

GENERAL NOTES

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- CODES/REGULATIONS:**
CONSTRUCTION TO CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WASHINGTON STATE LAWS AND REGULATIONS, CURRENT WASHINGTON STATE RESIDENTIAL ENERGY CODE AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.
A SEPARATE PERMIT MAY BE REQUIRED FOR PLUMBING, ELECTRICAL, AND/OR MECHANICAL WORK AS APPLICABLE.
A COPY OF THE APPROVED PERMIT PLANS MUST BE ON THE JOB SITE DURING CONSTRUCTION.
- CONTRACTOR'S RESPONSIBILITY:**
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES.
DO NOT SCALE CONTRACT DOCUMENTS.
IF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES ARE NOTED, ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
ALL CHANGES MADE BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SAFETY PRECAUTIONS, ACTS OR OMISSIONS OR PERFORMANCE OF THE CONTRACTOR.
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND WEATHERPROOFING OF THE ENTIRE BUILDING, ITS COMPONENT EQUIPMENT, AND PARTS.
ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
ALL WORK MUST FOLLOW CURRENT RRP RULES AND REQUIREMENTS AS DEFINED BY THE EPA AND THE STATE OF WASHINGTON.
ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE OWNER.
CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
FOR ALL NEW CONSTRUCTION OR ADDITIONS DESIGNED WITHIN 1'-0" OF THE HEIGHT LIMIT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR TO VERIFY THE ELEVATION OF THE STRUCTURE AS IT IS BEING BUILT TO VERIFY ANY ELEVATION DISCREPANCIES THROUGHOUT CONSTRUCTION. ELEVATIONS SHOULD BE VERIFIED FOR EACH FLOOR LEVEL PRIOR TO PROCEEDING WITH THE NEXT FLOOR OF FRAMING: TOP OF FOUNDATION, TOP OF SUBFLOOR, TOP PLATE AND RIDGE ELEVATIONS SHOULD BE VERIFIED DURING CONSTRUCTION. CONSULT ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- SOILS:**
FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF OR PER GEOTECHNICAL REPORT. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, AND FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.
- ATTIC REQUIREMENTS:**
APPLY ROOFING IN ACCORDANCE WITH IRC CHAPTER 9. PROVIDE ATTIC VENTILATION AS INDICATED ON DRAWINGS AND AS OUTLINED IN IRC SEC R306.
THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATION LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OF CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENT S. (IRC SEC R306).
ATTIC ACCESS: MINIMUM 22" x 30" WITH MINIMUM 30" HEADROOM, UNOBSTRUCTED, READILY ACCESSIBLE OPENING. IRC SEC R307. ACCESS DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
IN ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 15 SQ. FT. OR GREATER, A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR SHALL BE PROVIDED.
VENT DRYER, BATH FANS, AND RANGES/OVENS TO THE OUTSIDE.
- VENTILATION:**
VENT FANS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING PER IRC SECTION M1502.3 AND IMC SECTION 501.3.
INSULATE ALL DUCTS OUTSIDE OF CONDITIONED SPACE PER WA STATE ENERGY CODE.
KITCHEN RANGE HOODS: RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE-UP AIR PER IRC M1503.6.
- GLAZING:**
TO BE IN COMPLIANCE WITH IRC SEC R308 AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.
GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS GLASS IN DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, GLAZING CLOSER THAN 18" TO A FLOOR, SHOWER DOORS AND TUB ENCLOSURES SHALL BE WIRE REINFORCED, TEMPERED GLASS, LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC.
SLIDING GLASS DOORS TO BE SAFETY GLAZING, LAMINATED OR TEMPERED GLASS.
SHOWER ENCLOSURES SHALL BE APPROVED WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC.
GLAZING WITHIN 18" OF FLOOR AND GREATER THAN 18" IN LEAST DIMENSION SHALL COMPLY WITH IMPACT LOADS. SEE PLANS.
ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE GLAZED, UNLESS NOTED OTHERWISE, AND COMPLY WITH STATE OF WASHINGTON ENERGY CODE.
EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24"; MINIMUM NET CLEAR OPENING WIDTH OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC SEC R303.

- ENERGY:**
ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO IRC REQUIREMENTS AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.
APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
BUILDING AIR LEAKAGE TESTING, PER SEC 402.4, IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE.
EACH DWELLING UNIT IS TO HAVE ONE PROGRAMMABLE THERMOSTAT FOR REGULATION OF TEMPERATURE PER SEC 403.1.
A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.
DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.
MINIMUM 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS PER SEC 404.1.
WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACKS PER DAY.
- STAIRS:**
MINIMUM HEADROOM 6'-8"; MINIMUM TREAD 10"; MAXIMUM RISER 7-3/4"
HANDRAIL: REQUIRED AT ALL STAIRS WITH MORE THAN 4 RISERS PER IRC 317.8. MINIMUM 34" AND MAXIMUM 38" ABOVE TREAD NOSING. OPEN SIDES OF STAIRS MORE THAN 30" ABOVE ADJACENT FLOOR SHALL HAVE HANDRAILS AND GUARDRAILS. HANDRAIL TO BE 1 1/4"-2" CROSS SECTIONAL DIMENSION AND 1 1/2" AWAY FROM WALL.
GUARDRAIL: SHALL BE MIN 36" IN HEIGHT WHERE ADJACENT SURFACE OR GRADE IS 30" OR MORE BELOW. RAILINGS SHALL BE SPACED TO NOT ALLOW THE PASSAGE OF A 4-3/8" SPHERE PER IRC 312.1.
INSTALL FIRE BLOCKING AT MID-STRINGER SPAN AND AT WALL ALIGN STRINGER.
COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 5/8" TYPE "X" GYPSUM WALLBOARD.
- INSULATION:**
INSULATION TO MEET THE CURRENT WASHINGTON STATE ENERGY CODE REQTS FOR TABLE R402.1.1, TABLE R402.1.3 AND SECTION R402. REFER TO PRESCRIPTIVE TABLE ON SHEET 01.
EXISTING WALL AND FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED, OR WITH DAMAGED INSULATION (DISCOLORED, WET, DEGRADED, OR DETERIORATED) SHALL BE FILLED WITH R-19 INSULATION AT 2X4 FRAMING AND WITH R-21 INSULATION AT 2X6 FRAMING. REF SEC R503.11 EXCEPT 2.
WALLS TO BE INSULATED WITH MINIMUM R-21 INSULATION. BELOW GRADE WALLS TO BE INSULATED WITH MINIMUM R-21 INSULATION. ALLOW FOR THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL UNLESS NOTED OTHERWISE.
ROOF AND CEILING INSULATED WITH R-49 BLOWN-IN AT FLAT CEILINGS AND R-38 HD. BATT AT VAULTED AREAS UNLESS NOTED OTHERWISE.
ROOF: ALLOW FOR A MINIMUM 1" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING UNLESS NOTED OTHERWISE.
VENTING IS REQUIRED IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITH A JOIST SPACE IS INTERRUPTED BY A HEADER (FOR EXAMPLE AT A SKYLIGHT OR HPF), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUOUS THROUGH VENTING INTO THE NEXT JOIST SPACE UNLESS NOTED OTHERWISE.
FLOORS: INSULATED WITH R-50 BATT INSULATION OVER UNHEATED SPACE UNLESS NOTED OTHERWISE.
SLAB-ON-GRADE: PROVIDE EXTRUDED RIGID CLOSED CELL R-10 INSULATION. INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR DOWELING TO TIE SLAB AND FOOTING TOGETHER. UNLESS NOTED OTHERWISE.
- GARAGE SEPARATION:**
REQUIRES 1/2" GWB ON THE GARAGE SIDE. 5/8" TYPE "X" GWB WHERE THERE IS LIVING SPACE ABOVE. SUPPORTING COLUMNS, WALLS AND BEAMS USE 1/2" GWB PER IRC R302.6.
OPENINGS INTO A GARAGE: OPENINGS INTO A GARAGE SHALL HAVE A SOLID WOOD OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE RATING. DOORS SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE PER IRC R302.5.1.
- VAPOR BARRIERS:**
AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ALL ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOISTS, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
- FIRE SAFETY:**
SMOKE ALARMS/DETECTORS (S.D.): SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC R314. POWER SOURCE AND INTERCONNECTION PER IRC.
CARBON MONOXIDE DETECTORS (C.M.D.): SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED OUTSIDE OF EACH SLEEPING AREA IN DWELLING UNITS AND IN EACH LEVEL IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS PER IRC318. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, NFPA 720-2012 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
CARBON MONOXIDE DETECTION SYSTEMS PER IRC 315.2 THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720-2012, SHALL BE PERMITTED. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY.
- CERTIFICATE & TESTING**
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR PENETRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS), WHERE REQUIRED BY THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- LIGHTING EQUIPMENT**
- NOT LESS THAN 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS
- FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS

PROJECT INFORMATION

PROJECT OWNER:	CARLA AND JOHN MONAHAN 2424 67TH AVE SE MERCER ISLAND WA 98040
PROJECT ARCHITECT:	HEIDI HELGESSON
PROJECT DESIGNER:	LISA MONTALVO/SARAH THOMPSON H2D ARCHITECTURE + DESIGN 23020 EDMONDS WAY, #113 EDMONDS, WA 98020
STRUCTURAL ENGINEER:	DENNIS TITUS, PE, SE CG ENGINEERING 250 4TH AVE S, STE 200 EDMONDS, WA 98020 425-778-8900
GEOTECHNICAL ENGINEER:	JOHNNY C. CHEN, PE FANGE0 INCORPORATED 3203 EASTLAKE AVE. E, STE. B SEATTLE, WA 98102 206-262-0370
PROJECT DESCRIPTION:	2ND STORY ADDITION AND REMODEL TO EXISTING HOME
PROJECT ADDRESS:	2424 67TH AVE SE
TAX LOT NUMBER:	409350-1180
LEGAL DESCRIPTION:	LAKE VIEW PLACE EAST SEATTLE 7-9 AND N 28-75 FT OF 9, BLOCK 9, LOT 7-9-9, NW 12-24-4

LAND USE CODE COMPLIANCE STATISTICS

REFER TO 02 SHEET

ENERGY CREDIT INFORMATION

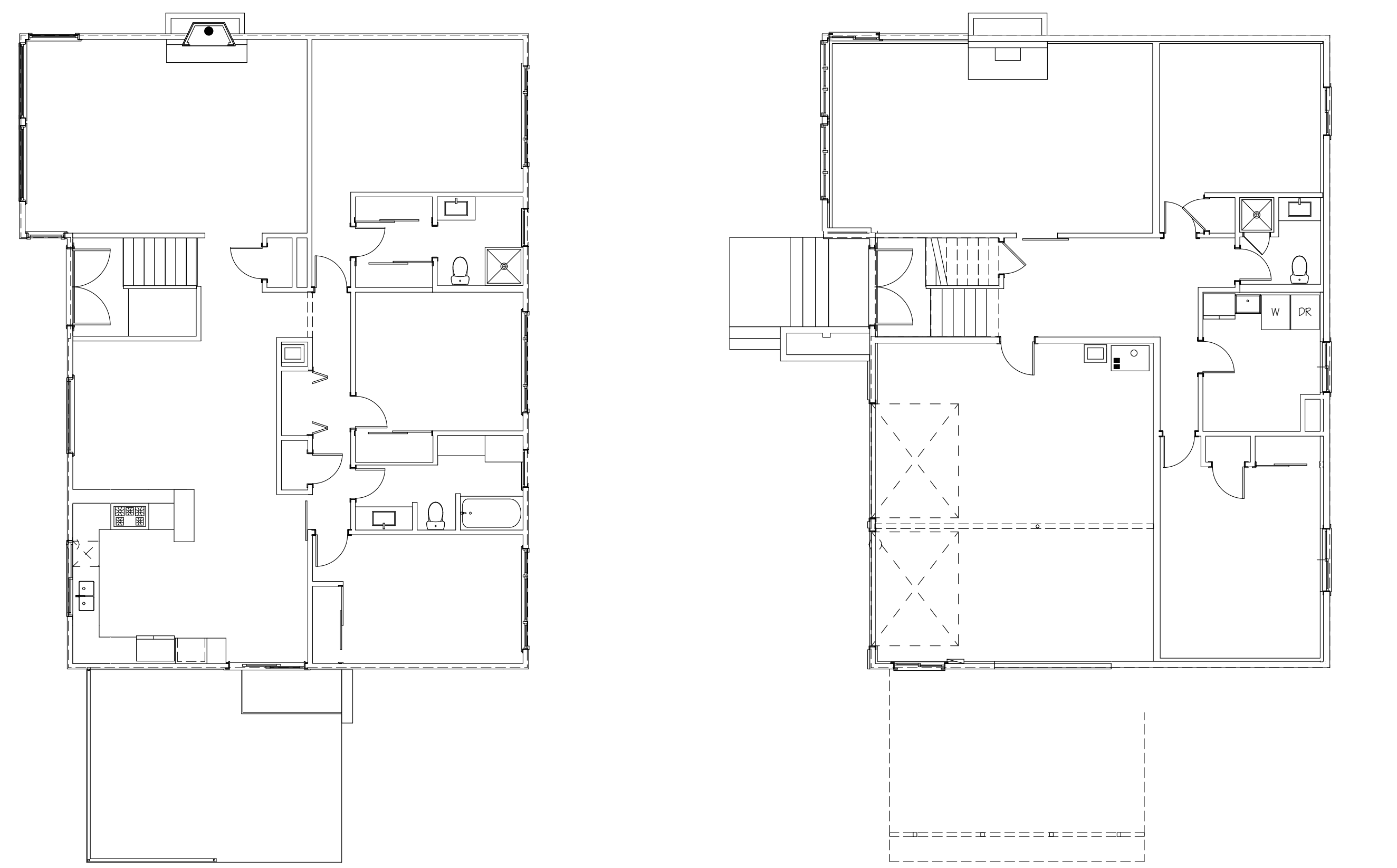
ENERGY CREDIT FROM WASHINGTON STATE ENERGY CODE TABLE 406.3

SMALL DWELLING UNIT: 3 CREDITS
DWELLING UNITS LESS THAN 1500 SF IN CONDITIONED FLOOR AREA WITH LESS THAN 300 SF OF PENETRATION AREA.
ADDITIONS TO EXISTING BUILDINGS GREATER THAN 500SF OF HEATED FLOOR AREA BUT LESS THAN 1500 SF.

FUEL NORMALIZATION CREDIT FROM WASHINGTON STATE ENERGY CODE TABLE R406.2

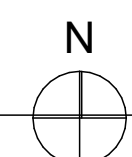
SYSTEM TYPE 2 = 1 CREDIT:
FOR AN INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3(2) (OR C403.3(2)(2))
OR
AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/550

3.6 HIGH EFFICIENCY HVAC EQUIPMENT = 2.0 CREDITS
DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10 SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO THE ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE.



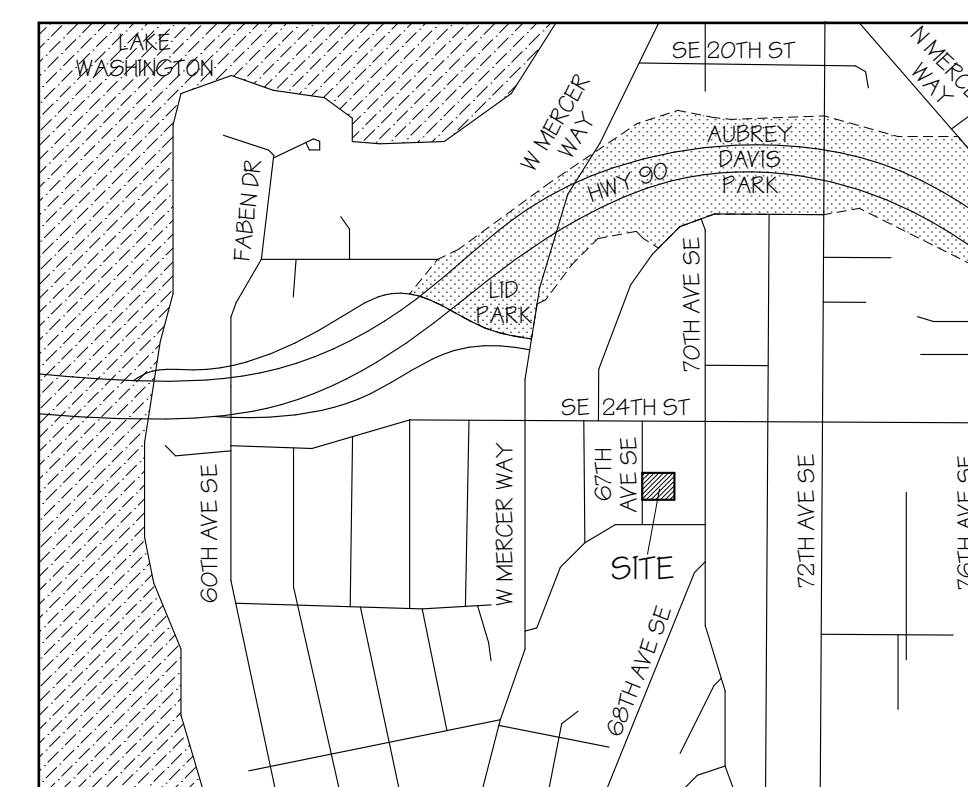
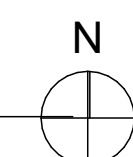
AS BUILT - MAIN FLOOR

SCALE: 1/8" = 1'-0"

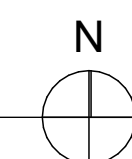


AS BUILT - LOWER FLOOR

SCALE: 1/8" = 1'-0"



VICINITY MAP (NTS)



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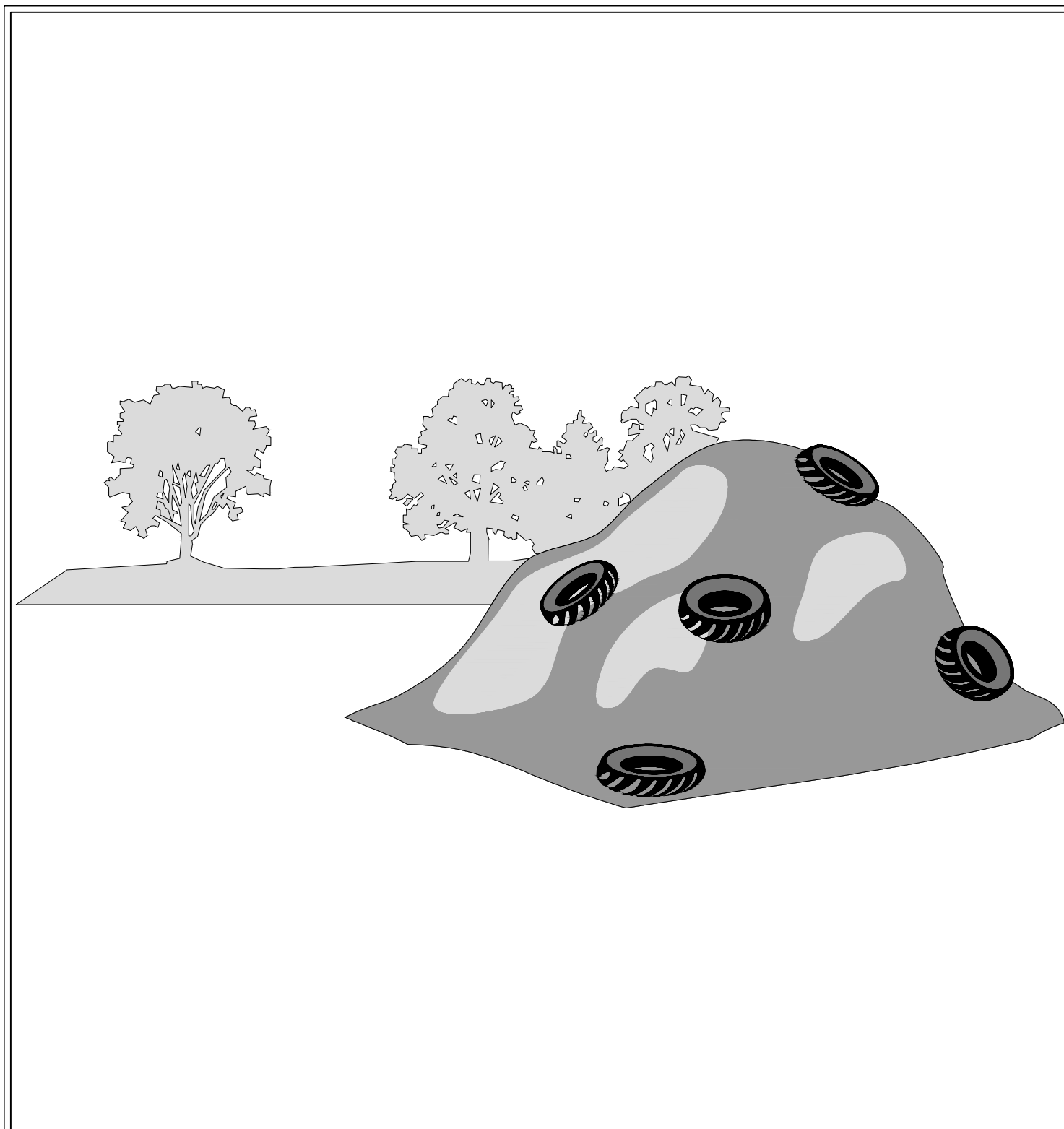
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DATE: 9/8/2022

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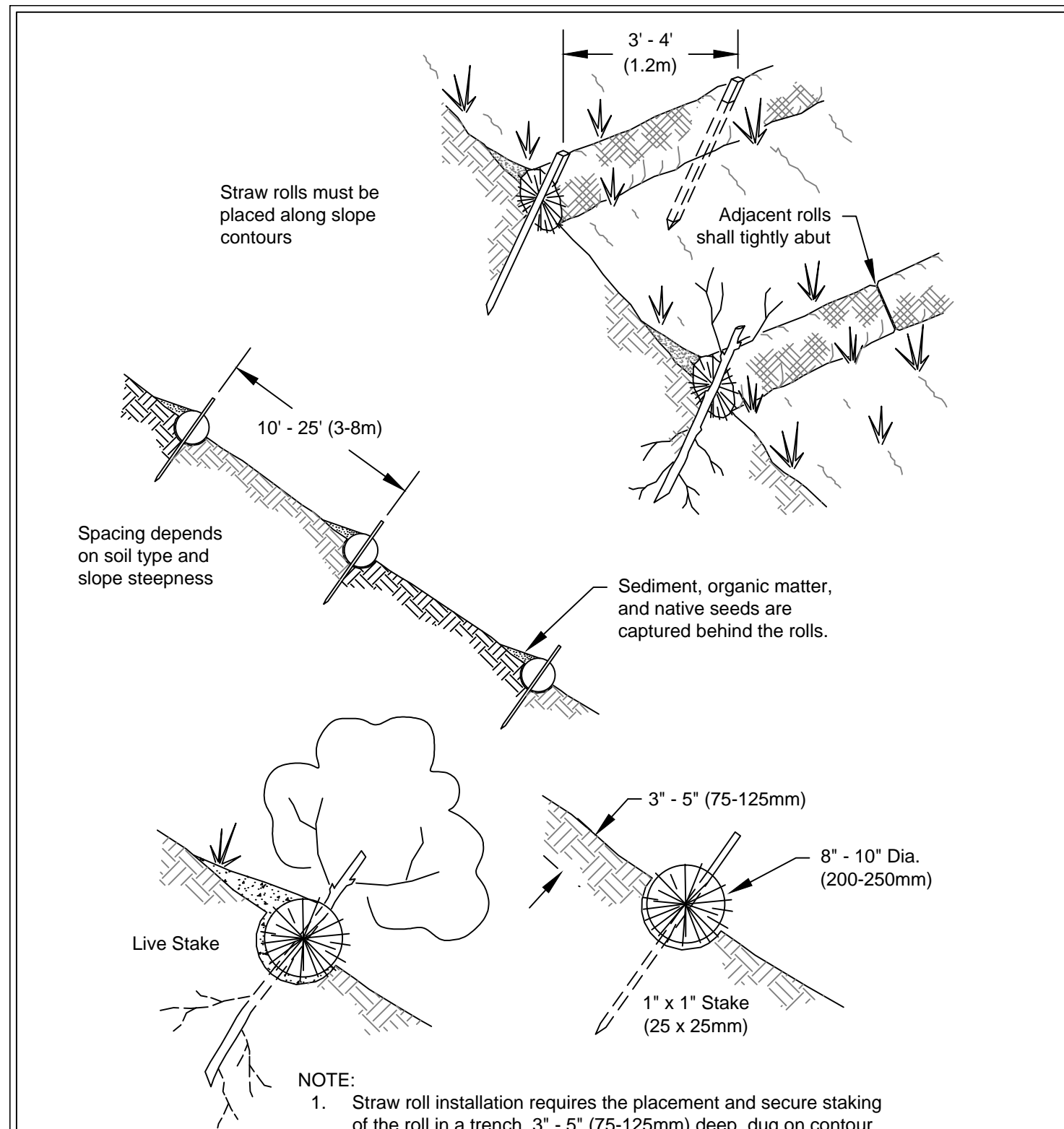
PROJECT INFORMATION,
VICINITY MAP, GENERAL
NOTES, AS-BUILT PLANS



BMP C123
Figure IV-2.2.14
Material Covered with Plastic Sheetting

Revised December 2015

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BMP C235
Figure II-4.2.14
Wattles

Revised November 2015

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LAND USE CODE COMPLIANCE STATISTICS

ZONE:	R&4 CRITICAL AREA: POTENTIAL LANDSLIDE AND EROSION HAZARD
EXISTING LOT COVERAGE:	LOT AREA: 8856 SF EXISTING HOUSE (INCL ROOF OVERHANG): 2330 SF EXISTING UNCOVERED DECK - NOT INCL: 728.4 SF EXISTING DRIVEWAY (NOT INCL ROOF O.H. AREA): 3058.4 SF ALLOWED LOT COVERAGE: 8856 SF X 35% = 3,099.6 SF..OK
PROPOSED LOT COVERAGE:	EXISTING HOUSE (INCL ROOF OVERHANG): 2330 SF (CUT BACK EXISTING EAVE): 717 SF NEW ADDITION: 513 SF EXISTING DRIVEWAY (NOT INCL ROOF O.H. AREA): 728.4 SF PROPOSED LOT COVERAGE: 3038 SF ALLOWED LOT COVERAGE: 8856 SF X 35% = 3,099.6 SF..OK
REQD SETBACKS:	FRONT: 20' REAR SETBACK: 25' SIDE SETBACK: SUM OF 15, MIN 5'
LANDSCAPE AREA:	PROPOSED LANDSCAPE AREA: 5819 SF (65.7%) REQD LANDSCAPE AREA: 8856 SF X 60% = 5313.6 SF..OK
EXISTING HARDSCAPE:	EXISTING WALKWAY/STAIRS: 77.8 SF EXISTING DECK: 2677.7 SF TOTAL EXISTING HARDSCAPE: 3455.5 SF ALLOWED HARDSCAPE: 8856 SF X 9% = 797.04 SF..OK
PROPOSED HARDSCAPE:	EXISTING WALKWAY/STAIRS: 77.8 SF EXISTING DECK TO BE REMOVED: 2677.7 SF NEW DECK STEP: 2.9 SF TOTAL PROPOSED HARDSCAPE: 326.3 SF ALLOWED HARDSCAPE: 8856 SF X 9% = 797.04 SF..OK
PARKING:	2 REQUIRED PARKING SPACES FOR HOUSES UNDER 3,000 SF
BUILDING HEIGHT INFORMATION:	BUILDING HEIGHT LIMIT = 30' REFER TO SHEET A2.0 AND A2.1 FOR DETAILED HEIGHT INFORMATION
EXISTING GROSS FLOOR AREA:	EXISTING LOWER FLOOR - INCL EXIST. GARAGE & STAIR: 1870.8 SF EXEMPT LOWER FLOOR AREA - BELOW GRADE: 1028.3 SF EXISTING MAIN FLOOR - NOT INCL STAIR: 1752.0 SF TOTAL EXISTING GROSS FLOOR AREA: 2567.5 SF ALLOWED FLOOR AREA: 8856 SF X 40% = 3542.4 SF..OK
PROPOSED GROSS FLOOR AREA:	EXISTING LOWER FLOOR: 1870.8 SF EXEMPT LOWER FLOOR AREA - BELOW GRADE: 1028.3 SF EXISTING MAIN FLOOR - NOT INCL STAIR: 1752.0 SF MAIN FLOOR ADDITION X2 FOR DBL HEIGHT: 32.6 SF PROPOSED UPPER FLOOR - INCL STAIR: 810.7 SF PROPOSED COVERED DECK: 130.8 SF PROPOSED FLOOR AREA: 4632.2 SF-1095.3 SF = 3542.4 SF ALLOWED FLOOR AREA: 8856 SF X 40% = 3542.4 SF..OK

*GFA MEASURED FROM OUTSIDE OF EXTERIOR WALLS

AVERAGE BUILDING ELEVATION CALCULATION

MIDPOINT ELEVATION	WALL LENGTH	ELEVATION X LENGTH
A= 214.76'	LENGTH = 39'-11 7/8"	8588.16 SF
B= 216.67'	LENGTH = 49'-11 7/8"	10831.24 SF
C= 214.37'	LENGTH = 36'-2 3/4"	7776.45 SF
D= 209.73'	LENGTH = 34'	7130.82 SF
E= 212.58'	LENGTH = 3'-9 1/8"	799.39 SF
F= 212.73'	LENGTH = 15'-11 3/4"	3399.25 SF
38525.31 SF / 179'-11 3/8" = 214.1		
AVERAGE BUILDING ELEV. = 214.1		30' HEIGHT LIMIT = 244.1

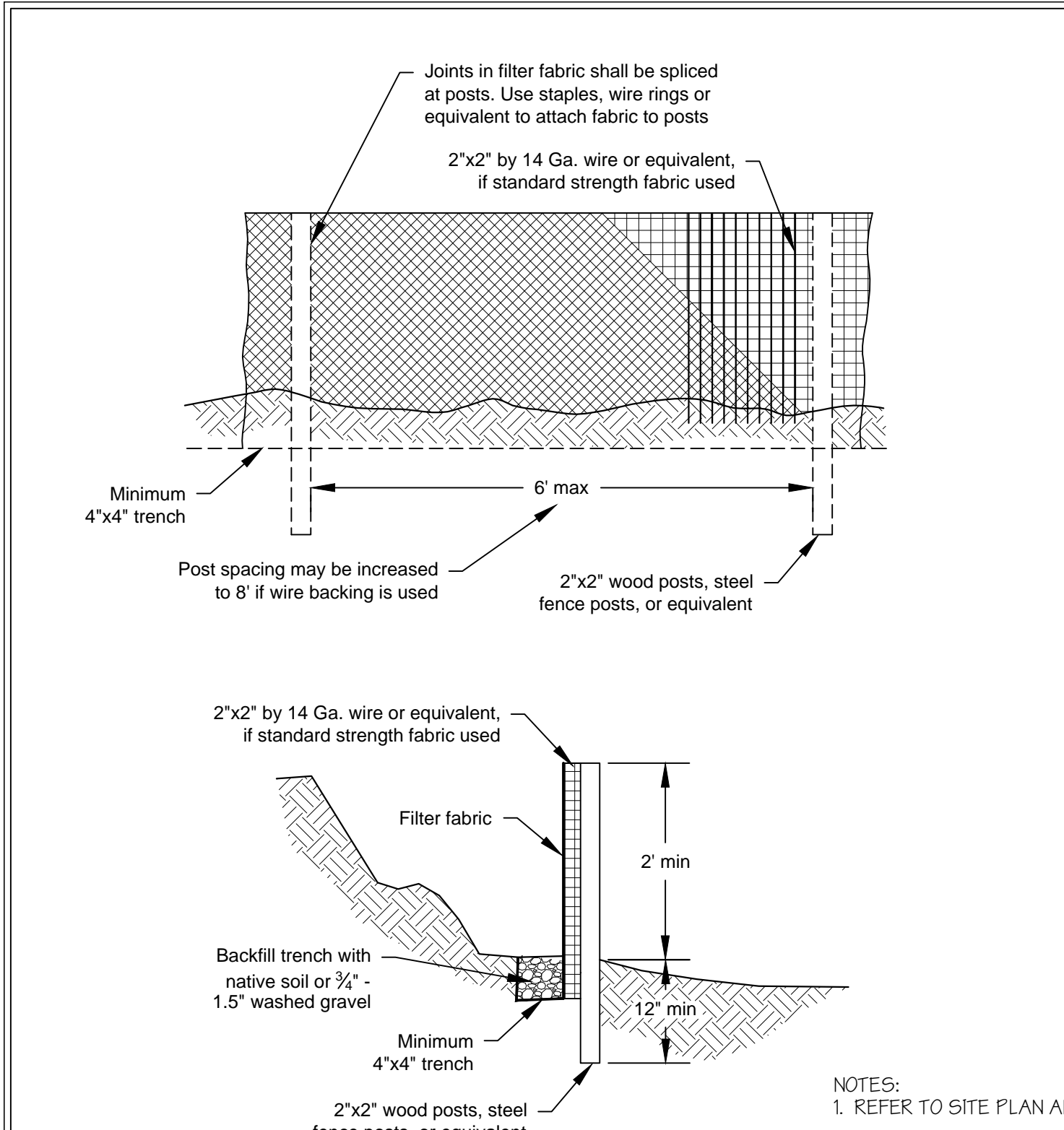
*MEASURED TO OUTSIDE OF EXTERIOR WALLS
 **BENCHMARK: MAG NAIL IN ROAD, 32' WEST OF SW PROPERTY CORNER 204.32 (NAVD88) (SEE SURVEY, THIS SHEET)

BASEMENT FLOOR AREA EXCLUSION CALCULATION

WALL	LENGTH	% BELOW GRADE	LENGTH X % BELOW GRADE
N WALL	39'-11 7/8"	65%	26'
E WALL	49'-11 3/4"	100%	49'-11 3/4"
S WALL	36'-2 3/4"	39%	14'-1 1/2"
W WALL	34'	0%	0'
S WALL	3'-9 1/8"	39%	1'-5 5/8"
W WALL	15'-11 3/4"	39%	6'-2 3/4"
TOTAL	179'-11 3/8"	NA	97'-9 5/8"
97'-9 5/8" / 179'-11 3/8" = 54.35%			
TOTAL BASEMENT FLOOR AREA X 54.35% = 1870.8 SF X 54.35% = 1016.78 SF			

*MEASURED TO OUTSIDE OF EXTERIOR WALLS

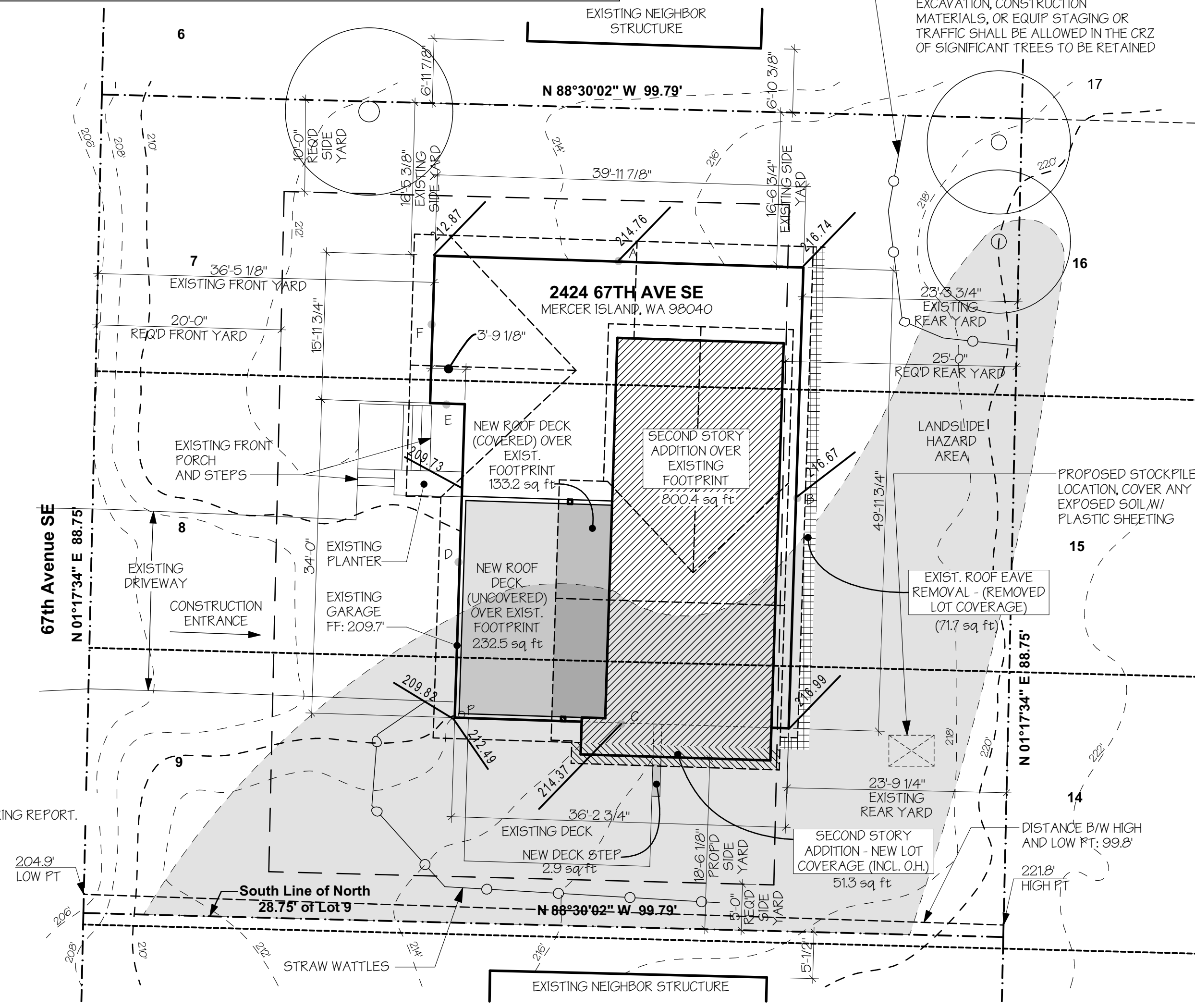
INSTALL MIN 6' TALL TREE PROTECTION BARRIERS; NO DEVELOPMENT, FILL, EXCAVATION, CONSTRUCTION MATERIALS, OR EQUIP STAGING OR TRAFFIC SHALL BE ALLOWED IN THE CRZ OF SIGNIFICANT TREES TO BE RETAINED



BMP 233
Figure II-4.2.12
Silt Fence

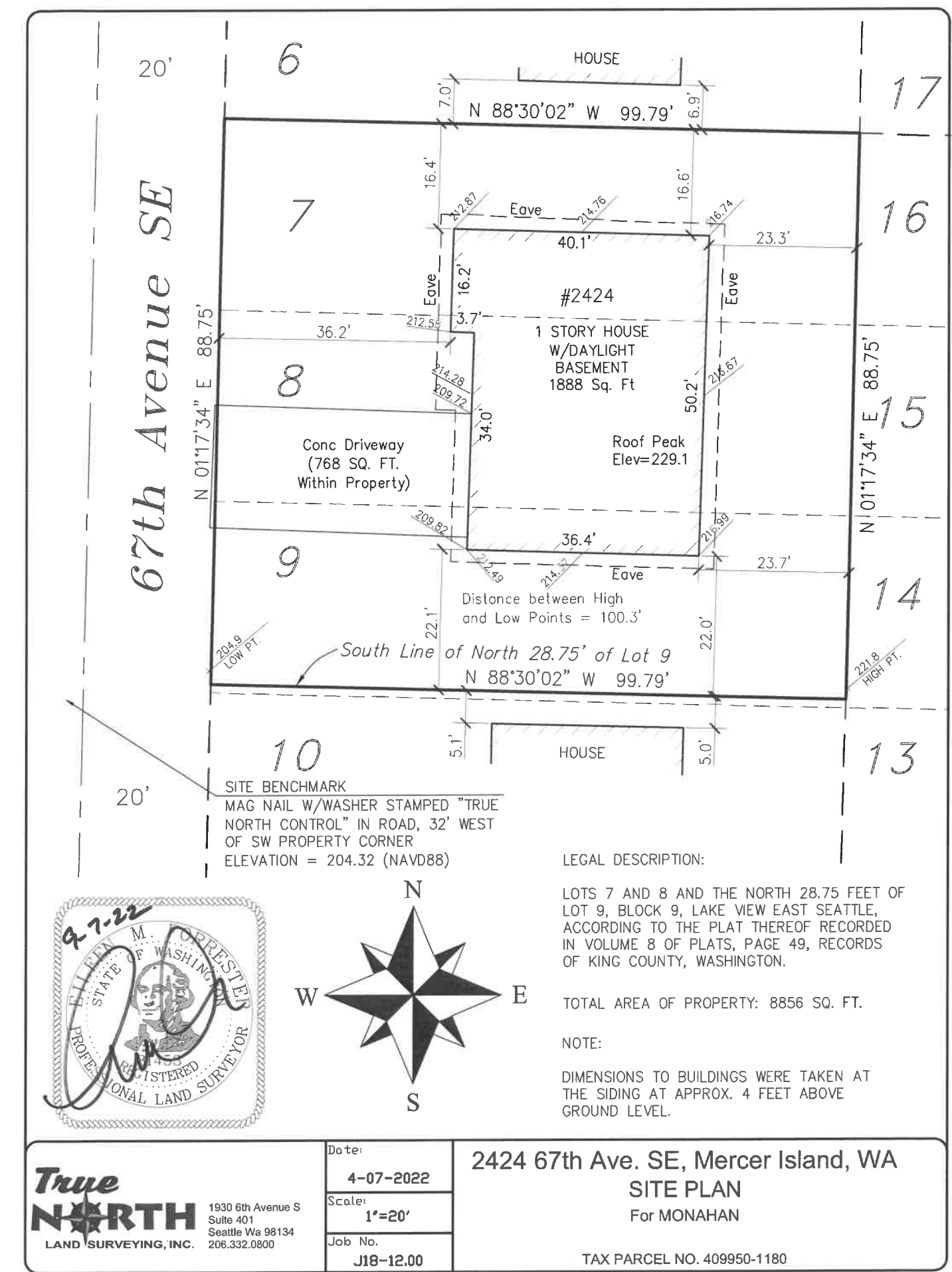
Revised October 2014

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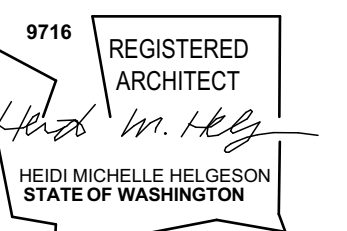
SITE PLAN

