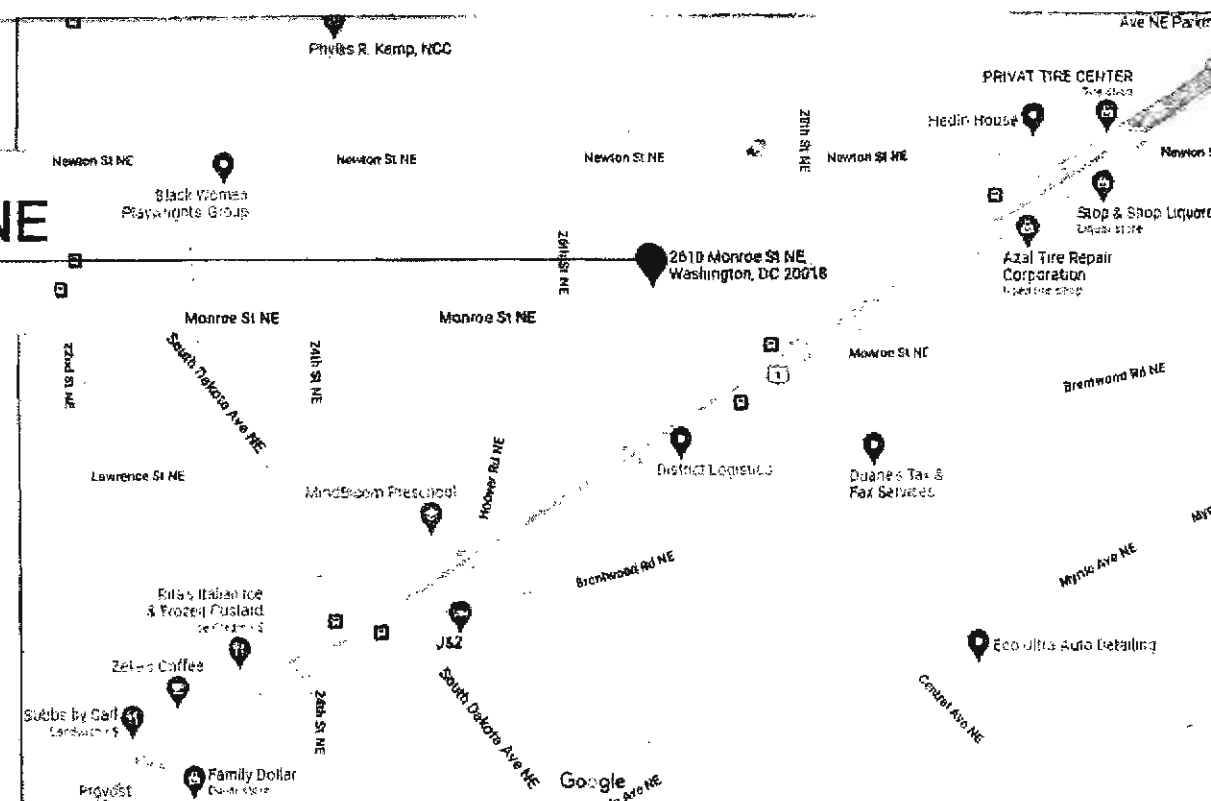


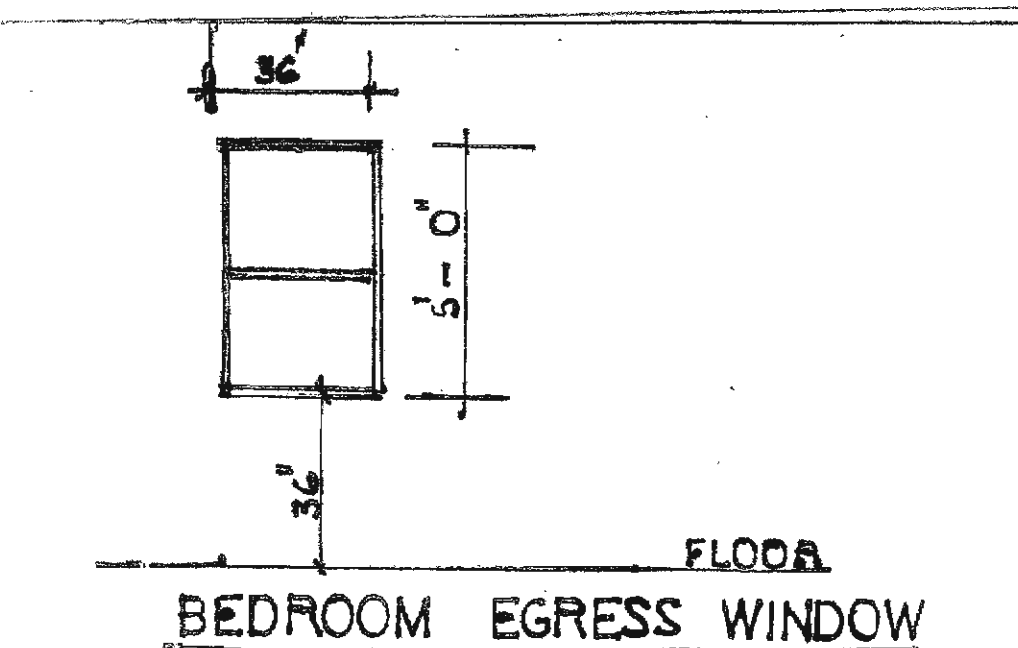
2610 MONROE STREET NE
WASHINGTON DC 20018



VICINITY MAP

SCOPE OF WORK

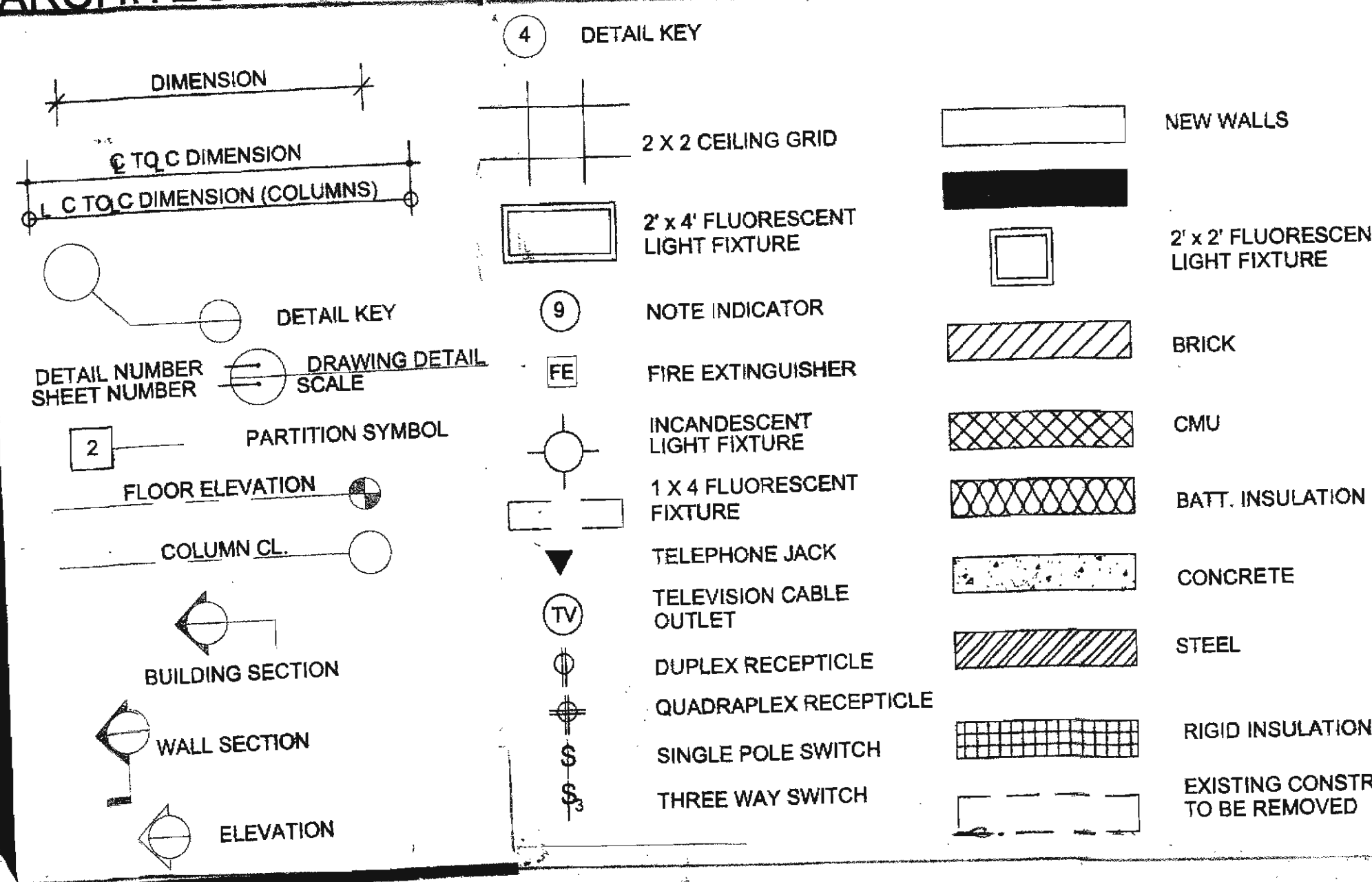
- REPLACE ELECTRICAL OUTLETS / LIGHT FIXTURES
- REPLACE DRYWALL
- REPLACE ANY BAD STUD WALLS
- INSTALL NEW MECHANICAL SYSTEM
- REPLACE KITCHEN EQUIPMENT
- REPLACE HOT WATER TANK
- PAINT INTERIOR WALLS
- INSTALL BATHROOM EQUIPMENT
- INSTALL CARPET IN LIVING ROOM
- REPLACE WINDOWS IN KIND
- INSTALL HALF BATHROOM ON FIRST FLOOR
- WATER ROOF BASEMENT WALL
- INSTALL SUMP PIT
- RISE THE SECTION BUILDING TO COMPLY WITH THE CODE



CODE ANALYSIS

INTERNATIONAL BUILDING CODE EDITION USE	2017
CONSTRUCTION TYPE	5B
USE GROUP	R-3
BUILDING IS NOT SPRINKLERED	
FLOOR SYSTEM	SUPPRESSION SYS. <u>NO</u>
FIRE ALARM SYSTEM	EXISTING NO PROPOSED NO

ARCHITECTURAL DRAFTING SYMBOLS & NOTATIONS

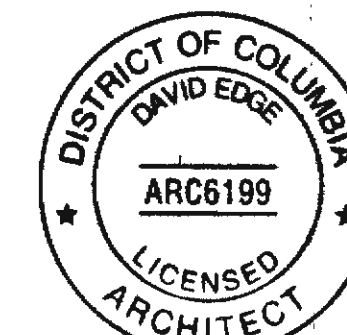
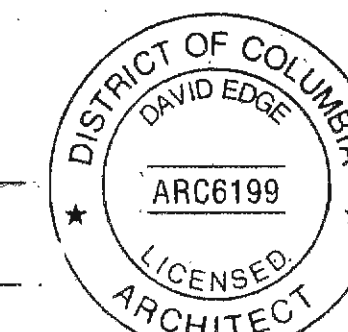


ARCHITECTURAL ABBREVIATIONS

[illegible]

DRAWING INDEX

CS	Cover Sheet
D001	Existing Condition Pictures
D002	Existing Demo Plan
A001	Proposed Floor Plans
A002	Elevations / Windbracing
E-1	Electrical Notes, Riser Diagram
E-2	Proposed Floor Plans
M-1	Mechanical Note Schedule
M-2	Proposed Mechanical Floor Plan
P-1	Plumbing Notes and Schedules
P-2	Proposed Plumbing Plan
P-3	Plumbing Riser Diagrams
S-1	STAIR DETAIL, WALL SECTION
S-2	FRAMING PLANS COLUMN DETAIL
S-3	SECTION DETAIL



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4711 DIAMOND RIDGE BLVD
WHITE PLAINS, MD 20695

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Marcel Cherfan
PO Box 87192
Montgomery Village, MD
20886

