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FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES	
MAIN	1920
UPPER	1171
TOTAL	3091
GARAGE COVERED	576
PORCH	247

ADDRESS NOTE:
ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" AND TO BE ON A CONTRASTING BACKGROUND PER IRC 319.1

NOTES:

- ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
- CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
- GLAZING PER STATE ENERGY CODE.
- SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
- PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2" ABOVE CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER
- REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
- S.G. = SAFETY GLASS

FLASHING NOTE

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS
- UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
- WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
- AT WALL AND ROOF INTERSECTIONS
- AT BUILT IN GUTTERS



REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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PLAN 3091

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SHEET
A1
OF
A8

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RIGHT ELEVATION
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LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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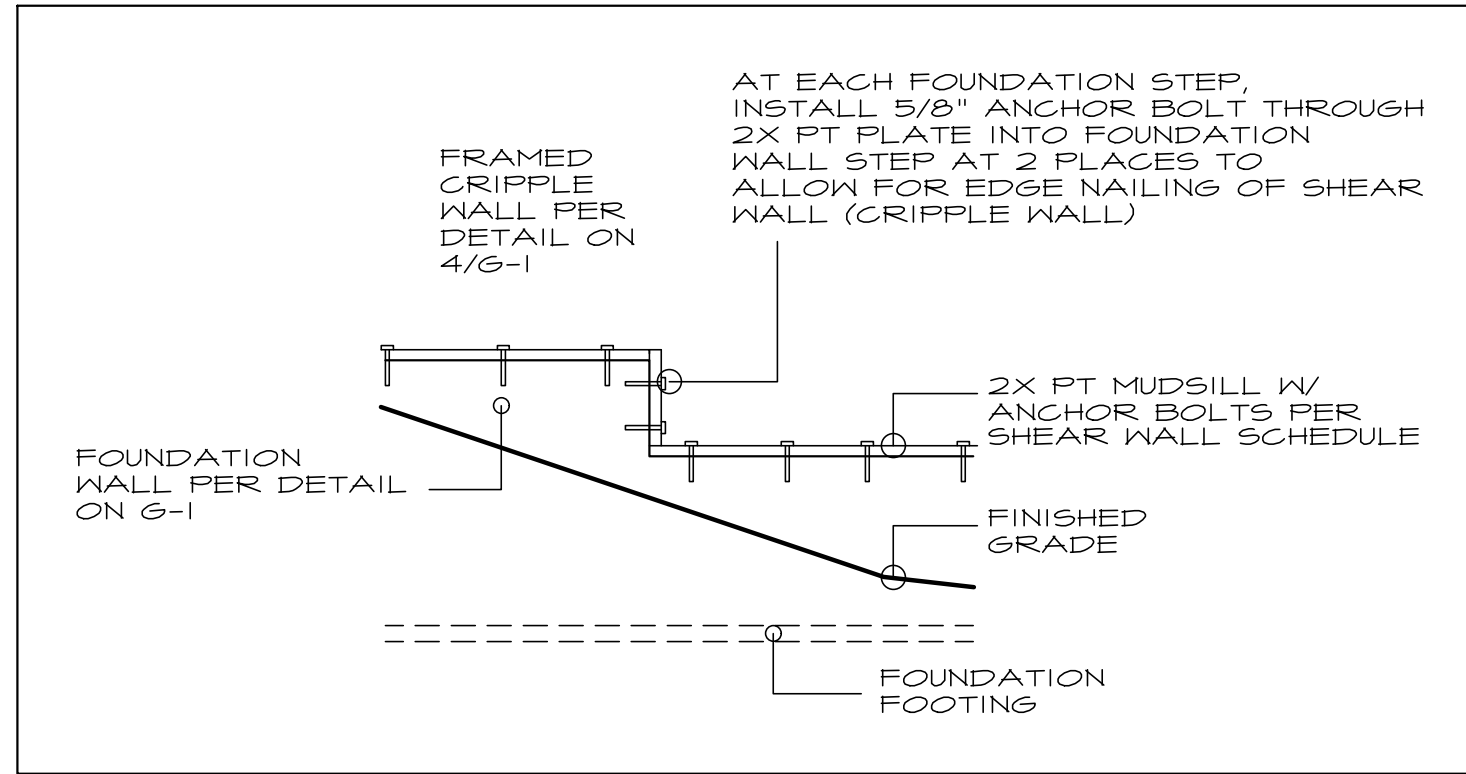
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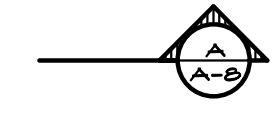
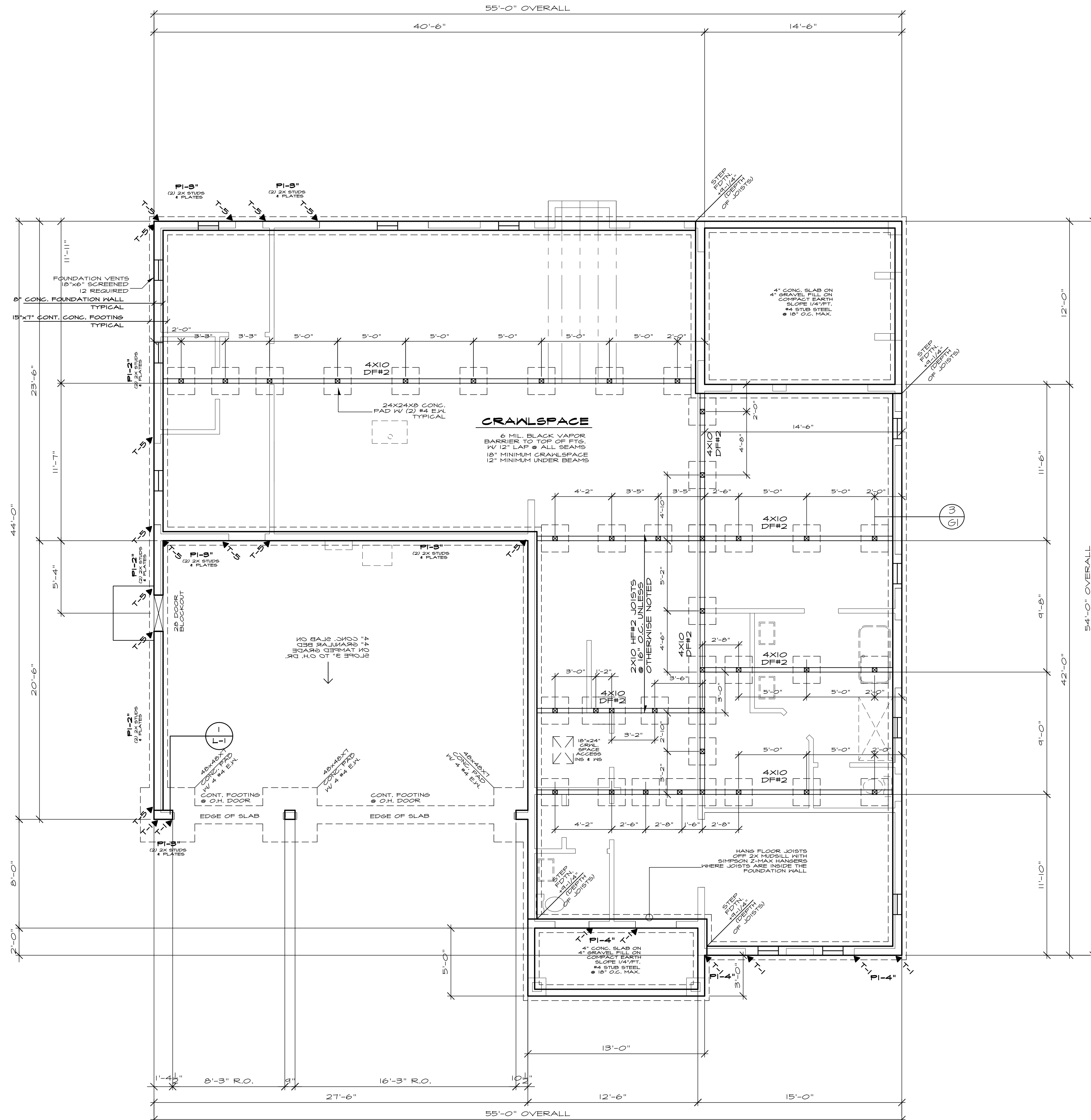
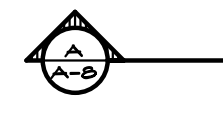
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FOUNDATION STEP DETAIL



SHEAR NOTE:

1. 3X MATERIAL CAN BE USED FOR ALL MUDSILLS
2. SET A DOUBLE 2X STUD BEHIND EVERY 5TH D14 HOLDDOWN CALLED OUT ON THE FOUNDATION PLAN. SET HOLDDOWN 1/2\"/>

NOTES:

- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR CEDAR.
- PROVIDE CRAWL DRAIN @ LOW POINT IN CRAWLSPACE.
- SOLID BLOCKING UNDER ALL BEARING WALLS.
- SLOPE ALL CONC. SToops AND/OR PATIOS 1/4\"/>

FOUNDATION VENT CALCULATION

$$\frac{1920 \text{ SQUARE FEET}}{300} = \frac{6.40}{.57}$$

12 VENTS REQUIRED

***** SHEAR NOTE:**

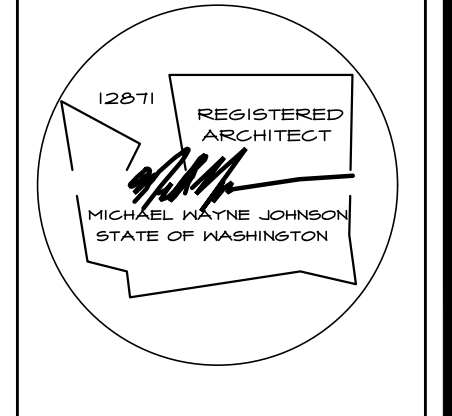
SEE SHEET L1 FOR SHEAR WALL LOCATIONS, SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST4B	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA3B	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC4BB3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB2B (7/8") MIN. 24-7/8" EMBEDMENT

