

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: VSPD Properties LLC

LOCATION: Parker-Gray District
224 North Fayette Street

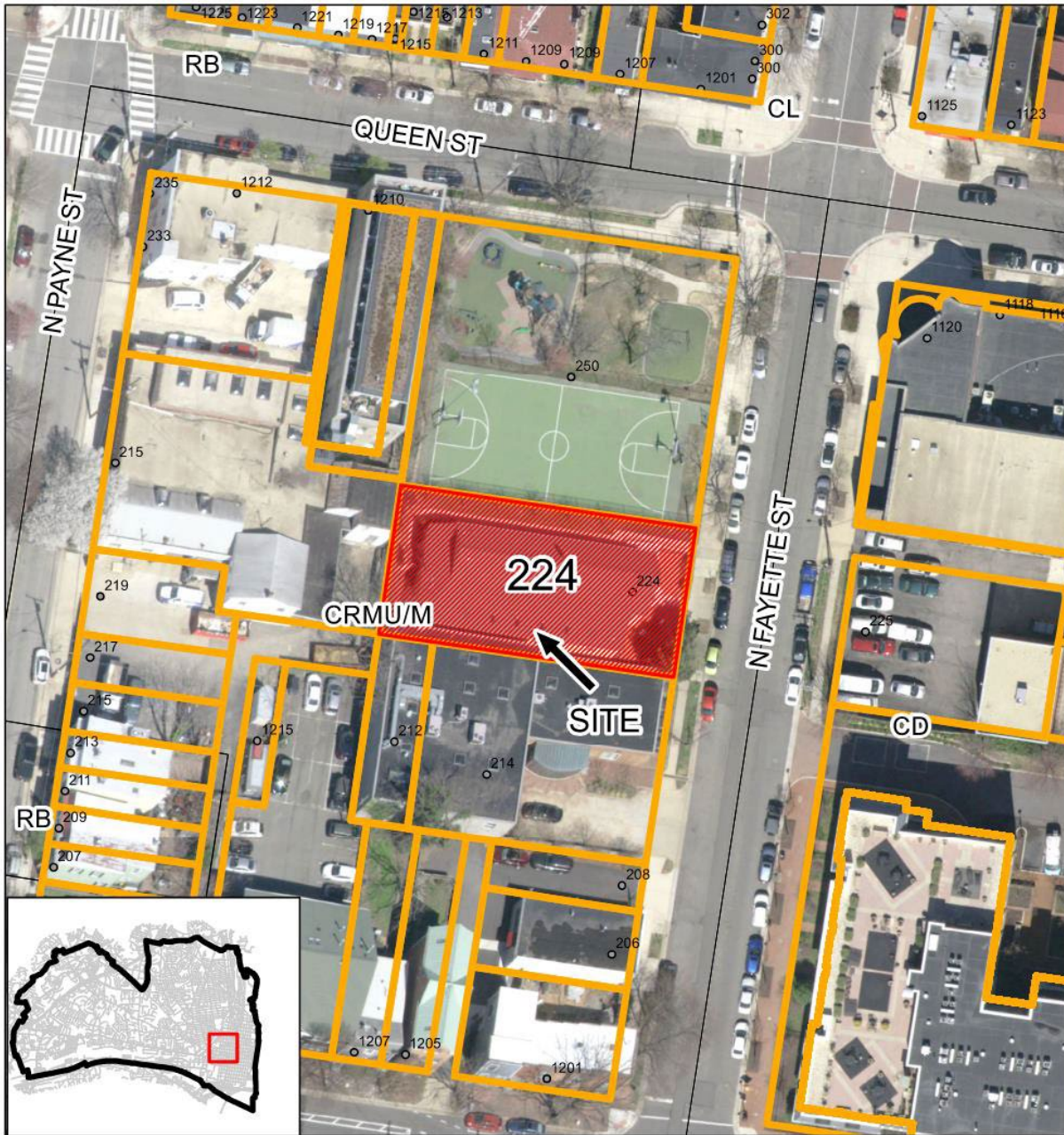
ZONE: CRMU-M/Commercial residential mixed use (medium)

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR#2025-00051 Parker Gray
224 North Fayette Street**



0 25 50 100 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to add a deck to the rear/west elevation of 224 North Fayette Street. The deck will replace an existing stoop and consist of a concrete foundation with wooden posts, decking, and railings.

Site context

The building sits on the west side of North Fayette Street. Due to a basketball court and playground immediately to the north of the property, the rear elevation is minimally visible from Queen Street. See Figure 1. The retaining wall of the property immediately to the west blocks any view from North Payne Street. See Figure 2.



Figure 1: Visibility of existing rear stoop, circled in red, from Queen Street.

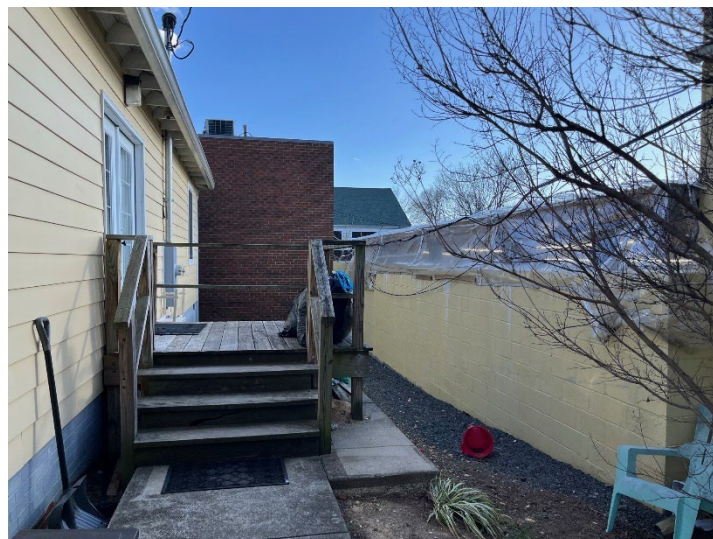


Figure 2: Rear/west "yard" of property. Existing stoop to left, wall of property to west on right

II. HISTORY

“The Carver Nursery School was built as a segregated childcare facility for World War II defense workers. After the school closed in 1950, the building was leased to a group of African Americans who established an Alexandria American Legion post in honor of William Thomas, the first African American from Alexandria to die in World War I. During the years of segregation, the facility served as a primary social gathering place for Alexandria citizens.”¹ According to the Virginia Department of Historic Resources listing for this property, DHR ID 100-0133-0381, the building was constructed **circa 1944** and is one of the most significant historical structures remaining in the Uptown/Parker Gray National Register historic district.

Previous BAR Approvals –

- May 22, 2013, BAR2013-00134 and BAR2013-00135: BAR approval for an addition and alterations, including new windows, roofing, and siding. This L-shaped addition encompassed both the south and the west elevations.
- Feb 26, 2014, BAR2014-00025: After-the-fact approval to demolish two chimneys
- Sept 25, 2014, BAR2014-00317: Administrative approval for two wall-mounted signs and lighting
- June 14, 2023, BAR2023-00263 Administrative approval to replace an existing sign

III. ANALYSIS

The *Design Guidelines* state that “Decks should not hide, obscure or cause the removal of historic architectural details” and “Open decks....are usually made of wood.” The proposed deck will be wood, with concrete supports. In addition, the west/rear wall of this building where the proposed deck will be located was constructed in **2013**, after approval of BAR2013-00134 and BAR2013-00135. Building permit BLD2023-02363 for this addition was issued on December 20, 2013. This elevation of the building therefore dates to 2013, has no historic architectural details, and placing a deck here will not negatively impact the building. As noted above and shown in Figures 1 and 2, the proposed deck will be minimally visible from any public right of way.

Staff therefore recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed deck renovation will comply with Zoning.

¹ Alexandria African American Hall of Fame website:
https://www.alexandriaafricanamericanhalloffame.org/?page_id=163

- F-1 Property is a commercial use within the CRMU-M Zone. Therefore, it has no required open space and setbacks.

Code Administration

- C-1 A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No formal Alexandria Archaeology comments.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment, if applicable

ADDRESS OF PROJECT: _____

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable):* ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

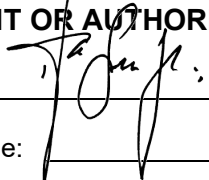
Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☐ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☐ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature:  _____

Printed Name: _____

Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

 Date

 Printed Name

 Signature

Building Code and Fire Analysis Jurisdiction:

MARILYN

Project Address:

224 N FAYETTE ST, ALEXANDRIA, VA 22314

Scope:

EXTERIOR DECK RENOVATION

Building:

2018 INTERNATIONAL RESIDENTIAL CODE
2018 DC RESIDENTIAL CODE 2018

Electrical:

2018 ICC CODES
2018 NATIONAL ELECTRICAL CODE + NFPA 70
2018 DC ELECTRICAL CODE

Mechanical:

2018 INTERNATIONAL MECHANICAL CODE
2018 DC MECHANICAL CODE

Plumbing:

2018 INTERNATIONAL PLUMBING CODE
2018 DC PLUMBING CODE

Energy:

2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 DC ENERGY CONSERVATION CODE

Building Information:

District Zone: R-1-B
Construction Type: VB
Single Family Residence: -
Area Square Footage: PROPSD DECK 381.3 SF

TABLE R402.4.1.1

AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA : In addition, Inspection of log walls shall be in accordance with the provisions of ICC-400
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALL SHALL BE INSULATED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS - SKYLIGHTS & DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER
FLOORS (including above-garage and cantilevered floors)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPPED.
SHAFTS - PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENINGS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBIGN AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER / TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS

ROOF SHINGLES

WALL APPLIED SIDING

STONE WALL VENEER

STONE FLOORING

HARDWOOD FLOORING

TILE FLOORING (TYPE AS NOTED)

BATT OR BLOWN INSULATION

RIGID INSULATION

GYP BOARD

FINISH OR TRIM [WOOD]

BRICK

STONE

CONCRETE BLOCK

CONCRETE

GRAVEL

EARTH FILL

UNDISTURBED EARTH

=====

DEMOLISHED EXISTING PARTITION

=====

EXISTING PARTITION TO REMAIN

=====

NEW INTERIOR FULL HT PARTITION

=====

LOW, HALF HEIGHT PARTITION

=====

NEW EXTERIOR WALL WITH VENEER

NEW CONCRETE BLOCK

POURED CONCRETE

E

EAST

EA

EACH

EF

EXHAUST FAN

EJ

EXPANSION JOINT

EL

ELEVATION

ELEC

ELECTRICAL

ELEV

ELEVATOR

EMER

EMERGENCY

EPBD

ELECTRICAL PANEL BOARD

EPX

EPOXY

EQ

EQUAL

EQUIP

EQUIPMENT

EST

ESTIMATE

EWC

ELECTRIC WATER COOLER

EXH

EXHAUST

EXIST

EXISTING

EXP

EXPANSION

C

EXPOSED CONSTRUCTION

EXT

EXTERIOR

FB

FACE BRICK

FD

FLOOR DRAIN

FE

FIRE EXTINGUISHER

FEC

FIRE EXTINGUISHER CABINET

FF

FINISHED FLOOR

FGL

FIBERGLASS

FH

FIRE HYDRANT

FHC

FIRE HOSE CABINET

FHVC

FIRE HOSE VALVE CABINET

FIN

FINISHED

FIX

FIXTURE

FLSHG

FLASHING

FLR

FLOOR

FLUOR

FLUORESCENT

N

NORTH

NIC

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

NRS

NOISE REDUCTION COEFFICIENT

NTS

NOT TO SCALE

OC

ON CENTER

OD

OUTSIDE DIAMETER

OH

OVERHEAD

OPNG

OPENING

OPP

OPPOSITE

PC

PRECAST

PERF

PERFORATE(D)

PERM

PERMETER

PL

PLATE

PLAM

PLASTIC LAMINATE

PLAS

PLASTER

PLUMB

PLUMBING

PLYWD

PLYWOOD

P

PANEL

PNT

PAINT

PR

PAIR

PREFAB

PREFABRICATE(D)

PREFIN

PREFINISHED

PREP

PREPARE

PROJ

PROJECT

PSF

POUNDS PER SQUARE FOOT

PSI

INCH

PTN

PARTITION

PVC

POLYVINYL CHLORIDE

QT

QUARRY TILE

QTY

QUANTITY

R

RISER

RA

RETURN AIR

RAD

RADIUS

RB

RUBBER BASE

RECP

RECEPTACLE

REF

REFERENCE

REFG

REFRIGERATOR

REINF

REINFORCE(D)(ING)

REQD

REQUIRED

REQMT

REQUIREMENT

RES

RESILIENT

RET

RETURN

RH

RIGHT HAND

RL

RAIN LEADER

RM

ROOM

RO

ROUGH OPENING

RT

RUBBER TILE

RTU

ROOFTOP UNIT

RW

RIGHT OF WAY

S

SOUTH

SAN

SANITARY

SAB

SOUND ATTENUATION BLANKET

SC

SOLID CORE

SCH

SCHEDULE

SCHD

SOLID CORE WOOD DOOR

SD

STORM DRAIN

SHLVG

SHELVING

SHT

SHEET

SHTH

SHEATHING

SOFF

SPRAY FIREPROOFING

SPEC

SPECIFICATION

SPR

SPRINKLER

SQ

SQUARE

SS

STAINLESS STEEL

ST

STREET

STA

STATION

STC

SOUND TRANSMISSION COEF.

STD

STANDARD

STL

STEEL

STOR

STORAGE

STRUCT

STRUCTURAL

SUBFLR

SUBFLOOR

SUSP

SUSPENSION

SYM

SYMMETRY(RICAL)

T

TREAD

TB

TACKBOARD

TBD

TO BE DETERMINE

T&B

TOP & BOTTOM

TOC

TOP OF CURB

TEL

TELEPHONE

T&G

TONGUE & GROOVE

THHD

THRESHOLD

THK

THICK(NESS)

THRU

THROUGH

TOS

TOP OF STEEL

TOW

TOP OF WALL

TPT

TEXTURES PAINT

TRT

TREAT(ED)

TOS

TOP OF SLAB

TV

TELEVISION

TYP

TYPICAL

UC

UNDERCUT

UG

UNDERGROUND

UH

UNIT HEATER

UNFIN

UNFINISHED

UNO

UNLESS NOTED OTHERWISE

V

VINYL

VAC

VACUUM

VB

VINYL BASE

VCT

VINYL COMPOSITION TILE

VERT

VERTICAL

VEST

VESTIBULE

VIF

VERIFY IN FIELD

VR

VAPOR RETARDED

VT

VINYL TILE

VVB

VINNYL WALL BASE

VWC

VINYL WALL COVERING

W

WEST

WI

WITH

WB

WOOD BASE

WC

WATER CLOSET

WD

WOOD BASE

WDW

WINDOW

WGL

WIRE GLASS

WH

WATER HEATER

W/O

WITHOUT

WP

WATERPROOFING

WPT

WORKING POINT

WR

WATER RESISTANT

WSCOT

WAINSCOT

WT

WEIGHT

A AS

ELEVATION

A AS

SECTION

A AS

ENLARGED PLAN

NAME
101

AREA NAME/NUMBER

D XX

DOOR

W XX

WINDOW TYPE

C1

FINISH SPECIFICATION

C2

PLAN NOTE

ALIGNMENT

ANGLE

PARTITION TYPE

A

REVISIONS

EXISTING DOOR TO REMAIN

NEW DOOR

EL X-X"

