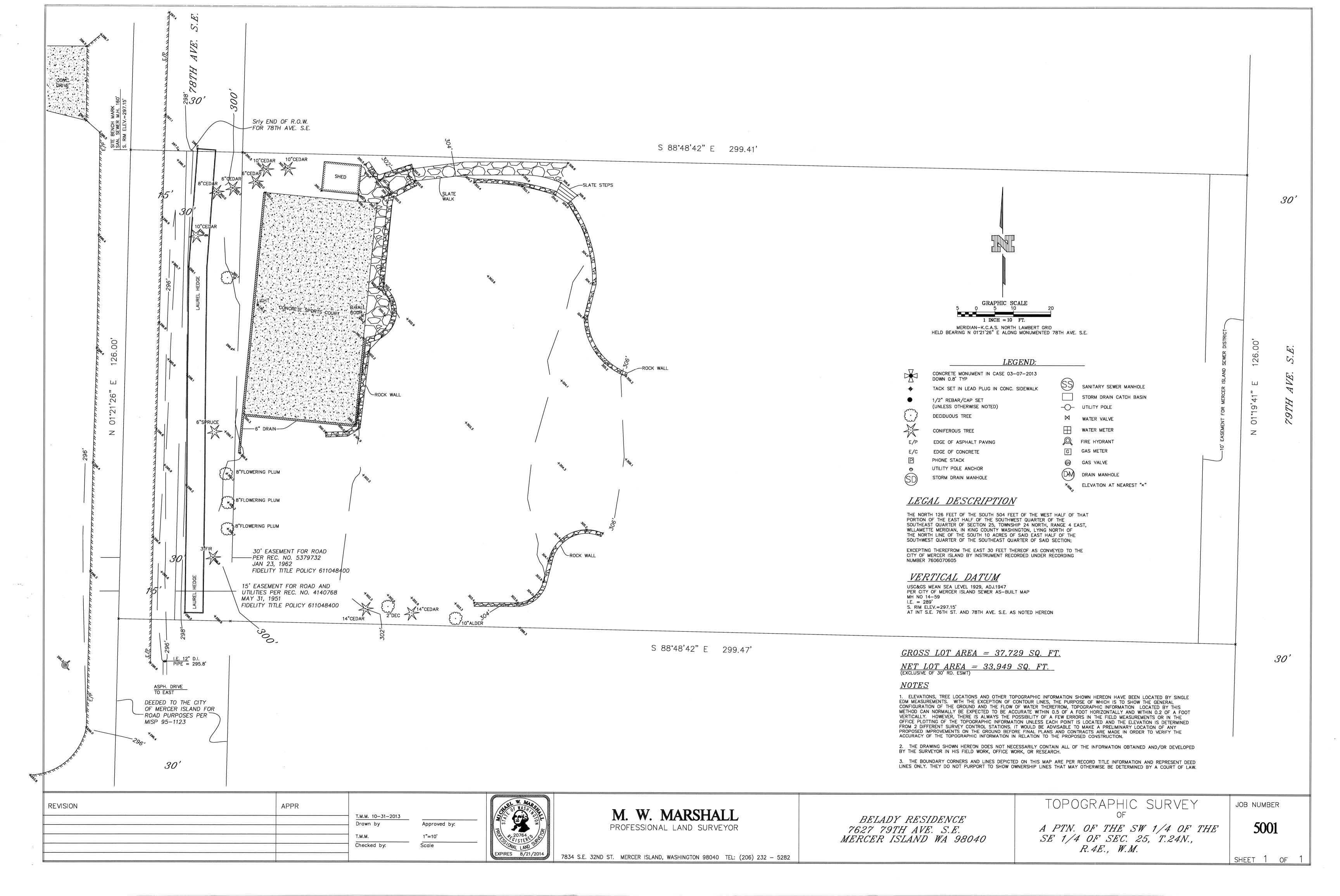
BELADY GARAGE

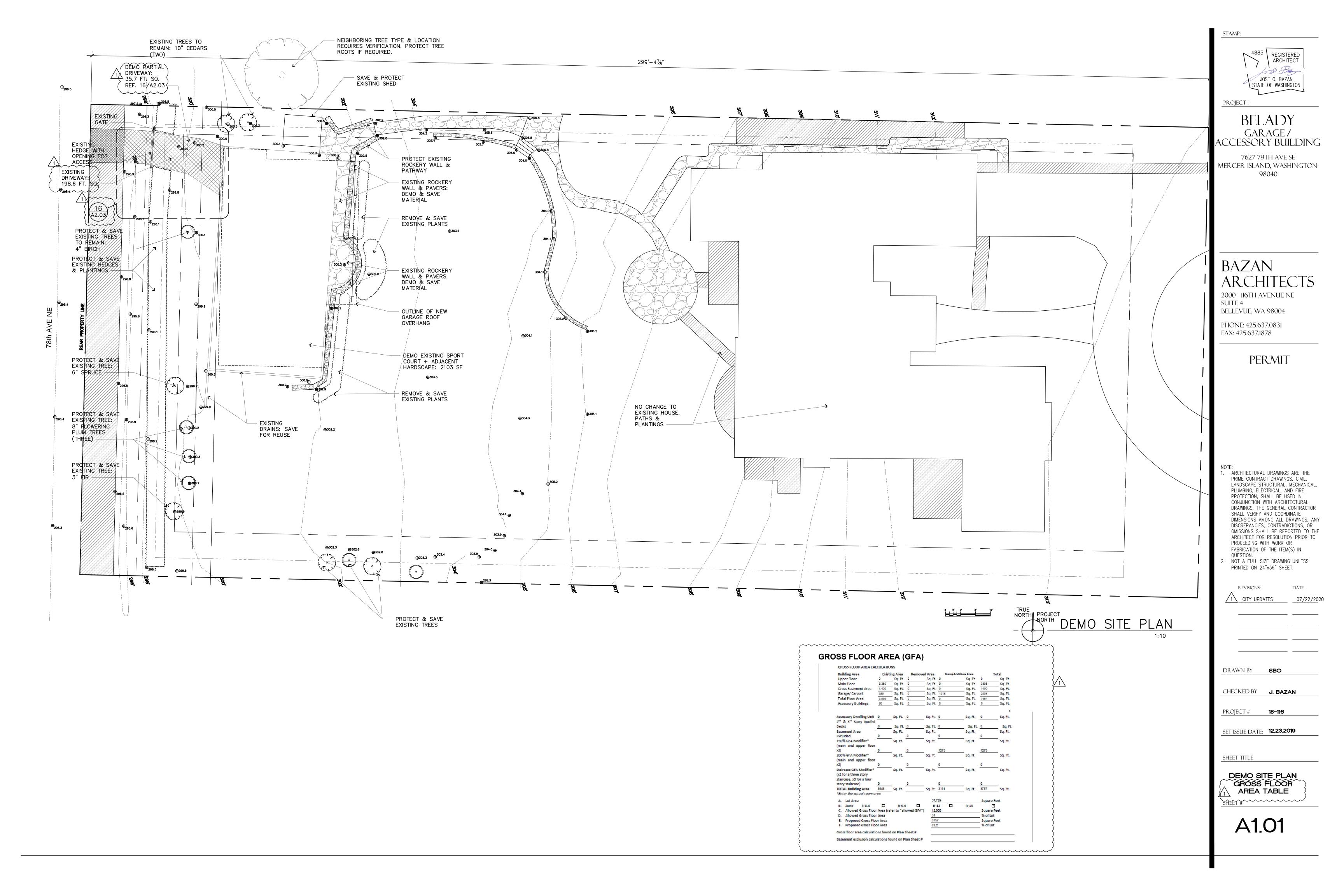
7627 79TH AVE SE, MERCER ISLAND, WA 98040

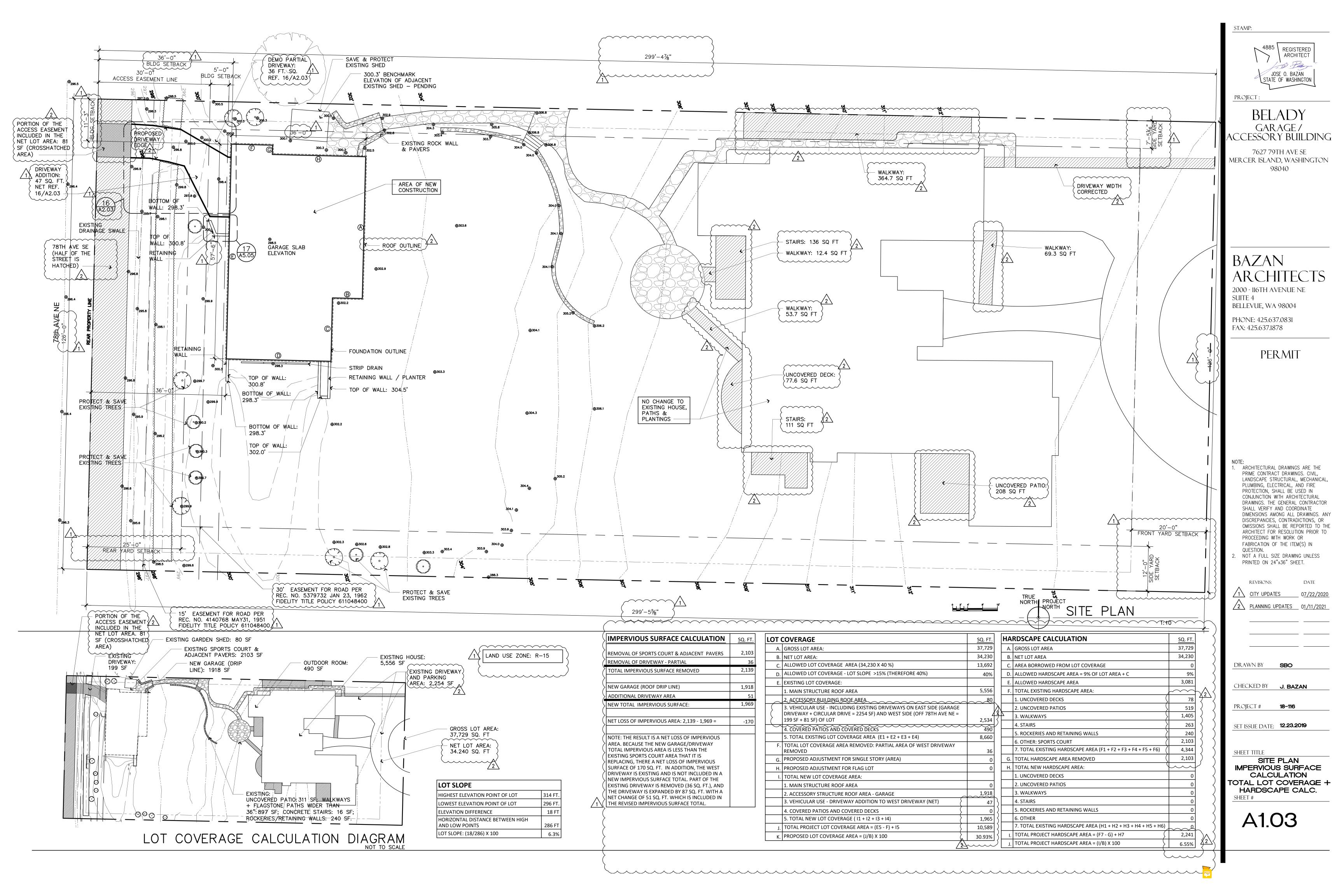
	DZ/ /9TH AVE SE, MERCER ISLAND, WA			JOSE O. BAZAN STATE OF WASHINGTON
ABBREVIATIONS	SHEET INDEX	GENER <i>A</i>	AL INFORMATION	PROJECT:
## POLICY OF FOUNDAMEN PREZIN PREZINCE C	GO.01 COVER SHEET SITE SURVEY A1.01 DEMO SITE PLAN A1.03 SITE PLAN, TOTAL LOT COVERAGE CALCULATIONS & IMPERVIOUS SURFACE COVERAGE. A2.01 FLOOR PLANS, CLERESTORY WINDOW PLANS A2.03 TRUSS PLANS, ROOF PLANS A3.01 INTERIOR ELEVATIONS A4.01 EXTERIOR ELEVATIONS A5.01 SECTIONS A5.05 WALL TYPES, DETAILS A7.01 DOOR & WINDOW SCHEDULE E1.01 LIGHTING PLAN, ELEC. PLAN	OWNERS' ADDRESS: CHRISTIAN AND JOAN BELADY 7627 79TH AVE SE MERCER ISLAND, WA 98040 206.979.2210 ARCHITECT: BAZAM ARCHITECTS, INC. 2000 116TH AVENUE NORTHEAST BELLEVUE, WA 98004 CONTACT: JOSE BAZAN 425.637.0831 STRUCTURAL: B2 ENGINEERS BASRI PE, SE 425.318.7047 TO REPLACE EXISTING SPORTS COURT WITH A NEW GARAGE (UNHEATED) AND RELATED SITE WORK, ON A SINGLE FAMILY LOT WITH EXISTING HOUSE, GARDEN SHED AND LANDSCAPING. NOTES 1. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT FOR RESOLUTION PRIOR TO PROCEDING. DIMENSIONS NOTED AS PLUS OR MINUS INDICATE UNVERIFIED DISTANCE BETWEEN EXISTING REFERENCE AND ARE APPROXIMATE. 2. ALL DRAWING CONFLICTS OR CONDITIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION. IF CONFLICTS AMONG DRAWINGS SHOULD OCCUR THE LARGER SCALE DRAWING SHALL BY COVERNED BY THE SPECIFICATIONS. 3. ALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD, U.N.O. 4. DOOR OPENINGS ARE LOCATED 3" FROM FACE OF WALL TO THE DOOR JAMB, U.N.O. 5. ALL CONSTRUCTION SHALL IN ACCORDANCE WITH THE LARGER SETTION OF STANDARD COODES AND SPECIFICATIONS SAY DUBLISHED AND	SITE INFORMATION: SITE ADRESS: 7627 79TH AVE SE MERCER ISLAND, WA 98040 PARCEL TAX No: 252404—9150 LEGAL DESCRIPTION: THE NORTH 126 FEET OF THE SOUTH 504 FEET OF THE WEST HALF OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH OF THE SOUTHWEST OF THE SOUTH 10 ACRES OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AD SECTION; EXCEPTING THEREFROM THE EAST 30 FEET THEREOF AS CONVEYED TO THE CITY OF MERCER ISLAND BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7606070605. GROSS LOT AREA: 37,548 SQ. FT. ZONING: SINGLE FAMILY(RES USE/ZONE) BUILDING HEIGHT FOR ACCESSORY BUILDING: ALLOWABLE: 17.0' ACTUAL: 14.8' (10.7' OVER EXISTING GRADE) IMPERVIOUS AREA: NEW GARAGE AREA + DRIVEWAY: 1969 SQ.FT.	NOTE: 1. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CIVIL, LANDSCAPE STRUCTURAL, MECHANIC PLUMBING, ELECTRICAL, DERAMIT PERMIT NOTE: 1. ARCHITECTURAL DRAWINGS ARE THE SUITE 4 BELLEVUE, WA 98004 PHONE: 425.637.0831 FAX: 425.637.1878 PERMIT PERMIT NOTE: 1. ARCHITECTURAL DRAWINGS. CIVIL, LANDSCAPE STRUCTURAL, MECHANIC PLUMBING, ELECTRICAL, AND FIRE PROTECTION, OF STRUCTURAL DRAWINGS. THE GENERAL CONTRACT SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS. DISCREPANCES, CONTRADICTIONS, OF OMISSIONS SHALL BE REPORTED TO ARCHITECT FOR RESOLUTION PRIOR OF PROCEEDING WITH WORK OR FABRICATION OF THE ITEM(S) IN QUESTION.
C.Y. CUBIC YARD MBR MEMBER TW TOP OF WALL	BUILDING SECTION LETTER INDICATES SECTION AA.1 AB.1 SHEET NUMBER WHERE SECTION IS DRAWN DETAIL NUMBER INDICATES DETAIL AB.1 AB.1 AB.1 AB.1 AB.1 SHEET NUMBER WHERE DETAIL (WALL TYPES) NUMBER INDICATES DETAIL (WALL TYPES) NUMBER INDICATES DETAIL (WALL TYPES) NUMBER INDICATES DETAIL (WALL TYPES) SHEET NUMBER WHERE DETAIL (WALL TYPES) IS DRAWN KEY: PLATE NUMBERS A2.1 DRAWING NUMBER CHAPTER NUMBER DISCIPLINE	ADOPTED BY THE GOVERNING AUTHORITY. IF A CONFILICT OCCURS BETWEEN THE DRAWINGS AND THE CODES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING WITH GOVERNING CODES. SYMBOLS TOTAL PROMITS WORK NOT CONFORMING WITH GOVERNING CODES. TOTAL PROMITS WORK NOT CONFORMING WITH GOVERNING CODES. TOTAL PROMITS WORK NOT CONFORMING WITH GOVERNING CODES. TOTAL PROMITS WITH GOVERNING WITH GOVERNING WITH GOVERNING OR RELATIONSHIP TEST BORING WITH GOVERNING WATER LINE G GAS LINE SS SANITARY LINE SS SANITARY LINE SD STORM DRAIN TD TELEPHONE & DATA	VICINITY MAP SE 75th St. 7627 79th Ave SE, Ridgecrest tri Rimondgs: SE 78th St.	2. NOT A FULL SIZE DRAWING UNLESS PRINTED ON 24"x36" SHEET. REVISIONS: DATE CITY UPDATES PLANNING UPDATES O1/11/20 DRAWN BY SBO CHECKED BY J. BAZAN PROJECT # 18-116 SET ISSUE DATE: 12.23.2019 SHEET TITLE GENERAL SHEET #

