

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

DIRECTORY

- A1 - FRONT/REAR ELEVATION- ELEV A
- B1 - FRONT/REAR ELEVATION-ELEV B
- A2 - SIDE ELEVATIONS-ELEV A
- B2 - SIDE ELEVATIONS-ELEV B
- A3 - FOUNDATION PLAN
- A4 - LOWER FLOOR PLAN
- A5 - MAIN FLOOR FRAMING PLAN
- A6 - MAIN FLOOR PLAN
- A7 - UPPER FLOOR FRAMING PLAN
- A8 - UPPER FLOOR PLAN
- A9 - ROOF FRAMING PLAN-ELEV A
- B9 - ROOF FRAMING PLAN-ELEV B
- A10 - BUILDING SECTION-WSEC NOTES
- L1 - LATERAL NOTES/DETAILS
- G1 - DESIGN DATA-DETAILS
- MIRROR SHEETS AT THE END OF THE SET

CONSULTANTS

ARCHITECT
NASH & ASSOCIATES ARCHITECTS
8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

CODE INFORMATION

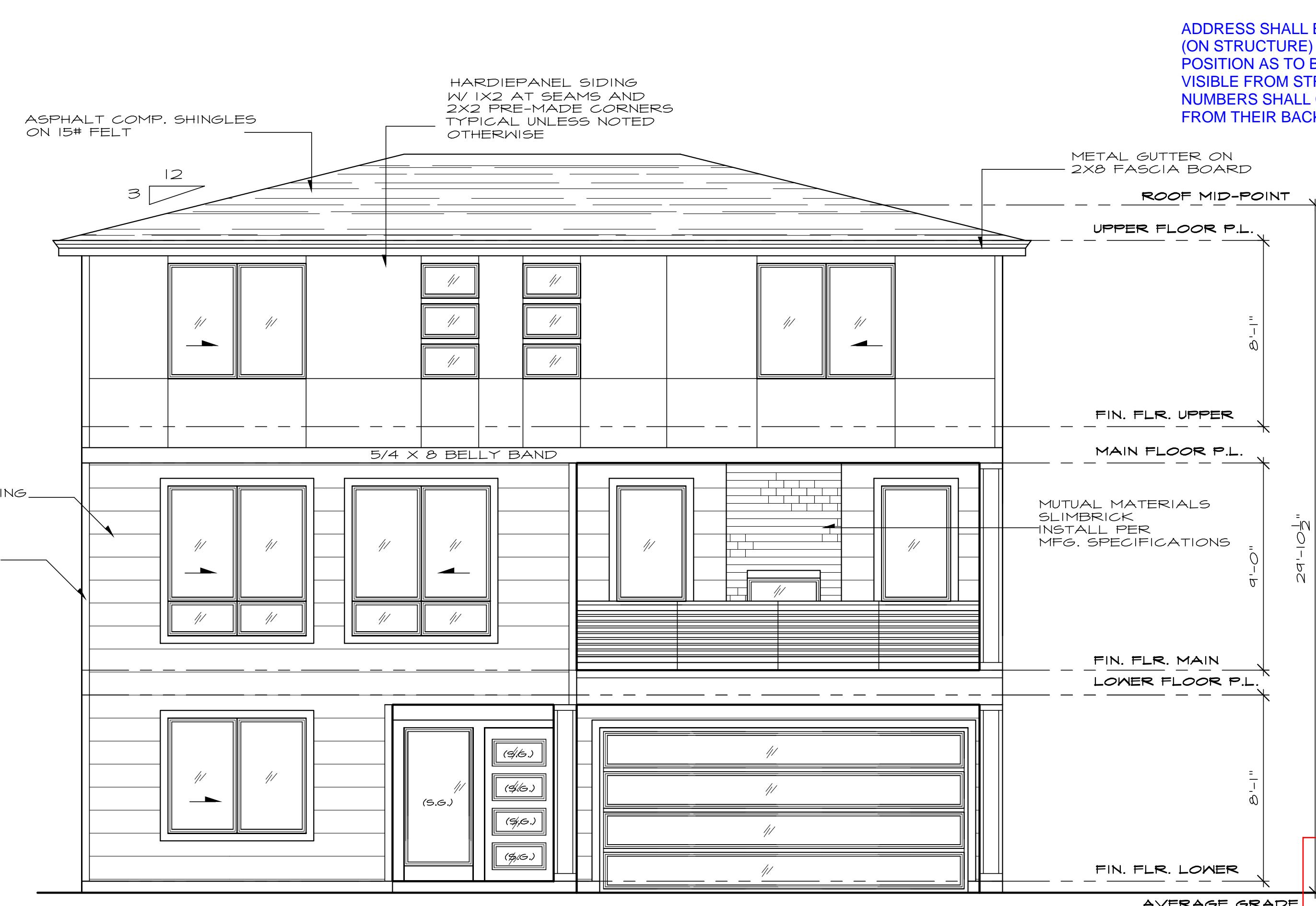
CONSTRUCTION TYPE: SB
OCCUPANCY: RSU-I
2018 INTERNATIONAL RESIDENTIAL CODE
FOR ONE AND TWO FAMILY DWELLINGS
2018 INTERNATIONAL FIRE CODE
2018 UNIFORM PLUMBING CODE
2018 WASHINGTON STATE ENERGY CODE
2018 INTERNATIONAL MECHANICAL CODE

- 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. 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.
 5. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
 6. 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

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

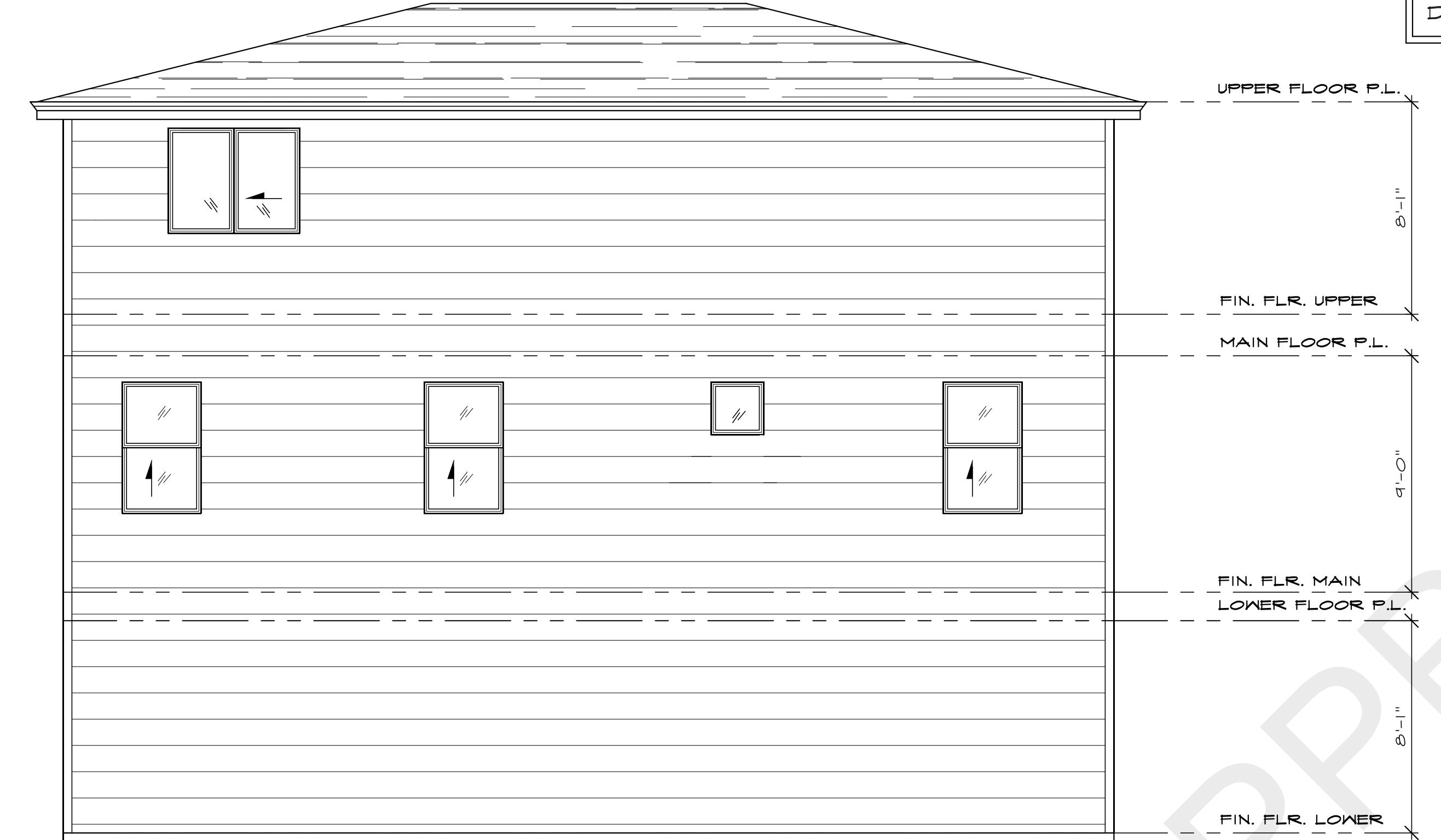


FRONT ELEVATION "A"

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

APPROVED BASIC
Snohomish County
(Unincorporated)
BY: Brady Holub
Approval Expires upon the
Expiration of the 2018 IRC/IBC.
This plan for 25 lb snow load
only.
2018 WA. ST. ENERGY CODE.

SQUARE FOOTAGES	
LOWER	554
MAIN	972
UPPER	1120
TOTAL	2646
GARAGE	370
COVERED PORCH	45
COVERED DECK	148



REAR ELEVATION "A"

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

THIS SET OF PLANS
MUST BE KEPT ON
THE JOB SITE.

PLAN SHEETS SHALL BE PRINTED ON THE
CORRECT PLAN SHEET SIZE AND SHALL BE
TO SCALE. MINIMIZED PLAN SHEETS WILL
NOT BE ACCEPTED FOR INSPECTIONS. AN
ADDITIONAL INSPECTION FEE WILL BE
CHARGED FOR ADDITIONAL INSPECTIONS.
36" X 24"

STRUCTURAL DESIGN
 PRESCRIPTIVE
 ENGINEERED
 PARTIAL ENGINEERING AS NOTED

ALL HOLDOWNS, FRAMING ANCHORS AND SHEAR WALLS MUST BE INSPECTED BEFORE COVERING

Fasteners into or on contact with pressure treated or fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. Exception: 1/2 inch diameter or greater steel bolts.

SEE CONDITIONS SECTION ON
PERMIT CARD FOR CONDITIONS
THAT NEED TO BE
COMPLETED/APPROVED PRIOR
TO FINAL

SCDBCH on 08/25/2021 at 8:49:58 AM
Reviewed for Code Compliance

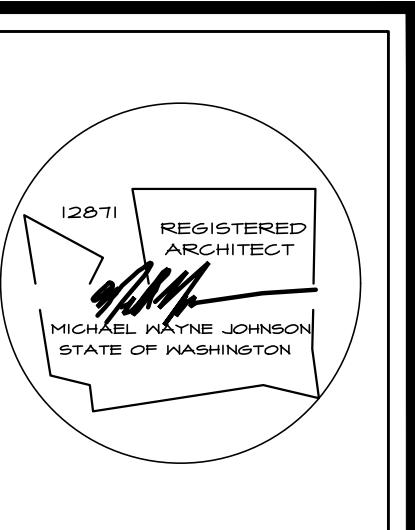
PLAN 2646
ELEVATION A

date: 06-14-21
permit:
revisions:

drawn by: MWJ
checked by: MWJ

SHEET

A |



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ARCHITECTS
8003 118TH AVE NE • KIRKLAND, WA • 98033
425-828-4117
www.nash-architects.com