ELEVATION SYMBOL

A000

DRAWING INDEX , SYMBOLS, BUILDING CODE INFO

A100

SITE PLAN

A101

DECK PLAN

A103

DECK ELEVATIONS

A102

DECK ELEVATIONS

S000

GENERAL NOTES

S001

FASTENING SCHEDULE

S100

FOUNDATION PLAN

S101

DECK FRAMING PLAN

S300

FOUNDATION DETAIL

S400

FRAMING DETAIL

AREA MAP

KEY PLAN

COMMON SYMBOLS

A AS

ELEVATION

A AS

SECTION

A AS

ENLARGED PLAN

NAME
101

AREA NAME/NUMBER

D XX

DOOR

W XX

WINDOW TYPE

C1

FINISH SPECIFICATION

C2

PLAN NOTE

ALIGNMENT

ANGLE

PARTITION TYPE

A

REVISIONS

EXISTING DOOR TO REMAIN

NEW DOOR

EL X-X"

ELEVATION SYMBOL

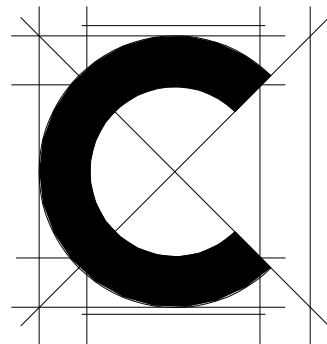
ADD/ DEDUCT ALTERNATES

ADD ALTERNATES

1. NONE

DEDUCT ALTERNATES

1. NONE



Contexture Design Studio, LLC
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CLIENT

**224 N Fayette ST,
ALEXANDRIA, VA 22314**

PROPOSED DECK

CONSULTANTS

SEAL / SIGNATURE

SUBMISSIONS

12.03.2024 PERMIT SUBMISSION

FILE INFORMATION

Project No: 1162
 Drawn By: M.I
 Checked By: H. SMITH
 Date: 12.03.2024

SHEET NAME

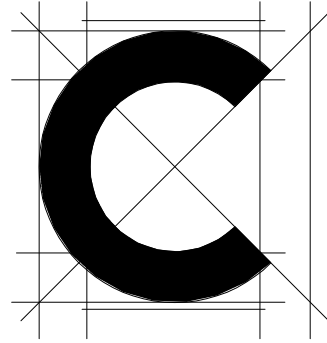
DRAWING INDEX , SYMBOLS, BUILDING CODE INFO



Drawing Scale

A000

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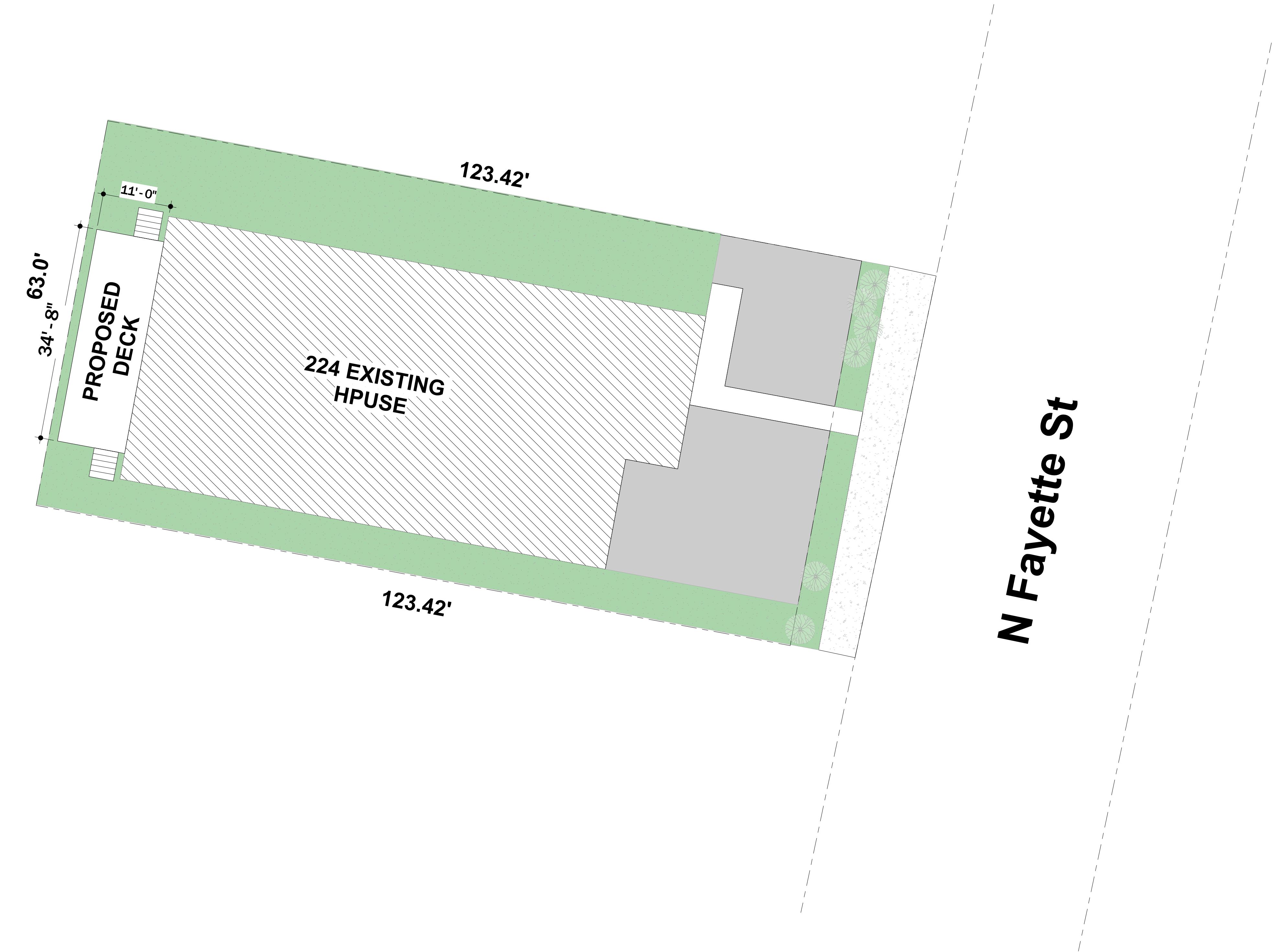
SITE PLAN



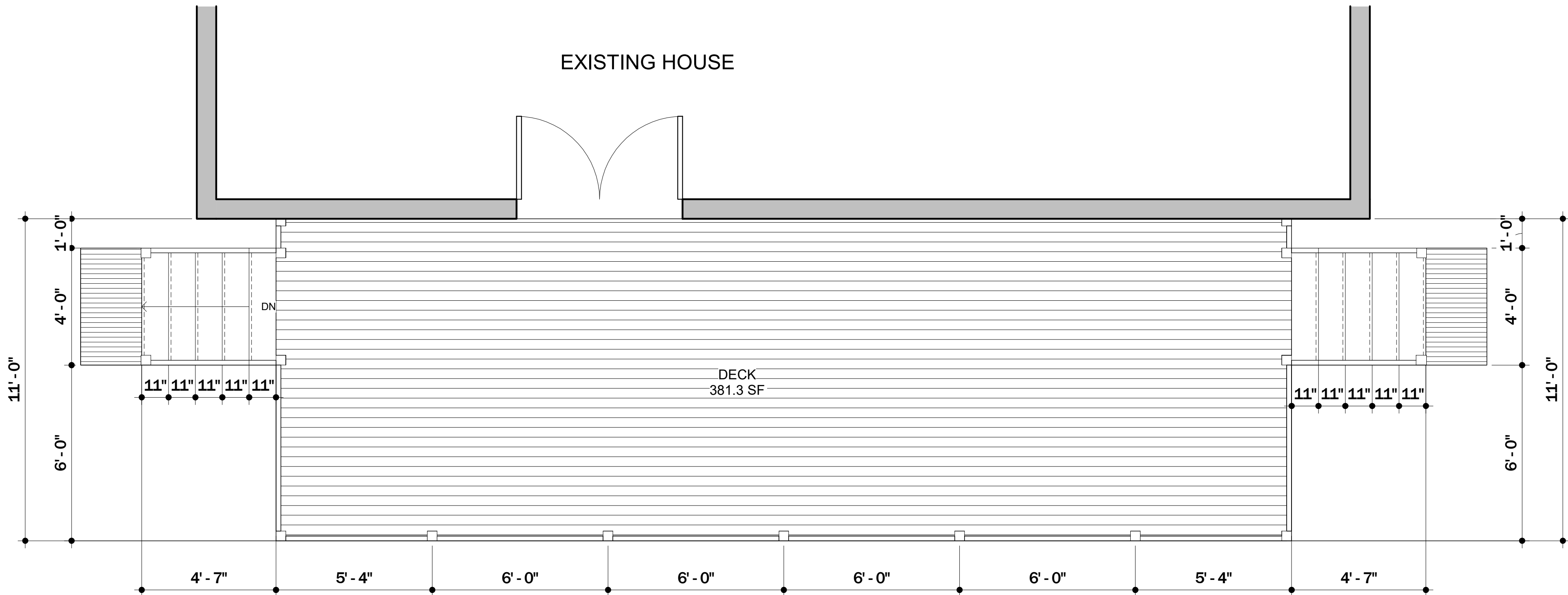
Drawing Scale

A100

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.



1 Site Plan
1" = 10'-0"



1 DECK FLOOR PLAN
3/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL BE CONSIDERED NEW UNLESS OTHERWISE INDICATED
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS ON SITE BEFORE ANY CONSTRUCTION WORK IS STARTED. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. NO WORK OR ORDERING OF MATERIAL MAY BE STARTED UNTIL ALL DIMENSIONED ITEMS HAVE BEEN RESOLVED. NO EXTRA CHARGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS WHICH MAY BE FOUND AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACCURACY, FIT, AND STABILITY OF ALL PARTS OF THE WORK.
- NO PLANS SHALL BE SCALED; DIMENSIONS SHALL BE USED.
- ALL LABOR, MATERIALS AND INSTALLATIONS MUST COMPLY WITH THE CODES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCY WHICH EXISTS BETWEEN THE REQUIREMENTS BY THE PLANS, SPECIFICATIONS, SAID CODES, RULES AND REGULATIONS, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING FOR RESOLUTION. IF ANY CHANGE IN THE PLANS AND / OR SPECIFICATIONS OCCURS AS A RESULT OF THE REQUIREMENTS OF THE LIFE SAFETY CODE (NEPA 101) OR ANY OTHER AUTHORITIES HAVING JURISDICTION AFTER THE SUBMISSIONS OF BIDS, THEN THE BIDDERS WILL BE GIVEN THE JURISDICTION AFTER THE SUBMISSIONS OF BIDS, THEN THE BIDDERS WILL BE GIVEN THE OPPORTUNITY TO ADJUST THEIR BIDS, IF NECESSARY, ONLY FOR THE CHANGE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF EXISTING WORK AND NEWLY ADDED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR SHALL REPAIR AND RESTORE TO ITS ORIGINAL CONDITION ALL WORK AND ITEMS DAMAGED AS A RESULT OF BUILDING OPERATIONS AND SHALL LEAVE THE WORK COMPLETED TO THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE ARCHITECT AND OWNER.
- ANY DISTURBANCE OR DAMAGE TO THE EXISTING BUILDINGS OR UTILITIES RESULTING EITHER DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THIS CONTRACT SHALL BE PROMPTLY REPAIRED, RESTORED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- ALL TRANSITIONS OF NEW WORK TO EXISTING (WALLS, FLOORS, AND CEILINGS) WORK SHALL BE CAREFULLY EXECUTED. EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED AND PATCHED TO MATCH FINISHES OF ADJACENT SURFACES.
- THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILING AND FLOORS.
- ALL EXPOSED PIPES, CONDUITS OR DUCTS IN FINISHED AREAS, WHETHER SHOWN ON DRAWINGS OR NOT, SHALL BE FURRED OUT WITH GYPSUM BOARD.
- ALL PLUMBING, ELECTRICAL AND MECHANICAL WORK WHICH WILL BE ABANDONED FOR PROPOSED CONSTRUCTION WORK SHALL BE CUT BACK, REROUTED, CAPPED AND SAFED-OFF.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE.
- LOCATION OF ACCESS DOORS SUPPLIED BY MECHANICAL TRADES AND INSTALLED BY OTHERS SHALL BE DETERMINED IN THE FIELD THROUGH COORDINATION OF TRADES. LOCATION OF LIGHT FIXTURES SHALL GOVERN POSITION OF DUCTS AND PIPES FOR WHICH ACCESS DOORS ARE REQUIRED. ACCESS DOORS SHALL NOT BE PLACED IN INACCESSIBLE POSITIONS OR IN THE WAY OF LIGHTS, GRILLS, REGISTERS, CONCEALED BY CASEWORK, ETC.
- ALL INTERIOR WALLS SHALL BE W/ UNLESS OTHERWISE NOTED.

CONSTRUCTION PLAN NOTES

- PLAN SPECIFIC NOTES
- NI | INSTALL NEW WOOD SLIDING GATE

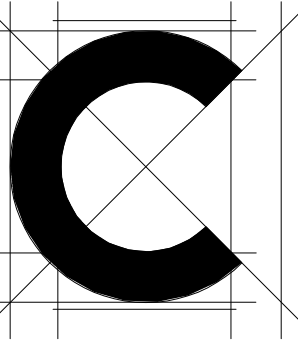
PLAN SYMBOLS

- WALL TAG

NEW PLAN LEGEND

(REFER TO SHEET A-601 FOR PARTITION TYPES)

	EXISTING EXTERIOR BRICK WALL TO REMAIN
	EXISTING GYPSUM BOARD WALL TO REMAIN
	DEMOLISH EXISTING GYPSUM BOARD WALL TO REMAIN
	NEW GYPSUM BOARD WALL



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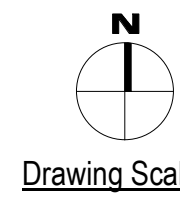
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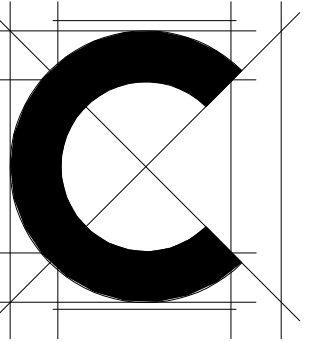
SHEET NAME

