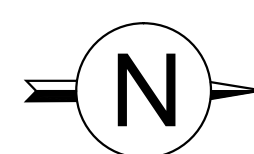
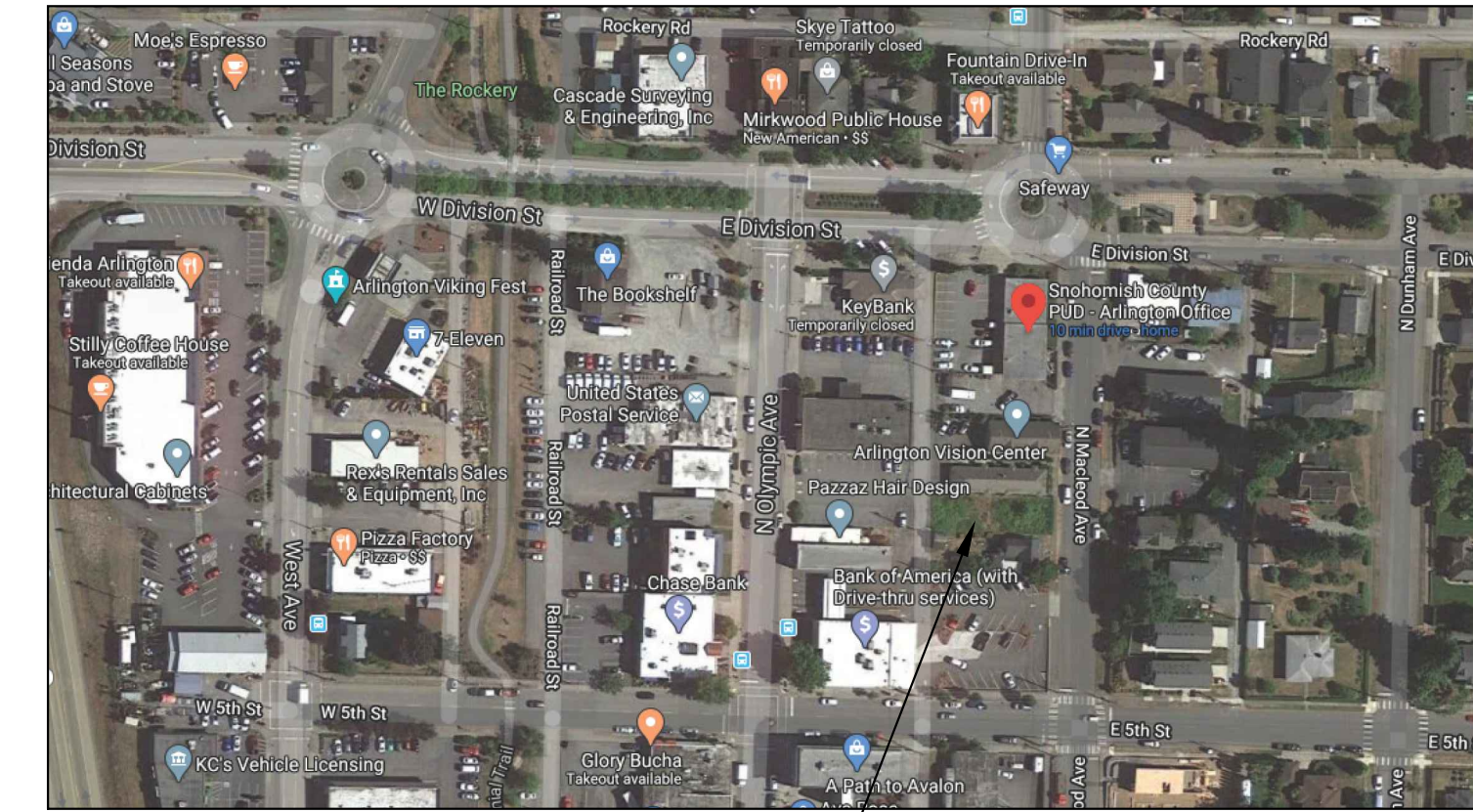


MACLEOD AVENUE



SITEPLAN

SCALE: 1/8"=1'-0"



PROJECT LOCATION VICINITY MAP
NTS



PROJECT CRITERIA

JURISDICTION: CITY OF ARLINGTON
 PROJECT ADDRESS: LOT 7 MACLEOD ST. ARLINGTON, WA 98223
 TAX ACCOUNT #: 005299-010-007-00
 LEGAL DESCRIPTION: MC MAHONS 1ST ADD TO BLK 010 D-00 - LOT 7

ARLINGTON LAND USE CODE:
 ZONING: OTBD-2
 FRONT SETBACK: 0 FEET
 SIDE SETBACK: 5 FEET
 REAR SETBACK: 5 FEET
 HEIGHT LIMIT: 50 FEET
 MAX. LOT COVER: 100%
 LOT COVERAGE: 2184 S.F. = 47.9%
 (TABLE 20.72-7 USE 3.220)
 LOT SIZE: 4560 S.F.

BUILDING INFORMATION

CODE: 2015 IBC
 ZONING: OTBD-2
 CONSTRUCTION TYPE: SPRINKLERED
 OCCUPANCY: B & R
 BUILDING HT. : 2 STORIES TOTAL HT. = 30'-6"
 OCCUPANT LOAD CALCULATION
 COMMERCIAL SPACE: 1,072 / 100 S.F. PER OCCUPANT=(10) OCCUPANTS
 WORK PERFORMED: CONSTRUCTION OF MIXED USE BUILDING
 (2) APARTMENTS WITH COMERCIAL SPACE BELOW

UTILITY DISTRICTS

POWER: SNOHOMISH COUNTY PUD
 WATER: CITY OF ARLINGTON
 SEWER: CITY OF ARLINGTON
 PHONE/ INTERNET: VERIZON
 GAS: CASCADE NATURAL GAS

DESIGN TEAM INFORMATION

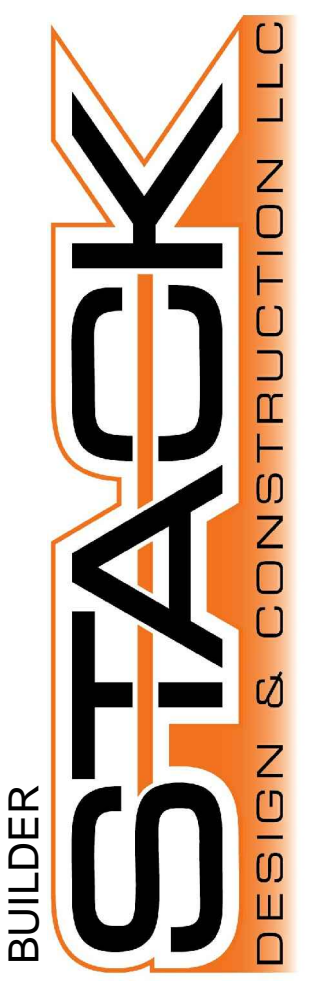
DESIGNER: STACK DESIGN & CONSTRUCTION LLC
 STRUCTURAL ENGINEER: REED & ASSOCIATES, PS
 CIVIL ENGINEER: OMEGA ENGINEERING, INC.
 FIRE PROTECTION: BURNS FIRE PROTECTION SYSTEMS INC.
 OWNER: STACK DESIGN & CONSTRUCTION LLC

GRANGER MIXED USE BUILDING AREA:

FLOOR AREAS:	
GROUND FLOOR	
COMMERCIAL SPACE:	1072 S.F.
COMMERCIAL ENTRY PORCH:	48 S.F.
PARKING-COVERED PORTION:	1064 S.F.
SECOND FLOOR	
UNIT #1	940 S.F.
UNIT #2	875 S.F.

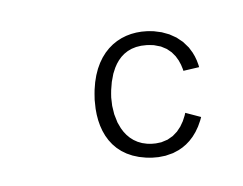
SHEET INDEX

ARCHITECTURAL/STRUCTURAL:	
C	COVERSHEET/ SITEPLAN
1.0	ELEVATIONS
2.0	FOUNDATION PLAN
3.0	MAIN FLOOR PLAN
4.0	UPPER FLOOR FRAMING
5.0	UPPER FLOOR PLAN
6.0	ROOF FRAMING PLAN
RCP	REFLECTED CEILING PLAN
GN	GENERAL NOTES
WSEC #1	WA ENERGY CODE WORKSHEETS
WSEC #2	WA ENERGY CODE WORKSHEETS
FIRE PROTECTION:	
FP1	NOTES & DETAILS
FP1	NOTES & DETAILS
FP2	HANGERS & BRACING
FP3	LEVELS 1 +2 PIPING PLAN
FP4	ROOF LEVEL PIPING
CIVIL:	
1	COVERSHEET
2	SWPPP
3	GRADING PLAN
4	DRAINAGE PLAN
5	SEWER & WATER PLAN



GRANGER MIXED USE
COVERSHEET & SITEPLAN

DATE: 1/11/2021





EAST ELEVATION
SCALE 1/4" = 1'-0"



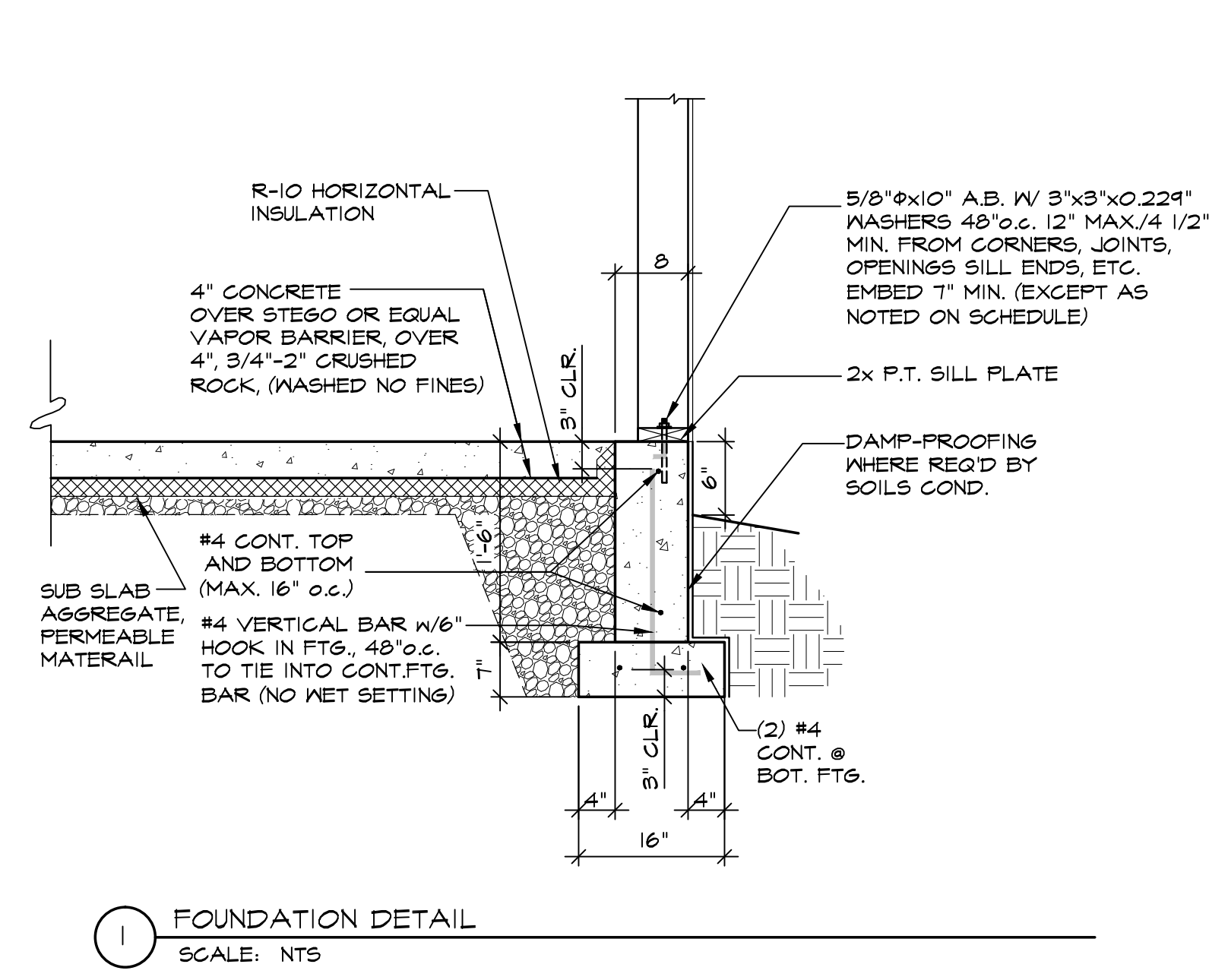
NORTH ELEVATION
SCALE 1/4" = 1'-0"



