

GENERAL NOTES

PROPERTY OWNERS: RICHARD AND LYNN DUBEY

JOB ADDRESS: 8140 W. Mercer Way

JOB DISCRIPTION

Remove existing outdoor covered entry and replace with addition to house with new entry and elevator. Add new retaining wall to the south of the addition and fill in behind wall to create new exterior entry court.

LEGAL DISCRIPTION: Lot 25, Lakeridge Heights, records of King County, Washington.

TAX PARCEL NUMBER: 4141670250

LOT AREA: 14,304 sf

ZONING: R-15

CODE:

All work shall be in comp	liance with:
2015 IRC	2015 IFGC
2015 IRC	2015 UPC
2015 BCB (BCC 23.05)	2015 NEC
2015 IMC	2015 WSEC, WAC
	51-11(WSEC)

BUILDING SQUARE FOOTAGE

JILDING SQUARE FOOTA	GE Existing	Removed	New	Total
Basement	720 sf	0 sf	0 sf	720.00 sf
First floor	1,809 sf	0 sf	110.00 sf	1,919.00 sf
Second floor	1,269 sf	0 sf	51.50 sf	1,320.50 sf
Second floor deck	< 121 sf	0 sf	0 sf	121.00 sf
Entry porch	130 sf	130 sf	0 sf	0.00 sf
Garage	745 sf	0 sf	0 sf	745.00 sf
Total	4,794 sf	130 sf	161.50 sf	4,825.50 sf
	Existing	Removed	New	Total
Deck	799 sf	0 sf	0 sf	799.00 sf
Driveway / walks	1,188 sf	0 sf	0 sf	1,188.00 sf
Entry court	0 sf	0 sf	200.50	200.50 sf
T = + = 1				

0 sf

200. 50 sf 2,187.50 sf

SLOPE OF LOT: 24% - see site plan

Total

IMPERVIOUS SQUARE FOOTAGE: 35% allowed on 24% slope

1.987 sf

	Existing	Removed	New	Tota
Building footpri	nt 2,452.61	130 sf	110.00 sf	2,432.61 s
Decks	799 sf	0 sf	0 sf	799.00 s
Driveway/walks	s 1,188 sf	0 sf	0 sf	1,188.00 s
Entry court	0 sf	0 sf	200.50 sf	200.50 s
Total	4,439.61 sf	130 sf	308.25 sf	4,620.11 s

NEW IMPERVIOUS COVERAGE : 4,620.11 / 14,304 = 32%

HEIGHT LIMIT: no change in height

REQUIRED YARDS - no change Required Actual

Required	Actual
20'-0"	17'-0" existing
25'-0"	26'-4"
10'-0"	28'-1"
5'-0"	26'-2"

ENERGY CREDITS

Addition is less than 500 sf.

FYSB RYSB

SYSB

SYSB

INSULATION

Roof w/ attic: R-49 Vaulted Roof: R-38 Walls: R-21 Floors: R-30 Window headers: R-10

Vertical glazing: U = .30 or less

WINDOWS

All windows to be NFRC certified Andersen 400 Series windows w/ Low-E insulated glass. They shall have a tested "U" value of 0.28 for pictures, 0.27 for caasement. All glazing below 18" above floorline shall be tempered. Any glazing within 24" of doors shall also be tempered. All bedrooms to have at least one openable window or door providing a clear opening of 20" wide and 24" high and minimum square footage of 5.7 s.f. The egress window sill shall be at maximum of 44" above the finished floor.

DOORS

All exterior doors shall be fully weatherstripped. Glazing shall be double tempered. All exterior doors shall have maximum 1" threshold. Opaque exterior doors shall have a "U" value rating of 0.20 or less

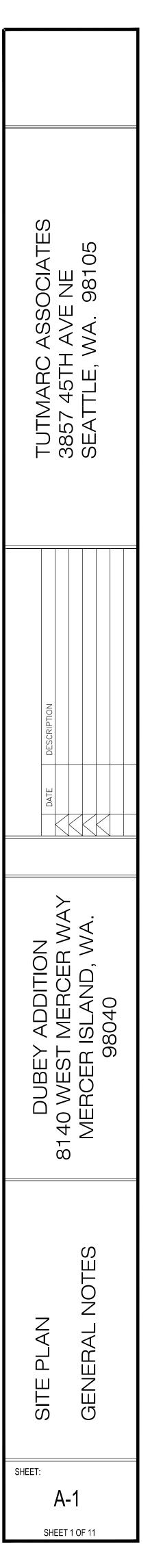
SMOKE DETECTORS

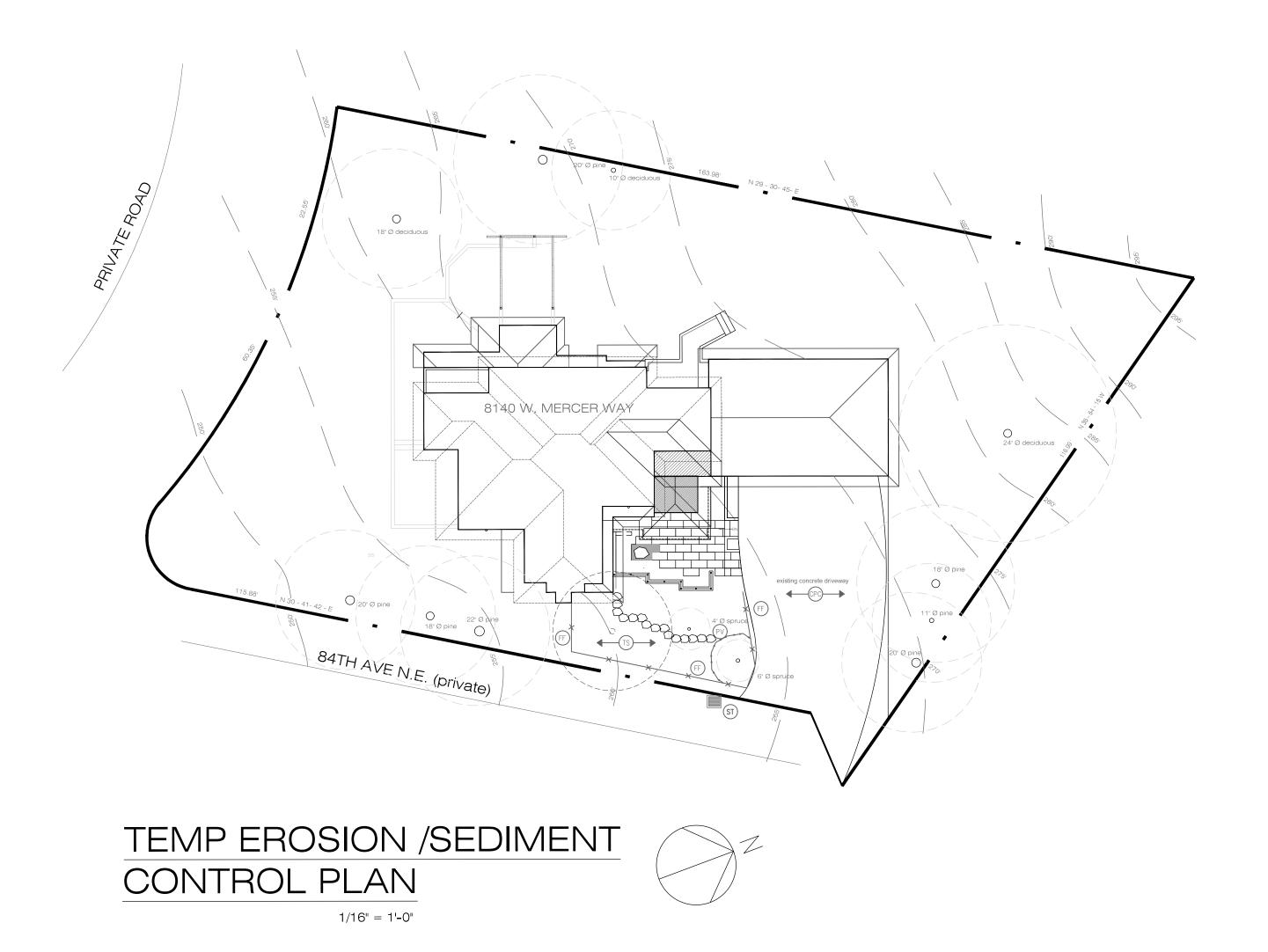
Smoke detectors shall have battery backup and be hard wired and interconnected so they will alarm together. They shall be installed per manufacturer's recommendations.

