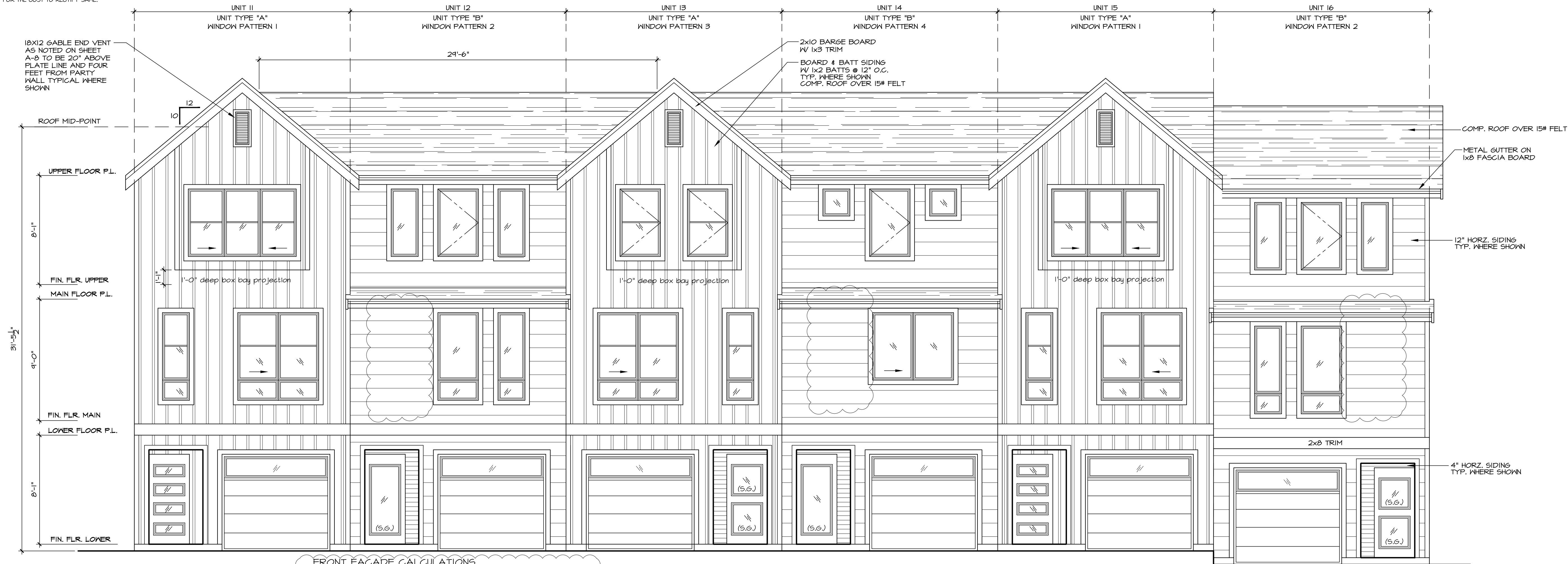


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FRONT FACADE CALCULATIONS
PER COUNTY DESIGN CODE, 20% OF FRONT FACING
FACADE MUST BE TRANSPARENCY
FACADE AREA= 2652 SQFT
TRANSPARENCY AREA= 663.5 SQFT (25.0%)
(FACADE SQFT VERIFIED USING AUTOCAD AREA
COMMAND TO GET EXACT SQFT)

FRONT ELEVATION

SEE GENERAL NOTES

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

PROJECT TEAM:

OWNER/DEVELOPER

YARDARM GROUP
2440 W COMMODORE WAY
SUITE 200
SEATTLE, WA 98199
(206) 216-0220

ARCHITECT

NASH AND ASSOCIATES ARCHITECTS
8003 118TH AVE NE
KIRKLAND, WA 98033
(425) 242-7490

CODES AND COMPLIANCES

2018 IRC, 2018 WSEC

FIRE SPRINKLER NOTE

AN NFPA13D FIRE SPRINKLER SYSTEM
IS REQUIRED. EACH UNIT (LOT) IS SEPERATED
BY AN 1" INCH AIR SPACE AND EACH UNIT'S
ONE HOUR PARTY WALL PER DETAIL ON A-12

HEATING NOTE

ELECTRIC DUCTLESS HEAT PUMP
HEAT FOR ALL PRIMARY SPACES

TABLE OF CONTENTS

- A1- FRONT ELEVATION
- A2- REAR & SIDE ELEVATIONS
- 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
- A10- BUILDING SECTIONS & WSEC
- D1- RATED WALL DETAILS
- L1- LATERAL DETAILS
- G1- TYPICAL WALL-DESIGN DATA

UNIT TYPE 'A' SQUARE FOOTAGE'S:

LOWER FLOOR	93 S.F.
MAIN FLOOR	665 S.F.
UPPER FLOOR	627 S.F.
TOTAL	1,385 S.F.
GARAGE	516 S.F.
CVRD. PORCH	25 S.F.

UNIT TYPE 'B' SQUARE FOOTAGE'S:

LOWER FLOOR	93 S.F.
MAIN FLOOR	665 S.F.
UPPER FLOOR	611 S.F.
TOTAL	1,369 S.F.
GARAGE	516 S.F.
CVRD. PORCH	25 S.F.

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



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YARDARM GROUP
POPLAR POINT
UNITS 11-16
LYNWOOD, WA

Project:

date: 6-22-22
permit:
revisions: 5-1-23

drawn by: LMD
checked by: MNJ

SHEET

A
OF
A10

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REAR/SIDE FACADE CALCULATIONS
PER COUNTY DESIGN CODE, 10% OF REAR/S .FACING
FACADE MUST BE TRANSPARENCY
FACADE AREA= 1124 SQFT
TRANSPARENCY AREA= 117 SQFT (10.4%)
(FACADE SQFT VERIFIED USING AUTOCAD AREA
COMMAND TO GET EXACT SQFT)

LEFT ELEVATION

SEE GENERAL NOTES

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



REAR/SIDE FACADE CALCULATIONS
PER COUNTY DESIGN CODE, 10% OF REAR/S .FACING
FACADE MUST BE TRANSPARENCY
FACADE AREA= 1127 SQFT
TRANSPARENCY AREA= 117 SQFT (10.3%)
(FACADE SQFT VERIFIED USING AUTOCAD AREA
COMMAND TO GET EXACT SQFT)

RIGHT ELEVATION

SEE GENERAL NOTES

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



REAR/SIDE FACADE CALCULATIONS
PER COUNTY DESIGN CODE, 10% OF REAR/S .FACING
FACADE MUST BE TRANSPARENCY
FACADE AREA= 2125 SQFT
TRANSPARENCY AREA= 540 SQFT (19.8%)
(FACADE SQFT VERIFIED USING AUTOCAD AREA
COMMAND TO GET EXACT SQFT)

