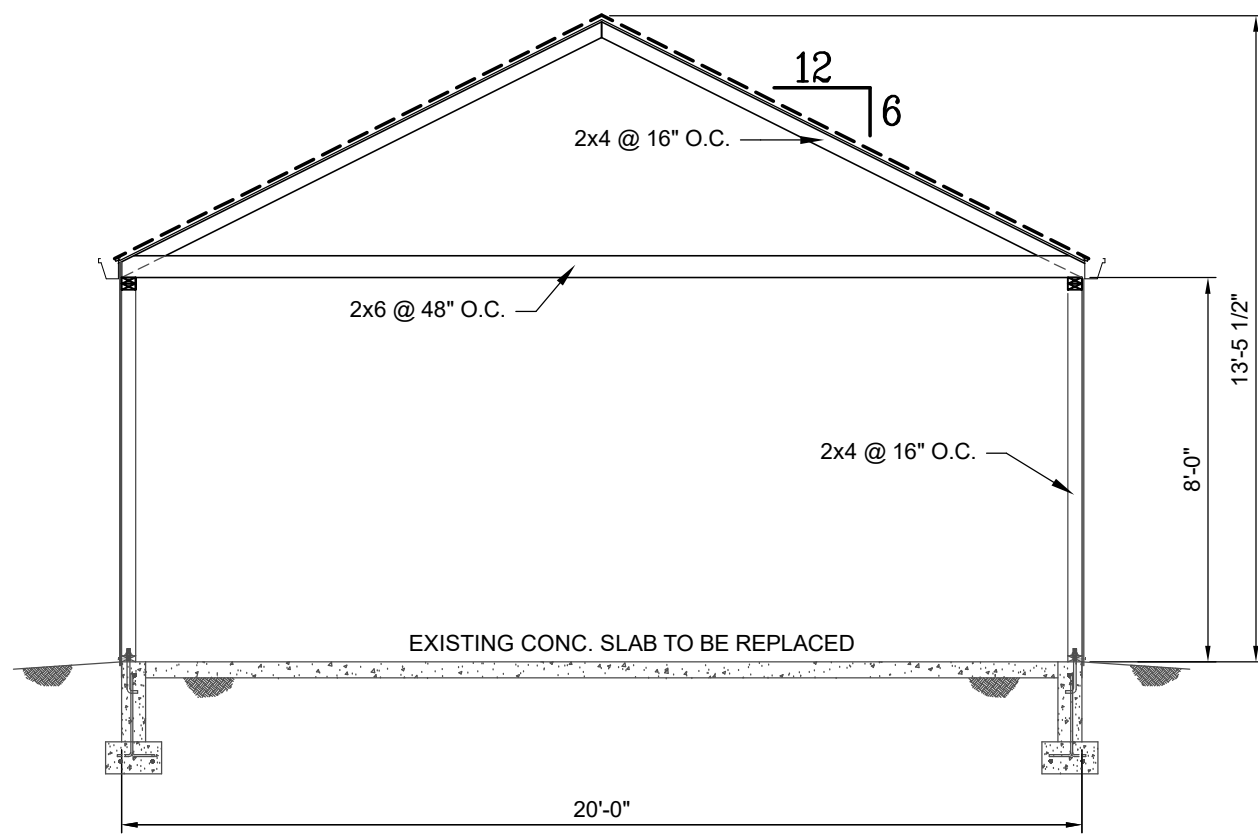
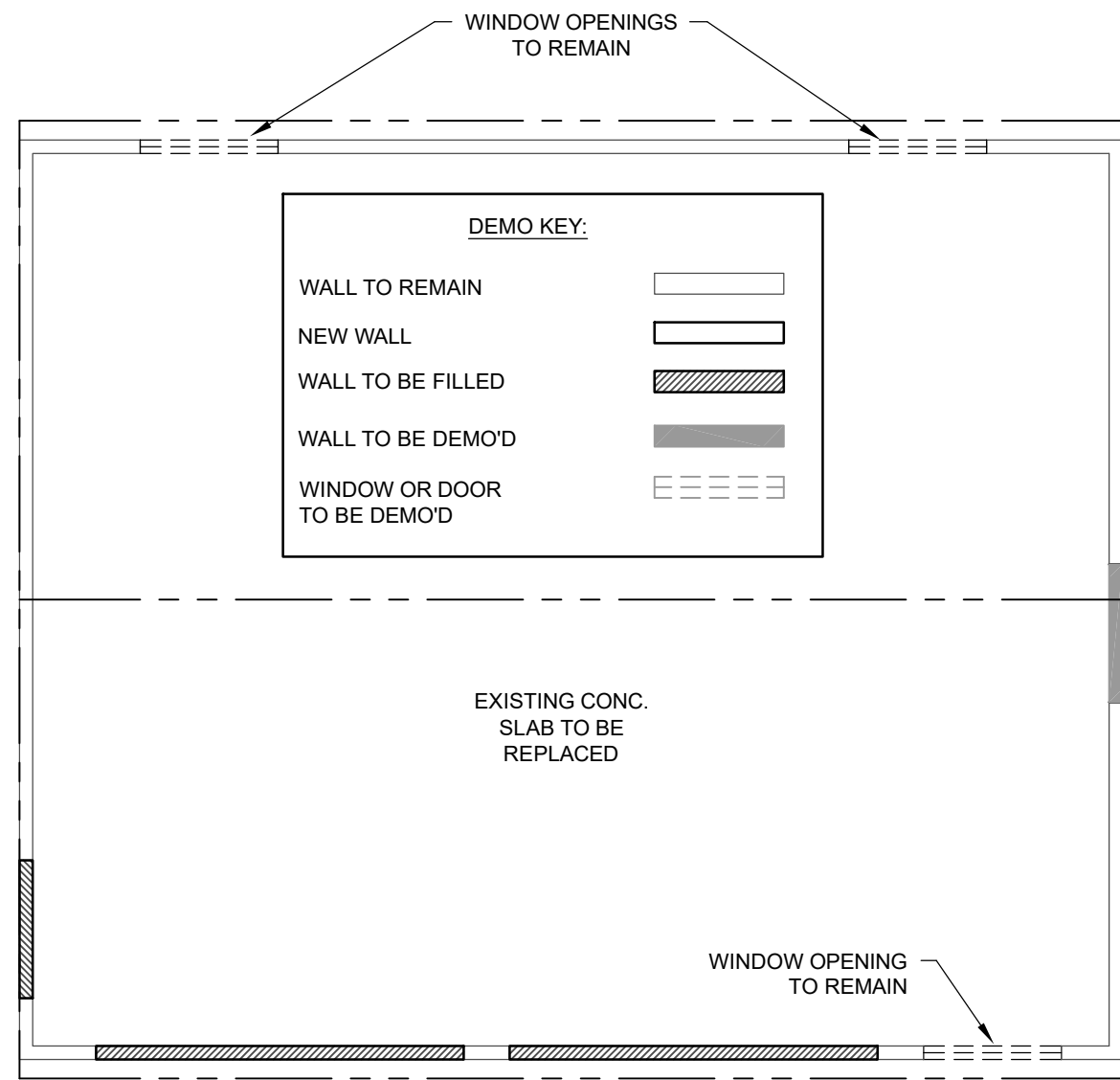


