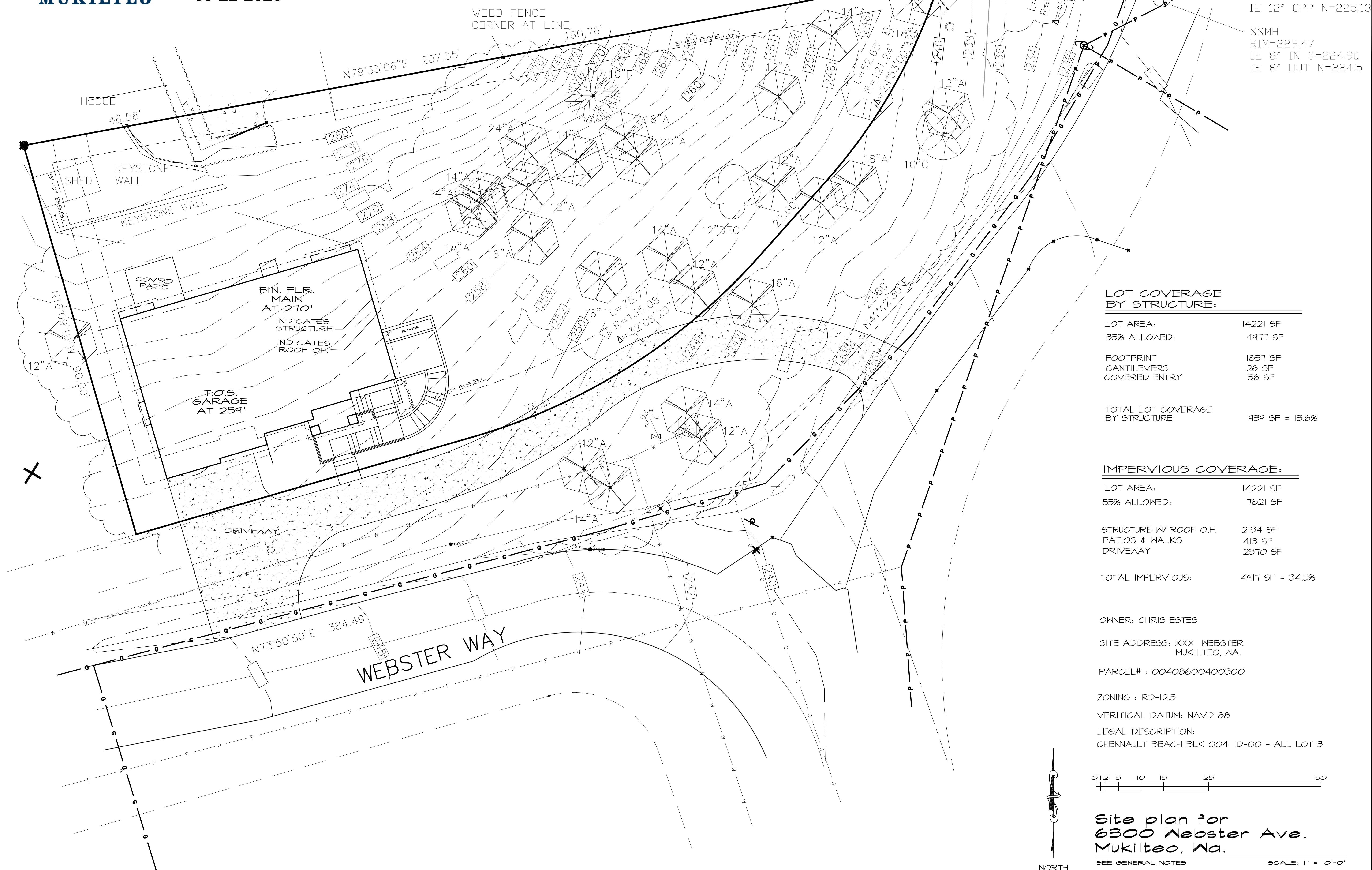




CITY OF
MUKILTEO

09-22-2020



TYPE I CB
RIM=229.03
IE 12" CPP S=225.33
IE 12" CPP N=225.13

SSMH
RIM=229.47
IE 8" IN S=224.90
IE 8" OUT N=224.5

LOT COVERAGE
BY STRUCTURE:

LOT AREA:	14221 SF
35% ALLOWED:	4977 SF
FOOTPRINT	1057 SF
CANTILEVERS	26 SF
COVERED ENTRY	56 SF
TOTAL LOT COVERAGE BY STRUCTURE:	1939 SF = 13.6%

IMPERVIOUS COVERAGE:

LOT AREA:	14221 SF
55% ALLOWED:	7821 SF
STRUCTURE W/ ROOF O.H.	2134 SF
PATIOS & WALKS	413 SF
DRIVEWAY	2370 SF
TOTAL IMPERVIOUS:	4917 SF = 34.5%

OWNER: CHRIS ESTES

SITE ADDRESS: XXX WEBSTER
MUKILTEO, WA.

PARCEL# : 00408600400300

ZONING : RD-12.5

VERTICAL DATUM: NAVD 88

LEGAL DESCRIPTION:
CHENNAULT BEACH BLK 004 D-00 - ALL LOT 3

Site plan for
6300 Webster Ave.
Mukilteo, Wa.

SEE GENERAL NOTES

SCALE: 1" = 10'-0"

NASH & ASSOCIATES
ARCHITECTS

1644 NE 80th STREET • KIRKLAND, WA • 98033 • 425-828-4117
www.nash-architects.com

For Design Information, Contact
Marle Anderson, Architect 425-242-7491

project: **Estes Residence**

6300 Webster Ave.
Mukilteo, WA

date: 02-18-20
permit:
revisions:

drawn by: AM
checked by: MRA

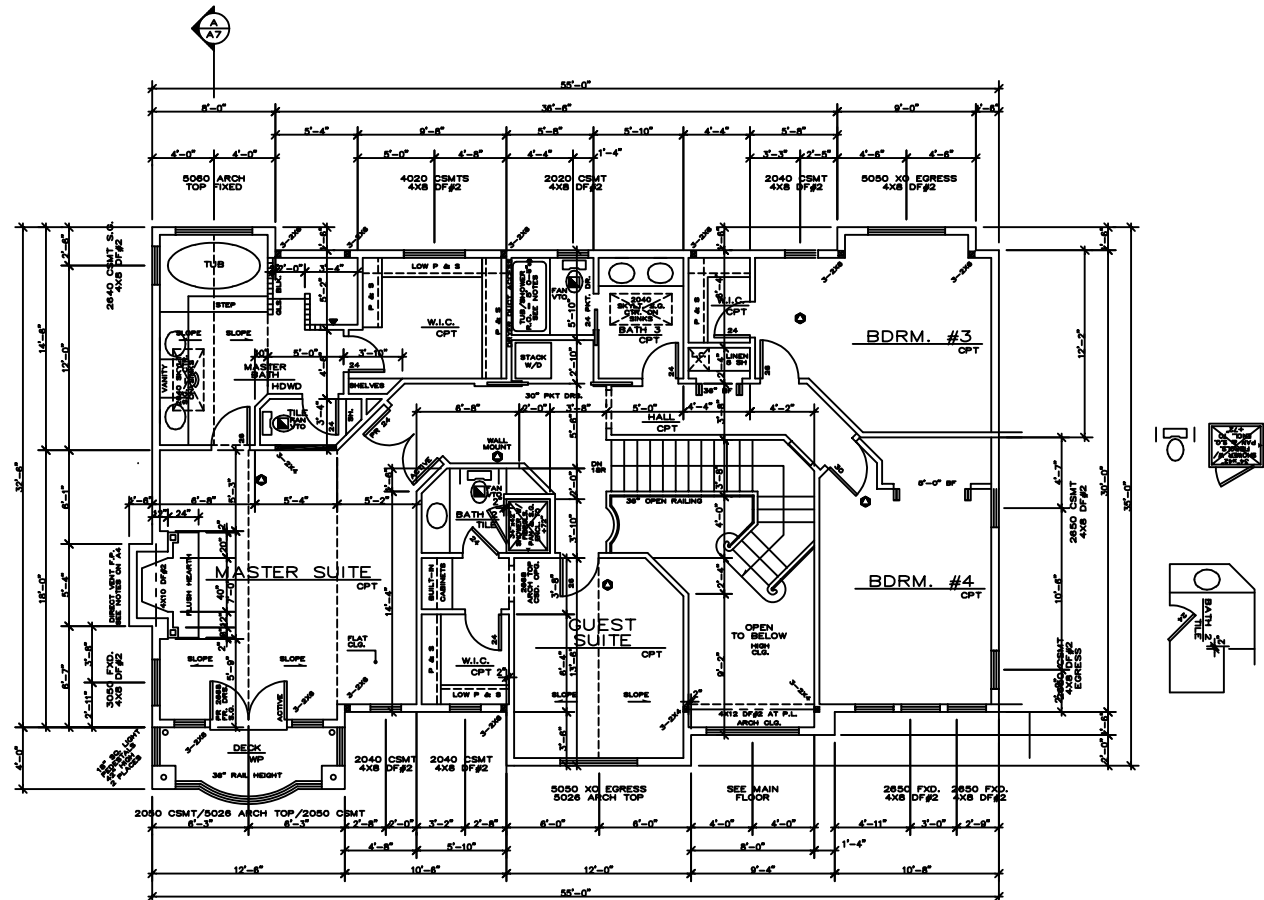
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NOTES:

ALL EXTERIOR WIND WALLS TO BE 6" / 4" INSULATION, TYPICAL.
ALL HEADERS TO BE 4" X 8" DFR
UNLESS NOTED OTHERWISE.
WALLS BLOCKING UNDER ALL BEARING WALLS.

LEGEND:

BEARING WALL
FLOOR LINE ABOVE
POINT LOAD ABOVE
POINT LOAD BELOW
MULTIPLE 2x STUDS
& POINT LOADS
SMOKE DETECTOR
TWO INTERCONNECTED
WITH BATTERY BACK-UP

*** 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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permit:
revisions:

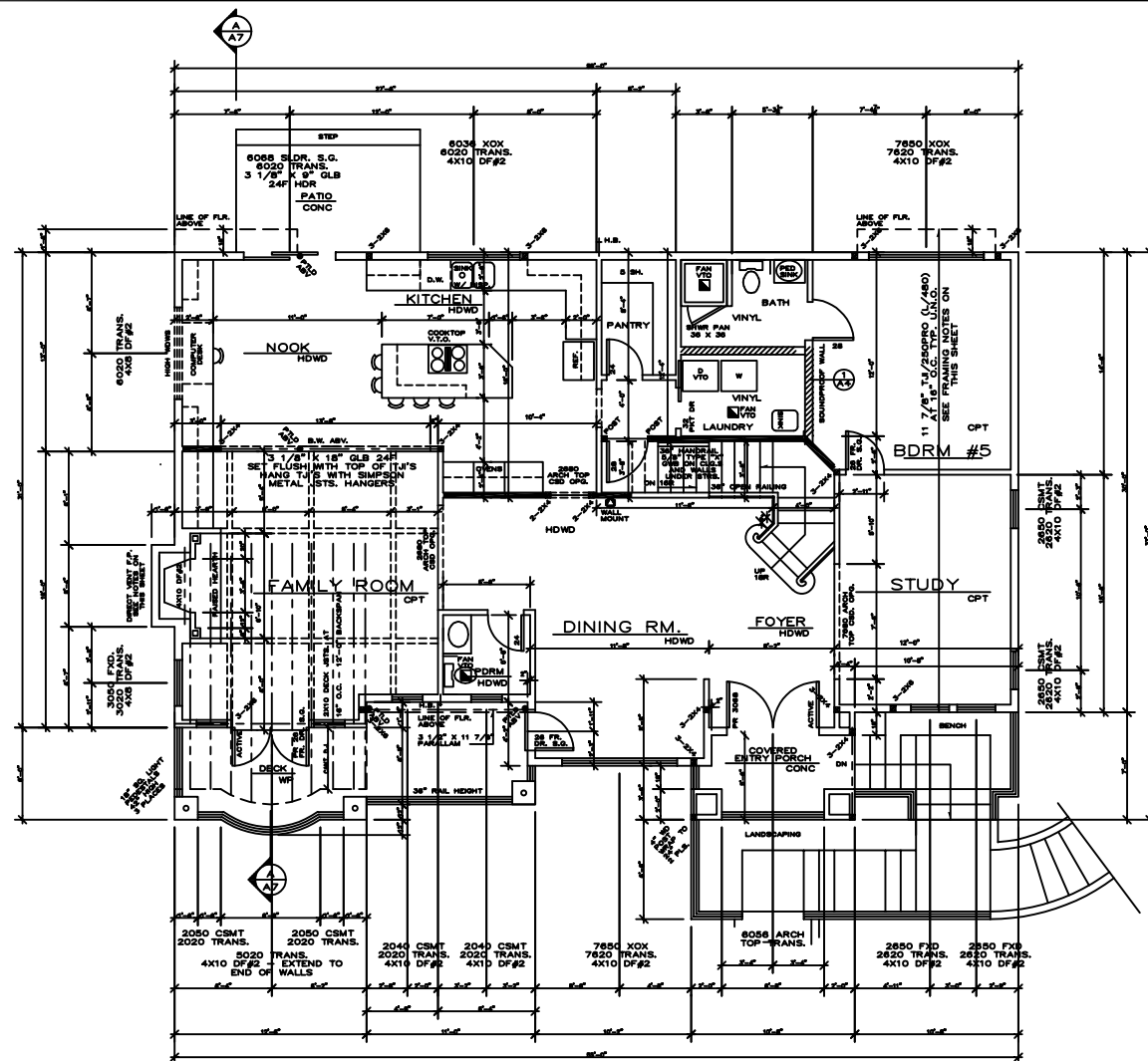
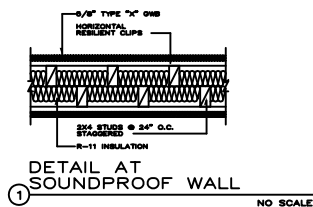
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NOTES:

ALL EXTERIOR WALLS TO BE 8 1/2" MIN. INS. O.C. TYPICAL.

MUFG FRAMING - SINGLE TOP PLATE CORNER JOINTS.

EXCEPT AS NOTED FOR SHEAR TRANSFER.

ALL HEADERS TO BE 4 X 10 DF#2.

SOLID BLOCCING UNDER ALL BEARING WALLS.

ALL GUARDRAILS PER MFG. SPEC. - LAYOUT, LOC. OF F.P. TO BE APPLIED AT THE TOP OF THE RAIL.

LEGEND:

BEARING WALL

FLOOR LINE ABOVE

POINT LOAD ABOVE

MINIMUM STUDS @ 34" O.C.

SMOKE DETECTOR TYP. INTERCONNECTED WITH BATTERY BACK-UP

T.J. NOTES:

11 7/8" (305MM) L/480 F.L. SYSTEM @ 16" O.C. TYPICAL. UNLESS OTHERWISE SPECIFIED.

SEE MFG. FIELD T.J. LAYOUT FOR BRACING, BLOCCING, AND CHAIRLAYS.

LAYOUT TO BE GIVEN TO LOCAL BUILDING DEPT. OFFICIAL AT FRAMING INSPECTION.

