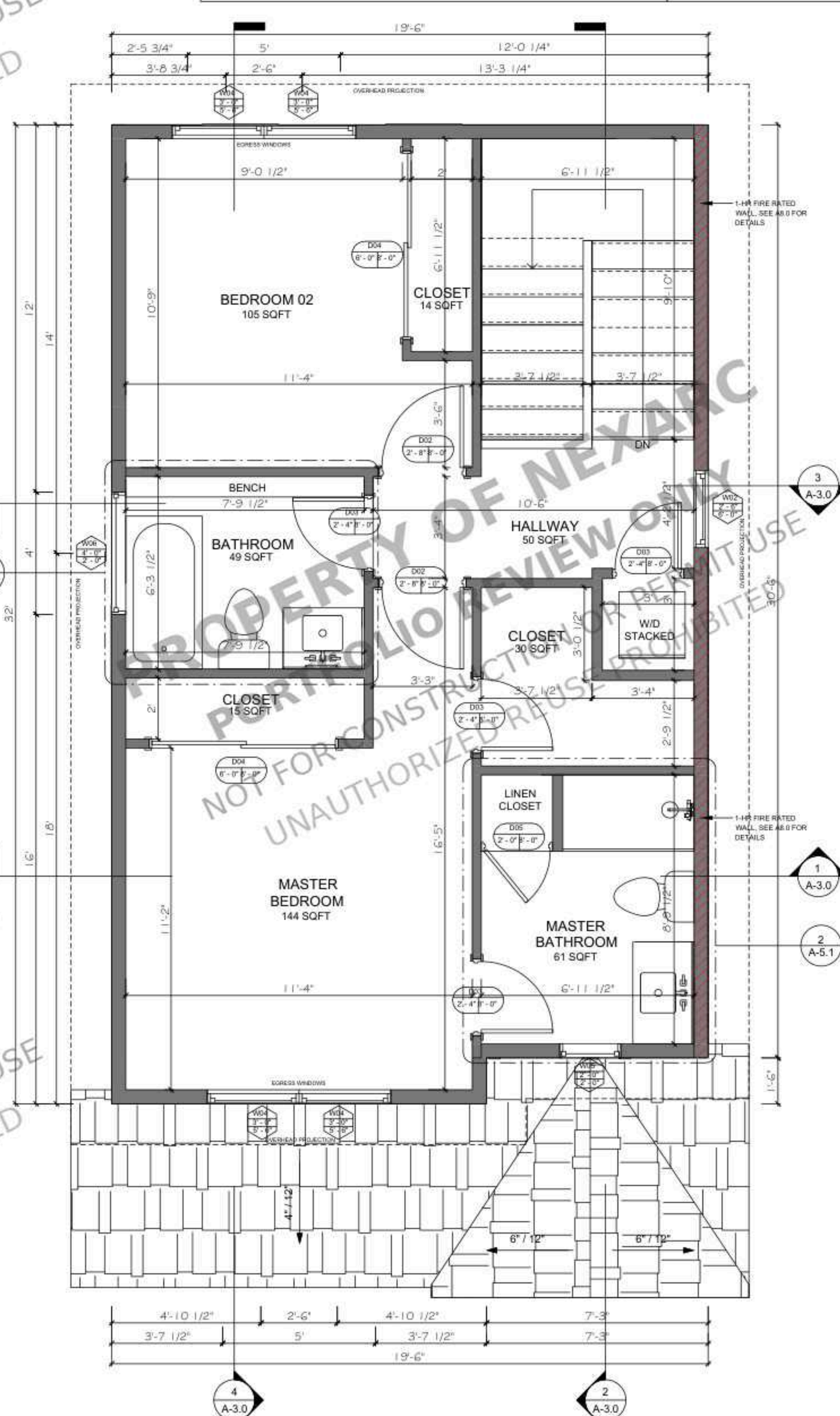
ITEM	VALUE
Attic (ceiling) area - 2nd-floor ceiling $19'-6" \times 32'-0"$	624 SF (vented attic; flat ceiling, R-60 - A3.0R; NOT vaulted)
Required NFA @ $1/150$ (no eave intake $\rightarrow$ balanced high/low not via eave vents)	$624 / 150 = 4.16 \text{ SF} = 599 \text{ sq in}$
(1/300 option needs the low vents to be eave/comic vents - N/A, all eaves unvented)	$(624 / 300 = 300 \text{ sq in} - \text{NOT used})$
Vent: square low-profile static box vent ≈ 50 sq in NFA (Lomanco 750 / Air Vent RVG series or equal - VERIFY NFA)	50 sq in each
Vents provided	$12 = 6 \text{ LOW} + 6 \text{ HIGH}$ (3 + 3 per slope) = $600 \text{ sq in} \geq 599 \text{ OK}$
Balance	50% high / 50% low
LOW vents	$\geq 3'$ up-slope from the eave edge, on the roof plane (N side $\approx 4'$ up-slope $\rightarrow \geq 5'$ from the imaginary line); never in the rated eave
HIGH vents	$\leq 3'$ below the ridge ($\approx 2'$ along slope)
Porch roof	Covered porch, no enclosed attic - none

EAVES - ALL SIDES

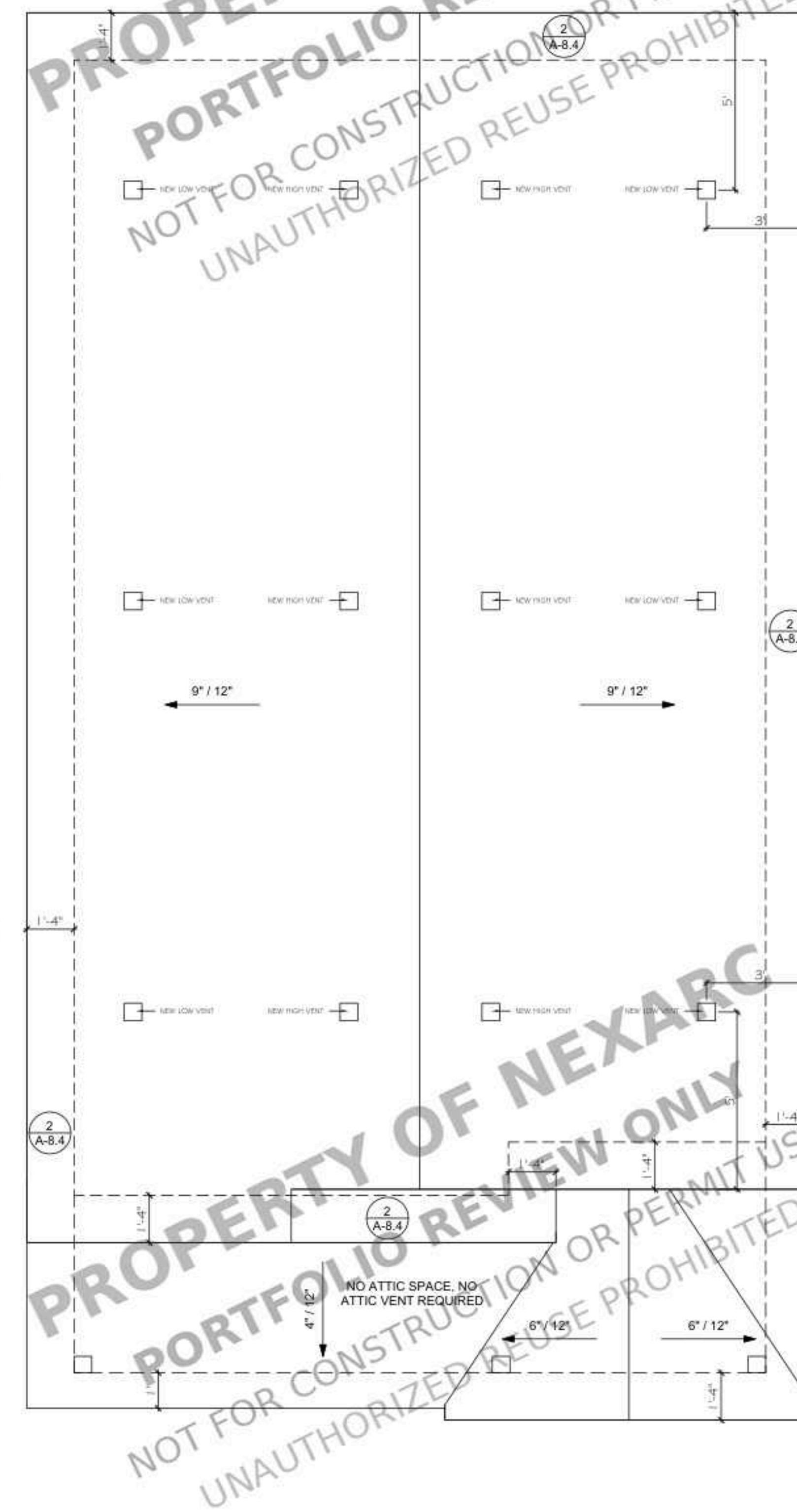
- 1: Overhang $1'-4"$ measured from the face of the wall framing to the face of the fascia, all four sides (rules E/W same depth) - section 2/A8.4.
- 2: N $\#$ 5 eaves: 1-hr rated underside - $5/8"$ Type X exterior/soffit-rated gypsum (or listed soffit) continuous from the wall to the fascia, joints backed, plus fireblocking top plate to roof sheathing (Table R302.1(1) projections, F5D 2'-5").
- 3: N eave edge to the imaginary line: $4'-3.5" - 1'-4" = 2'-11.5" \geq 2'-0"$ OK. 5 eave edge to 5 PL: $5'-0" - 1'-4" = 3'-8" \geq 2'-0"$ OK.
- 4: E & W eaves/rales: same $1'-4"$ depth, solid & UNVENTED; rating NOT required (F5D $\geq 5'$ - E faces street, W faces alley yard).
- 5: NO soffit venting anywhere; attic ventilation by the 12 roof bowvents (factor 1) this sheet).
- 6: Call-outs 2/A8.4 on this roof plan, A2.0R elevations and A3.0R section A.



FIRST FLOOR PLAN
SCALE: $3/8" = 1'-0"$



SECOND FLOOR PLAN
SCALE: $3/8" = 1'-0"$

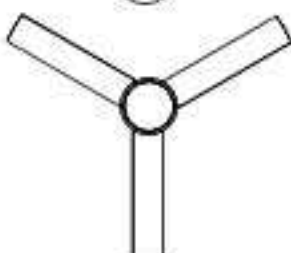
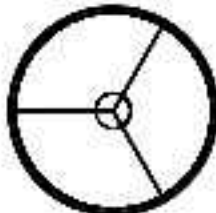


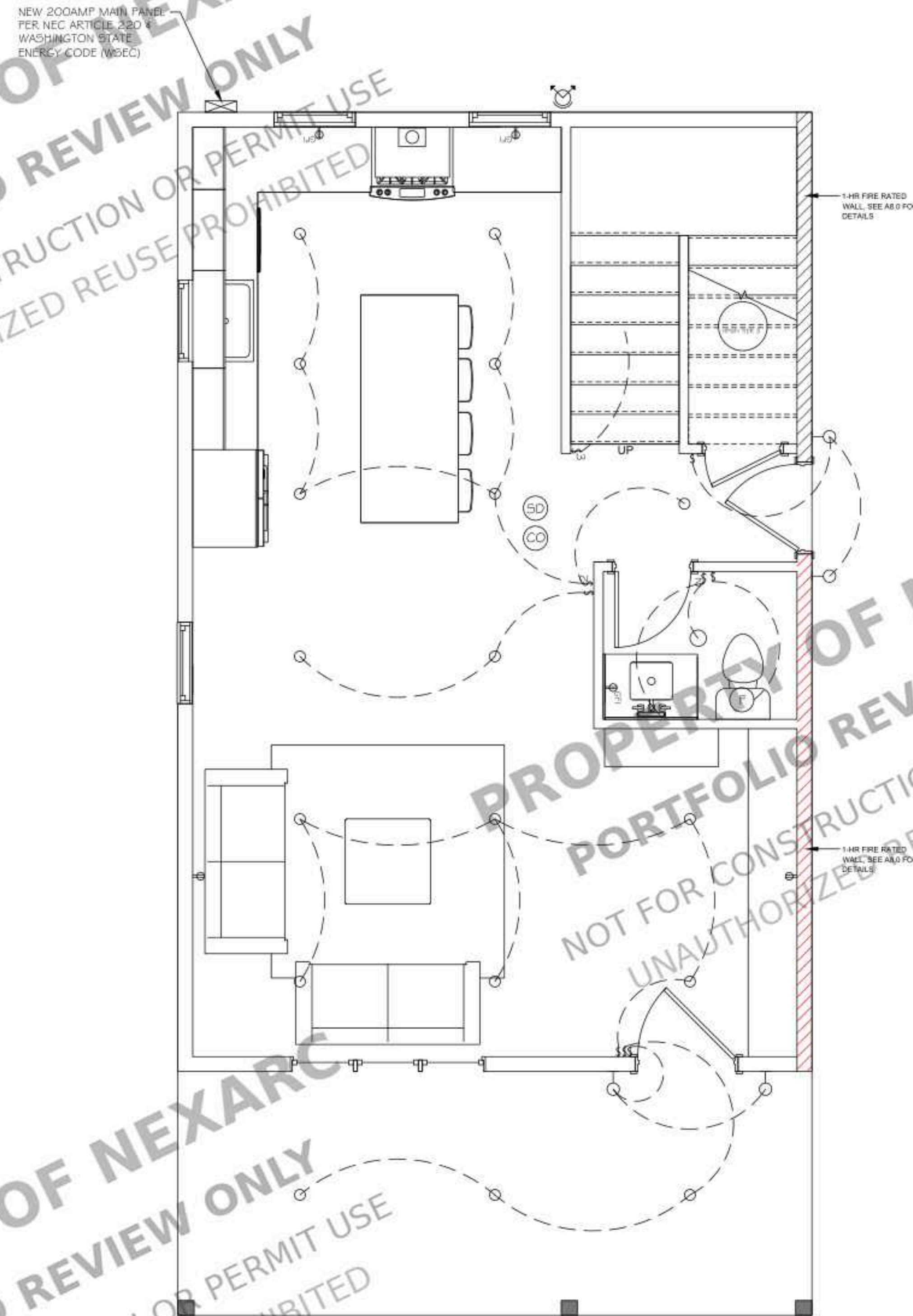
ROOF PLAN
SCALE: $3/8" = 1'-0"$

GENERAL ELECTRICAL NOTES

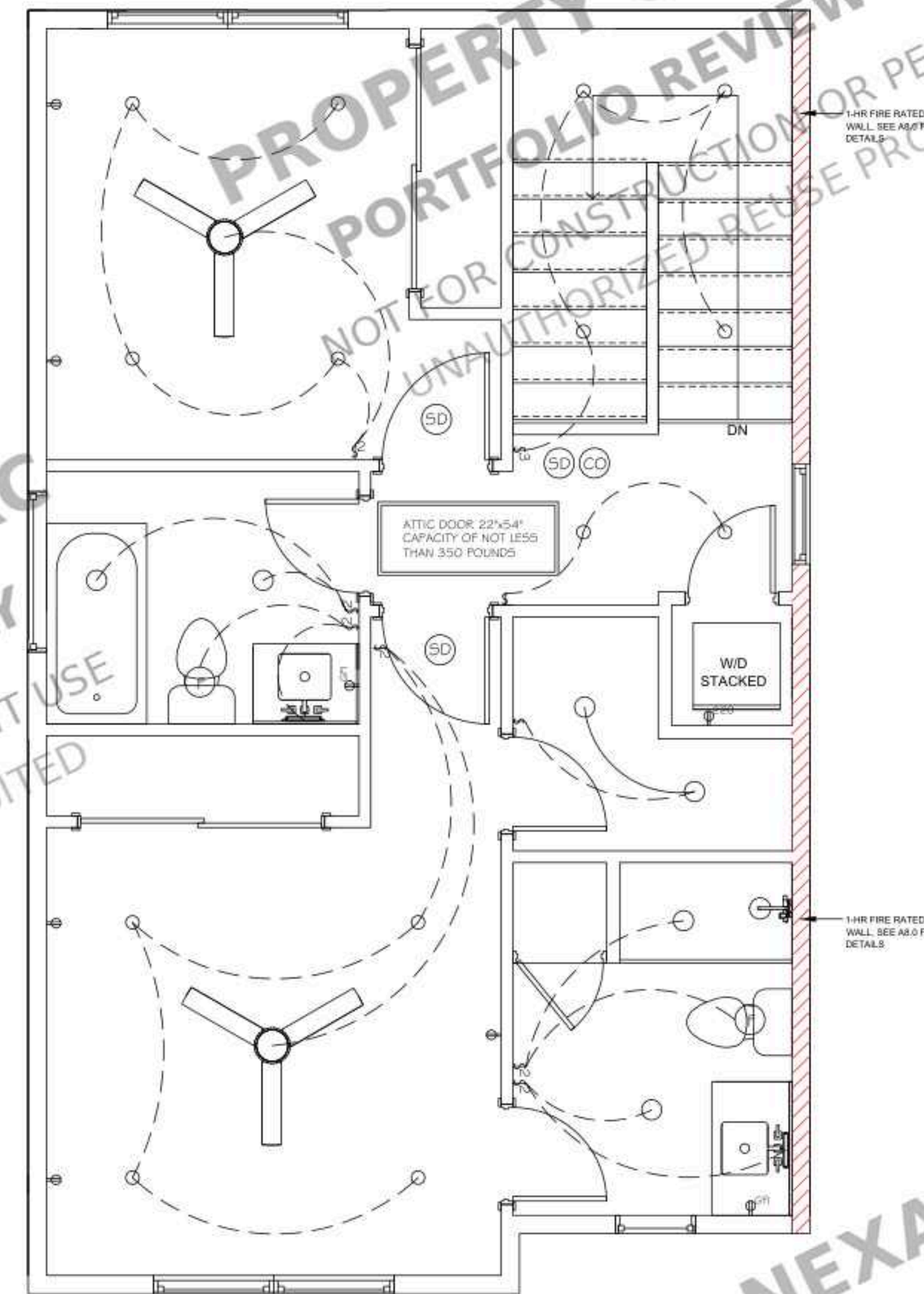
1. Center light fixture in room unless dimensions are provided.
2. Locate all light fixtures in room with same distance from wall.
3. Contractor to coordinate floor and ceiling framing with fixture layout.
4. Contractor to coordinate appliance outlet locations with selected appliances manufacturers recommendations as required.
5. Attic containing appliances shall be provided with a pull-down stair large enough to allow removal of the largest appliance and not less than 22 inches in width with a load capacity of not less than 350 pounds. Attic access to be 30" x 54".
6. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
7. Smoke detectors must be hard wired and interconnected with battery backup and shall be located in all bedrooms, on each floor outside of bedrooms.
8. The entire Interior Ceiling will be built in Drywall 4' X 8'. Smooth Finish.
9. Ceiling Height Measured from current Level.
10. Facade Lightning Switches in First Floor.
11. Attic doors shall be minimum 22"x30".
12. This project has been reviewed under 2023 National Electrical Code.

[illegible]

- | | |
|---|--|
|  | SINGLE SWITCH |
|  | DOUBLE SWITCH |
|  | THREE WAY SWITCH |
|  | DUPLEX OUTLET |
|  | DUPLEX OUTLET GFI |
|  | SMOKE DETECTOR |
|  | CO2 DETECTOR |
|  | EXHAUST FAN |
|  | CEILING FAN |
|  | VANITY LIGHT |
|  | 4" RECESSED LED DOWNLIGHT |
|  | 6" RECESSED LED DOWNLIGHT |
|  | PENDANT LIGHT |
|  | CHANDELIER |
|  | FLOOD LIGHT |
|  | SURFACE MOUNTED
FLUORESCENT FIXTURE |
|  | WALL-MOUNTED
EXT. ENTRY LIGHT |



FIRST FLOOR ELECTRICAL PLAN
SCALE : 3/8" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE : 3/8" = 1'-0"



PROJECT FOR
6010 S ALDER ST, TACOMA, WA
98409, USA

NO.	REVISION

DRAWING NO.:

DATE: 10-19-2026

DRAWN BY:

SHEET:

TRANSPARENCY CALCULATION (WEST ELEVATION)

Transparency % = (Window Area / Total Wall Area) x 100 = 10%

Window Area = (6' X 5.5') + (2.5' X 4.5') + (2.5' X 4.5') = 55.5 S.F

Total Window Area = 55.5 S.F

Total Wall Area = 450 S.F

Transparency % = (55.5 / 450) x 100 = 12.3

North-Wall Opening R302.1 TABLE R302.1(1)		
ITEM	AREA	NOTE
N wall area (grade to plate, 29'-6" x 2'-4" + 2'-6" overhang)	55.5 SF	raised FF increases wall area vs (57.3 SF)
DO2 2'-8" x 8'-0"	21.3 SF	key
W02 2'-6" x 6'-0" (star)	15.0 SF	see TBD
TOTAL OPENINGS	36.3 SF = 5.5%	5.25% OK (FSD 4.3.5)

WEST WALL TRANSPARENCY		
ITEM	VALUE	NOTE
55.5 SF / 450 SF	12.3%	10% req'd (per A2.0 calc)
Windows: 2 x W04 3056 (33.0) + 2 x W03 422.5	55.5 SF	
Wall area (As calculated)	450 SF	VERIFY
TRANSPARENCY	55.5/450 = 12.3%	10% OK

HEIGHTS (A3 - FRAMED FLOOR OVER CRAWL)		
LEVEL	ABOVE GRADE	BASIS
FF1 (top of 3/4" subfloor)	± 1'-9"	lower ± 2'-3/4", 3 risers @ ± 7" (Eric)
Floor-to-floor	± 10'-5"	9'-1" wall + 16" truss + 34" (52.0) VERIFY
FF2	± 18'-2"	
Top plate (2nd)	± 21'-4"	9'-1" wall
Ridge (± 21'-2", 6" heel)	± 30'-1"	5' 3" max (A1.0 zoning) OK - VERIFY pitch / heel
Siding to grade	± 6" (fiber cement) / 8" wood	R317.1 / rfr - VERIFY

ELEVATION NOTES

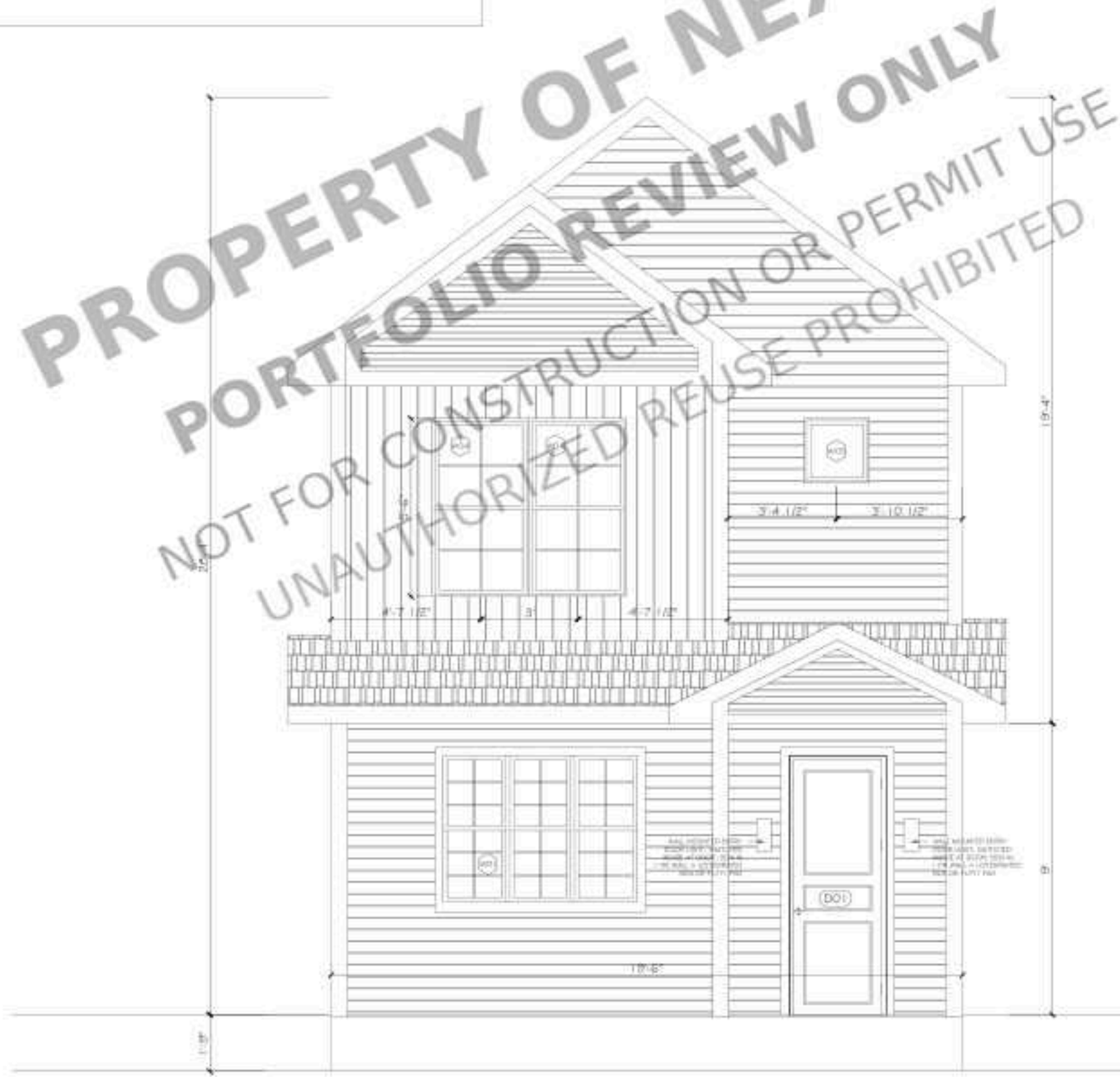
1: Raised FF (framed floor over vented crawl, A3.0) adds ± 1'-9" to all heights.

