PROJECT DESCRIPTION

NEW GARAGE ADDITION TO CASITA

OWNERS: MIKE WAGNER
PHONE: (626) 393-1610

PROPERTY INFO

ADDRESS: 1235 N SUNNYVALE #52
MESA 85205
APN: 141-45-122
ZONING: RM-2 (PAD - Z83-156)
LOT SIZE: 9,161 SF

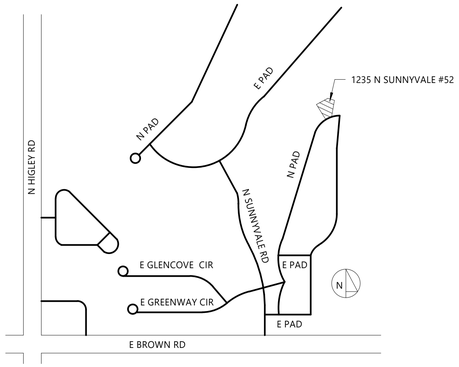
EXISTING SF

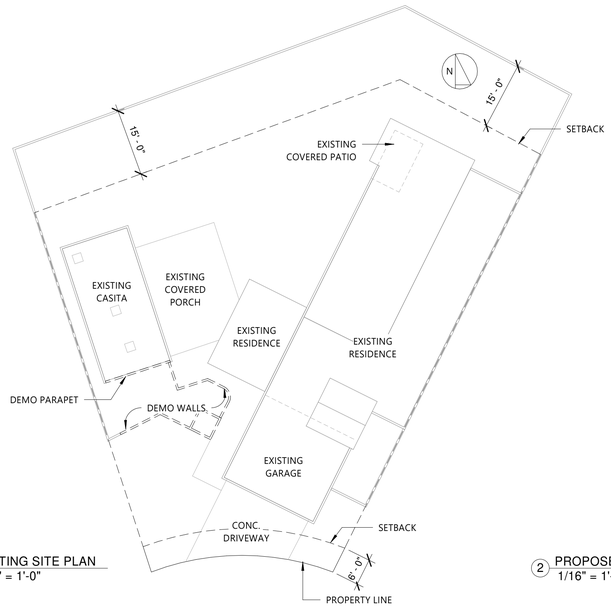
RESIDENCE:	2,120 SF
COV PATIO:	84 SF
COV PORCH:	458 SF
GARAGE:	483 SF
CASITA:	512 SF
TOTAL:	**3,657 SF**
TOTAL COVERED:	1,623 SF
LOT COVERAGE:	**39.9%**

PROPOSED SF

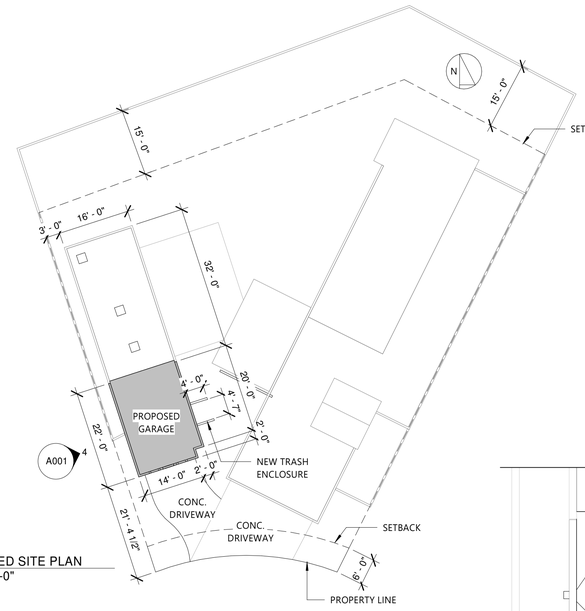
RESIDENCE:	2,120 SF
COV PATIO:	84 SF
COV PORCH:	458 SF
GARAGE:	483 SF
NEW GARAGE:	357 SF
CASITA:	512 SF
TOTAL:	**4,011 SF**
TOTAL COVERED:	1,623 SF
LOT COVERAGE:	**43.8%**

