



EAST SIDE OF THE DECK



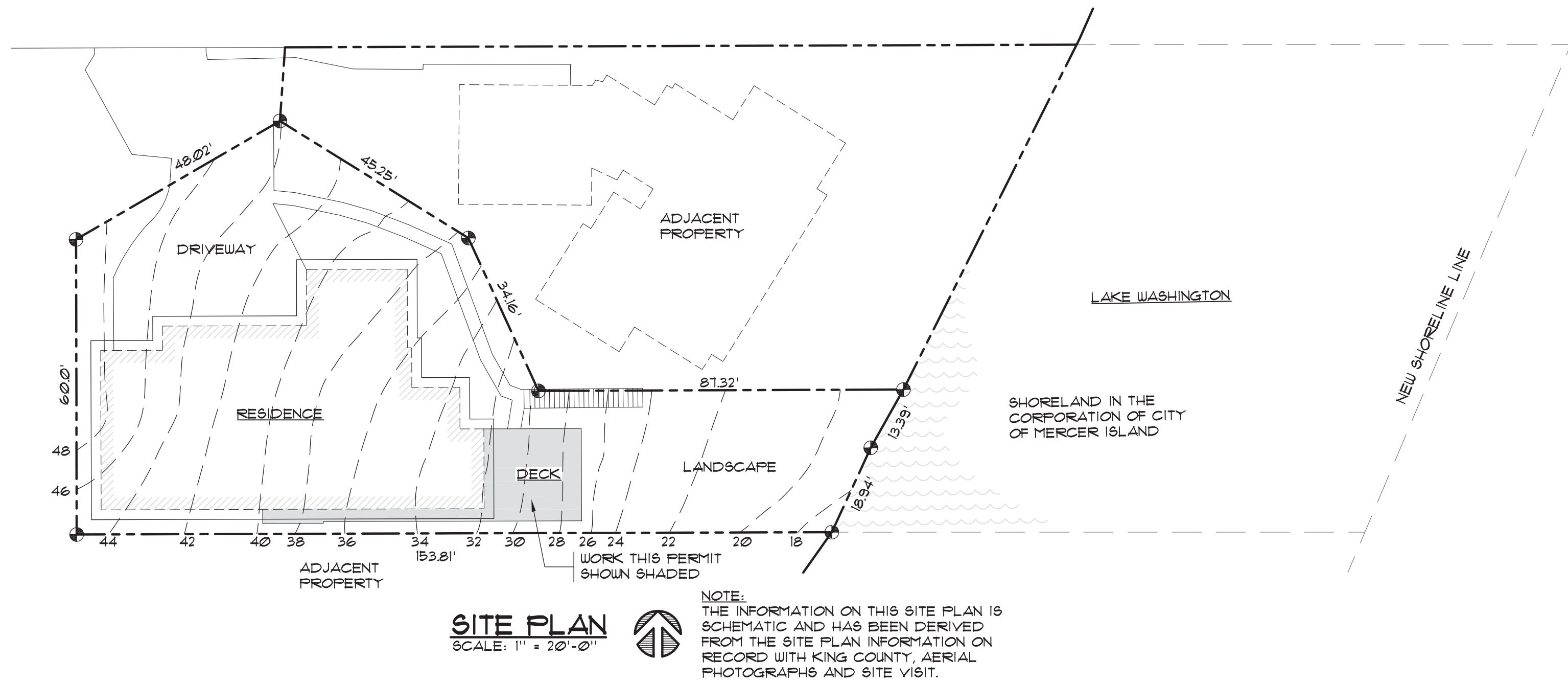
NORTH EAST SIDE OF THE DECK



DAMAGED BEAM UNDER DECK



EXISTING DECK FRAMING



SCOPE OF WORK SUMMARY

TYPE: REPAIR

THE PURPOSE OF THESE DRAWINGS IS TO SHOW REPAIRS FOR THE DAMAGE TO THE DECK BEAMS DUE TO DECAY AT THE SUBJECT RESIDENCE IN MERCER ISLAND, WASHINGTON.

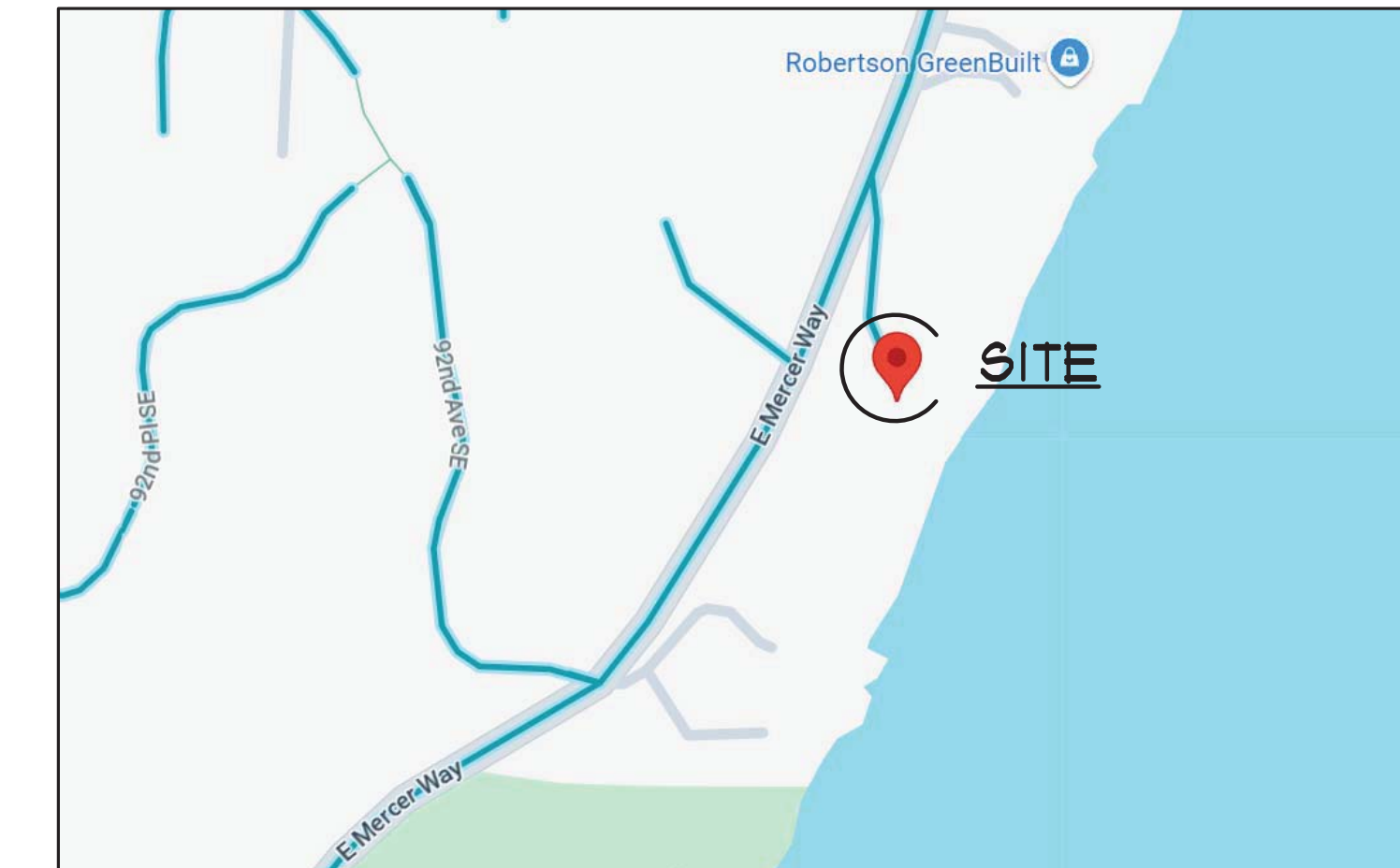
THE REPAIRS ARE IN ACCORDANCE WITH WSEBC CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS, SECTION 3012 AND CHAPTER 4 REPAIRS.

THE SCOPE OF WORK IS TO REPAIR THE DECAYED BEAMS BY PROVIDING TEMPORARY SHORING AS NEEDED TO REMOVE AND REPLACE THE BEAMS WITH LIKE KIND MATERIAL THAT IS TREATED FOR EXTERIOR USE.

THERE IS NO INCREASE IN THE EXISTING DECK SIZE AND NO CHANGE TO THE EXISTING GUARDRAIL. ALL DECK FRAMING TO REMAIN EXCEPT COLUMNS AND BEAMS.

EXCLUSIONS:
NO REVIEW HAS BEEN MADE OF THE ADEQUACY OF THE EXISTING FRAMING MEMBERS.

ARCHITECTURAL DETAILING SUCH AS, BUT NOT LIMITED TO: ROOFING, WEATHER-RESISTIVE ASSEMBLIES, ETC. IS NOT INCLUDED IN THESE DRAWINGS.



VICINITY MAP
SCALE: N.T.S.

