GENERAL NOTES
1. The governing Code for this Project is the 2021 International Building Code. This Code prescribes which edition of each referenced standard applies to this Project.
2. To the best of our knowledge, the Structural Drawings and these Specification Notes comply with the applicable requirements of the governing Building Code.
3. Construction is to comply with the requirements of the governing Building Code and all other applicable Federal, State, and Local Codes, Standards, Regulations and Laws.
4. The Structural Documents are to be used in conjunction with the Architectural Documents. If a conflict exists, the more stringent governs.
5. Details labeled "TYP" apply to all situations that are the same or similar to those specifically referenced, whether or not they are keyed in at each location. Questions regarding the applicability of typical details shall be resolved by the Architect.
6. Openings shown on Structural Drawings are only pictorial. See the Architectural and M.E.P. drawings for the size and location of openings in the structure.
7. Contractors who discover discrepancies, omissions or variations in the Contract Documents during bidding shall immediately notify the Architect. The Architect will resolve the condition and issue a written clarification.
8. The Contractor shall coordinate all Contract Documents with field conditions and dimensions and Project Shop Drawings prior to construction. Do not scale drawings; use only printed dimensions. Report any discrepancies in writing to the Architect prior to proceeding with work. Do not change size or location of structural members without written instructions from the Structural Engineer of Record.
9. The Contractor shall protect adjacent property, his own work and the public from harm. The Contractor is solely responsible for construction means and methods, and jobsite safety including all OSHA requirements.
10. The Structure is designed to be structurally sound when completed. Prior to completion, the Contractor is responsible for stability and temporary bracing, including, but not limited to, masonry walls. Wherever the Contractor is unsure of these requirements, the Contractor shall retain a **Texas** Licensed Engineer to design and inspect the temporary bracing and stability of the structure.
11. For installation of simpson strong-tie components and connectors, refer to manufacturer specifications.
12. Contractor shall exercise extreme caution in areas of buried utilities by calling 811. the contractor is responsible for repairing and contacting all utilities.
13. Design Superimposed Loads:
OCCUPANCY/USE LIVE LOAD DEAD LOAD
Roof 20 psf 17 psf
Attic 10 psf 5 psf
Floor 40 psf 20 psf
Wall - 12 psf
Deck 40 psf 15 psf
14. Design Wind Loads
Governing Code 2021 IBC
Building Risk Category II
Ultimate Wind Speed V = 105 mph
Mean Roof Height -
Directionality Factor Kd = 0.85
Gust-Effect Factor G= 0.9
Exposure C
Internal Pressure Coefficient GCpi = ±0.18

DEMOLITION NOTES
1. At all locations where new construction will interface with existing elements, cut through existing structure in straight and true lines to insure a neat interface.
2. At all locations where the demolition of a concrete member leaves the ends of reinforcing steel exposed, provide the following:
a. Chip concrete from around the steel to a depth of 1".
b. Cut off reinforcing steel not less than 3/4" below the concrete surface.
c. Fill the cavity flush with a high modulus gel epoxy. See specifications for accepted manufacturers.
3. Before demolishing any structural element, install all required temporary and/or permanent bracing and supports.
4. Provide temporary closure of all roof fascia, wall and other openings to protect building from exposure to undesirable elements until new construction is weatherproofed, at which time such temporary construction shall be removed. All temporary exterior walls that are subject to wind loads are to be designed by a Texas Licensed Delegated Engineer.
5. Upon completion of new construction under each phase, all demolished areas shall be restored to acceptable usage according to the contract documents as determined by the Architect or Engineer.

SHALLOW FOUNDATIONS
1. As per visual inspection soil conditions at this site are sand & rock with a min bearing capacity of 2000 psf should other conditions or materials be encountered, the engineer shall be notified prior to proceeding with the work the architect or engineer shall supply a letter attesting that the site has been observed and the foundation conditions are similar to those upon which the design is based on.
2. Center all footings under their respective columns or walls, u.o.n.

EXCAVATION, BACKFILL AND DEWATERING
1. The Contractor is solely responsible for all excavation procedures including lagging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the requirements of the local building department and OSHA regulations. Do not excavate within one foot of the angle of repose of any soil bearing foundation unless the foundation is properly protected against settlement.
2. Do not backfill against walls until 7 days after the walls are braced by the structure or are temporarily braced. Do not backfill cantilevered retaining walls until concrete is 28 days old. Do not backfill until after completion and inspection of any waterproofing.
3. The Contractor is responsible for the disposal of all accumulated water in a manner that does not inconvenience or damage the work.

SLABS-ON-GRADE
1. Above subgrade, use fill containing not more than 10% passing #200 sieve and maximum 1 inch diameter. Compact to 95% of maximum dry density as determined by modified proctor ASTM D-1557. Each layer of fill shall not exceed 6" loose thickness. Compact prior to placement of the next layer.
2. Fill placement and compaction shall be monitored and accepted by the testing agency. Take a min. of one field density test (ASTM D-1556 or D-2922) for each 2,500 square feet of each layer. The testing agency shall randomly select test locations.
3. For interior slabs place 10 mil polyethylene sheeting between soil and bottom of slab. Do not use any sheeting below exterior concrete slabs. Sheets shall be lapped 6" minimum and taped. Seal all penetrations, including pipes, with tape.
4. See the Architectural Drawings for slab-on-grade depressions and other requirements.

REINFORCED CONCRETE
1. Provide Structural Concrete and concreting practices complying with ACI 301 and 318.
2. Provide structural concrete proportioned in accordance with ACI 318, Ch. 5.3, with a minimum ultimate compressive design strength in 28 days as follows:
Element Strength
Footings 3,000 psi
Slabs-on-Grade 3,000 psi
Submit statistical data, not more than one year old, for each class of concrete.
3. Use normal weight concrete for all structural members. u.o.n.
4. Aggregates are to be clean, free of chlorides, and complying with ASTM C33 gradations. Maximum coarse aggregate size 1" (C33 size 57). Minimum F.M. for fine aggregate is 2.4. Use admixtures conforming to ASTM C494. Provide type A, D, F or G admix in all structural concrete and Type D or G when ambient temperature is 85 degrees or higher. Design concrete, with strengths less than 4500 psi, with 4% +/- 1% entrained air, except for trowel finished floors. Do not use calcium chloride in any concrete.
5. Obtain composite samples of fresh concrete according to ASTM C172. Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mix placed each day. For slabs, increase frequency to each 50 cu. yd. or fraction placed each day. Take a slump test, ASTM C143, for each composite sample. Maximum permissible slump is 5 inches. Cast and laboratory cure one set of four compression test standard cylinders, per ASTM C31, for each composite sample. For pumped concrete, take sample at point of placement. Test, per ASTM C39, one cylinder at 7 days and three at 28 days. If one of the first two 28 day tests falls below the specified strength, test the remaining cylinder at 56 days. No concrete test will be accepted if concrete is tampered with in any way after sample is obtained. Repeat sampling if water is added after initial sample is obtained.
6. Provide ASTM A-615 Grade 60 reinforcing steel. Reinforcing shall be accurately placed, rigidly supported and firmly tied in place, with appropriate bar supports and spacers. Conform to ACI 301, 315, 318 and CRSI Manual of Standard Practice. Lap continuous reinforcing 48 bar dia. Lap bottom steel over supports and top steel at midspan (u.o.n.). Hook discontinuous ends of all top bars and all bars in walls, u.o.n. Provide clear cover over reinforcing as follows:
Element Bottom Top Sides
Footings 3" 3" 3"
Slabs-on-Grade - Interior 3" 3/4" 2"
Slabs-on-Grade - Exterior 3" 1 1/2" 2"
7. Where specified, provide plain, cold-drawn electrically-welded wire reinforcement conforming to ASTM A-185. Supply in flat sheets only. Lap two mesh spacings. Use chairs to support wire fabric in the center of slab.
8. Utilities shall not penetrate beams or columns but may pass through slabs and walls individually, u.o.n. For openings 24" long or less, cut reinforcing and replace alongside opening with splice bars of equivalent area with 48 bar diameter lap.
9. Where reinforcing steel congestion permits, conduit and pipes up to 1" diameter may be embedded in concrete per ACI 318, Section 20.7. Space at 3 diameters o.c. Place between outer layers of reinforcing if conduits are significantly congested, additional reinforcing perpendicular to piping may be required. Requests to embed larger pipes should be accompanied by a detailed description and be submitted to the architect for evaluation.
10. Provide construction joints in accordance with ACI 318, Section 6.4. Provide keyways and adequate dowels. Submit drawings showing location of construction joints and direction of pour for review.
11. Provide 3/4" chamfer for all exposed corners.
12. Provide reinforcing steel placer with a set of Structural Drawings for field reference. Inspect reinforcing steel placing from structural drawings.

