

Tab D

HILLTOP TERRACE II

4649 G STREET SE, WASHINGTON, D.C. 20019

FINAL DESIGN SCHEMATIC SUBMISSION: OCTOBER 1, 2023



PROJECT TEAM

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LANDSCAPE / GAR

PUSH STUDIO LLC

220 UPHUR STREET NW WASHINGTON DC 20011

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DRAWINGS LIST

| | |
|------|--------------|
| G000 | COVER SHEET |
| G001 | PROJECT DATA |
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CIVIL

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| CIV-100 | SITE PLAN |
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ARCHITECTURAL

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| A101 | FLOOR PLANS |
| A102 | ELEVATIONS & SECTION |
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LANDSCAPE

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| L001 | SCHEMATIC SUMMARY PLAN |
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MEP

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| NAR1 | MEP NARRATIVE |
| NAR2 | MEP NARRATIVE |
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STRUCTURAL

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| NAR3 | STRUCTURAL NARRATIVE |
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| | |
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APPROVALS

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CLIENT NAME
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PROJECT ADDRESS
4649 G STREET SOUTHEAST
WASHINGTON, DC 20019

PROJECT NAME
HILLTOP TERRACE II

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ISSUE DATE
10.01.2023 : SCHEMATIC SUBMISSION

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:

DATE 10.01.2023
SCALE AS NOTED

DRAWN BY
CHECKED BY DW
JOB NO.
SEAL

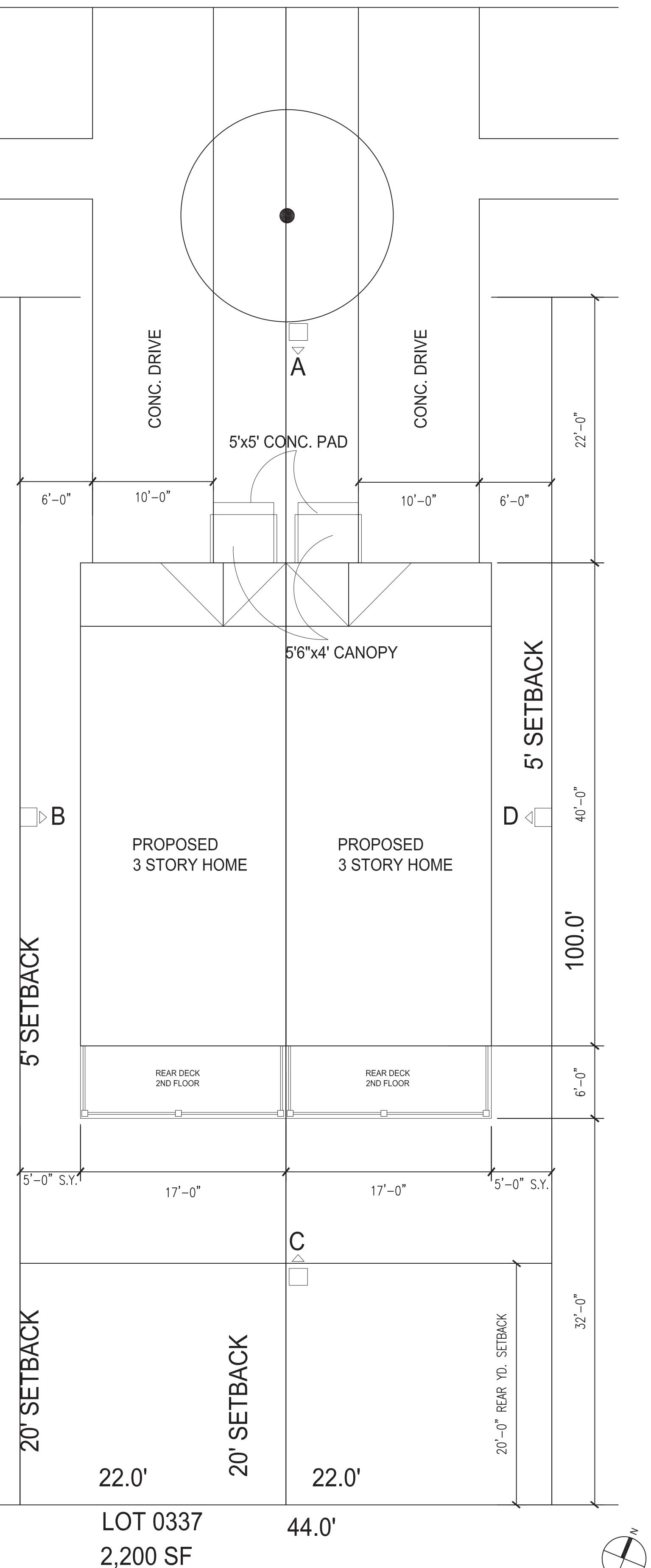
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COVER SHEET

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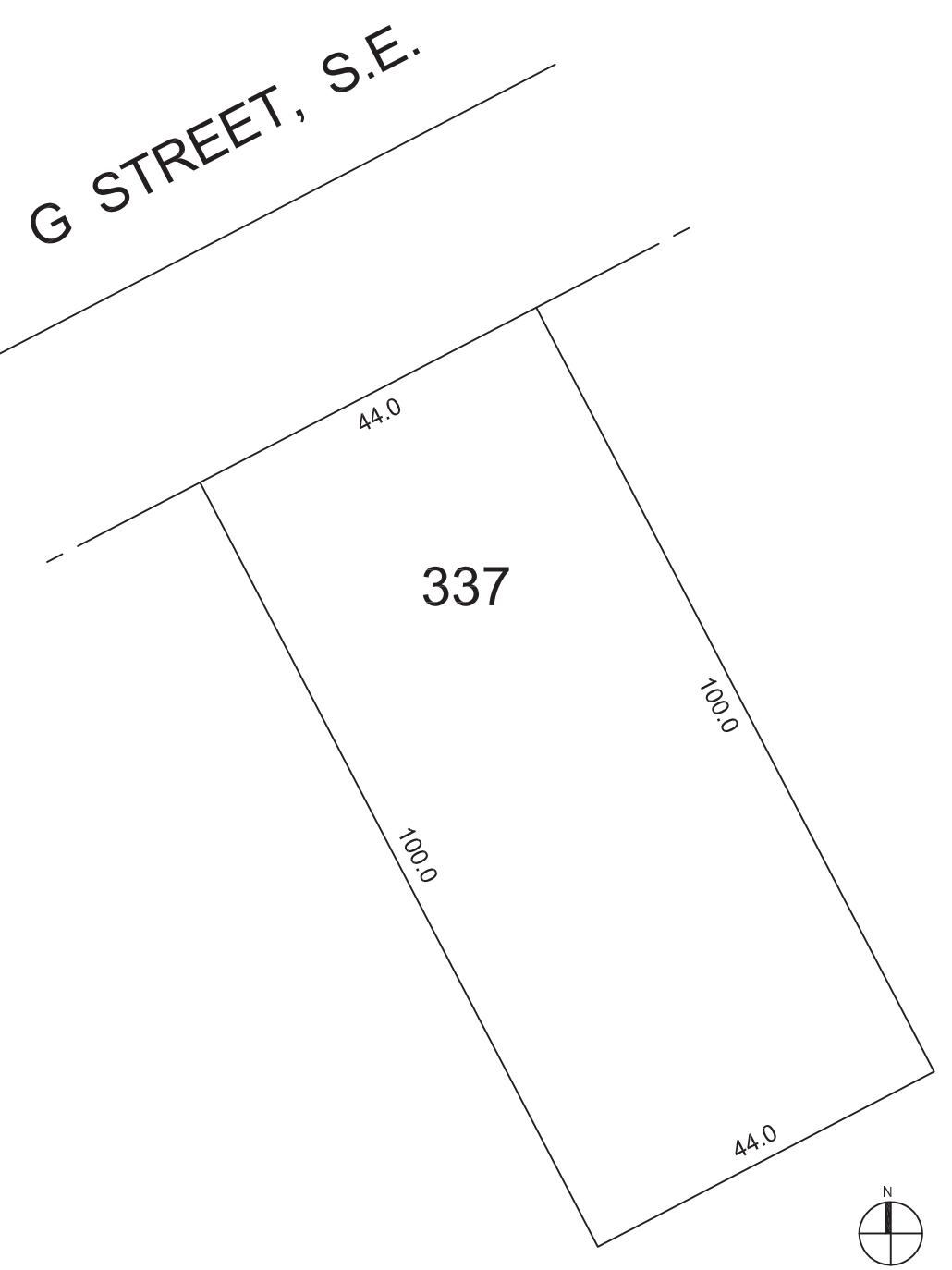
G O O D O

