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CULTURED STONE VENEER  
INSTALL PER MFD.  
SPECIFICATIONS  
TREATED PLYWOOD BEHIND  
ALL AREAS WITH STONE

**FRONT ELEVATION**

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

SQUARE FOOTAGES	
MAIN	1206
UPPER	1482
TOTAL	2688
GARAGE	662

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:**

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
5. 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
6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
7. S.G. = SAFETY GLASS

**FLASHING NOTE**

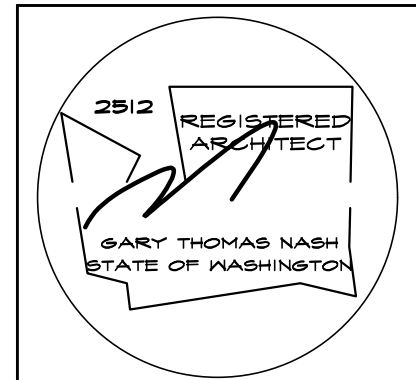
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT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

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



**REAR ELEVATION**

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



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Project:  
**PLAN 2688**  
3 BEDROOM, DEN, GUEST  
BONUS, 3 CAR GARAGE  
ELEVATION A

date: 11-12-20  
Permit:  
revisions:

drawn by: MWJ  
checked by:

SHEET  
A1  
OF  
A7

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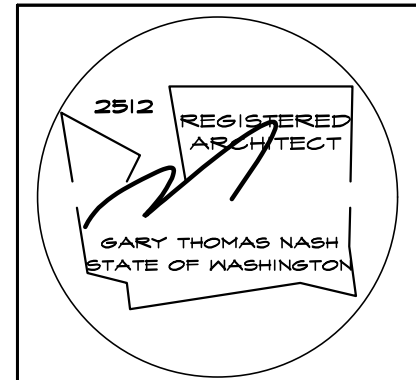
**RIGHT ELEVATION**

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



**LEFT ELEVATION**

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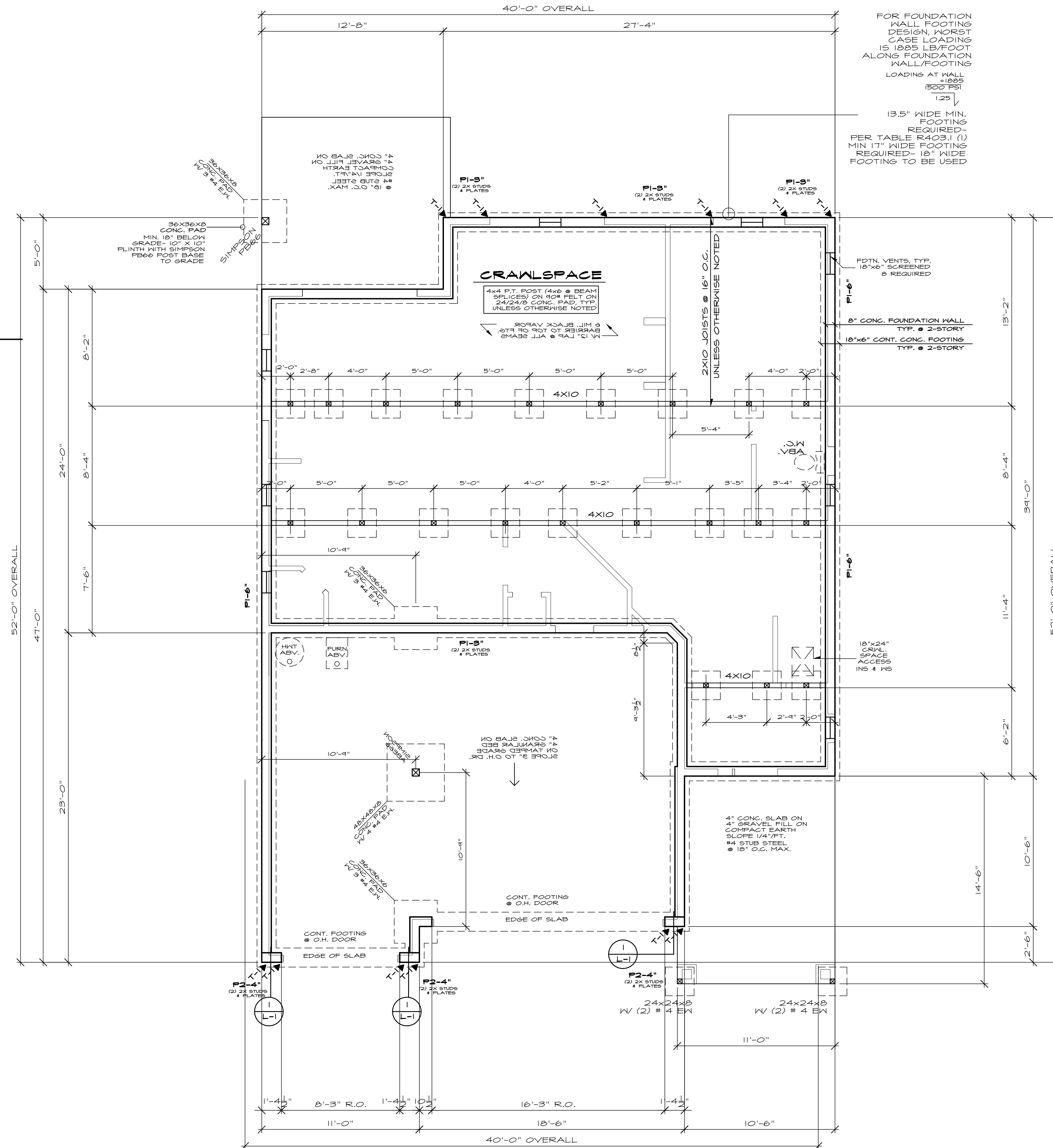
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FOR FOUNDATION WALL FOOTING DESIGN, WORST CASE LOADING IS 1885 LB/FOOT ALONG FOUNDATION WALL FOOTING. LOADING AT WALL = 1885 / 1500'PSI = 1.25'.

13.5" WIDE MIN. FOOTING REQUIRED PER TABLE R403.1 (1) MIN 17" WIDE FOOTING REQUIRED - 18" WIDE FOOTING TO BE USED.

**CRAWLSPACE**  
4x4 P.T. POST (4x8 @ BEAM SPLICES) ON 4x8 FELT ON 24/24/8 CONG. PAD. TYP. UNLESS OTHERWISE NOTED.

HOLDOWN SCHEDULE		
MARK	HOLDOWN/STRAP	FASTENERS TO (2) STUDS MIN. U.N.O.
T-1	STHD14/14 RJ	(38)/(30)-16d
T-2	MST48	(34)-16d
T-3	MSTA36	(26)-10d
T-4	MSTC48B3	(38)-10d

SEE SHEET L-1 FOR SHEAR WALL SCHEDULE

**SHEAR NOTE:**  
1. 3X MATERIAL CAN BE USED FOR ALL MUDSILLS.  
2. SET A DOUBLE 2X STUD BEHIND EVERY STHD14 HOLDOWN CALLED OUT ON THE FOUNDATION PLAN. SET HOLDOWN 1/2" MINIMUM AWAY FROM WALL CORNERS, WINDOW AND DOOR HEADERS. IT IS IMPORTANT THAT THE FOUNDATION CONTRACTOR HAS THE MAIN FLOOR PLAN SHEET TO PROPERLY LAYOUT HOLDOWNS.  
3. A MST48 STRAP WITH (2) 1/2" BOLTS INTO THE FOUNDATION IS A PROPER FIX FOR A MISPLACED STHD14 HOLDOWN.

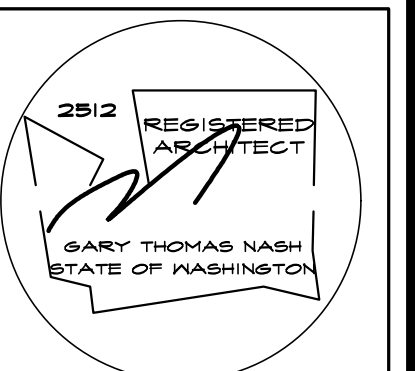
**NOTES:**  
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR CEDAR.  
PROVIDE GRAVEL DRAIN & LOW POINT IN CRAWLSPACE.  
SOLID BLOCKING UNDER ALL BEARING WALLS.  
SLOPE ALL CONG. STOOPS AND/OR PATIOS 1/4" PER FOOT AWAY FROM DOORWAYS.

