

PROJECT INFORMATION

OWNER: CRAIG LAND COMPANY
 ADDRESS: 21012 109 th AVE. S.E. SNOHOMISH, WA
 JURISDICTION: KITTITAS COUNTY
 DESIGNER: SMR DESIGN
 ENGINEER: I.E. (GENE) REEP, P.E.
 CONTRACTOR: TO BE SELECTED

PAGE NUMBERS AND TITLES:

COVER PAGE

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PAGE-17	DETAILS: PB-ST, PB-FTG, SD-W/O-RJ & RGW.



GENERAL NOTES:

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE MORE STRINGENT IS TO GOVERN; DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE DESIGNERS ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.
- DRAWINGS ARE "NOT" TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT THE INTENT OF THE DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE DESIGNERS ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.
- THE DESIGNER SHALL BE INFORMED IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE SITE CONDITIONS.
- THE TERM "FINISH FLOOR" (FIN. FLR.) REFERS TO THE TOP OF FINISHED CONCRETE OR FINISHED SURFACE.
- EXTERIOR DIMENSIONS ARE TO THE FACE OF STUDS OR FACE OF CONCRETE, UNLESS SPECIFICALLY INDICATED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- PRESERVE AND PROTECT EXISTING UTILITIES WHICH MAY BE PRESENT AND ARE NOT SCHEDULED OR REQUIRED TO BE CHANGED.
- ALL PERMITS REQUIRED SHALL BE PROVIDED BY OWNER OR CONTRACTED PARTY.
- GENERAL PERMITS OR APPROVAL REQUIRED: CRITICAL AREAS, ACCESS PERMIT / RURAL ADDRESS, SEPTIC OR SEWER PERMIT, WELL LOG OR WATER AVAILABILITY APPROVAL, BUILDING, MECHANICAL, PLUMBING, FIRE SAFETY, ELECTRICAL AND OTHER APPLICABLE PERMITS.
- SPECIFIC ITEMS TO BE AWARE OF AND TO VERIFY COMPLIANCE; SOIL CONDITIONS AND SURFACE WATER, FROST DEPTH, CRAWL SPACE VENTILATION AND VAPOR RETARDANT, ATTIC OR RAFTER VENTILATION AND VAPOR RETARDANT, APPROVED HEATING SYSTEM, INSULATION, GLAZING AND ENERGY CODE REQUIREMENTS.
- CONCRETE AND REINFORCING STEEL NOTES:
 CONCRETE NOTES:
 - CONCRETE SHALL CONFORM TO ACI STANDARD 301 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI IN 28 DAYS.
 - MAXIMUM AGGREGATE SIZE SHALL BE 3/4-INCH WITH A MAXIMUM SLUMP OF 6-INCH. MINIMUM CEMENT SHALL BE 5 SACK PER CUBIC YARD.
 - CONCRETE SHALL BE CURED BY AN APPROVED CURING AGENT OR BY MAINTAINING TOP SURFACE WET CONTINUOUSLY FOR 5 DAYS.
 - MAXIMUM CHLORIDE ION CONTENT FOR CORROSION PROTECTION OF REINFORCEMENT IS 0.30 PERCENT BY WEIGHT OF CEMENTITIOUS MATERIALS PER UBE TABLE 19-A.
 REINFORCING STEEL NOTES:
 - ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM STANDARD A-615, GRADE 40 UNLESS NOTED ON PLANS OTHERWISE.
 - PLACE REINFORCING STEEL ON INSIDE OF WALL PER PLAN. TOLERANCE FOR PLACEMENT OF REINFORCING STEEL IS +/- 3/8-INCH.
 - SPLICES, LAPS AND DOWEL EXTENSIONS SHALL BE AT LEAST 30 BAR DIAMETERS.
 - HOOK DISCONTINUOUS ENDS OF BARS.
 - BAR SPLICES SHALL BE STAGGERED WHERE POSSIBLE.
 - MINIMUM DIAMETER OF BENDS SHALL BE 6 BAR DIAMETERS MEASURED ON INSIDE OF BAR PER IBC. BENDS NOT DIMENSIONED SHALL BE STANDARD HOOKS.
 - AT TIME OF CONCRETE PLACEMENT REINFORCEMENT SHALL BE FREE FROM MUD, OIL OR OTHER NONMETALLIC COATINGS THAT DECREASE BONDING.
- VERIFY WITH DEPARTMENT OF PUBLIC WORKS, PLANNING, ENVIRONMENTAL HEALTH, BUILDING DEPARTMENTS, WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRY. FOR ANY AND ALL QUESTIONS REGARDING YOUR PROJECT.
- FINAL CONSTRUCTION DOCUMENT WILL BE THE APPROVED PERMIT COPY OF THE LOCAL JURISDICTION.
- ALL FINISHES, EQUIPMENT, LOCATIONS AND MISCELLANEOUS ITEMS WILL BE DETERMINED BY THE OWNER.
- REPRODUCTION OF THESE PLANS IN OTHER THAN COLOR MAY LOOSE INFORMATION THAT IS INDICATED BY COLOR. IN THE CASE THAT THEY ARE REPRODUCED OTHER THAN IN COLOR THE OWNER AND OR CONTRACTOR TAKE FULL RESPONSIBILITY.
- SURVEY PINS AND MONUMENTS SHALL NOT BE MOVED UNLESS NOTED AND RECORDED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON.

DESIGN CRITERIA

SITE ELEVATION	2950-FEET
GROUND SNOW LOAD	188 PSF
FLAT ROOF SNOW LOAD (HEATED)	160 PSF
HEATED ROOF 8/12 PITCH	100 PSF
BASIC WIND SPEED	85 MPH
WIND EXPOSURE FACTOR	C
SEISMIC DESIGN CATEGORY	D1
FROST DEPTH	24-INCHES

FRAMING STUDS
 2X4 -THROUGH 2X12
 PRESSURE TREATED
 SOLID SAWN BEAMS
 POST
 GLUE LAMINATED BEAMS

 GLUE LAMINATED POSTS
 SHEATHING

FASTENING SCHEDULE

STUD GRADE
 DF#2 AND DF #1 & BETTER
 HF #2
 DF #2 AND BETTER
 DF #2 AND DF #1
 24F-V4 SIMPLE SPANS
 24F-V4 MULTI SPANS
 24F-V8
 PLYWOOD OR OSB WOOD
 STRUCTURAL PANELS -STRUCTURAL-1

IBC TABLE 2304.9.1 PAGE 453

CODE COMPLIANCE INFORMATION

2003 IRC, 2003 IBC, 2001 NDS, ASCE
 STANDARD 7-02 & ACI-318-02

ZONING: R-3

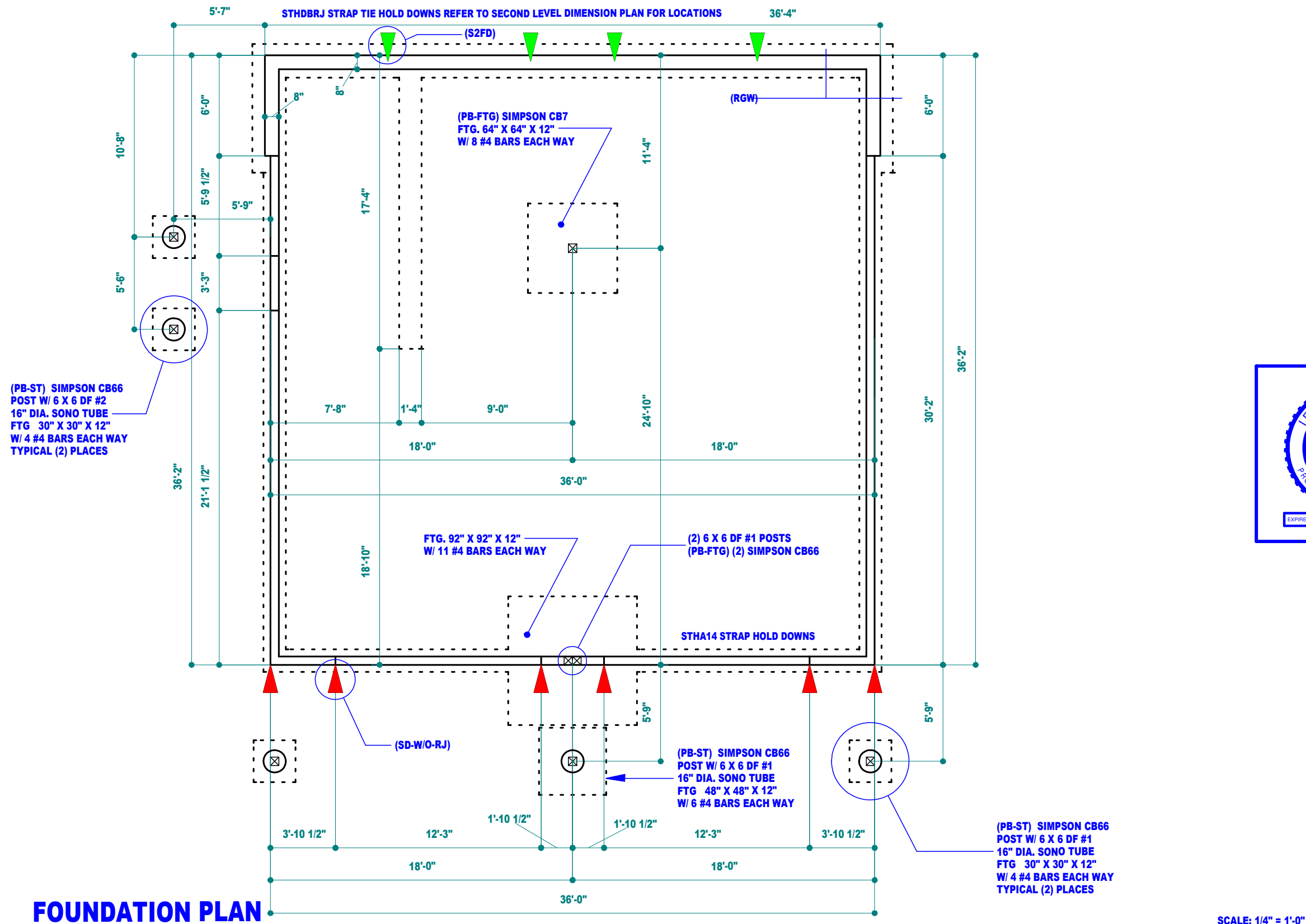
SET BACKS: FRONT YARD 25 FEET
 REAR YARD 15 FEET
 SIDE YARD 15 FEET

SMR DESIGN

(509) 925-4490-PHONE (509) 962-2896-FAX romppel@elltel.net

PROJECT FOR: CRAIG LAND COMPANY SMR PROJECT NO.: 04-41-R

P.O. BOX 562 ELLENSBURG, WA. 98926



(PB-ST) SIMPSON CB66
POST W/ 6 X 6 DF #2
16" DIA. SONO TUBE
FTG. 30" X 30" X 12"
W/ 4 #4 BARS EACH WAY
TYPICAL (2) PLACES

STHDBRJ STRAP TIE HOLD DOWNS REFER TO SECOND LEVEL DIMENSION PLAN FOR LOCATIONS

(S2FD)

(PB-FTG) SIMPSON CB7
FTG. 64" X 64" X 12"
W/ 8 #4 BARS EACH WAY

(RGW)

FTG. 92" X 92" X 12"
W/ 11 #4 BARS EACH WAY

(2) 6 X 6 DF #1 POSTS
(PB-FTG) (2) SIMPSON CB66

STHA14 STRAP HOLD DOWNS

(PB-ST) SIMPSON CB66
POST W/ 6 X 6 DF #1
16" DIA. SONO TUBE
FTG. 48" X 48" X 12"
W/ 6 #4 BARS EACH WAY

(PB-ST) SIMPSON CB66
POST W/ 6 X 6 DF #1
16" DIA. SONO TUBE
FTG. 30" X 30" X 12"
W/ 4 #4 BARS EACH WAY
TYPICAL (2) PLACES



