



# STRUCTURAL NOTES

(THESE NOTES ARE TYPICAL UNLESS NOTED OR DETAILED OTHERWISE ON DRAWINGS)

LEGEND			
DEFINITION	SYMBOL	DEFINITION	SYMBOL
DIRECTION OF FRAMING		NATIVE SOIL	
EXTENT OF FRAMING		GRANULAR FILL	
COLUMNS		STRUCTURAL STEEL	
COLUMN BEARING ON BEAM		RATED SHEATHING	
BEAM CONTINUOUS OVER SUPPORT		SHEAR WALL (SEE SCHEDULE)	SWX
CONCRETE WALL		COLUMN MARK (SEE SCHEDULE)	
BEARING STUD WALL		FOOTING MARK (SEE SCHEDULE)	
NON-BEARING STUD WALL		HOLDOWN MARK (SEE SCHEDULE)	
BEARING STUD SHEAR WALL		HANGER MARK (SEE SCHEDULE)	
NON-BEARING STUD SHEAR WALL		FLAG NOTE (SEE PLAN NOTES)	
CMU WALL		STEEL MOMENT FRAME CONN.	

ABBREVIATIONS			
(A)	ABOVE	GLB	GLUE-LAMINATED BEAM
AB	ANCHOR BOLT	HORIZ	HORIZONTAL
ALT	ALTERNATE	KP	KING POST
ARCH	ARCHITECT	KSI	KIPS PER SQUARE INCH
(B)	BELOW	L	ANGLE
BD	BAR DIAMETER	MECH	MECHANICAL
BLKG	BLOCKING	MF	MOMENT FRAME
BM	BEAM	MTL	METAL
BOT	BOTTOM	NS	NEAR SIDE
BRNG	BEARING	OC	ON CENTER
BTWN	BETWEEN	OPP	OPPOSITE
CJP	COMPLETE JOINT PENETRATION	PL	PLATE
CLR	CLEAR	PLCS	PLACES
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
COL	COLUMN	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	P/T	POST TENSIONED
CONN	CONNECTION	PT	PRESSURE TREATED
CONT	CONTINUOUS	REINF	REINFORCING
COORD	COORDINATE	REQ'D	REQUIRED
DBL	DOUBLE	SCHED	SCHEDULE
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SOG	SLAB ON GRADE
DIM	DIMENSION	STD	STANDARD
DIR	DIRECTION	STIFF	STIFFENER
EA	EACH	STL	STEEL
ELEV	ELEVATION	SYMM	SYMMETRICAL
ES	EACH SIDE	SW	SHEARWALL
EX	EXISTING	TOC	TOP OF CONCRETE
EXP	EXPANSION	TOS	TOP OF STEEL
FLR	FLOOR	TOW	TOP OF WALL
FDN	FOUNDATION	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
FS	FAR SIDE	VERT	VERTICAL
GC	GENERAL CONTRACTOR	WF	WIDE FLANGE

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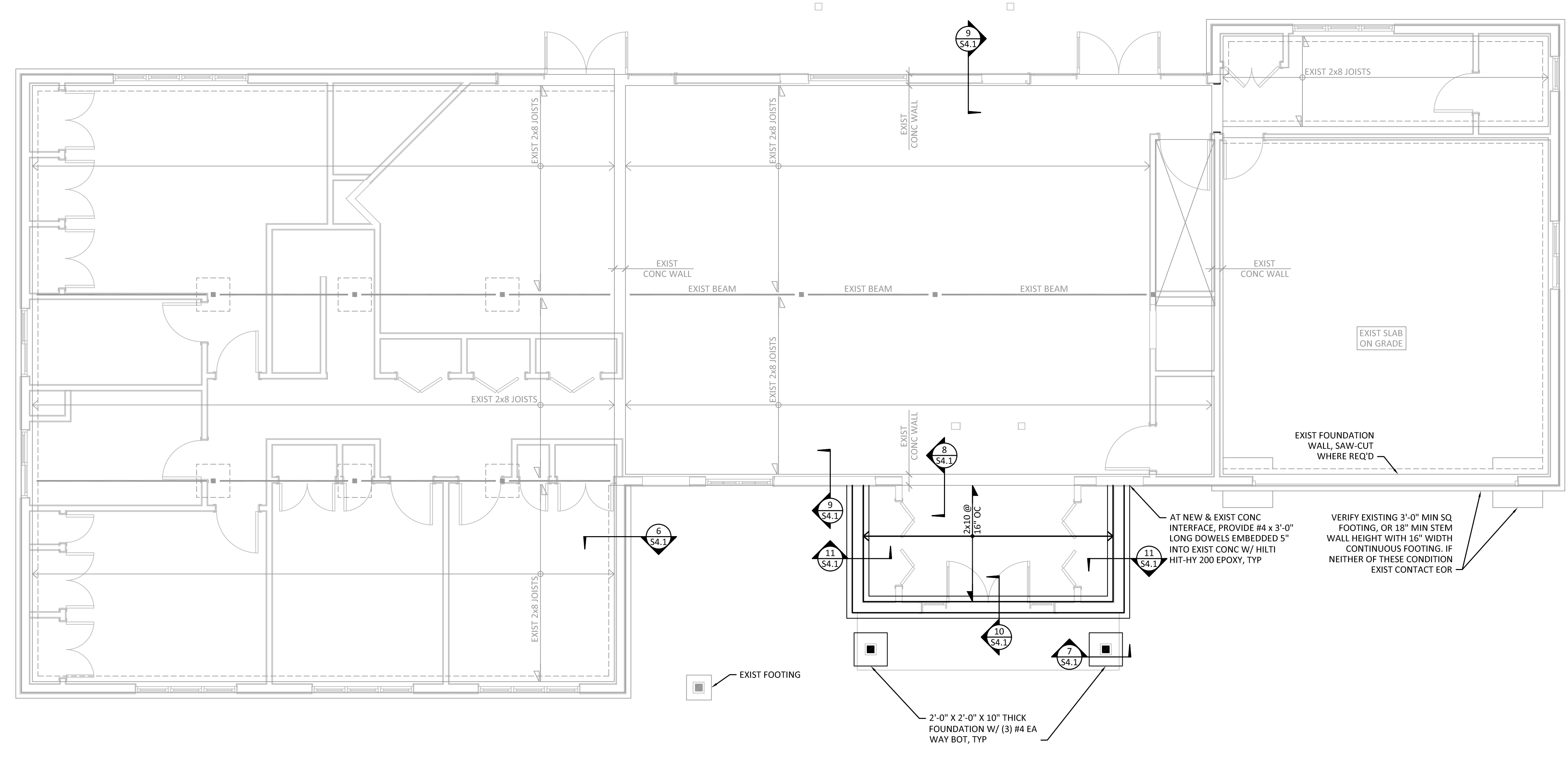
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STRUCTURAL NOTES

SHEET:

**S1.2**

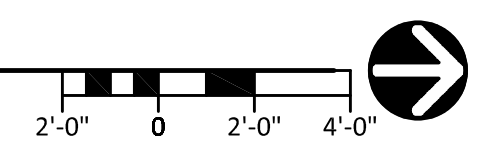


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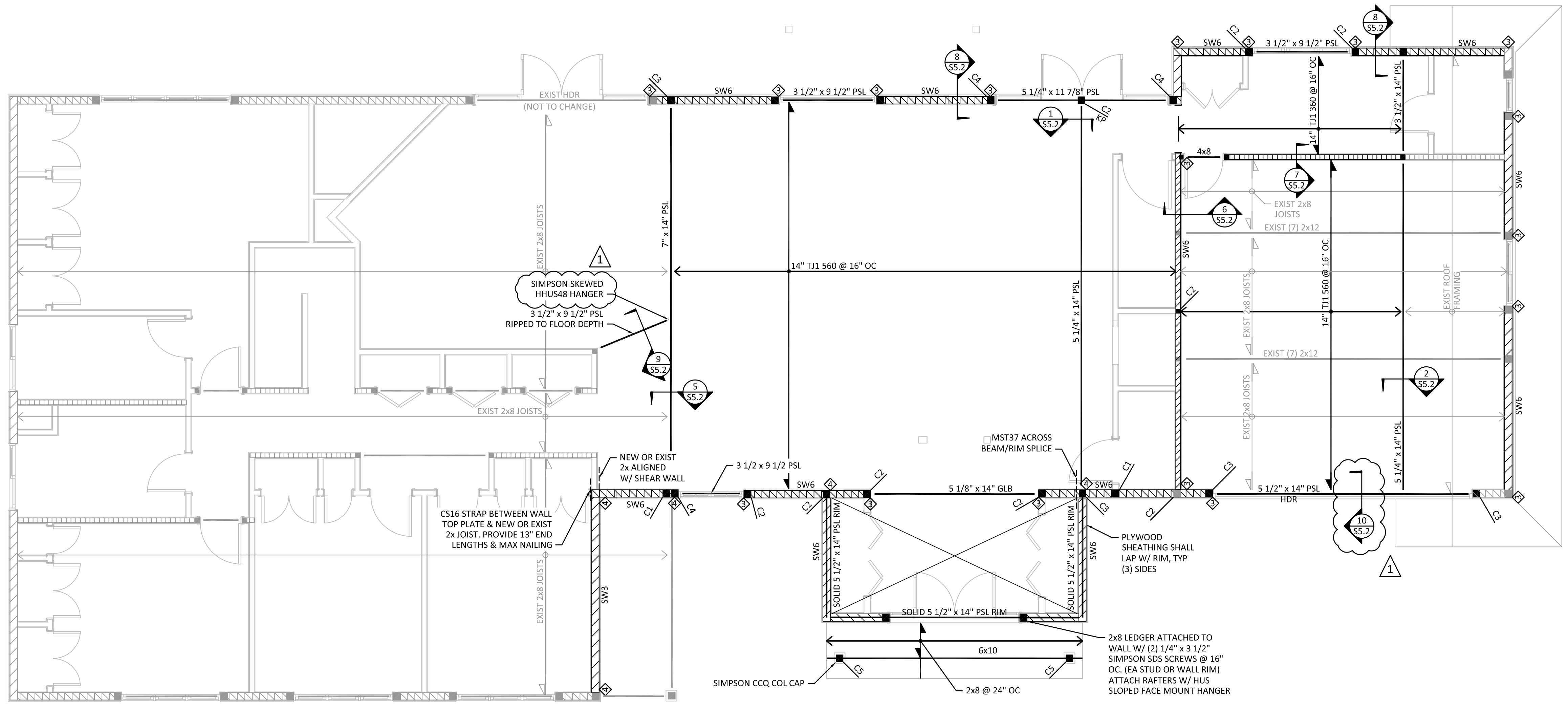
**1 FOUNDATION & CRAWLSPACE FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

- FOUNDATION PLAN NOTES:**
1. REFERENCE TO SLAB ELEVATION SHOWN ON PLAN AND VERIFY W/ ARCH DRAWINGS. EXTERIOR FOOTINGS SHALL BEAR A MIN OF 1'-6" BELOW ADJACENT GRADE.
  2. FOOTINGS SHALL BEAR ON FIRM NATIVE SOIL OR COMPACTED STRUCTURAL FILL AS SPECIFIED IN THE SOILS REPORT.
  3. REFER TO SHEET S4.1 FOR FOUNDATION DETAILS.
  4. PLACE ALL REINFORCEMENT PER THE STRUCTURAL NOTES AND FOUNDATION DETAILS. REFER TO SHEET S1.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
  5. FOUNDATION LEVEL HOLD-DOWNS ARE SHOWN ON THE FRAMING PLANS AT THE BASE OF WALL SHOWN. REFER TO HOLD-DOWN SCHEDULE ON SHEET S3.1 FOR HOLD-DOWN TYPES AND FRAMING PLANS FOR HOLD-DOWN ANCHOR BOLT LOCATIONS.
  6. REFER TO FRAMING PLANS AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
  7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & WALL LOCATIONS, AND NOTIFY ALL PARTIES OF ANY DISCREPANCIES.
  8. REFER TO DETAIL 3/S4.1 FOR PIPE PENETRATIONS THROUGH CONCRETE WALL OR FOOTINGS.
  9. WHERE SLAB ON GRADE IS INDICATED, SLAB SHALL BE 4" THICK WITH #4 REBAR AT 18" OC. SLAB SHALL BE Poured OVER A 10 MIL VAPOR BARRIER OVER 4" OF 5/8" CRUSHED ROCK.



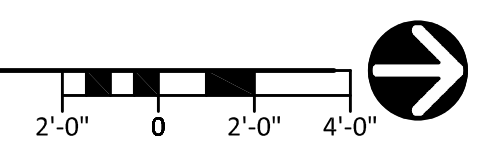
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 FOUNDATION & CRAWLSPACE FRAMING PLAN  
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**1 UPPER FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

