



PROPOSED OVERVIEW

FOR ILLUSTRATION ONLY

NO SCALE

SHEET NUMBER

1

Revision #:

DATE: 11/1/2016

DRAWN BY: A.B.

PROJECT SUMMARY

**1705 9TH AVE OLYMPIA
WA 98501**

BYRONE REMODEL

OLYMPIA CONSTRUCTION
1303 4th AVE E.
OLYMPIA WA 98506
(360) 451-3191
OLYCONSTRUCTION.COM



BYRONE REMODEL

OWNER: RANDY K. BYRONE

PROJECT: 1705 9TH AVE SE
ADDRESS: OLYMPIA WA 98501

ZONING: R-4-S

PERMITTING: CITY OF OLYMPIA
JURISDICTION

BUILT: 1942

DESIGNER: A.B.

BUILDER: OLYMPIA CONSTRUCTION

ENGINEERING: THOMPSON ENGINEERING INC.

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GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



PROJECT STATISTICS:

PARCEL #: T8701500100
LOT SIZE: 7200 S.F. (0.17 ACRES)
SECT/TOWN/RANGE: S13/18/2W
ZONING: R-4-8
ROAD SETBACK: 20'
SIDE YARD: 6'
REAR YARD: 10'

DIRECTIONS:

- 1. HEAD EAST ON 4TH AVE. E TOWARD CHESTNUT ST. SE
- 2. TURN RIGHT ON TO EASTSIDE ST. SE
- 3. TURN LEFT ON TO LEIGON WAY SE
- 4. TURN RIGHT ON TO McCORMICK ST. SE
- 5. McCORMICK ST SE TURNS LEFT AND BECOMES 9TH AVE SE
- 6. THE DESTINATION WILL BE ON THE RIGHT

SITE PLAN NOTES:

VERIFY LOCATION OF WATER METER AND WATER LINE
VERIFY PATH OF GAS LINE
VERIFY PATH OF SEWER LINE
CALL BEFORE YOU DIG: 800.428.4950

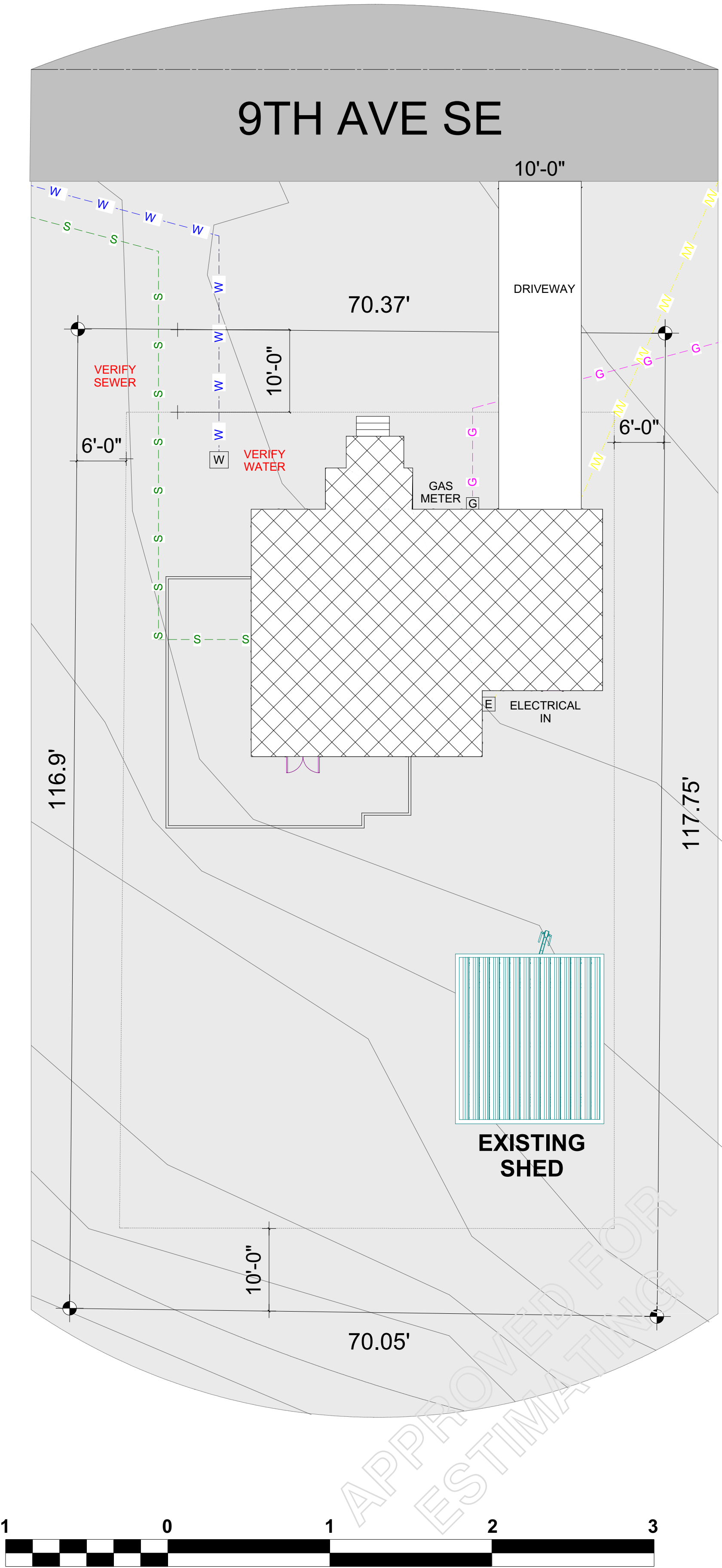


Know what's below.
Call before you dig.

VICINITY MAP



- PROPERTY LINE
- SETBACK LINE
- 2' CONTOUR
- ELECTRIC AL LINE
- SEWER LINE
- GAS LINE
- WATER LINE
- ROAD
- SITE
- DRIVEWAY
- MAIN STRUCTURE
- PROPERTY CORNER
- W WATER METER
- G GAS METER
- E ELECTRICAL METER



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2
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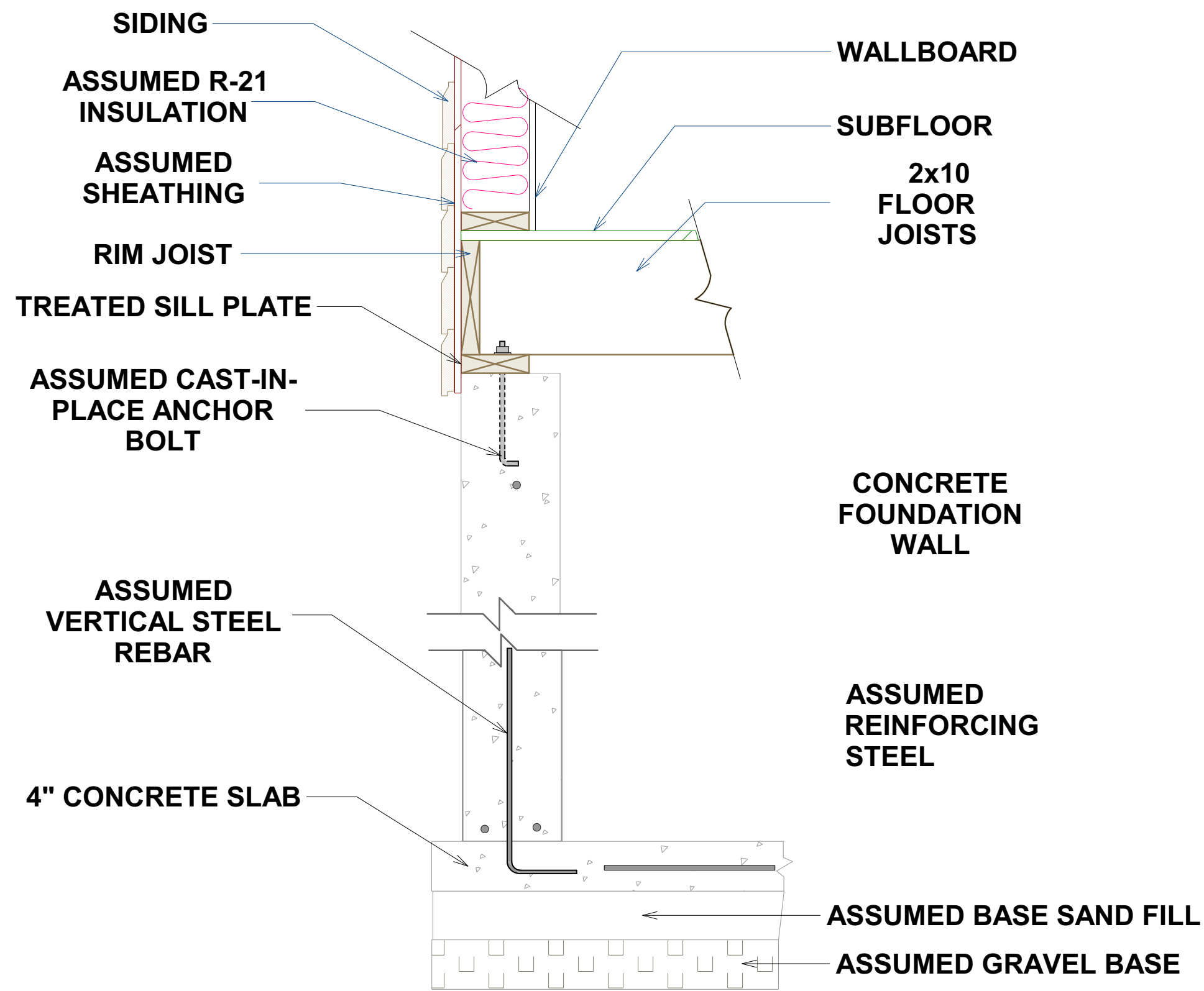
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SITE PLAN
11X17: 1" = 20'
24X36: 1" = 10'

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BASEMENT - DETAIL
N.T.S.