DECK PLAN



A101

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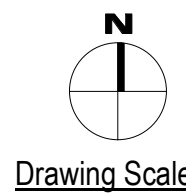
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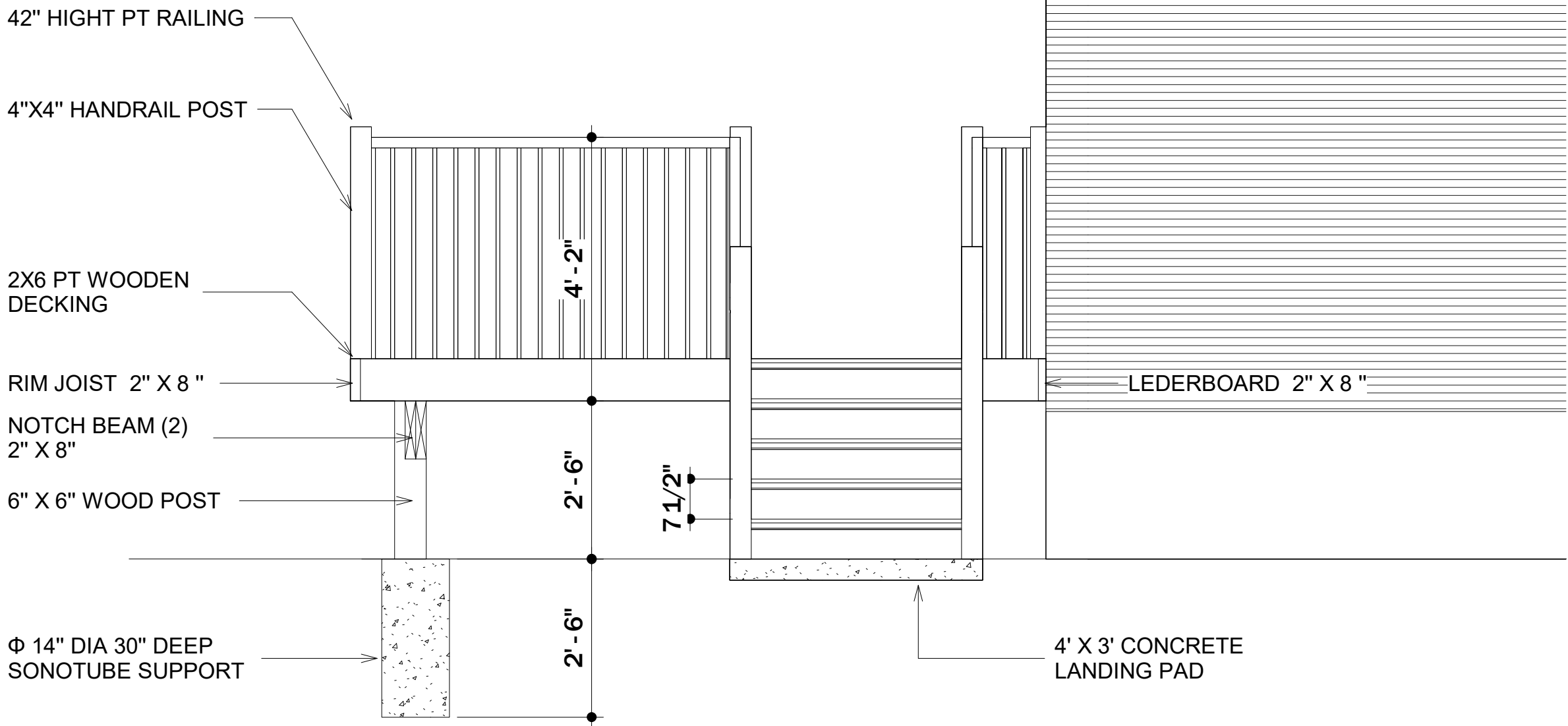
SHEET NAME

DECK ELEVATIONS

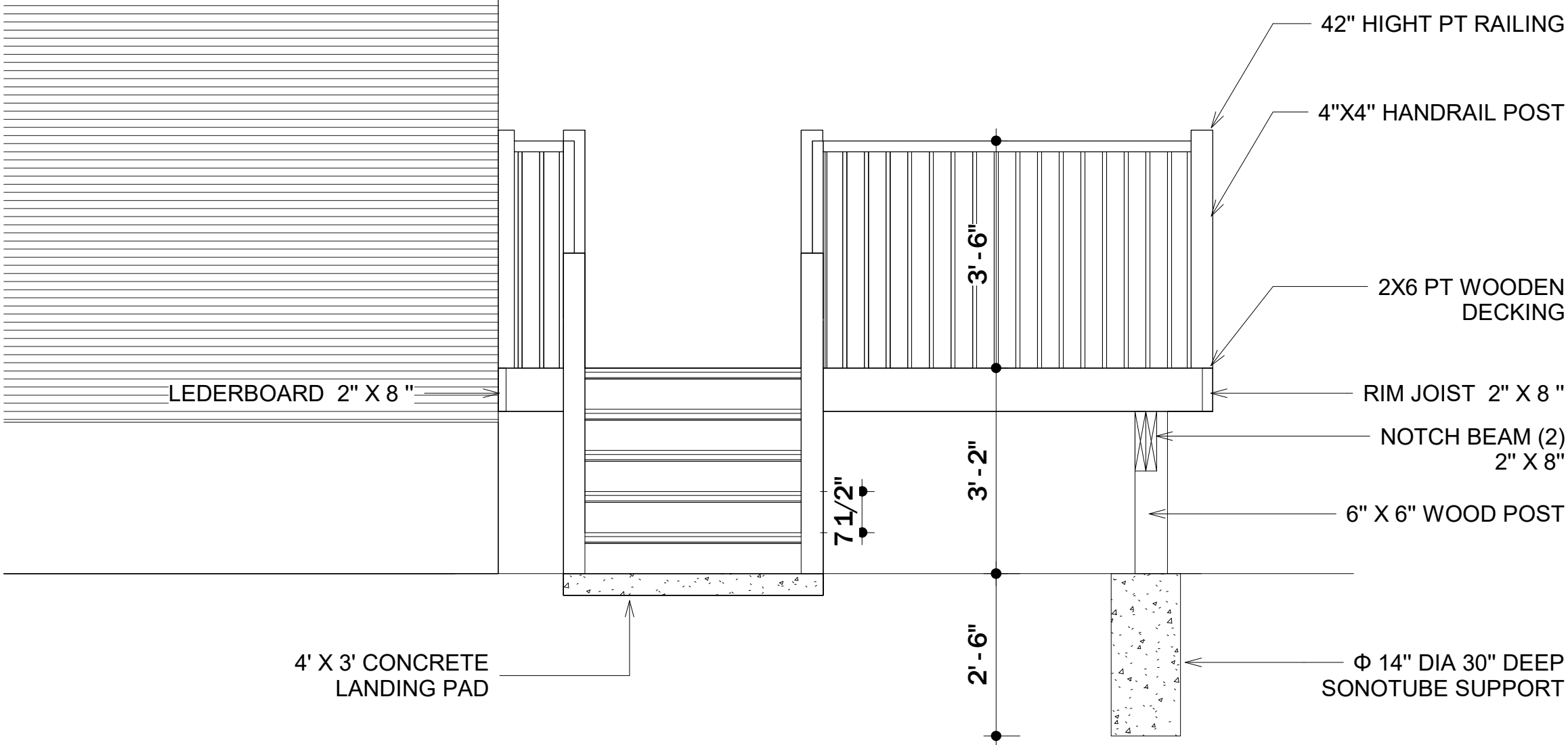


A102

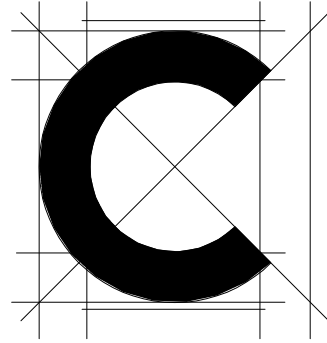
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① West Elevation
1/2" = 1'-0"



② East Elevation
1/2" = 1'-0"



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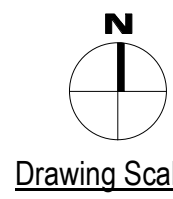
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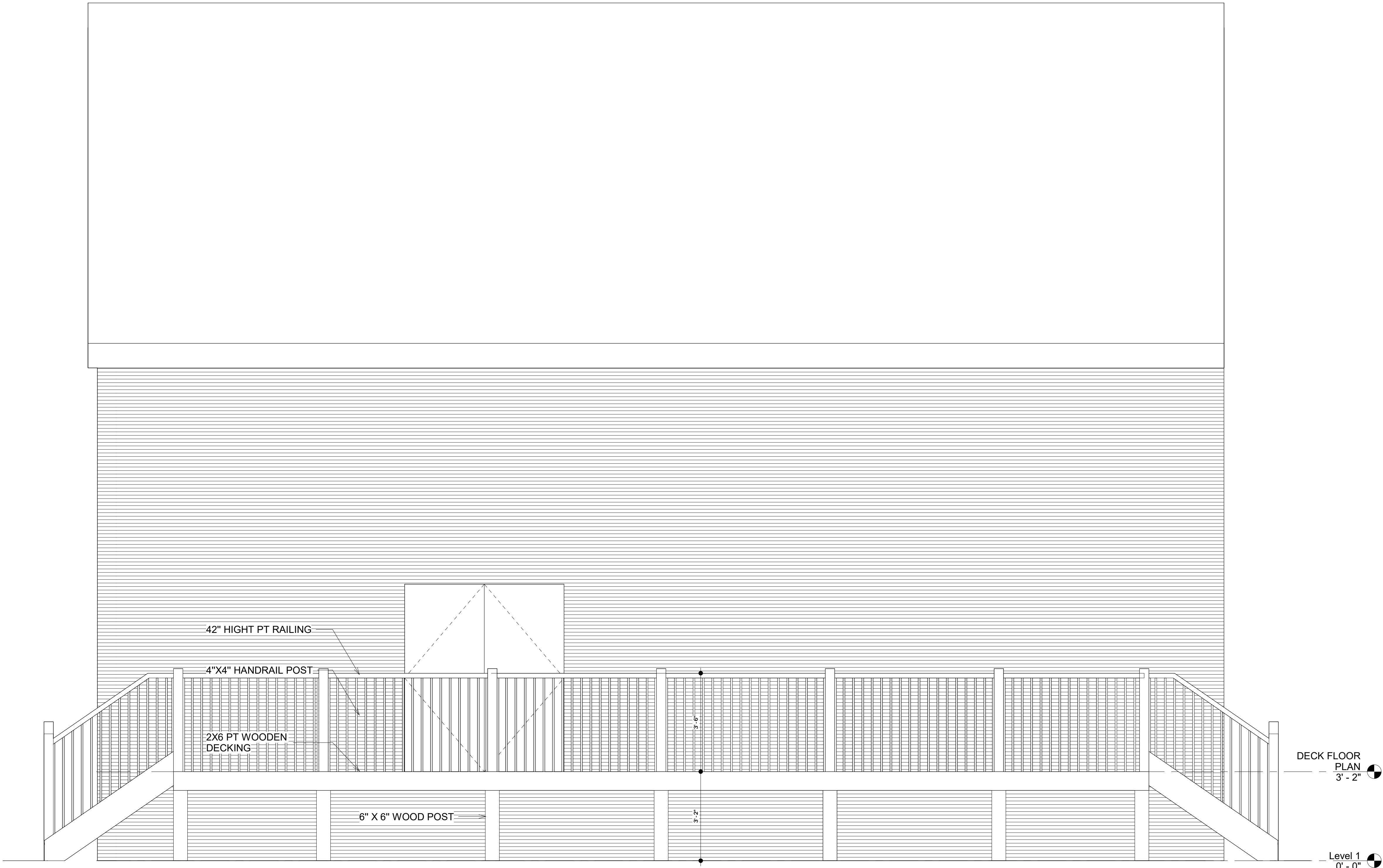
DECK ELEVATIONS



Drawing Scale

A103

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1 South Elevation
1/2" = 1'-0"

GENERAL NOTES

DESIGN LOADS

- A. SNOW LOAD
1. Pg = 30 PSF
 2. Pf = 21 PSF + DRIFTING
 3. SNOW EXPOSURE FACTOR, Ce = 1.0
 4. SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
 5. SLOPE FACTOR, S = 1.0
 6. THERMAL FACTOR, Ct = 1.0
- B. FLOOR LIVE LOADS
1. PUBLIC ASSEMBLY = 100 PSF
 2. STAIRS = 100 PSF OR 300 LBS PT. LOAD
 3. HANDRAILS AND GUARDRAILS = 50 PLF LATERAL OR 200 LBS PT. LOAD IN ANY DIRECTION.
- C. WIND LOAD
1. Vult (3-second gust) = 115 MPH
 2. Vservice (10-YR. MRL) = 76 MPH
 3. EXPOSURE = B
 4. INTERNAL PRESSURE COEFFICIENT = 0.18Gcpi
 5. COMPONENT AND CLADDING PRESSURE PER ASCE 7, TABLE 26.10-1 AND FIGURES 30.3-1 to 30.3-2D.
- D. SEISMIC LOAD
1. RISK CATEGORY = II
 2. SEISMIC IMPORTANCE FACTOR, IE = 1.0
 3. MAPED SPECTRAL ACCELERATION, SHORT PERIOD, Ss = 0.133
 4. MAPED SPECTRAL ACCELERATION, 1-SEC. PERIOD, S1 = 0.041
 5. SITE CLASS = D
 6. SPECTRAL RESPONSE COEFFICIENT, SHORT PERIOD, SDS = 0.142
 7. SPECTRAL RESPONSE COEFFICIENT, 1-SEC. PERIOD, SD1 = 0.069
 8. SEISMIC DESIGN CATEGORY = B
- E. CODE: THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH 2018 VIRGINIA UNIFORM BUILDING CODE.
- F. ASSUMED SOIL PARAMETERS
1. AT REST EARTH PRESSURE = 60H
 2. ACTIVE EARTH PRESSURE = 45H
 3. PASSIVE EARTH PRESSURE COEFFICIENT, Kp = 3.00
 4. PASSIVE EARTH PRESSURE = 3.0 X 125 = 375 PCF
 5. MODULUS OF SUBGRADE REACTION = 100 PCI
 6. FRICTION COEFFICIENT = 0.30
 7. SOIL UNIT WEIGHT = 125 PCF
- G. SUPERIMPOSED DEAD LOADS
1. TYPICAL FLOORS = 10 PSF

EARTHWORK

- A. ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS ASSUMED TO BE 1,500 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE. Fc = 2,000 PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW EXTERIOR GRADE FOR FROST DEPTH AS REQUIRED BY THE PROJECT JURISDICTION, UNLESS NOTED OTHERWISE. WORK SHALL BE COORDINATED WITH EXISTING UNDERGROUND UTILITIES IN ACCORDANCE WITH TYPICAL DETAIL. OVERCUT SHALL NOT UNDERMINE EXISTING ADJACENT FOUNDATIONS.
- B. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL AND SHALL BE SELECTED ON THE BASIS OF LABORATORY COMPACTION TESTS, HAVING A LIQUID LIMIT OF LESS THAN 40, A PLASTICITY INDEX OF LESS THAN 15. FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINED BY ASTM D1557, MODIFIED PROCTOR METHOD.
- C. IF FOOTINGS ARE NOT TO BE POURED THE DAY OF EXCAVATION, FOOTING TRENCHES SHALL BE BACKFILLED WITH LEAN CONCRETE IMMEDIATELY UPON EXCAVATION TO PREVENT GROUNDWATER INFILTRATION.
- D. ALL FOOTINGS MUST BE ADEQUATELY PROTECTED FROM FREEZE/THAW DAMAGE DURING PERIODS OF FREEZING TEMPERATURES AFTER FOOTING CONSTRUCTION.
- E. PRIOR TO THE CONSTRUCTION OF FOUNDATIONS OR FLOOR SLABS, OR THE PLACEMENT OF STRUCTURAL FILL IN ANY STRUCTURAL AREAS, ALL EXISTING ORGANIC MATERIALS, TOPSOIL, FROZEN OR WET, EXCESSIVELY SOFT OR LOOSE SOILS, UNDOCUMENTED FILL & OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED.
- F. ABANDONED UTILITIES OR DRAIN FIELDS IF ENCOUNTERED SHOULD BE STRIPPED COMPLETELY FROM PROPOSED FOUNDATION AND UTILITY AREAS. TREES AND ROOTS SHOULD BE REMOVED COMPLETELY IN STRUCTURAL AREAS. WELLS, IF ENCOUNTERED SHOULD BE ABANDONED PER APPLICABLE CODES.
- G. PRIOR TO STRUCTURAL FILL PLACEMENT, EXISTING VEGETATION, ROOT MATS, ORGANIC MATERIAL AND TOPSOIL SHALL BE REMOVED DOWN TO ACCEPTABLE SOIL STRATUM AND BE PROOF ROLLED.
- H. PRIOR TO PLACEMENT OF GRANULAR FILL LAYER, THE SUBGRADE BENEATH ALL SLAB ON GRADE SHALL BE PROOFROLLED, PROPERLY COMPACTED AND FREE OF STANDING WATER, MUD, AND FROZEN SOIL.
- I. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH (IN LOOSE THICKNESS) LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINED BY ASTM D1557, MODIFIED PROCTOR METHOD WITHIN +/- 2%.
- J. FIELD MOISTURE CONTENTS SHALL BE MAINTAINED WITHIN 2% OF OPTIMUM DURING STRUCTURAL FILL COMPACTION. MOISTURE CONDITIONING SHOULD BE ANTICIPATED.
- K. ADEQUATE DRAINAGE SHOULD BE PROVIDED AT THE SITE TO MINIMIZE ANY INCREASE IN MOISTURE CONTENT OF THE FOUNDATION SOILS. THE SITE DRAINAGE SHALL BE SUCH THAT THE RUNOFF ONTO ADJACENT PROPERTIES IS PROPERLY CONTROLLED.