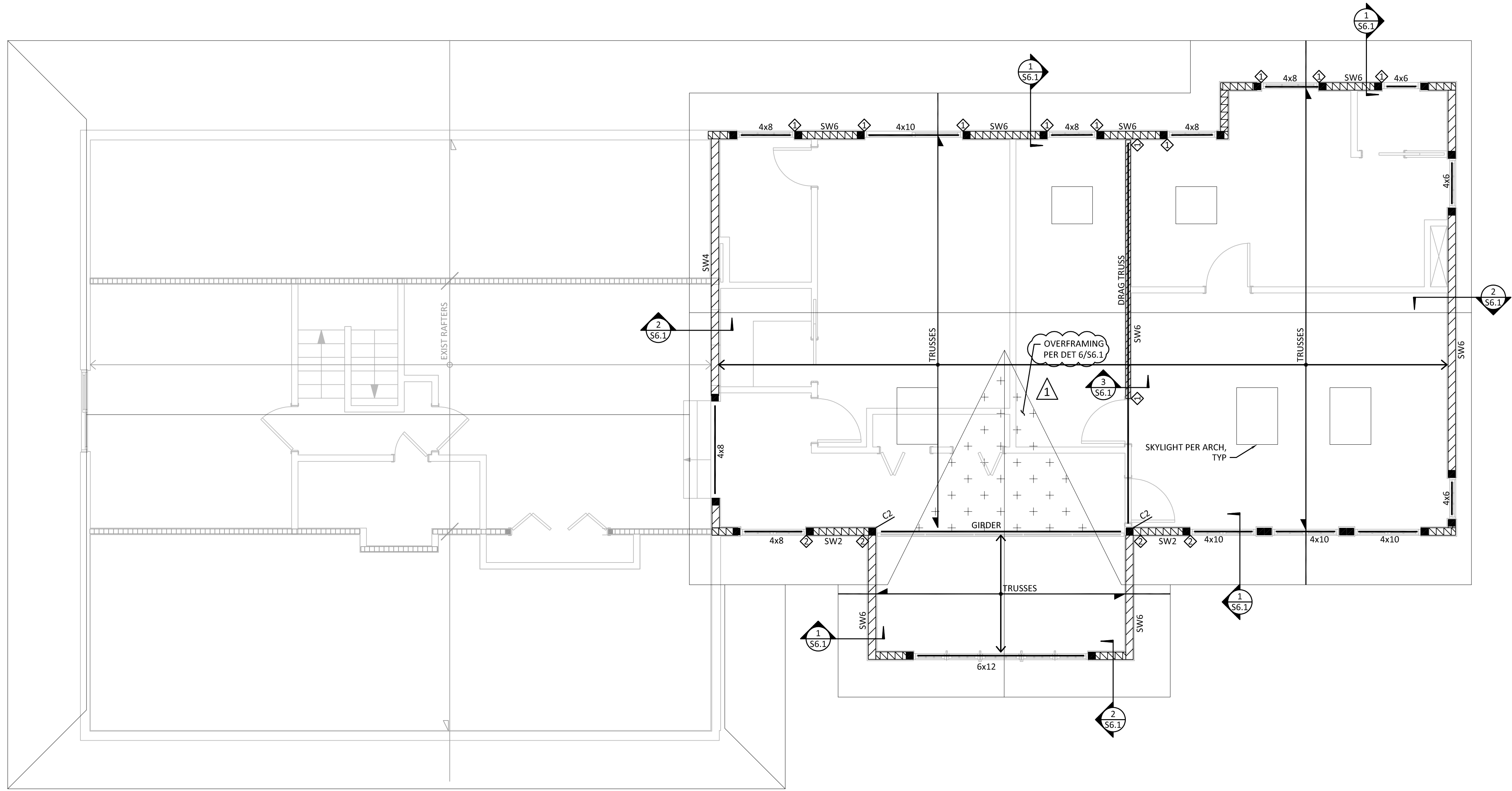
- TYPICAL FLOOR FRAMING PLAN NOTES:**
- FLOOR SHEATHING SHALL BE 3/4" PI 48/24 WITH 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/S5.1
  - COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
  - ALL DIAPHRAGMS UNBLOCKED.
  - REFER TO SHEET S5.1 THRU S5.2 FOR TYPICAL FLOOR FRAMING DETAILS.
  - CONTRACTOR SHALL HAVE THE OPTION TO DRILL A 1 1/2" Ø HOLE CENTERED IN THE DEPTH AND AT THE THIRD POINT OF THE SPAN FOR ALL WOOD FLUSH BEAMS SHOWN ON THE PLAN.
  - WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLD-DOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
  - TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x8 DF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
  - COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
  - UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC.
  - UNLESS NOTED OTHERWISE, ALL BEAM-TO-BEAM CONNECTIONS SHALL BE SIMPSON HU SERIES FACE MOUNT HANGERS W/ MAX NAILING.
  - UNLESS NOTED OTHERWISE, ALL BEAM-TO-COLUMN CONNECTIONS SHALL BE SIMPSON ECCQ OR CCQ SERIES COLUMN CAPS.
  - UNLESS NOTED OTHERWISE, ALL JOIST-TO-BEAM CONNECTIONS SHALL BE SIMPSON LUS OR HUC FACE MOUNT HANGERS.



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**UPPER FLOOR FRAMING PLAN**

SHEET:  
**S2.2**

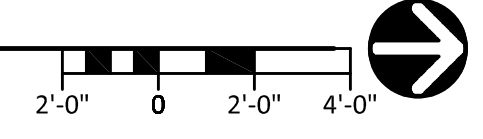


**1 ROOF FRAMING PLAN**

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

TYPICAL ROOF FRAMING PLAN NOTES:

1. WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
2. BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER.
3. ROOF SHEATHING SHALL BE 1/2" P140/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, COLLECTOR TRUSSES, AND BLOCKING OR TRUSS BLOCKING PANELS INDICATED ON PLANS. NAILING AT INTERMEDIATE FRAMING SHALL BE 8d COMMON NAILS @ 12" OC. REFER TO DETAIL 2/S5.1 FOR SHEATHING LAYOUT AND NAILING.
4. UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 5'-5".
5. STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
6. REFER TO SHEET S6.1 FOR TYPICAL ROOF FRAMING DETAILS.
7. REFER TO DETAIL 3/S5.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
8. REFER TO THE STRUCTURAL NOTES SHEET FOR COLUMNS SUPPORTING TYPICAL BEARING WALL HEADER BEAMS.
9. ALL DIAPHRAGMS UNBLOCKED.
10. COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
11. HOLDDOWNS SHOWN ON ROOF FRAMING PLAN SHALL BE PLACED AT BASE OF WALLS SHOWN.
12. ATTACH ALL ROOF TRUSSES TO WALLS BELOW WITH SIMPSON H2.5A HURRICANE TIES.
13. TRUSSES MARKED "DRAG TRUSS" SHALL BE DESIGNED FOR THE SERVICE LEVEL IN-PLAN AXIAL LOAD OF 310 PLF



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**ROOF FRAMING PLAN**

SHEET:

**S2.3**



### SHEAR WALL SCHEDULE

TYPE	APA-RATED SHEATHING	MIN FRAMING AT ADJOINING PANEL EDGES (SEE NOTE 5)	SHEAR WALL NAILING AT PANEL EDGES	RIM JOIST OR BLOCK CONN TO TOP PLATE	SILL PLATE NAILING TO RIM/BLKG BELOW	SILL PLATE ANCHOR BOLT TO SLAB OR FOUNDATION	FOUNDATION SILL PLATE SIZE	SHEAR CAPACITY (PLF)
SW6	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 6" OC	LTP4 OR A35 @ 24" OC	0.131"Ø x 3" @ 6" OC	5/8"Ø AB @ 5'-0" OC	2x	242
SW4	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 20" OC	0.131"Ø x 3" @ 4" OC	5/8"Ø AB @ 4'-0" OC	2x	350
SW3	15/32" ONE SIDE	(2) 2x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 15" OC	0.131"Ø x 3" @ 3" OC	5/8"Ø AB @ 3'-0" OC	2x	455
SW2	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 12" OC	0.131"Ø x 3" @ 2.5" OC	5/8"Ø AB @ 2'-6" OC	2x	595
2SW4	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 10" OC	0.131"Ø x 3" @ 2" OC	5/8"Ø AB @ 2'-0" OC	2x	706
2SW3	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 7.5" OC	0.131"Ø x 3" @ 1.5" OC	5/8"Ø AB @ 1'-6" OC	2x	910
2SW2	15/32" BOTH SIDES	3x STUD AND BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 6" OC	0.131"Ø x 3" @ 1.5" OC	5/8"Ø AB @ 1'-0" OC	2x	1190

- NOTES:**
- REFER TO THE TYPICAL SHEAR WALL DETAIL.
  - THE VALUES IN THIS TABLE ARE APPROPRIATE FOR HF GRADE STUDS AND HF GRADE PLATES & RIM/BLOCKING.
  - NAILS AT ADJOINING PANEL EDGES SHALL BE STAGGERED EACH SIDE OF THE COMMON JOINT.
  - WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
  - WHERE TABLE SPECIFIES (2) 2x FRAMING, CONNECT (2) 2x STUDS AND BLOCKING AS FOLLOWS: SW3 = (2) 0.131"Ø @ 3.5" OC, 2SW3 = (2) 0.131"Ø @ 1.5" OC.
  - NOTE THAT 3x FRAMING MAY BE USED IN LIEU OF (2) 2x FRAMING SPECIFIED IN TABLE.
  - INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12" OC MAXIMUM.
  - AT ALL 5/8"Ø SILL PLATE ANCHOR BOLTS, INSTALL 1/4" x 3" x 3" PLATE WASHERS. EDGE OF PLATE WASHER SHALL BE WITHIN 1/2" OF SHEATHED EDGE.
  - FOR DOUBLE SIDED SHEAR WALLS, USE WIDER PLATE WASHERS AS REQUIRED TO MEET THIS REQUIREMENT.
  - PROVIDE A MINIMUM OF 7" EMBEDMENT FOR AB INTO FOUNDATION OR STEM WALL.
  - 7/16" SHEATHING MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED ALL STUDS ARE SPACED 16" OC OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
  - AT EXIST FOUNDATION WALLS PROVIDE TITEN HD TO MATCH ANCHOR ABOVE WITH 7" EMBED.

### HOLDOWN SCHEDULE

MARK	TYPE	MIN CHORD SIZE	STUD NAILS OR BOLTS	ANCHOR BOLT (SEE NOTE 4)	CAPACITY (LB)
1	MST48	(2) 2x	(17) 16d EA END	-	3,640
2	MST60	(2) 2x	(23) 16d EA END	-	5,405
3	HDU2	(2) 2x	(6) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	2,215
4	HDU5	(2) 2x	(14) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	4,340

- NOTES:**
- REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ADDITIONAL INSTALLATION REQUIREMENTS.
  - REFER TO DETAIL 4/SS.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAILS 3/SS.2 FOR CONNECTION OF STRAP TO BEAM BELOW.
  - INSTALL HD HOLDOWNS AT FOUNDATION WALLS PER DETAIL 4 & 5/54.1.
  - AT ALL HOLDOWN CHORDS, PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHED.

### COLUMN SCHEDULE

MARK	COLUMN SIZE 2x6 WALL	COLUMN SIZE 2x6 WALL	REMARKS
C1	(2) 2x4	(2) 2x6	SEE NOTE 2
C2	(3) 2x4	(3) 2x6	SEE NOTE 2
C3	(4) 2x4	(4) 2x6	SEE NOTE 2
C4	4x6 HF#1	4x6 HF#1	-
C5	4x8 HF#1	6x6 DF#1	-
C6	4x10 HF#1	6x8 DF#1	-
C7	6x10 DF#1	6x10 DF#1	-
C8	TS4x4x1/4	TS4x4x1/4	PL 3/4 x 5 x 0'-10"

- NOTES:**
- REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR PRE-FABRICATED CONNECTION INSTALLATION REQUIREMENTS.
  - MULTIPLE STUD COLUMNS SHALL USE GRADE OF STUD INDICATED ON WALL FRAMING SCHEDULE. REFER TO DETAIL 3/SS.1 FOR FABRICATION OF MULTIPLE STUD COLUMNS.
  - CONTRACTOR TO PROVIDE BLOCKING EQUAL TO COLUMN DIMENSIONS AT JOIST SPACE FOR COLUMNS CONTINUING TO FOUNDATION.

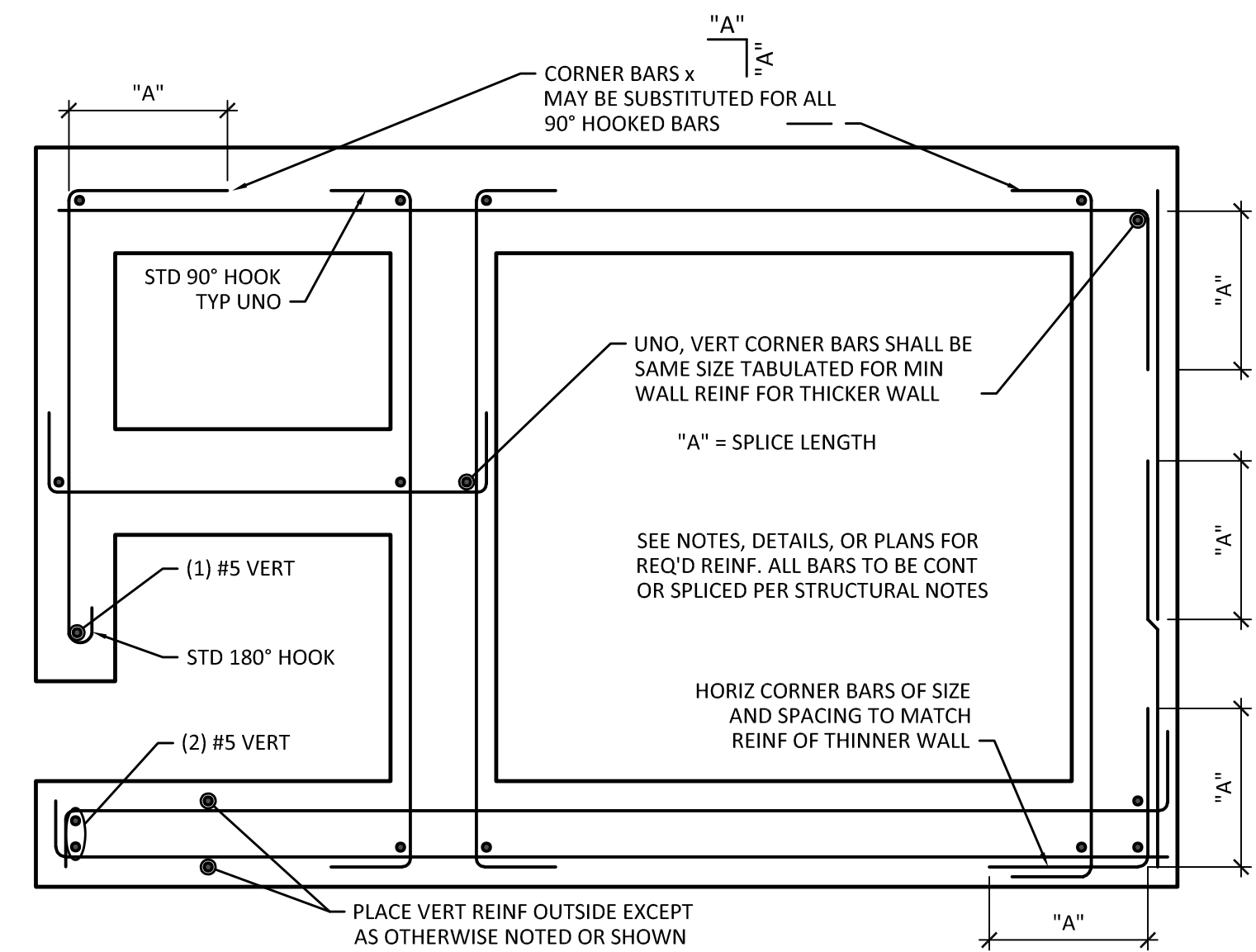
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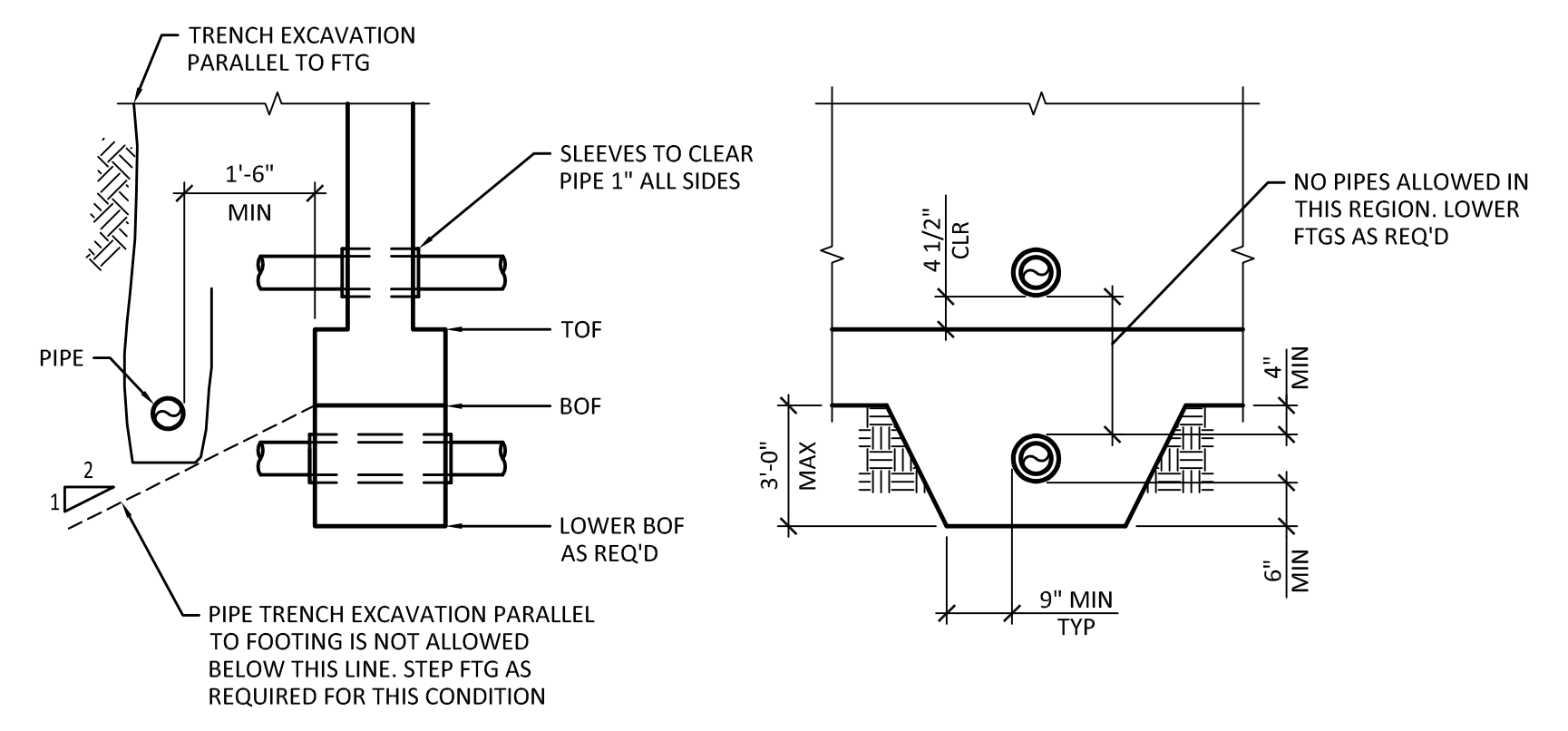
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SCHEDULES