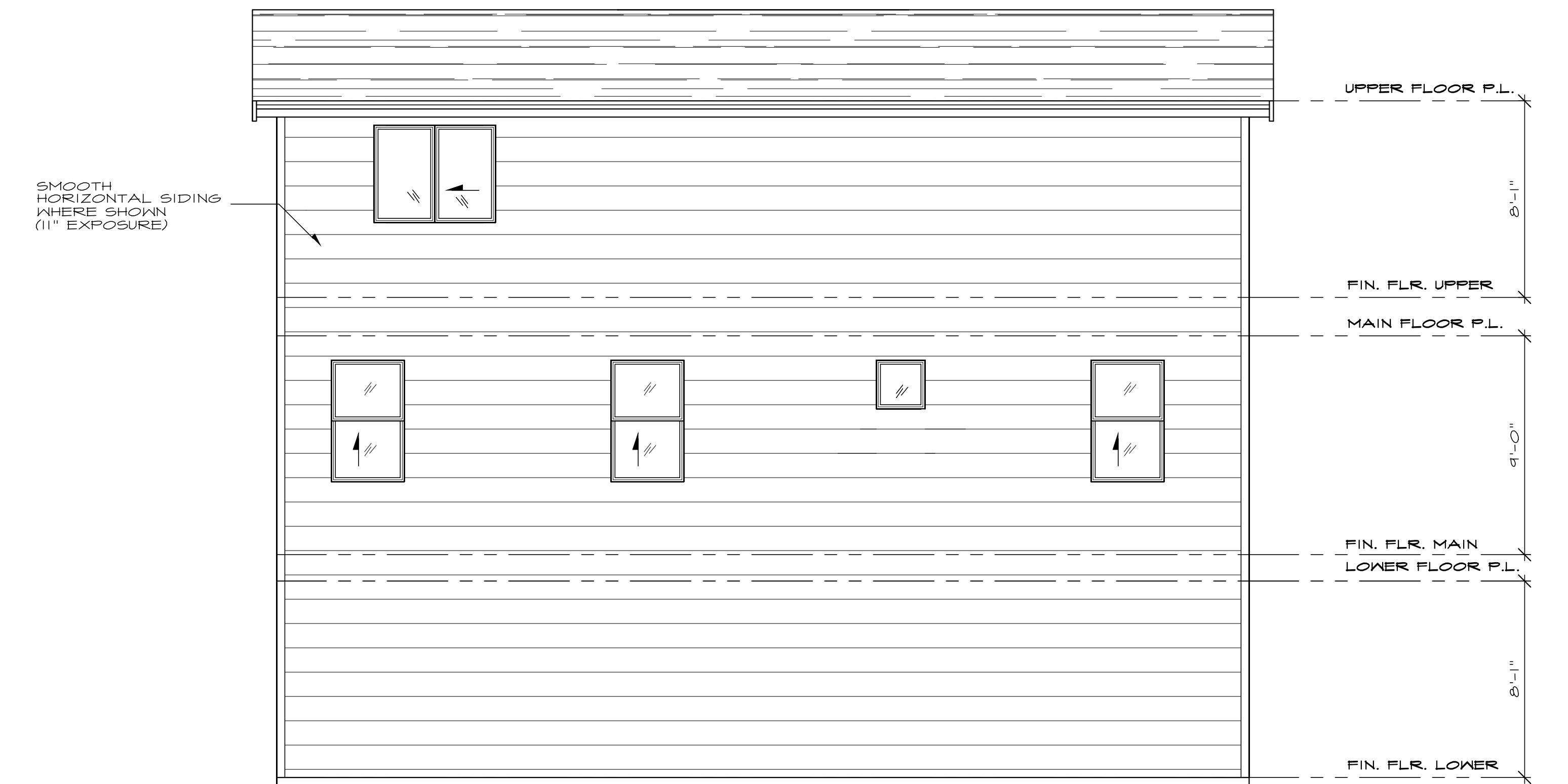
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, particularly dimensions on the roof before proceeding. The Owner must be notified of any variations from the dimensions and the floor plan shown by the contractor. Any such variation 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.



FRONT ELEVATION "B"

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

SQUARE FOOTAGES	
LOWER	554
MAIN	972
UPPER	1120
TOTAL	2646
GARAGE	370
COVERED PORCH	45
COVERED DECK	148



REAR ELEVATION "B"

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

APPROVED

date: 06-14-21
permit:
revisions:

drawn by: MWL
checked by: MWL

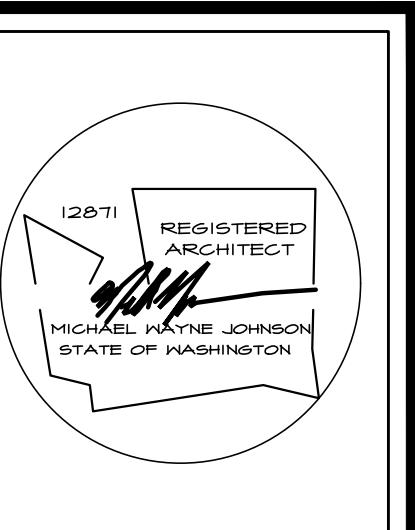
SHEET

W

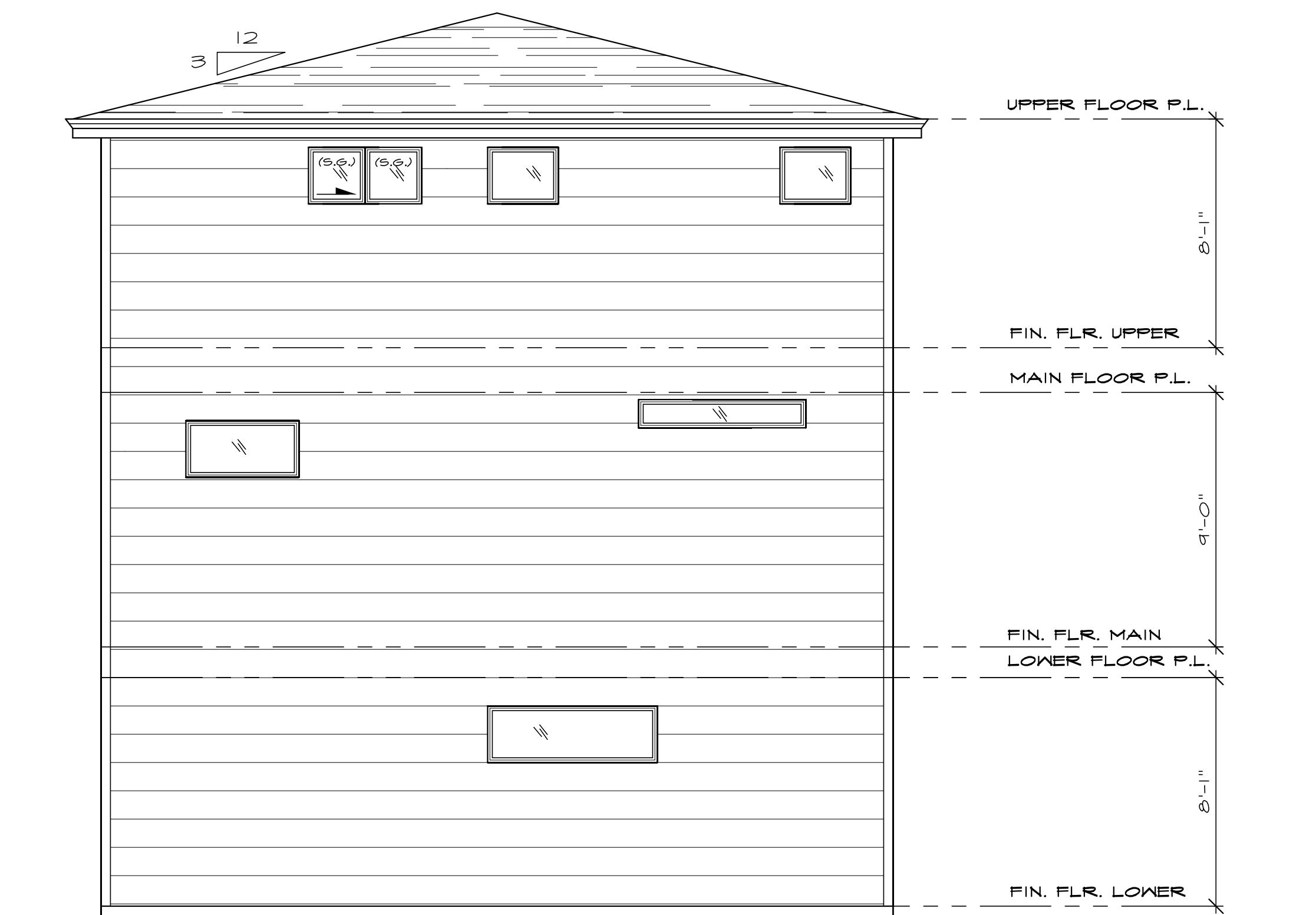


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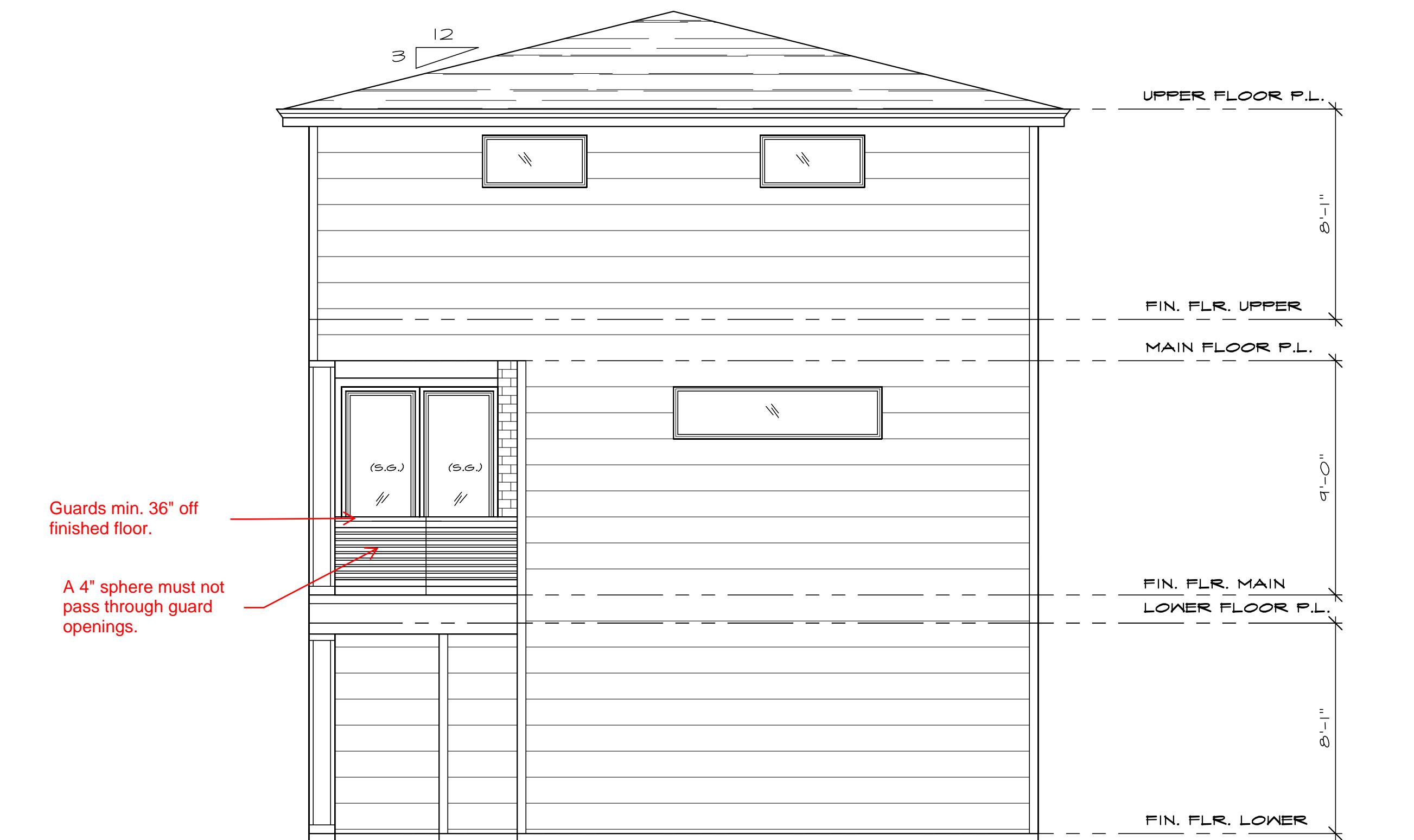
Written dimensions on this drawing shall have precedence over scale dimensions. Contractor shall verify all dimensions, conditions, plans and work before proceeding.
The Owner must be notified of any variations from the dimensions and conditions shown on this drawing. Any such variation shall be resolved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



LEFT ELEVATION "A"

SEE GENERAL NOTES

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



RIGHT ELEVATION "A"