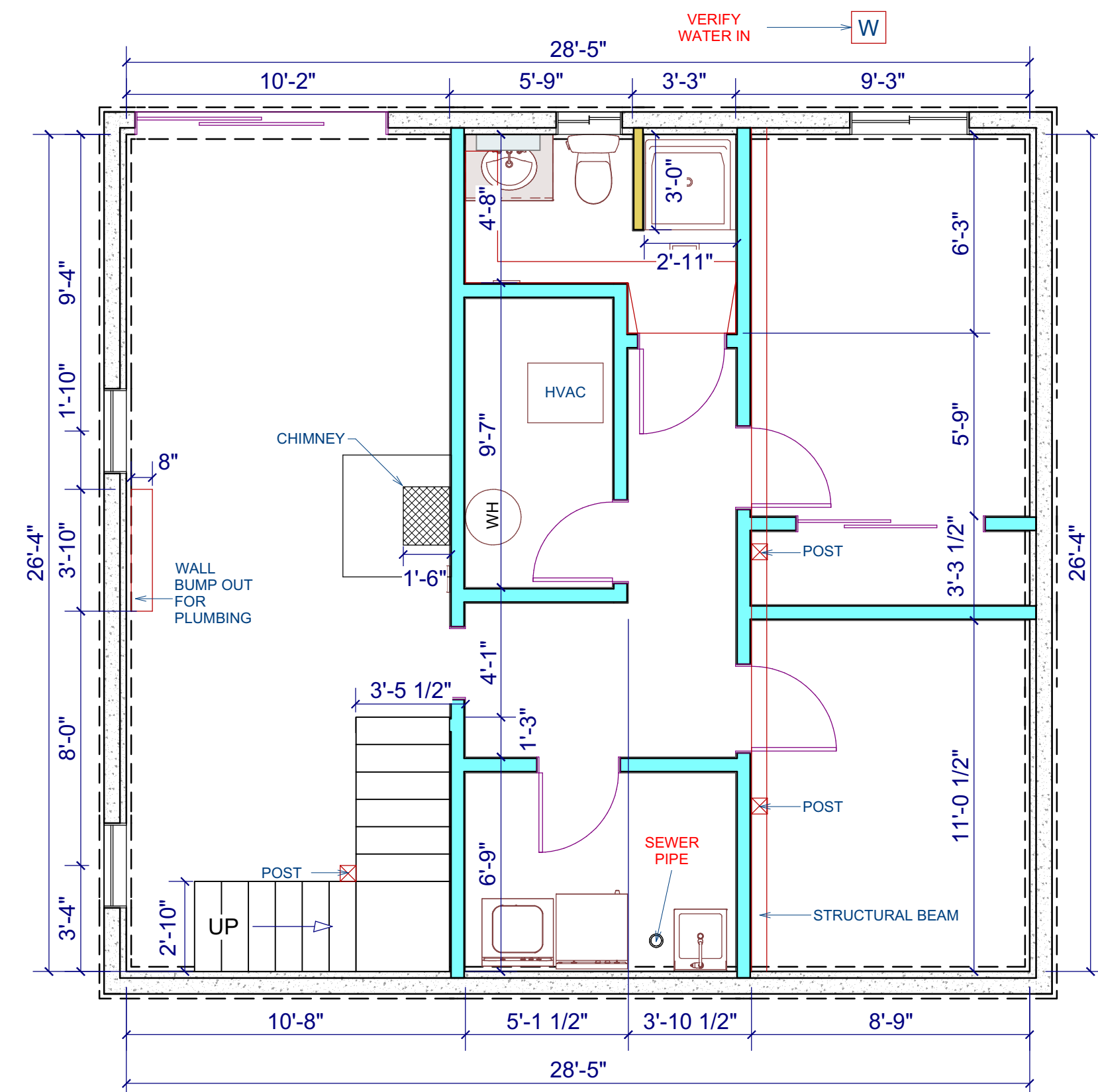
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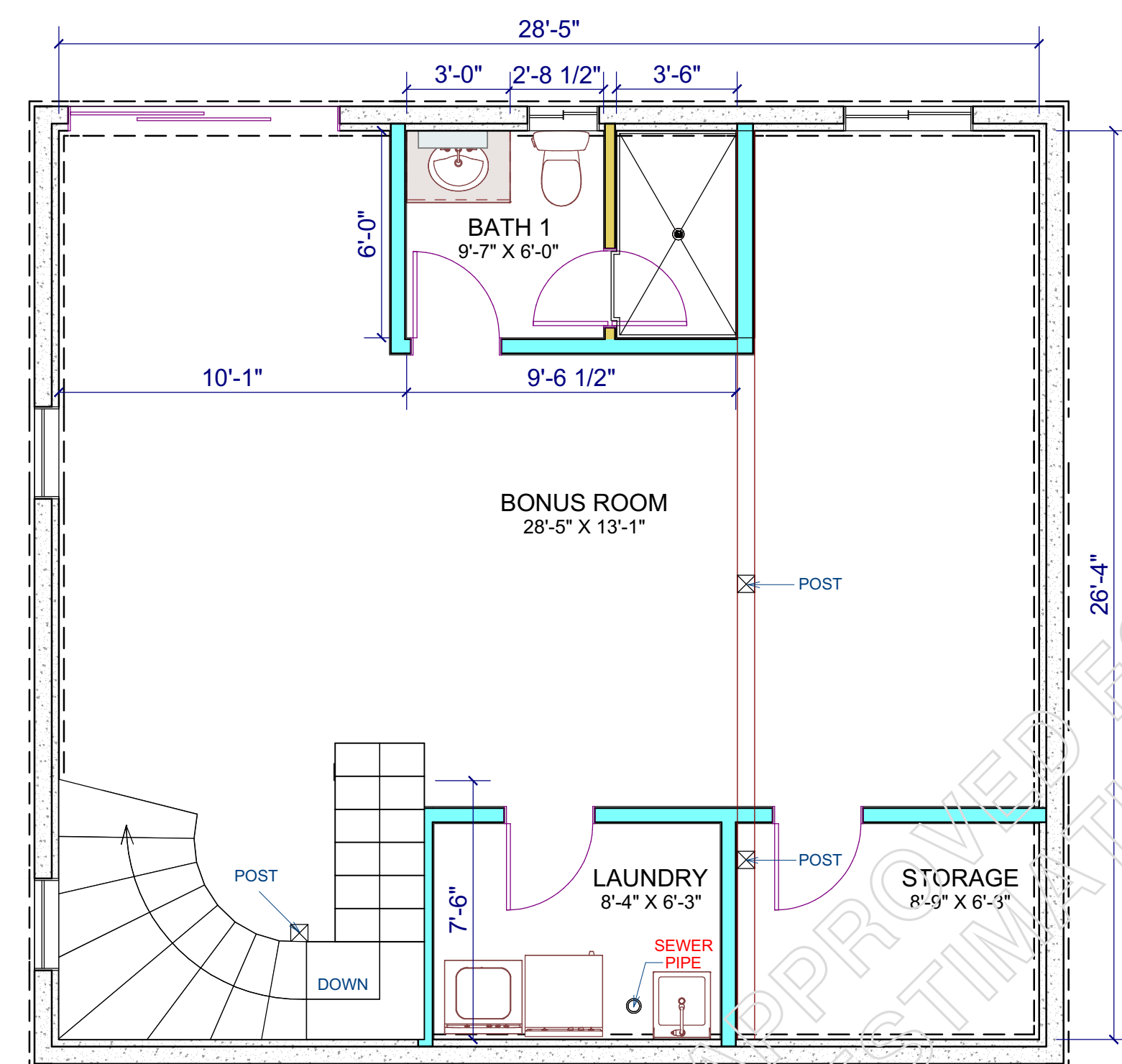
OVERVIEW RENDERING
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OVERVIEW RENDERING
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FLOOR PLAN - BASEMENT
IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'



FLOOR PLAN - BASEMENT PROPOSED
IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'

