NOTES - CONCRETE

1. ALL CONCRETE CONSTRUCTION TO CONFORM TO ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", THE GOVERNING EDITION OF THE ACI 318, AND ACI "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI 301, UNO.
2. WATER REDUCING ADD MIXTURES ARE ALLOWED IN CONCRETE MIX DESIGNS.
3. SYNTHETIC MICRO-FIBERS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED IN THESE DRAWINGS.
4. FLY ASH SHOULD NOT BE ALLOWED WITHIN ARCHITECTURALLY EXPOSED CONCRETE WITHOUT ARCHITECT OF RECORDS APPROVAL.
5. UNLESS OTHERWISE SHOWN IN THE ARCHITECTURAL DRAWINGS, PROVIDE 3/4" CHAMFERS AT THE EDGES THAT ARE EXPOSED TO VIEW IN THE FINISHED STRUCTURE.
6. REF ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIP SLOTS, REGLETS, MASONRY, ANCHORS, BRICK LEDGE ELEVATIONS AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
7. REF ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES. WHERE FINISH IS NOT SPECIFIED, CONFORM TO REQUIREMENTS OF ACI 301.
8. REF MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DRAINS, SLEEVES, OUTLET BOXES, CONDUIT, ANCHORS, ETC.
9. CONTACT APEX ENGINEERS, INC. IF HOUSE KEEPING PADS OR INERTIA BASES ARE REQUIRED BEYOND WHAT IS SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
10. ALL REINFORCING STEEL TO BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."
11. REINFORCING SHALL BE CONTINUOUS WHEREVER POSSIBLE. SPLICES AND LAPS TO CONFORM TO ACI 318. REFER TO CONCRETE REBAR SCHEDULE.
12. DOWELS IN FOOTING, WALLS, AND DRILLED PIERS MUST BE IN POSITION BEFORE PLACING CONCRETE WHENEVER POSSIBLE.
13. REF TYP FOUNDATION DETAILS FOR INFORMATION ON REINFORCING REQUIREMENTS AT WALL AND SLAB OPENINGS.
14. REF TYP FOUNDATION DETAILS FOR INFORMATION ON REINFORCING REQUIREMENTS AT CORNER AND TEE INTERSECTIONS.
15. PROVIDE VERT CONTROL JOINTS ON ALL POURED CONCRETE WALLS AND BASEMENT WALLS, EXCEPT FOUNDATION STEM WALLS LOCATED IN THE GROUND. SPACE JOINTS AT 3 x WALL HEIGHT FOR WALLS LESS THAN 10'-0" AND WALL HEIGHT FOR TALLER WALLS. PROVIDE ADDITIONAL JOINT WITHIN 10'-0" OF CORNERS.
16. OPENINGS IN SLAB OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REF ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.

NOTES - ROUGH CARPENTRY

1. CONTRACTOR IS RESPONSIBLE TO ADEQUATELY SHORE AND BRACE ALL FLOOR AND ROOF FRAMING AND WALLS DURING CONSTRUCTION.
2. NAILING: SHALL BE PER FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE. FOR PREFABRICATED CONNECTORS USE ALL FASTENERS AS PRESCRIBED BY THE MANUFACTURER.
3. ALL POST AND JAMBS ARE TO BE BLOCKED SOLID WITH THE SAME NUMBER OF PIECES AS THE POST OR JAMB WITHIN THE FLOOR SPACE AND CONTINUOUS TO THE FOUNDATION LEVEL. BLOCKING IS TO ALIGN WITH POST OR JAMBS.
4. SPECIES AND GRADES SHOWN IN SCHEDULE ARE THE MINIMUM ACCEPTABLE. BETTER GRADES MAY BE SUBSTITUTED.
5. PRESSURE TREATED WOOD TO BE USED WHEN EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY.
6. WOOD STRUCTURAL PANELS TO BE APA RATED AND EXPOSURE 1. PANELS TO BE MANUFACTURED PER US DEPARTMENT OF COMMERCE PRODUCT STANDARDS PS1 OR PS2.
7. ANY FASTENERS OR CONNECTORS TO AND THROUGH TREATED WOOD SHALL BE FASTENED WITH ASTM A153 CLASS D HOT DIP GALVANIZED OR STAINLESS STEEL FASTENERS.
8. WOOD FRAMING WILL HAVE SHRINKAGE. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS TO ACCOMMODATE SHRINKAGE WITH OTHER TRADES.
9. BORED HOLES FOR HORIZONTAL PLUMBING PIPING SHALL BE PROVIDED WITH FLEXIBLE JOINTS TO PERMIT MOVEMENT.
10. RIGID ELECTRICAL CONDUIT INSTALLED VERTICALLY SHALL BE PROVIDED WITH FLEXIBLE JOINTS TO PERMIT MOVEMENT.
11. ALL DIMENSIONAL LUMBER SHALL BE GRADE STAMPED WITH MOISTURE CONTENT NOT TO EXCEED 19%.
12. INCISED STRUCTURAL LUMBER NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
13. DIMENSIONAL LUMBER SIZES SHOWN ON PLANS ARE NOMINAL DIMENSIONS. DRESSED SIZES PUBLISHED IN THE LATEST EDITION OF AMERICAN SOFTWOOD LUMBER PS20 SHALL BE ACCEPTED AS MINIMUM NET SIZES CONFORMING TO SUCH NOMINAL SIZES.
14. WOOD HEADERS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END UNO.
15. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH PREFABRICATED METAL JOIST HANGERS FOR REQUIRED CAPACITY. ALL PREFABRICATED METAL HARDWARE IS BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUIVALENT. CONNECTIONS IN CONTACT WITH PRESSURE TREATED WOOD SHALL HAVE G185 GALVANIZED COATING PER ASTM A653 AND HOT DIPPED GALVANIZED FASTENERS PER ASTM A153. ALTERNATE CORROSION RESISTANT CONNECTIONS IN ACCORDANCE WITH IBC WILL BE CONSIDERED. PRIOR WRITTEN APPROVAL BY THE STRUCTURAL EOR IS REQUIRED.
16. WALL, FLOOR, AND ROOF SHEATHING NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED IN THESE APPLICATIONS.
17. NAIL TYPE USED IN WALL, FLOOR, AND ROOF WSP SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAILS. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED IN THESE APPLICATIONS.
18. ALL SIDE LOADED LVL BEAMS TO BE FASTENED TOGETHER PER MFR REQUIREMENTS.
19. ALL MULTI-PLY BEAMS TO BE SUPPORTED BY STUD PACK WITH (1) ADDITIONAL STUD THAN BEAM PLIES.
20. ALL STRAPS SHALL HAVE NAILS INSTALLED IN EVERY HOLE UNLESS NOTED OTHERWISE.