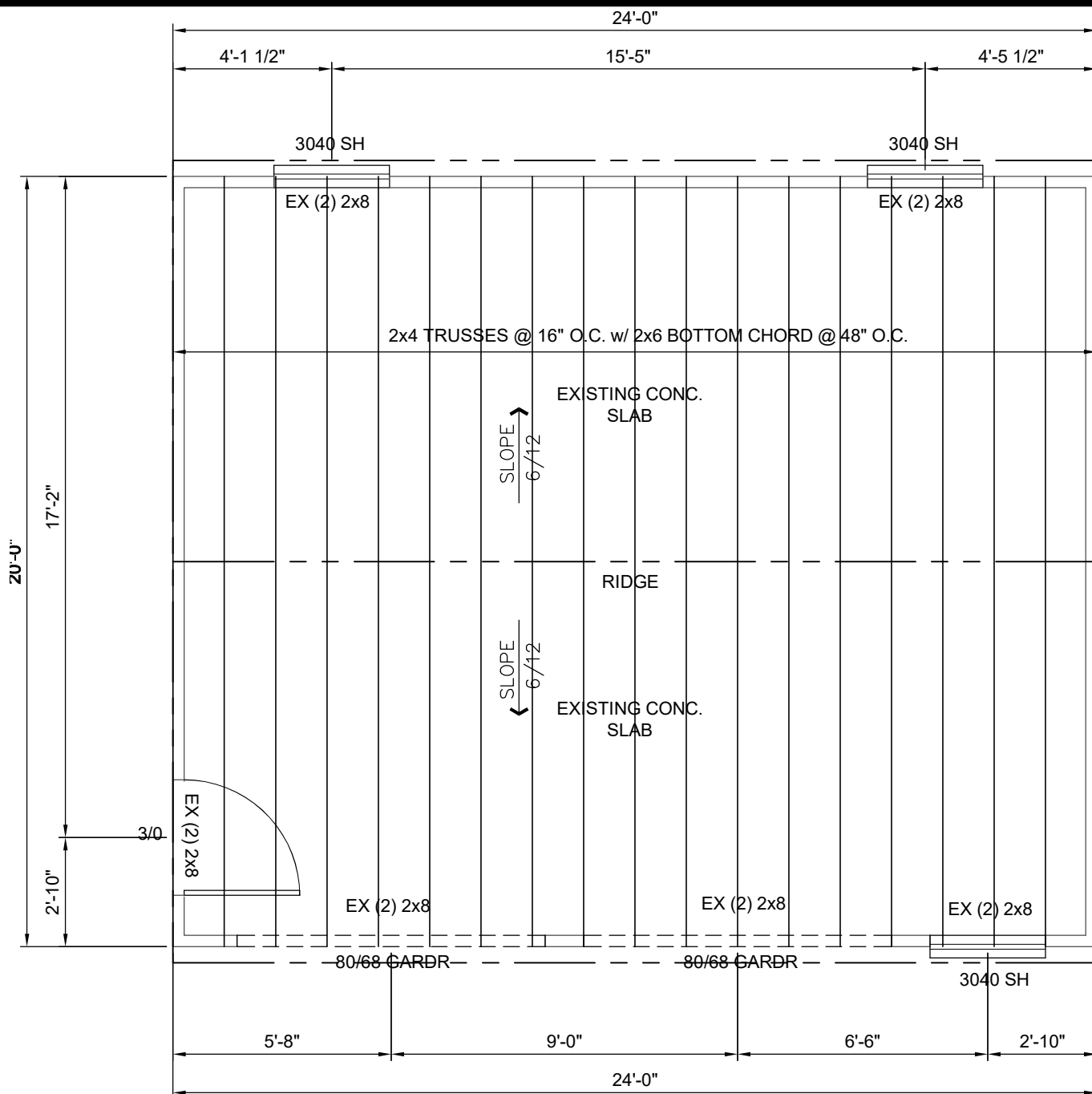
FRANKLIN St DADU



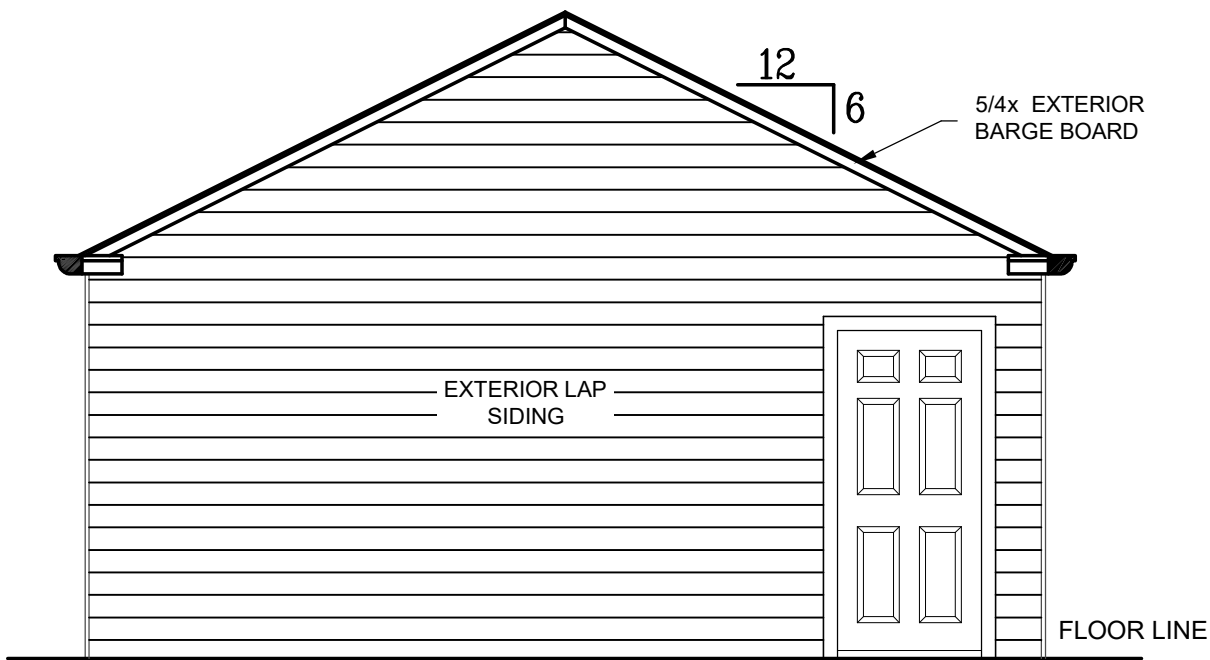
3 EXISTING SECTION
SCALE: 1/4" = 1' - 0"



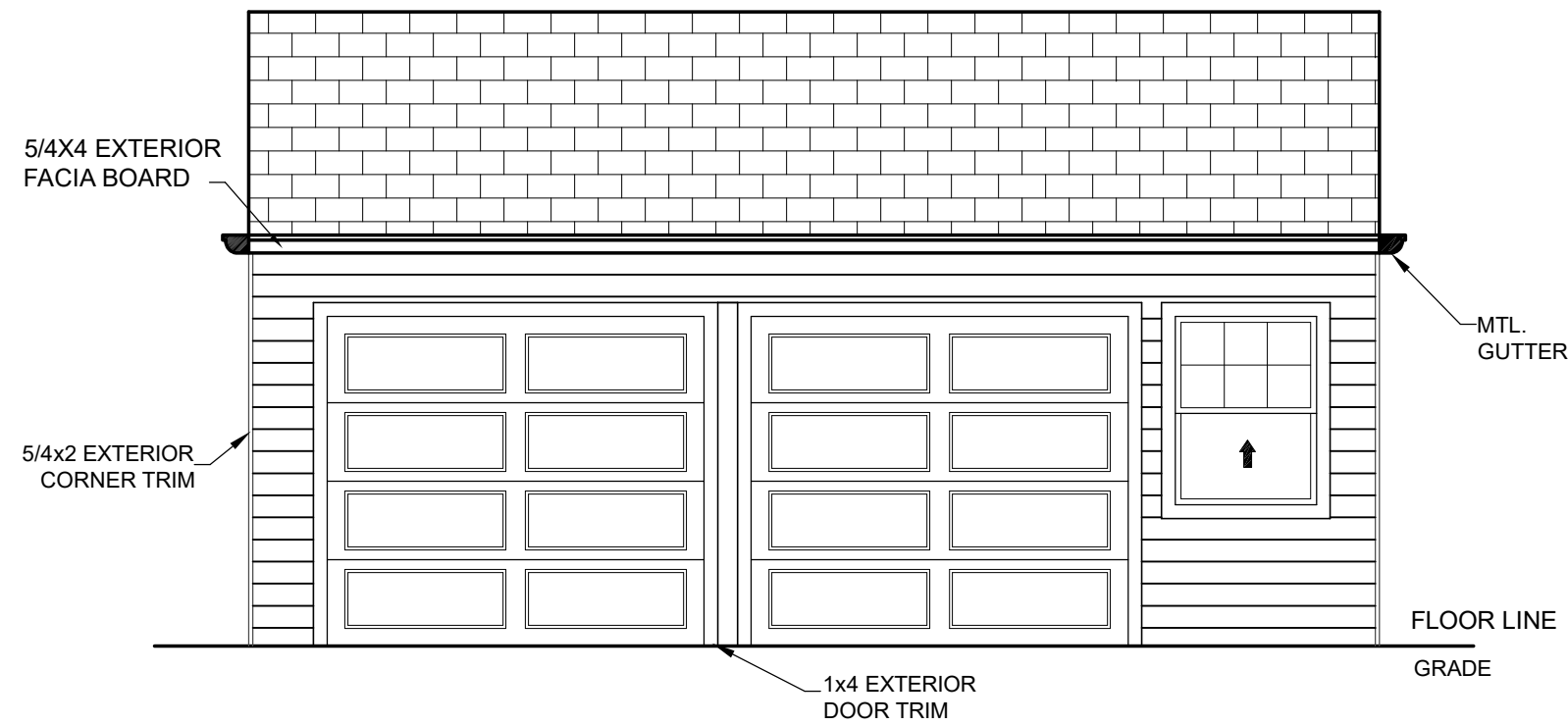
2 EXISTING/DEMO PLAN
SCALE: 1/4" = 1' - 0"



