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### DIRECTORY

- A1 - FRONT/REAR ELEVATION
- A2 - SIDE ELEVATIONS
- A3 - FOUNDATION PLAN
- A4 - MAIN FLOOR PLAN
- A5 - UPPER FLOOR FRAMING PLAN
- A6 - UPPER FLOOR PLAN
- A7 - ROOF FRAMING PLAN
- A8 - BUILDING SECTION-WSEC NOTES
- LI - LATERAL NOTES/DETAILS
- GI - DESIGN DATA-DETAILS

### CONSULTANTS

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

### CODE INFORMATION

CONSTRUCTION TYPE: 5B  
 OCCUPANCY: RS/U-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 SLOPED 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

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



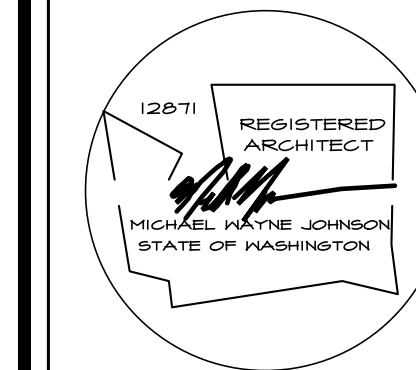
### REAR ELEVATION

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

FRONT FACADE IS 1200 SQUARE FEET  
 GLAZING AREA= 270 SQUARE FEET (22.2%)- THIS MEETS MINIMUM CRITERIA WHICH IS 8 %

#### EACH UNIT:

SQUARE FOOTAGES	
MAIN	585
UPPER	1100
TOTAL	1685
GARAGE	390
COVERED PATIO	137
COVERED PORCH	23



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**STOSSEL COURT**  
**CARNATION, WA**

Project:  
 date: 3-14-22  
 permit:  
 revisions:

drawn by: LMD  
 checked by: MWJ

SHEET  
 A1  
 OF  
 A8

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



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



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SHEET

OF **A2**  
**A8**

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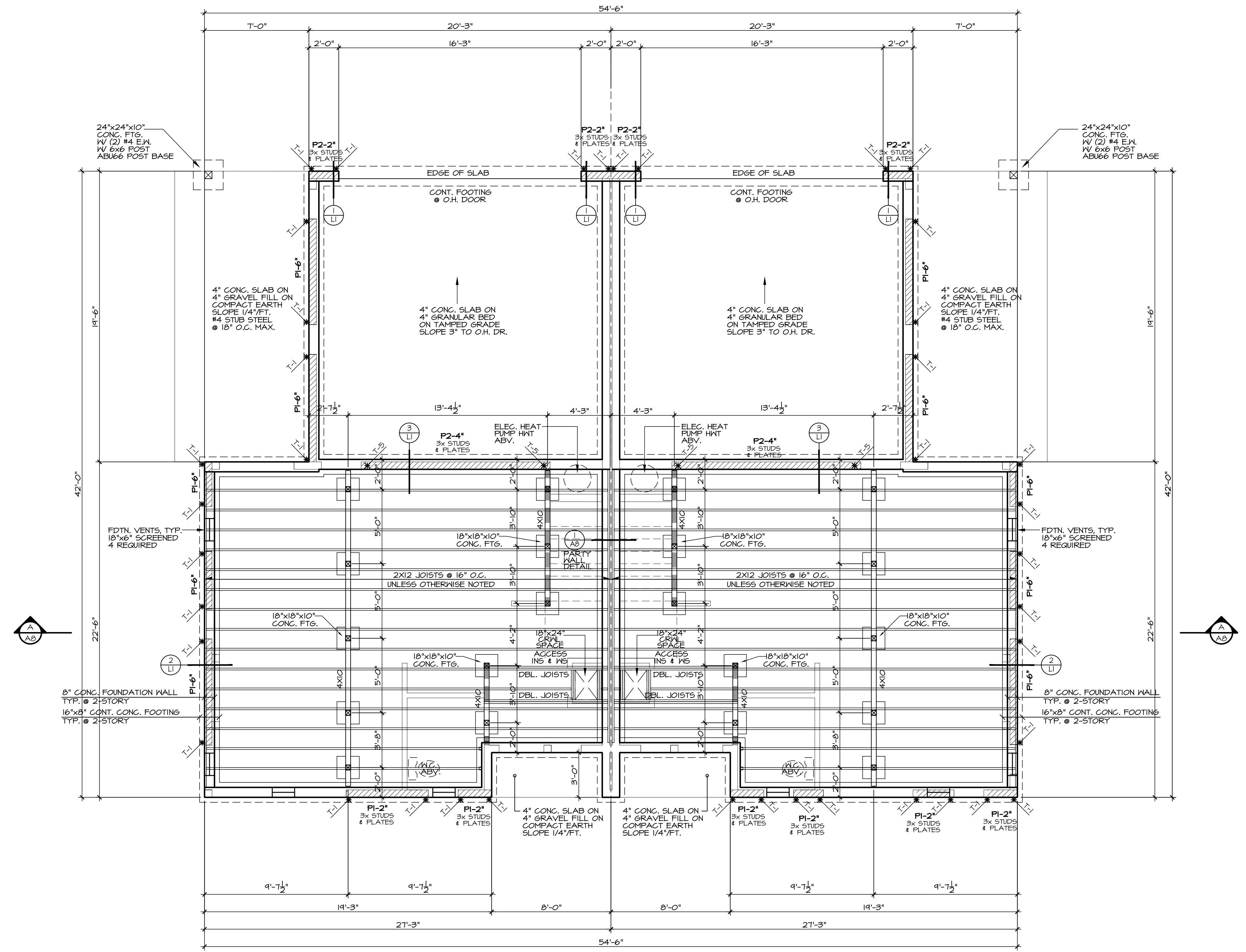
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**SHEAR NOTE:**  
1. 3X MATERIAL CAN BE USED FOR ALL MUDSILLS.  
2. SET A DOUBLE 3X STUD BEHIND EVERY STHD14 HOLDDOWN CALLED OUT ON THE FOUNDATION PLAN. SET HOLDDOWN 1/2" MINIMUM AWAY FROM WALL CORNERS. WINDOW AND DOOR HEADERS, IT IS IMPORTANT THAT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

**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 CONC. SToops AND/OR PATIOS 1/4" PER FOOT AWAY FROM DOORWAYS.  
BEARING WALL ABOVE

**FOUNDATION VENT CALCULATION**  
585 SQUARE FEET = 1.95  
300 = .57  
(4) VENTS REQUIRED

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

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	MST4B	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC4BB3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB28 (7/8") MIN. 24-1/8" EMBEDMENT

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

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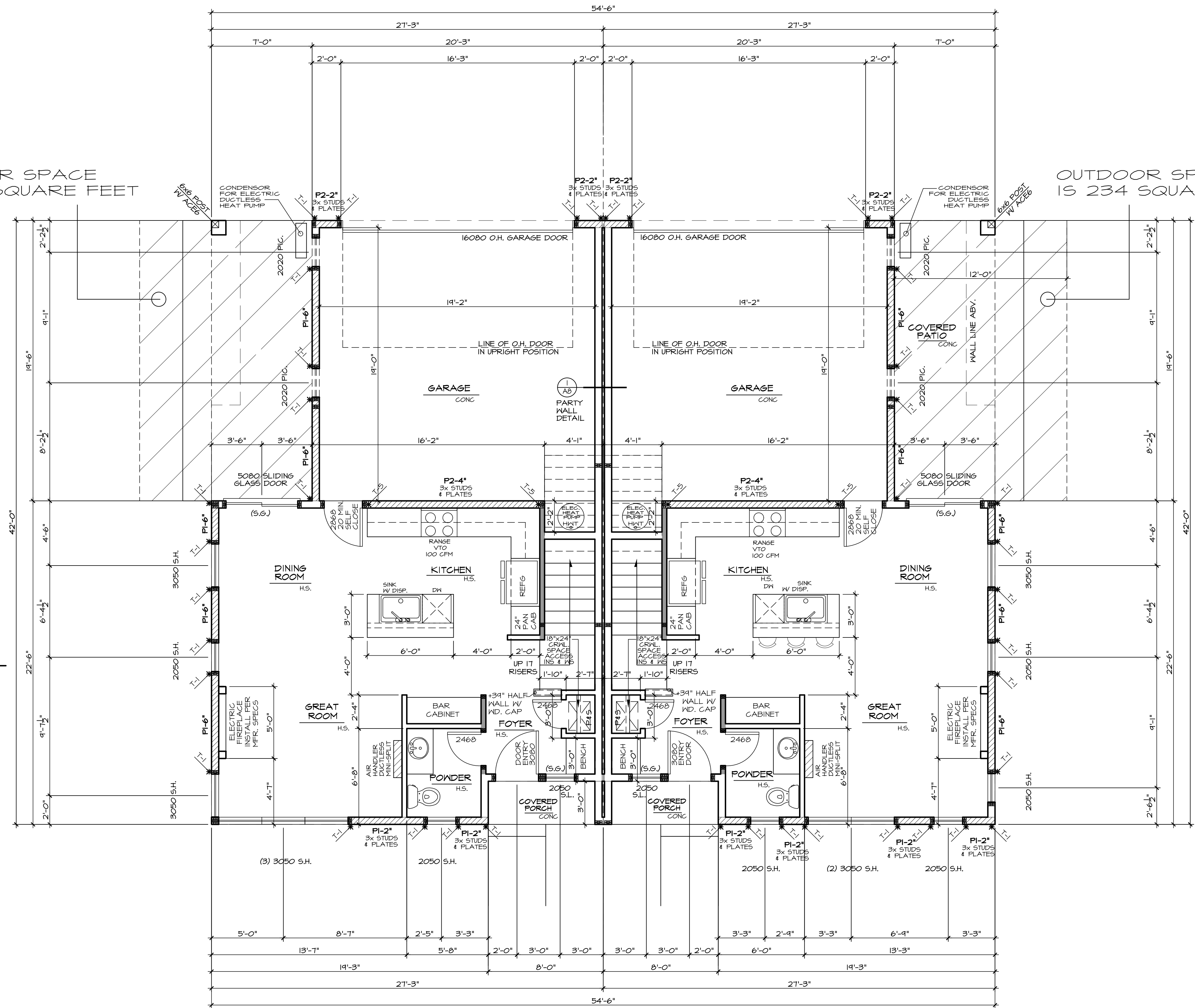
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SHEET  
A4  
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A8

OUTDOOR SPACE IS 234 SQUARE FEET

OUTDOOR SPACE IS 234 SQUARE FEET



NOTES:

- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 24" O.C. TYPICAL.
- ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 24" O.C. TYPICAL.
- ALL HEADERS TO BE 4X10 DPM2 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 60CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 15" 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
- SMOKE DETECTOR
- ICV INTERCONNECTED W/ BATTERY BACK-UP, PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

GARAGE NOTES:

1. GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GMB AT CEILING/WALL, WRAP POSTS AND BEAMS.
2. INSULATE ALL WARM WALLS AND CEILING.

