

A. DESIGN CRITERIA

1. Design Codes:

- a. International Building Code: IBC 2018
b. Minimum Design Loads for Buildings and Other Structures: ASCE 7-16

2. Design Loads:

a. Dead Loads

Floors (Units w/Interior Partitions)	= 40 psf
Floors (Breezeway)	= 32 psf
Roof	= 22 psf

b. Live Loads (reducible per code UNO)

Residential	= 40 psf
Corridors/Exits	= 100 psf
Mechanical/Storage	= 125 psf (non-reducible)
Typical Roof	= 20 psf

c. Roof Snow Load

Ground Snow Load (p_g)	= 10 psf
Flat Roof Snow Load (p_f)	= 7 psf
Snow Exposure Factor (C_e)	= 1.0
Snow Load Importance (I_s)	= 1.0
Thermal Factor (C_t)	= 1.0
Slope Factor (C_d)	= 1.0
Snow Drift Surcharge	

Clubhouse and Low Roofs	
Drift Surcharge (pd)	= 53 psf
Drift Width (w)	= 14 ft

d. Wind Load

Ultimate Wind Speed, V_{ult}	= 105 mph (3 sec. Gust)
Nominal Wind Speed, V_{nom}	= 81.3 mph
Risk Category	= II
Wind Exposure	= C
Internal pressure Coefficient (GC_{pi})	= ±0.18
Components and Cladding (psf)	

Zone	A=10ft ²	A=50 ft ²	A=100 ft ²
1	+22/-40	+18/-29	+18/-25
2a,2f	+22/-55	+16/-41	+16/-35
3	+22/-55	+16/-41	+16/-35
4	+30/-32	+27/-29	+30/-28
5	+30/-40	+27/-34	+30/-31

Notes:

1. A is the Effective Wind Area as defined in ASCE 7 Ch. 26.
2. Linear interpolation between tabulated values is permitted.
3. Elements with Tributary Area (A_t) > 700 ft² shall be permitted to be designed using provisions for MWFRS.

e. Earthquake Load

Risk Category	II
Seismic Importance Factor (I_a)	1.0
Mapped Spectral Response Acceleration Parameters:	$S_s = 0.902g$ $S_1 = 0.318g$
Design Spectral Response Acceleration Parameters:	$S_{DS} = 0.685$ $S_{D1} = 0.630$
Soil Site Class	D
Seismic Design Category:	D
Basic Seismic Force Resisting System	
Light-Frame Wood Walls with structural wood shear panels (ASCE 7 Table 12.2-1 Line A.15)	
$R = 6.5$ $C_d = 2.5$ $C_e = .105$ $C_u = 4$	
Design Base Shear Bldgs A,B,C	$V = 103$ kips
Design Base Shear Bldg A Clubhouse	$V = 5.2$ kips
Analysis Procedure	= Equivalent Lateral Force Procedure (ASCE 7-16 Chapter 12.8)

f. Rain Load

100 Year 15 Min. Rain Intensity (i) = 6.0 in/hr

3. Allowable Deflections:

	Total Load	Live/Snow/Wind Load	Absolute Maximum
Floor Joists/Trusses	L/360	L/480	1"
Roof Joists/Trusses	L/240	L/360	1.5"
Wall Framing (flexible finish)		L/240	0.75"
Wall Framing (brittle/brick finish)		L/480	0.5"

Cantilever deflection limits are the more restrictive of 2 x the appropriate L/— limit (e.g. 2L/360 = L/180) or absolute maximum value listed above, measured at the tip of the cantilever U.N.O.

4. Soil Properties:

- a. Soil properties are based on the project geotechnical report entitled "Geotechnical Exploration The Reserves at Cobalt Circle Brownsville, Tennessee", prepared by UES Professional Solutions 25, LLC on February 27, 2025 (herein known as "Geotechnical Report").
b. Allowable Soil Bearing Pressure = 2,000 psf (Strip Footing)
= 2,500 psf (Spread Footings)
c. Frost Depth = 18 in (per Geotechnical Report)
d. Soil mitigation for soft, moisture sensitive soils must be performed in accordance with the Geotechnical Report

B. STRUCTURAL ENGINEERING DESIGN NARRATIVE

1. McClure Engineering Company (McClure, MEC) is the Structural Engineer of Record (EOR) responsible for the documentation of structural design criteria, strength and stability of the primary vertical and lateral load-carrying systems in their complete form, and conformance of the structural design to the applicable building codes. These drawings produced by McClure convey the structural engineering design for the project, which includes the following components and systems:
a. Foundations consisting of strip footings and isolated column footings.
b. Slabs on grade.
c. Residential framing above the slab on grade consisting of:
i. Load-bearing wood wall and opening framing.
ii. Wood T&G Sheathing over wood joists, floor and roof trusses.
d. The lateral force resisting system of the structure consisting of wood sheathed wood shear walls and wood sheathed diaphragms.
2. The following items are Deferred Submittals. Framing intent and additional requirements for these structural components are provided within these drawings:
a. Structural steel stair framing and connections – see general notes section "Structural Steel" | see S002 for applicable design criteria
b. Wood Floor & Roof Trusses – see general notes section "Wood Framing and Fastening" | see S002 for applicable design criteria.
c. Connections of Wood Trusses to the supporting structure
* Reference section "D. Submittal Requirements." Coordinate requirements of these drawings with those of other design consultant drawings and the Project Specifications.

3. The following items are specifically excluded from McClure's design scope as represented on these drawings:

- a. Requirements for fire rating of assemblies or fire protection of structural members
b. Global stability of soil mass
c. Any exterior slabs, bollards, curbs, and any enclosures not shown on these drawings
d. Interior non-load-bearing wood wall or ceiling framing
e. Shoring design, formwork design, temporary bracing, and other means and methods items

C. GENERAL NOTES

1. All construction shall conform to the Design Codes in Section "A. Design Criteria," including all applicable standards and documents referenced within those codes.
2. Plan and detail notes provided on specific sheets within these drawings supplement information in these General Notes. Always coordinate the requirements of these notes with what is shown within the drawings.
3. Unless noted specifically on a plan, all floor plans show framing for the floor indicated and vertical framing (walls, openings, posts, columns) below that floor.
4. Contract Document Coordination:
a. The drawings contained herein are intended to be utilized in conjunction with other design consultant's drawings (architectural, civil, mechanical, etc.). It is the responsibility of the Contractor to coordinate the requirements of the drawings into their shop drawings and construction.
b. Refer to the architectural, mechanical, electrical, and civil drawings for location and size of block outs, inserts, openings, curbs, bases & pads, and dimensions not shown on these drawings.
c. Refer to the architectural drawings for size and location of doors and window openings, exterior wall assemblies, and floor, wall, and roof finishes. Refer to the mechanical and electrical drawings for additional information including locations of mechanical units, generators, etc.
d. Omissions or conflicts between various elements of the drawings, notes and details shall be brought to the attention of the engineer and resolved before proceeding with the work.
5. Use of Drawings in Construction:
a. The Contractor shall verify all dimensions and conditions at the job site before commencing work and shall report any discrepancies to the engineer responsible for the design of that work.
b. Do not use scaled dimensions; use written dimensions or, where no dimension is provided, consult the engineer for clarification before proceeding with the work.
c. Details and keynotes shown shall be incorporated into the project at all appropriate locations, whether or not they are specifically referenced on the drawings.
d. McClure may provide the contractor with electronic files for their convenience and use in the preparation of shop drawings. These electronic files are not construction documents; the contractor is not relieved of his/her duty to fully comply with the contract documents, including the need to confirm and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate the contractor's work with that of other contractors for the project.
6. Changes During Construction:
a. Openings shall not be cut or otherwise made in any structural member unless that opening is specifically shown on these drawings. The Contractor shall seek approval in writing from the engineer for any design incorporating additional openings.
b. Support details shown for Architectural, Mechanical, Electrical, and Plumbing equipment as well as elevators is based upon available information from the manufacturer (if any). The Contractor shall coordinate requirements of actual equipment supplied with details and shall provide any additional framing required.
c. The Contractor has the responsibility to notify the engineer of any architectural, mechanical, electrical, or plumbing load imposed on the structure that is not documented on the Contract Documents or differs from what is originally shown. Provide documentation of location, load, size, and anchorage of all undocumented loads in excess of 250 lbs.
7. Construction Sequence and Methods:
a. These drawings and the related Specifications represent the finished structure and, except where specifically shown, do not indicate the method or means of construction. Loads on the structure during construction shall not exceed the design loads indicated in Section "A. Design Criteria" as a maximum. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.
b. The Contractor is responsible for compliance with all applicable job-related safety standards proceeding from governing organizations (e.g. OSHA).
c. It is the responsibility of the Contractor to ensure the stability of the structural elements during construction as a result of means and sequence by providing shoring, bracing, etc. as required.
i. Stability considerations should include all applicable temporary construction and environmental loads per ASCE 37 which may include wind and seismic forces.
ii. Temporary bracing shall remain in place until positive connection is made between the braced element and the floor/roof diaphragm or foundation above and below, and those diaphragms in turn are structurally complete and connected to the vertical elements of the lateral force resisting system. This is a means and methods item.
iii. The Contractor shall be responsible for the stability of the structure at their discretion/Structural Engineer, licensed in the state where the project is located, for the design of any temporary bracing, lifting, rigging, and shoring. Any sealed drawings, calculations, reports, etc. prepared for construction stability shall be submitted to the engineer for review.
d. The Contractor shall consider the effects of thermal movements due to hot or cold weather construction and the potential for extreme temperature variations before the structure is complete.
e. The Contractor is responsible for the protection and repair of any adjacent existing structures, surfaces, and areas which may be damaged as a result of the work.

D. SUBMITTAL REQUIREMENTS

1. Submittal Procedures:
a. The Contractor shall provide all submittals in PDF format unless otherwise requested or indicated in the Project Specifications.
b. All submittals must be reviewed by the Contractor prior to McClure's review. The Contractor is responsible for reviewing each submittal for basic coordination with these drawings and to verify that all the required components of the submittal are incorporated. The submittal must bear the electronic review stamp of the Contractor before McClure will proceed with the review.
c. Incomplete submittals or submittals not meeting the requirements of this section will not be reviewed. McClure will notify the contractor that the submittal is incomplete or unacceptable and that resubmission is required.
i. Submittals requiring engineering calculations for all or a portion of the work are considered incomplete without the sealed calculations and will not be reviewed.
ii. Shop Drawings shall be original drawings. Submissions incorporating any portion or reproduction of the contract documents will not be reviewed.
iii. Deferred Submittals not meeting the seal requirements of section D.2.b are considered incomplete and will not be reviewed.
iv. Resubmittals with comments from a previous review left unaddressed or without any response will not be reviewed.
d. Allow two weeks for review of all submittals unless an agreement for expedited review is made in writing by McClure.
e. McClure's submittal review scope of work includes a single submittal review and one review of the revised submittal if required (two reviews total of the same submittal). Time required for more than two reviews of a submittal is considered an additional service and will be billed hourly. McClure reserves the right to withhold review of a submittal surpassing this allowance until proper billing to the responsible party can be established.
f. Submittals must be returned to the Contractor by McCure bearing a stamp marked "Reviewed No Exception Taken" or "Reviewed With Comments/Exceptions" prior to proceeding with the work. Submittals marked "Reject/Resubmit" must be revised according to the comments provided prior to commencing with the respective scope of work.
2. Deferred Submittals:
a. See Section "B. Structural Engineering Design Narrative" for the list of items considered Deferred Submittals.
b. Deferred Submittals shall bear the seal of a professional engineer licensed in the state where the project is located. If the project requires a licensed Structural Engineer (S.E.) as the Engineer of Record according to state laws, the same qualification level applies to the engineer sealing the Deferred Submittals.
c. Deferred Submittal items shall not be installed until the Deferred Submittal documents have been approved by the Building Official.
3. Submittal List:
a. Submittals (product data, test records, shop drawings, and/or calculations) are required for the following:

Submittal Name	Items Required:				
	Product Data	Shop Drawings	Test Records	Engineering Drawings	Engineering Calculations
1. Concrete Mix Designs	X		X		
2. Concrete Break Reports			X		
3. Concrete Reinforcing Layout		X			
4. Concrete Anchor Bolts & Embedded Plates	X	X			
5. Concrete Anchors (Post-Installed)	X				
6. Post-Installed Anchor Substitutions (if used)	X				X
7. Post-Installed Connection Geometry Alteration (if used)	X			X	X
8. Steel Stair Framing incl. Connections to Supports		X		X	X
9. Wood Framing Materials	X				
10. Wood Floor & Roof Trusses incl. Reactions		X		X	
11. Wood Truss Connections to Supporting Structure				X	X
12. Specialty Wood Fasteners	X				
13. All Cladding Systems & Attachments as Identified in the Architectural Drawings (if used)	X			X	X

- b. "Product Data" may indicate mill certifications, material data sheets, Evaluation Service Reports (ESRs), etc. See requirements of each material section of the General Notes for further information.
c. Where "Engineering Drawings" and/or "Engineering Calculations" are indicated, the submittal must comply with the requirements of item "2. Deferred Submittals" above.
4. Submittals For Record:
a. The following items impact the structural design and therefore must be submitted to the engineer; however, they do not require review. They will be returned stamped as "Received for Record".
i. Mechanical Equipment Shop Drawings with Weight
ii. Brick & Stone Veneer with Weight

E. CONCRETE

1. Reinforced concrete shall have the following minimum 28 day compressive strengths:
a. Slab on grade, unless noted otherwise 4000 psi normal weight
b. Foundations 5000 psi normal weight
2. All concrete exposed to weather shall have 6% (+/- %) air entrainment.
3. Submit mix designs for all concrete mixes prior to placement. All submittals shall include the following:
a. Batch quantities including admixture dosage rates.
b. Strength test results for trial mixes.
c. Aggregate source(s) and gradation(s).
d. Product data for cement, fly ash and other cementitious materials.
e. Product data for all admixtures.
4. Provide protection for reinforcing bars as follows:
a. Concrete cast against and permanently exposed to earth 3"
b. Concrete exposed to earth and weather (formed)
i. #5 and smaller 1-1/2"
ii. #6 and larger 2"
c. Concrete not exposed to weather and not in contact with ground:
i. Slabs and walls 3/4"
ii. Beams and columns 1-1/2"
5. Interface of all slab and foundation construction joints shall be roughened with 1/4" amplitude. Surface of construction joints shall be clean and free of laitance. Immediately before new concrete is placed, construction joints shall be wetted and standing water removed.
6. Construction joints in walls shall be keyed and placed at locations approved by the Architect and Structural Engineer.
7. Provide PVC waterstops in all below grade construction joints and at other locations as shown.
8. Provide compressible filler and sealant in all slab-on-grade and wall and column interfaces that are not doweled together.
9. All column pockets shall be filled with concrete after column is erected.
10. Sleeves and openings in slabs not shown on structural drawings or outside the parameters of typical sleeve details are not permitted, unless approved by the Structural Engineer.
11. Conduit and pipes embedded in slabs, walls, or grade beams shall be no larger in outside dimension than 1/3 the overall member thickness and shall be placed no closer than 3 diameters or widths on center.
12. Conduits and pipes shall not be permitted in concrete pilasters or columns.
13. Provide concrete housekeeping pads under all mechanical, plumbing, fire protection, and electrical equipment per plans. Pads shall extend beyond equipment a nominal 6" on all sides. Apply a bonding agent to existing concrete slab prior to pouring of housekeeping pad. Provide reinforcing per details.
14. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.
15. Foundation walls shall be temporarily braced until positive attachment is made to floor framing per details. This is a means and methods item.

Slab on Grade

1. Slab shall be constructed as shown on plans.
2. Slab-on-grade shall be supported on a minimum 3'-0" of stable subgrade or compacted suitable fill as stated in the geotechnical report. Slab shall be founded on a minimum 4" deep layer of compacted granular material. The top 8 inches of floor slab subgrade should be compacted and moisture conditioned per the geotechnical report.
3. Provide joints at 30' x slab thickness (+/-) in both directions and located to conform to bay spacing wherever possible (at column centerlines, half bays, third bays, etc.). Submit control joint layout to Architect for any exposed concrete surface.
4. Saw cut control joints shall be done late enough to prevent raveling of the cut edges and early enough to prevent cracking of the slab ahead of the saw blade.
5. Concrete slab to be cured according to ACI Standards. Concrete slab cure to be compatible with any sealer, grout, or adhesive that may be used on the floor later.
6. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.

Subsurface Requirements

1. Foundation design is based on geotechnical report by UES Professional Solutions 25, LLC, dated February 27, 2025.
2. A geotechnical representative shall be retained on site for all construction activity to verify that all proper requirements have been met to meet the design requirements outlined in the geotechnical report. Representative shall be UES Professional Solutions 25, LLC or someone familiar with all documents of the geotechnical investigation provided for the project.
3. The Contractor shall provide dewatering of excavations from surface water and ground water. Do not place concrete if water is present at base of excavation.
4. Geotechnical Testing Agency Requirements
a. If the geotechnical representative on site takes exception to anything in the Geotechnical Report and requires additional field investigation to clarify those expectations, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions shall be documented and approved by the geotechnical engineer.
b. The geotechnical representative must have read all documents pertaining to the geotechnical report for the project and understood and accepted the criteria contained in the report.
c. The geotechnical representative must understand and be able to make decisions affecting the work for field observations and conditions described in the report during construction. The representative must be capable of advising the owner or contractor for procedures regarding, but not limited to: sub-grade preparation, dewatering activities, and other construction considerations.

F. REINFORCING FOR CONCRETE

1. General
a. All reinforcing steel to be ASTM A615, Grade 60, deformed bars, unless noted otherwise.
i. Any reinforcing to be welded shall be ASTM A706 and welded with E80 electrodes.
ii. Alternatively, ASTM A615 reinforcing may be welded with E80 electrodes and proper preheat according to AWS D1.4.
iii. E70 electrodes are not permitted for welding rebar.
b. Welded wire fabric shall be plain wire conforming to ASTM A1064. Welded wire fabric shall be in flat sheets.
c. All reinforcing bars to be detailed and placed in accordance with the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" specifications.
d. All reinforcing, including dowels, shall be securely tied and cast with the lower member. Placing reinforcing after concrete has been placed will not be permitted.
e. Field bending of reinforcing partially embedded in concrete will not be allowed unless specifically noted on the drawings or approved by the Structural Engineer.
f. All reinforcing bars shall be contact lap spliced or dowelled as follows, unless noted otherwise:
Tension Development and Splice Lengths for $f_y = 4,000$ psi

Bar Size	Development		Class "B" Splice		Standard 90 deg. Hook		
	Top	Other	Top	Other	Embed Length	Leg Length	Bend Dia.
#3	19	15	24	19	6	6	2-1/4
#4	25	19	32	25	7	8	3
#5	31	24	40	31	9	10	3-3/4
#6	37	29	48	37	10	12	4-1/2
#7	54	42	70	54	12	14	5-1/4
#8	62	48	80	62	14	16	6
#9	70	54	91	70	15	19	9-1/2
#10	79	61	102	79	17	22	10-3/4

1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing $\geq 3d$, without ties or stirrups or $\geq 2d$, with ties or stirrups, and bar clear cover $\geq 1.0d$. Normal weight concrete as well as no transverse reinforcing are both assumed.
2. Standard 90 deg. hook embedment lengths are based on bar side cover $\geq 2.5"$ and bar end cover $\geq 2"$ without ties around hook.
3. For special seismic considerations, refer to ACI 318 Code Chapter 21.
4. All tension splices shall be Class "B" splices unless noted otherwise on plans.

Bar Size	Development		Class "B" Splice		Standard 90 deg. Hook		
	Top	Other	Top	Other	Embed Length	Leg Length	Bend Dia.
#3	17	13	22	17	6	6	2-1/4
#4	22	17	29	22	6	8	3
#5	28	22	36	28	8	10	3-3/4
#6	33	26	43	33	9	12	4-1/2
#7	49	37	63	49	11	14	5-1/4
#8	55	43	72	55	12	16	6
#9	63	48	81	63	14	19	9-1/2
#10	70	54	91	70	15	22	10-3/4

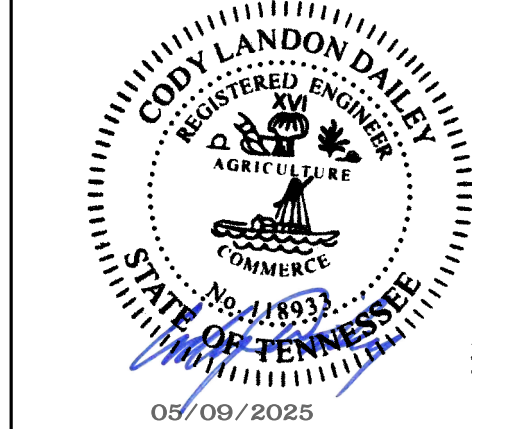
1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing $\geq 3d$, without ties or stirrups or $\geq 2d$, with ties or stirrups, and bar clear cover $\geq 1.0d$. Normal weight concrete as well as no transverse reinforcing are both assumed.
2. Standard 90 deg. hook embedment lengths are based on bar side cover $\geq 2.5"$ and bar end cover $\geq 2"$ without ties around hook.
3. For special seismic considerations, refer to ACI 318 Code Chapter 21.
4. All tension splices shall be Class "B" splices unless noted otherwise on plans.

- g. All welded wire fabric shall be lapped 12" or 48 wire diameters, whichever is greater.
h. Provide (2) #5 x 6'-0" diagonals at all corners of openings and re-entrant corners, unless noted otherwise.
i. Dowels between foundation and walls shall be installed and shall be the same grade, size, and spacing as the vertical wall reinforcing, unless noted otherwise.
j. Provide corner bars to match longitudinal reinforcing in all footings. Provide (2) corner bars at tee intersections.
k. Provide 200 pounds of miscellaneous straight bar reinforcing (#4 & #5) to be used in field for special conditions. Labor for placing same to be included.
2. Slabs and Slabs-on-Grade
a. All slabs on grade to be reinforced with 6x6 - W2.9xW2.9 welded wire fabric, unless noted otherwise.



NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications.

TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231



CODY L. DAILEY
118933
EXP: 2/28/2026

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TENNESSEE.

No.	Description	Date
00	PERMIT SET	05/09/2025

PROJECT NUMBER: 2024002664
SET ISSUE DATE: 05/09/2025

ENGINEER: CAS
DRAWN BY: CAS
CHECKED BY: JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
GENERAL NOTES

DRAWING NO.
S001

1. Install rough carpentry according to the American Institute of Timber Construction Manual

- i. The maximum allowable deflection shall be:
 - i. Roof Trusses: Total Load: $L/240$, Roof Live or Snow Load: $L/360$

1. IBC 2304.3.3 requires that architectural, mechanical, electrical, and plumbing systems be designed to accommodate movement due to shrinkage. McClure Engineering Co. takes no responsibility for the naturally occurring shrinking that will occur.
2. Estimated values are based upon the following moisture content:
 - a. At installation (MC) = 19%
 - b. At equilibrium (EMC) = 8%
3. The following recommendations are intended to minimize the potential issues associated to wood shrinkage. Implementation and liability are ultimately up to the contractor or design professional responsible for the impacted trade.
 - a. Mechanical, Electrical, Plumbing
 - i. Allow construction gaps in the wood framing to close by delaying installation of MEP as long as possible to allow for additional dead load to be installed.
 - ii. Provide oversized or long slotted holes at pipe penetrations. Holes must be within conformance of typical penetration details.
 - iii. Rigid connections shall be adjusted before completion of construction of closing of wall and ceiling assemblies.
 - iv. All vertical sheet metal down spouts shall have intermediate slip joints.
 - v. Roof Drains shall utilize adjustable fittings. Fittings must be adjusted at the completion of construction and then as required to maintain proper drainage.
 - b. Architectural Considerations
 - i. Stucco, EIFS and brittle finishes shall have horizontal expansion joints, slip joints with appropriate waterproofing.
 - ii. Brick and stone finishes shall have less than accommodate differential movement.
 - iii. Provide adjustable thresholds or transitions at rigid transitions such as CMU or concrete stair and elevator shafts.
 - c. Construction tolerance
 - i. Limit shortening due to nesting by cutting all studs level square and tight against plates.
 - ii. Structural wood panels shall have 1/2" relief gaps at each floor to limit bulging.
 - iii. Floor sheathing shall have 1/8" gaps on all sides during installation to accommodate movement.
 - iv. Shear wall hold downs shall be checked and retightened immediately prior to sheathing walls.
 - v. Delay gyp topping around concrete and CMU stair or elevator shafts until completion of construction.
 - d. Material storage
 - i. Stored materials shall be covered and elevated from the elements.
 - ii. Do not allow water to pond on floor sheathing. Provide drain holes if required to allow water to quickly drain if water does temporarily pond.
 - e. Post occupancy
 - i. McClure recommends a review of roof drains every 3 months for the first 24 months of occupancy and then annually. Adjust drains as required to maintain watertight integrity.
 - ii. McClure recommends review of joints at exterior doors, windows and finish transitions. Waterproof as needed where original joints fail per the architect's recommendations.
 - iii. Remedial self-leveling work may be required around concrete or CMU stair and elevator towers to accommodate shrinkage.

N/A – Fastener not applicable to connection

†This fastening schedule applies to framing members having an actual thickness of 1 ½ (Nominal "2-by" lumber)

‡Fastenings listed above may also be used for other connections that are not listed but that have the same configuration and the same code requirement for fastener quantity/spacing and fastener size (pennyweight and style, e.g., 8d common, 8-penny common nail).

§Fastening schedule only applies to buildings of conventional wood frame construction. Connections of shear walls and floor and roof diaphragms shall be as shown on the drawings.

Post installed anchors shall be expansion, adhesive, or screw anchors as indicated in the details, unless noted otherwise. Only use the manufacturer specified. All anchors on the project of each type must be by the same manufacturer, see below for substitution requirements.

- a. Expansion anchors:
 - i. Concrete:
 - Hilti Kwik Bolt TZ (ICC-ES ESR1917).
 - Simpson Strong-Bolt 2 (ICC-ES ESR3037).
 - Powers Power-Stud+ SD2 (ICC-ES ESR2502).
- b. Adhesive anchors (threaded rods shall be ASTM A193 B7 for all anchors):
 - i. Concrete:
 - Hilti HIT RE 500-SD (ICC-ES ESR2322) or Hilti HIT-HY 200 (ICC-ES ESR3187).
 - Simpson AT-XP (HUS ESR263), SET-XP (ICC-ES ESR2508) or ET-HP (ICC-ES ESR3372).
 - Powers Pure 110+ (ICC-ES ESR3298), PE1000+ (ICC-ES ESR2583), Pure 50+ (ICC-ES ESR3576), AC 200+ (ICC-ES ESR4027), or AC100+ Gold (ICC-ES ESR2582)
- c. Screw anchors:
 - i. Concrete:
 - Hilti Kwik HUS EZ (ICC-ES ESR3027).
 - Simpson Titan HD (ICC-ES ESR2713)
 - Powers Wedge-Bolt+ (ICC-ES ESR2526)

2. Post-installed anchors shall only be used where specified in the drawings. The Contractor shall obtain approval from the engineer prior to using post-installed anchors for missing or misplaced cast-in-place anchors.

3. All personnel installing anchors shall be trained and certified by the anchoring system manufacturer or by ACI. Contractor shall submit current certifications for all personnel. ACI certification required for all personnel installing adhesive anchors in a horizontal or overhead condition. If a failure occurs at any time during testing or construction, personnel shall be retrained and recertified.

4. Installation:

- a. Do not cut existing reinforcing.
- b. The hole through the supported steel member shall be 1/16" larger in diameter (1/8" for screw anchors) than the anchor unless noted otherwise. Use plate washers with a standard size hole welded to steel members where oversized holes must be used.
- c. Holes shall be drilled per the manufacturer's written instructions as outlined in the ESR.
- d. Where applicable, installation shall follow cleaning procedure indicated in the ESR. Holes shall be made with a hammer drill. Use of a core drill is not allowed.

5. Special inspection shall be provided for all post installed anchors as required by the building code and/or ICC-ES report. Written special inspection reports shall be submitted to the registered design professional in responsible charge by the special inspector. The reports shall record and report the following as a minimum:

- a. One of every ten anchors installed by each technician in locations listed below shall be randomly tested in direct tension. At least one anchor shall be tested on each day that anchors are installed.
 - i. Test anchors in the following locations:
 - Shear wall hold down anchors.
 - Shear wall sill plate anchors.
 - Braced frame base plate anchors.
 - Anchor supporting dead or live loads in tension.
 - ii. Test anchor to twice the allowable tension load as provided in the ESR. Test load shall not exceed 80 percent of the yield strength of the anchor ($0.8 \times A_{se} \times f_u$).
- b. Post-installed anchors shall not be tested using a torque wrench.
 - i. If any anchor fails quality control testing, all anchors of the same type shall be randomly tested until (10) consecutive anchors pass.
 - ii. Resume normal frequency after this with approval of the engineer. The failed anchor(s) shall be removed and the affected area patched per engineer's direction. Consult the engineer for anchor replacement instructions. The cost for additional work and testing required due to anchor failure is the responsibility of the installing contractor.
- c. Prior to and during installation, the following shall be reviewed and noted in the inspection report:
 - i. That the installer has reviewed manufacturer's ESR report and written installation procedures and has been certified by the manufacturer or ACI.
 - ii. General concrete or CMU block conditions (cracked or un-cracked, wet, dry, grouted or hollow, etc).
 - iii. Whether manufacturer's written procedures for preparation of hole were followed. Indicate if hole is wet or dry.
 - iv. Whether hole was made with a hammer drill.
 - v. Whether manufacturer's written procedures for anchor installation were followed.
 - vi. Embedment depth and concrete or block thickness.
 - vii. Anchor diameter, length and type.
- d. After installing anchors, the following shall be reviewed and noted in the inspection report:
 - i. All test locations.
 - ii. Anchor size and/or type.
 - iii. Applied load, loading procedure, load increments and rate of loading.
 - iv. Mode of failure.
 - v. Photographs of test equipment and typical failures.

