

REUTIMANN PROJECT

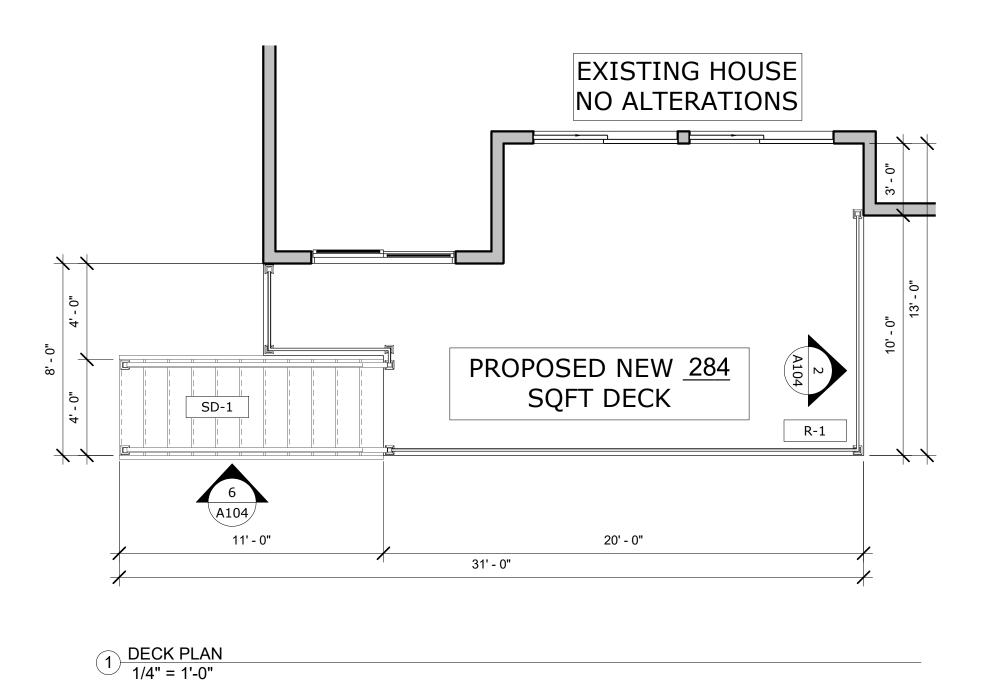
RICHARD REUTIMANN 6671 EAST MERCER WAY MERCER ISLAND, WA 98040

