

ORIGINAL

Land Concepts & Home Design by JIM KEMP 425.888.7187

.....SQUARE FOOTAGES.....
MAIN FLOOR 1,425 SQ. FT.
UPPER FLOOR 1,608 SQ. FT.
TOTAL LIVING 3,019 SQ. FT.

COVERED PORCH 194 SQ. FT.
GARAGE 509 SQ. FT.

IMPERVIOUS-EXISTING 1302 SQ. FT.
IMPERVIOUS-NEW 826 SQ. FT.
TOTAL IMPERVIOUS 2128 SQ. FT.



FRONT ELEVATION

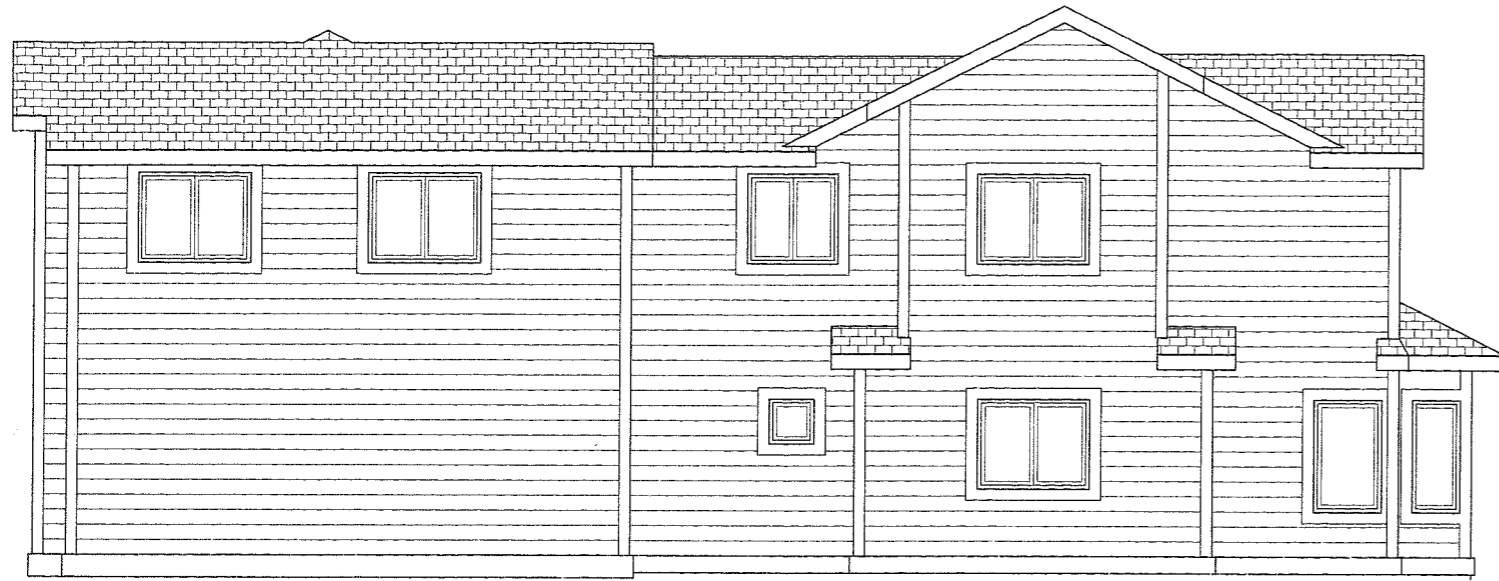
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& HOME DESIGNS
by JIM KEMP
425.888.7187

3019 2-STORY

MOON VALLEY
LOT #1
7/27

FRONT
ELEVATION

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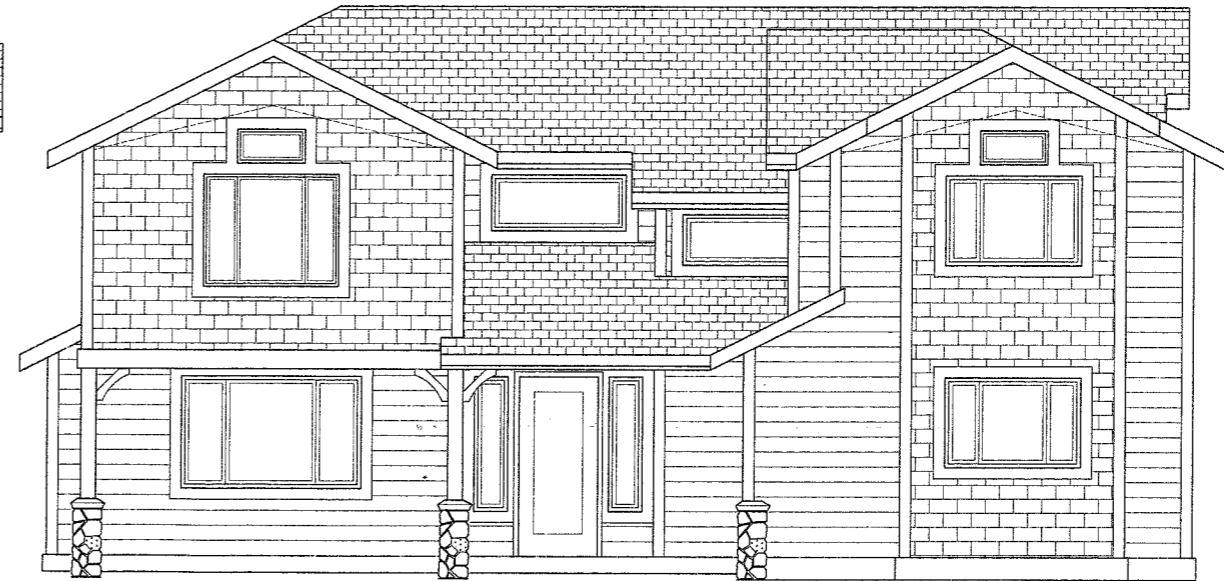
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

