View From Alley

LIST OF DRAWINGS

DISTRICT OF COLUMBIA
ERIC R. PETERSEN
No. 6060
REGISTERED
ARCHITECT

CLIENT
PATTY JORDAN & ANDREW DALY
1120 PARK ST NE
WASHINGTON DC
20002

PROJECT
NEW GARAGE

PROJECT NO.
11-034

DRAWN BY
EP

ISSUE
21 JAN 2016
PERMIT SET

COVER SHEET

AVENUE DESIGN

ABBREVIATIONS

A.D.	AREA DRAIN
AFF	ABOVE FINISH FLOOR
A.P.	ACCESS P ANEL
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
DIA	DIAMETER
DN	DOWN
DWG	RAWING
EA.	EACH
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	QUAL
EQUIP .	EQUIPMENT
EXT	EXTERIOR
F.D.	FLOOR DRAIN
FFE	FINISHED FLOOR ELEV A TION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.	FIRE RA TED (RESISTIVE)
FIN.	FINISH
FLR.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLAZED
GYP.	GYPSUM BOARD
H.M.	HOLLOW MET AL
HDW.	HARDWARE
IBC	INTERNATIONAL BUILDING CODE
I/O	INDOOR /OUTDOOR
IRC	INTERNATIONAL RESIDENTIAL CODE
LAV	LAVATORY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX	MAXIMUM
MECH.	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN.	MINIMUM
MTL	METAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTER DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPP .	OPPOSITE
PLYWD	PLYWOOD
P.T.	PRESSURE TREA TED
PNL	PANEL
QTY	QUANTITY
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
REF	REFRIGERATOR
REINF	REINFORCEMENT
RESIL	RESILIENT
REQ'D	REQUIRED
REV.	REVERSE
RM	ROOM
SS	STAINLESS STEEL
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFIC A TIONS
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
T.O.S.	TOP OF SLAB
TYP.	TYPICAL
U-CUT	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W.C.	W A TER CLOSET
W.P.	WORKING POINT
W/	WITH

1120 Park St NE
Washington DC 20002

GENERAL NOTES

FOUNDATION AND SLAB ON GRADE
FOOTINGS ARE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF. FOOTING SHALL BEAR ON NATURAL UNDISTURBED SOIL 1'-0" BELOW ORIGINAL GRADE OR ON STRUCTURAL COMPACTED FILL. BOTTOM OF EXTERIOR FOOTINGS SHALL BE 2'-6" BELOW FINISHED GRADE
MASONRY
ALL MORTAR SHALL CONFORM TO ASTM C720. MORTAR TO BE USED SHALL BE SAMPLED AND TESTED BY THE BRICK AND MASONRY SUPPLIERS ACCORDING TO ASTM C780 AND RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL.
MORTAR SHALL BE PORTLAND CEMENT MORTAR TYPE 2 AS A MINIMUM.
LOOSE LINTEL FOR OPENINGS IN MASONRY WALLS SHALL BE AS FOLLOWS FOR EACH 4" WIDTH:

UP TO 3'-0"	3 1/2" X 3 1/2" 5/16"
3'-1" TO 5'-0"	4" X 3 1/2" X 5/16"
5'-1" TO 6'-0"	5" X 3 1/2" X 3/8"
6'-1" TO 8'-0"	6" X 3 1/2" X 3/8"

SHORT LEG OUTSTANDING W/ 6" MIN. BEARING INTERIOR NON-LOAD LINTEL TO BE PRE-CAST
WOOD
STRUCTURAL WOOD MEMBERS TO BE SOUTHERN YELLOW PINE NUMBER TWO. ALL CONSTRUCTION TO CONFORM TO LATEST "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
PROVIDE DOUBLE JOIST AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3" JOIST SPAN.
PROVIDE 1X3 CROSS BRIDGING AT 8'-0" O.C. AT ALL FLOOR AND ROOF JOISTS.
MICROLAM MEMBERS SHALL CONFORM TO THE FOLLOWING MINIMUM ALLOWABLE STRESSED:

MOD. OF ELAS.	1,900,000 PSI
FLEXURAL STRESS	2,600 PSI
PARALLEL TENSION	1,555 PSI
PERPENDICULAR COMPRESSION	750 PSI
PARALLEL COMPRESSION	2,310 PSI
HORIZ. PERP. SHEAR	285 PSI

TJI'S AND LAMS SHALL BE BY JOIST MACMILLAN OR APPROVED EQUAL AND INSTALLED PER MNFR REQS

BUILDING INFO SUMMARY

CONSTUCTION TYPE: VB, COMBUSTABLE, UNPROTECTED (EXCEPT AT PROPERTY LINE)
USE GROUP: U - UTILITY (PRIVATE GARAGE)
SPRINKLERED? N/A, FIRE ALARM?, N/A

EXTERIOR AREA

TOTAL LOT	1355 SF	
LOT OCCUPANCY	ALLOWED 70% 949 SF (BY BZA ORDER 18514)	PROPOSED 70% 949 SF
EXISTING HOUSE LOT AREA:	791.0 SF	

GARAGE INFO
GBA (10.0' X 15.8') = 158 SF
ALLOWABLE HEIGHT = 15 FT PROPOSED HEIGHT

ZONING

SQUARE / LOT	0987 / 0008
ZONE DISTRICT	R-4

DESIGN CODES

REFERENCE

1.) INTERNATIONAL BUILDING CODE	2012
DCRM 12 SUPPLEMENTARY CODE	2013
2.) BUILDING CODES FOR SRTUCT. CONC.	ACI-318-05
3.) BUILDING CODES FOR MAS. STRUCT.	ACI-530-05/ASCE 5-05
4.) SPECS FOR STRUC. STEEL	AISC 13TH ED.

DESIGN LOADS

FLOOR LL	
FLOOR -	40 PSF
SLEEPING ROOM -	30 PSF
STAIRS -	40 PSF
ROOF LOAD	
MIN. LL -	30 PSF
GROUND SNOW LOAD (Pg) -	30 PSF
FLAT ROOF SNOW LOAD (Pf) -	24 PSF
SNOW EXPOSURE FACTOR (Ce)	1.0
SNOW LOAD IMPORTANCE FACTOR (Is)	1.0
THERMAL FACTOR (Ct)	1.0
WIND LOAD	
BASIC 3sec. GUST -	90MPH
WIND LOAD IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	.018

BUILDING DATA

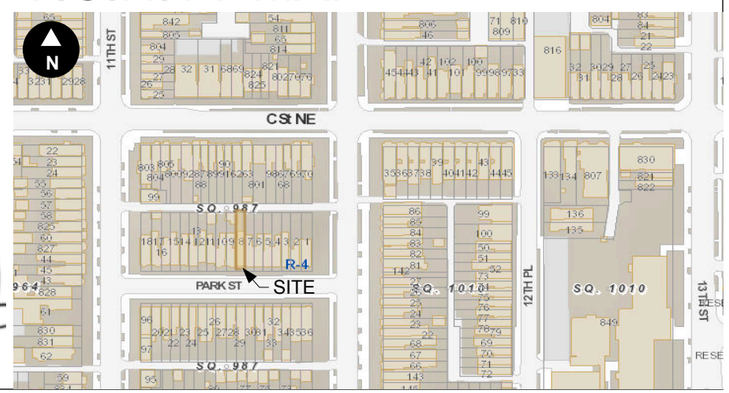
ELEMENT	R-VALUE (U-VALUE AT GLAZING)	SUNROOM
WINDOW/DOOR	0.40 (U-VALUE)	0.50 (U-VALUE)
SKYLIGHT	0.60 (U-VALUE)	0.75- (U-VALUE) 19
CEILING	49	19
WD. WALL	20	13
CONC. WALL	5	5
FLOOR	19	21
BASEMENT WALLS	10/13	10/13
SLAB ON GRADE	10	10
CRAWL SPACE	10/13	10/13

1.) USE R-10 WHEN APPLIED CONTINUOUSLY AGAINST THE WALL; USE R-13 WHEN BETWEEN STUDS
2.) INSULATION MUST EXTEND FROM THE SLAB EDGE TO A LENGTH OF 24" VERT. AND/OR HORIZ.
3.) USE INSULATION ON CRAWLSPACE WALL IN NON-VENTED CONDITION

SCOPE OF WORK

NEW GARAGE INCLUDING ASSOCIATED ELECTRICAL, AND PLUMBING WORK.

VICINITY MAP



AVENUE DESIGN

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Tel: 202.744.7825

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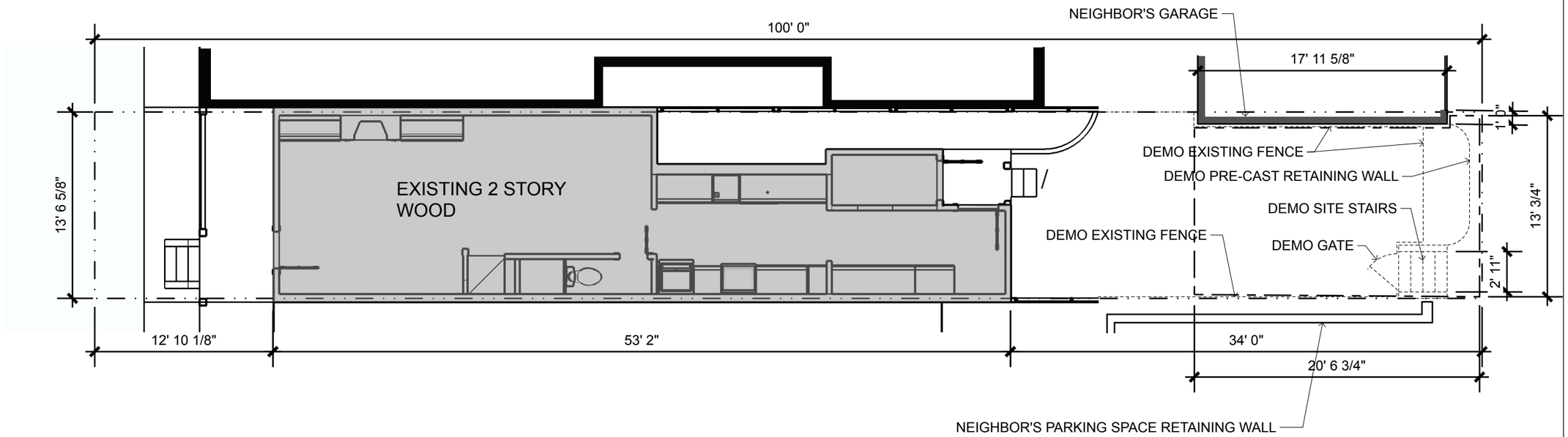
PROJECT INFO

CS1



1 SITE DEMO PLAN

Scale: 1/8" = 1'-0"

