

SUN VALLEY APARTMENTS
WICHITA FALLS, TEXAS

PROJECT NOTES & SPECIFICATIONS:

GENERAL NOTES:

- THE WORK SHOWN HEREIN IS FOR REMODELING OF EXISTING SUN VALLEY APARTMENTS IN WICHITA FALLS, TEXAS.
- FIELD DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE PLANS. CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS AGAINST ACTUAL FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- WHERE UNUSUAL CONDITIONS ARE UNCOVERED IN THE COURSE OF WORK OR THE CONTRACTOR REQUIRES ADDITIONAL DIRECTION TO PERFORM HIS WORK, THE ENGINEER WILL BE CONSULTED FOR REVIEW OF THE CONDITIONS AND FOR ADDITIONAL DIRECTION AS APPROPRIATE.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES
 - INTERNATIONAL BUILDING CODE 2015 - CITY OF WICHITA FALLS, TX
 - ASCE 7-16 - MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
 - AMERICAN WOOD COUNCIL - NDS FOR WOOD CONSTRUCTION 2018
- THE CONTRACTOR IS TO ABIDE BY ALL OSHA, FEDERAL, STATE AND MUNICIPAL CONSTRUCTION STANDARDS AND SAFETY PRACTICES.
- THE STRUCTURE IS DESIGNED FOR STABILITY IN THE FINAL CONDITION ONLY. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED FOR STABILITY DURING CONSTRUCTION.
- CONTACT UNDERSIGNED ENGINEER FOR FINAL FRAMING INSPECTION AND APPROVAL.

LOADING CRITERIA:

- OCCUPANCY CATEGORY: II
- DEAD LOAD : 10 PSF WOOD FRAMING (OR ACTUAL IF HIGHER, CONCRETE)
- ROOF LIVE LOAD - ROOF: 20 PSF
- WIND SPEED - 115 MPH
- SEISMIC LOAD - SITE CLASS D - DESIGN CATEGORY B - Ss=0.132, S1=0.055
- SNOW LOAD - GROUND SNOW LOAD 5 PSF

STRUCTURAL WOOD NOTES:

- ENGINEERED WOOD PRODUCTS TO BE LP (LOUISIANA PACIFIC) 3100Fb 2.2E. SEE PLANS FOR SIZES, LOCATIONS AND SPACING. CONTRACTOR TO CONSULT ENGINEER FOR OTHER BRAND LVL BEAMS.
- ALL MULTI PLY BEAMS TO BE CONNECTED TOGETHER PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
- ALL 2X BEAMS, HEADERS, JOISTS, SILL PLATES TO BE #2 SOUTHERN PINE AND SHALL MEET OR EXCEED VALUES IN 2015 NDS.
- STUDS TO BE STUD GRADE DOUGLAS FIR-LARCH WITH Fb=700 PSI, Fc=625 PSI AND E=1,400,000 PSI MINIMUM ALLOWABLE STRESS.
- SILL PLATES AND OTHERS MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

WOOD CONNECTORS:

- NAILS, SPIKES STAPLES, BOLTS, NUTS, WASHERS, ETC. SHALL BE GALVANIZED FOR EXTERIOR OR TREATED WOOD LOCATIONS AND PLAIN FINISH FOR INTERIOR LOCATIONS.
- FRAMING CONNECTIONS SHALL BE SIMPSON "STRONG-TIE" OR APPROVED EQUAL AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED. FOLLOW MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- UNLESS NOTED OTHERWISE, SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE FOUNDATION WITH GALVANIZED 1/2" DIAMETER, ASTM A307, ANCHOR BOLTS AT 48" ON CENTER (MINIMUM 2 BOLTS PER PLATE). AN ANCHOR BOLT SHALL BE LOCATED NO MORE THAN TWELVE (12) INCHES AND NO LESS THAN FOUR (4) INCHES FROM THE END OF EACH SILL PLATE. ANCHOR BOLTS SHALL BE PLACED WITH HEXAGONAL NUTS AND WASHERS WITH A MINIMUM OUTSIDE DIAMETER OF 1 3/8" INCHES. ANCHOR BOLTS SHALL BE PLACED WITH A MINIMUM OF SIX (6) INCHES OF EMBEDMENT INTO FOUNDATION CONCRETE.
- UNLESS NOTED OTHERWISE, SILL PLATES AT INTERIOR WALLS SHALL BE FASTENED TO THE FOUNDATION WITH HILTI X-ZF 72 POWER ACTUATED FASTENERS AT FOUR (4) FEET ON CENTER.

WOOD STUD WALL:

- UNLESS NOTED OTHERWISE ON PLAN, PROVIDE EQUAL NUMBER OF 2x STUDS AT EACH END OF BUILT-UP BEAMS AS THE NUMBER OF MEMBERS IN BEAMS. UNLESS NOTED OTHERWISE, PROVIDE 4-2x STUDS AT EACH END OF PSL, LVL OR GL BEAMS. BUILT-UP STUD COLUMNS SHALL BE CONTINUOUS THROUGH EACH FLOOR SYSTEM TO THE FOUNDATION AND SHALL BE NAILED TOGETHER WITH 16D NAILS AT 18" ON CENTER FOR FULL STUD HEIGHT.
- DOUBLE PLATES SHALL LAP A MINIMUM OF FOUR (4) FEET. SPLICES SHALL OCCUR AT CENTER OF SUPPORTING STUD AND BE CONNECTED WITH MINIMUM OF 8-16d NAILS.
- BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1 3/8" FOR LOAD BEARING WALLS AND 2 1/8" IN NON-LOAD BEARING WALLS. BORED HOLES IN 2x6 STUDS SHALL NOT EXCEED 2 1/2" FOR LOAD-BEARING WALLS AND 3 1/4" FOR NON-LOAD BEARING WALLS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD.
- AT EXTERIOR WALL CORNER CONDITIONS, NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED.

WOOD FLOOR AND ROOF FRAMING:

- NOTCHES ON THE ENDS OF CONVENTIONAL LUMBER JOISTS SHALL NOT EXCEED ONE FOURTH OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. THE GENERAL CONTRACTOR SHALL COORDINATE THESE GUIDELINES WITH OTHER TRADES.
- HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.
- BEAMS COMPRISED OF 2 OR MORE MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT 12" ON CENTER. BEAMS COMPOSED OF THREE OR MORE MEMBERS SUPPORTING LOAD THROUGH SIDE HANGERS SHALL HAVE ADDITIONAL 1/2" DIAMETER THRU BOLTS AT 18" ON CENTER STAGGERED TOP AND BOTTOM. USE 1/2" PLYWOOD OR MEMBERS OF SAME DEPTH AS REQUIRED TO FLUSH OUT WALL.
- SPLICING OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.
- INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.
- DURING CONSTRUCTION, STOCK PILES OF GYPSUM SHEATHING STORED ON ANY LEVEL ABOVE THE FOUNDATION SHALL NOT EXCEED 16 SHEETS OR 10 INCHES.
- FLOOR TRUSSES TO BE STAMPED BY AN ENGINEER REGISTERED IN THE STATE OF TEXAS. PROVIDE SHOP DRAWING TO THE ENGINEER FOR REVIEW.

STEEL:

- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36 FOR PLATE AND A992 FOR ALL STRUCTURAL SHAPES.
- ALL STRUCTURAL PIPE SHALL CONFORM TO ASTM SPECIFICATION A501, FY = 42 KSI.
- ALL STRUCTURAL TUBING TO CONFORM TO ASTM SPECIFICATION A500, GRADE B, FY=46 KSI.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE A.I.S.C. MANUAL OF STEEL CONSTRUCTION.
- ALL CONNECTIONS SHALL BE AS DETAILED ON THE PLANS.
- WHERE CONNECTION PLATE DETAILS REQUIRE FURTHER DESIGN OR DETAILING, SUCH DETAILING SHALL BE PERFORMED AND/OR REVIEWED BY A PROFESSIONAL ENGINEER.
- USE E70 ELECTRODES FOR SHOP AND FIELD WELDS OF CARBON STEEL.
- ALL WELDERS SHALL PROVIDE EVIDENCE OF PASSING THE A.W.S. STANDARD QUALIFICATION TESTS.
- BOLTS SHALL BE ASTM A325 HIGH STRENGTH BOLTS OF SIZES AS SPECIFIED ON THE PLANS.
- ALL SHARP AND BROKEN EDGES OF STEEL PLATE AND FRAMING SHALL BE GROUND SMOOTH AND RADIUSED TO PREVENT SHARP AND JAGGED EDGES FROM POSSIBLE PUNCTURE OR LACERATIONS.
- ALL NEW STEEL TO EXISTING STEEL CONNECTIONS SHALL BE WELDED DOUBLE 3/8" CLIP ANGLES UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PRIMER. AFTER ERECTION, ALL WELD SCARS AND ABRASIONS SHALL BE TOUCH-UP PAINTED WITH PRIMER. A FINISH COAT OF ENAMEL PER THE OWNER'S SPECIFICATION SHALL BE APPLIED.

CONCRETE:

- CONSTRUCT ALL REINFORCED CONCRETE TO COMPLY WITH THE RECOMMENDATIONS OF ACI 318 AND ACI 301, LATEST EDITIONS, UNLESS NOTED OTHERWISE.
- ALL CONCRETE SHALL DEVELOPE 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS WITH DESIGN SLUMP OF 3 TO 4 INCHES.
- ALL REINFORCING STEEL SHALL BE ASTM A615-GRADE 60, EXCEPT #3 AND SMALLER MAY BE GRADE 40.
- ALL REINFORCEMENT STEEL SHALL BE INSPECTED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT.
- CONTRACTOR SHALL PROVIDE FOUR CYLINDERS FROM EACH POUR AND SHALL OBTAIN COMPRESSION TESTS FROM AN INDEPENDENT LABORATORY TO VERIFY 7, 14 AND 28 DAY COMPRESSION STRENGTHS. WHERE A SINGLE CONCRETE PLACEMENT EXCEEDS 100 CUBIC YARDS OF CONCRETE, AN ADDITIONAL SET OF FOUR CYLINDERS SHALL BE PROVIDED FOR EACH PLACEMENT OF 100 CUBIC YARDS OF CONCRETE.
- ALL CONCRETE SHALL CURE FOR A MINIMUM OF 7 DAYS PRIOR TO ACCEPTING CONSTRUCTION LOADS, AND 28 DAYS PRIOR TO ACCEPTING SERVICE LOADS.
- CONCRETE CONTROL JOINTS SHALL BE SAWCUT 1 1/4" DEPTH INTO CONCRETE SURFACE IMMEDIATELY FOLLOWING INITIAL SET. FILL SAWCUTS WITH SEMI-RIGID EPOXY. CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM SPACING OF 15 FEET ON CENTER IN EACH DIRECTION. NOTED AS "CJ" ON PLAN.
- BEAM STIRRUPS SHALL BE #3 BENT BARS AT 18 INCHES ON CENTER.
- IN GRADE BEAMS, ALL CORNERS SHALL HAVE CONTINUOUS #5 BENT CORNER BARS EXTENDING A MINIMUM OF 36 INCHES IN EACH DIRECTION.
- PROVIDE TWO #5 X 6'-0" REINFORCING BAR DIAGONALLY AT ALL INSIDE SLAB CORNERS AND AT CORNERS OF SLAB OPENINGS AND DEPRESSIONS.
- ALL REINFORCING STEEL SHALL BE PROVIDED IN LENGTHS AS LONG AS POSSIBLE FOR THEIR PLACEMENT.
- LAP SLAB REINFORCING BARS A MINIMUM OF 24 INCHES.
- LAP BEAM REINFORCING BARS A MINIMUM OF 36 INCHES.
- CHAIRS SHALL BE USED TO SUPPORT THE SLAB REINFORCING STEEL WITH A 2" CLEARANCE OF THE PREPARED SOIL.
- PROVIDE SUPPORT CHAIRS OR OTHER SUITABLE SUPPORTS FOR ALL BEAM AND FOOTING REINFORCEMENT STEEL TO MAINTAIN PLACEMENT AND CLEARANCES.
- ALL WALKS, RAMPS AND BUILDING ACCESS THRESHOLDS SHALL MEET THE LATEST "AMERICAN DISABILITY ACT" REQUIREMENTS AND THE "TEXAS ACCESSIBILITY STANDARDS".