CONCRETE

- A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302. LATEST EDITIONS.
- B. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR TYPE II.
- C. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS. U.N.O.
- D. CAST IN PLACE CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH Fc AS FOLLOWS:
1. FOOTINGS = 3,000 PSI
 2. EXT. SLAB-ON-GRADE = 4,500 PSI
- MAXIMUM AGGREGATE SIZE = 3/4"
- E. PROVIDE 6x6-W/2.1xW/2.1 W.W.F. IN ALL SLABS-ON-GRADE AT 1/3 DEPTH OF THE SLAB. ALL WIRE FABRIC SHALL CONFORM TO ASTM A1064. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES.
- F. CONCRETE SLUMP SHALL = 4" ± 1". U.N.O.
- G. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
1. CONCRETE CAST AGAINST EARTH = 3"
 2. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
- H. ALL FOUNDATION WALLS AND EXTERIOR EXPOSED SLABS SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% ± 1.5%. EXPOSURE CLASS = F2. MAXIMUM W/C RATIO = 0.45.
- I. PROVIDE A 15-MIL MINIMUM VAPOR BARRIER OVER A 6-INCH GRAVEL LAYER BENEATH ALL SLAB ON GRADE

MASONRY

- A. ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE MEDIUM-WEIGHT AND CONFORM TO ASTM C90 TYPE 1 HAVING A MINIMUM NET UNIT AREA COMPRESSIVE STRENGTH OF 2,800 PSI AND A NET MASONRY COMPRESSIVE STRENGTH OF F'm = 2,000 PSI IN ACCORDANCE WITH THE UNIT STRENGTH METHOD.
- B. ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS HALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.
- C. MASONRY MORTAR SHALL BE ASTM C270 TYPE S FOR HOLLOW CMU WALLS AND TYPE N FOR VENEER WALLS. PORTLAND CEMENT/LIME SHALL BE USED FOR ALL CMU WALLS. THE USE OF MASONRY CEMENT MORTAR IS PROHIBITED. U.N.O.
- D. ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH COARSE GROUT PER ASTM C476, AGGREGATE PER ASTM C404. GROUT SHALL BE CONSOLIDATED AT REBAR CELL LOCATIONS.
- E. PROVIDE TWO (2) COURSES OF SOLID CMU PER ASTM C90 OR GROUT-FILLED CMU BENEATH ALL BEAM AND HEADER BEARING POINTS.
- F. ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" TMS 402/602-16.
- G. ALL CMU GROUT SHALL HAVE A SPECIFIED MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI.
- H. GROUT SHALL BE PLACED USING LOW-LIFT GROUTING PROCEDURES CONFORMING TO NCMA REQUIREMENTS. THE MAXIMUM GROUT LIFT HEIGHT SHALL NOT EXCEED 4-FEET 8-INCHES. TERMINATE GROUT POURS AT 1-1/2" BELOW TOP COURSE OR POUR. SPLICES FOR VERTICAL REINFORCEMENT SHALL BE LAPPED 48-BAR DIAMETERS.
- I. ALL NEW MASONRY WORK SHALL BE TOOTHED INTO EXISTING ADJACENT MASONRY.

POST-INSTALLED ANCHORS

- A. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. OR AN EQUIVALENT AS APPROVED BY THE STRUCTURAL ENGINEER.
1. MASONRY ADHESIVE ANCHORS:
 - a. ADHESIVE ANCHORS FOR USE IN GROUT FILLED CMU, HOLLOW CMU, BRICK WHOLES AND MULTI-WYTHE BRICK.
 - HILTI HIT-HY 270 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-4143
 - INSTALLED USING THE SAFE SET DRILLING METHOD
 - THREADED RODS: HILTI HIT-Z
 - INTERNALLY THREADED INSERTS FOR HOLLOW MASONRY: HILTI HIT-IC
 - FOR HOLLOW MASONRY THE APPROPRIATE SIZE SCREEN TUBE MUST BE USED PER ADHESIVE MANUFACTURER'S RECOMMENDATION
 - b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.
 2. CONCRETE ADHESIVE ANCHORS:
 - a. ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
 - HILTI HIT-HY 200 V3 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-4868
 - INSTALLED USING THE SAFE SET DRILLING METHOD.
 - THREADED RODS: HILTI HIT-Z OR HIT-Z-R
 - b. ADHESIVE ANCHORS SHALL CURE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO ANY APPLIED LOAD TO THE ANCHORS.
 - c. BASIS OF DESIGN INCLUDES THE FOLLOWING DESIGN PARAMETERS:
 - CRACKED CONCRETE
 - WATER-SATURATED CONCRETE
 - BASE MATERIAL TEMPERATURE OF 23-104 DEGREES FAHRENHEIT
 - ALLOWABLE WITH HAMMER-DRILL, HOLLOW DRILL BIT SYSTEM, AND CORE DRILLING METHODS
- B. SUBSTITUTION REQUESTS FOR ALTERNATE POST-INSTALLED ANCHOR PRODUCTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD IN WRITING PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. THE SUBSTITUTED PRODUCT WILL BE EVALUATED BY THEIR CORRESPONDING ICC ESR REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION MUST ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE, INSTALLATION TEMPERATURE, MOISTURE CONDITION OF CONCRETE, AND DRILLING METHODS.
- C. INSTALL ANCHORS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. EXPANSION/ADHESIVE ANCHORS SHALL BE INSTALLED SUCH THAT THE APPLIED SHEAR FORCES ACT THROUGH THE BOLT SHAFT, NOT THE THREADS. TAKE MEASURES TO AVOID DRILLING OR CUTTING OF EXISTING REINFORCING STEEL. FOLLOW HOLE CLEANING STEPS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- D. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
- E. ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN THE ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCE INDICATED ON THE DRAWINGS.
- F. CONCRETE AT TIME OF ANCHOR INSTALLATION SHALL HAVE MINIMUM AGE OF 21-DAYS AND A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.
- G. CONCRETE TEMPERATURE AT THE TIME OF ANCHOR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- H. ACI(CRS) ADHESIVE ANCHOR INSTALLER CERTIFICATION IS REQUIRED FOR ALL INSTALLERS OF ADHESIVE ANCHORS IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATION. THE HILTI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM (HAIACP) IS AN APPROVED EQUIVALENT.

STRUCTURAL STEEL

- A. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC "STEEL CONSTRUCTION MANUAL" WITH MINIMUM YIELD STRENGTHS AS FOLLOWS:
1. PLATES: Fy = 50 KSI, PER ASTM A572 GRADE 50.
 2. ANCHOR RODS: Fy = 55 KSI PER ASTM F 1554 GRADE 55 – SUPPLEMENT S1.
 3. BOLTS: Fy = 120 KSI PER ASTM F3125 GRADE A325.
 4. NUTS: ASTM A563
 5. WASHERS: ASTM F436
- B. ALL EXTERIOR EXPOSED BOLTS SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM A153, CLASS C.
- C. STRUCTURAL STEEL SHALL BE COATED AS INDICATED BELOW AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. APPLY COATINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING SURFACE PREPARATIONS. AFTER ERECTION TOUCH UP ALL AREAS WHERE PAINT OR GALVANIZING IS MISSING OR DAMAGED INCLUDING FIELD WELDS. CONTRACTOR TO VERIFY COMPATIBILITY BETWEEN ALL LAYERS OF COATINGS. COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
1. ALL EXTERIOR EXPOSED STEEL SHALL BE HOT-DIPPED GALVANIZED (1.5OZ./SF.) TO ASTM A123 GRADE 65. TOUCH UP ALL DAMAGED AREAS TO MEET A MINIMUM COATING THICKNESS OF AT LEAST 2.0 MILS. ALL REPAIRS SHALL BE MADE IN ACCORDANCE WITH ASTM A780 "PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS"
 2. ALL OTHER STRUCTURAL STEEL SHALL BE PAINT POINTED WITH A MODIFIED ALKID RUST INHIBITIVE PRIMER, 2.5 TO 3.5 MILS DFT (BASIS OF DESIGN IS TNEEC SERIES 10).
 3. ZINC-RICH PAINT METHOD: ZINC-RICH PRIMER PAINT 3 TO 4 MILS DRY FILM THICKNESS IS TO BE APPLIED TO A CLEAN DRY STEEL SURFACE BY EITHER A BRUSH OR SPRAY. PAINT MUST CONTAIN BETWEEN 65% AND 69% METALLIC ZINC BY WEIGHT OR GREATER THAN 92% METALLIC ZINC BY WEIGHT IN DRY FILM.
 4. STRUCTURAL STEEL THAT IS TO RECEIVE SPRAY APPLIED FIRE PROOFING SHALL NOT BE PRIMED OR PAINTED. SEE ARCHITECTURAL DRAWINGS FOR FIRE-PROOFING LOCATIONS.
- D. CONTRACTOR SHALL COVER ALL STORED MATERIAL FROM EXTERIOR EXPOSURE AS NEEDED TO PREVENT CORROSION PRIOR TO INSTALLATION.

WOOD - IBC

- A. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
- MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
1. WOOD LINTELS, JOISTS AND BEAMS
 - a. FLEXURE: Fb = 875 PSI
 - b. SHEAR: Fv = 135 PSI
 - c. MODULUS OF ELASTICITY: E = 1,400,000 PSI
 2. 4x4 POSTS (SYP#2 - PT)
 - a. COMPRESSION PARALLEL: Fc* = 1,450 PSI
 - b. MODULUS OF ELASTICITY: E = 1,600,000 PSI
 3. 6x6 POSTS (SYP#2 - PT)
 - a. COMPRESSION PARALLEL: Fc* = 525 PSI (WET SERVICE)
 - b. MODULUS OF ELASTICITY: E = 1,200,000 PSI
- B. ALL FRAMING EXPOSED TO WEATHER SHALL BE TREATED IN ACCORDANCE WITH IBC SECTION 2304.12 & TREATED IN ACCORDANCE WITH AWPA U1. THESE MEMBERS SHALL BE PRESSURE TREATED SOUTHERN PINE NO.2 PER THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NDS. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF THE "AMERICAN SOFTWOOD LUMBER STANDARDS". MINIMUM PROPERTIES SHALL BE IN ACCORDANCE WITH TABLE 4B IN THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION." PRESSURE TREATED WOOD MEMBERS "PT", SHALL BE PROVIDED WHEN:
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR IS CLOSER THAN 18" TO GRADE OR WHEN A WOOD GIRDER/BEAM IS CLOSER THAN 12" TO GRADE IN EXPOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING. (AWPA USE CATEGORY: UC3A)
 2. WOOD FRAMING MEMBERS REST ON A CONCRETE OR MASONRY EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" ABOVE THE EXPOSED EXTERIOR GRADE. (AWPA USE CATEGORY: UC4A)
 3. SILL AND SLEEPERS ARE ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM THE SLAB BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC4A)
 4. THE ENDS OF A WOOD GIRDER/BEAM ENTER AN EXTERIOR MASONRY OR CONCRETE WALL AND HAS A CLEARANCE WITH THE EXTERIOR OF THE WALL OF LESS THAN 1/2". (AWPA USE CATEGORY: UC2)
 5. WOOD SIDING, SHEATHING AND WALL FRAMING IN THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS OR SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. (AWPA USE CATEGORY: UC3A)
 6. WOOD STRUCTURAL MEMBERS SUPPORT MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC3A)
 7. WOOD POSTS, LEDGERS OR STAIRS THAT ARE IN CONTACT WITH THE GROUND. (AWPA USE CATEGORY 4A).
- C. PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VENEER AND STANDARD LUMBER BEAMS. NO JOIST OR BEAM BEARING SHALL OCCUR ON MASONRY VENEER WALLS.
- D. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON SDS (STRONG-DRIVE SCREWS), USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED. IN A STAGGERED PATTERN: SEE 1/5400 FOR LVL MEMBER CONNECTIONS LESS THAN 16-INCHES IN DEPTH.
- | PLATES | DEPTH | FASTENERS | SPACING | ROWS |
|------------|--------|------------|----------|------|
| (2) 1/2" | 6"-12" | 10d NAILS | 12" O.C. | 2 |
| (3) 1-1/2" | 6"-12" | 16d NAILS | 16" O.C. | 2" |
| (4) 1-1/2" | 6"-12" | SDS1/4"x6" | 12" O.C. | 2" |
- * - ALL TRIPLE AND QUADRUPLE-PLY MEMBERS SHALL BE FASTENED FROM BOTH SIDES WITH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SIDE-TO-SIDE SPACING SHALL ALSO BE STAGGERED.
- E. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.
- F. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER THE CURRENT EDITION OF THE IBC "FASTENING SCHEDULE" 2304.10.1.
- G. NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 8d=0.131"x2.5", 10d=0.148"x3", 16d=0.162"x3.5", 30d=0.207"x4.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING FOR APPROVAL.
- H. JOIST HANGERS SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE ASSUMING SPF LUMBER FOR ALL 2x MEMBERS:
- | SUPPORTED MEMBER | HANGER | MIN. CAPACITY (LBS) |
|-------------------|----------|---------------------|
| 2x10 | LUS28 | 940 |
| (2) 2x10 | LUS210-2 | 1565 |
| 2x12 | LUS210 | 1145 |
| (2) 2x12 STRINGER | LSC | 650 |
| (2) 2x12 | LUS210-2 | 1565 |
- ALL HANGERS EXPOSED TO WEATHER SHALL BE ZINC COATED.
- TOP FLANGE HANGERS AND CONCEALED FLANGE HANGERS SHALL BE LISTED SEPARATELY.
- SOME HANGERS MAY REQUIRE 16d – REFER TO THE SIMPSON STRONG-TIE CATALOG FOR REQUIREMENTS. CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEETS FOR ALL HANGER SUBSTITUTIONS.
- I. ALL NOTCHED STAIR STRINGERS SHALL HAVE AN EFFECTIVE MINIMUM DEPTH OF 5-1/2". PRE-DRILL NOTCH CORNERS WITH A 1/4" Ø HOLE TO REDUCE STRESS CONCENTRATION AND DO NOT OVER-CUT NOTCHES.

