

ITEMS	SST MODEL #	USP MODEL #	GAGE	INSTALLATION HARDWARE
SINGLE JOIST HANGER 1	LUS210Z OR SS	JUS210TZ,SS	18	4-10d (Joist), 8-10d (Header)
DOUBLE JOIST HANGER 2	LUS210-2ZORSS	JUS210-2TZ,SS	18	6-16d (Joist), 8-16d (Header)
SINGLE JOIST HANGER 3	LUS28-Z	JUS28TZ,SS	18	4-10d (Joist), 6-10d (Header)
DOUBLE JOIST HANGER 4	LUS28-2Z	JUS28-2TZ	18	4-16d (Joist), 6-16d (Header)
METAL ANGLE1	L90 Z	AC9 TZ	16	10-10d 5 each leg
METAL ANGLE2	A23 Z	A3 TZ	18	*8-10dx11/2" 4 each leg
METAL ANGLE3	TA9Z OR KT	SCA9 TZ	12	5-1/4"dia x11/2" wood screw
COL. BASE 6X6 POST	CBS066-SDS2HDG	CBS066-SDS2TZ	12	14-1/4"dia x2" wood screws
POST BASE RAILING POST	PBS44A HDG	WAS44 TZ	12	14-16d, 2-1/2" dia bolts
METAL STRAP	MSTA12 Z OR SS	MSTA12 TZ, SS	18	10-10d
POST BASE PLATE	CPB44	CPB44		4-10d

NOTES:
 USE SMALLER LENGTH NAILS WITH SPECIFIED PENNY WEIGHT. SST-SIMPSON STRONG TIE; USP-UNITED STEEL PRODUCTS. HDG-HOT DIPPED GALVANIZED, SS-STAINLESS STEEL, Z-Z MAX GALVANIZED (G-185), TZ-TROUBLE ZINC GALVANIZED(G-185)
 ALL METAL CONSTRUCTION CONNECTORS SHALL BE EITHER "CONTINUOUS" HOT-DIP GALVANIZED WITH A 1.85 OUNCE/SQUARE FOOT OF ZINC COATING PER ASTM A653, OR "BATCH" "POST" HOT-DIP GALVANIZED WITH ZINC PER ASTM A123 OR A153, OR STAINLESS STEEL. FASTENERS AND CONNECTORS MUST BE FABRICATED FROM LIKE MATERIALS.

STAIR OR PORCH

- 7(15-8-320) A PORCH OR DECK SHALL BE DEFINED AS INSPECTION (13-4-010) OF THIS CODE. PORCHES OR DECKS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE PERMITTED WHEN ATTACHED TO RESIDENTIAL UNITS OF TYPES III-B, III-C. A OR B CONSTRUCTION WITH THE FOLLOWING LIMITATIONS:
 - (A) PORCHES OR DECKS SHALL NOT EXCEED THREE (3) STORIES IN HEIGHT.
 - (B) PORCHES OR DECKS SHALL NOT PROJECT MORE THAN TEN (10) FEET FROM THE BUILDING NOR EXCEED ON HUNDRED FIFTY (150) SQUARE FEET IN AREA PER DWELLING UNIT, EXCLUSIVE OF STAIRS.
 - (C) PORCHES OR DECKS SHALL NOT BE LOCATED LESS THAN SIX (6) FEET FROM AN INTERIOR LOT LINE, EXCEPT THAT PORCHES MEETING REQUIREMENTS (A) AND (B) OF THIS SECTION MAY BE LOCATED AS CLOSE AS THREE FEET FROM AN INTERIOR LOT LINE IF PORCH SIDE WALLS ARE FIRE-RATED AT ONE HOUR OR MORE. EXCEPTION: PRE-ORDINANCE PORCHES (ERECTED PRIOR TO JANUARY 20TH 1950) NOT EXCEEDING FOUR (4) STORIES HEIGHT AND ERECTED LESS THAN SIX (6) FEET FROM INTERIOR LOT LINE MAYBE REPLACED WITH RESPECT TO HEIGHT, SIZE A LOCATION, SUBJECT TO APPROVAL OF THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND PERMITS.