FOUNDATION PLAN

SEE GENERAL NOTES

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



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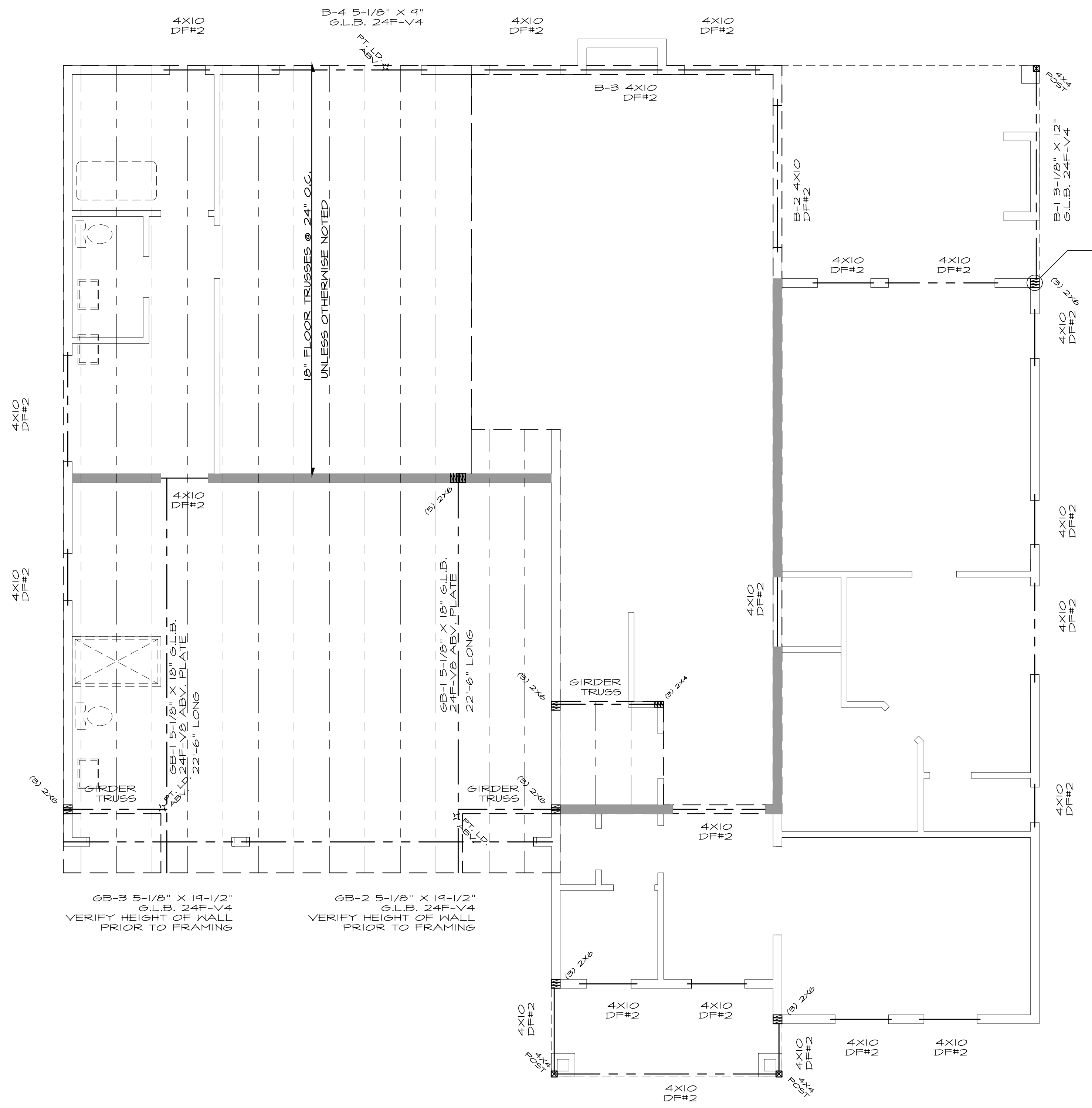
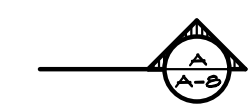
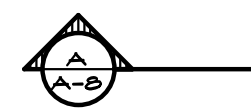
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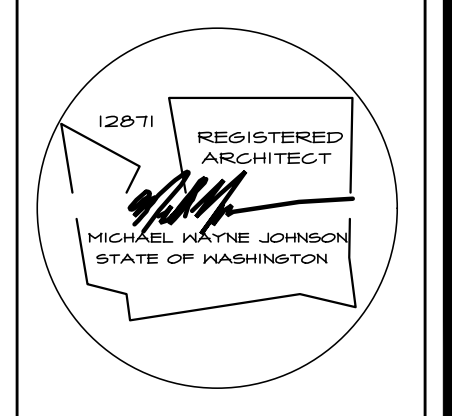


ALL BUILT UP STUDY/COLUMNS USE 16d NAILS @ 12" O.C. STAGGERED TO ATTACH MEMBERS. NAILING IS TO OCCUR AT THE FACE OF THE STUD OR STRAP BOTH SIDES OF BEAM TRICAL AT BEAM TO HALL/POST CONNECTIONS

- NOTES:**
- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
 - ALL HEADERS TO BE 4 X 10 DF#2 UNLESS NOTED OTHERWISE.
 - FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.
 - ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC.
 - FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR R612.3
 - SOLID BLOCKING UNDER ALL BEARING WALLS.
 - TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS, AND WATERPROOF SURROUNDS TO #21 FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.
 - EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 1/2" DIAMETER WITH A MAXIMUM RUN OF 15'.
 - COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.
- LEGEND:**
- BEARING WALL
 - BEARINGS ABOVE
 - FLOOR LINE ABOVE
 - POINT LOAD ABOVE
 - MULTIPLE 2x STUDS @ POINT LOAD
 - SMOKE DETECTOR
 - ICV INTERCONNECTED W/ BATTERY BACK-UP PER IRC 314
 - CARBON MONOXIDE DETECTOR PER IRC 315

***** SHEAR NOTE:**
SEE SHEET L1 FOR SHEAR WALL LOCATIONS, SHEAR WALL NAILING SCHEDULE, & DETAILS.

UPPER FLOOR FRAMING PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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NOTES:

- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
- ALL HEADERS TO BE 4 X 10 DFL#2 UNLESS NOTED OTHERWISE.
- FUR-CUT HEADERS TO MATCH 2 X 6 WALLS.
- ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC
- FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2040 OR R612.3
- SOLID BLOCKING UNDER ALL BEARING WALLS.
- TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO 12" FROM DRAIN, GLAZING, INCLUDING WINDOWS WITHIN 4" OF DRAIN. SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.
- EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 3" DIAMETER WITH A MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR I/OV INTERCONNECTED W/ BATTERY BACK-UP PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

GARAGE NOTES:

- GARAGE/LIVING SEPARATION, USE 5/8" TYPE "X" GNB AT CEILING/WALL. WRAP POSTS AND BEAMS.
- INSULATE ALL WARM WALLS AND CEILING.
- DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE 1-3/8" MINIMUM THICK SOLID WOOD OR STEEL WITH SOLID OR HONEYCOMB CORE OR 20 MINUTE FIRE RATED EQUIPPED WITH A SELF CLOSING DEVICE.
- DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE RESIDENCE FROM THE GARAGE SHALL BE NO. 26 GAGE SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE

HEATING NOTES:

- INSTALL PER ASHRAE 90A-88
- 1/2" PLATFORM OF 2 LAYERS 3/4" PLYWOOD (1 LAYER IF PLATFORM IS ON SLAB)
- SEE HEATING NOTES

OPTIONAL NOTES:

- RAISE ALL PILOTS, BURNERS AND SWITCHES 1/8" MINIMUM ABOVE SLAB.

FIREPLACE NOTE:

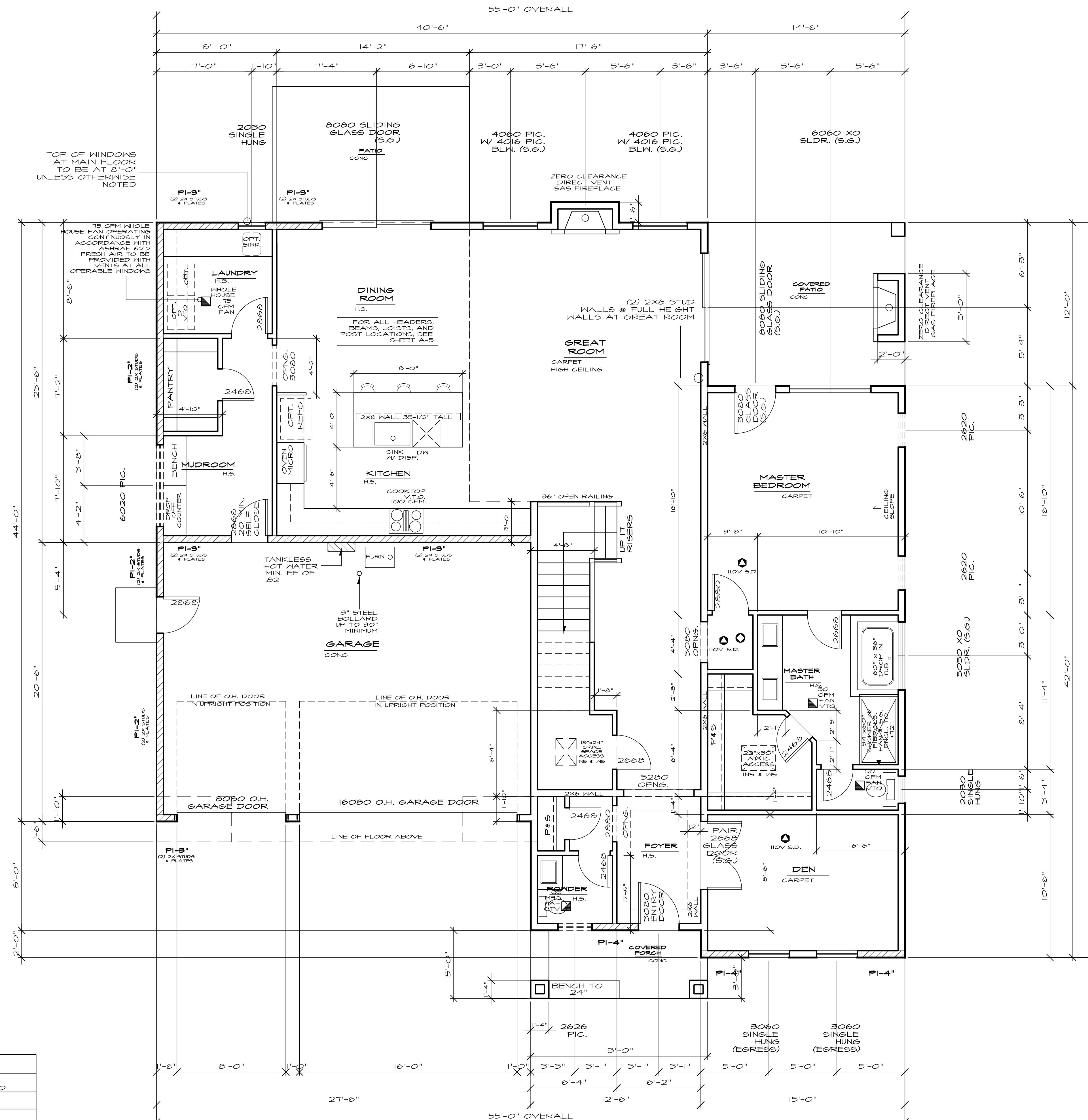
- 0" CLEARANCE FIREPLACE W/ DIRECT VENT
- FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED

- 5/8" TYPE "X" GNB TO ROOF SHEATHING
- FIREPLACES & STOVES MUST BE D.O.E. APPROVED & BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BAN.

SHEAR NOTE:

- SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

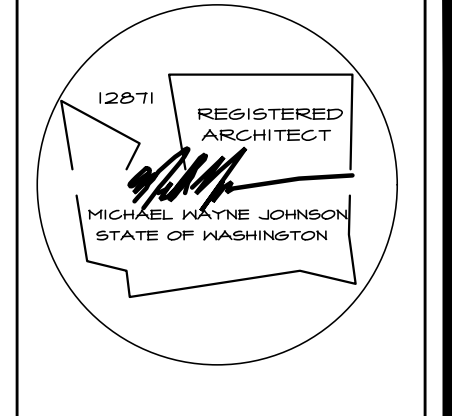
HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/ STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	5THD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP	55TB28 (7/8") MIN. 24-7/8" EMBEDMENT



MAIN FLOOR PLAN

SEE GENERAL NOTES

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



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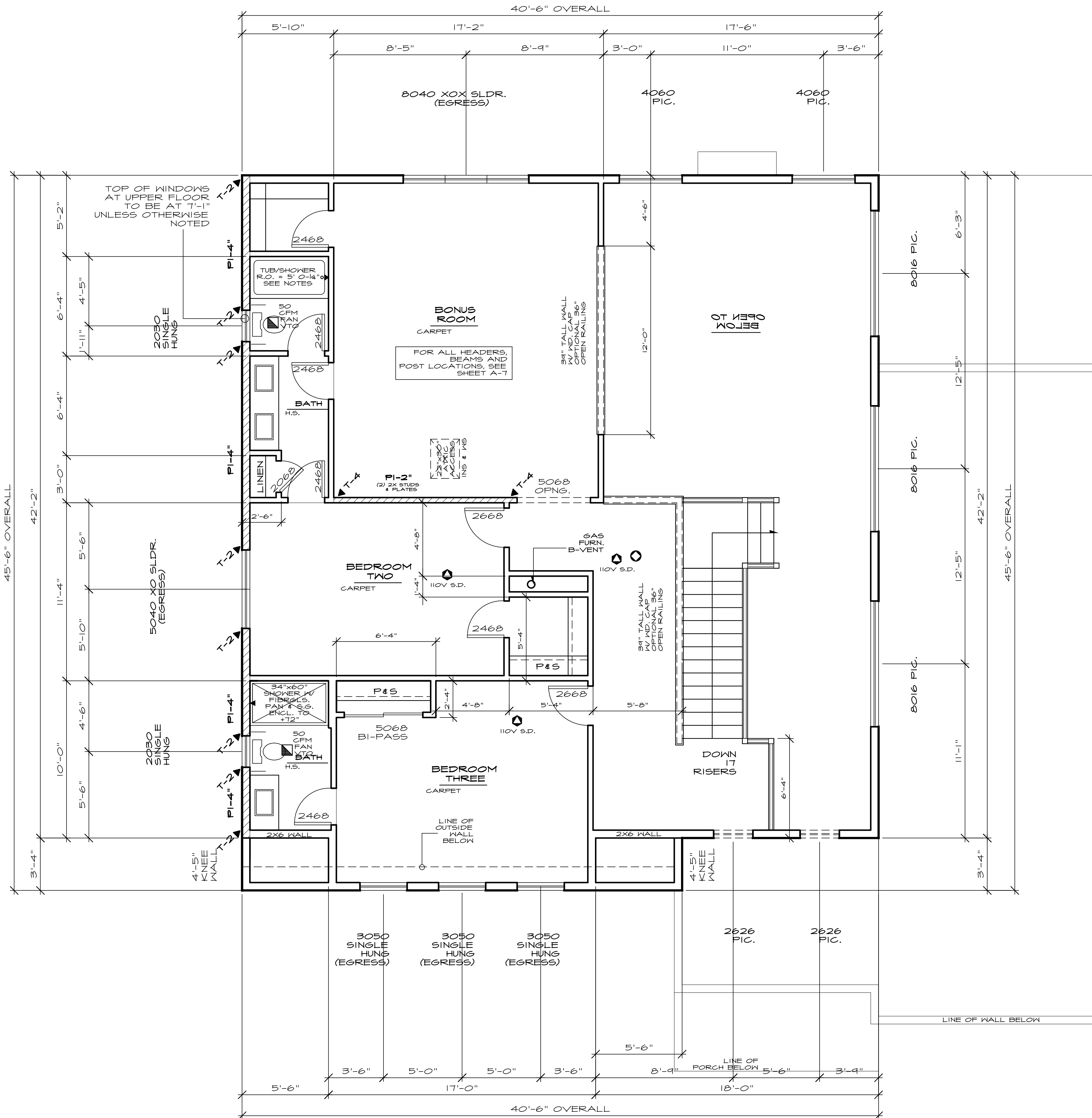
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NOTES:

- ALL EXTERIOR MASONRY WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
- ALL HEADERS TO BE 4 X 6 DF#2 UNLESS NOTED OTHERWISE.
- FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.
- ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER ISEC.
- FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR R612.3.
- SOLID BLOCKING UNDER ALL BEARING WALLS.
- TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN HALL STUDS AND WATERPROOF SURROUNDS TO +12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN +12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 175 GAL/MIN.
- EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH A MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

- LEGEND:**
- BEARING WALL
 - BEARING ABOVE
 - FLOOR LINE ABOVE
 - POINT LOAD ABOVE
 - MULTIPLE 2x STUDS @ POINT LOAD
 - SMOKE DETECTOR 110V INTERCONNECTED W/ BATTERY BACK-UP PER IRC 914
 - CARBON MONOXIDE DETECTOR PER IRC 915

*** SHEAR NOTE:
SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE

MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	6STB28 (1/8") MIN. 24-1/8" EMBEDMENT