G STREET, SE



SITE PLAN

NOTES:
REMOVE ALL TREES



EXISTING SITE PLAN

PROJECT DATA

NAME OF JURISDICTION: WASHINGTON, DC
 PROJECT NAME: HILLTOP TERRACE II
 PROPERTY ADDRESS: 4649 G STREET SOUTHEAST
 WASHINGTON, D.C. 20019
 PROPERTY OWNER: MARSHALL HEIGHTS COMMUNITY
 DEVELOPMENT ORGANIZATION
 BUILDING DESCRIPTION: RESIDENTIAL

| ZONING DATA | R-2 | R-3 | PROPOSED |
|-------------|-----|-----|----------|
|-------------|-----|-----|----------|

| | | | |
|-------------------|---------------------------------------------------------------|----------------|--------------|
| SSL NO: | 5359 | | |
| LOT NO: | 0337 | 0349 | |
| SITE AREA: | 4,400 SF | 2,200 SF | 2,200 SF |
| LOT OCCUPANCY: | 40% = 1,760 SF | 60% = 1,320 SF | 36% = 782 SF |
| MAXIMUM STORIES: | 3 | | |
| BUILDING HEIGHT: | 40' MAX | 40' MAX | 30' |
| REAR YARD: | 20' MIN | 20' MIN | 32' |
| SIDE YARD: | 8' | 5' | 5' |
| FRONT YARD: | NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK | | |
| GREEN AREA RATIO: | N/A | 0.30 | 0.20 |

| BUILDING INFORMATION | ELEVATION NOTES |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| GROUND FLOOR: 680 SF SECOND FLOOR: 680 SF THIRD FLOOR: 680 SF TOTAL: 2,040 SF DECK: 102 SF | A - FRONT ELEVATION B - SIDE ELEVATION C - REAR ELEVATION D - SIDE ELEVATION |

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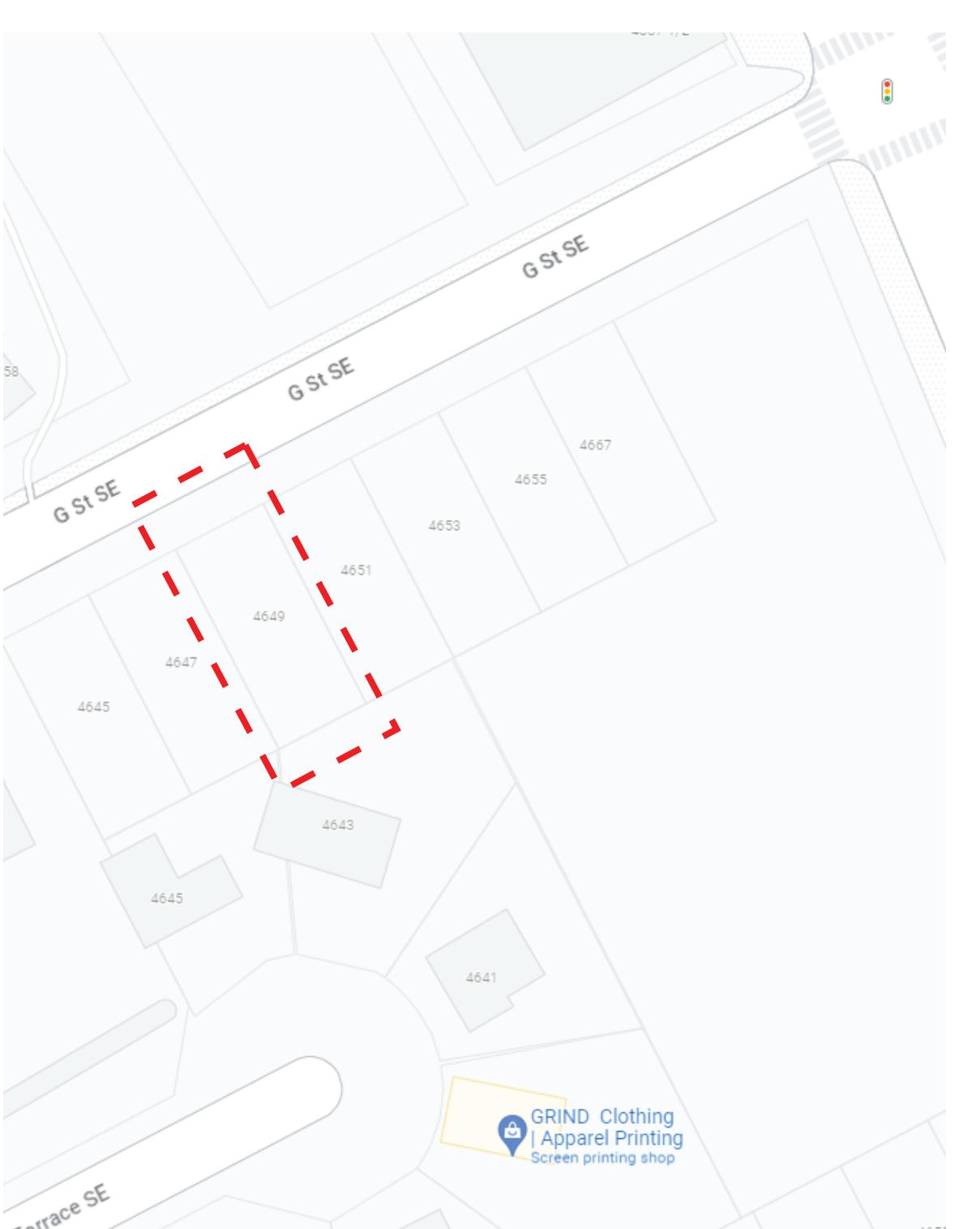
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 12.17.2020 · SCHEMATIC SUBMISSION

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 CHECKED BY DW
 JOB NO. SEAL