REAR ELEVATION

SEE GENERAL NOTES

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



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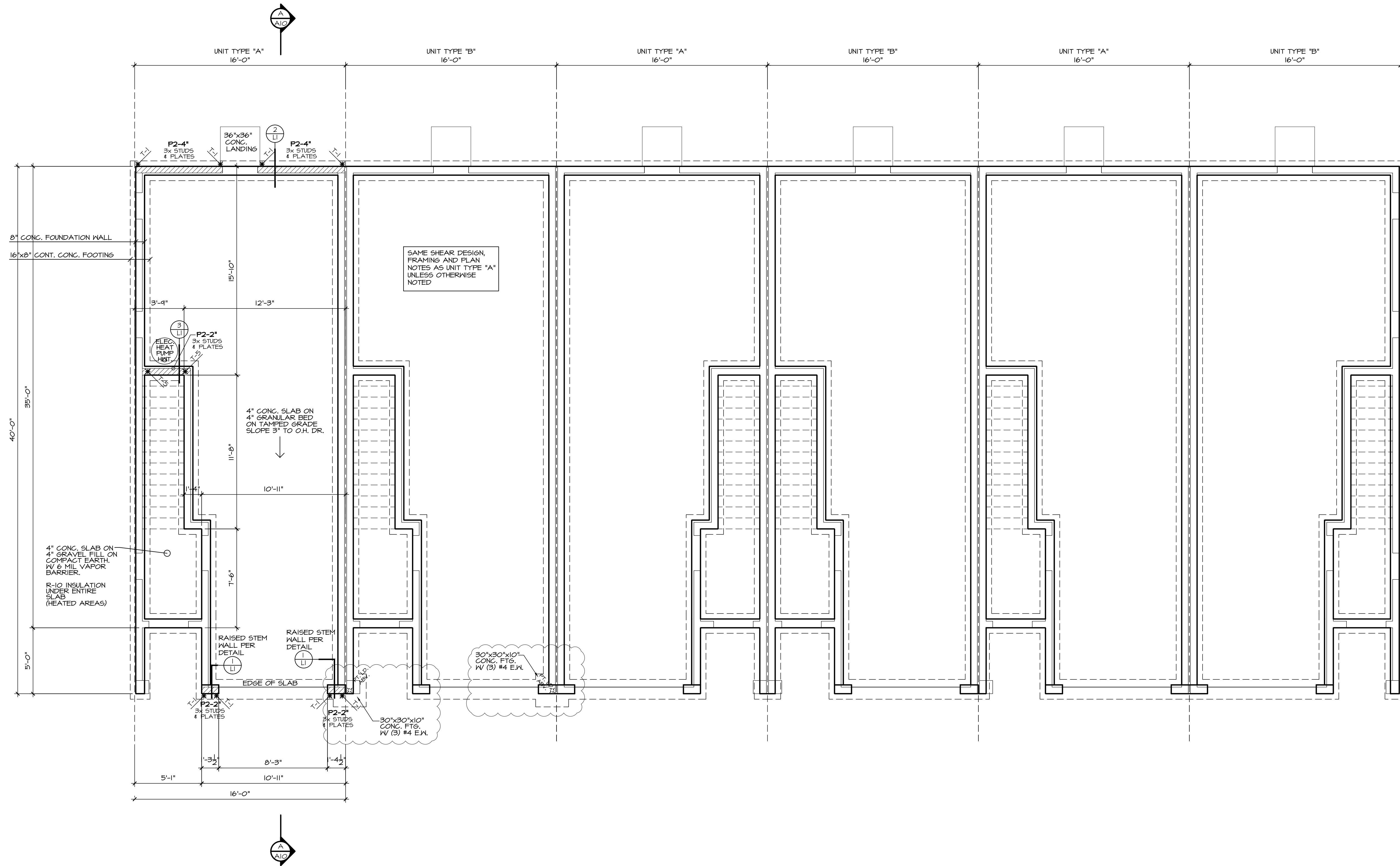
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SHEET

A2
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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 MST18 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 GRASS SPACE.
SOLID BLOCKING UNDER ALL BEARING WALLS.
SLOPE ALL CONG. STOOPS AND/OR PATIOS 1/4" PER FOOT AWAY FROM DOORWAYS.

***** 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	MST72	(68)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	5/8"x30 MIN. EMBEDMENT IS 24" WALL MINIMUM 30" TALL WALL AT THESE LOCATIONS

FOUNDATION PLAN

SEE GENERAL NOTES

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



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checked by: MWJ

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A3
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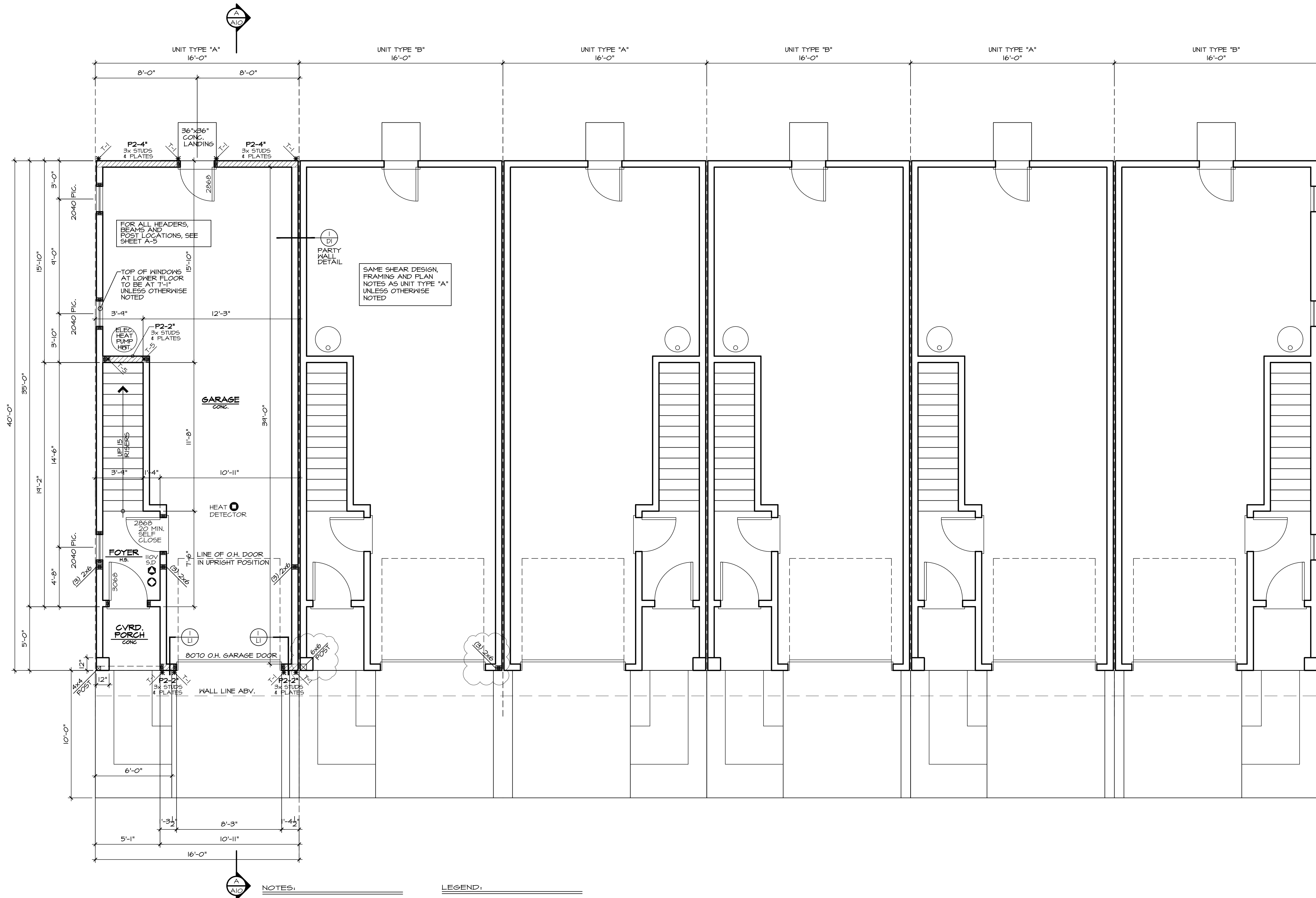
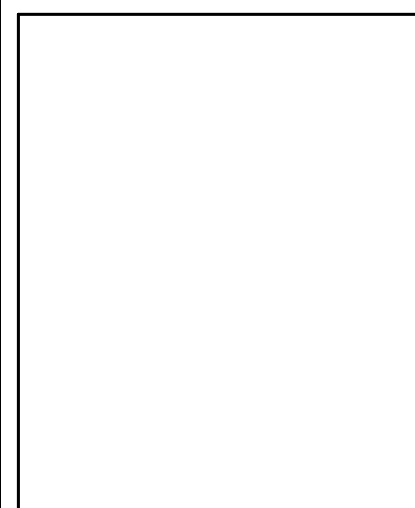
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checked by: MNJ

SHEET

A4
OF
A10



HOLDDOWN SCHEDULE				
MARK	HOLDOWN/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	(3d)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MST72	(6d)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(3d)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SB1X30 MIN. EXPOSED IS 24" WALL THESE LOCATIONS

NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" 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/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +12" 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 RUN DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 6" DIAMETER WITH A MAXIMUM RUN OF 15'.
COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:

- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS & POINT LOAD
- SMOKE DETECTOR 110V INTERCONNECTED W/ BATTERY BACK-UP, PER IRC R314
- CARBON MONOXIDE DETECTOR PER IRC R315
- HEAT DETECTOR

