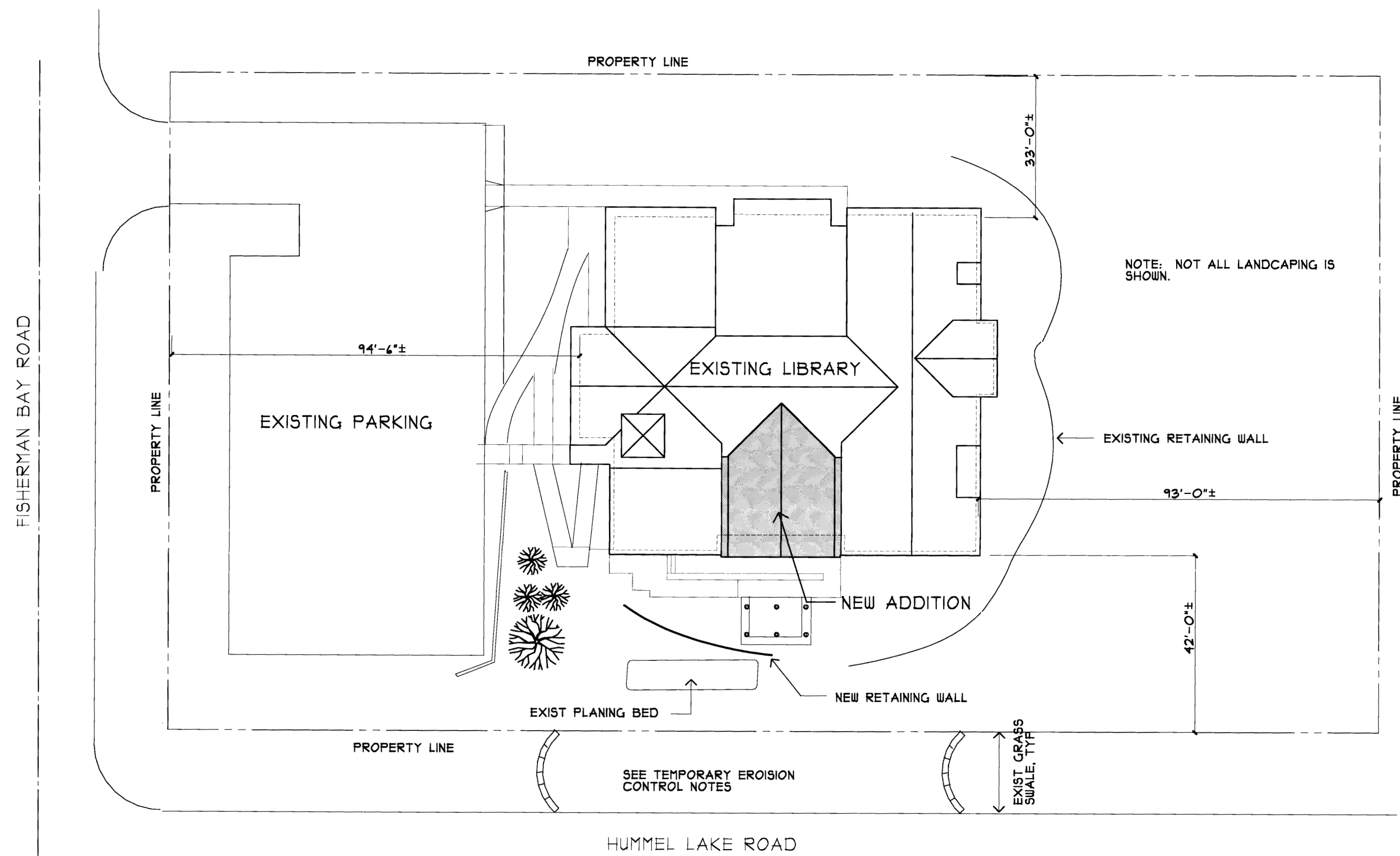
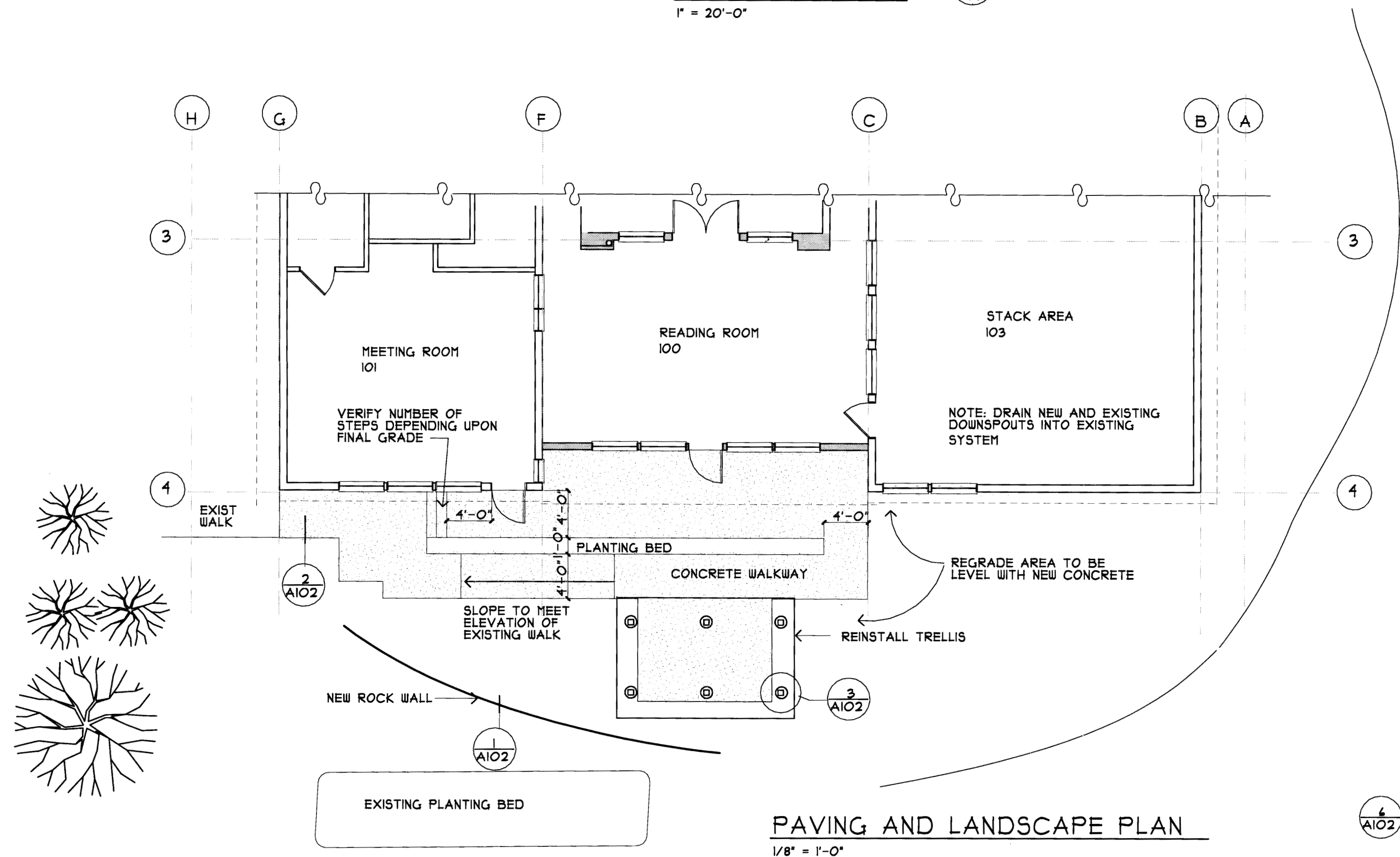




SITE PLAN
1" = 20'-0"



PAVING AND LANDSCAPE PLAN
1/8" = 1'-0"

INDEX

A101	SITE PLAN, VICINITY PLAN, INDEX, CODE NOTES
A102	DEMOLITION PLAN, SITE DETAILS
A201	FLOOR PLAN, FOUNDATION PLAN, ROOM FINISH AND DOOR SCHEDULES
A202	ROOF PLAN, ROOF FRAMING PLAN
A203	FOUNDATION AND ROOF DETAILS
A401	EXTERIOR ELEVATION, SECTIONS, DETAILS
ME201	MECHANICAL AND ELECTRICAL PLANS

CODE NOTES

JURISDICTION:	SAN JUAN COUNTY
ADDRESS:	2225 FISHERMAN BAY ROAD LOPEZ ISLAND, WA 98261
PROJECT TYPE:	ADDITION
CONSTRUCTION TYPE (2009 INTERNATIONAL BUILDING CODE):	TYPE V
OCCUPANCY:	A-3, LIBRARY
AREA:	BASEMENT 940 SF MAIN FLOOR EXISTING 5096 SF MAIN FLOOR ADDITION 548 SF TOTAL MAIN FLOOR 5605 SF MAXIMUM ALLOWED (TABLE 503): 4000 SF
OCCUPANT	
LOAD:	STACKS • 100 GROSS 22 WORK AREA • 100 GROSS 1 REFERENCE • 50 NET 1 CHILDRENS • 50 NET 12 MEETING • 15 NET 29 BASEMENT (STACKS) • 100 GROSS 9 ADDITION (READING) • 50 NET 11 TOTAL 91

NO CHANGE IN OCCUPANCY.

CHANGE IN EGRESS: DOOR 103-1 EXITS STACK AREA 103 THRU NEW ADDITION TO DOOR 100-1.
DOOR 101-1 EXITS THE MEETING ROOM DIRECTLY TO THE EXTERIOR THRU THE SOUTH WALL, RATHER THAN THRU THE EAST WALL.

CRAWL SPACE VENTILATION: BENEATH EXISTING REFERENCE ROOM VIA CONTINUOUSLY OPERATED MECHANICAL SYSTEM
MINIMUM 1.0 CFM/50 SF.
409 SF = 12.18 CFM ACTUAL
51 CFM (SHEET ME201) PER IBC 1203.3.2 EXCEPTION 2.

ZONING: RURAL/FARMING/FOREST

LEGAL DESCRIPTION: LOT #1 OF BAY ORCHARD, A SHORT PLAT IN SECTION 14, TOWNSHIP 35 NORTH, RANGE -W.W.M., IN SAN JUAN COUNTY, WASH. AS RECORDED IN VOL. 5 OF SHORT PLATS, PAGE 23 RECORDS OF SAN JUAN COUNTY, WASH.

TEMPORARY EROSION CONTROL

MINIMIZE CLEARING.

AT THE END OF EACH DAY, IMPLEMENT EROSION CONTROL MEASURES. STOCKPILE ON SITE. 3" OF LOOSE HAY OR OTHER TEMPORARY MULCH SHALL BE PLACED ON ALL EXPOSED GROUND EXCEPT FOUNDATION/SLAB AREAS. PLACE MULCH WITHIN 2 DAYS (DRY SEASON) OR 1 DAYS (WET SEASON) AFTER EXPOSURE. COMPCAT HAY LIGHTLY TO PREVENT FLYAWAY.

ENTRANCES AND EXITS TO THE CONSTRUCTION SHALL BE STABILIZED WITH ROAD BASE MATERIAL SUCH AS CRUSHED ROCK AT THE BEGINNING OF WORK TO MINIMIZE TRANSPORT OF SEDIMENT OFF SITE.

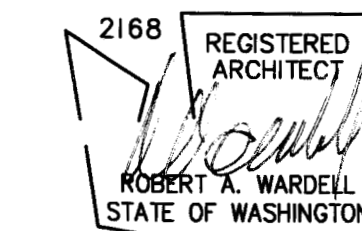
PROVIDE STRAW BALES SAND BAGS OR OTHER METHODS TO FILTER AND CHANNELIZE RUNOFF AS REQUIRED.

LOPEZ LIBRARY COURTYARD ADDITION

LOPEZ ISLAND, WA



509 W. Chestnut
Yakima, WA 98902
phone 509.453.3693
fax 509.453.1336



SITE PLAN, INDEX
VICINITY PLAN,
CODE NOTES

Sheet Title

AUG. 9, 2010

Dates

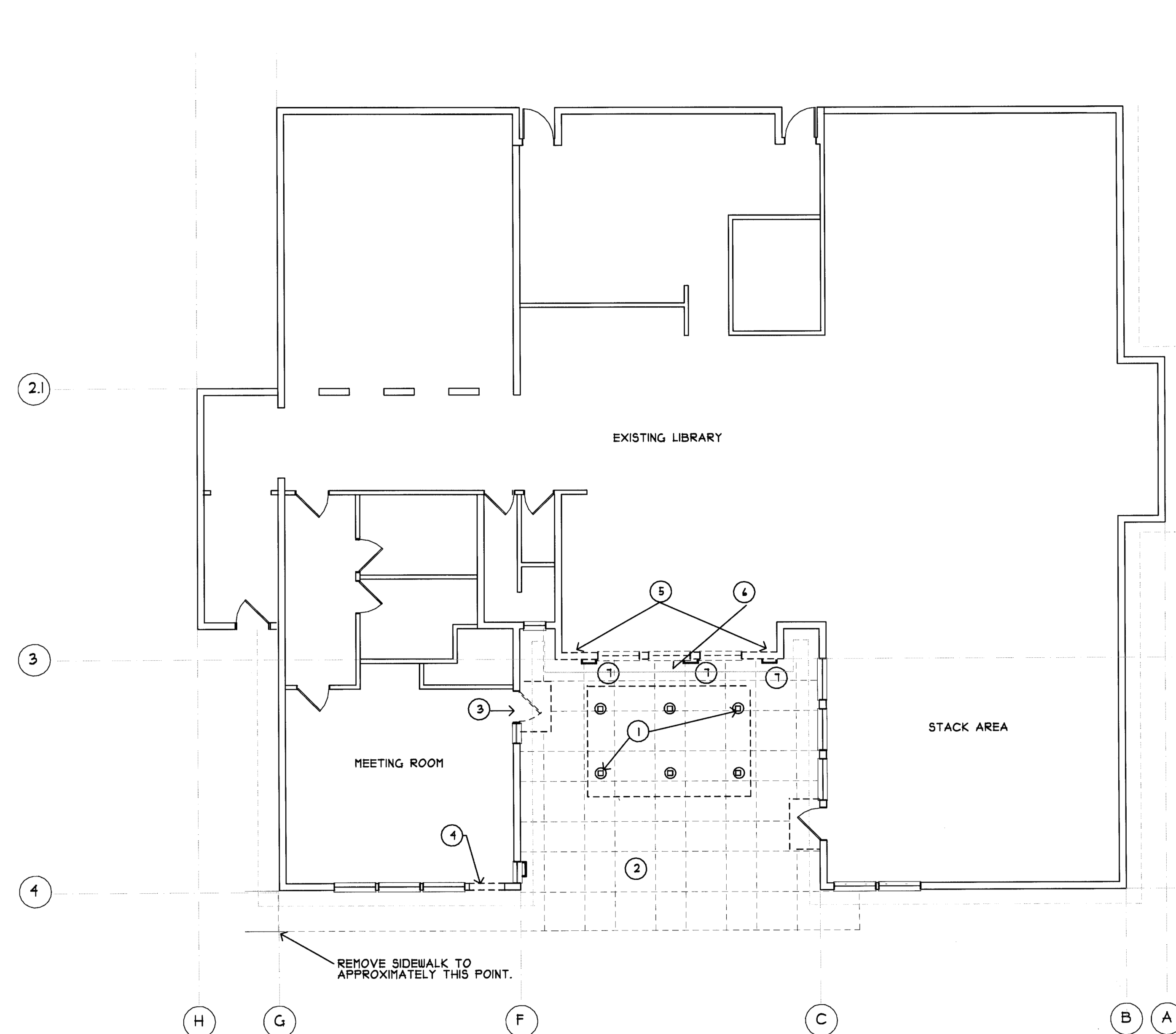
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Project No.

A101

Sheet No.

