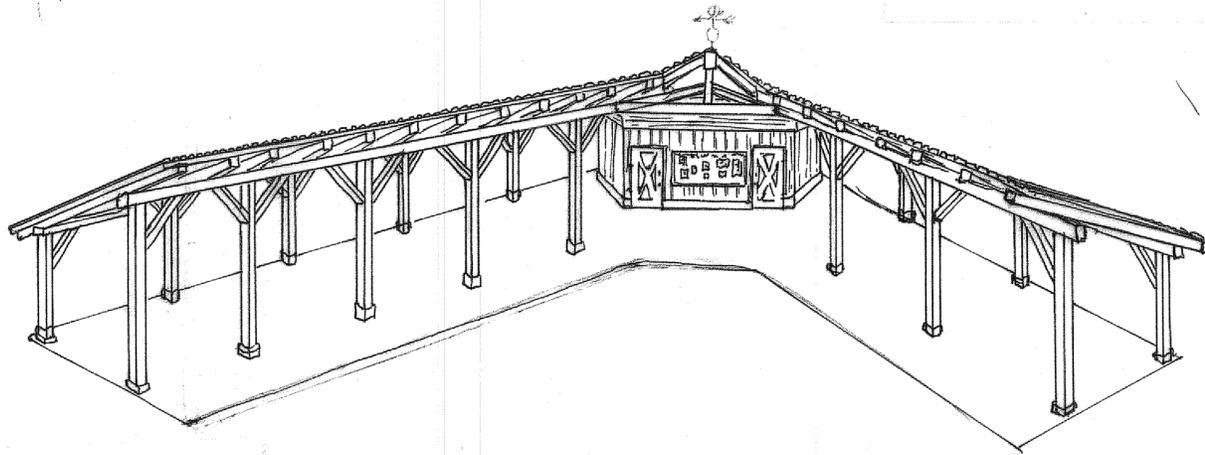


# COMMUNITY SHELTERS

## PERSPECTIVE DRAWINGS Not to scale



### Market Community Shelters Project

An open-sided, post & beam structure of 1962.5 square feet building, which includes a small enclosed building, unfinished, to be used for future bathroom, utility and storage room.

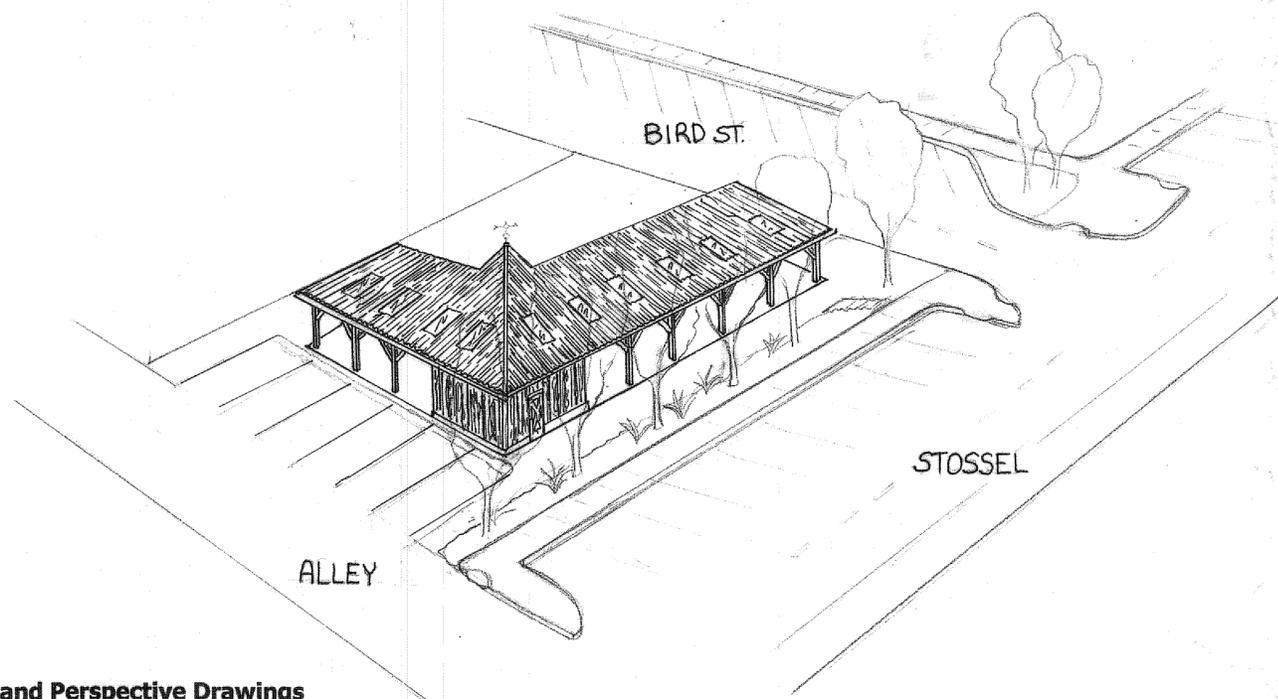
Foundation shall be concrete slab with no grading required.

Roof shall be metal roofing with intermittent clear polycarbon panels for skylights.

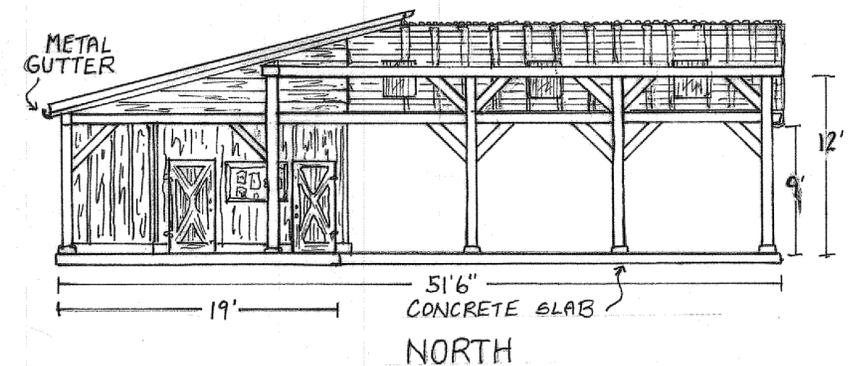
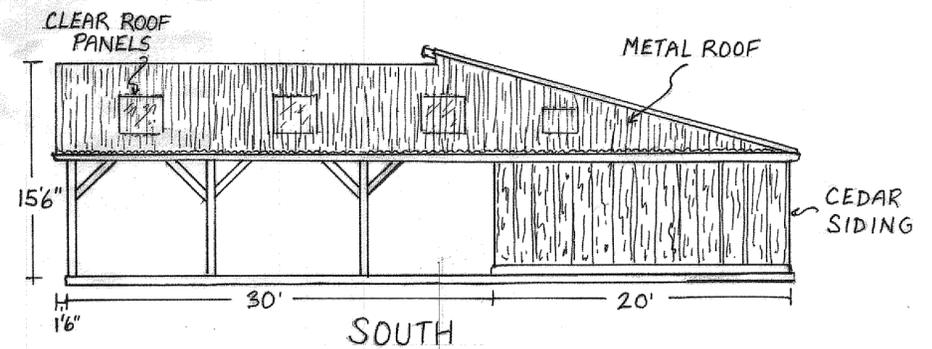
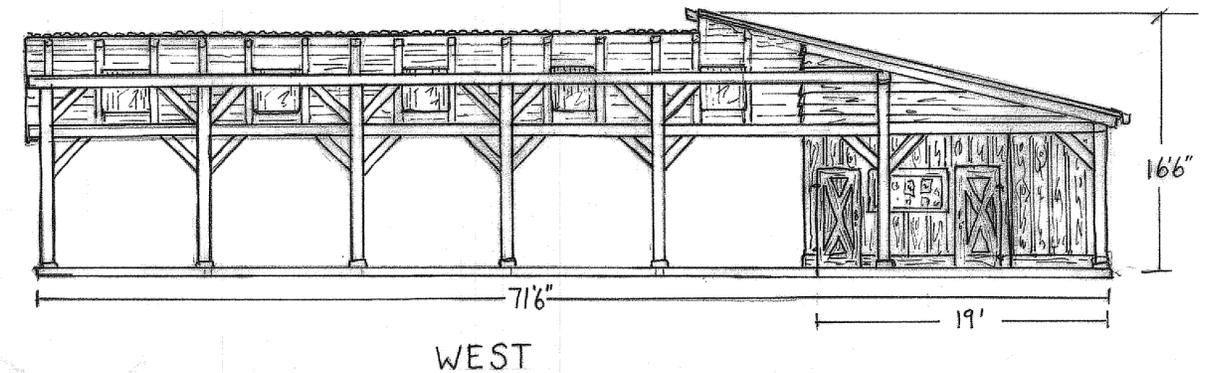
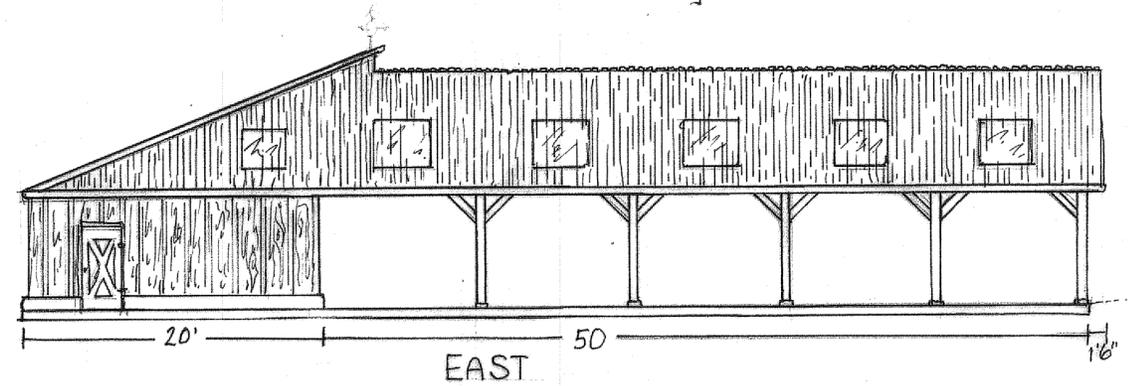
Total impervious area includes building of 2,417 square feet (including overhangs), and ADA compliant access path to site of 48 square, for a total of 2,465 square feet. This represents a total of 33% impervious surface for the site. Storm-water will be retained on site as per requirements.