OWNER

Gregory & Desiree
Wright

PROJECT NAME & ADDRESS

Interior Alteration
Repair

2610 Monroe St NE
Washington, DC
20018

SHEET TITLE

Proposed
Floor Plans
BUILDING SECTION

CONSULTANT

Sunday Ojigbo
B.S Arch/M.S Planning

2409 Oxon Run Dr
Temple Hills, Md
20774

SHEET NUMBER

A001

Responds to Energy

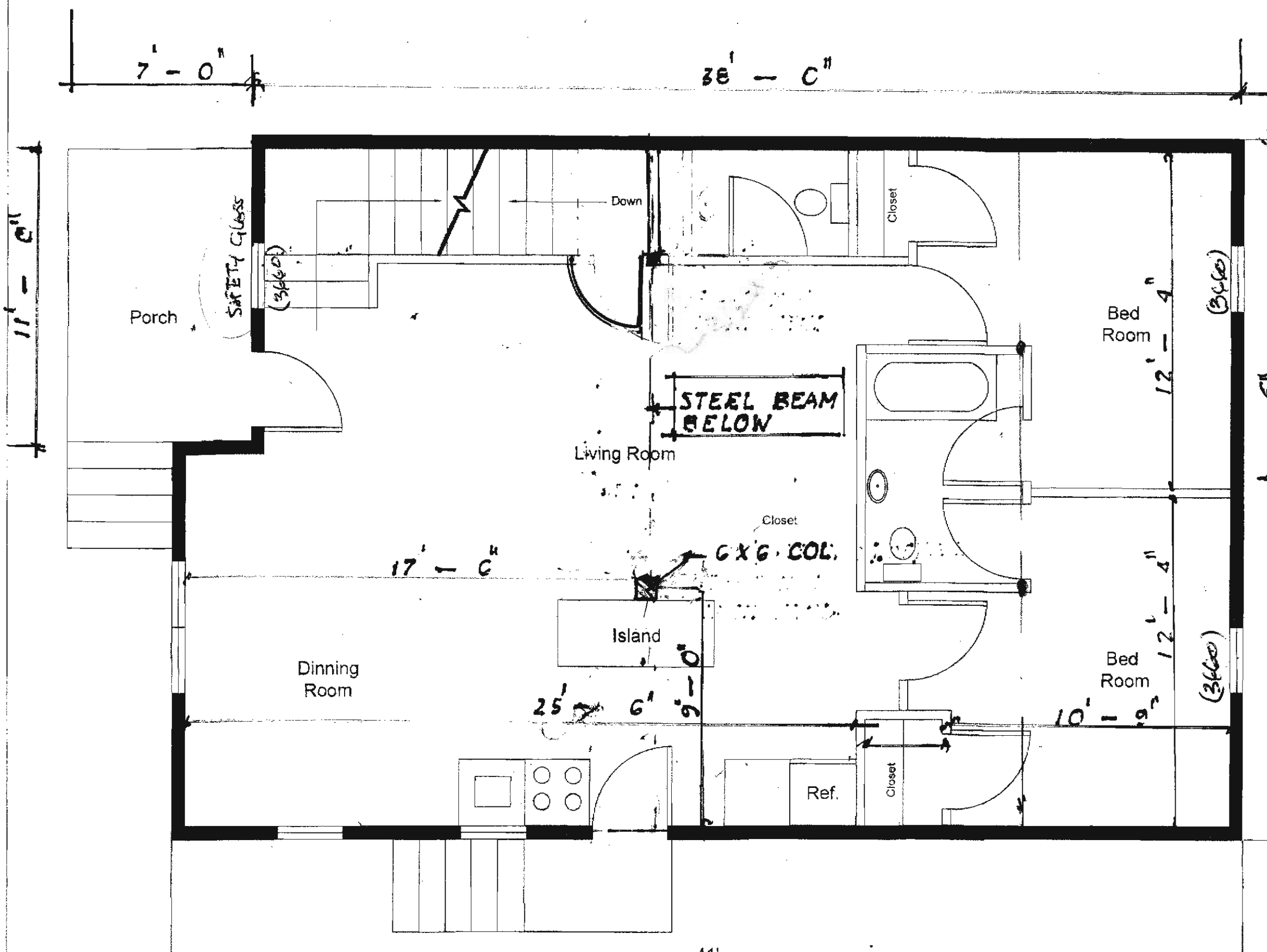
Low Rise Residential Building Envelope FORLR-
Residential

U-Factor For Door And Window

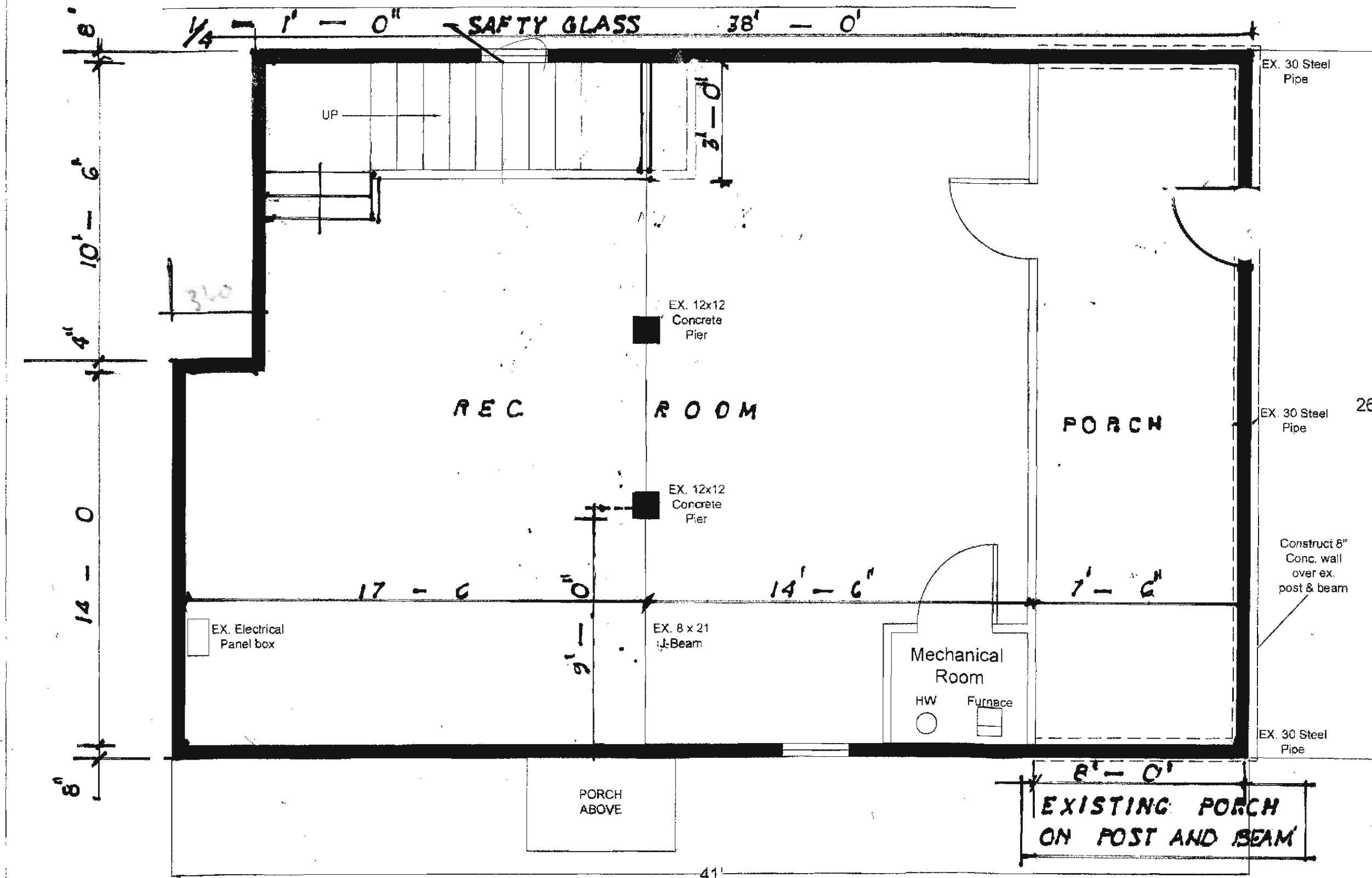
Door- U-Factor: U- 0.35
SHEC:
Window- U Factor: U- 0.35
SHEC < 0.4
Floor Insulation- R-19
Wall Insulation- R-20
Ceiling Insulation- R-49
Crawl Space Cavity R-13

Scope of Work

Air Barrier: The wall assemblies in the building thermal envelope shall comply with the vapor retarder on climate zone 4, marine : continuous insulation with R value = 3.75 over 2x6 wall. Vented cladding over wood structural panels.



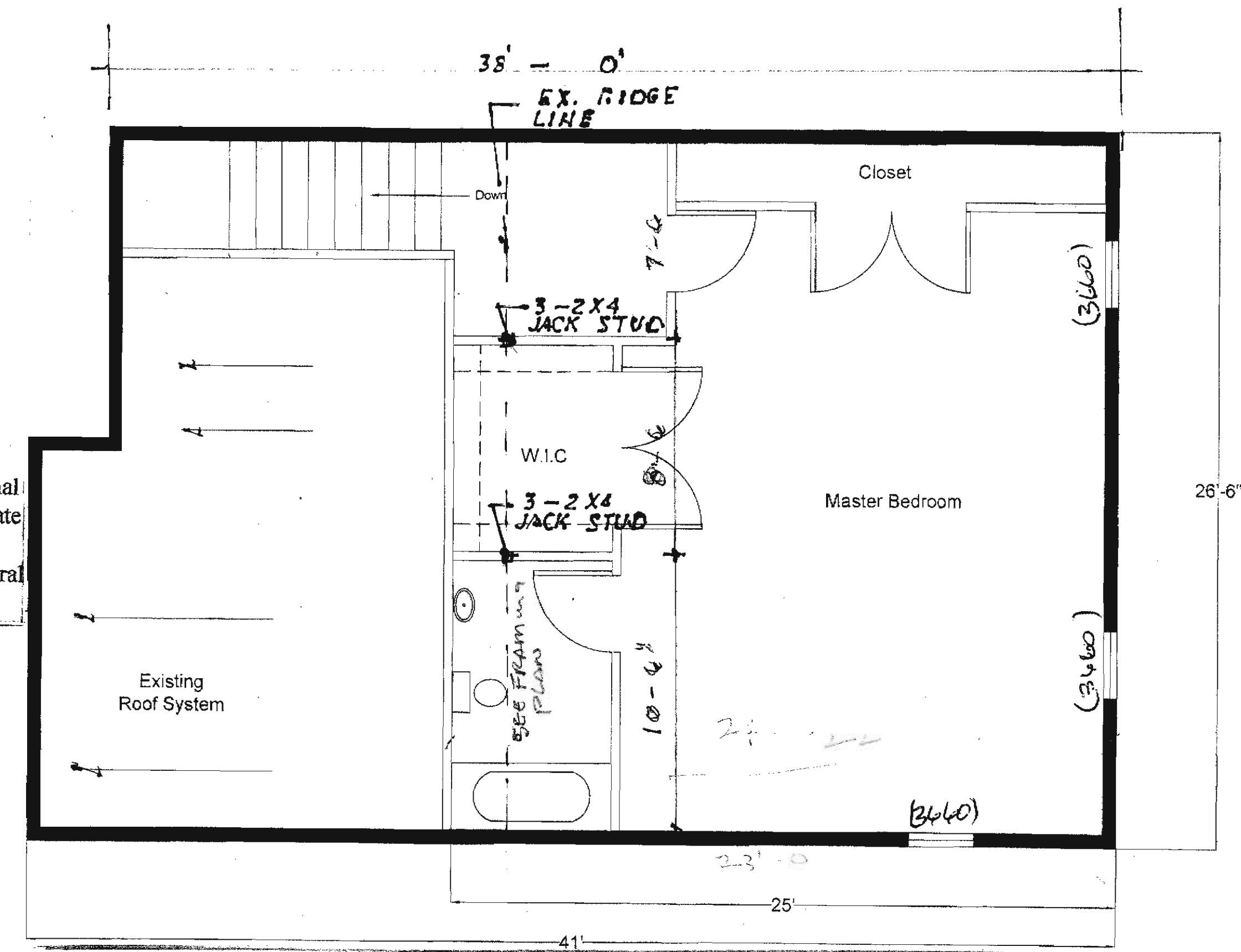
PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