*** SHEAR NOTE:

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

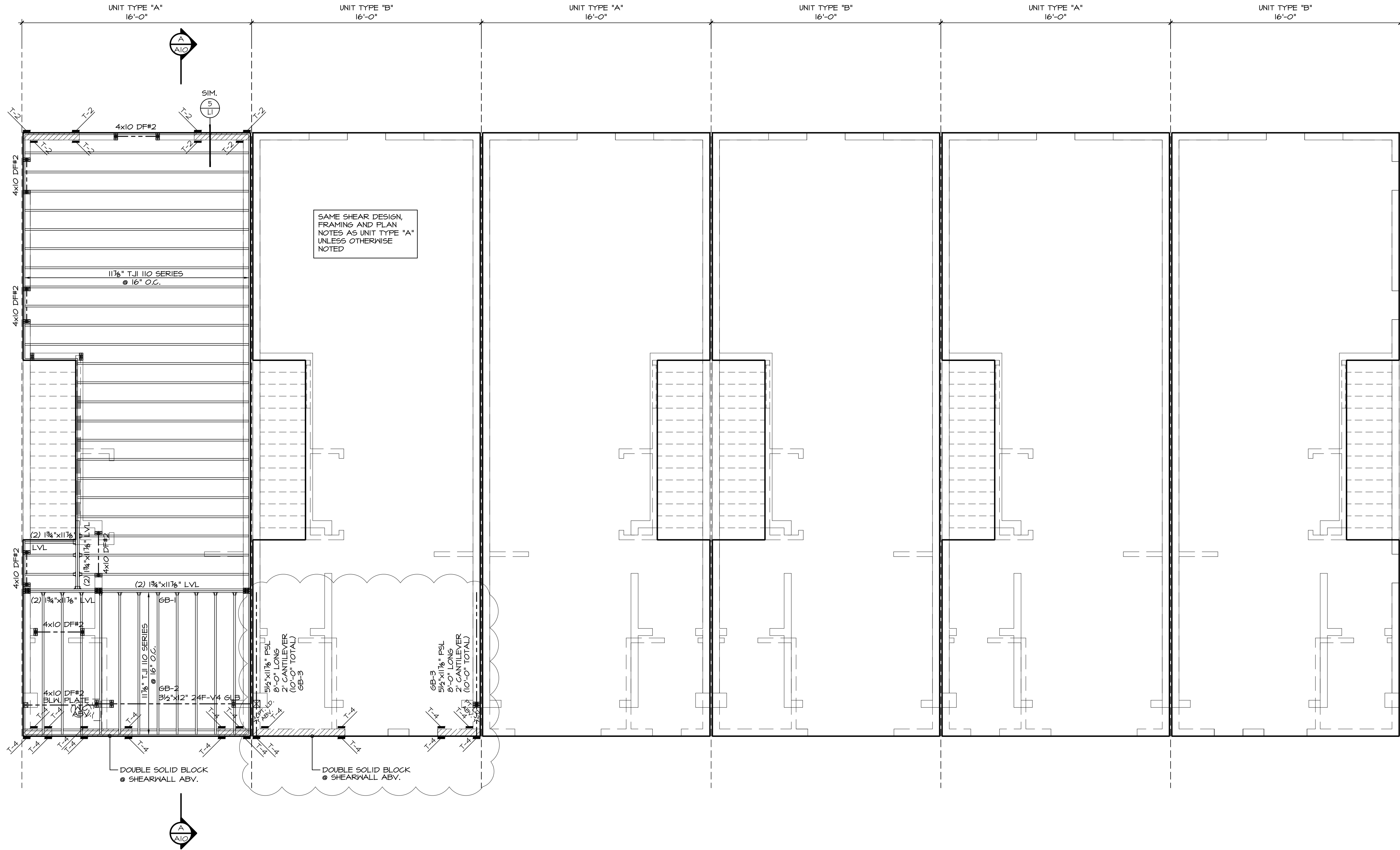
SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER PER R314.
IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONIZATION SMOKE ALARMS WITH AN 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.

LOWER FLOOR PLAN

SEE GENERAL NOTES

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

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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	MST72	(68)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SBX30 MIN. EMBEDMENT IS 24" WALL MINIMUM 20" TALL WALL AT THESE LOCATIONS

NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" 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/SINKER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN +72" 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 DIAMETER WITH A MAXIMUM RUN OF 15' COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:

- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS
- POINT LOAD
- SMOKE DETECTOR 100V INTERCONNECTED W/ BATTERY BACK-UP. PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

*** SHEAR NOTE:

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

MAIN FLOOR FRAMING PLAN

SEE GENERAL NOTES

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



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revisions: 5-1-23

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checked by: MNJ

SHEET

A5
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A10

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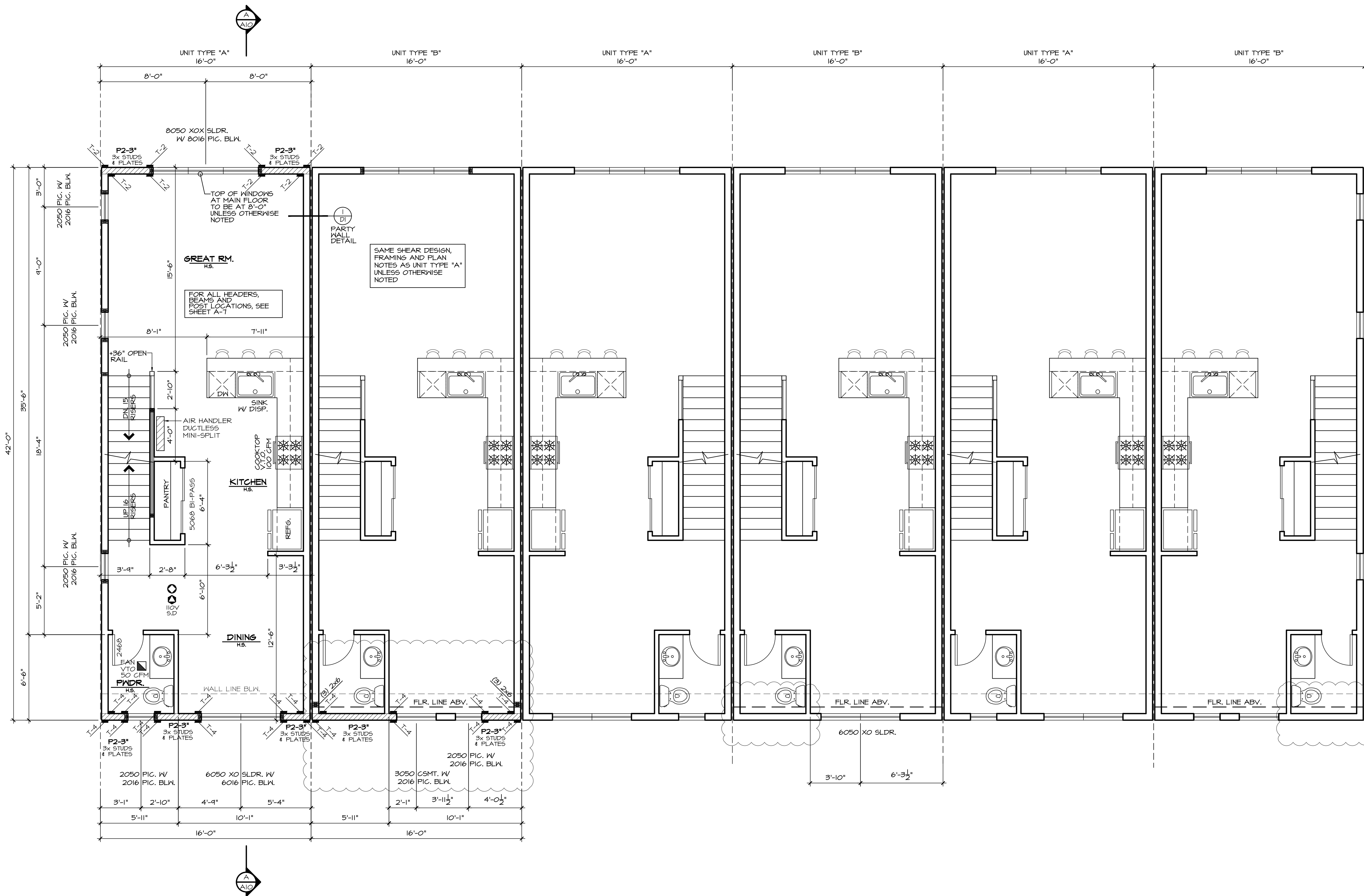
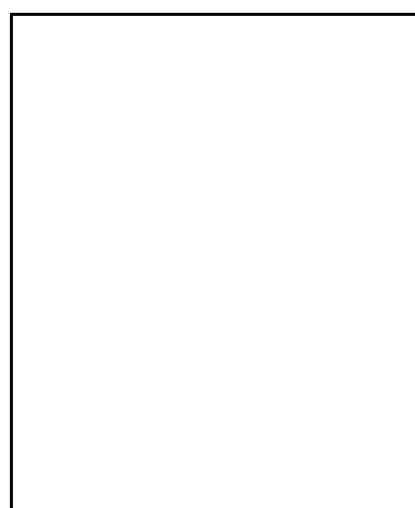
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checked by: MNJ

SHEET

A6
OF
A10



NOTES:

ALL EXTERIOR WARM WALLS TO BE
2 X 6 STUDS @ 16" O.C. TYPICAL.
ALL INTERIOR WALLS TO BE
2 X 4 STUDS @ 16" O.C. TYPICAL.
ALL HEADERS TO BE 4X10 DF#2
UNLESS NOTED OTHERWISE.
FUR-CUT HEADERS TO MATCH 2 X 6
WALLS.