Use of site shall include picnics, community events, and seasonal use for a farmers market and other related public/special events.

Project includes six parking spaces and an additional ADA compliant parking space with access.



## ELEVATIONS 1/8" = 1ft scale



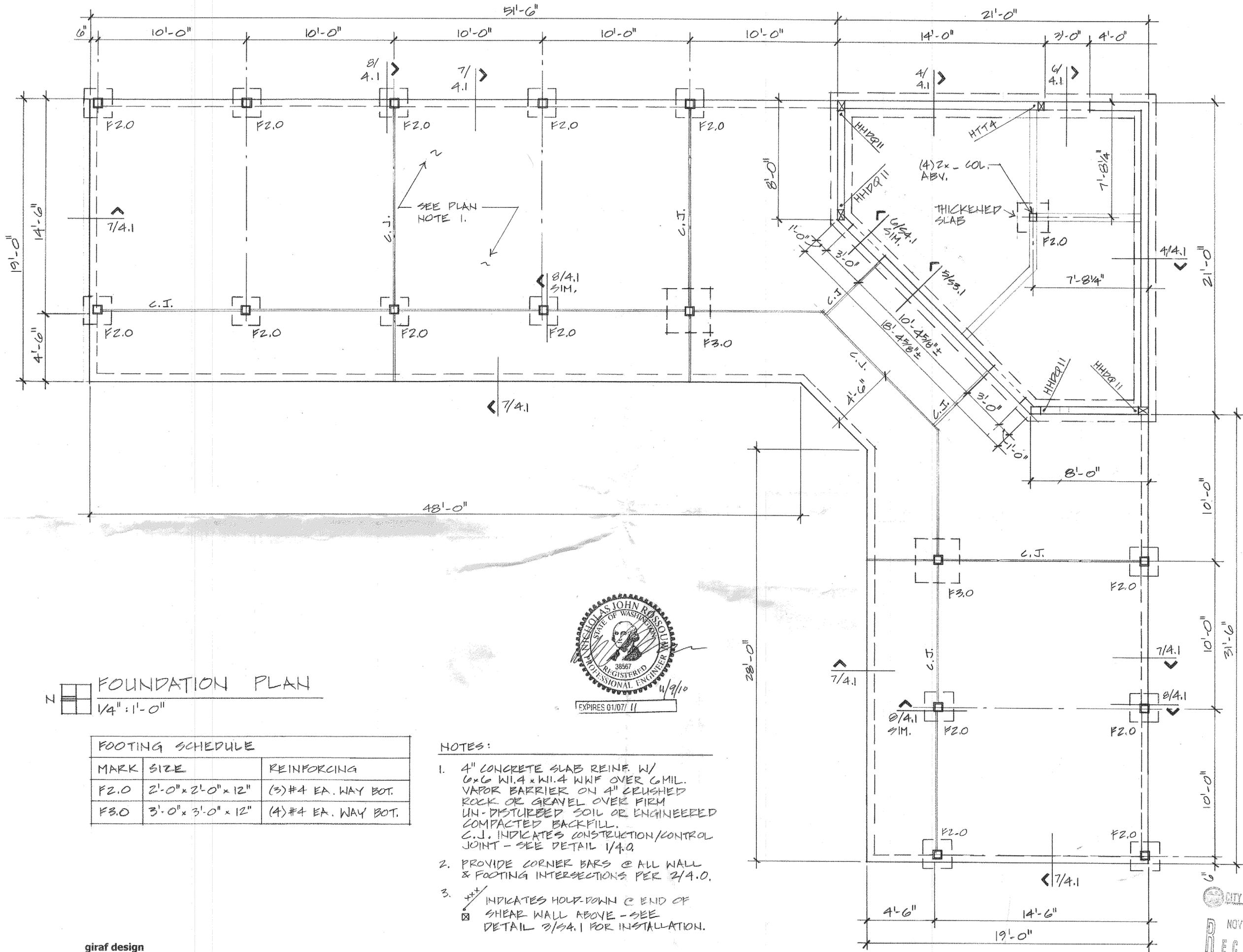
### Elevation and Perspective Drawings

By Heidi Bohan/ Sno-Valley Tilth  
425-549-0093  
November 17, 2010

FOR: CARNATION FARMERS' MARKET

CARNATION FARMERS' MARKET BUILDING  
BIRD STREET & STOSSEL AVE. CARNATION WA.

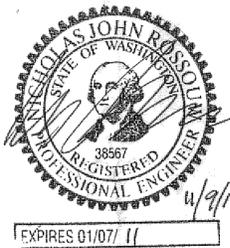
SHEET COVER



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

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F2.0	2'-0" x 2'-0" x 12"	(3) #4 EA. WAY BOT.
F3.0	3'-0" x 3'-0" x 12"	(4) #4 EA. WAY BOT.

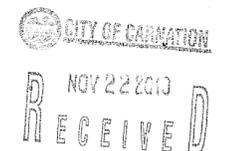
- NOTES:**
- 4" CONCRETE SLAB REINF. W/ 6x6 W/1.4 x W/1.4 WWF OVER 6MIL. VAPOR BARRIER ON 4" CRUSHED ROCK OR GRAVEL OVER FIRM UN-DISTURBED SOIL OR ENGINEERED COMPACTED BACKFILL. C.J. INDICATES CONSTRUCTION/CONTROL JOINT - SEE DETAIL 1/4.0
  - PROVIDE CORNER BARS @ ALL WALL & FOOTING INTERSECTIONS PER 2/4.0.
  - ⊕ INDICATES HOLD-DOWN @ END OF SHEAR WALL ABOVE - SEE DETAIL 2/4.1 FOR INSTALLATION.