CONCRETE MASONRY
1. Construct masonry in accordance with ACI 530/ASCE 5, "Building Code Requirements for Concrete Masonry Structures"; and ACI 530.1/ASCE 6, "Specifications for the Design and Construction of Load-Bearing Concrete Masonry".
2. The structure is supported by bearing walls, u.o.n. Erect masonry prior to casting concrete columns within bearing walls or casting beams and slabs supported by bearing walls.
3. Use 50% solid, nominal 8x8x16, concrete masonry units conforming to ASTM C90. Block net area compressive strength shall be **2,000** psi. Determine the minimum f'm of 1,500 psi by the unit test method or prism method. Lay up units in running bond. Sawcut units which are not in multiples of 8". Units shall be at least 8" long. Bond corners by lapping ends 8" in successive vertical courses. Design of walls is based on a f'm of **2,000** psi.
4. Use Type S mortar in accordance with ASTM C270 except use Type M mortar below grade. Head and bed joints shall be 3/8" for the thickness of the face shell. Webs are to be fully mortared in all courses of piers, columns and pilasters; in the starting course; and where an adjacent cell is to be grouted. Remove mortar protrusions extending 1/2" or more into cells to be grouted.
5. Use standard (9 gauge) horizontal joint reinforcing in every other course. Joint reinforcing and anchors in exterior walls shall conform to ASTM A 153 Class B2, with a coating thickness of 1.50 oz/sf; conform to ASTM A 641 at interior walls. Overlap discontinuous ends 6". Use prefabricated corners and tees. Use ladder type in walls with vertical reinforcing. Extend joint reinforcing a minimum of 4" into tie columns.
6. Use fine grout conforming to ASTM C-476, with a minimum compressive strength of 2,500 psi in 28 days. Aggregate to conform to ASTM C404 for fine grout, with slump of 8" to 10". Grout all masonry containing reinforcing, all cells of 4 hour rated walls, and where indicated on the drawings. Allow mortar to cure 24 hours prior to grouting. Provide cleanout openings at the base of cells containing reinforcing steel to clean the cell and to tie the vertical bar to the dowel.
7. Use ASTM A-615 Grade 60 reinforcing steel. Reinforce walls where indicated on the drawings and at all intersections, each side of openings and at the ends of walls. Use bar spacers at 10'-0" O/C where grout pour height exceeds 10'-0".
8. Reinforced masonry wall construction shall be inspected by an Engineer or Architect in accordance with ACI 530.1/ASCE 6.
9. Where anchor bolts, wedge anchors or anchors set in epoxy are set in a masonry wall, fill cells with grout for bolted course, one course above and two courses below.
10. Provide lintels or headers with min. 8" bearing over all masonry openings.
11. Use pressure-treated wood for wood in contact with masonry.

STRUCTURAL STEEL
1. Fabricate and erect structural steel in conformance with AISC "Specification for Structural Steel Buildings", with Commentary, AISC "Code of Standard Practice for Steel Buildings and Bridges", AISC "Specification for Structural Joints Using ASTM A325 and A490 Bolts, including Commentary" and all OSHA requirements.
2. Submit, to the Architect, complete fabrication and erection drawings prepared by or under the direct supervision of a Texas licensed engineer (Delegated Engineer). Details or connections changed or proposed by the fabricator shall be signed, sealed and dated by the Delegated Engineer.
3. Fabricate structural steel shapes from the following materials:
a. Plates: ASTM A36.
4. All shop and field welding procedures and personnel shall conform to AWS D1.1 Structural Welding Code- Steel. Use E70 series welding electrodes, u.o.n. Where necessary, remove galvanizing or primer prior to welding.
5. Cut, drill, or punch holes perpendicular to metal surfaces. Ream holes that must be enlarged to admit bolts as permitted by Architect. Do not enlarge unfair holes by burning or using drift pins.
6. Do not splice structural steel members except where indicated on the drawings.
7. Steel erector to furnish and install temporary bracing as necessary to provide a stable structure during construction.
8. See Architectural and Mechanical Drawings for miscellaneous steel not shown on the Structural Drawings.
9. Refer to Architectural Drawings for painting and fireproofing of structural steel. In the absence of other instructions, paint all non-galvanized steel with a lead and chromate free steel primer. Do not paint steel surfaces in contact with concrete or to be fireproofed.

WOOD
1. All wood construction and connections shall conform to AITC "American Institute of Timber Construction" Manual, and the "National Design Specifications" for Wood Construction, 2001 Edition, and Texas Building Code, Chapter 23.
2. All member sizes are to be as shown on drawing and provide the following minimum properties:
Member Species Fb (psi) E (psi)
Joists So. Pine No. 2 1,500 1,400,000
3. All wood in contact with concrete or masonry shall be pressure treated.
4. All bolts and bolted connections shall conform to ASTM A325, Anchor bolts is F1554-Grade 55. Use washers between wood and all bolt heads and nuts.
5. All metal wood connectors shall be galvanized and shall be manufactured by Simpson Strong Tie Co., or approved equal.
6. All joists shall be laterally supported at ends by solid blocking.

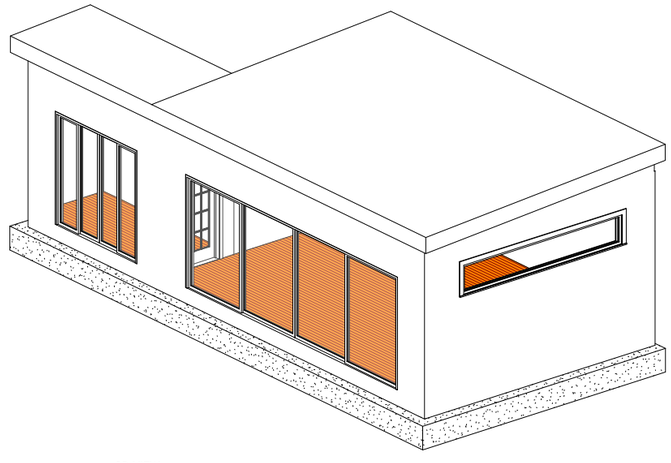
Door Schedule 2

Family	Count	Height	Sill Height	Width
Sliding - Glass-4 Panel	1	7' - 0"	0' - 0"	19' - 2 27/32"
Sliding - Glass-4 Panel	1	7' - 0"	0' - 0"	7' - 2 27/32"
Door-Interior-Single-Full Glass-Wood	1	7' - 0"	0' - 0"	2' - 6"

Window Schedule 2

Count	Family	Assembly Name	Sill Height	Width	Height
1	Fixed with Trim		6' - 0"	12' - 0"	2' - 0"
1	Fixed with Trim		7' - 0"	3' - 0"	2' - 0"

