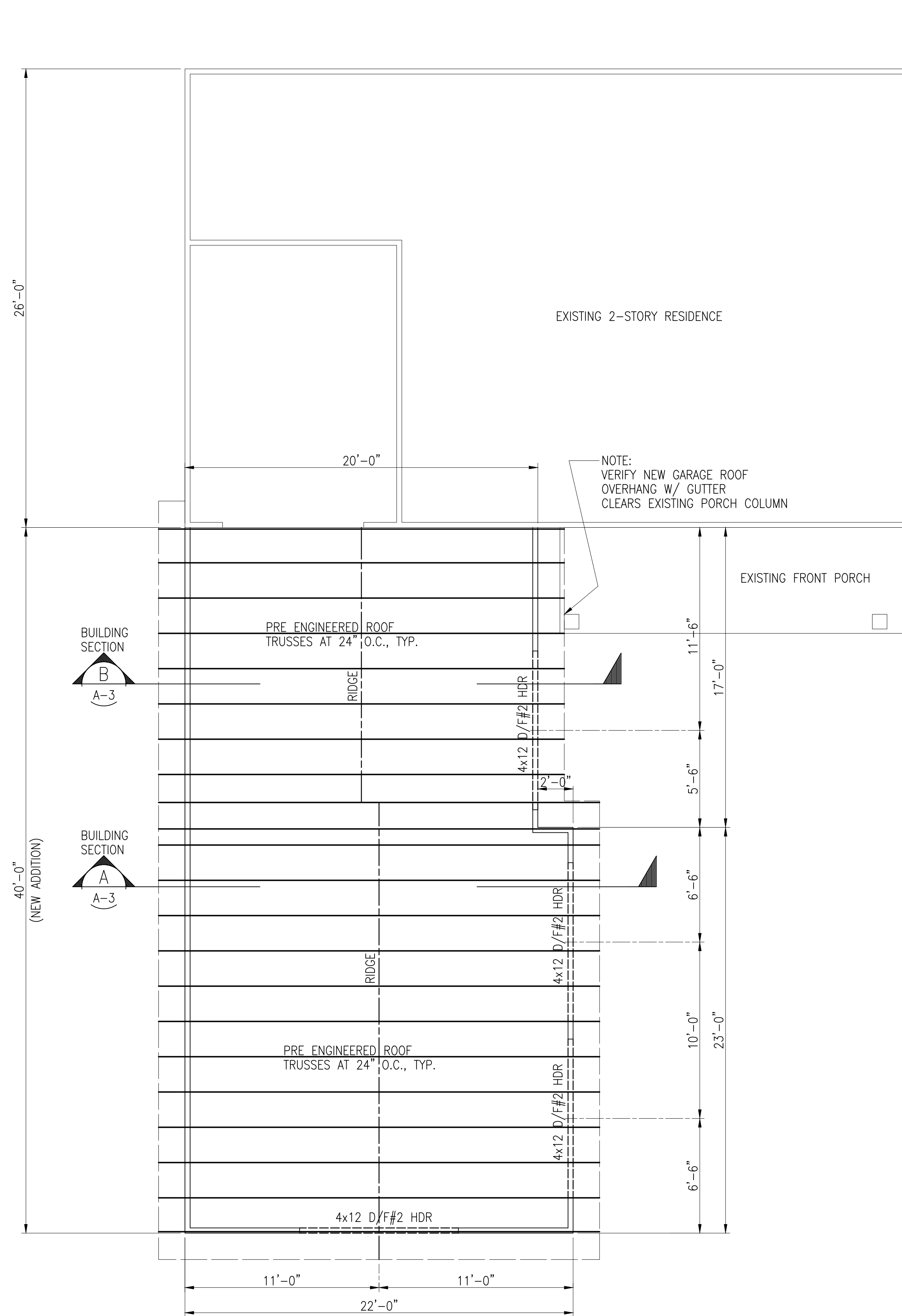
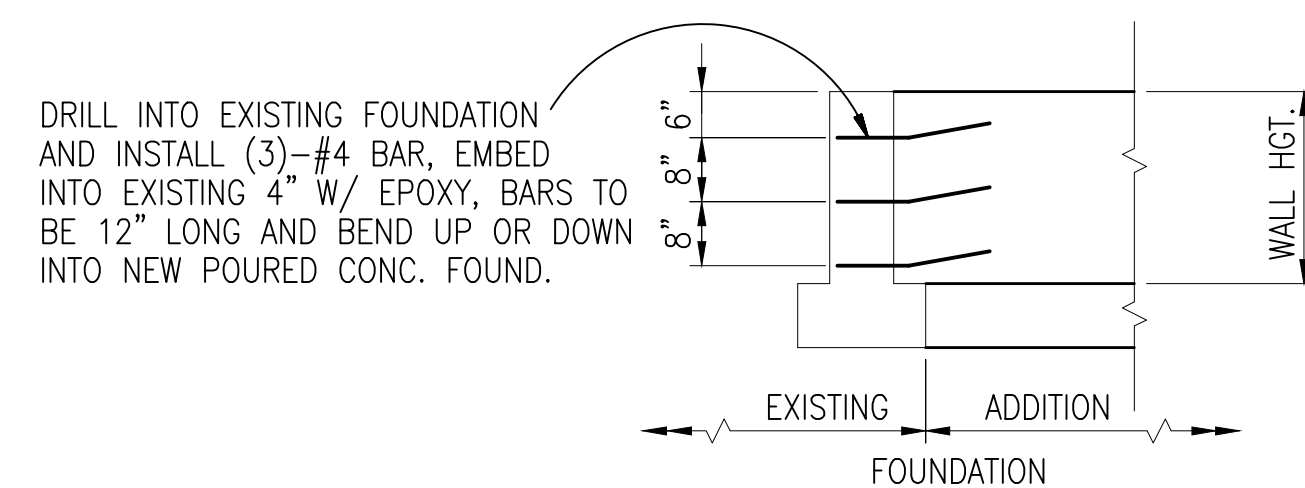