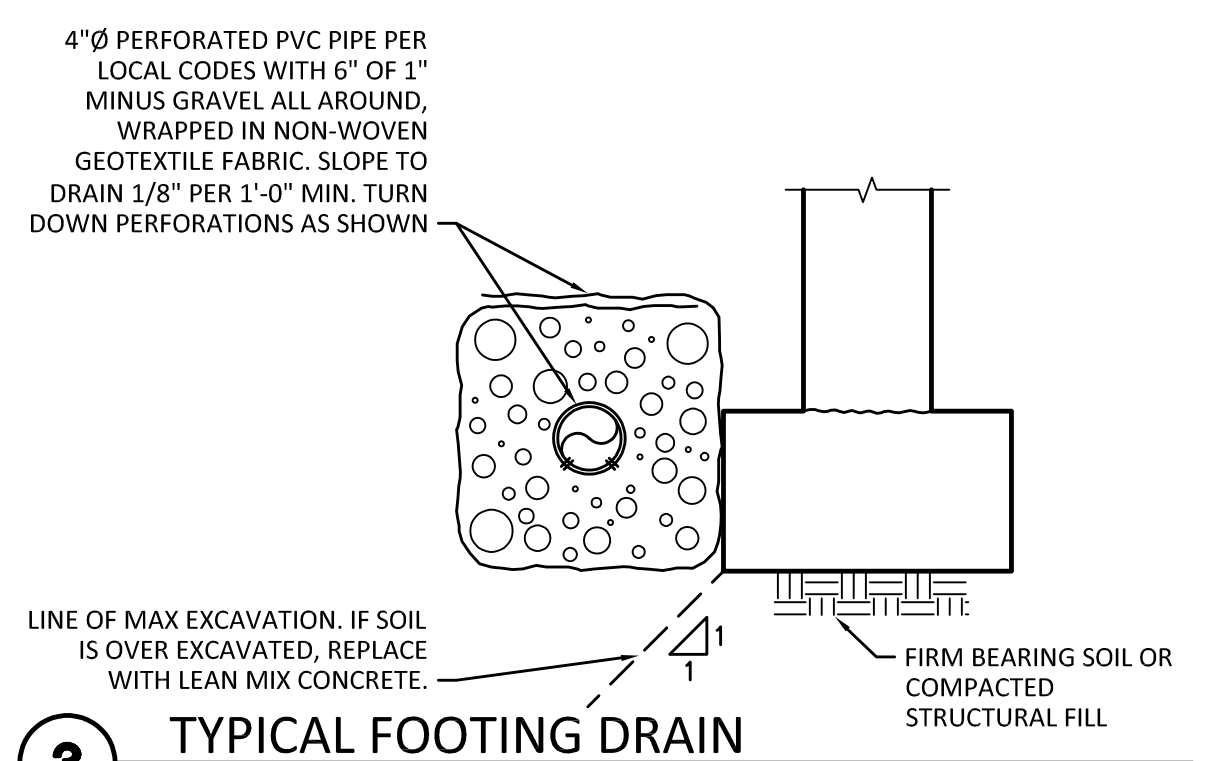
SHEET: S3.1



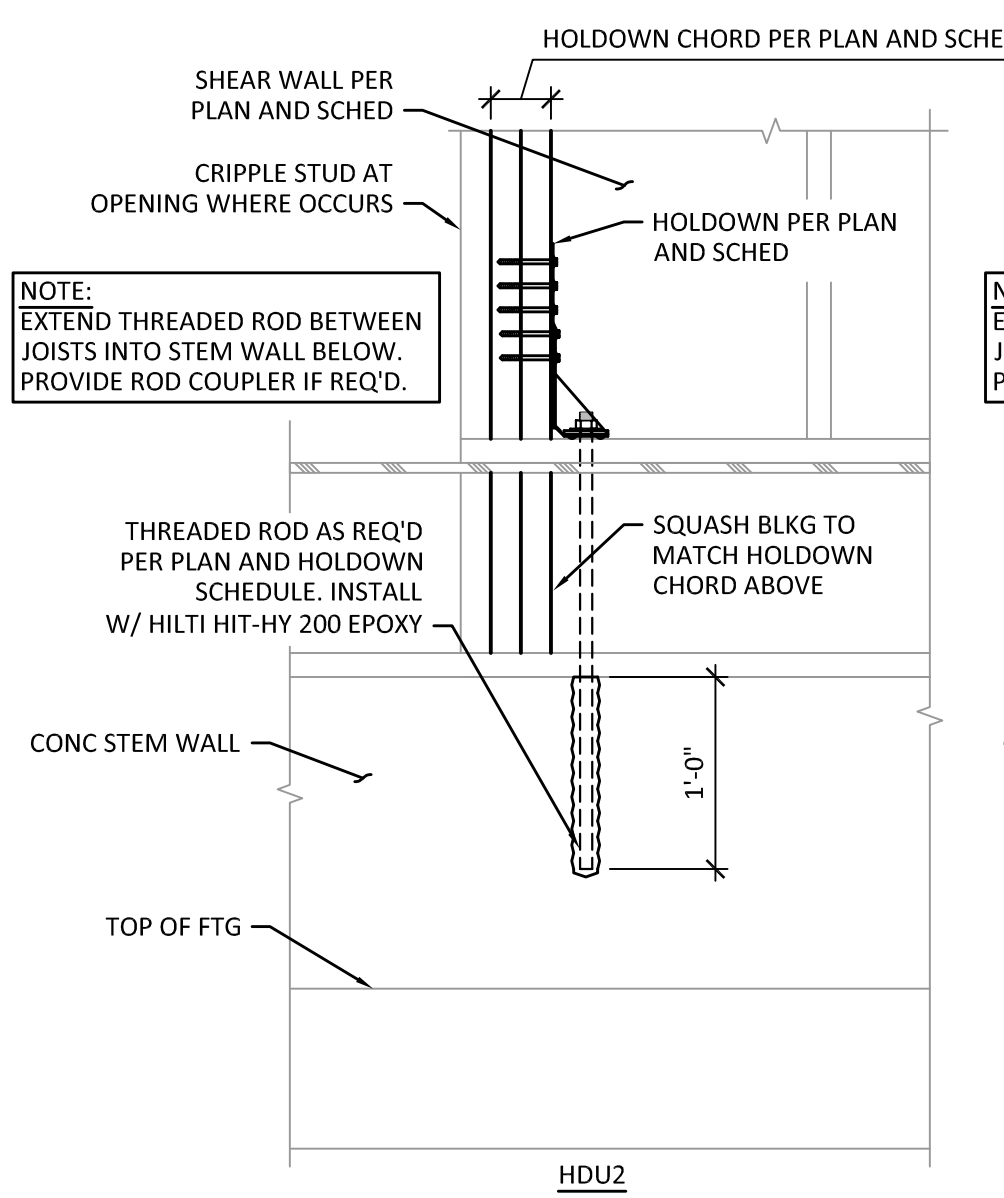
**1** TYPICAL CONCRETE WALL REINFORCING DETAIL  
 SCALE: NTS



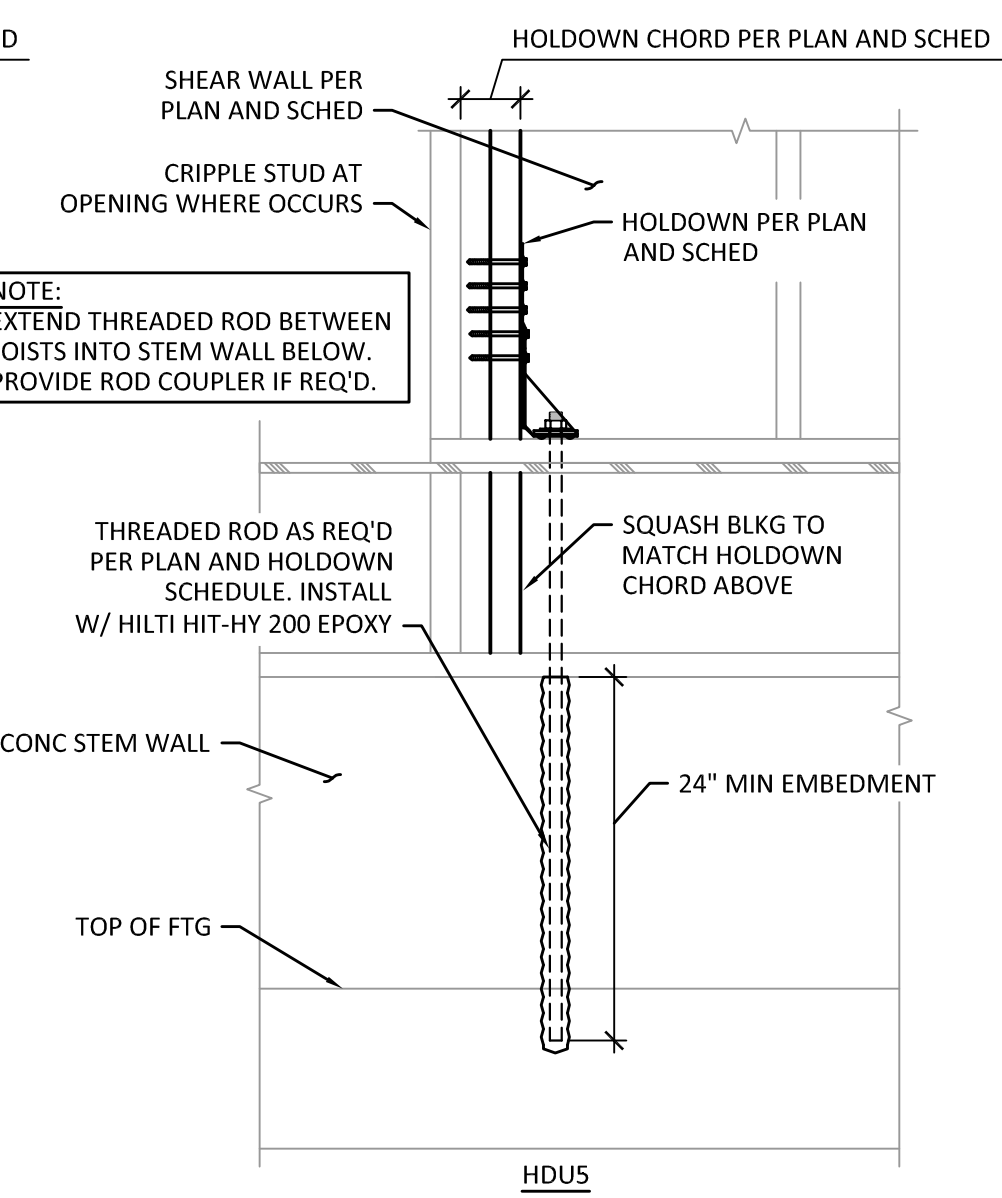
**2** TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS  
 SCALE: 1/2" = 1'-0"



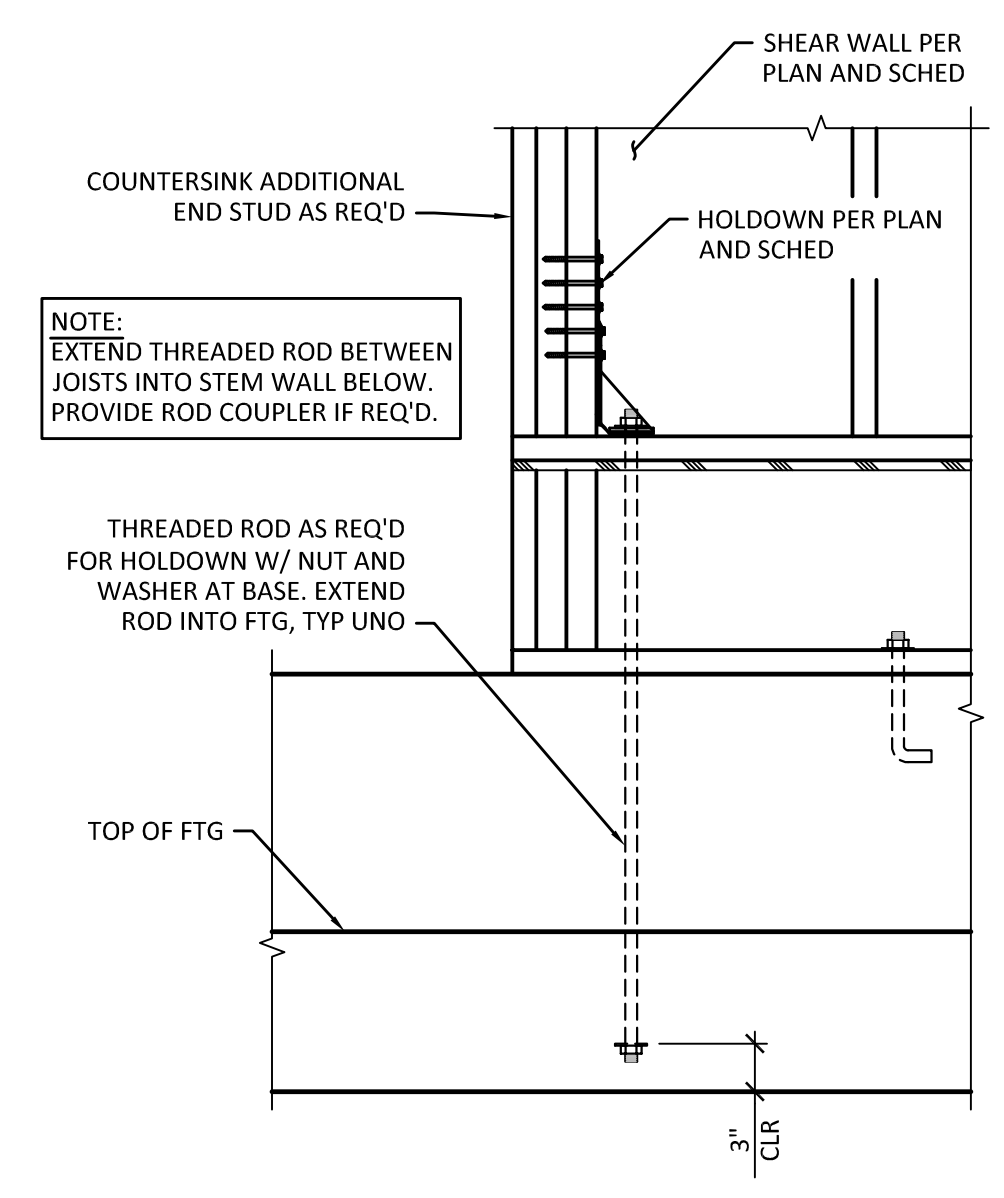
**3** TYPICAL FOOTING DRAIN  
 SCALE: 1" = 1'-0"