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PF..... 160

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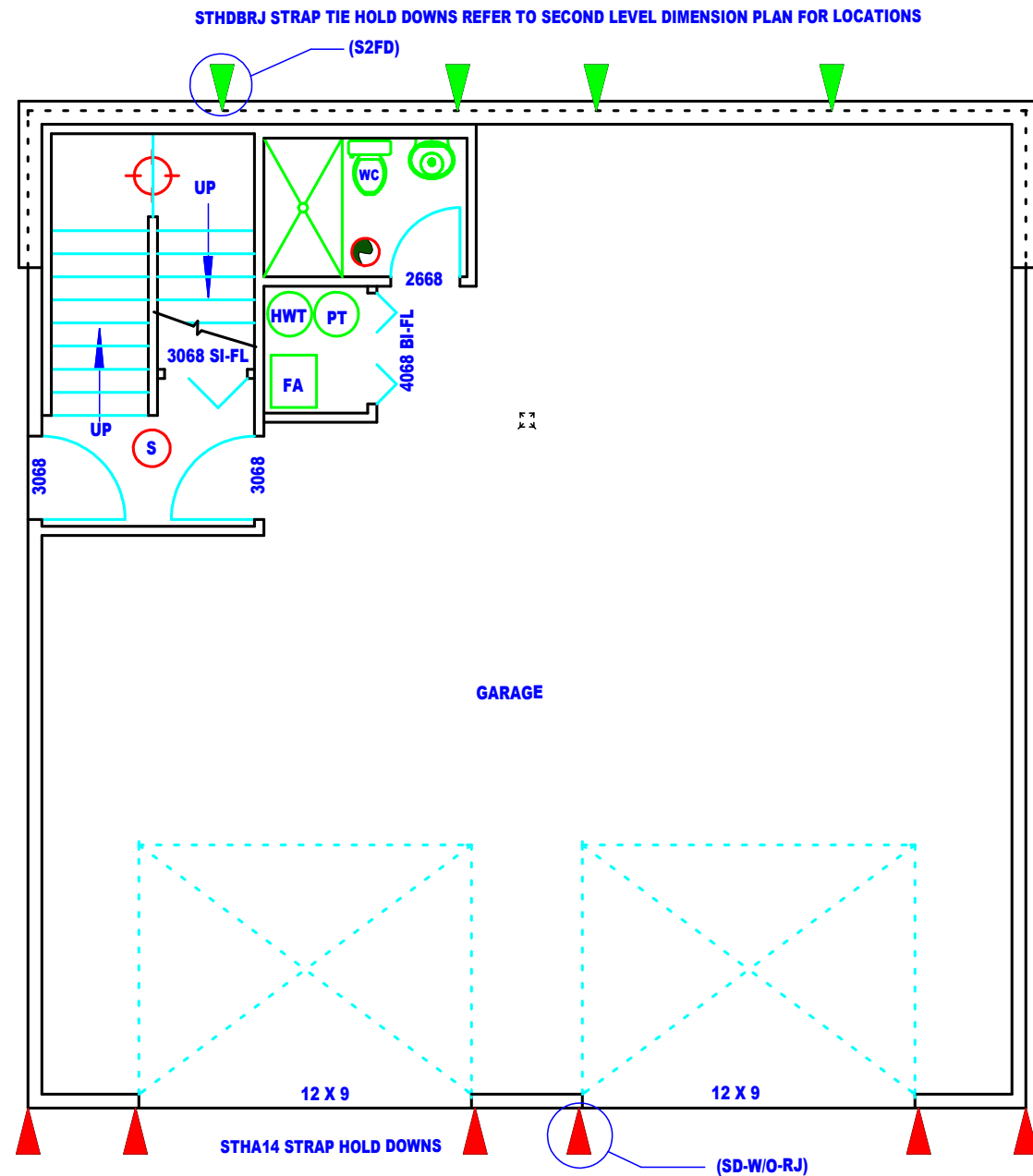
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ALL DIMENSIONS TO BE VERIFIED BY CONTRACTORS.	COMPACTION NOTE: ADD 4-INCHES GRANULAR BASE AND COMPACT TO WDOT STANDARD OR 95% OF MAXIMUM ATTAINABLE DENSITY, WHICHEVER IS GREATER.	ALL FOOTINGS TO BE SET A MINIMUM OF 24" BELOW GRADE.
REFER TO ENGINEERING AND DETAIL () FOR REAR AND WING WALL DETAILING AND ENGINEERING.		ALL INTERIOR STRIP FOOTINGS TO HAVE 2 #4 BARS CONTINUOUS. ALL PAD FOOTINGS TO HAVE #4 BARS AT 8-INCHES O.C. EACH WAY UNLESS NOTED OTHERWISE.
IN SEISMIC ZONE-D1 ANCHORS TO BE 5/8-INCH DIA. A307 BOLTS, MIN. 7-INCH EMBEDMENT 6-FEET O.C. WITH 3X3X1/4-INCH PLATE WASHERS. UNLESS NOTED OTHERWISE.	GARAGE: 4" COMPACTED GRAVEL, 2-IN RIGID CLOSED CELL FOAM, 6-MIL POLY V.B. MINIMUM 4" CONCRETE SLAB.	FOR PRESCRIPTIVE PATH FOOTING AND STEM WALL REQUIREMENTS REFER TO SHEET 8.
	DETAILS FOR POSTS, POST CAPS, POST BASES AND LEDGERS. (XXXX)	



LEGEND

- (S) SMOKE DETECTOR [BATTERY / 120 V] INTERCONNECTED
- (EG) EGRESS WINDOW [20" X 24"] MINIMUM 5.7 SQUARE FEET, OR DOOR.
- FA FURNACE [REFER TO APPLICATION FOR FUEL TYPE]
- HWT HOT WATER TANK [REFER TO APPLICATION FOR FUEL TYPE]
- (L) STAIR ILLUMINATION REFER TO IRC SECTION R303.6
- W CLOTHES WASHER
- D DRYER
- (SG) SAFETY GLASS
- (E) EXHAUST FAN

OWNER TO LOCATE:
ATTIC ACCESS MINIMUM 22" X 30"
CRAWL SPACE ACCESS MINIMUM 18" X 24"

▲ SHEAR WALL HOLD-DOWN SPECIFICATIONS REFER TO ENGINEERING DETAIL (SD-WO-RJ) & (S2FD) TIE DOWNS SIMPSON STRAP.

REFER TO SPECIFICATION OF STRUCTURAL COMPONENTS AND FASTENERS FOR ALL WALLS.

SHEAR WALL SHEATHING SPECIFICATIONS.
FOR FRONT OF GARAGE APPLY 7/16-IN OSB WOOD STRUCTURAL PANELS TO MINIMUM HEM-FIR FRAMING MEMBERS WITH STAGGERED 8d NAILS @ 4-IN O.C.

ALL EDGES BLOCKED WITH 3-IN NOMINAL FRAMING MEMBERS INCLUDING MUD-SILL PLATES (DOUBLE 2X FRAMING MEMBERS ARE ALLOWED FOR USE AS 3-IN NOMINAL FRAMING). FASTEN 2X TOP PLATE MEMBERS TO CONTINUOUS BEAM WITH 10d NAILS @ 6-IN O.C.

REMAINING WALLS APPLY 7/16-IN OSB WOOD STRUCTURAL PANELS TO MINIMUM HEM-FIR FRAMING MEMBERS WITH 8d NAILS @ 6-IN O.C ON EDGES AND 12-IN O.C. IN THE FIELD. ALL EDGES BLOCKED.

Garage Level Specifications - Craig Home	
Foundation Anchoring Specifications	
Install 5/8-in dia. ASTM A307 A/Bs @ 72-in o.c in 2,500-psi minimum concrete with 7-in embedment. Minimum two anchors per mudsill. Note: Front Garage and Second Level shear walls require 3-in nominal mudsills, double 2X6s are permitted.	
Garage Level Hold-Down Specifications	
Front 4.0-ft Long Shear Wall Segments	
Install Simpson STHD14 Strap Tie hold-downs in 2,500-psi concrete and minimum 6-in stem wall (3 wall segments & total of 6 Strap Ties). Fasten Strap Tie to 3-in framing with 38-16d sinkers.	
Remaining Garage Level Shear Walls	
Remaining shears walls do not require hold-downs since restoring loads exceed uplift due to shear. See Tables H and I for hold-down requirements.	
Garage Level Shear Wall Sheathing Specifications	
Front 4.0-ft Long Shear Wall Segments	
Apply 7/16-in. OSB wood structural panels to 3-in Hem-Fir framing members with 8d nails staggered @ 4-in o.c. on all edges and 12-in o.c. in the field. All edges blocked.	
Remaining Garage Level Shear Walls	
Apply 7/16-in. OSB wood structural panels to Hem-Fir framing members with 8d nails @ 6-in o.c. on all edges and 12-in o.c. in the field. All edges blocked.	
Garage Level Shear Transfer Specifications	
Front 4.0-ft Long Shear Wall Segments	
Fasten OSB panels to top plates and header beam with two rows of 8d nails @ 4-in o.c.	
Remaining Garage Level Shear Walls	
Fasten to OSB panels to rim joists with 8d common nails @ 6-in o.c.	



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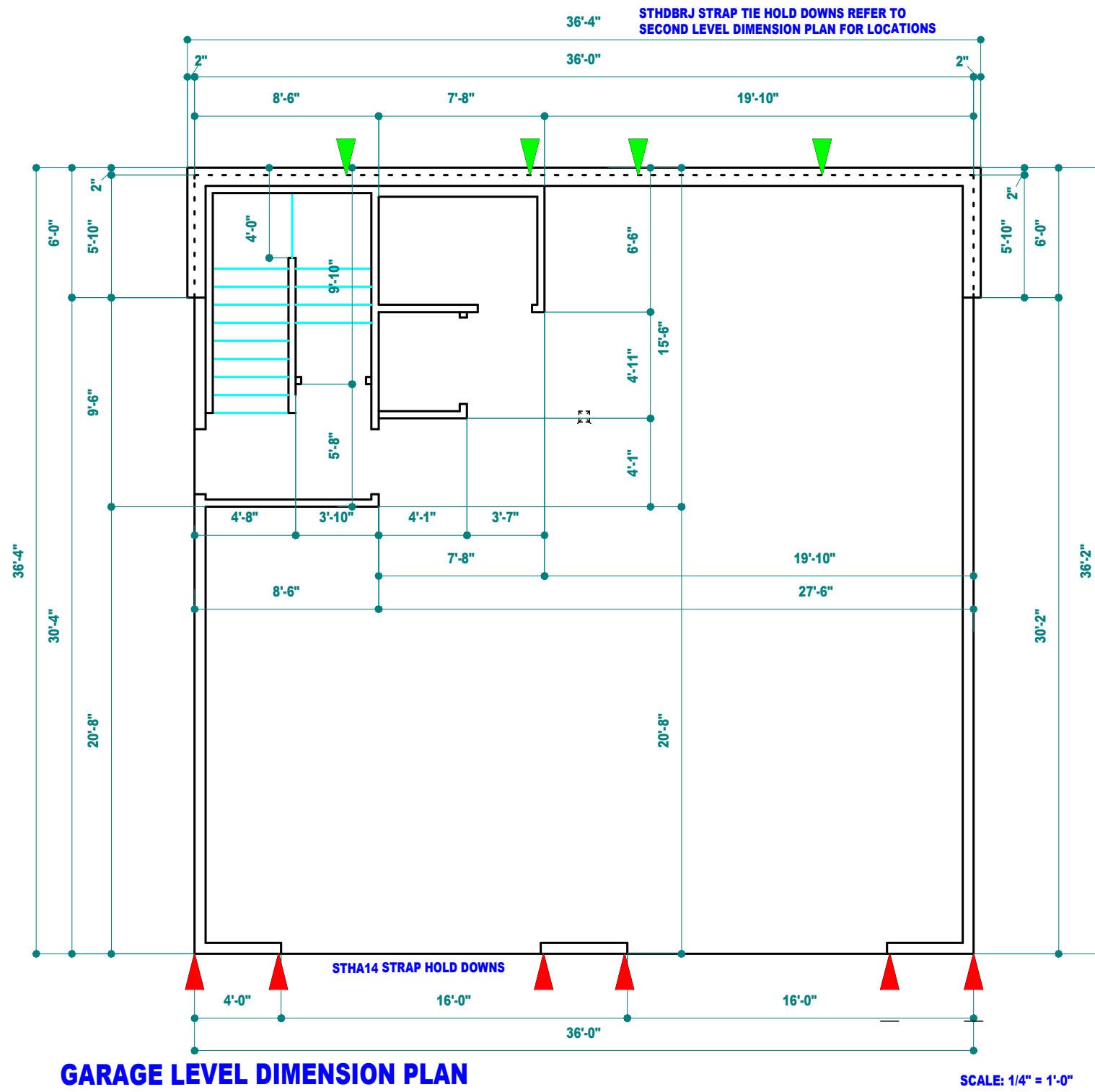
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GARAGE LEVEL FLOOR PLAN