NOTES - PREFAB WOOD TRUSSES

1. TRUSSES TO BE DESIGNED AND ERECTED IN CONFORMANCE WITH TRUSS PLATE INSTITUTE SPECIFICATIONS AND RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL BUILDING CODES.
2. TRUSSES TO BE BRACED PER MFR RECOMMENDATIONS DURING ERECTION.
3. TRUSSES SHALL BE LATERALLY SUPPORTED AT ALL PANEL POINTS.
4. TRUSS MFR TO DESIGN AND PROVIDE ALL TRUSS CONNECTIONS.
5. TRUSS MFR IS TO SUBMIT LAYOUT PLANS AND CALCULATIONS FOR ALL TRUSSES. THE CALCULATIONS ARE TO BEAR A LICENSED PROFESSIONAL ENGINEER'S SEAL IN THE STATE OF WHICH THE PROJECT IS LOCATED. CALCULATIONS ARE TO SHOW LOADINGS, SPACING, STRESSES, CONFIGURATION, CONNECTIONS, GRADE OF MATERIAL, CAMBER, AND DEFLECTIONS.
6. FLOOR AND ROOF TRUSSES NOTED AS A DRAG TRUSS (DT) SHALL BE DESIGNED TO TRANSFER OR CARRY AXIAL LOAD NOTED ON FRAMING PLANS ACTING ALONG TRUSS TOP CHORD AND SHALL BE RESISTED ALONG BOTTOM CHORD OVER LENGTH NOT GREATER THAN LENGTH OF SHEAR WALL NOTED ON PLANS (IF APPLICABLE). ALL PROVIDED LOADS ON PLANS ARE ULTIMATE LEVEL (UNFACTORED WIND LOAD, UNO ON PLAN).
7. TRUSSES SHALL NOT BE NOTCHED, DRILLED, CUT, OR ALTERED WITHOUT WRITTEN APPROVAL OF THE TRUSS MANUFACTURER'S ENGINEER. PROPOSED MODIFICATIONS SHALL BE REVIEWED BY THE STRUCTURAL EOR PRIOR TO MODIFICATION.
8. THE WOOD TRUSS MFR SHALL BE REGISTERED AND APPROVED PER IBC SECTION 1704.2.5 FOR FABRICATION WITHOUT SPECIAL INSPECTION.
9. FLAT ROOF TRUSSES SHALL BE DESIGNED FOR AN ADDITIONAL LOAD OF MIN (2) 200 LB POINT LOADS SPACED AT 6'-0" APART ANYWHERE ALONG THE TOP CHORD FOR MECH CONDENSORS. MECH CONDENSORS SHALL BE PLACED SUCH THAT THEY ARE SUPPORTED BY AT LEAST (2) ROOF TRUSSES.

NOTES - SHALLOW FOUNDATIONS

1. CONTRACTOR SHALL BE FULLY FAMILIAR WITH ALL ASPECTS OF THE SOILS REPORT BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL USE THE SOILS REPORT FOR SPECIFICATIONS AND DETAILS FOR PLACEMENT OF PERIMETER DRAINS, UNDER-SLAB DRAINS, AND ANY OTHER SOILS RELATED ITEMS.
3. CONTRACTOR SHALL REFER TO THE SOILS REPORT FOR ALL SOIL CONDITIONING REQUIREMENTS PRIOR TO PLACING BUILDING FOUNDATIONS.
4. ALL FOOTING EXCAVATIONS TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
5. ALL EXT AND PERIMETER FOOTINGS SHALL EXTEND BELOW FROST DEPTH, REF DESIGN INFORMATION FOR FROST DEPTH.

