HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: April 19, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services
FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #944949: Garage alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 14, 2021 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings**.**

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Adrienne Arsht (Jim Ochs, Agent)
Address: 9 Chevy Chase Circle, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

B1 - EXISTING SOUTH FACADE

B2 - EXISTING GARAGE DORMER

B3 - EXISTING GARAGE WINDOW BEHIND LOUVERS

REVIEWED
By Michael Kyne at 9:02 am, Apr 19, 2021

APPROVED
Montgomery County
Historic Preservation Commission

B4 - EXISTING EAST FACADE

B5 - EXISTING WEST FACADE

B6 - EXISTING GARAGE VINYL WINDOW

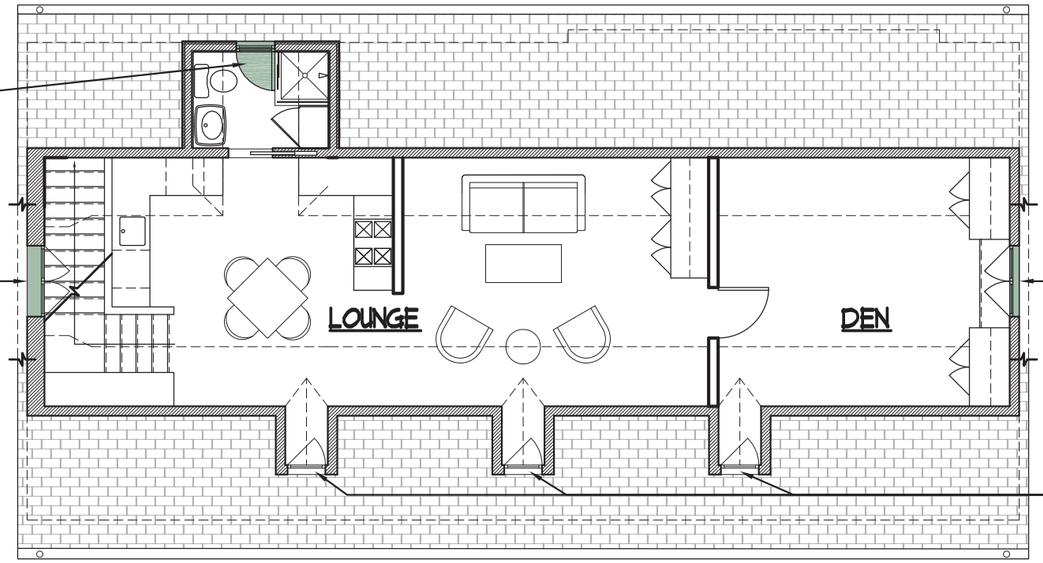
9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

2.2 EXISTING PHOTOGRAPHS
DATE: 05/22/2020

BVA

REPLACE EXISTING VINYL WINDOW WITH NEW PAINTED WOOD CASEMENT WITH INSULATED GLASS AND SIMULATED DIVIDED LITES

REMOVE AND SWAP LARGER EXISTING WINDOWS FROM THE WEST ELEVATION WITH THE SMALLER WINDOWS ON THE EAST ELEVATION



REMOVE AND SWAP SMALLER EXISTING WINDOWS FROM THE EAST ELEVATION WITH THE LARGER WINDOWS ON THE WEST ELEVATION

REMOVE EXISTING LOUVERED PANEL AND RESTORE EXISTING WOOD CASEMENT WINDOW BEHIND, TYP. OF (3)

UPPER LEVEL PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

NORTH

REVIEWED
By Michael Kyne at 9:03 am, Apr 19, 2021

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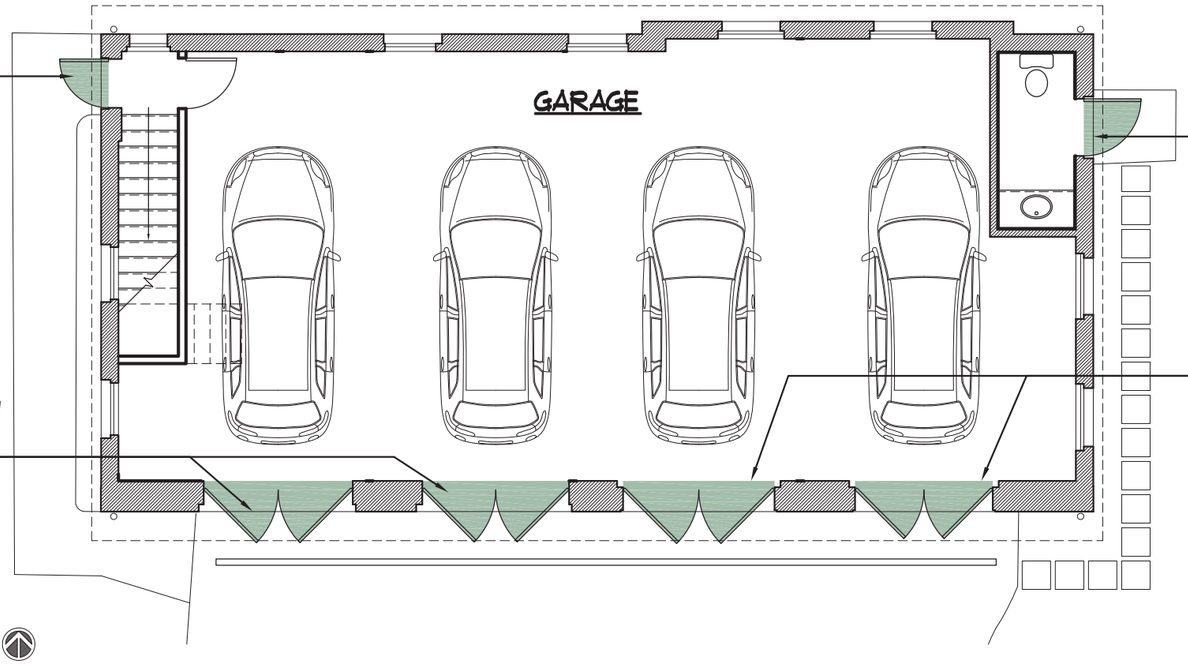
Montgomery County
Historic Preservation Commission

REPLACE EXISTING NON-ORIGINAL ALUMINUM DOOR WITH NEW PAINTED WOOD DOOR WITH INSULATED GLASS AND SIMULATED DIVIDED LITES

REMOVE EXISTING PLANTERS AND REPLACE EXISTING NON-ORIGINAL VINYL WINDOWS WITH NEW PAINTED WOOD GARAGE DOOR WITH INSULATED GLASS AND SIMULATED DIVIDED LITES



REPLACE EXISTING NON-ORIGINAL ALUMINUM DOOR WITH NEW PAINTED WOOD DOOR WITH INSULATED GLASS AND SIMULATED DIVIDED LITES

REPLACE EXISTING NON-ORIGINAL ALUMINUM GARAGE DOOR WITH NEW PAINTED WOOD DOOR WITH INSULATED GLASS AND SIMULATED DIVIDED LITES

MAIN LEVEL PLAN - PROPOSED

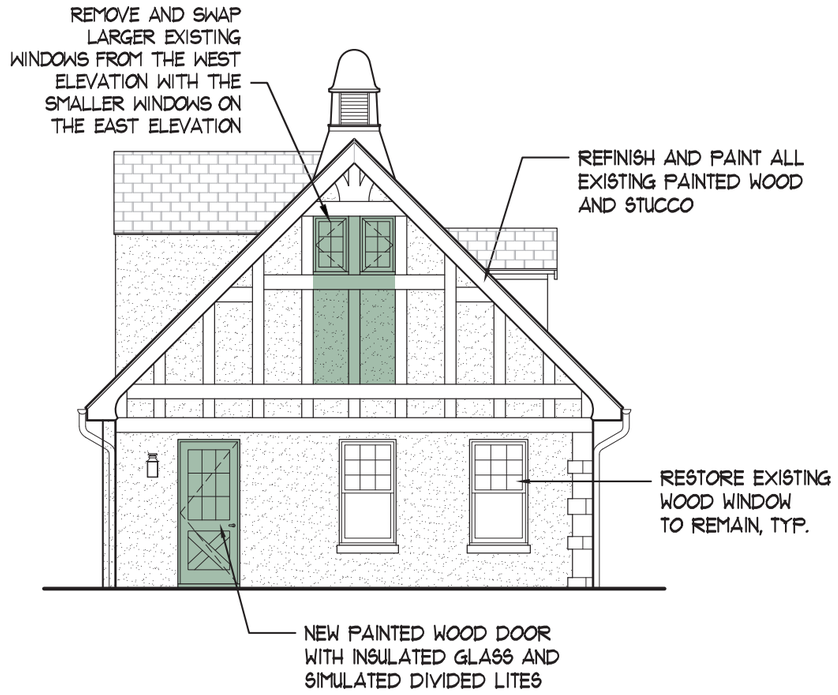
SCALE: 3/32" = 1'-0"

NORTH

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

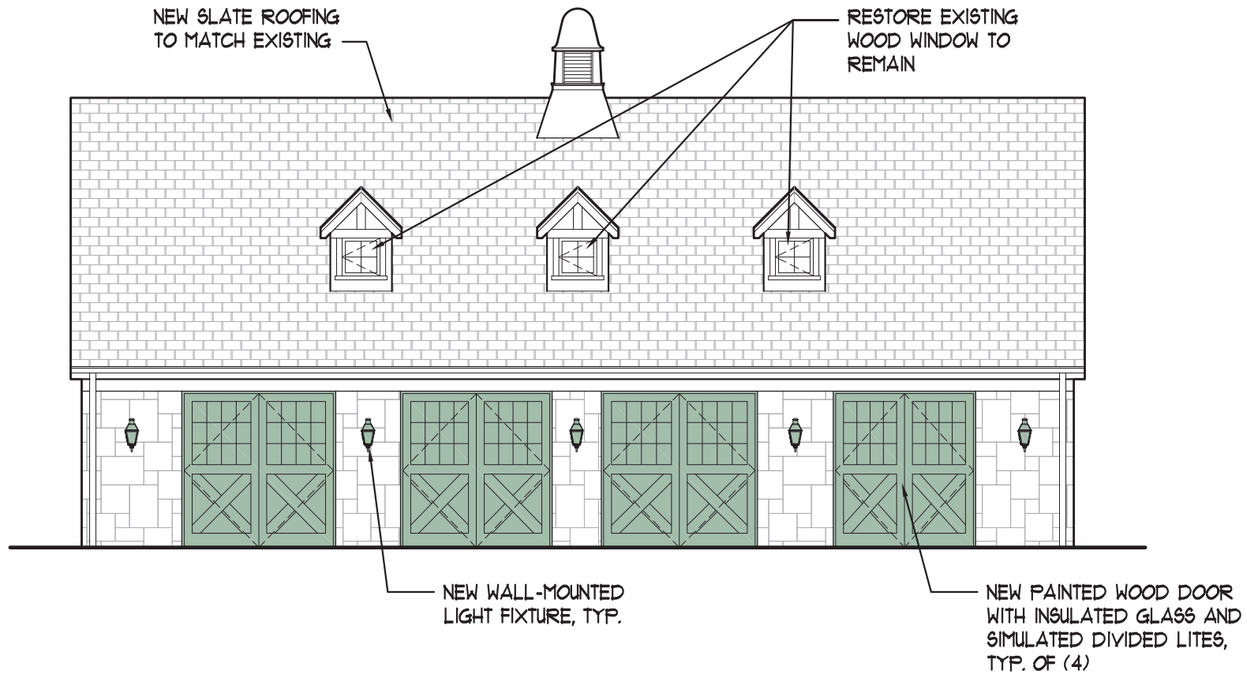
3.1A PROPOSED PLANS
DATE:

BVA



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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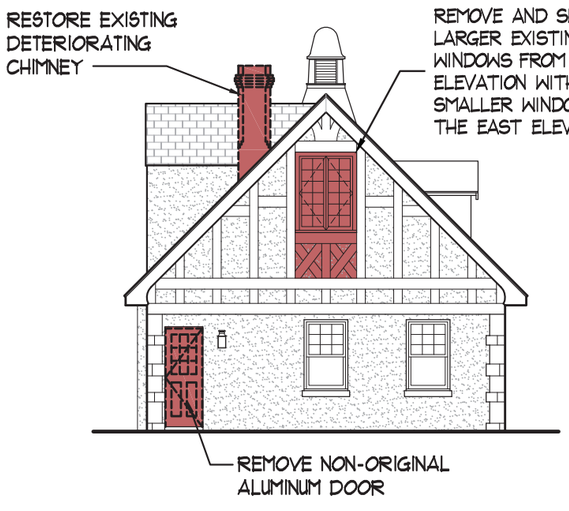
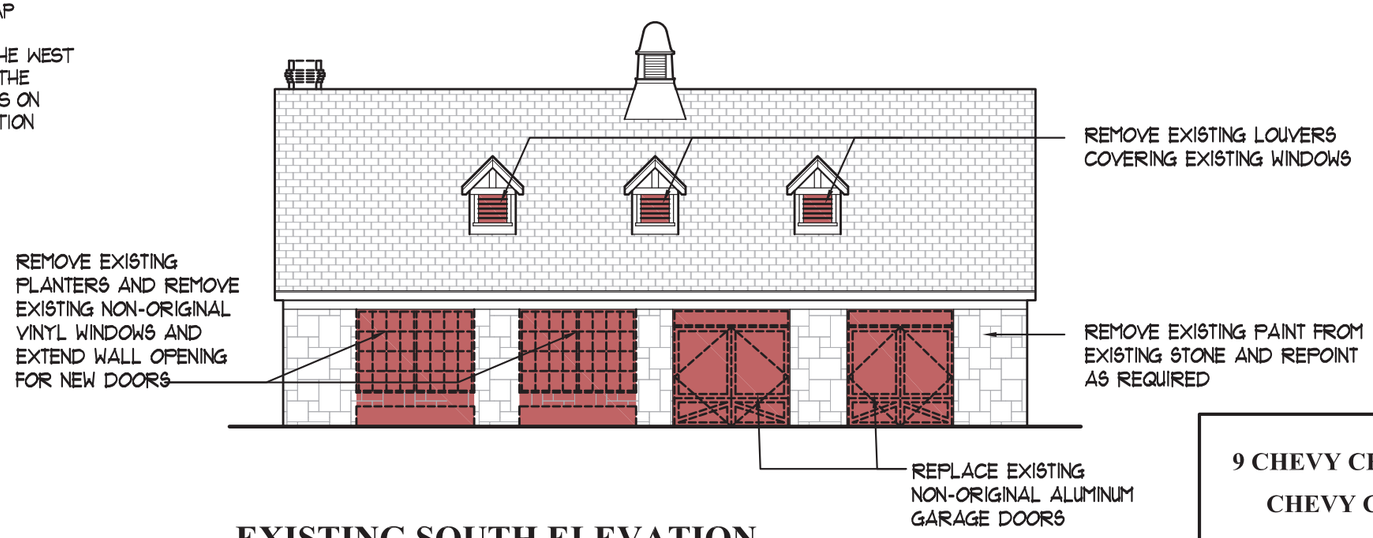


EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING SOUTH ELEVATION

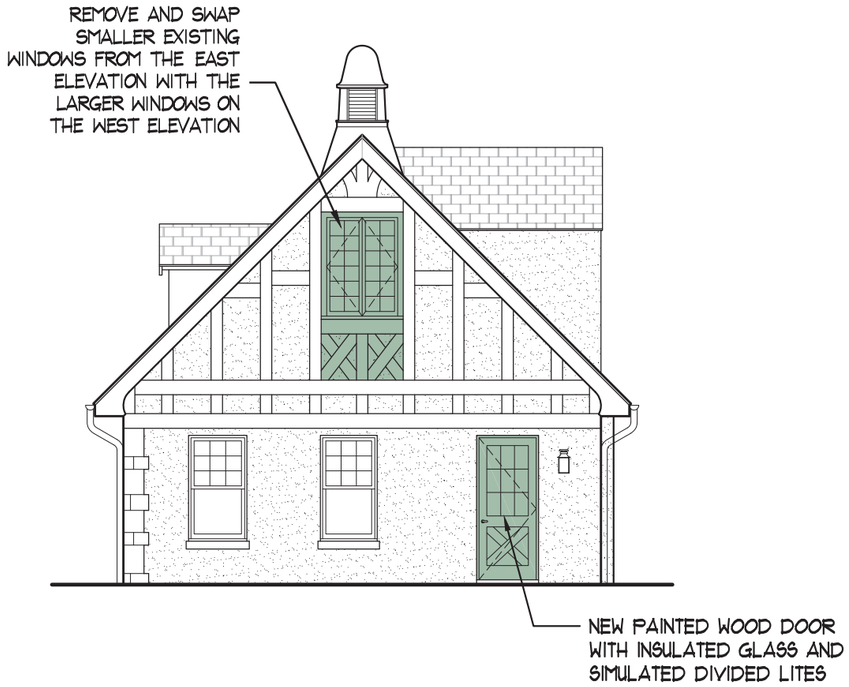
SCALE: 3/32" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

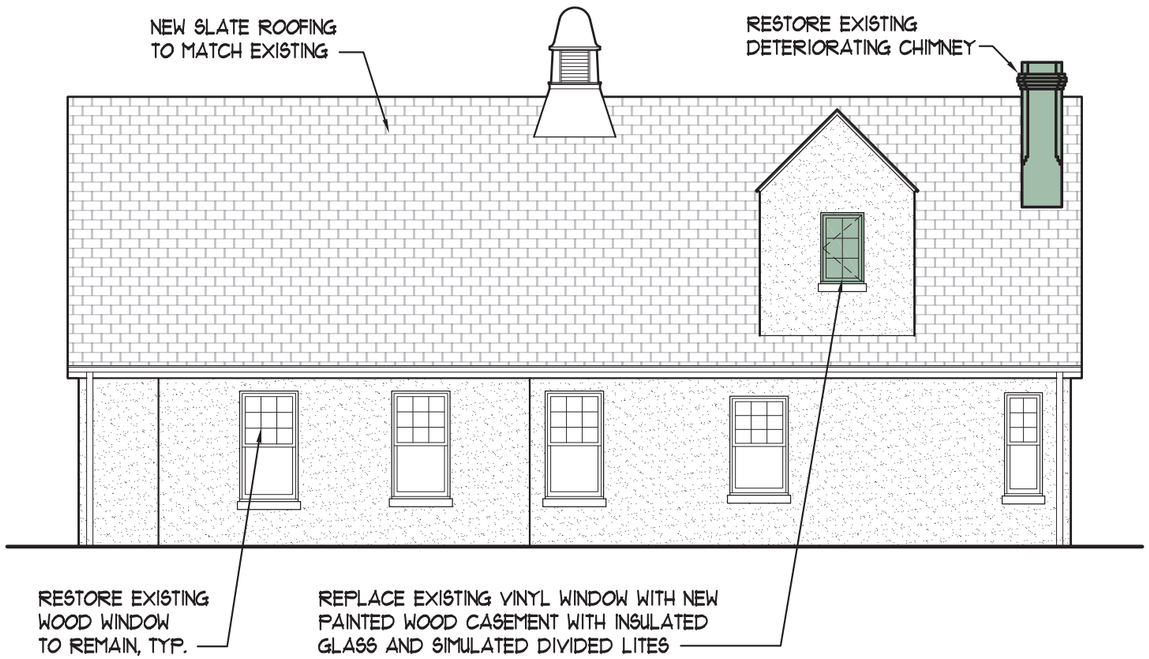
4.1 EXTERIOR ELEVATIONS
DATE:

BVA



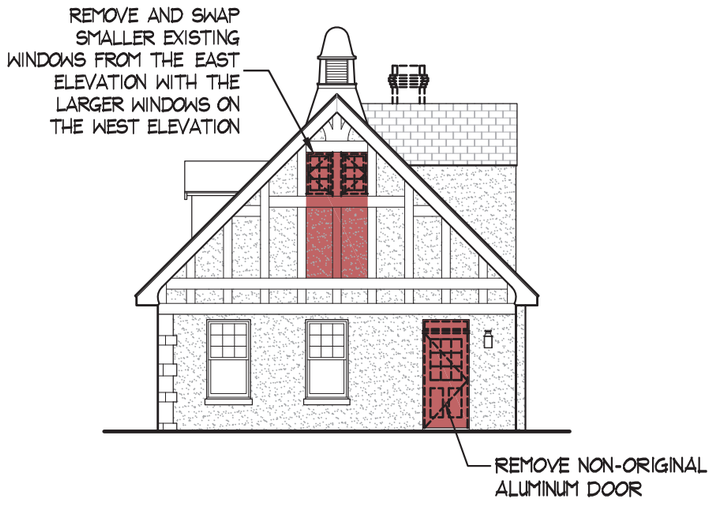
PROPOSED EAST ELEVATION

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



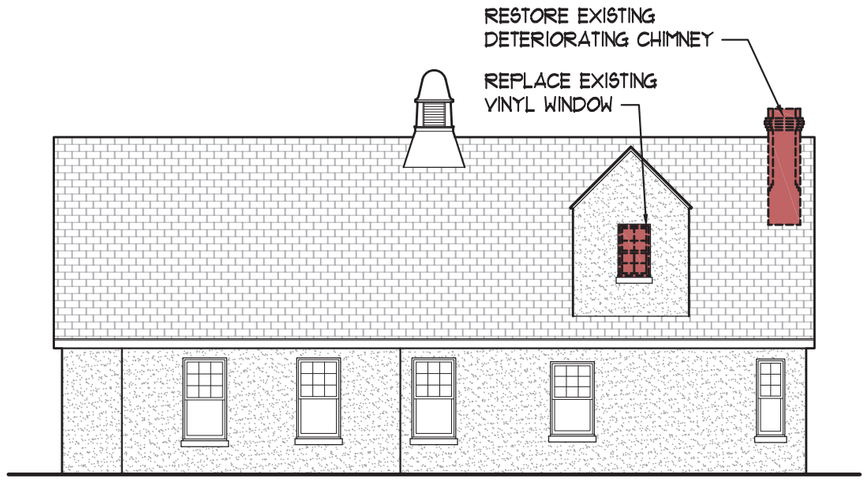
PROPOSED NORTH ELEVATION

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



EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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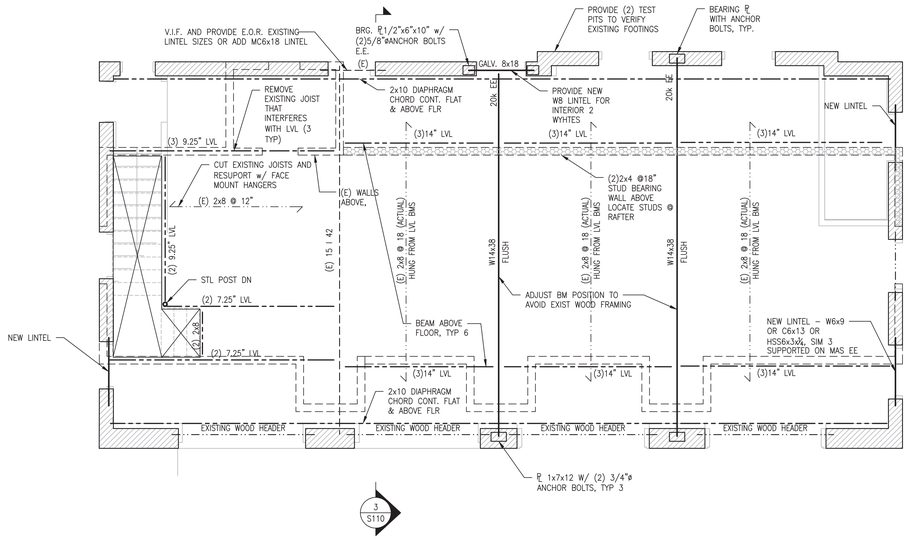
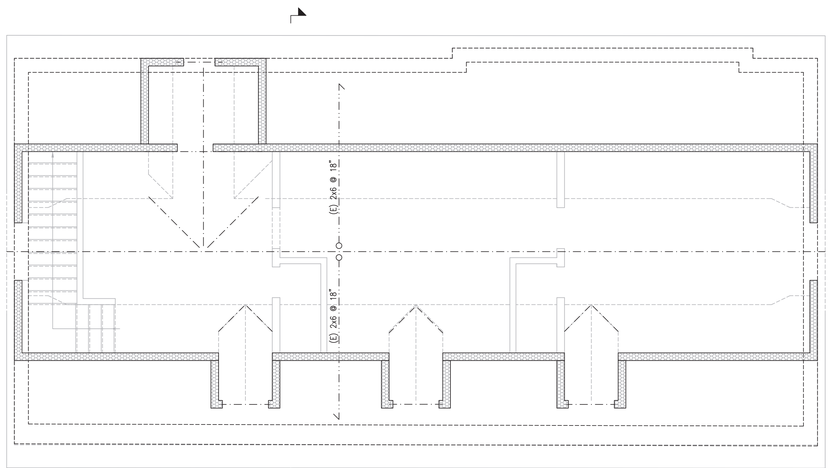
9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

4.2A EXTERIOR ELEVATION - NORTH
DATE:

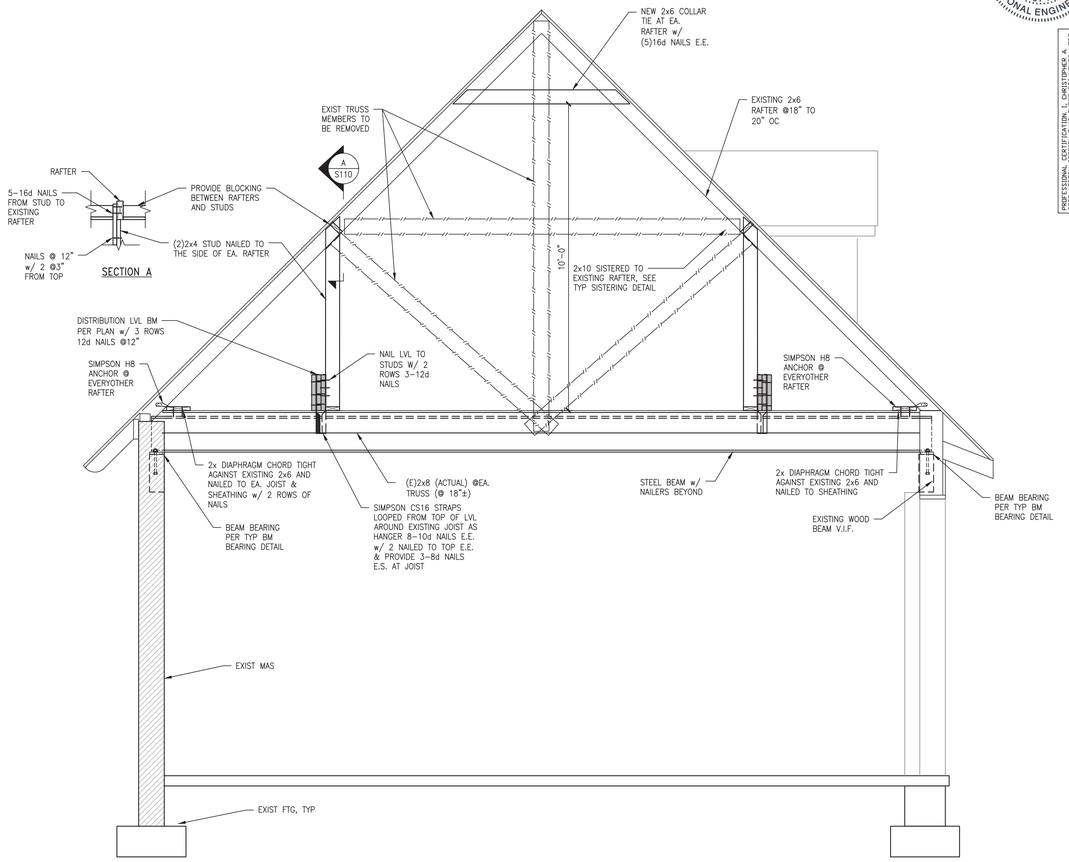
BVA



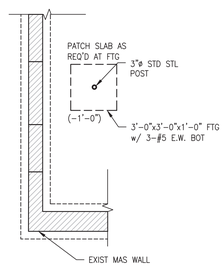
1 S110 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



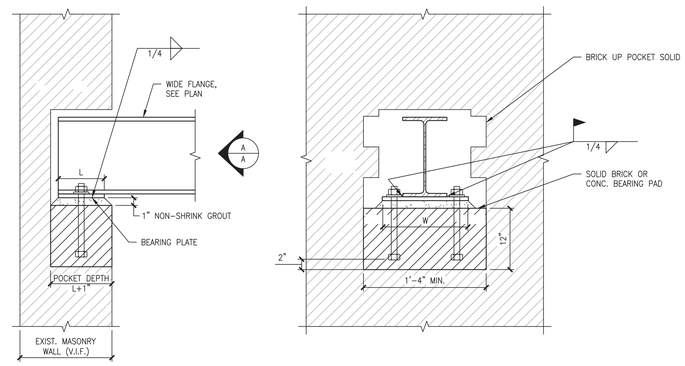
2 S110 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 S110 TRANSVERSE SECTION THRU GARAGE
SCALE: 1/2" = 1'-0"



4 S110 PARTIAL FOUNDATION PLAN @ STAIR
SCALE: 1/4" = 1'-0"



5 S110 TYP STL BEAM BEARING ON EXISTING MASONRY
SCALE: N.T.S.

REVIEWED
By Michael Kyne at 9:03 am, Apr 19, 2021

APPROVED
Montgomery County
Historic Preservation Commission

STATE OF MARYLAND · CHRISTOPHER A. CHIODO · No. 43074 · PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I, CHRISTOPHER A. CHIODO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 43074 EXPIRATION DATE: 12/23/2021

2005

BVA
BarnesVanze Architects Inc
1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

MCC=1200 ARCHITECTURAL ENGINEERS PLLC
210 N. Lee St., Suite 210
Alexandria, VA 22314
T.: 703.350.4151
1200a@.com

Private Residence
9 Chevy Chase Circle
Chevy Chase, MD 20815

DRAWING: GARAGE PLANS + SECTION
ISSUED: 2/26/2021 PERMIT

S110

GENERAL

1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE STATE OF MARYLAND AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION, AS MODIFIED BY THE GOVERNING LOCALITY.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
5. THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS REPRESENTS THE DESIGN INTENT OF THE PROPOSED CONSTRUCTION. ELECTRONIC VERSIONS (PDF, DWG) OF THESE DRAWINGS SHOULD NOT BE USED TO DETERMINE DIMENSIONS OR GATHER ANY INFORMATION THAT IS NOT SPECIFICALLY LABELED OR OTHERWISE DENOTED IN PLAN, SECTION, OR DETAIL. DUPLICATION OF THESE DRAWINGS FOR USE IN THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE. THIS INCLUDES ANNOTATED HARD-COPIES AND DIRECT REUSE OF ELECTRONIC FILES.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 2500 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATIONS AS REQUIRED.
2. FINISH ALL FOOTING EXCAVATIONS BY HAND. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. PROTECT FOOTINGS FROM FROST AFTER THEY ARE PLACED.
3. AT INTERSECTIONS BETWEEN NEW AND EXISTING WALLS, STEP NEW FOOTING TO MATCH EXISTING. DRILL AND GROUT 2-#5 BARS x 2'-6" LONG INTO EXISTING FOOTING IN HILTI HIT-HY200 ADHESIVE WITH 6" EMBEDMENT.
4. DO NOT PLACE FILL AGAINST FOUNDATION WALLS UNLESS ADEQUATELY BRACED BY COMPLETED FLOORS OR OTHER MEANS DEEMED APPROPRIATE BY THE ARCHITECT.
5. FILL AND BACKFILL MATERIAL- CLEAN RUN OF BANK MATERIAL, FREE OF DELETERIOUS ORGANIC MATERIALS.
6. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINAL GRADE.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE (EXCEPT SLABS ON METAL DECK) SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. SLUMP SHALL BE 4" FOR SLABS ON GRADE AND 5" FOR ALL OTHER CONCRETE.
2. ALL CONCRETE SLABS ON COMPOSITE METAL DECK SHALL BE LIGHT WEIGHT CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRESS OF 3000 PSI AT 28 DAYS.
3. SLABS ON GRADE SHALL BE 4" CONCRETE REINFORCED WITH WWF6x6-W1.4xW1.4 ON 10 MIL. POLY. VAPOR BARRIER ON 4" CRUSHED STONE, U.N.O.
4. ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLABS SHALL INCLUDE 5% AIR ENTRAINMENT (±1.5%). ADJUST AIR ENTRAINMENT FOR EXPOSURE CLASS AS REQUIRED.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF CONCRETE PRACTICE (ACI 315), LOCALLY APPROVED EDITION.
6. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
7. CONCRETE WORK SHALL BE DESIGNED, REINFORCED, PLACED AND CURED IN CONFORMANCE WITH THE LOCALLY APPROVED EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
8. PROVIDE MINIMUM TEMPERATURE REINFORCEMENT, AS REQUIRED BY ACI-318, IN ALL SLABS AND WALLS WHERE REINFORCEMENT IS NOT INDICATED ON DRAWINGS.
9. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
10. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
    - SLABS: 3/4"
    - BEAMS, COLUMNS: 1 1/2"
    - FOOTINGS: 3"
    - EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 1/2" FOR #5 OR SMALLER
    - INTERIOR WALLS: 3/4"
11. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
12. UNLESS SPECIFICALLY WAIVED BY ENGINEER OF RECORD, CEMENTITIOUS MATERIAL REPLACEMENT FOR CONCRETE MIXES AT ALL CAST-IN-PLACE CONCRETE SHALL BE 10% MINIMUM AND 33% MAXIMUM USING ONE OF THE FOLLOWING: GROUND GRANULATED BLAST FURNACE SLAG (GGBFS) OR FLY ASH.
13. WHERE CONCRETE IS PLACED AGAINST AND DOWELED TO HARDENED CONCRETE AND/OR WHERE A ROUGHENED SURFACE IS INDICATED IN THE STRUCTURAL DRAWINGS, THE HARDENED CONCRETE SURFACE SHALL BE CLEAN AND FREE OF LAITANCE AND SHALL BE ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4".