BEARING WALL ABOVE

**FOUNDATION VENT CALCULATION**  
1206 SQUARE FEET = 4.02 / 300 = .57 (6 MIL VAPOR BARRIER AND NON-CLOSABLE VENTS ARE REQUIRED)  
8 VENTS REQUIRED

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

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



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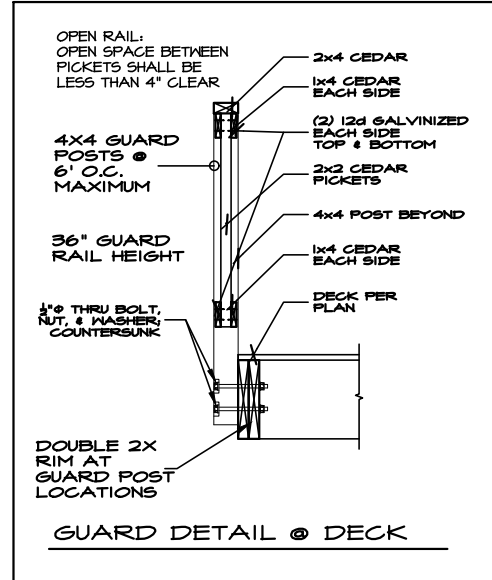
SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 8 FEET HORIZONTALLY FROM THE DOOR OR OPENINGS OF A BATHROOM THAT CONTAINS A TUB OR SHOWER PER R314

IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PHOTO-ELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE PER R314

MAXIMUM ENCROACHMENT INTO 5" BSBL IS 18" INCLUDING TRIM, FINISHED, EAVES AND OVERHANGS

GUARDS GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW FOR PASSAGE OF A 4" DIAMETER SPHERICAL LOAD TO RESIST 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION



**HOLDOWN SCHEDULE**

MARK	HOLDOWN/STRAP	FASTENERS TO (2) STUDS MIN. U.N.O.
T-1	STHD14/14 RJ	(3Ø)/(3Ø)-16d
T-2	MST48	(34)-16d
T-3	MSTA36	(26)-10d
T-4	MSTC48B3	(3Ø)-10d

SEE SHEET L-1 FOR SHEAR WALL SCHEDULE

**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.

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"2" OF DRAIN. SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 2.5 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO SHROUD WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 15" DIAMETER WITH A MAXIMUM LENGTH OF 10'.

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
- CARBON MONOXIDE DETECTOR PER IRC 315

**GARAGE NOTES:**

1. GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GWB AT CEILING/WALL. WRAP POSTS AND BEAMS.
2. INSULATE ALL WARM WALLS AND CEILING.
3. USE 2 LAYERS 5/8" TYPE 'X' GWB AT CEILING WHEN USING TJI'S INSTEAD OF WOOD JOISTS.

**HEATING NOTES:**

- \* INSTALL PER ASHRAE 90A-89
- \* 18" 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 +18" MINIMUM ABOVE SLAB.

**FIREPLACE NOTE:**

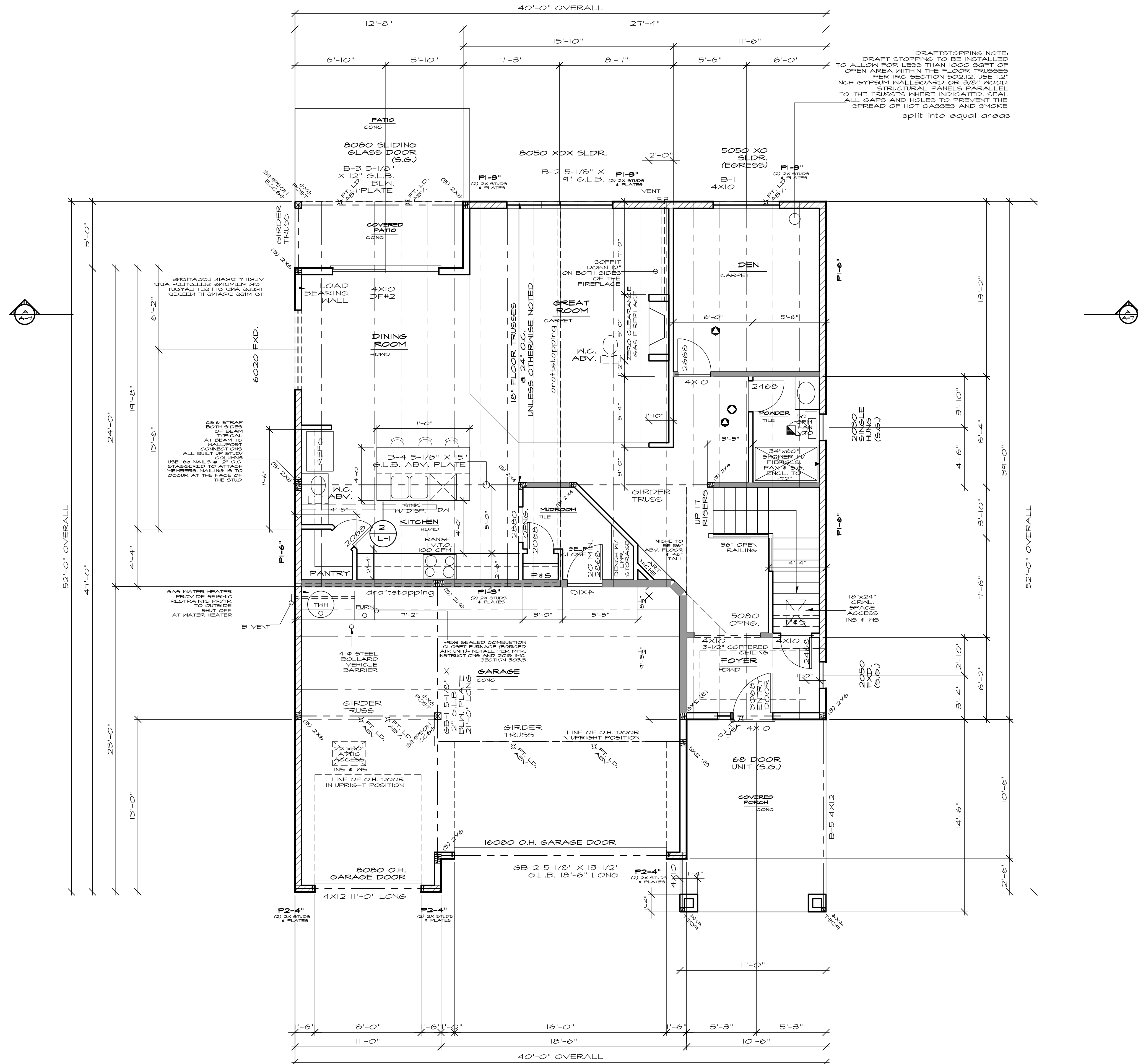
0' CLEARANCE FIREPLACE W/ DIRECT VENT  
FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED

5/8" TYPE 'X' GWB 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.



DRAFT STOPPING NOTE:  
DRAFT STOPPING TO BE INSTALLED TO ALLOW FOR LESS THAN 1000 SOFT OF OPEN AREA WITHIN THE FLOOR TRUSSES PER IRC SECTION 602.12. USE 1/2" INCH GYPSUM WALLBOARD OR 3/8" WOOD STRUCTURAL PANELS PARALLEL TO THE TRUSSES WHERE INDICATED. SEAL ALL GAPS AND HOLES TO PREVENT THE SPREAD OF HOT GASSES AND SMOKE split into equal areas

**MAIN FLOOR PLAN**  
SEE GENERAL NOTES  
SCALE: 1/4" = 1'-0"



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**GUARDS**  
GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW FOR PASSAGE OF A 4" INCH DIAMETER SPHERE GUARDS TO RESIST 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION

SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER PER R314

HOLDOWN SCHEDULE		
MARK	HOLDOWN/STRAP	FASTENERS TO (2) STUDS MIN. U.N.O.
T-1	STHD14/14 RJ	(38)/(30)-16d
T-2	MST48	(34)-16d
T-3	MSTA36	(26)-10d
T-4	MSTC48B3	(38)-10d

SEE SHEET L-1 FOR SHEAR WALL SCHEDULE

**NOTES:**

ALL EXTERIOR MATH WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.