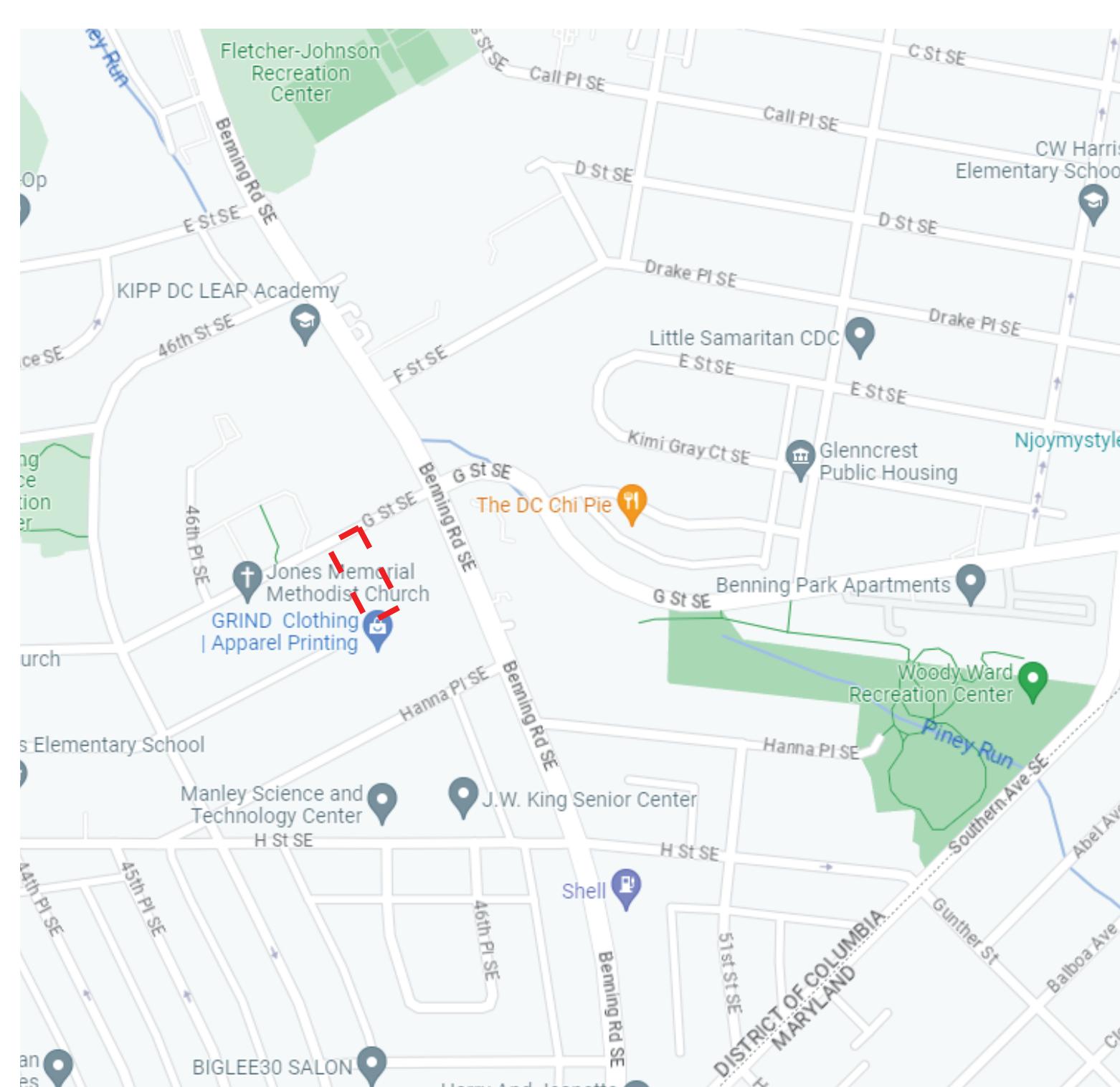
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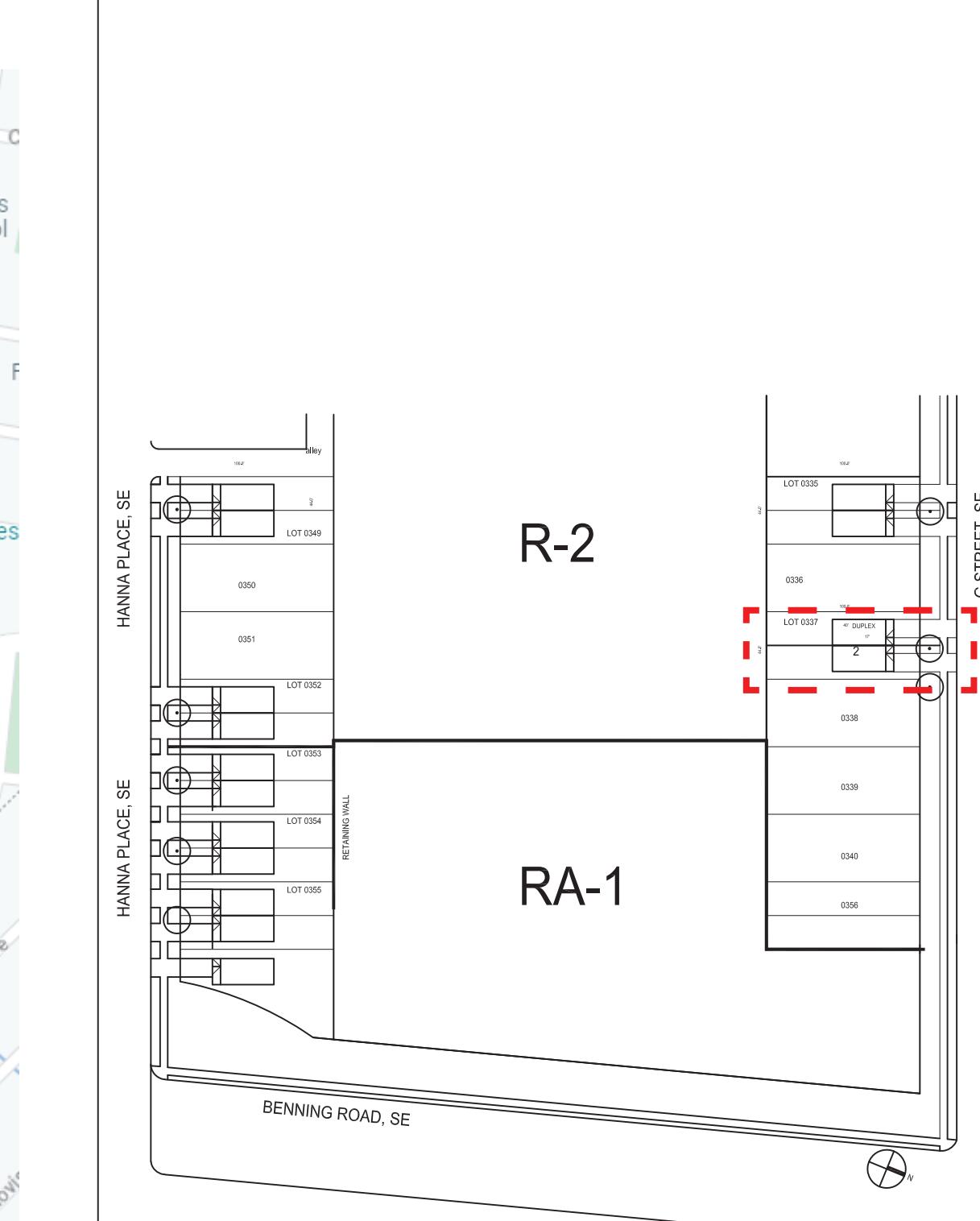
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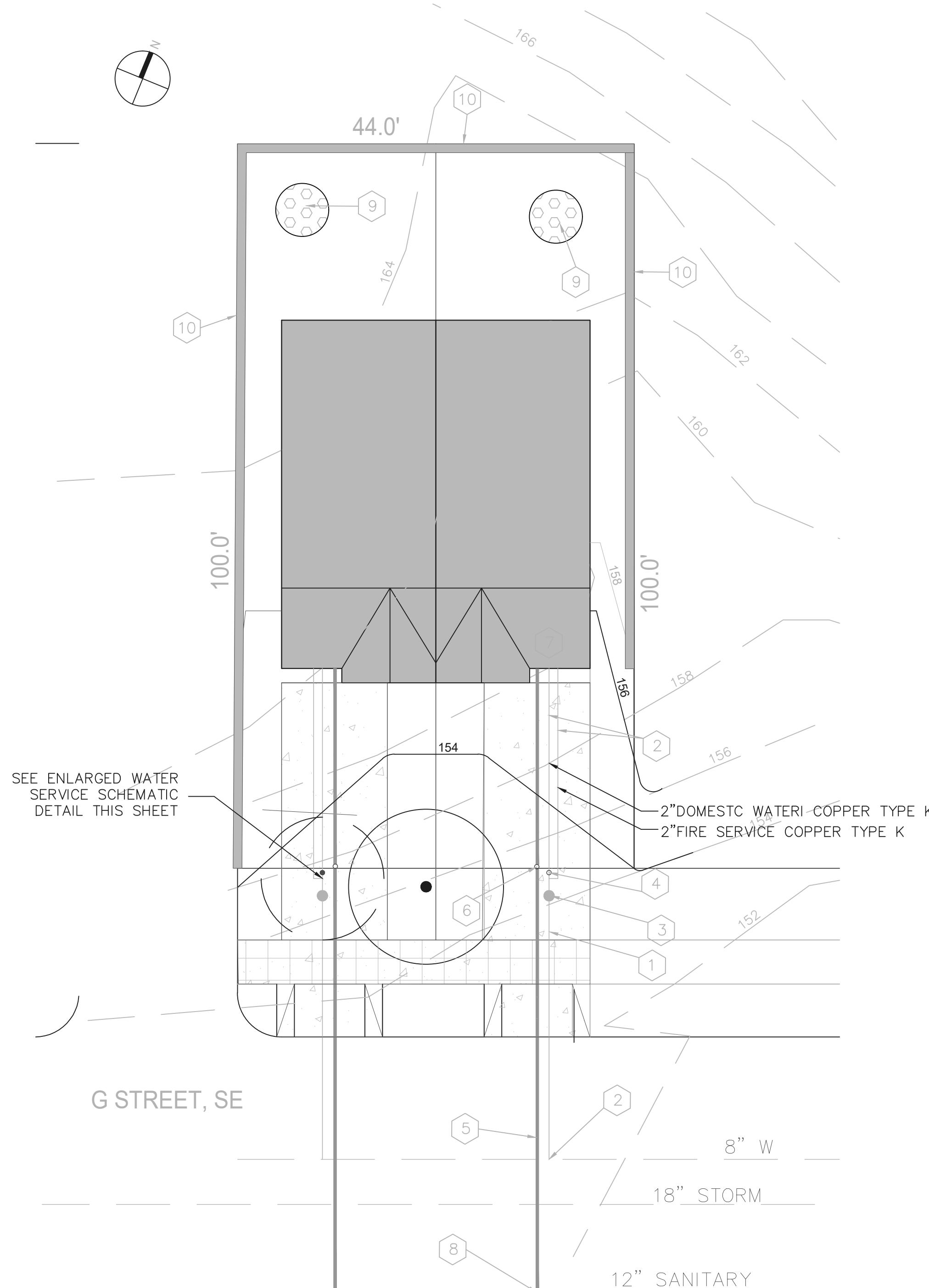


LOCATION MAP



VICINITY MAP





TYPICAL SITE UTILITY PLAN (LOT 337)

SCALE: 1" =

NARRATIVE

THIS SITE UTILITY PLAN IS FOR LOT 337 BLOCK 5359, AND A LOT AREA OF 4400. A DUPLEX SINGLE FAMILY RESIDENTIAL BUILDING IS PROPOSED OF THE HILL TOP DEVELOPMENT IT INDICATES THE REQUIRED WET UTILITIES (SEWER AND WATER) POSSIBLE STORMWATER MANAGEMENT FACILITY (DRY WELL) AND SIDEWALKS AND DRIVEWAY APRONS. THE SITE HAS A HILLY TERRAIN AND THEREFORE IN ORDER TO PROVIDE ADEQUATE AREA FOR THE PROPOSED DUPLEX UNIT SIGNIFICANT RETAINING WALS HAVE TO BE PROVIDED. THE HEIGHTS RANGE FROM 4 FEET TO FIFTEEN FEET AND POSSIBLY TALLER FOR OTHER SITES.