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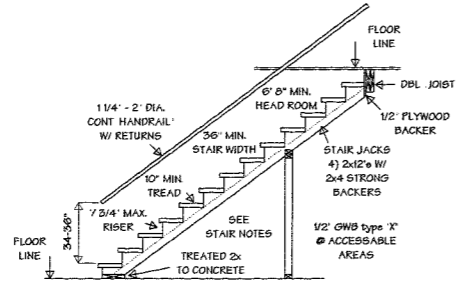
3019 2-STORY

MOON VALLEY
LOT #1

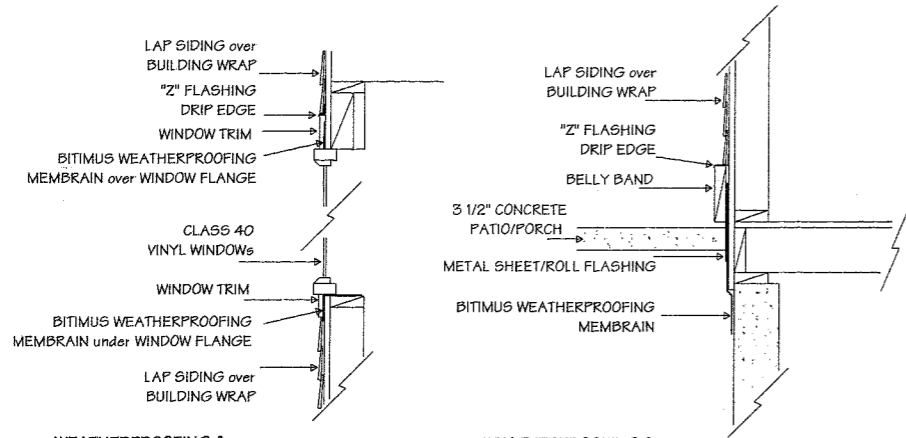
ELEVATION'S

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STAIR NOTES:
 STAIR JACKS 4) 2x12'S
 MIN WIDTH 36"
 MAX RIGER 7 3/4"
 MIN TREAD 10"
 MIN TREAD @ PIE 6"
 MIN HEADROOM 6' 8"
 HANDRAIL @ 34-36" AND
 1 1/4" - 2" DIAMETER
 CONT W/ RETURNS
 ACCESSIBLE AREAS BELOW
 TO BE 1/2" type "X" GWB



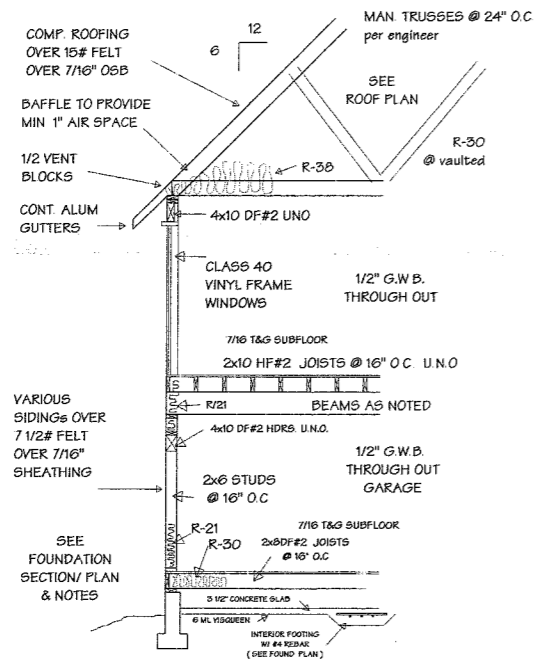
STAIR SECTION (typical) scale 1/4" = 1' 0"