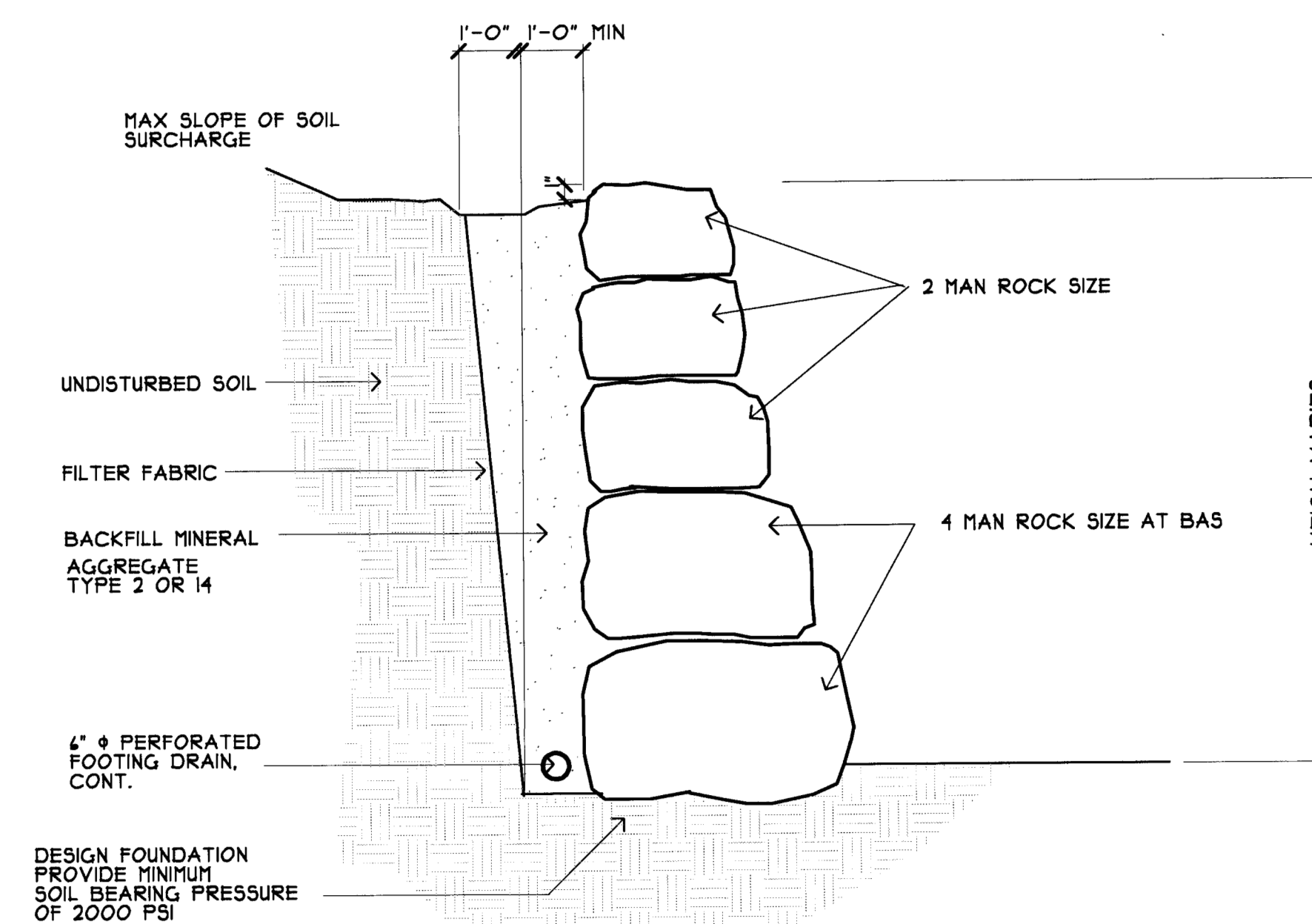
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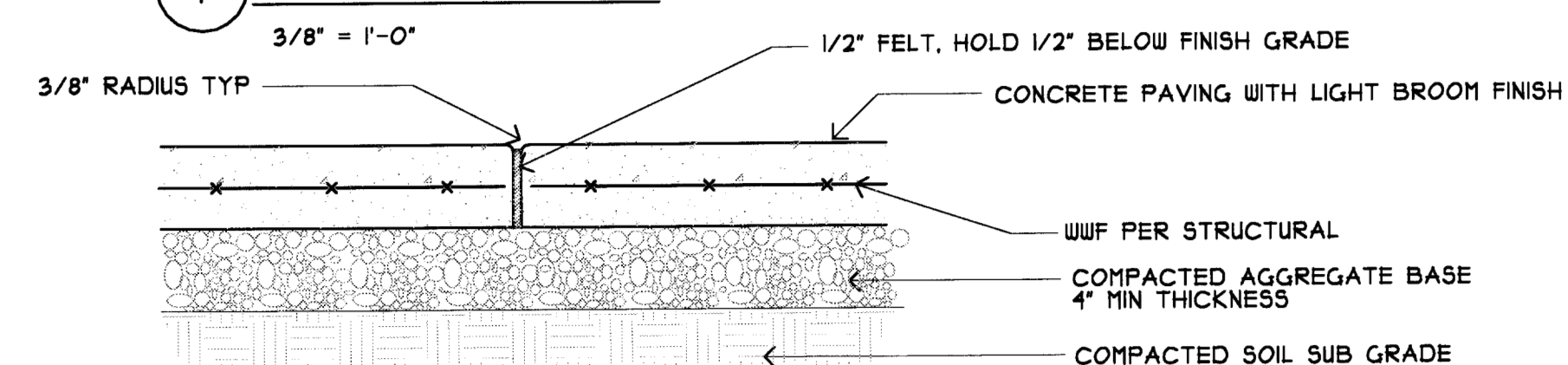
DEMOLITION PLAN
EXISTING COURTYARD
1/8" = 1'-0"

DEMOLITION NOTES

- ① REMOVE EXISTING 12" CONCRETE PLINTHS FROM FORMER TRELLIS. TRELLIS TO BE REMOVED BY OTHERS PRIOR TO START OF CONSTRUCTION.
- ② REMOVE EXISTING BRICK AND CONCRETE PAVING, CONCRETE RAMPS AND SIDEWALKS.
- ③ REMOVE EXISTING DOOR. OPENING TO BE FILLED WITH NEW GLAZING. SEE SHEET A201.
- ④ CUT OPENING IN WALL FOR NEW DOOR.
- ⑤ REMOVE EXISTING WALL AND WINDOWS. PROVIDE TEMPORARY STRUCTURAL SUPPORT FOR ROOF.
- ⑥ SEE A202 FOR PARTIAL ROOF DEMOLITION THIS AREA.
- ⑦ REMOVE EXISTING CRAWL SPACE VENTS. SEE A201 AND M201 FOR NEW VENTING.

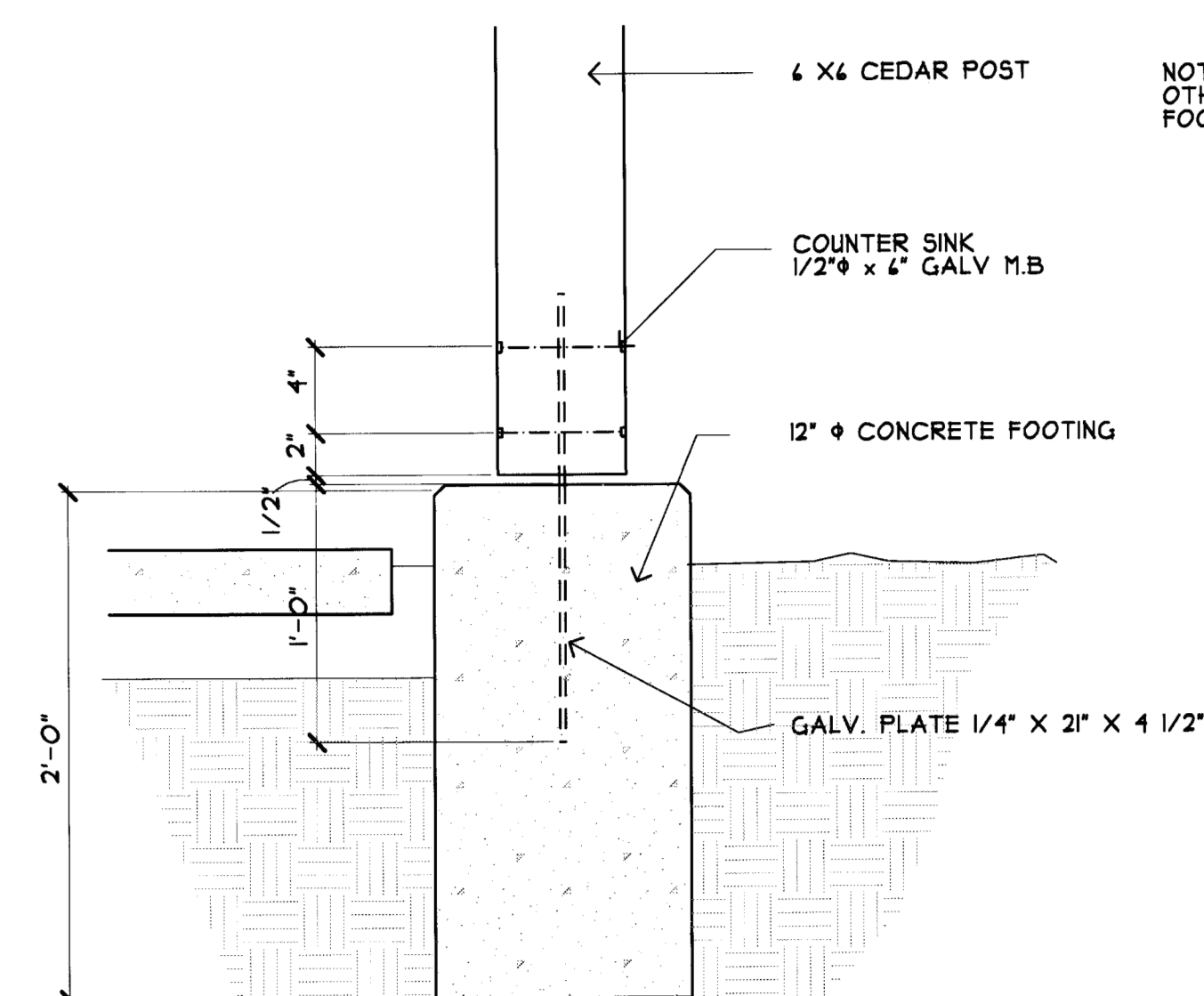


① ROCKERY AND AREA DRAIN



② PAVING DETAIL

1 1/2" = 1'-0"



③ TRELLIS FOOTING

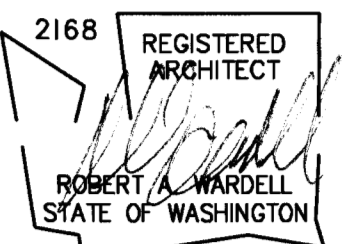
1 1/2" = 1'-0"

LOPEZ LIBRARY COURTYARD ADDITION

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DEMOLITION PLAN

Sheet Title

AUG. 9, 2010

Dates

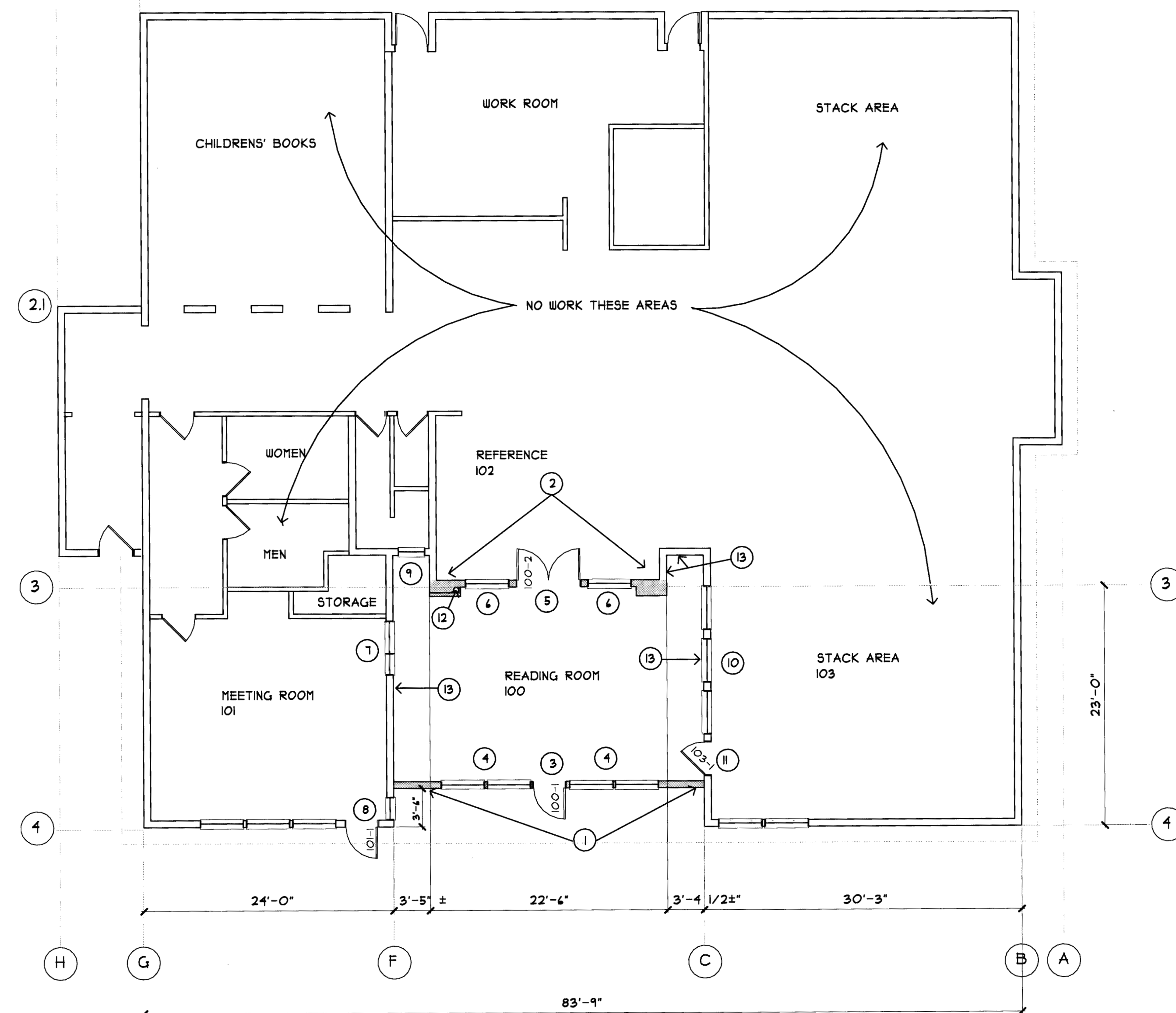
1167.00

Project No.

A102

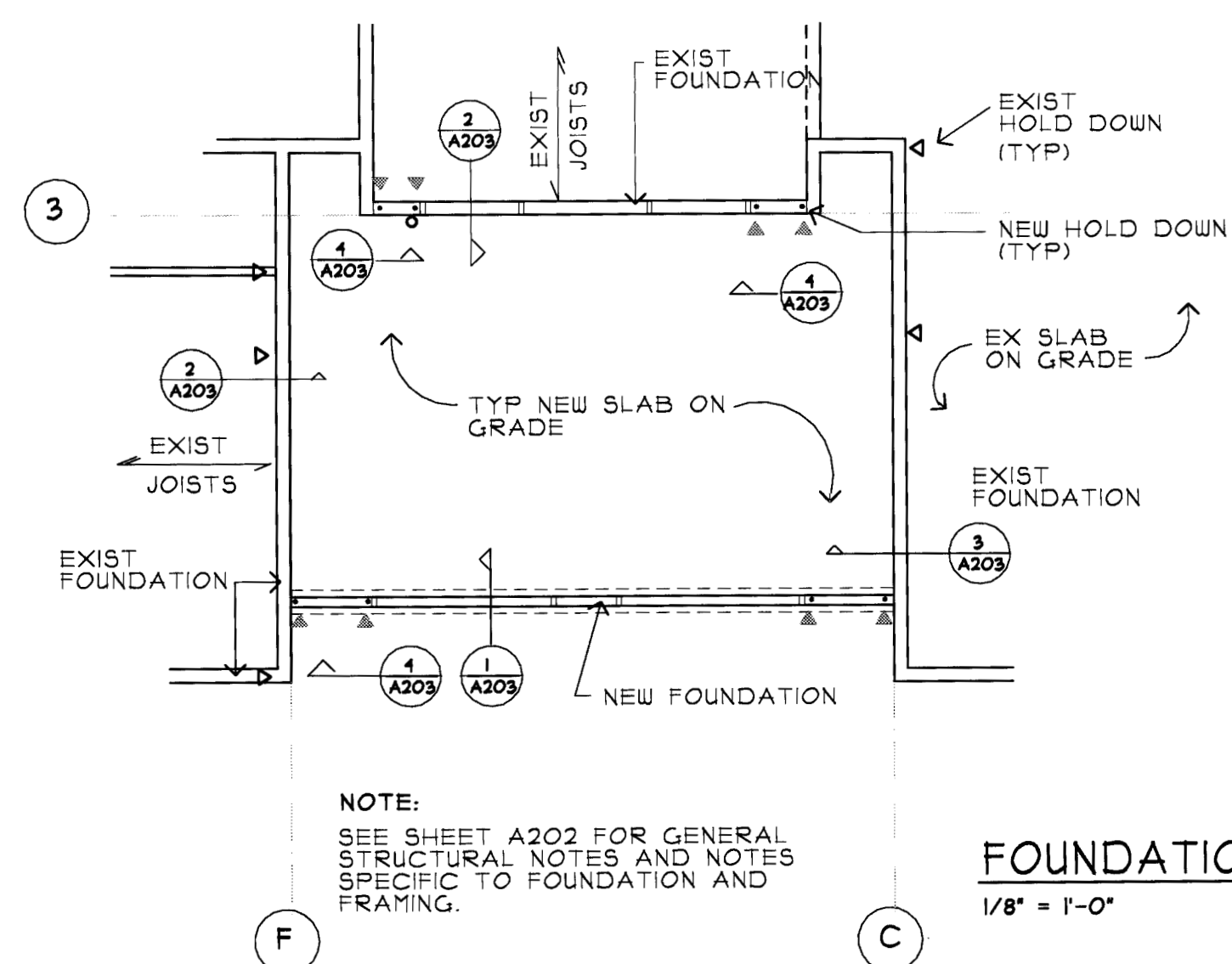
Sheet No.