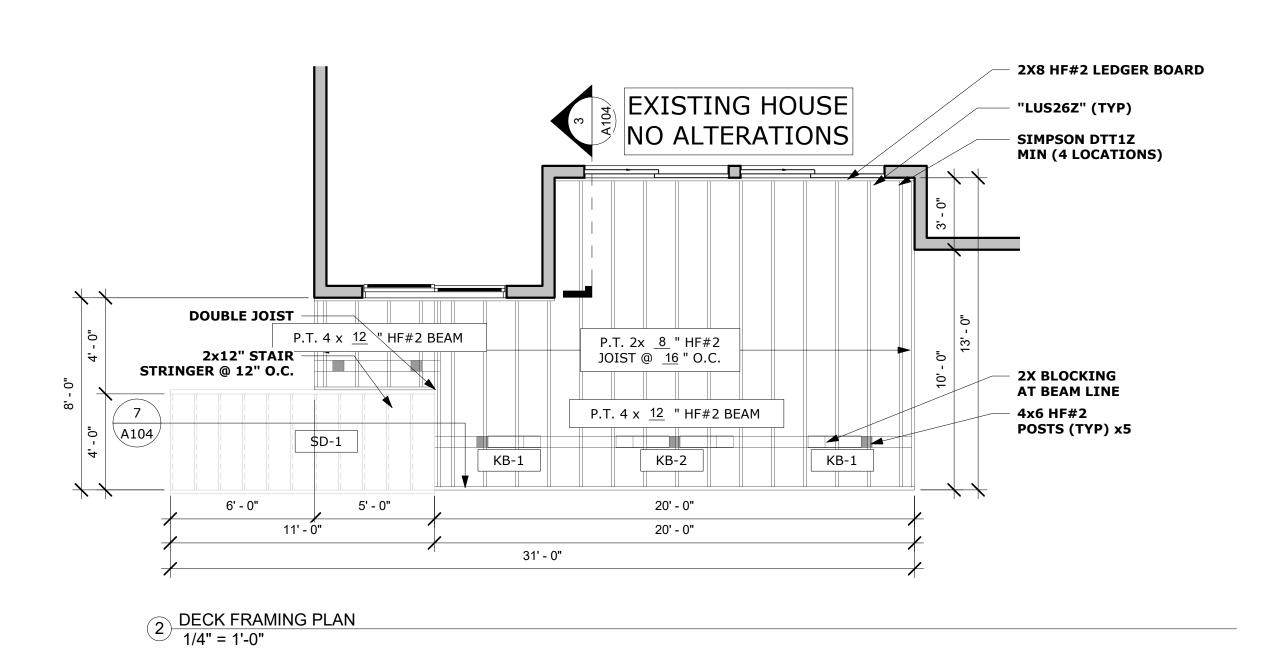
> A101 COVER PAGE A101.1 SITEPLAN

A102 DECK AND FRAMING PLANS A103 FOUNDATION PLAN

A103 FOUNDATION A104 DETAILS

A106 ELEVATIONS & RENDERINGS





GENERAL FRAMING NOTES

FRAMING NOTES:

- -ALL WORK TO CONFORM TO CURRENT BUILDING CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL RESIDENTIAL CODI
 2018 WASHINGTON STATE AMENDMENTS
- -ALL FRAMING MEMBERS TO BE PRESSURE TREATED HEM-FIR #2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS
- -ALL GLULAM BEAMS EXPOSED TO MOISTURE AND INDICATED ON THE PLANS AS "GLB-HICLEAR" SHALL BE PRESERVATIVE TREATED "HI-CLEAR II" GRADE 24F-V4 BEAMS AS MANUFACTURED BY ROSBORO, INC.

FASTENER NOTE:

- -I.R.C. 317.3 FASTENERS FOR PRESSURE TREATED PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER
- -"LEDGER-LOK" SCREWS SHALL BE INSTALLED PER MANUFACTURES TECHNICAL BULLETIN AND ICC ESR REPORT #1078
- -"SIMPSON MPB66Z" POST BASE BRACKETS (WHEN SPECIFIED) SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS IN THE LATEST 'WOOD CONSTRUCTION CONNECTORS' CATALOG BY SIMPSON STRONG-TIE, INC.

FLOOR PLAN KEY NOTES

R-1 36" HIGH

36" HIGH ALUMINUM POST & RAILS WITH PICKET GUARD-RAILING SEE 1/A104 FOR GUARD POST CONNECTION (TYP)

SD-

7 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISER, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8.

KB-1

SINGLE KNEE BRACE DETAIL PER 4/A104

KB-2

DOUBLE KNEE BRACE DETAIL PER 5/A104

DECKING MATERIAL

"TIMBER TECH" COMPOSITE MATERIAL/PRODUCT



EXP 1/23

MD22-34 REUTIMANN RICHARD REUTIMANN 6671 EAST MERCER WAY MERCER ISLAND, WA 98040

Revision Schedule
Revision Revision
Number Date

PROJECT CONTACT:

TONY MITCHELL 206.669.6650

DATE:

7/14/2022 1:04:17 PM **DRAWN BY:**

Author

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

PARCEL NO: PARCEL

LEGAL:

LEGAL :

DECK AND FRAMING PLANS

A102

GENERAL FRAMING NOTES

FRAMING NOTES:

- -ALL WORK TO CONFORM TO CURRENT BUILDING CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 WASHINGTON STATE AMENDMENTS

FASTENER NOTE:

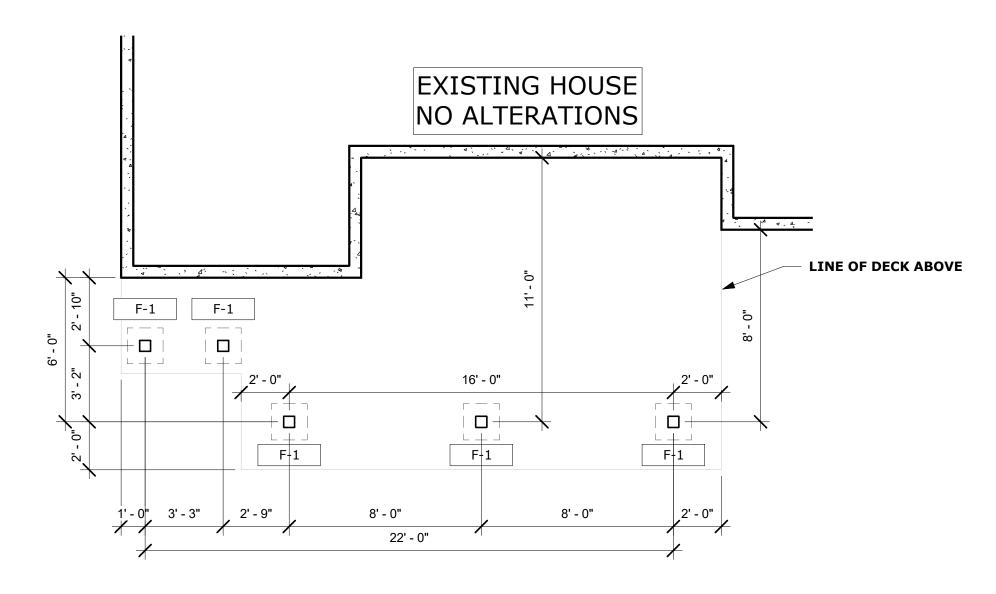
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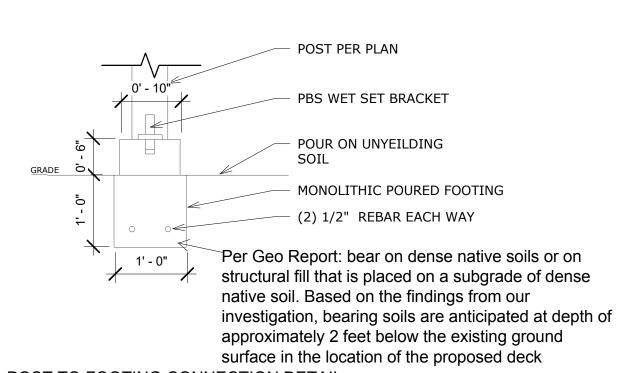
FOOTING SCHEDULE

F-1

DECK FOUNDATIONAL FOOTING PER 2/A103

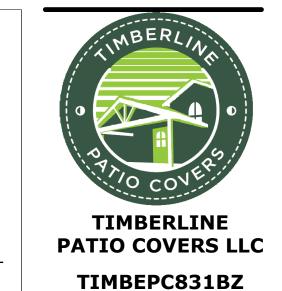


1 FOUNDATION PLAN
1/4" = 1'-0"



POST TO FOOTING CONNECTION DETAIL

② 3/4" = 1'-0"



EXP 1/23

RICHARD REUTIMANN 6671 EAST MERCER WAY MEDCEP ISLAND WA 9804

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- 1		

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TONY MITCHELL 206.669.6650

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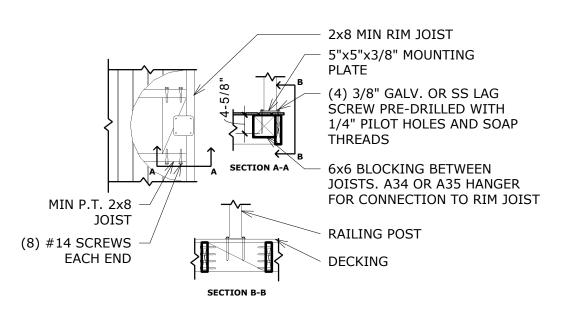
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FOUNDATION PLAN