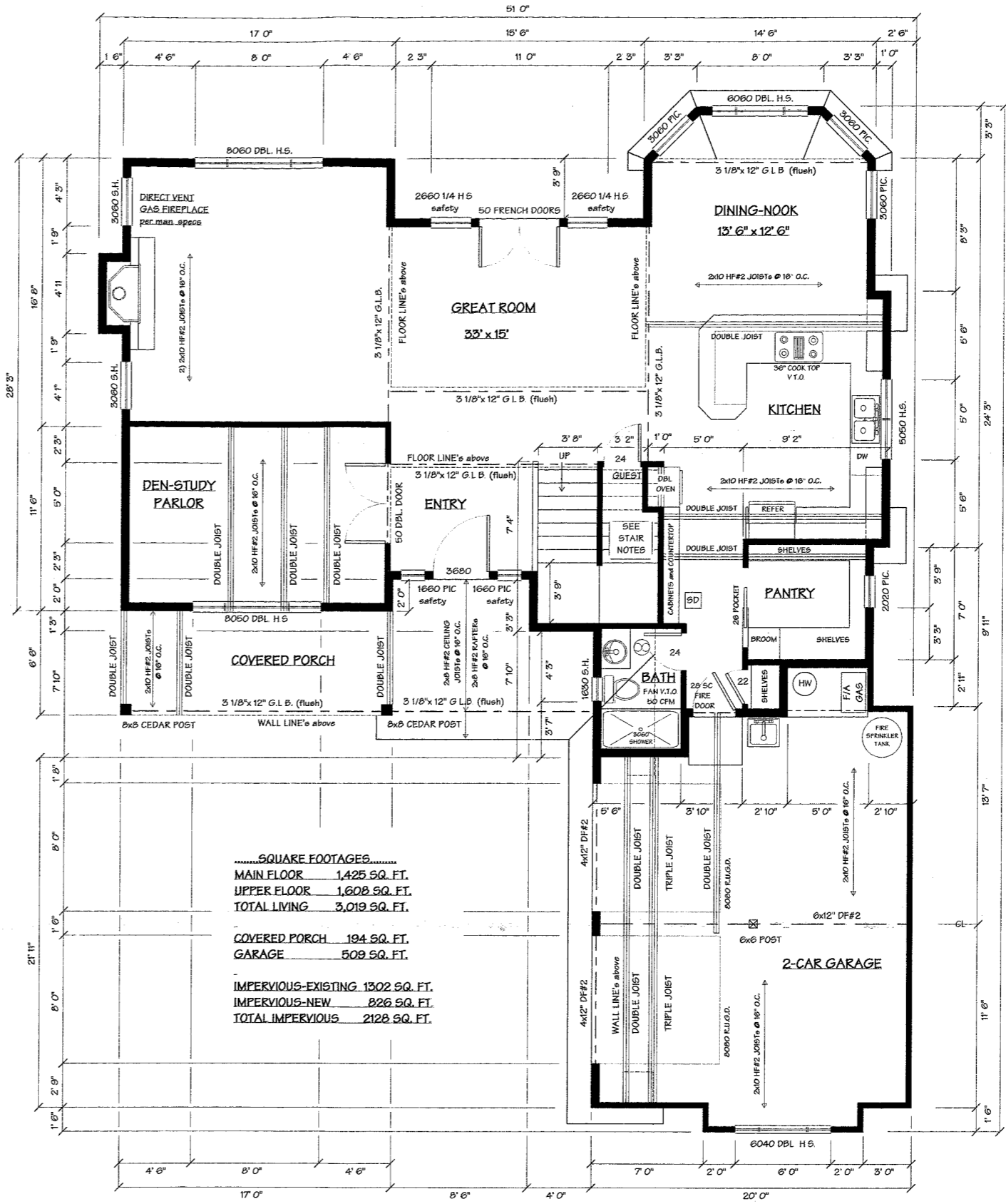
WEATHERPROOFING for WINDOWS-DOORS typical

WEATHERPROOFING for PORCH and PATIOS

WEATHERPROOFING DETAILS (typical)



WALL SECTION 3/8"=1'



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 MAIN FLOOR 1,425 SQ. FT.
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MAIN FLOOR PLAN
 scale 1/4" = 1' 0"

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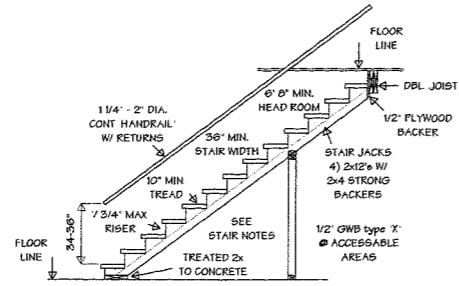
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MOON VALLEY
 LOT #1

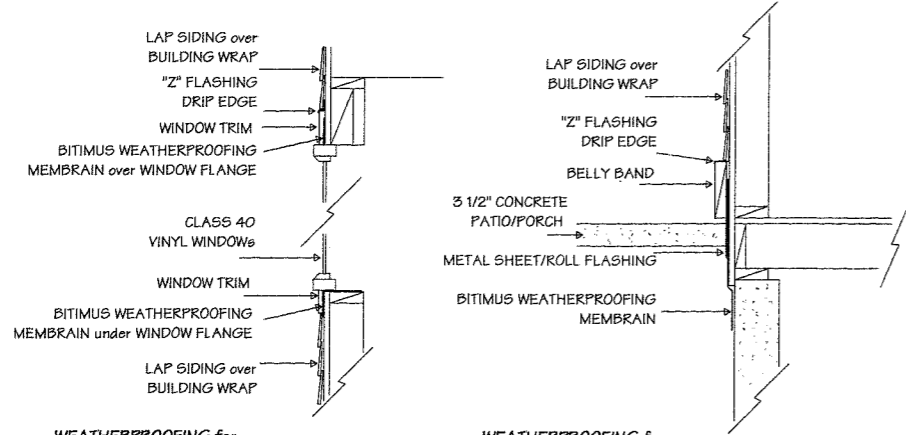
MAIN
 FLOOR
 PLAN

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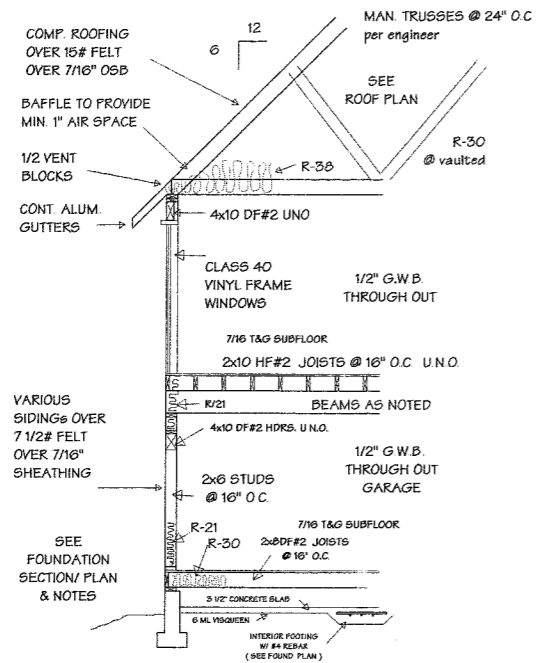
STAIR SECTION (typical) scale 1/4" = 1' 0"