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FLOOR PLAN

1/8" = 1'-0"



FOUNDATION PLAN

1/8" = 1'-0"

GENERAL NOTES

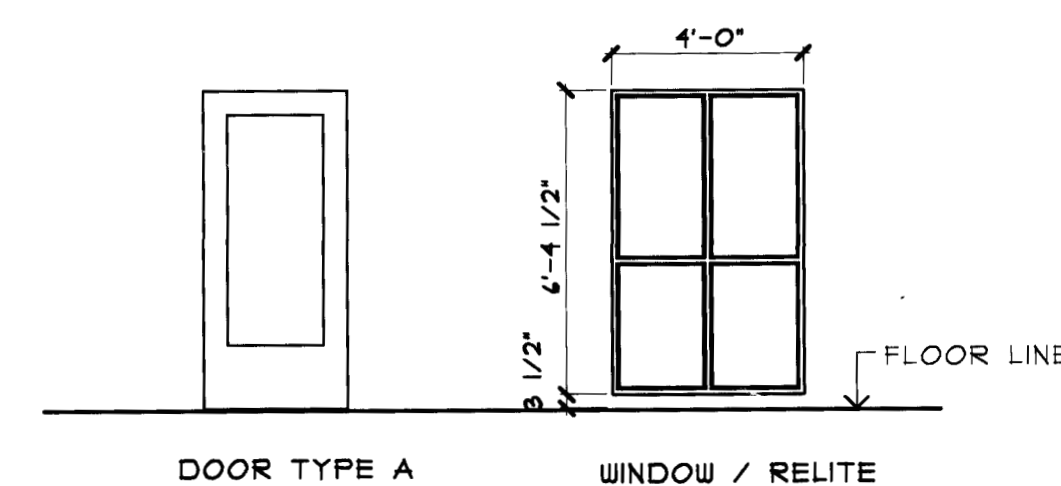
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2009 EDITION, ANSI A117.1, 2003 EDITION, NATIONAL ELECTRICAL CODE, INTERNATIONAL MECHANICAL CODE, WASHINGTON STATE ENERGY CODE, MOST RECENT EDITIONS, AND OTHER CODES AND AMENDMENTS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- DURING CONSTRUCTION PROTECT AREAS OF LIBRARY IN USE BY STAFF OR PATRONS WITH DUST-PROOF BARRIERS AND OTHER METHODS TO ASSURE THAT DUST, DEBRIS, WATER OR OTHER FOREIGN MATTER IS NOT ALLOWED INTO THE GENERAL LIBRARY AREA.
- MEASUREMENTS ARE FROM FACE OF SIDING ON EXISTING EXTERIOR WALLS AND TO FACE OF STUD ON NEW WALLS.
- FOR SECTIONS AND EXTERIOR ELEVATION, SEE SHEET A401.

CONSTRUCTION/REMODEL NOTES

- NEW EXTERIOR WALL: 2x6 STUDS, R19 BATT INSULATION, 1/2" PLYWOOD EXTERIOR SHEATHING, CHANNEL SIDING TO MATCH EXISTING. INTERIOR: VAPOR BARRIER, 5/8" TYPE "X" GWB.
- NEW INTERIOR WALL, 2x6 STUDS, WITH 5/8" TYPE "X" GWB EACH SIDE.
- INSTALL NEW EXTERIOR DOOR AS SPECIFIED. SEE DOOR SCHEDULE THIS SHEET.
- INSTALL NEW WINDOWS AS SPECIFIED.
- INSTALL NEW INTERIOR STOREFRONT DOORS AS SPECIFIED. SEE DOOR SCHEDULE THIS SHEET.
- INSTALL NEW RELITES.
- INSTALL NEW WINDOW IN EXISTING DOOR OPENING. INSTALL TRIM TO MATCH EXISTING ON BOTH SIDES OF WALL.
- INSTALL NEW DOOR AS SPECIFIED. PATCH WALL (INTERIOR AND EXTERIOR) AS REQUIRED. MATCH TRIM.
- INSTALL CHAIR RAIL ACROSS EXISTING WINDOW. SEE DETAIL 6/A401.
- EXISTING WINDOWS TO REMAIN.
- EXISTING DOOR TO REMAIN. REFINISH DOOR.
- VENT PIPE FROM CRAWL SPACE UNDER REFERENCE ROOM. SEE DETAIL 1/A401.
- EXISTING WOOD SIDING AND TRIM TO REMAIN.

DOOR SCHEDULE

NO.	TYPE	OPENING SIZE	DOOR		FRAME		GLASS	HARDWARE
			MAT	FIN	MAT	FIN		
100-1	A	3'-0"x4'-8"	FIBRGL	P-1	WD	VINYL	SAFETY	H-1
100-2	A	3'-0"x4'-8" PR	WD	ST-1	WD	VINYL	SAFETY	H-2
101-1	A	3'-0"x4'-8"	FIBRGL	P-1	WD	VINYL	SAFETY	H-1
103-1	EXIST	EXIST	WD	ST-1	WD	EXIST	----	EXIST



ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				N	E	S	W		
100	READING ROOM	CONC *	WOOD	P-1	P-1	P-1	P-1	WOOD	* SEE NOTE 1
101	MEETING ROOM	EXIST	EXIST *	---	P-1	P-1	---	EXIST	* SEE NOTE 2
102	REFERENCE	EXIST	EXIST *	---	---	P-1	---	EXIST	* SEE NOTE 2
103	STACK AREA	EXIST	EXIST	---	---	---	---	EXIST	

NOTES:

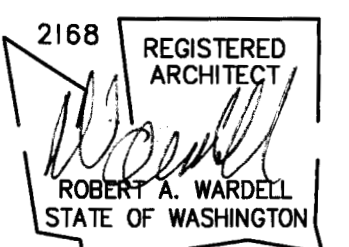
- EXPOSED AGGREGATE CONCRETE WITH SEALER.
- REPAIR/REFINISH OR REPLACE BASE ON WALLS WHERE NEW WORK OCCURS.

LOPEZ LIBRARY COURTYARD ADDITION

LOPEZ ISLAND, WA



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FLOOR PLAN,
FOUNDATION PLAN
ROOM FINISH AND
DOOR SCHEDULES

Sheet Title

AUG. 9, 2010

Dates

1167.00

Project No.

A201

Sheet No.

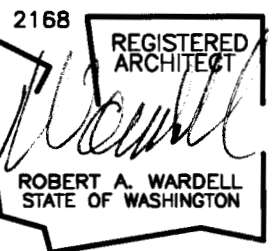
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ROOF PLAN AND FDN DETAILS

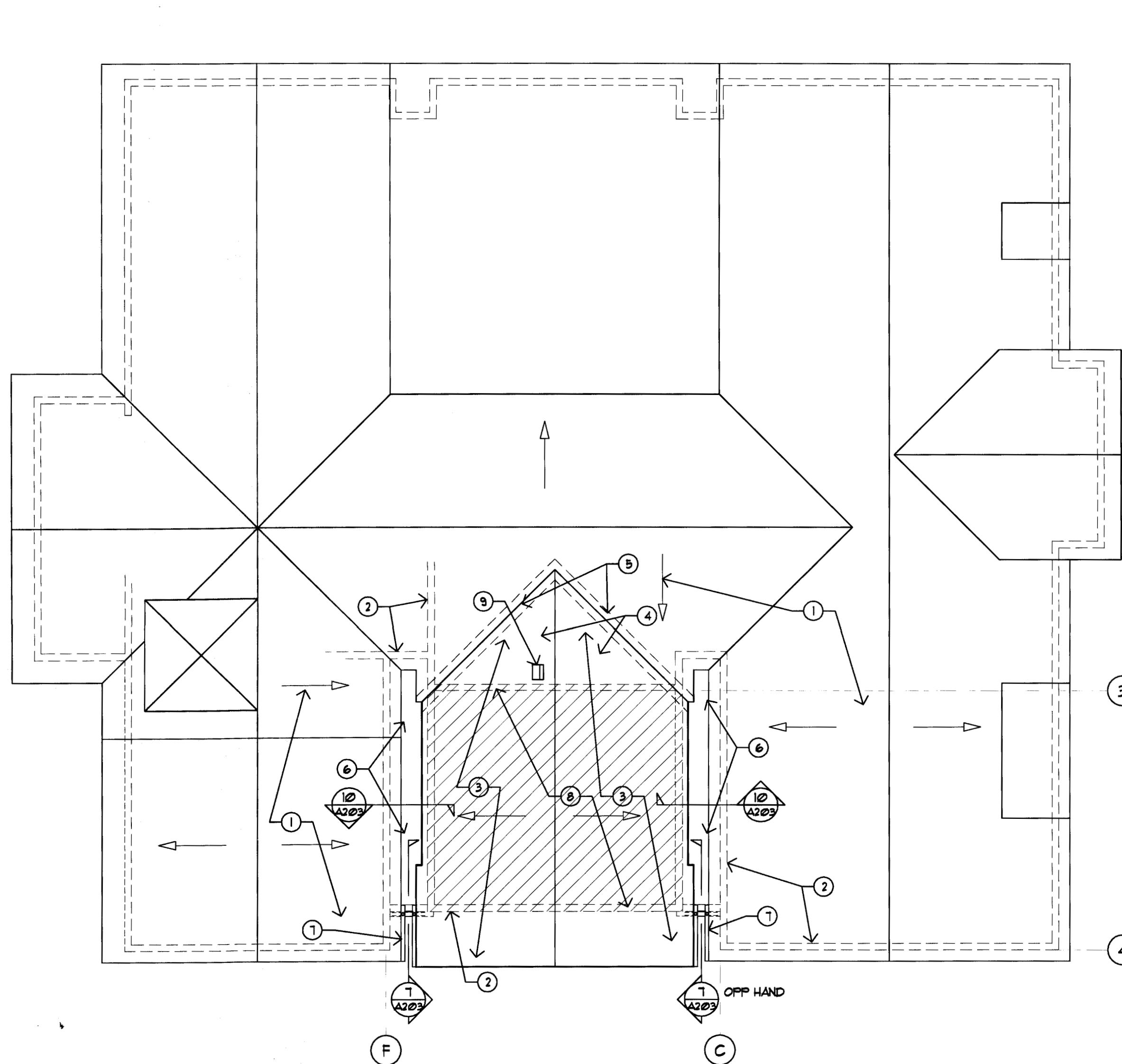
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AUGUST 9, 2010
Dates

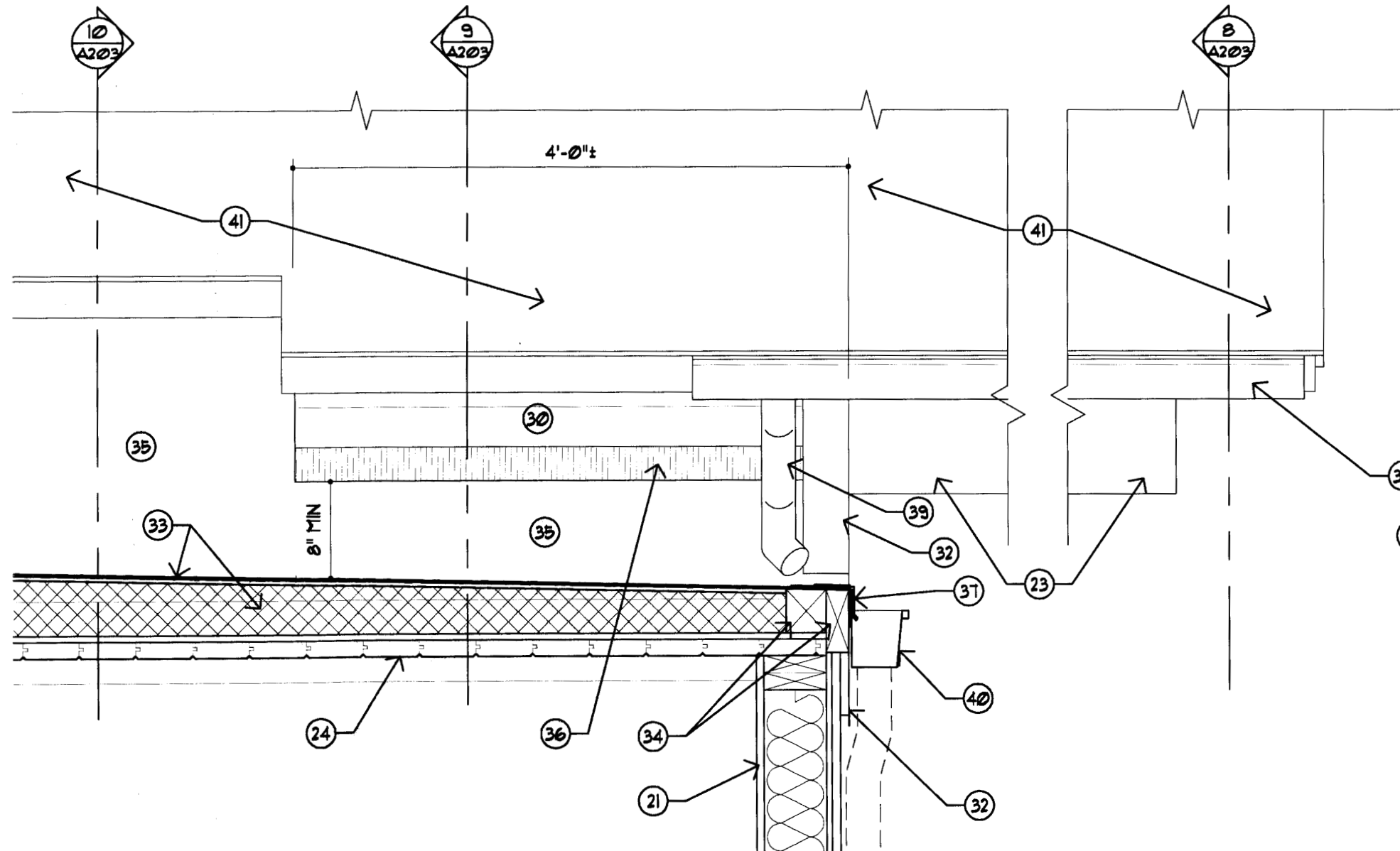
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Project No.

A203
Sheet No.

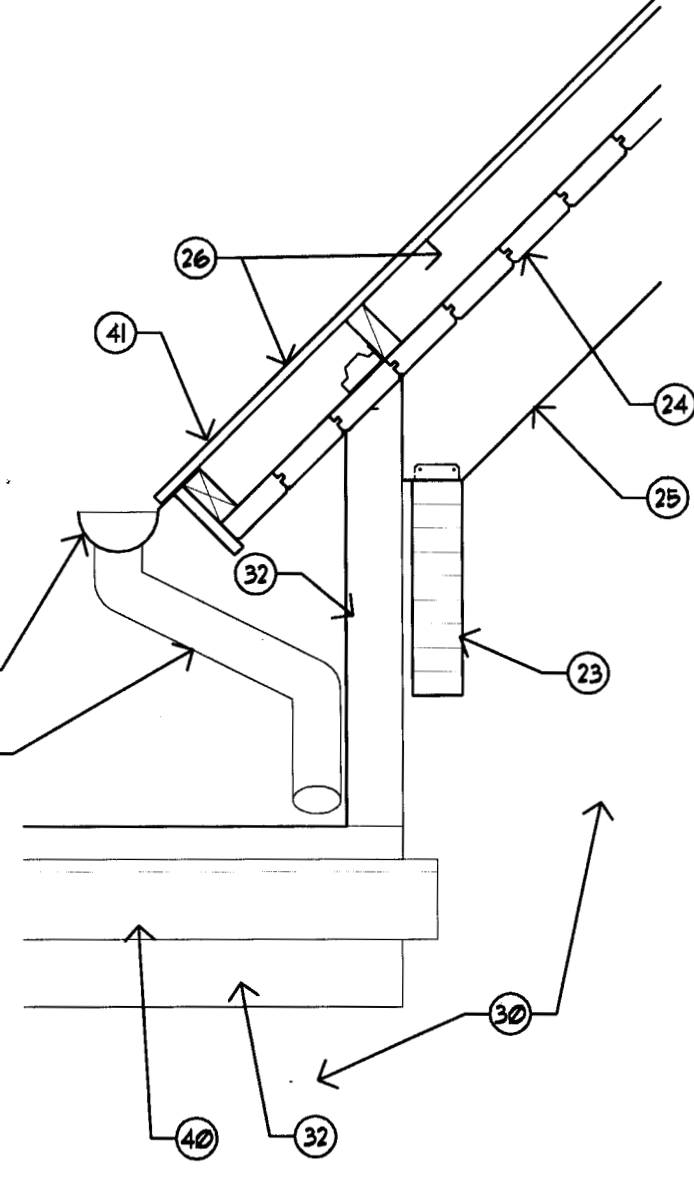
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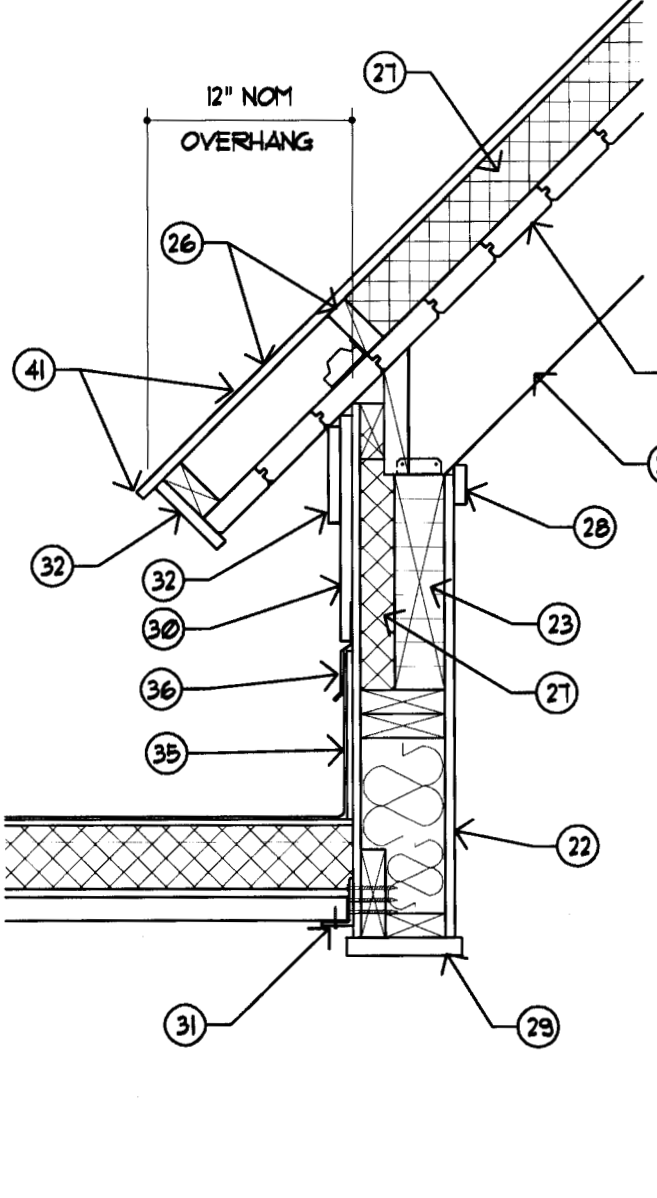
ROOF PLAN
1/8" = 1'-0"