SCALE: 1" = 10'



Date: 4-07-2022
 Scale: 1"=20'
 Job No.: J18-12.00
 2424 67th Ave. SE, Mercer Island, WA
SITE PLAN
 For MONAHAN
 TAX PARCEL NO. 409950-1180

MONAHAN RESIDENCE
 2424 67TH AVE SE
 MERCER ISLAND WA 98040

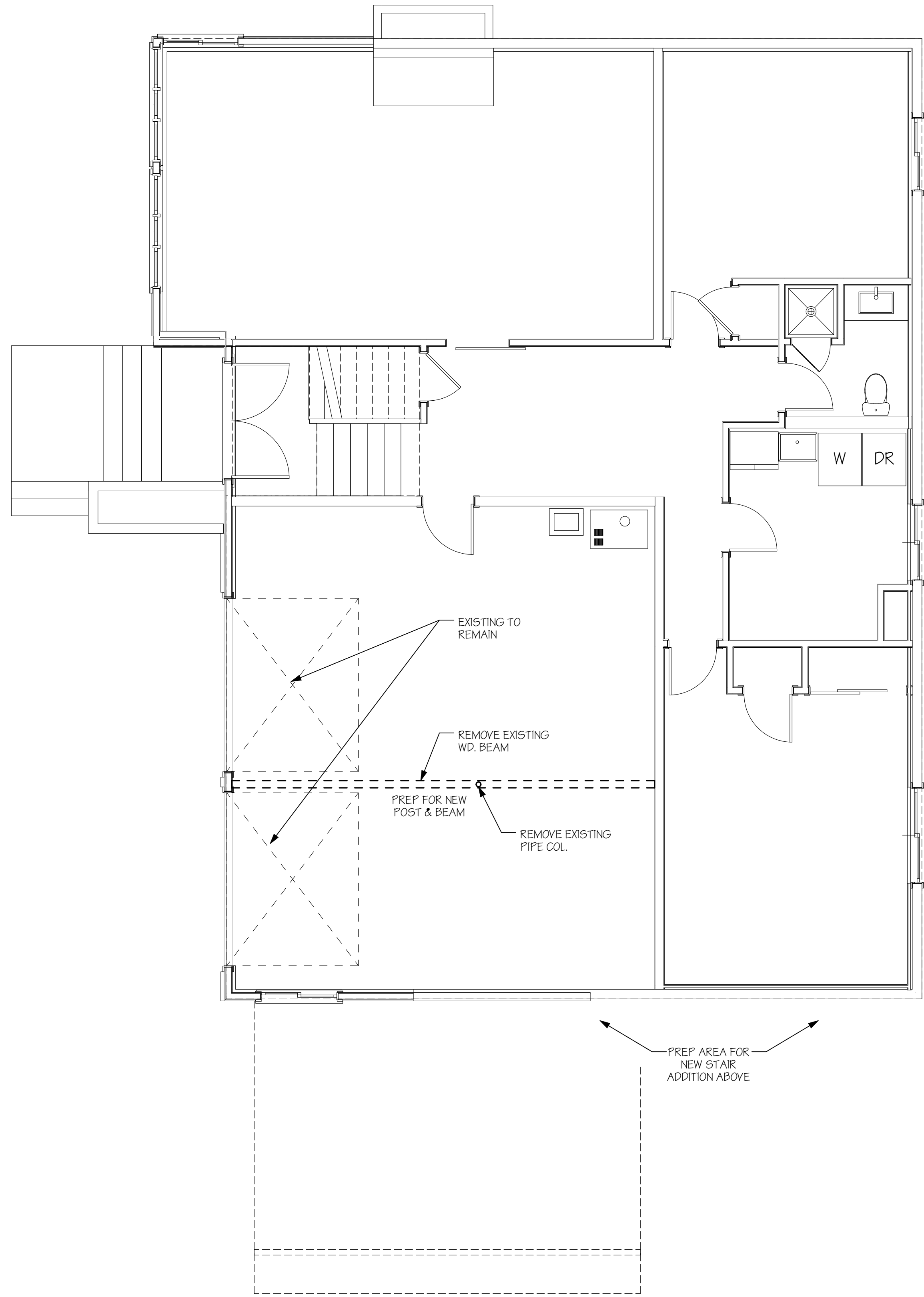


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SITE PLAN, SURVEY, LAND USE CODE COMPLIANCE STATS

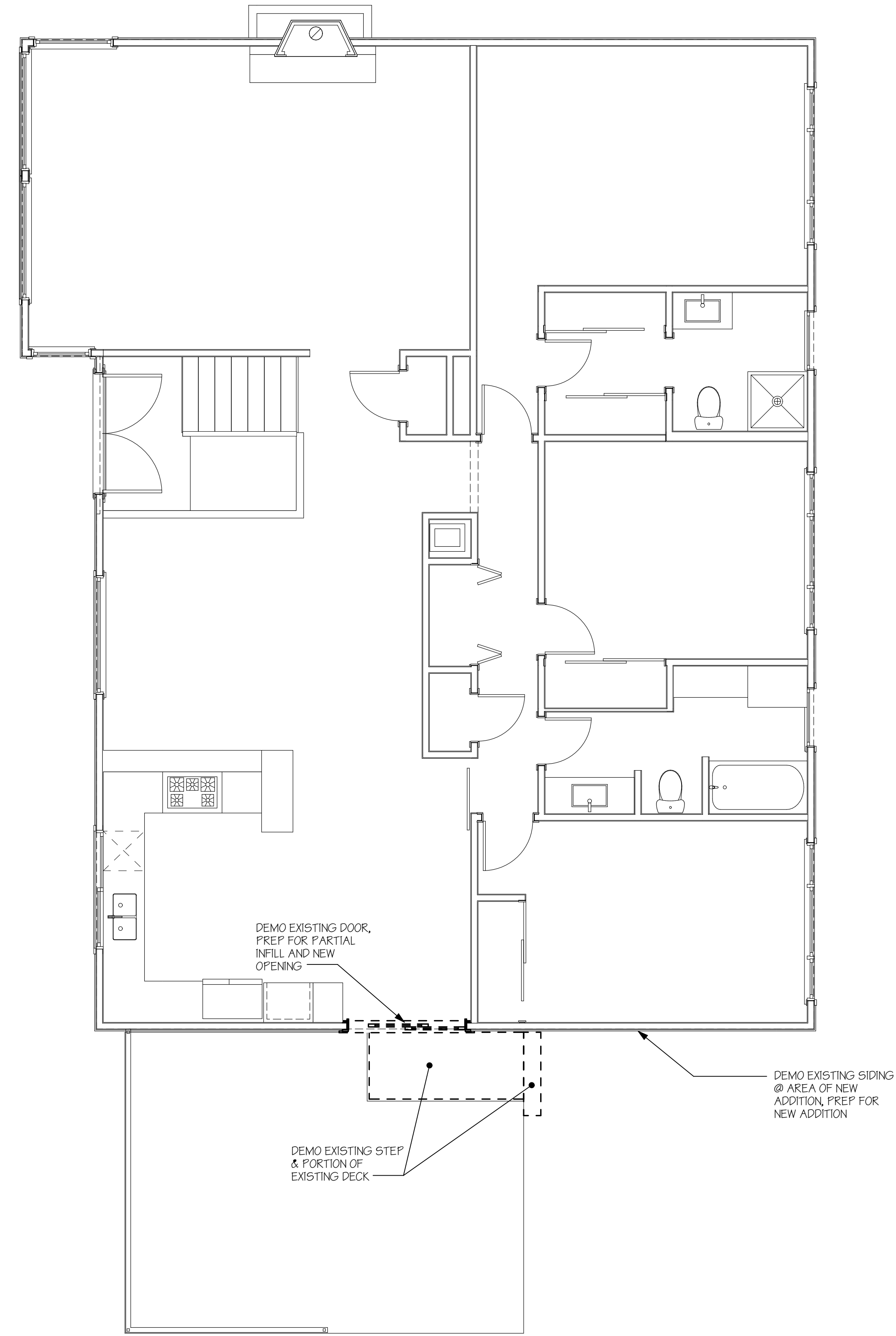
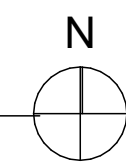


LOWER FLOOR DEMOLITION PLAN

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

EXISTING WALLS
 DEMO WALLS

NOTES:
 1. VERIFY SALVAGE ITEMS WITH OWNER PRIOR TO DEMOLITION.
 2. ALL SHORING TO BE THE RESPONSIBILITY OF THE BUILDER.
 CONTACT THE STRUCTURAL ENGINEER WITH QUESTIONS.

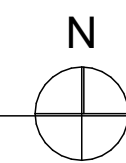


MAIN FLOOR DEMOLITION PLAN

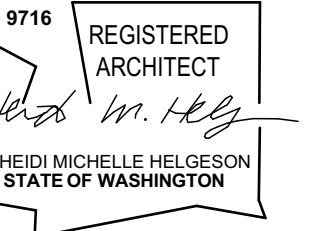
SCALE: 1/4" = 1'-0"

EXISTING WALLS
 DEMO WALLS

NOTES:
 1. VERIFY SALVAGE ITEMS WITH OWNER PRIOR TO DEMOLITION.
 2. ALL SHORING TO BE THE RESPONSIBILITY OF THE BUILDER.
 CONTACT THE STRUCTURAL ENGINEER WITH QUESTIONS.
 3. DEMO SIDING TO PREP FOR NEW SHEAR WALLS PER STRUCTURAL.



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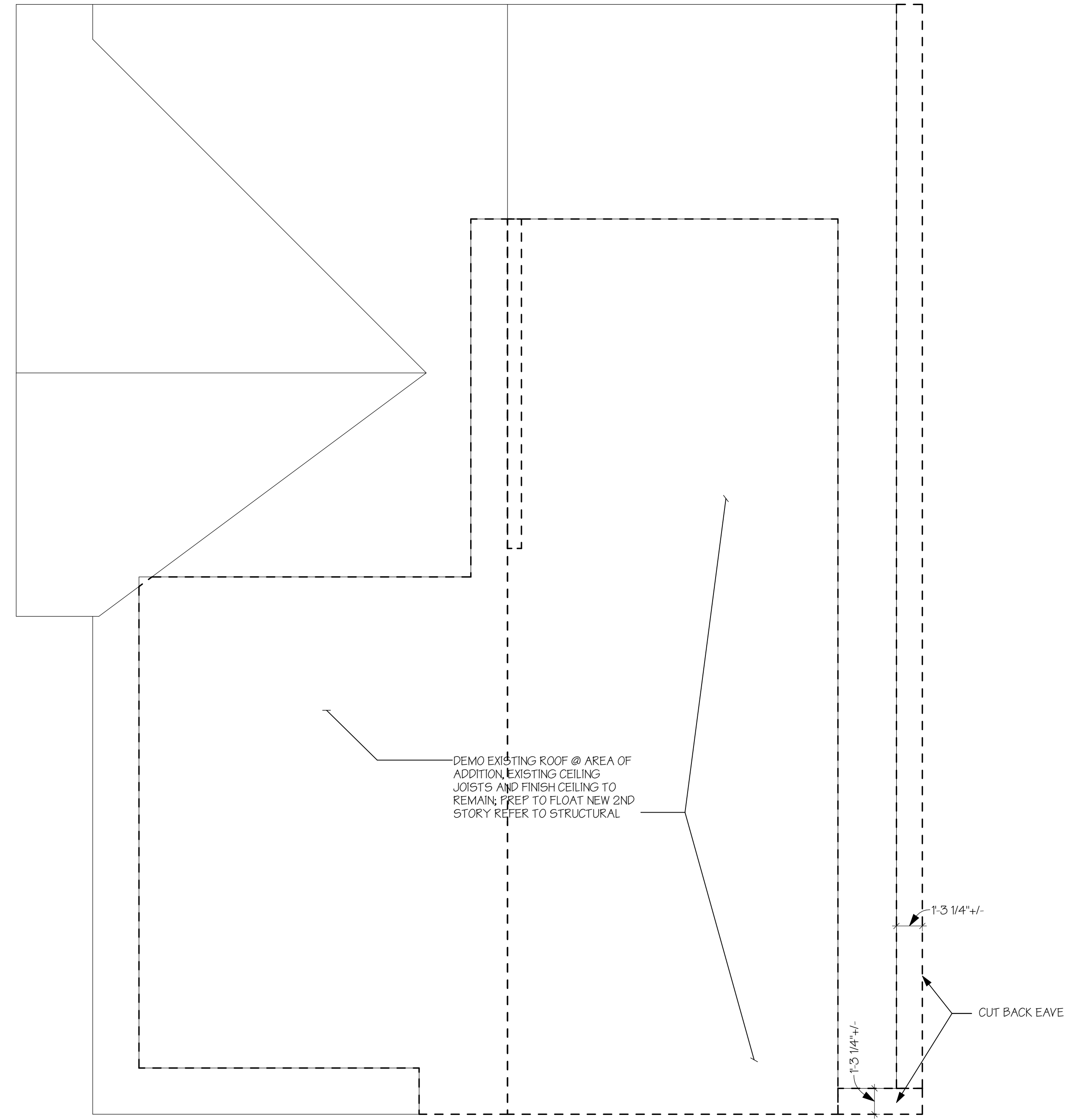
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LOWER AND MAIN FLOOR
 DEMOLITION PLAN

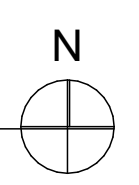


ROOF DEMOLITION PLAN

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

 EXISTING WALLS
 DEMO WALLS

NOTES:
 1. VERIFY SALVAGE ITEMS WITH OWNER PRIOR TO DEMOLITION.
 2. ALL SHORING TO BE THE RESPONSIBILITY OF THE BUILDER.
 CONTACT THE STRUCTURAL ENGINEER WITH QUESTIONS.



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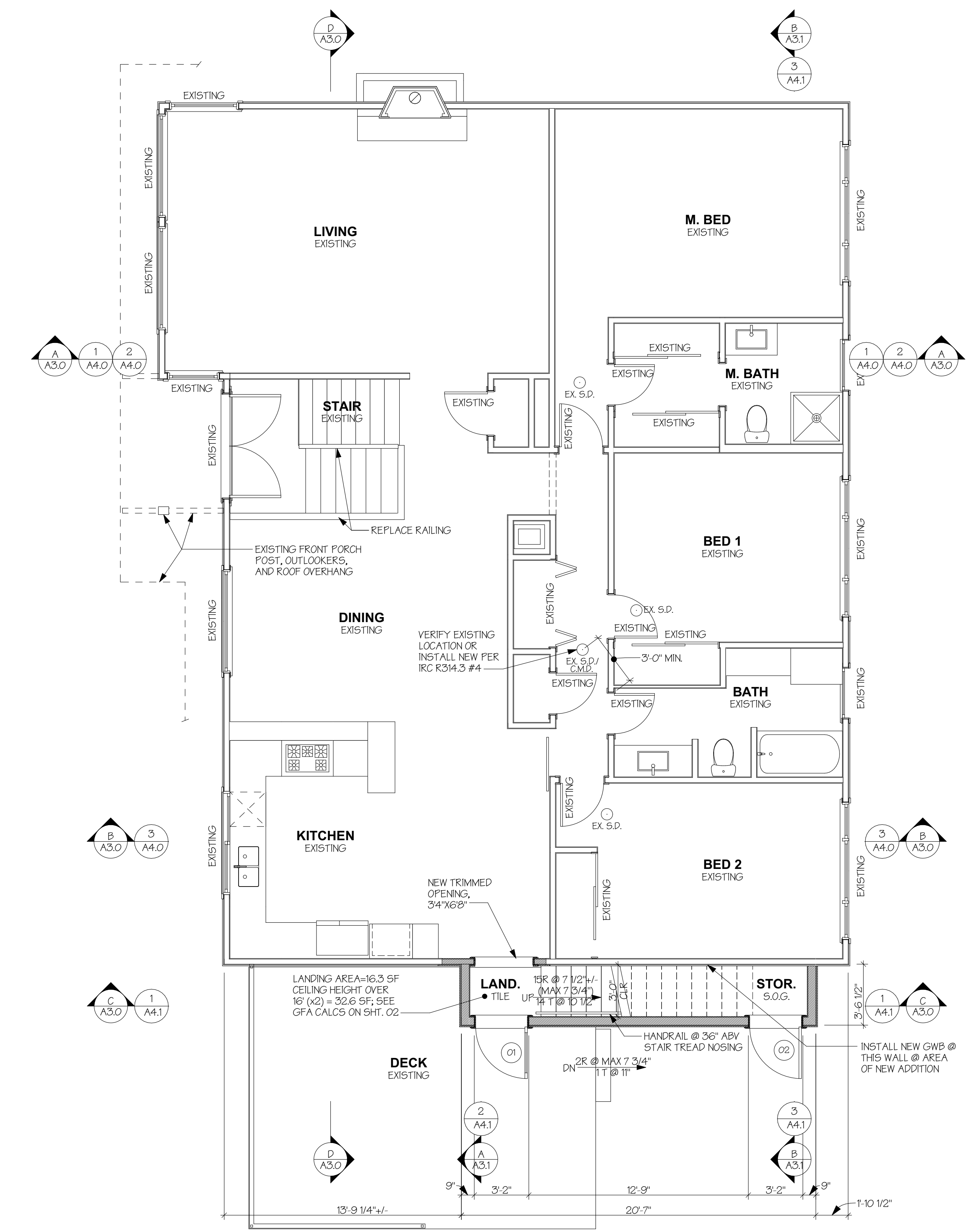
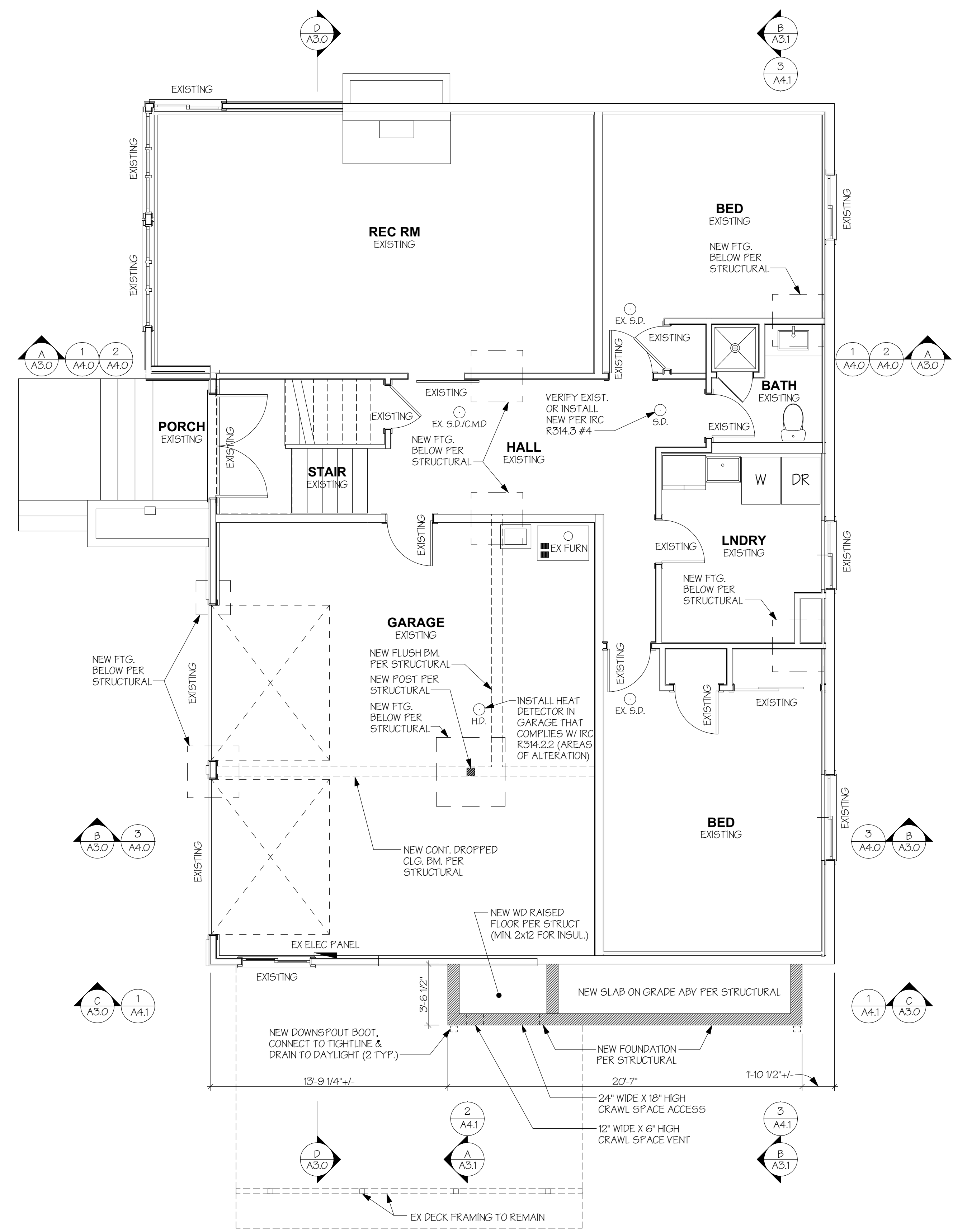
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ROOF DEMOLITION PLAN

A1.1



LOWER FLOOR PLAN

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

EXISTING WALLS
NEW WALLS

NOTES:
1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.
2. ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE ROUGH OPENING SIZES, UNO.
3. SEE ATTACHED WSEC FORMS FOR ENERGY CODE COMPLIANCE INFORMATION.
4. INSTALL SMOKE DETECTORS (S.D.) AT LOCATIONS SHOWN OR VERIFY EXISTING SMOKE DETECTORS. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. OR VERIFY EXISTING.
6. SMOKE DETECTORS (S.D.) AND CARBON MONOXIDE ALARMS (C.M.D.) TO BE INSTALLED 3'-0" MINIMUM FROM BATHROOM DOORS.

CRAWLSPACE VENTILATION REQUIREMENTS

CRAWLSPACE: PER WAC 51-51-0408 SECTION R408, MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 300 SQUARE FEET OF UNDER-FLOOR AREA. A GROUND COVER OF 10 MIL BLACK POLYETHYLENE OR APPROVED EQUAL SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED TWELVE (12) INCHES MINIMUM AT THE JOINTS AND SHALL EXTEND TO THE FOUNDATION WALL. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS UNLESS NOTED OTHERWISE.

TOTAL CRAWLSPACE AREA @ NEW STAIR LANDING = 20.36 SF
REQUIRED VENTILATION AREA = 9.8 SF

(QTY 1) 6" X 12" VENTS = 72 S.I. VENTILATION AREA PROVIDED

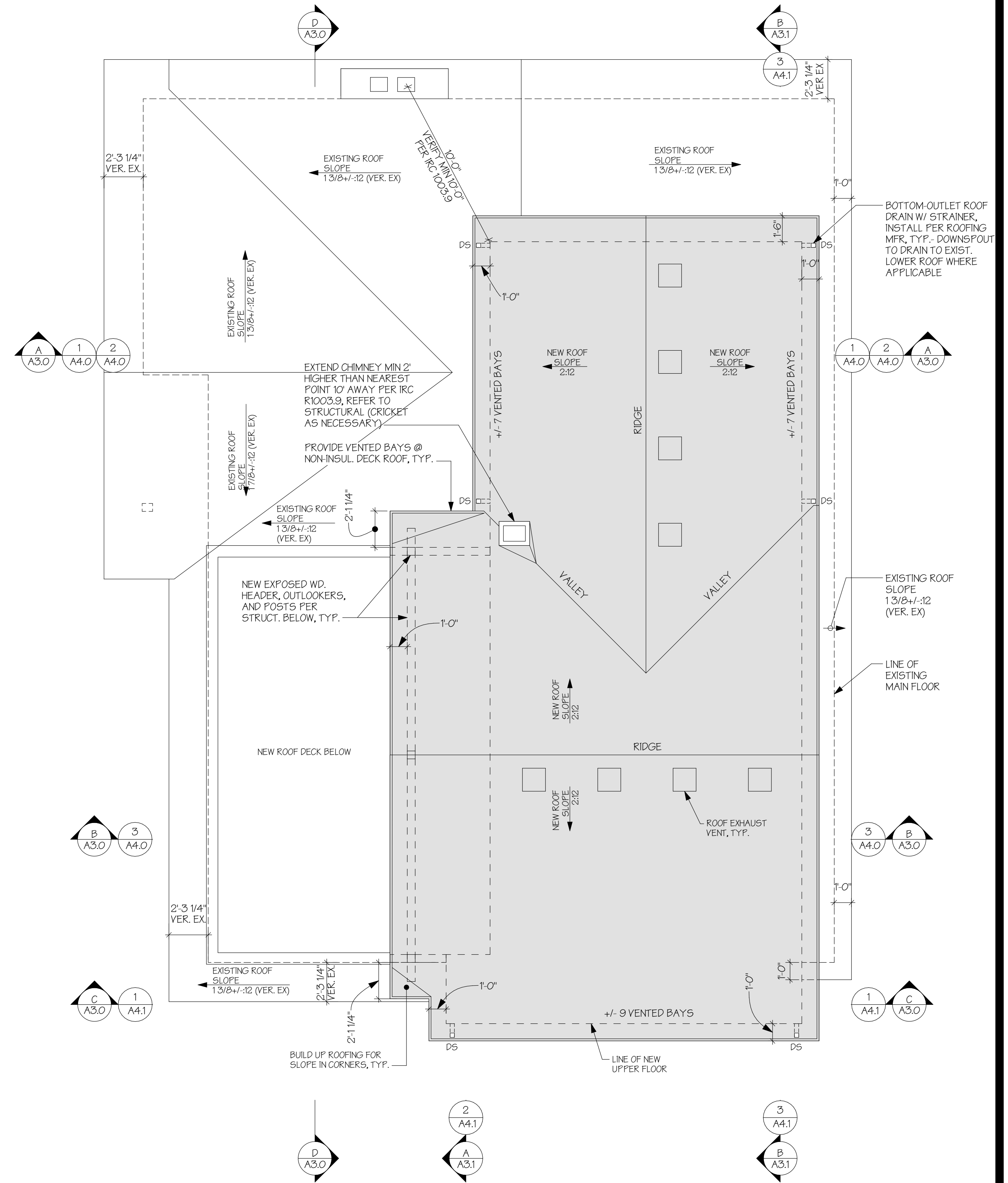
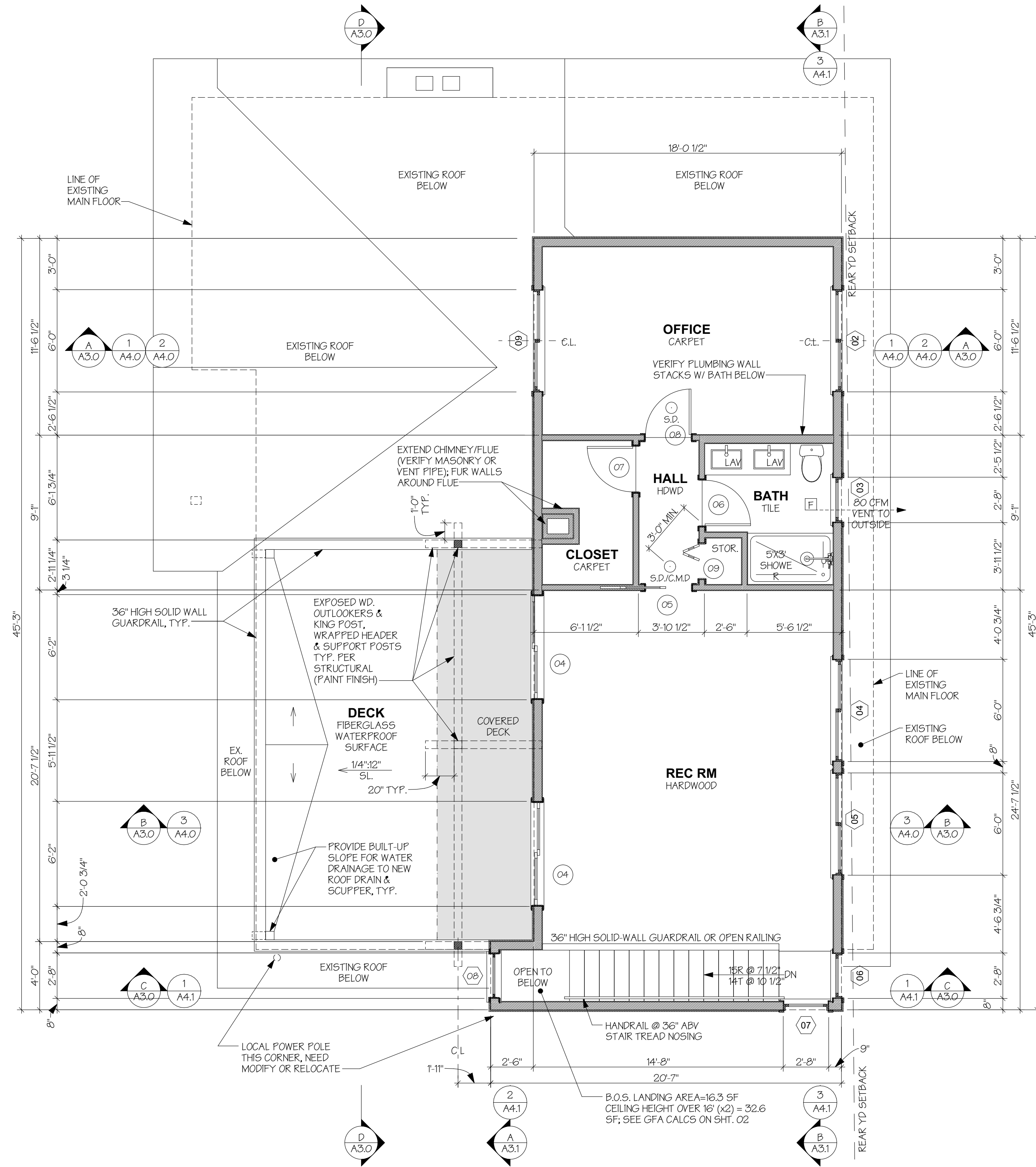
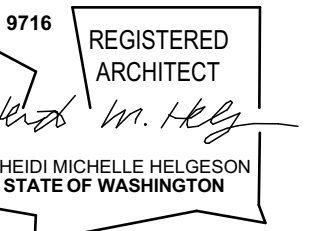
MAIN FLOOR PLAN

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

EXISTING WALLS
NEW WALLS

NOTES:
1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.
2. ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE ROUGH OPENING SIZES, UNO.
3. SEE ATTACHED WSEC FORMS FOR ENERGY CODE COMPLIANCE INFORMATION.
4. INSTALL SMOKE DETECTORS (S.D.) OR VERIFY EXISTING AT LOCATIONS SHOWN. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OR VERIFY EXISTING OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. SMOKE DETECTORS (S.D.) AND CARBON MONOXIDE ALARMS (C.M.D.) TO BE INSTALLED 3'-0" MINIMUM FROM BATHROOM DOORS.

GROSS FLOOR AREA (MEASURED FROM OUTSIDE OF EXTERIOR WALLS)	
EXISTING LOWER FLOOR:	1870.8 SF
(EXEMPT LOWER FLOOR - BELOW GRADE)	(1095.3 SF)
EXISTING MAIN FLOOR AREA (NOT INCL STAIR):	1792.0 SF
MAIN FLOOR ADDITION (X1.5 DBL HEIGHT):	245.5 SF
NEW UPPER FLOOR (INCL STAIR):	810.7 SF
NEW COVERED DECK:	133.8 SF
PROPOSED FLOOR AREA:	4609.5 SF - 1095.3 SF = 3514.2 SF
ALLOWED FLOOR AREA:	8856 SF X 40% = 3542.4 SF



UPPER FLOOR PLAN

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

EXISTING WALLS
NEW WALLS

- NOTES:
1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.
2. ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE ROUGH OPENING SIZES, UNO.
3. SEE ATTACHED WSEC FORMS FOR ENERGY CODE COMPLIANCE INFORMATION.
4. INSTALL SMOKE DETECTORS (S.D.) AT LOCATIONS SHOWN. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM AND SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. SMOKE DETECTORS (S.D.) AND CARBON MONOXIDE ALARMS (C.M.D.) TO BE INSTALLED 3'-0" MINIMUM FROM BATHROOM DOORS.
7. ALL GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED AND LABELED WITH A FIREPLACE EFFICIENCY (FE) RATING OF 50 PERCENT OR GREATER IN ACCORDANCE WITH CSA P.4.1. VENTED GAS FIREPLACES (DECORATIVE APPLIANCES) CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS, IN ACCORDANCE WITH CSA P.4.1.

ROOF PLAN

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

EXISTING ROOF
NEW ROOF

VENTILATION REQUIREMENTS @ ATTIC (WEST)

ATTIC VENTILATION NOTES:

TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE THE EAVE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS.

NEW TOTAL ATTIC AREA = 826.5 SF / 150
REQUIRED VENTILATION = 5.5 SF OR 793.44 S.I.

EAVE INTAKE VENTING:
COR-A-VENT S-400 STRIP VENT = 10 S.I. PER LINEAR FOOT (18.75 S.I. PER BAY)
MIN. 22 VENTED BAYS = 412.5 S.I. OF VENTILATED AREA PROVIDED

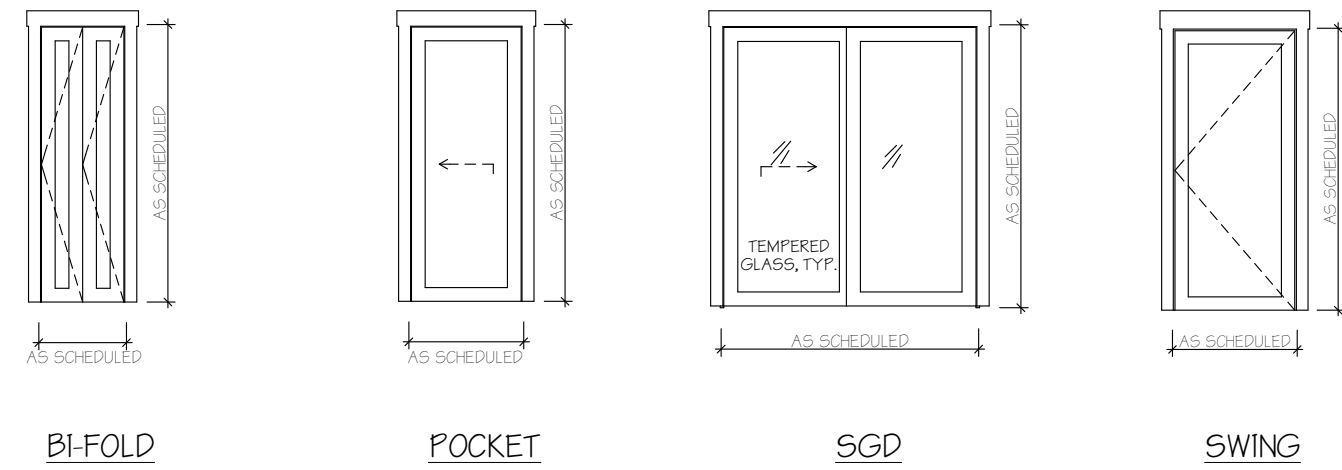
RIDGE EXHAUST VENTING:
ROOF LOUVER 16" SQ. (VERIFY MIN. 2:12 LOW-SLOPE APPROPRIATE) = 50 S.I. NFA EA.
QTY PROVIDED: 8 = 400 S.I. PROVIDED (MIN. 381 S.I. REQUIRED FOR BALANCE)

DOOR SCHEDULE										
	ID	R.O. DIMENSIONS *SEE NOTE 1		DOOR LEAF DIMENSIONS		TYPE	THICK	AREA (SF)	NOTES	U-VAL
		WIDTH	HEIGHT	W	HT					
EX MAIN FLOOR										
	01	3'-2"	6'-10 1/2"	3'-0"	6'-8"	SWING	0'-1 3/4"	20.00	TEMPERED	0.28
	02	3'-2"	6'-10 1/2"	3'-0"	6'-8"	SWING	0'-1 3/4"	20.00		
NEW UPPER FLOOR										
	04	6'-2"	6'-10 1/2"	6'-0"	6'-8"	SGD	0'-1 3/4"	20.00	TEMPERED	0.28
	05	2'-10"	6'-10 1/2"	2'-8"	6'-8"	POCKET	0'-1 3/8"	0.00	VER R.O. W/ SELECTED POCKET DR MFR	
	06	2'-10"	6'-10 1/2"	2'-8"	6'-8"	SWING	0'-1 3/8"	0.00		
	07	2'-10"	6'-10 1/2"	2'-8"	6'-8"	SWING	0'-1 3/8"	0.00		
	08	2'-10"	6'-10 1/2"	2'-8"	6'-8"	SWING	0'-1 3/8"	0.00		
	09	2'-2"	6'-10 1/2"	2'-0"	6'-8"	BI-FOLD	0'-1 3/8"	0.00		
TOTAL EXTERIOR DOOR AREA:								80.00		

MANUFACTURER: INTERIOR: SIMPSON OR EQUAL, SOLID CORE DOOR, PANEL TO MATCH EXISTING
 EXTERIOR: TO BE SELECTED

EXTERIOR DOORS TO BE NFRC 100 LABELED AND CERTIFIED BY THE MANUFACTURER.

- NOTES:
 1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS
 2. SEE ELEVATIONS FOR CONFIGURATION
 3. VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION
 4. CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS



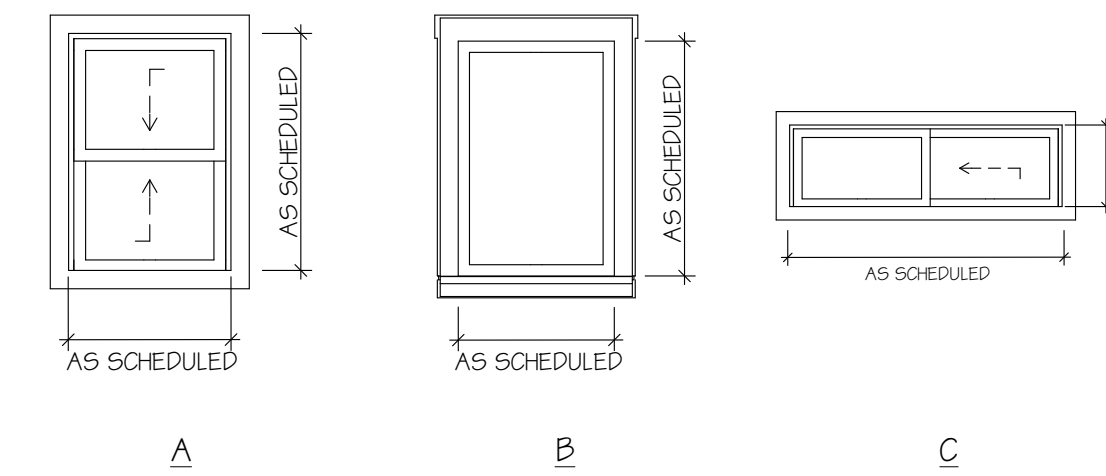
WINDOW SCHEDULE										
	ID	ROUGH OPENING *SEE NOTE 1		ROUGH HEAD FROM SUBFLR.	TYPE	OPER	AREA (SF)	NOTES	U-VAL	
		WIDTH	HEIGHT							
NEW UPPER FLOOR										
	02	6'-0"	2'-0"	6'-10 1/2"	C	H.S.	12.00		0.30	
	03	2'-8"	4'-0"	6'-10 1/2"	A	DH.	10.70	TEMPERED; TRANSLUCENT	0.30	
	04	6'-0"	2'-0"	6'-10 1/2"	C	H.S.	12.00		0.30	
	05	6'-0"	2'-0"	6'-10 1/2"	C	H.S.	12.00		0.30	
	06	2'-8"	4'-0"	6'-10 1/2"	A	DH.	10.70	TEMPERED	0.30	
	07	2'-8"	4'-0"	6'-10 1/2"	A	DH.	10.70	TEMPERED	0.30	
	08	2'-8"	4'-0"	6'-10 1/2"	B	FIXED	10.70		0.30	
	09	6'-0"	4'-0"	6'-10 1/2"	C	H.S.	24.00	EGRESS	0.30	
TOTAL EXTERIOR WINDOW AREA:							102.80			

NFRC 100 LABELED AND CERTIFIED BY THE MANUFACTURER

MANUFACTURER: TO BE SELECTED; MATCH EXISTING
 SERIES: VERIFY TO MATCH EXISTING

- NOTES:
 1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS
 2. SEE ELEVATIONS FOR CONFIGURATION
 3. VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION
 4. VERIFY EXISTING ROUGH OPENINGS WHERE WINDOWS ARE BEING REPLACED IN THE EXISTING OPENINGS PRIOR TO ORDERING THE WINDOWS
 5. CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS
 6. TRANSLUCENT GLASS TO BE SATIN ETCH. PROVIDE GLASS SAMPLE TO OWNER/ARCH FOR APPROVAL PRIOR TO ORDERING
 7. ALL WINDOWS IN SHOWERS TO BE VINYL, FIBERGLASS OR RATED FOR USE IN WET LOCATION. VERIFY CONFIGURATION OF SHOWER WINDOWS WITH OWNER PRIOR TO ORDERING.