SITE UTILITY KEY NOT

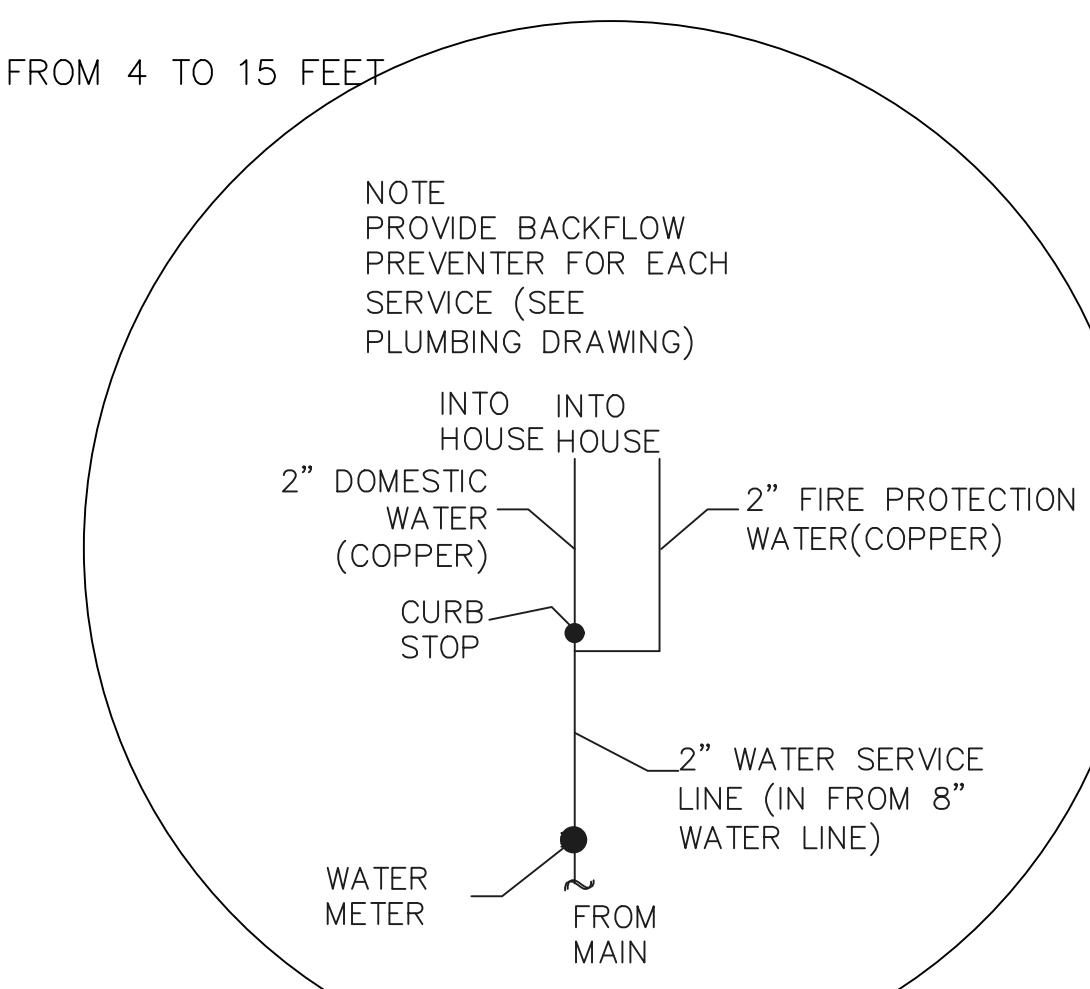


CONCRETE SIDEWALK



CONCRETE PAVEMENT

- 1 INSTALL NEW 2" TYPE K COPPER COMBINED WATER SERVICE
- 2 INSTALL NEW CORPORATION STOP.(SEE DC WATER STD W80.01)
- 3 INSTALL NEW 2" WATER METER(SEE DC WATER STD W80.01)
- 4 INSTALL NEW CURB STOP (SEE DC WATER STD W80.01)
- 5 INSTALL NEW 6" PVC SCHEDULE 40 SANITARY LINE
- 6 NEW 4" DIA. PVC CLEANOUT (DC WATER STANDARD S 80.2)
- 7 INSTALL ASSE 1015 AND ASSE 1013 BACKFLOW PREVENTER FOR FIRE AND DOMESTIC WATER RESPECTIVELY INSIDE BUILDING
- 8 CONNECT NEW 6" SANITARY TO EX 12" SEWER USING 6'X12" WYE BRANCH
- 9 LOCATION OF DRY-WELL SWM FACILITIES STRAIN SEE DETAIL ON SHEET GAR-3
- 10 RETAINING WA WALL HEIGHT VARIES FROM 4 TO 15 FEET



NEW DOMESTIC AND FIRE PROTECTION DETAIL

APPROV

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SITE PLAN

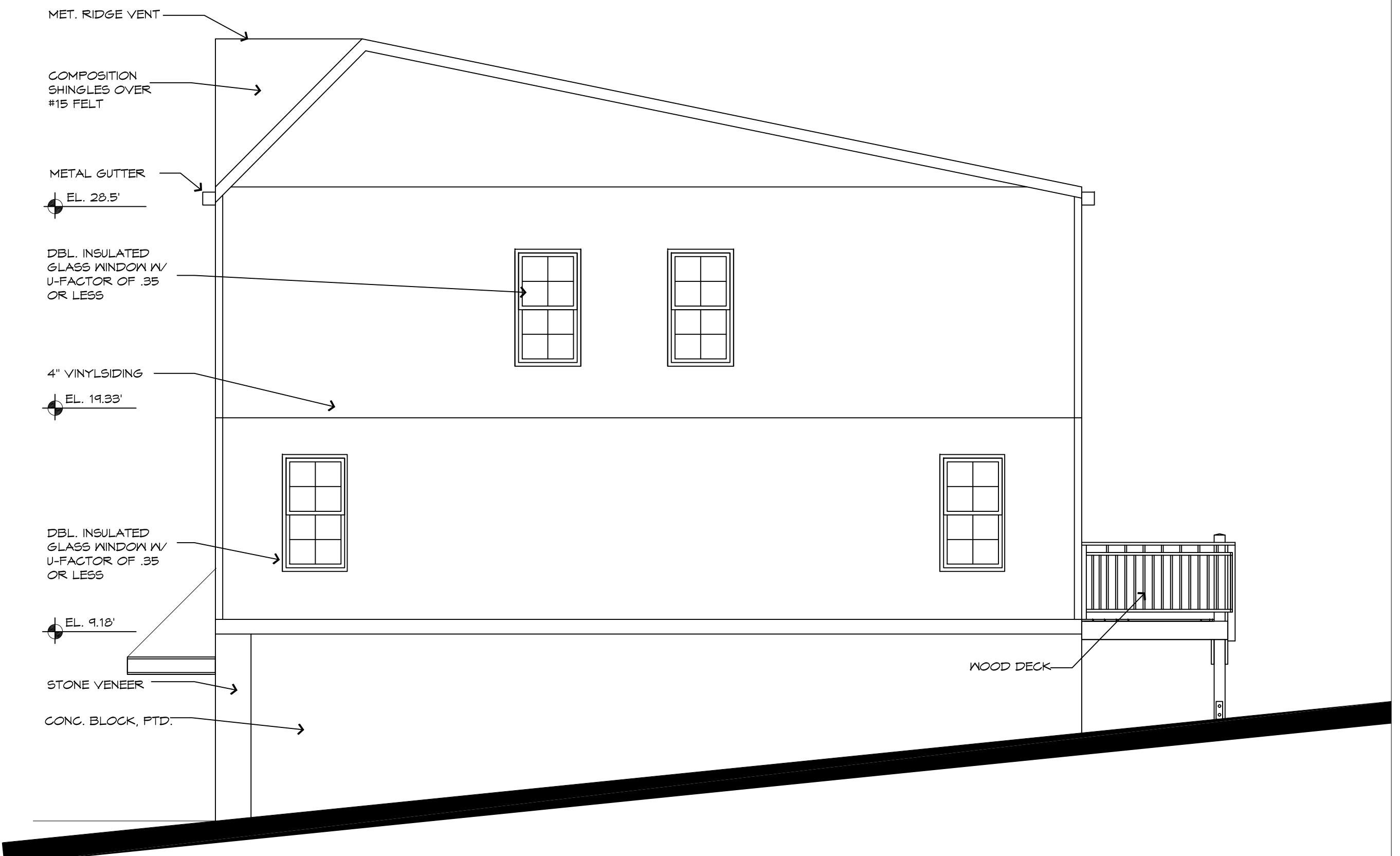
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CIV-1