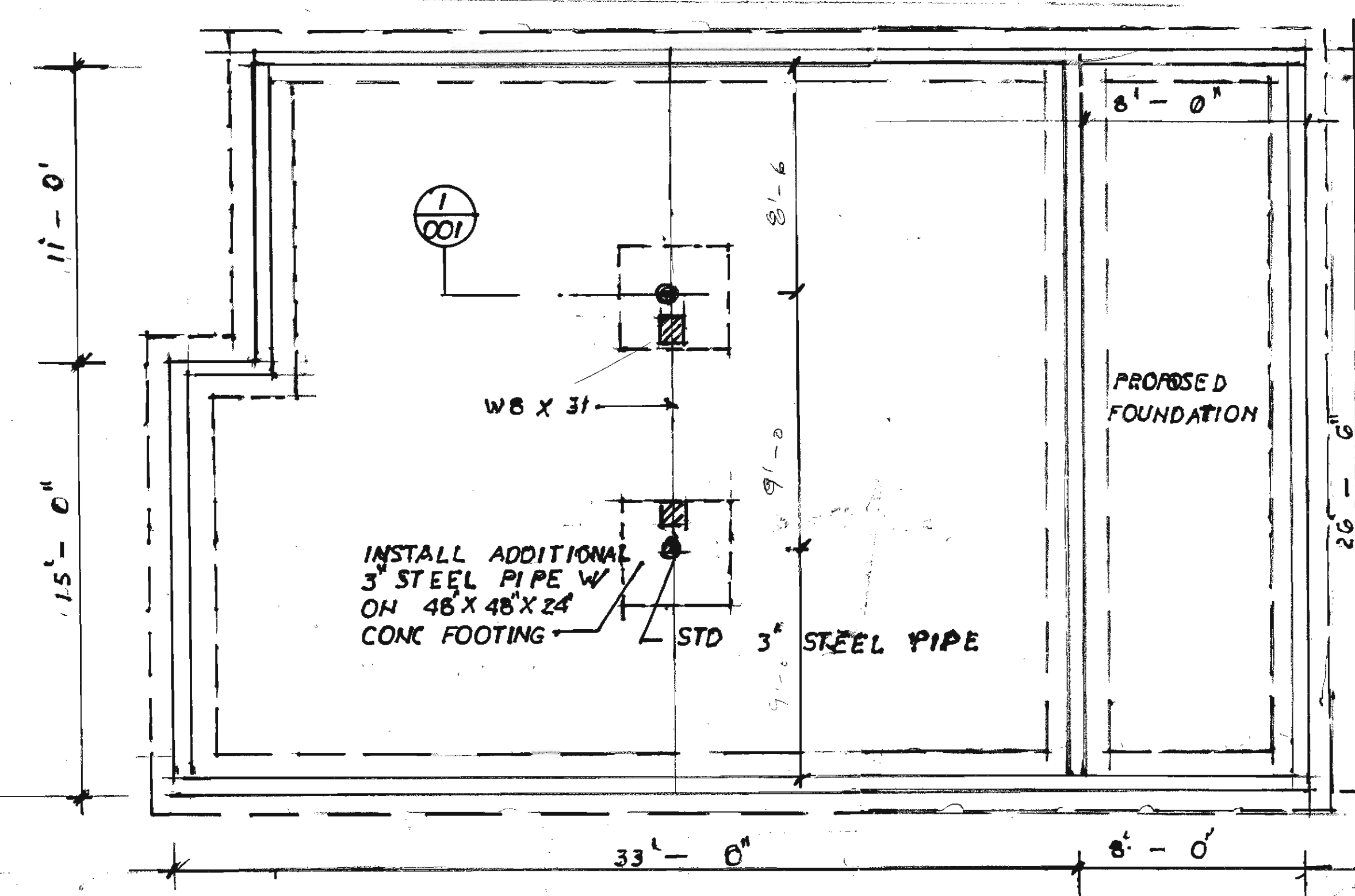
PLAN VIEW: Proposed Floor Plans

SCALE: 1/4"=1'



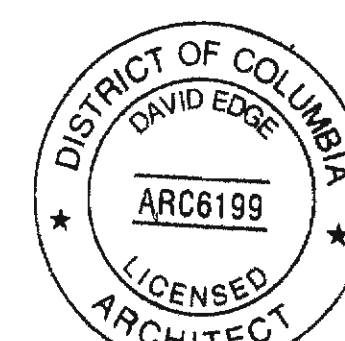
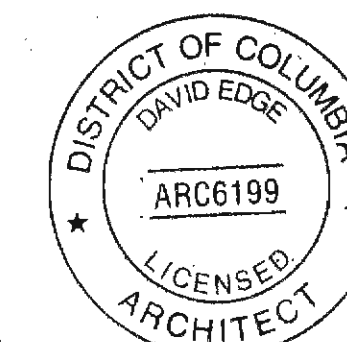
PROPOSED SECOND FLOOR

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



PROPOSE FOUNDATION PLAN

1/4"=1'-0"
INSTALL CONTINUOUS FOOTING



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Plumbing Review - Chrys Edet - 01-31-2023
Structural Review - Raju Shrestha - 01-31-2023

RICHARD MILLS
ARCHITECTURAL DRAFTING
SERVICE

CAD Services

Email: rfmills@verizon.net

Oxon Hill, Maryland 20745

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OWNER

Gregory & Desiree
Wright

Project

Interior Alteration
Repair

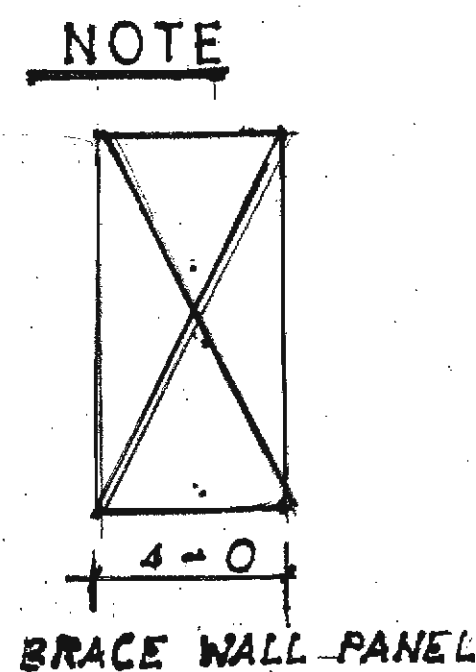
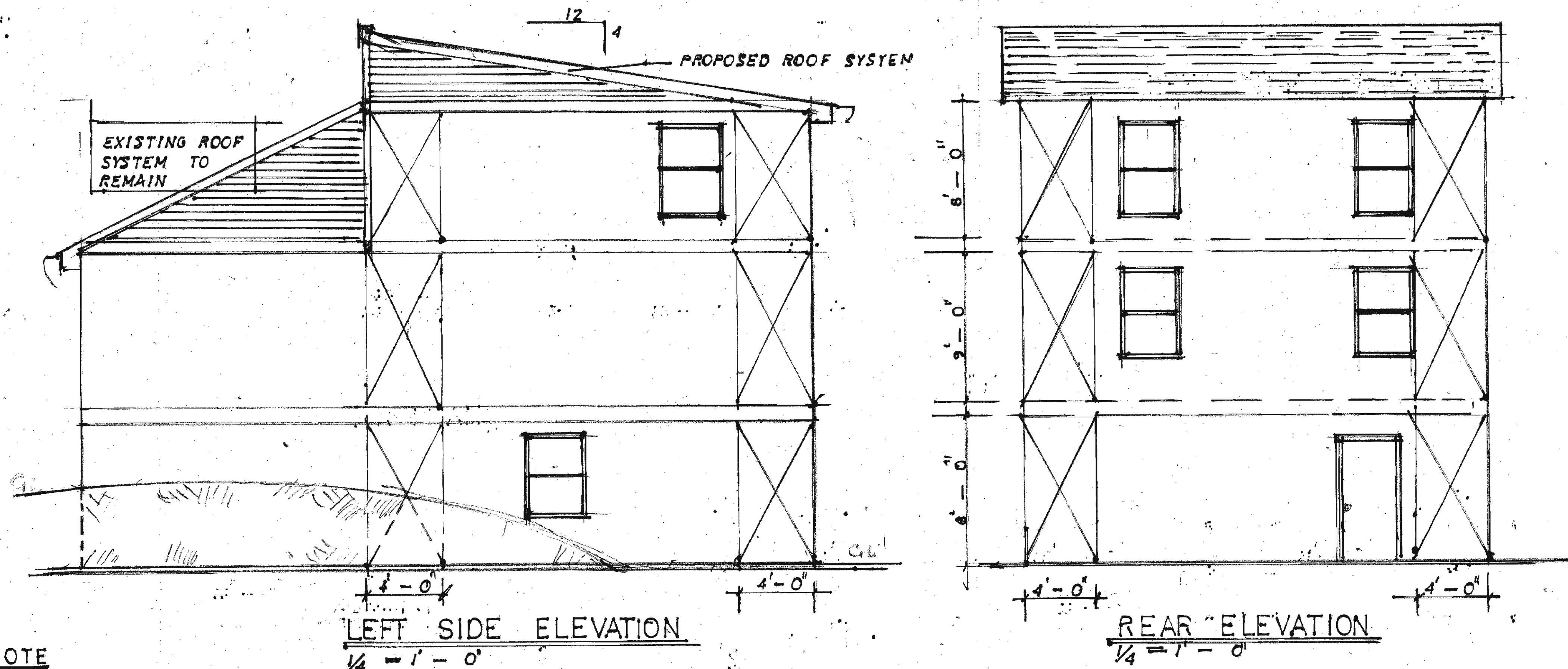
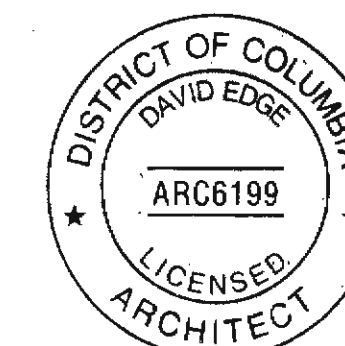
2610 Monroe St NE
Washington, DC
20018

No.	Revision/Issue	Date

Consultants
Sunday Ojigbo
(B.S. Arch/ M.S. Planning)
2409 Oxon Run Drive
Temple Hills, Md 20744

Sheet Title
ELEVATION/WIND BRACE

Project No.	Sheet
Date	A-002
Drawn By	
Scale AS SHOWN	



Wind Bracing

CS-WSP-Provide 7/16" OSB

Continuous sheathing with 8D nails at 6" o.c on edges and 12" o.c in field.

Wall Bracing Using Continuous

Sheathing methods panel

5/8 structural sheathing to be used on all sheathable surface on one side of a braced wall line.

See figure R602.10.7

Fastener: connection method will be according to fastener schedule table R 602 3(1)