SITE MAP

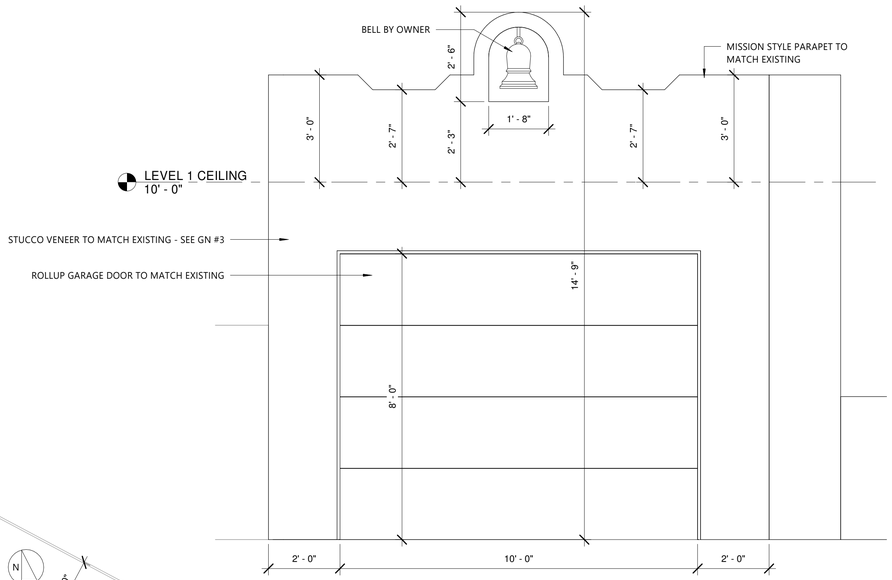




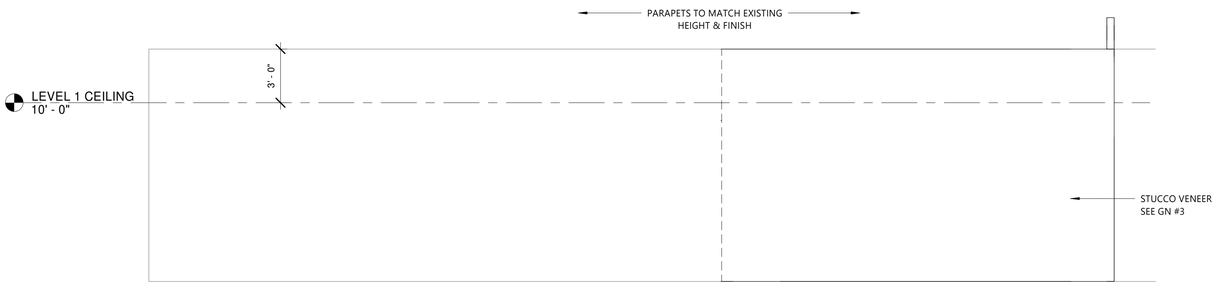
1 EXISTING SITE PLAN
1/16" = 1'-0"



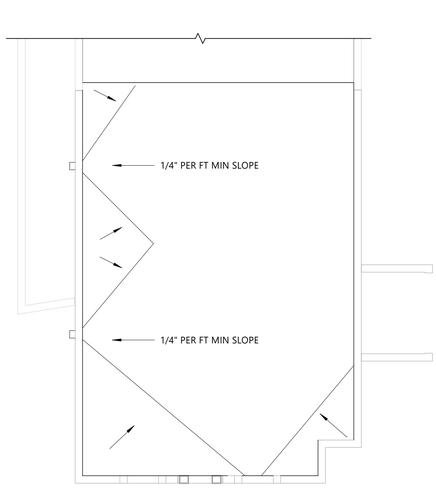
2 PROPOSED SITE PLAN
1/16" = 1'-0"



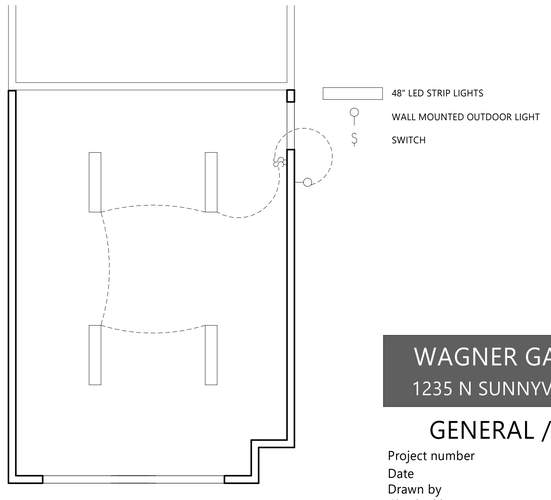
3 GARAGE - FRONT
1/2" = 1'-0"