KEY
 A = AWNING
 C = CASEMENT
 H.S. = HORIZONTAL SLIDER
 P = PICTURE
 SH = SINGLE HUNG
 DH = DOUBLE HUNG
 H = HOPPER
 FIXED = FIXED



MONAHAN RESIDENCE
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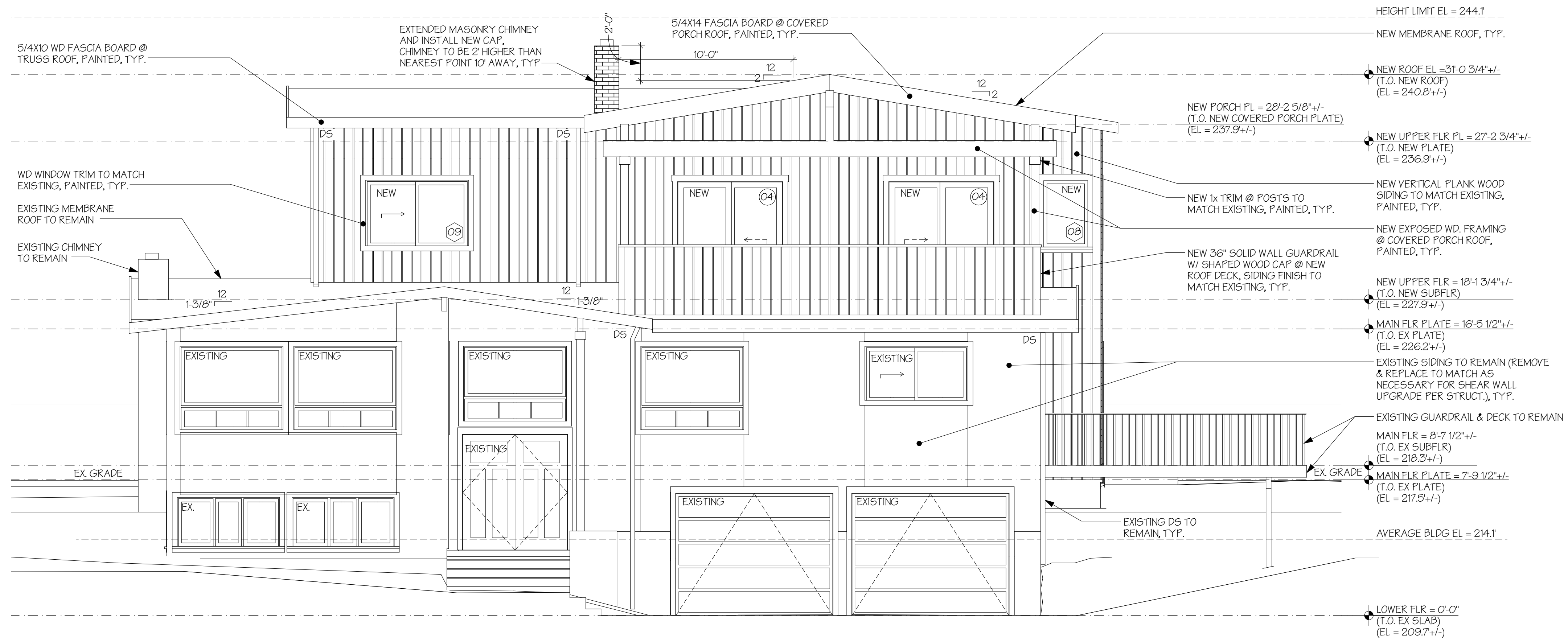
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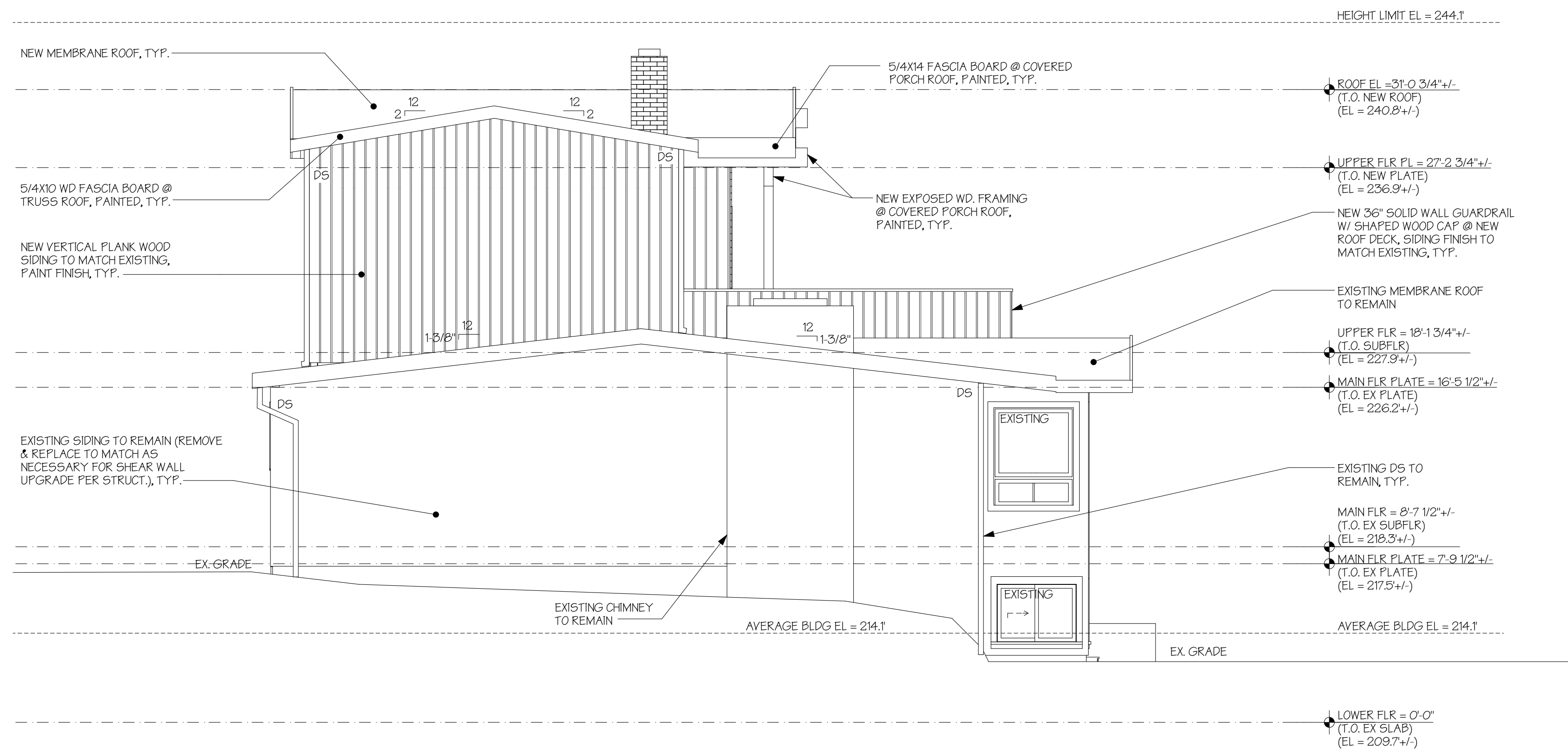
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WINDOW AND DOOR
 SCHEDULES



WEST ELEVATION (FRONT)

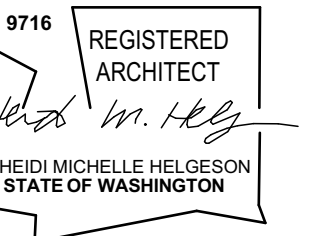
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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

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MERCER ISLAND WA 98040



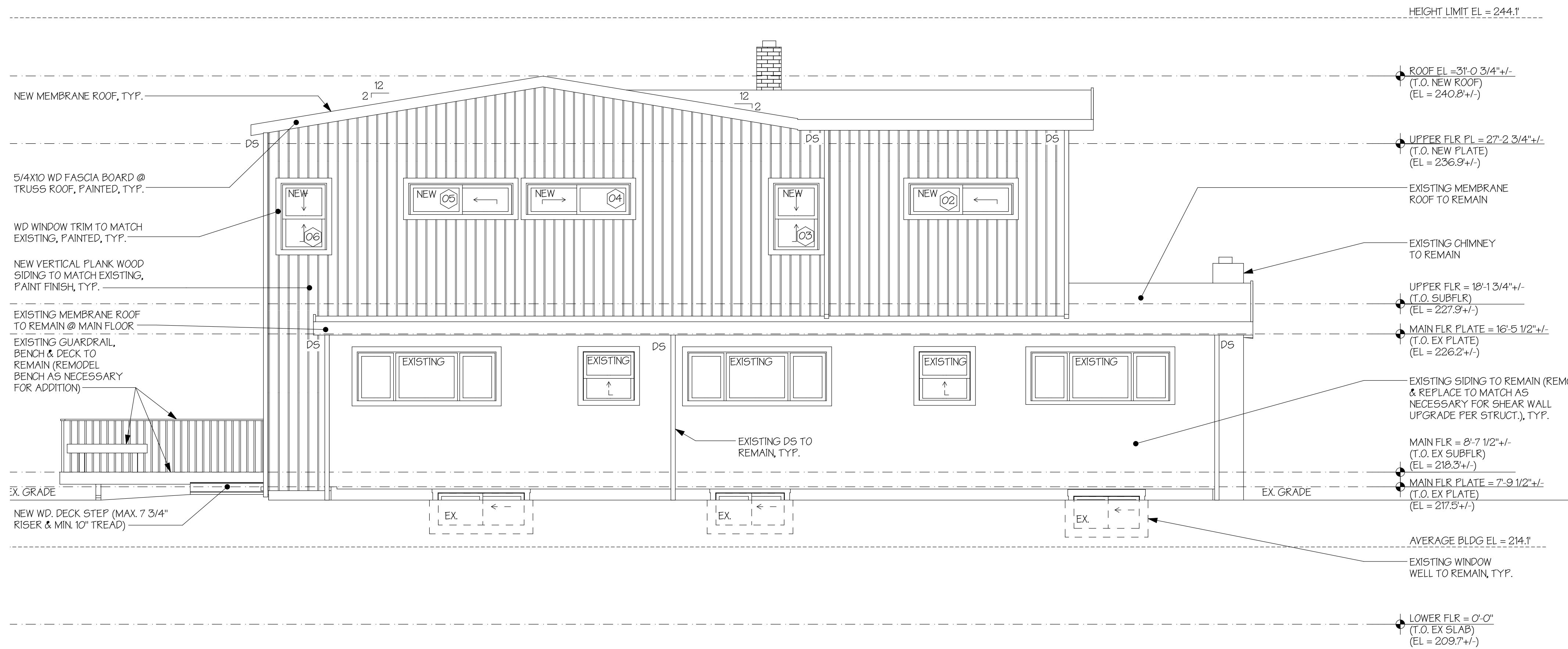
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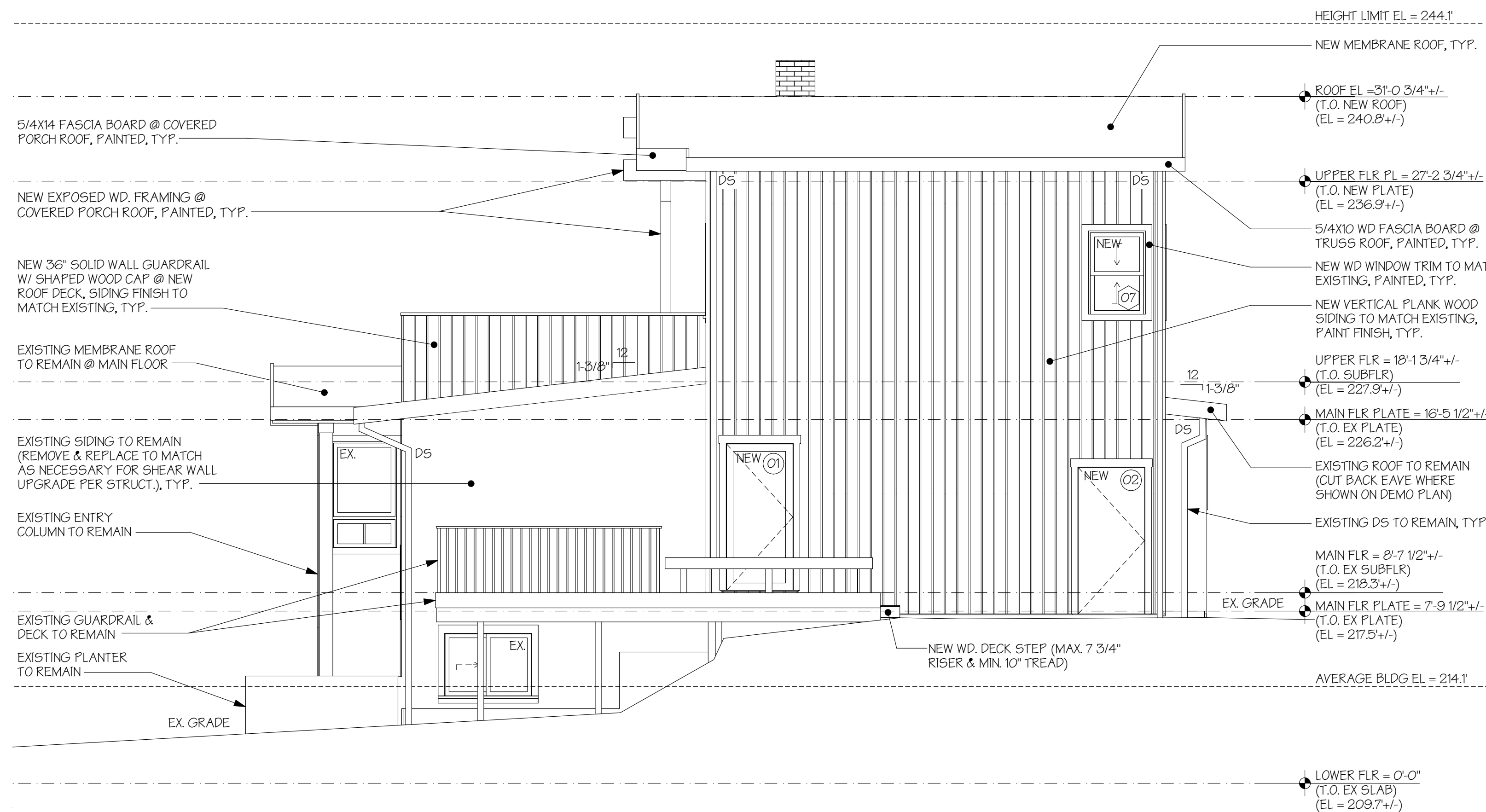
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EXTERIOR ELEVATIONS



EAST ELEVATION

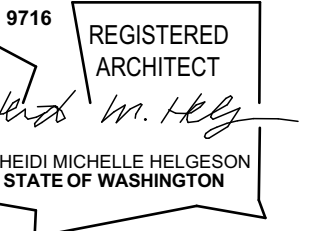
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

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

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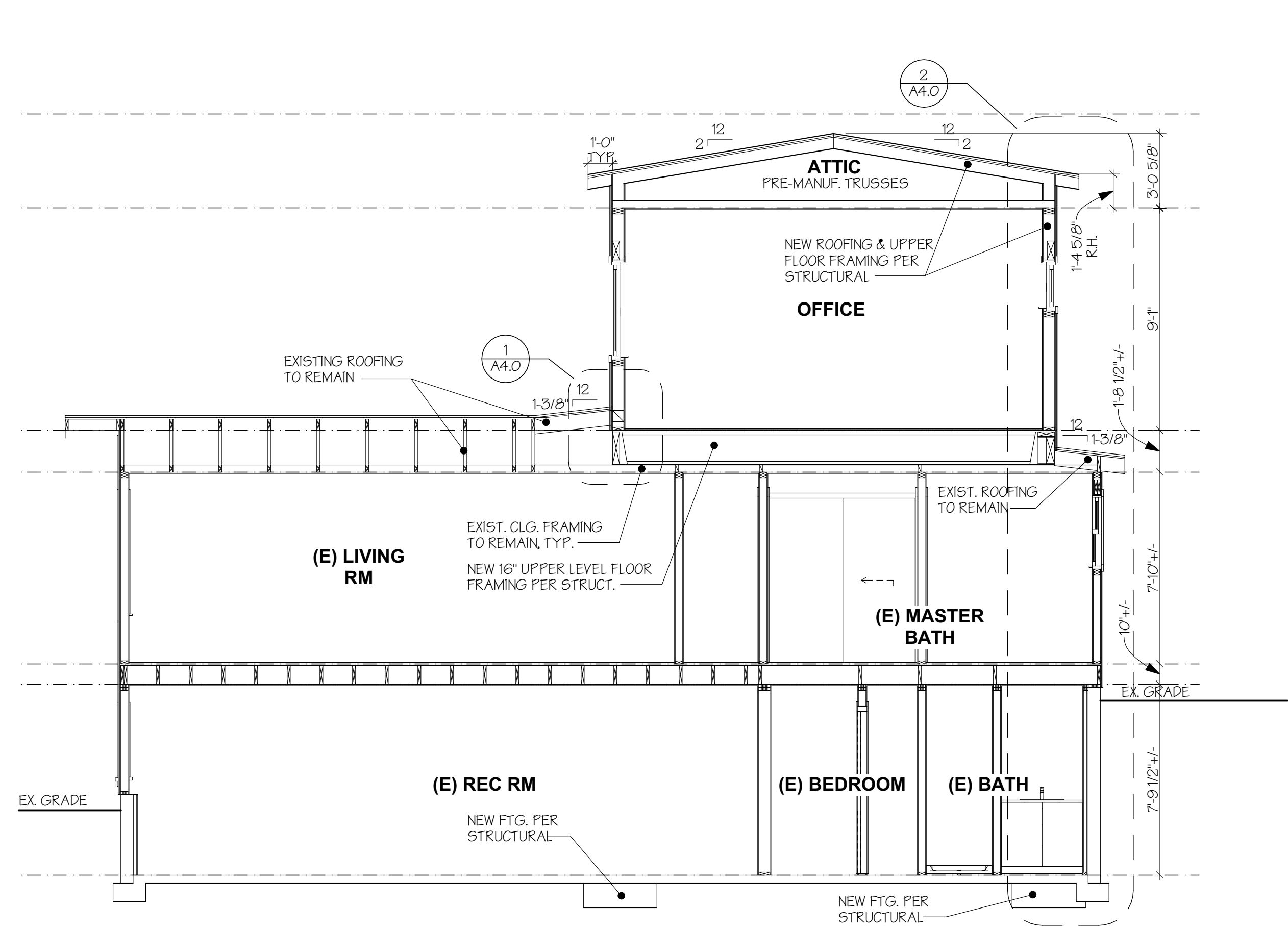
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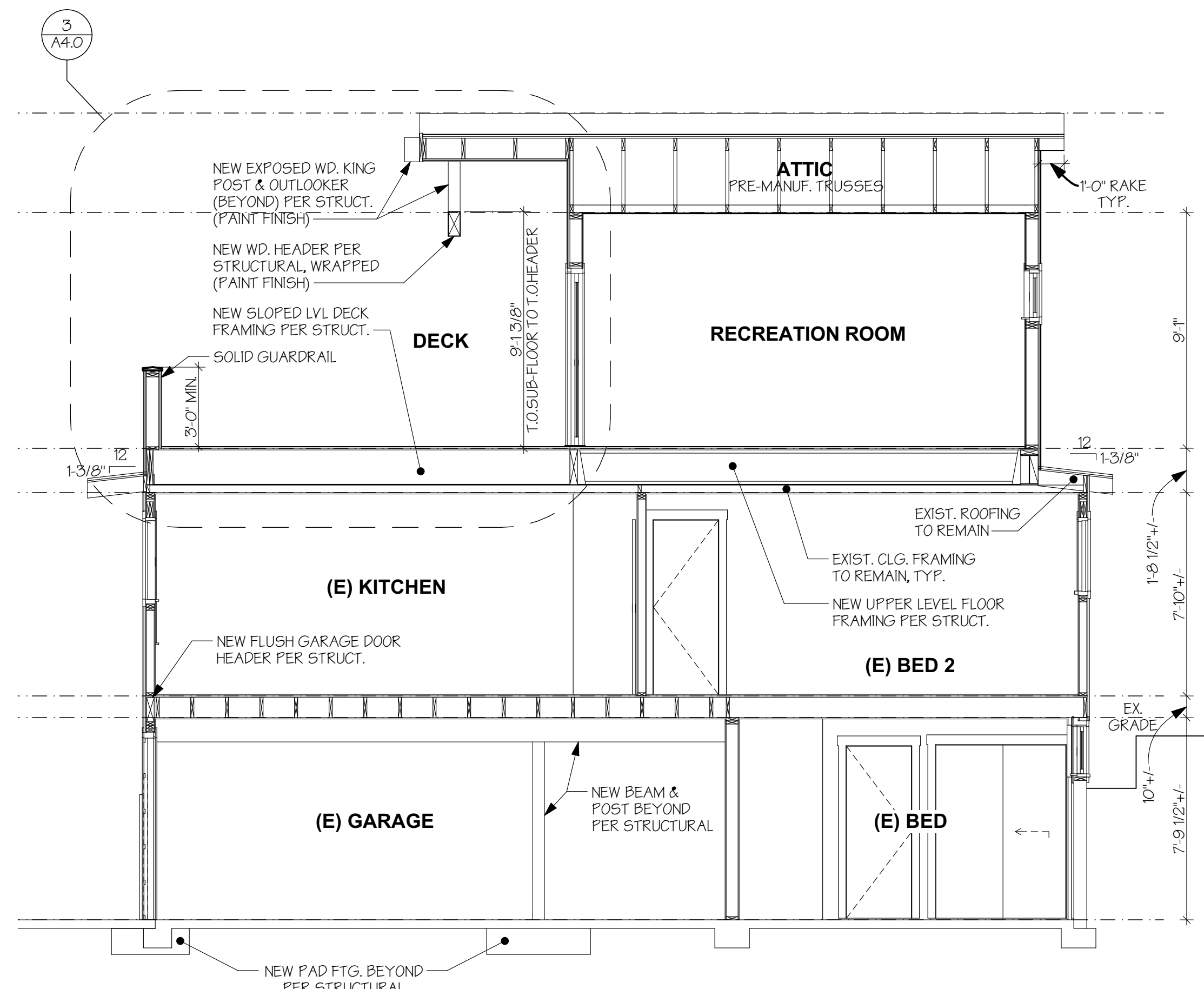
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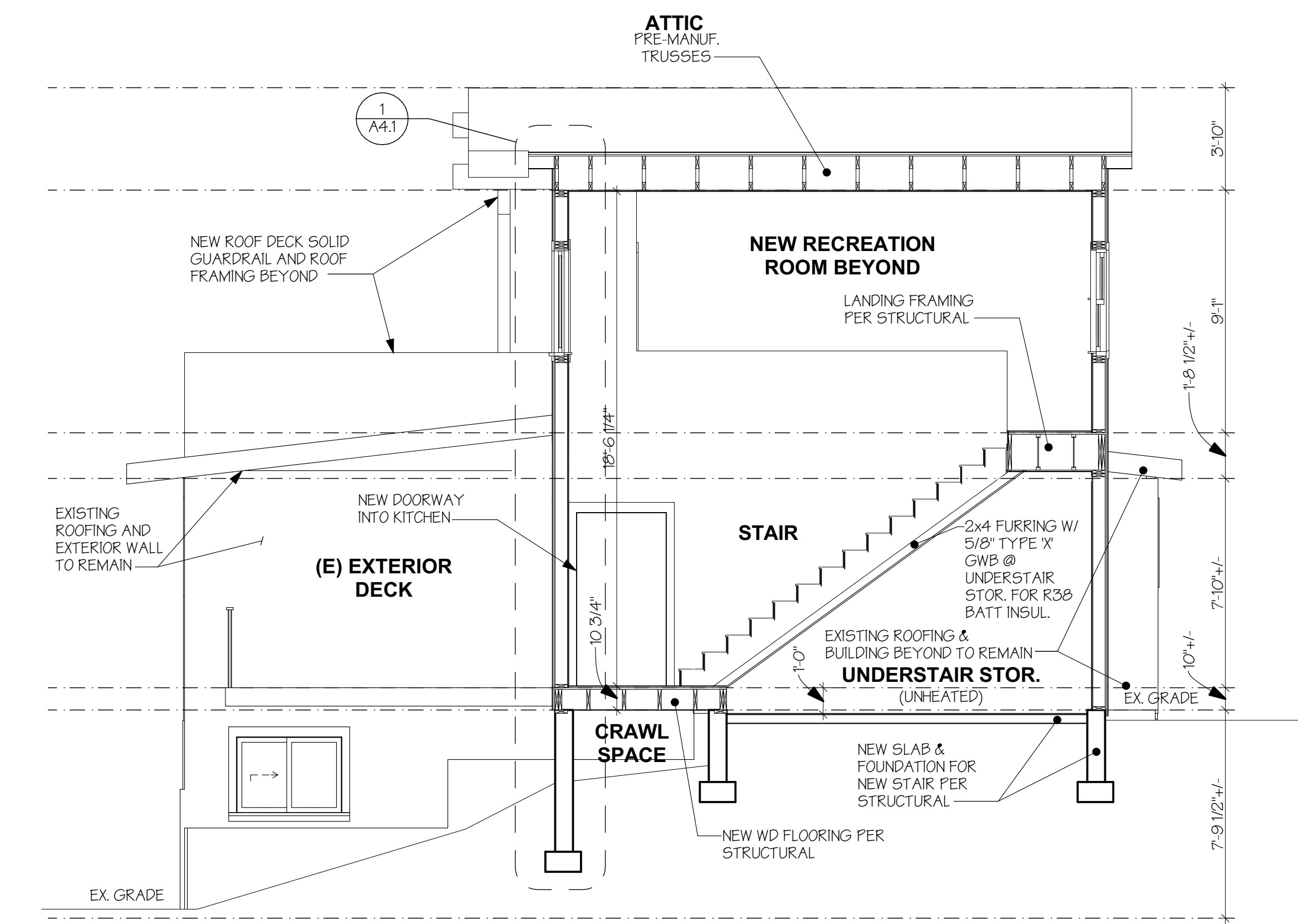
EXTERIOR ELEVATIONS



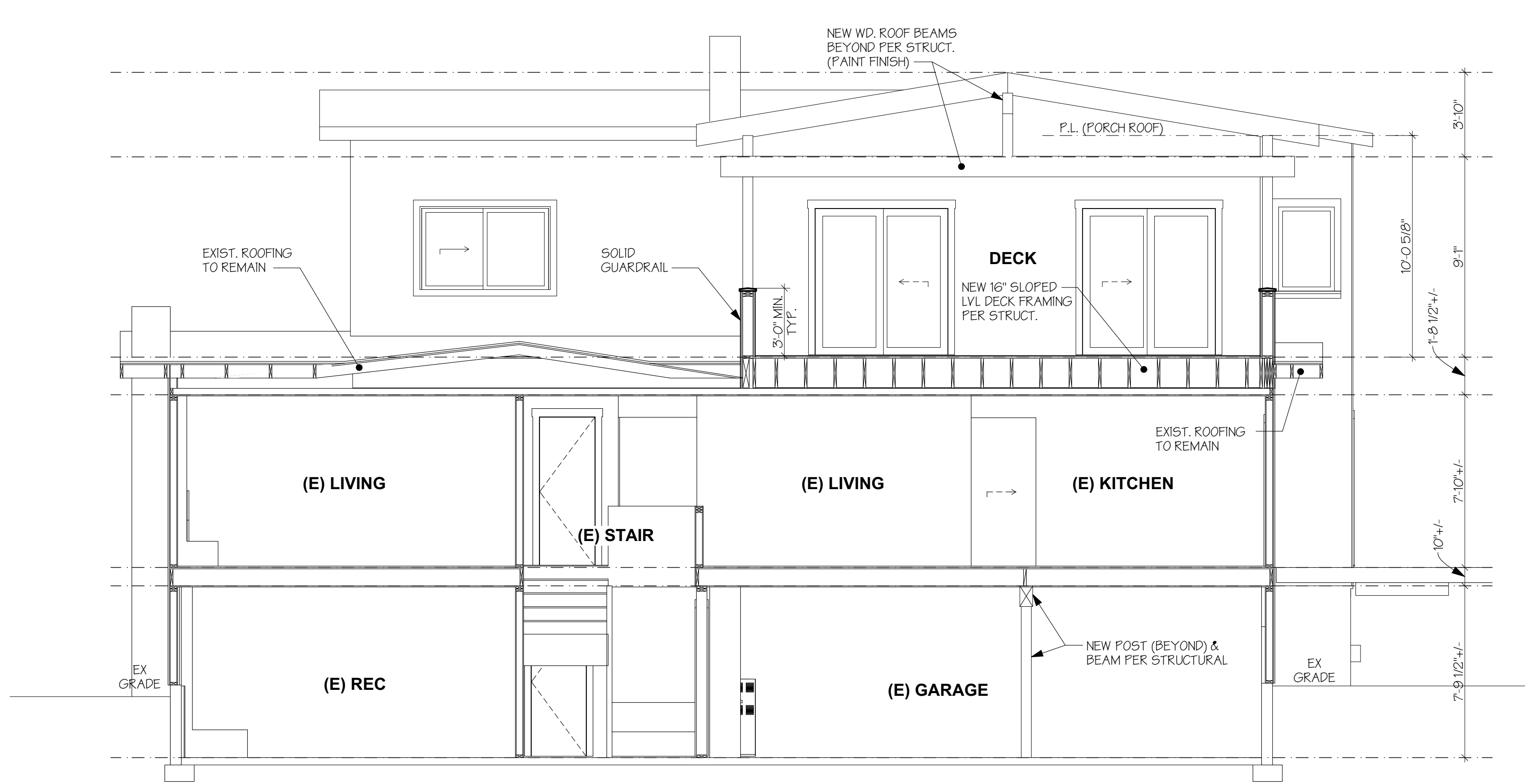
A BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



C BUILDING SECTION
SCALE: 1/4" = 1'-0"



D BUILDING SECTION
SCALE: 1/4" = 1'-0"

MONAHAN RESIDENCE
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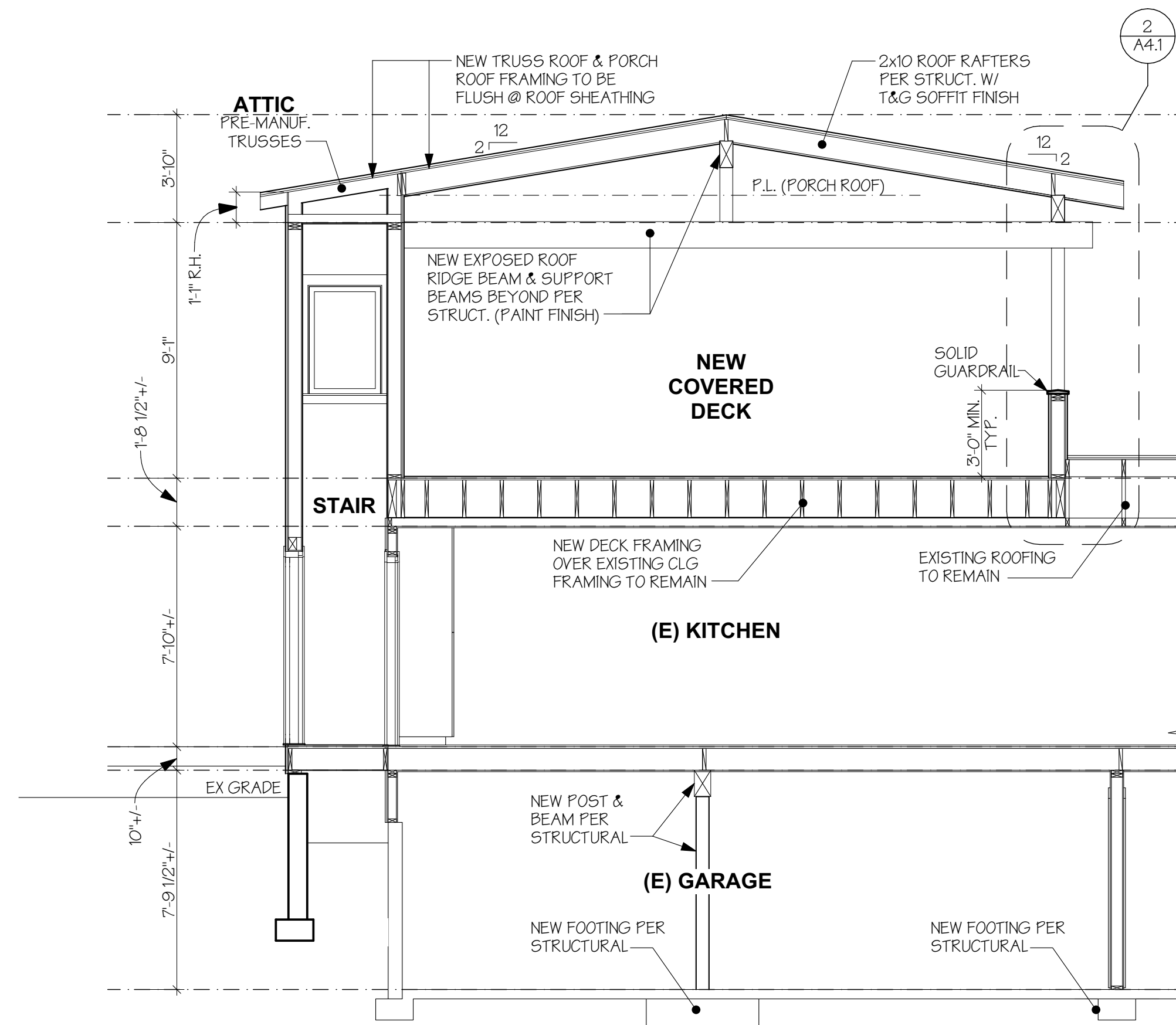


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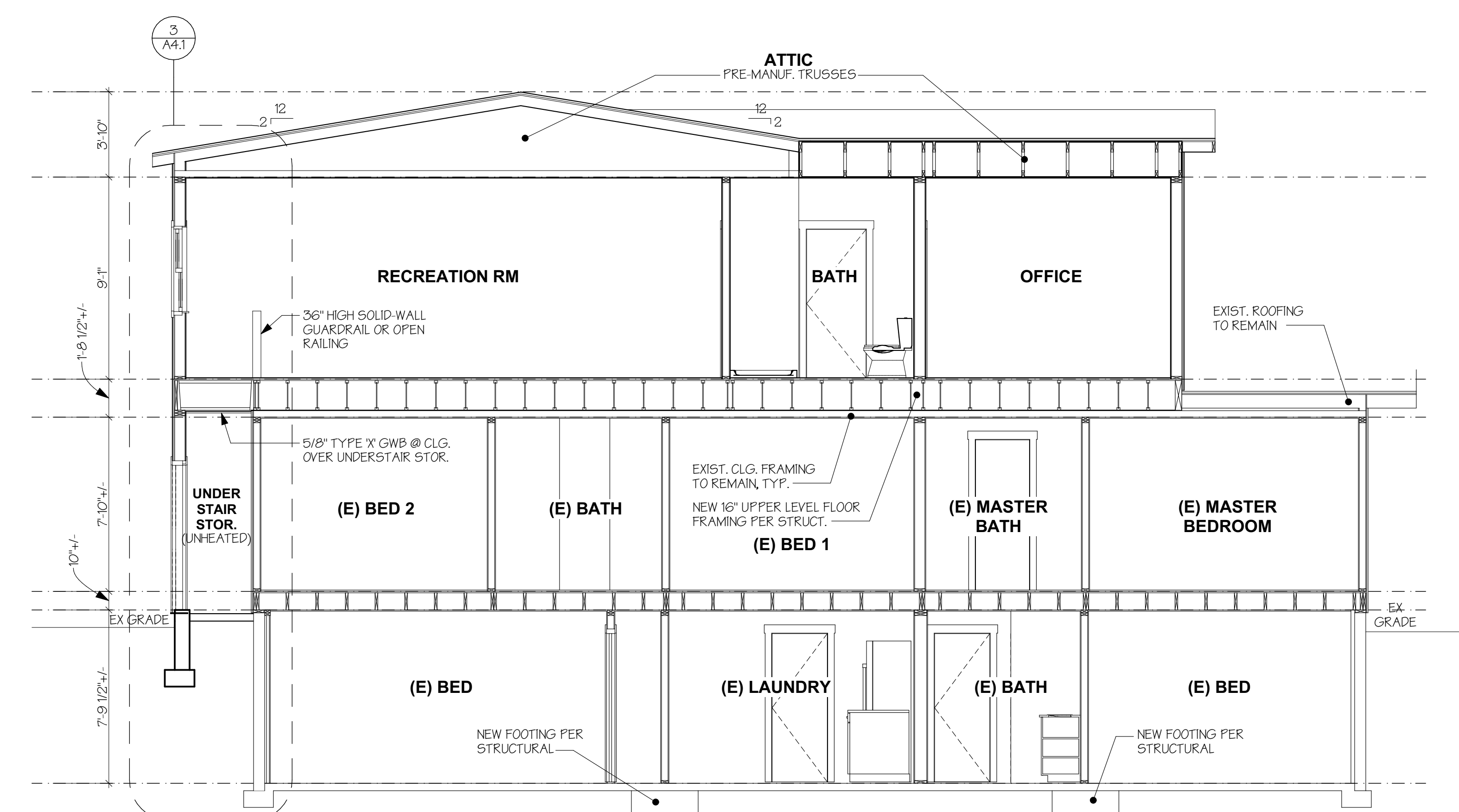
DATE: 9/8/2022

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BUILDING SECTIONS



A PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"

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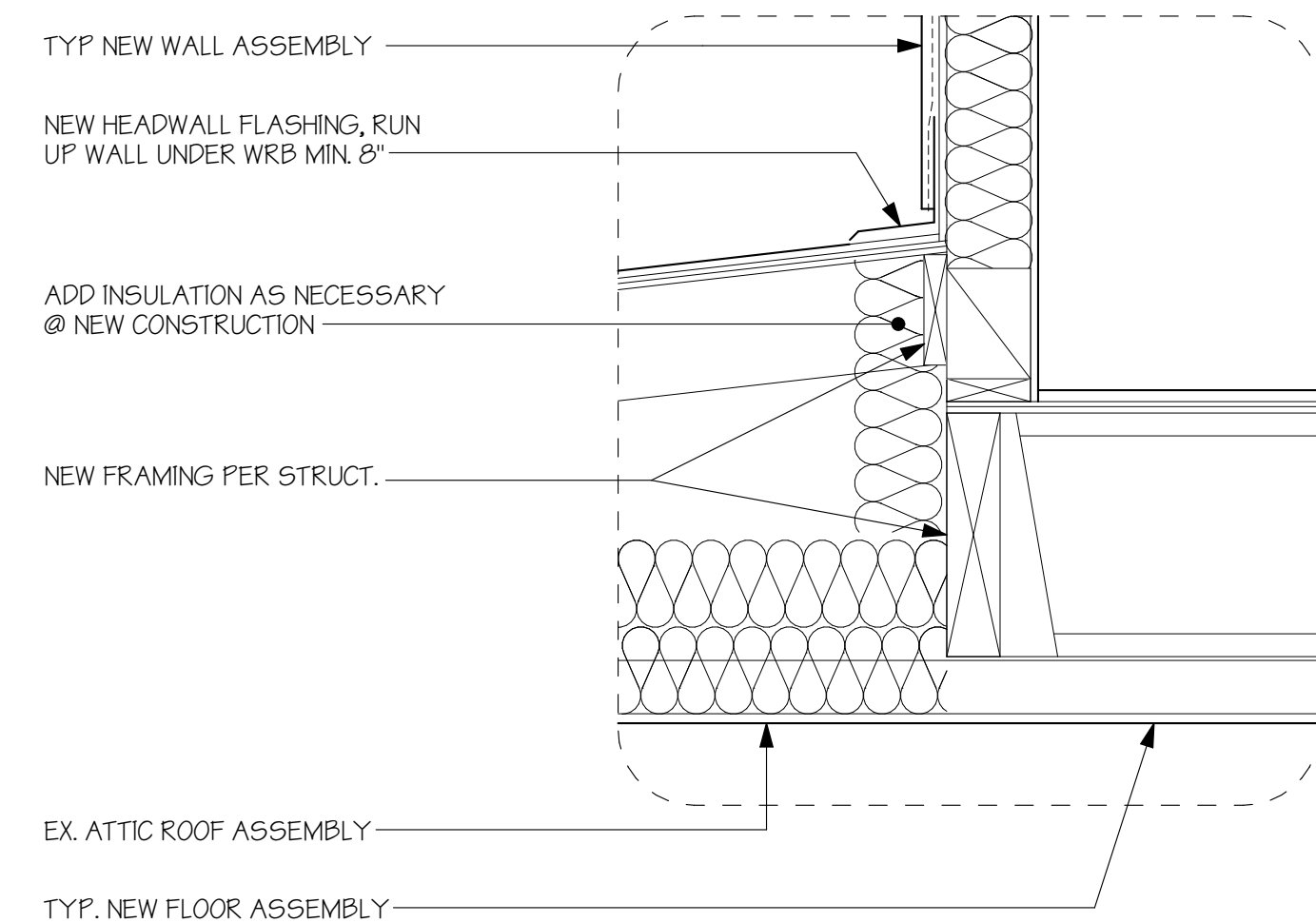