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' GMB 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.

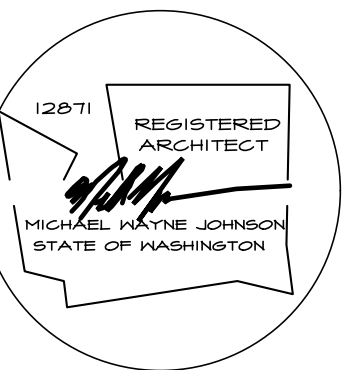
SHEAR NOTE:

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

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	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	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(36)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(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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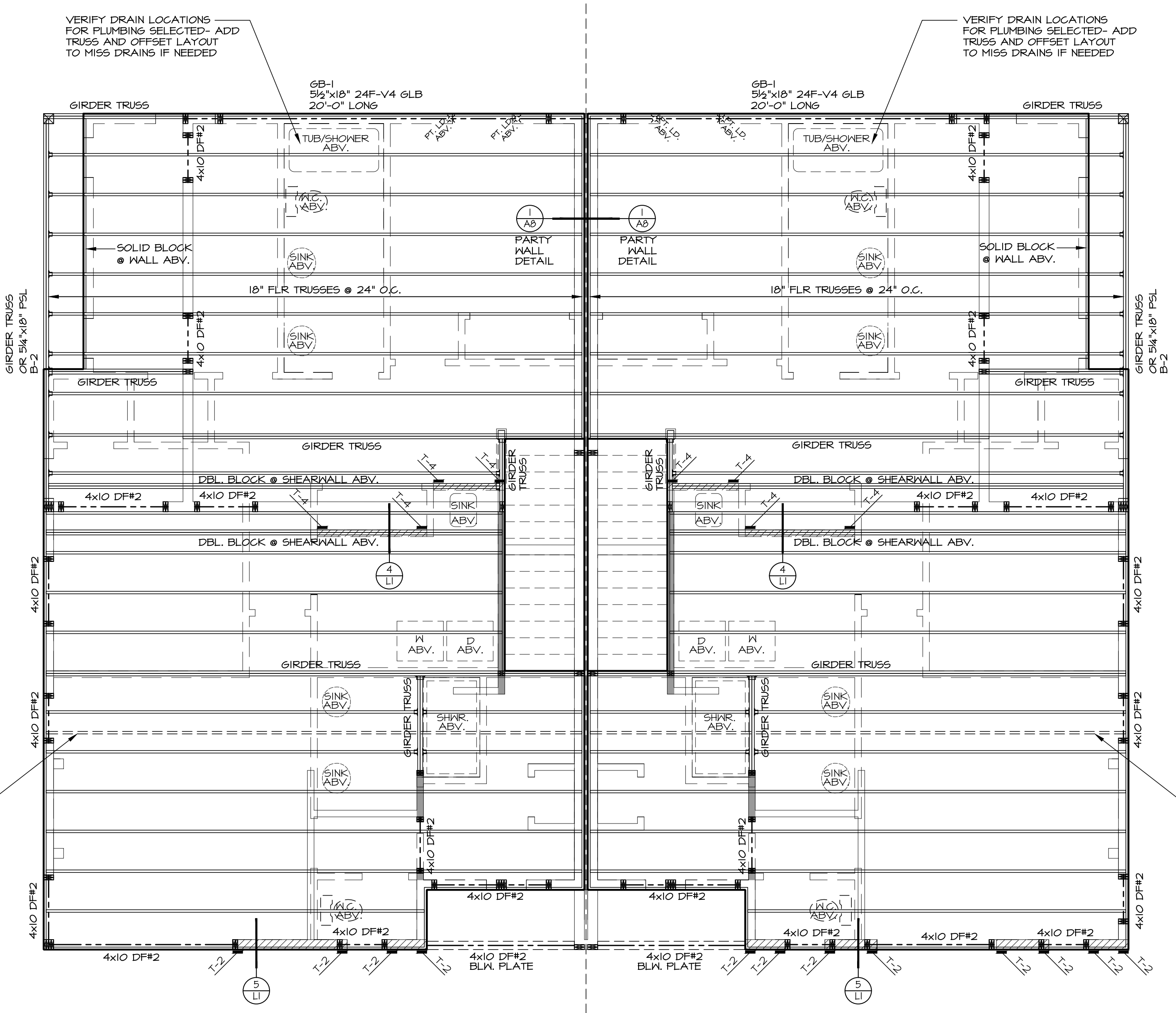
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checked by: MKJ

SHEET  
OF  
A5  
A8



ALL GIRDER TRUSS/FLOOR TRUSS CONNECTIONS TO BE PROVIDED BY TRUSS MFR.

NOTES:

- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
- ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 24" 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 MISC.
- FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 72" 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 +72" FROM DRAIN, SHOWER.
- FLOOR IS LIMITED TO 175 S.A.L.M.I.N.
- PER IRC R309.4.5, GLAZING LESS THAN 60" VERTICALLY FROM STANDING SURFACE AND WITHIN 60" HORIZONTALLY FROM EDGE OF TUB/SHOWER SHALL BE SAFETY GLASS.
- 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.

DRAFTSTOPPING NOTE:  
DRAFT STOPPING TO BE INSTALLED TO ALLOW FOR LESS THAN 1000 SQFT OF OPEN AREA WITHIN THE FLOOR TRUSSES PER IRC SECTION 502.12. 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

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- LEGEND:
- BEARING WALL
  - BEARING ABOVE
  - FLOOR LINE ABOVE
  - PT. LD. ABV. X
  - MULTIPLE 2x STUDS @ POINT LOAD
  - SMOKE DETECTOR 110V 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.

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	MST4B	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC4B3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB2B (7/8") MIN. 24-1/8" EMBEDMENT

UPPER FLOOR FRAMING PLAN

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

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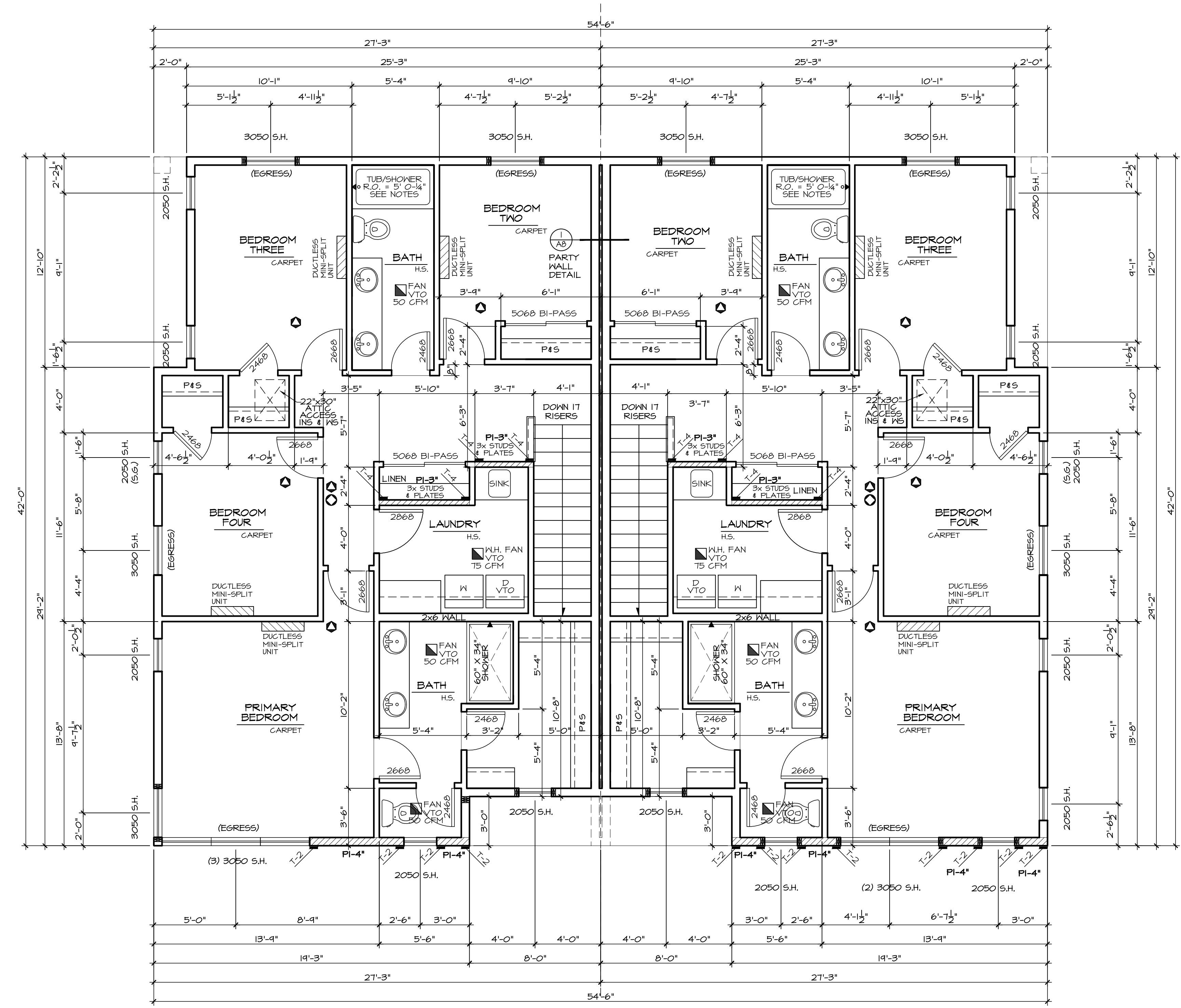
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SHEET  
OF  
A6  
A8



NOTES:

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- ALL HEADERS TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.
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- EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 50' 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:

