



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

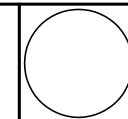


**SOUTH ELEVATION**  
SEE GENERAL NOTES  
SCALE: 1/4" = 1'-0"

date: 05-14-07  
permit:  
revisions:  
  
drawn by: MRA  
checked by:

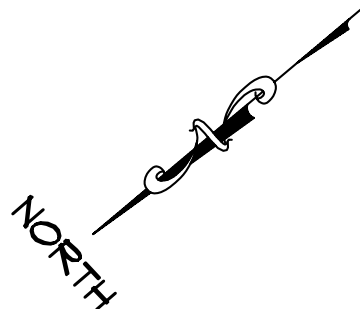
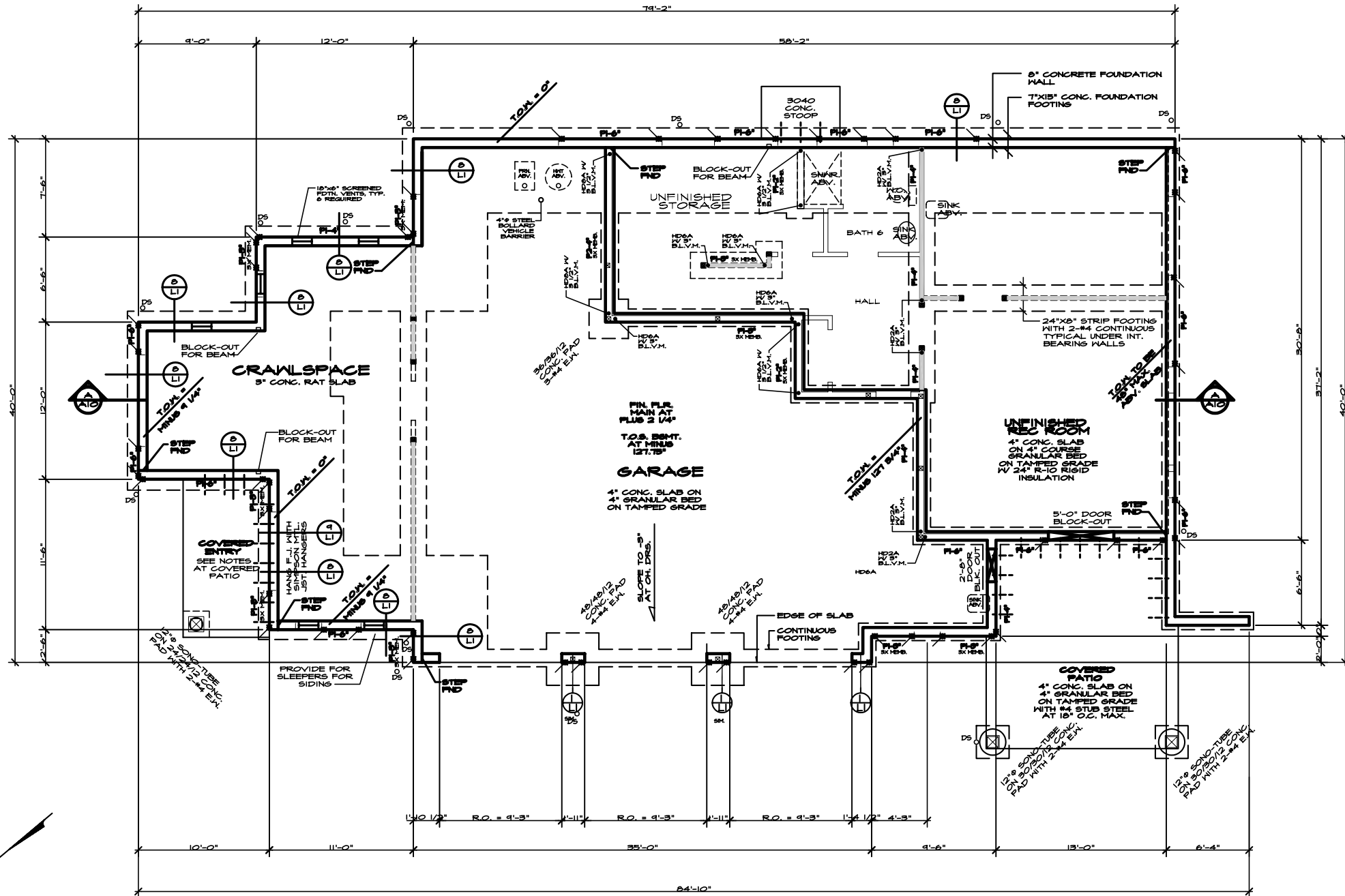
project: **COFFEE  
RESIDENCE**  
**GRAND RIDGE - LOT 1**  
**KING COUNTY, WA**

**JC NASH, JONES  
ANDERSON**  
11644 NE 80th Street  
Kirkland, WA  
42095-8111  
(425) 822-4117  
FAX  
(425) 822-1918



TITLE: **ELEVATIONS**  
SHEET **A2**  
OF **A10**

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



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

0 2 5 10 20

**NOTES:**

ALL HOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR CEDAR.