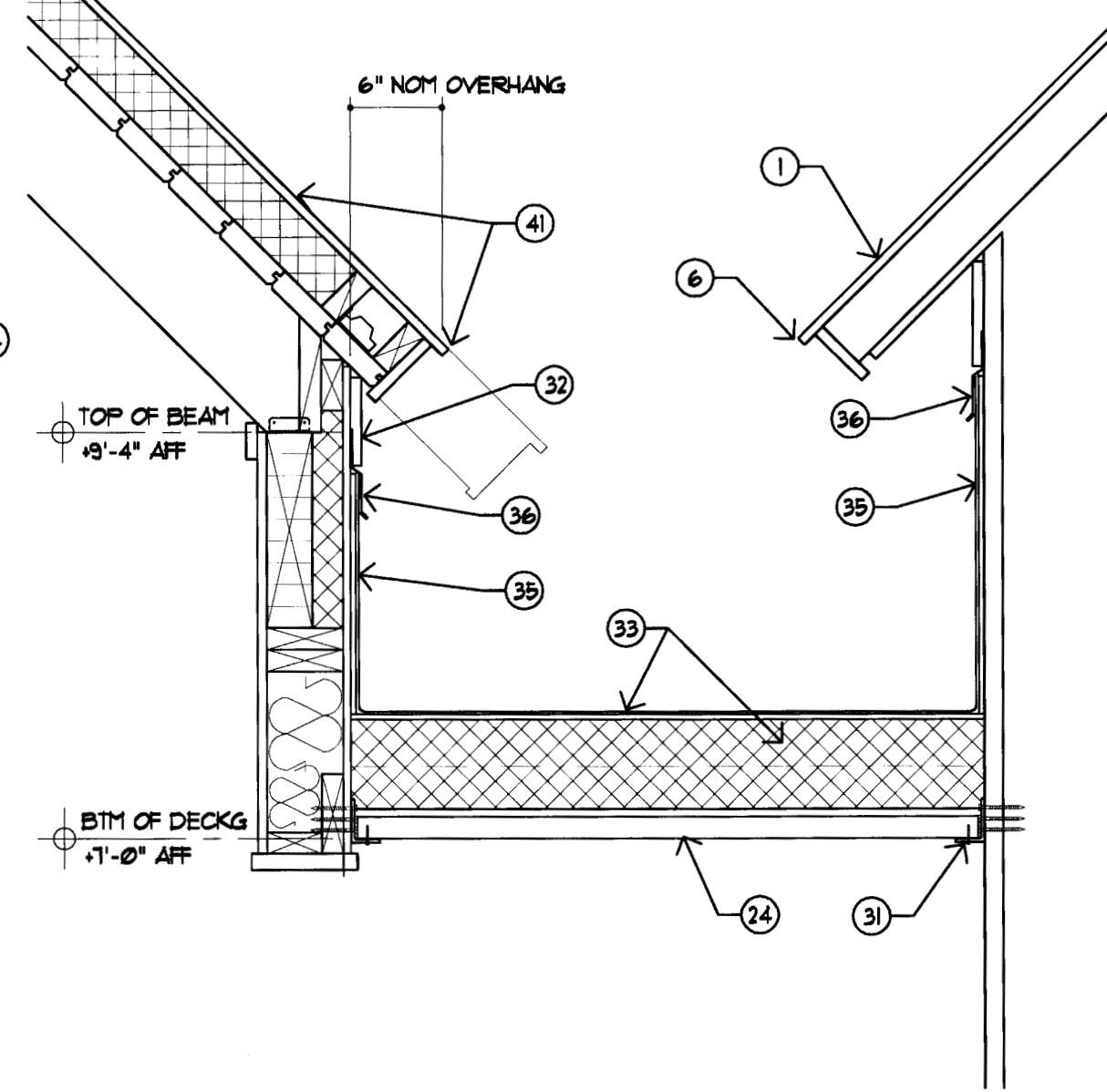
7 ROOF AT WALL
A203 1/8" = 1'-0"



8 ROOF SECT
A203 1/8" = 1'-0"



9 ROOF SECT
A203 1/8" = 1'-0"



10 ROOF SECTION
A203 1/8" = 1'-0"

ARCHITECTURAL DETAIL KEYED NOTES

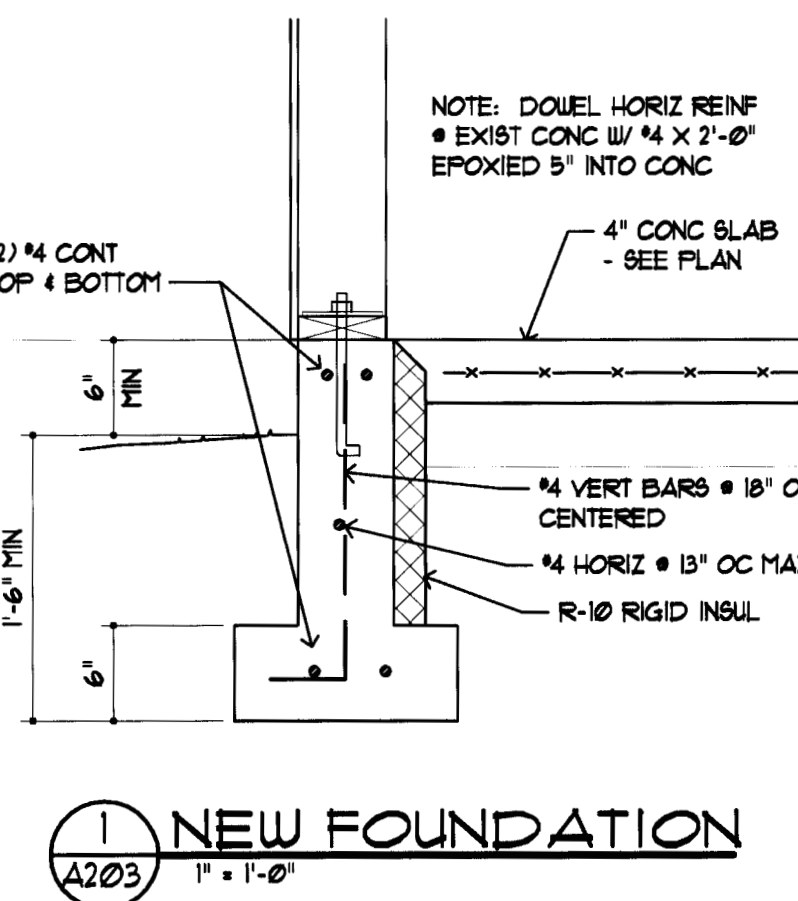
- 1 TYPICAL EXTERIOR WALL - 3/4" PAINTED GUB OVER 6 MIL VAPOR RETARDER OVER 2X6 STUDS, ALL CAVITIES FILLED WITH R-21 BATT INSULATION - EXTERIOR: PAINTED WOOD SIDING OVER AIR INFILTRATION BARRIER OVER APA SHEATHING
- 2 SAME AS TYPICAL WALL EXCEPT OMIT SIDING - FILL CAVITIES WITH BATT INSULATION AS SHOWN - DO NOT OVER COMPRESS
- 3 GLU-LAM BEAM - ARCHITECTURAL GRADE WITH CLEAR NATURAL FINISH WHEREVER EXPOSED TO VIEW - TYPICAL
- 4 APPEARANCE GRADE TAG WOOD DECKING WITH CLEAR NATURAL FINISH - TAKE CARE TO AVOID DAMAGE AND SELECT FASTENERS OF PROPER LENGTHS
- 5 4X8 APPEARANCE GRADE BEAMS WITH CLEAR NATURAL FINISH
- 6 ROOF FRAMING AND SHEATHING ABOVE 2X DECKING PER STRUCTURAL PLAN & DETAILS
- 7 POLYISO RIGID INSULATION AT ALL VOIDS ADJACENT TO GLU-LAMS AND IN ALL RAFTER SPACES OVER CONDITIONED AREAS - CUT AND FIT AND USE MULTIPLE LAYERS AS REQUIRED TO COMPLETELY FILL ALL VOIDS, TYPICAL
- 8 1X3 VG FIR OR HEMLOCK TRIM WITH CLEAR NATURAL FINISH
- 9 5/4 X 8 VG FIR OR HEMLOCK TRIM WITH CLEAR NATURAL FINISH
- 10 PAINTED WOOD SIDING TO MATCH EXISTING
- 11 PAINT STEEL ANGLE AND EXPOSED FASTENER HEADS
- 12 1X PAINTED WOOD TRIM - MATCH EXISTING SIZES AS APPLICABLE
- 13 LOW SLOPE ROOFING & INSULATION SYSTEM - 60 MIL TPO MEMBRANE OVER 1/2" PRIMERED "DENS-DECK" BOARD OVER 1/2" PER FOOT TAPERED INSULATION SYSTEM OVER 3" FLAT RIGID INSULATION - ALL COMPONENTS ADHESIVELY APPLIED, EXCEPT THE FLAT INSULATION SHALL BE MECHANICALLY FASTENED - SELECT FASTENERS THAT WILL NOT PENETRATE THROUGH THE WOOD DECKING - SEE SPECIFICATIONS

ROOF PLAN KEYED NOTES

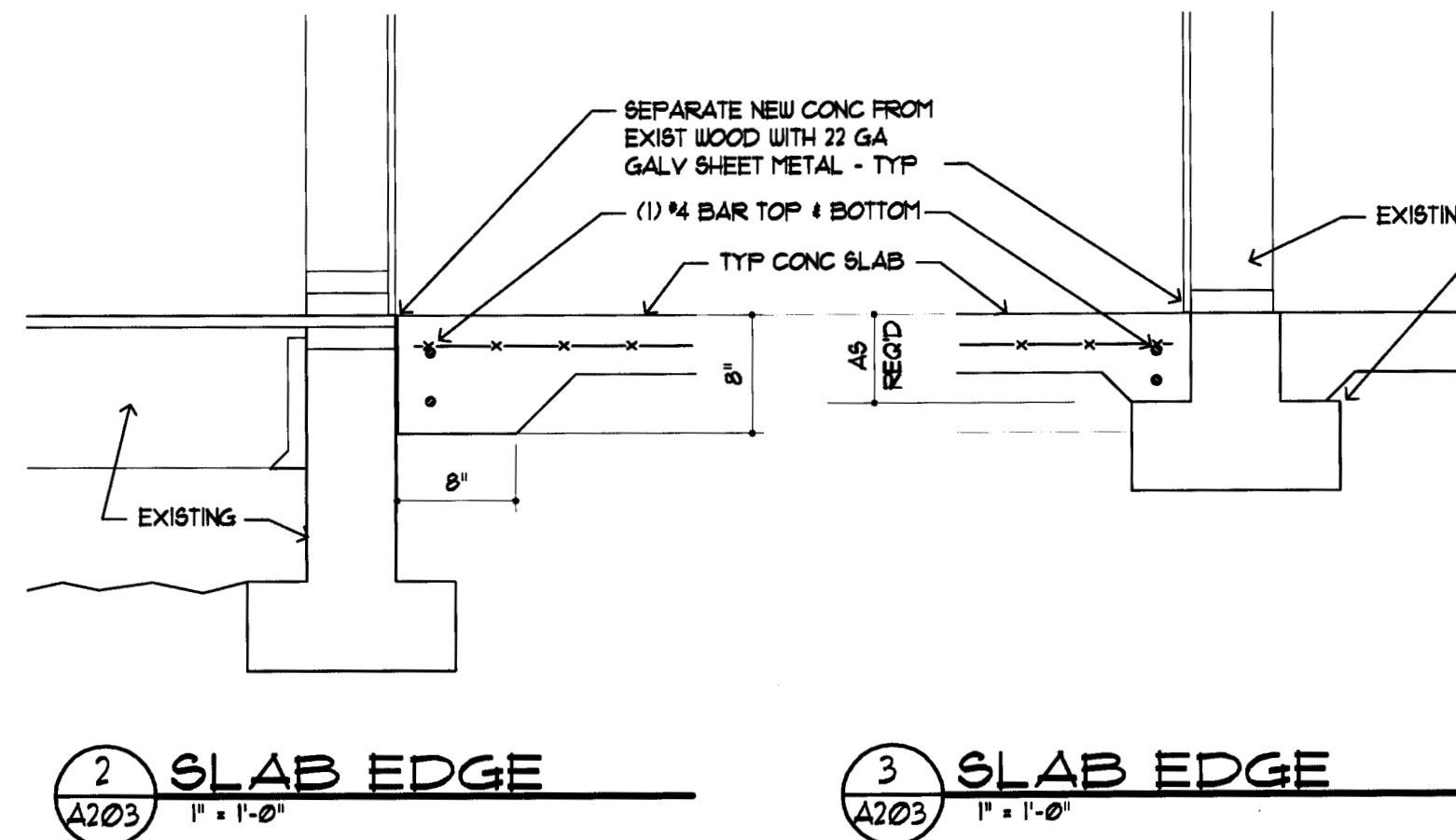
- 1 PROTECT EXISTING COMP SHINGLE CLAD HIGH-SLOPE ROOFING ASSEMBLIES TO REMAIN, TYPICAL. ARROWS INDICATE SLOPE DIRECTION.
- 2 DASHED LINES INDICATE WALL OR STRUCTURE LINE BELOW UNLESS NOTED OTHERWISE.
- 3 NEW COMP SHINGLE CLAD HIGH-SLOPE ROOF. MATCH EXISTING (12/12) SLOPE.
- 4 REMOVE EXISTING ROOF COVERING IN AREA WHERE NEW ROOF EXTENDS OVER EXISTING. PROVIDE VENTILATION OPENINGS THROUGH EXISTING SHEATHING TO EXISTING ATTIC SPACE AS APPROVED.
- 5 PROVIDE NEW ICE/WATER MEMBRANE AND SHEET METAL VALLEY FLASHING AT NEW VALLEYS PER IRC AND NRCA STANDARDS - REPLACE ANY EXISTING ROOFING DAMAGED BY CONSTRUCTION OPERATIONS.
- 6 REMOVE EXISTING RAIN GUTTERS AT GRIDS 'C' AND 'F' EXCEPT PORTIONS SHOWN TO REMAIN - PROVIDE NEW SHEET METAL DRIP EDGE, TYPICAL.
- 7 PROTECT PORTION OF EXISTING RAIN GUTTER TO REMAIN - PROVIDE NEW END CAP AND DOWNSPOUT OUTLET.
- 8 HATCHED AREA INDICATES MINIMUM EXTENT OF POLYISO INSULATION AT NEW STEEP ROOF ASSEMBLY.
- 9 NEW SHEET METAL VENT HOOD BY MECH - LOCATE WHERE APPROVED AWAY FROM ROOF VALLEY.