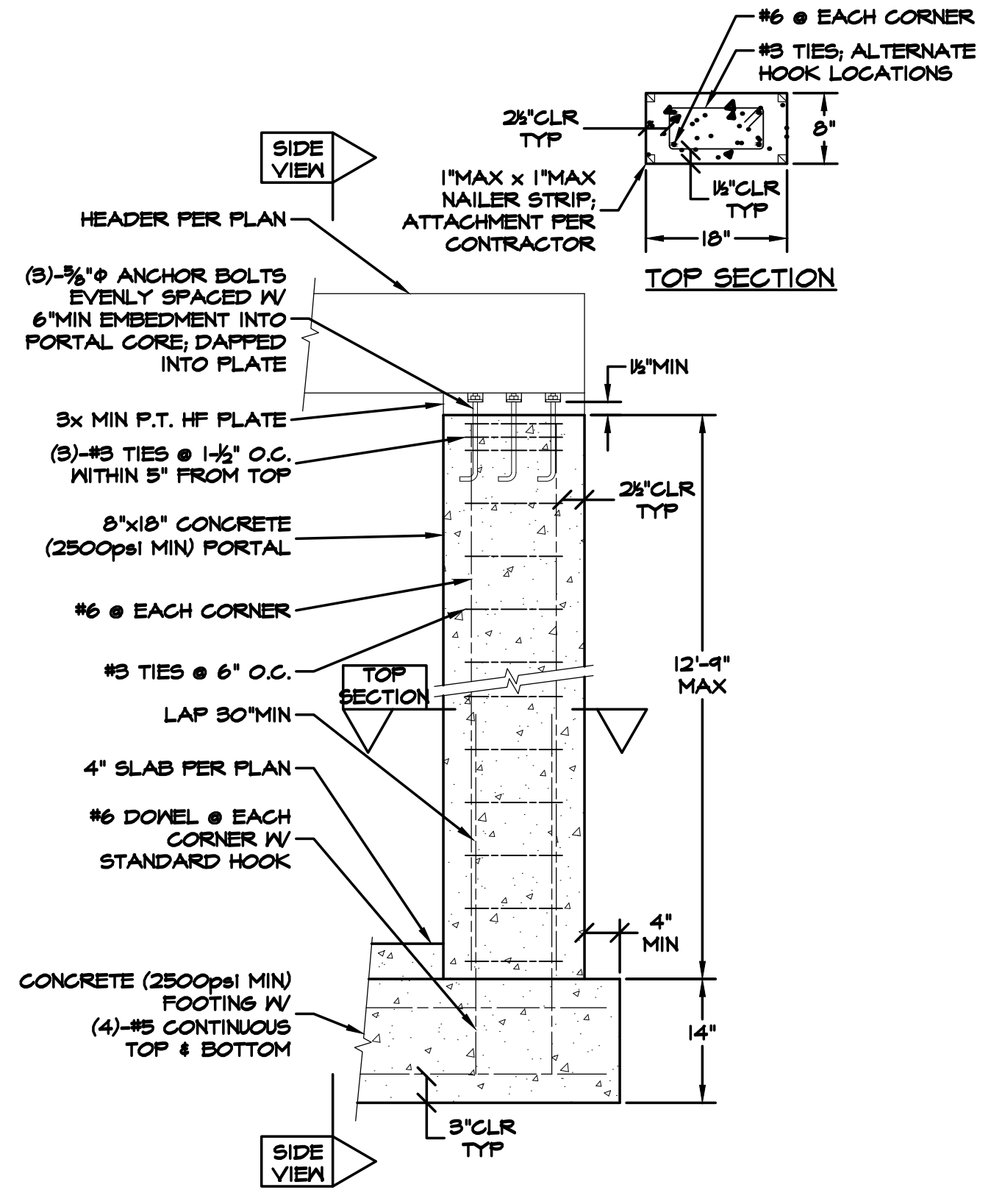
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



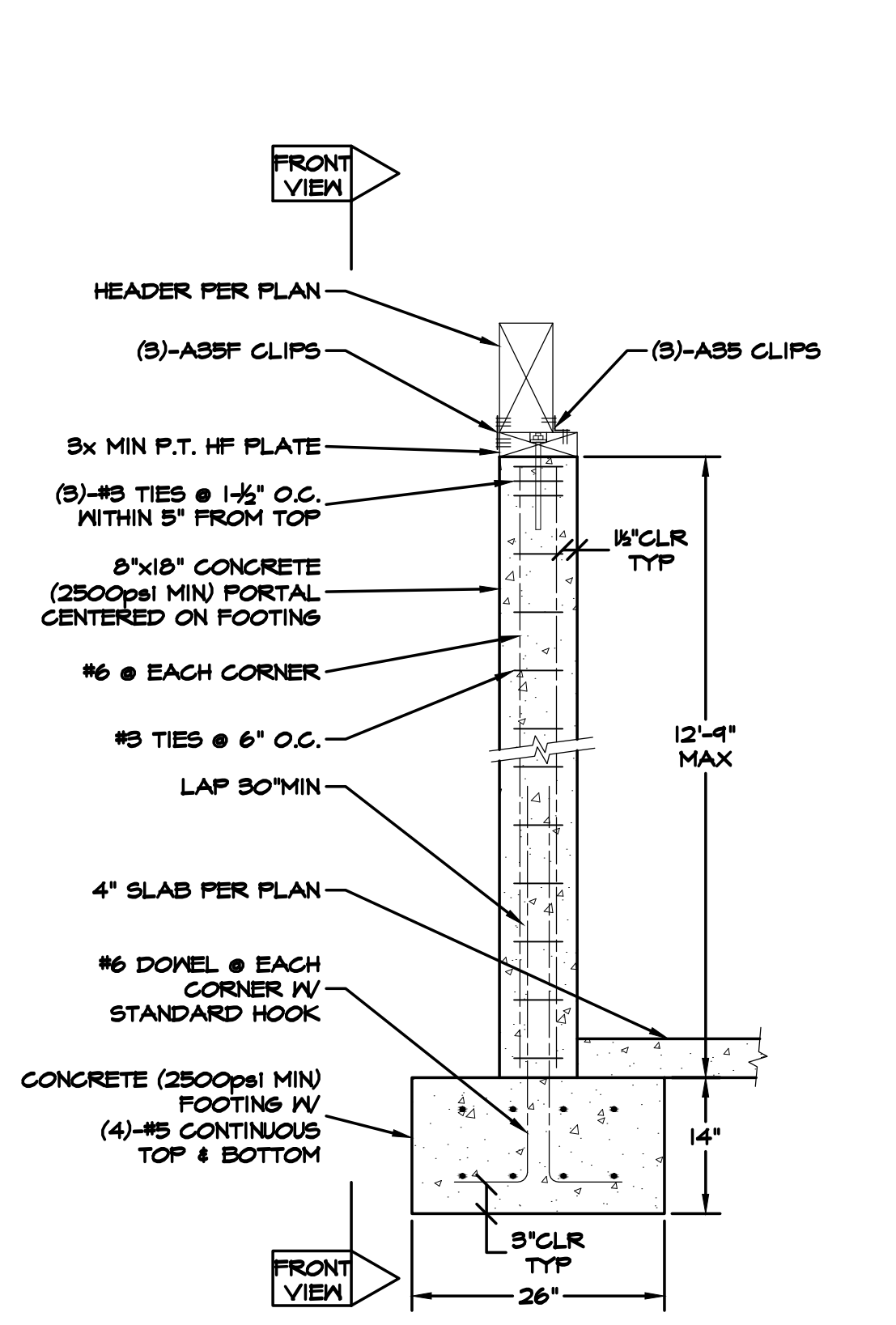
WEST ELEVATION
SCALE 1/4" = 1'-0"



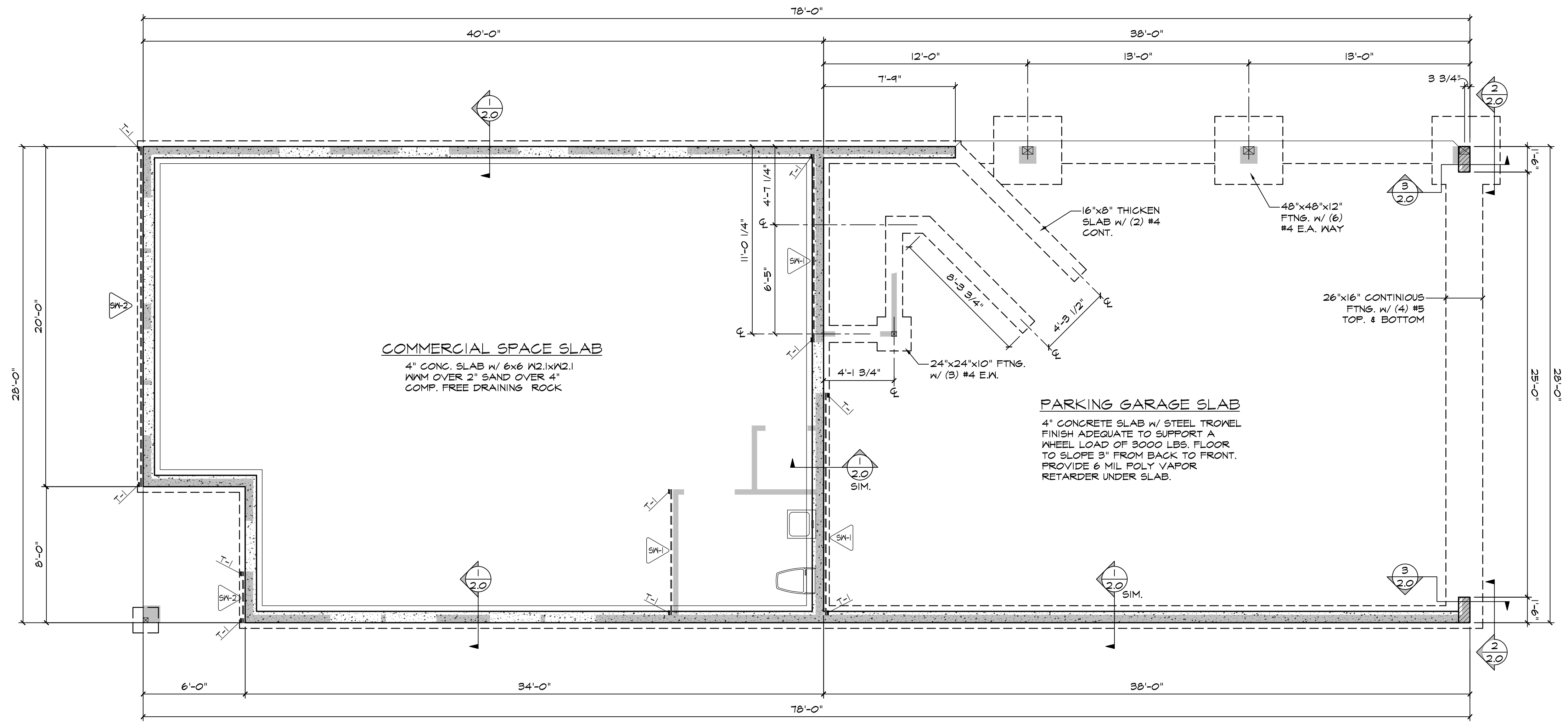
1 FOUNDATION DETAIL
SCALE: NTS



2 GARAGE PORTAL - FRONT VIEW
SCALE: NTS



3 GARAGE PORTAL - SIDE VIEW
SCALE: NTS



NOTE:
TYPICAL EXTERIOR WALL TO BE
CONSTRUCTED PER SCHEDULE
PAGE 4.0 AS SW-1 SHEARWALLS
UNLESS NOTED OTHERWISE

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

OCCUPANT LOAD CALCULATION

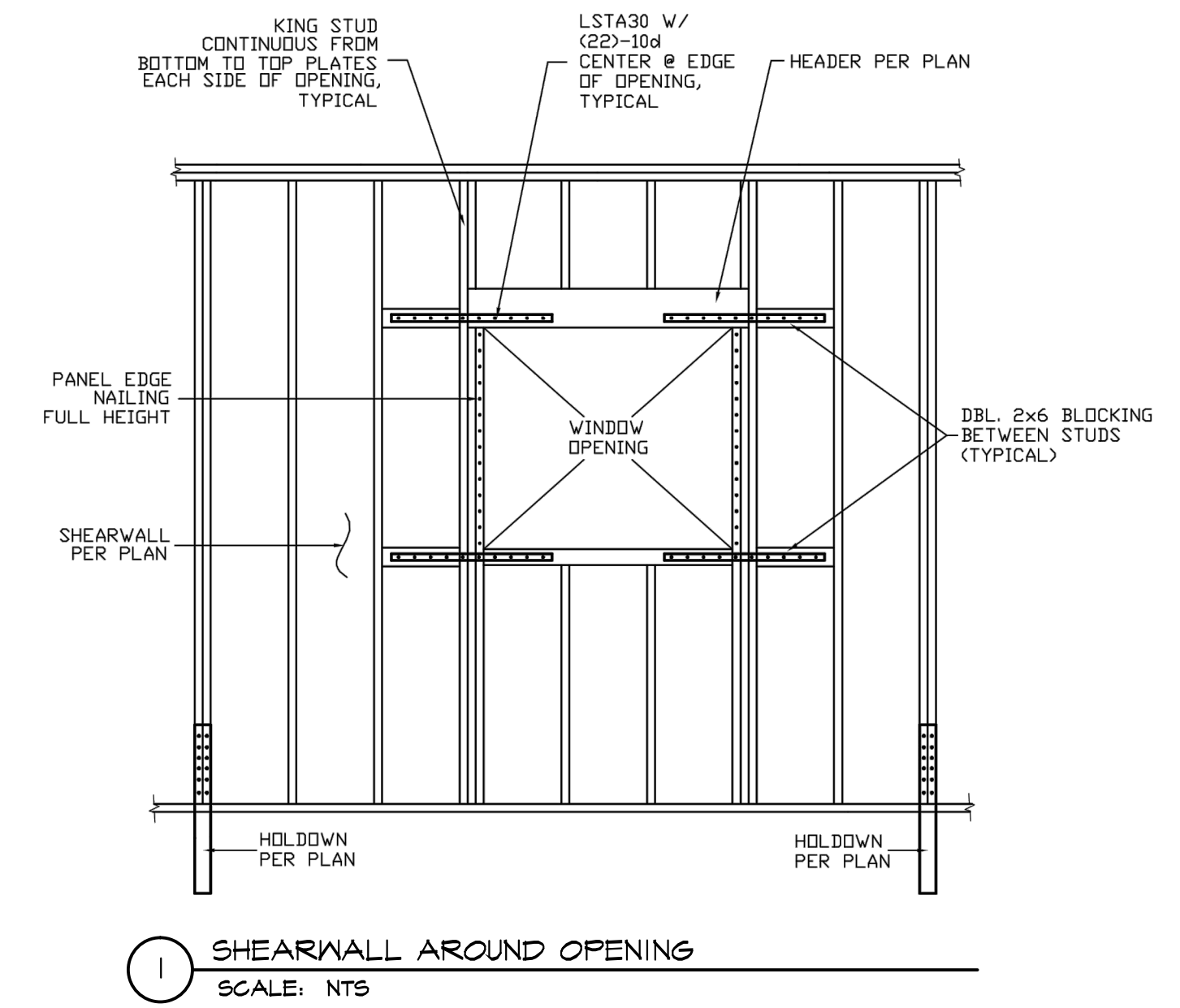
**TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR*
Accessory storage areas, mechanical equipment room	300 gross
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net
Business areas	100 gross
Exercise rooms	50 gross
Mercantile	60 gross
Storage, stock, shipping areas	300 gross
Stages and platforms	15 net
Warehouses	500 gross