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



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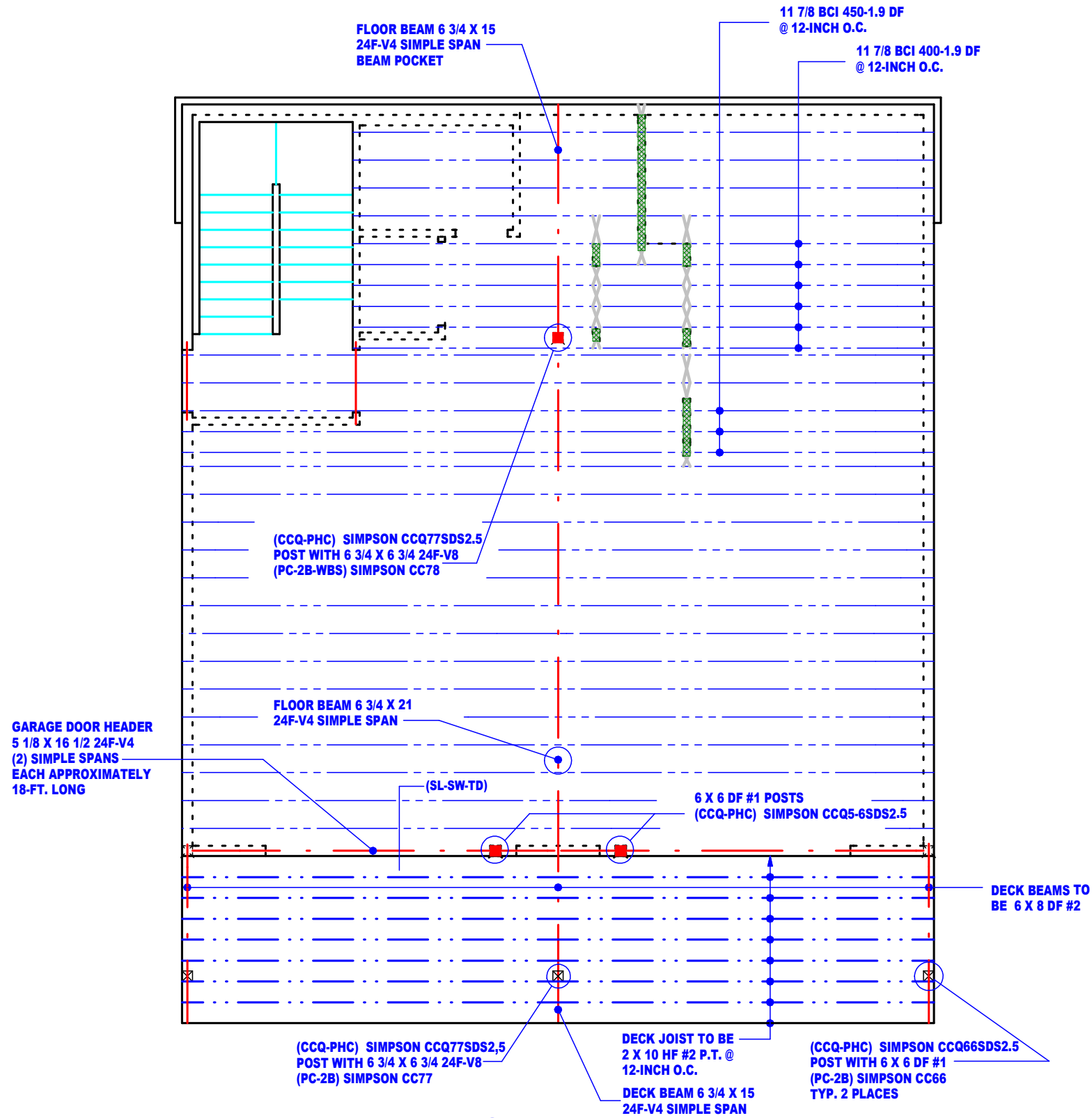
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SECOND LEVEL FLOOR FRAMING PLAN

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

3/4-IN UNBLOCKED TONGUE & GROOVE PANELS FASTENED WITH 10d NAILS @ 6-IN O.C. ON ALL EDGES AND FLOOR DIAPHRAGM BOUNDARIES. NAILING SPACING IN THE FIELD IS 12-IN O.C. LAYOUT PATTERN PER IBC CASE-1.	ALL SECOND LEVEL FLOOR JOIST TO BE 11 7/8 BCI 400-1.9 DF AT 16-INCH O.C. UNLESS NOTED OTHERWISE. SOLID BLOCKING REQUIRED AS INDICATED.	ALL MAIN LEVEL INTERIOR DOOR HEADERS 4 X 8 DF#2 UNLESS NOTED OTHERWISE. DETAILS FOR POSTS, POST CAPS, POST BASES AND LEDGERS. (XXXX)	BCI BLOCKING
POST FROM ABOVE	ALL RIM JST. 1 3/4 VERSA-STRAND		BEARING WALLS FROM ABOVE



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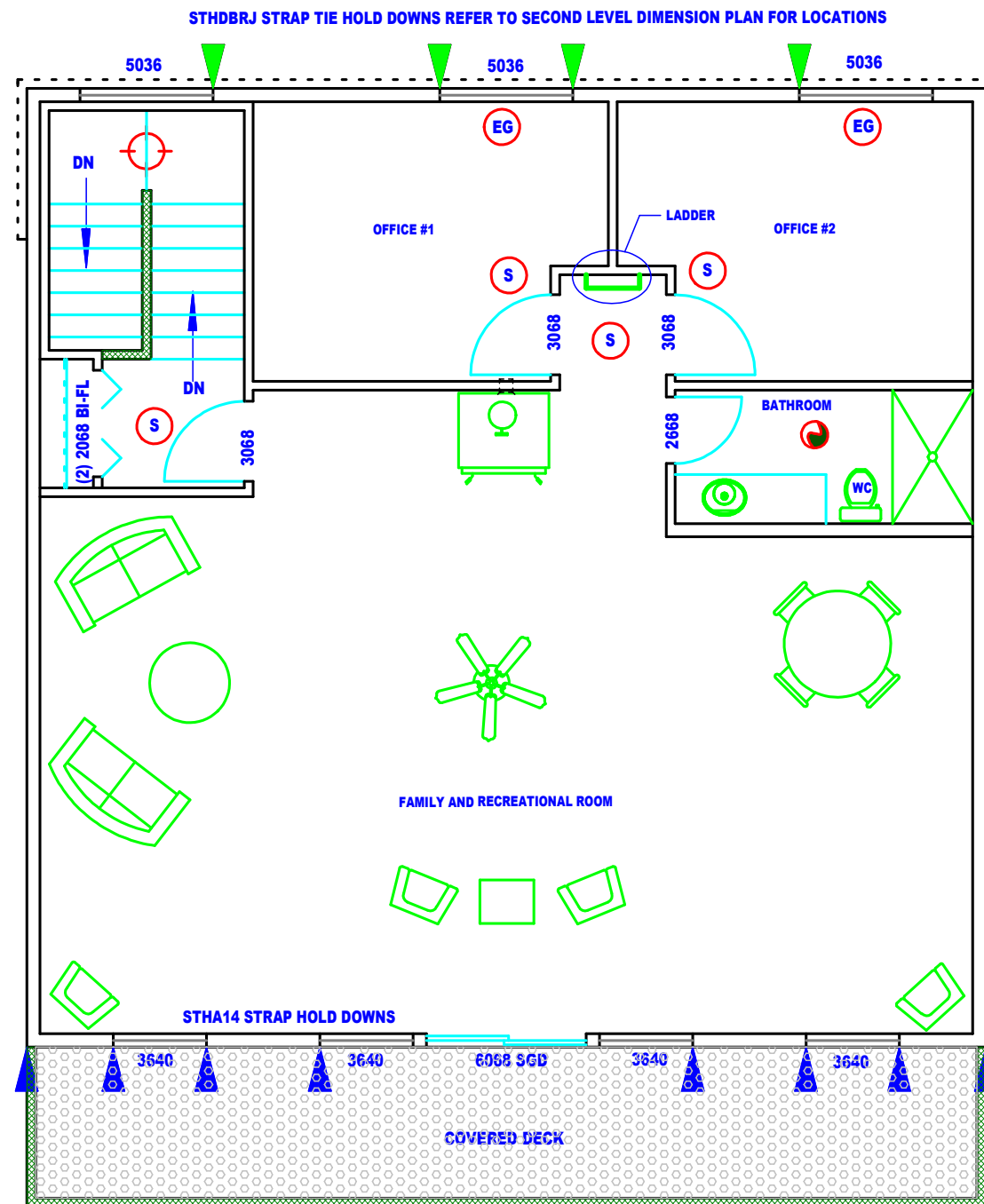
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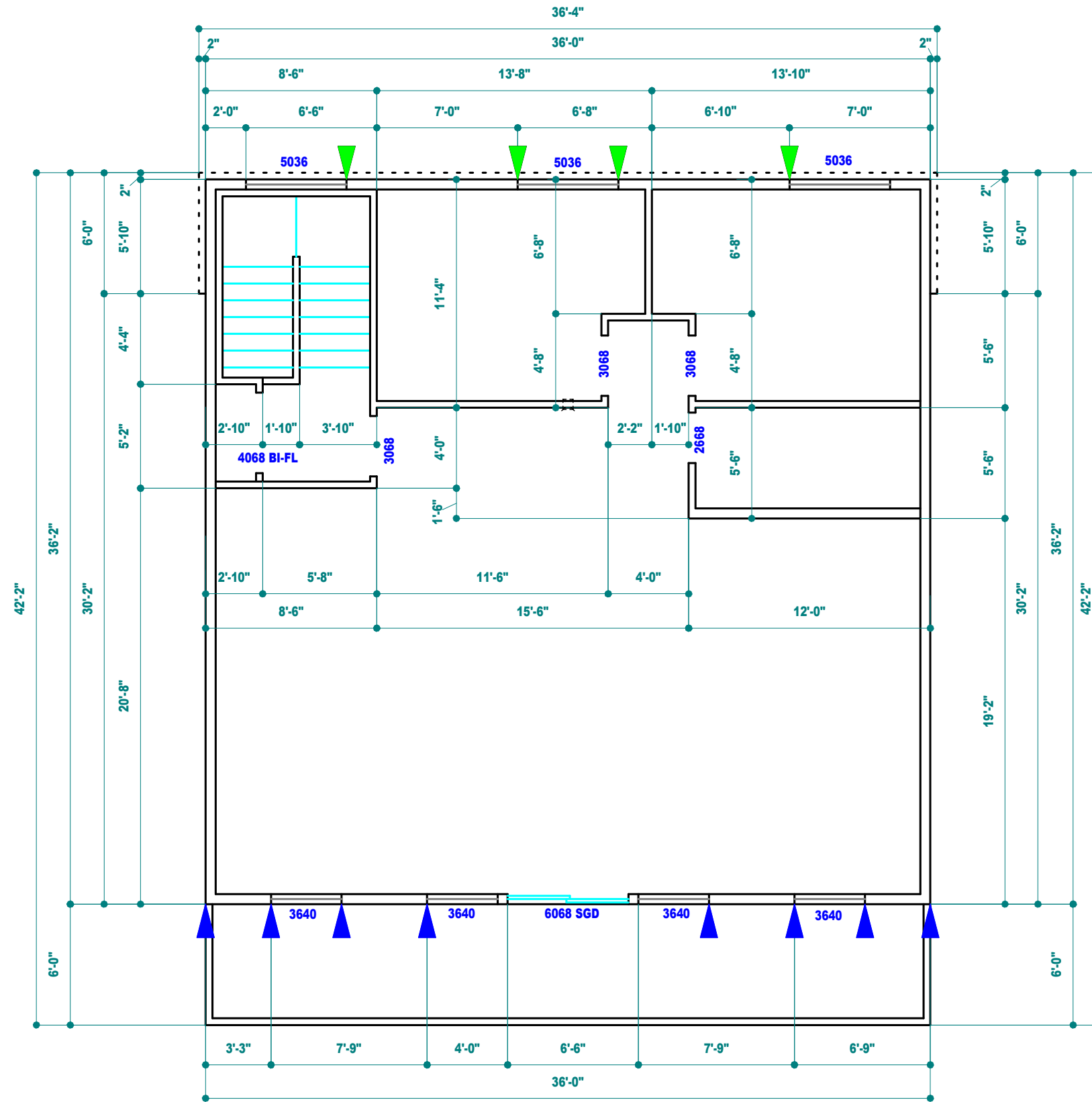
SECOND LEVEL FLOOR PLAN

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

Second Level Specifications
Second Level Hold-Down Specifications
Front Shear Wall Segments
Connect Second Level walls to Garage Level walls with Simpson MSTC40 Strap Ties. Center Strap Ties on rim joist and fasten to 3-in nominal framing on Second Level and header beam on Garage Level with total of 36-16d sinkers (18 on each end of Strap Tie).
Rear Shear Wall Segments
Connect Second Level walls to Garage Level foundation wall with Simpson STHD8RJ Strap Tie Holddowns as shown on the plan. Fasten to 3-in nominal framing on Second Level with 24-16d sinkers.
Remaining Garage Level Shear Walls
Remaining shears walls do not require hold-downs since restoring loads exceed uplift due to shear. See Tables H and I for hold-down requirements.
Second Level Shear Wall Sheathing Specifications
Front Shear Wall Segments
Apply 7/16-in. OSB wood structural panels to 3-in nominal Hem-Fir framing members with 8d nails staggered @ 4-in o.c., all edges blocked.
Remaining Garage Level Shear Walls
Apply 7/16-in. OSB wood structural panels to Hem-Fir framing members with 8d nails @ 6-in o.c. all edges blocked.
Second Level Shear Transfer Specifications
Shear Walls Below Roof Eaves
Refer to Roof Joist Blocking & Boundary Nailing in Roof Diaphragm Framing Specifications.
Shear Walls Below Gables
Fasten gable-end roof joists to double top plates with shear transfer blocking fastened to roof joists



