

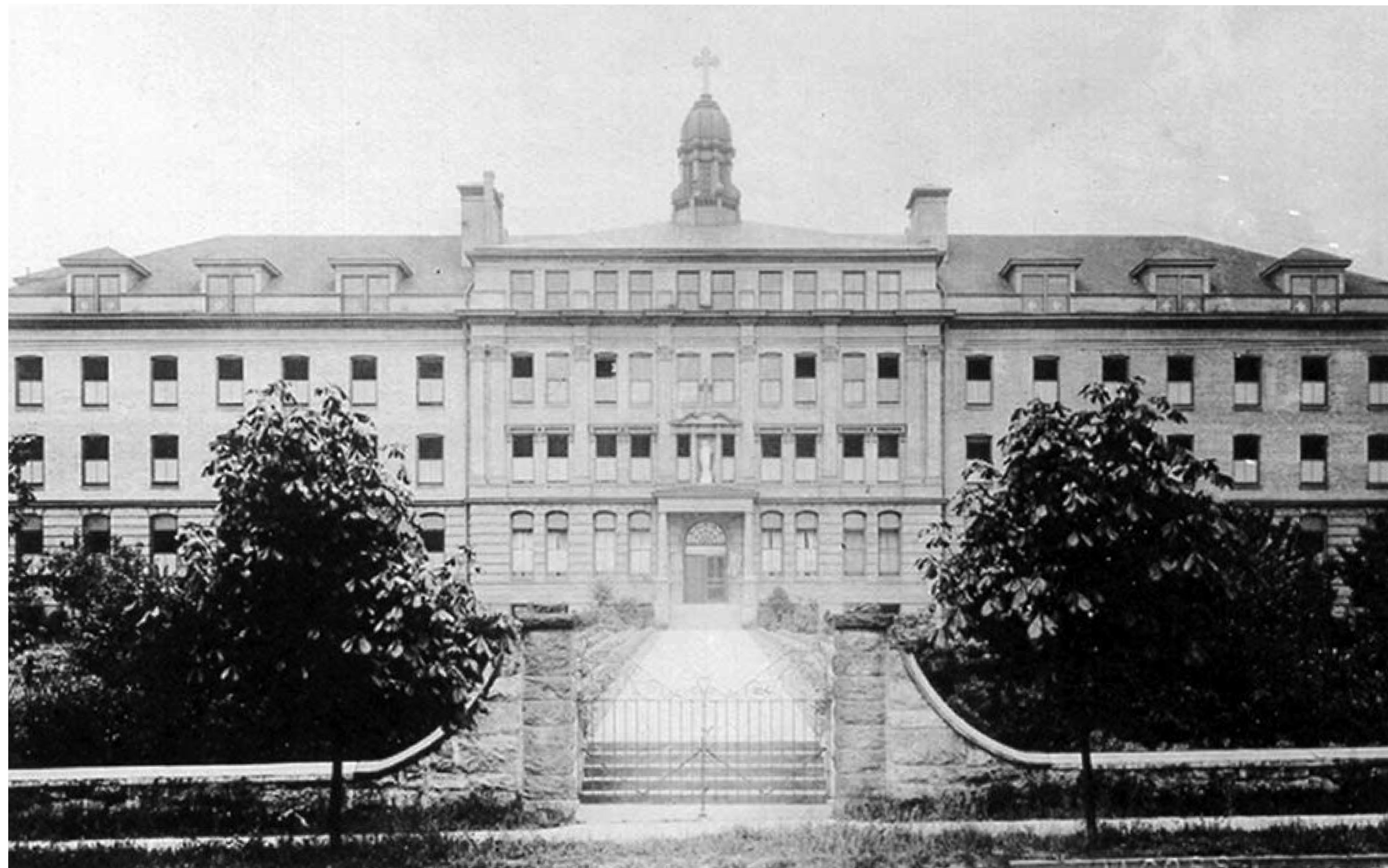
PROJECT
**GOOD SHEPHERD CENTER
VOLUNTARY SEISMIC
RETROFIT- PHASE 1**
PROJECT #
19011
LOCATION
**4649 SUNNYSIDE AVE N
SEATTLE WA 98103**
PREPARED FOR
HISTORIC SEATTLE

REVISION	DATE	NAME

ARCHITECT STAMP



DCI DEDICATED APPROVAL STAMP SPACE



**GOOD SHEPHERD CENTER VOLUNTARY SEISMIC
RETROFIT- PHASE 1**

FEBRUARY 29, 2024

BID SET

COVERSHEET

FEBRUARY 29 2024

BID SET

G000

SITE PLAN - GOOD SHEPHERD CENTER

ADDRESS:

4649 SUNNYSIDE AVENUE N. SEATTLE, WA 98103

OWNER:

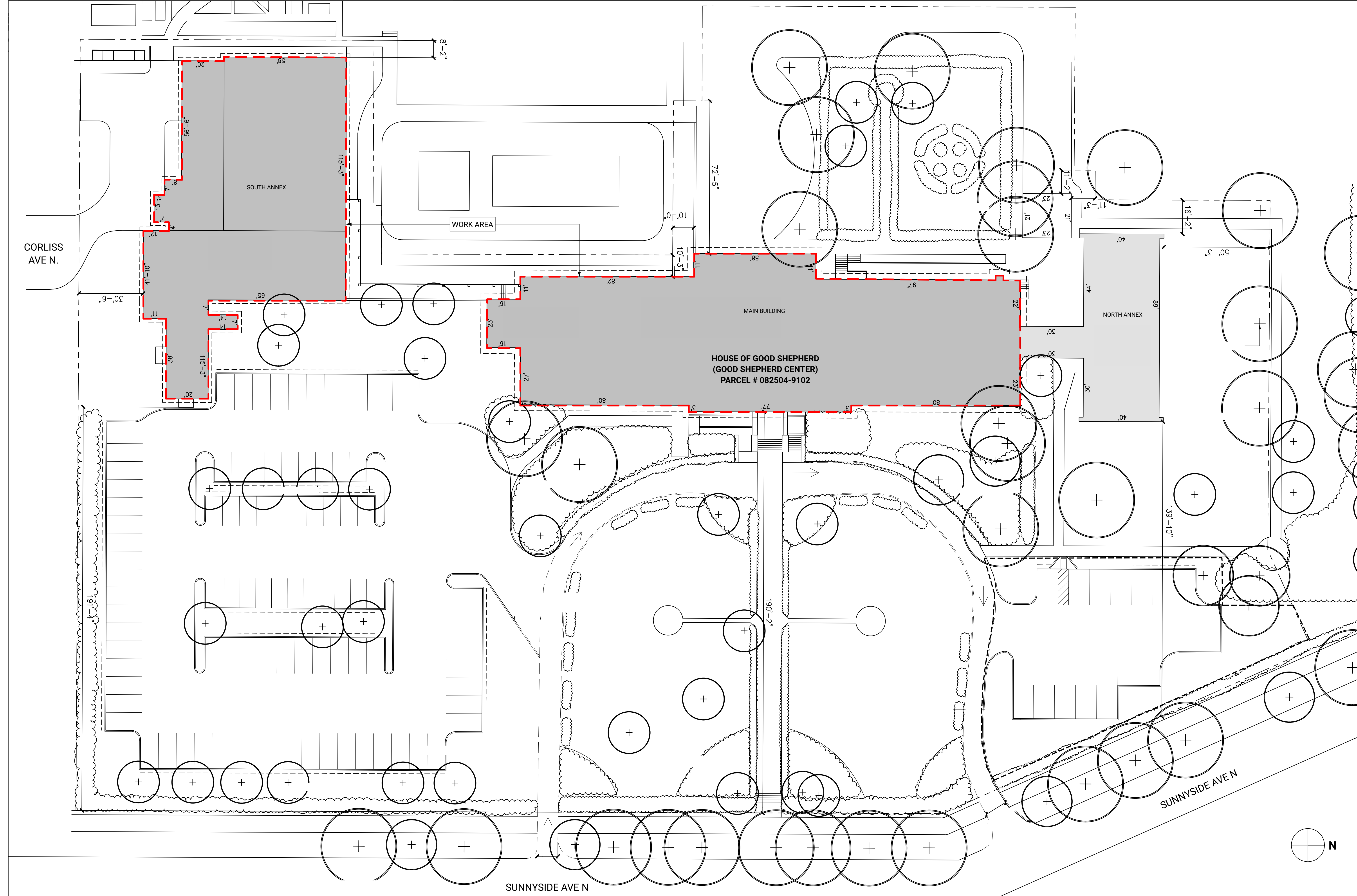
HISTORIC SEATTLE PDA - 1117 MINOR AVE, SEATTLE, WA 98101 - 206-622-6952

PARCEL #:

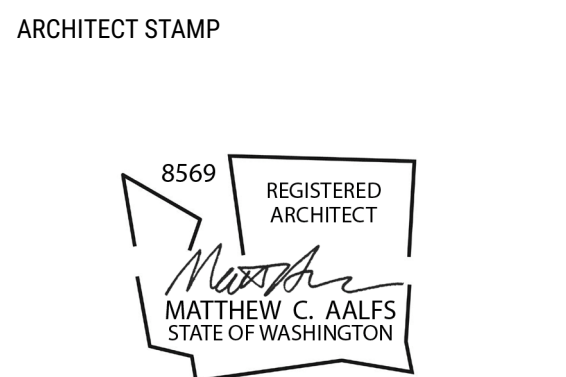
082504-9102

LEGAL DESCRIPTION:

POR W 3/4 OF N 1/2 OF SW 1/4 OF SW 1/4 DAF BEG NW COR OF SW 1/4 OF SW 1/4 SD STR TH S 89-37-15 E 772.61 FT ALG C/L OF N 50TH ST TO NXN OF C/L OF N 50TH ST & C/L OF SUNNYSIDE AVE N TH S 24-01-05 E 73.02 FT ALG C/L OF SUNNYSIDE AVE N TH S 65-58-55 W 33 FT TO W MGN OF SUNNYSIDE AVE N & THE TPOB TH S 65-58-55 W 46.43 FT TH N 89-56-32 W 165.77 FT TH S 00-12-25 W 83.02 FT TH N 89-37-15 W 19 FT TH S 00-12-25 W 10 FT TH N 89-37-15 W 77.23 FT TH S 00-12-25 W 176.86 FT TH S 89-40-49 E 45 FT TH S 00-12-25 W 13.50 FT TH S 89-40-49 E 73.15 FT TH S 00-12-25 W 138.19 FT TH N 89-40-49 W 23 FT TH S 00-12-25 W 4 FT TH N 89-40-49 W 78.29 FT TH S 00-12-25 W 139.32 FT TH S 89-40-49 E 104.96 FT TO NXN W C/L OF CORLISS AVE N TH CONTG S 89-40-49 E 260.72 FT TO SE COR SD TR & W MGN OF SUNNYSIDE AVE N TH N 00-12-25 E 411.04 FT ALG W MGN OF SUNNYSIDE AVE N TH N 24-01-05 W 190.54 FT ALG W MGN OF SUNNYSIDE AVE N TO THE TPOB

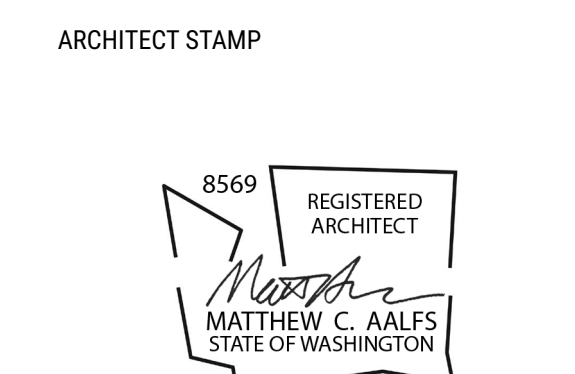


REVISION	DATE	NAME



DCI DEDICATED APPROVAL STAMP SPACE

REVISION	DATE	NAME



DCI DEDICATED APPROVAL STAMP SPACE

FLOOR PLAN GRAPHIC LEGEND

TYPICAL ASSEMBLY NOTATION:

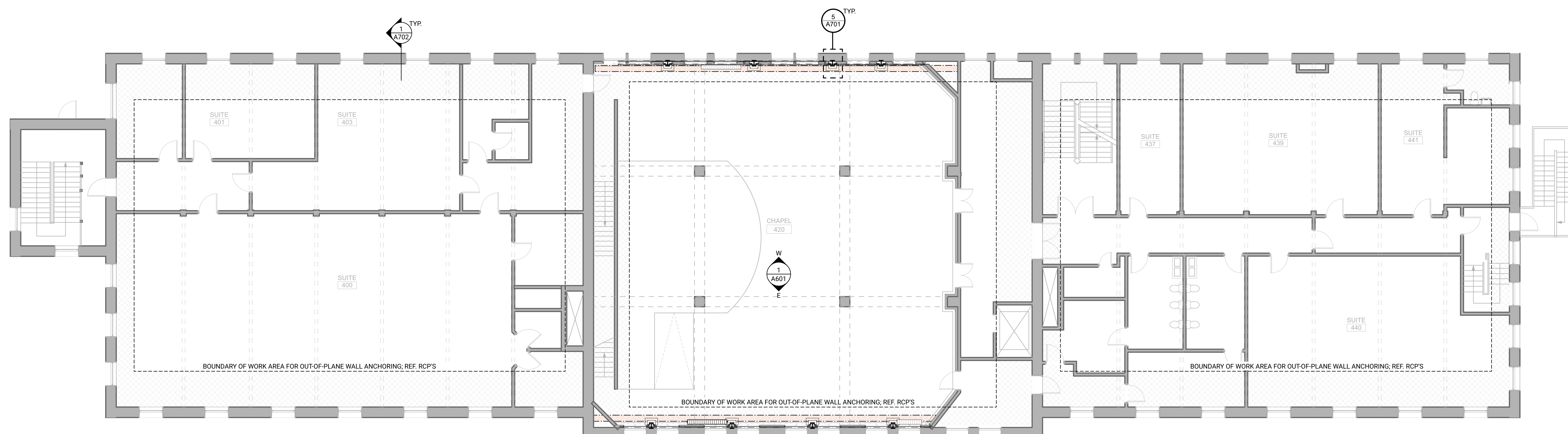
■ EXISTING TO REMAIN

▨ EXTENT OF STRONGBACK INSTALLATION, REFER TO STRUCTURAL DRAWINGS

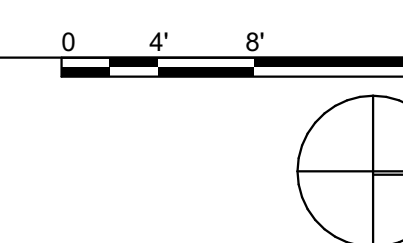
□ BOUNDARY OF WORK AREA FOR OUT-OF-PLANE WALL ANCHORING

PLAN NOTES

- SEE SHEET G001 FOR GENERAL NOTES
- ALL STRUCTURAL AND ASSOCIATED FINISH WORK IN SOUTH ANNEX TO BE INCLUDED IN BASE BID
- PHOTOS OF TAGGED SPACES ARE INCLUDED FOR REFERENCE. CONTRACTOR TO VERIFY EXISTING FINISH CONDITIONS AND POTENTIAL VISIBLE CONFLICTS PRIOR TO BID VIA SITE WALK.



1
A104 **FOURTH FLOOR PLAN**
SCALE: 1/8" = 1'-0"



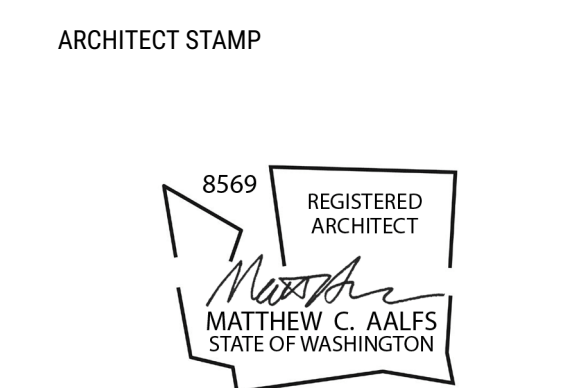
FOURTH FLOOR PLAN

FEBRUARY 29 2024

BID SET

A104

REVISION	DATE	NAME



DCI DEDICATED APPROVAL STAMP SPACE

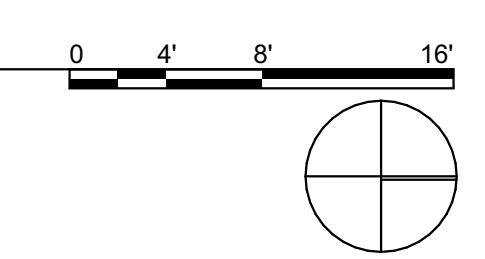
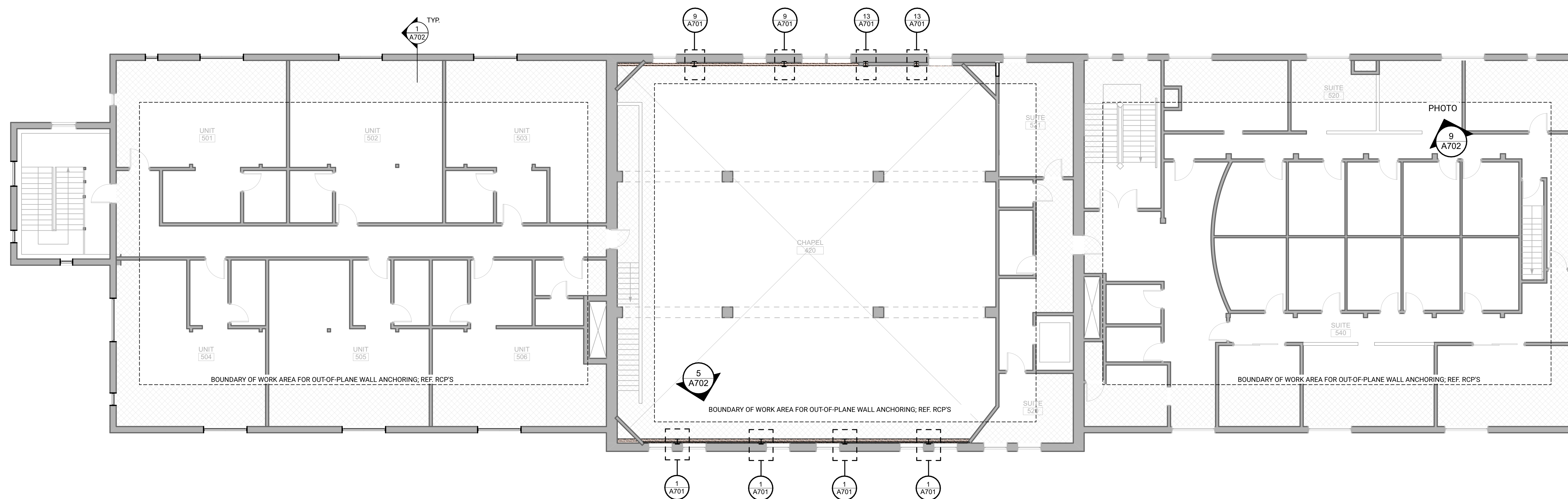
FLOOR PLAN GRAPHIC LEGEND

TYPICAL ASSEMBLY NOTATION:

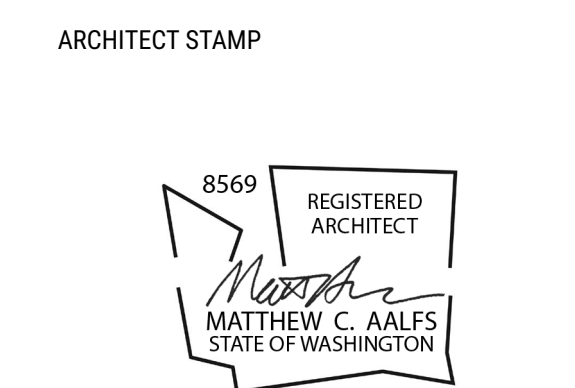
- EXISTING TO REMAIN
- ▨ EXTENT OF STRONGBACK INSTALLATION, REFER TO STRUCTURAL DRAWINGS
- BOUNDARY OF WORK AREA FOR OUT-OF-PLANE WALL ANCHORING

PLAN NOTES

1. SEE SHEET G001 FOR GENERAL NOTES
3. ALL STRUCTURAL AND ASSOCIATED FINISH WORK IN SOUTH ANNEX TO BE INCLUDED IN BASE BID
4. PHOTOS OF TAGGED SPACES ARE INCLUDED FOR REFERENCE. CONTRACTOR TO VERIFY EXISTING FINISH CONDITIONS AND POTENTIAL VISIBLE CONFLICTS PRIOR TO BID VIA SITE WALK.



REVISION	DATE	NAME



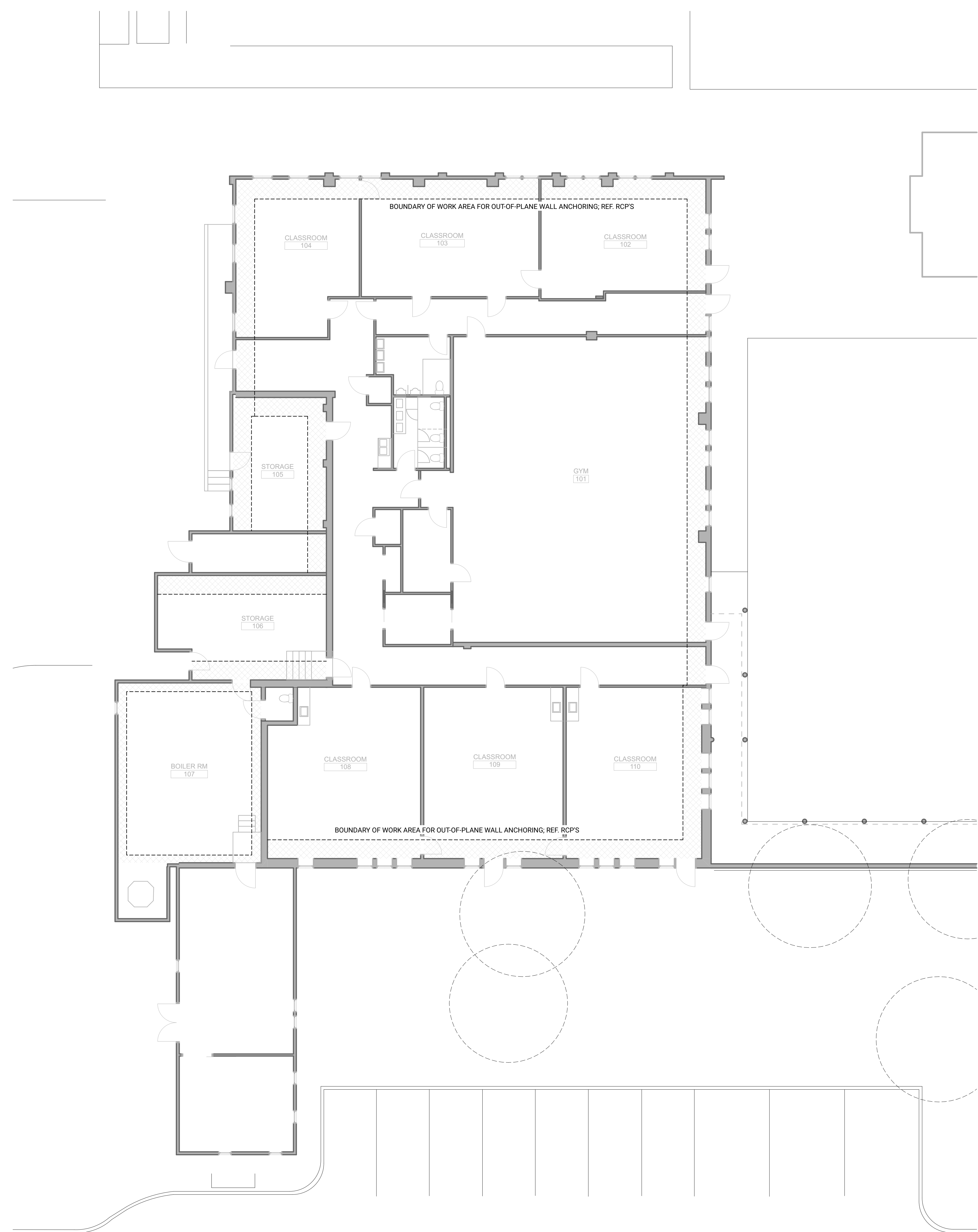
DCI DEDICATED APPROVAL STAMP SPACE

**FIRST FLOOR SOUTH
ANNEX FLOOR PLAN**
FEBRUARY 29 2024

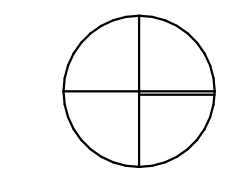
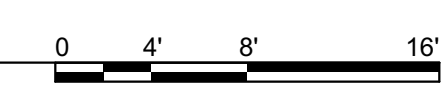
BID SET
A106
© 2024 BUILDINGWORK, LLC

- FLOOR PLAN GRAPHIC LEGEND**
TYPICAL ASSEMBLY NOTATION:
- EXISTING TO REMAIN
 - ▨ EXTENT OF STRONGBACK INSTALLATION, REFER TO STRUCTURAL DRAWINGS
 - BOUNDARY OF WORK AREA FOR OUT-OF-PLANE WALL ANCHORING

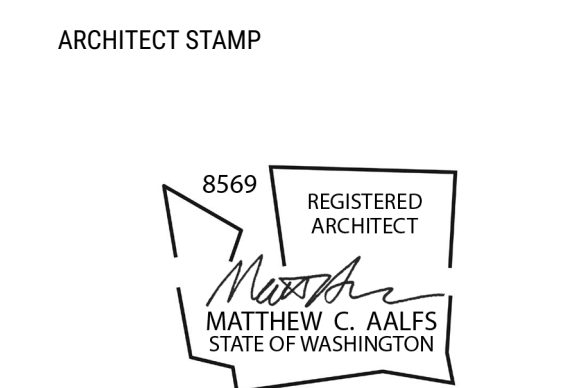
- PLAN NOTES**
1. SEE SHEET G001 FOR GENERAL NOTES
 3. ALL STRUCTURAL AND ASSOCIATED FINISH WORK IN SOUTH ANNEX TO BE INCLUDED IN BASE BID
 4. PHOTOS OF TAGGED SPACES ARE INCLUDED FOR REFERENCE. CONTRACTOR TO VERIFY EXISTING FINISH CONDITIONS AND POTENTIAL VISIBLE CONFLICTS PRIOR TO BID VIA SITE WALK.