FRONT ELEVATION

A



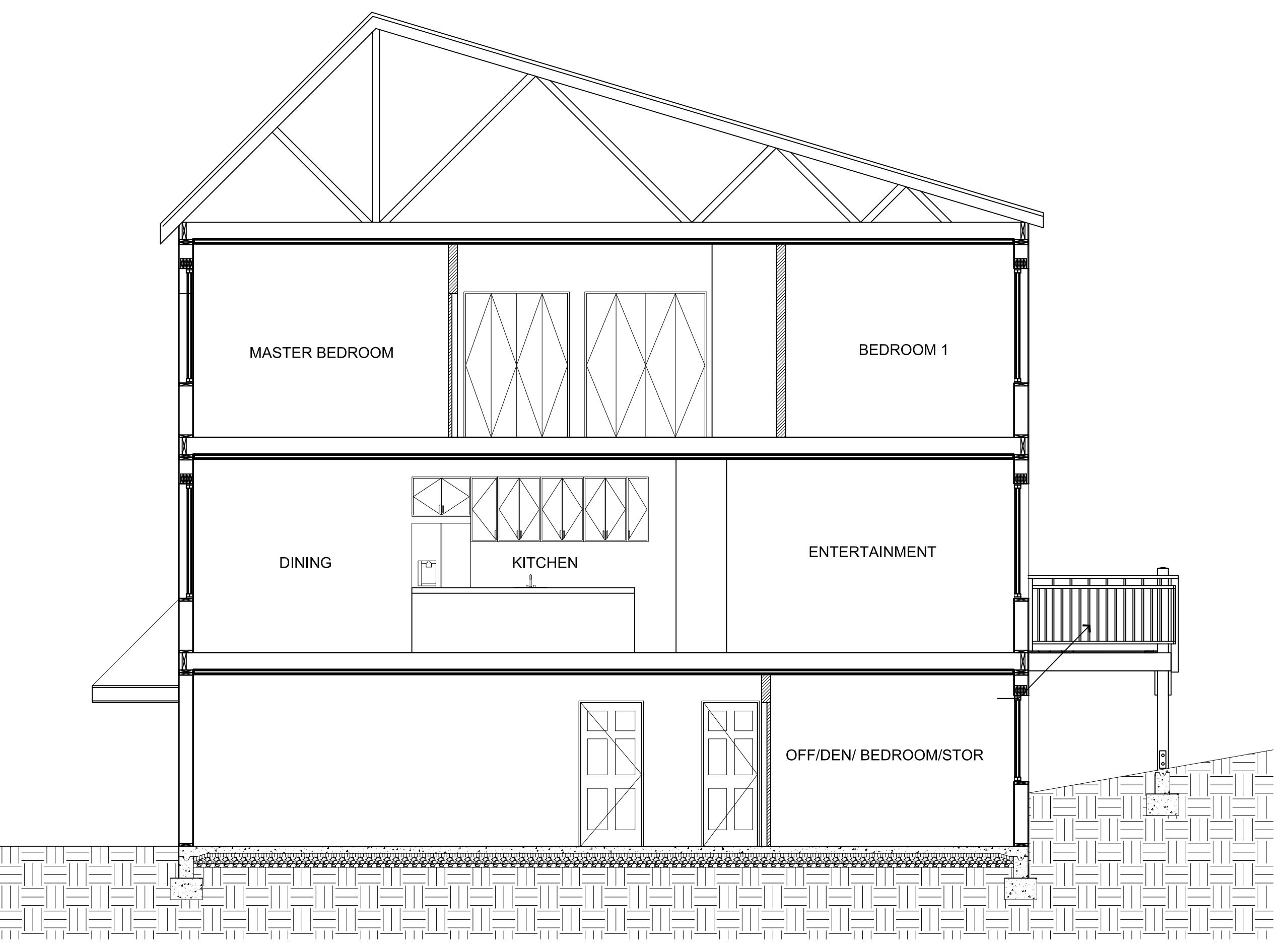
SIDE ELEVATION

B/D



REAR ELEVATION

C



LONGITUDINAL SECTION

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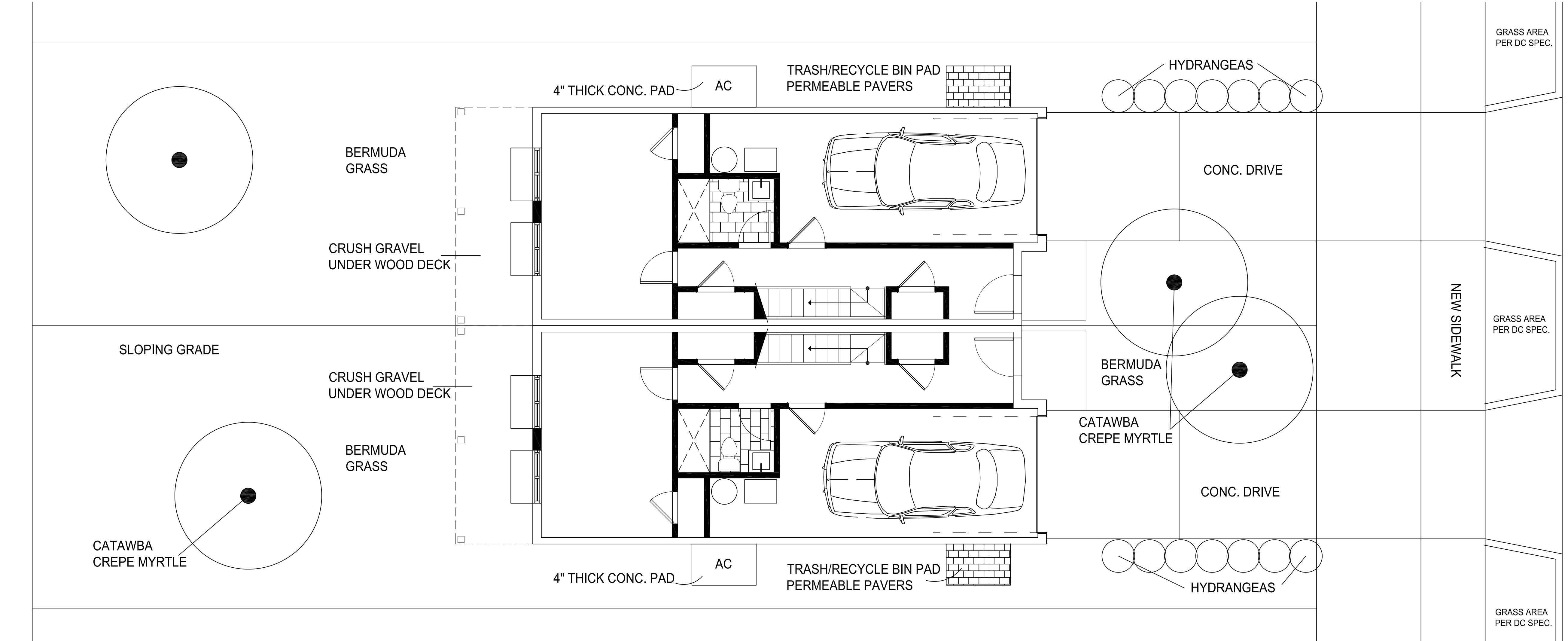
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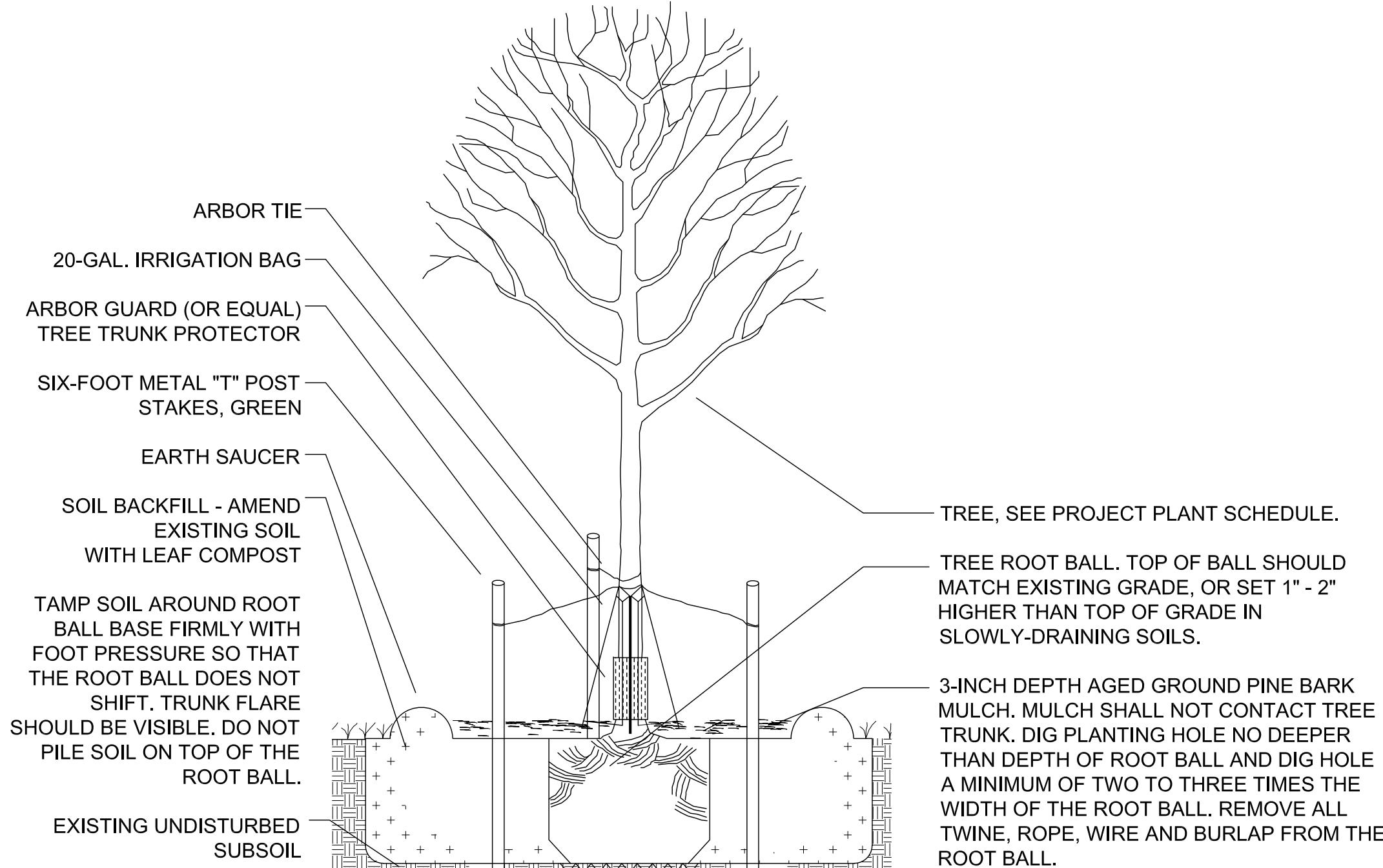
**ELEVATIONS
& SECTION**

SHEET. NO.