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SECOND LEVEL DIMENSION PLAN

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



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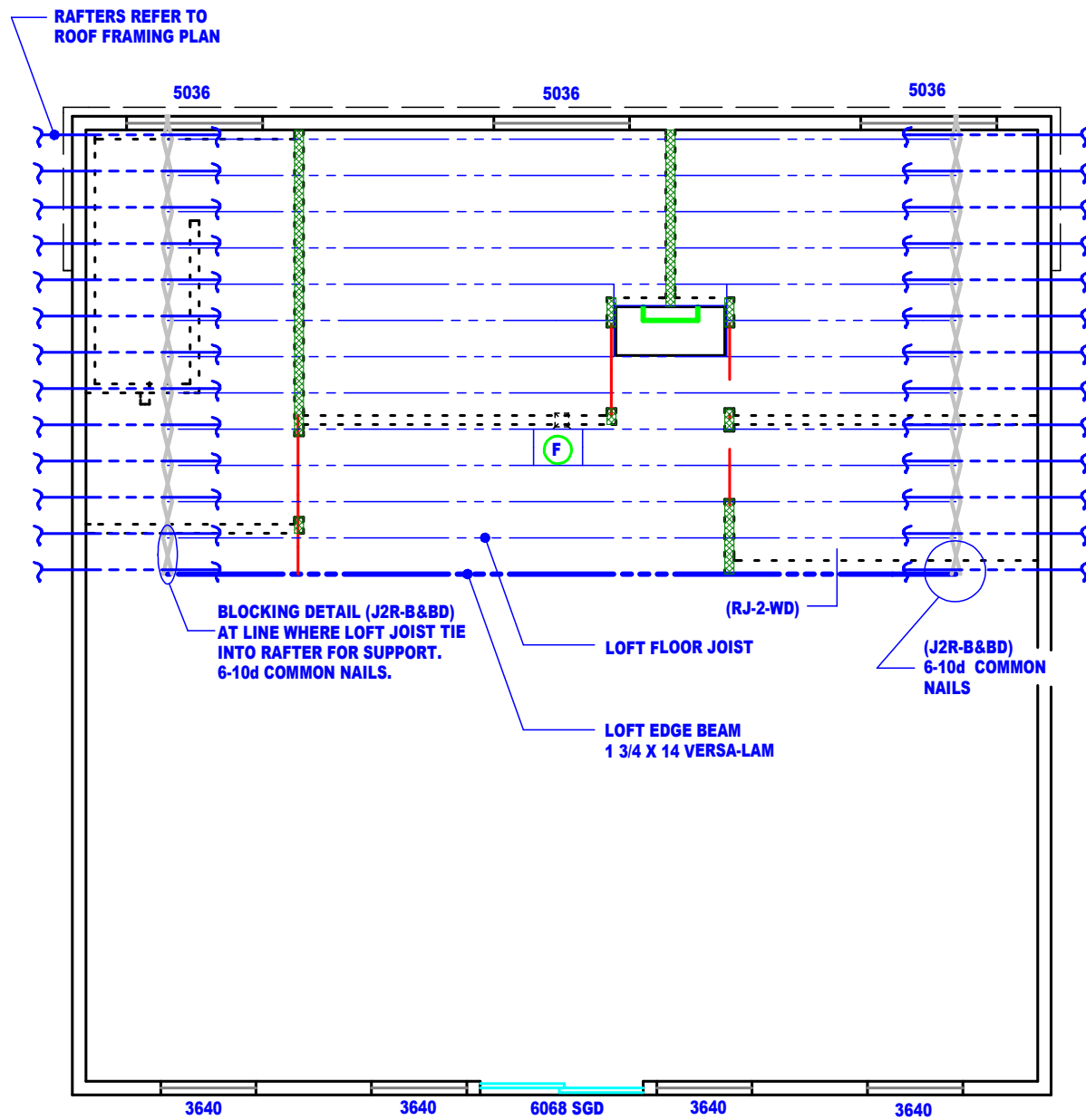
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3/4-IN UNBLOCKED TONGUE & GROOVE PANELS FASTENED WITH 10d NAILS @ 6-IN O.C. ON ALL EDGES AND FLOOR DIAPHRAGM BOUNDARIES. NAILING SPACING IN THE FIELD IS 12-IN O.C. LAYOUT PATTERN PER IBC CASE-1.	ALL LOFT LEVEL FLOOR JOIST TO BE 2 X 12 DF #2 AT 16-INCH O.C.	ALL MAIN LEVEL INTERIOR DOOR HEADERS 4 X 8 DF#2 UNLESS NOTED OTHERWISE.	BCI BLOCKING
	SOLID BLOCKING REQUIRED AS INDICATED.	DETAILS FOR POSTS, POST CAPS, POST BASES AND LEDGERS: (XXX)	BEARING WALLS BELOW
	ALL RIM JST. NONE. BLOCK BETWEEN RAFTERS (J2R-B&BD)		

LOFT LEVEL FLOOR FRAMING PLAN

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



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PRESCRIPTIVE PATH REQUIREMENTS

MINIMUM FOUNDATION REQUIREMENTS FOR ONE, TWO, AND THREE STORIES. THIS CHART IS FOR #4 BARS

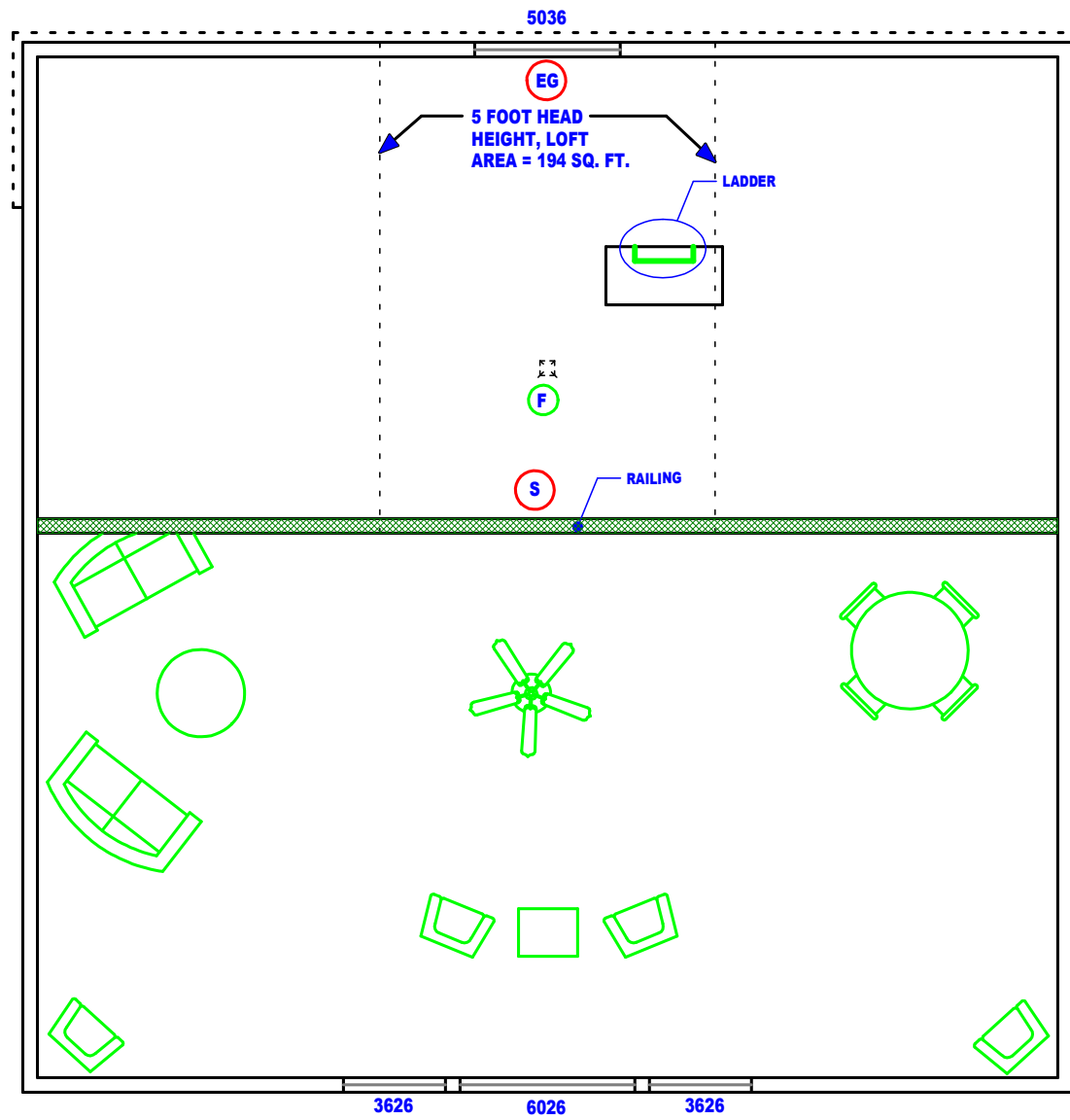
STRUCTURAL ENGINEERING MAY BE SUBSTITUTED FOR THE PRESCRIPTIVE PATH REQUIREMENTS.

KITTITAS COUNTY PRESCRIPTIVE PATH FOR CONCRETE FOOTING AND FOUNDATION WALLS.
NOTE: ALL FOUNDATION WALLS OVER 8'-0" ARE REQUIRED TO BE ENGINEERED BY A LICENSED ENGINEER.

NUMBER OF FLOORS	A	B	C	D	E	F	G	H	I	J	K
1 - FLOOR	6"	①	6"	WALL HEIGHT	24"	6"	12"	3"	3"	3"	MINIMUM ANCHOR BOLTS. 1/2" X 10" WITH 7" MINIMUM EMBEDMENT. FOR SPACING SEE CHART BELOW. LOCATE BOLTS WITHIN (12") OF ENDS AND SPLICES OF PRESSURE TREATED PLATES.
2 - FLOOR	8"	①	7"	WALL HEIGHT	24"	6"	15"	3"	4"	3"	
3 - FLOOR	10"	①	8"	WALL HEIGHT	24"	6"	18"	3"	5"	3"	SEISMIC ZONE D1 REQUIRES 3"x3"x1/4" PLATE WASHERS.

① THESE DIMENSIONS WILL VARY WITH THE HEIGHT OF THE PROPOSED WALL.
② FOR COLD JOINTS BETWEEN FOOTINGS AND STEM WALLS INSTALL (1) #4 VERTICAL BAR EVERY 48" O.C. IF FOOTINGS AND WALLS ARE POURED AS ONE MONOLITHIC POUR, NO VERTICAL REBAR IS REQUIRED.

WALL HEIGHT	BOLT SPACING	HORIZONTAL REBAR REQUIRED		VERTICAL REBAR REQUIRED		HORIZONTAL BAR IN FOOTINGS
		(L) 6" WALL	(L) 8" WALL	(M) 6" WALL	(M) 8" WALL	
≤ 2 FT.	6 FT. O.C.	ONE #4 BAR AT TOP OF WALL	ONE #4 BAR AT TOP OF WALL	②	②	2 #4 BAR BARS
≤ 3 FT.	6 FT. O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 18" O.C.	2 #4 BAR BARS
≤ 4 FT.	4 FT. O.C.	#4 BAR AT 13" O.C.	#4 BAR AT 10" O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 16" O.C.	2 #4 BAR BARS
≤ 5 FT.	3 FT. O.C.	#4 BAR AT 13" O.C.	#4 BAR AT 10" O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 16" O.C.	2 #4 BAR BARS
≤ 6 FT.	2 FT. O.C.	#4 BAR AT 13" O.C.	#4 BAR AT 10" O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 16" O.C.	2 #4 BAR BARS
≤ 7 FT.	2 FT. O.C.	#4 BAR AT 13" O.C.	#4 BAR AT 10" O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 16" O.C.	2 #4 BAR BARS
≤ 8 FT.	2 FT. O.C.	#4 BAR AT 13" O.C.	#4 BAR AT 10" O.C.	#4 BAR AT 18" O.C.	#4 BAR AT 16" O.C.	2 #4 BAR BARS



LOFT LEVEL FLOOR PLAN

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

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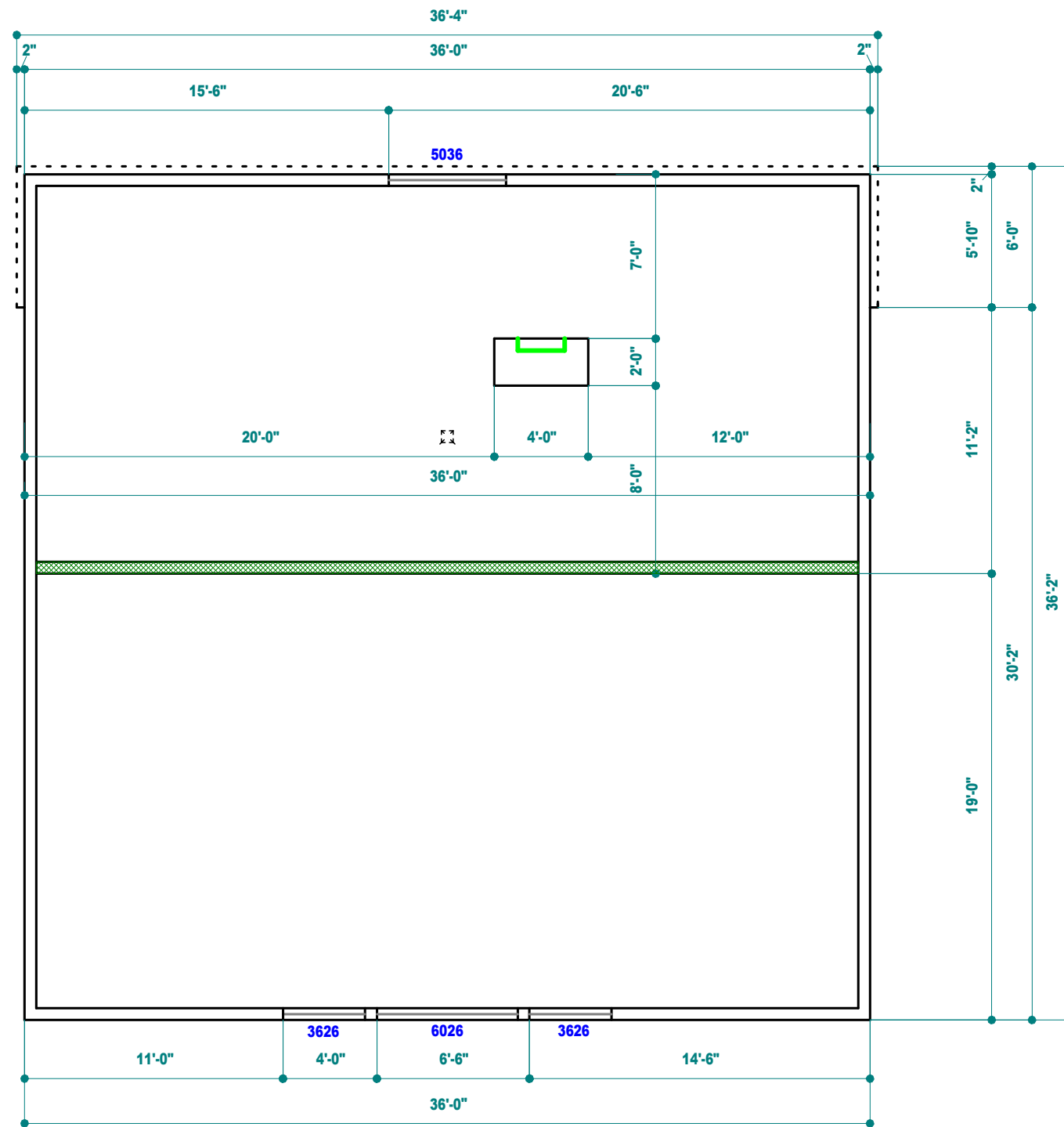
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LOFT LEVEL DIMENSION PLAN