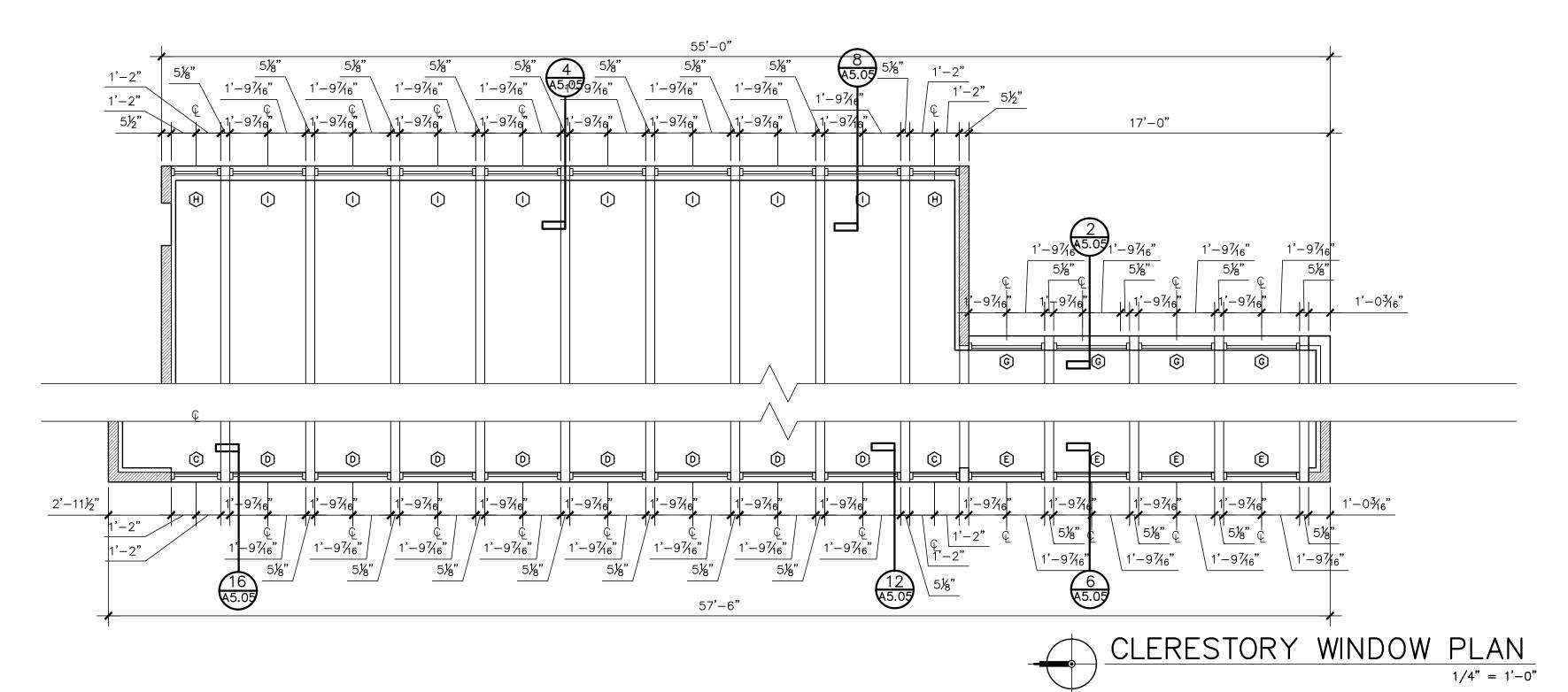
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GTON







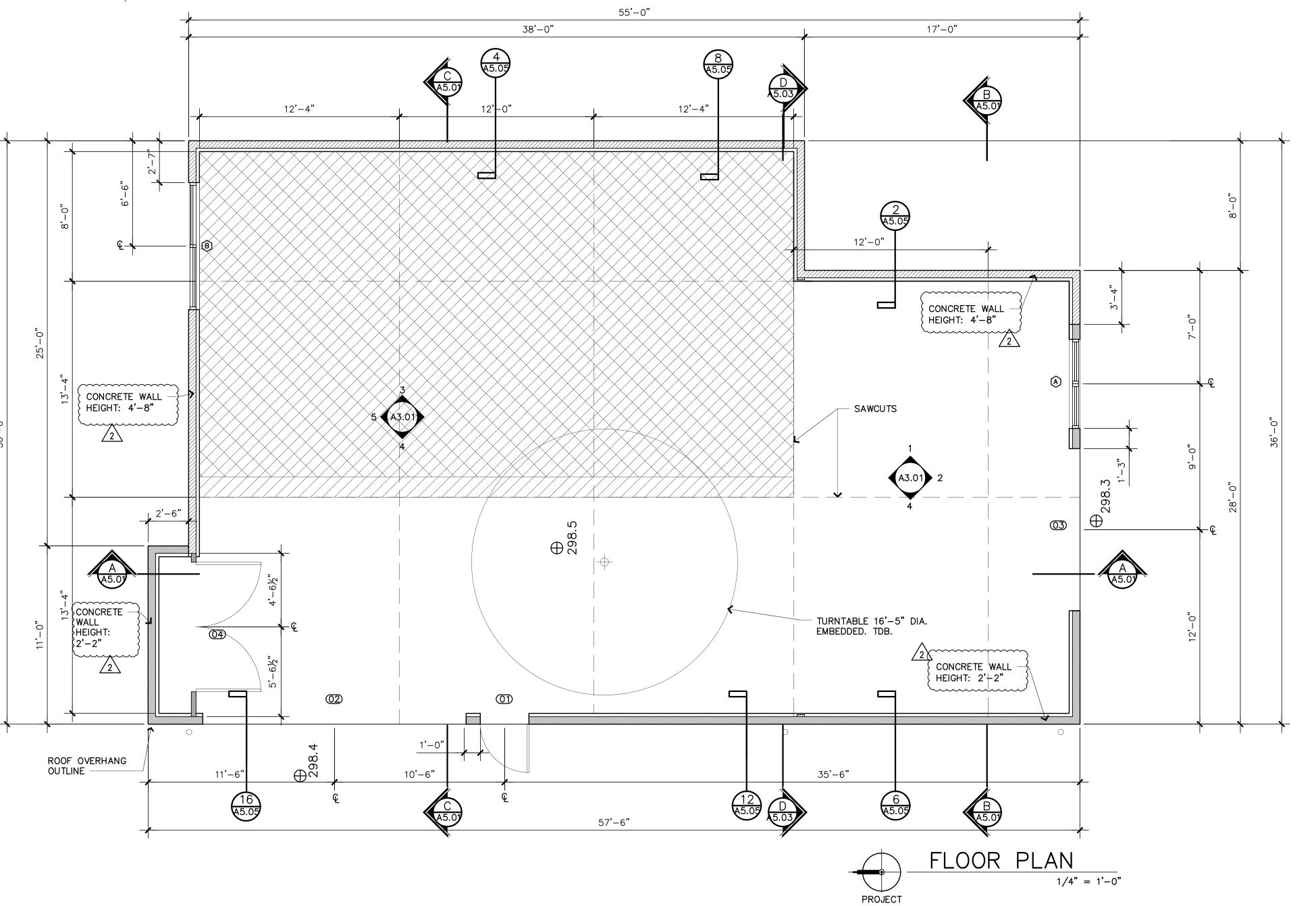


KEY:

AREA WITH CEILING HEIGHT GREATER THAN 12' BUT LESS THAN 16'

AREA OF THICKER SLAB

REFER TO STRUCTURAL DRAWINGS



STAM

4885 REGISTERED ARCHITECT

JOSE O. BAZAN STATE OF WASHINGTON

PROJECT:

BELADY
GARAGE /
ACCESSORY BUILDING

7627 79TH AVE SE MERCER ISLAND, WASHINGTON 98040

BAZAN ARCHITECTS

2000 - 116TH AVENUE NE SUITE 4 BELLEVUE, WA 98004

PHONE: 425.637.0831 FAX: 425.637.1878

PERMIT

TE:

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	REVISIONS:	DATE
2	PLANNING UPDATES	0 <u>1/11/2021</u>

NOT A FULL SIZE DRAWING UNLESS PRINTED ON 24"x36" SHEET.