GENERAL

- A. INFORMATION SHOWN REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED BY LIMITED VISUAL OBSERVATIONS. AREAS NOT VISIBLE HAVE BEEN ASSUMED TO BE TYPICAL WITH OBSERVED EXISTING CONDITIONS.
- B. THE CONTRACTOR SHALL EXPOSE AND CONFIRM ALL EXISTING STRUCTURAL CONDITIONS RELATIVE TO THE NEW CONSTRUCTION AND INFORM THE ARCHITECT OF CONDITIONS AT VARIANCE WITH THOSE SHOWN ON THE DRAWINGS. VERIFICATION AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.
- C. THE CONTRACTOR SHALL MEASURE AND PROVIDE ALL EXISTING FIELD DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- D. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION TO DESIGN ALL TEMPORARY BRACING AND SHORING, AS NEEDED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING **CONSTRUCTION OR DEMOLITION** OPERATIONS.
- E. THE CONTRACTOR'S REGISTERED PROFESSIONAL ENGINEER LICENSED IN PROJECT JURISDICTION SHALL ALSO DETERMINE:
1. THE ALLOWABLE TEMPORARY CONSTRUCTION LOADS & PROVIDE A DESIGN FOR ALL FALSEWORK, FORMWORK, STAGING, RIGGING, BRACING, SHEETING, & SHORING.
 2. THE ALLOWABLE TEMPORARY CONSTRUCTION EQUIPMENT LOADS FOR MANLIFTS, AND PALLET TRUCKS.
 3. THE ADEQUACY OF THE EXISTING FOOTINGS AND FOUNDATION WALLS AT ALL TEMPORARY ACCESS OPENING LOCATIONS NEEDED FOR CONSTRUCTION ACCESS.
- F. WHENEVER THE LOADING FROM THE CONTRACTOR'S EQUIPMENT EXCEEDS THE ALLOWABLE LIVE LOAD CAPACITIES INDICATED ON THE DRAWINGS, TEMPORARY SHORING SHALL BE PROVIDED. THE SHORING DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES & SAFETY REQUIREMENTS, A RECORD COPY OF THE SIGNED & SEALED SHORING DRAWINGS AND CALCULATIONS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN PROJECT JURISDICTION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
- G. DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED.
- H. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL WALLS SUBJECT TO UNBALANCED BACKFILL. BRACE WALL PLUMB UNTIL STABILIZING ELEMENT AT TOP AND BOTTOM OF WALL IS IN PLACE.
- I. ANY REQUIRED TEMPORARY SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS. UNBRACED EXCAVATIONS SHALL BE SLOPED NO GREATER THAN (1:5) HORIZONTAL TO (1) VERTICAL.
- J. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN VICINITY OF FOUNDATIONS AND NOTIFY THE ARCHITECT IF A CONFLICT EXISTS. PROVIDE INFORMATION ON LOCATION SIZE AND ELEVATION OF UTILITIES PRIOR TO START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.
- K. THE DEVELOPMENT AND IMPLEMENTATION OF JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE SOLELY THE DESIGN RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- L. CONTRACTOR SHALL PROVIDE INDEPENDENTLY PREPARED SHOP DRAWINGS AND SHALL NOT REPRODUCE ANY PORTION OF THE CONTRACT DOCUMENTS IN PREPARING SHOP DRAWINGS. THE SHOP DRAWINGS SHALL NOT SIMPLY BE A MARK-UP OF THE CONTRACT DOCUMENTS. WORKMANSHIP: THE GENERAL CONTRACTOR SHALL DESIGN AND CONSTRUCT MISCELLANEOUS NON-STRUCTURAL COMPONENTS IN A WORKMAN LIKE MANNER THAT IS CONSISTENT WITH GENERAL CONSTRUCTION STANDARDS. COMPLETE INSTALLATIONS ARE REQUIRED THAT ARE READY FOR SERVICE.

DEMOLITION

- A. ALL MEANS AND METHODS OF SAFELY REMOVING ALL EXISTING CONSTRUCTION SHALL BE SOLELY THE DESIGN RESPONSIBILITY OF THE CONTRACTOR.

TESTING AND INSPECTION

- THE OWNER SHALL RETAIN THE SERVICES OF AN INSPECTION AGENCY TO PERFORM THE FOLLOWING SERVICES. ADDITIONAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SPECIAL INSPECTION REQUIREMENTS AND LOCAL CODE REQUIREMENTS.
- A. ALL WELDS ARE TO BE VISUALLY INSPECTED AND MEASURED.
- B. THE PLACEMENT OF ALL CONCRETE AND MASONRY REINFORCEMENT SHALL BE INSPECTED.
- C. CONCRETE CYLINDERS SHALL BE TAKEN IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. IN ABSENCE OF LOCAL REQUIREMENTS, ONE SET OF 6 CYLINDERS SHALL BE TAKEN FOR EACH 50 CU YD OF CONCRETE FOR EACH MIX USED (2) 7-DAY, (2) 28-DAY, (2) HOLD. A MINIMUM OF ONE TEST PER DAY SHALL BE PERFORMED WHEN CONCRETE IS POURED.
- D. MASONRY INSPECTION FOR QUALITY CONTROL ASSURANCE SHALL BE LEVEL 2 FOR RISK CATEGORY II AND III STRUCTURES AND LEVEL 3 FOR RISK CATEGORY IV AS DEFINED IN TMS 402/602-16 CODE AND SHALL MINIMALLY INCLUDE INSPECTION OF UNITS, GROUT, REINFORCING ANCHOR BOLTS AND LINTELS. FOR DC JOBS: TMS 602-13 LEVEL B.
- E. INSPECTION OF SUBGRADE BELOW ALL FOUNDATIONS AND SLAB ON GRADE TO VERIFY THE ADEQUACY OF THE BEARING MATERIAL.
- F. WRITTEN REPORTS SHALL BE SUBMITTED TO THE ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH DESIGN DOCUMENTS AND SPECIFICATIONS. ALL REPORTS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION.
- G. HIGH-STRENGTH BOLTS SHALL BE SNUG-TIGHT AND SHALL BE VISUALLY INSPECTED PER THE REQUIREMENTS OF THE "SPECIFICATION FOR STRONG-TIE JOINTS USING HIGH-STRENGTH CONNECTIONS (RCSC), CURRENT AISC EDITION."
- H. INSPECTION AND TESTING OF ALL NEW STRUCTURAL FILL WITH REPORTS SUBMITTED TO ARCHITECT STATING COMPLIANCE OR NONCOMPLIANCE WITH PERCENT COMPACTION REQUIREMENTS.
- I. PERIODIC INSPECTION SHALL BE PROVIDED FOR ALL POST INSTALLED ANCHORS IN ACCORDANCE WITH IBC CHAPTER 17 PROCEDURES. IN-SITU LOAD TESTING OF ANCHORS WHEN REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH ACI 355.4 TESTING PROCEDURES. POST INSTALLED ANCHORS USED TO SUPPORT SUSTAINED TENSION REQUIRE CONTINUOUS INSPECTION.

STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ.	ADJACENT
A/E	DESIGN TEAM OF RECORD
ALT.	ALTERNATE
ANCH.	ANCHOR
APPROX.	APPROXIMATE/APPROXIMATELY
ARCH.	ARCHITECT/ARCHITECTURAL
BLDG.	BUILDING
BM.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
CANT.	CANTILEVER
CFS	COLD FORMED STEEL
C.I.P.	COLUMN
C.J.	CONTRACTION JOINT
CL.G.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COMPOSITE
COMP.	COMPOSITE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATION/COORDINATION
CONTR.	CONTRACTOR
COTR.	CONTRACT OFFICER'S TECHNICAL REPRESENTATIVE
CTR.	CENTER
DBL.	DOUBLE
DEMO	DEMOLITION/DEMOLISH
DIA.	DIAMETER
DIAG.	DIAGONAL
DN.	DIMENSION
D.L.	DEAD LOAD
DOWN	DOWN
DTL.	DETAIL
DWG(S)	DRAWING(S)
EA.	EACH
E.F.	EXPANSION JOINT
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMBED.	EMBEDMENT
E.O.	EDGE OF

NO.	NUMBER
N.O.	NONE
N.T.S.	NOT TO SCALE
N.W.	NORMAL WEIGHT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
PC.	PIECE
P/C.	PRECAST
PED.	PERISTAL
PERP.	PERPENDICULAR
PL.	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB.	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P-T	POST-TENSIONED
REINF.	REINFORCE(D)/REINFORCEMENT
REQD.	REQUIRED
REV.	REVISION
SCHED.	SCHEDULE
SECT.	SECTION
S.I.F.	STEP IN FOOTING
SLBB	SHORT LEGS BACK-TO-BACK
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STIFF.	STIFFENER
STL.	STEEL
S.W.	SHORT WAY
SYM.	SYMMETRIC
T & B	TOP & BOTTOM
TEMP.	TEMPORARY/TEMPERATURE
THK.	THICK(NESS)
T.O.	TOP OF
TR.	TRANSFER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W.P.	WORK POINT
W.W.R.	WELDED WIRE REINFORCEMENT
#	NUMBER/SIZE
Ø	DIAMETER

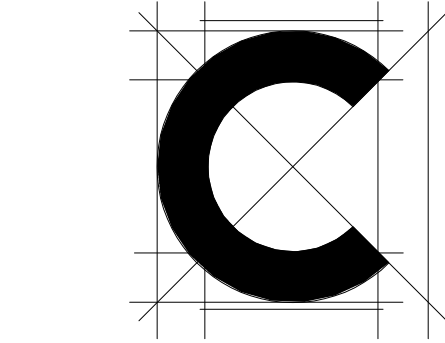
STANDARD ABBREVIATIONS FOR EXISTING STRUCTURES

C.I.	CAST IRON
(E)	EXISTING MEMBER OR DIMENSION
EXIST.	EXISTING
T.C.	TERRA COTTA
U-P	UNDERPINNING
V.I.F.	VERIFY IN FIELD

STANDARD ABBREVIATIONS FOR WOOD STRUCTURES

NO.	NUMBER
N.S.	NEAR SIDE
ACT.	ACTUAL
GLULAM	GLUE LAMINATED TIMBER
L.SL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
NOM.	NOMINAL
PSL	PARALLEL STRAND LUMBER
P.T.	PRESERVATIVE TREATED
R.O.	ROUGH OPENING
SQ.	SQUARE
T&G	TONGUE & GROOVE

ENGR.	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXP.	EXPANSION
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG.	FRAMING
F.S.	FAR SIDE
FT.	FEET
FTG.	FOOTING
GA.	GAGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
HDR.	HEADER
HGR.	HANGER
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
KIP	KIP
LB.	POUND
L.L.	LONG LEGS BACK-TO-BACK
LLB	LONG LEG HORIZONTAL
LLH	LONG LEG VERTICAL
LLV	LONG LEG VERTICAL
L.P.	LONG POINT
L.W.	LONG WAY
L.W.	LONG WAY
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECH., ELECT., PLUMBING, & FIRE PROTECTION
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.P.I.	MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT



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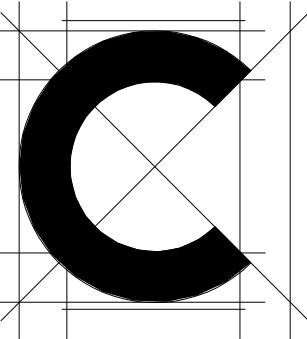
IBC 2021 TABLE 2304.10.2 - FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^a	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	4-8d BOX (2 1/2" x 0.113"); OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOE NAIL
	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATES, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131"); OR 2-3" x 0.131" NAILS 2-3" x 14 GAGE STAPLES	EACH END, TOE NAIL
		2-16d COMMON (3 1/2" x 0.162"); OR 3-3" x 0.131" NAILS 3-3" x 14 GAGE STAPLES	END NAIL
	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" x 0.162") @ 6" O.C. 3" x 0.131" NAILS @ 6" O.C. 3-3" x 14 GAGE STAPLES @ 6" O.C.	FACE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2" x 0.113"); OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS OR 3-3" x 14 GAGE STAPLES, 7/16" CROWN	EACH JOISTS, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTION 2308.7.3.1 AND TABLE 2308.7.3.1]	3-16d COMMON (3 1/2" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTION 2308.7.3.1 AND TABLE 2308.7.3.1]	PER TABLE 2308.7.3.1	FACE NAIL
5	COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6	RAFTER OR ROOF TRUSS TO TOP PLATE [SEE SECTION 2308.7.5, TABLE 2308.7.5]	3-10d COMMON (3" x 0.148"); OR 3-16d BOX (3 1/2" x 0.135") OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS 4-3" x 14 GAGE STAPLES, 7/16" CROWN	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS ^a
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") OR 3-16d BOX (3 1/2" x 0.135"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS 3-3" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL
		3-10d COMMON (3 1/2" x 0.148"); OR 4-16d BOX (3 1/2" x 0.135") OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS 4-3" x 14 GAGE STAPLES, 7/16" CROWN	TOE NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	24" O.C. FACE NAIL
		10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
		16d BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3 1/2" x 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" x 0.131") OR 4-10d BOX (3" x 0.128"); OR 5-8d BOX (2 1/2" x 0.113")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
		10d BOX (3" x 0.128") OR 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13	TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162") OR 12-16d BOX (3 1/2" x 0.135") OR 12-10d BOX (3" x 0.128") OR 12-3" x 0.131" NAILS; OR 12-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
		16d BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	2-16d COMMON (3 1/2" x 0.162") OR 3-16d BOX (3 1/2" x 0.135"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16	STUD TO TOP OR BOTTOM PLATE	3-16d BOX (3 1/2" x 0.135"); OR 4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-8d BOX (2 1/2" x 0.111"); OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOE NAIL
		2-16d COMMON (3 1/2" x 0.162"); OR 3-16d BOX (3 1/2" x 0.135"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2" x 0.113") OR 2-8d COMMON (2 1/2" x 0.131"); OR 3-3" x 0.131" NAILS; OR 2-10d BOX (3" x 0.128") 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19	1" x 6" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" x 0.113") OR 2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2-1 3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
20	1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131"); OR 3-8d BOX (2 1/2" x 0.113") OR 3-10d BOX (3" x 0.128"); OR 3-1 3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
		WIDER THAN 1" x 8" 3-8d COMMON (2 1/2" x 0.131"); OR 4-8d BOX (2 1/2" x 0.113") OR 3-10d BOX (3" x 0.128"); OR 4-1 3/4" 16 GAGE STAPLES, 1" CROWN	

IBC 2021 TABLE 2304.10.2 - FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^a	SPACING AND LOCATION
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR OTHER FRAMING BELOW	8d BOX (2 1/2" x 0.113")	4" O.C. TOE NAIL
		8d COMMON (2 1/2" x 0.131"); OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C. TOE NAIL
23	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2" x 0.113") OR 2-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 2-1 3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 1/2" x 0.135") OR 2-16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX (3 1/2" x 0.135") OR 2-16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL
26	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (3 1/2" x 0.162"); OR	32" O.C. AT TOP AND BOTTOM AND STAGGERED ON OPPOSITE SIDES
		10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" x 0.192") OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE
27	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162") OR 4-16d BOX (3 1/2" x 0.135"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
28	JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
29	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2-3" x 0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOE NAIL

IBC 2021 TABLE 2304.10.2 - FASTENING SCHEDULE				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS	
			EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING ^a				
30	3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.113" x 0.266" HEAD); OR 2 3/8" x 0.113" x 0.266" HEAD NAIL (SUBFLOOR, WALL)	6	12
		8d COMMON OR DEFORMED (2 1/2" x 0.131" x 0.281" HEAD) NAIL (ROOF); OR RSRS-01 (2 3/8" x 0.113") NAIL (ROOF) ^d	6"	6"
		1 3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4	8
		2 3/8" x 0.113" x 0.266" HEAD NAIL (ROOF)	3'	3'
		1 3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3'	3'
31	19/32" - 3/4"	8d COMMON (2 1/2" x 0.131") NAIL; OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6	12
		8d COMMON OR DEFORMED (2 1/2" x 0.131" x 0.281" HEAD) NAIL (ROOF); OR RSRS-01 (2 3/8" x 0.113") NAIL (ROOF) ^d	6"	6"
		2 3/8" x 0.113" x 0.266" HEAD NAIL; OR 2" 16 GAGE STAPLE, 7/16" CROWN	4	8
32	7/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR DEFORMED (2 1/2" x 0.131" x 0.281" HEAD) NAIL	6	12
OTHER SHEATHING				
33	1/2" FIBERBOARD SHEATHING ^b	1 1/2" x 0.120" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR 1 1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
34	25/32" FIBERBOARD SHEATHING ^b	1 3/4" x 0.120" GALVANIZED ROOFING NAIL (7/16" DIAMETER HEAD); OR 1 1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
35	3/4" AND LESS	8d COMMON (2 1/2" x 0.131") NAIL; OR DEFORMED (2" x 0.113"); OR DEFORMED (2" x 0.120") NAIL	6	12
36	7/8" - 1"	8d COMMON (2 1/2" x 0.131") NAIL; OR DEFORMED (2 1/2" x 0.131"); OR DEFORMED (2 1/2" x 0.120") NAIL	6	12
37	1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR DEFORMED (2 1/2" x 0.131"); OR DEFORMED (2 1/2" x 0.120") NAIL	6	12
PANEL SIDING TO FRAMING				
38	1/2"	6d CORROSION-RESISTANT SIDING (1 7/8" x 0.106"); OR 6d CORROSION-RESISTANT CASING (2" x 0.099")	6	12
39	5/8"	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128"); OR 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6	12
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE WALL SHEATHING TO FRAMING ^a				
INTERIOR PANELING				
40	1/4"	4d CASING (1 1/2" x 0.080"); OR 4d SIDING (1 1/2" x 0.072")	6	12
41	3/8"	6d CASING (2" x 0.099"); OR 6d FINISH (2" x 0.092") (PANEL SUPPORTS AT 24 INCHES)	6	12

NOTES:

- a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.
- d. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.
- e. TABULATED FASTENER REQUIREMENTS APPLY WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 140 MPH. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE-END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH IN EXPOSURE B OR GREATER THAN 110 MPH IN EXPOSURE C. SPACING EXCEEDING 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS SHALL BE PERMITTED WHERE THE FASTENING IS DESIGNED PER THE AWC NDS.
- f. FASTENING IS ONLY PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN OR EQUAL TO 110 MPH.
- g. NAILS AND STAPLES ARE CARBON STEEL MEETING THE SPECIFICATIONS OF ASTM F1667. CONNECTIONS USING NAILS AND STAPLES OF OTHER MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEERING PRACTICE OR APPROVED UNDER SECTION 104.11.