***** SHEAR NOTE:**

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

"0" CLEARANCE FIREPLACE:

0" CLEARANCE FIREPLACE W/ OUTSIDE COMBUSTION AIR FACTORY BUILT F.P. WALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. LABEL ATTACHED APPROVAL.

MAIN FLOOR PLAN

SEE GENERAL NOTES

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

project:

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revisions:

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checked by:

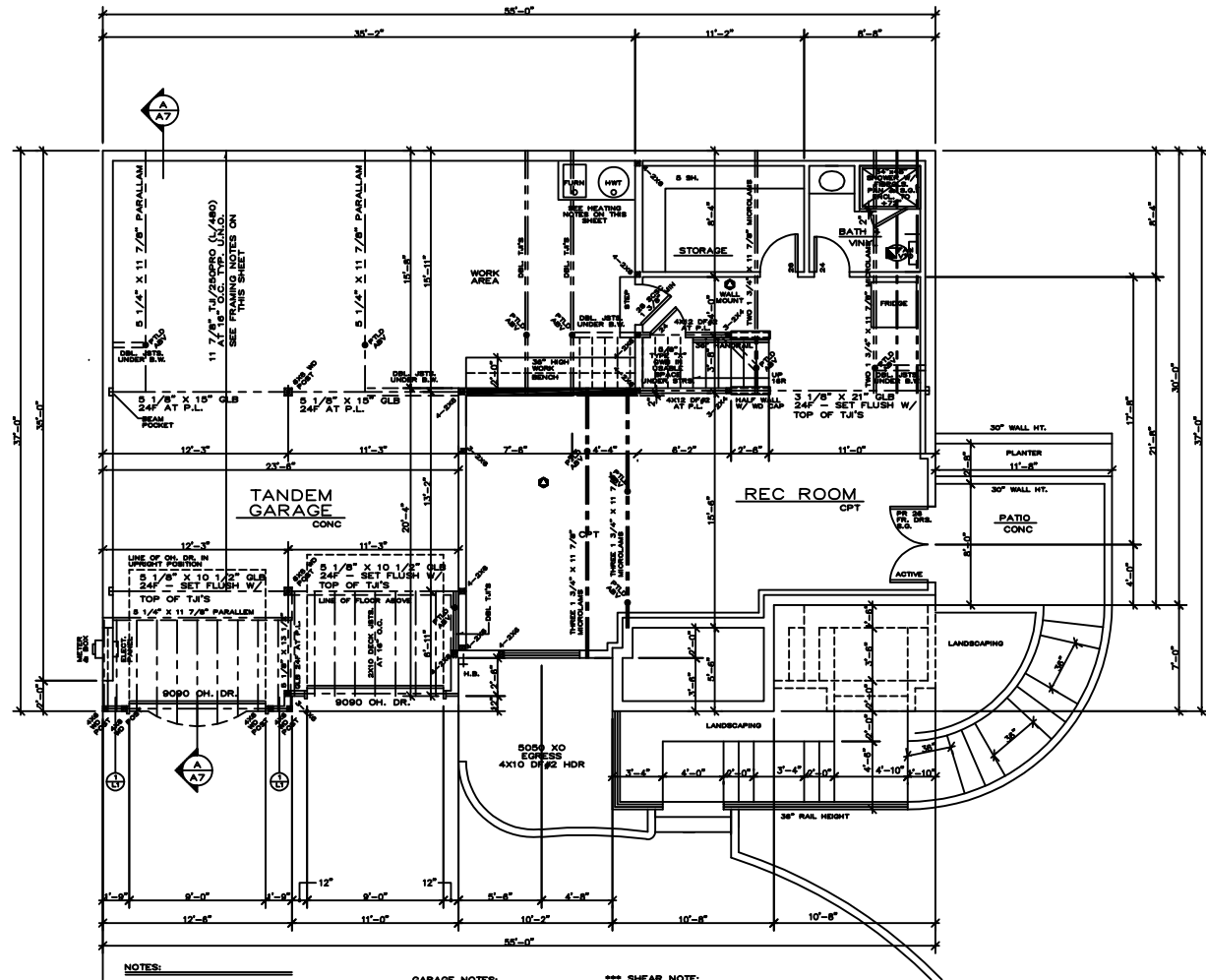
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NOTES:

ALL EXTERIOR WARM WALLS TO BE
5' X 8' INSULATION.
ALL INTERIOR WARM WALLS TO BE
5' X 8' INSULATION.
SOLID BLOCKING UNDER ALL BEARING
WALLS.