INDEX



1 3D VIEW

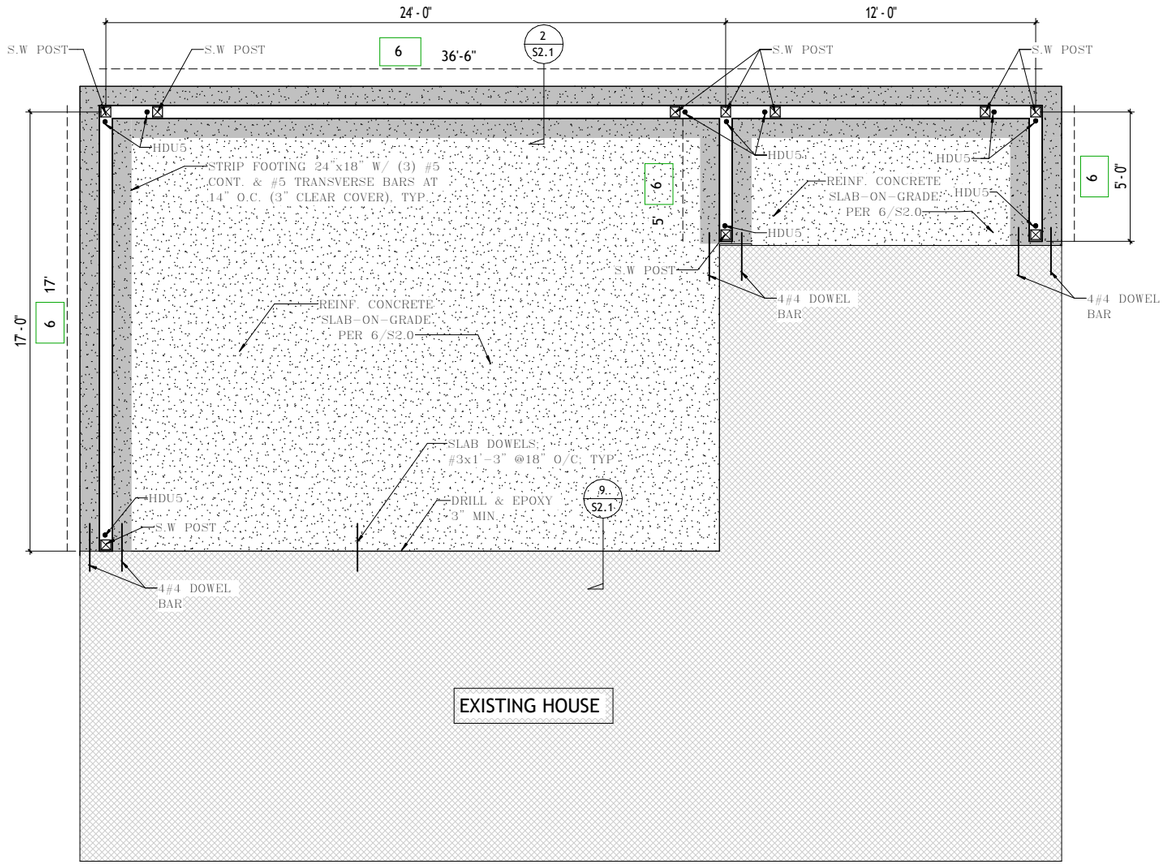
Project Name

COUNTY APPROVAL

SHEET TITLE
STRUCTURAL NOTES

DATE **Issue Date**
SCALE
DRAWN BY **Project Number**
APPLICABLE CODE: **Enter address here Address Line 2**

SHEET NO.
S-0.0



1 Founation
3/8" = 1'-0"

LEGEND

- WALL ABOVE FRAMING PLAN
- WALL BELOW FRAMING PLAN
- EXTERIOR WALLS: 2x6 OR 2x4 STUDS @ 16" O.C.
  INTERIOR WALLS: 2x4 STUDS @ 16" O.C.
- INTERIOR LOAD BEARING WALLS: 2x6 STUDS @ 16" O.C.
- ROOF SHEATHING ½" APA RATED SHEATHING NAILED w/10d @6"o.c. AT EDGE AND 10d @12"o.c. AT FIELD (NO BLKG REQ'D), SEE 2/S3.0.
- # "#" — "#" DENOTES SHEAR WALL TYPE & EDGE NAIL SPACING AND "#" DENOTES MINIMUM SHEAR WALL LENGTH. SEE SHEET 5/S2.0 FOR SHEAR WALL SCHEDULE. SEE DETAIL 3/S3.0 FOR SHEAR WALL FRAMING AND TYP. PENETRATIONS IN SHEAR WALL
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- S.W POST — SEE DETAIL 4/S2.0 FOR SHEAR WALL POST SIZE
- DENOTES SIMPSON HANGER PER SCHEDULE 4/S3.0, U.O.N.
- DENOTES SIMPSON CONCEALED FLANGE HANGER PER SCHEDULE 4/S3.0, U.O.N.
- SEE HEADER SCHEDULE ON 8/S3.0 FOR HEADER SIZES, UNLESS NOTED ON PLAN.
- 18" WIDE x 24" CONCRETE FOOTING, U.O.N.

NOTE: CONTRACTOR TO VERIFY ALL EXISTING FRAMING. NOTIFY ENGINEER-OF-RECORD- IF EXISTING FRAMING CONDITIONS IN THE FIELD ARE DIFFERENT THAN SHOWN ON PLAN

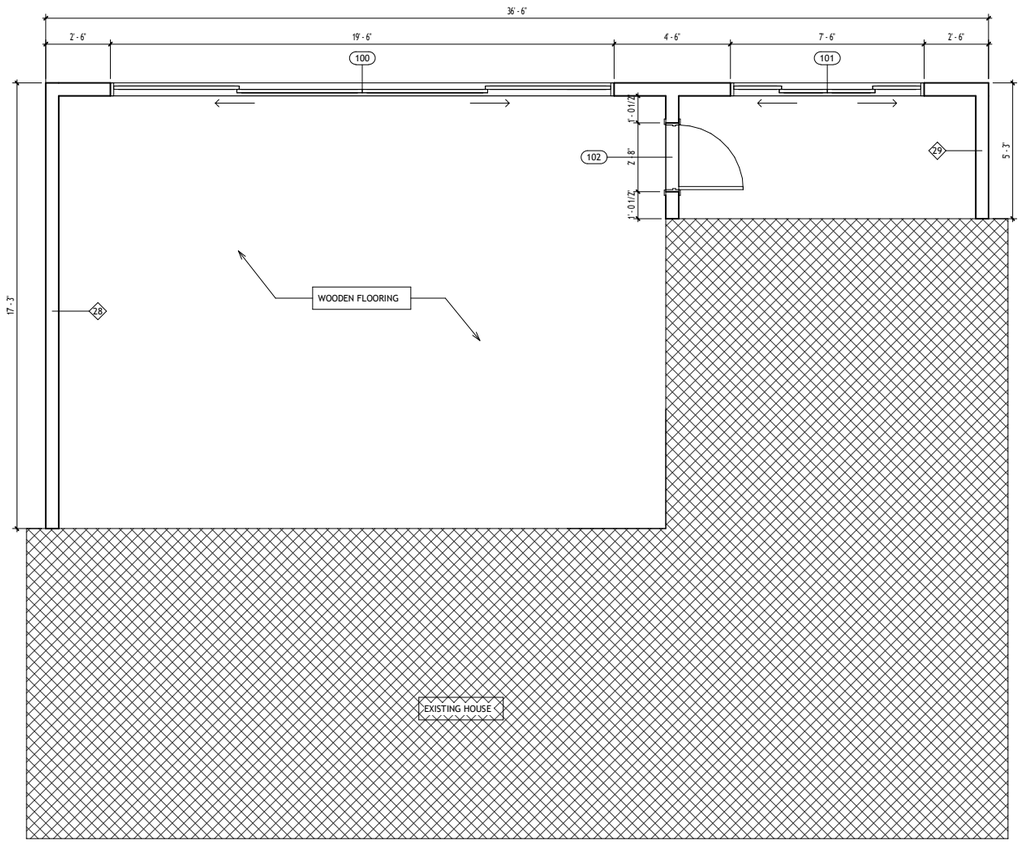
Project Name

COUNTY APPROVAL

SHEET TITLE
FOUNDATION PLAN

DATE	Issue Date
SCALE	3/8" = 1'-0"
DRAWN BY	Project Number
APPLICABLE CODE:	Enter address here Address Line 2

SHEET NO.
S-01



1 Floor Finish
3/8" = 1'-0"

LEGEND

- WALL ABOVE FRAMING PLAN
- WALL BELOW FRAMING PLAN
- EXTERIOR WALLS: 2x6 OR 2x4 STUDS @ 16" O.C.
  INTERIOR WALLS: 2x4 STUDS @ 16" O.C.
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- # "." — "#" DENOTES SHEAR WALL TYPE & EDGE NAIL SPACING AND "**.**" DENOTES MINIMUM SHEAR WALL LENGTH. SEE SHEET S/S2.0 FOR SHEAR WALL SCHEDULE. SEE DETAIL 3/S3.0 FOR SHEAR WALL FRAMING AND TYP. PENETRATIONS IN SHEAR WALL
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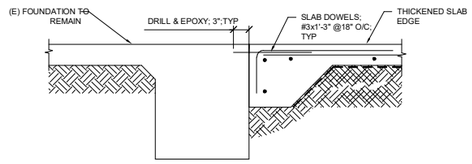
Project Name