OPEN STAIRS

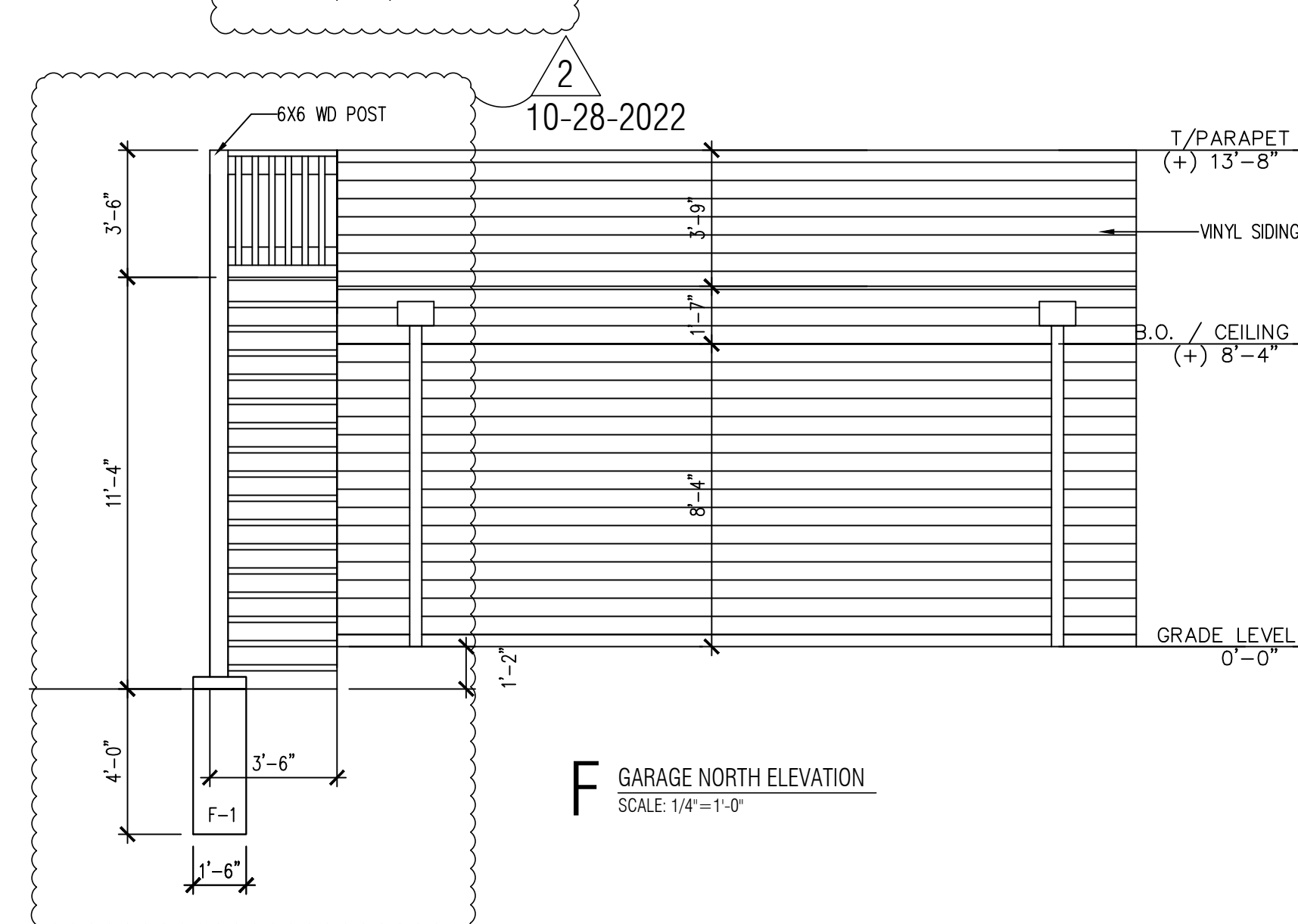
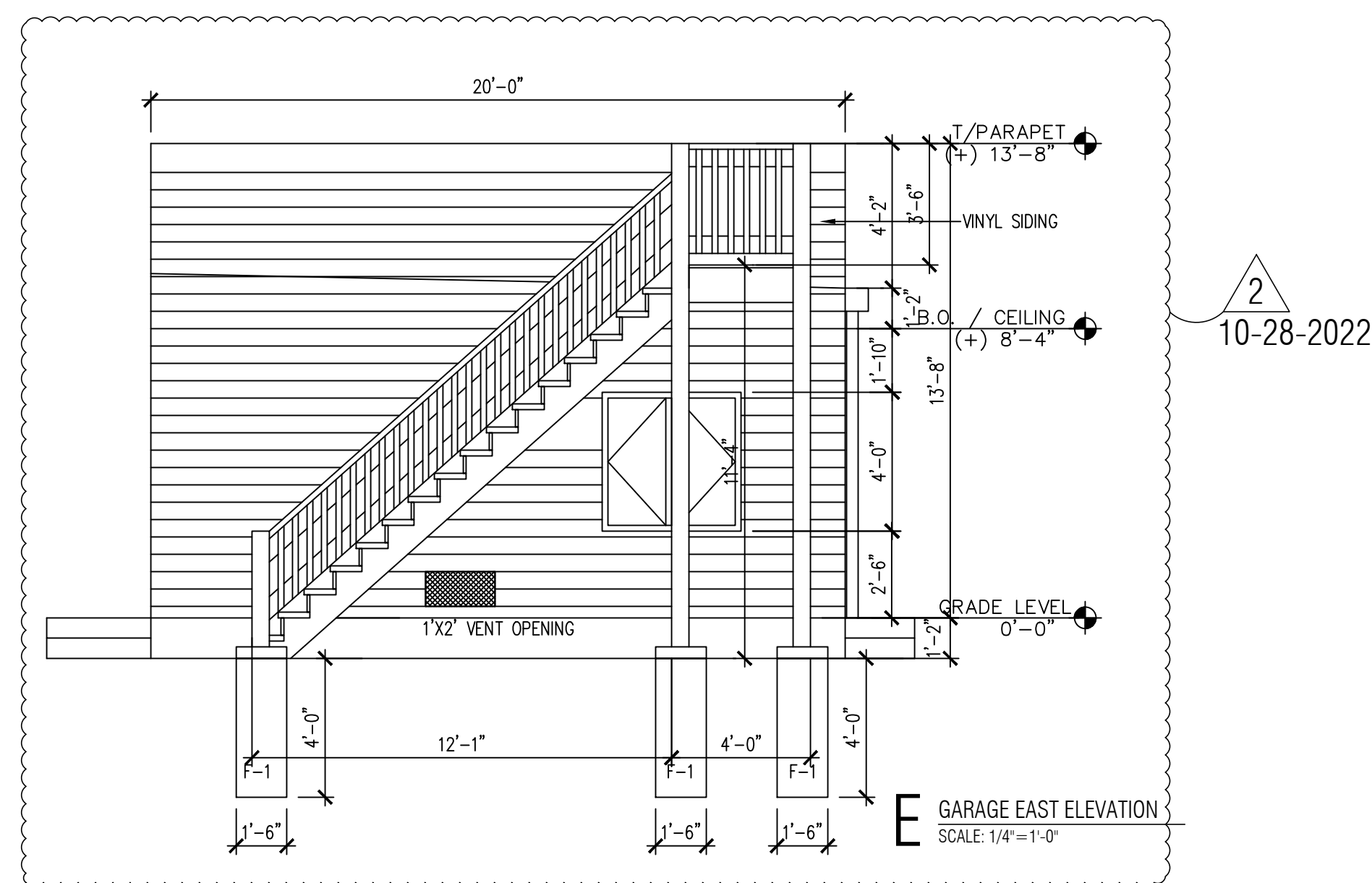
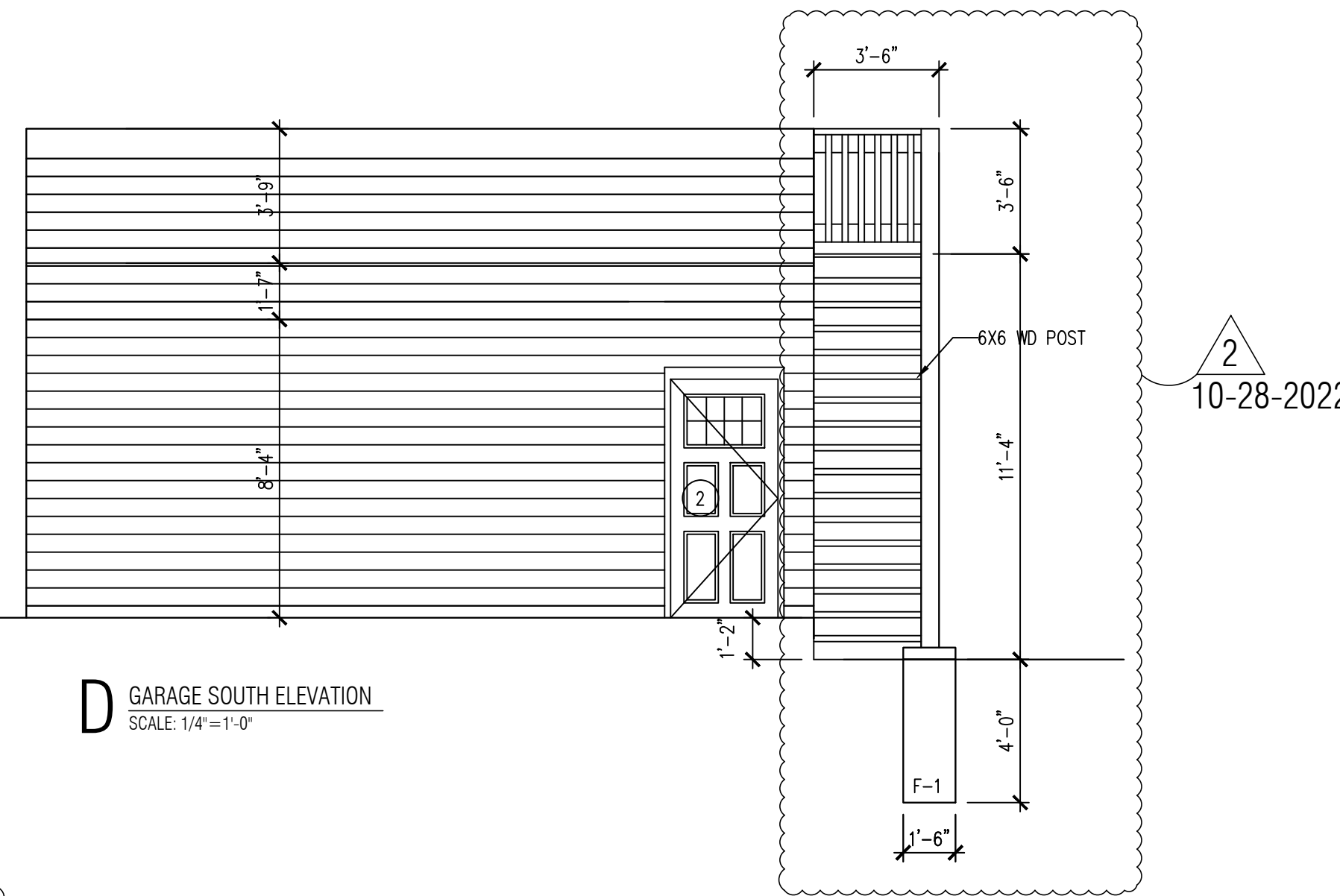
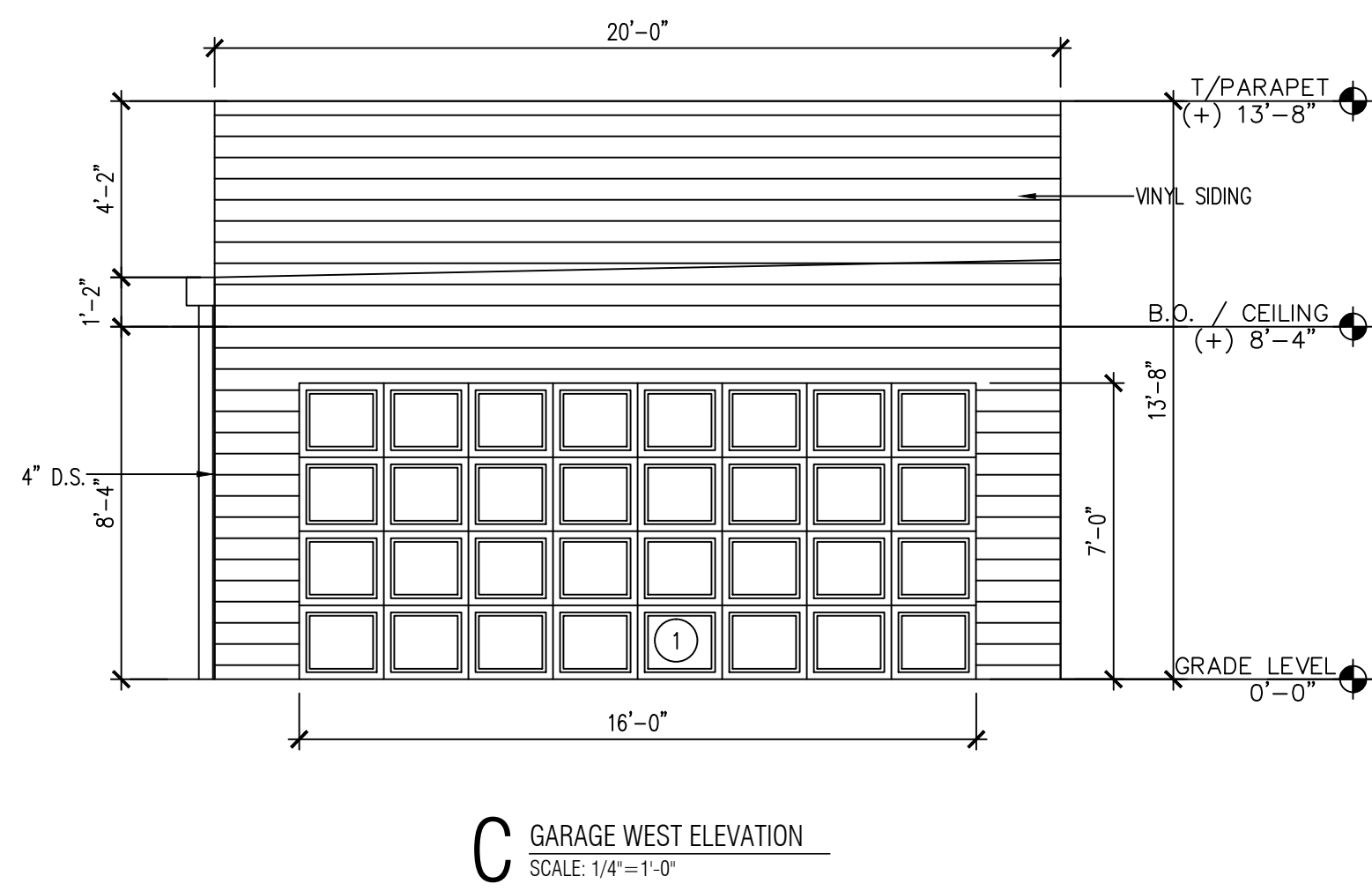
7(15-8-324) AN OPEN STAIR, AS USED IN THIS CHAPTER, SHALL MEAN AN UNHEATED STRUCTURE ATTACHED TO A PRINCIPAL BUILDING, INTENDED EXCLUSIVELY FOR VERTICAL INGRESS OR EGRESS, AND CONTAINING NO ADDITIONAL FLOOR AREA FOR MISCELLANEOUS PURPOSES. AN OPEN STAIR OF UNPROTECTED WOOD FRAME CONSTRUCTION SHALL BE LOCATED NOT CLOSER THAN SIX FEET FROM AN INTERIOR LOT LINE. AN UNPROTECTED NON-COMBUSTIBLE OPEN STAIR MAY BE LOCATED ON LOT LINE. OPEN STAIRS USED REQUIRED EXITS SHALL BE SUBJECT TO THE SAME HEIGHT LIMITATIONS AS PORCH STAIRS, EXCEPT THAT OPEN STAIRS SERVING A SPECIAL ROOFTOP CLUB LICENSE PURSUANT TO CHAPTER 4(4-388) MAY EXTEND TO A MAXIMUM HEIGHT OF FOUR STORIES OR 45 FEET, WHICHEVER IS HEIGHT PROVIDED SUCH STAIRS ARE OF NON-COMBUSTIBLE CONSTRUCTION.