PROVIDE GRAVE DRAIN & LOW POINT IN CRAWLSPACE.

SOLID BLOCKING UNDER ALL BEARING WALLS.

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

FASTENERS INTO OR IN CONTACT WITH PRESSURE-TREATED OR FIRE-RETARDANT WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. EXCEPTION 1/2" INCH DIAMETER OR GREATER STEEL BOLTS.

**LEGEND:**

BEARING WALL

FLOOR LINE ABOVE

POINT LOAD ABOVE

SMOKE DETECTOR 110V INTERCONNECTED

USE MULTIPLE 2X'S OR 4X'S OR 6X'S POST

DOWNPOUT

**\*\*\* SHEAR NOTE:**

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

PI-67 DENOTES STD#4 HOLDINGS

BL.V.M. DENOTES LENGTH OF BOLT IN VERTICAL MEMBER

**NOTE:** FOUNDATION/UTILITY PENETRATIONS REQUIRED TO HAVE FLEXIBLE CONNECTIONS

**FOUNDATION PLAN**

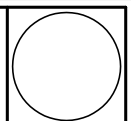
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

date: 05-14-07  
permit:  
revisions:

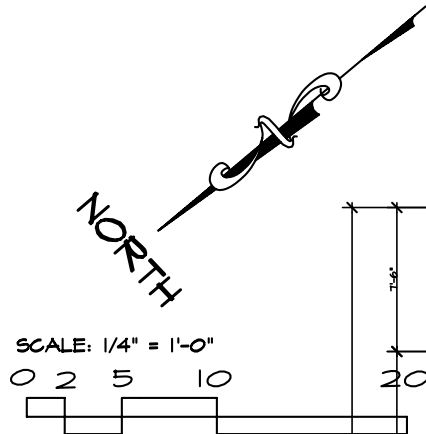
drawn by: MRA  
checked by:

project: **COFFEE RESIDENCE**  
**GRAND RIDGE - LOT 1**  
**KING COUNTY, WA**

**NASH, JONES ANDERSON**  
11644 NE 80th Street  
Kirkland, WA  
98053-8111  
(425) 822-4117  
FAX (425) 822-1918



**TITLE: FOUNDATION**  
**SHEET AS**  
**OF A10**



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

HEATING NOTES

1. INSTALLATION PER ASHRAE 90A-86.
2. ALL PILOTS, BURNERS AND SWITCHES TO BE MINIMUM 18" ABOVE SLAB.
3. PROVIDE 1/2" PLATFORM OF 2 LAYERS 3/4" PLYWOOD (1 LAYER IF PLATFORM IS ON SLAB).
4. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATER.

GARAGE NOTES

1. GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GWB AT CEILING/WALL. WRAP POSTS AND BEAMS.
2. WRAP POSTS AND BEAMS W/ 1/2" TYPE 'X' GWS.
3. INSULATE ALL WARM WALLS AND CEILING.
4. USE 2 LAYERS 5/8" TYPE 'X' GWB AT CEILING PER USING 1/2" INS. INSTEAD OF 1000. 2001S.
5. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SHALL BE CONSTRUCTED OF NO. 26 GAGE SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
6. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-5/8" IN THICKNESS SOLID OF HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-5/8", OR 20-MINUTE FIRE-RATED DOORS.

NOTES.

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

ALL HEADERS TO BE 4 X 10 DPM2 UNLESS NOTED OTHERWISE.

WUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SINK/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF FLASHING SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, COPPER OR BRASS. FLASHING SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.