ALL HEADERS TO BE 4X8 DF#2 UNLESS NOTED OTHERWISE.

FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN MATH STUDS AND WATERPROOF SURROUNDS TO +12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN +12" OF DRAIN SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 2.5 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

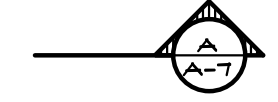
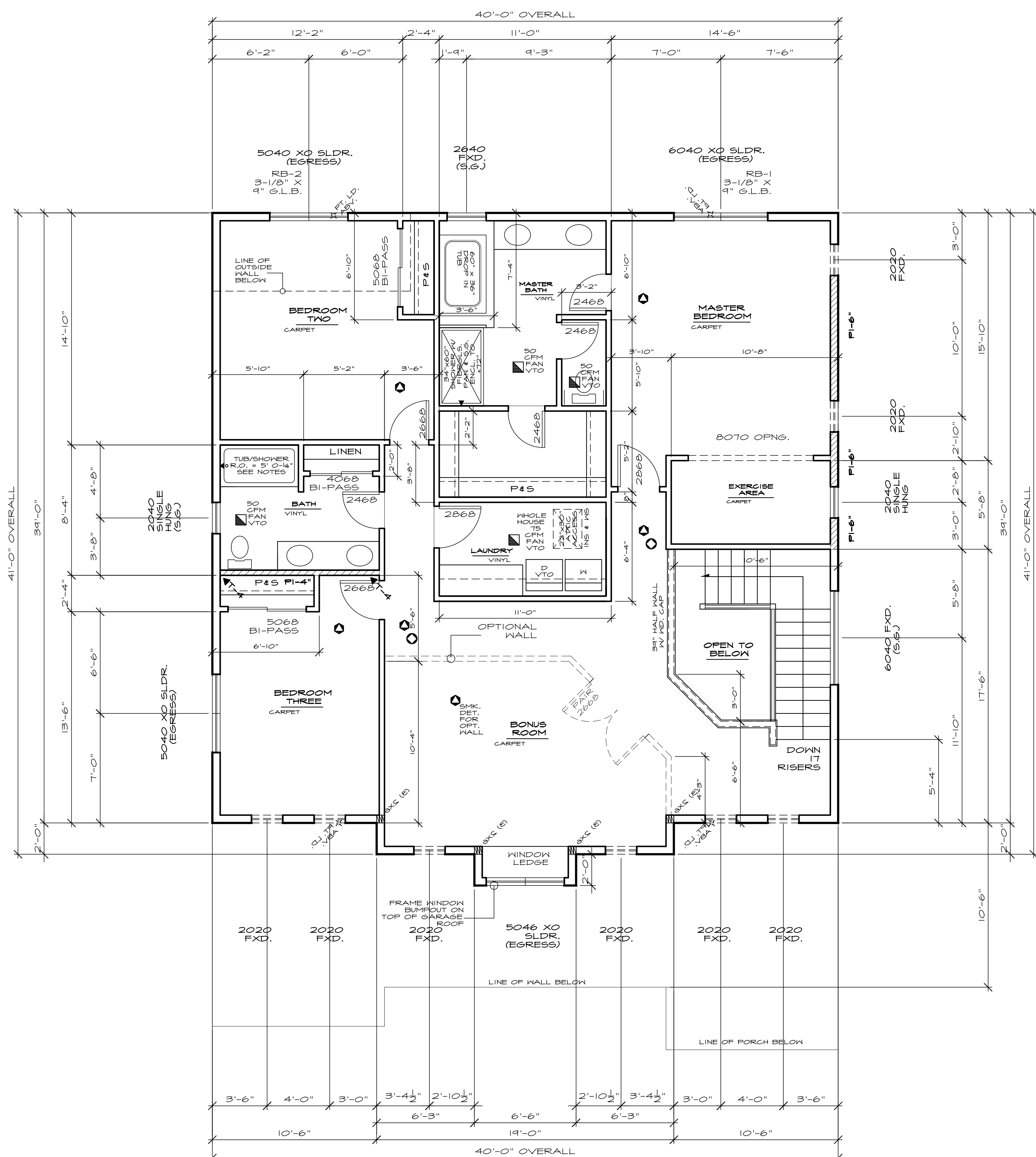
PT. LD. ABV. X POINT LOAD ABOVE

MULTIPLE 2x STUDS @ POINT LOAD

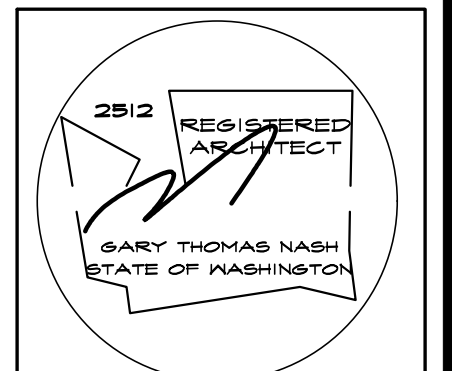
SMOKE DETECTOR I/OV INTERCONNECTED W/ BATTERY BACK-UP. PER IRC 314