CONCRETE MASONRY WORK

1. ALL CONCRETE MASONRY WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS," (LOCALLY APPROVED EDITION) AND THE MASONRY STANDARDS JOINT COMMITTEE SPECIFICATIONS (ACI 530.1 – LOCALLY APPROVED EDITION).
2. CONCRETE BLOCK WORK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS:
   - SOLID BLOCK: ASTM C90, GRADE NI (F'm: 1900 PSI ON GROSS AREA)
   - HOLLOW BLOCK: ASTM C90, GRADE NI (F'm: 1900 PSI ON NET AREA)
3. COORDINATE BLOCK TYPES WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. FILL ALL VOIDS SOLID IN PIERS AND DIRECTLY UNDER BEARING LOCATIONS AND ALL BELOW-GRADE FOUNDATION WALLS.
5. WHERE A WOOD POST OR PIPE COLUMN BEARS DIRECTLY ON A CONCRETE MASONRY WALL, FILL ALL BLOCKS SOLID WITHIN A 32" WIDTH, CENTERED ON THE POST OR PIPE COLUMN.
6. MORTAR SHALL BE ASTM C270, TYPE S FOR ALL WORK.
7. THE NET AREA COMPRESSIVE STRENGTH OF NEW MASONRY ASSEMBLIES, f'_m, SHALL MEET OR EXCEED 1500 PSI.
8. UNLESS NOTED OTHERWISE, ALL GROUT SHALL BE COARSE-TYPE, SHALL MEET ASTM C476-02, AND ITS COMPRESSIVE STRENGTH SHALL EXCEED f'_m OR 2000 PSI, WHICHEVER IS GREATER.
9. WHERE GROUTED CELLS DO NOT EXCEED 4" IN DIAMETER, FINE GROUT SHALL BE USED.
10. HORIZONTAL REINFORCING: NO LESS THAN NO. 9 GAUGE TRUSS-TYPE DUR-O-WAL OR EQUAL, SPACED @ 16" O.C. VERTICALLY AND ABOVE ALL LINTELS.
11. VERTICAL REINFORCING: NO LESS THAN #4 SPACED @ 48" O.C. HORIZONTALLY AND AT THE EDGES OF ALL WALL OPENINGS, INTERSECTIONS AND CORNERS.
12. PROVIDE FABRICATED CORNER SECTIONS AT ALL CORNERS AND INTERSECTIONS.
13. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.

POST INSTALLED ADHESIVE AND MECHANICAL ANCHORS

1. POST INSTALLED ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR MANUFACTURER TECHNICAL DATA.
2. MANUFACTURER DATA FOR ALTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL. SUBMITTAL SHALL INCLUDE THE ICC EVALUATION SERVICE REPORT WITH ICC TESTED CAPACITY MEETING OR EXCEEDING CAPACITY OF ANCHORAGE SPECIFIED IN CONTRACT DOCUMENTS.
3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY150 INTO CONCRETE OR STONE BASE MATERIAL OR HY-70 INTO BRICK MASONRY BASE MATERIAL.

WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD OR OSB SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
4. ROOF SHEATHING (UNDER SLATE OR CLAY TILE): NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
5. WALL SHEATHING (STANDARD): NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
6. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. 3/4" THICK PLYWOOD (48/24 SPAN RATING).
7. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE (LOKTITE PL400 OR EQUAL).
8. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR SHEATHING.
9. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PLYWOOD PANEL EDGE JOINTS EXCEPT WHEN USING T & G PANELS.
10. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
11. UNLESS NOTED OTHERWISE, FLOOR SHEATHING UP TO 3/4" THICK SHALL BE FASTENED TO FRAMING WITH 2-1/2" LONG SIMPSON WSNTL QUIK DRIVE SCREWS (0.175" DIA.), AND FLOOR SHEATHING GREATER THAN 3/4" SHALL BE FASTENED TO FRAMING WITH 3" LONG SIMPSON WSNTL QUIK DRIVE SCREWS. FLOOR SHEATHING SHALL ALSO BE GLUED TO FRAMING USING AN APA-APPROVED ADHESIVE.
12. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS.
13. UNLESS NOTED OTHERWISE, FLOOR AND ROOF DIAPHRAGMS SHALL BE UNBLOCKED.
    A. UNBLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT SUPPORTED SHEATHING PANEL EDGES AND AT ALL DIAPHRAGM BOUNDARIES (PERIMETER OF FLOOR/ROOF; PERIMETER OF ALL OPENINGS; AND ALL RIDGES, VALLEYS, HIPS, AND OTHER CHANGES IN SLOPE) AND @ 12" O.C. ELSEWHERE.
14. B.BLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT ALL SHEATHING PANEL EDGES AND @ 12" O.C. ELSEWHERE. PROVIDE 2x BLOCKING AT ALL UNSUPPORTED PANEL EDGES TO RECEIVE FASTENERS.

FRAMING LUMBER

1. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   - RAFTERS AND JOISTS: HEM-FIR #2 OR SPRUCE-PINE-FIR #2
   - BEAMS, GIRDERS AND HEADERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   - STUDS AND PLATES: HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE
2. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   - POST AND TIMBER: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   - BEAMS AND STRINGERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
3. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH $NaSiO_2$) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
4. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LOCALLY APPROVED EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION).
5. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION)
6. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/4" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
8. STUD BEARING WALLS ARE TO BE 2x6, @ 16" O.C., UNLESS NOTED OTHERWISE ON PLAN.
9. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
10. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
11. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
12. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS.
13. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
14. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.
15. BUILT-UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (2) 16D NAILS @ 16" O.C. BUILT-UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (3) 16D NAILS @ 16" O.C.
16. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1"x4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH (2) 10D NAILS.)
17. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH 1/2" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'-0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS.
18. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
19. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
20. ALL LIGHT-GAGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 oz OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.
21. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX.
    A. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
    B. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO BOTTOM OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
22. ALL SILL PLATES SHALL BE P.T. AND ANCHORED TO FOUNDATION WALLS W/ ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7x BOLT DIA. FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT INTO CONCRETE OR GROUTED CMU CELLS. THE BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE PLATE WIDTH AND HAVE A TIGHTENED NUT AND WASHER.
23. WHERE NEW POSTS ARE ADDED TO EXISTING STUD FRAMING, POSTS MUST BE EXTENDED TROUGH FLOOR FRAMING AS POST OR WITH SOLID BLOCKING. POSTS SHALL BE EXTENDED DOWN TO BEAR ON MASONRY, CONCRETE OF BEAM. WEAR POSTS ARE DBL STUDS THEY MAY BE TRANSFERRED IN THE WALL BELOW TO ADJACENT STUDS BY PROVIDING 2x10 WOOD HEADER DETAILED PER THE HEADER SCHEDULE. WHEN TRIPLE STUDS OR 4x4 POST, THE HEADER TRANSFER MUST INCLUDE THE DOUBLING OF EACH ADJACENT STUD BELOW.

WOOD HEADER SCHEDULE

1. UNLESS NOTED OTHERWISE IN PLAN, PROVIDE HEADERS PER THE FOLLOWING:

ROUGH OPENING WIDTH:	HEADER: 2x4 WALL	2x6 WALL
LESS THAN 3'-0"	(2) 2x6	(3) 2x8
3'-1 TO 4'-0"	(2) 2x8	(3) 2x8
4'-1" TO 6'-0"	(2) 2x10	(3) 2x10
6'-1" TO 8'-0"	(2) 2x12	(3) 2x12
OVER 8'-0"	SEE PLANS	SEE PLANS

NOTE:

PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0" WIDE,
PROVIDE (2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE,
PROVIDE (3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.

ENGINEERED WOOD PRODUCTS

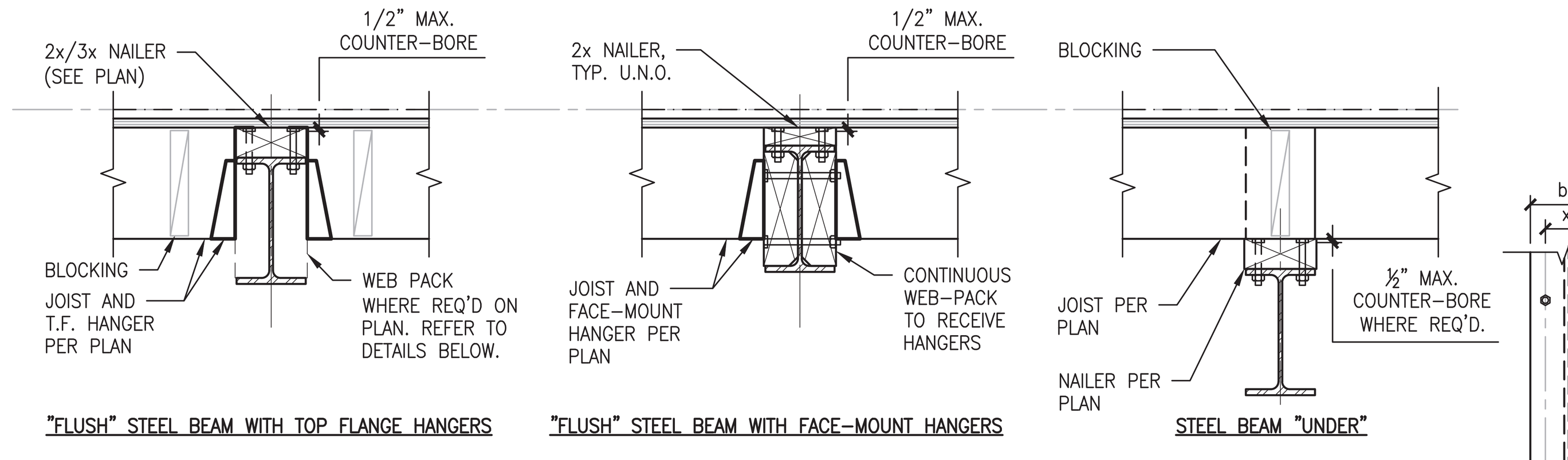
1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCKOUTS AND HOLES, ETC. THE JOIST SPACING IDENTIFIED ON PLAN MAY BE EXCEEDED AT ISOLATED LOCATIONS TO ACCOMMODATE THE WORK OF OTHER TRADES PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   A. THE SUM OF TWO ADJACENT JOISTS SPACINGS SHALL NOT EXCEED TWO TIMES THE AVERAGE SPACING SHOWN ON PLAN.
   B. NO SINGLE JOIST SPACING SHALL EXCEED 21".
2. RIM BOARDS: PROVIDE CONTINUOUS 1¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAUSER, OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICROLLAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL (Fb=2600 PSI, E=2,000,000 PSI) OR PARALLAM PSL (Fb=2900 PSI, E=2,000,000 PSI) AS MANUFACTURED BY WEYERHAUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-04 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
   A. ANTHONY POWER COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   B. ANTHONY POWER PRESERVED COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   C. ANTHONY POWER BEAMS: 3000 Fb – 2.1E – 300 Fv
   D. ANTHONY POWER PRESERVED BEAMS: 24F-V5M1/SP (2400 Fb – 1.8E – 300 Fv)
5. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX.
   B. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
   C. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO BOTTOM OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
6. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
7. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.
8. ROOF TRUSSES: PROVIDE PRE-ENGINEERED ROOF TRUSSES (GEOMETRIES DEFINED HEREIN OR BY THE ARCHITECT) TO RESIST LOADS RESULTING FROM DESIGN PARAMETERS TABULATED ON THIS SHEET AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE AND ANSI/TPI 1. PRIOR TO FABRICATION, TRUSS DESIGN DRAWINGS SHALL BE PREPARED, SIGNED, SEALED, AND SUBMITTED BY A REGISTERED DESIGN PROFESSIONAL IN ACCORDANCE WITH THE STATUTES OF THE PROJECT JURISDICTION. TRUSS DESIGN DRAWINGS SHALL INCLUDE ALL INFORMATION REQUIRED BY SECTION R502.11 OF THE INTERNATIONAL RESIDENTIAL CODE. TRUSSES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND DETAILS. ALTERATIONS TO TRUSSES, EITHER PHYSICALLY OR BY IMPOSED LOADING, ARE STRICTLY PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE TRUSS DESIGN PROFESSIONAL AND ENGINEER OF RECORD.