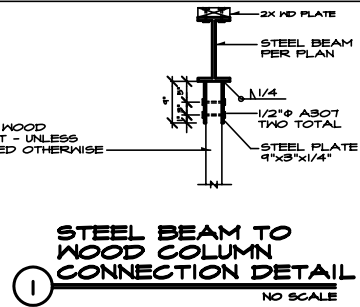
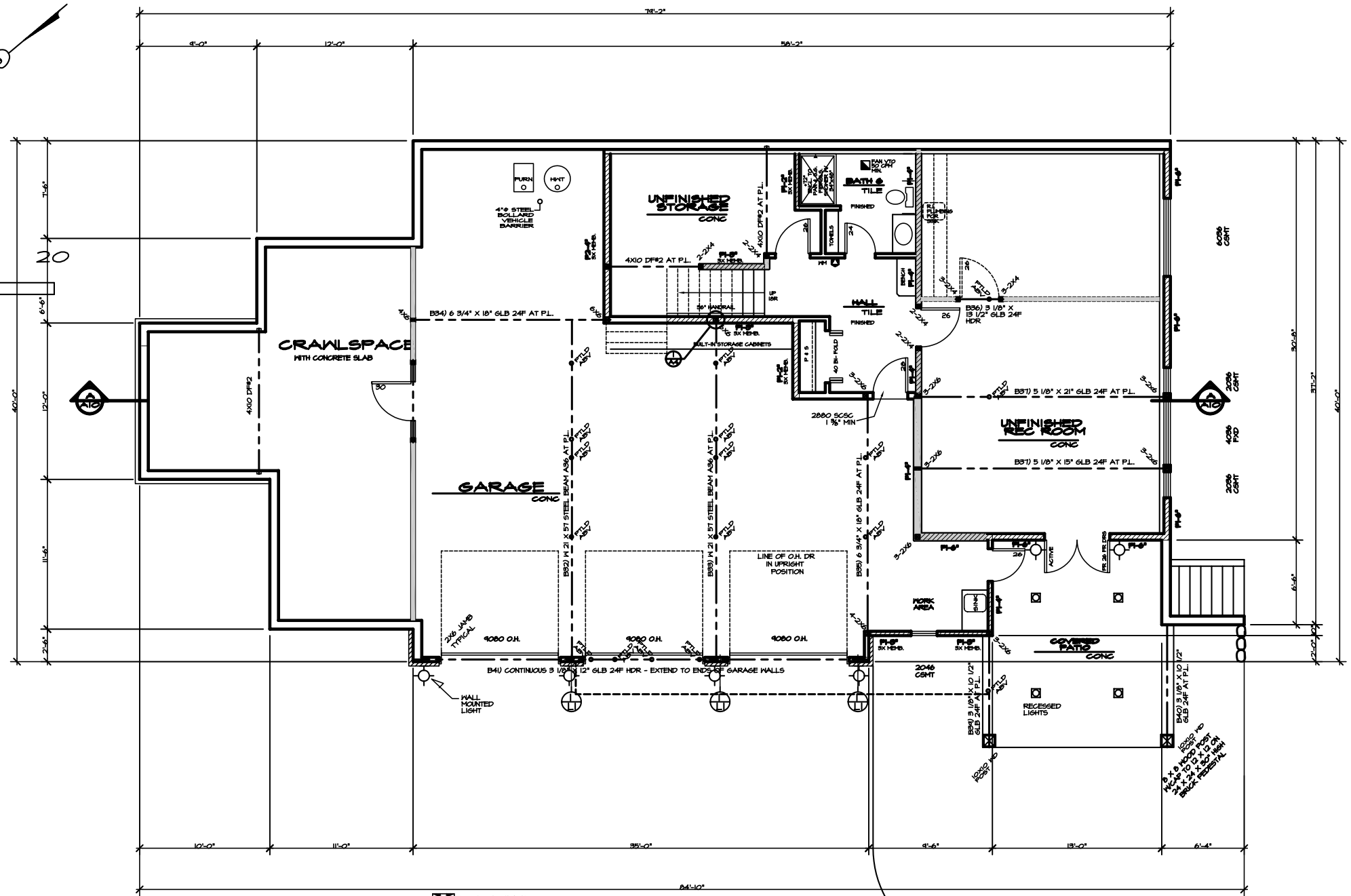
ALL BATH ROOMS, KITCHEN HOOD, EXHAUSTED THRU THE ATTIC TO THE ROOF OR THRU THE FLOOR TO THE OUTSIDE WALL.

ALL WALL DUCTS SHALL TERMINATE AT LEAST 6" FROM A WINDOW OPENING.

FASTENERS INTO OR IN CONTACT WITH PRESSURE-TREATED OR FIRE-RETARDANT WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, COPPER OR BRASS. FLASHING SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SHOCK DETECTOR 120V INTERCONNECTED W/ BATTERY BACK-UP.



