

BEAM SIZE	MIN. END POST
4 X 12 D.F.#2	4 X 4 D.F.#2/OR (2) 2 X 4 STUDS
6 X 10 D.F.#1	STITCHED 12" O.C. W/ (2) 8d. NAILS
6 X 12 D.F.#1	4 X 6 OR 6 D.F.#2
3 1/8 G.L.B.	4 X 4 D.F.#2
3 1/8 G.L.B.	4 X 4 OR 4 D.F.#2
6 3/4 G.L.B.	4 X 6 OR 6 D.F.#2

NOTE: ALL SIMPLE SPAN GLU-LAMINATED BEAMS (G.L.B.) ARE TO BE 24" V4 GRADE OR BETTER (Fv = 165 p.s.i., Fb = 2400 p.s.i. AND E = 1,800,000 p.s.i.). ALL CONTINUOUS G.L.B.'S AND ALL CANTILEVER G.L.B.'S ARE TO BE 24" V6 GRADE OR BETTER (Fv = 165 p.s.i., Fb = 2400 p.s.i. AND E = 1,800,000 p.s.i.).

footing schedule

18	WOOD POST ON 18" X 12" THK. CONC. FTG. W/ 2-#4 BARS E.W.
24	WOOD POST ON 24" X 12" THK. CONC. FTG. W/ 2-#4 BARS E.W.
24x24	WOOD POST ON 24" X 24" X 12" THK. CONC. FTG. W/ 3-#4 BARS E.W.
30x30	WOOD POST ON 30" X 30" X 12" THK. CONC. FTG. W/ 4-#4 BARS E.W.

ALL WOOD POSTS TO BE 4X4 (4X6 AT BEAM BUTT JOINTS) UNLESS NOTED OTHERWISE (U.N.O.). ALL RECTANGULAR FTGS. NOT SHOWN ON FOOTING SCHEDULE TO BE 12" THK. W/ #4 BARS AT 6" O.C. EACH WAY U.N.O.

FOUNDATION PLAN & MAIN FLOOR FRAMING PLAN
1/4" = 1'-0"

PROVIDE 1/2" AIRSPACE BETWEEN CONCRETE AND ALL NON-PRESSURE TREATED WOOD.

MAIN FLOOR JOISTS (F.L.) TO BE 1-1/2" X 9-1/2" T1J/15 @ 16" O.C. (UNLESS NOTED OTHERWISE). PLAN INDICATES FLOOR FRAMING DIRECTION.

ALL BEAMS TO BE 24" V4 OR 24" V6 (UNLESS NOTED OTHERWISE). SEE GENERAL NOTES, DIVISION #6, FOR LUMBER GRADING, SPECIES AND DISH VALUES.

BLOCK OVER ALL SUPPORTS. (SEE NOTE AT LOWER LEFT CORNER)

EXTERIOR FOOTINGS TO BE INTRENCHED 18" MIN. BELOW FINISHED GRADE, AND BEAR ON UNDISTURBED SOIL. STEP FOOTINGS AS SITE CONDITIONS REQUIRE.

ANCHOR BOLTS TO BE 5/8" DIA. X 1'-0" @ 48" O.C. (UNLESS NOTED OTHERWISE).

PROVIDE 4" D. PERFORATED PERIMETER DRAIN IN 6" GRANULAR FILL AT BOTTOM OF FOOTINGS.

PROVIDE 4" G. ROOF TIGHT LINE DRAIN CONNECTING TO DOWNSPOUTS. SEE ROOF FRAMING PLAN FOR DOWNSPOUT LOCATIONS.

ALL WOOD POSTS TO BE P.T. 4 X 4 OR PROVIDE SEPARATION AT CONCRETE (UNLESS NOTED OTHERWISE). PROVIDE 4 X 6 POSTS AT BEAM BUTT JOINTS.

BACKFILL AT EXTERIOR WALLS MAY REQUIRE COMPACTION IN THE PRESENCE OF A LICENSED ENGINEER (FIELD VERIFY).

SHADING ON PLAN INDICATES CHANGE IN FLOOR ELEVATION.

PROVIDE 'NEVASTAR' WATERPROOFING MEMBRANE BETWEEN CONCRETE SLAB AND WOOD FRAMING WHERE NEEDED.

USE 'BRACED' OR 'UNBRACED' RETAINING WALL DETAILS AND SCHEDULES WHEN FOUNDATION WALL HEIGHTS EXCEED 3'-6". FIELD VERIFY ACTUAL WALL HEIGHTS.

MAIN FLOOR FRAMING TO BE IN PLACE PRIOR TO BACKFILLING FOR 'BRACED' RETAINING WALLS. 'UNBRACED' RETAINING WALLS ARE TO BE BACKFILLED PRIOR TO FRAMING FLOOR SYSTEM.

NOTE: SEE SHEET #5 FOR 'T1J' NOTES AND DETAILS.

DEMOLITION/RENOVATION NOTES

- FRAMING AND FOUNDATION PLANS HAVE BEEN DESIGNED TO BE STRUCTURALLY SOUND UPON COMPLETION OF THE WORK. THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR (UNLESS SPECIFICALLY NOTED ON PLANS).
- DURING DEMOLITION AND CONSTRUCTION, IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE TEMPORARY SHORING/BRACING OF EXISTING ELEMENTS INTENDED TO REMAIN.
- THE STRUCTURAL PLANS HAVE BEEN PREPARED WITH EXISTING FRAMING/FOUNDATION ASSUMPTIONS AS NOTED ON THE PLANS. IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO CONTACT MR. STRUCTURAL ENGINEER IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS DEPICTED ON THE CONSTRUCTION DOCUMENTS.

NOTE THAT THE EXISTING SHEAR WALL ALONG THE DEMOLITION PLANE IS TO REMAIN AND NEW SHEATHED WALLS ARE TO BE ADDED WITH THE SIGNIFICANT ROOF AREA (PLAN RIGHT) TRIBUTARY TO THIS WALL LINE REMOVED AND ADDITIONAL WALLS ADDED THE DEMAND CAPACITY RATIO IS REDUCING. THEREFORE PER THE EXCEPTION TO SECTION 905.3 OF THE 2021 WASHINGTON STATE EXISTING BUILDING CODE, THE ORIGINAL LATERAL FORCE RESISTING SYSTEM IS PERMITTED TO REMAIN UNALTERED.

NOTE: SEE STEEL FRAME NOTES ON SHEET S-1. CONCRETE CONTRACTOR TO PROVIDE 3/4" PLYWOOD TEMPLATES FOR ACCURATELY LOCATING ANCHOR BOLTS @ STEEL FRAMES. ALL ANCHOR BOLTS @ STEEL FRAME TO BE A-307 STEEL, 3/8" DIA. X 12". SEE DETAILS.

NOTE: SEE SHEET #5 FOR TYPICAL FRAMING DETAILS AND NOTES TO FRAMING DETAILS FOR T1J ENGINEERED WOOD I-JOISTS. SEE MANUFACTURER'S RECOMMENDATIONS FOR JOB SITE STORAGE AND INSTALLATION. PROVIDE SIMPSON STRONG-TIE CONNECTORS AND MANUFACTURED FOR USE WITH T1J ENGINEERED PRODUCTS, AND PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.

NOTE TO DRAWINGS: PROVIDE 1/2" WOODBOARD ON TOP OF 3/4" PLYWOOD SUBFLOOR AT ALL AREAS TO RECEIVE THIN-SET TILE FINISH FLOORING. SEE FLOOR PLANS FOR TILE LOCATIONS.

FLOOR FRAMING @ MARBLE INSET
FLOOR JOISTS ARE TO BE 9 1/2" T1J/15 @ 12" O.C. BELOW AREAS THAT ARE TO RECEIVE THIN SET MARBLE FINISH FLOOR. LOWER FLOOR FRAMING 1 1/4" BELOW STANDARD ELEVATION & PROVIDE 2 LAYERS OF 3/4" T&G PLYWOOD SUBFLOORING. SOLID BLOCK ALL EDGES OF THE FIRST LAYER & STAGGER THE PANEL EDGES OF THE SECOND LAYER. PROVIDE 1 LAYER OF 1/2" WOODBOARD ON TOP OF SUBFLOORING TO RECEIVE THIN SET MARBLE (TYPICAL @ MATCHED AREA OF PLAN)

NOTE: PROVIDE CONTINUOUS 1 3/4" MICRO-LAM RIM JOIST AT ALL EXTERIOR WALLS (U.N.O.)

*** T1J BLOCKING NOTES**

PROVIDE T1J BLOCKING (MINIMUM) OVER ALL SUPPORTS.

SUPPORTS WITH ONE BEARING WALL ABOVE:
PROVIDE 'TIMBERSTRAND' LSL BLOCKING (U.N.O.)

SUPPORTS WITH TWO BEARING WALLS ABOVE:
PROVIDE DOUBLE 'TIMBERSTRAND' LSL BLK'G (U.N.O.)

SUPPORTS WITH POINT LOAD ABOVE:
PROVIDE DOUBLE 'TIMBERSTRAND' LSL BLOCKING OR 2 X 4 / 2 X 6 SQUASH BLOCKS (U.N.O.)

FOUNDATION + MAIN FLOOR STRUCTURAL PLAN

EXPIRES 1-29-26
PILE FOUND ONLY

NOTE TO DRAWINGS:
 PROVIDE 1/2" WOODBOARD ON TOP OF 3/4" PLYWOOD
 SUBFLOOR AT ALL AREAS TO RECEIVE TWIN-SET TILE
 FINISH FLOORING. SEE FLOOR PLANS FOR TILE LOCATIONS.

AREA SUMMARY		
LOWER FLOOR	705	SQ. FT.
MAIN FLOOR	8575	SQ. FT.
UPPER FLOOR	9057	SQ. FT.
TOTAL FINISHED	12337	SQ. FT.
ROOF PAVILION (TOTAL FINISHES)	2542	SQ. FT.
GARAGE	2230	SQ. FT.
DECKS (WATERPROOF)	64	SQ. FT.
MECHANICAL (100% INCL. IN LOWER FLOOR SF)		

MAIN FLOOR PLAN 1/4" = 1'-0"

TYPICAL PLATE HEIGHT TO BE 10'-0" (N.O.) NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.

VENT EXHAUST FANS, COOKTOP AND THE DRYER TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.

WINDOWS TO BE BY 'EAGLE', CLAD CASEMENTS AND CLAD FIXED UNITS. SEE WINDOW SCHEDULE, SHIT'S #19 FOR WINDOW MANUFACTURER ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH THE MANUFACTURER. PROVIDE 'MODERN DIVIDED LITES' AS SHOWN ON THE ELEVATIONS.

ALL GLAZING SUBJECT TO HUMAN IMPACT WITHIN 12" OF DOORS AND 18" OF FLOORS SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS.

SEE 'GENERAL NOTES', DIVISION #6, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.

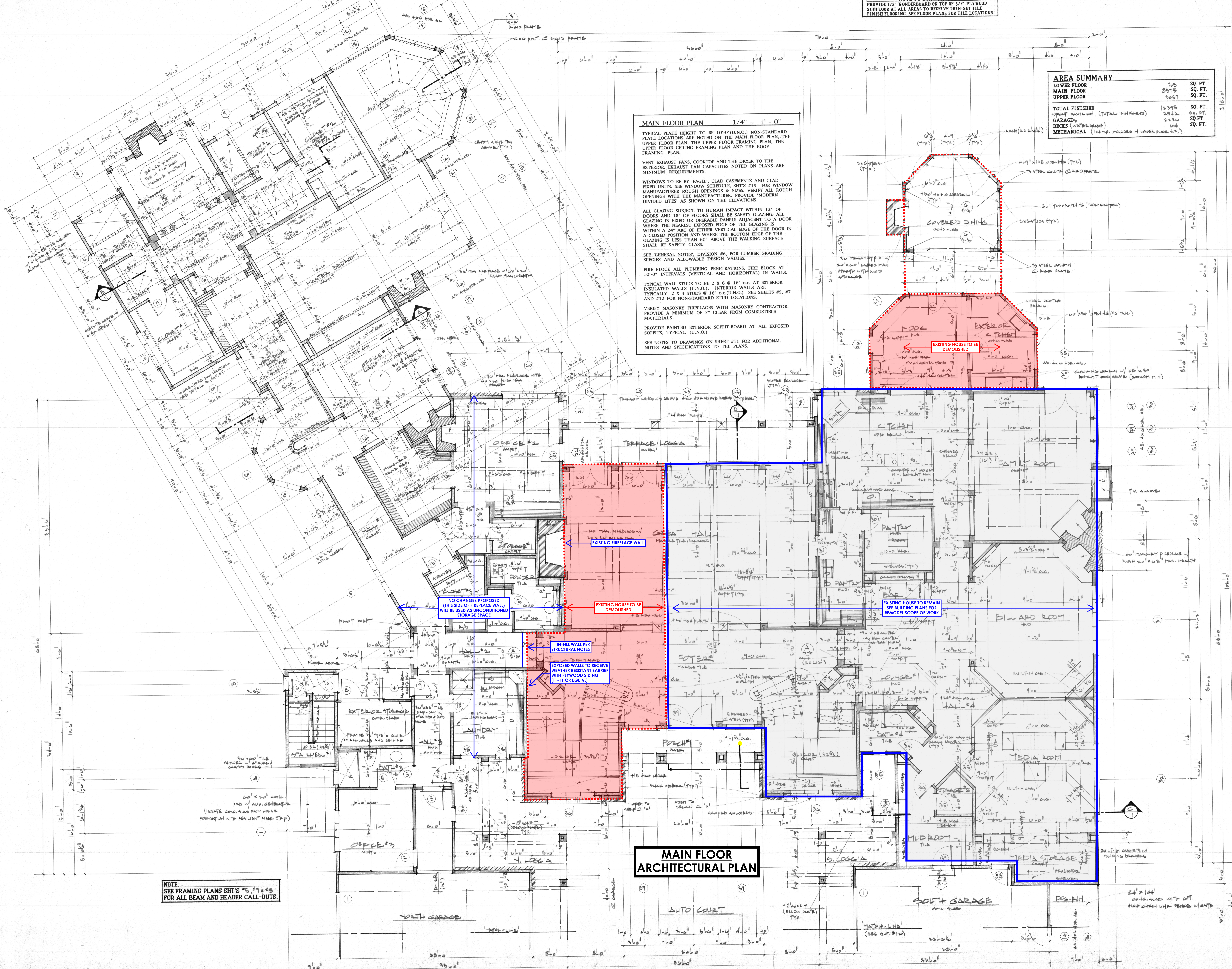
FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.

TYPICAL WALL STUDS TO BE 2 X 6 @ 16" O.C. AT EXTERIOR INSULATED WALLS (I.N.O.). INTERIOR WALLS ARE TYPICALLY 2 X 4 STUDS @ 16" O.C. (N.O.) SEE SHEETS #5, #7 AND #12 FOR NON-STANDARD STUD LOCATIONS.

VERIFY MASONRY FIREPLACES WITH MASONRY CONTRACTOR. PROVIDE A MINIMUM OF 2" CLEAR FROM COMBUSTIBLE MATERIALS.

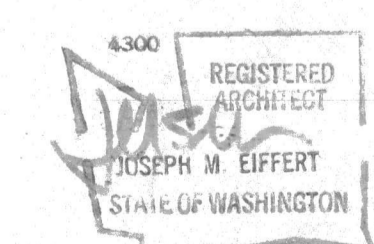
PROVIDE PAINTED EXTERIOR SOFFIT-BOARD AT ALL EXPOSED SOFFITS. TYPICAL (U.N.O.).

SEE NOTES TO DRAWINGS ON SHEET #11 FOR ADDITIONAL NOTES AND SPECIFICATIONS TO THE PLANS.



MAIN FLOOR ARCHITECTURAL PLAN

NOTE:
 SEE FRAMING PLANS SHIT'S #5, #7 & #8
 FOR ALL BEAM AND HEADER CALL-OUTS.



UPPER FLOOR FRAMING PLAN & MAIN FLOOR CEILING FRAMING PLAN 1/4"=1'-0"

ALL BEAMS AND HEADERS TO BE 4 X 10 (UNLESS NOTED OTHERWISE). FLOOR JOISTS (F.L.) TO BE 11 7/8" TJI/25 JOISTS @ 16" O.C. (U.N.O.). PLAN INDICATES FLOOR JOIST DIRECTION.

PROVIDE BLOCKING OVER ALL SUPPORTS. SEE TJI BLOCKING NOTES ON THIS SHEET. PROVIDE 2X CRIPPLES, WEB SUPPORTS AND BACKERS AS REQUIRED BY MFR. SEE TJI DETAILS THIS SHEET.

SUPPORT ALL BEAMS WITH POST OF EQUAL WIDTH. SEE BEAM SIZE/MIN. END POST SCHEDULE THIS SHEET.

VERIFY MASONRY ROUGH OPENING WITH MASONRY CONTRACTOR. PROVIDE MIN. OF 2" CLEAR @ FIREPLACE (TYP.).

TYPICAL PLATE HEIGHT TO BE 10'-0" (U.N.O.) NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE FRAMING PLANS AND FLOOR PLANS.

ALL FRAMING HARDWARE TO BE BY 'SIMPSON' OR EQUAL. PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.