A 102



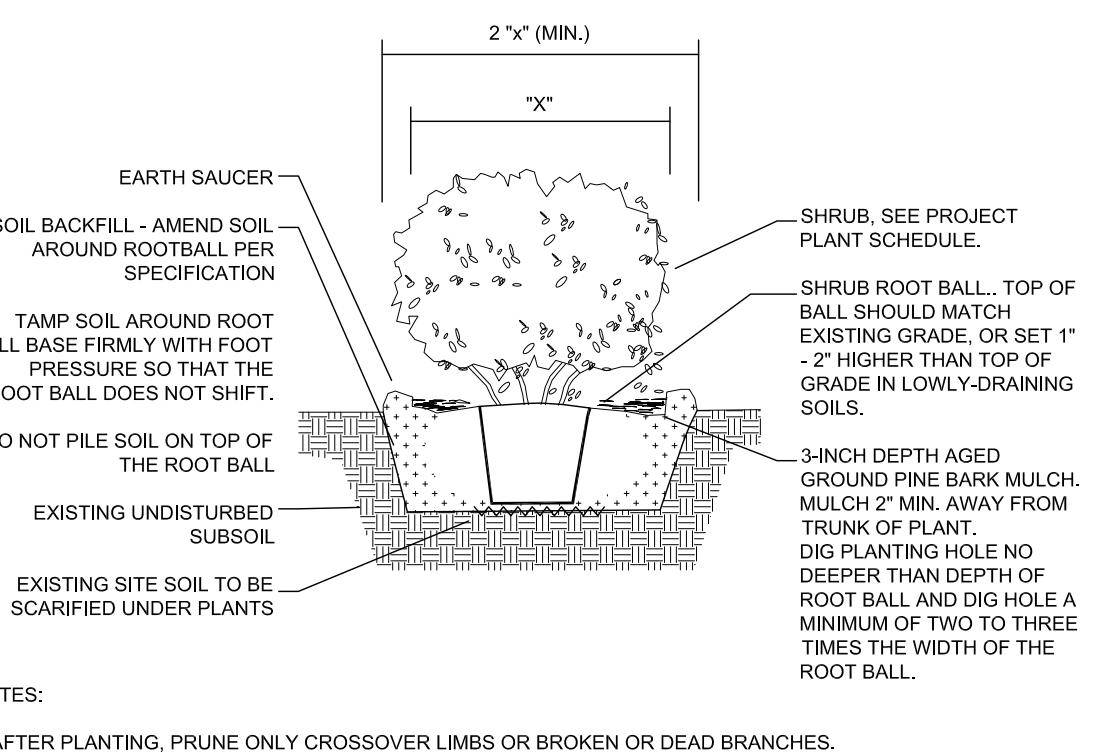
LANDSCAPE PLAN



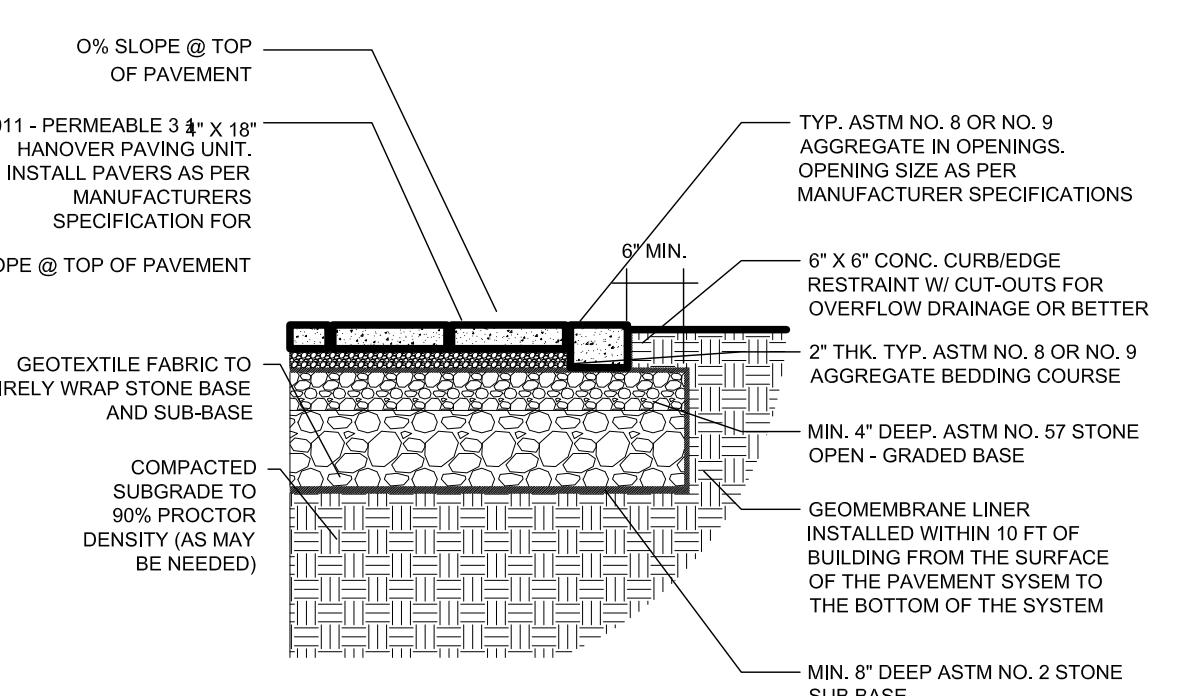
NOTES:

1. AFTER PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
2. WATER THOROUGHLY WHILE BACKFILLING TO ELIMINATE AIR POCKETS. RE-WATER AFTER PLANTING.
3. REMOVE ALL STRING, TWINE AND TAGS FROM TRUNK AND BRANCHES.
4. PENETRATE SUBSOIL BUT DO NOT PENETRATE ROOT BALL WITH STAKES.
5. SLOW RELEASE WATERING BAG PER SPECIFICATIONS NOTE

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

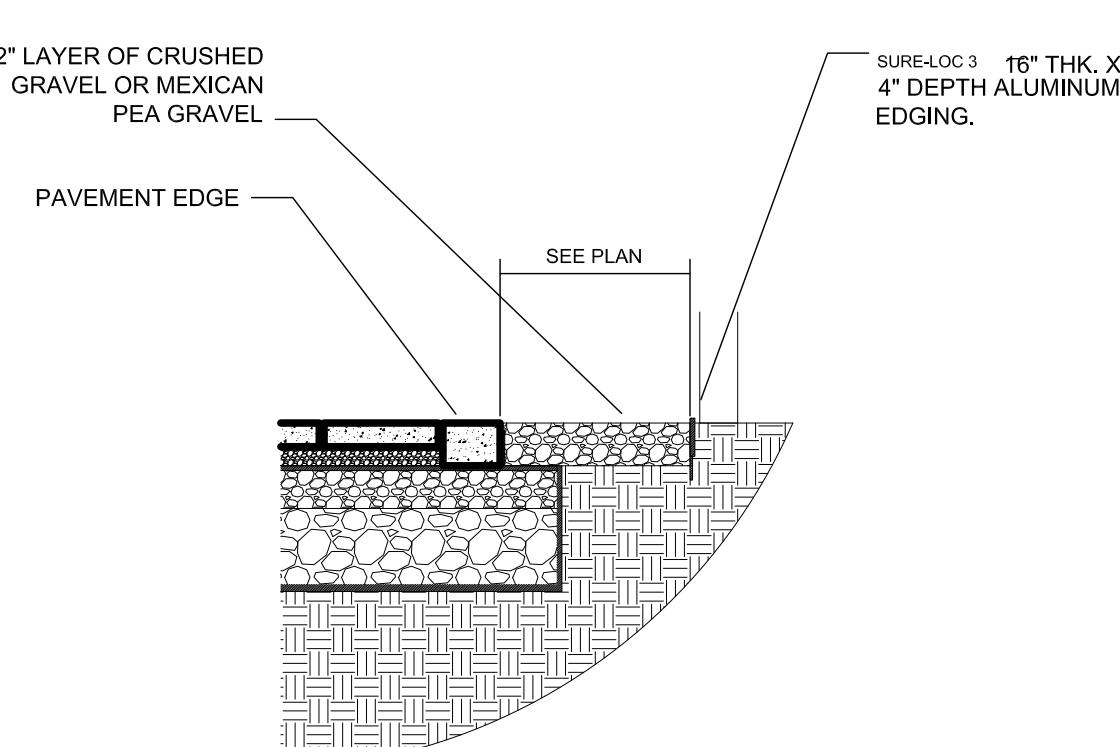


PERMEABLE PAVER DETAIL

PLANT NOTES:

Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall be freshly dug. All plant names and descriptions shall be as defined in Hortus Third.

All locations for trees shall be flagged by the and approved by Owner's representative prior to excavation. The Contractor shall be responsible for contacting Miss Utility to verify the location of underground utilities prior to location flagging or excavation. As far as is practical, plant materials shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect that stock not planted from sun or drying winds and shall keep the plants well watered and stored in the shade. Plants shall not remain unplanted for longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. All plants shall be lifted and handled from the bottom of the ball only. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operations.