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BASEMENT PLAN

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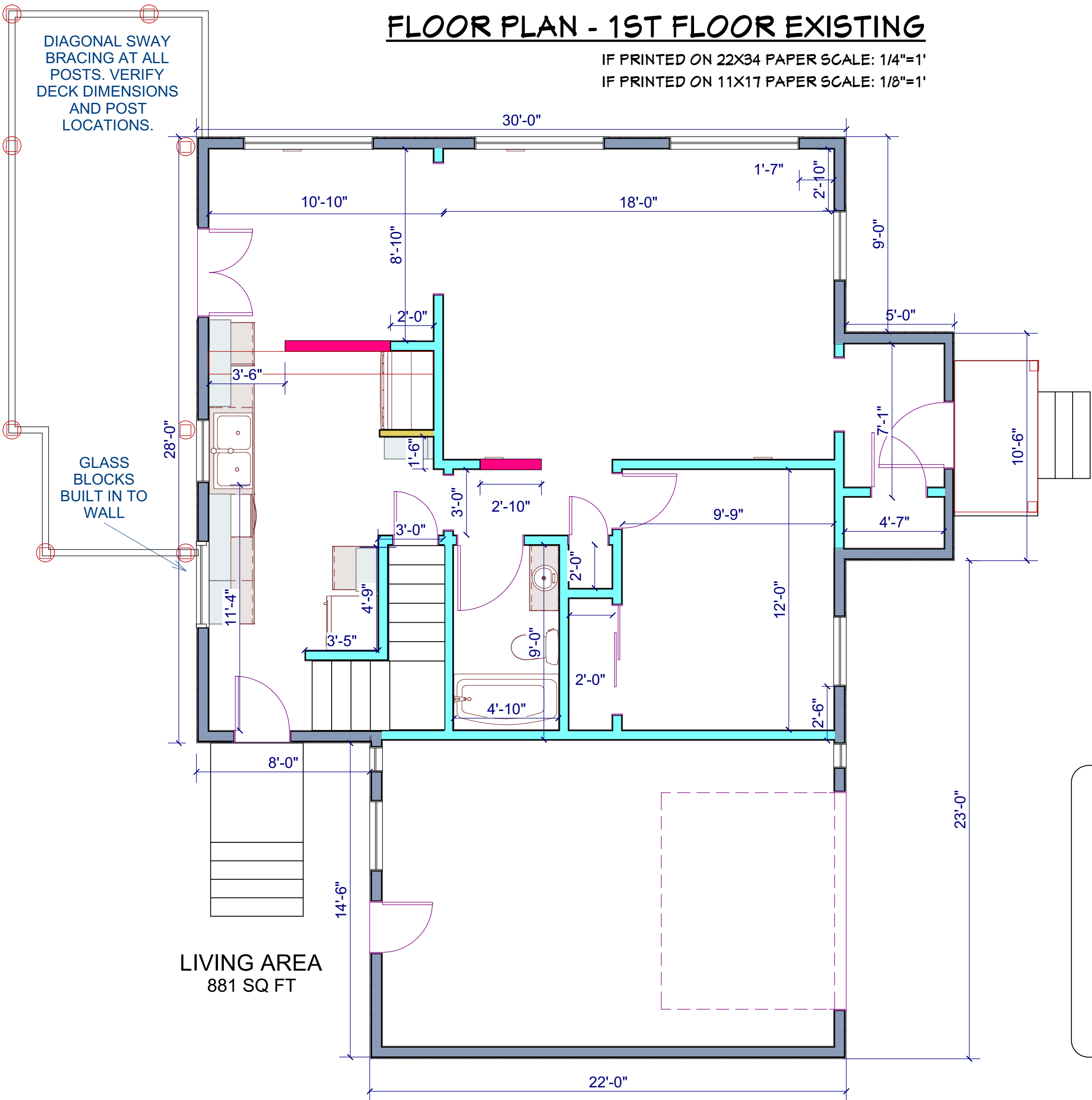


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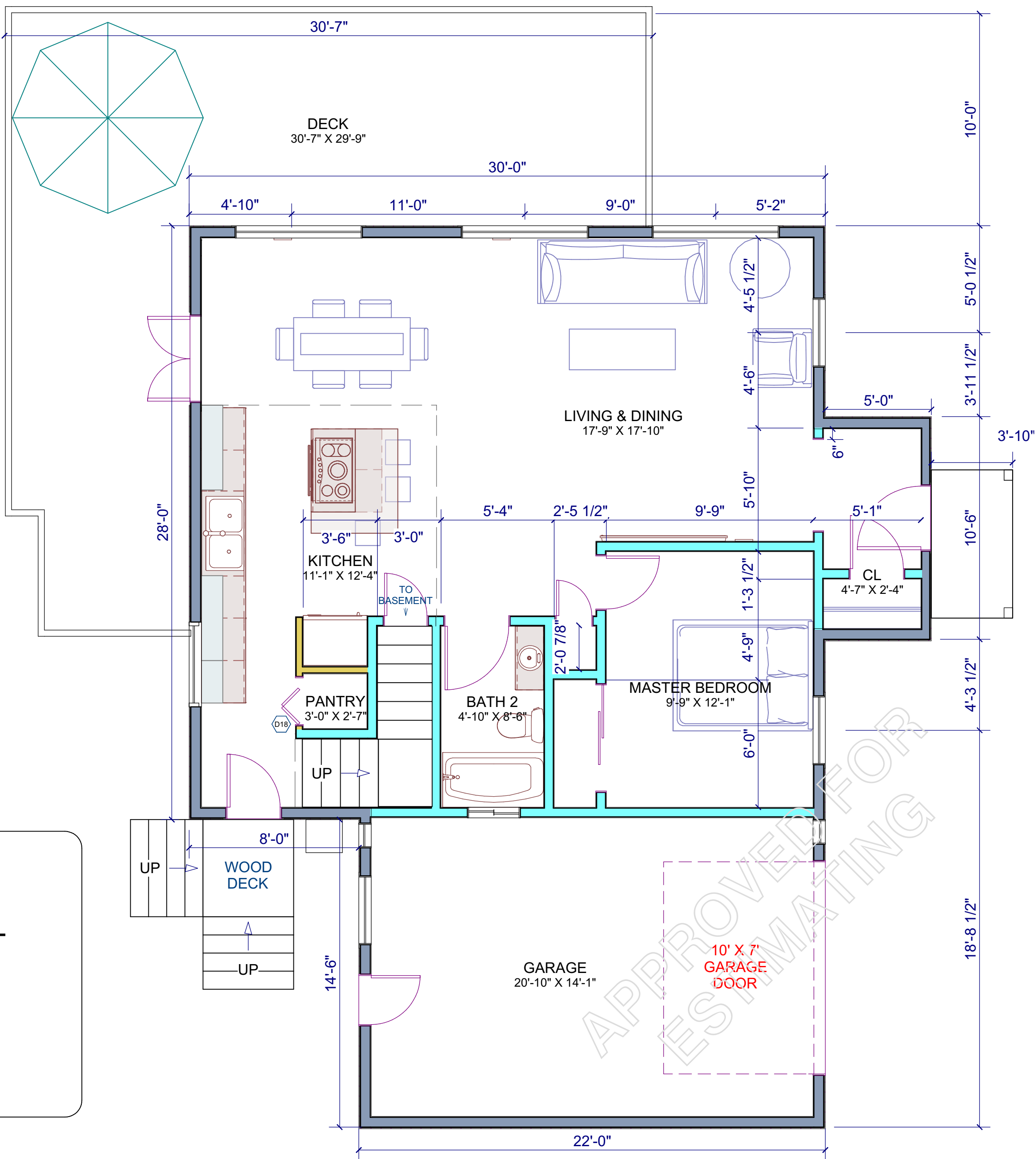
FLOOR PLAN - 1ST FLOOR PROPOSED
IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'

FLOOR PLAN - 1ST FLOOR EXISTING
IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'



WALL LEGEND

- 6" EXTERIOR WALL
- 6" INTERIOR WALL
- 4" INTERIOR WALL
- 6" HALF WALL



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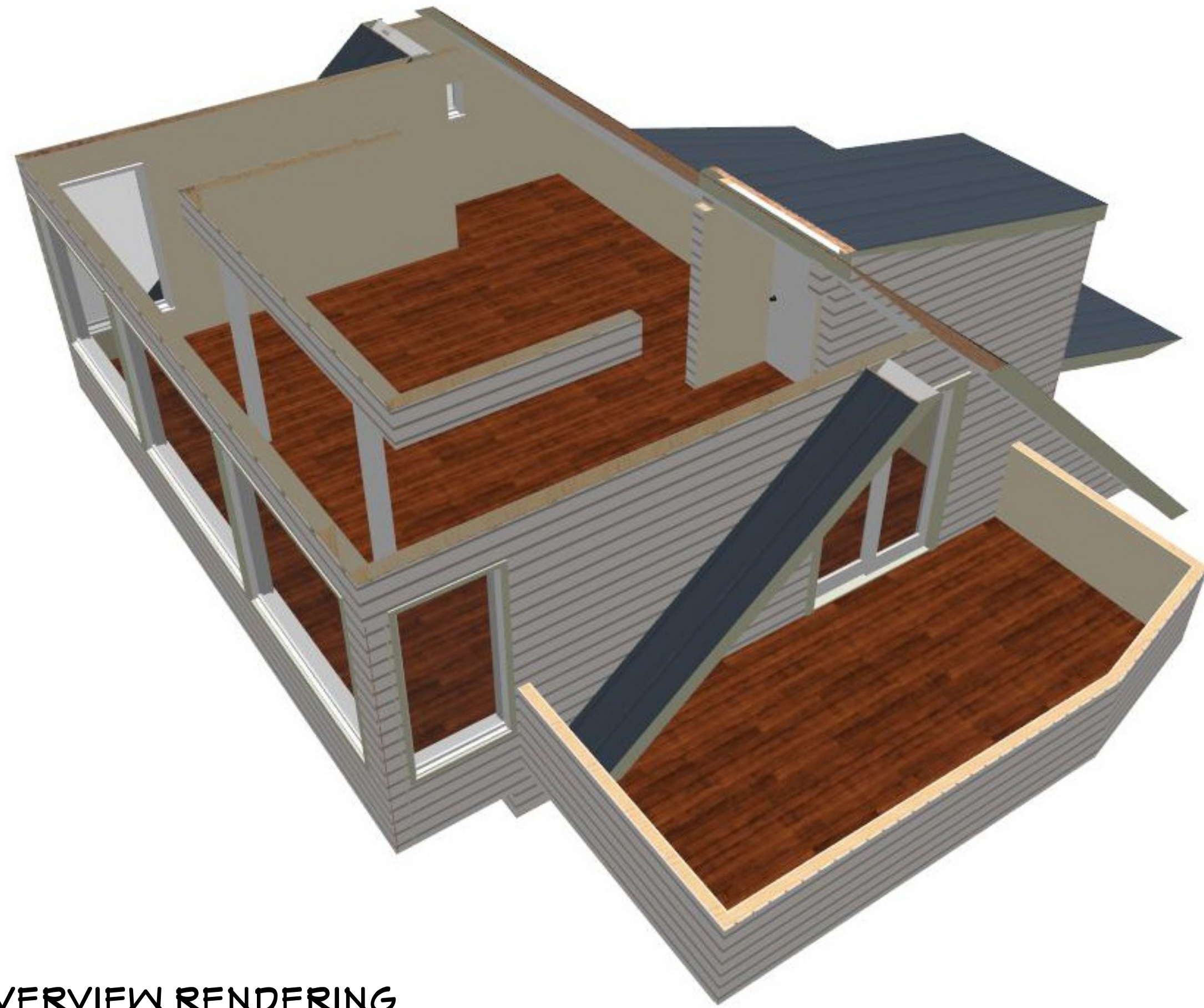
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1ST FLOOR PLAN