6. Substitution requests for products other than those listed above shall be submitted to the engineer with calculations that are prepared and sealed by a registered structural engineer at least two weeks prior to scheduled installations. Calculations shall demonstrate that the substituted product will achieve an equivalent capacity using the appropriate design procedure required by the building code. Product ICC-ES code reports shall be included with the submittal package.

2. Materials:

a. Materials shall conform to the following, unless noted otherwise.

i.	Channel WF shapes	ASTM A992
ii.	Plates and Angles	ASTM A572 Grade 50
iii.	Rolls	ASTM A36
iv.	HSS: Rectangular	ASTM A500, Grade C
v.	HSS: Round	ASTM A500, Grade C
vi.	Bolts	ASTM F3125
	1. All bolts shall be Grade A325 or F1852, UNO	
	2. Bolts designed as "A490" shall be Grade A490 or F2280	
vii.	Nuts	ASTM A563 DH or A194
viii.	Washers	ASTM F436
ix.	Anchor Bolts	ASTM F1554 Grade 36, UNO
x.	Threaded Rod	ASTM A36
xi.	Studs	ASTM A108, Type B Nelson headed shear stud connectors or equal.
xii.	Electrodes	Matching weld metal, 70 ksi minimum strength.

b. Finishes

i. Prepare all surfaces that will be exposed in accordance with SSPC SP3 "Power Tool Cleaning".

ii. Do not prime surfaces to be fireproofed, field welded, in contact with concrete, or high-strength bolted.

iii. All exterior steel components exposed to view or weather shall be galvanized in accordance with ASTM A123 for framing members and ASTM A153 for bolts and threaded fasteners.

iv. All exterior welded connections shall be cold galvanized in accordance with ASTM A780.

3. Fabricator:

a. Steel Fabricator shall be AISC Certified.

b. Structural members shall be detailed, fabricated, and erected in accordance with the latest edition AISC 303 "Code of Standard Practice for Steel Buildings and Bridges."

c. Structural steel fabrication drawings must be submitted to the engineer for review prior to fabrication.

d. The fabricator shall engage a professional engineer registered in the state where the project is located for the design and detailing of:

i. Steel Stairs.

ii. Temporary bracing.

3. Steel Stairs:

a. Design of steel stairs shown on drawings is the responsibility of the fabricator.

b. Stair tread type and thickness shall be as noted on the architectural drawings.

c. Submit complete, sealed, shop drawings including engineering calculations for each stair. Drawings shall include all members and connections, including connections to supporting structure.

d. Unless otherwise noted, all connections to steel structure shall be welded and all connections to concrete or wood shall be post-installed anchors (screw or bolt).

e. Supporting members have been designed for all loads imposed by stair system.

i. Check supporting members for local effects at connections and provide stiffeners, doublers, etc. as necessary.

f. Design stairs for the following loads:

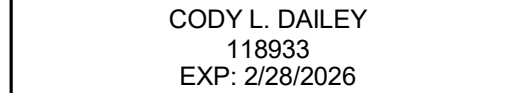
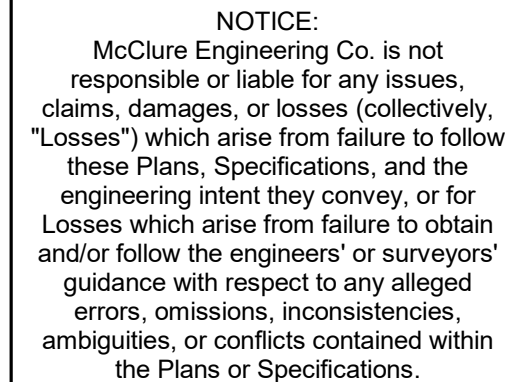
i. Live Load = 100 psf or 300 lb. point load on 4" square area.

ii. Dead Load = Self weight plus 10 psf superimposed dead load.

g. Design stairs for the following deflection criteria:

i. Live Load = L/360

ii. Total Load = L/480

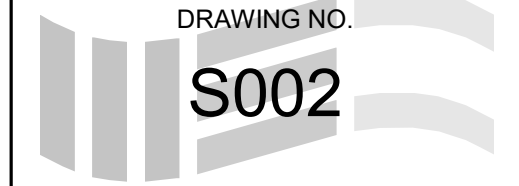


I HEREBY CERTIFY THAT THIS
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PREPARED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND
THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
TENNESSEE.

PROJECT NUMBER	SET ISSUE DATE
2024002664	05/09/2025

ENGINEER	DRAWN BY	CHECKED BY
CAS	CAS	JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
GENERAL NOTES



FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F2.5	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F3.0	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

Notes:
1. All footings must be centered on walls and columns U.N.O.

FLOOR AND ROOF SCHEDULE				
Type	Membrane/Sheathing	Fastening	Concrete/Topping	Reinforcing
Slab on Grade	12mil Vapor Retarder	Taped Edges	4" NW Concrete U.N.O.	6x6-W2.9xW2.9 WWF
Breezeway Floor	3/4" Plywood	Glue and Nail to Trusses w/10d @ 6/12	1 1/2" Lightweight Concrete Topping	---
Interior Floors	3/4" Plywood	Glue and Nail to Trusses w/10d @ 6/12	3/4" Gypcrete Topping	---
Roof	15/32" Plywood	10d @ 6/12 UNO	---	---

Notes:
1. Vapor barrier to be placed over compacted fill per general notes.
2. Plywood sheathing to be fastened per detail 2/S505. Individual panels to span a minimum of two framing bays.
3. Floor/Roof diaphragm are unblocked unless noted otherwise on plan.
4. Plywood to be APA rated Structural Grade 1 Material
5. See architectural drawings for full floor and roof assemblies including nonstructural elements.

WOOD WALL SCHEDULE				
Wood Wall Location	Wall Stud Size, number of plys, and spacing			Sheathing & Fastening U.N.O. (See Note 5)
	Level 1	Level 2	Level 3	
Exterior & Breezeway Walls	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	15/32" Structural wood sheathing fastened w/ 10d nails. 6" o.c. edge fastening, 12" o.c. field fastening
Single Bearing Walls Within Units	(2) 2x4 @ 12" o.c.	(1) 2x4 @ 12" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening
Double Walls Separating Units	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	All Unit Separation Walls are Shear Walls, See Shear Wall Schedule for Sheathing & Fastening


Notes:
1. Wall stud spacing is to be per schedule unless noted otherwise.
2. Bottom sill plates at foundation to be fastened w/ 3/8"Ø x 6" Hilti Kwik HUS-EZ Bolts @ 48" o.c. U.N.O.
3. Bottom sill plate connections shall have a 3"x3" steel plate washer at each anchor bolt on shear walls only.
4. Sill and top plates at all other levels to be fastened w/ (2) 16d nails with same spacing as wall studs U.N.O. on shear wall schedule.
5. Shear walls shall be sheathed & fastened per shear wall schedule
6. Non-load bearing walls not shown, refer to architectural drawings.
7. All top plates are to be continuous. Splice per 3/S505.
8. U.N.O. bottom sill plates shall be (1) 2x member matching wall thickness, and top plates shall be (2) 2x members.
9. Where architectural drawings show 2x6 walls and structural drawings/schedule indicates 2x4 walls, architectural drawings shall control.

TYPICAL WALL HEADER SCHEDULE (WALLS SHOWN ON FRAMING PLANS ARE WALLS BELOW)							
Header Type	Header	Kings/Jacks					
		Level 1		Level 2		Level 3	
HA	(3) 2x8	(1) 2x6 K	(1) 2x6 J	(1) 2x6 K	(1) 2x6 J	(1) 2x6 K	(1) 2x6 J
HB	(3) 2x8	(1) 2x6 K	(2) 2x6 J	(1) 2x6 K	(2) 2x6 J		
HC	(3) 1 3/4"x 7 1/4" LVL					(1) 2x6 K	(2) 2x6 J
HD	(2) 2x8	(1) 2x4 K	(2) 2x4 J	(1) 2x4 K	(2) 2x4 J	(1) 2x4 K	(1) 2x4 J
HE	(2) 2x10	(1) 2x4 K	(2) 2x4 J	(1) 2x4 K	(2) 2x4 J		
HF	(3) 2x10	(1) 2x6 K	(3) 2x6 J				

Notes:
1. See 5/S505 for typical opening framing.
2. Coordinate all dimensions and elevations with architectural drawings.
3. Provide double sills below windows at openings greater than 6'-0" in length.
4. All Laminated Strand Lumber (LSL) shall be stress class 1.3E-1700Fb.
5. All Laminate Veneer Lumber (LVL) shall be stress class 2.0E-2600Fb.

WOOD SHEAR WALL SCHEDULE							
Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Base Connection	ASD Truss Drag Load plf	
						0.6 Wind	0.7 Seismic
SW1	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	144	92
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	252	200
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU14-SDS2.5 w/ (36) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod , 14" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	475	308
SW2	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	144	92
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	252	200
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(3) 2x6	HDU14-SDS2.5 w/ (36) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod , 14" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	353	254
SW3	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	119	76
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(2) 2x6	MST37 (22) .162 x 2 1/2 NAILS	(2) 16d nails @ 24" o.c.	208	165
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU8-SDS2.5 (20) 1/4"Øx2-1/2"SDS Screws 7/8"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.	292	210
SW4	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC37 (22) .162 x 2 1/2 NAILS	(2) 16d nails @ 24" o.c.	205	131
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	357	284
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU11-SDS2.5 (30) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	501	360
SW5	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	72	46
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	125	100
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	HDU2-SDS2.5 (14) 1/4"Øx2-1/2"SDS Screws 5/8"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.	176	126
SW6	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	67	137
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	107	298
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	HDU11-SDS2.5 (30) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	144	397
SW7	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	-	(2) 16d nails @ 24" o.c.	23	48
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	-	(2) 16d nails @ 24" o.c.	37	103
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	HD2.5A	(1) HILTI KH-EZ 3/8"Øx 6" @ 48" o.c.	50	137

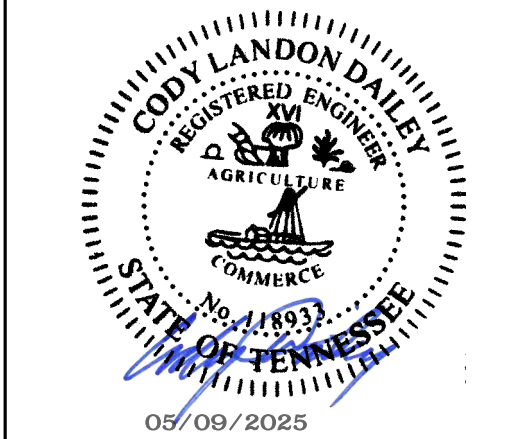
Notes:
1. See S530 for typical shear wall framing
2. All threaded rods shall be F1554 GR105
3. Floor to floor strap ties at top of wall shall match that of the floor above.
4. All hold downs and strap ties are Simpson Strong-Tie brand, U.N.O.
5. Bottom sill plate connections shall have a 3"x3"x1/4" steel plate washer at each anchor bolt on shear walls only.
6. All drag trusses shall be connected to shear walls per detail 4/S530.
7. Provide floor to floor strapping on the same side as the OSB sheathing.
8. Field fastening for all sheathing to be 12" O.C. U.N.O
9. Shear walls to be blocked at all panel joints.
10. All shear wall end posts are in addition to any posts, jacks, or kings needed for beams and headers



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Columbia, MO 65203
P 573-814-1568

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231



05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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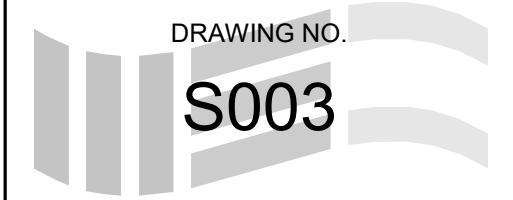
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PROJECT NUMBER 2024002664	SET ISSUE DATE 05/09/2025	
ENGINEER CAS	DRAWN BY CAS	CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

SCHEDULES

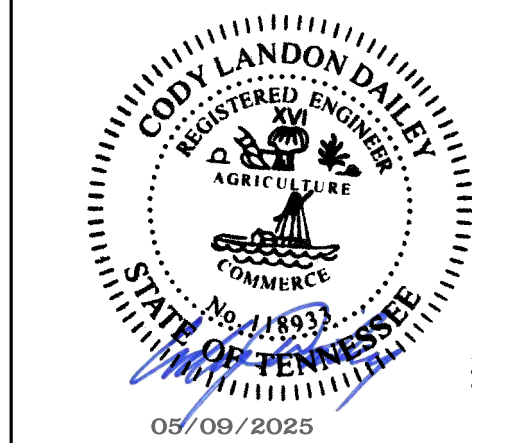
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S003

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ENGINEER
CAS

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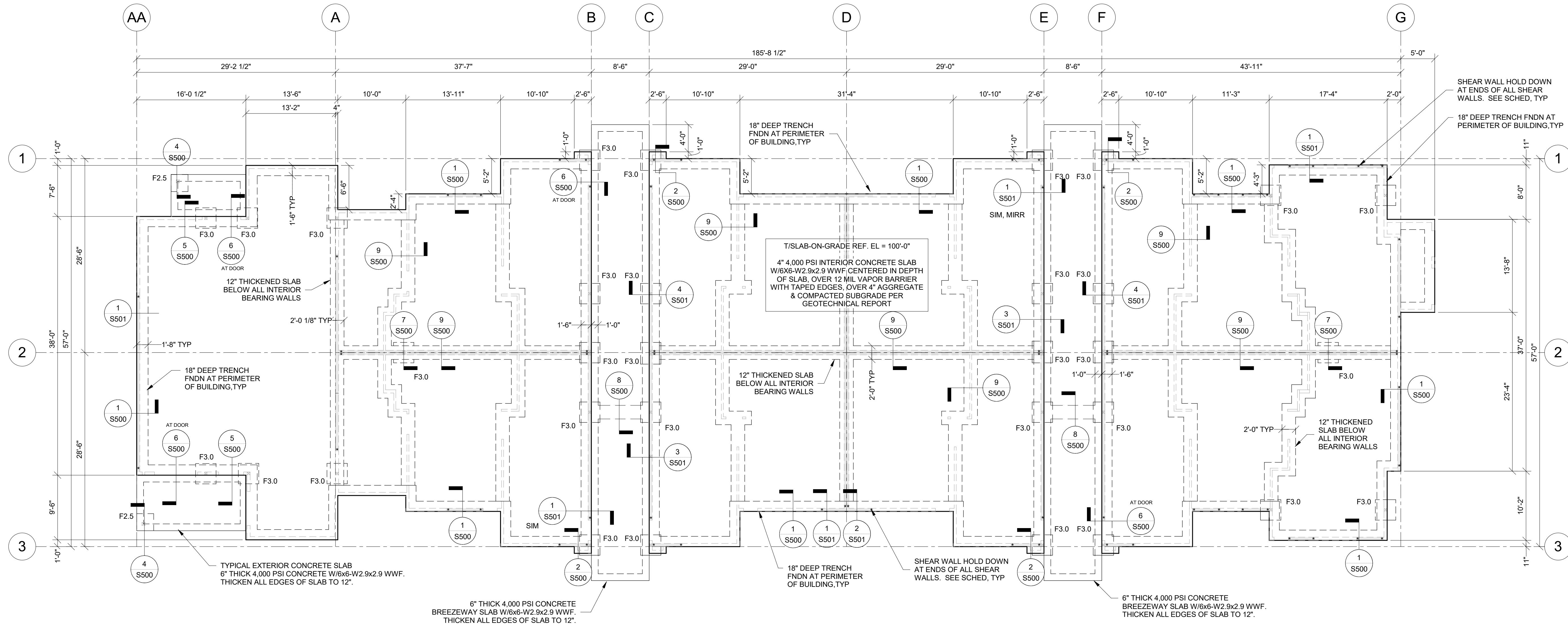
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BLDG A - FOUNDATION PLAN

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DRAWING NO.
S101



1 BLDG A - FOUNDATION
1/8" = 1'-0"

- FOUNDATION PLAN NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
T.O. SLAB-ON-GRADE: 100'-0"
 - PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 10/S500 AND PER GENERAL NOTES.
 - COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
 - ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALLS AND ALL DOOR AND WINDOW SIZES AND LOCATIONS.
 - REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
 - SEE SHEET S500 & S501 FOR DETAILS.

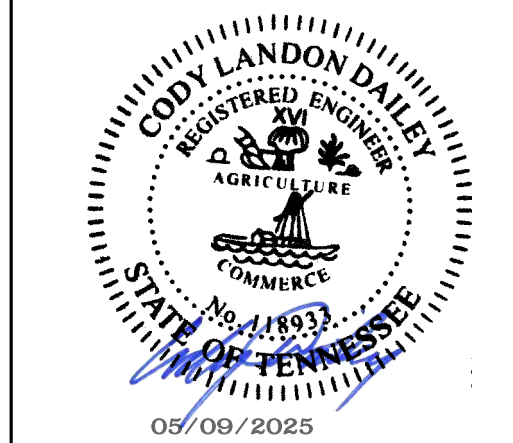
FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F2.5	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F3.0	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

Notes:

- All footings must be centered on walls and columns U.N.O.

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PROJECT NUMBER
2024002664

SET ISSUE DATE
05/09/2025

ENGINEER
CAS

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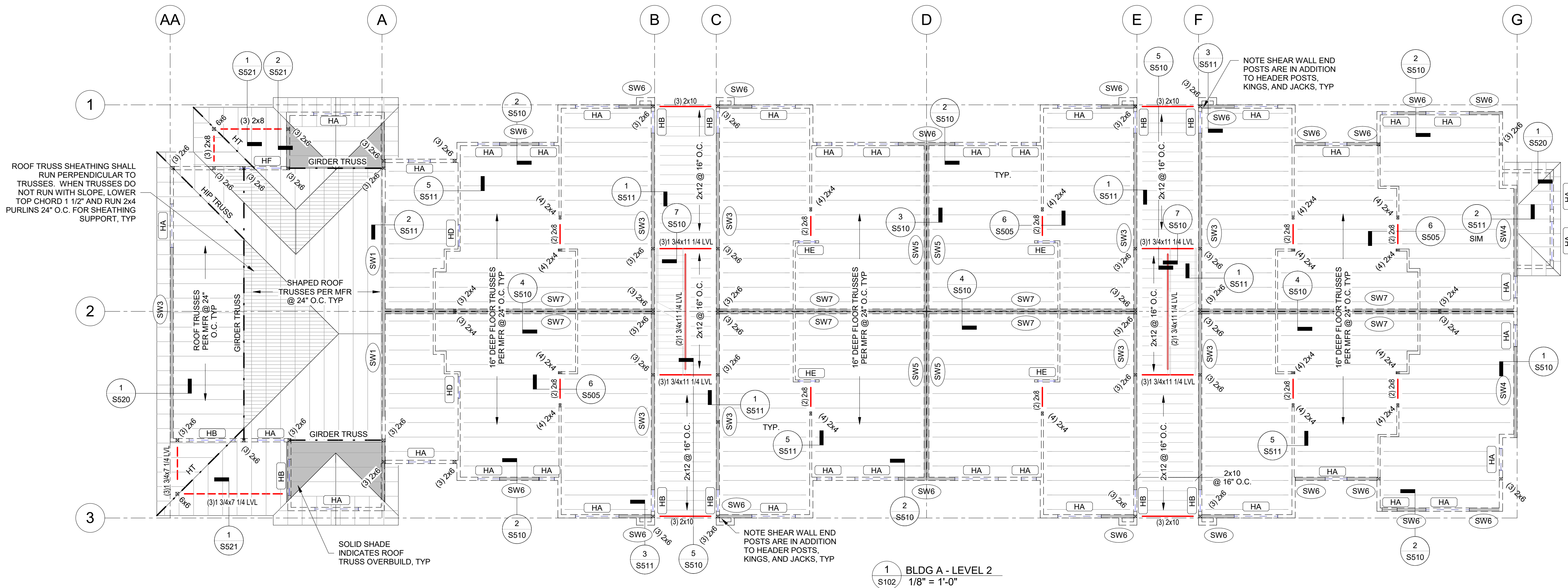
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BLDG A - LEVEL 2 PLAN

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DRAWING NO.
S102



1 BLDG A - LEVEL 2
S102 1/8" = 1'-0"

FRAMING PLAN LEGEND:

(H?) HEADER PER SCHEDULE

(SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY

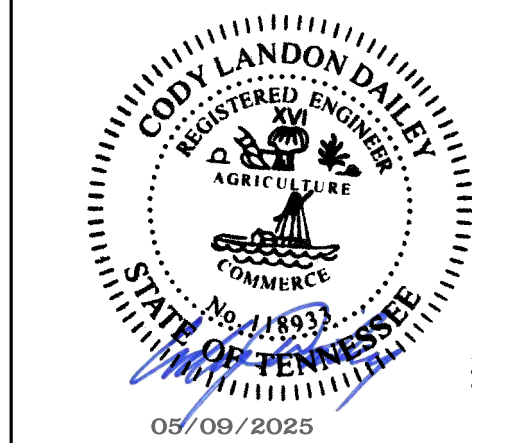
F.F. FINISHED FLOOR

PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS).
 - T.O. SLAB-ON-GRADE: 100'-0"
 - LEVEL 2 F.F.: 110'-5 7/8"
 - LEVEL 3 F.F.: 120'-11 3/4"
 - TRUSS BRG: 130'-0 7/8"
- FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD, FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
- ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD, FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
- COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
- ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
- FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
- SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
- REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
- ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231



CODY L. DAILEY
118933
EXP: 2/28/2026

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No.	Description	Date
00	PERMIT SET	05/09/2025

PROJECT NUMBER
2024002664

SET ISSUE DATE
05/09/2025

ENGINEER
CAS

DRAWN BY
CAS

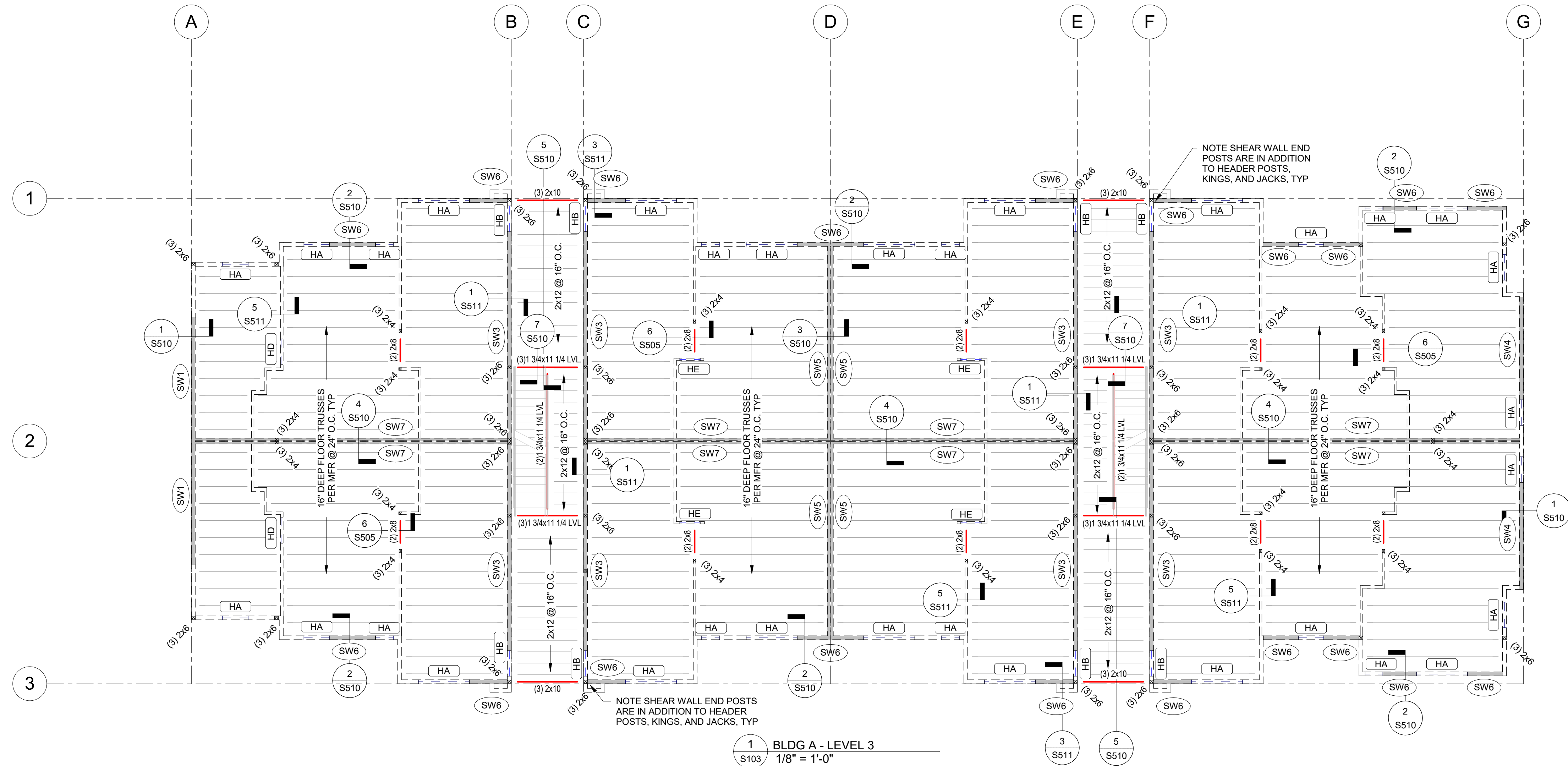
CHECKED BY
JTB

JONES GILLAM RENZ
COBALT CIRCLE

BROWNSVILLE, TENNESSEE

BLDG A - LEVEL 3 PLAN

Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.M



FRAMING PLAN LEGEND:

(H7) HEADER PER SCHEDULE

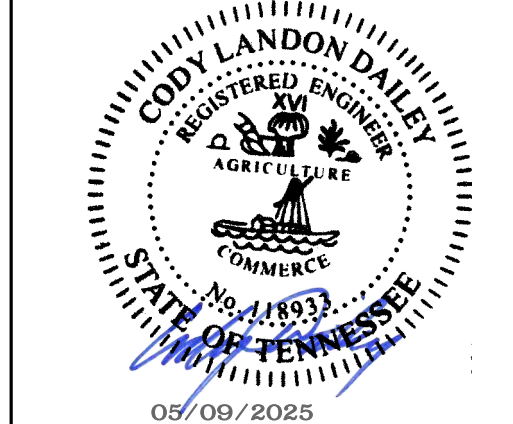
(SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY

F.F. FINISHED FLOOR

- PLAN NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
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TENNESSEE CERTIFICATE OF AUTHORITY
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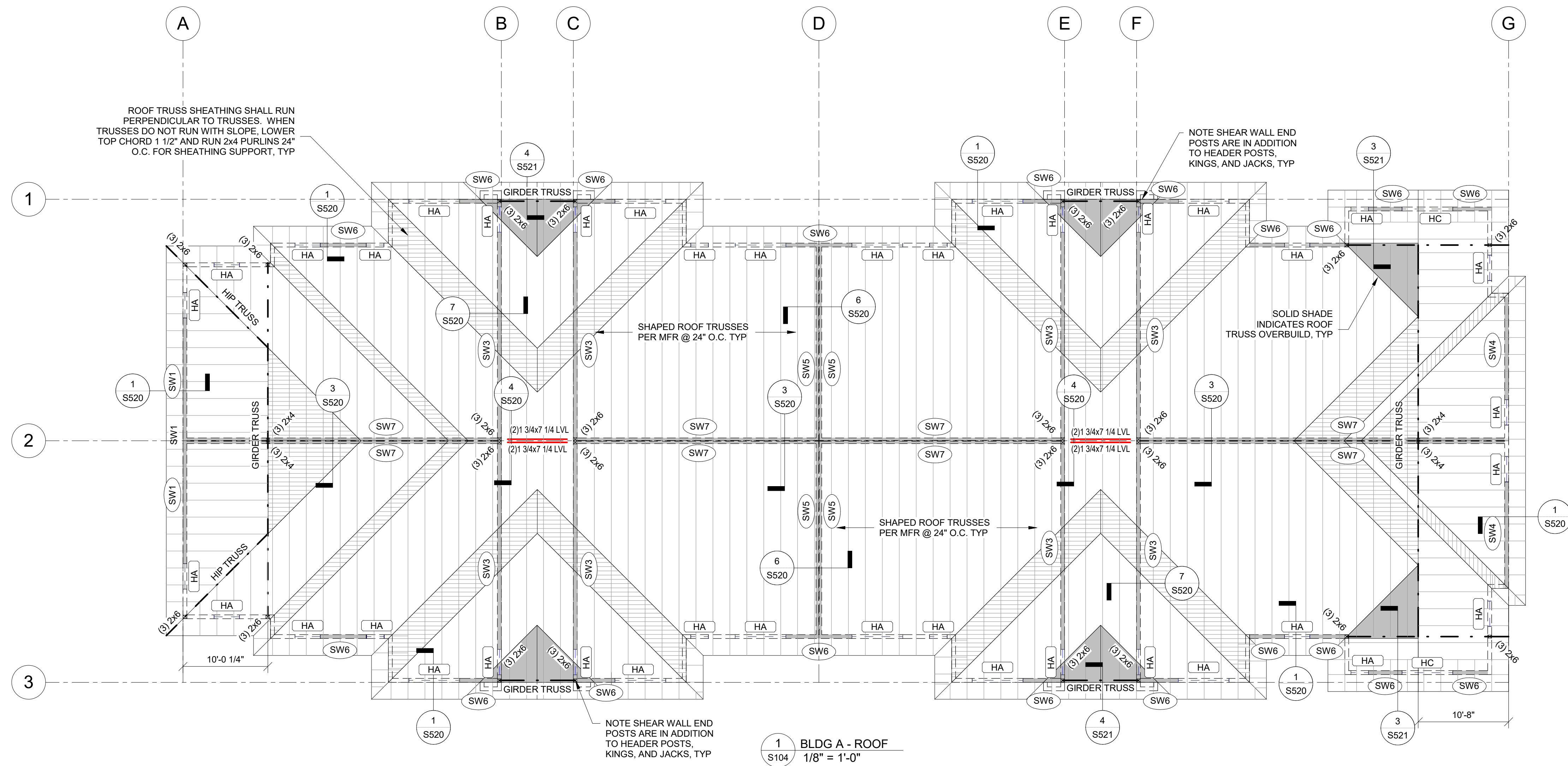
CODY L. DAILEY
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EXP. 2/28/2026

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PROJECT NUMBER 2024002664	SET ISSUE DATE 05/09/2025
ENGINEER CAS	DRAWN BY CAS
CHECKED BY JTB	

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
BLDG A - ROOF PLAN

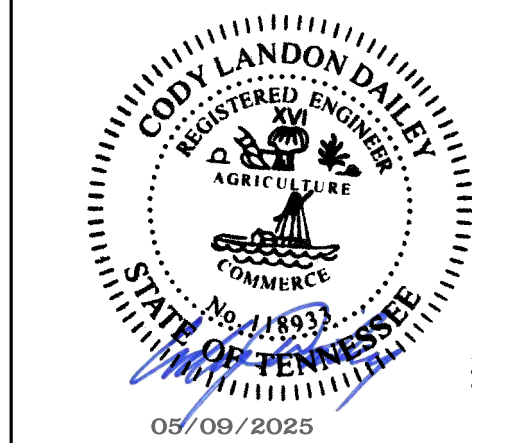


FRAMING PLAN LEGEND:	
HT#	HEADER PER SCHEDULE
SW#	SHEAR WALL TYPE, SHEAR WALL INDICATED BY
F.F.	FINISHED FLOOR

- ROOF PLAN NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATION, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS).
 - * T.O. SLAB ON GRADE 100'-0"
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 - * LEVEL 3 F.F. 120'-11 3/4"
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 - ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD FASTENED TO ROOF TRUSSES W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN THE FIELD.
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 - REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS AND OTHER CONNECTIONS.
 - ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
 - WOOD ROOF TRUSSES (DESIGN PER MANUFACTURER) ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
 - TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED.