ASSESSOR'S No.: 257950-0100

LEGAL DESCRIPTION:

FLOODS LAKE SIDE TRS LOT B TGV SH LD ADJ MERCER ISLAND SHORT FLAT NO 81-6-01 RC REC 19304019001 SD FLAT DAF - ALL LOT 14 4 S 35 FT OF 13 FLAT BLOCK: 3 FLAT LOT: 13-14

BUILDING DATA:

JURISDICTION:	CITY OF MERCER ISLAND
CODES:	2021 WASHINGTON STATE RESIDENTIAL CODE (WSRC) 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC)
ZONING:	R-84
OCCUPANCY:	R-3 (SINGLE FAMILY RESIDENCE)
LOT SIZE:	8,491 SQ. FT.
BUILDING AREA:	FIRST FLOOR: 1,700 SQ. FT. BASEMENT: 1,500 SQ. FT. ATTACHED GARAGE: 1,010 SQ. FT. DECK AREA: 550 SQ. FT. (WORK THIS PERMIT)

SHEET INDEX

SHEET 1.0	SITE PLAN, VICINITY MAP, PHOTOGRAPHS, LOT COVERAGE CALCULATIONS AND NOTES
SHEET 2.0	DECK PLAN AND SECTIONS
SHEET 3.0	GUARDRAIL NOTES AND ATTACHMENTS

LOT SLOPE CALCULATIONS:

HIGHEST ELEVATION POINT OF LOT:	48'
LOWEST ELEVATION POINT OF LOT:	18'
ELEVATION DIFFERENCE:	30'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS:	138'
LOT SLOPE:	21.7%

LOT COVERAGE CALCULATIONS:

GROSS LOT AREA:	8,336 SQ. FT.
NET LOT AREA:	8,336 SQ. FT.
ALLOWED LOT COVERAGE AREA:	35%
EXISTING LOT COVERAGE:	2,917 SQ. FT.
MAIN STRUCTURE ROOF AREA:	2,862 SQ. FT.
VEHICULAR USE AREA:	1,125 SQ. FT.
TOTAL EXISTING LOT COVERAGE AREA:	3,987 SQ. FT.
TOTAL PROJECT LOT COVERAGE AREA:	3,987 SQ. FT.
PROPOSED LOT COVERAGE AREA:	47.8% OF LOT

HARDSCAPE CALCULATIONS:

GROSS LOT AREA:	8,336 SQ. FT.
NET LOT AREA:	8,336 SQ. FT.
ALLOWED HARDSCAPE AREA %:	9%
ALLOWED HARDSCAPE AREA:	750 SQ. FT.
TOTAL EXISTING HARDSCAPE AREA:	550 SQ. FT.
UNCOVERED DECKS:	550 SQ. FT.
WALKWAYS:	208 SQ. FT.
STAIRS:	84 SQ. FT.
TOTAL EXISTING LOT COVERAGE AREA:	842 SQ. FT.
TOTAL PROJECT HARDSCAPE AREA:	842 SQ. FT.
TOTAL PROJECT HARDSCAPE AREA %:	10.1% OF LOT

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GENERAL NOTES:

- GENERAL CONDITIONS:**
- DO NOT SCALE DRAWINGS.
 - REPETITIVE FEATURES MAY BE DRAWN OR CALLED OUT ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
 - ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS, DIRECTIONS AND RECOMMENDATIONS. THE WORK SHALL ALSO BE IN STRICT CONFORMANCE WITH INDUSTRY STANDARDS AND COMPLY WITH SOUND ENGINEERING AND CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL REPLACE PORTIONS OF THE INSTALLED WORK THAT DOES NOT MEET THESE REQUIREMENTS AT THEIR EXPENSE.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS.
 - THE CONTRACTOR SHALL COORDINATE ALL REQUIRED LOCAL JURISDICTION INSPECTIONS AND SPECIAL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE INSPECTION REPORTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC., AND THE OWNER.
 - ALL NEW AND/OR REPLACEMENT MATERIALS SHALL BE EQUAL OR BETTER IN KIND AS EXISTING MATERIALS.
 - THE CONTRACTOR SHALL FILE FOR AND SHALL OBTAIN THE PERMITS FOR ALL WORK IF REQUIRED BY ANY GOVERNMENTAL AGENCIES.
 - PLUMBING, MECHANICAL, AND ELECTRICAL WORK (AS REQUIRED FOR REPAIR WORK) TO BE FILED UNDER SEPARATE PERMITS AND SHALL BE BIDDER DESIGNED. PLUMBING, MECHANICAL AND ELECTRICAL REPAIR DESIGN TO BE PERFORMED BY LICENSED AND QUALIFIED PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS. ALL NEW MECHANICAL AND LIGHTING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE.
 - CONTACT THIS OFFICE AT (206) 281-7500 IF ANY ADDITIONAL DAMAGE IS FOUND OUTSIDE THIS SCOPE OF WORK DURING DEMOLITION OR ANY VARIATIONS TO THE SITE OR EXISTING BUILDING ARE FOUND DURING THE CONSTRUCTION WORK.

SITE CONDITIONS, SAFETY AND DEMOLITION:

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE PUBLIC FROM INJURY DUE TO DEMOLITION AND REPAIR WORK. BARRICADES ARE TO REMAIN IN PLACE AFTER DEMOLITION WORK HAS BEEN COMPLETED AND THROUGHOUT THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL REASONABLY SECURE SCAFFOLDING, WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
- THE REQUIRED AND/OR IMPLIED DUTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC. TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE DOES NOT AND IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR AND THE SUB-CONTRACTORS SHALL VISIT THE SITE TO REVIEW THE EXISTING SITE, BUILDING CONDITIONS, AND FEATURES, INCLUDING, BUT NOT LIMITED TO: GRADES, DIMENSIONS, ACCESS TO THE WORK, POWER ACCESS, STAGING, REFUSE DISPOSAL, MATERIAL STORAGE, ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR A DESIGNATED AREA WITHIN THE SITE TO BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE BEFORE COMMENCING WITH THE WORK. THE SECURITY OF THE MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE STORED ON-SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE WORK SHALL NOT BLOCK INGRESS OR EGRESS FROM THE SITE AT ANY TIME. THE CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL NOT BLOCK THE MARKED FIRE LANES OR DRIVEWAYS AND NOT UTILIZE ANY RESERVED PARKING SPOTS WITHOUT OWNER'S PERMISSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.

GENERAL NOTES (CONT.):

- PROVIDE SCAFFOLDING AND TEMPORARY WEATHER PROTECTION FOR AREAS OF THE BUILDING EXPOSED DURING CONSTRUCTION AS NECESSARY TO ACCOMPLISH THE REPAIR WORK SUFFICIENTLY AND TO PREVENT WATER DAMAGE FROM OCCURRING AS THE WORK PROGRESSES.
 - PROTECT LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS AS REQUIRED TO ACCOMPLISH THE WORK OR REMOVE AND REPLACE LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS, WHICHEVER IS MORE COST EFFECTIVE.
 - PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO DEMOLITION ACTIVITY.
 - PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
 - COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNER.
 - THE CONTRACTOR SHALL TRANSPORT AND DISCARD IN A LEGAL MANNER ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS NOT INTENDED FOR REUSE.
 - INSPECT CONCEALED SPACES UNCOVERED DURING THE DEMOLITION PHASE FOR ADDITIONAL DAMAGE.
 - REMOVE AND REPLACE ALL MOISTURE DAMAGED FINISHES INCLUDING DAMAGED THERMAL AND SOUND INSULATION.
 - THE CONTRACTOR IS TO LEAVE THE SITE BROOM CLEAN FROM CONSTRUCTION RELATED DEBRIS AFTER DEMOLITION WORK IS COMPLETE, AT THE END OF EACH DAY AND AT THE END OF THE PROJECT.
- CONSTRUCTION:**
- ALL SUCH PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, INDUSTRY STANDARDS AND CODE REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT TO PACIFIC ENGINEERING TECHNOLOGIES, INC., A COPY OF THE INSTALLATION INSTRUCTIONS AND RELATED INSTALLATION STANDARDS AND REQUIREMENTS FOR REVIEW AND APPROVAL AND THE CONTRACTOR SHALL KEEP A SET OF THESE INSTRUCTIONS ON THE SITE DURING REPAIRS RELATING TO THAT WORK.
 - PROVIDE WEATHER-RESISTIVE BEHIND WALL CLADDING IN ACCORDANCE WITH WSRC R103.2 AND R103.1 WEATHER-RESISTIVE BARRIER SHALL BE PROPERLY LAPPED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE FLASHINGS FOR EXTERIOR BUILDING COMPONENTS IN ACCORDANCE WITH WSRC R103.4.
 - THE CONTRACTOR SHALL VERIFY THAT ALL WATERPROOFING COMPONENTS ARE COMPATIBLE WITH EACH OTHER, I.E. SEALANTS AND BACKER ROD, SEALANTS, AND SELF ADHESIVE (PEEL 'N' STICK) MEMBRANE, ETC.
 - NEW THERMAL INSULATION MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE SEATTLE ENERGY CODE.
 - PROVIDE DIFFERENTIAL METAL PROTECTION TO PREVENT GALVANIC ACTION WHERE OCCURS.

Date	1/22/25
Revision	OWNER REVISIONS
No.	1
Designed	R. BARRETT
Drawn	V.H.N.
Checked	
Date	26 NOV., 2024
Approved	