PROPERTY LINE

EXISTING SITE ELEMENT TO BE DEMO'D

AREA OF DISTURBANCE AND LINE OF EROSION CONTROL SILT FENCE

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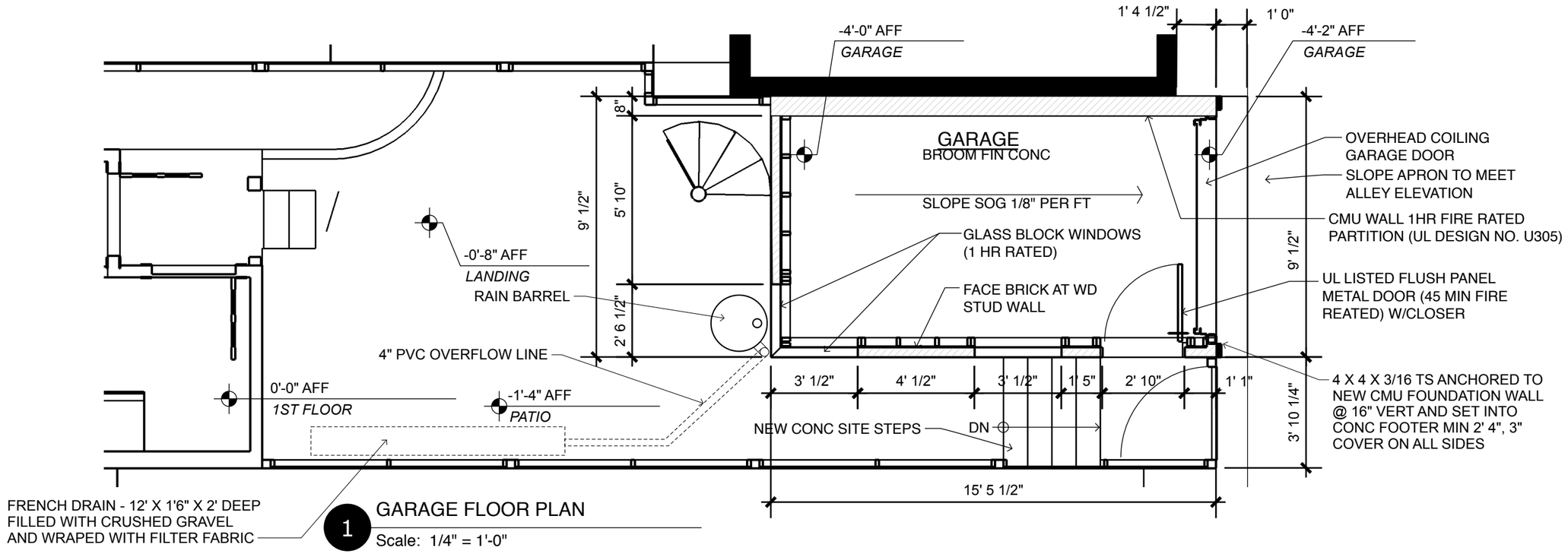
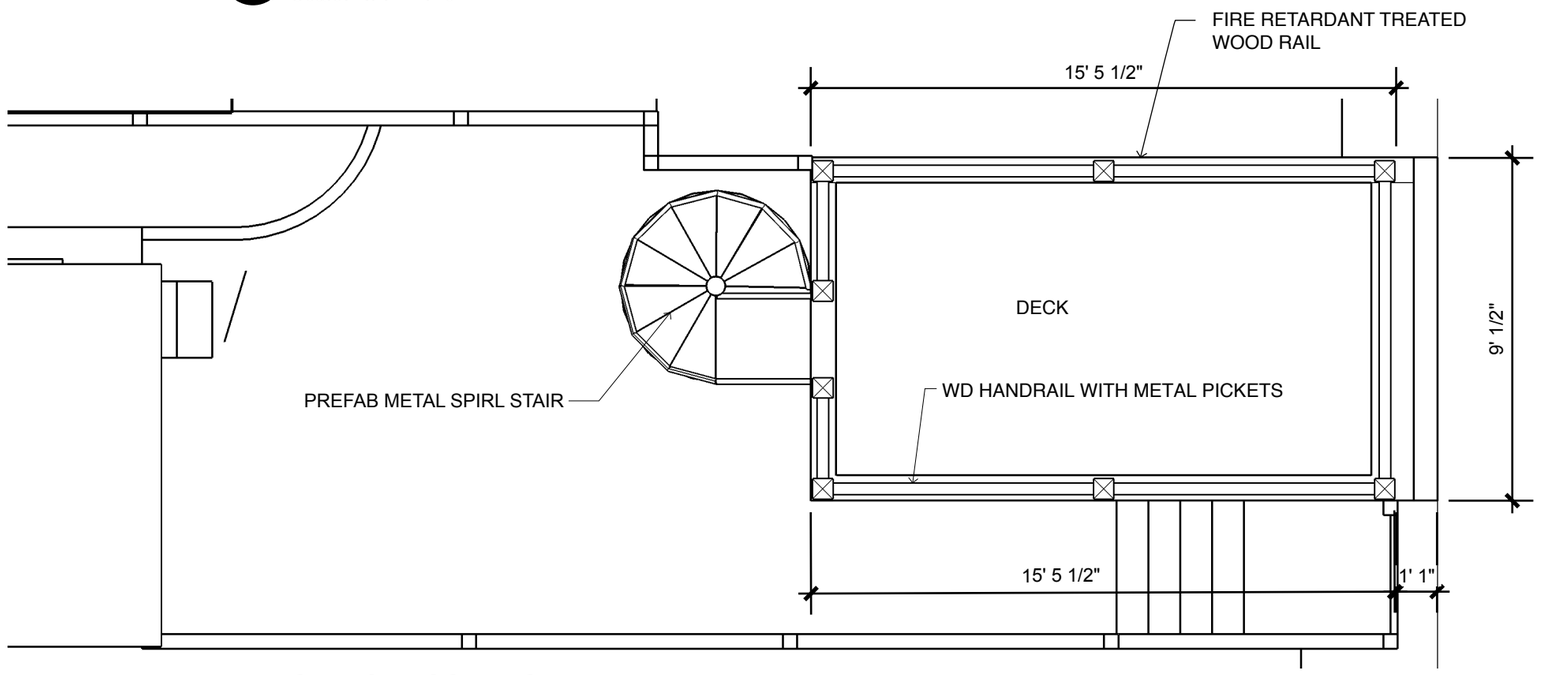
SITE PLAN

CS2



1 GARAGE FLOOR PLAN

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



2 GARAGE ROOF DECK PLAN

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

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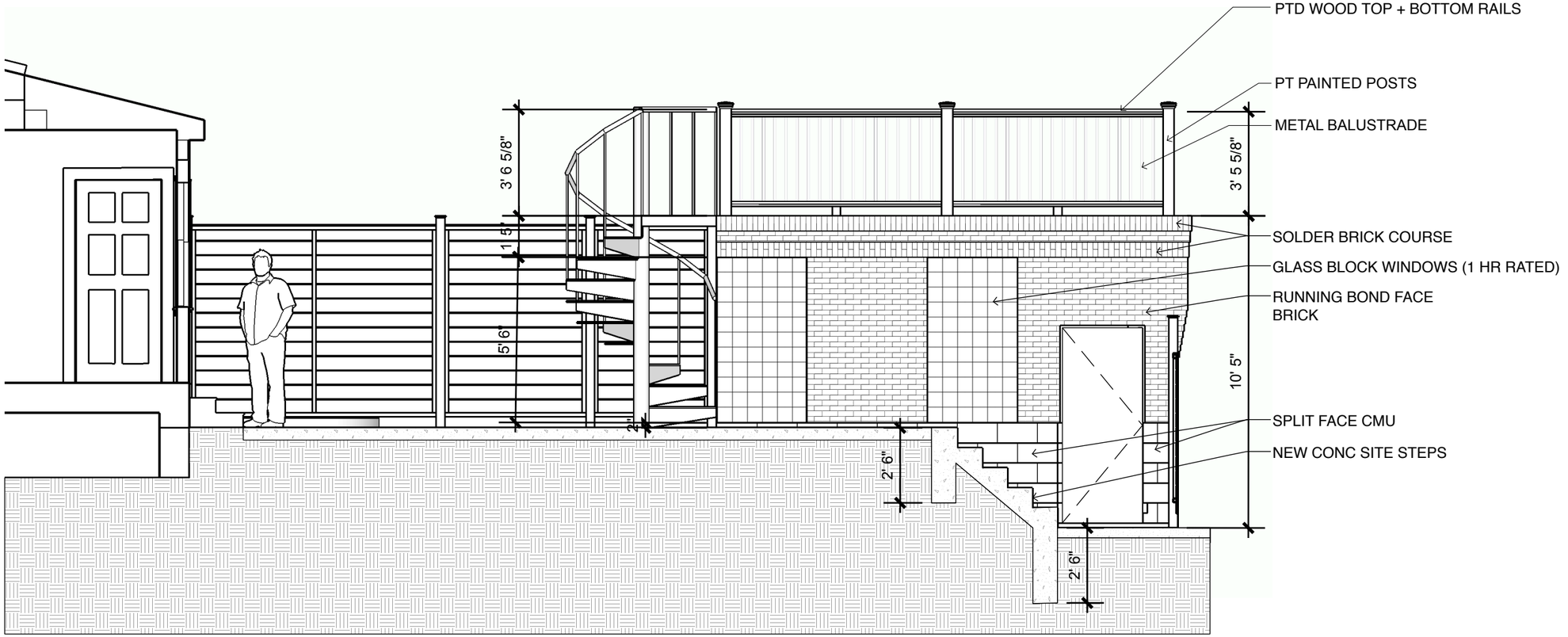
GARAGE FLOOR PLANS