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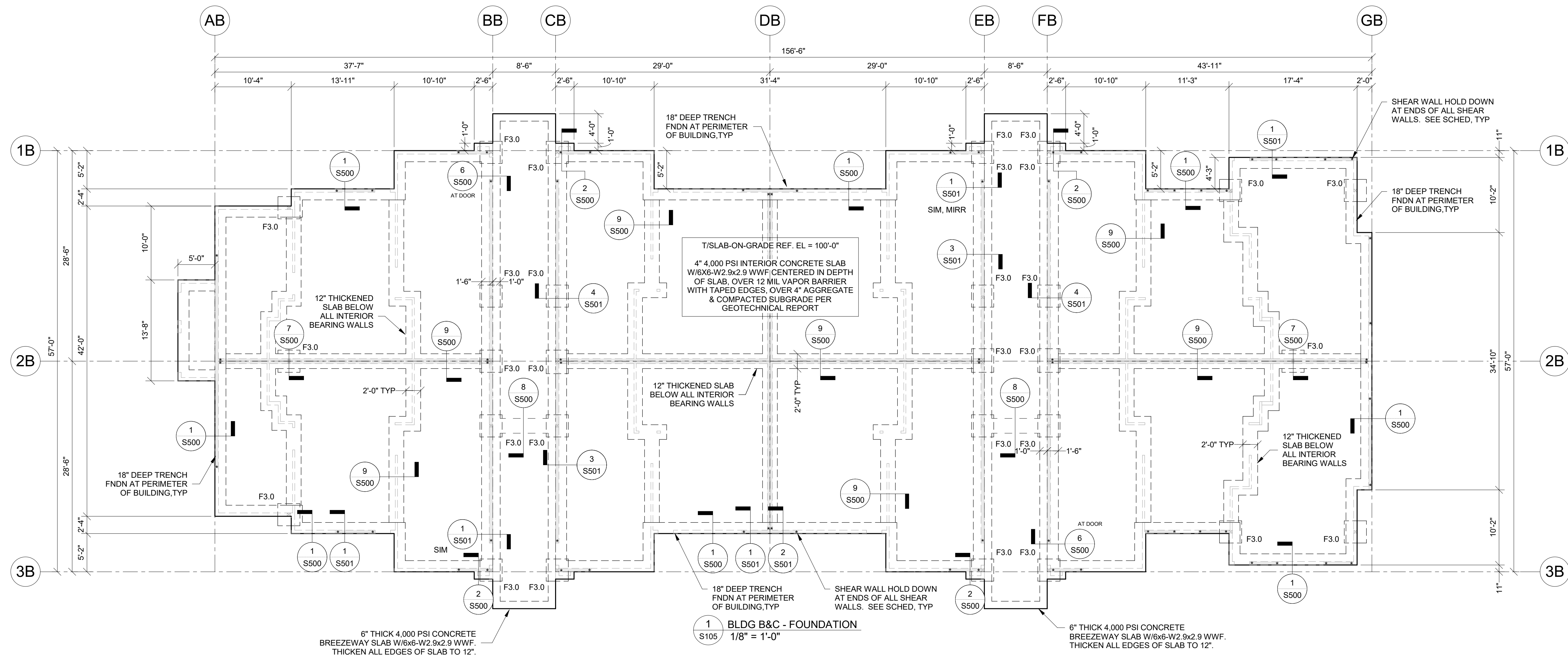
JONES GILLAM RENZ
COBALT CIRCLE

BROWNSVILLE, TENNESSEE

BLDG B&C - FOUNDATION PLAN

Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.rvt

DRAWING NO.
S105



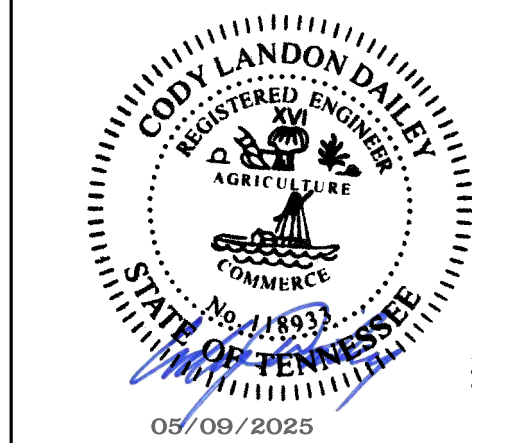
- FOUNDATION PLAN NOTES:**
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 - T.O. SLABE-ON-GRADE: 100'-0"
 - PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 10/S500 AND PER GENERAL NOTES.
 - COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
 - ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALLS AND ALL DOOR AND WINDOW SIZES AND LOCATIONS.
 - REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
 - SEE SHEET S500 & S501 FOR DETAILS.

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F2.5	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F3.0	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

Notes:
1. All footings must be centered on walls and columns U.N.O.

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JTB

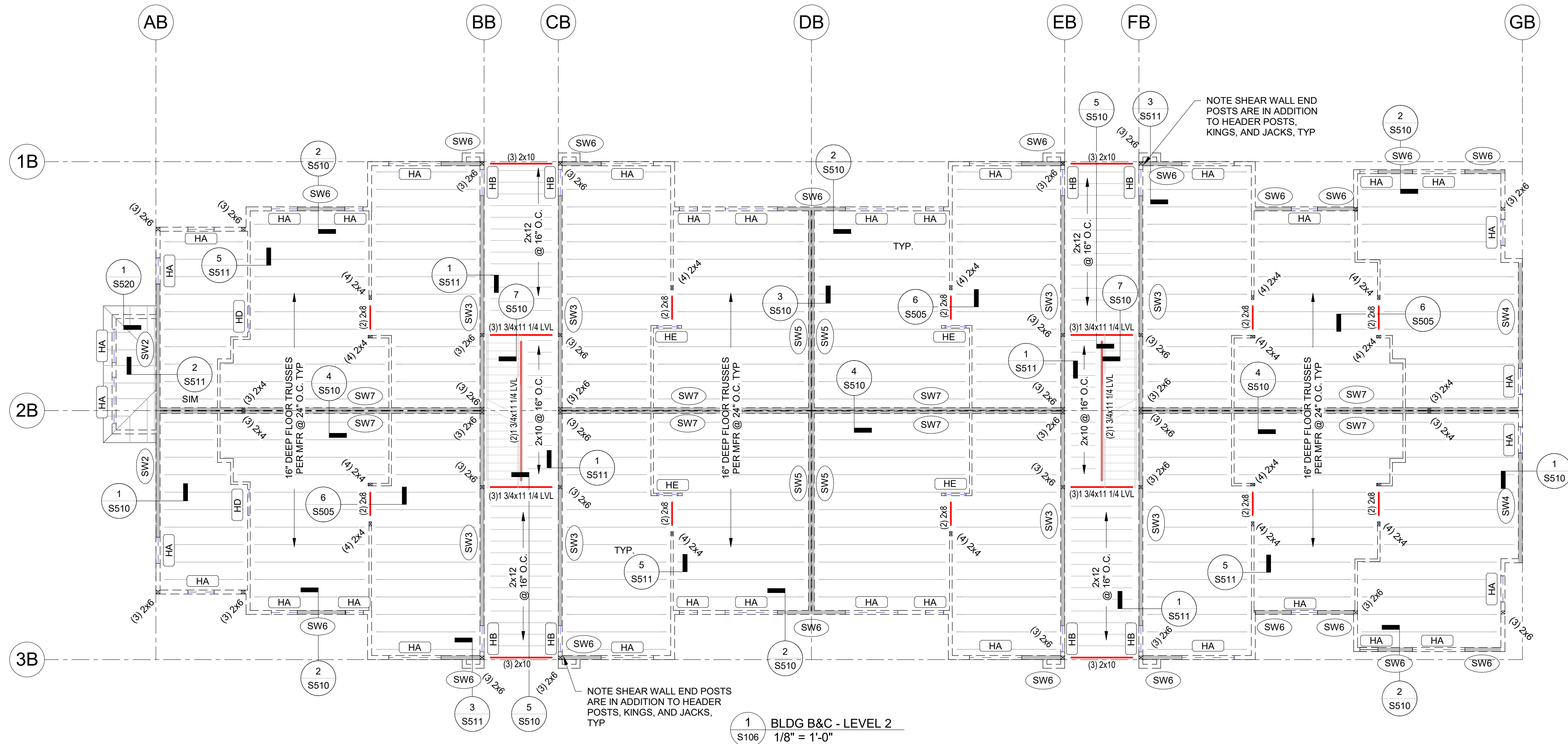
JONES GILLAM RENZ
COBALT CIRCLE

BROWNSVILLE, TENNESSEE

BLDG B&C - LEVEL 2 PLAN

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DRAWING NO.
S106

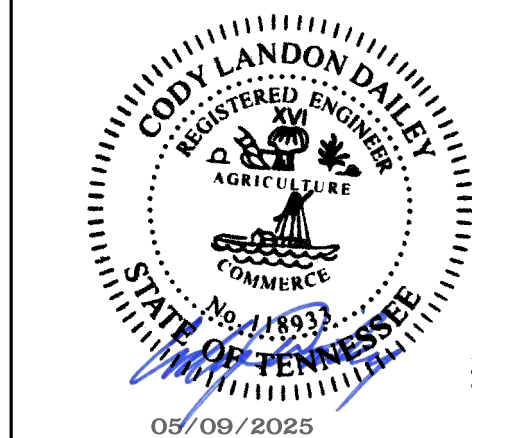


FRAMING PLAN LEGEND:	
(H7)	HEADER PER SCHEDULE
(SW#)	SHEAR WALL TYPE, SHEAR WALL INDICATED BY
F.F.	FINISHED FLOOR

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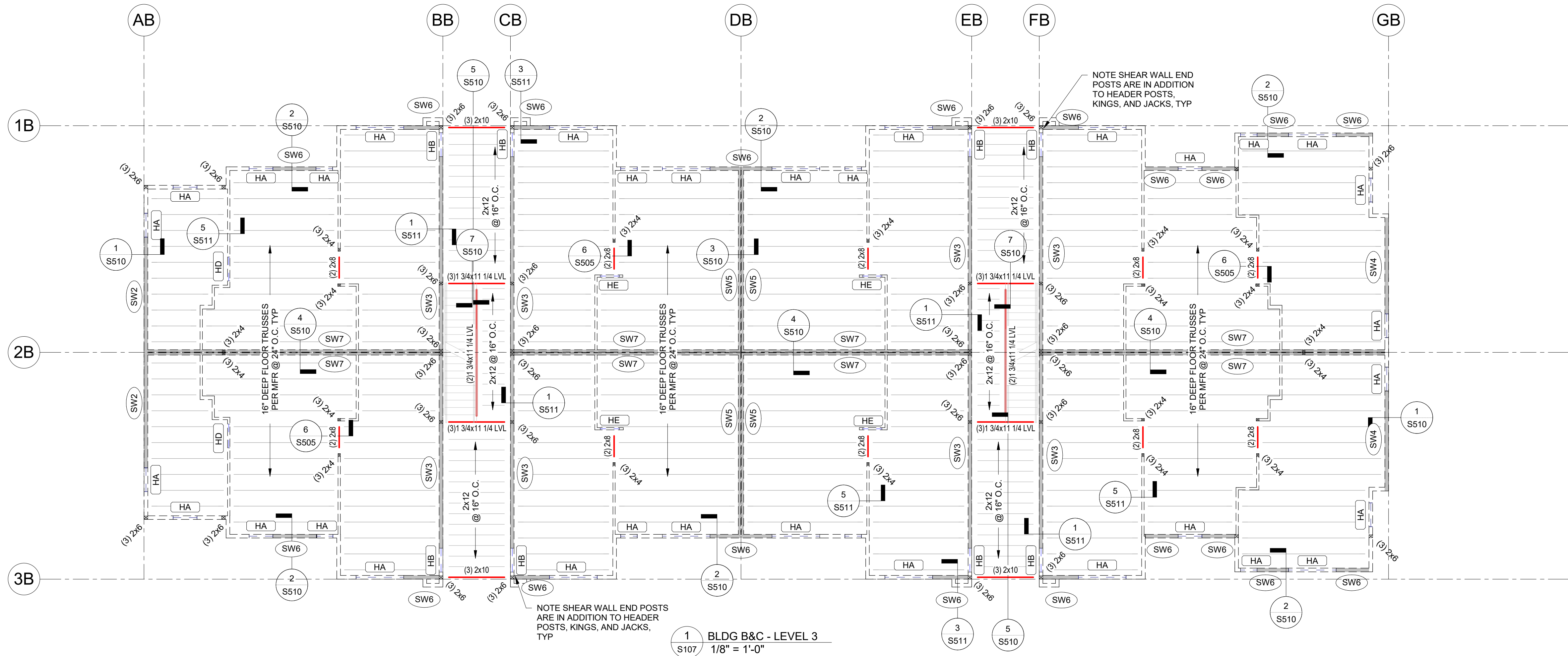
CODY L. DAILEY
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PROJECT NUMBER 2024002664	SET ISSUE DATE 05/09/2025
ENGINEER CAS	DRAWN BY CAS
	CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
BLDG B&C - LEVEL 3 PLAN

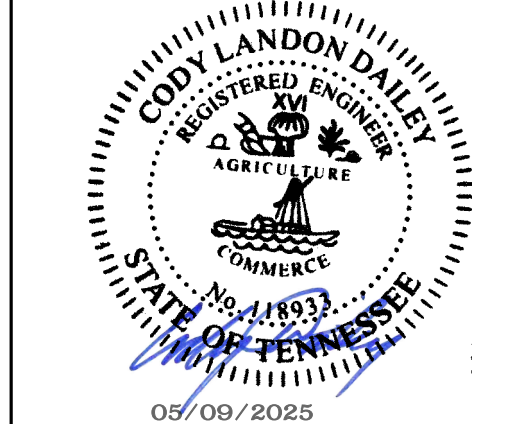


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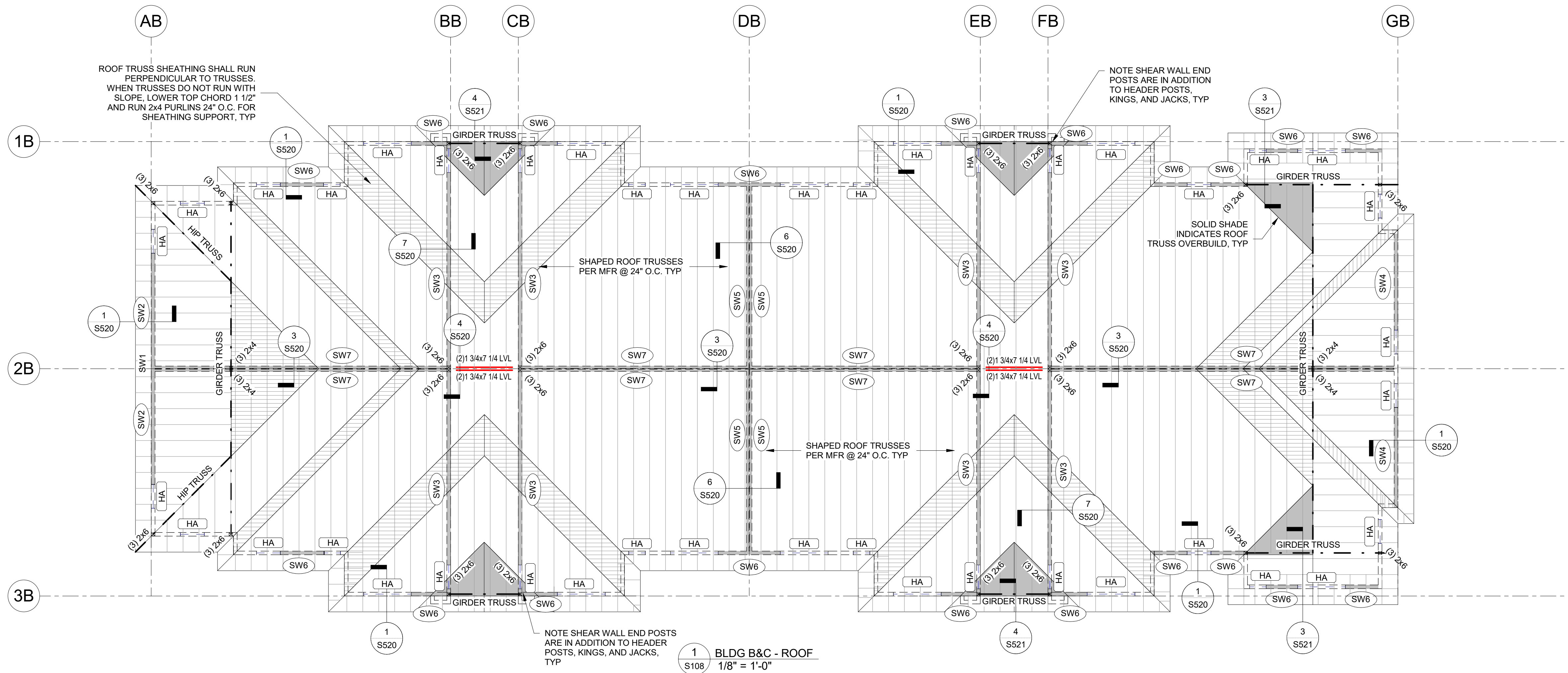
JONES GILLAM RENZ
COBALT CIRCLE

BROWNSVILLE, TENNESSEE

BLDG B&C - ROOF PLAN

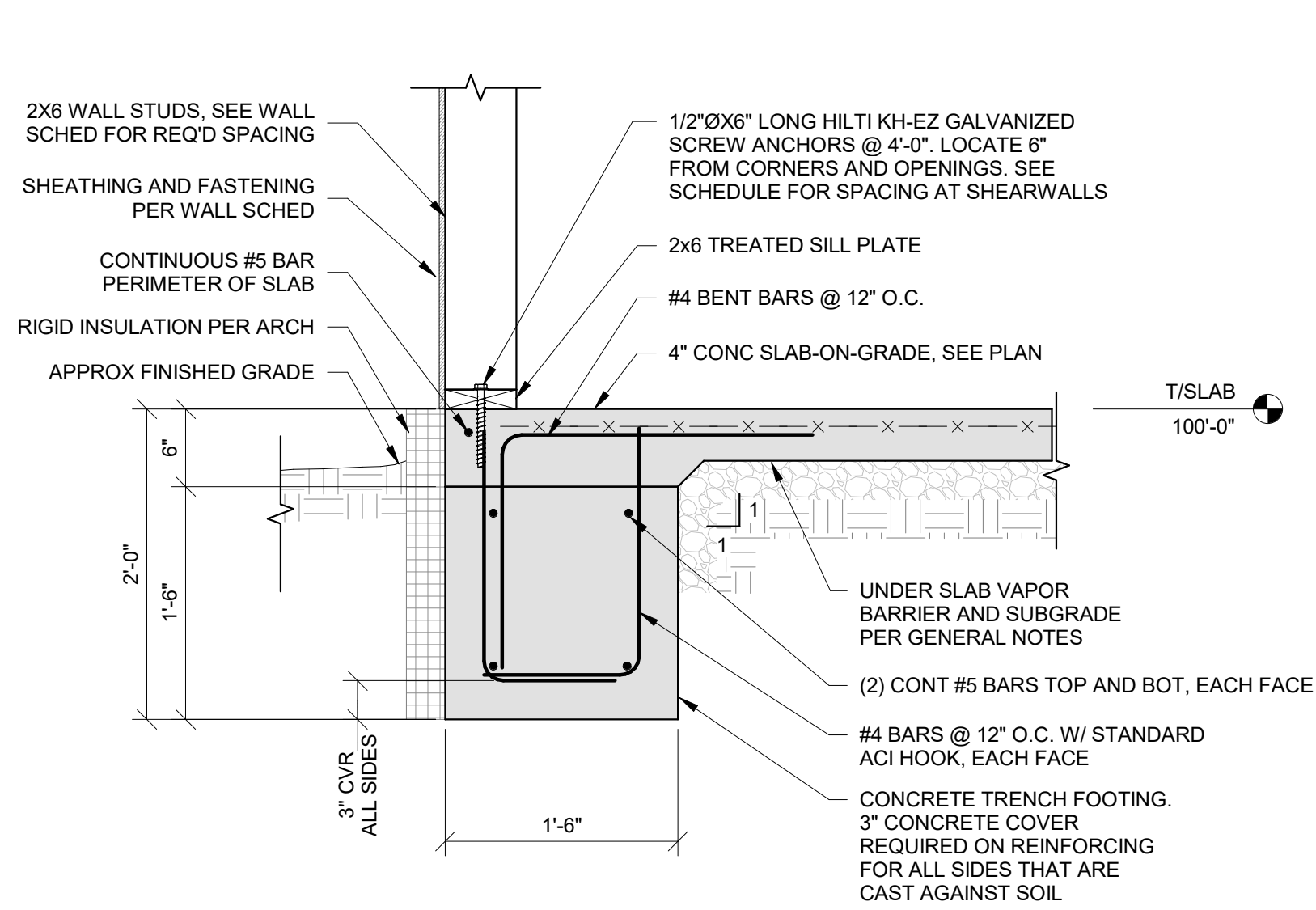
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S108