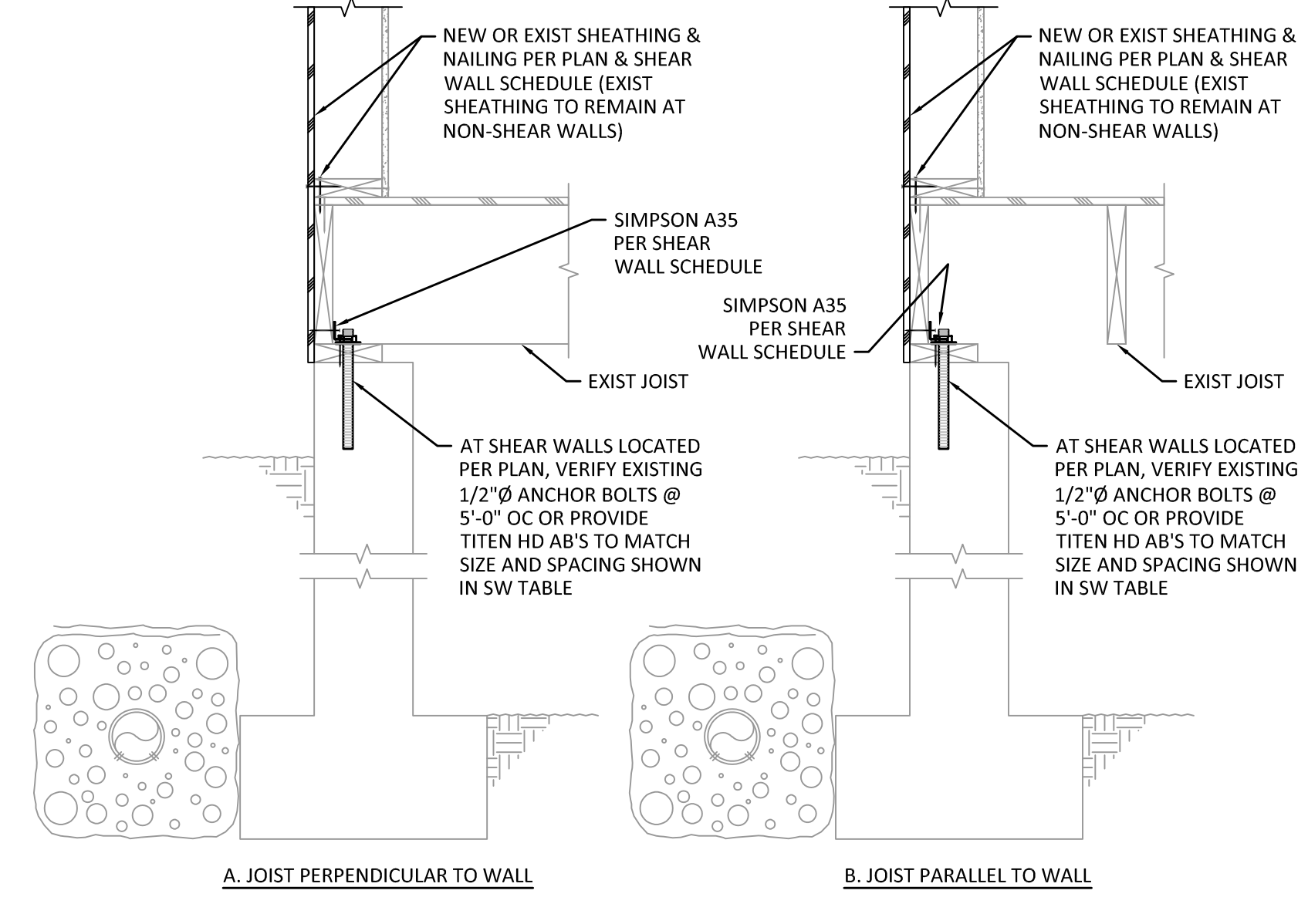
**4** HOLDDOWN DETAIL (EXIST FOOTING)  
 SCALE: 1" = 1'-0"



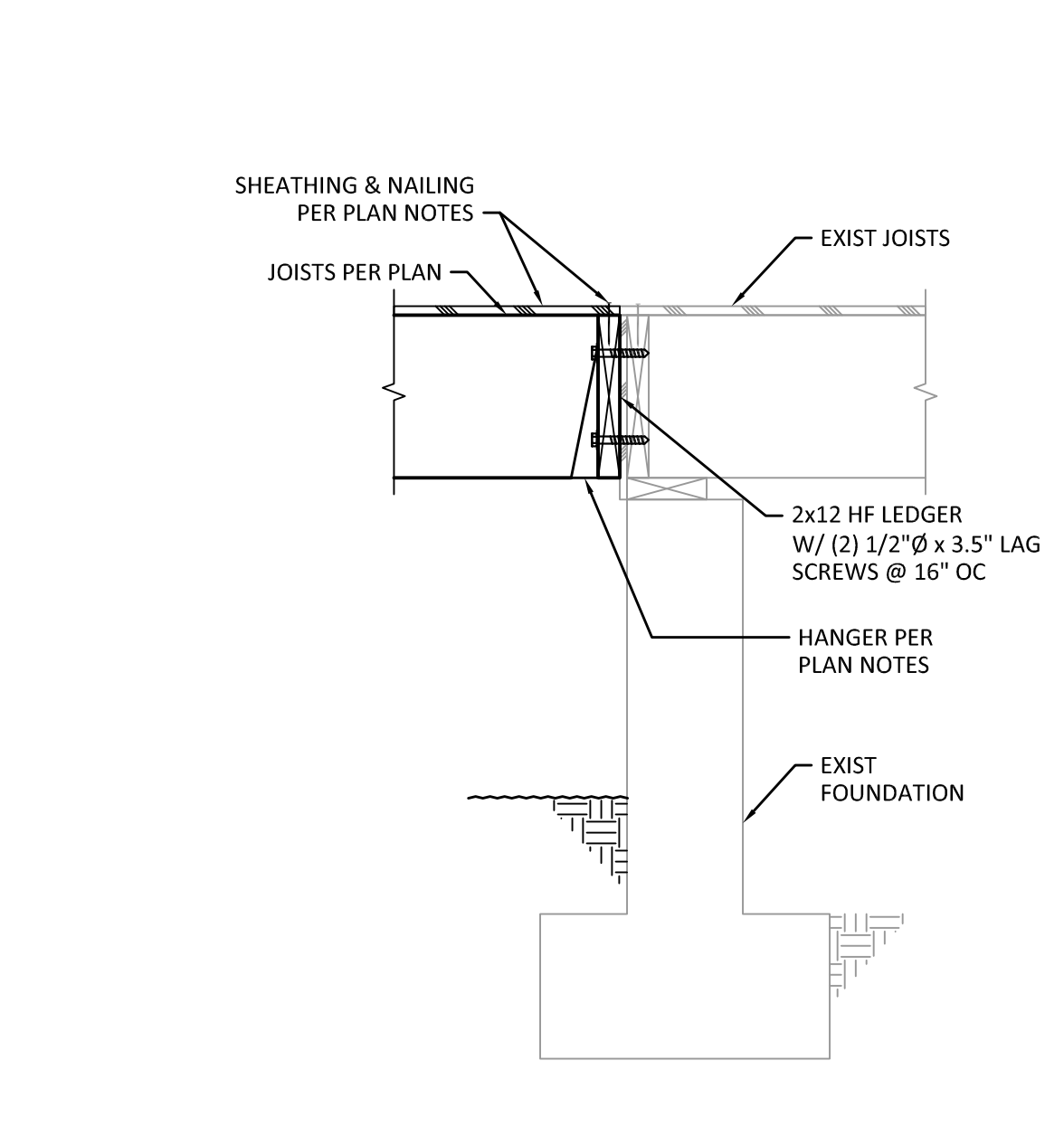
**5** HOLDDOWN DETAIL (NEW FOOTING)  
 SCALE: 1" = 1'-0"



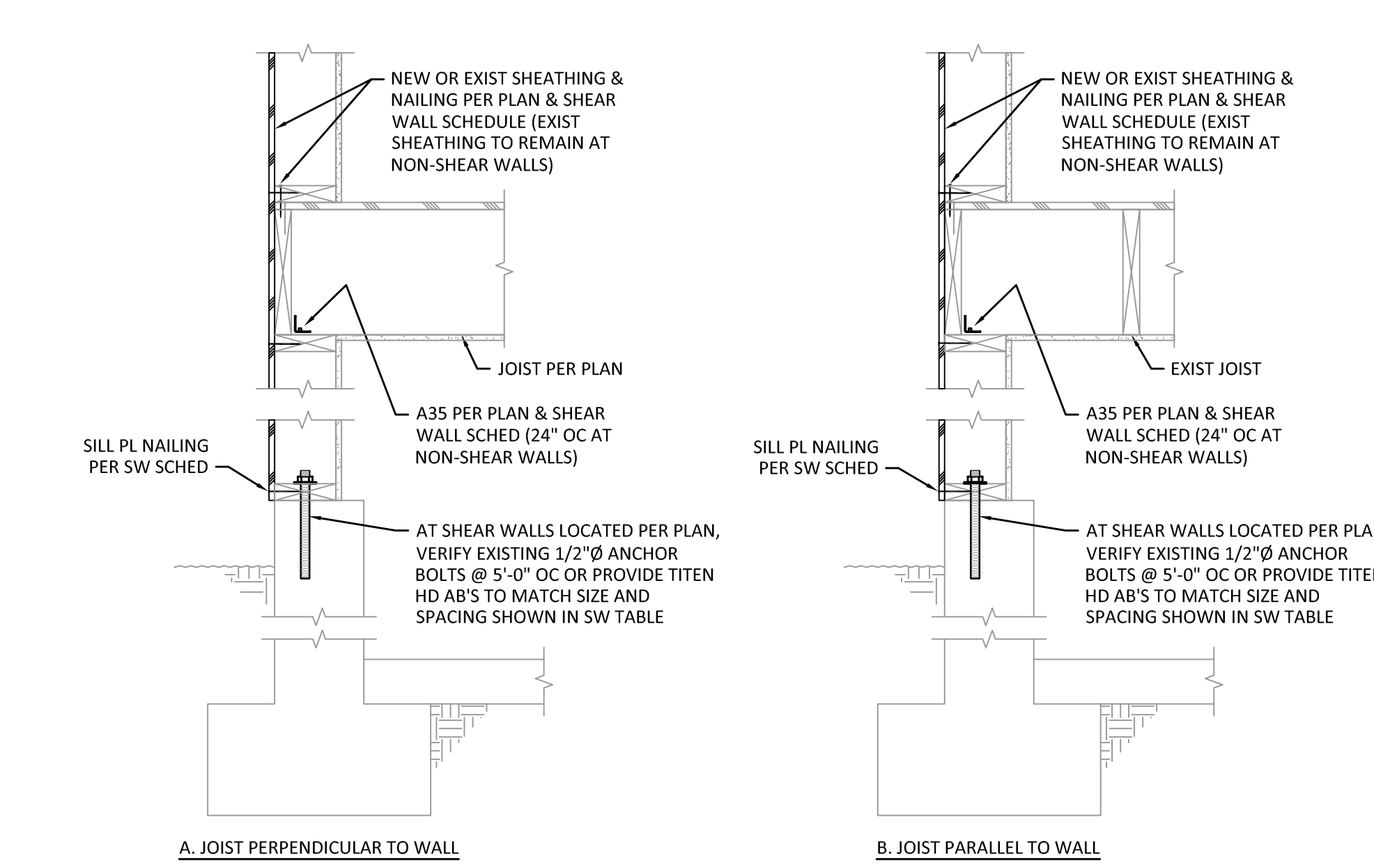
**6** SECTION  
 SCALE: 1" = 1'-0"



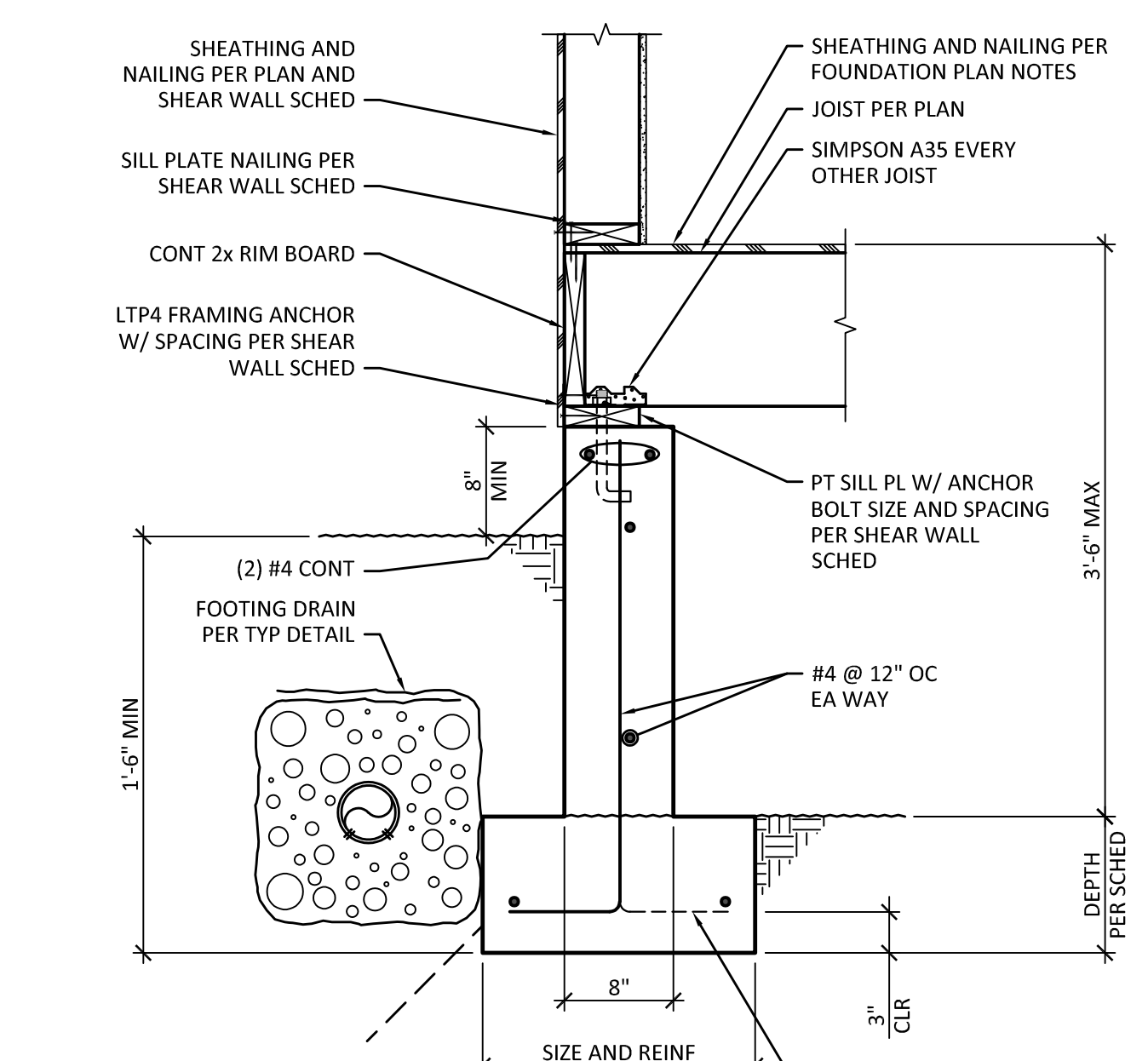
**7** ISOLATED POST FOOTING  
 SCALE: 1" = 1'-0"