COMMERCIAL SPACE= 1072 S.F.
1072 S.F. / BUSINESS AREA 100 S.F. = 10 OCCUPANTS

GROUND FLOOR DOOR SCHEDULE

DOOR #	LOCATION	MFR.	WIDTH	HEIGHT	TYPE	MATERIAL
D1	ENTRY		3'-0"	8'-0"	STORE DOOR	
D2	GARAGE ENTRANCE		3'-0"	7'-0"	EXIT DOOR	
D3	SPRINKLER ROOM		3'-0"	7'-0"		
D4	FURNACE ROOM		2'-6"	7'-0"		
D5	RESTROOM		3'-0"	7'-0"		



GROUND FLOOR KEY NOTES

- 1/2 WALL OR RAILING PER IRC SEE SPECIFICATION
- EXHAUST FAN, VENT TO OUTSIDE FAN 50 CFM LIGHT-FAN COMBINATION 80 CFM
- COMBINATION CARBON MONOXIDE ALARM/ SMOKE DETECTOR (110V) INTER-CONNECTED w/ BATTERY BACKUP.
- PROVIDE TIGHT FITTING 1 3/8" SOLID WOOD DOOR (20 MIN) EQUIPPED WITH A SELF-CLOSING DEVICE

CODE REFERENCES

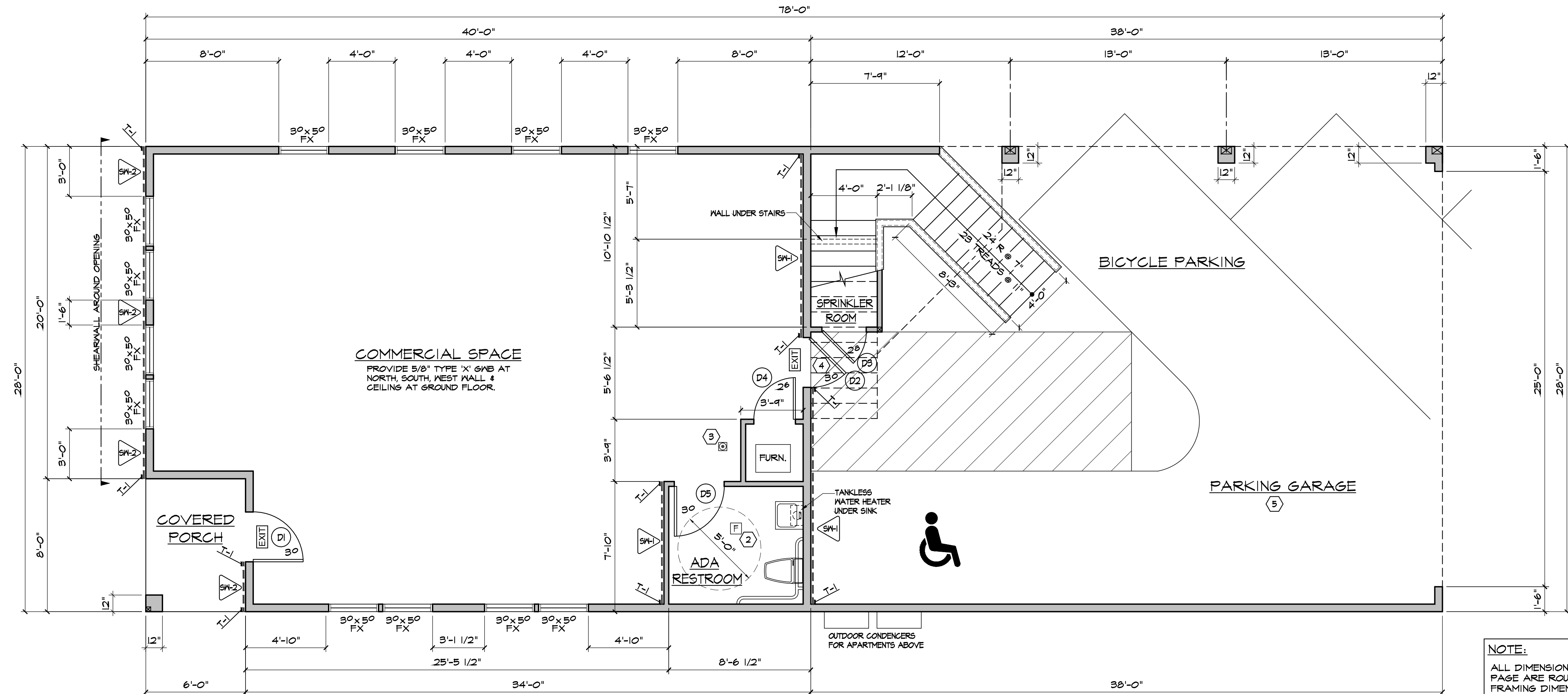
INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL FIRE CODE 2015
UNIFORMED PLUMBING CODE 2015
WASHINGTON STATE ENERGY CODE

NOTES:

- ALL INTERIOR NON-BEARING WALLS CONSTRUCTED WITH 2X4 STUDS 24" O.C.
- ALL WINDOW HEADERS 8'-0" A.F.F. WITH 1" PLATE UNLESS NOTED OTHERWISE
- ALL HEADERS 4x8 DF#2 U.N.O.
- ALL HOLDDOVS, FRAMING ANCHORS & SHEARWALLS MUST BE INSPECTED BEFORE COVERING.
- UNDERFLOOR INSPECTION REQUIRED PRIOR TO INSTALLATION OF ANY FLOOR SHEATHING OR DECKING.
- PROVISION SHALL BE MADE TO PREVENT WATER FROM COLLECTING & LEAKING INTO GROUND FLOORS.
- SUBJECT TO FIELD INSPECTIONS, CORRECTIONS & PROVISIONS OF PLAN CHECK

ELECTRICAL NOTES

- PROVIDE WIRING FOR ALL ELECTRICAL DEVICES AND APPLIANCES.
- ALL OUTLETS WIRED PER CODE.
- PROVIDE SMOKE DETECTORS TO MEET CODE WHETHER SHOWN OR NOT.
- NOTE: A MINIMUM OF 75% OF ALL LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.



NOTE:
TYPICAL EXTERIOR WALL TO BE CONSTRUCTED PER SCHEDULE PAGE 4.0 AS SN-1 SHEARWALLS UNLESS NOTED OTHERWISE

AREA SUMMARY

COMMERCIAL SPACE:	1072 S.F.
COMMERCIAL ENTRY PORCH:	48 S.F.
PARKING-COVERED PORTION:	1064 S.F.

GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



GRANGER MIXED USE
GROUND FLOOR PLAN

DATE: 1/11/21

3.0

GENERAL: ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION, OR OTHER GOVERNING CODE, AS REQUIRED BY LOCAL JURISDICTION.
DESIGN LOADS: SEE ENGINEERING PACKET FOR DESIGN LOADS.

INSPECTIONS: NO SPECIAL INSPECTIONS ARE REQUIRED. NOTIFY BUILDING DEPARTMENT FOR INSPECTIONS REQUIRED BY LOCAL JURISDICTION.

FOUNDATIONS: EXTEND FOOTING TO UNDISTURBED SOIL OF 2000 PSF BEARING CAPACITY. BOTTOM OF EXTERIOR FOOTING SHALL BE 1'-6" MINIMUM BELOW OUTSIDE FINISHED GRADE.
COMPACTED FILL: SHOULD CONSIST OF FREEDOMLY WELL-GRADED, GRANULAR SOIL, FREE OF ORGANIC MATERIAL AND DEBRIS. FILL SHOULD BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D-1557 TEST PROCEDURES.

CONCRETE: f_c = 2500 PSI MINIMUM 5-1/2 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6.0 GALLONS OF WATER PER 94 LB SACK OF CEMENT. MAXIMUM SLUMP IS 4". SEGREGATION OF MATERIALS TO BE PREVENTED.

REINFORCING STEEL: #5 BARS AND LARGER SHALL BE GRADE 60 DEFORMED BARS, AND #3 AND #4 BARS SHALL BE GRADE 40, IN ACCORDANCE WITH ASTM A-615. LAP SPLICES 32 BAR DIAMETERS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE 6x6 - W1.4 X W1.4 LAP ONE FULL MESH AT SPLICES.

TIMBER FRAMING: SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

BEAMS AND POSTS (4x AND GREATER):	DF-1#2
JOISTS / STUDS (2x):	HF#2 / STUD
GLUE LAMINATED BEAMS (GLB)	24F-V4 (24F-V8 AT CANTILEVERS)
PSL BEAMS	2.0E

2x TIMBER SHALL BE KILN DRIED. GRADES SHALL CONFORM TO "WVPA GRADING RULES FOR WESTERN LUMBER", LATEST EDITION. ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE T.P.I. AND THE IBC. ALL CONNECTIONS PER IBC TABLE 2304.10.1.

PLATE WASHERS TO BE 3" X 3" BY 1/4" AND SHALL EXTEND TO WITHIN 1/2" INCH OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING. ANSI/AIA SDPWS 2015 - 4.3.6.4.3

ROOF DIAPHRAGM: INSTALL MINIMUM 1/2" CDX PLYWOOD (32/16) OR 7/16" OSB SHEATHING. NAIL ALL SUPPORTED EDGES AND BOUNDARIES WITH 8d @ 6" O.C. AND INTERIOR SUPPORTS WITH 8d @ 12" O.C.; BLOCKING NOT REQUIRED.

FLOOR DIAPHRAGM: INSTALL MINIMUM 23/32" T&G STURD-I-FLOOR (24oc) SHEATHING. GLUE AND NAIL ALL SUPPORTED EDGES AND BOUNDARIES WITH 10d @ 6" O.C.; AND INTERIOR SUPPORTS WITH 10d @ 12" O.C.; BLOCKING NOT REQUIRED.

MISCELLANEOUS: THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED. DO NOT SCALE DRAWINGS. PRE-FABRICATED ITEMS TO BE HANDLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

WIND DESIGN CRITERIA:

RISK CATEGORY:	II
ULTIMATE/NOMINAL DESIGN WIND SPEED:	110 MPH/ 85 MPH NOMINAL
WIND EXPOSURE:	B
INTERNAL PRESSURE COEF:	+/- .55
COMPONENTS & CLADDING:	16 PSF (min)
METHOD:	ASCE 7-10, MWFRS ENVELOPE PROCEDURE
OCCUPANCY CATEGORY:	II
Kz:	1.0

SEISMIC DESIGN CRITERIA:

PROCEDURE USED: SIMPLIFIED (ASCE 7-10, 12.14.8)	
IMPORTANCE FACTOR, I	R=6.5
RISK CATEGORY, II	S _s = 1.25 (CURRENT USGS)
OCCUPANCY CATEGORY, II	S _i = 0.40 (CURRENT USGS)
SITE CLASS, D	S _{0.5} = 0.83
SEISMIC DESIGN CAT., D	S ₁ = 0.43
SEISMIC FORCE RES. SYS., A1.5	C _s = 0.13
DESIGN BASE SHEAR = 9.803 kips	

ROOF SNOW LOAD CRITERIA:

FLAT-ROOF SNOW LOAD=	25PSF
SNOW EXPOSURE FACTOR=	1.0
SNOW LOAD IMPORTANCE FACTOR=	.80
THERMAL FACTOR=	1.0

SHEARWALL & HOLDOWN NOTES (U.N.O.):

- (1) Simpson or =. Locate at end of (SW) u.n.o. Install per manufacturer recommendations for foundation minimum end distance and embedment. deepen foundation as required.
- (2) Construct cripple wall same as shearwall (SW) above, and gable-end same as shearwall (SW) below.
- (3) Requires 3x or (2) 2x foundation sill plate
- (4) Threaded rod and coupler as required.
- (5) Common nails, UNO: 8d=0.131"x2 1/2", 10d=0.148"x3", 12d=0.148"x3 1/4", 16d=0.162"x3 1/2", 16d sinker=0.148"x3 1/4".
- (6) Install H1's on all trusses/rafters, A35's at 24" o/c on gables & rim joist (or solid blk'g) to top plate (sill plate at fdn) u.n.o.; When specified spacing is less than 24" o/c, install A35's at roof solid blk'g to SW top plate, and install H1 or H2.5 on all trusses/rafters. LTP4, LTP5 or LS50 can be substituted for A35. Conn. per Simpson Strong-Tie or equal.
- (7) Minimum 3x or dbl-2x stud lam'd w/ (2)-16d @ 6" o/c at abutting panel edges.
- (8) Anchor bolts shall be embedded at least 7" into concrete; there shall be a minimum of two bolts per piece with one bolt located not more than 12" or less than seven bolt diameters from each end of the piece. 2x min PT, u.n.o.
- (9) All sheathing must be Structural I sheathing U.N.O.