2: Eaves 1'-4" all sides. 1/4" 5 soffits 1-hr rated or firelocked per Table R302.1(1) in a (leave edges 2'-11.5" / 3'-8" from line / PL). all eaves UNVENTED - attic ventilated by 12 static box vents (6 low / 6 high, 600 sq in NFA).

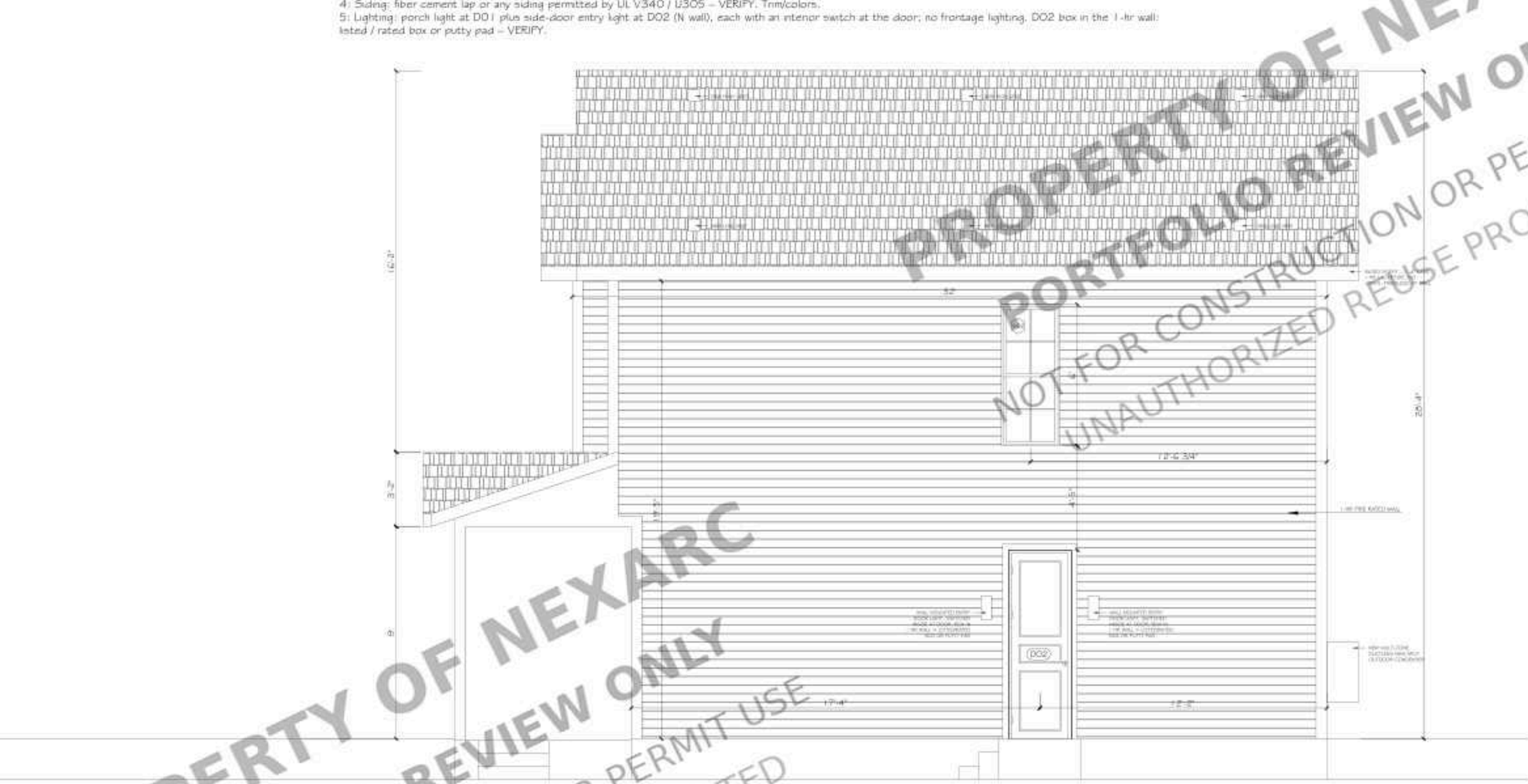
3: Exposed foundation / crawl vents (R408.1, 1 59' / 50 SF or 1/1, 500 w/ vapor retarder) - locate per A3.0R; NOT in the N wall above the 1-hr assembly unless listed.

4: Siding: fiber cement lap or any siding permitted by UL V340 / U305 - VERIFY. Trim/color:

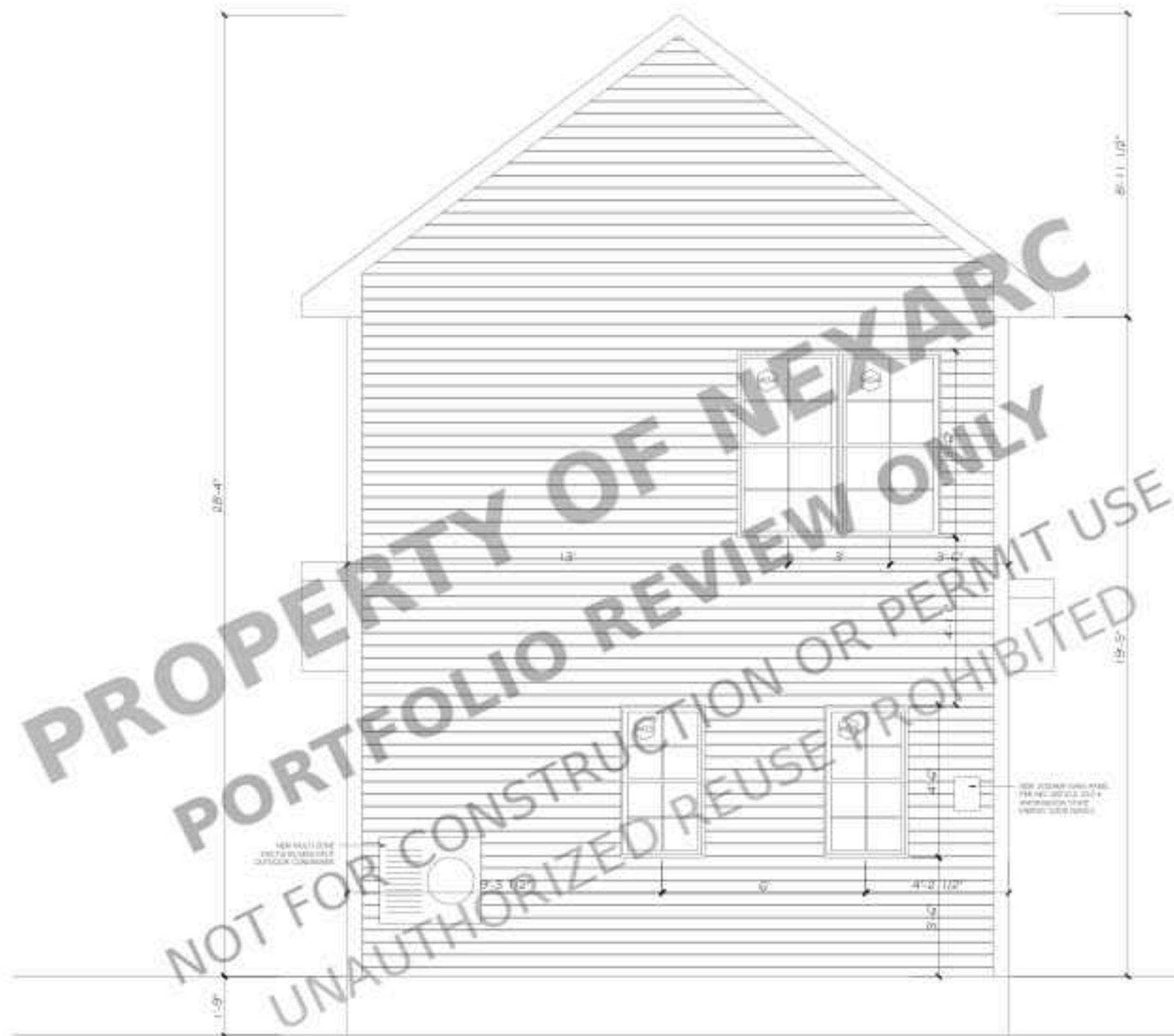
5: Lighting: porch light at DO1 plus side-door entry light at DO2 (N wall), each with an interior switch at the door; no frontage lighting, DO2 box in the 1-hr wall listed / rated box or putty pad - VERIFY.



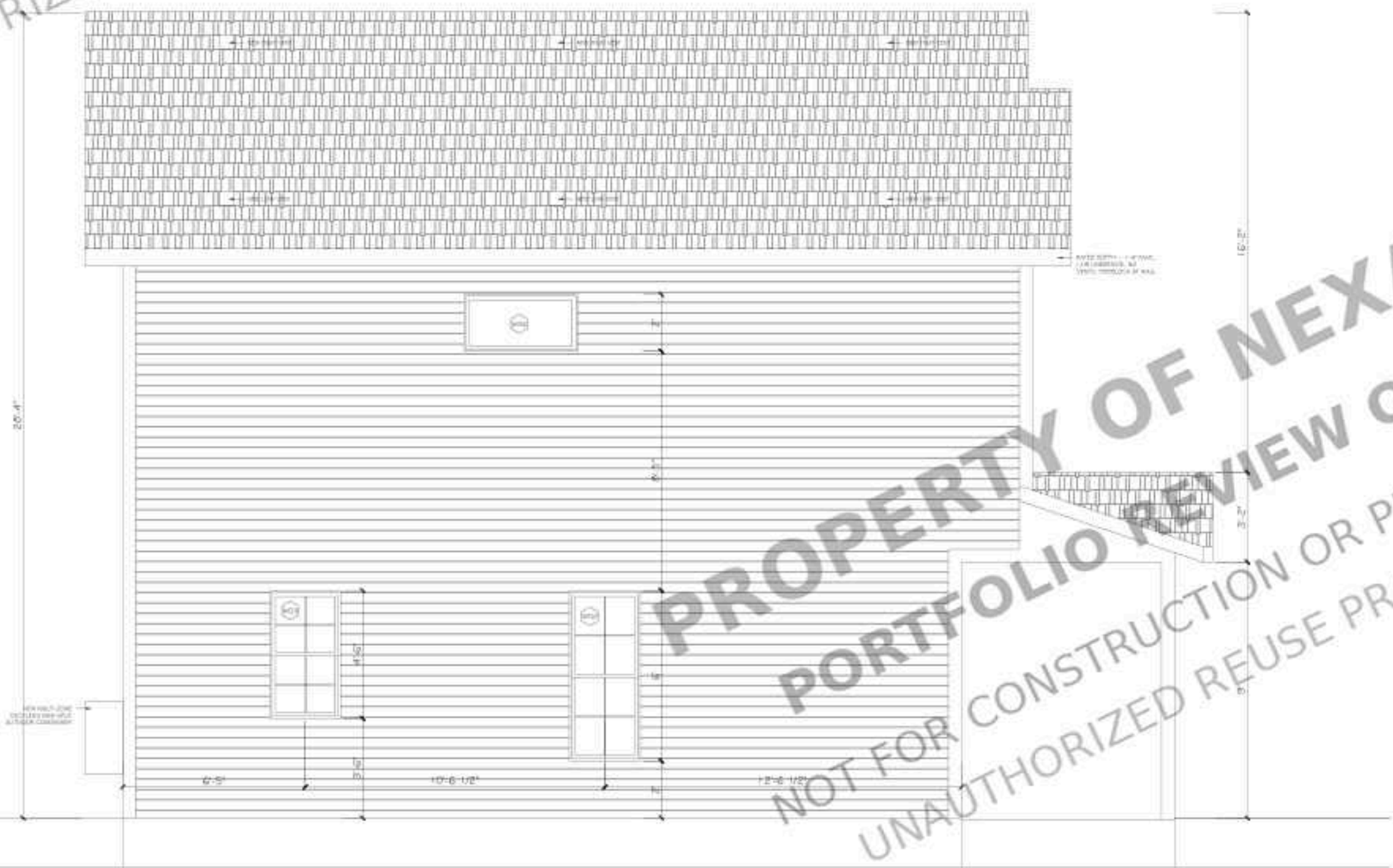
EAST ELEVATION
SCALE : 1/4" = 1'-0"



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



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



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

NO.	REVISION

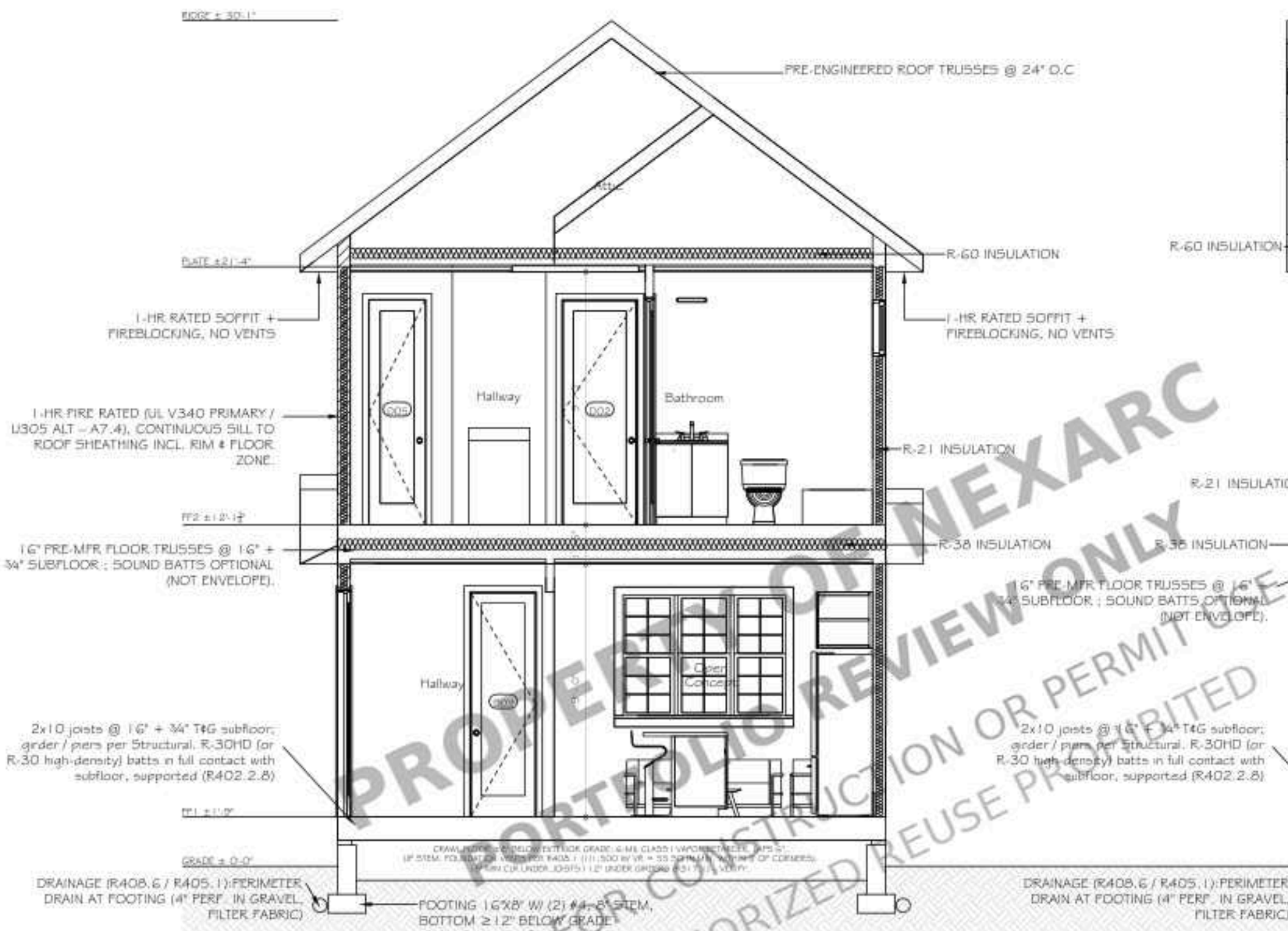
DRAWING NO.:
DATE: 10-19-2026
DRAWN BY:
SHEET:



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



SECTION 2
SCALE: 1/4" = 1'-0"



SECTION 3
SCALE: 1/4" = 1'-0"

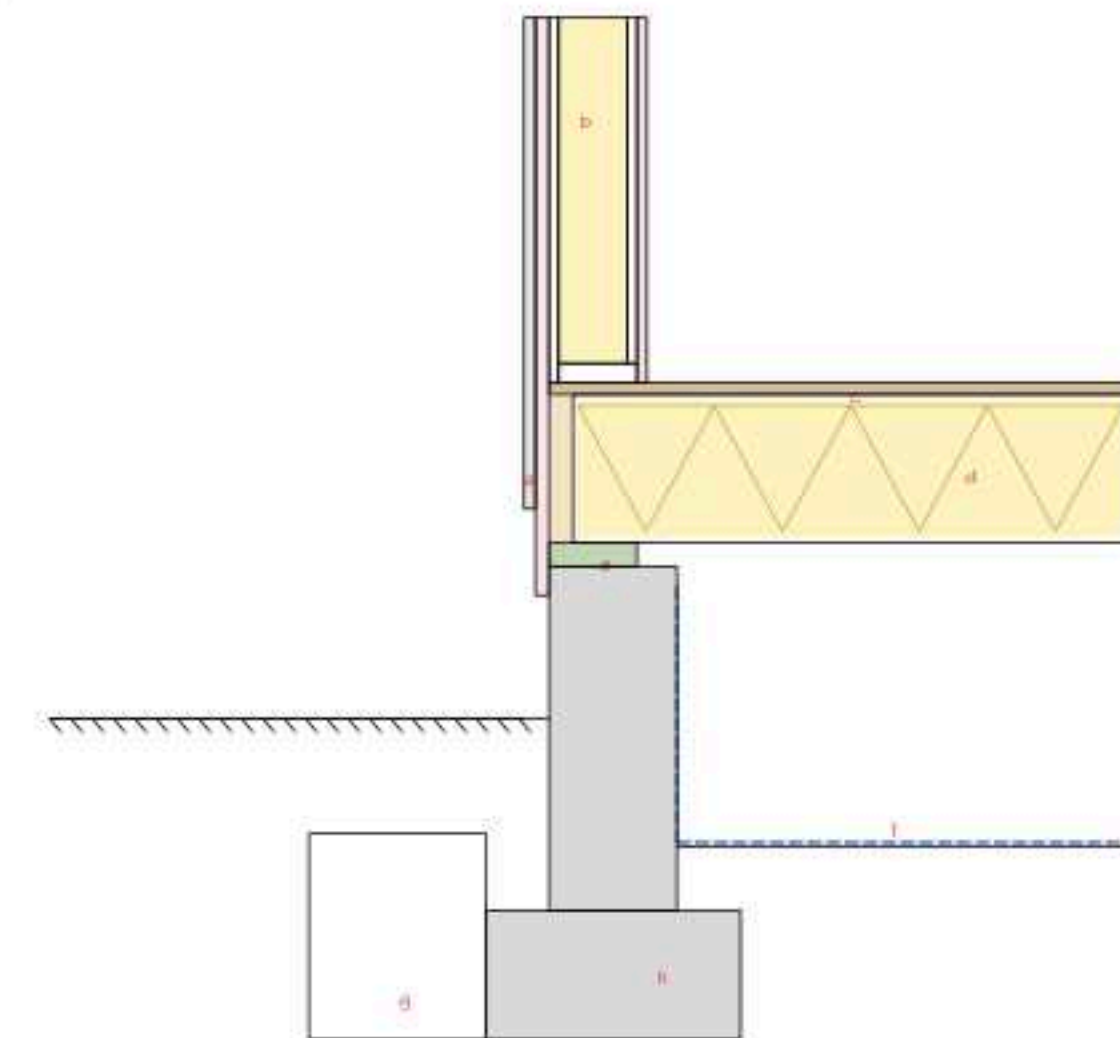


SECTION 4
SCALE: 1/4" = 1'-0"

STAIR DATA - R311.7

ITEM	VALUE
Floor-to-floor (VERIFY)	10'-5 1/2"
Risers	17 @ ±7.40" (±7 3/4")
Treads	16 @ 10" + 3/4-1 1/4" nosing (±10")
Flight 1 (5 half, rises W)	9R / 8T - 6'-8" run
Landing (W wall)	3'-2 3/4" deep x 7'-0" (±36")
Flight 2 (N half, rises E)	8R / 7T - 5'-10" run
Clear width	3'-4" each flight (±36")
Headroom	open well - 2'-6"-8"
Handrail / guard	34"-38" one side min.; 36" guard at well
Exterior (DO2 & porch)	3 risers @ ±7" + landing

- a: Siding ≥6" above grade (fiber cement, 8" wood - R311.7.1) - VERIFY
b: WALL TYPE C - LP FlameBlock (flaminate face per listing), R-23 mineral wool, 5/8" Typax - UL V340 (A7.4)
c: 3/4" T&G subfloor, glued & nailed (5-sheets)
d: 2x10 @ 16" o.c. joists + R-30HD batts in contact w/ subfloor, wire-strap support (R402.2.8)
e: 2x10 @ 16" o.c. joists + R-30HD batts in contact w/ subfloor, wire-strap support (R402.2.8)
f: 6-mil Class I vapor retarder, laps 6" sealed up stem 6"
g: Crawl floor ±8" below grade - drainage required (R405.6); 4" perforated perimeter drain in washed gravel + filter fabric outlet to daylight, storm or sump - VERIFY w/ Site Dev.
h: 8" stem + 16" at footing, (2) #4, ±2" below grade (54.0)



C CRAWL / FOUNDATION DETAIL (N WALL) - A3
SCALE: NTS

NO.	REVISION

DRAWING NO.:
DATE:
10-19-2026
DRAWN BY:
SHEET:

IRC 2021 R308.4 GLAZING
Hazardous Locations

The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous locations for the purposes of glazing.