COUNTY APPROVAL

SHEET TITLE
FINISH FLOOR PLAN

DATE	Issue Date
SCALE	3/8" = 1'-0"
DRAWN BY	Project Number
APPLICABLE CODE:	Enter address here Address Line 2

SHEET NO.
S-02



9 NEW SLAB TO EXISTING FOUNDATION DETAIL

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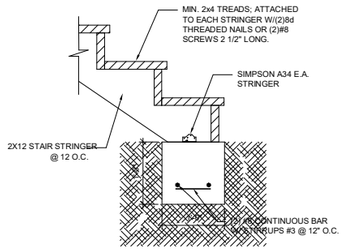

6 STRINGER TO CONCRETE DETAIL

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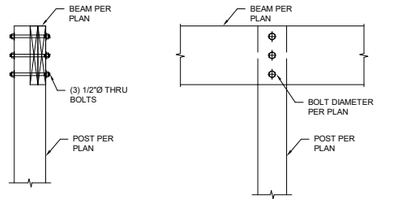

3 BEAM TO POST CONNECTION

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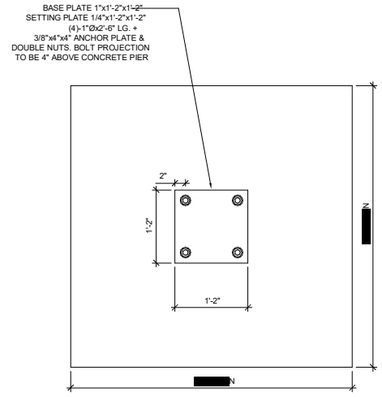
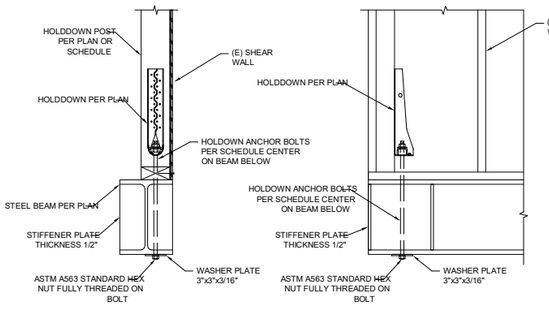


SECTION B



A: SECTION B: ELEVATION

10 HOLDDOWN TO STEEL BEAM

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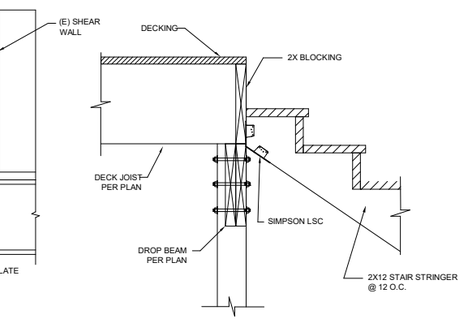

7 STAIR STRINGER BEARING AT LANDING

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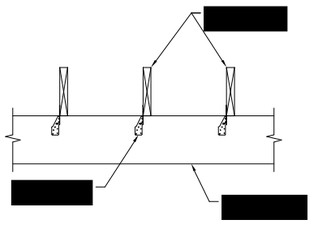

4 DECK JOIST TO DROP BEAM CONNECTION

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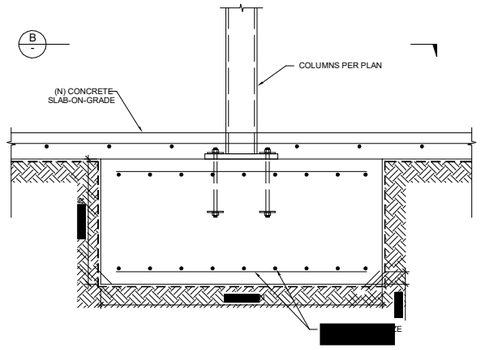

1 FOUNDATION FOR STEEL COLUMN DETAIL

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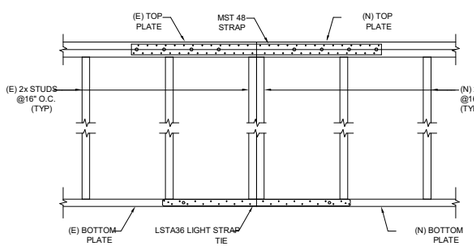

11 (E) WALL TO (N) WALL CONNECTION

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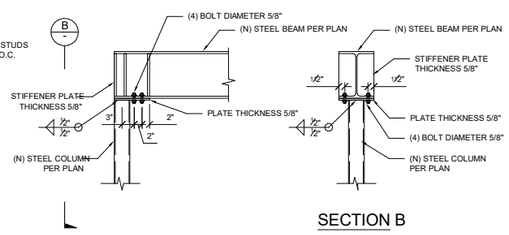

SECTION B

8 COLUMN TO BEAM CONNECTION DETAIL

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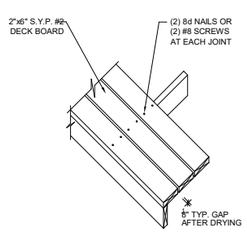

5 TYPICAL WOOD DECKING

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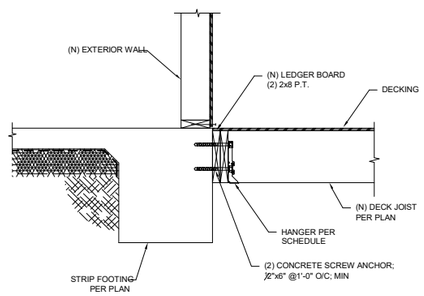


2 DECK JOIST TO LEDGER BOARD CONNECTION

SCALE: 1"=1'-0"

Project Name

COUNTY APPROVAL

SHEET TITLE

DETAIL 2

DATE: **Issue Date**

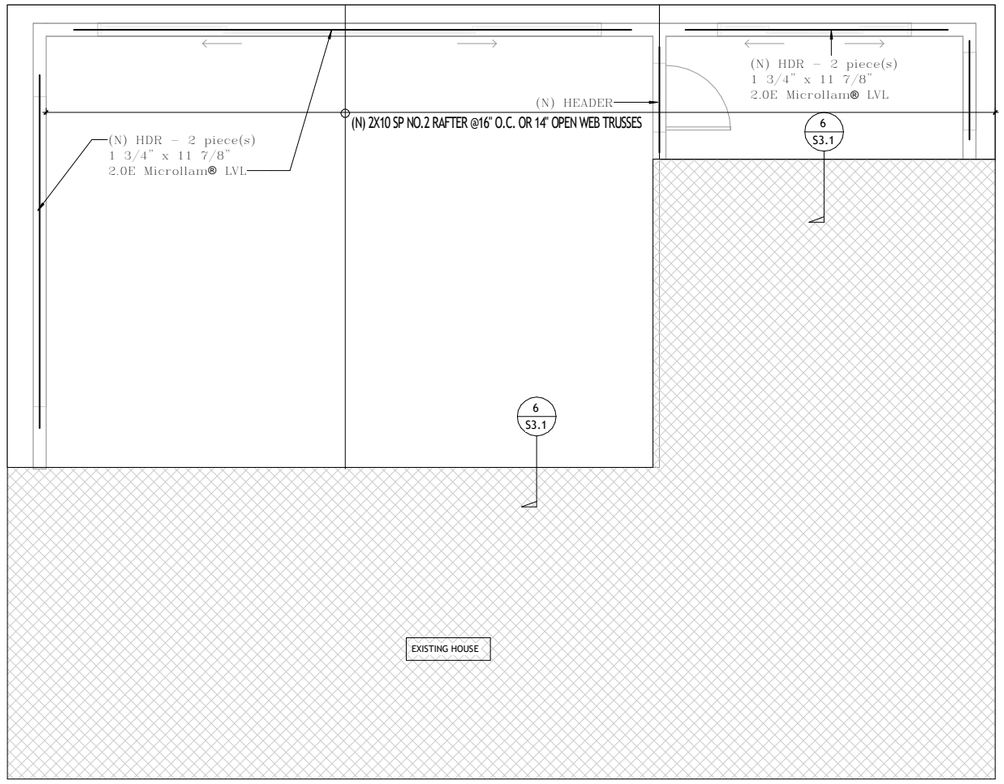
SCALE:

DRAWN BY: **Project Number**

APPLICABLE CODE: **Enter address here Address Line 2**

SHEET NO.