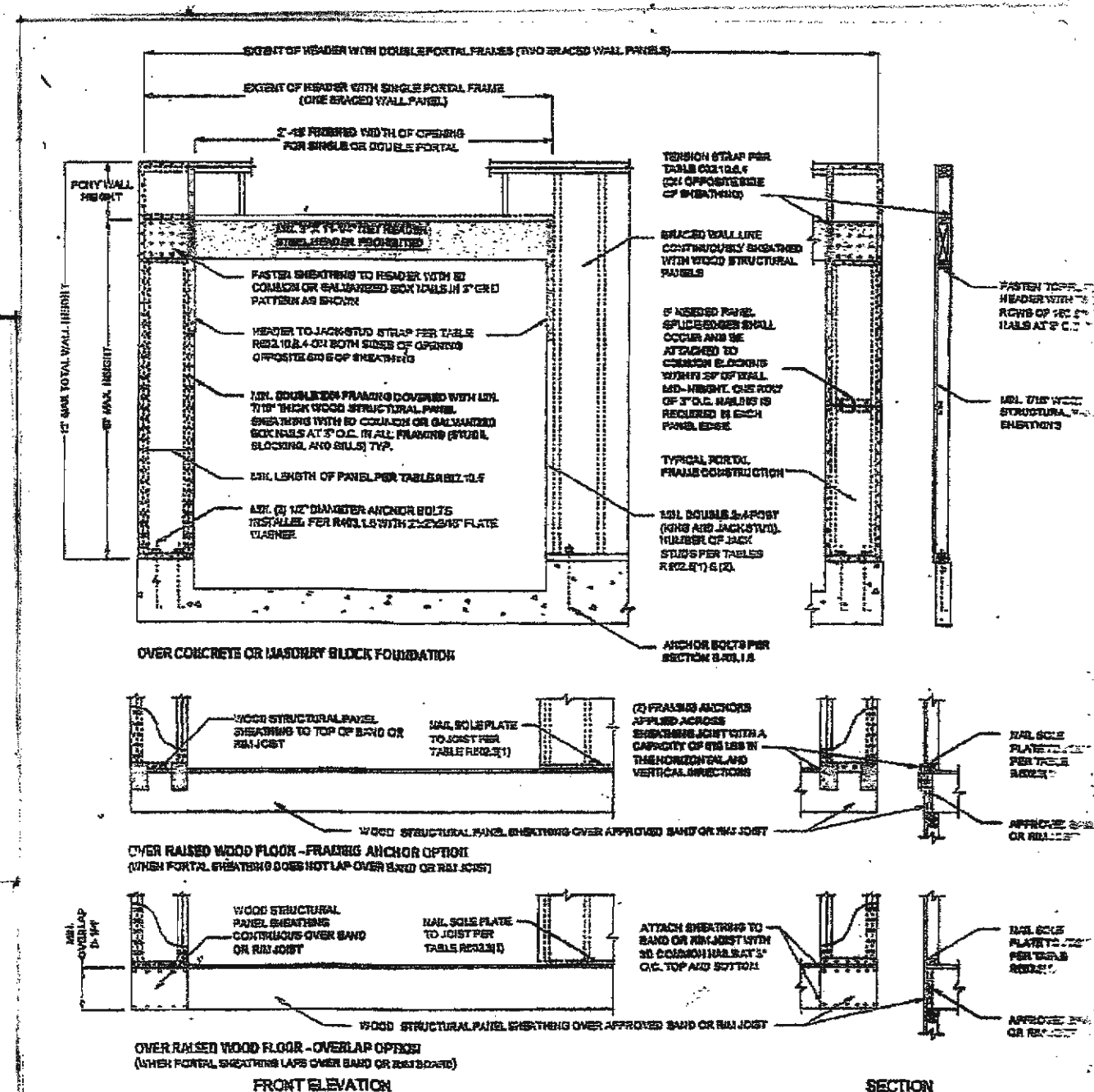
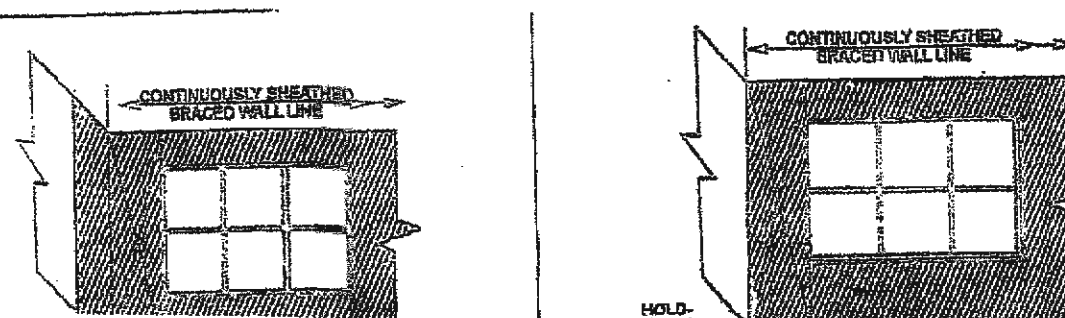
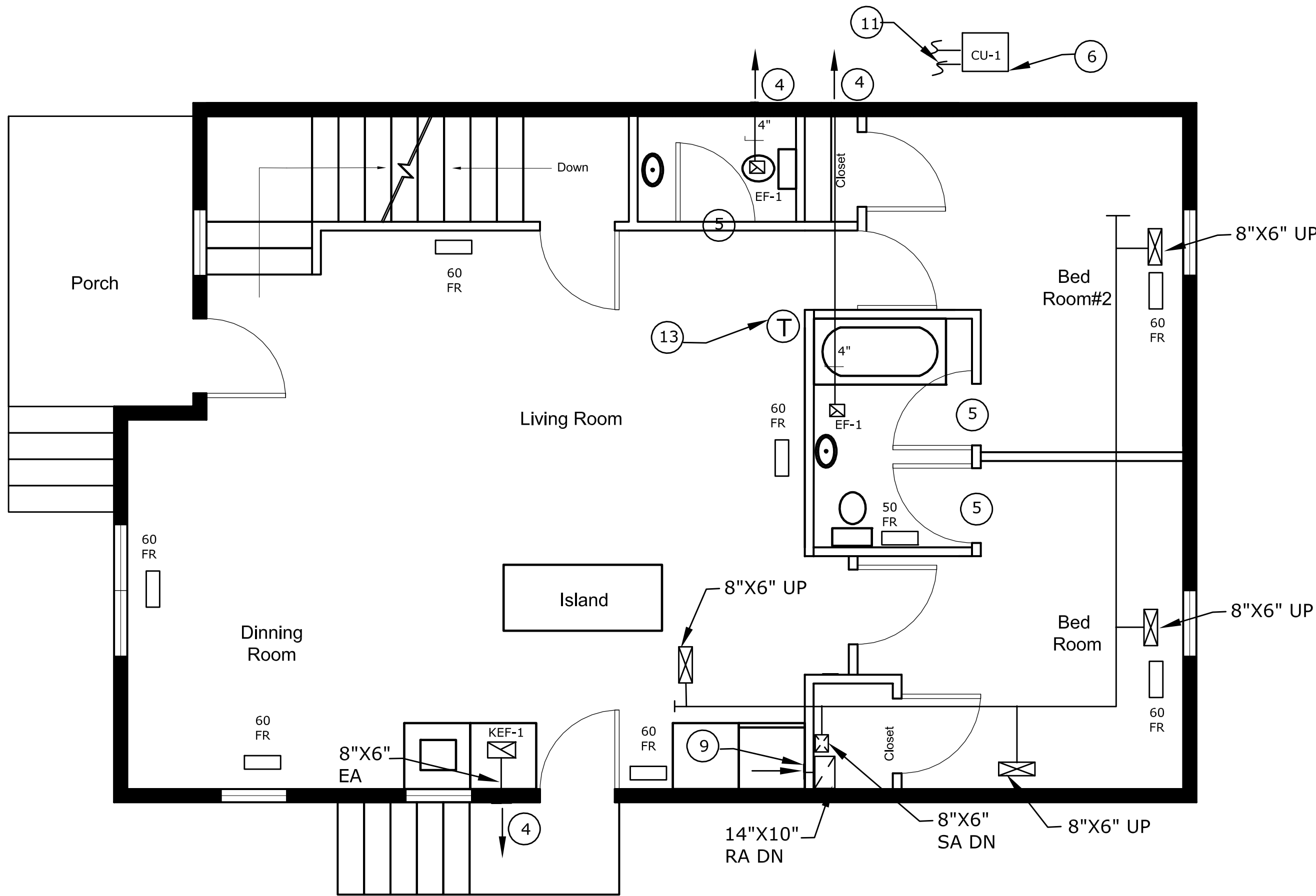
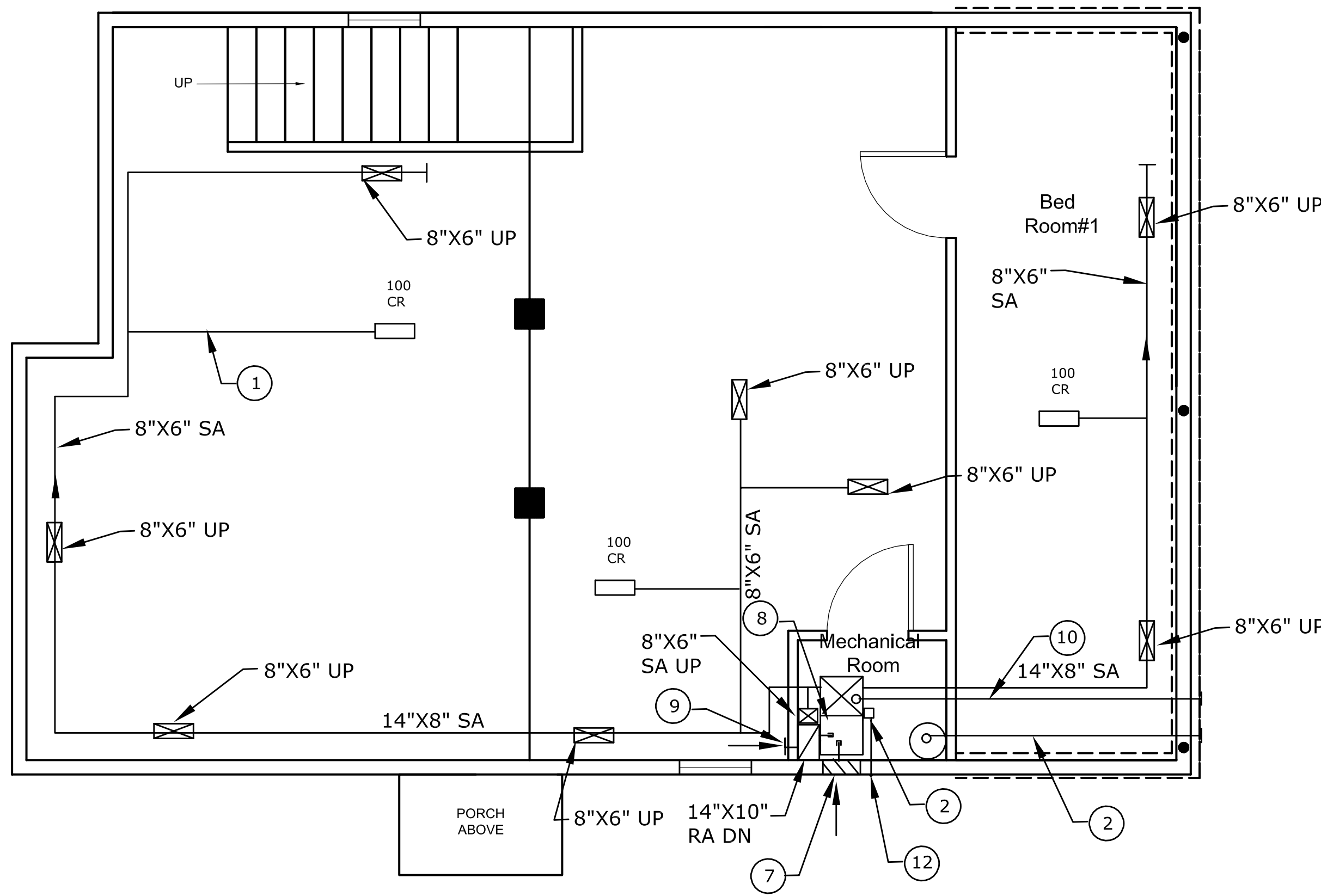