SOLID BLOCKING UNDER ALL BEARING
WALLS.
TUB/SHOWER UNITS SHALL HAVE FIRE
BLOCKING BETWEEN WALL STUDS AND
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WINDOWS WITHIN +72" OF DRAIN,
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EXHAUST FANS LARGER THAN 50CFM MAY BE
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IF RUNS DO NOT EXCEED 20' IN LENGTH.
THE MINIMUM SIZE OF FLEX DUCT
DIAMETER WITH A MAXIMUM RUN OF 15'
COMBUSTION AIR REQUIRED FOR ALL
FUEL BURNING APPLIANCES

LEGEND:

BEARING ABOVE
FLOOR LINE ABOVE
POINT LOAD ABOVE
MULTIPLE 2x STUDS
POINT LOAD
SMOKE DETECTOR
10V INTERCONNECTED
W/ BATTERY BACK-UP.
PER IRC 314
CARBON MONOXIDE DETECTOR
PER IRC 315

*** SHEAR NOTE:

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

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NOT LESS THAN 3 FEET HORIZONTALLY
FROM THE DOOR OR OPENING OF A
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SHALL NOT BE INSTALLED LESS THAN
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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

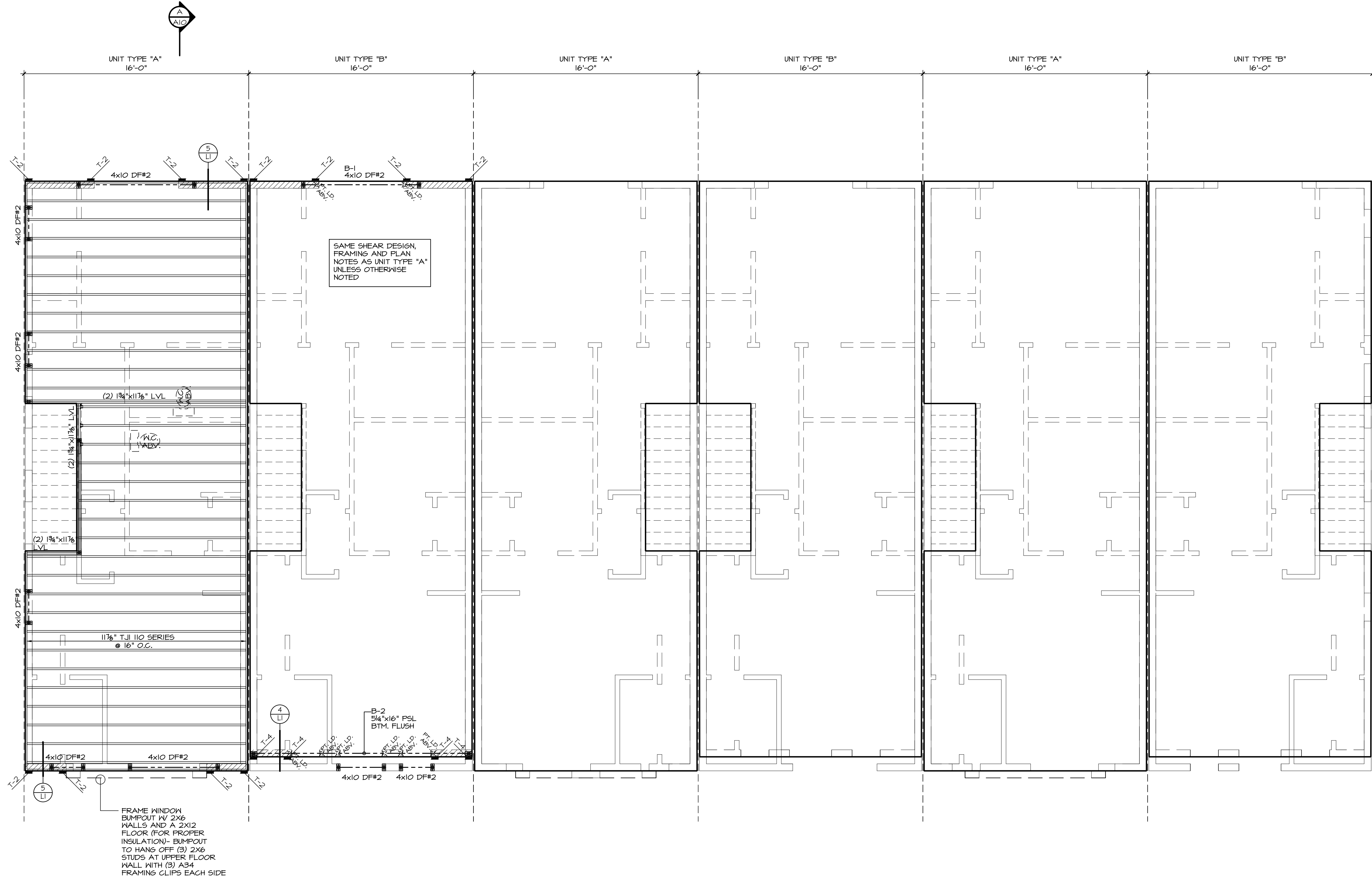
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MAIN FLOOR PLAN

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

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SMOKE DETECTOR 100V INTERCONNECTED W/ BATTERY BACK-UP. PER IRC 314
CARBON MONOXIDE DETECTOR PER IRC 315

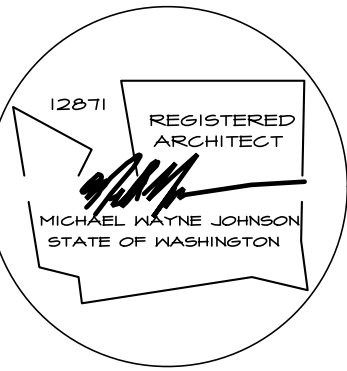
*** SHEAR NOTE:

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

UPPER FLOOR FRAMING PLAN

SEE GENERAL NOTES

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



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YARDARM GROUP
POPLAR POINT
UNITS 11-16
LYNWOOD, WA

Project:

date: 6-22-22
permit:
revisions: 5-1-23

drawn by: LMD
checked by: MNJ

SHEET

A7
OF
A10

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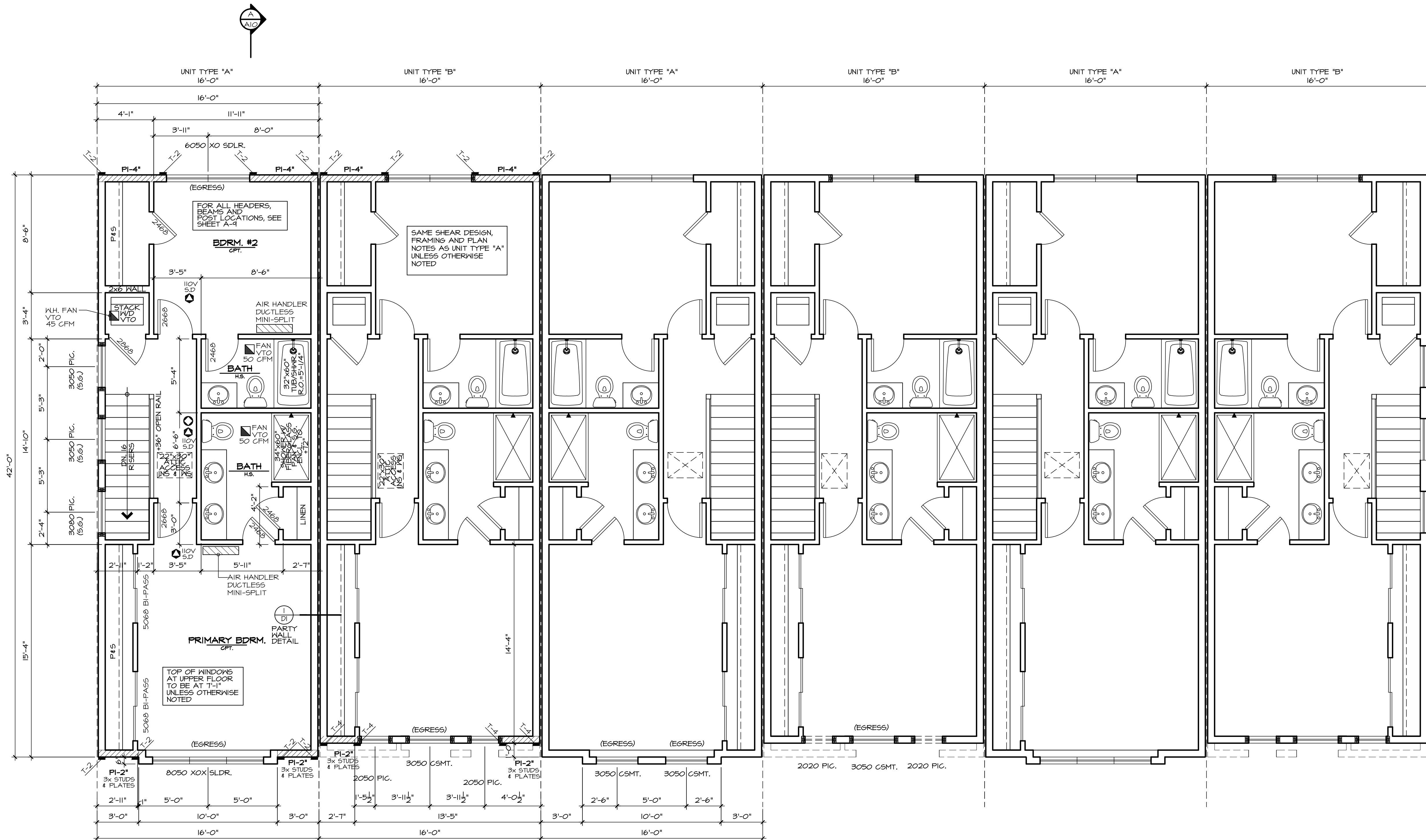
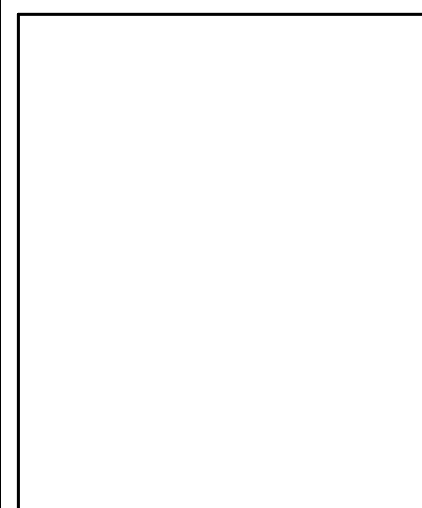
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SHEET