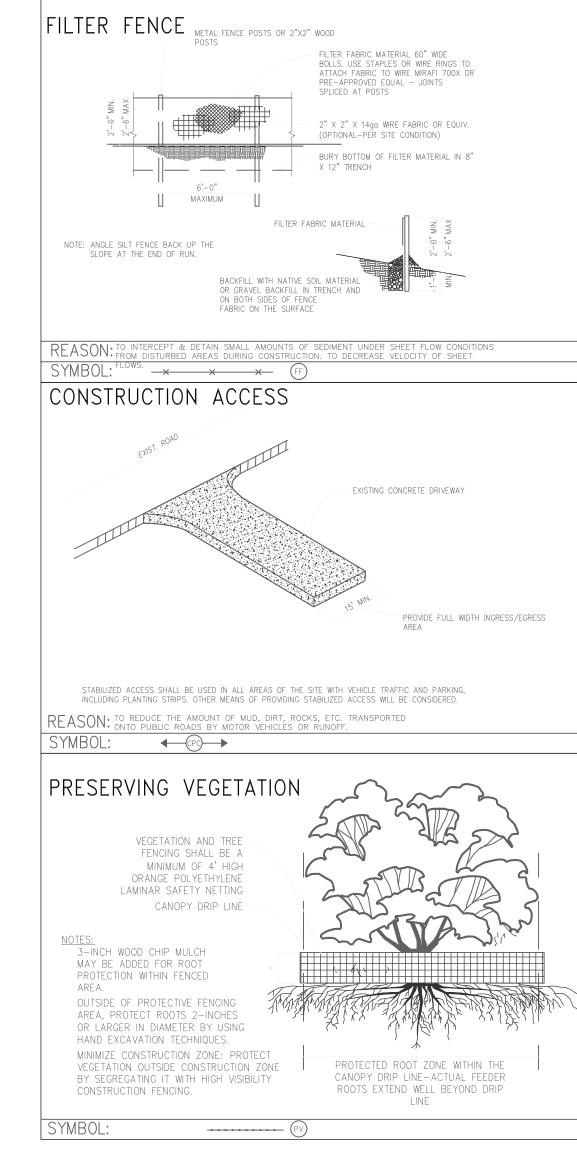
HVAC SYSTEM

existing forced air gas

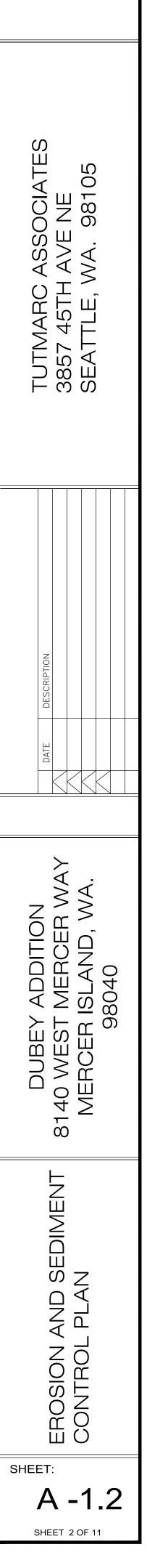
WHOLE HOUSE VENTILATION - not required

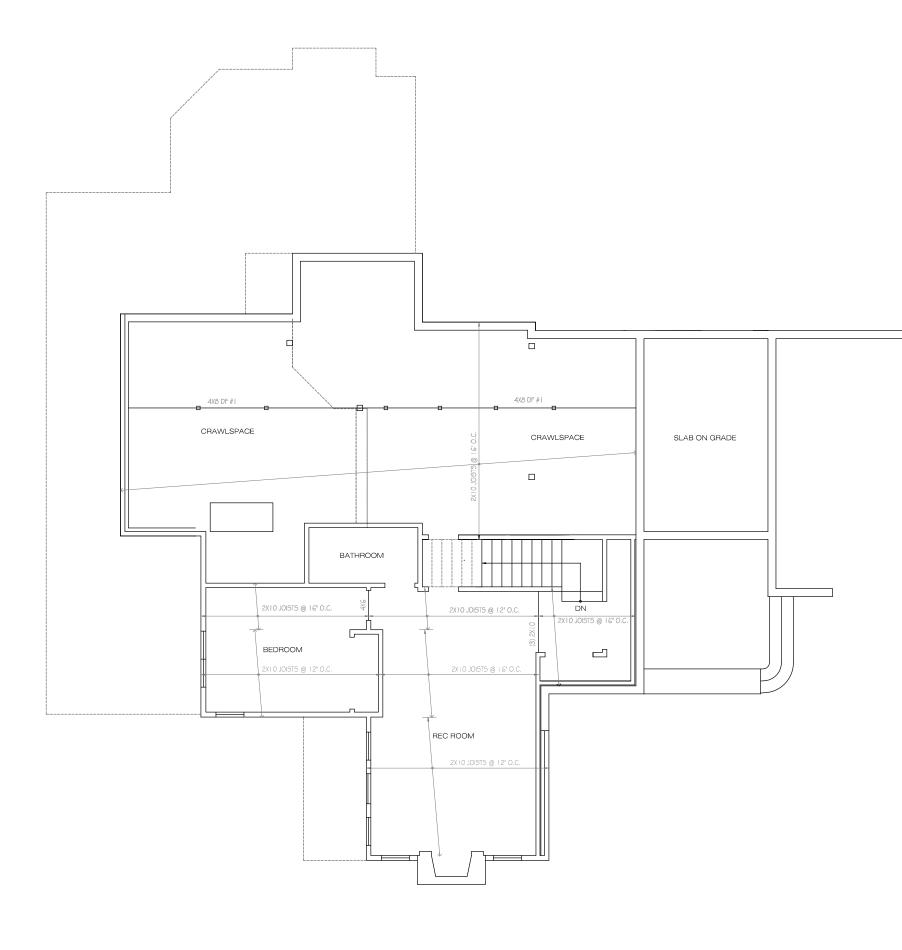




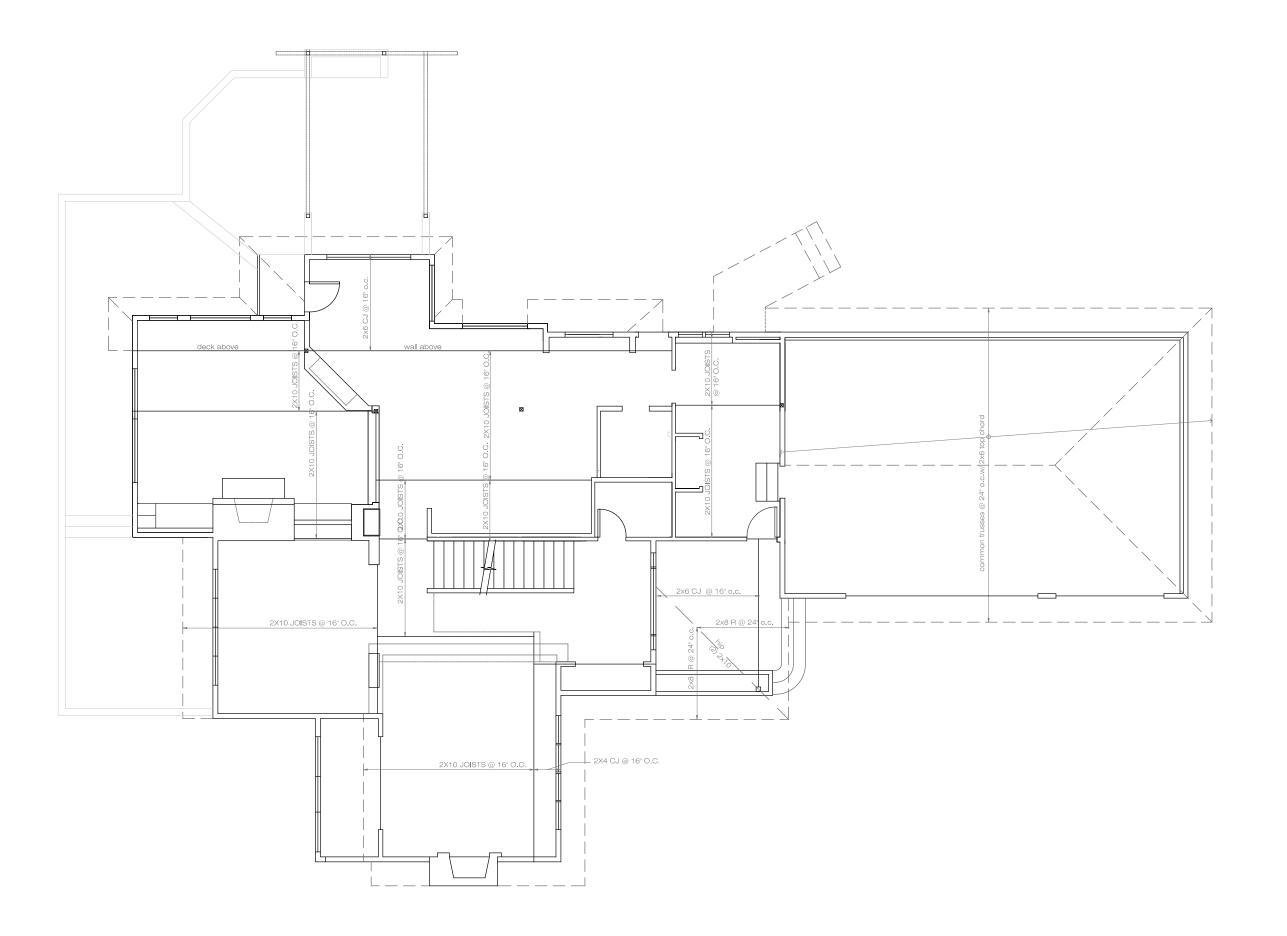


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TEMPORARY SEEDING AND MULCHING		
* *		
<u>STRAW MULCHING:</u> 1 FOR AREAS OF SITE WITH LESS THAN 30% SLOPF:		
 FOR AREAS OF SITE WITH LESS THAN 30% SLOPE; 5 BALES OF STRAW EQUALS 2-3 INCHES OF STRAW MULCH OVER 1000 SQARE FEET. 2. MULCH SHALL BE AIR DRIED AND FREE OF WEED AND COARSE MATERIAL. 		
	-	
SYMBOL: $(50) \rightarrow (50) \rightarrow$	-	
TEMPORARY SEDIMENT TRAP FOR CATCH BASINS	-	
TEIMI ORART SEDIMERT TRAFTOR OATON DASING		
GRATE		
FILTER SOCK WITH OVERFLOW HOLES		
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CATCH BASIN		SI
SYMBOL: (ST)	-	