PORCHES OR STAIR

- 34(13-200-260) EXISTING PORCHES OR DECKS MAY REPAIRED OR REPLACED IN THE SAME LOCATION WITH CONSTRUCTION OF THE SAME TYPE AS THAT OF THE EXISTING PORCH OR DECK.
- (1) EXISTING PORCHES OR DECKS NOT EXCEEDING THREE STORIES IN HEIGHT MAY BE EXTENDED UP ONE STORY TO THE ROOF LEVEL REGARDLESS OF THEIR LOCATION WITH RESPECT TO THE LOT LINE OR OTHER BUILDING ON THE SAME LOT, IF IN CONFORMANCE WITH THE ZONING ORDINANCE.
 - (2) EXISTING PORCHES OR DECKS MAY BE ENCLOSED, REGARDLESS OF THEIR LOCATION WITH RESPECT TO THE LOT LINE OR OTHER BUILDINGS ON THE SAME LOT, IF CONSTRUCTION REQUIREMENTS OF CHAPTER 6(13-60) ARE MET. IF THE EXISTING PORCH OR DECK IS LESS THAN SIX FEET FROM AN INTERIOR LOT LINE, THE ENCLOSURE SHALL BE A MINIMUM OF ONE HOUR RATED CONSTRUCTION, IF IN CONFORMANCE WITH THE ZONING ORDINANCE.

PROJECT NOTES

1. STANDARD "NATIONAL DESIGN SPECIFICATION NDS-2005" BY THE "NATIONAL FOREST PRODUCTS ASSOCIATION"; APA "PERFORMANCE STANDARDS FOR STRUCTURAL USE PANELS"; U.S. PRODUCT STANDARD PS 1.
2. ALL SAWN LUMBER SHALL BE THE FOLLOWING SPECIES AND GRADE: SOUTHERN YELLOW PINE #1 OR BETTER, DOUGLAS FIR-LARCH #1 OR BETTER, SPRUCE PINE FIR #1 OR BETTER.
3. ALL STAIRS SHALL HAVE RAILINGS ON BOTH SIDES. HANDRAILS SHALL BE SECURELY ANCHORED TO STAIRS AND/OR ADJACENT WALLS. HANDRAILS SHALL BE MIN. 34" MEASURED VERTICALLY ABOVE NOSING. GUARDRAILS SHALL BE A MINIMUM OF 42" HIGH.
4. BALUSTERS OR INTERMEDIATE RAILS SHALL BE SPACED AT A MAXIMUM OF 4" O.C. TO PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE. MAXIMUM RISER 8" AND MINIMUM TREAD 10". 3/16" DIFFERENCE IN THE HEIGHT OF ADJACENT STAIR RISERS AND THE DEPTH OF ADJACENT STAIR TREADS; 3/8" DIFFERENCE IN THE HEIGHT OF THE LARGEST AND SMALLEST STAIR RISER OR STAIR TREAD IN A SINGLE FLIGHT OF STAIRS.
5. ALL METAL CONSTRUCTION CONNECTORS FOR STRUCTURAL WOOD ELEMENTS TO BE STAINLESS STEEL OR "CONTINUOUS" HOT-DIP GALVANIZED WITH A 1.85 OUNCE/SF OF ZINC COATING PER ASTM A653. FASTENERS AND CONNECTORS MUST BE FABRICATED FROM LIKE MATERIALS. STAIR & RAILINGS. MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE GIVEN IN THE CHART.
6. ALL EXTERIOR EXPOSED WOOD AND SILL PLATES IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED LUMBER. PROVIDE 1"x4" OR METAL CROSS BRIDGING AT MID SPAN AND NOT OVER 6 FEET ON CENTER FOR ALL WOOD JOISTS. PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.
7. ALL LUMBER SHALL BE FIRE RETARDANT TREATED; ALL STEEL ANCHORS SHALL BE CORROSION RESISTANT TO THE CHEMICALS USED IN THE TREATMENT. 24" <=2 RISER HEIGHT + 1 TREAD WIDTH <=27".



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PROPOSED A NEW FRAME GARAGE
 1720 NORTH MOZART STREET
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ISSUES	DATE
ISSUED FOR PERMIT	05/08/2022
REISSUED FOR PERMIT	08/28/2022
REISSUED FOR PERMIT	10/28/2022



GARAGE FLOOR
 PLANS
 & ELEVATIONS

SHEET NUMBER

A1