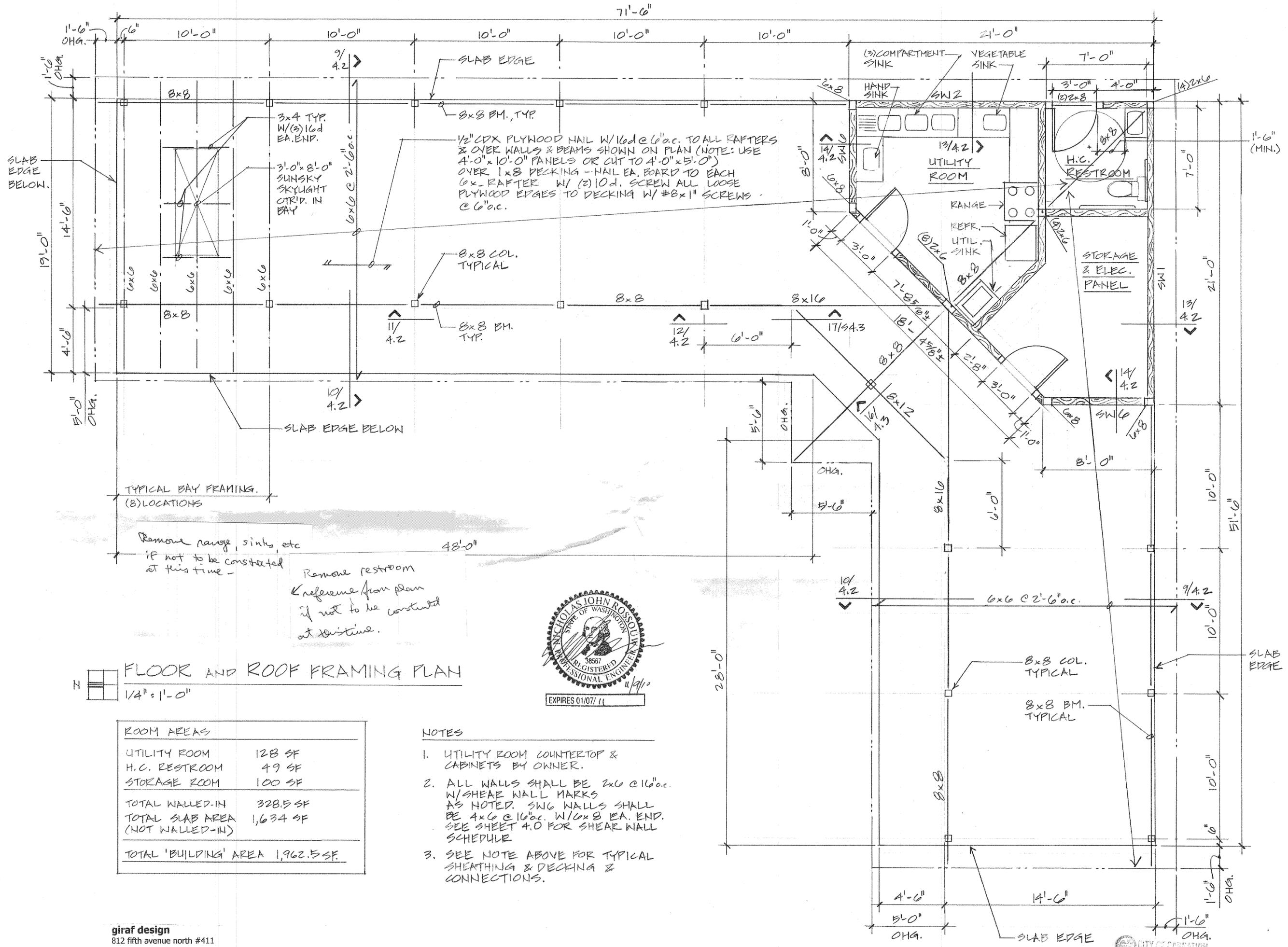
**giraf design**  
 812 fifth avenue north #411  
 seattle wa 98109-6121  
 (206) 621-0060 p  
 (206) 621-0061 f  
 girafdesign@gmail.com  
 http://girafdesign.net

FOR: CARNATION FARMERS' MARKET

**CARNATION FARMERS' MARKET BUILDING**  
 BIRD STREET & STOSSEL AVE. CARNATION WA.



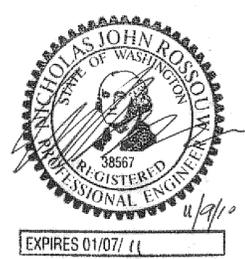
11-9-10  
 SHEET 2.0



TYPICAL BAY FRAMING.  
(8) LOCATIONS

Remove range, sinks, etc  
if not to be constructed  
at this time -

Remove restroom  
Reference from plan  
if not to be constructed  
at this time.



**FLOOR AND ROOF FRAMING PLAN**  
1/4" = 1'-0"

ROOM AREAS	
UTILITY ROOM	128 SF
H.C. RESTROOM	49 SF
STORAGE ROOM	100 SF
TOTAL WALLED-IN	328.5 SF
TOTAL SLAB AREA (NOT WALLED-IN)	1,634 SF
TOTAL 'BUILDING' AREA	1,962.5 SF.

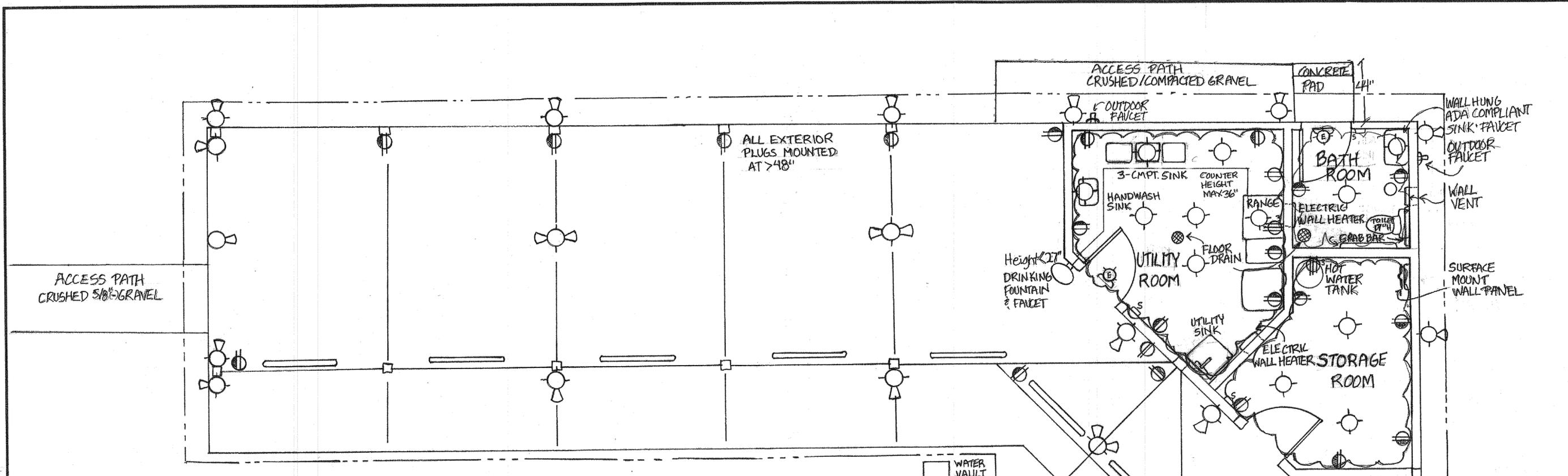
- NOTES**
- UTILITY ROOM COUNTERTOP & CABINETS BY OWNER.
  - ALL WALLS SHALL BE 2x6 @ 16" o.c. W/SHEAR WALL MARKS AS NOTED. SWG WALLS SHALL BE 4x6 @ 16" o.c. W/6x8 EA. END. SEE SHEET 4.0 FOR SHEAR WALL SCHEDULE
  - SEE NOTE ABOVE FOR TYPICAL SHEATHING & DECKING & CONNECTIONS.

**giraf design**  
812 fifth avenue north #411  
seattle wa 98109-6121  
(206) 621-0060 p  
(206) 621-0061 f  
girafdesign@gmail.com  
http://girafdesign.net

FOR: CARNATION FARMERS' MARKET

**CARNATION FARMERS' MARKET BUILDING**  
BIRD STREET & CROSSEL AVE. CARNATION WA.

NOV 22 2010 11-9-10  
RECEIVED SHEET 2.1



# ELECTRICAL PLUMBING & ADA ACCESS PLAN

1/4" = 1'-0"

**Notes:**

Emergency Power Illumination shall be provided in the public bathroom and utility room. Ambient lighting is also provided from clear skylight panels in all rooms.

ADA compliant path shall be constructed at the entrance to shelter from the ADA parking area; and from the interior of the shelter to the public toilet door. These paths shall be constructed of 3" of compacted 5/8" minus gravel >44" wide.

A concrete landing shall be provided at the door to the public restroom which shall be >44" wide, with no more than 1/2" high threshold with beveled edge at the door entrance, and slope of no more than 2%.