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OVERVIEW RENDERING
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NOTES:

1. 6X 2X4 POSTS UNDER MAIN CEILING BEAM SHOWN IN RED
2. EXPOSED FRAMING THROUGH OUT
3. UNFINISHED ELECTRICAL THROUGH OUT
4. 2' HIGH BALCONY WALL



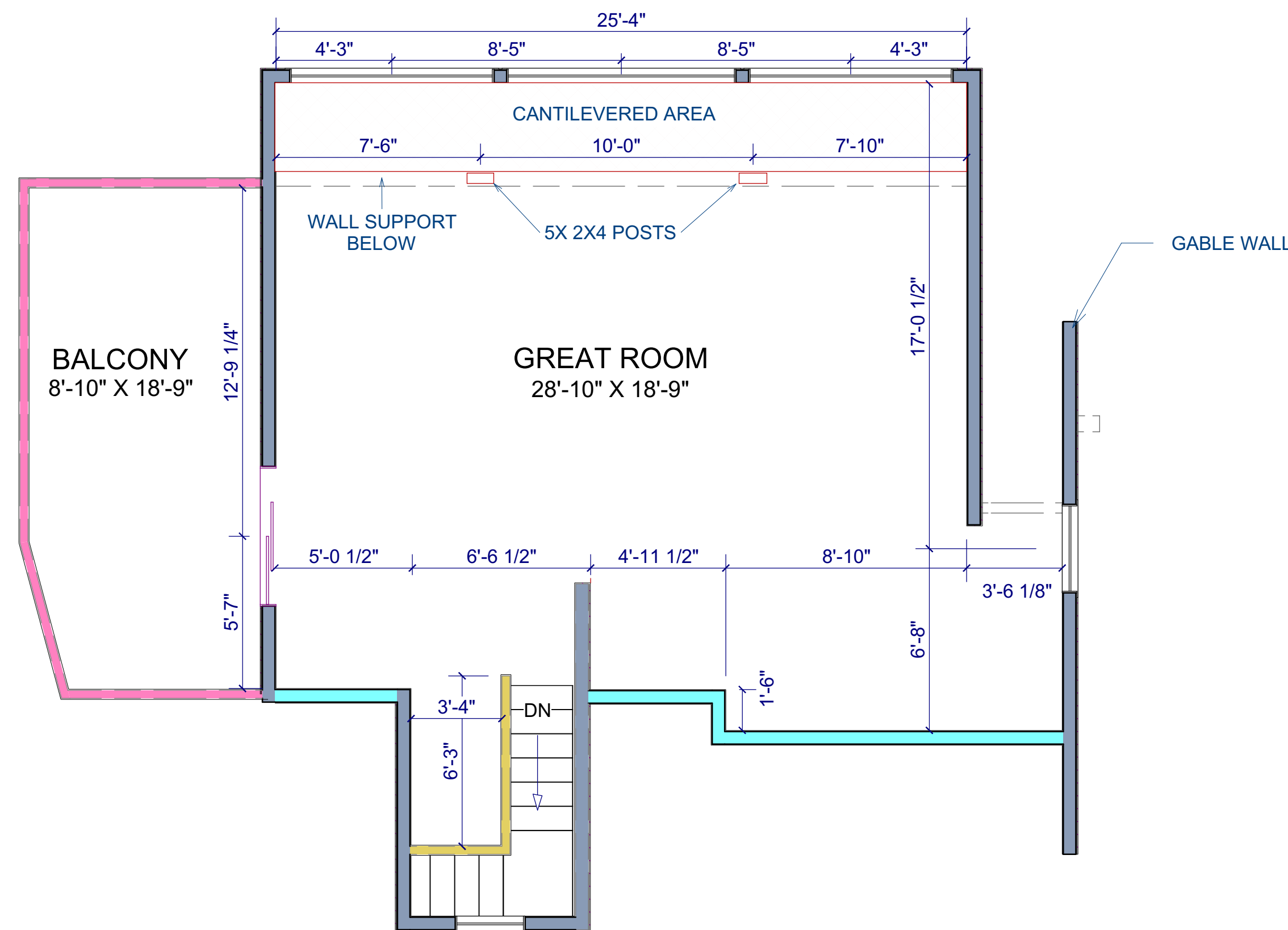
NOTE ROOF AND CEILING FRAMING



NOTE CHIMNEY AND CEILING FRAMING



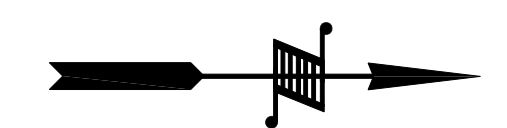
NOTE DORMER AND ROOF FRAMING



FLOOR PLAN - LEVEL 2 EXISTING

IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'

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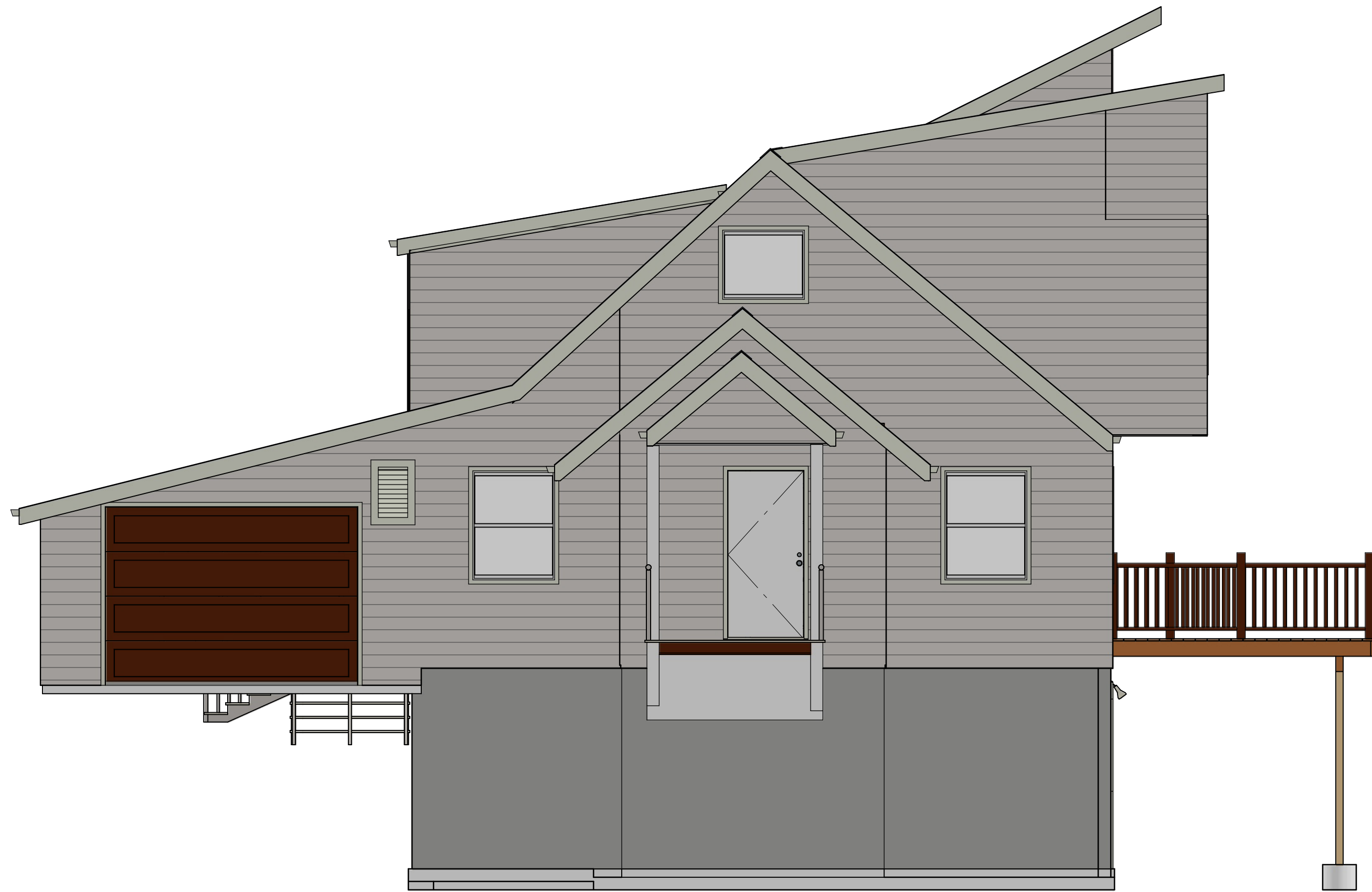
2ND FLOOR PLAN