\*\*\* SHEAR NOTE \*\*\*

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

PI-6" DENOTES HST48 HOLDOWN STRAP UNLESS NOTED OTHERWISE

PI-6" DENOTES SHEAR WALL

**LOWER FLOOR PLAN**

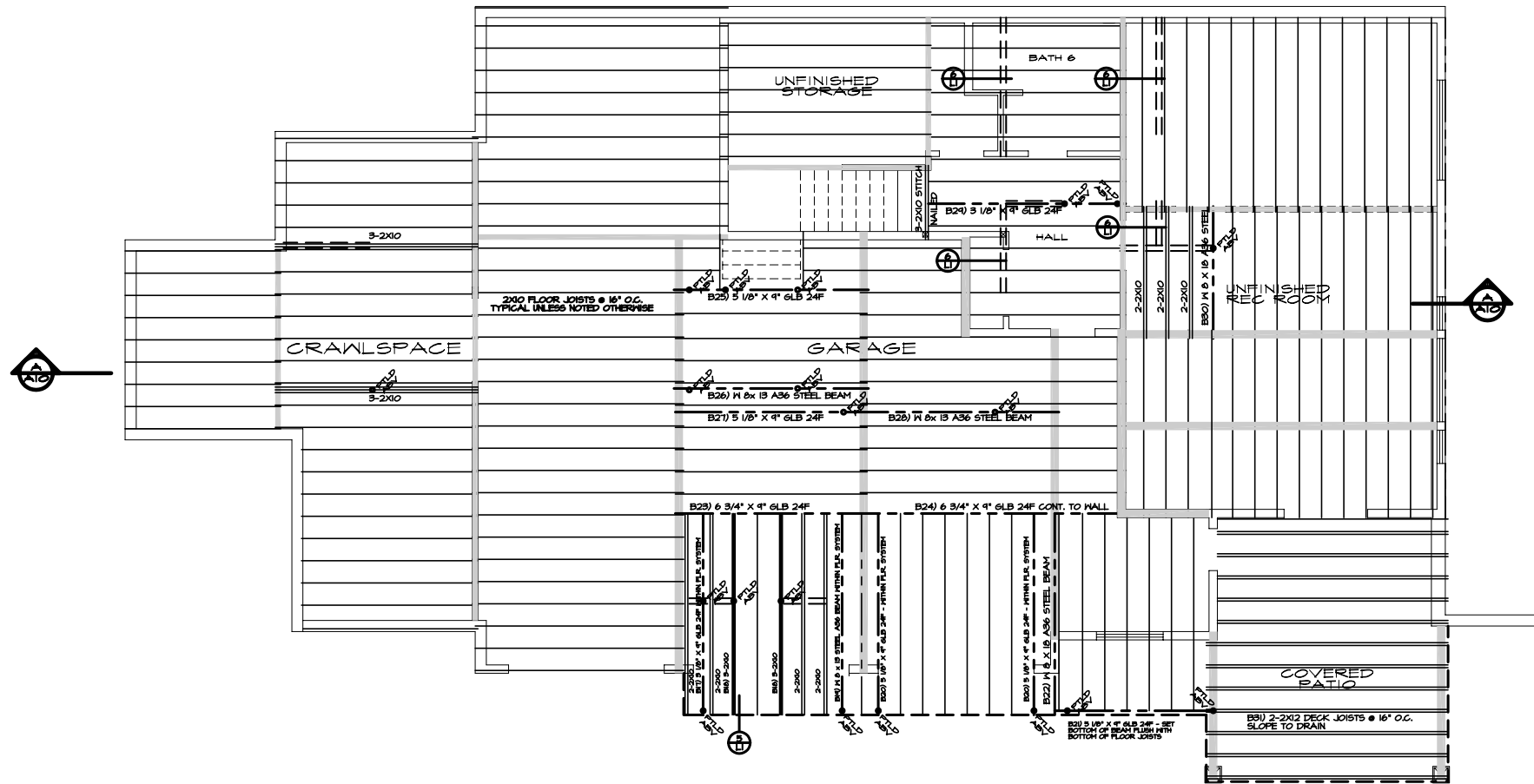
SEE GENERAL NOTES

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

|                  |         |
|------------------|---------|
| FINISHED LOWER   | 142 SF  |
| UNFINISHED LOWER | 770 SF  |
| GARAGE           | 1177 SF |

|                                          |                                                                                          |                             |                                                                                               |  |                                                                        |
|------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------|
| date: 05-14-07<br>permits:<br>revisions: | project: <b>COFFEE RESIDENCE</b><br><b>GRAND RIDGE - LOT 1</b><br><b>KING COUNTY, WA</b> | <br>NASH, JONES<br>ANDERSON | 11644 NE 80th Street<br>Kirkland, WA<br>98033-8111<br>(425) 822-4117<br>FAX<br>(425) 822-1918 |  | TITLE:<br><b>LOWER FLOOR</b><br>SHEET<br><b>A4</b><br>OF<br><b>A10</b> |
| drawn by: MRA<br>checked by:             |                                                                                          |                             |                                                                                               |  |                                                                        |

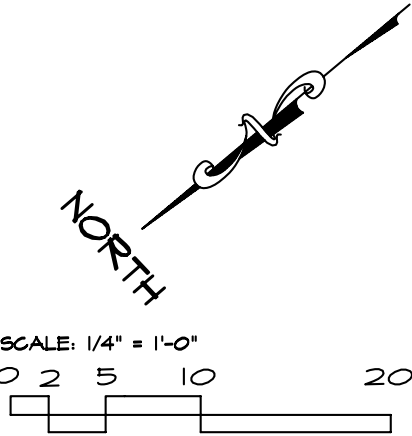
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation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

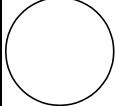


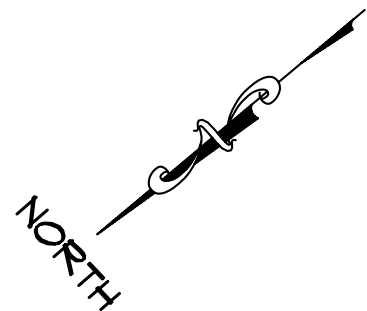
- LEGEND:**
- BEARING WALL OR BEAM BELOW
  - BEARING ABOVE
  - FLOOR LINE ABOVE
  - PT. LD. ABV. X POINT LOAD ABOVE

**FLOOR FRAMING NOTES:**  
2x10 FLOOR JOISTS @ 16" o.c. TYPICAL UNLESS NOTED OTHERWISE W/ 2x STOCK SOLID BLOCKING @ BEARING. EXTRA JOISTS UNDER PARALLEL WALLS.