ARCHITECTURAL DETAIL KEYED NOTES - CONTINUED

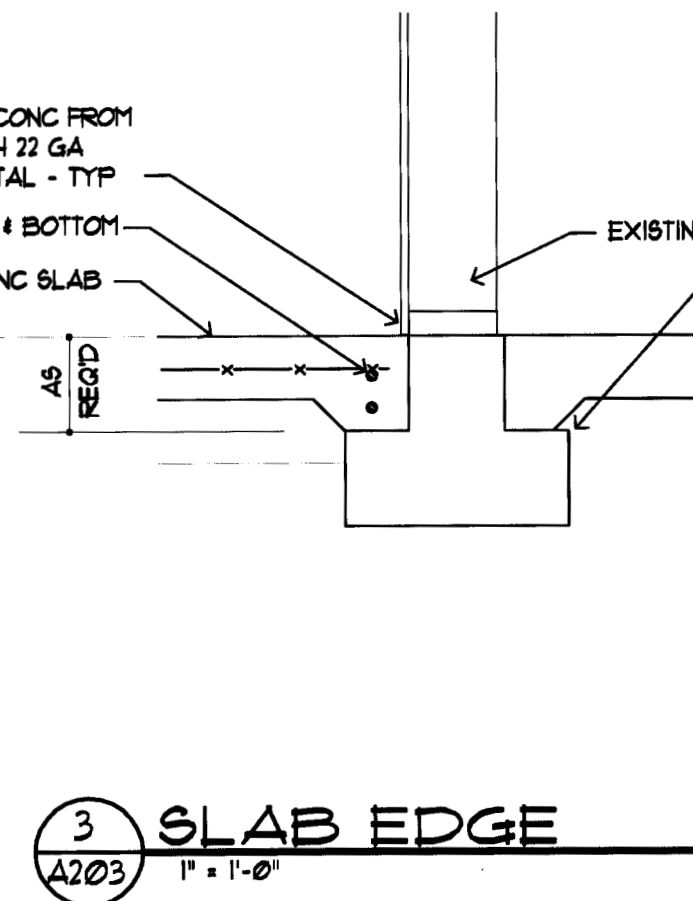
- 14 PRESERVATIVE TREATED WOOD NAILERS AS REQUIRED
- 15 EXTEND TPO MEMBRANE OVER 1/2" PRIMERED "DENS-DECK" BOARD UP WALL
- 16 PREFINISHED SHEET METAL FLASHING - EXTEND UP UNDER EXISTING SIDING AND TRIM AS APPLICABLE - EXTEND DOWN MINIMUM 3" OVER TOP OF MEMBRANE FLASHING
- 17 TPO COATED PREFINISHED SHEET METAL EDGE FLASHING PER SYSTEM MFR STANDARD DETAILS
- 18 NEW PAINTED OR PREFINISHED RAIN GUTTER WITH ALL ACCESSORIES TO MATCH EXISTING GUTTERS
- 19 PROVIDE DOWNSPOUT(4) LOCATIONS, COMPLETE WITH ALL ANCHORS AND ACCESSORIES
- 20 PROVIDE 5" DEEP X 4" WIDE 24 GA PREFINISHED GUTTER ASSEMBLY WITH DOWNSPOUT (2) LOCATIONS
- 21 AT NEW STEEP ROOF PROVIDE COMPLETE COMPOSITION SHINGLE ROOFING SYSTEM (NOT SHOWN) COMPLETE WITH PREFINISHED METAL DRIP EDGES (NOT SHOWN) AT PERIMETERS



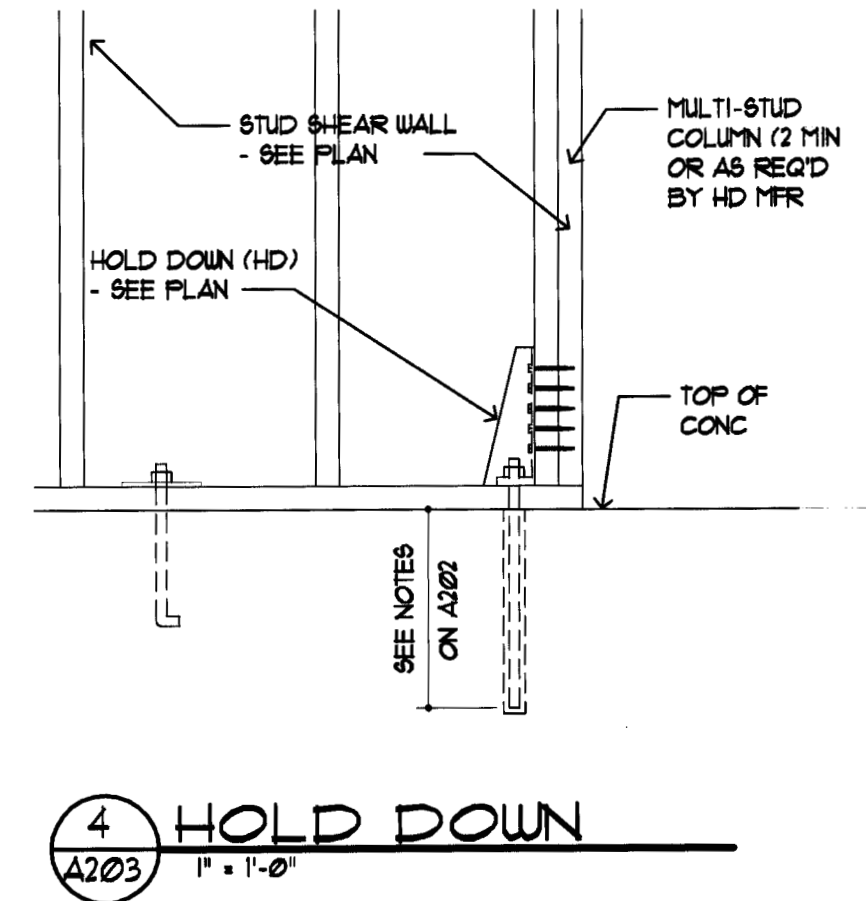
1 NEW FOUNDATION
A203 1/8" = 1'-0"



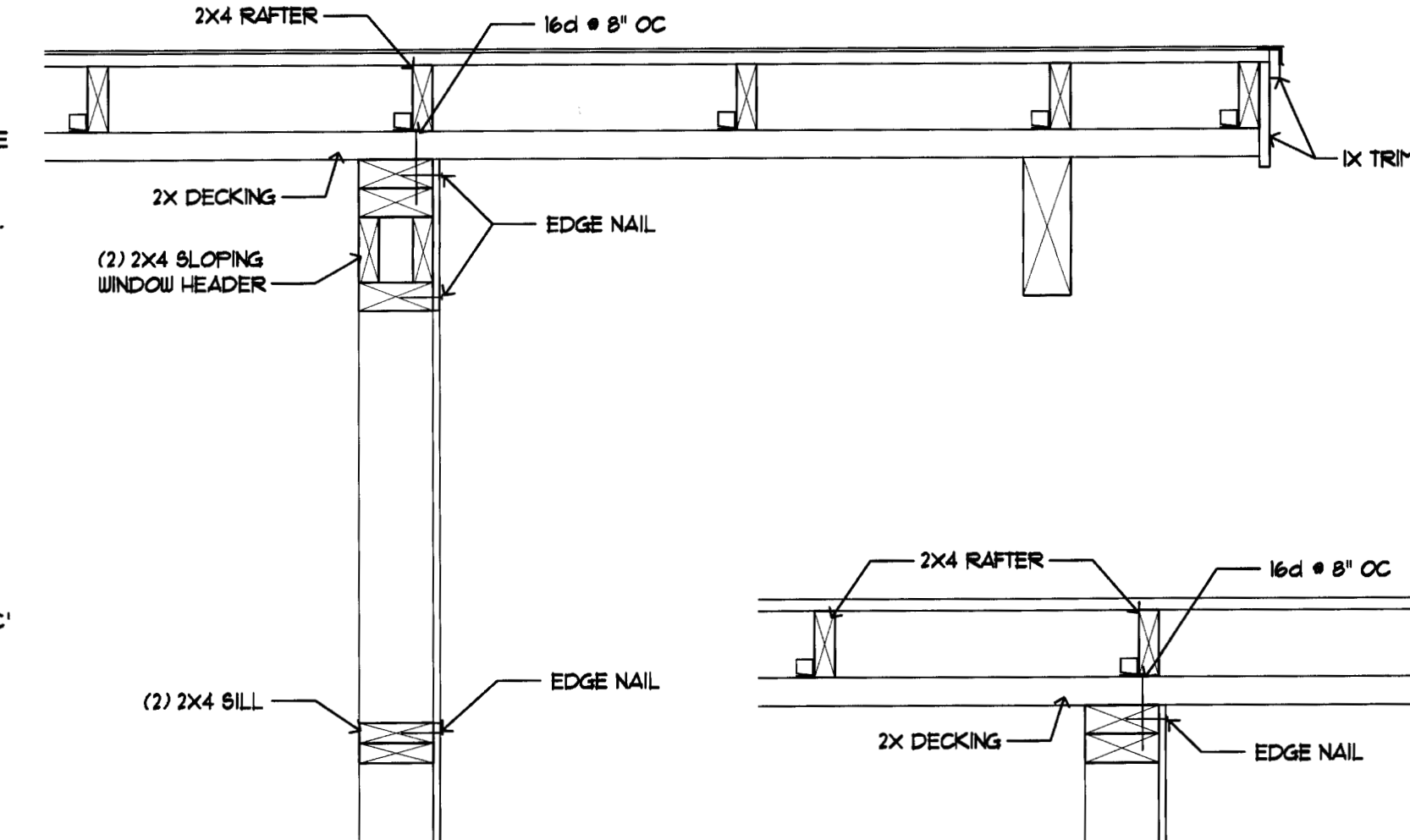
2 SLAB EDGE
A203 1/8" = 1'-0"



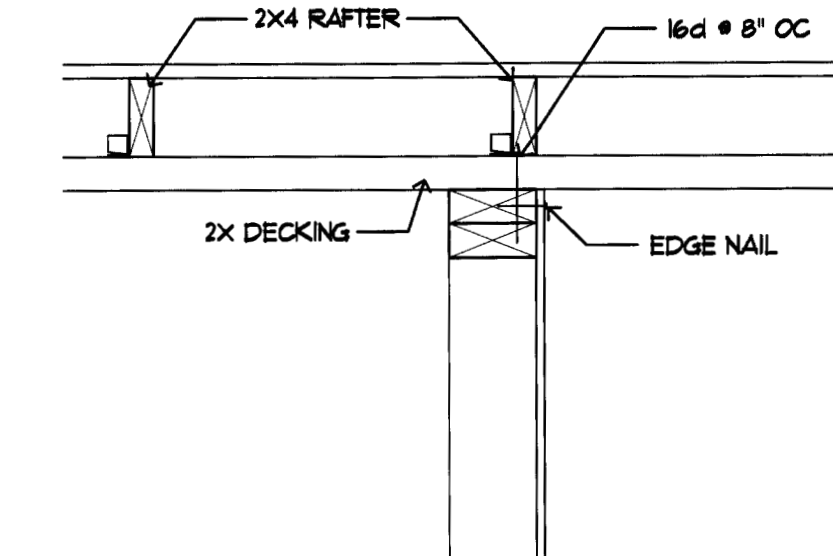
3 SLAB EDGE
A203 1/8" = 1'-0"



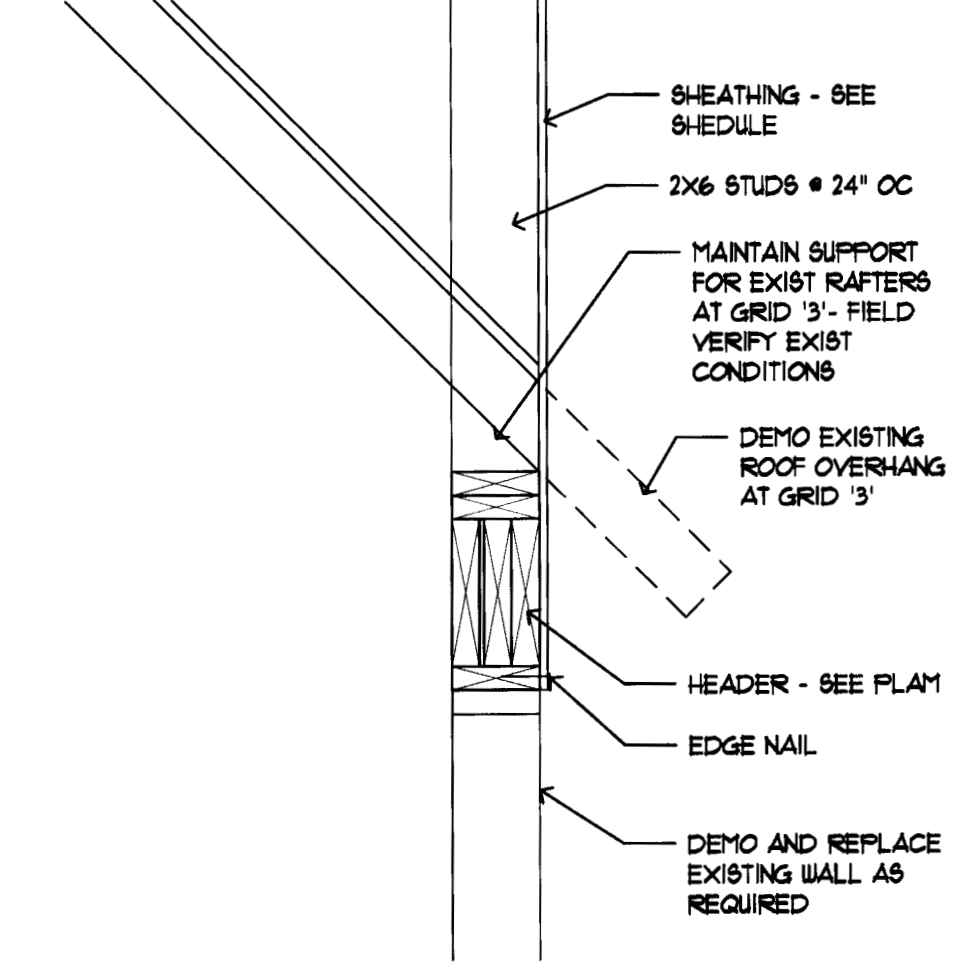
4 HOLD DOWN
A203 1/8" = 1'-0"



5 STRUCT DETAIL
A203 1/8" = 1'-0"



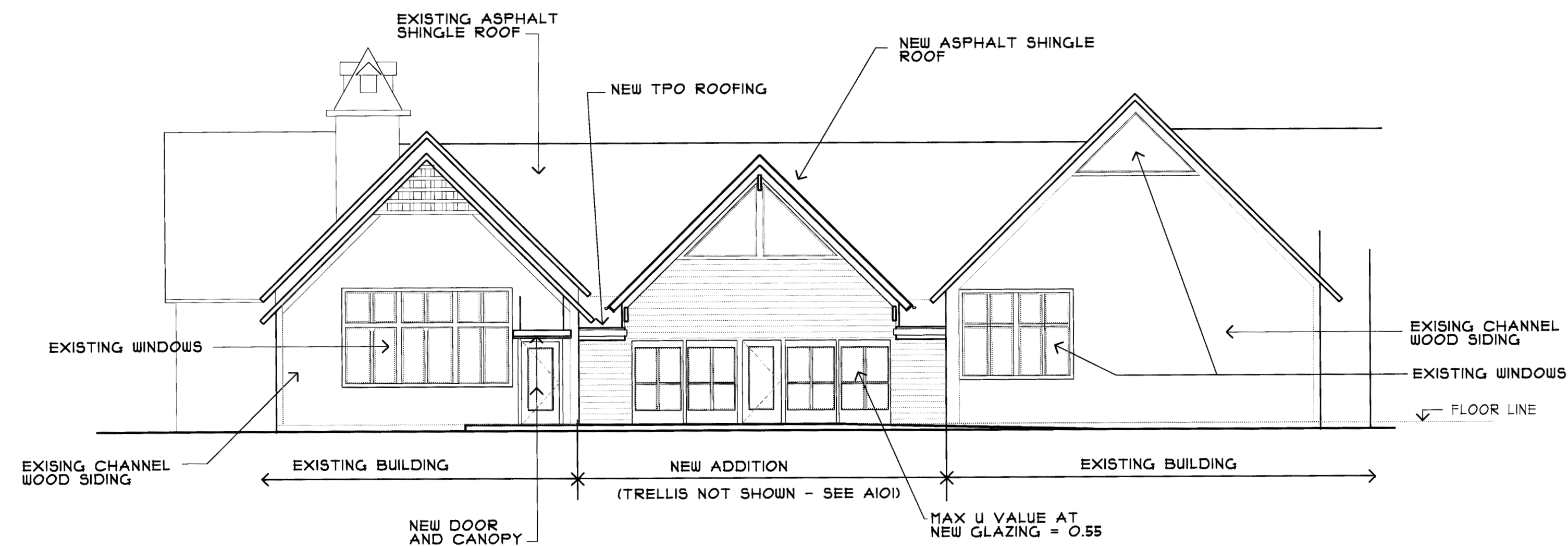
6 STRUCT DETAIL
A203 1/8" = 1'-0"



