

**GENERAL RESIDENTIAL STRUCTURAL NOTES**

(The following apply unless shown otherwise on the plans)

**CRITERIA**

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS AND THE INTERNATIONAL BUILDING CODE (2006 EDITION).
2. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK, AND DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION, AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.
4. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND / OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND / OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
7. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATE BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
8. ALL STRUCTURAL SYSTEMS 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.

**CODE:** 2006 International Building Code (IBC)

**LIVE LOADS:**  
Roof: 25 psf (Snow) (Not controlling)

**STRUCTURAL LUMBER & TIMBER:**

All lumber shall be graded in accordance with current WMPA standard grading rules for Western lumber. Use the following species and minimum grades unless noted otherwise on the plans:

Studs and Columns:	HF Standard
Nail Plates & Screeds:	HF Utility
Joists & Rafters:	HF #2
Header & Flush Beams:	HF #2
4X Beams:	HF #2
6X Beams:	HF #1

All plywood shall be APA C-D interior grade with exterior glue and a minimum panel ID index of 42/20 for floors, 32/16 for the roof, and 16/0 for the walls.

**DECK SHEATHING:**

All plywood shall be APA C-D interior grade with exterior glue and a minimum panel ID index of 32/16. Use 3/4" CDX T&G plywood, unblocked, nailed to joists with 12d nails at six (6) inches on center at all supported panel edges (edge nailing), and at twelve (12) inches on center along intermediate framing members (field nailing).

**MISCELLANEOUS:**

Contractor shall verify all dimensions and conditions in the field. Verify the size and location of all openings in the floor, roof and walls with architectural, mechanical and electrical drawings. Provide temporary bracing as required until all permanent connections and stiffeners have been installed.

**BEARING WALL FRAMING:**

All exterior wood framed bearing walls shall be a minimum of 2x6 at 16" on center and interior bearing walls are typically a minimum of 2x4 at 16" on center. All door and window headers not called out on the plans shall be (2)2x10 with one cripple and one stud each and for openings 4'-0" wide or less, and two cripples and one stud each and for openings more than 4'-0" wide. All columns not called out on the plans shall be two studs. Spike laminated columns together with led nails at 16" on center. Provide one layer of asphalt impregnated building paper (40%) at all contact surfaces between any wood and concrete or masonry. No soil to be in contact with any wood surfaces.