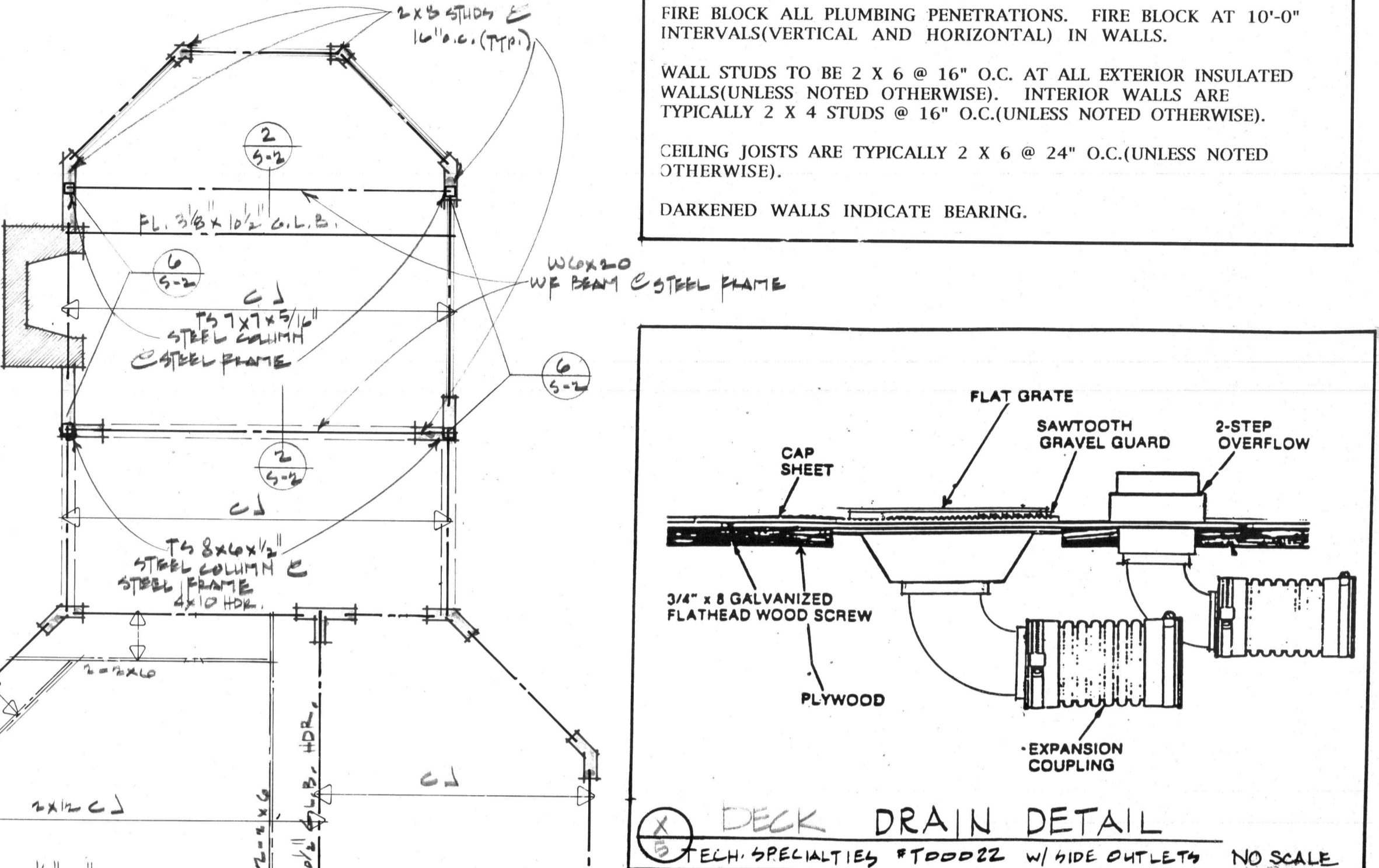
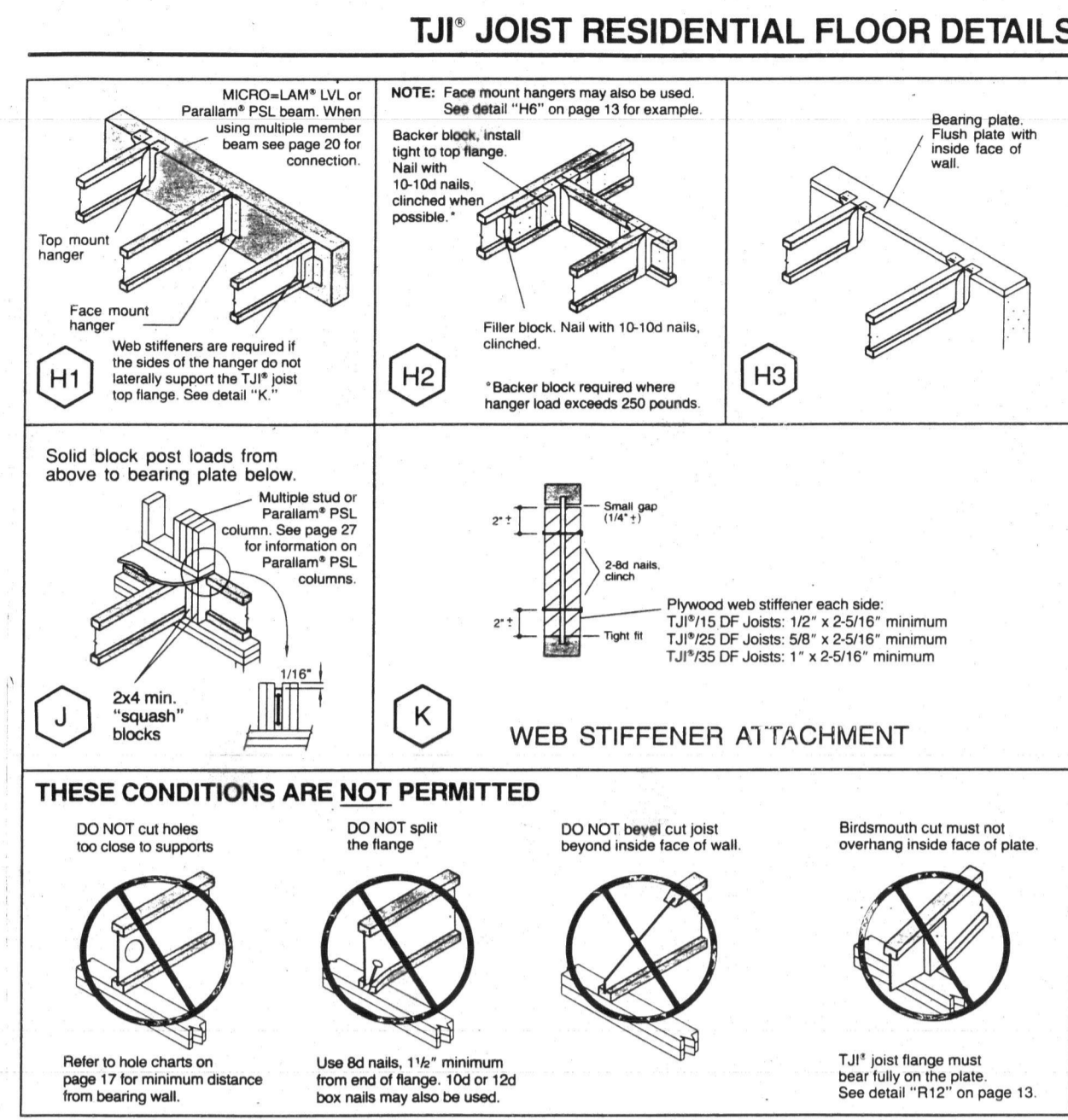
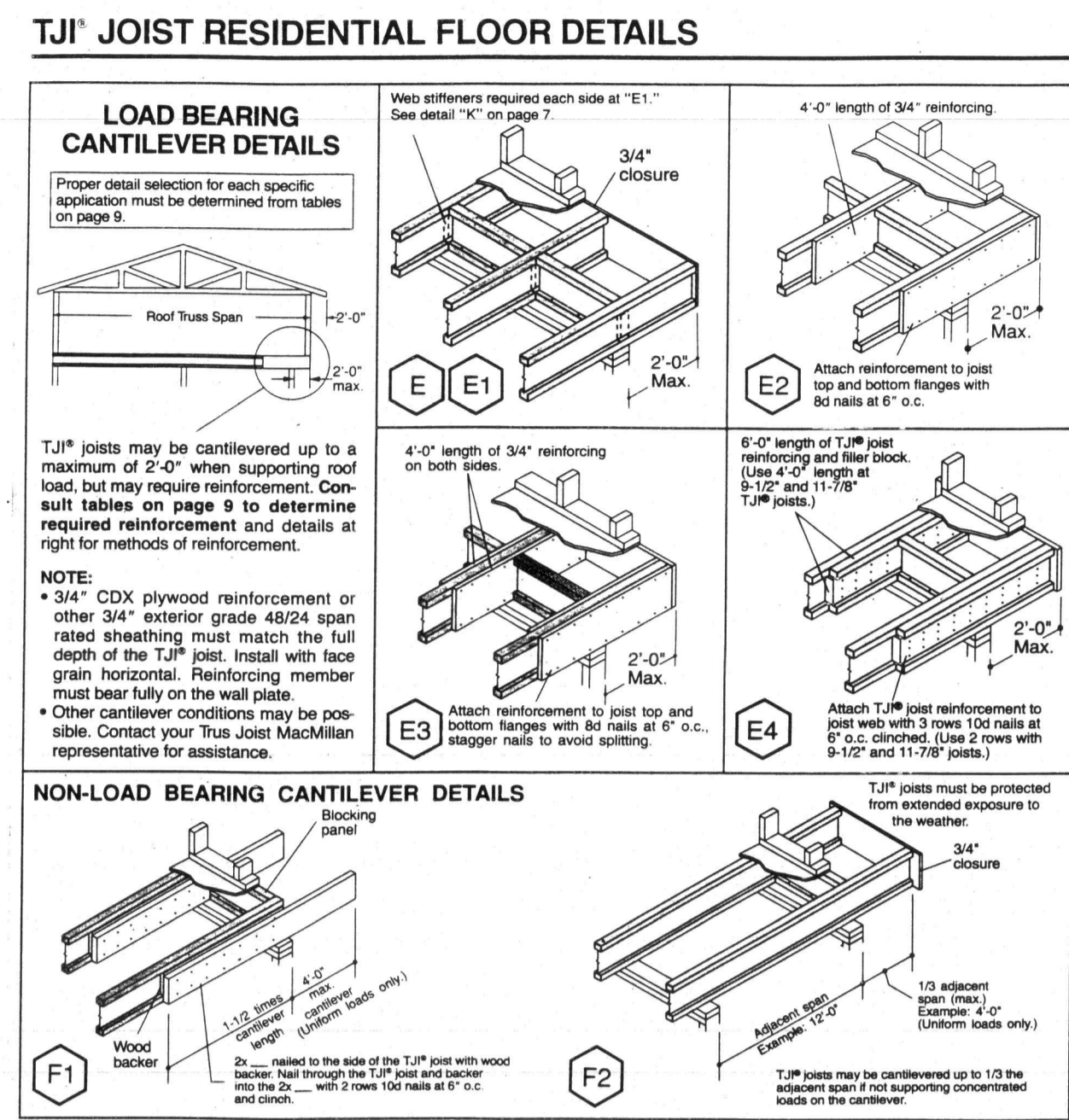
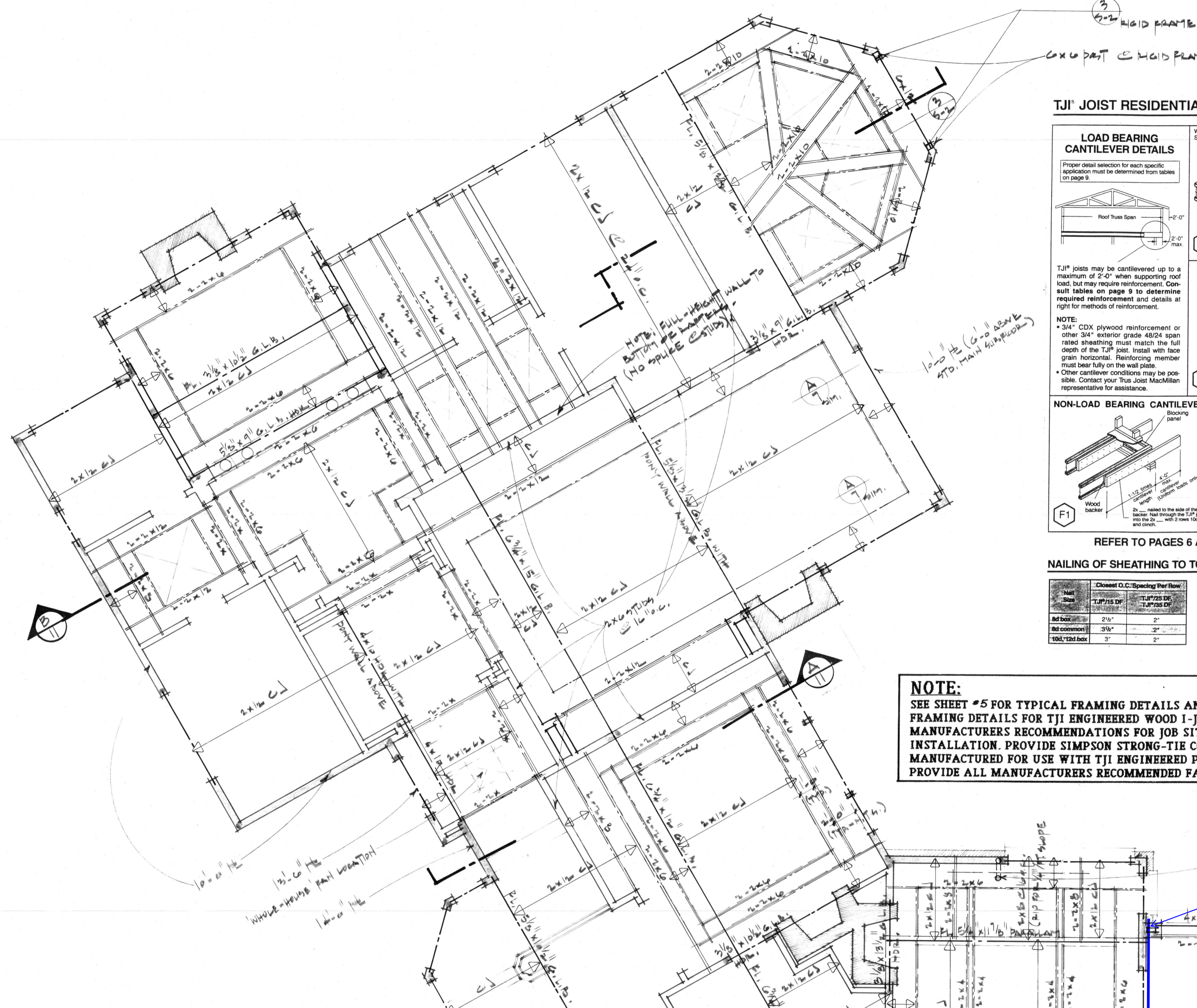
SEE GENERAL NOTES, DIVISION #6 FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.

FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS VERTICAL AND HORIZONTAL IN WALLS.

WALL STUDS TO BE 2 X 6 @ 16" O.C. AT ALL EXTERIOR INSULATED WALLS (UNLESS NOTED OTHERWISE). INTERIOR WALLS ARE TYPICALLY 2 X 4 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE).

CEILING JOISTS ARE TYPICALLY 2 X 6 @ 24" O.C. (UNLESS NOTED OTHERWISE).

DARKENED WALLS INDICATE BEARING.



NOTE:

SEE SHEET #5 FOR TYPICAL FRAMING DETAILS AND NOTES TO FRAMING DETAILS FOR TJI ENGINEERED WOOD I-JOISTS. SEE MANUFACTURER'S RECOMMENDATIONS FOR JOB SITE STORAGE AND INSTALLATION. PROVIDE SIMPSON STRONG-TIE CONNECTORS MANUFACTURED FOR USE WITH TJI ENGINEERED PRODUCTS, AND PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.