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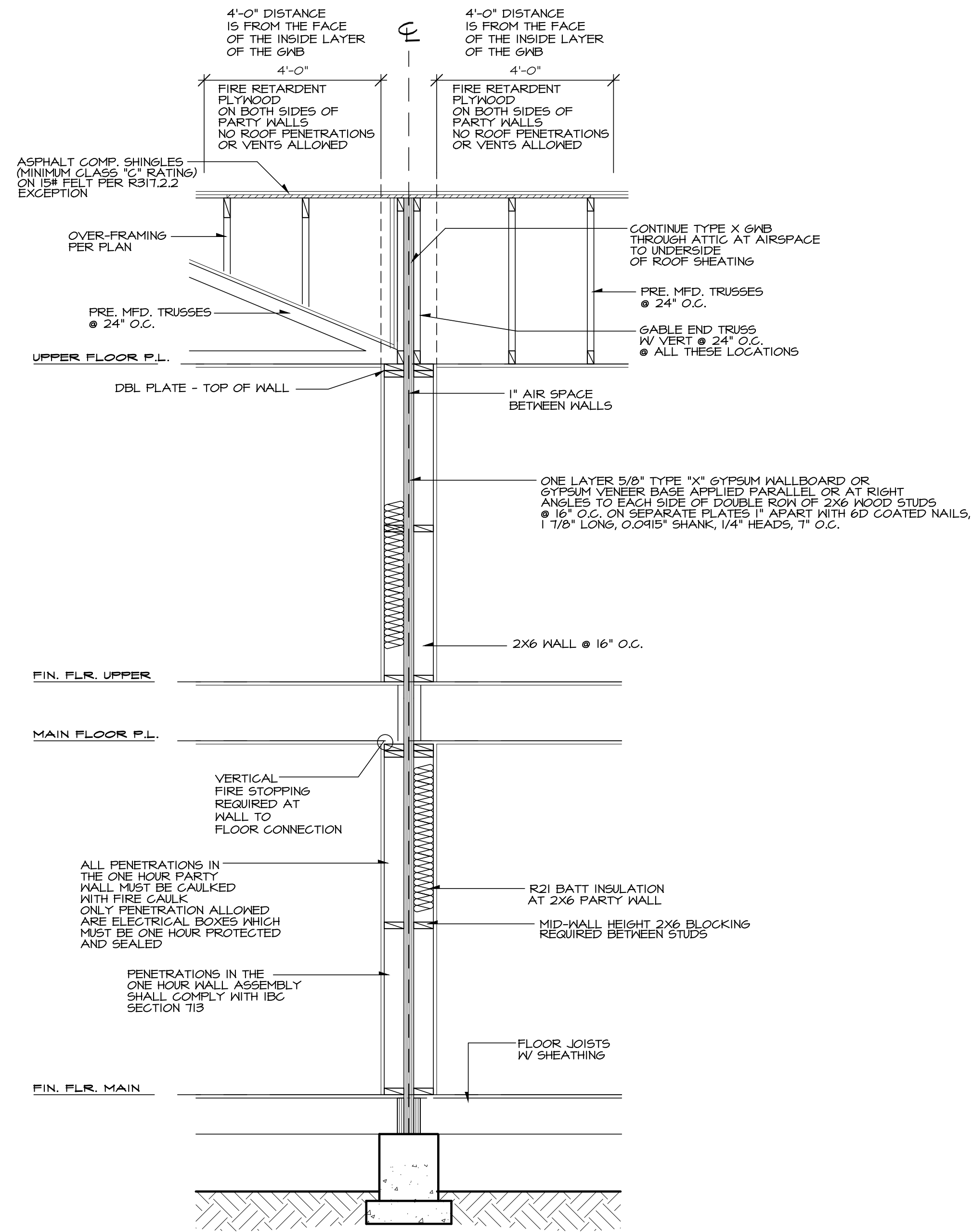
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T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB28 (7/8") MIN. 24-1/8" EMBEDMENT

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



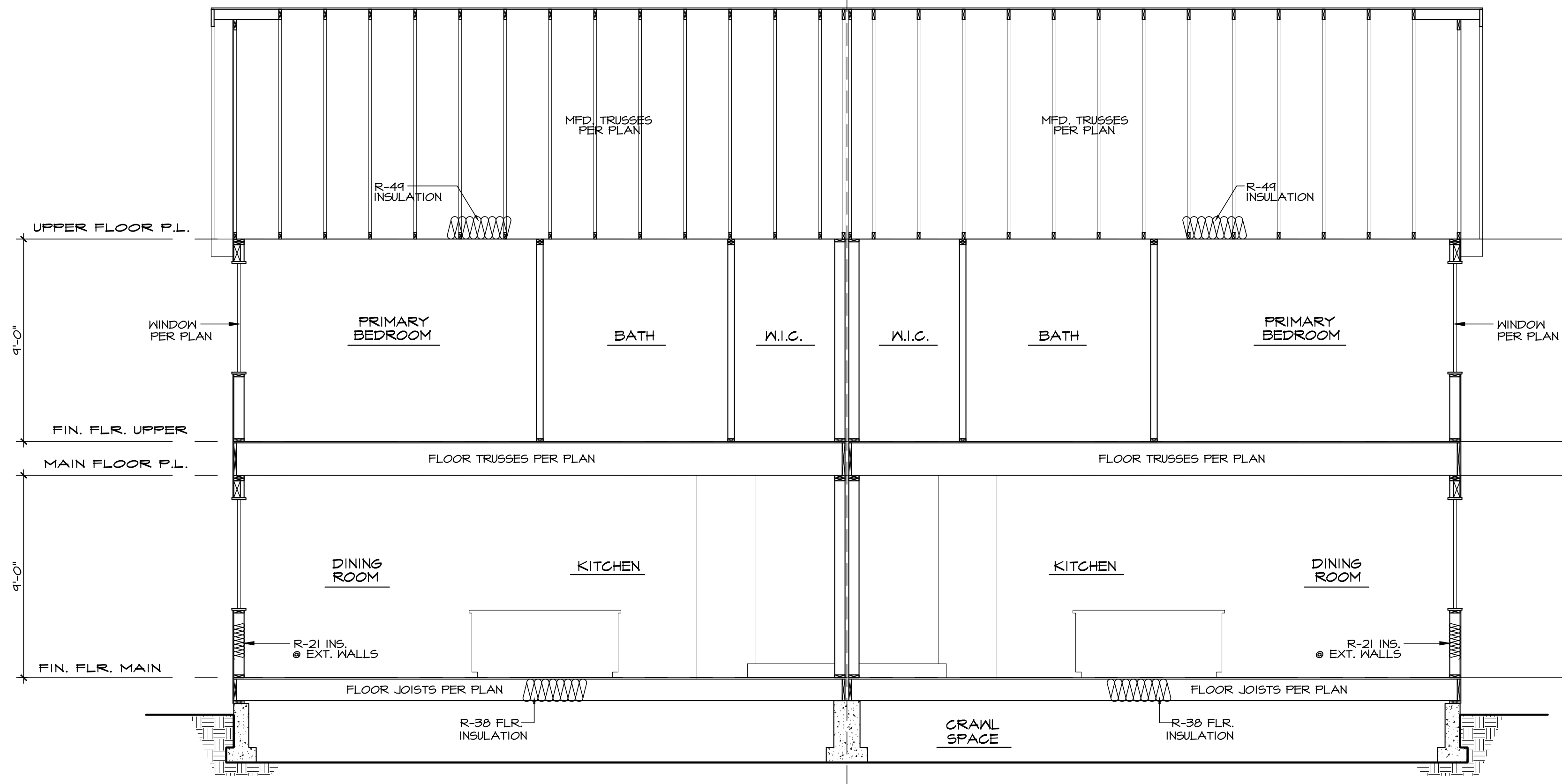
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**TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION**

SEE GENERAL NOTES

NO SCALE



**SECTION A**

SEE GENERAL NOTES

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

**2018 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-44 (R-30 VAULTED)	R-21	R-38	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	
HEATING OPTION 2	1.0	HEAT PUMP (ELECTRIC)
ENERGY OPTION 1.3	5	PREScriptive COMPLIANCE IS BASED ON TABLE R402.1.1 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%
ENERGY OPTION 2.1	5	COMPLIANCE BASED ON R402.4.1.2; REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 408.3 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM 0.35 watts/cfm), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT A LOW SPEED IN VENTILATION ONLY MODE
ENERGY OPTION 3.6	2.0	DUCTLESS SPLIT SYSTEM HEAT PUMP WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP WITH A MINIMUM HSPF OF 10.0 SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT
ENERGY OPTION 5.5	2.0	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
		ELECTRIC HEAT PUMP WATER HEATER TO BE USED PER OPTION 5.5
		<b>TOTAL</b>
		<b>6.0 CREDITS</b>

AIR LEAKAGE TESTING (WSEC R402.4) THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR (OR LESS DEPENDING ON ADDITIONAL CREDIT OPTIONS). TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THIS TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE

DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED (WSEC R403.3.2)

PER WSEC R403.3.3, DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED AND LEAK TESTED

PER WSEC R404.1, A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS

PROVIDE CERTIFICATION REPORT PER R405.2 IN 2018 WSEC

THE BUILDINGS THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE AND THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE THIRD PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (WSEC R402.4)

AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE (WSEC R403.1.1)



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CARNATION, WA**

Project:

date: 3-14-22  
permit:  
revisions:

drawn by: LMD  
checked by: MWJ

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OF  
**A8**  
**A8**



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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.

P1 = ONE SIDE PLYWOOD  
P2 = TWO SIDES PLYWOOD

MARK	7/16" PLYWD.	NAIL SPACING EDGES FIELD	TOP & BTM. ANCHORS	ASB ANCHORS	BLKG. REQ'D.	SILL PLATE ANCHOR BOLTS	OPTIONAL SIMPSON MASAP ANCHORS	BASE PLATE NAILING	HEM FIR #2 VALUE (4/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.	(2) 2x4/6	5/8" @ 24" @ 24" @ ENDS	(2) 16d @ 5"	450	
P1-2"	8d	2" 12"	2"	12" O.C.	(2) 2x4/6	3/4" @ 24" @ 18" @ ENDS	(2) 16d @ 5"	585	
P2-6"	8d	6" 12"	6"	10" O.C.	(2) 2x4/6	5/8" @ 24"	N/A	480	
P2-4"	8d	4" 12"	4"	8" O.C.	(2) 2x4/6	3/4" @ 20"	N/A	700	
P2-3"	8d	3" 12"	3"	8" O.C.	(2) 2x4/6	3/4" @ 16"	N/A	900	
P2-2"	8d	2" 12"	2"	8" O.C.	(2) 2x4/6	3/4" @ 12"	N/A	1170	

**\*\*NOTE:** WALLS WITH UNIT SHEAR OF 950#/ft. OR GREATER SHALL HAVE FRAMING MEMBERS (STUDS & PLATES) ABUTTING PANELS NOT LESS THAN 3X MEMBERS OR (2) 2X MEMBERS PER IBC 2015 AND SDPWS-2008  
PER SPECIAL DESIGN PROVISIONS FOR WIND 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

- 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. PLATE WASHERS TO BE INSTALLED WITHIN 1/2" OF SHEATHING.