CARBON MONOXIDE DETECTOR PER IRC 315

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



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



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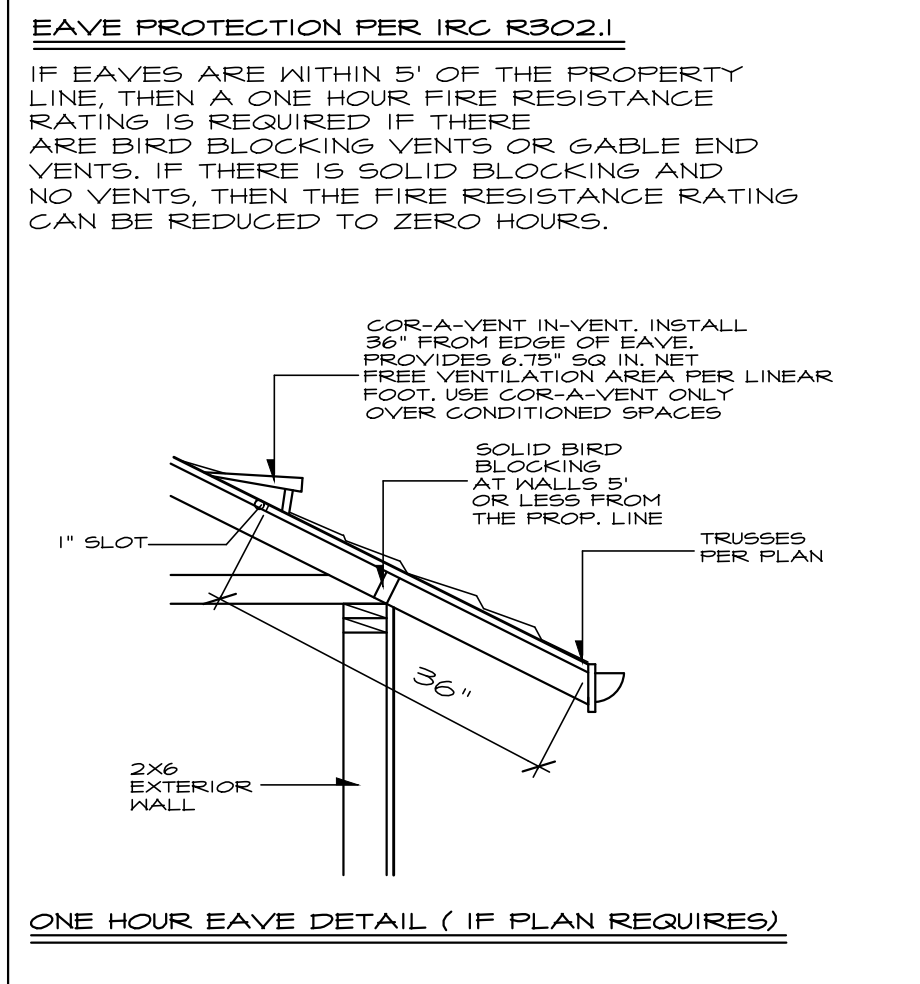
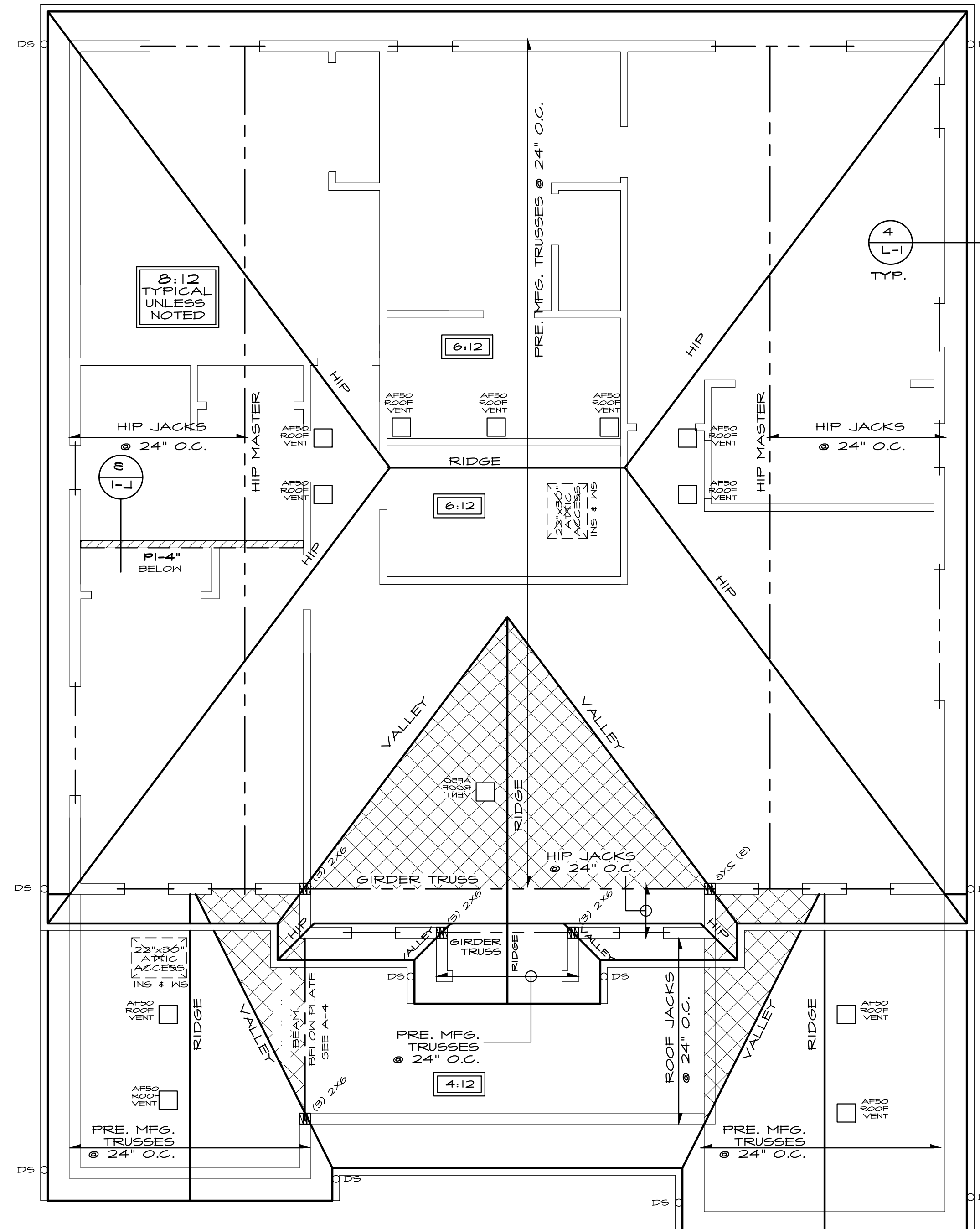
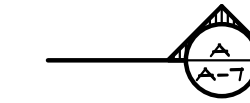
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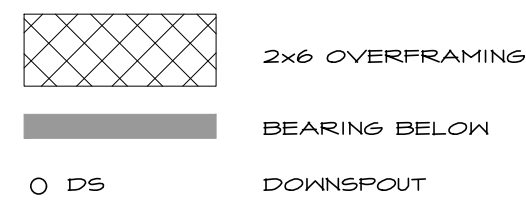
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**ROOF FRAMING NOTES**

- CUT RAFTER TAILS TO MATCH 2x4 TRUSSES
- CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER
- ROOF PITCH SHALL BE 8:12 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 LBC AT MIDSPAN, USE SIMPSON STC CLIPS AT NON-BEARING WALLS.

**ROOF VENTING CALCULATION-PER 2015 IRC R906.2**

1611 SQFT AREA = 5.37 SQFT REQUIRED  
300

(5.37) x (50%) = 2.69 SQFT MIN. REQUIRED AT EAVES  
TYPICAL TRUSS BLOCK HAS (4) 2 Ø SCREENED HOLES  
PROVIDING 6.28 SQ. IN. (.044 SQFT) PER BLOCK.  
APPROXIMATELY 65 VENTED BLOCKS = 2.86 SQFT PROVIDED

(5.37) x (50%) = 2.69 SQFT MIN. REQUIRED WITHIN 3' OF THE RIDGE  
AF50 ROOF JACK VENTS = .34 SQFT EACH VENT  
PROVIDE 8 AF50 VENTS = 2.72 SQFT PROVIDED

TOTAL VENT AREA PROVIDED = 5.58 SQ FT



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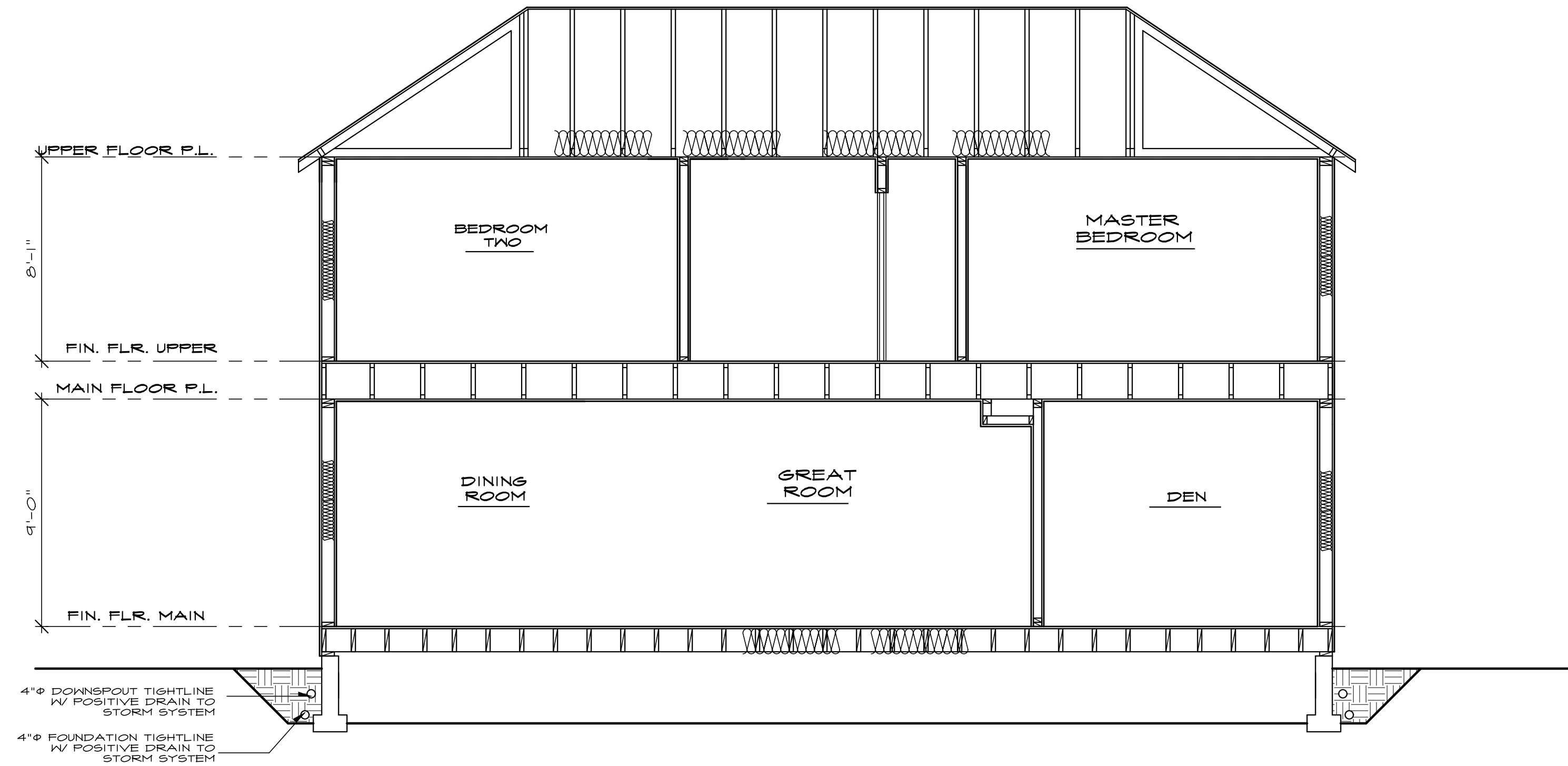
drawn by: MWJ  
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**ROOF FRAMING PLAN**  
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2015 WASHINGTON STATE ENERGY CODE