R308.4.1 Glazing in Doors.
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.

R308.4.2 Glazing Adjacent to Doors.
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

- Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
 - Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
- Exceptions:
1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
Glazing in this application shall comply with Section R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in Windows.
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- The exposed area of an individual pane is larger than 9 square feet (0.836 m²).
 - The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
 - The top edge of the glazing is more than 36 inches (914 mm) above the floor.
 - One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.
- Exceptions:
1. Decorative glazing.
2. Where glazing is adjacent to a walking surface and a horizontal rail is installed 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).

3. Outboard panes in insulating glass units and other multiple glazed panels where the bottom edge of the glazing is 25 feet (7620 mm) or more above grade, a roof, walking surfaces or other horizontal surface at 45 degrees (0.79 rad) of horizontal surface adjacent to the glass exterior.

R308.4.4 Glazing in Guards and Railings.
Glazing in guards and railings, including structural baluster panels and nonstructural rail panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

R308.4.4.1 Structural Glass Baluster Panels.
Guards with structural glass baluster panels shall be installed with an attached top rail or handrail. The top rail or handrail shall be supported by not less than three glass baluster panels, or shall be otherwise supported to remain in place should one glass baluster panel fail.

Exception: An attached top rail or handrail is not required where the glass baluster panels are laminated glass with two or more glass plies of equal thickness and of the same glass type.

R308.4.5 Glazing and Wet Surfaces.

Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, hot whirlpools, saunas, steam rooms, bathrooms, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

R308.4.6 Glazing Adjacent to Stairs and Ramps.

Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

- Exceptions:
1. Where glazing is adjacent to a walking surface and a horizontal rail is installed at 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).

2. Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

R308.4.7 Glazing Adjacent to the Bottom Stair Landing.

Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees (3.14 rad) from the bottom tread nosing shall be considered to be a hazardous location. (See Figure R308.4.7.)

Exception: Where the glazing is protected by a guard complying with Section R312.2 and the plane of the glass is more than 18 inches (457 mm) from the guard.

R308.6 Skylights and Sloped Glazing

R308.6.2 Permitted Materials.

Glazing materials shall be limited to the following:

- Laminated glass with a minimum 0.015-inch polyvinyl butyral interlayer for glass panes 16 square feet or less in area located such that the highest point of the glass is not more than 12 feet (3658 mm) above a walking surface or other accessible area; for higher or larger sizes, the minimum interlayer thickness shall be 0.030 inch (0.76 mm).
- Fully tempered glass.
- Heat-strengthened glass.
- Wired glass.
- Approved rigid plastics.

WINDOW SCHEDULE

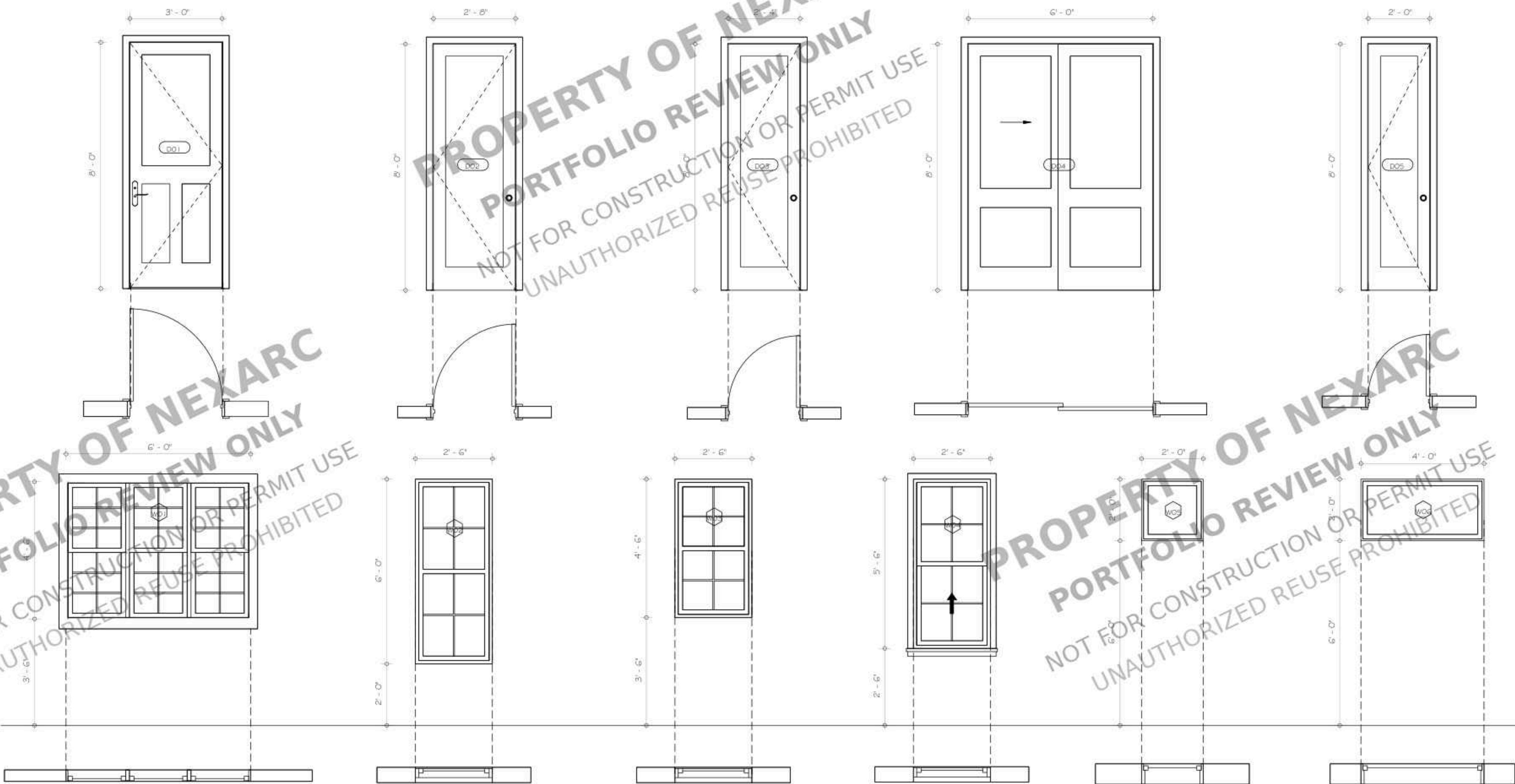
TYPE	SIZE (W x H)	QTY	LOCATION	OPERATION	SILL / HEAD AFF.	AREA / EA	TOTAL	NOTES
W01	6'-0" x 4'-6"	1	Living - E (street)	Single Hung	3'-6" / 8'-0"	27.0	27.0	U ≤ 0.30
W02	2'-6" x 6'-0"	2	Living - S; Stair - N	Single Hung	2'-0" / 8'-0"	15.0	15.0	5 wall 0-tr; N wall 1-tr
W03	2'-6" x 4'-6"	3	Kitchen - W (alley); Kitchen - S	Single Hung	3'-6" / 8'-0"	11.25	22.5	flank range (original)
W04	2'-6" x 5'-6"	4	Bedroom 02 - W; Master - E	Single Hung	2'-6" / 8'-0"	13.75	0	EGRESS (R310)
W05	2'-0" x 2'-0"	1	Master bath - E	fixed / awning	5'-0" / 7'-0"	4.0	4.0	>60" from shower
W06	4'-0" x 2'-0"	1	Bath - S (over tub)	sliding	5'-0" / 7'-0"	8.0	8.0	TEMPERED (R308.4.5)

DOOR SCHEDULE

TYPE	SIZE	QTY	LOCATIONS	TYPE / NOTES
D01	3'-0" x 8'-0"	1	Front - E (porch)	ext. insulated, U ≤ 0.30 (A7.1); porch light
D02	2'-8" x 8'-0"	3	Side door - N wall (1); Bedroom 02, Master (at hall end, r5) (2)	N door: ext. insulated, NOT RATED (openings ≤ 25%, R302.1); landing ≤ 1/2"
D03	2'-4" x 8'-0"	1	1/2 bath, master bath, master closet (from master vestibule)	walk-in closet
D04	6'-0" x 8'-0"	2	Bedroom 02 closet, master closet	bypass
D05	2'-0" x 8'-0"	1	linen closet	linen closet

FAN / VENTILATION SCHEDULE

TAG	LOCATION	CFM MODE / CONTROL	DUCT / TERMINATION	NOTES
EF-1	1/2 bath (1st)	30 continuous whole-house (WSEQ) IRC M1505.4; wall-switch override	4"Ø smooth metal in floor trusses to W or S wall cap w/ backdraft damper - NOT the N wall	ENERGY STAR, ≤ 1.0 sone
EF-2	Master's bath (2nd)	30 continuous whole-house; wall-switch override	4"Ø smooth metal to roof cap w/ backdraft damper	ENERGY STAR, ≤ 1.0 sone
EF-3	Primary bath (2nd)	30 continuous whole-house; wall-switch override	4"Ø smooth metal to roof cap w/ backdraft damper	ENERGY STAR, ≤ 1.0 sone
RH	Kitchen range hood	210 intermittent	W wall / roof	IRC M1505.4.4
DY	Dryer (stacked W/D above)	with dryer (separate)	4"Ø thru 1-hr N wall - listed firestop	M1502.4.5 length - VERIFY
HPWH	Heat pump water heater (W wall, N end)	Opt. 3.7 ductless HP	line set + condensate thru W wall (0-hr), sealed	± 3/8"x1/4", bracket 12" off wall; disconnect NEC 440.14; model TBD
HPWH	HPWH closet (1st)	with HPWH	N wall - listed firestop (A7.4 P1)	ducted / lowered door - VERIFY
WHOLE-HOUSE TOTAL		90	≥ 40 CFM res(d report)	exhaust-only, no HRV (Opt. 2.1 not claimed)



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98409, USA

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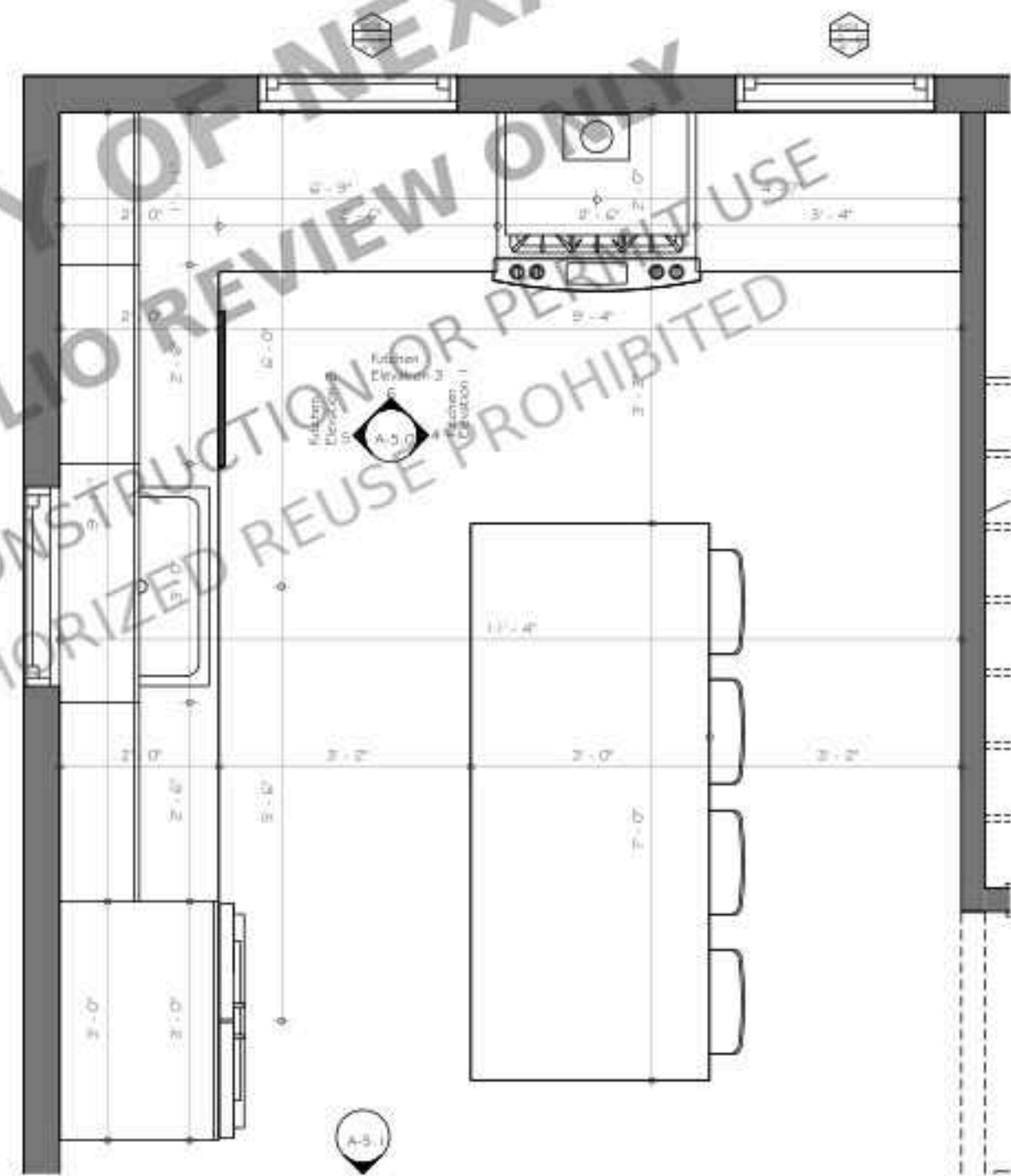
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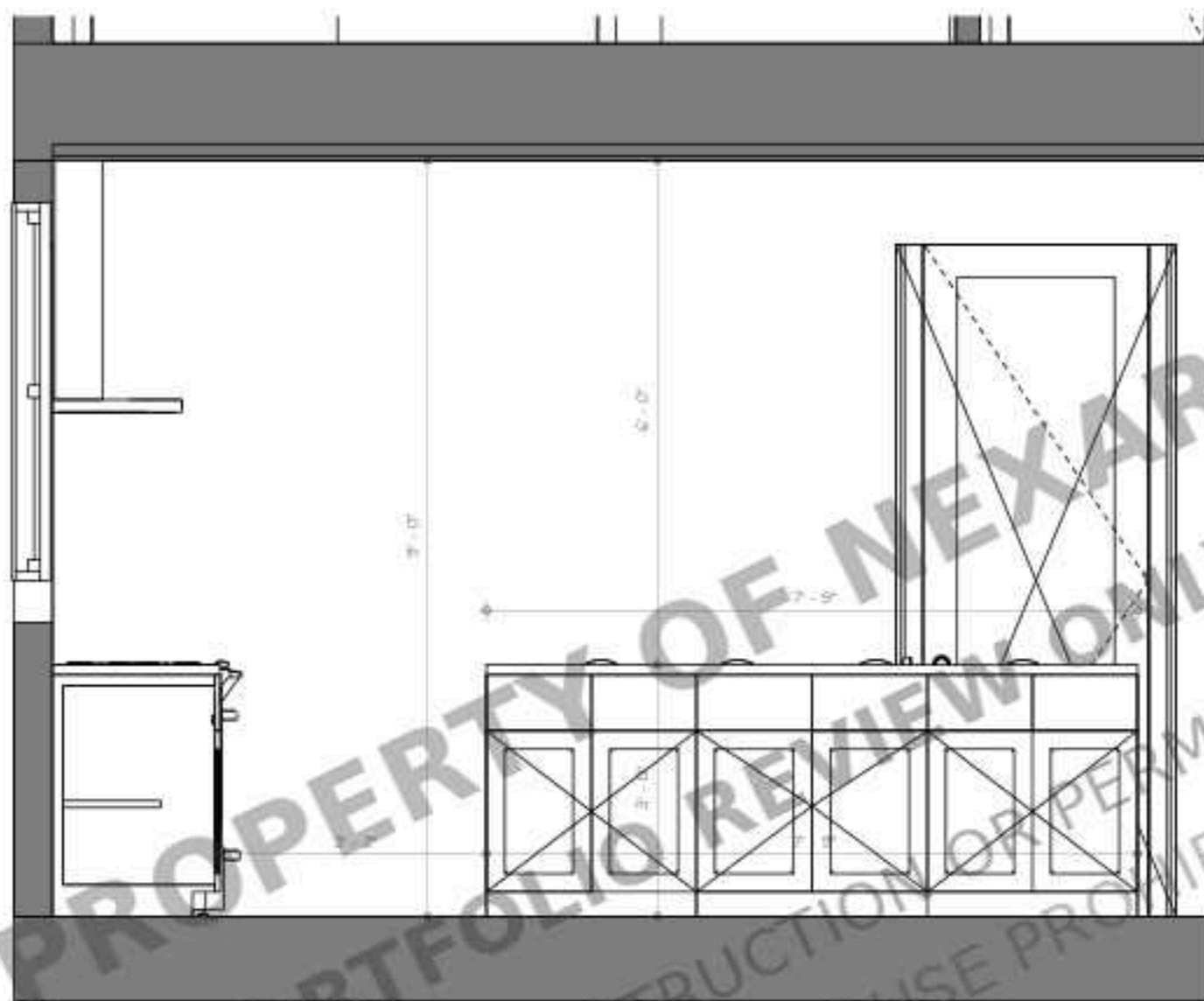
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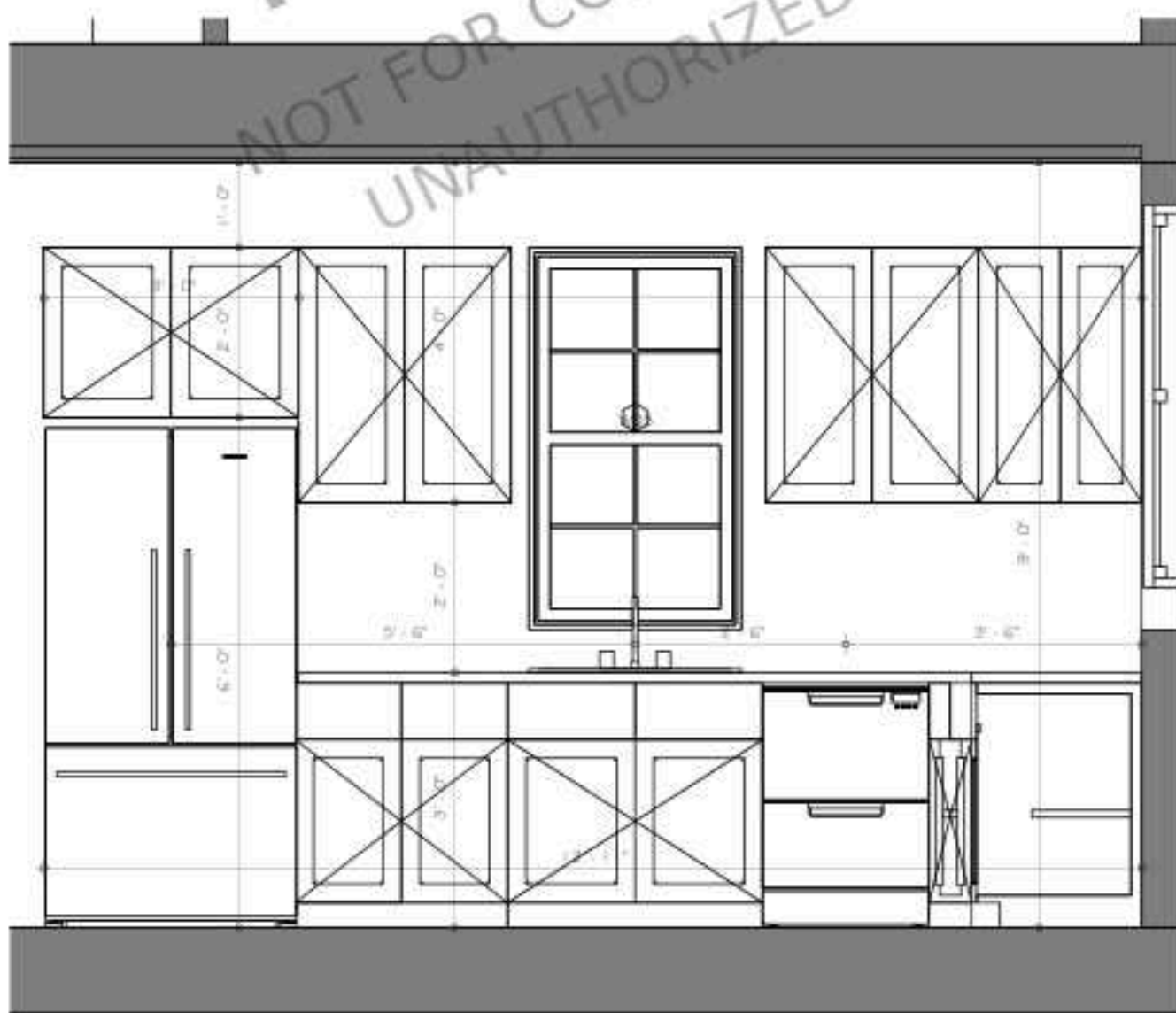
① Kitchen Details
1/2" = 1'-0"