1 FIRST FLOOR SOUTH ANNEX FLOOR PLAN
A106 SCALE: 1/8" = 1'-0"



REVISION	DATE	NAME



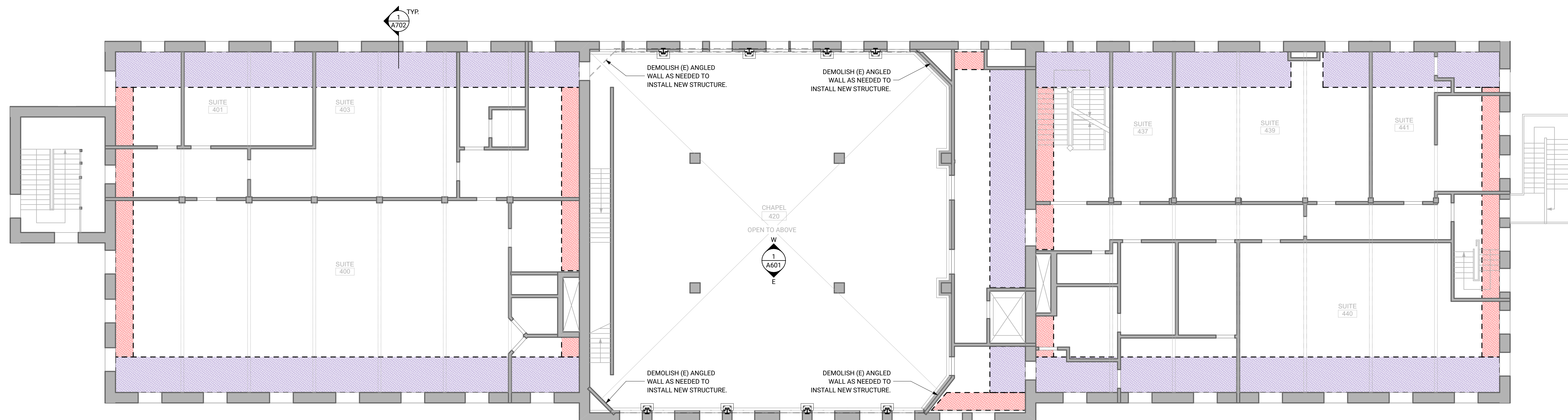
DCI DEDICATED APPROVAL STAMP SPACE

**FOURTH FLOOR REFLECTED
CEILING PLAN**
FEBRUARY 29 2024

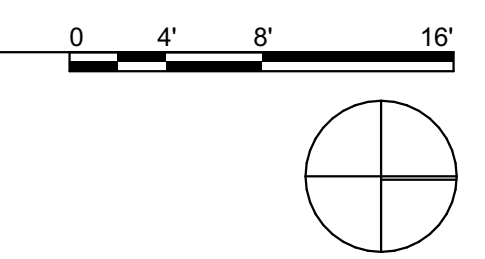
BID SET
A204
© 2024 BUILDINGWORK, LLC

- REFLECTED CEILING PLAN -
MAIN BUILDING
GRAPHIC LEGEND**
- 36" WIDE AREA OF (E) PAINTED GWB OR PLASTER FINISH TO BE REMOVED AND REPLACED W/ LEVEL 4 PTD GWB; JOISTS IN THIS AREA RUN PERPENDICULAR TO EXT. URM WALL
 - 72" WIDE AREA OF (E) PAINTED GWB OR PLASTER FINISH TO BE REMOVED AND REPLACED W/ LEVEL 4 PTD GWB; JOISTS IN THIS AREA RUN PARALLEL TO EXT. URM WALL
 - EXISTING ELEMENT VISIBLE BELOW CEILING; LOCATE ANCHORS TO AVOID CONFLICT BUT ACHIEVE STRUCTURAL SPACING
 - SPECIAL CEILING CONDITION; REFER TO NOTES ON DRAWINGS FOR FURTHER INFORMATION

- REFLECTED CEILING PLAN NOTES**
1. SEE SHEET G001 FOR GENERAL NOTES
 2. DASHED BANDS DEPICT EXTENT OF ARCHITECTURAL CEILING DEMO AND CONSTRUCTION. GC TO CONFIRM VIA MEANS AND METHODS EXTENT OF FINISH TO BE REMOVED AND REPLACED TO ACCOMPLISH STRUCTURAL WORK.
 3. PHOTOS OF TAGGED SPACES ARE INCLUDED FOR REFERENCE. CONTRACTOR TO VERIFY EXISTING FINISH CONDITIONS AND POTENTIAL VISIBLE CONFLICTS PRIOR TO BID VIA SITE WALK.
 4. CONTRACTOR TO PAINT ENTIRE CEILING IN ALL ROOMS IN SCOPE OF WORK.



1 **FOURTH FLOOR REFLECTED CEILING PLAN**
SCALE: 1/8" = 1'-0"



REVISION	DATE	NAME

ARCHITECT STAMP



DCI DEDICATED APPROVAL STAMP SPACE

**FIFTH FLOOR REFLECTED
CEILING PLAN**

FEBRUARY 29 2024

BID SET

A205

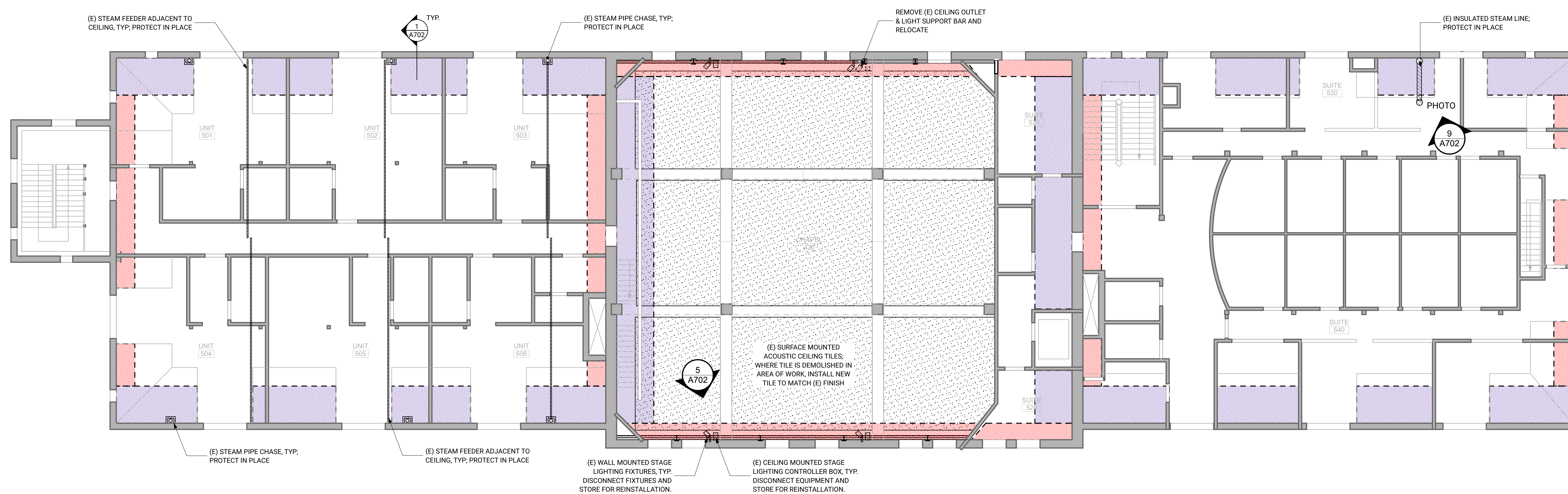
© 2024 BUILDINGWORK, LLC

**REFLECTED CEILING PLAN -
MAIN BUILDING
GRAPHIC LEGEND**

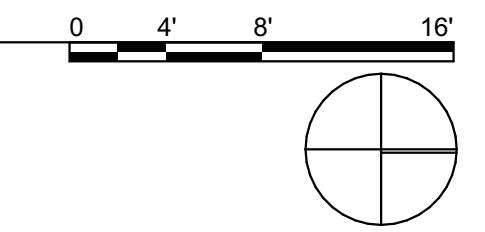
- 36" WIDE AREA OF (E) PAINTED GWB OR PLASTER FINISH TO BE REMOVED AND REPLACED W/ LEVEL 4 PTD GWB; JOISTS IN THIS AREA RUN PERPENDICULAR TO EXT. URM WALL
- 72" WIDE AREA OF (E) PAINTED GWB OR PLASTER FINISH TO BE REMOVED AND REPLACED W/ LEVEL 4 PTD GWB; JOISTS IN THIS AREA RUN PARALLEL TO EXT. URM WALL
- EXISTING ELEMENT VISIBLE BELOW CEILING; LOCATE ANCHORS TO AVOID CONFLICT BUT ACHIEVE STRUCTURAL SPACING
- SPECIAL CEILING CONDITION; REFER TO NOTES ON DRAWINGS FOR FURTHER INFORMATION

REFLECTED CEILING PLAN NOTES

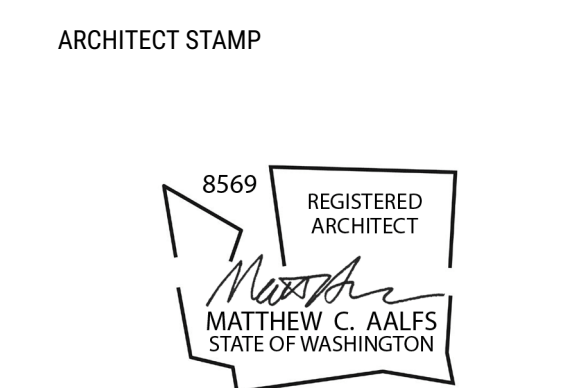
1. SEE SHEET G001 FOR GENERAL NOTES
2. DASHED BANDS DEPICT EXTENT OF ARCHITECTURAL CEILING DEMO AND CONSTRUCTION. GC TO CONFIRM VIA MEANS AND METHODS EXTENT OF FINISH TO BE REMOVED AND REPLACED TO ACCOMPLISH STRUCTURAL WORK.
3. PHOTOS OF TAGGED SPACES ARE INCLUDED FOR REFERENCE. CONTRACTOR TO VERIFY EXISTING FINISH CONDITIONS AND POTENTIAL VISIBLE CONFLICTS PRIOR TO BID VIA SITE WALK.
4. CONTRACTOR TO PAINT ENTIRE CEILING IN ALL ROOMS IN SCOPE OF WORK.



1
A205 FIFTH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



REVISION	DATE	NAME



DCI DEDICATED APPROVAL STAMP SPACE

**SOUTH ANNEX REFLECTED
CEILING PLAN**

FEBRUARY 29 2024

BID SET

A206

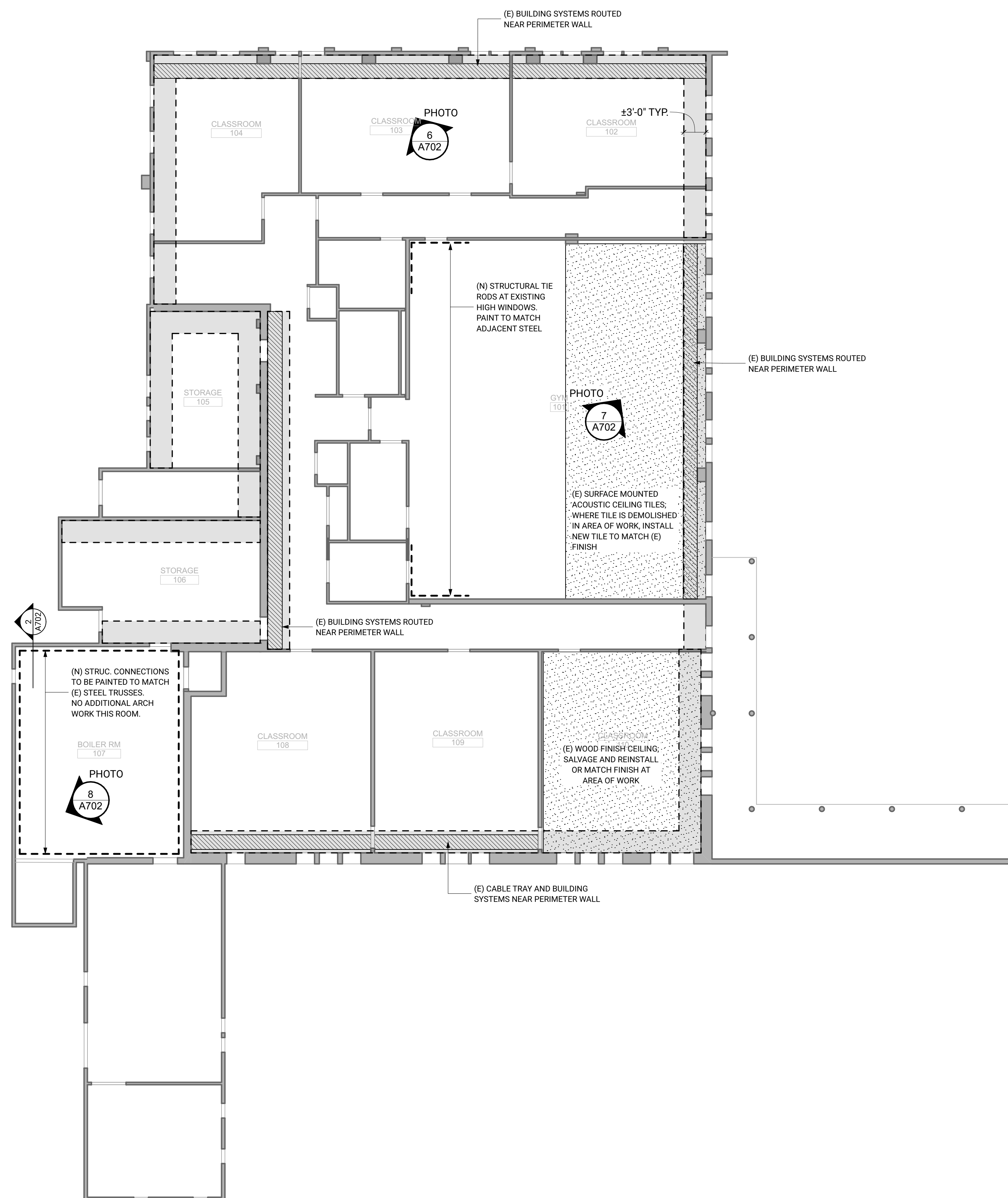
© 2024 BUILDINGWORK, LLC

**REFLECTED CEILING PLAN -
SOUTH ANNEX
GRAPHIC LEGEND**

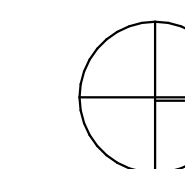
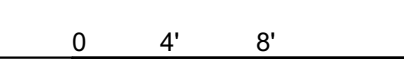
- AREA OF (E) PAINTED WOOD CEILING TO BE REMOVED AND REPLACED AFTER STRUCTURAL WORK, **BASE BID**
- EXISTING ELEMENT VISIBLE BELOW CEILING; LOCATE ANCHORS TO AVOID CONFLICT BUT ACHIEVE STRUCTURAL SPACING
- SPECIAL CEILING CONDITION; REFER TO NOTES ON DRAWINGS FOR FURTHER INFORMATION

REFLECTED CEILING PLAN NOTES

1. SEE SHEET G001 FOR GENERAL NOTES
2. DASHED BANDS DEPICT EXTENT OF ARCHITECTURAL CEILING DEMO AND CONSTRUCTION. GC TO CONFIRM VIA MEANS AND METHODS EXTENT OF FINISH TO BE REMOVED AND REPLACED TO ACCOMPLISH STRUCTURAL WORK.
3. PHOTOS OF TAGGED SPACES ARE INCLUDED FOR REFERENCE. CONTRACTOR TO VERIFY EXISTING FINISH CONDITIONS AND POTENTIAL VISIBLE CONFLICTS PRIOR TO BID VIA SITE WALK.
4. ALL STRUCTURAL AND ASSOCIATED FINISH WORK IN SOUTH ANNEX TO BE INCLUDED IN BASE BID.
5. CONTRACTOR TO PAINT ENTIRE CEILING IN ALL ROOMS IN SCOPE OF WORK.



1 SOUTH ANNEX REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



REVISION	DATE	NAME

ARCHITECT STAMP

DCI DEDICATED APPROVAL STAMP SPACE

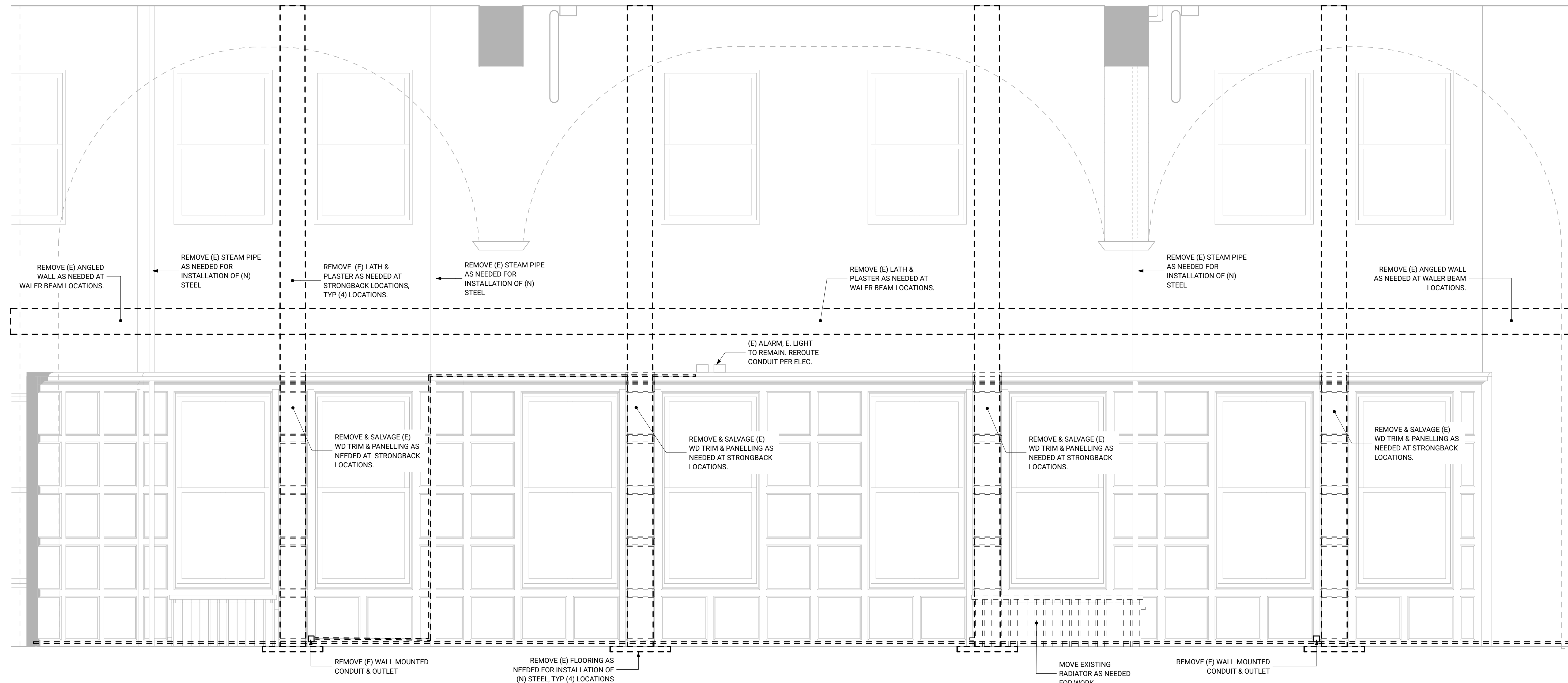
**INTERIOR DEMOLITION
ELEVATIONS**

FEBRUARY 29 2024

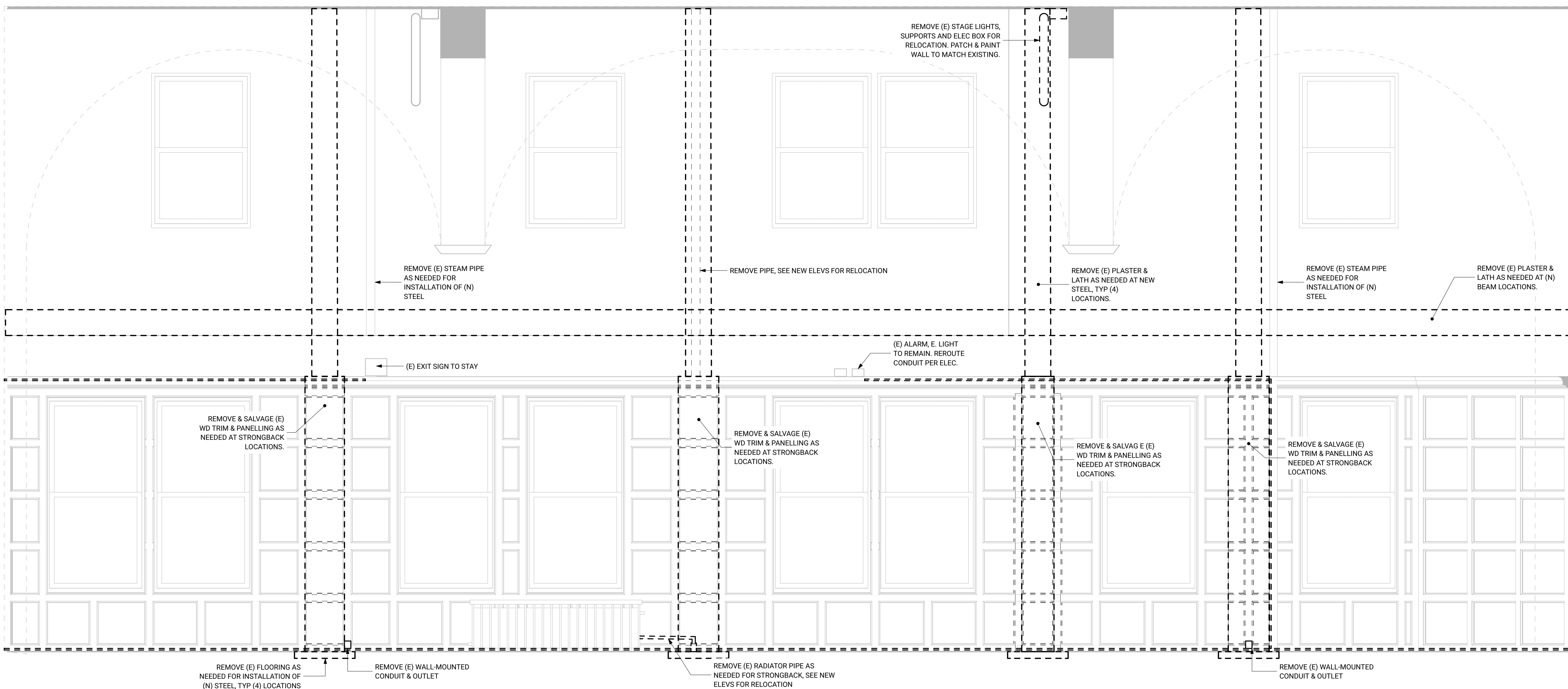
BID SET

A600

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E



REVISION	DATE	NAME

ARCHITECT STAMP

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DCI DEDICATED APPROVAL STAMP SPACE