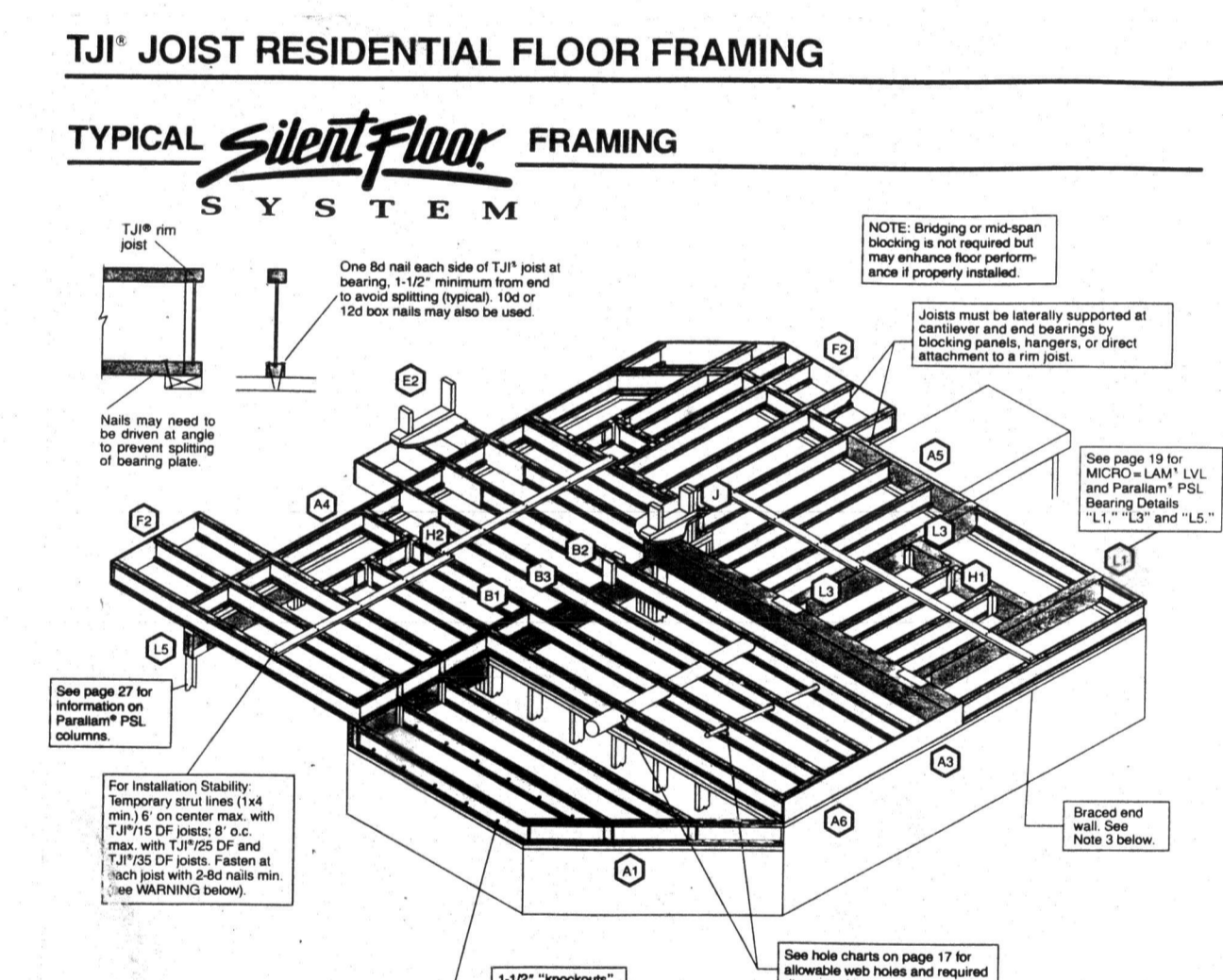
NOTE TO DRAWINGS:

PROVIDE 1/2" WOODBOARD ON TOP OF 3/4" PLYWOOD SUBFLOOR AT ALL AREAS TO RECEIVE TILE SET TILE FINISH FLOORING. SEE FLOOR PLANS FOR TILE LOCATIONS.

REFER TO PAGES 6 AND 7 FOR GENERAL NOTES FOR DETAILS.

NAILING OF SHEATHING TO TOP FLANGE

Sheathing	Fastener	Spacing	Notes
CDX Plywood	16d	6" o.c.	Fasten to top flange of joist.
OSB	16d	6" o.c.	Fasten to top flange of joist.



WARNING

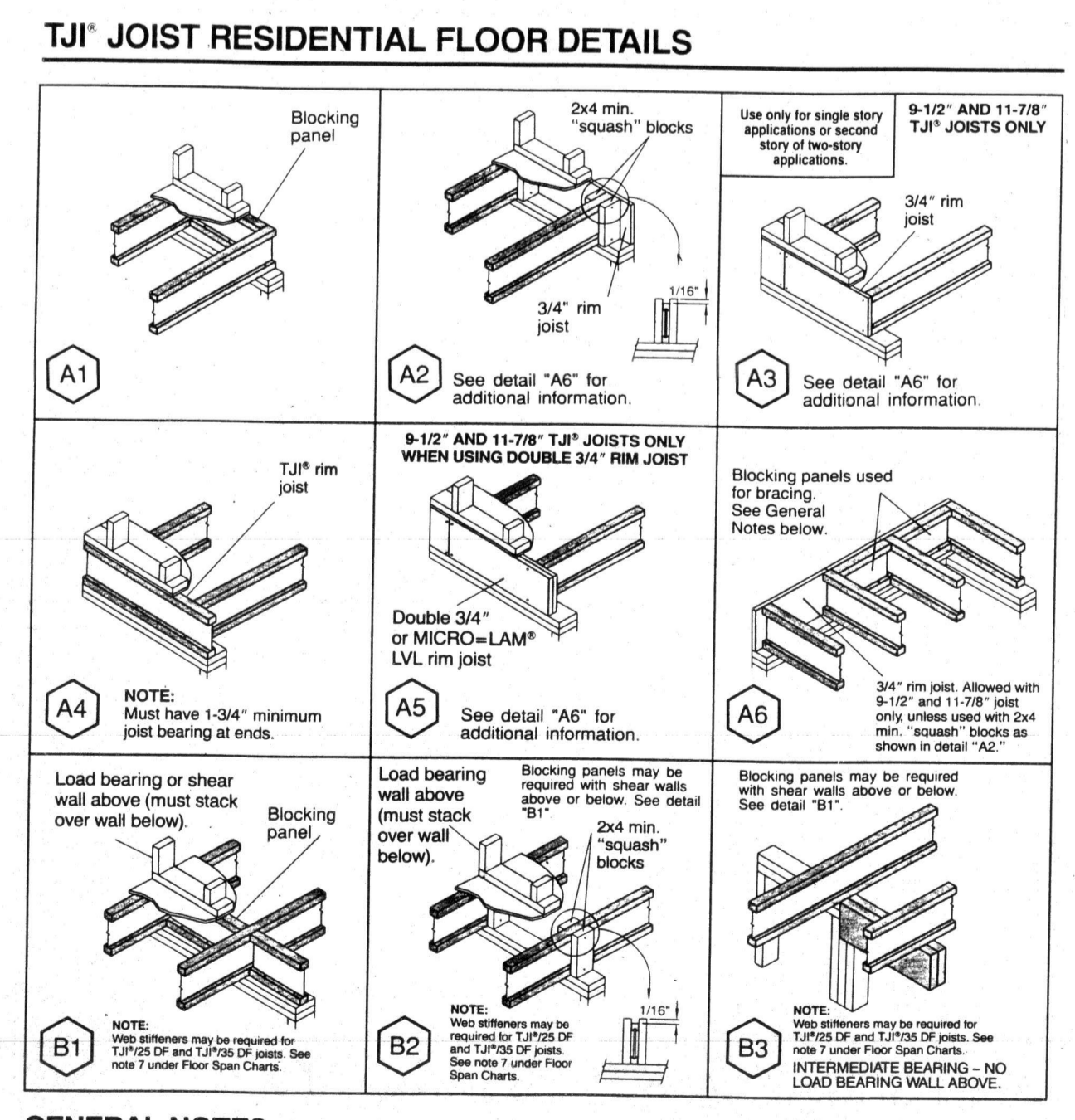
JOISTS ARE UNSTABLE UNTIL BRACED LATERALLY.

BRACING INCLUDES:

- DO NOT allow workers to walk on top of joists.
- DO NOT allow workers to work on top of joists.
- DO NOT allow workers to work on top of joists.

WARNING NOTES:

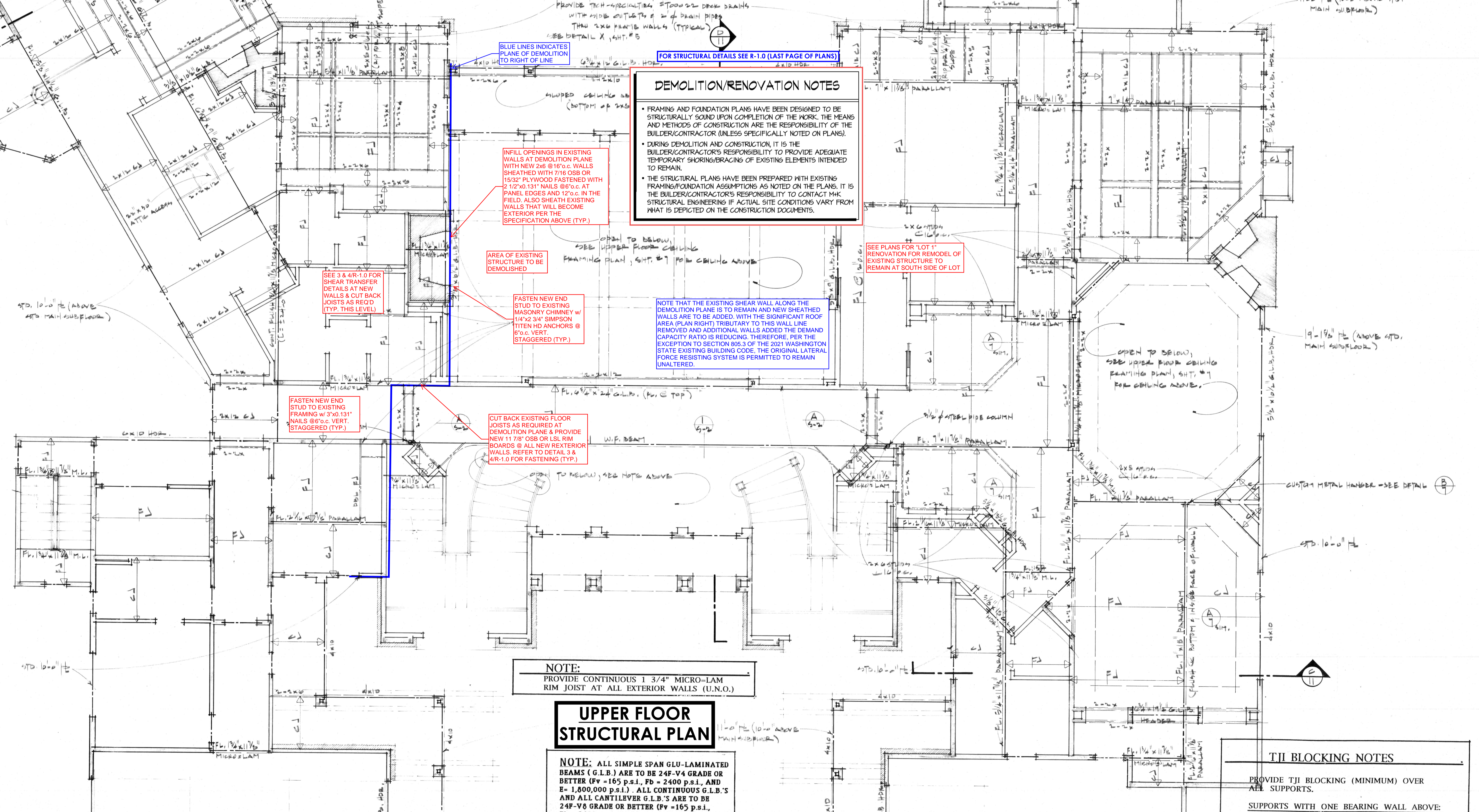
Lack of caution for proper bracing during construction can result in serious accidents. Under normal conditions, the following guidelines are provided. Accidents will be avoided.



GENERAL NOTES

MINIMUM BEARING LENGTHS

1. All blocking, supports and end posts at the end of joists shall be 1 x 4 (min) and shall be secured to the structure with 16d nails. The blocking shall be secured to the structure with 16d nails. The blocking shall be secured to the structure with 16d nails.



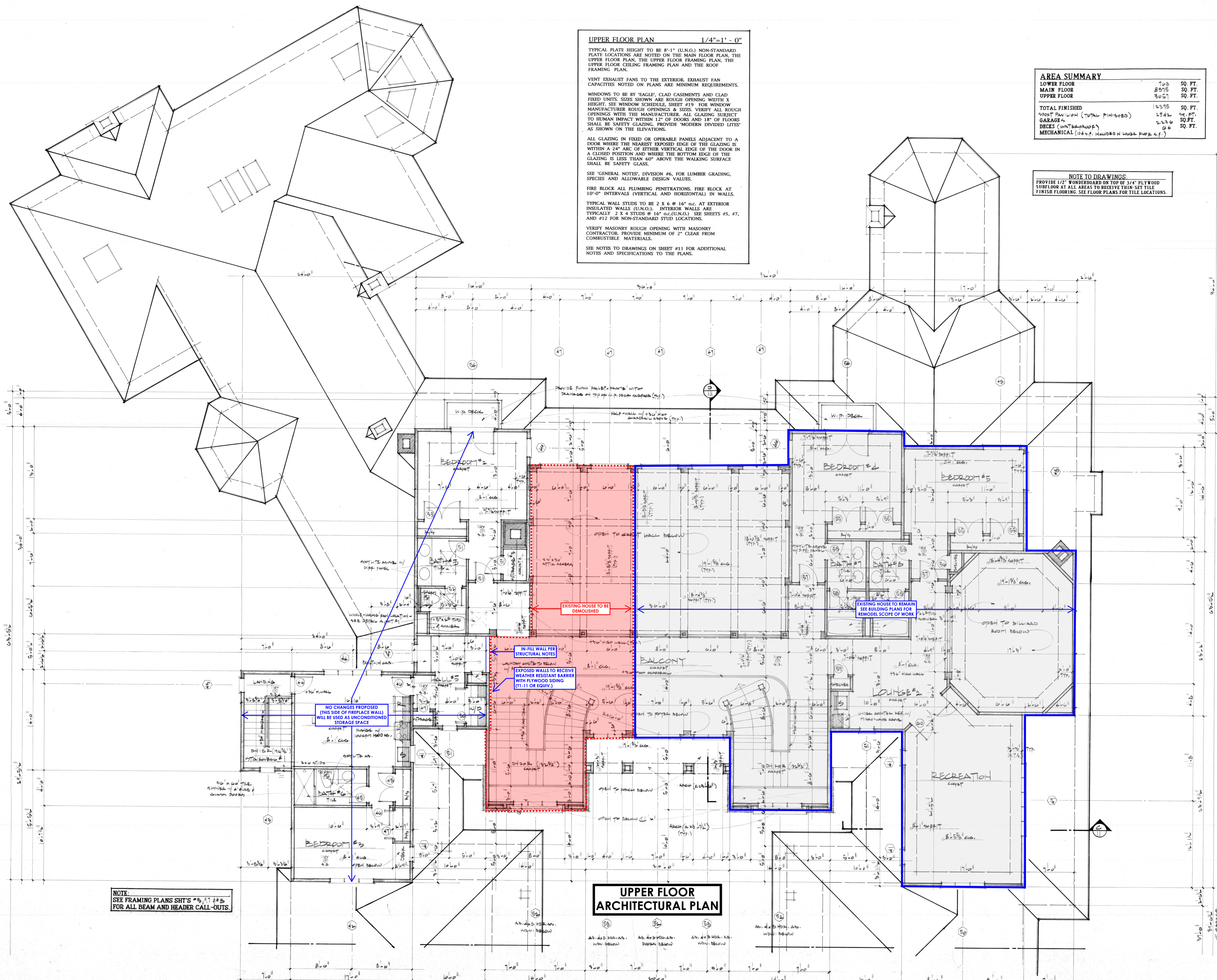
TJI BLOCKING NOTES

PROVIDE TJI BLOCKING (MINIMUM) OVER ALL SUPPORTS.

SUPPORTS WITH ONE BEARING WALL ABOVE: PROVIDE 'TIMBERSTRAND' ISL BLOCKING (U.N.O.).

SUPPORTS WITH TWO BEARING WALLS ABOVE: PROVIDE DOUBLE 'TIMBERSTRAND' ISL BLK'G (U.N.O.).

SUPPORTS WITH POINT LOAD ABOVE: PROVIDE DOUBLE 'TIMBERSTRAND' ISL BLOCKING OR 2 X 4 / 2 X 6 SQUASH BLOCKS (U.N.O.).



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

TYPICAL PLATE HEIGHT TO BE 8'-1" (U.N.O.) NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.

VENT EXHAUST FANS TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.

WINDOWS TO BE BY 'EAGLE', CLAD CASEMENTS AND CLAD FIXED UNITS. SIZES SHOWN ARE ROUGH OPENING WIDTH X HEIGHT. SEE WINDOW SCHEDULE SHEET #19 FOR WINDOW MANUFACTURER ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH THE MANUFACTURER. ALL GLAZING SUBJECT TO HUMAN IMPACT WITHIN 12' OF DOORS AND 18' OF FLOORS SHALL BE SAFETY GLAZING. PROVIDE 'MODERN DIVIDED LITES' AS SHOWN ON THE ELEVATIONS.

ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING.

SEE 'GENERAL NOTES', DIVISION 06, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.

FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.

TYPICAL WALL STUDS TO BE 2 X 6 @ 16" o.c. AT EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2 X 4 STUDS @ 16" o.c. (U.N.O.) SEE SHEETS #5, #7, AND #12 FOR NON-STANDARD STUD LOCATIONS.