4 GARAGE - SIDE
1/4" = 1'-0"



5 ROOF PLAN
1/4" = 1'-0"



6 CEILING PLAN
1/4" = 1'-0"

etoddtDesign, Inc
www.etoddt.com

GENERAL NOTES

1 DO NOT SCALE DRAWINGS
2 ALL WALLS 2X6 STUD WALLS, UNLESS OTHERWISE NOTED
3 ONE-KOTE STUCCO VENEER - ESR-4772
4 GAF BUILT-UP ROOFING - ESR-4676
5 ALL ELECTRICAL OUTLETS TO BE TAMPER-RESISTANT - E4002.14
6 INSTALL SMOKE DETECTORS PER CODE ONE IN EACH BEDROOM & CENTRALLY LOCATED IN HALLS LEADING TO SLEEPING ROOMS.
7 SMOKE DETECTORS TO BE BATTERY OPERATED & INTERCONNECTED HALLWAY SMOKE DETECTOR TO BE A COMBO CO2 SENSOR & INTERCONNECTED

DESIGNED TO:

INTERNATIONAL RESIDENTIAL CODE 2018
NATIONAL ELECTRIC CODE 2017

SHEET SET

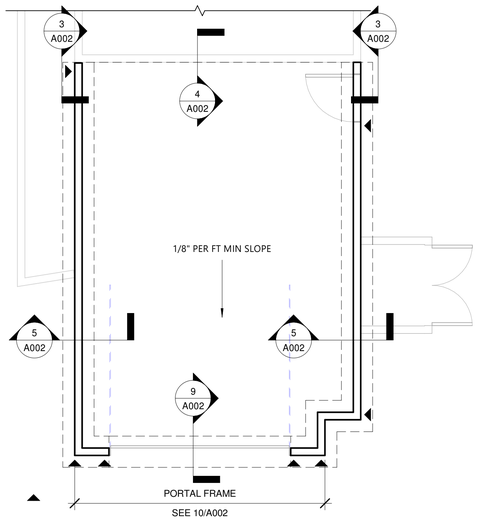
WAGNER GARAGE
1235 N SUNNYVALE #52

GENERAL / SITE

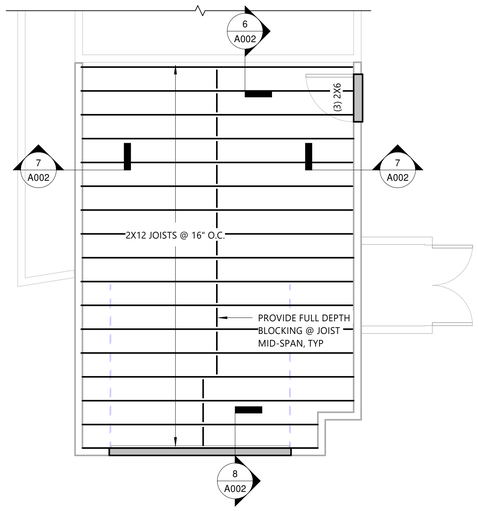
Project number	04003
Date	08/31/2017
Drawn by	ETT
Checked by	ETT

A001

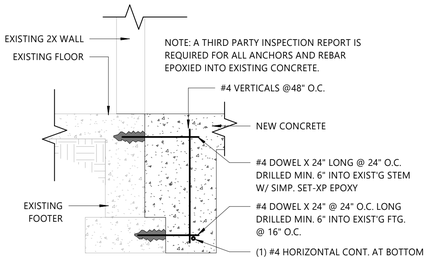
Scale As indicated



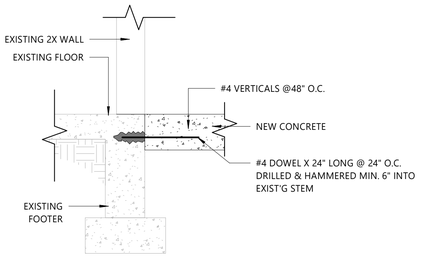
1 FOUNDATION PLAN
1/4" = 1'-0"



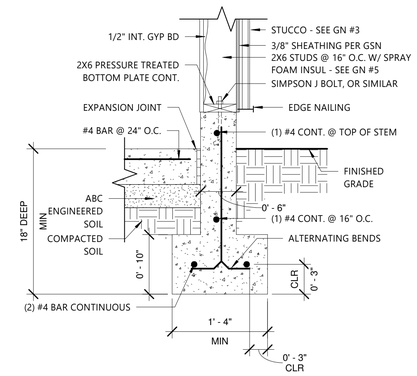
2 FRAMING PLAN
1/4" = 1'-0"