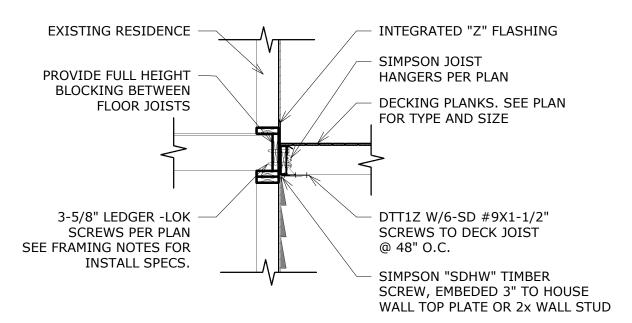
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TOP CAP 4' MAX **POST** ALUMINUM PICKET 4" BALL MAY NOT PASS THROUGH 3 **DECKING** FRAMING PER PLAN

PICKET RAILING ELEVATION

1/2" = 1'-0"



LEDGER CONNECTION DETAIL 1/2" = 1'-0"

GUARDRAIL POST CONNECTION

1/2" = 1'-0"

P/T WOOD BEAM SEE FRAMING PLAN CORROSION RESISTANT METAL COLUMN CAP INSTALL PER MFR (SIMPSON HANGER, MATCH PER BEAM SIZE) (1) 1/2"x6" GALV. LAG SCREWS W/ FL. WASHER EMBEDED 3" MIN. INTO POST AND COUNTERSINK TO KNEE-BRACE (TYP) 4x4 P/T HEM FIR #2 KNEE-BRACE P/T DECK POST SEE FRAMING PLAN

SINGLE KNEE-BRACE DETAIL 1/2" = 1'-0"

6 GUARDRAIL STAIR DETAIL

1/2" = 1'-0"

P/T WOOD BEAM SEE FRAMING PLAN (BEAM SPLICE MUST OCCUR OVER POSTS W/ 1-1/2" MIN BEARING) **CORROSION RESISTANT** METAL COLUMN CAP INSTALL PER MFR (SIMPSON HANGER, MATCH PER BEAM SIZE) 4x4 P/T HEM FIR #2 KNEE-BRACE (1) 1/2"x6" GALV. LAG SCREWS W/FL. WASHER EMBEDED 3" MIN. INTO POST AND COUNTERSINK TO KNEE-BRACE (TYP) P/T DECK POST SEE FRAMING PLAN

DOUBLE KNEE BRACE DETAIL 1/2" = 1'-0"

HANDRAILS ON STEPS TO HAVE ENDS

RETURNED AND PLACED MIN. 34" MAX.

STAIR NOTES:

OPEN GUARDS ON DECKS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW SHALL HAVE MEMBERS SPACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. RAIL -10" MIN RUN FROM NOSING TO NOSING **STAIRWAY NOTES:** 1. STAIRS SHALL BE NOT LESS THAN 36" IN WIDTH. 2. STAIRWAY RISERS SHALL BE NO GREATER THAN 7 3/4". STAIRWAY TREADS SHALL HAVE A MINIMUM RUN OF 10". 4. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT 36" MIN VARY MORE THAN 3/8" IN THE RUN OF THE STAIR. HEIGHT 5. OPEN RISERS ARE PERMITTED IF THE OPENINGS IS LESS THAN 4". 6. TREAD NOSING SHALL BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS. 7. COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS. DECK 34-38" ABOVE NOSINGS LESS THAN HANDRAIL 6" DIA. **GUARD REQ'** IF MORE THAN 30" LANDING SAME WIDTH OF STAIRS OPEN RISERS LESS THAN 4" 36" MIN 7 3/4" MAX RISE FINISHED GRADE