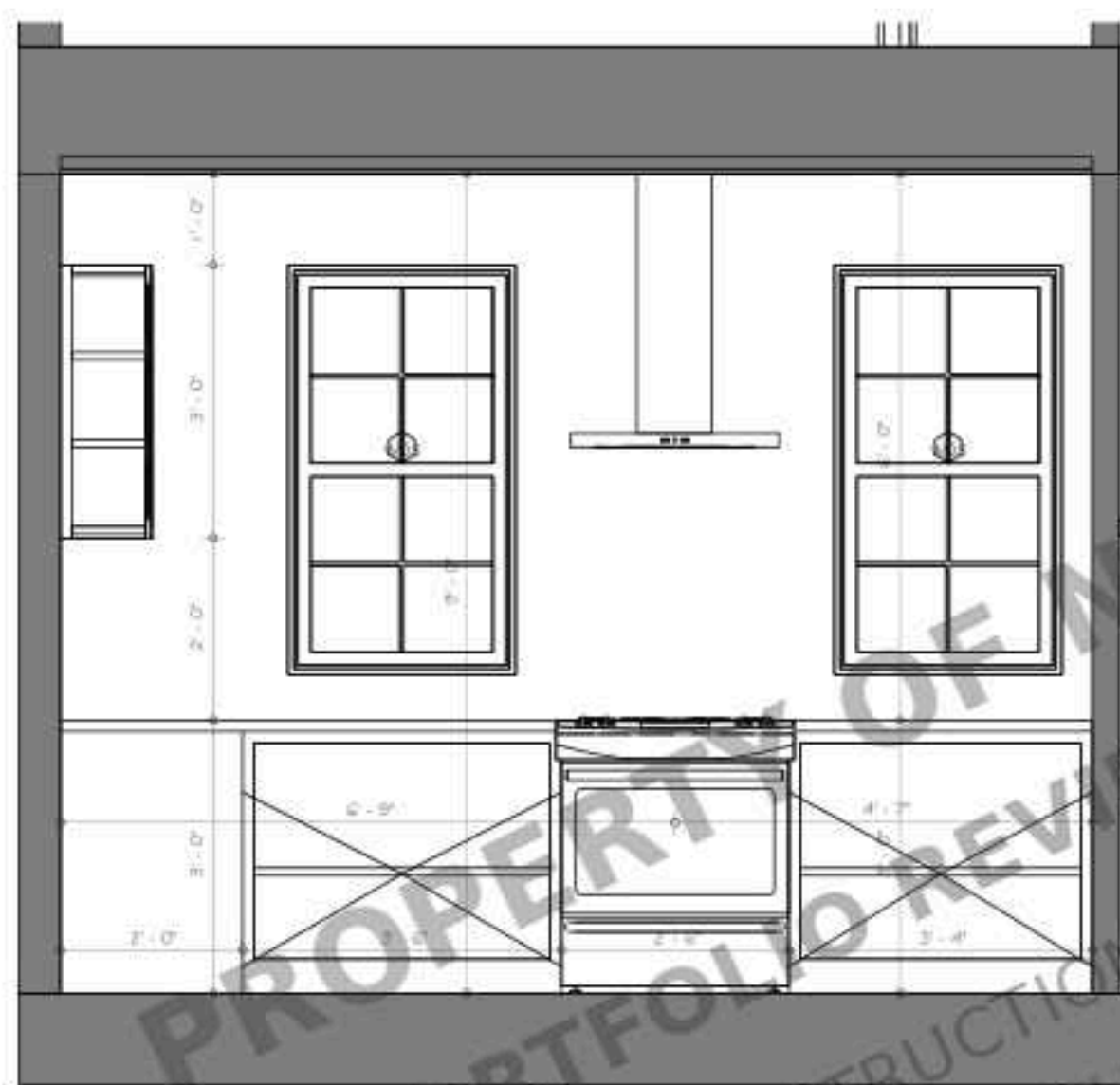
② Kitchen 3D 1



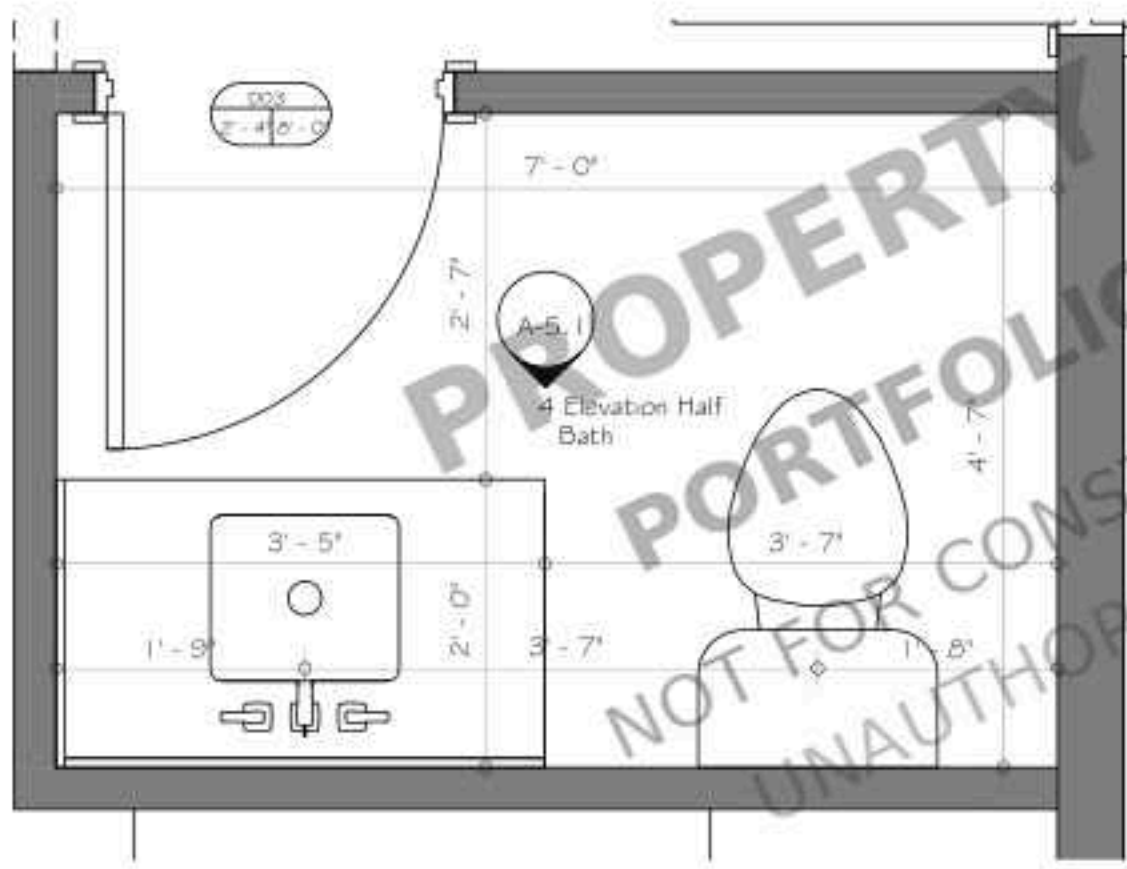
④ Kitchen Elevation 1
1/2" = 1'-0"



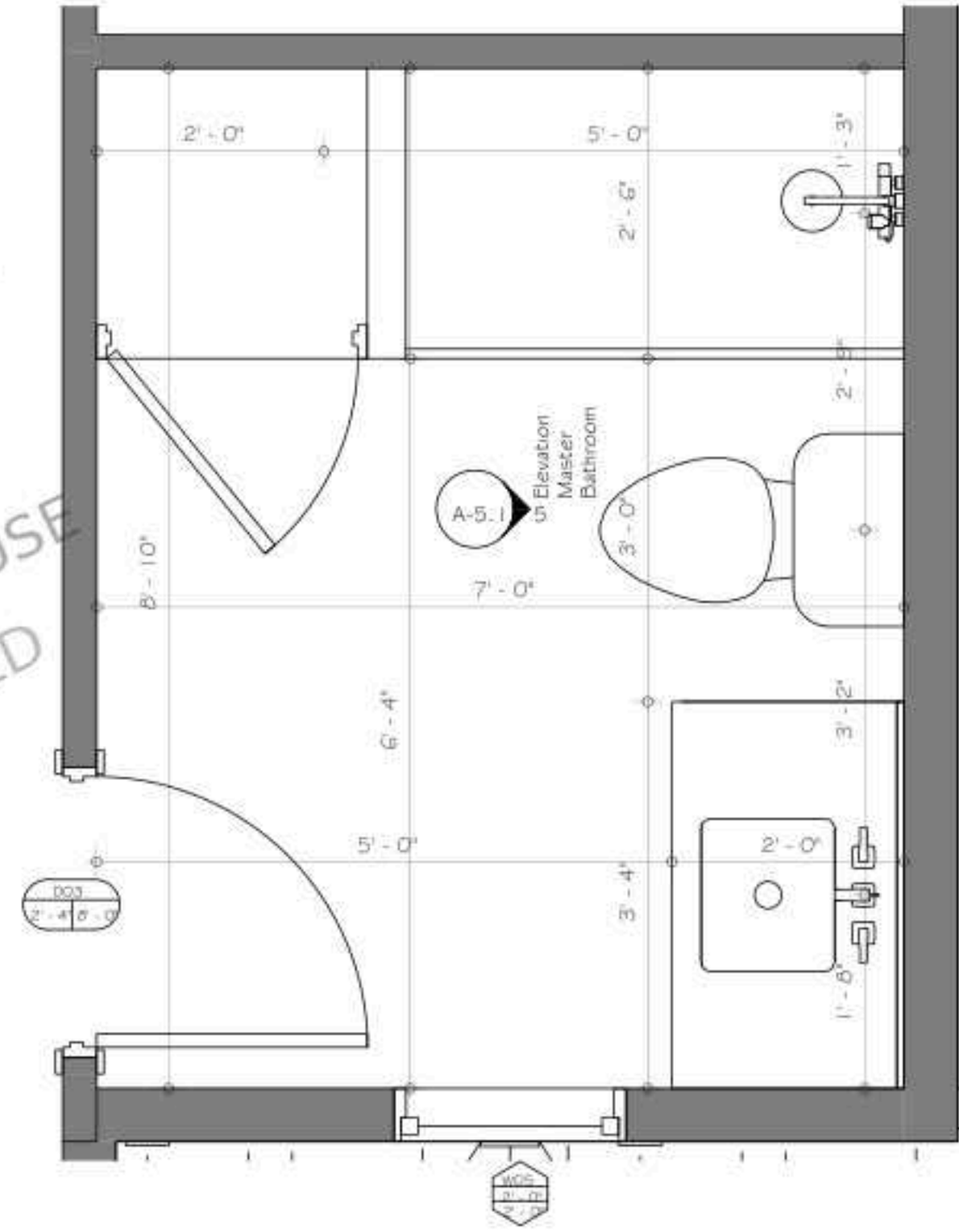
⑤ Kitchen Elevation 2
1/2" = 1'-0"



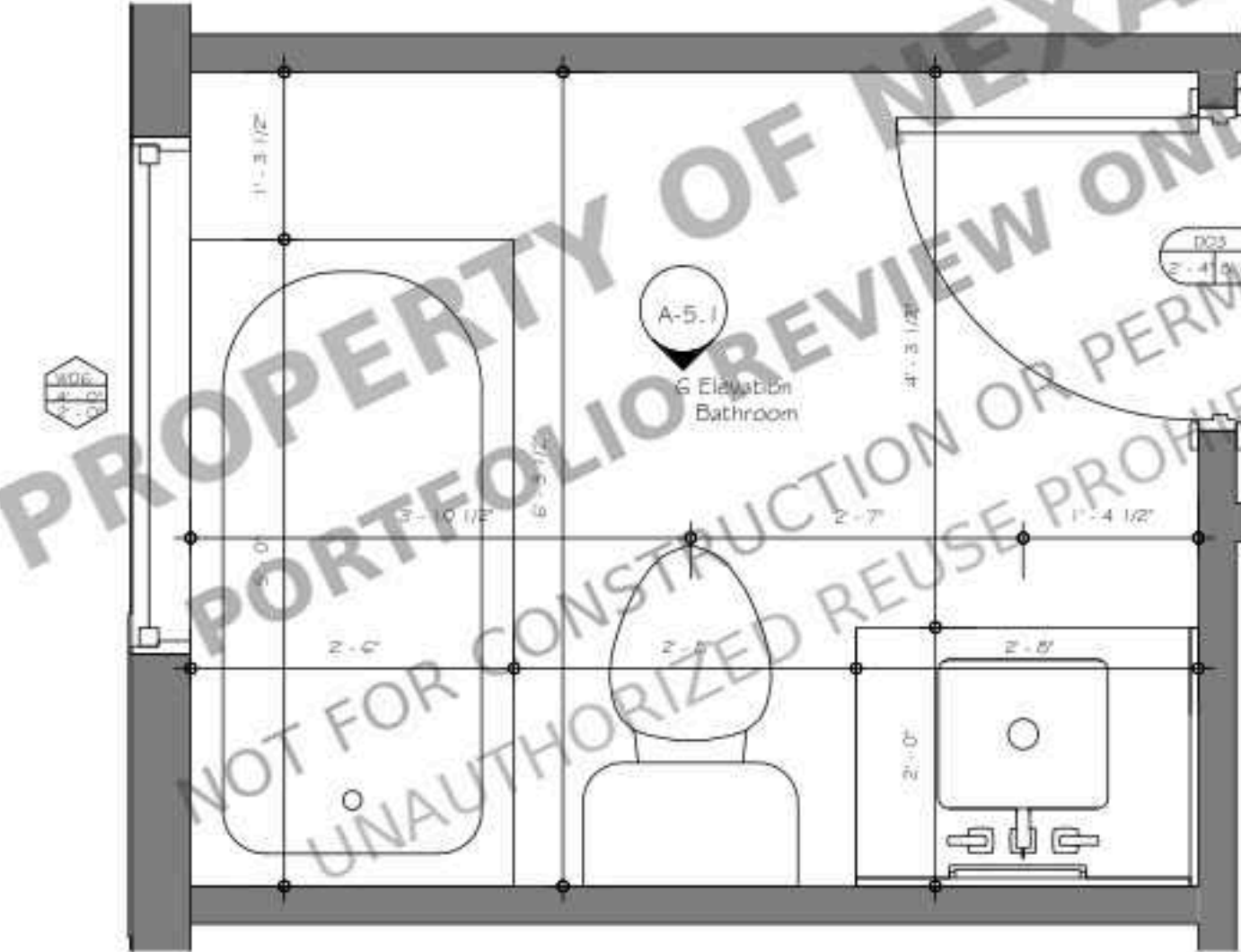
⑥ Kitchen Elevation 3
1/2" = 1'-0"



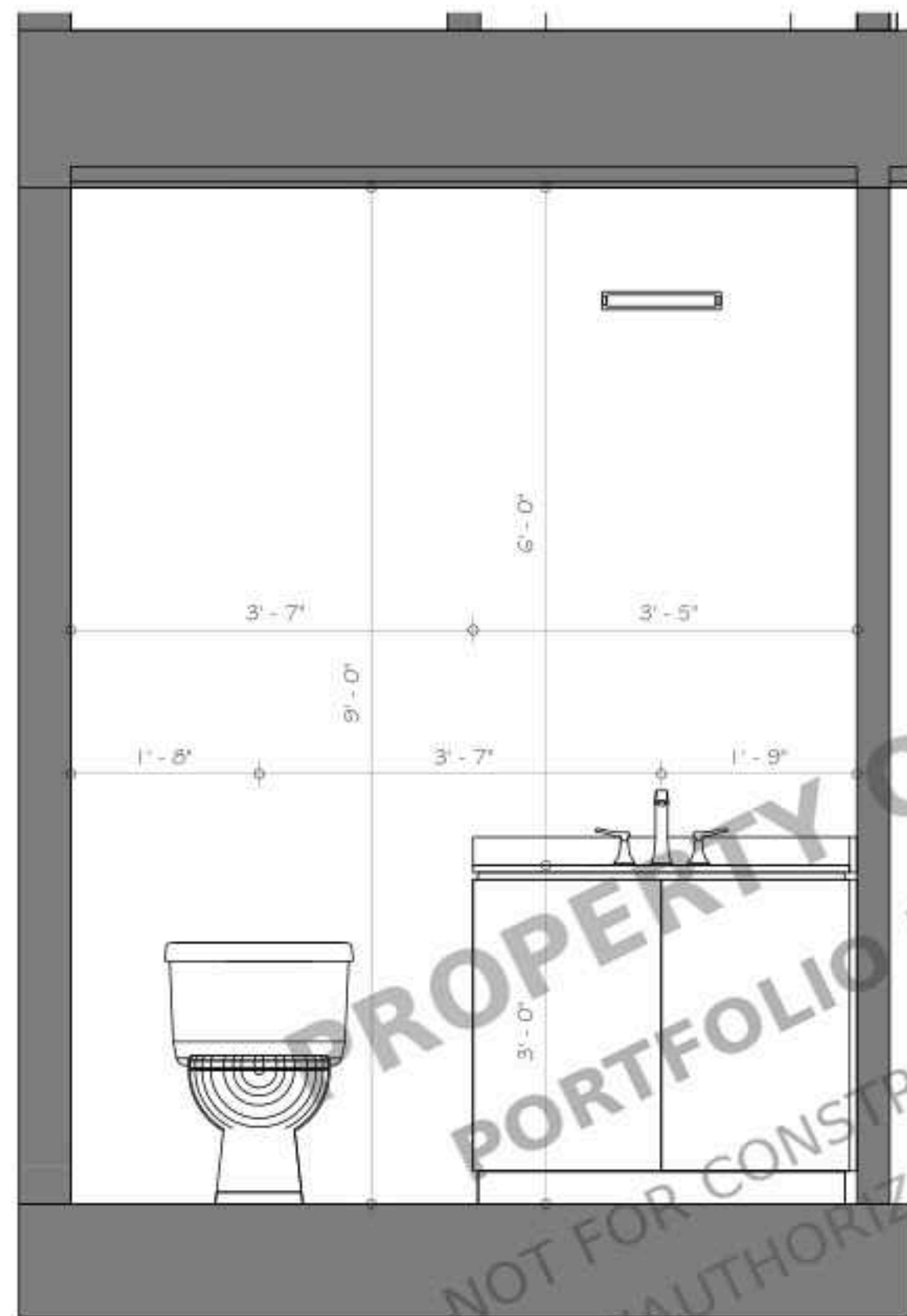
① Half Bath Details
3/4" = 1'-0"



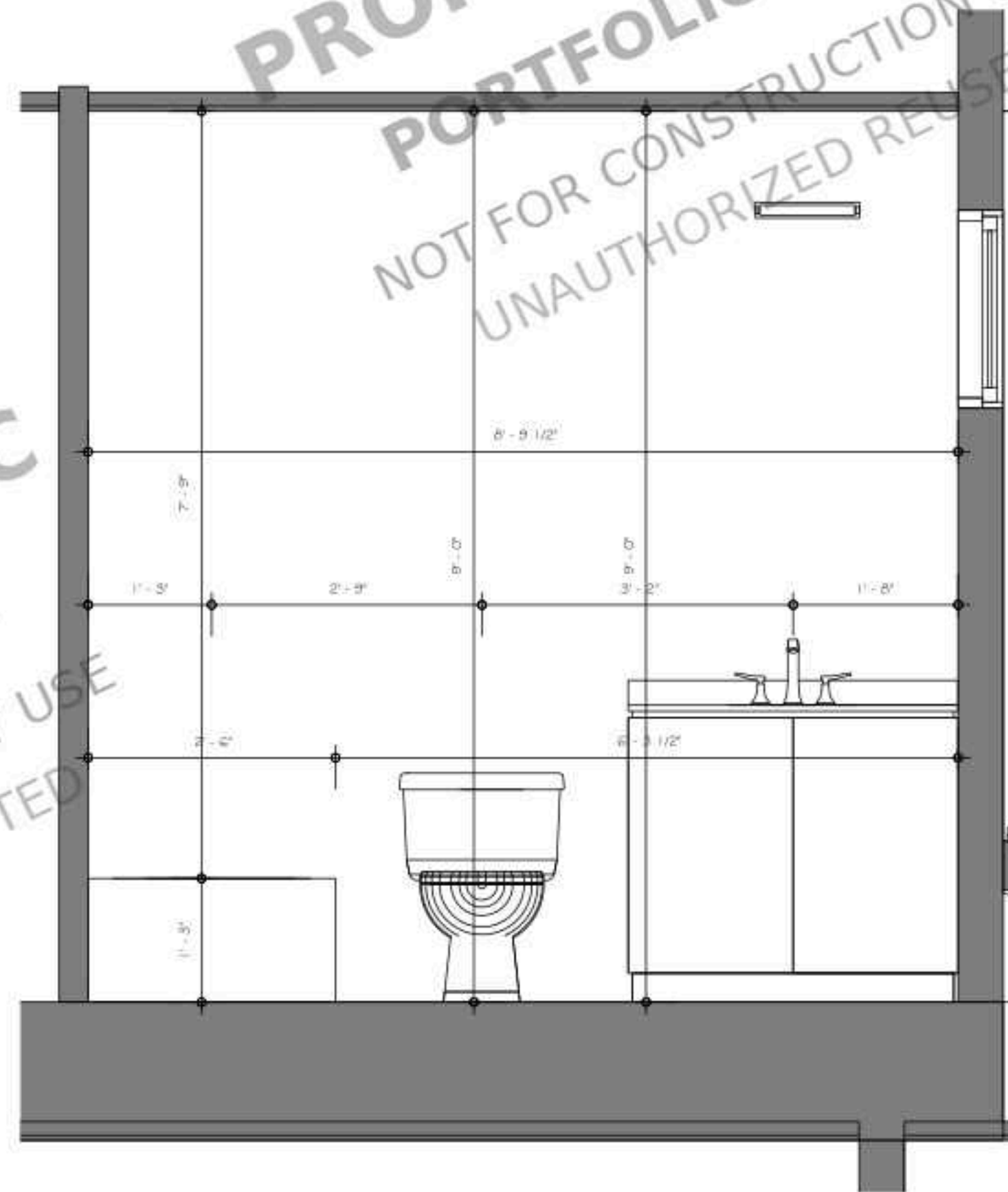
② Master Bathroom Details
3/4" = 1'-0"



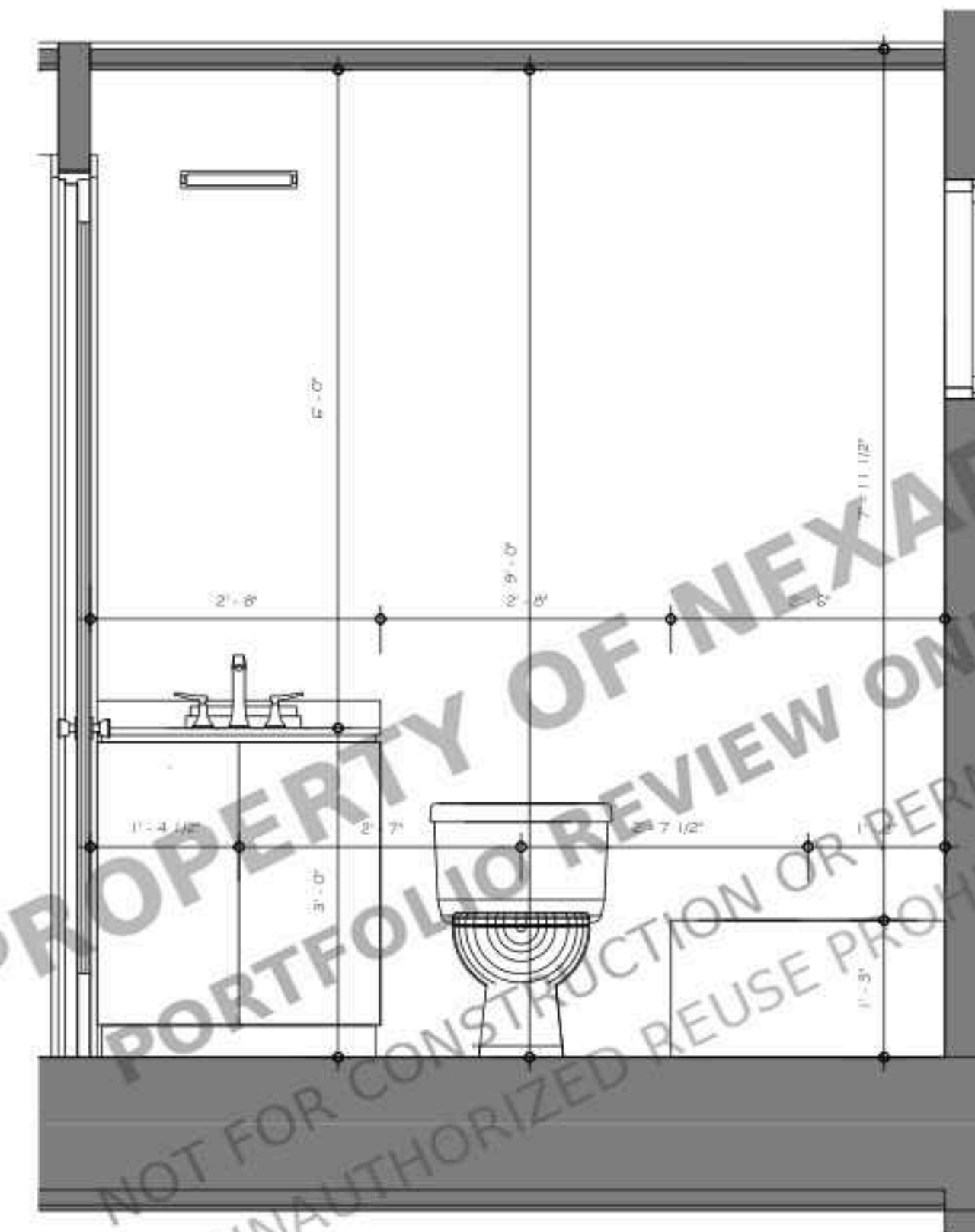
③ Bathroom Details
3/4" = 1'-0"



④ Elevation Half Bath
3/4" = 1'-0"



⑤ Elevation Master Bathroom
3/4" = 1'-0"



⑥ Elevation Bathroom
3/4" = 1'-0"

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GENERAL NOTE

DIRECT-VENT MECHANICAL EXHAUST FAN NOTE:
1. FAN CAPACITY & RATING: PROVIDE A CONTINUOUS WHOLE-HOUSE EXHAUST FAN MOUNTED ON THE BATHROOM CEILING, RATED FOR A MINIMUM OF 30 CFM CONTINUOUS OPERATION (OR MIN. 50 CFM INTERMITTENT) IN ACCORDANCE WITH IRC SECTION M1505.4 AND WASHINGTON STATE ENERGY CODE (WSEC).