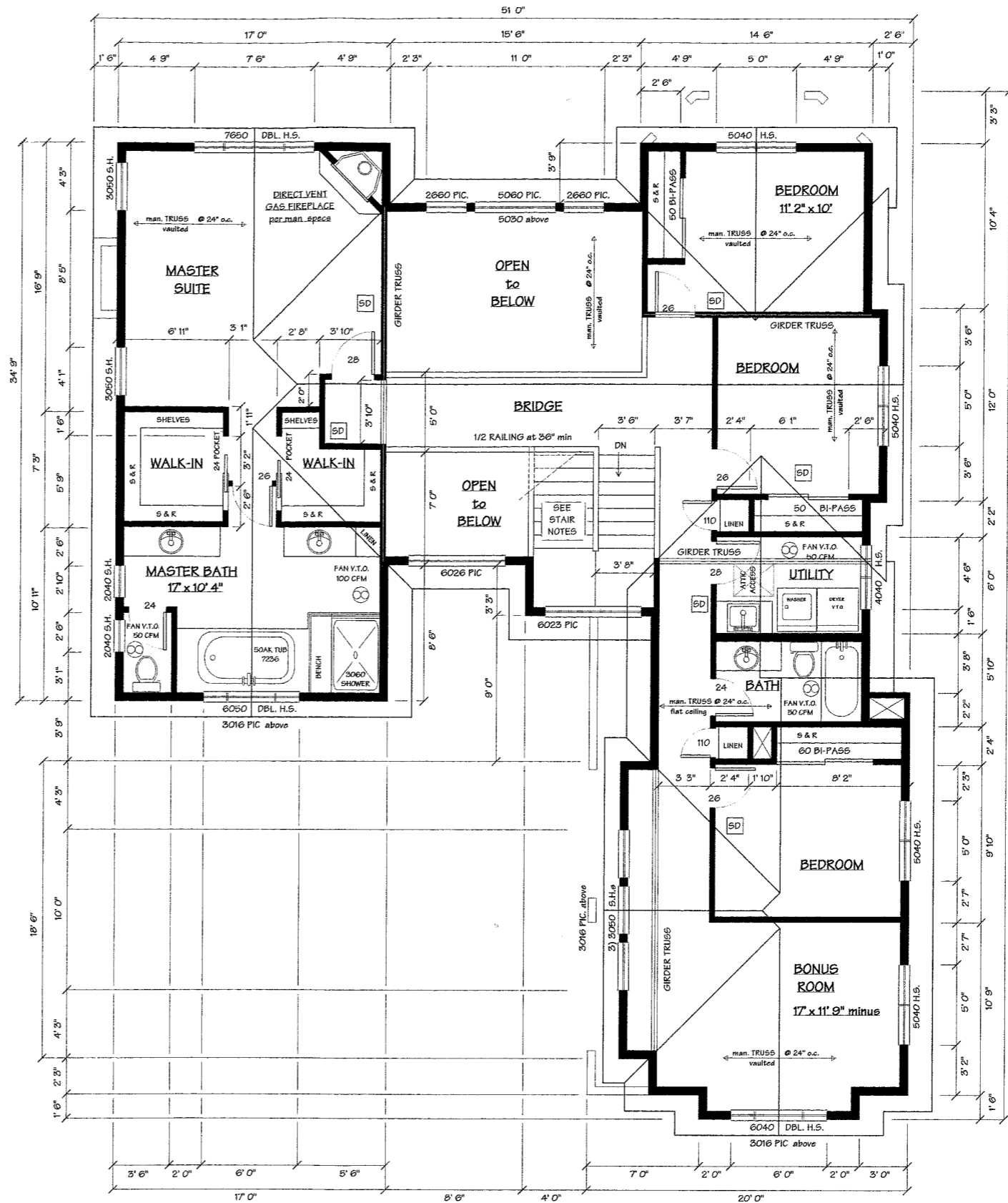
WEATHERPROOFING for WINDOWS-DOORS typical

WEATHERPROOFING for PORCH and PATIOs

WEATHERPROOFING DETAILS (typical)



WALL SECTION 3/8"=1'



UPPER FLOOR PLAN scale 1/4" = 1' 0"