HOLDOWN SCHEDULE

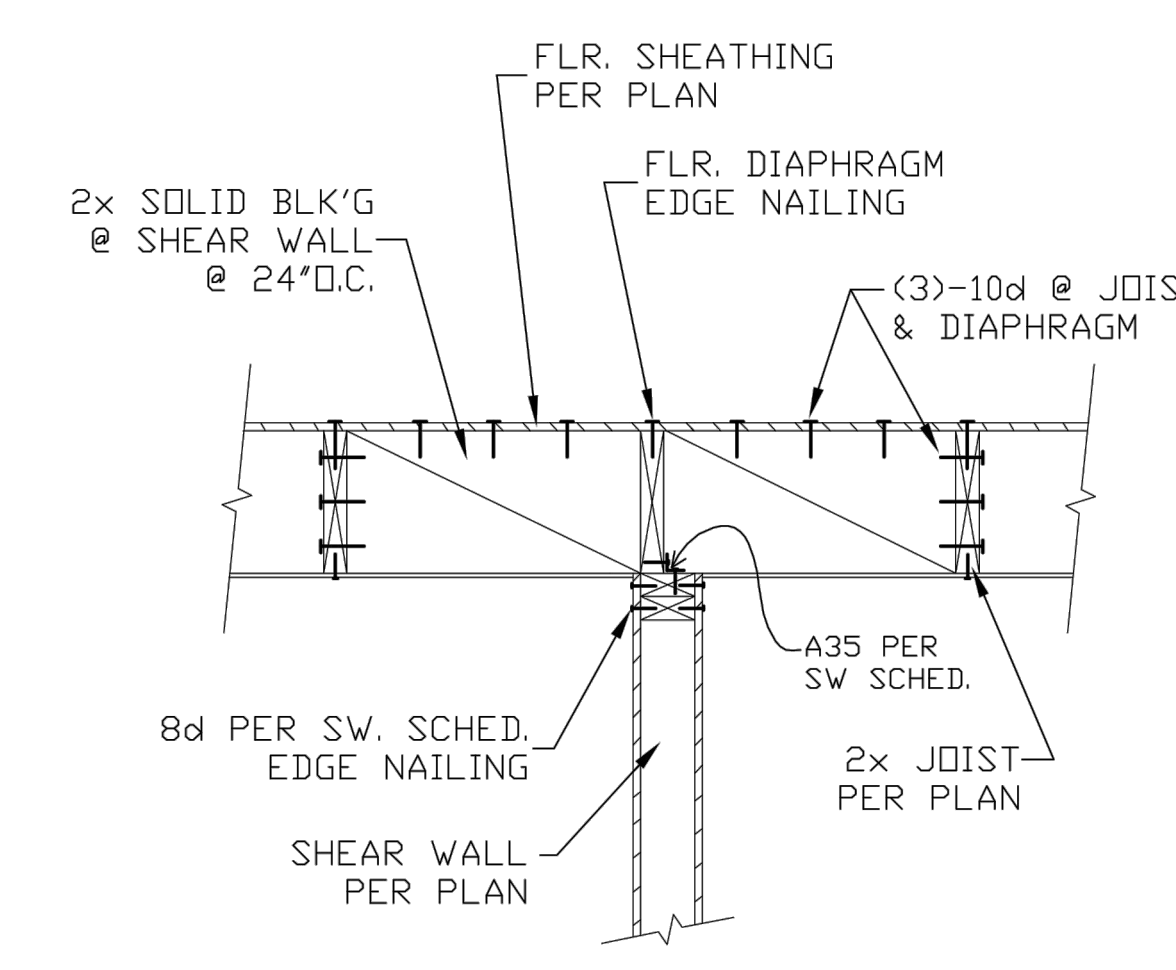
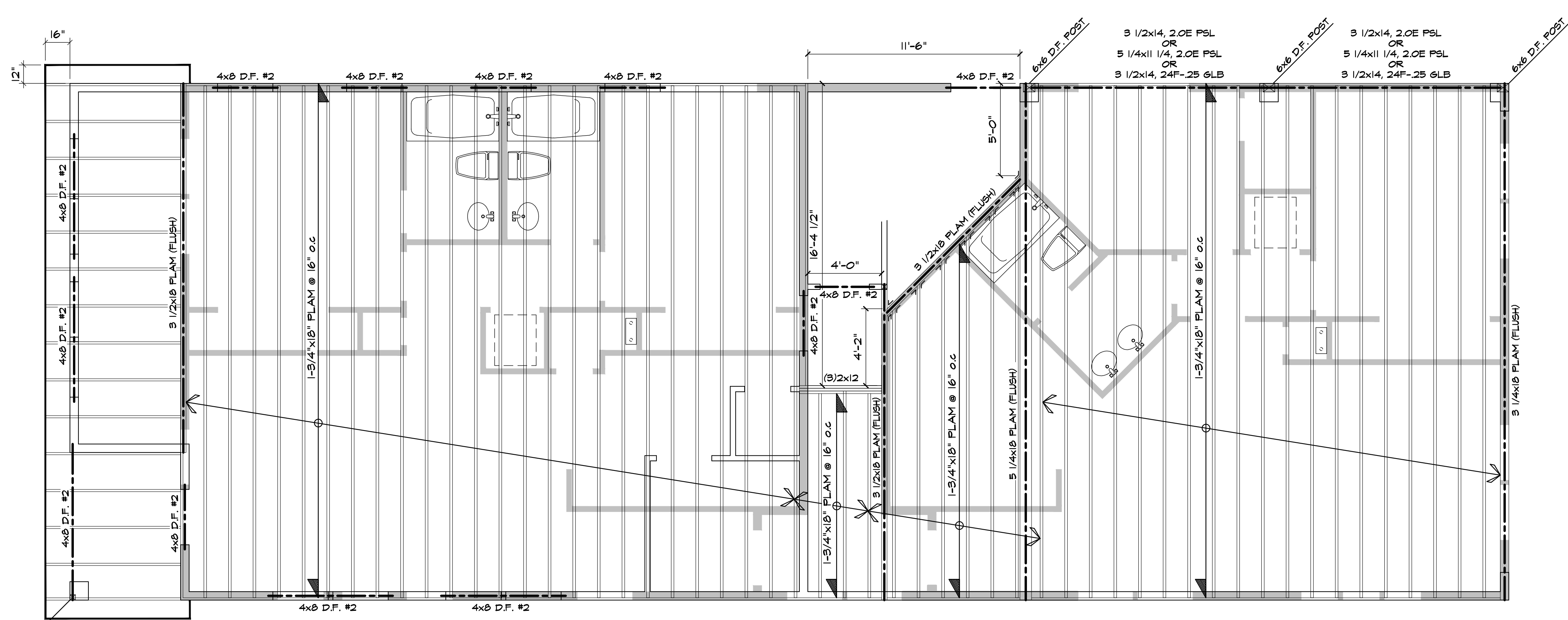
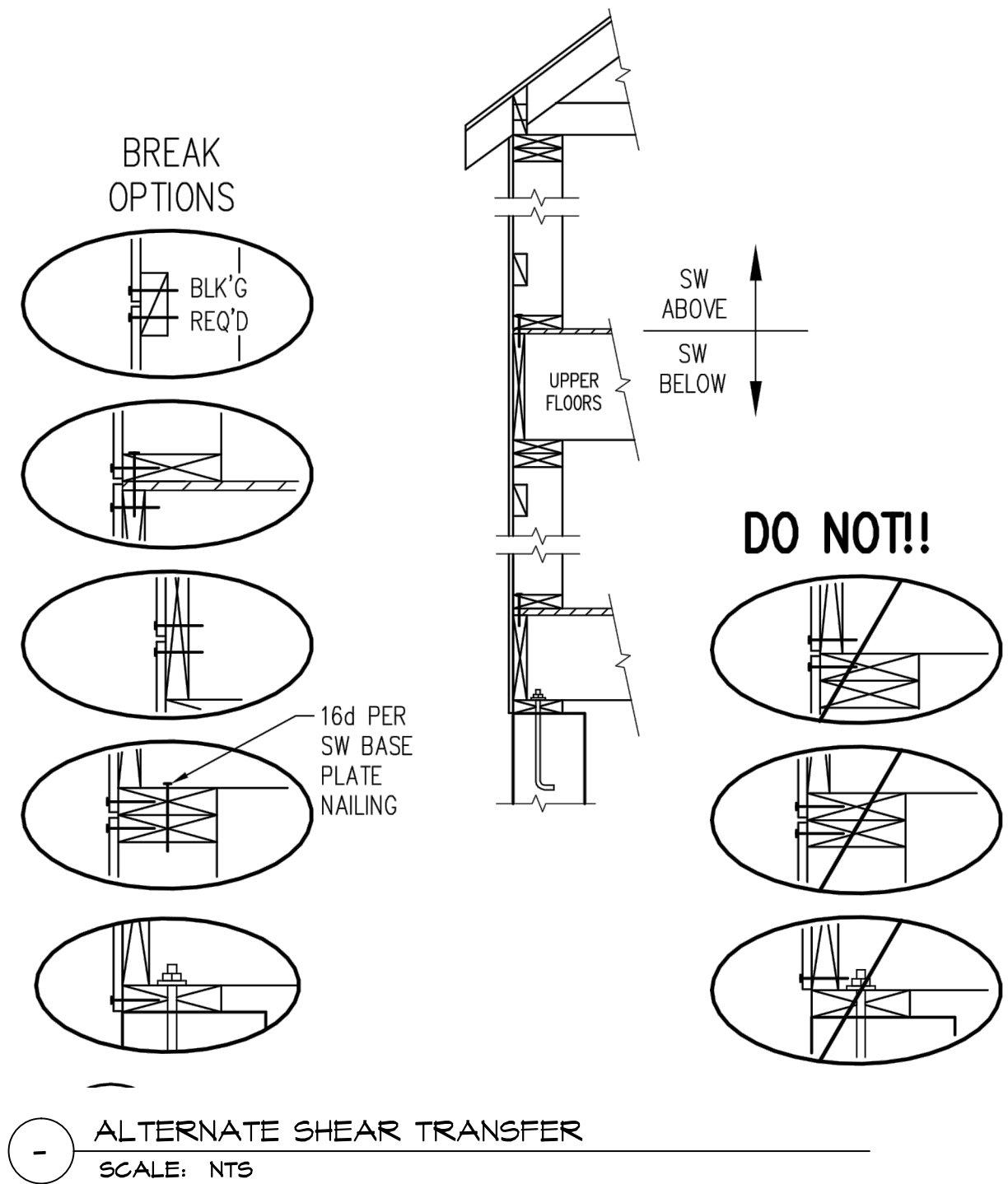
MARK	HOLDOWN / STRAP *(1)	FASTENERS TO (2)-STUDS MIN U.N.O.	FOUNDATION ANCHOR *(1)(4)	COMMENTS
T-1	STHD14/14RJ	(30) - 16d sinkers	N/A	

SHEARWALL SCHEDULE

MARK *(2)	SHEATHING - APPLY TO 2x HF STUDS @ 16" o/c U.N.O. BELOW *(9)	SHEATHING EDGE NAILS *(6) ALL EDGES BLOCKED (do not penetrate past flush)	BASE PLATE NAILS *(9)	ROOF TO TOP PLATE, FLOOR TO TOP PLATE & SILL PLATE *(6)	SILL PLATE ANCHORS w/ 3" x 3" x 1/4" WASHERS *(8)
SW-1	7/16" OSB	8d @ 6" o/c (12" o/c field)	16d @ 6" o/c	A35 @ 16" o/c	5/8"Øx10" AB's @ 48" o/c
SW-2	7/16" OSB *(7)	8d @ 3" o/c (12" o/c field)	16d @ 6" o/c	A35 @ 14" o/c	5/8"Øx10" AB's @ 40" o/c