DRAWN BY **SBO**

CHECKED BY J. BAZAN

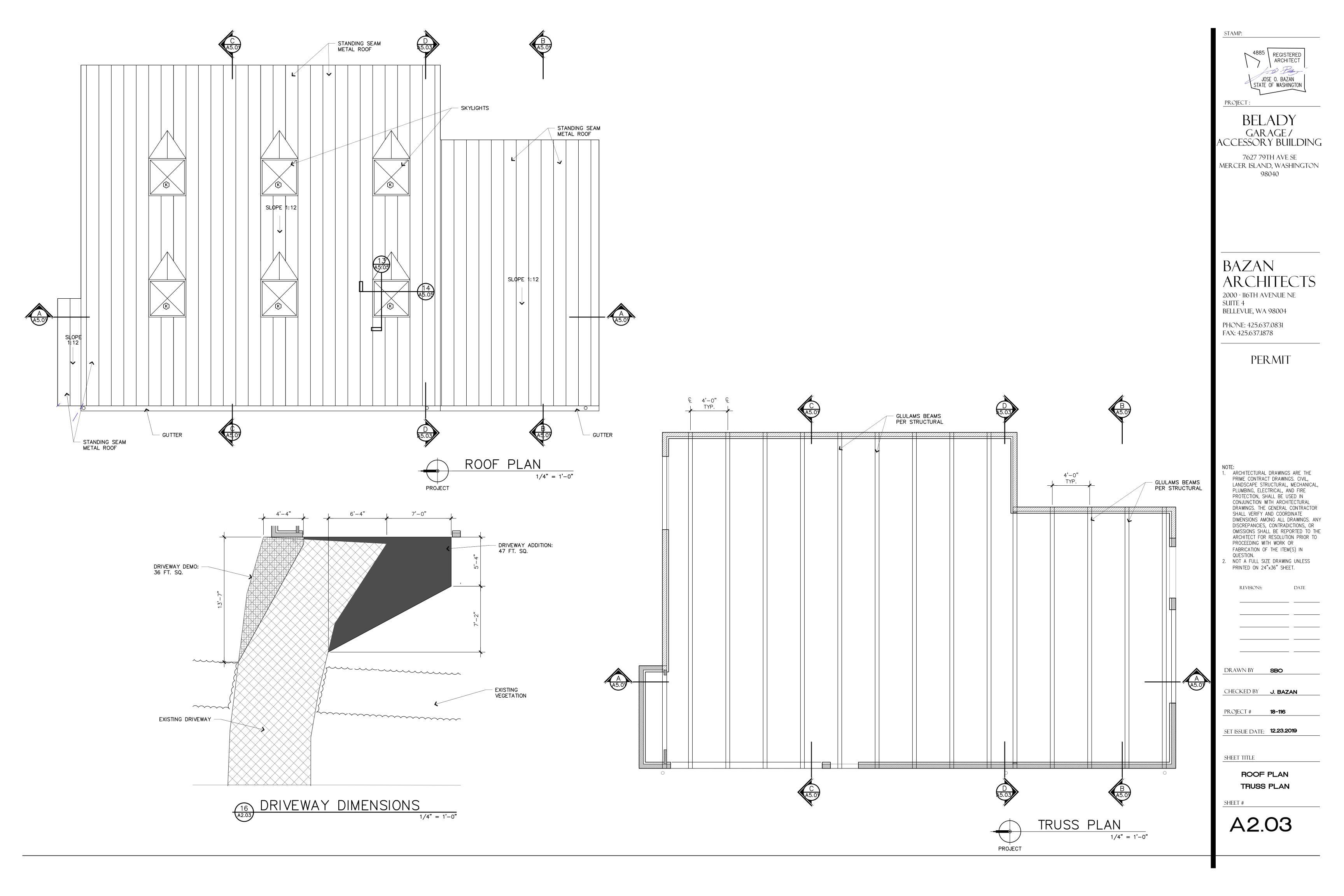
PROJECT # **18-116**

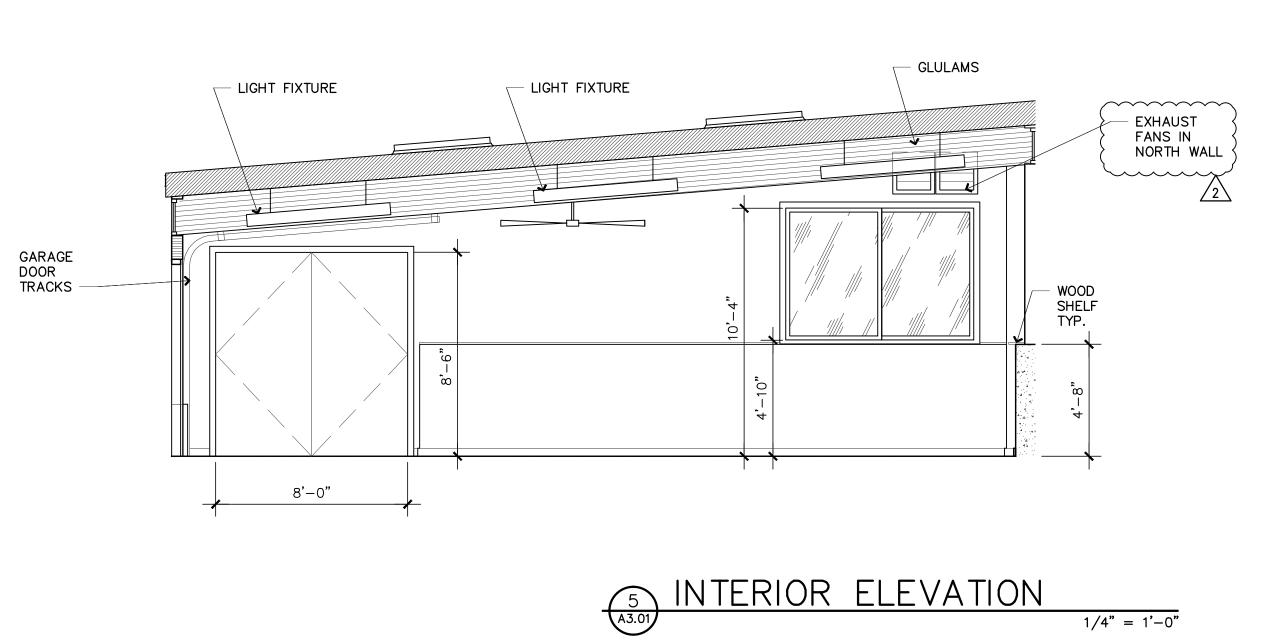
SET ISSUE DATE: 12.23.2019

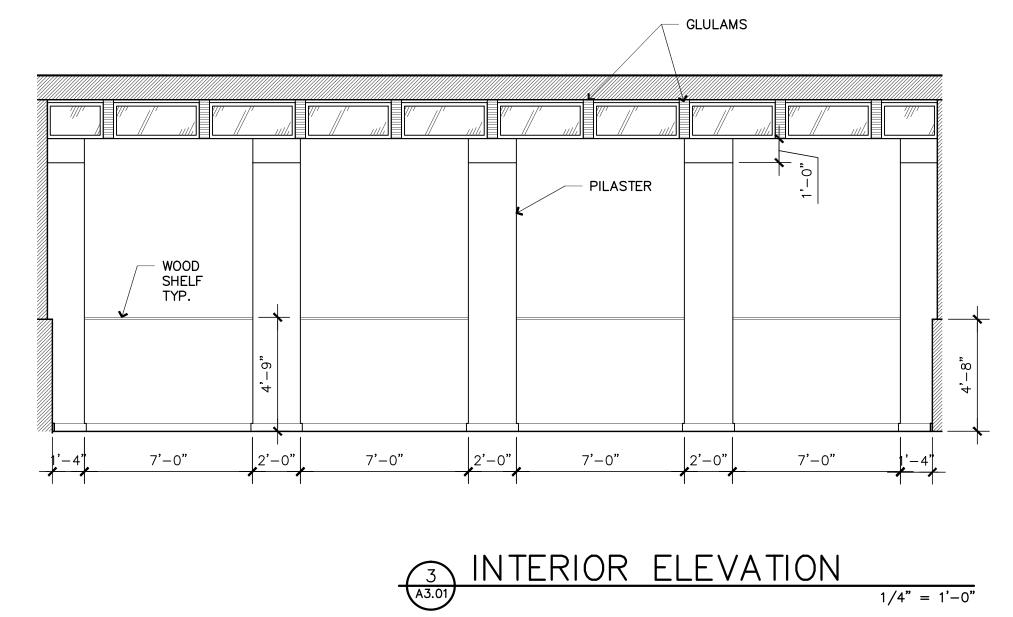
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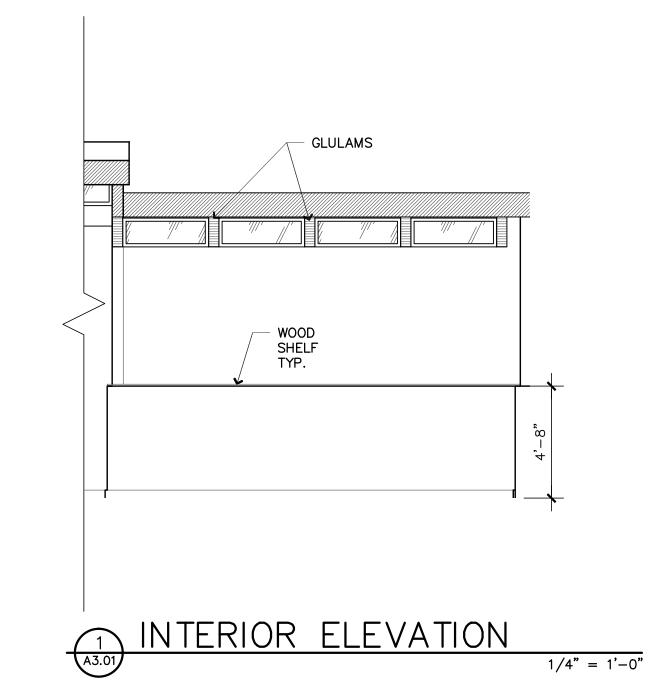
FLOOR PLAN +
CLERESTORY
WINDOW PLAN
SHEET #

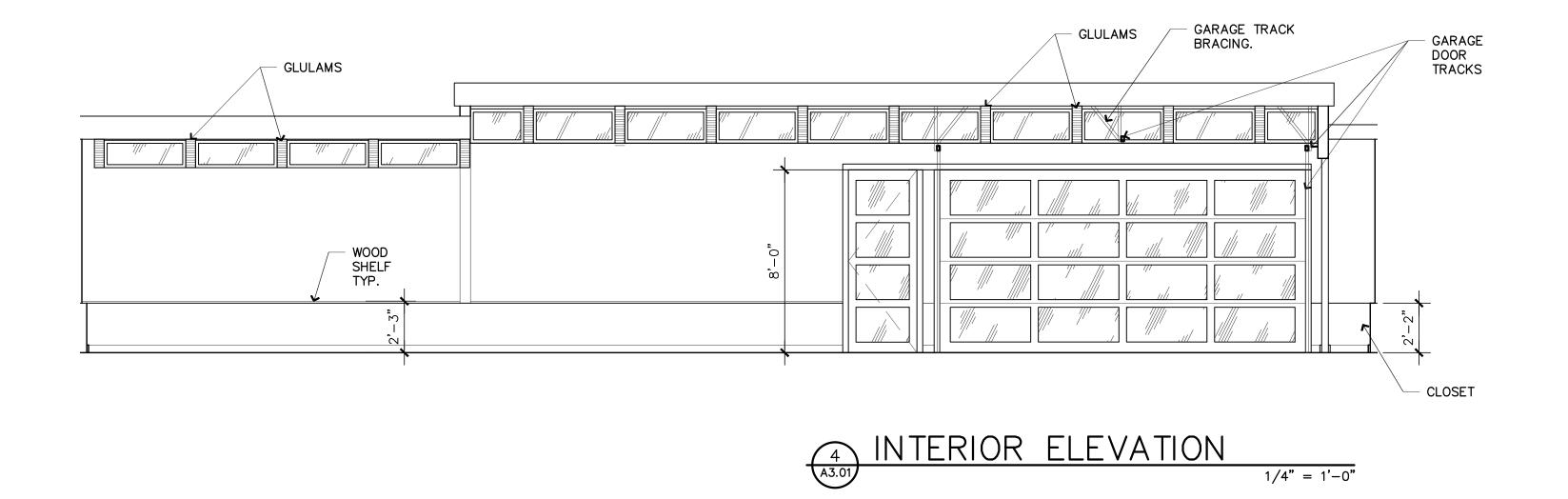
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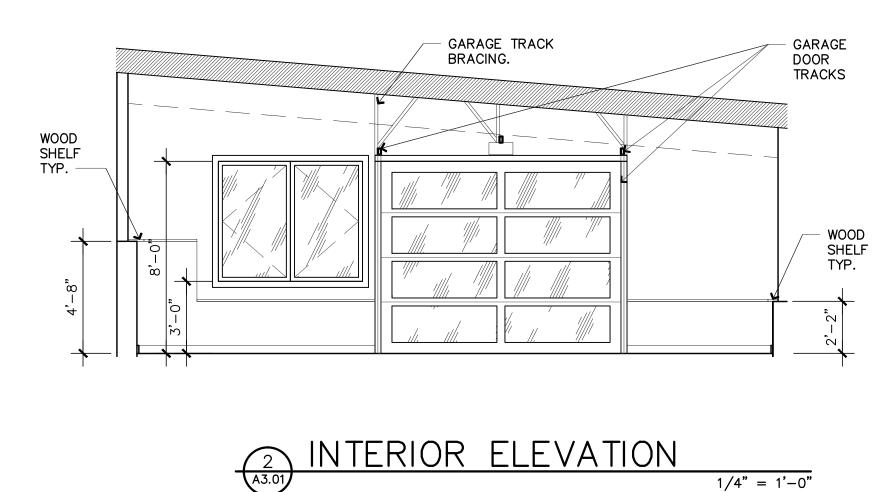












BELADY GARAGE / ACCESSOR Y BUILDING 7627 79TH AVE SE MERCER ISLAND, WASHINGTON 98040 BAZAN ARCHITECTS 2000 - 116TH AVENUE NE SUITE 4 BELLEVUE, WA 98004 PHONE: 425.637.0831 FAX: 425.637.1878 PERMIT ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CIVIL, LANDSCAPE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION, SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS. ANY DISCREPANCIES, CONTRADICTIONS, OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR FABRICATION OF THE ITEM(S) IN NOT A FULL SIZE DRAWING UNLESS PRINTED ON 24"x36" SHEET. DATE REVISIONS: PLANNING UPDATES 01/11/2021 DRAWN BY **SBO** CHECKED BY J. BAZAN

PROJECT # **18-116**

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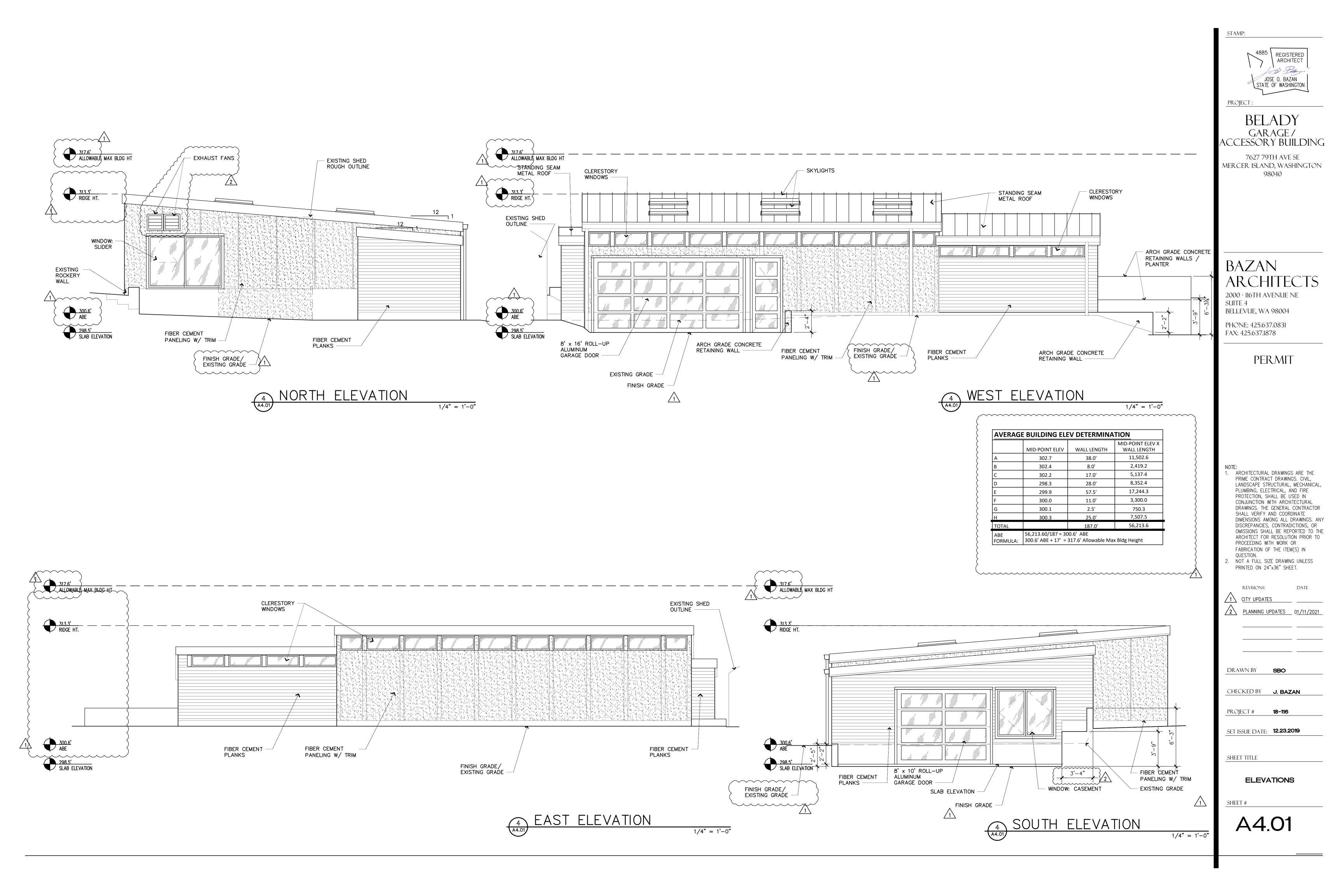
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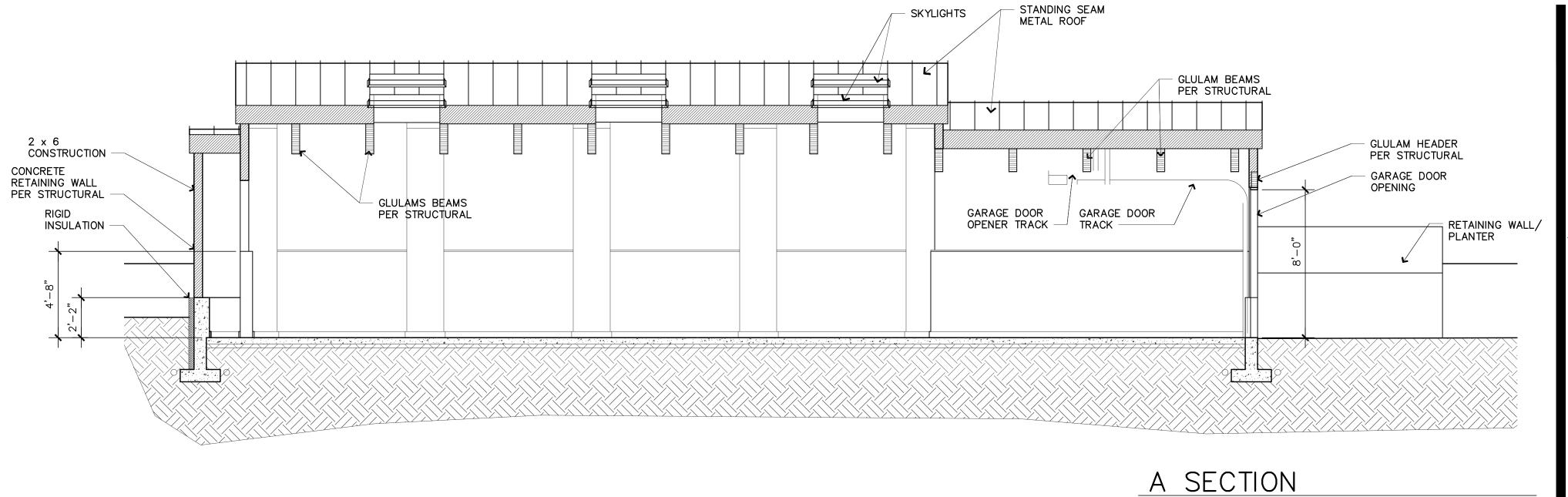
1/4" = 1'-0"