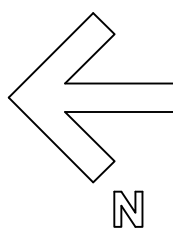
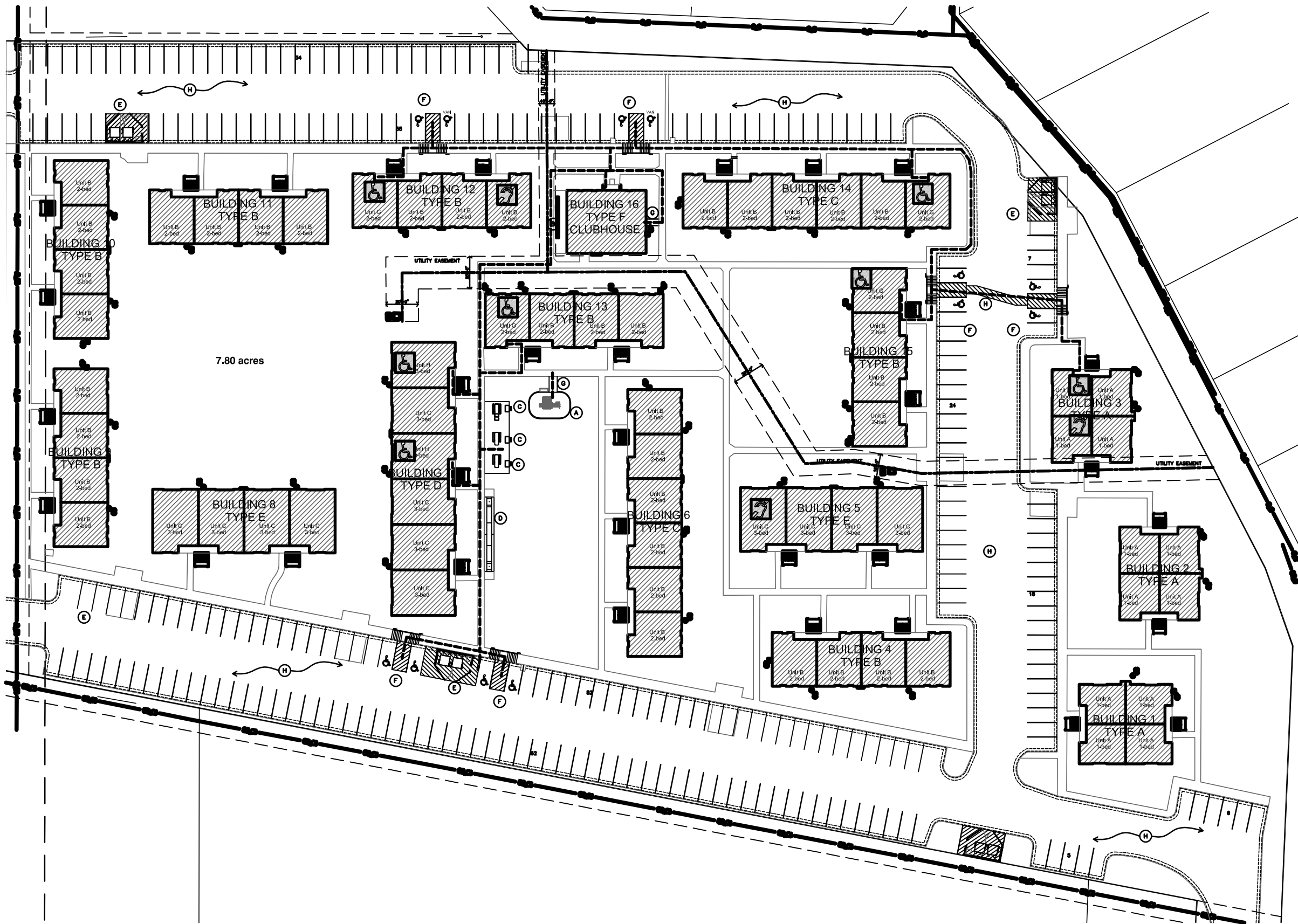
WOOD SHEATHING:

- ALL SHEATHING TO BE ZIP SYSTEM SHEATHING BY HUBER ENGINEERED WOODS. FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR INSTALLATION. JOINTS OF PANELS ARE TO BE TAPED PER MANUFACTURER, SEE HUBER INSTALLATION MANUAL. BLOCKING REQUIRED AT PANEL EDGES. PANEL THICKNESS ARE LISTED BELOW IN RESPECT TO SHEATHING USE:

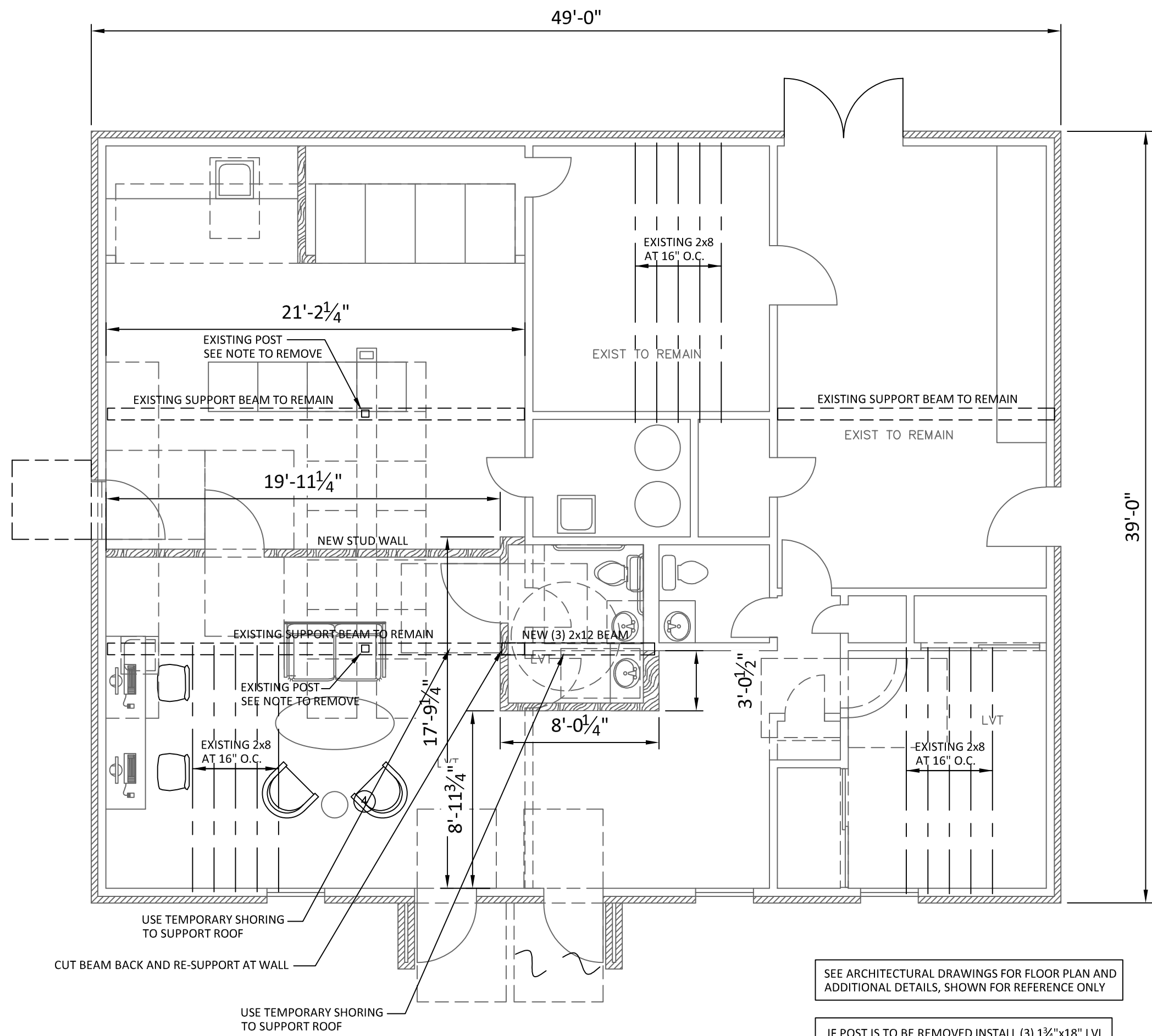
ZIP SYSTEM ROOF SHEATHING:	5/8" - 40/20 STRUCTURAL 1 RATED
ZIP SYSTEM WALL SHEATHING:	1/2" - 32/16 STRUCTURAL 1 RATED
- FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION OF SHEATHING PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED.
- PROVIDE 1 PLY CLIP PER SPAN AT UNSUPPORTED EDGE OF ROOF SHEATHING WHERE JOIST AND/OR TRUSS SPACING EXCEEDS 16" O.C. UNLESS NOTED OTHERWISE AS BLOCKED EDGES.
- NAILING INDICATED ON PLAN AND DETAILS ARE "COMMON" NAILS. MINIMUM FRAMING NAILING SHALL CONFORM TO IBC TABLE 2304.10.1. SEE DETAILS FOR ADDITIONAL TYPICAL NAILING REQUIREMENTS. SUBSTITUTION OF NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
- SHEATHING NAILING SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