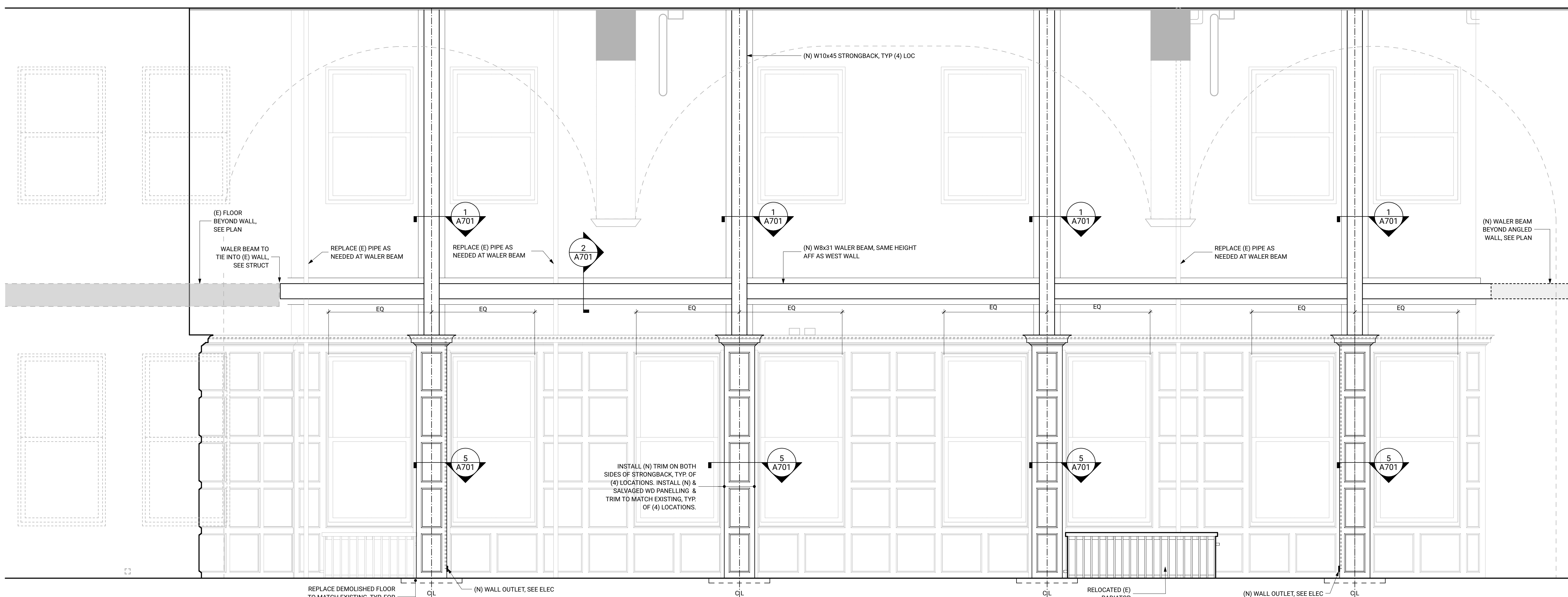
INTERIOR ELEVATIONS

FEBRUARY 29 2024

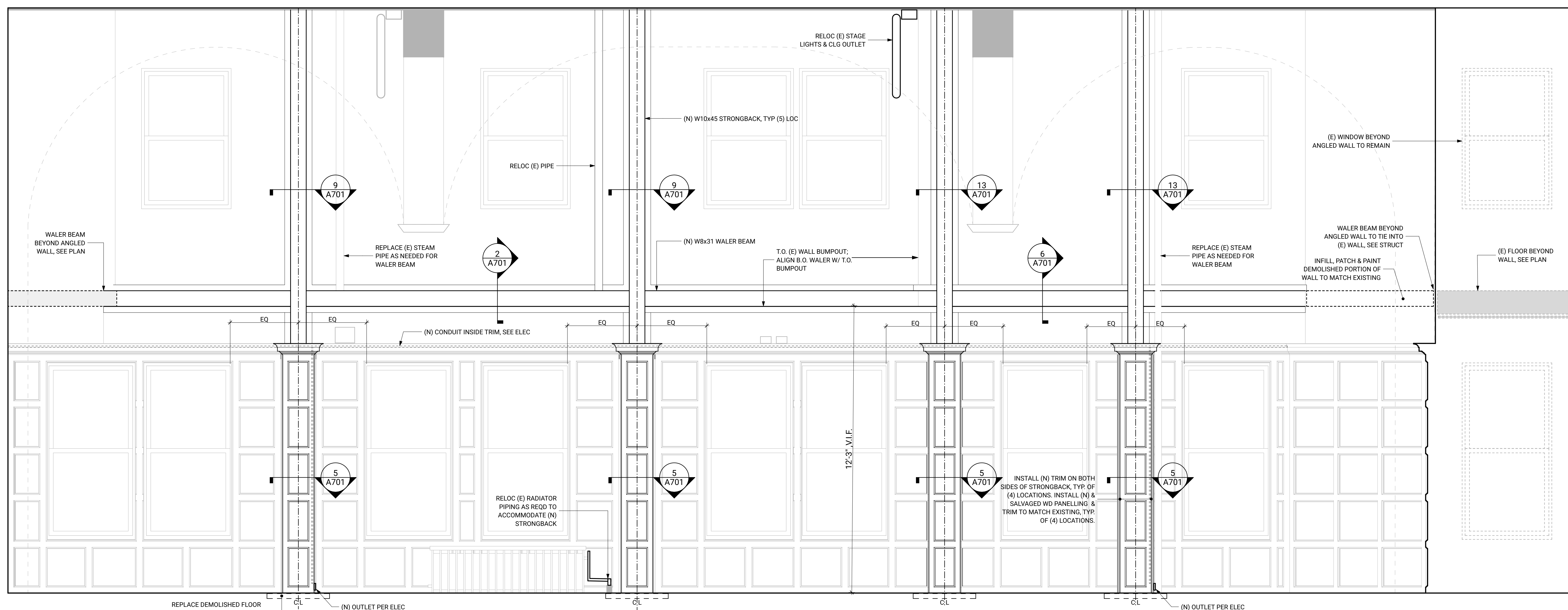
BID SET

A601

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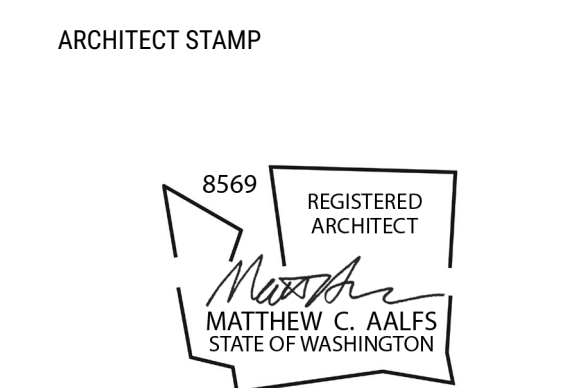


E



W

REVISION	DATE	NAME

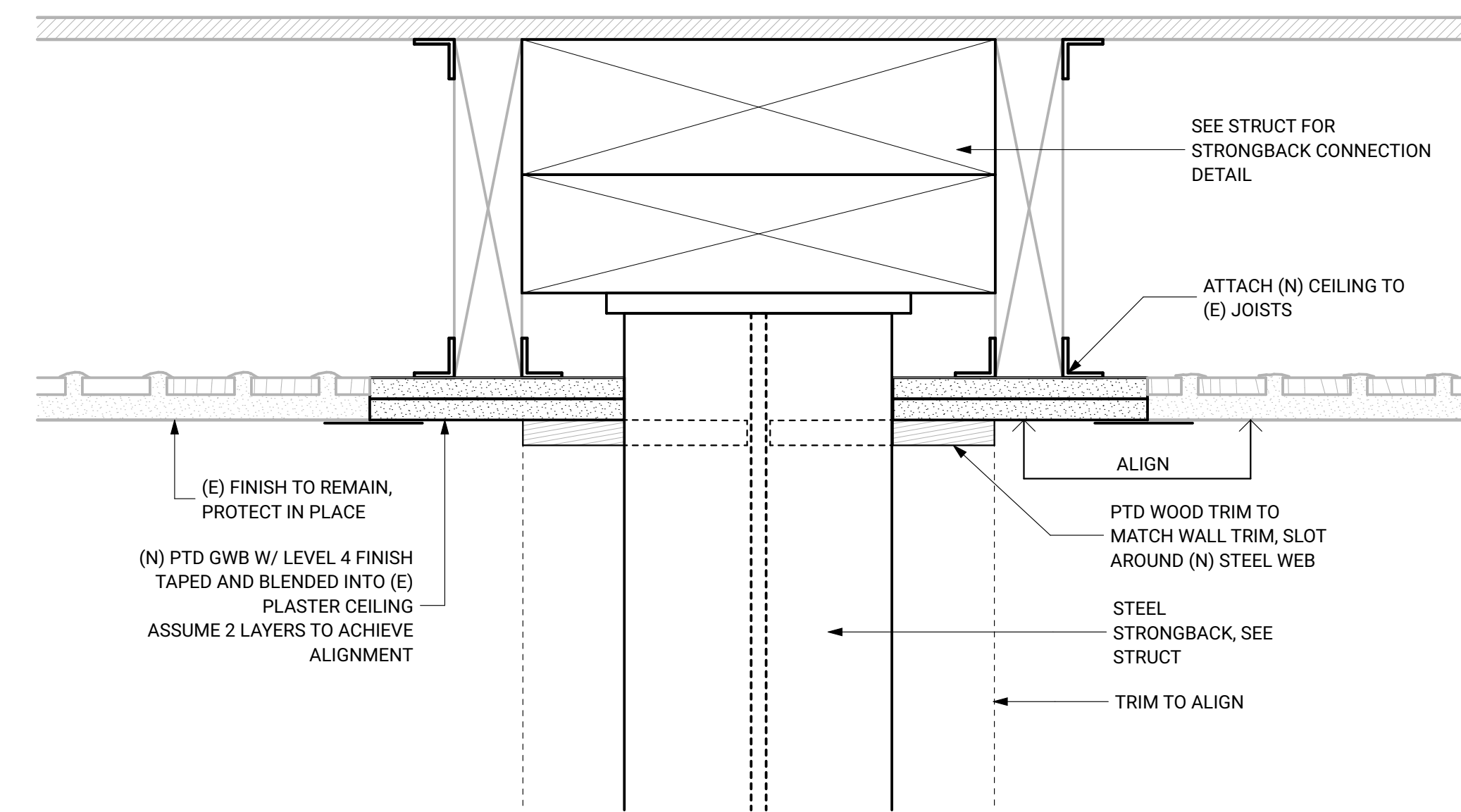


DCI DEDICATED APPROVAL STAMP SPACE

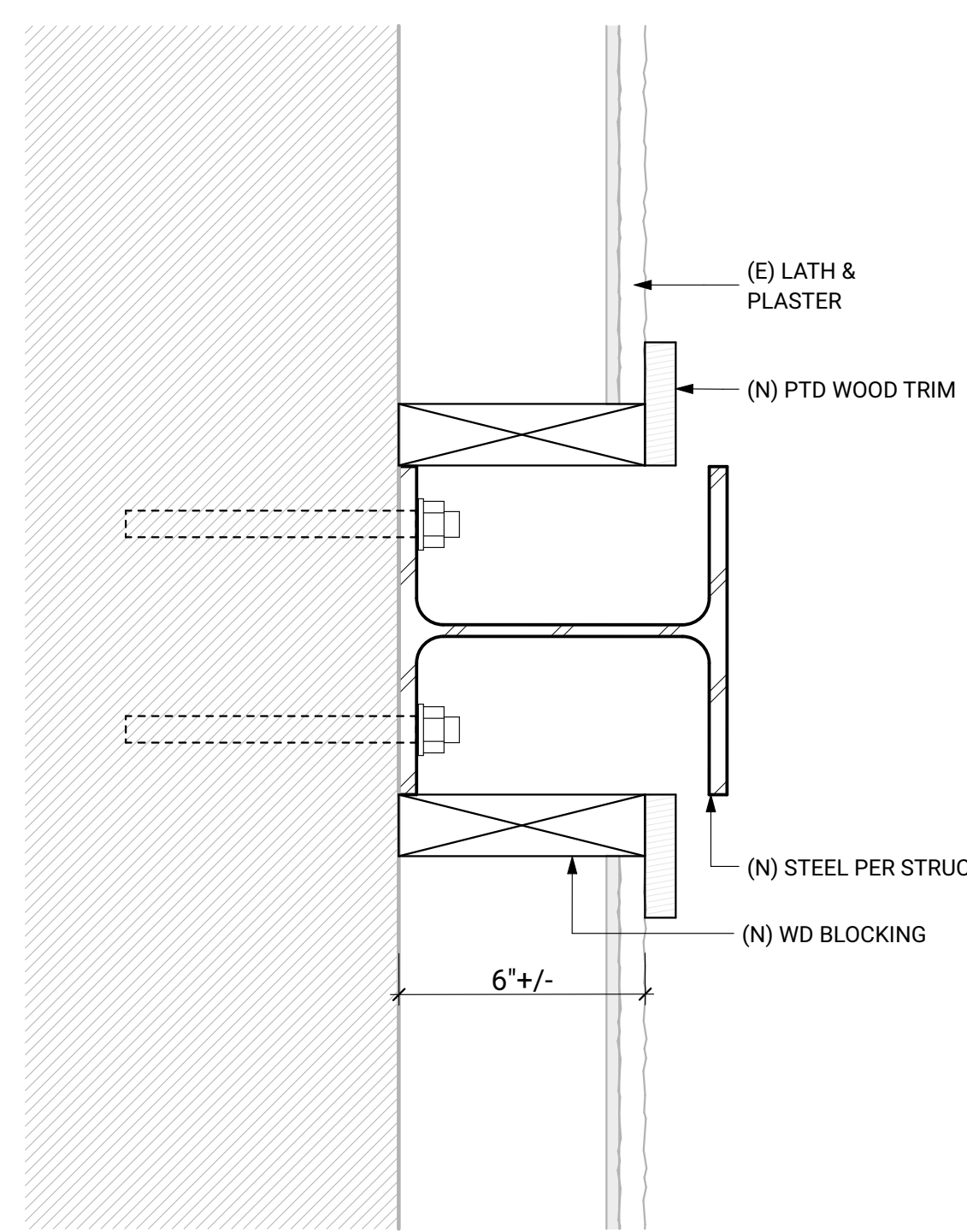
INTERIOR DETAILS

FEBRUARY 29 2024

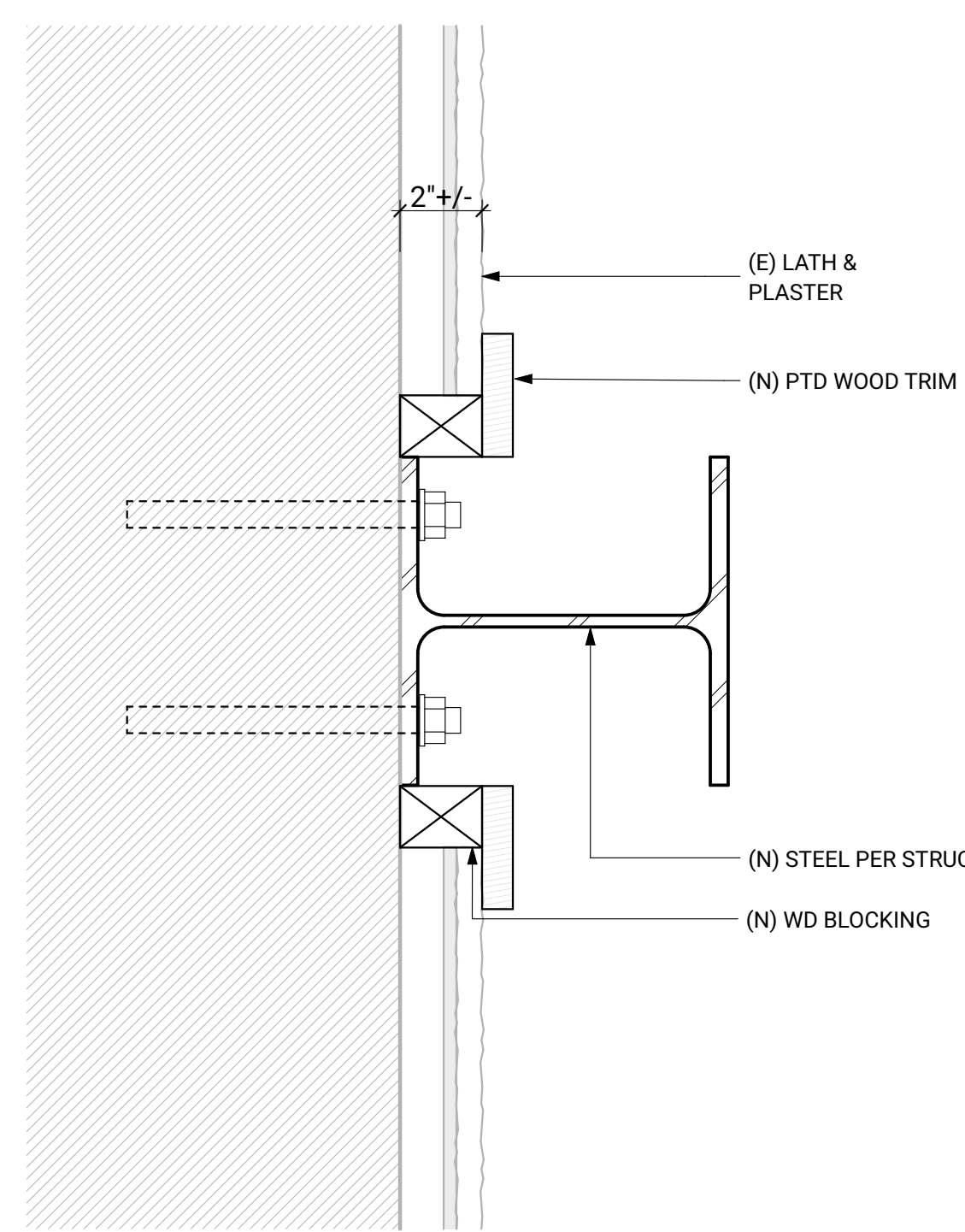
BID SET
A701
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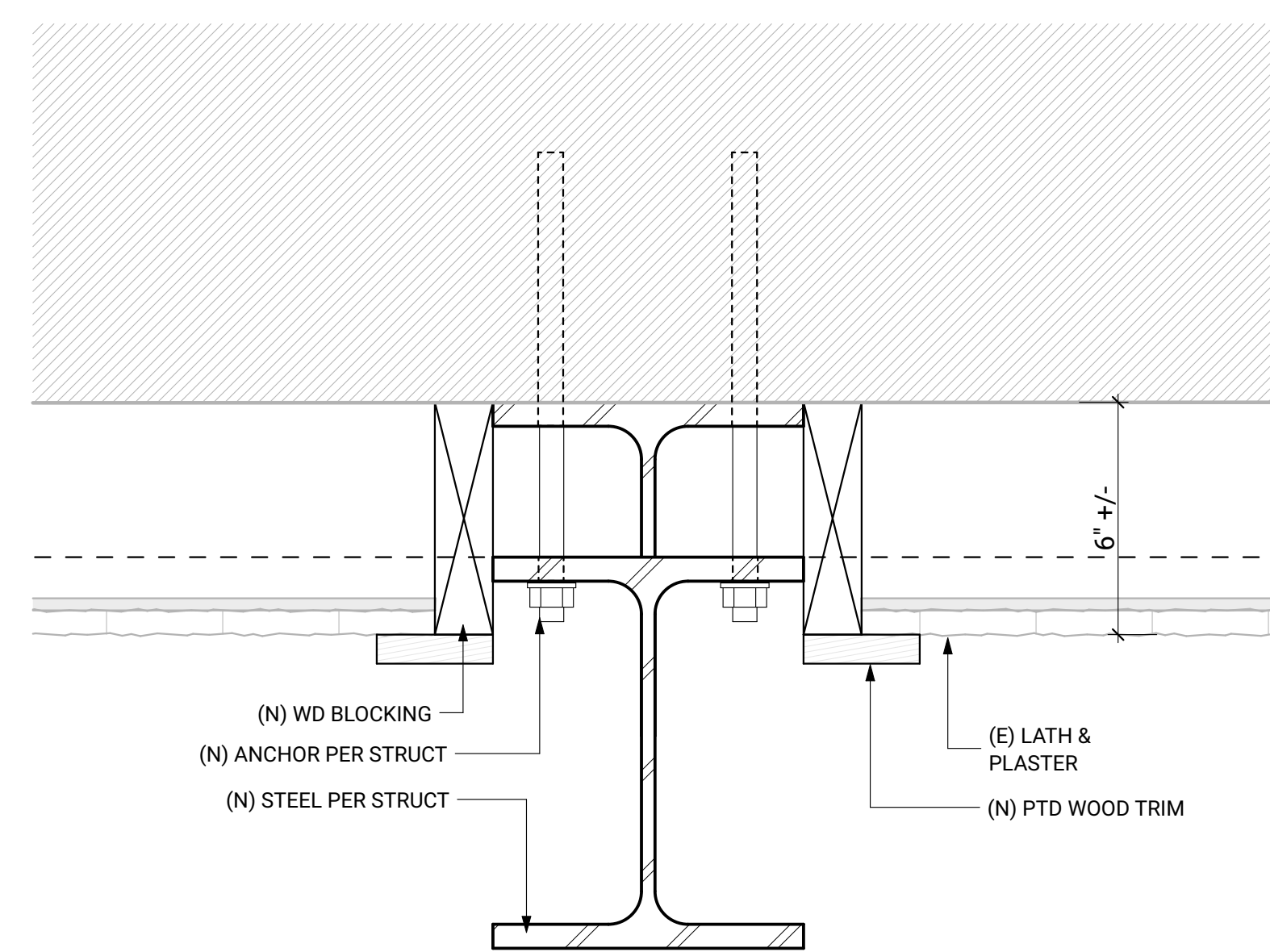
3 STRONGBACK AT CEILING
SCALE: 3" = 1'-0"



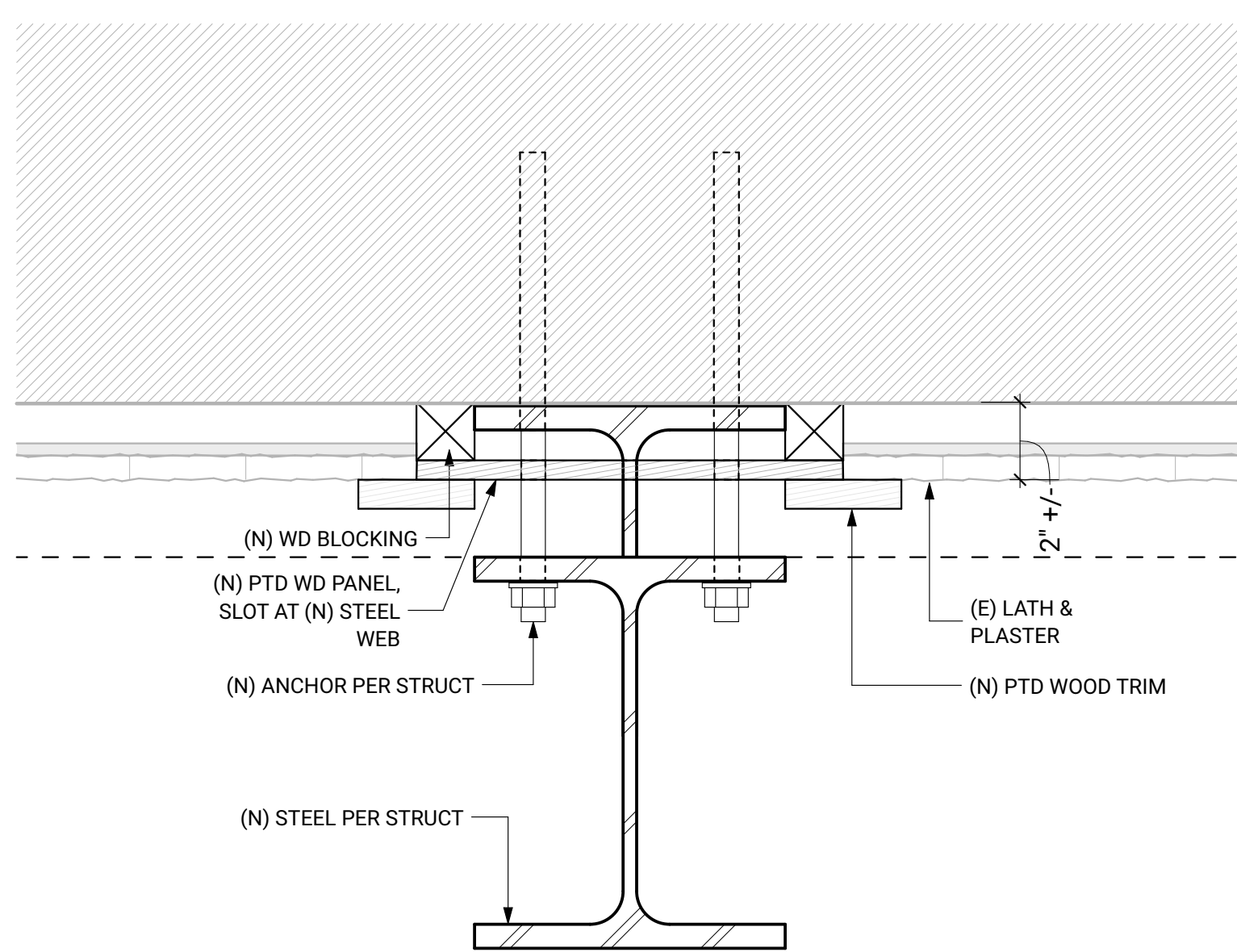
6 WALER BEAM AT PLASTER W/ FURRING - WEST WALL
SCALE: 3" = 1'-0"