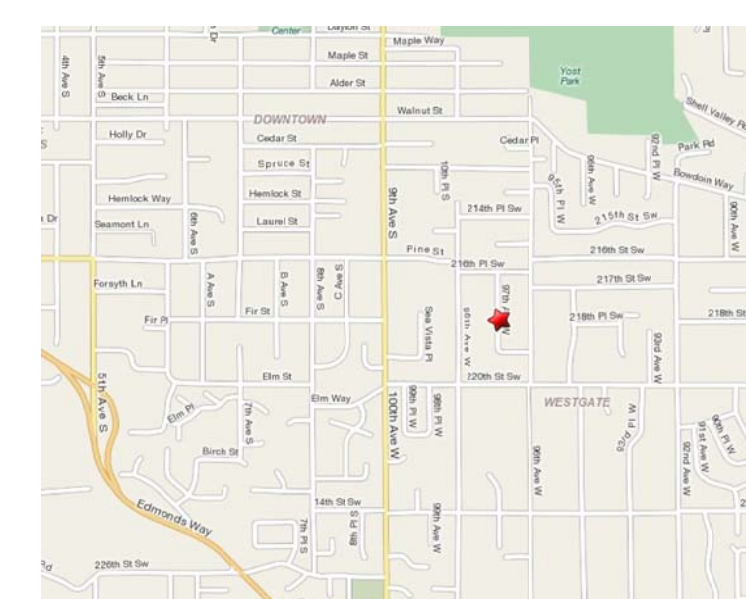
**LEGEND**

- BUILDING SECTION
- SECTION DETAIL
- DOOR NUMBER
- WINDOW NUMBER
- SMOKE DETECTOR
- EXHAUST FAN  
50 CFM
- HEATER VENT

**PROJECT CALCULATIONS**

**ZONING:** RS-8  
**LOT AREA:** 10,481 SF  
**LOT COVERAGE:** 2,210 SF EXISTING (21.0%)  
(NO CHANGE PROPOSED)  
**IMPERV. SURF:** 3,074 SF EXISTING (24.9%)  
(NO CHANGE PROPOSED)  
**HEIGHT CALCS:**  
+100.00' ASSUMED DATUM  
'A' = +100'-6"  
'B' = +100'-10"  
'G' = +99'-3"  
'H' = +99'-3"  
**AVG GRADE = +100'-1"**  
**MAX BLDG HEIGHT = +125'-1"**  
**ACTUAL T.O. RIDGE = +114'-1"**  
(NO CHANGE IN BLDG HEIGHT PROPOSED)

**VICINITY MAP**



**SHEET INDEX**

- A1.00 05/12/10 SITE PLAN / STRUCTURAL NOTES
- A1.51 05/12/10 GENERAL RESIDENTIAL NOTES
- A2.00 05/12/10 ROOF FRAMING / DETAILS
- A3.00 05/12/10 ELEVATIONS

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION  
LOT 11, BLOCK 2, D-00, ROBERT E THOMAS ADD N  
NO. 16, TWP 21N, R 3E, SECT 25, NE QTR, WM.  
TAX ID #  
00554T-0020-11-00

**PROJECT INFORMATION**

**PROJECT:** RANSTROM RESIDENCE - ROOF REPAIR  
21726 - 97TH AVE W  
EDMONDS, WA 98020  
**OWNER:** RAY RANSTROM  
21726 - 97TH AVE W  
EDMONDS, WA 98020  
PHONE: (425) 718-7020  
**ARCHITECT:** grouparchitect  
2222 EASTLAKE AVE EAST  
SEATTLE, WA 98102  
PHONE (206) 365-1230  
CONTACT: BRIAN PALIDAR

**SCOPE OF WORK**

REPAIR / REPLACEMENT OF EXISTING ROOF & EAVES PER PLANS. NO CHANGES IN BUILDING HEIGHT, FOOTPRINT, OR GROUND DISTURBANCE PROPOSED



