

FLOOR PLAN 846 SQ.FT. SCALE: 1/4"=1'-0"

**LEGEND:**  
 NEW WALLS TO BE FRAMED   
 NEW OVERHEAD SUPPORT BEAM OR HEADER

**SCOPE OF WORK:**  
 GARAGE ADDITION, 22'x40'

**GENERAL NOTES:**

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FRAMING POINTS. (FIELD VERIFY ALL DIMENSIONS).

**FRAMING DATA:**

1. ALL HEADERS #2 AND BETTER AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL 2x MATERIAL #2 AND BETTER EXCEPT TREATED.
3. ANCHOR ROOF RAFTERS TO DOUBLE TOP PLATE BY INSTALLING SIMPSON H1 SEISMIC ANCHOR EACH RAFTER, OR EQUAL ANCHOR.
4. SIMPSON HANGERS ARE CALLED OUT IN THIS DESIGN, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
5. NAILING FOR SHEAR WALL AND ROOF SHEATHING:  
 NAIL - 8d EDGE NAIL SPACING, 6" O.C., FILED NAIL SPACING, 12" O.C.  
 STAGGER EDGE NAILING WITH ADJOINING PANEL.

**STRUCTURAL NOTES:**

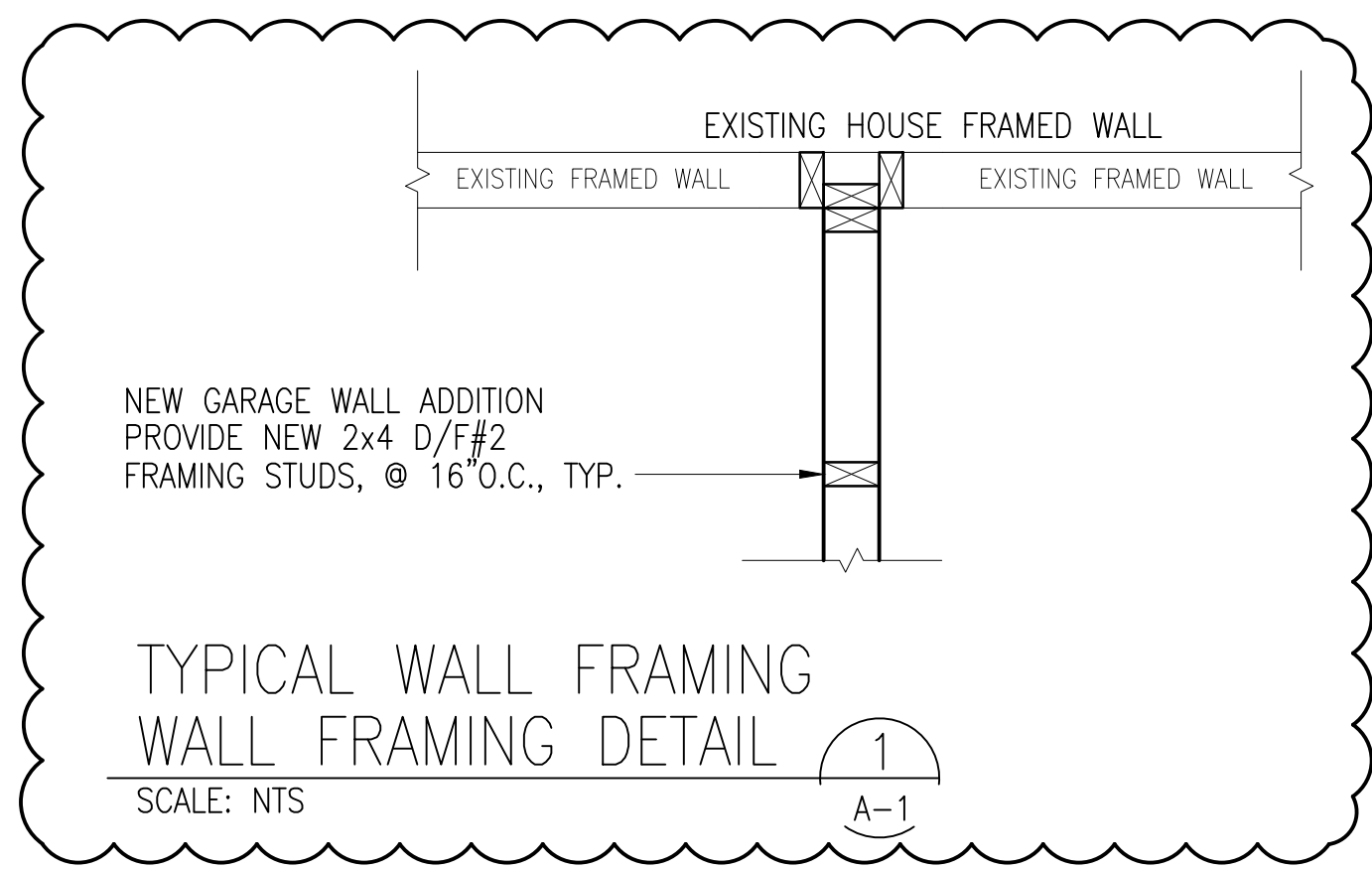
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 SL = 20PSF  
 ATTIC FLOOR LOAD - DL = 12PSF  
 LL = 40PSF

SEISMIC ZONE - D2

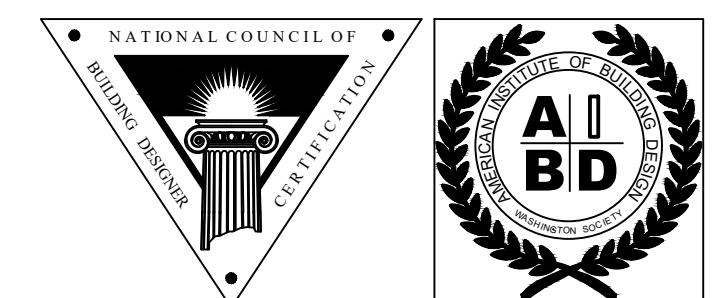
SOILS:  
 2000PSF (ALLOWABLE BEARING PRESSURE)  
 40PSF/FT (ACTIVE LATERAL PRESSURE OF RETAINED EARTH)  
 60PSF/FT (AT-REST LATERAL PRESSURE OF RETAINED EARTH)

CONCRETE:  
 2500PSI FOR SLABS AND WALLS. MINIMUM 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND 6 3/4 GALLONS OF WATER PER 94LB. SACK OF CEMENT. MAXIMUM AGGREGATE SIZE IS 1 1/2". VIBRATE ALL CONCRETE WALLS WHEN POURING.