STRUCTURAL STEEL

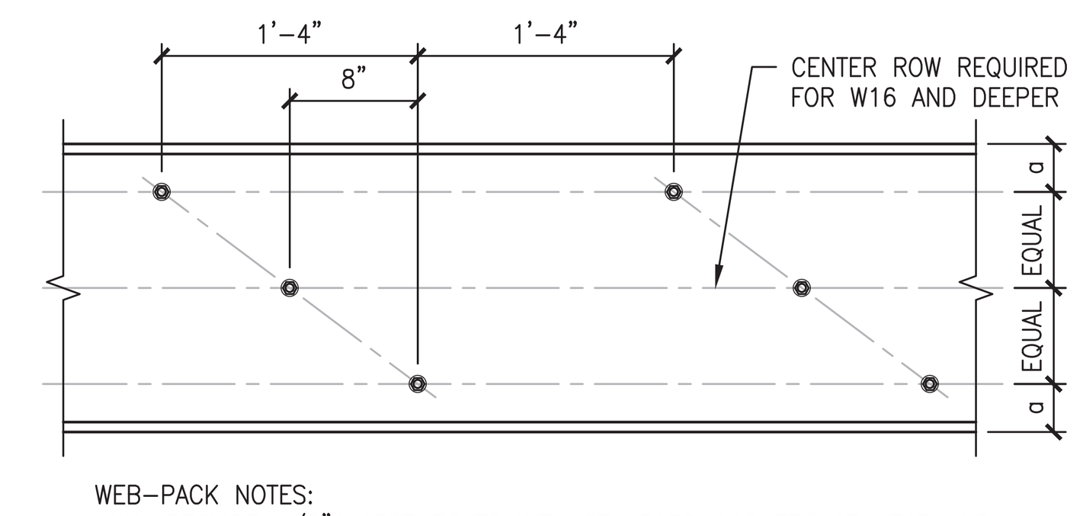
1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LOCALLY APPROVED EDITIONS.
   B. AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE--STEEL", LOCALLY APPROVED EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
   C. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED.
   E. BOLTED CONNECTIONS OF BEAMS/GRIDERS ARE TO BE DESIGNED AS FOLLOWS:
      i. STANDARD BEAM TO BEAM/GRIDER: A325 OR A490 BEARING TYPE BOLTS (3/4" DIAMETER MINIMUM).
      ii. BEAM/GIRDER TO COLUMN CONNECTIONS: A325 OR A490 TYPE BOLTS (3/4" DIAMETER MINIMUM).
   F. ANCHOR BOLTS: ASTM F1554, GRADE 36. FURNISHED COMPLETE WITH NUTS AND WASHERS. ANCHOR BOLTS SHALL HAVE HEADED ENDS OR NUTS WELDED (TACK AT BOTTOM SIDE OF NUT) AT EMBEDDED END.
   G. STRUCTURAL STEEL NOTED TO BE STAINLESS STEEL SHALL BE ASTM A276 STAINLESS STEEL GRADE 304.
   H. ALL STAINLESS STEEL BOLTS SHALL CONFORM TO ASTM F593 ALLOY 304.
   I. ALL STAINLESS STEEL NUTS SHALL CONFORM TO ASTM F594 ALLOY 304.
   J. WELDED HEADED SHEAR STUDS: A108 3/4" DIAMETER.
3. STEEL CONNECTIONS:
   A. THE DEPTH OF SHEAR CONNECTIONS SHALL BE A MINIMUM OF HALF THE DEPTH OF THE MEMBER, U.N.O.
   B. MOMENT CONNECTIONS SHALL BE TYPE 1 (FULL RIGIDITY), DESIGNED FOR THE CONNECTED ELEMENT'S YIELD MOMENT, U.N.O.
   C. PROVIDE MECHANICALLY GALVANIZED BOLTS FOR EXTERIOR APPLICATIONS.
   D. MINIMUM SIZE WELD, UNLESS NOTED OTHERWISE, IS 1/4" FILLET.
   E. COLUMN SPLICES SHALL BE PER AISC TABLE 14-3. IN ADDITION TO FLANGE CONNECTIONS, PROVIDE A WEB CONNECTION FOR LOADS INDICATED OR A MINIMUM FACTORED LOAD OF 22 KIPS ORIENTED IN THE PLANE OF THE WEB.
   F. EXISTING STEEL MEMBERS SHALL BE EVALUATED BY THE CONNECTION SPECIALTY ENGINEER PRIOR TO FIELD MODIFICATION FOR CONNECTIONS ASSOCIATED WITH NEW WORK.
4. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
5. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE GOVERNING LOCALITY AND CERTIFIED IN ACCORDANCE WITH AWS D1.1. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A992, GRADE 50 STEEL).
6. STRUCTURAL STEEL MEMBERS SHALL BE FINISHED PER THE FOLLOWING SPECIFICATIONS:
   A. GALVANIZE ALL STRUCTURAL STEEL EXPOSED TO WEATHER, AND STEEL SUPPORTING EXTERIOR ELEMENTS.
      i. HOT-DIP GALVANIZING SHALL CONFORM TO ASTM A123. REPAIR SCRATCHED OR ABRADED GALVANIZED SURFACES WITH COLD GALVANIZING ZINC-RICH PAINT.
   B. WHERE SHOP PAINTING IS REQUIRED BY PROJECT SPECIFICATION, PROVIDE MODIFIED ALKYD PER MANUFACTURER REQUIREMENTS. ALL FIELD PAINTING SHALL BE PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
   C. FACES OF STRUCTURAL STEEL MEMBERS SUPPORTING METAL DECK WITH WELDED FASTENING, OR RECEIVING WELDED SHEAR STUDS, SHALL REMAIN FREE OF ALL PAINT AND PRIMER.
7. ALL BEAMS, EXCEPT CANTILEVER BEAMS, SHALL BE FABRICATED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED SO THAT NATURAL CAMBER RAISES CANTILEVER END, U.N.O.
8. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

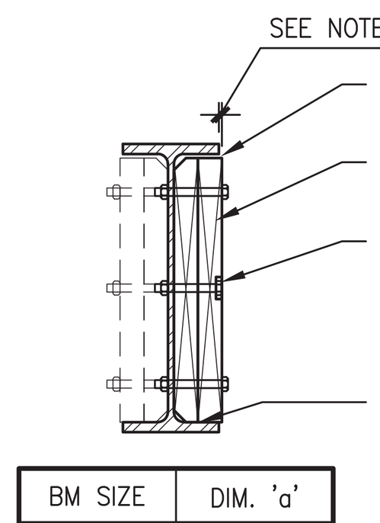
MASONRY OPENING	LINTEL
4'-0" OR LESS	L4x3 1/2x5/16"
4'-1" TO 7'-0"	L6x3 1/2x5/16"

   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L5x5x5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS.
   D. PROVIDE MINIMUM 6" BEARING ON EACH END, U.N.O.
9. FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED EXCEPT WHEN APPROVED BY THE ENGINEER OF RECORD.
10. SEE ARCHITECTURAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON STRUCTURAL DRAWINGS. STEEL EXPOSED AS AN ARCHITECTURAL FINISH ELEMENT IS TO BE CLASSIFIED AS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) PER AISC, U.N.O. REDUCED TOLERANCES SHALL BE MAINTAINED.
11. UNLESS NOTED OTHERWISE, ALL HSS AND PIPE COLUMNS SHALL BE FULLY CAPPED WITH 1/4" THICK A36 PLATE MATCHING HIGHEST ELEVATION OF THE CONNECTED MEMBERS.
12. PROVIDE MISCELLANEOUS STEEL AT COLUMNS AND BEAMS AS REQUIRED TO PROVIDE END AND SIDE SUPPORTS TO ALL STEEL DECK.



COMMON WOOD JOIST TO STEEL BEAM CONFIGURATIONS





WEB-PACK NOTES:
- W1. PROVIDE 1/2"ø A307 BOLTS WITH STANDARD WASHERS AT HEAD AND NUT. SHAFT OF BOLT TO BE UNTHREADED WHERE IN CONTACT WITH WOOD.
- W2. USE 2x AND/OR LVL MATERIAL WHENEVER POSSIBLE. CONNECT PLIES WITH #9 x 2 1/2" LONG WOOD SCREWS SPACED AT 8" IN LINE WITH EACH ROW OF BOLTS.
- W3. ONE LAYER OF SHEATHING MAY BE USED TO BUILD OUT WEB-PACK TO APPROPRIATE THICKNESS. SHEATHING SHALL BE POSITIONED AGAINST THE BEAM WEB. THE SHEATHING PLY SHALL BE GLUED AND SCREWED TO THE ADJACENT PLY WITH SCREW HEAD IN CONTACT WITH SHEATHING.
- W4. DIMENSION FROM TIP OF FLANGE TO FACE OF WEB-PACK SHALL BE 1/8", TYPICAL. WEB-PACK ON EXTERIOR SIDE OF BEAM SHALL BE EXTENDED TO EXTERIOR SHEATHING AS APPLICABLE.

BM SIZE	DIM. 'a'
W8 W10	2 1/2"
W12	3"
W14	4"
W16 W18	3" +ROW
W21 W24	4" +ROW

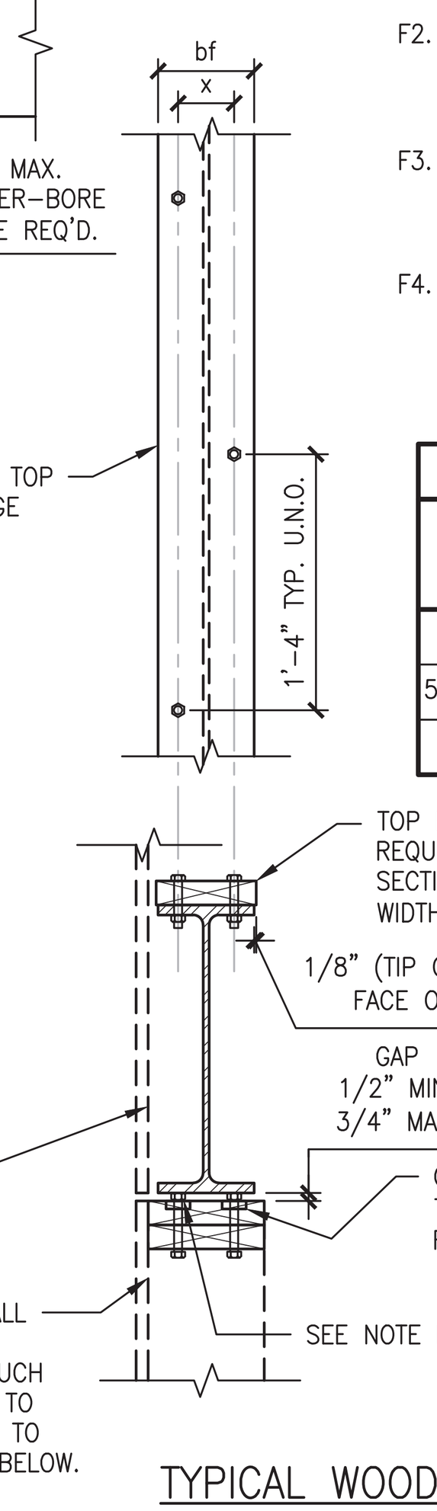
NOTE: "+ROW" DENOTES CTR ROW REQ'D., SEE BEAM ELEVATION