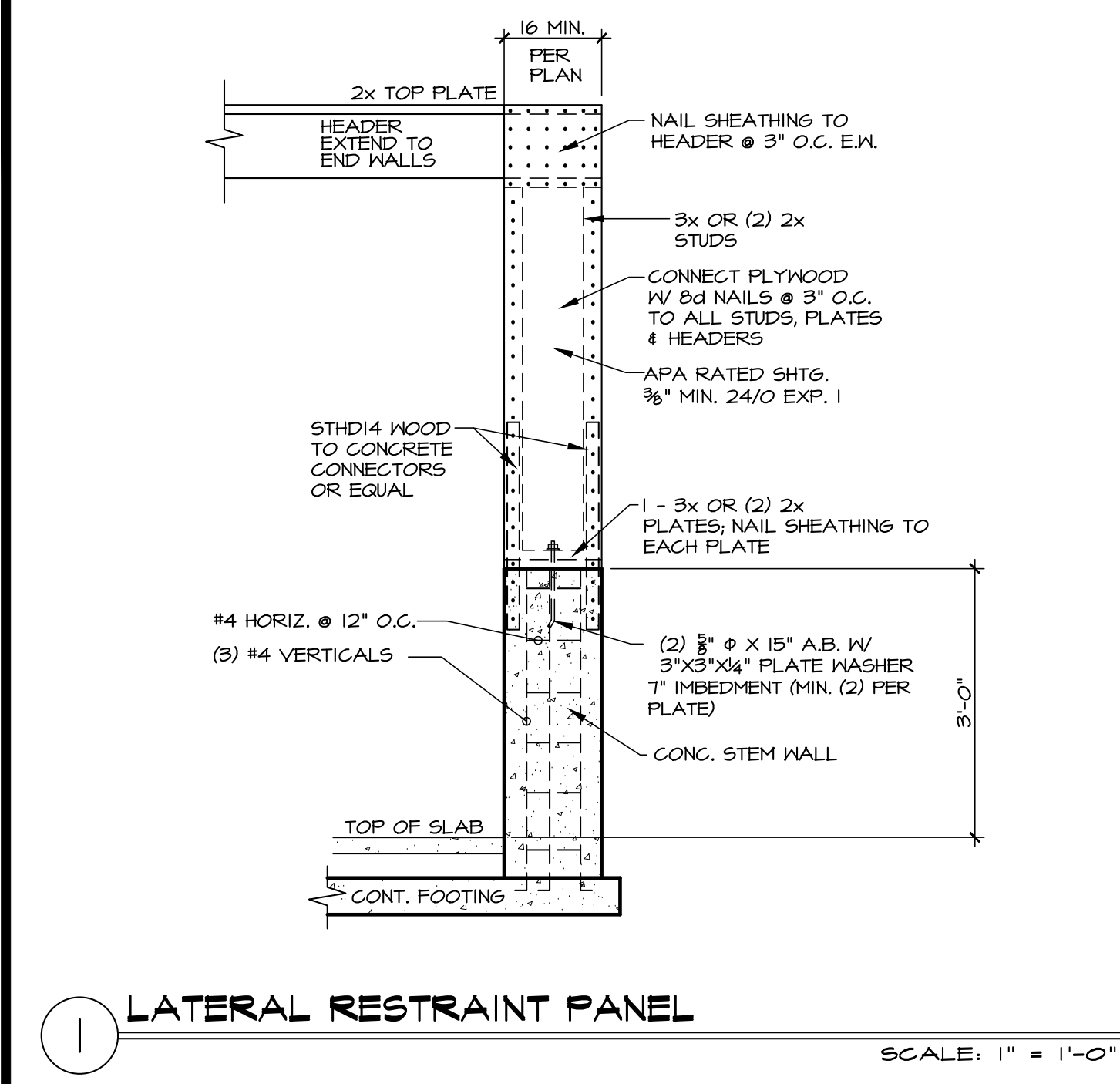
7/16" OSB OR PLYWOOD SHEATHING - STAPLE SCHEDULE  
ALLOWABLE SHEAR VALUES WITH HEM FIR #2 STUDS

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. - 303#/ft. 3" O.C. - 390#/ft. 2" O.C. - 504#/ft.
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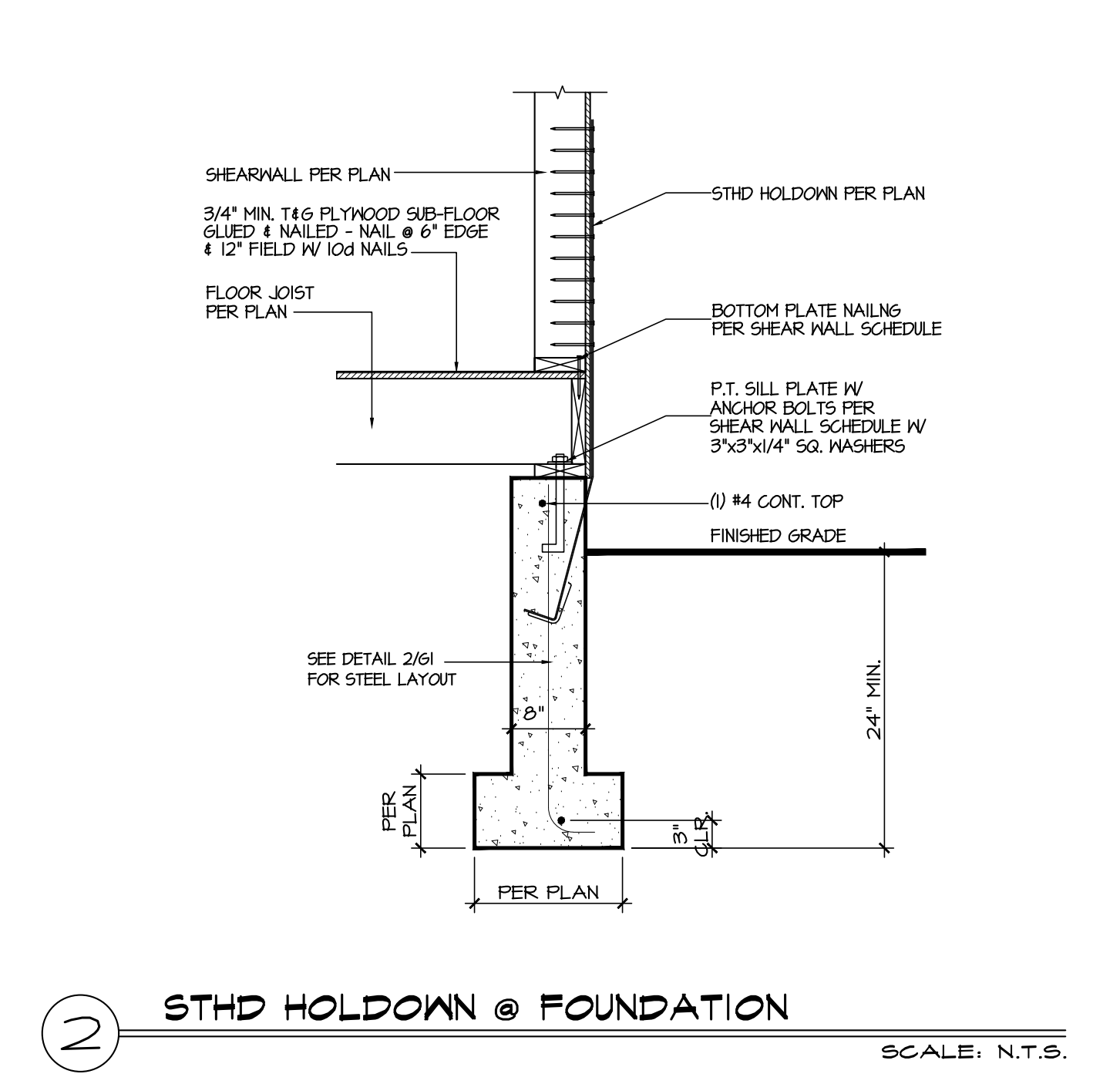
FIELD SPACING: 12" O.C. NAILS & STAPLES.

HOLDOWNS - INSTALL SIMPSON HOLDOWNS OR USP HOLDOWNS AT THE END OF SHEAR WALLS WHEN SHOWN ON DRAWINGS.  
PER PLAN, SIMPSON STHD14 OR USP STAD14  
SIMPSON MST48 OR USP KST248  
SIMPSON MSTC48B3 OR USP MSTCB4B3