A8
OF
A10



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	MST72	(68)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SB1X30 MIN. EXPOSED IS 24" MAX. PER 30' TALL WALL AT THESE LOCATIONS

NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. TYPICAL.
ALL HEADERS TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.
FUR-CUT 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 +72" 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 DIAMETER WITH A MAXIMUM RUN OF 15'.
COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

LEGEND:

BEARING ABOVE
FLOOR LINE ABOVE
POINT LOAD ABOVE
MULTIPLE 2x STUDS @ POINT LOAD
SMOKE DETECTOR
10V INTERCONNECTED W/ BATTERY BACK-UP. PER IRC 314
CARBON MONOXIDE DETECTOR PER IRC 315

*** SHEAR NOTE:

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

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.
IGNITION SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IGNITION 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.

UPPER FLOOR PLAN

SEE GENERAL NOTES

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

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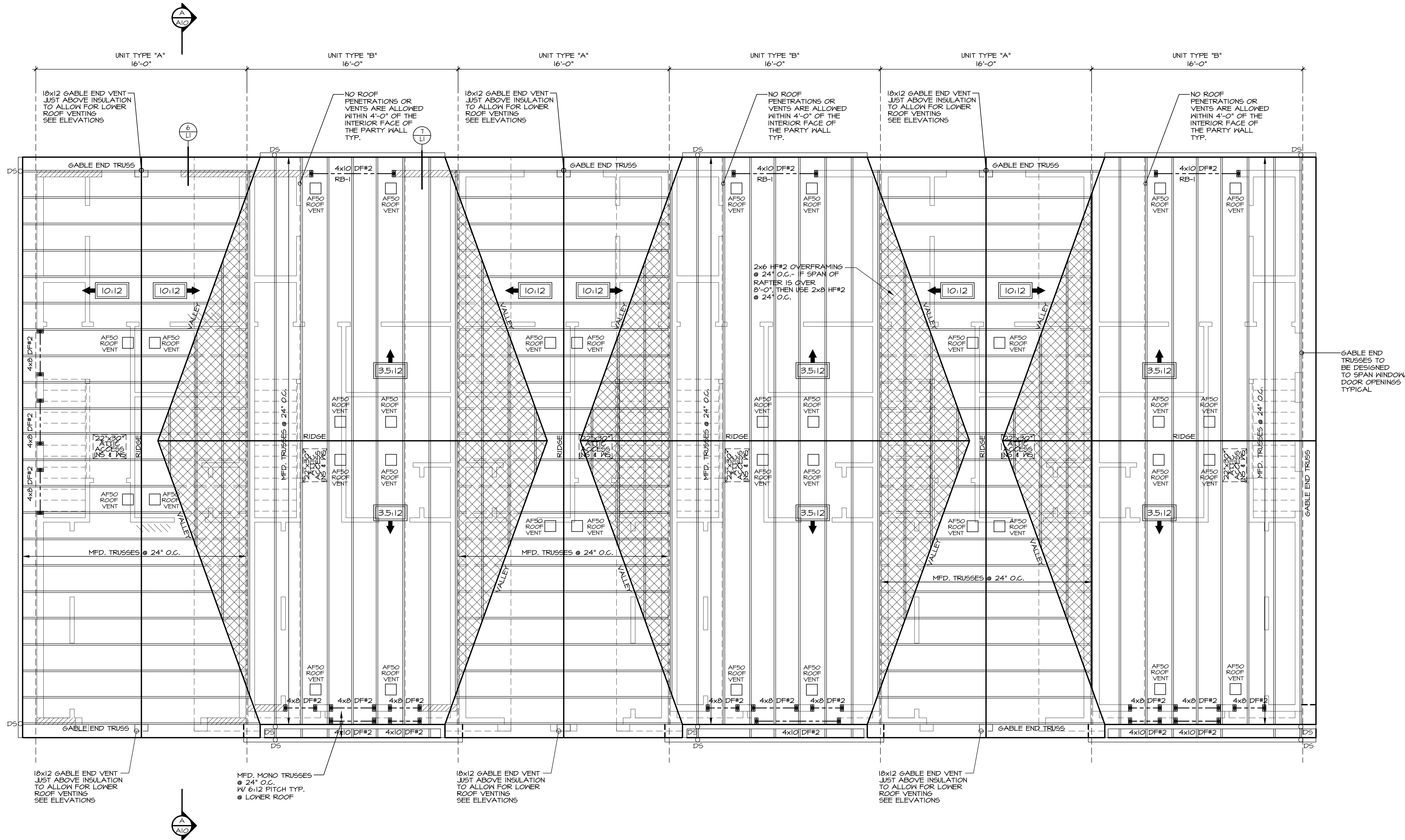
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checked by: MNW

SHEET

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OF
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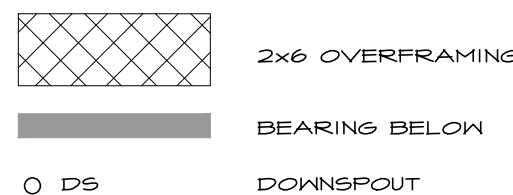


TRUSS NOTE

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

ROOF FRAMING NOTES

CUT BARTER TAILS TO MATCH 2x4 TRUSSES
CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER
ROOF PITCH SHALL BE 3.5:12
TYPICAL UNLESS NOTED OTHERWISE
ROOF OVERHANG SHALL BE 12" U.N.O.



ROOF VENTING CALCULATION UNIT TYPE 'B'

627 SQFT AREA = 2.09 SQFT REQUIRED
300
(2.09) X (50%) = 1.05 SQFT MIN. REQUIRED AT EAVES
AF50 ROOF JACK VENTS @ EAVES = .34 SQFT EACH VENT
PROVIDE 4 AF50 VENTS @ EAVES = 1.36 SQFT PROVIDED

(2.09) X (50%) = 1.05 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 = 2.72 SQ FT

ROOF VENTING CALCULATION UNIT TYPE 'A'

611 SQFT AREA = 2.03 SQFT REQUIRED
300
(2.03) X (50%) = 1.01 SQFT MIN. REQUIRED AT EAVES
18x12 GABLE VENTS = .75 SQFT EACH VENT
PROVIDE (2) 18x12 VENT = 1.5 SQFT PROVIDED

(2.03) X (50%) = 1.01 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 = 2.86 SQ FT

ROOF FRAMING PLAN

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2018 WASHINGTON STATE ENERGY CODE