Door hardware on all doors shall be installed at 34-46"; lever operated; privacy lock shall be push button on the interior of the bathroom door. Deadbolts shall be keyed on one side only.

The International Symbol of Accessibility shall be posted at the entrance path, along the corridor to the public toilet, and on the door of the public toilet.

Walls in the public toilet within 2' of the water closet shall be constructed of ceramic tile extending 48" high.

- LEGEND**
- ⊕ DOUBLE OUTLET
  - ⊕ GFI DOUBLE OUTLET
  - ⊕ 3-WIRE-240 VOLT
  - ⊙ WALL/CEILING FIXTURE
  - ⊙ SPOTLIGHT CEILING WALL
  - ⊕ EMERGENCY LIGHTING
  - ▬ SURFACE FLUORESCENT
  - DS SWITCH BOX

**Phased Construction Details (Differentiated by 'clouding')**

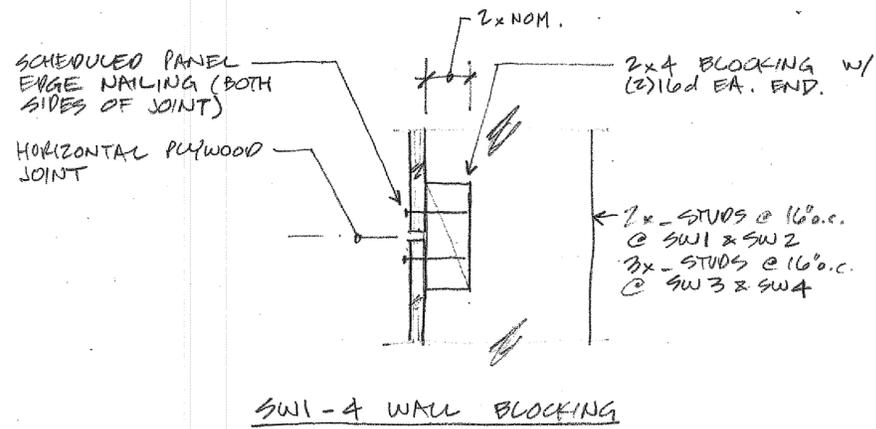
**Phase One: Complete Post & Beam Roof Structure, Site Work, Interior Shelter Shell**

The concrete pad, parking area, ADA access, stormwater retention system and landscape shall be installed.  
 The Roof Shelter shall be fully constructed with roofing and gutters.  
 The 'Interior Shelter' (the Utility Room, Storage Room and Bathroom) shall be framed with exterior siding and doors installed, and interior walls rough framed. The interior walls will not be insulated or sheet-rocked at this Phase.  
 Electric panel and meter will be installed; all exterior lighting fixtures and outlets shall be functional.  
 Interior Shelter electrical will be roughed in only.  
 Water and sewage will be hooked up to site. At least one exterior water faucet will be functional.  
 Plumbing for the Interior Shelter will be 'stubbed in' as per plan, but not finished. Concrete floors will be finished and graded; Floor drains will be installed and prepared to connect with the sewage system.  
 Note: Portable bathroom will be provided to site on market day and other public events.

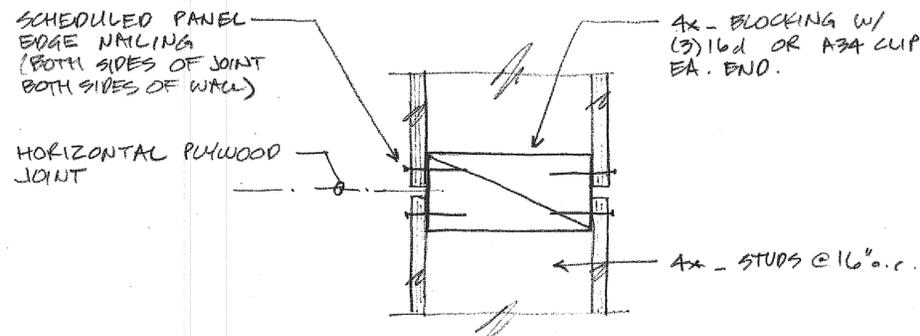
**Phase Two: Complete Interior Shelter**

Install wall insulation and sheetrock.  
 Install light fixtures, heaters and electrical outlets as per plan.  
 Install Bathroom fixtures and equipment as per plan.  
 Install plumbing, appliances and counters in Utility Room as per plan.

DRAWING BY HEIDI BOHANS / SNO VALLEY TILT

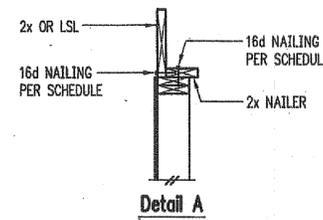


SW1-4 WALL BLOCKING

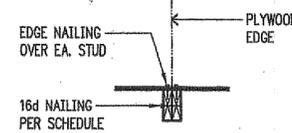


SW5-6 WALL BLOCKING

SHEAR WALL BLOCKING DETAIL (C)



Detail A



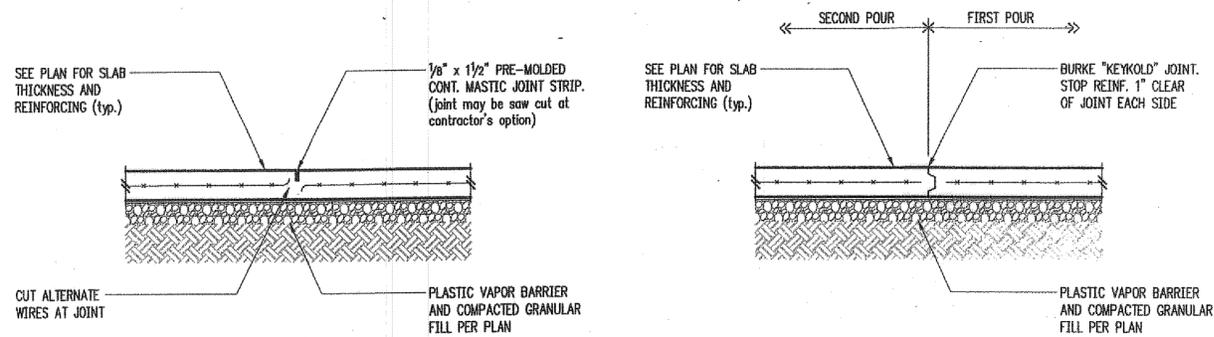
Detail B

PLAN VIEW AT ABUTTING PANEL EDGES OF SW3 & SW4

Shearwall Schedule (1)(2)(3)(4)(5)(6)(7)(8)(9)(10)(11)

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if 2x or LSL (6)	at Wood	at Concrete
SW1	1/2" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc (10)	16d @ 6"oc	5/8" A.B. @ 48"oc
SW2	1/2" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc (10)	16d @ 4"oc	5/8" A.B. @ 32"oc
SW3 (4)	1/2" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 6"oc	A35 @ 12"oc (10)	16d @ 3"oc	5/8" A.B. @ 16"oc
SW4 (4)	1/2" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4 1/2"oc	A35 @ 9"oc (10)	(2)rows 16d @ 4 1/2"oc	5/8" A.B. @ 12"oc
SW5 (5)	1/2" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(2)rows 16d @ 3"oc	5/8" A.B. @ 16"oc
SW6 (5)	1/2" CDX PLYWD. EA. SIDE	8d @ 2"oc EA. SIDE	n/a	HGA10 @ 6"oc	(2)rows 16d @ 2"oc	5/8" A.B. @ 12"oc

- BLOCK PANEL EDGES WITH 2x LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" o.c.
- 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box)
- EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS OR SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 1/4" x 3" x 3" PLATE WASHERS.
- 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 & SW4. REFER DETAIL B. WHERE 3x STUDS ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.
- 3x FOUNDATION SILL PLATES AND 3x STUDS ARE REQUIRED FOR SW5 & SW6. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES.
- TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE SW1, UNLESS NOTED OTHERWISE.
- 7/16" O.S.B. MAY BE SUBSTITUTED FOR 1/2" CDX.
- LTP4's MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- SEE DETAIL (C) FOR BLOCKING @ HORIZONTAL JOINTS IF REQ'D.