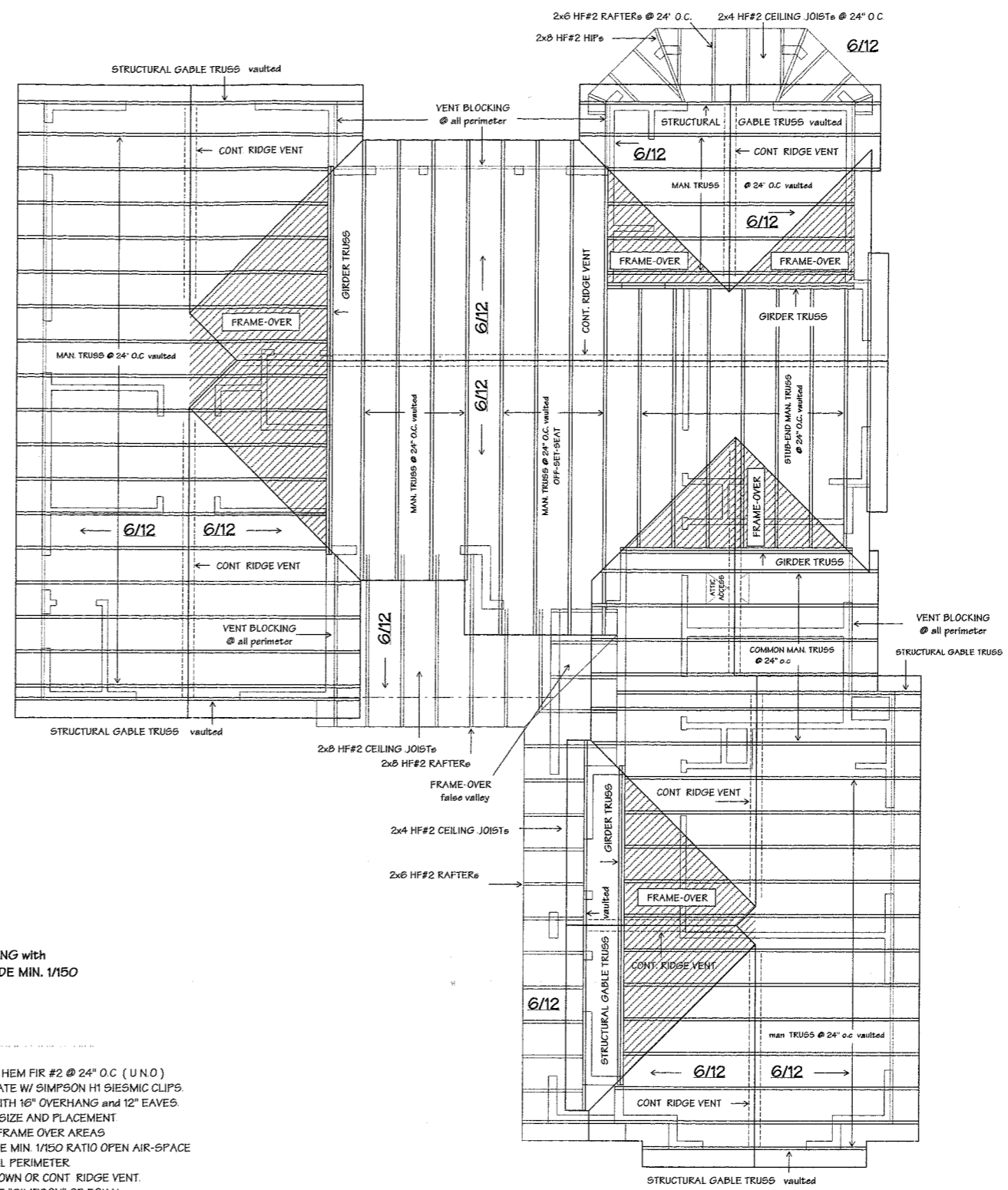
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MOON VALLEY
 LOT #1