CONTINUOUS SHEATHING REQUIREMENTS

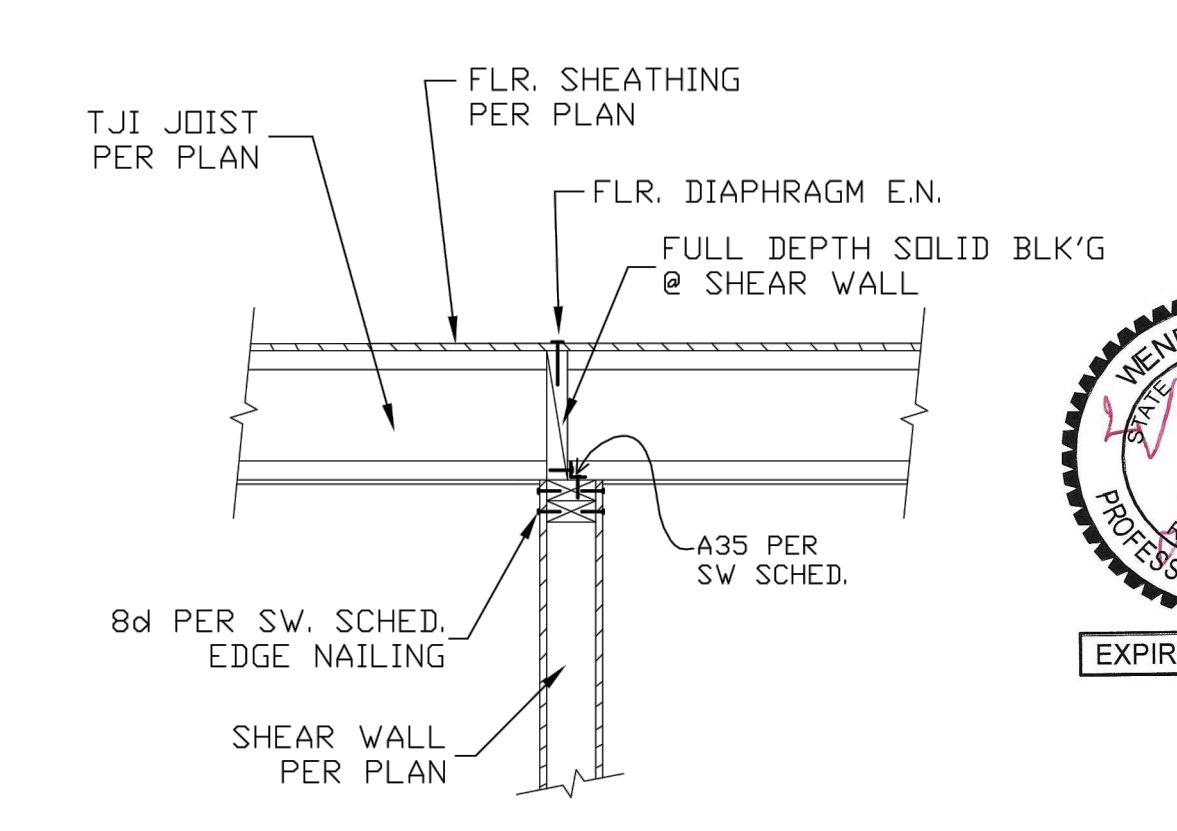
THESE DETAILS MAY BE USED TO CREATE A CONTINUOUS SHEATHING CONDITION THAT ALLOW FOR THE OPTIONAL REMOVAL OF A35 ANGLE CLIPS SPECIFIED IN THE SHEARWALL SCHEDULE



NOTE: FOR FLOOR DIAPHRAGM NAILING SEE STRUCTURAL NOTES

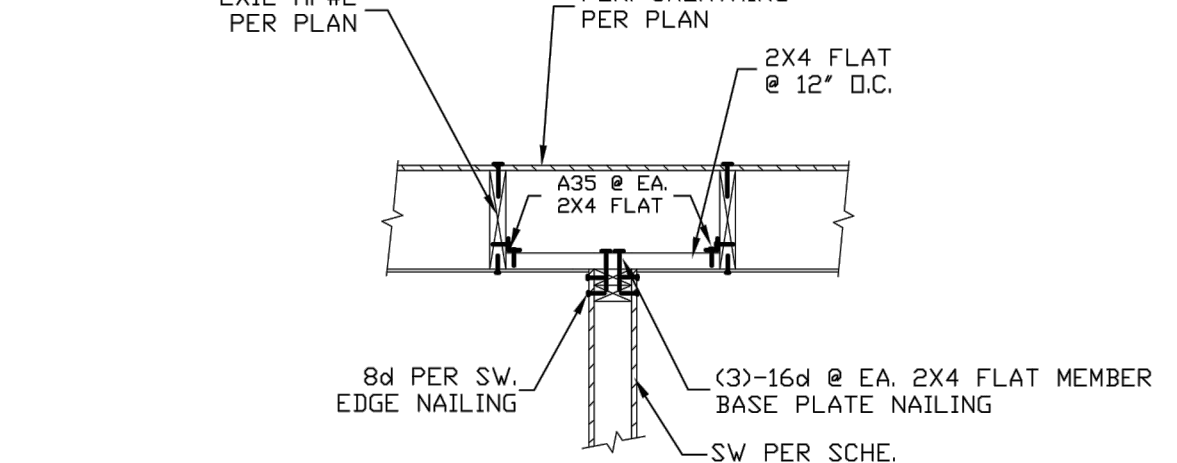
1 SHEARWALL PARALLEL W/ FLOOR JOISTS
SCALE: NTS

- NOTES:**
- ALL INTERIOR NON-BEARING WALLS CONSTRUCTED WITH 2X4 STUDS 24" O.C.
 - ALL WINDOW HEADERS 8'-0" A.F.F. WITH 9' PLATE UNLESS NOTED OTHERWISE
 - ALL HEADERS 4x8 DF#2 U.N.O.
 - ALL HOLDOWNS, FRAMING ANCHORS & SHEARWALLS MUST BE INSPECTED BEFORE COVERING.
 - UNDERFLOOR INSPECTION REQUIRED PRIOR TO INSTALLATION OF ANY FLOOR SHEATHING OR DECKING.
 - PROVISION SHALL BE MADE TO PREVENT WATER FROM COLLECTING & LEAKING INTO GROUND FLOORS.
 - SUBJECT TO FIELD INSPECTIONS, CORRECTIONS & PROVISIONS OF PLAN CHECK

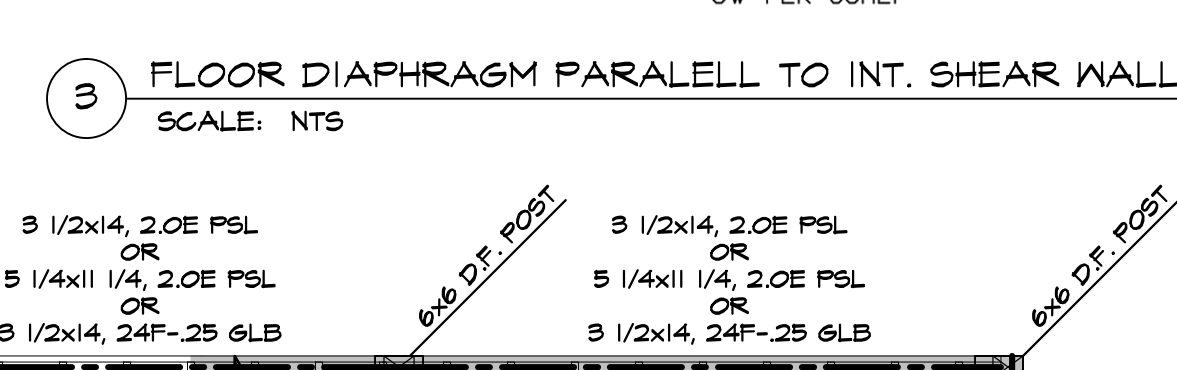


NOTE: FOR FLOOR DIAPHRAGM NAILING SEE STRUCTURAL NOTES

2 SHEARWALL PERPENDICULAR TO FLOOR JOISTS
SCALE: NTS



3 FLOOR DIAPHRAGM PARALLEL TO INT. SHEAR WALL
SCALE: NTS



GRANGER MIXED USE
SECOND FLOOR FRAMING

DATE: 1/11/21

4.0

SECOND FLOOR FRAMING
SCALE 1/4" = 1'-0"

TABLE M1507.3.3 (1)
MIN. VENTILATION RATES
Continuously operating systems

	Bedrooms				
	0-1	2-3	4-5	5-6	>7
<1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

RATES ABOVE ARE OUTDOOR AIR FLOW IN CFM
INTERMEDIATE > 25% IN 4 HOUR M107.3.3(2)

RUN TIME%	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

NOTES:

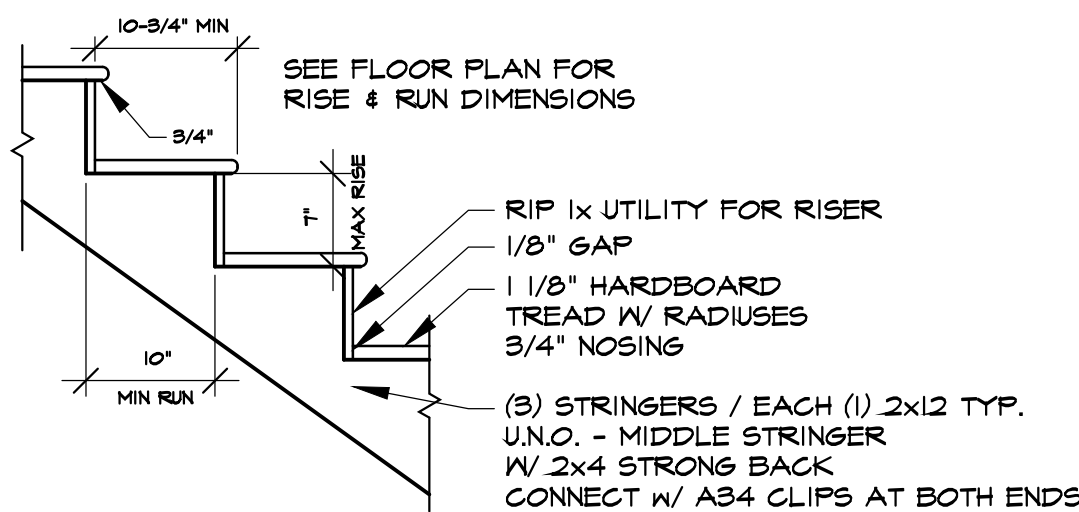
- ALL INTERIOR NON-BEARING WALLS CONSTRUCTED WITH 2X4 STUDS 24" O.C.
- ALL WINDOW HEADERS 8'-0" A.F.F. WITH 9" PLATE UNLESS NOTED OTHERWISE
- ALL HEADERS 4x8 DF#2 U.N.O.
- ALL HOLDINGS, FRAMING ANCHORS & SHEARWALLS MUST BE INSPECTED BEFORE COVERING.
- UNDERFLOOR INSPECTION REQUIRED PRIOR TO INSTALLATION OF ANY FLOOR SHEATHING OR DECKING.
- PROVISION SHALL BE MADE TO PREVENT WATER FROM COLLECTING & LEAKING INTO GROUND FLOORS.
- SUBJECT TO FIELD INSPECTIONS, CORRECTIONS & PROVISIONS OF PLAN CHECK

UPPER FLOOR KEY NOTES

- HANDRAIL PER IRC SEE SPECIFICATION
- EXHAUST FAN, VENT TO OUTSIDE BATH OR LAUNDRY FAN 50 CFM LIGHT-FAN COMBINATION 80 CFM ROOMS WITH BATHING FIXTURES, 80 CFM WITH TIMER
- SMOKE DETECTOR (10V) INTERCONNECTED W/ BATTERY BACKUP.
- 22" x 30" ATTIC SPACE ACCESS INSULATE AND WEATHER STRIP
- COMBINATION CARBON MONOXIDE ALARM/ SMOKE DETECTOR (10V) INTERCONNECTED W/ BATTERY BACKUP.
- COOK TOP, VENT TO OUTSIDE KITCHEN FAN 150 CFM
- WHOLE HOUSE FAN PER TABLE M1507.3.3 (1)
- 1/2 WALL OR RAILING PER IRC SEE SPECIFICATION
- INSTALL 1'x14" AIR GRILL ABOVE LAUNDRY ROOM DOOR.
- DIRECT VENT DRYER VENT TO OUTSIDE

EGRESS / 310.4

BEDROOM SILLS 44" MAX
HT. MIN 20" W X 24" HI
OPNS. S.T.S 50 FT MIN - 4
SQ-INCH FRESH AIR-TYP



- PER I.R.C. 311.7.2 - HEADROOM 6'-8" MIN, WIDTH 36" MIN.
- HANDRAIL SHALL BE 34" MIN. - 38" MAX. ABOVE STAIR NOSING. HANDRAIL 1 1/4" Ø MIN. - 2" MAX. IN CROSS SECTION & 1 1/2" MIN. FROM FACE OF WALL. RETURN EACH END TYPICAL.
- INSTALL FIRE BLOCKS @ STRINGERS TOP, BOTTOM & MID-SPAN TYPICAL
- COVER USABLE SPACE UNDER STAIR W/ 1/2" GNB