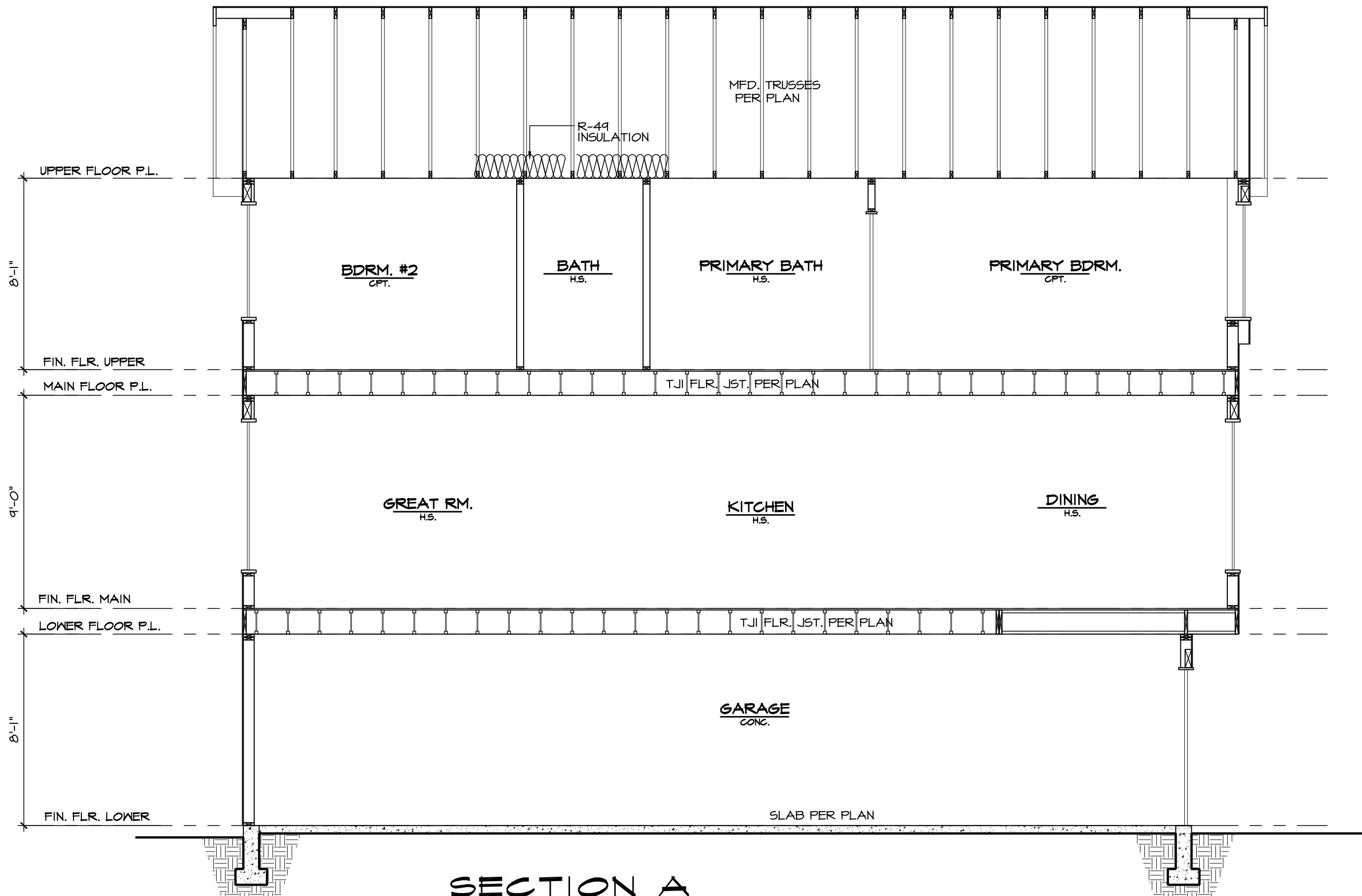
CLIMATE ZONE 5 AND MARINE 4

PENETRATION 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

*TABLE 406.3- ENERGY CREDITS

THIS PLAN REQUIRES 3 CREDITS SINCE IT IS UNDER 1500 SQUARE FEET

OPTION		CREDIT
HEATING OPTION 2	HEAT PUMP (ELECTRIC)	1.0
ENERGY OPTION 3.6	DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10 SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE.	2.0
	TOTAL	3.0 CREDITS



SECTION A

SEE GENERAL NOTES

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



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GA FILE NO. WP3370

Reference 20th edition Gypsum Association Fire Resistance Design Manual

FIRE RESISTANCE RATING: 1 HR LOAD-BEARING

SOUND TRANSMISSION RATING (STC) : **45 to 49**; test: Riverbank Acoustical Labs TL75-83

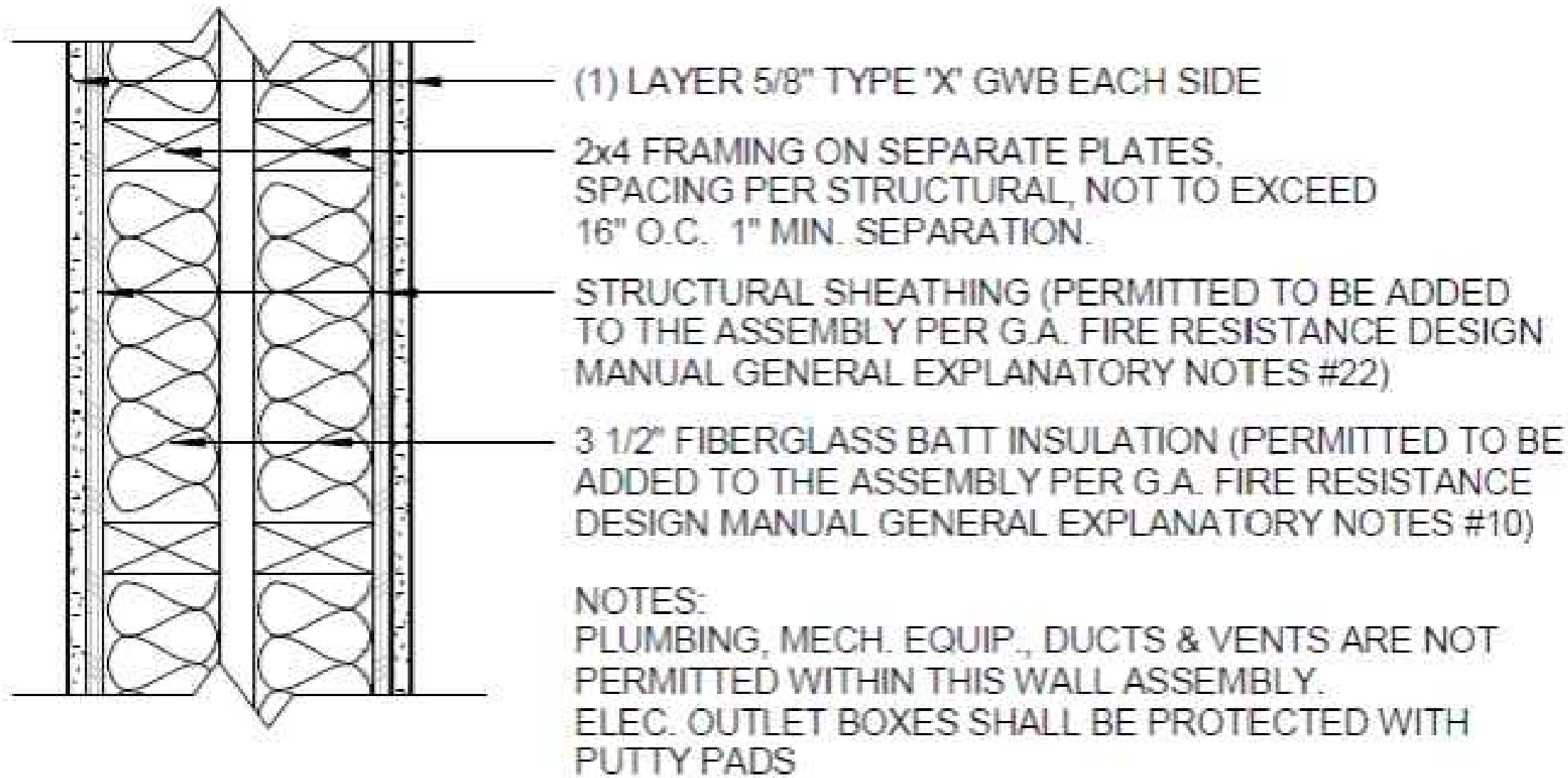
ASSEMBLY DESCRIPTION:

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 X 4 wood studs 16 "o.c. on separate plates 1" apart with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" each layer and side. Horizontal bracing required at mid-height.