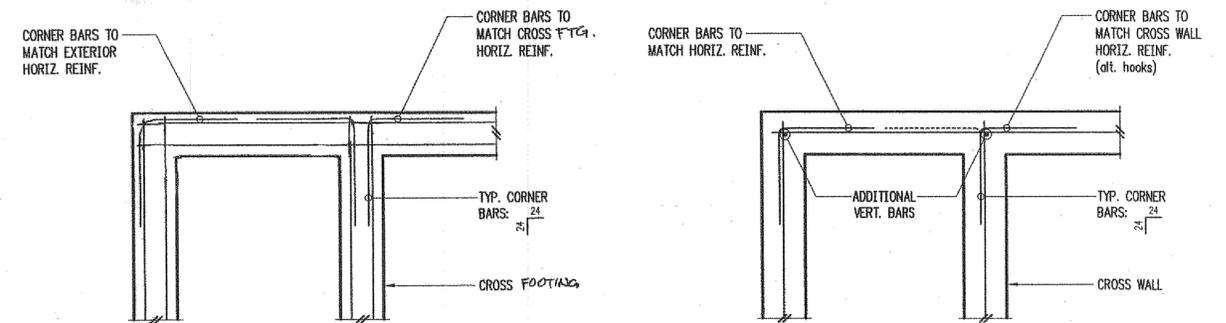
Control Joint

Construction Joint

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

Typical Slab Joints

3/4" = 1'-0" (1)



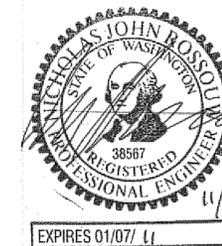
Typical Corner Bars at Concrete Walls and Footings

NO SCALE (2)

giraf design  
812 fifth avenue north #411  
seattle wa 98109-6121  
(206) 621-0060 p  
(206) 621-0061 f  
girafdesign@gmail.com  
http://girafdesign.net

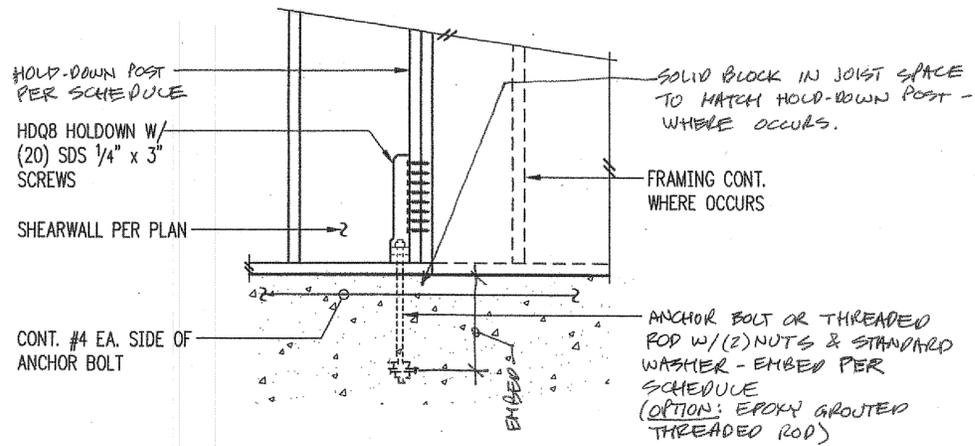
FOR: CARNATION FARMERS' MARKET

CARNATION FARMERS' MARKET BUILDING  
BIRD STREET & STOSSEL AVE. CARNATION WA.



NOV 22 2010  
RECEIVED

11-9-10  
SHEET 4.0

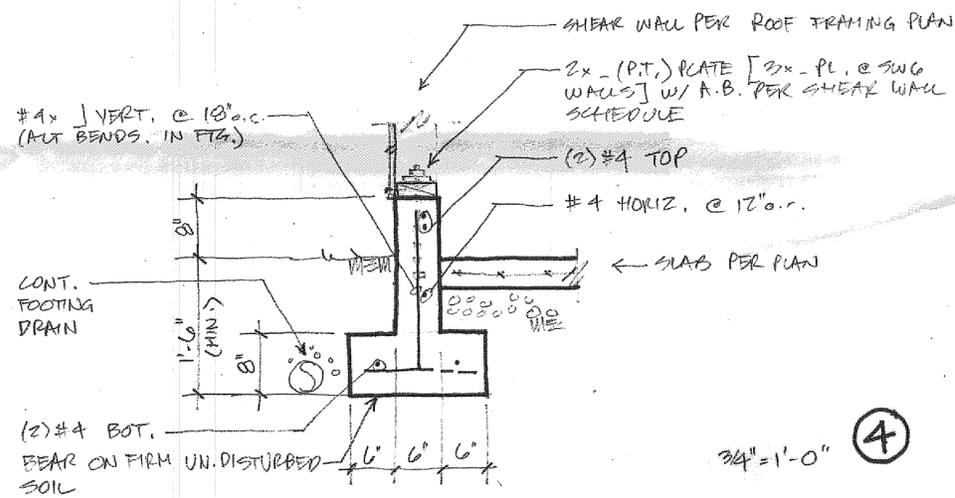


**Holdown Schedule**

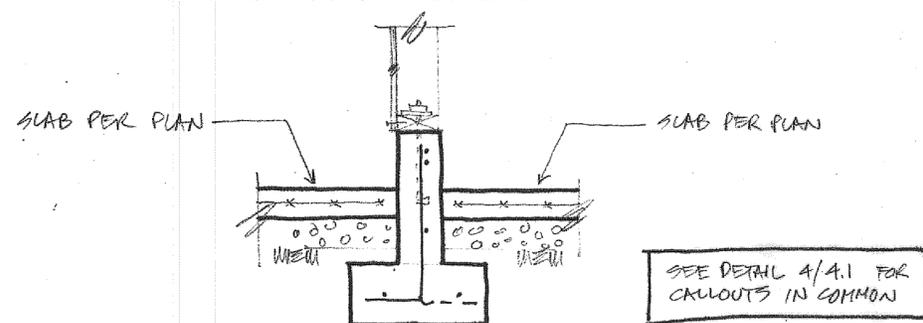
Plan Mark	Screws/ NAILS	Anchor Bolt ②	THREADED ROD		Holdown Post ①	
			φ	MIN. EMBED	if 2x4	if 2x6
HTT4	(18) 16d x 2 1/2"	SSTB 14	5/8"	12"	N/A	(2) 2x6
HHDQ11	(24) SDS 1/4" x 2 1/2"	1" φ HEX HEAD W/ 16" EMBED	1"	16"	N/A	6x8
HHDQ14	(30) SDS 1/4" x 2 1/2"	1" φ HEX HEAD W/ 18" EMBED	1"	18"	N/A	6x8

- ① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.
- ② ANCHOR BOLT EMBED. PER SIMPSON STRONG-TIE RECOMMENDATIONS.