38" ABOVE STEP NOSING. THE HAND GRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT -MIN 10" RUN GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. RAILING SHALL NOT PASS A 4" SPHERE. THERE SHALL BE NO MORE THAN 3/8" VARIANCE BETWEEN THE TALLEST RISER -MAX 7-3/4" RISE AND THE SHORTEST RISER ON ANY FLIGHT OF STEPS. P.T. 2x12 STAIR STINGER SIMPSON "LSCZ" @ 12" O.C. STRINGER CONNECTORS DECKING (SEE PLAN FOR SIZE & TYPE) FASTEN STAIR BRACKET P.T. 2x4 KICKER PLATE PLATE TO DECK RIM JOIST W/ SIMPSON "TJC37" FLAT 3' MIN CONCRETE LANDING PLATE BTWN EACH STRINGER (MIN 2)

7 TYPICAL STAIR SECTION 1/2" = 1'-0"

MASTERDECKS LLC MASTEL836BZ **EXP 1/23**

98040 REUTIMANN Σ Δ Δ Ш 2 M 9

Revision Schedule Revision Revision Number Date

PROJECT CONTACT: RYAN QUINN

206.518.2786

2

DATE:

7/14/2022 1:04:20 PM **DRAWN BY:**

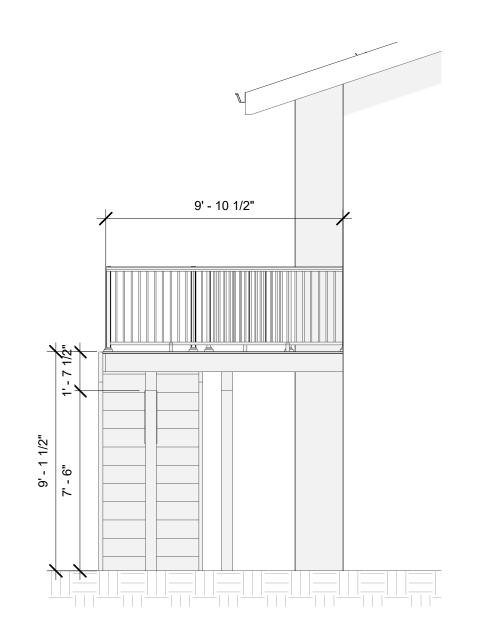
Author

SCALE: 1/2" = 1'-0"**PARCEL NO:**

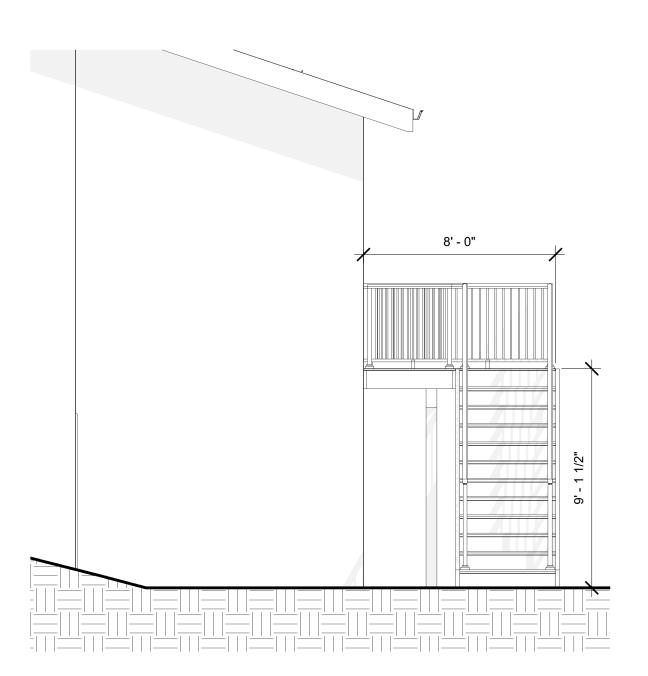
PARCEL LEGAL:

LEGAL

DETAILS



1 <u>EAST ELEVATION</u> 1/4" = 1'-0"



2 WEST ELEVATION 1/4" = 1'-0"



MASTERDECKS LLC

MASTEL836BZ
EXP 1/23

WA 98040

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ELEVATIONS & RENDERINGS

A106