SEE GENERAL NOTES

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

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PLAN 2646
ELEVATION A

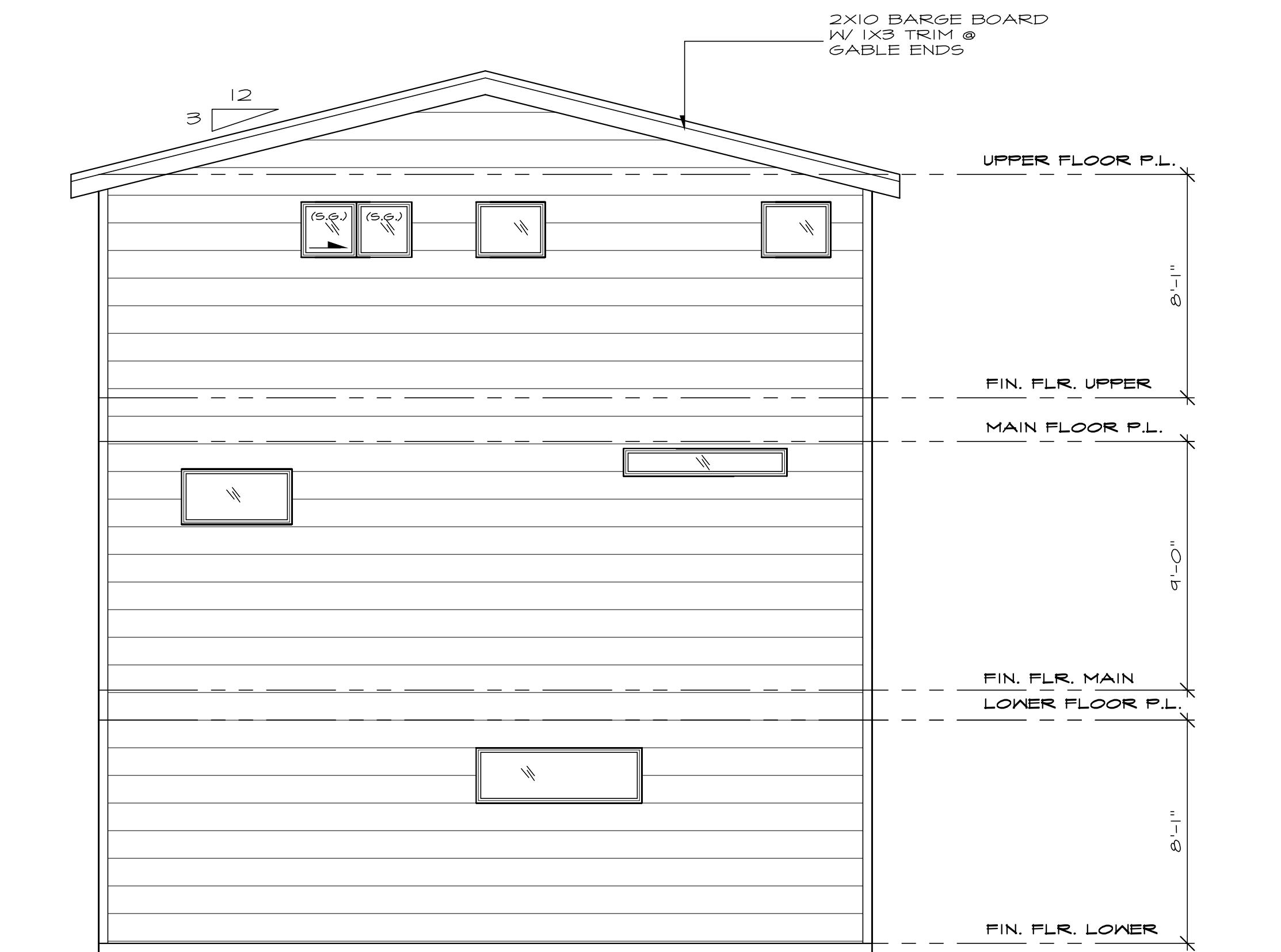
date: 06-14-21
permit:
revisions:

drawn by: MWJ
checked by: MWJ

SHEET

A2

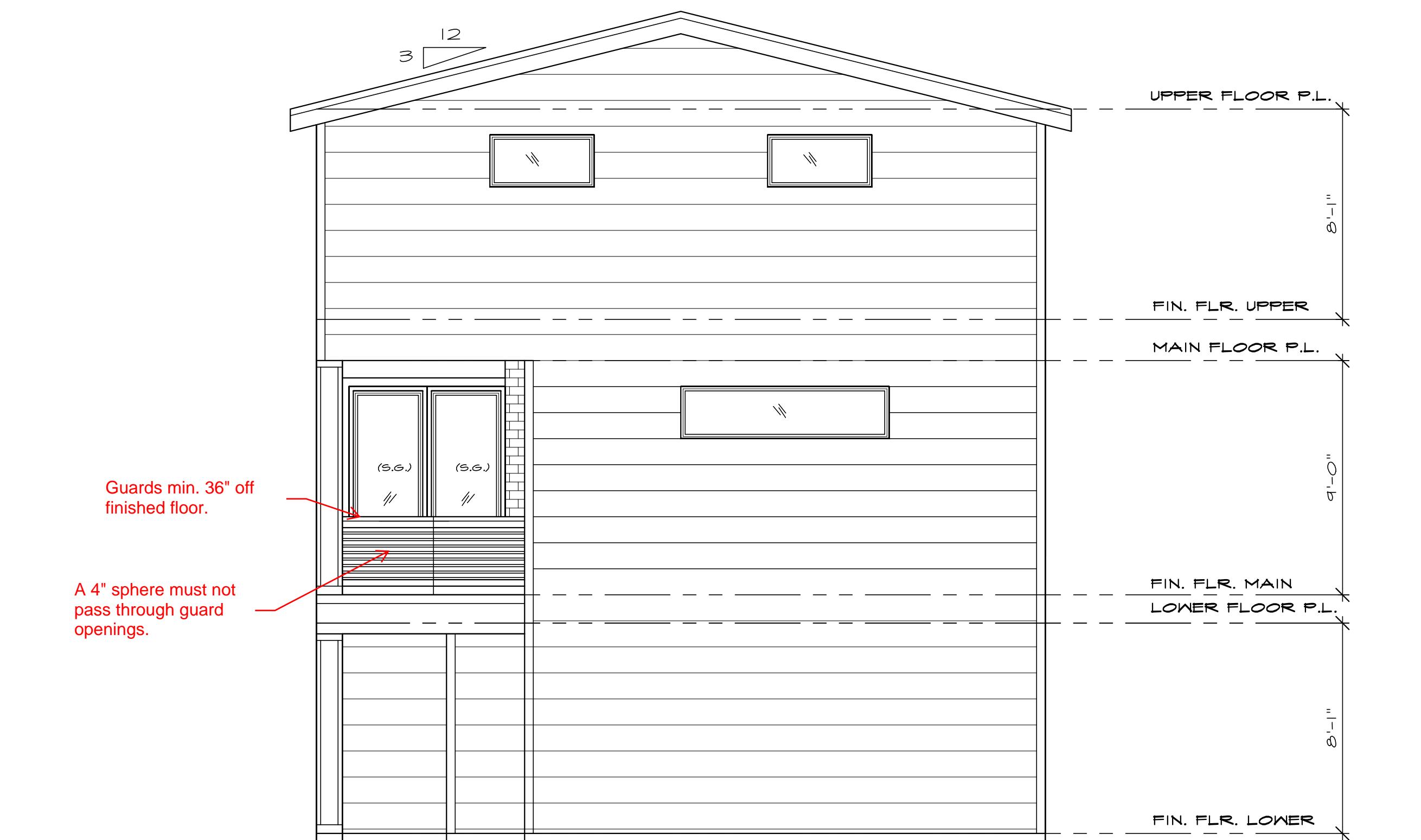
Written dimensions on this drawing shall have precedence over scale dimensions. Contractor shall verify all dimensions, conditions, plans and specifications before proceeding. The Owner must be notified of any variations from the dimensions and conditions shown on this drawing. Any such variation shall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



LEFT ELEVATION "B"

SEE GENERAL NOTES

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



RIGHT ELEVATION "B"

SEE GENERAL NOTES

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

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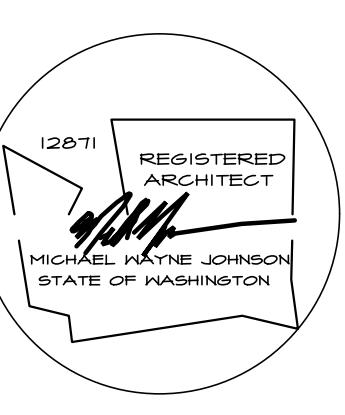
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PLAN 2646
ELEVATION B

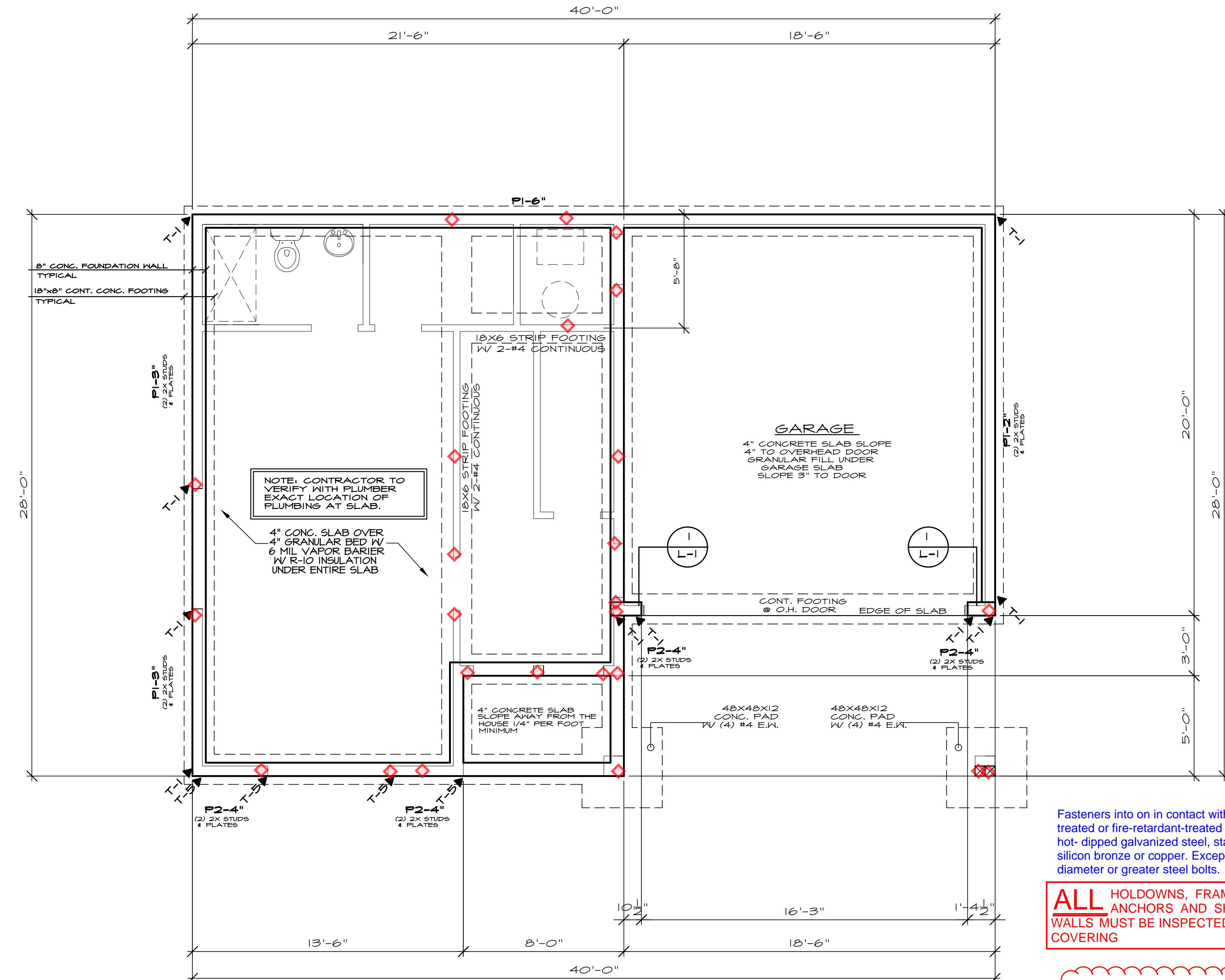
date: 06-14-21
permit:
revisions:

drawn by: MWJ
checked by: MWJ

SHEET

B2

Written dimensions on this drawing shall have precedence over scale dimensions. Contractor shall verify all dimensions, locations, and elevations prior to work before proceeding. The Owner must be notified of any variations from the dimensions and elevations shown on this drawing. 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.

**SHEAR NOTE:**

1. 3X MATERIAL CAN BE USED FOR ALL MUDSILLS.
2. SET A DOUBLE 2X STUD BEHIND EVERY STUD HOLD DOWN CALLED OUT ON THE FOUNDATION PLAN. SET DOWN 1/2" MINIMUM AWAY FROM WALL CORNERS, WINDOW AND DOOR HEADERS. IT IS IMPORTANT THAT THE FOUNDATION CONTRACTOR HAS THE MUDSILL SHEET TO PROPERLY LAYOUT HOLDDOWNS.
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 CRANK DRAIN @ LOW POINT IN CRANKSPACE.

SOLID BLOCKING UNDER ALL BEARING WALLS.

SLOPE ALL CONC. STOOPS AND/OR PATIOS 1/4" PER FOOT AWAY FROM DOORWAYS.