UPPER FLOOR PLAN

SEE GENERAL NOTES

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



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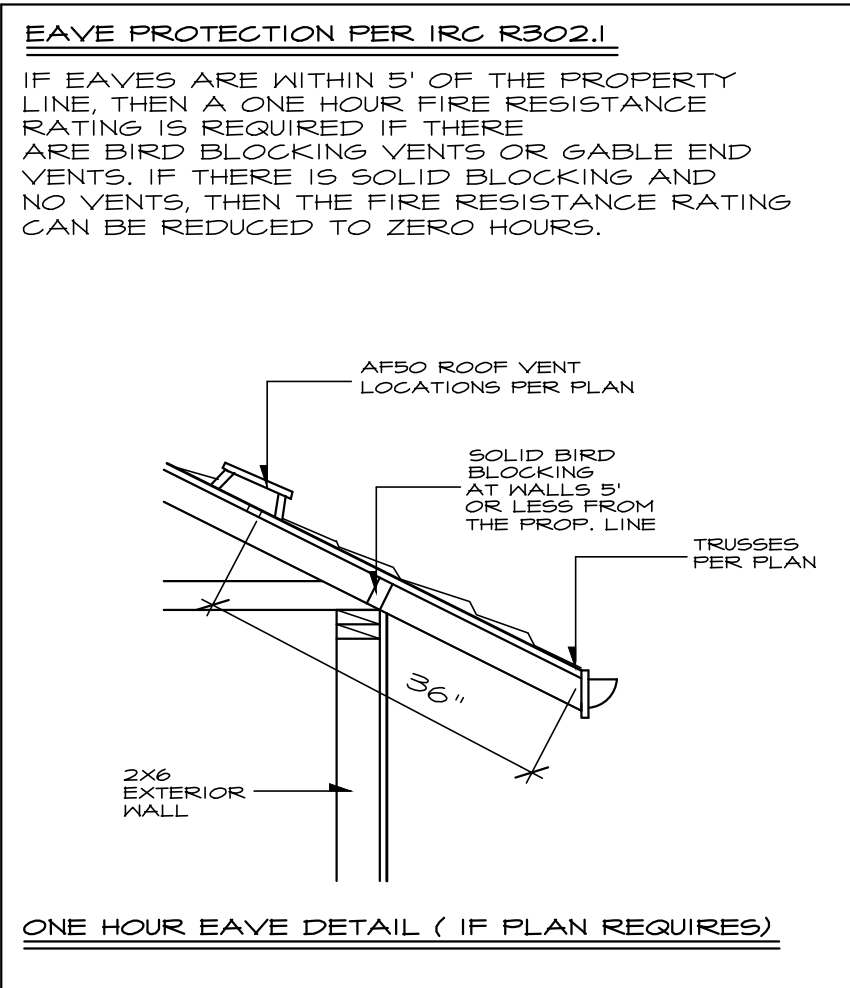
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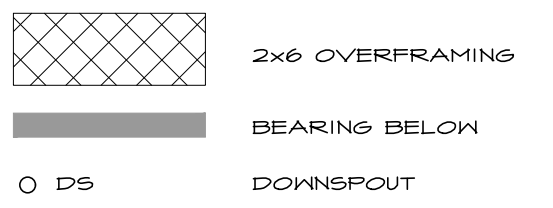
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ROOF FRAMING NOTES

- CUT RAFTER TAILS TO MATCH 2x4 TRUSSES
- CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER
- ROOF PITCH SHALL BE 5:12 TYPICAL UNLESS NOTED OTHERWISE
- ROOF OVERHANGS SHALL BE 12" U.N.O.



TRUSS NOTE

- ALL TRUSSES SHALL HAVE:
- STRESS ANALYSIS AND DRAWINGS / DETAILS STAMPED BY A STATE REGISTERED ENGINEER.
 - MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES.
 - BRACED TO MANUFACTURER'S SPECIFICATIONS.
 - STRESS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DEPT. FOR APPROVAL AND SHALL BE KEPT ON SITE FOR FRAMING INSPECTION.
 - TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OR ENGINEERING CALCULATIONS.
 - ALL TRUSSES SHALL HAVE SIMPSON H-I CLIPS AT ENDS, WHERE TRUSSES ARE PARALLEL TO WALL, USE SIMPSON L50 AT MIDSPAN, USE SIMPSON STG CLIPS AT NON-BEARING WALLS.

ROOF VENTING CALCULATION-PER 2015 IRC R806.2 OVER UPPER FLOOR AREA

1800 SQFT AREA = 6.00 SQFT REQUIRED
300

(6.00) X (50%) = 3.00 SQFT MIN. REQUIRED AT EAVES
TYPICAL TRUSS BLOCK HAS (4) 2 Ø SCREENED HOLES PROVIDING 6.28 SQ. IN. (.044 SQFT) PER BLOCK.
APPROXIMATELY 40 VENTED BLOCKS= 1.76 SQFT PROVIDED
PROVIDE 4 AF50 VENTS AT EAVE LINE= 1.36 SQFT PROVIDED

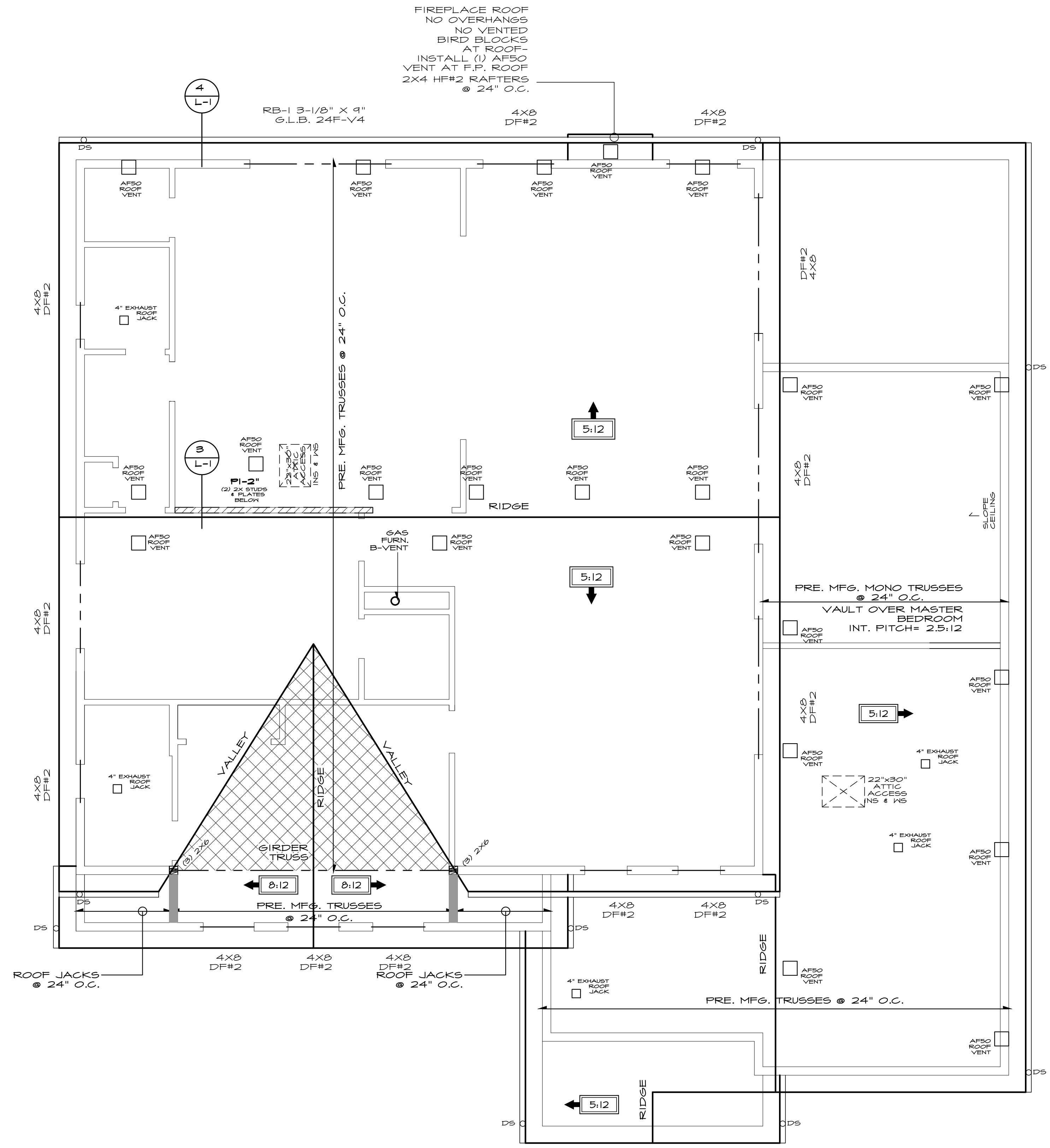
(6.00) X (50%) = 3.00 SQFT MIN. REQUIRED WITHIN 3' OF THE RIDGE
AF50 ROOF JACK VENTS= .34 SQFT EACH VENT
PROVIDE 4 AF50 VENTS= 3.06 SQFT PROVIDED
TOTAL VENT AREA PROVIDED= 6.18 SQ FT

ROOF VENTING CALCULATION-PER 2015 IRC R806.2 OVER MAIN FLOOR AREA

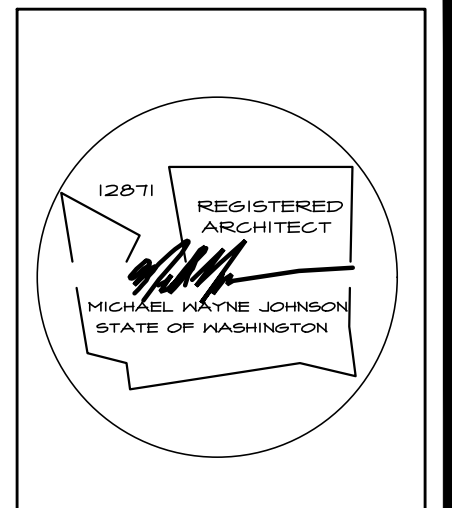
738 SQFT AREA = 2.46 SQFT REQUIRED
300

(2.46) X (50%) = 1.23 SQFT MIN. REQUIRED AT EAVES
TYPICAL TRUSS BLOCK HAS (4) 2 Ø SCREENED HOLES PROVIDING 6.28 SQ. IN. (.044 SQFT) PER BLOCK.
APPROXIMATELY 6 VENTED BLOCKS= .26 SQFT PROVIDED
PROVIDE 4 AF50 VENTS AT EAVE LINE= 1.36 SQFT PROVIDED

(2.46) X (50%) = 1.23 SQFT MIN. REQUIRED WITHIN 3' OF THE RIDGE
AF50 ROOF JACK VENTS= .34 SQFT EACH VENT
PROVIDE 4 AF50 VENTS= 1.36 SQFT PROVIDED
TOTAL VENT AREA PROVIDED= 2.98 SQ FT



FIREPLACE ROOF
NO OVERHANGS
NO VENTED
BIRD BLOCKS
AT ROOF-
INSTALL (1) AF50
VENT AT F.P. ROOF
2X4 HF#2 RAFTERS
@ 24" O.C.