2. DIRECT ROOF PENETRATION: EXHAUST FAN SHALL VENT DIRECTLY THROUGH THE ROOF WITHOUT AN EXTENDED DUCT RUN. PROVIDE AN INTEGRAL BACKDRAFT DAMPER AND AN APPROVED WEATHER-TIGHT ROOF CAP WITH INSECT SCREEN.

3. ROOF FLASHING & SEALING: ALL ROOF PENETRATIONS SHALL BE FULLY FLASHED, SEALED, AND WEATHERPROOFED TO PREVENT AIR AND WATER LEAKAGE.

4. TERMINATION CLEARANCES: ROOF EXHAUST VENT TERMINATION SHALL BE LOCATED AT LEAST 3 FEET AWAY FROM PROPERTY LINES, OPERABLE WINDOWS, AND PLUMBING VENTS, AND MINIMUM 10 INCHES ABOVE THE FINISHED ROOF SURFACE.

KITCHEN RANGE HOOD EXHAUST VENTING NOTE:
1. CAPACITY & CAPTURE EFFICIENCY: PROVIDE AN APPROVED KITCHEN RANGE HOOD RATED FOR A MINIMUM OF 160 CFM FOR ELECTRIC RANGE (OR MIN. 250 CFM / 80% CAPTURE EFFICIENCY FOR GAS RANGE) IN ACCORDANCE WITH IRC M1503 AND WSEC.

2. DUCT MATERIAL & ROUTING: EXHAUST DUCT SHALL BE SMOOTH-WALL GALVANIZED METAL (MIN. 6" Ø, 28 GA.), RATED FOR GREASE EXHAUST. DUCT SHALL ROUTE VERTICALLY UPWARDS AND VENT DIRECTLY THROUGH THE ROOF, AVOIDING PENETRATIONS IN FIRE-RATED PROPERTY LINE WALLS.

3. TERMINATION & DAMPERS: ROOF TERMINATION SHALL BE EQUIPPED WITH AN APPROVED WEATHER CAP, INSECT MESH, AND INTEGRAL BACKDRAFT DAMPER, LOCATED AT LEAST 3 FEET AWAY FROM PROPERTY LINES, OPERABLE WINDOWS, AND FRESH AIR INLETS.

4. PENETRATION: IF DUCT PENETRATES A FIRE-RATED CEILING/WALL ASSEMBLY, PROVIDE A 1-HOUR FIRE-RATED CHASE ENCLOSURE PER IRC R302.

DRYER & WATER HEATER VENTING NOTES:

SOFFIT CONSTRUCTION: PROVIDE A CONTINUOUS ENCLOSED SOFFIT THROUGH THE SECOND BEDROOM CLOSET TO ROUTE EXHAUST DUCTING OUT TO THE WEST EXTERIOR WALL.

DUCT MATERIAL: DRYER AND WATER HEATER EXHAUST DUCTS SHALL BE RIGID METAL, SMOOTH-WALLED, MIN. 4" DIAMETER, INDEPENDENTLY RUN (NO COMBINED DUCTING).

TERMINATION: EXHAUST TERMINATE AT EXTERIOR WALL WITH APPROVED WEATHER-PROOF CAP & BACKDRAFT DAMPER. NO SCREEN ALLOWED AT DRYER EXHAUST TERMINATION PER IRC M1502.

FIRE-SEALING: SEAL ALL PENETRATIONS THROUGH WALLS AND SOFFIT ENCLOSURE WITH APPROVED FIRE-BLOCKING / DRAFT-STOPPING MATERIAL.

HVAC NOTES:

PROVIDE MULTI-ZONE DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM THROUGHOUT BUILDING.

ALL INDOOR HEAD UNITS TO CONNECT TO A SINGLE OUTDOOR CONDENSER UNIT LOCATED ON THE WEST (N END), PER A1.0.

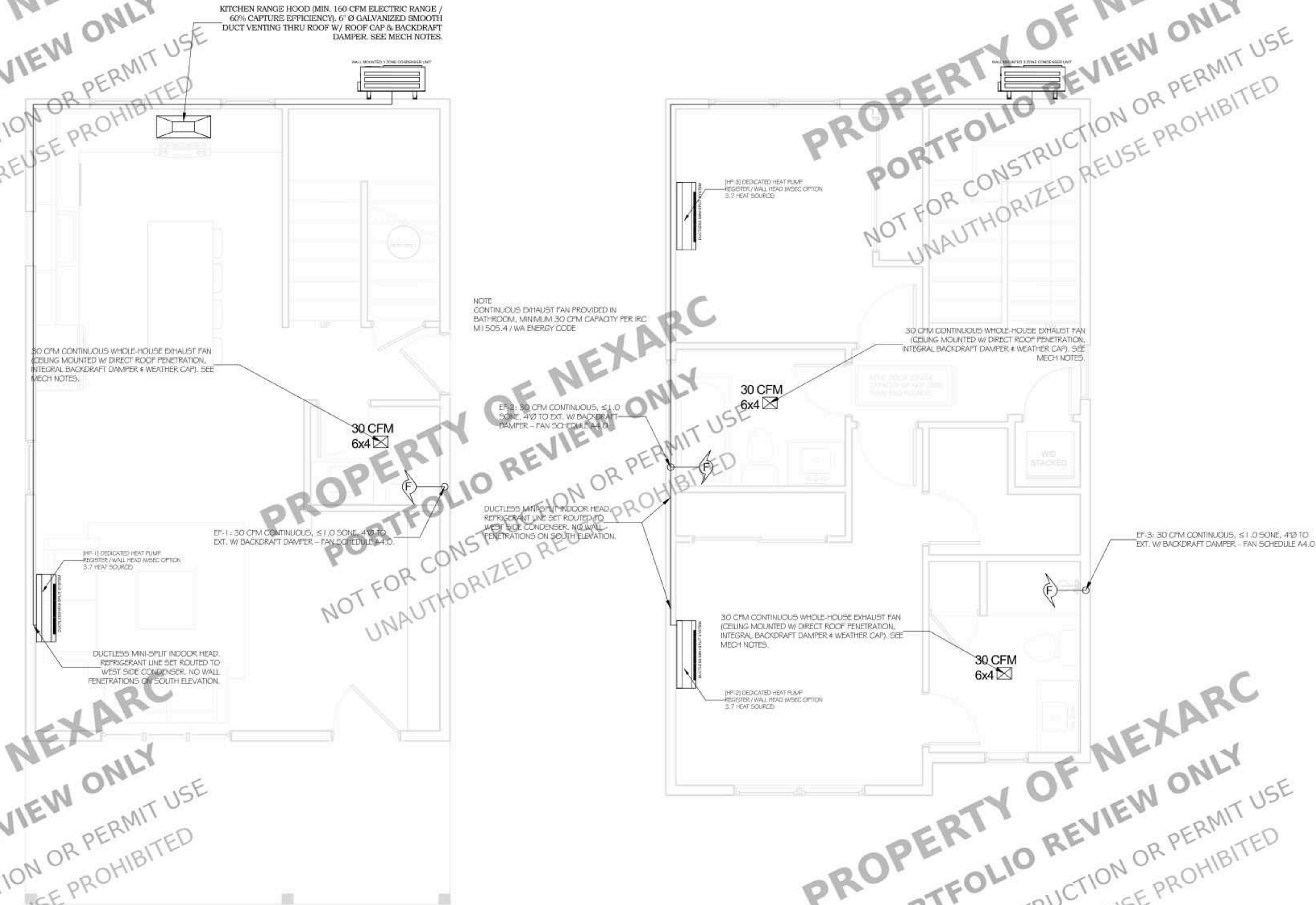
ALL REFRIGERANT LINE SETS AND DRAIN LINES SHALL BE ROUTED INTERNALLY (FLOOR/CEILING OR CHASE) TO THE WEST WALL. NO LINE-SET EXIT THRU THE SOUTH WALL; HEAD PENETRATIONS OF S-WALL GWB: 1/A8.3.

OUTDOOR CONDENSER PAD LOCATION & CLEARANCES SHALL COMPLY WITH LOCAL NOISE AND SETBACK ORDINANCES.

WSEC OPTION 3.7 COMPLIANCE:
SPACE HEATING FOR ALL HABITABLE ROOMS (OPEN CONCEPT, MASTER BEDROOM, BEDROOM 02) IS PROVIDED BY A DEDICATED HIGH-EFFICIENCY HEAT PUMP REGISTER/HEAD UNIT PER WSEC OPTION 3.7 (MIN. HSPF2 ≥ 9.0 / SEER2 ≥ 16.0). ELECTRIC RESISTANCE HEATING IS NOT USED AS A PRIMARY HEAT SOURCE.

LOCATION	MANUF.	MODEL	DESIGN CFM / OPERATION	CFM @ .25" SONE	CFM @ .1" SONE	ES DUCT	TERMINATION
HALF BATH (1ST FLR)	TBD / OWNER SELECT	TBD / OWNER SELECT	EF-1: 30 CFM CONTINUOUS (WHOLE-HOUSE)	TBD	TBD	≤ 1.0	4" Ø TO W / S WALL CAP (NOT N WALL)
BATHROOM (2ND FLR)	TBD / OWNER SELECT	TBD / OWNER SELECT	EF-2: 30 CFM CONTINUOUS (WHOLE-HOUSE)	TBD	TBD	≤ 1.0	4" Ø, ROOF CAP W/ DAMPER
MASTER BATHROOM (2ND FLR)	TBD / OWNER SELECT	TBD / OWNER SELECT	EF-3: 30 CFM CONTINUOUS (WHOLE-HOUSE)	TBD	TBD	≤ 1.0	4" Ø, ROOF CAP W/ DAMPER
KITCHEN RANGE HOOD	TBD / OWNER SELECT	TBD / OWNER SELECT	≥ 160 CFM INTERMITTENT, ≥ 60% CAPTURE (ELECTRIC RANGE)	TBD	TBD	TBD	6" Ø GALV. SMOOTH, THRU ROOF

WHOLE-HOUSES: ≥ 30 – 90 CFM CONTINUOUS ≥ 40 CFM REQ'D (B-G). EF-1 / EF-2 / EF-3 @ 30 CFM CONTINUOUS – FULL FAN SCHEDULE ON A4.0R. FAN EFFICACY (WSEC-R R403.6) AND SOUND RATING (IRC M1505 / WA AMENDMENTS) – VERIFY AT SELECTION. NO MAKE/MODEL NAMED ON THE DADU PLANS.



FIRST FLOOR MECHANICAL PLAN
SCALE :3/8" = 1'-0"

SECOND FLOOR MECHANICAL PLAN
SCALE :3/8" = 1'-0"



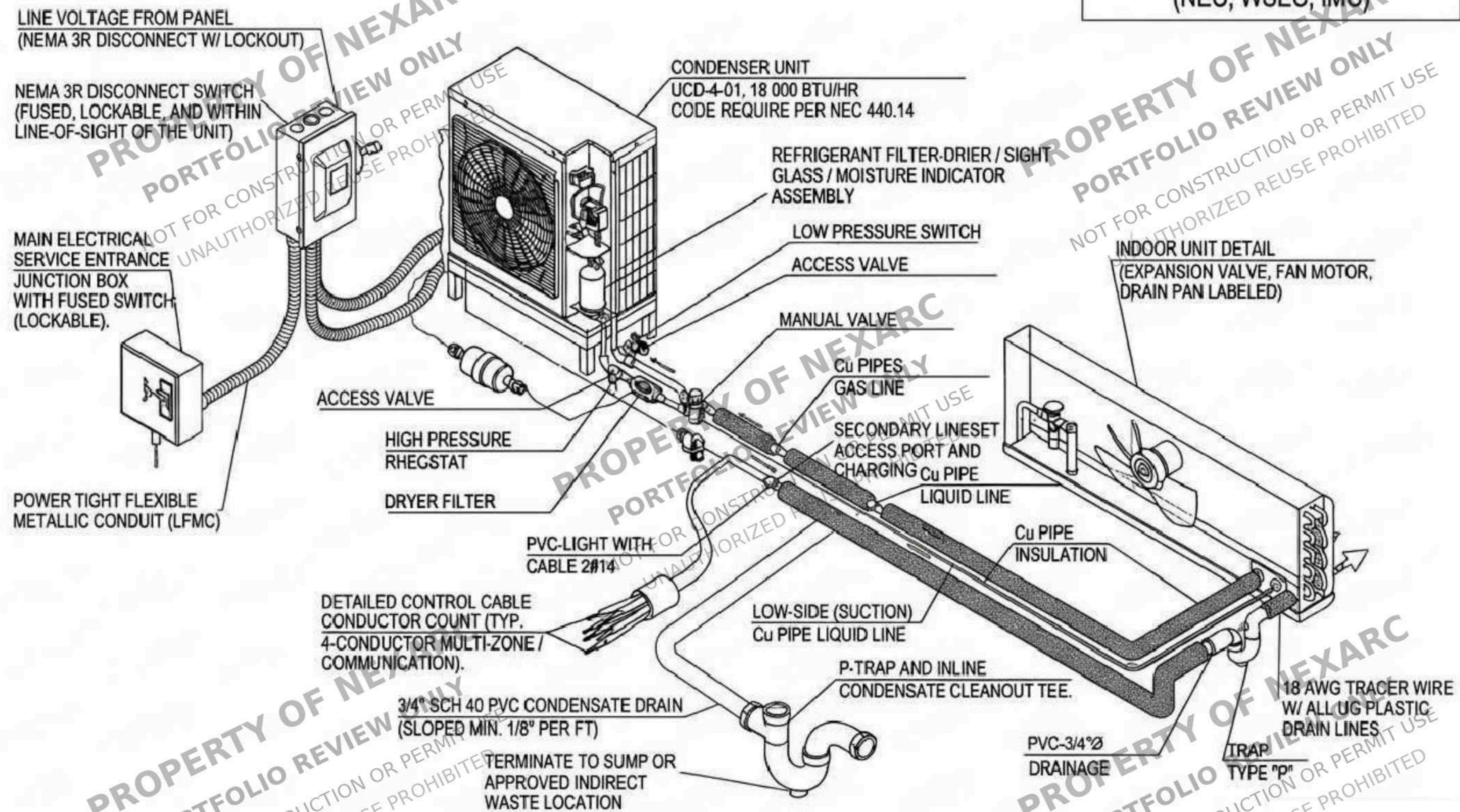
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A6.0

TACOMA, WA CODE COMPLIANT
(NEC, WSEC, IMC)



**REFRIGERANT AND POWER CONNECTION DIAGRAM
FOR TACOMA, WA CODE COMPLIANT SPLIT SYSTEM HEAT PUMP**

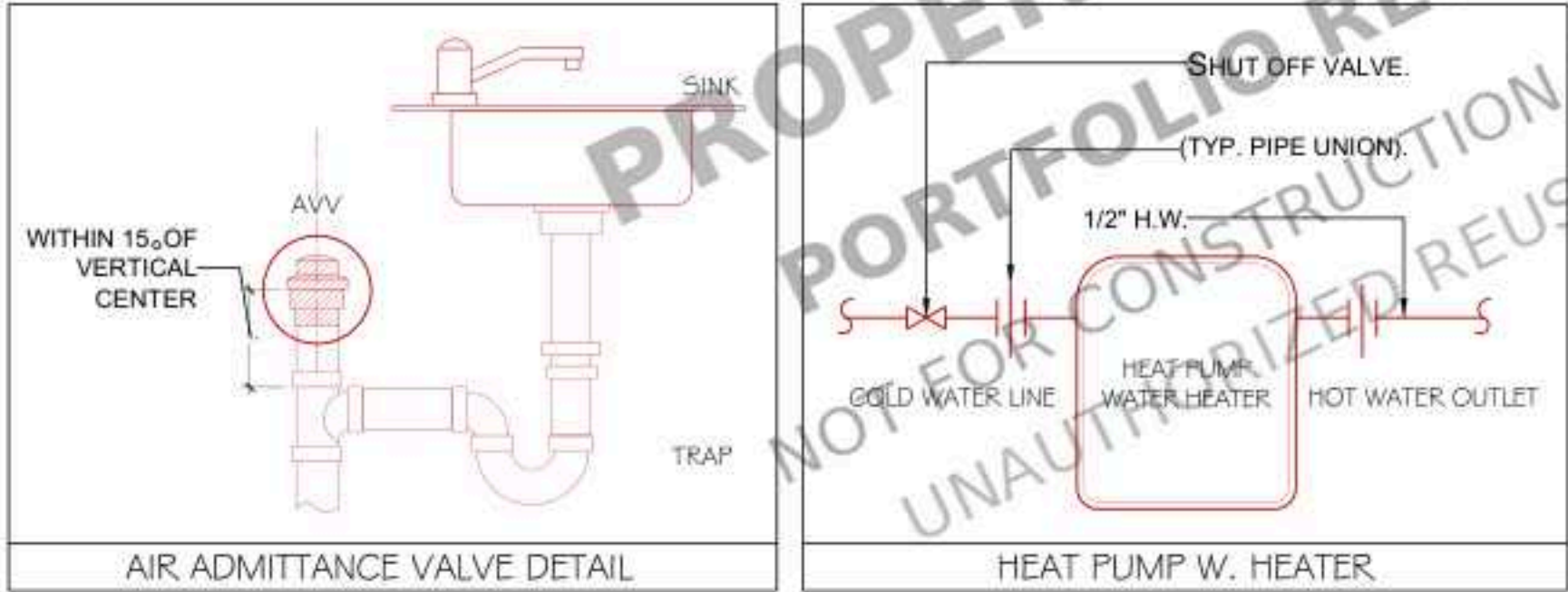
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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE	
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS: 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT. 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.	

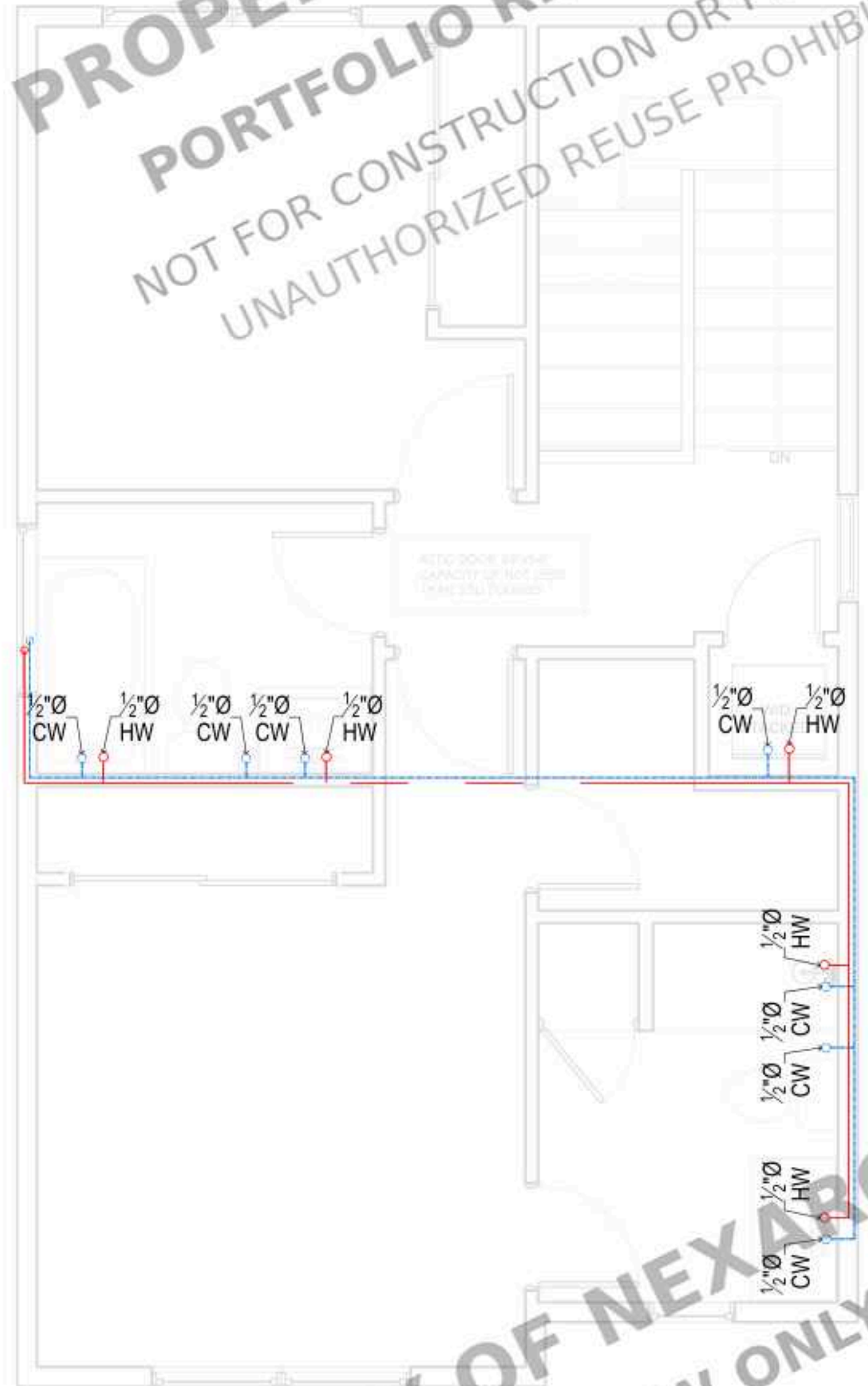


PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET	3"	2"	3/4"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK	2"	2"	1/2"	1/2"	WALL MTD., 1.5 GPM.
JSK	JANITOR SINK	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD. WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE	3"	2"	1/2"	1/2"	WALL MTD. RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB	--	--	3/4"	--	VACUUM BREAKER.