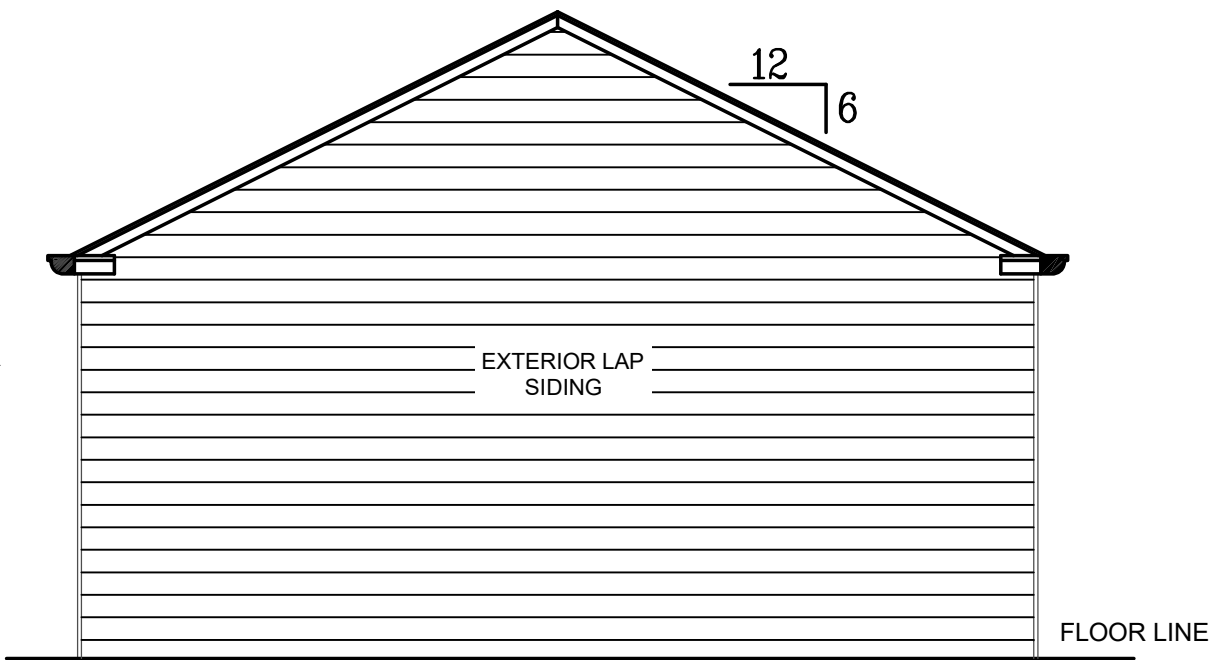
1 EXISTING PLAN
SCALE: 1/4" = 1' - 0"



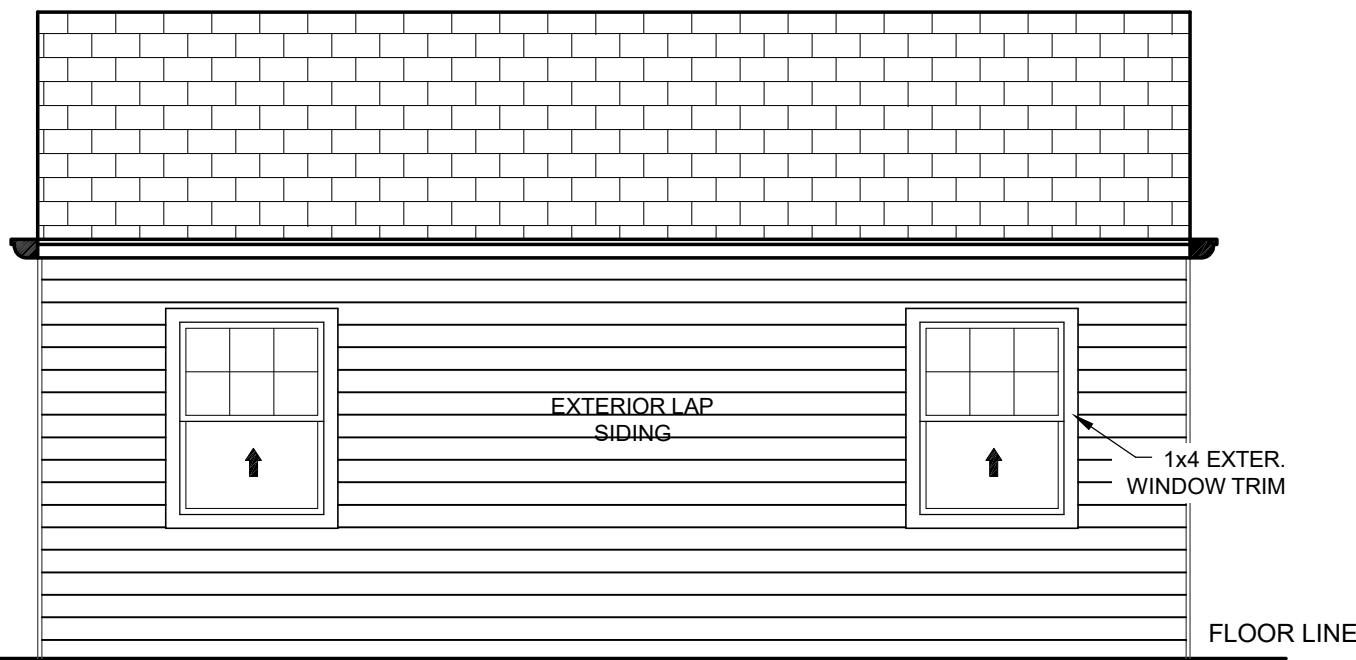
4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1' - 0"



5 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



6 EXISTING EAST ELEVATION
SCALE: 1/4" = 1' - 0"



7 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

STRUCTURAL SPECIFICATIONS:

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY, CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
- THE WORK DONE ON THIS PROJECT IS TO COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 UNIFORM PLUMBING CODE, CURRENT EDITION OF WASHINGTON STATE ENERGY & VENTILATION CODES AND AS AMENDED & ADOPTED BY THE STATE OF WASHINGTON.
- ALL HOUSE EXTERIOR WALL STUDS ARE 2x6 D.F.#2 @ 16" O.C.
ALL HOUSE INTERIOR WALL STUDS ARE 2x4 D.F.#2 @ 16" O.C.
UNLESS NOTED OTHERWISE, (UNO).
- ALL EXTERIOR & INTERIOR BEARING WALL HEADERS AND BEAMS TO BE 4x8 D.F.#2 UNO
- ALL EXTERIOR & INTERIOR BRACED WALL PANEL BOTTOM PLATES TO DBL. JOIST OR DBL. BLOCKING w/ (3) 0.135x3 1/2" NAILS @ 16" O.C.