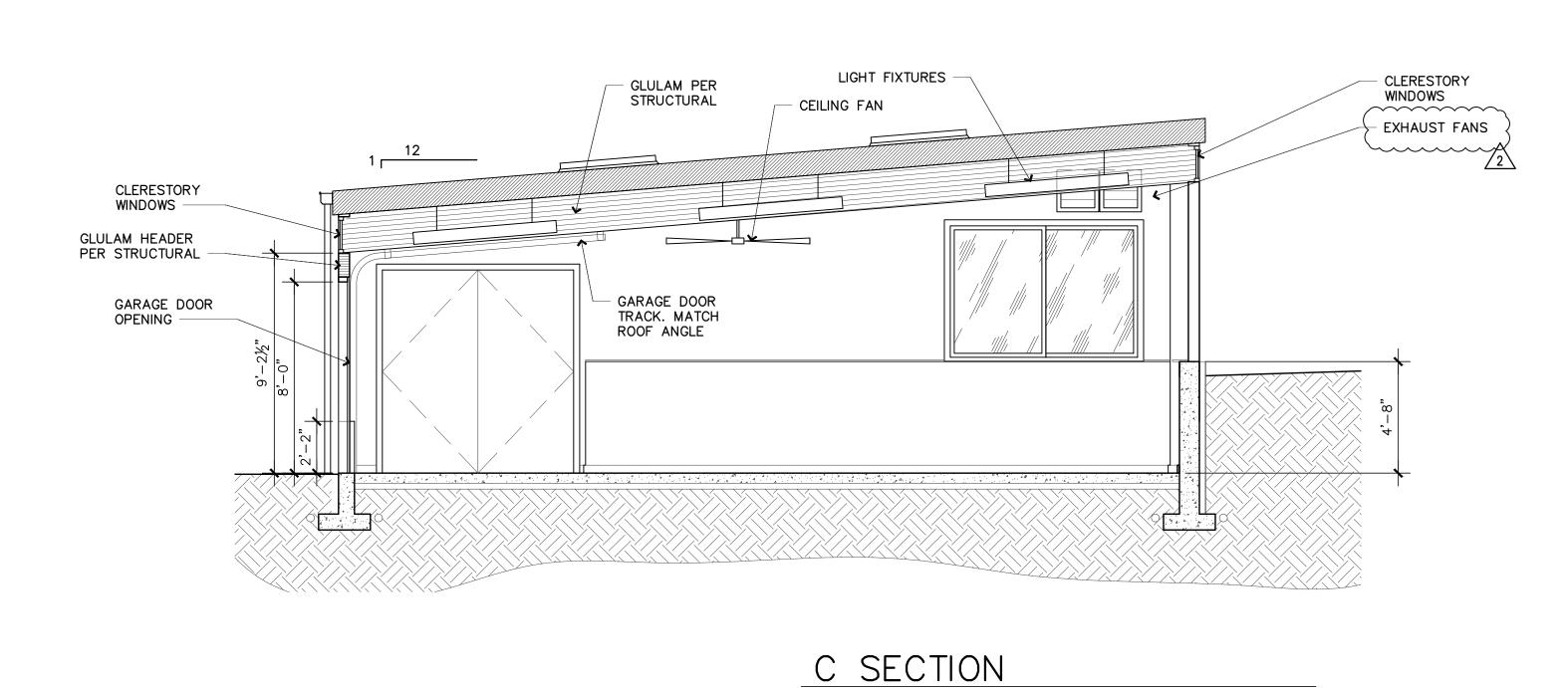
INTERIOR **ELEVATIONS**

SHEET #

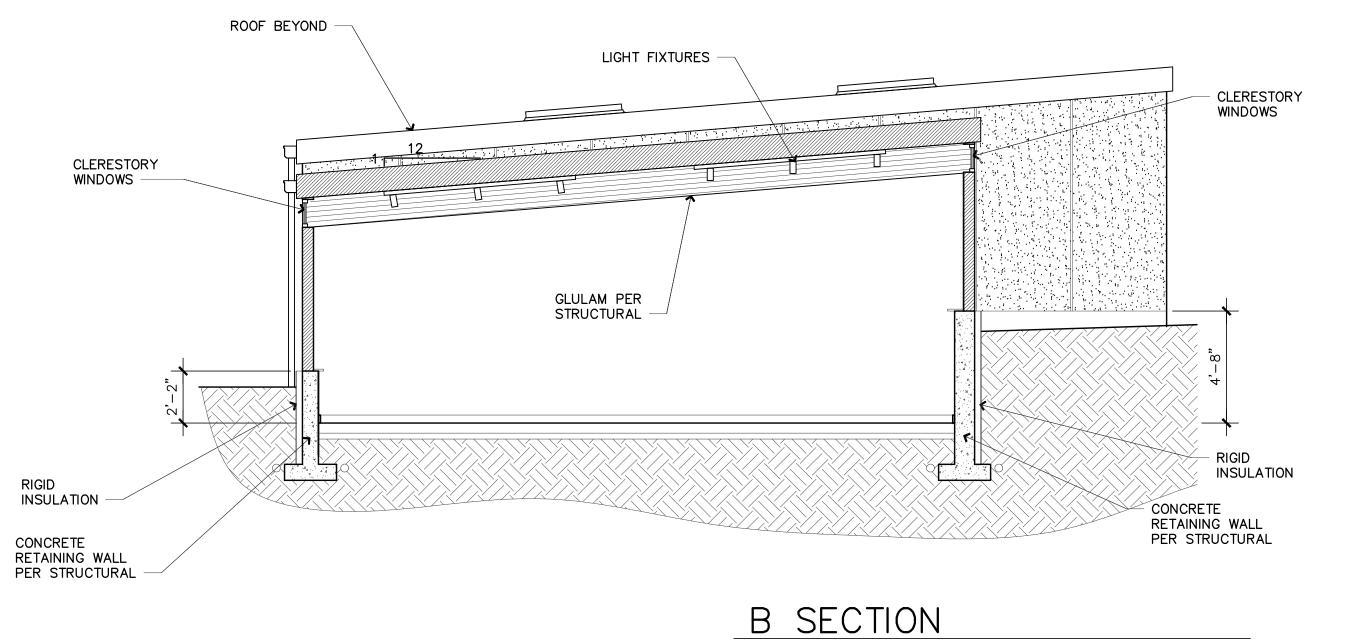
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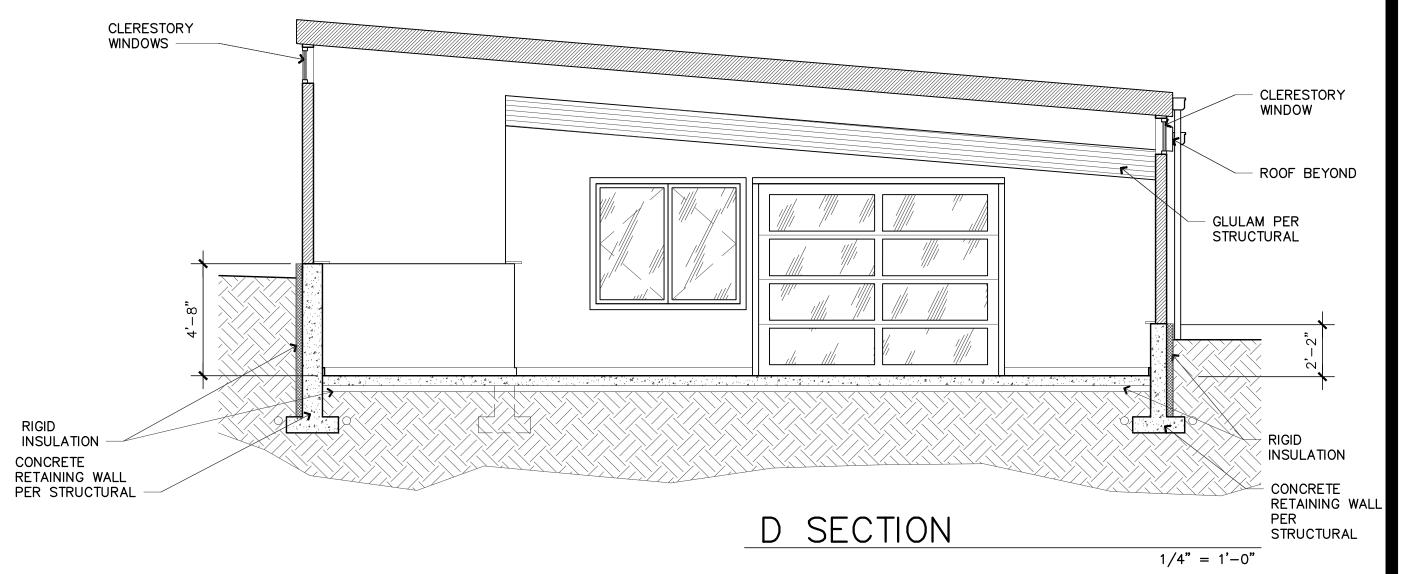






1/4" = 1'-0"





4885 REGISTERED ARCHITECT

JOSE O. BAZAN STATE OF WASHINGTON

PROJECT:

STAMP:

BELADY
GARAGE /
ACCESSORY BUILDING

7627 79TH AVE SE MERCER ISLAND, WASHINGTON 98040

BAZAN ARCHITECTS

2000 - 116TH AVENUE NE SUITE 4 BELLEVUE, WA 98004

1/4" = 1'-0"

1/4" = 1'-0"

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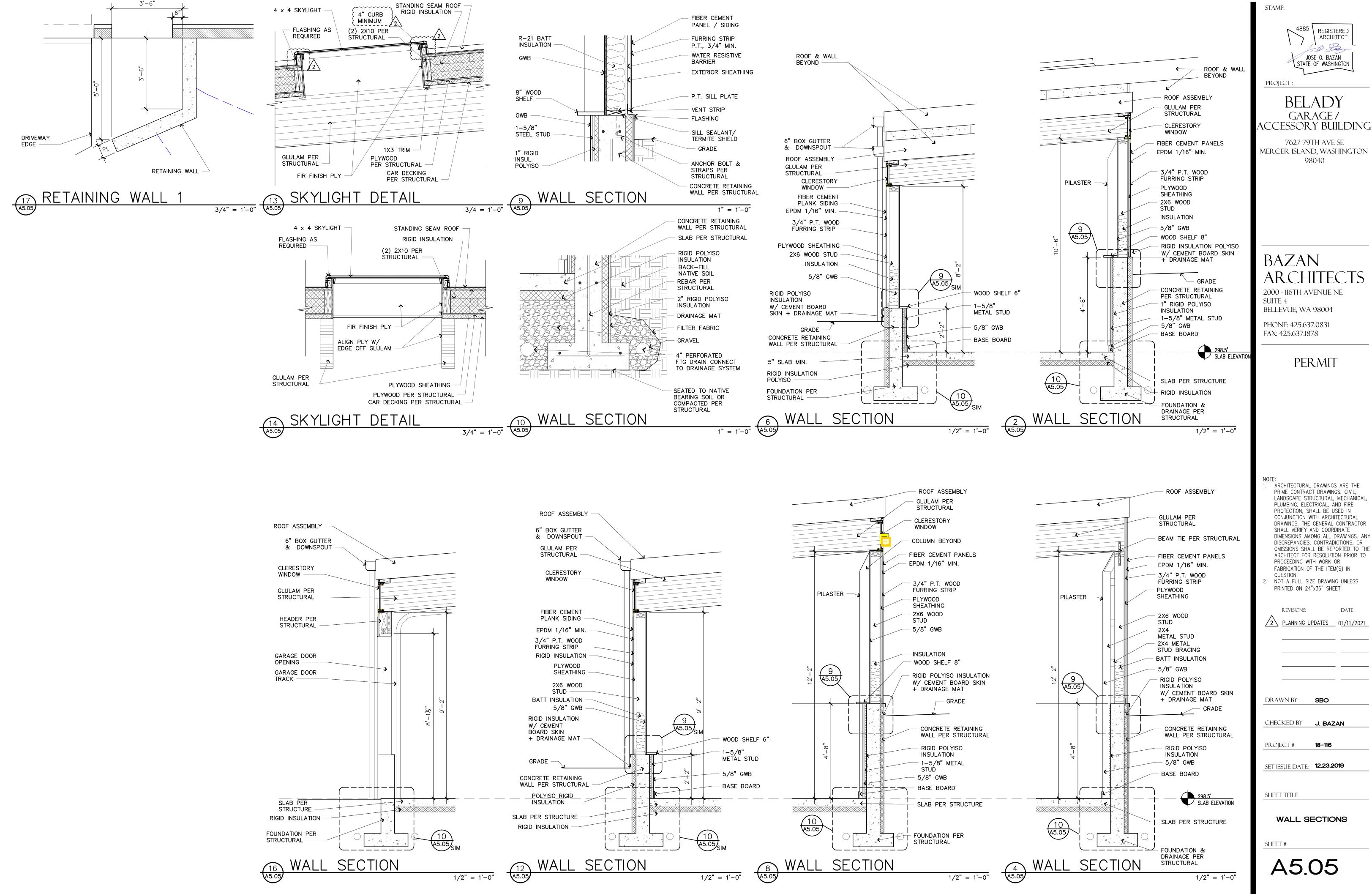
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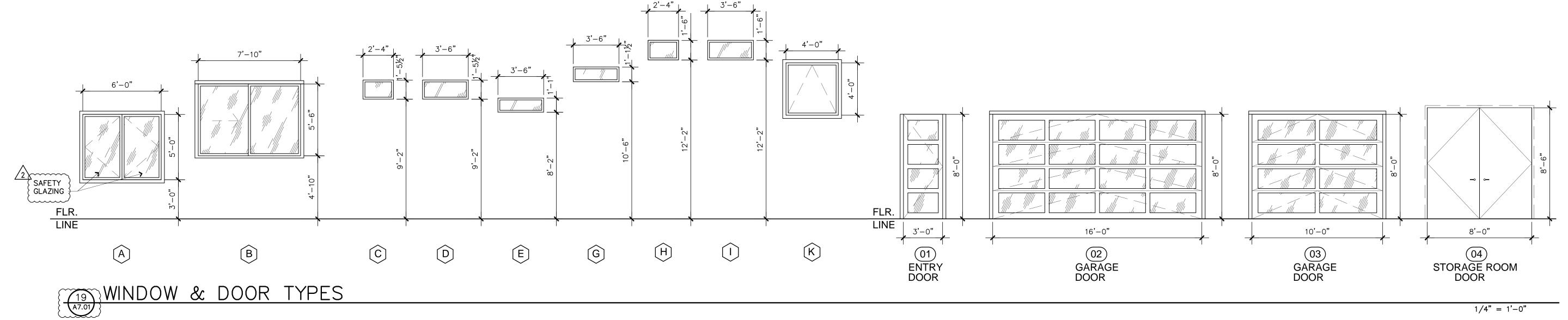
SHEET TITLE