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 CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318-02. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A-615.



TYPICAL WALL FRAMING WALL FRAMING DETAIL SCALE: NTS

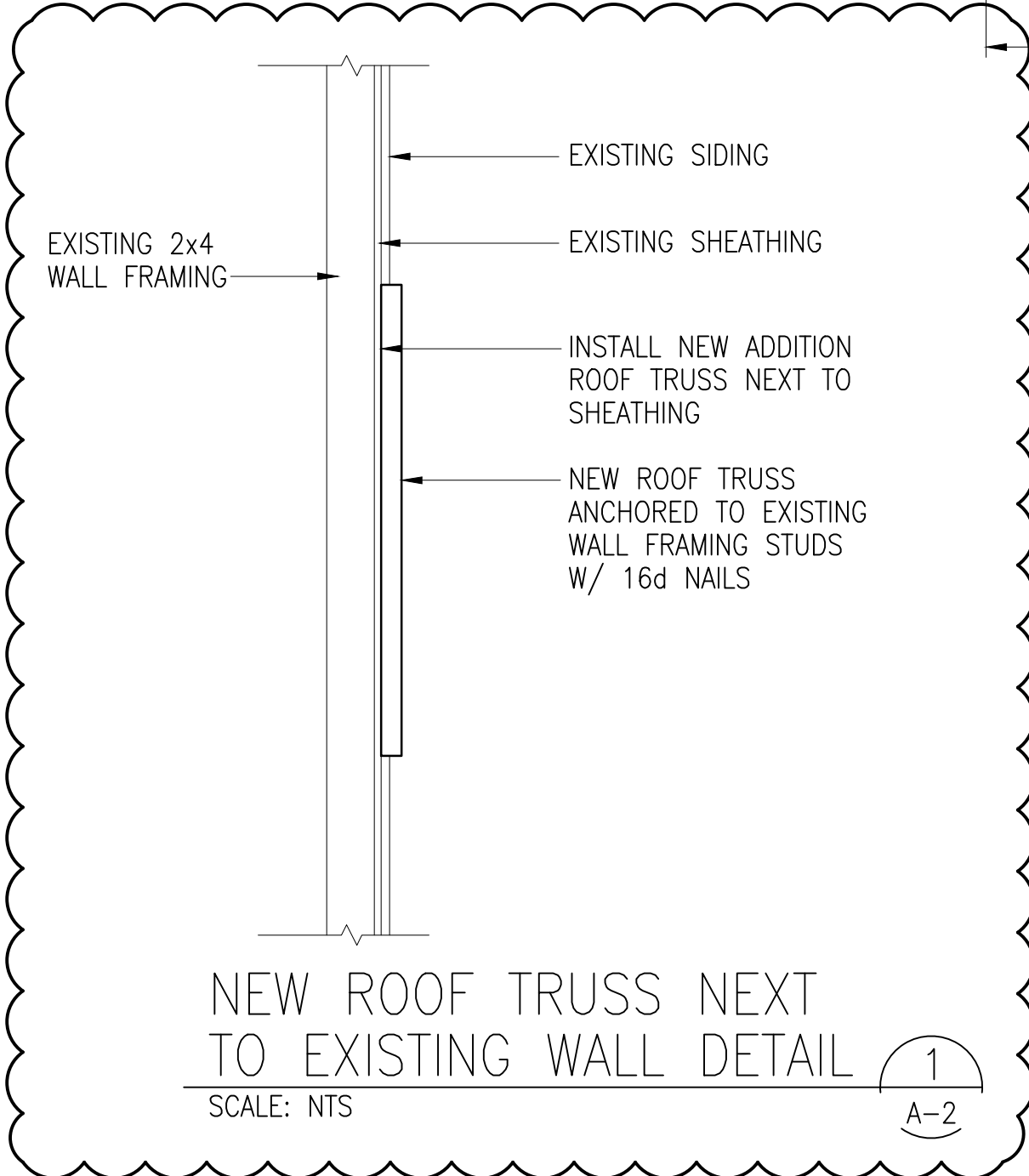


PARCEL NO. 4457300190  
**AKIHIRO NAKAMURA - GARAGE ADDITION PROJECT**  
 4245 90TH AVE SE MERCER ISLAND, WA. 98040  
 BUILDING DESIGN BY: L. REYNOLDS - CPBD MAY 2020  
 CUSTOM BUILDING DESIGN 253-630-9717  
 MEMBER OF AMERICAN INSTITUTE OF BUILDING DESIGN