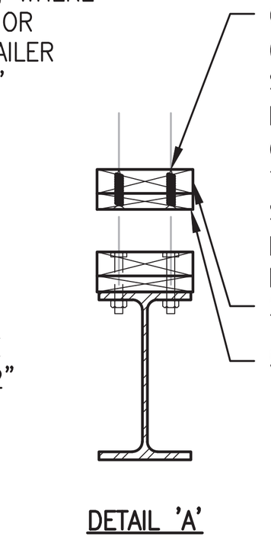
TYPICAL WEB-PACK FASTENING DETAILS

FLANGE FASTENING NOTES:
- F1. PROVIDE 1/2"ø A307 BOLTS. SHAFT OF BOLT TO BE UNTHREADED WHERE IN CONTACT WITH WOOD. PROVIDE STD WASHERS WHERE SUPPORTING ROOF AND/OR ATTIC FRAMING.
- F2. USE HEM FIR NO.2 OR BETTER FOR ALL NAILERS (NON-STUD GRADE). FOR NAILER THICKNESSES GREATER THAN 1 1/2", PROVIDE SOLID 3x MATERIAL OR PROVIDE BUILT-UP NAILER WITH PLIES FASTENED PER DETAIL A.
- F3. FOR HSS MEMBERS TO RECEIVE NAILERS, PROVIDE 1/2"ø THREADED ROD WELDED TO THE FACE OF THE HSS IN SAME PATTERN. USE HSS WIDTH IN PLACE OF FLANGE WIDTH WHEN ENTERING THE TOP FLANGE TABLE BELOW.
- F4. PROVIDE 1/2" HEAVY HEX WELDABLE NUTS (A563-A OR OTHER) TO RECEIVE 1/2" A307 BOLTS SET IN LOCTITE PL. WELD NUT TO BOTTOM FLANGE WITH 3/16" FILLET ALONG 3 ALTERNATING FLATS. ADVANCE BOLT TO FILL FULL DEPTH OF NUT.

TOP FLANGE BOLTS	
NOMINAL BM FLANGE WIDTH, bf (INCHES)	DIMENSION 'x'
bf ≤ 4	2 1/4"
5 ≤ bf ≤ 7 1/4	3 1/2"
7 1/2 ≤ bf	5 1/2"

BOT. FLANGE WELDED NUTS	
WALL TOP PLATE	DIMENSION 'x'
2x4	0"
2x6	1 1/2"
2x8	3 1/4"

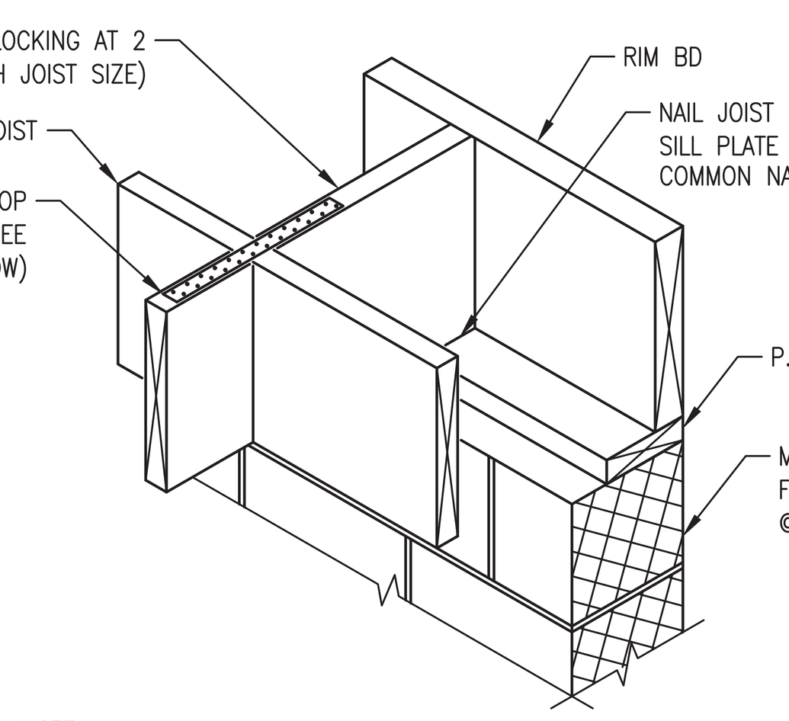




DETAIL 'A'

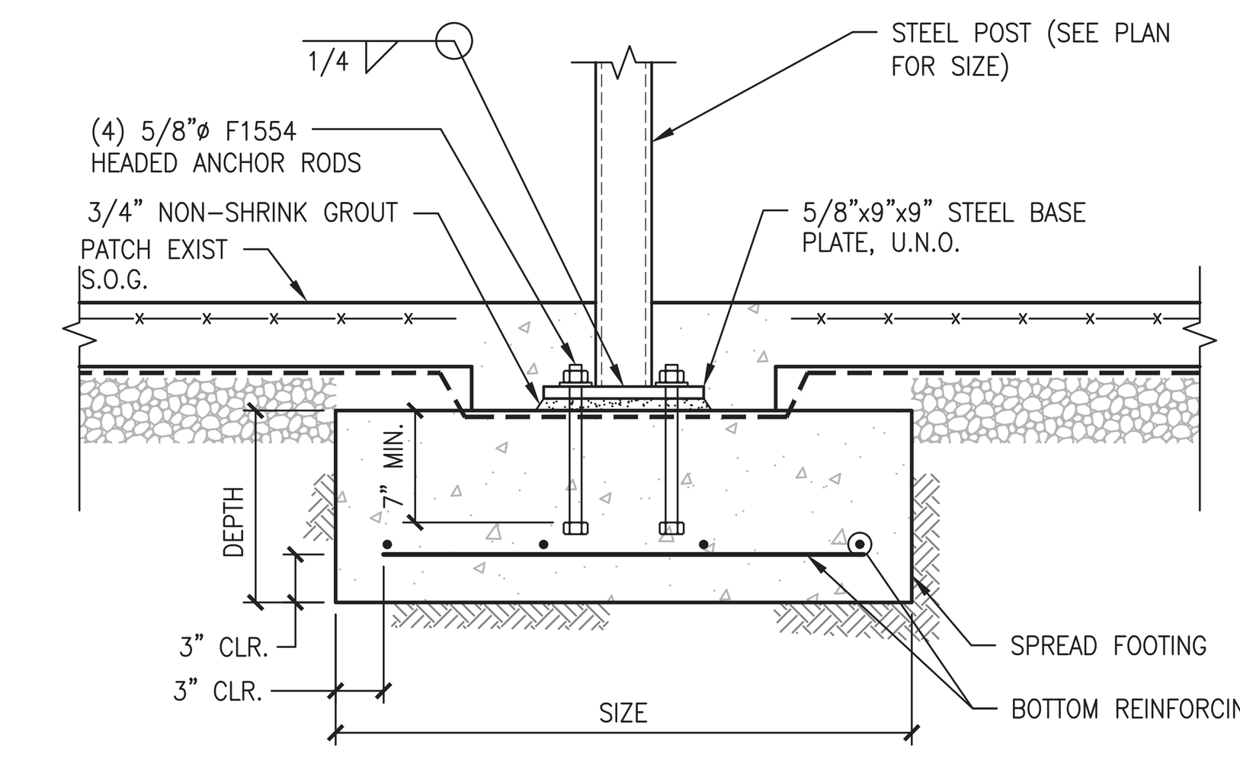
TYPICAL WOOD TO STEEL FLANGE FASTENING DETAILS

1 / SG01 — TYP WOOD NAILER & WEB PACK DETAILS
SCALE: N.T.S.



NOTE:
WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST, PROVIDE 18 GA.x 1 1/2"x 12" (MIN.) TENSION STRAPS

2 / SG01 — TYPICAL BLOCKING AT JOISTS PARALLEL TO MAS WALL
SCALE: N.T.S.



NOTES:
1. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY AS SPECIFIED IN THE GENERAL NOTES.
2. FOR SIZE, DEPTH, AND REINFORCING SEE PLANS.

3 / SG01 — TYP COLUMN BASE & FOOTING DETAIL
SCALE: N.T.S.

STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ.	ADJACENT
A/E	DESIGN TEAM OF RECORD
ALT.	ALTERNATIVE
APC	ANTHONY POWER COLUMN
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL/ARCHITECT
B.O.	BOTTOM OF
BLDG.	BUILDING
BM	BEAM
BOT.	BOTTOM
BRG	BEARING
BSMT	BASEMENT
CANT.	CANTILEVERED
(C.E.)	CONCRETE ENCASED MEMBER
CFS	COLD FORMED STEEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
COORD.	COORDINATE
CONTR.	CONTRACTOR
COTR.	CONTRACT OFFICER'S TECHNICAL REP.
CTR.	CENTER
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO	DEMOLITION
DTL	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
DN	DOWN
DO	DITTO
DWG(S)	DRAWING(S)
DWL	DOWEL
(E)	EXISTING MEMBER OR DIMENSION
EXIST.	EXISTING
EA.	EACH
E/	EDGE OF
E.A.	EACH FACE
E.E.	EACH END
E.J.	EXPANSION JOINT
E.L.	ELEVATION
EMBED.	EMBEDMENT
ENGR	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E.S.	EACH SIDE
EXT.	EXTERIOR
E.W.	EACH WAY
FNDN	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG	FRAMING
F.S.	FAR SIDE
FTG	FOOTING
F.P.	FIRE PROTECTION
F.W.	FLAT WISE
GA.	GAUGE
GALV.	GALVANIZE
G.B.	GRADE BEAM
G-LAM	GLUE LAMINATED LUMBER
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
I.J.	ISOLATION JOINT
INFO.	INFORMATION
INT.	INTERIOR
JT.	JOINT
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
L-W	LONG WAY
L.P.	LOW POINT
L.W.	LIGHT WEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING & F.P.
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
P.A.F.	POWER ACTUATED FASTENER
PC.	PIECE
P/C	PRECAST CONCRETE
PERP.	PERPENDICULAR
PL.	PLATE
PLF	POUND PER LINEAR FOOT
PSI	POUND PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P-T	POST TENSIONED
P.T.	PRESERVATIVE TREATED
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVISION
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
S.I.F.	STEP IN FOOTING
S.O.G	SLAB ON GRADE
SPEC.	SPECIFICATION
SQR.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STIFF.	STIFFENER
STIR.	STIRRUP
STL.	STEEL
SQR.	SQUARE
S-W	SHORT WAY
SYM.	SYMMETRICAL
T.C.	TERRA COTTA
T.O.	TOP OF
T&B	TOP AND BOTTOM
TEMP.	TEMPORARY
T&G	TOUNGE AND GROOVE
THK.	THICK(NESS)
T.L.S.	TENSION LAP SPLICE
TR.	TRANSFER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U-P	UNDERPINNING
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.A.	WORK POINT
W-P	WATER PROOF
WWF	WELDED WIRE FABRIC
#	NUMBER
℄	CENTER LINE
ø	DIAMETER
ℙ	PLATE

DESIGN LOADS AND FACTORS

DESIGN CODE: 2012 IRC AS MODIFIED BY THE LOCAL JURISDICTION

LIVE LOAD DATA: FLOOR OR ROOF AREA	LOAD (PSF)	ROOF LOAD DATA: LOAD TYPE	VALUE (PSF)	WIND LOAD DATA: PARAMETER	VALUE	EARTHQUAKE DESIGN DATA: PARAMETER	VALUE
TYP. FLOOR (U.N.O.)	40	NON-DRIFT SNOW	30	2012 IRC PRESCRIPTIVE BASIC WIND SPEED	90 MPH	SHORT-PERIOD MAP VALUE (S_S)	15.0% g
		DRIFTING SNOW	PER CODE	2012 IBC ULTIMATE WIND SPEED	115 MPH	SEISMIC SITE CLASS	D
				WIND EXPOSURE	B	SHORT-PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION (S_{DS})	16.0% g
STAIRS	40	PARAMETER	VALUE	IMPORTANCE FACTOR	1.0		
SLEEPING ROOMS	30	GROUND SNOW LOAD (P_g)	30	MINIMUM ALLOWABLE WIND LOAD (MWFRS AND C&C)	20 PSF	RESIDENTIAL SEISMIC DESIGN CATEGORY	A
ATTICS WITH STORAGE	20	CEILING APPLIED	YES	SHEAR WALL TYPE		PER R301.2.2, THE SEISMIC PROVISIONS OF THE RESIDENTIAL BUILDING CODE ARE NOT APPLICABLE TO DETACHED ONE-FAMILY DWELLINGS ASSIGNED TO SEISMIC DESIGN CATEGORY A, B, OR C.	
ATTICS WITHOUT STORAGE	10			CS-WSP (U.N.O.)			