1 PARTIAL STAIR DETAIL
1/2" = 1'

ELECTRICAL NOTES

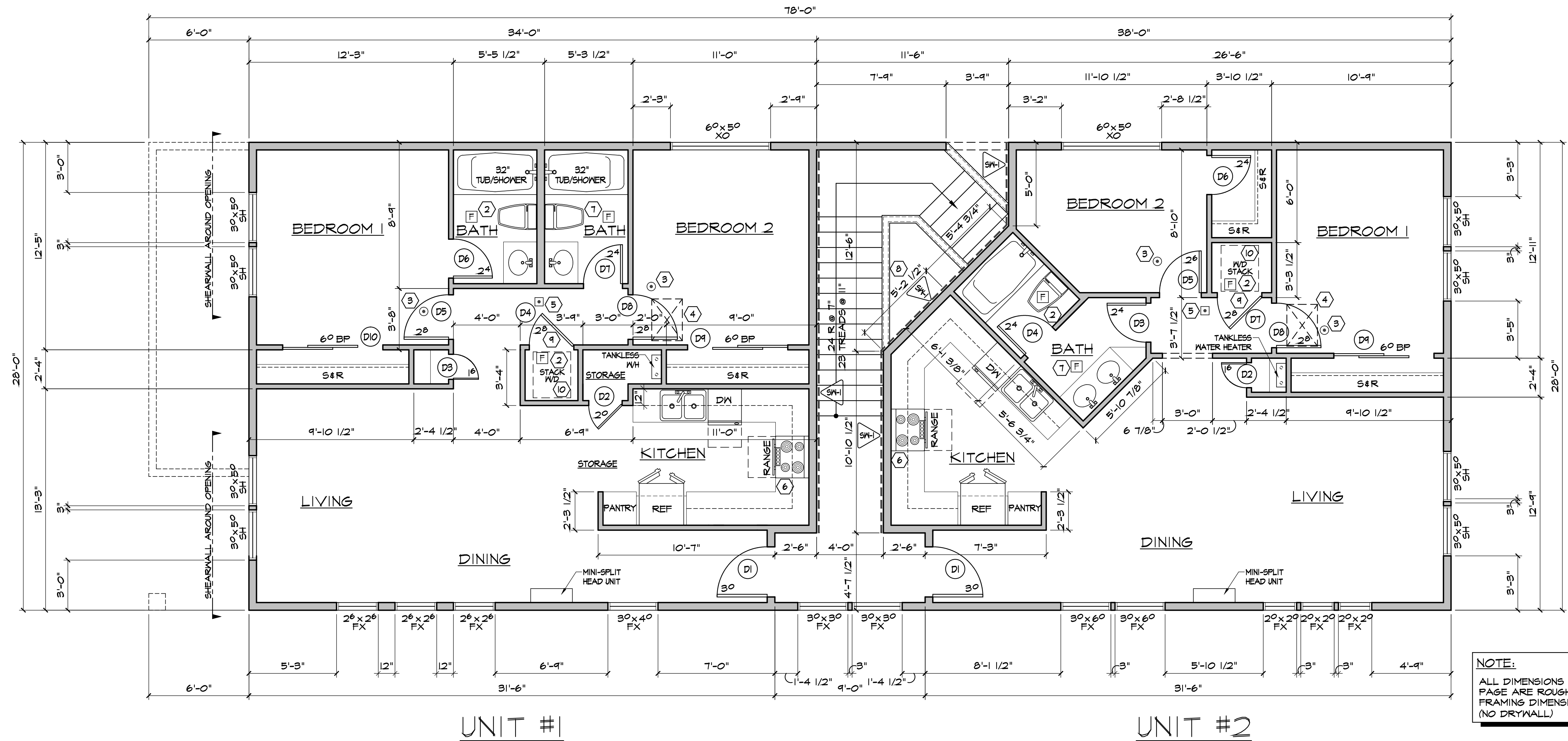
- PROVIDE WIRING FOR ALL ELECTRICAL DEVICES AND APPLIANCES.
- ALL OUTLETS WIRED PER CODE.
- PROVIDE SMOKE DETECTORS TO MEET CODE WHETHER SHOWN OR NOT.
- NOTE: A MINIMUM OF 75% OF ALL LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.

UNIT #1 DOOR SCHEDULE

DOOR #	LOCATION	MFR.	WIDTH	HEIGHT	TYPE	MATERIAL
D1	ENTRY		3'-0"	6'-8"		
D2	STORAGE		2'-0"	6'-8"		
D3	LINEN		1'-6"	6'-8"		
D4	LAUNDRY		2'-8"	6'-8"		
D5	BEDROOM 1		2'-8"	6'-8"		
D6	BEDROOM 1/BATH		2'-4"	6'-8"		
D7	BEDROOM 2/BATH		2'-4"	6'-8"		
D8	BEDROOM 2		2'-8"	6'-8"		
D9	BEDROOM 2/CLOSET		6'-0"	6'-8"	BI-PASS	
D10	BEDROOM 1/CLOSET		6'-0"	6'-8"	BI-PASS	

UNIT #2 DOOR SCHEDULE

DOOR #	LOCATION	MFR.	WIDTH	HEIGHT	TYPE	MATERIAL
D1	ENTRY		3'-0"	6'-8"		
D2	LINEN		1'-6"	6'-8"		
D3	HALL BATH		2'-4"	6'-8"		
D4	HALL BATH		2'-4"	6'-8"		
D5	BEDROOM 2		2'-6"	6'-8"		
D6	BEDROOM 2/CLOSET		2'-4"	6'-8"		
D7	LAUNDRY		2'-8"	6'-8"		
D8	BEDROOM 1		2'-8"	6'-8"		
D9	BEDROOM 1/CLOSET		6'-0"	6'-8"	BI-PASS	



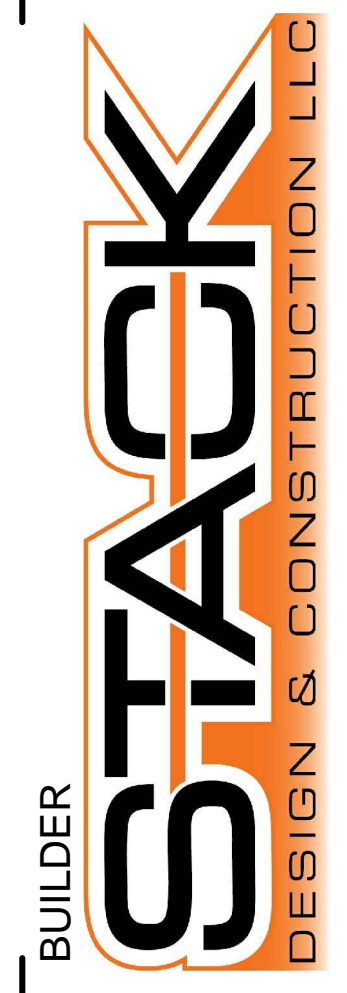
NOTE:
ALL DIMENSIONS ON THIS PAGE ARE ROUGH FRAMING DIMENSIONS (NO DRYWALL)

NOTE:
TYPICAL EXTERIOR WALL TO BE CONSTRUCTED PER SCHEDULE PAGE 4.0 AS SW-1 SHEARWALLS UNLESS NOTED OTHERWISE

AREA SUMMARY

UNIT #1	940 S.F.
UNIT #2	875 S.F.

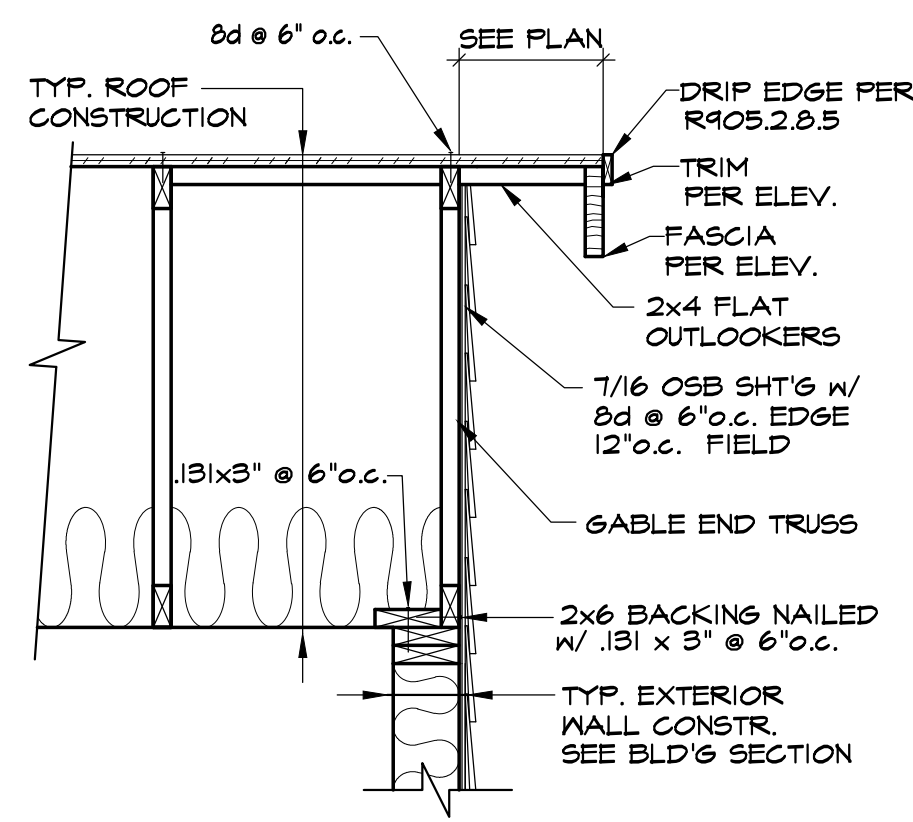
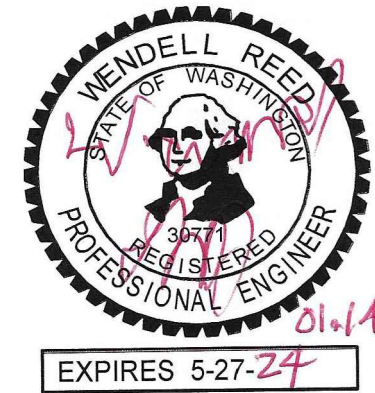
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