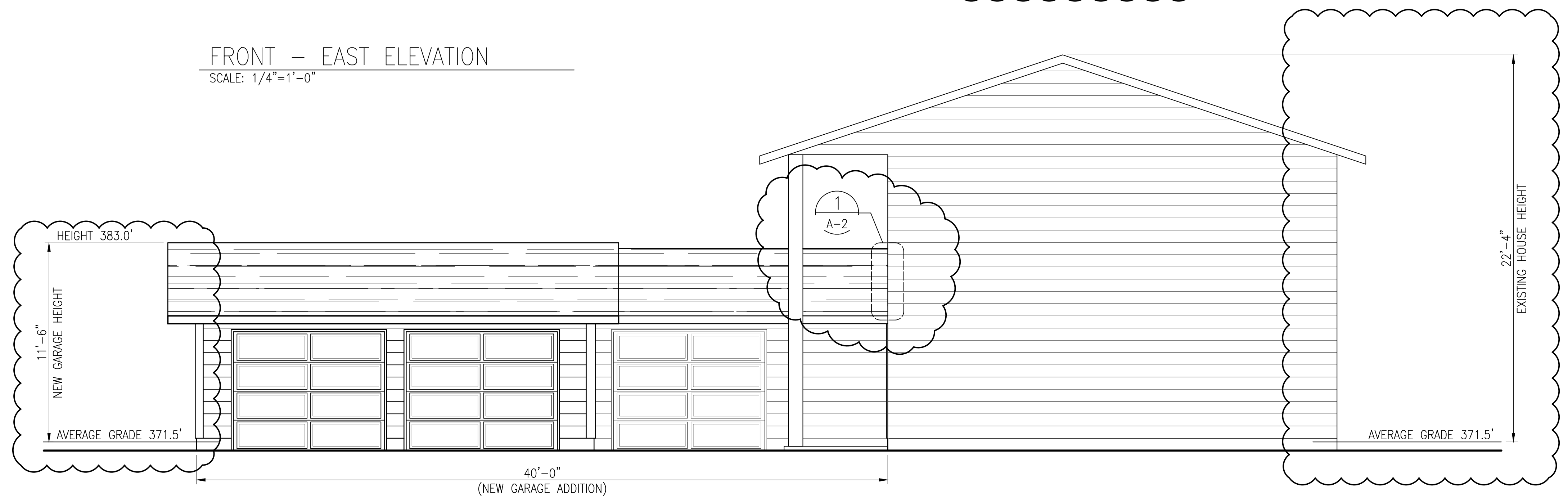
PROVIDE NEW 26 GAUGE 4" ANGLE METAL FLASHING AT INTERSECTION OF NEW ROOF AND EXISTING WALL. REMOVE EXISTING SIDING, INSTALL FLASHING ON EXISTING SHEATHING, REINSTALL SIDING AFTER ADDITION ROOFING IS INSTALLED.



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

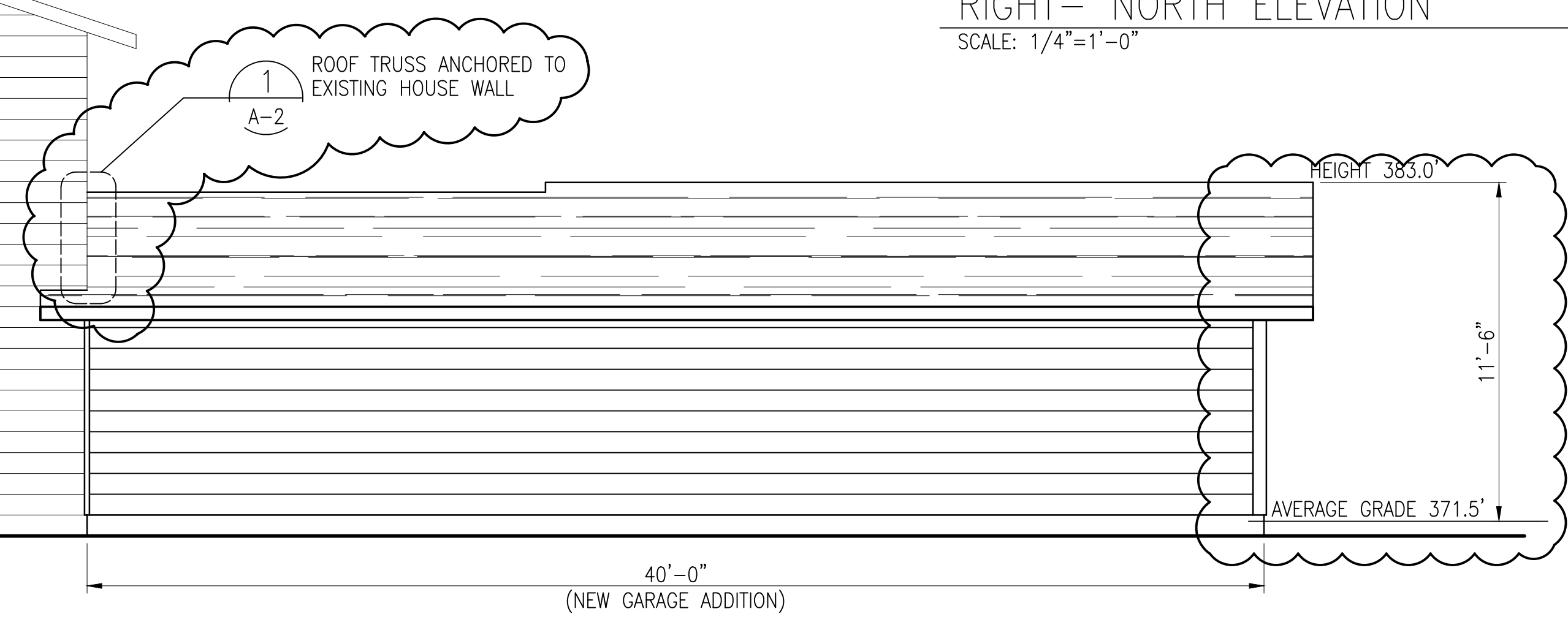


NEW ROOF TRUSS NEXT TO EXISTING WALL DETAIL  
SCALE: NTS

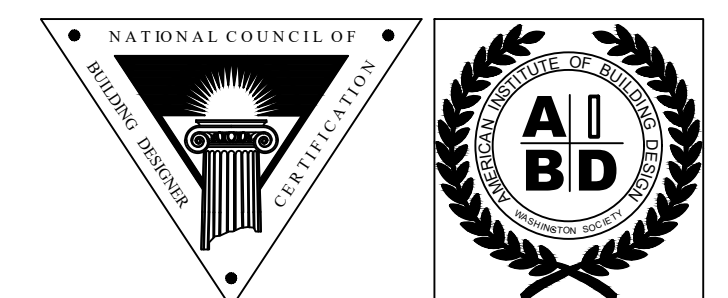


RIGHT - NORTH ELEVATION  
SCALE: 1/4"=1'-0"