SECTION A-A

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

CLIMATE ZONE 5 AND MARINE 4

PENETRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED PENETRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL R-VALUE	SLAB R-VALUE AND DEPTH
0.20	0.50	NR	R-4.0 (R-3.0 VAULTED)	R-2.1	R-3.0	10/15 R-2.1 +TB	R-10, 2 FEET

HVAC:

TABLE 406.2 ENERGY CREDITS HOUSES BETWEEN 1500 SQFT AND 5000 SQFT REQUIRE 3.0 CREDITS

OPTION	CREDITS
(1A) EFFICIENT BUILDING ENVELOPE WINDOWS WITH A U-VALUE OF .20 R-30 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 0.92	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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# SHEAR WALL SCHEDULE PER 2015 IBC

**GENERAL NOTES:**

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

ALL HOLD-DOWNS, ANCHOR BOLTS, WASHERS, & NAILS IN CONTACT WITH P.T. WOOD TO BE HOT DIPPED GALVANIZED.

P1 = ONE SIDE PLYWOOD  
P2 = TWO SIDES PLYWOOD

MARK	7/16" PLYND.	NAIL SPACINGS 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 (#/LF)
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 @ 7"	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"	585
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"	700
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**

7/16" 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 3" 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 BAY.

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

7/16" OSB OR PLYWOOD SHEATHING - STAPLE SCHEDULE ALLOWABLE SHEAR VALUES WITH HEM FIR #2 STUDS

2" 16 GA. STAPLES @ 3" O.C. - 280 #/FT. 2" O.C. - 360 #/FT.	15 GA. STAPLES @ 4" O.C. - 280 #/FT. 2-1/2" O.C. - 430 #/FT. 4" O.C. AND 10d NAILS @ 6" O.C. - 620 #/FT.	14 GA. STAPLES @ 4" O.C. - 303 #/FT. 3" O.C. - 340 #/FT. 2" O.C. - 504 #/FT.
--	--	--