S-2.1



1 Roof Low end
3/8" = 1'-0"

LEGEND

- WALL ABOVE FRAMING PLAN
- WALL BELOW FRAMING PLAN
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NOTE: CONTRACTOR TO VERIFY ALL EXISTING FRAMING. NOTIFY ENGINEER-OF-RECORD- IF EXISTING FRAMING CONDITIONS IN THE FIELD ARE DIFFERENT THAN SHOWN ON PLAN

Project Name

COUNTY APPROVAL

SHEET TITLE

ROOF & HEADER FRAMING PLAN

DATE	Issue Date
SCALE	3/8" = 1'-0"
DRAWN BY	Project Number
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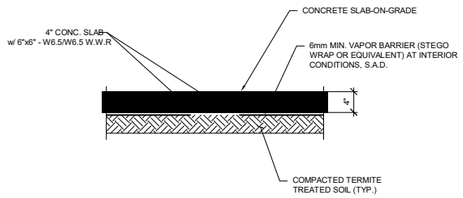
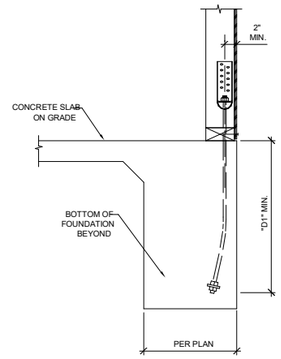
SHEET NO.

S-03



6 CONCRETE SLAB-ON-GRADE

SCALE: 1"=1'-0"



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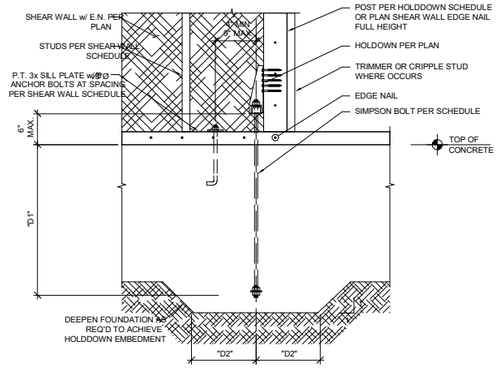

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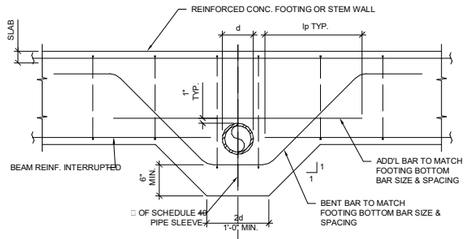
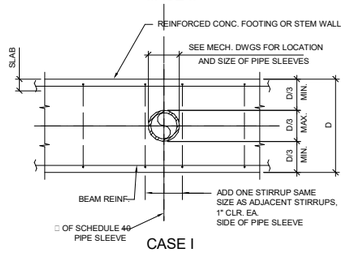


CASE II

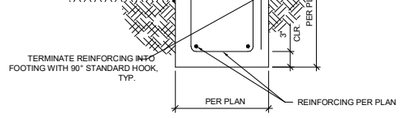


CASE I

NOTES:
PENETRATIONS THRU STRUCTURAL MEMBERS ARE PERMITTED ONLY WITH THE REVIEW OF THE STRUCTURAL ENGINEER.

1 PIPE SLEEVE THOUGH CONCRETE FOOTING OR STEM WALL

SCALE: 1"=1'-0"



7 CONTINUOUS FOOTING

SCALE: 1"=1'-0"

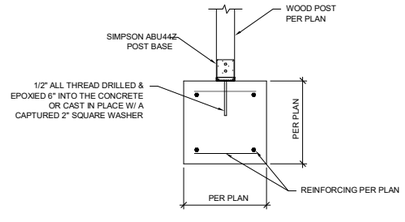
HOLDOWN SCHEDULE AT FOUNDATION

			CONCRETE STRENGTH (fc = 2,500 PSI MIN.)				
HOLDOWN TYPE	MIN. END POST SIZE		SIMPSON ANCHOR BOLT	STEM/CURB MIN. WIDTH "W"	MIN. EMBEDMENT "D1"	MIN. EMBEDMENT & CLEARANCE "D2"	ALTERNATIVE ANCHOR BOLT (SEE NOTE 5)
	2x4 WALL	2x6 WALL					
HDU2	4x4	4x6	SB5/8x24	6"	1'-6"	N/A	SSTB24
HDU4	4x4	4x6	SB5/8x24	6"	1'-6"	N/A	N/A
HDU5	4x4	4x6	SB5/8x24	6"	1'-6"	N/A	N/A
HDU8	4x6	6x6	SB7/8x24	6" (SEE NOTE 7)	1'-6"	N/A	N/A
HDU11	4x8	6x8	SB1x30	6" (SEE NOTE 7)	2'-0"	N/A	N/A
HDU14	4x8	6x8	PAB8 (SEE NOTE 6)	N/A	N/A	1'-5"	N/A
HD19	4x8	6x8	PAB9 (SEE NOTE 6)	N/A	N/A	1'-7"	N/A

1. REFER TO THE PLANS FOR HOLDOWN SIZE AND HOLDOWN POST SIZES.
2. FOR HOLD DOWN ASSEMBLIES, USE SIMPSON HOLDOWNS OR APPROVED EQUAL
3. BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE F1154 STEEL, GRADE A36, ALL THREAD.
4. HOLDOWNS SHALL NOT BE SUBSTITUTED FOR SILL PLATE ANCHOR BOLTS
5. EMBEDMENT PER MANUFACTURER'S REQUIREMENTS
6. USE STANDARD STEEL FOR THE SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE 1
7. MAXIMUM STEM/CURB HEIGHT EQUALS 111
8. HOLDOWN ANCHOR BOLT NUT SHOULD BE FINGER TIGHT PLUS 1/4 TURN WITH HAND WRENCH.

4 HOLDOWN ANCHORAGE AT FOUNDATION

SCALE: 1"=1'-0"



8 POST AT SPREAD FOOTING

SCALE: 1"=1'-0"

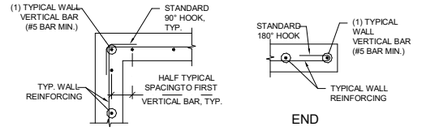
SHEAR WALL SCHEDULE:

TYPE PER PLAN	"APA RATED" 7/16" WALL SHEATHING STRUCT 1	10d EDGE NAIL SPACING	WALL STUDS & BLOCKING AT ABUTTING PANEL EDGES	P.T. 3x SILL PLATE TO CONCRETE	2x SOLE PLATE TO RIM/BLOCKING	SOLID SAWN OR LSL RIM/BLOCKING JOIST MIN. WIDTH	DBL. 2x TOP PLATE CONNECTION TO RIM/BLOCKING		5/8"Ø THREADED RODS STEEL BEAM TO SOLE PLATE/TOP PLATE	ALLOWABLE SHEAR (PLF)
				5/8"Ø ANCHOR BOLTS	SDS1/4"x6" WOOD SCREWS U.O.N.		"LTP4" OR "A35" CLIPS U.O.N.	SDS1/4"x6" WOOD SCREWS		
6	ONE SIDE	6"o.c.	2x	48"o.c.	16d NAILS @6"o.c.	1 1/2"	16"o.c.	8"o.c.	16"o.c.	340
4	ONE SIDE	4"o.c.	2x	32"o.c.	8"o.c.	1 1/2"	12"o.c.	8"o.c.	16"o.c.	510
3	ONE SIDE	3"o.c.	3x OR DBL. 2x	32"o.c.	6"o.c.	1 1/2"	8"o.c.	6"o.c.	16"o.c.	665
2	ONE SIDE	2"o.c.	3x OR DBL. 2x	16"o.c.	6"o.c.	3 1/2"	8"o.c.	6o.c.	16"o.c.	870
4 - 4	DOUBLE SIDED	4"o.c.	3x OR DBL. 2x	16"o.c.	6"o.c.	3 1/2"	6"o.c.	6"o.c.	16"o.c.	1020
3 - 3	DOUBLE SIDED	3"o.c	3x OR DBL. 2x	16"o.c.	4"o.c.	3 1/2"	5"o.c.	4"o.c.	8"o.c.	1330
2 - 2	DOUBLE SIDED	2"o.c.	3x OR DBL. 2x	8"o.c.	3"o.c.	3 1/2"	A34 clips @4"o.c.	3"o.c.	8"o.c.	1740