SECTIONS

A5.01



LANDSCAPE STRUCTURAL, MECHANICAL, DRAWINGS. THE GENERAL CONTRACTOR DIMENSIONS AMONG ALL DRAWINGS. ANY DISCREPANCIES, CONTRADICTIONS, OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO



WINDOW SCHEDULE SAFTY FIRE REQUIRE WINDOW SQ. FT. SYMBOL **EGRESS** WIDTH HEIGHT TYPE GLASS FRAME **RATING** U-VALUE SHGC QUAN REMARKS NO 6'-0" 5'-0" CASEMENT YES /2 THERMAL STEEL NR 24.9 PELLA IMPERVIA FIBERGLASS 5'-6" NO 37.9 PELLA IMPERVIA FIBERGLASS В NO 7'-10" SLIDER THERMAL STEEL NR 1'-5 1/2" NO PELLA IMPERVIA FIBERGLASS NO 2'-4" FIXED THERMAL STEEL NR 2.4 NO 1'-5 1/2" NO 3.7 PELLA IMPERVIA FIBERGLASS 3'-6" FIXED THERMAL STEEL NR 3'-6" 1'-1" NO PELLA IMPERVIA FIBERGLASS NO FIXED THERMAL STEEL NR 2.5 NO 3'-6" 1' 1 1/2" FIXED NO THERMAL STEEL NR 2.7 PELLA IMPERVIA FIBERGLASS G NO 2'-4" NO THERMAL STEEL NR 2.5 PELLA IMPERVIA FIBERGLASS 1'-6" FIXED PELLA IMPERVIA FIBERGLASS NO 3'-6" 1'-6" FIXED NO THERMAL STEEL NR 3.9 8 I NO 4'-0" 4'-0" SKYLIGHT-FIXED NO NR NA NA 6 VELUX WOOD CURB 13.4 DOOR SCHEDULE SIZE: HEIGHT TYPE CORE SQ. FT. SHGC **ROOM NAME** SIZE: WIDTH MATERIAL FRAME U-VALUE QUAN REMARKS 3'-0" 8'-0" SWING INSUL GLASS (1) TBD GARAGE 8'-0" GLASS (1) TBD GARAGE 16'-0″ OVERHEAD INSUL GLASS (1) TBD 8'-0" 8'-0" OVERHEAD GARAGE TBD 04 STORAGE 8'-0" 8'-6" SWING WOOD WOOD WOOD 1) SAFETY NOTES: GLAZING

4885 REGISTERED ARCHITECT

JOSE O. BAZAN STATE OF WASHINGTON

PROJECT:

BELADY
GARAGE /
ACCESSORY BUILDING

7627 79TH AVE SE MERCER ISLAND, WASHINGTON 98040

BAZAN 1" = 1 ARCHITECTS

2000 - 116TH AVENUE NE SUITE 4 BELLEVUE, WA 98004

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REVISIONS: DATE

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PROJECT # **18-116**

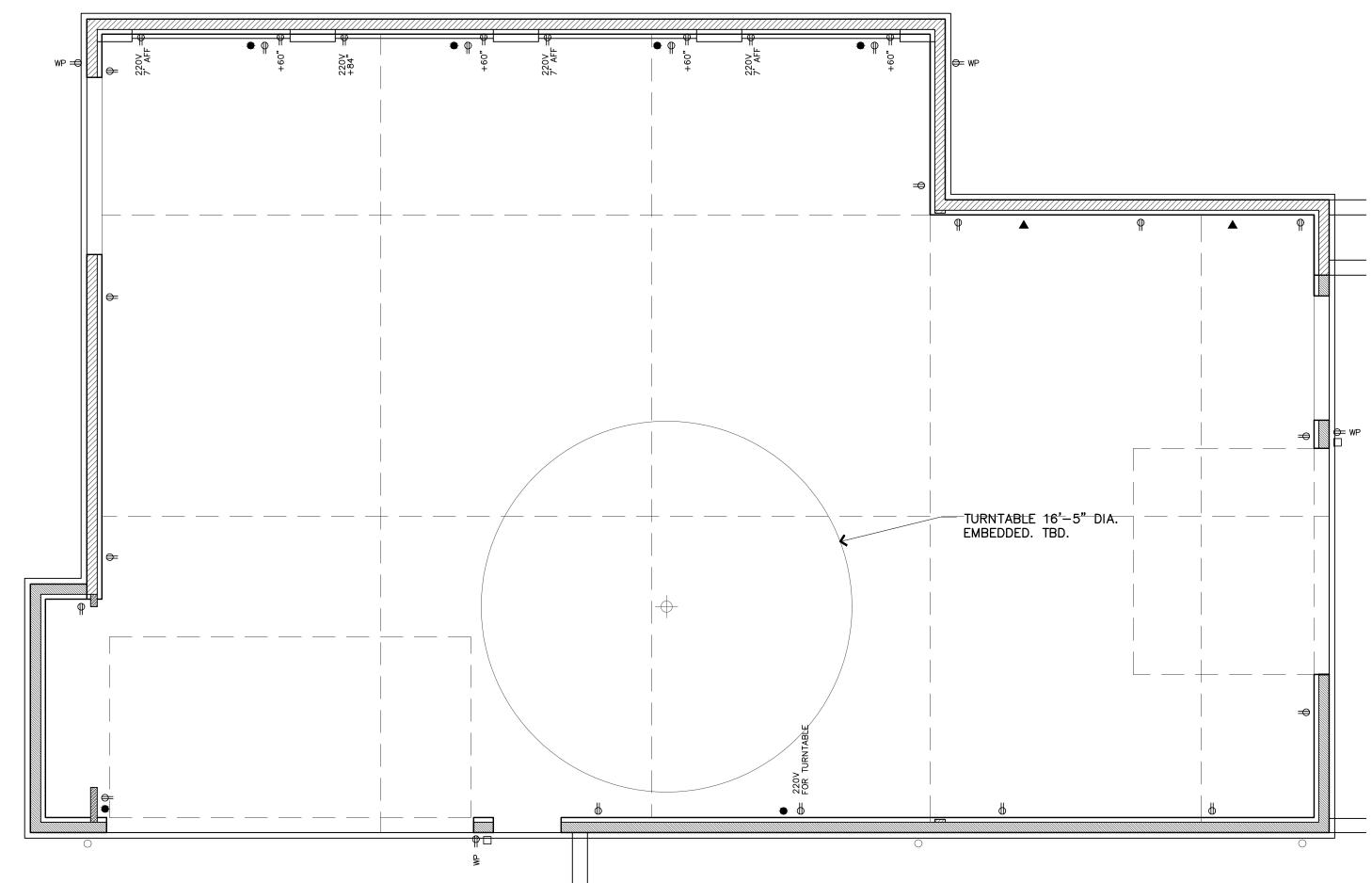
SET ISSUE DATE: **12.23.2019**

SHEET TITLE

WINDOW + DOOR SCHEDULES

SHEET

A7.01



FIXTURE SCHE	DULE:			
TYPE	DESCRIPTION	LAMPS	WATTAGE	MANUFACTURER
	LINEAR LIGHTS SUSPENDED DOWN LED	TBD		
0 0	TRACK LIGHTING LED	TBD		
0	4" LED-WHITE	TBD		
Θ	4" LED-WHITE WALL WASHER	TBD		
	EXTERIOR WALL SCONCE	TBD		

EGEND:

DUPLEX OUTLET © 18" U.N.O.

DUPLEX OUTLET 220V

+ 60"

DUPLEX OUTLET AT DESIGNATED HEIGHT

WP

GROUND FAULT CIRCUT INTERRUPTER OUTLET W/
WEATHER PROOF COVER

TELEPHONE / DATA JACK / TV CABLE JACK

ENTRY KEYPAD

AIR COMPRESSOR TAKE—OFF

AIR COMPRESSOR TAKE—OFF

DUPLEX OUTLET © 18" U.N.O.

DUPLEX OUTLET © 18" U.N.O.

DUPLEX OUTLET 220V

AURICUM DESIGNATED HEIGHT

W/
WEATHER PROOF COVER

AIR COMPRESSOR TAKE—OFF

DUPLEX OUTLET © 18" U.N.O.

DUPLEX OUTLET 220V

AIR COMPRESSOR TAKE—OFF

DUPLEX OUTLET 220V

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AIR COMPRESSOR TAKE—OFF

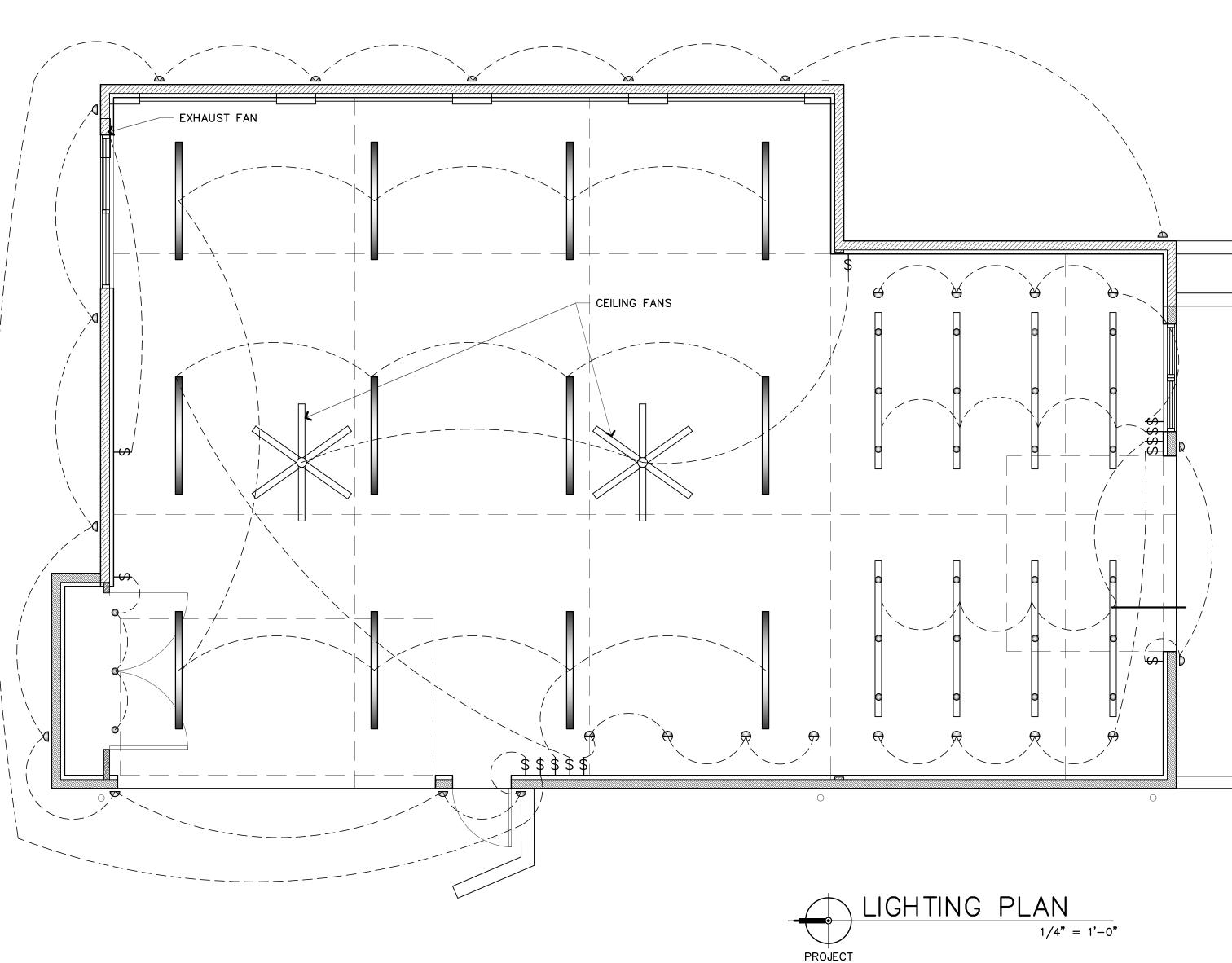
DUPLEX OUTLET 220V

AIR COMPRESSOR TAKE—OFF

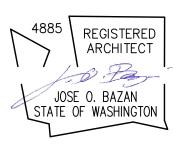
DUPLEX OUTLET 220V

DUPLEX OUT





STAMP:



PR OIF

BELADY GARAGE / ACCESSORY BUILDING

7627 79TH AVE SE MERCER ISLAND, WASHINGTON 98040

BAZAN ARCHITECTS

2000 - 116TH AVENUE NE SUITE 4 BELLEVUE, WA 98004

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QUESTION.

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REVISIONS:

DRAWN BY SBO

CHECKED BY J. BAZAN

PROJECT # **18-116**

SET ISSUE DATE: **12.23.2019**

SHEET TITLE

ELECTRICAL PLAN LIGHTING PLAN

SHEET #

E1.01

CODE: INTERNATIONAL BUILDING CODE (IBC)	2015
LOADINGS FLOOR LIVE LOAD DECK LIVE LOAD ROOF SNOW LOAD	40 PSF 60 PSF 25 PSF
WIND CRITERIA BUILDING CLASSIFICATIONULTIMATE WIND SPEEDWIND EXPOSURETOPOGRAPHIC FACTOR, Kzt	II 110 MPH B 1.6
SEISMIC CRITERIA SEISMIC RISK CATEGORY SPECTRAL RESPONSE COEFFICIENT, Ss SPECTRAL RESPONSE COEFFICIENT, S1 SEISMIC SITE CLASS	II 1.47 0.56 D
STRUCTURAL SYSTEM	

ONE STORY WOOD FRAMED GARAGE

GENERAL CONDITIONS

THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

4. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.

WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION THAT, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.

7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.

REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.

ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY AND IN CONFORMANCE WITH THE PROVISIONS OF PREVAILING CODE EDITION OF THE "INTERNATIONAL BUILDING CODE" (IBC) AND STANDARDS REFERENCED THEREIN.

10. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.

11. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW.

STRUCTURAL DESIGN COMPLIES WITH SOILS REPORT PRODUCED BY:

FOOTING BEARING PRESSURE:

FOUNDATION

1500 PSF (ASSUMED)

LATERAL EARTH PRESSURE ON RETAINING WALLS N.A.

SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH SAID SOILS REPORT.

DIMENSIONAL LUMBER, ANCHOR BOLT AND NAILING SPECIFICATIONS

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.

2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS, 2X, 3 X...... HF STUD GRADE WALL PLATES, 2X, 3X...... HF STANDARD GRADE U.N.O JOISTS, 2 X 6:..... JOISTS, 2 X 8 AND UP...... DF #2 BEAMS, HEADERS, 6X DF #2 BEAMS, HEADERS, 4X...... DF #2, WWPA GRADING POSTS, 4X, 6X.... DF #2 U.N.O LUMBER NOT NOTED HERE... DF #2 U.N.O

3. PROVIDE STANDARD CUT WASHERS FOR BOLT HEADS AND NUTS BEARING AGAINST WOOD.

4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY THAT IS IN CONTACT WITH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE-TREATED DOUGLAS FIR/ HEMFIR IN ACCORDANCE TO WITH AWPA U1 (PLANT/SHOP TREATMENT) AND M4 (FIELD TREATMENT) STANDARDS. ALL BEARING WALL PLATES SHALL HAVE 5/8" Ø x10" J-BOLTS PLACED AT MAXIMUM OF 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" OC SPACING). PROVIDE BP PLATE WASHER AT ALL FOUNDATION SILL PLATE ANCHOR BOLTS. PROVIDE TWO ANCHOR BOLTS MINIMUM PER SECTION OF SILL. FOR NON-SHEARWALL, PLACE ANCHORS AT 48".

5. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.

6. NAILS: COMMON WIRE NAILS. NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1.

7. PRESSURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 OZ OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

8. ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED "SURFACE-DRY" AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NO MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED "SURFACE-GREEN" AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

9. NOTCHING AND BORING OF BEAMS AND JOISTS IS NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

RED? (Y/N)	MATERIAL / ACTIVITY	EXTENT	REQUIRED? (Y/N	MATERIAL / ACTIVITY	EXTENT
N	1704.2.5 Inspection of Fabricators Verify fabrication/quality control procedures	Periodic		1705.4 Masonry Construction (A) Level A, B and C Quality Assurance:	
N	1705.1.1 Special Cases (work unusual in nature, including but not limited to alternative materials		Y N	Verify compliance with approved submittals (B) Level B Quality Assurance:	Periodic
IN	and systems, unusual design applications, materials and systems with special manufacturer's		Y N	1. Verification of f'm and f'AAC prior to construction	Periodic
	requirements)		Y N	(C) Level C Quality Assurance:1. Verification of f'm and f'AAC prior to construction and for every 5,000 SF during construction	Periodic
	1705.2 Steel Construction		Y N	Verification of proportions of materials in premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout, as delivered to the project site	Continuous
N	1. Fabricator and erector documents (Verify reports and certificates as listed in AISC 360, chapter N, paragraph 3.2 for compliance with construction documents)	Each submittal	Y N	Verify placement of masonry units (D) Levels B and C Quality Assurance:	Periodic
N N	Material verification of structural steel Embedments (Verify diameter, grade, type, length, embedment. See 1705.3 for anchors)	Periodic Continuous	Y N	1. Verification of Slump Flow and Visual Stability Index (VSI) of self-consolidating grout as delivered	Continuous
N	4. Verify member locations, braces, stiffeners, and application of joint details at each connection	Periodic	Y N	to the project 2. Verify compliance with approved submittals	Periodic
	comply with construction documents 5. Structural steel welding:		Y N Y N	 Verify proportions of site-mixed mortar, grout and prestressing grout for bonded tendons Verify grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and 	Periodic Periodic
N	a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	Observe or Perform as noted (4)	Y N	anchorages 5. Verify construction of mortar joints	Periodic
N	b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	Observe (4)	Y N	6. Verify placement of reinforcement, connectors, and prestressing tendons and anchorages	Level B - Periodic Level C - Continuous
N	c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA	Observe or Perform as noted (4)	Y N	7. Verify grout space prior to grouting	Level B - Periodic
	tasks listed in AISC 360, Table N5.4-3) d. Nondestructive testing (NDT) of welded joints: see Commentary		Y N	8. Verify placement of grout and prestressing grout for bonded tendons	Level C - Continuous Continuous
N N	 Complete penetration groove welds 5/16" or greater in risk category III or IV Complete penetration groove welds 5/16" or greater in risk category II 	Periodic Periodic	Y N Y N	Verify size and location of structural masonry elementsVerify type, size, and location of anchors, including details of anchorage of masonry to structural	Periodic Level B - Periodic
N N	3) Thermally cut surfaces of access holes when material t > 2" 4) Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	Periodic Periodic	Y N	members, frames, or other construction. 11. Verify welding of reinforcement (see 1705.2.2)	Level C - Continuous Continuous
N	5) Fabricator's NDT reports when fabricator performs NDT 6. Structural steel bolting:	Each submittal (5)	Y N	12. Verify preparation, construction, and protestion of masonry during cold weather (temperature below 40oF) or hot weather (temperature above 90oF)	Periodic
N	a. Inspection tasks Prior to Bolting (Observe, or perform tasks for each bolted connection, in	Observe or Perform as noted (4)	Y N	13. Verify application and measurement of prestressing force	Continuous
N	accordance with QA tasks listed in AISC 360, Table N5.6-1) b.Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)	Observe (4)	Y N	 Verify placement of AAC masonry units and construction of thin-bed mortar joints (first 5000 SF of AAC masonry) 	Continuous
N	Pre-tensioned and slip-critical joints a) Turn-of-nut with matching markings	Periodic	Y N	15. Verify placement of AAC masonry units and construction of thin-bed mortar joints (after the first 5000 SF of AAC masonry)	Level B - Periodic Level C - Continuous
N N	b) Direct tension indicator c) Twist-off type tension control bolt	Periodic Periodic	Y N Y N	16. Verify properties of thin-bed mortar for AAC masonry (first 5000 SF of AAC masonry) 17. Verify properties of thin-bed mortar for AAC masonry (after the first 5000 SF of AAC masonry)	Continuous Level B - Periodic
N N	d) Turn-of-nut without matching markings	Continuous	I IN		Level C - Continuous
N	e) Calibrated wrench 2) Snug-tight joints	Continuous Periodic	Y N	18. Prepare grout and mortar specimens	Level B - Periodic Level C - Continuous
N	c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)	Perform (4)	Y N	19. Observe preparation of prisms	Level B - Periodic Level C - Continuous
N	7. Inspection of steel elements of composite construction prior to concrete placement in accordance with QA tasks listed in AISC 360, Table N6.1	Observe or Perform as noted (4)	V NI	1705.5 Wood Construction	
			ī N	1. Inspection of the fabrication process of wood structural elements and assemblies in accordance with Section 1704.2.5	Periodic
	1705.2.2 Steel Construction Other Than Structural Steel 1. Material verification of cold-formed steel deck:		Y N	For high-load diaphragms, verify grade and thickness of structural panel sheathing agree with approved building plans	Periodic
N N	a. Identification markings b. Manufacturer's certified test reports	Periodic Each submittal	Y N	3. For high-load diaphragms, verify nominal size of framing members at adjoining panel edges, nail or staple diameter and length, number of fastener lines, and that spacing between fasteners in each	Periodic
NI.	Connection of cold-formed steel deck to supporting structure:		Y N	line and at edge margins agree with approved building plans	Periodic
N N	a. Welding b. Other fasteners (in accordance with AISC 360,Section N6)	Periodic	T IN	Metal-plate-connected wood trusses spanning 60 feet or greater: verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	Periodic
N N	Verify fasteners are in conformance with approved submittal Verify fastener installation is in conformance with approved submittal and manufacturer's	Periodic Periodic		1705.6 Soils	
	recommendations 3. Reinforcing steel		Y N	 Verify materials below shallow foundations are adequate to achieve the design bearing capacity. Verify excavations are extended to proper depth and have reached proper material. 	Periodic
N N	a. Verification of weldability of steel other than ASTM A706 b. Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames,	Periodic Continuous	Y N Y N	3. Perform classification and testing of controlled fill materials.4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of	Periodic Periodic
NI NI	boundary elements of special concrete structural walls and shear reinforcement		Ý N	controlled fill	Continuous
N N	c. Shear reinforcement d. Other reinforcing steel	Continuous Periodic	Y N	Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly	Periodic
N	Cold-formed steel trusses spanning 60 feet or greater a. Verify temporary and permanent restraint/bracing are installed in accordance with the approved	Periodic		1705.7 Driven Deep Foundations	
	truss submittal package		Y N Y N	 Verify element materials, sizes and lengths comply with requirements Determine capacities of test elements and conduct additional load tests, as required 	Continuous Continuous
N	1705.3 Concrete Construction 1. Inspection of reinforcing steel installation (see 1705.2.2 for welding)	Periodic.	Y N	3. Observe driving operations and maintain complete and accurate records for each element4. Verify placement locations and plumbness, confirm type and size of hammer, record number of	Continuous Continuous
N	Inspection of prestressing steel installation	Periodic	I IN	blows per foot of penetration, determine required penetrations to achieve design capacity, record tip	Continuous
N	Inspection of anchors cast in concrete where allowable loads have been increased per section 1908.5 or where strength design is used	Continuous	Y N	and butt elevations and document any damage to foundation element 5. For steel elements, perform additional inspections per Section 1705.2	See Section 1705.2
N	 Inspection of anchors and reinforcing steel post-installed in hardened concrete: Per research reports including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning 	Periodic or as required by the research report issued by an approved source	Y N	For concrete elements and concrete-filled elements, perform additional inspections per Section 1705.3	See Section 1705.3
	procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque		Y N	For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	In accordance with construction documen
N	5. Verify use of approved design mix	Periodic	Y N	Perform additional inspections and tests in accordance with the construction documents	In accordance with construction documen
N	Fresh concrete sampling, perform slump and air content tests and determine temperature of concrete	Continuous		1705.8 Cast-in-Place Deep Foundations	
N N	Inspection of concrete and shotcrete placement for proper application techniques Inspection for maintenance of specified curing temperature and techniques	Continuous Periodic	Y N Y N	 Observe drilling operations and maintain complete and accurate records for each element Verify placement locations and plumbness, confirm element diameters, bell diameters (if 	Continuous Continuous
N	Inspection of prestressed concrete: Application of prestressing force	Continuous		applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	
N N	b. Grouting of bonded prestressing tendons in the seismic-force-resisting system	Continuous	Y N	3. For concrete elements, perform additional inspections in accordance with Section 1705.3	See Section 1705.3
N	Erection of precast concrete members Inspect in accordance with construction documents	In accordance with construction documents	Y N	4. Perform additional inspections and tests in accordance with the construction documents	In accordance with construction documen
N N	b. Perform inspections of welding and bolting in accordance with Section 1705.211. Verification of in-situ concrete strength, prior to stressing of tendons in post tensioned concrete	In accordance with Section 1705.2 Periodic	Y N	1705.9 Helical Pile Foundations1. Verify installation equipment, pile dimensions, tip elevations, final depth, final installation torque	Continuous
N	and prior to removal of shores and forms from beams and structural slabs 12. Inspection of formwork for shape, lines, location and dimensions	Periodic	Y N	and other data as required. 2. Perform additional inspections and tests in accordance with the construction documents	In accordance with construction documen
N N	13. Concrete strength testing and verification of compliance with construction documents	Periodic	i IN	'	accordance with construction documen
			Y N	1705.10.1 Structural Wood Special Inspections For Wind Resistance1. Inspection of field gluing operations of elements of the main windforce-resisting system	Continuous
	Notes: 1. The inspection and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not		Y N	Inspection of nailing, bolting, anchoring and other fastening of components within the main windforce-resisting system	Periodic
	by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the			1705.10.2 Cold-formed Steel Special Inspections For Wind Resistance	
	Special Inspector(s) and/or testing agencies may be subject to the approval of the Building Official		Y N	1.Inspection during welding operations of elements of the main windforce-resisting system	Periodic
	and/or the Design Professional.The list of Special Inspectors may be submitted as a separate document, if noted so above.		Y N	Inspections for screw attachment, bolting, anchoring and other fastening of components within the main windforce-resisting system	Periodic
				1705.10.3 Wind-resisting Components	
			Y N	Roof cladding Wall cladding	Periodic Periodic
	3. Special Insepctions as required by Section 1704.2.5 are not required where the fabricator is		Y N	C VVCULICUMUM	1 CHOUIC
	approved in accordance with IBC Section 1704.2.5.2		I IN	·	le
	 3. Special Insepctions as required by Section 1704.2.5 are not required where the fabricator is approved in accordance with IBC Section 1704.2.5.2 4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element. 		Y N Y N	1705.11.1 Structural Steel Special Inspections for Seismic Resistance Inspection of structural steel in accordance with AISC 341	In accordance with AISC 341
	approved in accordance with IBC Section 1704.2.5.24. Observe on a random basis, operations need not be delayed pending these inspections. Perform		I IN	1705.11.1 Structural Steel Special Inspections for Seismic Resistance	In accordance with AISC 341
	approved in accordance with IBC Section 1704.2.5.2 4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element.		Y N	1705.11.1 Structural Steel Special Inspections for Seismic Resistance Inspection of structural steel in accordance with AISC 341 1705.11.2 Structural Wood Special Inspections for Seismic Resistance 1. Inspection of field gluing operations of elements of the seismic-force resisting system	Continuous
	 approved in accordance with IBC Section 1704.2.5.2 4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element. 5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator 		Y N	1705.11.1 Structural Steel Special Inspections for Seismic Resistance Inspection of structural steel in accordance with AISC 341 1705.11.2 Structural Wood Special Inspections for Seismic Resistance	
	 approved in accordance with IBC Section 1704.2.5.2 4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element. 5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator 		Y N	1705.11.1 Structural Steel Special Inspections for Seismic Resistance Inspection of structural steel in accordance with AISC 341 1705.11.2 Structural Wood Special Inspections for Seismic Resistance 1. Inspection of field gluing operations of elements of the seismic-force resisting system 2. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic-	Continuous
TE AND DE	 approved in accordance with IBC Section 1704.2.5.2 4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element. 5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator when approved by the AHJ. Refer to AISC 360, N7. 		Y N	1705.11.1 Structural Steel Special Inspections for Seismic Resistance Inspection of structural steel in accordance with AISC 341 1705.11.2 Structural Wood Special Inspections for Seismic Resistance 1. Inspection of field gluing operations of elements of the seismic-force resisting system 2. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system 1705.11.3 Cold-formed Steel Light-Frame Construction Special Inspections for Seismic Resistance	Continuous
	 approved in accordance with IBC Section 1704.2.5.2 4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element. 5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator 		Y N Y N Y N	1705.11.1 Structural Steel Special Inspections for Seismic Resistance Inspection of structural steel in accordance with AISC 341 1705.11.2 Structural Wood Special Inspections for Seismic Resistance 1. Inspection of field gluing operations of elements of the seismic-force resisting system 2. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system 1705.11.3 Cold-formed Steel Light-Frame Construction Special Inspections for Seismic	Continuous Periodic

REQUIRED? (Y/N) MATERIAL / ACTIVITY

EXTENT

ACI-305R - "HOT WEATHER CONCRETING" ACI-306R - "COLD WEATHER CONCRETING" ACI-304 - "GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"

CONCRETE MIX SPECIFICATIONS

REQUIRED? (Y/N) MATERIAL / ACTIVITY

LOCATION COMP. SRENGTH W/C RATIO AIR CONTENT REMARK FOOTING 2500 PSI (MIN. OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE) SLAB ON GRADE 2500 PSI (MIN. OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE) FOUNDATION WALL 2500 PSI (MIN. OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE) **TOPPING**

TOTAL AIR CONTENT IS SPECIFIED IN THE TABLE ABOVE. AIR CONTENT TOLERANCE SHALL BE ± 1% AND SHALL BE MEASURED AT THE POINT OF PLACEMENT. (AFTER PUMPING IF APPLICABLE). ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE AN APPROVED ADMIXTURE TO ENTRAIN AIR - 5% TOTAL AIR REQUIRED. CONCRETE THAT CAN BE SUBJECTED TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED.