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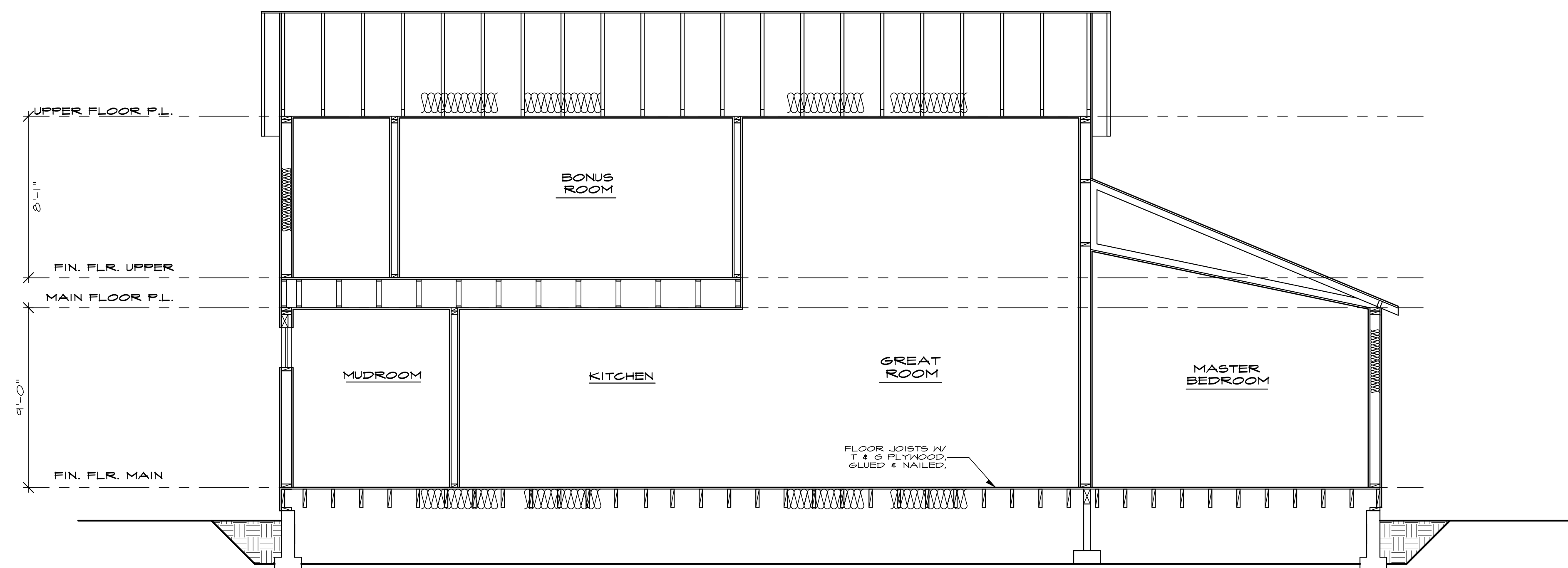
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SECTION A-A
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

2015 WASHINGTON STATE ENERGY CODE

CLIMATE ZONE 5 AND MARINE 4

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL R-VALUE	SLAB R-VALUE AND DEPTH
0.28	0.50	NR	R-49 (R-38 VAULTED)	R-21	R-38	10/15 R-21 +TB	R-10, 2 FEET

HVAC:

TABLE 406.2 ENERGY CREDITS HOUSES BETWEEN 1500 SQFT AND 5000 SQFT REQUIRE 3.5 CREDITS

OPTION	CREDIT(S)
(1A) EFFICIENT BUILDING ENVELOPE WINDOWS WITH A U-VALUE OF .28 R-38 FLOOR INSULATION	0.5
(3A) HIGH EFFICIENCY HVAC EQUIPMENT GAS FIRED FURNACE WITH A MINIMUM AFUE OF 94%	1.0
(5A) EFFICIENT WATER HEATING ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS MUST BE RATED AT 1.0 GPM OR LESS	0.5
(5C) EFFICIENT WATER HEATING WATER HEATING TO BE GAS FIRED WITH A MINIMUM EF OF 0.91	1.5

LIGHTING REQUIREMENTS:

SECTION 404 - ELECTRICAL POWER & LIGHTING SYSTEMS

404.1 Interior Lighting: A minimum of 75 percent of all luminaires shall be high efficacy luminaires. See note on elec. plan

VENTILATION:

M507.3 INTERMITTENTLY OPERATING VENTILATION SYSTEMS. THE DELIVERED VENTILATION RATE FOR INTERMITTENTLY OPERATING VENTILATION SYSTEMS SHALL BE THE COMBINATION OF ITS DELIVERED CAPACITY FROM TABLE M507.3.3 (1), AND ITS VENTILATION EFFECTIVENESS AND DAILY FRACTIONAL OPERATION TIME FROM TABLE M507.3.3(2)

AIR INFILTRATION:

BUILDING AIR LEAKAGE TEST IS REQUIRED PER WSEC R402.4.1.2

MECHANICAL DUCTS ARE REQUIRED TO BE SEAL TESTED IN ACCORDANCE WITH WSEC 503.10.3 AND 601.1

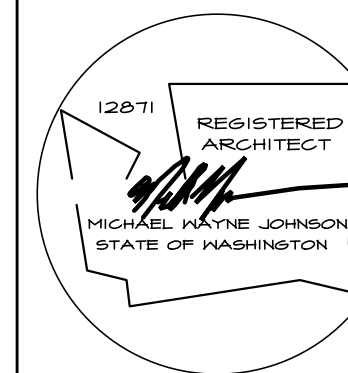
DUCT INSULATION PER 2015 WSEC R403.2.1

DUCT LEAKAGE TESTING PER 2015 WSEC R403.2.2

A PERMANENT CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3' OF THE ELECTRICAL PANEL TO CONTAIN THE HOMES R-VALUES, U-VALUES, RESULTS FROM DUCT SYSTEM AIR LEAKAGE, RESULTS FROM BUILDING ENVELOPE AIR LEAKAGE TESTING (BLOWER DOOR TEST) AND TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT PER WSEC R401.3

HEADERS ARE REQUIRED TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

CORNERS OF EXTERIOR STUD WALLS ARE REQUIRED TO BE FULLY INSULATED. THE EXTERIOR THERMAL ENVELOPE IS REQUIRED TO CONTAIN A CONTINUOUS AIR BARRIER PER TABLE R402.4.1



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PLAN 3091

Project:

date: 01-14-20
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A8
OF
A8

SHEAR WALL SCHEDULE

PER 2015 IBC

GENERAL NOTES:

SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, ANCHOR BOLTS, AND HOLDINGS. LOCATE HOLDINGS AS CLOSE AS POSSIBLE TO THE END OF THE DESIGNATED WALL.

ALL HOLDINGS, ANCHOR BOLTS, WASHERS, & NAILS IN CONTACT WITH P.T. WOOD TO BE HOT DIPPEP GALVANIZED.

P1 = ONE SIDE PLYWOOD
P2 = TWO SIDES PLYWOOD

MARK	1/16" PLYWOOD	NAIL SPACING EDGES	FIELD	TOP & BTM. PLATES	A35 ANCHORS	BLKG. REQ'D.	SILL PLATE ANCHOR BOLTS	OPTIONAL SIMPSON MASAP ANCHORS	BASE PLATE NAILING	HEM FIR #2 VALUE (PLF)
P1-6"	8d	6"	12"	6"	18" O.C.	2x4	5/8" @ 48"	@ 48" & ENDS	(2) 16d @ 10"	240
P1-4"	8d	4"	12"	4"	16" O.C.	2x4	5/8" @ 32"	@ 30" & ENDS	(2) 16d @ 1"	344
P1-3"	8d	3"	12"	3"	14" O.C.	3x4	5/8" @ 24"	@ 24" & ENDS	(2) 16d @ 5"	450
P1-2"	8d	2"	12"	2"	12" O.C.	3x4	3/4" @ 24"	@ 18" & ENDS	(2) 16d @ 5"	505
P2-6"	8d	6"	12"	6"	10" O.C.	3x4	5/8" @ 24"	N/A	(2) 16d @ 5"	480
P2-4"	8d	4"	12"	4"	8" O.C.	3x4	3/4" @ 20"	N/A	(3) 16d @ 5"	100
P2-3"	8d	3"	12"	3"	8" O.C.	3x4	3/4" @ 16"	N/A	(4) 16d @ 5"	900
P2-2"	8d	2"	12"	2"	8" O.C.	3x4	3/4" @ 12"	N/A	(4) 16d @ 4"	1170

***NOTE: WALLS WITH UNIT SHEAR OF 350#/FT. OR GREATER SHALL HAVE FRAMING MEMBERS (STUDS & PLATES) ABUTTING PANELS NOT LESS THAN 3X MEMBERS PER IBC 2015, TABLE 2306.3.1. 3X FRAMING WILL BE NOTED ON PLAN.

- USE POWER-DRIVEN STEEL STUDS AND NAILS BY HILTY OR RAMSET WHERE APPLICABLE.
- PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
- SOLID BLOCK WITH JOIST UNDER INTERIOR SHEAR WALLS.