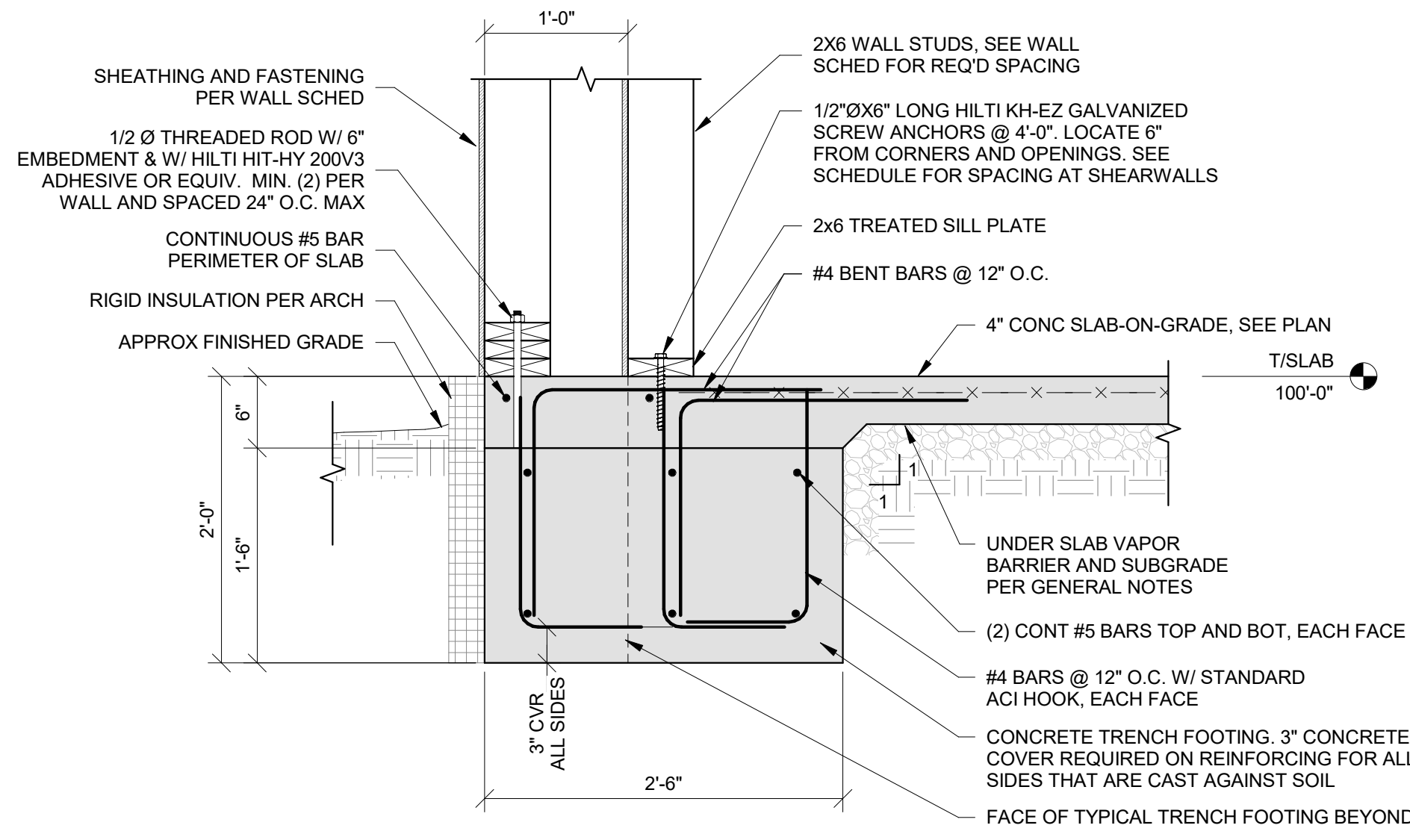


FRAMING PLAN LEGEND:	
(HT#)	HEADER PER SCHEDULE
(SW#)	SHEAR WALL TYPE, SHEAR WALL INDICATED BY
F.F.	FINISHED FLOOR

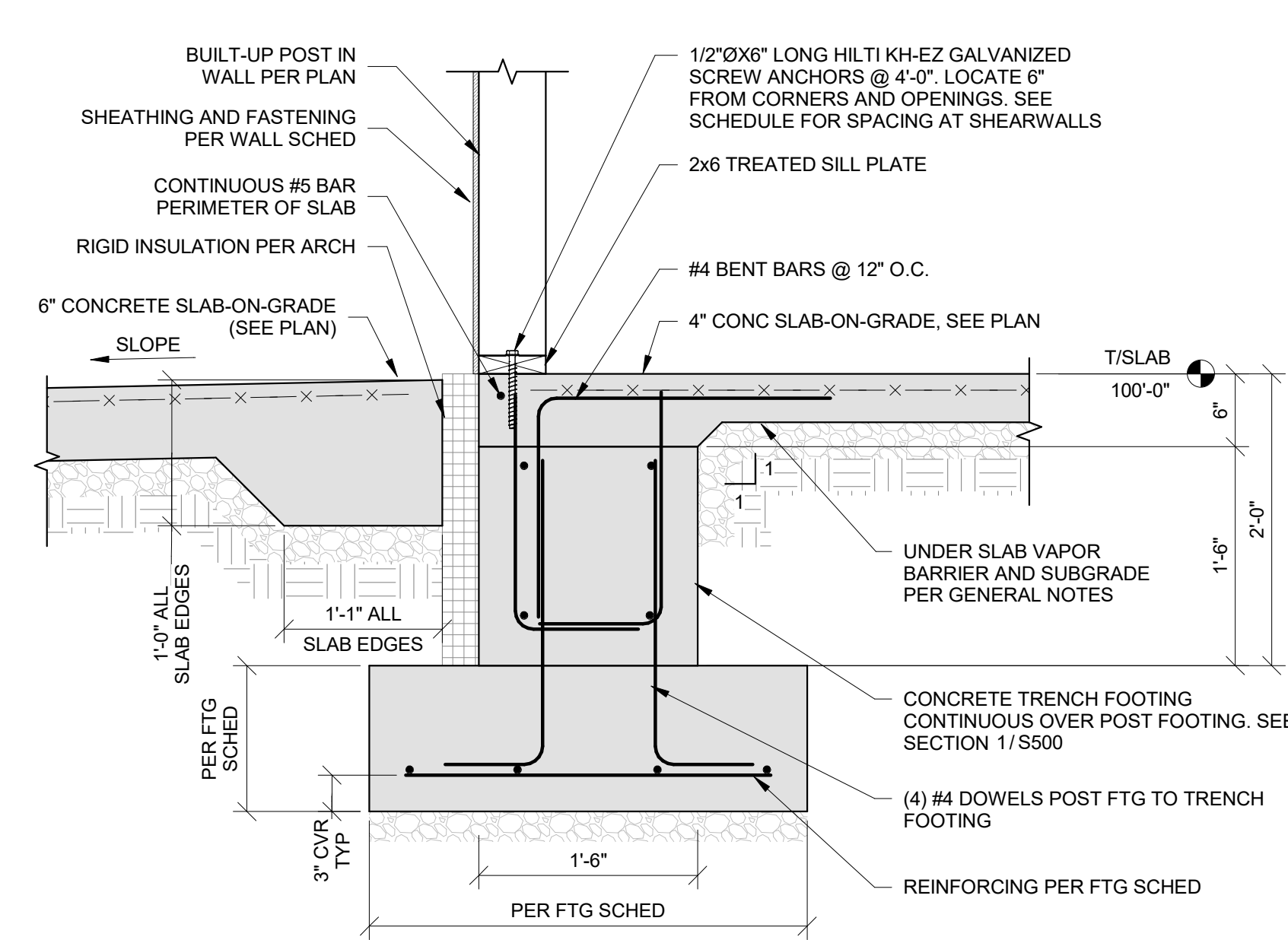
- ROOF PLAN NOTES:**
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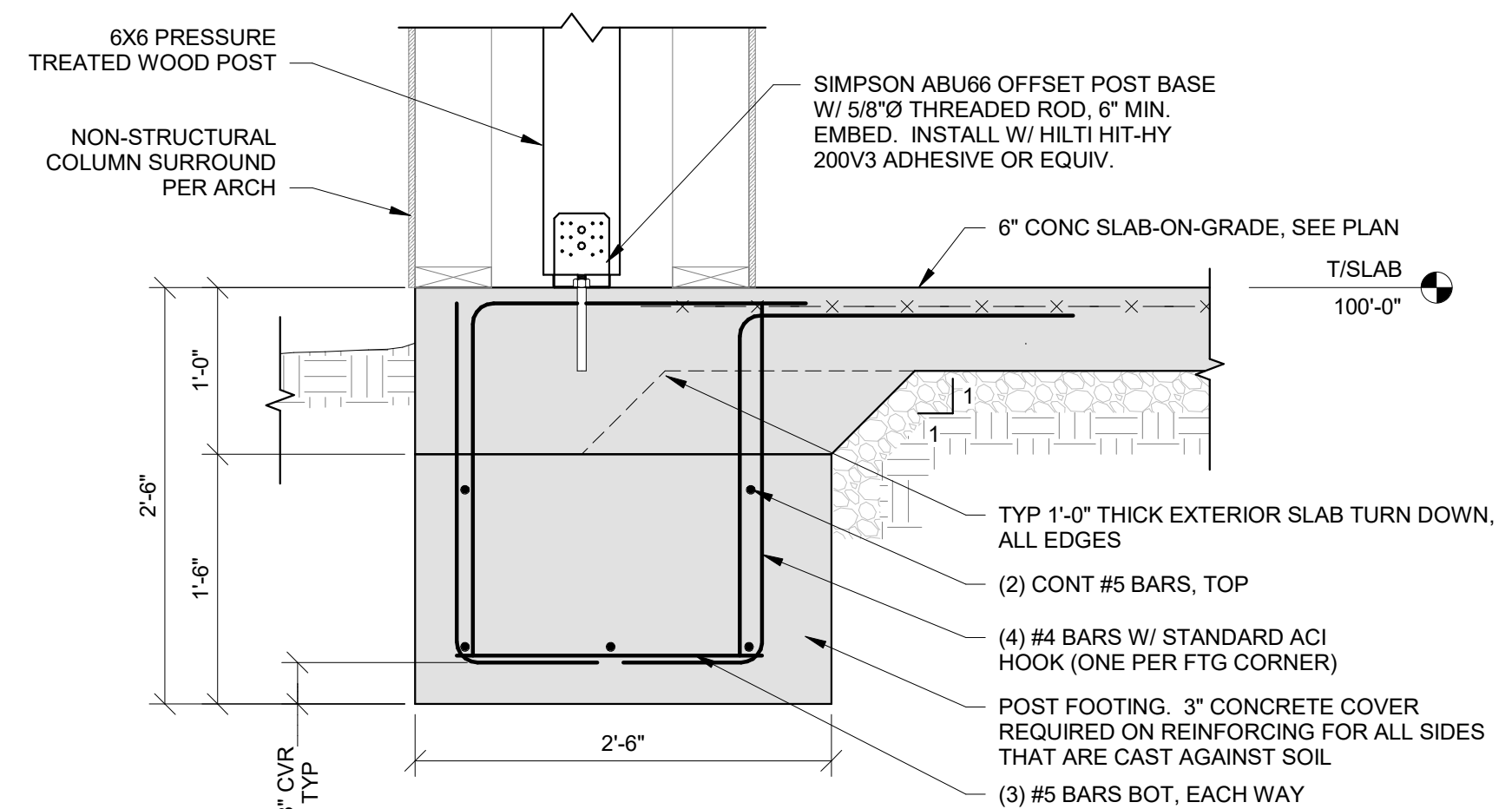
1 FOUNDATION EXTERIOR WALL SECTION
S500 1" = 1'-0"



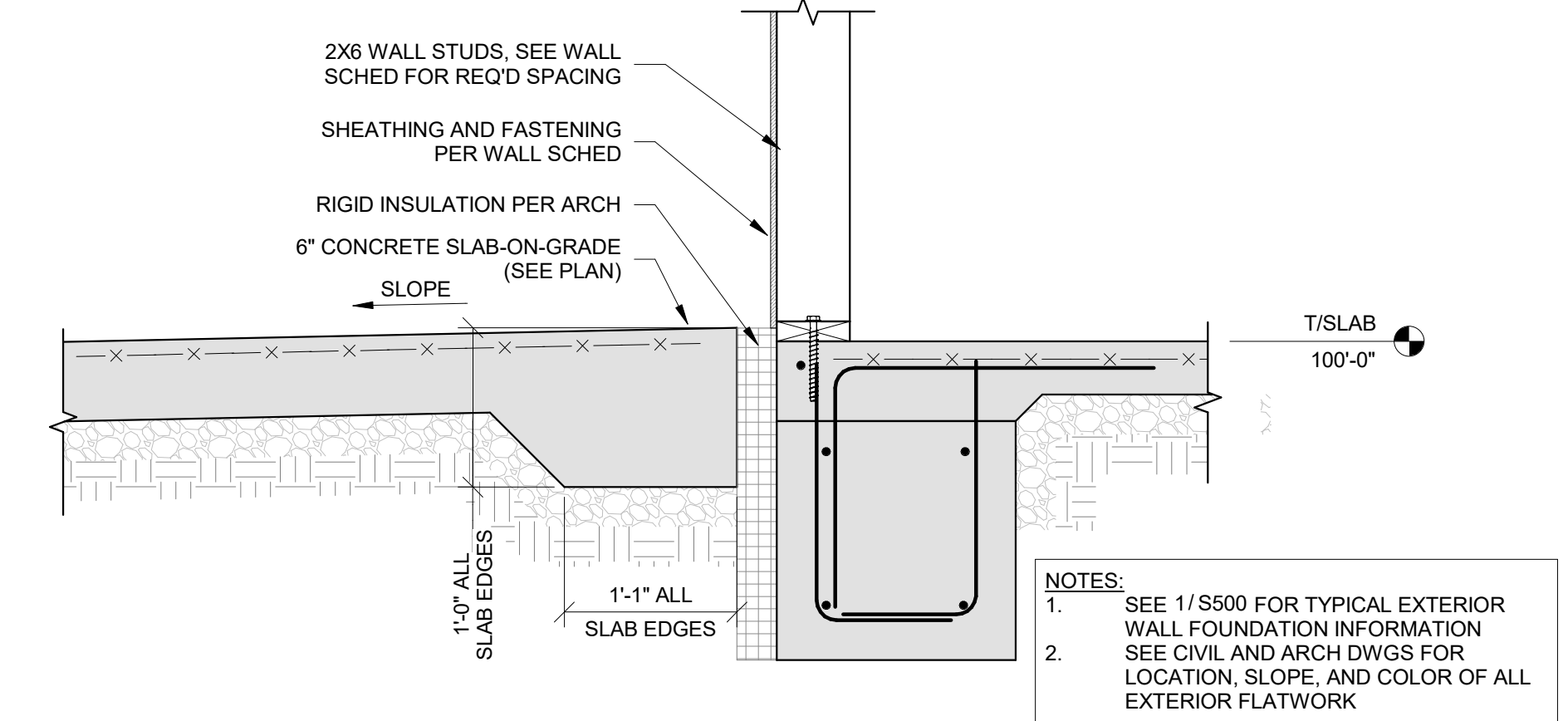
2 FOUNDATION EXTERIOR WALL BUMP OUT SECTION
S500 1" = 1'-0"



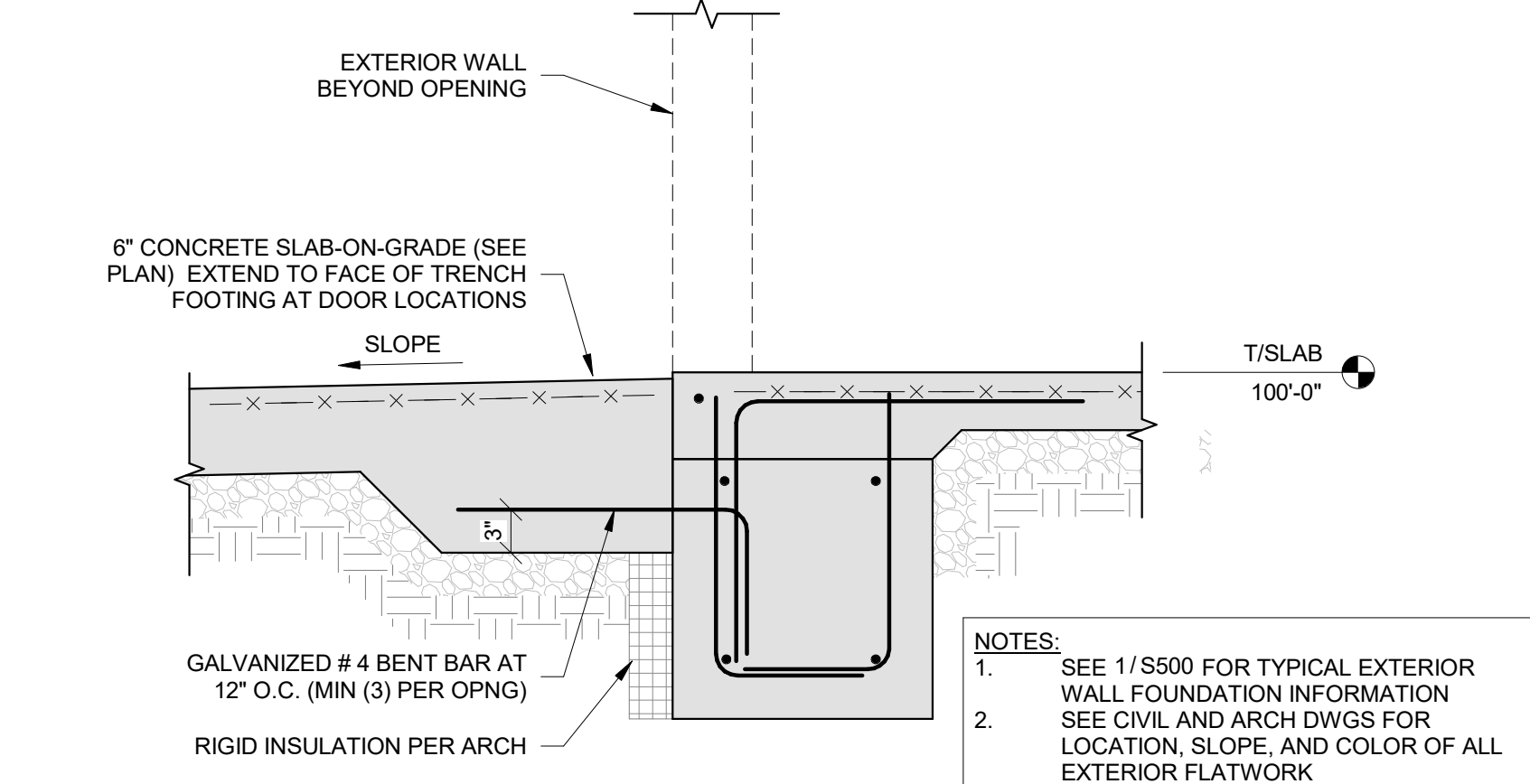
3 FOUNDATION SECTION AT POST IN EXTERIOR WALL
S500 1" = 1'-0"



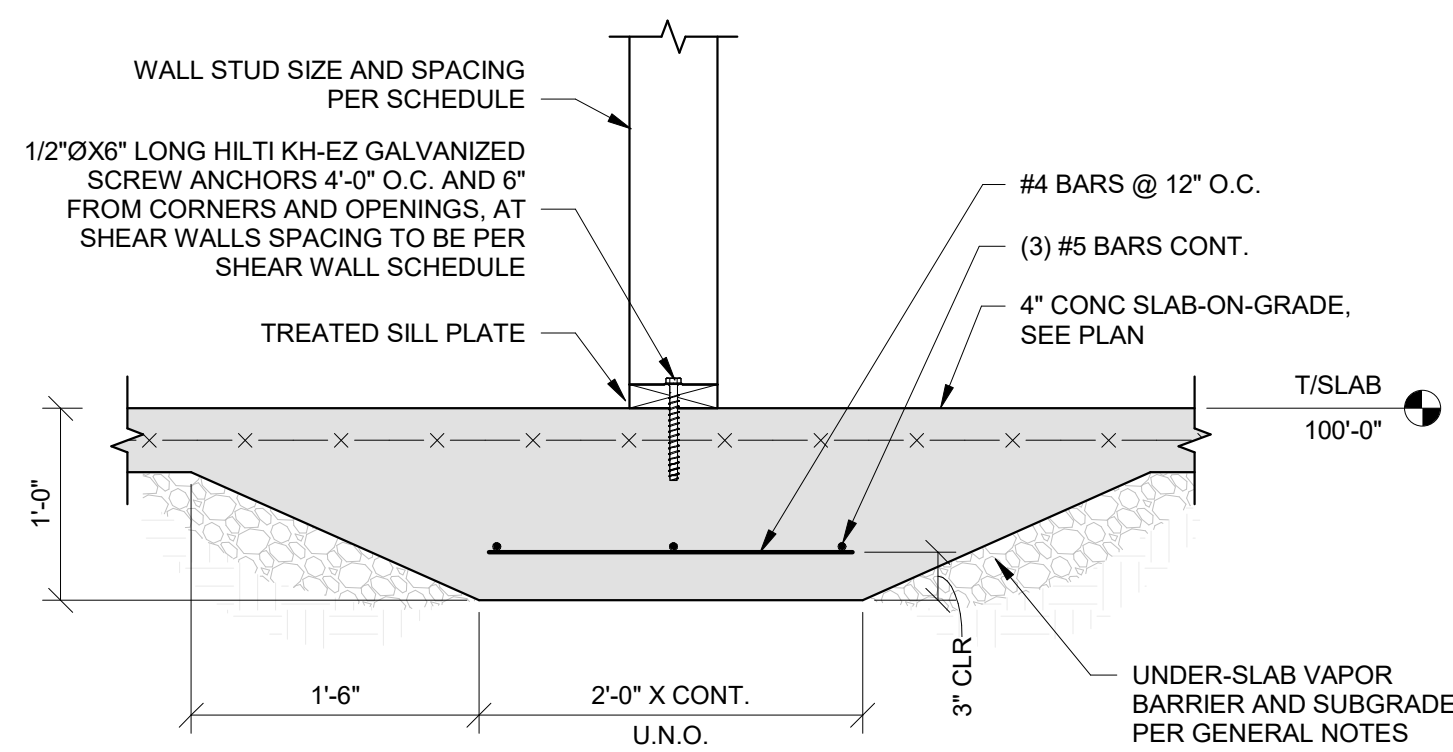
4 FOUNDATION SECTION AT EXTERIOR POST
S500 1" = 1'-0"



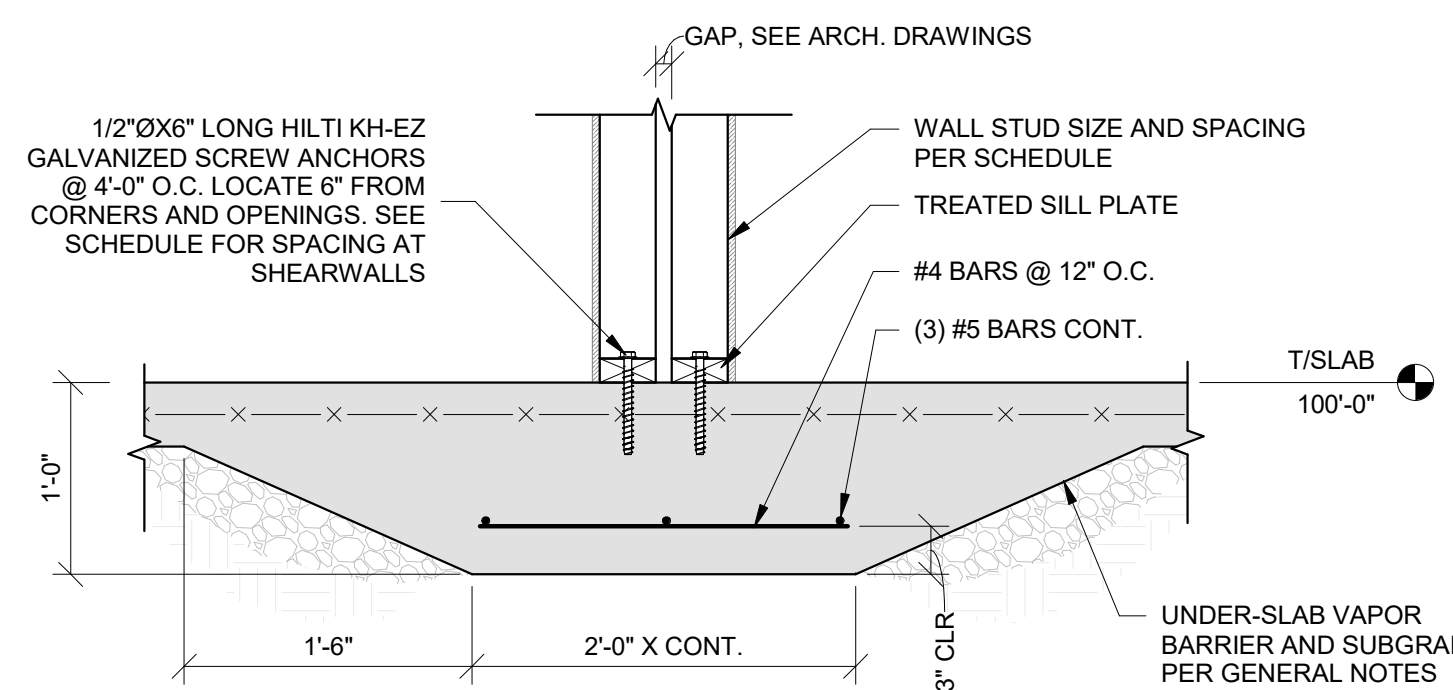
5 FOUNDATION SECTION AT EXTERIOR SLAB
S500 1" = 1'-0"



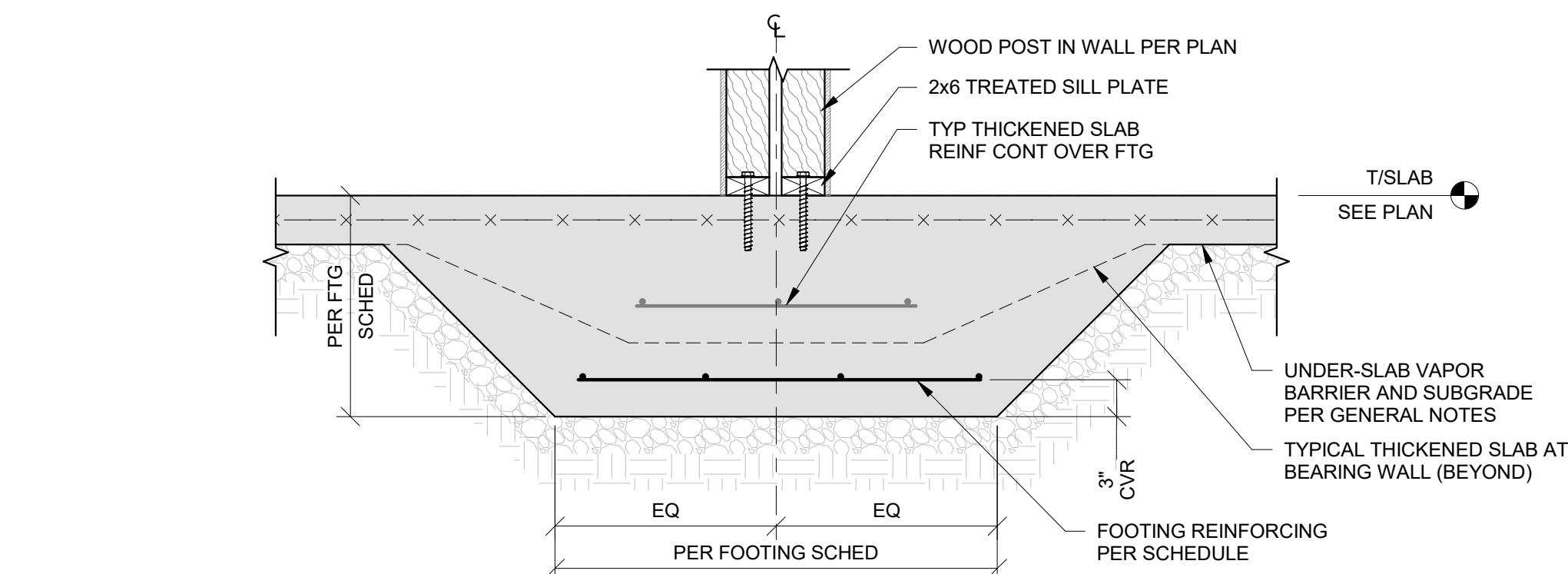
6 FOUNDATION SECTION AT EXTERIOR DOOR
S500 1" = 1'-0"