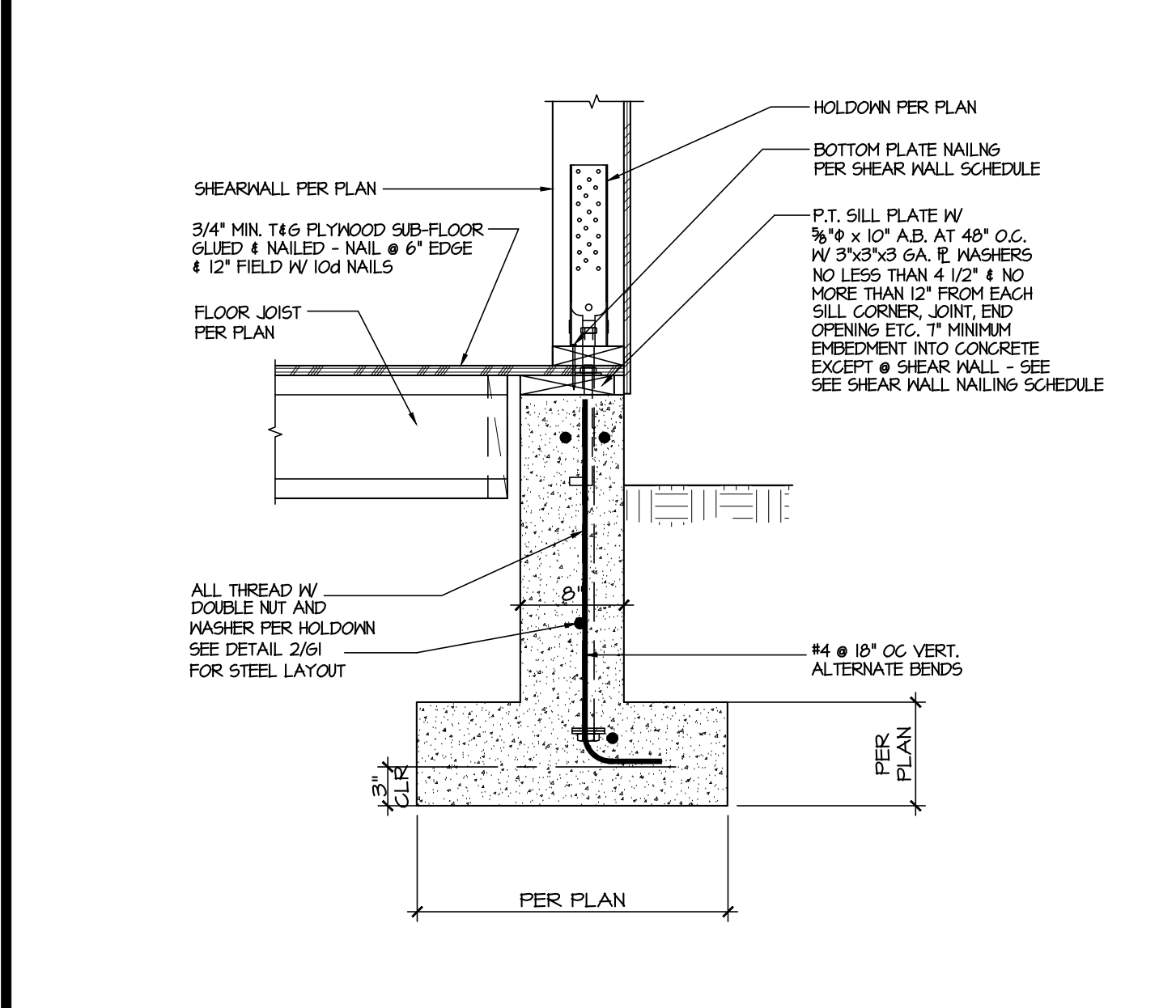
SIMPSON MST36 OR USP MST36  
SIMPSON HDUB OR USP TDIX10 (1/8" ANCHOR BOLT MIN. 24" EMBEDMENT, 3" BOLT INTO (3) 2x4(6))



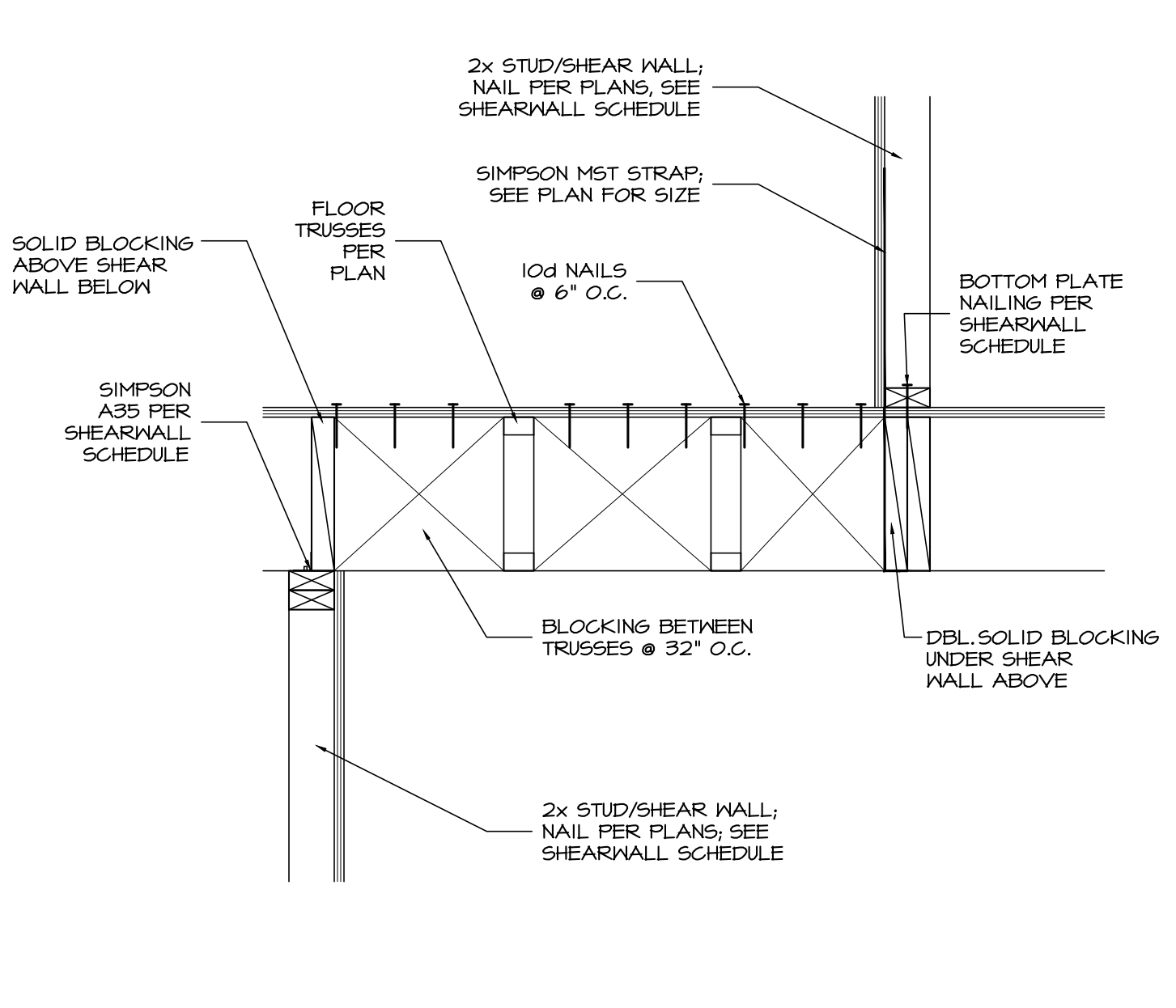
1 LATERAL RESTRAINT PANEL SCALE: 1" = 1'-0"



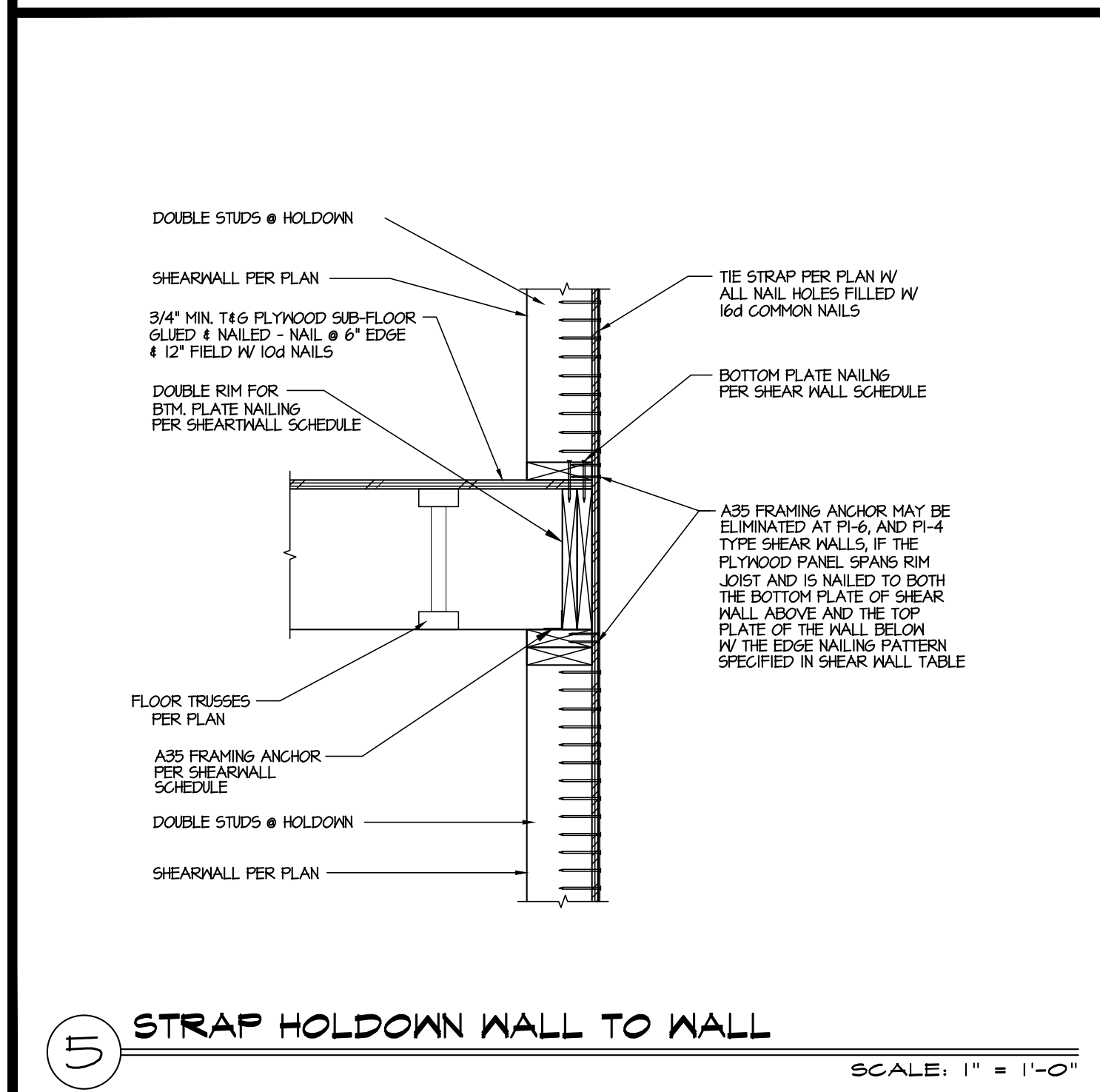
2 STHD HOLDOWN @ FOUNDATION SCALE: N.T.S.