LEGEND:

BEARING WALL
FLOOR LINE ABOVE
POINT LOAD ABOVE
MULTIPLE STUDS
POINT LOAD
SMOKE DETECTOR

T.J. NOTES:

11.2/12/2020 L/480 F.P. SYSTEM @ 18" O.C.
TYPICAL, UNLESS OTHERWISE SPECIFIED.
THE UPPER FIELD IS LAYOUT FOR BRACING,
BLOCKING, AND CANTILEVERS.
LAYOUT TO BE GIVEN TO LOCAL BUILDING
DEPT. OFFICIAL AT FINISH INSPECTION.

GARAGE NOTES:

1. CARPENTRY SEPARATION LINE
SET THIS 2" ON AT CEILING/WALL.
SEAL JOINTS AND BEAMS.
2. INSULATE ALL WARM WALLS AND
CEILING.
3. USE 2 LAYERS 5/8" TYPE 'X' GWB
INSTEAD OF 1/2" TYPE 'X' GWB.

HEATING NOTES:

- + INSTALL PER
MANUFACTURER'S INSTRUCTIONS.
- + 1/2" LAYERS
+ 1/2" LAYERS
+ SEE HEATING NOTES

OPTIONAL NOTES:
WATER HEATERS SHALL BE
MADE ALL POINTS BURNERS
MADE ALL POINTS BURNERS
MADE ALL POINTS BURNERS

WATER HEATERS SHALL BE
MADE ALL POINTS BURNERS
MADE ALL POINTS BURNERS
MADE ALL POINTS BURNERS

*** SHEAR NOTE:

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

BASEMENT PLAN

SEE GENERAL NOTES

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

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checked by:

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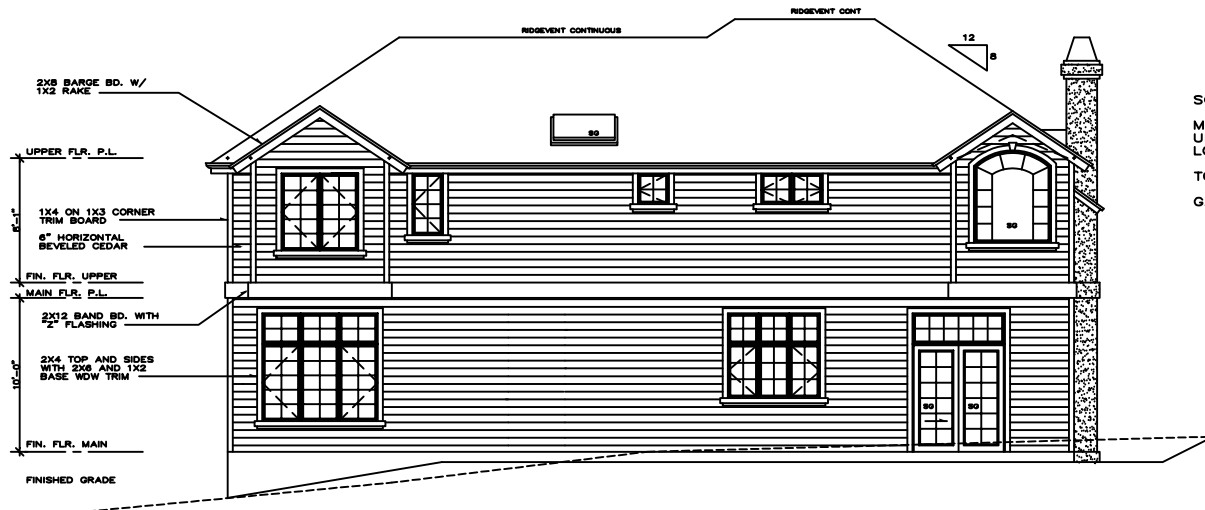
SOUTH ELEVATION