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CLIENT

PROPOSED DECK

224 N. FAYETTE STREET

CONSULTANTS



YOUR PARTNER, LLC
814.873.8876

SEAL / SIGNATURE



SUBMISSIONS

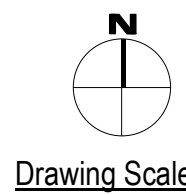
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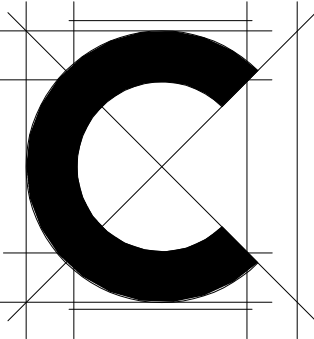
Fastening Schedule



S001

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.

- FOUNDATION NOTES:**
1. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
 3. SLAB ON GRADE SHALL BE NORMAL WEIGHT CONCRETE OVER 15-MIL VAPOR RETARDER ON 4" GRAVEL BASE. REINFORCED WITH 6x6x-W2.1xW2.1 W.W.F..



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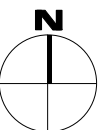
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Checked By: **WY**
Date: **12/15/2024 11:26:42 PM**

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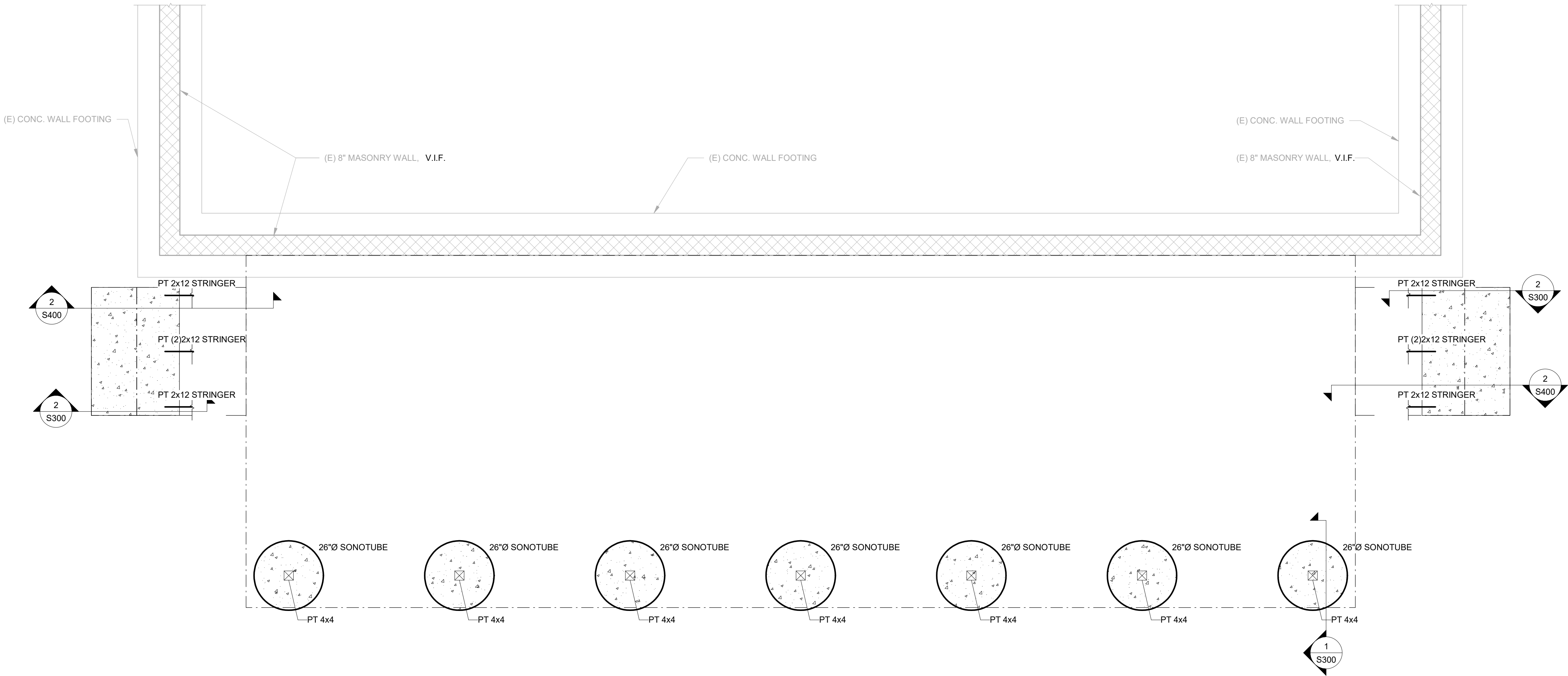
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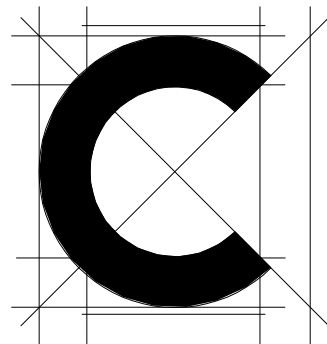
Drawing Scale

S100

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.



1 Foundation Plan
S100 1/2" = 1'-0"



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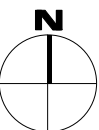
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Deck Framing Plan



Drawing Scale

S101

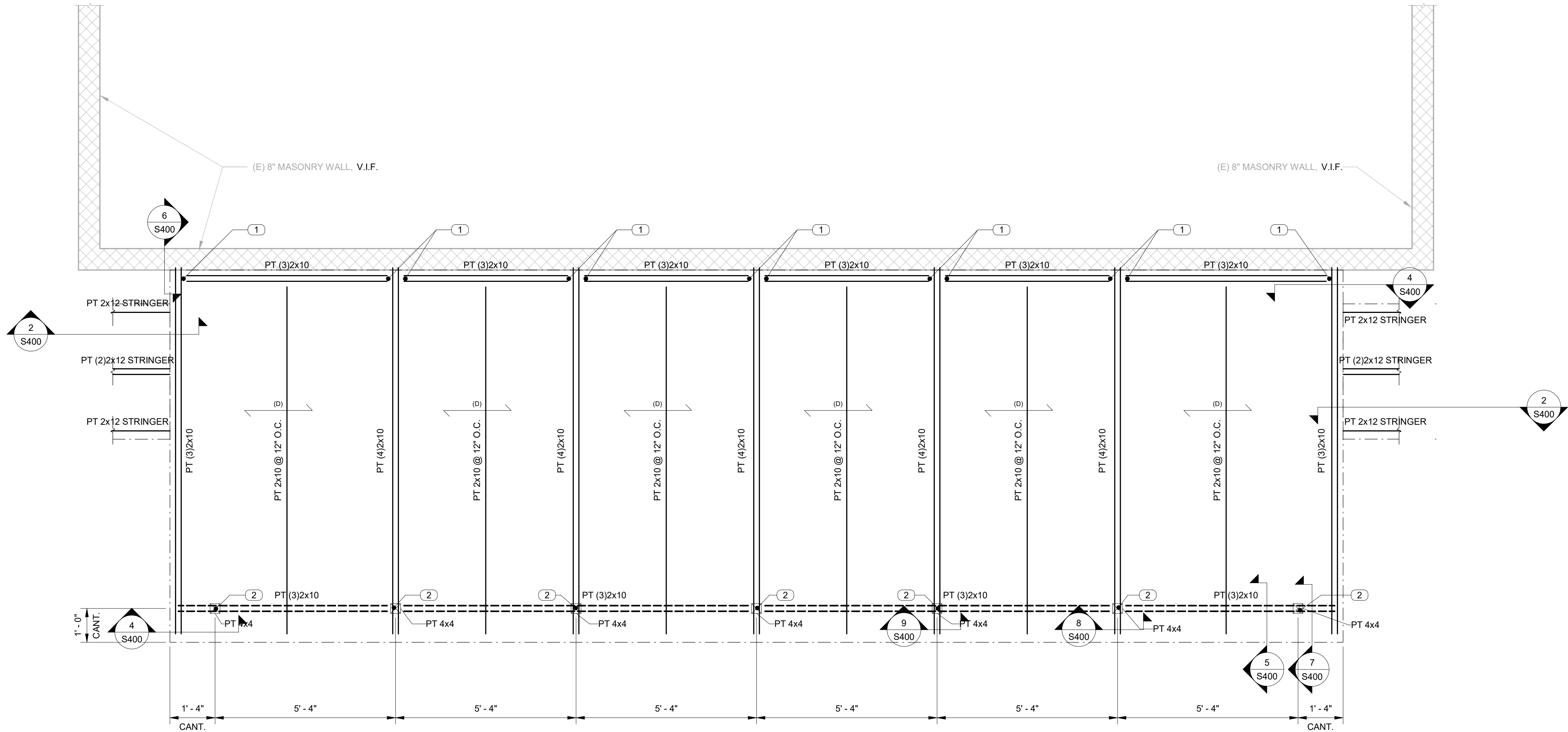
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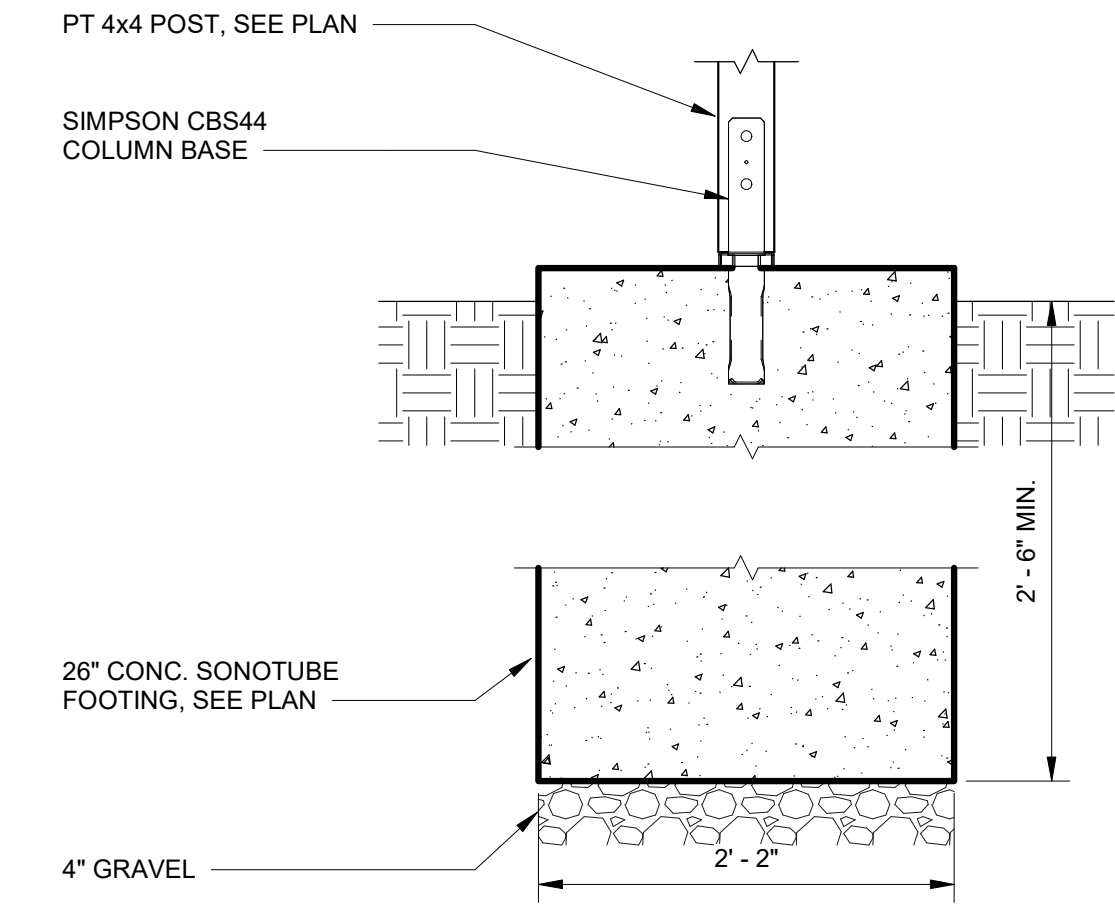
1. PROVIDE WOOD BEAM/JOIST HANGERS PER THE STRUCTURAL DESIGN NOTES.
2. (E) DESIGNATES THE SPAN DIRECTION OF DECK BOARDS PER THE STRUCTURAL DESIGN NOTES. ALL DECK BOARD SHEATHING SHALL BE PRESSURE TREATED 1x6 MIN. SHEATHING SHALL BE FASTENED WITH (3) #8 GALVANIZED DECK SCREWS AT BOUNDARY EDGES AND (2) SCREWS AT ALL INTERMEDIATE SUPPORTS. REFER TO ARCHITECTURAL DRAWINGS.
3. DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
4. EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
5. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.
6. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.