DESIGN CRITERIA (2021 IRC)

VERTICAL LOADS	ROOF	FLOOR	DECKS/ BALCONIES
GROUND SNOW LOAD:	25 PSF		
LIVE LOAD:	20 PSF	40 PSF	60 PSF
DEAD LOAD:	15 PSF	15 PSF	15 PSF

2. LATERAL WIND LOAD: 110 MPH, EXPOSURE B
3. SEISMIC DESIGN CATEGORY D
4. SITE CLASS: D STIFF SOILS
5. SEISMIC: S_s = 1.207 & S₁ = 0.414

FOUNDATION

- DESIGN ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF
- FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL.
- ALL EXTERIOR FOOTINGS SHALL EXTEND 1'-0" MIN BELOW FINISHED GRADE.
- ALL INTERIOR CONTINUOUS FOOTINGS TO BE 8" DEEP WITH (2) #4 CONT. BARS, (UNO).
- COMPACTION OF BACKFILL MATERIAL:
 - PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-698 (STANDARD PROCTOR)
 - FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
- PLANTING BEDS: GRASS AREAS: 90% COMPACTION
- FOUNDATION WALL AND FOOTING SIZE AND REINFORCING TO SUIT LOCAL CODES AND SOIL CONDITIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HOLDDOWN LOCATIONS
- HOLDDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
- SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 10" ANCHOR BOLTS AND 0.229"x 3"x 3" STEEL PLATE WASHER AT A MAXIMUM SPACING OF 4'-0" O.C. EACH BRACED OR SHEAR PANEL SHALL HAVE A MINIMUM OF TWO (UNO).
- PROVIDE CRAWLSPACE VENTILATION AT THE RATE OF 1 SQ.FT. FOR EACH 150 SQ.FT. OF UNDER-FLOOR AREA
- PROVIDE MINIMUM 12" CLEARANCE UNDER GIRDER BEAMS AND MINIMUM 18" CLEARANCE UNDER FLOOR JOIST
- PROVIDE A MINIMUM 18"x24" CRAWLSPACE ACCESS

CONCRETE

- COMPRESSIVE STRENGTH:
 - CURBS, SIDEWALKS, FOOTINGS, SLABS: F_c = 3,000 PSI @ 28 DAYS - 6 SACK MIX, PROJECT DESIGN w/ 2000PSI CONC. HOWEVER PROJECT IS SPEC'd w/ 3000 PSI CONC. THEREFORE NO SPECIAL CONCRETE INSPECTION REQUIRED.

STRUCTURAL AND MISCELLANEOUS STEEL:

- SHAPES, PLATES AND BARS: ASTM A36, F_y = 36 KSI
- BOLTS: ASTM A307 MACHINE BOLTS (MB), ASTM A325 HIGH STRENGTH BOLTS (HSB)
 - MIN. EDGE DISTANCE: 1.5xDIA BOLT
 - MIN. END DISTANCE: COMPRESSION: 4xDIA BOLT TENSION: 7xDIA BOLT
 - MIN. BOLT SPACING: 4xDIA BOLT
- REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3

WOOD

- STRUCTURAL LUMBER: NO. 2 & BETTER DOUGLAS FIR-LARCH, WPPA GRADING RULES.
- NON-STRUCTURAL LUMBER: NO. 2 & BETTER HEM FIR, WPPA GRADING RULES.
- BEAMS AND STRINGERS: NO. 2 & BETTER DOUGLAS FIR-LARCH
- POSTS AND TIMBERS: STANDARD DOUGLAS FIR-LARCH, F_c = 1300 PSI
- SHEATHING: APA RATED SHEATHING
- CONNECTORS: "SIMPSON" OR APPROVED EQUAL AS INDICATED ON THE DRAWINGS
- NAILING: PER 2021 IRC TABLE R2304.10.2
- GLU-LAMS: 24F-V4, F_b = 2400 PSI, MOE = 1.8x10⁶ PSI, F_v = 165 PSI
- PRESSURE TREATED LUMBER (PT): HEM-FIR, NO. 2 OR BETTER
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS
- PROVIDE SOLID BLOCKING BETWEEN JOIST OVER ALL SUPPORT BEAMS AND GIRDERS
- PROVIDE ADDITIONAL JOIST UNDER ALL SHEAR WALL PANELS RUNNING PARALLEL TO JOIST
- PROVIDE DOUBLE JOIST AT ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS
- ALL DECK FRAMING TO BE PRESSURE TREATED

PROPRIETARY PRODUCTS

- ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO WITHSTAND THE LOADS LISTED UNDER "DESIGN CRITERIA". TRUSS LENGTH AS SHOWN ON THE PLANS MAY DIFFER SLIGHTLY FROM THE REQUIRED LENGTH. CONTRACTOR SHALL FIELD VERIFY SPACING OF EXISTING FOUNDATION WALL PER MANUFACTURER'S RECOMMENDATION.

GENERAL NOTES

- BLOCK BETWEEN FLOORS IS REQUIRED FOR ALL COLUMNS (UNO).
- ALL EXTERIOR WALLS SHALL BE 2X6 FRAMED WALL WITH INSULATION.
- PROVIDE FIRE PROTECTION PER APPLICABLE CODE.
- PROVIDE EDGE BLOCKING FOR ALL SHEAR PANELS.

ROOF

- ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
 - 1/2" CDX PLYWOOD OR OSB WITH 0.131x2 1/2" GALV. NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
 - ALL PANEL EDGES SHALL BE EDGE CLIPPED.
 - CONNECT ALL TRUSSES TO DOUBLE TOP PLATE OF WALL WITH H2.5A CLIP W/ (5) 0.131x2 1/2" TRUSS & (5) 0.131x2 1/2" PLATES.
- ALL NAILING PER 2021 IRC TABLE 2304.10.2
- PROVIDE STC CLIPS @ ALL TRUSS TO INTERIOR WALL CONNECTIONS. SEE DETAILS
- PROVIDE DBL. STUDS @ ALL GIRDER TRUSSES, UNLESS NOTED OTHERWISE
- ROOF SHEATHING IS 7/16" OSB SHEATHING w/ PSCL CLIPS, 1/2" CCX @ EXPOSED OVERHANGS

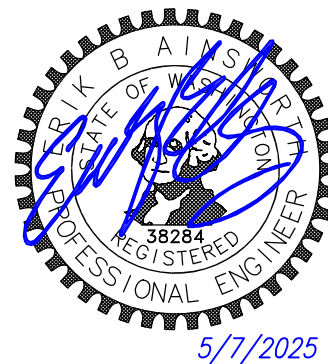
FLOOR SHEATHING

- FLOOR PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
 - 3/4" T&G CDX PLYWOOD GLUED AND NAILED WITH 0.131x2 1/2" GALV. RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD. INSTALL PER THE TYPICAL DIAPHRAGM NAILING DETAIL.