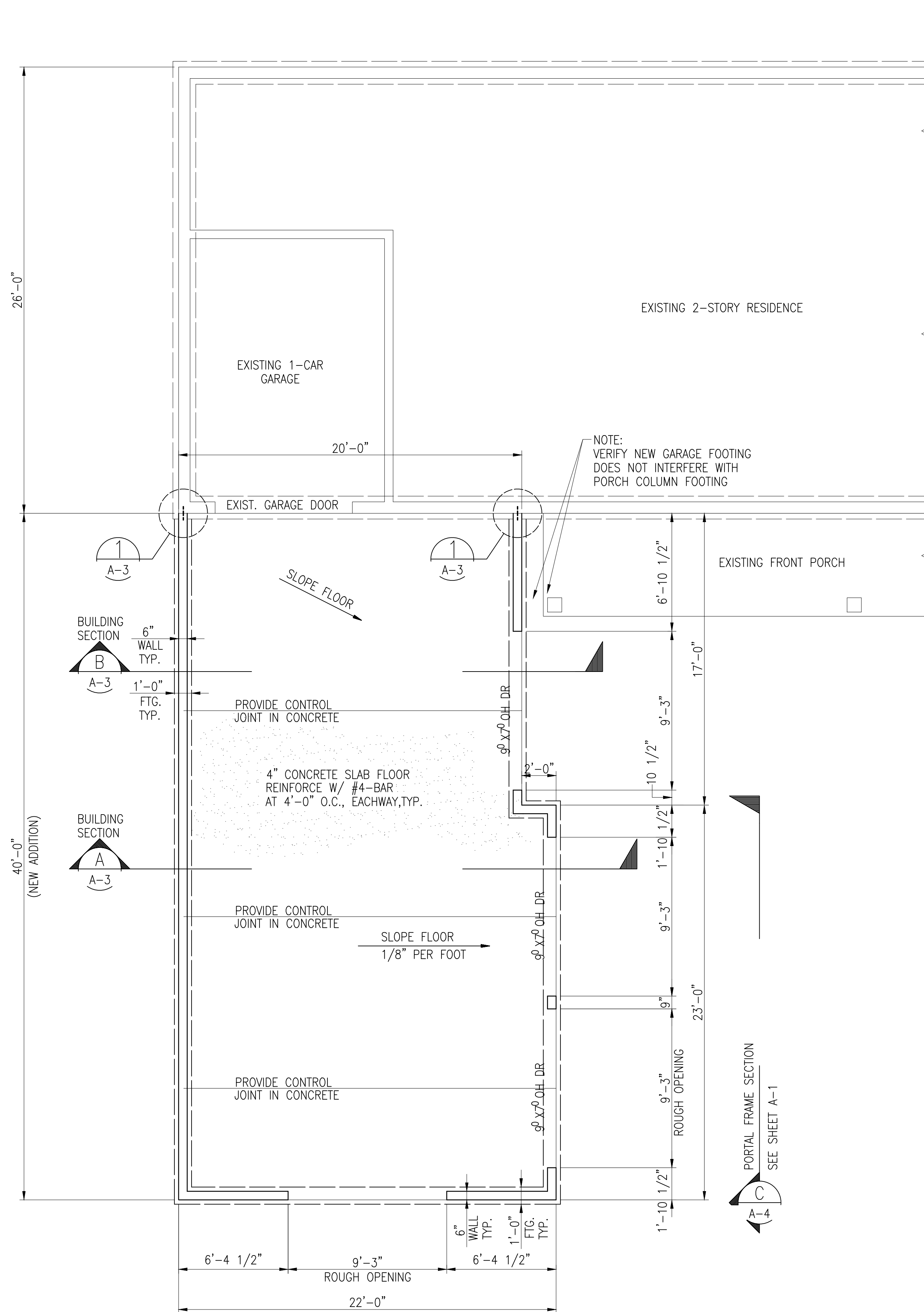
NOTE AVERAGE GRADE HEIGHT CALCULATION PER CALCULATION SHOWN ON SITE PLAN



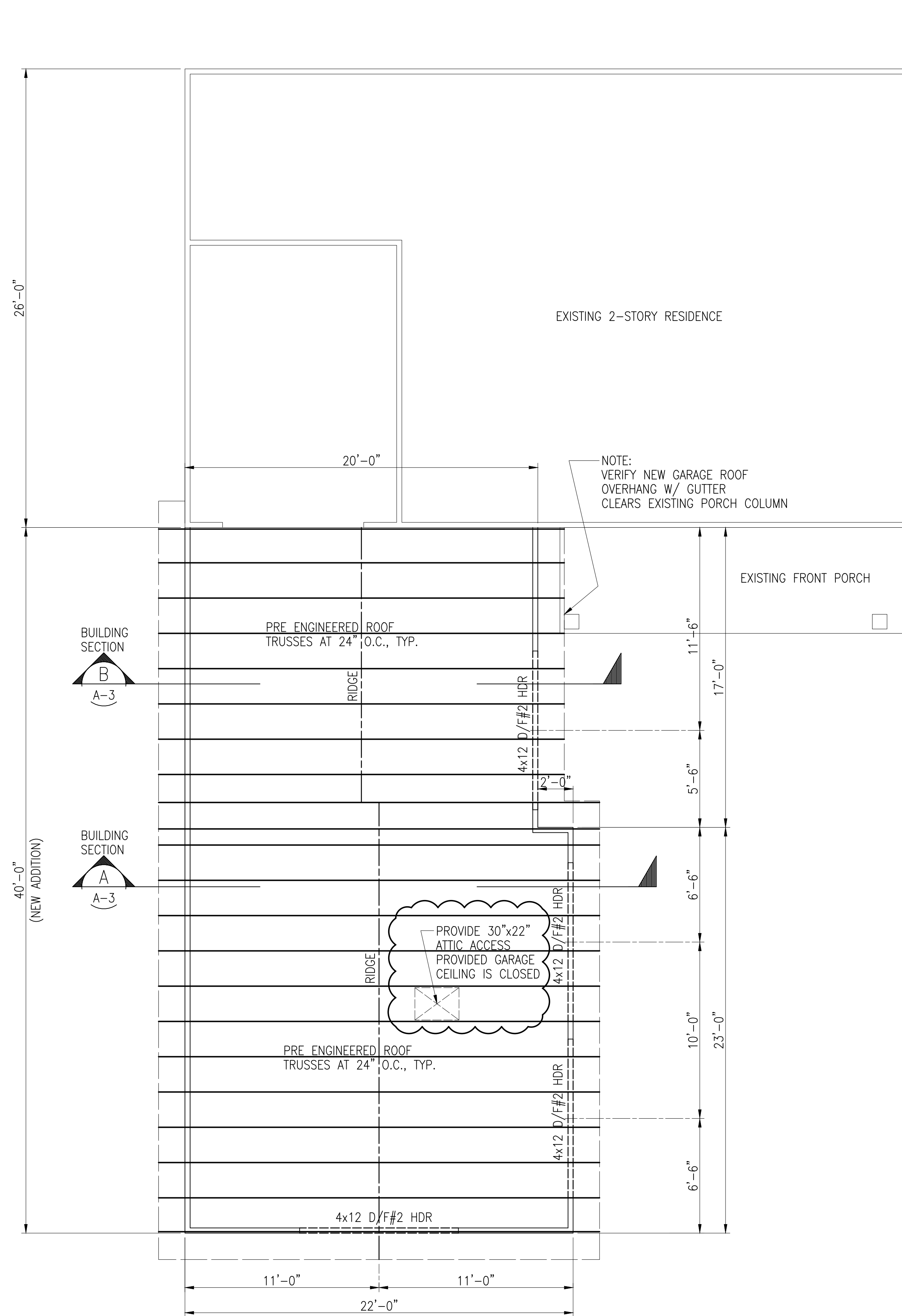
LEFT - SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