DEFLECTIONS LIMITS FOR WOOD FRAMING	LL	TL	Δπ(in)
RAFTERS	L/360	L/240	0.75
ROOF BEAMS	L/240	L/180	0.75
JOIST	L/480	L/360	0.625
FLOOR BEAMS	L/360	L/240	0.75
JOISTS/BEAMS-TILE OR STONE FINISH	L/600	L480	0.5
MASONRY LINTELS (OR XFER BEAMS OF EXIST MASONRY)	L/600	L/600	0.3

REVIEWED
By Michael Kyne at 9:03 am, Apr 19, 2021

APPROVED
Montgomery County
Historic Preservation Commission
[signature]

LEGEND

SYMBOL	DESCRIPTION
	EXIST. CONCRETE FOOTING
	CONCRETE FOOTING
	EXIST. BRICK MASONRY
	BRICK MASONRY
	EXIST. CONCRETE MASONRY (CMU)
	CONCRETE MASONRY (CMU)
	EXIST. CONCRETE WALL
	CONCRETE WALL
	EXIST. WOOD BEARING WALL
	WOOD BEARING WALL (2x6 @ 16" U.N.O.)
	WALL BELOW TO BE REMOVED
	BEARING WALL ABOVE
	EXIST. WOOD JOIST
	EXIST. WOOD RAFTER
	EXIST. WOOD BEAM
	EXIST. WOOD FRAMING TO BE REMOVED
	EXIST. STEEL BEAM
	EXIST. STEEL BEAM TO BE REMOVED
	WOOD JOIST
	WOOD RAFTER
	WOOD BEAM
2K/2J 2J/2K	WOOD HEADER, #J INDICATES NO. OF JACK STUDS, #K INDICATES NO. OF KING STUDS
	STEEL BEAM
	INDICATES EXIST. WOOD POST THRU OR DOWN
	INDICATES EXIST. WOOD POST ABOVE
	INDICATES EXIST. STEEL POST THRU OR DOWN
	INDICATES EXIST. STEEL POST UP
	INDICATES WOOD POST THRU OR DOWN (PSL POSTS SUPPORTING PSL GIRDERS TO BE CONTINUOUS THROUGH FLOOR CONSTRUCTION AND BEAR ON ¼" STEEL PLATE ON FOUNDATION WALL)
	INDICATES WOOD POST ABOVE (REFER TO NOTES FOR WOOD POST THRU OR DOWN)
	INDICATES STEEL POST UP (HSS4x4x¼ U.N.O. ON PLAN)
	INDICATES STEEL POST UP AND DOWN (HSS4x4x¼ U.N.O. ON PLAN)
X	DENOTES CONNECTION REQUIREMENTS (SEE SCHED.)
(##'-##")	INDICATES TOP OF FOOTING ELEVATION
	INDICATES HELICAL PIER LOCATION
	INDICATES BATTERED HELICAL PIER LOCATION

EXT. X" VENEER LEDGE
X" WALL STEM (T.O. STEM EL. -X'-X" RELATIVE TO F.F., U.N.O.)
ALIGNS W/ OUTSIDE FACE OF STUD WALL

STATE OF MARYLAND — CHRISTOPHER A. COBB — No. 43074 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I, CHRISTOPHER A. COBB HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 43074 EXPIRATION DATE: 12/13/2022

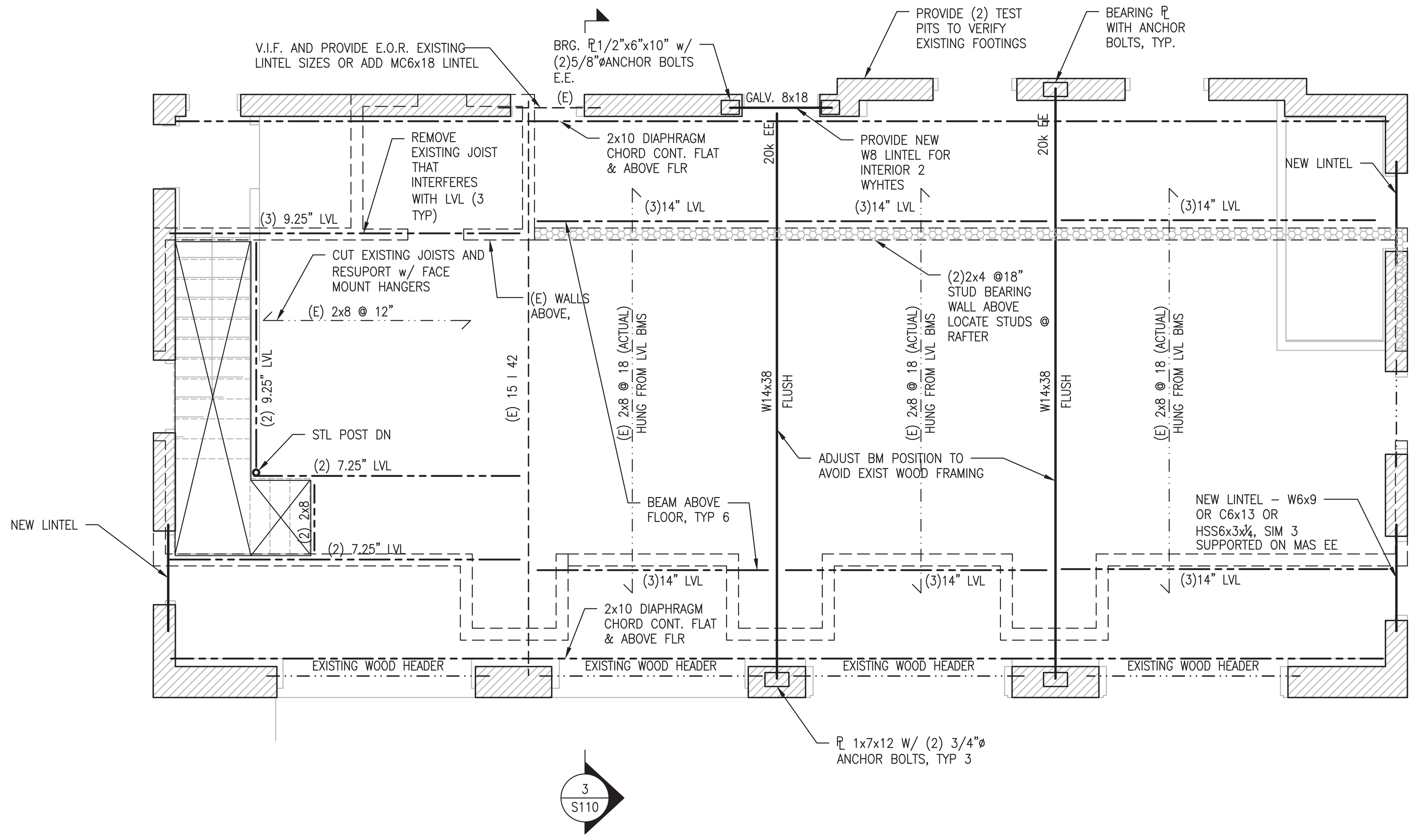
2005
BVA
BarnesVanze Architects Inc.
1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

MCC=1200
ARCHITECTURAL ENGINEERS PLLC
210 N. Lee St., Suite 210
Alexandria, VA 22314
T: 703.350.4151
1200ae.com

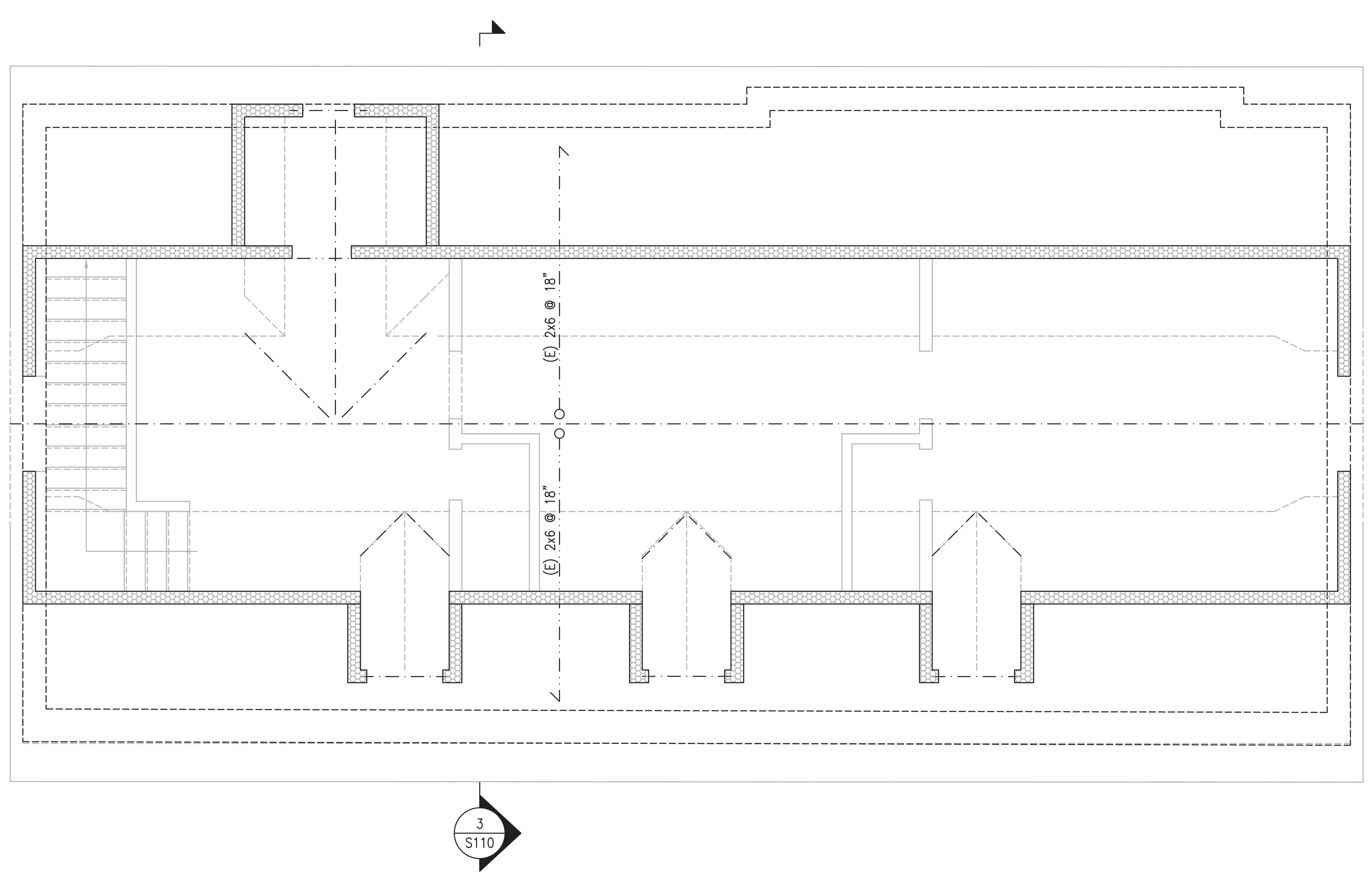
Private Residence
9 Chevy Chase Circle
Chevy Chase, MD 20815