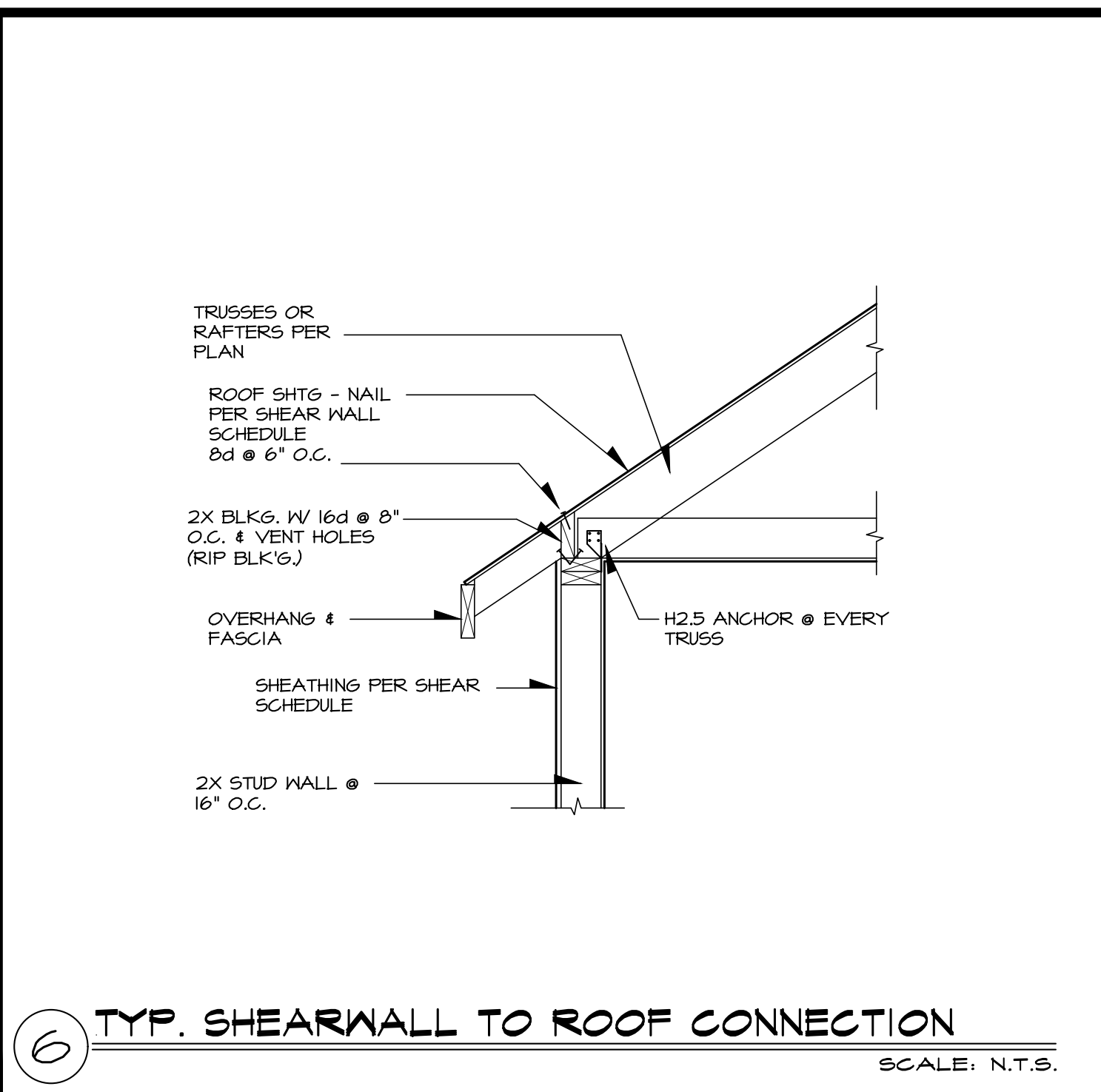
3 HOLDOWN @ RAISED FOUNDATION SCALE: 1" = 1'-0"



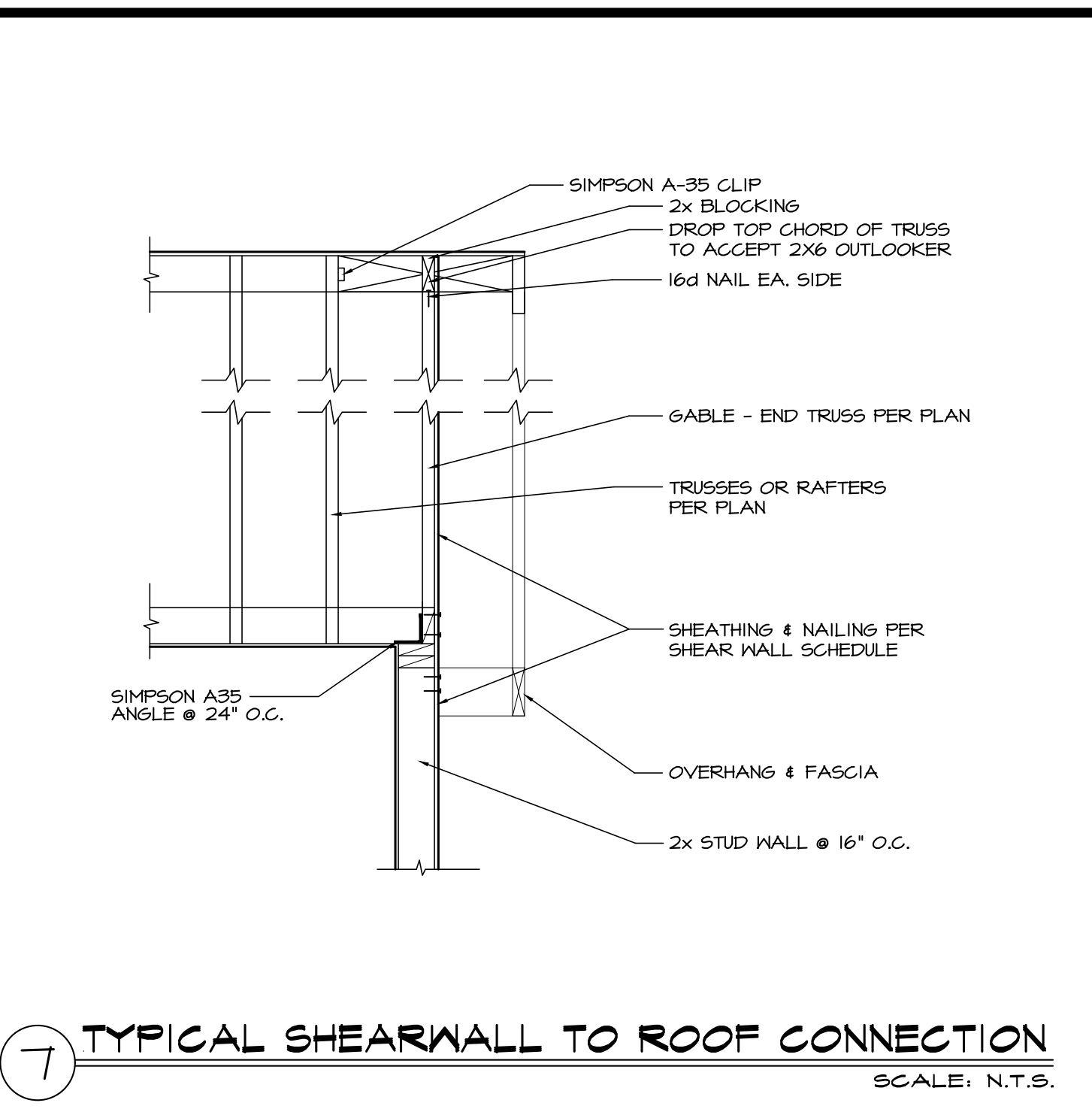
4 OFFSET SHEARWALL TRUSSES PARALLEL SCALE: 1" = 1'-0"



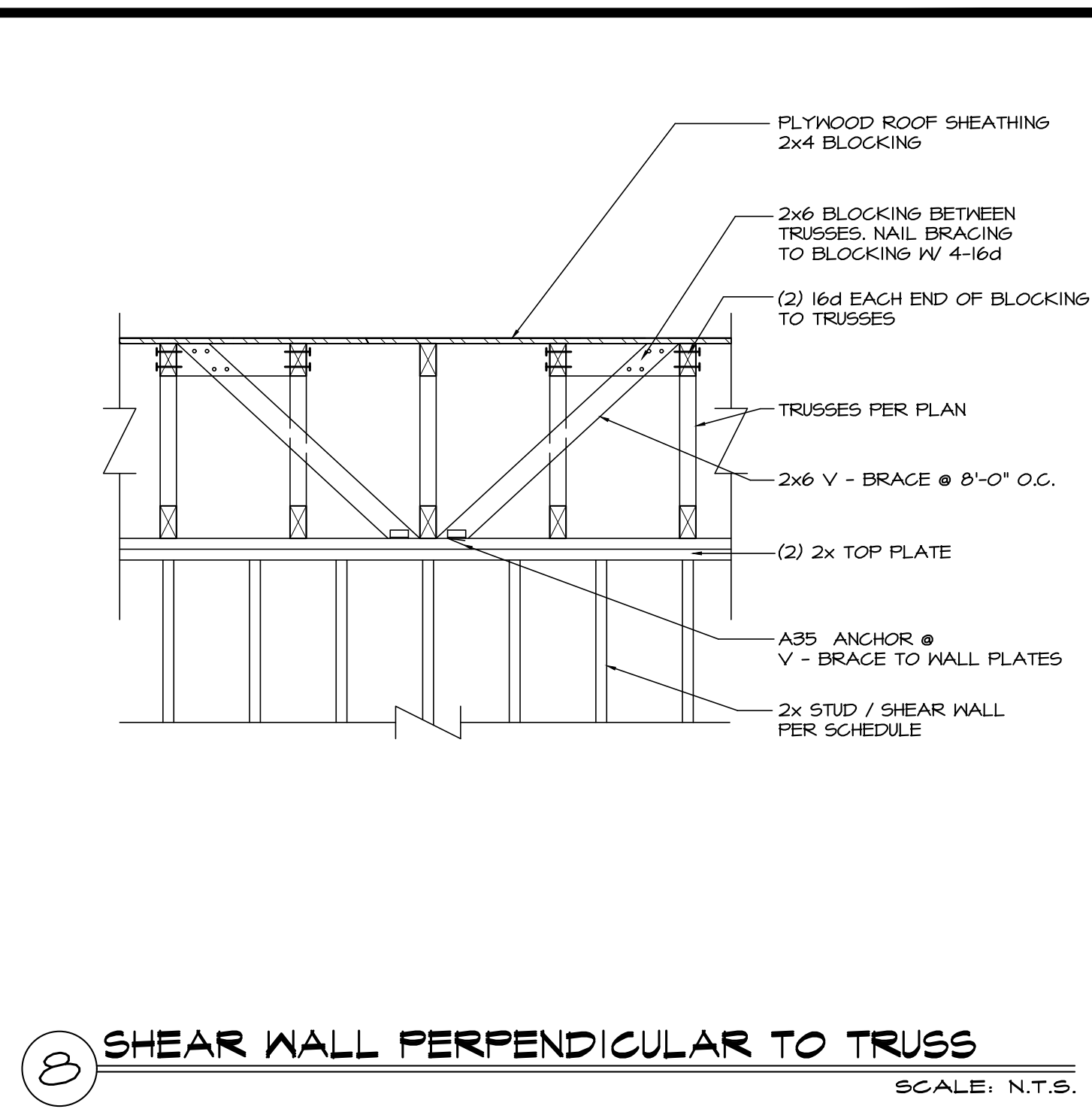
5 STRAP HOLDOWN WALL TO WALL SCALE: 1" = 1'-0"



