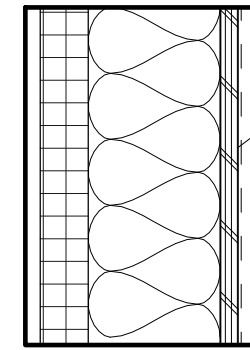


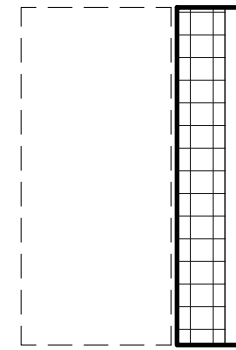
**FLOOR ASSEMBLY TYPE**  
SLAB ON GRADE

- RUBBER FLOORING
- CONCRETE SLAB PER STRUCTURAL
- CONTINUOUS UNDERSLAB VAPOR BARRIER (10 MIL PLASTIC SHEETING)
- R-10 RIGID INSULATION THROUGHOUT
- 4" DRAINAGE GRAVEL



**W-1**  
EXTERIOR WALL

- EXTERIOR FINISH
- CONTINUOUS WEATHER BARRIER
- PLYWOOD SHEATHING PER STRUCTURAL
- 2x6 WOOD FRAMING PER STRUCTURAL WITH MIN R-21 INSULATION
- 2" CONTINUOUS INSULATION
- 5/8" GWB



**W-2**  
BUILT UP EXTERIOR WALL

- EXISTING MASS CONCRETE WALL
- VAPOR BARRIER
- CONTINUOUS INSULATION
- 5/8" GWB

**3 FLOOR ASSEMBLY**  
SCALE: 1 1/2" = 1'-0"

**4 EXTERIOR WALL ASSEMBLY**  
SCALE: 1 1/2" = 1'-0"

**PROJECT DIRECTORY**

**SITE ADDRESS:**  
7376 SE 71ST STREET  
MERCER ISLAND WA 98040

**OWNER:**  
HULEN LLC  
7376 SE 71ST STREET  
MERCER ISLAND WA 98040

**ARCHITECT:**  
SUNDBERG KENNEDY LY-AU YOUNG ARCHITECTS  
1501 EAST MADISON STREET SUITE 205  
SEATTLE, WA 98122  
T: 206.322.1130  
**PRINCIPAL ARCHITECT:**  
RICHARD SUNDBERG  
rick@skarchitects.com

**CONTACT:** MIKA SUNDBERG  
mika@skarchitects.com

**STRUCTURAL ENGINEER:**  
SWENSON SAY FAGET  
2124 3RD AVE #100  
SEATTLE WA 98121  
CONTACT: ZANE KANYER  
zane@zkanyer.com

**CONTRACTOR:**  
SCHULTZ MILLER  
1015 NE 1413TH STREET  
SEATTLE WA 98125  
T: 206-281-1234

**CONTACT:** PATRICK KERR  
pkerr@schultzmiller.com

**ZONING / BUILDING CODE SUMMARY**

**ASSESSOR'S PARCEL NUMBER:**  
536800260

**LEGAL DESCRIPTION:**  
CITY OF MERCER ISLAND HULEN LLC LOT CONSOLIDATION NO. SUB 12-001. LOTS 19, 25 AND 26 McLEAN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 81 OF PLATS, PAGES 76 AND 77, IN KING COUNTY WASHINGTON, TOGETHER WITH AN EASEMENT FOR ACCESS OVER THE SOUTHWESTERLY 10 FEET OF LOT 27 OF SAID ADDITION (AS DELINEATED ON THE FACE OF SAID PLAT) SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON, CONTAINING 52,687 SQFT

**APPLICABLE CODES:**  
2015 INTERNATIONAL BUILDING CODE WITH STATEWIDE AND CITY AMENDMENTS ICC/ANSI A117.1-09, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS  
2015 INTERNATIONAL RESIDENTIAL CODE WITH STATEWIDE AND CITY AMENDMENTS  
2015 INTERNATIONAL MECHANICAL CODE WITH STATEWIDE AND CITY AMENDMENTS  
2014 LIQUEFIED PETROLEUM GAS CODE (NFPA 58)  
2015 NATIONAL FUEL GAS CODE (NFPA 54) FOR LP GAS  
2015 INTERNATIONAL FUEL GAS CODE WITH STATEWIDE AND CITY AMENDMENTS  
2015 INTERNATIONAL FIRE CODE WITH STATEWIDE AND CITY AMENDMENTS  
2015 WASHINGTON STATE ENERGY CODE  
WASHINGTON CITIES ELECTRICAL CODE

**AUTHORITY HAVING JURISDICTION:**  
CITY OF MERCER ISLAND

**PHYSICAL ADDRESS:**  
7376 SE 71ST STREET  
MERCER ISLAND WA 98040

**LOT SIZE:**  
52,687 SQFT

**LAND USE DESIGNATION:**  
USES PERMITTED IN ZONES: R-8,R-9.6, R-12 AND R-15

**PROJECT DESCRIPTION:**  
EXPANSION OF DAYLIT BASEMENT TO OCCUPY SPACE UNDER EXISTING MAIN LEVEL DECK. NO NEW IMPERVIOUS SURFACE ADDED TO LOT

**HEIGHT:**  
NO CHANGE PROPOSED

**YARD SETBACKS:**  
SHORELINE SETBACK: 25 FEET  
SIDE: 10 FEET (NORTH) 5FT (SOUTH)  
REAR: 20 FEET  
NO PROJECTIONS INTO SETBACKS. PROPOSED PROJECT IS UNDERNEATH EXISTING DECK.