ROOF SHEATHING: 10d AT 6" O.C. AT ALL SUPPORTED PANEL EDGES
10d AT 12" O.C. ALONG INTERMEDIATE FRAMING

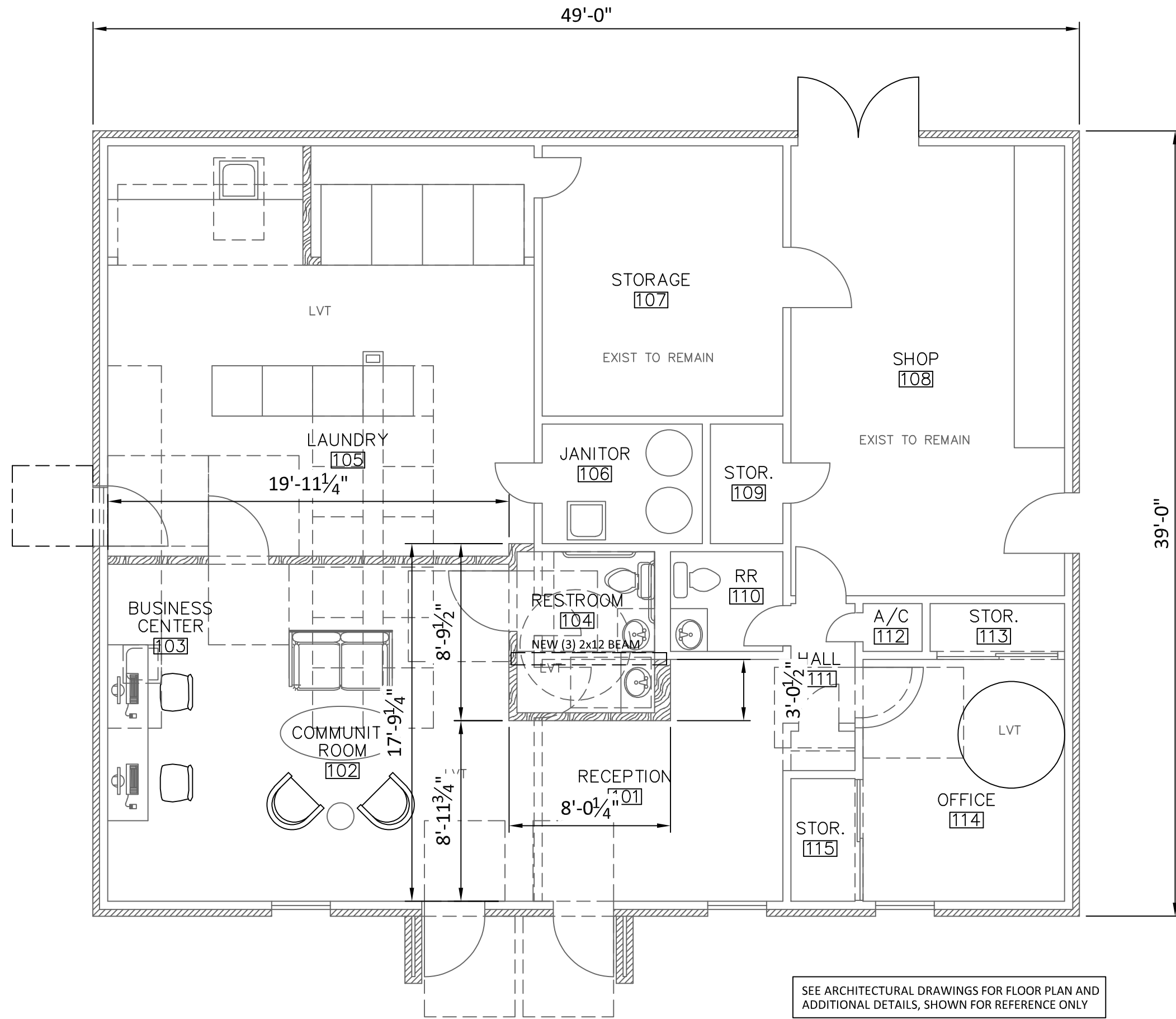
WALL SHEATHING: 8d AT 6" O.C. AT ALL PANEL EDGES UNO ON PLANS
8d AT 12" O.C. ALONG INTERMEDIATE STUDS BLOCK
ALL EDGES WITH 2x4 FLATS UNO



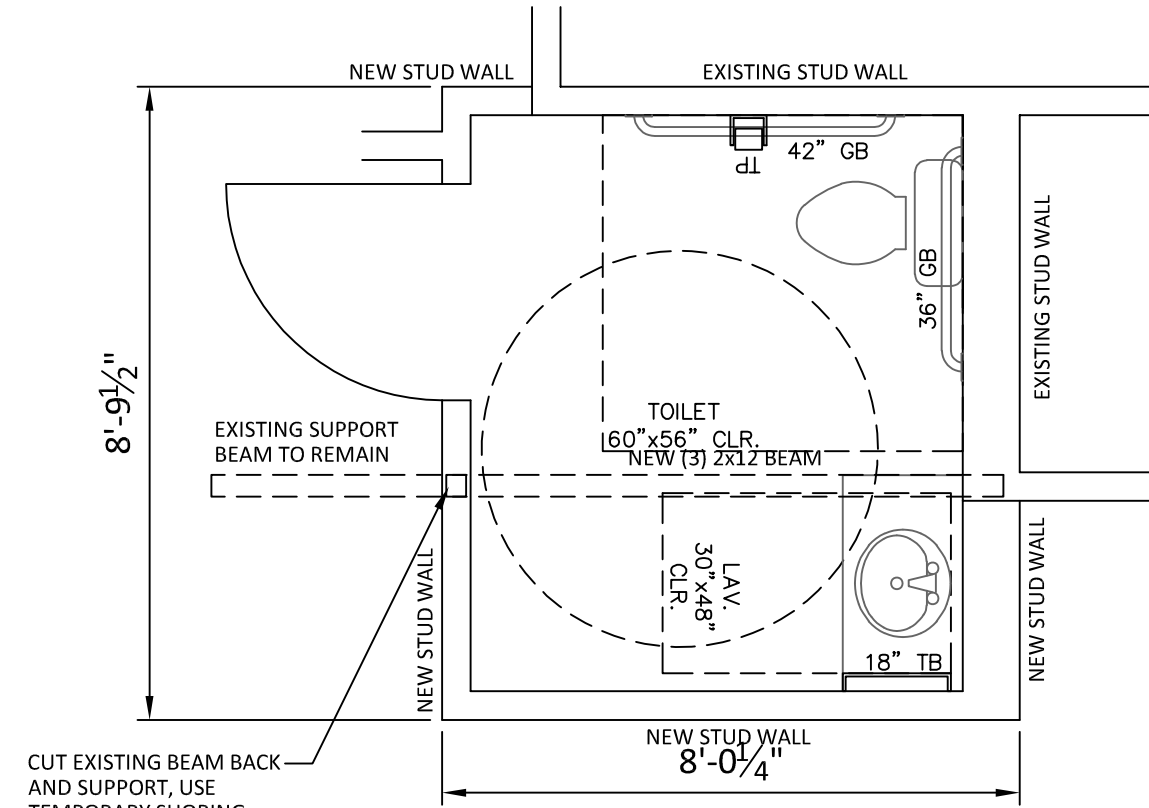
SITE PLAN
SCALE: 1/64" = 1'-0"



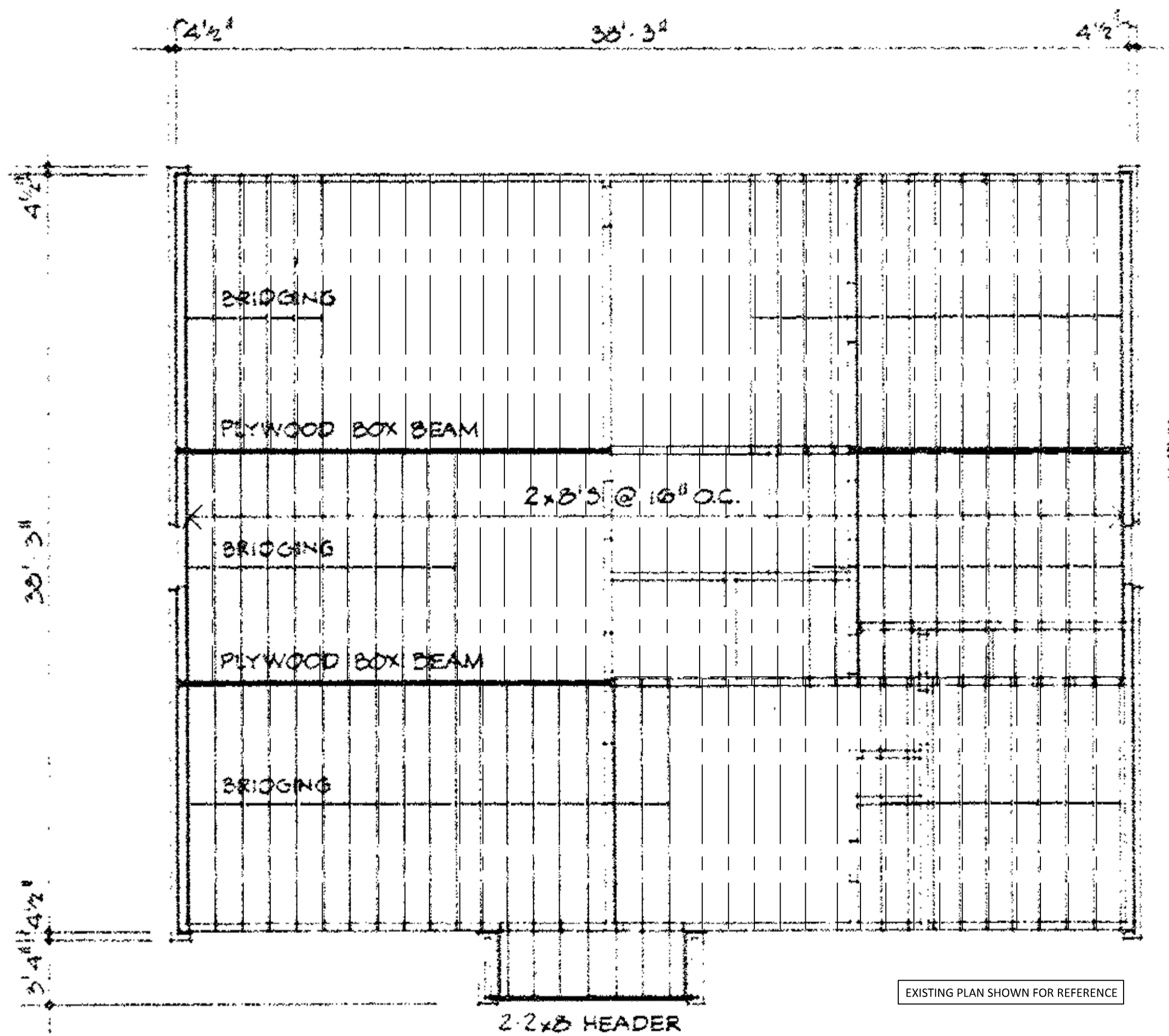
A BUILDING TYPE F - DEMO
FIRST FLOOR PLAN
3/16"=1'-0" BUILDING 16



B BUILDING TYPE F - PROPOSED
FIRST FLOOR PLAN
3/16"=1'-0"

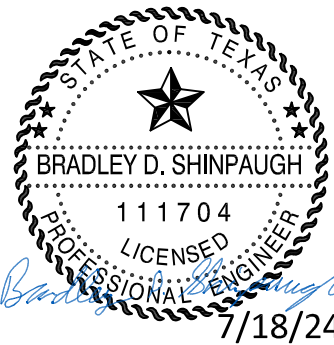


C CLUBHOUSE
BATHROOM
FLOOR PLAN
3/8"=1'-0"