CONNECTED TO
EXISTING
WATER SUPPLY
LINE



FIRST FLOOR WATER SUPPLY PLAN
SCALE :3/8" = 1'-0"



SECOND FLOOR WATER SUPPLY PLAN
SCALE :3/8" = 1'-0"

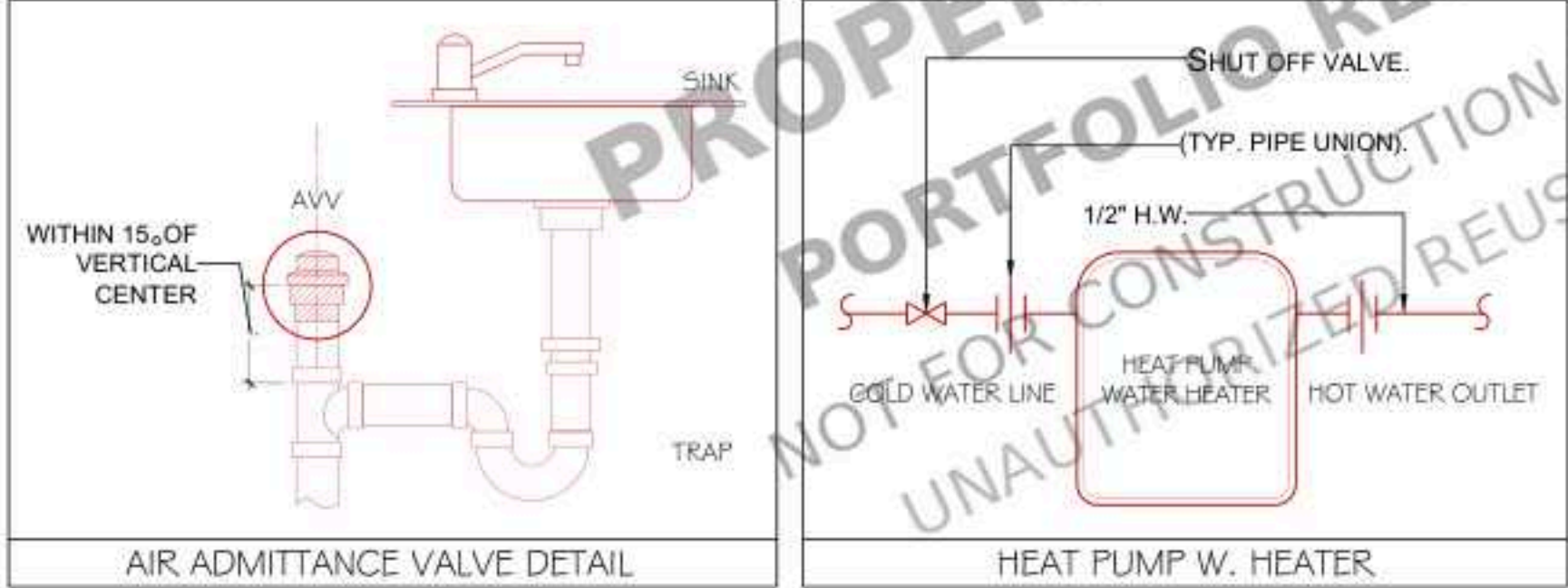
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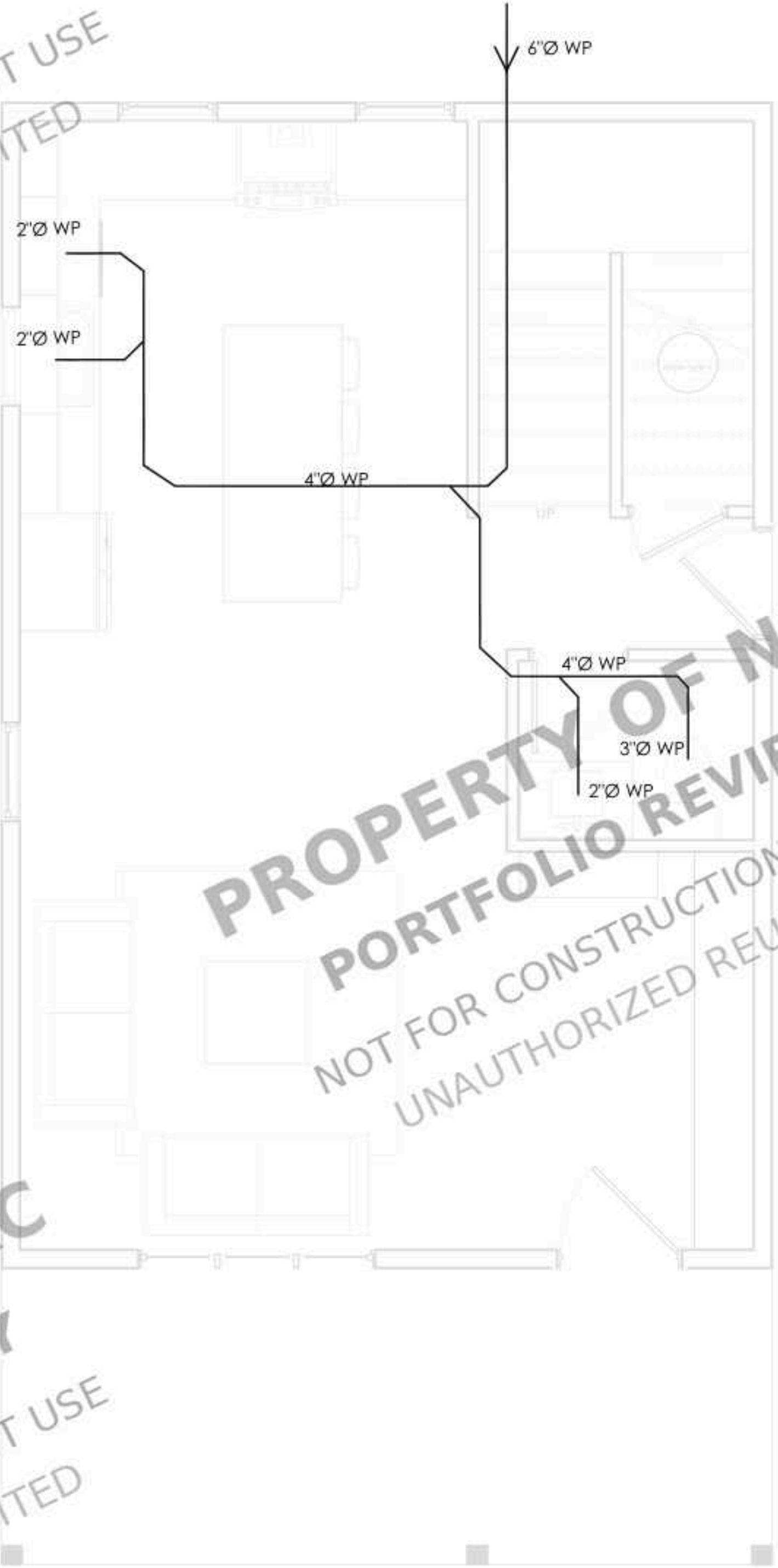
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SHEET:

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
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	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

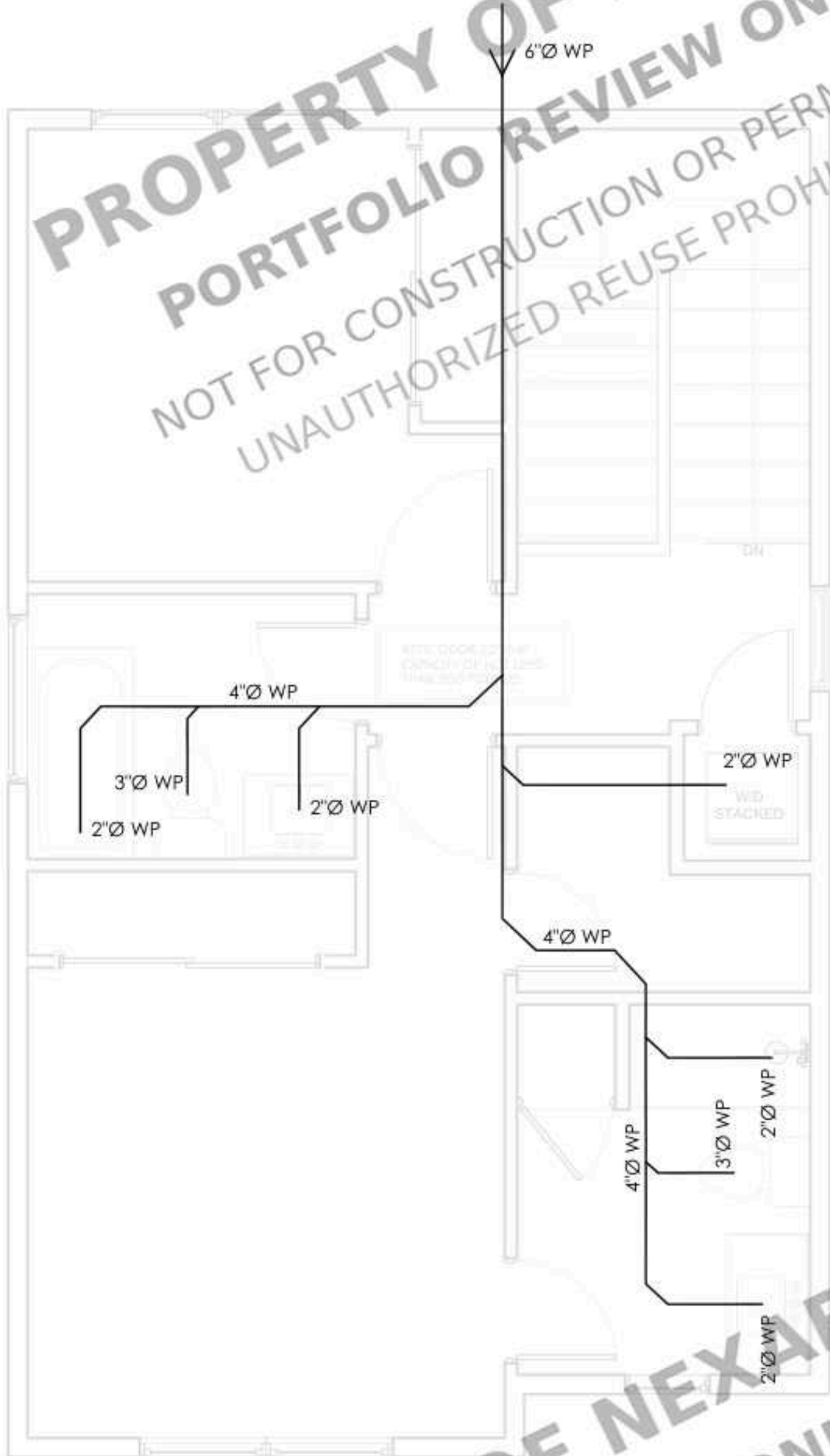
PLUMBING NOTE
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.



PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD.
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD., 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD. WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD. RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	VACUUM BREAKER.



FIRST FLOOR SEWERAGE PLAN
SCALE : 3/8" = 1'-0"



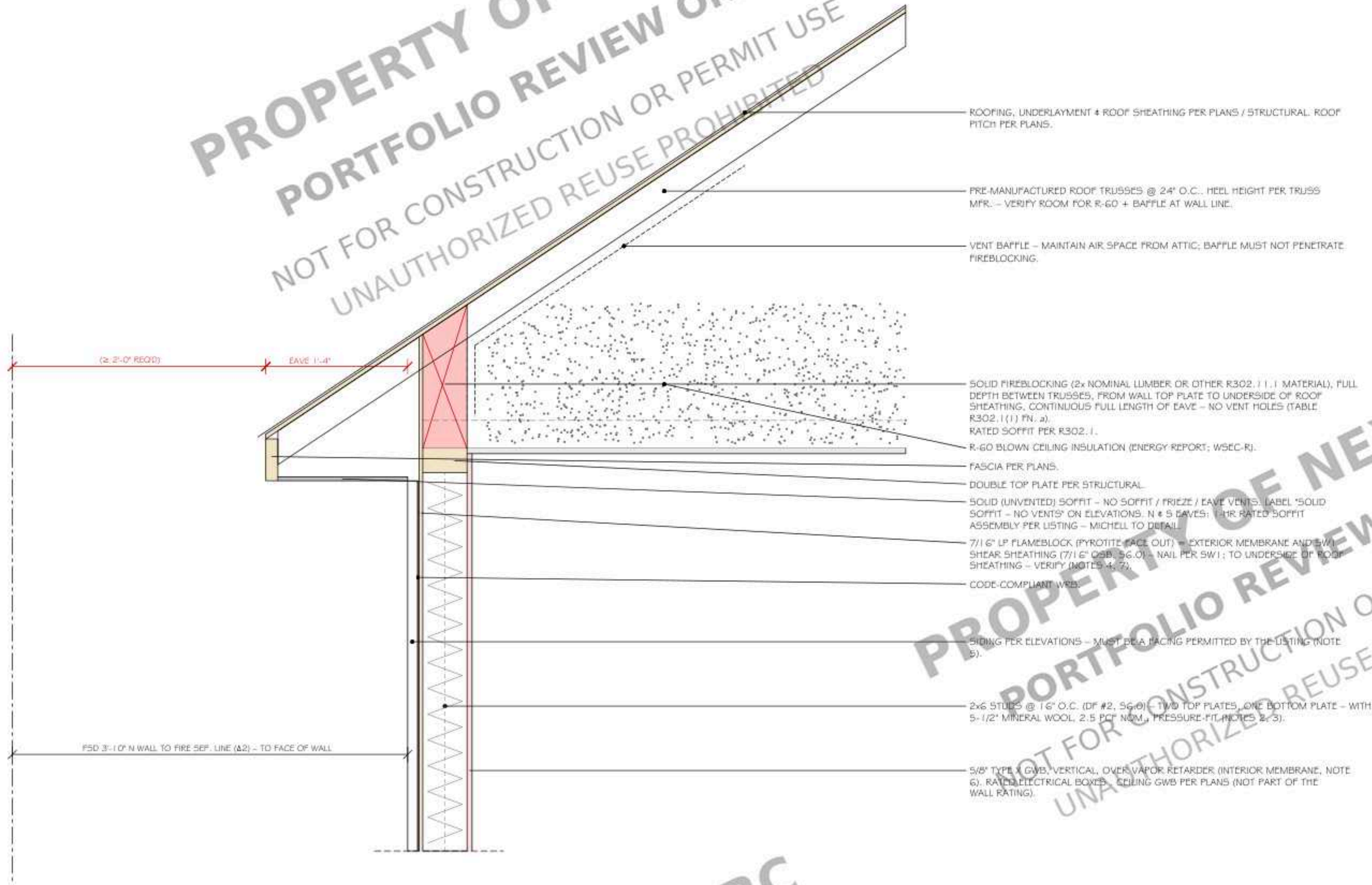
SECOND FLOOR SEWERAGE PLAN
SCALE : 3/8" = 1'-0"

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1 1-HR FIRE RATED WALL (TYPE C ASSEMBLY)
SCALE: NTS



WALL TYPE C - 1-HR EXTERIOR BEARING WALL (RATED FROM BOTH SIDES) - SPECIFICATION

1. RATING: 1 HOUR, EXPOSURE FROM BOTH SIDES - IRC 2021 TABLE R302.1(1), WALLS AT FSD < 5' (ASTM E119 / UL 263).
2. FRAMING: NOMINAL 2x6 @ 16" O.C., TWO TOP PLATES, ONE BOTTOM PLATE. LISTING MAX. LOAD 2,145 LB PER STUD - EOR TO CONFIRM 2-STORY STUD LOADS DO NOT EXCEED IT - VERIFY. EXTERIOR WALLS PER S3.0 = SW1, DF #2 STUDS @ 16" O.C. MAX. (S6.0 NOTE 1). VERIFY.
3. INSULATION: MINERAL WOOL, NOMINAL 2.5 PCF, 5-1/2" THICK, PRESSURE-FIT IN ALL CAVITIES - REQUIRED FOR THE RATING FROM THE EXTERIOR SIDE (REPLACES FIBERGLASS AT THIS WALL). ENERGY REPORT ASSUMES R-21 CAVITY (U-0.054); PRODUCT R-VALUE ≥ R-21 - VERIFY.
4. EXTERIOR: MIN. 7/16" CATEGORY LP FLAMEBLOCK WITH PYROTITE TREATMENT FACING OUT. LISTING MIN. 1-7/8" Gd NAILS @ 6" O.C. PERIMETER, 12" O.C. FIELD; STAGGER HORIZONTAL JOINTS WITH THE INTERIOR GWB. THIS PANEL IS ALSO THE SW1 SHEATHING (7/16" OSB, S6.0); NAIL PER SW1 - 6d @ 6" EDGES / 12" FIELD; ALL EDGES BLOCKED (MEETS OR EXCEEDS THE LISTING). EOR TO ACCEPT FLAMEBLOCK AS SW1 SHEATHING - VERIFY.
5. WRB & FACING: CODE-COMPLIANT BUILDING WRAP. EXTERIOR FACING: FIBER-CEMENT OR ANY SIDING PERMITTED PER UL V340 V3305.
6. INTERIOR: ANY CLASSIFIED 5/8" TYPE X GWB, APPLIED VERTICALLY, MIN. 1-7/8" DRYWALL NAILS OR CODE-COMPLIANT SCREWS @ 8" O.C.; JOINTS TAPED AND FASTENER HEADS COVERED WITH JOINT COMPOUND; OVER VAPOR RETARDER (IRC R702.7).
7. OPENINGS: FSD 3' TO < 5' → MAX. 25% OF WALL AREA (UNPROTECTED). NORTH: DO2 2'-0" x 6'-0" 21.3 SF + STAIR-TOP WINDOW (ASSUMED 3'-0" x 4'-0" = 12.0 SF; SIZE TBD) = 33.3 SF ± 573 SF = ± 5.8% - OK (A2.0). SOUTH (O-HR): NO LIMIT AT ≥ 5'.
9. PENETRATIONS: NORTH WALL - PROTECT PER R302.4 / THE LISTING (OWNER: TABLE R302.1(1) REQUIRES NONE AT FSD ≥ 3'); EVERY PENETRATION OF EITHER MEMBRANE PER 1 & 2/A8.3 (SCHEDULE 4/A8.3). SOUTH WALL O-HR - NONE REQ'D. LINCOLN PLACE'S 0% MAX PENETRATIONS APPLIED ONLY TO WALLS < 3'-0" FROM THE PL. NO CONDENSER LINE-SET / CONDENSATE / POWER OR SERVICE ENTRANCE PENETRATES THE N OR S WALL (CONDENSER AT THE N END & SERVICE AT THE S END, BOTH ON THE WEST WALL).
10. RELATED: 2ND-FLOOR MASTER-BATH TUB/SHOWER ON THE NORTH WALL - 3/A8.3; ELECTRICAL BOXES - A1.2; FIREBLOCKING - A1.1 NOTES G-8; R-10 INSULATED HEADERS - 1/A8.2.
11. STRUCTURAL GOVERNS: SW1, HDUES HOLD-DOWNS, WSTC / CS14 STRAPS PER S3.0 / S6.0 - DO NOT ALTER FOR THE FIRE ASSEMBLY.

2 IRC 2021 TABLE R302.1(1)
EXTERIOR WALLS - DWELLINGS WITHOUT AUTOMATIC SPRINKLERS

EXTERIOR WALL ELEMENT	MIN. FIRE-RESISTANCE RATING	MIN. FIRE SEPARATION DISTANCE
Walls - fire-resistance rated	1 hour - tested per ASTM E119, UL 263 or Sec. R302.1.1 with exposure from both sides	< 5 feet
Walls - not fire-resistance rated	0 hours	≥ 5 feet
Projections - not allowed	N/A	< 3 feet
Projections - fire-resistance rated	1 hour on the underside, or heavy timber or fire-retardant-treated wood (A2.0)	≥ 2 feet to < 5 feet
Projections - not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls - not allowed	N/A	< 3 feet
Openings in walls - 25% maximum of wall area	0 hours	3 feet
Openings in walls - unlimited	0 hours	5 feet
Penetrations - all	Comply with Section R302.4	< 3 feet
Penetrations - all	None required	5 feet

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

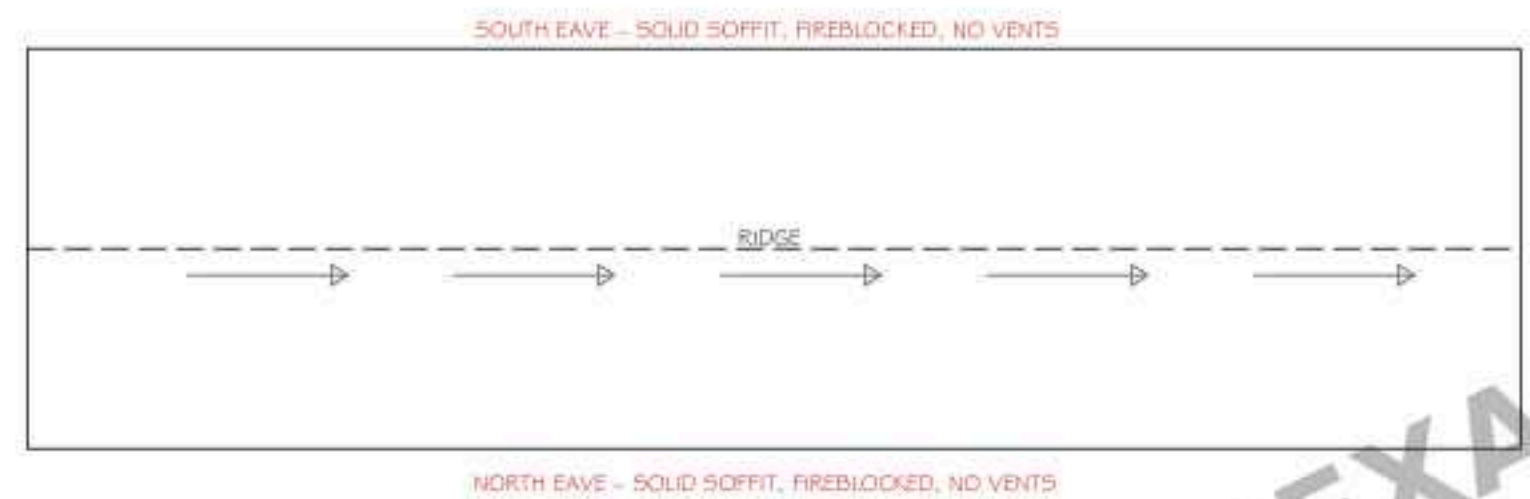
3 FIRE SEPARATION SUMMARY - DADU (BLDRN26-0322)
DISTANCES FROM A1.0, VERIFY

FACE	FSD (A1.0)	WALL	OPENINGS	EAVE / RAKE UNDERSIDE	PENETRATIONS
SOUTH (to PL)	5'-0" MIN	O-HR	Unlimited at ≥ 5'	1'-4" eave, edge 3'-6" from PL. 1-hr rated underside + fireblocking.	None req'd
NORTH (to fire sep. line)	4'-3.5" (line 5' from house; 9'-3.5" clear)	1-HR WALL TYPE C, RATED BOTH SIDES	≤ 25%: DO2 + Stair-top window ±33.3 SF ± 5.8%	1'-4" eave (≤ 1'-10"), edge 2'-11.5" from line; 1-hr rated underside + fireblocking.	Per R302.4 / listing (1, 2/A8.3)
EAST (street)	> 5' (front setback 15')	O-HR	Unlimited	1'-4" eave, O-HR, unvented (r5)	None req'd
WEST (rear yard / garage)	> 5' - VERIFY	O-HR	Unlimited	O-HR, unvented (r5)	None req'd
EXISTING HOUSE (to sep. line)	5'-0"	O-HR at ≥ 5' - no house rating	Unlimited at ≥ 5'	House eaves not shown - VERIFY	None req'd

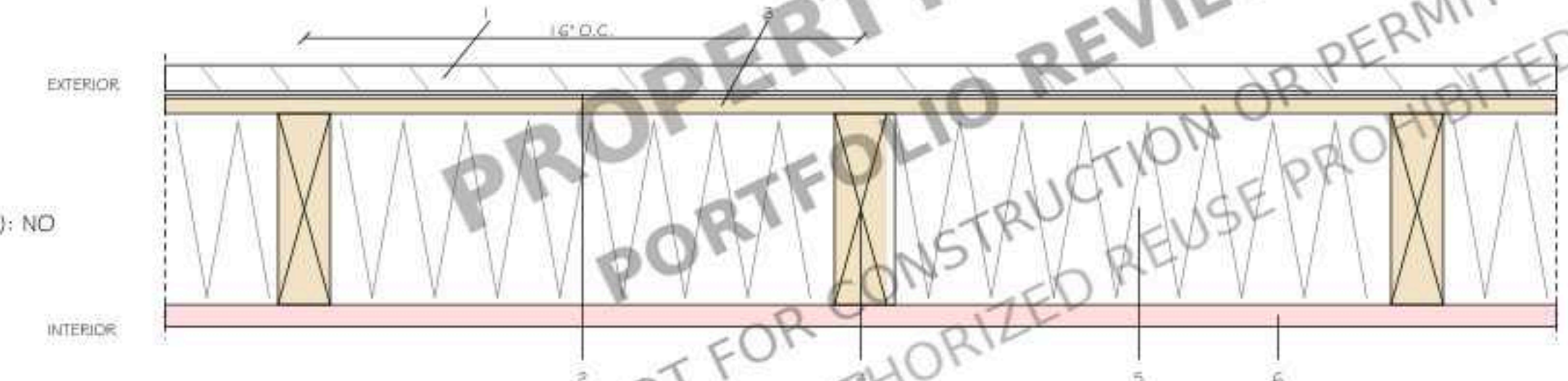
Penetrations: Table R302.1(1) requires none at FSD ≥ 3'