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



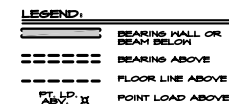
|                                         |                                                                                          |                                                                                                                   |                                                                                           |                                                                                       |                                                                |
|-----------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------|
| date: 05-14-07<br>permit:<br>revisions: | project: <b>COFFEE RESIDENCE</b><br><b>GRAND RIDGE - LOT 1</b><br><b>KING COUNTY, WA</b> |  <b>NASH, JONES ANDERSON</b> | 11644 N.E. 80th Street<br>Kirkland, WA 98033-8111<br>(425) 822-4117<br>FAX (425) 822-1918 |  | TITLE: <b>MAIN FRAMING</b><br>SHEET <b>A5</b><br>OF <b>A10</b> |
| drawn by: MRA<br>checked by:            |                                                                                          |                                                                                                                   |                                                                                           |                                                                                       |                                                                |



TITLE:  
MAIN FLR. PLAN  
SHEET  
OF

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

0 2 5 10 20

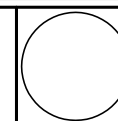


**T.J.I. NOTES:**  
 11 7/8" (230 SERIES) T.J.I FLOOR SYSTEM  
 @ 16" O.C. UNLESS OTHERWISE SPECIFIED.  
 SEE FIELD T.J.I LAYOUT FOR BRACING,  
 BLOCKING, AND CANTILEVERS.  
 LAYOUT TO BE GIVEN TO LOCAL  
 BUILDING DEPT. OFFICIAL AT FRAMING  
 INSPECTION.

### UPPER FLOOR FRAMING PLAN

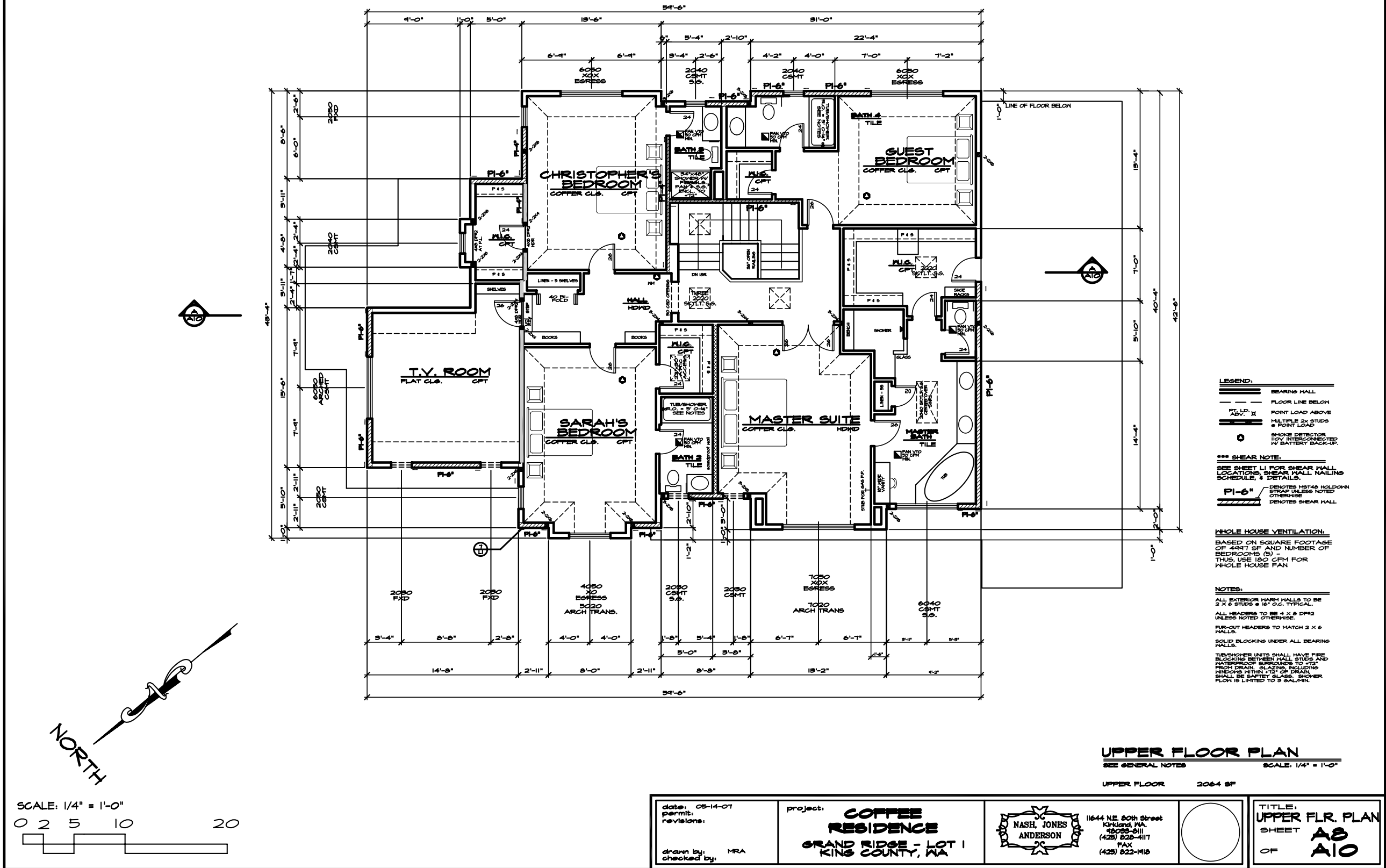
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