**ENERGY CODE COMPLIANCE:**  
WASHINGTON STATE ENERGY CODE 2015

**VERTICAL GLAZING:** THE TOTAL GLAZING AREA AS DEFINED IN CHAPTER 2 SHALL HAVE AN AREA WEIGHTED AVERAGE U-FACTOR NOT TO EXCEED THAT OF U-FACTORS 0.30 FOR GLAZING. PROPOSE TO USE QUANTUM WINDOWS DOUBLE PANED WITH DUAL LOW E COATING

PROPOSE TO USE QUANTUM LIFT AND SLIDE DOUBLE PANED DUAL LOW E COATS UFACTOR 0.29

**CEILING: NA**

**WALL ABOVE GRADE: MIN R-21** INSULATION WITH STANDARD FRAMING 16IN OC WITH HEADERS INSULATED WITH MIN OF R-10 INSULATION

**SLAB ON GRADE:** SLAB ON GRADE INSULATION SHALL BE PLACED ON THE OUTSIDE OF THE FOUNDATION OR ON THE INSIDE OF THE FOUNDATION WALL. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM DISTANCE OF 24 INCHES OR DOWNWARD TO AT LEAST THE BOTTOM OF THE SLAB AND THEN CONTINUOUS HORIZONTALLY TO THE INTERIOR. **MIN R-10**

**GROSS FLOOR AREA:** THE GROSS FLOOR AREA OF A SINGLE FAMILY STRUCTURE SHALL NOT EXCEED 45% OF THE LOT AREA.  
**GROSS FLOOR AREA = 11400SF / LOT AREA = 52687 SF = 21.6% OF LOT AREA OK**

**LOT COVERAGE:** MAXIMUM IMPERVIOUS SURFACE LIMITS FOR LOTS. THE TOTAL PERCENTAGE OF A LOT THAT CAN BE COVERED BY IMPERVIOUS SURFACES (INCLUDING BUILDINGS) IS LIMITED BY THE SLOPE OF THE LOT FOR ALL SINGLE FAMILY ZONES.  
**LOT SLOPE = 13.6%**  
**LOT COVERAGE = 34.7%**  
NO ADDITIONAL IMPERVIOUS SURFACE PROPOSED

**VICINITY MAP**  
NOT TO SCALE

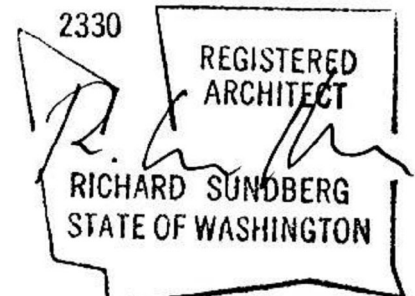


**LOCATION MAP**  
NOT TO SCALE



**SUNDBERG  
KENNEDY  
LY-AU YOUNG  
ARCHITECTS**

1501 E MADISON, SUITE 205  
SEATTLE WA 98122-4465  
206.322.1130



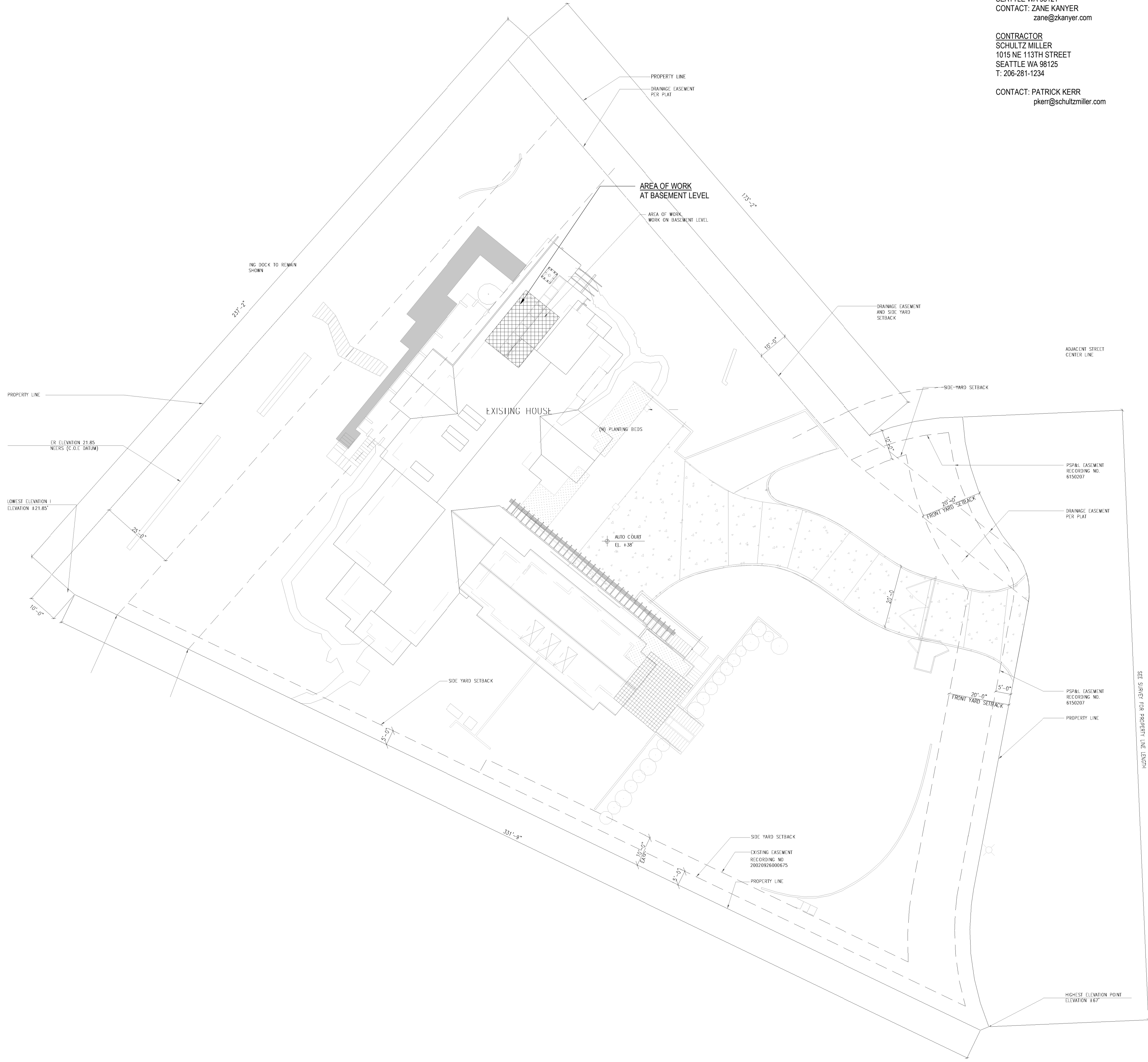
Official Stamps:

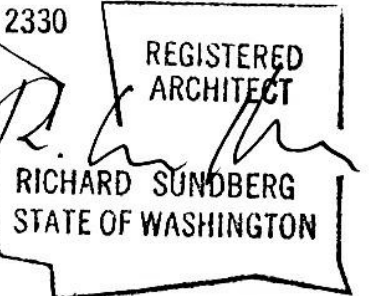
<b>SITE PLAN</b> <b>A1.00</b> Scale As Indicated	Project number 20003	Date 06/26/2020	Project Manager MS	Drawn by XX/XX/XX/XX	Checked by Checker
	HULEN 7376 SE 71st STREET MERCER ISLAND WA 98040		NO. DESCRIPTION REVISIONS	DATE	PERMIT SET XX 06/26/2020

**GENERAL NOTES**

- CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
- DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
- EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
- INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

**2 SITE PLAN**  
SCALE: 1" = 20'-0"





Official  
Stamps:

**HULEN**  
7376 SE 71st STREET  
MERCER ISLAND WA 98040

NO.	DESCRIPTION	DATE
	PERMIT SET	XX
		06/26/2020

**LOWER LEVEL PLAN**

**A2.00**

Scale As Indicated

Project number	2003
Date	06/26/2020
Project Manager	MS
Drawn by	XXXXXXXXXX
Checked by	Checker

**FLOOR PLAN LEGEND**

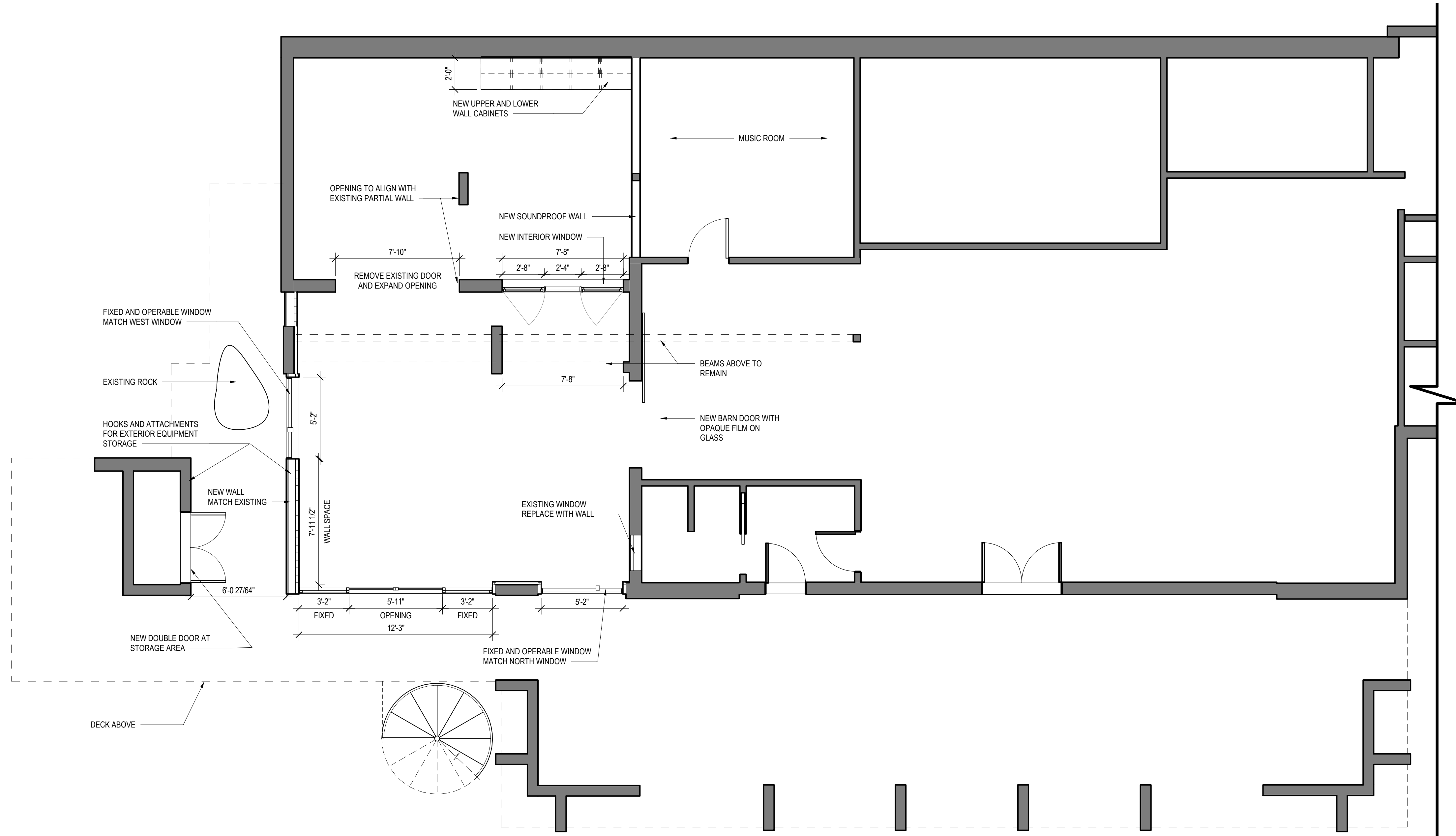
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