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RELIAINT DESIGN GROUP

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TUMWATER, WA. 98501
PO BOX 4420, TUMWATER, WA. 98501
(360) 890-4806
E-MAIL: erik@reliaintdg.net



DATE:

REVISIONS:

FRANKLIN St. DADU

EXISTING/DEMO PLAN

PROJECT:
FRANKLIN St. DADU
1622 FRANKLIN St SE
OLYMPIA, WA 98501

CLIENT:
KURT LOERTSCHER
1622 FRANKLIN St SE
OLYMPIA, WA 98501

DRAWN BY: SsG

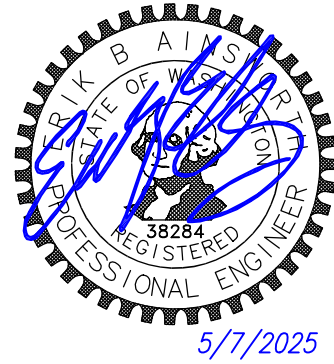
DATE: 3/21/2025

AGENCY NO.:

SHEET: A1 OF 2

JOB NO.: 25-028

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TUMWATER, WA. 98501
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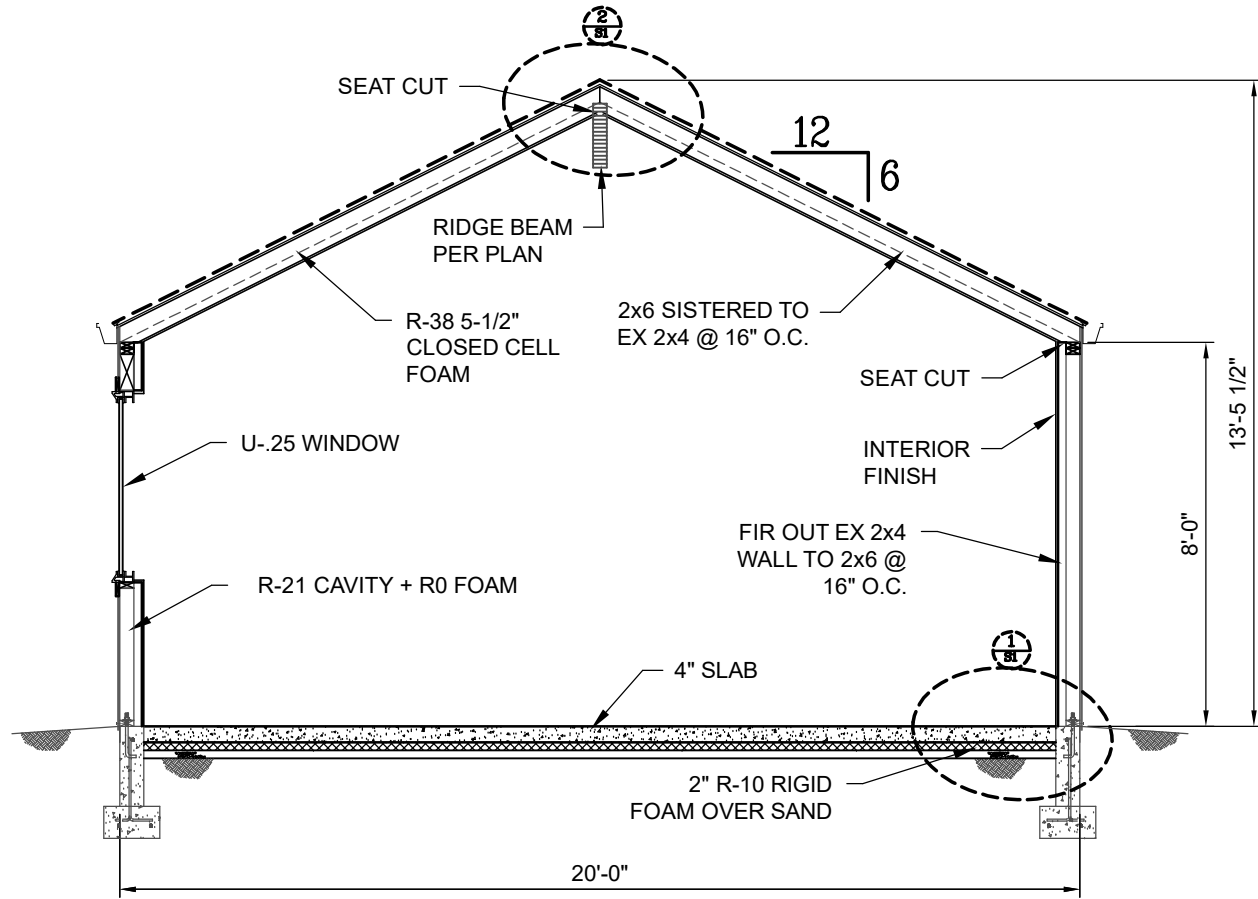
DATE:	
REVISIONS:	

FRANKLIN St. DADU

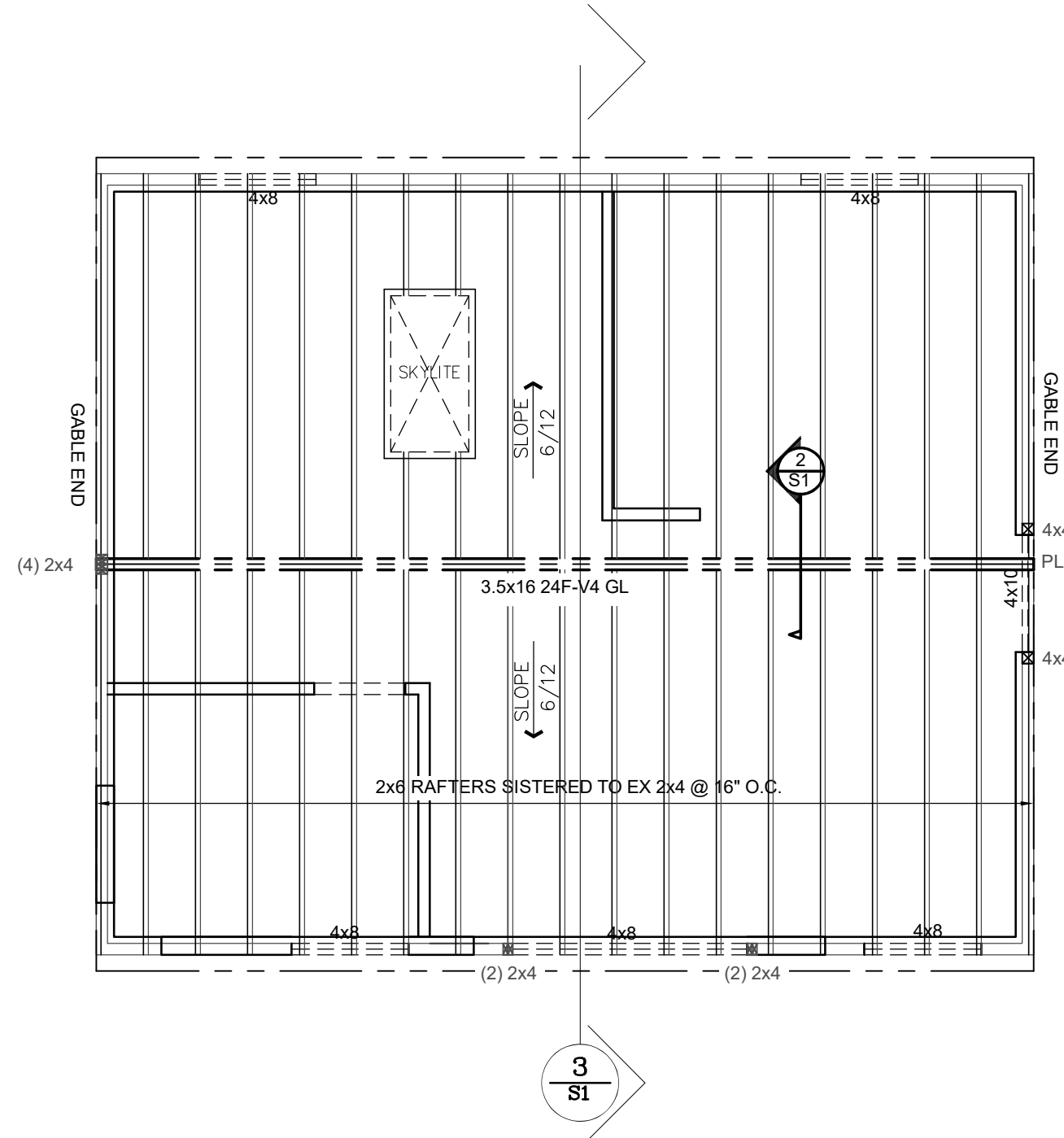
PROPOSED PLAN

PROJECT:
FRANKLIN St. DADU
1622 FRANKLIN St SE
OLYMPIA, WA 98501
CLIENT:
KURT LOERTSCHER
1622 FRANKLIN St SE
OLYMPIA, WA 98501