VERIFY MASONRY ROUGH OPENING WITH MASONRY CONTRACTOR. PROVIDE MINIMUM OF 2" CLEAR FROM COMBUSTIBLE MATERIALS.

SEE NOTES TO DRAWINGS ON SHEET #11 FOR ADDITIONAL NOTES AND SPECIFICATIONS TO THE PLANS.

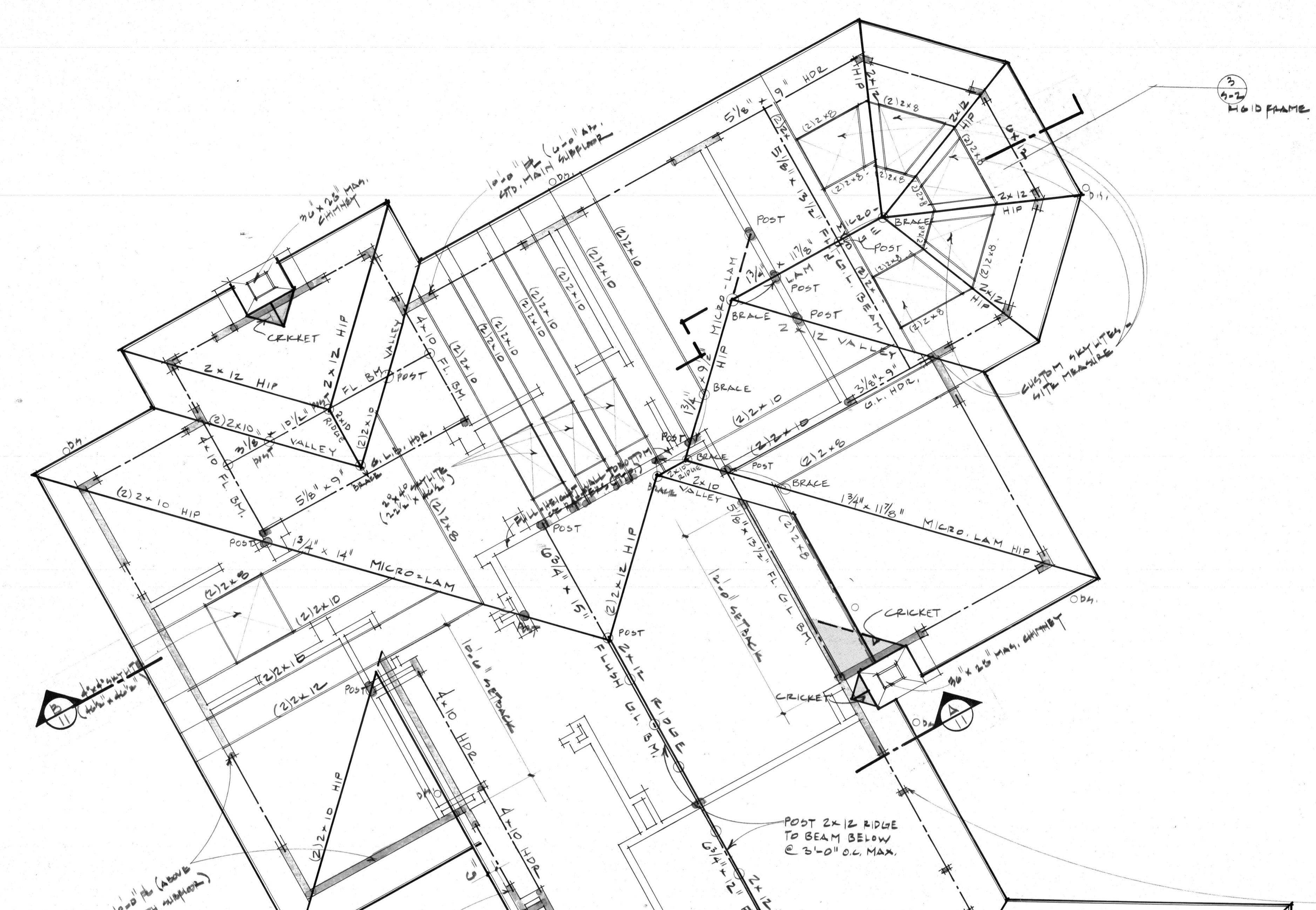
AREA SUMMARY

LOWER FLOOR	7,403	SQ. FT.
MAIN FLOOR	8,575	SQ. FT.
UPPER FLOOR	3,051	SQ. FT.
TOTAL FINISHED	19,029	SQ. FT.
SPORT PANEL ROOM (TOTAL FINISHED)	2,542	SQ. FT.
GARAGE (W/INT. GARAGE)	2,276	SQ. FT.
DECKS (W/INT. GARAGE)	64	SQ. FT.
MECHANICAL (104 S.F. HANGING HOODS FLOOR A.F.)		

NOTE TO DRAWINGS:
 PROVIDE 1/2" WOODBOARD ON TOP OF 3/4" PLYWOOD SUBFLOOR AT ALL AREAS TO RECEIVE TUM-SET TILE FINISH FLOORING. SEE FLOOR PLANS FOR TILE LOCATIONS.

NOTE:
 SEE FRAMING PLANS SHT'S #5, #7, #8, #9 FOR ALL BEAM AND HEADER CALL-OUTS.

**UPPER FLOOR
 ARCHITECTURAL PLAN**



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

SEE GENERAL NOTES, DIVISION 6 FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.

SOLID BLOCK OVER ALL SUPPORTS.

ALL RAFTERS TO BE 2 x 8 @ 24" O.C. (STICKS NOT SHOWN ON PLAN)

ALL NON-STANDARD RAFTERS ARE SHOWN AND NOTED ON PLAN.

ROOF PITCH: 4:12 (U.N.O.) SEE SHEET #13 FOR SPECIAL ROOF CONSTRUCTION AT 2:12 ROOF PITCH.

DARKENED WALLS ARE LOAD BEARING.

TYPICAL ROOF OVERHANGS TO BE 2'-0" (UNLESS NOTED OTHERWISE).

SHADED AREAS INDICATE CALIFORNIA OVER FRAMING.

PROVIDE CONTINUOUS METAL GUTTER ON 2 x 3 CEDAR FASCIA BOARD.

DEEP CUT NON-STANDARD RAFTER SEATS TO MATCH 2x8 STANDARD RAFTERS AS REQUIRED.

PROVIDE 18.76 SQ. FT. OF ATTIC VENTILATION FOR ROOF AT MAIN LEVEL, (NOT INCLUDING GARAGES), 50% AT EAVES AND 50% AT MIN. OF 36" ABOVE EAVES.

PROVIDE 24.05 SQ. FT. OF ATTIC VENTILATION FOR ROOF AT UPPER LEVEL, 50% AT EAVES AND 50% AT MIN. OF 36" ABOVE EAVES.

ROOF SHEATHING TO BE 1/2" CDX PLYWOOD SHEATHING.

ROOFING TO BE CONCRETE TILE.

ALL EXTERIOR SOFFIT MATERIAL TO BE EXTERIOR SOFFIT BOARD.

PROVIDE 2 x 6 COLLAR TIES @ 48" O.C., 1/3 BELLOW RIDGE HEIGHT.

UNBRACED LENGTH OF MIN. 2 x 6 STRUTS SHALL NOT EXCEED 8'-0" AND THE MIN. SLOPE SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.

BRACING OF STRUTS SHALL CONSIST OF MIN. 2 x 6 RUNNING FROM THE MIDPOINT OF ROOF POST/BRACE TO AN ADJACENT ROOF RAFTER. THE LENGTH OF THIS BRACE SHALL NOT EXCEED 6'-0" AND SHALL BE ATTACHED AT EACH END WITH MIN. OF (3) 10 d NAILS.