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

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

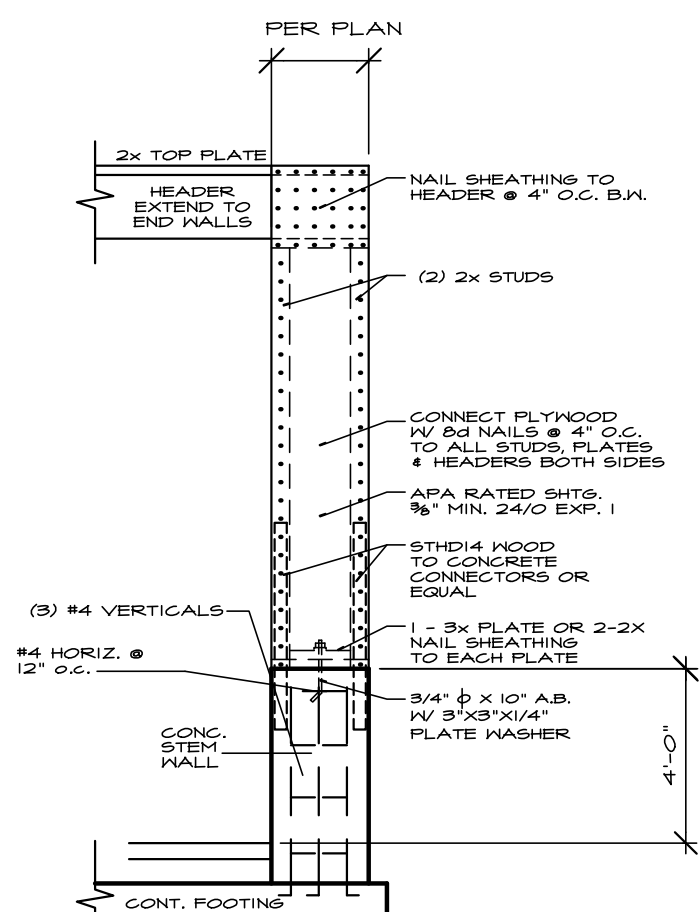
PER PLAN, SIMPSON 5THD14 OR USP STAD14

SIMPSON MST48 OR USP KST248

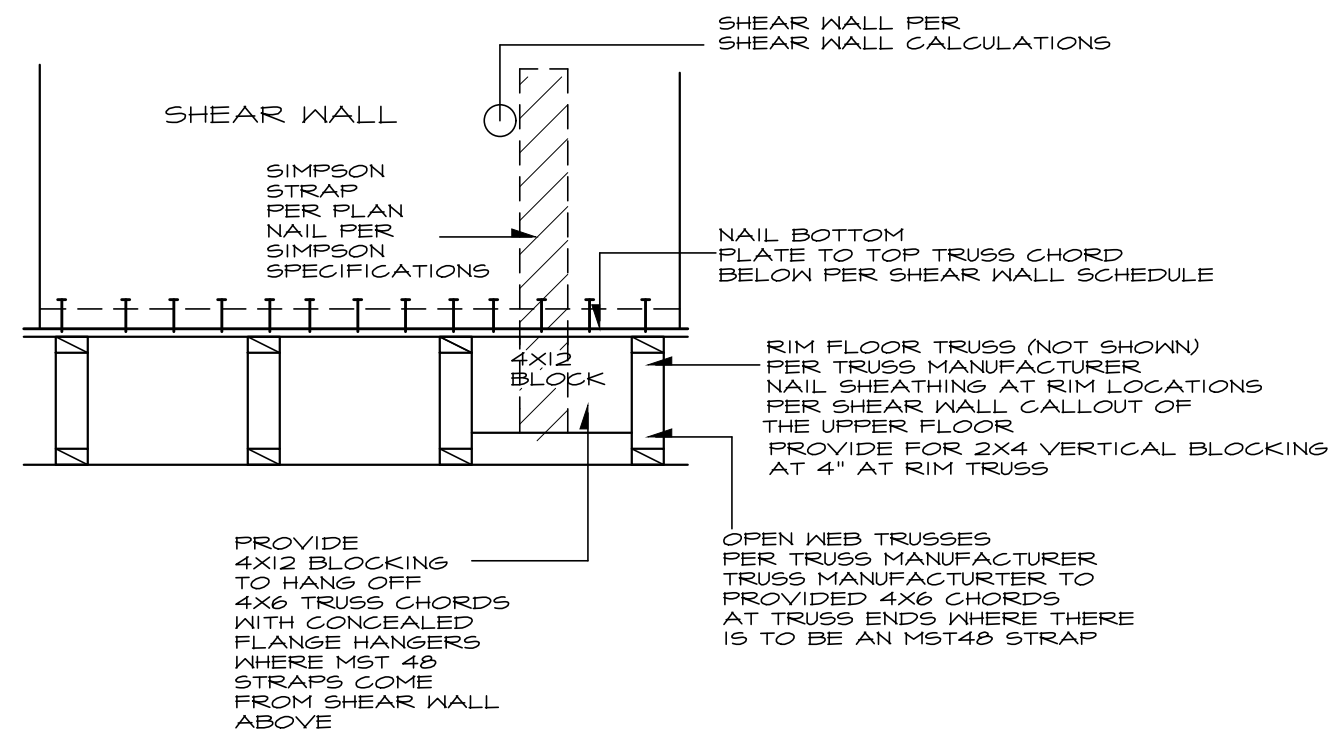
SIMPSON MSTC48B3 OR USP MSTCB48B3

SIMPSON MST36 OR USP MST136

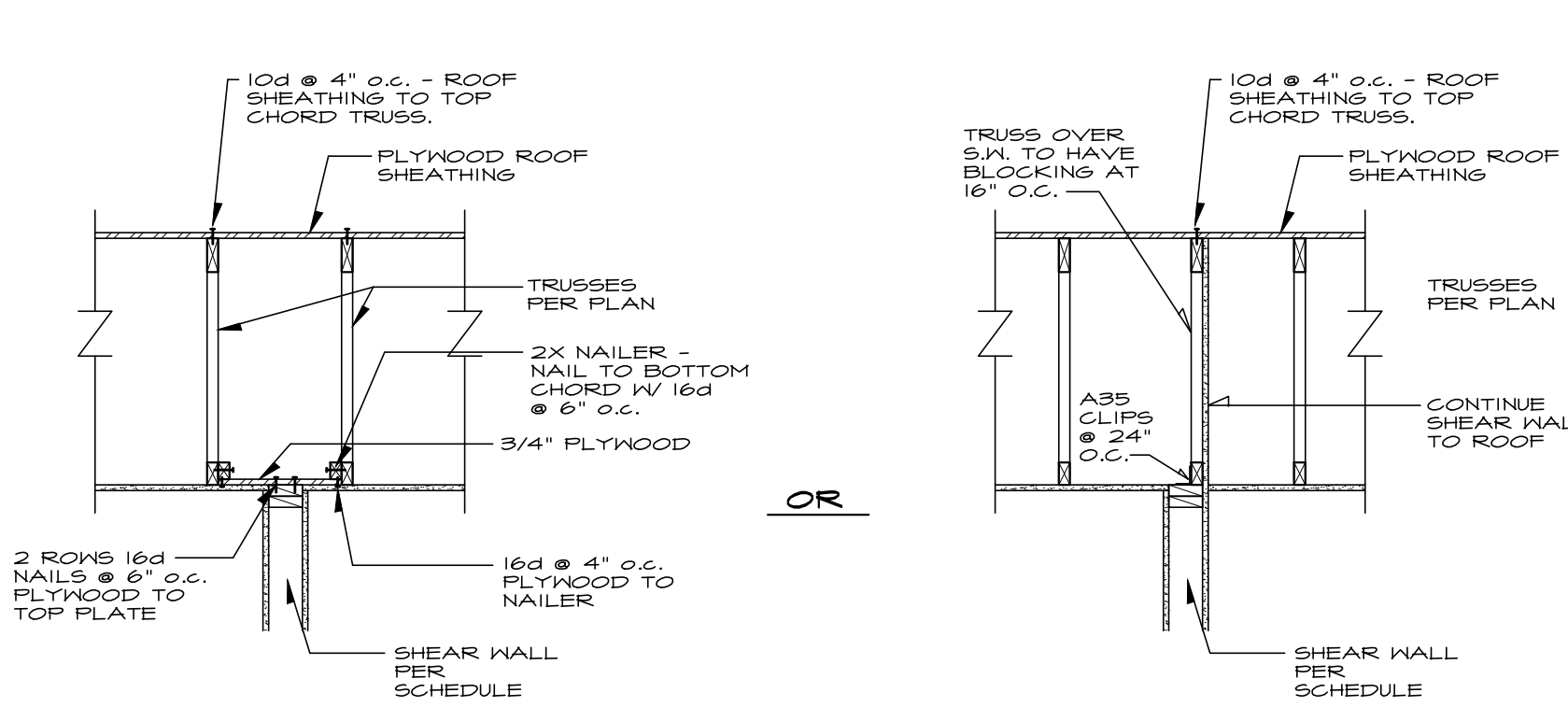
SIMPSON HDTB OR USP TDX10 (1/2" ANCHOR BOLT MIN. 24" EMBEDMENT, 3" BOLT INTO (3) 2X4(6))



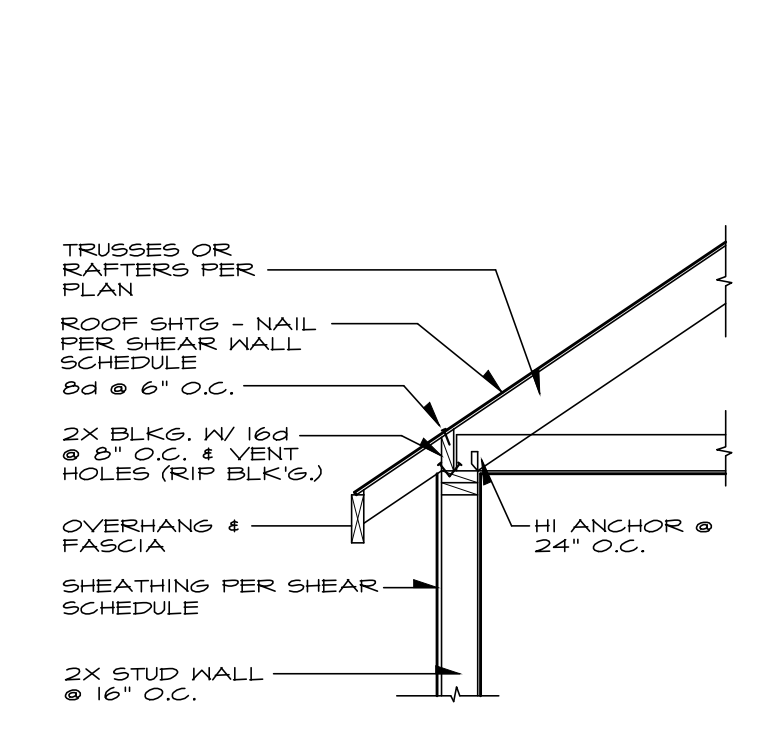
**1**  
L-1 LATERAL RESTRAINT PANEL  
SEE GENERAL NOTES NO SCALE



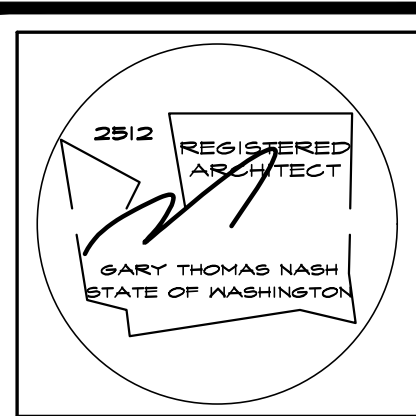
**2**  
L-1 SHEAR WALL AT FLOOR TRUSS (TRUSSES PERPENDICULAR) NO SCALE



**3**  
L-1 SHEAR WALL PARALLEL TO TRUSS NO SCALE



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



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Project:  
**PLAN 2688**  
3 BEDROOM, DEN, GUEST  
BONUS, 3 CAR GARAGE  
ELEVATION A