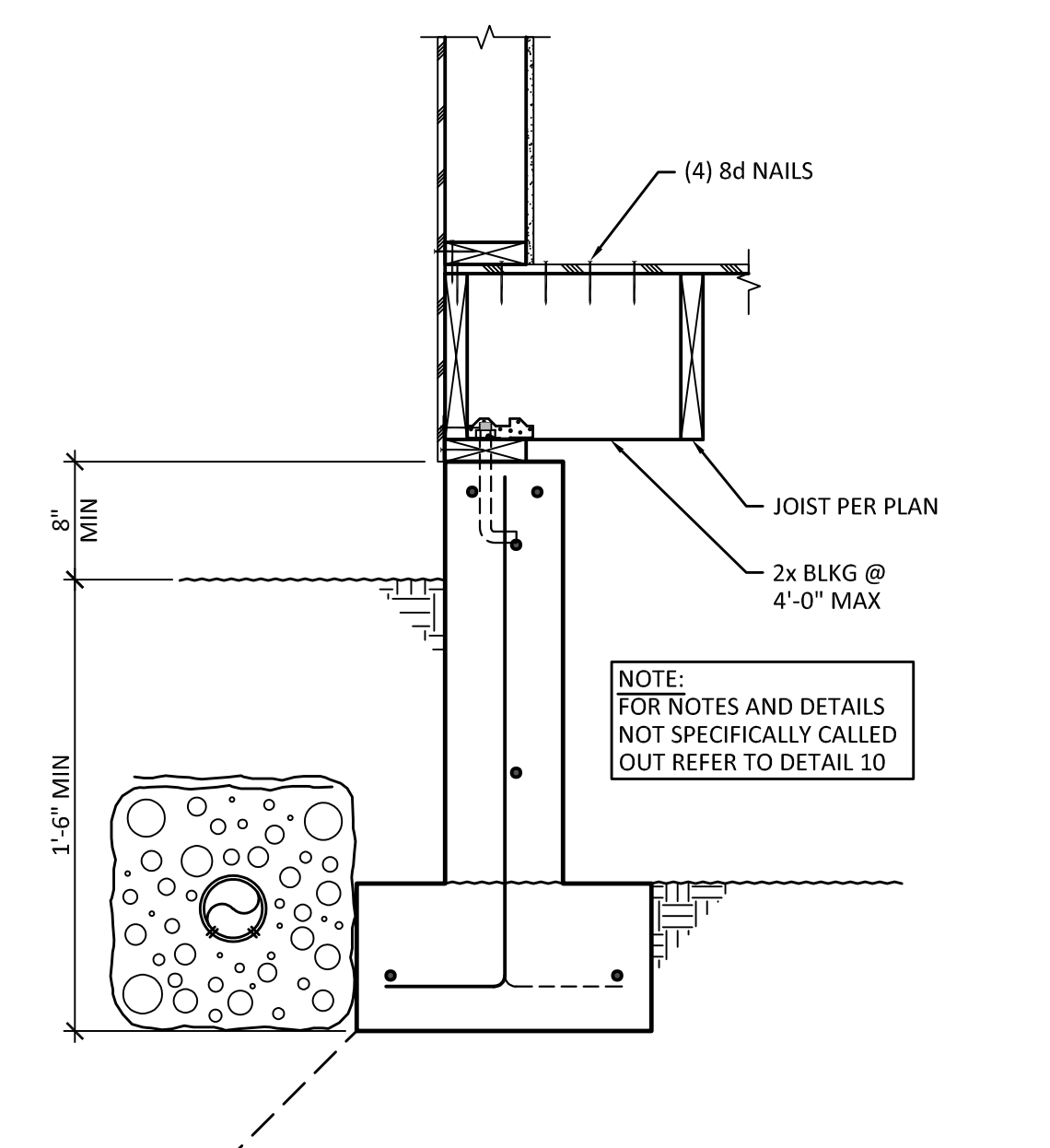
**8** LEDGER TO EXIST WALL  
 SCALE: 1" = 1'-0"



**9** SECTION  
 SCALE: 1" = 1'-0"



**10** CRAWSPACE SECTION (BEARING)  
 SCALE: 1" = 1'-0"



**11** CRAWSPACE SECTION (NON-BEARING)  
 SCALE: 1" = 1'-0"

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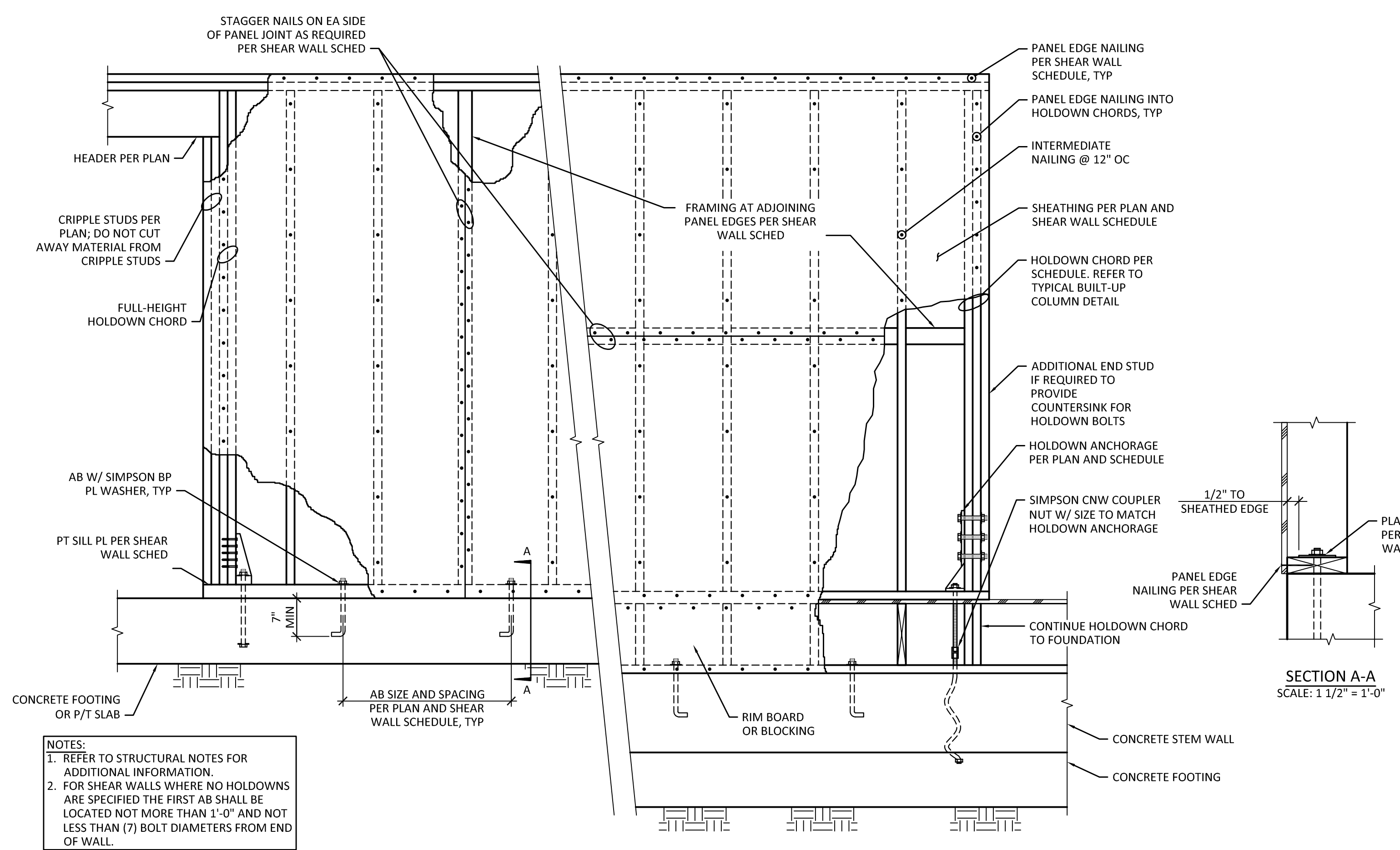
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BALDWIN RESIDENCE ADDITION  
 4215 87TH AVE SE  
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 FOUNDATION DETAILS

SHEET:  
**S4.1**

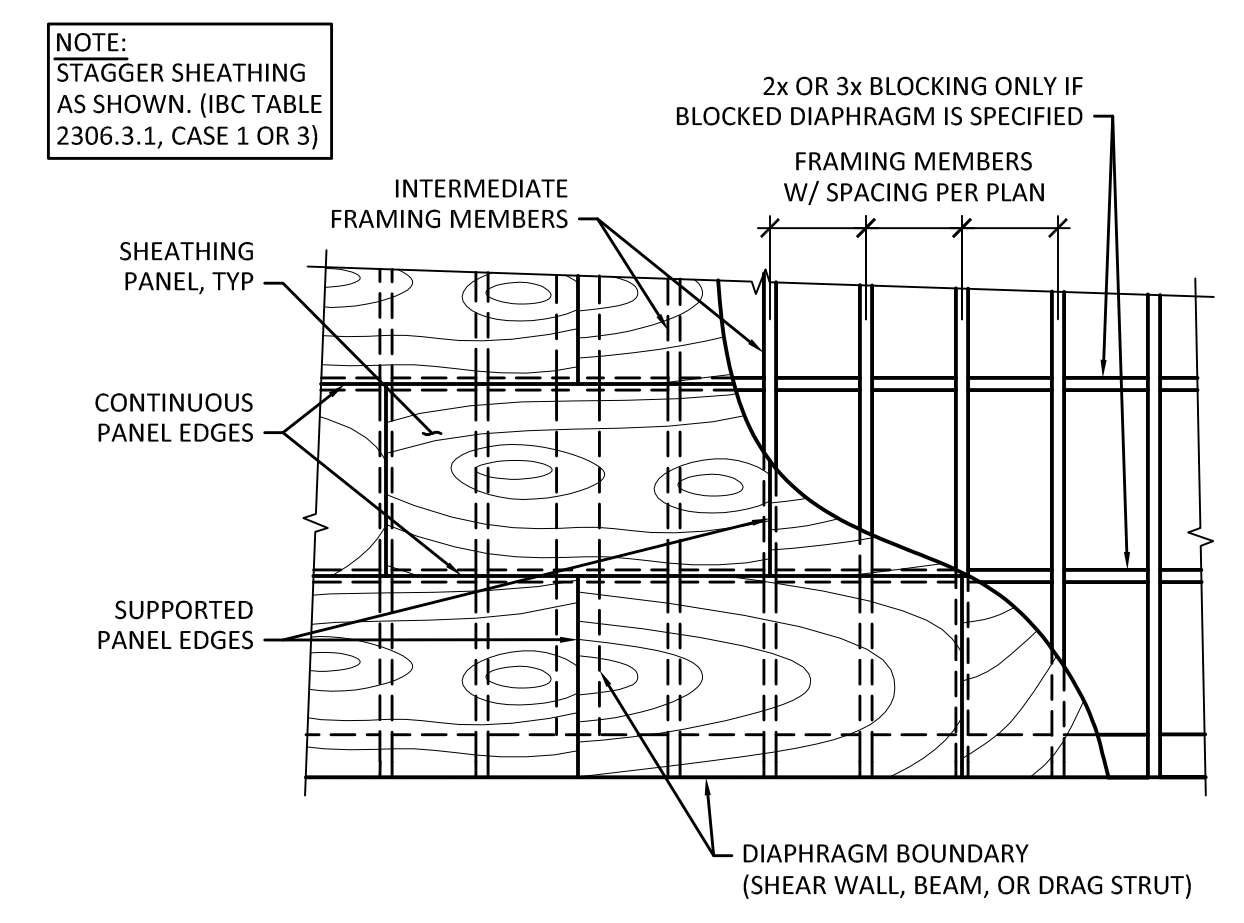


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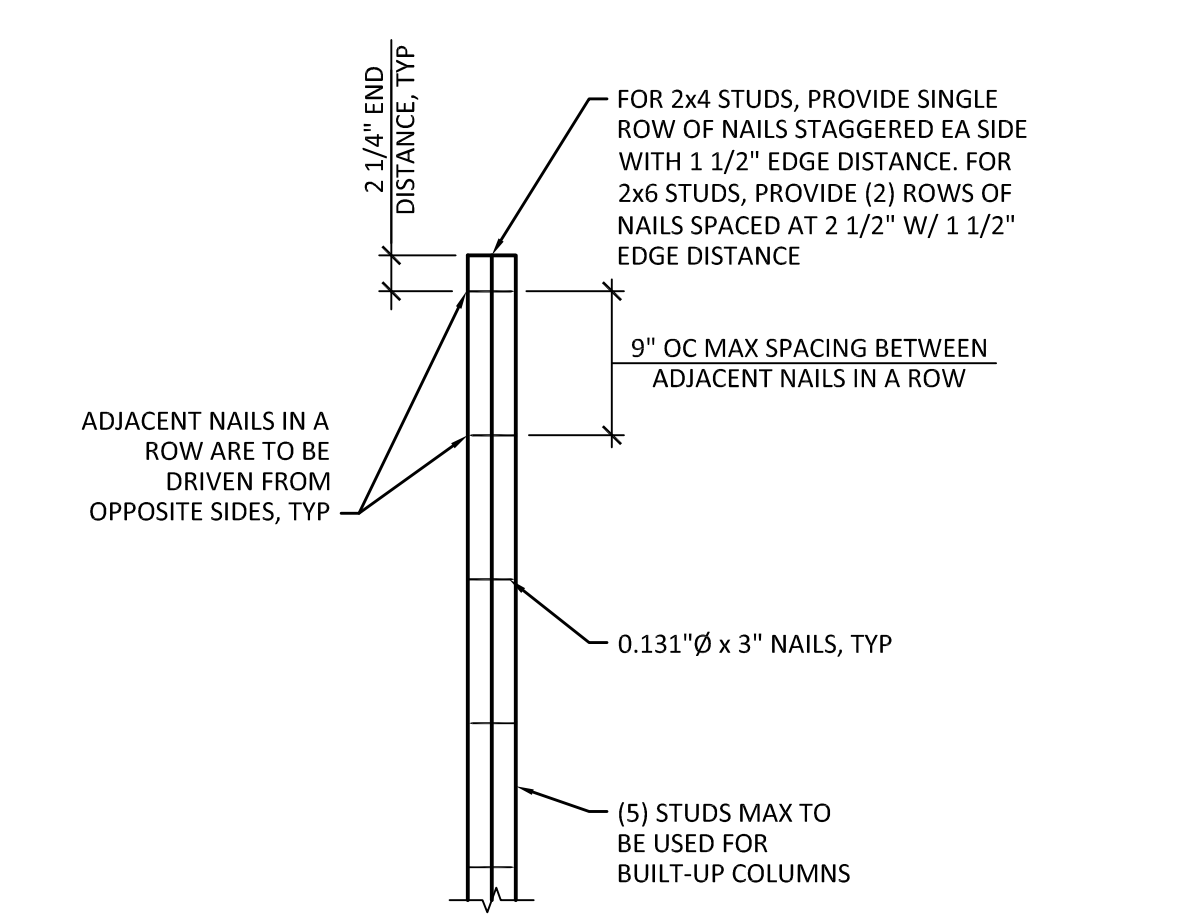