project:  
**Ranstrom Residence: Roof and Eave Repair**

project address:  
Ray Ranstrom  
21726 - 97th Ave W  
Edmonds, WA 98020

issue:  
BUILDING PERMIT SUBMITTAL

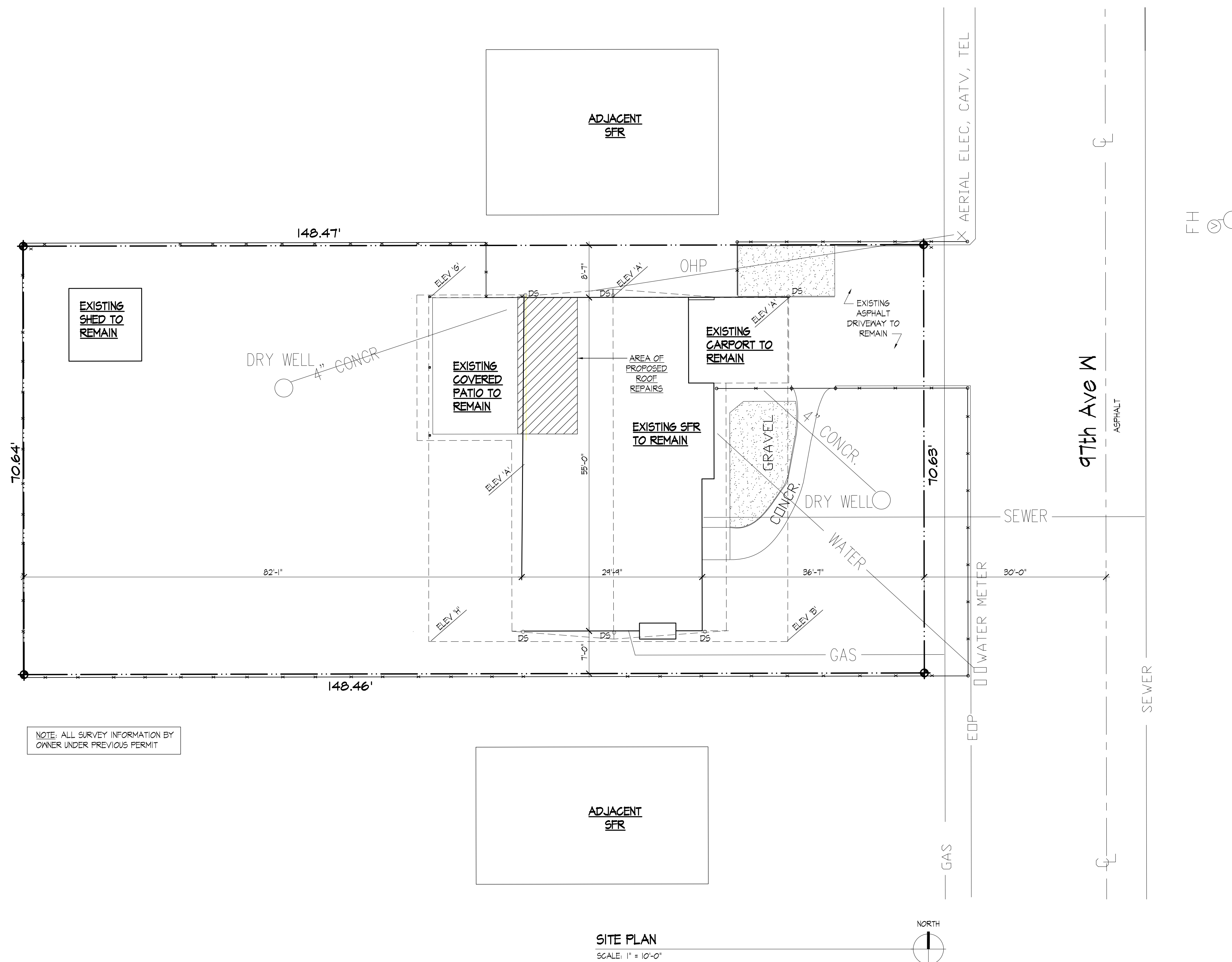
date issued:  
JUNE 1, 2010

revisions
05-11-10 CLIENT REVIEW
06-01-10 PERMIT SUBMITTAL

sheet title:  
Site Plan / Structural Notes

drawn: BJP  
checked: BJP  
project no: 1009

**A1.00**



**SITE PLAN**  
SCALE: 1" = 10'-0"







**ROOF VENTILATION CALCULATIONS**

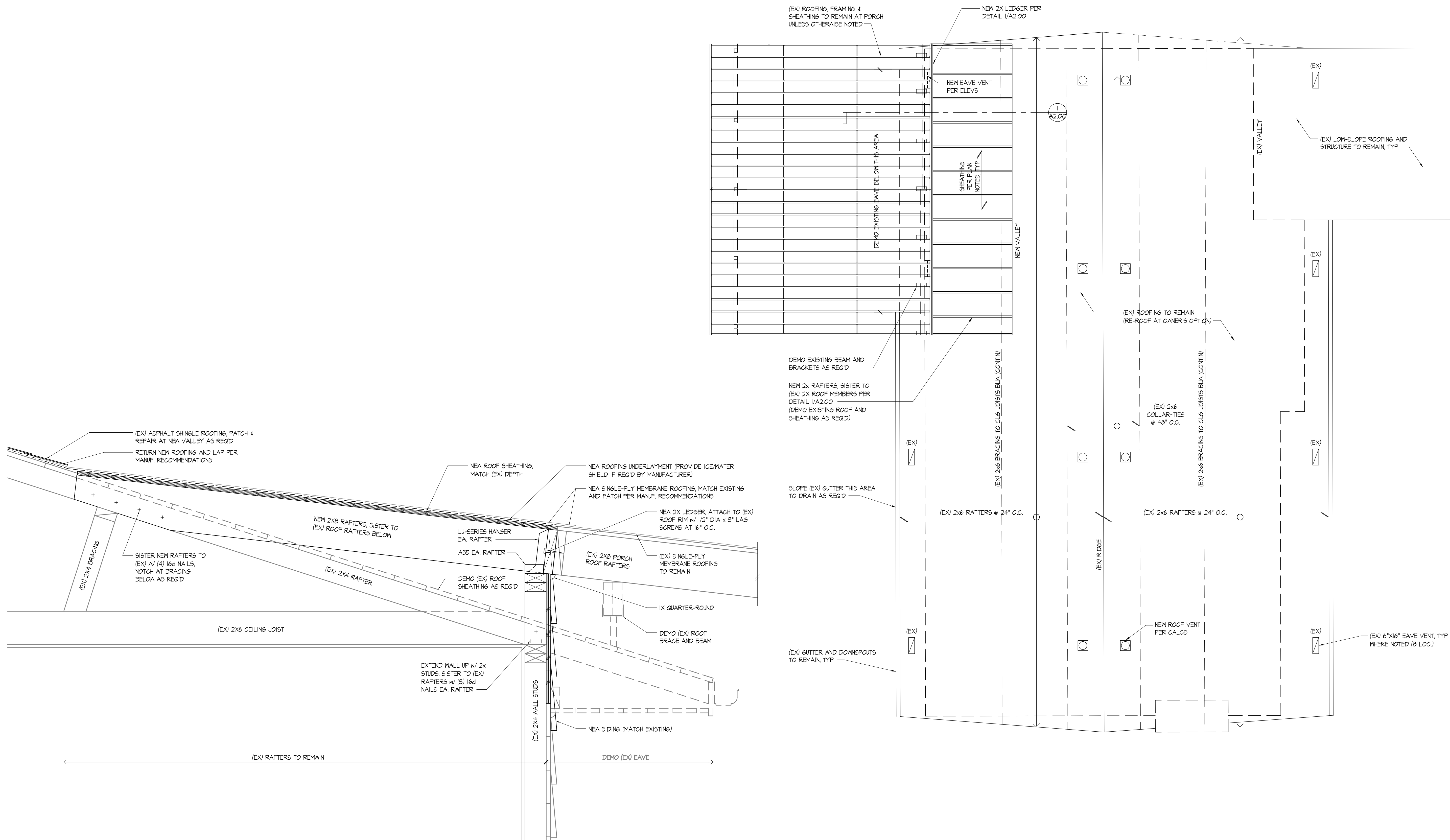
ROOF AT HEATED AREA = 1612 SF  
1612/300 = 5.37 SF OR T14 SQ. IN REQ'D

384 SQ. IN @ EAVES - EXISTING (6"X16" VENTS)  
PROVIDE 340 SQ. IN @ RIDGE (MIN)  
& AF-50 ROOF VENTS = 400 SQ. IN

**ROOF PLAN NOTES**

TYPICAL ROOF PITCH 4:12 UNLESS NOTED OTHERWISE, SEE ELEVATIONS

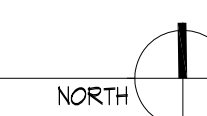
☐ AF-50 ROOF VENT TYP. AT NEW LOCATIONS AS SHOWN



**ROOF / WALL TRANSITION & VENTING**  
SCALE: 1/4" = 1'-0"

**A2.00**

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



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Edmonds, WA 98020

issue:  
**BUILDING PERMIT SUBMITTAL**

date issued:  
JUNE 1, 2010

revisions:  
05-11-10 CLIENT REVIEW  
06-01-10 PERMIT SUBMITTAL

sheet title:  
**Roof Plan Section & Details**

drawn: BJP  
checked: BJP  
project no: 1009

**A2.00**