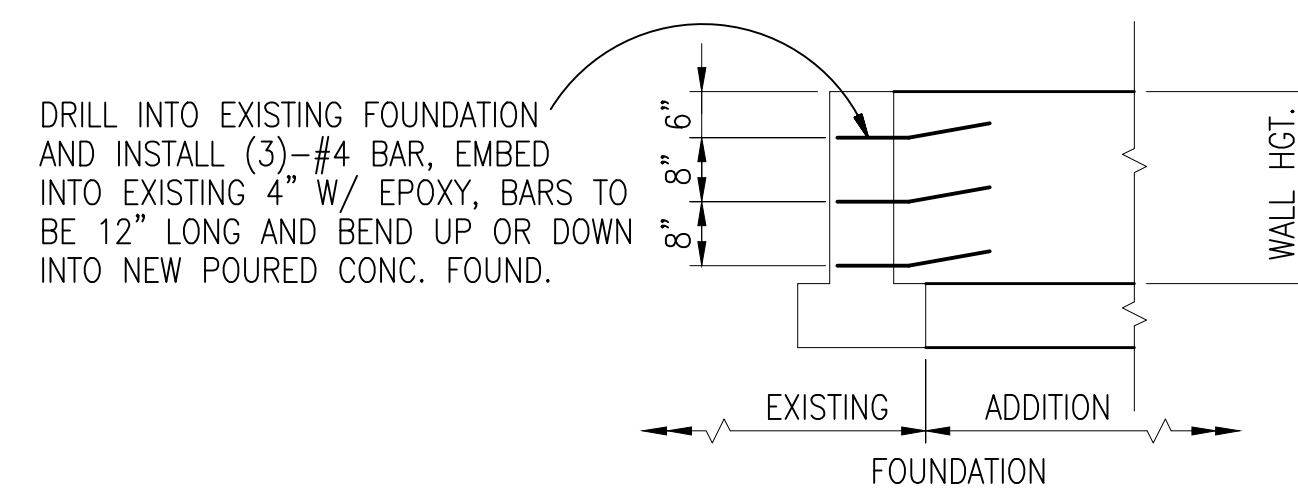
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FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"



FOUNDATION ATTACHMENT DETAIL  
SCALE: 1/2"=1'-0"