FIGURE R602.10.8.4
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

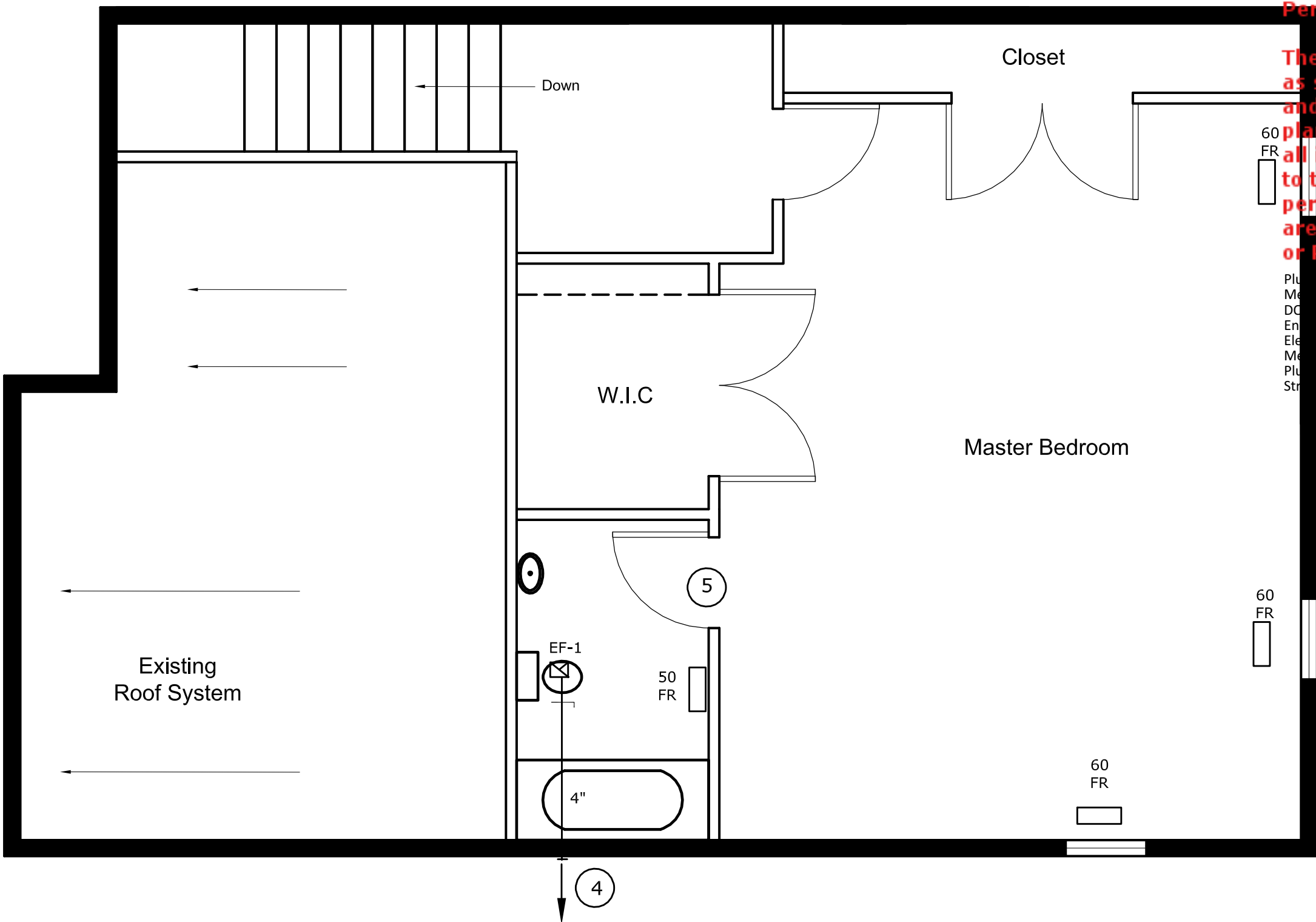




PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN

PLAN NOTES

1. INSULATE ALL SUPPLY DUCT WITH 1-1/2" THICK FIBERGLASS AND VAPOR BARRIER (R-6)
2. CONDENSATE PUMP EQUAL TO LITTLE GIANT VCM20ULST. EXTEND CONDENSATE PIPE TO OUTSIDE.
3. 3" DIAMETER CONCENTRIC VENT FOR WH-1.
4. STAINLESS STEEL WALL CAP. .
5. UNDERCUT TOILET DOORS 3/4" ABOVE FINISHED FLOOR.
6. MOUNT CONDENSING UNIT ON 4" CONCRETE PAD.
7. 12"x10" OUTSIDE AIR LOUVER WITH VOLUME AND MOTORIZED DAMPERS.
8. BUILT UP PLENUM FULL SIZE OF RETURN AIR UNIT AND 12" LONG.
9. 18"x12" RETURN AIR GRILLE MOUNT AS HIGH AS POSSIBLE.
10. 3" DIAMETER CONCENTRIC VENT FOR AHU-1.
11. INSULATE REFRIGERANT PIPE WITH 2" PHENOLIC INSULATION AND COVER WITH 0,018 ALUMINUM SMOOTH THICK JACKET. (R-11).
12. RUN CONDENSATE DRAIN TO OUTSIDE.
13. PROVIDE PROGRAMMABLE THERMOSTAT.



DRAFTING SERVICES
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
ACE ALL PERMITS LLC
Permit No. B2300181 Date 07/31/23
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4741 DIAMOND RIDGE LN
WHITE PLAINS, MD 20895
MEP CONSULTANT
Marcel Cherfan
P.O. Box 87192
Montgomery Village, MD 20886

OWNER

Gregory & Desiree Wright

PROJECT NAME & ADDRESS

Interior Alteration Repair

2610 Monroe St NE
Washington, DC 20018

SHEET TITLE

Proposed Floor Plans
MECHANICAL

CONSTULTANT

Sunday Ojigbo
B.S Arch/M.S Planning

2409 Oxon Run Dr
Temple Hills, Md 20774

SHEET NUMBER

M-2

PLAN VIEW: Proposed Floor Plans

SCALE: 1/4"=1'

ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.

THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE BY REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, AND MAINTANANCE OR USE OF PLUMBING EQUIPMENT AND SYSTEMS.

ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THEREOF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR OWNERS DESIGNATED AGENT SHALL BE RESPONSIBLE FOR MAINTANANCE OF PLUMBING SYSTEMS TO DETERMINE COMPLIANCE WITH THIS PROVISION. THE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE ANY PLUMBING SYSTEM TO BE RE-INSPECTED.

MINOR ADDITIONS, ALTERATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE NOT APPROVED.

FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE. ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.

INSTALL ANTI-SCOLD DEVICES TO PREVENT SCALDING AT SHOWER/BATHS.

PROTECT THE WATER SUPPLY SYSTEM FROM WATER HAMMER AT QUICK CLOSING VALVE LOCATIONS.

THE WATER HEATER RELIEF VALVE SHALL MEET ALL THE REQUIREMENTS OF THE CODE.

INDOOR UNIT WILL BE PROVIDED WITH A SECONDARY CONDENSATE DRAIN THAT WILL TERMINATE IN A CONSPICUOUS PLACE OR WILL BE PROVIDED WITH A WATER-LEVEL DETECTION DEVICE CONFORMING TO UL508 DCMC 307.23..

AAV	AIR ADMITTANCE VALVE		COLD WATER
V.T.R.	VENT THRU ROOF		HOT WATER
BT	BATH TUB		WASTE
LAV.	LAVATORY		VENT
WC	WATER CLOSET		GAS SHUT OFF VALVE
LAV.	LAVATORY		GAS SUPPLY LINE
SH	SHOWER		WATER METER
	WATER SHUT OFF VALVE		GAS METER
HB	HOSE BIBB		
WASH	WASHING MACHINE		

- ALL HOT WATER PIPES TO BE WRAPPED IN MINIMUM R-3 INSULATION.

1. INSULATE ALL HOT WATER PIPING WITH 1" THICK INSULATION HAVING CONDUCTIVITY NOT LESS THAN 0.27 BTU PER INCH/H X FT2 X °F.(R-3)
2. PROVIDE HEAT TRAP ON WATER HEATING EQUIPMENT ON THE SUPPLY AND RETURN PIPING ASSOCIATED WITH THE EQUIPMENT AND SERVING NON-RECIRCULATING SYSTEM.

ID	LOCATION	STORAGE CAPACITY (GALLONS)	WEIGHT	GAS INPUT (MBH)	RECOVERY (GPH)	V/P/H	INLET TEMP (°F)	OUTLET TEMP (°F)	BASIS OF DESIGN (OR EQUAL)
WH-1	SEE PLAN	50	255	45	50	120/1/60	50	100	AO SMITH GSG 50 YBPD

[illegible]

plumbing fixture schedule					
FIXTURE #	DESCRIPTION	WASTE PIPE SIZE	VENT PIPE SIZE	COLD WATER PIPE SIZE	HOT WATER PIPE SIZE
WC	WATER CLOSET	3"	1 1/2"	1/2"	—
KS	KITCHEN SINK	2"	1 1/2"	1/2"	1/2"
BT	BATHTUB	3"	1 1/2"	1/2"	1/2"
LAV	LAVATORY	1-1/2"	1 1/2"	1/2"	1/2"
FD	FLOOR DRAIN	3"	1 1/2"	-	-
HB	HOSE BIB	-	-	1/2"	-

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47411 DIAMOND RIDGE LN
WHITE PLAINS, MD 20695

MEP CONSULTANT

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**Gregory & Desiree
Wright**