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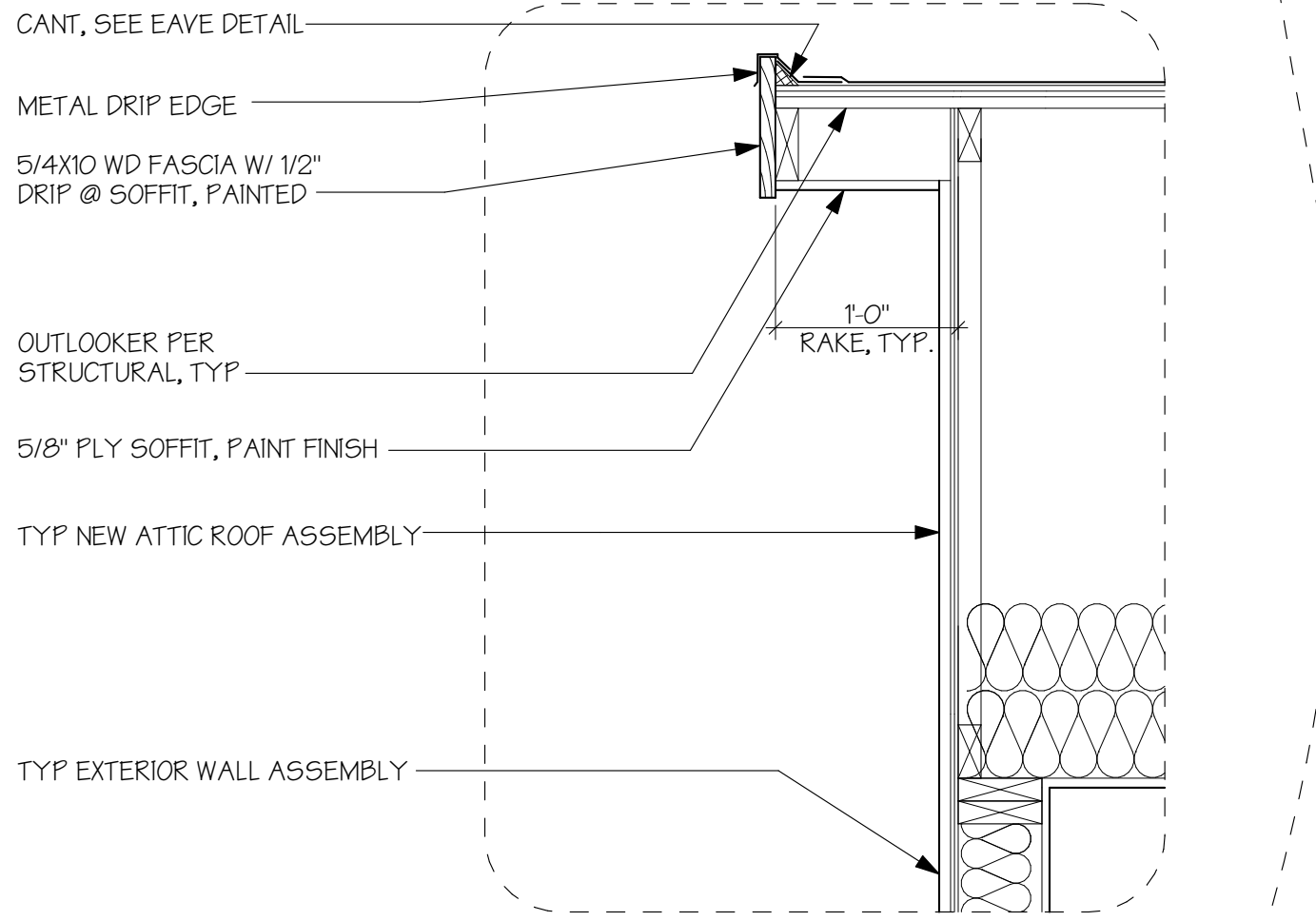
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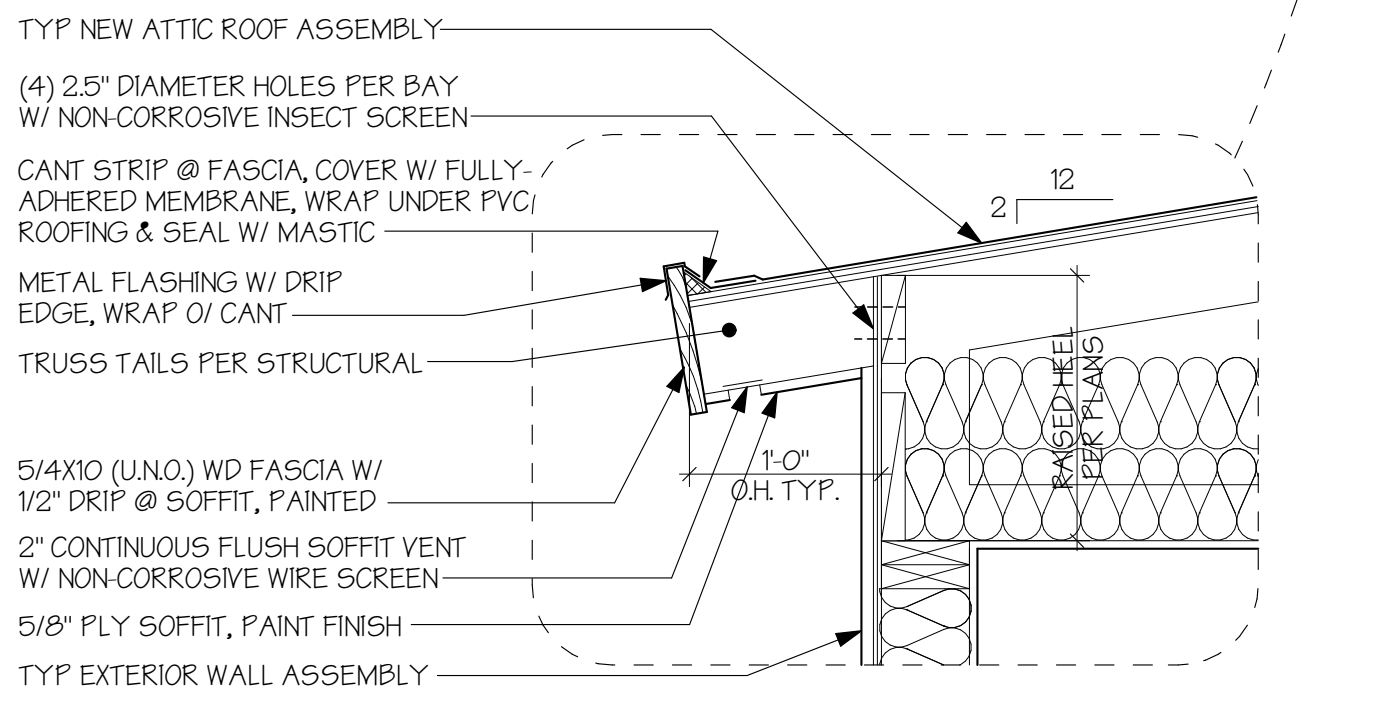
BUILDING SECTIONS



1 HEAD WALL DETAIL
SCALE: 1/2" = 1'-0"

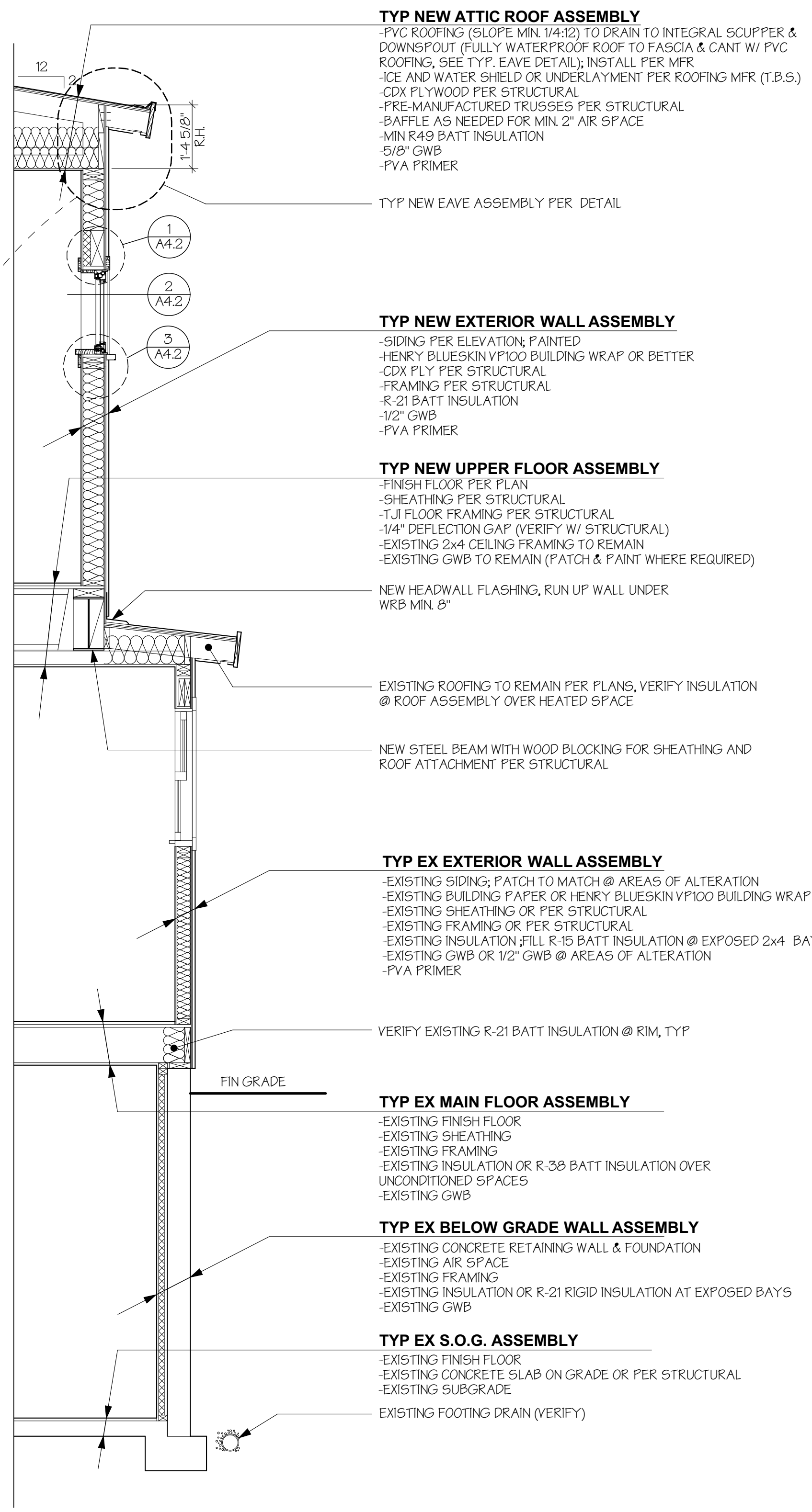


TYP NEW RAKE ASSEMBLY (STYLE TO MATCH EXISTING)
F=0'



TYP NEW EAVE ASSEMBLY (STYLE TO MATCH EXISTING)
F=0'

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



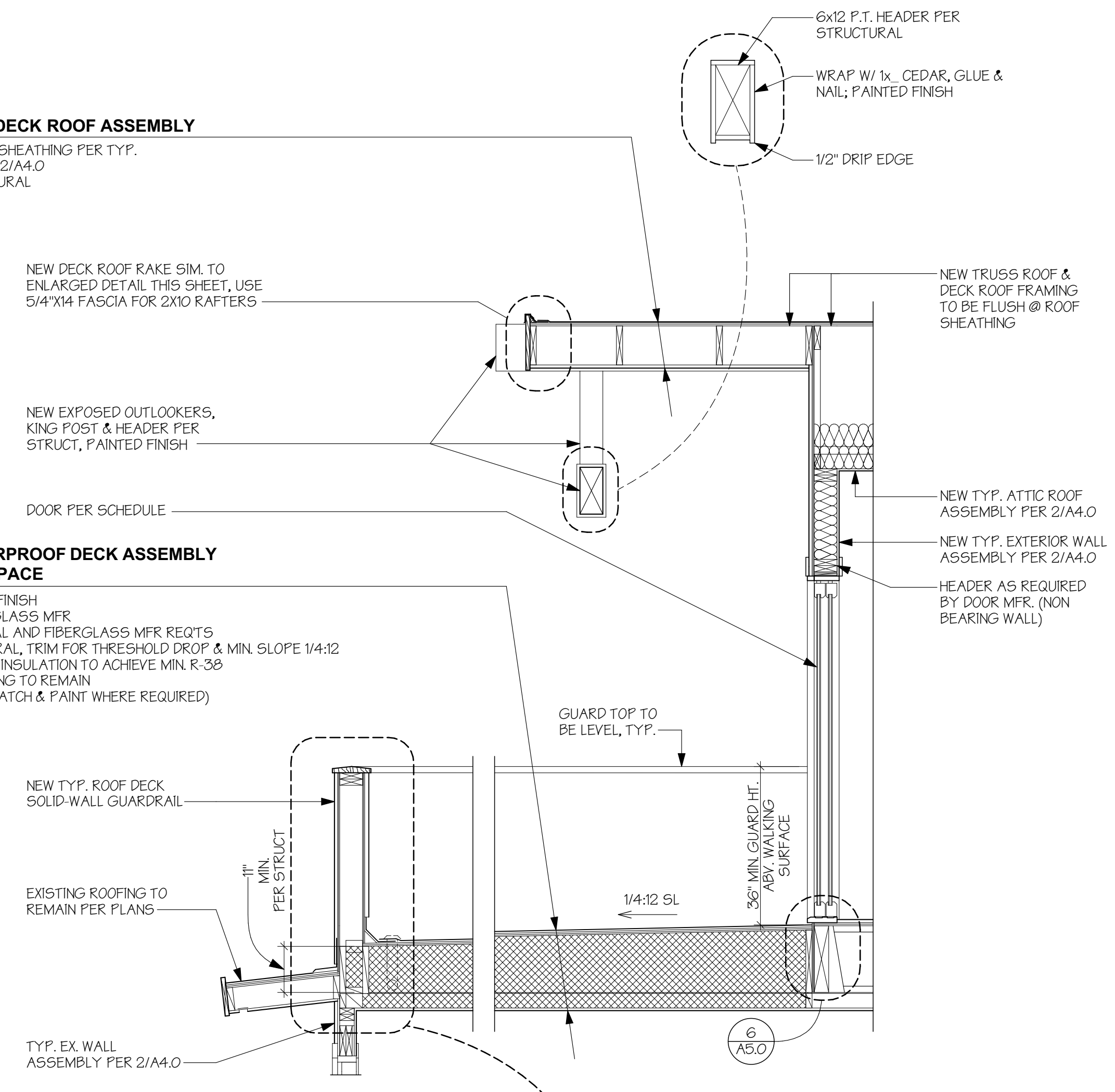
TYP NEW NON-INSUL. DECK ROOF ASSEMBLY

-ROOFING, UNDERLAYMENT & SHEATHING PER TYP.
-NEW ATTIC ROOF ASSEMBLY, 2/A4.0
-ROOF RAFTERS PER STRUCTURAL
-T&G SOFFIT, PAINTED

TYP UNVENTED WATERPROOF DECK ASSEMBLY OVER CONDITIONED SPACE

-FIBERGLASS WATERPROOF FINISH
-UNDERLAYMENT PER FIBERGLASS MFR
-SHEATHING PER STRUCTURAL AND FIBERGLASS MFR REQ'TS
-LVL FRAMING PER STRUCTURAL, TRIM FOR THRESHOLD DROP & MIN. SLOPE 1/4:12
-FILL ENTIRE CAVITY W/ RIGID INSULATION TO ACHIEVE MIN. R-38
-EXISTING 2x4 CEILING FRAMING TO REMAIN
-EXISTING GWB TO REMAIN (PATCH & PAINT WHERE REQUIRED)

3 WALL SECTION
SCALE: 1/2" = 1'-0"



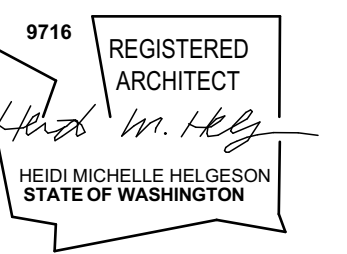
TYPICAL GUARD RAIL ASSEMBLY

(EXTERIOR)
-SIDING PER ELEVATION, PAINTED
-HENRY BLUESKIN VP100 BUILDING WRAP OR BETTER
-SHEATHING PER STRUCTURAL
-GUARD WALL FRAMING PER STRUCTURAL
(INTERIOR)
-SHEATHING PER STRUCTURAL
-HENRY BLUESKIN VP100 BUILDING WRAP OR BETTER
-SIDING (TBD), PAINTED

TYP NEW ROOF DECK GUARD ASSEMBLY
F=0'

NEW HEADWALL FLASHING, RUN UP WALL UNDER WRB MIN 8"
EXTEND NEW SHEATHING PAST EXIST. ROOFING PER STRUCTURAL
EXISTING ROOFING TO REMAIN
DECK & GUARD BASE FRAMING PER STRUCTURAL
TYP EXISTING WALL ASSEMBLY PER 2/A4.0

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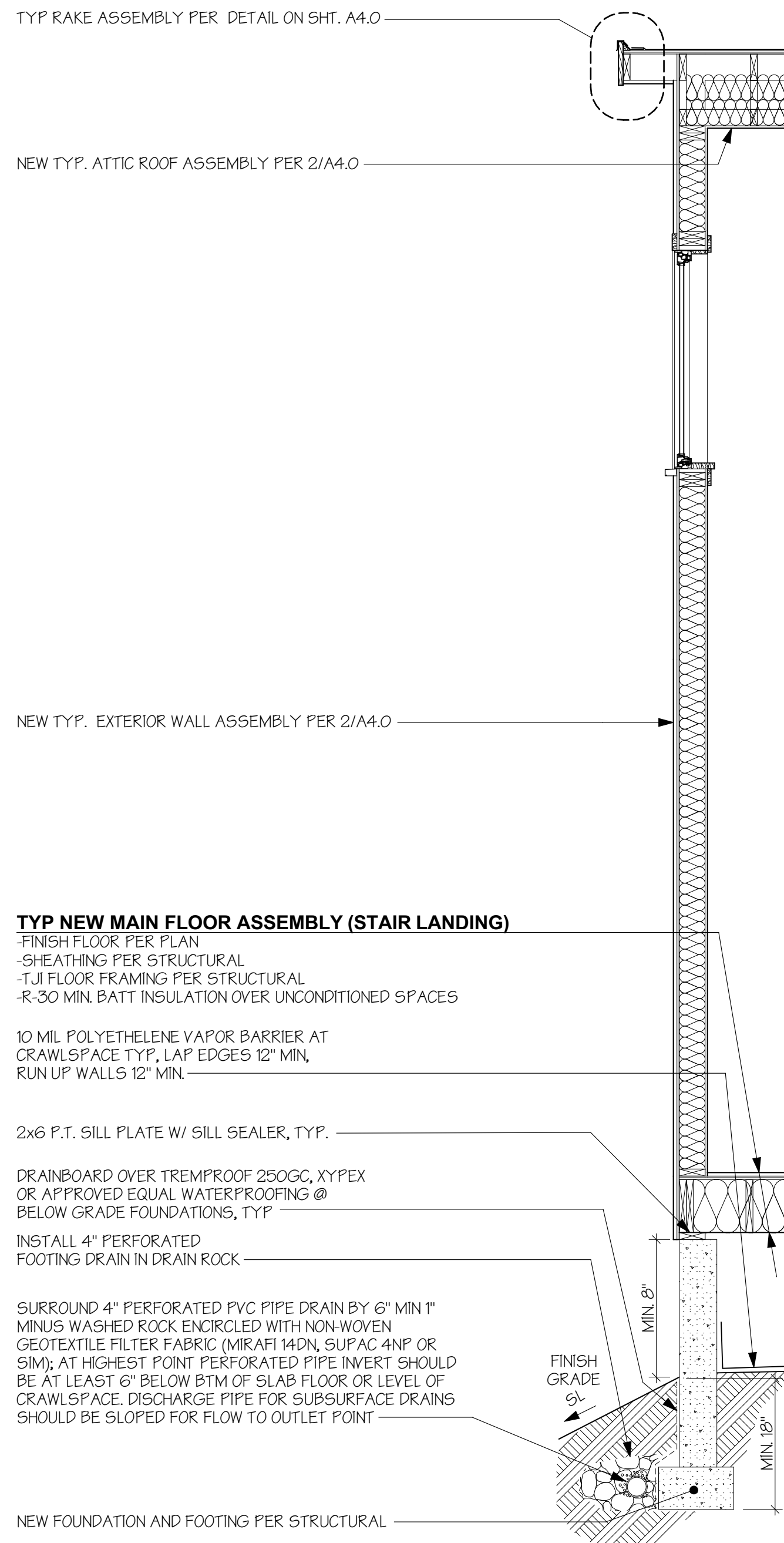
H 2 D
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+
DESIGN
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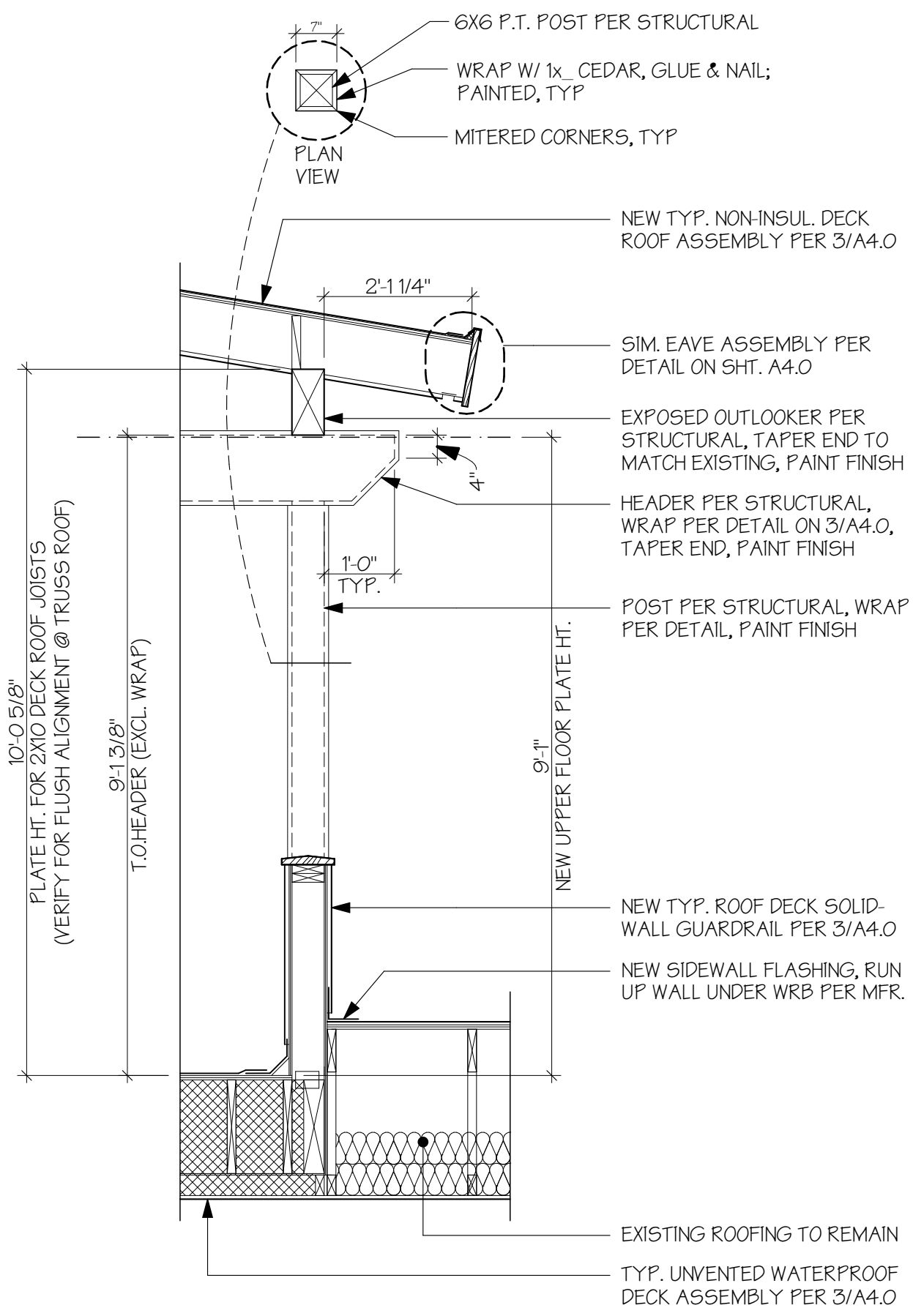
PERMIT SET

WALL SECTIONS

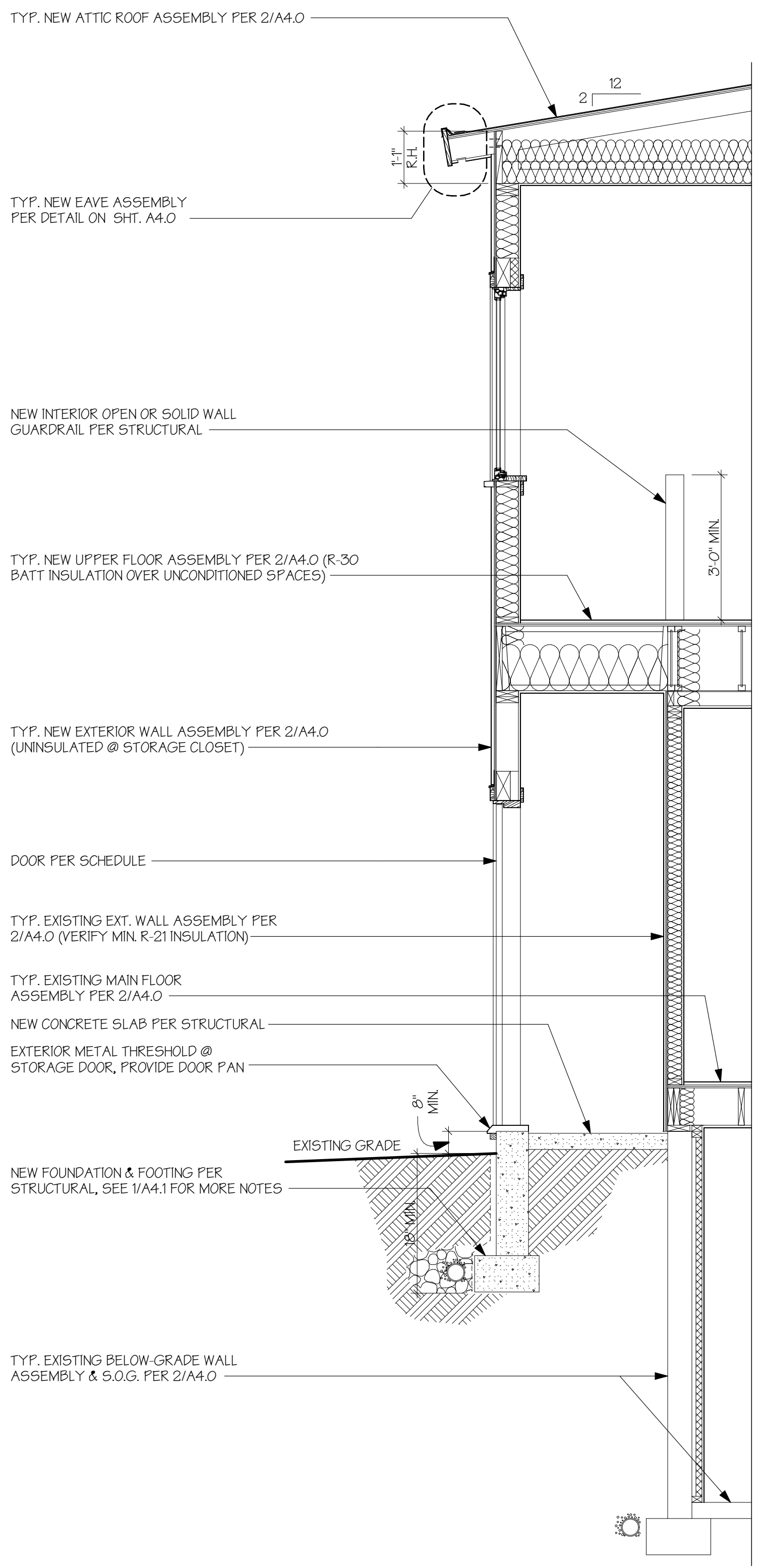
A4.0



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



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



3 WALL SECTION
 SCALE: 1/2" = 1'-0"

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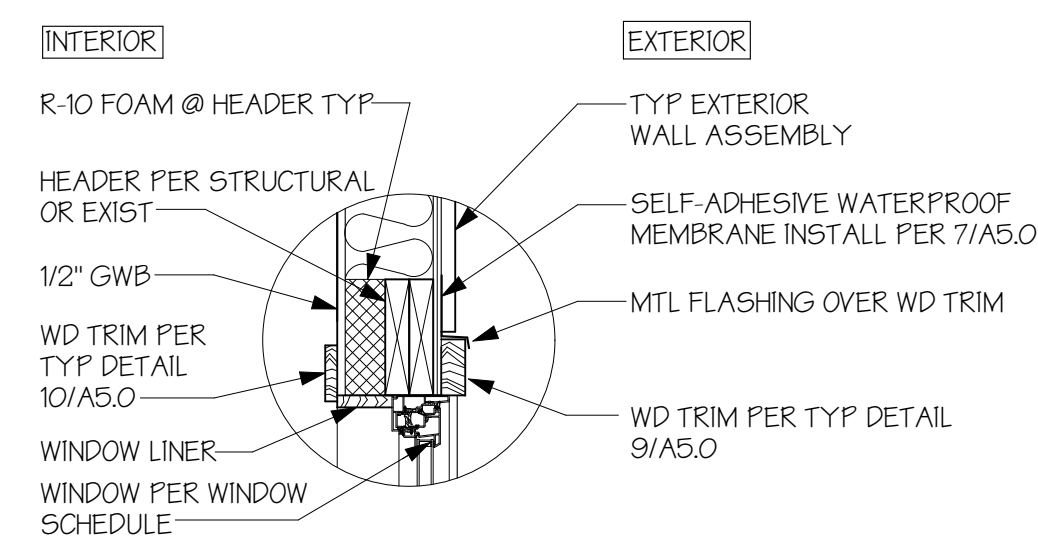
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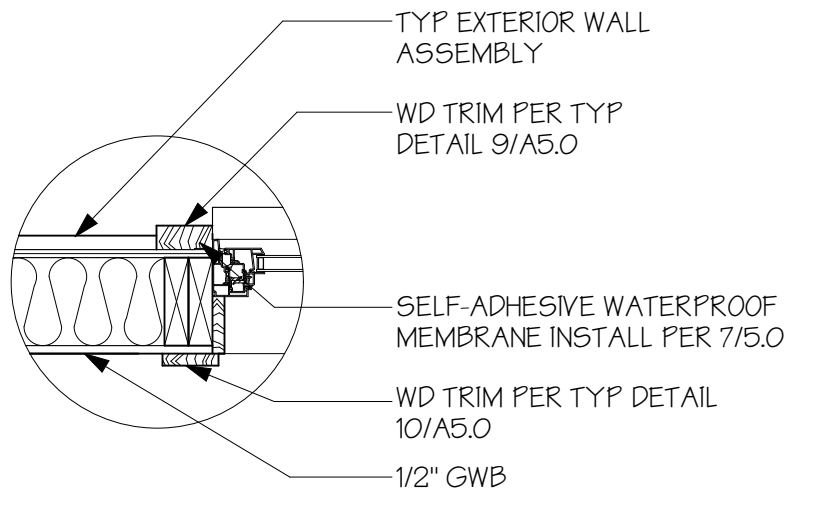
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WALL SECTIONS

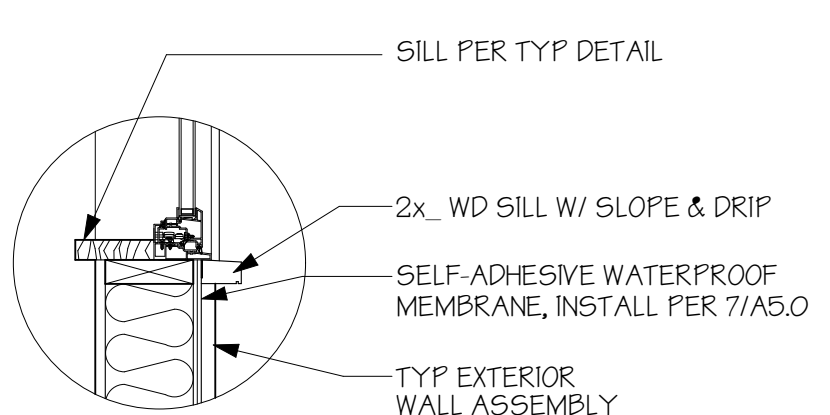
A4.1



1 TYP WINDOW HEAD
T = 1'-0"

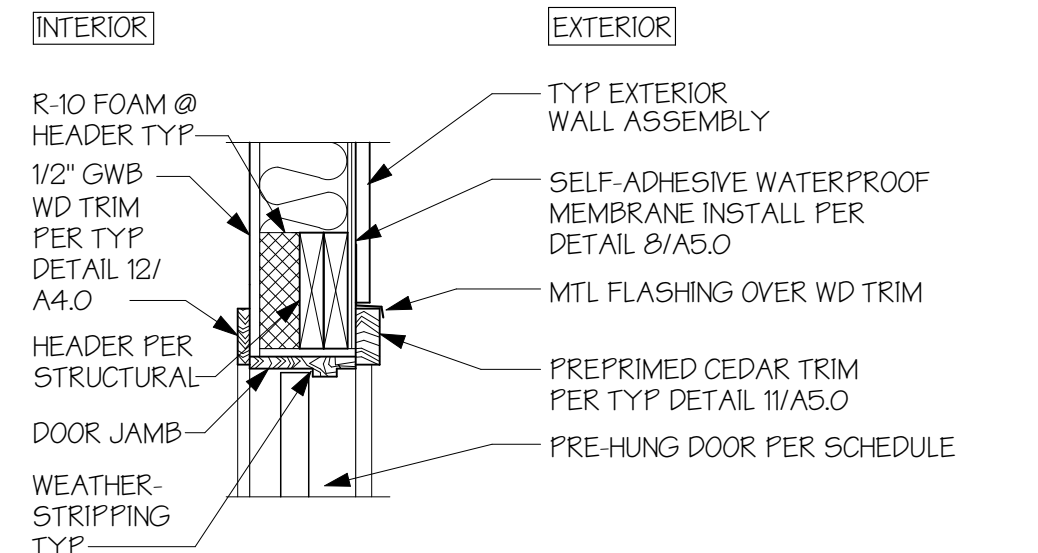


2 TYP WINDOW JAMB
T = 1'-0"

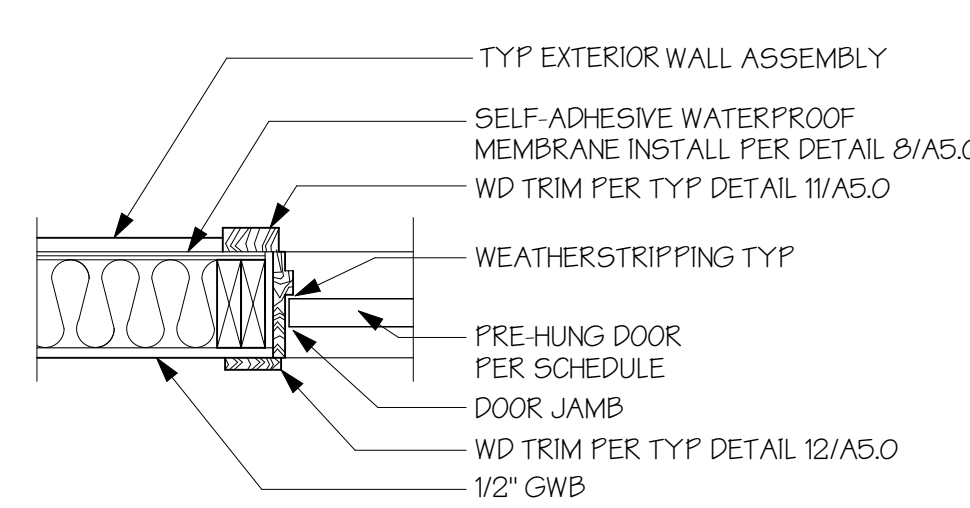


3 TYP WINDOW SILL
T = 1'-0"

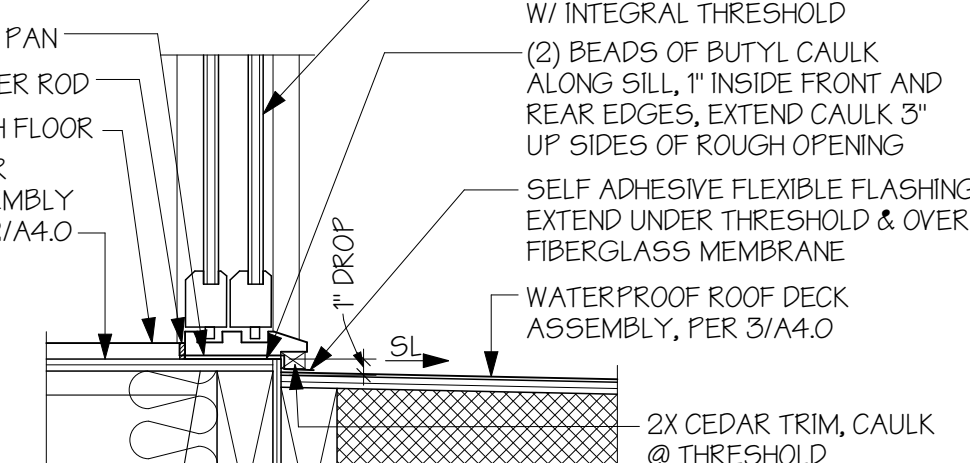
TYPICAL WINDOW NOTE:
1. INSTALL BACKER ROD AND/OR FOAM INSULATION @ ANY GAP BETWEEN WINDOW AND ROUGH FRAME, TYP



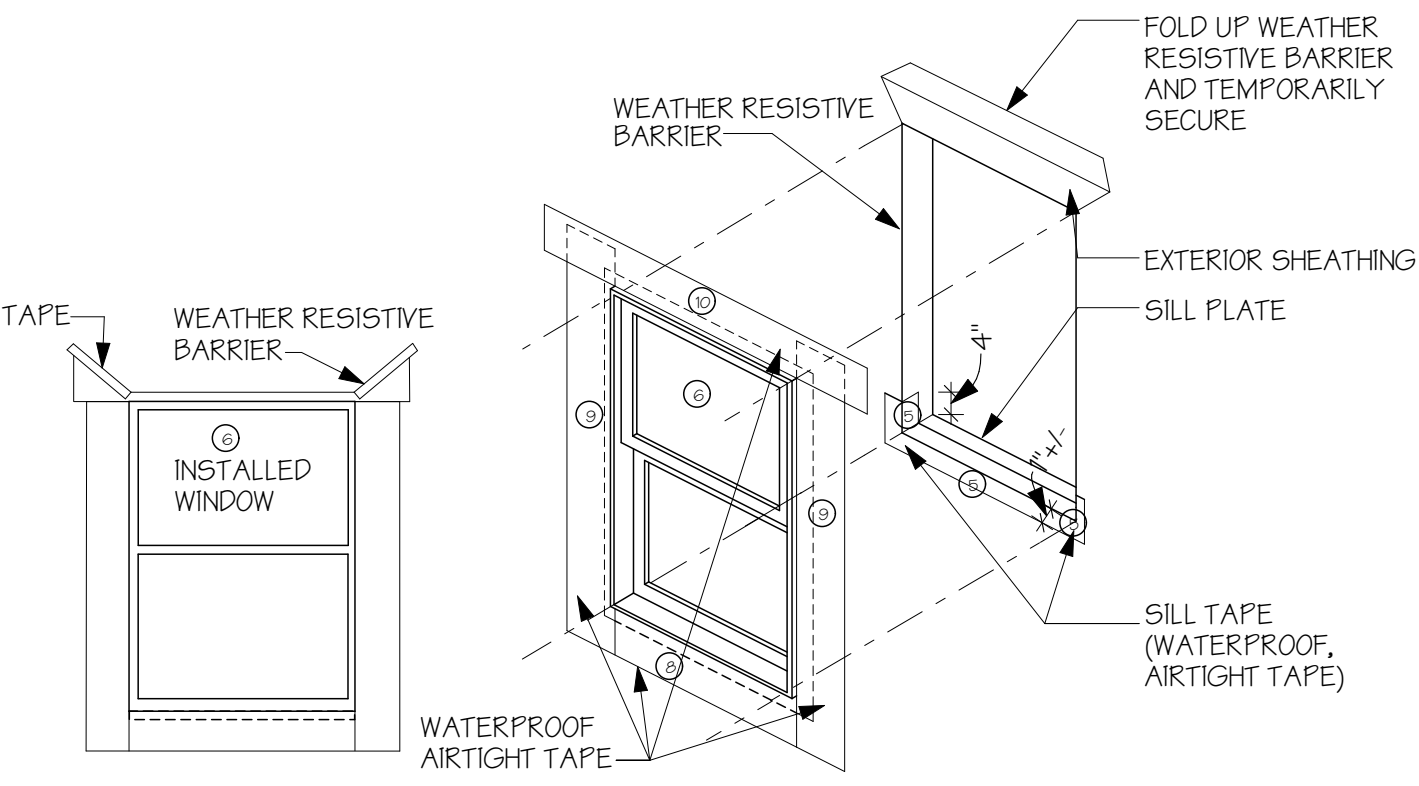
4 TYP EXTERIOR DOOR HEAD
T = 1'-0"



5 TYP EXTERIOR DOOR JAMB
T = 1'-0"



6 TYP DOOR THRESHOLD
T = 1'-0"

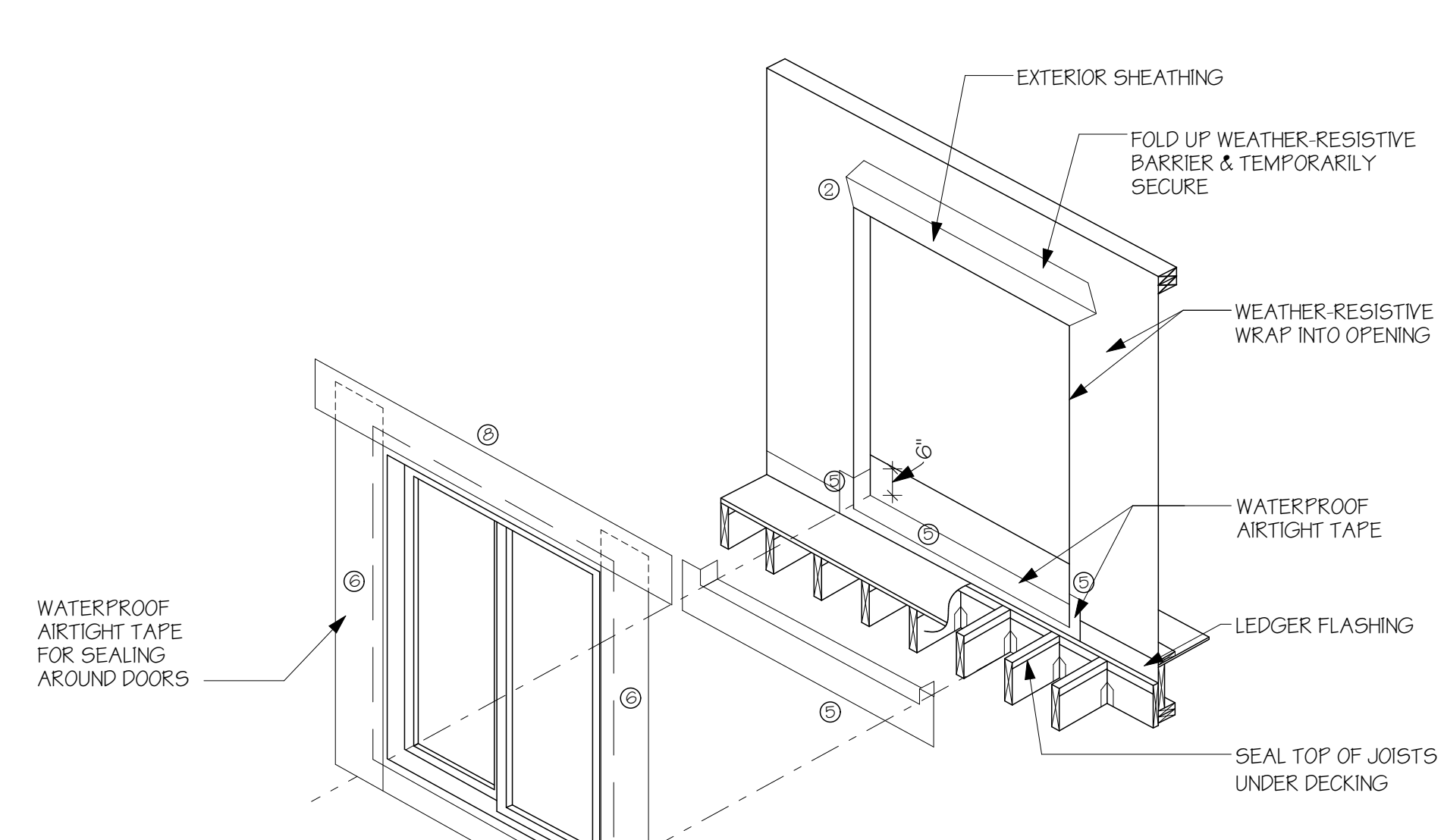


WINDOW FLASHING
1. CUT THE WRB FLUSH WITH THE ROUGH OPENING
2. CUT THE WRB AT 45 DEGREE ANGLE TO A POINT 9\"/>

DOOR FLASHING
1. CUT THE WRB FLUSH AT THE DOOR R.O.
2. AT THE DOOR R.O. HEAD, CUT THE WRB AT 45 DEGREE ANGLE TO A POINT 9\"/>

*NOTE: MAKE SURE TAPING IS DONE FROM BOTTOM TO TOP SO THAT ALL TAPE JOINTS ARE PROPERLY SHIPLAPPED.