3 FOOTER EXPANSION DETAIL
1" = 1'-0"



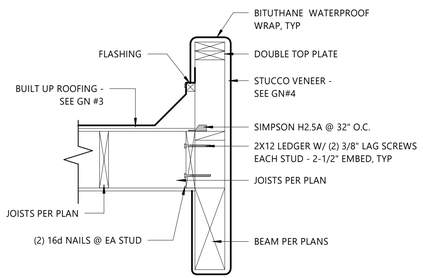
4 PAD EXPANSION DETAIL
1" = 1'-0"



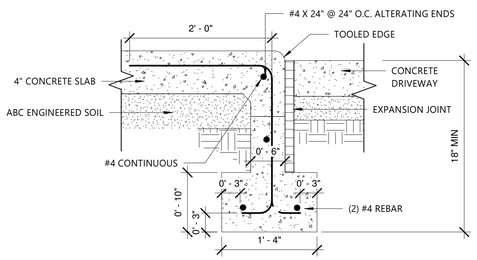
5 GARAGE PAD DETAIL
1" = 1'-0"

6 NEW TO OLD FLAT ROOF
1" = 1'-0"

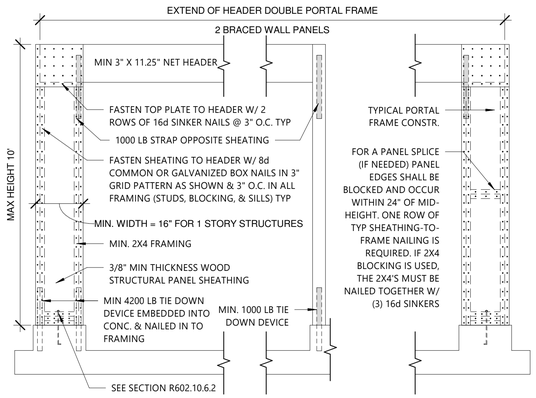
7 PARAPET JOIST DETAIL
1" = 1'-0"



8 PARAPET LEDGER DETAIL
1" = 1'-0"



CONCRETE STEM TURNDOWN @ GARAGE
9 1" = 1'-0"



10 WOOD PORTAL FRAME
1/2" = 1'-0"

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Structural Engineering Consultants

REVIEWED FOR STRUCTURAL CONFORMANCE WITH STRUCTURAL CALCULATIONS PREPARED BY:

Expires 06/30/24

WAGNER GARAGE
1235 N SUNNYVALE #52

STRUCTURAL PLANS

Project number	04003
Date	08/31/2017
Drawn by	Author
Checked by	Checker

A002

Scale: As indicated

GENERAL STRUCTURAL NOTES

BUILDING CODE:

2018 EDITION OF THE INTERNATIONAL BUILDING CODE

LOADS:

ROOF LIVE LOAD = 20 PSF (REDUCIBLE).
ROOF DEAD LOAD = 17 PSF (FLAT).
ROOF DEAD LOAD = 25 PSF (TILE).
FLOOR LIVE LOAD = 40 PSF.
FLOOR DEAD LOAD = 28 PSF.

WIND:

105 MPH BASIC WIND SPEED, EXPOSURE C.
Iw = 1.0.
INTERNAL PRESSURE COEFFICIENT (GCpi) = 0.18.

SEISMIC:

SDS - 0.189
SD1 - 0.103
SEISMIC DESIGN CATEGORY - B
SITE CLASS - D
R - 6.5
DESIGN BASE SHEAR - 0.020 * W

FOUNDATIONS:
SPREAD FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL. IN ACCORDANCE WITH 2018 IBC TABLE 1806.2. BOTTOM OF FOOTING TO BE 1'-6" MINIMUM BELOW FINISHED GRADE. FINISHED GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET FOR PERIMETER FOOTINGS. DESIGN SOIL MIN. BEARING VALUE = 1,500 PSF PER IBC TABLE 1806.2, SOIL CLASS 5.

CONCRETE:

MINIMUM 28 DAY STRENGTH 2,500 PSI TYPE II, U.N.O.

MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND UNDER-FLOOR DUCTS, ETC. MAXIMUM SLUMP 4 1/2" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON STRUCTURAL ENGINEER'S APPROVAL. CAST CLOSURE POUR AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. UNLESS APPROVED OTHERWISE IN WRITING BY THE ARCHITECT, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAW CUT), SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 225 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS FOR APPROVAL PRIOR TO CONSTRUCTION.

CONCRETE SLAB ON GRADE SHALL BE 4" THICKNESS WITH 6x6 W2.1 x W2.1 W.W.F. UNLESS NOTED OTHERWISE. INSTALL OVER 4" MINIMUM A.B.C. FILL. REFER TO SOILS REPORT FOR ADDITIOANL INFORMATION.

REINFORCING:

ASTM A615 (Fy = 60 KSI) DEFORMED BARS FOR ALL BARS. ALL GRADE 60 REINFORCING TO BE WELDED SHALL BE ASTM A706. WELDED WIRE FABRIC PER ASTM A185, WIRE PER ASTM A82. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERAGES AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ------- 3"
EXPOSED TO EARTH OR WEATHER
#6 OR LARGER ---------- 2"
#5 AND SMALLER ---------- 1 1/2"
COLUMNS (TO TIES) ---------- 1 1/2"
BEAMS (TO STIRRUPS) ---------- 1 1/2"
FLAT SLAB ---------- 3/4"
ALL OTHER PER LATEST EDITION OF ACI 318.

LAP SPLICES IN CONCRETE:

LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318. LAP SPLICES IN CONCRETE COLUMNS SHALL BE STANDARD COMPRESSION LAP SPLICES. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES. ALL WELDED WIRE FABRIC SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES.

ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. CONCRETE COLUMN DOWEL EMBEDMENT SHALL BE A STANDARD COMPRESSION DOWEL WITH EMBEDMENT LENGTH ACCORDING TO THE LATEST EDITION OF THE ACI 318. (UNLESS NOTED OTHERWISE ON PLANS OR DETAILS).

WOOD:

SAWN LUMBER:

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB). MAXIMUM MOISTURE CONTENT AT TIME OF INSTALL AND IN SERVICE NOT TO EXCEED 19%. ALL MEMBER SIZES SHOWN IN STRUCTURAL DRAWINGS ARE NOMINAL SIZES U.N.O. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES (USE OTHER GRADES WHERE NOTED ON PLANS):

	SPECIES & GRADE	ALL DESIGN VALUES LISTED IN POUNDS PER SQ. INCH (PSI) Fb	Ft	Fv	Fc perp	Fc	E
2x4 SUBPURLINS IN PANELIZED ROOF	DF-L #1&Btr	1,200	800	180	625	1,550	1,800,000
2x,3x,&4x	DF-L #2	900	575	180	625	1,350	1,600,000
POST AND TIMBERS (6x6,and larger)	DF-L #1	1,200	825	170	625	1,000	1,600,000
BEAMS AND STRINGERS (i.e.6x10,6x12 8x12, ETC.)	DF-L #1	1,350	675	170	625	925	1,600,000

DOWEL TYPE FASTENERS:

USE COMMON NAILS WHERE DRAWINGS SHOW PENNYWEIGHT NAIL SIZES UNLESS NOTED OTHERWISE IN THE STRUCTURAL DRAWING. BOX, SINKER, OR OTHER NAILS TYPES DO NOT ACHIEVE THE REQUIRED CONNECTION STRENGTH. POWER DRIVEN NAILS MAY BE USED. THEY MUST BE EQUIVALENT IN LENGTH AND SHANK DIAMETER TO THE PENNYWEIGHT NAILS THEY ARE REPLACING. ALL POWER DRIVEN FASTENERS SHALL BE MANUFACTURED AND INSTALLED PER ESR-1539. ALL NAILING SHALL BE PER IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE IN THE STRUCTURAL DRAWINGS. ATTACH ALL MECHANICAL FRAMING ANCHORS AND HANGERS WITH COMMON NAILS OR OTHER APPROVED FASTENERS PER THE MANUFACTURER'S SPECIFICATIONS TO ACHIEVE 100% OF THE MAXIMUM LISTED CAPACITY OF THE HANGER UNLESS NOTED OTHERWISE. COMMON NAILS SHALL BE OF THE FOLLOWING MINIMUM DIMENSIONS:

PENNYWEIGHT	SHANK DIAMETER	LENGTH	HEAD DIAMETER	MIN. EMBEDMENT
6d	0.113"	2"	0.266"	1 1/4"
8d	0.131"	2 1/2"	0.281"	1 3/8"
10d	0.148"	3"	0.312"	1 1/2"
16d	0.162"	3 1/2"	0.344"	1 5/8"
20d	0.192"	4"	0.406"	2"