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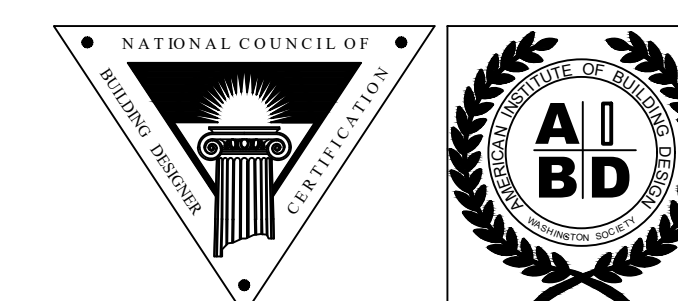
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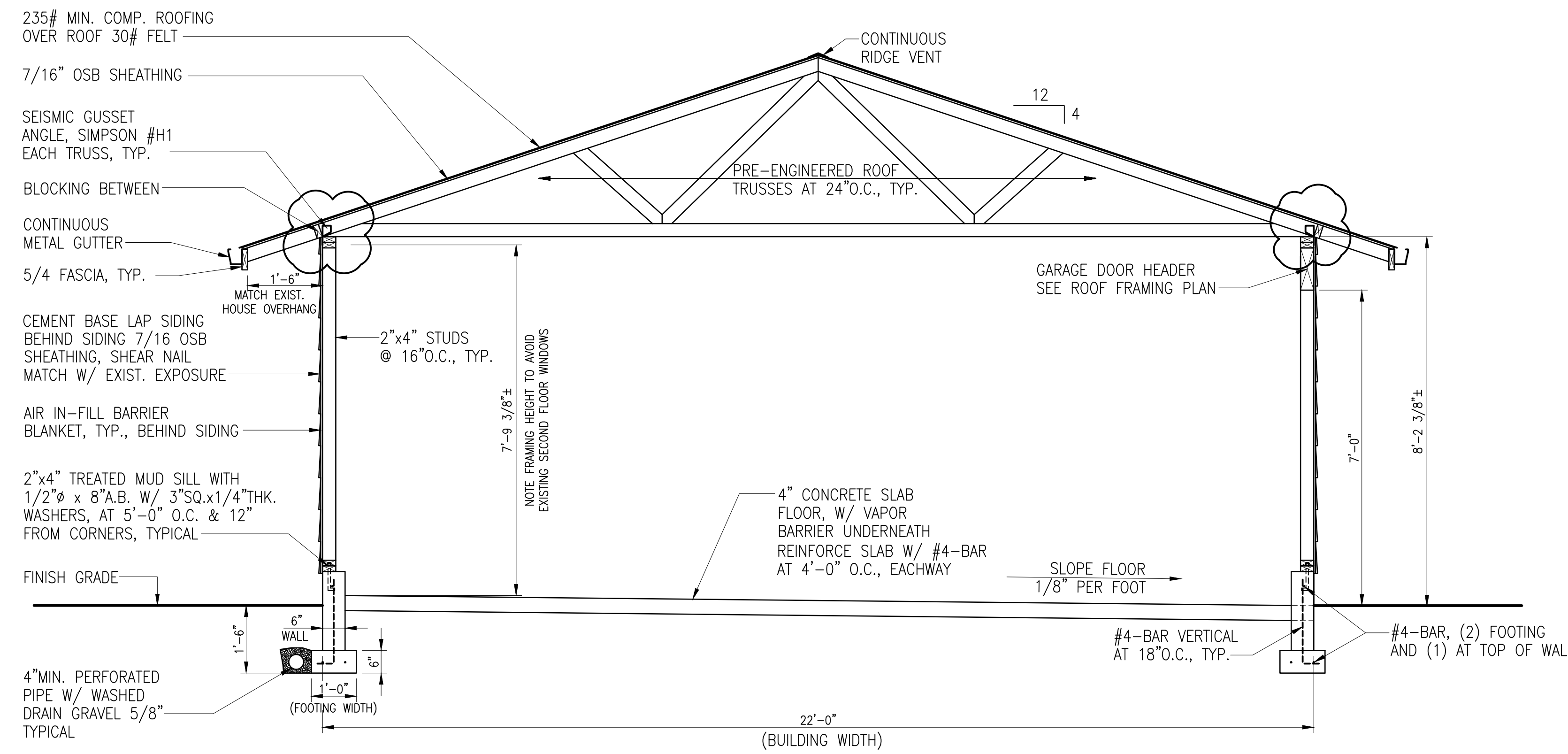
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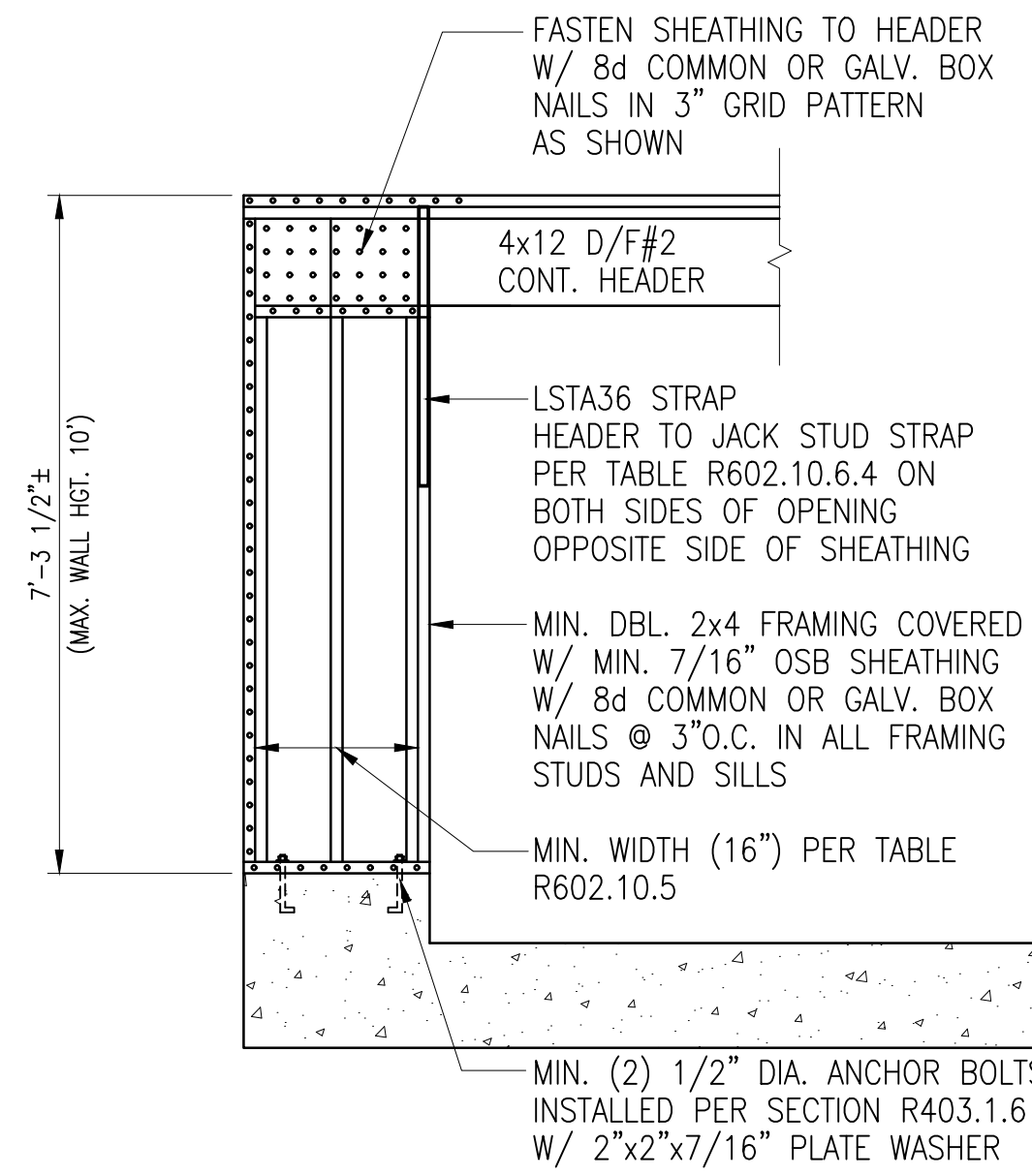
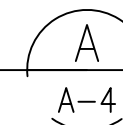
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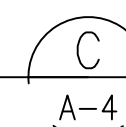
**BUILDING CROSS SECTION**