NOTES: (THIS SCHEDULE IS BASED ON AWC SDPWS-2015 TABLE 4.3A)
1. USE COMMON OR GALVANIZED BOX NAILS FOR ALL NAILING. 10d COMMON NAIL SHALL HAVE .148" DIAMETER AND 16d COMMON NAIL SHALL HAVE .162" DIAMETER. 10d GALVANIZED BOX NAIL SHALL HAVE .128" DIAMETER AND 16d GALVANIZED BOX NAIL SHALL HAVE .135" DIAMETER. NAILS SHALL HAVE 1 1/2" MIN. PENETRATION INTO FRAMING MEMBER OR BLOCKING.
2. THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, WALL SHEATHING JOINTS, TOP PLATES, SILL PLATES, SOLE PLATES, RIMS, AND BLOCKING.
3. NAILING AT INTERMEDIATE MEMBERS (FIELD NAILING) SHALL BE 10d NAIL @12"o.c.
4. WALL SHEATHING SHALL BE APPLIED OVER STUDS SPACED AT 16"o.c.
5. ALL SILL FASTENING TO CONCRETE SHALL HAVE AS A MINIMUM 5/8"Ø ANCHOR BOLTS w/SIMPSON H.D.G. BPS5/8-5 (BPS 5/8-3 AT 2x4 WALLS) BEARING PLATE WASHER OR EQUIVALENT. BEARING PLATE SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. IN CONCRETE WALL OR FOUNDATION.
6. NAILS PENETRATING PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS D.
7. DBL. 2x STUDS AT ABUTTING PANEL EDGES SHALL BE FASTENED TOGETHER w/ 16d NAILS AT EDGE NAIL SPACING.
8. NAILING SPACED AT 3"o.c. OR LESS SHALL BE STAGGERED 1/2" MIN. AND INSTALLED 3/8" MIN. FROM EDGE OF WALL SHEATHING AND STUD.

5 SHEAR WALL SCHEDULE

SCALE: 1"=1'-0"



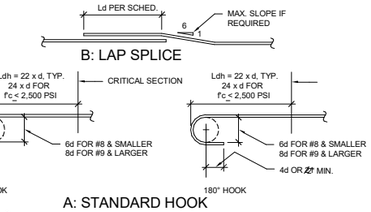
CORNER END

2 PLAN VIEW OF CONCRETE FOOTINGS

SCALE: 1"=1'-0"

DEVELOPMENT LENGTH AND LAP SPLICE (Ld) SCHEDULE (INCHES) CLASS B

SIZE	LOCATION	CONCRETE COMPRESSIVE STRENGTH (PSI)				
		2,500	3,000	4,000	5,000	6,000
#4	HORIZ. TOP BAR	41	38	33	29	27
	ALL OTHER BARS	32	29	25	23	21
#5	HORIZ. TOP BAR	51	47	41	36	33
	ALL OTHER BARS	39	36	31	28	26



B: LAP SPLICE

A: STANDARD HOOK

NOTES:
1. d = REBAR DIAMETER.
2. LAP SPLICE LENGTHS ARE BASED ON 60 KSI REBAR YIELD STRENGTH AND NORMAL CONCRETE WEIGHT.
3. TOP BAR IS A HORIZONTAL BAR (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS.
4. LAP SPLICE LENGTHS ARE BASED ON MINIMUM CLEAR COVER GREATER THAN ONE BAR DIAMETER AND MINIMUM CLEAR SPACING GREATER THAN TWO BAR DIAMETERS.
5. IF EITHER REQUIREMENT IN NOTE 4 IS NOT SATISFIED, INCREASE LAP SPLICE LENGTH BY 50%.

3 REBAR DEVELOPMENT LENGTHS

SCALE: 1"=1'-0"

Project Name

COUNTY APPROVAL

SHEET TITLE
DETAIL-1

DATE **Issue Date**
SCALE
DRAWN BY **Project Number**
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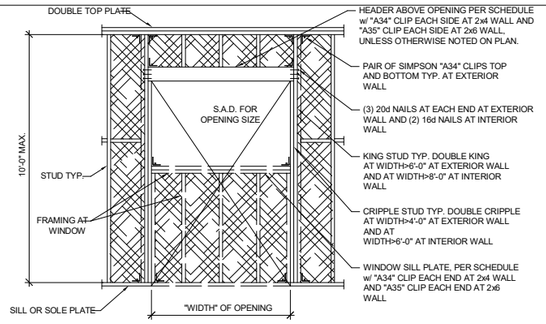


MAX. WIDTH OF OPENING	MIN. HEADER SIZE		MIN. WINDOW SILL PLATE SIZE	
	2x4 STUD WALL	2x6 STUD WALL	2x4 STUD WALL	2x6 STUD WALL
3'-6"	4x6	6x6	2x4	2x6
6'-0"	4x8	6x6	2-2x4	2-2x6
8'-0"	4x10	6x8	3-2x4	2-2x6
OVER 8'	PER PLAN	PER PLAN	PER PLAN	PER PLAN

NOTES:
CONNECTIONS, HEADER AND SILL PLATE SIZES ON THIS DETAIL APPLY TO ALL OPENINGS UNLESS NOTED OTHERWISE.

8 TYPICAL OPENING IN STUD WALL

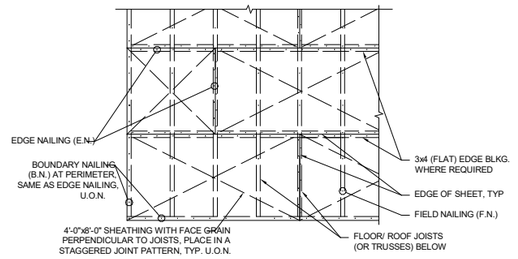
SCALE: N.T.S.

JOIST AND BEAM HANGER SCHEDULE			
JOIST / BEAM	FACE MOUNT HANGER	TOP FLANGE HANGER	CONCEALED FLANGE HANGER
2x6	HU26	HU26TF	LUC26Z
2x8	HU28	HU28TF	LUC26Z
2x10	HU210	HU210TF	LUC210Z
2x12	HU212	HU212TF	LUC210Z
(2) 2x12	LUS210-2	-	-
3x6	HU36	HU36TF	HUC36
4x6	HU46	HU46TF	HUC46
4x8	HU48	HUS48TF	HUC48
4x10	HUS410	HUS410TF	HUCQ410-SDS
4x12	HU412	HUS412TF	HUCQ412-SDS
3½"x9¼" LSL/PSL	HHUS410	BA3.56/9.5	HUCQ410-SDS
3½"x11⅞" LSL/PSL	HHUS410	BA3.56/11.88	HUCQ412-SDS
6x10 OR 5¼"x9¼" PSL	HGUS5.50/10	GLTV5.59	HUCQ610-SDS
6x12 OR 5¼"x11⅞" PSL	HGUS5.50/12	GLTV5.511	HUCQ612-SDS
7"x9½" PSL	HHUS7.25/10	GLTV49.5-2	HUC410-2
7"x11⅞" PSL	HHUS7.25/10	GLTV411.88-2	HUC412-2

NOTE:
1. USE JOIST AND BEAM HANGERS PER SCHEDULE, U.O.N. ON PLANS OR DETAILS
2. FOR BUILT-UP MEMBERS, USE HANGERS PER BEAM OF EQUIVALENT WIDTH
3. USE FACE MOUNTED HANGER WHENEVER POSSIBLE, SUBSTITUTE WITH TOP FLANGE HANGER AS NECESSARY AT CONTRACTOR'S OPTION, U.O.N.
4. USE CONCEALED FLANGE HANGERS ONLY WHERE INDICATED ON PLANS
5. HANGERS PRODUCED BY SIMPSON STRONG-TIE, U.O.N., OR EQUIVALENT APPROVED BY STRUCTURAL ENGINEER OF RECORD.
6. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS
7. PROVIDE MAXIMUM FASTENERS LISTED BY MANUFACTURER
8. CONTACT STRUCTURAL ENGINEER OF RECORD FOR BEAM SIZES NOT SHOWN

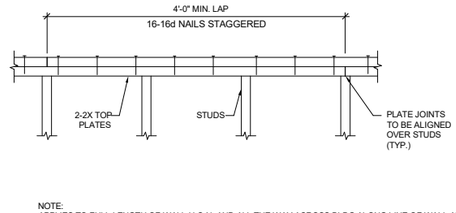
4 TYPICAL JOIST & BEAM HANGER SCHEDULE

SCALE: N.T.S.