6 TYP. SHEARWALL TO ROOF CONNECTION SCALE: N.T.S.



7 TYPICAL SHEARWALL TO ROOF CONNECTION SCALE: N.T.S.



8 SHEAR WALL PERPENDICULAR TO TRUSS SCALE: N.T.S.

12871 REGISTERED ARCHITECT  
MICHAEL WAYNE JOHNSON  
STATE OF WASHINGTON

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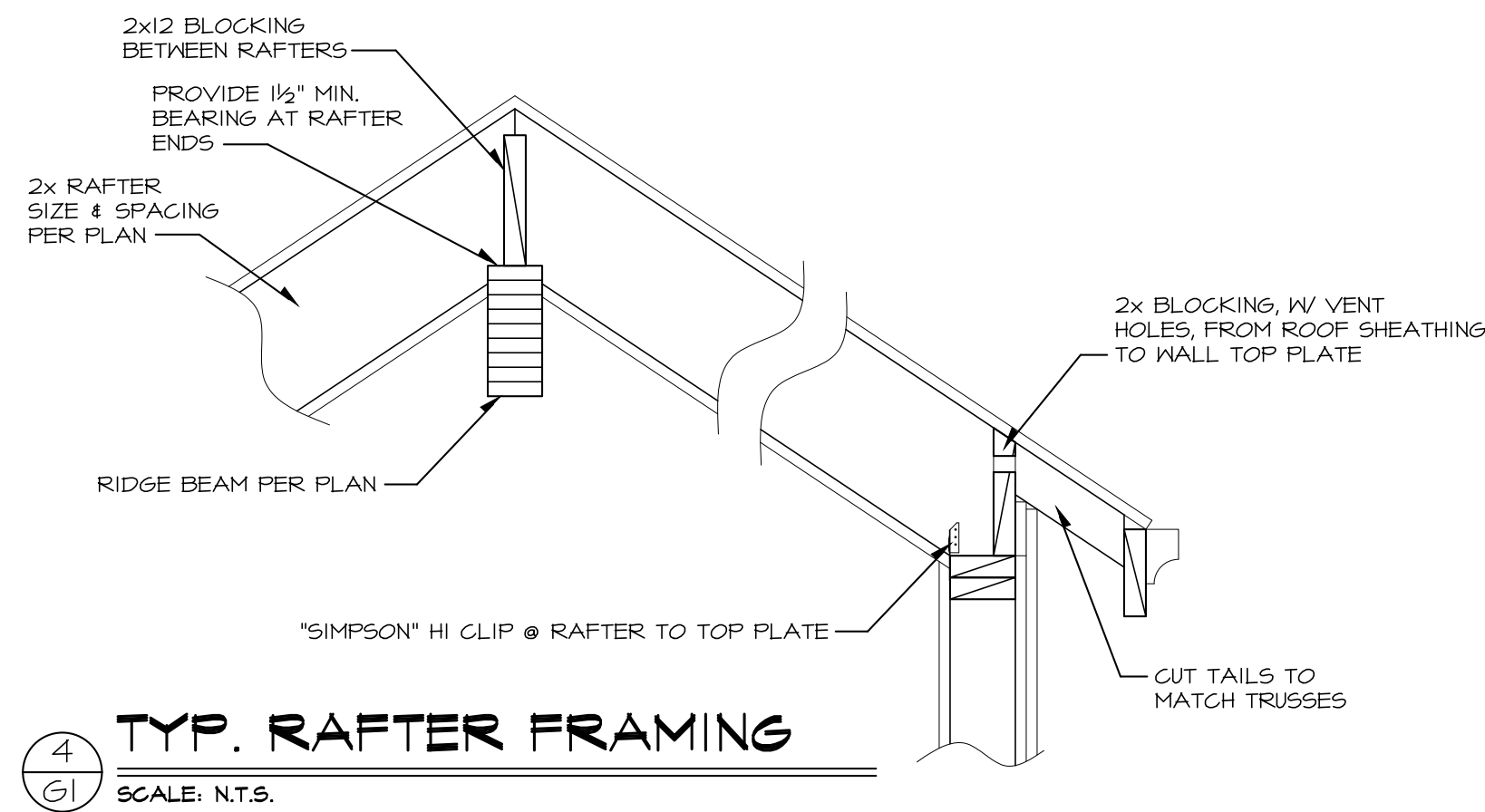
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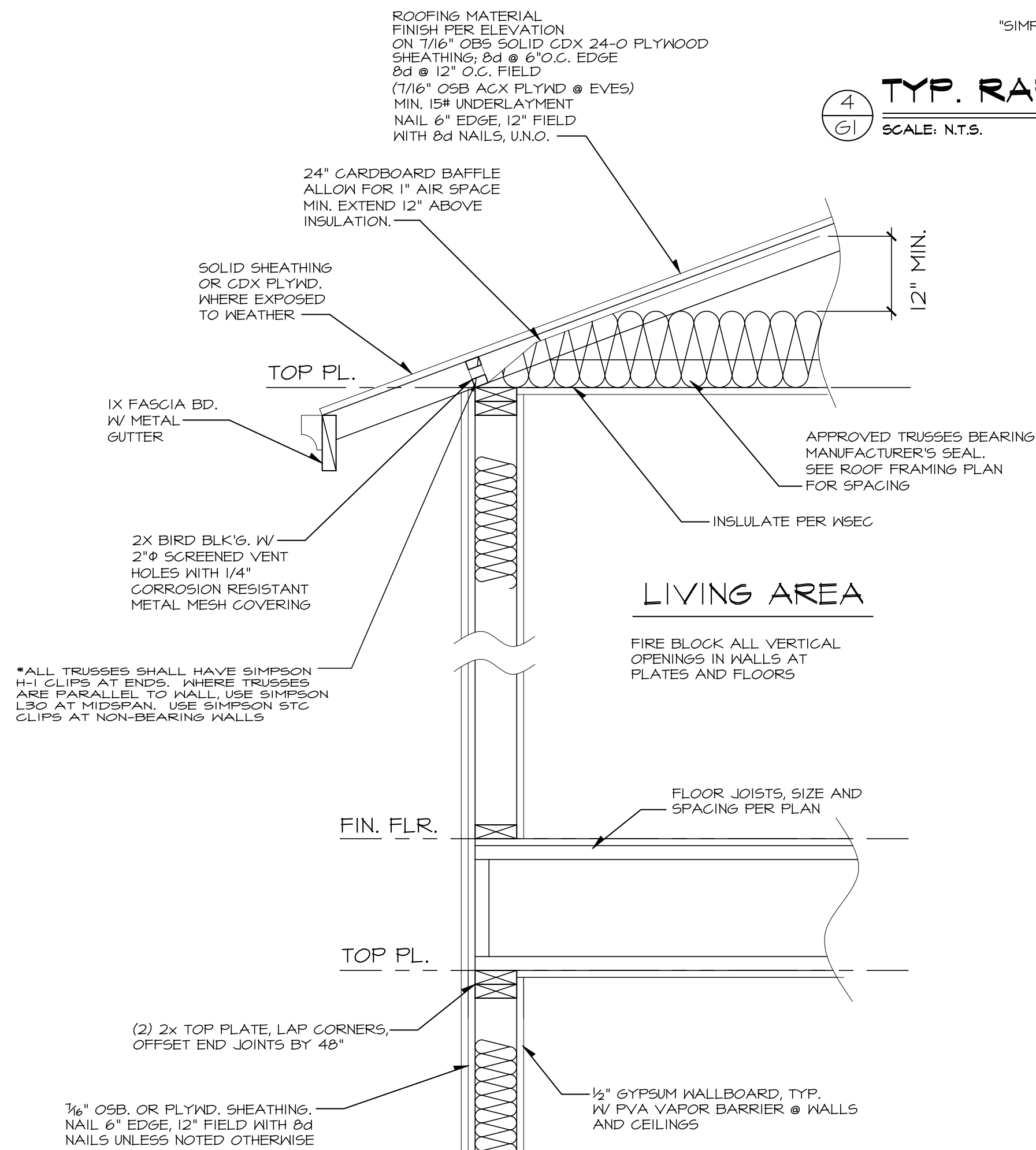
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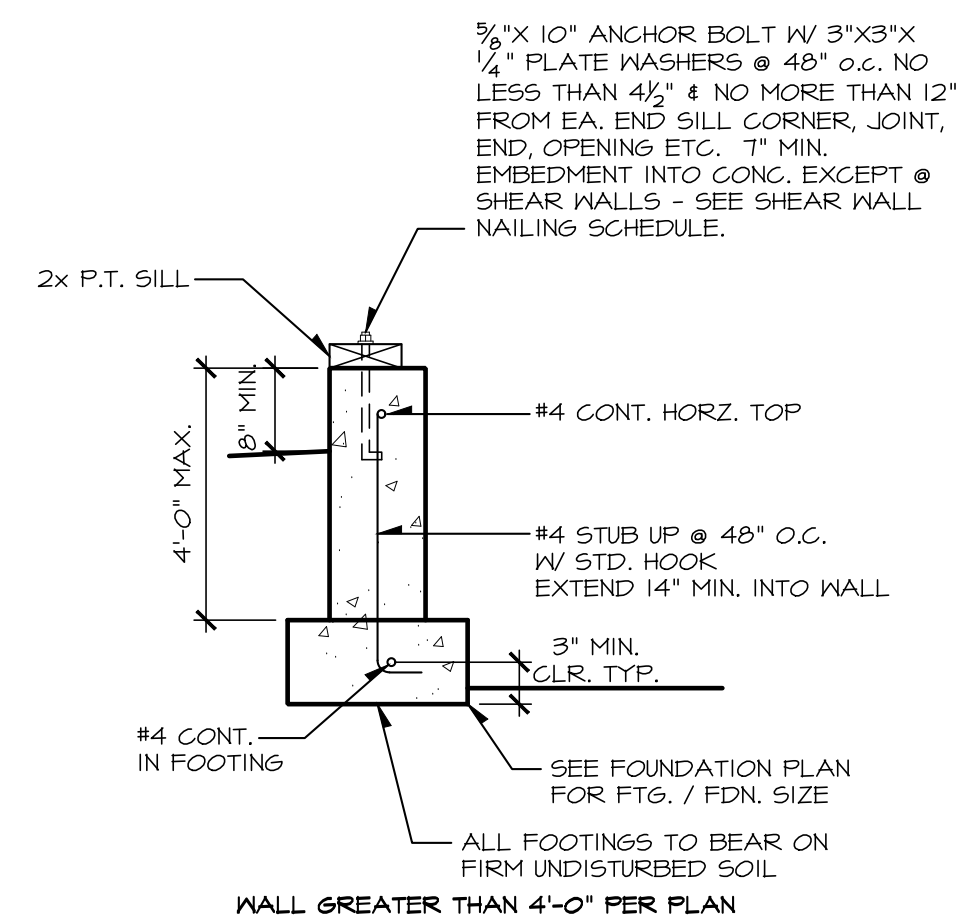
**TYP. RAFTER FRAMING**