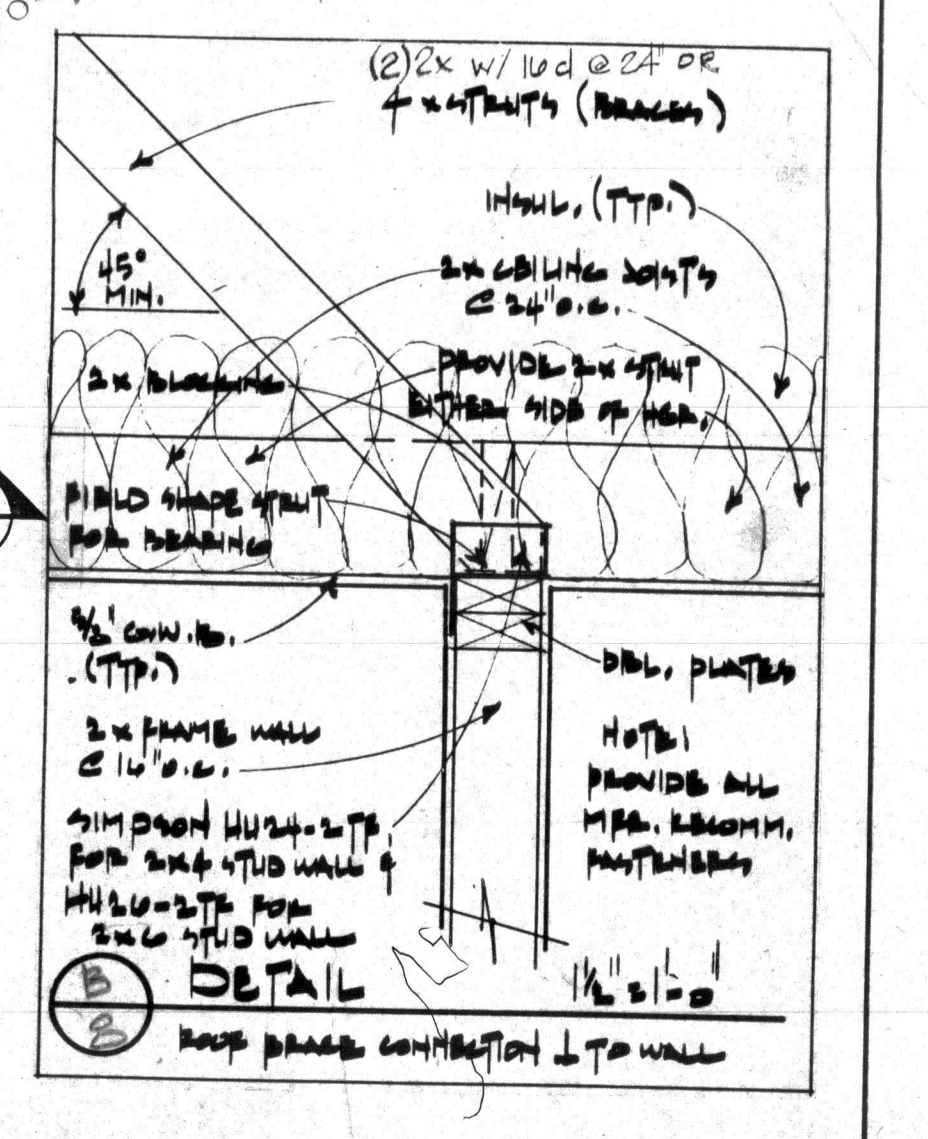
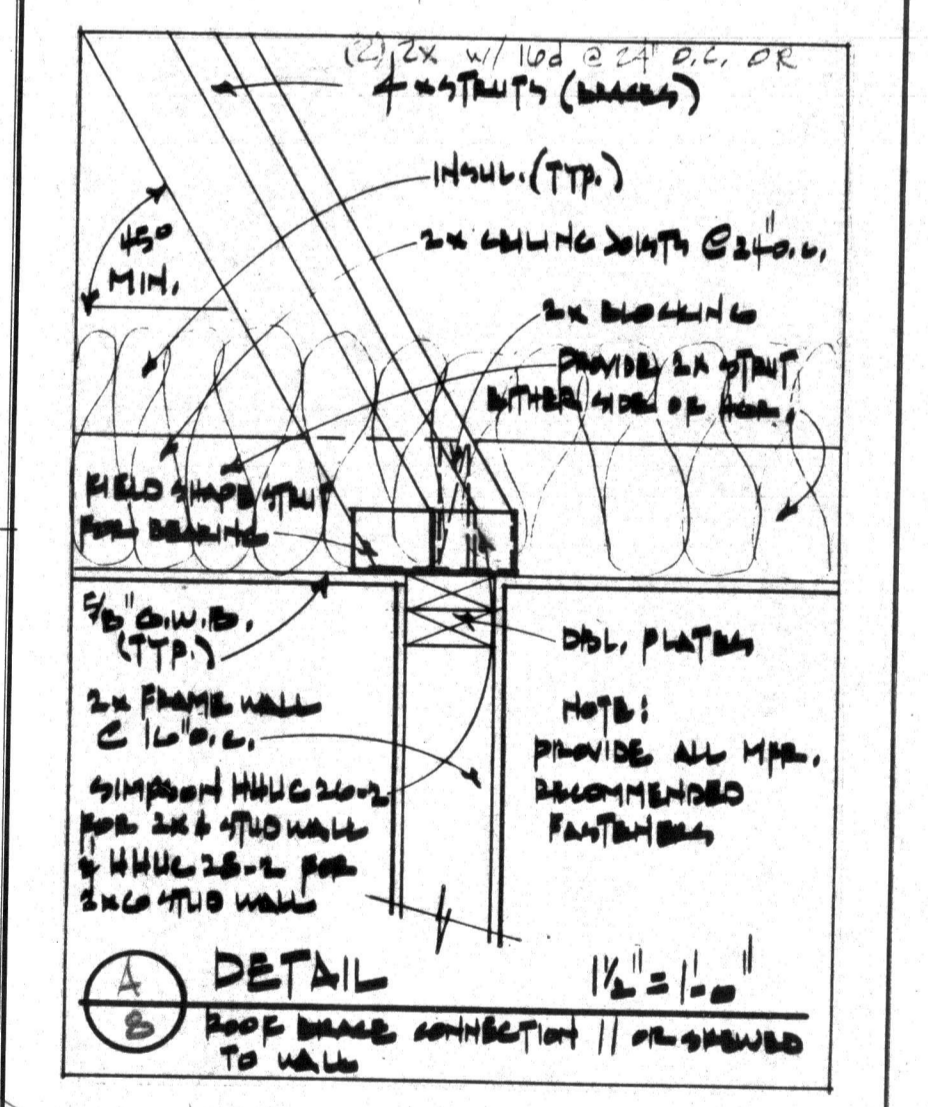
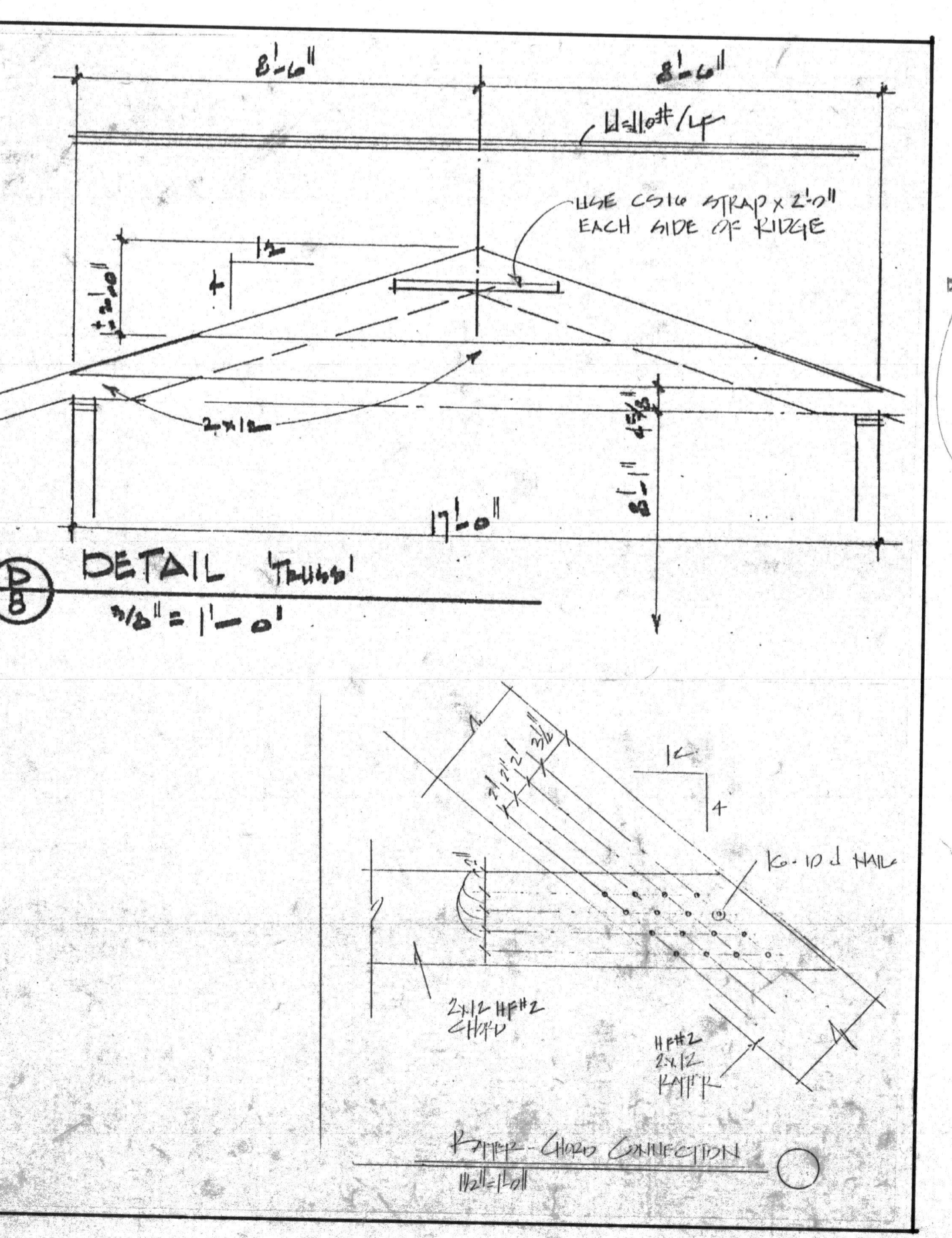
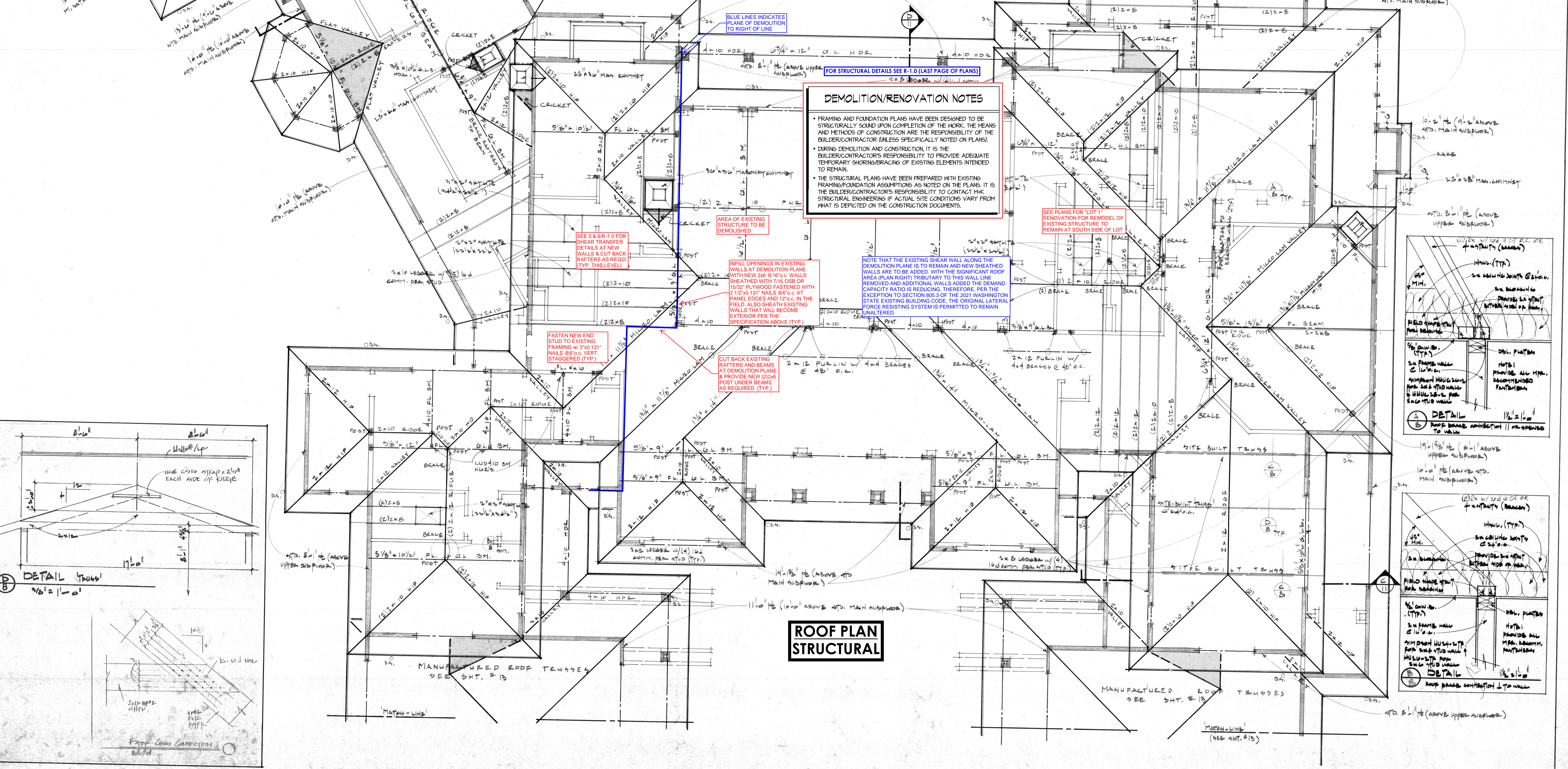
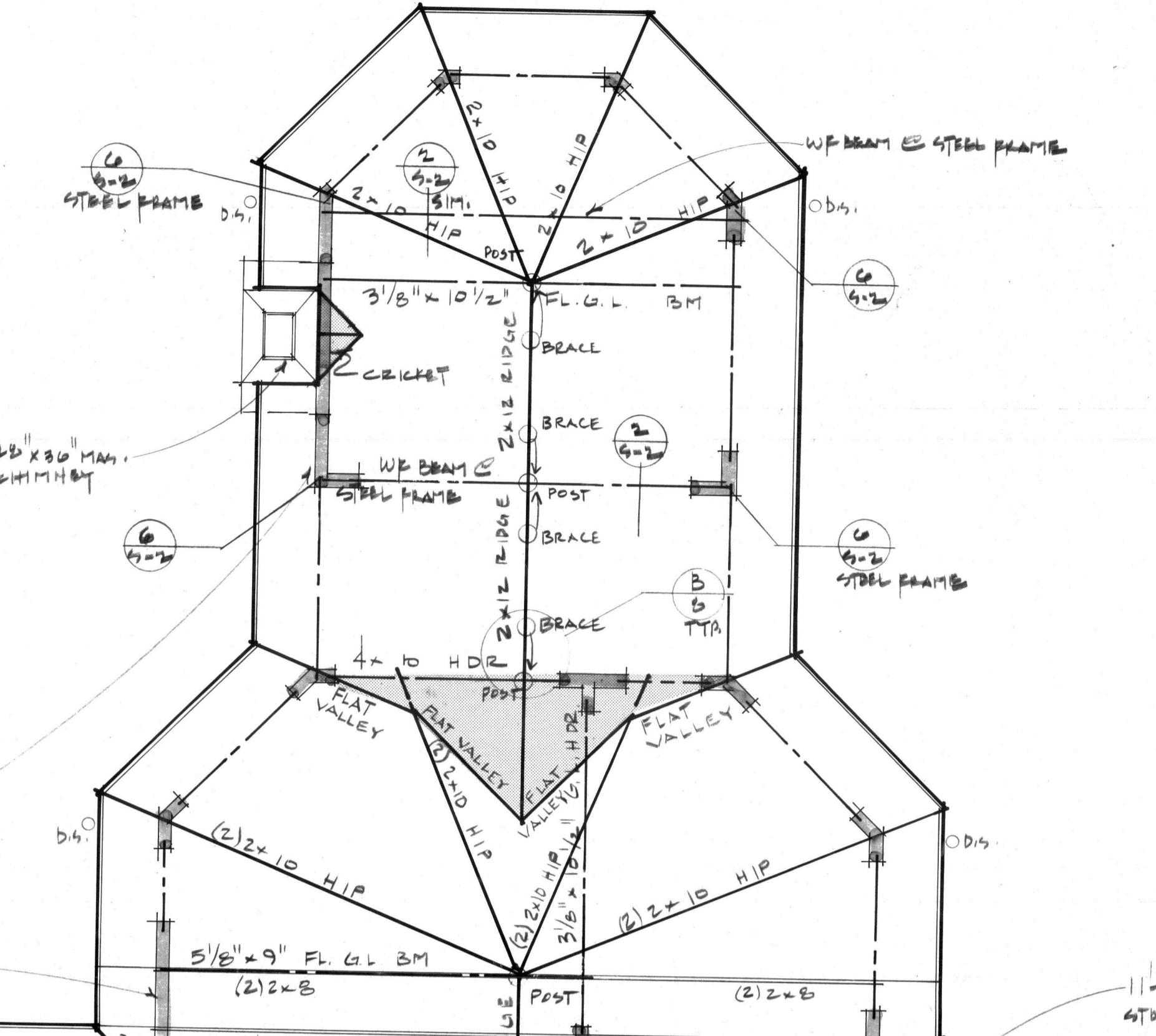
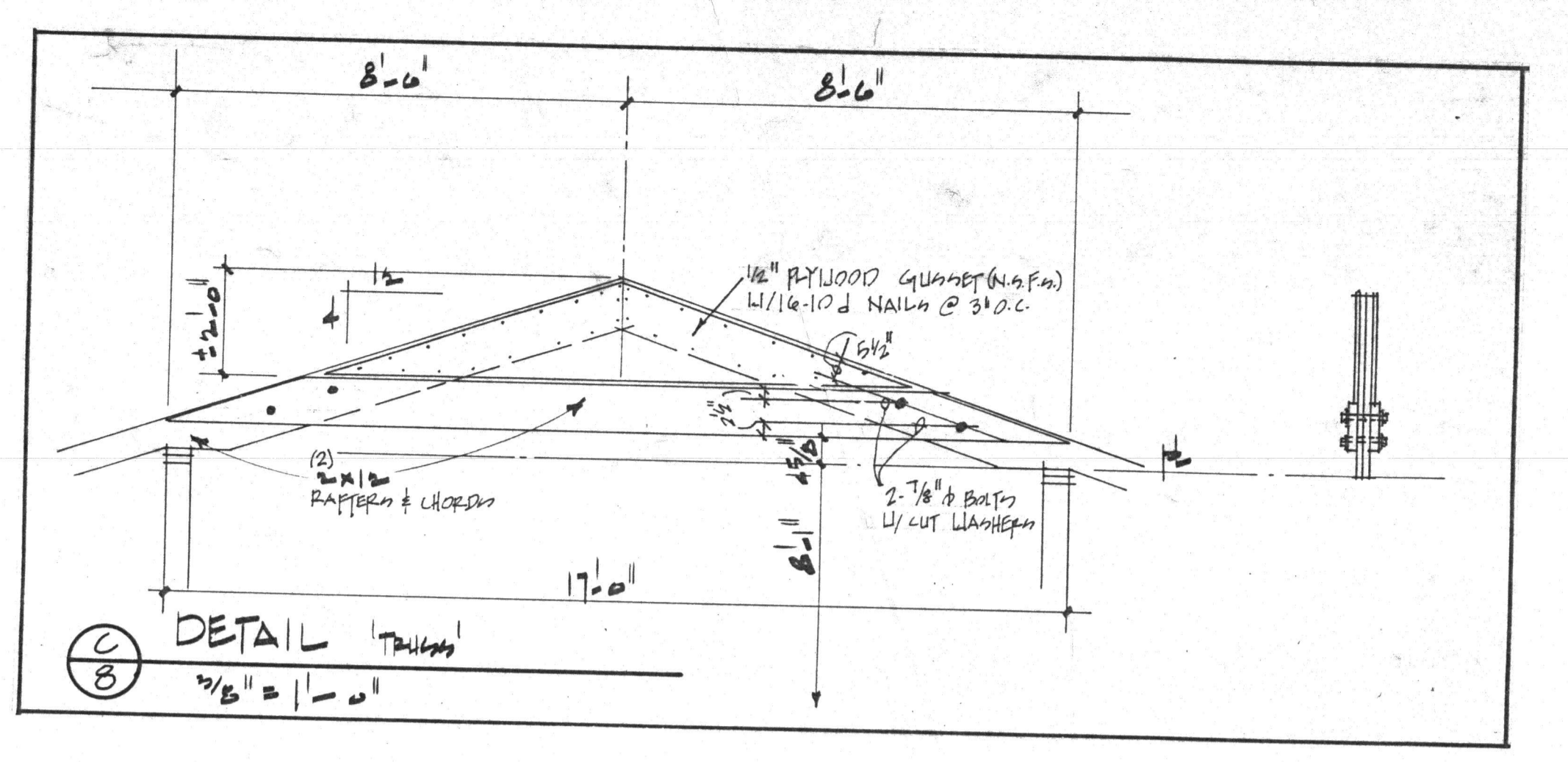
4 x 4 POST/BRACE MAX. UNBRACED LENGTH = 8'-0"
2 x 6 POST/BRACE MAX. UNBRACED LENGTH = 6'-0"
2 x 8 POST/BRACE MAX. UNBRACED LENGTH = 8'-0"

PROVIDE H-I HURRICANE ANCHOR AT EACH RAFTER OR TRUSS (24" O.C. TYPICAL).

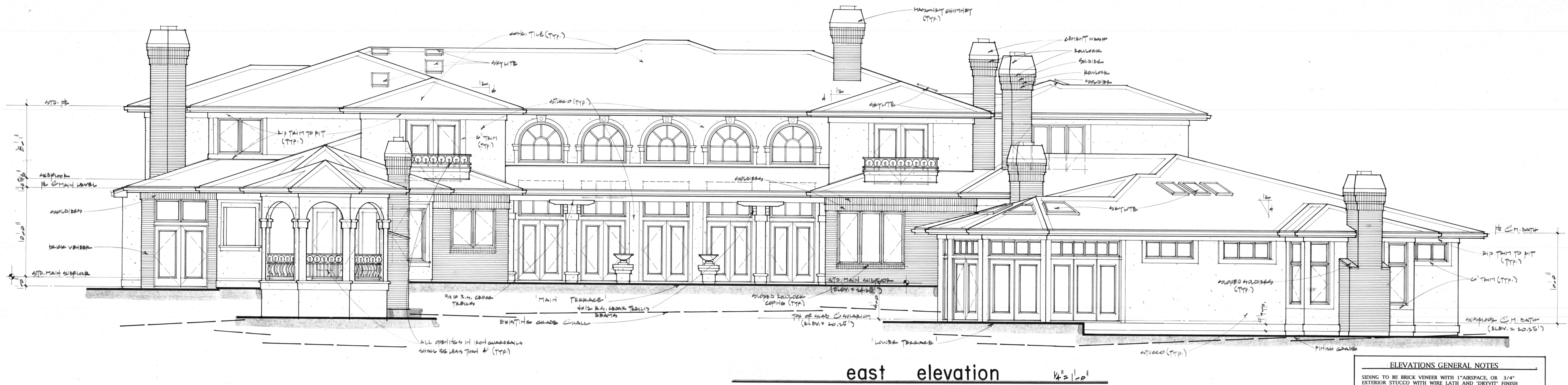
NOTE: USE 1X6 SHINGLE MOULD WITH METAL RAKE FLASHING ON ALL RAKES AND GABLE ENDS. (TYP.)

SKYLIGHTS BY "EAGLE". SIZES SHOWN ARE SKYLIGHT CALL-OUTS, WITH INSIDE CURB ROUGH OPENING WIDTH X HEIGHT.

NOTE: PROVIDE 1 X 6 SHINGLE MOULD WITH METAL RAKE FLASHING ON ALL RAKES AND GABLE ENDS. (TYPICAL).



ROOF PLAN STRUCTURAL



east elevation 1/4" = 1'-0"

ELEVATIONS GENERAL NOTES

SIDING TO BE BRICK VENEER WITH 1" AIRSPACE, OR 3/4" EXTERIOR STUCCO WITH WIRE LATH AND 'DRYVIT' FINISH (UNLESS NOTED OTHERWISE). PROVIDE 1" CORBEL AT ALL BRICK QUERNS, WINDOW AND DOOR SUBCORNICES, AND ALL RUNNING TRIMS (U.N.O.).

PROVIDE CONTINUOUS METAL GUTTER ON 2X10 CEDAR FASCIA. TOP OF CHIMNEY TO BE 2'-0" ABOVE HIGHEST POINT WITHIN 10'-0".

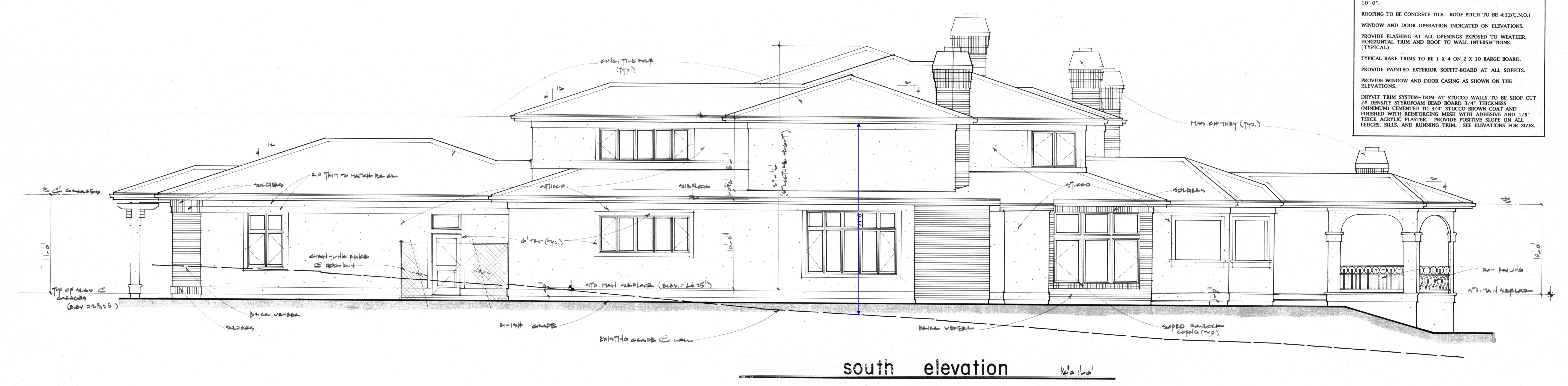
ROOFING TO BE CONCRETE TILE. ROOF PITCH TO BE 4:12 (U.N.O.). WINDOW AND DOOR OPERATION INDICATED ON ELEVATIONS.