2 TYPICAL HORIZONTAL DIAPHRAGMS

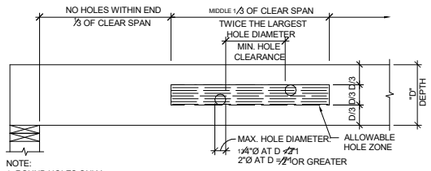
SCALE: N.T.S.



NOTE:
APPLIES TO FULL LENGTH OF WALL U.O.N. AND ALL THE WAY ACROSS BLDG ALONG LINE OF WALL AND OVER OPENINGS SUCH AS DOORS AND WINDOWS.

1 TOP PLATE SPLICE

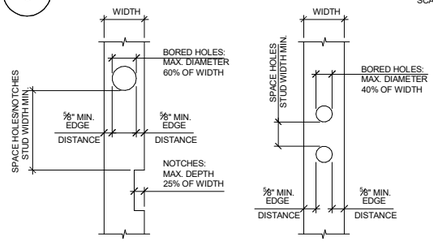
SCALE: N.T.S.



NOTE:
1. ROUND HOLES ONLY.
2. NOTCHES NOT PERMITTED IN THE TOP OR BOTTOM EDGE.
3. HOLES AND NOTCHES NOT PERMITTED IN CANTILEVERS.
4. HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS.
5. ALLOWABLE HOLE ZONE SHOWN IS SUITABLE FOR BEAMS WITH UNIFORM LOADS ONLY, CONTACT THE STRUCTURAL ENGINEER FOR BEAMS SUPPORTING POSTS AND BEAMS.

9 HOLES & NOTCHES IN LSL/LVL/PSL

SCALE: 1"=1'-0"



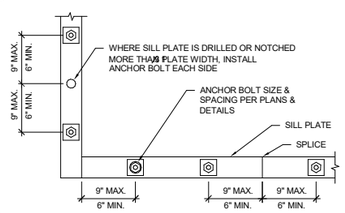
INTERIOR NON-BEARING WALLS

EXTERIOR WALLS AND BEARING WALLS

NOTE:
PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

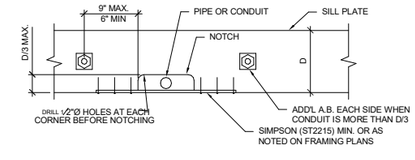
10 HOLES & NOTCHES IN STUDS

SCALE: N.T.S.



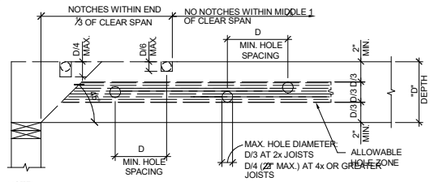
11 SILL PLATE BOLTING

SCALE: N.T.S.



5 HOLES & NOTCHES IN SILL PLATES

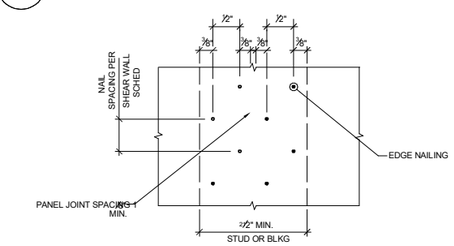
SCALE: N.T.S.



NOTE:
1. HOLES AND NOTCHES NOT PERMITTED IN THE BOTTOM EDGE.
2. HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS.
3. APPLY PRESERVATIVE TO HOLES IN PRESSURE TREATED WOOD.

6 HOLES & NOTCHES IN SAWN LUMBER JOISTS

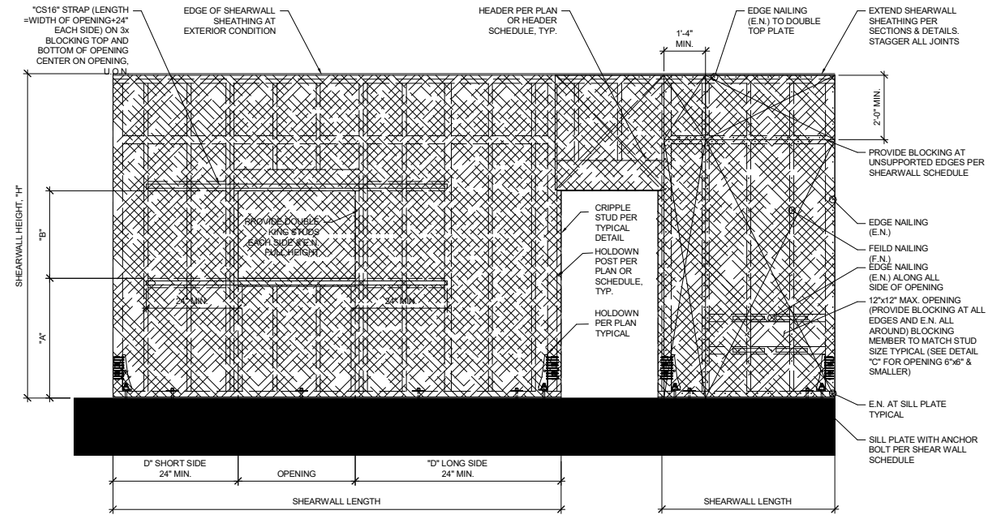
SCALE: N.T.S.



NOTE:
USE 3x STUD & BLKG AT ALL PANEL EDGES AND STAGGER EDGE NAILING WHEN EDGE NAILING IS SPACED AT 2"o.c. OR LESS

7 STAGGERED PANEL EDGE NAILING

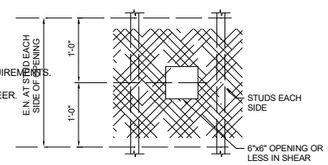
SCALE: 1"=1'-0"



A: TYPICAL PERFORATED SHEARWALL

B: TYPICAL SHEARWALL

NOTES:
1. ALL NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF ⅜" IN STUD AND SHEARWAL SHEATHING.
2. PROVIDE STUD OR BLOCKING AT ALL JOIST UNLESS NOTED OTHERWISE. SEE SHEARWALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE EDGE NAILING AT ALL POSTS, ENDS OF WALLS AND EDGES OF ALL OPENINGS FULL HEIGHT.
4. LONG LENGTH OF ALL SHEATHING PANELS SHALL RUN PARALLEL TO STUDS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. SEE SHEARWALL SCHEDULE FOR NAILING REQUIREMENTS AT PANEL EDGES.
6. VERTICAL JOINTS OF SHEATHING PANELS SHALL BE STAGGERED.
7. NO OPENINGS IN SHEAR WALL PANELS ARE ALLOWED UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL PLANS.
8. NOTIFY ENGINEER OF RECORD IF B/D MORE THAN 2.