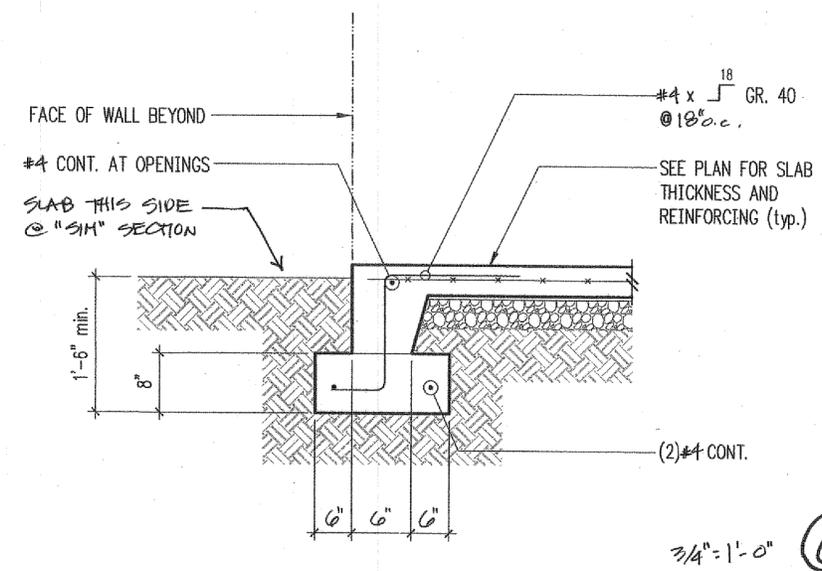
③



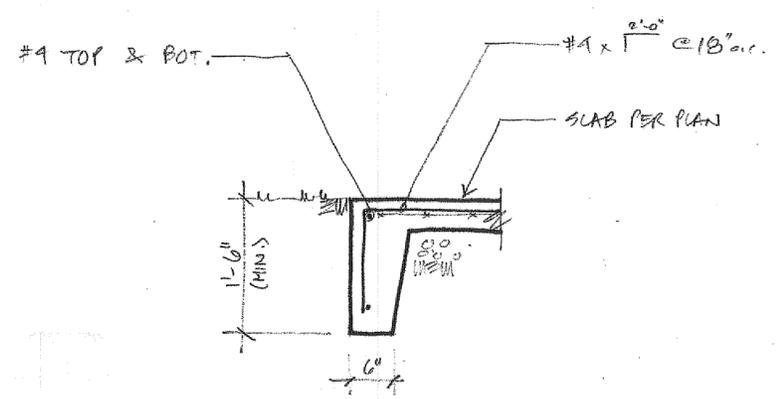
④



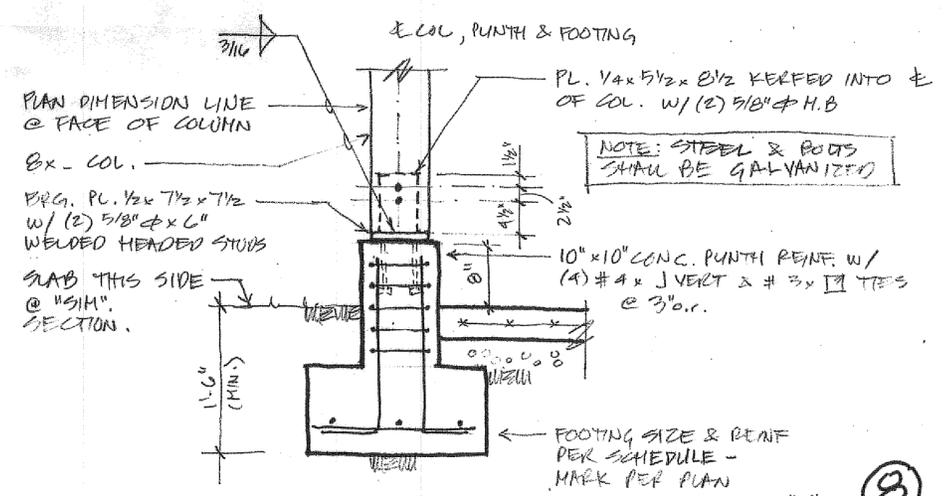
⑤



⑥



⑦



⑧

**giraf design**  
 612 fifth avenue north #411  
 seattle wa 98109-6121  
 (206) 621-0060 p  
 (206) 621-0061 f  
 girafdesign@gmail.com  
 http://girafdesign.net

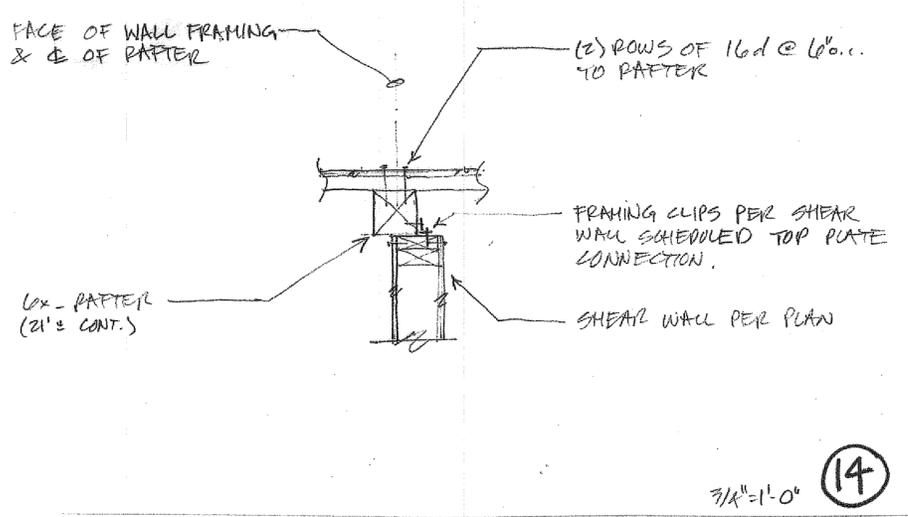
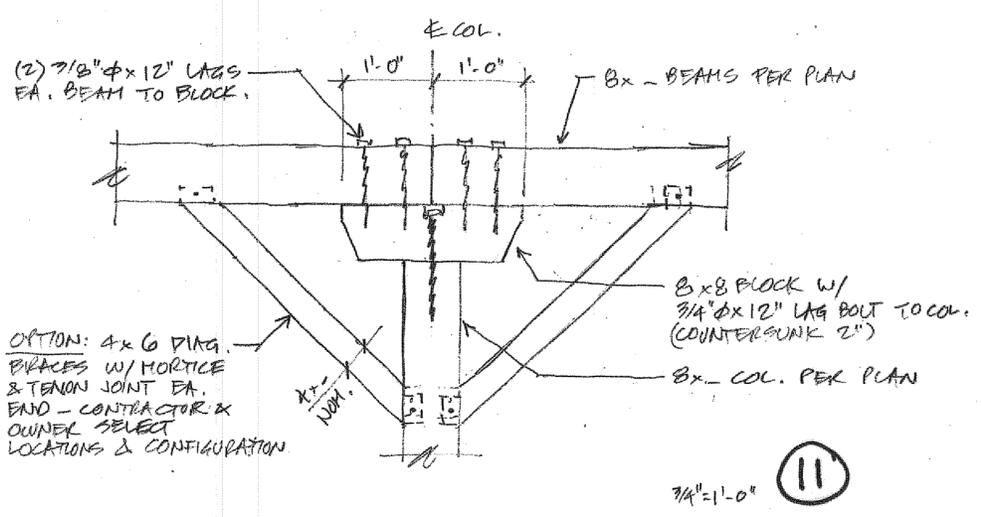
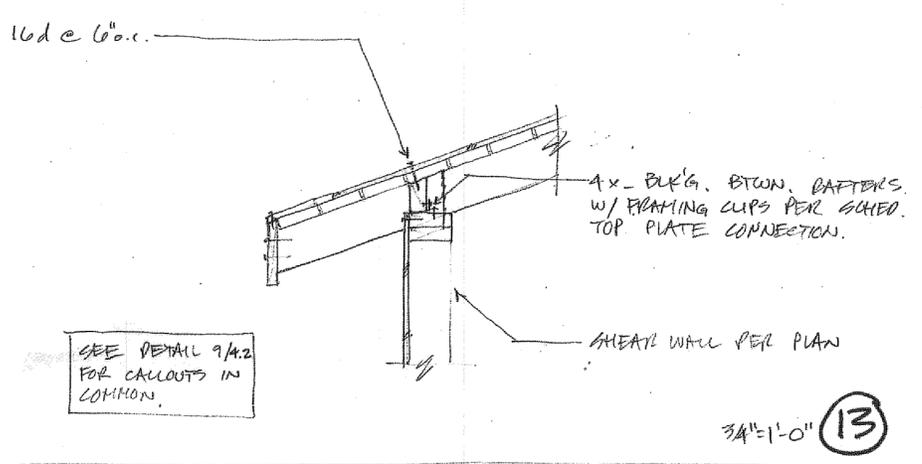
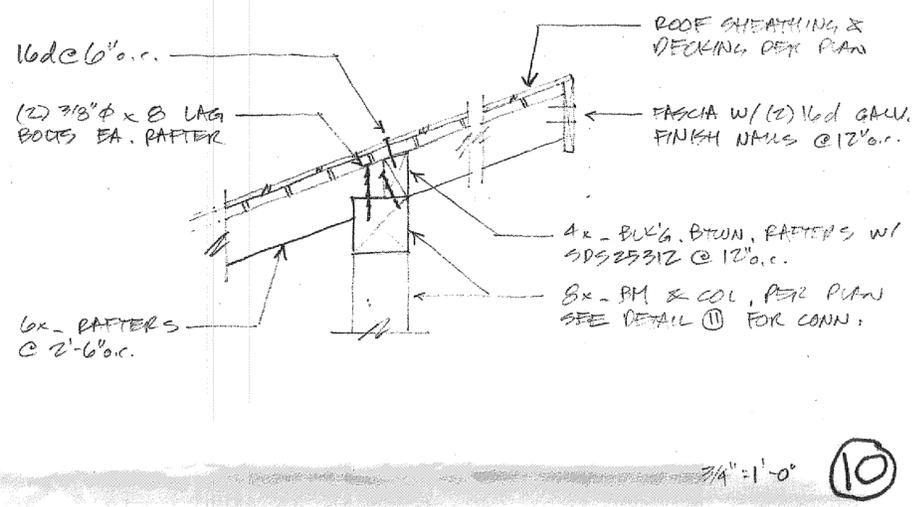
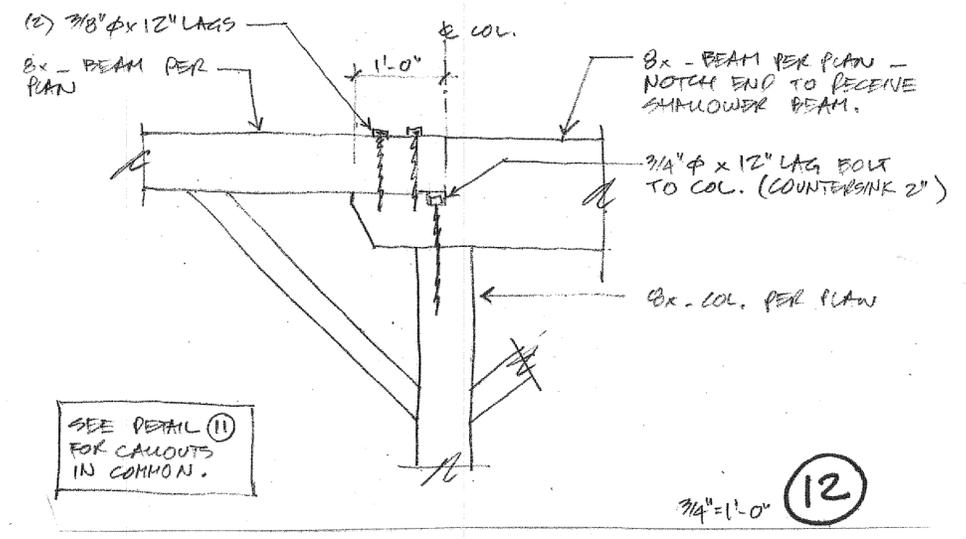
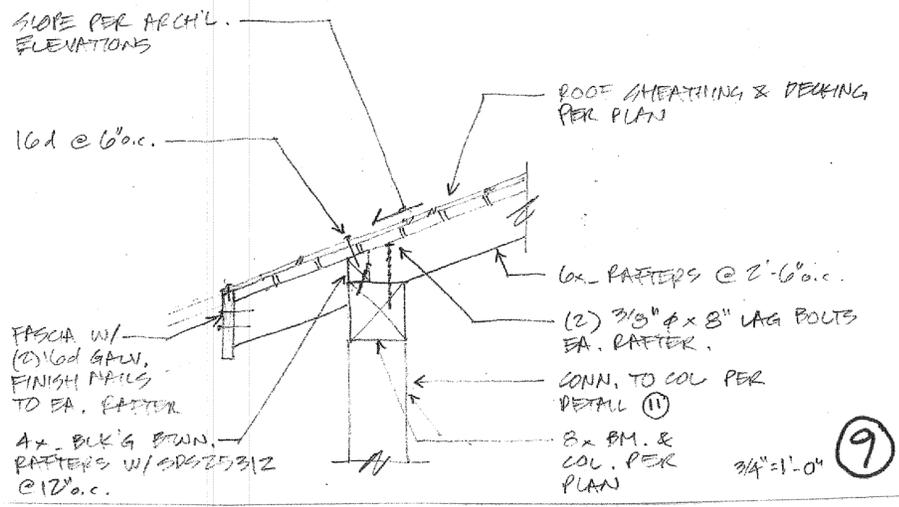
FOR: CARNATION FARMERS' MARKET