**FLOOR PLAN LEGEND**

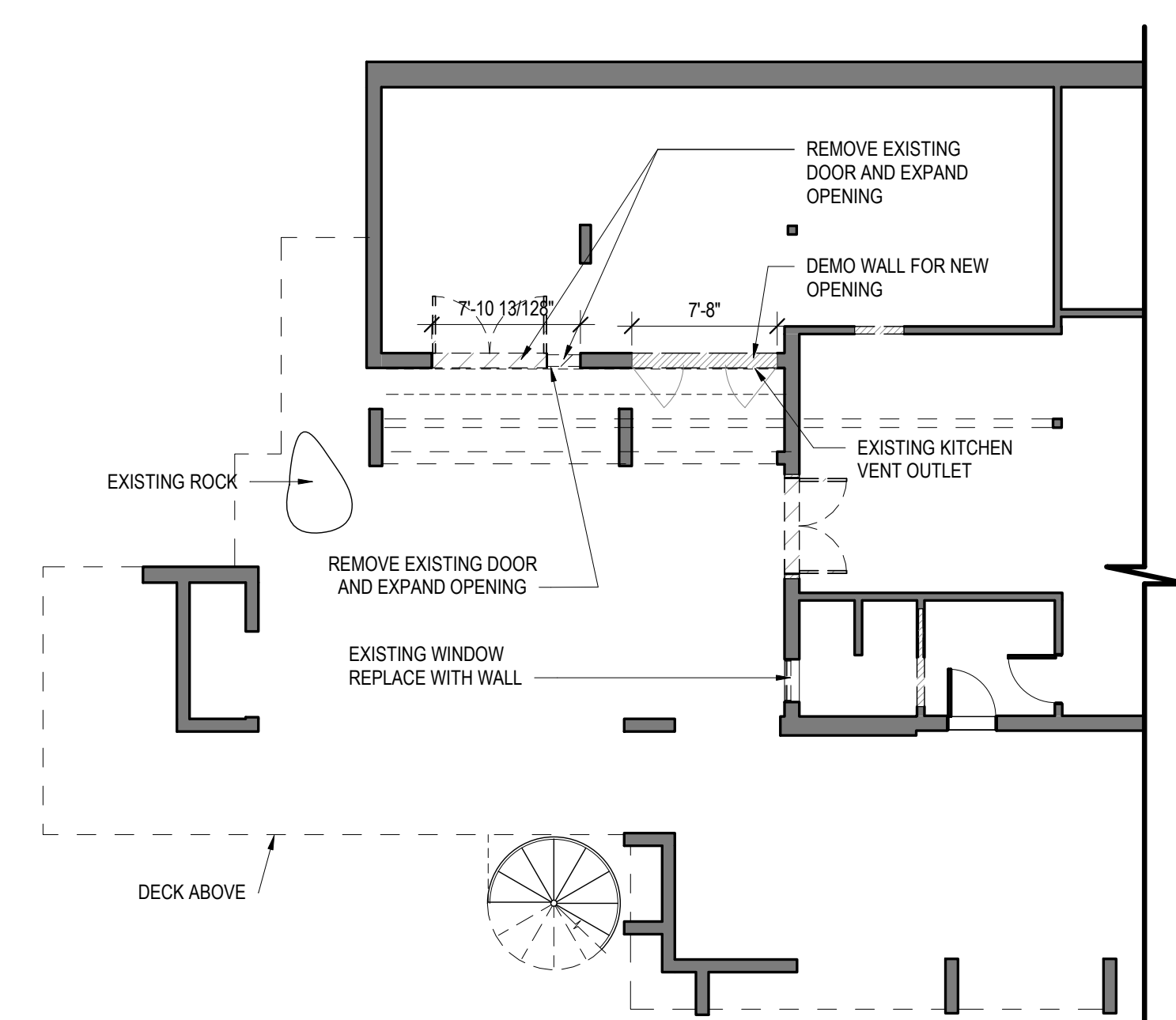
SCALE: 1/2" = 1'-0"

**FLOOR PLAN NOTES**

1. VERIFY ALL DIMENSIONS IN THE FIELD
2. INTERIOR DIMENSION TO F.O. FIN. WALL U.N.O



**2 PROPOSED BASEMENT LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**1 BASEMENT PLAN- DEMO**  
SCALE: 1/8" = 1'-0"

**DEMOLITION PLAN LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

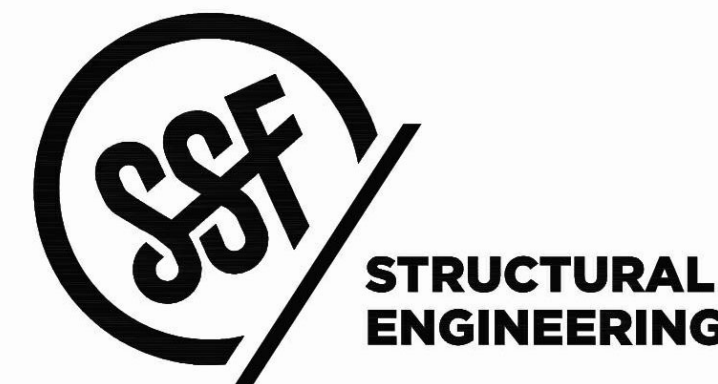
**DEMOLITION LEGEND**

SCALE: 1/2" = 1'-0"