A1



1 EAST ELEVATION

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

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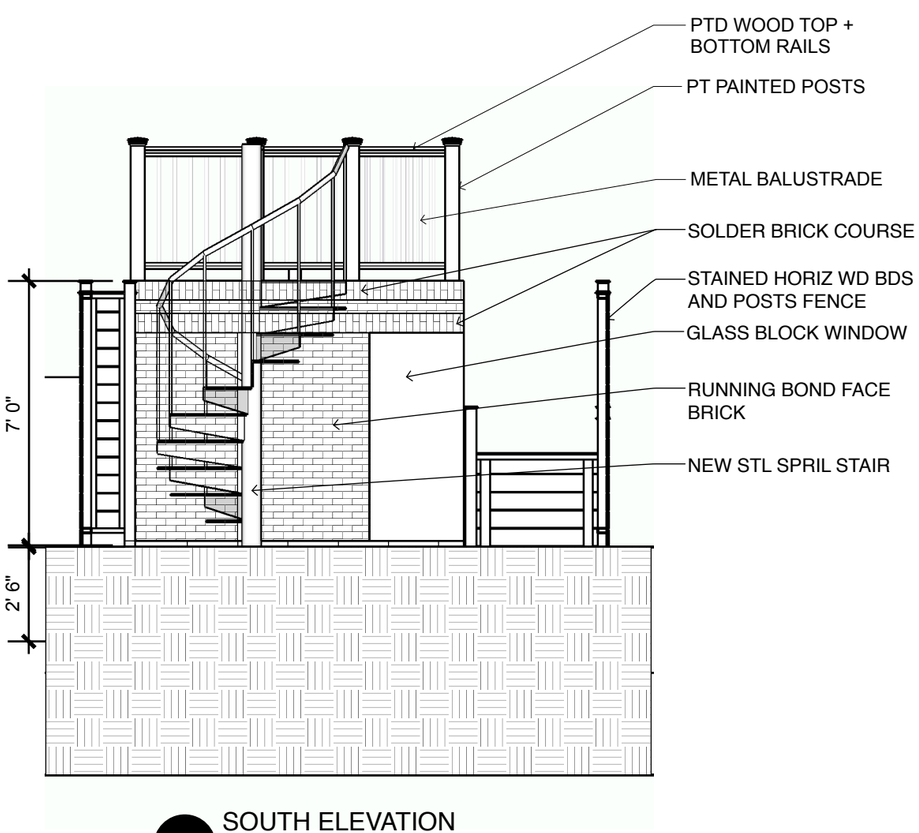
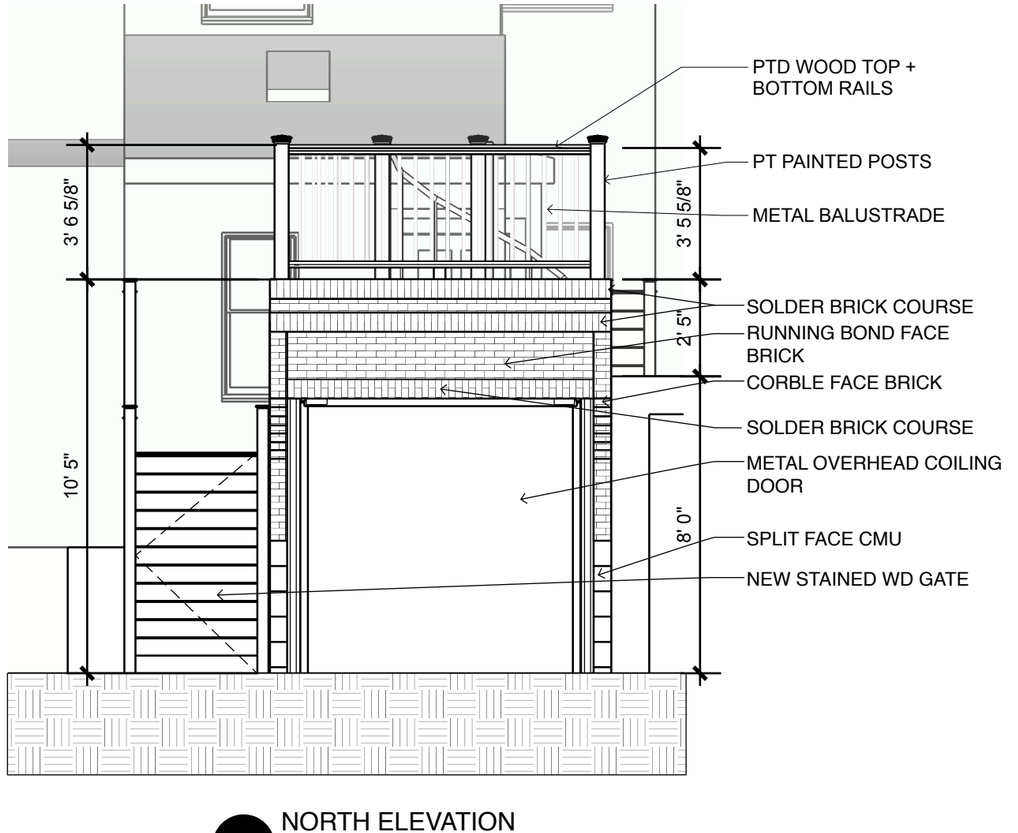
BUILDING ELEVATIONS

A2



1 SOUTH ELEVATION

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



1 NORTH ELEVATION

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

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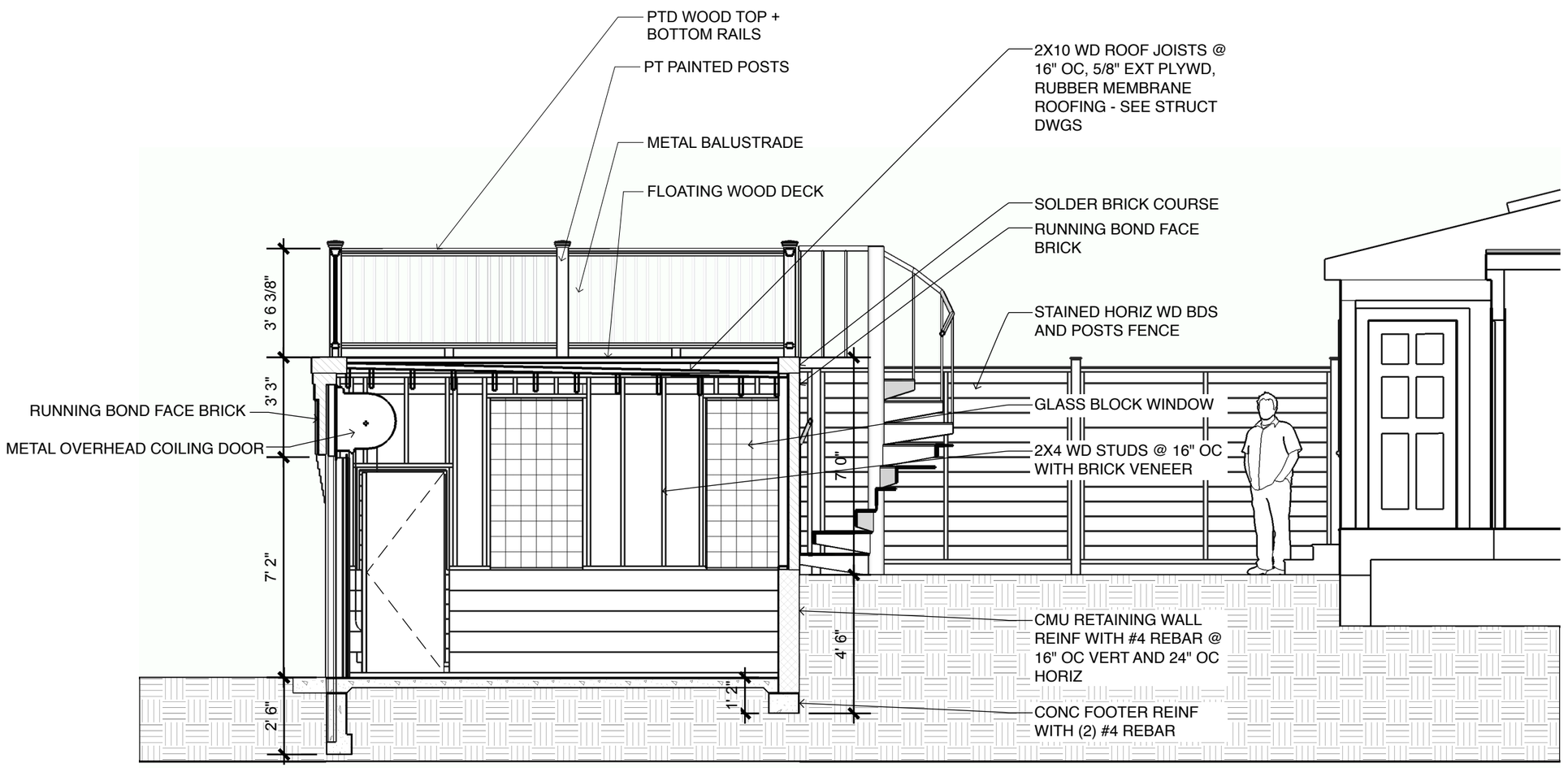
GARAGE ELEVATIONS

A3



1 BUILDING SECTION

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

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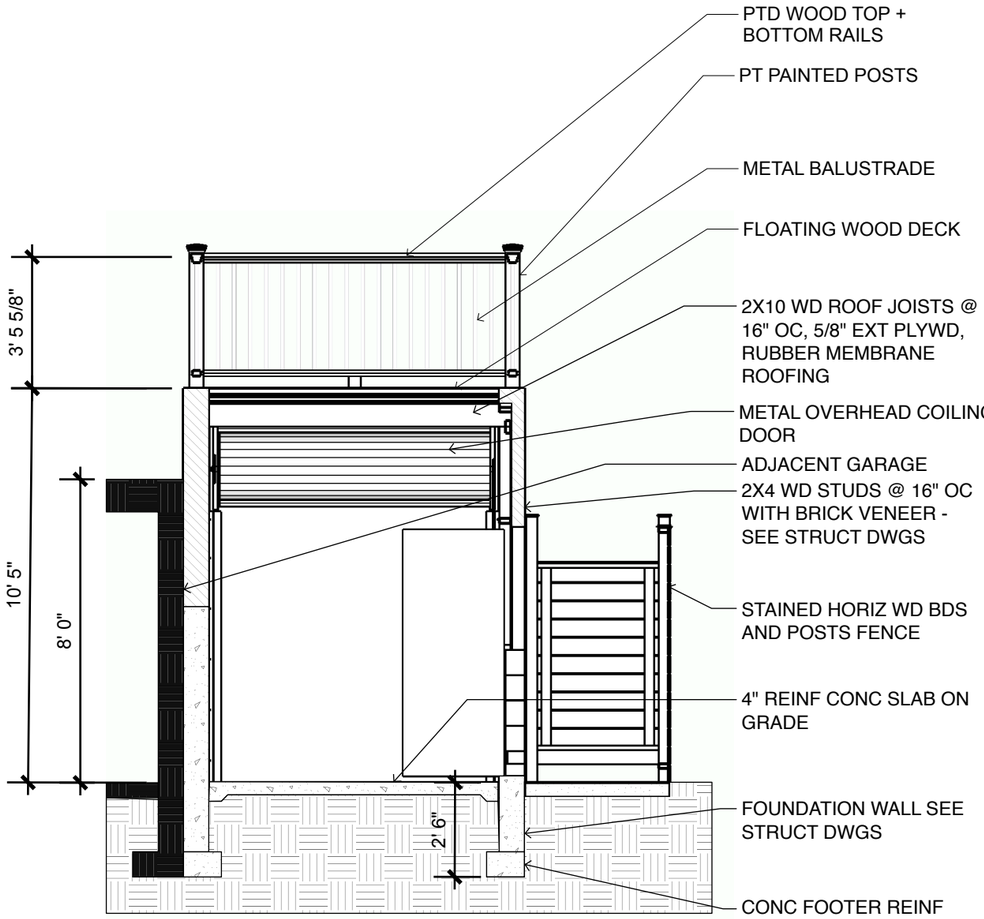
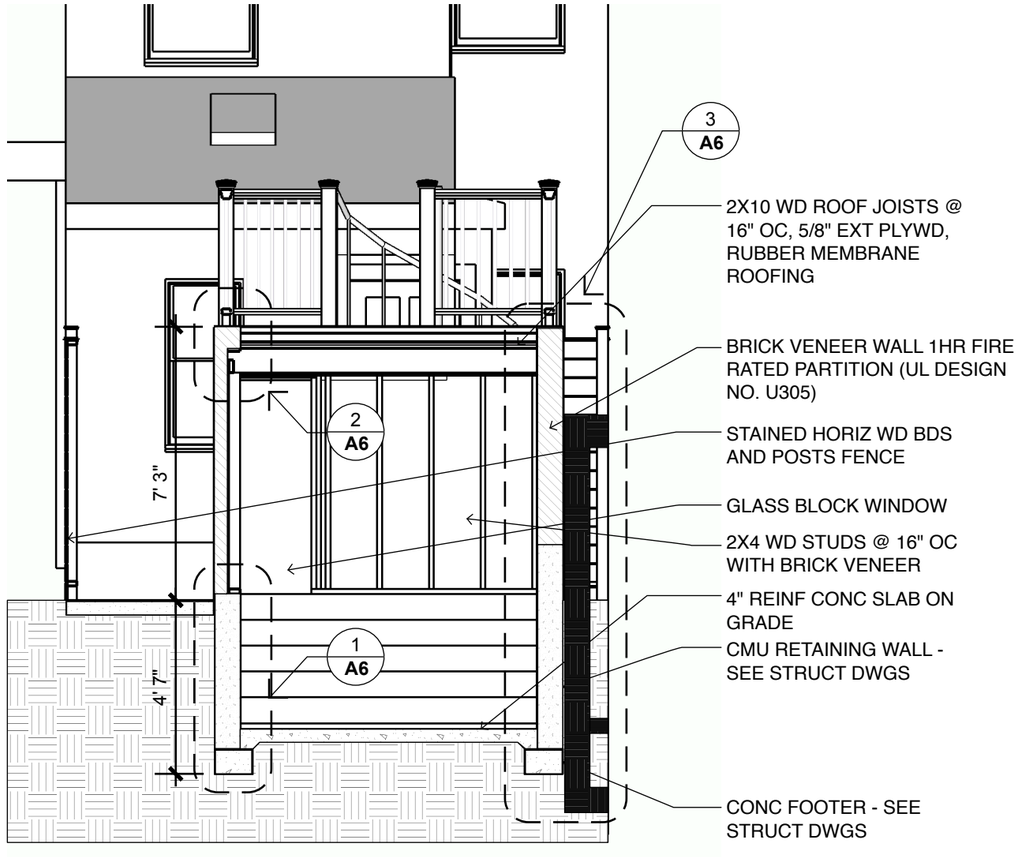
BUILDING SECTION