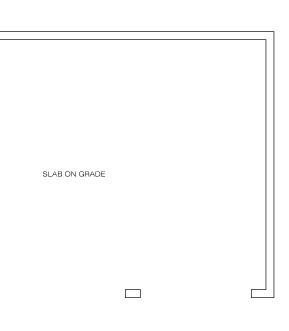


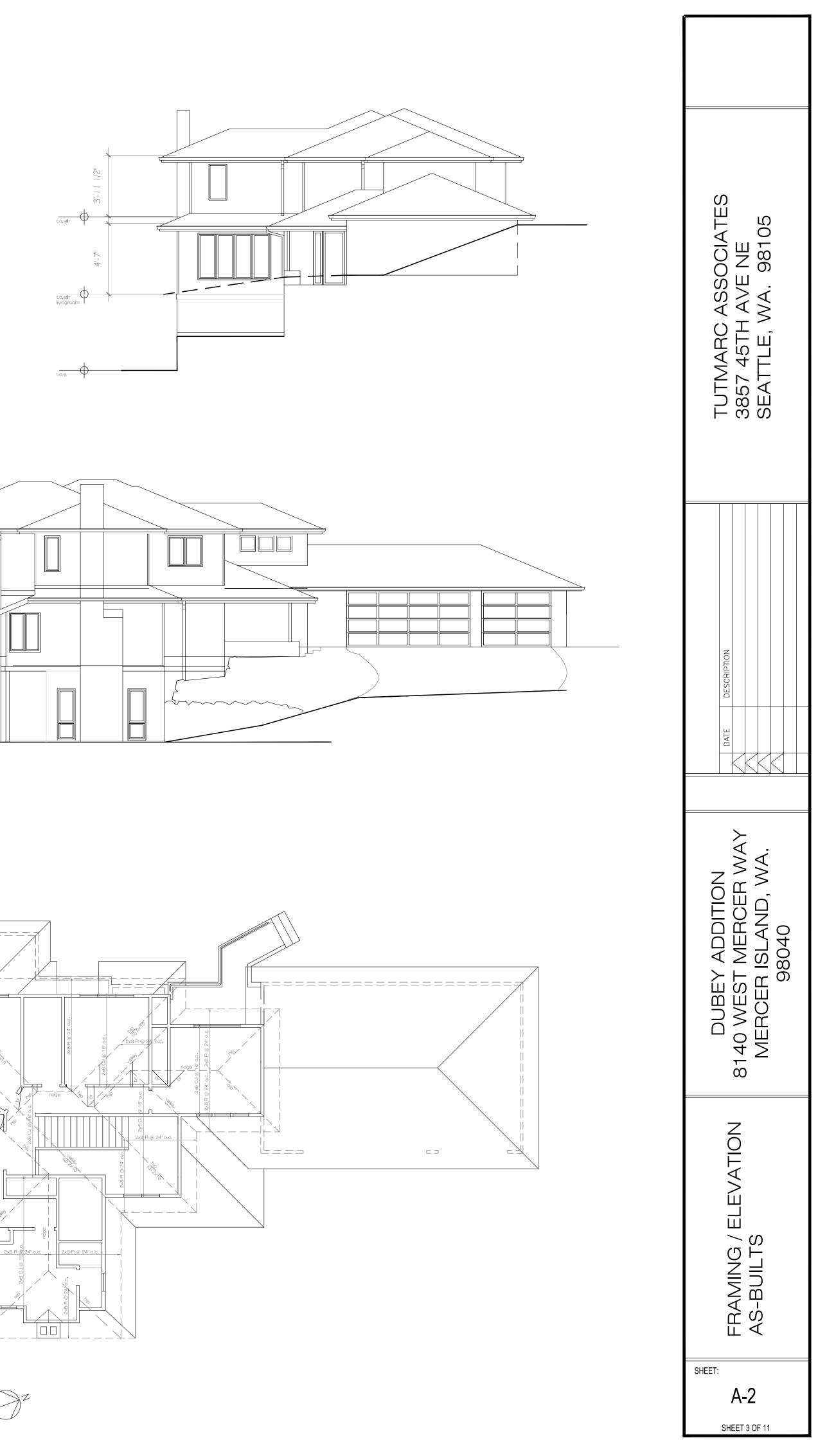


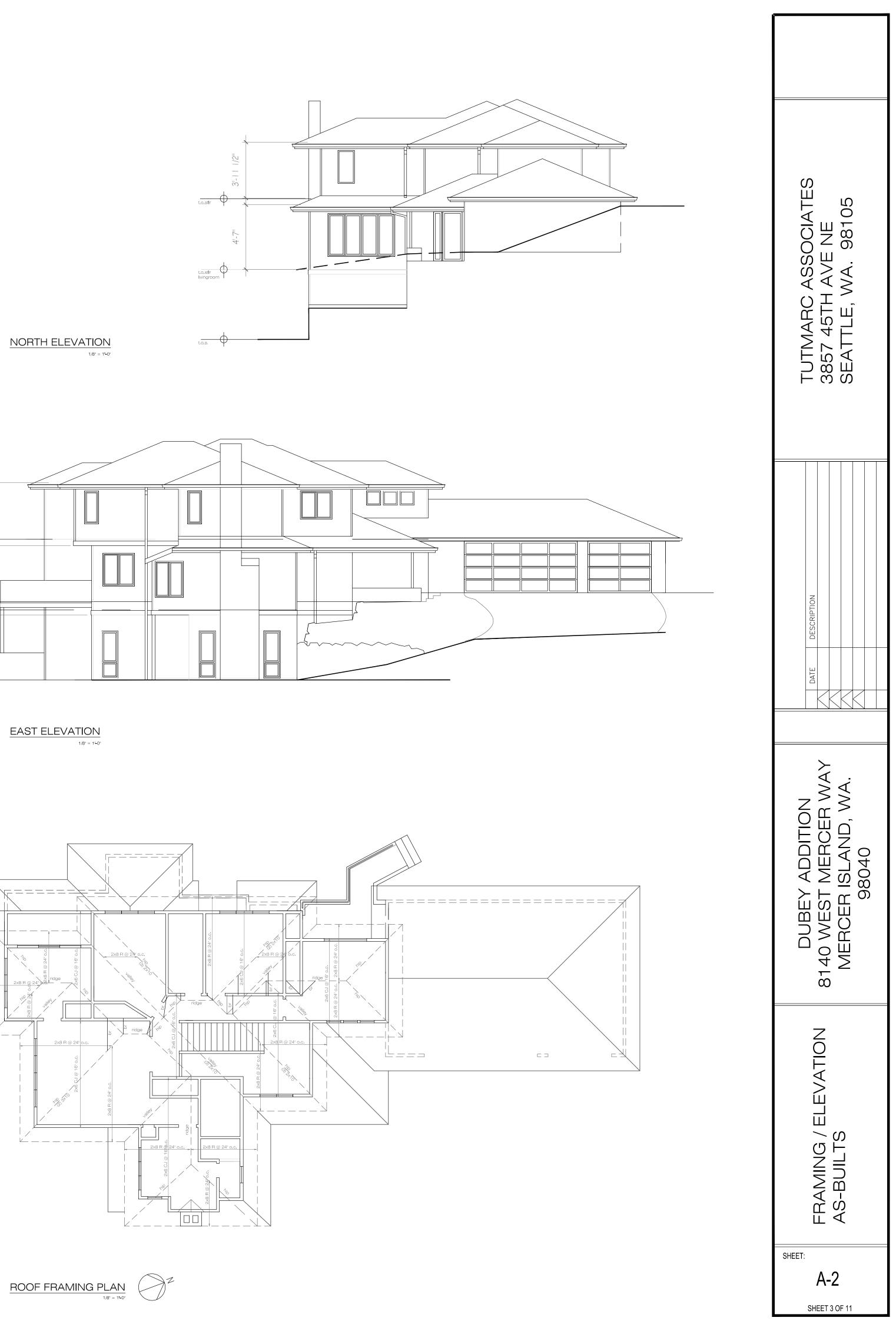


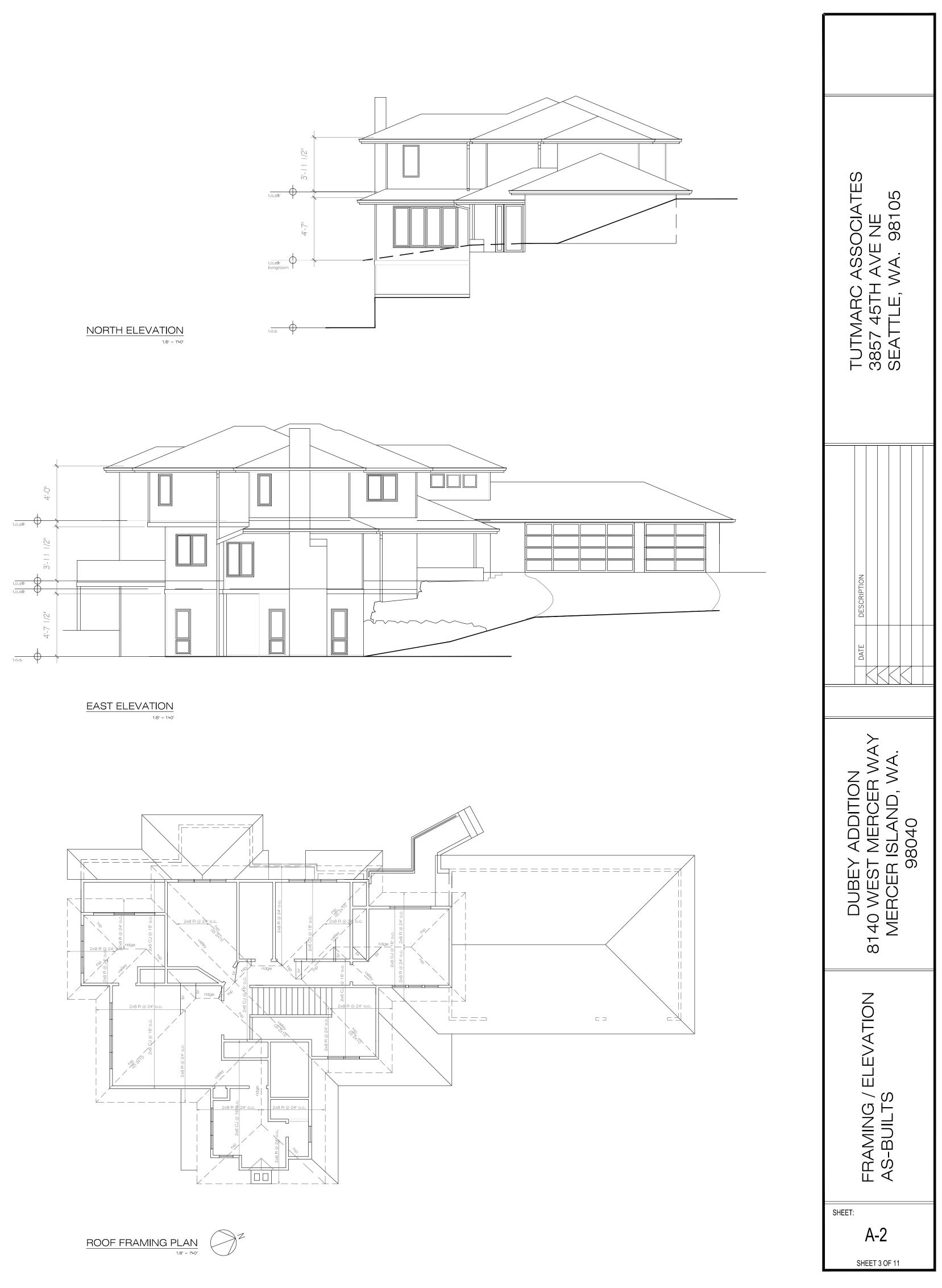


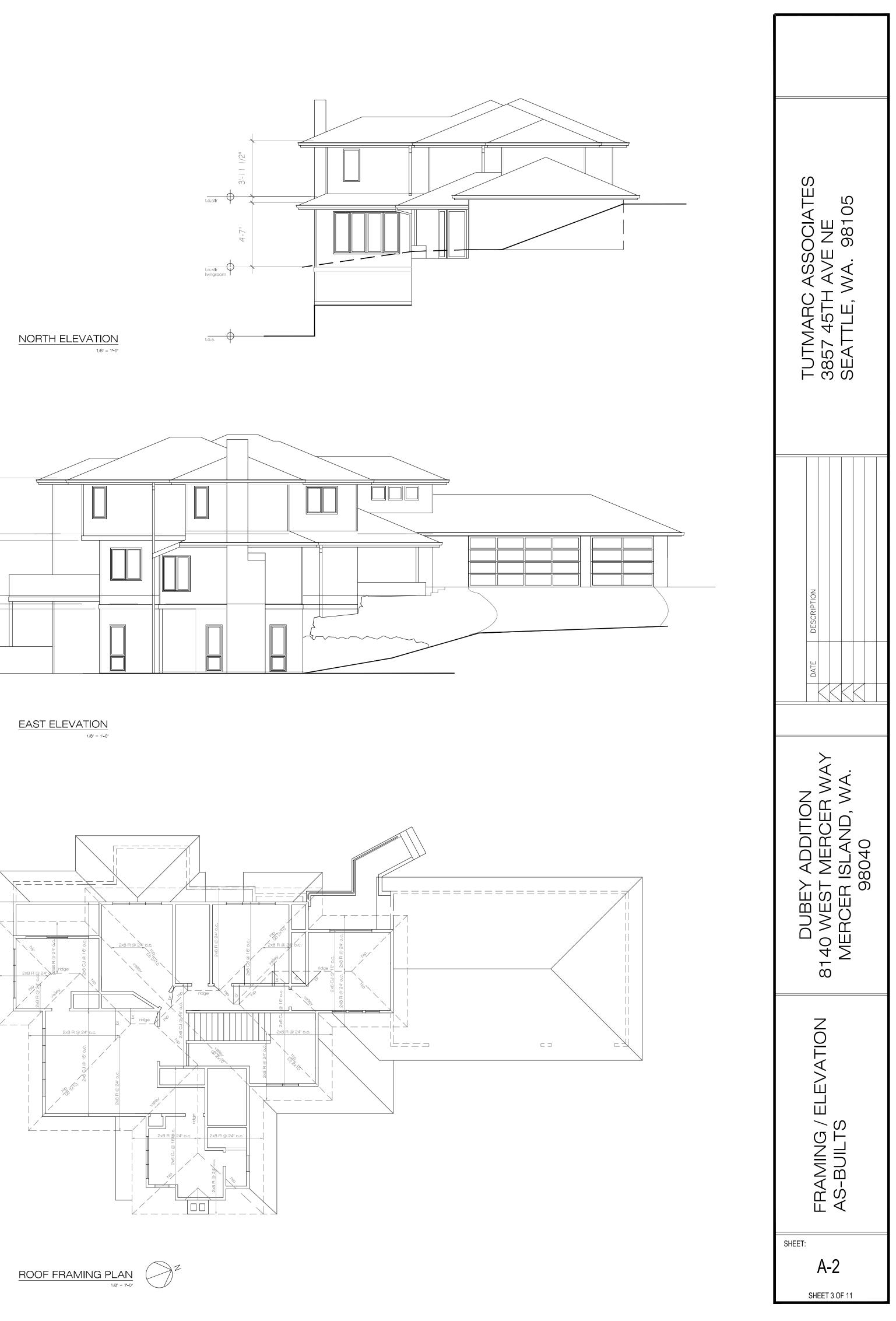




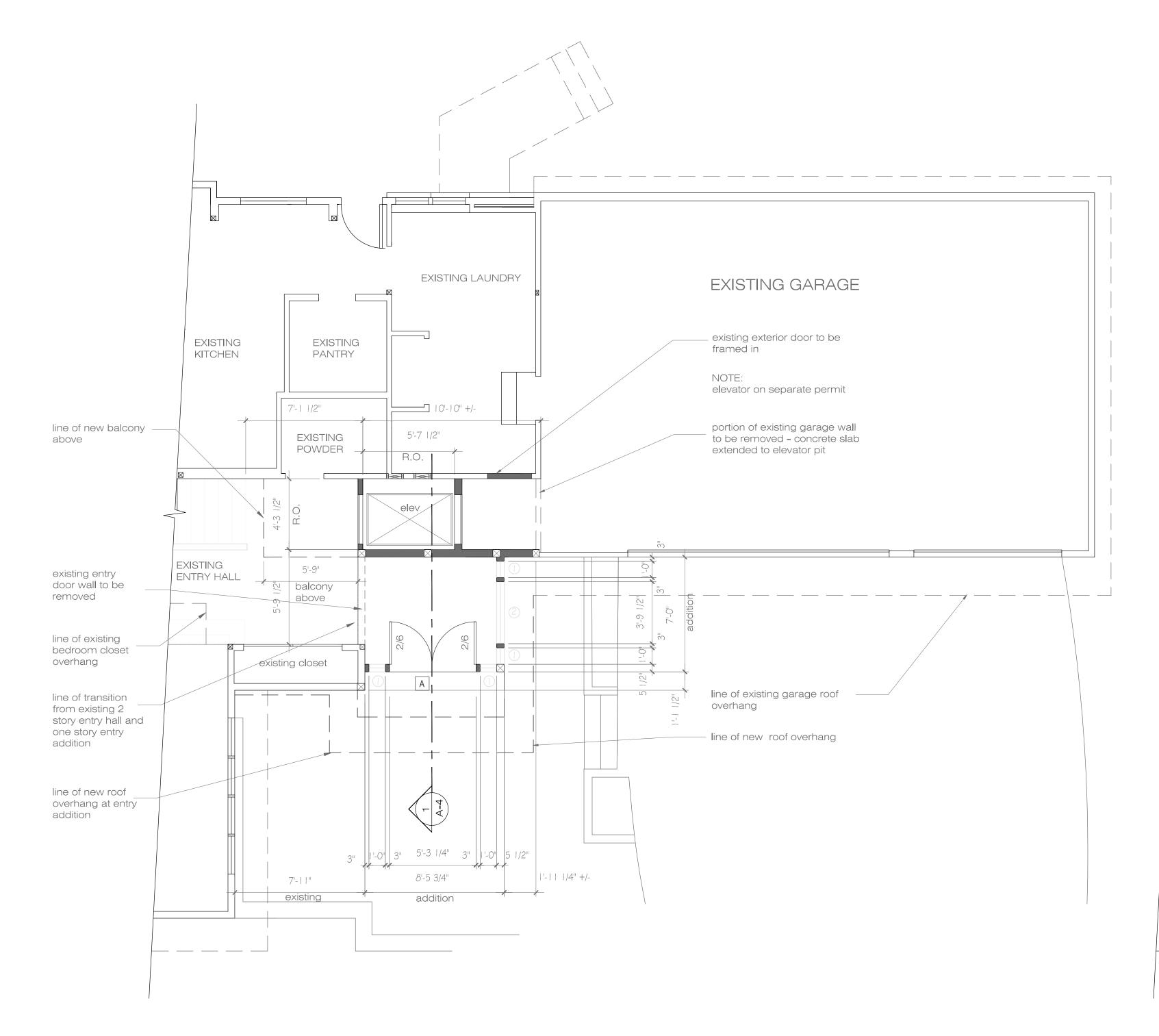






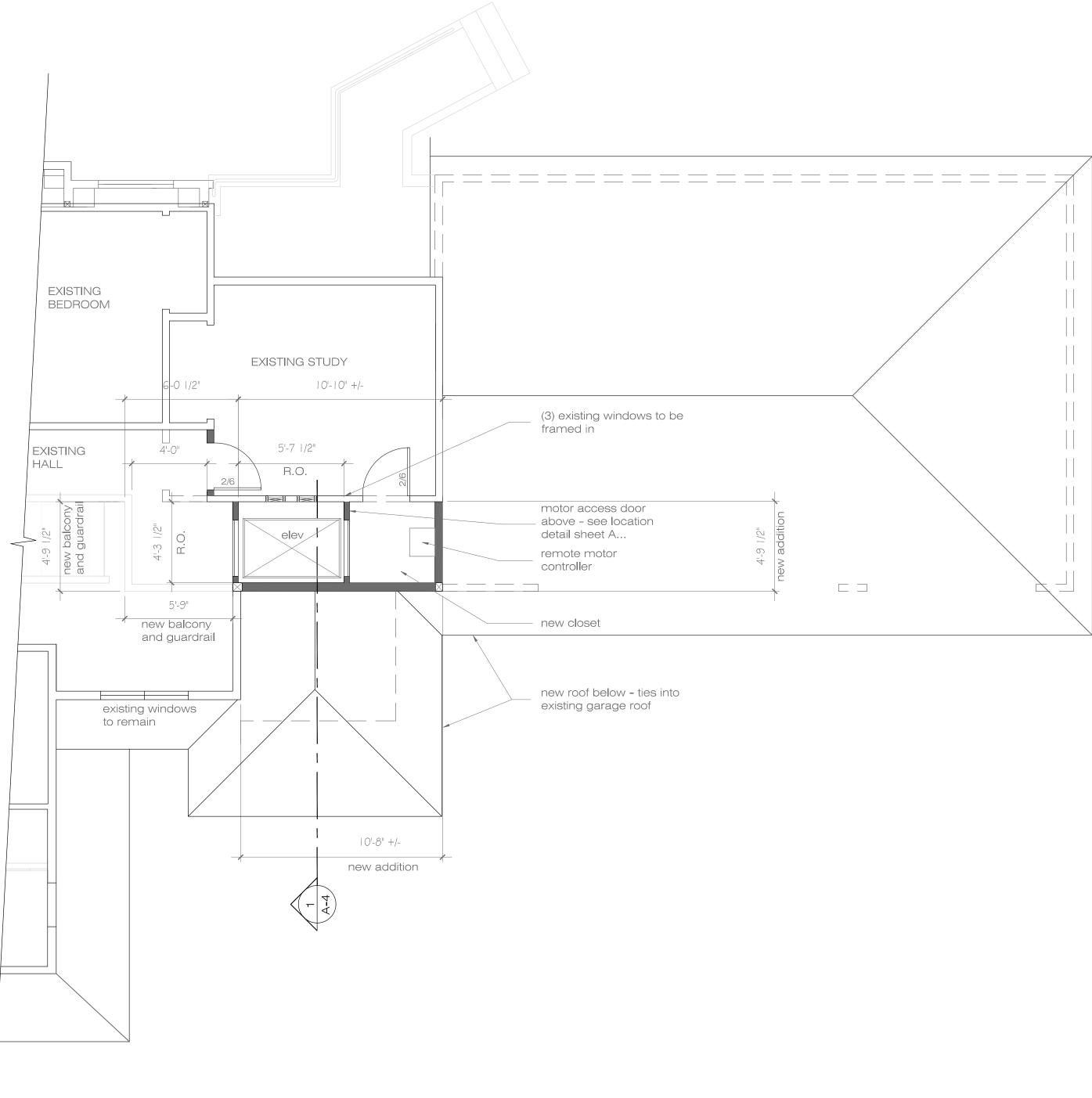








1/4" =1'-0"



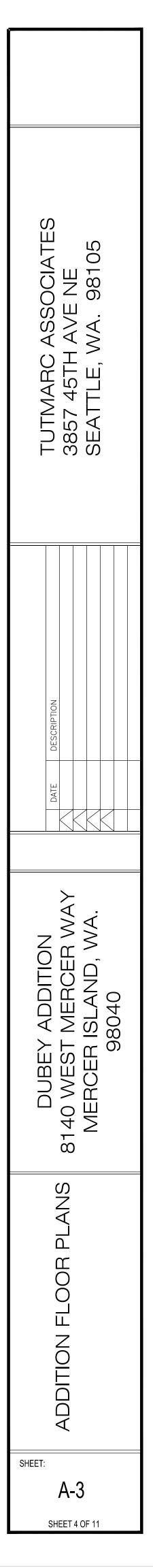


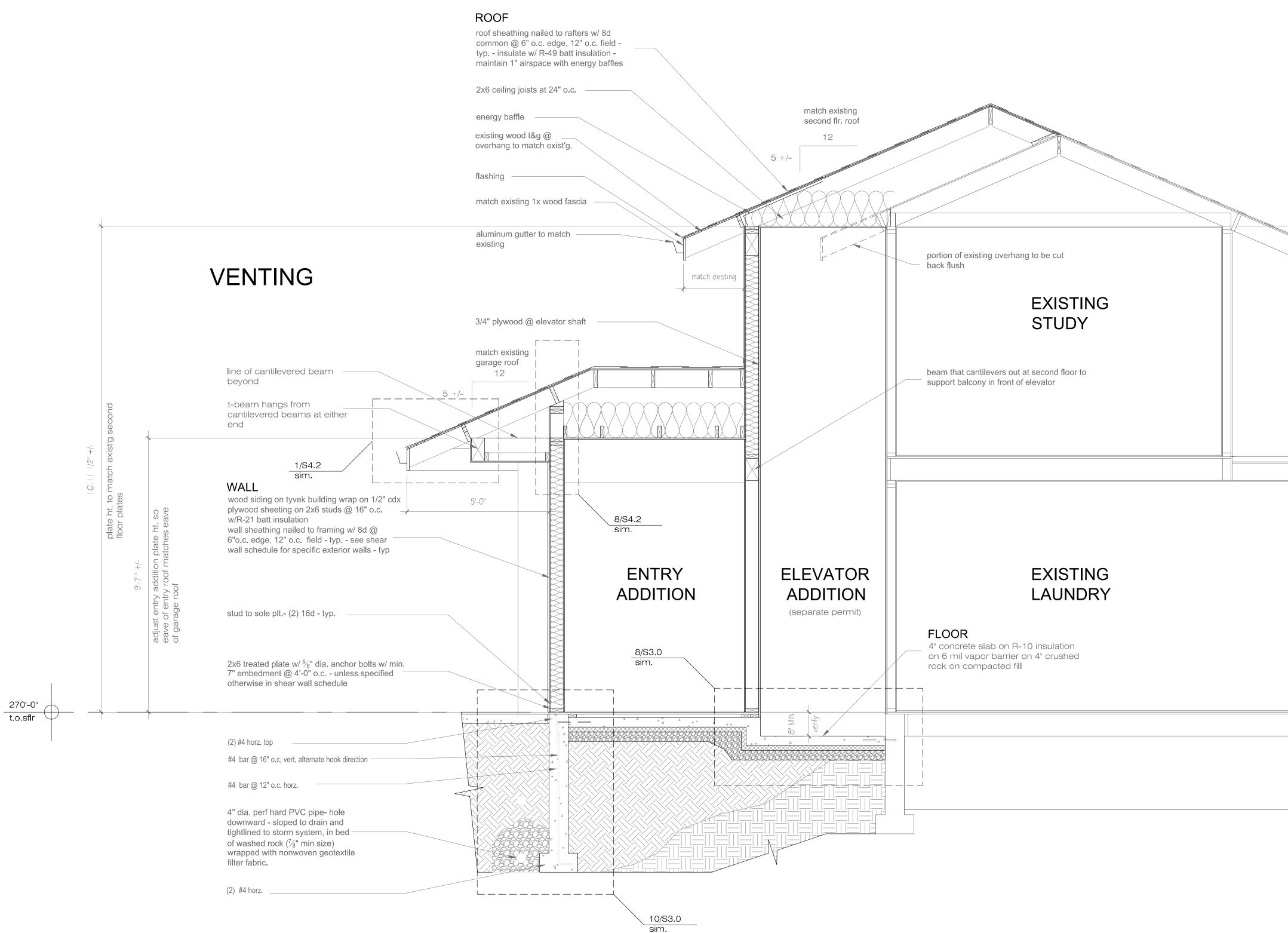
1/4" =1'-0"



existing wall to remain

new wall





CRAWLSPACE

min. 18" crawlspace height from bottom of joists and 12" from bottom of beams - cover grade with 6 mil vapor barrier. lap joints min. 12"