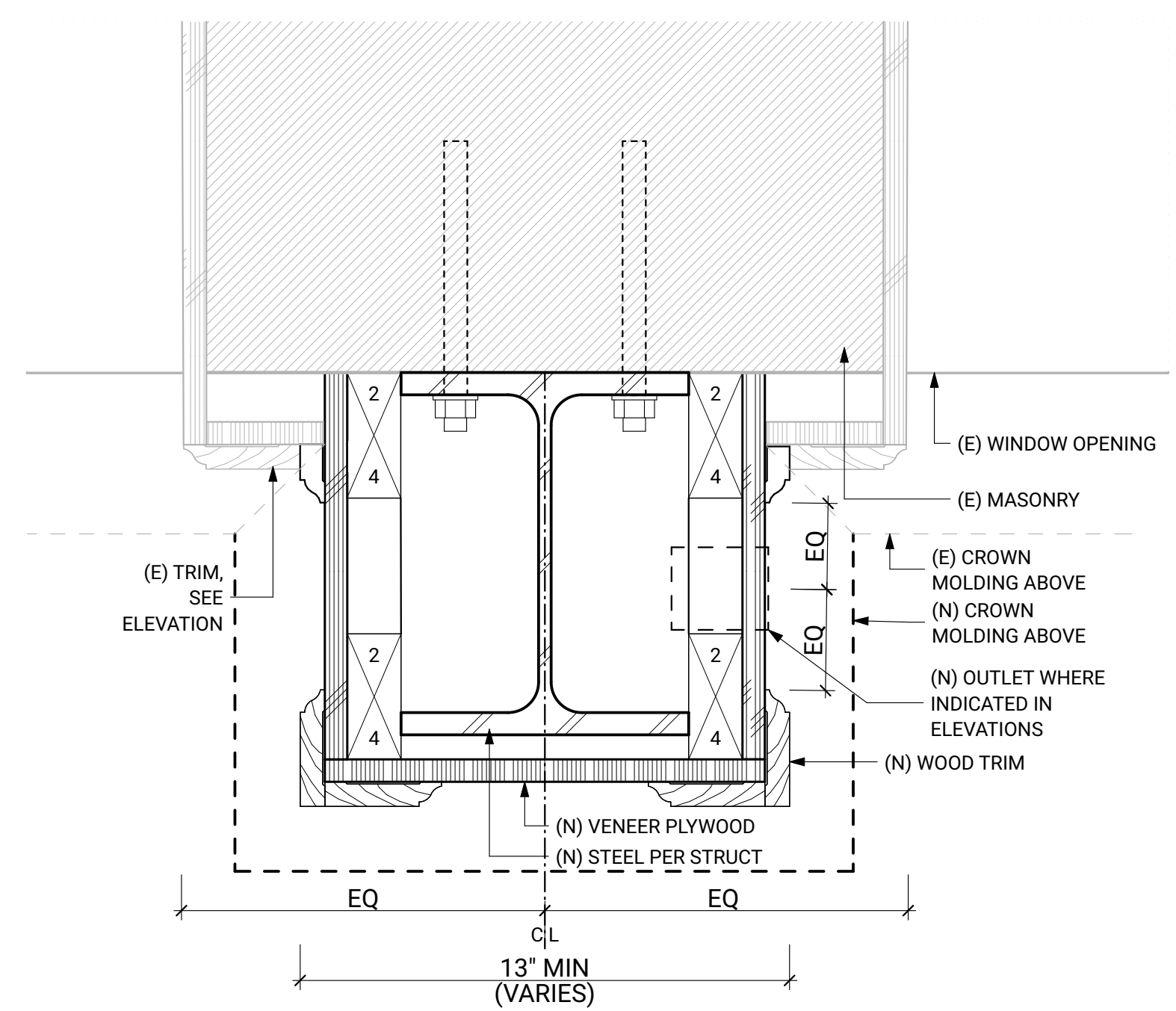
2 WALER BEAM AT PLASTER EAST & WEST WALL
SCALE: 3" = 1'-0"



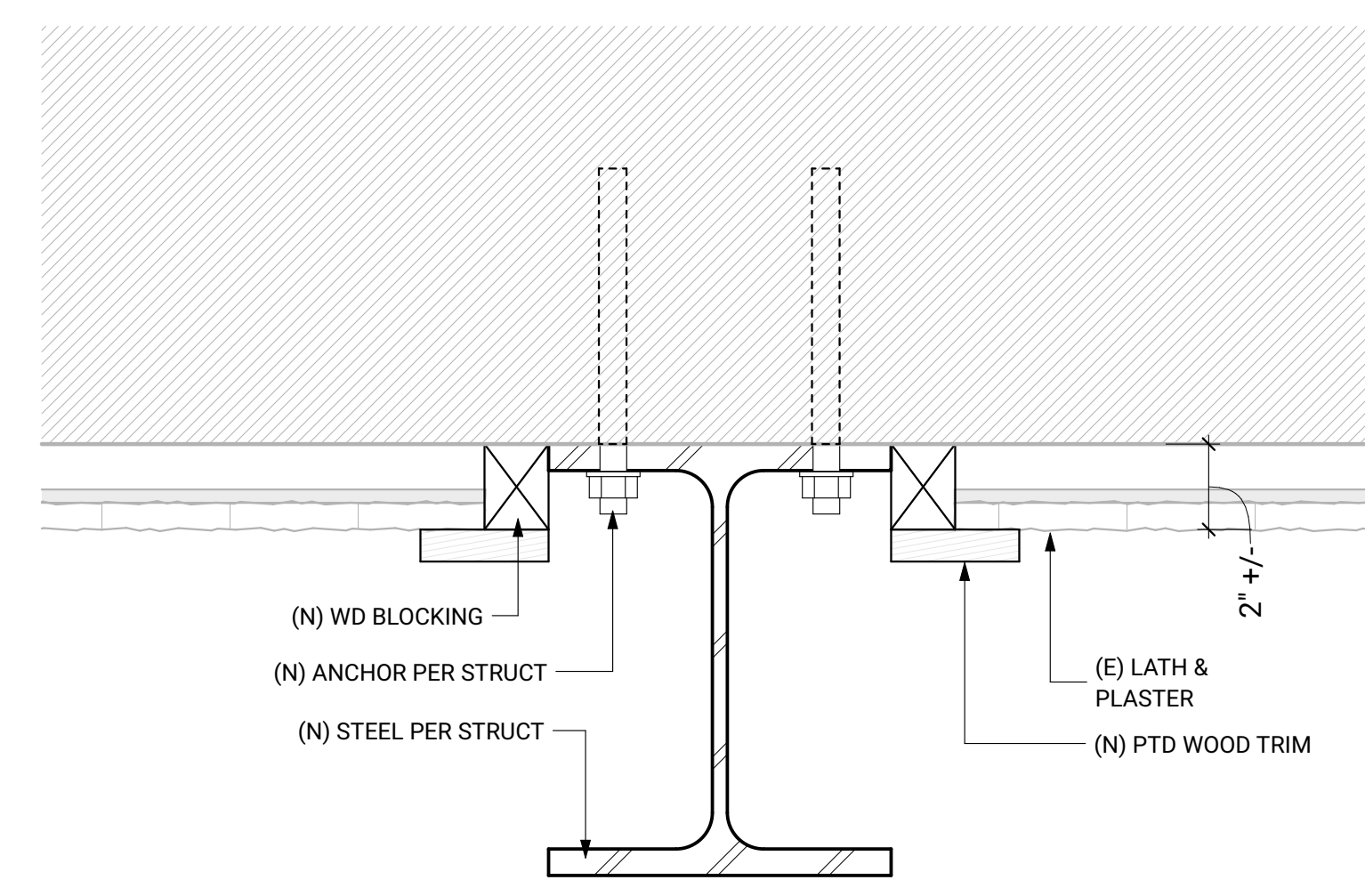
13 STRONGBACK AT PLASTER W FURRING, WEST WALL
SCALE: 3" = 1'-0"



9 STRONGBACK AT PLASTER, WEST WALL
SCALE: 3" = 1'-0"

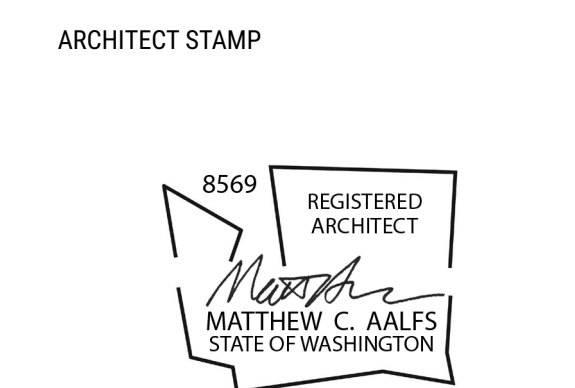


5 STRONGBACK AT WOOD PANELLING, TYP.
SCALE: 3" = 1'-0"



1 STRONGBACK AT PLASTER, TYP. EAST WALL
SCALE: 3" = 1'-0"

REVISION	DATE	NAME



DCI DEDICATED APPROVAL STAMP SPACE

INTERIOR DETAILS
FEBRUARY 29 2024

BID SET
A702
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8 SOUTH ANNEX BOILER ROOM
A702



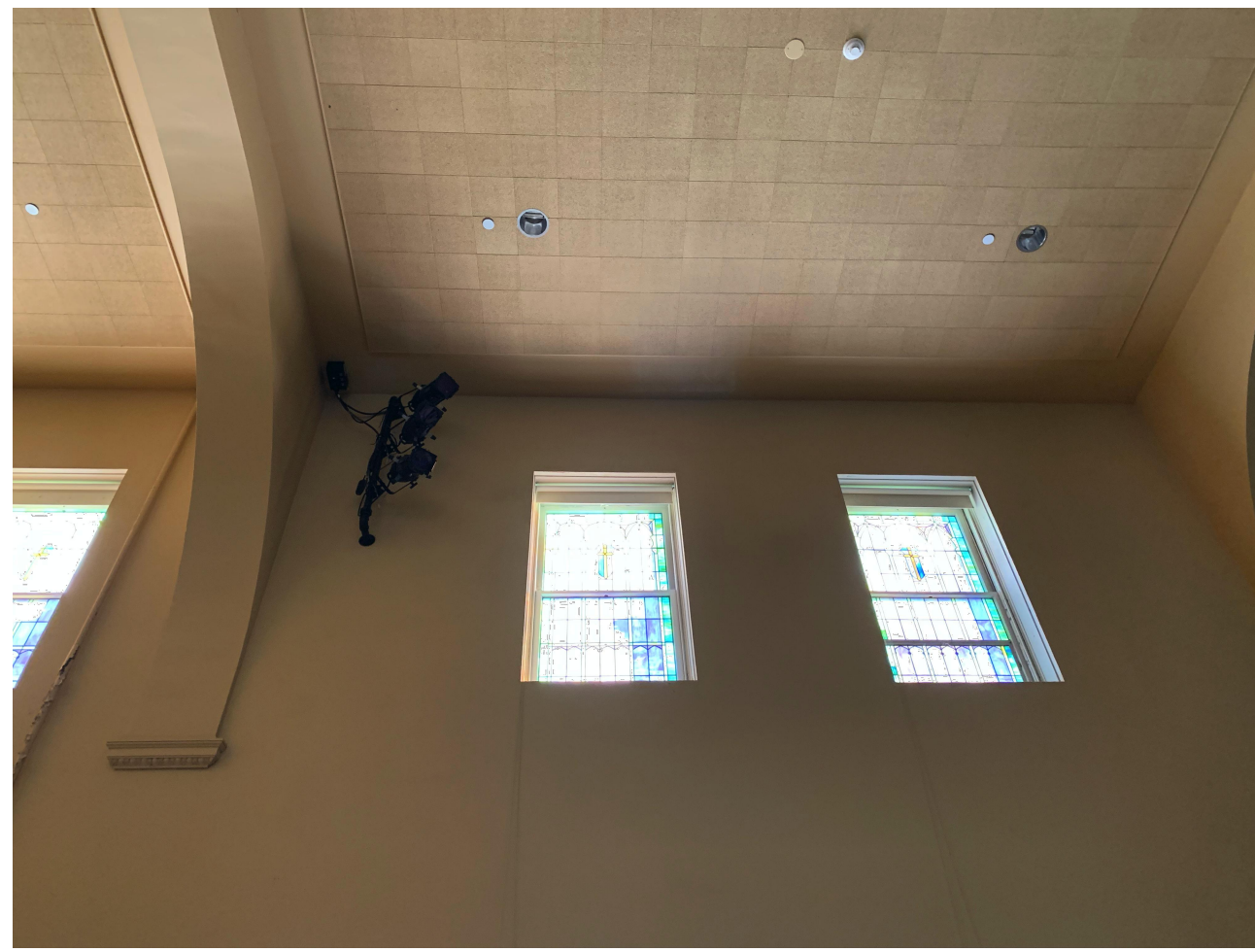
7 SOUTH ANNEX GYMNASIUM
A702



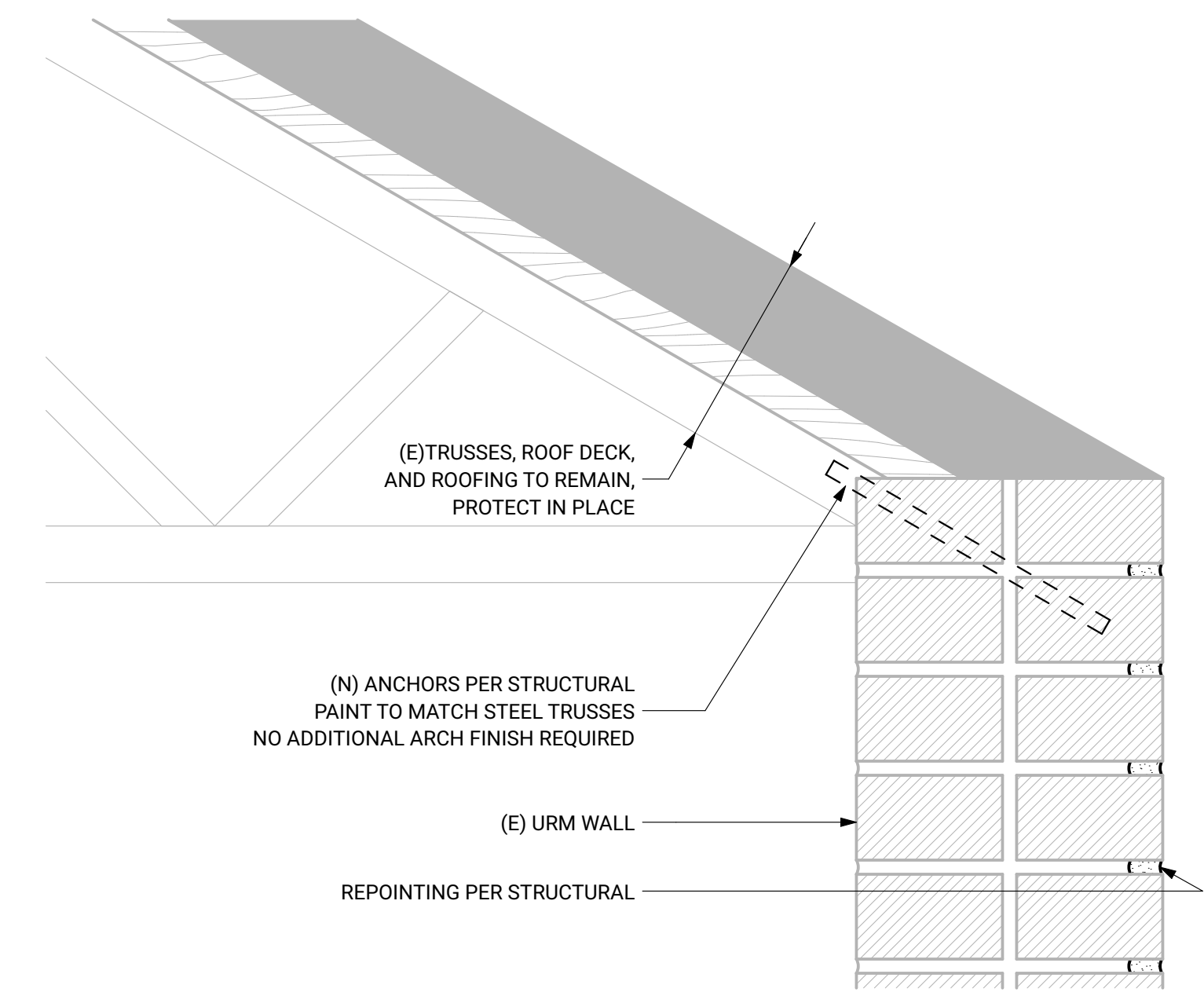
6 SOUTH ANNEX CLASSROOM
A702



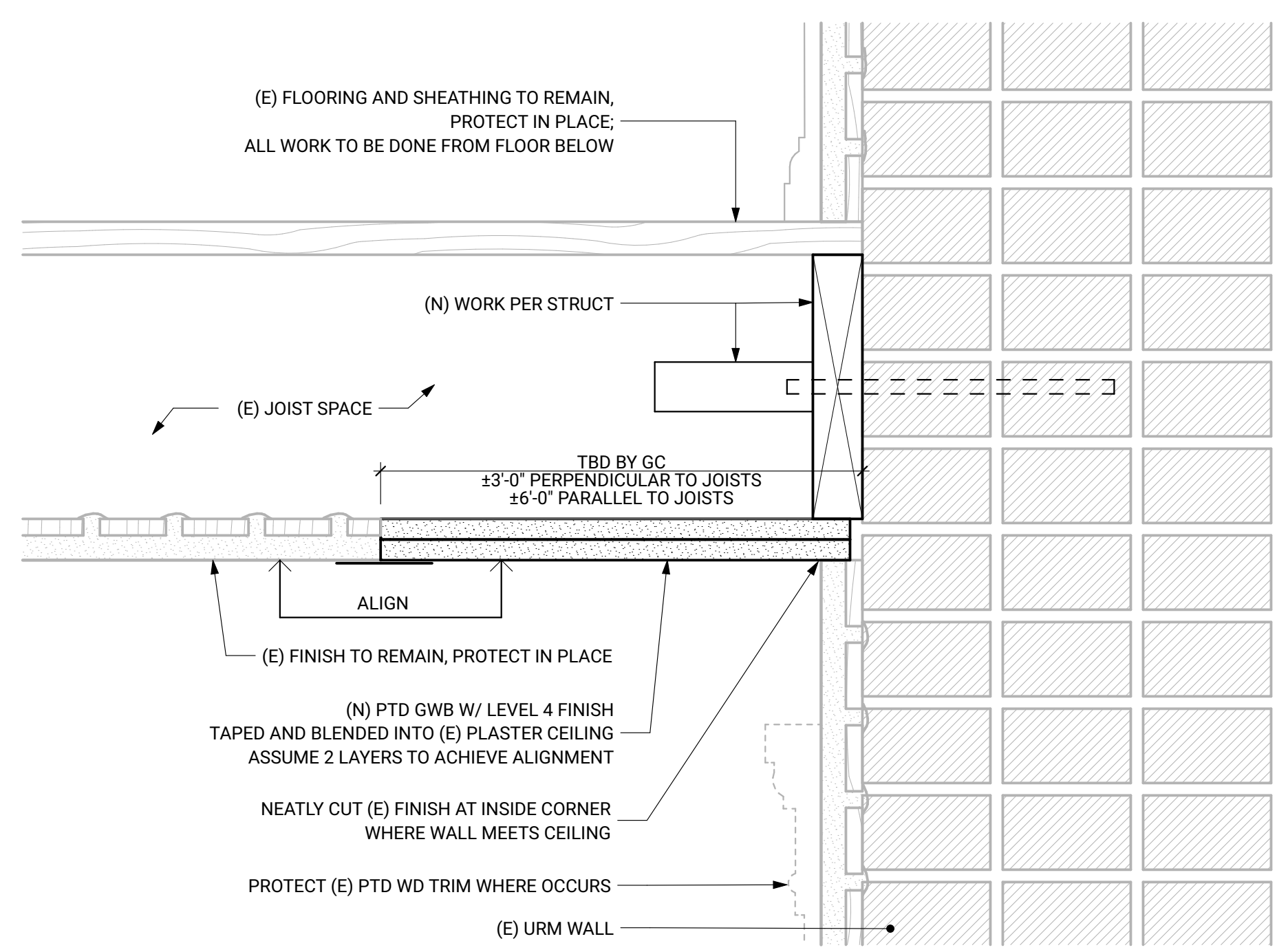
9 FIFTH FLOOR SUITE
A702



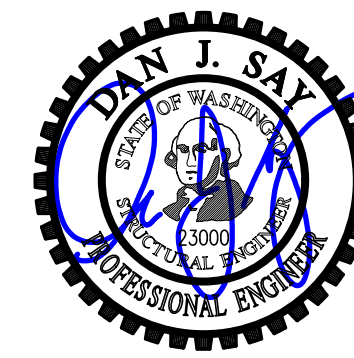
5 CHAPEL
A702



2 BOILER ROOM WALL/CEILING INTERSECTION
A702 NOT TO SCALE



1 NEW FINISH AT WALL/CEILING INTERSECTION
A702 NOT TO SCALE



DRAWN: SRK
DESIGN: AGL
CHECKED: ZFK
APPROVED: DJIS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ANCHORS SHALL BE PLACED AS INDICATED PER PLAN. A307 ALL-THREAD SHALL BE INSTALLED WITH HY-270 WITH SCREEN TUBE PER GENERAL STRUCTURAL NOTES. ANCHORS SHALL BE DRILLED TO WITHIN 1" OF EXTERIOR WALL.
3. LOOSE MASONRY AND MORTAR SHALL BE REMOVED AND REPLACED WITH FRESH MORTAR.
4. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- | | | | |
|--|-----------------------------------|--|----------------------|
| | STRUCTURAL WALL OR POST ABOVE | | EXISTING HEADER/BEAM |
| | (E) STRUCTURAL WALL OR POST ABOVE | | SPAN DIRECTION |
| | NON-STRUCTURAL WALL BELOW | | EXTENT OF JOISTS |
| | EXISTING WALL OR POST BELOW | | |

PROJECT TITLE:

GOOD SHEPHERD CENTER
4649 SUNNYSIDE AVE. N.
SEATTLE, WA 98103

ARCHITECT:



159 western avenue west, suite 486
seattle, washington 98119
office 206-775-8568
www.buildingwork.design

ISSUE:

BID SET

SHEET TITLE:

Fourth Floor Framing Plans

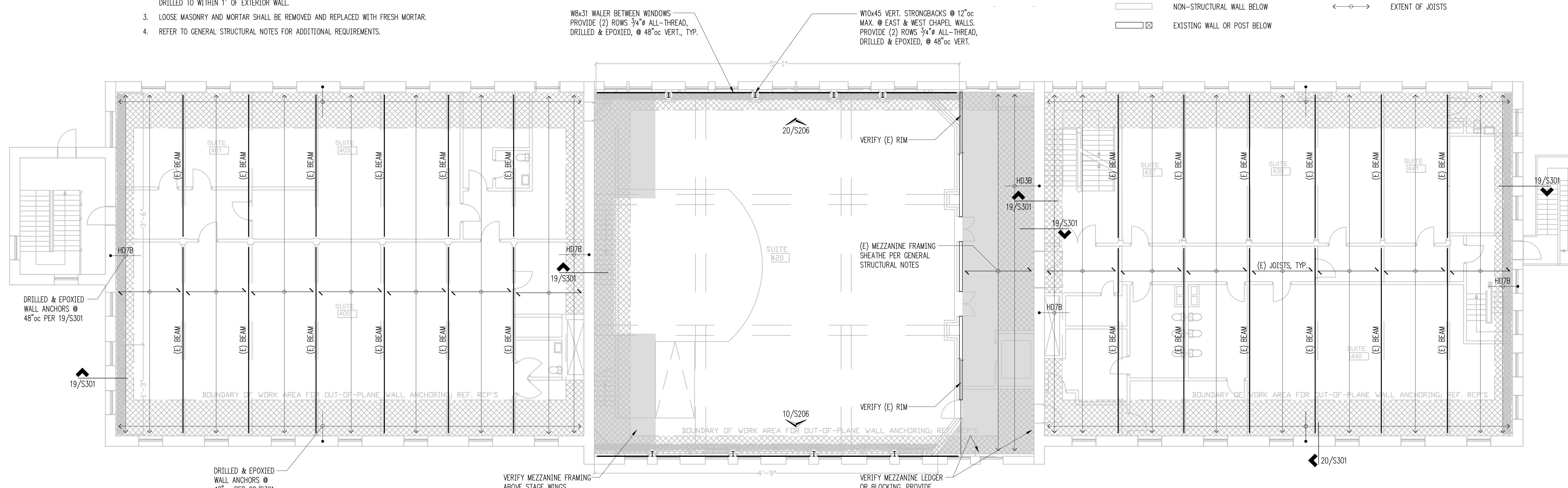
SCALE: 1/8" = 1'-0" U.N.O.