SHEAR WALL NOTES

1/16" OSB OR PLYWOOD SHEATHING - USE 8d COMMON OR GALVANIZED NAILS. BLOCK ALL PANEL EDGES. LONG DIMENSIONS OF PLYWOOD MAY BE INSTALLED VERTICALLY. NAIL @ 12" O.C. TO ALL INTERMEDIATE STUDS. WHERE 5" NAIL SPACING IS SPECIFIED AT PANEL EDGES, USE 1-1/2" 8d SHORT NAILS OR 3X STUDS WITH 8d COMMON NAILS. FOR 2" NAIL SPACING, USE 3X STUDS AND STAGGER PANELS. WHERE PLYWOOD IS 2 SIDES OF WALL, JOINTS TO FALL ON SEPARATE STUDS ON EACH SIDE.

FLOOR PLYWOOD - USE 8d COMMON NAILS @ 10" O.C. AT INTERMEDIATE SUPPORTS, 6" O.C. AT ALL PANEL EDGES AND 4" O.C. AT ALL SHEAR WALLS, UNLESS OTHERWISE SHOWN ON PLANS.

FLOOR JOISTS - JOIST PARALLEL TO FLOOR OPENINGS AND EXTERIOR WALLS SHALL BE CROSS BLOCKED AT 48" O.C. @ EDGES W/ (4) 10d NAILS FOR THE FIRST BAT.

3" x 3" x 1/4" SQUARE WASHERS AT ALL ANCHOR BOLTS.

1/16" OSB OR PLYWOOD SHEATHING - STAPLE SCHEDULE
ALLOWABLE SHEAR VALUES WITH HEM FIR #2 STUDS

2" 16 GA. STAPLES @	15 GA. STAPLES @	14 GA. STAPLES @
3" O.C. - 280#/ft.	4" O.C. - 280#/ft.	4" O.C. - 303#/ft.
2" O.C. - 360#/ft.	2-1/2" O.C. - 430#/ft.	3" O.C. - 390#/ft.
	4" O.C. AND 10d NAILS @ 6" O.C. - 620#/ft.	2" O.C. - 504#/ft.

FIELD SPACING: 12" O.C. NAILS & STAPLES.

HOLDINGS - INSTALL SIMPSON HOLDINGS OR USP HOLDINGS AT THE END OF SHEAR WALLS WHEN SHOWN ON DRAWINGS.

PER PLAN, SIMPSON 5THD14 OR USP STAD14

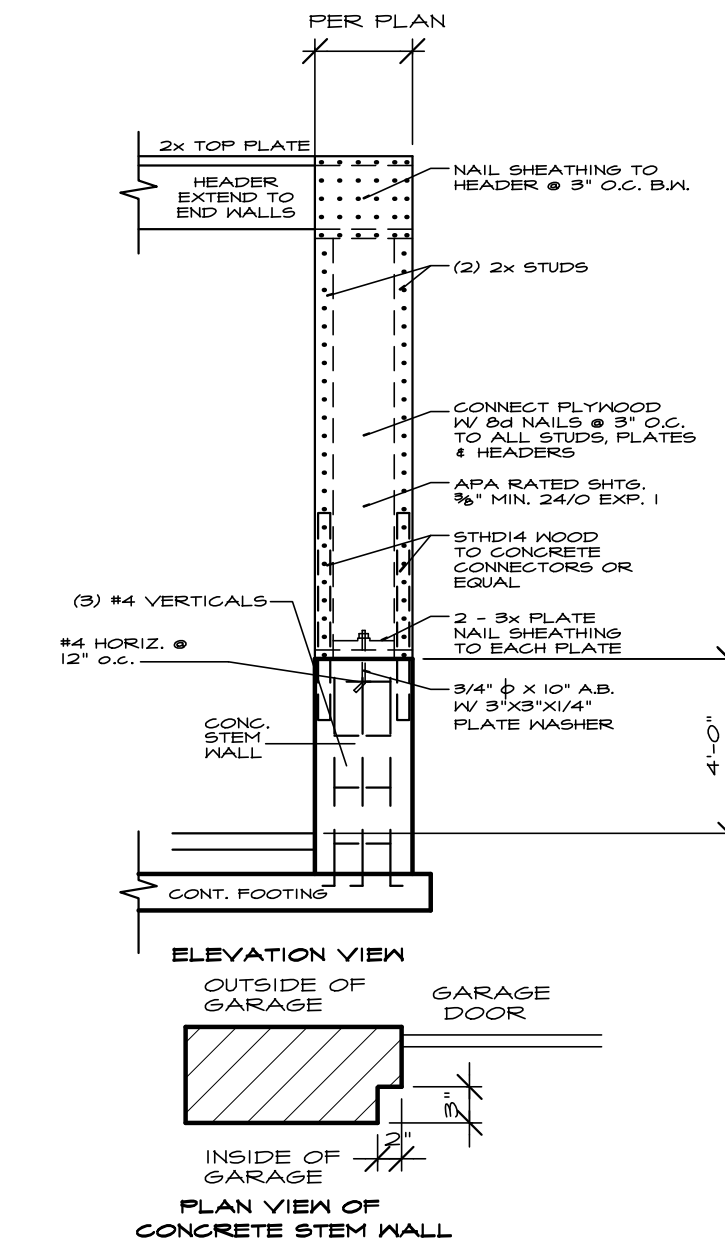
SIMPSON MST4B OR USP KST24B

SIMPSON MSTC4BB3 OR USP MSTCB4BB3

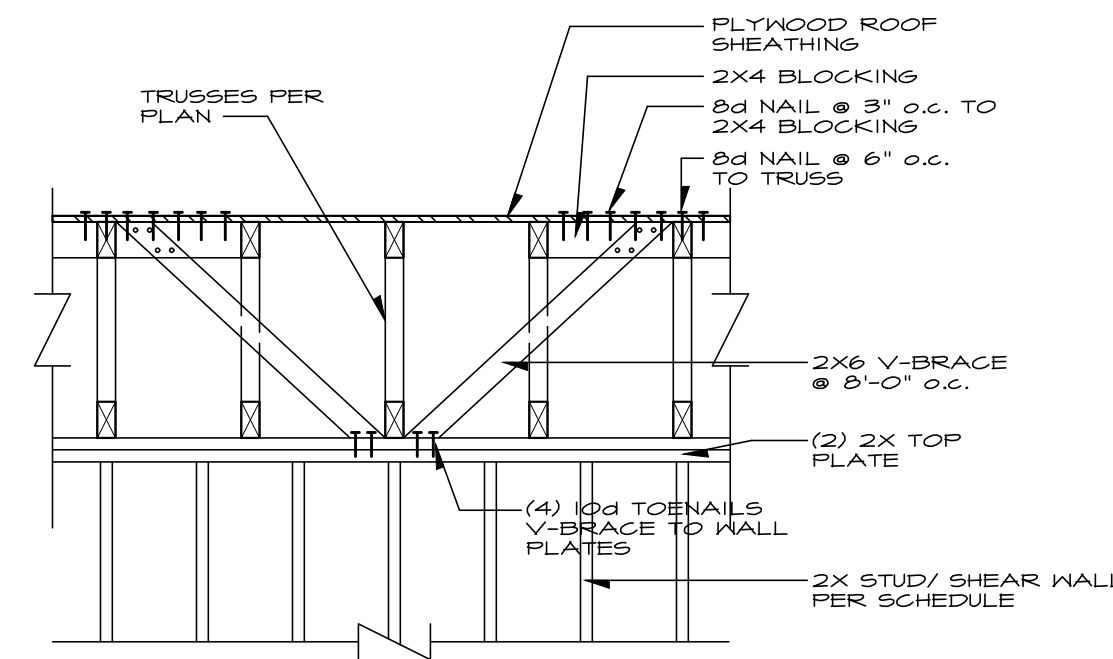
SIMPSON MST36 OR USP MST36

SIMPSON HD1B OR USP TD10 (7/8" ANCHOR BOLT MIN.

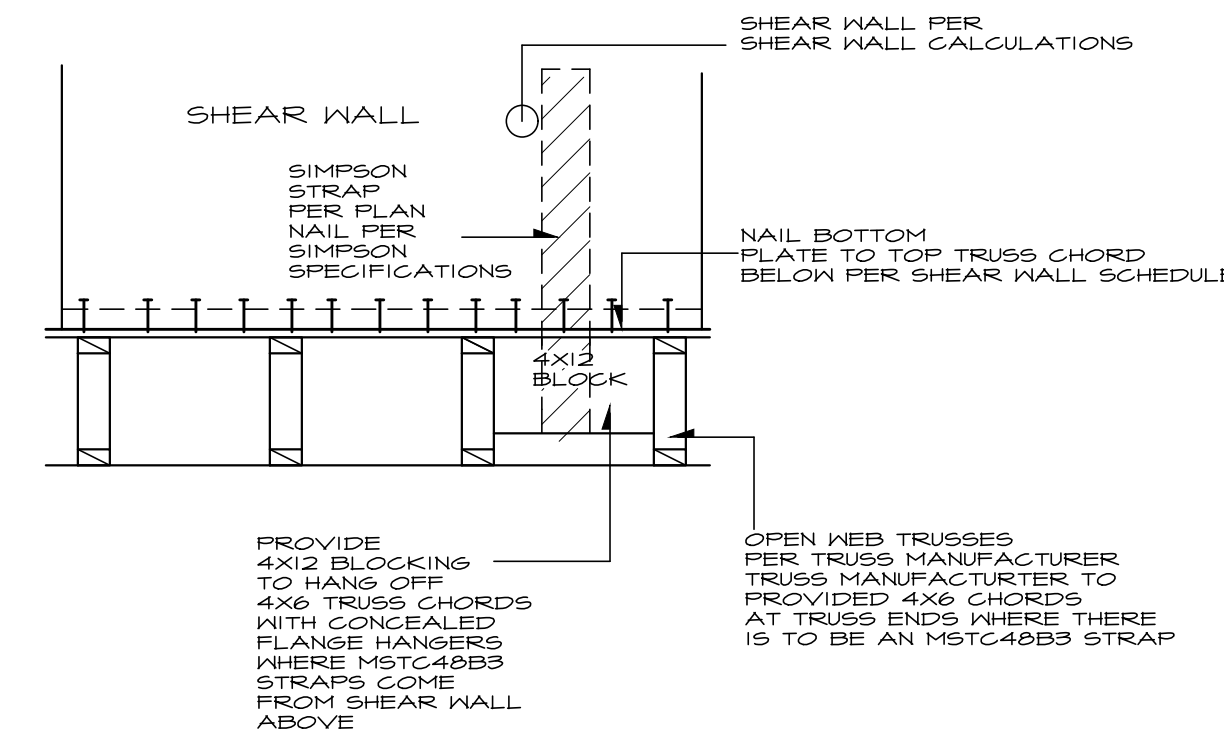
24" EMBEDMENT, 3" BOLT INTO (3) 2X4(6))