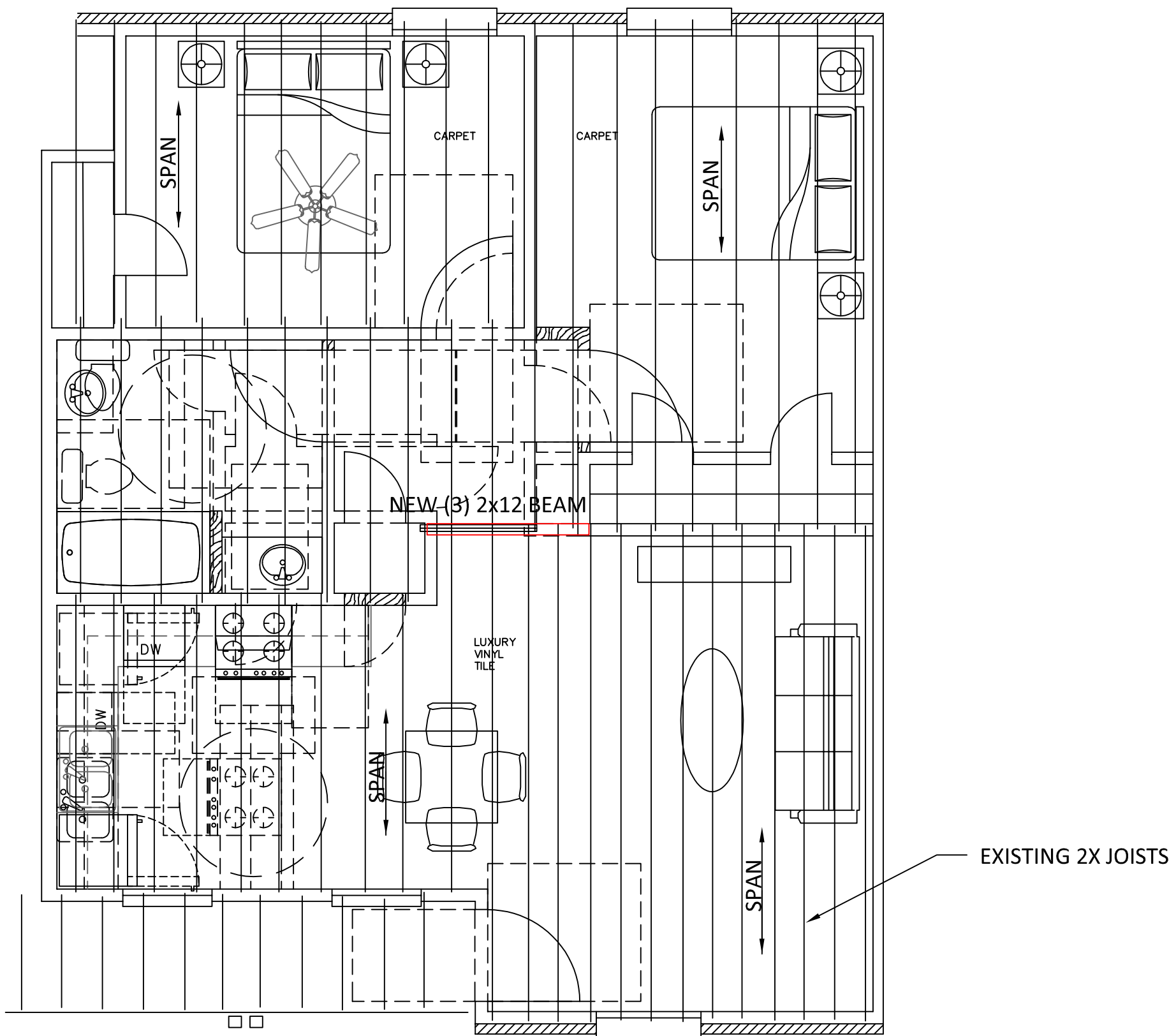
D EXISTING BUILDING PLAN
JOIST LAYOUT
3/16"=1'-0" BUILDING 16

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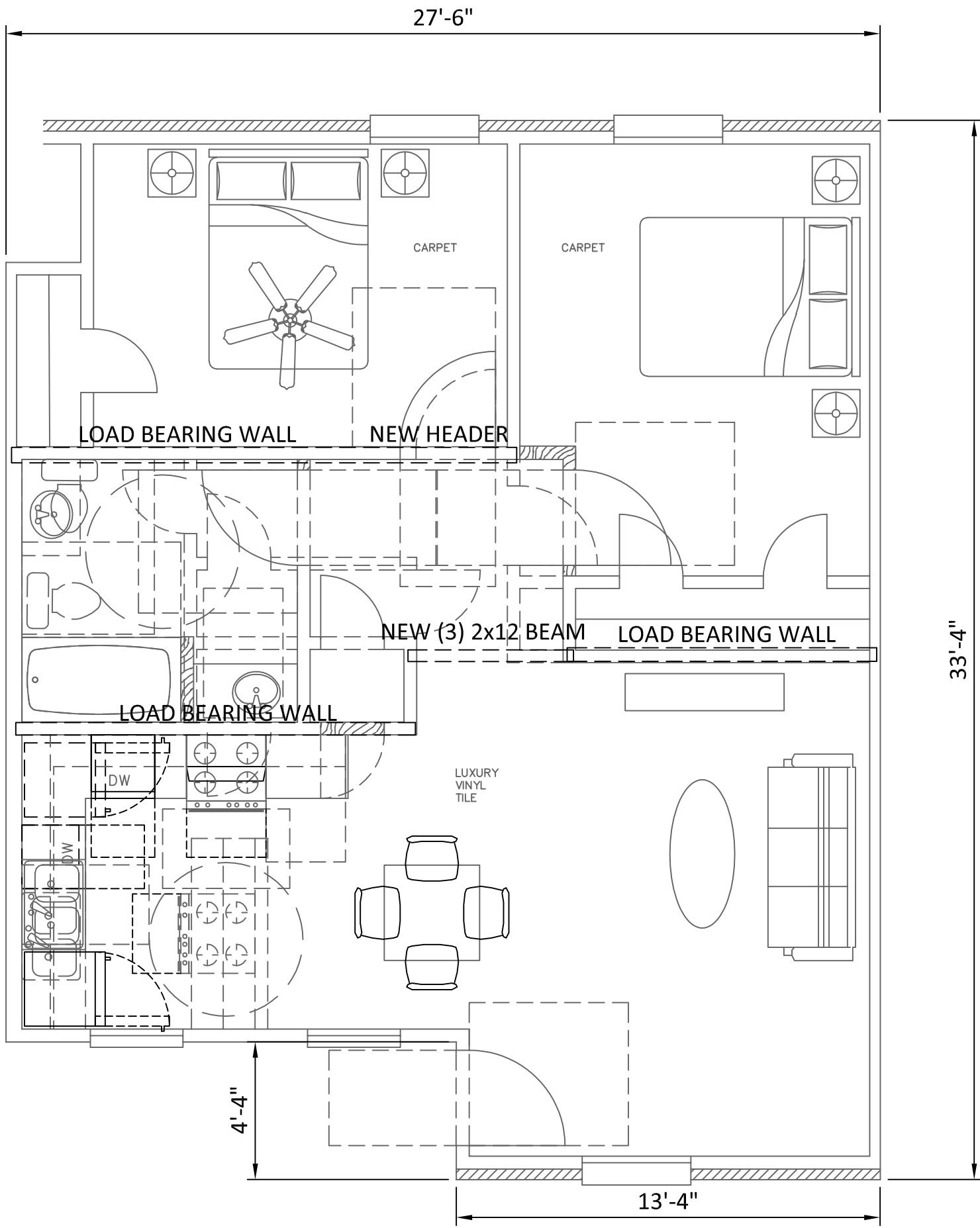


REVISION:
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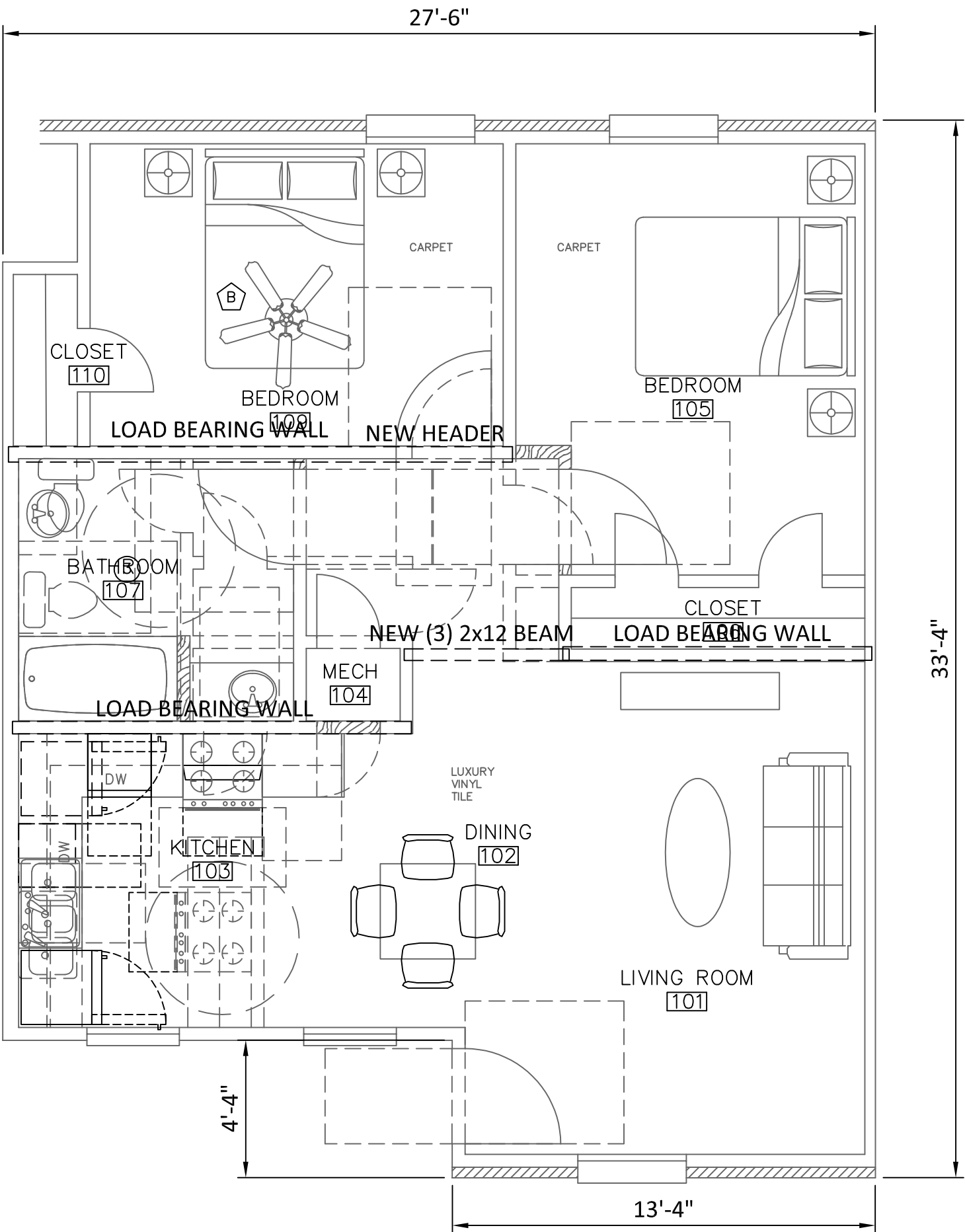
DATE: 7-18-2024
JOB: 24-3391
SHEET NO.:



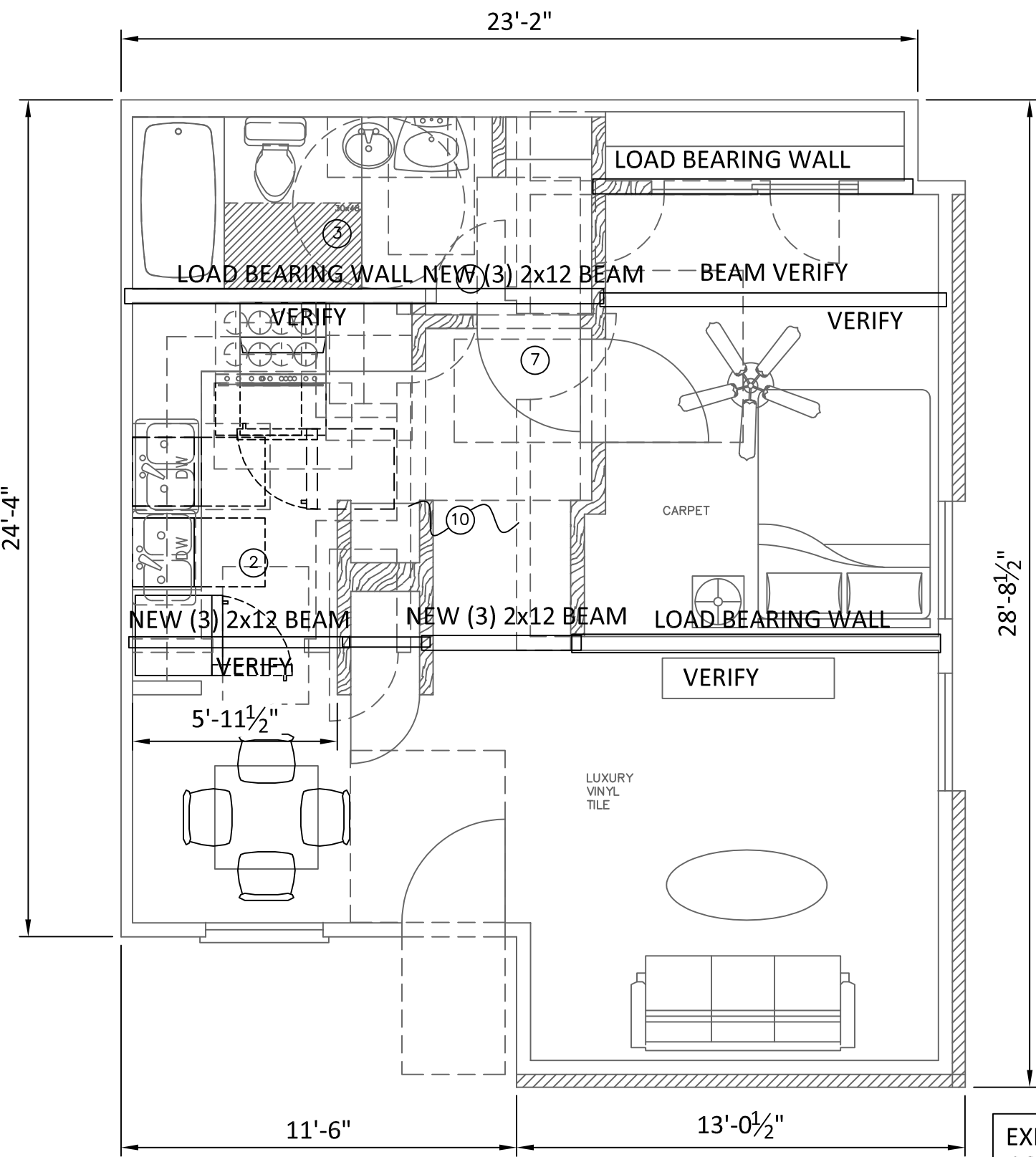
E EXISTING JOIST LAYOUT
APARTMENT PLAN
1/4"=1'-0"



C DEMO - UNIT G
ACCESSIBLE - 2 BEDROOM
1/4"=1'-0"