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WEST ELEVATION

IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'



EAST ELEVATION

IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'



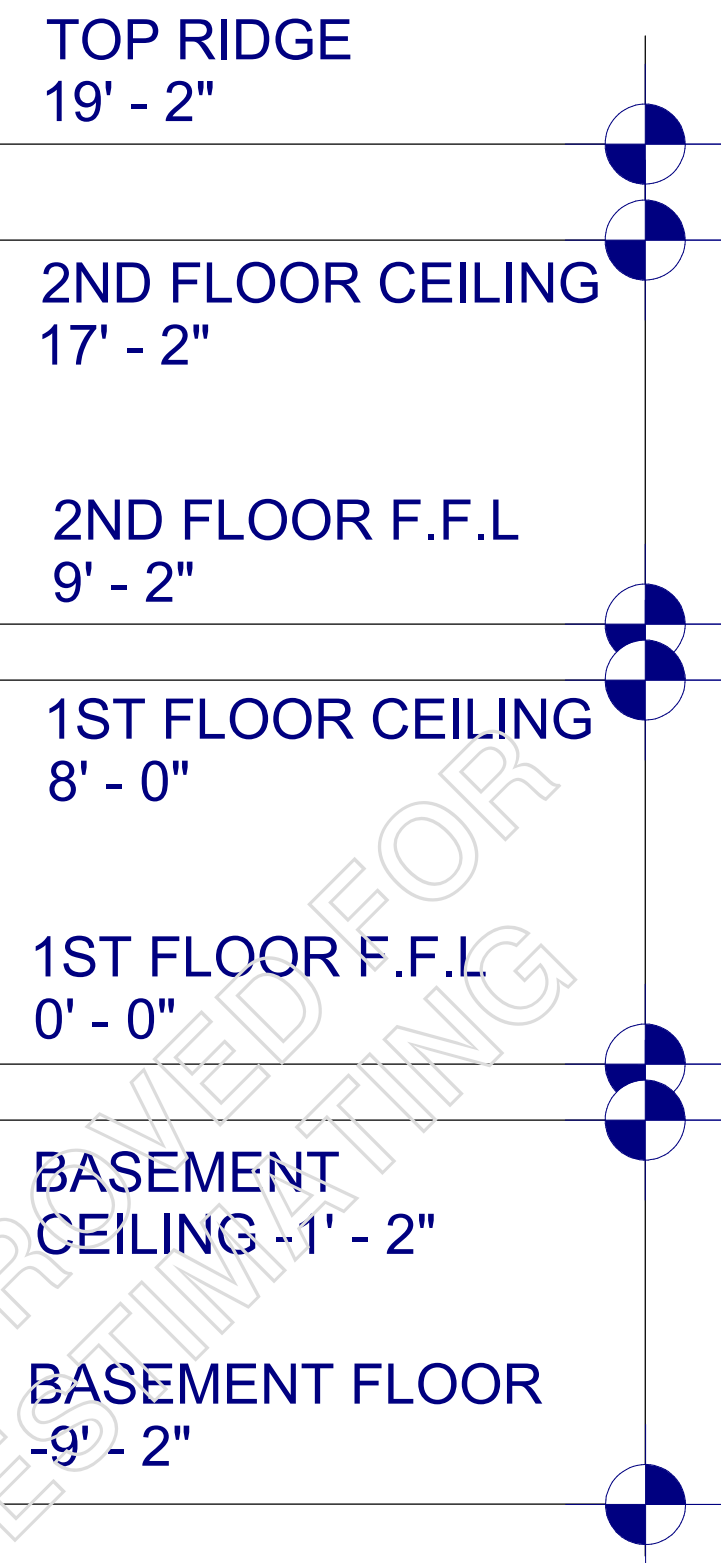
NORTH SIDE

IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'



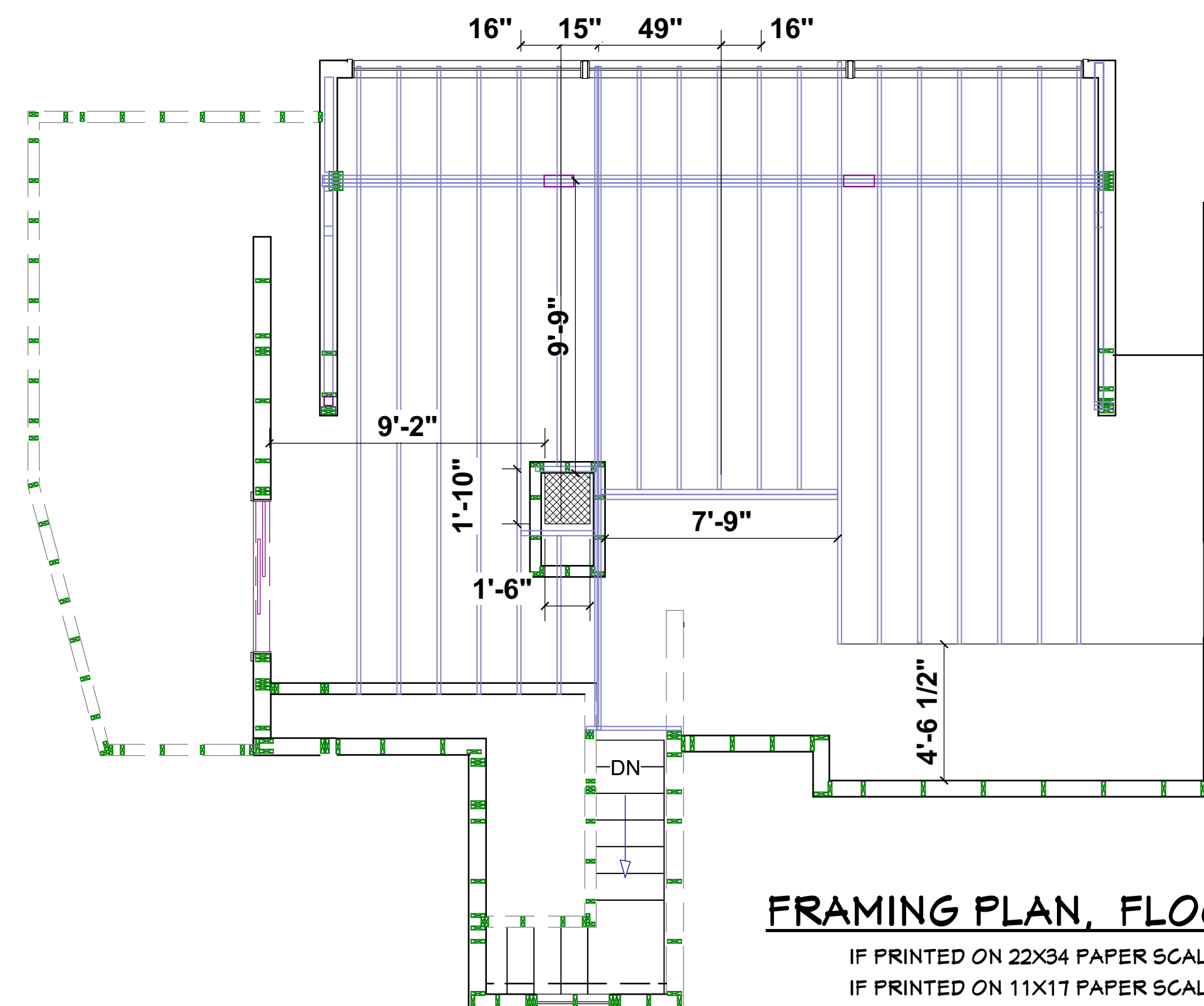
SOUTH SIDE

IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'





FRAMING OVERVIEW
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FRAMING PLAN, FLOOR 2