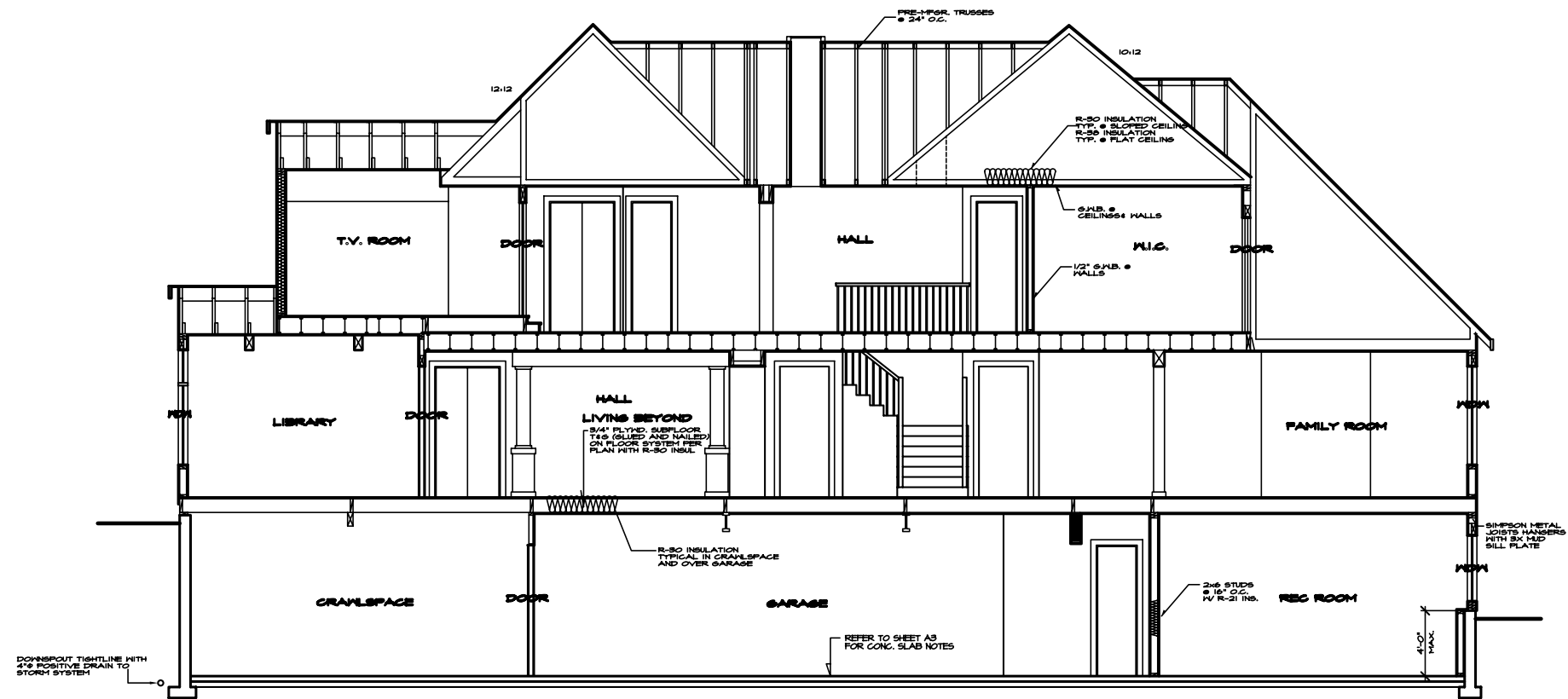
11644 N.E. 80th Street  
Kirkland, WA.  
98093-6111  
(425) 828-4117  
FAX  
(425) 822-1918