DATE: Feb 29, 2024

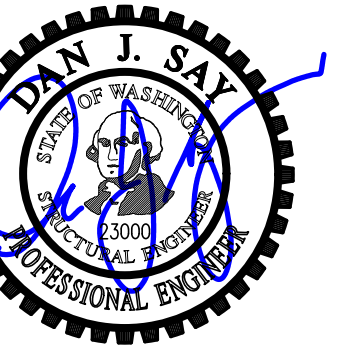
PROJECT NO: 00628-2016-02

SHEET NO:

S201



Fourth Floor Framing Plan
Scale: 1/8" = 1'-0"



DRAWN: SRK
 DESIGN: AGL
 CHECKED: ZFK
 APPROVED: DJS

REVISIONS:

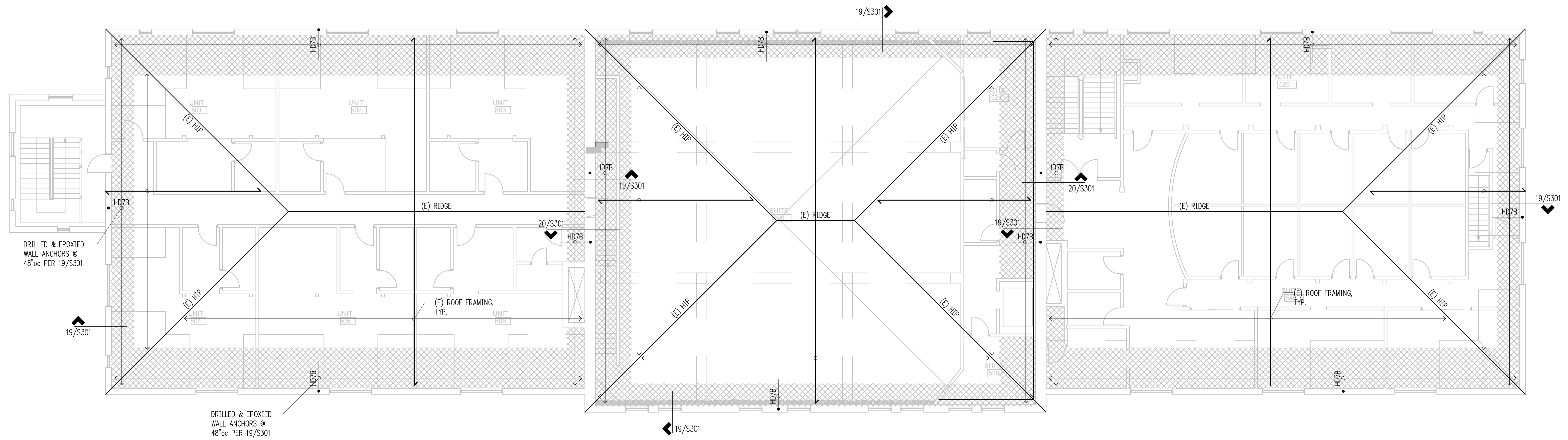
JURISDICTIONAL APPROVAL STAMP:

Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ANCHORS SHALL BE PLACED AS INDICATED PER PLAN. A307 ALL THREAD SHALL BE INSTALLED WITH HY-270 WITH SCREEN TUBE PER GENERAL STRUCTURAL NOTES. ANCHORS SHALL BE DRILLED TO WITHIN 1" OF EXTERIOR WALL.
- LOOSE MASONRY AND MORTAR SHALL BE REMOVED AND REPLACED WITH FRESH MORTAR.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST ABOVE
- (E) STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- EXISTING WALL OR POST BELOW
- EXISTING HEADER/BEAM
- SPAN DIRECTION
- EXTENT OF JOISTS



PROJECT TITLE:

GOOD SHEPHERD CENTER
 4649 SUNNYSIDE AVE. N.
 SEATTLE, WA 98103

ARCHITECT:



architecture
 design
 preservation
 159 western avenue west, suite 486
 seattle, washington 98119
 office 206.775.8568
 www.buildingwork.design

ISSUE:

BID SET

SHEET TITLE:

Roof Framing Plan

SCALE:

1/8" = 1'-0" U.N.O.

DATE:

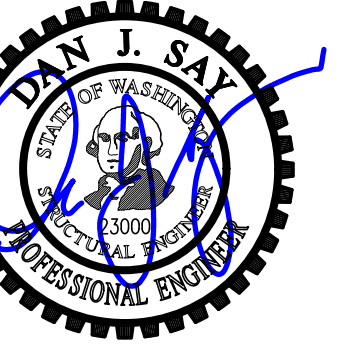
Feb 29, 2024

PROJECT NO:

00628-2016-02

SHEET NO:

S202



DRAWN:	SRK
DESIGN:	AGL
CHECKED:	ZFK
APPROVED:	DJS

REVISIONS:

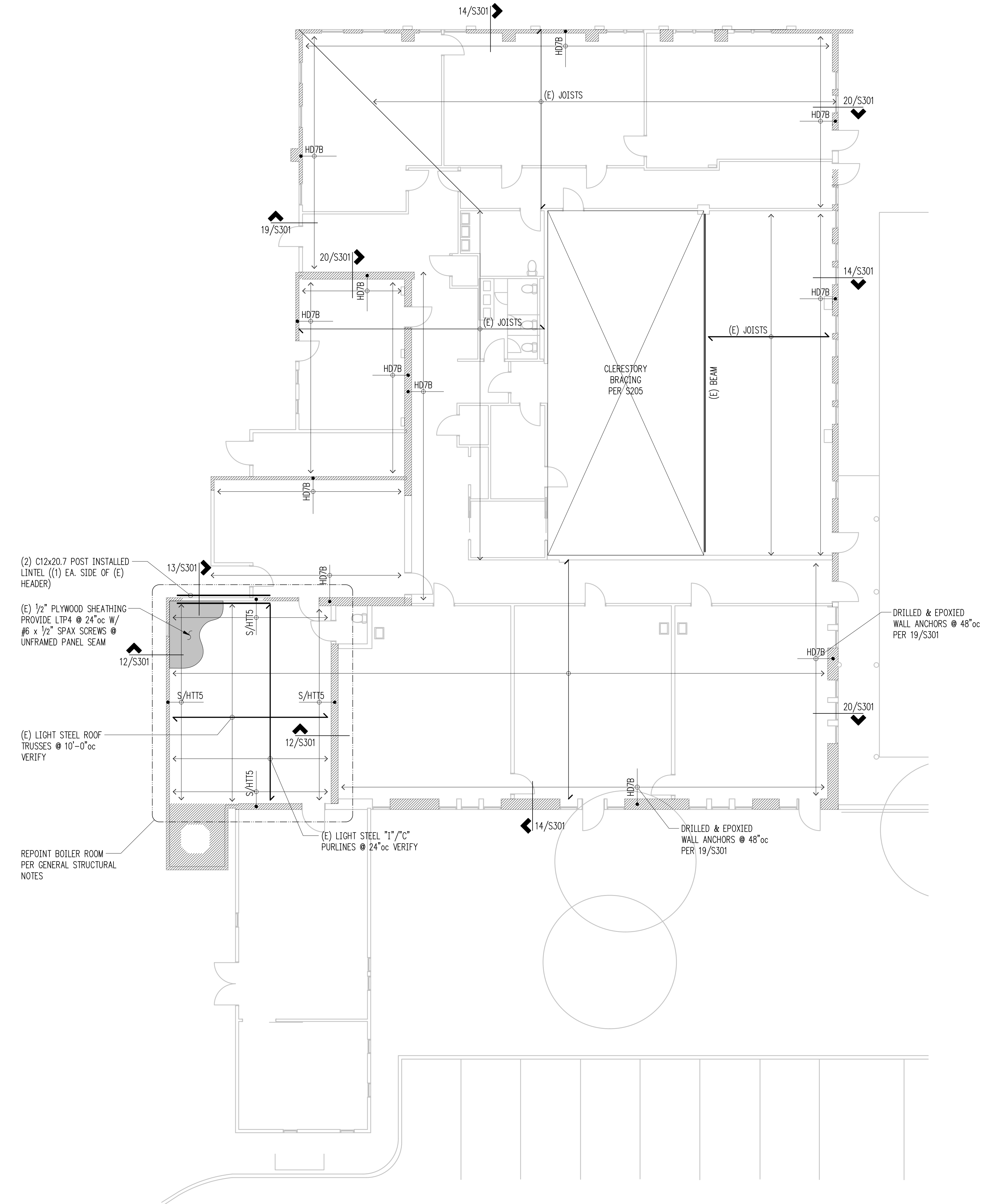
JURISDICTIONAL APPROVAL STAMP:

Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ANCHORS SHALL BE PLACED AS INDICATED PER PLAN. A307 ALL THREAD SHALL BE INSTALLED WITH HY-270 WITH SCREEN TUBE PER GENERAL STRUCTURAL NOTES. ANCHORS SHALL BE DRILLED TO WITHIN 1" OF EXTERIOR WALL.
- LOOSE MASONRY AND MORTAR SHALL BE REMOVED AND REPLACED WITH FRESH MORTAR.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

	STRUCTURAL WALL OR POST ABOVE		EXISTING HEADER/BEAM
	(E) STRUCTURAL WALL OR POST ABOVE		SPAN DIRECTION
	NON-STRUCTURAL WALL BELOW		EXTENT OF JOISTS
	EXISTING WALL OR POST BELOW		



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 SEATTLE, WA 98103

ARCHITECT:



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 preservation
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 seattle, washington 98119
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SHEET TITLE:

Annex Roof Framing Plan

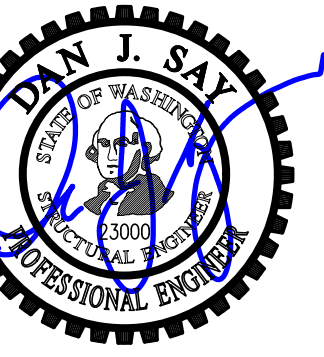
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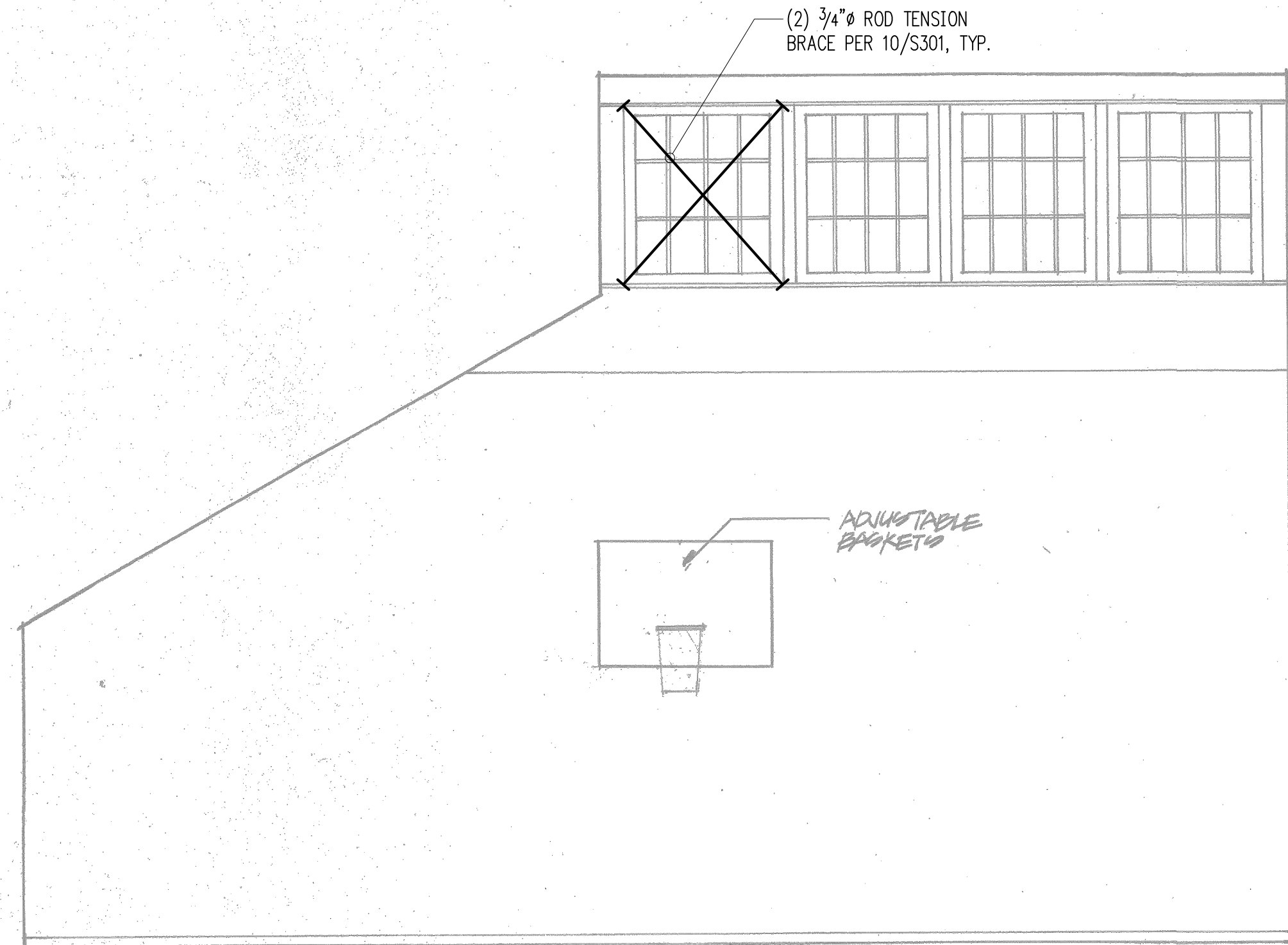
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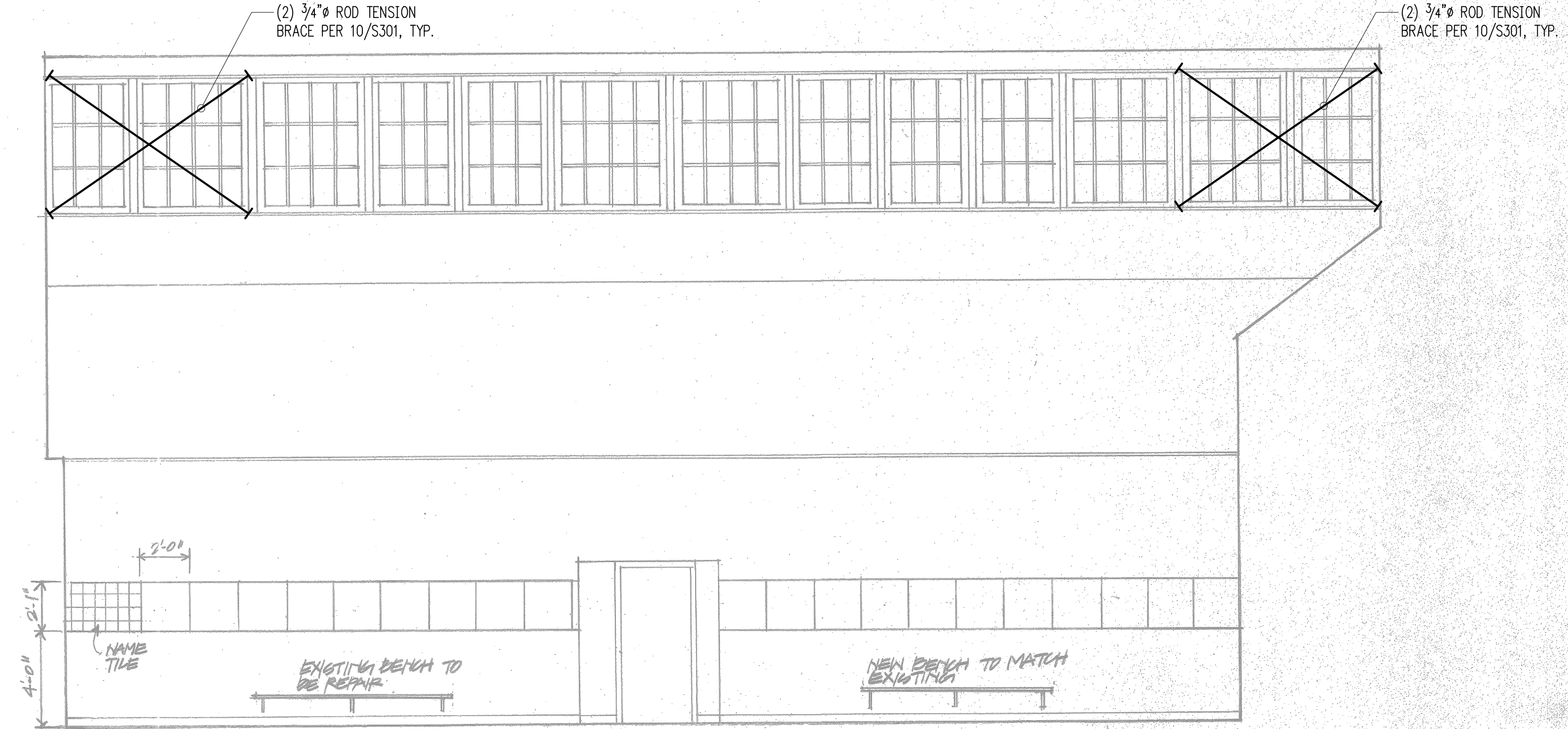
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DESIGN:	AGL
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APPROVED:	DJS

REVISIONS:

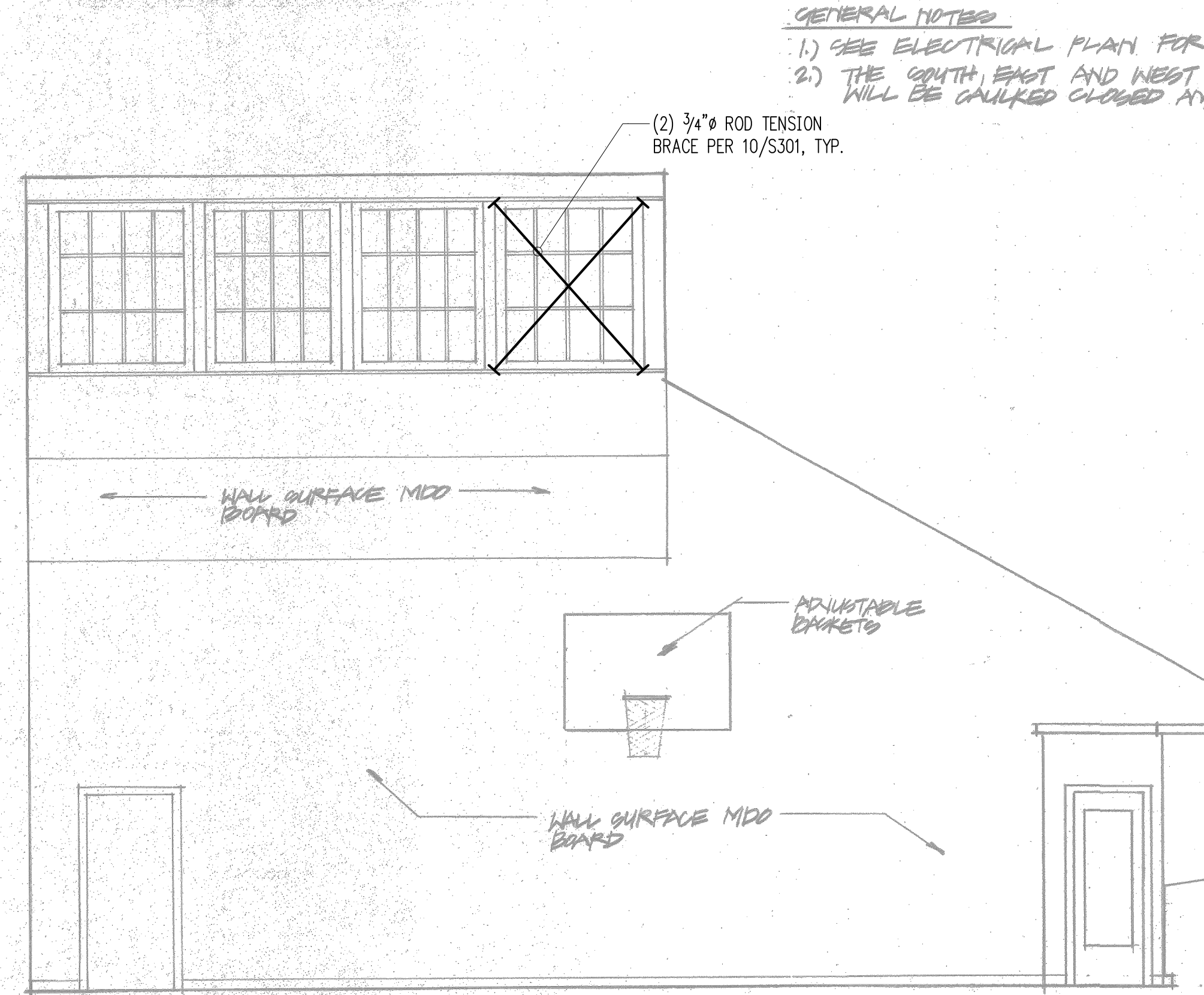
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2
A-2
EAST ELEVATION
SCALE: 1/4" = 1'-0"

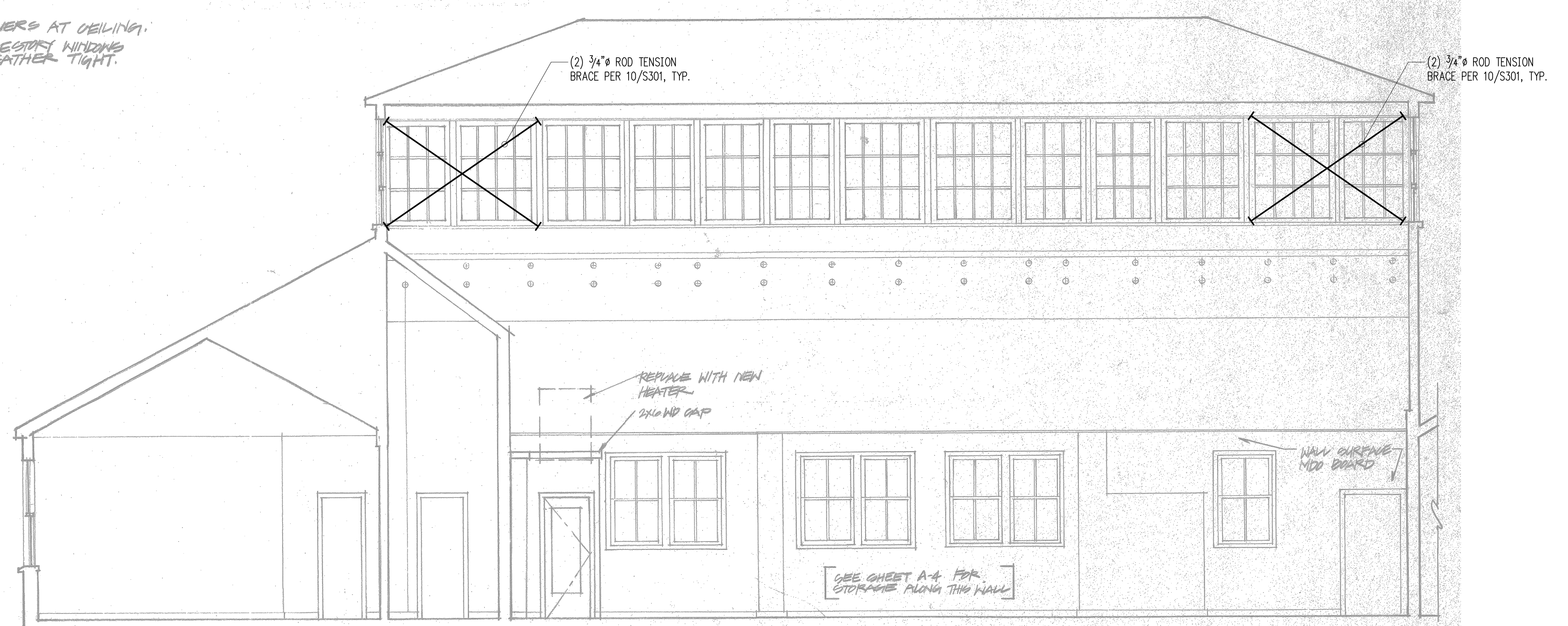


3
A-2
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A-2
WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES
1) SEE ELECTRICAL PLAN FOR BURNERS AT CEILING.
2) THE SOUTH, EAST AND WEST CLERESTORY WINDOWS WILL BE CAULKED CLOSED AND WEATHER TIGHT.