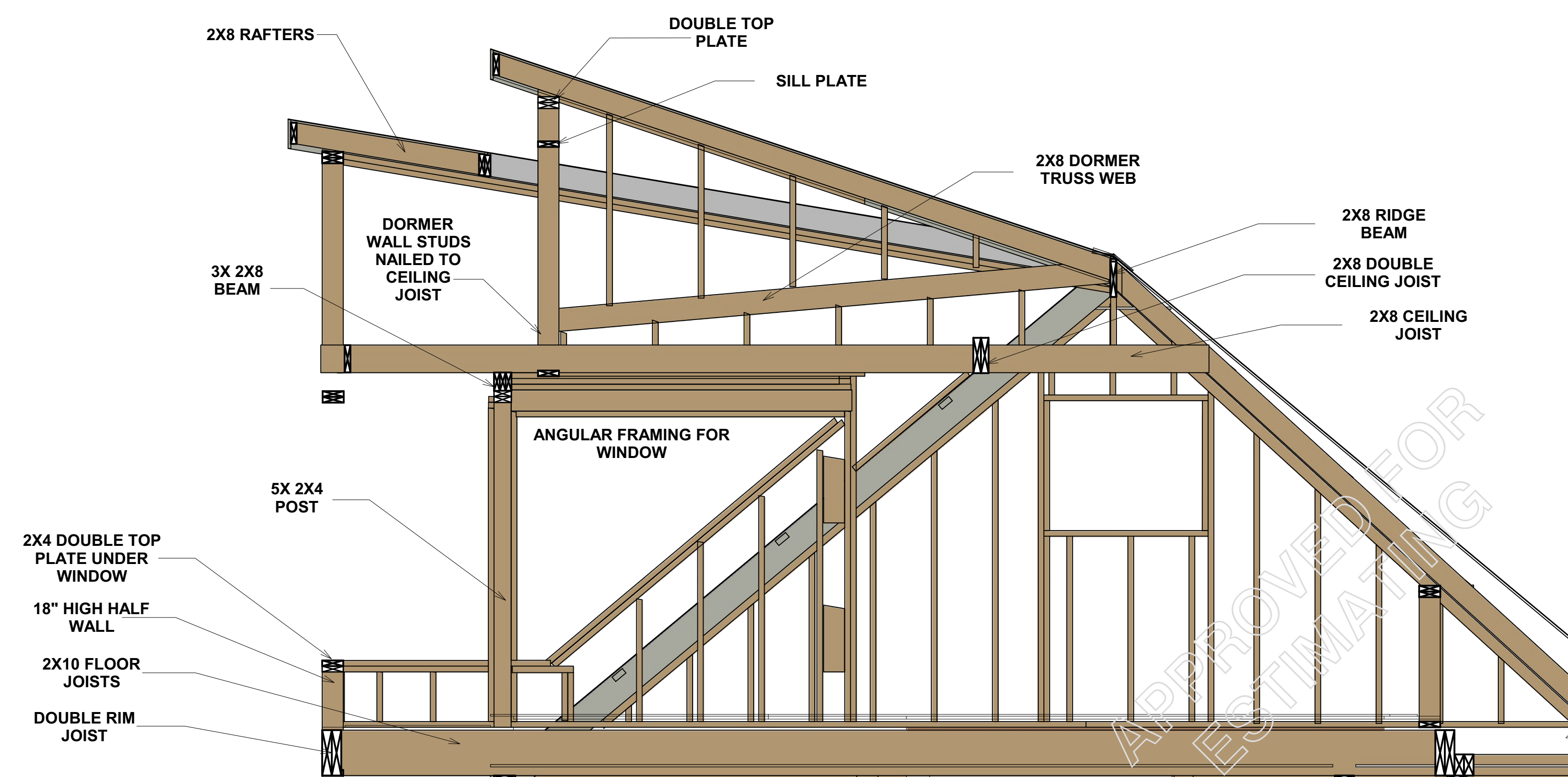
IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'

NOTES:

1. 2X4 STUDS AT 16" O.C. TYP.
2. DOUBLE STUDS AT ALL OPENINGS TYP.
3. CEILING JOISTS AT 16" O.C. TYP.
4. CEILING JOISTS MITERED AND NAILED TO RAFTERS AT ALL ROOF INTERSECTIONS
5. CEILING JOISTS SUPPORTED BY HANGARS AT ALL WALL AND BEAM CONNECTIONS

FRAMING LEGEND

- WALL FRAMING
 CEILING FRAMING



FRONT WALL FRAME DETAIL

IF PRINTED ON 22X34 PAPER SCALE: 1/2"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/4"=1'

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2ND FLOOR FRAMING PLAN

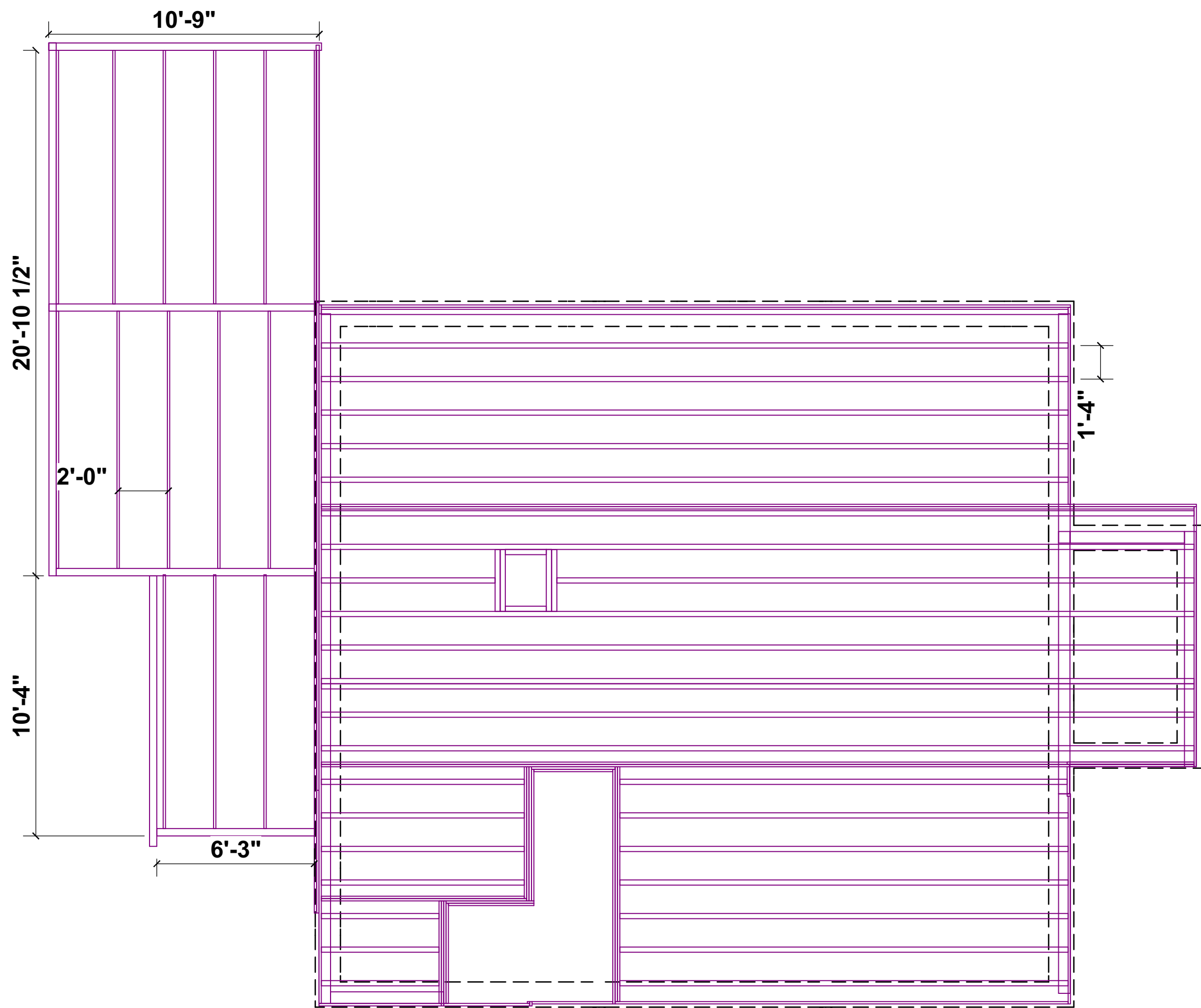
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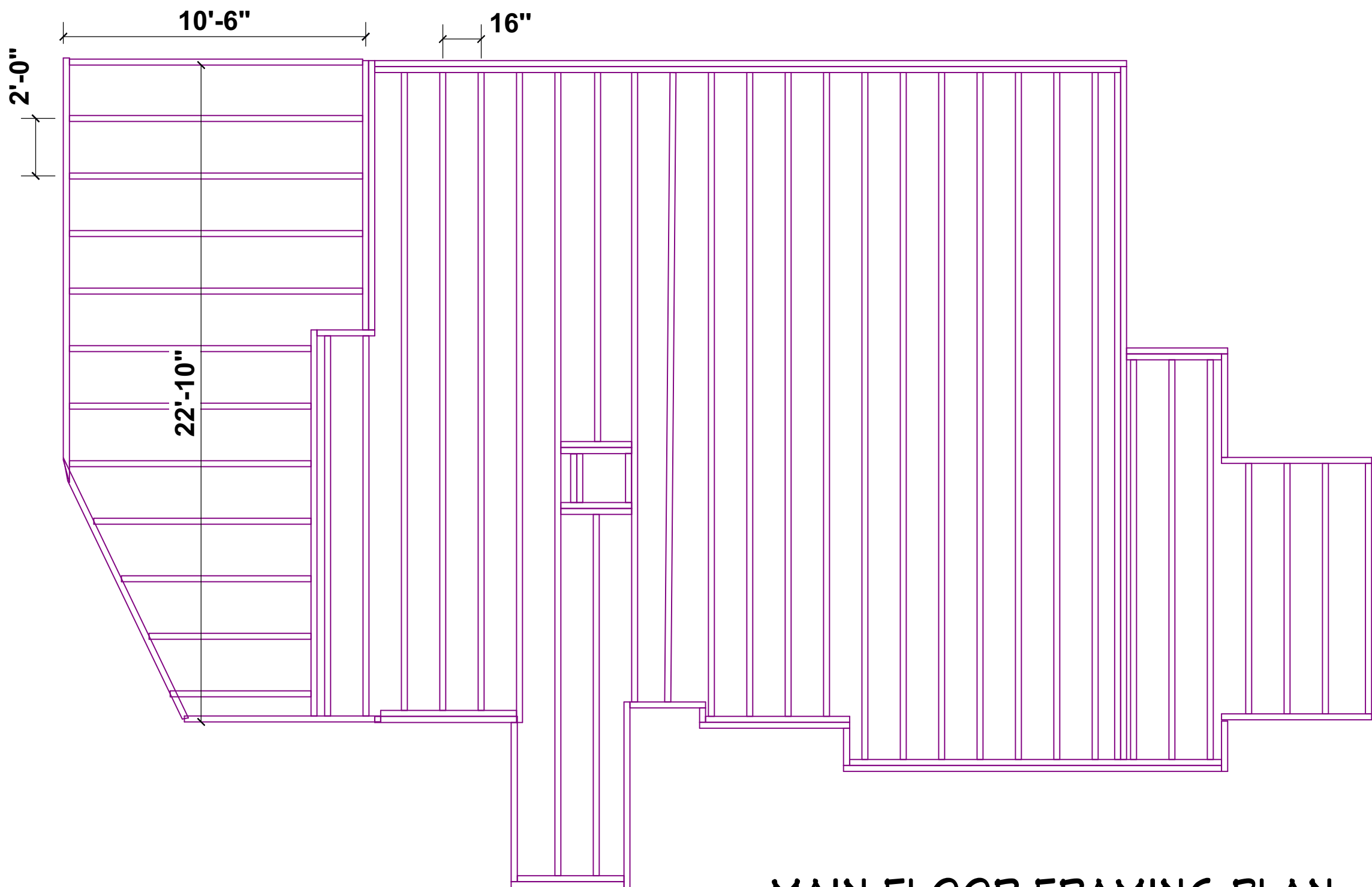
NOTES:

- 1. 2X10 FLOOR JOISTS @ 16" O.C.
- 2. ASSUMED DOUBLE JOISTS AT OPENINGS
- 3. CROSS BRACING ON FIRST FLOOR
- 4. DECK JOISTS 24" O.C.