===== BEARING WALL ABOVE

***** SHEAR NOTE:**

SEE SHEET LI FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDOWN SCHEDULE				
MARK	HOLDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	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	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP SSTB28 (7/8") MIN. 24-7/8" EMBEDMENT	

FOUNDATION PLAN

SEE GENERAL NOTES

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

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ARCHITECTS

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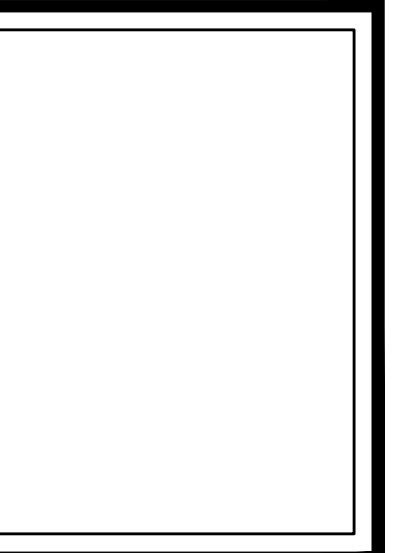
PLAN 2646

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permit:
revisions:

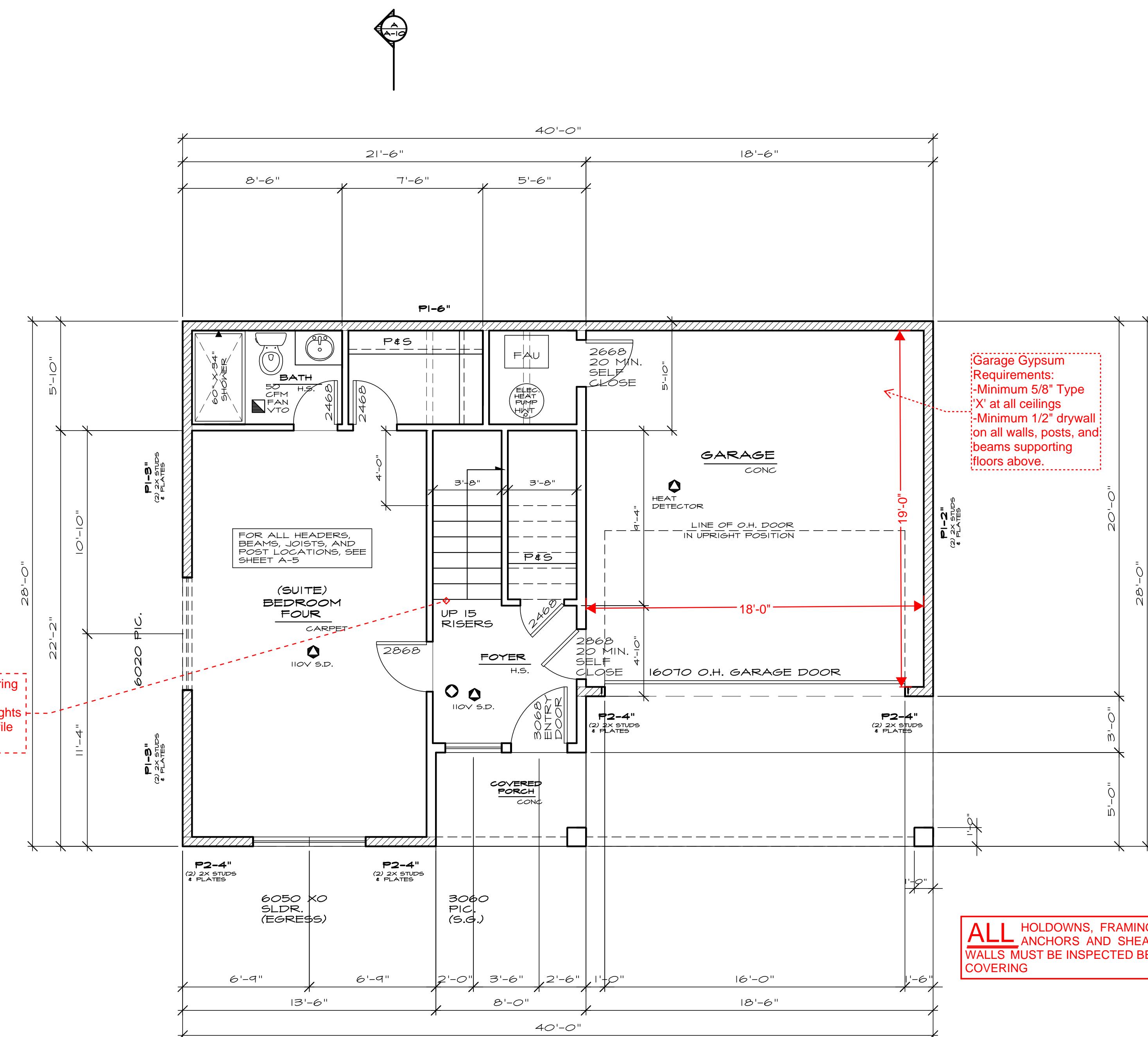
drawn by: MWJ
checked by: MWJ

SHEET

A3

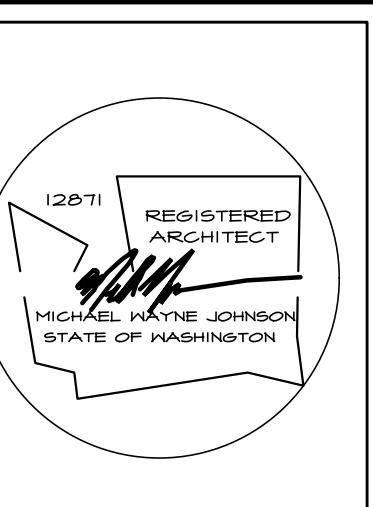


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HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP SSTB28 (7/8") MIN. 24-7/8" EMBEDMENT	

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



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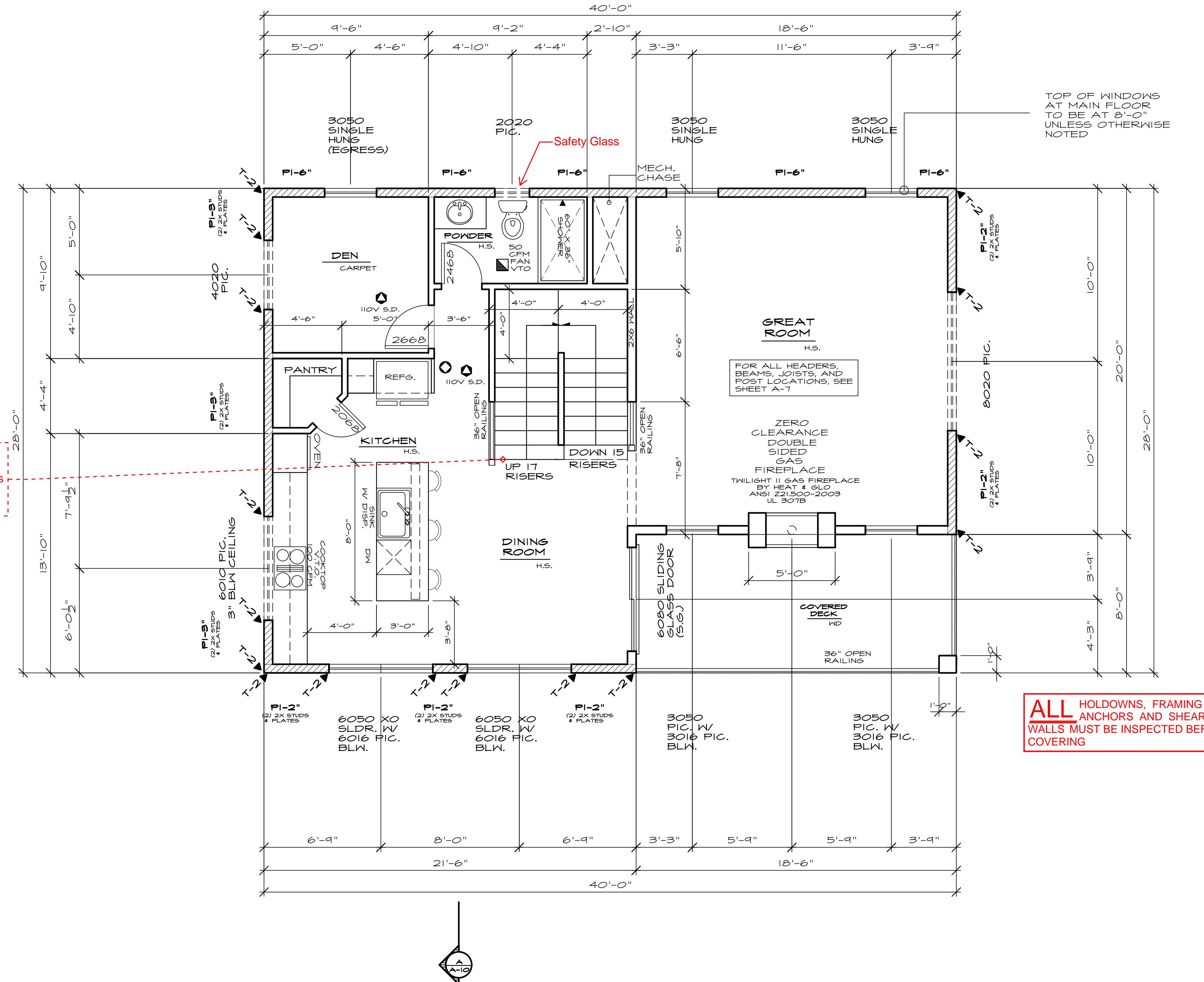
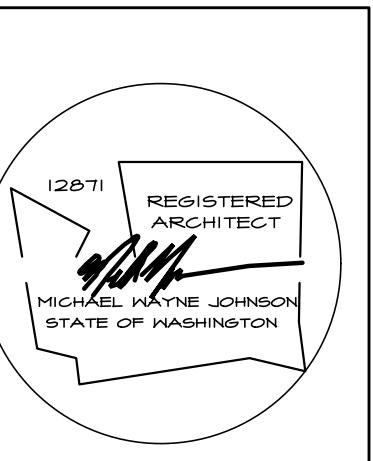
date: 06-14-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET

A4

Written dimensions on this drawing shall have precedence over stated dimensions. Contractor shall verify all dimensions. Contractor shall permit access to the work being performed. The Owner must be notified of any variations from the dimensions and/or locations shown on this drawing. Any 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.



HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	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	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB28 (7/8") MIN. 24-1/8" EMBEDMENT

MAIN FLOOR PLAN

SEE GENERAL NOTES

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

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PLAN 2646

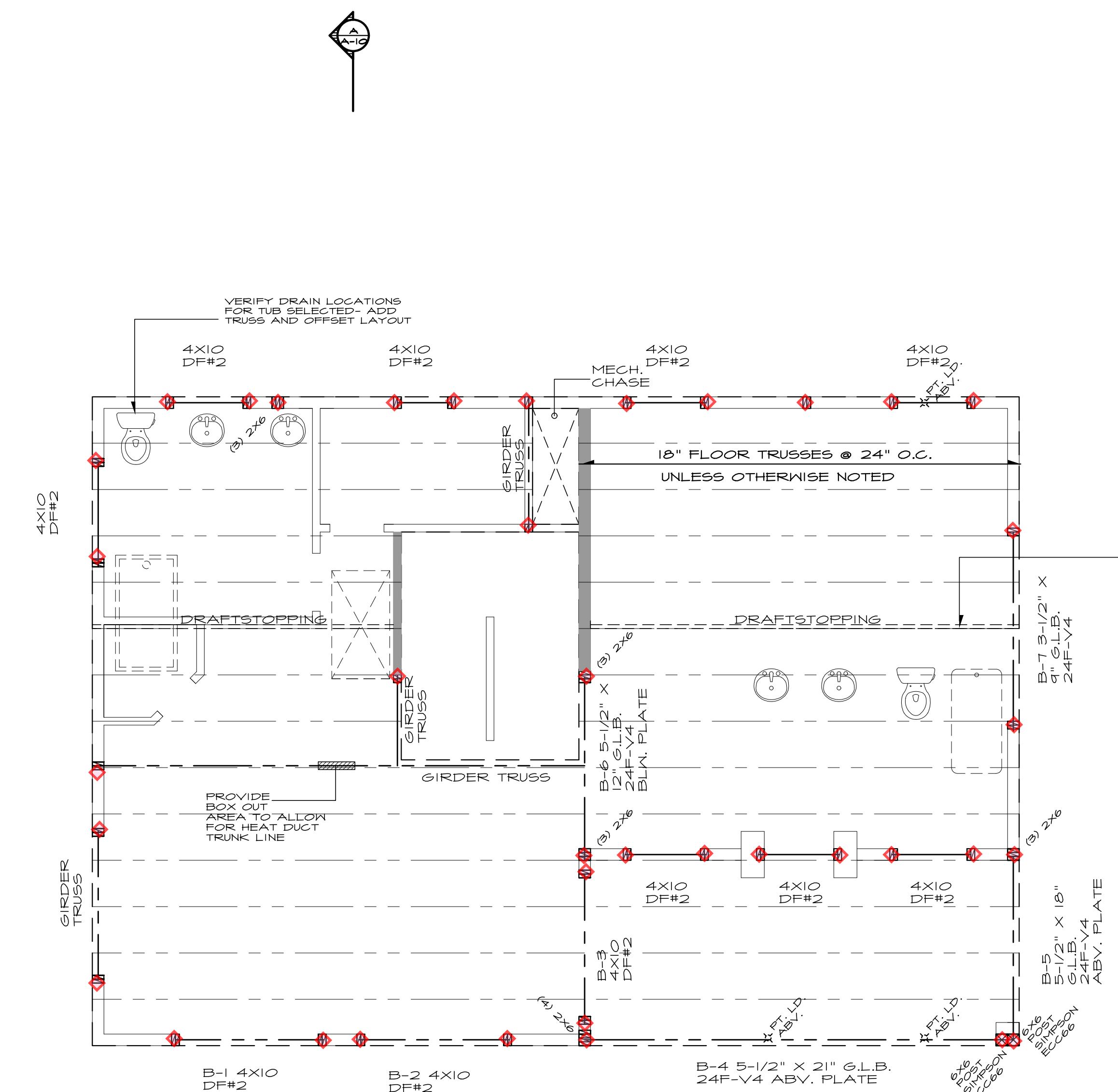
date: 06-14-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET

A6

Written dimensions on this drawing shall have precedence over scale dimensions. Contractor shall verify all dimensions, conditions, and plans prior to the work before proceeding. The Owner must be notified of any variations from the dimensions and conditions shown on this drawing. 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.