TITLE: UPPER FRAMING  
SHEET A7  
OF A10

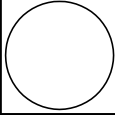




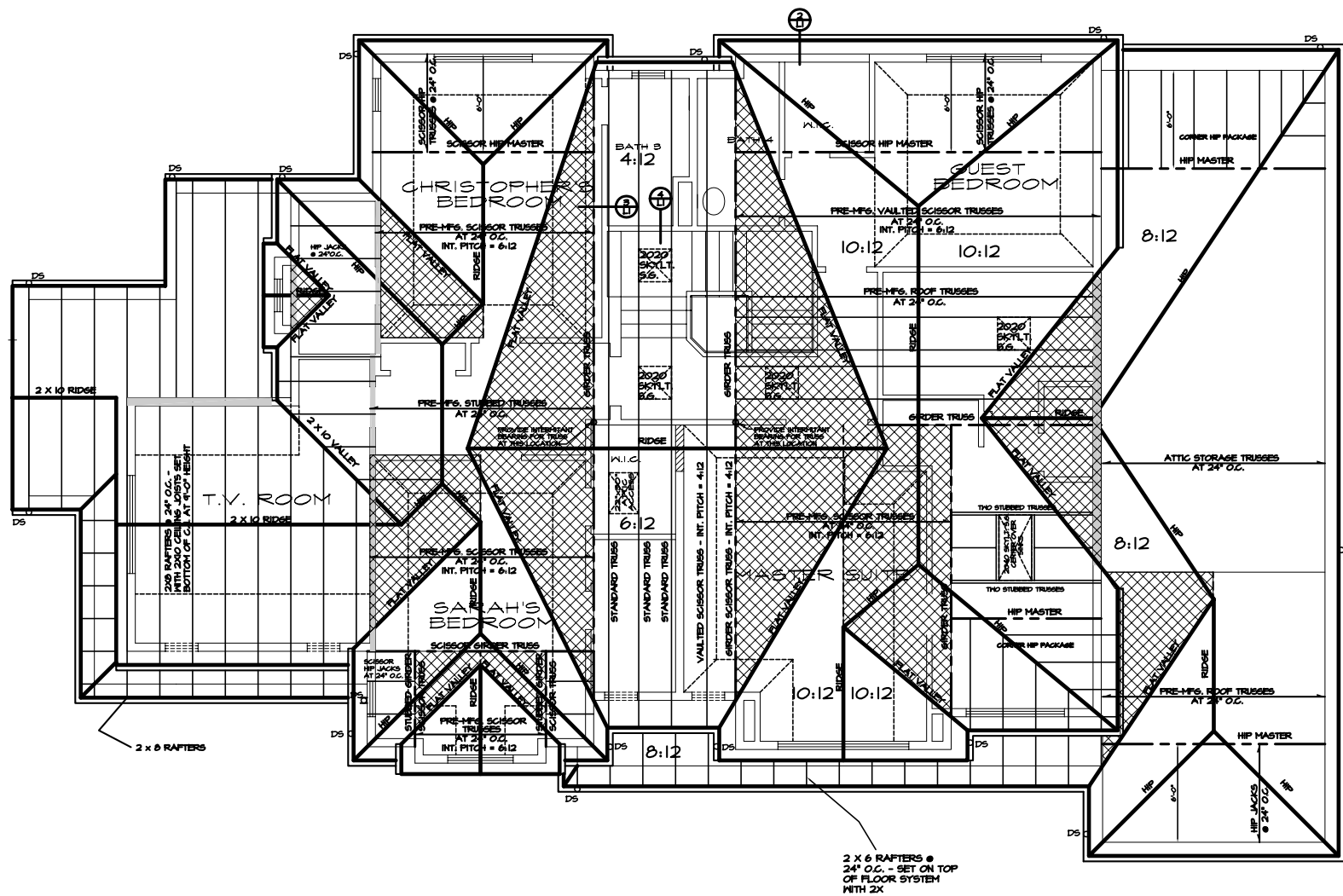


**SECTION A-A**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"  
0 2 5 10 20

|                                                                             |                                                                                                 |                                                                                                                            |                                                                                               |                                                                                                    |                                                                         |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| date: 05-14-07<br>permit:<br>revisions:<br><br>drawn by: MRA<br>checked by: | project:<br><b>COFFEE<br/>RESIDENCE</b><br><b>GRAND RIDGE - LOT 1</b><br><b>KING COUNTY, WA</b> | <div>  </div> NASH, JONES<br>ANDERSON | 11644 NE 80th Street<br>Kirkland, WA<br>98033-8111<br>(425) 822-4117<br>FAX<br>(425) 822-1918 | <div>  </div> | TITLE:<br><b>SECTION A-A</b><br>SHEET<br><b>A10</b><br>OF<br><b>A10</b> |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|





#### TRUSS NOTE

- ALL TRUSSES SHALL HAVE:
  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 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 OR ENGINEERING CALCULATIONS.
  6. ALL TRUSSES SHALL HAVE SHIMSON H-I CLIPS AT ENDS. EVERY OTHER TRUSS 40' O.C. JOINT END TRUSSES ARE PARALLEL W/ HALL USE SHIMSON L30 # 160-SPAN.
  7. USE SHIMSON STC CLIPS @ ALL TRUSSES OVER NON-BEARING WALLS.
  8. USE SHIMSON H8UG HANGERS OR EQUAL.

#### ROOF FRAMING NOTES

- 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.