UPPER FLOOR PLAN

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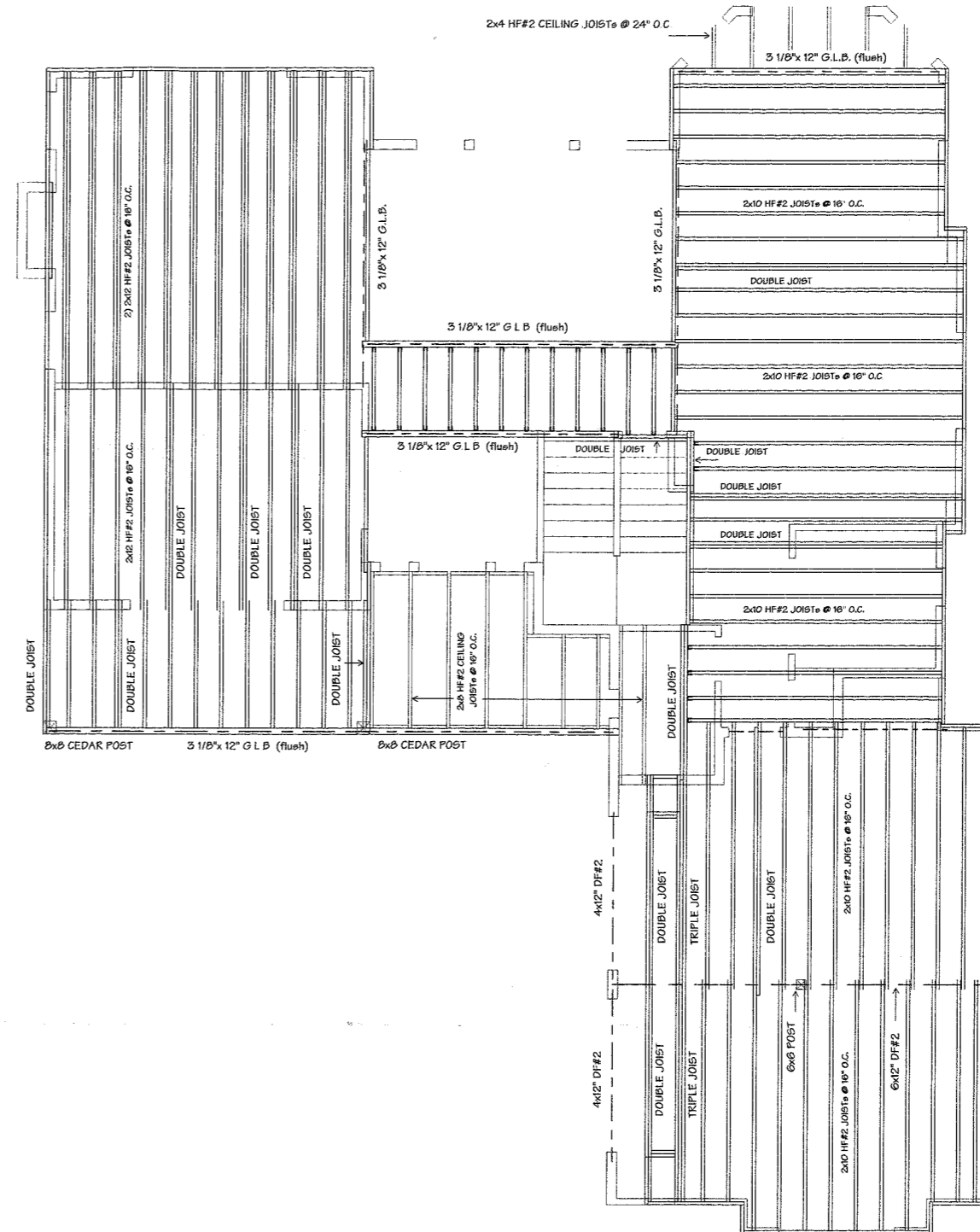
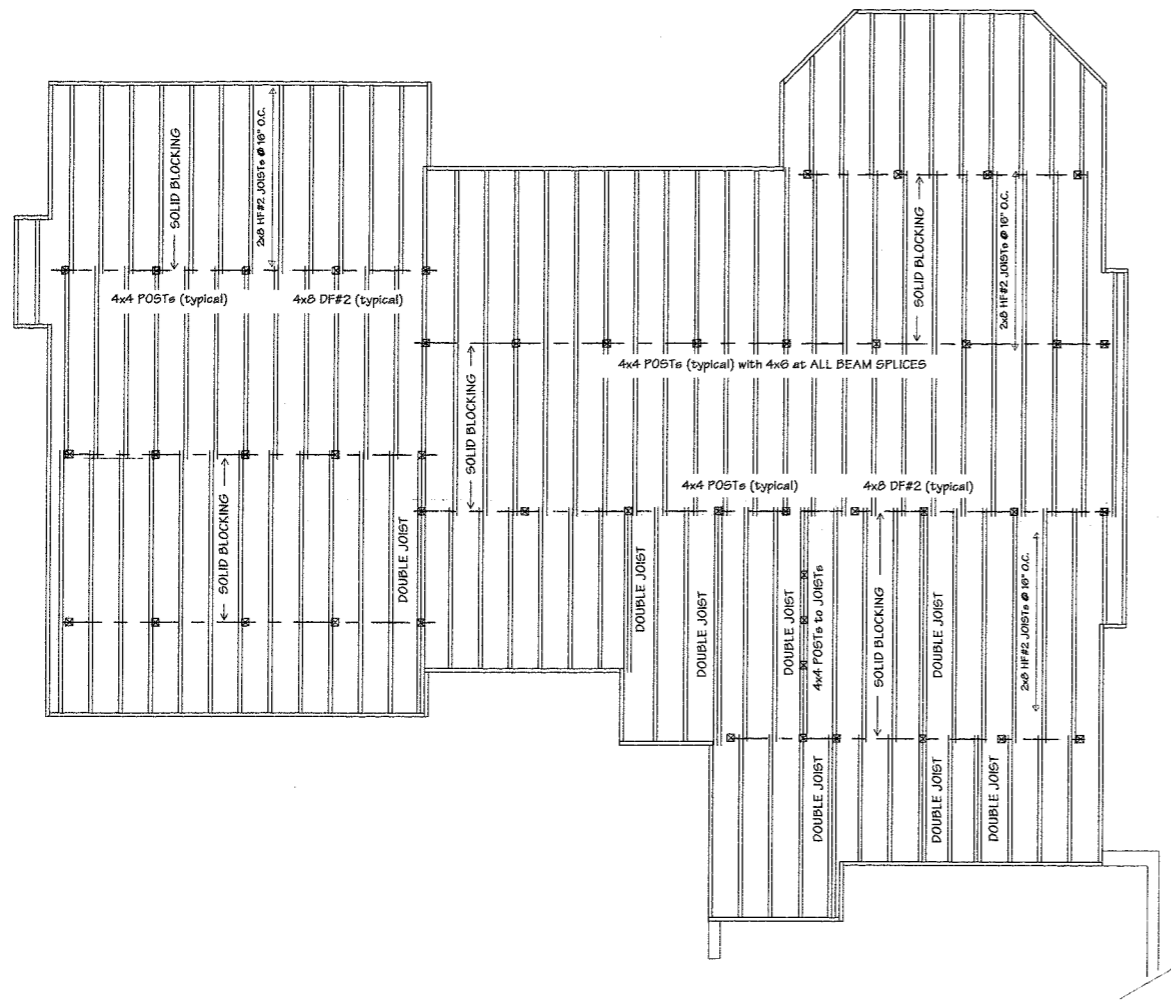


VENTING: 1/2 VENTED BLOCKING with
CONT. RIDGE VENT TO PROVIDE MIN. 1/150
RATIO OPEN AIR SPACE.