# GENERAL STRUCTURAL NOTES

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).
  - DESIGN LOADING CRITERIA:  
RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS  
FLOOR LIVE LOAD ..... 40 PSF  
SEE PLANS FOR ADDITIONAL LOADING CRITERIA
  - STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
  - PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE ADDITIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S 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 TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
  - CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
  - 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. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
  - ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- QUALITY ASSURANCE
- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.  
EXPANSION BOLTS AND THREADED EXPANSION INSERTS PER MANUFACTURER  
EPOXY GROUTED INSTALLATIONS PER MANUFACTURER
  - PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.  
CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.
  - UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.  
A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLD-DOWNS.
- GEOTECHNICAL
- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.  
FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.  
BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.  
ALLOWABLE SOIL PRESSURE ..... 2000 PSF  
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) ..... 55 PCF/35 PCF  
ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED) ..... 300 PCF  
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED) ..... 0.3  
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD) ..... 75 PSF  
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) ..... 7H PSF
- RENOVATION
- DEMOLITION: CONTRACTOR SHALL 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. 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.
  - 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. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.
  - 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.  
A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. CORNERS SHALL NOT BE OVERCUT.  
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.  
B. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING.  
C. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 6" EMBED, UNLESS OTHERWISE NOTED ON PLANS.
  - CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
- CONCRETE
- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF  $f_c = 3,000$  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. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS  $f_c = 2,500$  PSI.  
G. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.
  - A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTITUTING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14, SECTIONS 26.4.3 AND 26.4.4. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
  - ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.
  - REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60,  $F_y = 60,000$  PSI.
  - DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 6" AT SIDES AND ENDS.  
NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
  - CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:  
FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"  
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) ..... 2"  
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) ..... 1-1/2"  
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS ..... 1-1/2"  
SLABS AND WALLS (INT. FACE) ..... GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"
  - CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:  
6" WALLS #4 @ 16 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN  
8" WALLS #4 @ 12 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN  
10" WALLS #4 @ 18 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS  
12" WALLS #4 @ 16 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS
  - CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.
  - NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).
- ANCHORAGE
- EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.
  - EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BARS) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.
  - EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BARS) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281. MINIMUM BASE MATERIAL TEMPERATURE IS 14 DEGREES F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.
  - CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.
- WOOD
- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17, OR WMPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:  
JOISTS (2X & 3X MEMBERS) HEM-FIR NO. 2  
AND BEAMS MINIMUM BASE VALUE,  $F_b = 850$  PSI  
(4X MEMBERS) DOUGLAS FIR-LARCH NO. 1  
MINIMUM BASE VALUE,  $F_b = 1000$  PSI  
BEAMS (INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1  
MINIMUM BASE VALUE,  $F_b = 1350$  PSI  
POSTS (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2  
MINIMUM BASE VALUE,  $F_c = 1350$  PSI  
(6X AND LARGER) DOUGLAS FIR-LARCH NO. 1  
MINIMUM BASE VALUE,  $F_c = 1000$  PSI  
STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR-LARCH NO. 2  
OR HEM-FIR NO. 2
  - GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSII/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4,  $F_b = 2,400$  PSI,  $F_y = 265$  PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8,  $F_b = 2400$  PSI,  $F_y = 265$  PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.
  - PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.  
ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.  
FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.  
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.  
PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.  
REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.
  - ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
  - PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWWA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWWA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWWA UCA. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWWA UC4B.

- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.  
WOOD TREATMENT      CONDITION      PROTECTION  
HAS NO AMMONIA CARRIER      INTERIOR DRY      G90 GALVANIZED  
CONTAINS AMMONIA CARRIER      INTERIOR DRY      G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED  
PER ASTM A653  
CONTAINS AMMONIA CARRIER      INTERIOR WET      TYPE 304 OR 316 STAINLESS  
CONTAINS AMMONIA CARRIER      EXTERIOR      TYPE 304 OR 316 STAINLESS  
AZCA      ANY      TYPE 304 OR 316 STAINLESS  
INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.
- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TTS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.  
WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.  
ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.
- WOOD FASTENERS  
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:  
SIZE      LENGTH      DIAMETER  
6d      2"      0.113"  
8d      2-1/2"      0.131"  
10d      3"      0.148"  
12d      3-1/4"      0.148"  
16d BOX      3-1/2"      0.135"  
IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.  
NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.  
B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.
- NOTCHES AND HOLES IN WOOD FRAMING:  
A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.  
B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.  
C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.
- WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:  
A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". 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.  
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLLUMS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.  
C. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.  
ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 240) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.  
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. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULT JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.  
UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING



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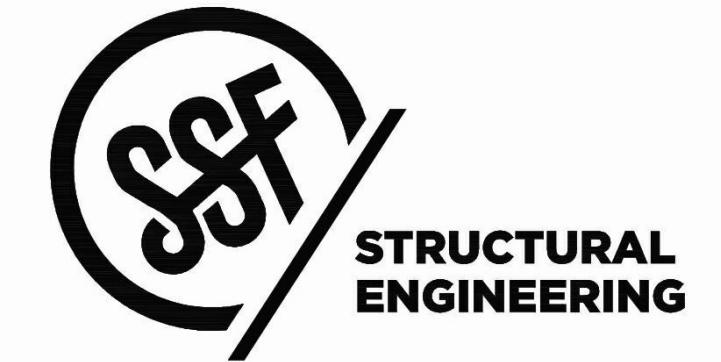
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GENERAL NOTES		Scale	
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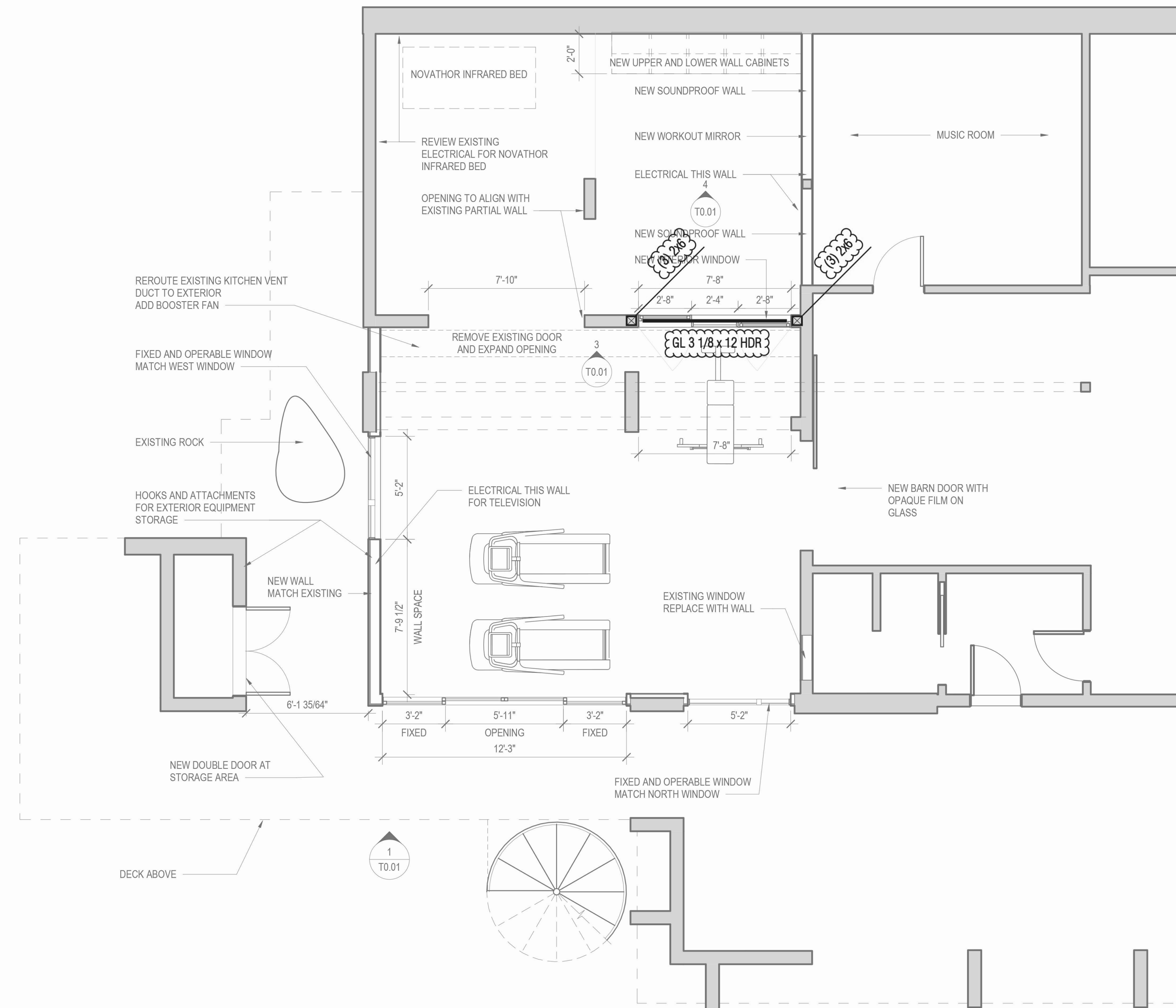


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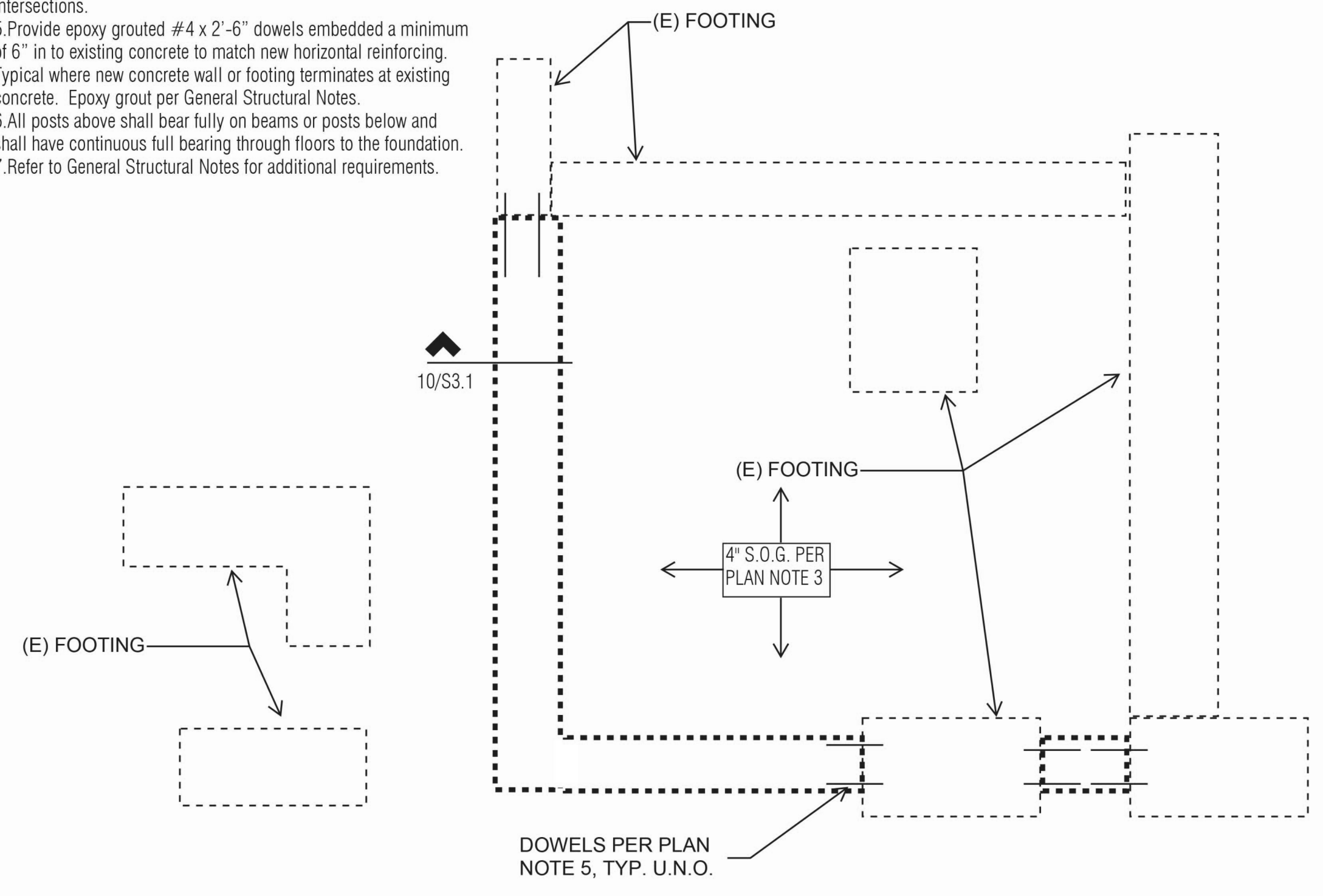
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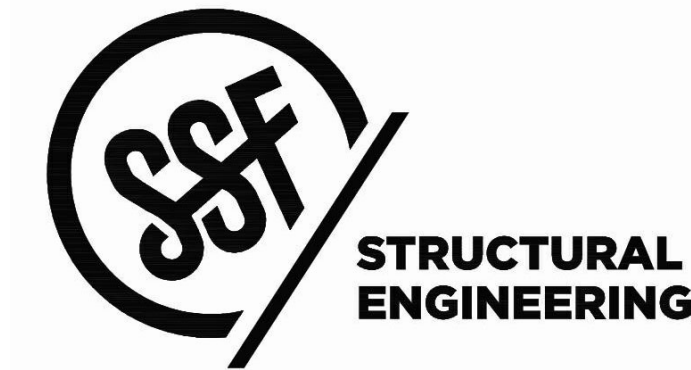
- Foundation Plan Notes: (Typical, Unless Noted Otherwise)**
1. Do not scale drawings. Refer to architectural drawings for all dimensions.
  2. The bottom of all exterior footings shall be 18" minimum below grade.
  3. 4" concrete slab over 10 mil vapor barrier on 4" of gravel or crushed rock over firm undisturbed soil or engineered compacted back-fill. Reinforce with #3 @ 16" oc. Provide construction/control joints per Detail 12/S3.1.
  4. Provide corner bars per Detail 8/S3.1 at all wall and footing intersections.
  5. Provide epoxy grouted #4 x 2'-6" dowels embedded a minimum of 6" in to existing concrete to match new horizontal reinforcing. Typical where new concrete wall or footing terminates at existing concrete. Epoxy grout per General Structural Notes.
  6. All posts above shall bear fully on beams or posts below and shall have continuous full bearing through floors to the foundation.
  7. Refer to General Structural Notes for additional requirements.