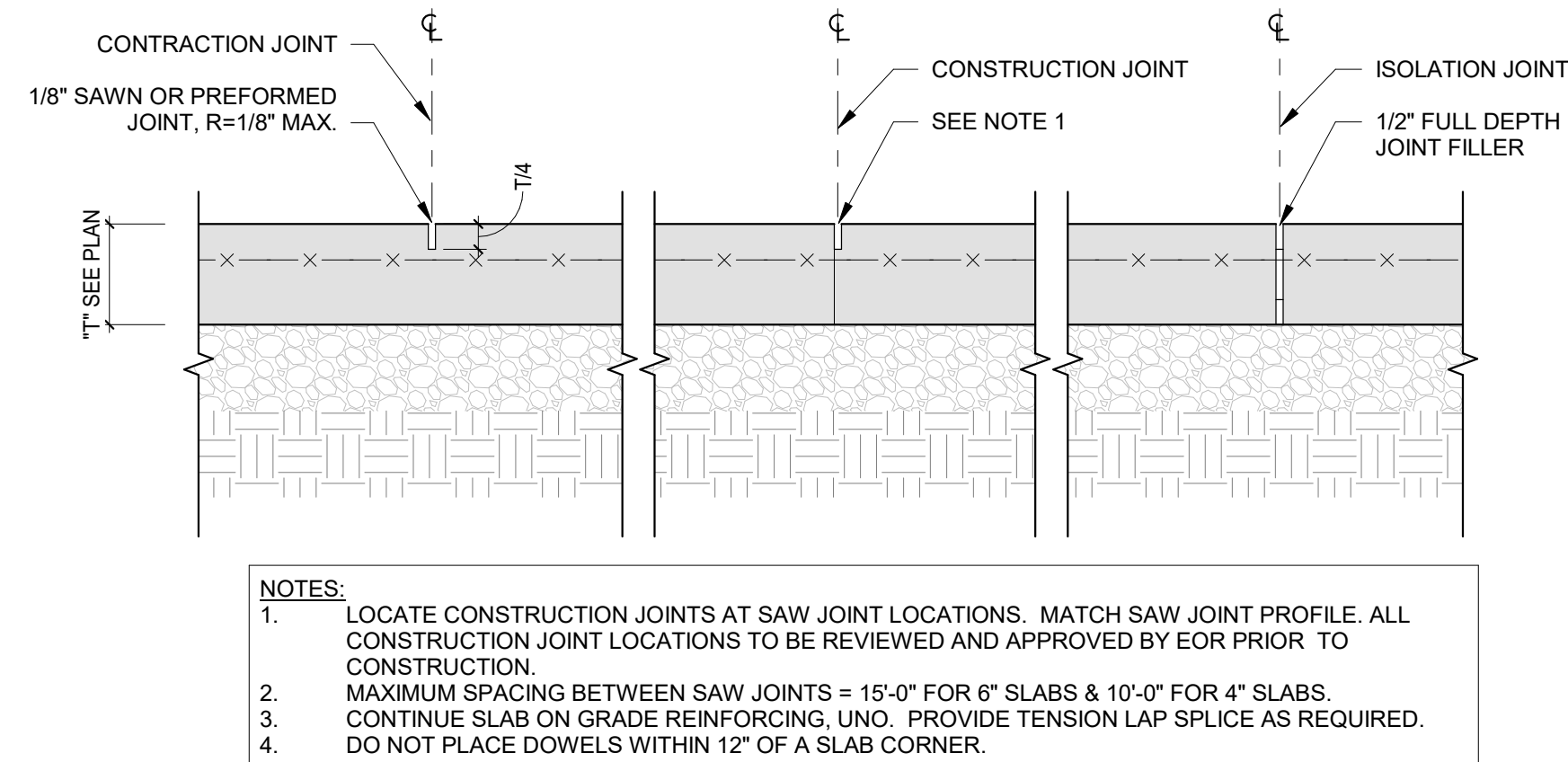
SINGLE WALL



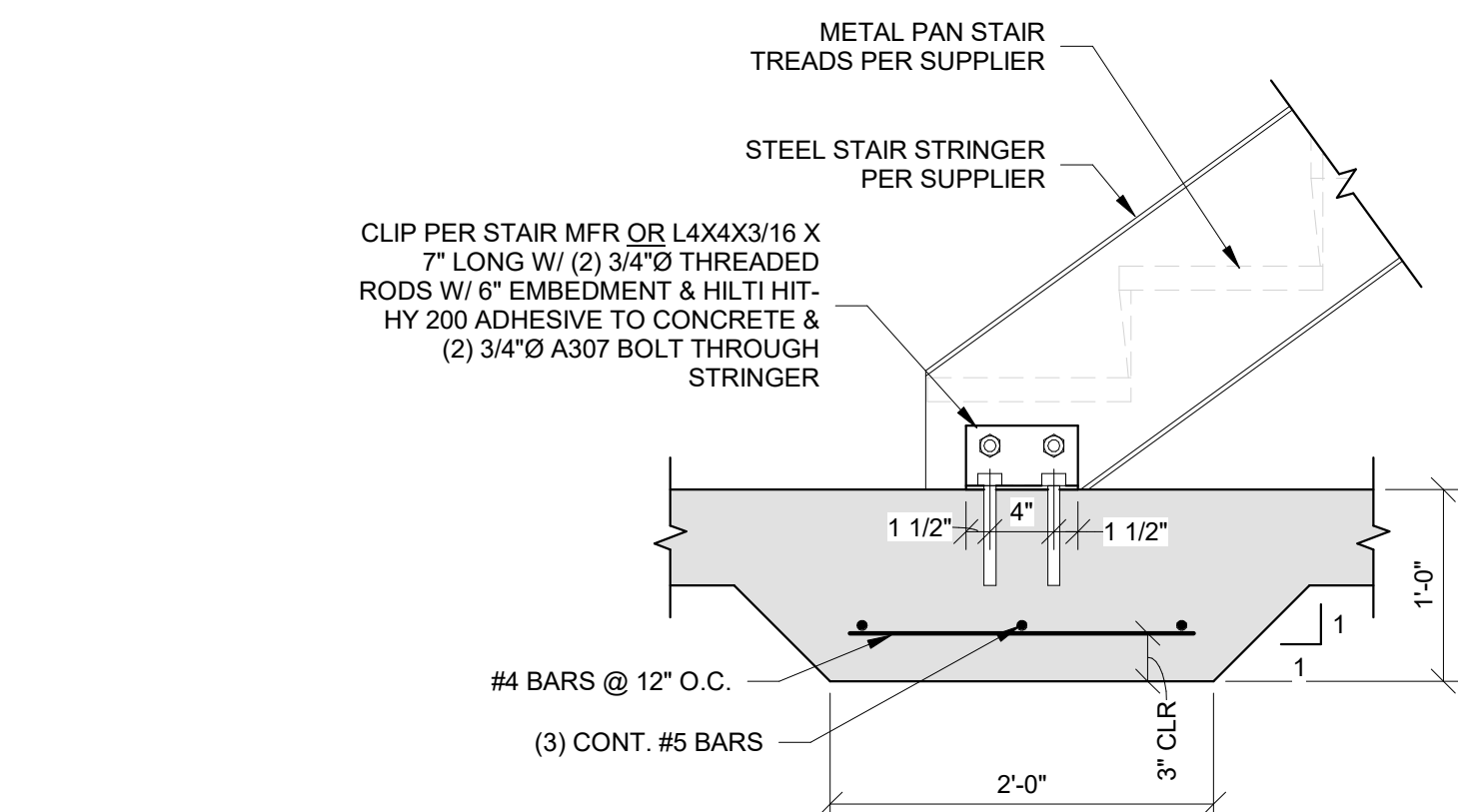
DOUBLE WALL



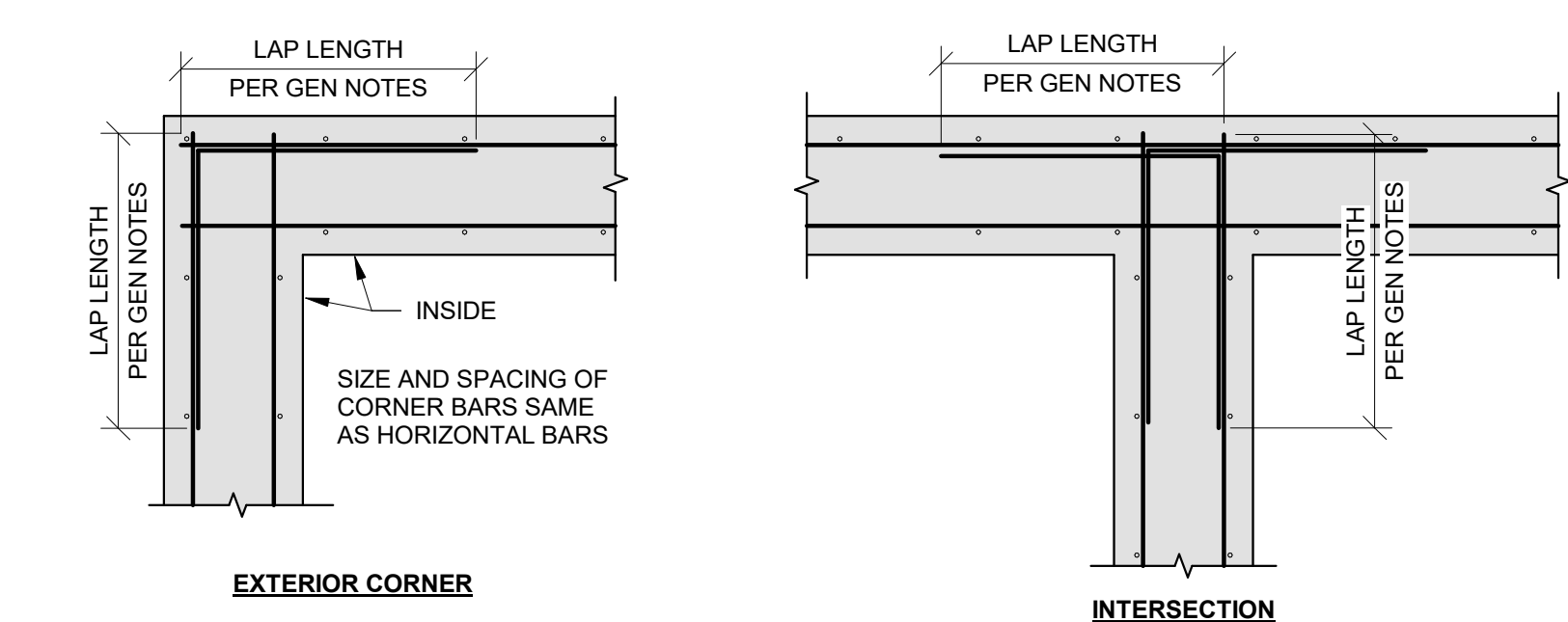
7 FOUNDATION SECTION AT INTERIOR POST
S500 1" = 1'-0"



10 TYPICAL SLAB ON GRADE JOINTS
S500 1" = 1'-0"



8 STAIR TO THICKENED SLAB
S500 1" = 1'-0"



11 CORNER BAR DETAIL
S500 3/4" = 1'-0"

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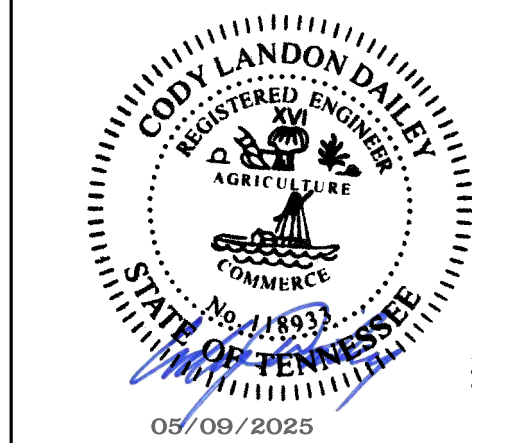
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Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.rvt

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NO. 8231



CODY L. DAILEY
118933
EXP: 2/28/2026

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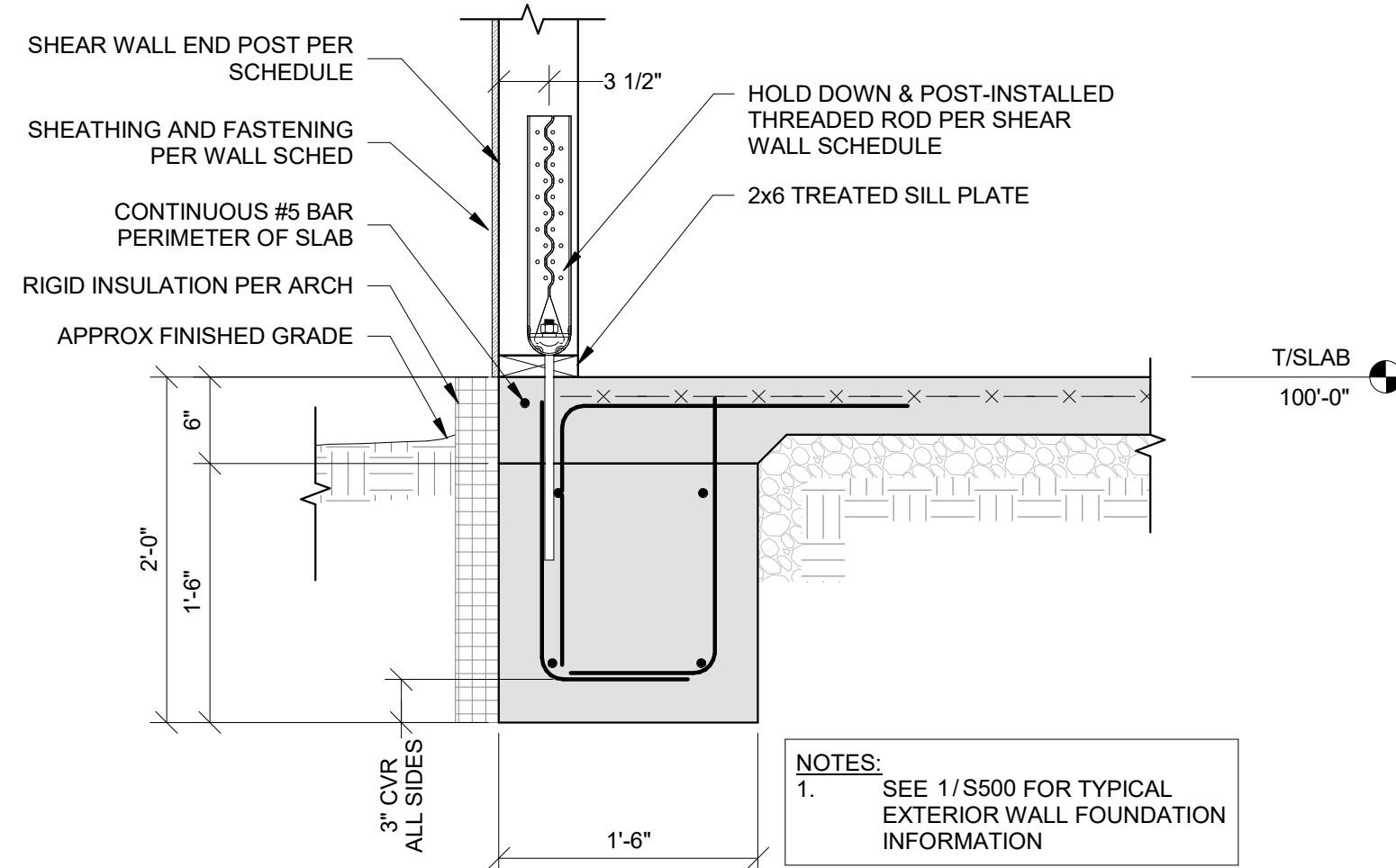
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JONES GILLAM RENZ
COBALT CIRCLE

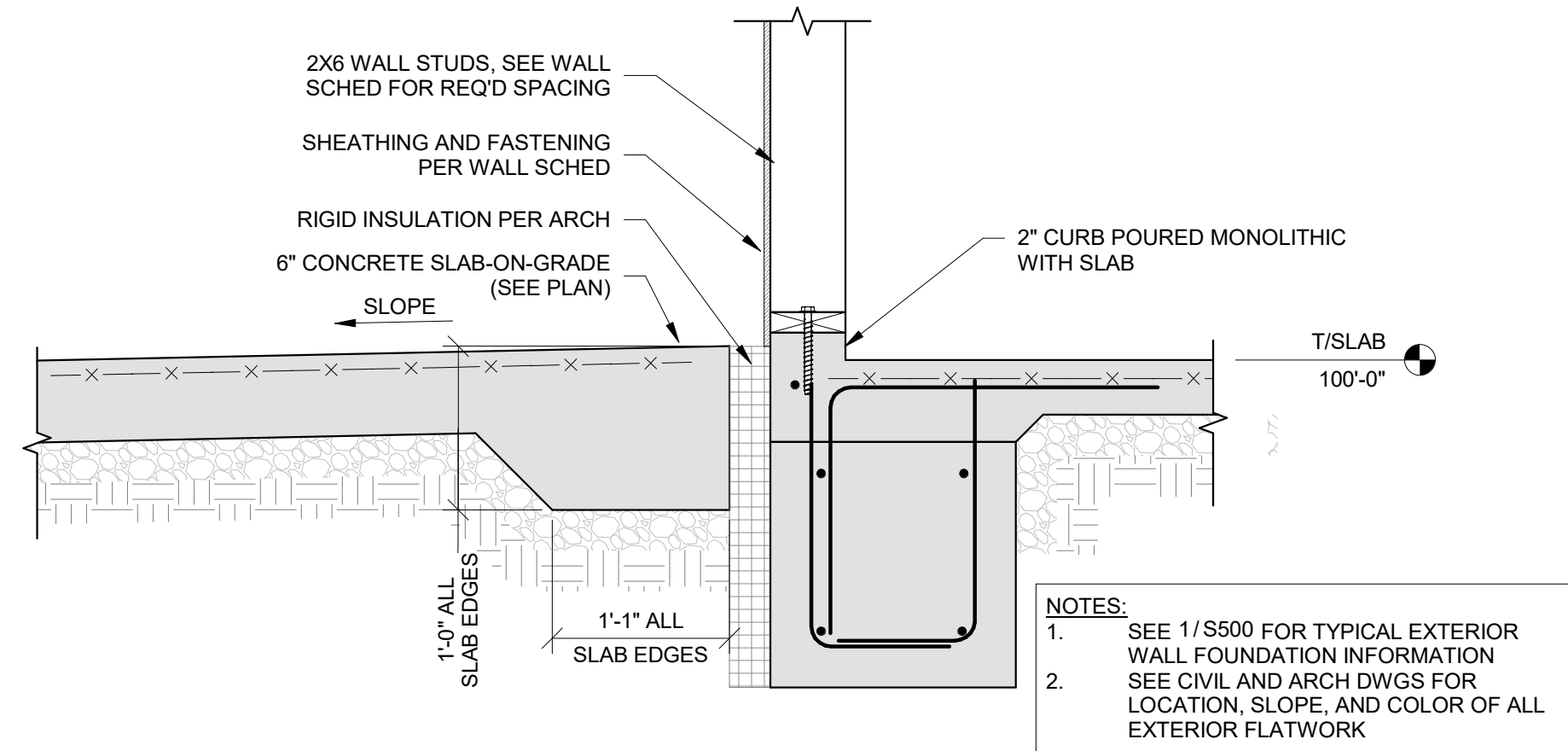
BROWNSVILLE, TENNESSEE

FOUNDATION DETAILS

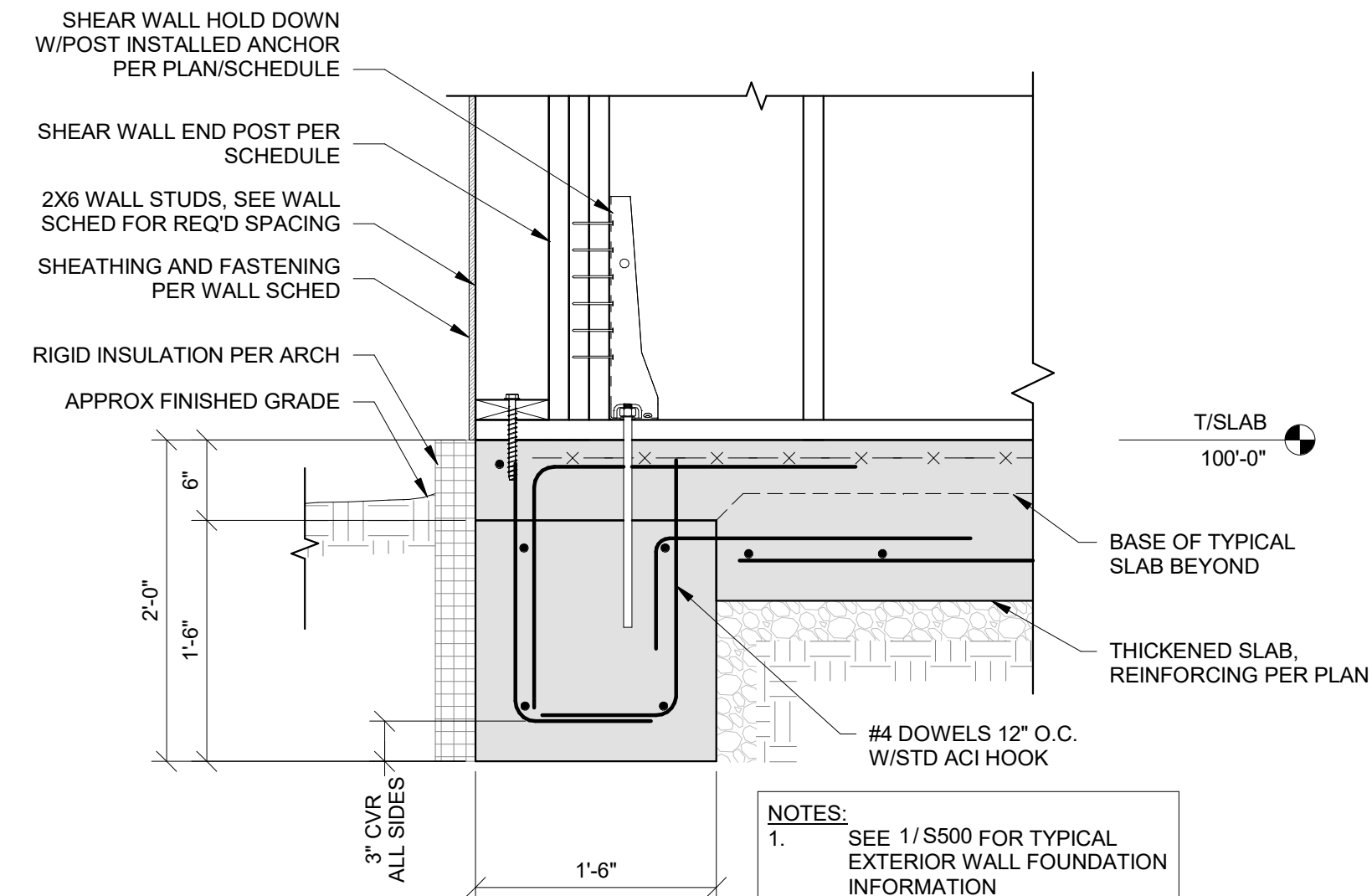
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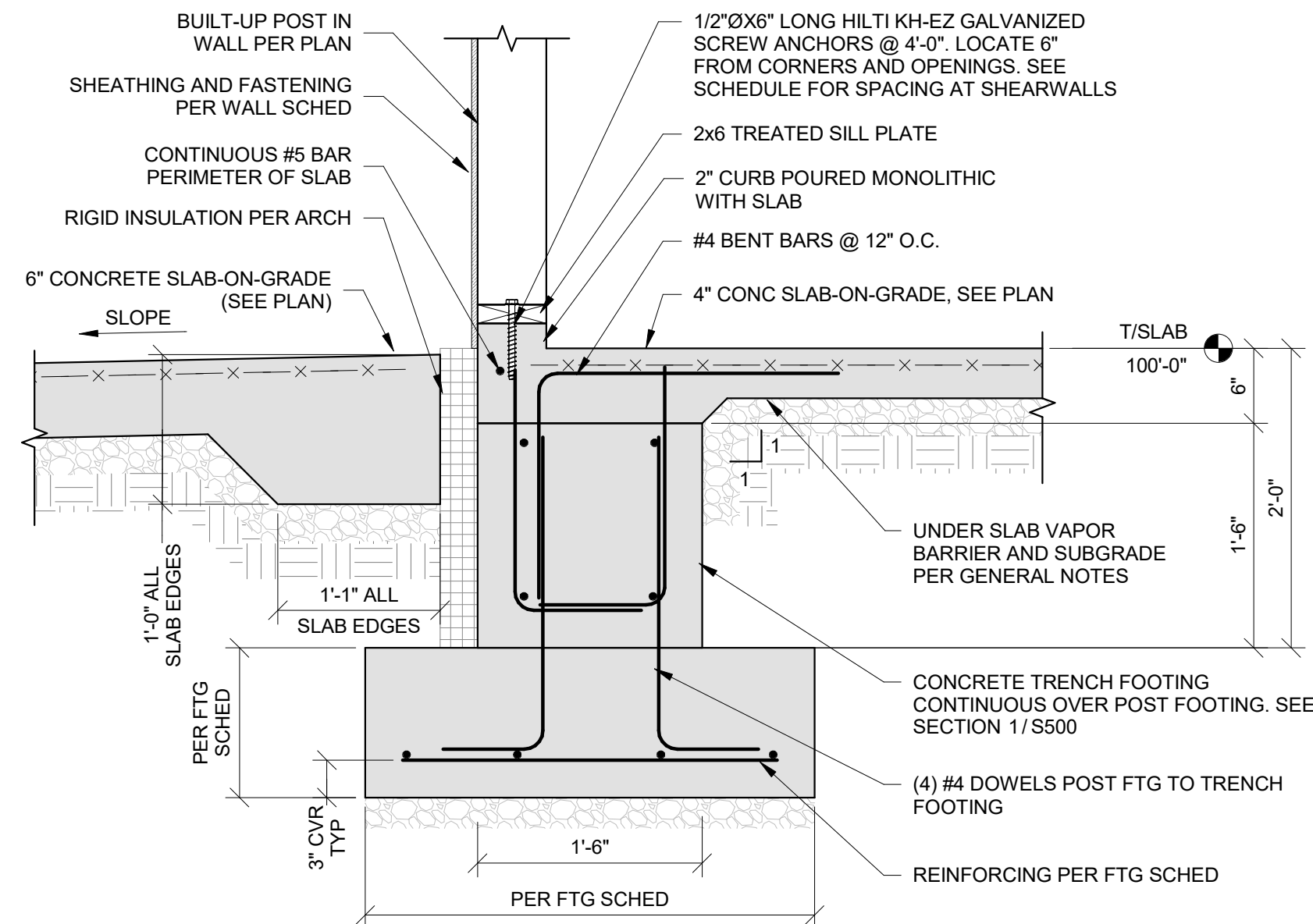
1 EXTERIOR SHEAR WALL SECTION AT HOLD DOWN
1" = 1'-0"



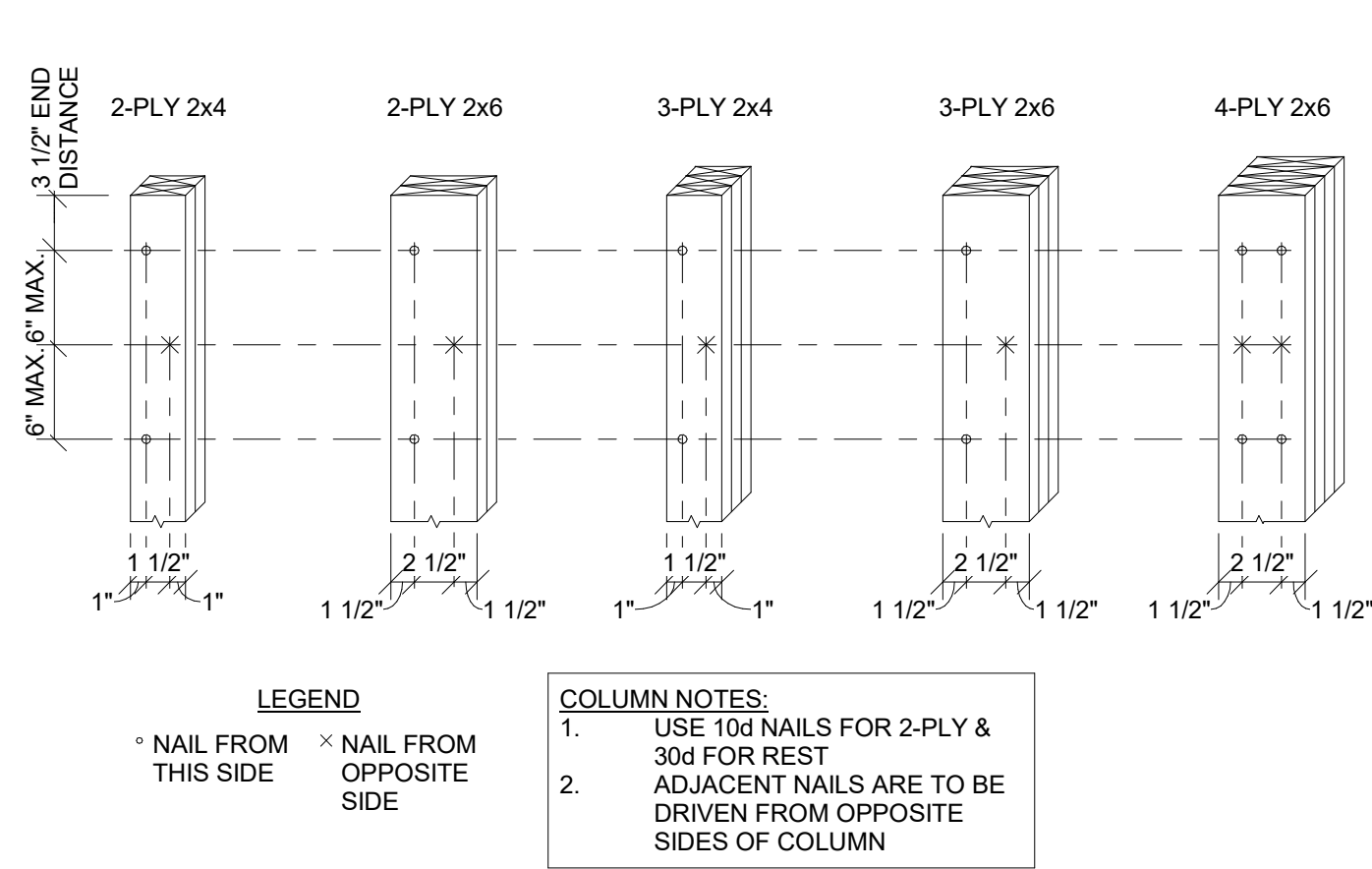
3 FOUNDATION SECTION AT BREEZEWAY
1" = 1'-0"



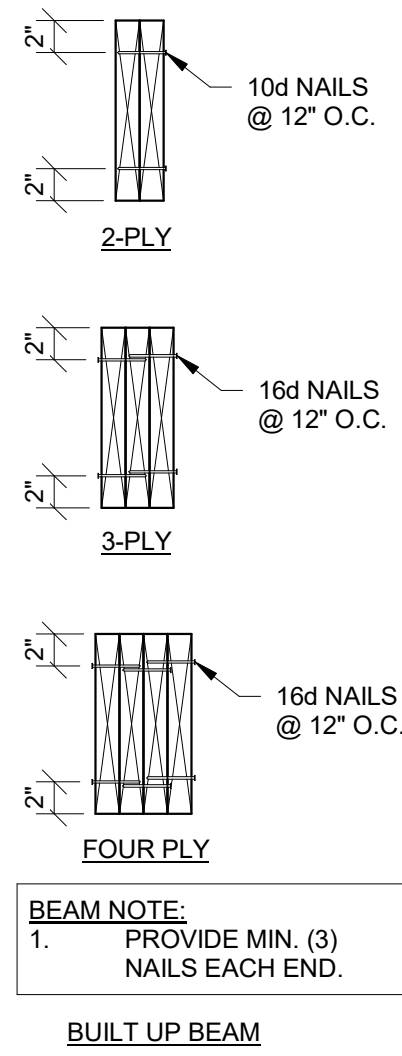
2 INTERIOR SHEAR WALL SECTION AT HOLD DOWN
1" = 1'-0"



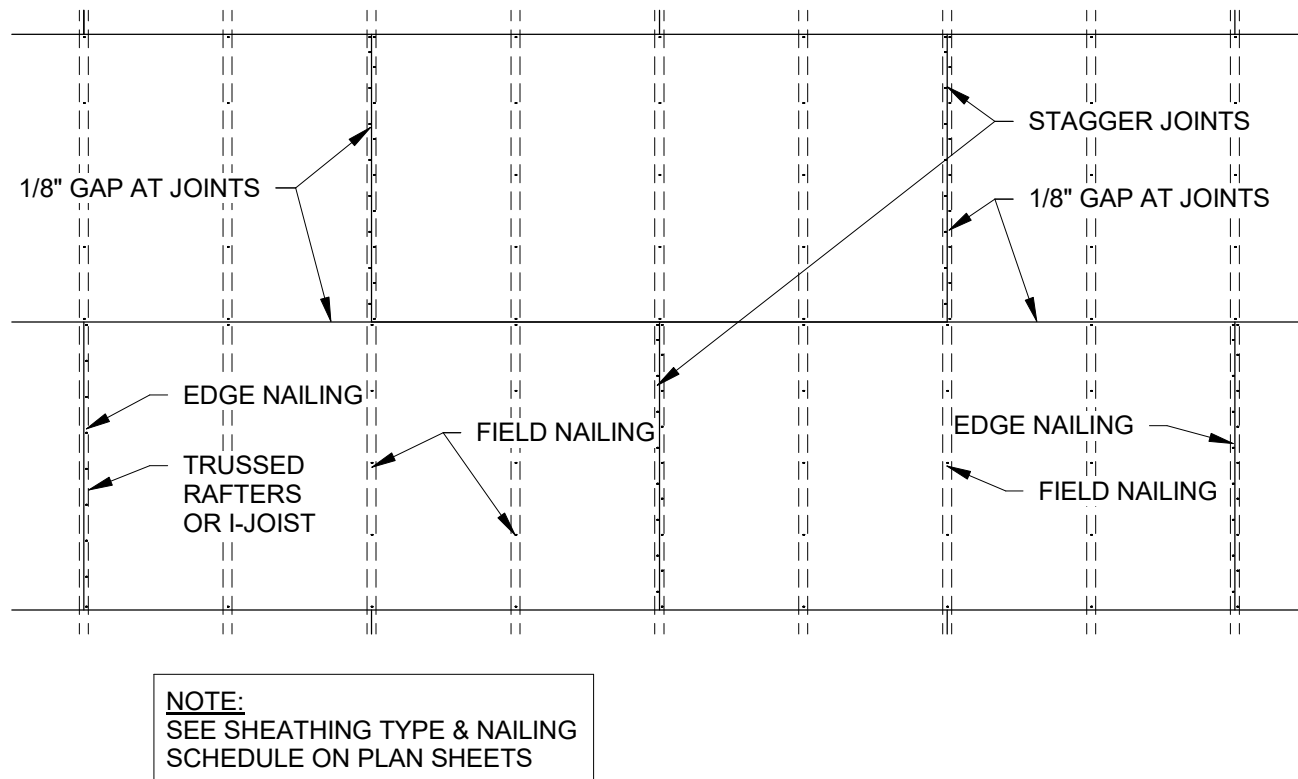
4 FOUNDATION SECTION AT POST IN BREEZEWAY EXTERIOR WALL
1" = 1'-0"