HOLES FOR BOLTS SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT SHANK DIAMETER. A METAL PLATE, STRAP, OR WASHER NOT LESS THAN A STANDARD CUT WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND THE WOOD AND THE NUT. PREDRILL LEAD HOLES AS REQUIRED TO PREVENT SPLITTING. WHERE SCREWS ARE INDICATED FOR WOOD TO WOOD ATTACHMENT USE STANDARD WOOD SCREWS (PER ANSI B18.6.1) UNLESS NOTED OTHERWISE.

ENGINEERED WOOD PRODUCTS. (GLULAM) (PSL) (LSL):

ALL ENGINEERED LUMBER SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS. BEAM TO BEAR GRADE STAMP AND ATIC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. PRODUCTS SHALL BE MANUFACTURED, HANDLED, AND INSTALLED PER LATEST CODE APPROVAL REPORTS. ALL WOOD PRODUCTS EXPOSED TO WEATHER SHALL BE TREATED PER THE PROJECT SPECIFICATIONS.

GLUED-LAMINATED BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTES:
Fb = 2,400 PSI, Fv = 240 PSI, Fc (PERPENDICULAR) = 650 PSI, Fc (PARALLEL) = 1,650 PSI, Ft = 1150 PSI, E = 1,800,000 PSI. BEAMS CONTINUOUS OVER SUPPORTS OR SUPPORTING SHEAR WALL SHALL HAVE THE SPECIFIED MINIMUM Fb = 2,400 PSI, TOP AND BOTTOM. MAXIMUM MOISTURE CONTENT AT TIME OF INSTALL AND IN SERVICE NOT TO EXCEPT 16%.

PLYWOOD:

ALL PLYWOOD SHALL BE C-D INTERIOR SHEATHING, STRUCTURAL 2 OR BETTER WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. (ON ROOFS WHERE PLYWOOD IS LAYED UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD). MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION TO BE LESS THAN 16%. STAGGER JOINTS. ALL NAILING, COMMON NAILS. WHERE SCREWS ARE INDICATED FOR WOOD TO WOOD ATTACHMENTS, USE WOOD SCREWS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN/INDEX RATIO AND SHALL BE ATTACHED AS FOLLOWS UNLESS NOTED OTHERWISE:

USE	SPAN/INDEX THICKNESS	RATIO	EDGE ATTACHMENT	INTERMEDIATE ATTACHMENT
ROOF	1/2"	48/24	8d @ 6" O.C.	8d @ 12" O.C.
FLOOR	3/4" T & G	48/24	SCREWS @ 6" O.C.	SCREWS @ 10" O.C.
WALL	3/8"	32/16	8d @ 6" O.C.	8d @ 12" O.C.

WOOD SCREWS AT FLOOR SHEATHING SHALL BE #8 X 2-1/2" LONG FOR SHEATHING LESS THAN 1" THICK. SCREWS AT FLOOR SHEATHING SHALL BE #8 X 3" LONG FOR SHEATHING LESS THAN 1-1/4" THICK. ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS WITH AN APA AGF-01 QUALIFIED GLUE.

ALTERNATE:

AMERICAN PLYWOOD ASSOCIATION (APA) PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFING CONTRACTOR. WHERE ROOF IS TO BE GUARANTEED, IT MAY NOT BE USED WITHOUT PRIOR APPROVAL FROM BUILT-UP ROOF SYSTEM MANUFACTURER. RATED SHEATHING SHALL COMPLY WITH I.C.C. REPORT NO. NER-108, EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

EXPANSION AND SCREW ANCHORS:

USE STUD TYPE EXPANSION ANCHOR WITH A SINGLE PIECE WEDGE ONLY WHERE NOTED ON PLANS. IF USE IS REQUESTED FOR OTHER THAN WHERE NOTED CONTACT STRUCTURAL ENGINEER THROUGH ARCHITECT FOR APPROVAL.

CONTRACTOR SHALL SUBMIT MANUFACTURER'S SIZE AND STRENGTH DATA TO ENGINEER THROUGH ARCHITECT PRIOR TO CONSTRUCTION. INSTALL ALL BOLTS AS OUTLINED IN MANUFACTURER'S SPECIFICATIONS, UTILIZING PROPER SIZE AND TYPE OF DRILL, CLEANING HOLE, DRIVING AND TIGHTENING BOLT.