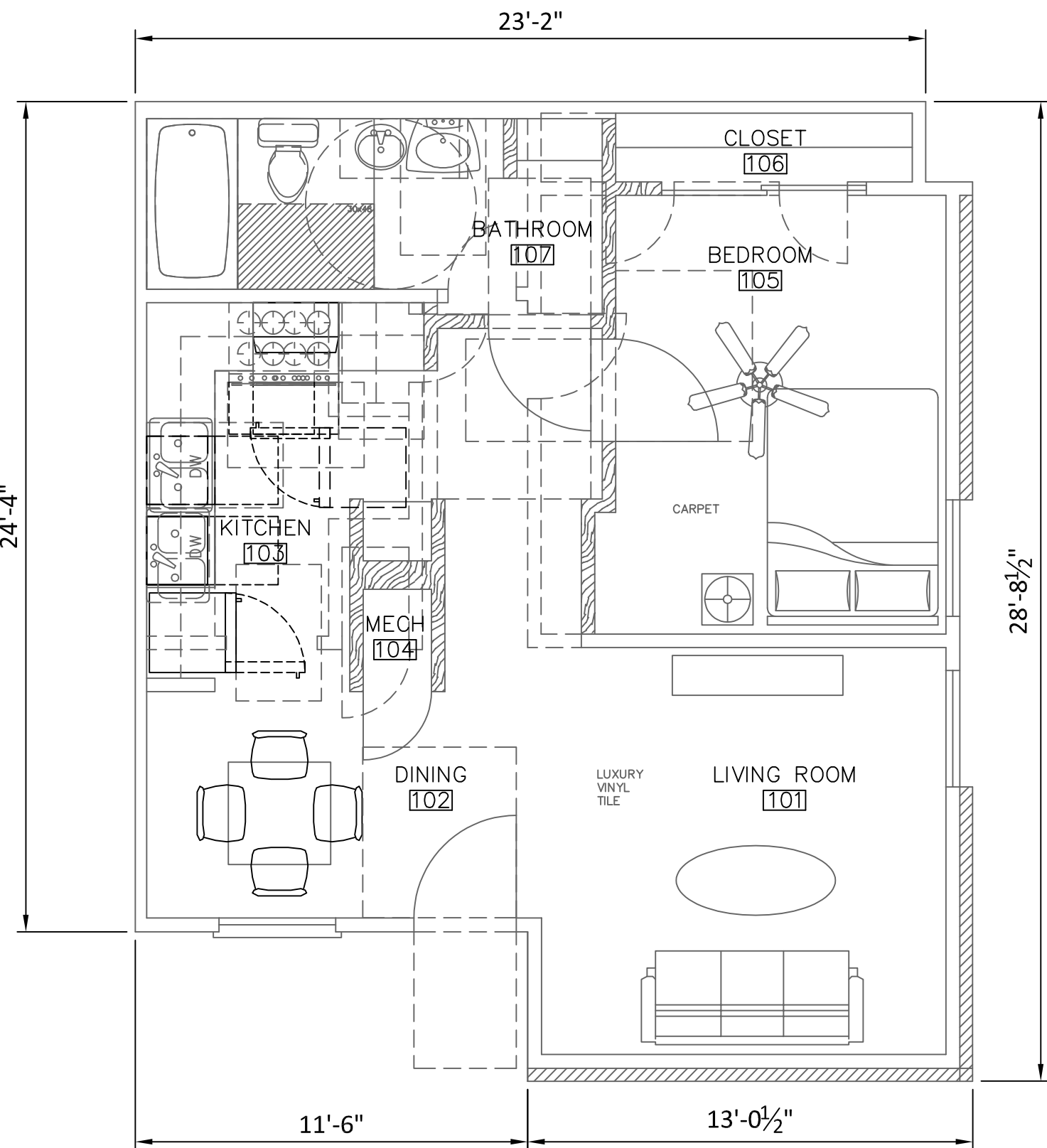


D PROPOSED - UNIT G
ACCESSIBLE - 2 BEDROOM
1/4"=1'-0" 832 SF

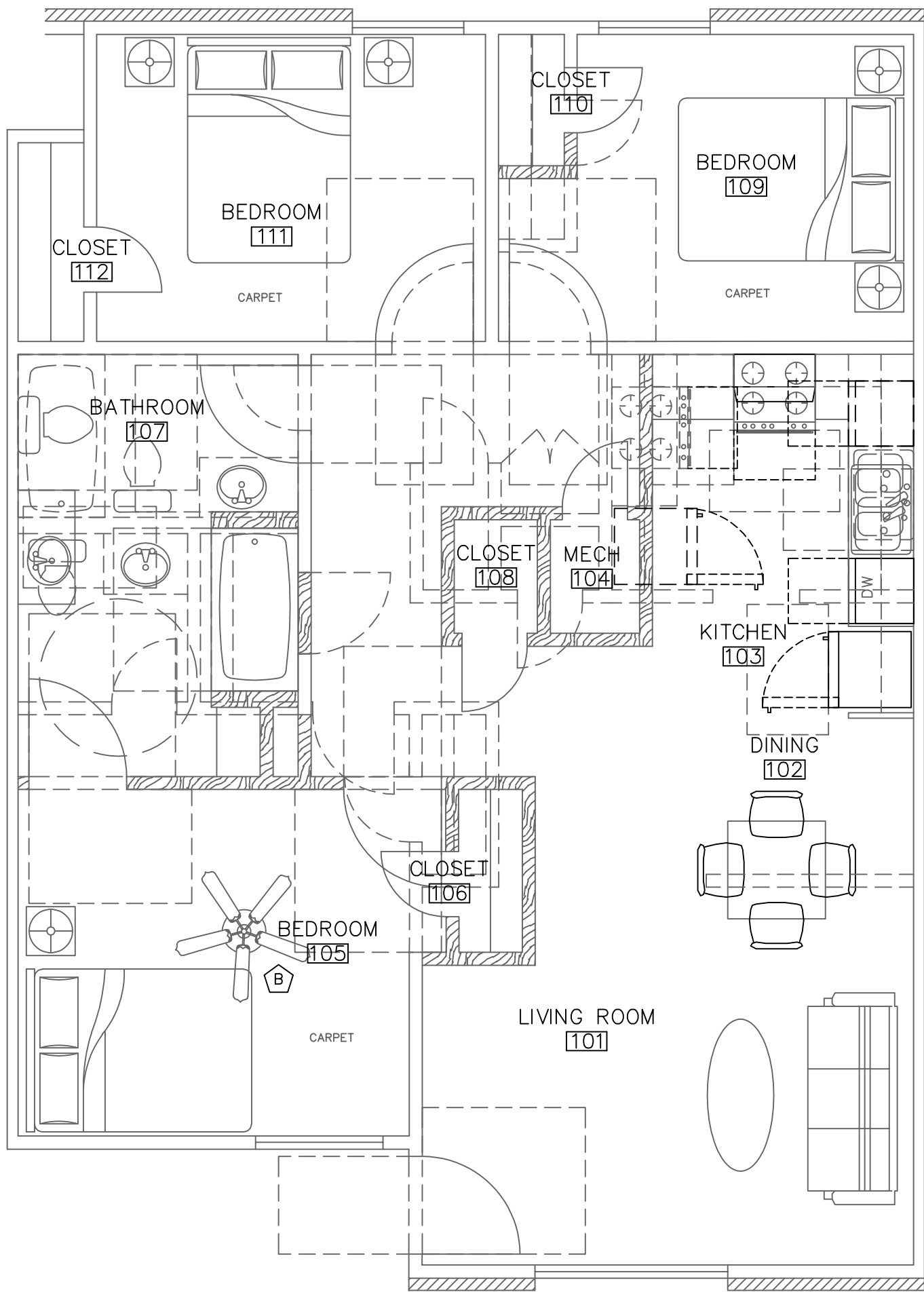


A DEMO - UNIT F
ACCESSIBLE - 1 BEDROOM
1/4"=1'-0" 636 SF

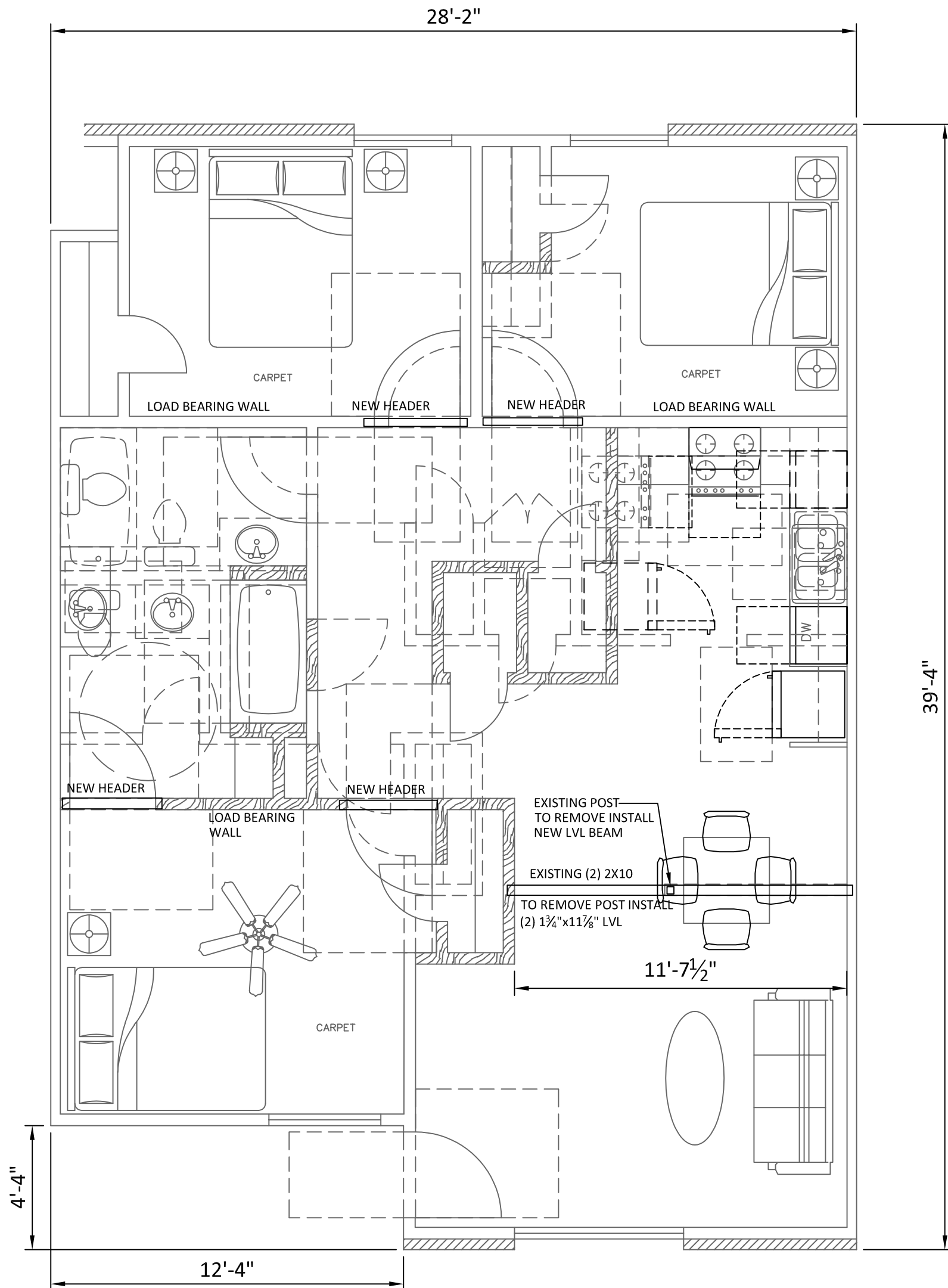
EXISTING FRAMING PLAN WAS NOT FOUND,
CONTRACTOR TO VERIFY LOAD BEARING WALLS
AND ADJUST, CONSULT WITH ENGINEER



B PROPOSED - UNIT F
ACCESSIBLE - 1 BEDROOM
1/4"=1'-0" 636 SF



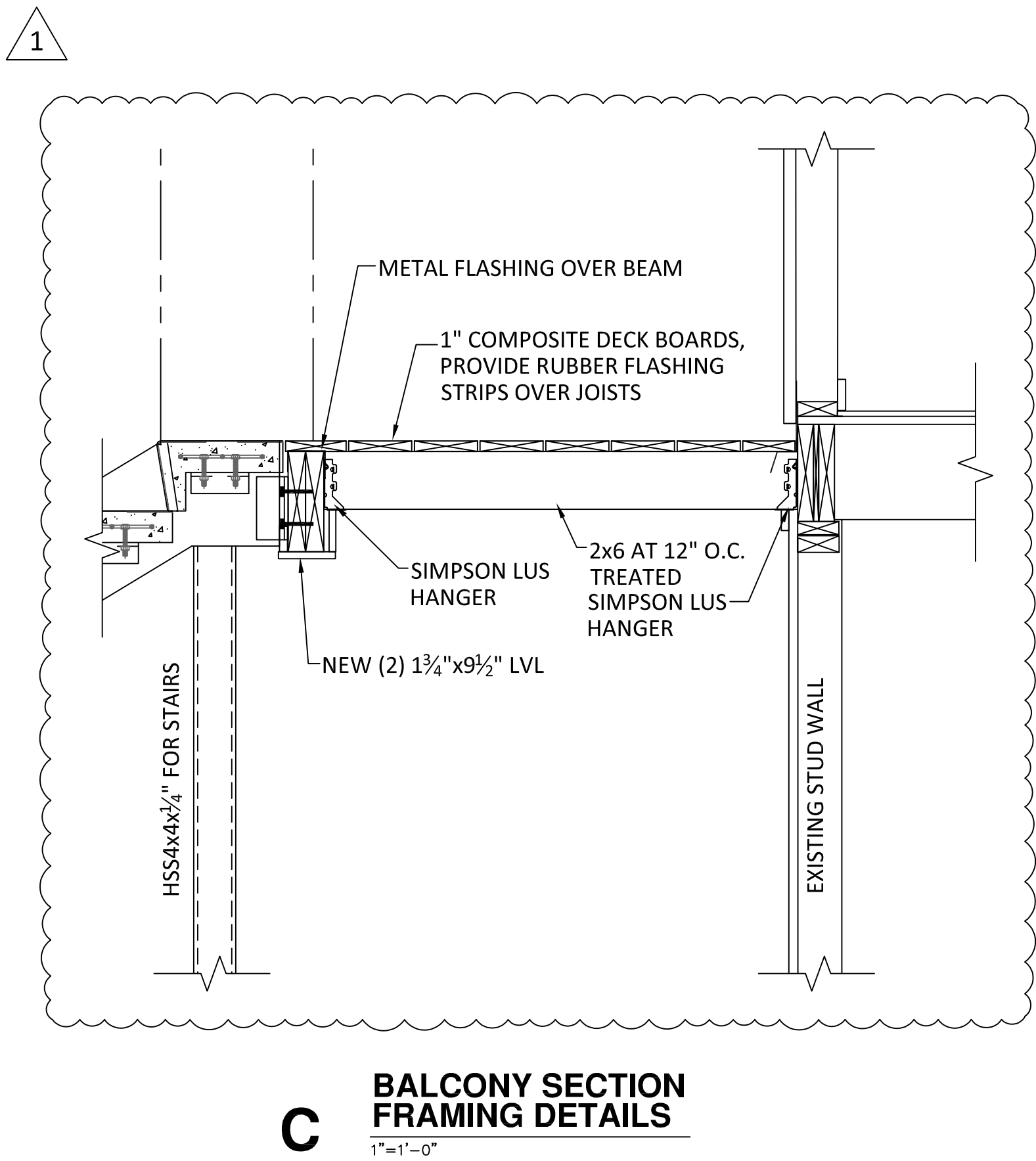
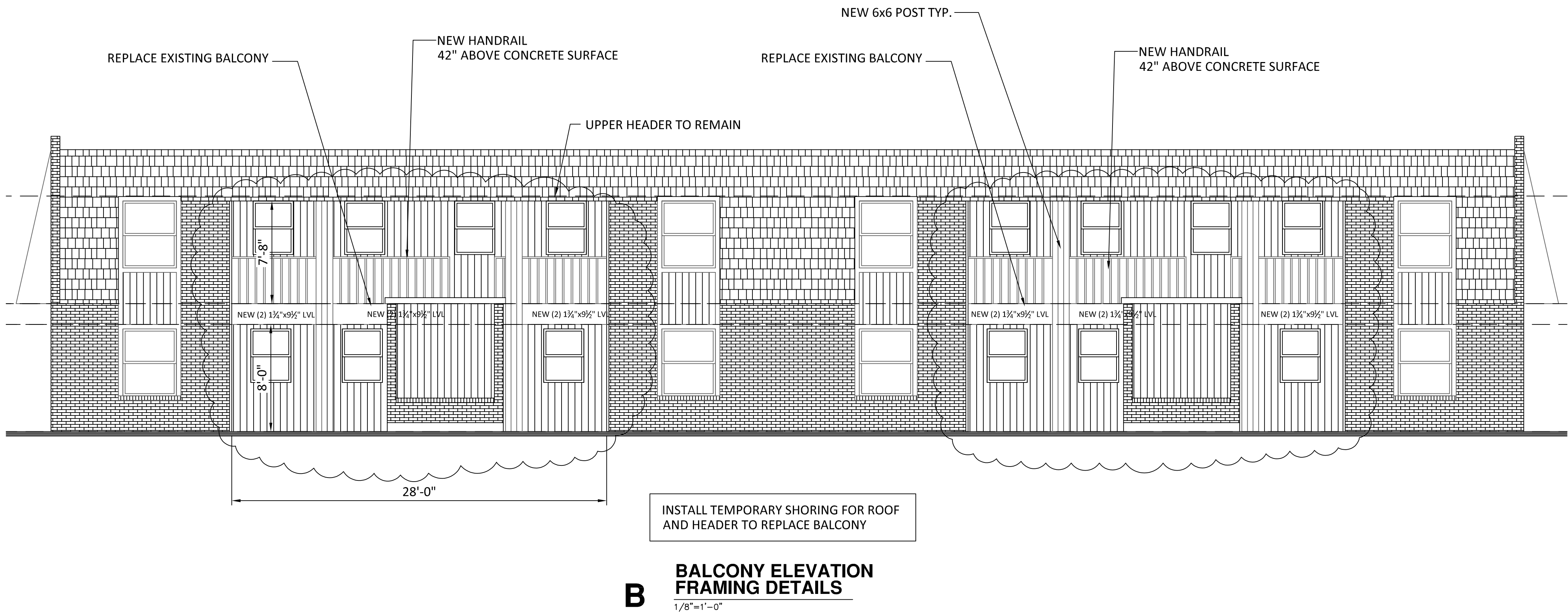
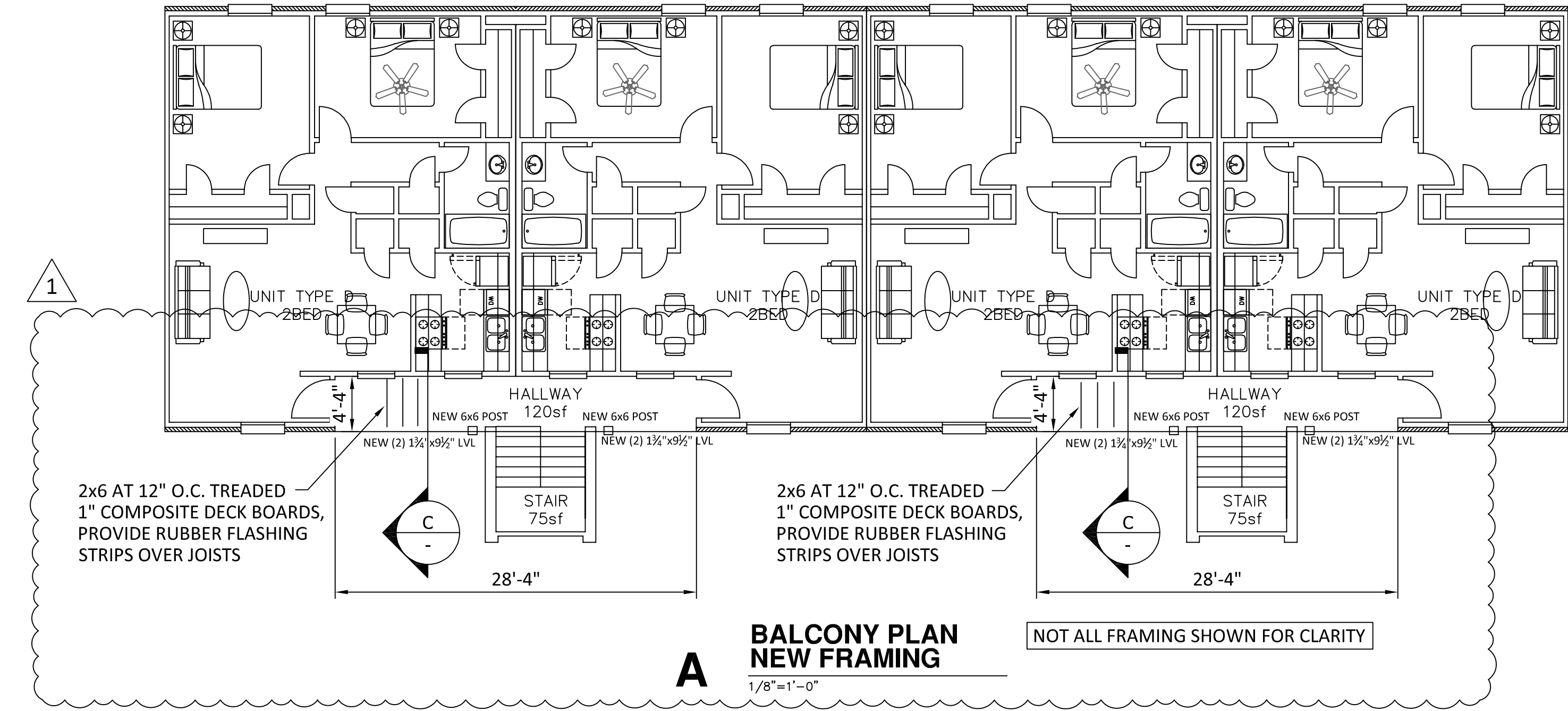
B PROPOSED - UNIT H
ACCESSIBLE - 3 BEDROOM
1/4"=1'-0" 1030 SF