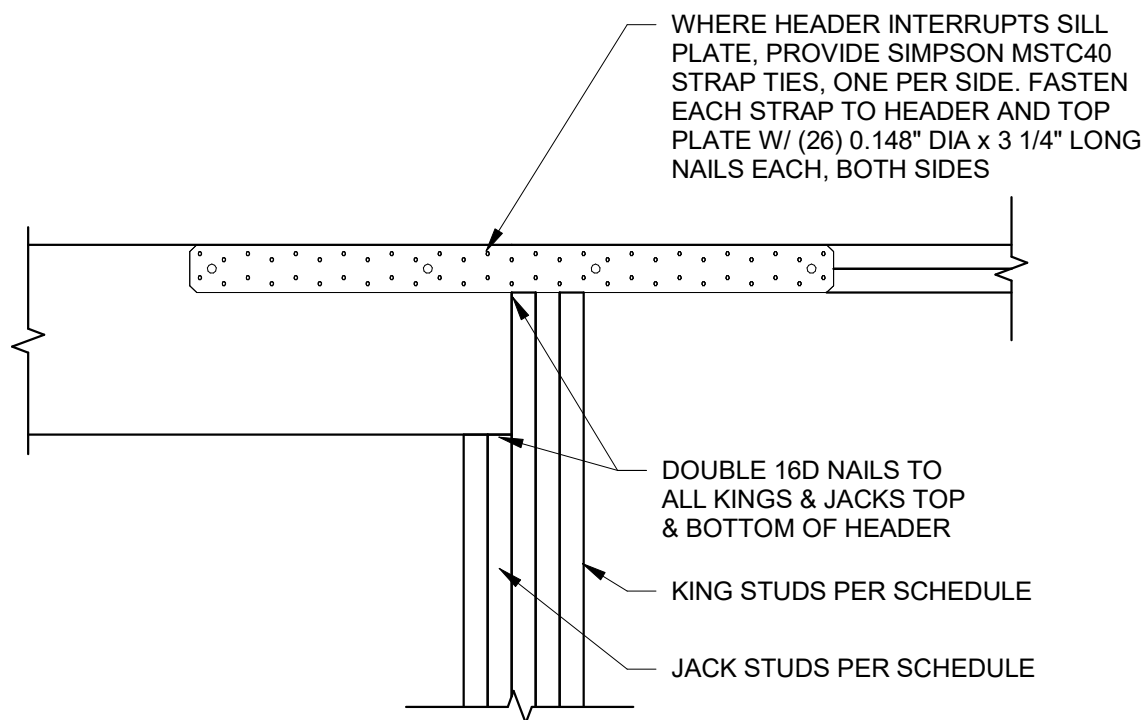
1 TYPICAL BUILT-UP MEMBERS
1" = 1'-0"



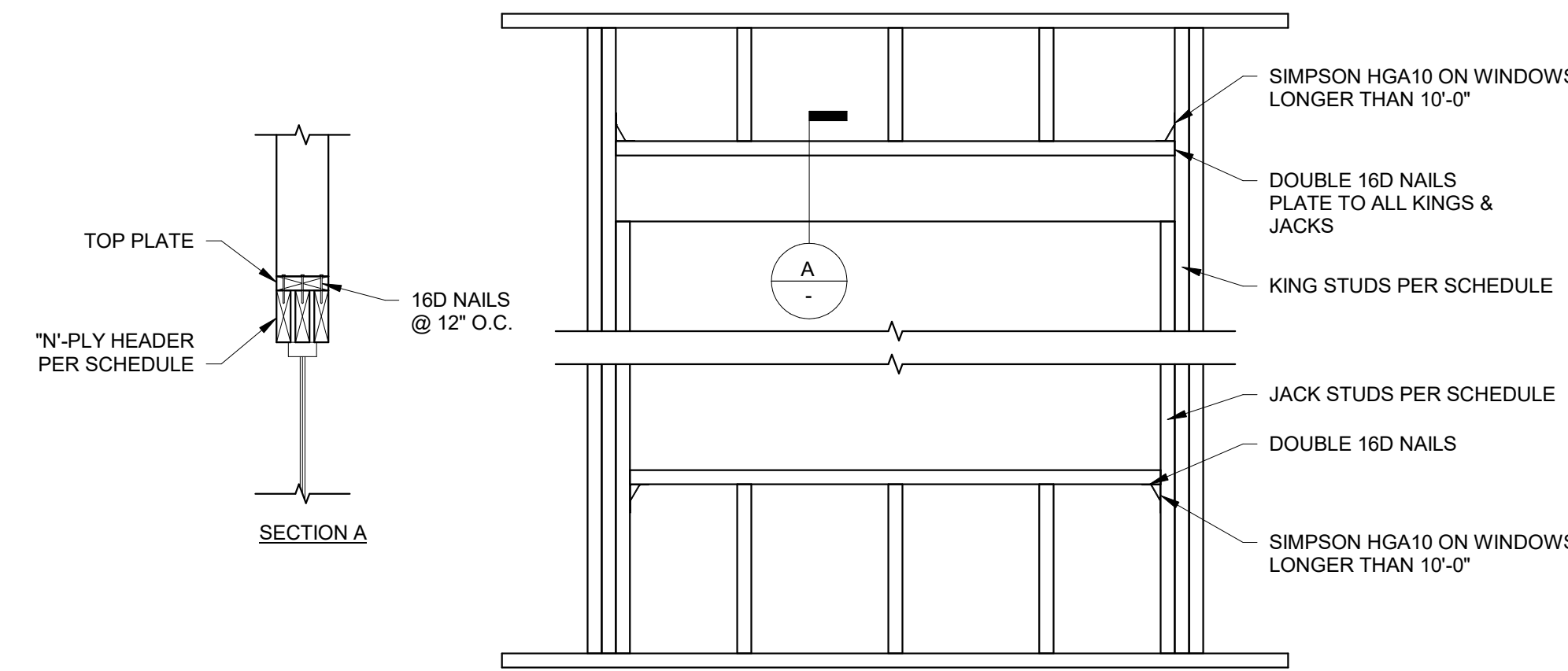
2 DIAPHRAGM NAILING
3/8" = 1'-0"



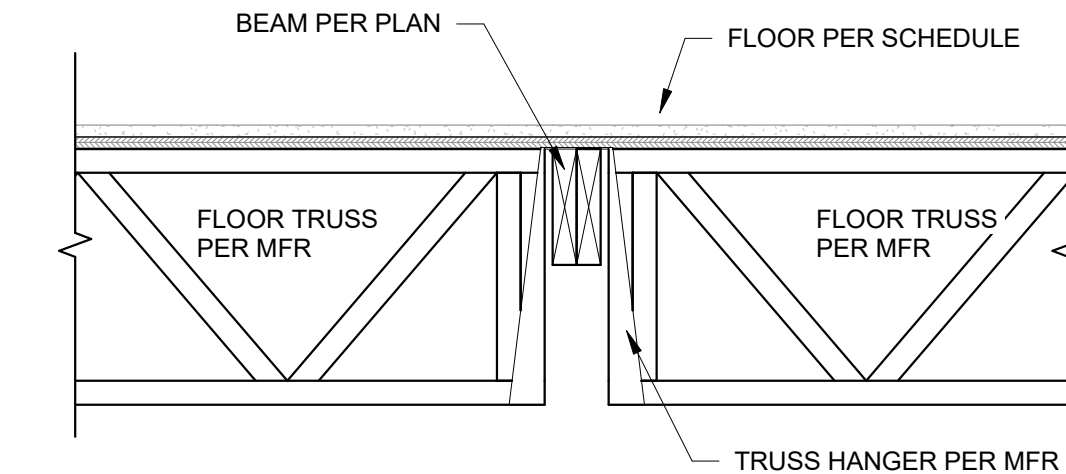
3 TOP PLATE SPLICE
1" = 1'-0"



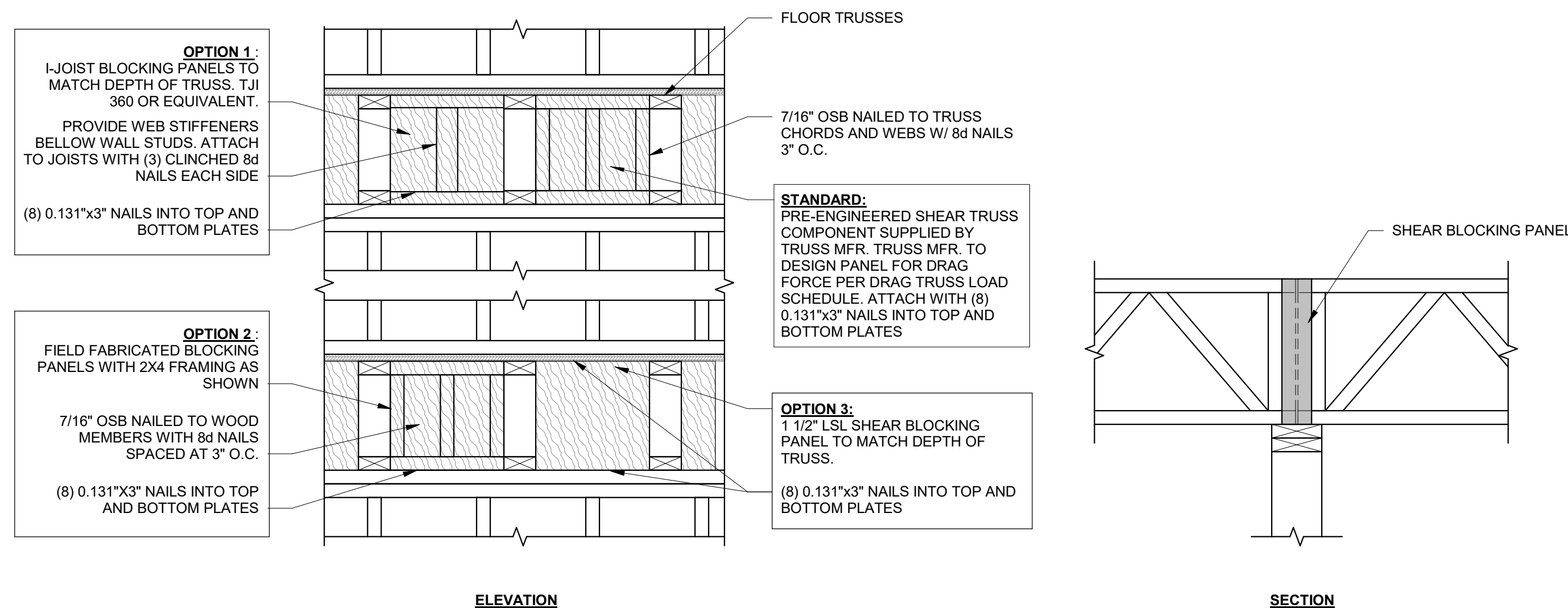
4 FRAMING AT OPENING - RAISED HEADER
1" = 1'-0"



5 FRAMING AT OPENING
3/4" = 1'-0"



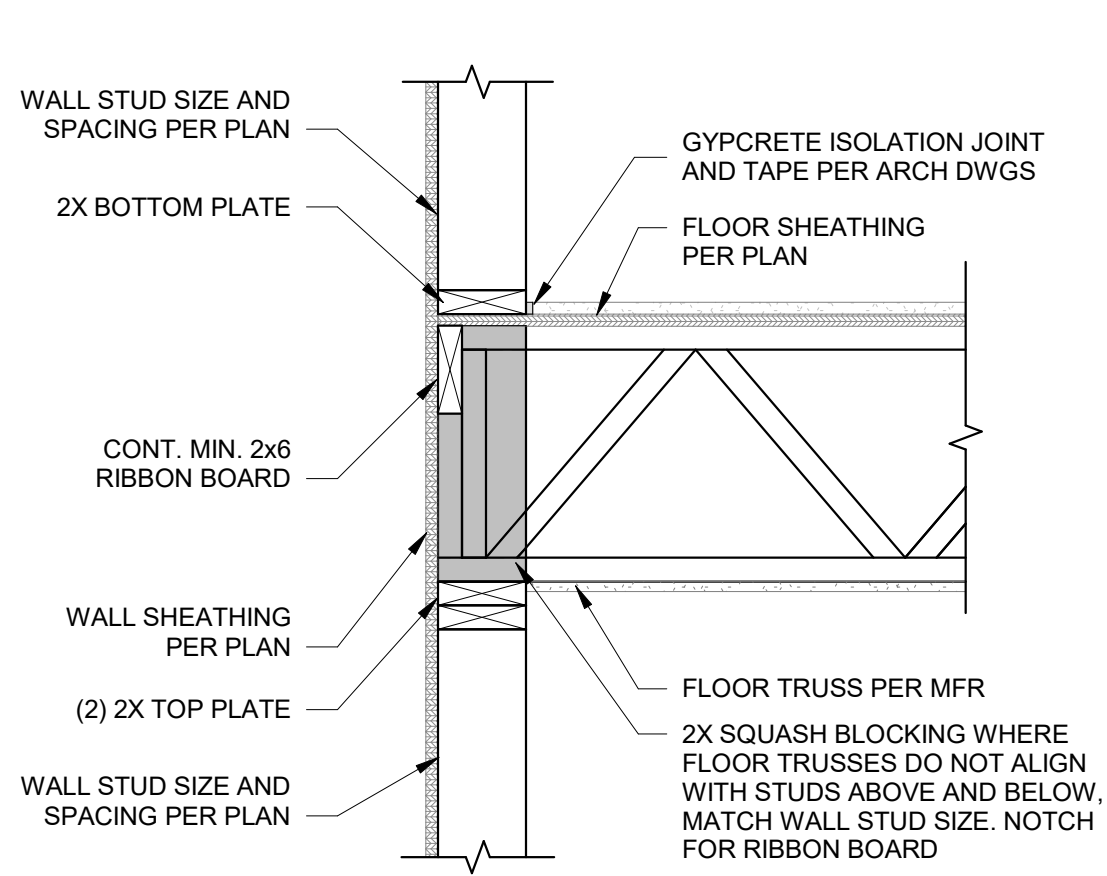
6 FLOOR TRUSS TO BEAM
1" = 1'-0"



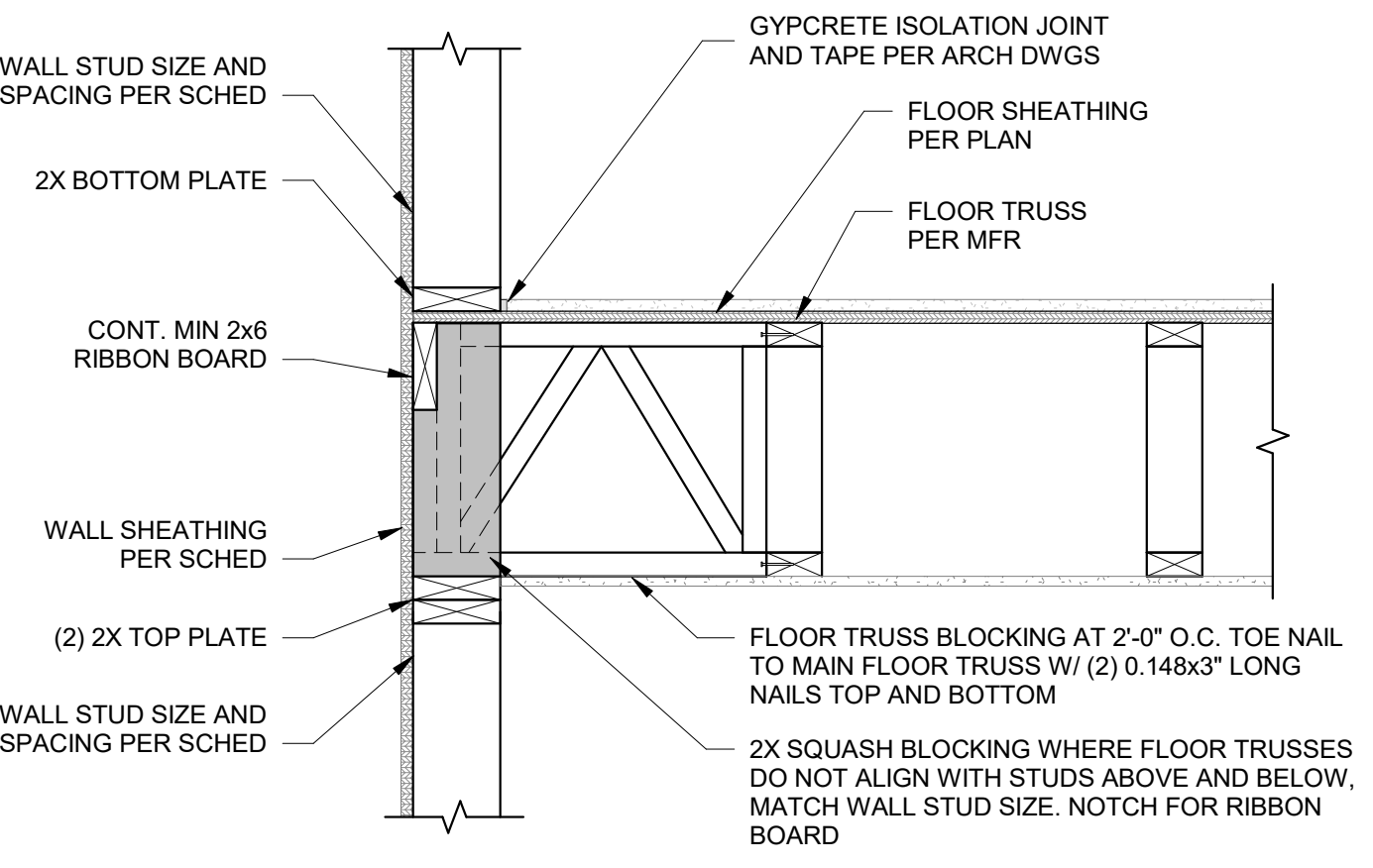
7 SHEAR BLOCKING OPTIONS AT SHEAR WALLS
1" = 1'-0"

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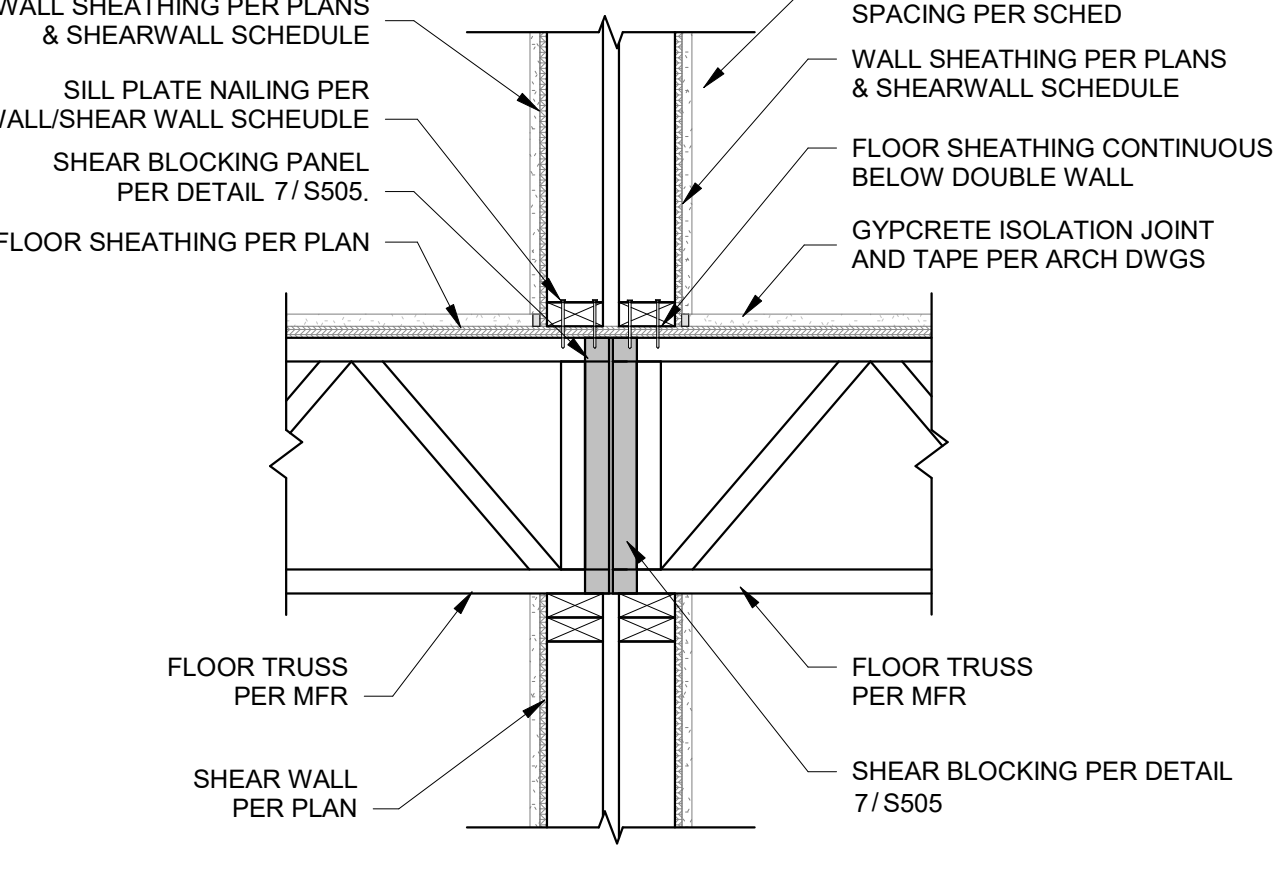
PROJECT NUMBER 2024002664	SET ISSUE DATE 05/09/2025
ENGINEER CAS	DRAWN BY CAS
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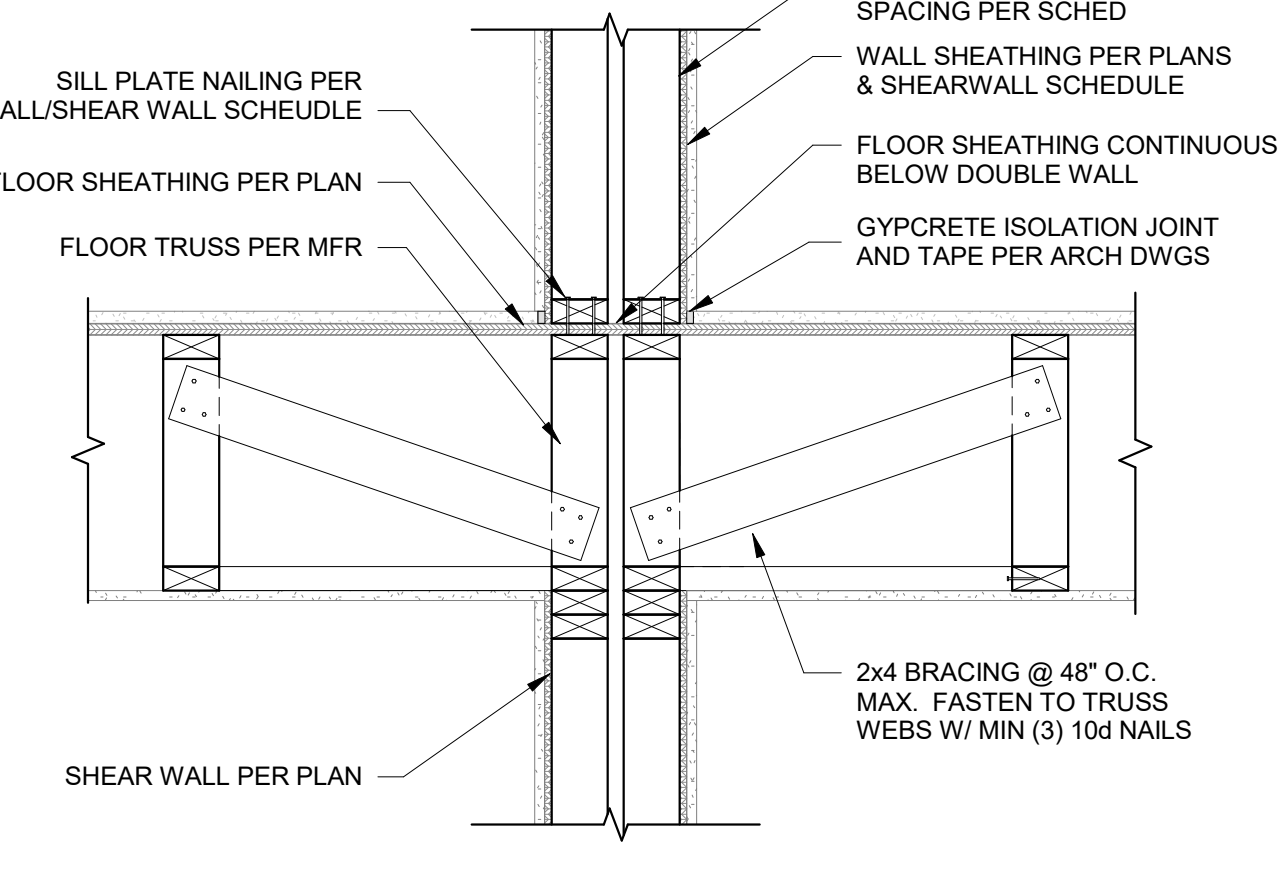
1
S510
FRAMING AT EXTERIOR WALL - JOIST BEARING
1" = 1'-0"



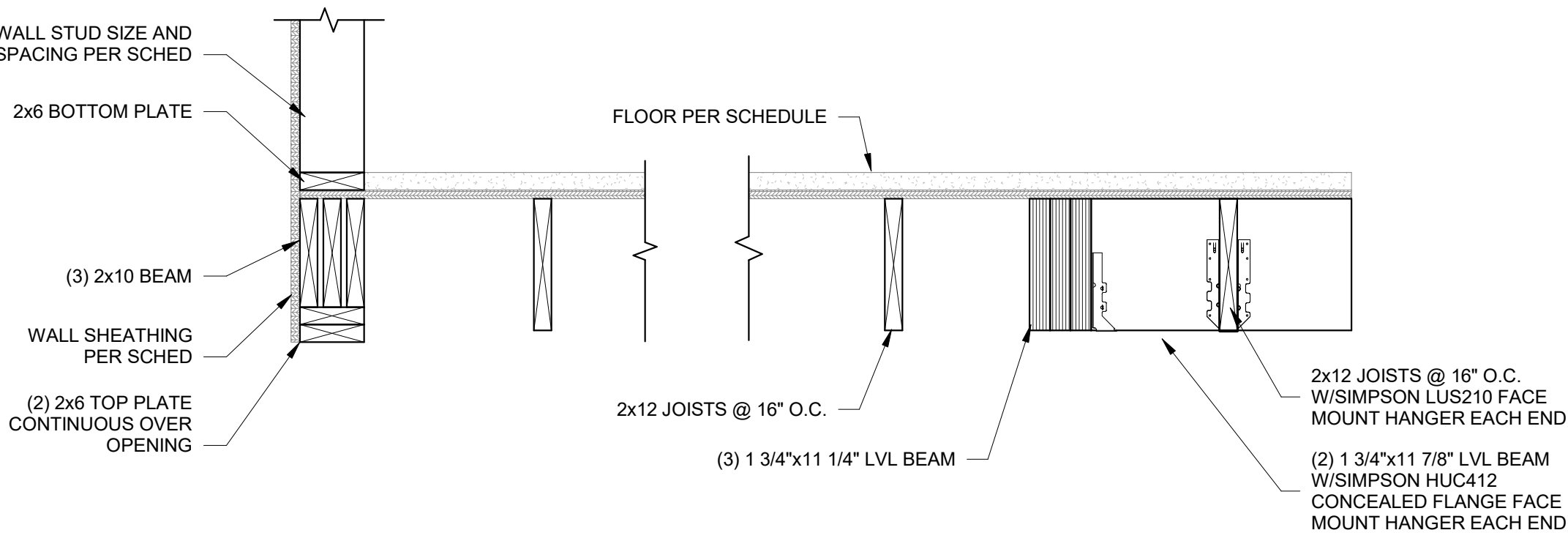
2
S510
FRAMING AT EXTERIOR WALL - JOIST PARALLEL
1" = 1'-0"