Interior Alteration Repair

**2610 Monroe St NE
Washington, DC
20018**

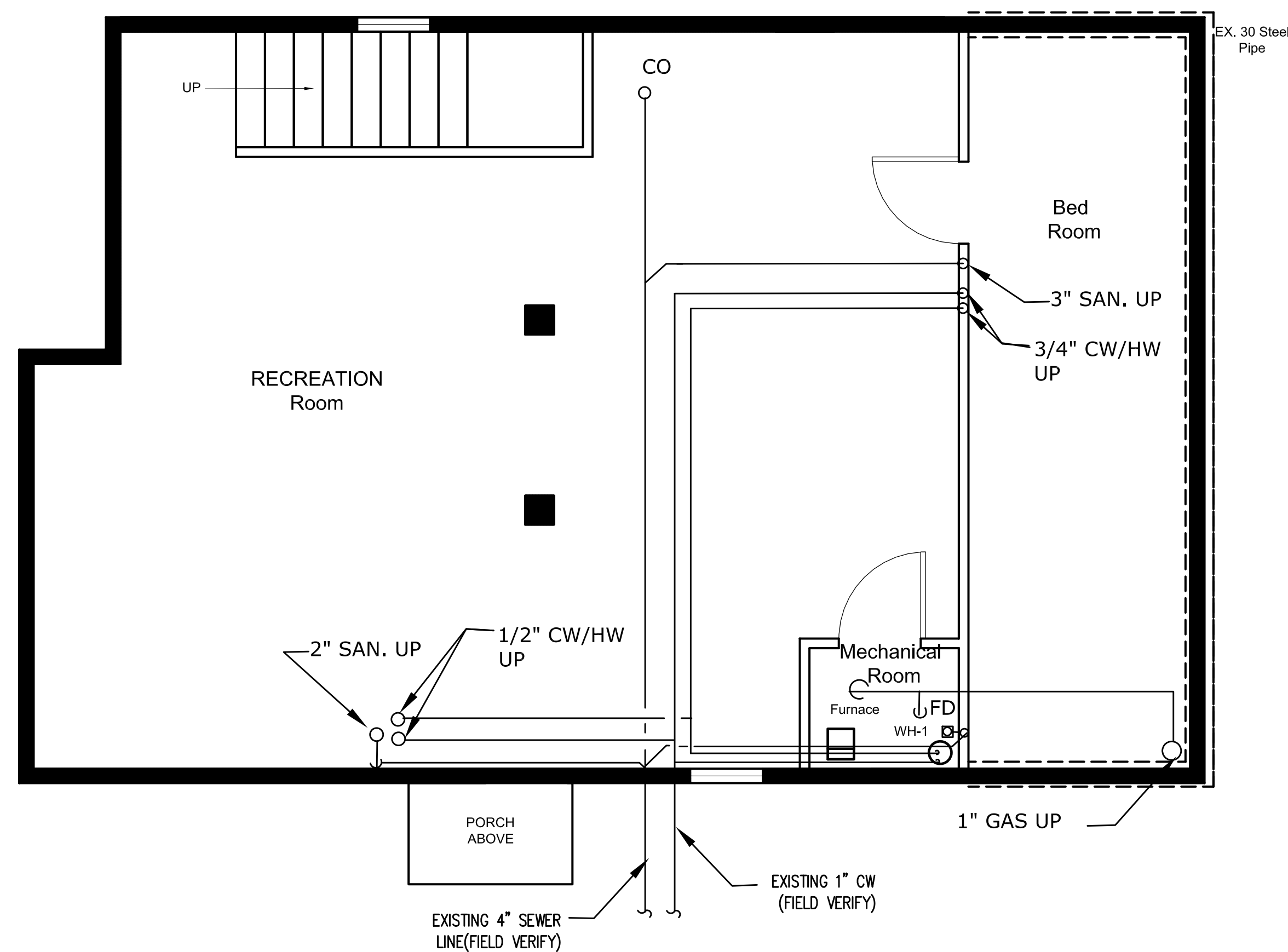
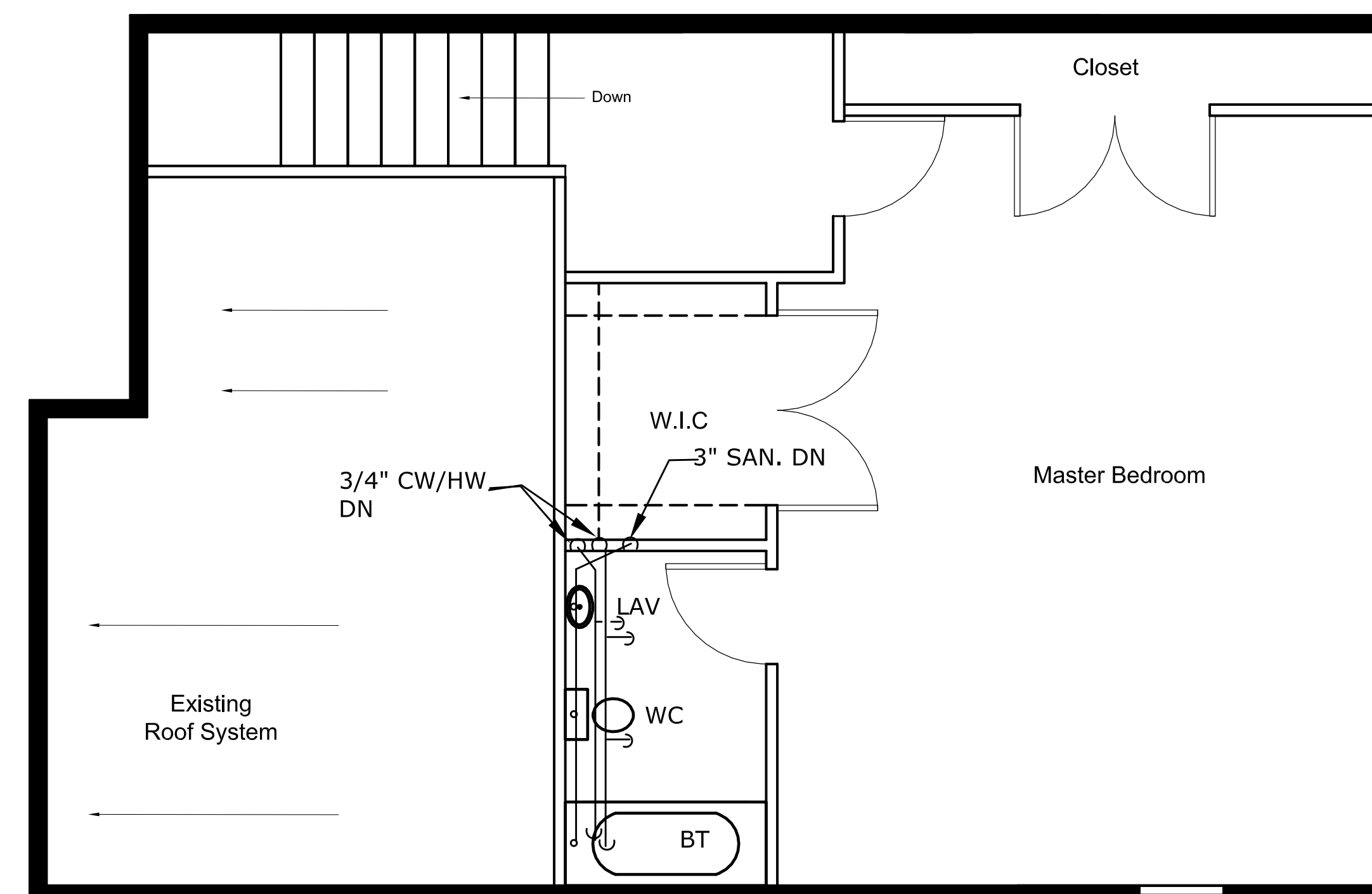
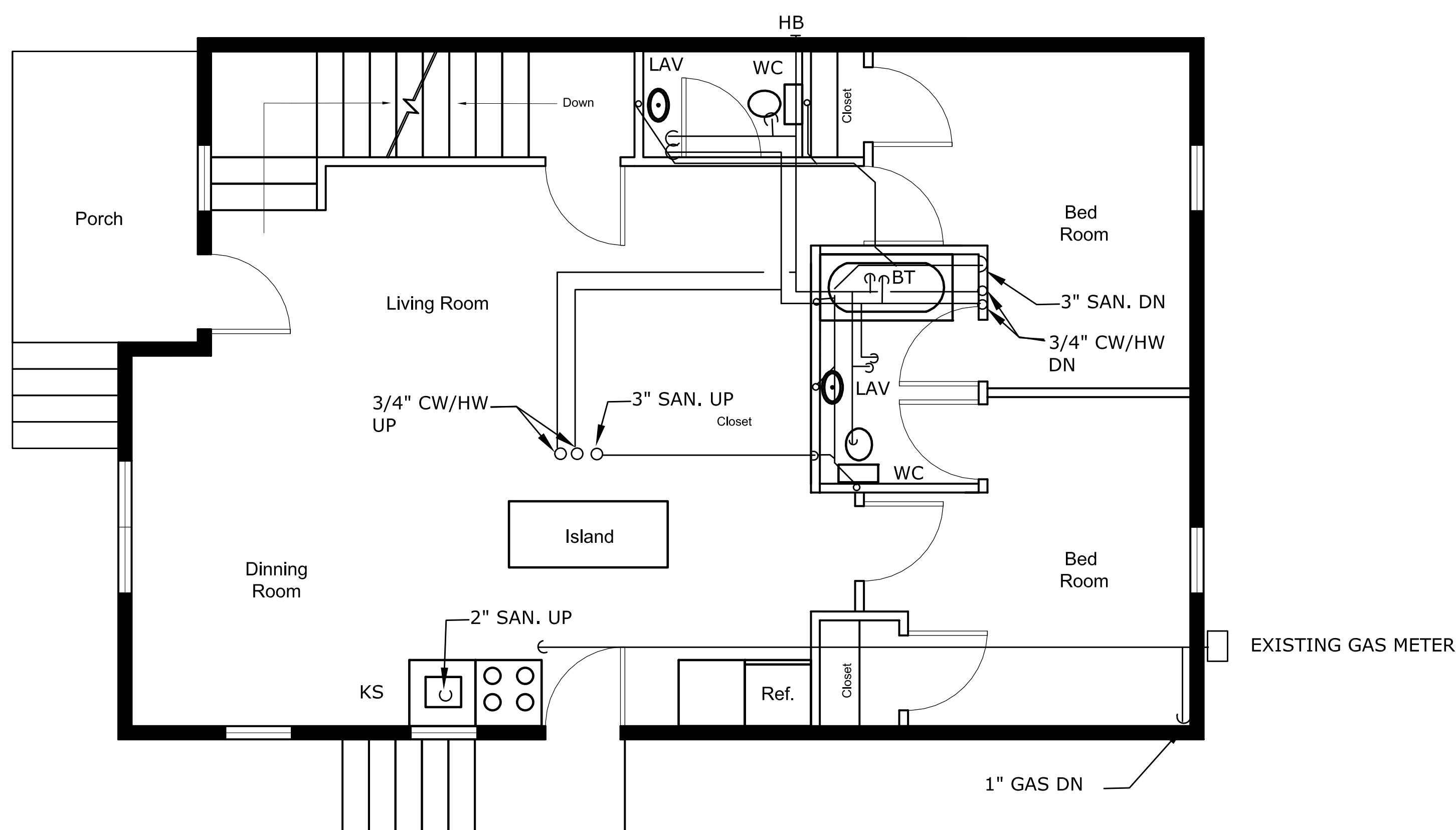
PLUMBING NOTES, AND SCHEDULES

Sunday Ojigbo
B.S Arch/M.S Planning

**2409 Oxon Run Dr
Temple Hills, Md
20774**

P-1





DRAFTING SERVICES
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION

OWNER

**Gregory & Desiree
Wright**

PROJECT NAME & ADDRESS

Interior Alteration Repair

2610 Monroe St NE
Washington, DC
20018

SHEET TITLE

Proposed Floor Plans PLUMBING

CONSTULTANT

Sunday Ojigbo
B.S Arch/M.S Planning

2409 Oxon Run Dr
Temple Hills, Md
20774

SHEET NUMBER

P-2



SPECIALTY HANGERS

SPEED PRONG HANGER - JRP SERIES

Design Features: Eliminates the need to carry special nails since no joist nailing is required. Simply hammer special speed prongs into joist for secure and fast installation.

Materials: 18 gauge galvanized steel
Loads: 535 to 1,875 lbs.

JOIST SIZE	KANT-SAG STOCK NO.	STEEL GAUGE	W	H	HEADER JOIST	ALLOWABLE LOADS (LBS.)		
						FLOOR	ROOF	UPLIFT
2 X 4	JRP24	18	1 9/16	3	(4) 16	535	415	670
2 X 6	JRP26	18	1 9/16	4 3/4	(6) 16	800	625	1005
2 X 8	JRP28	18	1 9/16	6 3/8	(10) 16	1340	1040	1675
2 X 10	JRP30	18	1 9/16	7 5/8	(12) 16	1810	1450	1875

Not recommended for applications where uplift forces occur

POWER NAILED HANGER - JN SERIES

Design Features: Designed for assembly line installation with large flange area for ease of use with power nailers. Engineered for economical installation and maximum load values.

Materials: 18 and 20 gauge galvanized steel
Loads: To 2,315 lbs. (dependent on nail quantities and type)

JOIST SIZE	KANT-SAG STOCK NO.	STEEL GAUGE	W	H	HEADER JOIST	ALLOWABLE LOADS (LBS.)		
						FLOOR	ROOF	UPLIFT
2 X 4	JN24	20	1 9/16	3	(4) 16	535	415	670
2 X 6	JN26	20	1 9/16	4 3/4	(6) 16	800	625	1005
2 X 8	JN28	20	1 9/16	6 3/8	(10) 16	1340	1040	1675
2 X 10	JN30	20	1 9/16	7 5/8	(12) 16	1810	1450	1875

SLANT BACK HANGER - SB SERIES

Design Features: Designed for use in construction of storage barns to support roof ridge without interfering with the installation of roofing materials.

Materials: 20 gauge galvanized steel
Loads: 670 to 840 lbs.

JOIST SIZE	KANT-SAG STOCK NO.	STEEL GAUGE	W	H	HEADER JOIST	ALLOWABLE LOADS (LBS.)		
						FLOOR	ROOF	UPLIFT
2 X 4	SB24	20	1 9/16	3 1/2	(4) 10 X 1 1/2	670	775	840
2 X 6	SB26	20	1 9/16	4 1/2	(6) 10 X 1 1/2	870	1000	1075
2 X 8	SB28	20	1 9/16	5 1/2	(8) 10 X 1 1/2	1175	1350	1450
2 X 10	SB30	20	1 9/16	6 1/2	(10) 10 X 1 1/2	1575	1800	1925

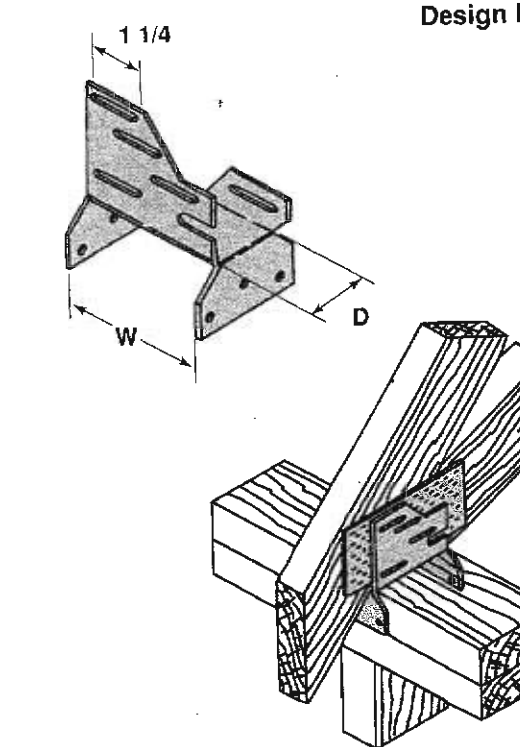
Uplift Loads have been increased 33 1/3% or 60% for wind and seismic loads. No further increase shall be permitted. 100 x 1 1/2 inch nails are 9 gauge (0.148 inch diameter) by 1 1/2 inches long.

RAFTER / TRUSS CONNECTORS

SCISSORS TRUSS CLIP - STC SERIES

Design Features: Specifically designed to prevent outward movement of exterior bearing walls caused by scissors truss deflection. Allows for horizontal movement. The STC also secures the truss to the top plate to resist uplift.

Material: 12 gauge galvanized steel
Uplift: 665 to 800 lbs.

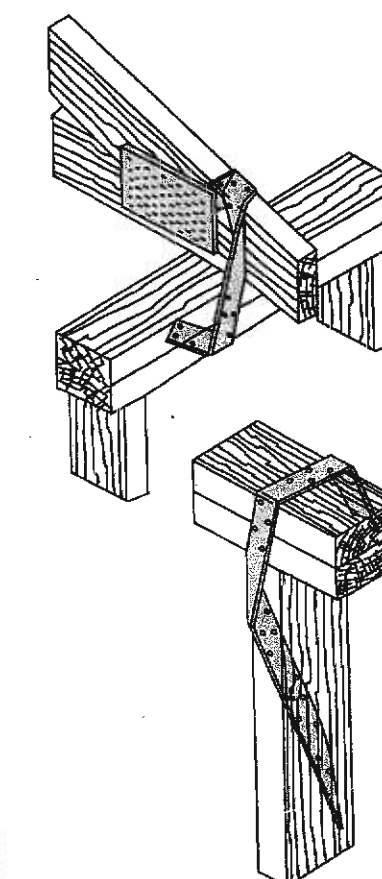


Note: When installing, do not fully seat nails into the truss.