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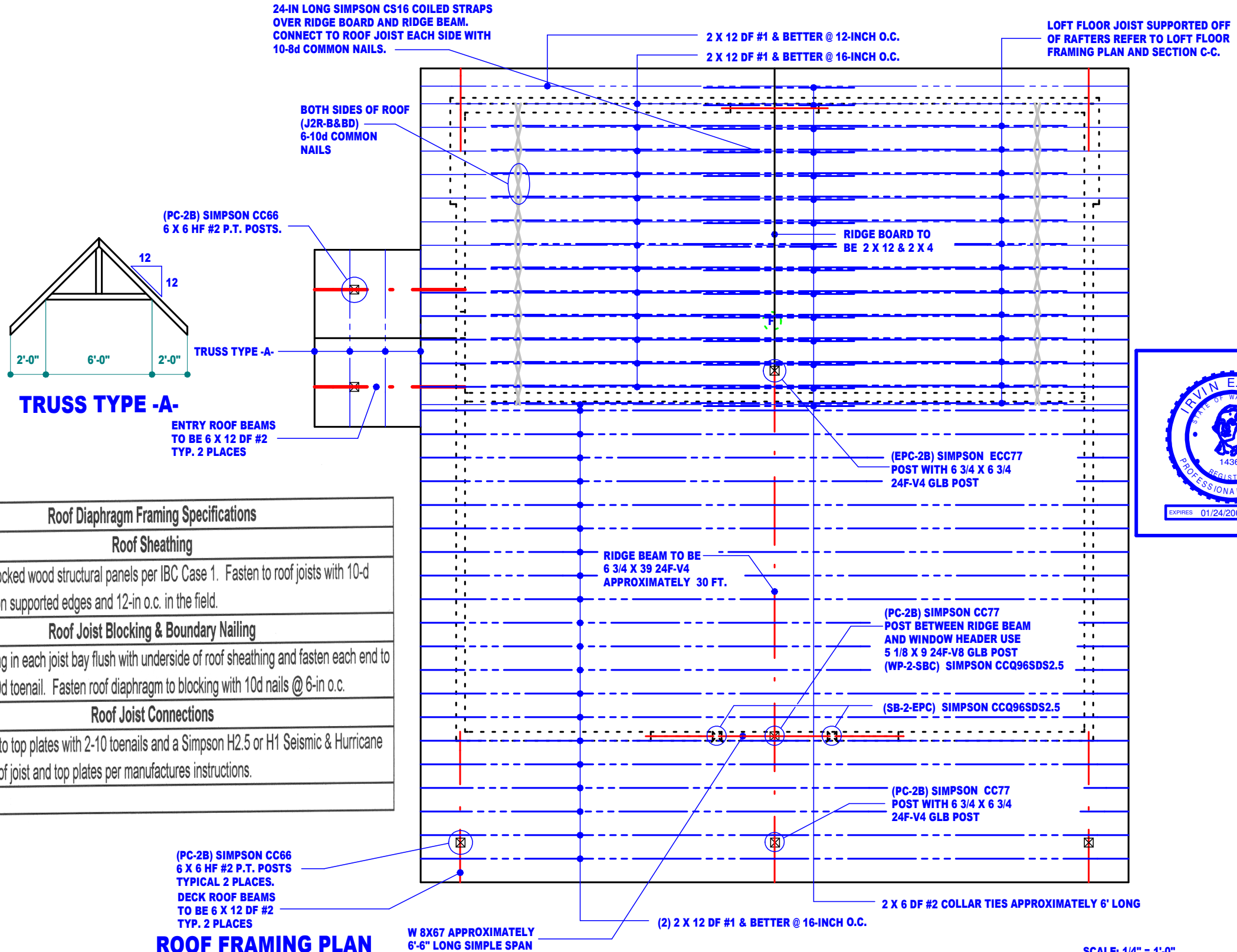
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Roof Diaphragm Framing Specifications
Roof Sheathing Install 5/8-in unblocked wood structural panels per IBC Case 1. Fasten to roof joists with 10-d nails @ 6-in o.c. on supported edges and 12-in o.c. in the field.
Roof Joist Blocking & Boundary Nailing Install joist blocking in each joist bay flush with underside of roof sheathing and fasten each end to roof joist with 1-10d toenail. Fasten roof diaphragm to blocking with 10d nails @ 6-in o.c.
Roof Joist Connections Fasten roof joists to top plates with 2-10 toenails and a Simpson H2.5 or H1 Seismic & Hurricane Tie fastened to roof joist and top plates per manufactures instructions.

ROOF FRAMING PLAN

FOR ROOF SHEATHING USE 5/8-IN UNBLOCKED WOOD STRUCTURAL PANELS PER IBC CASE 1. FASTEN WITH 10d NAILS @ 6-IN O.C. ON ALL EDGES & BOUNDARIES AND 12-IN O.C. IN THE FIELD.	DETAILS FOR POSTS, POST CAPS, POST BASES AND LEDGERS. (XXXX)	■ POST FROM ABOVE
REFER TO TOP PLATE DETAILS (TTPLR) & (T-R-B2TPR)	ALL EXTERIOR DOOR AND WINDOW HEADERS TO BE 6 X 12 DF #2 UNLESS NOTED OTHERWISE.	USE (1) KING STUD AND (2) TRIMMER AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE.
ROOFING METAL SELECTED BY OWNER. ROOFING OVER 15# FELT AND SHEATHING.		○-3 NUMBER OF TRIMMERS

SCALE: 1/4" = 1'-0"
 REVISED 1-26-06



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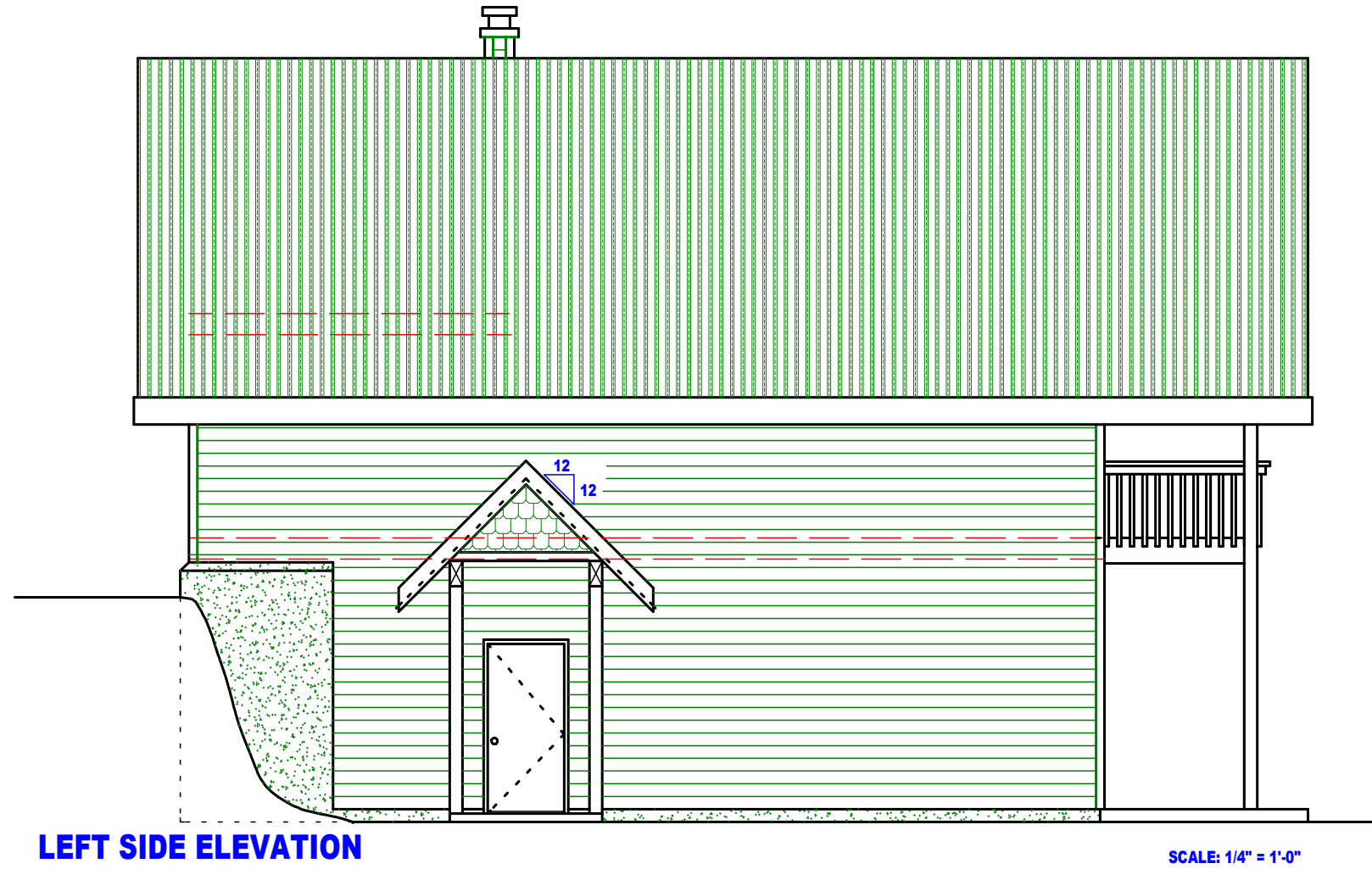
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LEFT SIDE ELEVATION

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



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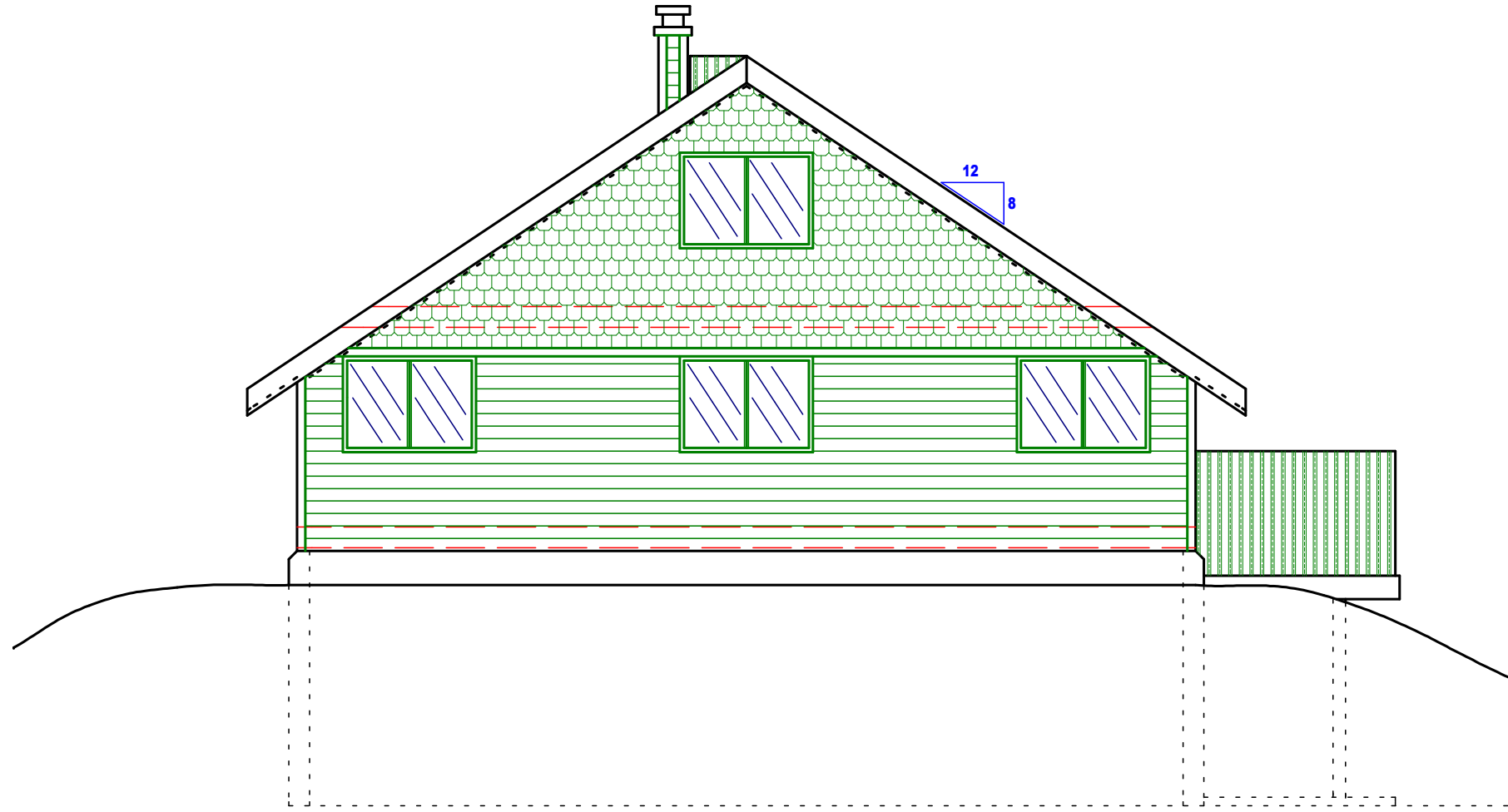
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REAR ELEVATION