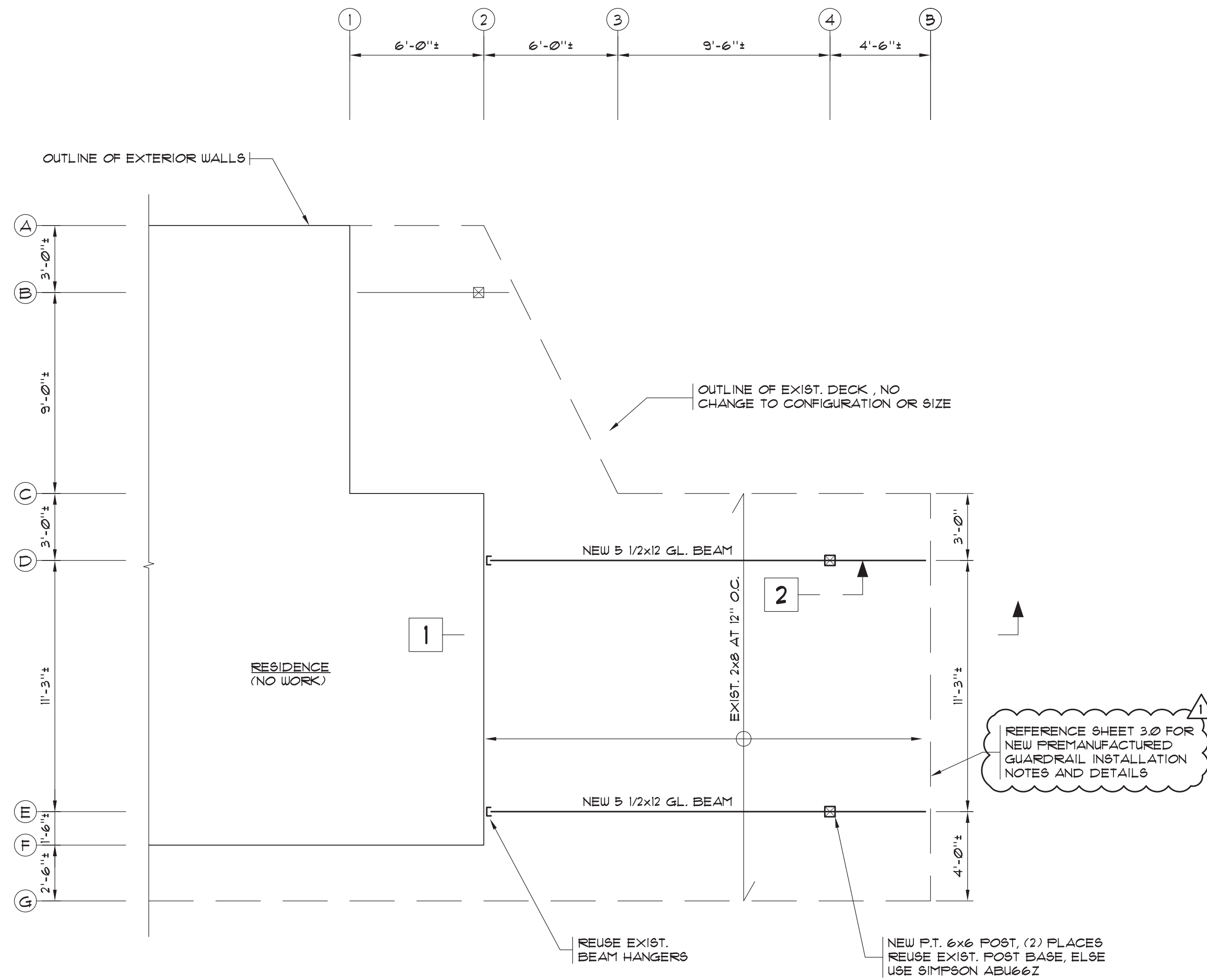


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Contents
SITE PLAN, VICINITY MAP,
PHOTOGRAPHS, LOT
COVERAGE
CALCULATIONS AND
NOTES

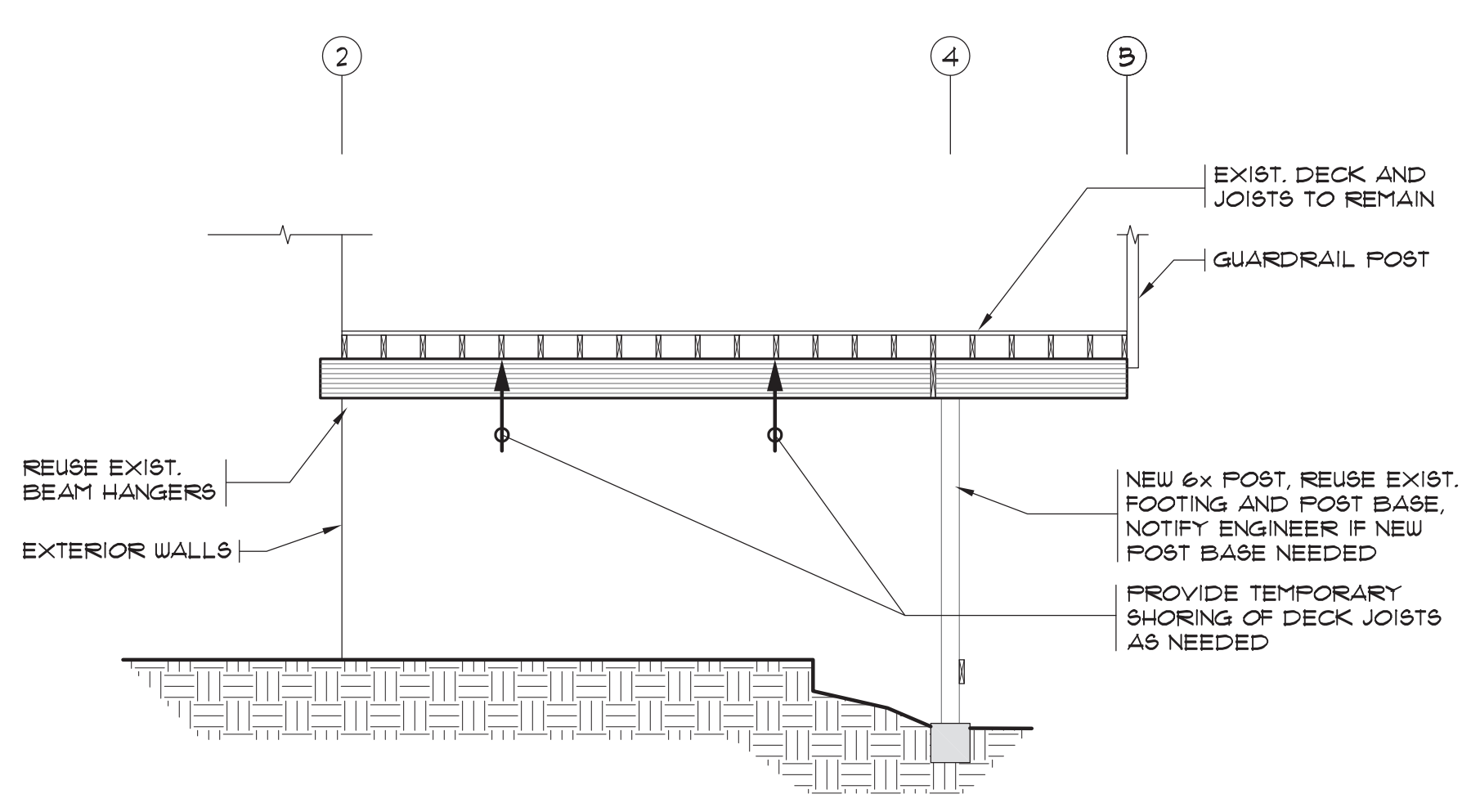
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**ROACHE RESIDENCE
DECK FRAMING REPAIR**
14500 EAST MERCER WAY
MERCER ISLAND, WA

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Job No. 24271020

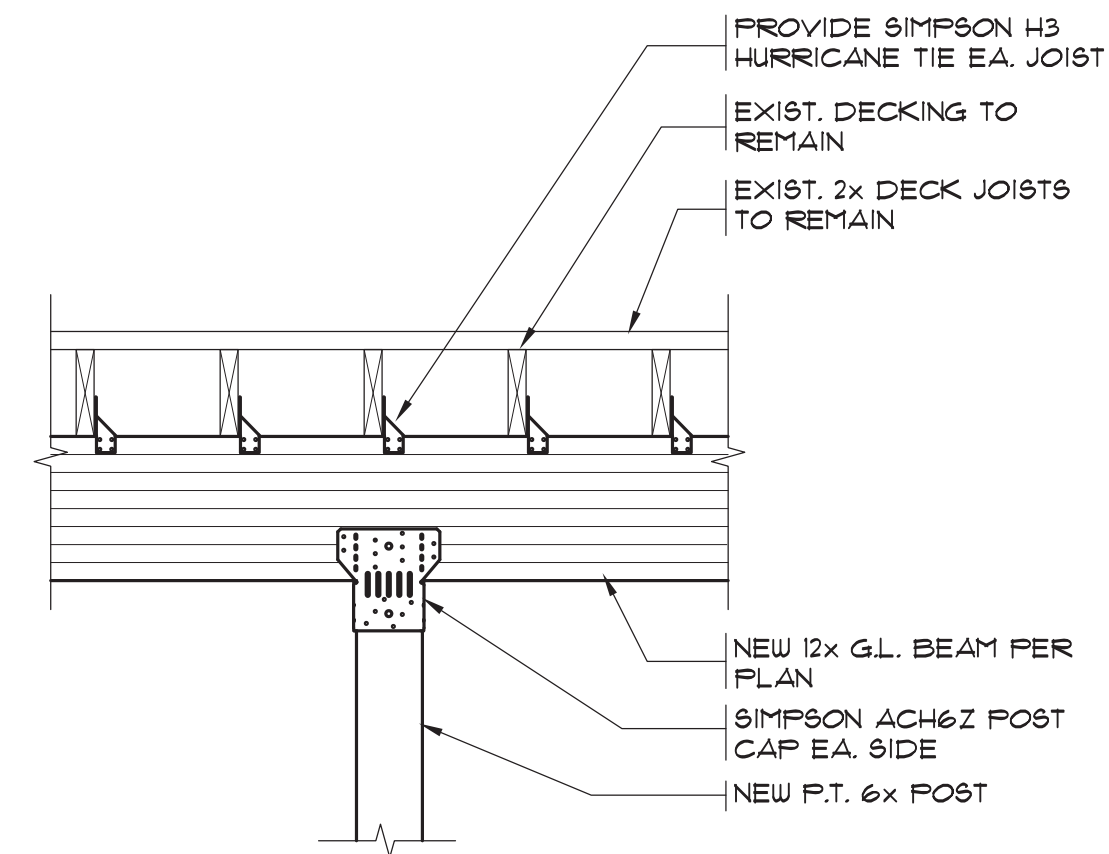


DECK PLAN
SCALE: 1/4" = 1'-0"

NOTE:
NOTIFY ENGINEER FOR ALTERNATE CONNECTION IF EXIST. BEAM HANGERS CANNOT BE REUSED AT CONNECTION TO THE HOME.



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



STRUCTURAL NOTES:

CODE:
THE WASHINGTON STATE RESIDENTIAL CODE (WSRC) 2021 EDITION AND THE 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC).

LIVE LOADS:
DECK (REPAIR) 40 PSF

STEEL BOLTS:
ALL BOLTS AND THREADED RODS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL BE ASTM F1554, GRADE 36. BOLTS SHOULD BE INSTALLED IN STANDARD SIZE HOLES UNLESS NOTED OTHERWISE. OVERSIZED HOLES ARE PERMITTED FOR ANCHOR BOLTS IN COLUMN BASE PLATES. STAINLESS STEEL BOLTS RECOMMENDED FOR EXTERIOR USE.

SCREWS:
SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1.
SCREW DIAMETERS SHALL BE AS FOLLOWS:
No. 8 Ø1/4" DIAMETER
No. 10 Ø3/8" DIAMETER
REFERENCE DRAWINGS FOR MINIMUM SCREW LENGTHS. ALL SCREWS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

LAG SCREWS:
LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1.
REFERENCE DRAWINGS FOR MINIMUM SCREW DIAMETER AND LENGTHS. ALL LAG SCREWS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS C.