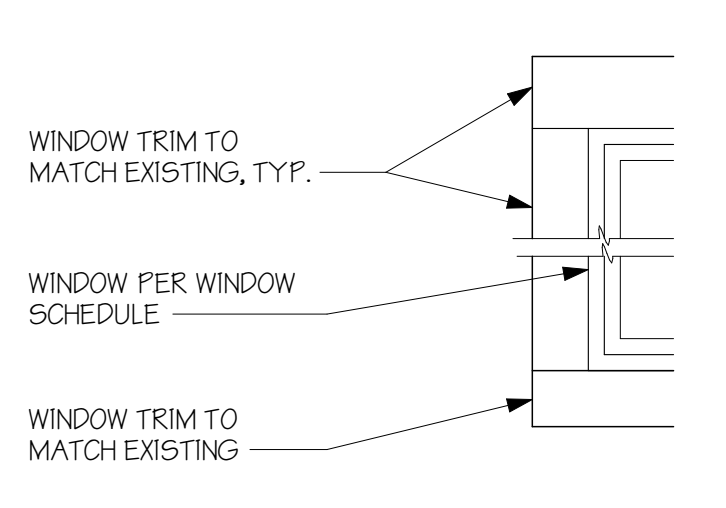
7 TYP WINDOW FLASHING DTL
N.T.S. OR APPROVED EQUAL



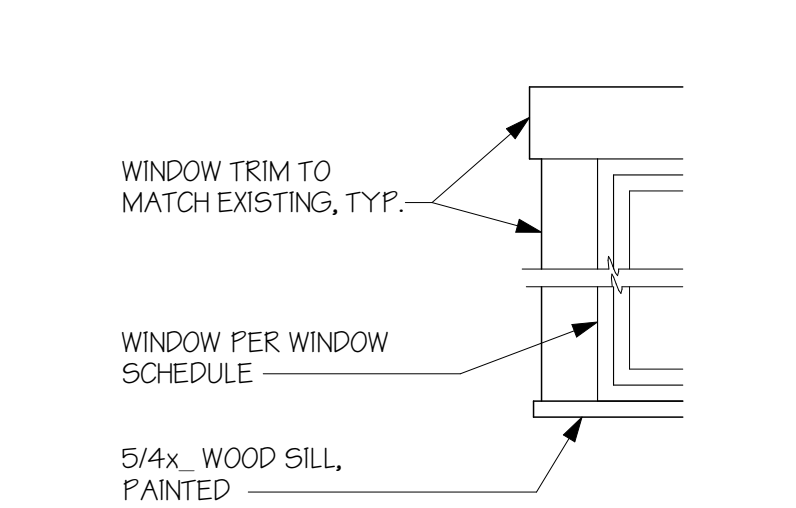
DOOR FLASHING
1. CUT THE WRB FLUSH AT THE DOOR R.O.
2. AT THE DOOR R.O. HEAD, CUT THE WRB AT 45 DEGREE ANGLE TO A POINT 9\"/>

*NOTE: MAKE SURE TAPING IS DONE FROM BOTTOM TO TOP SO THAT ALL TAPE JOINTS ARE PROPERLY SHIPLAPPED.

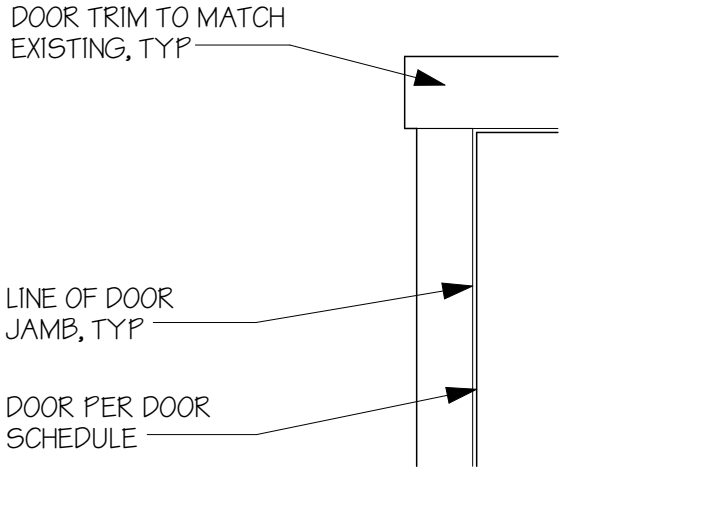
8 TYP DOOR FLASHING DTL @ EXTERIOR
N.T.S. OR APPROVED EQUAL



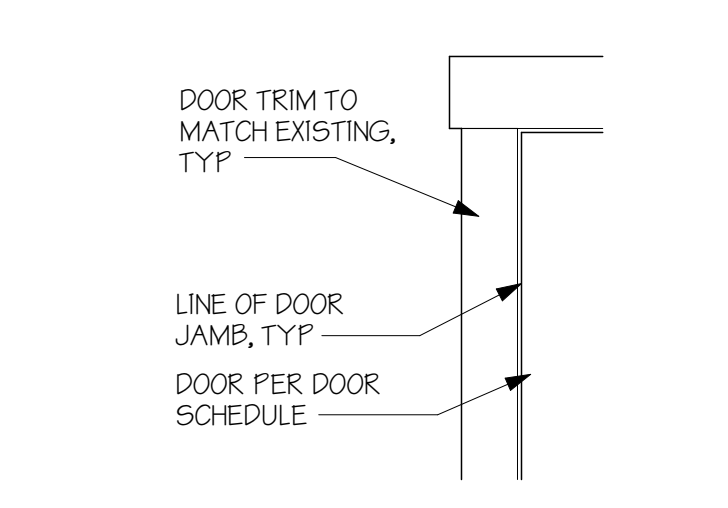
9 TYP EXT. WNDW TRIM
T = 1'-0" VERIFY TO MATCH EXISTING



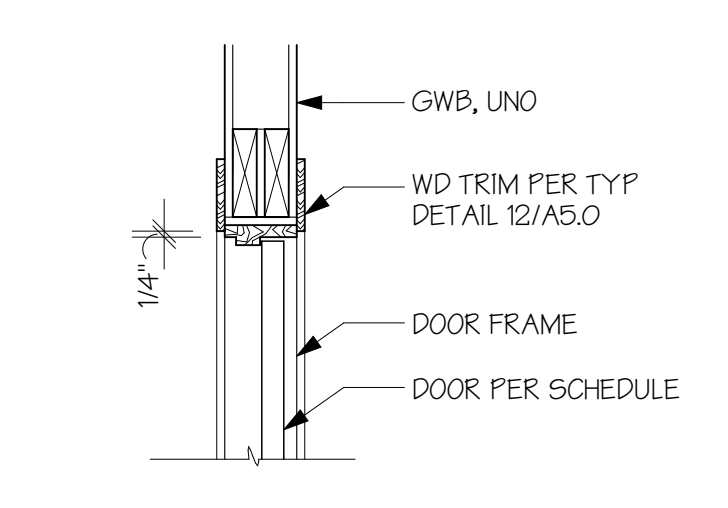
10 TYP INT. WNDW TRIM
T = 1'-0" VERIFY TO MATCH EXISTING



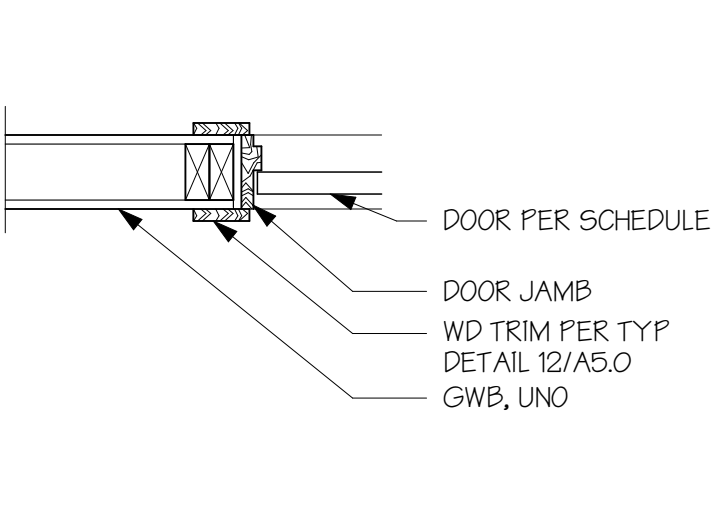
11 TYP EXT. DOOR TRIM
T = 1'-0" VERIFY TO MATCH EXISTING



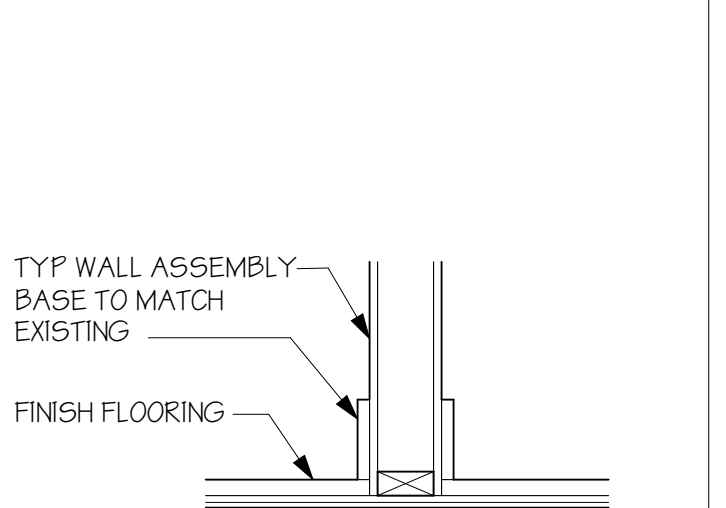
12 TYP INT. DOOR TRIM
T = 1'-0" VERIFY TO MATCH EXISTING



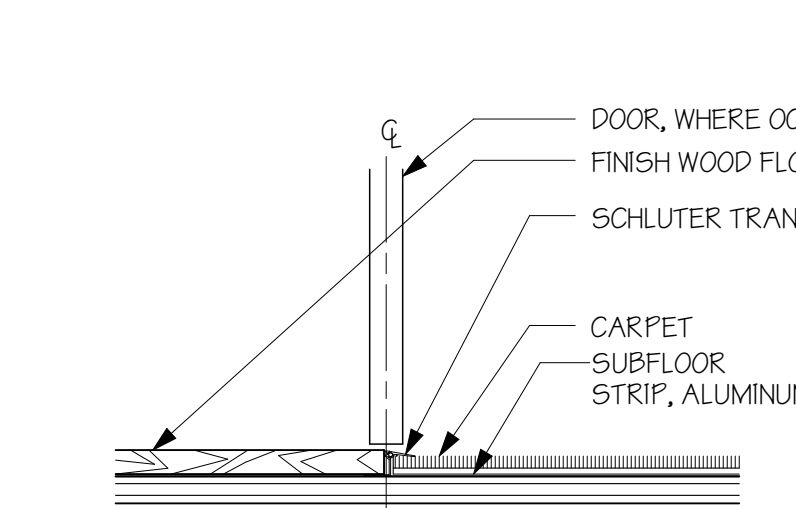
13 TYP INT DOOR HEAD
T = 1'-0"



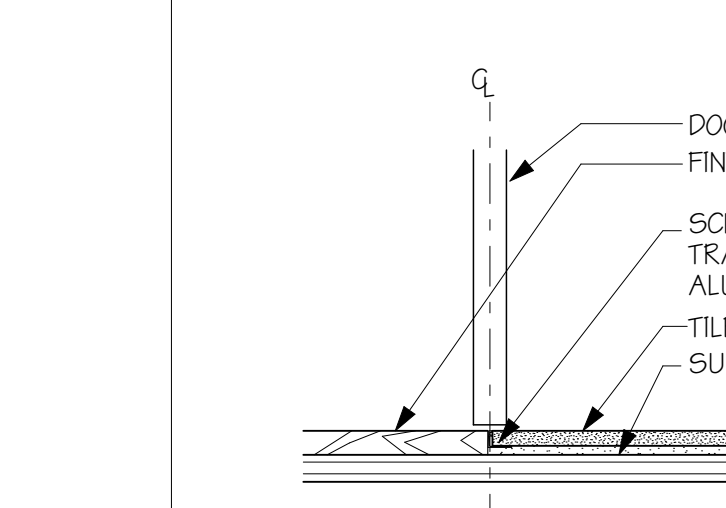
14 TYP INT DOOR JAMB
T = 1'-0"



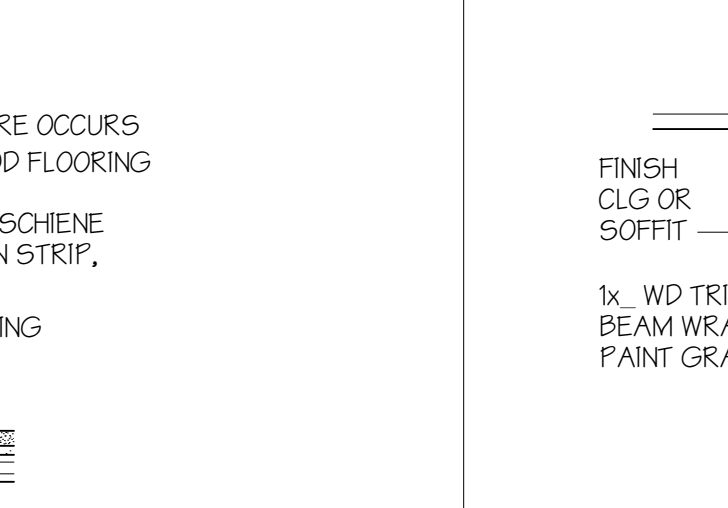
15 TYP WD BASE DTL
3/4" = 1'-0"



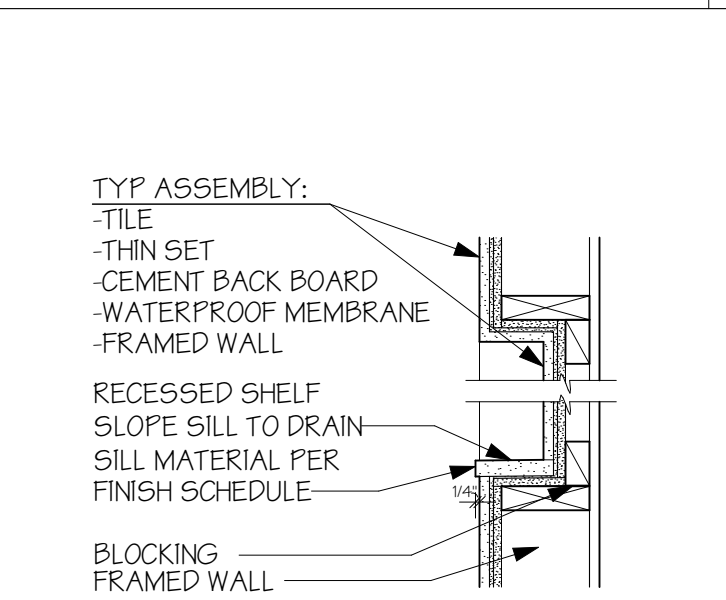
16 TYP WD TO CRPT TRANSITION
1-1/2" = 1'-0"



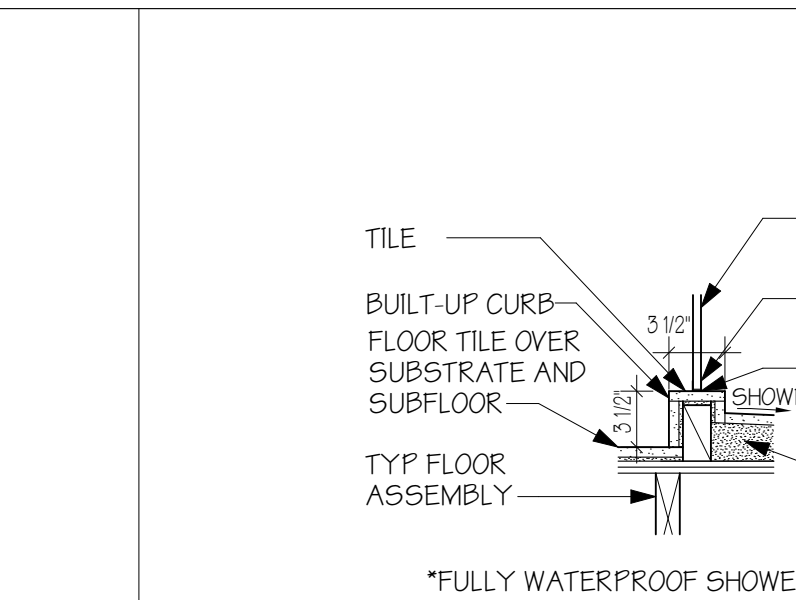
17 TYP WD TO TILE TRANSITION
1-1/2" = 1'-0"



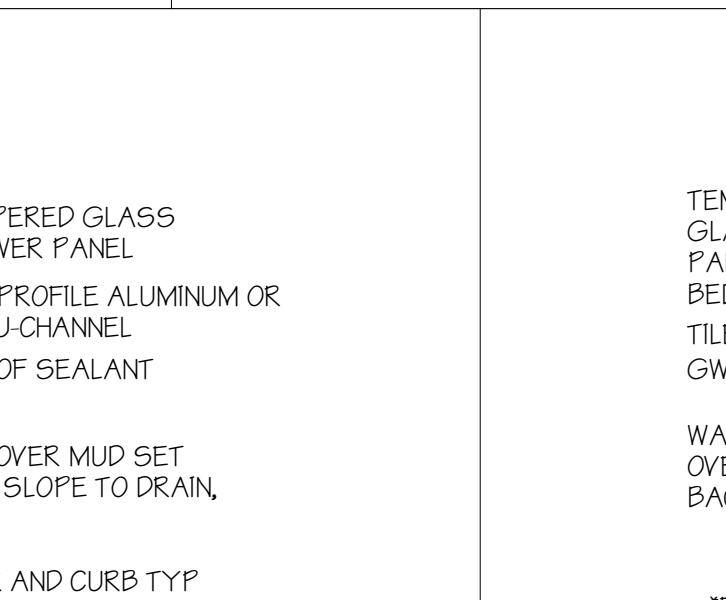
18 TYP BOX BEAM DETAIL
1-1/2" = 1'-0"



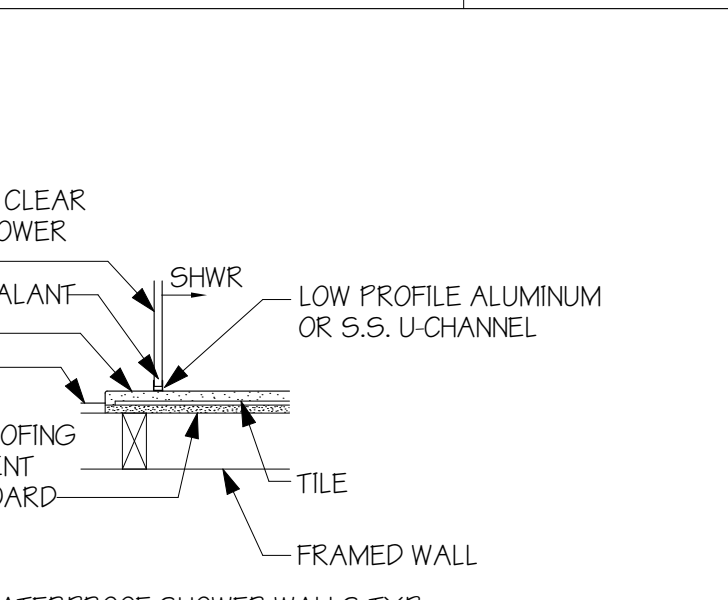
19 TYP RECESSED SHELF DTL
T = 1'-0"



20 TYP U-CHANNEL DTL @ CURB
T = 1'-0"



21 TYP U-CHANNEL @ WALL
T = 1'-0" PLAN VIEW



22 TYP BENCH DTL - SECTION
1-1/2" = 1'-0"

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9716 REGISTERED ARCHITECT
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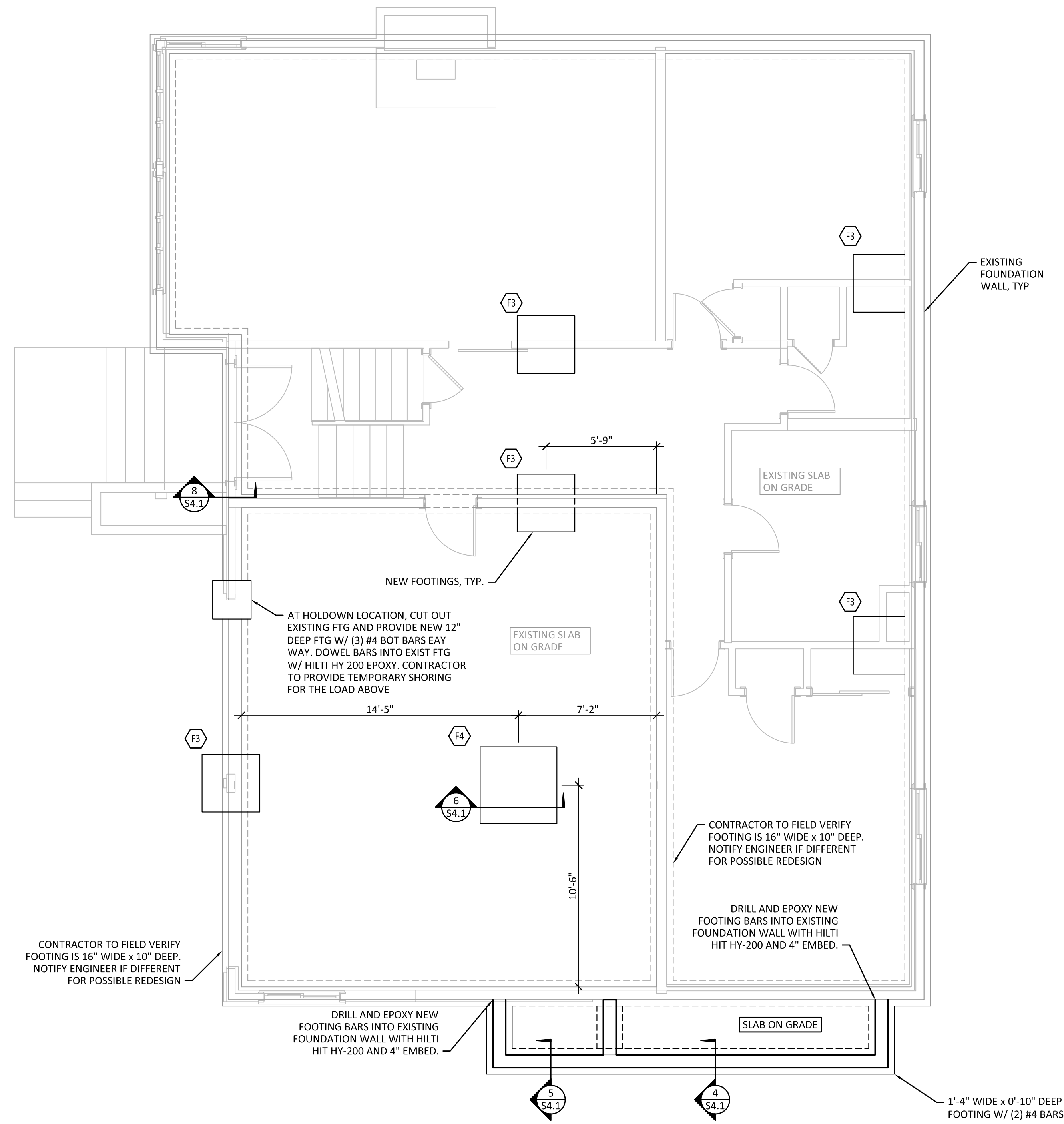
PERMIT SET

TYP. DETAILS

A5.0



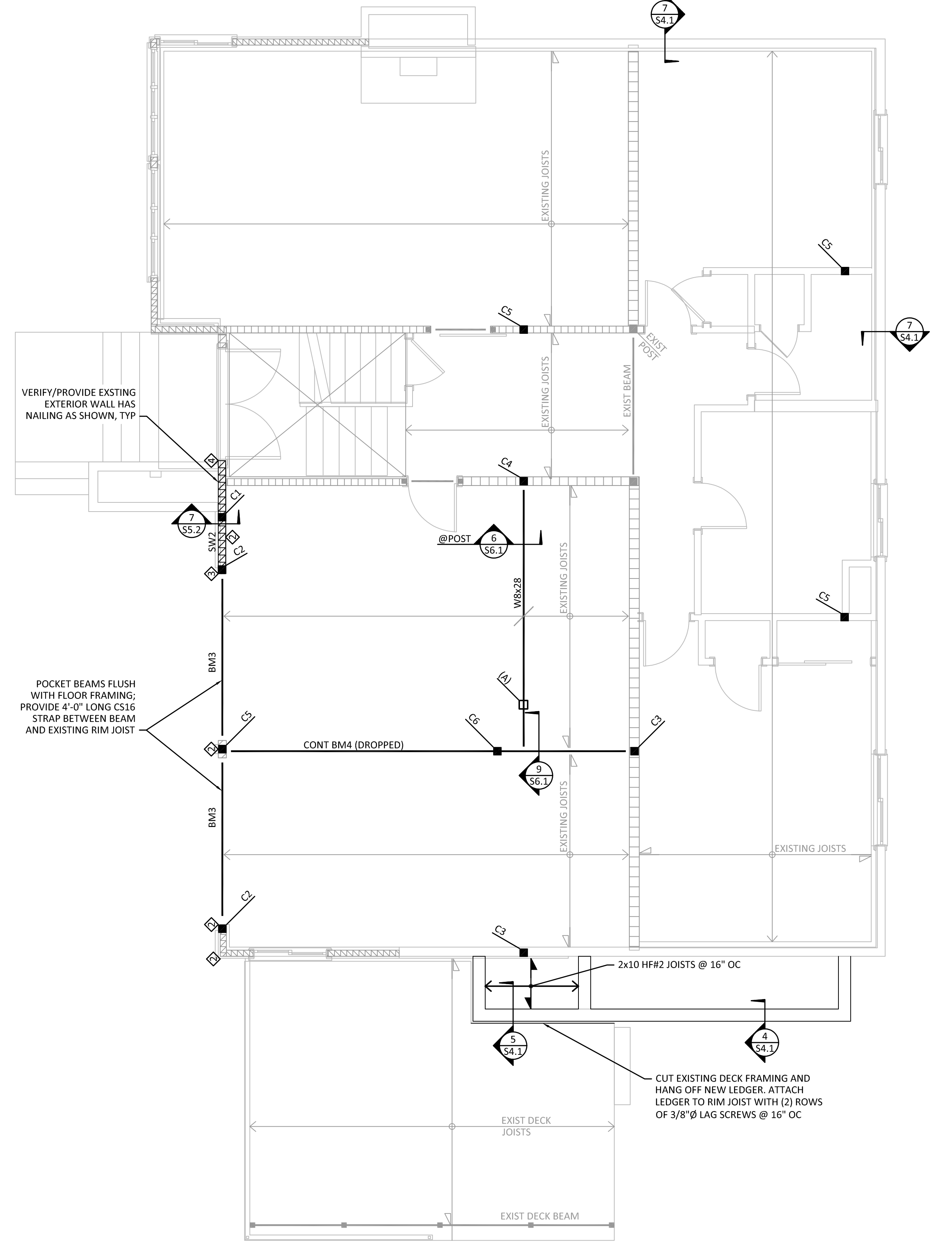
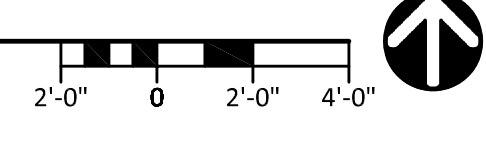
08/31/22



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

FOUNDATION PLAN NOTES:

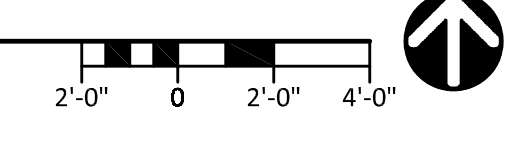
- FOOTINGS SHALL BEAR ON FIRM NATIVE SOIL OR COMPACTED STRUCTURAL FILL.
- FOUNDATION LEVEL HOLDOWNS ARE SHOWN ON UPPER FLOOR FRAMING PLAN. REFER TO HOLDOWN SCHEDULE ON SHEET S3.1 FOR HOLDOWN TYPES AND MAIN FLOOR FRAMING PLAN FOR HOLDOWN ANCHOR BOLT LOCATIONS.
- REFER TO UPPER FLOOR FRAMING PLAN AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
- WHERE SLAB ON GRADE IS INDICATED, SLAB SHALL BE 4" THICK W/ 6x6-W1.4 x W1.4 WELDED WIRE FABRIC REINF. SLAB SHALL BE POURED OVER A 10 MIL VAPOR BARRIER OVER 4" OF 5/8" CRUSHED ROCK.



2 MAIN FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

FLOOR FRAMING PLAN NOTES:

- SEE 1/S2.2 FOR FLOOR FRAMING PLAN NOTES.




MARK	DATE	DESCRIPTION
	08/31/22	PERMIT SUBMITTAL

DESIGN: DTR
 DRAWN: JOS
 CHECK: JDM
 JOB NO: 22139.10
 DATE: 08/31/22

MONAHAN RESIDENCE
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 MERCER ISLAND, WA 98040
**FOUNDATION AND MAIN
 FLOOR FRAMING PLAN**

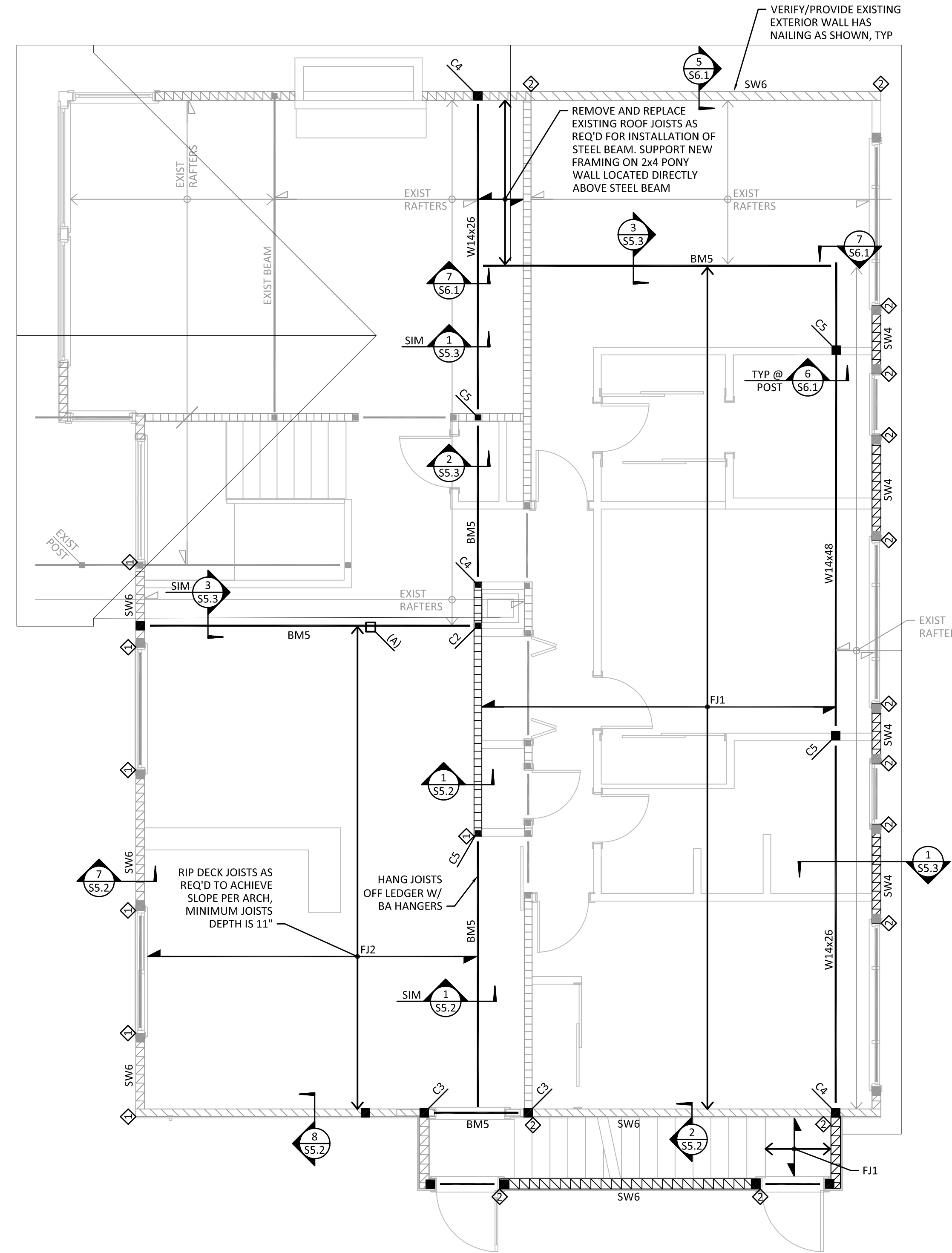
SHEET:
S2.1

TYPICAL FLOOR FRAMING PLAN NOTES:

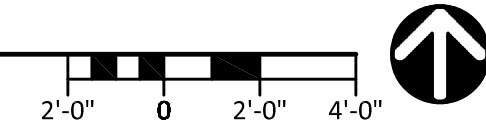
- REFER TO SHEET S5.1 THRU S5.2 FOR TYPICAL FLOOR FRAMING DETAILS.
- FLOOR SHEATHING SHALL BE 3/4" P1 48/24 WITH 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/S5.1
- COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
-  INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
- 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. HOLDDOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
- TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x6 HF#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.
- STUD WALL FRAMING SHALL BE 2X HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
- UNLESS NOTED OTHERWISE, ALL BEAM-TO-BEAM CONNECTIONS SHALL BE SIMPSON HU SERIES FACE MOUNT HANGERS W/ MAX NAILING.

TYPICAL ROOF FRAMING PLAN NOTES:

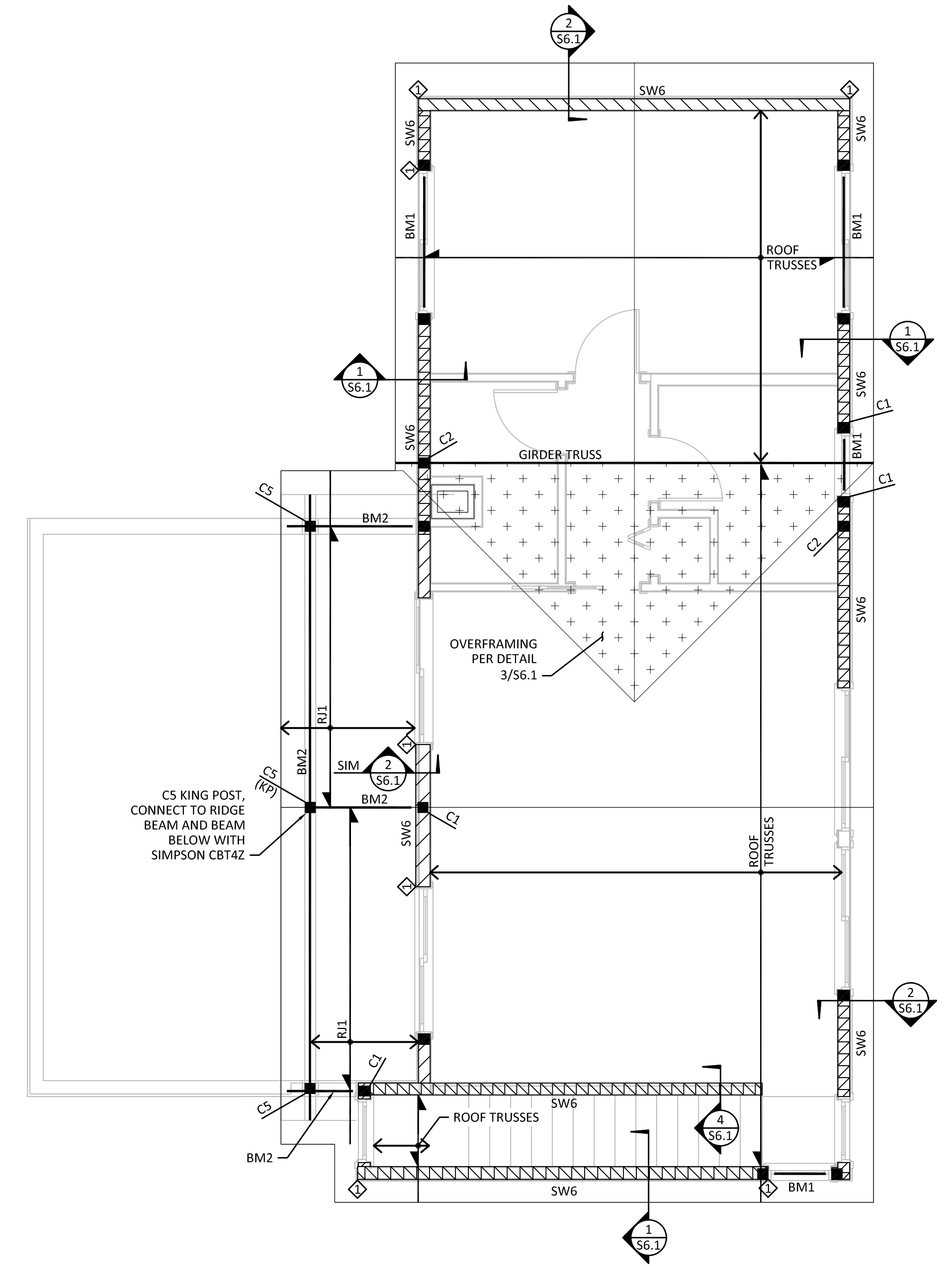
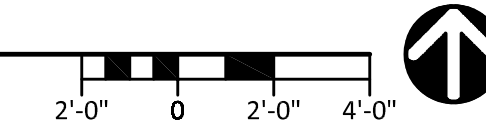
- REFER TO SHEET S6.1 FOR TYPICAL ROOF FRAMING DETAILS.
- ROOF SHEATHING SHALL BE 1/2" P1 40/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, COLLECTOR TRUSSES, AND BLOCKING OR TRUSS BLOCKING PANELS INDICATED ON PLANS. NAILING AT INTERMEDIATE FRAMING SHALL BE 8d COMMON NAILS @ 12" OC. REFER TO DETAIL 2/S5.1 FOR SHEATHING LAYOUT AND NAILING.
- TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x6 HF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
- STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
- REFER TO DETAIL 3/S5.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
- COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
- HOLDDOWNS SHOWN ON ROOF FRAMING PLAN SHALL BE PLACED AT BASE OF WALLS SHOWN.
- ROOF TRUSSES SHALL BE PRE-ENGINEERED BY OTHERS AND SPACED AT 24" OC.
- ATTACH ALL ROOF TRUSSES TO WALLS BELOW WITH SIMPSON H2.5 HURRICANE TIES.