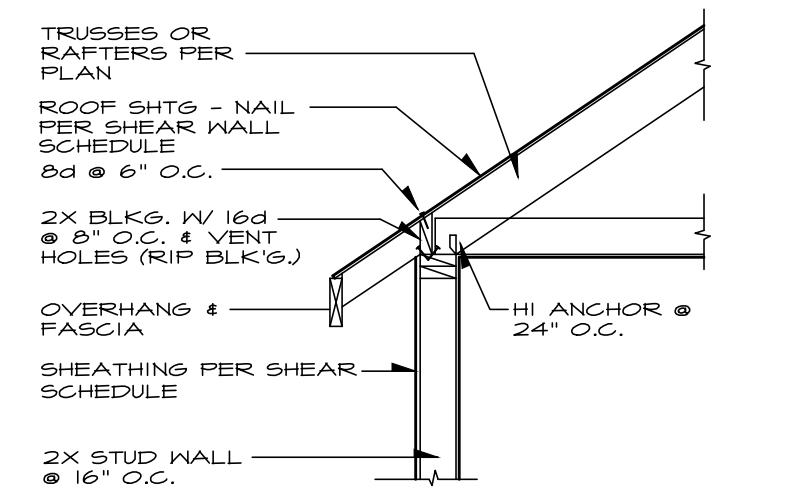
1
L-1
LATERAL RESTRAINT PANEL
SEE GENERAL NOTES
NO SCALE



3
L-1
SHEAR WALL PERP. TO TRUSS
NO SCALE



2
L-1
SHEAR WALL AT FLOOR TRUSS CANTILEVER
(TRUSSES PERPENDICULAR)
NO SCALE



4
L-1
TYP. SHEARWALL TO ROOF CONNECTION
NO SCALE



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PLAN 3091

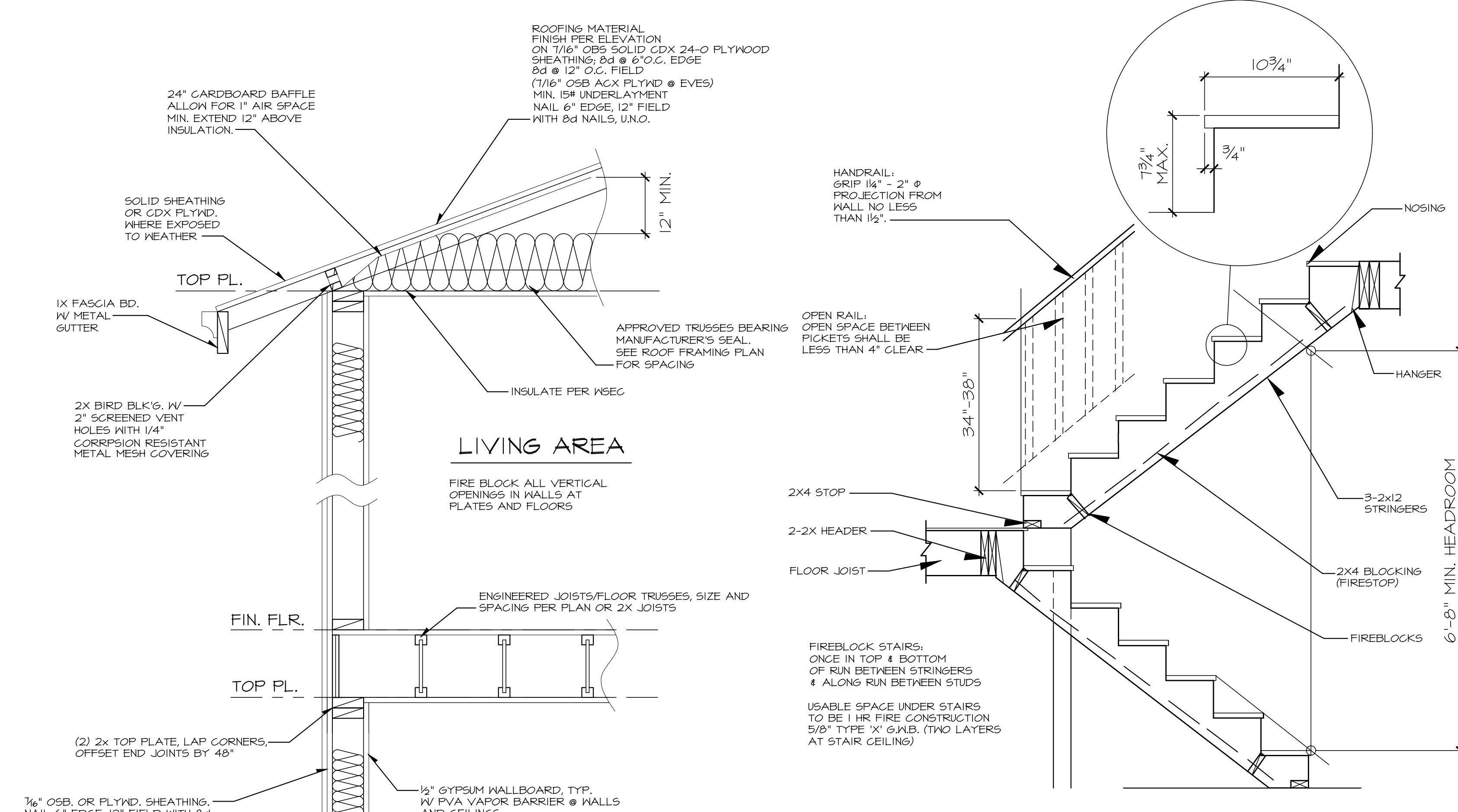
Project:

date: 01-14-20
permit:
revisions:

drawn by: MNJ
checked by:

SHEET

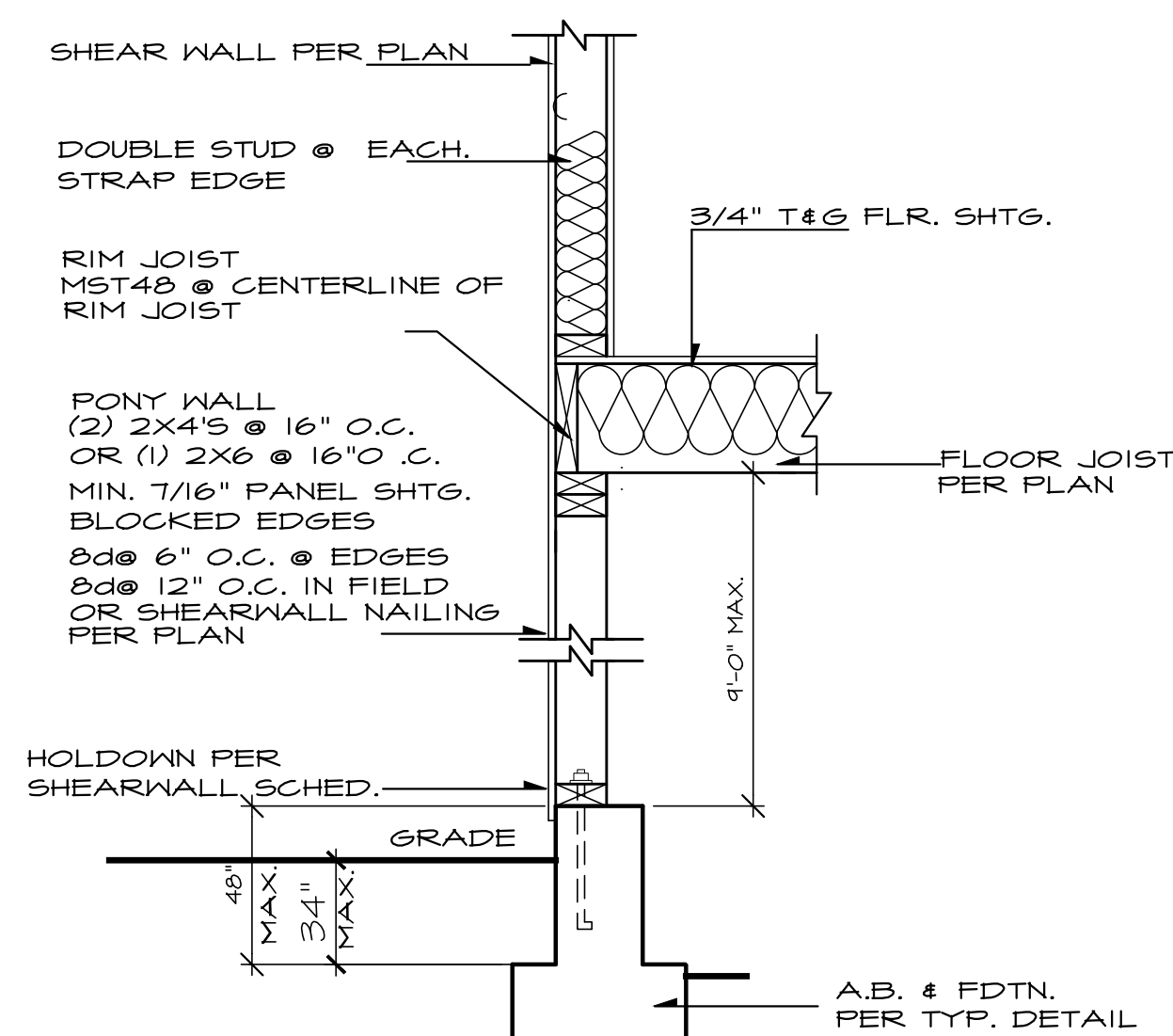
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