A4



2 BUILDING SECTION

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



1 BUILDING SECTION

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

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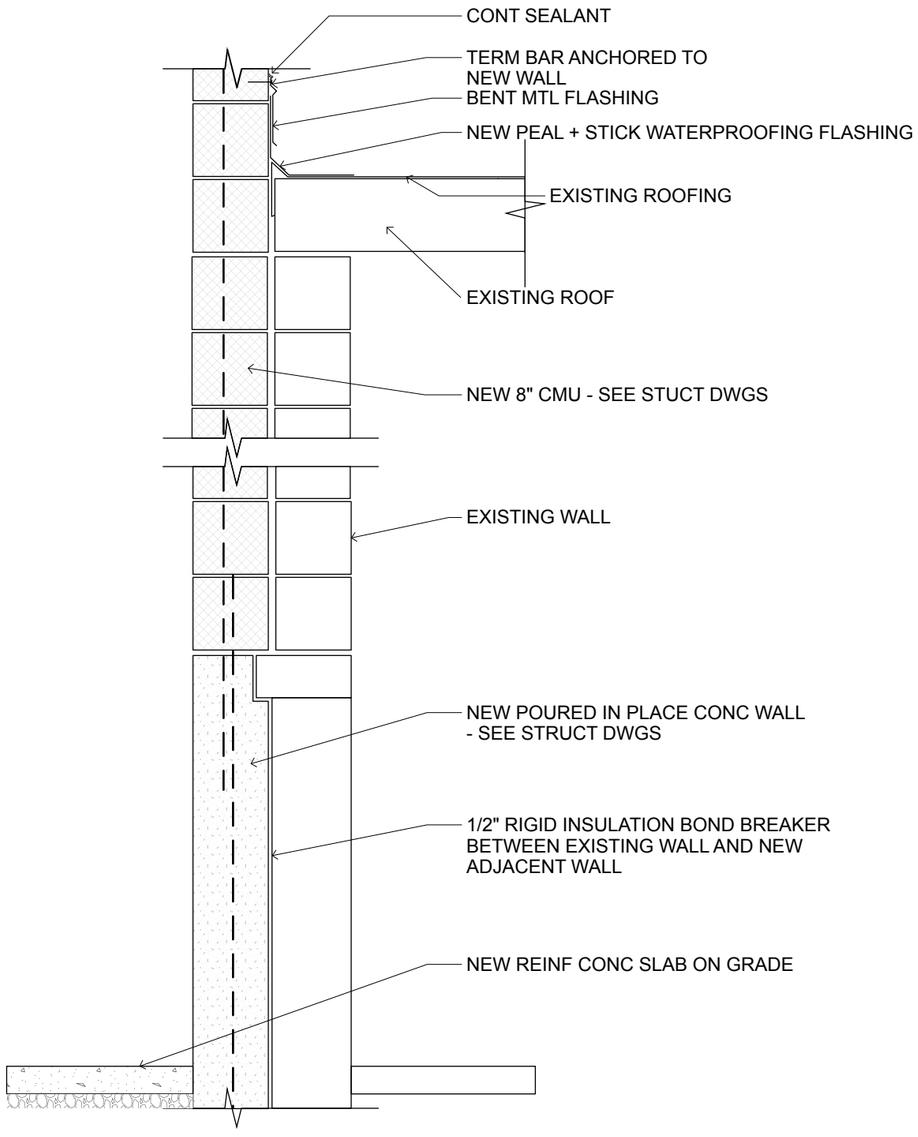
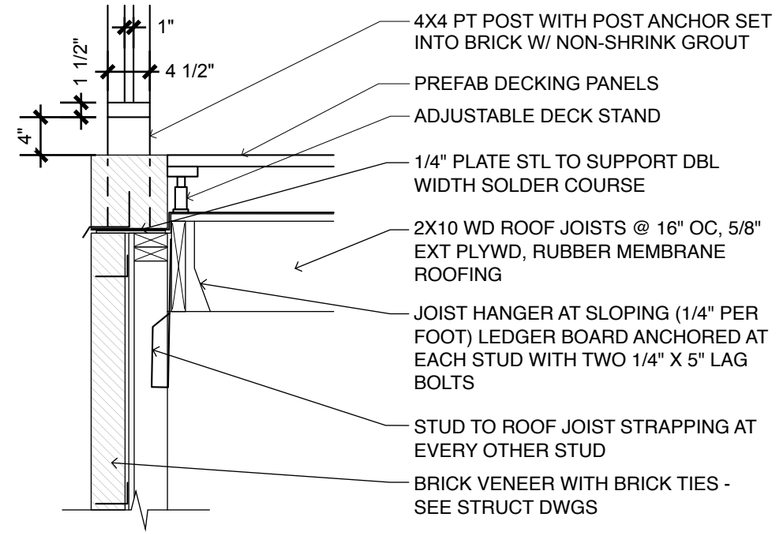
BUILDING SECTION

A5



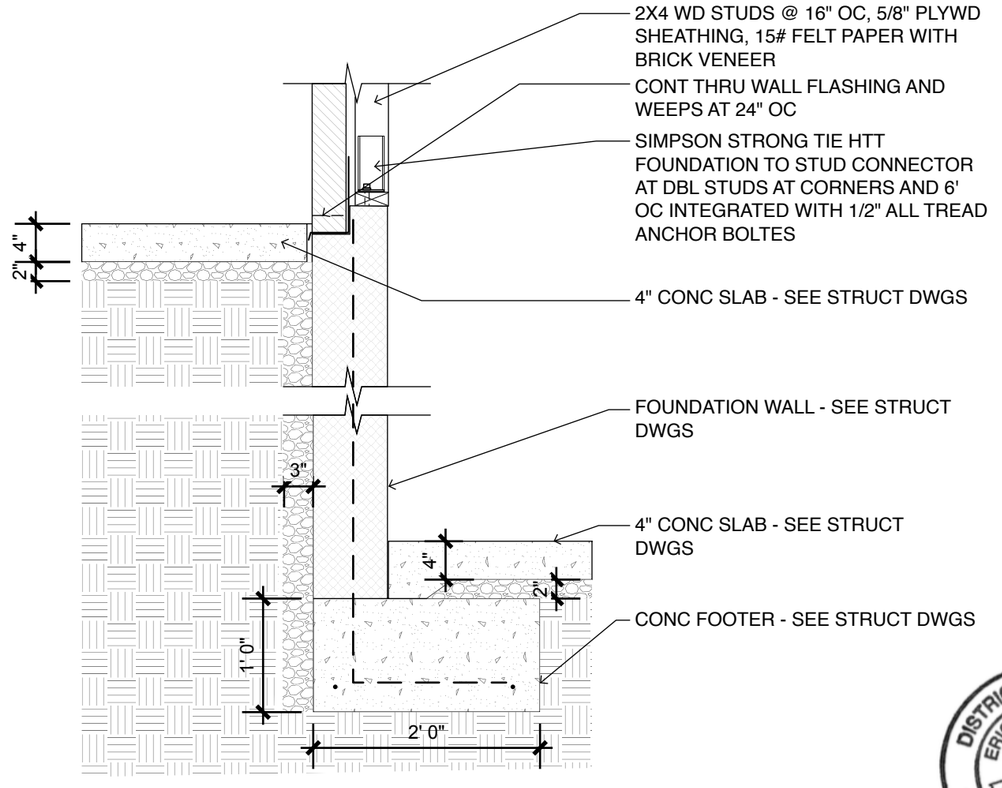
3 NEW GARAGE WALL DETAIL

Scale: 3/4" = 1'-0"



2 TOP OF WALL DETAIL

Scale: 3/4" = 1'-0"



1 FOUNDATION DETAIL

Scale: 3/4" = 1'-0"

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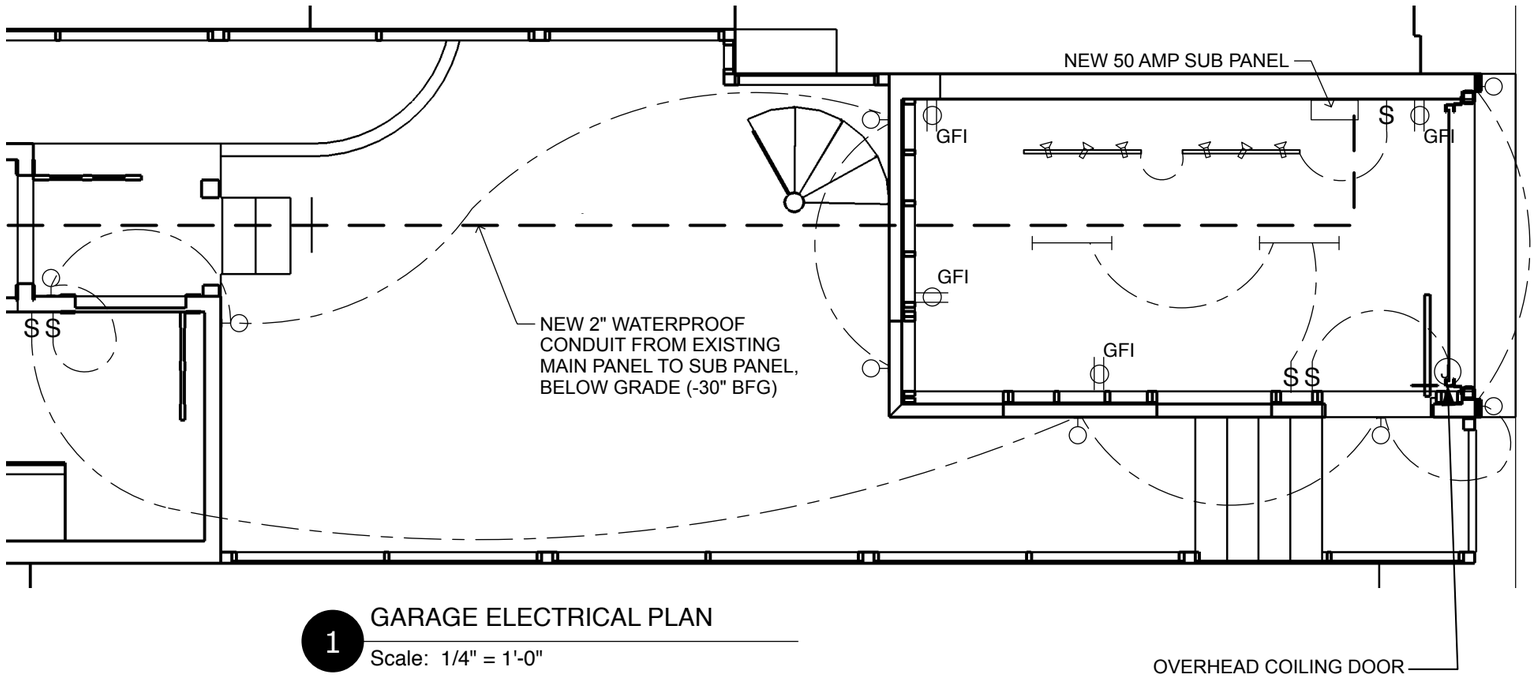
DETAILS