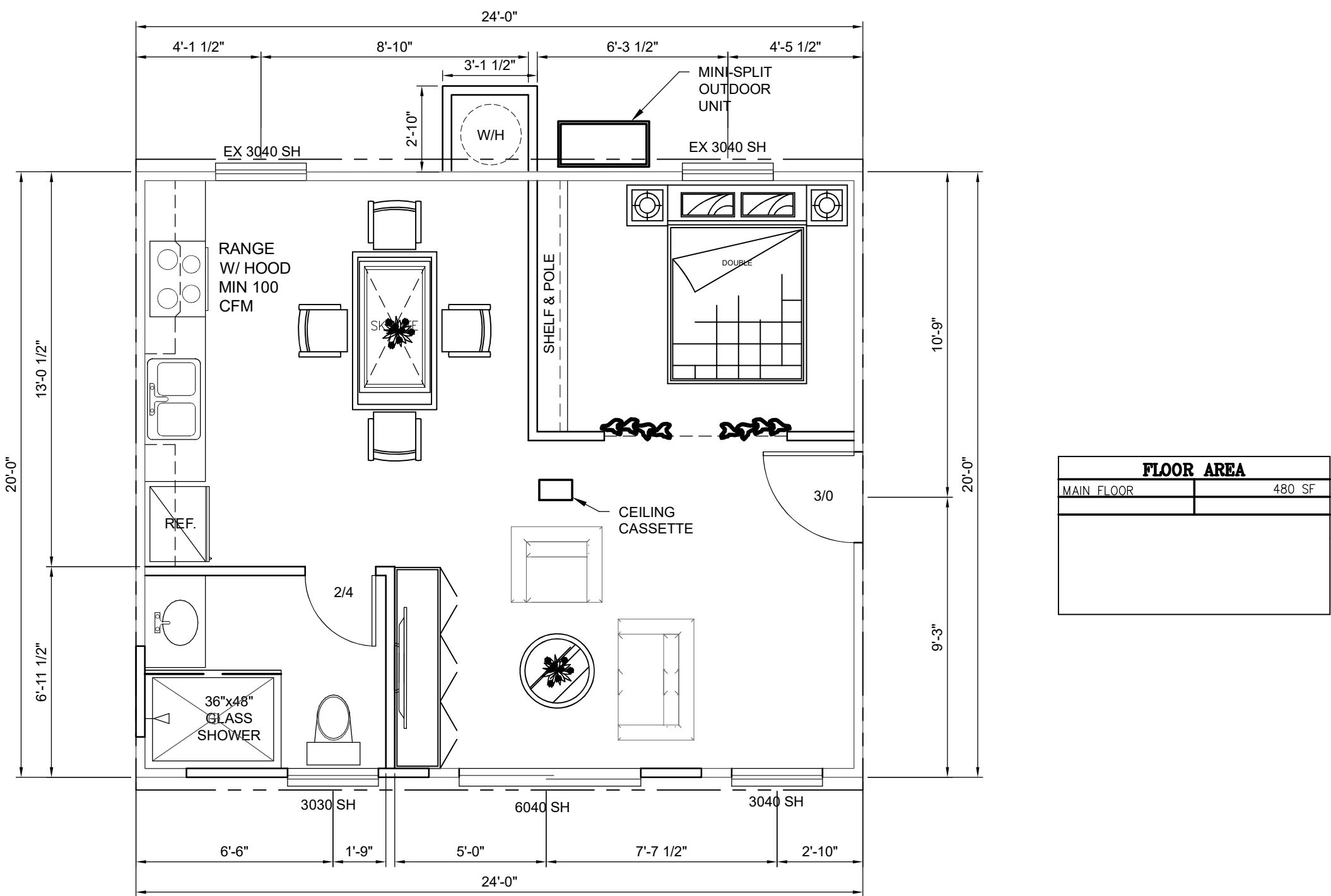
DRAWN BY: SaG
DATE: 3/21/2025
AGENCY NO.:
SHEET: A2 OF 2
JOB NO.: 25-028



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



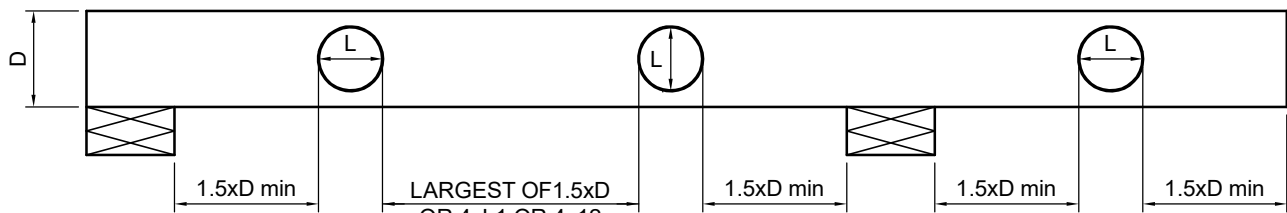
2 PROPOSED ROOF FRAMING PLAN
SCALE: 1/4" = 1' - 0"



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1' - 0"

Microllam® LVL, Parallam® PSL, TimberStrand® LSL, HOLE CHART

Hole Type	Round		
Max. Hole Size	2/3 Member Depth (D)		
Max. Number Of Hole	Hole Diameter $\leq D/3$	No Limit	
	$D/3 < \text{Hole Diameter} \leq 2D/3$	3	
Hole Location Constraints	Inside Face of Support to Hole Edge	Min. 1.5D	
	Hole Edge to Hole Edge	Larger of 1.5D or 4 Times the Diameter of Larger Hole	
Virtual Location	Minimum 0.15 Times Member Depth from Edge of Beam to Edge of Hole		

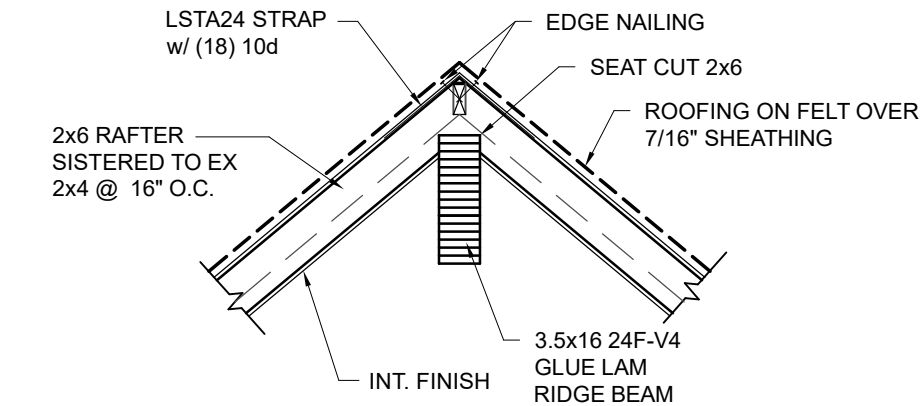


HEADER & BEAM SCHEDULE
(LOAD BEARING WALLS)