- 2 X 6 OVERFRAMING
- BEARING WALL OR BEARING BEAM BELOW
- D.S. DOWNSPOUT

#### OVERHANGS NOTES:

- 12:12 4' 3/4"
- 10:12 12' 1/4"
- 6:12 16' OH.
- 6" O.H. AT GABLE ENDS

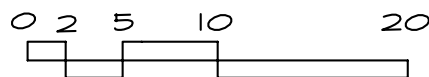
ROOF PITCH OVER  
STRUCTURE TO BE 12:12  
UNLESS NOTED OTHERWISE

#### ROOF PLAN

SEE GENERAL NOTES

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

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



date: 05-14-07  
permit:  
revisions:

drawn by: MRA  
checked by:

project:

**COFFEE  
RESIDENCE**  
GRAND RIDGE - LOT 1  
KING COUNTY, WA

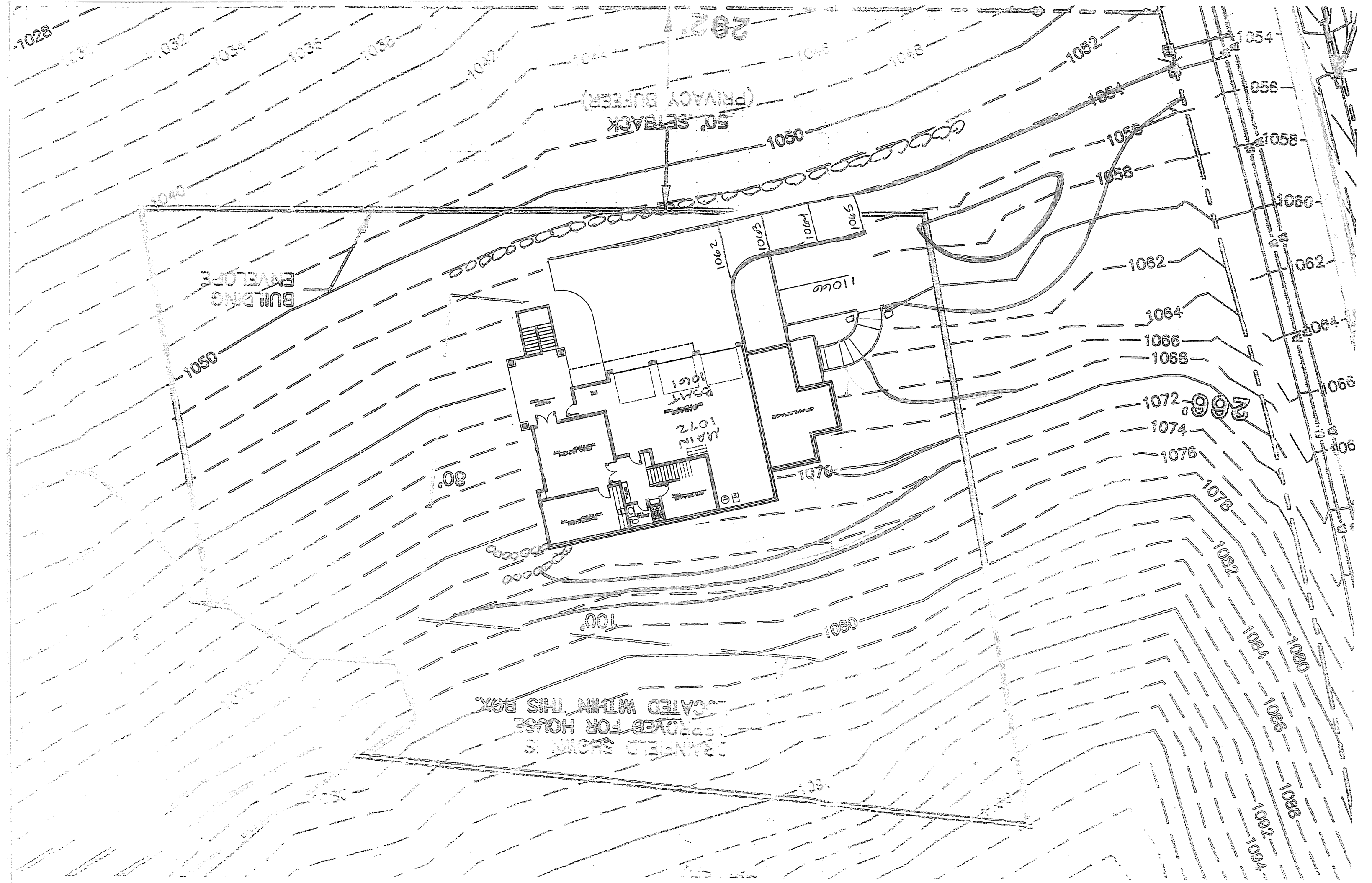
JC  
NASH, JONES  
ANDERSON

11644 NE 80th Street  
Kirkland, WA  
98033-8111  
(425) 822-4117  
FAX  
(425) 822-1918

TITLE:

**ROOF PLAN**  
SHEET  
OF

**A9  
A10**



DEANFIELD SPAIN IS  
APPROVED FOR HOUSE  
LOCATED WITHIN THIS BOX.

50' SETBACK  
(PRIVATE BUFFER)

BUILDING  
ENVELOPE

MAIN  
1072  
BSMT  
1061

1076

2969

2971