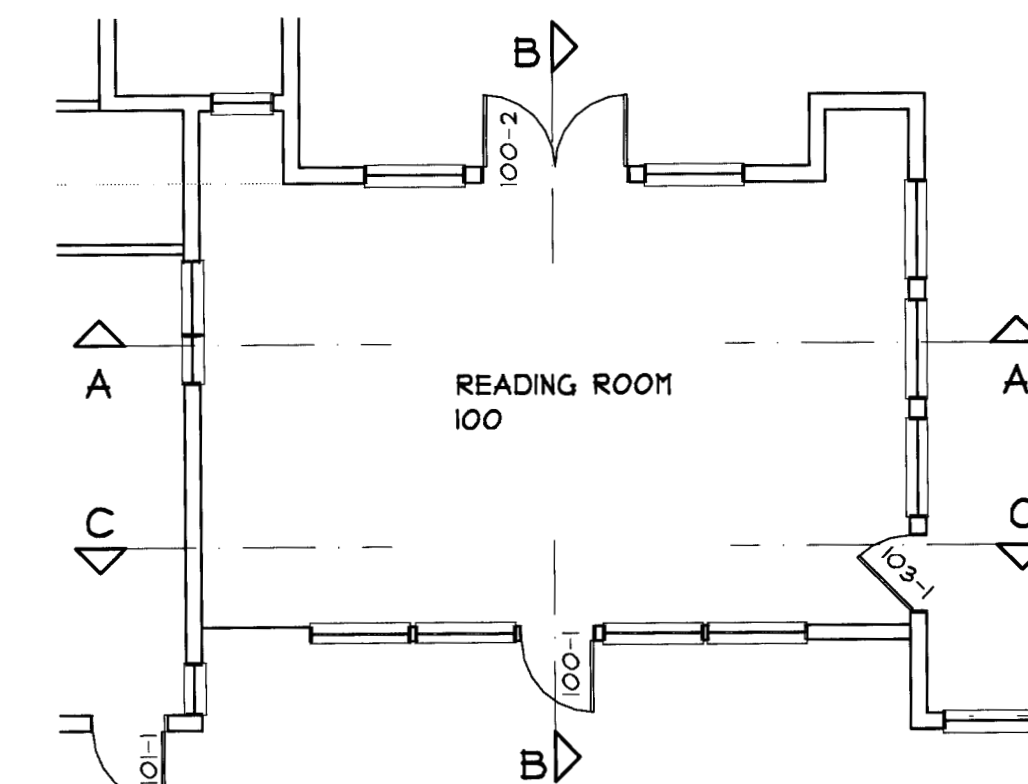
11 STRUCT DETAIL
A203 1/8" = 1'-0"

GENERAL NOTES

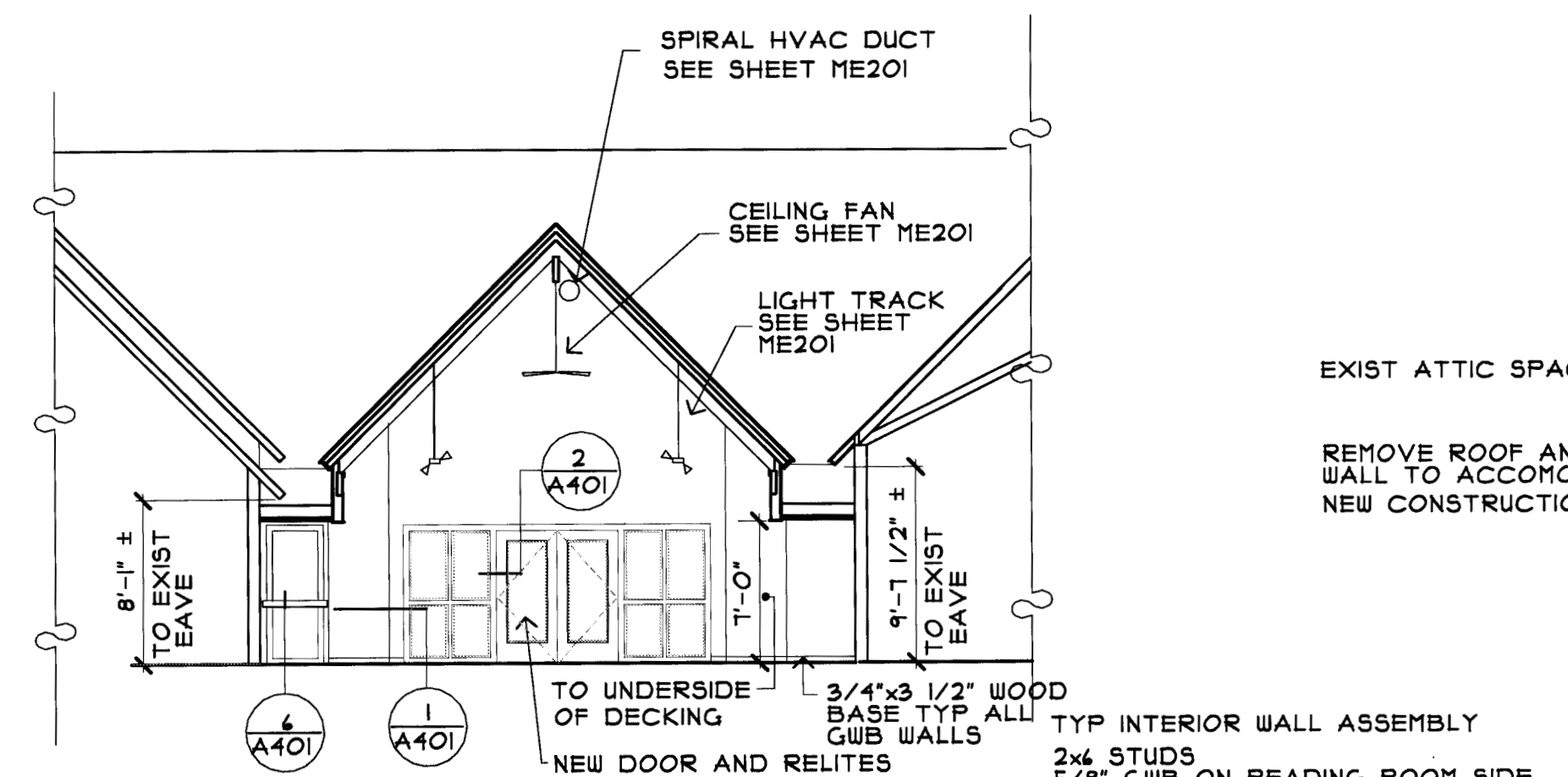
- A. INSULATION AND NON-STRUCTURAL MATERIALS TYPICALLY ARE NOT SHOWN FOR CLARITY ON FOUNDATION AND OTHER STRUCTURAL DETAILS.
- B. DRAWINGS DO NOT SHOW EVERY ROOFING AND FLASHING CONDITION. PROVIDE ALL WORK NECESSARY TO RESULT IN COMPLETE WEATHER AND WATERTIGHT ASSEMBLIES. DO NOT USE EXPOSED FASTENERS ON FLASHINGS EXPOSED TO VIEW AND WHERE CONCEALED FASTENING WILL PROVIDE A BETTER OR MORE DURABLE WEATHER SEAL.



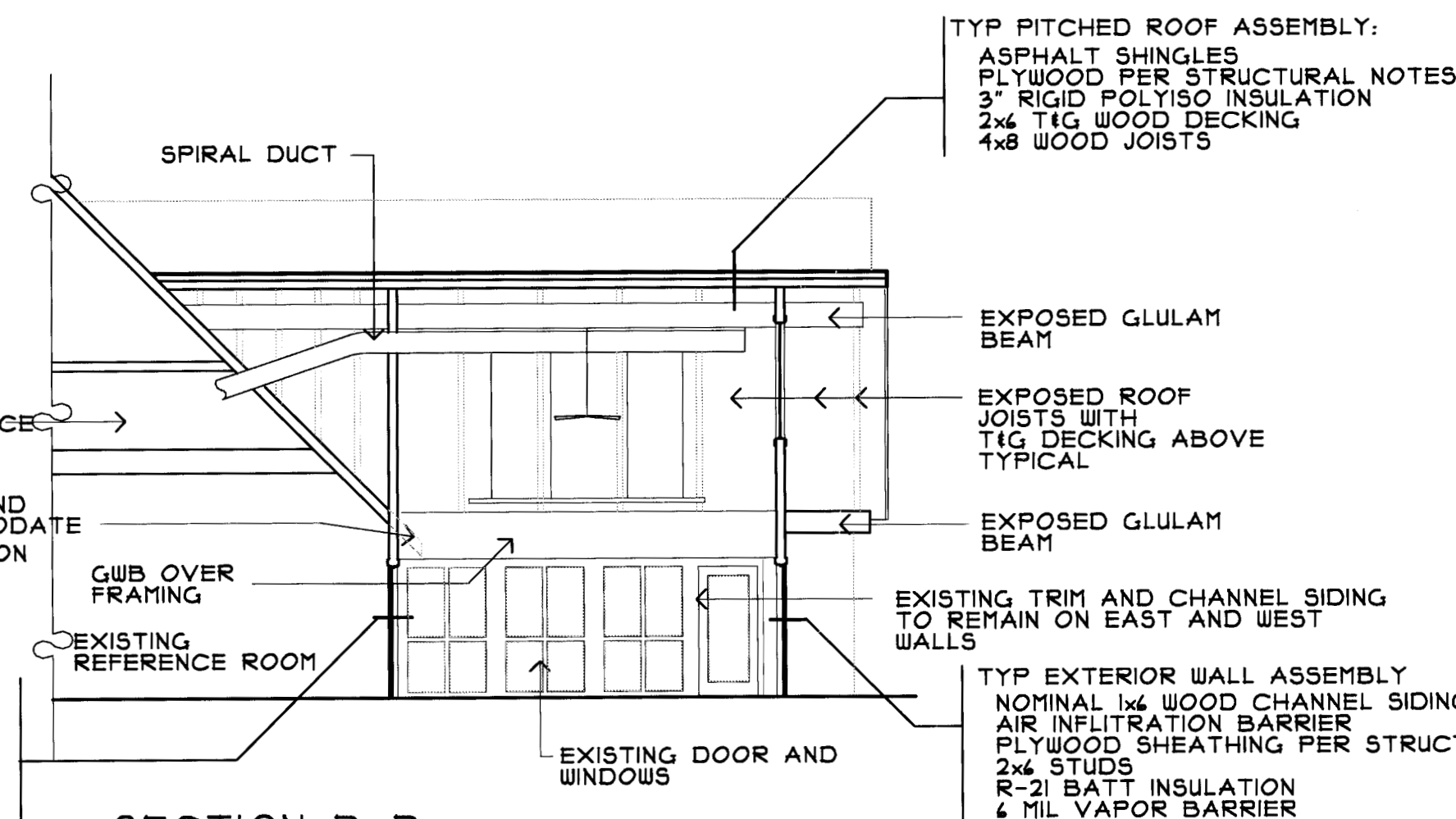
ELEVATION
1/8" = 1'-0"



SECTION KEY
1/8" = 1'-0"

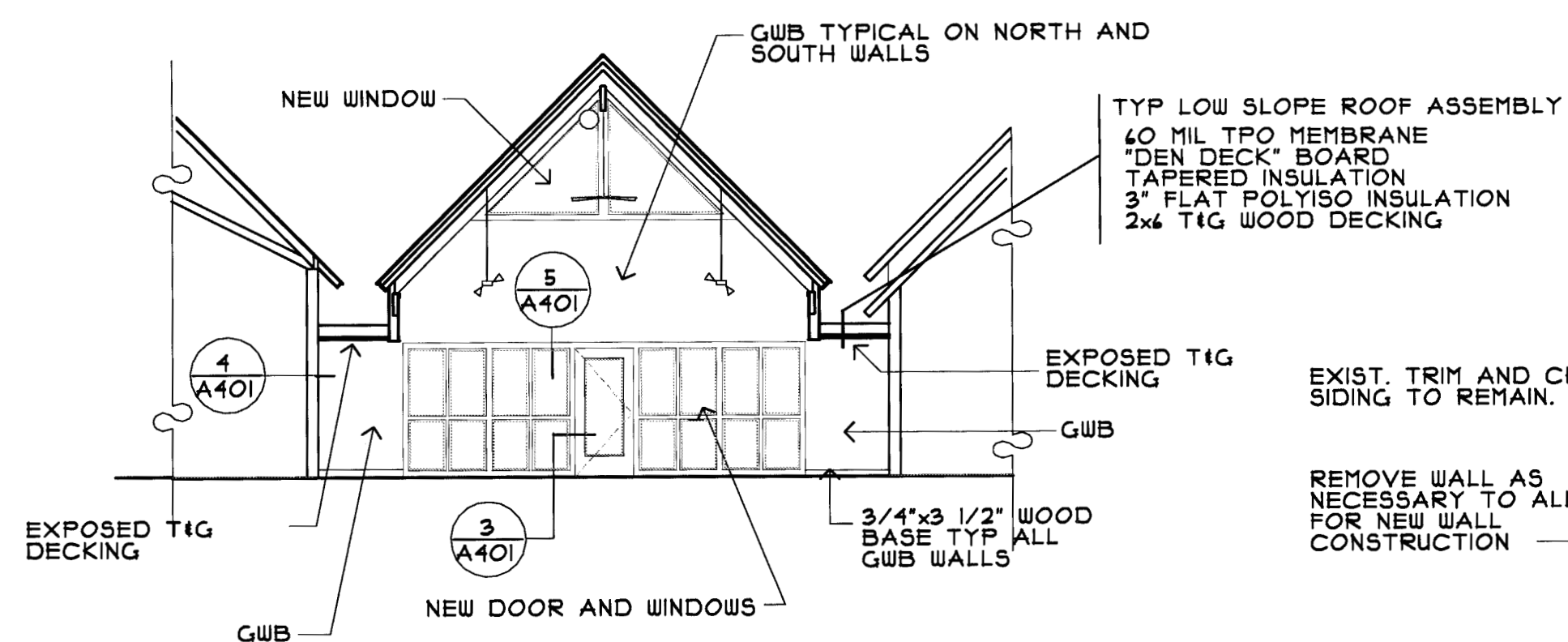
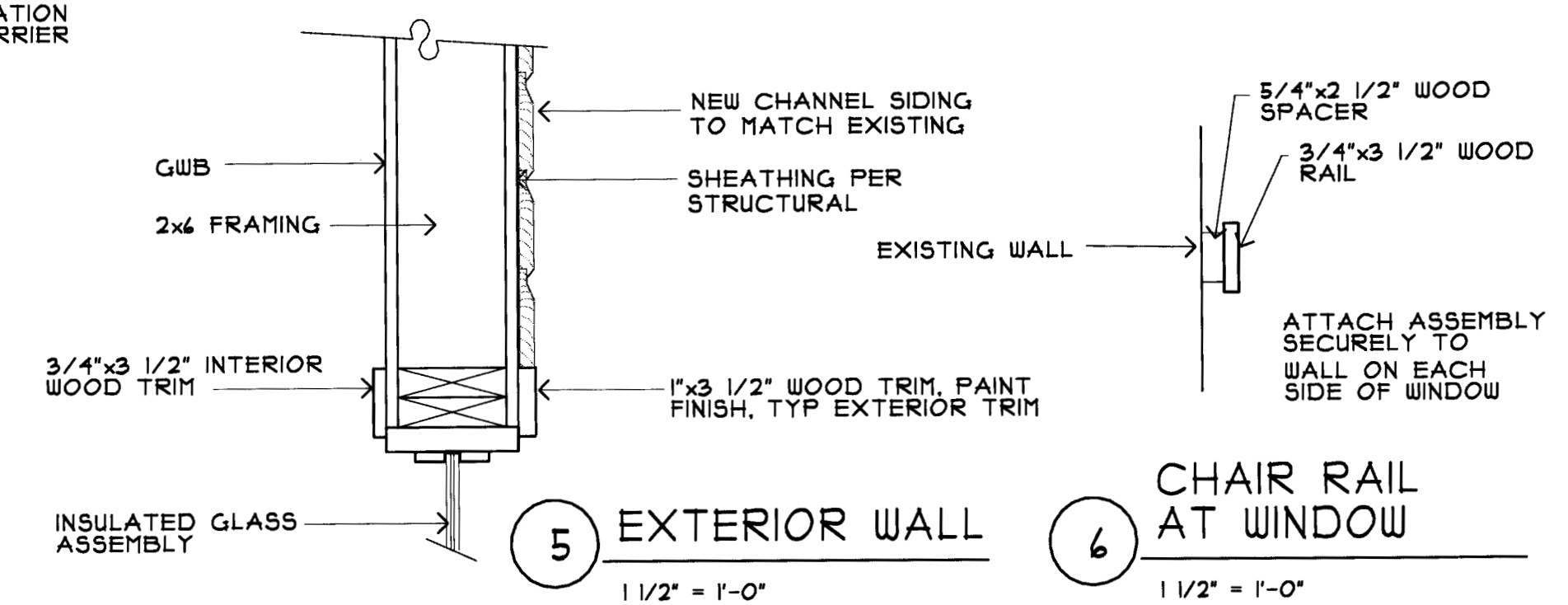


SECTION A-A
1/8" = 1'-0"