2ND FLOOR FRAMING PLAN

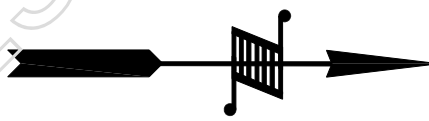
IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'



MAIN FLOOR FRAMING PLAN

IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'

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**FLOOR FRAMING
PLAN**

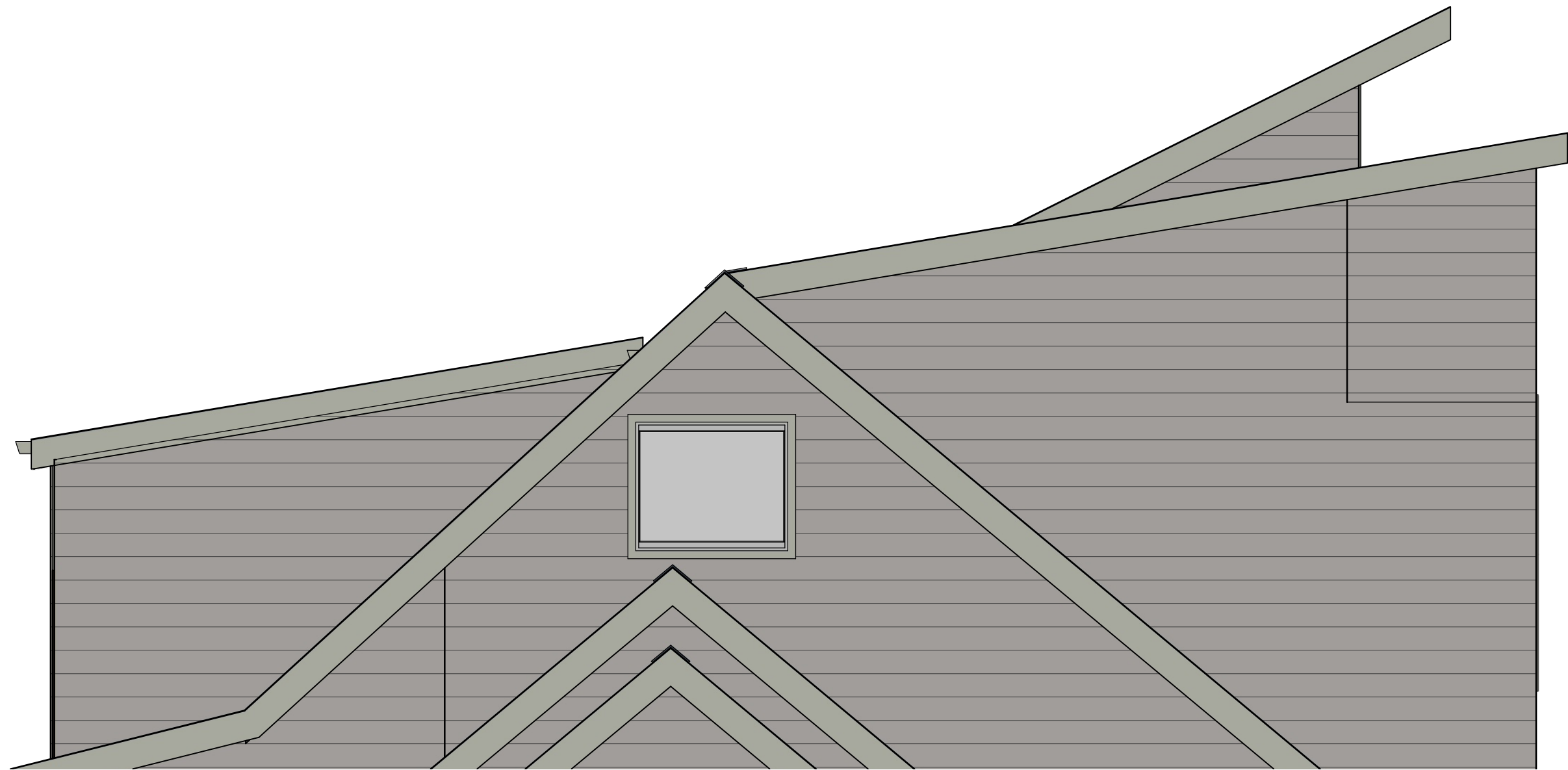
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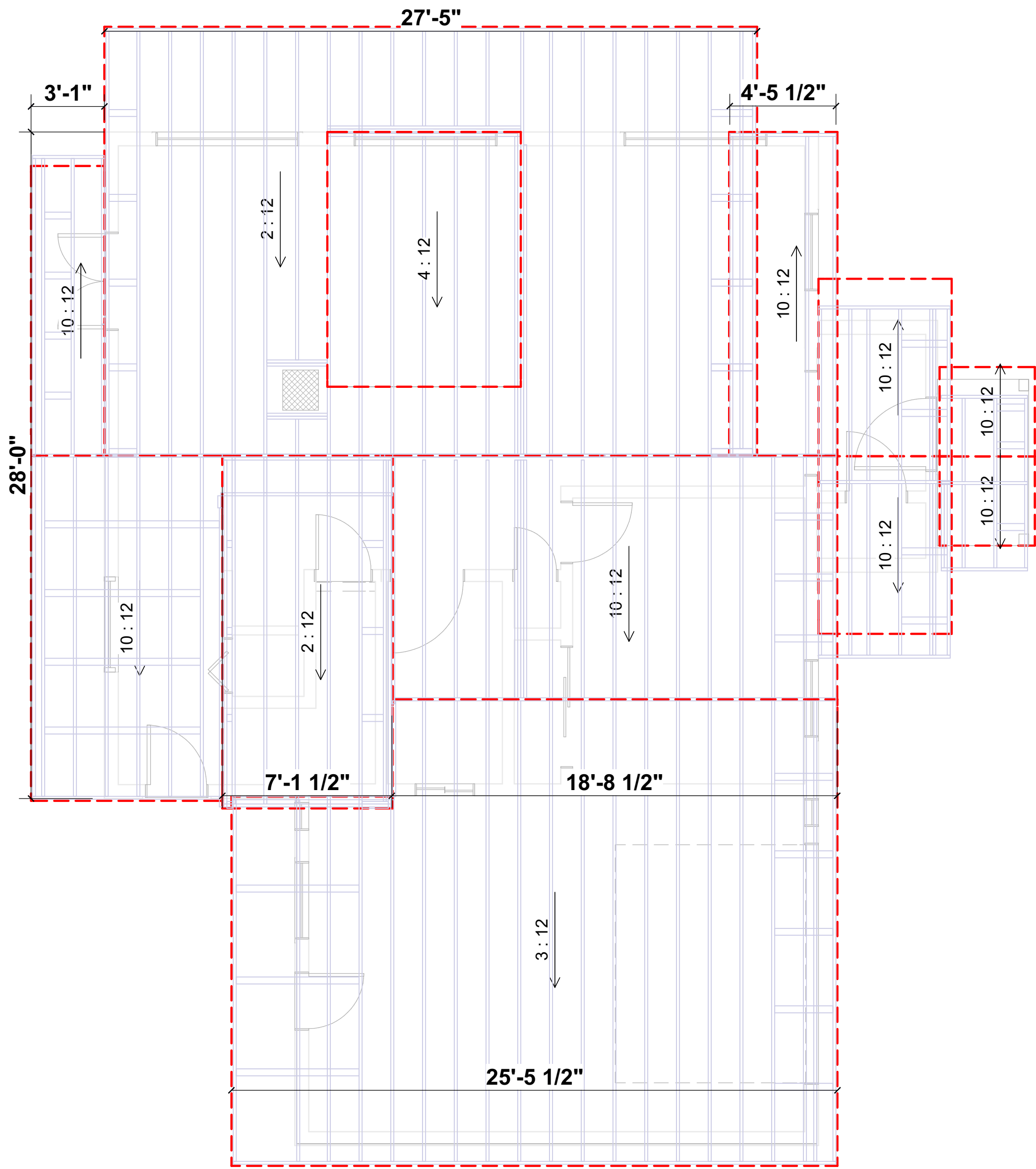
ROOF OVERVIEW