3. PROVIDE GRADE 60 KSI (A615) FOR CONCRETE STEEL REINFORCING

STEEL MEMBERS, HARDWARE, FASTENERS SHALL BE HOT DIPPED GALVANIZED OR EPOXY PAINTED PER ARCHITECT REQUIREMENTS. ALL CUT, REPAIRED AND EXPOSED SURFACE SHALL BE PAINTED WITH (2) COAT OF 95% ZINC RICH PAINT PER ASTM A780. COLOR TO MATCH EXISTING.

STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS:

TUBE COLUMNS: ASTM A500, GRADE B (Fy = 46 KSI) WIDE FLANGE COLUMNS / BEAWASTM 572 GR50 SCHEDULE 40, CONFORMING TO ASTM A53, TYPE E OR S, GRADE B (Fy = 35 KSI.) STEEL PIPE: ALL OTHER STEEL: ASTM A36 (Fy = 36 KSI) OR ASTM A992 ASTM A307 (WOOD/STEEL CONN) BOLTS: ASTM A325/A490 WITH LOCK WASHERS (STEEL/STEEL AND STEEL/CONC CONN) BOLTS: ANCHOR BOLTS: ASTM A307 (WOOD FRAMING) ASTM A325 (STEEL FRAMING) ANCHOR BOLTS:

ALL SLIP CRITICAL CONNECTIONS SHALL BE ASTM A325 BOLTS AND SHALL BE ENGINEER-APPROVED, SELF-LOAD INDICATING TYPES, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL STEEL WELDING CONFORM TO THE AWS CODES D1.1 AND D1.3, AND USE ONLY CERTIFIED WELDERS. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS. USE DRY E70 ELECTRODES. ALL WELDING SHALL CONFORM TO THE AWS CODES, AND SHALL BE BY CERTIFIED WELDERS. WELDS NOT

SPECIFIED SHALL BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DRAWING LIST SHEET **NUMBER ISSUE DATE** SHEET NAME S-0 GENERAL NOTES AND 02-04-21 SPECIFICATIONS 02-04-21 FRAMING PLAN FRAMING PLAN 02-04-21 S-3 FRAMING DETAILS 02-04-21 FRAMING DETAILS 02-04-21 Grand total: 5

EXTENT



info@b2engineers.com 425-318-7047 (O) 425-318-0031 (C)



BELADY GARAGE

DRAWING INFO

ISSUE DATE 02-04-21

ISSUED FOR PERMIT

PROJECT NO. 19207

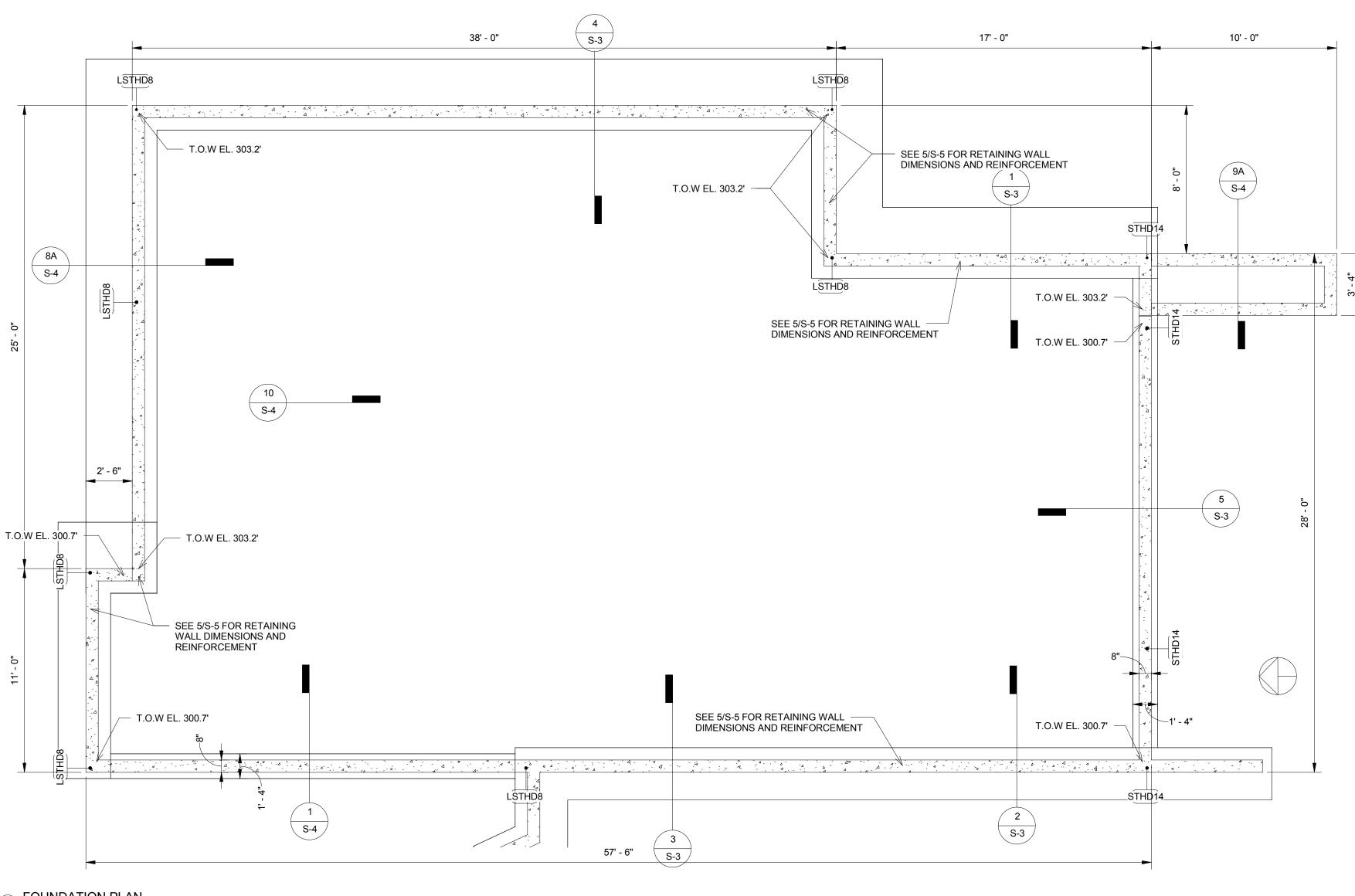
ENGINEER BB

REVISION SCHEDULE

NO. DATE DESCRIPTION

GENERAL NOTES SPECIFICATIONS

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



info@b2engineers.com 425-318-7047 (O) 425-318-0031 (C)



BELADY GARAGE

7627 79TH AVE SE, MERCER ISLAND, WA 98040

IMPORTANT NOTES FOR CONTRACTOR:

CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS AND FIELD VERIFY ALL RELATED EXISTING FRAMING & DIMENSIONS PRIOR TO ANY FIELD WORK. NOTIFY THE ENGINEER/OWNER ANY DISCREPANCIES FOUND IN THE FIELD. STRUCTURAL DRAWINGS MAY NOT CORRECTLY REFLECT ALL EXISTING FRAMING DUE TO LIMITED ACCESS TO THE SITE AND EXISTING DRAWINGS.

CONTRACTOR SHALL FIELD VERIFY AND NOTIFY THE ENGINEER/OWNER OF EXISTING MECHANICAL DUCTS, PLUMBING PIPES, ELECTRICAL WIRES THAT MAY INTERFERE WITH STRUCTURAL WORKS FOR COST CONSIDERATIONS PRIOR TO ANY FIELD WORK.

IMPORTANT FOUNDATION AND FRAMING NOTES:

1. ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL (NO SOFT OR ORGANIC MATERIALS). GEOTECHNICAL ENGINEER MAY BE REQUIRED TO ASSESS EXISTING SOIL CONDITIONS.

2. FOR FRAMING LUMBER TYPES AND GRADES, AND CONCRETE MIX REQUIREMENTS PLEASE SEE S-0
3. FOR PLYWOOD/OSB SHEARWALL SCHEDULE, PLEASE SEE S-5

4. FOR COMMON HEADER FRAMING DETAIL AND HEADER SIZE, SEE S-5
5. PROVIDE (2) 2X6 OR (3) 2X4 STUD POSTS AT EACH END OF BEAMS, UNLESS NOTED OTHERWISE ON PLAN

6. SLAB ON GRADE SHALL BE 4" CONCRETE SLAB WITH #3 AT 18" EACH WAY (MID-DEPTH) ON 6" COMPACTED CRUSHED ROCK. PROVIDE 1" SAWCUT JOINT AT 15 FT MAX. SPACING (EACH WAY)
7. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB WITH 10d AT 6" NAILING AT

7. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB WITH 10d AT 6" NAILING AT EDGES AND AT 12" AT FIELD 8. ROOF SHEATHING SHALL BE 1/2" APA PLYWOOD WITH 16d (3.5" LONG) AT 6" NAILING

IMPORTANT NOTES ON TRUSS AND FLOOR FRAMING DESIGN AND SHOP DRAWING:

1. TRUSS FRAMING LAYOUT SHOWN IS GENERAL CONCEPT ONLY. CONTRACTOR/ TRUSS SUPPLIER MUST SUBMIT TRUSS SHOP DRAWINGS INCLUDING TRUSS TEMPORARY/ PERMANENT BRACING PLANS FOR ENGINEER'S REVIEW 2. TRUSS FRAMING PROFILE/ LAYOUT SHOULD CONFORM TO BOTH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED BY

ENGINEER/ ARCHITECT PRIOR TO TRUSS DESIGN WORK.

3. TRUSS DEFLECTION CRITERIAS:
FLOOR/DECK TOTAL LOAD = L/480 ROOF TOTAL LOAD = L/240
FLOOR/DECK LIVE LOAD = L/600 ROOF SNOW LOAD = L/300

AT BEAMS AND 10d (2" LONG) AT 12" FIELD NAILING

FLOOR/DECK LIVE LOAD = L/600 ROOF SNOW LOAD = L/300
** MAXIMUM TOTAL LOAD DEFLECTION SHOULD NOT EXCEED 1.0" IN ALL CASES
4. FLOOR/ROOF FRAMING LAYOUT AND CONNECTORS (SUCH AS LUMBER PACKAGE
BY SUPPLIERS) MUST BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO
CONSTRUCTION

FRAMING SYMBOLS:



LEGEND AND NOTES

1/4" = 1'-0"