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<b>STRUCTURAL DRAWINGS</b>  <b>S2.00</b> Scale	Project number	2003
	Date	06/26/2020
	Project Manager	MS
	Drawn by	XXX/XX/XX
Checked by	Checker	06/26/2020

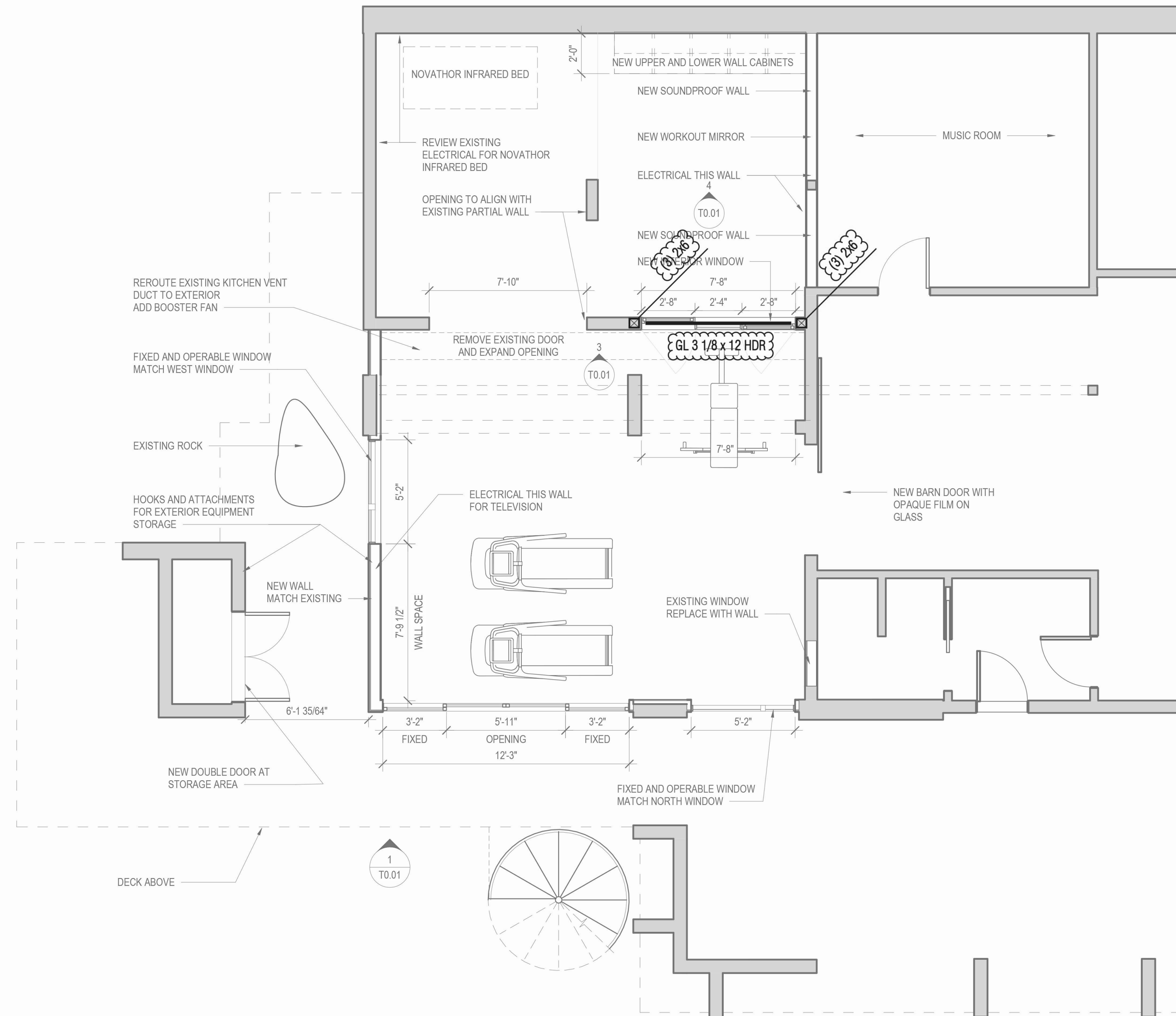


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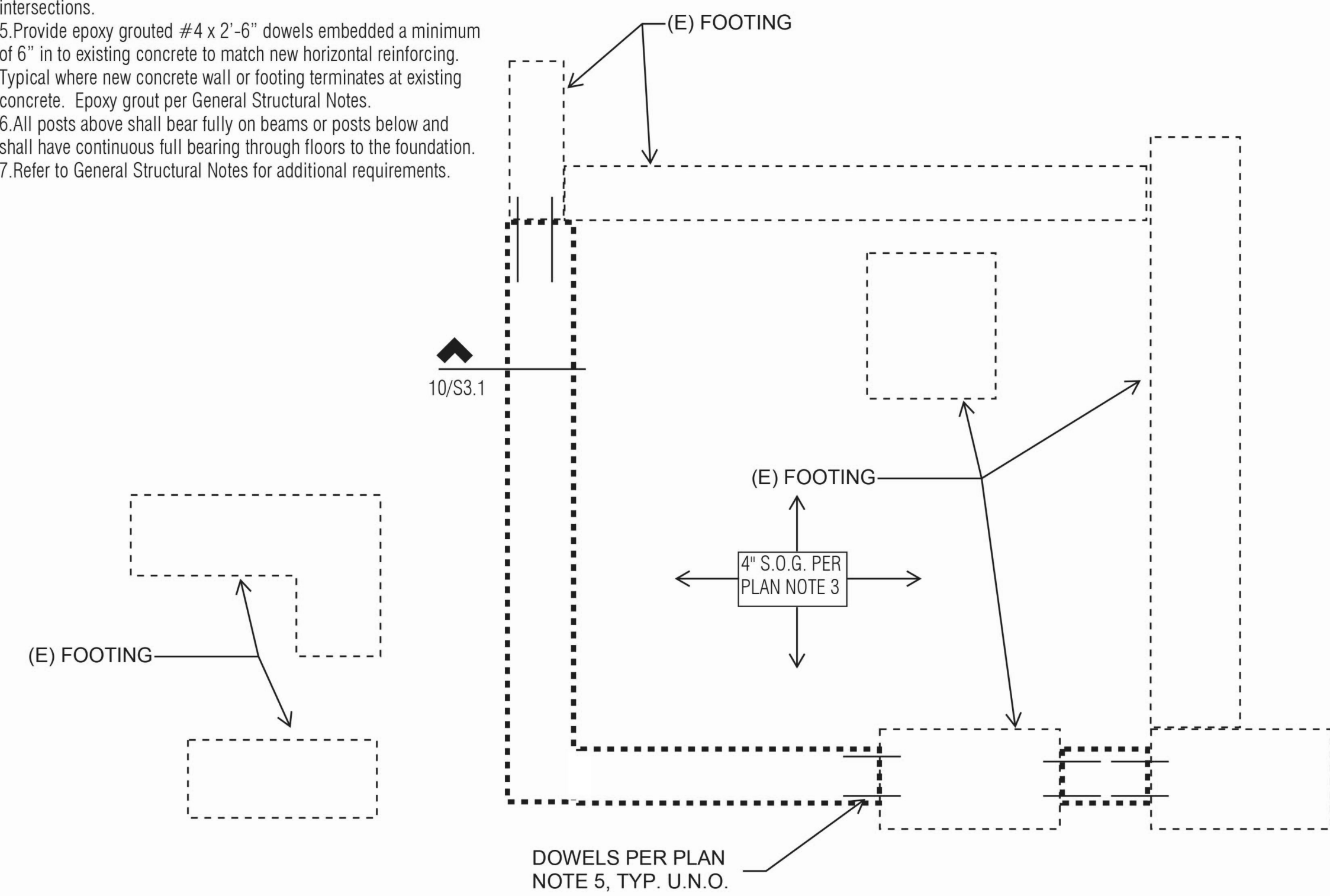
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**Foundation Plan Notes: (Typical, Unless Noted Otherwise)**

1. Do not scale drawings. Refer to architectural drawings for all dimensions.
2. The bottom of all exterior footings shall be 18" minimum below grade.
3. 4" concrete slab over 10 mil vapor barrier on 4" of gravel or crushed rock over firm undisturbed soil or engineered compacted back-fill. Reinforce with #3 @ 16" oc. Provide construction/control joints per Detail 12/S3.1.
4. Provide corner bars per Detail 8/S3.1 at all wall and footing intersections.
5. Provide epoxy grouted #4 x 2'-6" dowels embedded a minimum of 6" in to existing concrete to match new horizontal reinforcing. Typical where new concrete wall or footing terminates at existing concrete. Epoxy grout per General Structural Notes.
6. All posts above shall bear fully on beams or posts below and shall have continuous full bearing through floors to the foundation.
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XX/XX/XX	Project Manager		
XX/XX/XX	Drawn by		
XX/XX/XX	Checked by		

STRUCTURAL DETAILS

S3.10

Scale