DRAWING: GARAGE GENERAL NOTES
ISSUED: 2/26/2021 PERMIT

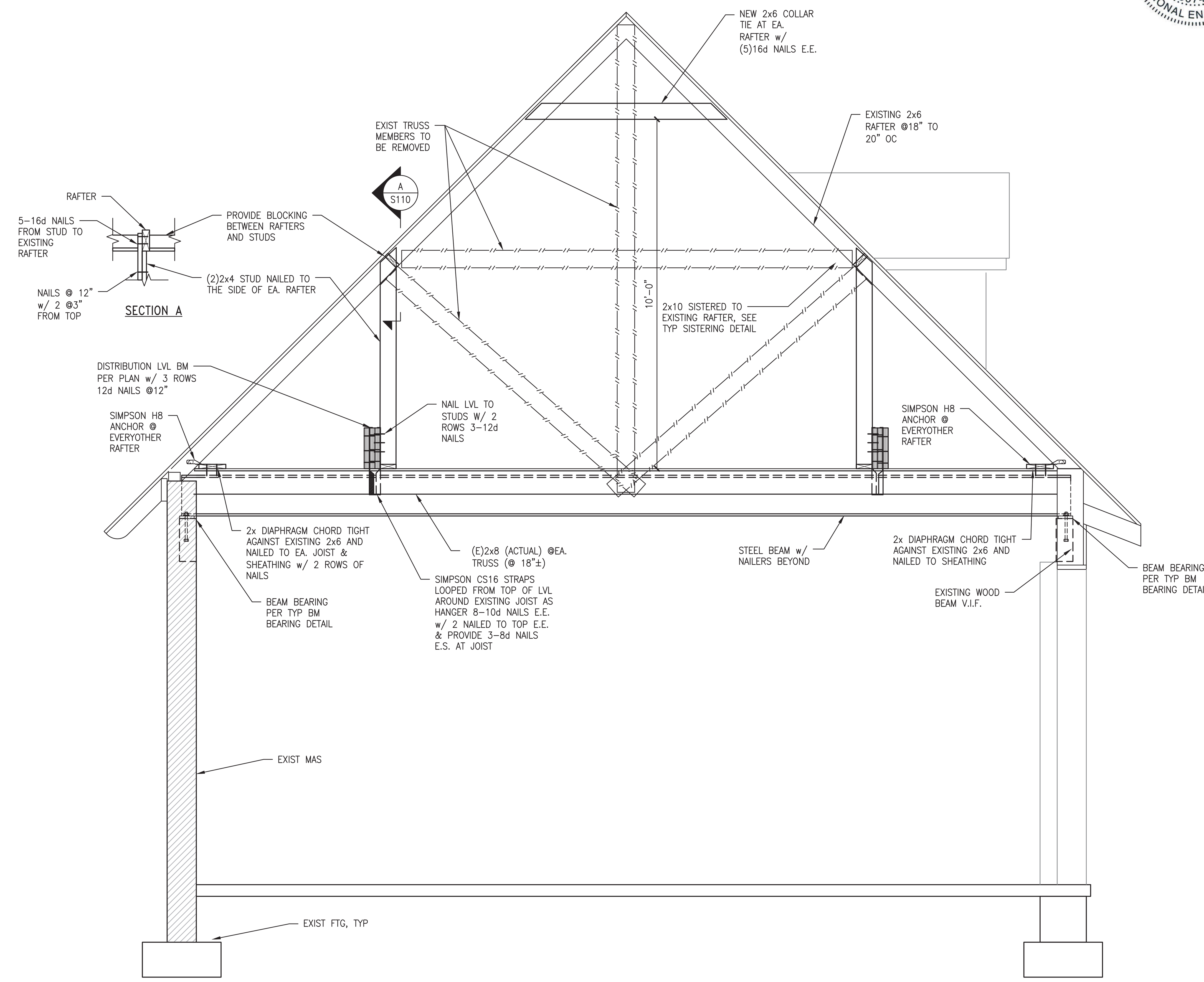
SG01



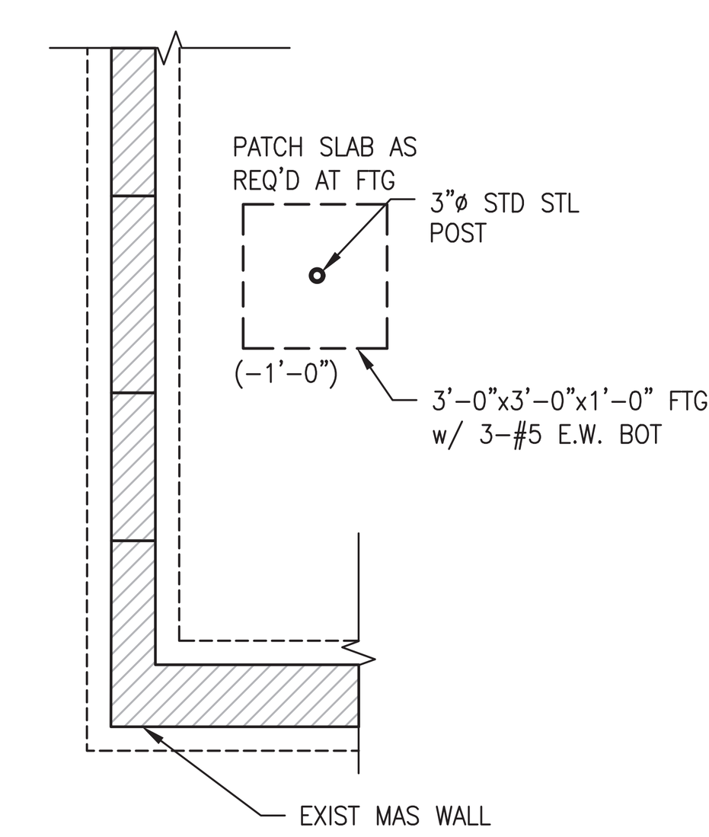
1 S110 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



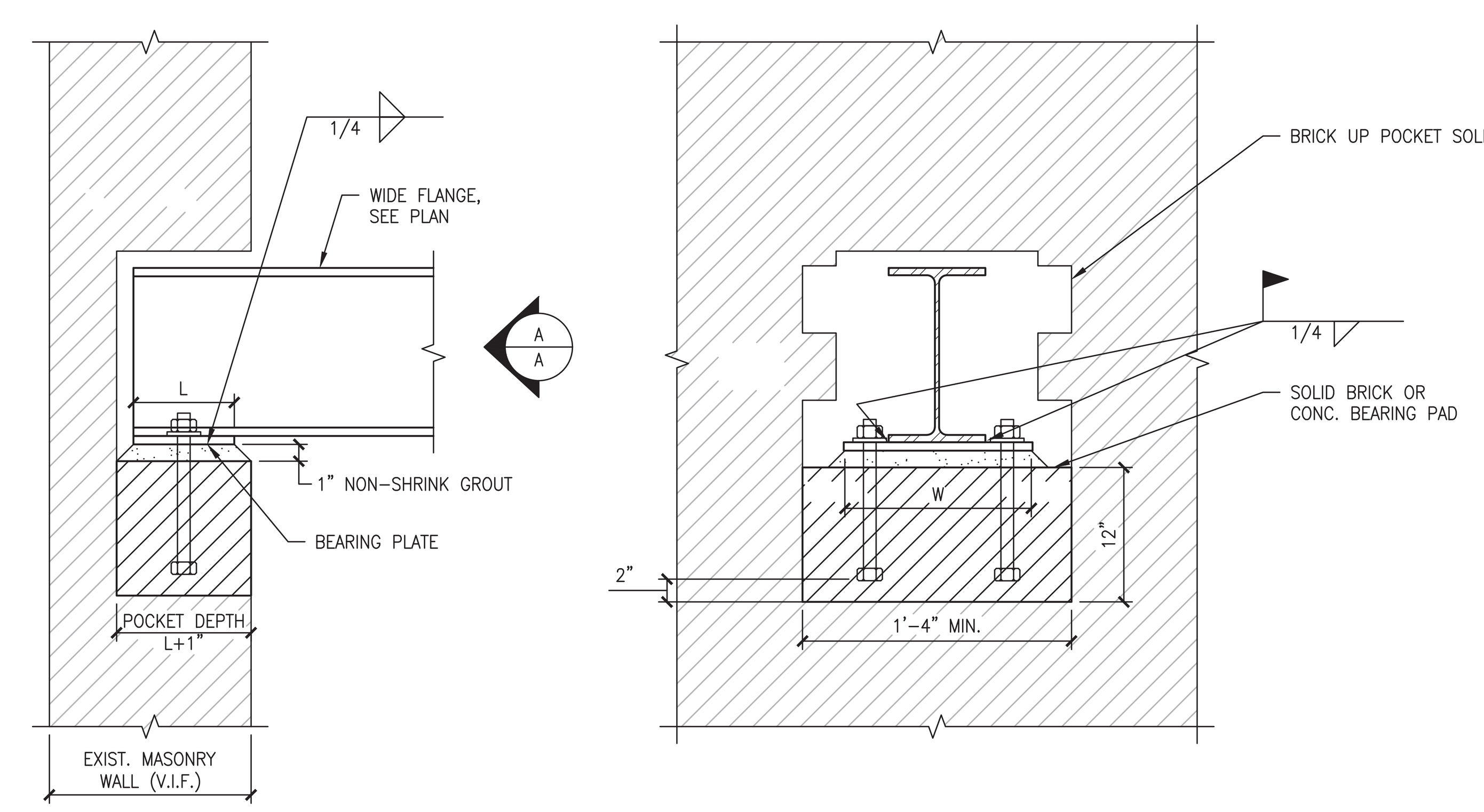
2 S110 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 S110 TRANSVERSE SECTION THRU GARAGE
SCALE: 1/2" = 1'-0"



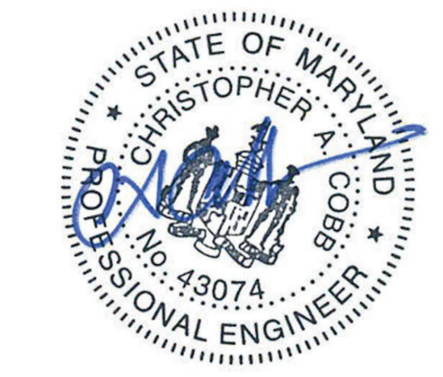
4 S110 PARTIAL FOUNDATION PLAN @ STAIR
SCALE: 1/4" = 1'-0"



5 S110 TYP STL BEAM BEARING ON EXISTING MASONRY
SCALE: N.T.S.

REVIEWED
By Michael Kyne at 9:03 am, Apr 19, 2021

APPROVED
Montgomery County
Historic Preservation Commission



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BarnesVanze Architects Inc.
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Washington DC 20007
barnesvanze.com 202 337 7255

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Private Residence
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DRAWING: GARAGE PLANS & SECTION
ISSUED: 2/26/2021 PERMIT

S110