ISSUE DATE 02-04-21
ISSUED FOR PERMIT

DRAWING INFO

PROJECT NO. 19207

ENGINEER BB

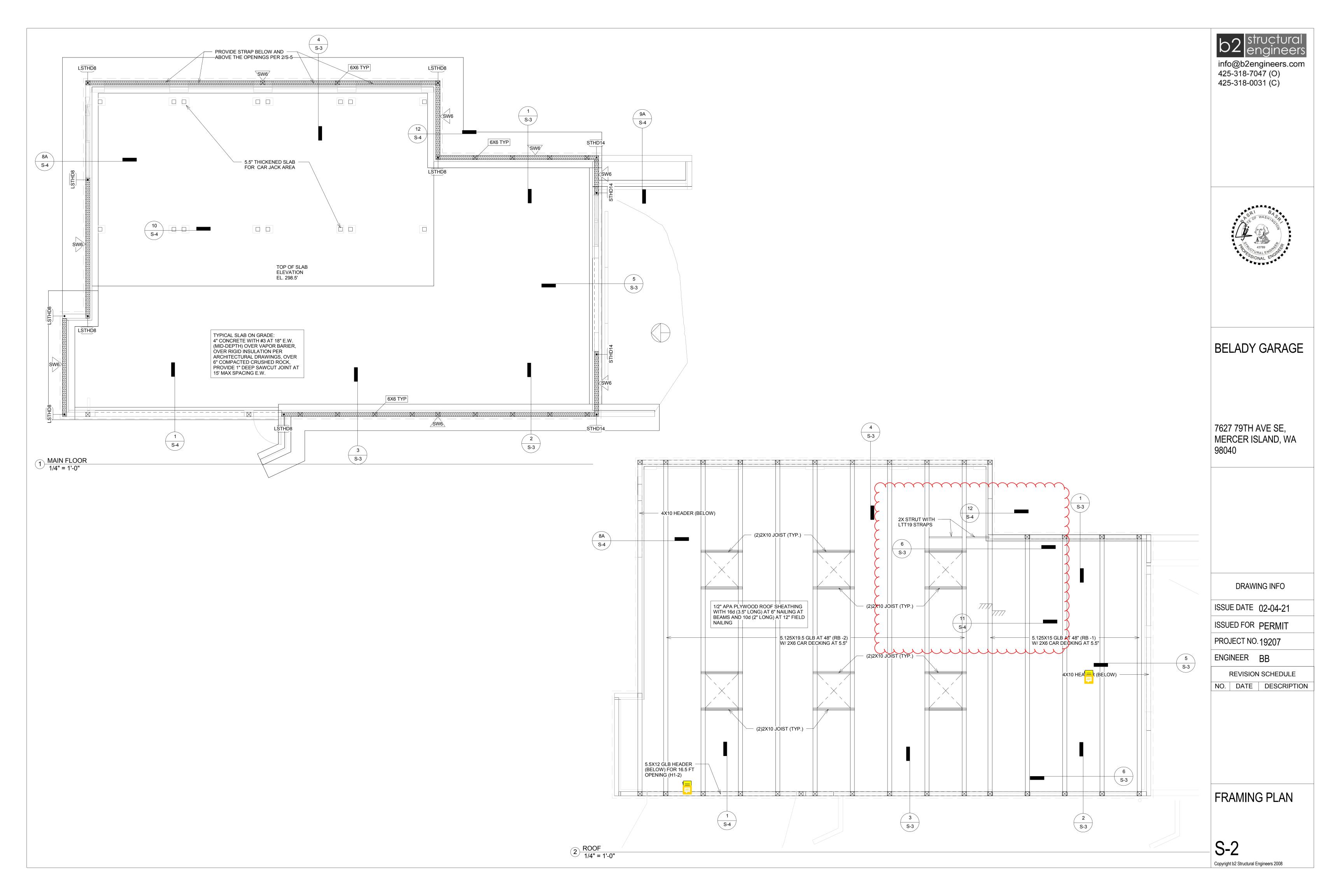
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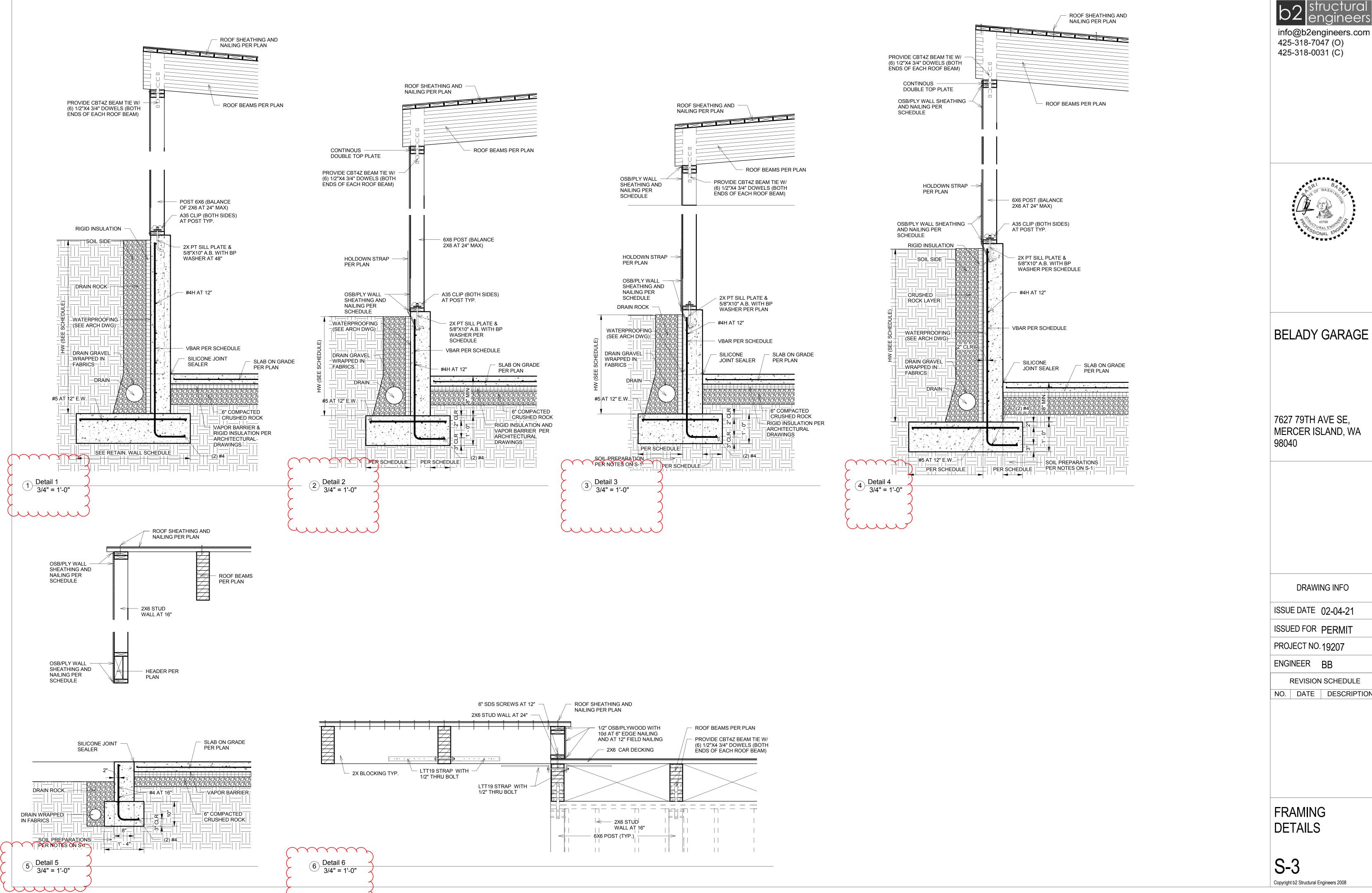
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FRAMING PLAN

S-1

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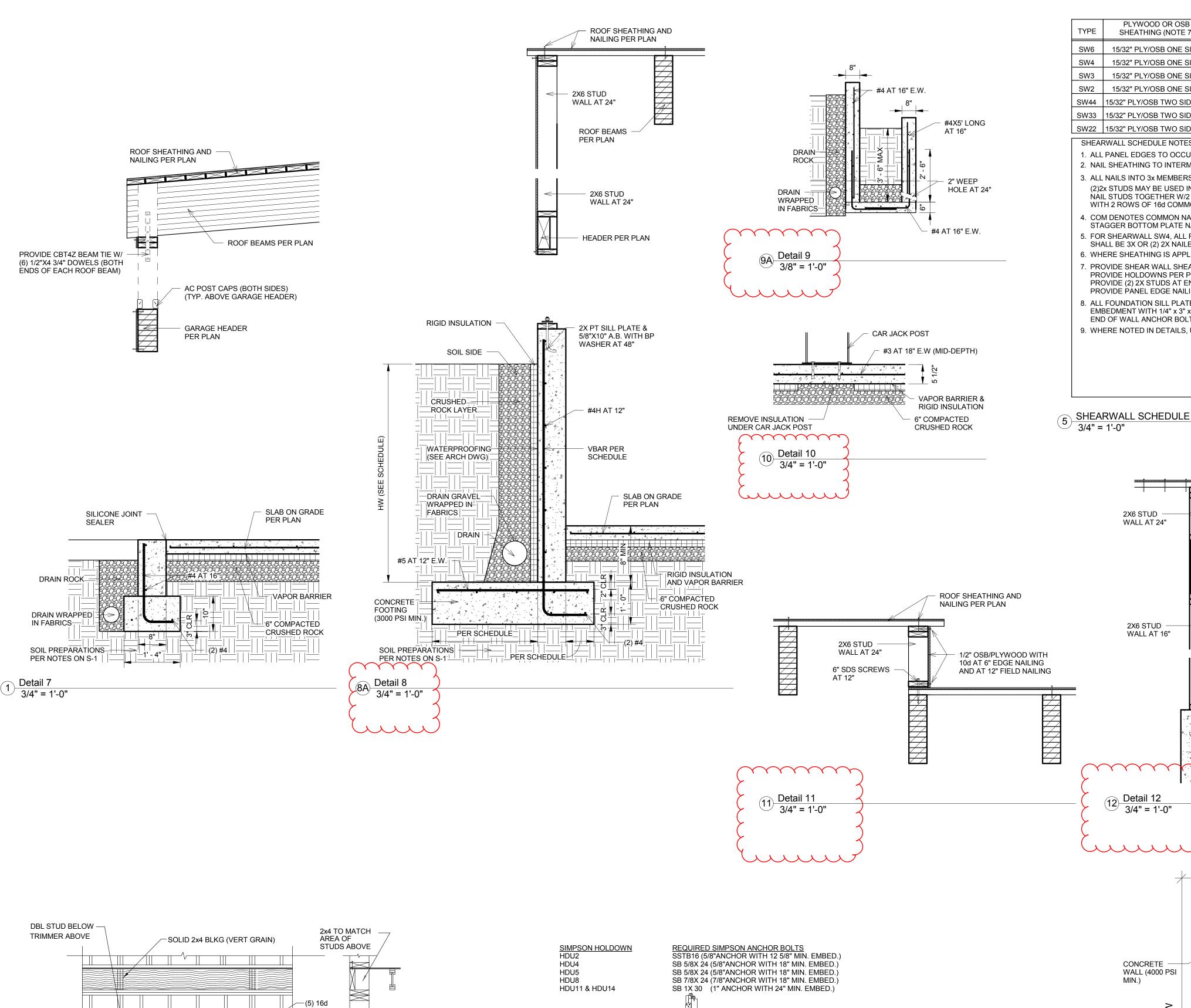
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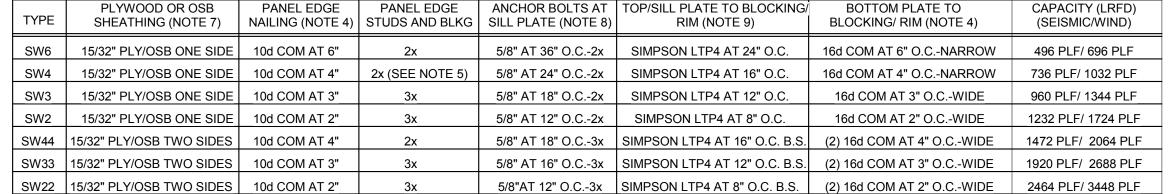


MERCER ISLAND, WA

REVISION SCHEDULE

NO. DATE DESCRIPTION





SHEARWALL SCHEDULE NOTES:

2X6 STUD

WALL AT 24"

2X6 STUD

12 Detail 12 3/4" = 1'-0"

CONCRETE

WALL (4000 PSI

VBAR

WALL AT 16"

- 1. ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS 2. NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
- 3. ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED
- (2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS. NAIL STUDS TOGETHER W/2 ROWS 16d COMMON AT 6" O.C. AT SINGLE SIDE SHEATHING AND NAIL
- WITH 2 ROWS OF 16d COMMON AT 3" O.C. AT DOUBLE SHEATHED WALLS. 4. COM DENOTES COMMON NAILS. MIN. NAIL PENETRATION INTO PLATE, RIM OR BLOCKING SHALL BE 1 5/8".
- STAGGER BOTTOM PLATE NAILING 5. FOR SHEARWALL SW4, ALL FRAMING MEMBERS RECEIVING EDGE NAILINGS FROM ABUTTING PANELS
- SHALL BE 3X OR (2) 2X NAILED TOGETHER WITH 16d AT 6" 6. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS.
- ". PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLAN. PROVIDE HOLDOWNS PER PLAN AT EACH END OF WALL, UNO. PROVIDE (2) 2X STUDS AT ENDS OF ALL SHEARWALL. FACE NAIL MULTIPLE STUDS WITH 16d AT 12"
- PROVIDE PANEL EDGE NAILING IN EACH HOLDOWN STUD AT END OF WALL. 8. ALL FOUNDATION SILL PLATES SHALL BE PT MEMBERS AND THE ANCHOR BOLTS SHALL HAVE MIN. OF 7" EMBEDMENT WITH 1/4" x 3" x 3" PLATE WASHER OR SIMPSON'S BP/ BPS PLATE.
- END OF WALL ANCHOR BOLTS SHALL BE LOCATED MAX 12" AND MIN 5" FROM END OF THE PLATE. 9. WHERE NOTED IN DETAILS, USE SIMPSON A35 IN LIEU OF LTP4 PLATES SPACE AT 2/3 OF LTP4 SPACING.

ROOF SHEATHING AND

NAILING PER PLAN

6" SDS SCREWS

CONTINOUS ROOF

- PLYWOOD/OSB SHEATHING

SOIL SIDE

CRUSHED

#4 AT 12"

W2

ROCK LAYER

DAMPPROOFING

(SEE ARCH DWG)

DRAIN GRAVEL

WRAPPED IN

FABRICS

#5 AT 12" E.W.

(3000 PSI MIN.)

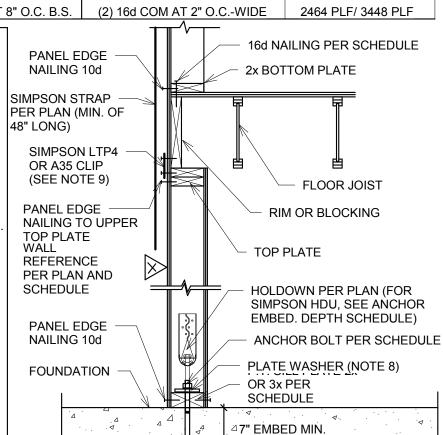
CONCRETE FOOTING

SHEARWALL SCHEDULE

AND NAILING PER

2X PT SILL PLATE & 5/8"X10" A.B. WITH BP WASHER PER SCHEDULE

GLULAM BEAM







BELADY GARAGE

7627 79TH AVE SE, MERCER ISLAND, WA

DRAWING INFO

ISSUE DATE 02-04-21

ISSUED FOR PERMIT

PROJECT NO. 19207

ENGINEER BB

REVISION SCHEDULE

NO. DATE DESCRIPTION

3. THE WALL CONCRETE STRENGTH SHALL BE MIN. 2500 PSI.

1. BACKFILL THE WALLS PRIOR TO FRAMING THE

2. THE WALLS ARE <u>NOT</u> DESIGNED FOR WATER

DURING EXCAVATION, PLEASE NOTIFY THE

PRESSURE. IF RUNNING WATER IS ENCOUNTERED

W2

IMPORTANT NOTES:

STRUCTURAL ENGINEER.

FLOOR ABOVE

#4 AT 12"

#4 AT 12" #5X4'X4' AT 12"

#5 AT 12" #5X6'X6' AT 12"

#5 AT 6" #5X8'X8' AT 6"

4. THE FOOTING CONCRETE STRENGTH SHALL BE

5. DO NOT HESITATE TO CALL THE STRUCTURAL

ENGINEER AT 425-296-2993 FOR ANY QUESTIONS

9 RETAINING WALL SCHEDULE
3/4" = 1'-0"

1' - 0"

FRAMING DETAILS

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7 TYP. WALL OPENING FRAMING 3/4" = 1'-0"

SEE HEADER

(2) 2x6 SILL

NEW SLAB ON GRADE

SCHEDULE

EA END

AT STUD/PLATE

(4) 8d TOENAIL OR

(2) 16d END NAIL

4 4 4 4 4 4 4 4 4

CONNECTION, PROVIDE

1 TRIMMER AND 2 KING STUD NAILED

OPENING HEADER

10 FT MAX. 4X10 DF #2 U.N.O.

TOGETHER OR POST PER PLAN

SIMPSON HDU WITH SSTB ANCHOR ROD SIMPSON LSTHD SIMPSON HOLDOWN

HOLDOWN STRAP WITH SSTB ANCHOR ROD SIMPSON CS STRAP

HOLDOWN DETAILS & ANCHOR

8 SCHEDULE 3" = 1'-0"