**1** TYPICAL SHEAR WALL DETAIL  
 SCALE: 3/4" = 1'-0"

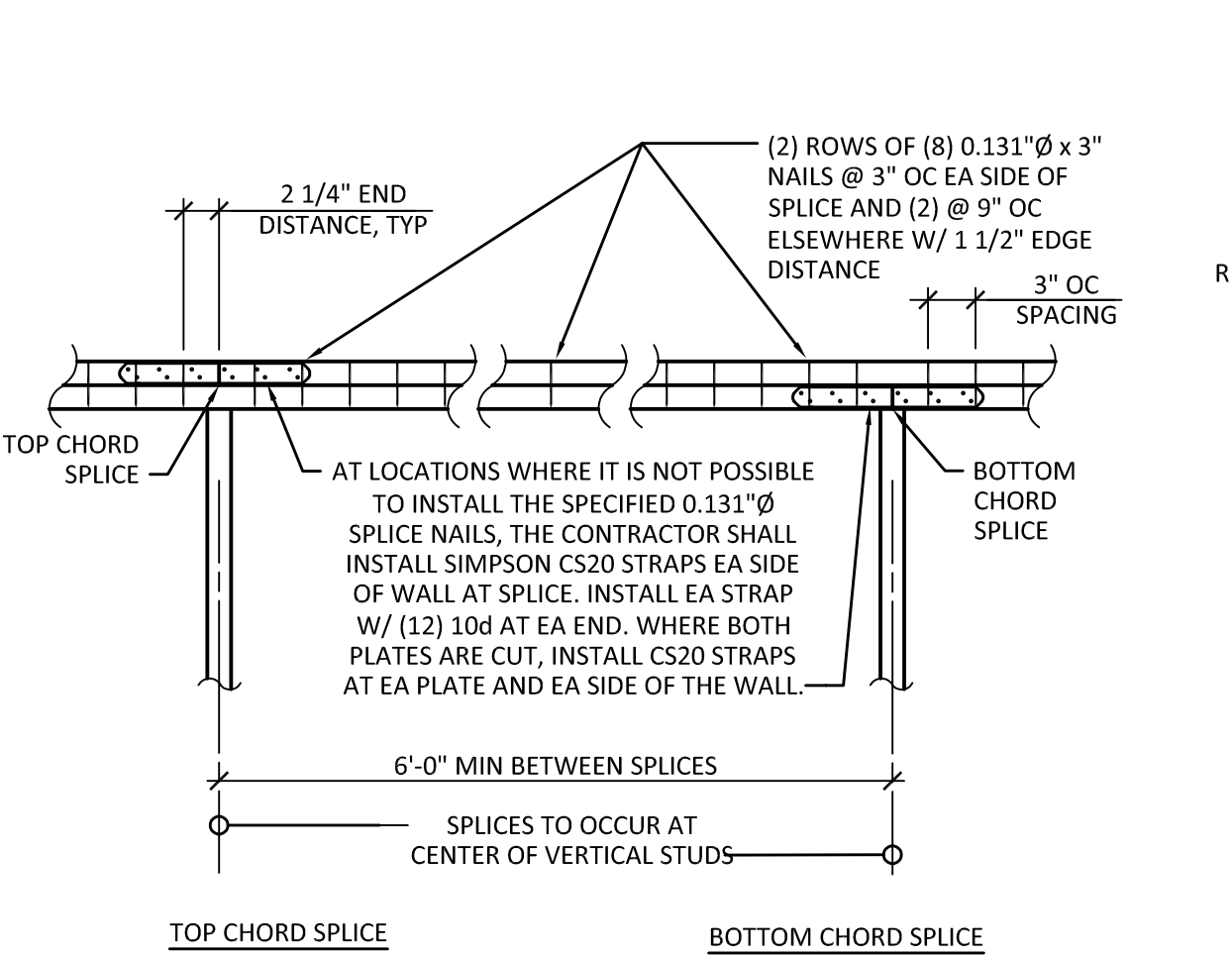
NOTES:  
 1. REFER TO STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.  
 2. FOR SHEAR WALLS WHERE NO HOLD-DOWNS ARE SPECIFIED THE FIRST AB SHALL BE LOCATED NOT MORE THAN 1'-0" AND NOT LESS THAN (7) BOLT DIAMETERS FROM END OF WALL.



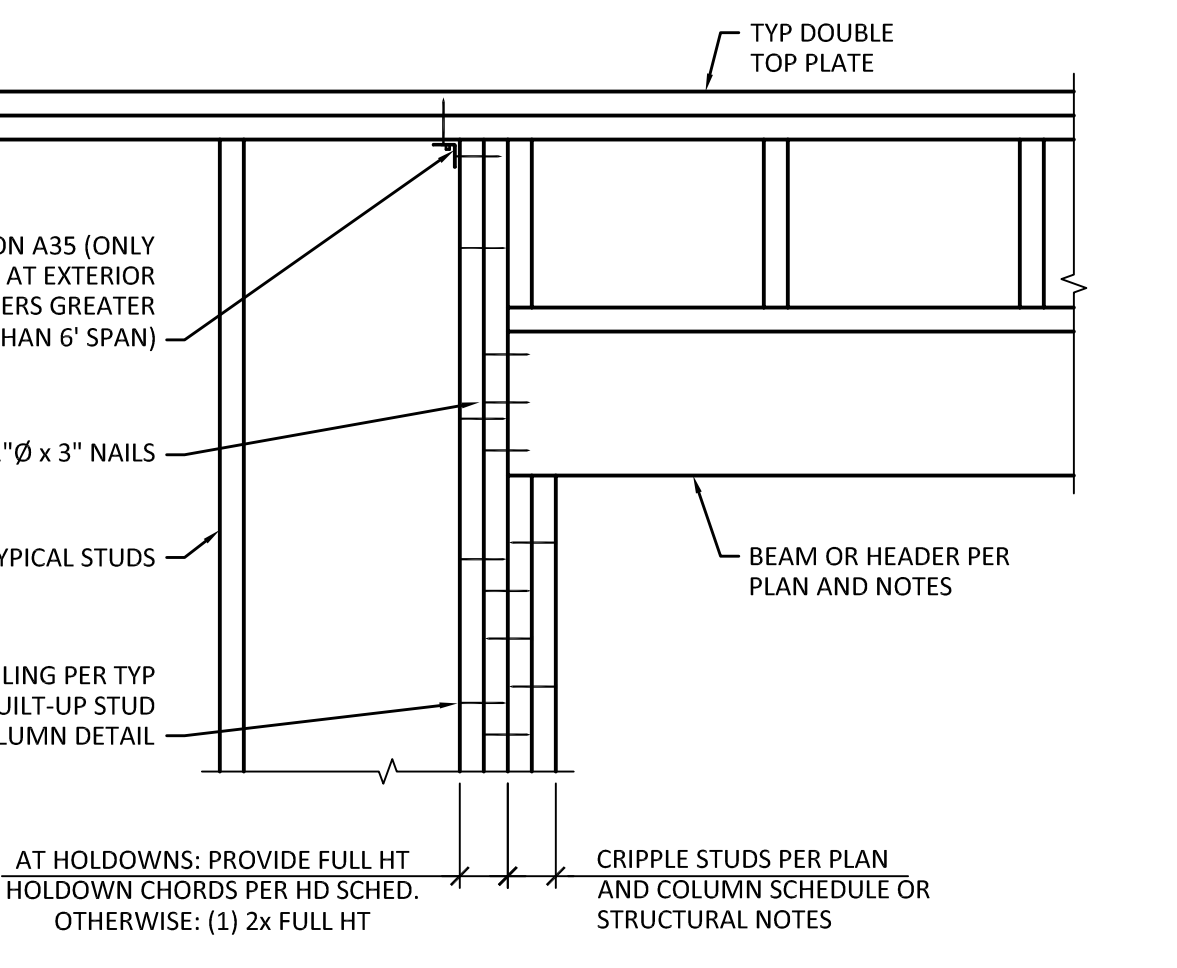
**2** TYPICAL FLOOR/ ROOF SHEATHING DETAIL  
 SCALE: NTS



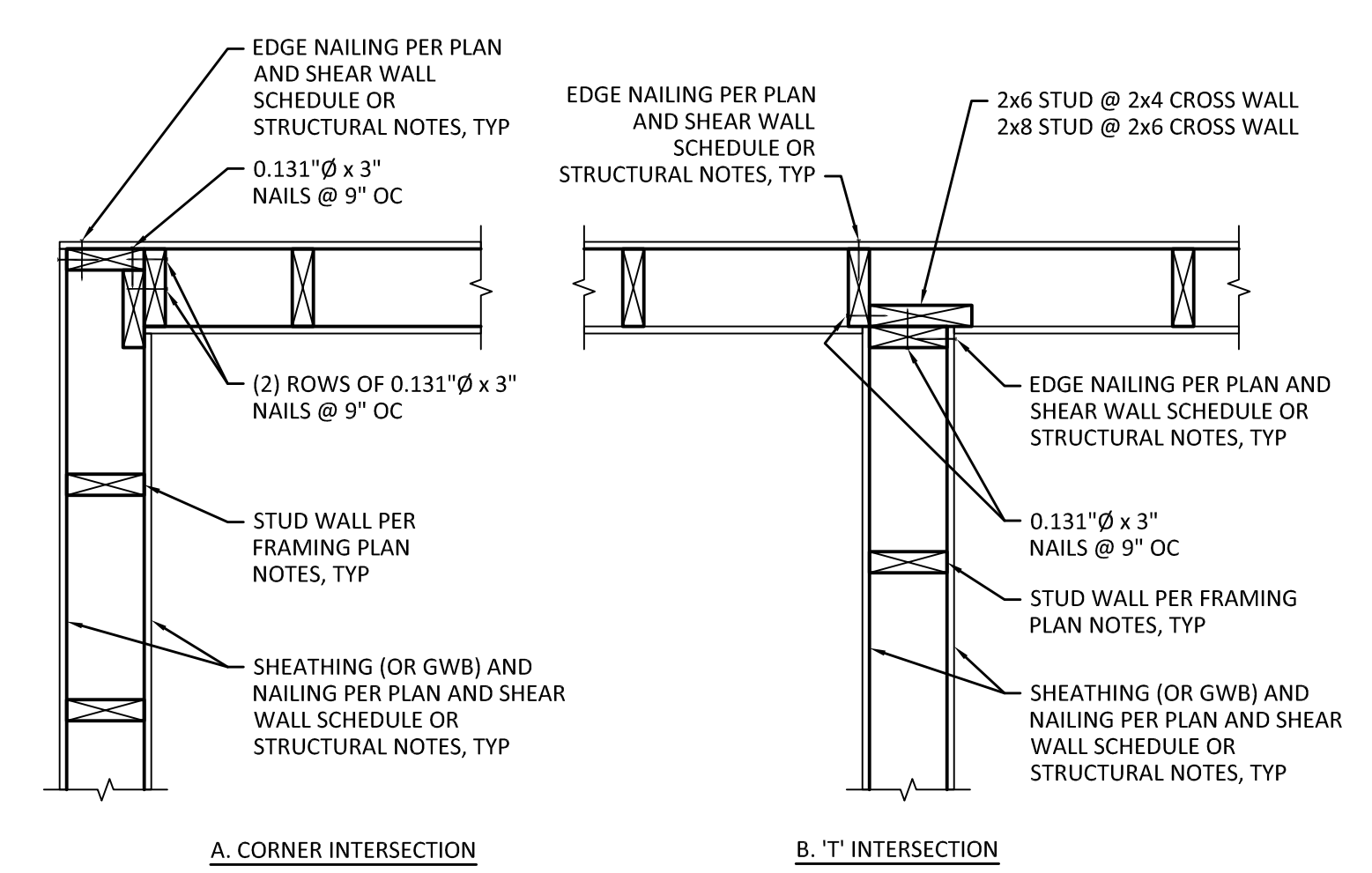
**3** TYPICAL BUILT-UP STUD COLUMN DETAIL  
 SCALE: 1" = 1'-0"