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



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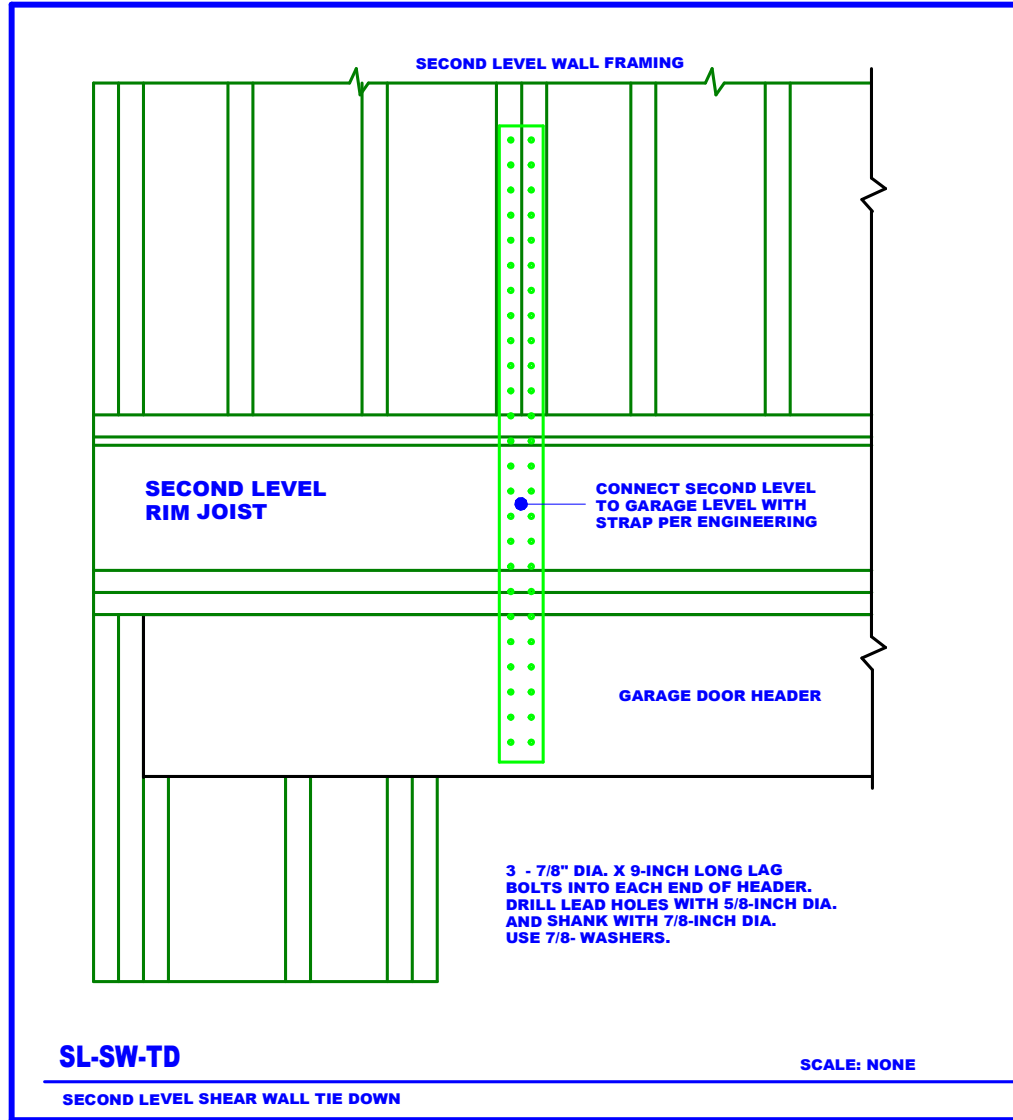
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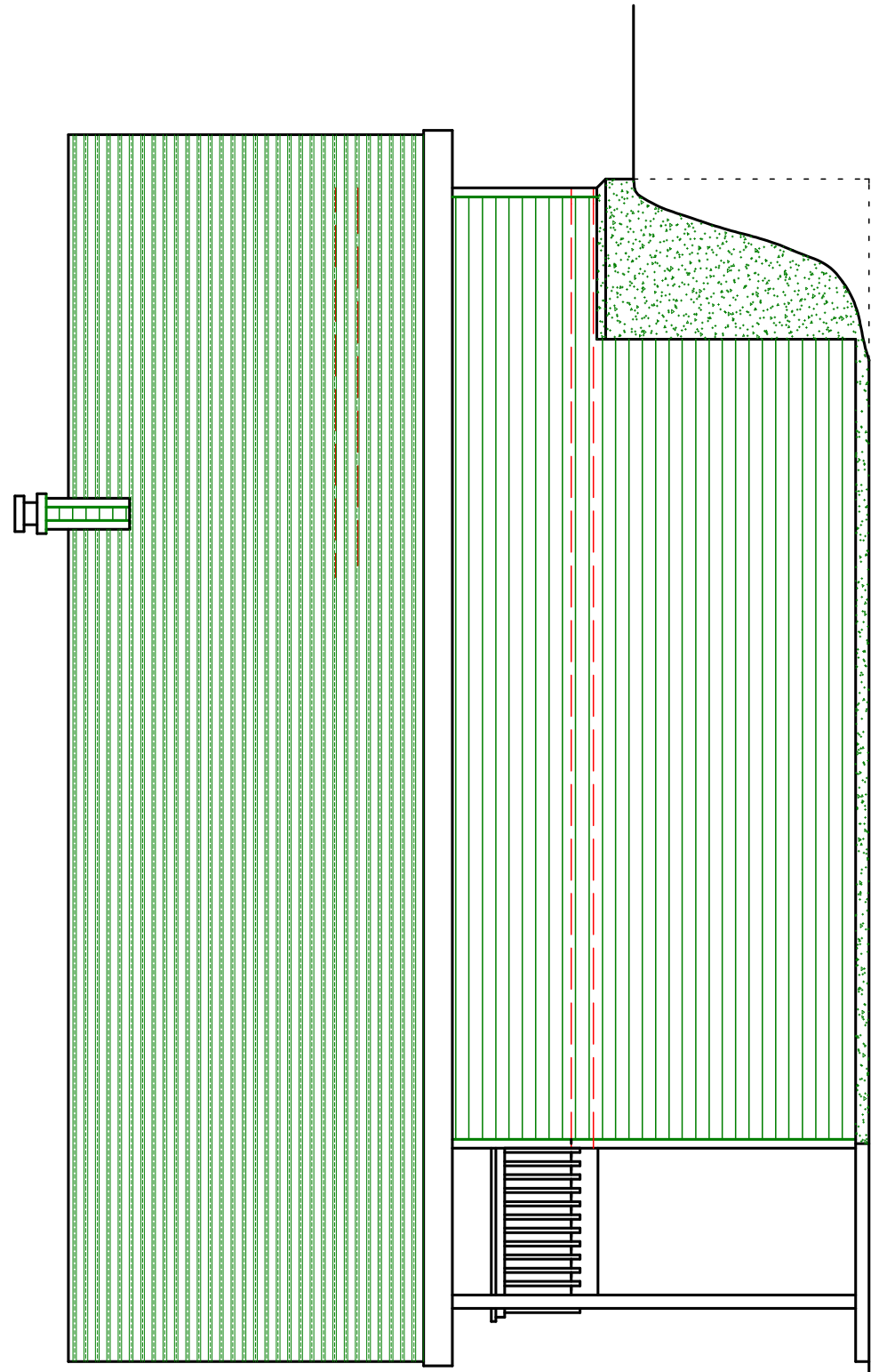
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SL-SW-TD

SCALE: NONE

SECOND LEVEL SHEAR WALL TIE DOWN



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"
REVISED 1-26-06



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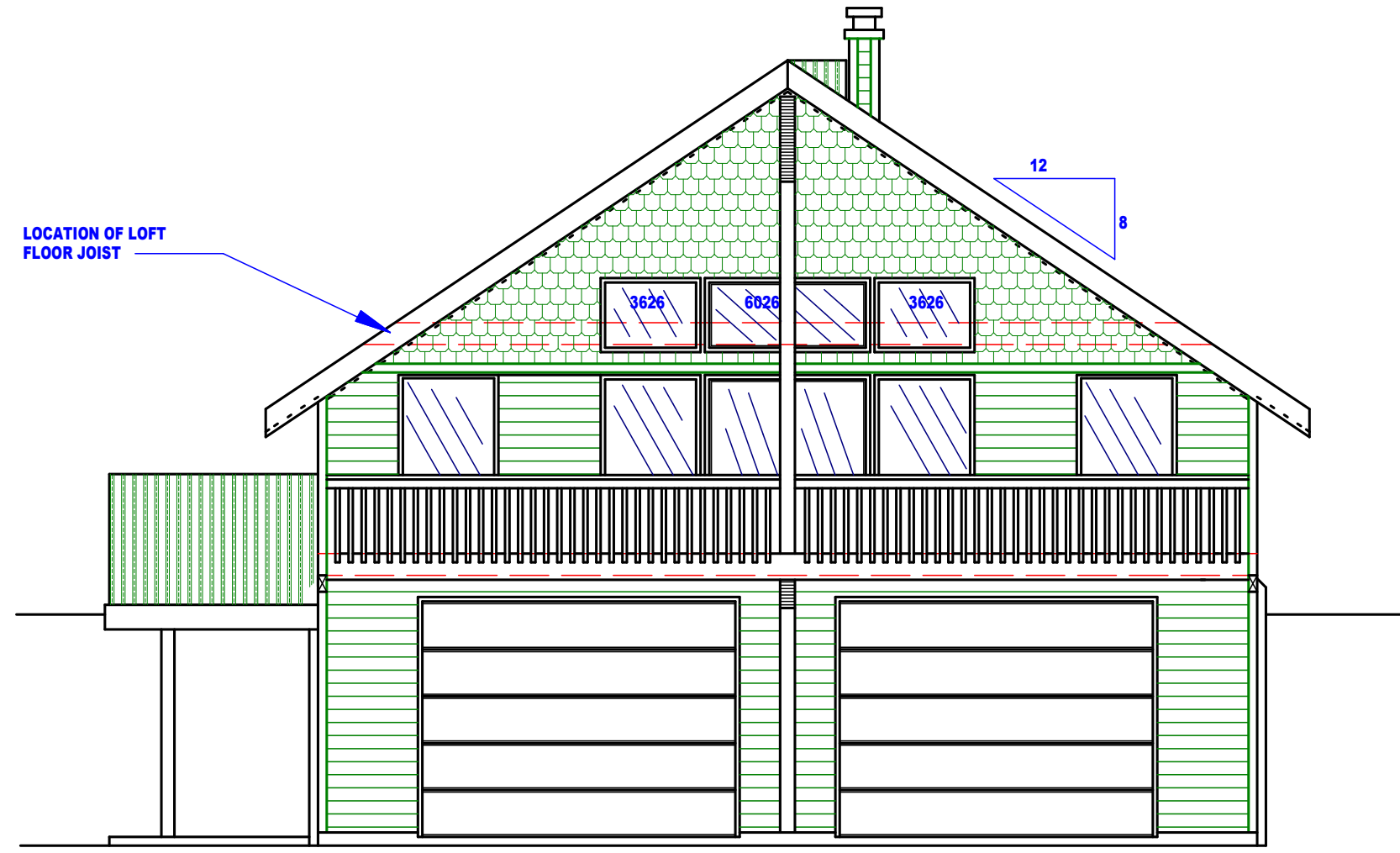
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FRONT ELEVATION