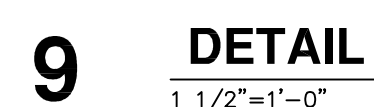


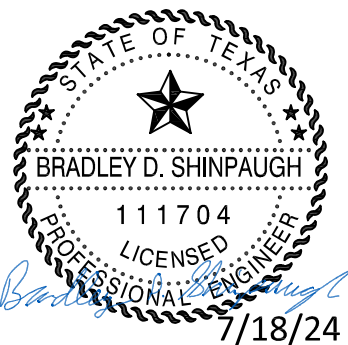
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ACCESSIBLE - 3 BEDROOM
1/4"=1'-0" 1030 SF



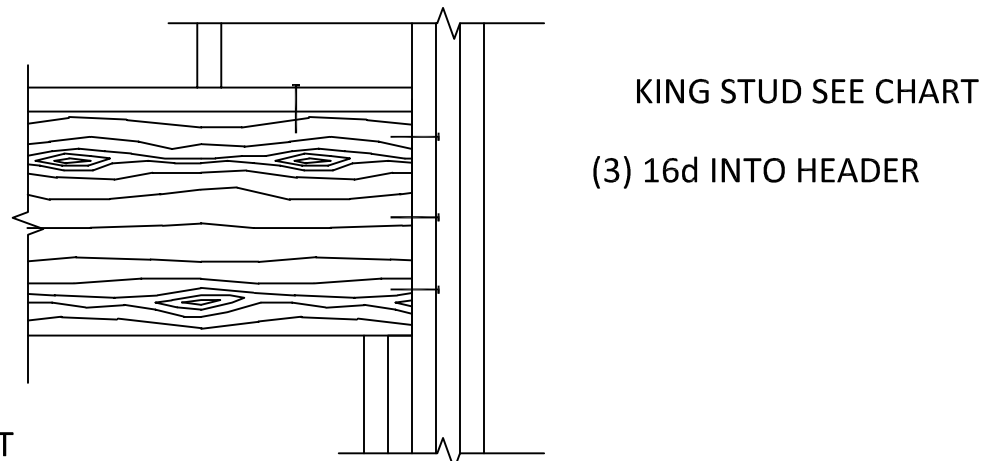
A DEMO - UNIT H
ACCESSIBLE - 3 BEDROOM
1/4"=1'-0" 1030 SF







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WOOD HEADER SEE CHART
& PLANS FOR SIZES

TRIMMER STUDS SEE CHART

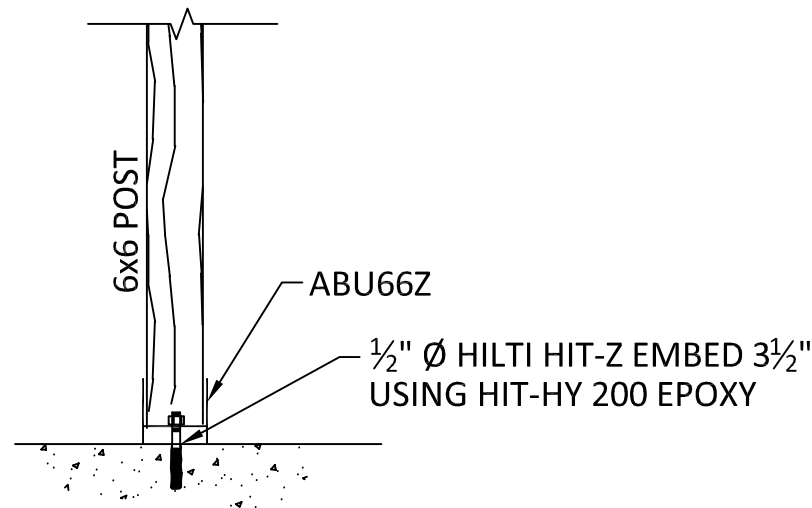
HEADER SUPPORT TO BE CONTINUOUS TO
FOUNDATION, VERIFY SUPPORT STUDS AT FIRST FLOOR

LOAD BEARING HEADER SCHEDULE			
OPENING WIDTH	HEADER	TRIMMER	KING
0'-0" TO 3'-6"	(2) 2 x 10 SYP #2	(2) 2x	(2) 2x
3'-6" TO 4'-0"	(2) 2 x 12 SYP #2	(2) 2x	(2) 2x
4'-0" TO 6'-0"	(3) 2x12 SYP OR (2) 11¼" LVL	(2) 2x	(2) 2x
OVER 6'-0"	SEE DRAWING FOR HEADER SIZE AND STUD INFORMATION		

1

HEADER DETAIL

1"=1'-0"

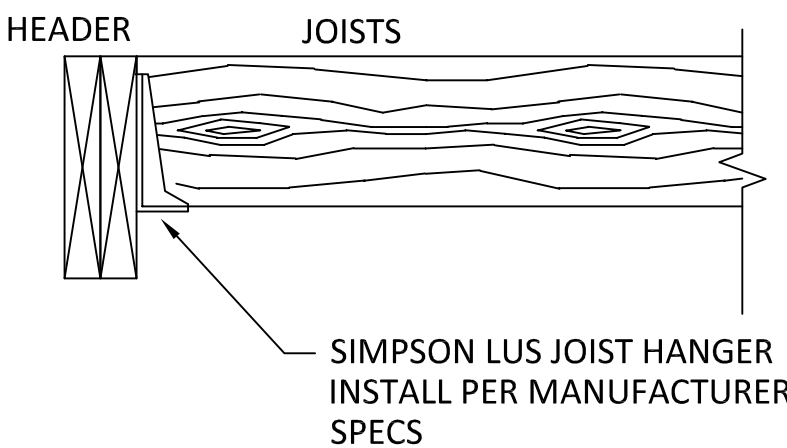


CONCRETE
FOUNDATION
FOLLOW MANUFACTURER'S
NAILING/BOLTING RECOMMENDATIONS

4

DETAIL

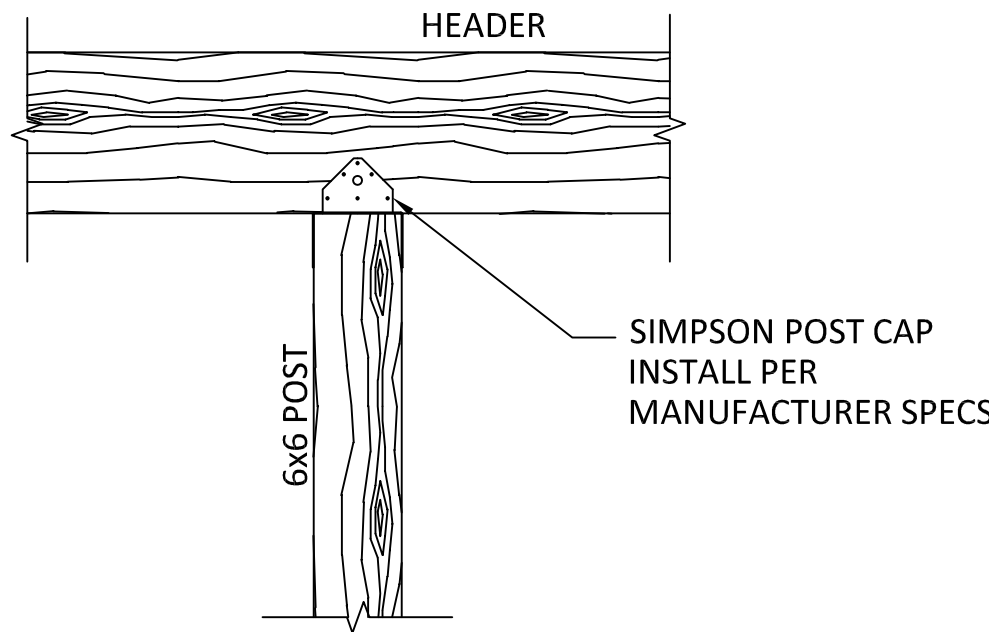
1"=1'-0"