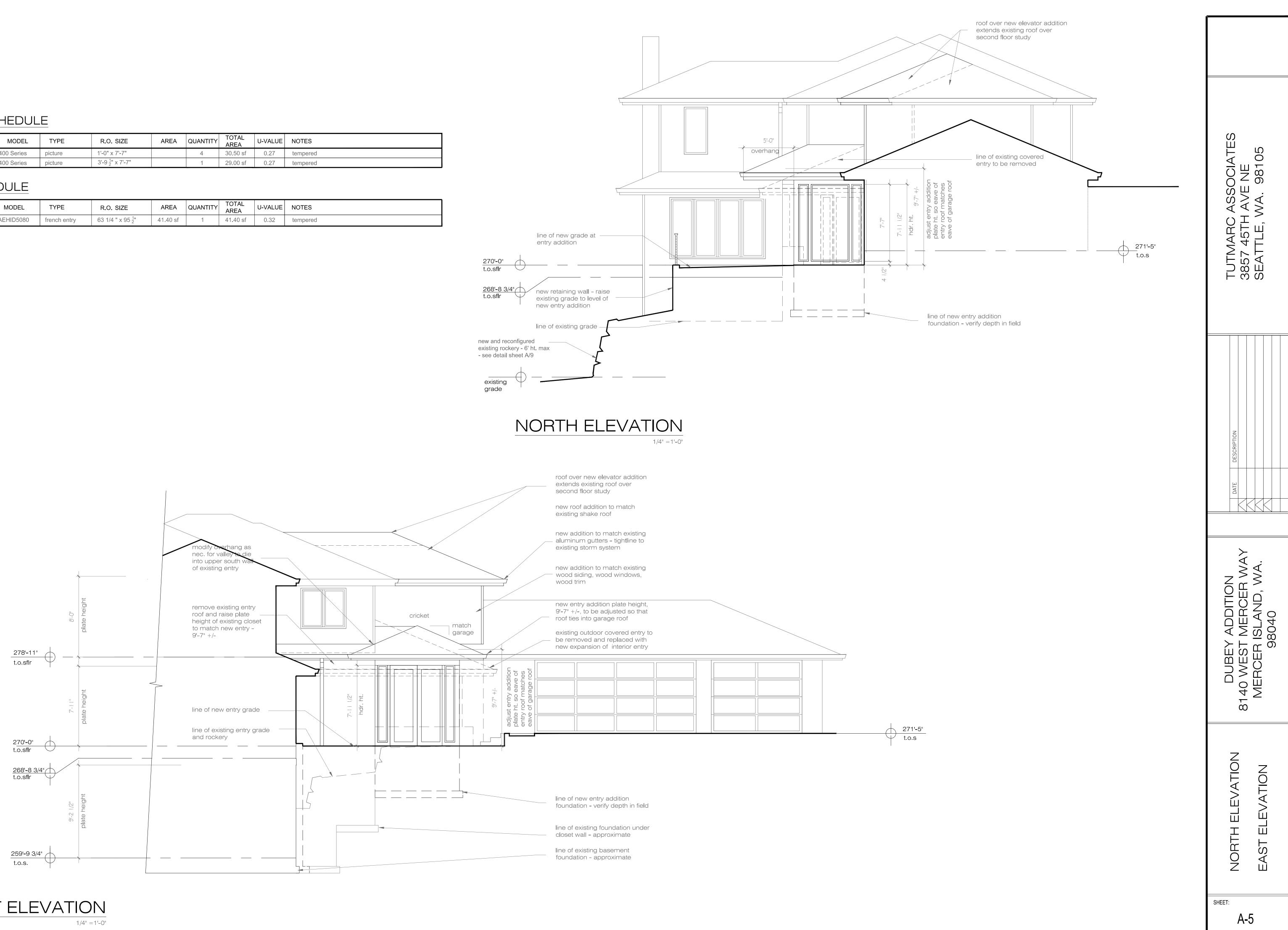
-71 00	TUTMARC ASSOCIATES 3857 45TH AVE NE SEATTLE, WA. 98105	
	DATE DESCRIPTION	
270-0" t.o.sfr	DUBEY ADDITION 8140 WEST MERCER WAY MERCER ISLAND, WA. 98040	
	NOLOS BUIDING SHEET: A-4	

WINDOW SCHEDULE

GLAZING #	MANUF.	MODEL	TYPE	R.O. SIZE	AREA	QUANTITY	TOTAL AREA	U-VALUE	NOTES
1	Andersen	400 Series	picture	1'-0" x 7'-7"		4	30.50 sf	0.27	tempered
2	Andersen	400 Series	picture	3'-9 <u>1</u> " x 7'-7"		1	29.00 sf	0.27	tempered

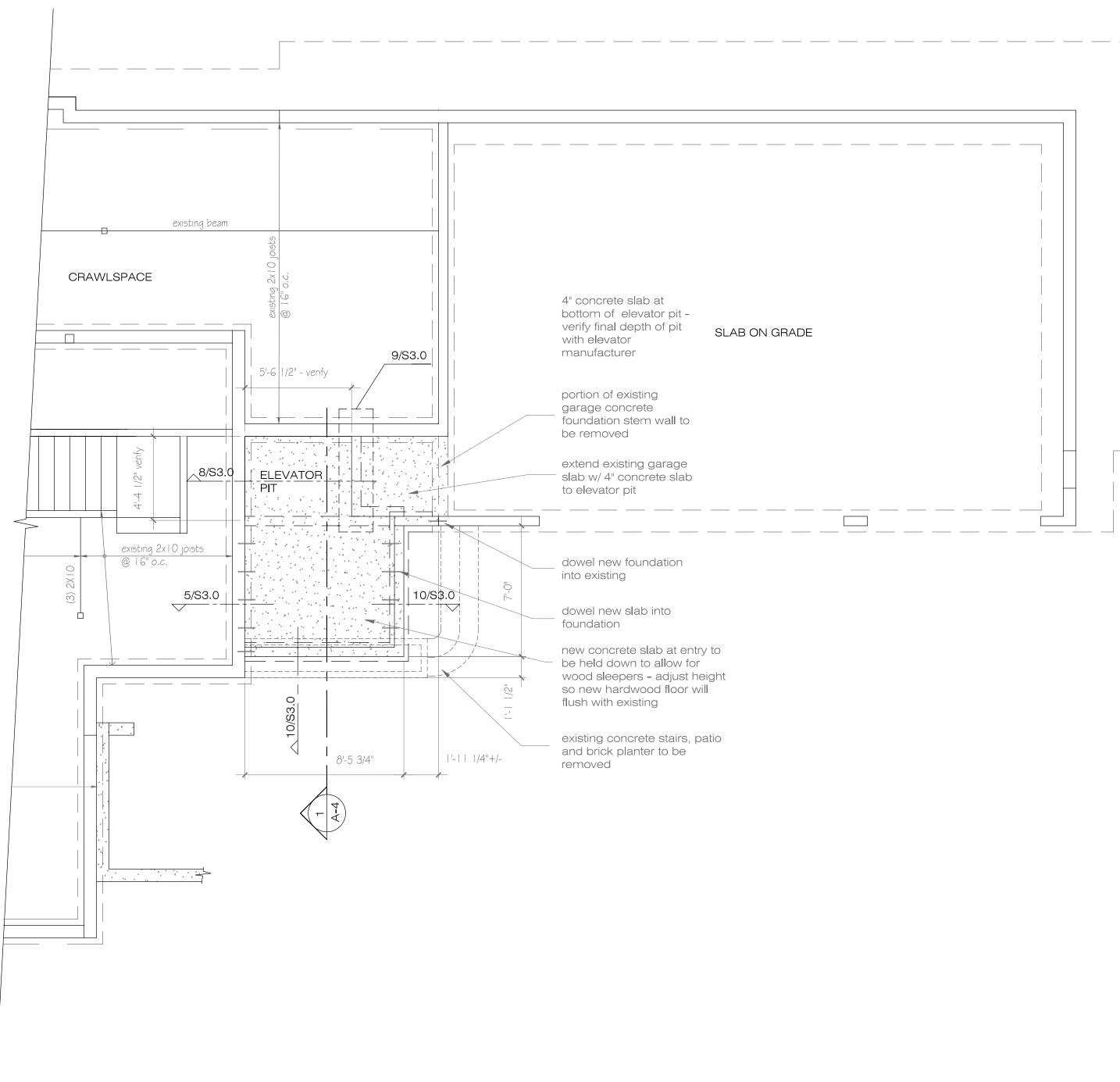
DOOR SCHEDULE

GLAZING ;	# MANUF.	MODEL	TYPE	R.O. SIZE	AREA	QUANTITY	TOTAL AREA	U-VALUE	NOTES
Α	Andersen	AEHID5080	french entry	63 1/4 " x 95 <u>1</u> "	41.40 sf	1	41.40 sf	0.32	tempered



SHEET 6 OF 11





FOUNDATION / FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

KEY

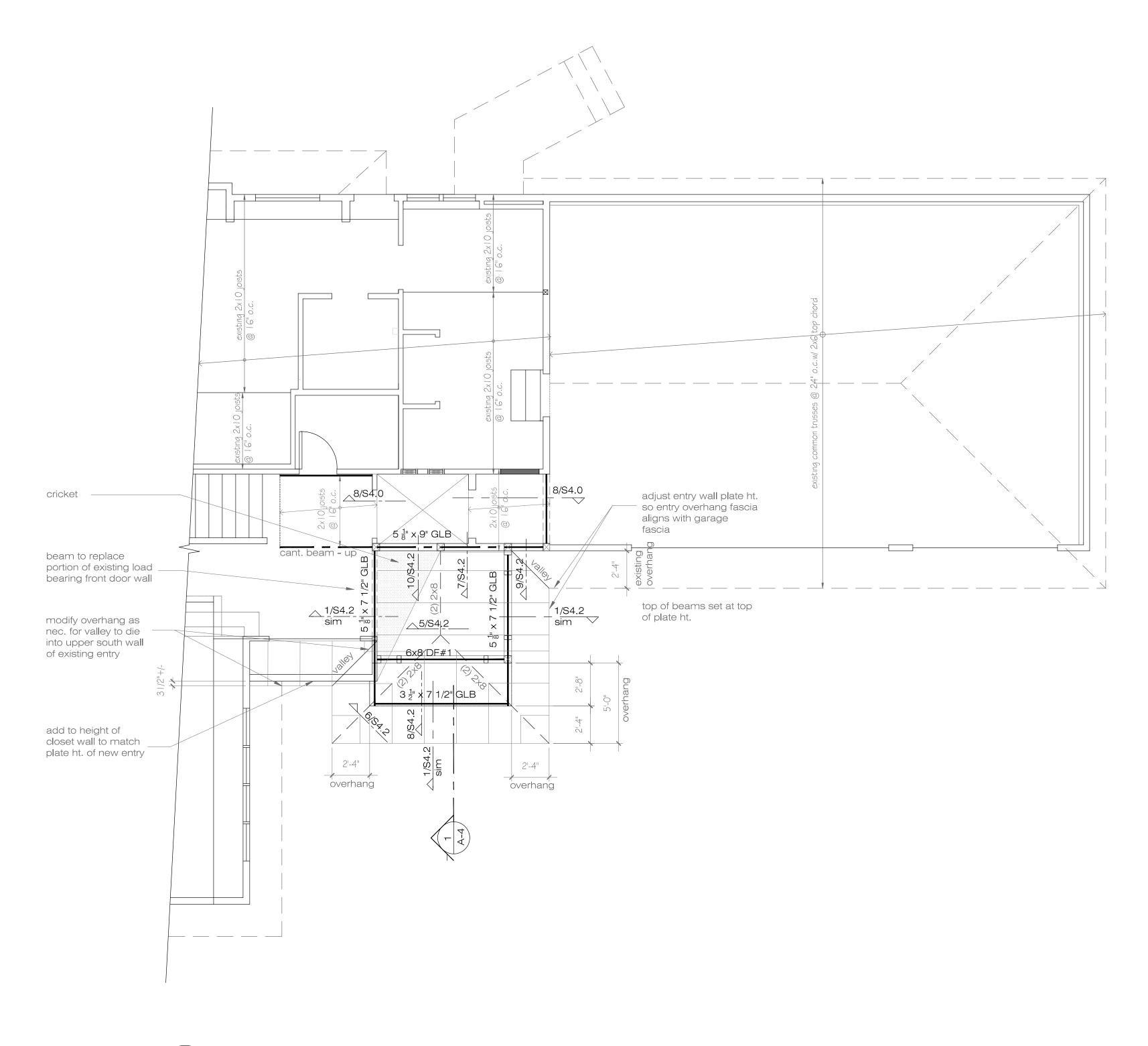
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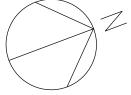
existing foundation wall

new concrete slab

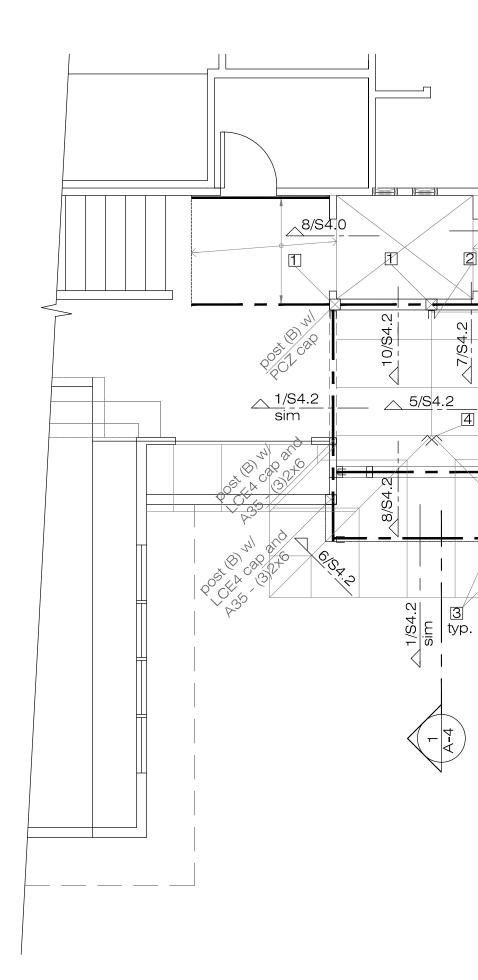


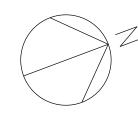
TUTMARC ASSOCIATES 3857 45TH AVF NF	SEATTLE, WA. 98105
DATE DESCRIPTION	
DUBEY ADDITION 8140 WEST MERCER WAY	MERCER ISLAND, WA. 98040
FOUNDATION PLAN	FIRST FLOOR FRAMING PLAN
SHEET: A- SHEET :	