PROVIDE FLASHING AT ALL OPENINGS EXPOSED TO WEATHER. HORIZONTAL TRIM AND ROOF TO WALL INTERSECTIONS. (TYPICAL)

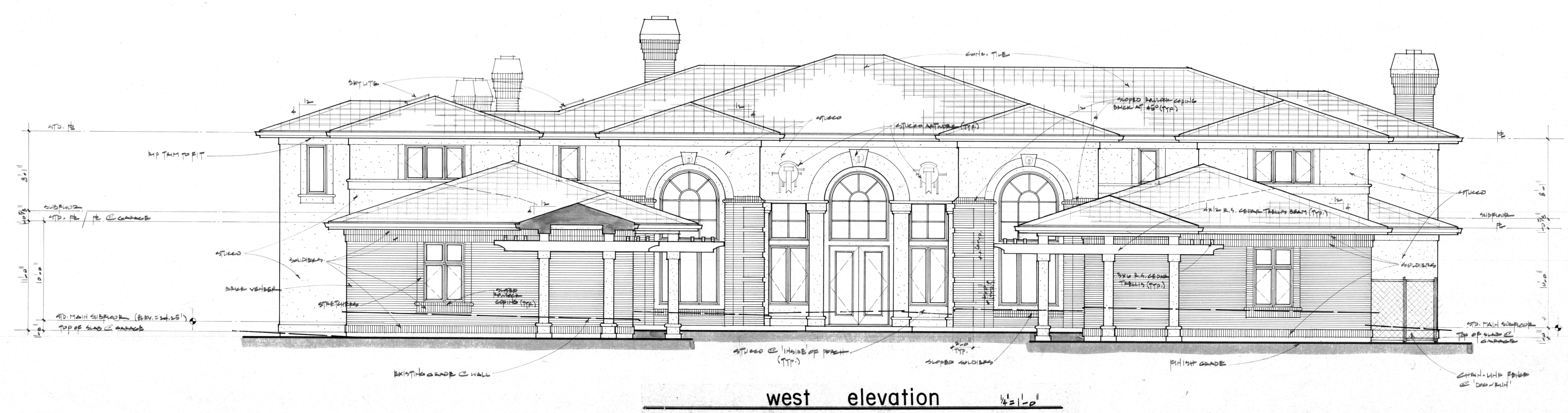
TYPICAL RAKE TRIMS TO BE 1 X 4 ON 2 X 10 BARGE BOARD. PROVIDE PAINTED EXTERIOR SOFFIT-BOARD AT ALL SOFFITS.

PROVIDE WINDOW AND DOOR CASING AS SHOWN ON THE ELEVATIONS.

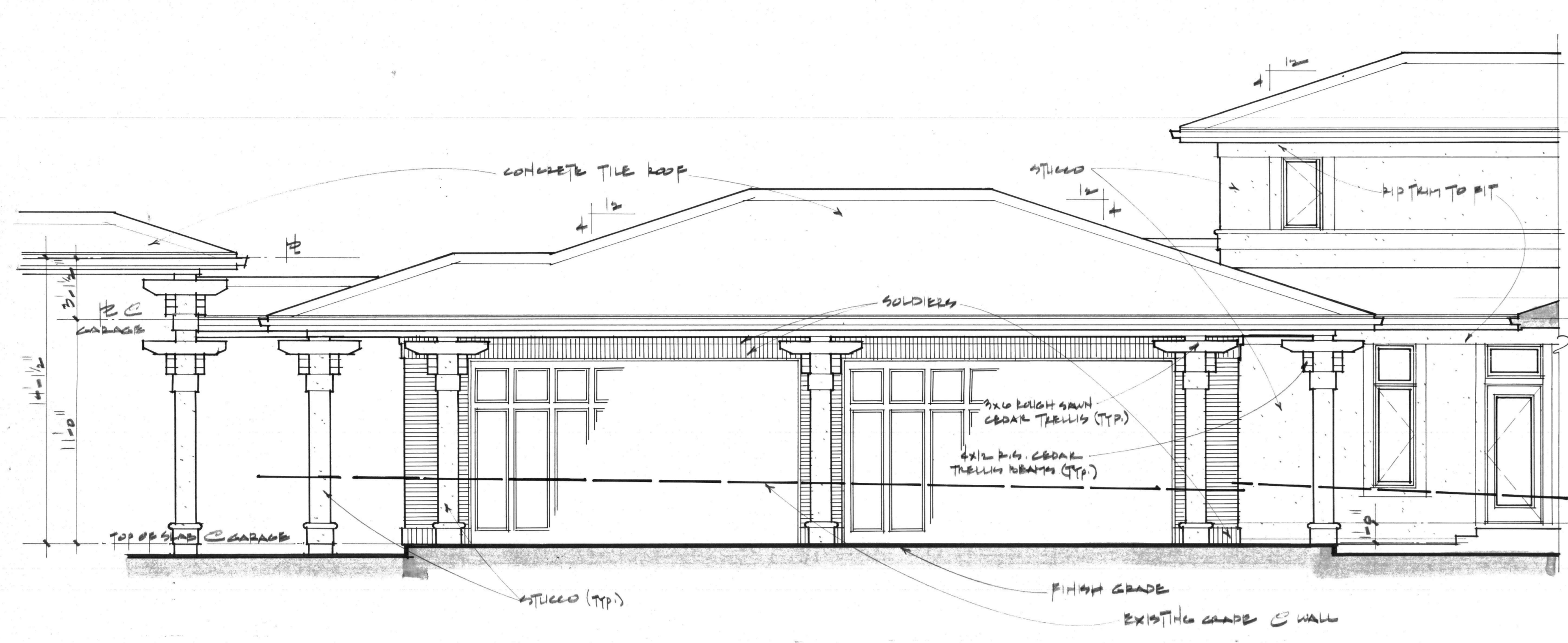
DRYVIT TRIM SYSTEM - TRIM AT STUCCO WALLS TO BE SHOP CUT 24 DENSITY STYROFOAM HEAD BOARD 3/4" THICKNESS (MINIMUM) CEMENTED TO 3/4" STUCCO BROWN COAT AND FINISHED WITH REINFORCING MESH WITH ADHESIVE AND 1/8" THICK ACRYLIC PLASTER. PROVIDE POSITIVE SLOPE ON ALL LEDGES, SILLS, AND RUNNING TRIM. SEE ELEVATIONS FOR SIZES.



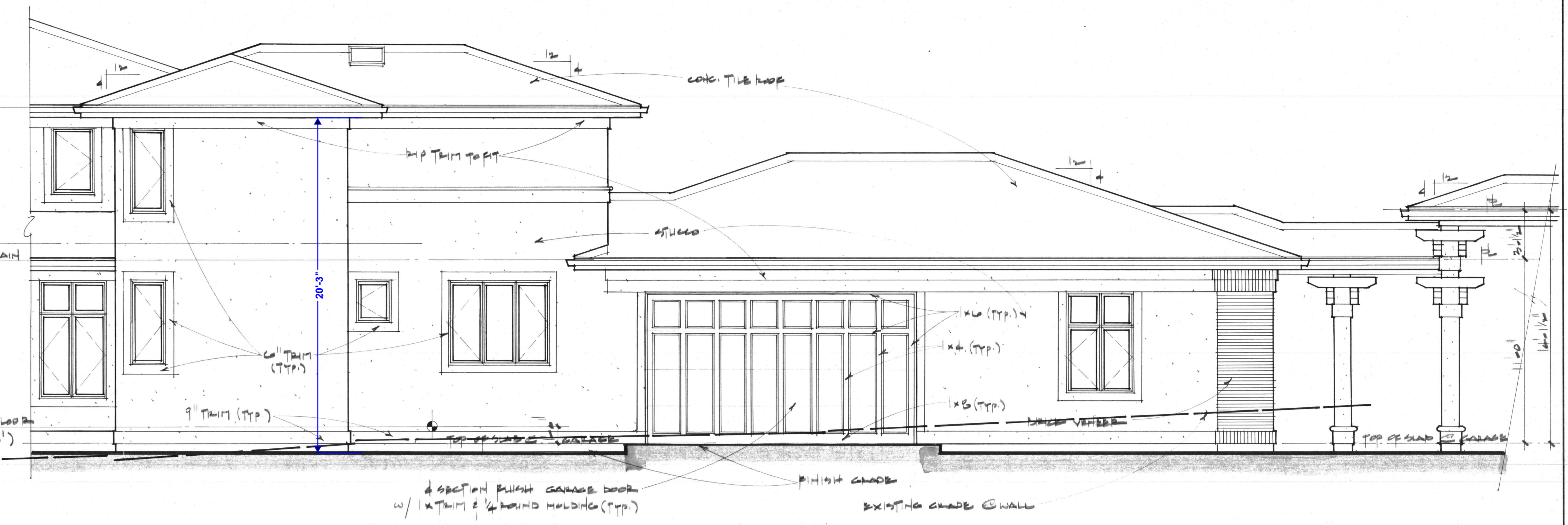
south elevation 1/4" = 1'-0"



west elevation 1/4" = 1'-0"



partial south elevation
(NORTH GARAGE WING) 1/4" = 1'-0"



partial north elevation
(NORTH GARAGE WING) 1/4" = 1'-0"

ELEVATIONS GENERAL NOTES

SIDING TO BE BRICK VENER WITH 1" AIRSPACE, OR 3/4" EXTERIOR STUCCO WITH WIRE LATH AND 'DRYVIT' FINISH (UNLESS NOTED OTHERWISE). PROVIDE 1" CORBEL AT ALL BRICK CHIMNEYS, WINDOW AND DOOR SURROUNDS, AND ALL RUNNING TRIMS (U.N.O.).

PROVIDE CONTINUOUS METAL GUTTER ON 2X10 CEDAR FASCIA TOP OF CHIMNEY TO BE 2'-0" ABOVE HIGHEST POINT WITHIN 10'-0".

ROOFING TO BE CONCRETE TILE. ROOF PITCH TO BE 4:12(U.N.O.)

WINDOW AND DOOR OPERATION INDICATED ON ELEVATIONS.

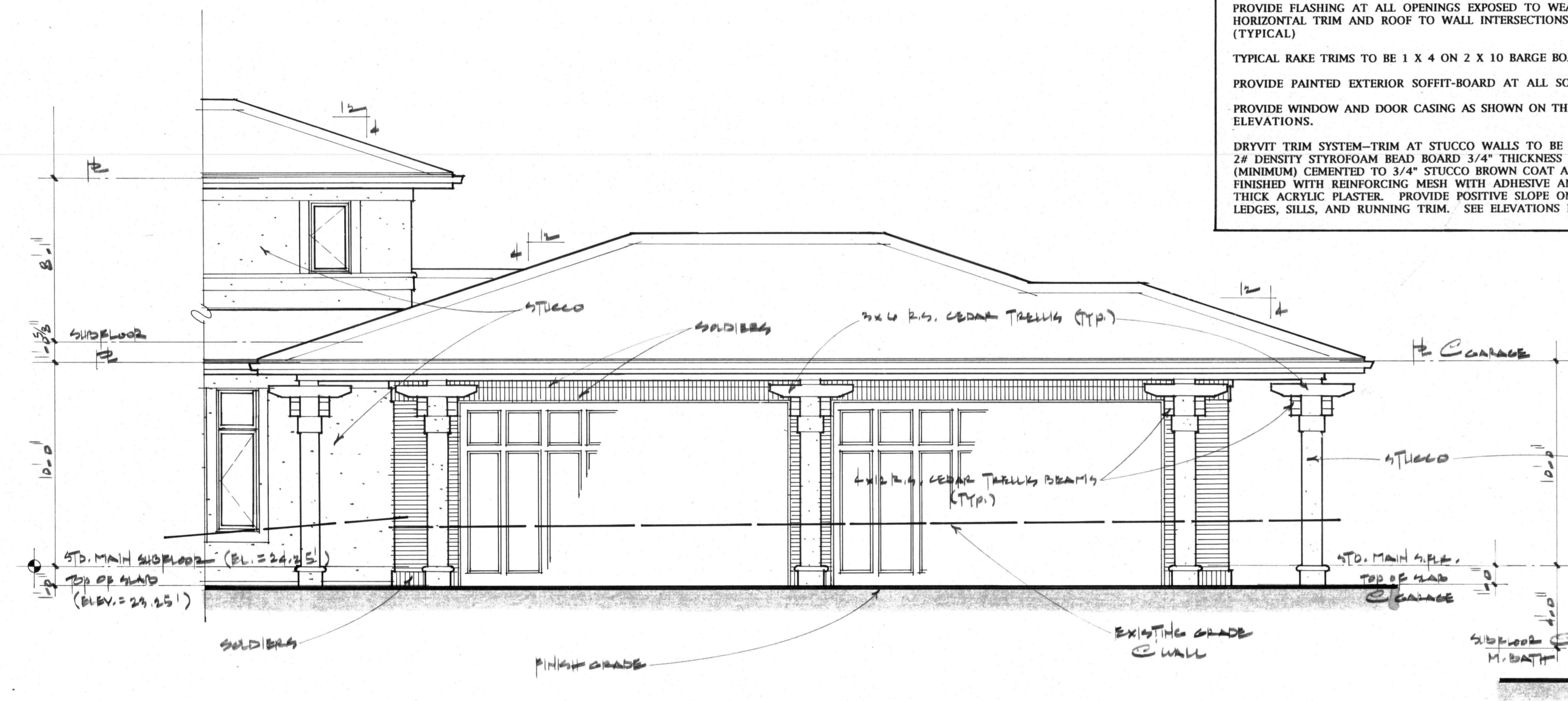
PROVIDE FLASHING AT ALL OPENINGS EXPOSED TO WEATHER. HORIZONTAL TRIM AND ROOF TO WALL INTERSECTIONS. (TYPICAL)

TYPICAL RAKE TRIMS TO BE 1 X 4 ON 2 X 10 BARGE BOARD.

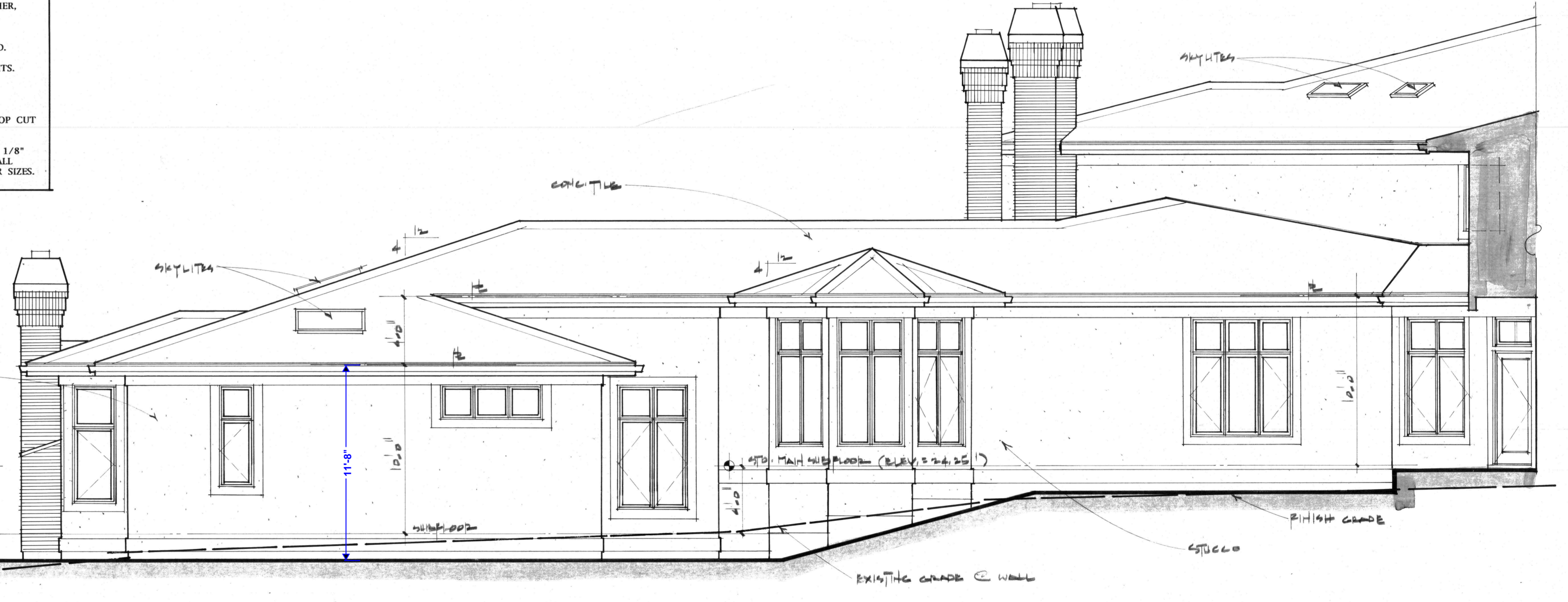
PROVIDE PAINTED EXTERIOR SOFFIT-BOARD AT ALL SOFFITS.