NAILS:
NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE NAIL AND TOOL ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
NAIL LENGTHS AND DIAMETERS SHALL BE AS FOLLOWS:
10d 3" x Ø13" DIA.
10d COMMON 3" x Ø148" DIA.

ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

SCREWS INSTALLED IN WOOD:
SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAPMO UES REPORT #92. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:
SD6 (Ø25" DIAMETER, LENGTHS: 15" TO 8")
SDU22 (Ø22" DIAMETER, LENGTHS: 3" TO 6.75")
SDU822 (Ø22" DIAMETER, LENGTHS: 3" TO 10")

SD6, SDU22 AND SDU822 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

LIGHT GAUGE FRAMING CONNECTORS:
NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, DUBLIN, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES. CONNECTORS SHALL BE FASTENED TO THE FRAMING MEMBERS USING THE NUMBER AND TYPE OF FASTENERS CALLED FOR BY MANUFACTURER.

CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED. ALL FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SD6 SCREWS WITH PROPRIETARY COATING.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:
ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WUPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

COLUMNS	D.F.-L #2 Fc=1350 F51
BEAMS (4x 4 SMALLER)	D.F.-L #1 Fc=1000 F51
BEAMS (6x 4 LARGER)	D.F.-L #1 Fc=1350 F51
POSTS	D.F.-L #1 Fc=1000 F51

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE 'EXPOSURE 1' WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE 'EXTERIOR' WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS SHALL HAVE 1/8" GAP.

WOOD PROTECTION / TREATMENT:
ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE OR EXPOSED TO THE ELEMENTS SHALL BE PRESURE-TREATED (NOTED P.T.) IN ACCORDANCE WITH AUPA STANDARD UI. USE THE FOLLOWING MINIMUM AUPA USE CATEGORIES:
ABOVE GROUND EXPOSED (DECKS ABOVE GROUND): UC3B
GROUND CONTACT (DECK POSTS): UC4B

PAINT ALL SCARS, CUTS AND DRILL HOLES WITH A WOOD PRESERVATIVE THAT IS COMPATIBLE WITH THE CHEMICALS USED FOR THE PRESURE TREATMENT OF THE WOOD. PRESERVATIVES FOR FIELD TREATMENT SHALL MEET THE REQUIREMENTS OF AUPA STANDARD M4.

GLUED LAMINATED LUMBER:
DOUGLAS FIR-LARCH GRADE 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS. ALL GLULAM MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AITC A190.1 AND BE STAMPED WITH AN AITC QUALITY MARK OR AN APA-EUS TRADEMARK. ADHESIVES USED IN THE GLULAM MANUFACTURING PROCESS SHALL CONFORM TO AITC 409 FOR WET USE ADHESIVES. GLULAM MEMBERS SHALL BE MANUFACTURED FROM DOUGLAS FIR LAMINATING LUMBER. ALL BEAMS SHALL HAVE ZERO CAMBER UNLESS NOTED OTHERWISE.

FOR CONDITIONS WHERE GLULAM ARE PERMANENTLY EXPOSED TO THE WEATHER, HAVE DIRECT GROUND OR CONCRETE CONTACT, OR ARE EXPOSED TO SIGNIFICANT MOISTURE FROM CONDENSATION OR OTHER SOURCES, PRESERVATIVE TREATMENT IS REQUIRED AS SPECIFIED BY APPLICABLE BUILDING CODES. ALL FIELD CUTS - INCLUDING NOTCHES, END CUTS, AND HOLES - SHOULD BE PERFORMED BEFORE THE GLULAM BEAM IS TREATED. ALL FASTENERS USED WITH TREATED GLULAM BEAMS MUST BE RESISTANT TO CORROSION FROM MOISTURE.

GENERAL WOOD FRAMING NOTES:

- MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
- PROVIDE CONTINUOUS 2x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS AT ALL SUPPORTS.
- FLUSH BEAMS (FB) NOT CALLED OUT ON THE PLANS SHALL BE DOUBLE JOISTS.
- PROVIDE DOUBLE JOISTS UNDER PARTITIONS EXTENDING 1/2 OR MORE OF THE JOIST SPAN.
- ALL COLUMNS NOT CALLED OUT ON THE PLANS AND/OR SCHEDULE SHALL BE (2) STUDS SPIKED TOGETHER WITH 10d COMMON NAILS AT 6" O.C., STAGGERED WITH ADJACENT NAILS DRIVEN FROM OPPOSITE SIDES.
- ALL LAMINATED BEAMS AND HEADERS SHALL BE SPIKED TOGETHER WITH 10d NAILS AT 6" O.C. ALONG EACH EDGE UNLESS OTHERWISE NOTED.
- PROVIDE CUT WASHERS FOR ALL BOLT HEADS AND NUTS BEARING ON WOOD.
- PROVIDE SILL SEAL/GASKET BETWEEN LUMBER AND CONCRETE OR MASONRY. SEALER/GASKET SHALL PROVIDE A CAPILLARY BREAK.
- ALL DOOR AND WINDOW HEADERS NOT CALLED OUT ON THE PLANS SHALL BE (2) 2x8 OR A 3 1/2"x 1 1/4" LAMINATED STRAND LUMBER (LSL) WITH ONE CRIPPLE AND ONE STUD EACH END FOR OPENINGS 4'-0" WIDE OR LESS, AND (2) 2x12 WITH TWO CRIPPLES AND ONE STUD FOR OPENINGS MORE THAN 4'-0" WIDE.
- PROVIDE ONE LAYER OF 40# ASPHALT IMPREGNATED BUILDING PAPER AT CONTACT SURFACES BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- CURRENT USBC BUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT CODES.ICCSAFE.ORG.

Date: 1/22/25

Revision: OWNER REVISIONS

Designed: R. BARRETT

Drawn: V.H.N.

Checked: [Signature]

Date: 26 NOV., 2024

Approved: [Signature]

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Contents

DECK PLAN AND SECTIONS

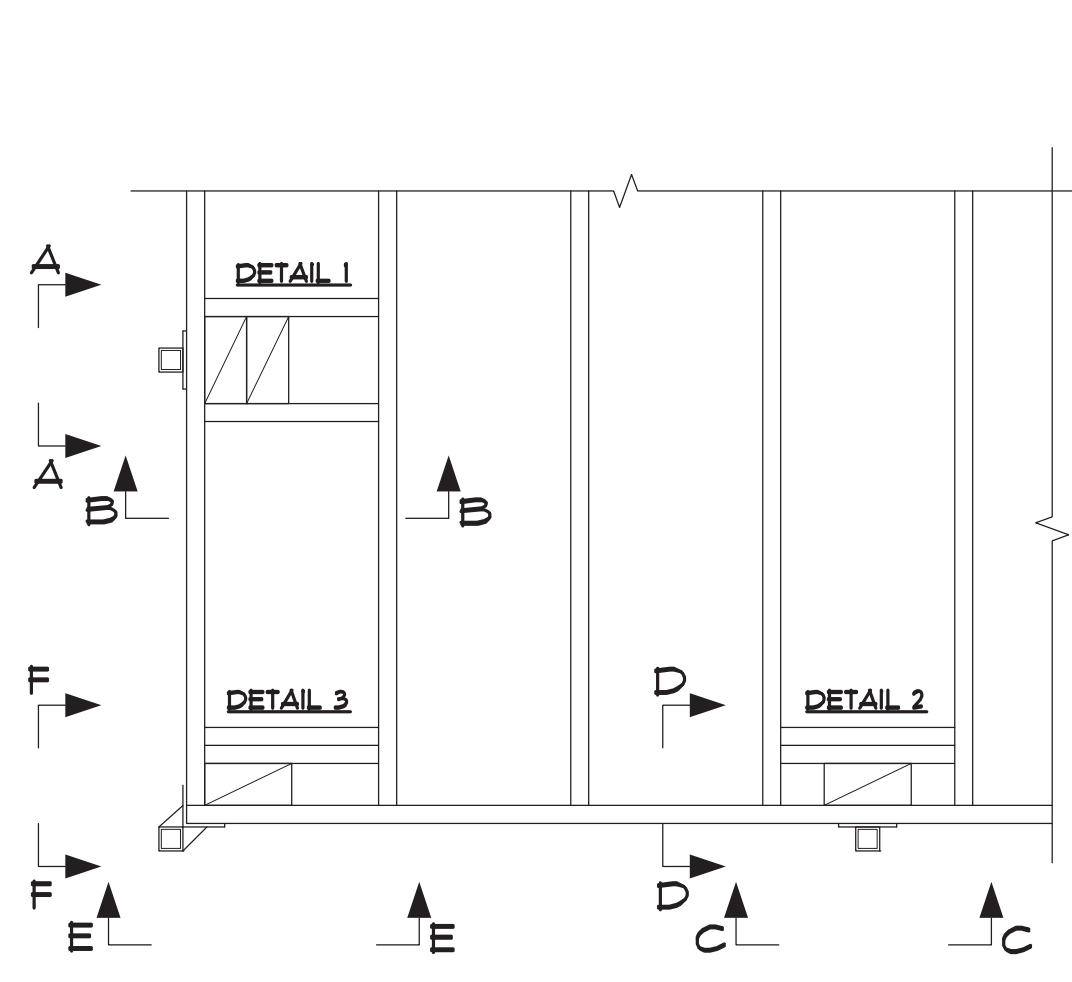
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14500 EAST MERCER WAY MERCER ISLAND, WA