ROOF NOTES

- 1) ALL ROOF RAFTERS TO BE 2x6 HEM FIR #2 @ 24" O.C (U.N.O)
CONNECT RAFTERS TO TOP PLATE W/ SIMPSON H1 SEISMIC CLIPS.
- 2) ALL ROOF PITCHES ARE 6/12 WITH 16" OVERHANG and 12" EAVES.
- 3) SEE FLOOR PLANS FOR BEAM SIZE AND PLACEMENT
- 4) CROSS HATCHING INDICATES FRAME OVER AREAS
- 5) CONT. RIDGE VENTS TO PROVIDE MIN. 1/150 RATIO OPEN AIR-SPACE
INCLUDING VENT BLOCKS at ALL PERIMETER
- 6) ROOF VENTS at LOCATIONS SHOWN OR CONT RIDGE VENT.
- 7) ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL
- 8) PROVIDE ENGINEERING FOR ALL ROOF TRUSSES DONE BY AN
ENGINEER LICENSED BY THE STATE OF WASHINGTON
- 9) TRUSS LOAD TO INCLUDE 27# PSF SNOW LOAD based @ 450 ft. ELEVATION
- 10) HATCH PATTERN DENOTES FRAME-OVER

ROOF PLAN
scale 1/4" = 1' 0"



- FOUNDATION AND FLOOR FRAMING NOTES
- 1) ALL MAIN FLOOR JOISTS TO BE 2x8 HF#2 @ 16" ON CENTER U N O.
ALL UPPER FLOOR JOISTS TO BE 2x10 HF#2 @ 16" ON CENTER U N O.
 - 2) DOUBLE-TRIPLE JOISTS AT LOCATION'S AS SHOWN.
 - 3) ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - 4) PROVIDE SOLID BLOCKING AT ALL BEARING.
 - 5) ALL FOOTINGS TO BE 18" x 8" WITH 2) #4 REBAR U N O.
 - 6) STEP FOOTINGS-WALLS AS GRADE REQUIRES.
 - 7) CONTRACTOR TO VERIFY ALL DIMENSIONS.
 - 8) ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.
 - 9) 4x4 POST'S TYPICAL WITH 4x6 POSTS @ ALL BEAM SPLICES.
 - 10) 4x8 DF#2 BEAMS U N O.

MAIN FLOOR JOIST PLAN
 scale 1/4" = 1' 0"

UPPER FLOOR JOIST PLAN
 scale 1/4" = 1' 0"

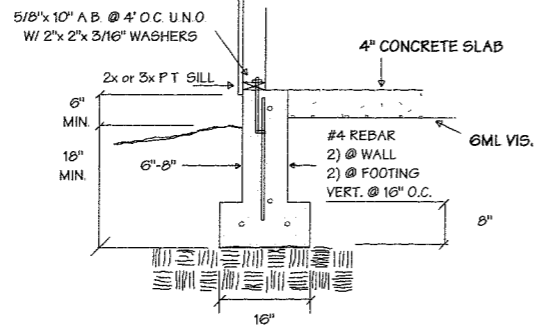
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MOON VALLEY
 LOT #1

MAIN
 AND
 UPPER
 JOIST
 PLANS

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FOUNDATION DETAIL
SCALE 3/4" = 1' 0"