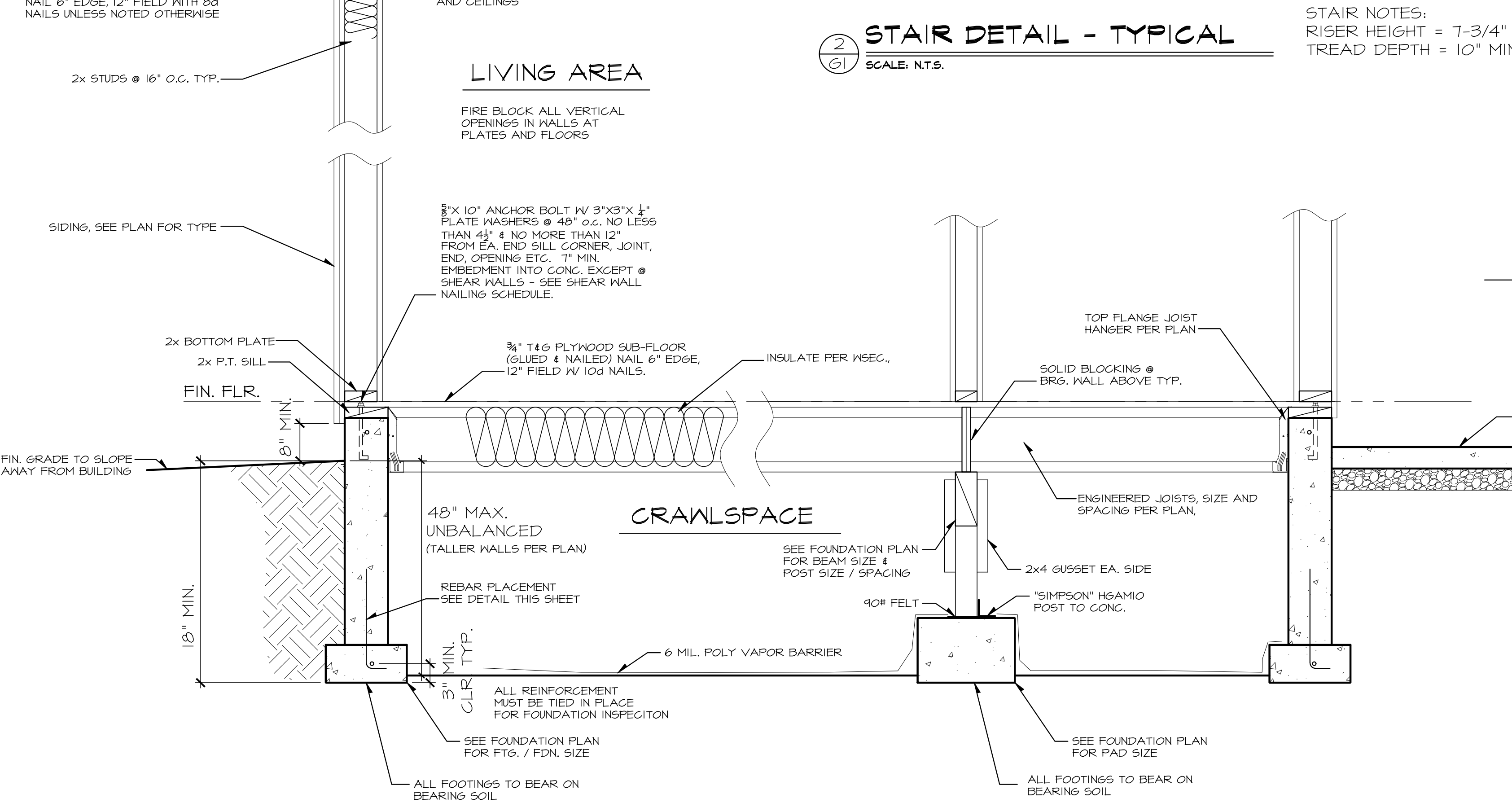
2 STAIR DETAIL - TYPICAL
SCALE: N.T.S.

STAIR NOTES:
RISER HEIGHT = 7-3/4" MAX.
TREAD DEPTH = 10" MIN.

3 STD. FOUNDATION DETAIL
SCALE: N.T.S. PER IRC R403.1.3 & R403.1.3.1



4 TYPICAL PONY WALL DETAIL
SEE GENERAL NOTES NO SCALE



1 TYPICAL WALL SECTIONS
SCALE: N.T.S.

NASH AND ASSOCIATES
GENERAL NOTES:

- All construction per applicable codes and ordinances. 2015 IRC, IBC, 2015 WASHINGTON STATE ENERGY CODE
- Verify all dimensions on Job site. Bring discrepancies to the attention of Owner and/or Designer.
- Owner will verify window sizes and manufacturer(s) with framer before start of construction.
- One window per bedroom shall meet egress code.
- Skylight glazing per 2015 IBC.
- Truss manufacturer shall supply shop drawings to Owner and framer to review and approve before fabrication.
- Owner will verify electrical and heat layouts with installer before installation.
- Under all parallel bearing walls, use double joists or as noted on plan. Double joist (or extra TJI) under all non-bearing parallel walls.
- TJI products to be installed per manufacturer's installation guide and approved reports.
- All metal connections to treated wood shall be at a minimum: triple zinc ZMAX (G185 per ASTM A653); Hot Dip Galvanize (ASTM A123 for connectors and ASTM153 for fasteners and anchors).
- All bathroom fans, kitchen hood, and dryer ducts shall be exhausted through the attic to the roof or through the floor system to an outside wall. All wall ducts shall terminate at least 36" from a window opening.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

TERMITES:	SLIGHT TO MODERATE
DECAY:	SLIGHT TO MODERATE
WINTER DESIGN TEMP:	17°
ICESHIELD REQUIRED:	NO
FLOOD HAZARDS:	2003 1492 FIRM
AIR FREEZING INDEX:	250
MEAN ANNUAL TEMP:	50

DESIGN DATA:

ROOF LOADS:	LL 25#/SF (SNOW) DL 15#/SF TOTAL 40#/SF
FLOOR LOADS:	LL 40#/SF DL 10#/SF TOTAL 50#/SF
DECK LOADS:	LL 60#/SF DL 10#/SF TOTAL 70#/SF
SOIL :	1500 PSF MINIMUM

CONCRETE: 2500 PSI AFTER 28 DAYS (5/2 SACK MIX)
-3000 PSI FOR EXTERIOR FOUNDATION WALLS, PORCHES, STEPS, AND OR GARAGE SLABS- AIR ENTRAINMENT IS BETWEEN 5-7% (TABLE 402.2 IRC)

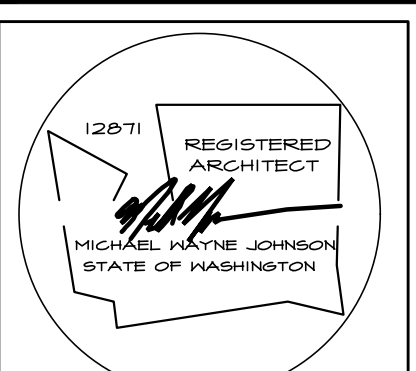
MASONRY :	PER 2015 IBC
STEEL :	PER 2015 IBC (GRADE 60)
WOOD :	PER 2015 IBC
NAILING :	PER 2015 IRC. NAILING PER TABLE R602.3(1), R602.10
WIND:	85 MPH
SEISMIC:	SEE CALCULATION PACKET

WEATHERING POTENTIAL: MODERATE
FROST LINE: 18"
E.F.P.: 45 PSF

4" BEAM:	DOUGLAS FIR #2
6" BEAM:	Fv = 85 Fb = 875 PSI E = 1,600,000
4" POST:	DOUGLAS FIR #2
6" POST:	Fv = 85 Fb = 875 PSI E = 1,300,000
JOISTS & RAFTERS:	HEM FIR #2
4" STUDS:	Fv = 75 Fb = 850 PSI E = 1,300,000
GLU-LAM BEAMS:	Fv = 165 psi Fb = 2,400 psi (reduced by size factor, CF*K1) E = 1,800,000 psi

NOTE:
VARIATIONS FROM THE ABOVE LUMBER GRADES WILL BE NOTED ON THE PLANS.

- SUBFLOOR: T&G PLYWOOD OR OSB APA RATED STURD-I-FLOOR 16" O.C., 3/4"
- WALL & ROOF SHEATHING: APA RATED SHEATHING 24/16 7/16"
- FOOTING FOR : 8" WALL - 18"x12" FOOTING 18" BELOW GRADE #4 STUD STEEL - 48" O.C. VERT. UNLESS NOTED OTHERWISE



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TYPICAL WALL DETAILS

date: 07-21-16
permit:
revisions:

drawn by: RO
checked by:

SHEET
G1