4 ATTIC VENTILATION - IRC 2021 R806
SCHEMATIC ROOF PLAN, NTS

ITEM	VALUE
Attic / gable area (A1.1 2nd floor 19'-6" x 32'-0"; energy report)	624 SF
Required NFA at 1/150 (R806.2) - used because N & S eaves cannot be vented (both within 5')	624 / 150 = 4.16 SF = 599 sq. in.
r5 Provided: 12 static roof box vents (6 low / 6 high), ±50 sq. in. NFA each - A7.5	600 sq. in. ≥ 599
Eave / soffit vents - all sides (r5)	NONE (N5 rated; E/W unvented)
Alternative	Unvented attic per R806.5 (requires air-impermeable insulation at roof deck - changes energy model)



5 WALL TYPE C - PLAN SECTION # 1-HR WALL LEGEND
SCALE: NTS



- 1: SIDING - LISTED FACING (WOOD, WOOD COMPOSITE, FIBER-CEMENT, STUCCO OR STEEL) - VERIFY DADU SIDING
- 2: CODE-COMPLIANT BUILDING WRAP (WRB)
- 3: MIN. 7/16" LP FLAMEBLOCK, PYROTITE FACE OUT = SW1 SHEATHING (NAIL PER S6.0 SW1; LISTING MIN. 6d 1-7/8" @ 6"/12")
- 4: 2x6 STUDS @ 16" O.C.; DOUBLE TOP PLATE, SINGLE BOTTOM PLATE (MAX. 2,145 LB/STUD - EOR VERIFY)
- 5: 5-1/2" MINERAL WOOL, 2.5 PCF NOM., PRESSURE-FIT (≥ R-21 - VERIFY)
- 6: 5/8" TYPE X GWB, VERTICAL, NAILS/SCREWS @ 8" O.C., TAPED & FINISHED, OVER VAPOR RETARDER

PROJECT FOR

6010 S ALDER ST, TACOMA, WA
98409, USA

NO.	REVISION

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A8.0



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C-R 2021 – ENVELOPE (PRESCRIPTIVE TABLE R-402) 1.3, CLIMATE ZONE 5 & MARINE 4) 1			
REQUIRED	PROPOSED (THIS SET)	SHEET	
R-60 (I/O 224)	R-60 blown, baffled	A3.0, 1/A3.0	
alls R-20 + 5ci or R-13 + 10ci (R-value table), or U-0.056 (U-factor alternative)	R-21 cavity, 2x6 "INT" framing (R-I/O headers, 1/A7.2); U-0.054 per report; Δ2 north (1-hr) wall mineral wool ≥ R-21 – VERIFY	A3.0, A8.0, A8.2	



WSEC-R 202 | ENERGY CREDITS – SMALL DWELLING UNIT (TABLE R406.2 / R406.3) |

For R406.3, list on the plans: the options selected, heated floor area, equipment type, minimum efficiency and installed capacity (Option 3.7 data – A6.0 note 4: TBD); HPWH make/model (A1.1 note 3: TBD).

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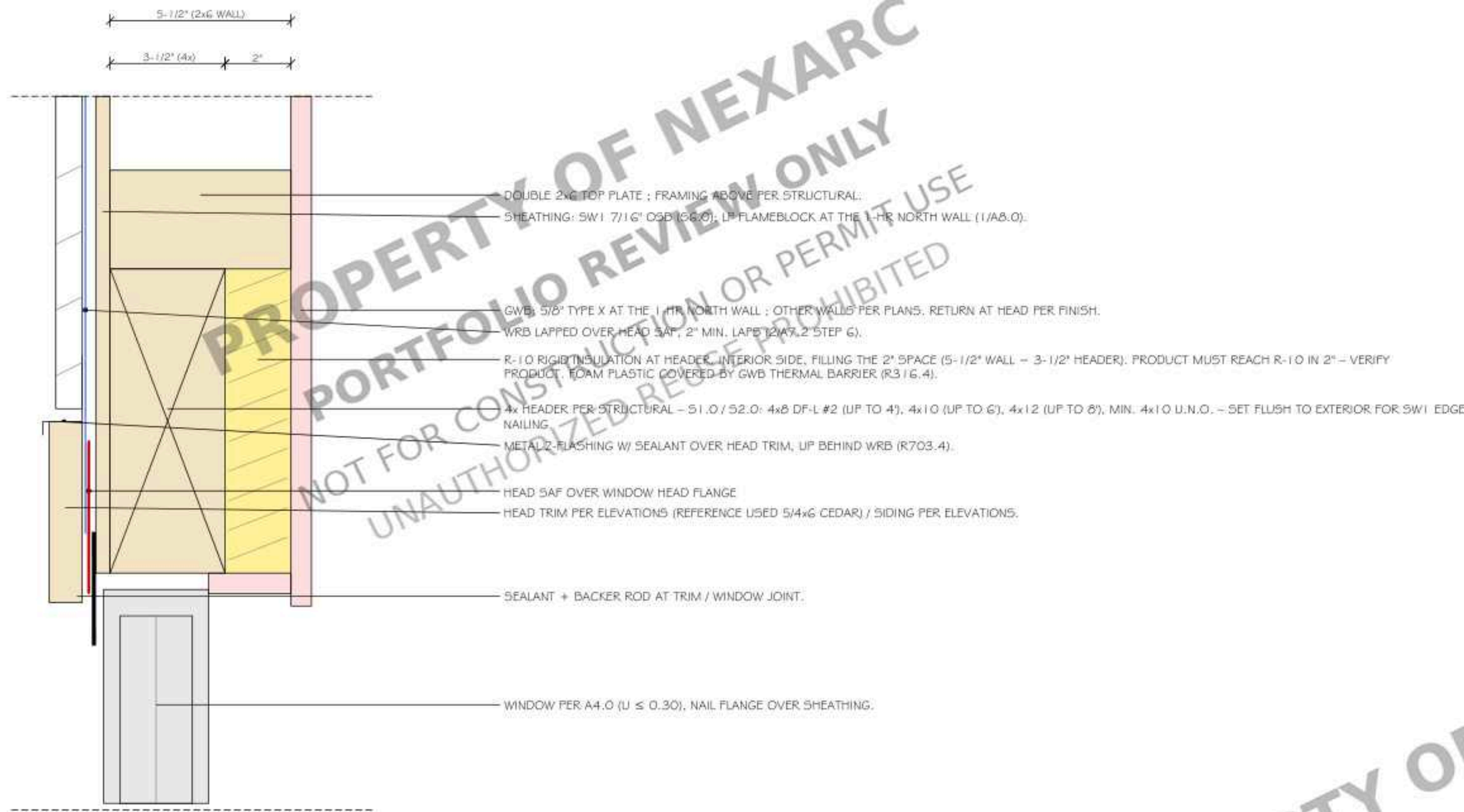
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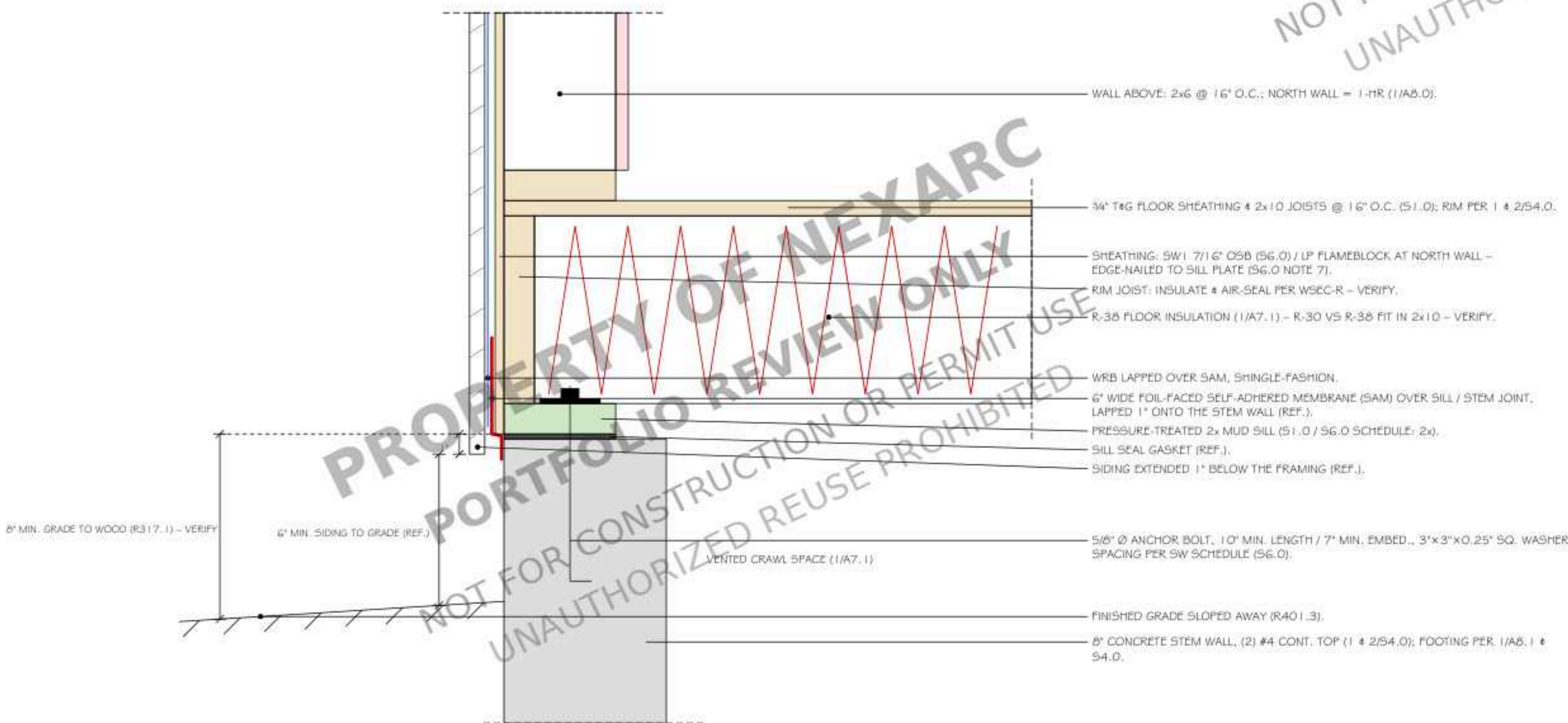
1 INSULATED HEADER – TYP. EXTERIOR WALL (ALL HEADERS)

SCALE: NTS



3 TYPICAL CONCRETE SILL – CRAWL-SPACE STEM WALL

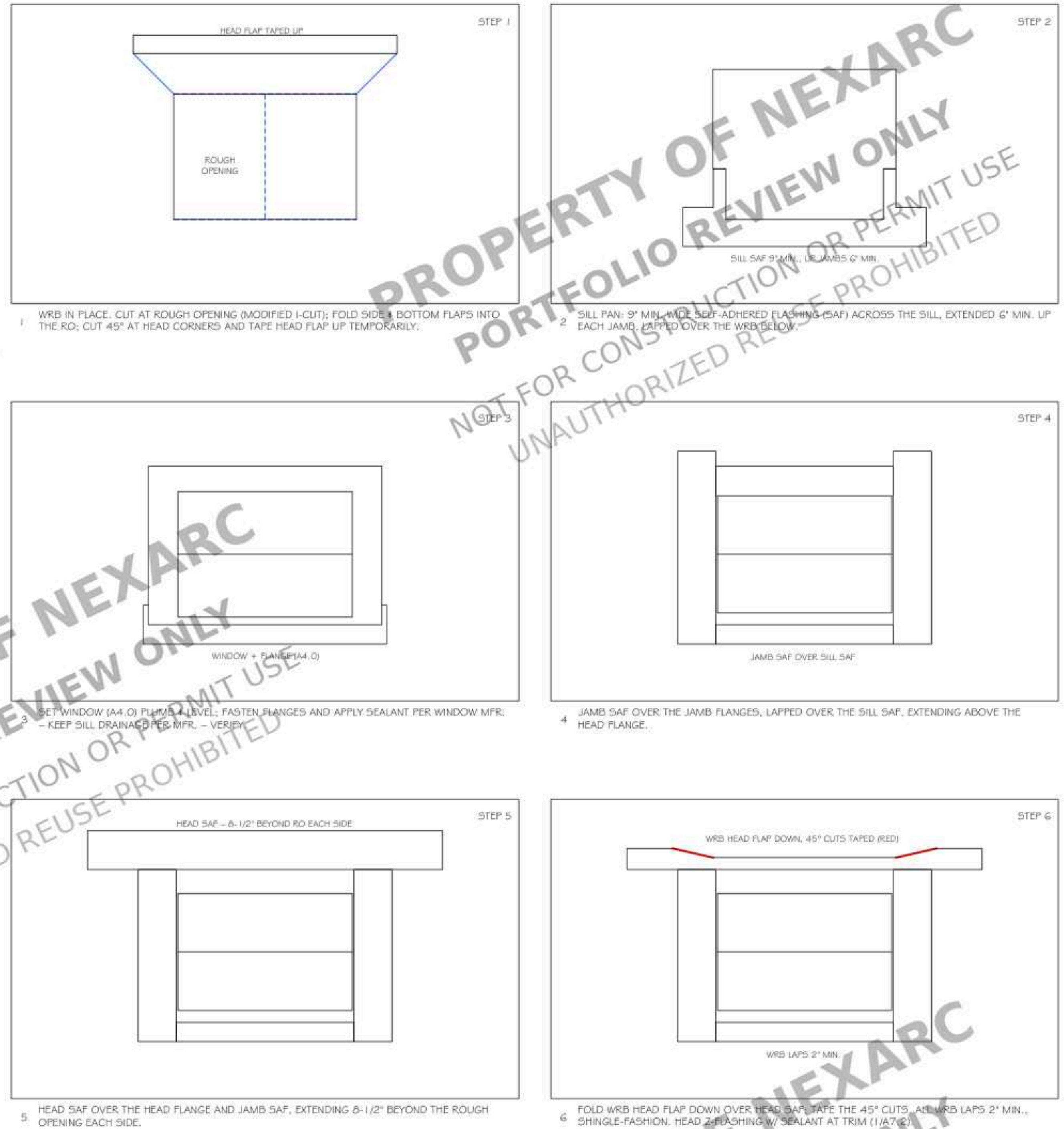
SCALE: NTS



ADAPTATION: The reference detail is a slab type (R-10 perimeter, 4\"/>

2 WINDOW FLASHING SEQUENCE – 6 STEPS

NTS – ELEVATION VIEWS FROM EXTERIOR; WINDOW & WRB MANUFACTURER INSTRUCTIONS GOVERN – VERIFY



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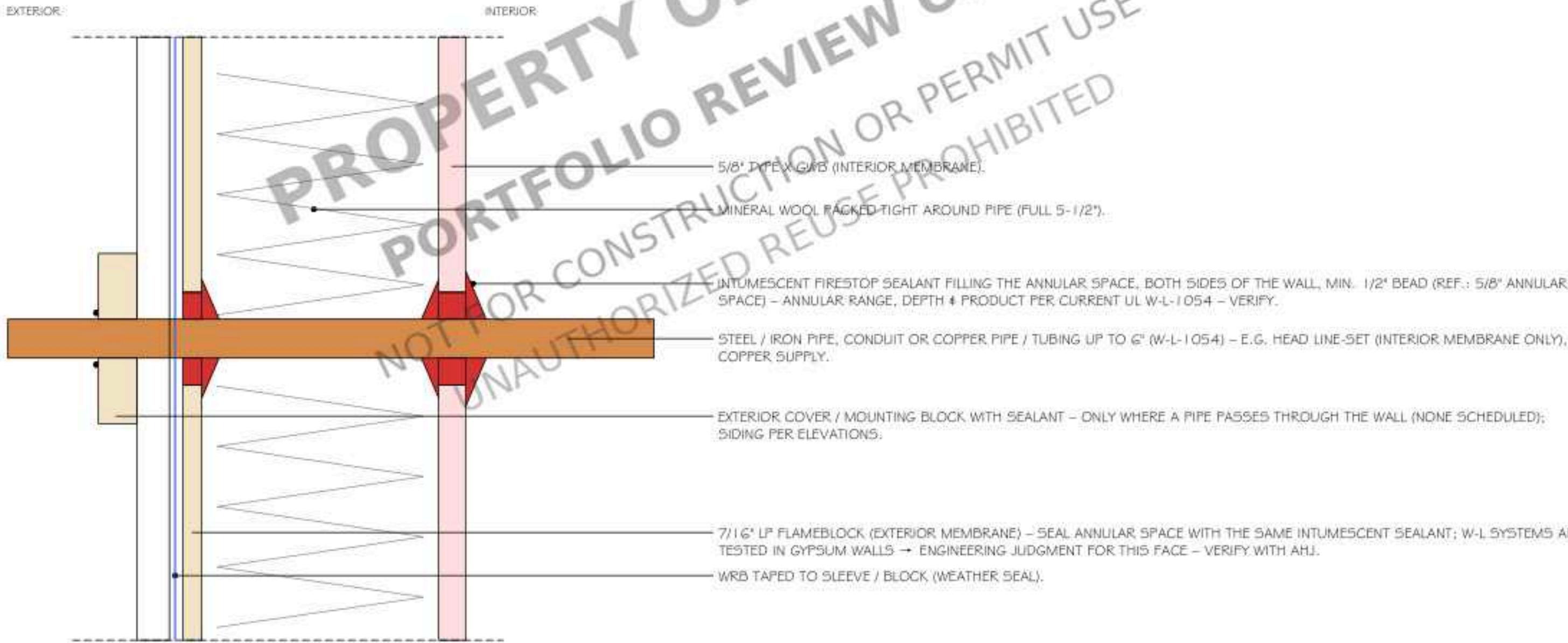
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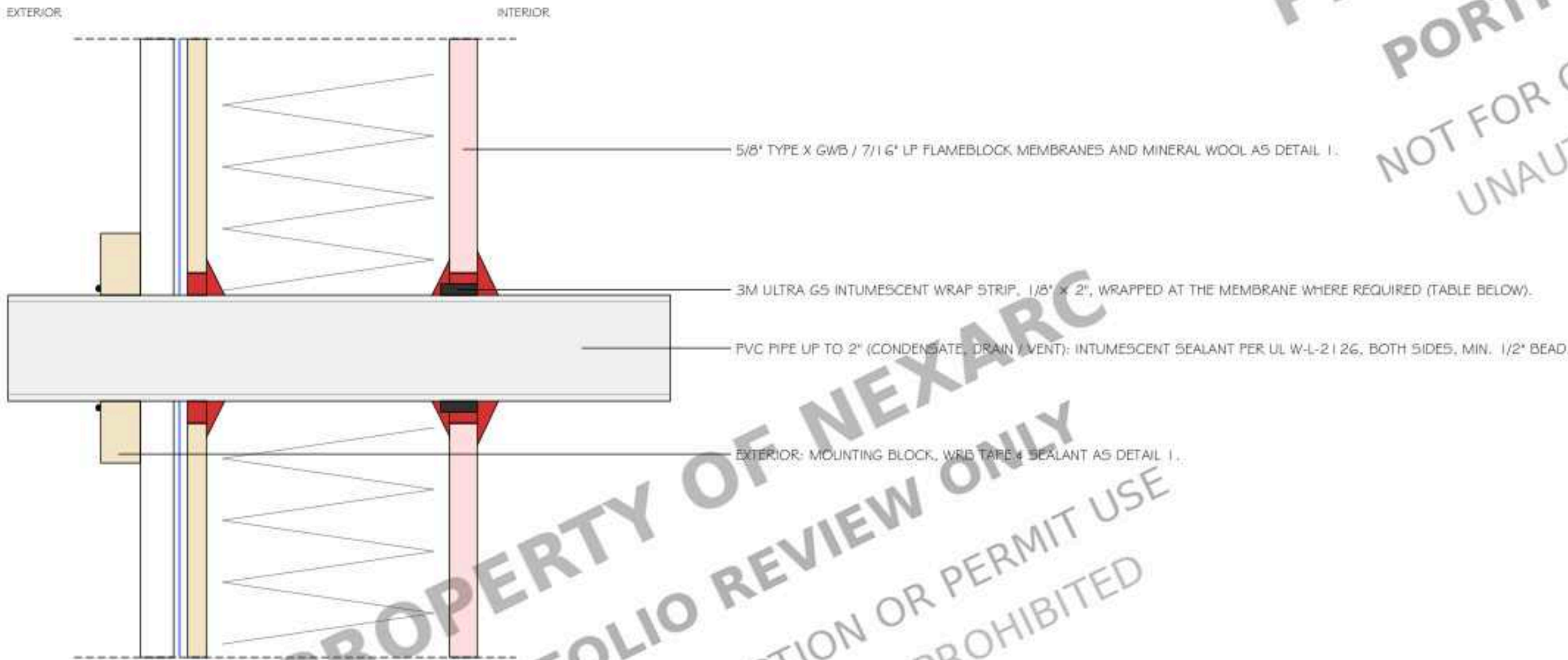
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1 PENETRATION AT 1-HR WALL – METALLIC PIPE / CONDUIT (UL W-L-1054)
SCALE: NTS



INSULATED REFRIGERANT LINE-SET: W-L-1054 covers bare metallic pipe. Pipe insulation through the wall needs a system listed for insulated pipe, or strip the insulation through the wall thickness where the listing allows – VERIFY with the firestop manufacturer.
PEX supply piping is not covered by W-L-1054 / W-L-2126 – use a system listed for PEX or route in a furred chase – VERIFY.