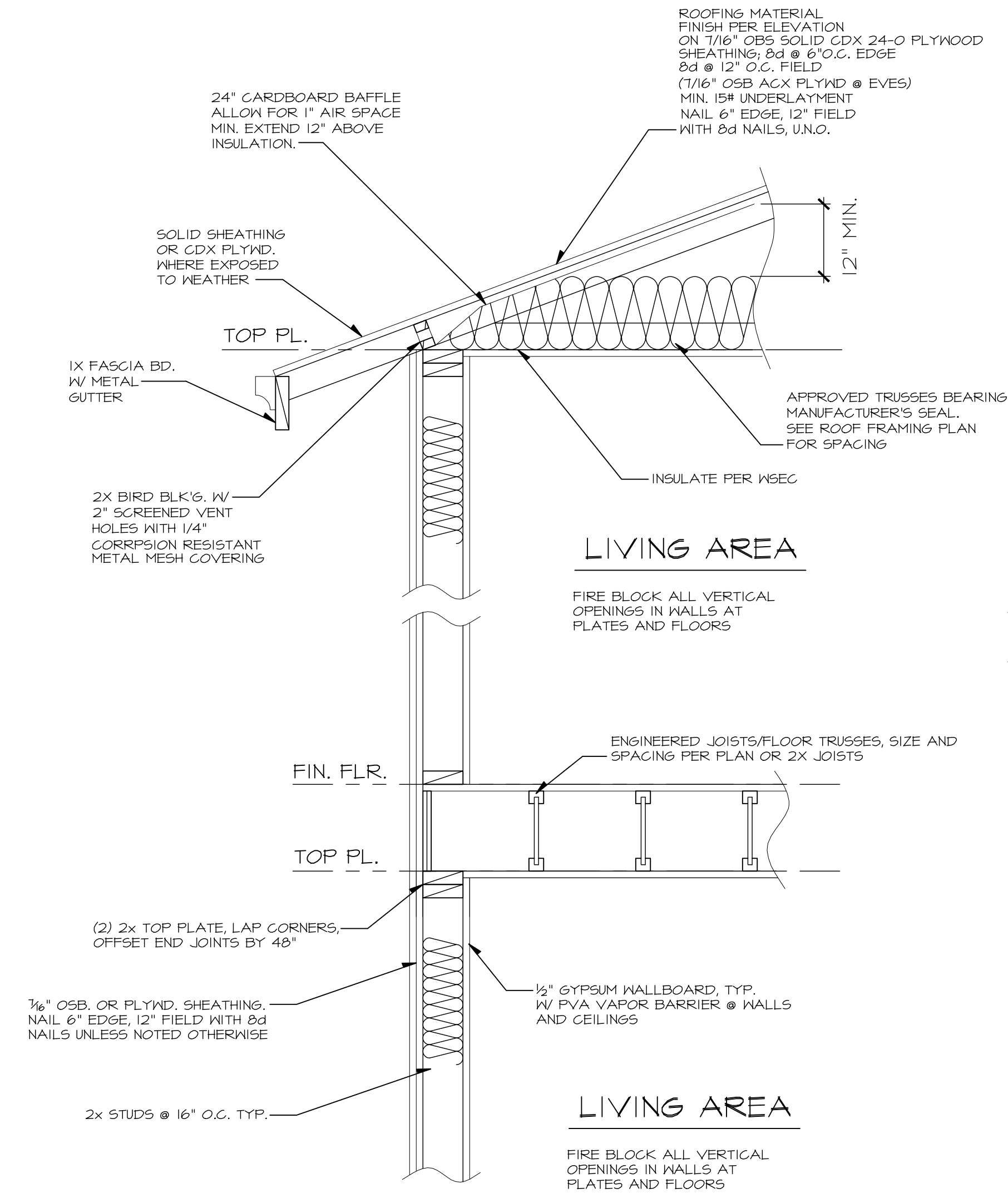
date: 11-12-20  
permit:  
revisions:

drawn by: MWJ  
checked by:

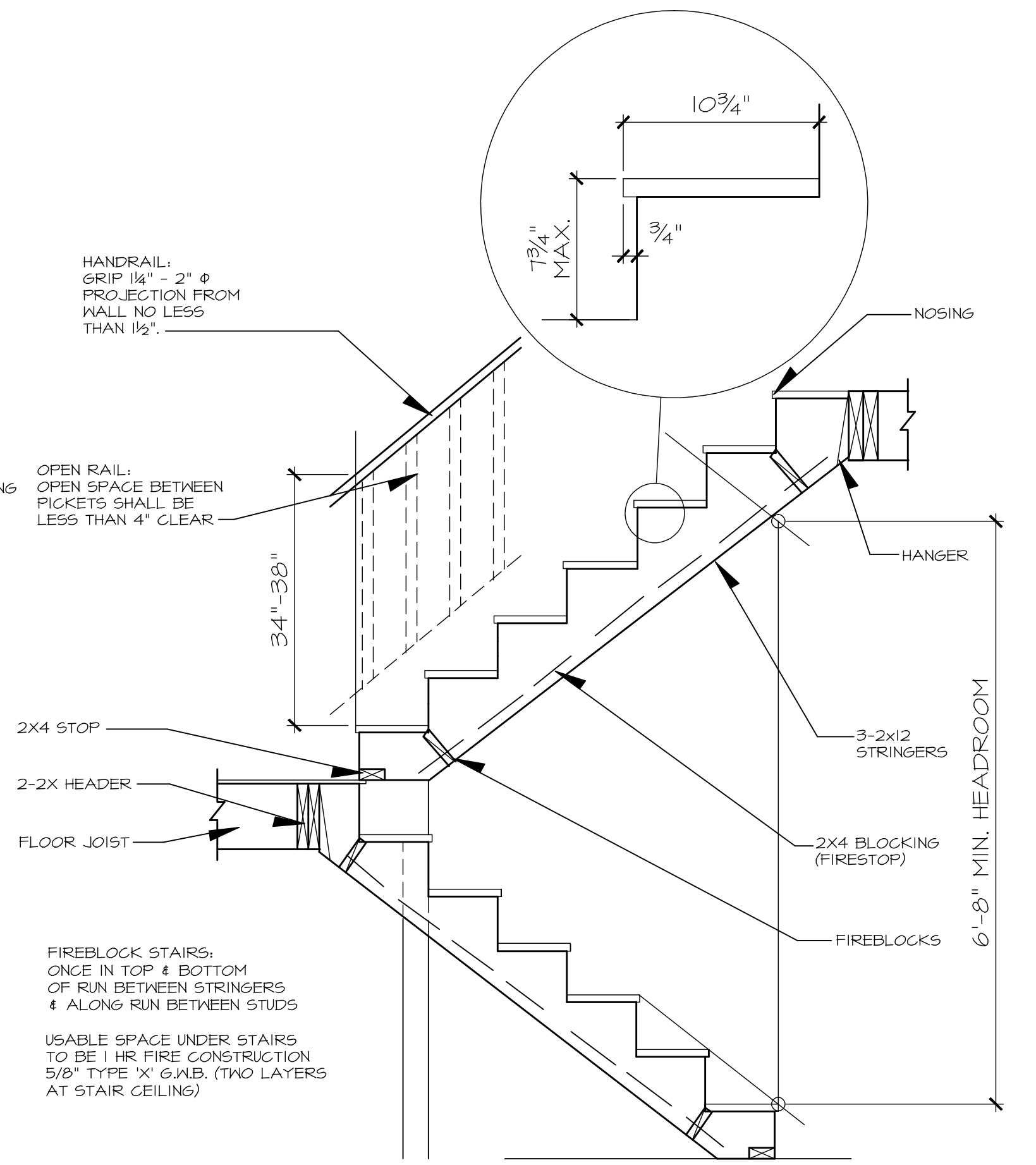
SHEET



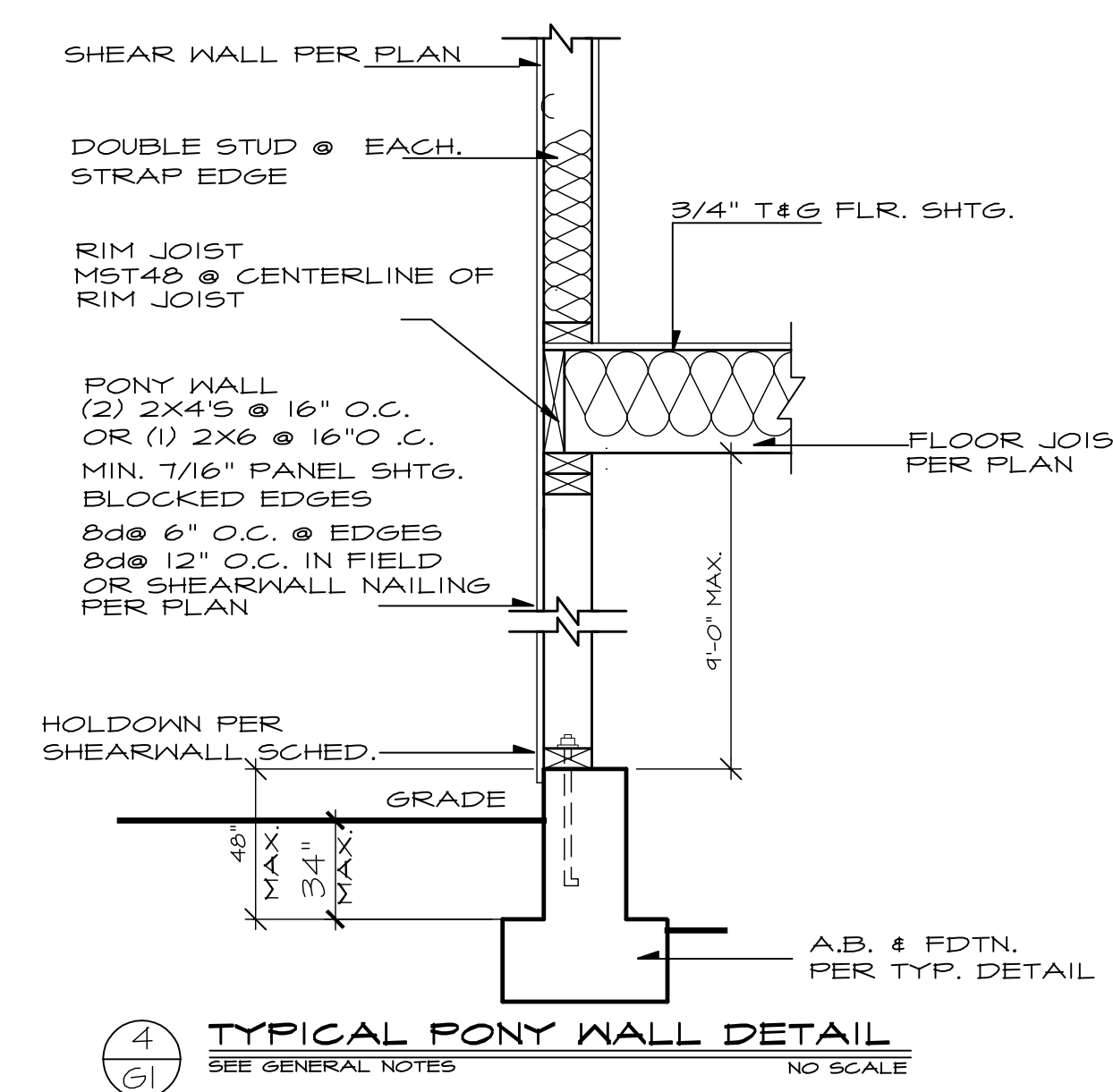
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation 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.



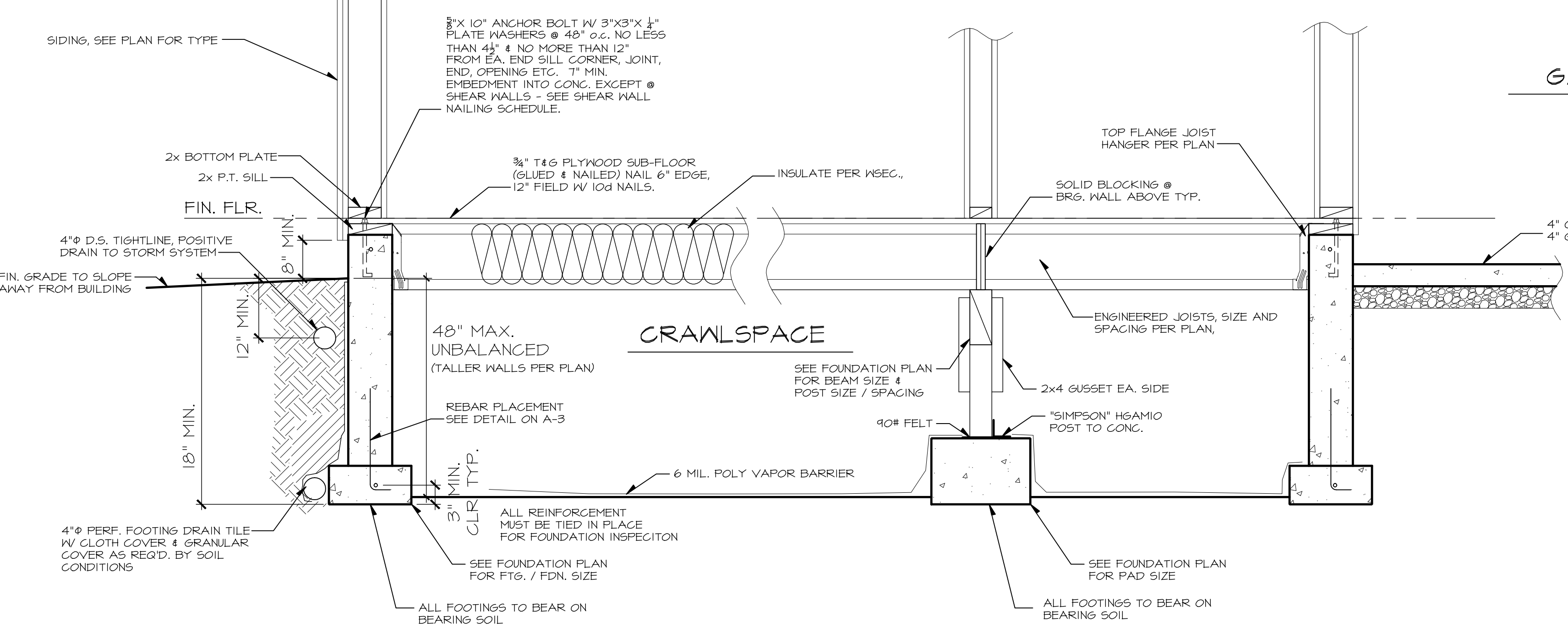
**STAIR DETAIL - TYPICAL**  
 SCALE: N.T.S.



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



**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 2MAX (6195 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:**

TERMITE:	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:	-3000 PSI FOR EXTERIOR FOUNDATION WALLS, PORCHES, STEPS, AND OR GARAGE SLABS- AIR ENTRAINMENT IS BETWEEN 5-1% (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

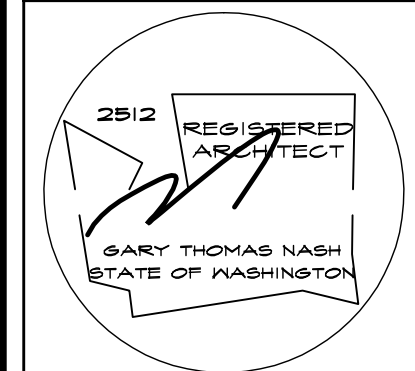
WEATHERING POTENTIAL:	MODERATE
FROST LINE:	18"
E.F.P.:	45 PSF
4" BEAM:	DOUGLAS FIR #2 Fv = 85 Fb = 875 PSI E = 1,600,000
6" BEAM:	DOUGLAS FIR #2 Fv = 85 Fb = 875 PSI E = 1,300,000
4" POST:	DOUGLAS FIR #2 Fv = 85 Fb = 875 PSI E = 1,300,000
6" POST:	DOUGLAS FIR #2 Fv = 85 Fb = 875 PSI E = 1,300,000
JOISTS & RAFTERS:	HEM FIR #2 & 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.

1. 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"x 12" FOOTINGS 18" BELOW GRADE  
 #4 STUB STEEL - 48" O.C. VERT. UNLESS NOTED OTHERWISE



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 www.nash-architects.com

**TYPICAL WALL DETAILS**

date: 07-21-16  
 permit:  
 revisions:

drawn by: RO  
 checked by:

SHEET  
**G1**