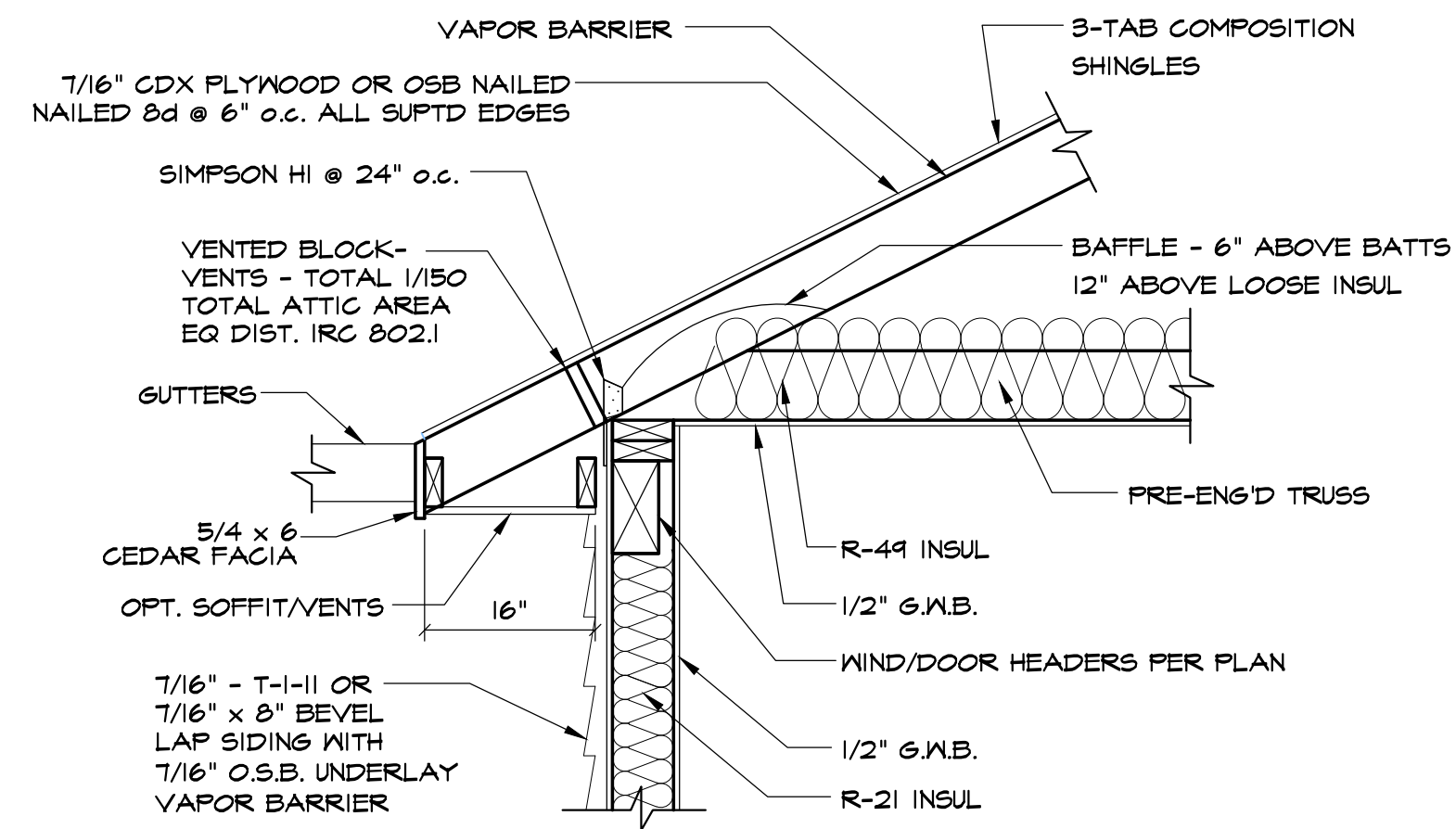
GRANGER MIXED USE
SECOND FLOOR PLAN

DATE: 1/11/21

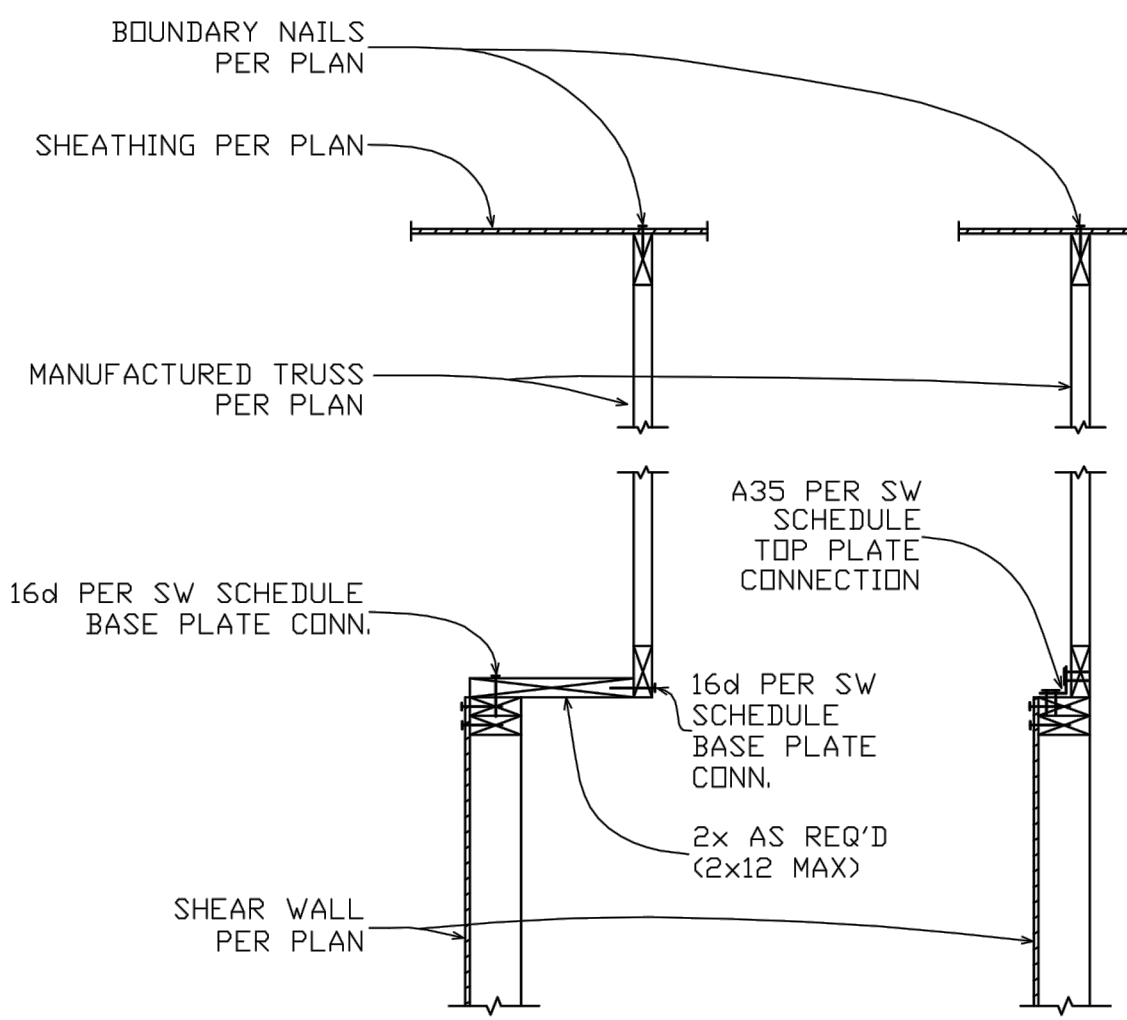
5.0



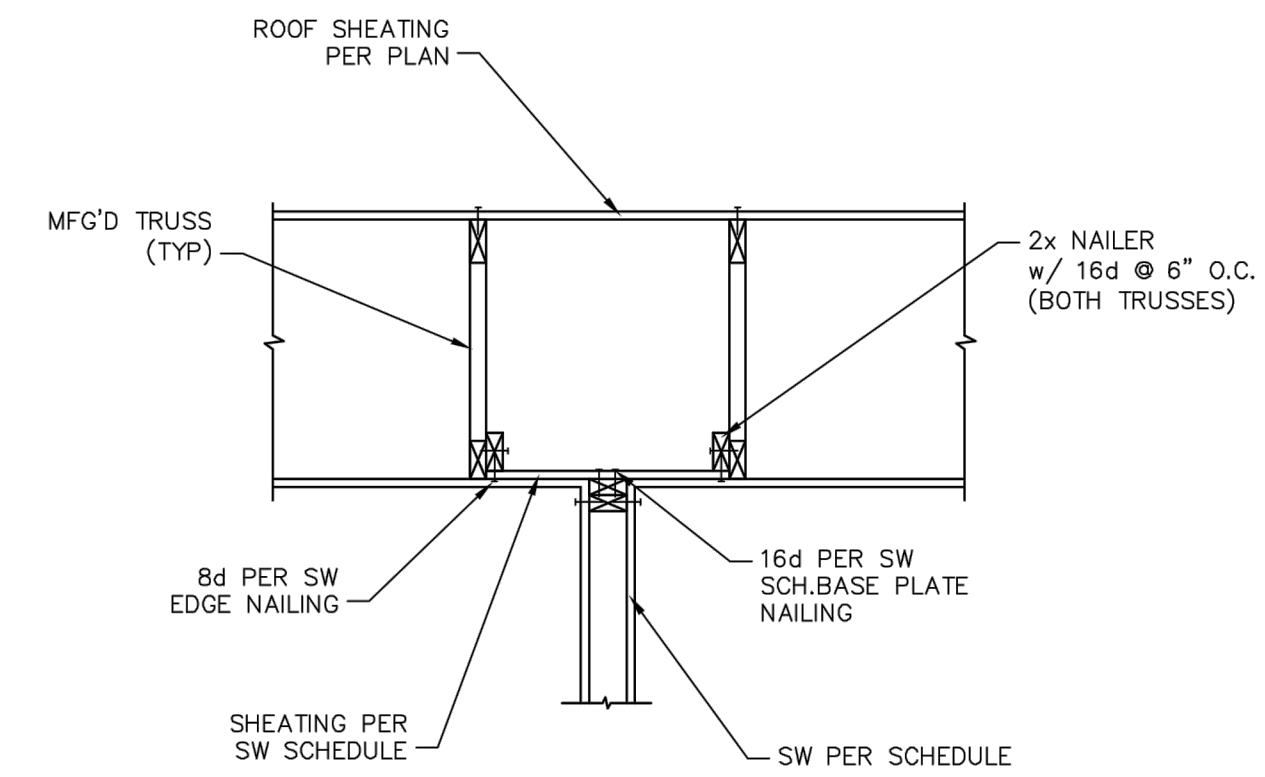
1 GABLE END DETAIL
NTS



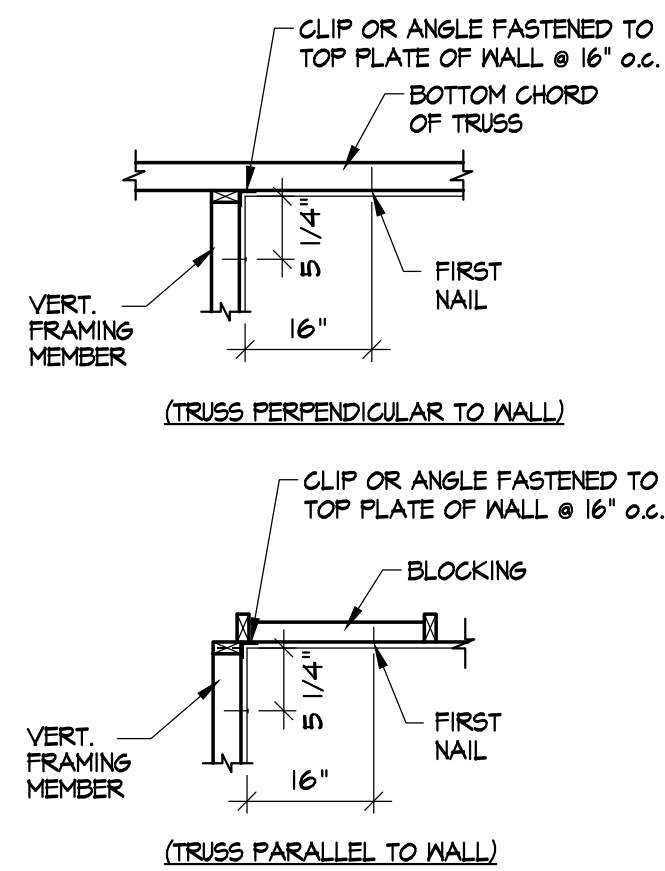
2 TYP EAVE/TRUSS DETAIL
NTS



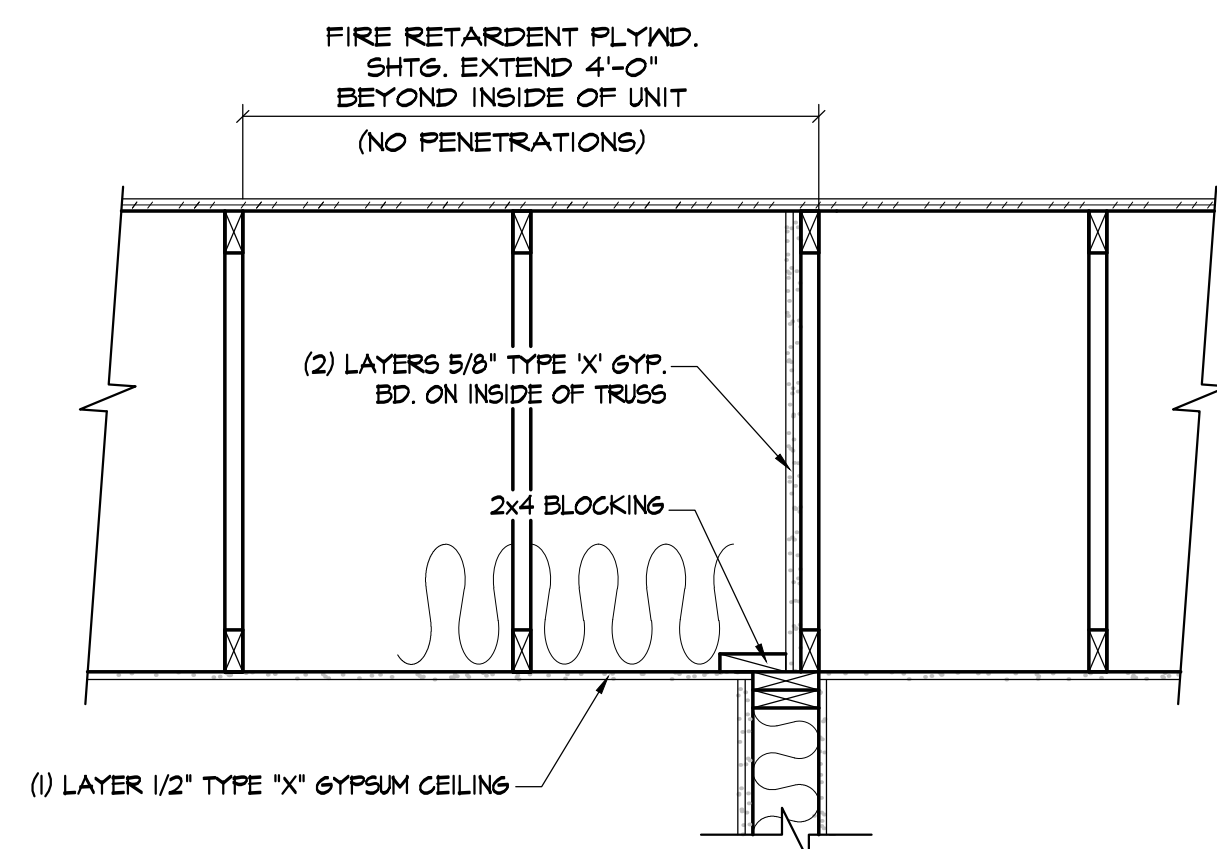
4 ROOF DIAPHRAM TO INTERIOR SHEARWALL, TYP.
NTS