GRAVEL EDGE DETAIL

MEP

Mechanical, Electrical, Plumbing and Fire Protection systems will be designed in accordance with the following building codes:

- 12 DCMR, DC Construction Codes Supplement (2013)
- 2017 District of Columbia Building Code
- 2013 District of Columbia Property Maintenance Code
- 2013 District of Columbia Green Construction Code
- 2017 District of Columbia Energy Conservation Code
- ASHRAE 90.1-2010 q 2013 District of Columbia Fire Code
- 2013 District of Columbia Mechanical Code
- 2013 District of Columbia Plumbing
- National Electrical Code (NEC) 2011 Edition w/ 2003 amendments.
- 2015 ICC Fuel Gas Code.
- National Fire Protection Association (NFPA).
- Enterprise Green Communities

Heating and air conditioning load computations will be in accordance with the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), Inc. Trace 700, Version 6.3.4 software program will be utilized.

Lighting design will in accordance with the Illuminating Engineering Society of North America (IESNA) Lighting Handbook - Tenth Edition

A major goal of the mechanical and electrical systems will be to minimize energy requirements while satisfying the design criteria. Equipment and controls will be selected to minimize energy demand charges and to comply with ANSI/ASHRAE Standard 90.1-2010. Control strategies will be used to de-energize systems and reduce ventilation during unoccupied hours; carbon dioxide sensors will reduce energy consumption during low occupancy periods; night setback and hot water temperature reset schedules will be utilized; all air handling systems will be designed for economizer operation; variable flow air and water systems will be utilized as herein described to align output and energy consumption with demand; high efficiency motors, variable frequency controllers (VFCs), energy efficient LED lighting fixtures and ballasts, and water saving plumbing fixtures will be utilized where appropriate

Mechanical and electrical systems will be designed in accordance with the following criteria:

| Description | Cooling Season | Heating |
|------------------------|-----------------|-------------|
| Design Criteria | | |
| Season | | |
| Outdoor Design | 94°FDB / 77°FWB | 17°FDB |
| Indoor Design- General | 75°FDB / 50%RH | 70°FDB +2°F |

Utilities

Domestic Water and Fire (from municipal service water main at approximately 58 psig static)
Natural Gas (from Washington Gas service): low pressure

Electric (from PEPCO service):
208Y/120V 3 phase, 4 wire

Specific points on the new DOC system will include:

- Status and alarm of all HVAC systems and equipment
- Start/stop of all HVAC systems and equipment
- Temperature indication of all spaces
- Air flow indication of all air systems and each space air terminal unit
- Temperature, pressure or RH measurement of all critical control points in HVAC systems
- Set point adjustment of all control points
- Equipment lead-lag, system occupied-unoccupied, and damper/valve open-close selection

Testing, Adjusting, And Balancing

- All air and water systems shall be tested, adjusted and balanced in accordance with AABC or NEBB procedures.
- Pressurized duct leakage testing will also be required for all medium pressure duct systems, to be witnessed by the TAB Contractor.

Commissioning

- All heating, ventilating, and air conditioning (HVAC) systems will be commissioned.

Heating & Cooling System

- The Main HVAC System will be Variable Refrigerant Flow (VRF). The VRF system is a heat pump air-condition system configuration where there is one outdoor modular condensing unit and multiple indoor Air Handling units. The VRF system will have heat recovery system that simultaneously cools and heats different zones within a building. The outdoor condensing units locations will be within a screened enclosure on the roof.
- Each residential unit will be equipped with a dedicated dx heating/cooling fan coil unit, located above the ceiling of the bathroom.
- Each common area & corridor will be cooled/ heated with a dedicated dx fan coil unit, located above the ceiling area.

Exhaust System

- Bathroom exhaust fans, dryers exhaust ducts, kitchen exhaust ducts will be provided & terminate through exterior walls.
- Central Bathroom, dryer & kitchen exhaust fans will be provided & be terminated at the roof.
- Garage exhaust fan will be provided & be terminated at the roof.

Electrical Distribution

- 208Y/120-volt, 3 phase electric service will be fed underground in conduit from the electric meter service to main PEPCO Transformer/Vault.
- A 208Y/120-Volt, 3ph, 4W, 1200-Ampere main Distribution switchboard will serve building large loads.
- A 208Y/120-Volt, 3ph, 4W 1600-Ampere main circuit breaker with 80-125A, 208Y/120Volt, 1ph, 3W meters will serve residential units loads.

Lighting

- New LED, stem suspended, surface, direct/indirect lighting fixtures will be provided in the interior spaces. Lighting will be dimmable.
- Lighting design and layouts will be in accordance with recommended practices in the Illumination Engineering Society of North America (IESNA) Lighting Handbook.
- Exterior lighting on residence will be provided.
- Exterior lighting will be controlled through photocell/ motion sensors & time clock.

Fire Alarm

Audiovisual and Telecommunications Infrastructure

- Two 4 conduits will be routed underground from the electrical to the Verizon & Comcast infrastructure.
- Telecommunications outlets will be provided to accommodate the architectural layout and as recommended by Banneker information technology staff.

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MEP NARRATIVE

SHEET. NO.

NAR 1

MEP

Plumbing Fixtures

- New plumbing fixtures will be provided in the bathroom, kitchen room. Fixtures will include flush tank operated water closets & kitchen sinks. Fixtures will be water-conserving & water sense labeled.
- Floor drains will be provided with trap priming connections to prevent trap seal evaporation. Piping will be extended from an automatic trap-priming panel to the new traps.
- Hose bib with integral vacuum breaker, will be provided at front of building.

Domestic Water

- Domestic potable and fire protection water will be provided from main water service pipes.
- Gas fired water heaters will be provided to serve domestic hot water system. A thermostatic mixing valve will be provided to limit supply water temperature to 110°F as required by ASHRAE 90.1- 2010. expansion tanks will be provided at the water heaters to comply with the plumbing code.
- All domestic water piping will be hard tempered seamless copper water tube with lead-free solder joints or CPVC. All domestic water piping will be provided with pre-molded fiberglass type insulation.

Sanitary

- Sanitary waste from the home plumbing fixtures will be connected to the sanitary main. Sanitary vents connect to stacks or will be extended up through the home via vent stacks and piped through the roof.
- All sizes for above ground piping will be schedule 40 PVC while all sizes for underground piping will be Schedule 80 PVC service class pipe and fittings with gasketed joints.

Storm Water

- Roof storm water are piped outside the building, with rain leaders collected by bioretention. Refer to civil narrative

Fire Protection Systems

- All fire protection systems will be designed in accordance with NFPA 13.

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DRAWING TITLE

MEP NARRATIVE

SHEET NO

NAR 2

STRUCTURAL

GENERAL NOTES

I. DESIGN CRITERIA

A. GENERAL BUILDING CODE
THE CONTRACT DOCUMENTS ARE BASED ON REQUIREMENTS OF IRC 2015 AND LOCAL CODE AMENDMENTS

B. DEAD LOADS
1. ACTUAL WEIGHT OF PARTITIONS HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED DEAD LOAD.

2. AN ALLOWANCE OF 5 PSF HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED SUPERIMPOSED DEAD LOAD FOR HANGING CEILING AND MECHANICAL LOADS, SUCH AS DUCTWORK, SPRINKLER PIPES, AND MECHANICAL EQUIPMENT LOADS.

3. AT SUPPORT FOR SPRINKLER LINES, THE STRUCTURE HAS BEEN DESIGNED FOR A CONCENTRATED LOAD OF 150 POUNDS, IN ADDITION TO THE FULL WEIGHT OF SPRINKLER PIPING SCHEDULED BELOW.

| NORMAL PIPE SIZE | WEIGHT |
|------------------|---------|
| 6 INCH | 32 PLF |
| 8 INCH | 50 PLF |
| 10 INCH | 75 PLF |
| 12 INCH | 99 PLF |
| 16 INCH | 160 PLF |

C. LIVE LOADS
1. LIVE LOADS PRODUCED BY THE USE OR OCCUPANCY OF THE STRUCTURE HAVE BEEN INCLUDED IN THE DESIGN, BASED ON THE FOLLOWING OCCUPANCIES:

| OCCUPANCY OR USE | UNIFORM LOAD (PSF) | CONCENTRATED LOAD (LB) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------|
| RESIDENTIAL (HOTELS AND MULTIFAMILY DWELLINGS) | | |
| BASIC FLOOR AREA | 40 | — |
| CORRIDORS | 100 | — |
| EXTERIOR BALCONIES (<100 S.F.) | 60 | — |
| BALCONIES (>100 S.F.) | 100 | — |
| STORAGE | | |
| LIGHT STORAGE | 125 | — |
| YARDS AND TERRACES (PEDESTRIAN TRAFFIC ONLY) | 100 | — |
| SIDEWALKS, VEHICULAR DRIVEWAYS AND YARDS, SUBJECT TO TRUCKING | 250 | 8000 |
| STAIRS AND EXITS | 100 | SEE BELOW |
| THE STRUCTURAL DESIGN IS BASED ON THE GREATER OF THE EFFECTS OF THE UNIFORM LOADS NOTED ABOVE OR THE CONCENTRATED LOADS NOTED ABOVE (ASSUMED TO BE DISTRIBUTED OVER AN AREA 2.5 FEET SQUARE SPECIFICALLY NOTED BELOW). | | |
| 2. THE MINIMUM CONCENTRATED LOAD ON STAIR TREADS SHALL BE 300 POUNDS ON AN AREA OF 4 SQUARE INCHES. | | |
| 3. BALCONY RAILINGS AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) APPLIED IN ANY DIRECTION AT THE TOP RAIL AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. | | |
| 4. PARKING BARRIERS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 200 POUNDS APPLIED HORIZONTALLY IN ANY DIRECTION AT THE TOP RAIL, AND HAVE ATTACHMENT DEVICES AND ADHESIVE STRIPES TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. THIS LOAD NEED NOT BE ASSUMED CONCURRENT WITH UNIFORM LOADS SPECIFIED ABOVE. | | |
| 5. INTERMEDIATE RAILS, PANEL FILLERS, AND THEIR CONNECTIONS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA NOT TO EXCEED A 1-FOOT-SQUARE AREA, INCLUDING OPENINGS AND SPACES BETWEEN RAILS. REACTIONS DUE TO THAT LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH THOSE FROM LOADS APPLIED TO THE TOP RAIL. | | |
| 6. VEHICLE BARRIERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTAL FORCE OF 6000 POUNDS APPLIED HORIZONTALLY IN ANY DIRECTION AT THE BARRIER SYSTEM AT A HEIGHT OF 4 FEET FROM THE PARKING SURFACE AND SHALL HAVE ANCHORAGE OR ATTACHMENT CAPABLE OF TRANSFERRING THIS LOAD TO THE STRUCTURE. THE FORCE MAY BE DISTRIBUTED OVER A 1-FOOT-SQUARE AREA. | | |
| 7. DESIGN LIVE LOADS HAVE BEEN REDUCED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE. | | |
| D. ROOF LOADS | | |
| 1. A ROOF LOAD ALLOWANCE OF 30 PSF HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED LOAD ON FLAT ROOFS. | | |
| 2. FOR EXTENSIVE GREEN ROOF, 30 PSF DEAD LOAD IS USED. | | |
| 3. ROOF LOADS HAVE NOT BEEN REDUCED. | | |
| E. SNOW LOADS | | |
| SNOW LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTE ABOVE, USING THE FOLLOWING PARAMETERS: | | |
| GROUND SNOW LOAD (PSF) | 30 PSF | |
| SNOW LOAD COEFFICIENT (PF) | 21 PSF | |
| SNOW EXPOSURE COEFFICIENT (CE) | 1.0 | |
| IMPACT FACTOR (I) | 1.0 | |
| THEMAL FACTOR (CT) | 1.0 | |
| MINIMUM SNOW LOAD FOR DESIGN | 30.00 PSF | |
| SNOW DRIFT IS APPLICABLE AS NEEDED | | |
| F. WIND LOADS | | |
| WIND LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE, USING THE FOLLOWING PARAMETERS: | | |
| BASIC WIND SPEED (V) | 115 MPH | |
| EXPOSURE CATEGORY | B | |
| IMPORTANCE FACTOR (IW) | 1.0 | |
| BUILDING CATEGORY | ENCLOSED | |
| GUST RESPONSE FACTOR FOR FLEXIBLE BUILDINGS (G) | | |
| EAST-WEST DIRECTION | 0.85 | |
| NORTH-SOUTH DIRECTION | 0.85 | |
| INTERNAL PRESSURE COEFFICIENT (GCPI) | +/-.18 | |
| G. SEISMIC LOADS | | |
| SEISMIC LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE, USING THE FOLLOWING PARAMETERS: | | |
| ANALYSIS PROCEDURE | EQUIVALENT LATERAL FORCE METHOD | |
| IMPORTANCE FACTOR (IE) | 1.0 | |
| SEISMIC USE GROUP | I | |
| SPECTRAL RESPONSE ACCELERATION (SS) (%) | 0.134 | |
| SITE CLASS | (S1) (%) 0.043 | |
| SPECTRAL RESPONSE COEFFICIENT (SDS) (%) | 0.143 | |
| SPECTRAL RESPONSE COEFFICIENT (SD1) (%) | 0.069 | |
| SEISMIC DESIGN CATEGORY | B | |
| RESPONSE MODIFICATION FACTOR (R) | | |
| - WOOD STRUCTURAL PANELS | 6.5 | |
| DEFLECTION AMPLIFICATION FACTOR (Cd) | 4.0 | |
| - WOOD STRUCTURAL PANELS | | |
| BASIC STRUCTURAL AND SEISMIC RESISTING SYSTEM | EQUIVALENT LATERAL FORCE | |
| 1. ANALYTICAL PROCEDURE: | EQUIVALENT LATERAL FORCE | |
| H. STRUCTURAL STABILITY OF BUILDING FRAME | | |
| THE STABILITY OF THE STRUCTURAL FRAME IS DEPENDENT UPON THE FOLLOWING FRAMING COMPONENTS AND SYSTEMS: | | |
| 1. MASONRY WALLS | | |
| 2. HORIZONTAL DIAPHRAGMS | | |
| 3. LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR | | |
| WOOD WALLS | | |
| a. ROOF DECK AND SUBFLOORS ARE DESIGNED AS UNBLOCKED DIAPHRAGMS. | | |
| ROOF SHEATHING SHALL BE 23/32" THICK & 16 EXPOSURE 1 RATED O.S.B. WITH A 32/16 PANEL SPAN INDEX (U.S.) AND BEAR THE TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOC. (APA). PANELS SHALL BE NAILED WITH 10d NAILS @ 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERIOR SUPPORTS. | | |
| b. STRUCTURAL PANEL SHEAR WALLS SHALL BE 7/16" THICK EXPOSURE 1 RATED O.S.B. WALL PANEL SPAN INDEX (U.S.) AND WITH A 16" OC BEAR THE TRADEMARK STAMP OF | | |

THE AMERICAN PLYWOOD ASSOC. (APA) PANELS SHALL BE NAILED IN ACCORDANCE WITH SHEAR WALL SCHEDULE ON S8-01.

c. REFER TO BRACING PLANS FOR TYPE AND LOCATION OF ALL SHEARWALLS AND HOLD DOWN OF ANCHORS.

d. FRAMING DETAILS INCORPORATE MINIMUM REQUIREMENTS FOR LATERAL LOAD TRANSFER. ANY CHANGE, MODIFICATION OR SUBSTITUTE FOR MATERIALS (INCLUDING GRADE OR SPECIES) OR FASTENERS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

e. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. ANY CHANGE, MODIFICATION OR SUBSTITUTION MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

I. CONSTRUCTION SCHEDULING
THE CONTRACTOR SHALL COORDINATE THE SEQUENCE AND SCHEDULE OF CONSTRUCTION WITH THE ENGINEER.

J. PROVISION FOR FUTURE EXPANSION
NO PROVISIONS HAVE BEEN MADE IN THE STRUCTURAL DESIGN FOR FUTURE EXPANSION.

II. FOUNDATION

A. ALLOWABLE SOIL BEARING IS ASSUMED TO BE MINIMUM OF 1500 PSF.
THE PROPOSED WORK IS FRAMED SUCH THAT THE LOAD DISTRIBUTIONS TO THE EXISTING FOOTING IS NOT CHANGED SUBSTANTIALLY.

C. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING FOOTING AND ALIGN THE PROPOSED LOAD BEARING WALLS ACCORDINGLY.

III. REINFORCED CONCRETE

A. THE DESIGN OF ALL REINFORCED CONCRETE SHALL CONFORM TO ACI 318, IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE.

B. CLASSES OF CONCRETE
ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN THE TABLE BELOW UNLESS NOTED OTHERWISE ON THESE DRAWINGS.

USAGE
(PSI)

COMPRESSIVE STRENGTH
AGGREGATE SIZE

15/32", 1/2", 7/16"

19/32", 3/4"

1", 1 1/8"

15/32", 1/2"

19/32", 5/8"

WOOD STRUCTURAL PANEL ROOF AND WALL SHEATHING AND PARTICLEBOARD WALL SHEATHING

1/2" OR LESS

6d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE SPIRAL THREAD

8d COMMON OR 6d ANNUAL OR 6" O.C. EDGES SPIRAL THREAD

10d COMMON OR 8d ANNUAL OR 6" O.C. EDGES SPIRAL THREAD

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, 1/8" LENGTH

15/16" LENGTH

WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

WALL SHEATHING

8d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE

8d COMMON OR 6" O.C. EDGES AND 12" O.C. INTERMEDIATE

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

19/32" OR GREATER

6d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE

8d COMMON OR 6" O.C. EDGES AND 12" O.C. INTERMEDIATE

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

5/16" - 1/2"

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

19/32" - 3/4"

6d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE

8d COMMON OR 6" O.C. EDGES AND 12" O.C. INTERMEDIATE

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

1", 1 1/8"

15/32", 1/2"

19/32", 5/8"

WOOD STRUCTURAL PANEL ROOF AND WALL SHEATHING AND PARTICLEBOARD WALL SHEATHING

1/2" OR LESS

6d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE

8d COMMON OR 6" O.C. EDGES AND 12" O.C. INTERMEDIATE

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

19/32" - 3/4"

6d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE

8d COMMON OR 6" O.C. EDGES AND 12" O.C. INTERMEDIATE

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

1", 1 1/8"

15/32", 1/2"

19/32", 5/8"

WOOD STRUCTURAL PANEL ROOF AND WALL SHEATHING AND PARTICLEBOARD WALL SHEATHING

1/2" OR LESS

6d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE

8d COMMON OR 6" O.C. EDGES AND 12" O.C. INTERMEDIATE

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

19/32" - 3/4"