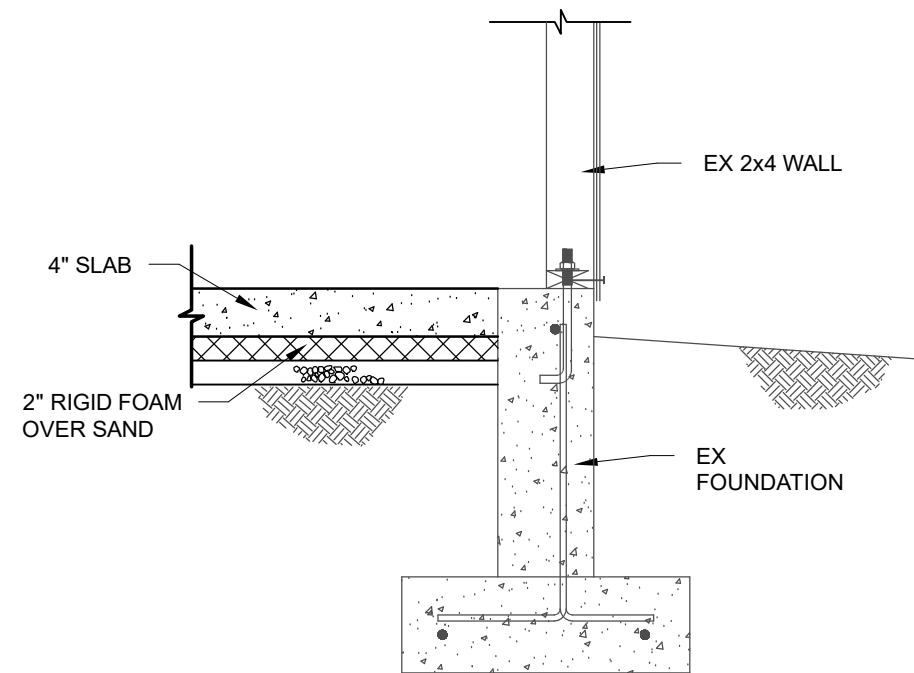
OPENING SIZE	HEADER SIZE	16" O.C. STUD SPACING			
		TRIMMERS REQ.	KING STUDS REQ.		
UP TO 3'-6"	SEE PLAN	1	1	1	1
>3'-6" TO 5'-0"	SEE PLAN	1	2	2	2
>5'-0" TO 8'-0"	SEE PLAN	2	2	2	2
>8'-0" TO 10'-6"	SEE PLAN	2	3	3	3
>10'-6" TO 16'-0"	SEE PLAN	3	4	3	3

HEADER & BEAM NOTES:

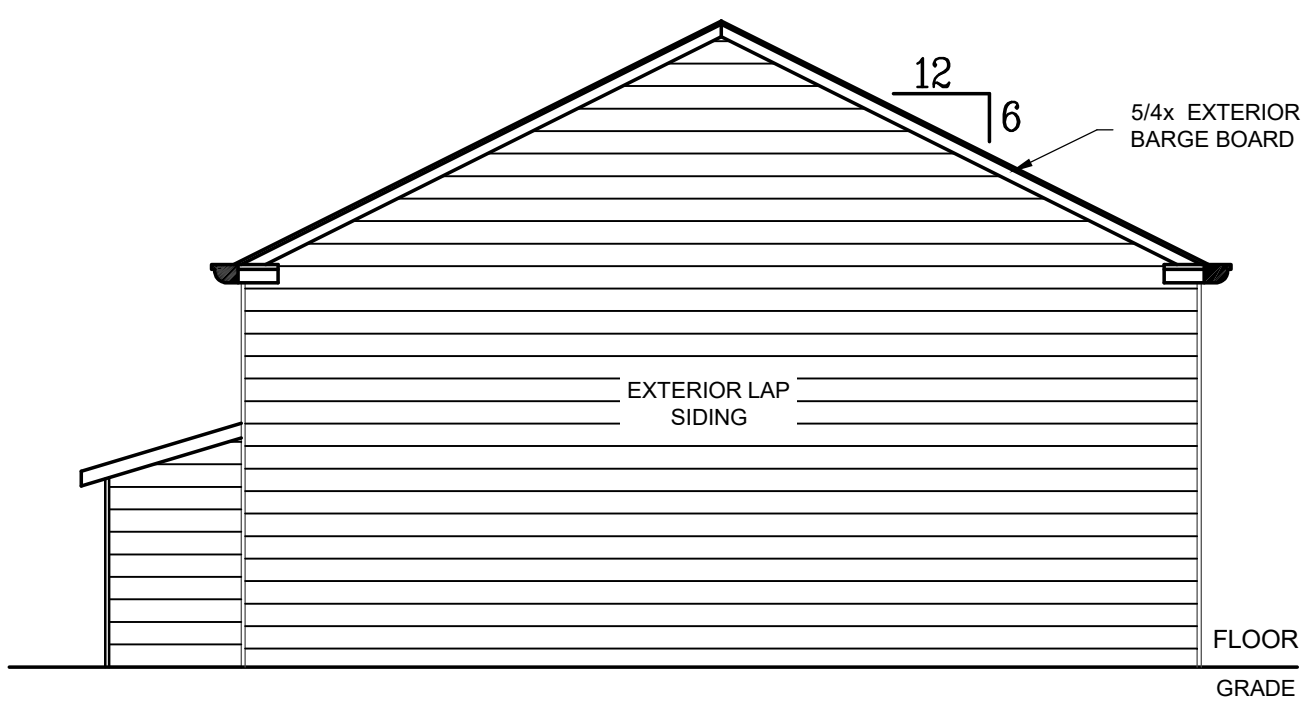
- UNLESS NOTED OTHERWISE ALL HEADER AND BEAM SUPPORTS SHALL CONFORM TO THIS SCHEDULE.
- ALL BUILT-UP SUPPORTS WILL MATCH OR EXCEED WIDTH OF SUPPORTED BEAM.
- ALL BEAMS AND HEADERS ARE TO BE 4x10 DF#2 UNLESS NOTED OTHERWISE.



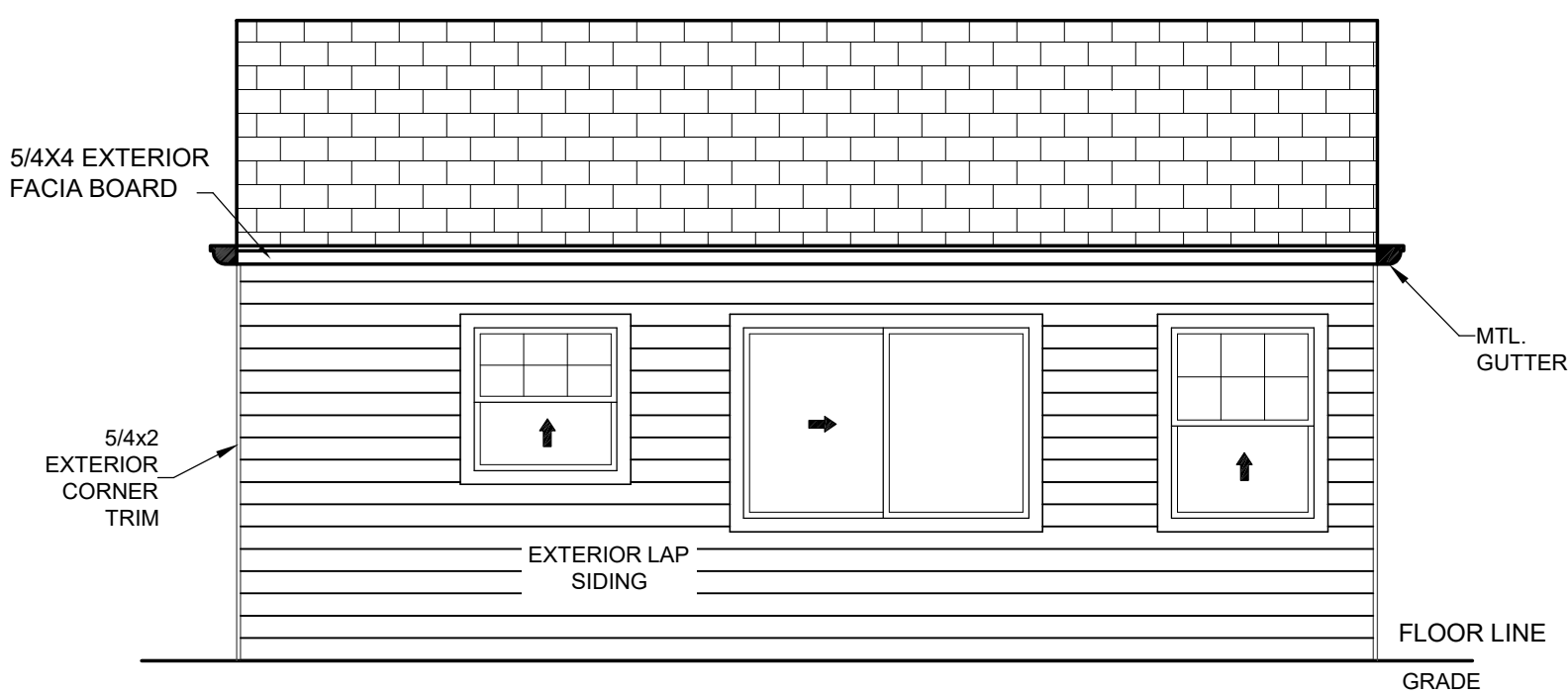
2 RIDGE BEAM RAFTER DETAIL
SCALE: 1/2" = 1' - 0"