SCALE: N.T.S.



**LIVING AREA**

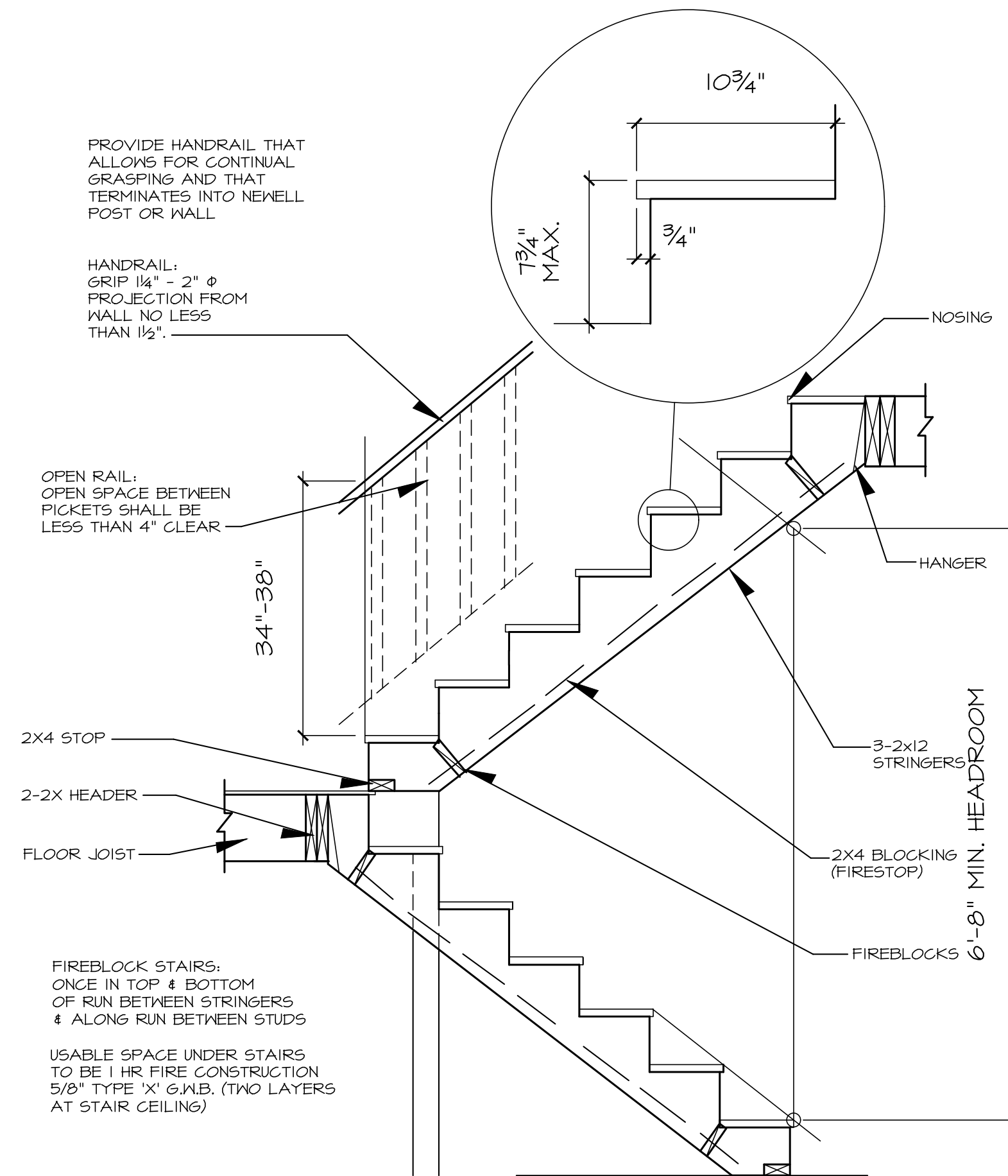
FIRE BLOCK ALL VERTICAL OPENINGS IN WALLS AT PLATES AND FLOORS



**STD. FOUNDATION DETAIL**

SCALE: N.T.S.

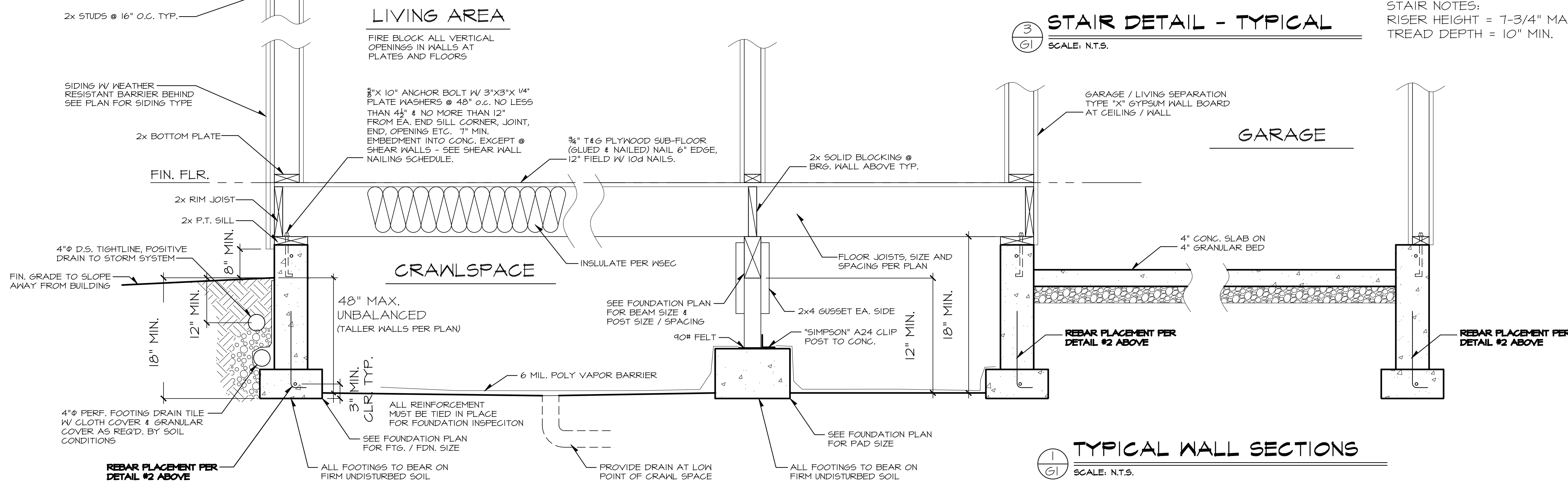
PER IRC R403.1.3 #5



**STAIR DETAIL - TYPICAL**

SCALE: N.T.S.

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



**TYPICAL WALL SECTIONS**

SCALE: N.T.S.

**NASH & ARCHITECTS**  
**GENERAL NOTES:**

- All construction per applicable codes and ordinances. 2018 IRC, IBC.
- 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 2018 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 (5185 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 1942 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 (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 2018 IBC
STEEL:	PER 2018 IBC (GRADE 60)
WOOD:	PER 2018 IBC
NAILING:	PER 2018 IRC NAILING PER TABLE R602.3(I)
WIND:	85 MPH
SEISMIC:	ZONE - D
	V = see design calculations(w/d)

WEATHERING POTENTIAL: MODERATE

FROST LINE: 12"

E.F.P.: 45 PSF

4" BEAM: DOUGLAS FIR #2

Fv = 180

Fb = 900 PSI

E = 1,800,000

6" BEAM: DOUGLAS FIR #2

Fv = 170

Fb = 875 PSI

E = 1,800,000

4" POST: DOUGLAS FIR #2

Fc II = 1350 PSI

E = 1,800,000

6" POST: DOUGLAS FIR #2

Fc II = 700 PSI

E = 1,800,000

JOISTS & RAFTERS: HEM FIR #2

Fv = 150

Fb = 850 PSI

E = 1,800,000

6" GLU-LAM BEAMS:

Fv = 240 psi

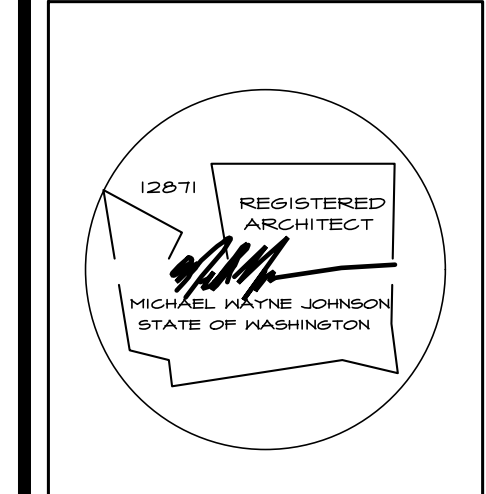
Fb = 2,400 psi (reduced by size factor, Cf\*K)

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 1/2" O.C., 3/4"

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



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