1 UPPER FLOOR AND LOWER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



MARK	DATE	DESCRIPTION
	08/31/22	PERMIT SUBMITTAL

DESIGN: DTR
DRAWN: JOS
CHECK: JDM
JOB NO: 22139.10
DATE: 08/31/22

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2424 67TH AVE SE
MERCER ISLAND, WA 98040
UPPER FLOOR AND
ROOF FRAMING PLAN

SHEET:
S2.2



08/31/22

HOLDOWN SCHEDULE					
MARK	TYPE	MIN CHORD SIZE	STUD NAILS OR BOLTS	ANCHOR BOLT (SEE NOTE 4)	CAPACITY (LB)
①	MST37	(2) 2x	(11) 16d EA END	-	2,355
②	HDU4	(2) 2x	(10) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	3,285
③	HDU11	6x6	(30) SDS 1/4" x 2 1/2" SCREWS	1"Ø	9,535
④	REFER TO DETAIL 8/54.1				

NOTES:
 1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. REFER TO DETAIL 3/55.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAIL 4/55.2 FOR INSTALLATION OF MST FLOOR STRAPS TO BEAMS OR HEADERS.
 3. INSTALL HD HOLDOWNS AT FOUNDATION WALLS OR THICKENED SLAB FOOTINGS PER DETAIL 3/54.1.
 4. AT ALL HOLDOWN CHORDS, PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHED.
 5. FOR INSTALLATION OF HOLDOWN STRAPS AT STEEL BEAMS, REFER TO DETAIL 8/56.1.

BEAM SCHEDULE			
MARK	BEAM	REMARKS	HANGER AS REQ'D
BM1	4x10 HF#2	-	HU410
BM2	6x12 DF#2	-	HUC612
BM3	3-1/2" x 11-1/4" PSL	SEE NOTE 5	HUCQ.412-SDS
BM4	7" x 11-1/4" PSL	SEE NOTE 5	-
BM5	3-1/2" x 16" PSL	SEE NOTE 5	MGU3.63-SDS
WF	ALL WF BEAMS ARE CALLED OUT ON PLANS		SEE NOTE 6

NOTES:
 1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR HANGER INSTALLATION INFORMATION.
 2. REFER TO FRAMING PLANS AND NOTES FOR SUPPORTS AT BEAM ENDS.
 3. ALL BEAMS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 4. REFER TO PLAN NOTES FOR BEAMS & HEADERS AT BEARING LOCATIONS THAT ARE NOT CALLED OUT.
 5. IF PSL SUPPLIER DOES NOT STOCK EXACT DEPTH OF BEAMS LISTED, CONTRACTOR SHALL COORDINATE WITH SUPPLIER TO RIP BEAMS TO EXACT DIMENSIONS LISTED IN TABLE.
 6. CONNECT 2x NAILER TO STEEL BEAMS PER DETAIL 1/55.3

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 (SEE NOTE 11)	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	3/4"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	3/4"Ø AB @ 5'-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	3/4"Ø AB @ 4'-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	3/4"Ø AB @ 3'-0" 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	3/4"Ø AB @ 2'-6" 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	3/4"Ø AB @ 2'-0" 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	3/4"Ø AB @ 1'-6" OC	2x	1190

NOTES:
 1. REFER TO THE TYPICAL SHEAR WALL DETAIL.
 2. THE VALUES IN THIS TABLE ARE APPROPRIATE FOR HF GRADE STUDS AND HF GRADE PLATES & RIM/BLOCKING.
 3. NAILS AT ADJOINING PANEL EDGES SHALL BE STAGGERED EACH SIDE OF THE COMMON JOINT.
 4. 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.
 5. WHERE TABLE SPECIFIES (2) 2x FRAMING, CONNECT (2) 2x STUDS AND BLOCKING AS FOLLOWS: SW3 = (2) 0.131"Ø @ 3.5" OC, 2SW4 = 0.131"Ø @ 2.5" OC, 2SW3 = (2) 0.131"Ø @ 1.5" OC.
 6. NOTE THAT 3x FRAMING MAY BE USED IN LIEU OF (2) 2x FRAMING SPECIFIED IN TABLE.
 7. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12" OC MAXIMUM.
 8. AT ALL 3/4"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.
 9. FOR DOUBLE SIDED SHEAR WALLS, USE WIDER PLATE WASHERS AS REQUIRED TO MEET THIS REQUIREMENT.
 10. PROVIDE A MINIMUM OF 7" EMBEDMENT FOR AB INTO FOUNDATION OR STEM WALL.
 11. 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.
 12. AT EXISTING FOUNDATION USE 5/8"Ø x 9" SIMPSON TITEN SCREWS IN LIEU OF J-BOLTS.

JOIST SCHEDULE			
MARK	JOIST	SPACING	REMARKS
FJ1	16" TJ 110	16" OC	SEE NOTES 3
FJ2	1 3/4" x 16" LVL	12" OC	SEE NOTES 2
RJ1	2x10 HF#2	24" OC	SEE NOTES 2

NOTES:
 1. FOR JOIST HANGERS REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ALL INSTALLATION REQUIREMENTS.
 2. TIMBER JOIST FRAMING INTO WOOD BEAMS SHALL USE LUS FACE MOUNT HANGERS UNO.
 3. PLYWOOD WEB JOISTS FRAMING INTO WOOD BEAMS SHALL USE ITS-SERIES TOP FLANGE HANGERS. PLYWOOD WEB JOISTS FRAMING INTO STEEL BEAMS USE BA-SERIES HANGERS AT NAILER.

COLUMN SCHEDULE			
MARK	COLUMN SIZE 2x4 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 DF#2	4x6 DF#2	-
C5	4x8 DF #2	6x6 DF#2	-
C6	-	6x8 DF#2	-

NOTES:
 1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR PRE-FABRICATED CONNECTION INSTALLATION REQUIREMENTS.
 2. MULTIPLE STUD COLUMNS SHALL USE GRADE OF STUD INDICATED ON WALL FRAMING SCHEDULE. REFER TO DETAIL 3/55.1 FOR FABRICATION OF MULTIPLE STUD COLUMNS.
 3. CONTRACTOR TO PROVIDE BLOCKING EQUAL TO COLUMN DIMENSIONS AT JOIST SPACE FOR COLUMNS CONTINUING TO FOUNDATION.

FOOTING SCHEDULE			
MARK	FOOTING SIZE	REINFORCING	COMMENTS
F3	3'-0" x 3'-0" x 1'-0" DEEP	(4) #5 EACH WAY BOTTOM	-
F4	4'-0" x 4'-0" x 1'-0" DEEP	(5) #5 EACH WAY BOTTOM	-

NOTES:
 1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL PER GEOTECHNICAL ENGINEERING REPORT.
 2. REINFORCEMENT SHALL BE CONTINUED FROM CONTINUOUS FOOTINGS THRU SPREAD FOOTINGS WHERE APPLICABLE.

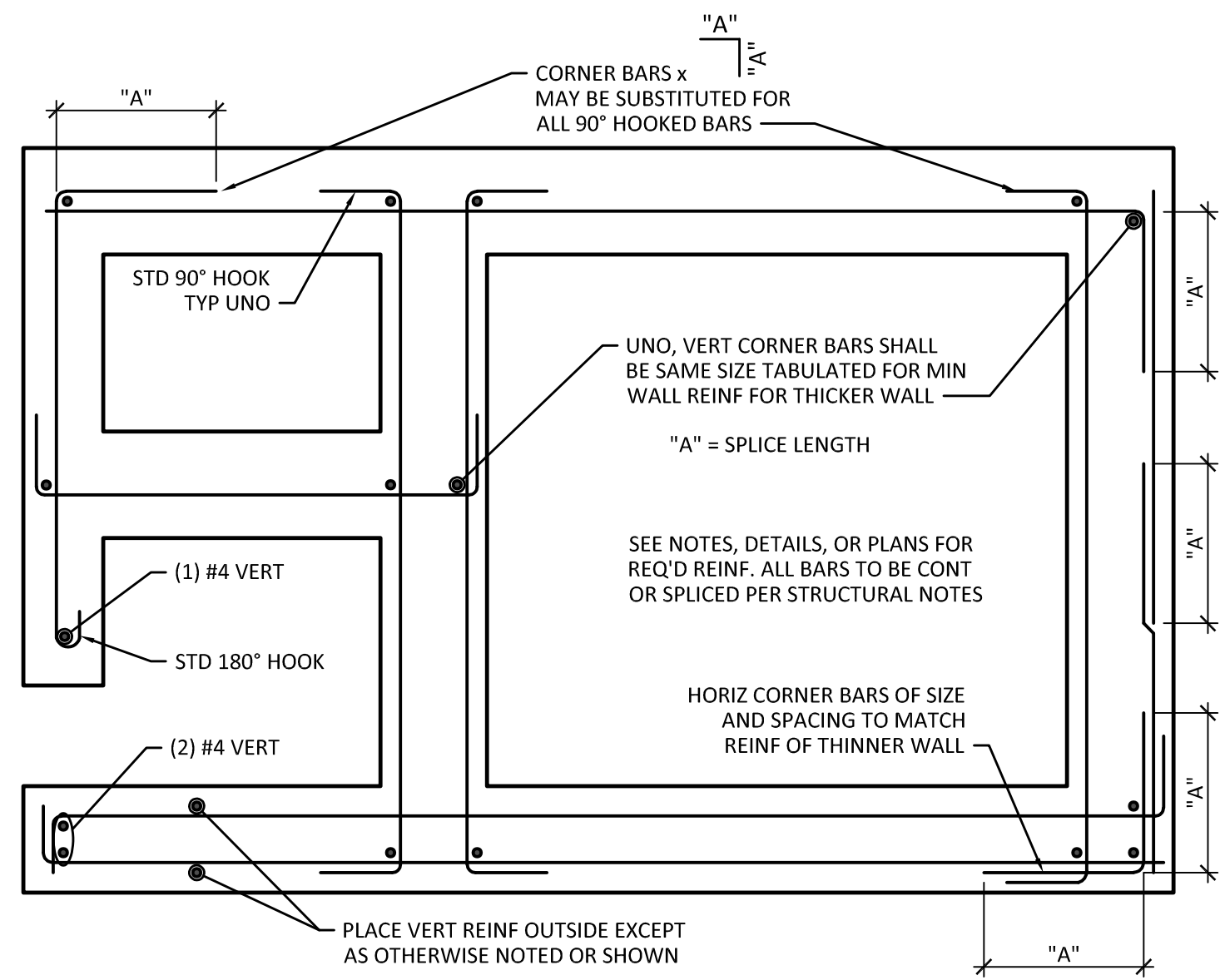
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CHECK:	JDM
JOB NO:	22139.10
DATE:	08/31/22

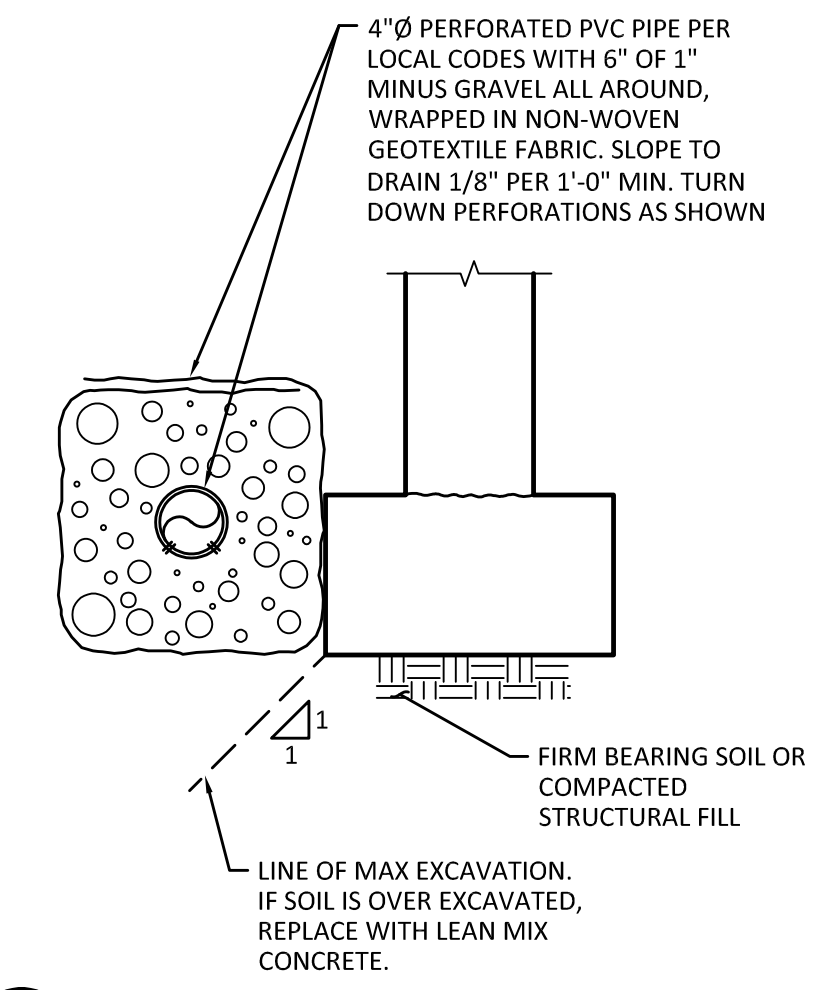
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SCHEDULES

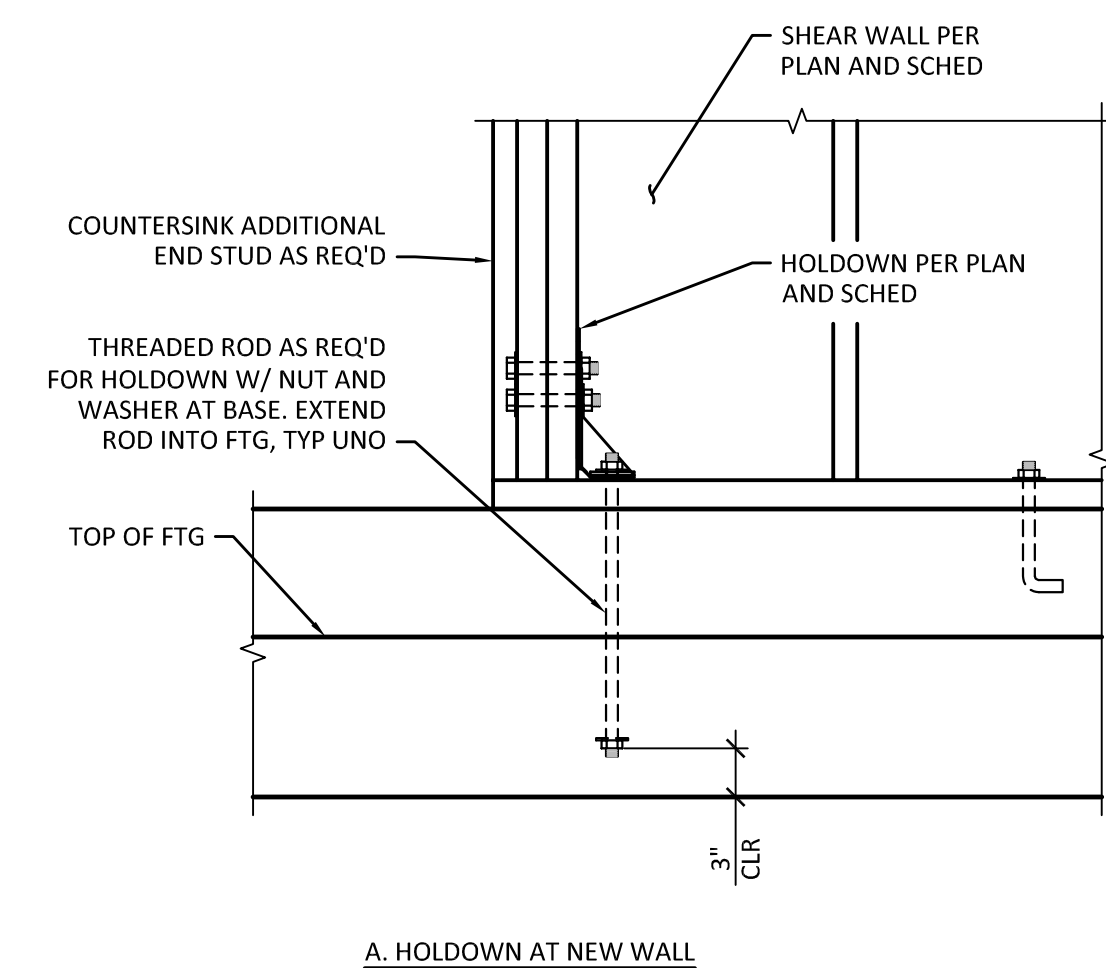
SHEET:
33.1



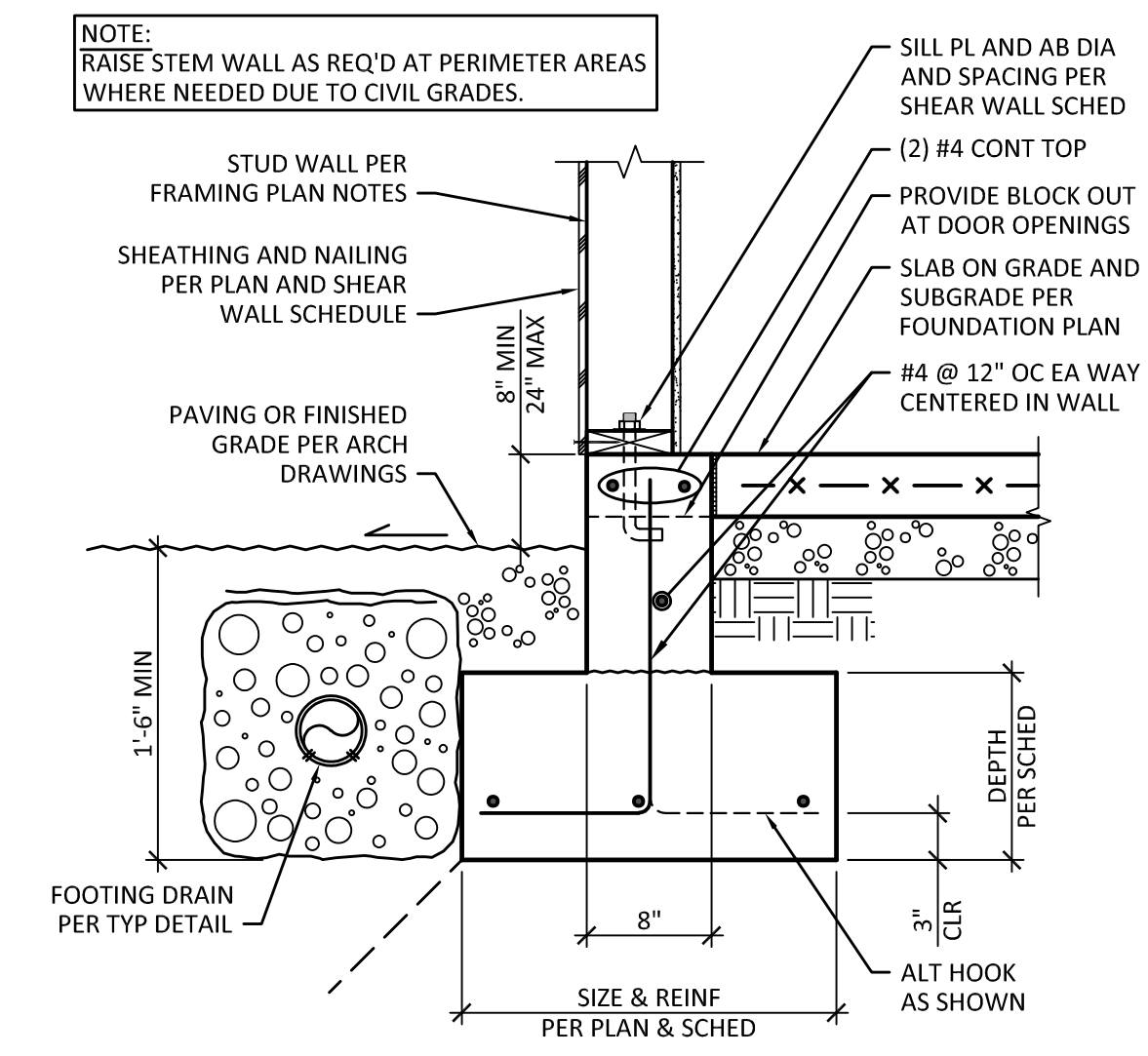
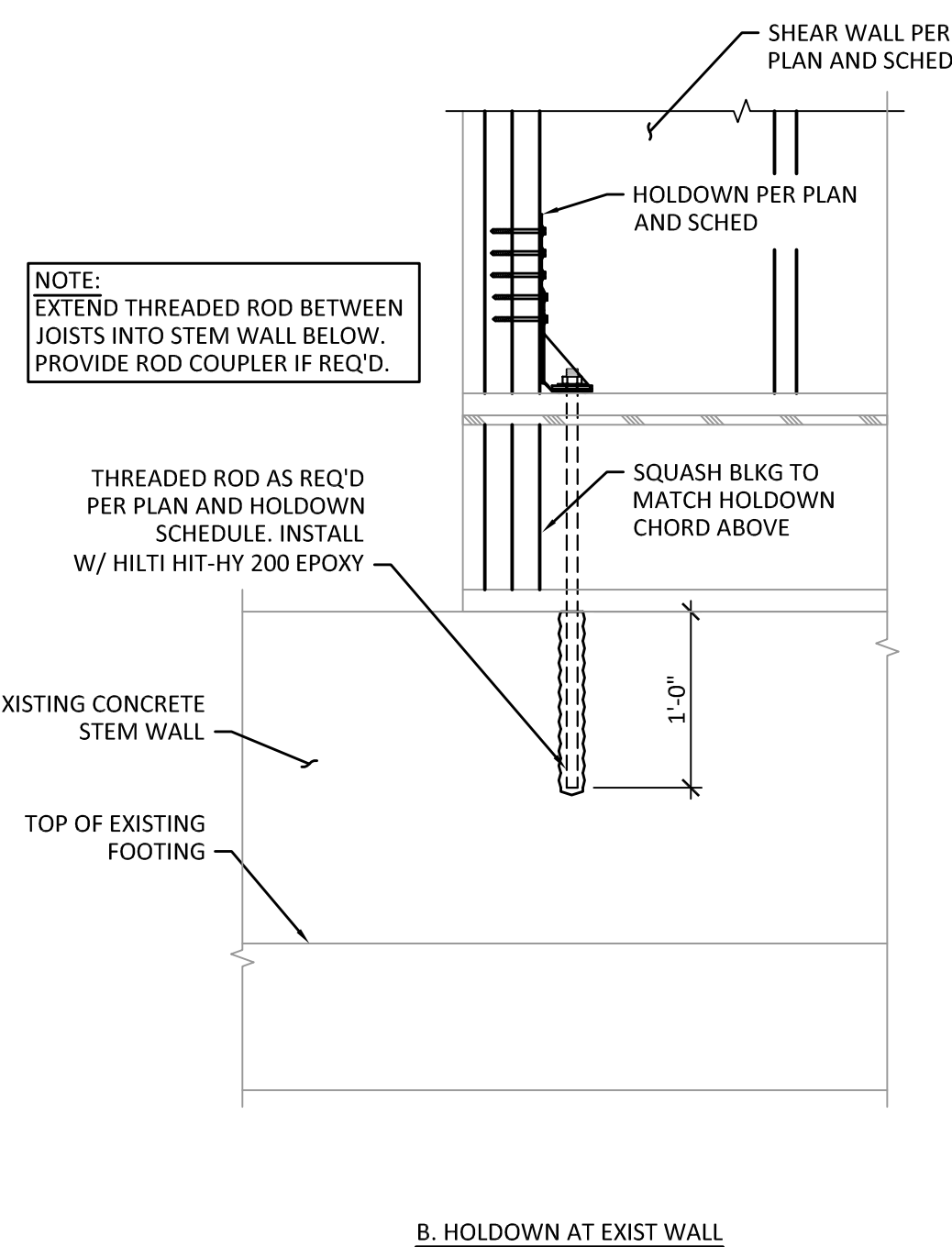
1 TYPICAL CONCRETE WALL REINFORCING DETAIL
 SCALE: NTS



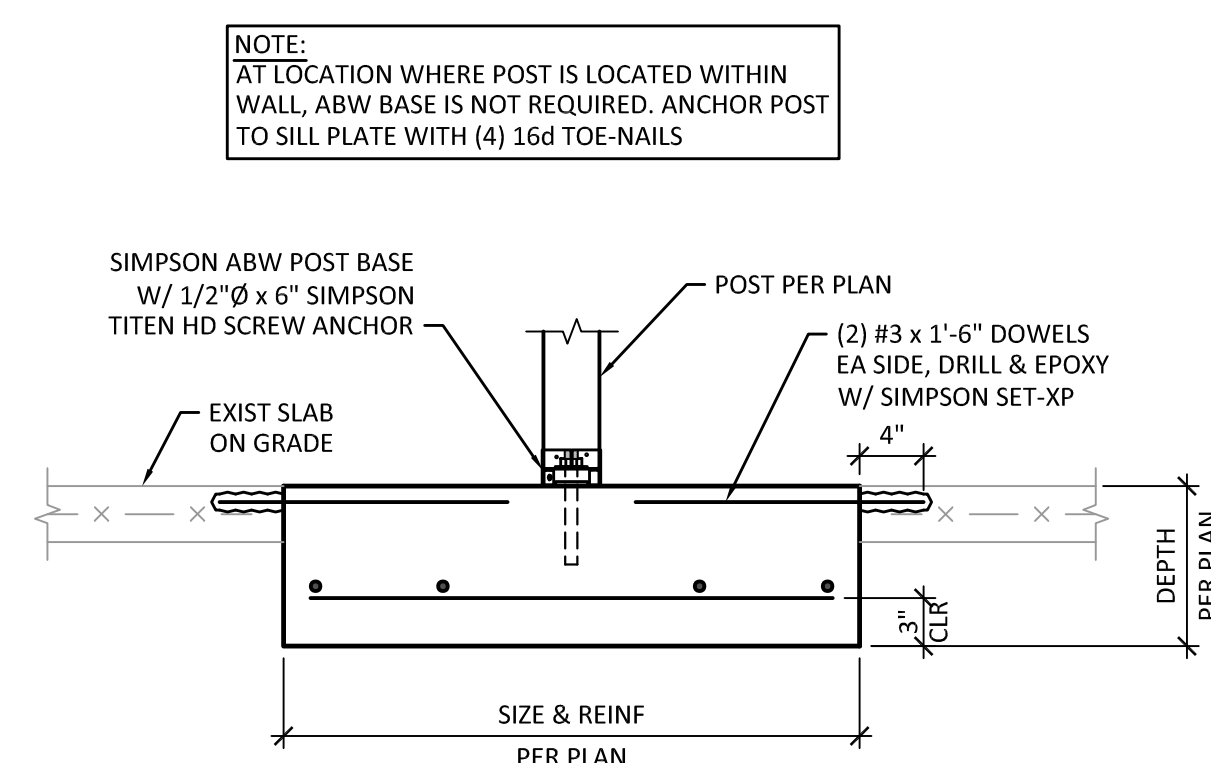
2 TYPICAL FOOTING DRAIN
 SCALE: 1" = 1'-0"



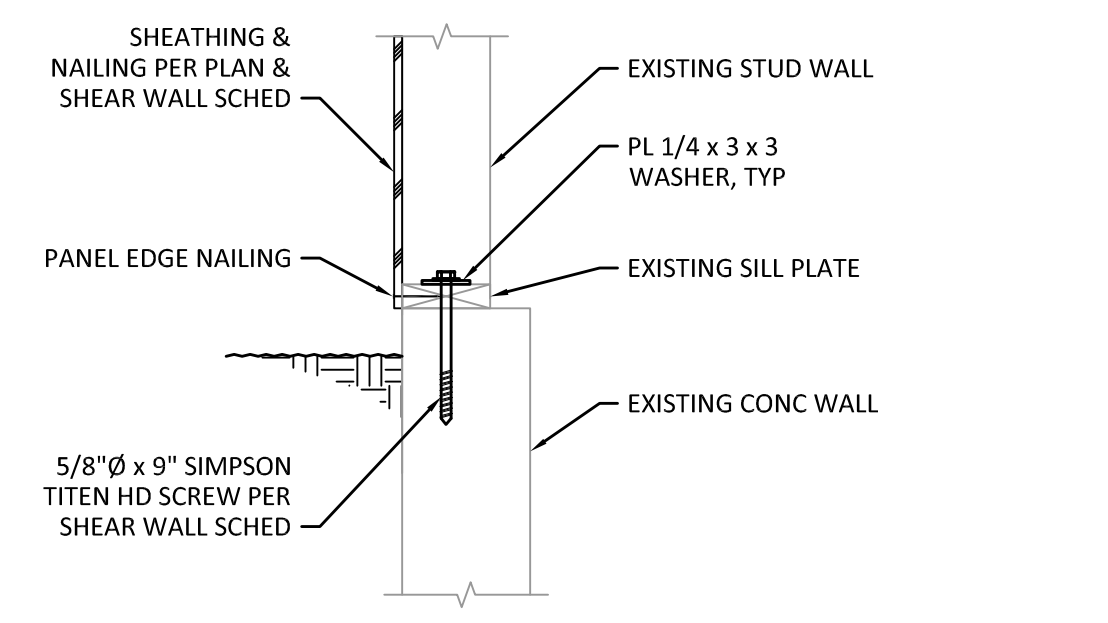
3 HOLDOWN DETAIL
 SCALE: 1" = 1'-0"



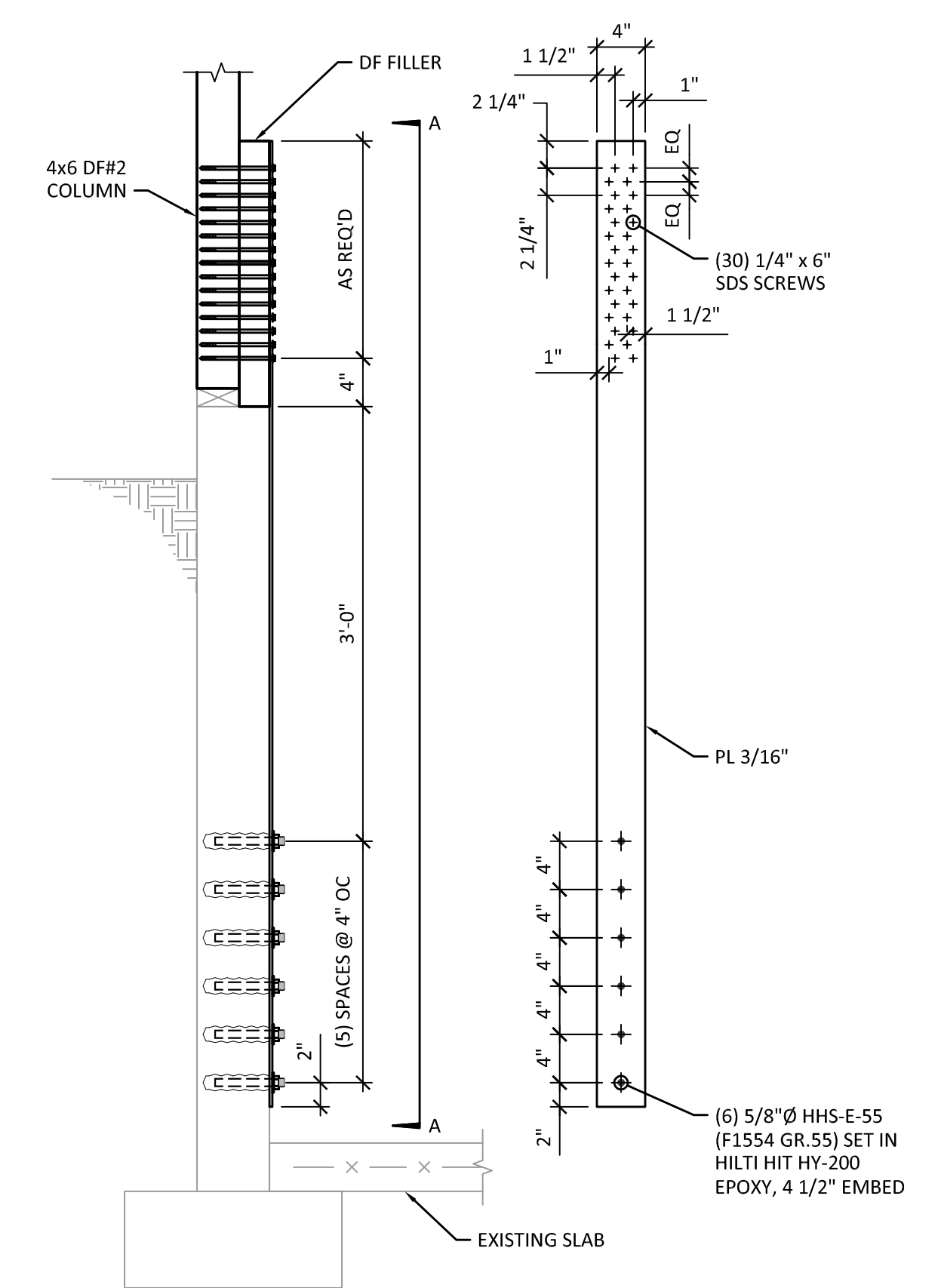
5 CRAWSPACE SECTION (BEARING)
 SCALE: 1" = 1'-0"



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



7 FOUNDATION ANCHORAGE DETAIL
 SCALE: 1" = 1'-0"



8 SECTION
 SCALE: 1" = 1'-0"

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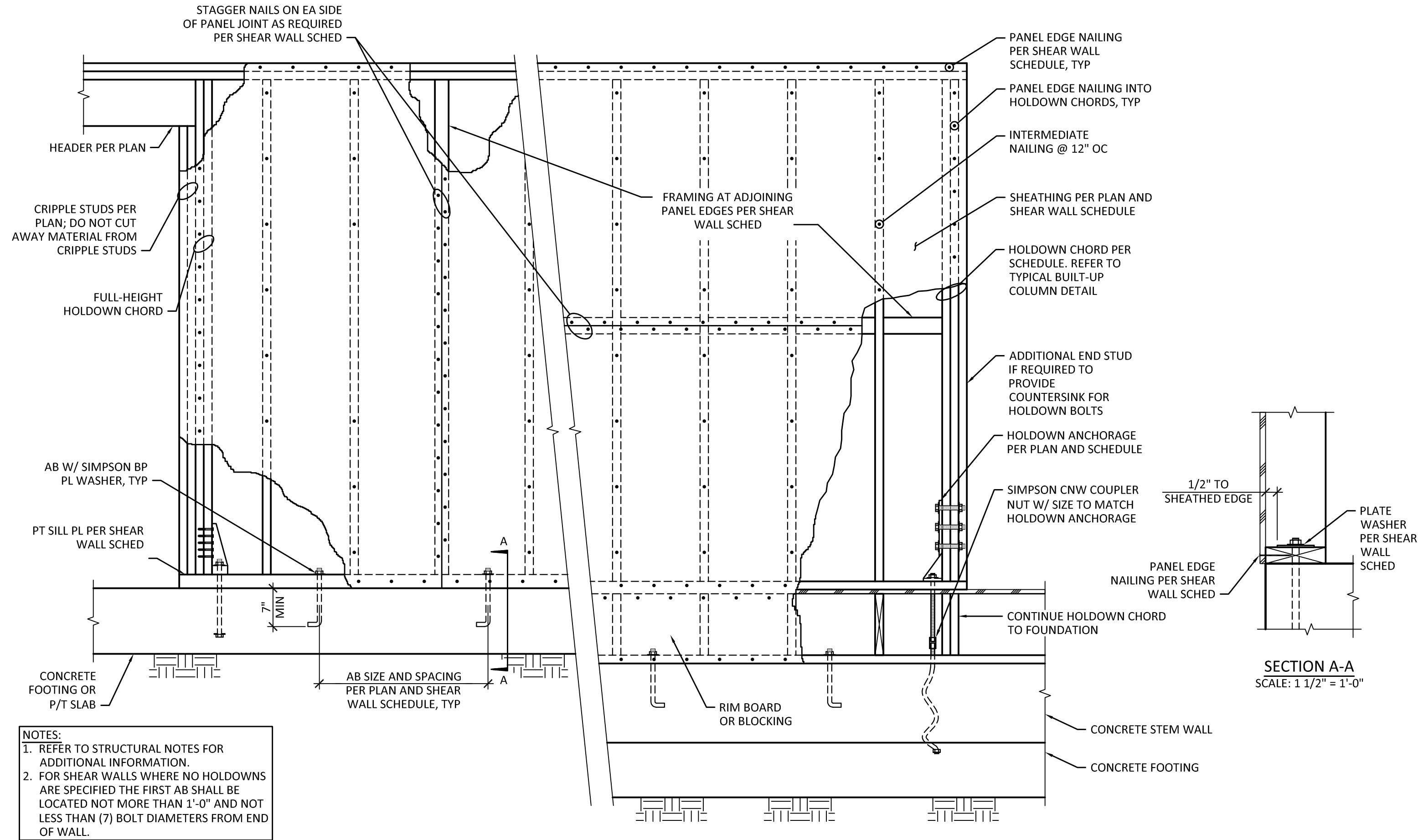
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FOUNDATION DETAILS

FILE NAME:

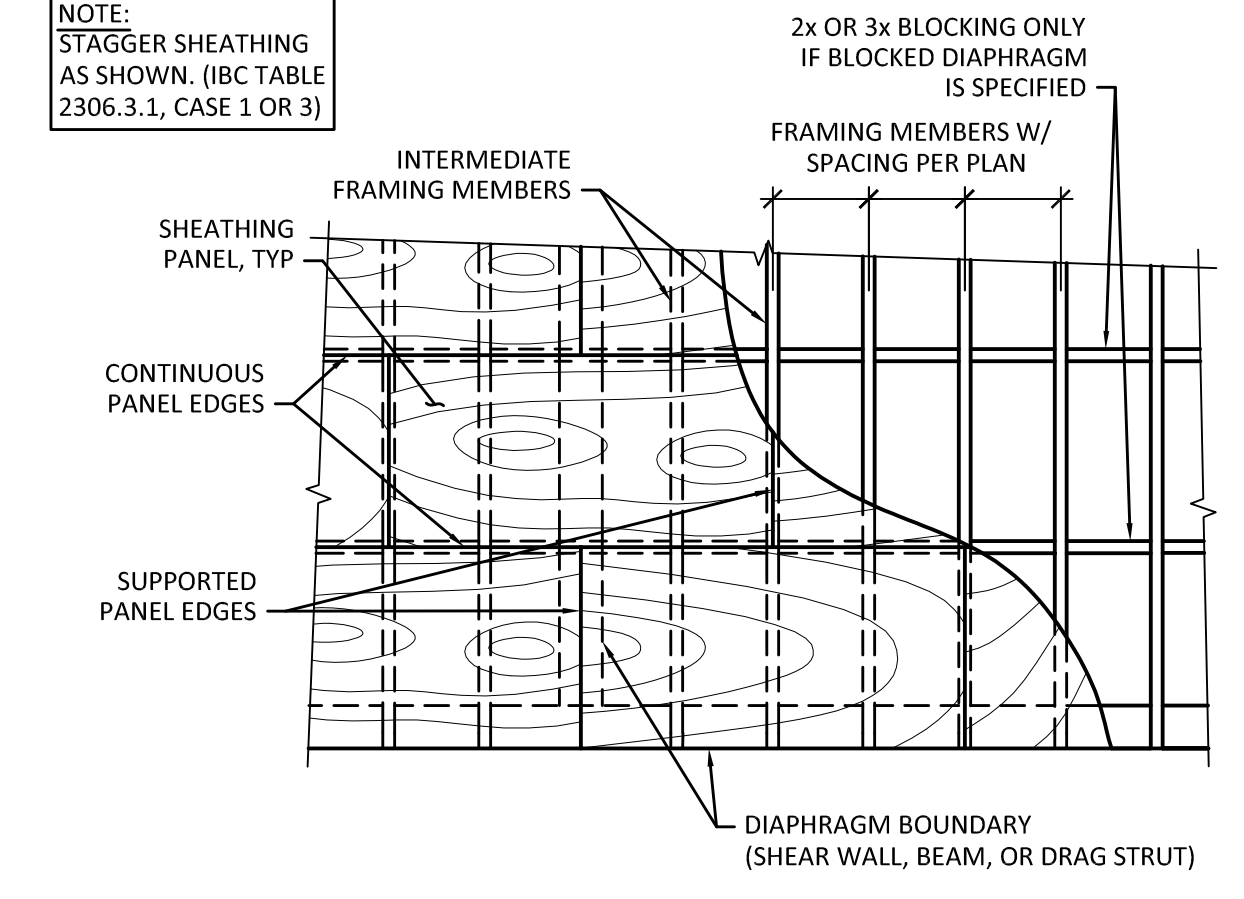


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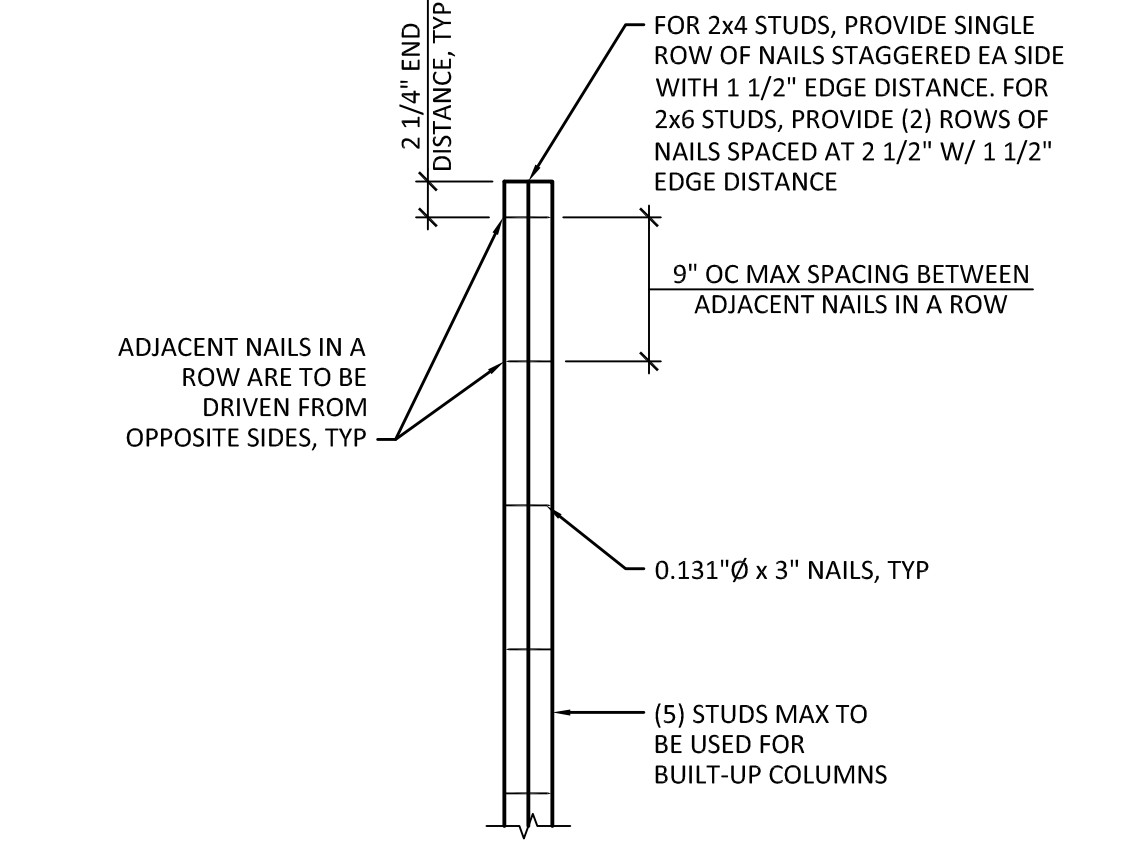


1 TYPICAL SHEAR WALL DETAIL
 SCALE: 3/4" = 1'-0"

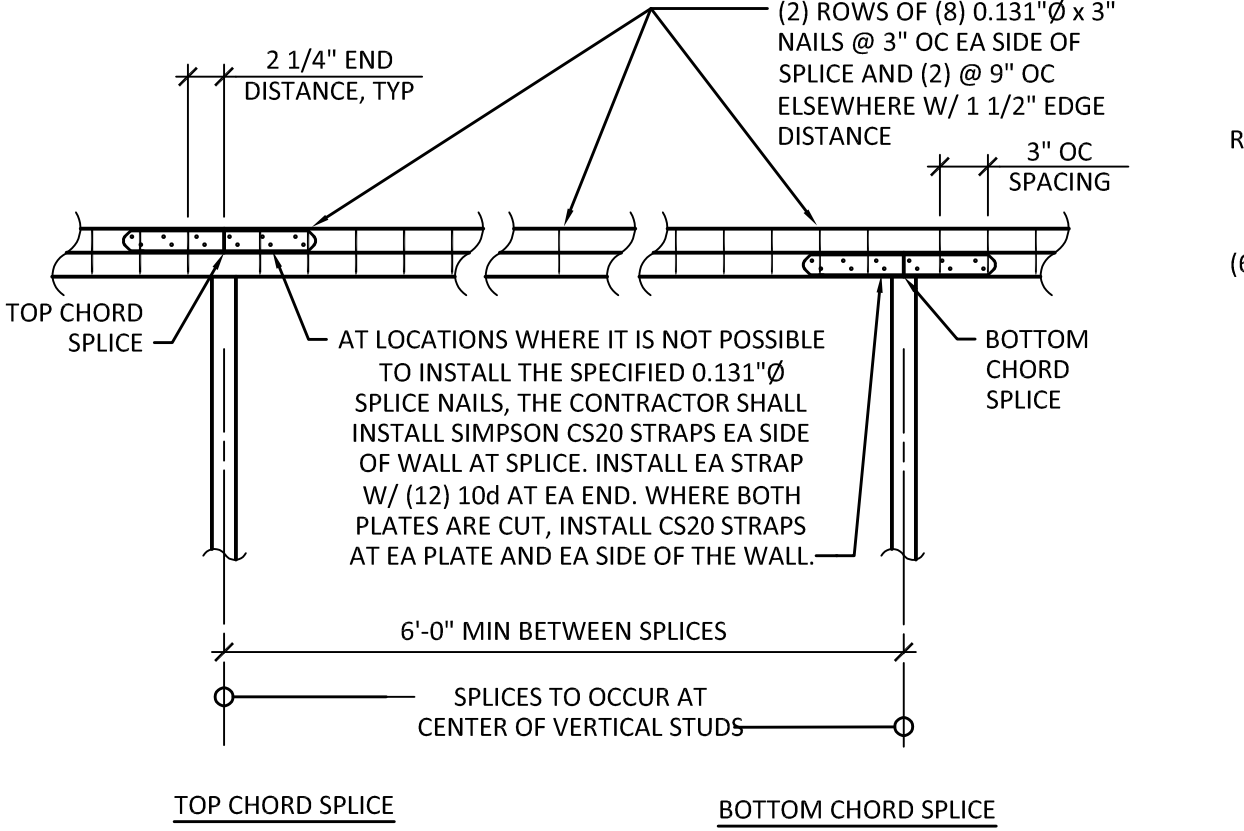
NOTES:
 1. REFER TO STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
 2. FOR SHEAR WALLS WHERE NO HOLDOWNS ARE SPECIFIED THE FIRST AB SHALL BE LOCATED NOT MORE THAN 1'-0" AND NOT LESS THAN (7) BOLT DIAMETERS FROM END OF WALL.



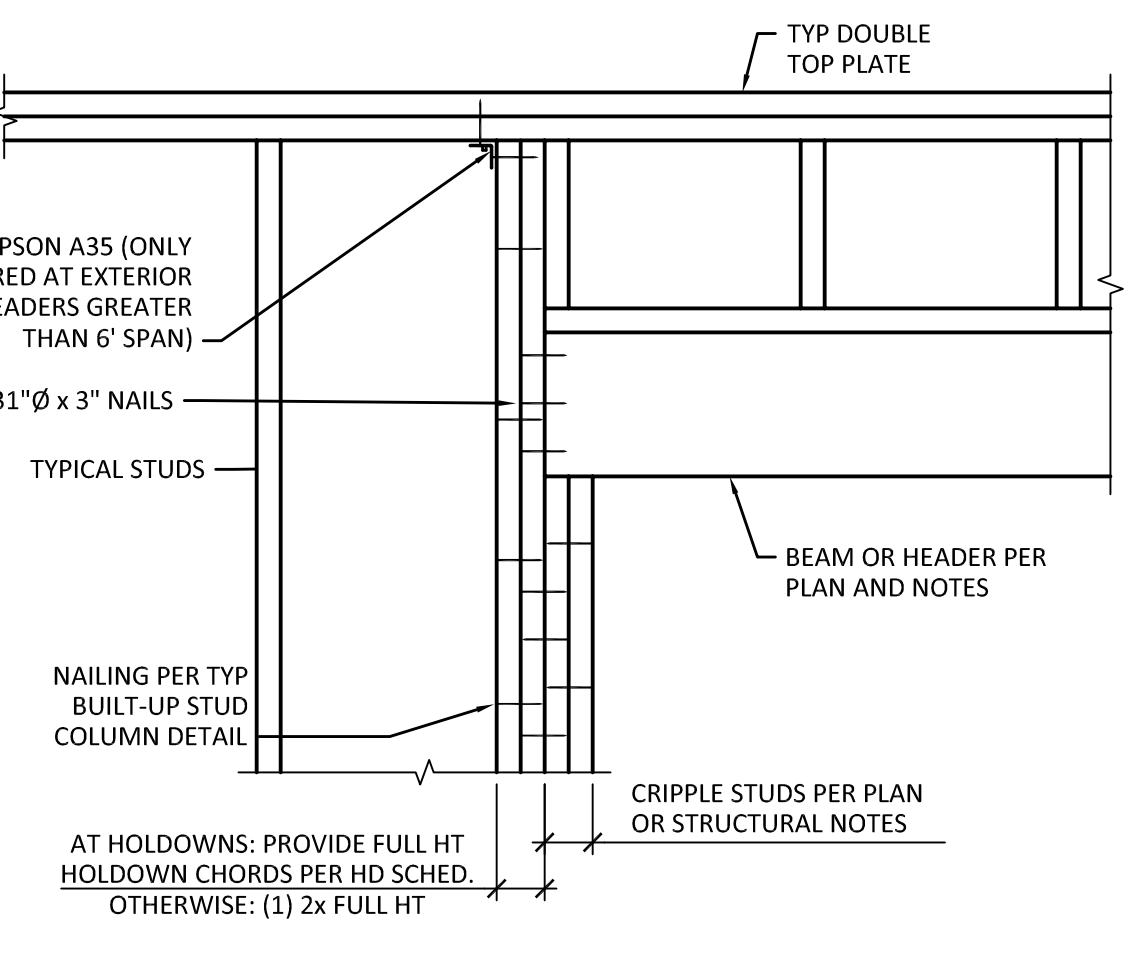
2 TYPICAL FLOOR/ ROOF SHEATHING DETAIL
 SCALE: NTS



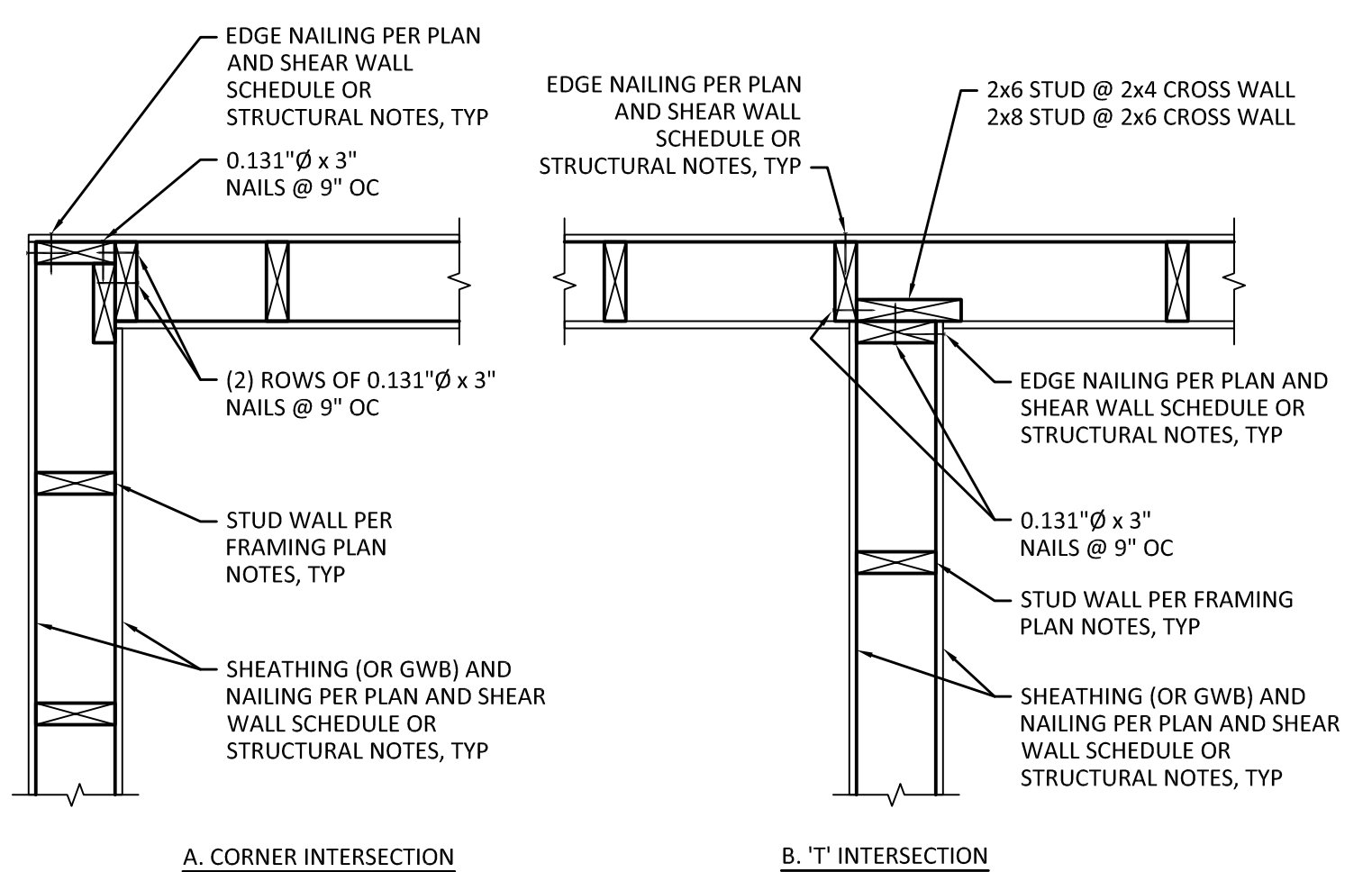
3 TYPICAL BUILT-UP STUD COLUMN DETAIL
 SCALE: 1" = 1'-0"



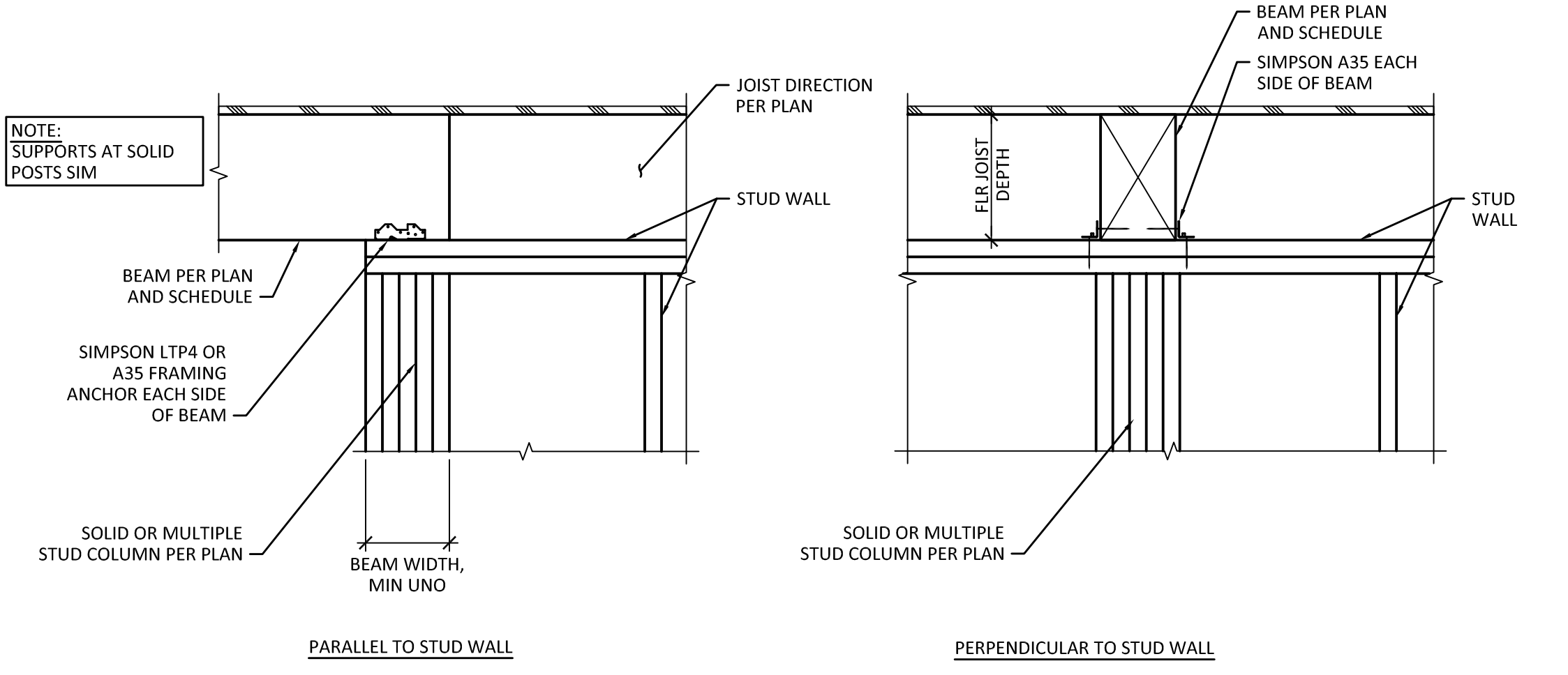
4 TYPICAL TOP PLATE SPLICE DETAIL
 SCALE: 1" = 1'-0"



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"

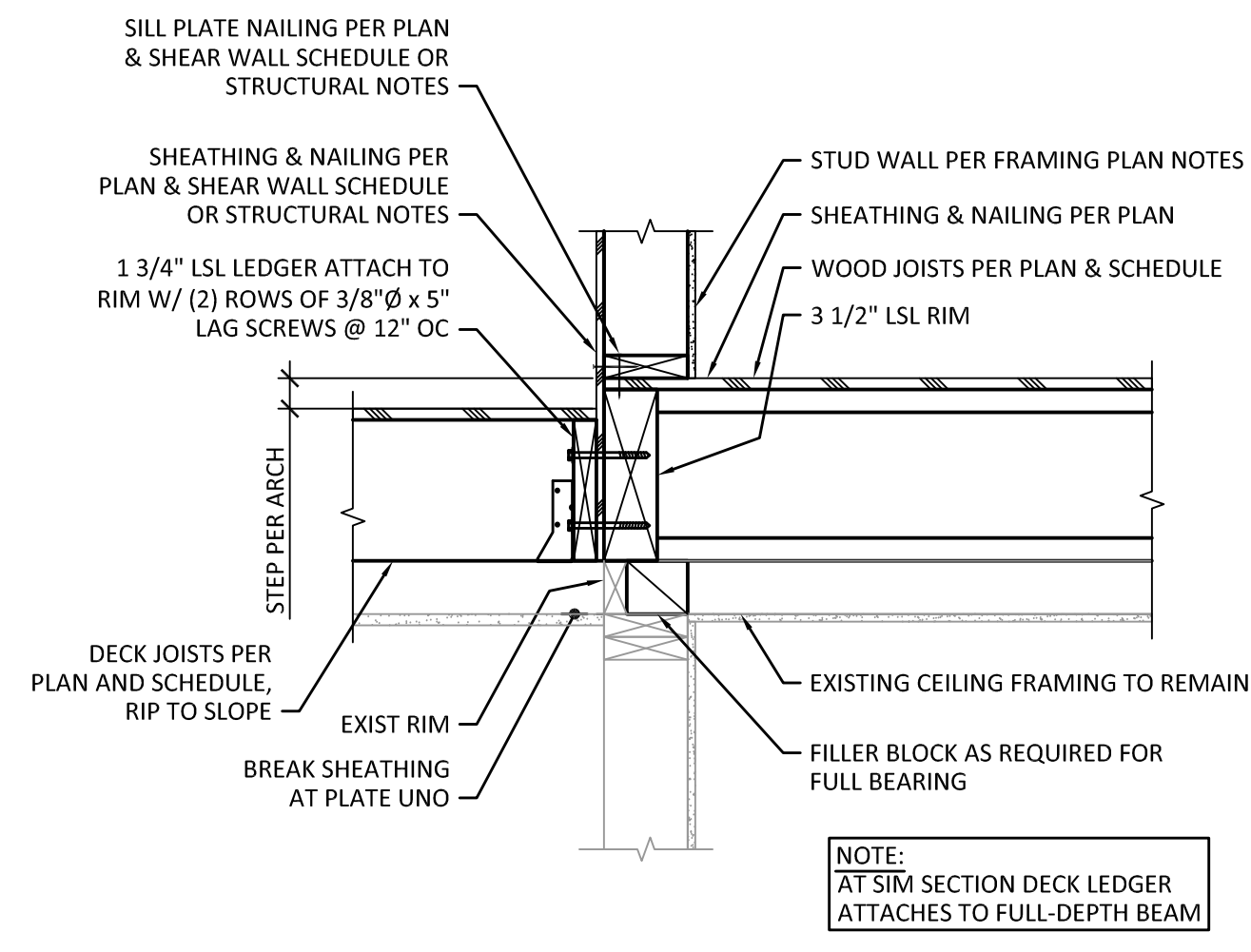
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WOOD FRAMING DETAILS

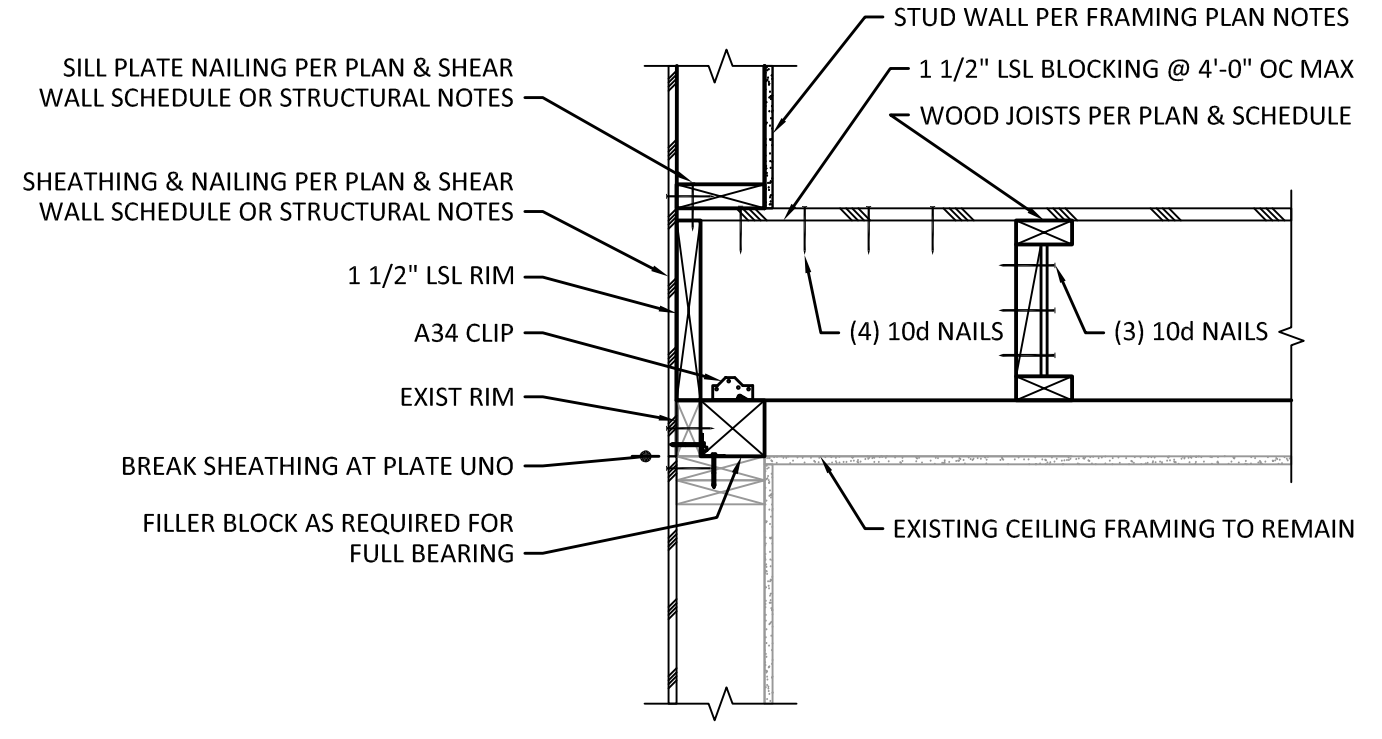
SHEET:
S5.1



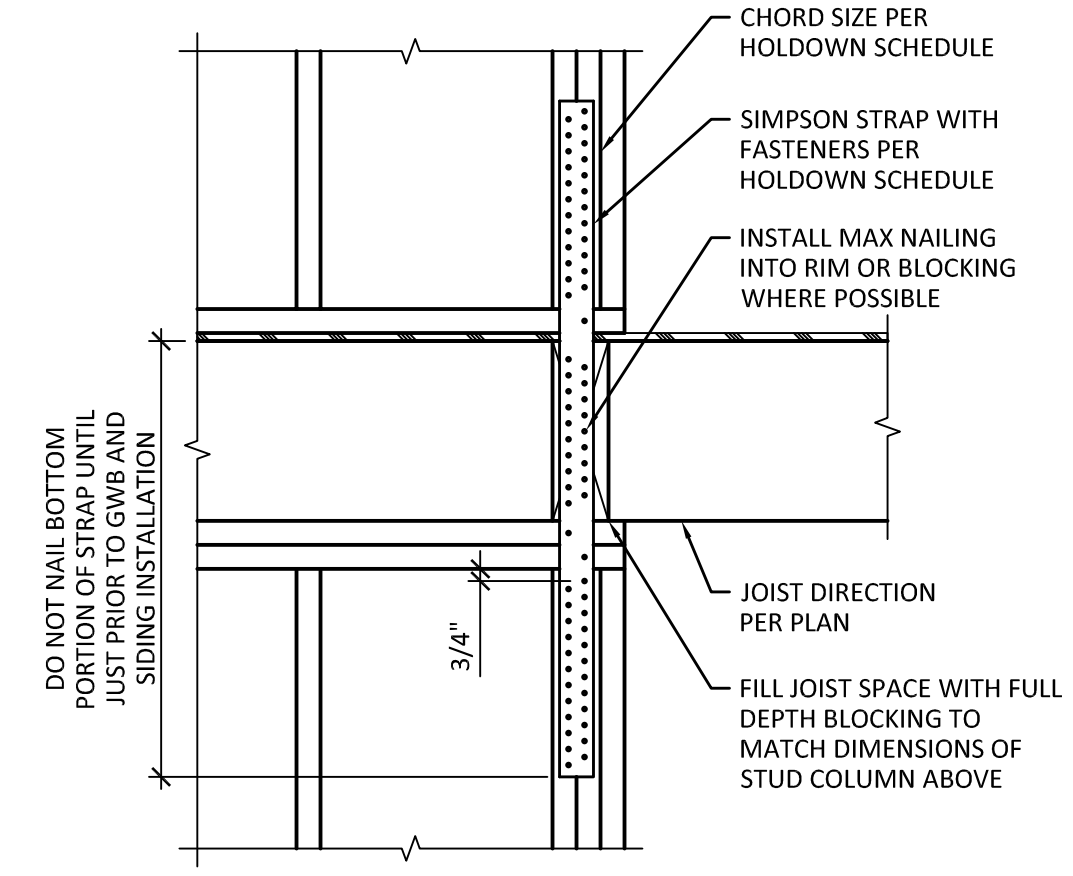
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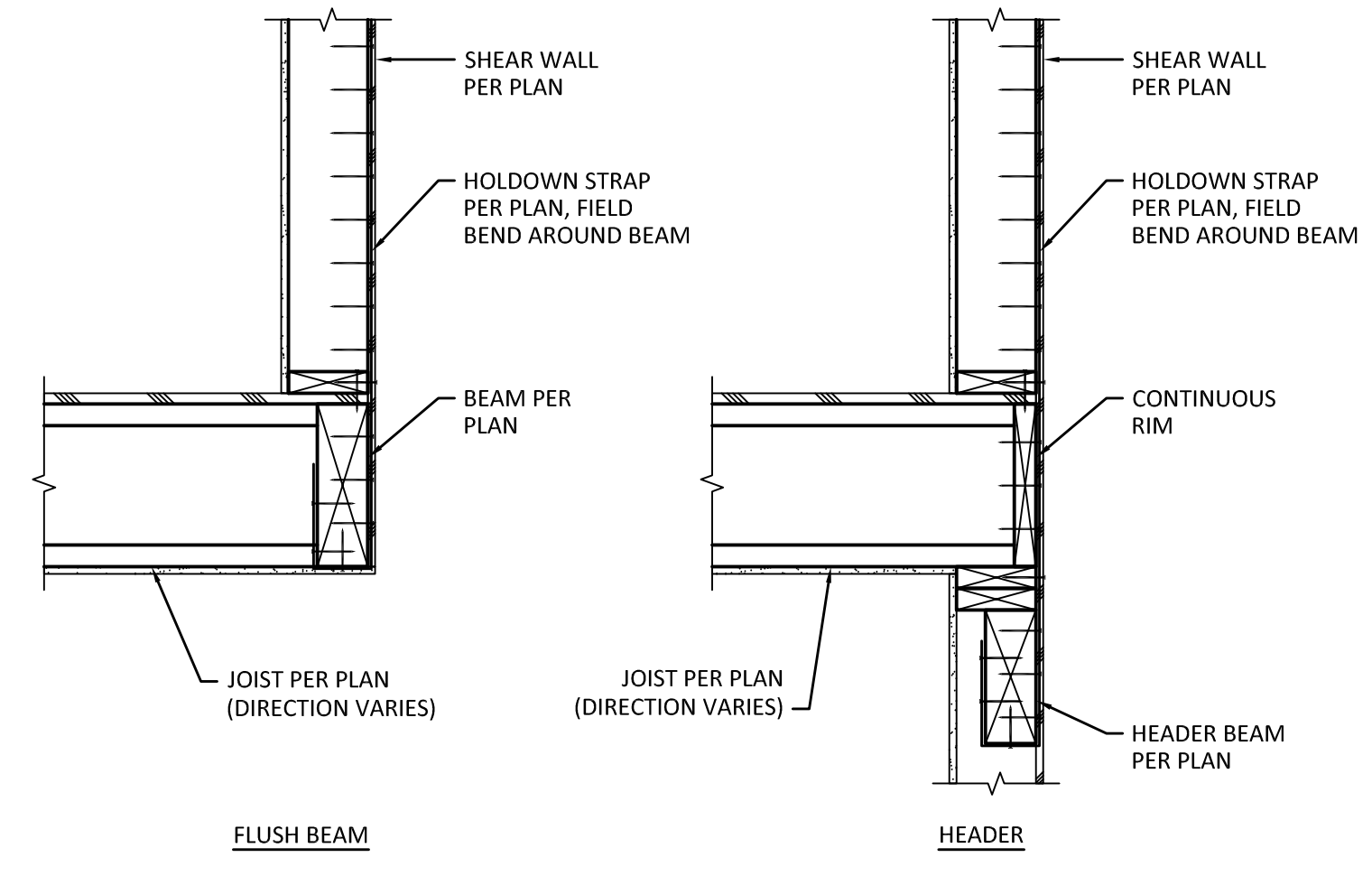
1 TYPICAL STUD WALL FRAMING DETAIL
 SCALE: 1" = 1'-0"



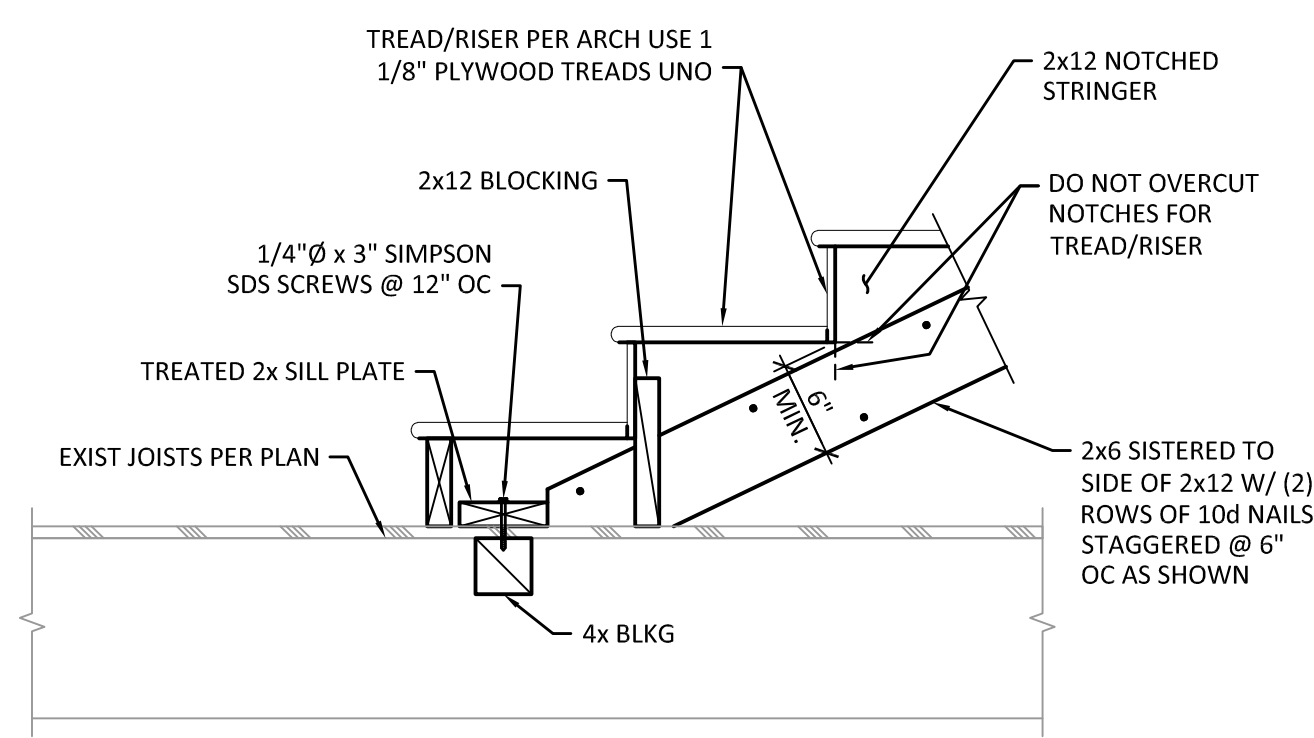
2 TYPICAL STUD WALL FRAMING DETAIL
 SCALE: 1" = 1'-0"



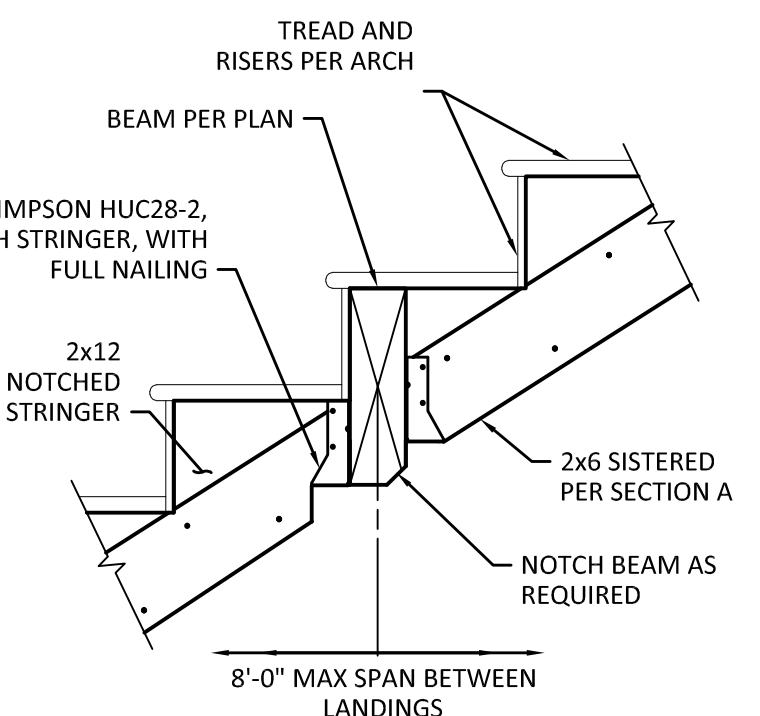
3 TYPICAL STRAP HOLDOWN DETAIL
 SCALE: 1" = 1'-0"



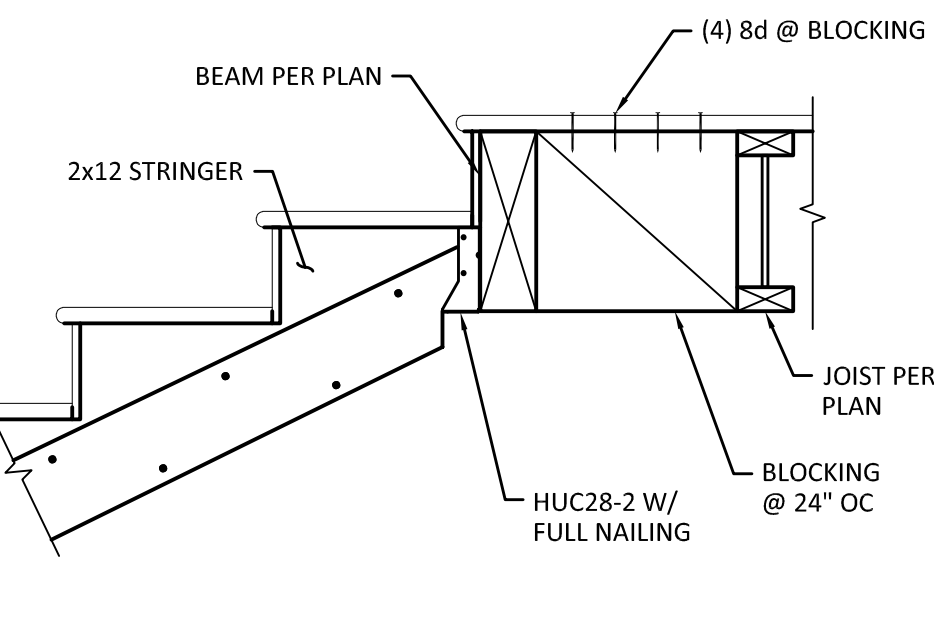
4 TYPICAL STRAP HOLDOWN TO WOOD BEAM
 SCALE: 1" = 1'-0"