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



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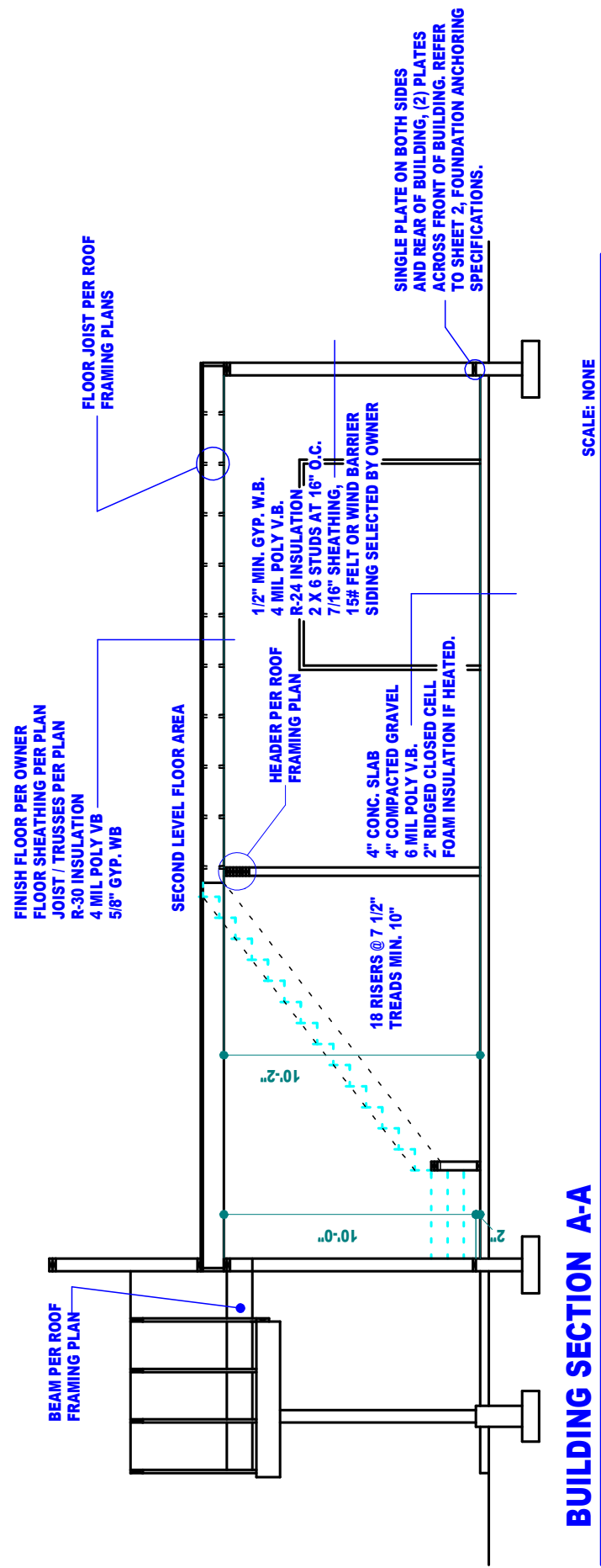
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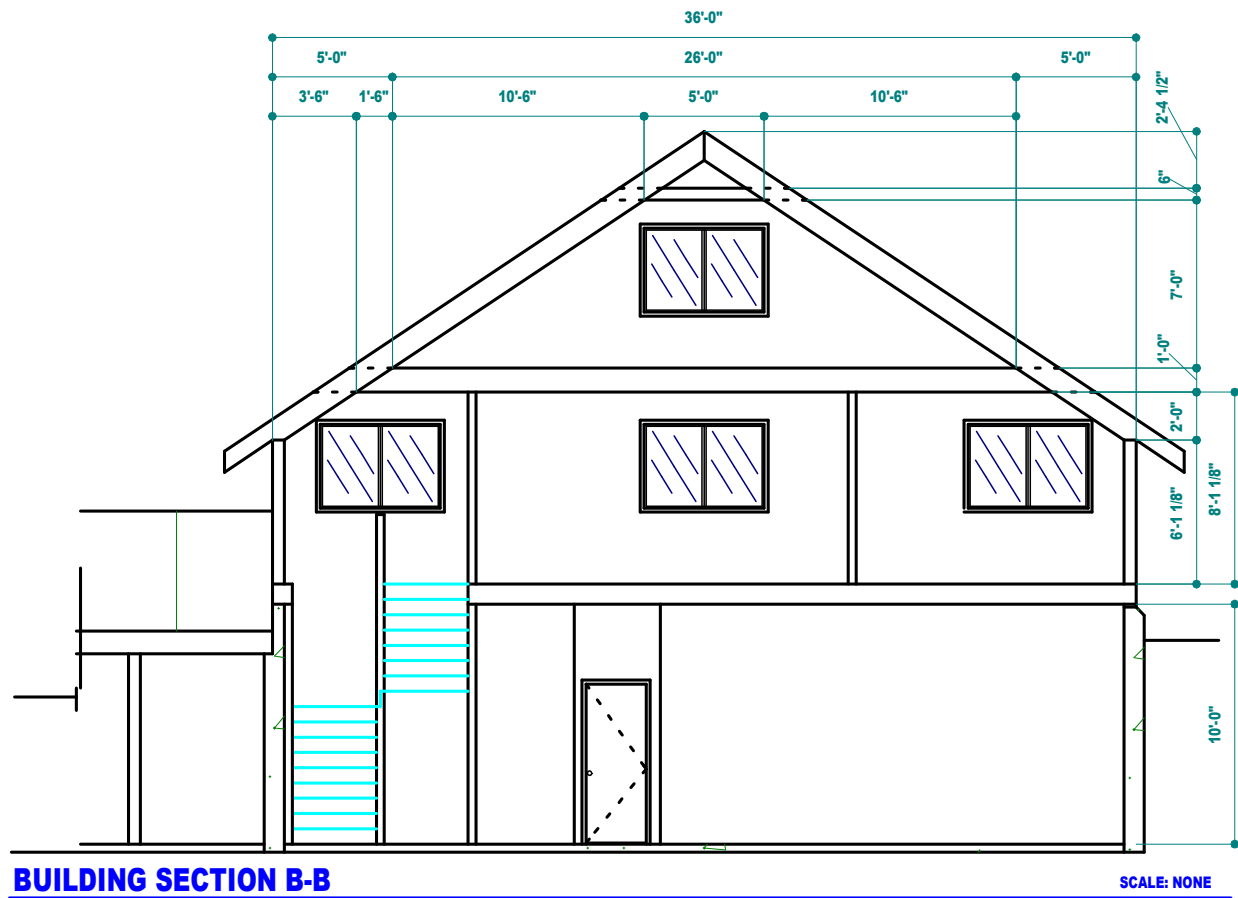
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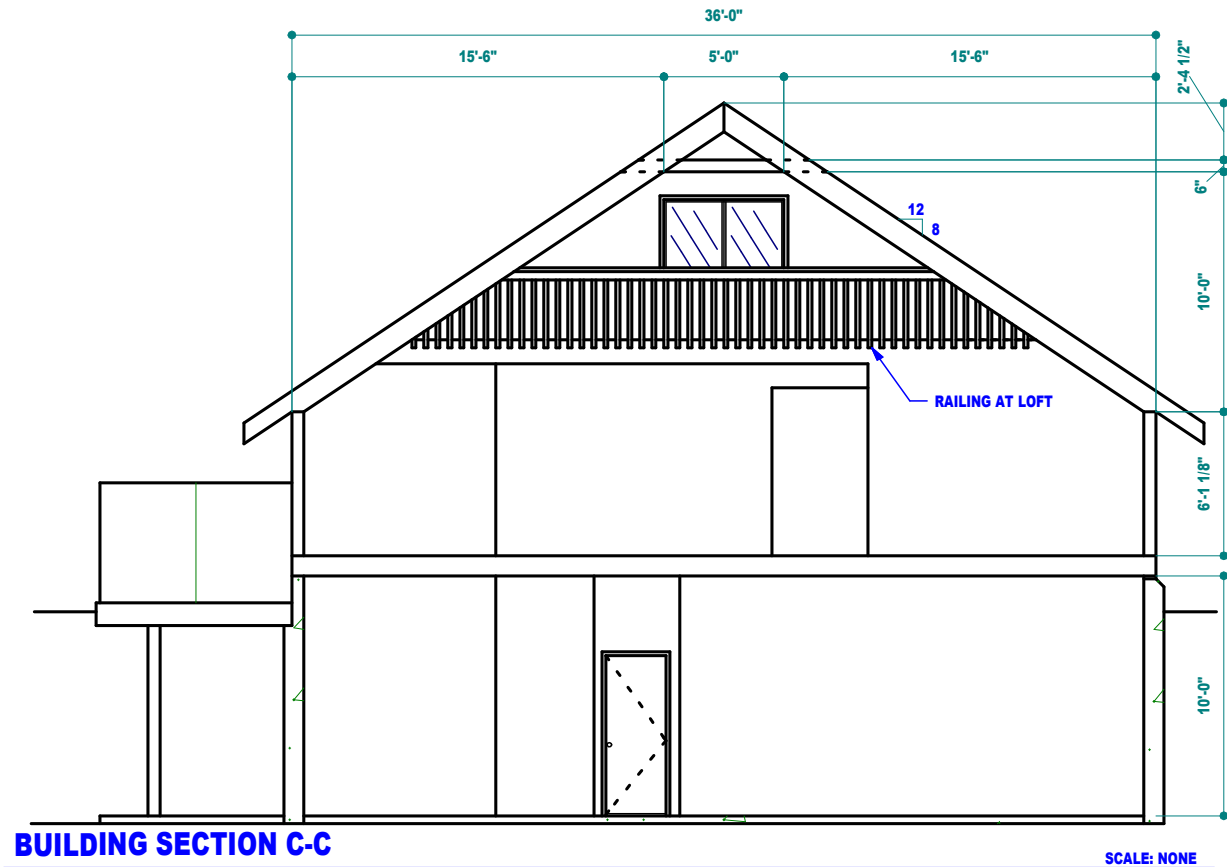
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BUILDING SECTION A-A