5
A-2
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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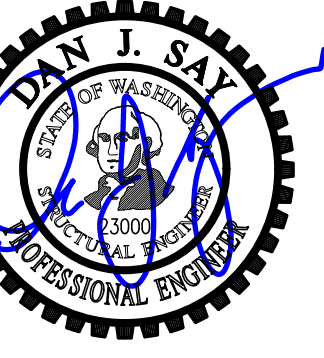
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SHEET TITLE:
**South Annex
Clerestory
Tension Bracing**

SCALE: 1/4" = 1'-0" U.O.O.
DATE: Feb 29, 2024
PROJECT NO: 00628-2016-02
SHEET NO:

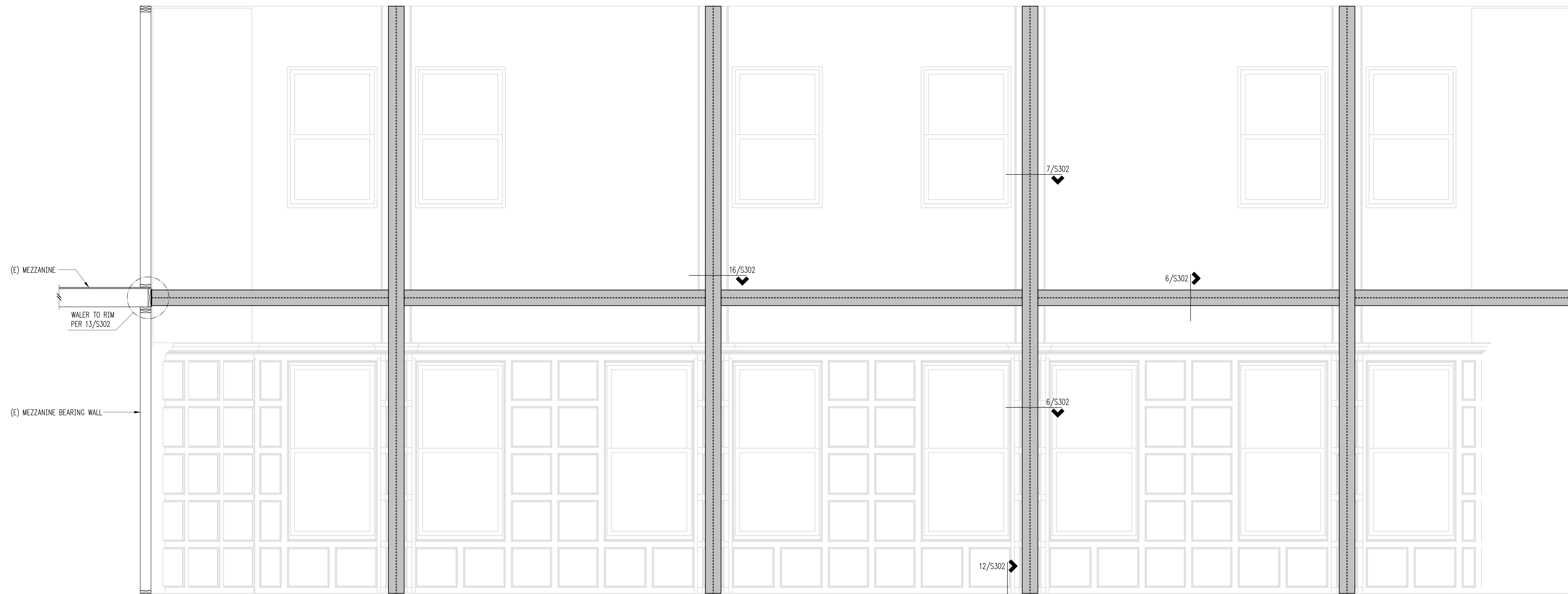
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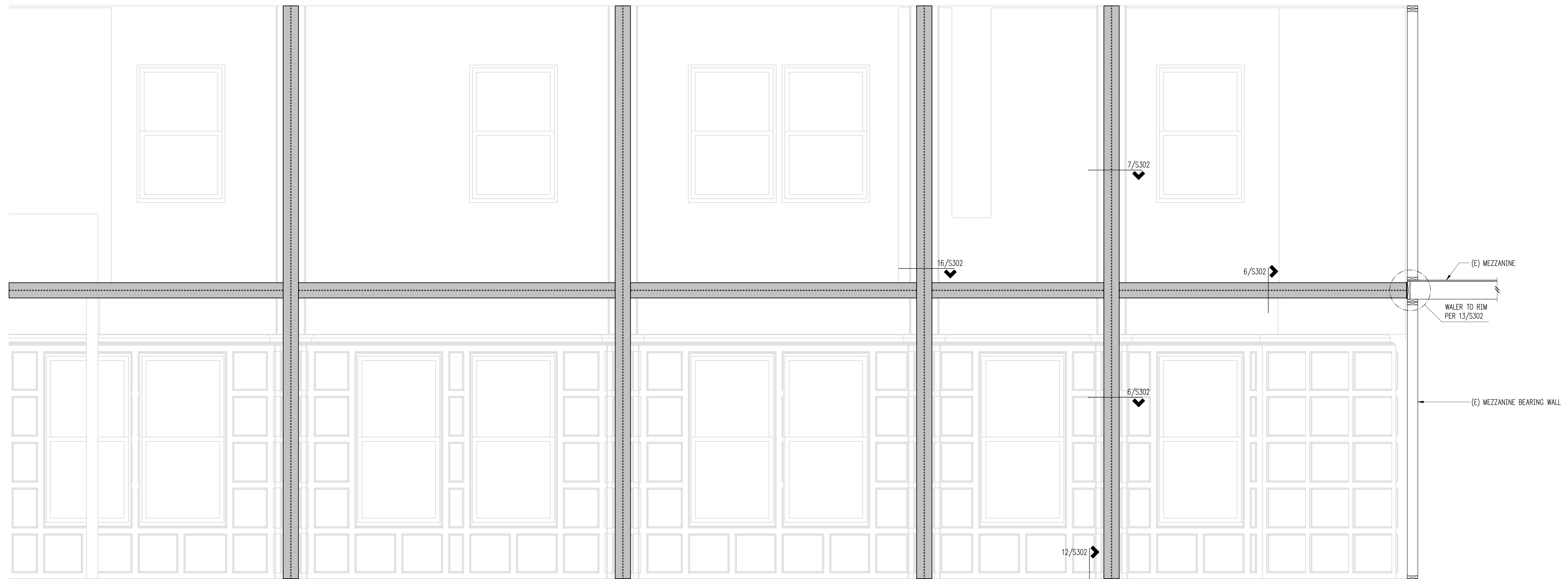
DRAWN: SRK
DESIGN: AGL
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East Elevation 10



West Elevation 20

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SHEET TITLE:

**Chapel
Elevations**

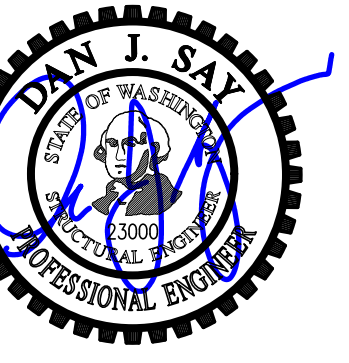
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DATE: Feb 29, 2024

PROJECT NO: 00628-2016-02

SHEET NO:

S205



DRAWN: SRK
 DESIGN: AGL
 CHECKED: ZFK
 APPROVED: DJS

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SHEET TITLE:

Details

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DATE: Feb 29, 2024

PROJECT NO: 00628-2016-02

SHEET NO:

S301

1

2

3

4 Rod Bracing Top

5 Brace Middle Connection

6

7

8

9 Rod Bracing Bottom

10 Penthouse Rod Bracing

11

12 Connection at "I"/"C" Shape Purlins

13 Connection at Bearing Walls

14 Typical Wall Anchor at Roof Rafters

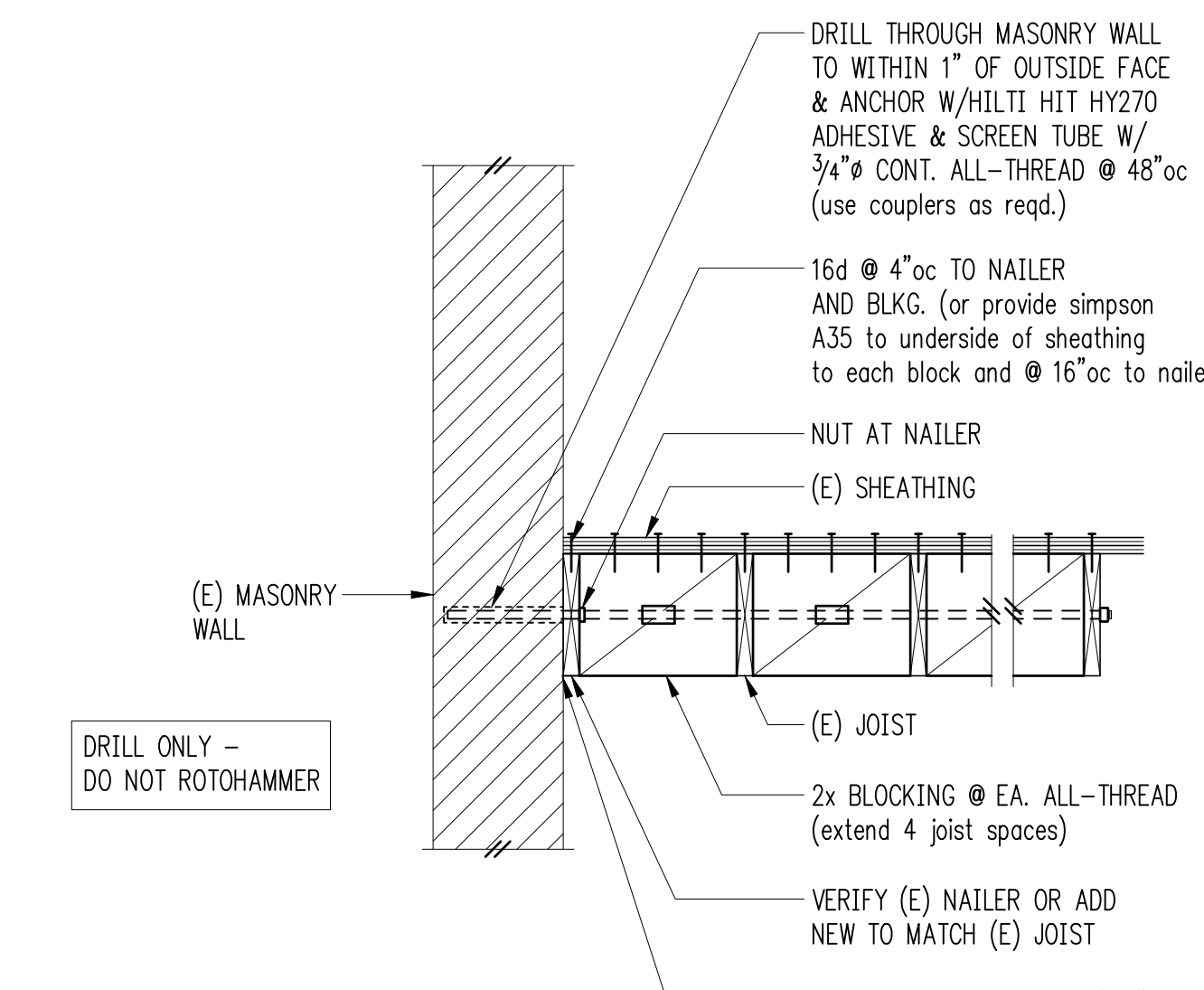
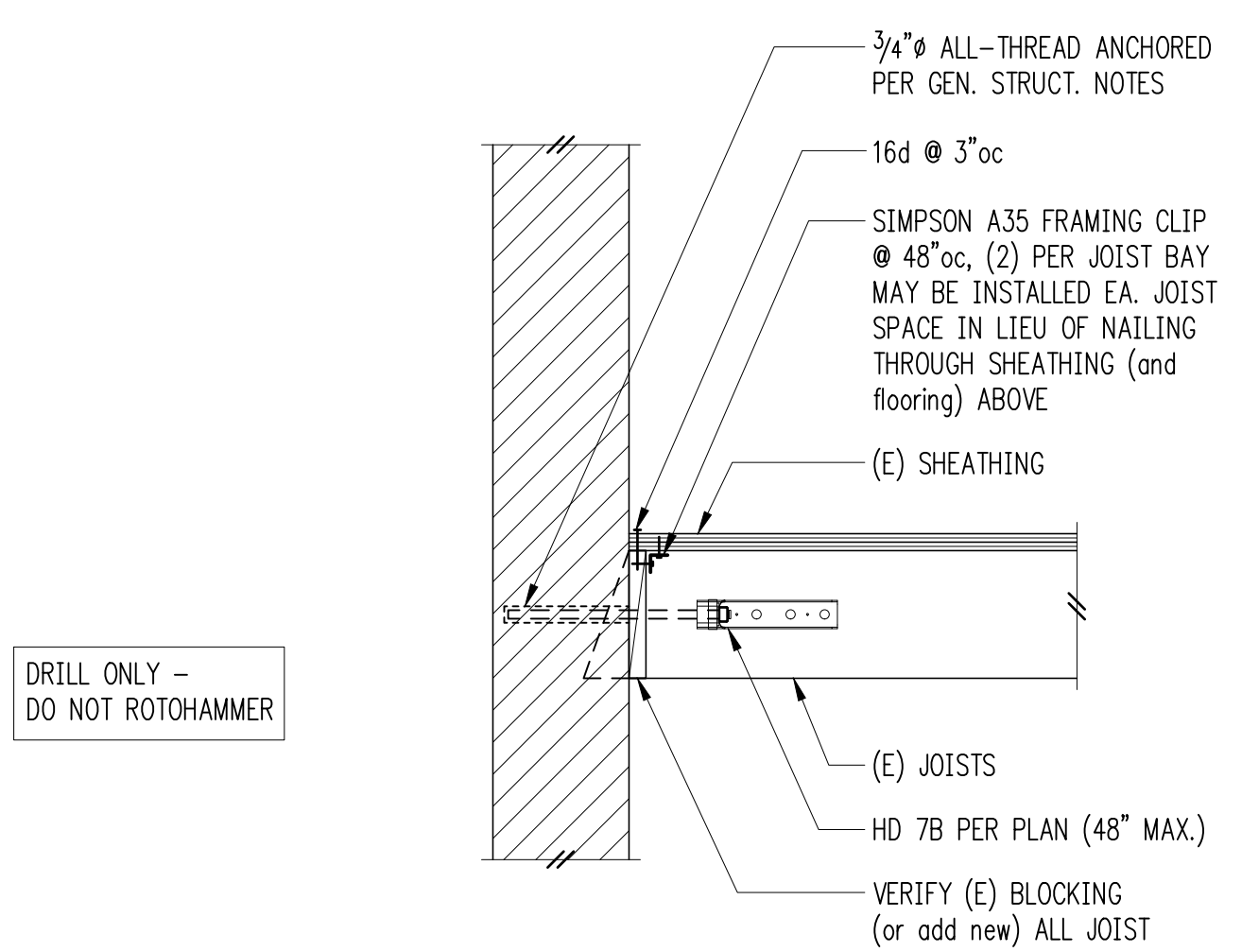
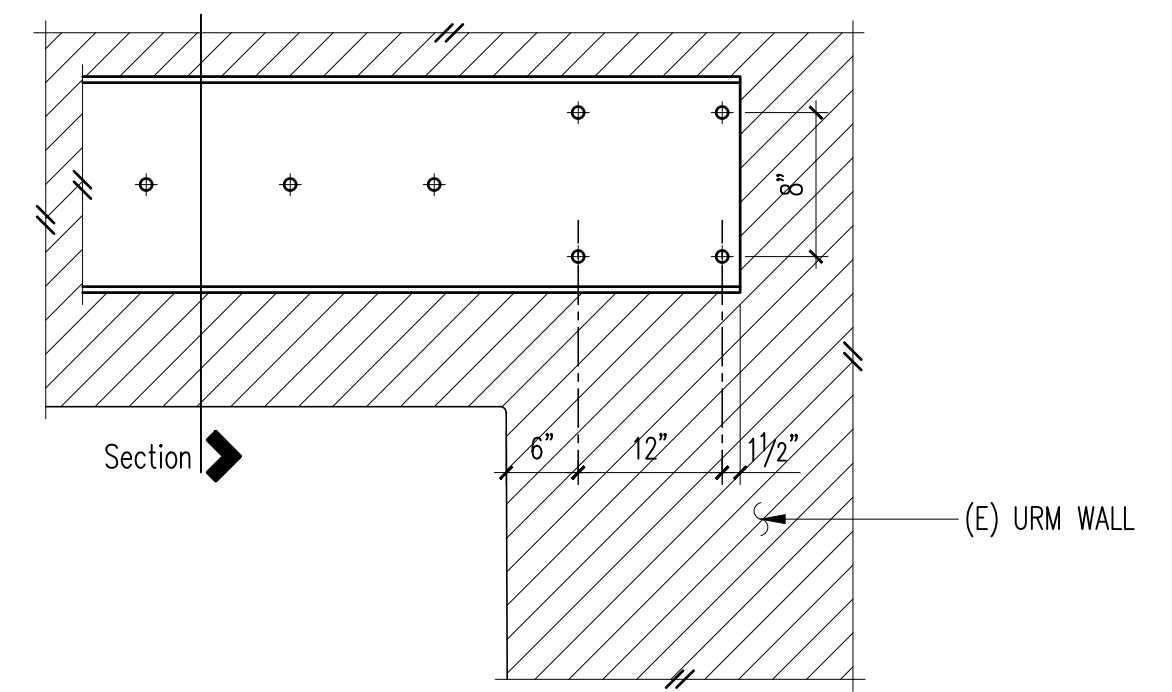
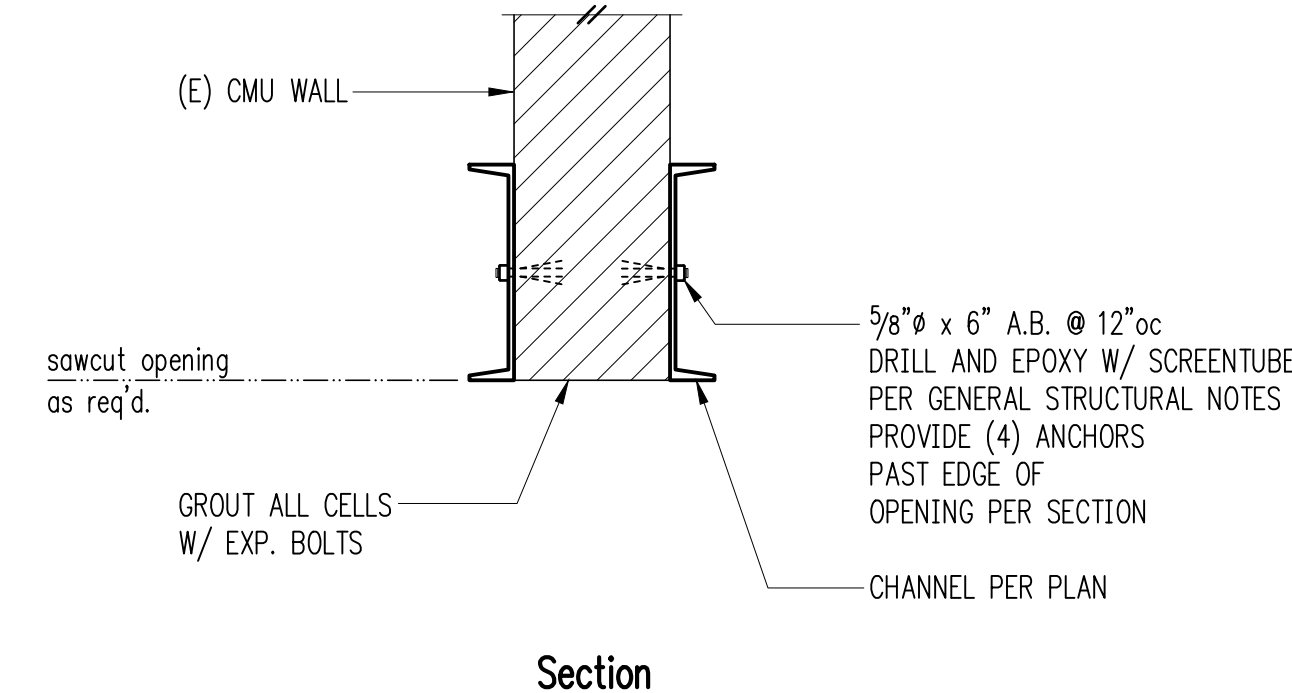
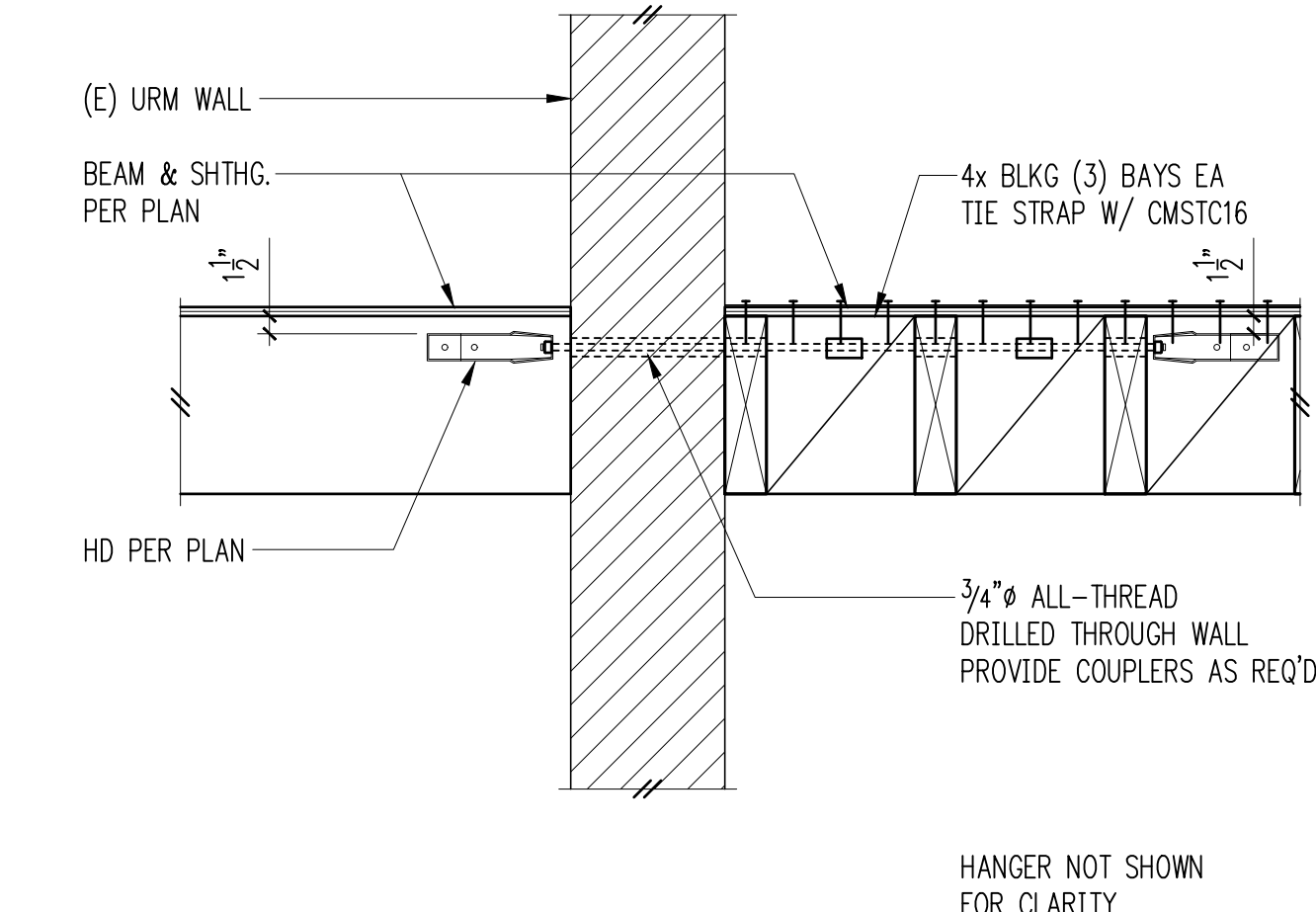
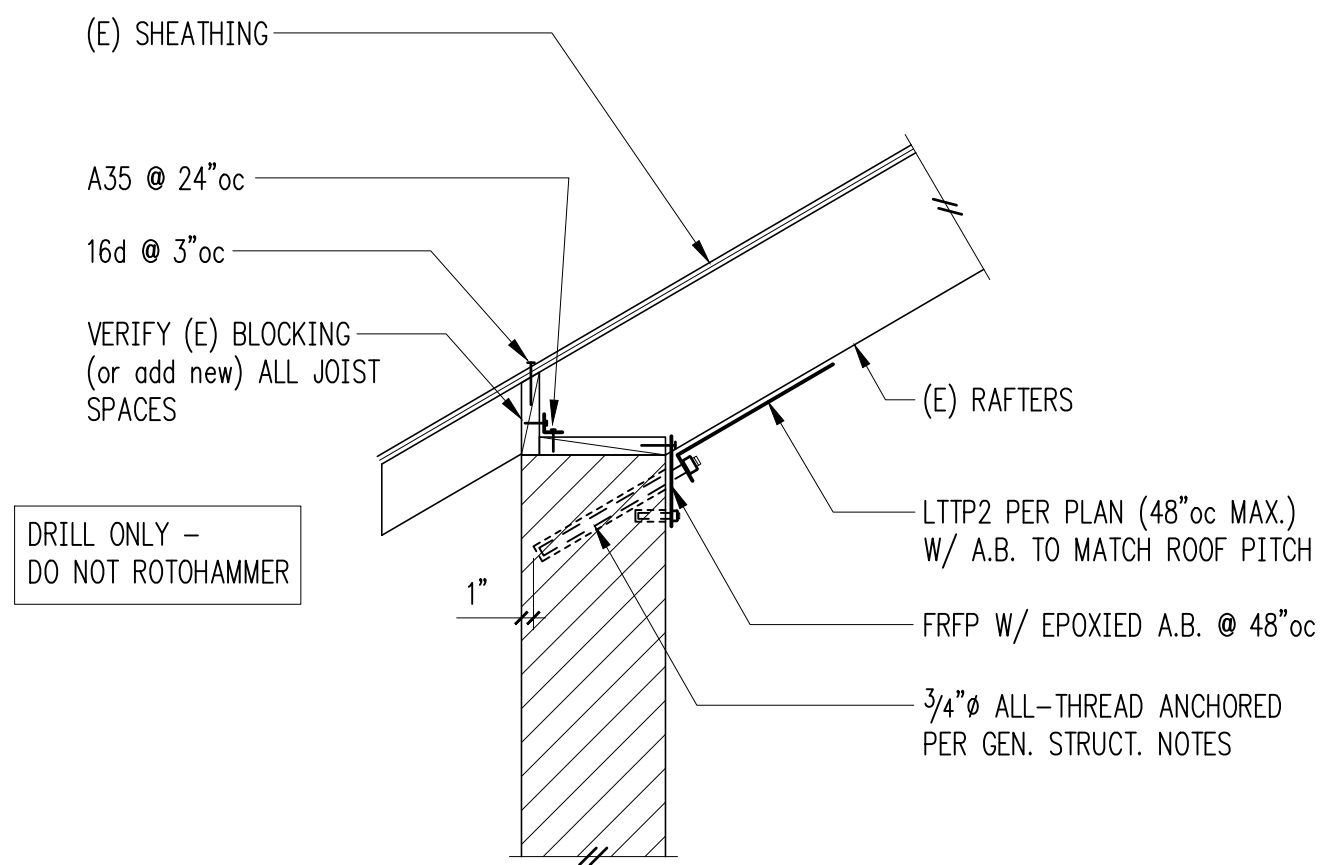
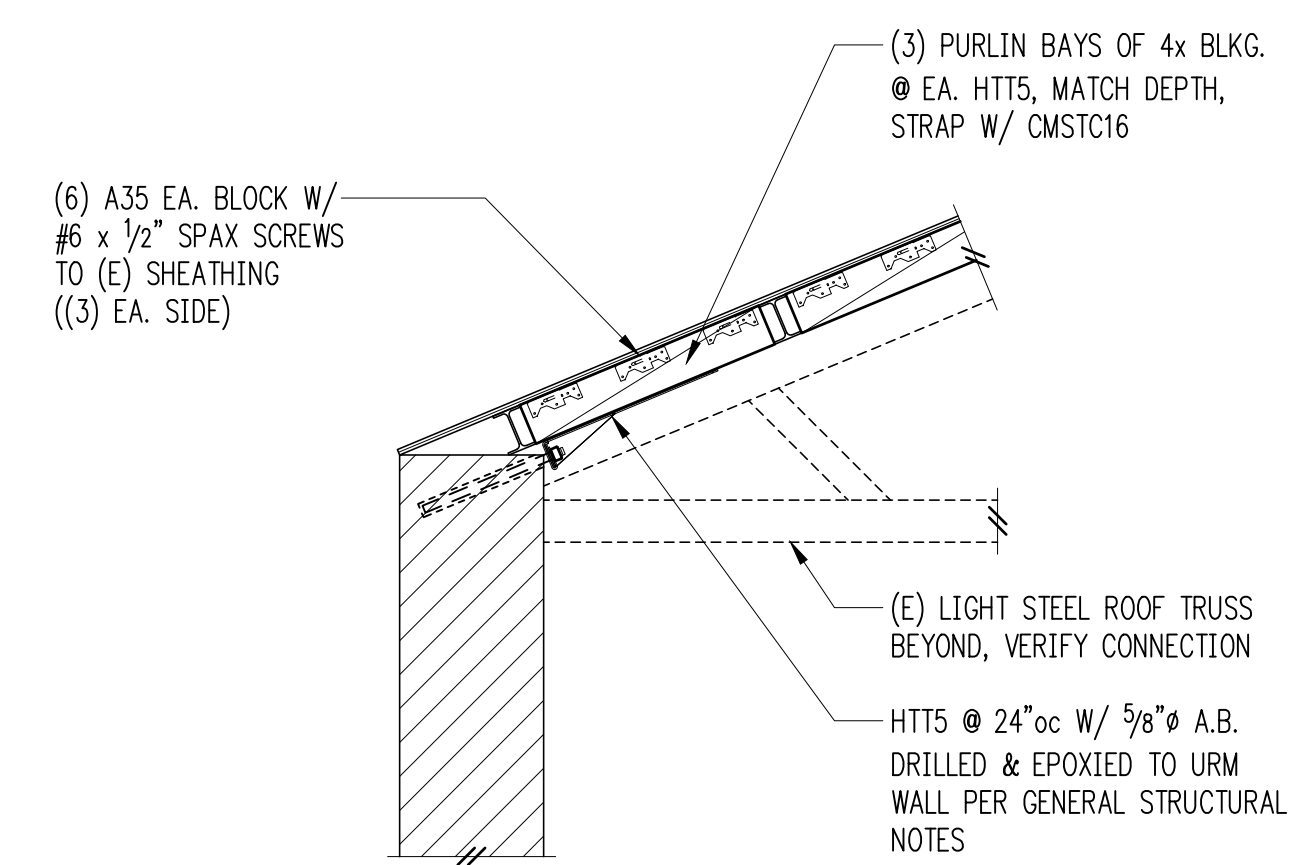
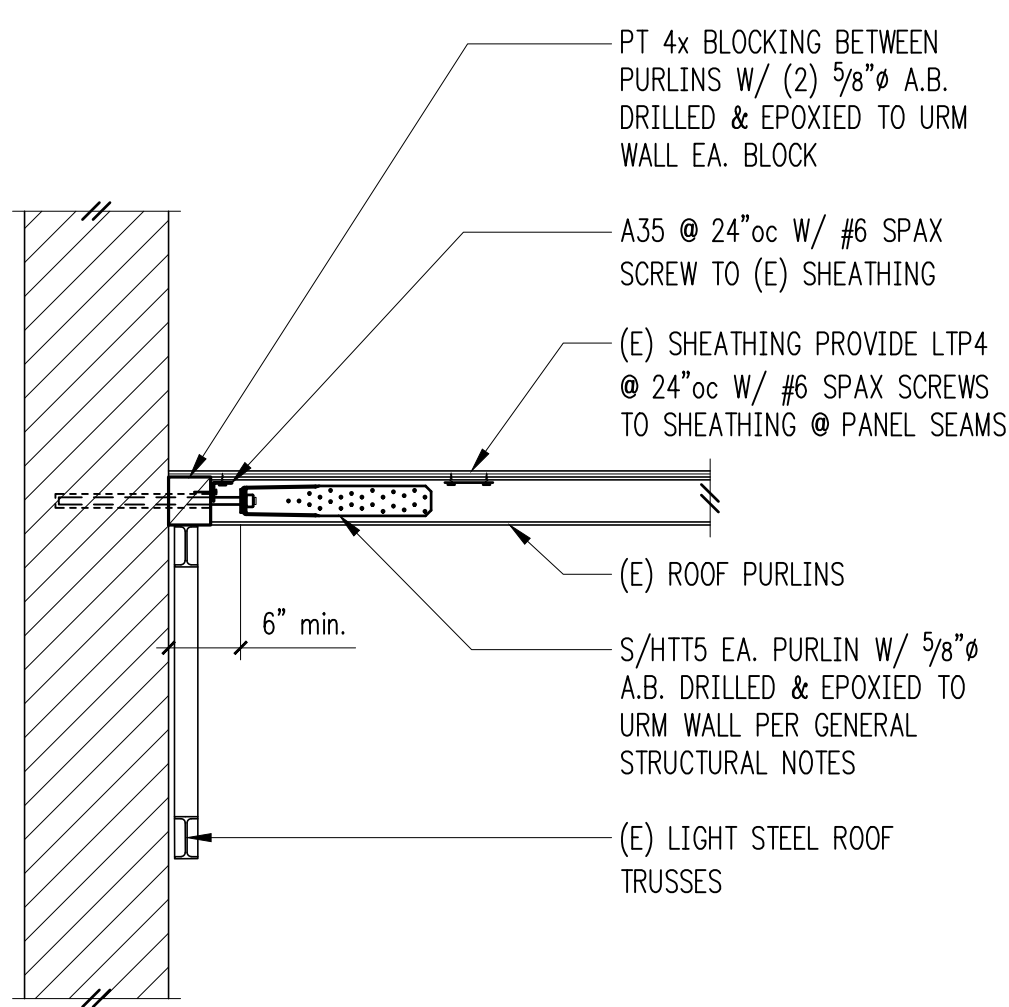
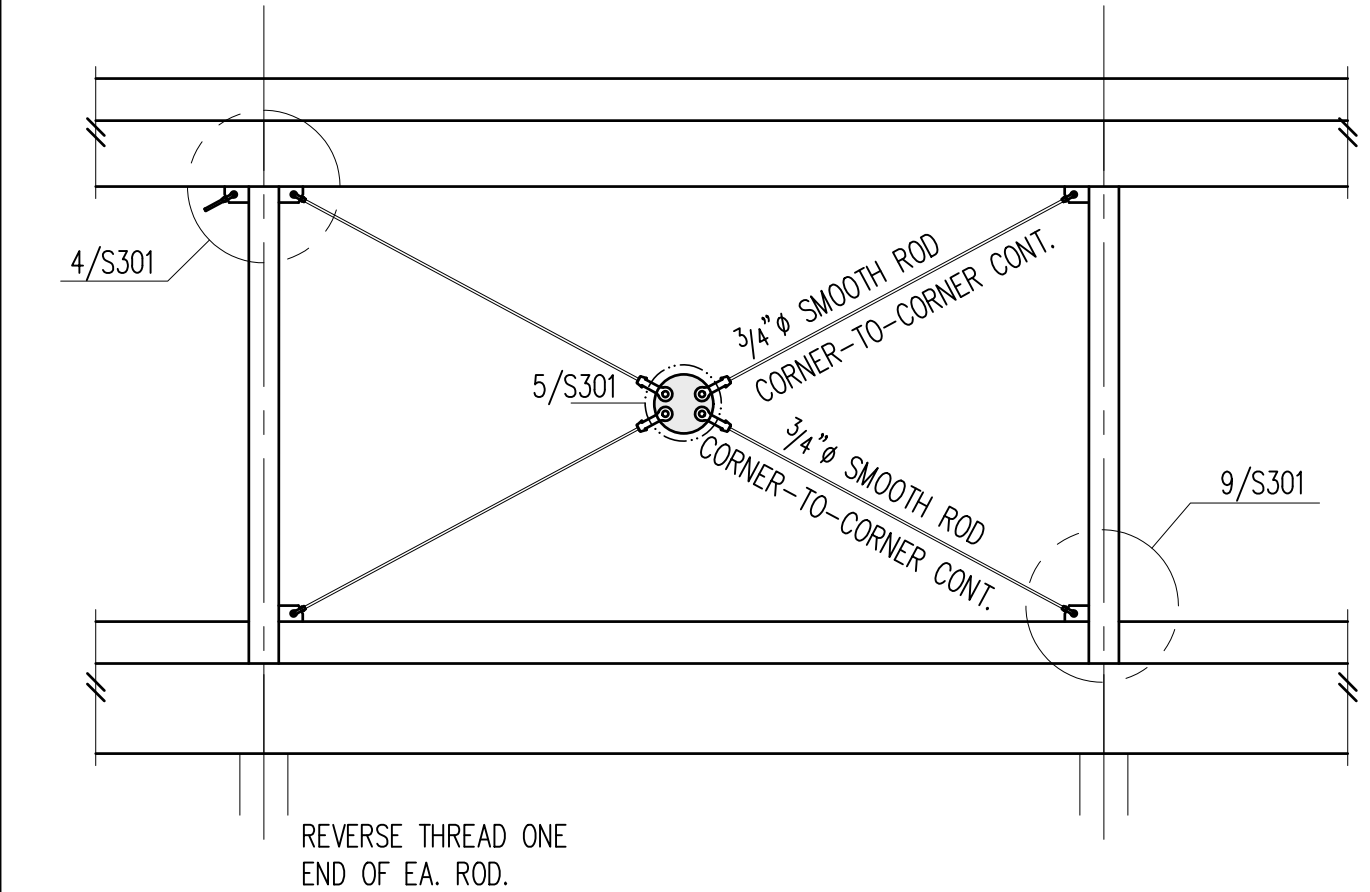
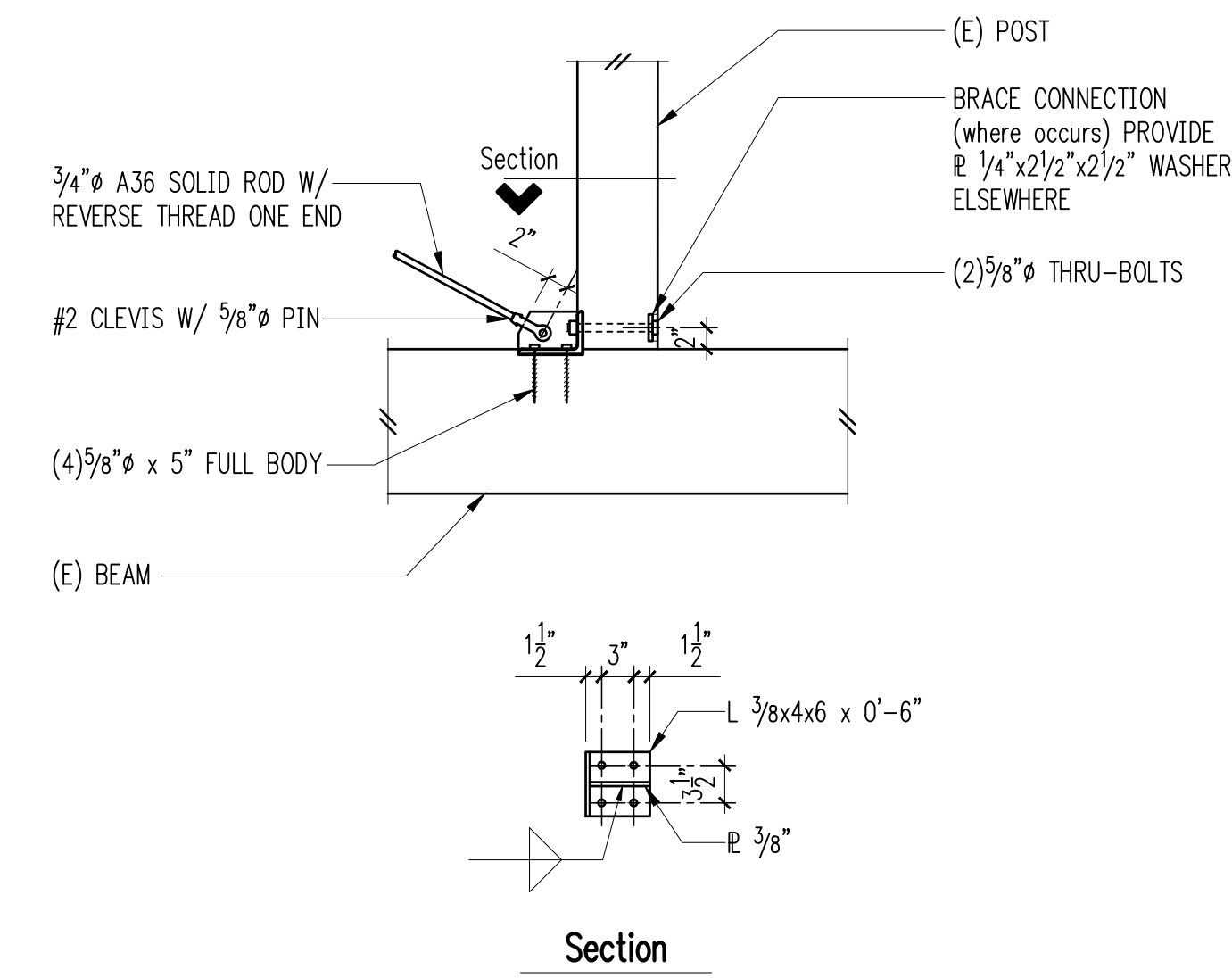
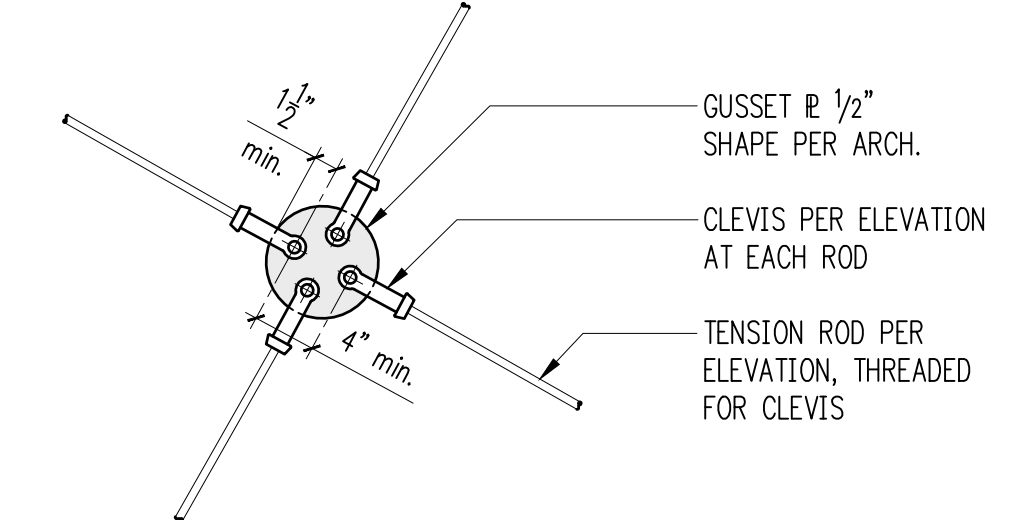
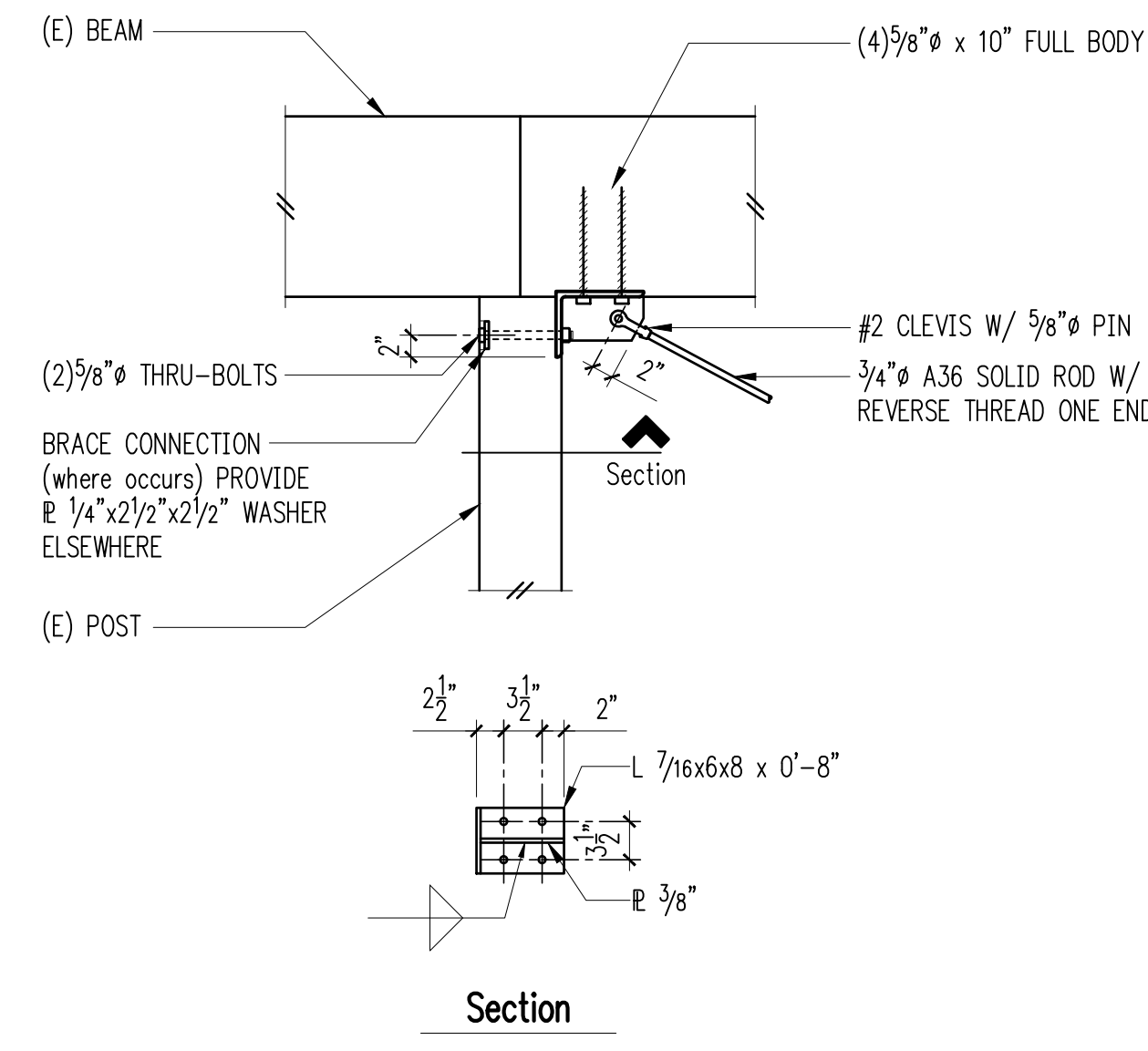
15 HDU Drag Strut Connection at URM Wall