5 ROOF TRUSS TO INTERIOR SHEARWALL, TYP.
NTS



3 FLOATING GYPSUM CORNERS
NTS



6 UNIT SEPERATION AT ROOF TRUSS
SCALE: NTS

ROOF FRAMING NOTES

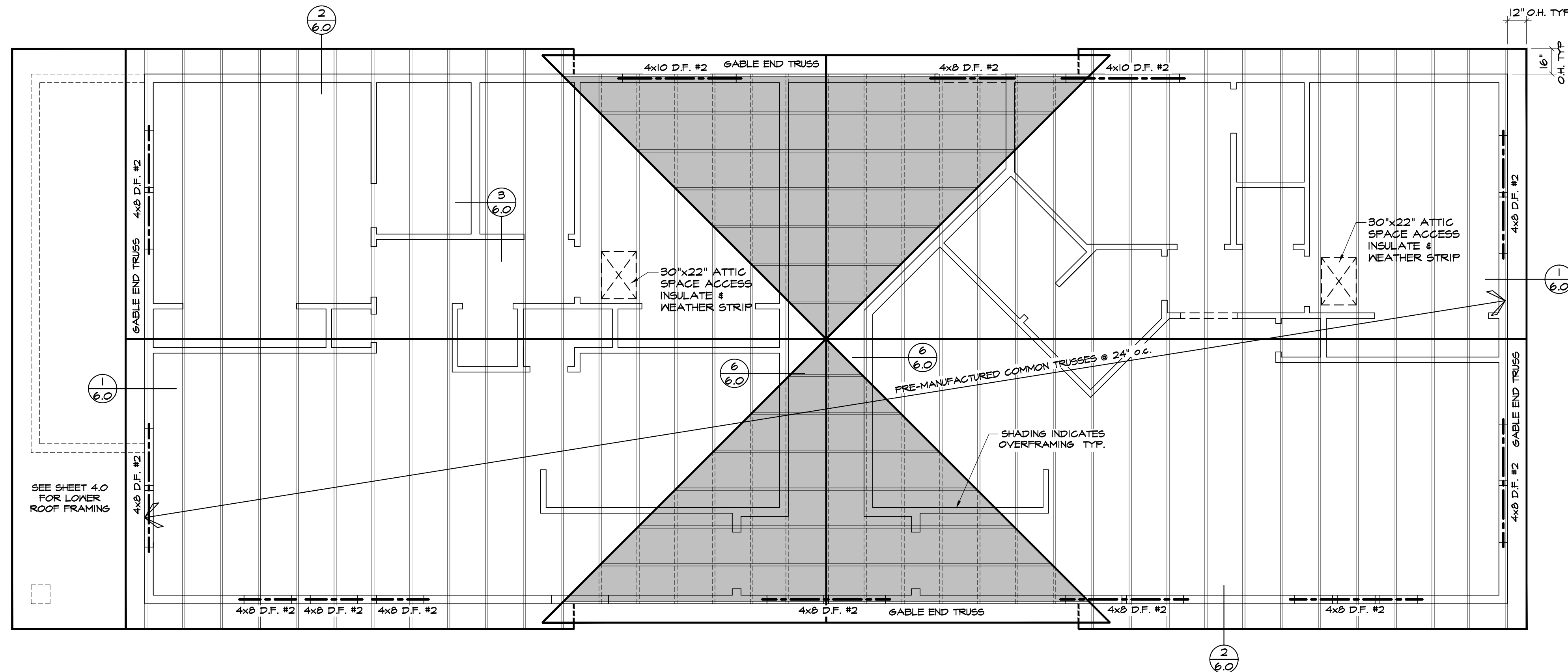
- ALL HEADERS TO BE 4x8 D.F. #2 UNLESS NOTED OTHERWISE WITH ONLY ONE TRIMMER STUD EACH END, UNLESS NOTED OTHERWISE
- TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER
- PREFABRICATED TRUSSES SHALL HAVE STAMPED ENGINEERING ON THE JOB SITE FOR INSPECTION PURPOSES. NO FIELD ALTERATIONS ALLOWED.
- TRUSS MANUFACTURER TO SUPPLY REQUIRED TRUSS-TO-TRUSS HANGERS AND ALL BLOCKING (ALSO AT RAFTERS)
- ALL FRAMING MEMBERS TO BE @ 24" O.C. UNLESS OTHERWISE NOTED
- SEE EXTERIOR ELEVATIONS (SHEETS 1.0) FOR ROOF PITCHES
- LOW ROOF OVERHANGS EXTEND 12" PAST UPPER WALL CORNER UNLESS OTHERWISE NOTED
- SHADED AREAS INDICATE 2x OVER FRAMING @ 24" O.C. (SEE OVER FRAMING NOTES AND TABLE BELOW)

25 PSF SNOW LOADING ROOF OVER FRAMING TABLE

RAFTER SIZE	ALLOWABLE SPAN
2x4 @ 24" O.C.	7 FT.
2x6 @ 24" O.C.	11 FT.
2x8 @ 24" O.C.	13 FT.
2x10 @ 24" O.C.	16 FT.
2x12 @ 24" O.C.	18 FT.

OVER FRAMING NOTES:

- HF #2 LUMBER.
- RIDGE BOARD TO BE LARGER THEN CUT END OF RAFTER.
- SHEATH AND NAIL MAIN ROOF PRIOR TO CONSTRUCTING OVER FRAMING.
- CONSTRUCT VALLEYS BY LAYING A 2x MEMBER FLAT ONTO THE MAIN ROOF. VALLEYS TO BE THE SAME SIZE AS RAFTERS.
- PROVIDE ACCESS AND VENTILATION TO THE OVER FRAMED AREAS AS REQUIRED.



NOTE:
TYPICAL EXTERIOR WALL TO BE CONSTRUCTED PER SCHEDULE PAGE 4.0 AS SW-1 SHEARWALLS UNLESS NOTED OTHERWISE

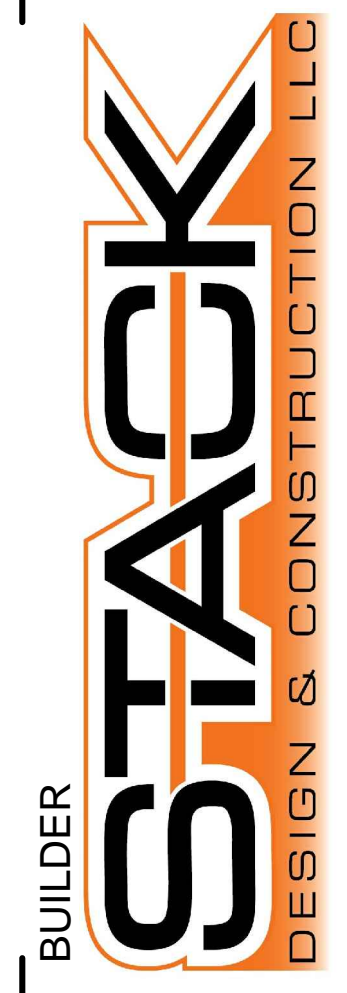
ROOF AREA 2436 sf
INCLUDES LOWER ROOFS

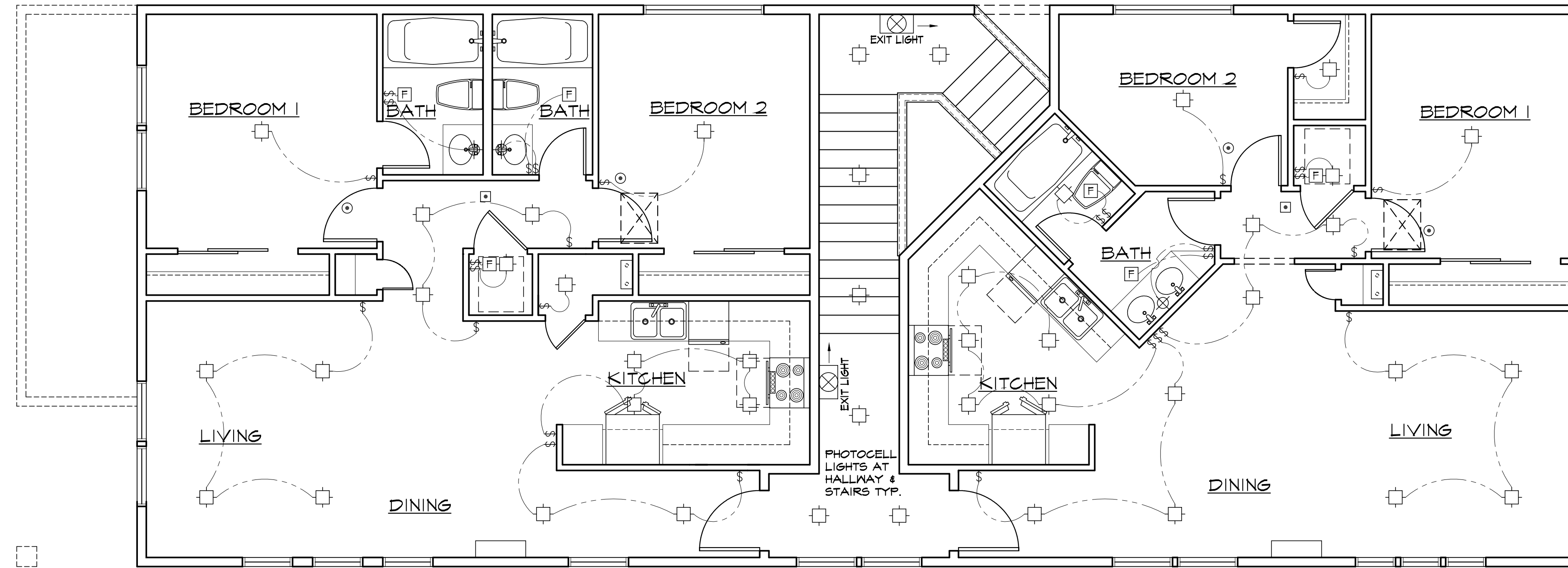
ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

GRANGER MIXED USE
ROOF FRAMING PLAN

DATE: 1/11/21

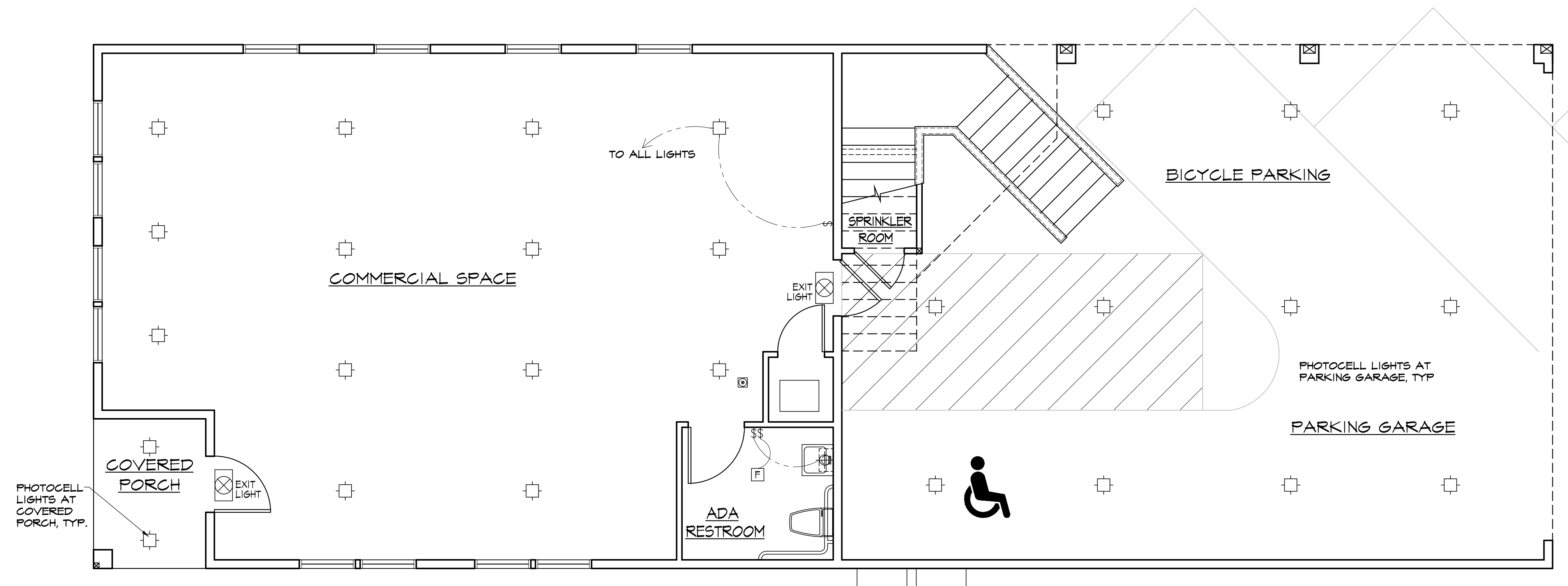
6.0





SECOND FLOOR REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL SYMBOLS			
	RECESSED LIGHT		SMOKE DETECTOR 110V WITH BATTERY BACK-UP
	WALL MOUNT		CARBON MONOXIDE/SMOKE DETECTOR AND ALARM SWITCH
	FAN/LIGHT COMBO.		EXIT LIGHT
	FAN		
	WHOLE HOUSE FAN		

ELECTRICAL NOTES

1. PROVIDE WIRING FOR ALL ELECTRICAL DEVICES AND APPLIANCES.
2. ALL OUTLETS WIRED PER CODE.
3. PROVIDE SMOKE DETECTORS TO MEET CODE WHETHER SHOWN OR NOT.
4. NOTE: A MINIMUM OF 75% OF ALL LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.