CARNATION FARMERS' MARKET BUILDING  
 BIRD STREET & STOSSEL AVE. CARNATION WA.

CITY OF CARNATION  
 NOV 22 2013  
**RECEIVED**

**NICHOLAS JOHN ROSSOU**  
 STATE OF WASHINGTON  
 38567  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 11/9/10  
 EXPIRES 01/07/11

11-9-10  
 SHEET 4.1



giraf design  
812 fifth avenue north #411  
seattle wa 98109-6121  
(206) 621-0060 p  
(206) 621-0061 f  
girafdesign@gmail.com  
http://girafdesign.net

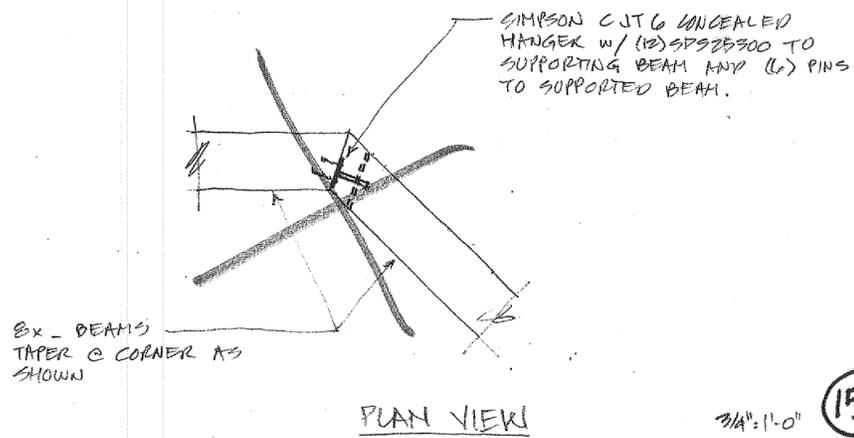
FOR: CARNATION FARMERS' MARKET

CARNATION FARMERS' MARKET BUILDING  
BIRD STREET & STOSSEL AVE. CARNATION WA.

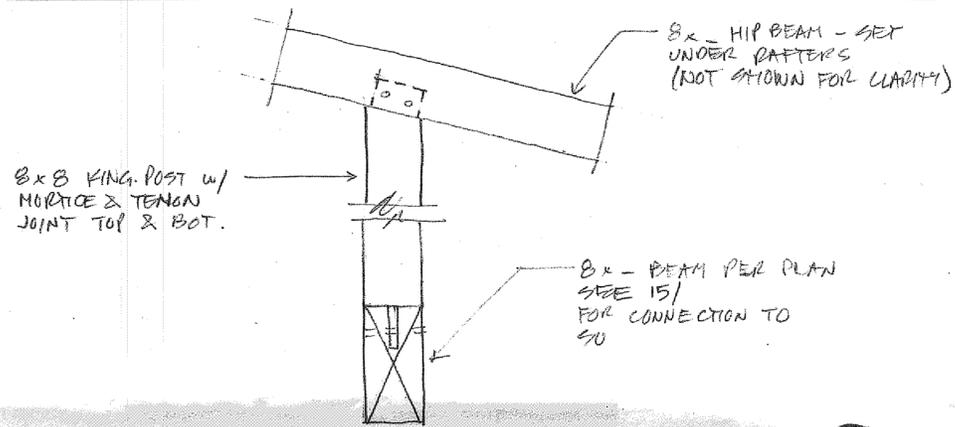
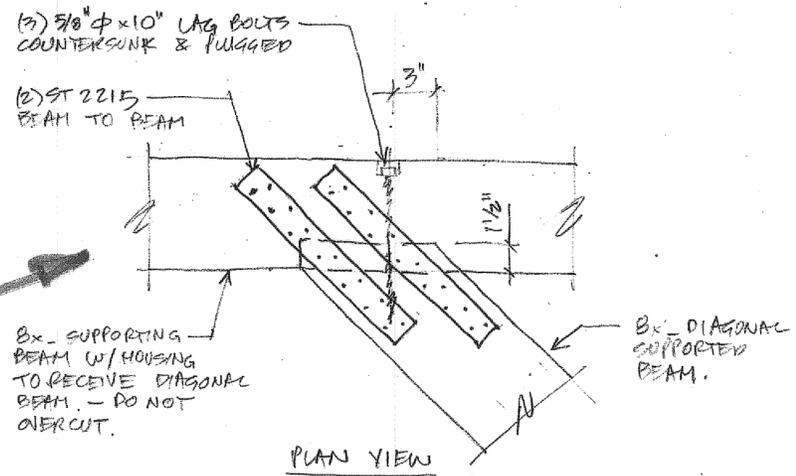
CITY OF CARNATION  
NOV 22 2010  
RECEIVED

NICHOLAS JOHN ROSSUM  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
38567  
EXPIRES 01/07/11  
11/9/10