5

DETAIL

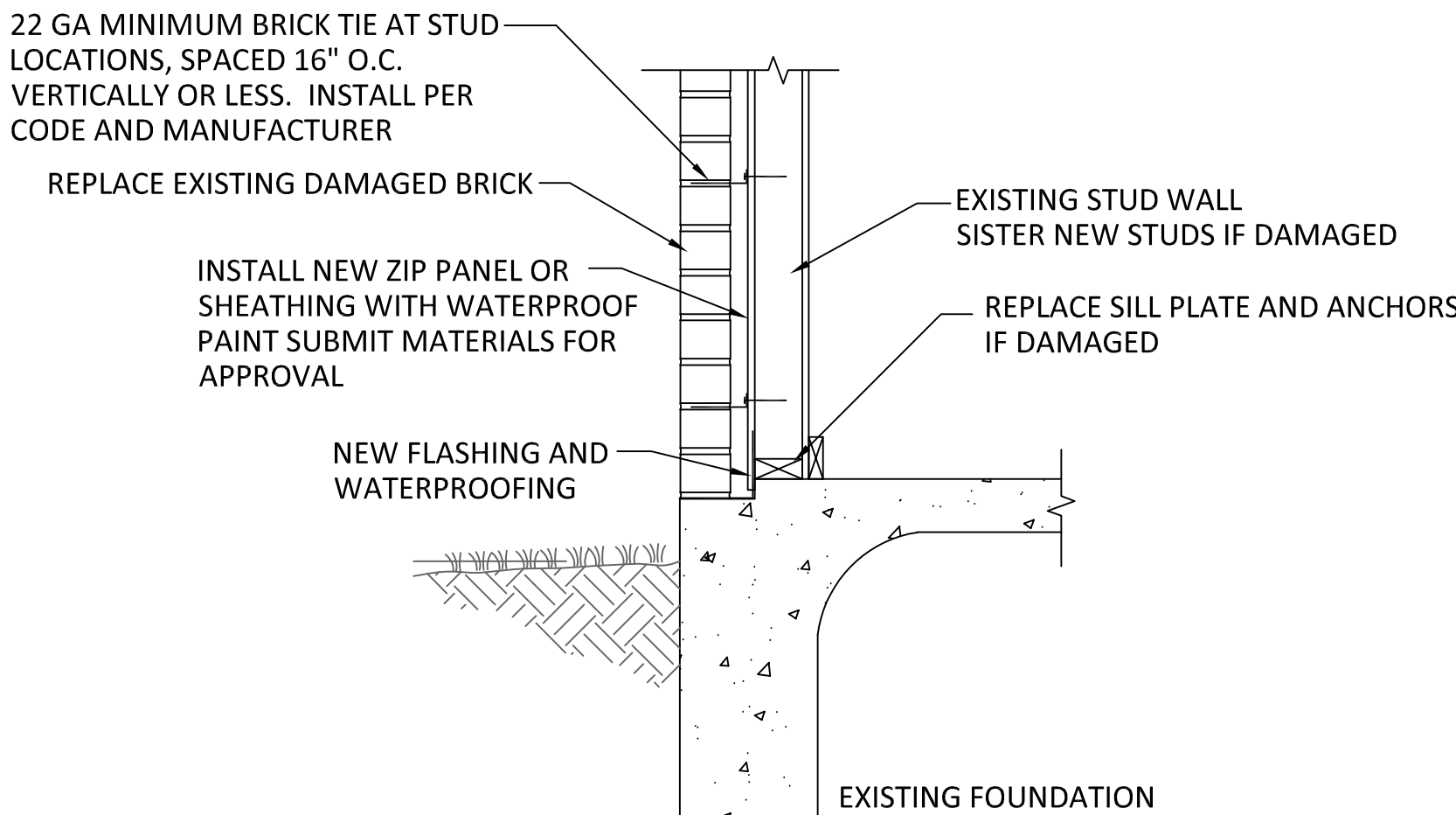
1"=1'-0"



6

DETAIL

1"=1'-0"

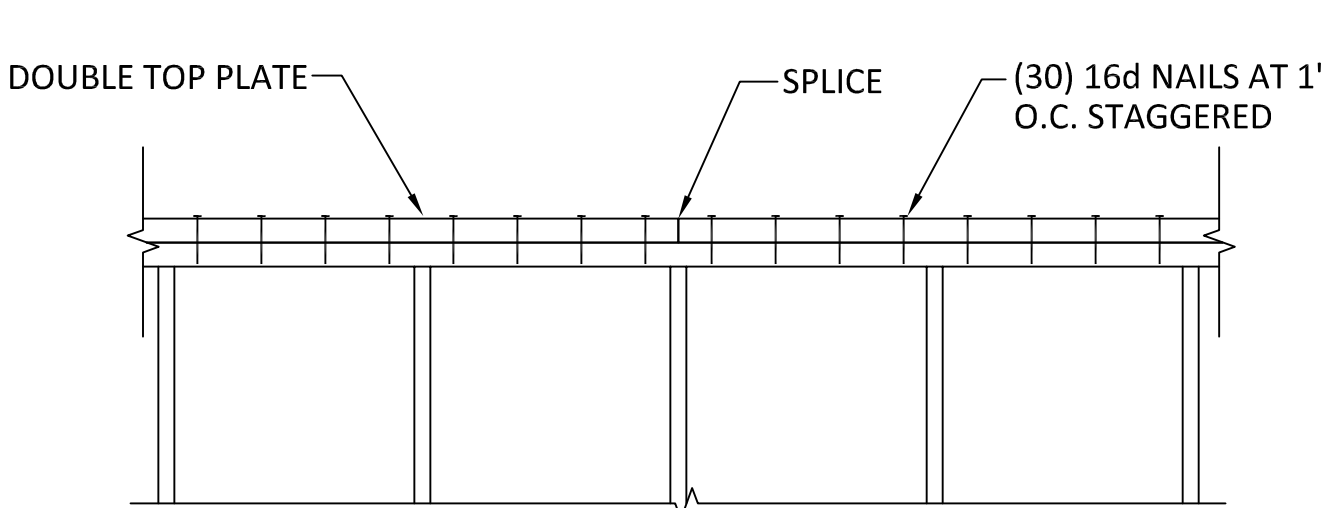


REPLACE EXISTING DAMAGED BRICK AND INSTALL NEW BRICK TIES,
TIES TO BE SPACED ON STUD LOCATIONS AND 16" VERTICALLY, SEE
LOCATIONS ON REPORT 24050

7

BRICK REPAIR DETAIL

1"=1'-0"

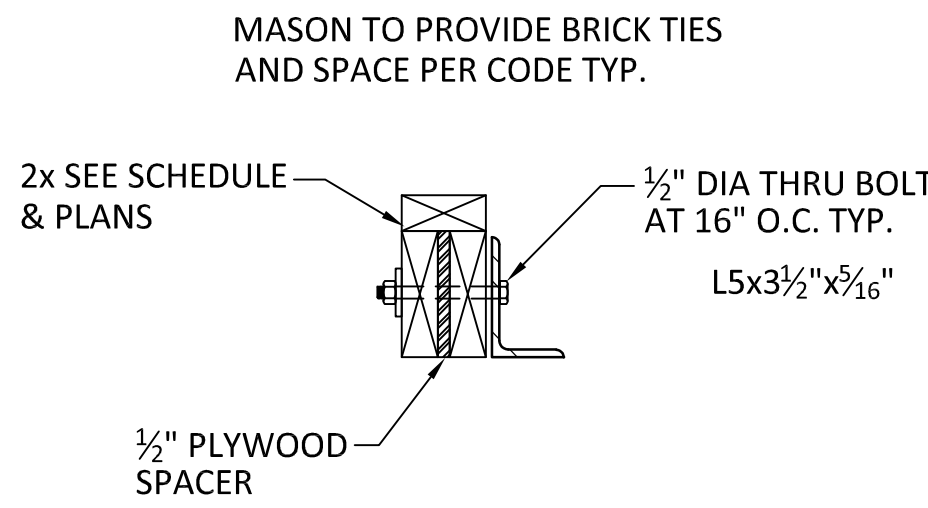


STUDS TYP. SPLICES TO BE 5'-4" MIN. APART
AT NEW FRAMING ADD SIMPSON STRAPS TO
ATTACHED EXISTING FRAMING TO NEW FRAMING

2

DETAIL

1"=1'-0"



TYP. LINTEL DETAIL
WINDOWS AND DOORS ONLY

3

DETAIL

1 1/2"=1'-0"

STANDARD NAILING SCHEDULE		
JOIST TO STEEL OR GIRDER	TOENAIL	(3) 8d
BRIDGING TO JOIST	TOENAIL EACH END	(2) 8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @ 16"
TOP PLATE TO STUD	END NAIL	(2) 16d
STUD TO SOLE PLATE	TOE NAIL	(4) 8d
DOUBLE STUD	FACE NAIL	16d @ 24"
DOUBLE TOP PLATE	FACE NAIL	16d @ 16"
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	(2) 16d
CONTINUOUS HEADER TO STUD	TOE NAIL	(4) 8d
CEILING JOIST TO PARALLEL RAFTERS	FACE NAIL	(3) 16d
BUILT-UP CORNER STUD	FACE NAIL	16d @ 18"
BUILT-UP GIRDER BEAMS	FACE NAIL	16d @ 12"
RAFTER TO PLATE	TOE NAIL	(3) 8d
2x PLANKS	EACH BEARING	(2) 16d

NOTES:
1. PROVIDE ABOVE NAILING CONNECTIONS UNLESS DETAILS ARE NOTED OTHERWISE.

NON LOAD BEARING HEADER SCHEDULE	
SPAN	HEADER
0'-0" TO 3'-0"	(2) 2 x 4
3'-0" TO 6'-0"	(2) 2 x 6
6'-0" TO 9'-0"	(2) 2 x 8
> 9'-0"	(2) 2 x 10

NOTE:
1. HEADER MATERIAL TO BE #2 SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE
2. USE ½" PLYWOOD SPACERS BETWEEN 2x MEMBERS