SCALE: 1/2"=1'-0"

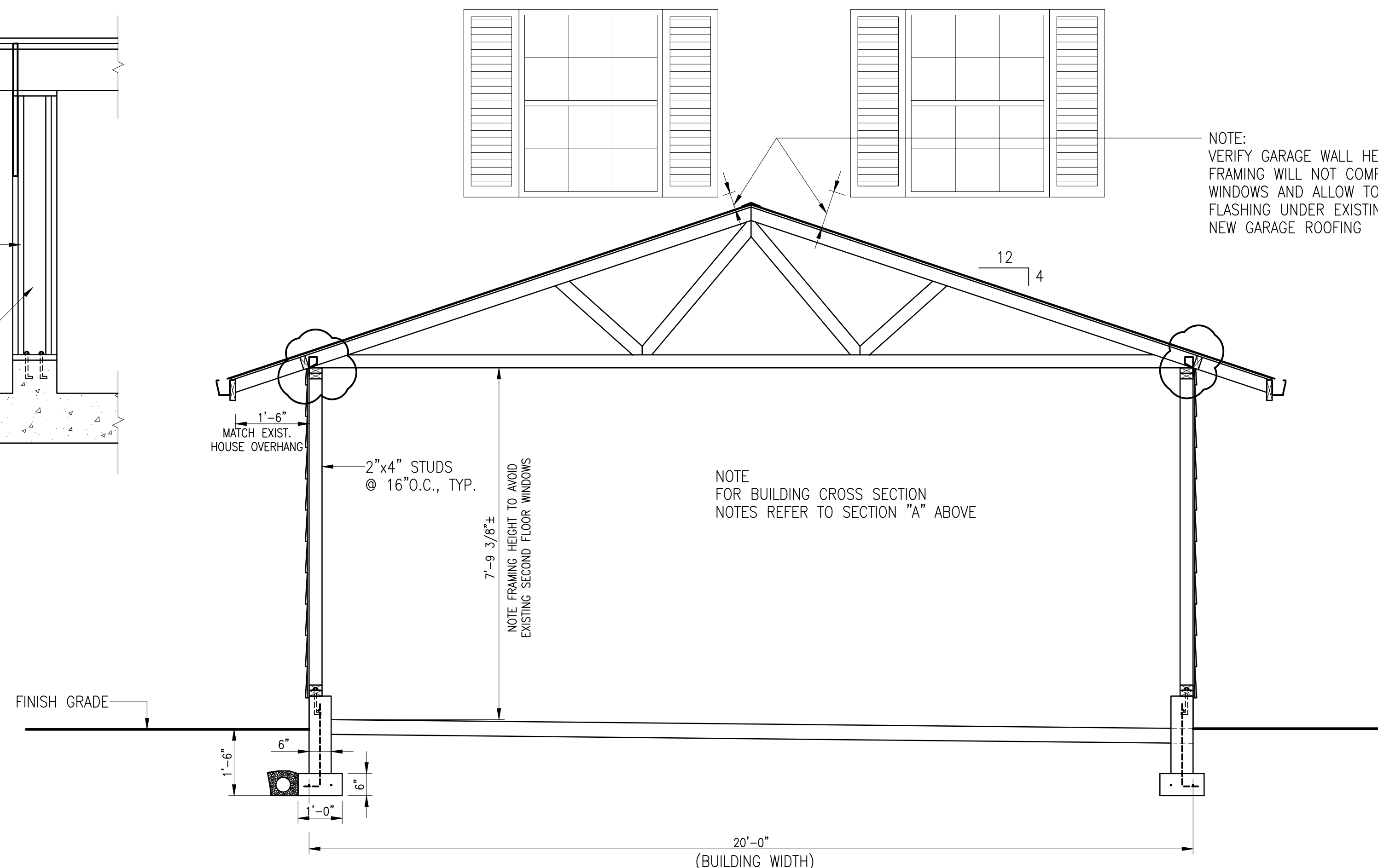


**PORTAL FRAME AT GARAGE DOOR OPENING - SECTION VIEW**

SCALE: 1/2"=1'-0"

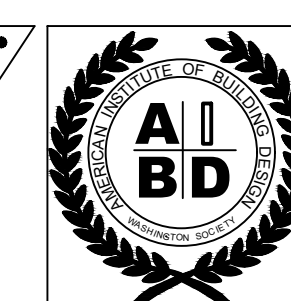
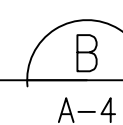


MIN. DBL. 2x4 POST KING & JACK STUD NUMBER OF JACK STUDS PER TABLE R602.7.1&2 ONE JACK STUD REQUIRED  
 INTERMITTENT BRACED WALL PANEL REQUIRED ADJACENT OPENING FOR SINGAL PORTAL FRAME