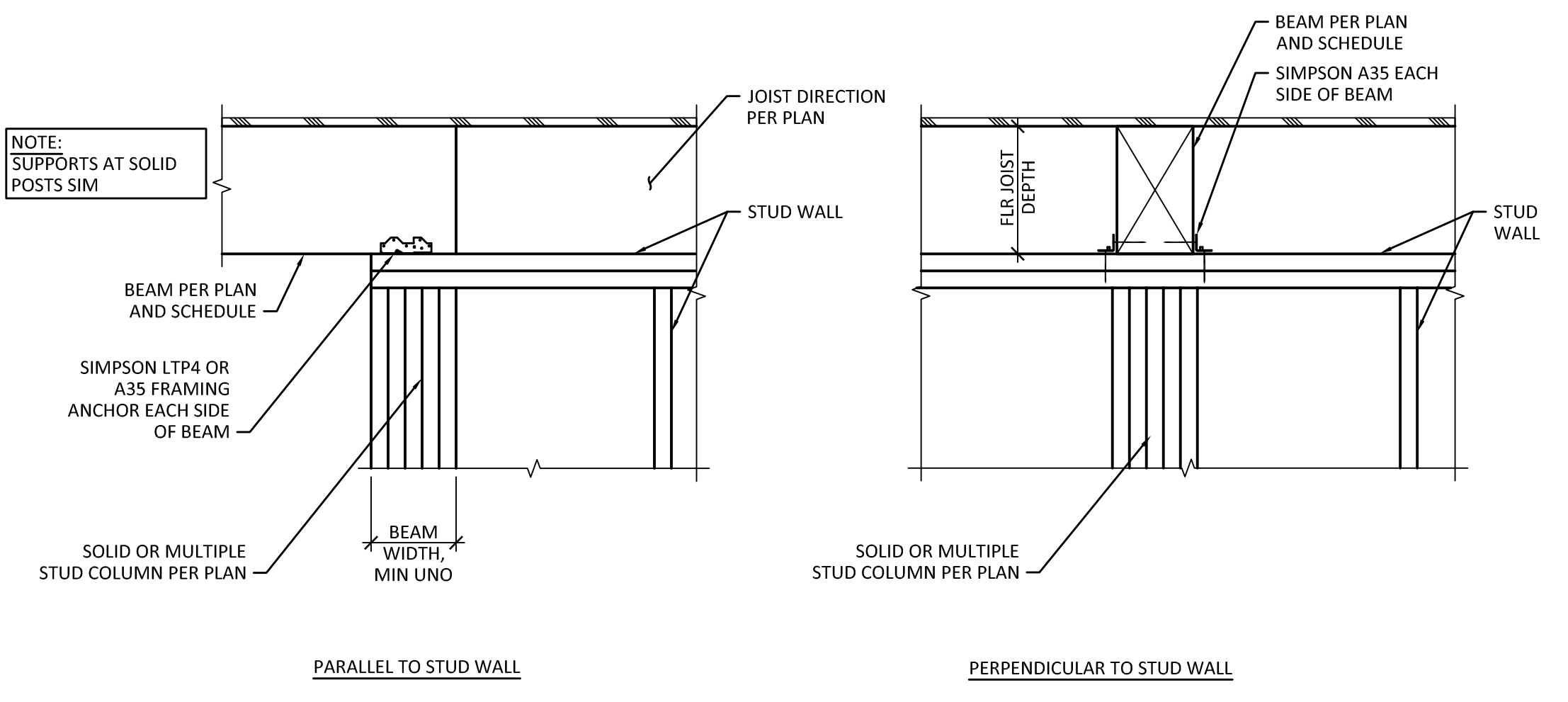
**4** TYPICAL TOP PLATE SPLICE DETAIL  
 SCALE: 1" = 1'-0"



**5** TYPICAL HEADER DETAIL  
 SCALE: 1" = 1'-0"



**6** TYPICAL WALL INTERSECTION DETAIL  
 SCALE: 1" = 1'-0"



**7** TYPICAL FLUSH BEAM SUPPORT DETAILS  
 SCALE: 1" = 1'-0"

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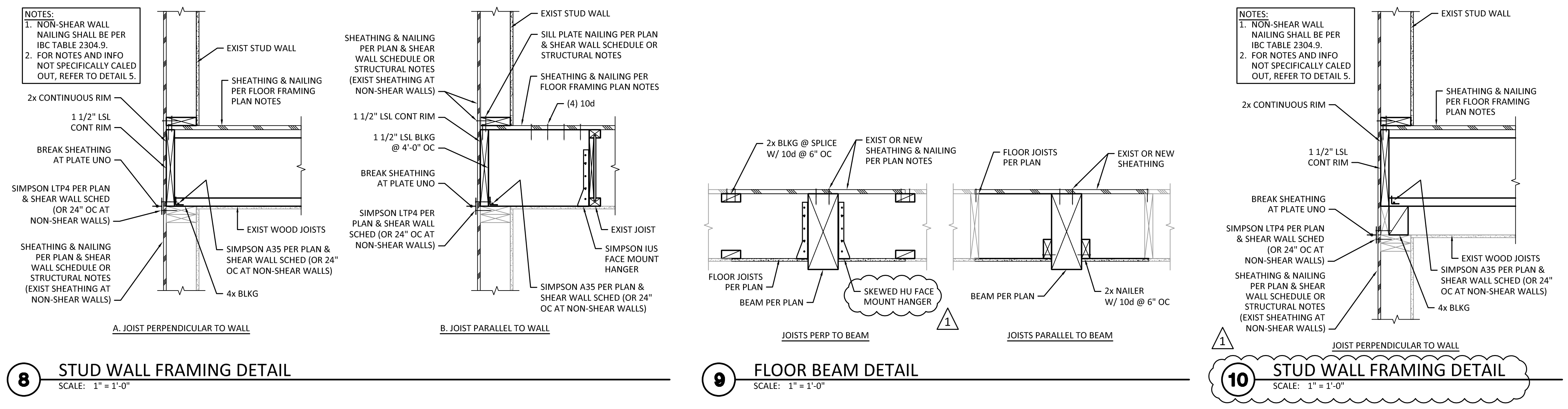
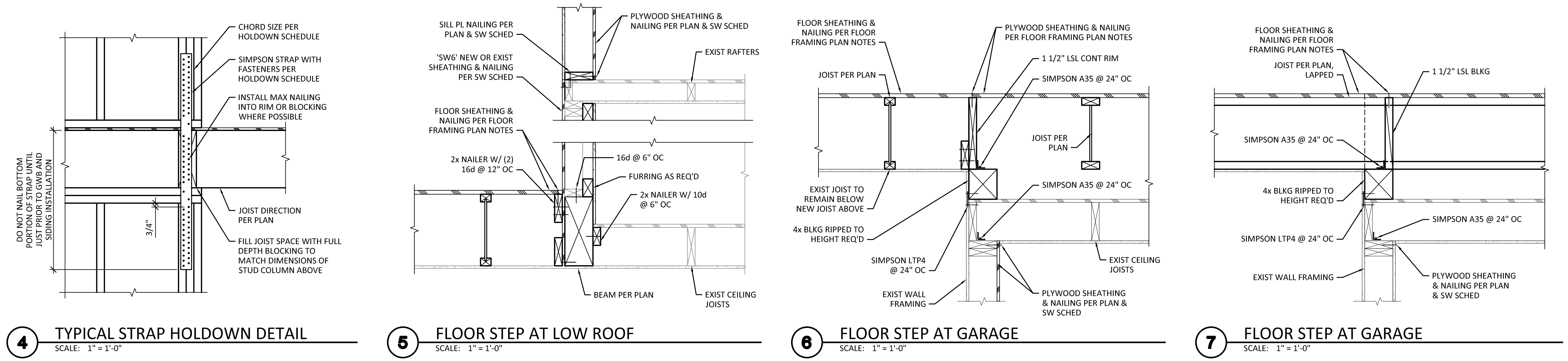
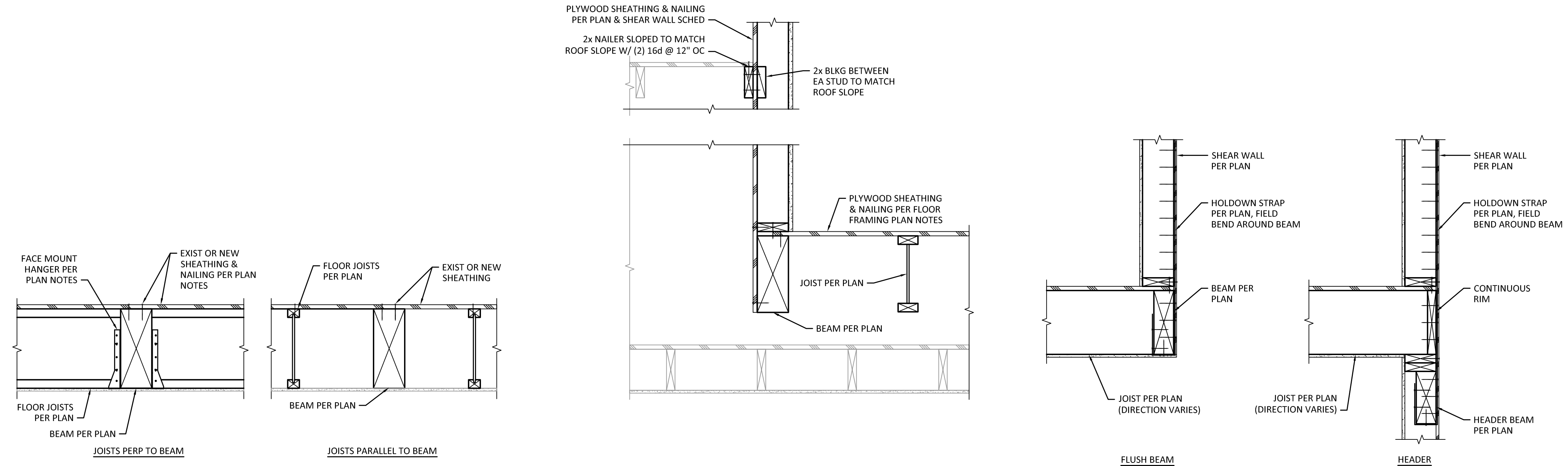
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 DRAWN: LVW  
 CHECK: RMK  
 JOB NO: 21451.10  
 DATE: 09/19/22

BALDWIN RESIDENCE ADDITION  
 4215 87TH AVE SE  
 MERCER ISLAND, WA 98040

WOOD FRAMING DETAILS

SHEET:  
**S5.1**





MARK	DATE	DESCRIPTION
	09/19/22	PERMIT SUBMITTAL
	01/30/23	COMMENT RESPONSE

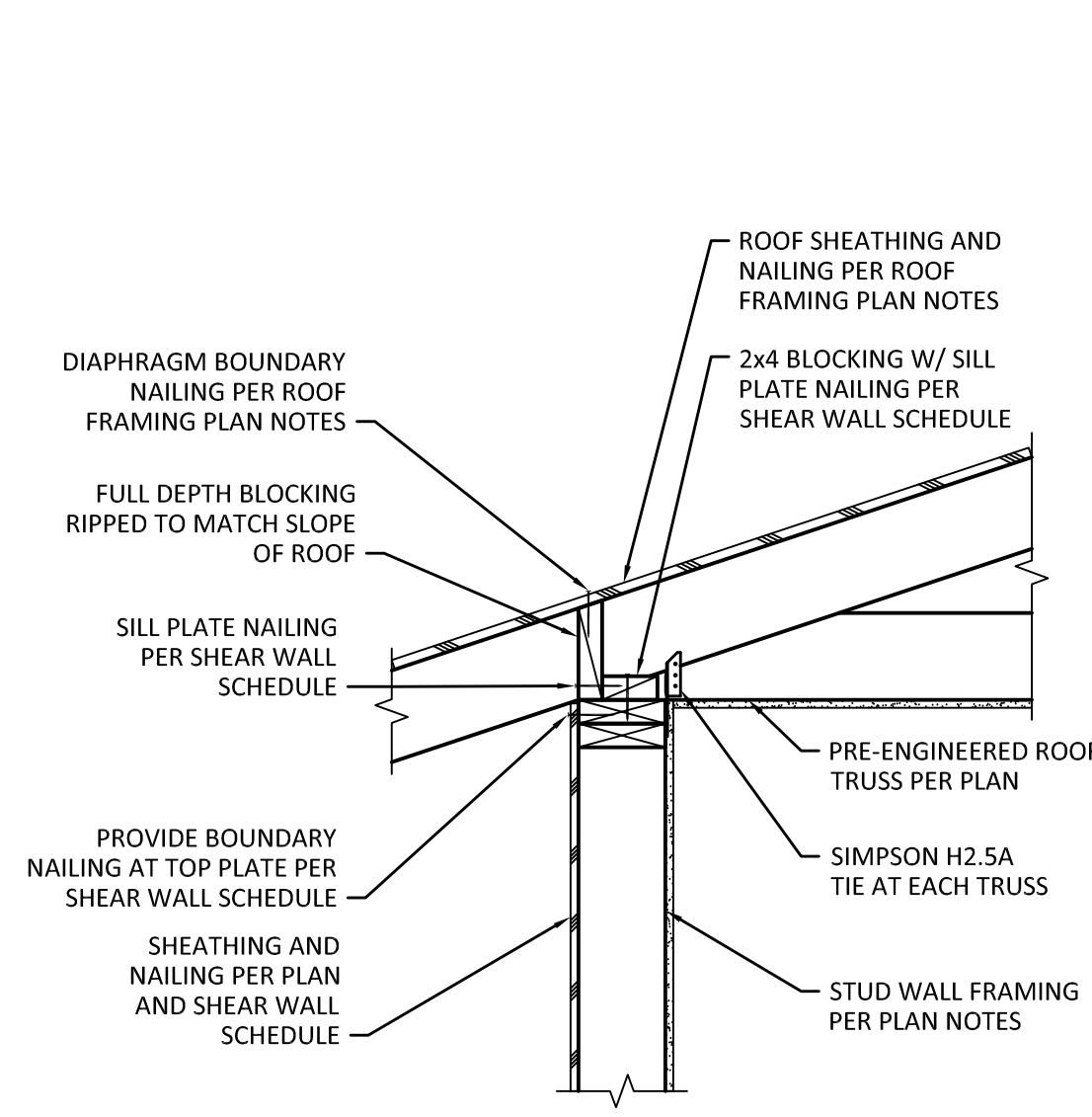
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DRAWN:	LVW
CHECK:	RMK
JOB NO:	21451.10
DATE:	09/19/22