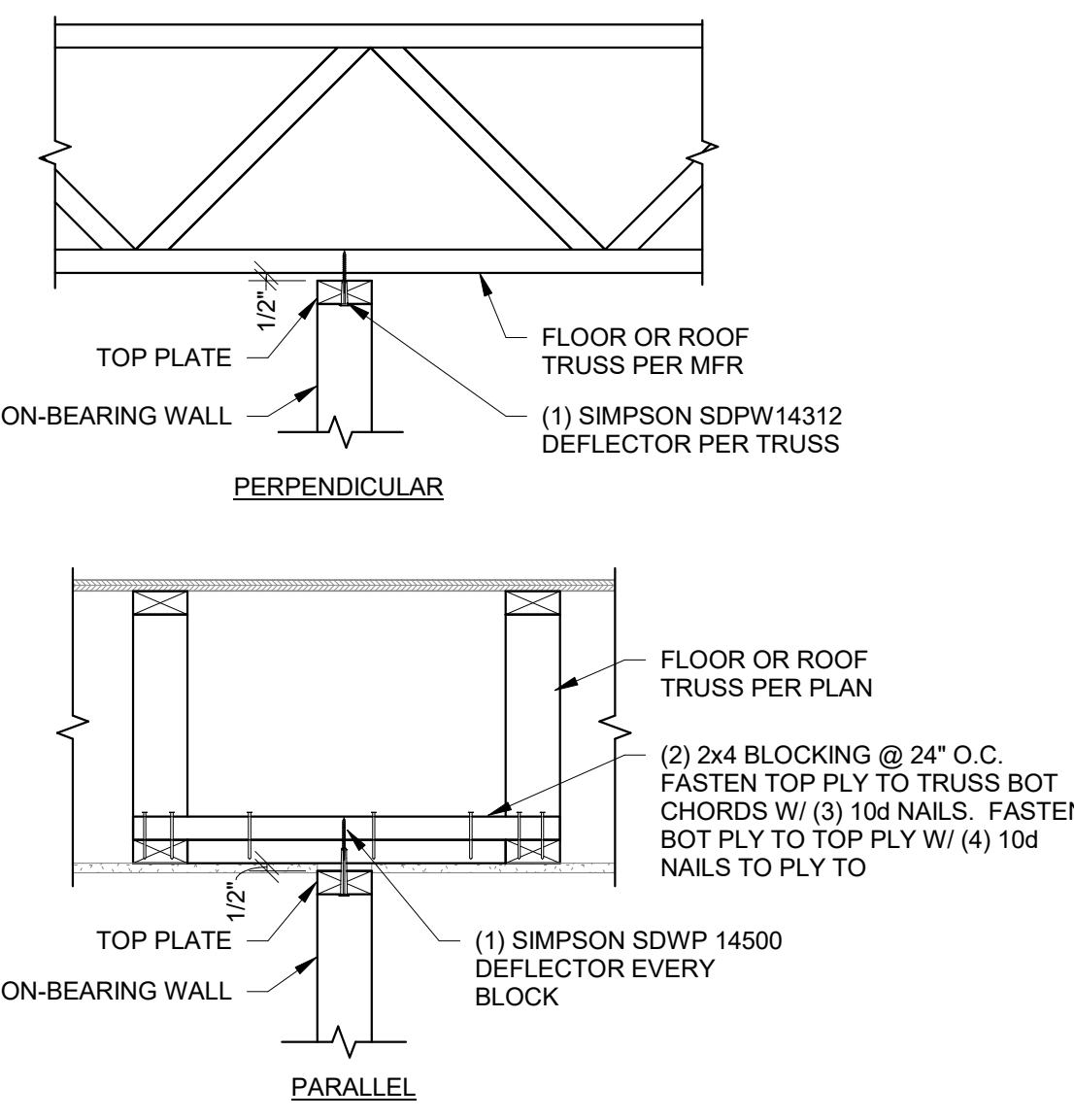
3
S510
FRAMING AT PARTY WALL - JOIST BEARING
1" = 1'-0"



4
S510
FRAMING AT PARTY WALL - JOIST PARALLEL
1" = 1'-0"

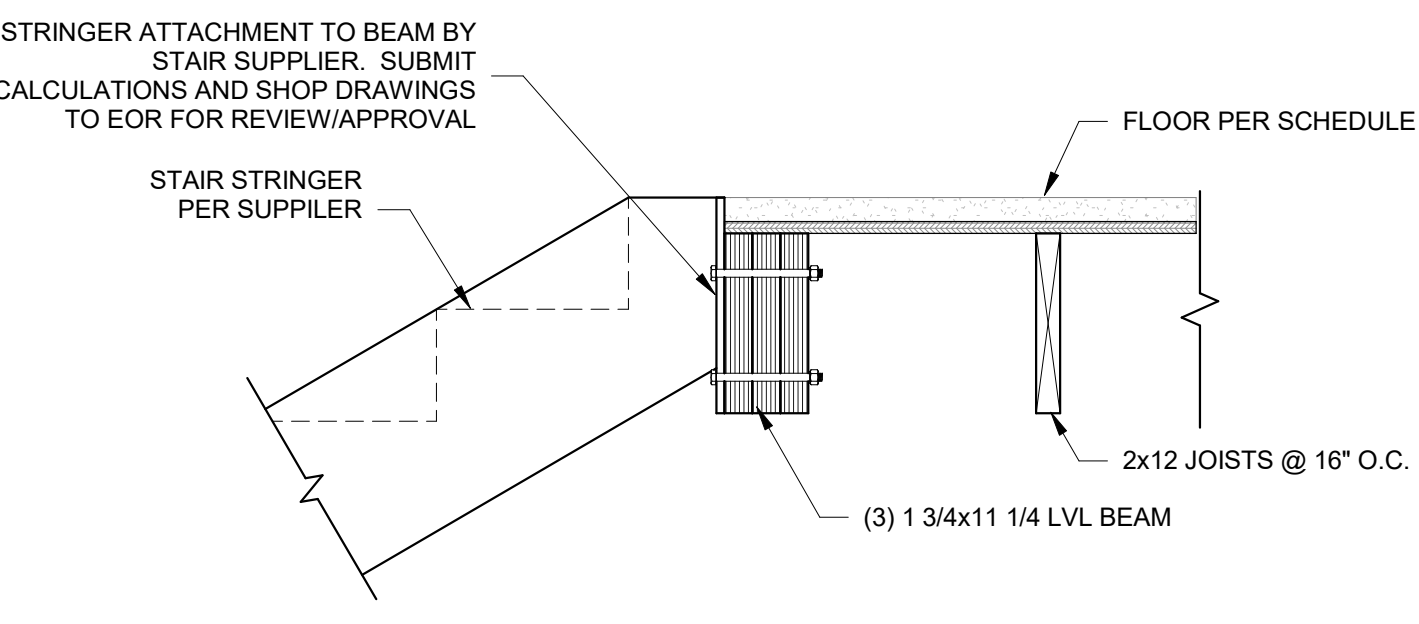


5
S510
JOIST BEARING ON BEAM AT EXTERIOR WALL
1" = 1'-0"



NOTES:
1. BLOCKING AND DEFLECTORS ONLY REQUIRED FOR WALLS WITHOUT RETURNS, AND WALLS GREATER THAN 8'-0" LONG

6
S510
NON-STRUCTURAL PARTITION WALL DEFLECTION GAP AND BRACING
1" = 1'-0"



7
S510
LANDING AT FLOOR JOIST
1" = 1'-0"

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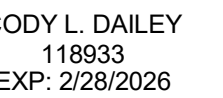
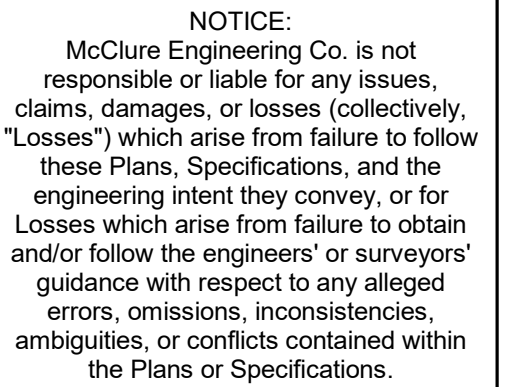
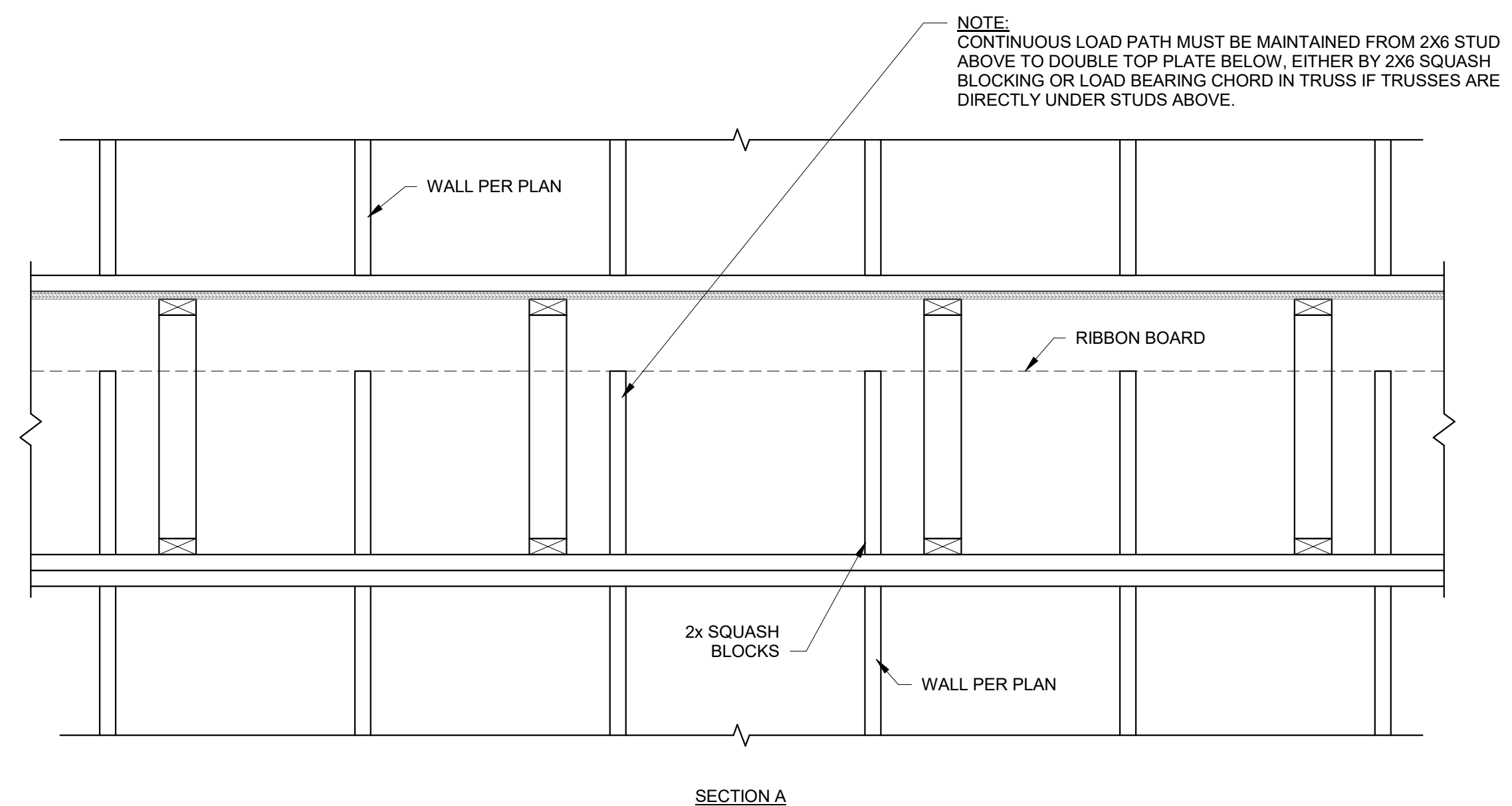
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COBALT CIRCLE
BROWNSVILLE, TENNESSEE
FRAMING DETAILS



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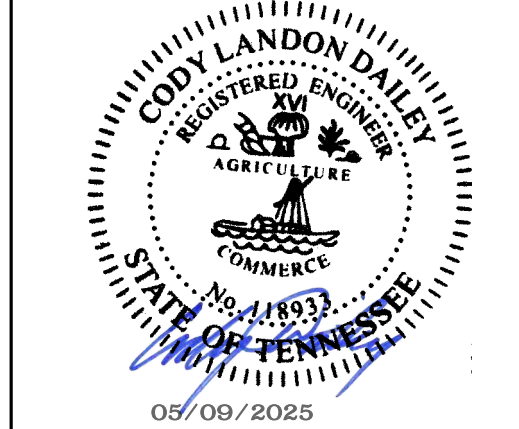
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DRAWING NO.
S511

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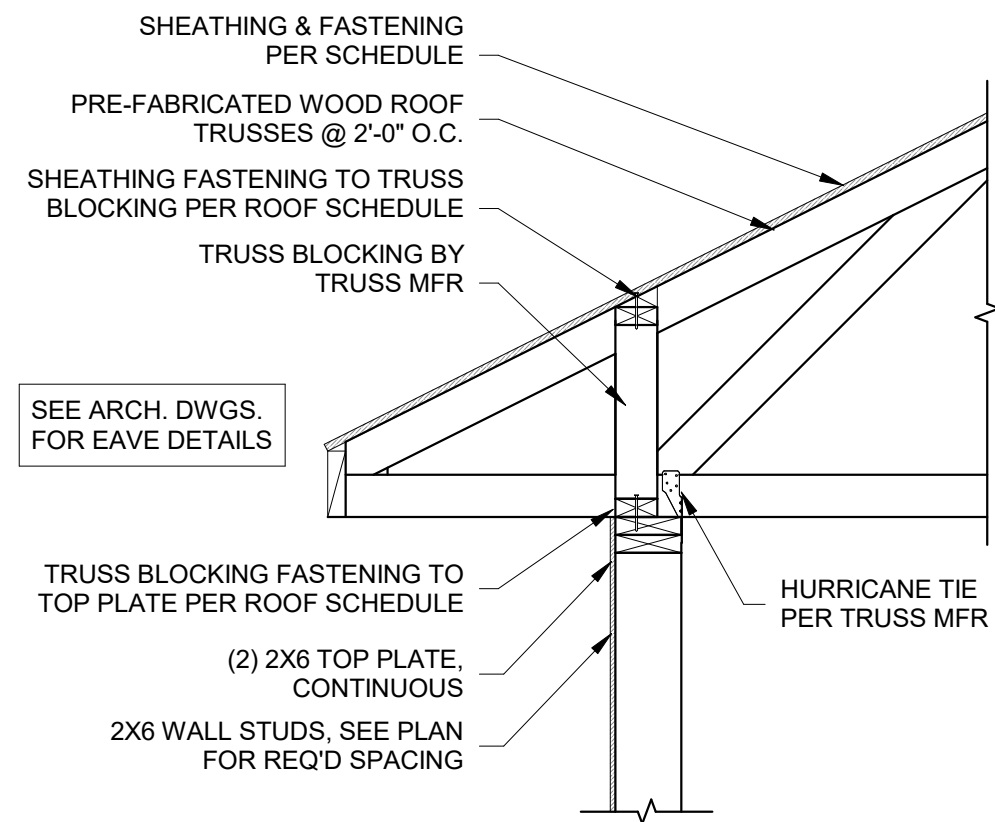
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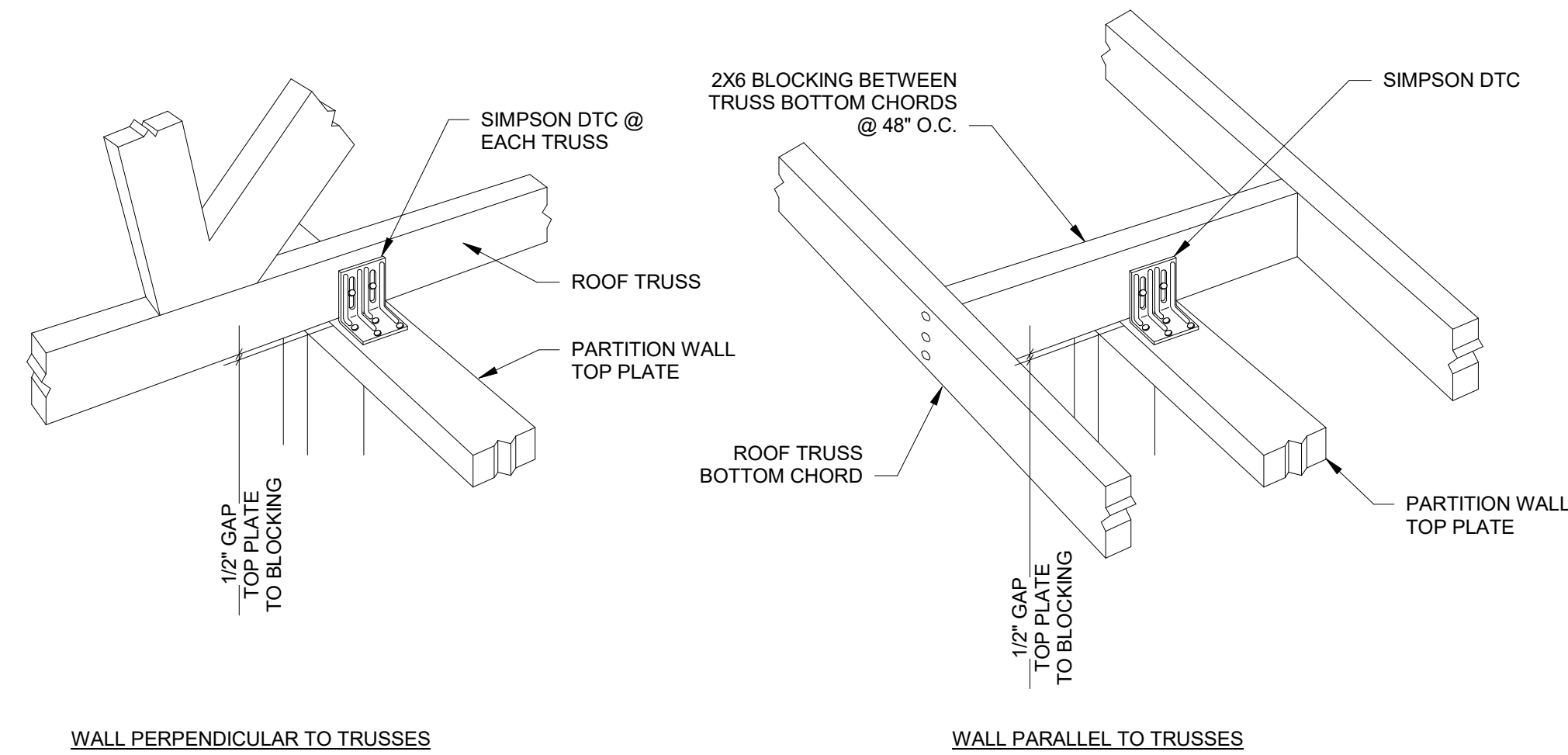
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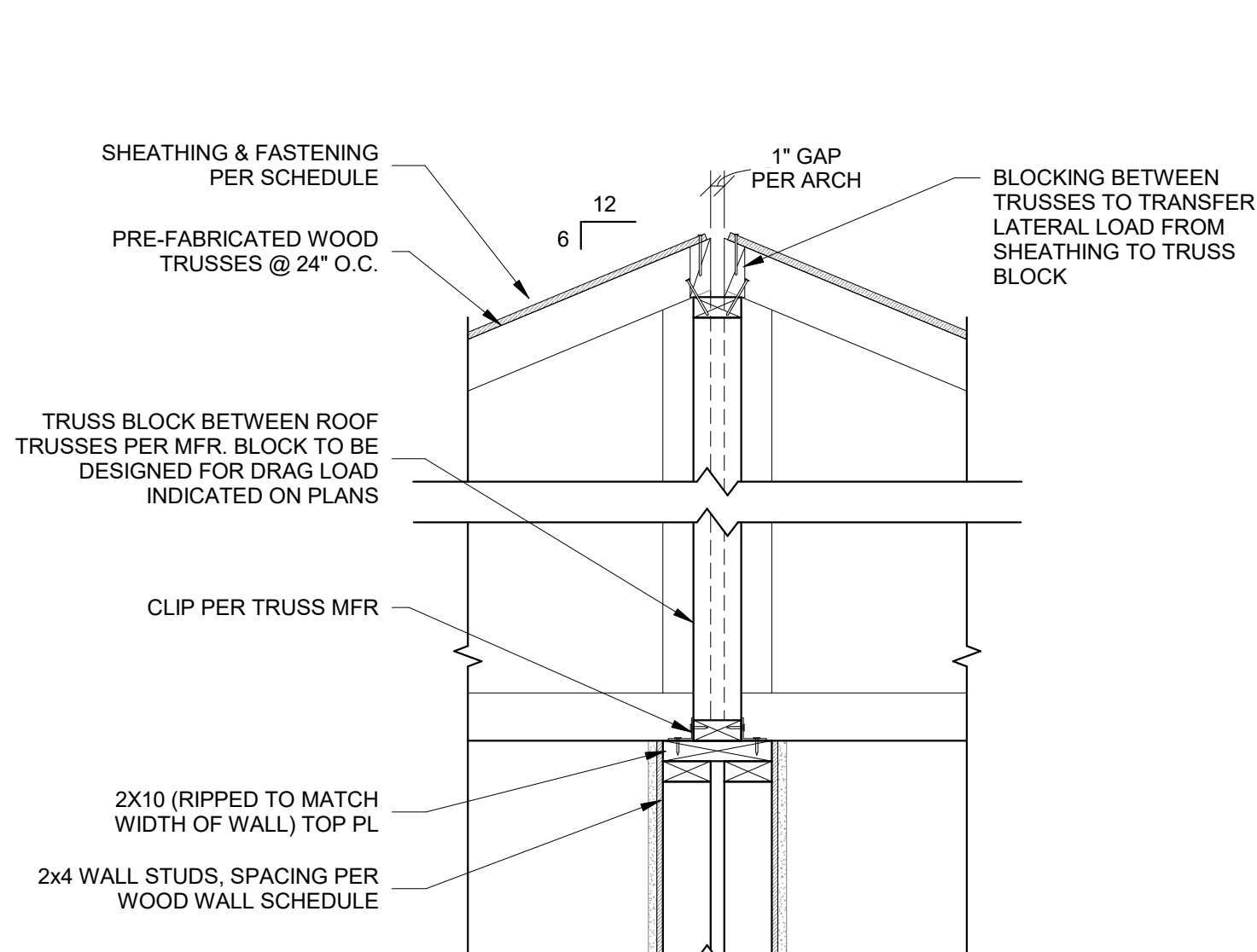
JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
ROOF DETAILS



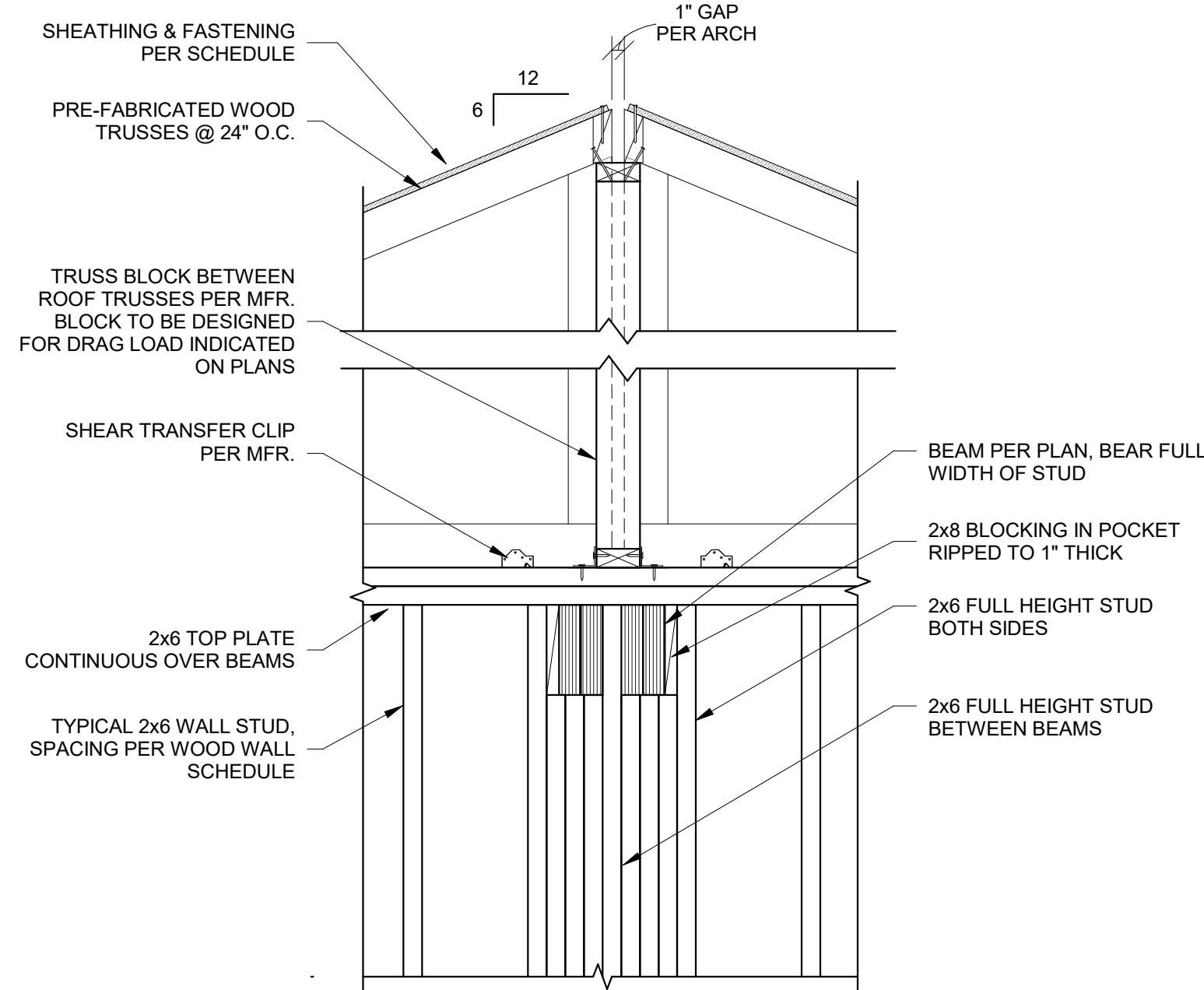
1 ROOF TRUSS BEARING AT EXTERIOR WALL
3/4" = 1'-0"