PROVIDE WINDOW AND DOOR CASING AS SHOWN ON THE ELEVATIONS.

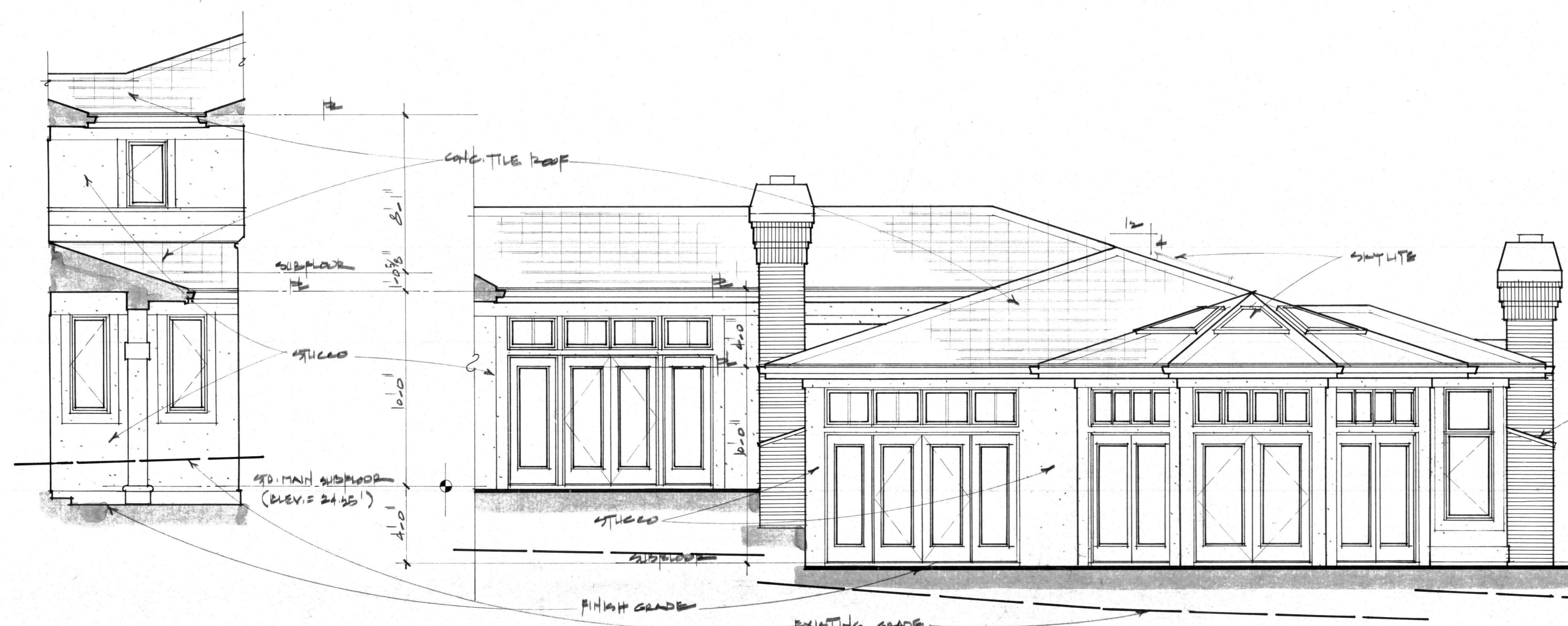
DRYVIT TRIM SYSTEM-TRIM AT STUCCO WALLS TO BE SHOP CUT 24 DENSITY STYROFOAM BOARD 3/4" THICKNESS (MINIMUM) CEMENTED TO 3/4" STUCCO BROWN COAT AND FINISHED WITH REINFORCING MESH WITH ADHESIVE AND 1/8" THICK ACRYLIC PLASTER. PROVIDE POSITIVE SLOPE ON ALL LEDGES, SILLS, AND RUNNING TRIM. SEE ELEVATIONS FOR SIZES.



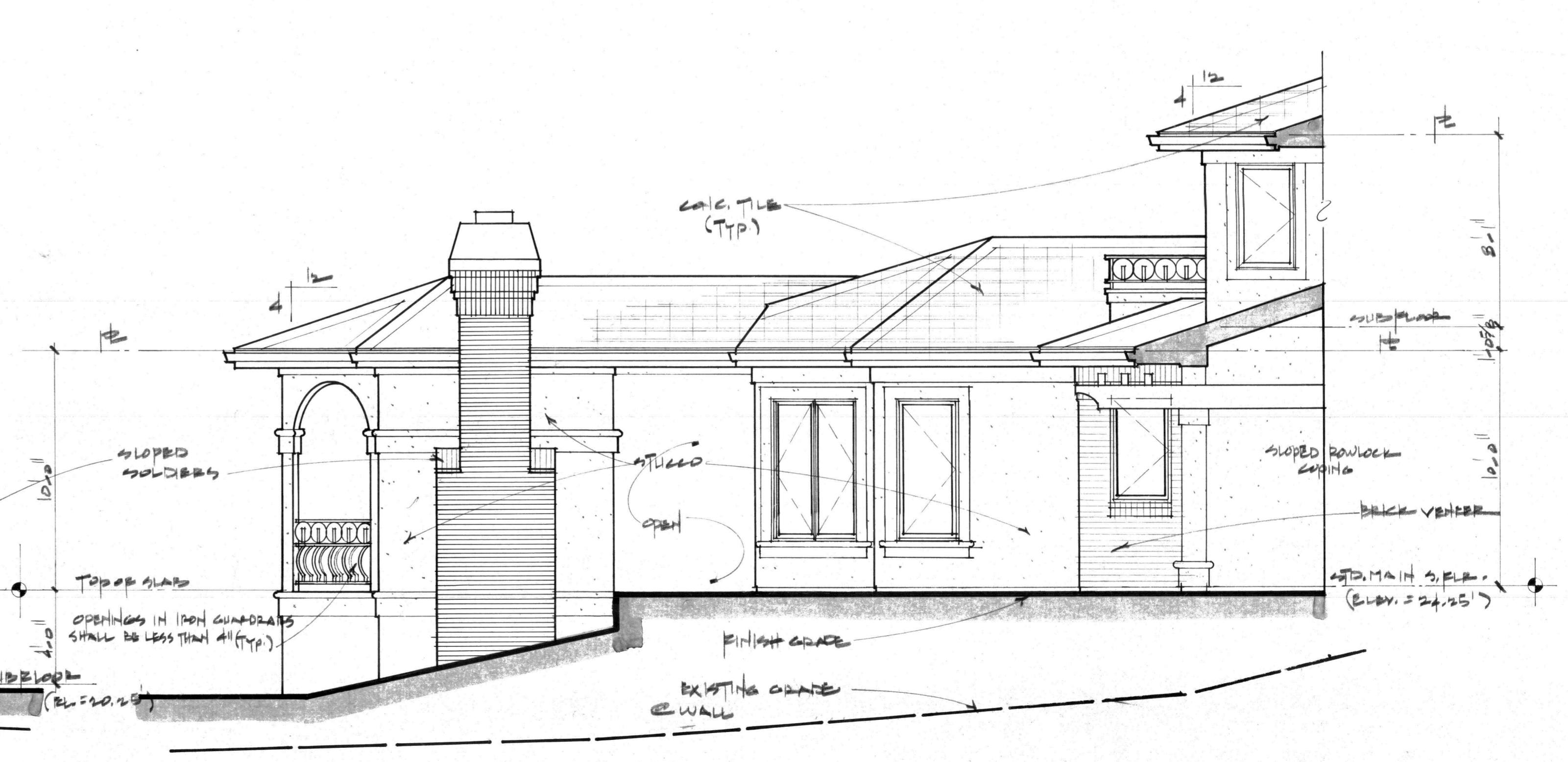
partial north elevation
(SOUTH GARAGE WING) 1/4" = 1'-0"



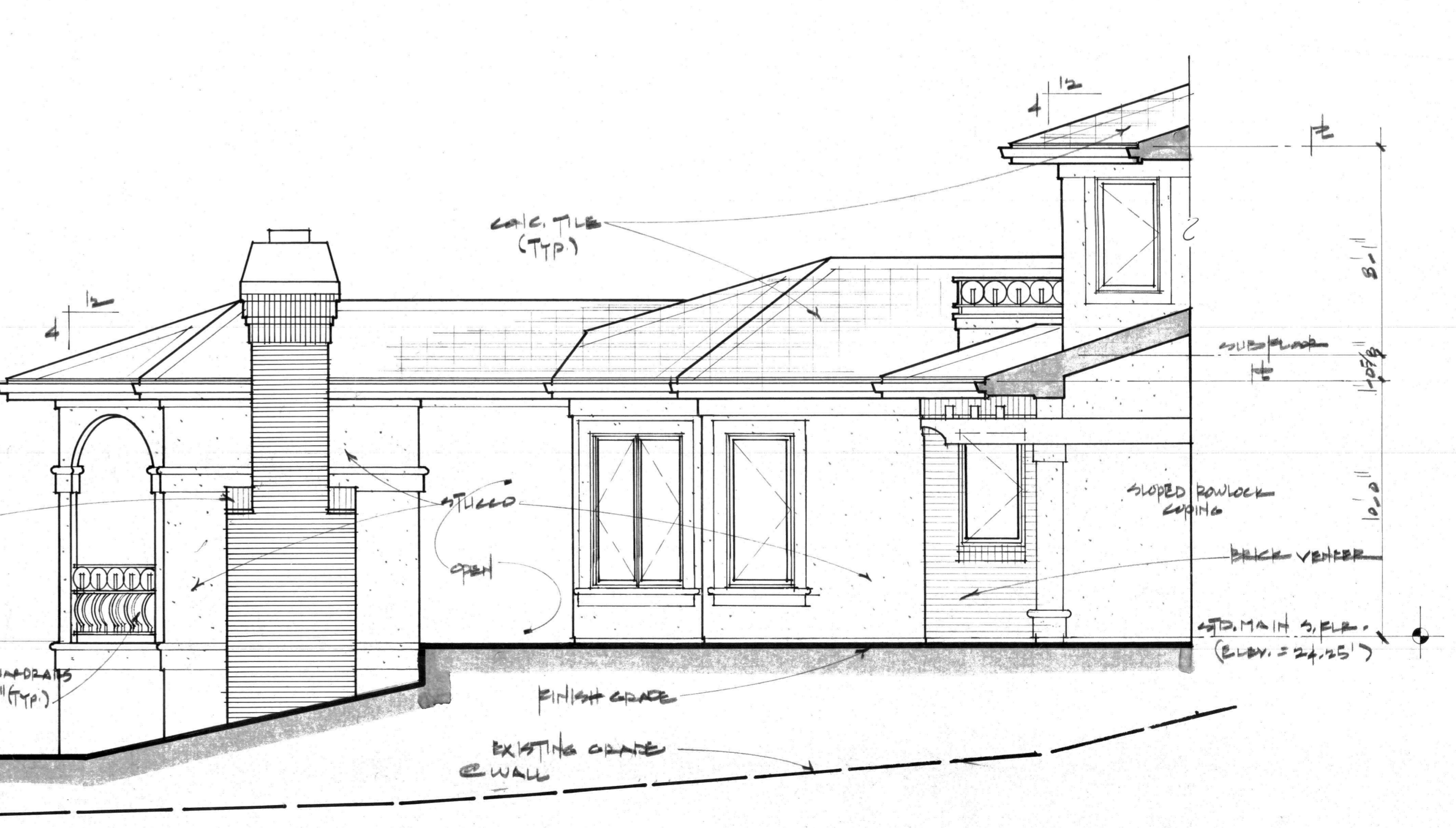
partial north elevation
(MASTER BEDROOM & BATH WING) 1/4" = 1'-0"



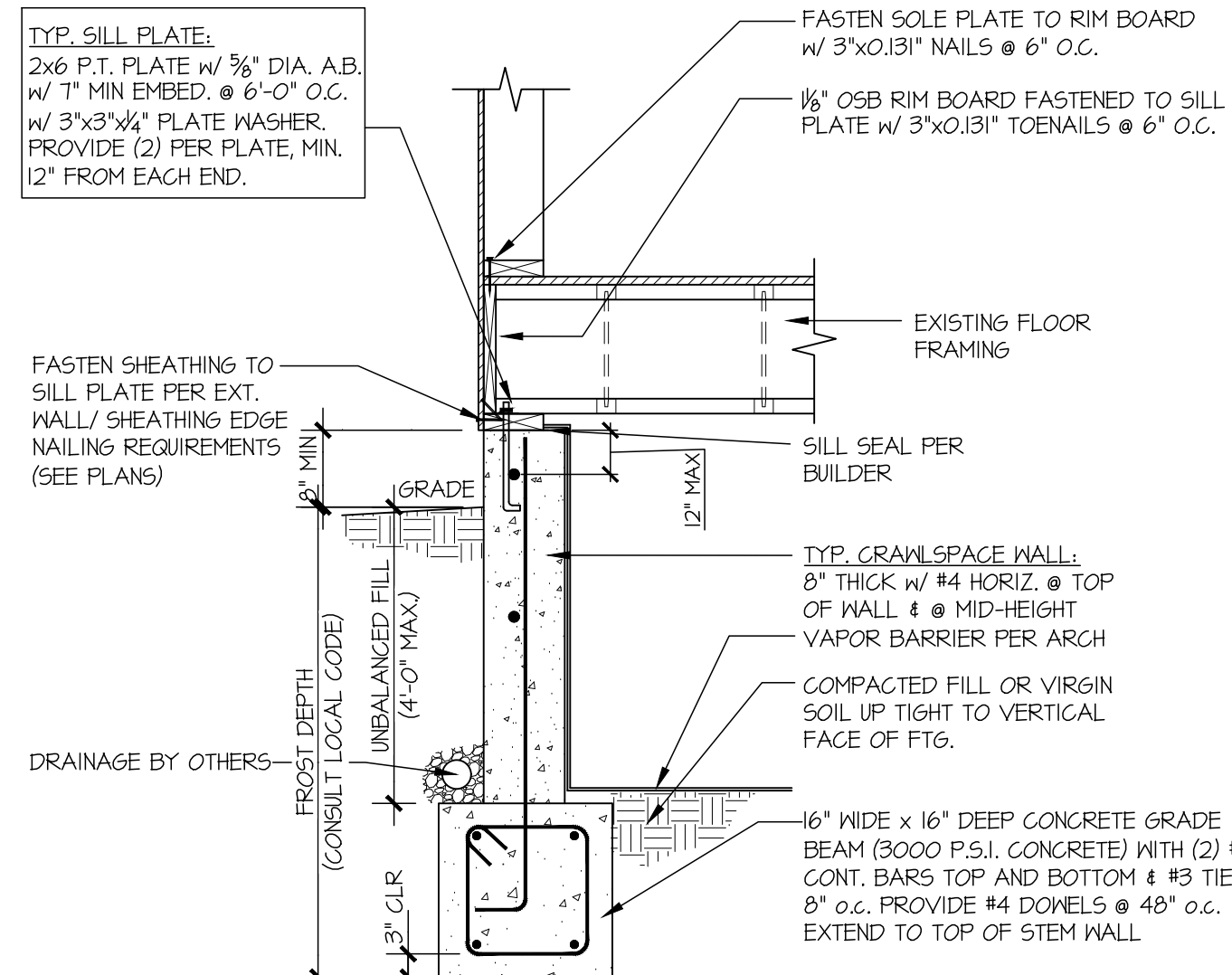
partial west elevation
(BETWEEN N. GARAGE & STAIR TOWER) 1/4" = 1'-0"