C: DETAIL

3 TYPICAL SHEAR WALL FRAMING

SCALE: 1/2"=1'-0"

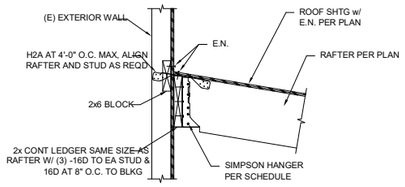
Project Name

COUNTY APPROVAL

SHEET TITLE
DETAIL 3

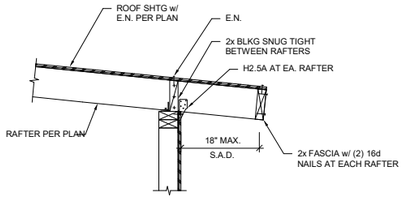
DATE: Issue Date
SCALE:
DRAWN BY: Project Number
APPLICABLE CODE: Enter address here Address Line 2

SHEET NO.
S-3.0



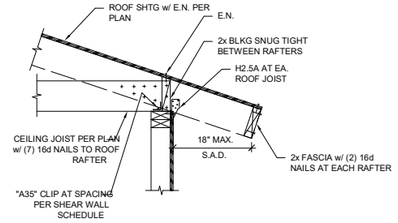
6 LOW ROOF FRAMING DETAIL

SCALE: 1"=1'-0"



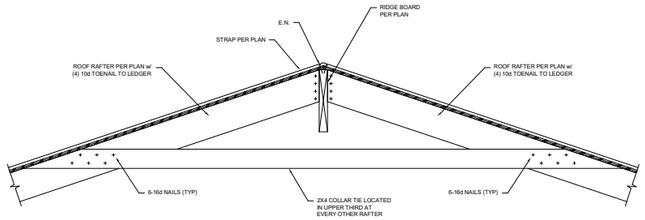
2 FRAMING AT ROOF RAFTERS

SCALE: 1"=1'-0"



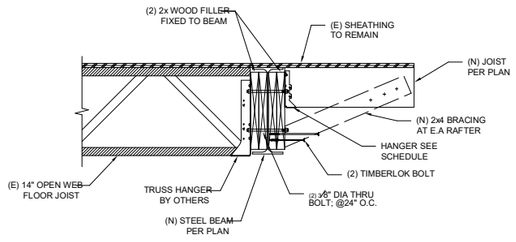
1 FRAMING AT ROOF RAFTERS

SCALE: 1"=1'-0"



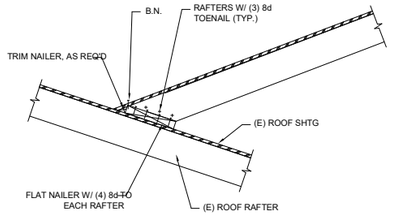
3 ROOF FRAMING AT RIDGE BOARD

SCALE: 1"=1'-0"



5 EXISTING FLOOR JOIST TO NEW STEEL BEAM

SCALE: 1"=1'-0"



4 VALLEY BEAM TO RAFTER

SCALE: 1"=1'-0"

Project Name

COUNTY APPROVAL

SHEET TITLE

DETAIL4

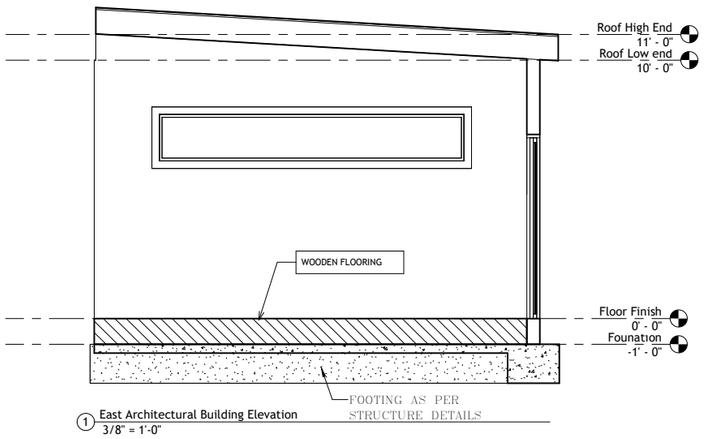
DATE	**Issue Date**
SCALE	
DRAWN BY	**Project Number**
APPLICABLE CODE:	**Enter address here Address Line 2**

SHEET NO.

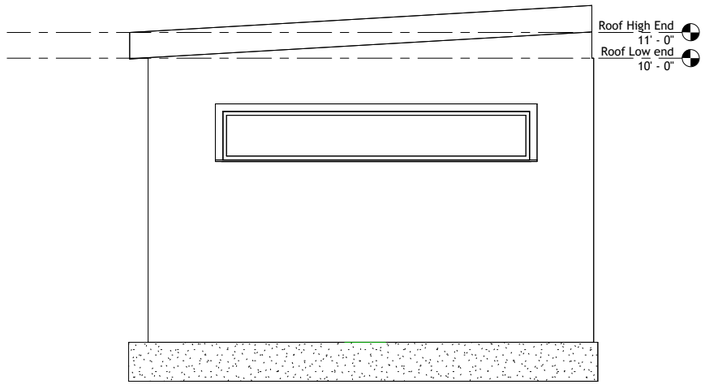
S-3.1

ROOF NOTES

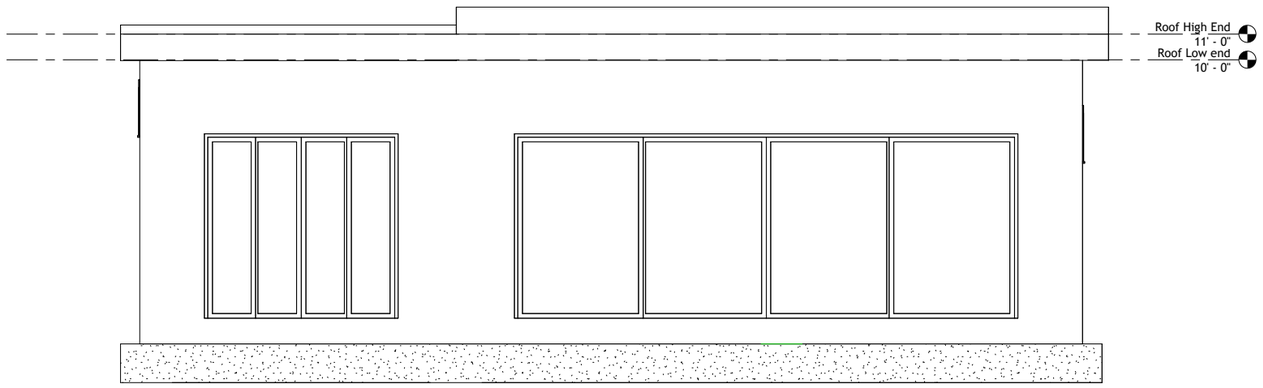
1. CLASS 'A' ASPHALT SHINGLE ROOFING (ICC-ESR 1389) OR CONCRETE TILE ROOF (6psf MAX. IAPMO 1990)
2. PROVIDE A RECTANGLE VENT AT EACH GABLE END. ADDITIONAL VENTS WILL BE REQUIRED TO MEET ROOF VENTILATION REQUIREMENTS. 700 SF/150 = 4.66 SF MIN. NET FREE VENT AREA REQUIRED.
3. WHERE USED, PROVIDE BLOCKING AROUND DORMER AND EAVE VENTS AT THE ROOF FRAMING UNDER THE ROOF DIAPHRAGM SHEATHING.
4. INSULATIONS TO BE SNUG AROUND VENT OPENINGS.
5. ATTIC VENTS SHALL BE COVERED WITH MESH FOR PROTECTION AGAINST RODENTS.
6. FOR HIGH-FIRE SEVERITY ZONE, ATTIC VENT MESH SHALL NOT BE MORE THAN 1/8", BUT NOT LESS THAN 1/16".
7. GUTTERS AND DOWNSPOUTS REQUIRED.



1 East Architectural Building Elevation
3/8" = 1'-0"



2 West Architectural Building Elevation
3/8" = 1'-0"



3 North Architectural Building Elevation
3/8" = 1'-0"

Project Name

COUNTY APPROVAL

SHEET TITLE

ELEVATION DETAIL

DATE	Issue Date
SCALE	3/8" = 1'-0"
DRAWN BY	Project Number
APPLICABLE CODE:	Enter address here Address Line 2

SHEET NO.

A-1