FOUNDATION PLAN
SCALE: 1/4"=1'-0"



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



FOUNDATION ATTACHMENT DETAIL
SCALE: 1/2"=1'-0"

LEGEND:

- NEW WALLS TO BE FRAMED
- NEW OVERHEAD SUPPORT BEAM OR HEADER

SCOPE OF WORK:

GARAGE ADDITION, 22'x40'

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FRAMING POINTS. (FIELD VERIFY ALL DIMENSIONS).

FRAMING DATA:

1. ALL HEADERS #2 AND BETTER AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL 2x MATERIAL #2 AND BETTER EXCEPT TREATED.
3. ANCHOR ROOF RAFTERS TO DOUBLE TOP PLATE BY INSTALLING SIMPSON H1 SEISMIC ANCHOR EACH RAFTER, OR EQUAL ANCHOR.
4. SIMPSON HANGERS ARE CALLED OUT IN THIS DESIGN, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
5. NAILING FOR SHEAR WALL AND ROOF SHEATHING:
NAIL - 8d EDGE NAIL SPACING, 6" O.C., FILED NAIL SPACING, 12" O.C.
STAGGER EDGE NAILING WITH ADJOINING PANEL.

STRUCTURAL NOTES:

DESIGN CRITERIA:
WIND LOAD - 85 MPH
ROOF LOAD - DL = 15PSF
 SL = 20PSF
ATTIC FLOOR LOAD - DL = 12PSF
 LL = 40PSF
SEISMIC ZONE - D2
SOILS:
2000PSF (ALLOWABLE BEARING PRESSURE)
40PSF/FT (ACTIVE LATERAL PRESSURE OF RETAINED EARTH)
60PSF/FT (AT-REST LATERAL PRESSURE OF RETAINED EARTH)
CONCRETE:
2500PSI FOR SLABS AND WALLS. MINIMUM 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND 6 3/4 GALLONS OF WATER PER 94LB. SACK OF CEMENT. MAXIMUM AGGREGATE SIZE IS 1 1/2"
VIBRATE ALL CONCRETE WALLS WHEN POURING.
REINFORCING STEEL:
CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318-02.
REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A-615.

PARCEL NO. 4457300190

AKIHIRO NAKAMURA - GARAGE ADDITION PROJECT

4245 90TH AVE SE MERCER ISLAND, WA. 98040

BUILDING DESIGN BY: L. REYNOLDS - CPBD MAY 2020
CUSTOM BUILDING DESIGN 253-630-9717
MEMBER OF AMERICAN INSTITUTE OF BUILDING DESIGN