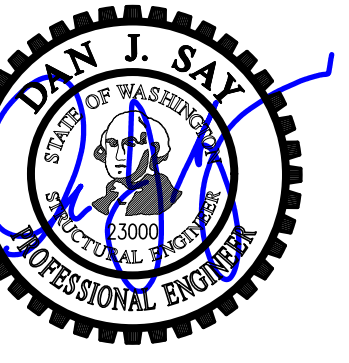
16

18 Typical Double Channel Header Over Sawcut Opening in CMU Wall

19 Typical Wall Anchor - Joists Perpendicular

20 Typical Wall Anchor - Joists Parallel





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APPROVED: DJJ

REVISIONS:

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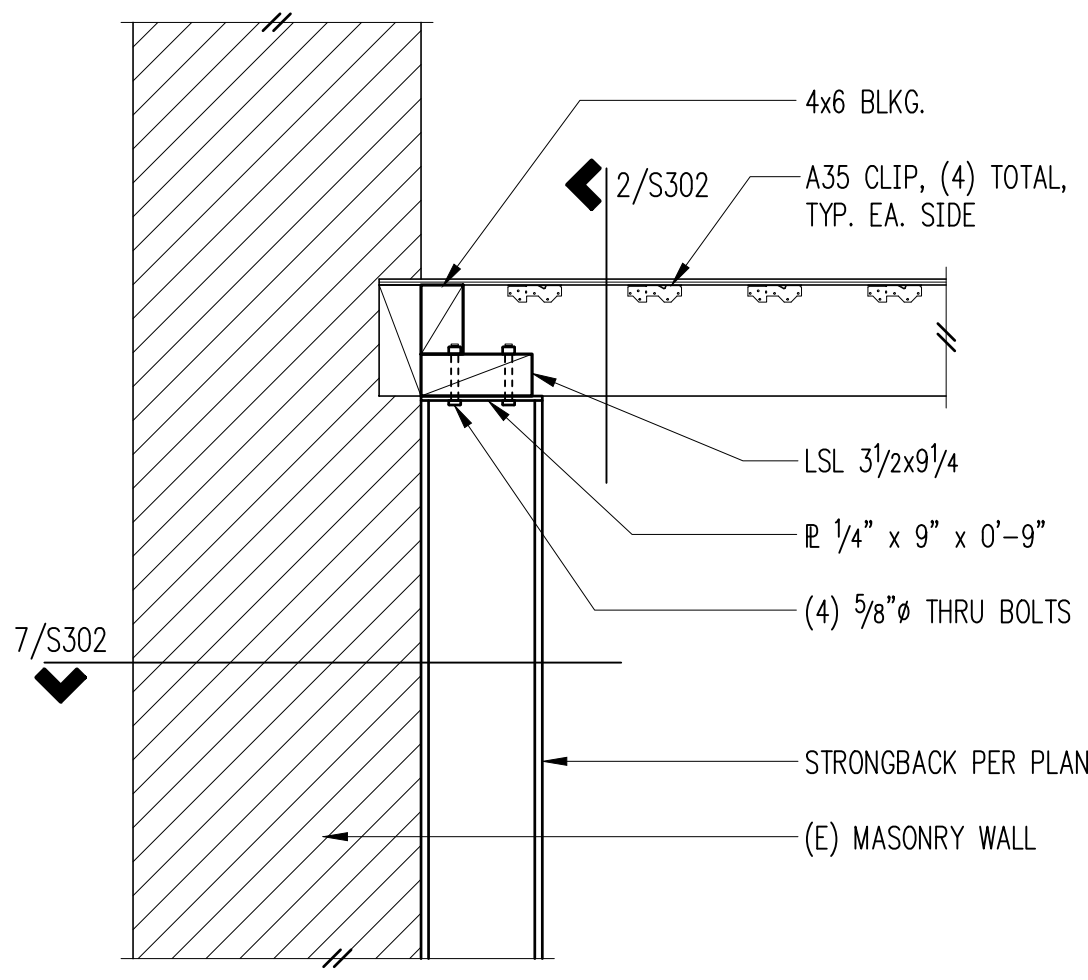
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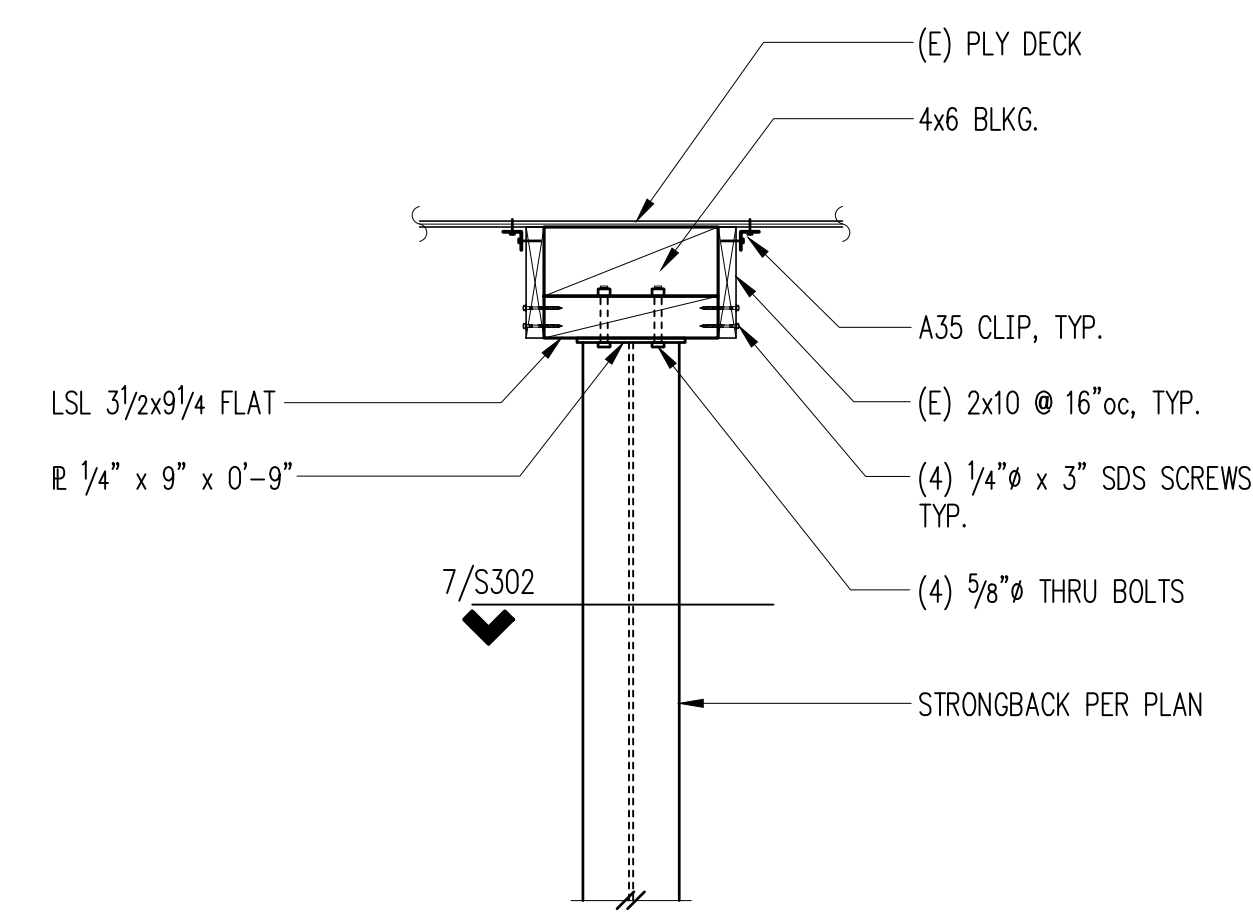
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S302