2 NON-STRUCTURAL PARTITION WALL AT ROOF TRUSS
1" = 1'-0"

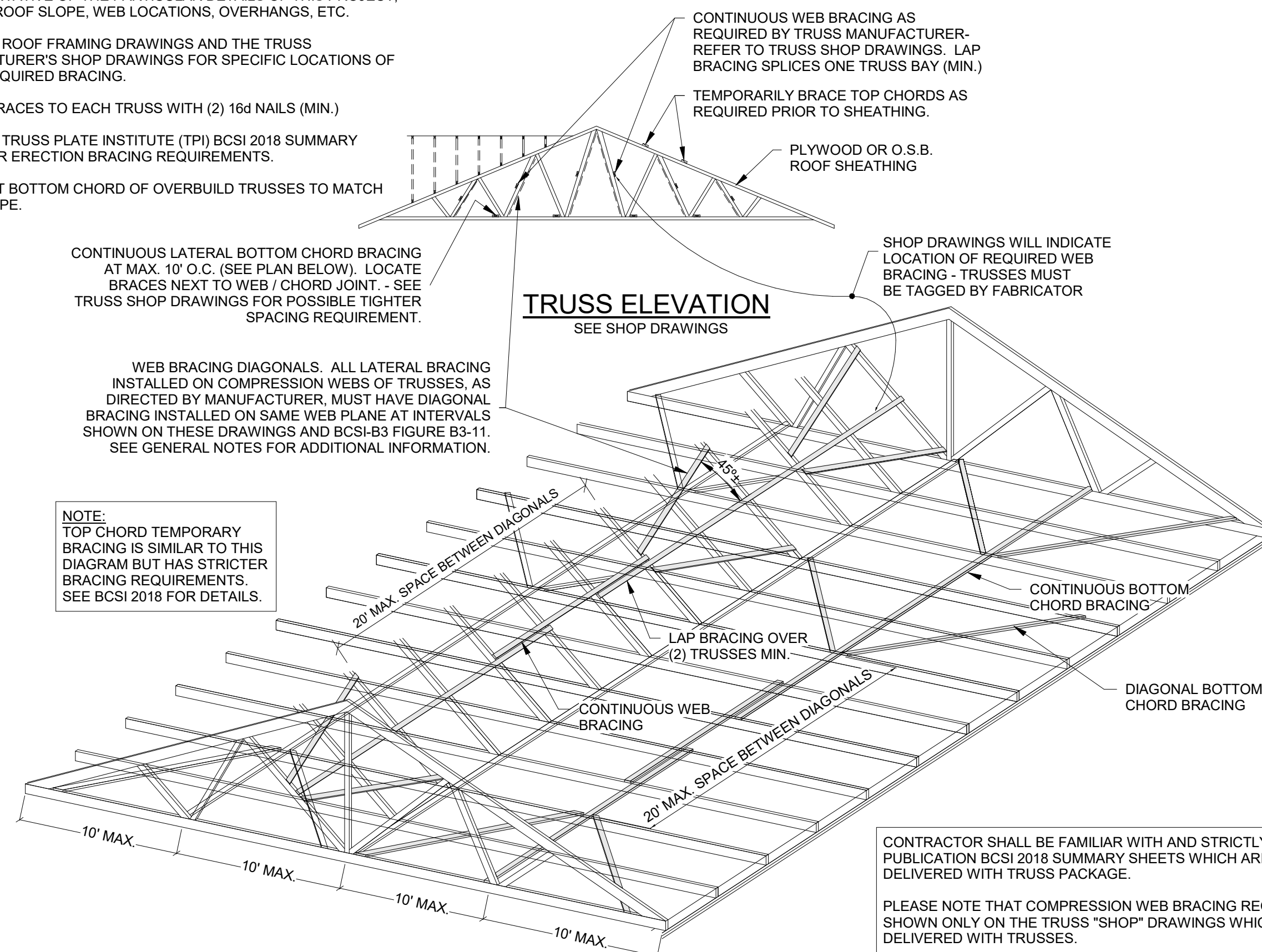


3 ROOF TRUSS BEARING AT INTERIOR WALL
1" = 1'-0"



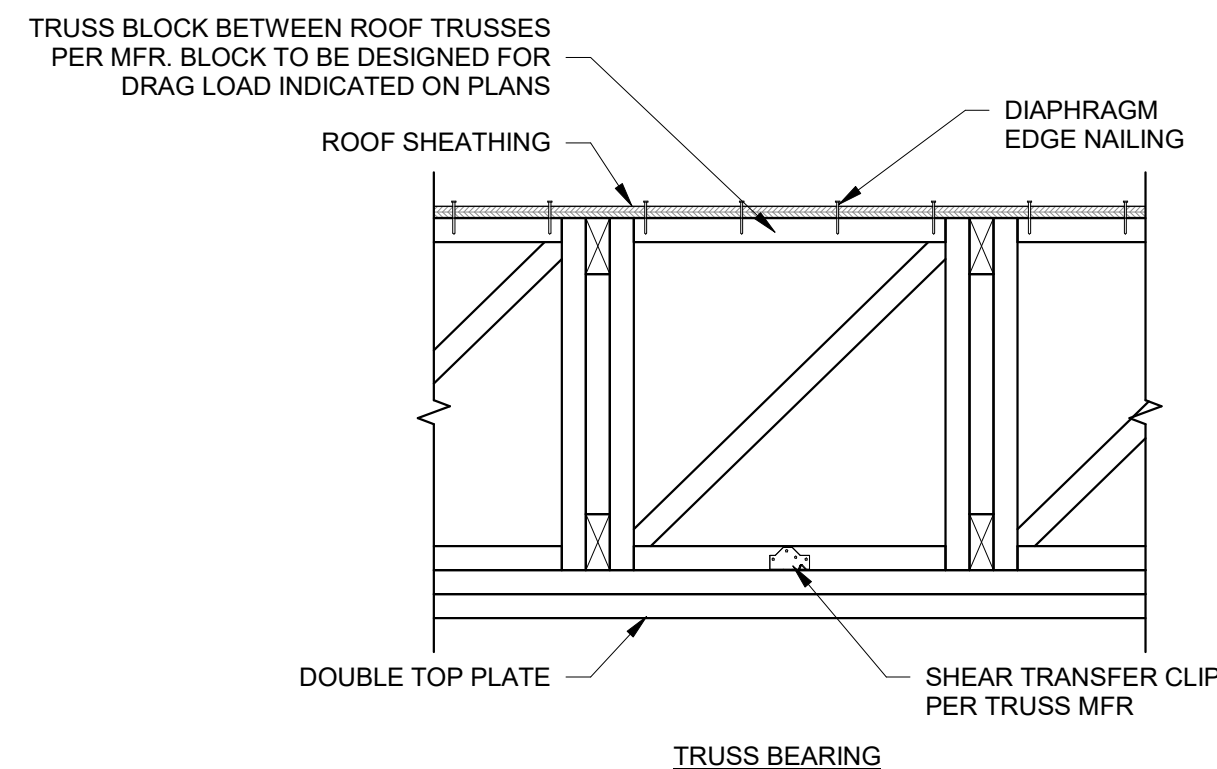
4 BEAM POCKET
1" = 1'-0"

- THE FOLLOWING DIAGRAMS ILLUSTRATE SOME OF THE REQUIRED BRACING FOR ROOF TRUSSES. THE DIAGRAMS ARE NOT REPRESENTATIVE OF THE PARTICULAR DETAILS OF THIS PROJECT, SUCH AS ROOF SLOPE, WEB LOCATIONS, OVERHANGS, ETC.
- REFER TO ROOF FRAMING DRAWINGS AND THE TRUSS MANUFACTURER'S SHOP DRAWINGS FOR SPECIFIC LOCATIONS OF OTHER REQUIRED BRACING.
- FASTEN BRACES TO EACH TRUSS WITH (2) 16d NAILS (MIN.)
- REFER TO TRUSS PLATE INSTITUTE (TPI) BCSI 2018 SUMMARY SHEET FOR ERECTION BRACING REQUIREMENTS.
- BEVEL CUT BOTTOM CHORD OF OVERBUILD TRUSSES TO MATCH ROOF SLOPE.

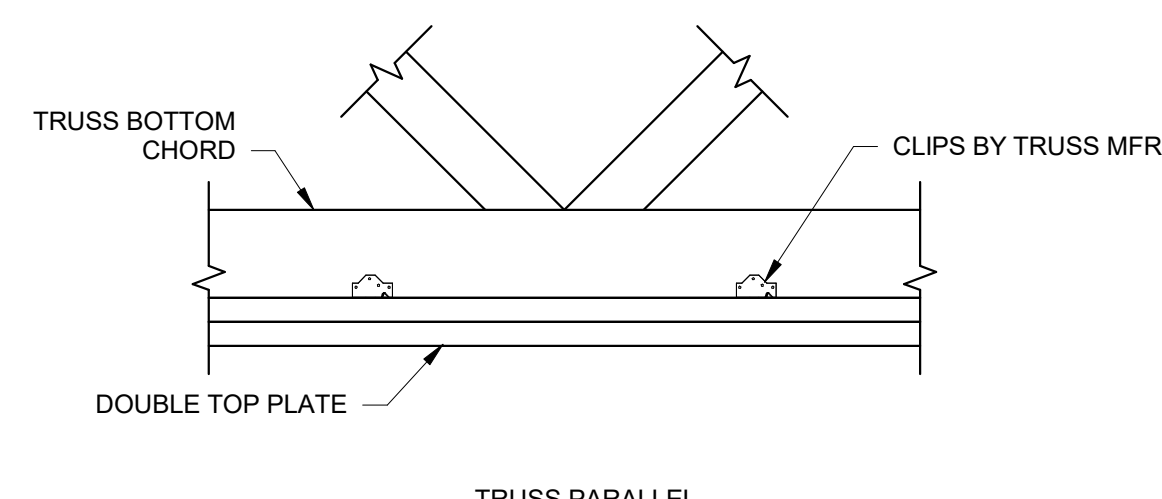


TRUSS BRACING 3-D VIEW

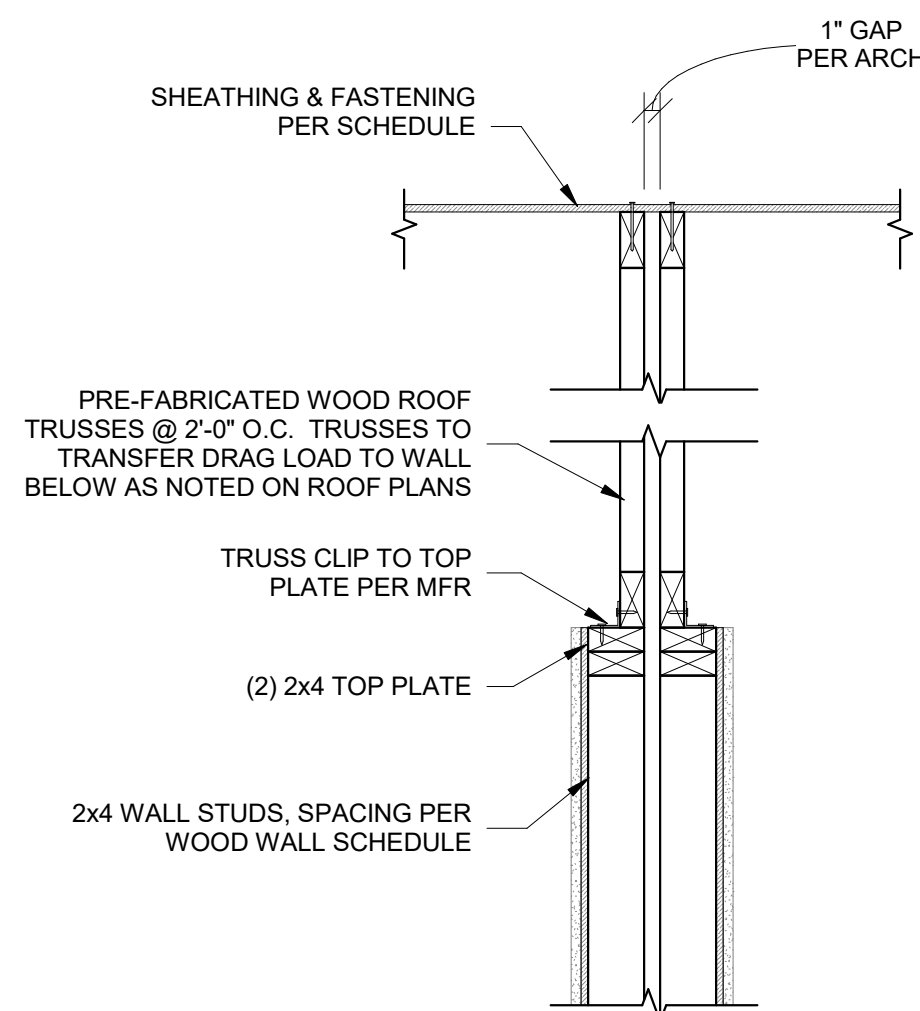
5 TYP. WOOD TRUSS BRACING DIAPHRAGM
1/2" = 1'-0"



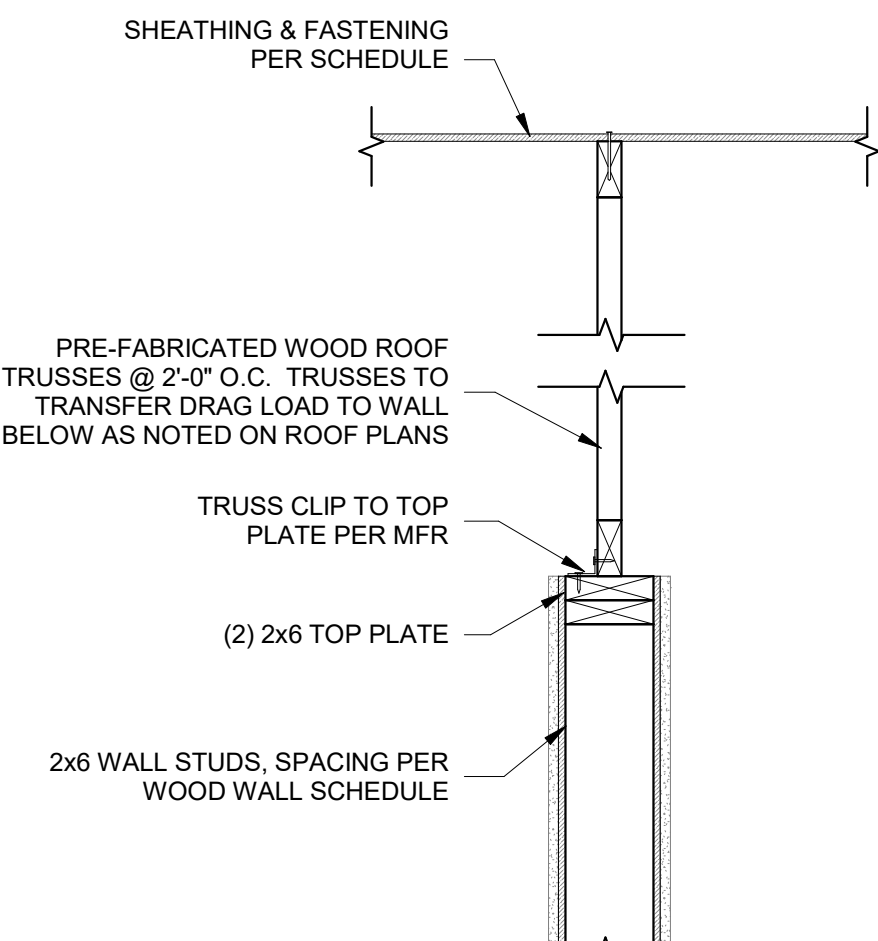
TRUSS BEARING



TRUSS PARALLEL

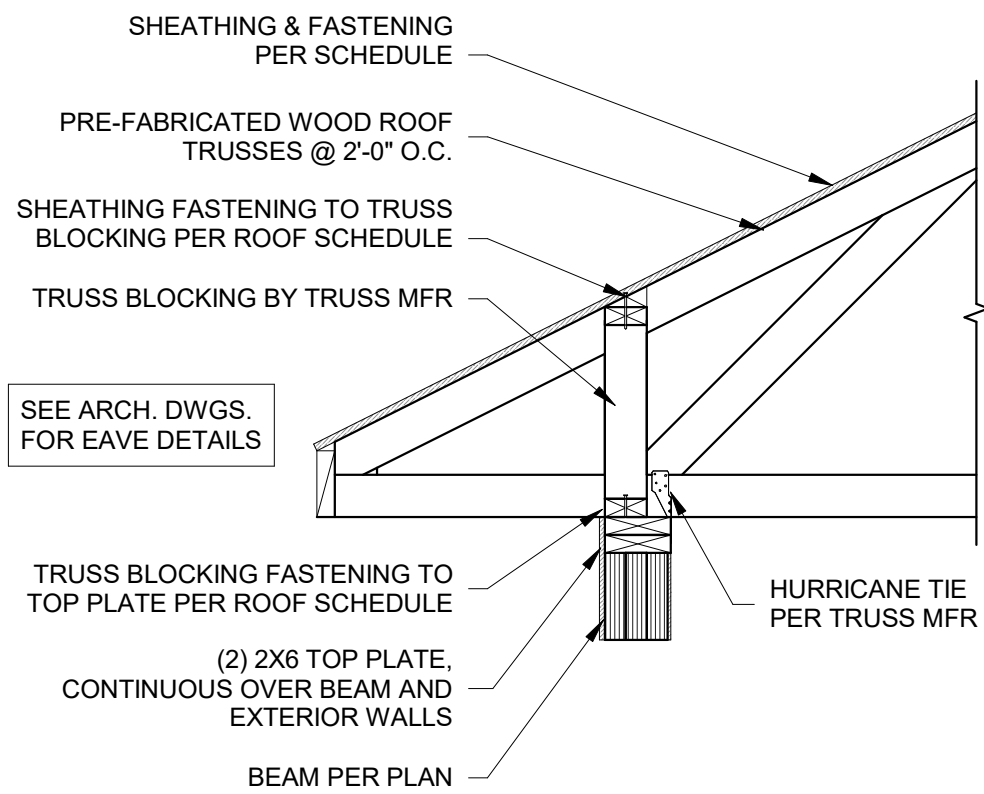


6 ROOF DOUBLE DEMISING WALL SECTION
1" = 1'-0"

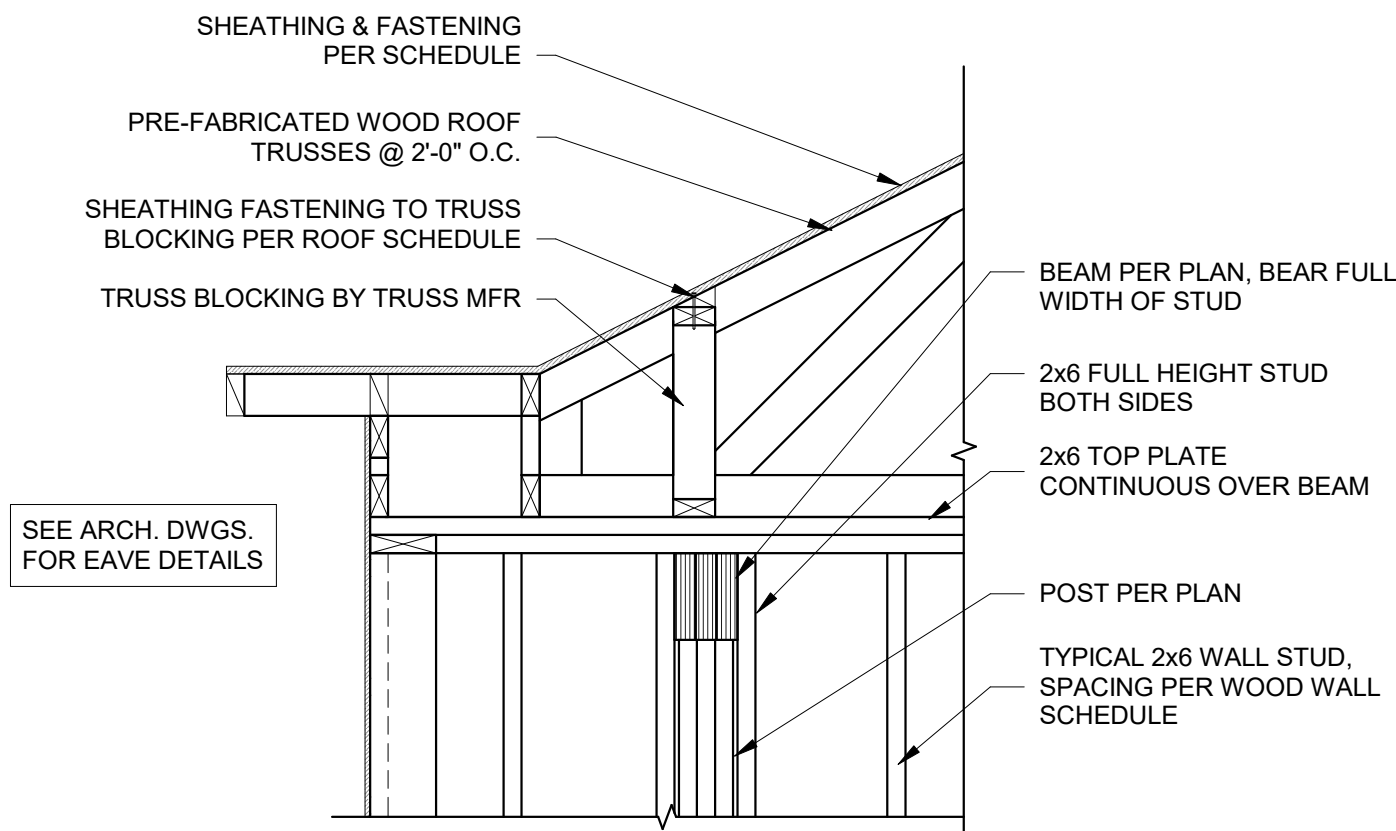


7 ROOF BREEZEWAY/UNIT WALL SECTION
1" = 1'-0"

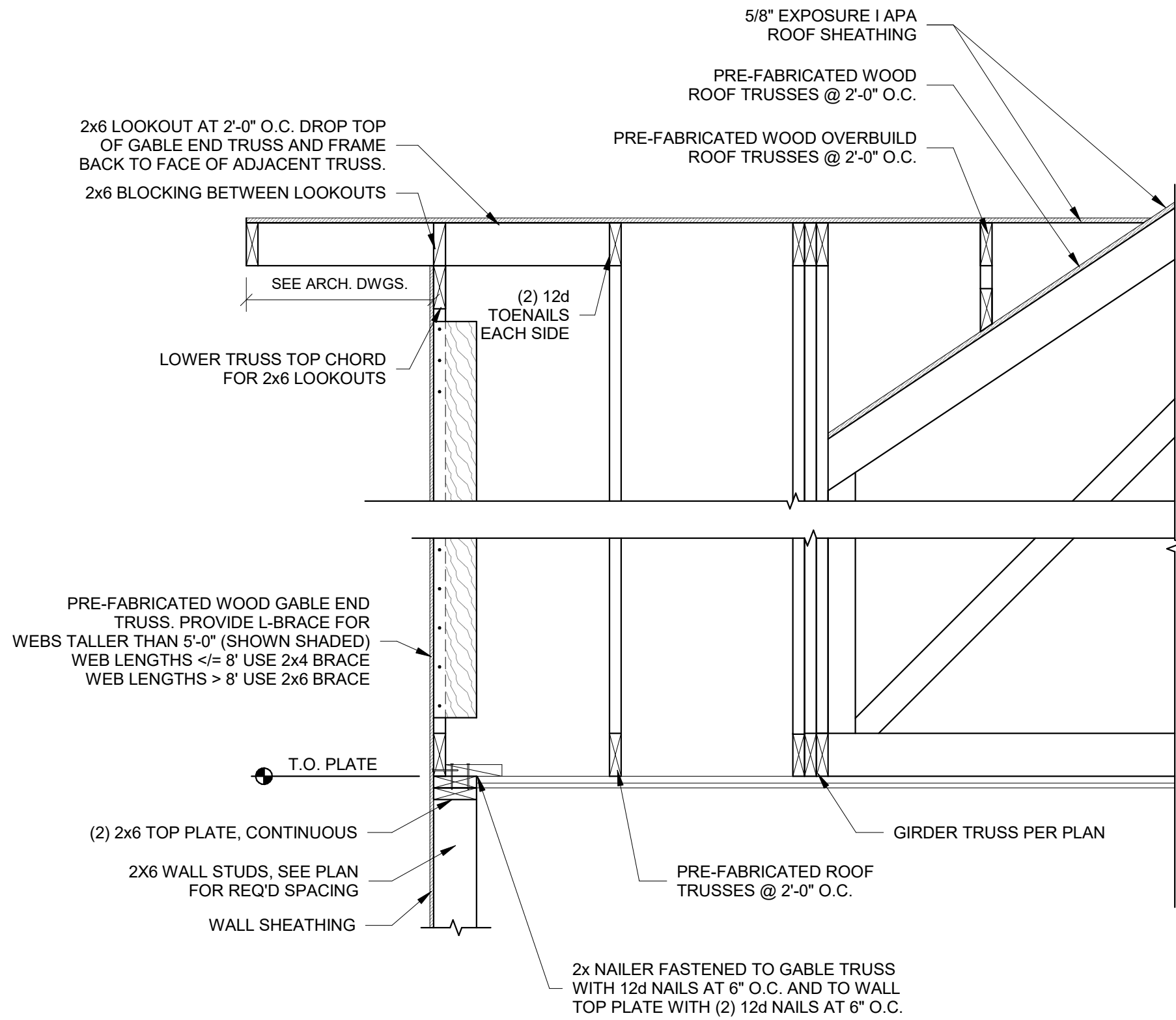
8 TRUSS AT SHEAR WALL
1" = 1'-0"



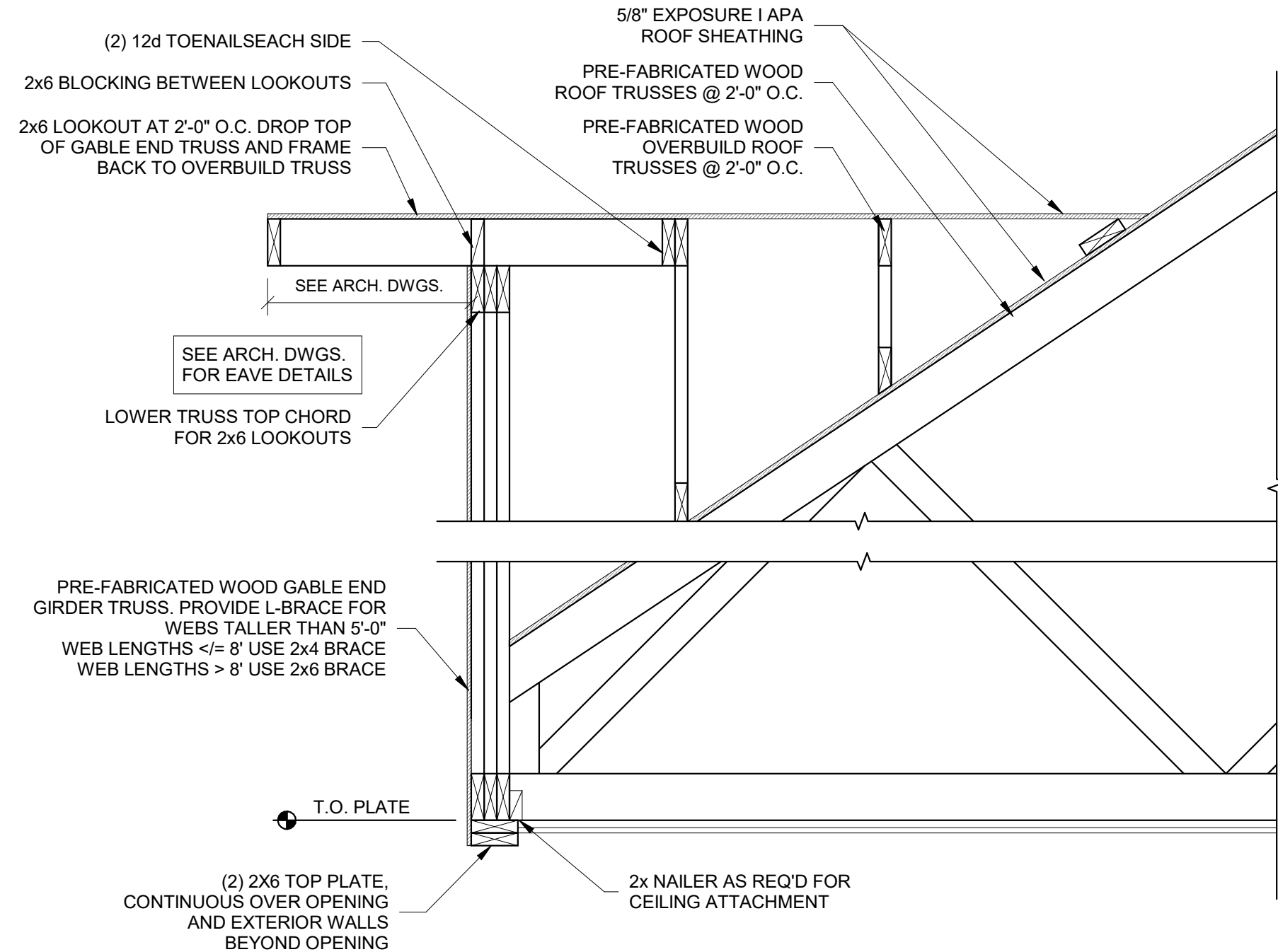
1 ROOF TRUSS BEARING AT EXTERIOR WALL - BEAM OVER PATIO
3/4" = 1'-0"



2 ROOF BEAM POCKET
3/4" = 1'-0"



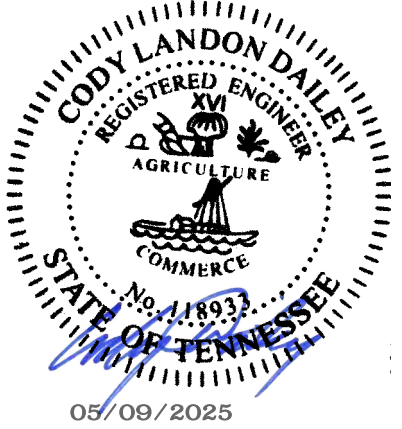
3 ROOF TRUSS GABLE END SECTION
3/4" = 1'-0"



4 ROOF TRUSS GABLE END SECTION AT BREEZEWAY
3/4" = 1'-0"

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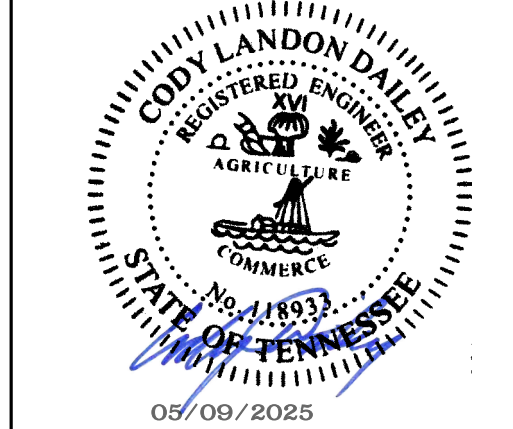
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JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
ROOF DETAILS

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COBALT CIRCLE
BROWNSVILLE, TENNESSEE
SHEAR WALL DETAILS