(LOAD-BEARING)



**TYPICAL ONE HOUR
PARTY WALLS DETAIL**

SEE GENERAL NOTES



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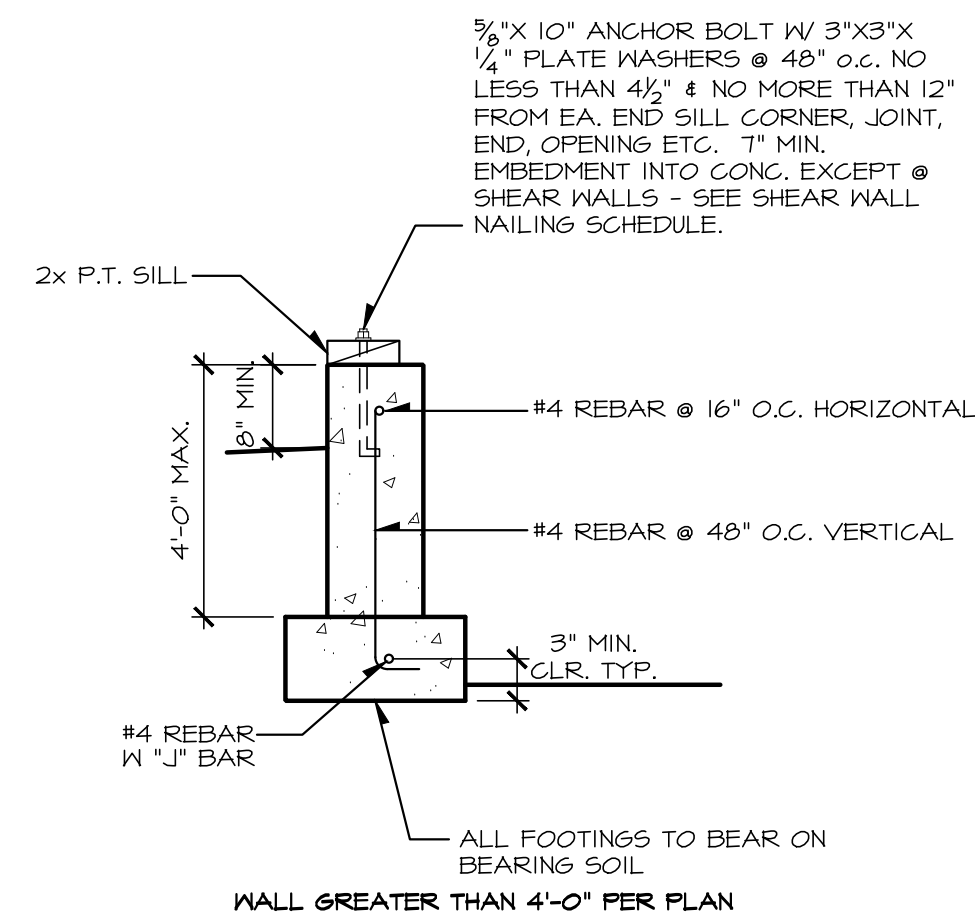
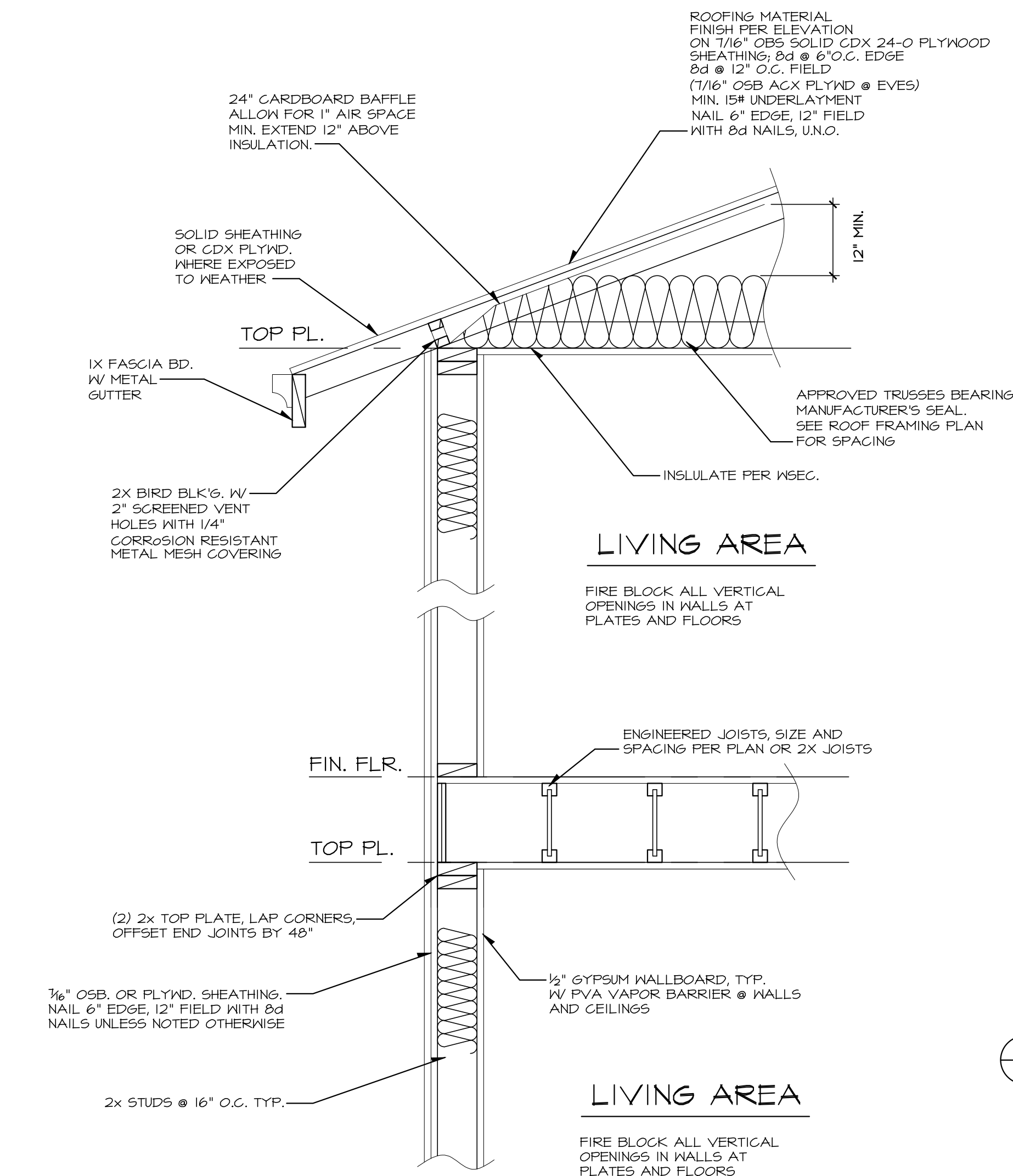
SHEET

OF 11

SHEAR WALL SCHEDULE PER 2018 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" PLYWOOD	NAIL SPACING EDGES FIELD	TOP & BTM. PLATES	ANCHORS <small>AS-BUILT detail</small>	B.L.G. REQ'D.	SILL PLATE ANCHOR BOLTS	OPTIONAL SILL PLATE 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 @ 1"	349									
P1-3" **	8d	3" 12"	3"	14" O.C.	(2) 2x4/6	5/8" @ 24"	● 24" @ ENDS	(2) 16d @ 5"	450									
P1-2" **	8d	2" 12"	2"	12" O.C.	(2) 2x4/6	5/8" @ 24"	● 18" @ ENDS	(2) 16d @ 5"	585									
P2-6" **	8d	6" 12"	6"	10" O.C.	(2) 2x4/6	5/8" @ 24"	N/A	(2) 16d @ 5"	480									
P2-4" **	8d	4" 12"	4"	8" O.C.	(2) 2x4/6	3/4" @ 20"	N/A	(3) 16d @ 5"	700									
P2-3" **	8d	3" 12"	3"	8" O.C.	(2) 2x4/6	3/4" @ 16"	N/A	(4) 16d @ 5"	900									
P2-2" **	8d	2" 12"	2"	8" O.C.	(2) 2x4/6	3/4" @ 12"	N/A	(4) 16d @ 4"	1170									
**NOTE: WALLS WITH UNIT SHEAR OF 350#/FT. OR GREATER SHALL HAVE FRAMING MEMBERS (1) BUTTING PANELS NOT LESS THAN 3X MEMBERS OR (2) 2X MEMBERS PER IBC 2015 AND SDPM-2015 PER SPECIAL DESIGN PROVISIONS FOR KIND AND SEISMIC, CHAPTER 4.3.11 #4 EXCEPTION; (2) 2X MEMBERS ARE OK IN LIEU OF 3X MEMBERS STITCH NAIL DOUBLE STUDS AND PLATES TOGETHER WITH 16d NAILS @ 12" O.C. STAGGERED ON THE STUD FACE																		
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" Ød 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. PLATE WASHERS TO BE INSTALLED WITHIN 1/2 OF SHEATHING.																		
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. - 309#/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 STUD14 OR USP STUD14					SIMPSON MST36 OR USP MST36													
SIMPSON MST40 OR USP KST240					SIMPSON HD08 OR USP TD10 (1/8" ANCHOR BOLT MIN.													
SIMPSON MSTC40B3 OR USP MSTC40B3					24" EMBEDMENT, 3" BOLT INTO (3) 2x4(6))													