A. TYPICAL STRINGER TO LOWER LANDING

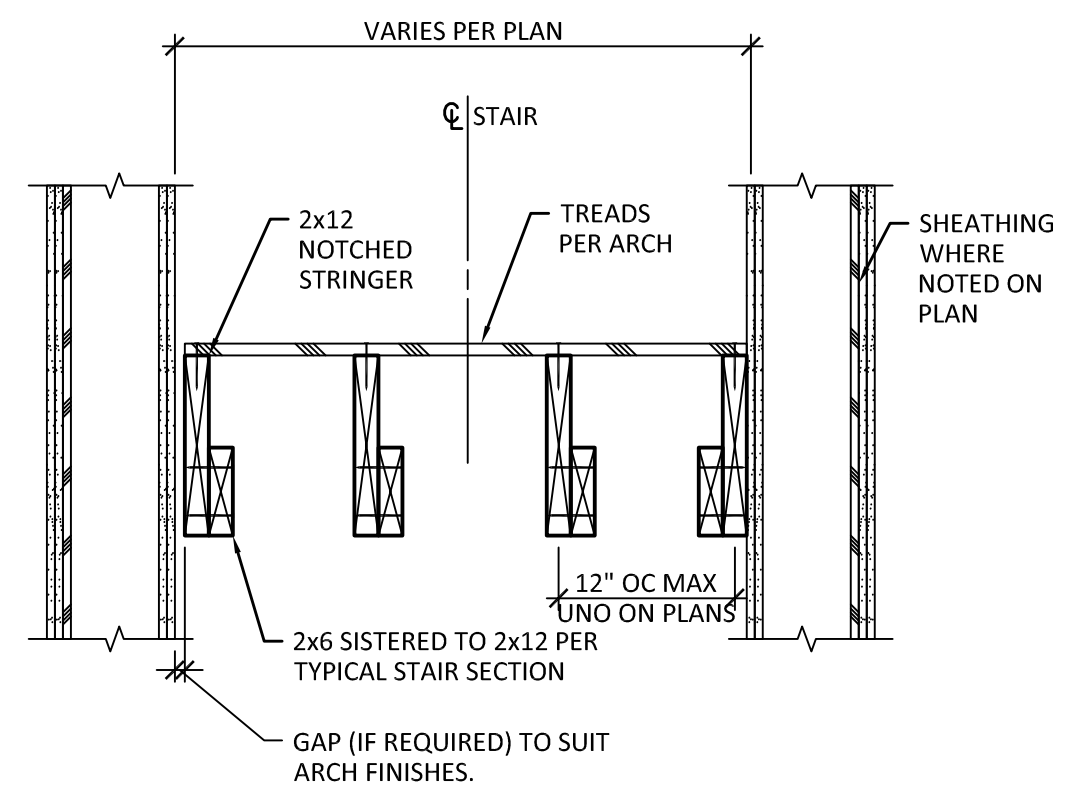


B. TYPICAL STRINGER TO CENTER BEAM

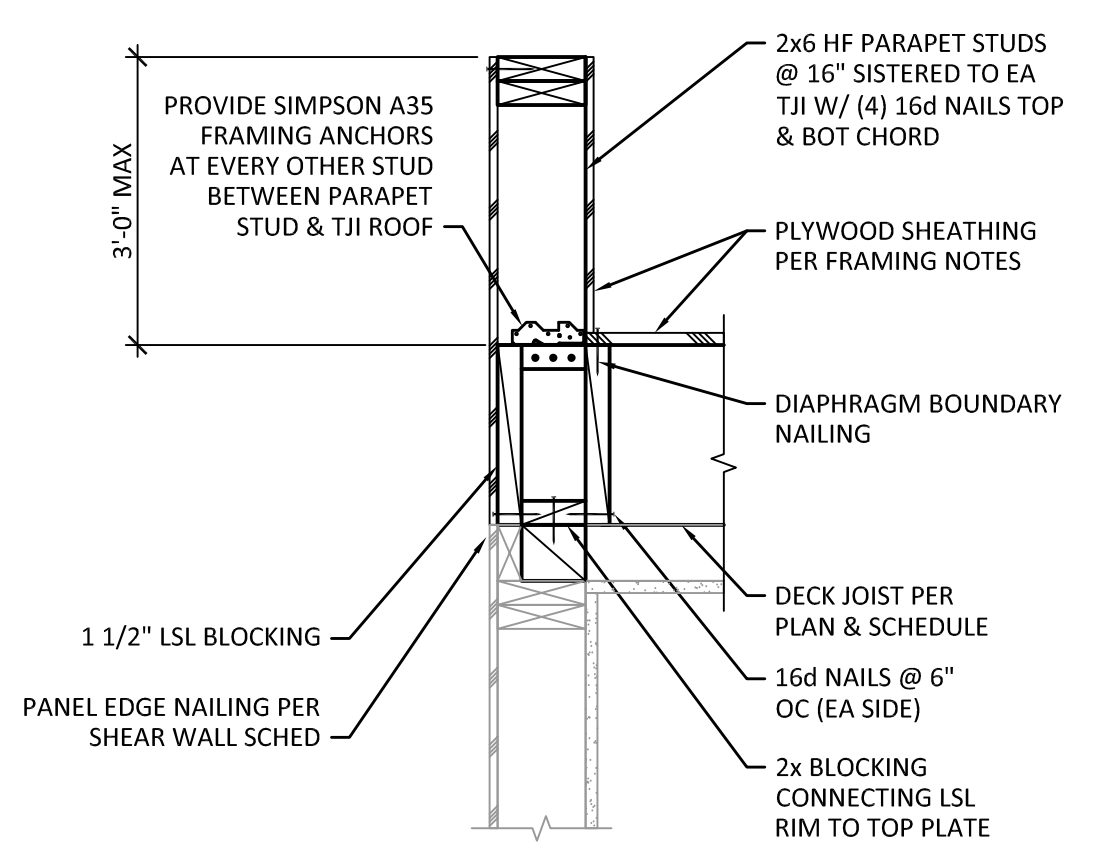


C. TYPICAL STRINGER TO UPPER LANDING

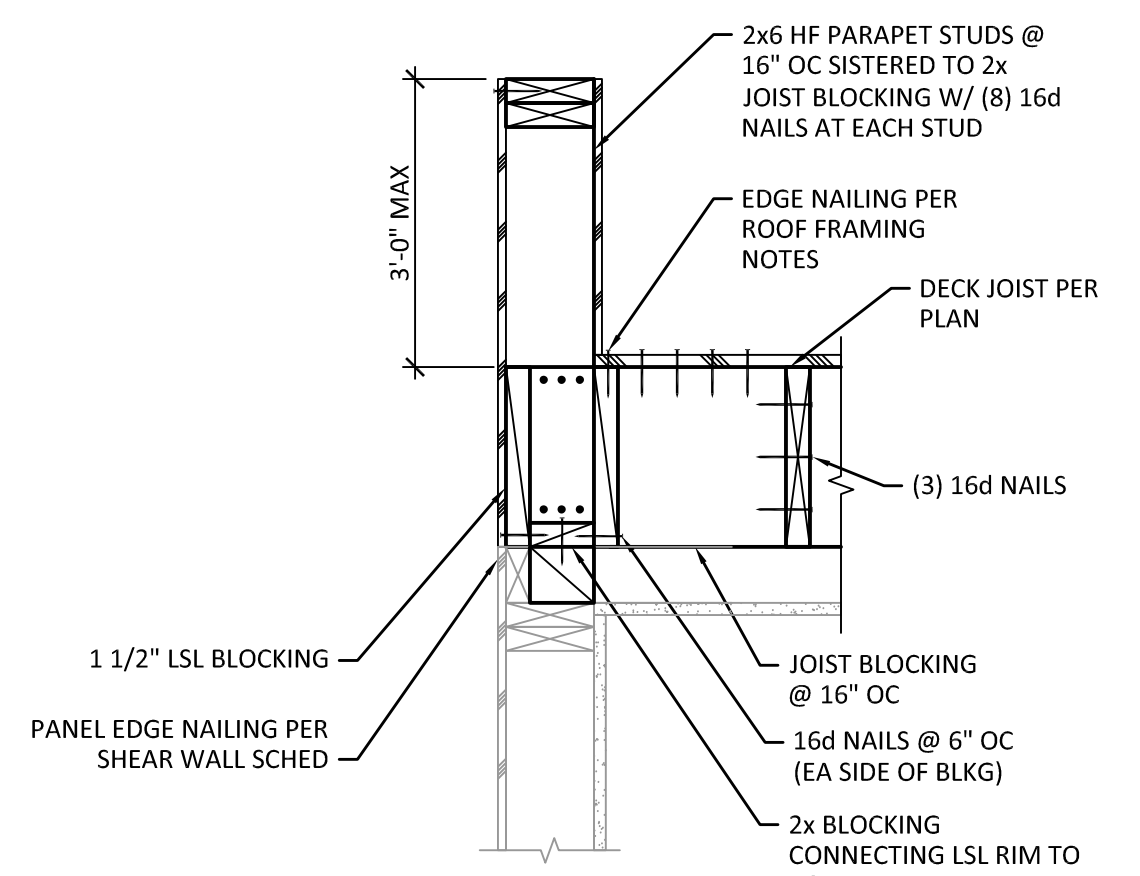
5 TYPICAL STAIR SECTIONS
 SCALE: 1" = 1'-0"



6 TYPICAL STAIR SECTION
 SCALE: 1" = 1'-0"



7 FLAT ROOF SECTION W/ PARAPET
 SCALE: 1" = 1'-0"



8 FLAT ROOF SECTION W/ PARAPET
 SCALE: 1" = 1'-0"

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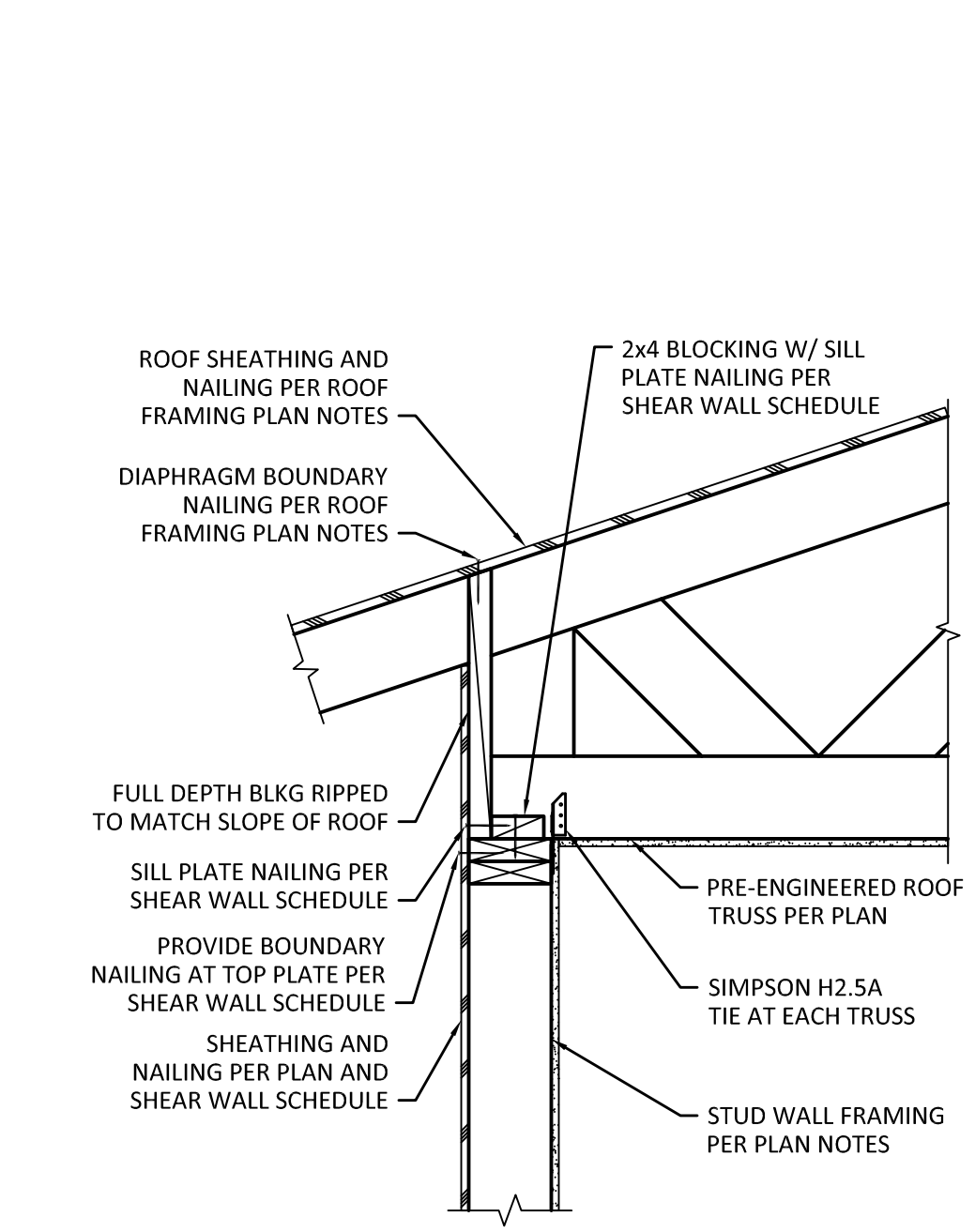
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WOOD FRAMING DETAILS

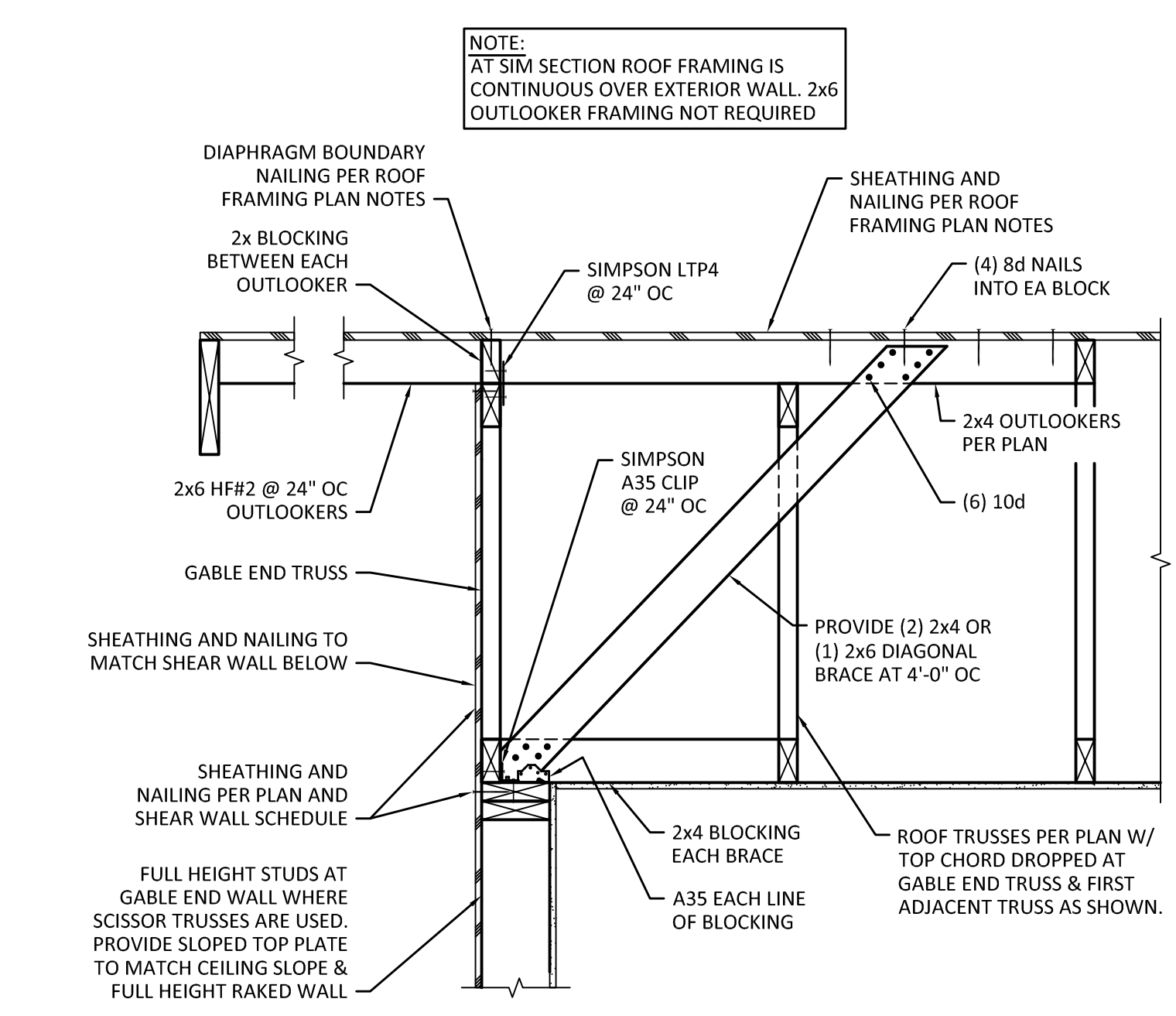
SHEET:
S5.2



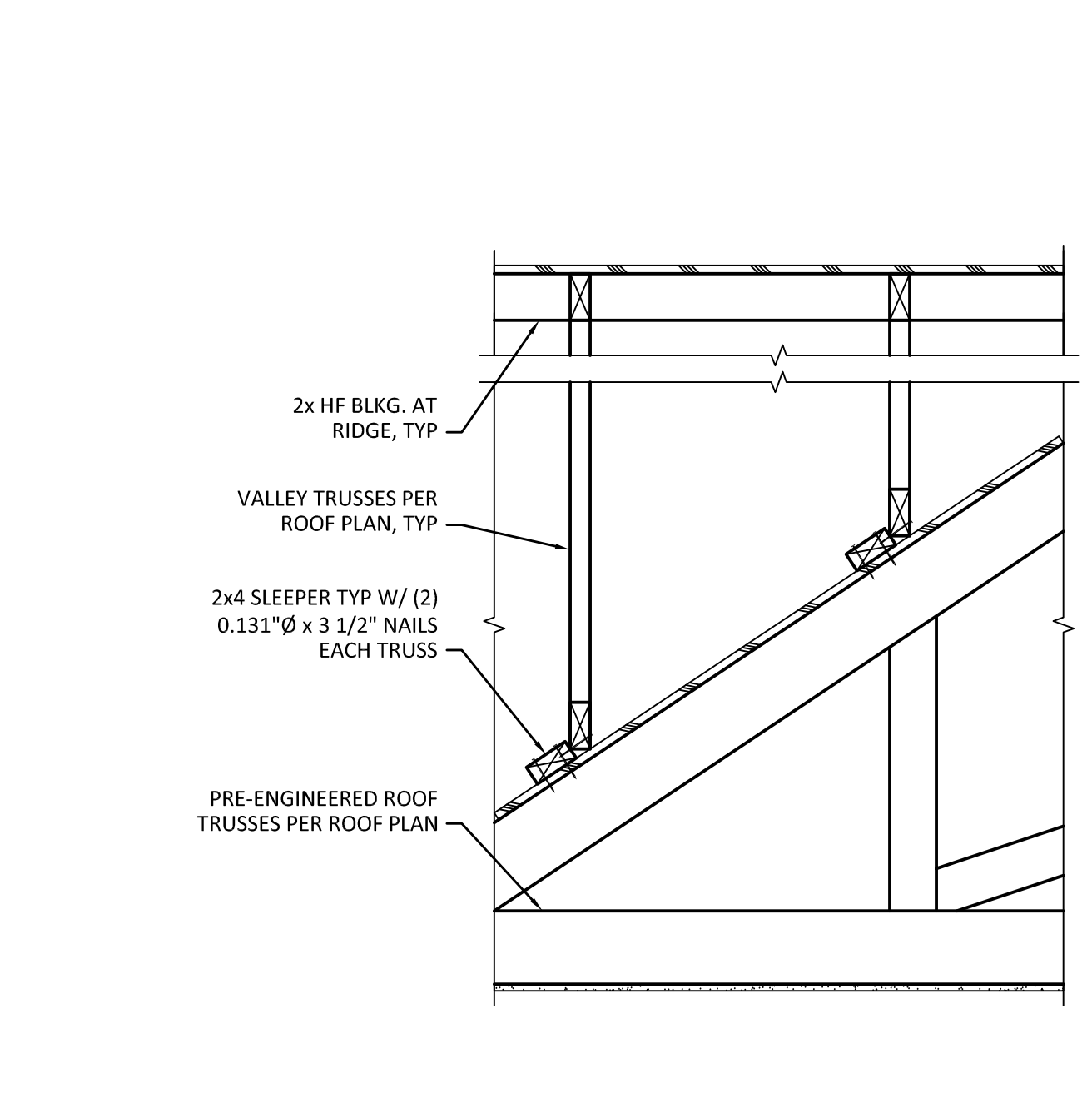
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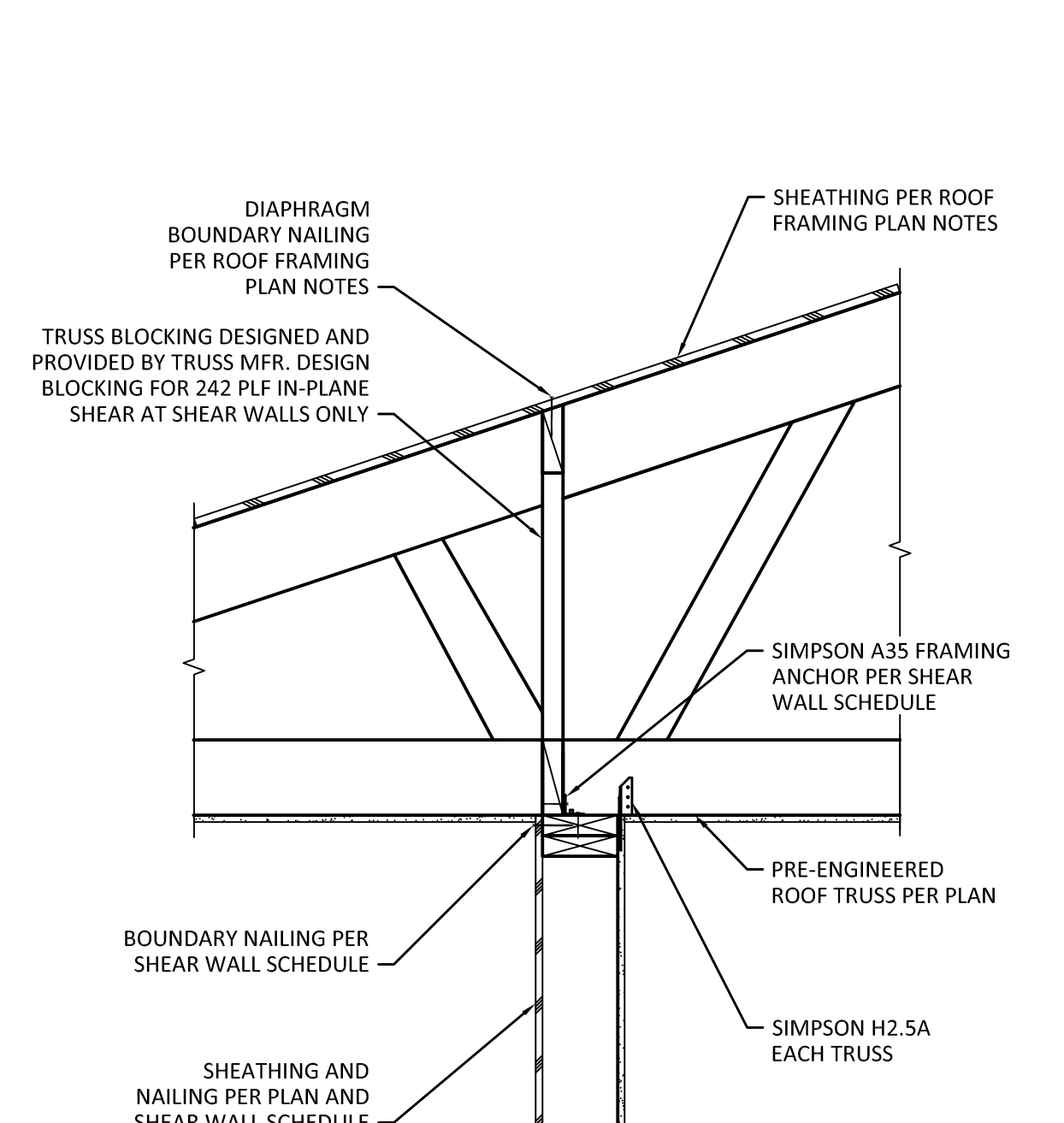
1 TYPICAL TRUSS SUPPORT DETAIL
 SCALE: 1" = 1'-0"



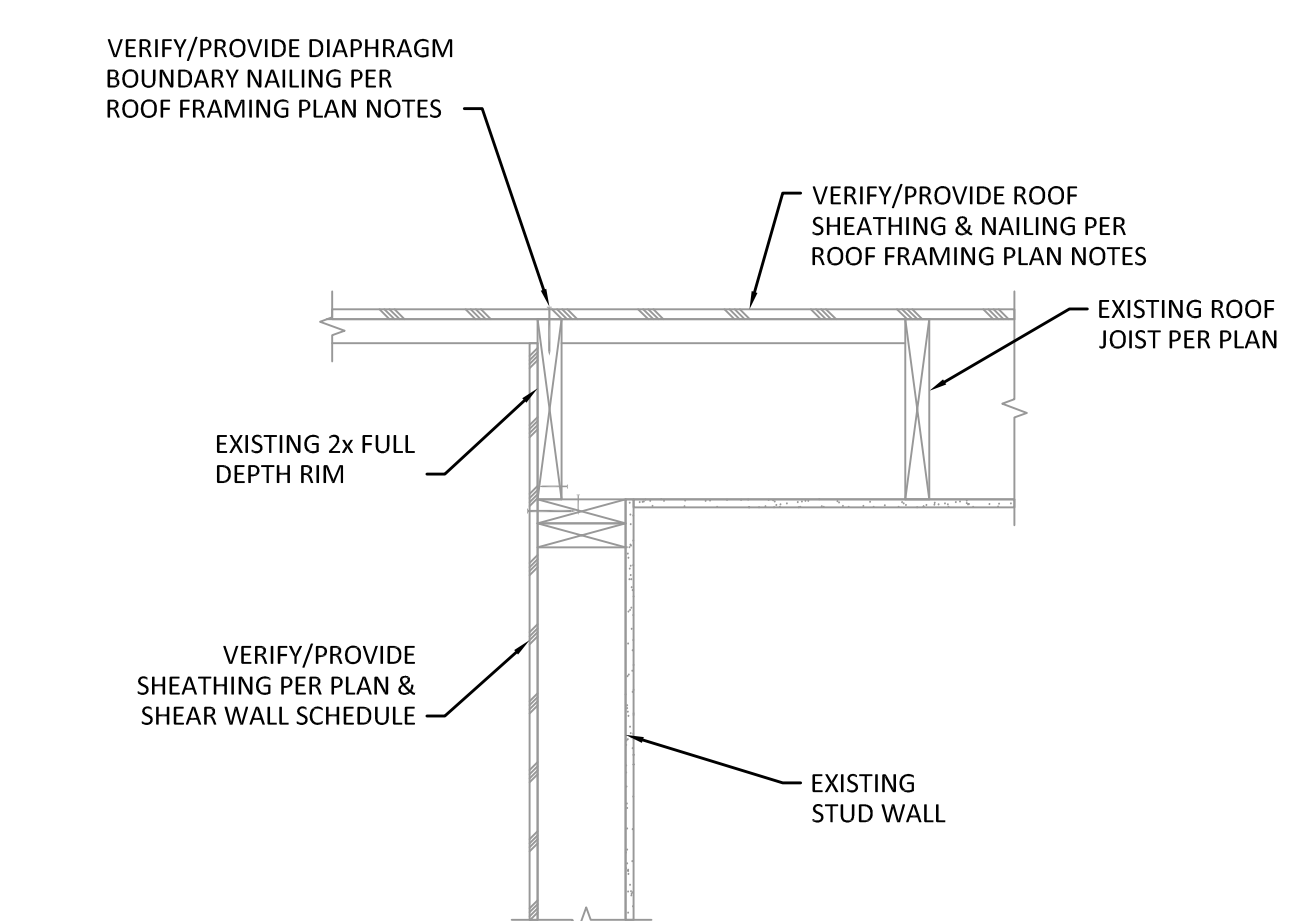
2 TYPICAL GABLE END SECTION
 SCALE: 1" = 1'-0"



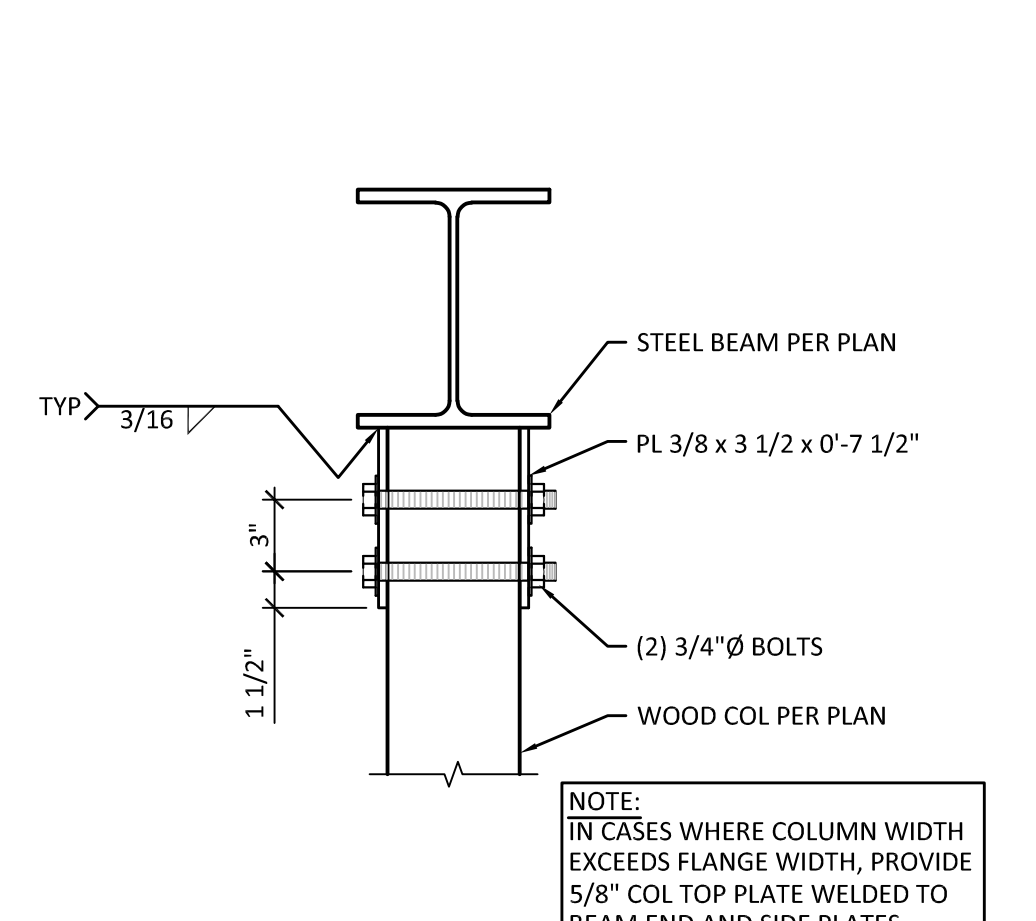
3 TYPICAL OVERFRAMING DETAIL
 SCALE: 1" = 1'-0"



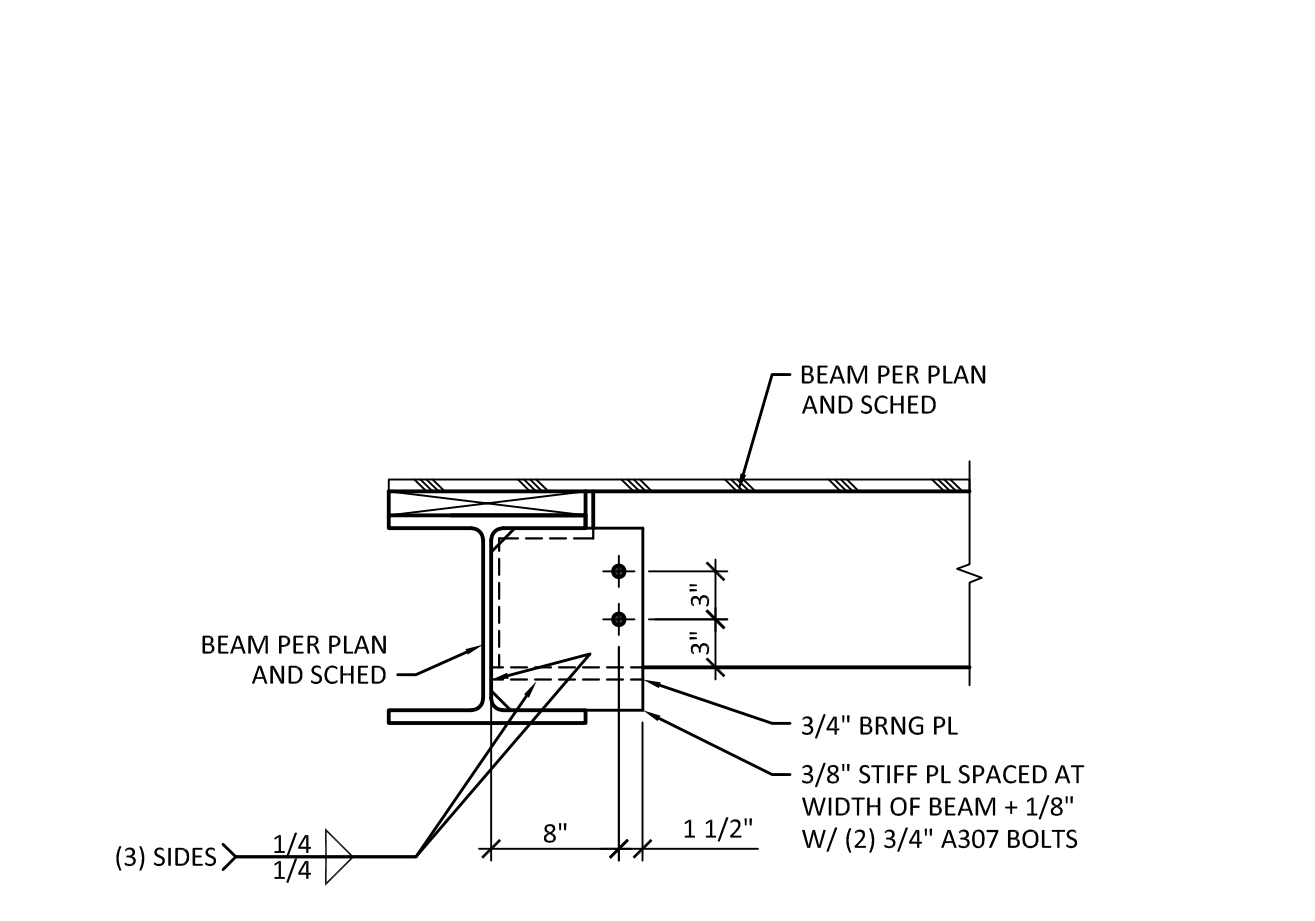
4 TYPICAL TRUSS BLOCKING DETAIL
 SCALE: 1" = 1'-0"



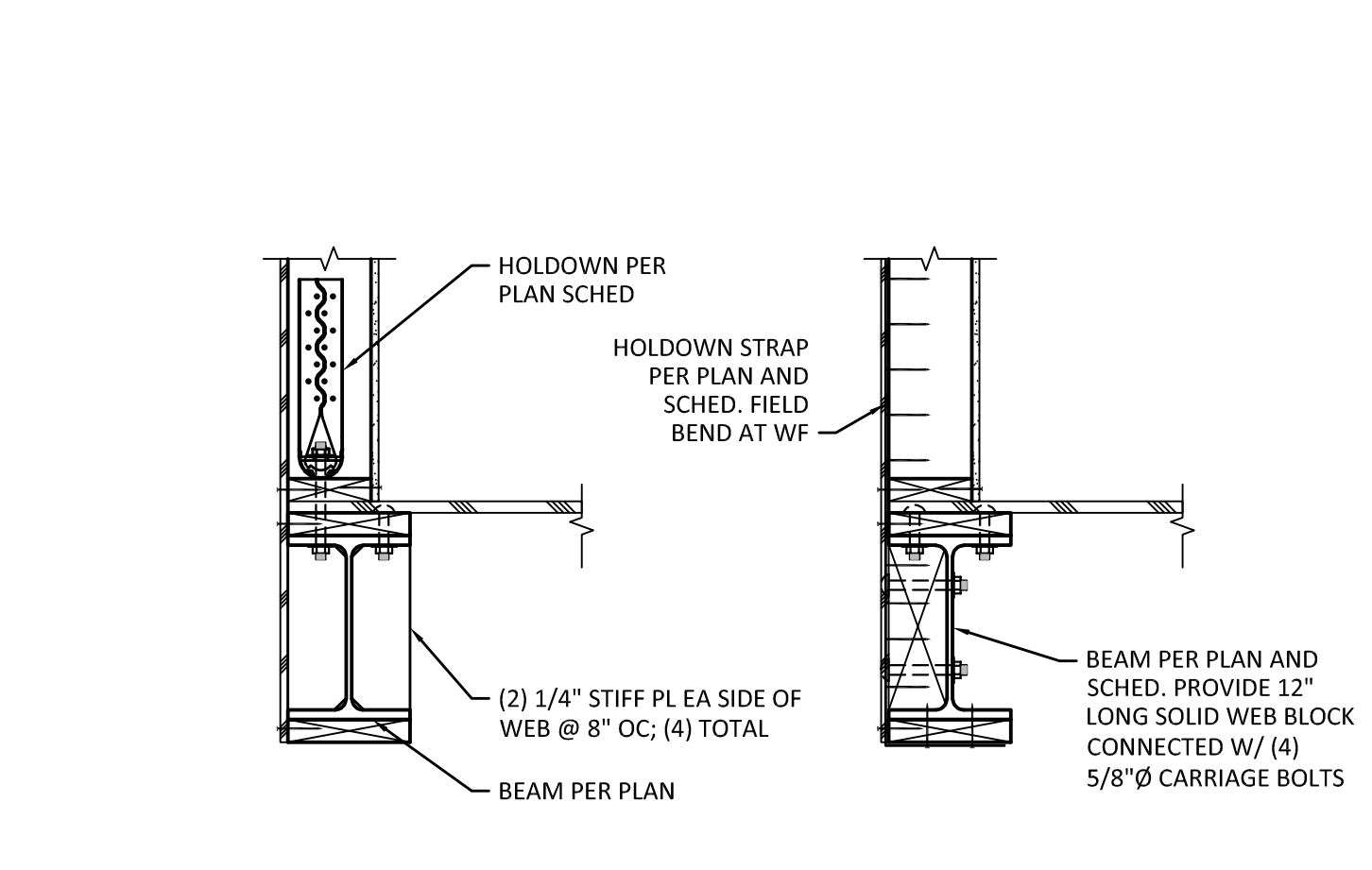
5 ROOF RAFTER CONNECTION (NON-BEARING)
 SCALE: 1" = 1'-0"



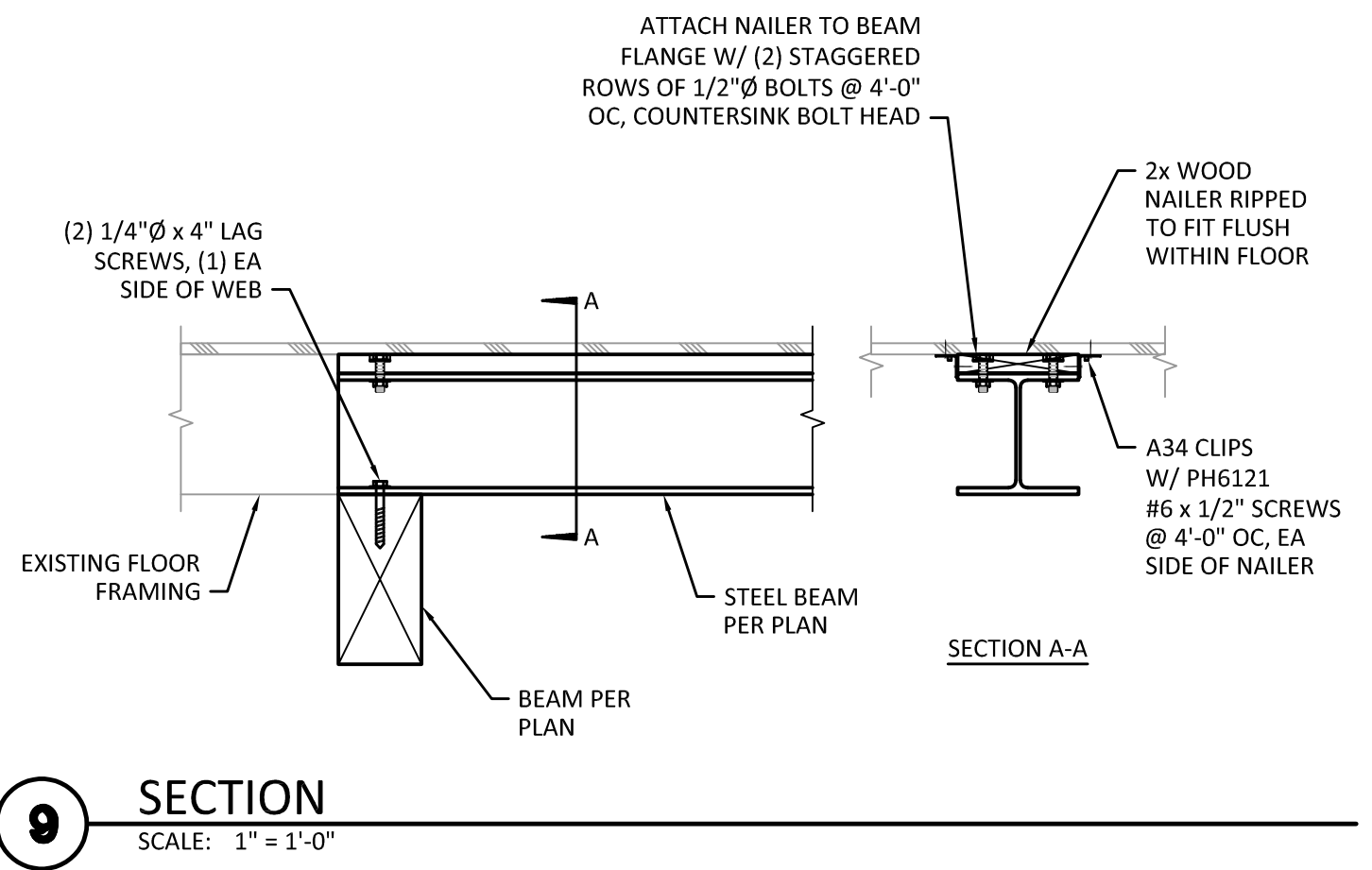
6 SECTION
 SCALE: 1 1/2" = 1'-0"



7 TYPICAL WOOD BEAM TO STEEL BEAM CONNECTION
 SCALE: 1" = 1'-0"



8 TYPICAL HOLDOWN TO STEEL BEAM
 SCALE: 1" = 1'-0"



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

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ROOF FRAMING AND STEEL DETAILS