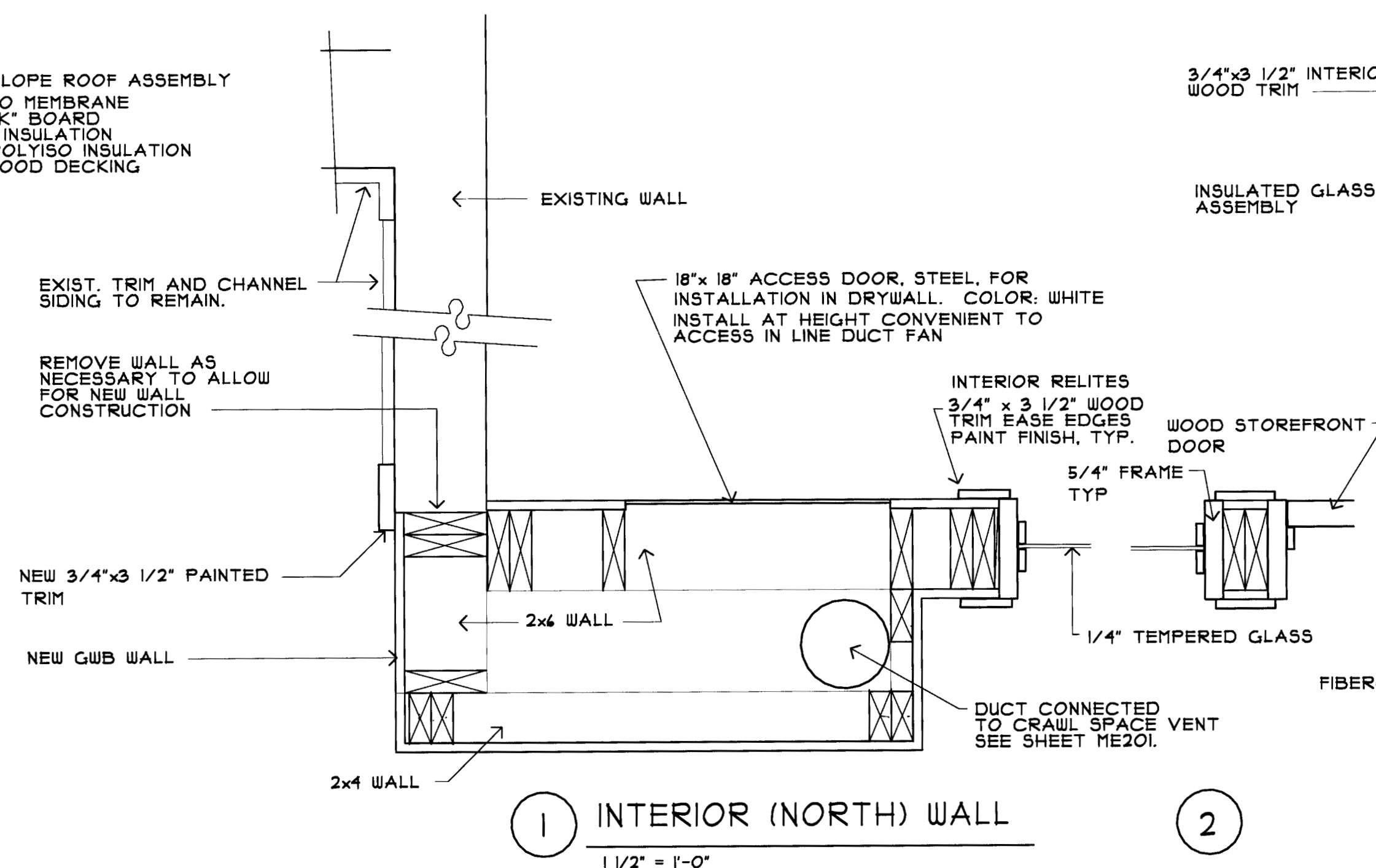


SECTION B-B
1/8" = 1'-0"

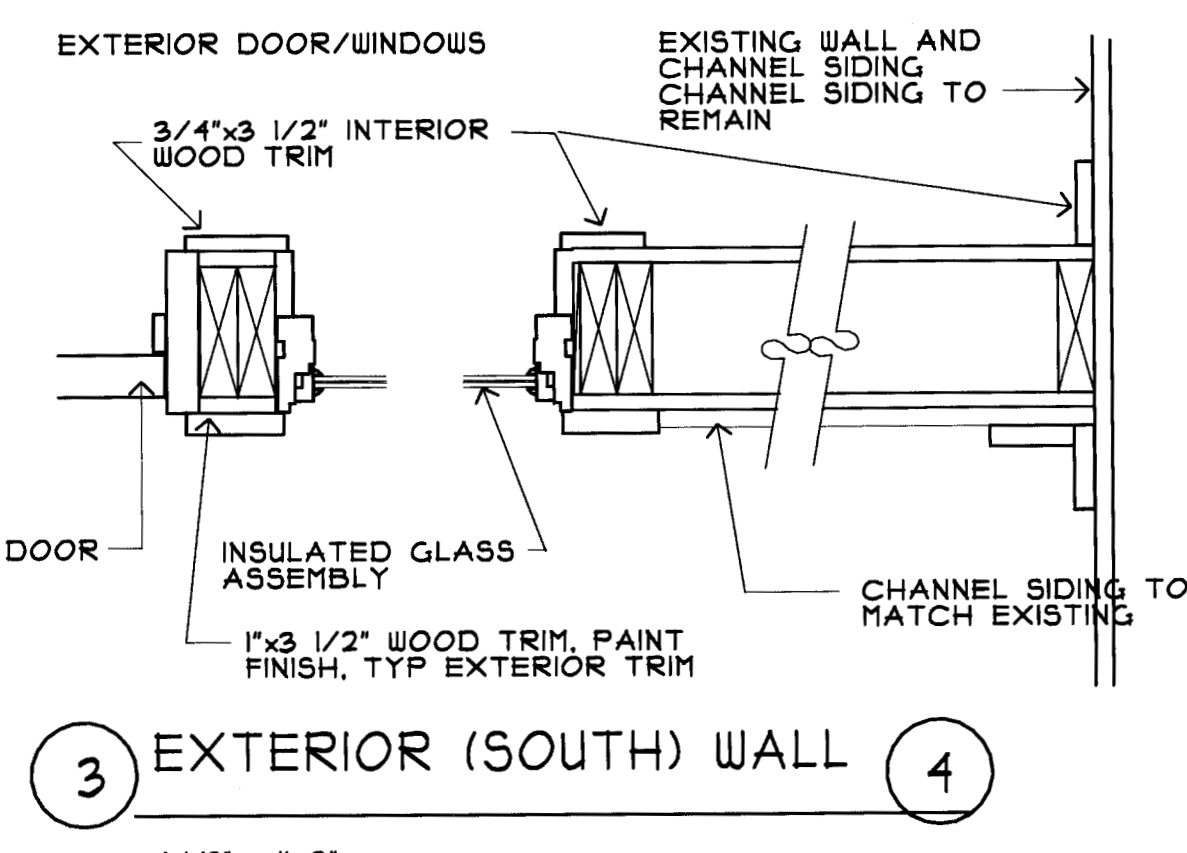
NOTE: ALL EXPOSED BEAMS, RAFTERS, AND T&G DECKING ARE TO RECEIVE A CLEAR FINISH. CARE SHOULD BE GIVEN DURING SELECTION OF MATERIALS AND INSTALLATION TO PROVIDE APPEARANCE GRADE LUMBER.



SECTION C-C
1/8" = 1'-0"



1 INTERIOR (NORTH) WALL
1 1/2" = 1'-0"



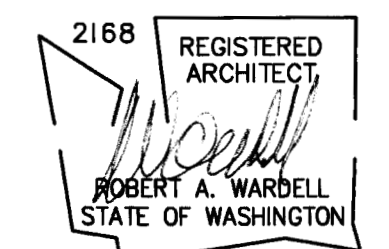
3 EXTERIOR (SOUTH) WALL 4
3 1/2" = 1'-0"

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COURTYARD
ADDITION

LOPEZ ISLAND, WA



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EXTERIOR ELEVATION
SECTIONS, EXTERIOR
DETAILS

Sheet Title

AUG. 9, 2010

Dates

1167.00

Project No.

A401

Sheet No.

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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the drawings)

1.

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2006 EDITION).
2.

DESIGN LOADING CRITERIA
- SNOW

25 PSF
- FLOOR LIVE LOAD (LIBRARY)

100 PSF
- WIND

Vs3= 85MPH, EXPOSURE B, Iw = 1.0, Kzt = 1.0, ANALYTIC METHOD
- EARTHQUAKE

SEISMIC USE GROUP I, Ie = 1.0, SITE CLASS D
R = 6.5, WOOD SHEAR PANELS, SEISMIC DESIGN CATEGORY= D, Csr= .14
EQUIVALENT LATERAL FORCE METHOD, BASE SHEAR = 2.0 kips

3.

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.
4.

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPENENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
5.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM HIS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
6.

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND, THEREFORE, MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. 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.

ALLOWABLE SOIL PRESSURE 1,500 PSF

7.

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. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

8.

CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301-99. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_c = 3,000$ PSI (DESIGN STRENGTH = 2,500 PSI) AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTENT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE.

9.

REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, $f_y = 60,000$ PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

10.

REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI SP68-94 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. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

11.

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 1-1/2"
SLABS AND WALLS (INTERIOR FACE) 3/4"

12.

SLABS ON GRADE SHALL BE 4" CONCRETE, REINFORCED WITH 6 X 6 W1.4 X W1.4 WELDED WIRE FABRIC CENTERED ON A 6 MIL VAPOR BARRIER OVER 4" COMPACTED SAND OR GRAVEL.

13.

EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP ADHESIVE (ESR-2508). INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. RODS SHALL BE ASTM A-307 UNLESS OTHERWISE NOTED.

14.

FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

JOISTS: (2X, 3X, AND 4X MEMBERS) HEM-FIR NO. 2
MINIMUM BASE VALUE, $F_b = 850$ PSI

STUDS PLATES & MISCELLANEOUS LIGHT FRAMING DOUGLAS FIR / HEM-FIR NO. 2

2X AND 3X TONGUE AND GROOVE DECKING HEM-FIR COMMERCIAL DEX, $F_b = 1,350$ PSI

15.

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D 3737 AND AITC A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. CITY INSPECTION IS REQUIRED PRIOR TO COVERING GLUED LAMINATED MEMBERS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2,400$ PSI, $F_v = 240$ PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, $F_b = 2,400$ PSI, $F_v = 240$ PSI. CAMBER ALL GLULAM BEAMS TO 2,000 RADIUS, UNLESS SHOWN OTHERWISE.

16.

LAMINATED VENEER LUMBER (LVL) SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD AND SHALL MEET ASTM D 5456 STANDARDS. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH NER-126 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. $F_b = 2600$ PSI, $E = 1.8 \times 10^6$ PSI, $F_v = 285$ PSI (FOR 1.8E MEMBERS)

17.

PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-95 OR PS 2-92. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

18.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO WEATHERING, SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

19.

TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-2008. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO 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. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS.

ALL CONNECTIONS IN CONTACT WITH PRESSURE TREATED WOOD, SHALL BE OF HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL).

20.

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 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL BEAMS SHALL BE CONNECTED TO POSTS WITH "AC" CAPS UNLESS OTHERWISE NOTED.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

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 AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16d NAILS AT 4" O.C. EACH SIDE OF JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. ALL ANCHOR BOLTS SHALL HAVE 3"x3"x1/4" PLATE WASHERS. UNLESS INDICATED OTHERWISE, INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 240) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

TOENAIL 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 MULTI-JOIST BEAMS TOGETHER WITH 16d @ 12" O.C. STAGGERED. ATTACH RAFTERS OR TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE PROVIDED. ALL JOISTS SHALL BE HUNG WITH "U" HANGERS UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF SHEATHING. PROVIDE OTHER EXPANSION JOINTS AS RECOMMENDED BY THE "ENGINEERED WOOD ASSOCIATION". TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. UNLESS OTHERWISE NOTED.

TONGUE AND GROOVE STUCTURAL 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACENAILED WITH ONE 16d NAIL PER PIECE PER SUPPORT.

TYPICAL FOUNDATION AND ROOF FRAMING PLAN NOTES
(unless otherwise noted on the plans)

1.

TYPICAL ROOF SHEATHING SHALL BE 1/2" PLYWOOD, SPAN INDEX 24/0.
2.

TYPICAL LEDGERS SHALL BE ANGLE 3 X 2 X 1/4" (LLV) ATTACHED TO SUPPORTS WITH (3) SD525300 SCREWS AT 16" O.C. DRIVEN INTO SOLID WOOD. DECKING SHALL BE ATTACHED WITH (2) #8 X 1 1/2" SCREWS EACH PIECE APPLIED FROM THE BOTTOM OF THE ANGLE
3.

TYPICAL SLABS ON GRADE SHALL BE 4" CONCRETE, REINFORCED WITH 6 X 6 W1.4 X W1.4 WWM ON 6 MIL PLASTIC VAPOR BARRIER OVER 4" MINIMUM COMPACTED SAND OR GRAVEL.
4.

"SW" INDICATES SHEAR WALL. SEE SCHEDULE.
5.

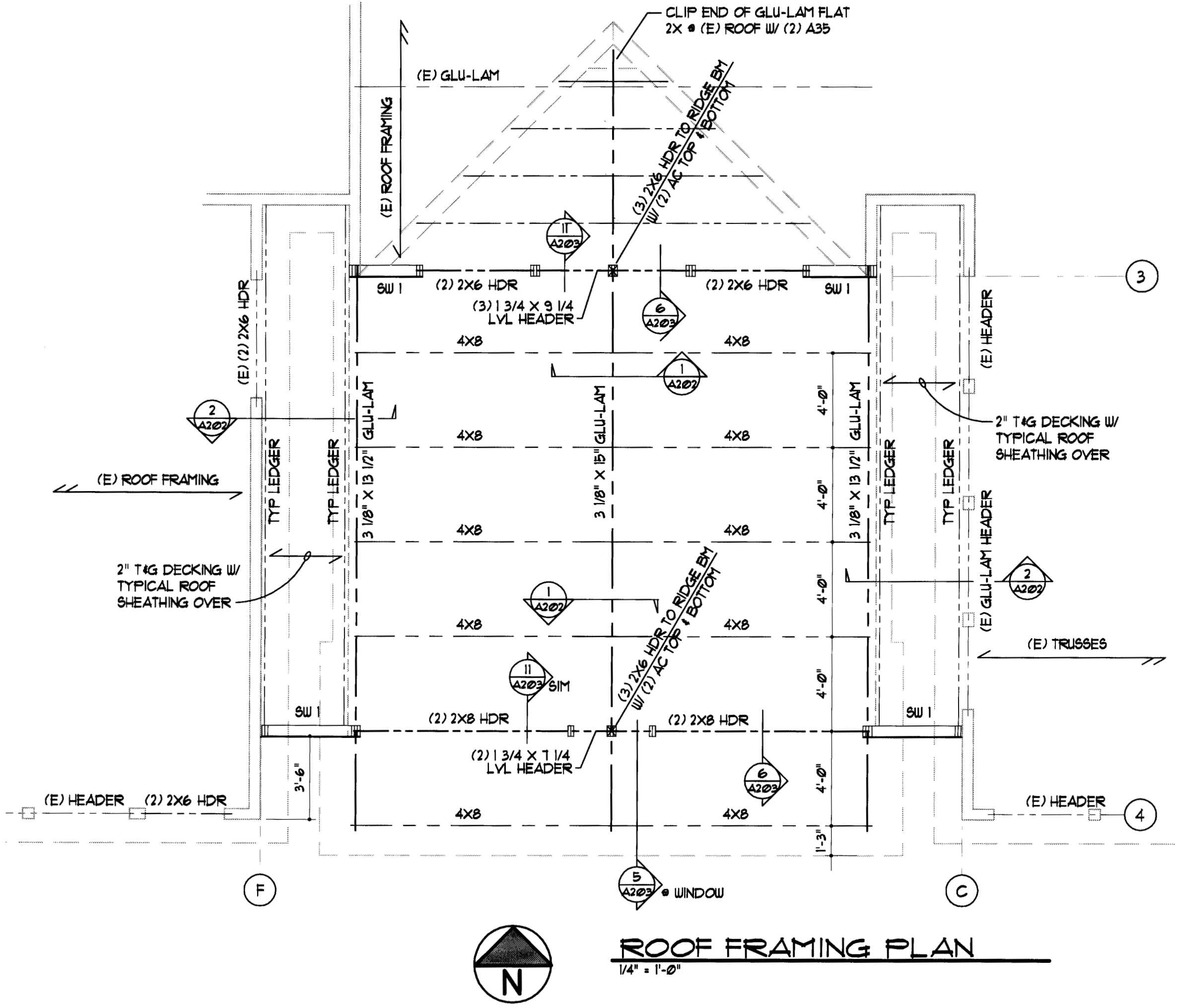
▲ INDICATES HDU2-SDS2.5 HOLDOWN WITH 5/8" DIAMETER ALL-THREAD HOLDOWN EPOXIED 12 1/2" INTO CONCRETE. HOLDOWNS SHALL BE ATTACHED TO DOUBLE HEM-FIR STUDS UNLESS OTHERWISE NOTED. DOUBLE STUDS SHALL BE JOINED USING 16d @ 12" O.C.
6.