A6

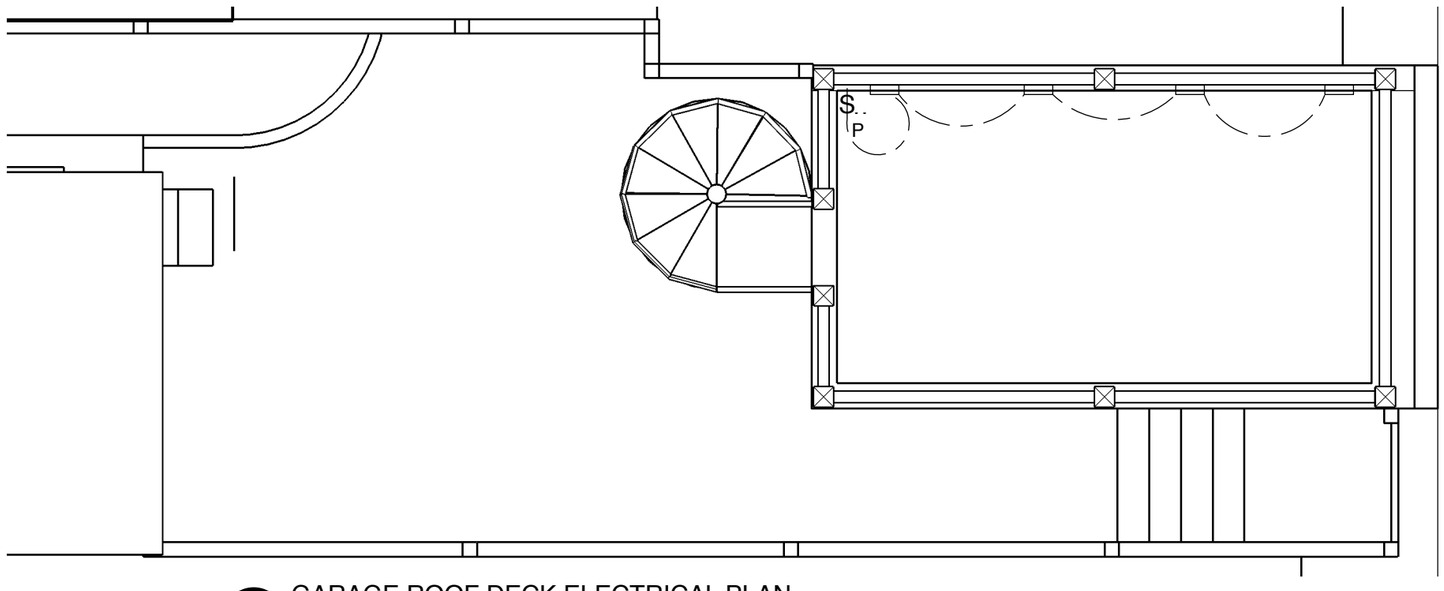


1 GARAGE ELECTRICAL PLAN

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

LIGHTING AND POWER SCHEDULE

- WALL MOUNTED LIGHT FIXTURE
- TRACK LIGHTING
- RECESSED WALL LIGHT
- STRIP FLUORECENT
- $ SINGLE POLE SWITCH
- $P WATERPROOF SINGLE POLE SWITCH
- GFI DUPLEX OUTLET WITH GFI
- WP WATERPROOF DUPLEX OUTLET
- (J) JUNCTION BOX WITH 110V POWER RUNNING BACK TO ELECTRICAL SERVICE PANEL



2 GARAGE ROOF DECK ELECTRICAL PLAN

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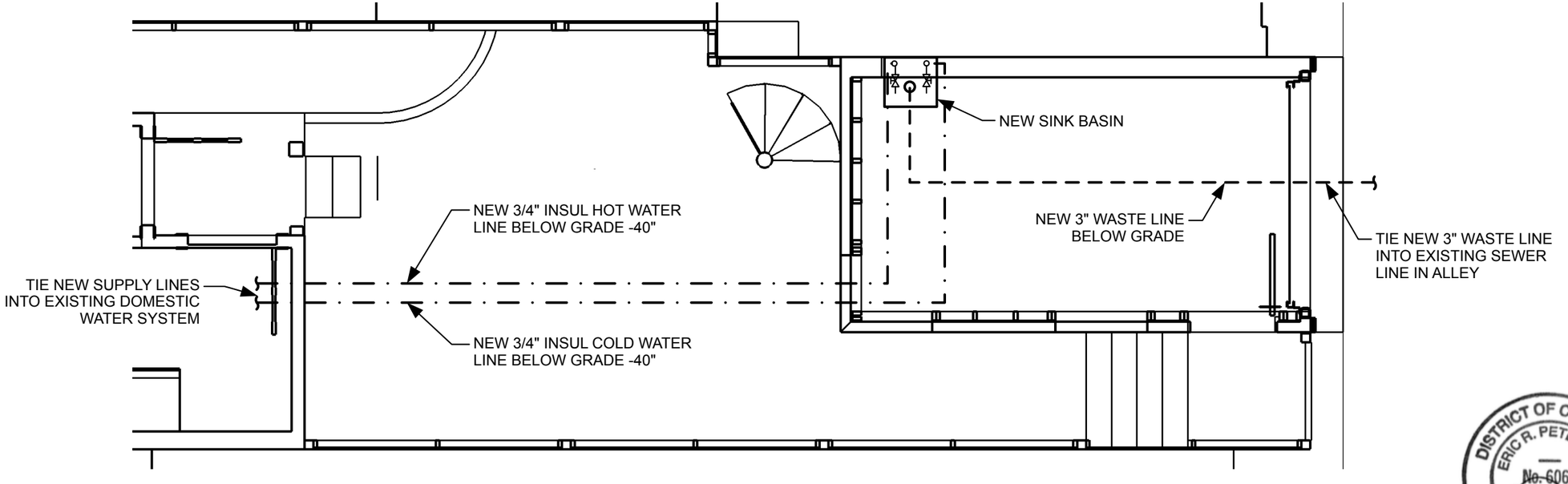
1ST FLOOR CEILING PLAN

E1

PLUMBING SCHEDULE

NEW VALVE



1 PARTIAL GARAGE MECHANICAL PLAN
Scale: 1/4" = 1'-0"

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MECHANICAL PLAN AND RISER DIAGRAM

M1

DESIGN CRITERIA

BUILDING CODE

INTERNATIONAL RESIDENTIAL CODE 2012
DISTRICT OF COLUMBIA BUILDING CODE AMENDMENTS

DEAD LOADS

WOOD FRAMED ROOF w/ PLYWOOD DECK	20 PSF

LIVE LOADS

MINIMUM LOADS:

ROOF	30 PSF

RESIDENTIAL (TABLE R301.5)

DECKS	40 PSF
EXTERIOR BALCONIES	40 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

SNOW LOAD

Pg (GROUND SNOW LOAD)	= 25 PSF
Is	= 1.0
Ce	= 1.0
Ct	= 1.0
Ps (DESIGN-ROOF SNOW LOAD)	= 20 PSF

HANDRAILS / GUARDRAILS

1. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

2. HANDRAIL AND GUARDRAIL ASSEMBLIES SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING (THIS LOADING NEED NOT ACT CONCURRENTLY WITH THE LOADS SPECIFIED ABOVE).

3. INTERMEDIATE RAILS, BALUSTERS, AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS.

WIND LOAD & EARTHQUAKE

1. THE BUILDING SHALL BE DESIGNED IN ACCORDANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF IRC 2012 SECTION R301.

GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE STABILITY AND SAFETY DURING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF SHEETING, SHORING, TEMPORARAY BRACING, GUYS, AND TIEDOWNS. THE CONTRACTOR SHALL PROVIDE SHORING AND BRACING NECESSARY TO PROTECT EXISTING AND ADJACENT STRUCTURES.

2. STRUCTURAL DOCUMENTS SHALL BE USED WITH OTHER CONSTRUCTION DOCUMENTS, INCLUDING ARCHITECTURAL, M/E/P, AND SITE DOCUMENTS. COORDINATE WITH THESE DOCUMENTS, ALL FLOOR AND ROOF OPENINGS, DEPRESSIONS, DIMENSIONS, AND SLOPES, ETC. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIMITING CONSTRUCTION LOADS SUCH THAT THESE LOADS DO NOT EXCEED THE DESIGN LIVE LOADS NOTED ABOVE. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED DURING CONSTRUCTION TO SUPPORT CONSTRUCTION LOADS UNTIL SUCH TIME THAT THE STRUCTURE IS ABLE TO SUPPORT THE DESIGN LIVE LOADS NOTED.

4. SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS THAT DO NOT HAVE A SPECIFIC SECTION INDICATED.

5. TYPICAL DETAILS APPLY AT ALL APPROPRIATE LOCATIONS AND ARE NOT GENERALLY CUT ON PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TYPICAL DETAIL APPLICATIONS.

6. FOR INCONSISTENCIES BETWEEN GENERAL NOTES, SPECIFICATIONS AND CONSTRUCTION DOCUMENTS, THE STRICTER REQUIREMENT SHALL APPLY, AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

7. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CLIPS, INSERTS, TIES, ANCHOR STRAPS, HANGERS, BOLTS, AND OTHER FASTENERS REQUIRED TO COMPLETE THE WORK.

FOUNDATIONS

1. ASSUMED SOIL BEARING VALUE OF "1,500" PSF TO BE VERIFIED BY GEOTECHNICAL ENGINEER OR QUALIFIED SOILS TECHNICIAN. REFER TO THE GEOTECHNICAL REPORT FOR EARTHWORK PROCEDURES, COMPACTION, AND ADDITIONAL INFORMATION.

2. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED CONTROLLED FILL HAVING A BEARING VALUE AT LEAST EQUAL TO THAT SPECIFIED ABOVE.

3. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 2'-6" BELOW FINISHED GRADE OR AS REQUIRED BY LOCAL CODE REQUIREMENTS. FOOTING ELEVATIONS SHALL BE LOWERED AS SITE CONDITIONS WARRANT FOR POOR SOIL CONDITIONS OR AS REQUIRED TO FACILITATE SITE UTILITIES OR EXISTING CONDITIONS.

4. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, WALL FOOTINGS SHALL BE 12" DEEP AND PROJECT 8" BEYOND EACH FACE OF WALL. WALL FOOTINGS SUPPORTING MASONRY WALLS ARE TO BE REINFORCED WITH 3#5 LONGITUDINAL CONTINUOUS BOTTOM BARS.

5. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, FOUNDATION DRAINS SHALL RUN THE ENTIRE BUILDING FOOTPRINT AND SHALL BE CONSTRUCTED USING A 4" DIA. PERFORATED PIPE WRAPPED WITH 12"x12" OF CRUSHED STONE AND FILTER FABRIC.

6. ALL DISTURBED EARTH UNDER FOOTINGS SHALL BE REPLACED WITH LEAN CONCRETE.

7. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.

8. NO EXCAVATION SHALL BE CLOSER THAN AT A SLOPE OF 2:1 (2 HORIZONTAL TO ONE VERTICAL) TO AN EXISTING FOOTING OR STRUCTURE U.O.N.

9. DO NOT PLACE CONCRETE OVER FROZEN SOIL.

10. CENTERLINE OF FOOTING SHALL MATCH CENTERLINE OF COLUMN, PEDESTAL AND/OR PIER UNLESS SHOWN OTHERWISE.

CONCRETE

1. ALL CONCRETE CONSTRUCTION INCLUDING DETAILING, FABRICATION, PLACEMENT OF REINFORCING, MIXING, HANDLING, PLACING, FINISHING, AND CURING SHALL CONFORM TO ACI "STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI-315), AND "ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318).

2. ALL CONCRETE SHALL CONFORM TO ASTM C94. MINIMUM COMPRESSIVE STRENGTH AND MAXIMUM WATER/CEMENT RATIO SHALL BE AS FOLLOWS:

CONCRETE PROPERTIES

STRUCTURE TYPE	F'c: 28 DAY MINIMUM COMPRESSIVE STRENGTH, PSI	WATER/CEMENT RATIO (AIR ENTRAINED)	AIR CONTENT (PERCENT)	WATER/CEMENT RATIO (NON-AIR ENTRAINED)
FOUNDATIONS	3,000	0.59	6% ± 1%	-
INTERIOR SLAB ON GRADE, INTERIOR WALLS & PIERS	3,000	0.59	4% ± 1%	0.68
EXTERIOR SLAB ON GRADE & PADS	4,500	0.45	6% ± 1%	-
EXTERIOR FOOTINGS, EXTERIOR WALLS, BASEMENT WALLS & GARAGE SLABS ON GRADE	3,500	0.50	6% ± 1%	-

NOTES:

A. CONCRETE TO RECIEVE A SMOOTH, DENSE, HARD-TROWLED FINISH SHALL NOT BE AIR ENTRAINED

3. CONTRACTOR SHALL PROVIDE CONCRETE MIX DESIGN DATA CONFORMING TO CHAPTER 5 OF ACI 318 FOR EACH TYPE AND STRENGTH OF CONCRETE SPECIFIED. MIX DESIGN DATA SHALL INCLUDE CONCRETE STRENGTH, SLUMP, AIR ENTRAINMENT, PROPOSED AGGREGATES, ADMIXTURES, POZZOLANS AND LABORATORY TEST DATA.

4. MATERIALS USED IN CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - PORTLAND CEMENT CONFORMING TO ASTM C150
   - FLY ASH CLASS C & F CONFORMING TO ASTM C618. FLY ASH SHALL BE LIMITED TO A MAXIMUM OF 20% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT AND SHALL NOT BE USED IN COLD WEATHER AND EXTERIOR APPLICATIONS.
   - GROUND GRANULATED BLAST-FURNACE SLAG GRADE 100 & 120 CONFORMING TO ASTM C989. SLAG SHALL BE LIMITED TO A MAXIMUM OF 50% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT IN TYPICAL APPLICATIONS AND 25% IN COLD WEATHER AND EXTERIOR APPLICATIONS.
   - AIR-ENTRAINED ADMIXTURES CONFORMING TO ASTM C260
   - ADDITIONAL ADMIXTURES SHALL CONFORM TO ASTM C494 AND ASTM C1017

4. CONCRETE AGGREGATES SHALL CONFORM TO THE FOLLOWING:
   - AGGREGATES SHALL CONFORM TO ASTM C33
   - AGGREGATES USED IN LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C330
   - MAXIMUM AGGREGATE SIZE FOR CONCRETE 1 IN.
   - MAXIMUM AGGREGATE SIZE FOR PEA-GRAVEL CONCRETE ⅜ IN.

5. PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP OF 3½ IN. ± 1 IN. AT THE POINT OF PLACEMENT. CONCRETE CONTAINING HIGH-RANGE WATER REDUCERS (HRWR) SHALL HAVE A SLUMP OF 4 IN. TO 8 IN.

6. PROVIDE 1 IN. MINIMUM VERTICAL EXPANSION JOINTS AT 100 FT. O.C. AND VERTICAL CONTROL JOINTS AT 25 FT. O.C. AT ALL EXPOSED CIP WALLS (EXCEPT BASEMENT WALLS). COORDINATE JOINT LOCATIONS WITH ARCHITECTURAL DRAWINGS.

7. CONCRETE TESTING & INSPECTION SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION REQUIREMENTS.

REINFORCEMENT STEEL

1. CONCRETE REINFORCING SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:
   - DEFORMED BARS (EPOXY-COATED) ASTM A775 & A615, GR. 60
   - WELDED WIRE MESH ASTM A185

2. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315.

3. UNLESS NOTED OTHERWISE, REINFORCING SHALL BE CONTINOUS WITH CLASS B LAP SPLICES, HOOKS SHALL BE STANDARD HOOKS, AND WALL INTERSECTIONS SHALL HAVE CORNER/L-BARS. LAP WELD WIRE MESH SUCH THAT THE OVERLAP OF THE OUTERMOST CROSS-WIRES OF EACH ADJOINING SHEET IS NOT LESS THAN THE SPACING OFTHE CROSS-WIRES PLUS 2 IN., UNO. REFER TO TYPICAL DETAILS FOR ADDITIONAL DETAILING REQUIREMENTS.

4. CONCRETE PROTECTION FOR REINFORCEMENT:
   - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3 IN.
   - CONCRETE EXPOSED TO EARTH OR WEATHER
     NO. 6 AND LARGER, 2 IN.
     NO. 5 AND SMALLER 1½ IN..
   - FRAMED SLABS, PARKING SLAB TOP BARS W/ EPOXY COATING, AND JOISTS ¾ IN.
   - BEAM PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPRIALS 1½ IN.
   - INTERIOR FACES OF WALLS 1 IN
   - COLUMN PRIMARY REINFORCEMENT 2 IN.
   - SLABS ON GRADE TOP THIRD OF THICKNESS

SLABS ON GRADE

1. EXCEPT WHERE OTHERWISE NOTED, SLAB ON GRADES SHALL HAVE THE FOLLOWING PROPERTIES:
- THICKNESS4 IN.
- REINFORCING 6X6 W1.4xW1.4 (TOP THIRD OF THICKNESS)
- BASE COURSE SUBGRADE 4 IN. WASHED GRAVEL
- POLYETHYLENE VAPOR BARRIER 6 MIL. (JOINTS LAPPED A MINIMUM OF 6 IN.)

2. PROVIDE CONTROL JOINTS AT MAXIMUM 15'-0" OC SPACING EACH WAY IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE SAWCUT WITHIN 4 HOURS AFTER FINISHING OR SHALL BE A PRE-FABRICATED MECHANICAL JOINT.

3. PROVIDE ADDITIONAL (2) #5 x6'-0" REINFORCING AT ALL RE-ENTRANT CORNERS.

4. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATIONS OF DEPRESSIONS, OPENINGS, HOUSEKEEPING SLABS AND FINISHES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

5. REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS RELATIVE TO SUBGRADE PREPARATION.

STRUCTURAL STEEL

1. STRUCTURAL STEEL FABRICATION, ERECTION AND CONNECTION DESIGN SHALL CONFORM TO:
   AISC'S "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
   MANUAL OF STEEL CONSTRUCTION (THIRTEENTH EDITION, 2005)

2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:
   STRUCTURAL STEEL WF SHAPES ASTM A992
   PLATES, CHANNELS, ANGLES AND BARS ASTM A36
   ROUND PIPE ASTM A53, GRADE B
   HSS RECTANGULAR/SQUARE STRUCTURAL TUBING ASTM A500, GRADE B - 46 KSI
   HSS ROUND STRUCTURAL TUBING A500, GRADE B - 42 KSI

3. BOLTED CONNECTIONS SHALL CONFORM TO RCSC'S "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS." BOLTS SHALL BE A MINIMUM ¾ IN. DIAMETER AND SHALL CONFORM TO THE FOLLOWING DESIGNATIONS, UNO:
   HIGH STRENGTH BOLTS ASTM A325 OR ASTM A490
   ANCHOR RODS ASTM F1554, GRADE 55, WELDABLE.

4. WELDING, WELDING ELECTRODES, AND FLUXES SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE-STEEL". WELDS SHALL BE INSTALLED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES FOR WELDER QUALIFICATION.
   ELECTRODES SHALL HAVE A MINIMUM TENSILE STRENGTH OF 70 KSI (E70XX).
   FILLET WELDS SHALL BE 5/16" MINIMUM UNLESS NOTED OTHERWISE.

5. GROUT UNDER STEEL PLATES SHALL BE NONMETALLIC, SHRINKAGE-RESISTANT GROUT CONFORMING TO ASTM C1107 HAVING A MINIMUM DESIGN COMPRESSIVE STRENGTH OF 5,000 PSI.

6. SPLICING AND PENETRATIONS OF STRUCTURAL STEEL MEMBERS IS NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

POST INSTALLED MECHANICAL AND CHEMICAL ANCHORS

1. ALL MECHANICAL AND CHEMICAL ANCHORS INDICATED WITHIN THESE DOCUMENTS SHALL BE PROVIDED BY HILTI, POWERS, OR AN STRUCTURA-APPROVED EQUIVALENT. ALTERNATE ANCHORS SHALL SUBMITTED TO STRUCTURA FOR APPROVAL-SUBMITTAL MUST INCLUDE ALL RELEVANT TECHNICAL INFORMATION INCLUDING ALLOWABLE LOAD VALUES. THE FOLLOWING ANCHORS WERE ASSUMED DURING DESIGN UNLESS SPECIFICALLY NOTED OTHERWISE:

2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHOR LOCATIONS AT ALL MASONRY WALLS. MASONRY WALLS SHALL BE GROUTED SOLID AT ALL ANCHOR LOCATIONS FOR A MINIMUM OF 12 INCHES IN ALL DIRECTIONS FROM ANCHOR CENTERLINE.

3. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURER'S SPECIFICATIONS.

4. UON, ALL ANCHORS SHALL HAVE STANDARD EMBEDMENT DEPTH AS DEFINED BY THE ANCHOR MANUFACTURER.

5. WHEN ANCHORS ARE TO BE INSTALLED INTO EXISTING MASONRY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD-TESTING THE ANCHORS PRIOR TO THE FABRICATION OF ANY MATERIALS TO VERIFY THAT THE ALLOWABLE LOADS AS PUBLISHED BY THE ANCHOR MANUFACTURER, OR THOSE INDICATED ON THE STRUCTURAL DRAWINGS, ARE OBTAINABLE. THE GC SHALL SUBMIT RESULTS OF THESE TESTS TO STRUCTURA FOR REVIEW AND APPROVAL. THE ANCHOR SIZES AND SPACINGS AS SHOWN IN THESE DOCUMENTS ARE SUBJECT TO CHANGE BASED ON THE RESULTS OF THE FIELD TESTS.