BUILDING SECTION B-B

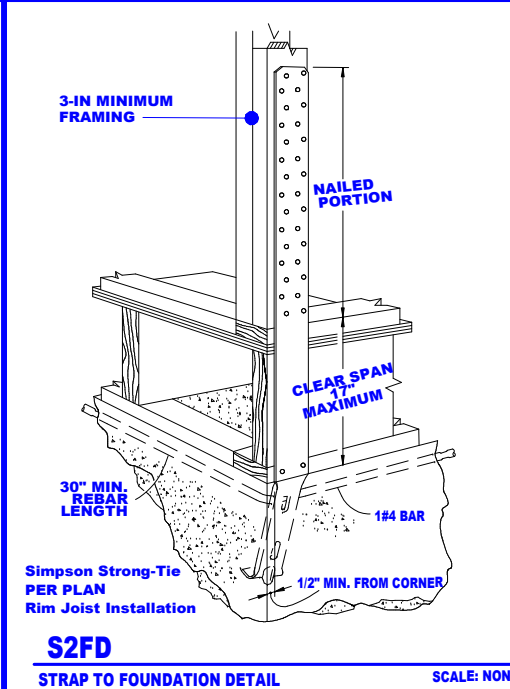
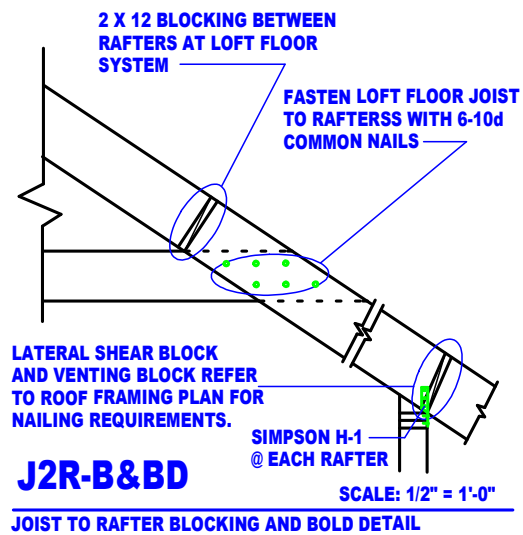
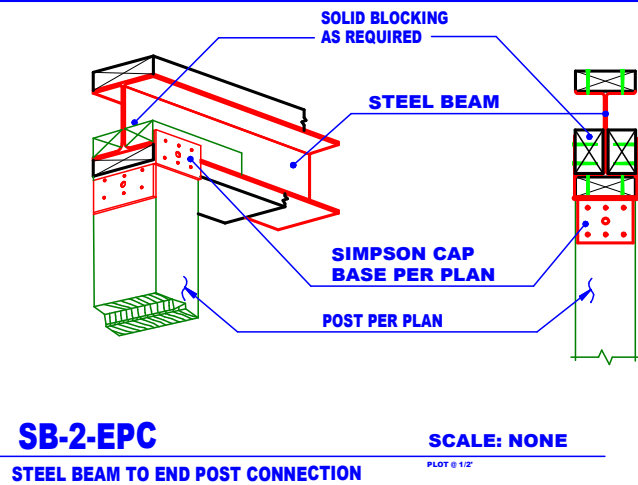
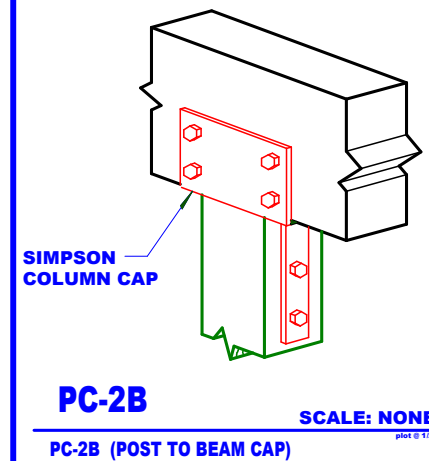
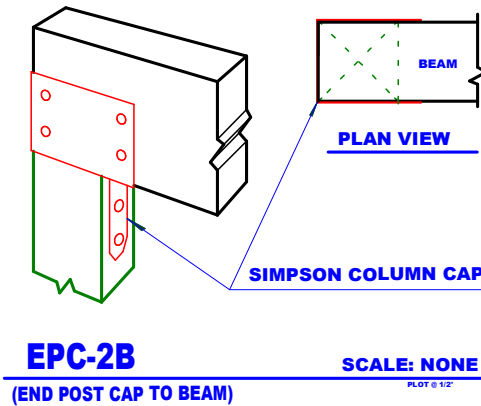
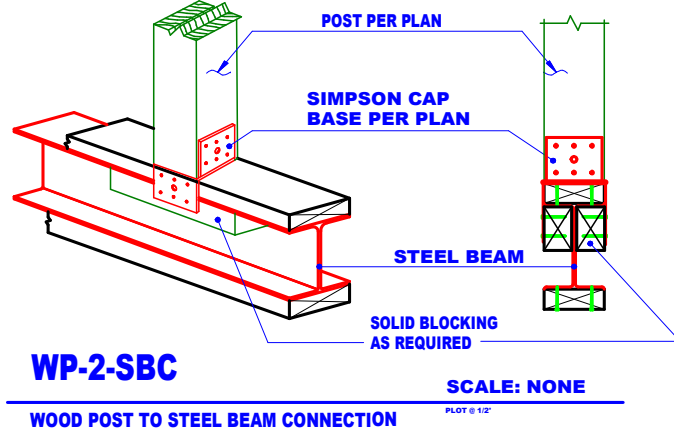
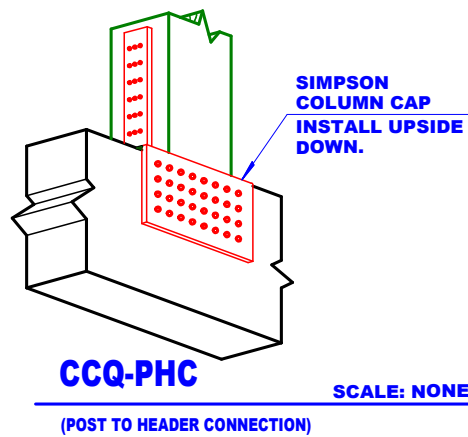
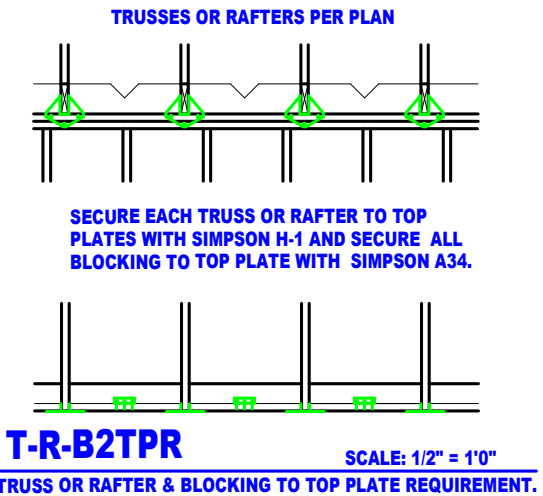
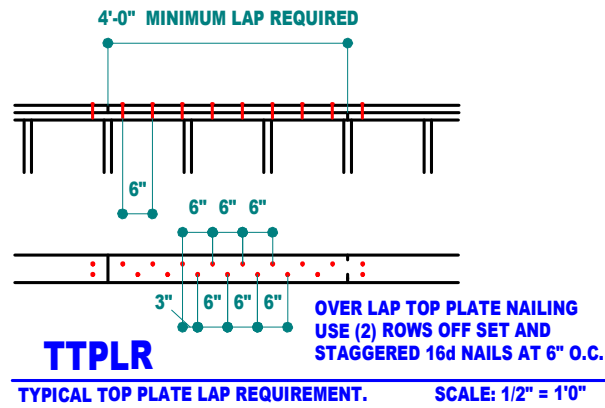
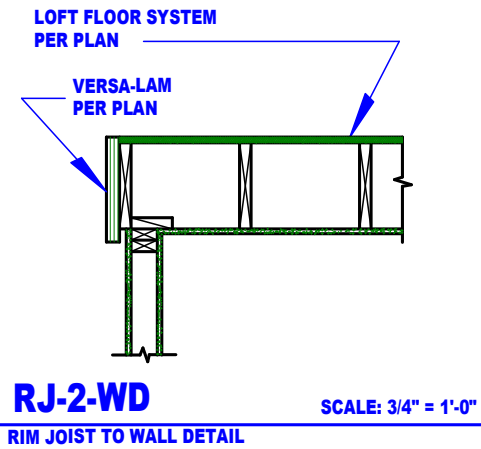
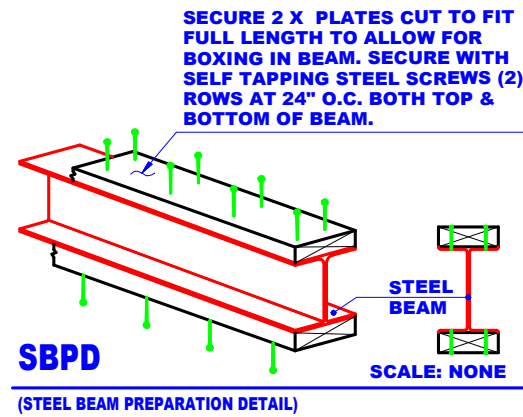


BUILDING SECTION C-C



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<small>SCALE: 1/8" = 1'-0"</small>	

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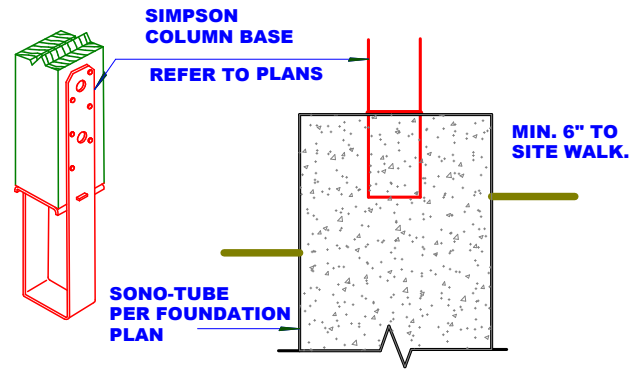
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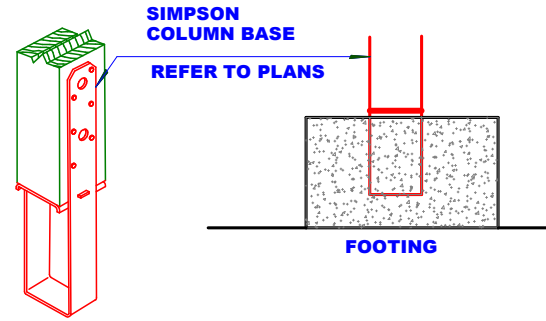


PB-ST

POST BRACKET IN SONO-TUBE.

SCALE: NONE

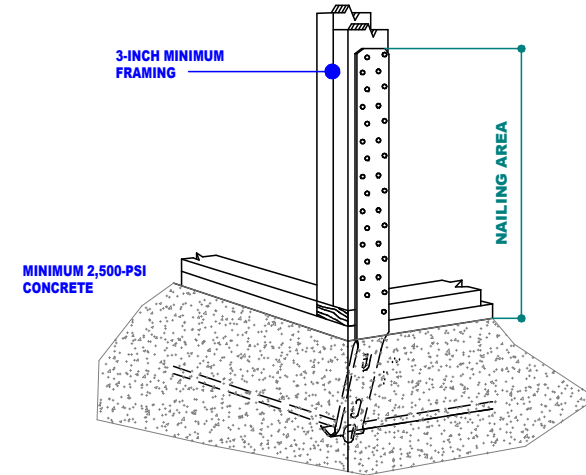
PLG 012



PB-FTG

PB-FTG (POST BRACKET IN CONC FTG)

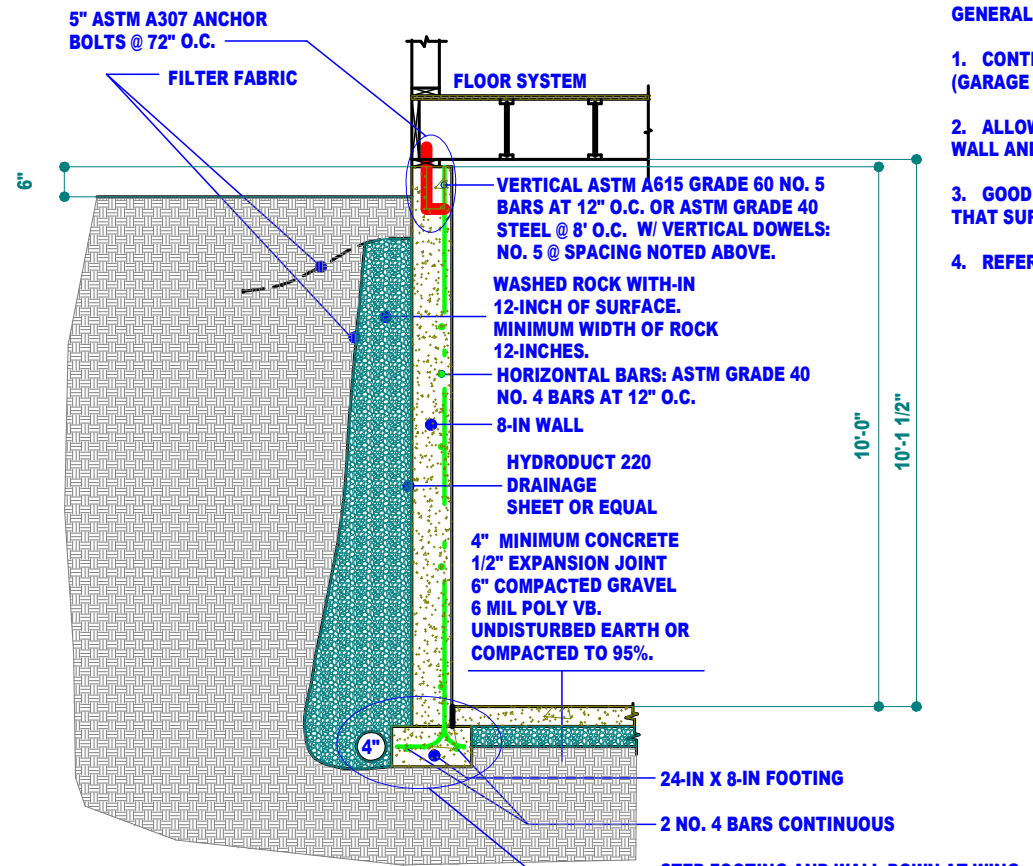
SCALE: NONE



SD-W/O-RJ

STRAP DETAIL WITHOUT RIM JOIST

SCALE: NONE



RGW

REAR GARAGE WALL

SCALE: 1/2" = 1' 0"

CONTRACTOR / OWNER TO REFER TO STRUCTURAL ENGINEERING AND VERIFY DESIGN REQUIREMENTS.

GENERAL NOTES:

1. CONTRACTOR NOTE THAT VERTICAL DOWELS AND STEEL ARE PLACED ON THE INSIDE FACE (GARAGE SIDE) OF WALL. (SEE GARAGE WALL DESIGN).
2. ALLOW CONCRETE TO CURE FOR A PERIOD OF 7-DAYS BEFORE BACKFILLING AGAINST THE WALL AND DO NOT BACKFILL UNTIL FLOOR DIAPHRAGM IS INSTALLED.
3. GOOD SURFACE DRAINAGE AWAY FROM THE WALL FOOTING SHALL BE PROVIDED SUCH THAT SURFACE WATER IS DRAINED WELL AWAY FROM THE WALLS AND WING WALLS.
4. REFER TO CONCRETE AND REINFORCING STEEL NOTES BELOW.

CONCRETE NOTES:

1. CONCRETE SHALL CONFORM TO ACI STANDARD 301 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
2. MAXIMUM AGGREGATE SIZE SHALL BE 3/4-INCH WITH A MAXIMUM SLUMP OF 6-INCH. MINIMUM CEMENT SHALL BE 5 SACK PER CUBIC YARD.
3. CONCRETE SHALL BE CURED BY AN APPROVED CURING AGENT OR BY MAINTAINING TOP SURFACE WET CONTINUOUSLY FOR 5 DAYS.
4. MAXIMUM CHLORIDE ION CONTENT FOR CORROSION PROTECTION OF REINFORCEMENT IS 0.30 PERCENT BY WEIGHT OF CEMENTITIOUS MATERIAL.
5. CONCRETE COVER FOR CONCRETE CAST AGAINST EARTH AND EXPOSED TO EARTH IS 3-IN AND 1 1/2-IN FOR CONCRETE CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER. (COVER IS CRITICAL).

REINFORCING STEEL NOTES:

1. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM STANDARD A-615, GRADE 60. ASTM GRADE 40 STEEL IS PERMITTED IF VERTICAL BARS ARE SPACED CLOSER AS NOTED.
2. PLACE REINFORCING STEEL ON INSIDE OF WALL PER PLAN. TOLERANCE FOR PLACEMENT OF REINFORCING STEEL IS +/- 3/8-INCH.
3. SPLICES, LAPS AND DOWEL EXTENSIONS SHALL BE AT LEAST 30-IN.
4. DISCONTINUOUS BAR ENDS SHALL BE HOOKS.
5. BAR SPLICES SHALL BE STAGGERED WHERE POSSIBLE.
6. MINIMUM DIAMETER OF BENDS SHALL BE 6 BAR DIAMETERS MEASURED ON INSIDE OF BAR. BENDS NOT DIMENSIONED SHALL BE STANDARD HOOKS.
7. AT TIME OF CONCRETE PLACEMENT REINFORCEMENT SHALL BE FREE FROM MUD, OIL OR OTHER NONMETALLIC COATINGS THAT DECREASE BONDING.



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