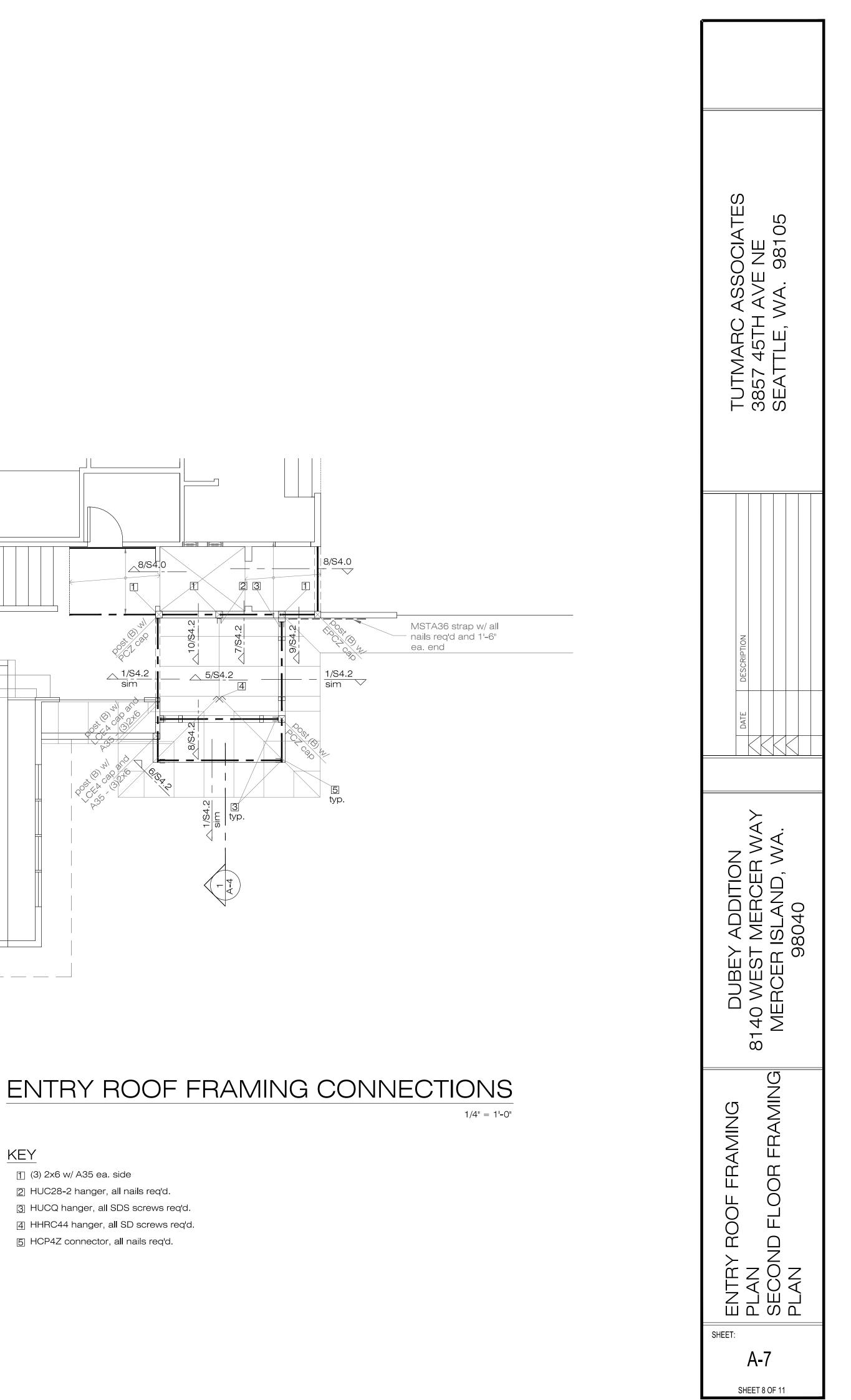
ENTRY ROOF/ SECOND FLOOR FRAMING PLAN 1/4" = 1'-0"

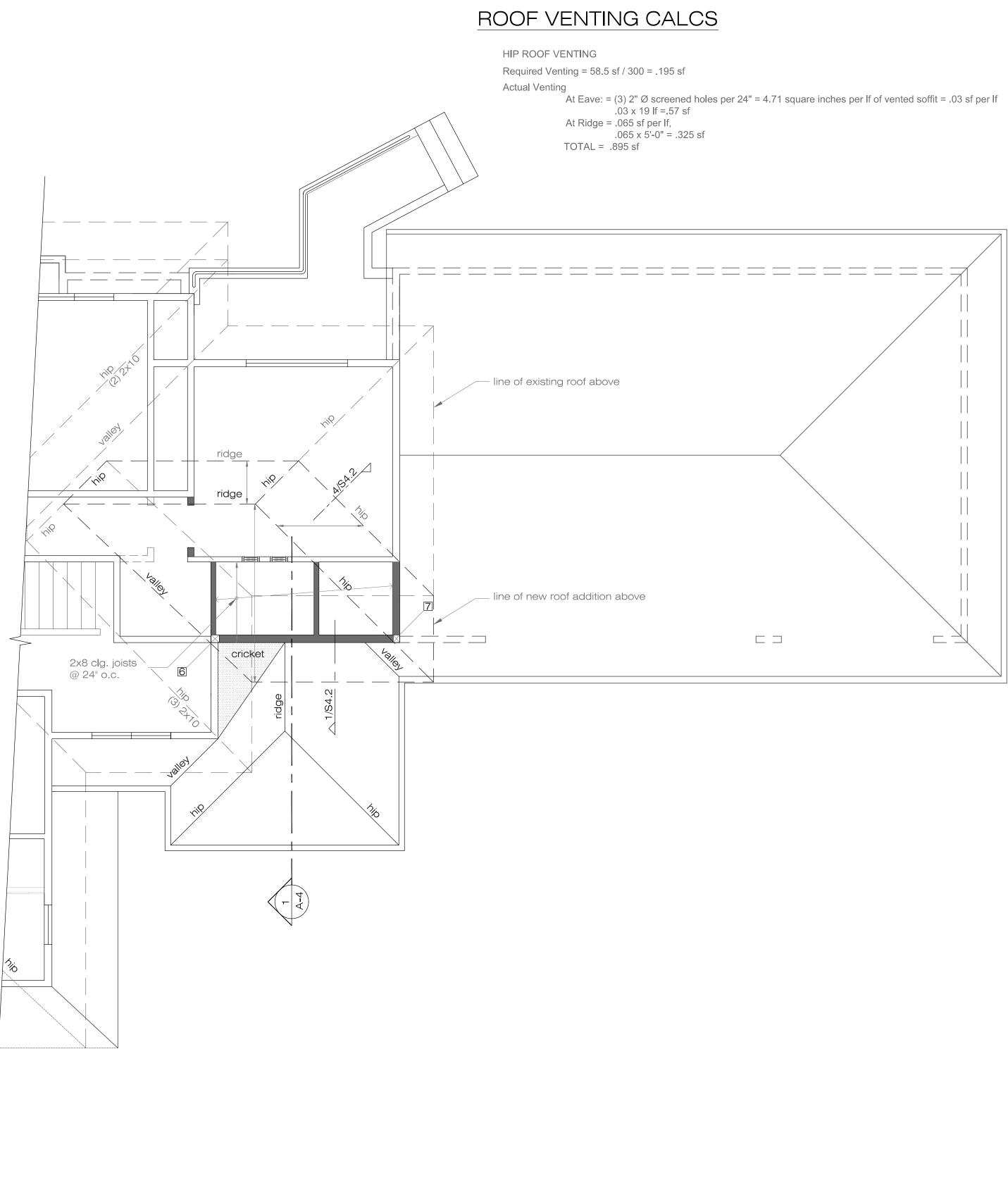




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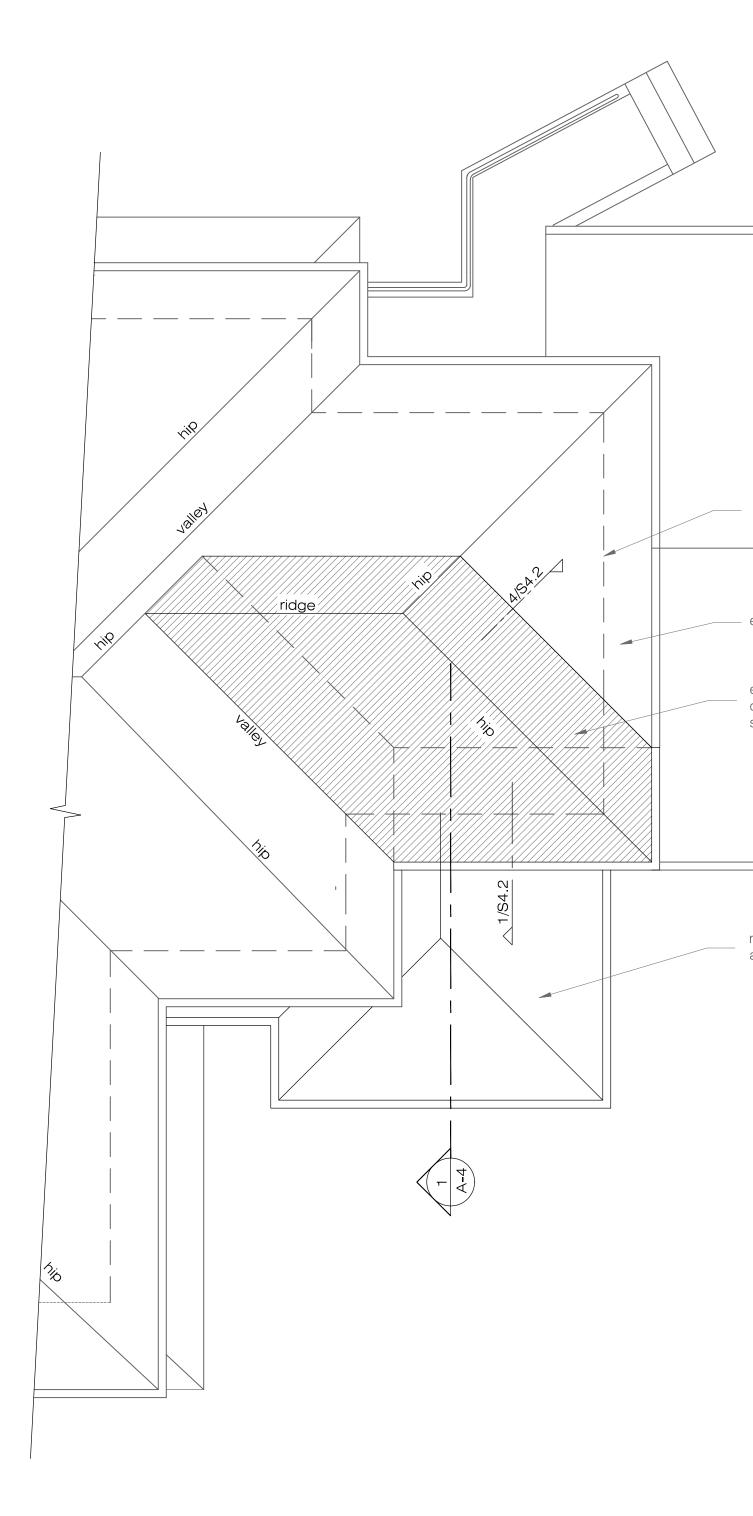
- 1 (3) 2x6 w/ A35 ea. side
- [2] HUC28-2 hanger, all nails req'd.
- 3 HUCQ hanger, all SDS screws req'd.
- [4] HHRC44 hanger, all SD screws req'd.
- 5 HCP4Z connector, all nails req'd.