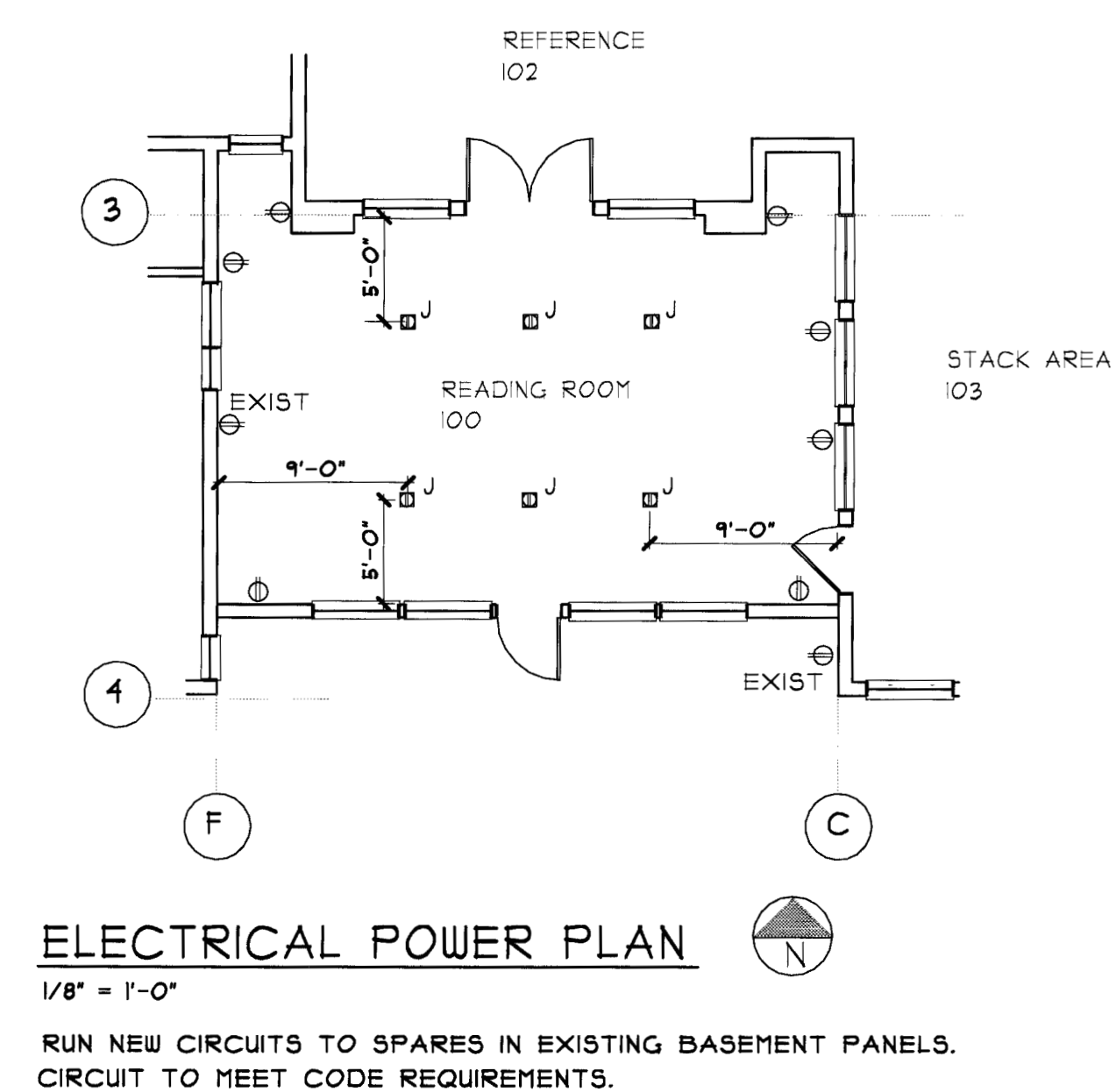
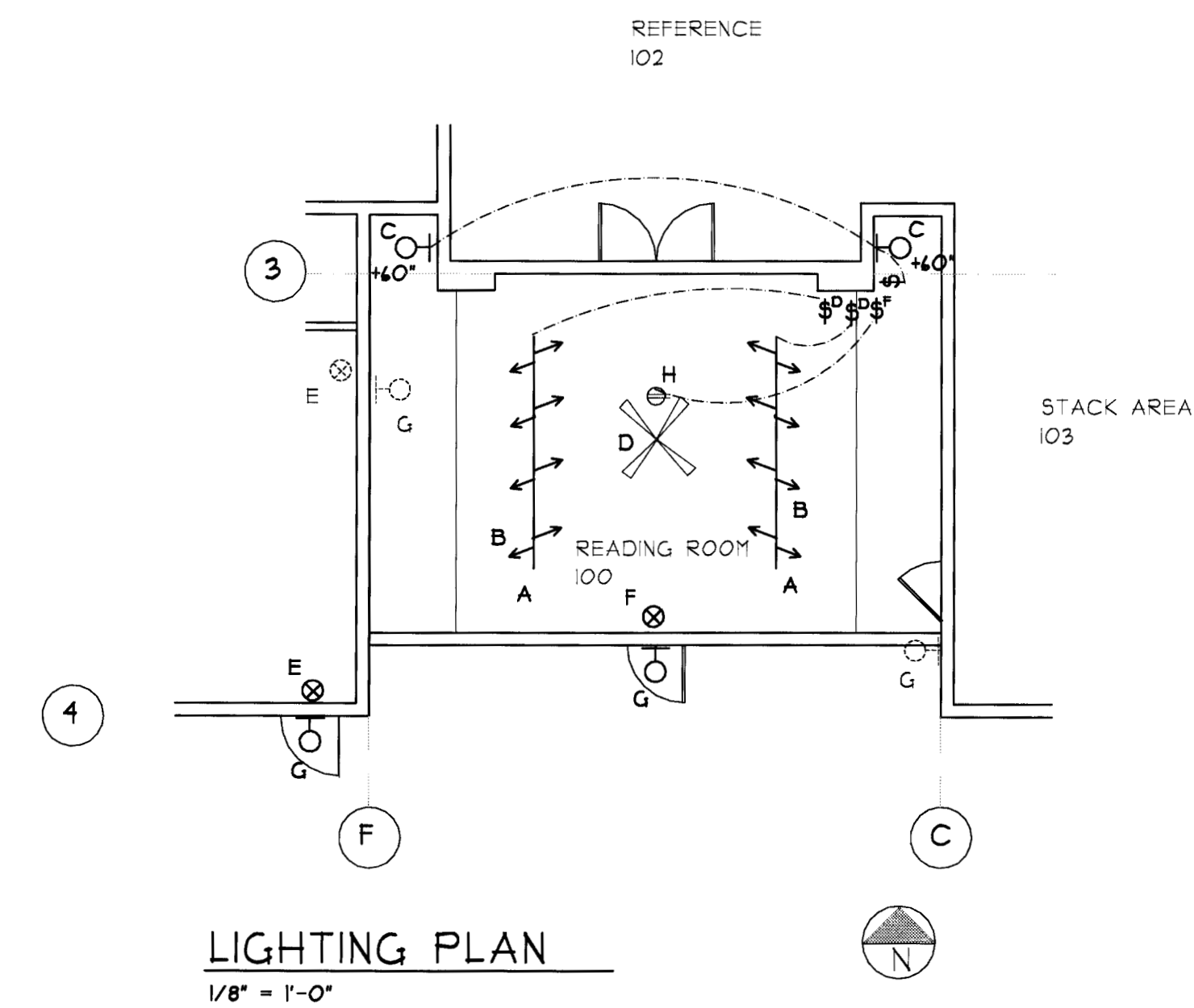
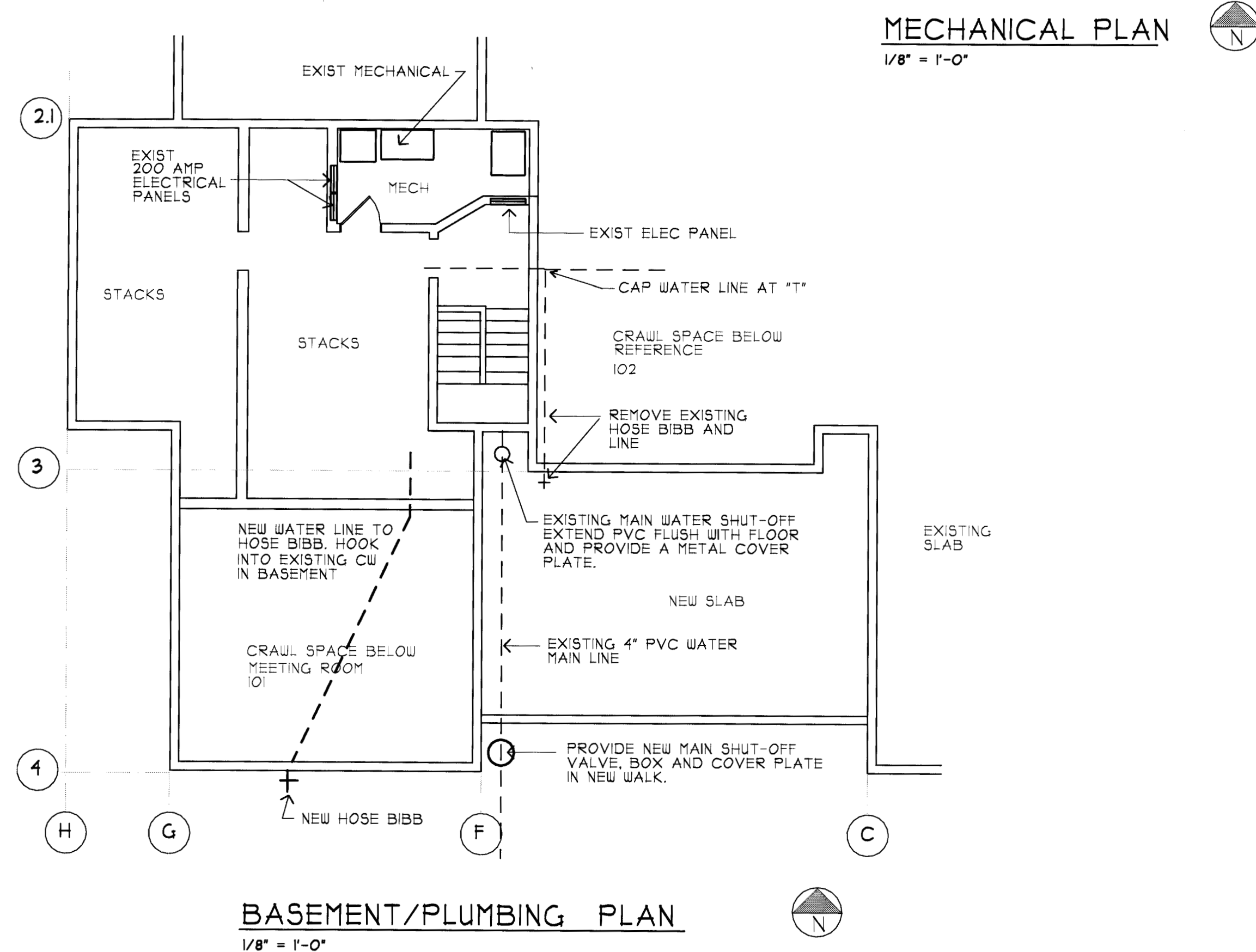
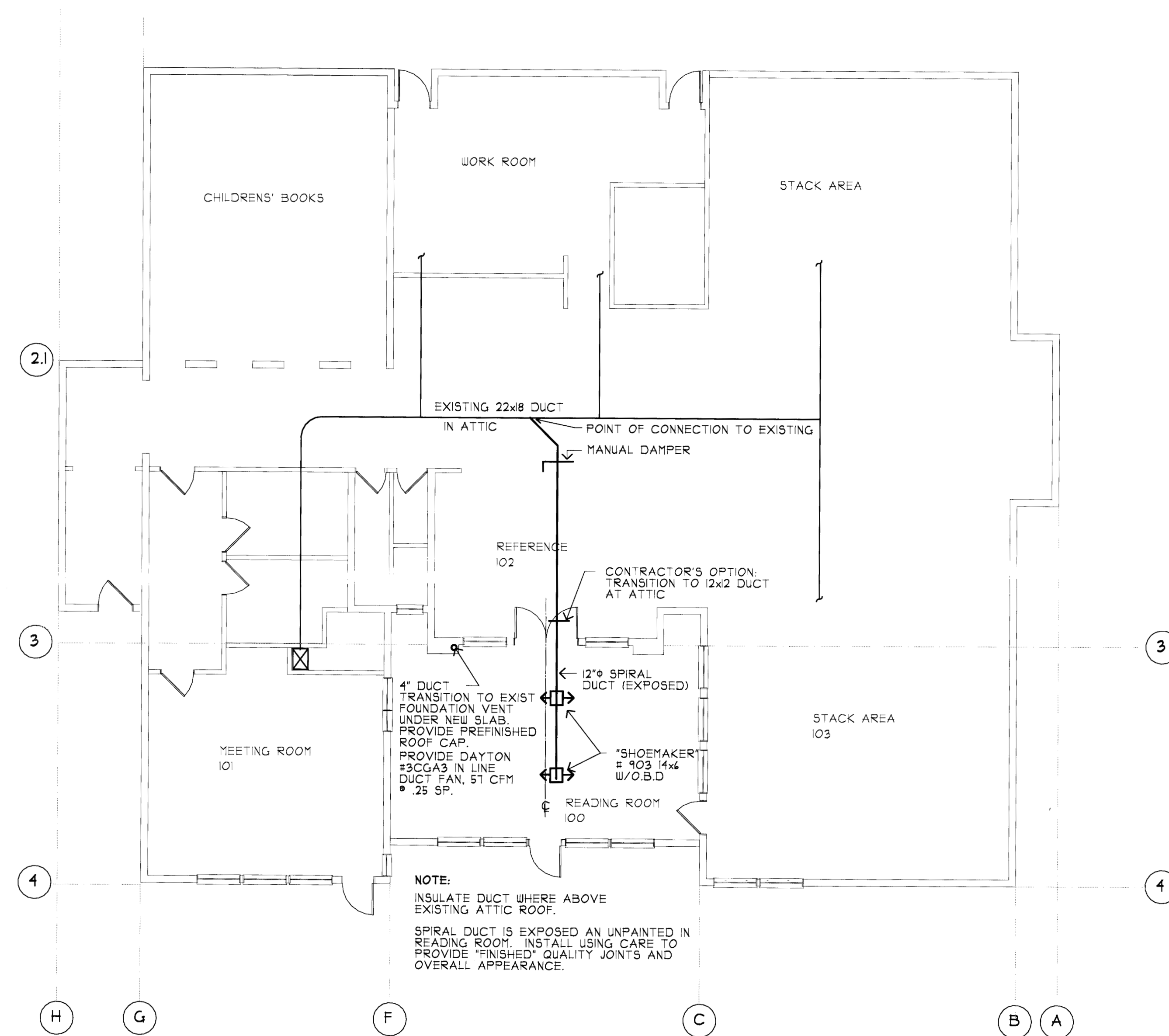
△ INDICATES EXISTING HOLDOWN.
7.

OVERFRAMING SHALL CONSIST OF 2 X 8 @ 24" O/C TYPICALLY, SPANNING NO MORE THAN 8'-6" BETWEEN SUPPORTS. IF BEAMS ARE NOT PROVIDED IN THE DESIGN FOR SUPPORT, 2 X 4 @ 24" O/C CRIPPLE WALLS MAY BE USED PROVIDED THEY ARE PERPENDICULAR TO THE ROOF FRAMING BELOW OR THAT THEIR LOAD PATHS HAVE BEEN APPROVED BY THE STRUCTURAL ENGINEER.

Mark	Sheathing	Bck'g	Panel Nailing	Attachment to top plate	Bottom Plate Attachment		Capacity (plf) wind	Capacity (plf) seismic
					Nailing to wood below	A. Bolts to concrete below		
SW 1	15/32" APA Sheathing	Yes	8d @ 6"oc	A35 @ 16"oc	16d @ 6"oc	5/8" @ 24"oc	314	224

Nails shall be 8d common. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12"oc.





ELECTRICAL AND LIGHTING SYMBOLS

- | | |
|---|----------------------------|
|  | DUPLEX OUTLET |
|  | DIMMER SWITCH |
|  | FAN VARIABLE SPEED CONTROL |
|  | TRACK LIGHT |
|  | WALL MOUNT LIGHT |
|  | FLOOR OUTLET |

LIGHT FIXTURE AND OUTLET SCHEDULE

- A PRESCOLITE '4' & 8' TRACKS, SINGLE CIRCUIT W/ FEEDS & JOINERS, 48" STEPS (EXTENSION 'HANDS')
B PRESCOLITE AKTGP 20 REAR LOADING GIMBELS, LAMP WITH 50W PAR 20 HALOGEN, 14" TOTAL.
C SEAGULL 4352-15 WHITE LAMP WITH 75W A LAMP.
D CEILING FAN: HUNTER 'SUMMER BREEZE 5 BLADE, BLADE SPAN 52". WHITE FINISH, 48" DOWNROD. PROVIDE WITH CORD AND PLUG.
E RELOCATE EXISTING EXIT SIGN. REROUTE POWER AS REQUIRED.
F DUALITE LX THERMOPLASTIC EXIT SIGN, SINGLE FACE, RED LETTERS, WHITE HOUSING.
G BELCAFE EXISTING EXTERIOR LIGHT. REROUTE POWER AS REQUIRED. PROVIDE FINISH COVER PLATE AT EXISTING LOCATIONS.
H PROVIDE DUPLEX OUTLET IN CEILING FOR FAN.
J SINGLE GANG WIREMOLD #880SI OMNIBOX, STAMPED STEEL, WIREMOLD 818 T-CAL BRUSHED ALUMINUM FLANGE 828R-TCAL.

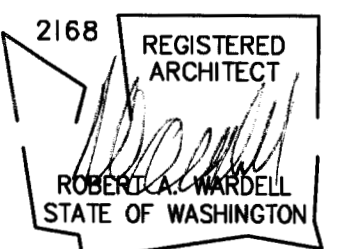
LOPEZ LIBRARY
COURTYARD
ADDITION

LOPEZ ISLAND, WA



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MECHANICAL PLAN
LIGHTING PLAN
POWER PLAN

Sheet Title

AUG. 9, 2010

Dates

1167.00

Project No.

M/E201

Sheet No.