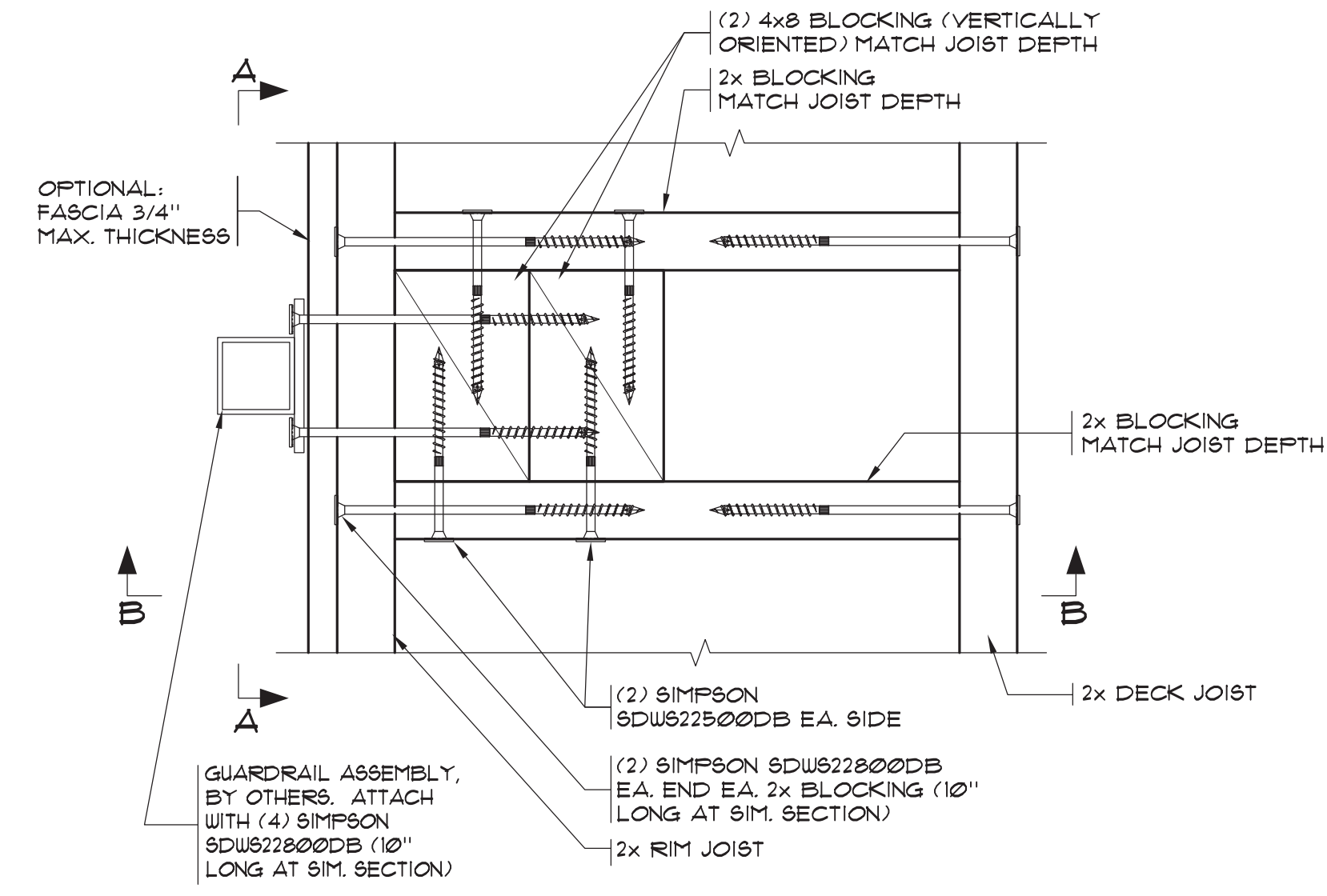
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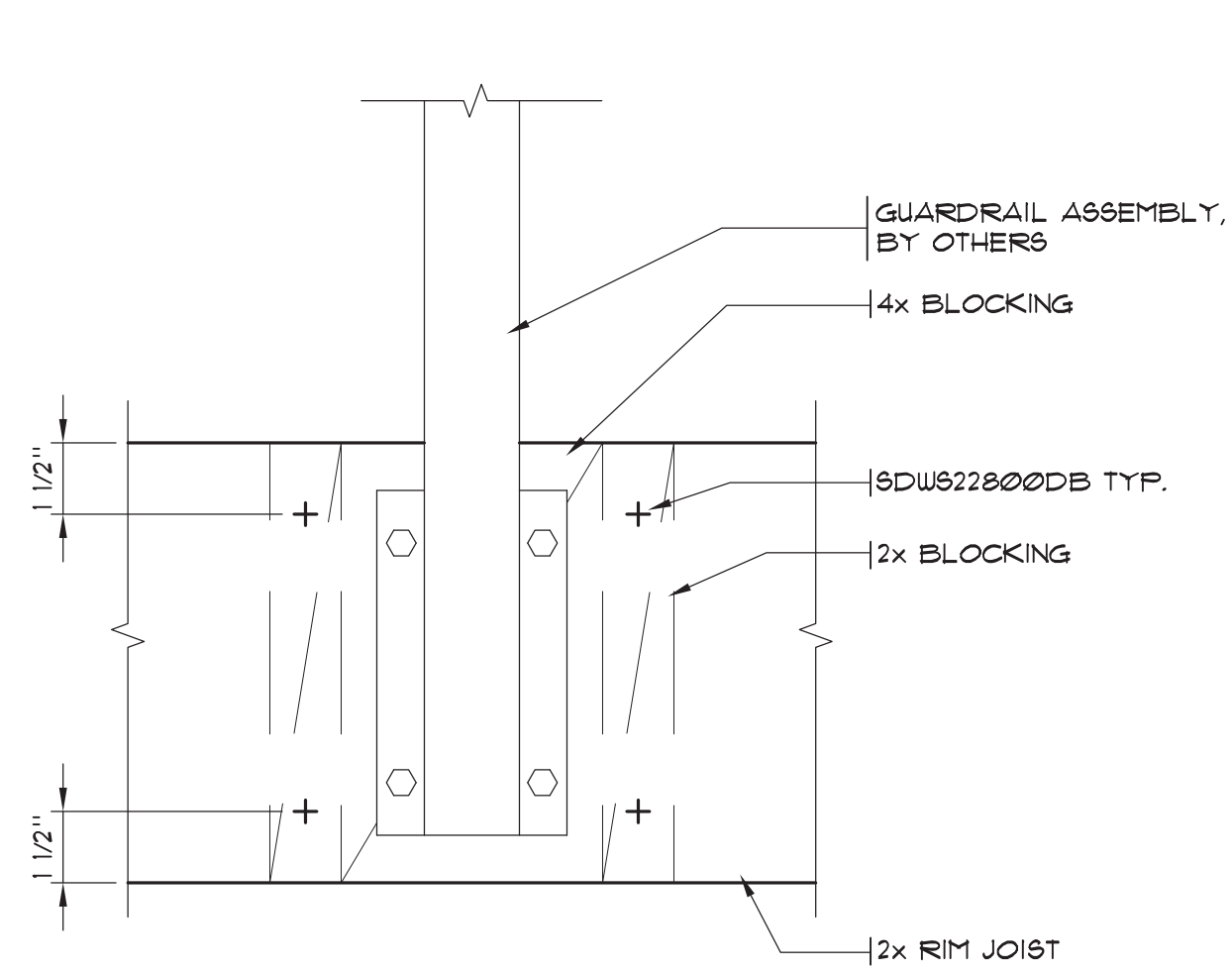
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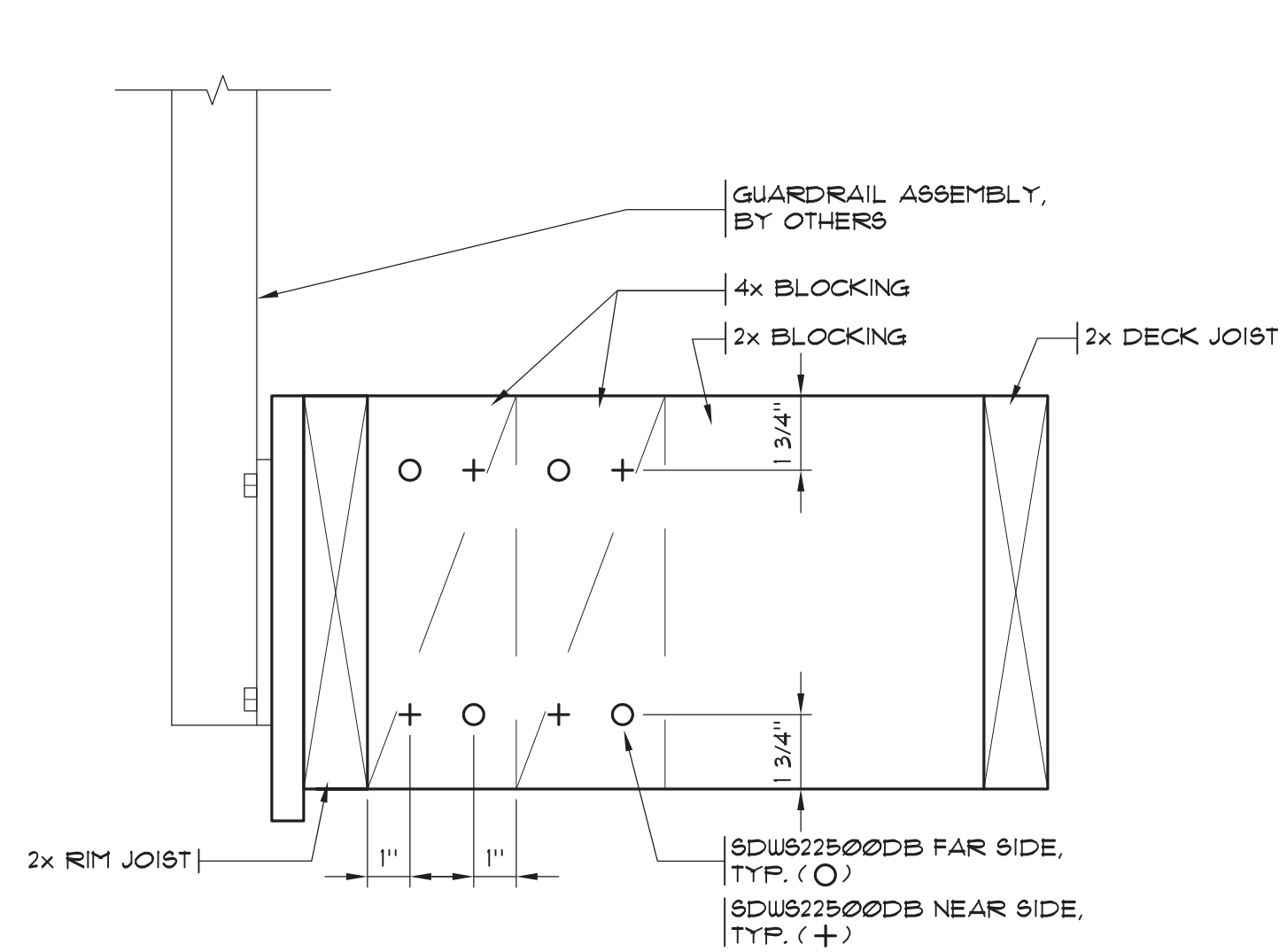
KEY PLAN
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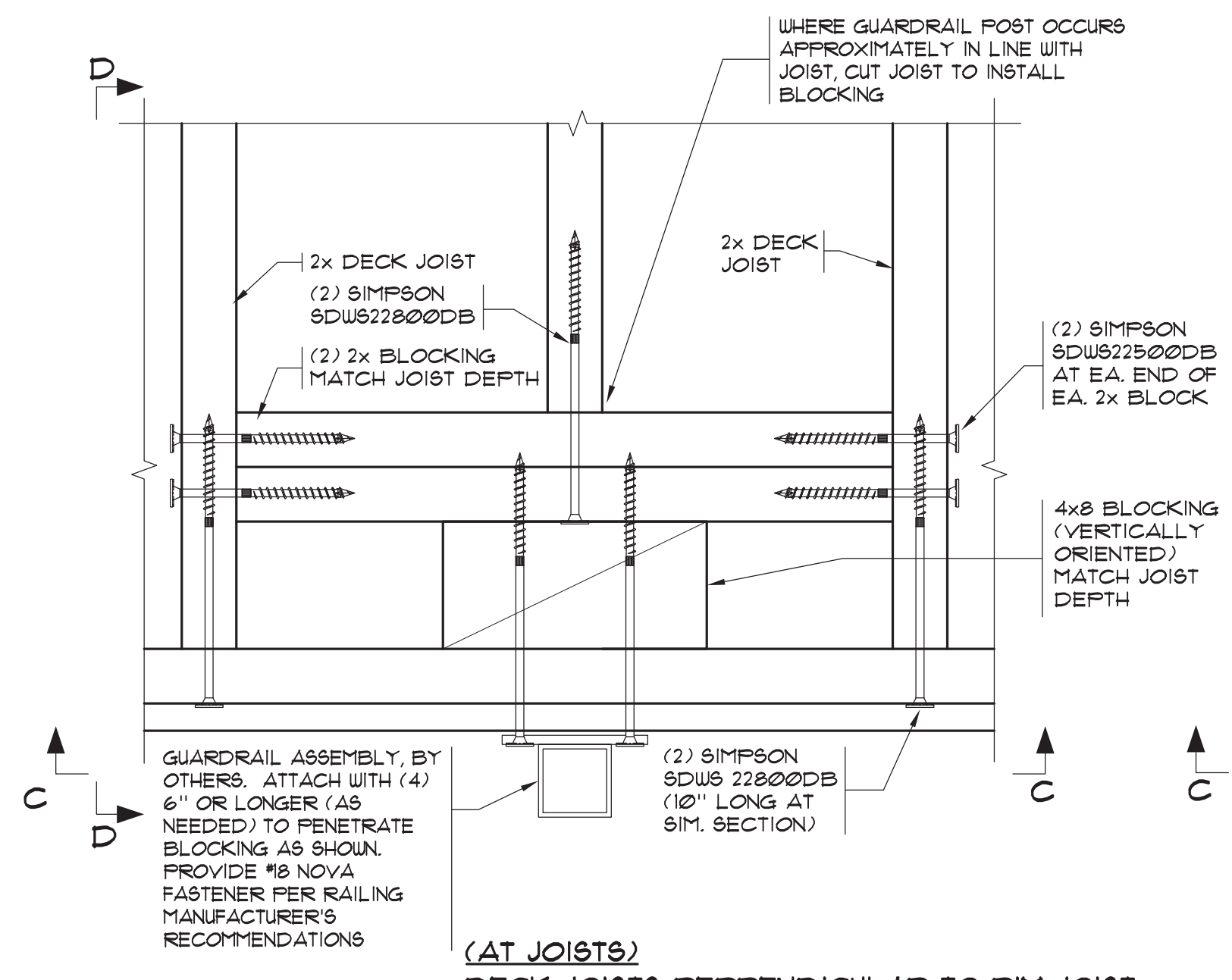