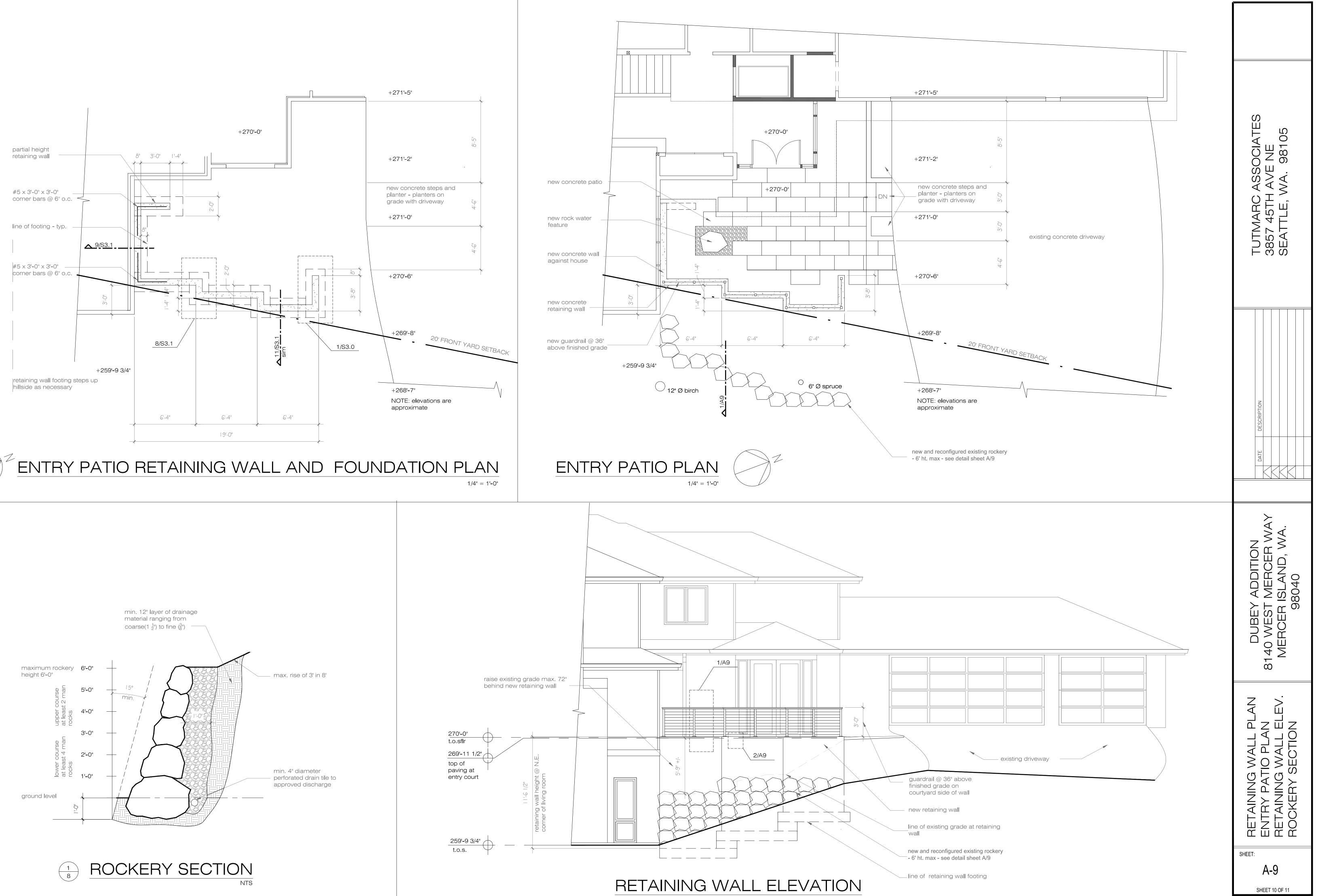


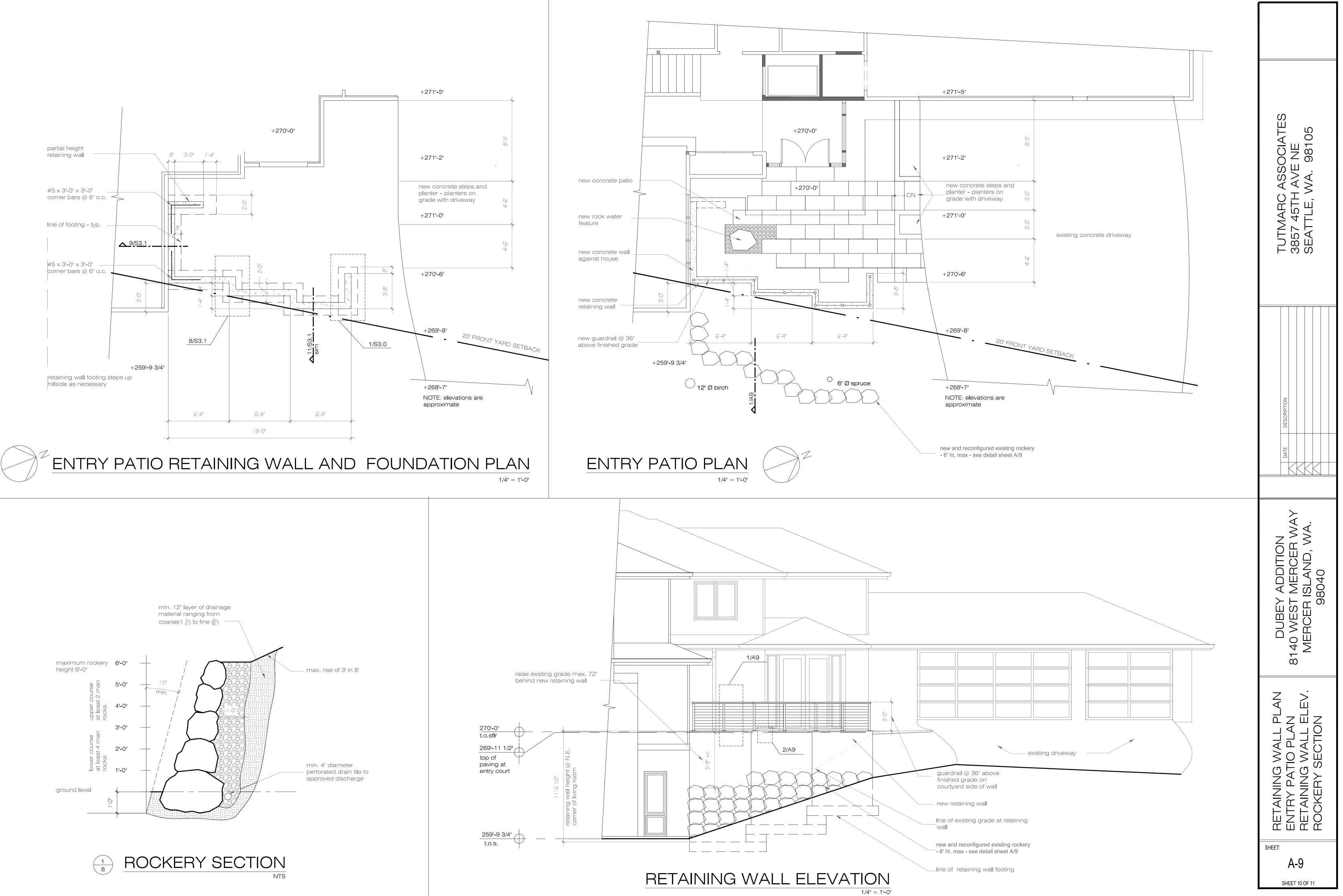
<u>KEY</u> 6 (4) 2x6 w/ A35 7 (3) 2x6 w/ A35

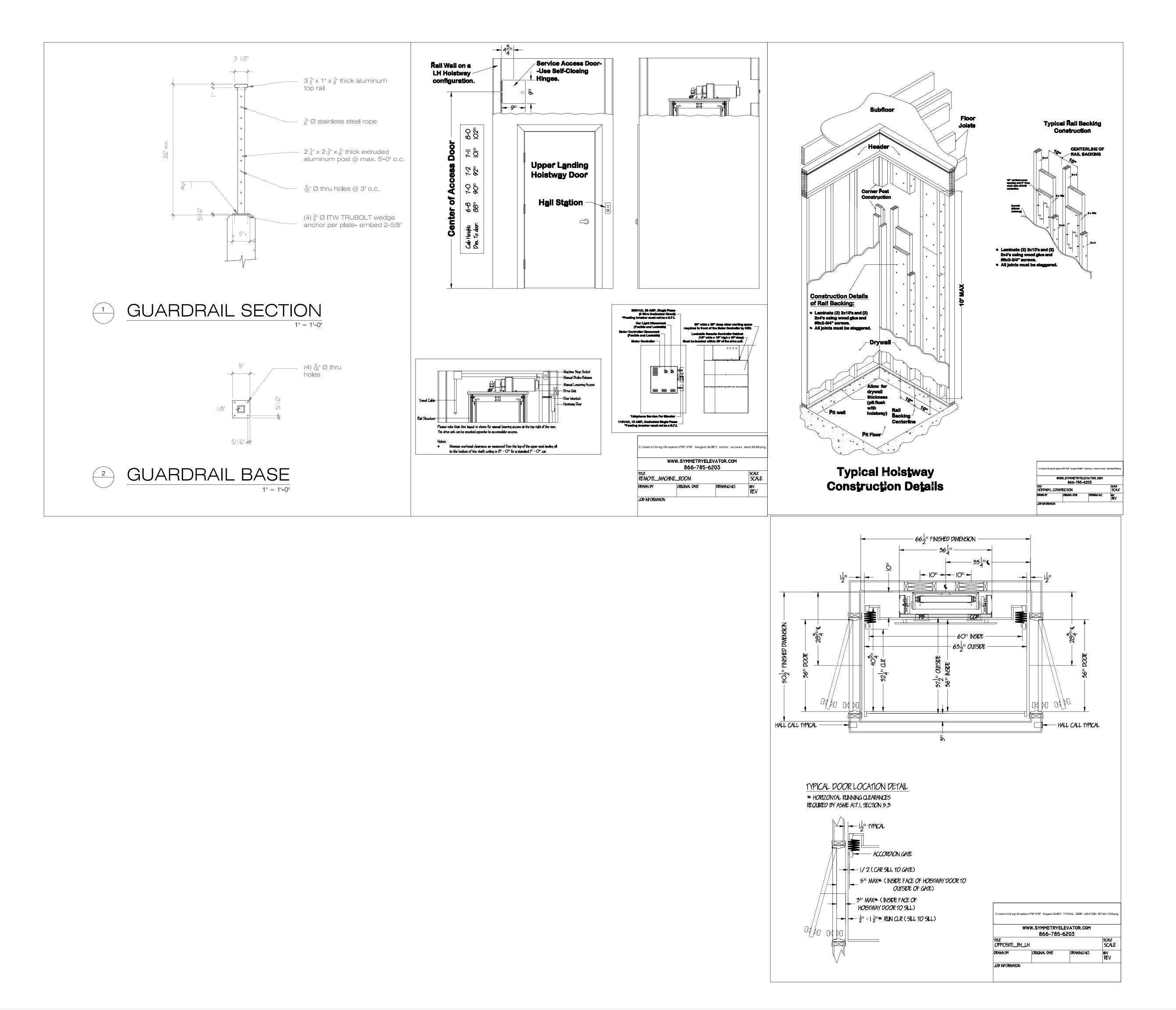




	TUTMARC ASSOCIATES 3857 45TH AVE NE SEATTLE, WA. 98105
	TUTMARC 3857 45Th SEATTLE,
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existing hip roof extend existing hip roof over new addition to	
second floor	NOI
	DESCRIPTION
new hip roof over entry addition below	DATE
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	DUBEY ADDITION 8140 WEST MERCER WAY MERCER ISLAND, WA. 98040
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	ROOF FRAN ROOF PLAN
	SHEET: A-8
	SHEET 9 OF 11







TUTMARC ASSOCIATES 3857 45TH AVE NE SEATTLE, WA. 98105
DATE DESCRIPTION
DUBEY ADDITION 8140 WEST MERCER WAY MERCER ISLAND, WA. 98040
GUARDRAIL DETAILS ELEVATOR DETAILS
SHEET: A-10 SHEET 11 OF 11

<u>CRITERIA</u>

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. THIS STRUCTURE DOES NOT CONFORM TO PRESENT EARTHQUAKE CODE REQUIREMENTS. IT HAS BEEN ANALYZED AND REINFORCED FOR MINIMUM MAINTENANCE IN ACCORDANCE WITH THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) SECTIONS 402, 403 \$ 404 AND IS WITHIN THE CURRENT PRACTICE FOR THE RENOVATION OF EXISTING BUILDINGS OF THIS AGE AND TYPE OF CONSTRUCTION. THIS STRUCTURE HAS NOT BEEN ANALYZED OR DESIGNED FOR A COMPLETE SEISMIC UPGRADE.

3. DESIGN LOADING CRITERIA

ROOF SNOW LOAD		25 PSF
FLOOR LIVE LOAD (RESIDENTIAL) FLOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND GUARDRAILS/BALCONY RAILS (ONE OR TWO UNIT DWELL	_ING)	40 PSF 60 PSF 200 LBS
MECHANICAL UNITS	WEIGHTS FURNISHED BY M	IANUFACTURER

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

- . STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.
- IO. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER. THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.
- 12. MECHANICAL UNIT CONNECTIONS TO THE BUILDING SHALL BE DESIGNED BY THE MANUFACTURER FOR THE DESIGN CRITERIA AND CONDITIONS SHOWN ON THE STRUCTURAL DRAWINGS." MANUFACTURER SHALL SUBMIT DETAIL DRAWINGS AND CALCULATIONS, BOTH OF WHICH BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER.º MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF THE UNIT TO THE BASIC STRUCTURE." ALL NECESSARY BRACING, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.
- 13. SPECIAL INSPECTION: EXPANSION BOLTS AND THREADED EXPANSION INSERTS, AND EPOXY GROUTED, INSTALLATION SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 \$ 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

<u>GEOTECHNICAL</u>

14. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED IN THE FIELD. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ASSUMED VALUES:	
ALLOWABLE SOIL PRESSURE	1,500 PSF
PASSIVE SOIL PRESSURE	350 PCF
SOIL COEFFICIENT OF FRICTION	0.35
SOIL DENSITY	120 PCF

15. DEMOLITION: VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

16. CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT OF MERCER ISLAND FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND SLABS-ON-GRADE SHALL OBTAIN A 28-DAY STRENGTH F'C OF 3,000 PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904.1. THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

18. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT SI), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS AS GRADE 40 SHALL HAVE TU = 40,000 PSI. REINFORCING STEEL COMPLYING WITH ASTM A615 (SI) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. DI.4 ARE SUBMITTED.

LONGITUDINAL REINFORCING STEEL IN DUCTILE FRAME MEMBERS SHALL COMPLY WITH ASTM A706. ASTM A615 GRADE 60 REINFORCING STEEL IS ALLOWED IN THESE MEMBERS IF (A) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND (B) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.

19. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 60 BAR DIAMETERS, 2'-O" MINIMUM, PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 60 BAR DIAMETERS OR 2'-O" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS. PROVIDE (2) #5 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-6" PAST CORNERS, TYPICAL.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE.

20. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTIN FORME

21. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

RENOVATION

A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

B. VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE

D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, REBAR DOWELS EPOXIED INTO THE EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

CONCRETE

17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF I'C = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER	2"
SLABS AND WALLS (INTERIOR FACE)	"

NALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS
" WALLS	#4 @ 16" (I CURTAIN)	#4 @ 12" (I CURTAIN)

- REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
- SPECIFICATIONS AND CODES:

A. AISC - STEEL CONSTRUCTION MANUAL, 14TH EDITION B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. C. RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.

- SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI.
- FOLLOWING MINIMUM STANDARDS:
- JOISTS (2X, 3X, AND 4X MEMBERS)

BEAMS AND STRINGERS (INCLUDING 6)

POSTS AND TIMBERS

STUDS, PLATES & MISCELLANEOUS LIGHT (AS NOTED ON PLANS / DETAILS)

- REQUIREMENTS NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.
- BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.
- (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-3G" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4057, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED

<u>STEEL</u>

24. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C.

25. STRUCTURAL STEEL, WIDE FLANGE (W AND WT) SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI; ALL OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATE SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING

26. ALL A325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436 OR ASTM F959 TYPE 325. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED

<u>MOOD</u>

27. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE

	DOUGLAS FIR NO. 2
X AND LARGER MEMBERS)	DOUGLAS FIR NO. I
	DOUGLAS FIR NO. I
IT FRAMING	DOUGLAS FIR NO. 2

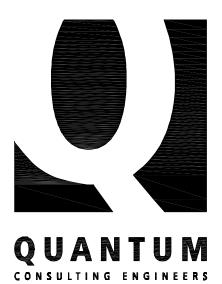
28. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. CITY INSPECTION IS REQUIRED PRIOR TO COVERING GLUED LAMINATED MEMBERS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fy = 240 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS.

29. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE I, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-I OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING

UNLESS OTHERWISE NOTED ON THE PLANS. ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) IOd-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE,

30. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE AND BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMERICAN WOOD PRESERVERS BUREAU OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A GI85 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER

31. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE



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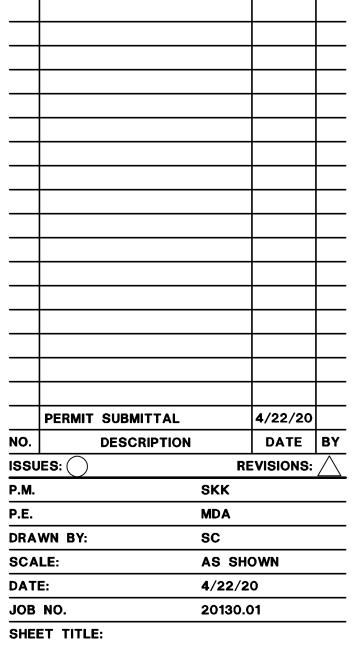


PROJECT:

DUBEY RESIDENCE

8140 WEST MERCER WAY MERCER ISLAND, WA 98040

SHEET NOTES:



GENERAL STRUCTURAL NOTES

SHEET NO.

S1.0

32. MOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

<u>DRAWING ID</u> "6d"	<u>NAIL NAME</u> 6d Common	<u>NAIL DIAMETER</u> 0.113"	<u>NAIL LENGTH</u> 2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2 2-1/2"
"10d-F"	lod Framer	0.131"	2=1/2 3"
"lOd"	10d Framer 10d Shear	0.148"	2-1/4"
"l6d"	16d Sinker	0.148"	2-1/ 4 3-1/4"
	iou Jinker	O.ITO	J-1/ 4

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL

B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED

- C. SCREMS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS
- D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

33. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

- A. ALL MOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.
- B. WALL FRAMING: ALL BEARING WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS, U.O.N ON PLANS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT &" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-O" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH IOG-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND 15/32" APA RATED PLYWOOD ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS. USE 8D NAILS FOR ATTACHING 15/32" APA EXTERIOR PLYWOOD SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH IOd-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.
- D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. All CONNECTORS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH PRESSURE TREATED WOOD, SHAL BE HOT DIPPED GALVANIZED.