TWIST STRAP - TWIST SERIES

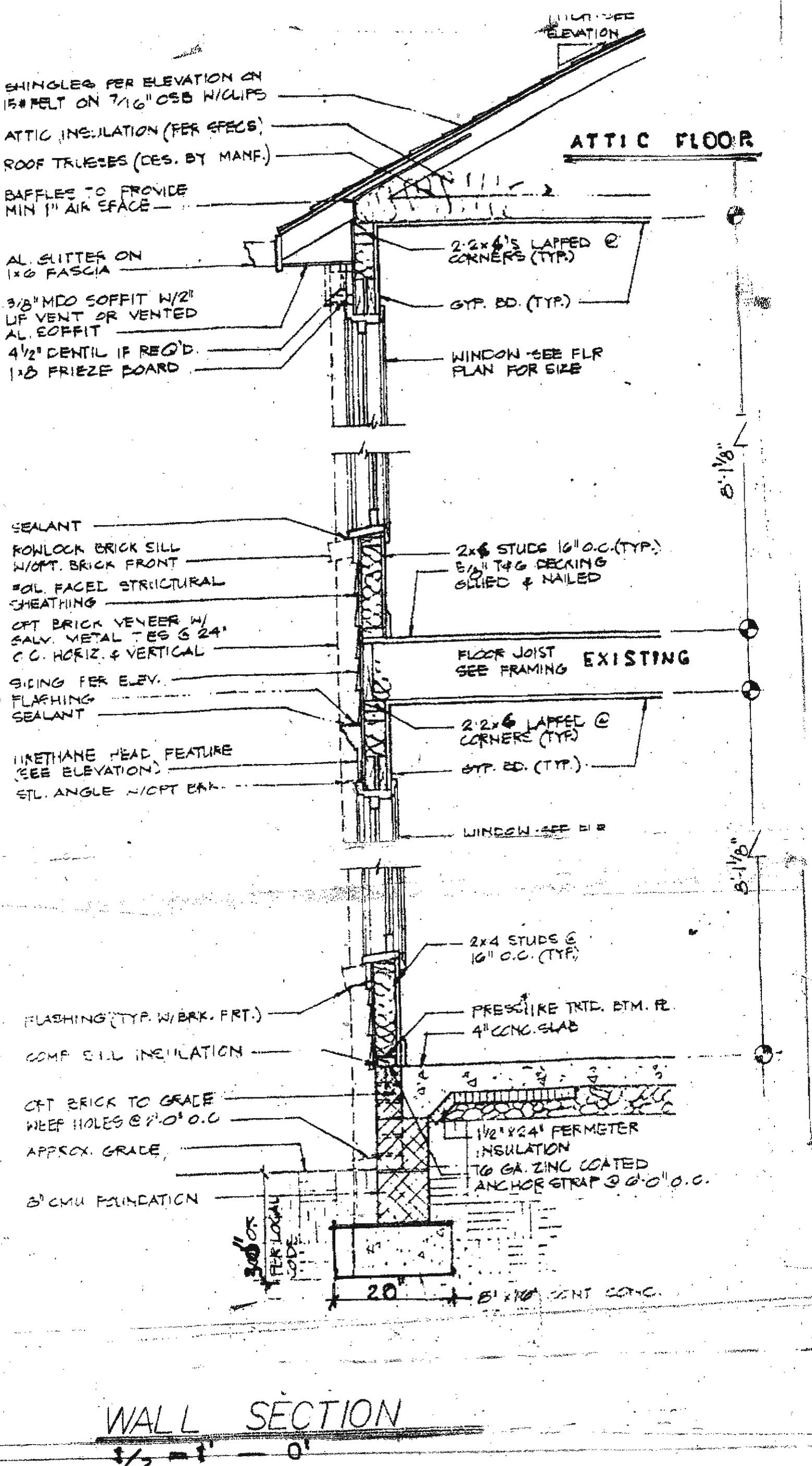
Design Features: A versatile strap designed to a secure connection between truss or rafter to top plate, stud to top plate or rim joist to stud. TWIST Straps are especially useful in high wind zones as part of a framing structure's continuous load path.

Material: 16 gauge galvanized steel
Uplift: 810 to 835 lbs.



KANT-SAG STOCK NO.	DIMENSIONS	FASTENER EACH END	ALLOWABLE LOADS (LBS.)			ALLOWABLE LOADS (LBS.)		
			NORMAL	133%	160%	NORMAL	133%	160%
TWIST1	1 1/4 X 9	(6) 10d	680	835	835	(8) 16d	810	835
TWIST12	1 1/4 X 11 5/8	(6) 10d	680	835	835	(8) 16d	810	835
TWIST18	1 1/4 X 17 3/4	(6) 10d	680	835	835	(8) 16d	810	835
TWIST22	1 1/4 X 21 5/8	(6) 10d	680	835	835	(8) 16d	810	835

Uplift Loads have been increased 33 1/3% or 60% for wind and seismic loads. No further increase shall be permitted. 16d common nails may be substituted for 10d common nails. To order product with hot dipped galvanized finish, add HDS to stock number, as in TWISTHDS. For alternate nail schedule and load values consult factory.



STRUCTURAL NOTE

Design:

Roof Trusses.....35PSF(Snow)

Roof Rafters.....35PSF

Sleeping Rooms.....30PSF

Stairs.....40PSF

Wind Speed.....115 MPH

Footing Frost Line.....30" below grade

Bearing Soil Pressure.....1500 PSF

Concrete & Foundation

All reinforced concrete is in accordance with the American concrete institute ACI 318-11.

A. Minimum specified compressive Strength: Fc @28days

Location of Concrete.....Min Comp Strength, Fc

Car Port.....3500 PSI

Driveway, Curbs, Walks, Patios

Porchs, steps, & Stairs.....3500 PSI

Wood

Wood Structural Member

A. Joists, Header, and Trimmers shall be minimum #2 HEM-FIR having the following properties unless noted otherwise.

Fb - 850 PSI

Fc - 405 PSI

Fv - 75 PSI

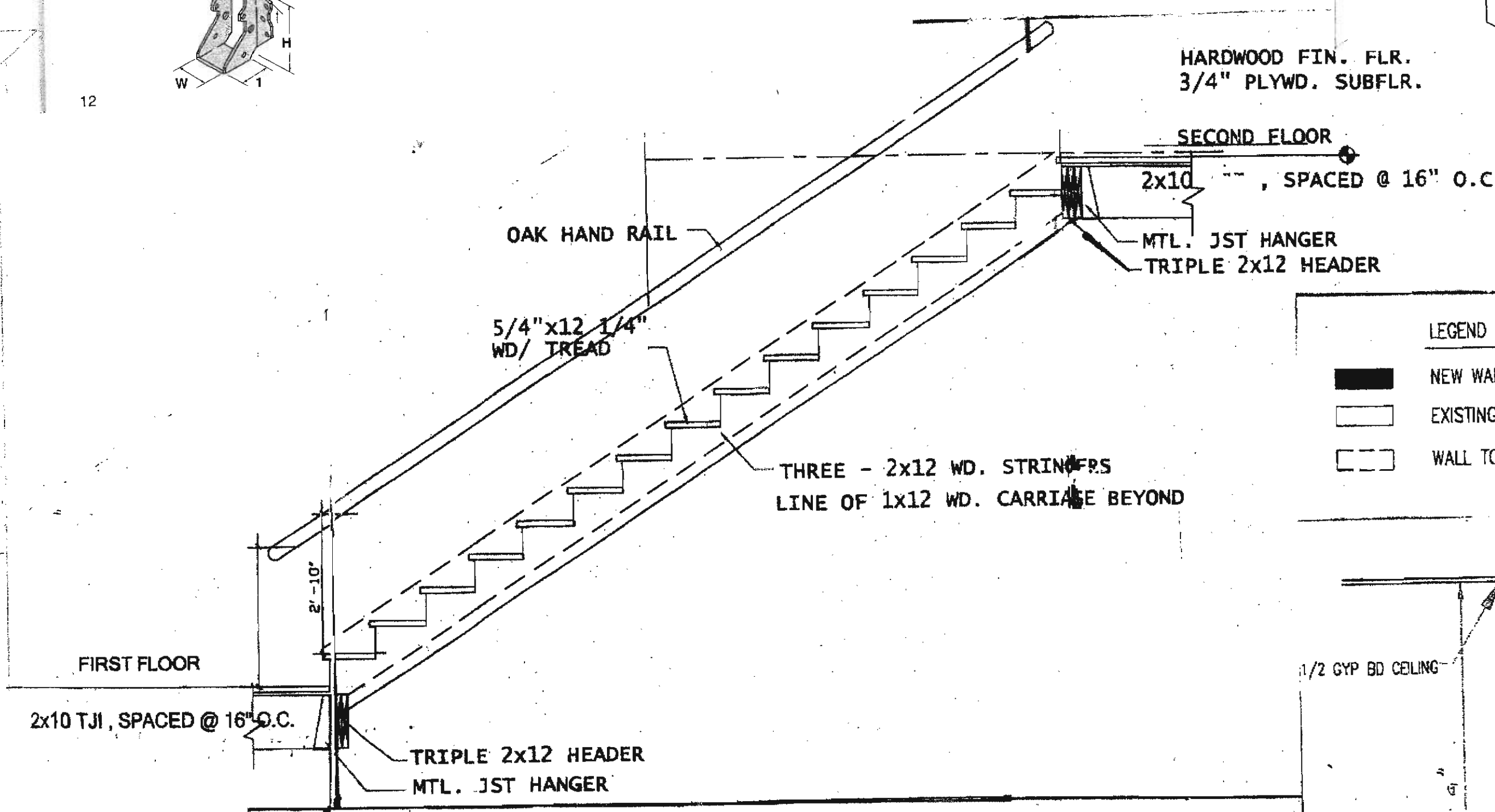
E - 1,300,000 PSI

B. Exterior bearing wall studs shall be minimum #2 grade Spf 2x4's having the following properties unless noted otherwise

Fb - 875 PSI

Fc - 1,100 PSI

E - 1,400,000 PSI



INTERIOR STAIR STRINGER SECTION

SCALE 1/2" = 1'-0"