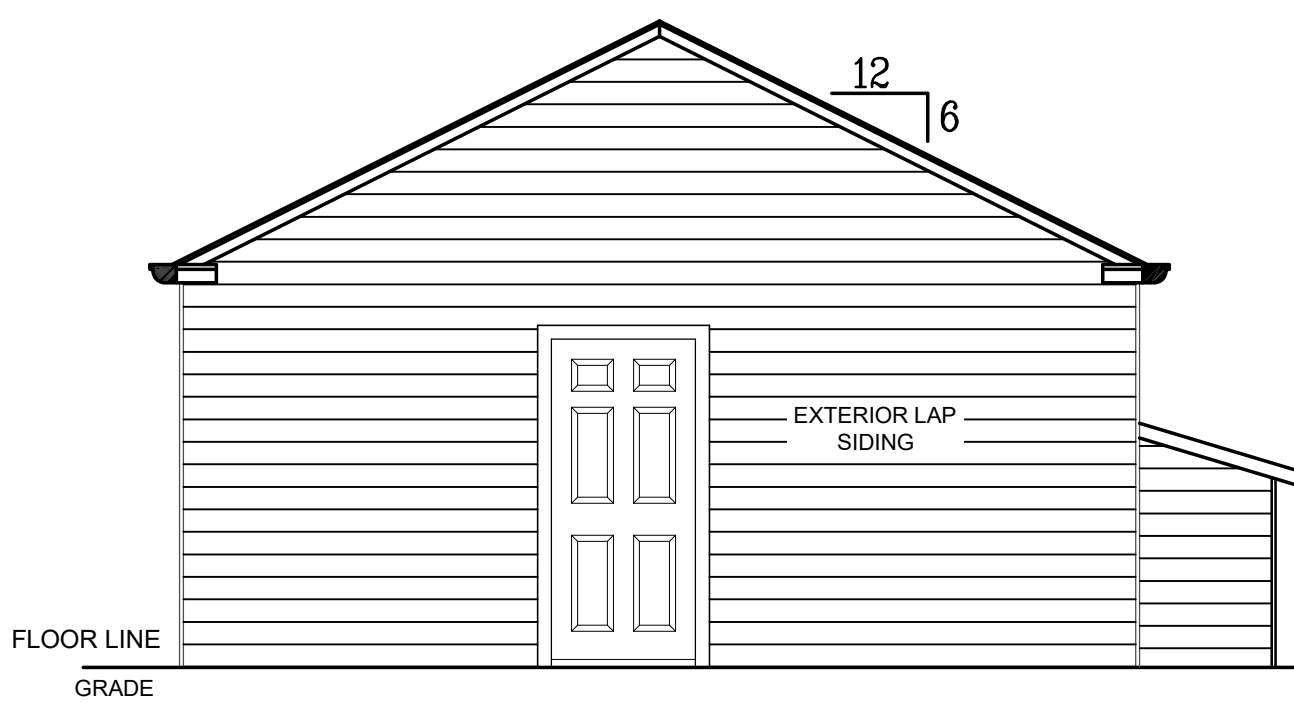
1 HOUSE/SLAB FOUNDATION DETAIL
SCALE: 3/4" = 1' - 0"



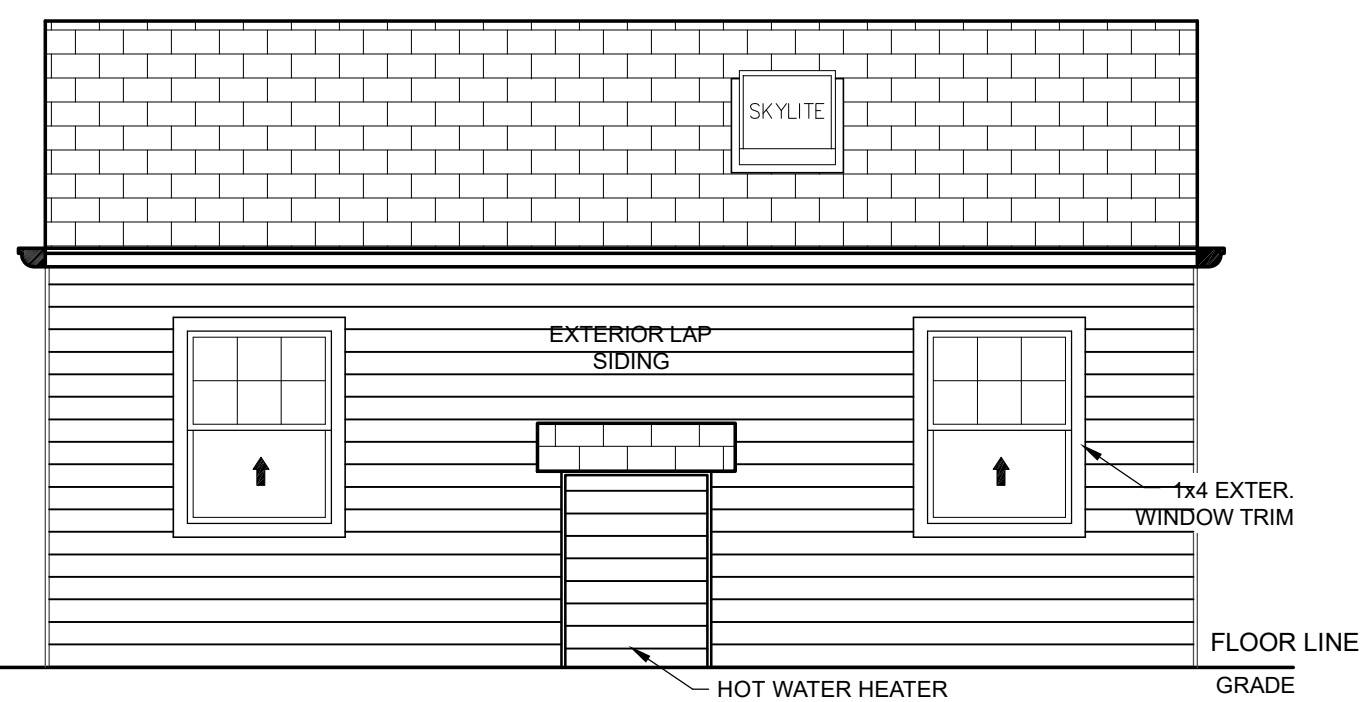
4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1' - 0"



5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



6 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1' - 0"



7 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1' - 0"