IN CONCRETE:

ANCHORS USED MUST HAVE ICC APPROVAL AND INCLUDE HILTI KWIK BOLT TZ (ESR-1917), AND SIMPSON STRONG BOLT (ESR-1771), AND SIMPSON TITEN HD (ESR-2713), HILTI KWIK HUS-EZ (ESR-3027), OR APPROVED EQUAL.

EPOXY ANCHORS IN CONCRETE:

INJECTABLE ADHESIVE SHALL BE USED FOR INSTALLATION OF REINFORCING STEEL DOWELS OR THREADED
ANCHOR RODS AND INSERTS INTO NEW OR EXISTING CONCRETE OR SOLID GROUTED CONCRETE MASONRY
UNITS ONLY WHERE SPECIFIED ON PLANS. IF USE IS REQUESTED FOR OTHER THAN WHERE NOTED CONTACT STRUCTURAL ENGINEER THROUGH ARCHITECT FOR APPROVAL. ADHESIVE SHALL BE FURNISHED IN SIDE BY SIDE PACKS WHICH KEEP COMPONENT A AND COMPONENT B SEPARATE. USE ONLY INJECTION TOOLS AND STATIC MIXING NOZZLES RECOMENDED BY MANUFACTURER. MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED.

IN CONCRETE:

ANCHORS USED MUST HAVE I.C.C. APPROVAL IN CRACKED CONCRETE AND INCLUDE SIMPSON SET-XP (ESR-2508), HILTI HIT-RE500-SD (ESR-2322), OR APPROVED EQUIVALENT. THE USE OF ANY EPOXY ANCHOR MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

NOTES ON CRACKING OF CONCRETE STRUCTURES:

CRACKING IS INHERENT TO THE MATERIAL PROPERTIES OF CONCRETE CONSTRUCTION (INCLUDING POST-TENSIONED CONCRETE STRUCTURES). WHILE EVER EFFORT HAS BEEN MADE TO MINIMIZE THE EFFECTS OF UNSIGHTLY CRACKING, THE PRESENCE OF CRACKS ARE NORMAL AND UNAVOIDABLE. THE DESIGN OF THE CONCRETE STRUCTURAL ITEMS HAVE BEEN ANALYZED USING A "CRACKING SECTION." THE PRESENCE OF THE CRACKING SHOULD NOT BE CONSIDERED DETRIMENTAL TO THE STRUCTURE. CRACKS LARGER THAN 10 MILS SHALL BE FILLED AND SEALED WITH AM APPROVED CRACK FILLER TO PREVENT FUTURE DETERIORATION. ALLOWANCE SHALL BE MADE IN THE CONSTRUCTION BUDGET FOR SEALING OF SUCH CRACKS. IN SOME CASE, CRACKS DO NOT APPEAR UNTIL WELL AFTER CONSTRCUTION HAS BEEN COMPLETED. IT IS THE RESPONSIBILTY OF THE OWNER TO MAINTAIN THE STRUCTURE PROPERLY OVER THE LIFE OF THE STRUCTURE. CONCRETE CRACKS, SHOULD THEY OCCUR, SHALL BE FILLED AND SEALED TO PREVENT PREMATURE DETERIORATION OF THE STRUCTURE.

GENERAL:

ENTIRE CONTRACT DOCUMENTS SHALL BE USED TO BUILD BUILDING. SOME CRITICAL ITEMS REQUIRED BY OTHER DISCIPLINES MAY NOT BE SHOWN ON STRUCTURAL DRAWING (i.e. WALL, FLOOR AND ROOF OPENING, ARCHITECTURAL, MECHANICAL AND PLUMBING LOADS, SUPPORT PLATES ETC.)

ITEMS SHOWN BY OTHER DISCIPLINES WITH REFERENCE TO STRUCTURAL DRAWING BUT NOT SHOWN ON THESE STRUCTURAL DOCUMENT SHALL BE CONSIDERED DESIGN BUILD ITEMS. CONTRACTOR SHALL SUBMIT DESIGN BY OTHERS FOR REVIEW.

THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

PREFABRICATED WOOD TRUSSES:

1. SEE DESIGN LOADS, PLANS AND DETAILS FOR TRUSS LOADING REQUIREMENTS. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN, FABRICATION AND ERECTION PROCEDURES FOR ALL TRUSSES, BLOCKING, INCIDENTAL FRAMING, FRAMING FOR OPENINGS NOT SHOWN ON DRAWINGS, TEMPORARY AND PERMANENT BRACING AND BRIDGING, CONNECTIONS, HOLDOWN ANCHORS, AND ALL OTHER ITEMS REQUIRED FOR A COMPLETE AND SAFE INSTALLATION OF THE TRUSS SYSTEM. TRUSS CONFIGURATIONS ARE SHOWN ON DRAWINGS.

2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TPI 1-2002 TO SUPPORT THEIR OWN WEIGHT PLUS SUPERIMPOSED DEAD, LIVE, UPLIFT AND LATERAL LOADS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE WHICH THE PROJECT IS LOCATED FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO DESIGN LOADS, ALLOWABLE STRESSES, DEFLECTIONS, TRUSS TO TRUSS CONNECTIONS, SPECIAL BEARING OR CONNECTION DETAILS AND ERECTION DRAWINGS.

3. ALL TOP AND BOTTOM CHORD MATERIAL SHALL BE TENSION TESTED AT SPLICES TO A MINIMUM OF 1.2 TIMES THE ALLOWABLE TENSION PARALLEL TO THE GRAIN (PER NATIONAL DESIGN SPECIFICATIONS). LOAD DURATION FACTOR SHALL BE PER THE MOST CURRENT EDITION OF THE NDS. ALL TRUSSES SHALL BE CAMBERED FOR 1.0 TIMES THE DESIGN DEAD LOAD.

4. DEFLECTION LIMITS SHALL BE AS FOLLOWS:
ROOF - DEAD LOAD + LIVE LOAD = SPAN/240.
ROOF - LIVE LOAD = SPAN/360.
FLOOR - DEAD LOAD + LIVE LOAD = SPAN/360.
FLOOR - LIVE LOAD = SPAN/480.
NOTE: DEFLECTION CRITERIA IS FOR SIMPLE SPAN MEMBERS. DEFLECTION LIMITS MAY BE DOUBLED FOR CANTILEVER MEMBERS.

5. THE TRUSS MANUFACTURER SHALL PROVIDE BRACING AND BRIDGING SIZES AND SPACING IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE (TPI). MINIMUM REQUIREMENTS ARE SHOWN ON THE DRAWINGS. INSTALL AND LAP BRACING AND BRIDGING PER LATEST TPI RECOMMENDATIONS. SPECIAL BRACING MAY BE REQUIRED FOR MULTIPLE OR CANTILEVER TRUSSES AND WIND UPLIFT CONDITIONS.

6. ADDITIONAL TRUSSES SHALL BE DESIGNED AND SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT, PIPING, DUCTS, ETC.

7. ALL CONNECTORS SPECIFIED BY THE MANUFACTURER SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE DESIGNED AND SIZED FOR TWICE THE CALCULATED LOAD. NO OFFSETS FOR CONNECTIONS WILL BE PERMITTED.

8. ALL TRUSS TO TRUSS CONNECTIONS ARE THE DESIGN RESPONSIBILITY OF THE TRUSS MANUFACTURER. CALCULATIONS AND DETAILS FOR CONNECTIONS SHALL BE SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE AND SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

SPECIAL INSPECTIONS:

DEFFERED SUBMITTALS:

etoddtDesign, Inc
www.etoddt.com

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. ALL WALLS 2X6 STUD WALLS, UNLESS OTHERWISE NOTED
3. ONE-KOTE STUCCO VENEER - ESR-4772
4. GAF BUILT-UP ROOFING - ESR-4676
5. ALL ELECTRICAL OUTLETS TO BE TAMPER-RESISTANT - E4002.14
6. INSTALL SMOKE DETECTORS PER CODE ONE IN EACH BEDROOM & CENTRALLY LOCATED IN HALLS LEADING TO SLEEPING ROOMS.
7. SMOKE DETECTORS TO BE BATTERY OPERATED & INTERCONNECTED HALLWAY SMOKE DETECTOR TO BE A COMBO CO2 SENSOR & INTERCONNECTED

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REVIEWED FOR STRUCTURAL CONFORMANCE WITH STRUCTURAL CALCULATIONS PREPARED BY:

Expires 06/30/24

WAGNER GARAGE
1235 N SUNNYVALE #52

STRUCTURAL NOTES

Project number	04003
Date	08/31/2017
Drawn by	Author
Checked by	Checker

A003

Scale 12" = 1'-0"