SUMP PUMPS

1. ARE TO BE PROVIDED DURING CONSTRUCTION AS REQUIRED TO CONTROL SURFACE WATER AND AFTER CONSTRUCTION AS PERMANENT MEANS OF CONTROLLING UNDERGROUND WATER. PUMP SIZE AND LOCATION TO BE DETERMINED BY PLUMBING ENGINEER.

BACKFILL

1. SHALL NOT BE PLACED AGAINST WALLS UNTIL TOP OF WALL IS EITHER TEMPORARILY BRACED OR PERMANENTLY BRACED WITH FLOOR SYSTEM. IF FLOOR SYSTEM IS A CONCRETE SLAB, THE FLOOR SYSTEM CONCRETE MUST HAVE ACHIEVED 75% OF DESIGN STRENGTH PRIOR TOPLACEMENT OF BACKFILL. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF WALLS, BACKFILL BOTH SIDES SIMULTANEOUSLY.

PRE-ENGINEERED WOOD TRUSSES

1. THE DESIGN OF PREFABRICATED WOOD TRUSSES AND CONNECTIONS, INCLUDING TRUSS-TO-TRUSS, TRUSS PLY-TO-PLY, FIELD SPLICES AND FIELD REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO TPI 1-2002, "NATIONAL DESIGN STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION". SUBMIT SIGNED AND SEALED STRUCTURAL CALCULATIONS, AND SHOP DRAWINGS FOR APPROVAL PRIOR TO STARTING WORK.

2. GABLE END TRUSSES AND LADDER TRUSSES SHALL HAVE VERTICAL WEB MEMBERS WITH 16 INCH MAXIMUM SPACING. WEB MEMBERS SERVING AS BRICK BACK-UP, SHALL BE DESIGNED ASSUMING A MAXIMUM ALLOWABLE DEFLECTION RATIO OF L/600. ALL OTHER FRAMING MEMBERS SERVING AS BACK-UP TO EXTERIOR FINISHES SHALL BE DESIGNED ASSUMING A MAXIMUM ALLOWABLE DEFLECTION RATIO OF L/360 UNLESS NOTED OTHERWISE.

3. ALL TRUSSES SHALL BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN THE STRUCTURE. PERMANENT BRACING SHALL BE ANCHORED TO BASE STRUCTURE LATERAL RESISTING ELEMENTS INCLUDING FLOOR AND ROOF DIAPHRAGMS, SHEAR WALLS AND MOMENT RESISTING FRAMES.

4. CONTRACTOR SHALL SUBMIT TRUSS CONSTRUCTION DOCUMENTS CONFORMING TO IRC 2012 INTERNATIONAL BUILDING CODE CONFORMING TO SECTION R502.11, PRIOR TO TRUSS FABRICATION.

5. UNLESS NOTED OTHERWISE ON PLAN, A MINIMUM OF 3 WALL STUDS SHALL BE LOCATED DIRECTLY UNDER GIRDER TRUSSES. WALL TOP PLATES SHALL NOT BE USED TO TRANSFER GIRDER TRUSS LOADS.

Client

PATTY JORDAN &
ANDREW DALY

Project

DALY GARAGE

PROJECT #: 15-626

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STRUCTURAL NOTES

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S001

STRUCTURAL WOOD FRAMING

1. STRUCTURAL LUMBER SHALL CONFORM TO AFPA'S NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", WITH SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION". LUMBER GRADING AND IDENTIFICATION SHALL COMPLY WITH PROCEDURES OF DOC PS 20 "AMERICAN SOFWOOD LUMBER STANDARD".

2. STRUCTURAL LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT WITH THE FOLLOWING MINIMUM PROPERTIES:
   A. WALL PLATES: SOUTHERN PINE NO.2 (OR APPROVED ALTERNATE), VISUALLY GRADED, WITH THE FOLLOWING MINIMUM PROPERTIES:
      Fb = 1,500 PSI, E = 1,600,000 PSI, Fc (PERP) = 565 PSI, Fv = 175 PSI
   B. ALL OTHER CONDITIONS: SPRUCE PINE FIR NO.1/NO.2 (OR APPROVED ALTERNATE), VISUALLY GRADED, WITH THE FOLLOWING MINIMUM PROPERTIES:
      Fb = 875 PSI, E = 1,400,000 PSI, Fc = 1,150 PSI, Fv = 135 PSI

3. LAMINATED VENEER LUMBER (LVL) SHALL BE AS MANUFACTURED BY TRUS JOIST, OR EQUIVALENT. LVL'S SHALL NOT BE USED IN EXTERIOR APPLICATIONS AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
   Fb = 2,600 PSI, E = 1,900,000 PSI, Fv = 285 PSI.

4. PARALLEL STRAND LUMBER (PSL) SHALL BE AS MANUFACTURED BY TRUS JOIST, OR EQUIVALENT. PSL'S SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
   (BEAMS AND STRINGERS) Fb = 2,900 PSI, E = 2,000,000 PSI, Fv = 290 PSI
   (POSTS AND TIMBERS) Fb = 2,400 PSI, E = 1,800,000 PSI Fc = 2,500 PSI
   EXPOSED PSL'S SHALL BE WOLMANIZED (TREATED) TO MEET THE FOLLOWING APPLICATIONS:
   A. SERVICE LEVEL 1: TREATED MATERIAL USED IN DRY SERVICE (16% MAXIMUM MOISTURE CONTENT)
   B. SERVICE LEVEL 2: EXTERIOR APPLICATION IN ABOVE GROUND SERVICE.
   C. SERVICE LEVEL 3: EXTERIOR APPLICATION IN CONTACT WITH GROUND OR SATURATED USE.

5. LAMINATED STRAND LUMBER (LSL) SHALL BE MANUFACTURED BY TRUS JOIST, OR EQUIVALENT. LSL'S SHALL BE USED IN DRY-USE NON-TREATED APPLICATIONS AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
   (1.3E TIMBERSTRAND) Fb = 1,700 PSI, E = 1,300,000 PSI, Fv = 400 PSI (BEAM ORIENTATION) Fv = 150 PSI (PLANK ORIENTATION)

6. THE DESIGN OF THE ENGINEERED PRODUCTS INCLUDED ABOVE (LVL,PSL,LSL) HAS BEEN PROVIDED BY THE E.O.R. AND IS DEPICTED IN THE DRAWINGS. ALTERNATE MEMBERS SHALL BE SUBMITTED FOR APPROVAL. CONNECTION DESIGN, INCLUDING BEAM TO BEAM, BEAM TO POST, SPLICES, FIELD MODIFICATIONS, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE E.O.R. HAS ENDEAVORED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE SHOP DRAWINGS; HOWEVER IN THE ABSENCE OF SUFFICIENT INFORMATION CONTACT THE E.O.R. SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL CONNECTIONS.

7. PLYWOOD SHALL CONFORM TO APA'S "PLYWOOD DESIGN SPECIFICATION", AND DOC PS 1 "CONSTRUCTION AND INDUSTRIAL PLYWOOD". UNLESS NOTED OTHERWISE, PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION ACROSS SUPPORTS (INCLUDING EXTERIOR WALLS).
   A. PLYWOOD FLOOR SHEATHING SHALL BE ¾", STURD-I-FLOOR, EXPOSURE 1, WITH TONGUE AND GROOVE EDGES. GLUE AND ATTACH SHEATHING ALONG PANEL EDGES WITH 10d NAILS AT 6" OC AND ALONG INTERMEDIATE FRAMING MEMBERS AT 12" OC. FIELD-GLUE SHALL CONFORM TO APA SPECIFICATION AFG-01.
   B. PLYWOOD ROOF SHEATHING SHALL BE ⅝", STRUCTURAL 1, EXPOSURE 1. ATTACH SHEATHING ALONG PANEL EDGES WITH 8d NAILS AT 6" OC AND ALONG INTERMEDIATE FRAMING MEMBERS AT 12" OC. PROVIDE PANEL CLIPS AT UNSUPPORTED EDGES AT 12" OC, DO NOT PROVIDE PANEL CLIPS ON ROOFS TO RECEIVE A METAL FINISH. ROOF SHEATHING SHALL BE INSTALLED ON MAIN ROOF MEMBERS PRIOR TO THE INSTALLATION OF OVERFRAMING MEMBERS.
   C. PLYWOOD WALL SHEATHING SHALL BE ½", STRUCTURAL I, EXPOSURE 1, EXTERIOR WALLS AND INTERIOR SHEAR WALLS SHALL HAVE 2x BLOCKING AT 4 FEET OC. (PANEL EDGES). ATTACH SHEATHING ALONG PANEL EDGES WITH 8d NAILS AT 6" OC AND ALONG INTERMEDIATE FRAMING MEMBERS AT 12" OC.
      - AT EXTERIOR WALLS, EXTEND A SINGLE PLYWOOD PANEL A MINIMUM OF 12" ABOVE AND BELOW DEPTH OF FLOOR ENVELOPE TO SERVE AS A TIE BETWEEN FLOORS.
      - PLYWOOD PANELS AT INTERIOR SHEAR WALLS SHALL HAVE SHEATHING THAT EXTENDS TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. "TOOTH" PLYWOOD AROUND JOISTS/BLOCKING AS NECESSARY.

8. FASTENERS SHALL CONFORM TO THE FOLLOWING MINIMUM PROPERTIES:
   A. THRU BOLTS SHALL CONFORM WITH ANSI/ASME B18.2.1 WITH A MINIMUM BENDING YIELD STRENGTH Fyb = 45 KSI (OR ASTM A307)
   B. COMMON WIRE NAILS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1667

6d	0.113" SHANK DIA. 2" LONG	Fyb = 100 KSI
8d	0.131" SHANK DIA. 2½" LONG	Fyb = 100 KSI
10d	0.148" SHANK DIA. 3" LONG	Fyb = 90 KSI
12d	0.148" SHANK DIA. 3¼" LONG	Fyb = 90 KSI
16d	0.162" SHANK DIA. 3½" LONG	Fyb = 90 KSI
20d	0.192" SHANK DIA. 4" LONG	Fyb = 80 KSI
30d	0.207" SHANK DIA. 4½" LONG	Fyb = 80 KSI

   C. CUSTOM STEEL PLATE CONNECTIONS SHALL CONFORM TO ASTM A36, ¼ INCH MINIMUM THICKNESS, UNO.
   D. FASTENERS USED WITH PREFABRICATED CONNECTORS SHALL FOLLOW MANUFACTURER LITERATURE AND RECOMMENDATIONS.

9. ALL FASTENERS AND PREFABRICATED CONNECTORS (HARDWARE) USED WITH PRESERVATIVE TREATED WOOD SHALL HAVE EITHER A HOT-DIP GALVANIZING G185 COATING ACCORDING TO ASTM A153 AND A123 OR SHALL BE STAINLESS STEEL TYPE 304 AND 316.