**BUILDING CROSS SECTION**

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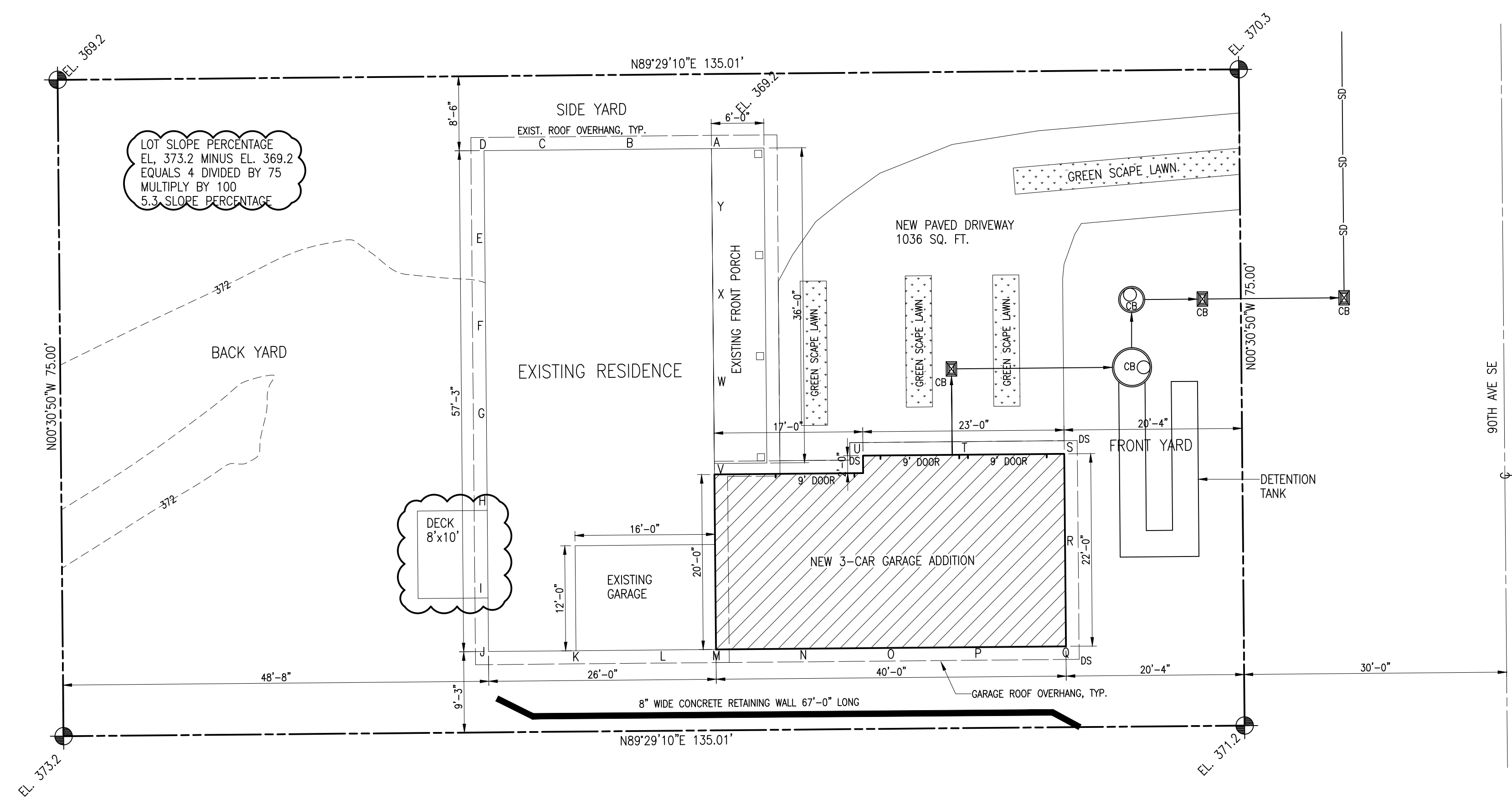
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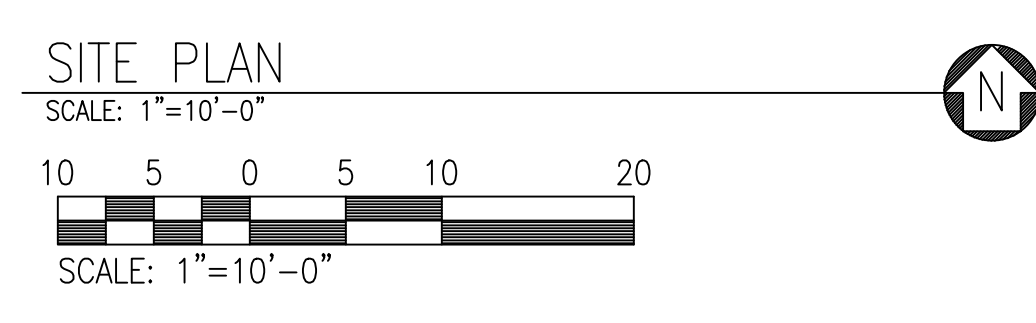
MAY 2020



CALCULATION FOR AVERAGE GRADE HEIGHT

A	371.1
B	371.4
C	371.3
D	371.8
E	371.7
F	371.3
G	372.3
H	372.2
I	372.2
J	372.3
K	372.3
L	371.3
M	371.3
N	371.4
O	371.4
P	371.4
Q	370.8
R	370.8
S	371.3
T	371.2
U	371.3
V	371.4
W	371.8
X	371.8
Y	371.8

TOTAL A-Y TOTAL=9287.9  
 DIVIDE BY 25 = 371.5  
 (371.5 AVERAGE GRADE HEIGHT)



LOT COVERAGE: \_\_\_\_\_

LOT SIZE: 10,125 SQ.FT.

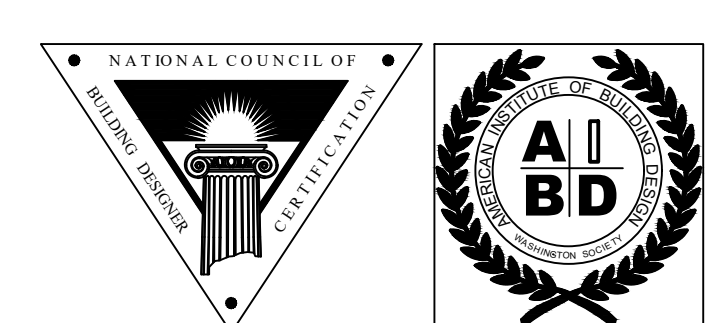
EXIST. HOUSE & FRONT PORCH & DECK 3007 SQ.FT.

NEW GARAGE ADDITION WITH ROOF OVERHANG 1036 SQ.FT.

NEW DRIVEWAY 1036 SQ.FT.

TOTAL STRUCTURE, ROOF OVERHANG, AND DRIVEWAY COVERAGE 4043 SQ.FT.

39% LOT COVERAGE



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