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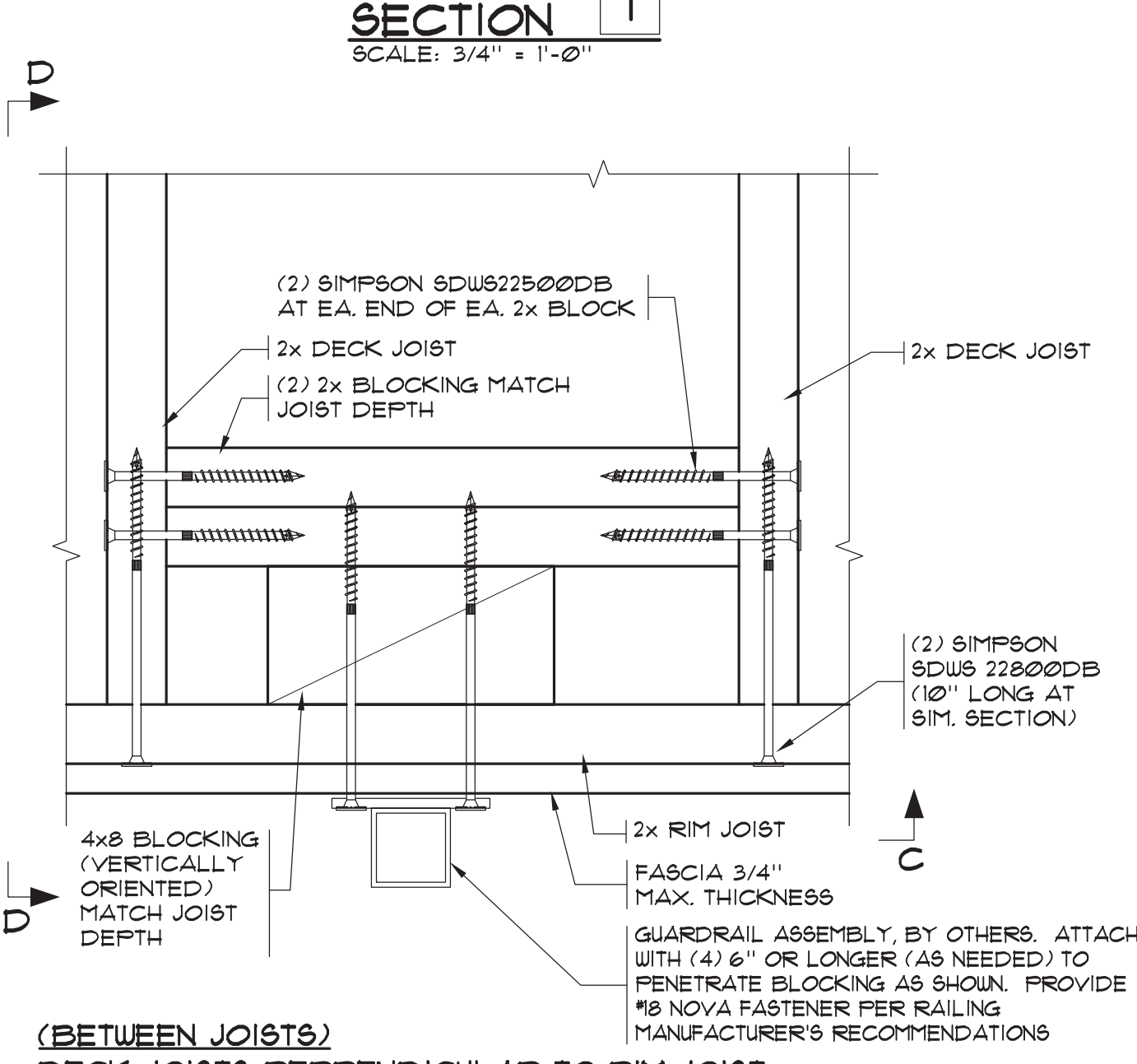
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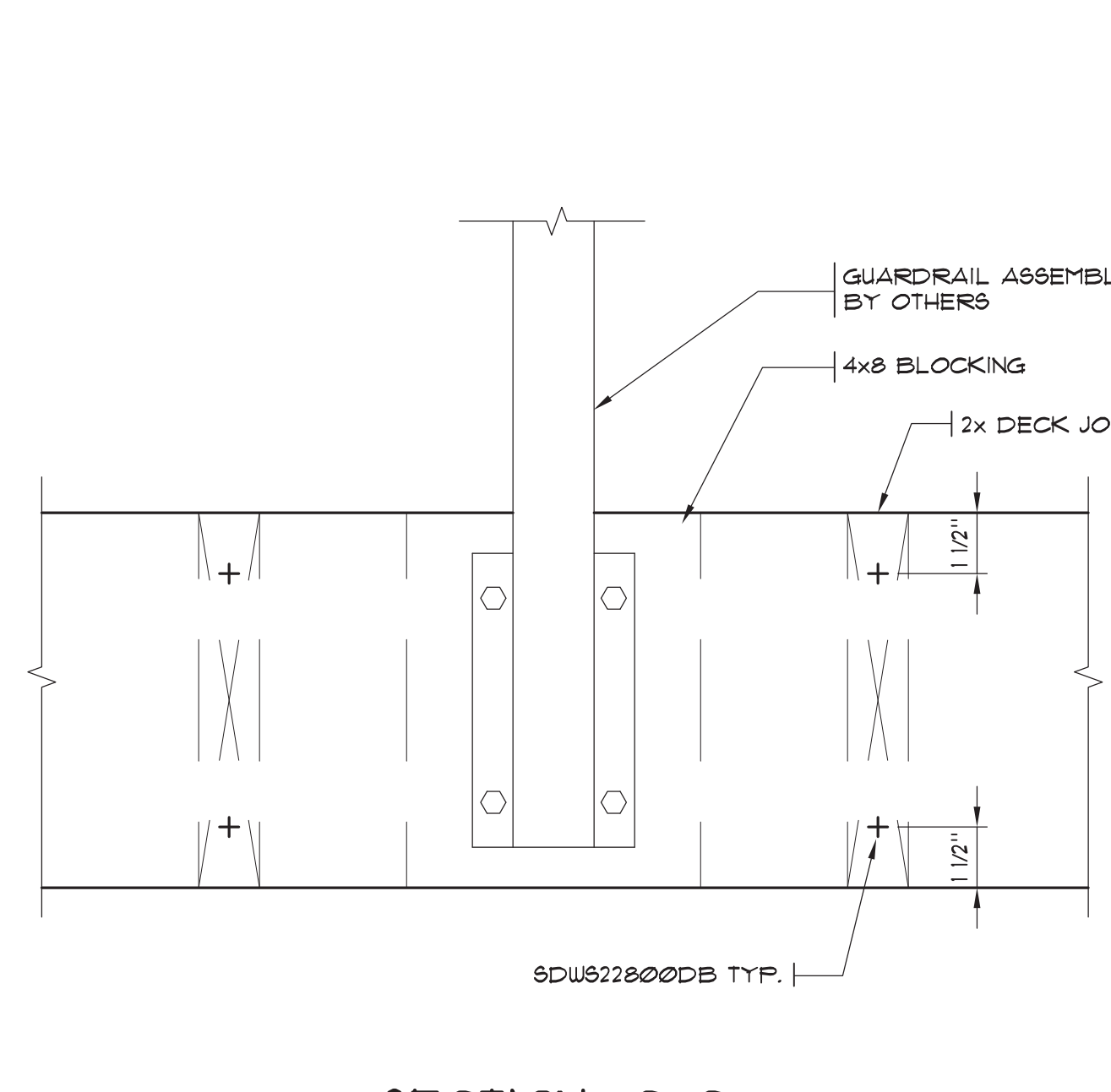
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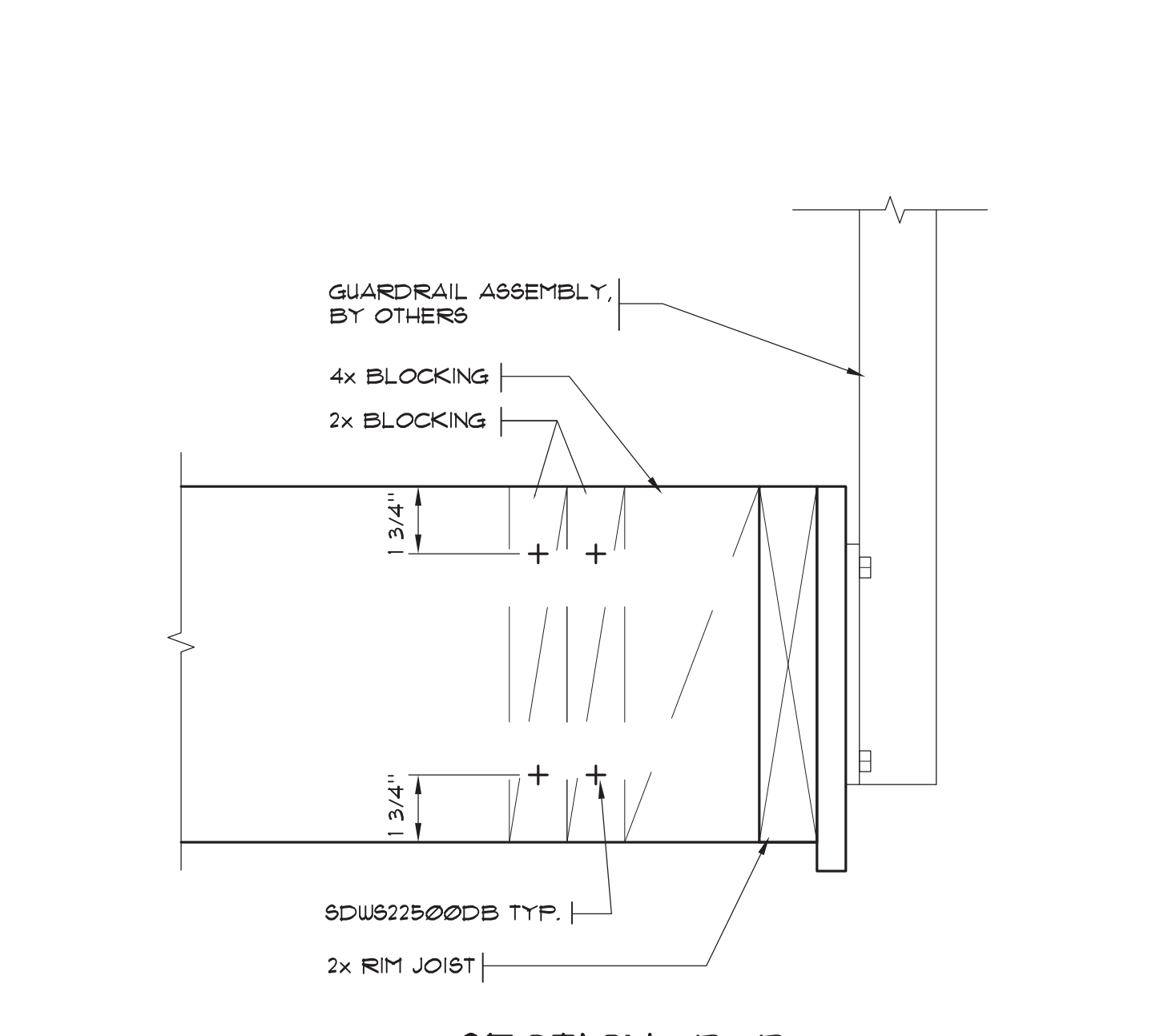