KEYED NOTES

- (1) SIMPSON HB210-3 TOP FLANGE HANGER
(2) SIMPSON CCQ4.62-3.62SDS COLUMN CAP

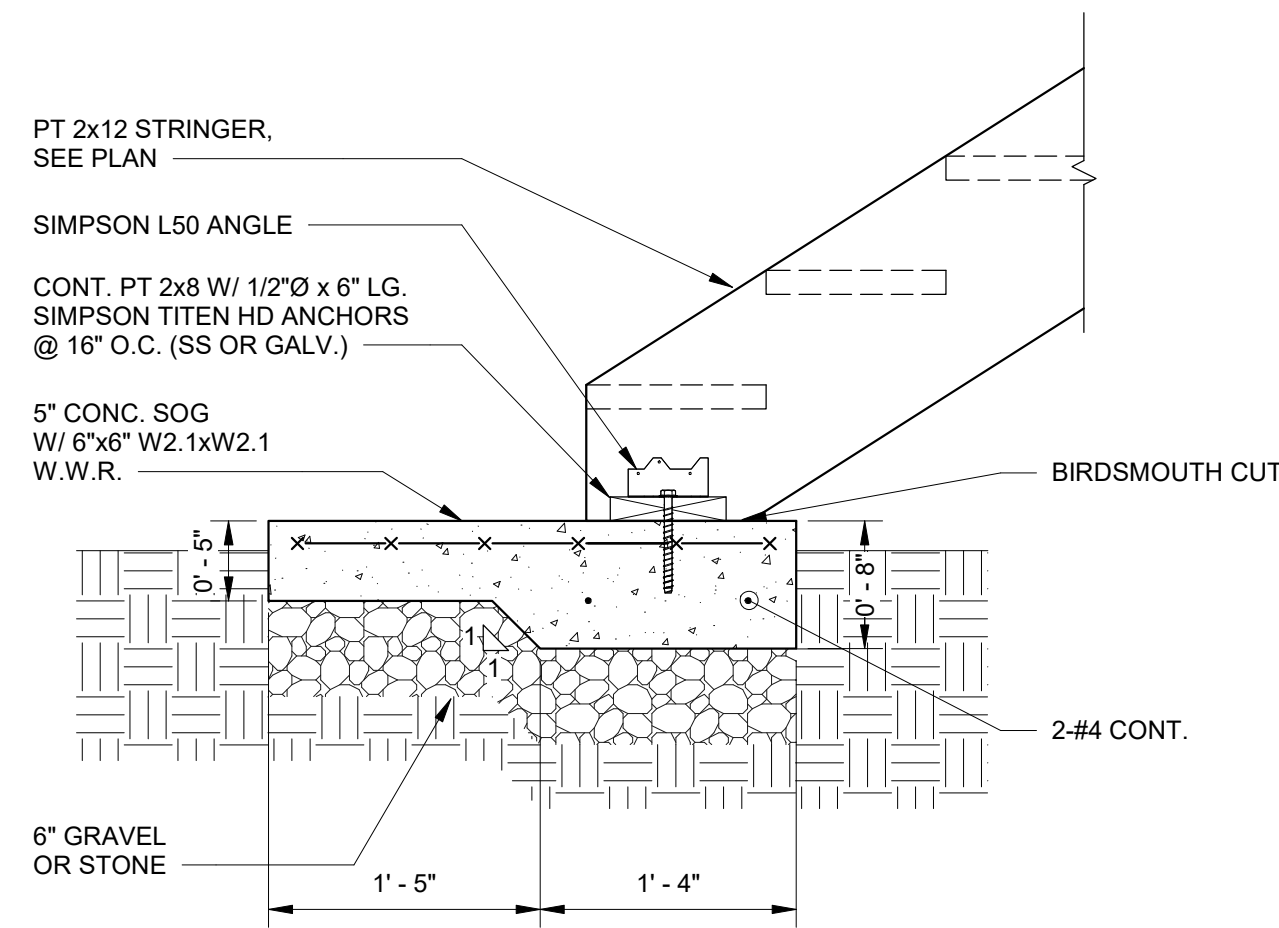


1 DECK FLOOR
S101 1/2\" = 1'-0\"

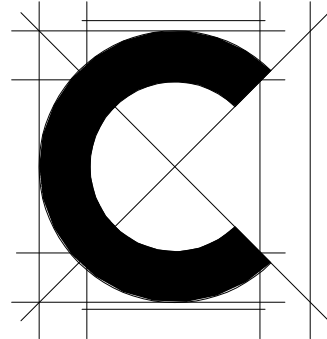


NOTE: CONC. SONOTUBE IS NOT DESIGNED TO SUPPORT ANY ADDITIONAL SURCHARGE FROM ADJACENT STRUCTURE. CONTRACTOR TO V.I.F. BOTTOM OF FOOTING OF ADJACENT (E) STRUCTURE TO ENSURE THAT THE FOOTINGS DO NOT PROVIDE ANY SURCHARGES ON EACH OTHER.

1
S300
TYPICAL SONOTUBE FOOTING
1" = 1'-0"



2
S300
TYPICAL EXTERIOR STAIR CONCRETE FOOTING
DETAIL
1" = 1'-0"



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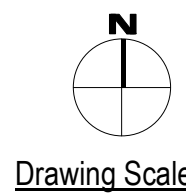
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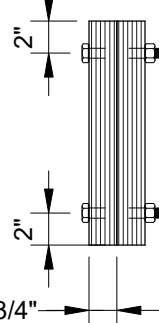
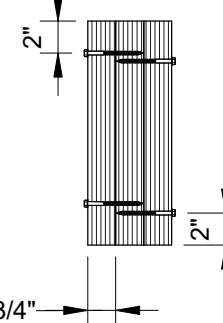
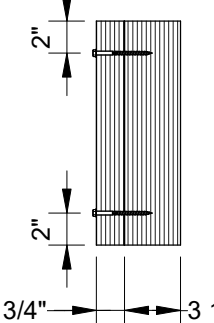
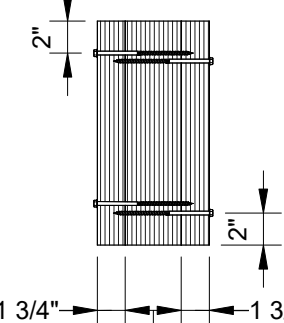
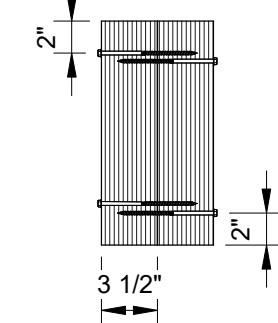
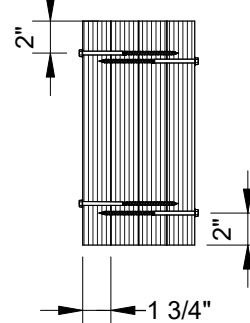
SHEET
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Foundation Detail



S300

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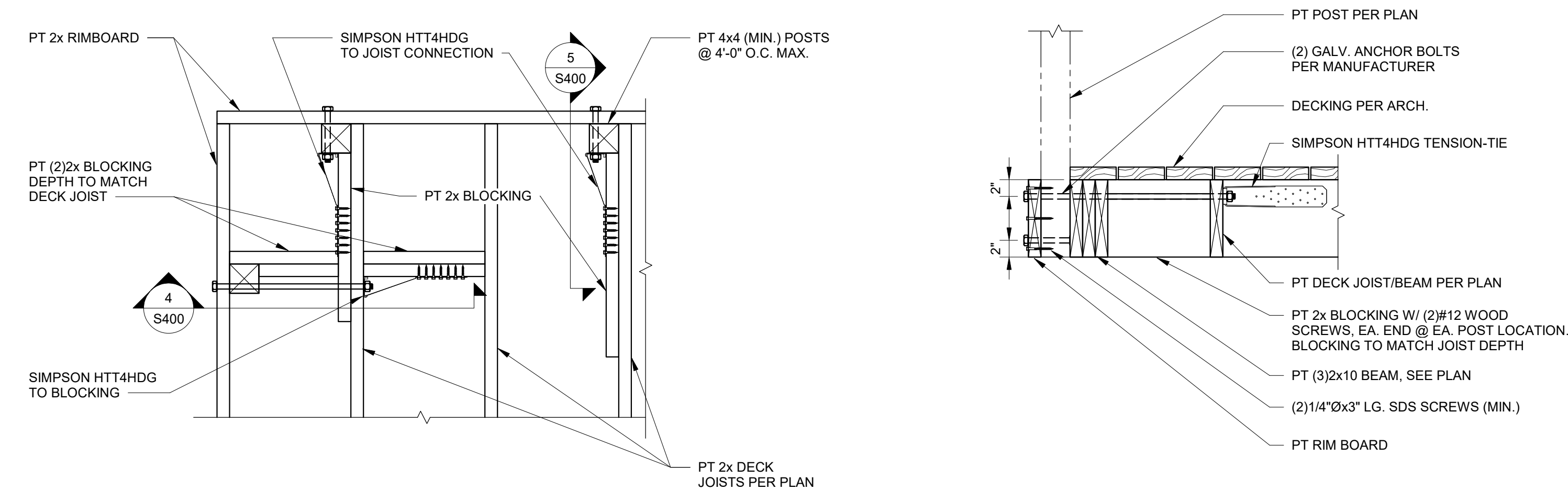
MULTIPLE-MEMBER CONNECTIONS FOR SIDE-LOADED BEAMS - MAXIMUM UNIFORM LOAD APPLIED TO EITHER OUTSIDE MEMBER (PLF)									
FASTENER TYPE	LOCATION	NUMBER OF ROWS	FASTENER ON-CENTER SPACING	FASTENER PATTERN (NOTE 4)					
				ASSEMBLY A 	ASSEMBLY B 	ASSEMBLY C 	ASSEMBLY D 	ASSEMBLY E 	ASSEMBLY F 
10d (0.128" x 3") NAIL (NOTE 1)	AS SHOWN	2 (NOTE 5)	12"	370	280	280	250	-	-
		3	12"	560	420	420	370	-	-
1/2"Ø A307 THROUGH BOLT (NOTE 2&3)	-	2	24"	510	380	525	465	860	340
			19.2"	635	475	655	580	1,075	425
			16"	760	570	785	700	1,290	510
SCREW LENGTH				3 1/2"	3 1/2"	3 1/2"	3 1/2"	6"	6"
SDS SCREWS (NOTE 3)	AS SHOWN	2	24"	680	510	510	455	1,360	555
			19.2"	825	640	640	565	1,700	695
			16"	1,020	765	765	680	2,040	835
SCREW LENGTH				3 3/8"	5"	3 3/8"	6 3/4"	6 3/4"	6 3/4"
SDW22 SCREWS (NOTE 3 & 4)	ONE FACE	2	24"	800	450	600	400	800	400
			19.2"	1,000	565	750	500	1,000	500
			16"	1,200	675	900	60	1,200	600

NOTES:
1. NAILED CONNECTION VALUES MAY BE DOUBLED FOR 6" ON-CENTER OR TRIPLED FOR 4" ON-CENTER NAIL SPACING.
2. WAHSERS REQUIRED. BOLT HOLES TO BE 9/16"Ø MAXIMUM. 9 1/4" MINIMUM BEAM DEPTH.
3. 24" ON-CENTER BOLTED OR SCREWED CONNECTION VALUES MAY BE DOUBLED FOR 12" ON-CENTER SPACING. SCREW, SEE 10 / S400 FOR SPACING DETAIL.
4. WHEN LOADING THE HEAD SIDE OF A SDW22 SCREW, ASSEMBLIES B, D, AND F CAN BE INCREASED BY 30%.
5. FOR BEAMS UP TO 14" DEEP, MAXIMUM.
6. ASSEMBLY F IS NOT RECOMMENDED FOR TIMBERSTRNAD LSL OR PARALLAM PSL.
7. **BOLD ITALIC** LOADS INDICATE ASSEMBLIES THAT REQUIRE FASTENER REPLACEMENT ON BOTH FACES. STAGGER FASTENERS ON THE SECOND FACE SO THEY FALL HALFWAY BETWEEN FASTENERS ON THE FIRST FACE.

1
S400

MULTIPLE-MEMBER CONNECTIONS FOR SIDE-LOADED BEAMS - MAXIMUM UNIFORM LOAD APPLIED TO EITHER OUTSIDE MEMBER (PLF)

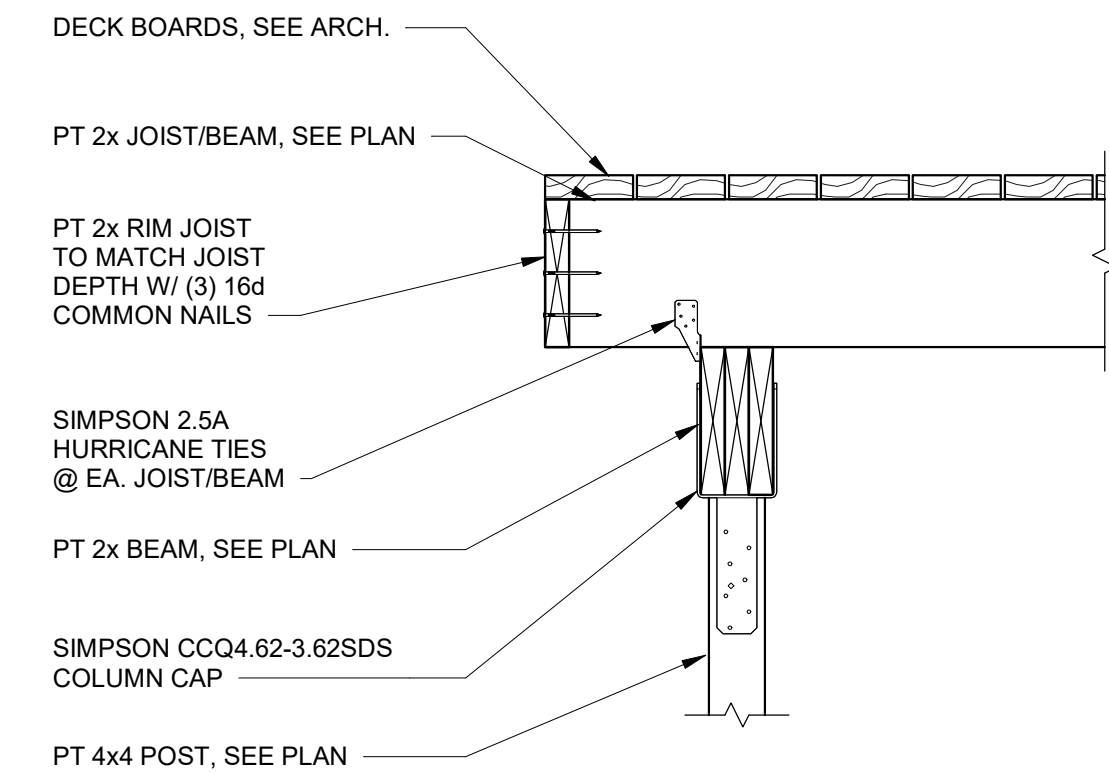
SCALE = N.T.S.