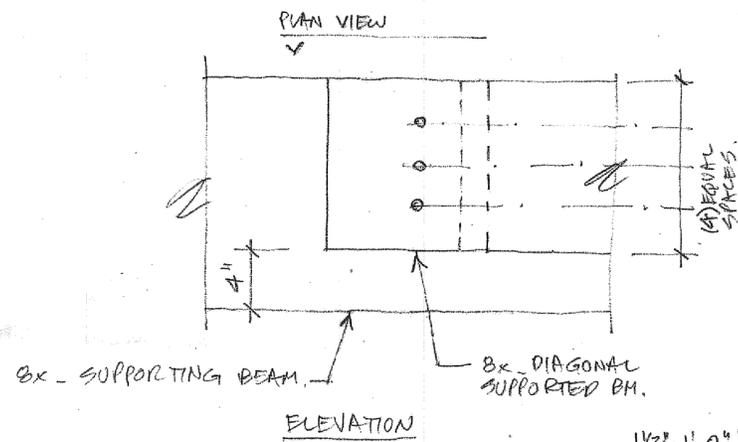
11-9-10  
SHEET 4.2



3/4" = 1'-0" 15



3/4" = 1'-0" 16



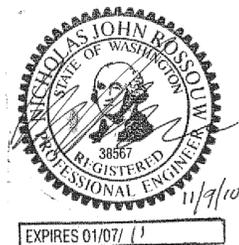
1 1/2" = 1'-0" 17

**giraf design**  
 812 fifth avenue north #411  
 seattle wa 98109-6121  
 (206) 621-0060 p  
 (206) 621-0061 f  
 girafdesign@gmail.com  
 http://girafdesign.net

FOR: CARNATION FARMERS' MARKET

CARNATION FARMERS' MARKET BUILDING  
 BIRD STREET & STOSSEL AVE. CARNATION WA.

CITY OF SEATTLE  
 NO 722101  
 RECEIVED



11-9-10  
 SHEET 4.3

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- 1.1 ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2006 EDITION).
- 1.2 DESIGN LOADING CRITERIA
- ROOF LIVE LOAD . . . . . 25 PSF  
 FLOOR LIVE LOAD (STORES - RETAIL FIRST FLOOR) . . . . . 100 PSF  
 WIND . . . . . Kzt=1.0, Iw=1.0, GCpi=0.18, 85 MPH, EXPOSURE "B"  
 EARTHQUAKE: 1. SEISMIC IMPORTANCE FACTOR = 1.0, OCCUPANCY CATEGORY = II  
 2. Ss = 117, S1 = 39  
 3. SITE CLASS = D  
 4. Sds = 81, SD1 = 42  
 5. SEISMIC DESIGN CATEGORY = D  
 6. LATERAL SYSTEM: LIGHT-FRAMED SHEAR WALLS  
 7. BASE SHEAR V = 3.46 KIPS  
 8. Cs = 0.124  
 9. R = 6.5  
 10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

2009 Edition

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

- 1.3 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.
- 1.4 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.
- 1.5 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- 1.6 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS 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.
- 1.7 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.
- 1.8 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.
- 1.10 SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

MISCELLANEOUS STRUCTURAL STEEL  
STUD RAILS

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

- 1.11 SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

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.

giraf design  
812 fifth avenue north #411  
seattle wa 98109-6121  
(206) 621-0060 p  
(206) 621-0061 f  
girafdesign@gmail.com  
http://girafdesign.net

FOR: CARNATION FARMERS' MARKET

QUALITY ASSURANCE

- 2.1 SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 109 AND 1704 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

EPOXY GROUTED INSTALLATIONS PER MANUFACTURER

- 2.2 UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1707 OF THE INTERNATIONAL BUILDING CODE.

A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING DRAG STRUTS, BRACES AND HOLDOWNS.

GEOTECHNICAL

- 3.1 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  
 COEFFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED) . . . . . 0.35

1500 RSP

CONCRETE

- 5.1 CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM ABSOLUTE WATER- CEMENT RATIO	
		NON-AIR ENTRAINED CONCRETE	AIR ENTRAINED CONCRETE
A. SLABS ON GRADE	2,500 PSI	0.58	0.46
B. ALL STRUCTURAL CONCRETE	2,500 PSI	0.58	0.46

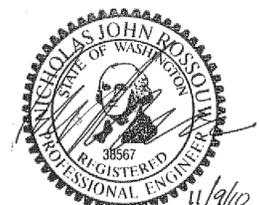
- 5.2 THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FLYASH, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.6. 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 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 TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE.

- 5.5 REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185
- 5.8 DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-92 AND 318-02. 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 318-02, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- 5.9 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 (#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"

- 5.11 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



EXPIRES 01/07/11



RECEIVED  
NOV 22 2010

11-9-10  
SHEET 5.0

CARNATION FARMERS' MARKET BUILDING  
BIED STREET & STOSSEL AVE. CARNATION WA.

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.

- 5.14 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

- 6.1 EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NO. 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
- 6.2 EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROUTED CMU SHALL BE INSTALLED USING "SET-XP" EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2508. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.
- 6.4 SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICBO, OR ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1056.

STEEL

- 8.1 STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:
1. EITHER AISC-LRFD, AISC 355, OR AISC-HSS AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
- 8.2 ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36,  $F_y = 36$  KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307.
- 8.5 ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.
- 8.9 ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.
- 8.12 HEADED STUDS FOR COMPOSITE CONNECTION OF STRUCTURAL STEEL TO CAST-IN-PLACE CONCRETE SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A-108 AND SHALL BE WELDED IN CONFORMANCE WITH A.W.S. REQUIREMENTS.

WOOD

- 9.1 FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
- |                   |                       |   |
|-------------------|-----------------------|---|
| JOISTS AND BEAMS: | (2X & 3X MEMBERS)     | HEM-FIR NO. 2<br>MINIMUM BASE VALUE, $F_b = 850$ PSI            |
|                   | (4X MEMBERS)          | DOUGLAS FIR-LARCH NO. 1<br>MINIMUM BASE VALUE, $F_b = 1000$ PSI |
| BEAMS:            | (INCL. 6X AND LARGER) | DOUGLAS FIR-LARCH NO. 1<br>MINIMUM BASE VALUE, $F_b = 1350$ PSI |
| POSTS:            | (4X MEMBERS)          | DOUGLAS FIR-LARCH NO. 2<br>MINIMUM BASE VALUE, $F_c = 1350$ PSI |
|                   | (6X AND LARGER)       | DOUGLAS FIR-LARCH NO. 1<br>MINIMUM BASE VALUE, $F_c = 1000$ PSI |
| DECKING:          | (2X TO 4X)            | DOUGLAS FIR-LARCH   |
- 2 X 4 STUDS, PLATES & MISC. FRAMING: DF/L OR HF STUD GRADE
- 2 X 6 STUDS, PLATES & MISC. FRAMING: DF/L OR HF #2
- 9.10 PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. 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.
- WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/16.
- REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.
- 9.12 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.

- 9.13 PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD C2 FOR LUMBER OR C9 FOR PLYWOOD. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RETENTION OF 0.25 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS (NAILS, SCREWS, BOLTS AND ANCHOR BOLTS) AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACQ-A, CBA-A, CA-B, OR SBX TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

- 9.15 TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CURRENT CATALOG. 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. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LU" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" SERIES JOIST HANGERS. ALL DOUBLE-2X JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. ALL DOUBLE-TJI 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.

- 9.16 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"
16d SINKER	3-1/2"	0.148"
16d COMMON	3-1/2"	0.162"

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.

- 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 (2001 EDITION) 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.

- 9.17 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. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1. 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 COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL 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.

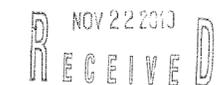
ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER (HOT-DIP GALVANIZED) ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM WITH 1/4" x 3" x 3" (HOT-DIP GALVANIZED) PLATE WASHERS, 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 24/16) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UNSUPPORTED 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.

**giraf design**  
812 fifth avenue north #411  
seattle wa 98109-6121  
(206) 621-0060 p  
(206) 621-0061 f  
girafdesign@gmail.com  
http://girafdesign.net

FOR: CARNATION FARMERS' MARKET

CARNATION FARMERS' MARKET BUILDING  
BIRD STREET & STOSSEL AVE. CARNATION WA.



EXPIRES 01/07/11

11-9-10  
SHEET 5.1