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SECTION 2
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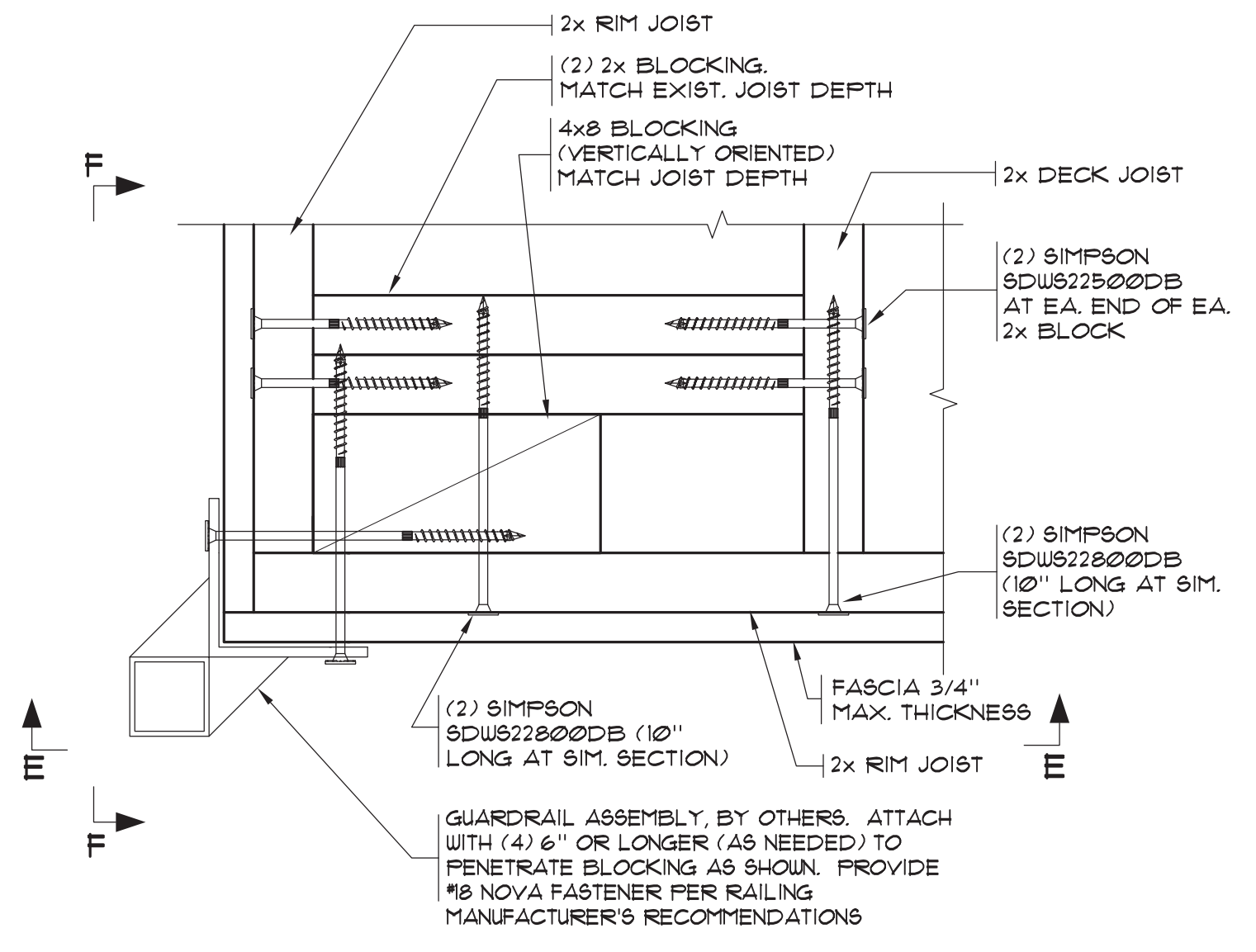
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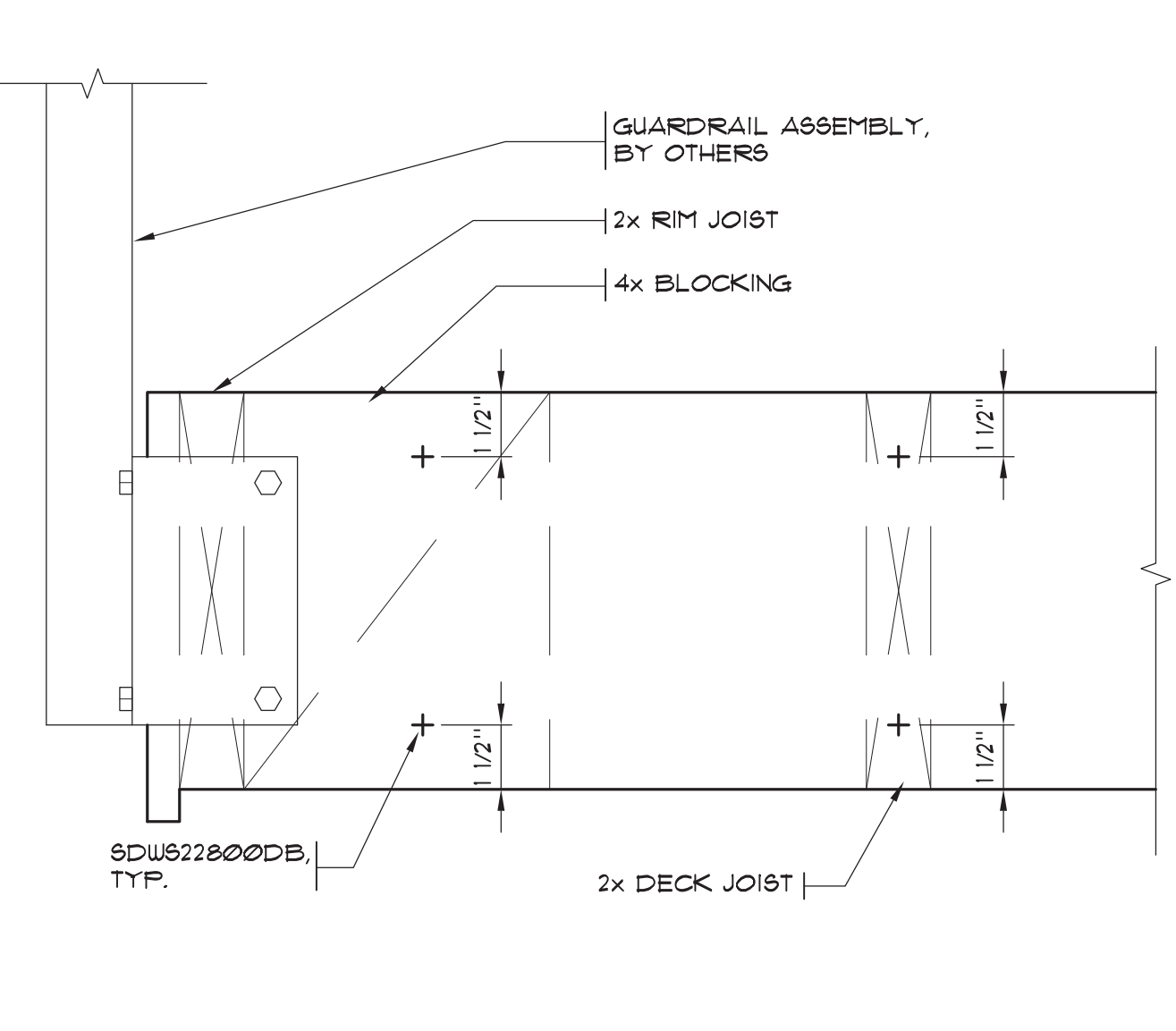
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GUARDRAIL NOTES:

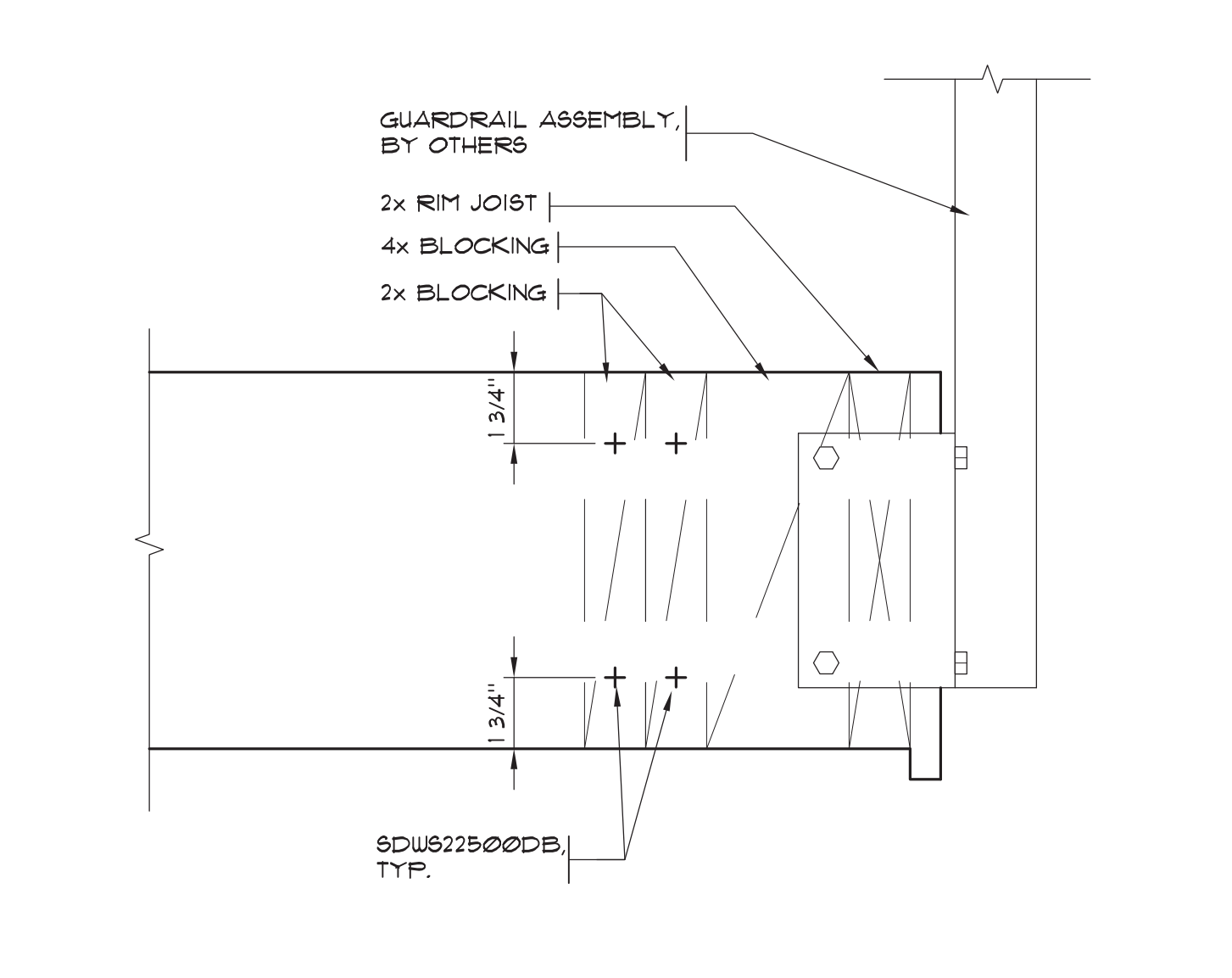
- DECK FRAMING:**
- EXISTING 2x8 OR 2x10 DECK JOISTS MIN. REPAIR AS REQUIRED.
 - EXISTING RIM JOIST OR EDGE BEAM, REPLACE AS REQUIRED.
 - INSTALL NEW BLOCKING PER DETAILS THIS SHEET.
 - GUARDRAIL DETAILS TO BE SIMILAR WHERE THERE IS A (2) 2x OR 4x FLUSH EDGE BEAM INSTEAD OF A RIM JOIST. SCREWS THAT EXTEND THROUGH THE BEAM TO BE 10" LONG.
 - NOTIFY ENGINEER IF EXIST. CONDITIONS ARE DIFFERENT THAN SHOWN.
- GUARDRAIL LOADS:**
REFERENCE IBC SECTION 1607.8
TOP OF RAIL (ANY DIRECTION) 50 PLF / 200 LBS. POINT LOAD
COMPONENTS 50 LBS. OVER 1 SF AREA
GLAZING (IF REQUESTED BY OWNER) REFERENCE IBC SECTION 2401
- GUARDRAIL SPECIFICATIONS:**
MINIMUM HEIGHT: 42"
SPACING AT OPENINGS: LESS THAN 4"
MAXIMUM POST SPACING: 4'-0"
DECK FRAMING MINIMUM SIZE: 2x8
DECK FRAMING/BLOCKING GRADE: DF OR HF
- GUARDRAILS AND CONNECTIONS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. ALL PLATES, CONNECTIONS, ETC. SHALL BE DESIGNED TO TRANSMIT 100% OF THE MEMBER LOAD DETERMINED BY THE GUARDRAIL ANALYSIS. THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND/OR TESTING SHOWING THAT THE GUARDRAIL MEETS THE DESIGN CRITERIA OF THE IBC TO THE OWNER, AND THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION.
- GUARDRAIL MANUFACTURER/INSTALLER TO PROVIDE OWNER (OR OWNER'S AGENT) WITH OPTIONS ON THE COLOR AND STYLE OF GUARDRAIL ASSEMBLY. OWNER TO APPROVE GUARDRAIL PRIOR TO FABRICATION AND INSTALLATION.



SECTION 3
SCALE: 3/4" = 1'-0"



SECTION E-E
SCALE: 3" = 1'-0"



SECTION F-F
SCALE: 3" = 1'-0"

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Date: 1/22/25

Revision: OWNER REVISIONS

Designed: R. BARRETT

Drawn: V.H.N.

Checked: [Signature]

Date: 26 NOV., 2024

Approved: [Signature]

PACIFIC

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Contents: GUARDRAIL NOTES AND ATTACHMENTS

Project: ROACHE RESIDENCE DECK FRAMING REPAIR

1490 EAST MERCER WAY MERCER ISLAND, WA

Sheet: 3.0

Job No. 2421100