SEE GENERAL NOTES

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

NOTES:

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESURE TREATED OR CDMP.
2. CAULK AND SEAL ALL WINDOW / DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. SEPARATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
5. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SILING 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
8. ALL CONSTRUCTION PER APPLICABLE CODES AND ORDINANCES. 2015 IBC, UPC, WEC, LFC.
9. VERIFY ALL DIMENSIONS ON JOB SITE. BRING DISCREPANCIES TO THE ATTENTION OF OWNER/ AND/OR DESIGNER.
10. OWNER WILL VERIFY WINDOW SIZES AND MANUFACTURER(S) WITH FRAMER BEFORE START OF CONSTRUCTION.
11. ONE WINDOW PER BEDROOM SHALL MEET ENERGY CODE.
12. SKYLIGHT GLAZING PER I.R.C. 2015.



SQUARE FOOTAGES:

MAIN FLOOR PLAN	1712 SF
UPPER FLOOR PLAN	1548 SF
LOWER FLOOR PLAN	763 SF
TOTAL	4023 SF
GARAGE	982 SF

NORTH ELEVATION

SEE GENERAL NOTES

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



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NOTES:

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW / DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. SEPARATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
5. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD BRIMS 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.
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11. ONE WINDOW PER BEDROOM SHALL MEET EGRESS CODE.
12. SKYLIGHT GLAZING PER I.A.C. 2015.

WEST ELEVATION

SEE GENERAL NOTES

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



EAST ELEVATION

SEE GENERAL NOTES

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



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1 TYP. EXTERIOR SHEARWALL
TO ROOF CONNECTION
NO SCALE



② TYP. INTERIOR SHEARWALL
TO ROOF CONNECTION
NO SCALE



CUT RAFTER TAILS TO MATCH 2 X 4 TRUSSES

CONNECTORS SHALL BE ENGINEERED
BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 12:12
UNLESS NOTED OTHERWISE

USE H2.5 CLIPS @ 48" O.C. AT END
TRUSSES AND RAFTERS

2 x 6 OVERFRAMING

MAX. SPAN UNSUPPORTED
 @ 24" O.C. = 8'-7"
 @ 12" O.C. = 13'-7"

BEARING BELOW

BEARING BELOW

DOWNBOLT

TRUSS NOTE

TRUSS NOTE

ALL TRUSSES SHALL HAVE:
1. **STRESS ANALYSIS AND DRAWING**
DETAILS STAMPED BY A STATE

2. MANUFACTURER'S STAMP ON PRE

3. BRACED TO MANUFACTURER'S

4. STRESS ANALYSIS AND DETAILS.

4. STRESS ANALYSIS AND DETAILS MUST BE SUBMITTED TO BUILDING DEPT. APPROVAL AND SHALL BE KEPT FOR DRAWING INSPECTION.

FOR FRAMING INSPECTION.

WITHOUT PRIOR BUILDING DEPARTMENT
APPROVAL OR ENGINEERING CALC.

OVERHANG NOTES:

8:12 18 1/4"

8:12 13 3/4"