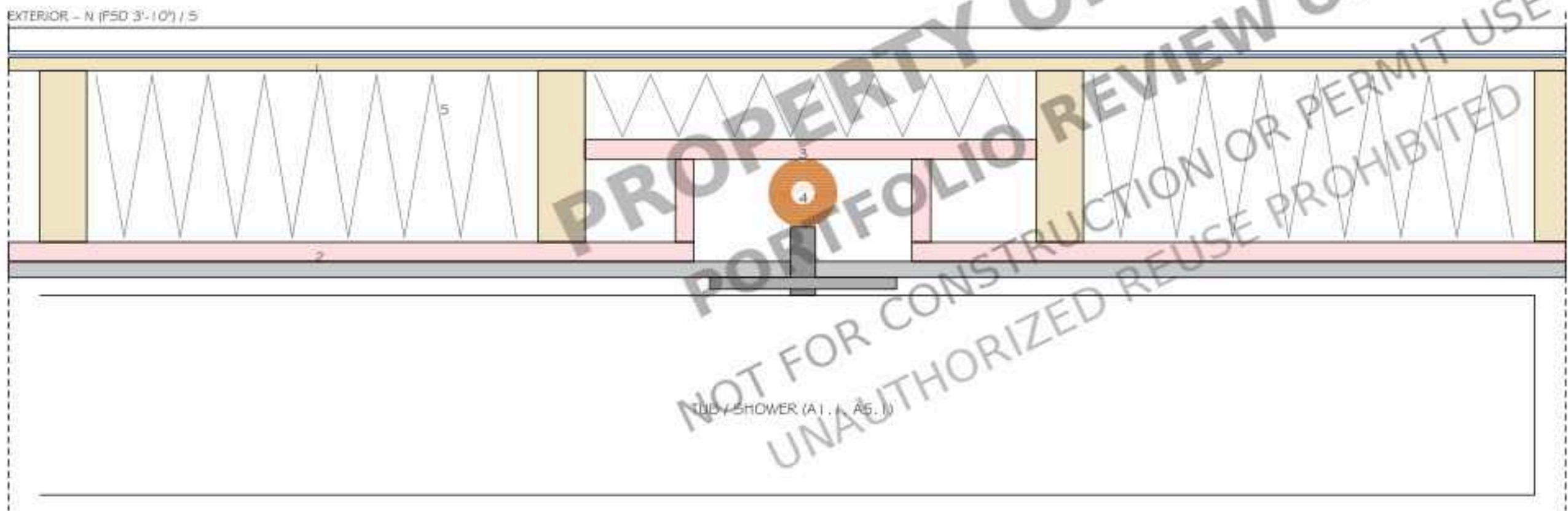
2 PENETRATION AT 1-HR WALL – NONMETALLIC PIPE (UL W-L-2126 / 3M WRAP STRIP)
SCALE: NTS



NONMETALLIC PIPE SIZE	3M ULTRA GS WRAP STRIP LAYERS (1/8" x 2")
2" AND SMALLER	1 LAYER
2-1/2" TO 3"	2 LAYERS
3-1/2" TO 4"	3 LAYERS

Wrap-strip layers per the reference (Lincoln Place A4.2 detail G); confirm against the current 3M listing for the actual pipe material & size – VERIFY. DADU north-wall PVC (master-bath drain / vent, if any) is expected to be ≤ 2" – VERIFY.

3 SHOWER / TUB AT RATED WALL – 2ND-FLOOR BATHROOM (PLAN SECTION)
SCALE: NTS



- 7/16" LP FLAMEBLOCK + WRB + SIDING (WALL TYPE C, 1/2" THICK) – UNCHANGED BEHIND THE TUB.
 - 5/8" TYPE X GWS, CONTINUOUS FULL HEIGHT BEHIND THE TUB / SHOWER – INSTALL BEFORE SETTING THE TUB; TILE BACKER / SURROUND OVER IT PER MFR.
 - AT THE VALVE: EXTEND 5/8" TYPE X BEHIND THE VALVE – BACK PIECE + RETURNS (BOX) FASTENED TO STUDS / 2x BLOCKING, JOINTS TAPED (REF. DETAIL 1).
 - SHOWER VALVE – OPENING IN ROOM-SIDE GWS ONLY AS LARGE AS THE VALVE TRIM: SEAL PIPE PENETRATIONS PER 1 & 2/A7.3.
 - 5-1/2" MINERAL WOOL REDUCED BEHIND THE VALVE BOX – CONFIRM WITH LISTING – VERIFY.
- DADU CONDITION: the 1-hr wall is on the NORTH wall – A1.1 shows the 2nd-floor MASTER BATHROOM shower along the north wall. Keep valve, spout and head on the interior end wall if possible (then only item 2 applies). VERIFY with the designer: the south BATHROOM shower / WOG are on the 0-hr south wall (no rated detail; safety glazing per R308.4.5 – VERIFY).

4 1-HR NORTH-WALL PENETRATION SCHEDULE – DADU

ITEM	SOURCE	MEMBRANE(S)	PROTECTION
Mini-split head line-sets / condensate at any N-wall head – route INSIDE to the west wall	A6.0 notes 1–2	Interior only	1/A7.3 (copper), 2/A7.3 W-L-2126 (PVC ≤ 2")
r5i porch light + DO2 side-door entry light (N wall) – rated box / putty pad VERIFY	A1.2	Exterior	Listed box / putty pad per listing (A1.2)
Interior receptacles / switches on the north wall	A1.2	Interior	Rated boxes / putty pads; spacing per listing (A1.2)
2nd-floor master-bath tub / shower piping	A1.1	Interior (if on this wall)	3/A7.3 + 1/2/A7.3
Dryer exhaust; bath fans; range hood	A6.0	None – west wall / thru roof	N/A (VERIFY none added on south wall)
DO2 frame anchors / stoop ledger; hose bib or vent hood if added	A1.1, A2.0 – TBD	Exterior and/or interior	Per R302.4 / listing: 1, 2/A7.3
condenser line-set, condensate, power & disconnect	A1.0 N.7, A6.0, A1.2	NONE – on WEST wall, N end (non-rated)	N/A – S-wall unit removed
service entrance: mast / weatherhead, meter, SE conductors	A1.0 N.15, A1.2, A2.0	NONE – on WEST wall at SW corner (non-rated)	N/A – keep off the S wall; NEC clearances VERIFY

CODE BASIS: IRC 2021 Table R302.1(1) – penetrations at FSD ≥ 3' "none required"; at < 3' comply with R302.4. NORTH WALL: 1-hr Wall Type C at FSD 3'-10" – penetrations PROTECTED per R302.4 / the listing to maintain the 1-hr assembly (both membranes). SOUTH WALL: 5'-0" MIN from the S PL (A1.0 note 16) – 0-hr, no penetration protection

Fireblocking at chases / plates and floor-ceiling penetrations: A1.1 notes 6–8 (R302.11).

FIRESTOP GENERAL NOTES:

- Select one listed system per penetration type (pipe material, size, insulation, annular space) and include the listing pages in the permit / inspection set – VERIFY.
- Install firestop per the listing and the manufacturer; inspect before the membranes are concealed.
- Maintain both membranes of the 1-hr north wall at every penetration, box and valve (5/8" Type X inside, 7/16" LP FlameBlock outside).

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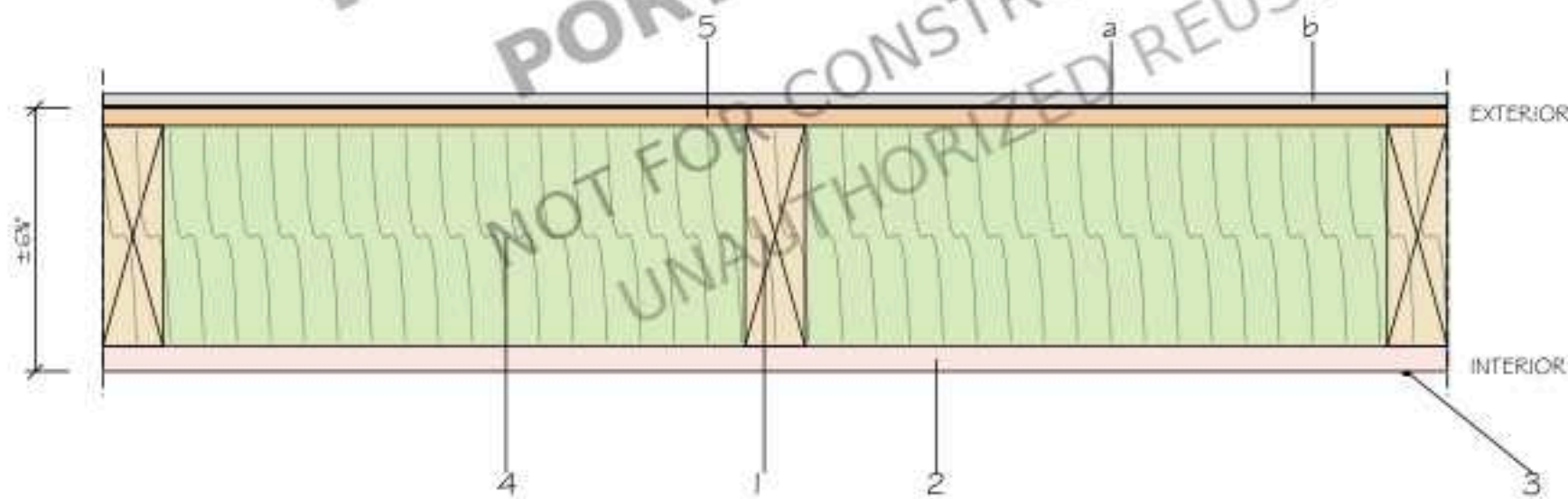
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WALL TYPE C (PRIMARY) – UL DESIGN NO. V340
SCALE: NTS

DESIGN NO. V340 (UL, NOV. 28, 2024)			
FIRE RATING 1 HR bearing, either face (ANSI/UL 263 – ASTM E 119)	FRAMING wood studs 2x4 min. @ 16" o.c.; THIS JOB 2x6 @ 16"	INSULATION mineral fiber batts ≥3 1/2" ±2.07 pct; DOB 5 1/2" (R-23)	SHEATHING LP FlameBlock 1-Side (or BlazeGuard 1-Side), ext. face
1 HOUR – FIRE EXPOSED EITHER FACE			
LOAD 40% of design load, NDS 2012 ASD, braced by sheathing			



HOW TO BUILD (V340 – PRIMARY)

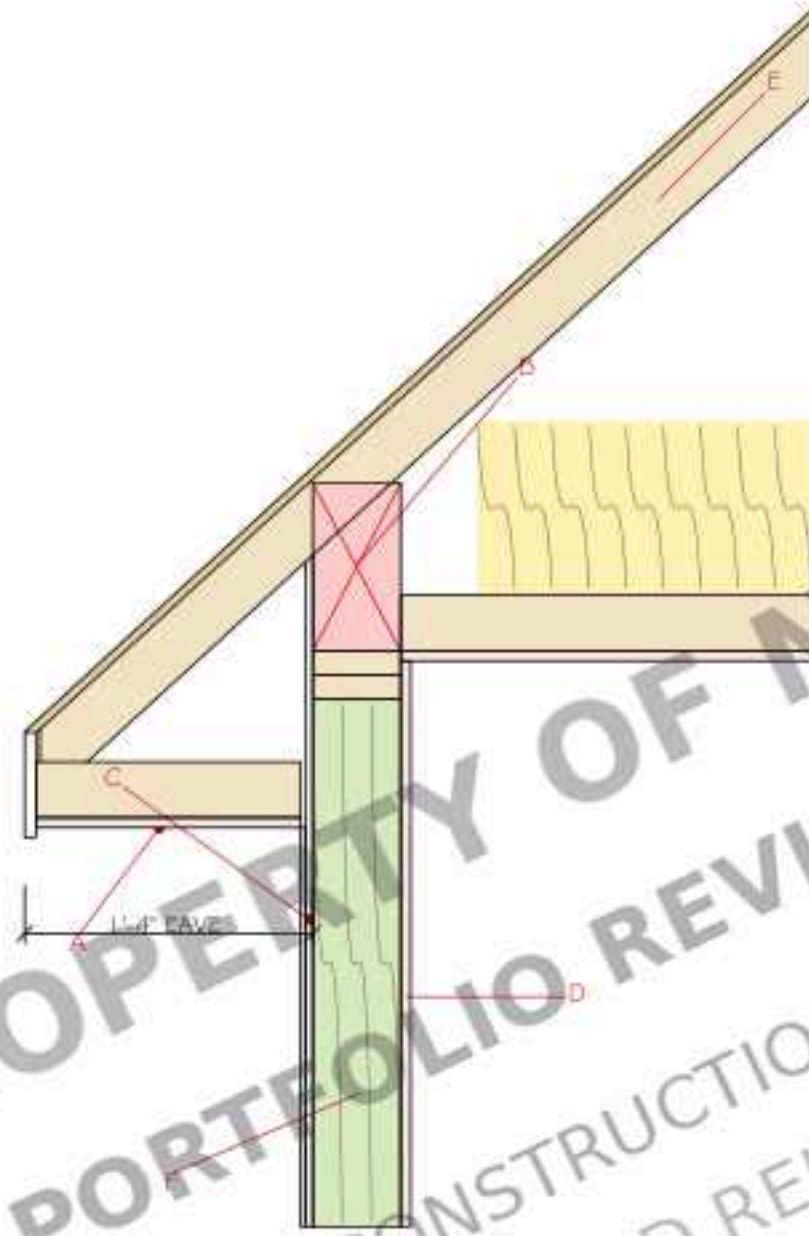
- 1: WOOD STUDS – nom. 2x4 min., @ 16" o.c. max., double top plate, single bottom plate (listing). JOB: 2x6 @ 16" o.c. (5-sheets) – larger stud permitted? VERIFY w/ UL BXUV general info / LP tech services (NG/GA general notes treat stud sizes as minimums).
- 2: GYPSUM BOARD – 5/8" UL Classified Type X (eligible for L501 / G512 / U305); interior face, vertical or horizontal, all joints backed by studs/blocking. Gd cement-coated nails 1-7/8" long @ 7" o.c.
- 3: JOINTS & NAIL HEADS – taped and covered with joint compound (min. Level 2).
- 4: INSULATION – mineral fiber batts, 3-1/2" min., 2.87 pct min., friction fit. JOB: fill the 2x6 cavity with 5-1/2" mineral wool (e.g. R-23) for WSEC R-21 – VERIFY density & product listing w/ supplier. Fiberglass NOT permitted in V340.
- 5: LP FlameBlock 1-Side (or LP BlazeGuard 1-Side) 7/16" min., exterior face, laminate (fire-rated) face per listing, vertical joints over studs, horizontal joints backed w/ 2x4 blocking; Gd nails 1-7/8" @ 6" edges / 12" field. ALSO SW1 SHEAR SHEATHING: Ercin to confirm FlameBlock as SW1 and the SW1 nailing; the TIGHTER of the two schedules governs.
- a: WRB per WSEC / R703.2 (not part of listing – no effect on rating).
- b: SIDING – fiber-cement or any siding permitted per listing over the sheathing – VERIFY w/ listing / AHJ. Fasteners into studs.

LOAD RESTRICTION: listing tested at 40% of design load (2012 NDS ASD). Ercin to verify N-wall stud axial load ≤ 40% of the NDS ASD design capacity (2x6 @ 16", 2-story bearing) or revise studs. Wall extends from sill plate to underside of roof sheathing, continuous through floor framing (rimband covered by the same layers or fireblocked).

SOURCE: UL Product IQ BXUV Design No. V340 (shareable LP PDF): https://assets.ctfassets.net/8955b6321230/2y6b27aPxoCP2162HAI1a5bc7f157ce493230abcfd6adac100cae/1-Hour_Exterior_Wall_Assembly_-_UL_Design_V340.pdf

RATED EAVE / SOFFIT AT 1-HR N WALL (S EAVE SIM.)
SCALE: NTS

- A: 5/8" Type X gypsum soffit (exterior/soffit grade) on 2x lookouts @ 24" o.c., wall to fascia, joints backed & finished, NO VENTS – 1-hr underside (Table R302.1(1): projection with FSD 2'-5").
- B: FIREBLOCKING: 2x solid blocking (or FlameBlock) between trusses, top plate to underside of roof sheathing (in at then the underside may be 0-hr).
- C: FlameBlock (V340 item 5) continuous from sill past the top plate to the roof sheathing; joints backed.
- D: Interior 5/8" Type X (V340 item 2) to the ceiling; ceiling 5/8" Type X
- E: Roof trusses @ 24" (S2.O), 6" heel, baffle.
- F: 5-1/2" mineral wool (V340 item 4) full height incl. rim / band zone.

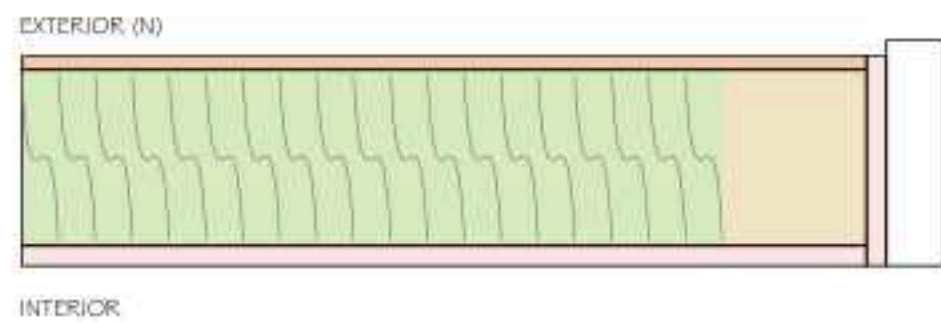


N EAVE EDGE → IMAGINARY LINE: 4'-3.5" – 4'-2" (1'-5" ≥ 2'-0" OK; 1'-6" – 1'-4" = 3'-8" to PL. Rafter (truss) tails + 2" fascia; SOLID, UNVENTED SOFFIT, EW saves same 1'-4", inverted, ratings required.

OPENINGS & PENETRATIONS IN THE 1-HR N WALL
NTS

- P1: HPWH intake / exhaust ducts (closet under stair): through-penetration FIRESTOP SYSTEM listed (UL 1479 / ASTM E814, F rating ≥ 1-hr) for 1-hr WOOD-STUD walls and the duct material (UL W-Lxxx series – select from UL Product IQ WHEZ; installer to submit). Sleeve, annular space and sealant per system. Duct size / location per HPWH mfr – VERIFY.
- P2: Dryer vent (if routed N): same as P1 (metal duct). Prefer roof termination.
- P3: Electrical boxes: steel boxes ≤ 16 sq in, total ≤ 100 sq in per 100 SF, max 1-1/2" (R302.4.2 etc.) on listed putty pads; boxes on opposite faces offset ≥24" or one stud bay.
- P4: DO2 (2'-8"x8'-0") and WO7 (3'-0"x4'-0"): unprotected openings permitted ≤25% (Table R302.1(1)) – total 5.1%. Wrap jambs/head/sill with the same Type X (int.) and FlameBlock (ext.) returns; header per 5-sheets; no rated door/window required.
- P5: NO other openings, vents, hose bibbs or meters in the N wall without a listed system. Crawl vents in the stem wall below the sill plate OK.

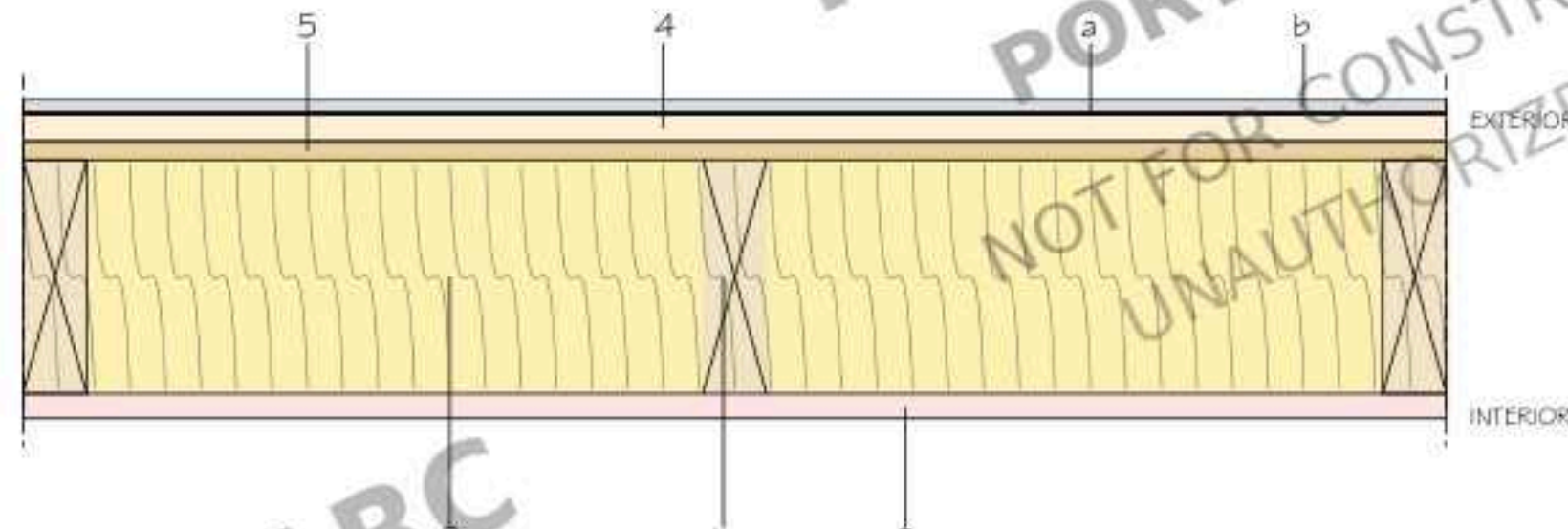
JAMB AT DO2 / WO7 – 1-HR WALL (PLAN)
SCALE: NTS



King + jack (+ trimmer) per 5-sheets; 5/8" Type X return lines the rough opening (head & jambs); FlameBlock edge at jamb sealed; unrated door / window frame (opening ≤25%); sealant / flashing per AB.2.

WALL TYPE C-ALT (APPROVED ALTERNATE) – UL DESIGN U305
SCALE: NTS

DESIGN NO. U305 (NATIONAL GYPSUM – 2x6 @ 16")			
FIRE RATING 1 HR (both faces, symmetric)	FRAMING 2x6 wood studs @ 16" o.c.	INSULATION 5-1/2" glass fiber	SIDING / SIDE 2 5/8" Fire-Shield (Type X) head face; ext. = Type X gypsum SHEATHING
1 HOUR – SYMMETRIC			
STC 38 (N3)			



HOW TO BUILD (U305 – ALTERNATE)

- 1: 2x6 wood studs @ 16" o.c. (NG U305-2x6-W16).
- 2: Interior: 1 layer 5/8" Fire-Shield (Type X) gypsum board, taped & finished; fastening per UL U305.
- 3: 5-1/2" glass-fiber insulation (R-21) – cheaper than mineral wool.
- 4: Exterior: 1 layer 5/8" Type X exterior gypsum SHEATHING (e.g. Gold Bond Fire-Shield / DensGlass Fireguard sheathing) – face layer of the assembly; fastening per UL U305.
- 5: Structural OSB (SW1, 5-sheets) needed for shear – an EXTRA layer. Position (under the gypsum) and acceptance per the current UL U305 listing / UL BXUV wood-structural-panel provisions – VERIFY; confirm SW1 nailing through/under the gypsum.
- a: WRB over gypsum sheathing.
- b: Siding per listing / mfr; longer fasteners through 2 layers – VERIFY.

SOURCE: <https://www.fireblock-gypsum.com/design-resource/3d-fire-sound-assembly-ul305-2x6-w16> (and UL Product IQ BXUV U305).

COST COMPARISON – N WALL ONLY (±652 SF) – ESTIMATE, NOT A QUOTE

ITEM	STANDARD 2x6 WALL (BASE)	V340 (PRIMARY)	U305 (ALTERNATE)
Exterior sheathing	7/16" OSB (SW1)	FlameBlock 7/16" (shear + fire, ONE layer): +\$0.55-0.70/SF	OSB + 5/8" Type X ext. gypsum: +\$0.55-0.75/SF material
Cavity insulation	R-21 fiberglass	R-23 mineral wool: +\$0.45-0.55/SF	R-21 fiberglass: \$0
Gypsum board	1/2" regular	5/8" Type X: +\$0.10-0.15/SF	5/8" Type X: +\$0.10-0.15/SF
Labor / steps	–	same crew, tighter nailing: +\$0.10/SF	extra sheathing layer + longer siding fasteners: +\$0.50-0.60/SF
DELTA vs. standard	–	+\$1.20-1.50/SF ≈ +\$760-960	+\$1.15-1.70/SF ≈ +\$750-1,110

Base: 2026 Puget Sound retail ranges (FlameBlock ±\$30-36/sheet vs OSB ±\$13-16; mineral wool R-23 ±\$1.15-1.30/SF vs fiberglass R-21 ±\$0.65-0.80/SF) – ESTIMATES, VERIFY with supplier quotes. Mineral wool vs fiberglass alone adds ±\$0.45-0.55/SF (±\$300-360). V340 chosen as PRIMARY: one sheathing layer does shear + fire, simplest to build; U305 is the approved alternate if FlameBlock is not accepted as SW1 or not available.

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