UPPER FLOOR
FRAMING PLAN
SEE GENERAL NOTES

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

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PLAN 2646

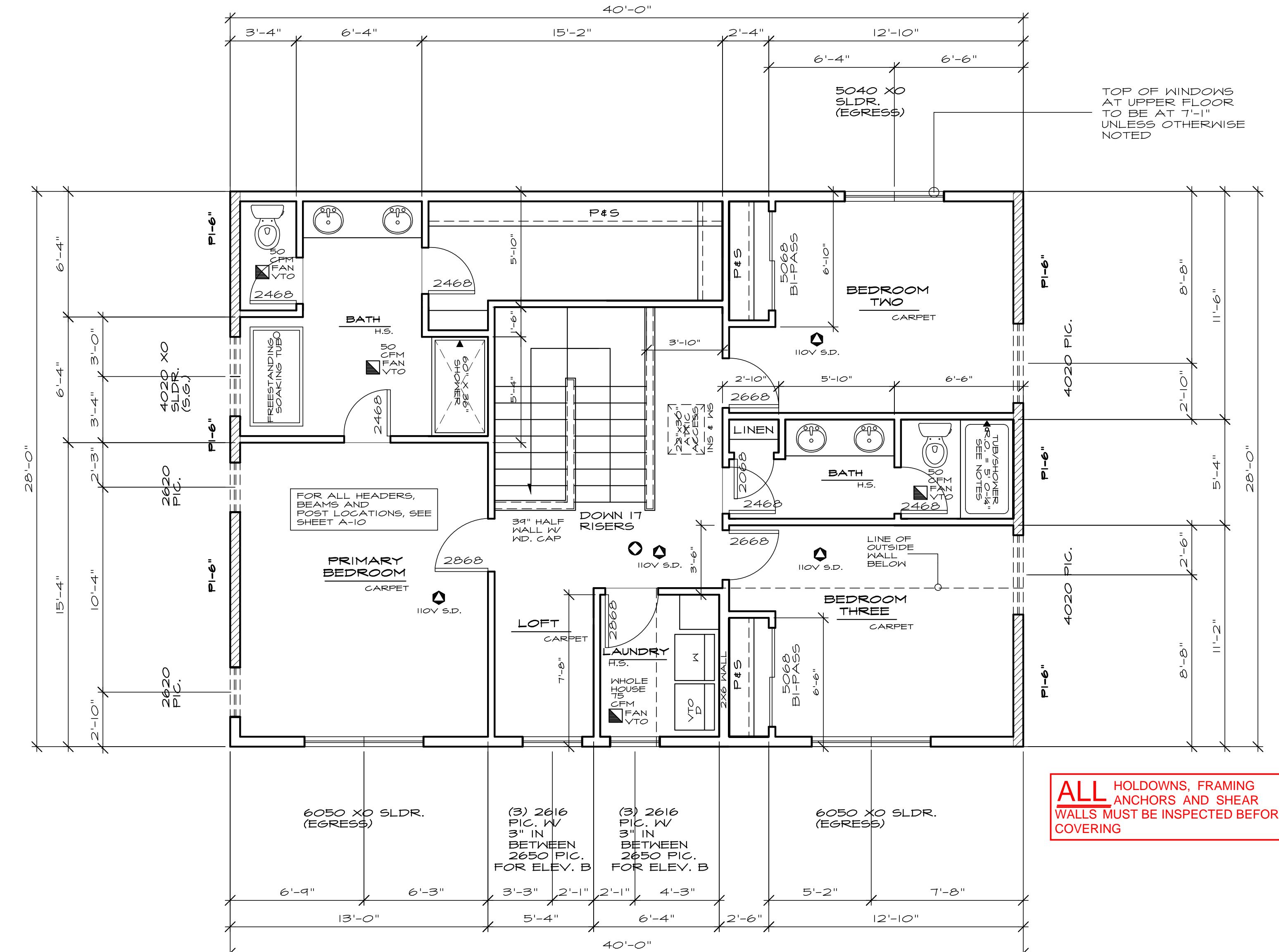
date: 06-14-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET

A-7

Written dimensions on this drawing shall have precedence over scale dimensions. Contractor shall verify all dimensions. Any addition, deletion or variation shall be made by the architect. The Owner must be notified of any variations from the dimensions and location shown on this drawing. Any such variation shall be reviewed by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	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	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP SSTB28 (7/8") MIN. 24-7/8" EMBEDMENT	

UPPER FLOOR PLAN

SEE GENERAL NOTES

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

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PLAN 2646

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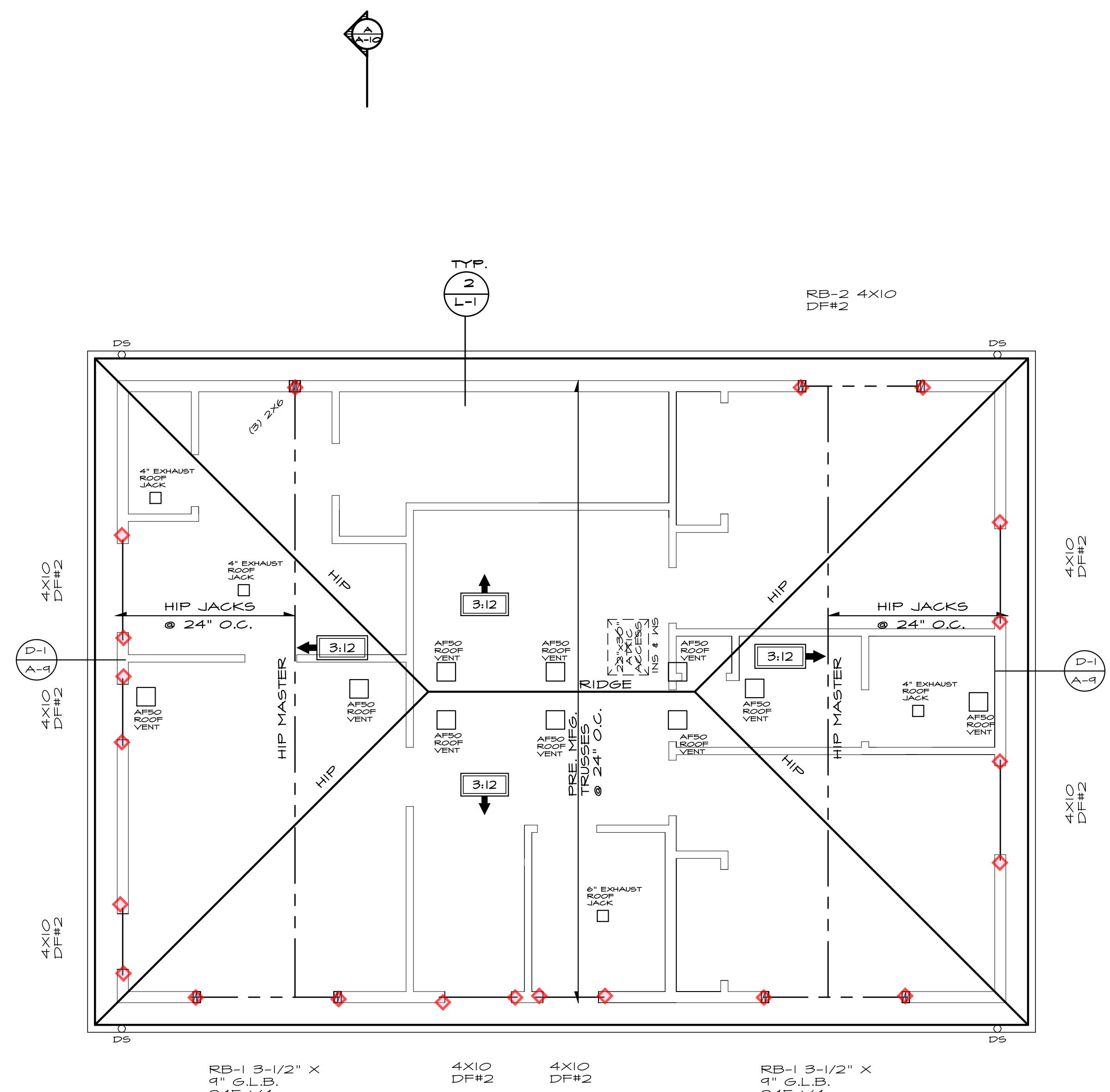
drawn by: MWJ
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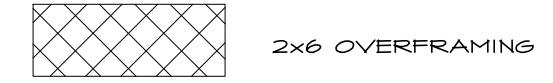
A8



Written dimensions on this drawing shall have precedence over scale dimensions. Contractor shall verify all dimensions, additional plans or details may be required before proceeding. The Owner must be notified of any variations from the dimensions and details shown on this drawing. 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.

ROOF FRAMING NOTES

CUT RAFTER TAILS TO MATCH 2x4 TRUSSES
CONTRACTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER
ROOF PITCH SHALL BE 3:12 TYPICAL UNLESS NOTED OTHERWISE
ROOF OVERHANG SHALL BE 12" U.N.O.



2x6 OVERFRAMING



BEARING BELOW



D DS

TRUSS NOTE

- ALL TRUSSES SHALL HAVE:
1. STRESS ANALYSIS AND DRAWINGS / DETAILS APPROVED BY A STATE REGISTERED ENGINEER.
2. MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES.
3. BRACED TO MANUFACTURER'S SPECIFICATIONS.
4. STRESS LYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DEPT. FOR APPROVAL AND SHALL BE KEPT ON SITE FOR FRAMING INSPECTION.
5. TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL AND ENGINEERING CALCULATIONS.
6. ALL TRUSSES SHALL HAVE SIMPSON H-CLIPS AT ENDS, WHERE TRUSSES ARE ATTACHED TO WALLS USE SIMPSON L30 AT MIDSPAN, USE SIMPSON STC CLIPS AT NON-BEARING WALLS

ROOF VENTING CALCULATION

$$1120 \text{ SQFT AREA} = 3.74 \text{ SQFT REQUIRED}$$

$(3.74) \times (50\%) = 1.87 \text{ SQFT MIN. REQUIRED AT EAVES}$
TYPICAL TRUSS BLOCK HAS (4) 2" SCREENED HOLES PROVIDING 6.25 SQ. IN. (.044 SQFT) PER BLOCK.
APPROXIMATELY 40 VENTED BLOCKS= 1.76 SQFT PROVIDED
AF50 ROOF JACK VENTS=.34 SQFT EACH VENT
PROVIDE 2 AF50 VENTS=.68 SQFT PROVIDED

$(3.74) \times (50\%) = 1.76 \text{ SQFT MIN. REQUIRED WITHIN 3' OF THE RIDGE}$
AF50 ROOF JACK VENTS=.34 SQFT EACH VENT
PROVIDE 8 AF50 VENTS= 2.12 SQFT PROVIDED
TOTAL VENT AREA PROVIDED= 5.16 SQ FT

ATTIC VENTILATION AREA
Shall not be less than 1 S.F. for each 150 S.F.
Or 1 S.F. for each 300 S.F. where 40% to 50% of vents are within 3' of the ridge IRC R806.2

Attic Ventilation: Vented blocking and gable venting is not allowed when the exterior wall is 5 ft or less from the property line OR when the overhang is less than 5 ft from the property line.

**PLAN 2646
ELEVATION A**

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date: 06-14-21
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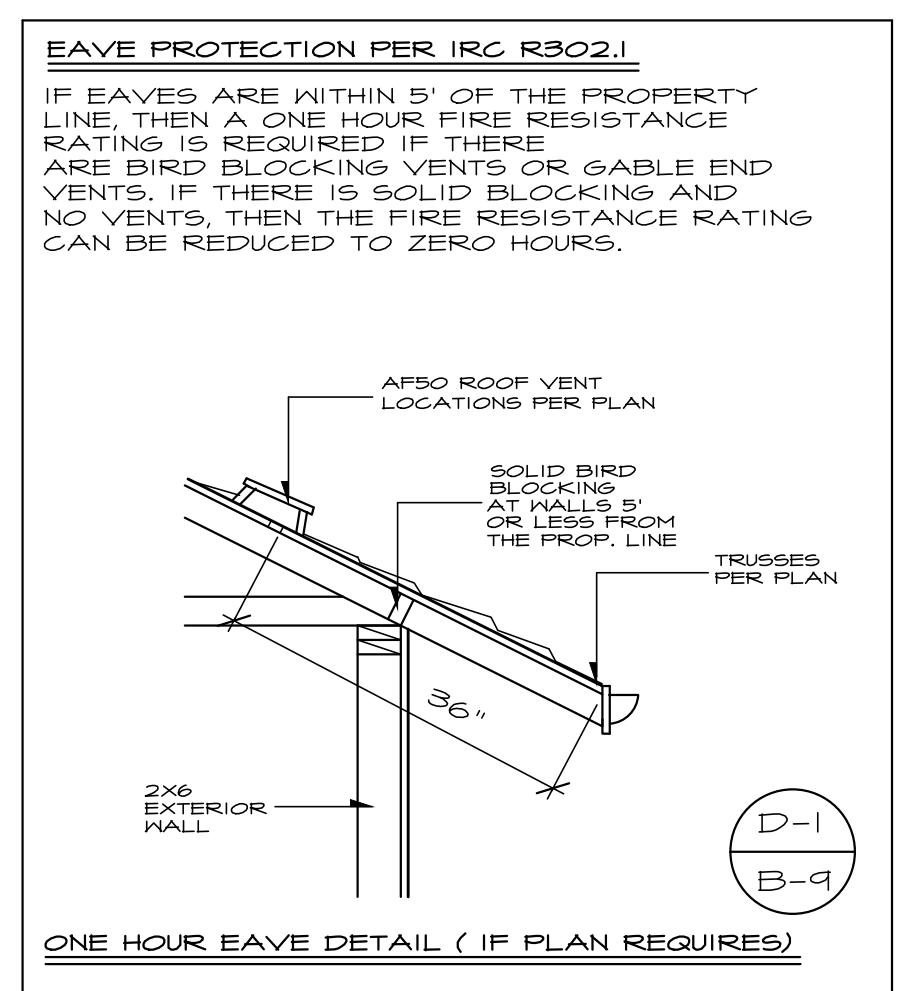
drawn by: MWJ
checked by:

SHEET

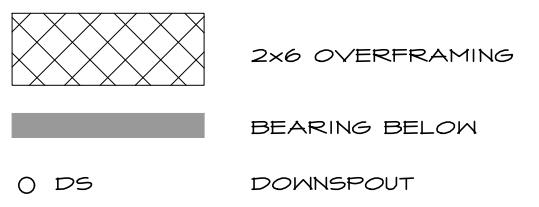
AQ

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

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ROOF FRAMING NOTES
CUT RAFTER TAILS TO MATCH 2x4 TRUSSES
CONTRACTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER
ROOF PITCH SHALL BE 3:12 TYPICAL UNLESS NOTED OTHERWISE
ROOF OVERHANG SHALL BE 12" U.N.O.