512 15 3/4

ROOF FRAM

ROOF FRAM

SEE GENERAL NOTES



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ROOF FRAMING PLAN

SEE GENERAL NOTES

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

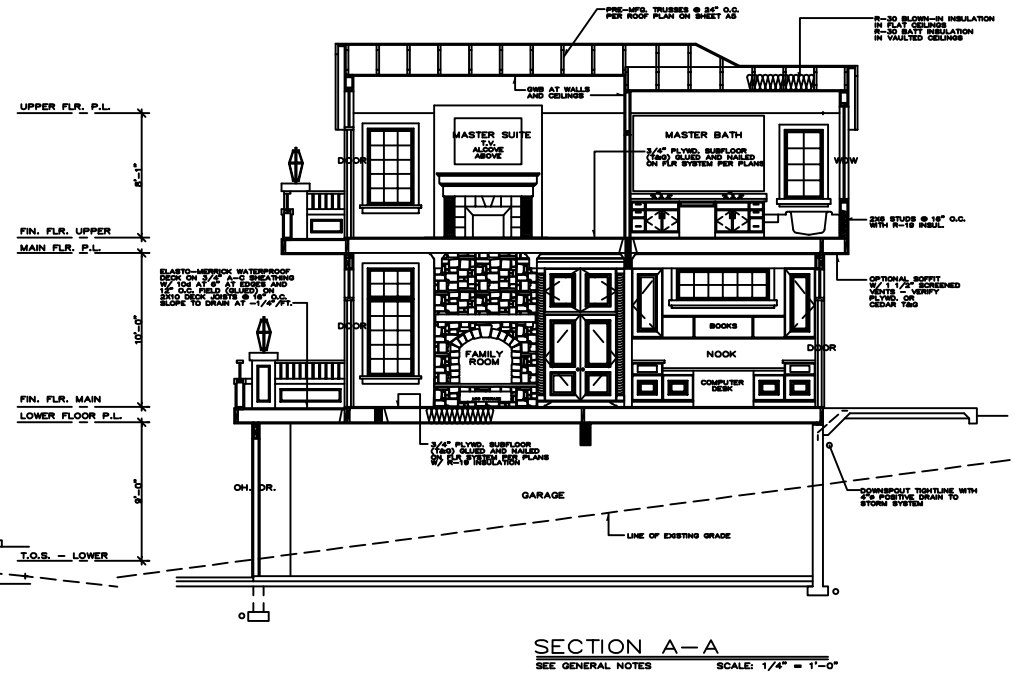
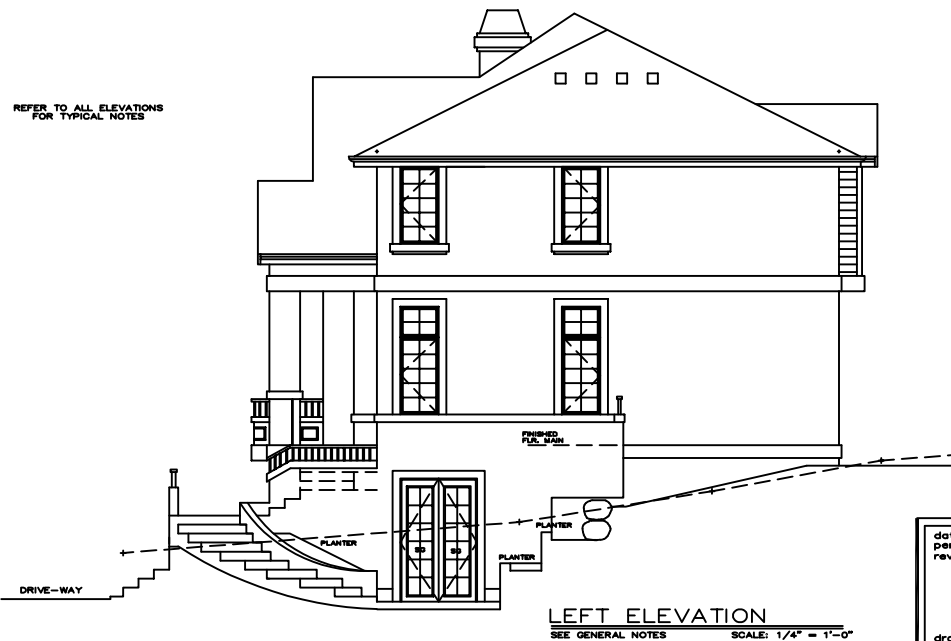
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