STRUCTURAL NOTES

-W8X31 STD BEAM AT BASEMENT CARRYING FIRST FLOOR

-3-1/2X16 LVL BEAM AT FIRST FLOOR CARRYING SECOND FLOOR

-3-1/2X14 LVL BEAM AT SECOND FLOOR CARRYING ROOF LOAD

TOTAL LOAD FROM ROOF, SECOND FLOOR AND FIRST FLOOR= 35 + 50 + 50= 135 LBS. IMPOSED TO THE FOOTING

SOIL BEARING PRESSURE = 1500 PSF

FOOTING SIZE 48"X48"X24" CONCRETE FOOTING

COLUMN ADD 3" STD STEEL PIPE SHOWN ON THE FOUNDATION

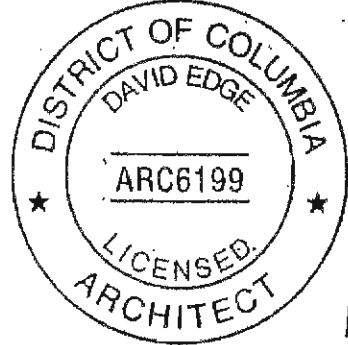
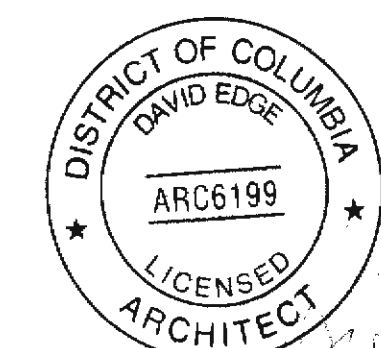
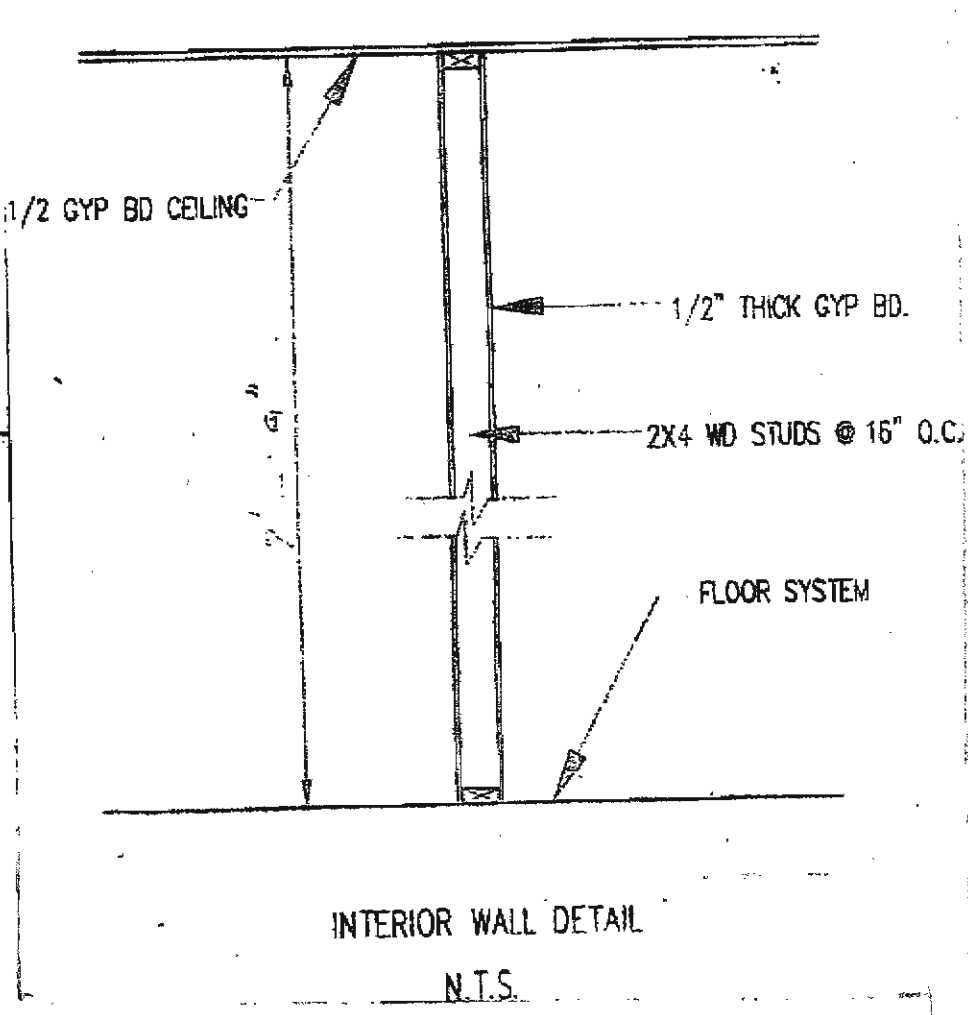
LEGEND

NEW WALL

EXISTING WALL

WALL TO BE REMOVED

HALF WALL



GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
DRAFTING SERVICES
DATE 01/31/23

ACE ALL PERMITS are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

MEP CONSULTANT
Marcel Chertan
PO Box 192
Montgomery Village, MD 20886

OWNER

Gregory & Desiree Wright

PROJECT NAME & ADDRESS

Interior Alteration Repair

2610 Monroe St NE
Washington, DC 20018

SHEET TITLE

WALL SECTION
STAIR DETAIL

ATTIC FLOOR FRAMING

CONSULTANT
Sunday Ojigbo
B.S Arch/M.S Planning

2409 Oxon Run Dr
Temple Hills, Md 20774

Project No. Sheet

Date

Drawn By

Scale AS SHOWN

S-1

Plumbing Review - Chrys Edet - 01-31-2023

Marcel Cherfan
PO Box 87192
Montgomery Village, MD
20886

PROJECT NAME & ADDRESS

2610 Monroe St NE
Washington, DC
20018

SECTION DETAIL

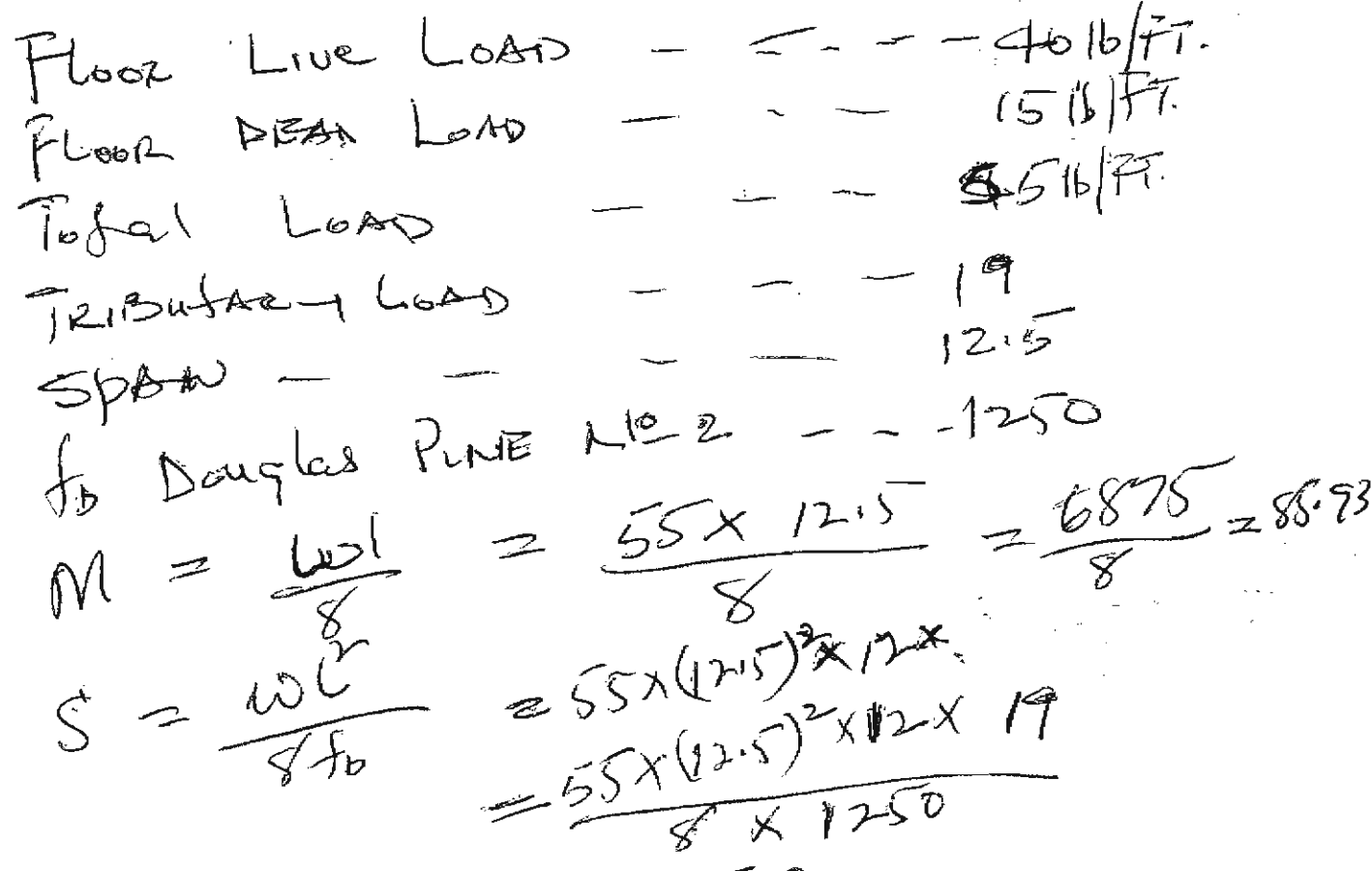
2409 Oxon Run Dr
Temple Hills, Md
20774

S-3



BEAM DESIGN CALCULATION

ROOF LOAD



Span - - - - 13' - 0"

Floor Live Load - - 40 lb/Ft

Floor Dead Load - - - 15 lb/Ft

TRIBUTARY LOAD - - - 14

Total Load - - - 55

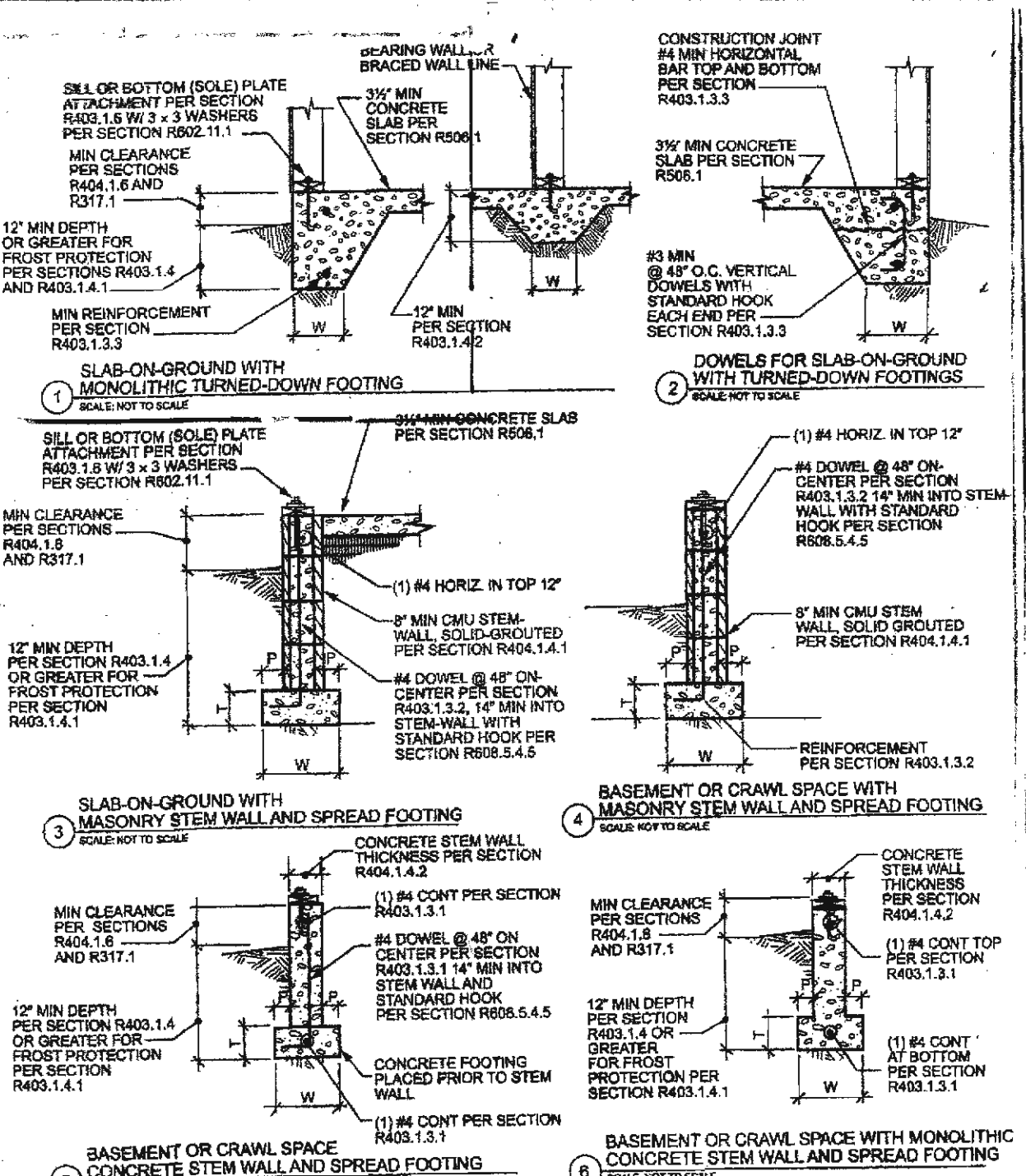
for Douglas PINE No 2 - - - 1250

$$M = \frac{wL}{8} - - - \frac{55 \times 13}{8} = 89.37$$
$$S = \frac{wL^2}{8 \times 16} - - - - \frac{13^2 \times 16 \times 55 \times 12}{8 \times 1250}$$
$$= \frac{1784640}{10000} = 178$$

USE 3 1/2 x 16 LVL SEE GAUG - Lam - SHEET 5-2



scale: $1/2" = 1'-0"$



W = Width of footing, T = Thickness of footing and P = Projection per Section R403.1.1

NOTES:

- See Section R404.3 for sill requirements.
- See Section R403.1.6 for sill attachment.
- See Section R506.2.3 for vapor barrier requirements.
- See Section R403.1 for base.
- See Section R408 for under-floor ventilation and access requirements.
- See Section R404.1.3.5 for reinforcement requirements.