TRUSS NOTE
ALL TRUSSES SHALL HAVE:
1. STRESS ANALYSIS AND DRAWINGS / DETAILS SUBMITTED TO A STATE REGISTERED ENGINEER.
2. MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES.
3. BRACED TO MANUFACTURER'S SPECIFICATIONS.
4. STRESS LYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DEPT. FOR APPROVAL AND SHALL BE REFERRED SITE FOR FRAMING INSPECTION.
5. TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL AND ENGINEERING CALCULATIONS.
6. ALL TRUSSES SHALL HAVE SIMPSON H-CLIPS AT ENDS, WHERE TRUSSES ARE ATTACHED TO WALLS USE SIMPSON LBO AT MIDSPAN, USE SIMPSON STC CLIPS AT NON-BEARING WALLS

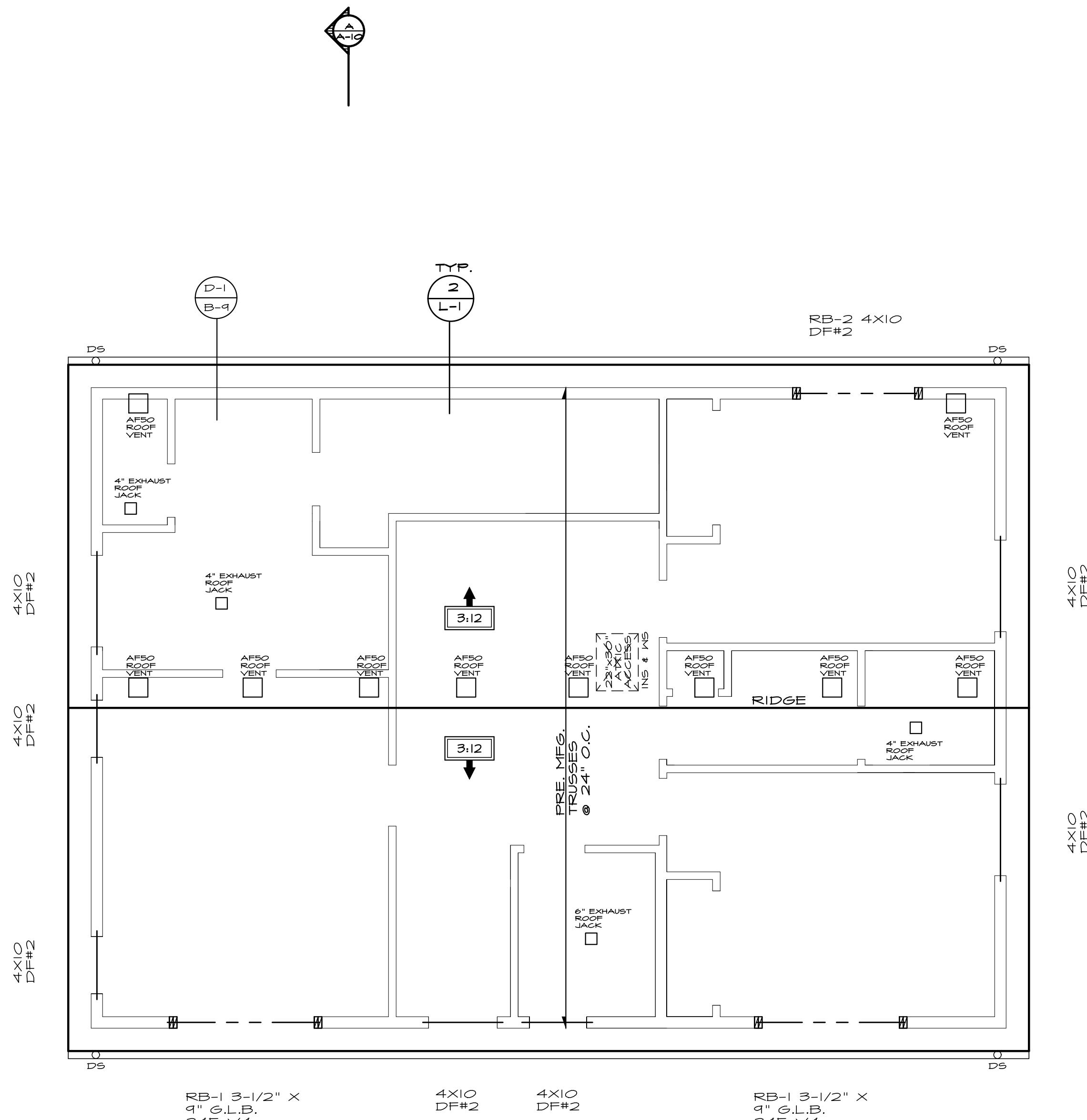
ROOF VENTING CALCULATION

1120 SQFT AREA = 3.74 SQFT REQUIRED
300

(3.74) X (50%) = 1.87 SQFT MIN. REQUIRED AT EAVES
TYPICAL TRUSS BLOCK HAS (4) 2" SCREENED HOLES PROVIDING 6.25 SQ. IN. (.044 SQFT) PER BLOCK.
APPROXIMATELY 40 VENTED BLOCKS = 1.76 SQFT PROVIDED
AF50 ROOF JACK VENTS = .34 SQFT EACH VENT
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(3.74) X (50%) = 1.76 SQFT MIN. REQUIRED WITHIN 3' OF THE RIDGE
AF50 ROOF JACK VENTS = .34 SQFT EACH VENT
PROVIDE 2 AF50 VENTS = 2.12 SQFT PROVIDED

TOTAL VENT AREA PROVIDED = 5.16 SQ FT



ATTIC VENTILATION AREA
Shall not be less than 1 S.F. for each 150 S.F.
Or 1 S.F. for each 300 S.F. where 40% to 50% of vents are within 3' of the ridge IRC R806.2

Attic Ventilation: Vented blocking and gable venting is not allowed when the exterior wall is 5 ft or less from the property line OR when the overhang is less than 5 ft from the property line.

PLAN 2646
ELEVATION B

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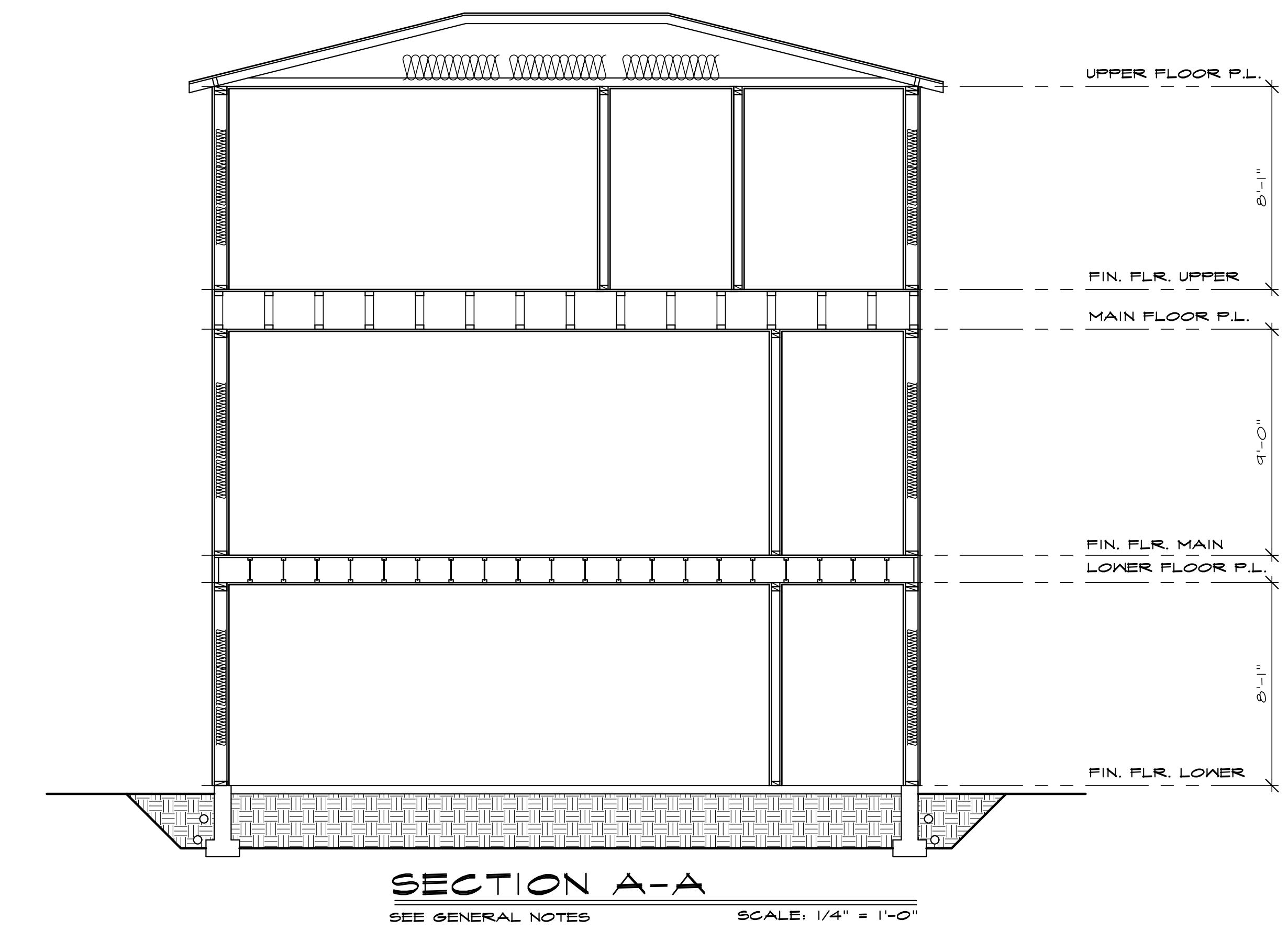
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ROOF FRAMING PLAN
SEE GENERAL NOTES
SCALE: 1/4" = 1'-0"

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PLAN 2646

2018 WASHINGTON STATE ENERGY CODE

*ALL CLIMATE ZONES (TABLE R402.1.I)

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 (PREScriptive 3.0)	0.50	NR	R-49	R-21	R-30	10/15 R-21 +TB	R-10, 2 FEET

*TABLE 406.3- ENERGY CREDITS (SINGLE FAMILY)
THIS PLAN REQUIRES 6 CREDITS SINCE IT IS OVER 1500 SQUARE FEET AND UNDER 5000 SQUARE FEET

OPTION	CREDIT	OPTION	CREDIT		
HEATING OPTION 2	HEAT PUMP (ELECTRIC)	1.0	ENERGY OPTION 4.2		
ENERGY OPTION 1.3	PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.I WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U=0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL CONDUCTIVE UA BY 5%	.5	HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWLSPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.	1.0	
ENERGY OPTION 3.5	AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH A MINIMUM HSPF OF 11.0	1.5	ENERGY OPTION 5.5 WATER HEATING SYSTEM SHALL INCLUDE THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION	2.0	
				TOTAL	6.0 CREDITS