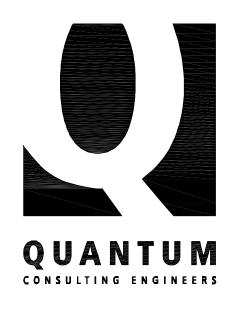
GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

d A.B. ADD'L ALT. APPROX ARCH. B.U. B/ BF BLKG. BLDG. BM. BOT. BRG. BTWN. CTOC CIP C.J. CLG. CLR. CMU CNTR. COL. CONC. CONN. CONST CONT. CJP CSK. DBA. DBL. DEG. DET. DF DIA. DIAG. DIAPH DIM. DN. DO DWG. *(*E) EA. E.F. EL. ELEV. EMBED. ENGR. E.M. EXP. EXT. FDN. FIN. FLR. FRP F.S. FT. FTG. GA. GALV GL GRD. GWB HF HGR. HORIZ HSS HT. I.D. 1.F. IN. INFO. INT.

> KSF KSI

JT.



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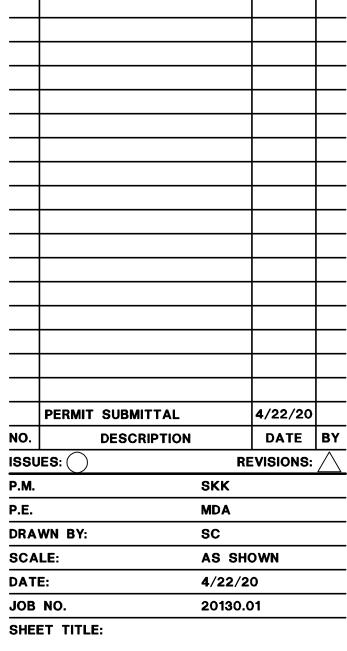


PROJECT:

DUBEY RESIDENCE

8140 WEST MERCER WAY MERCER ISLAND, WA 98040

SHEET NOTES:



GENERAL STRUCTURAL NOTES

SHEET NO.

S1.1

Angle Live Load Long Leg Horizontal Long Leg Vertical Longitudinal Lightweight Material Maximum Mechanical Mezzanine Moment Frame Manufacturer Minimum Miscellaneous Mark North Near Side Not in Contract Number Nominal Not to Scale On Center Outside Diameter Outside Face Opposite Hand Opening Opposite Powder Actuated Fastener Precast Permanent Perpendicular Plate Pounds per linear Foot Plymood Partial Joint Penetration Prefabricated Project Pounds per Square Éoot Pounds per Square Inch Post-Tensioning Pressure-Treated Radius Reference Reinforce or Reinforcement Required Revise Rough Opening South Schedule Section Sheet Similar Slab On Grade Specification Square Square Feet Square Inch (inches) Standard Stiffener Steel Structural Substitute Symmetrical Top of Top and Bottom Tonque & Groove Through Temporary Top of Concrete Top of Steel Top of Wall Transverse Tube Steel Typical Unless Otherwise Noted Vertical Verify in Field West With Wood Welded Headed Stud Without Work Point Welded Threaded Stud

Welded Wire Fabric Cross Section

Extra Stronq

ABBREVIATIONS

At

Penny (Nails)

Anchor Bolt

Additional

Alternate

Approximate

Diameter

LL LLH LLV LONGIT LT. WT. MATL MAX.

MECH

MEZZ

MF

MFR

MIN.

MISC.

MK.

Architect Built-up Bottom of Braced Frame Blocking Building Beam

Bottom Bearing Between

Camber Center to Center Cast In Place Construction Joint or Control Joint Ceiling Clear Concrete Masonry Unit Center Column Concrete Connections Construction Continuous Complete Joint Penetration Countersink Deformed Bar Anchor Double Degree Detail Doug Fir-Larch Diameter Diaqonal Diaphragm Dimension Down Ditto Drawing Existing East Each Each Face

Elevation Elevator Embedment Length Engineer Each Way Expansion Exterior

Foundation Finish Floor Fiber Reinforced Polymer Far Side Foot or Feet

> Footing Gauge Galvanized Glue Laminated

Grade Gypsum Wall Board

Hem Fir Hanger Horizontal Hollow Structural Section Height

> Inside Diameter Inside Face Inch Information Interior

> > Joint

MP

W.T.S.

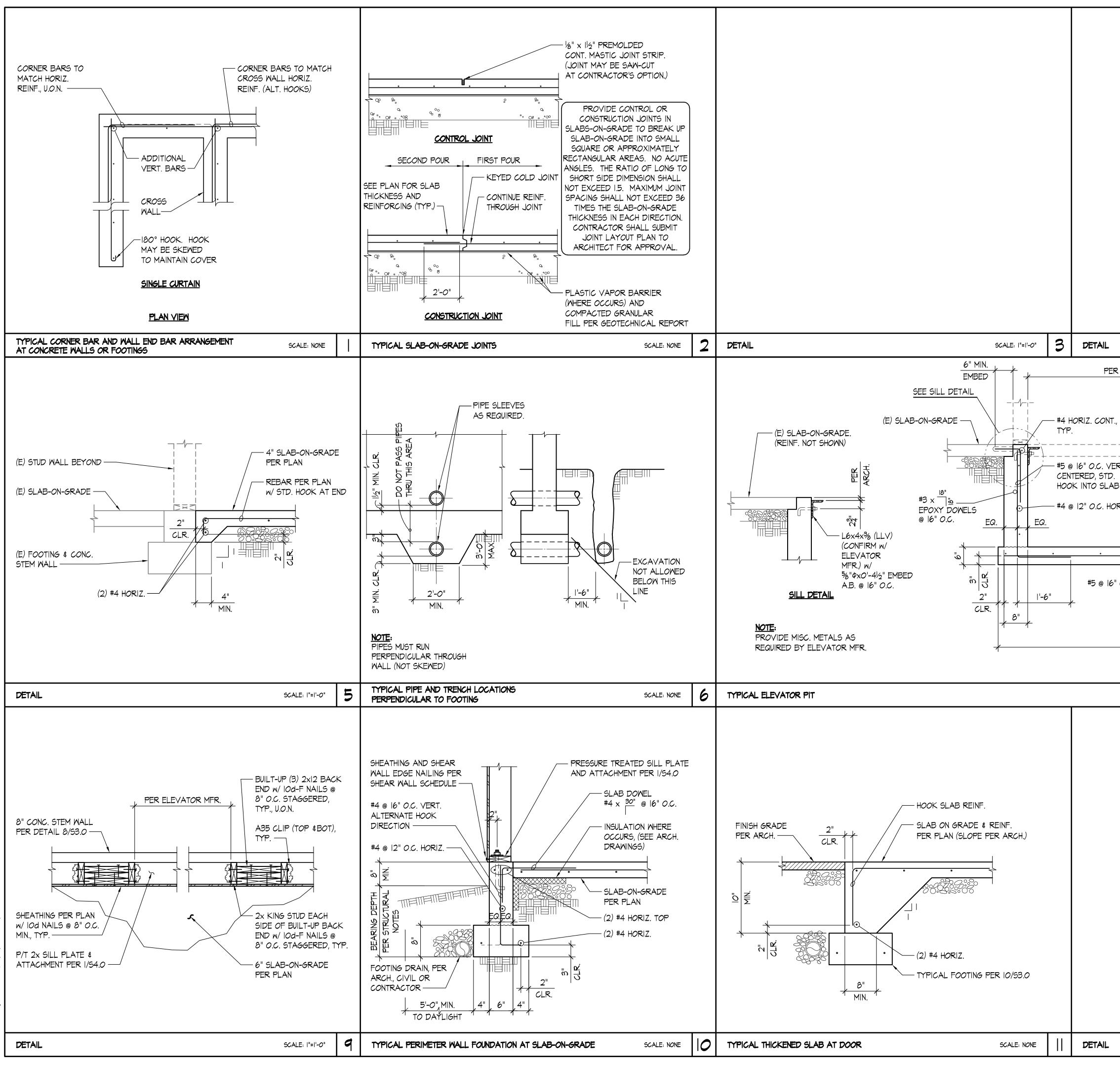
MMF

X SECT.

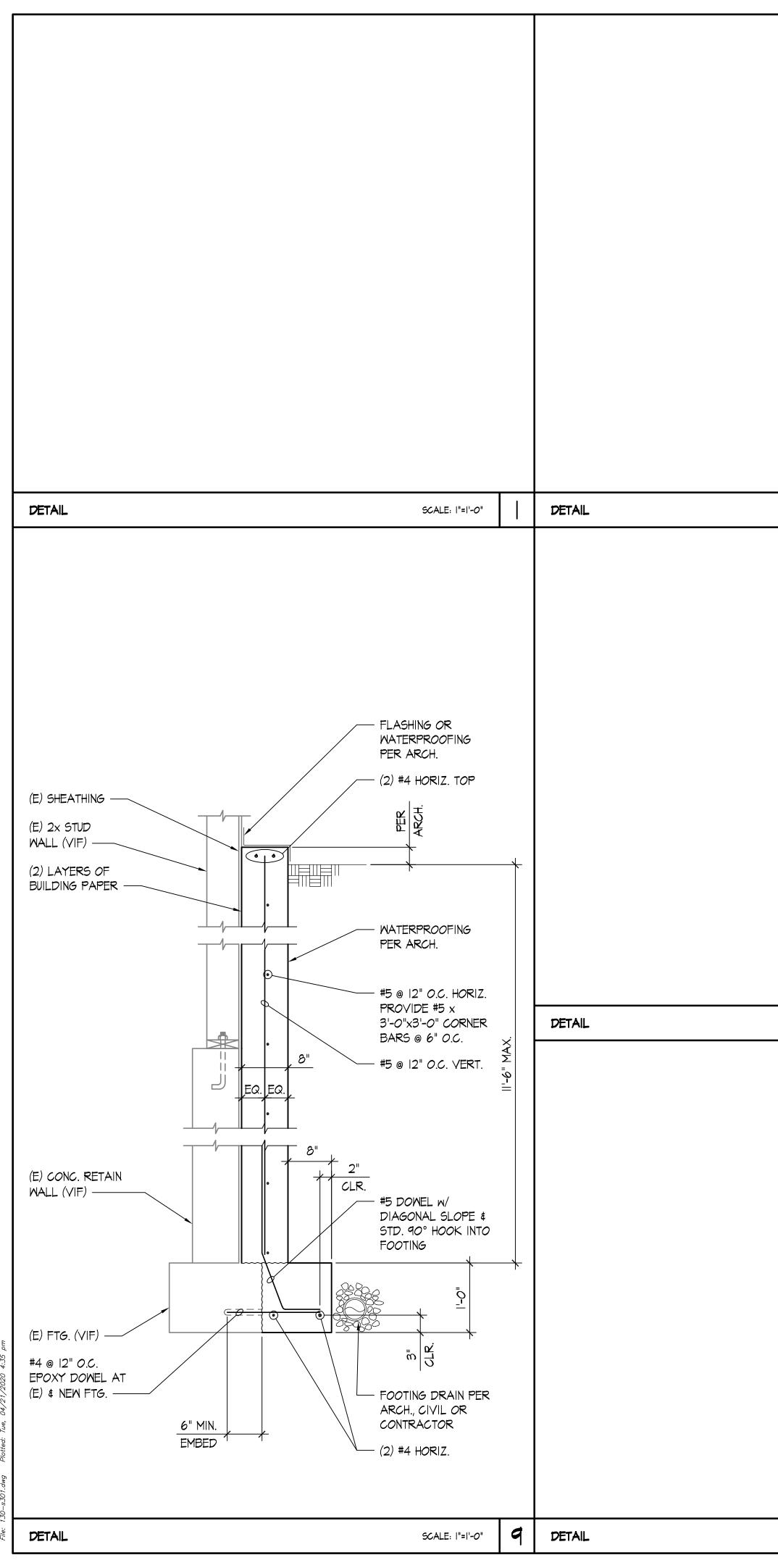
X-STR

Kips per Square Foot Kips per Square Inch

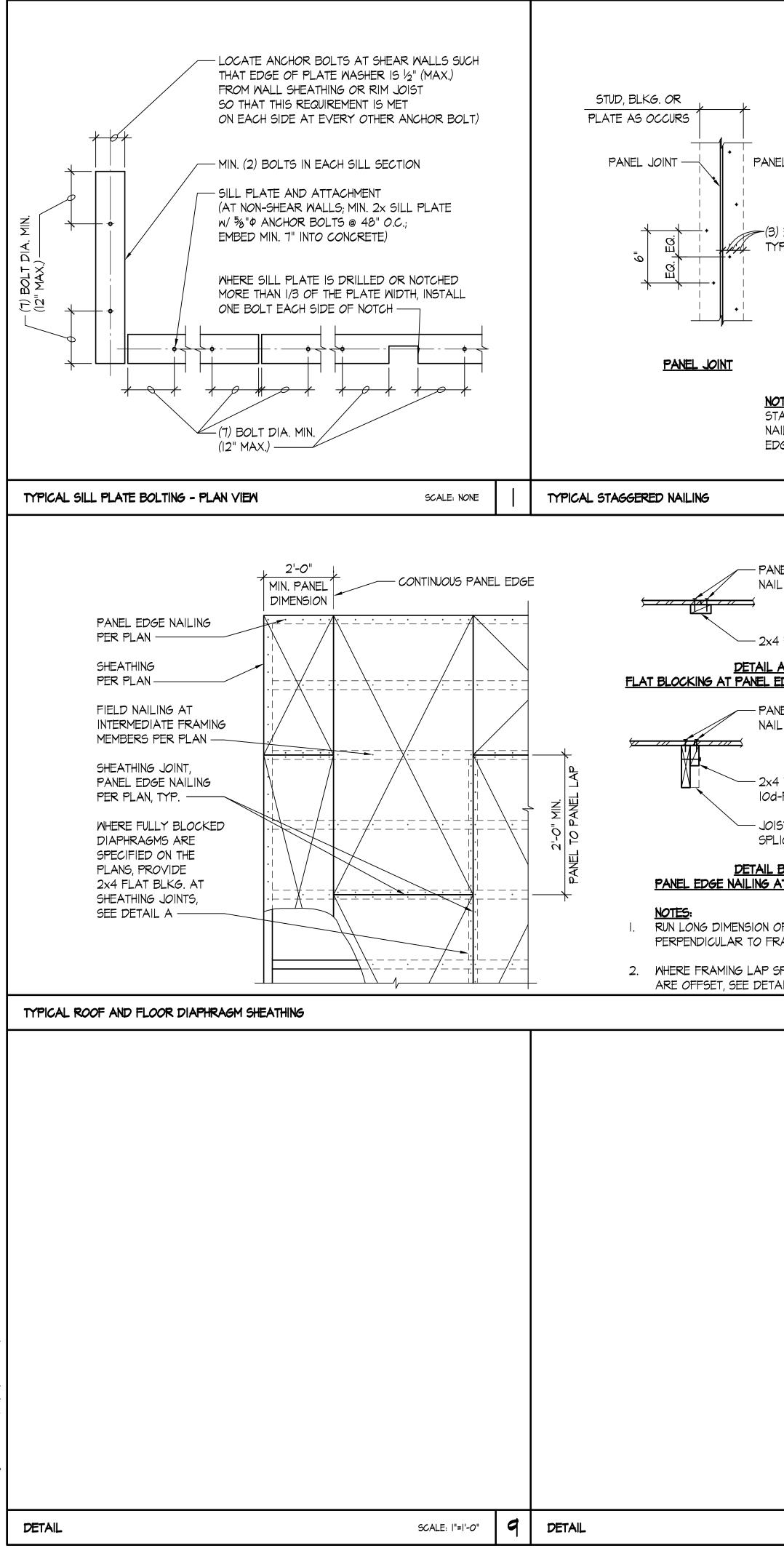
N.S. NIC Centerline NO. NOM. NTS O.C. O.D. *O*.F. 0.Н. OPNG. OPP. PAF PC PERM. PERP. PL or PL PLF PLYWD рјр PREFAB. PROJ. PSF PSI P.T. P/T RAD. REF. REINF REQD. REV. R.O. S SCH. or SCHED. SECT. SHT. SIM. SOG SPEC. SQ. SQ. FT. SQ. IN. STD. STIFF. STL. STR. SUB. SYM. Τ/ T₿B T₿G THRU TEMP. T.O.C. T.O.S. T.O.W. TRANS. ТS TYP. UON or UNO VERT. VIF Μ. W/ or w/ WD W.H.S. W/O