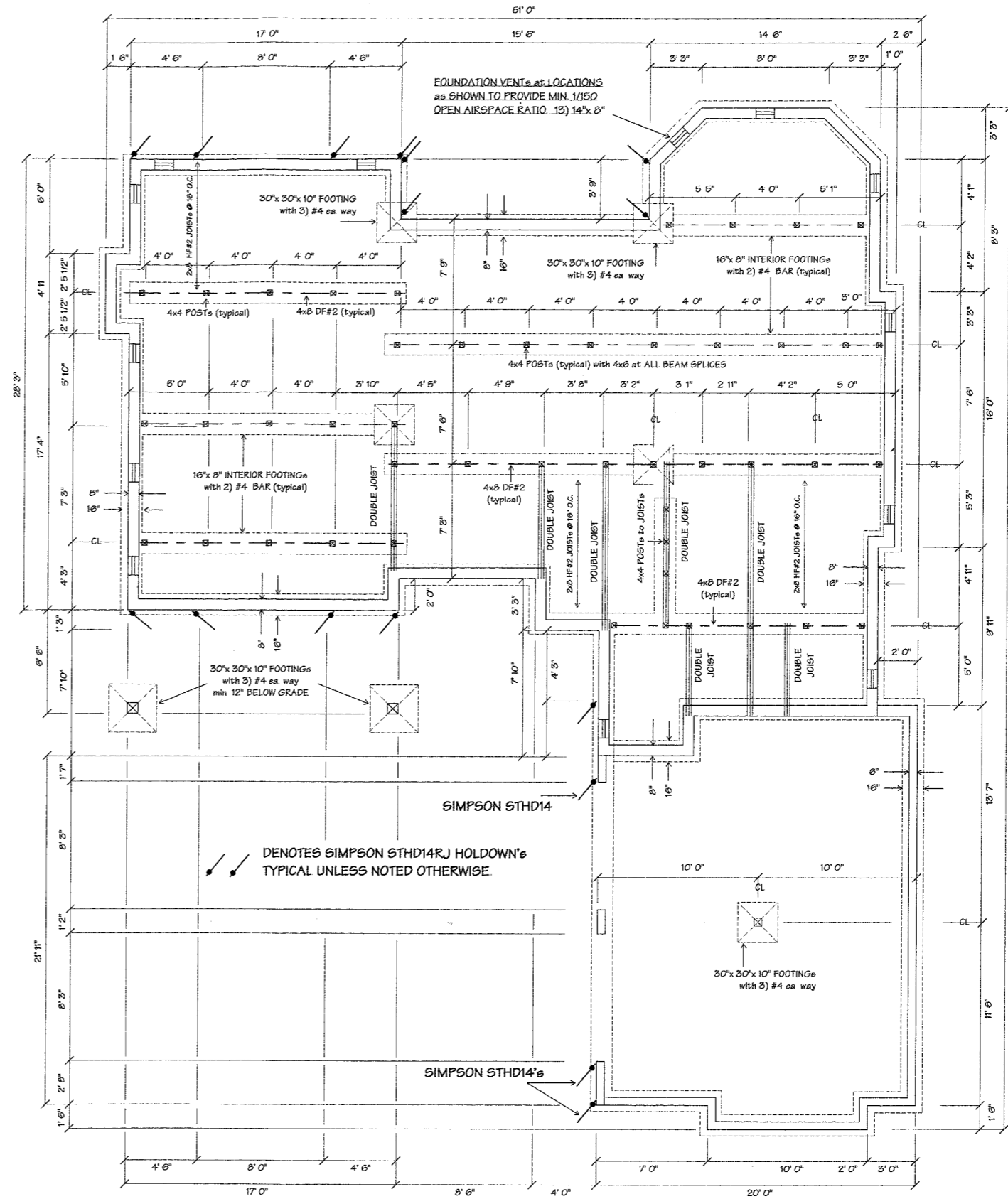
SHEAR WALL SCHEDULE - HEM FIR						
MARK	CAPACITY (1)	SHEATHING	BLOCK (5)	PANEL EDGE NAILING (2)	ANCHORAGE of JOIST or BLOCKING to TOP PLATE	BOTTOM PLATE ATTACHMENT
						FACENAILING to WOOD BELOW
PL-6	229 # @ PLF	15/32" CDX PLYWOOD or OSB	YES	6d @ 6" O.C.	A35F @ 18" O.C.	16d @ 6" O.C.
PL-4	350 # @ PLF	15/32" CDX PLYWOOD or OSB	YES	6d @ 4" O.C.	A35F @ 12" O.C.	16d @ 6" O.C.
PL-3	450 # @ PLF	15/32" CDX PLYWOOD or OSB	YES	6d @ 3" O.C. (3)	A35F @ 10" O.C.	16d @ 4" O.C.
PL-2	598 # @ PLF	15/32" CDX PLYWOOD or OSB	YES	6d @ 2" O.C. (5)	A35F @ 7" O.C.	16d @ 3" O.C.

SHEAR WALL SCHEDULE NOTE⁶

- (1) VALUE⁶ ARE FOR HEM-FIR NORTH. SHEAR WALL CAPACITIES ARE BASED ON THE USE OF COMMON NAILS FOR SHEARWALLS WITH PLYWOOD OR OSB.
- (2) PANEL EDGE NAILING APPLIES TO ALL PANEL EDGES WITHIN SHEAR WALLS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 6d NAILS @ 12" O.C. FRAMING MEMBER⁶ SHALL BE SPACED NOT MORE THAN 16" O.C.
- (3) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (OR WIDER) AND NAILS SHALL BE STAGGERED WHERE PANEL CAPACITY EXCEEDS 350 # @ PLF.
- (4) WHERE PANELS ARE APPLIED TO EACH SIDE OF WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" NOMINAL (OR WIDER) AND NAILS ON EACH SIDE AT 2" OR LESS.
- (5) IF CALLOUT REQUIRES BLOCKING, SHEATHING MAY BE PLACED WITH THE LONGITUDINAL DIMENSION VERTICAL STUDS AND PLATE WILL BE CONSIDERED TO ACT AS BLOCKING.
- (6) WALL SHEATHING SHALL EXTEND FOR THE ENTIRE WALL LENGTH AT THAT ELEVATION AND SHALL BE CONTINUOUS AROUND OPENINGS.
- (7) 6d NAILS ARE TO BE 0.131" DIAMETER AND 2 1/2" IN LENGTH. 16d NAILS ARE TO BE 0.182" DIAMETER AND A MINIMUM OF 3 1/2" IN LENGTH. NAILS SHALL BE INSTALLED SO AS TO NOT SPLIT THE TIMBER FRAMING OR PENETRATE THE PLYWOOD OR OSB SHEATHING SURFACE WITH NAIL HEADS.
- (8) SIMPSON HARDWARE (LPT4, A35, A35F, AND H1) SHALL BE INSTALLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURER'S SPECIFICATIONS.
- (9) USE 2x2x3/16" PLATE WASHERS AT ALL ANCHOR BOLTS.
- (10) A35 MAY BE SUBSTITUTED FOR A35F.

FOUNDATION AND FLOOR FRAMING NOTES

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FOUNDATION PLAN
scale 1/4" = 1' 0"

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LOT #1

FOUNDATION
PLAN

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