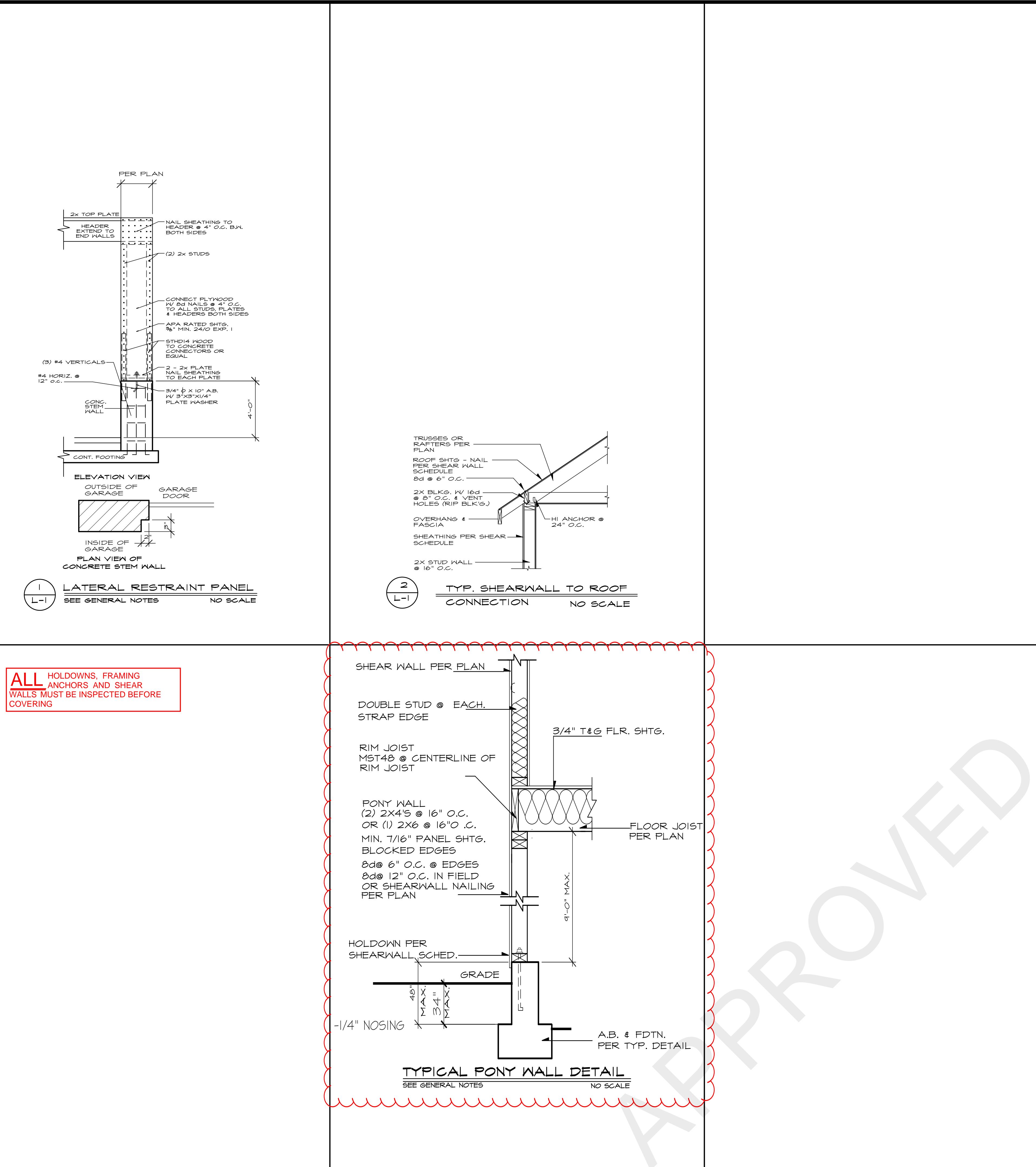
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SHEAR WALL SCHEDULE PER 2018 IBC										
GENERAL NOTES: SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, ANCHOR BOLTS, AND HOLDOWNS. LOCATE HOLDOWNS AS CLOSE AS POSSIBLE TO THE END OF THE DESIGNATED WALL.										
ALL HOLDOWNS, ANCHOR BOLTS, WASHERS, & NAILS IN CONTACT WITH P.T. WOOD TO BE HOT DIPPED GALVANIZED.										
PI = ONE SIDE PLYWOOD P2 = TWO SIDES PLYWOOD										
MARK	T/16" PLYWD.	NAIL SPACING EDGES FIELD	TOP & BTM. PLATES	AB5 ANCHORS	BLKGS. REQ'D.	SILL PLATE ANCHOR BOLTS	OPTIONAL SIMPSON MASAP ANCHORS	BASE PLATE NAILING	HEM FIR #2 VALUE (#/LF)	
PI-6"	8d	6" 12"	6"	18" O.C.	2x4	5/8" @ 48"	@ 48" & ENDS	(2) 16d @ 10"	240	
PI-4"	8d	4" 12"	4"	16" O.C.	2x4	5/8" @ 32"	@ 30" & ENDS	(2) 16d @ 7"	344	
PI-3" **	8d	3" 12"	3"	14" O.C.	3x4	5/8" @ 24"	@ 24" & ENDS	(2) 16d @ 5"	450	
PI-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"	1110	
**NOTE: WALLS WITH UNIT SHEAR OF 350I/L OR GREATER SHALL HAVE FRAMING MEMBERS (TWO 4 PLATES) ABUTTING PANELS NOT LESS THAN 3X MEMBERS PER IBC 2018, TABLE 2306.3.I. 3X FRAMING WILL BE NOTED ON PLAN.										
1. USE POWER-DRIVEN STEEL STUDS AND NAILS BY HILTY OR RAMSET WHERE APPLICABLE. 2. PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY. 3. 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) 16d 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. - 200# FT. 2" O.C. - 360# FT.	15 GA. STAPLES @ 4" O.C. - 280# FT. 2" O.C. - 120# FT. 4" O.C. AND 10d NAILS @ 6" O.C. - 620# FT.	14 GA. STAPLES @ 4" O.C. - 302# FT. 3" O.C. - 340# FT. 2" O.C. - 504# FT.								
FIELD SPACING: 12" O.C. NAILS & STAPLES.										
HOLDOWNS - INSTALL SIMPSON HOLDOWNS OR USP HOLDOWNS AT THE END OF SHEAR WALLS WHEN SHOWN ON DRAWINGS. PER PLAN, SIMPSON STHD14 OR USP MSTAD14 SIMPSON MST48 OR USP KST248 SIMPSON MSTCB48B3 OR USP MSTCB48B3										
SIMPSON MST36 OR USP MST36 SIMPSON HDTB OR USP TDX10 (1/8" ANCHOR BOLT MIN. 24" EMBEDMENT, 3" BOLT INTO (3) 2X4(6))										



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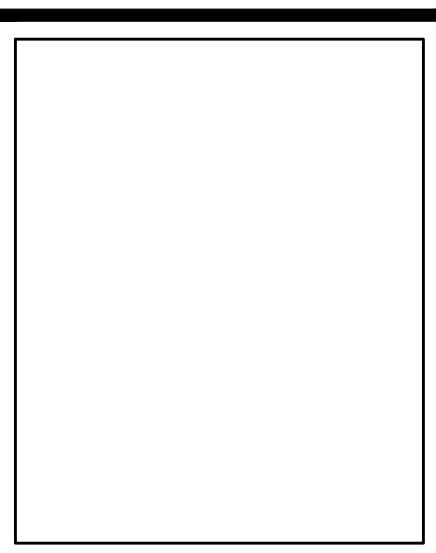
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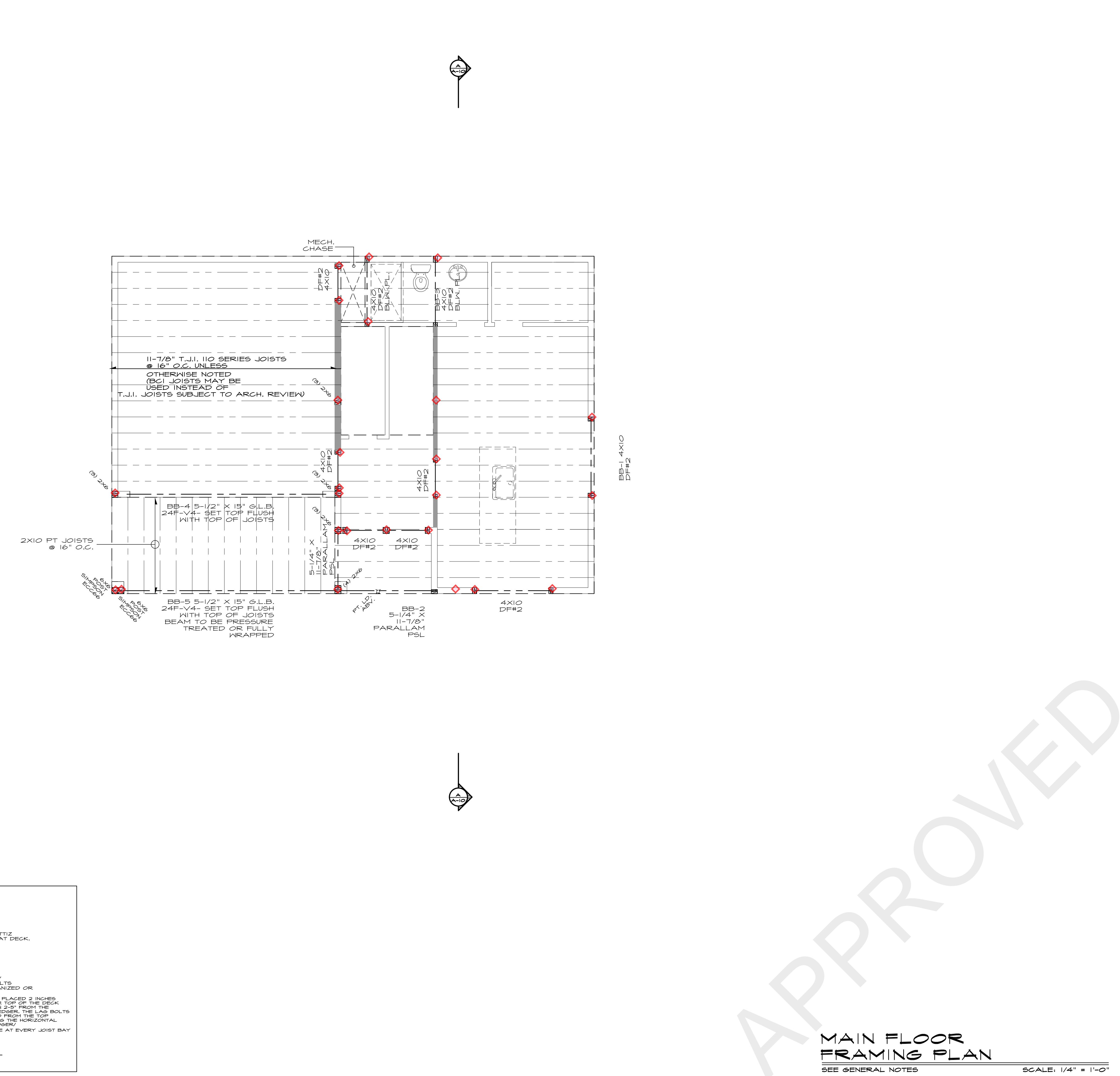
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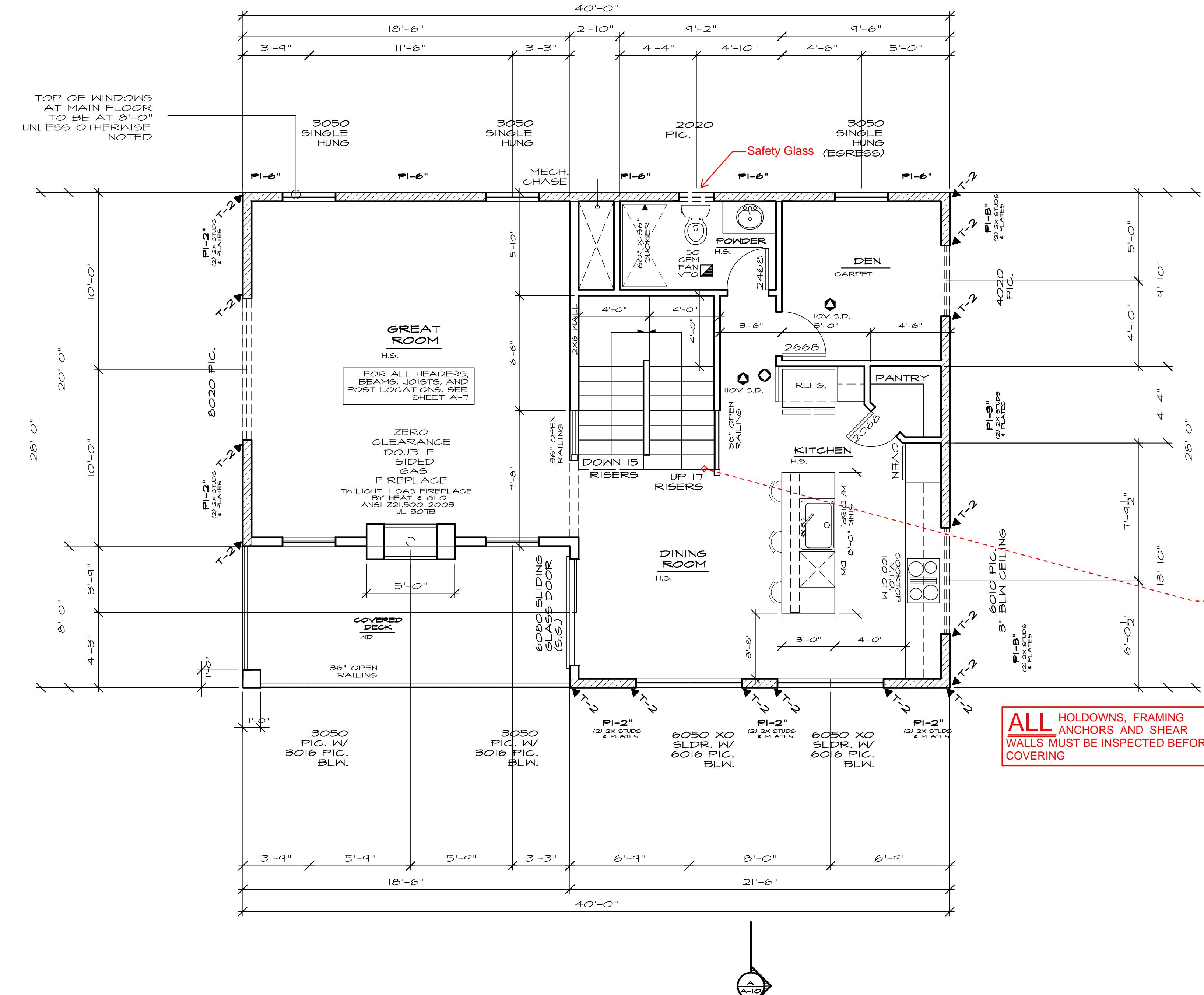
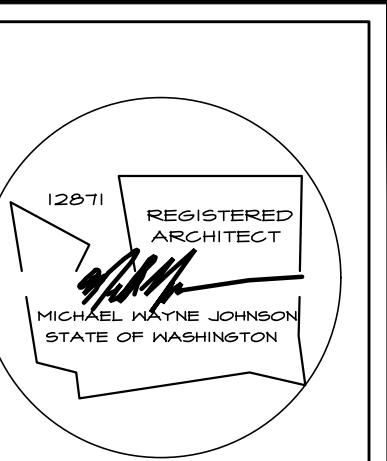
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NOTES:

- ALL EXTERIOR WARM WALLS TO BE 2 X 4 STUDS @ 16" O.C. TYPICAL.
- ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 24" O.C. TYPICAL.
- ALL Headers TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.
- FUR-OUT Headers TO MATCH 2 X 6 WALLS.
- SOLID BLOCKING UNDER ALL BEARING WALLS.
- TUB/GHONER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERCLOSET SURROUND TO +72" AND FLOOR DECK SURROUND INCLUDING WINDOWS WITHIN +72" OF DRAIN SURFACE. MAXIMUM GROSS FLOOR FLOW IS LIMITED TO 1.75 GPM/MIN.
- EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE DIA OF THE VENT PIPE MUST NOT EXCEED 4" 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
10V DC, RECONNECTED
W/BATTERY BACK-UP,
PER IRC 314
- CARBON MONOXIDE DETECTOR
PER IRC 315

FIREPLACE NOTE:

'0' CLEARANCE FIREPLACE W/ DIRECT VENT

FACTORY BUILT FIREPLACE SHALL BE APPROVED BY THE 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 LI FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDOWN SCHEDULE				
MARK	HOLDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	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	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP SSTB28 (7/8") MIN. 24-1/8" EMBEDMENT	

MAIN FLOOR PLAN

SEE GENERAL NOTES

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

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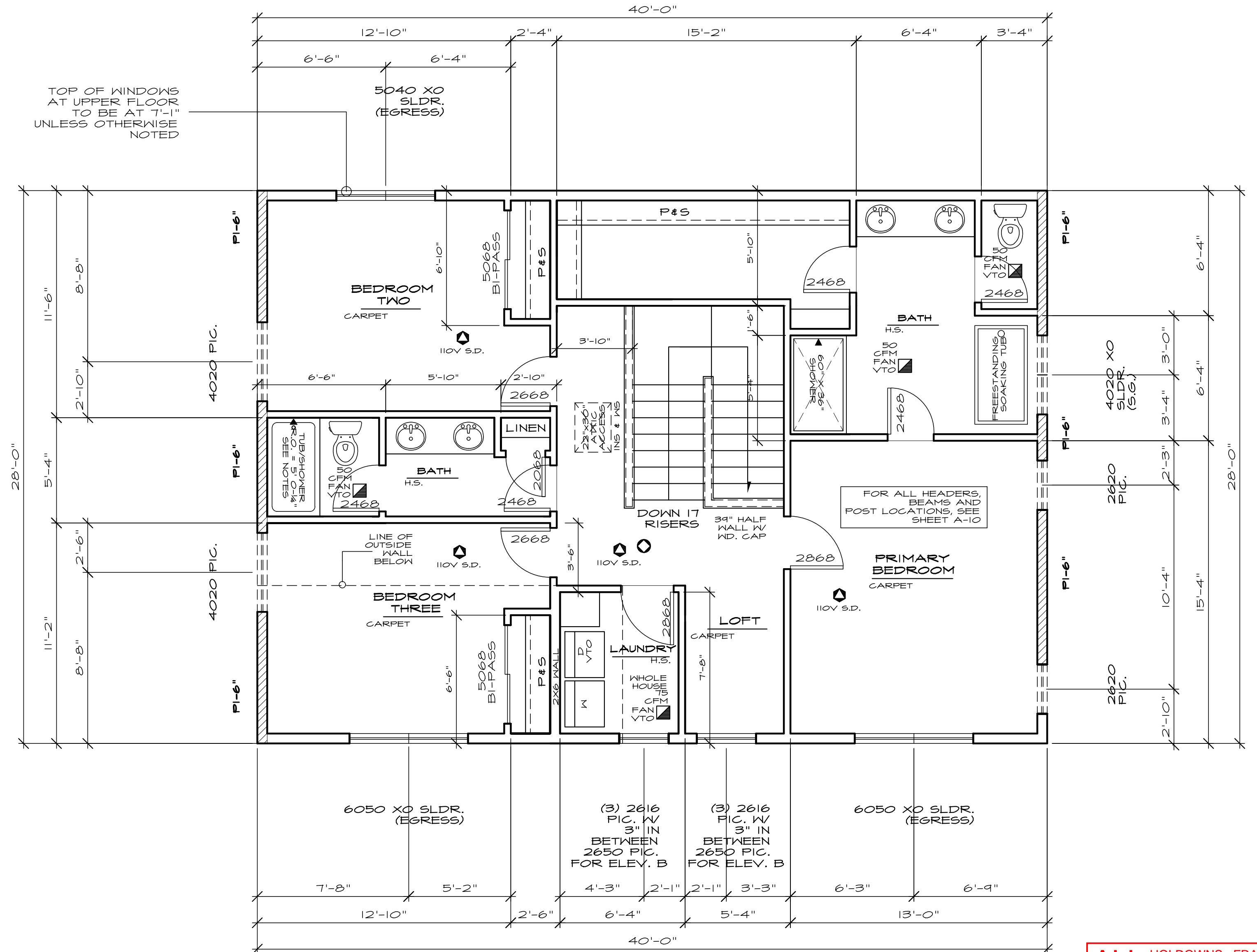
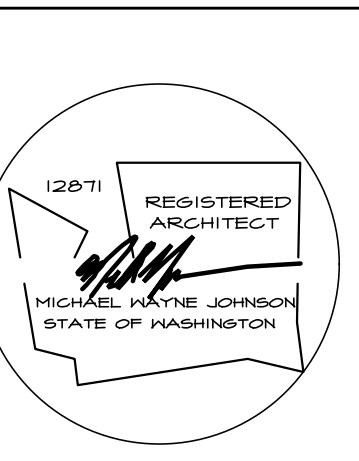
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HOLDDOWN SCHEDULE				
MARK	HOLDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	REQUIRED
T-1	STHD14/14 RJ	(24)-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDTB	(3)- 3/4"	3-1/2" MIN. DF/SP SSTB28 (7/8") MIN. 24-7/8" EMBEDMENT	

UPPER FLOOR PLAN

SEE GENERAL NOTES

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

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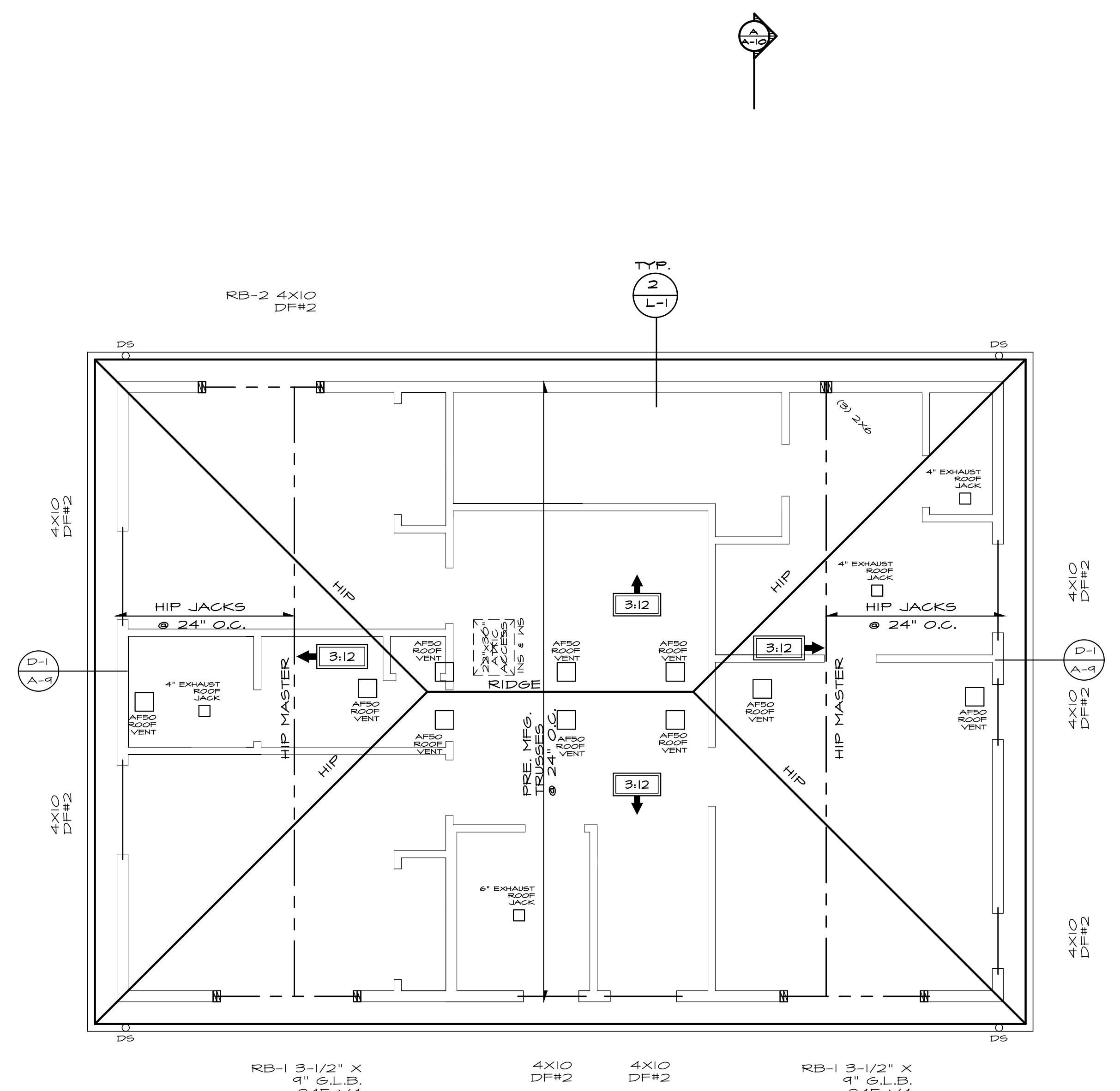
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ROOF FRAMING NOTES

CUT RAFTER TAILS TO MATCH 2x4 TRUSSES
CONTRACTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER
ROOF PITCH SHALL BE 3:12 TYPICAL UNLESS NOTED OTHERWISE
ROOF OVERHANG SHALL BE 12" U.N.O.



2x6 OVERFRAMING



BEARING BELOW



O DS DOWNSPOUT

TRUSS NOTE

- ALL TRUSSES SHALL HAVE:
- STRESS ANALYSIS AND DRAWINGS / DETAILS APPROVED 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 MADE SITE FOR FRAMING INSPECTION.
- TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL AND ENGINEERING CALCULATIONS.
- ALL TRUSSES SHALL HAVE SIMPSON H-CLIPS AT ENDS, WHERE TRUSSES ARE ATTACHED TO WALLS USE SIMPSON L30 AT MIDSPAN, USE SIMPSON STC CLIPS AT NON-BEARING WALLS

ROOF VENTING CALCULATION

$$1120 \text{ SQFT AREA} = 3.74 \text{ SQFT REQUIRED}$$

300

(3.74) X (50%) = 1.87 SQFT MIN. REQUIRED AT EAVES
TYPICAL TRUSS BLOCK HAS (4) 2" SCREENED HOLES
PROVIDING 6.25 SQ. IN. (.044 SQFT) PER BLOCK.
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AF50 ROOF JACK VENTS = .34 SQFT EACH VENT
PROVIDE 2 AF50 VENTS = 2.12 SQFT PROVIDED

TOTAL VENT AREA PROVIDED = 5.16 SQ FT

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

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