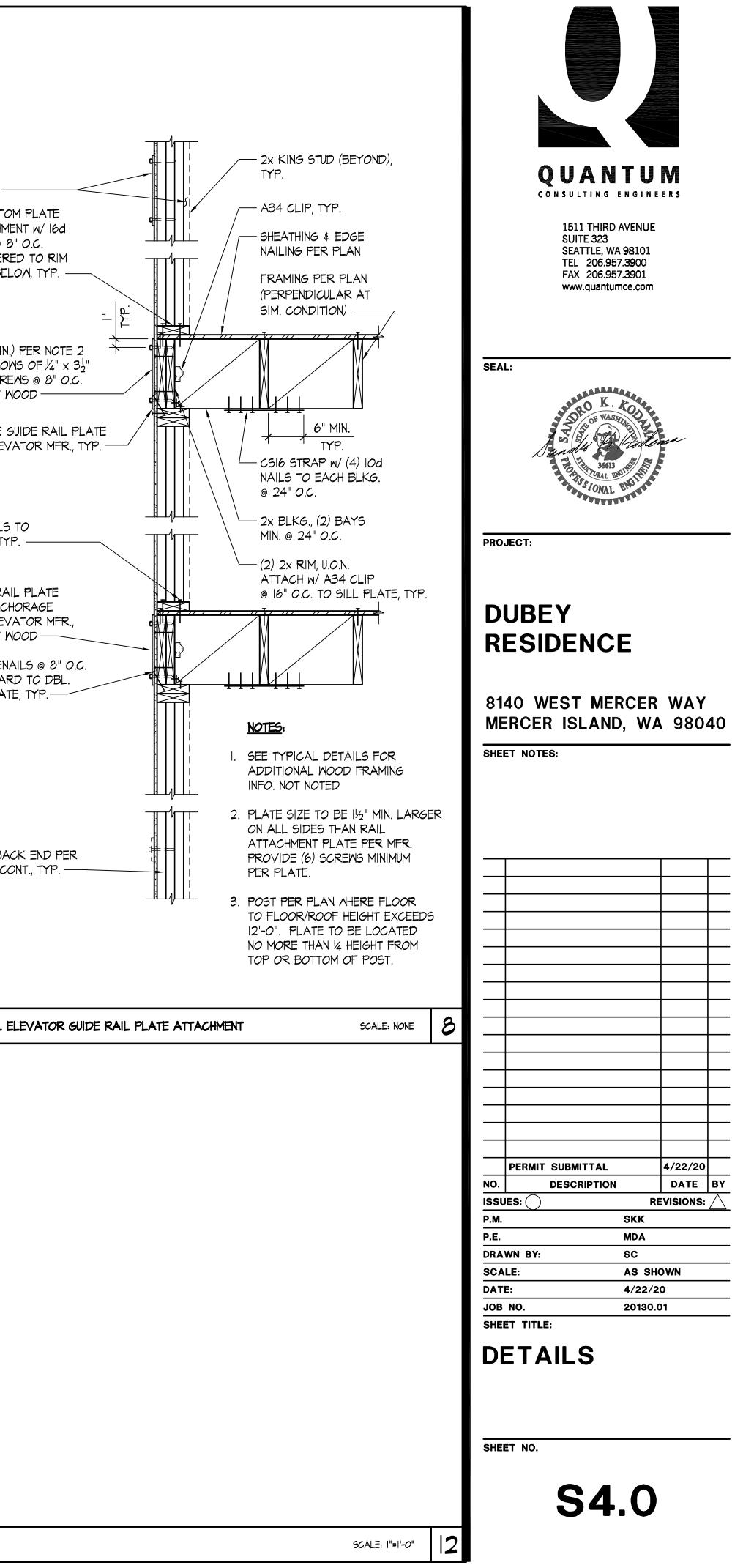
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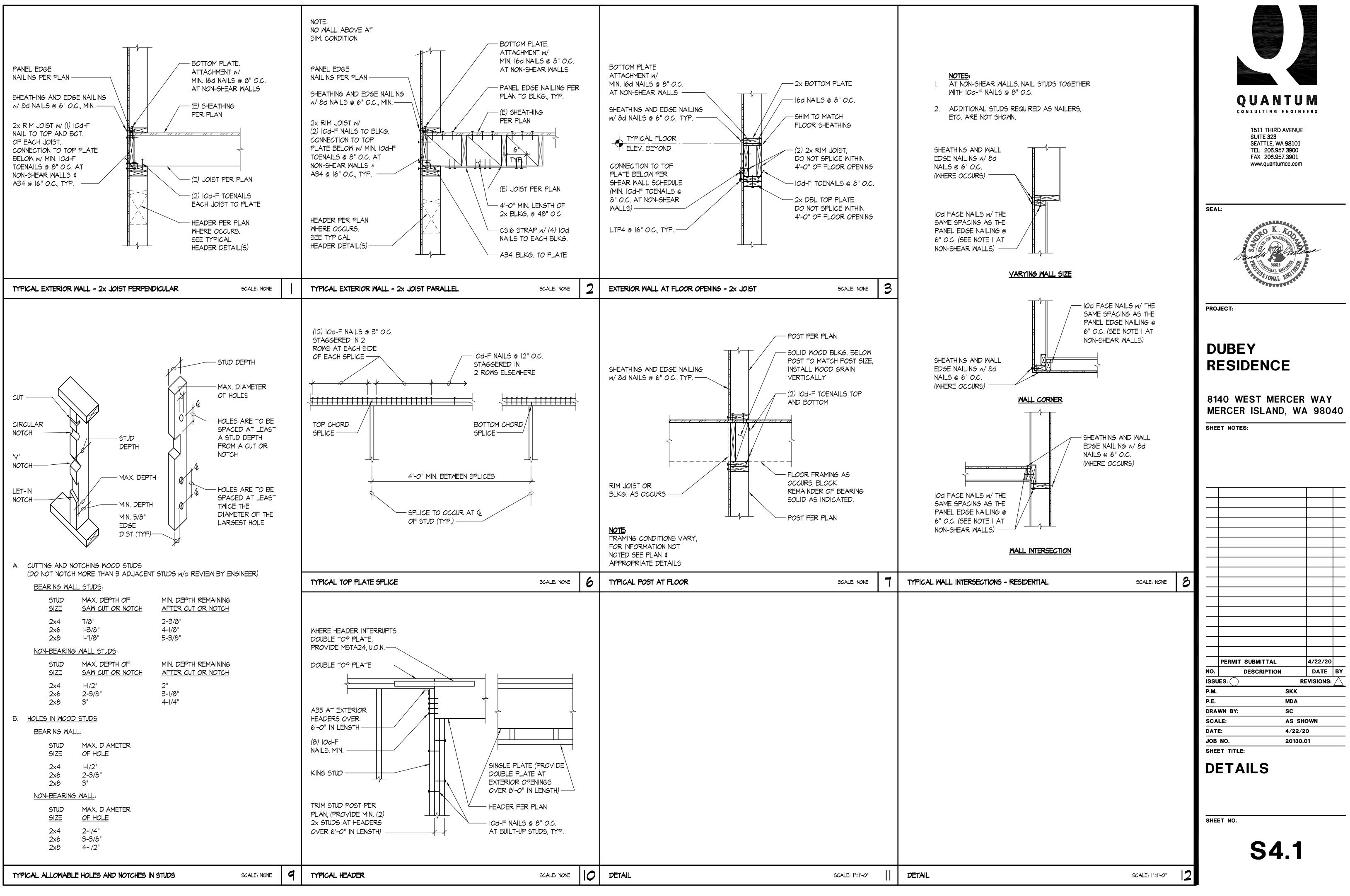


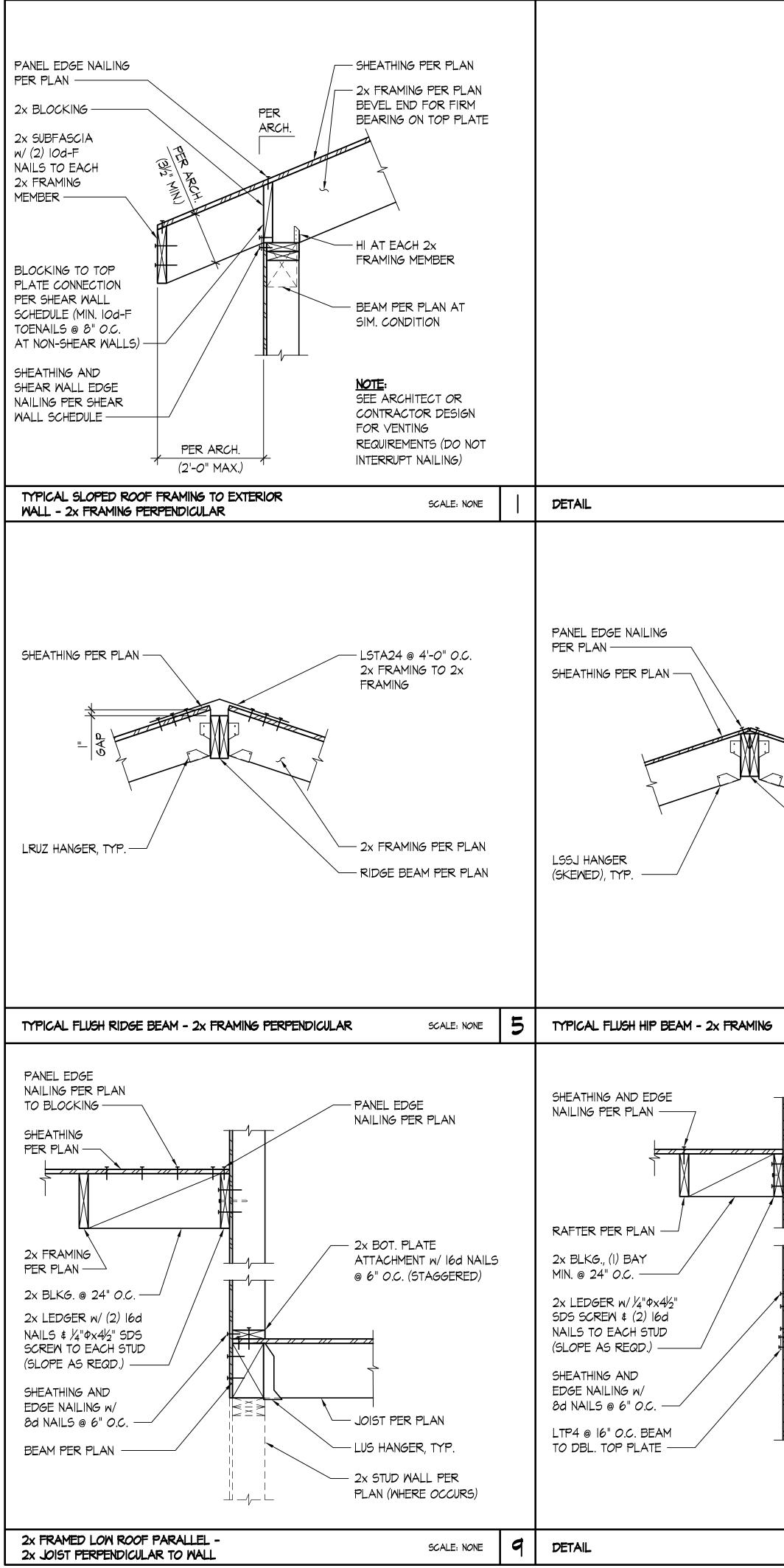
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ACCENTING ACCENTING ACCENTING ACCENTING ACCENTING ACCENTING ACCENTING B				CONSULTING ENGINEERS 1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com
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(2) 14 HORIZ TOP #5 9 12' 0C. HORIZ #5 9 12'			#5 @ 12" O.C. VERT., TYP.	DUBEY RESIDENCE 8140 WEST MERCER WAY MERCER ISLAND, WA 98040
#5 # 12' OC. HORIZ #6 DOMEL A' 5D, HO' HOOK HO'S DOMEL A' 5D, HO' HOOK HO'S DOMEL A' 5D, HO' #6 MOA #6 MOA #7 # 100 #1 # 100	SCALE: "=1'-0"	DETAIL SCALE: I"=I'-O"	DETAIL SCALE: 1"=1'-0" 8	
SCALE: "= '-0" I DETAIL SCALE: "= '-0" I SCALE: "= '-0" I DETAIL SCALE: "= '-0" I		#5 @ 12" O.C. HORIZ. #5 @ 12" O.C. VERT. #5 DOWEL W/ STD. 90° HOOK INTO FOOTING ALT. HOOK DIR.		NO. DESCRIPTION DATE BY ISSUES: REVISIONS: P.M. SKK P.E. MDA DRAWN BY: SC SCALE: AS SHOWN DATE: 4/22/20 JOB NO. 20130.01 SHEET TITLE: CONCRETE DETAILS SHEET NO.
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FLAT BLKG.					TYP. AT M IOd TOEN, RIM BOAR
E <mark>DGES (WHERE REQD.)</mark> IEL EDGE LING PER PLAN					TOP PLAT
- NAILER W/ -F NAILS @ 6" O.C. ST BEYOND AT JOIST					
ICE WHERE OCCURS B AT JOIST SPLICE					(3) 2x BA 9/53.0, CC
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AMING. PLICE AND SHEATHING JOINTS AIL B ABOVE.					
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2x FRAMING PER PLAN HIP BEAM PER PLAN		RIDGE BEAM PER PLAN (ALIGN W/ BUILT-UP POST) HANGER PER PLAN SHEATHING AND EDGE NAILING W/ 8d NAILS @ 6" O.C.		SHEATHING EDGE NAI NAILS @ 6 (WHERE O
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2x STUD WALL PER PLAN 2x BOT. PLATE ATTACHM TO BEAM BELOM W/ I6d NAILS @ 6" O.C. (STAGGE IOd-F TOENAILS @ 6" O.C (2) 2x DOUBLE TOP PLAT 2x STUD WALL PER PLAN SCALE: NONE	ENT RED)	DETAL SOLE NO		
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