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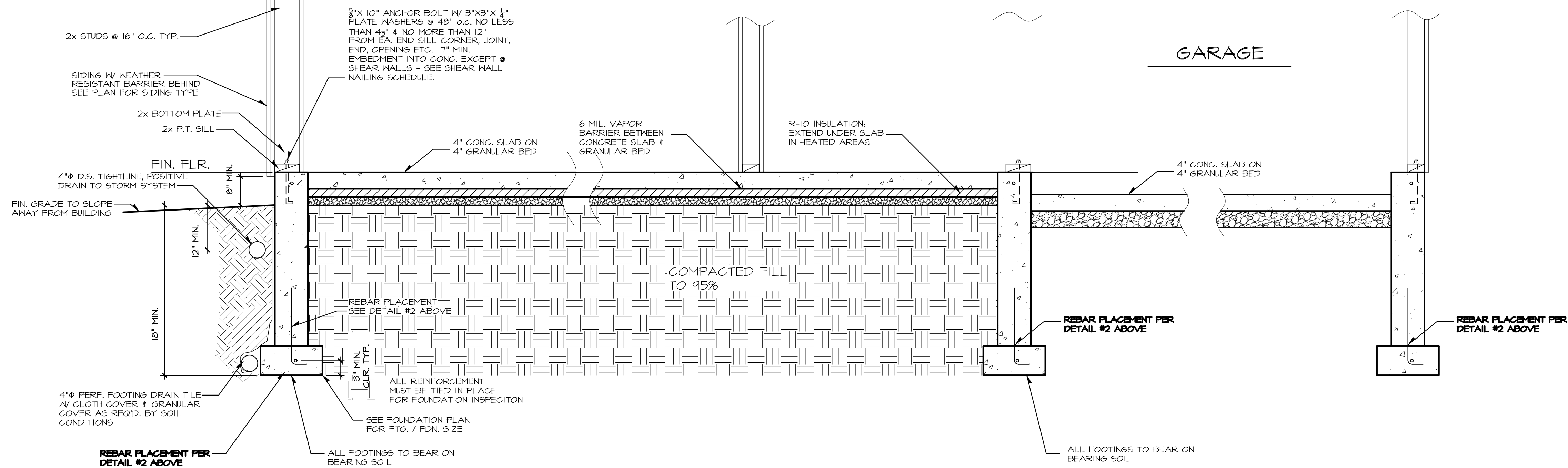


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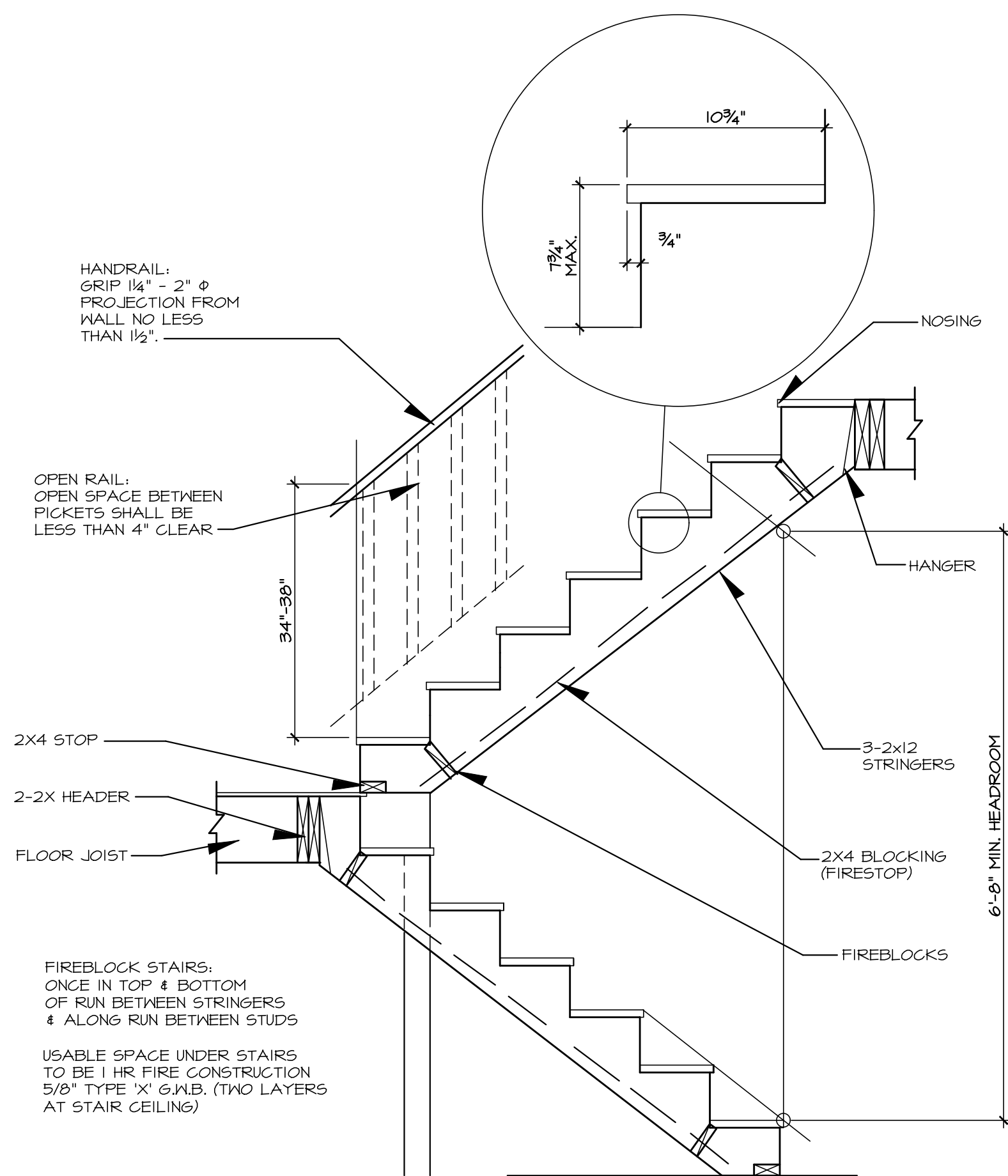
STD. FOUNDATION DETAIL

SCALE: N.T.S.

PER IRC R403.1.3 #5



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



3
61

STAIR DETAIL - TYPICAL

SCALE: N.T.S.

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

NASH & ARCHITECTS
GENERAL NOTES:

1. All construction per applicable codes and ordinances. 2018 IRC, IBC.
2. Verify all dimensions on job site. Bring discrepancies to the attention of Owner and/or Designer.
3. Owner will verify window sizes and manufacturer(s) with framer before start of construction.
4. One window per bedroom shall meet egress code.
5. Skylight glazing per 2018 IBC.
6. Truss manufacturer shall supply shop drawings to Owner and framer to review and approve before fabrication.
7. Owner will verify electrical and heat layouts with Installer before installation.
8. Under all parallel bearing walls, use double joists or as noted on plan. Double joist (or extra TJI) under all non-bearing parallel walls.
9. TJI products to be installed per manufacturer's Installation guide and approved reports.
10. All metal connections to treated wood shall be at a minimum: triple zinc ZMAX (60165 per ASTM A653); Hot Dip Galvanize (ASTM A123 for connectors and ASTM153 for fasteners and anchors).
11. All bathroom fans, kitchen hood, and dryer ducts shall be exhausted through the attic to the roof or through the floor to the exterior side 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 1992 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

CONCRETE: 2500 PSI AFTER 28 DAYS
(5½ 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 2018 IBC
STEEL : PER 2018 IBC (GRADE 60)
WOOD : PER 2018 IBC
NAILING : PER 2018 IRC NAILING PER TABLE
R602.3(1)
WIND: 85 MPH
SEISMIC: ZONE - D
V = see design calculations(Wd)

WEATHERING POTENTIAL: MODERATE

FROST LINE: 12"
E.F.P.: 45 PSF

4" BEAM: DOUGLAS FIR #2
fv = 180
fb = 900 PSI

6" BEAM: DOUGLAS FIR #2
fv = 170

fb = 875 PSI
E = 1,300,000
4" POST: DOUGLAS FIR #2

6" POST: DOUGLAS FIR #2

JOISTS & RAFTERS HEM FIR #
& STUDS: $F_v = 150$

GLU-LAM BEAMS:

fv = 240 psi
fb = 2,400 psi (reduced by size factor, CF*KI)
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-1-FLOOR 16" O.C., 3/4"

WALL & ROOF SHEATHING:
APA RATED SHEATHING 24/16 7/16"



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GG