3
S400

TYPICAL 42" GUARDRAIL POST CONNECTION DETAIL (POST INSIDE RIM BOARD)

1" = 1'-0"



7
S400

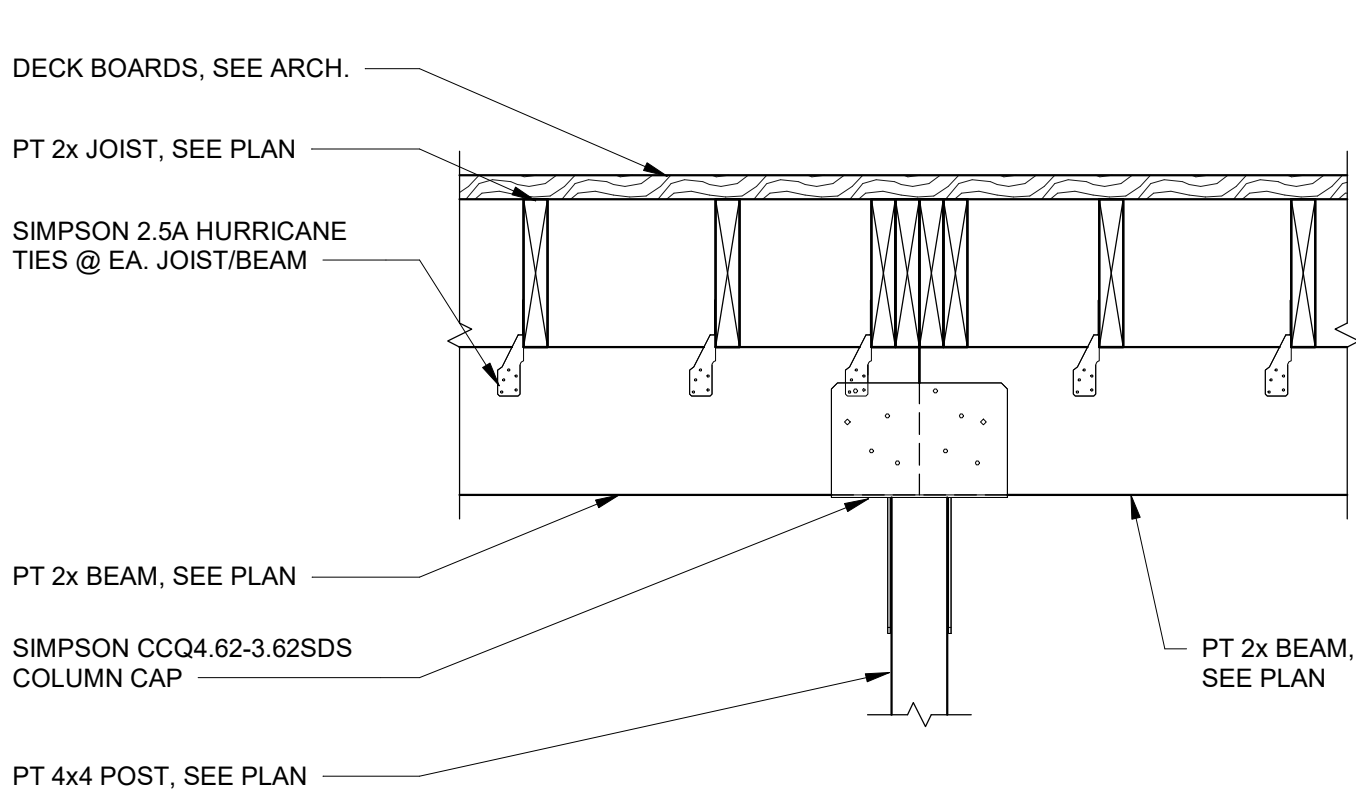
TYPICAL DECK FRAMING DETAIL

1" = 1'-0"

4
S400

GUARDRAIL POST CONNECTION DETAIL - JOISTS PARALLEL TO RIM BOARD

1" = 1'-0"



8
S400

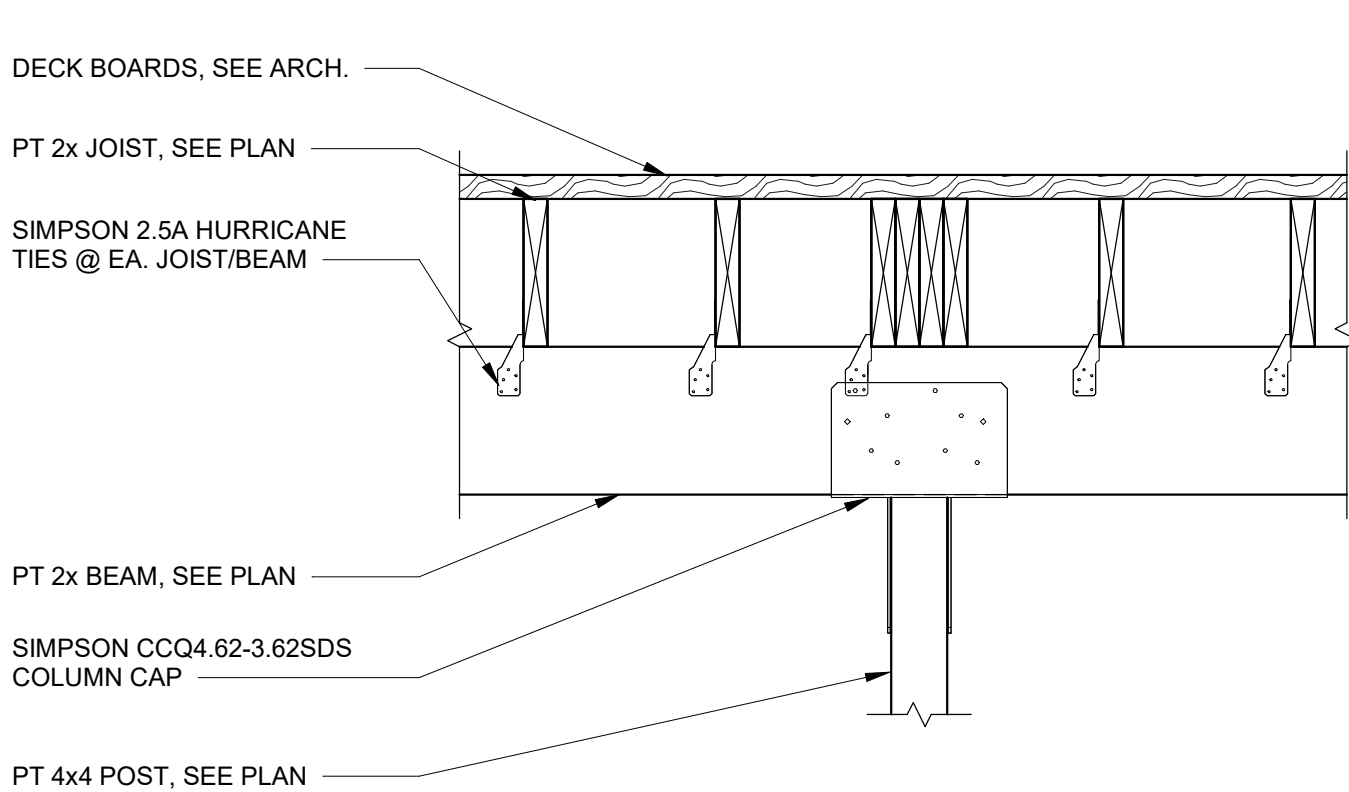
TYPICAL FRAMING DETAIL @ BEAM ENDS

1" = 1'-0"

5
S400

GUARDRAIL POST CONNECTION DETAIL - JOISTS PERPENDICULAR TO RIM BOARD

1" = 1'-0"



9
S400

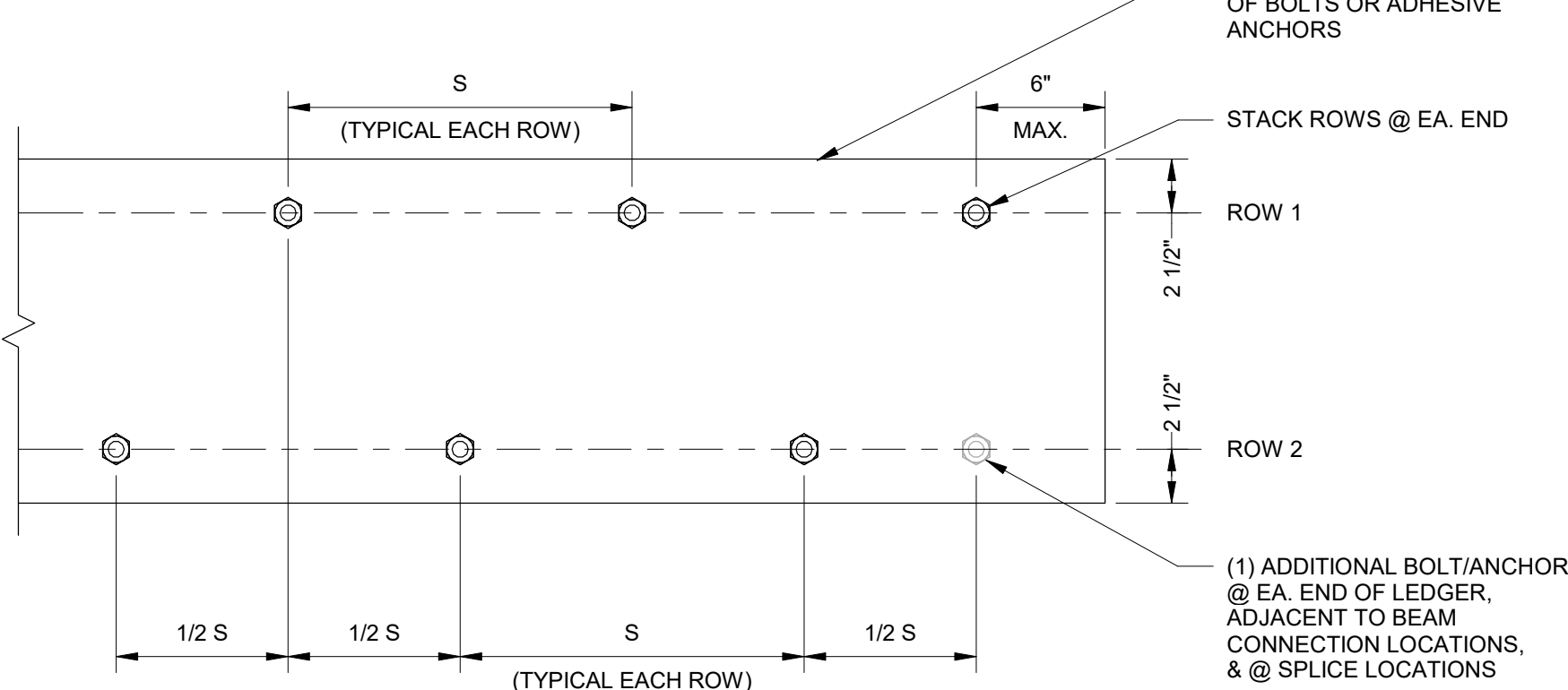
TYPICAL FRAMING DETAIL @ BEAM CONT.

1" = 1'-0"

6
S400

TYPICAL WOOD BEAM BEARING ON (E) MASONRY WALL

1" = 1'-0"



NOTES:
1. 'S' DESIGNATES BOLT/ANCHOR SPACING PER PLAN OR DETAILS
2. SEE 1 / S400 FOR FASTENING INFORMATION

10
S400

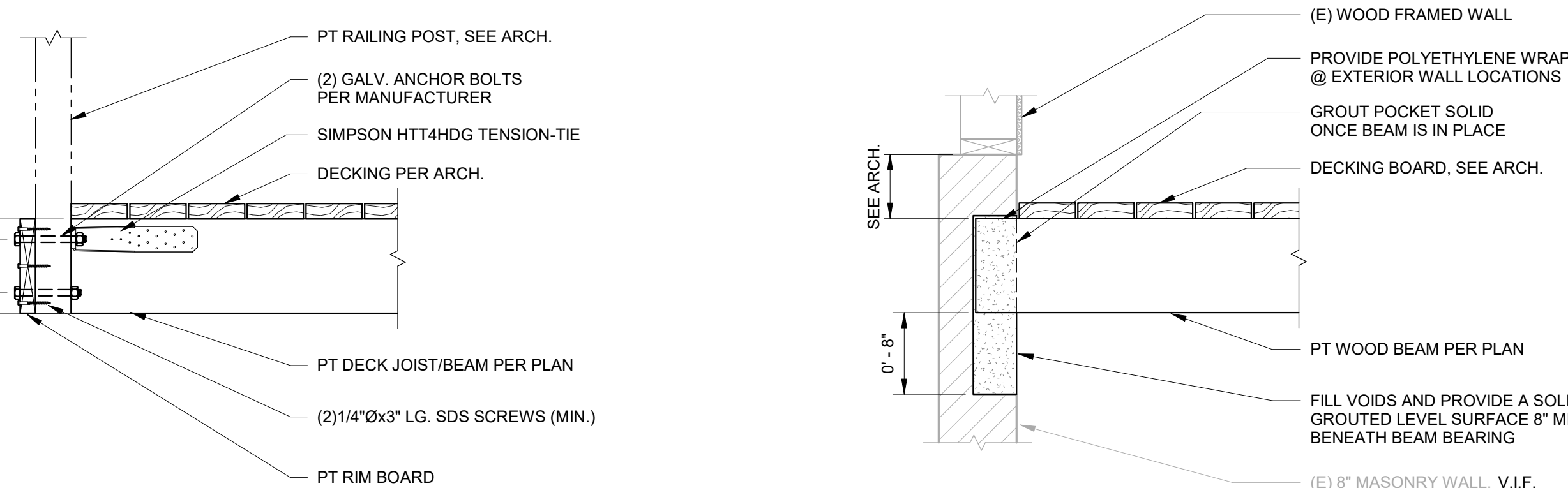
TYPICAL STAGGERED BOLT SPACING DETAIL

1 1/2" = 1'-0"

2
S400

TYPICAL STRINGER CONNECTION DETAIL

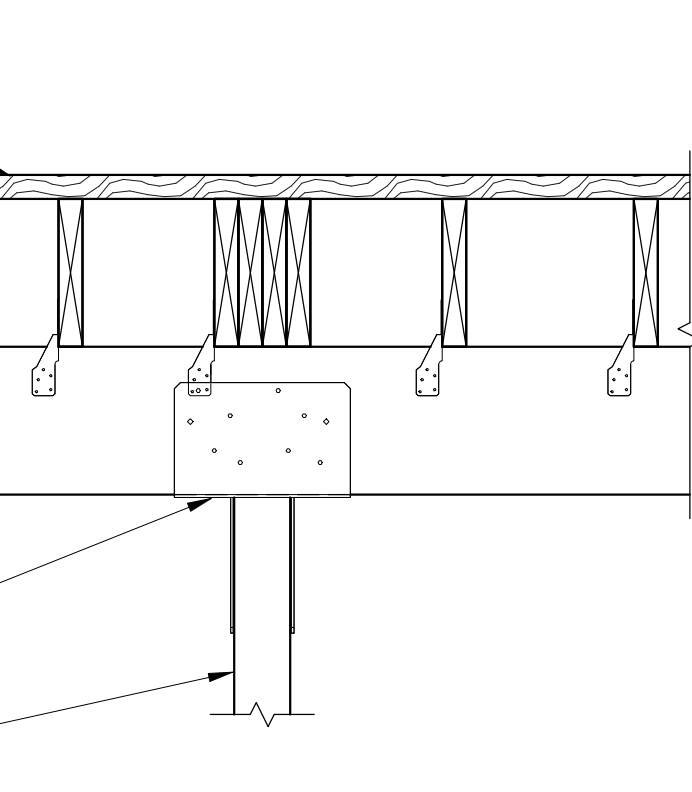
1" = 1'-0"



5
S400

GUARDRAIL POST CONNECTION DETAIL - JOISTS PERPENDICULAR TO RIM BOARD

1" = 1'-0"



9
S400

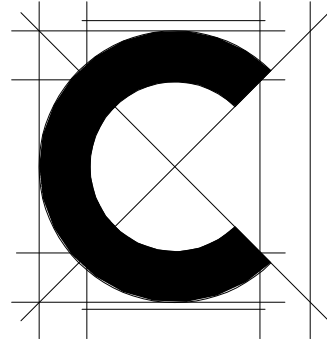
TYPICAL FRAMING DETAIL @ BEAM CONT.

1" = 1'-0"

10
S400

TYPICAL STAGGERED BOLT SPACING DETAIL

1 1/2" = 1'-0"



Contexture Design Studio, LLC
8609 Westwood Center Dr.
Vienna, VA 22182
Tel 517.341.6121
Web www.contexturestudio.co

CLIENT

PROPOSED DECK

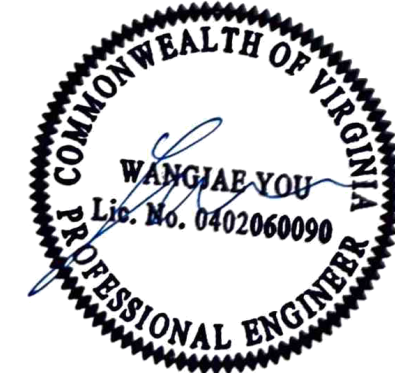
224 N. FAYETTE STREET

CONSULTANTS

your partner

YOUR PARTNER, LLC
814.873.8876

SEAL / SIGNATURE



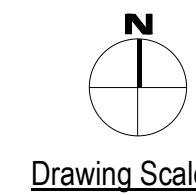
SUBMISSIONS

FILE INFORMATION

Project No: 24-05
Drawn By: WY
Checked By: WY
Date: 12/15/2024 11:26:45 PM

SHEET NAME

Framing Detail



S400

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.