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FRONT ELEVATION

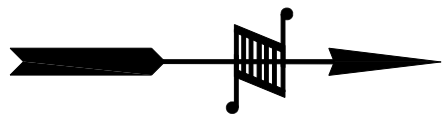
IF PRINTED ON 22X34 PAPER SCALE: 3/8"=1'
IF PRINTED ON 11X17 PAPER SCALE: 3/16"=1'




ROOF FRAMING PLAN

IF PRINTED ON 22X34 PAPER SCALE: 1/4"=1'
IF PRINTED ON 11X17 PAPER SCALE: 1/8"=1'

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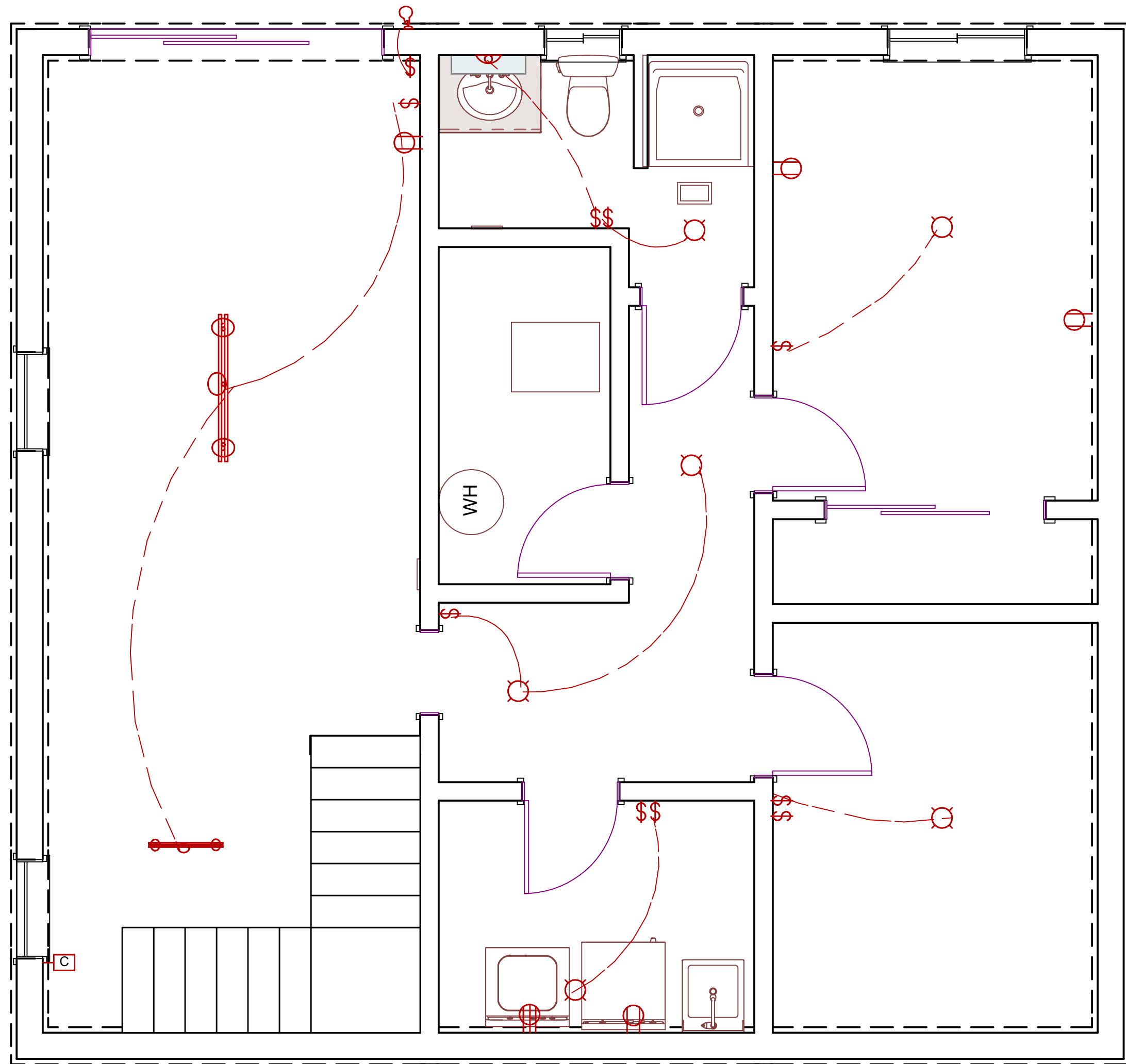
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ELECTRICAL PLAN - BASEMENT
IF PRINTED ON 22X34 PAPER SCALE: 3/8"=1'
IF PRINTED ON 11X17 PAPER SCALE: 3/16"=1'

ELECTRICAL LEGEND

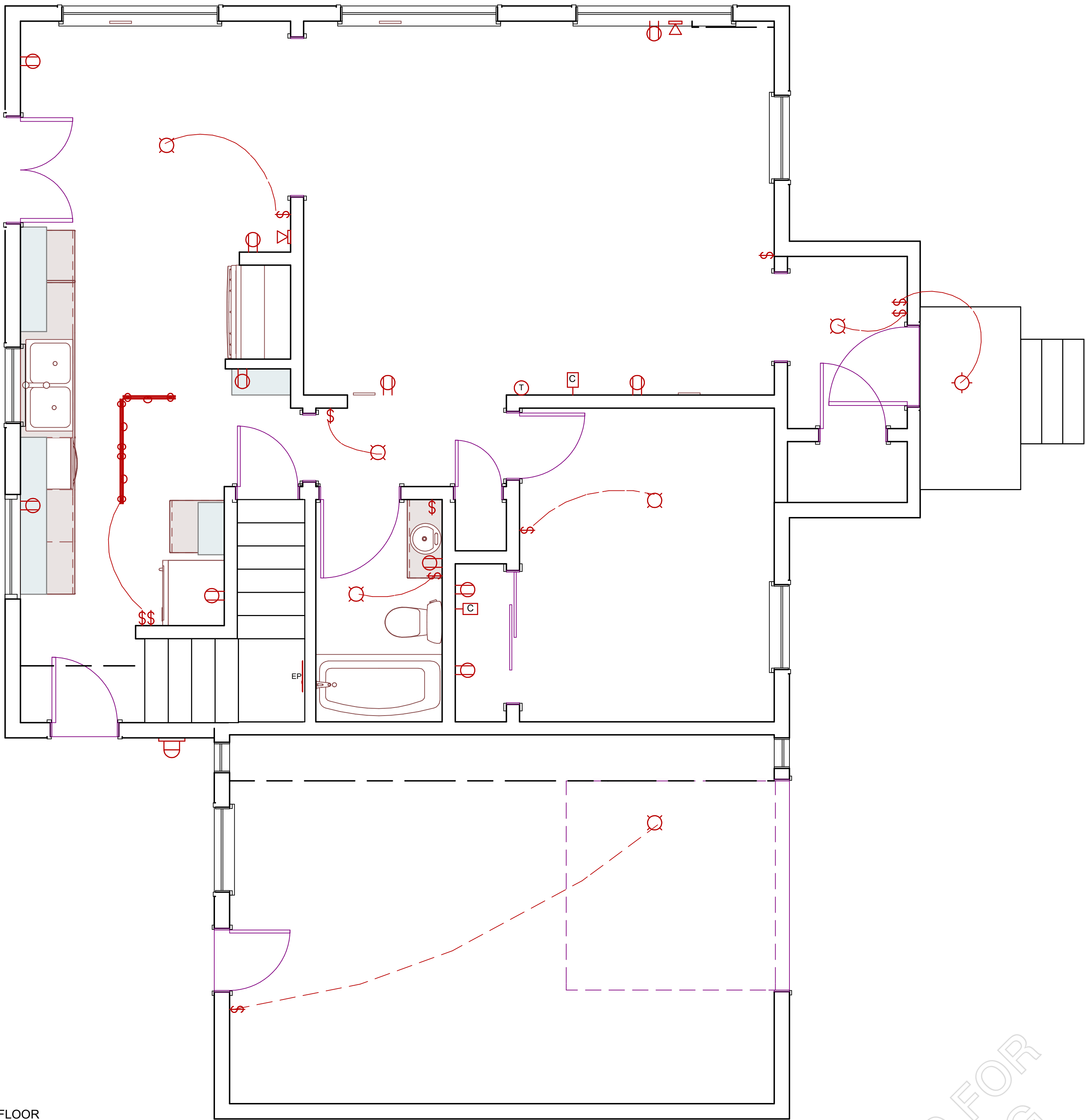
EP	ELECTRICAL PANNEL
⎓	TRACK LIGHT
⌚	ELECTRICAL METER
⎓	TELEPHONE JACK
⌚	CABLE JACK
⌚	DUPLEX
⌚	220 V OUTLET
\$	LIGHT SWITCH
⌚	CEILING LIGHT
⌚	WALL LIGHT
T	THERMOSTAT



ABOVE: ELECTRICAL PANEL
BELOW: WIRING IN LAUNDRY ROOM



ABOVE: ELECTRICAL METER
BELOW: UNFINISHED WIRING ON 3RD FLOOR



ELECTRICAL PLAN - 1ST FLOOR
IF PRINTED ON 22X34 PAPER SCALE: 3/16"=1'
IF PRINTED ON 11X17 PAPER SCALE: 3/32"=1'

- NOTES:
- 1. 3RD FLOOR ELECTRICAL UNFINISHED
 - 2. SHED HAS INDEPENDENT ELECTRICAL PANEL
 - 3. UNUSED SWITCHES NOT NOTED
 - 4. WIRING RUN UNDER FLOOR JOIST (SEE PHOTO)