10. MINIMUM FASTENING SHALL CONFORM TO IRC TABLE R602.3(1), "FASTENING SCHEDULE".

11. WALL TOP AND BOTTOM PLATES ARE DESIGNED AS CONTINUOUS.
   A. STAGGER SPLICE LOCATIONS OF MULTIPLE MEMBER PLATES
   B. PLATES SHALL BE LAPPED AT ALL BEARING/SHEAR WALL CORNERS
   C. PROVIDE 16 GA COVER PLATES AT WALL INTERSECTIONS, CORNERS AND SPLICE LOCATIONS

12. PRESSURE TREATED LUMBER AND PLYWOOD SHALL BE IMPREGNATED WITH PRESERVATIVE SYSTEMS HAVING MINIMAL RETENTION LEVELS CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION AWPA STANDARD U1-06 (2006 BOOK OF STANDARDS). PRESERVATIVE PRESSURE TREATED (PT) MATERIAL SHALL CONFORM TO AWPA "USE CATEGORY SYSTEM" (UC) AND SHALL BE USED IN THE FOLLOWING CONDITIONS:

A. SILL/TOP PLATES IN CONTACT WITH CONCRETE AND MASONRY:	UC3B - A
B. EXPOSED LUMBER NOT IN CONTACT WITH GROUND:	UC3B - A
C. EXPOSED LUMBER IN CONTACT WITH GROUND:	UC4A - A
D. EXPOSED POSTS:	UC4A - A

   PROVIDE END SEALER AT ALL PT LUMBER IN CONTACT WITH GRADE.

13. CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUIVALENT. INSTALL CONNECTIONS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. PROVIDE MINIMUM PREFABRICATED CONNECTORS AS FOLLOWS (UNLESS NOTED OTHERWISE ON DOCUMENTS):
   A. BEAM TO GIRDER CONNECTORS (FLUSH CONDITIONS): HEAVY DUTY CONNECTOR FOR REACTIONS SPECIFIED ON DOCUMENTS
   B. ROOF JOIST TO TOP PLATE: SIMPSON H2.5A CLIP
   C. FLOOR/ROOF JOISTS TO LEDGERS AND GIRDERS (FLUSH CONDITIONS): SIMPSON HANGERS TO MEMB MATCH SIZE & CAPACITY
   D. 2x TOP PLATE AND 2x WALL STUDS TO STEEL (MAX. STEL THICK 5/16"): SIMPSON TB1475S SELF-TAPPING SCREW AT 16"O.C. (STAGGERED TO AVOID SPLITTING)
   E. COLUMN CAPS: SIMPSON CCQ & ECCQ CAPS TO MATCH MEMB SIZE.
   F. EXTERIOR COLUMN BASES: SIMPSON ABU TO MATCH MEMB SIZE.
   G. SHEAR WALL TIES BETWEEN FLOORS (EA END): (2) SIMPSON HDSA
   H. SHEAR WALL HOLDOWNS AT FOUNDATIONS (EA END): SIMPSON HDU5-SDS2.5 WITH 5/8" DIA SSTB ANCHOR

14. MULTIPLE PLY (BUILT-UP) MEMBERS SHALL BE ATTACHED TOGETHER (ENTIRE LENGTH) WITH THE MINIMUM FASTENER GUIDELINES:
   A. (2 PLY) 2x STUDS: ONE ROW OF STAGGERED 10d NAILS, EACH FACE, AT 6" OC. (1" EDGE DISTANCE)
   B. (3 PLY) 2x STUDS: TWO ROWS OF STAGGERED 30d NAILS, EACH FACE AT 8" OC. (11/2" EDGE DISTANCE)
   C. (2 PLY) 2X BEAMS: TWO ROWS OF 10d NAILS AT 12" OC (2" EDGE DISTANCE)
   D. (3 PLY) 2x & LVL BEAMS: THREE ROWS OF 12d NAILS, EA FACE, AT 12" OC (2" EDGE DISTANCE)
   E. (2-3 PLY) 2x & LVL BEAMS LOADED SINGLE FACE: TWO ROWS OF 1/2" DIA THRU-BOLTS (2" EDGE DISTANCE)
   F. (3 PLY) LVL BEAMS: TWO ROWS OF 1/2" DIA THRU-BOLTS AT 12" [24"] OC (2" EDGE DISTANCE)

15. PROVIDE CONTINUOUS SOLID BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" OC MAX, ONE LINE MINIMUM. PROVIDE ADDITIONAL BRIDGING FOR MANUFACTURED WOOD PRODUCTS AS SPECIFIED BY MANUFACTURER.

16. ATTACH SOLID BLOCKING AT 4'-0" OC MAX (FOR 2 BAYS), AT ALL EXTERIOR/INTERIOR WALLS PARALLEL WITH FLOOR/ROOF FRAMING.

17. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS BELOW ALL COLUMNS/POSTS, TO TRANSFER LOAD DIRECTLY TO FRAMING.

18. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS, UNO.

19. PENETRATIONS & NOTCHES IN JOISTS, STUDS, BEAMS AND HEADERS ARE NOT PERMITTED WITHOUT APPROVAL OF ENGINEER.

20. HEADERS AT NON LOAD BEARING PARTITIONS SHALL BE AS FOLLOWS:
   A. 2x4 WALLS
   OPENINGS UP TO 4'-0" (2) 2x8 w/ 1/2" PLYWOOD FILLER
   OPENINGS > 4'-0" TO 6'-0" (2) 2x10 w/ 1/2" PLYWOOD FILLER
   OPENINGS > 6'-0" TO 9'-0" (2) 2x12 w/ 1/2" PLYWOOD FILLER
   B. 2x6 WALLS
   OPENINGS UP TO 8'-0" (2) 2x8 w/ 1/2" PLYWOOD FILLER (2 LAYERS)
   OPENINGS > 8'-0" TO 12'-0" (2) 2x10 w/ 1/2" PLYWOOD FILLER (2 LAYERS)

PROVIDE A MINIMUM OF ONE 2x JACK STUD AT OPENINGS UP TO 6'-0" AND TWO 2x JACK STUDS AT OPENINGS UP TO 9'-0".

Client

PATTY JORDAN & ANDREW DALY

Project

DALY GARAGE

PROJECT #: 15-626

SEAL / SIGNATURE

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STRUCTURAL NOTES

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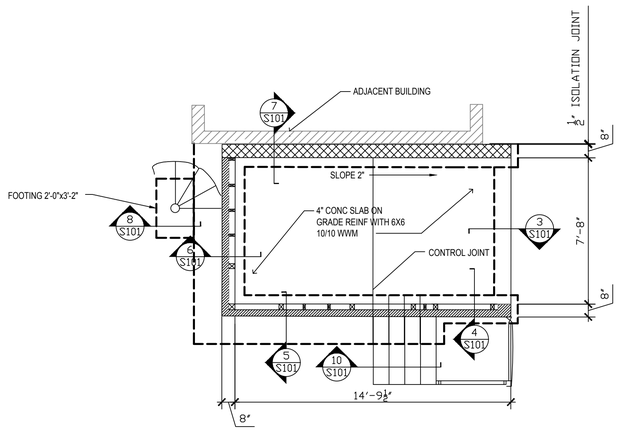
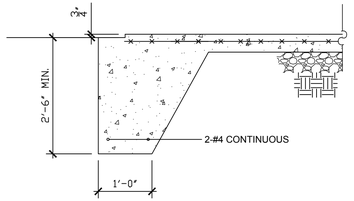
Drawn by: BEO

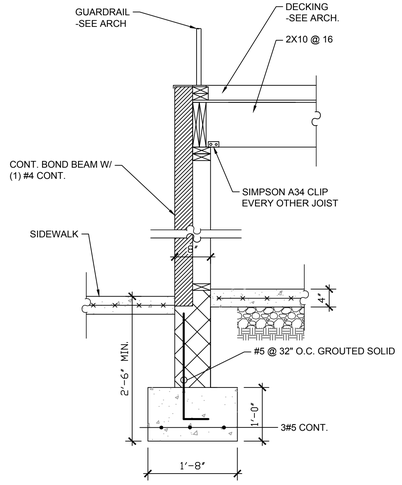
Sheet Number: S002



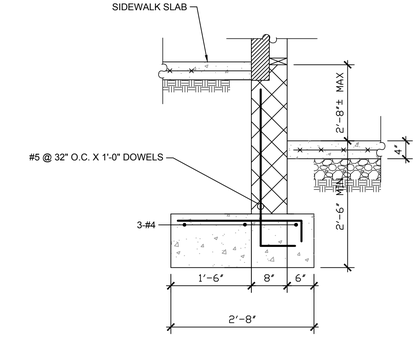
1 S101 GARAGE FOUNDATION PLAN
1/4":1'-0"



3 S101 DETAIL
3/4":1'-0"



4 S101 DETAIL
3/4":1'-0"

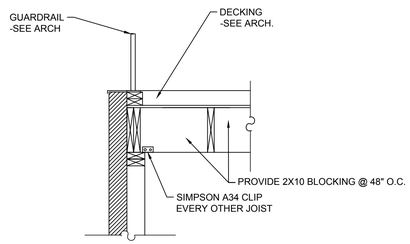


5 S101 DETAIL
3/4":1'-0"

NOTES:
1. SEE 4/S101 PER ADDITIONAL INFO & REMAINDER OF SECTION.

2 S101 GARAGE ROOF FRAMING PLAN
1/4":1'-0"

NOTES:
1. ALL HEADERS SHALL BE (2) 2x10 U.O.N.

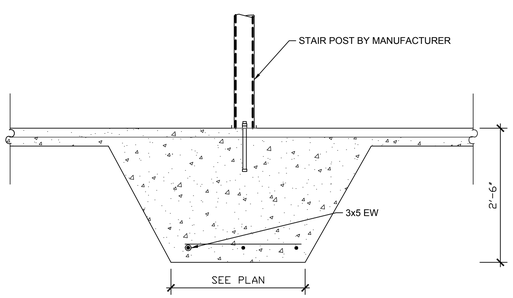


6 S101 DETAIL
3/4":1'-0"

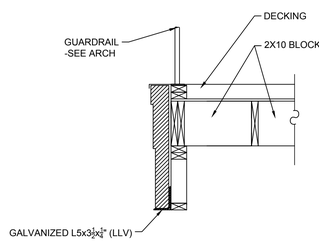
NOTES:
1. SEE 5/S101 PER ADDITIONAL INFO & REMAINDER OF SECTION.

7 S101 DETAIL
3/4":1'-0"

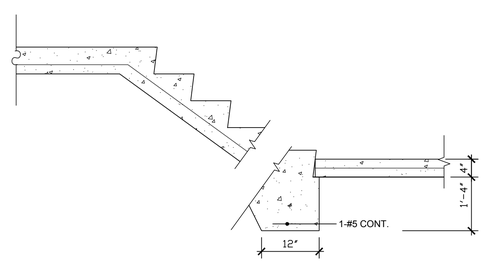
NOTES:
1. SEE 4/S101 PER REMAINDER OF SECTION



8 S101 DETAIL
3/4":1'-0"



9 S101 DETAIL
3/4":1'-0"



10 S101 DETAIL
3/4":1'-0"

Client

PATTY JORDAN &
ANDREW DALY

Project

DALY GARAGE

PROJECT #: 15-626

SEAL / SIGNATURE

DISTRICT OF COLUMBIA
JEFFREY N. OVERMILLER
No. 8963
REGISTERED
PROFESSIONAL ENGINEER
1-21-16

Structural plans certified as provided in Section 106.1.4.1 of the D.C. Construction Codes

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Title

PLANS, SECTIONS,
AND DETAILS

Date
JANUARY 21, 2016

Scale
AS NOTED

Drawn by
BEO

Sheet Number
S101