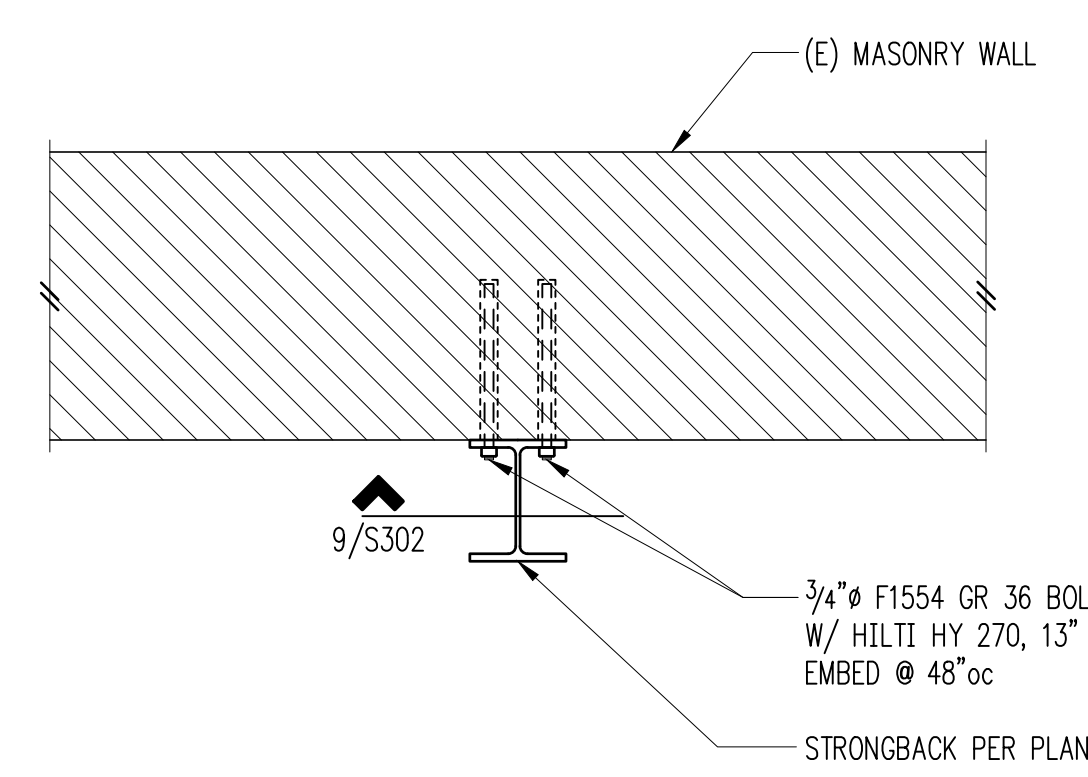
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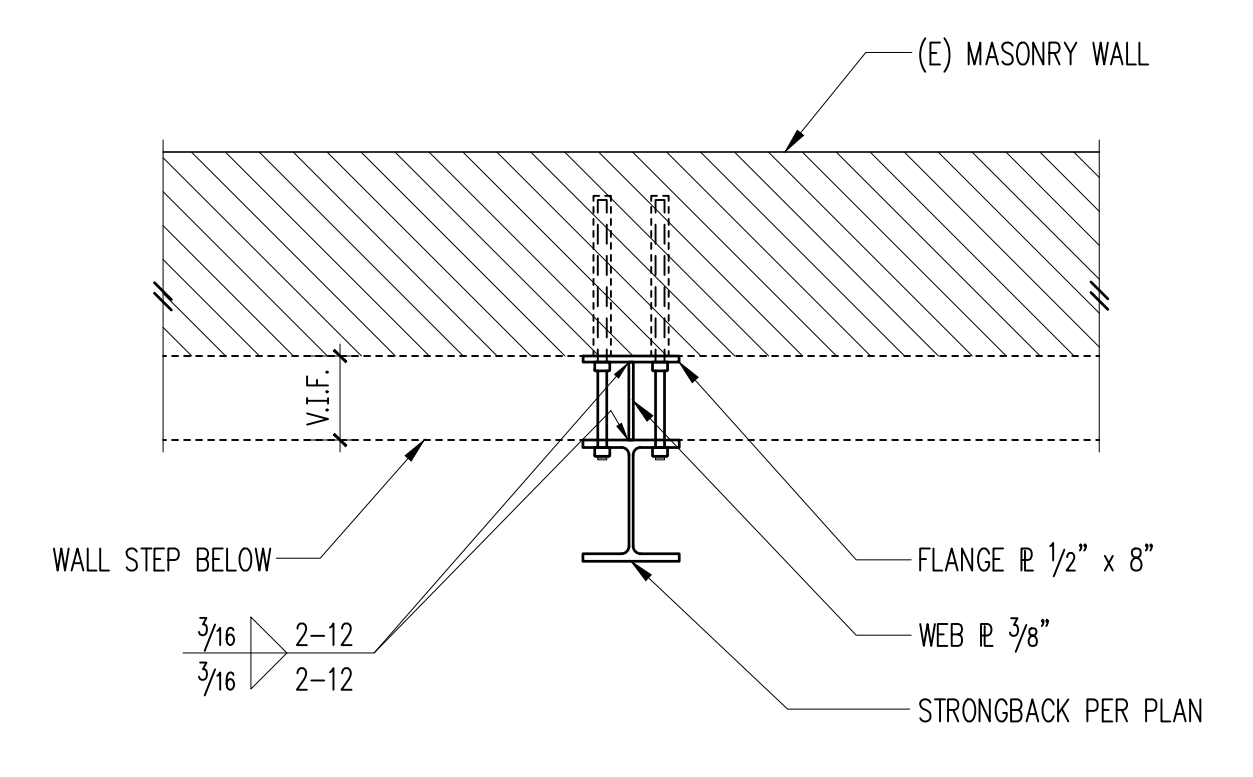
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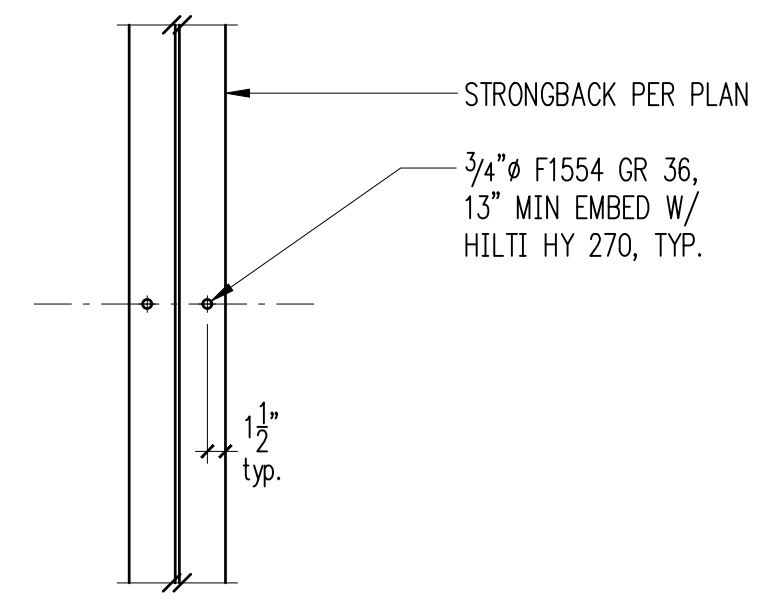
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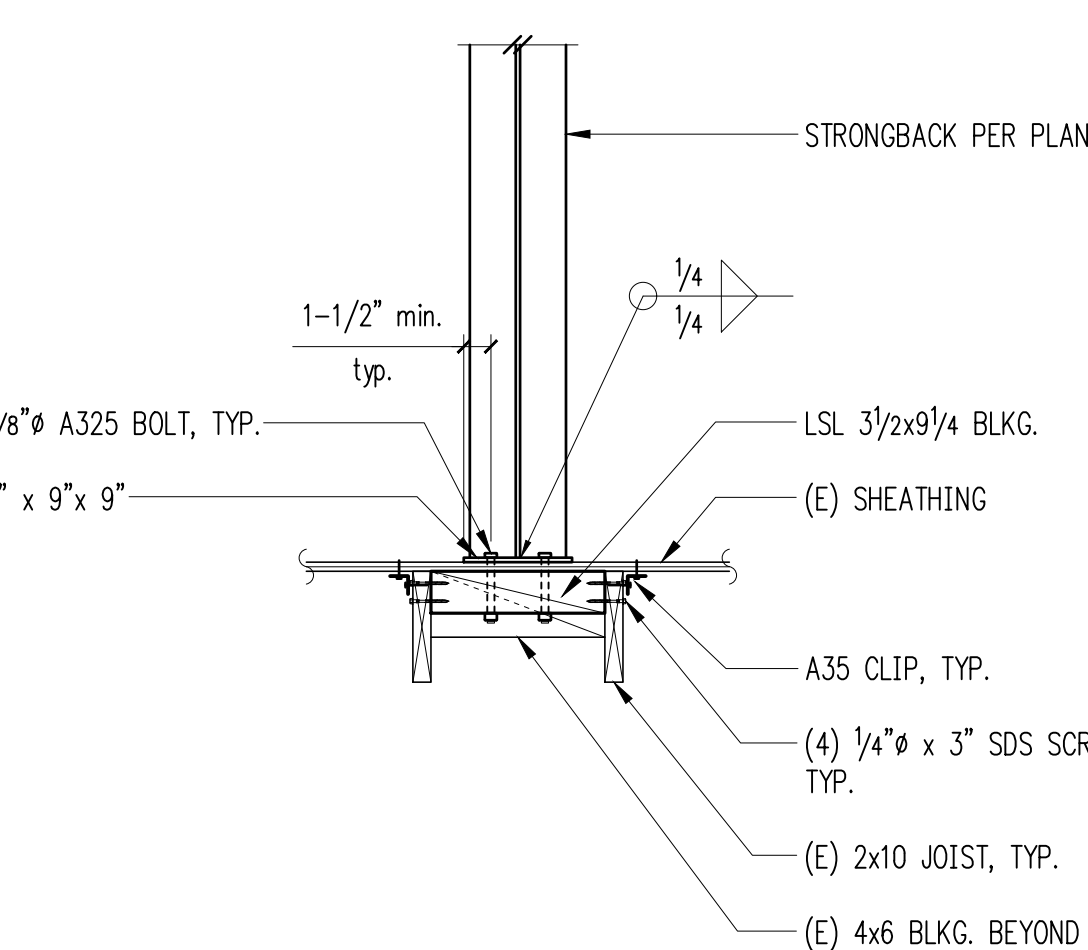


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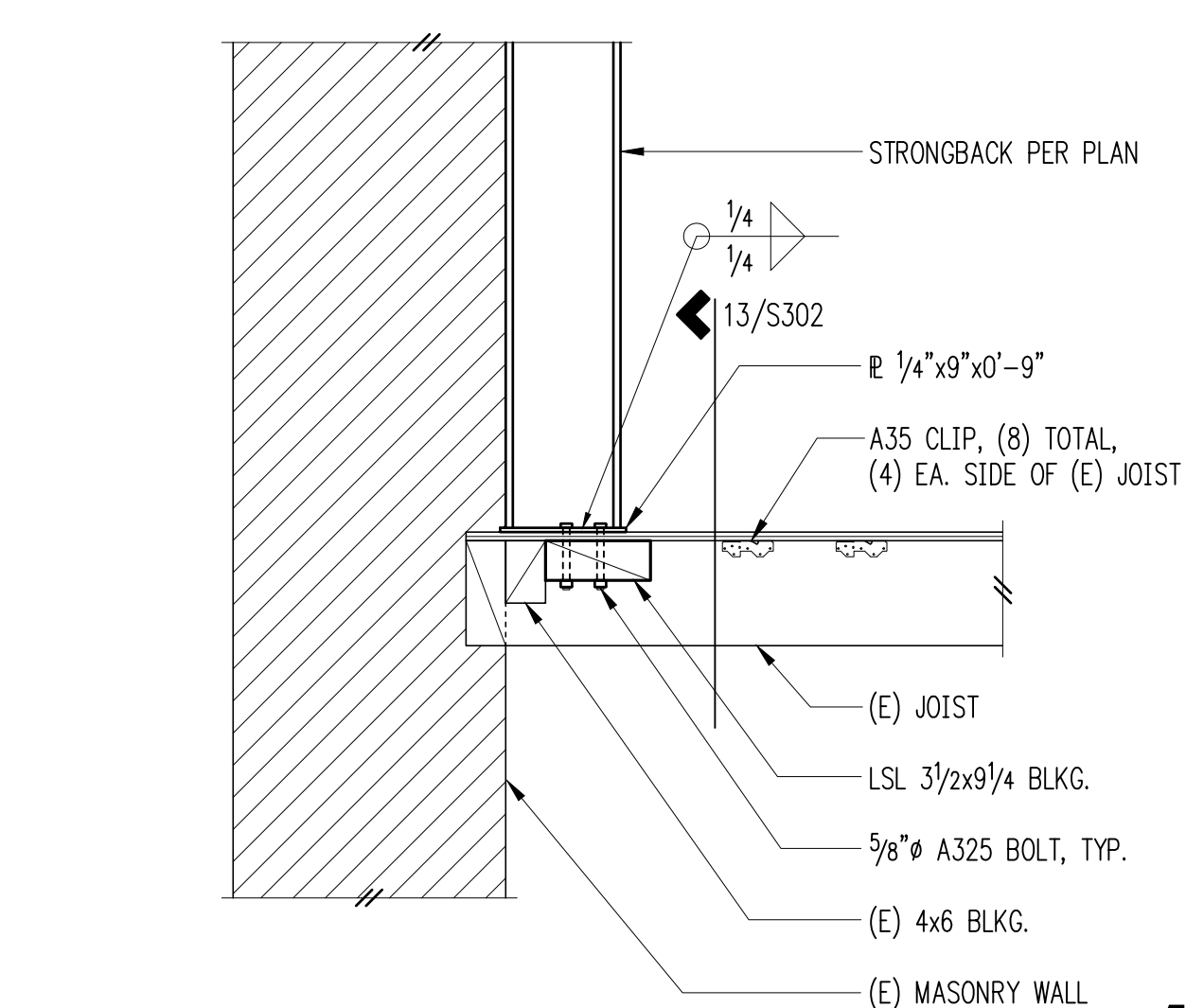


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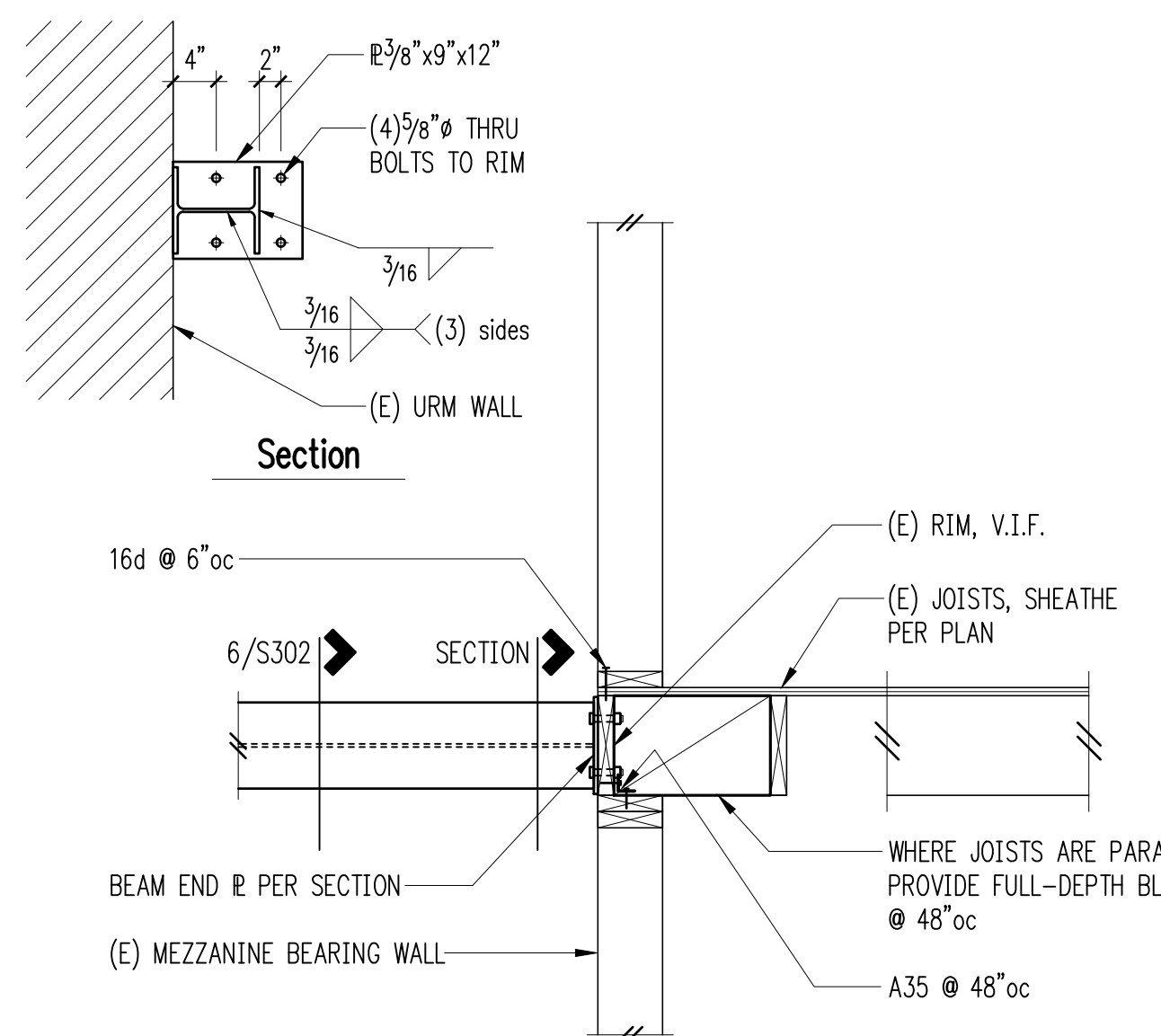
FOR CALLOUTS IN COMMON SEE 7/S301



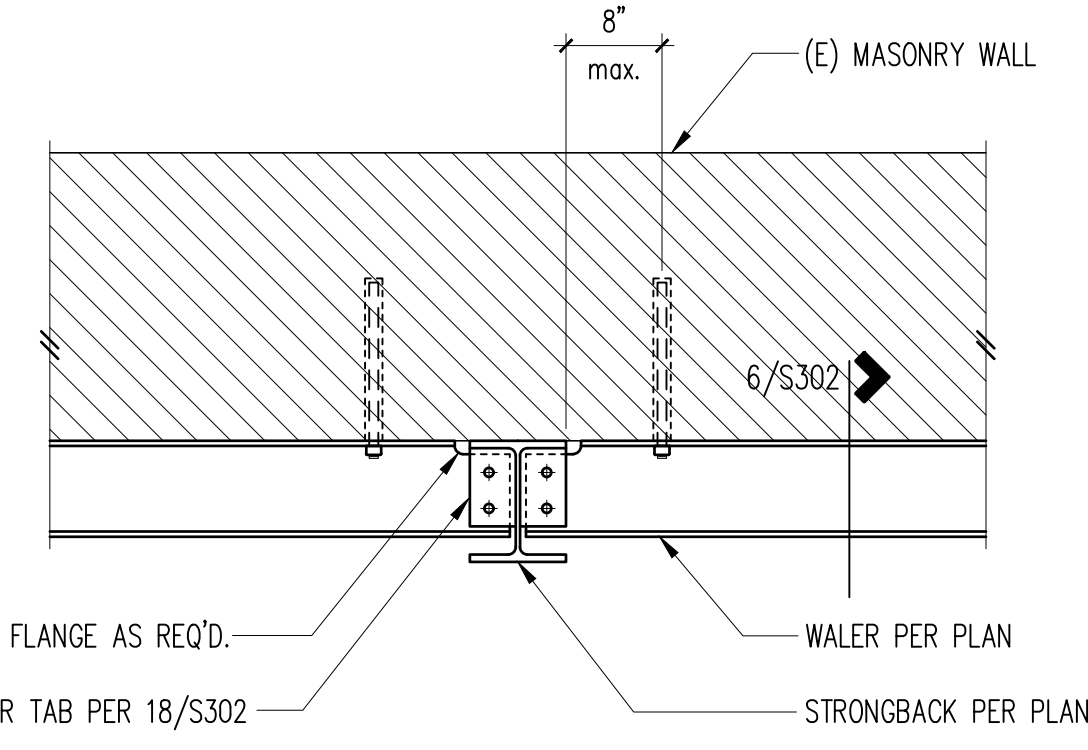
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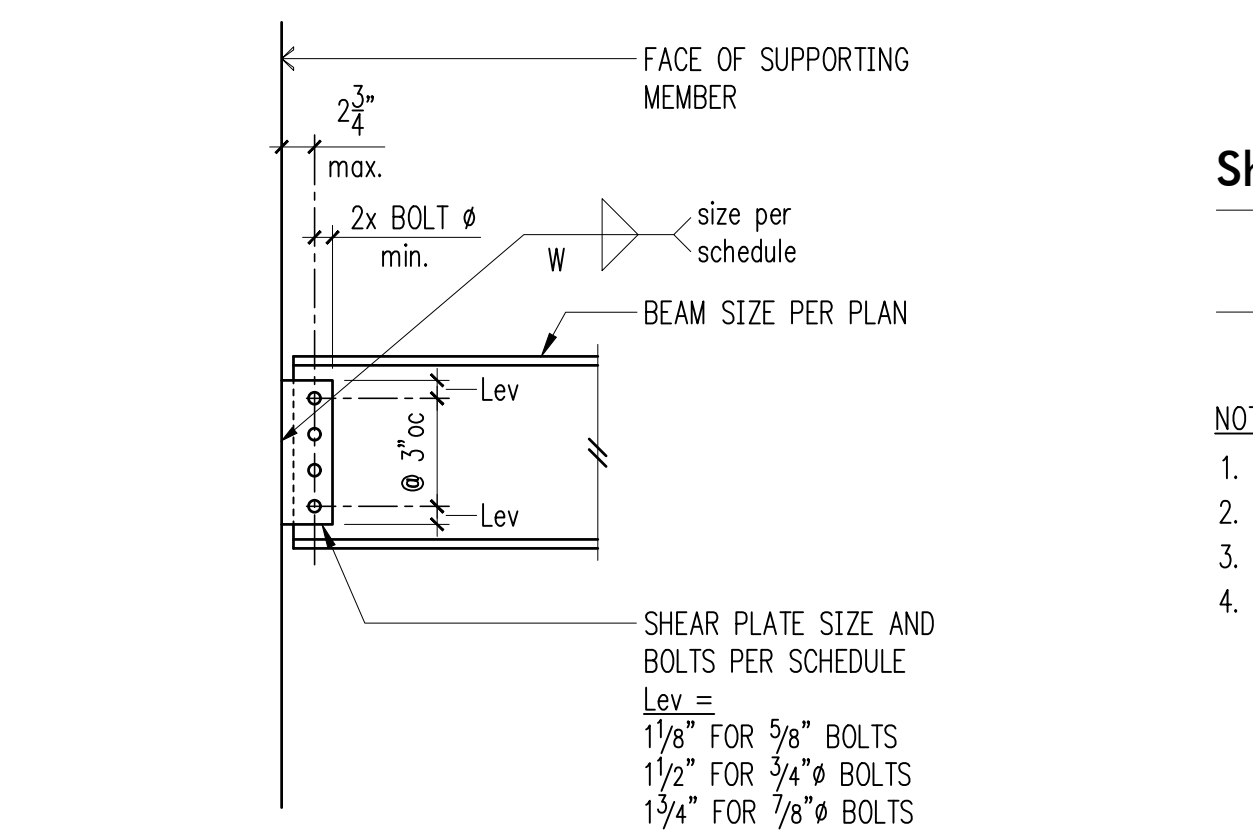
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13



16



18

Shear Plate Schedule

Beam Size	No. of Bolts	Bolt Size	Plate Thickness	Weld Size
W8, W10	2	5/8"	1/4"	3/16"

- NOTES:
- STANDARD OR SLOTTED HOLES MAY BE USED.
 - BOLT TYPE: A325N.
 - E MATERIAL - A36
 - SEE EXTENDED R DETAIL FOR COLUMN WEB CONNECTIONS.

Typical Single Shear Plate Connection and Schedule

19

20