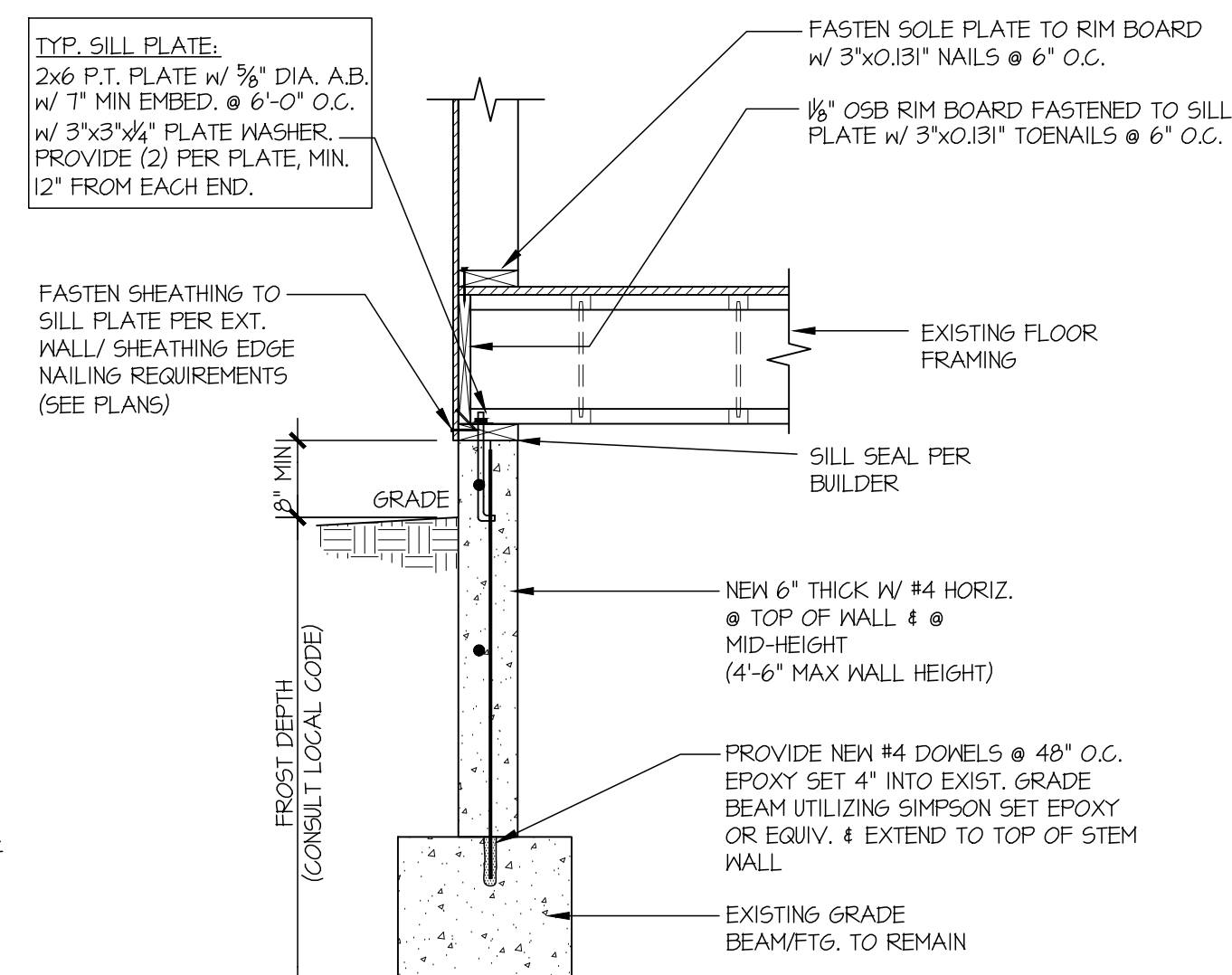
partial south elevation
(MASTER BEDROOM WING) 1/4" = 1'-0"



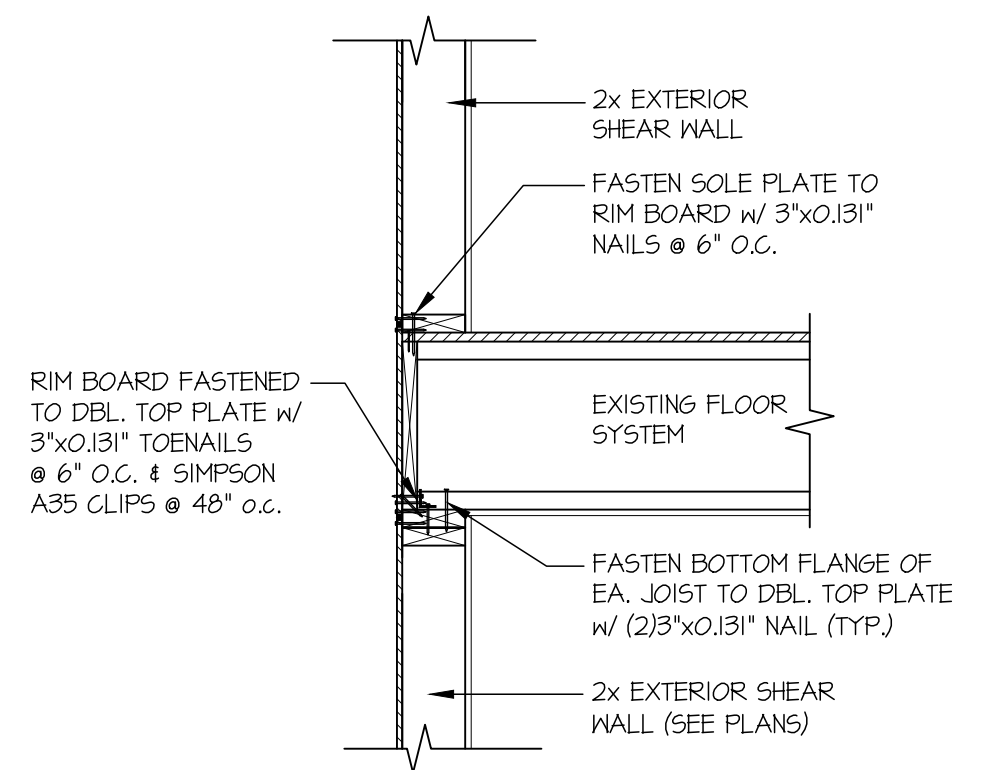
partial north elevation
(NORTH GARAGE WING) 1/4" = 1'-0"



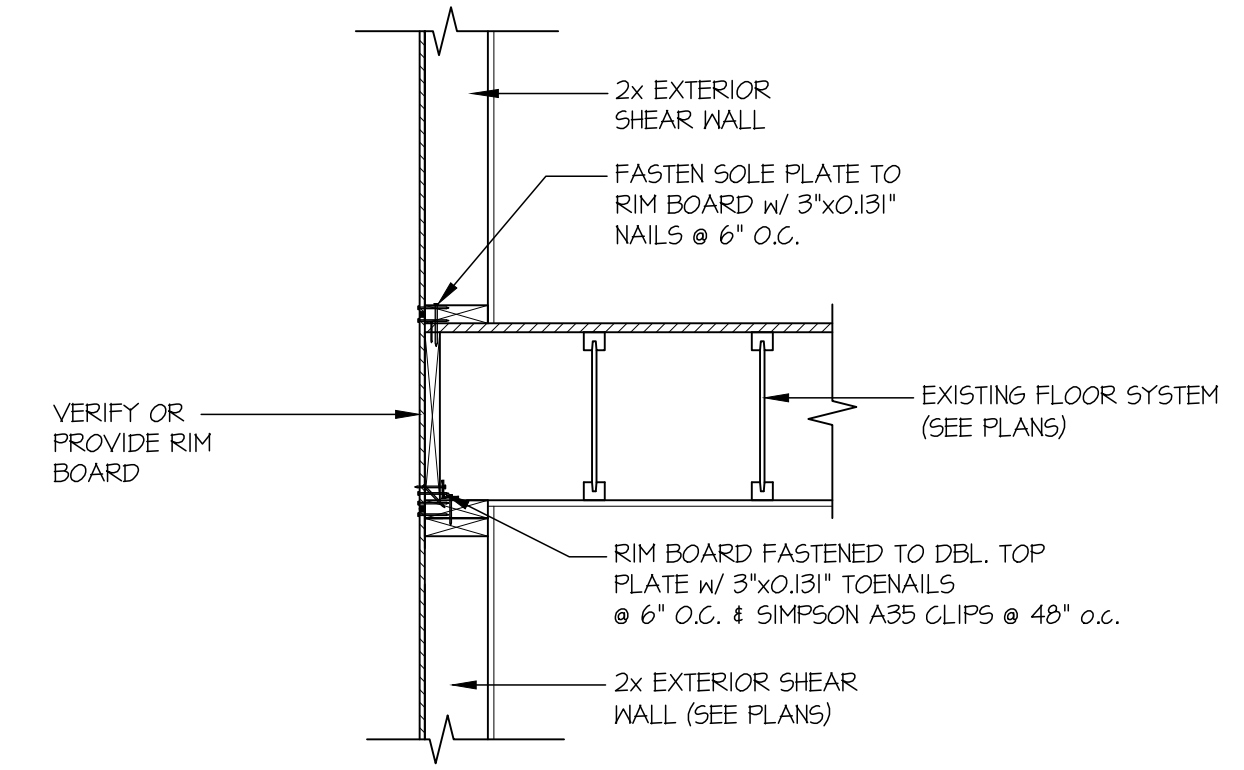
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



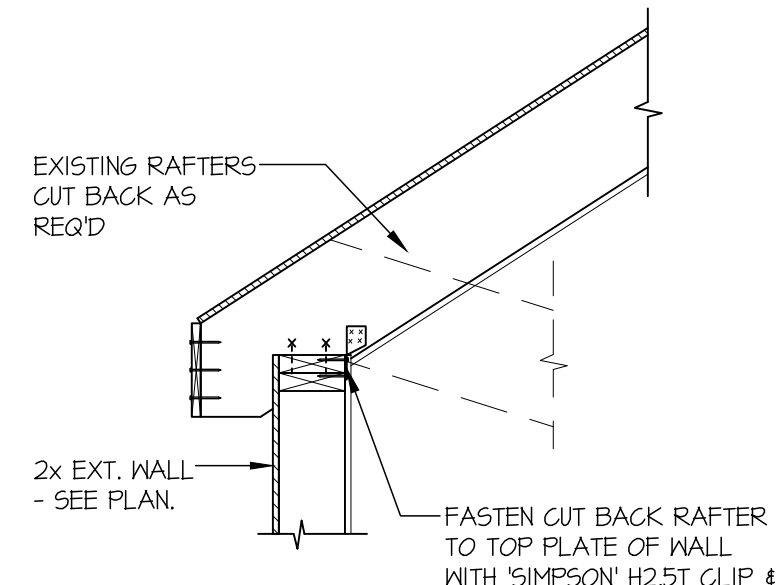
2 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



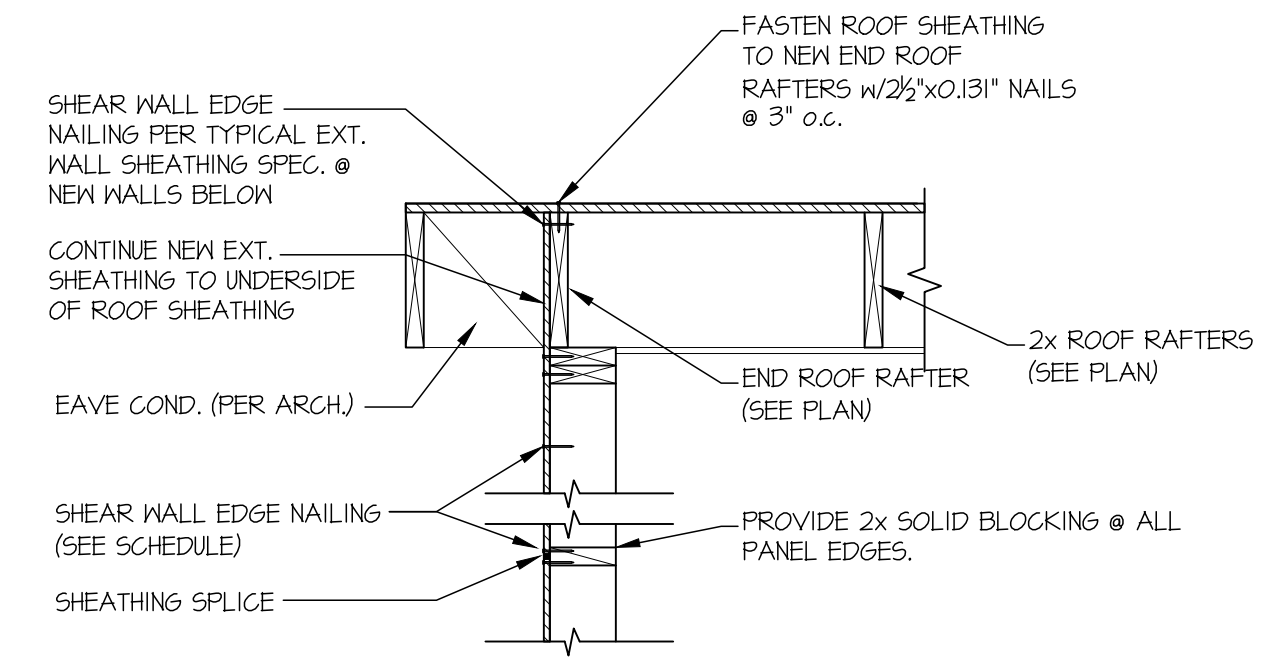
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



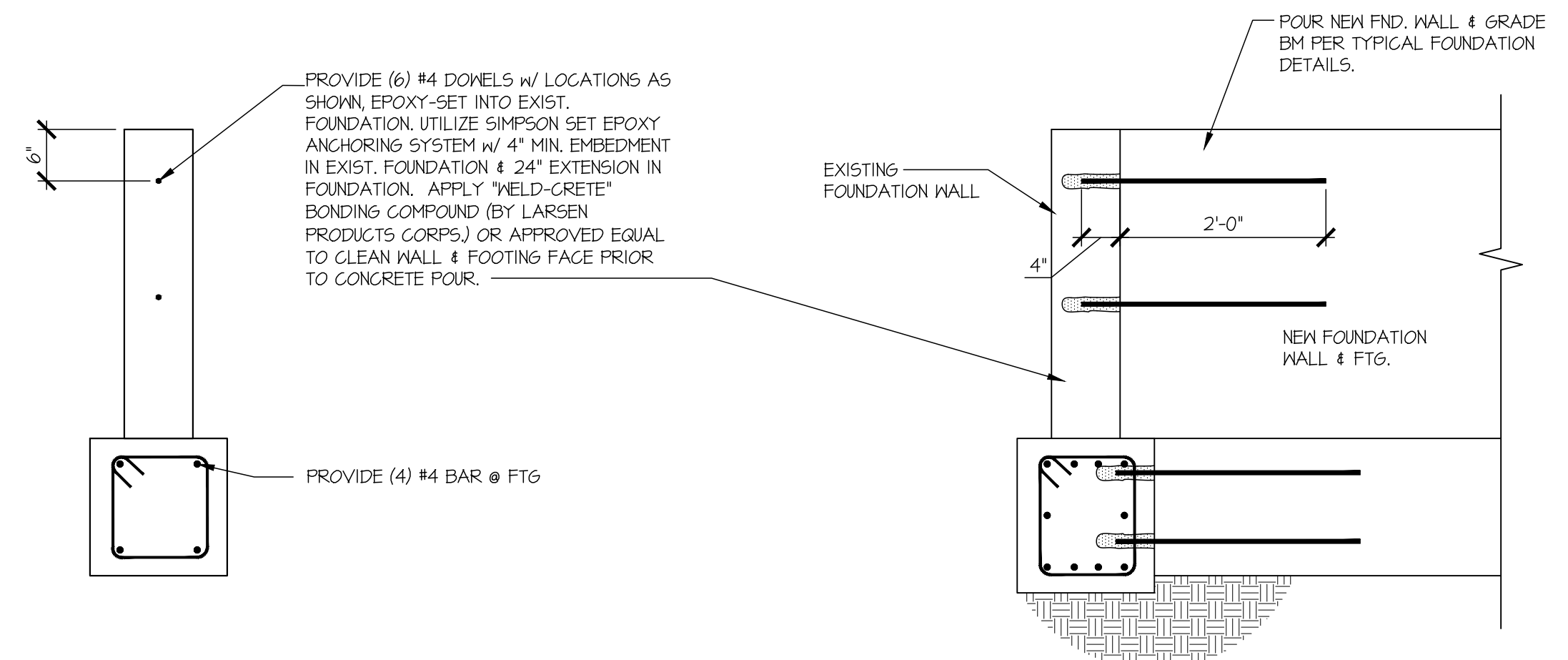
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



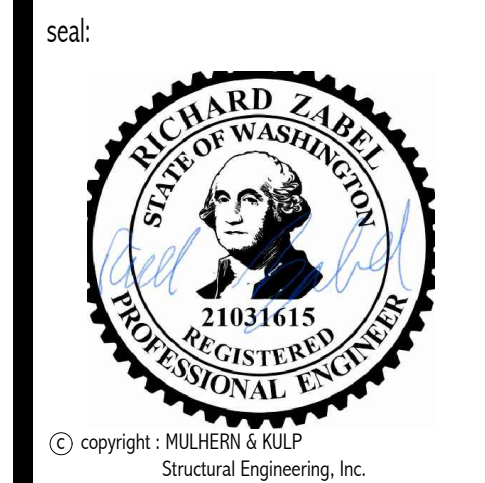
5 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" CATHEDRAL CL.G.



6 TYPICAL BALLOON FRAMED GABLE END BRACING DETAIL
SCALE: 3/4"=1'-0"



A TYPICAL FOUNDATION RETROFIT DETAIL
SCALE: 3/4"=1'-0"



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7720 Trade Street, Suite 205, San Diego, CA 92121
p 619-660-0010 • mulhernkulp.com

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project mgr: R.JZ
drawn by: RJD
issue date: 04-24-24

REVISIONS:	
date:	initial:

MACPHERSON CONSTRUCTION

RETROFIT DETAILS
5330 BUTTERWORTH RD
HOUSE 1
MERCER ISLAND, WASHINGTON

sheet:
R-1.0