BALDWIN RESIDENCE ADDITION  
 4215 87TH AVE SE  
 MERCER ISLAND, WA 98040

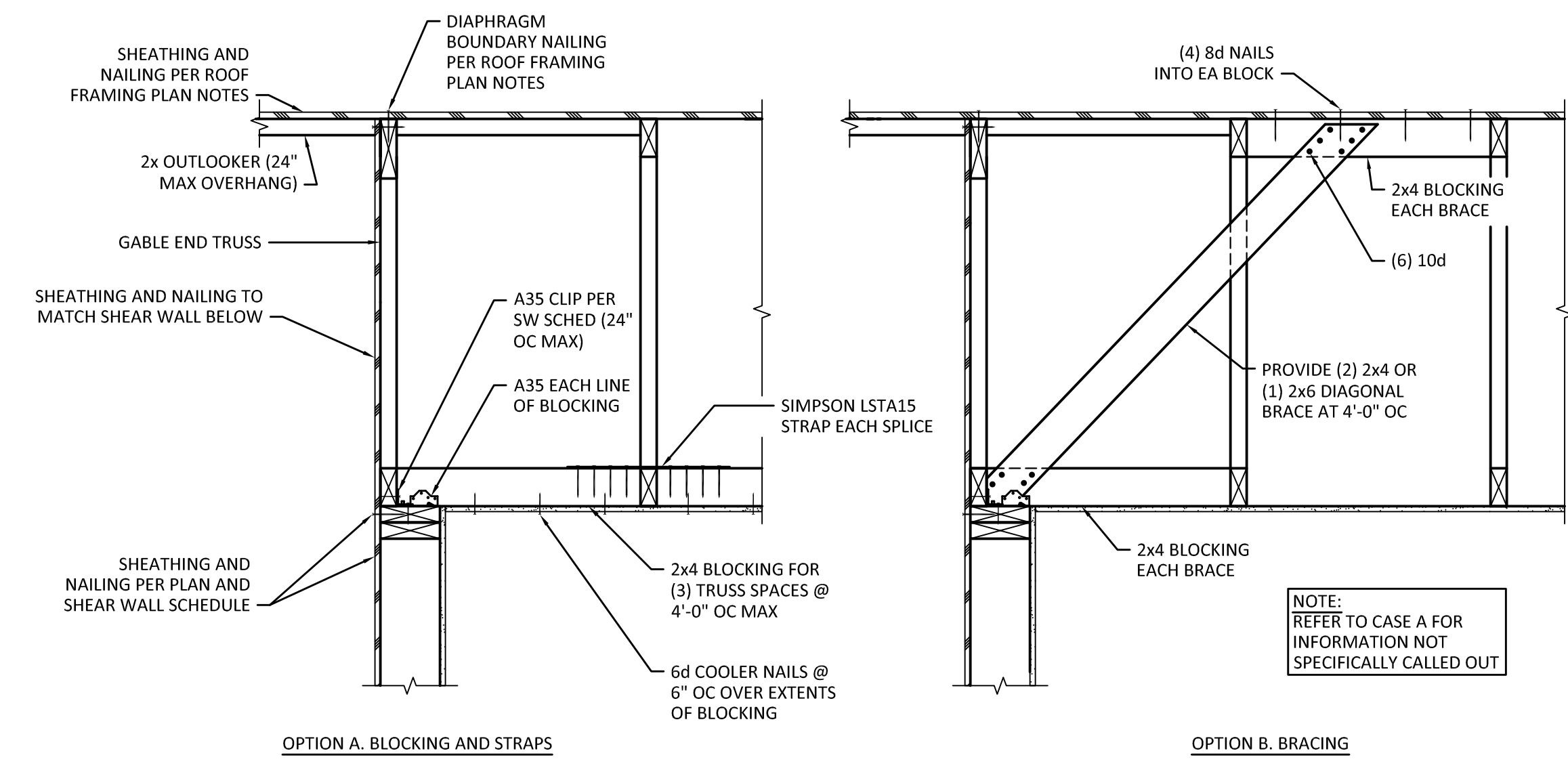
WOOD FRAMING DETAILS



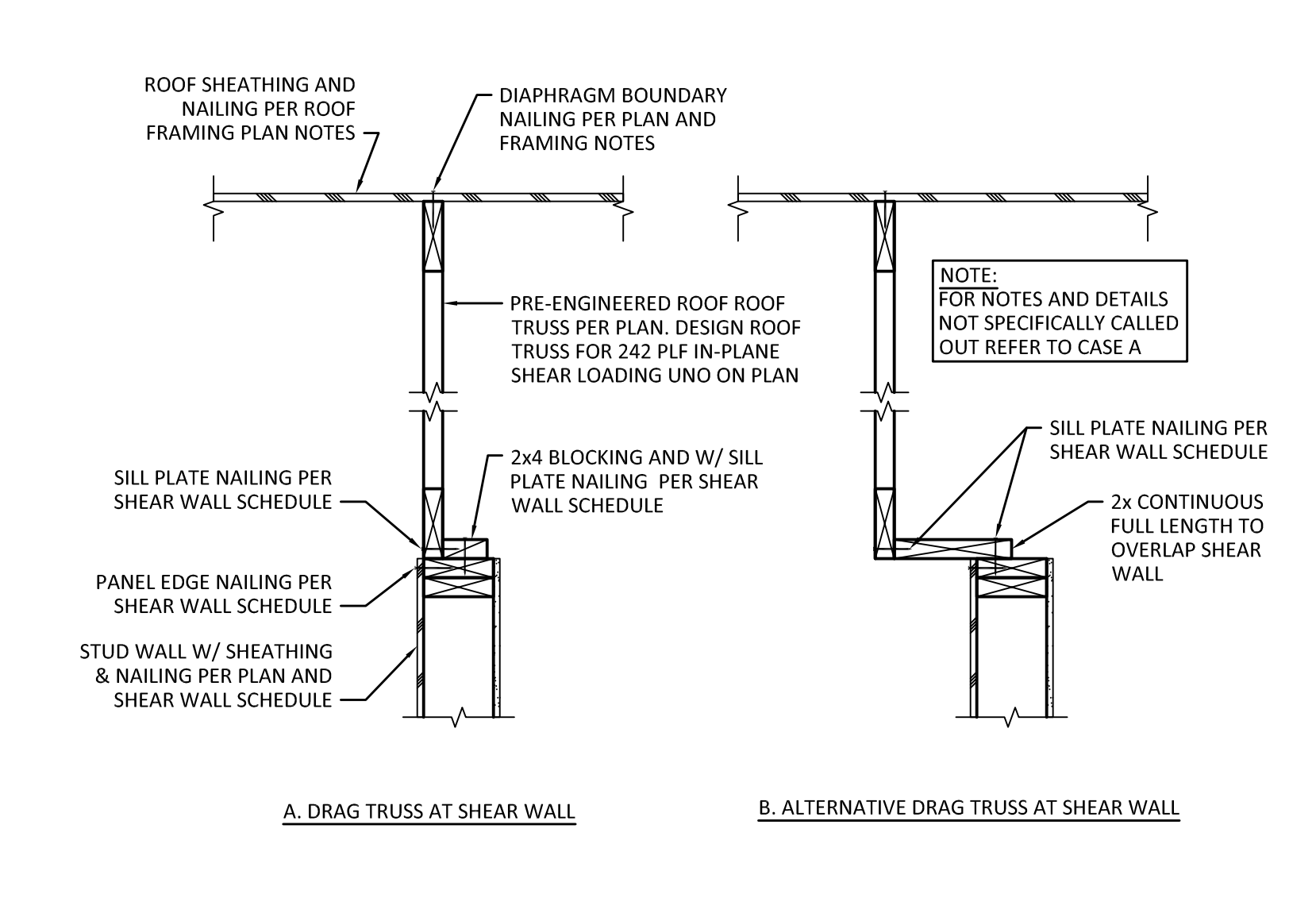
01/30/23



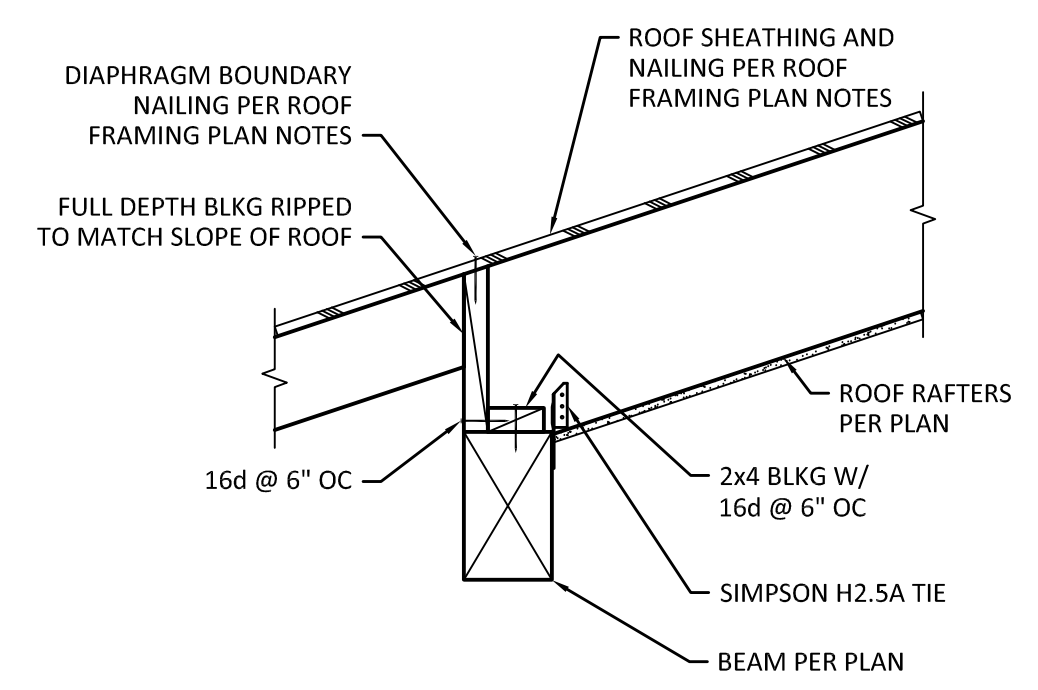
**1** TYPICAL TRUSS SUPPORT DETAIL  
 SCALE: 1" = 1'-0"



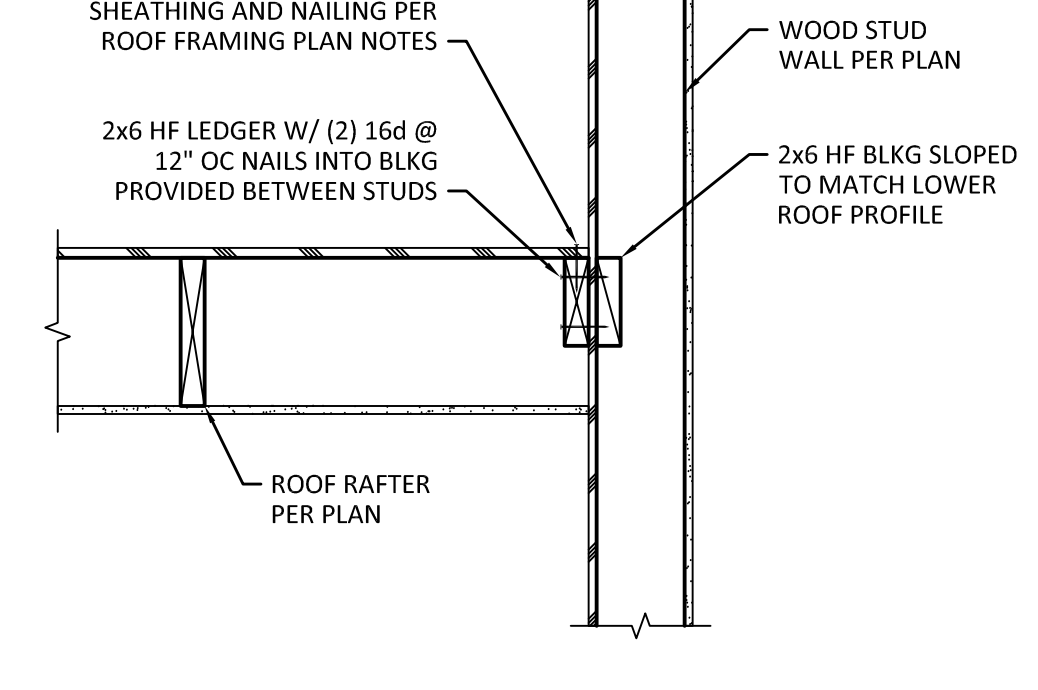
**2** TYPICAL GABLE END SECTION  
 SCALE: 1" = 1'-0"



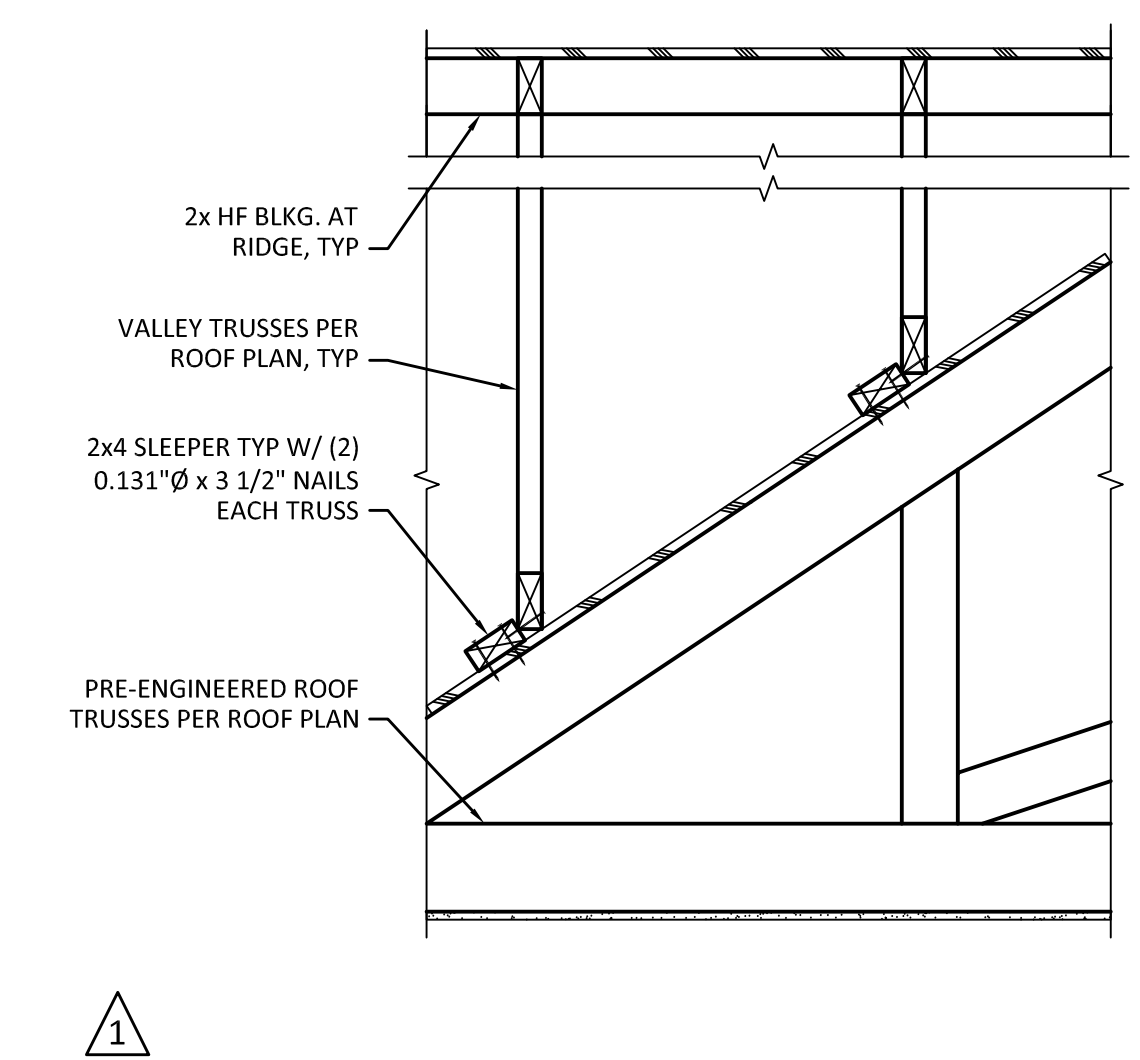
**3** TYPICAL DRAG TRUSS SECTION  
 SCALE: 1" = 1'-0"



**4** TYPICAL RAFTER SUPPORT DETAIL  
 SCALE: 1" = 1'-0"



**5** RAFTER DETAIL AT LOWER ROOF  
 SCALE: 1" = 1'-0"



**6** TYPICAL OVERFRAMING DETAIL  
 SCALE: 1" = 1'-0"

MARK	DATE	DESCRIPTION
Δ	09/19/22	PERMIT SUBMITTAL
	01/30/23	COMMENT RESPONSE

DESIGN: BEL  
 DRAWN: LVW  
 CHECK: RMK  
 JOB NO: 21451.10  
 DATE: 09/19/22

BALDWIN RESIDENCE ADDITION  
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 MERCER ISLAND, WA 98040

ROOF FRAMING DETAILS