NOTES - GENERAL

1. THESE DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
2. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
3. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
5. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
6. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL LOWER AND UPPER SLABS ARE IN PLACE AND REACH FULL STRENGTH UNLESS ADEQUATE BRACING IS PROVIDED. USE ONLY HAND-OPERATED TOOLS FOR COMPACTION ADJACENT TO FOUNDATION WALLS AND FOOTINGS. FOOTINGS SHALL BE BACKFILLED EVENLY ON BOTH SIDES.
7. UNLESS OTHERWISE NOTED, FIREPROOFING METHODS AND MATERIALS FOR STRUCTURAL MEMBERS ARE NOT SHOWN ON STRUCTURAL DRAWINGS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FIRE RATING REQUIREMENTS, FIRE PROOFING METHODS AND MATERIALS.
8. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT/ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS HE HAS SPECIFICALLY INFORMED THE ARCHITECT/ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT/ ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
10. ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT/ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERRORS OF DETAILING, FABRICATION AND INSTALLATION. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS IN THE FIELD NECESSARY TO VERIFY OR SUPPLEMENT DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS AND HE SHALL VERIFY THAT ALL DIMENSIONS SHOWN ON THE SHOP DRAWINGS ARE COORDINATED WITH THE DIMENSIONS AND REQUIREMENTS OF THE CONTRACT DRAWINGS. REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLETING THE WORK SUCCESSFULLY IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
12. SUBMIT PRINTS OR ELECTRONIC COPIES OF EACH SHOP DRAWINGS. REPRODUCIBLE COPIES OF CONTRACT DOCUMENTS SHALL NOT BE USED AS SHOP DRAWINGS. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR PRIOR TO SUBMISSION. CONTRACTOR STAMP SHOP DRAWINGS ACCEPTING RESPONSIBILITY FOR COORDINATION OF DIMENSIONS SHOWN IN THE CONTRACT DOCUMENTS, QUANTITIES AND COORDINATION WITH OTHER TRADES. DRAWINGS NOT BEARING CONTRACTOR'S STAMP MAY BE REJECTED AT THE DISCRETION OF THE ARCHITECT OR STRUCTURAL ENGINEER.
13. REVIEW AND RETURN OF SHOP DRAWINGS SHALL BE BASED ON A MINIMUM OF TEN (10) WORKING DAYS IN THE STRUCTURAL ENGINEER'S OFFICE FROM RECEIPT OF SUBMISSION TO RETURN TO THE NEXT PARTY FOR THEIR ACTION. SHOP DRAWINGS SHOULD BE SUBMITTED INCREMENTALLY AS APPROPRIATE PACKAGES ARE PREPARED TO EQUALIZE THE WORKLOAD FOR REVIEW OF THE DRAWINGS. SUBMISSION OF A LARGE VOLUME OF SHOP DRAWINGS AT ONE TIME MAY RESULT IN REVIEW TIMES WHICH WILL EXCEED THOSE NOTED ABOVE. DEFINITION OF A "LARGE VOLUME" OF SHOP DRAWINGS IS SUBJECT TO INTERPRETATION.

NOTES - SHOP DRAWING SUBMITTALS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS. SHOP DRAWING REVIEW IS INTENDED FOR VERIFICATION OF DESIGN CONCEPT CONVEYANCE AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY.
2. CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DOCUMENTS SHALL BE CLOUDED BY MFR/FABRICATOR. ANY OF THE AFOREMENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNO.
3. SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS SHOWN INCORRECTLY OR OMITTED AND NOT FLAGGED BY THE ENGINEER DURING REVIEW ARE NOT TO BE CONSIDERED CHANGES TO THE CONTRACT DOCUMENTS.
4. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY. DESIGNED SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER.
5. SHOP DRAWINGS MUST BE ORIGINAL DOCUMENTS. REPRODUCTION OF ANY PORTION OF THE CONTRACT DOCUMENTS FOR USE IN SUBMITTALS IS NOT PERMITTED AND MAY RESULT IN REJECTION.
6. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
7. CONTRACTOR SHALL SUBMIT STRUCTURAL SHOP DRAWINGS FOR THE FOLLOWING:
• CONCRETE MIX DESIGN, MATERIALS, AND TEST REPORTS
• CONCRETE REINFORCING STEEL, HARDWARE, AND FASTENERS
• STRUCTURAL STEEL FRAMING
• ROUGH CARPENTRY HARDWARE, AND FASTENERS
• PREFABRICATED WOOD TRUSSES

NOTES - STEEL

1. ALL STRUCTURAL STEEL TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE GOVERNING EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."
2. BOLTED CONNECTIONS: ALL BOLTED CONNECTIONS SHALL BE SNUG-TIGHT IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325 OR A490 BOLTS" PUBLISHED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.
3. WELDED CONNECTIONS: ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING SOCIETY CODE" (AWS D1.1) PUBLISHED BY THE AMERICAN WELDING SOCIETY. ELECTRODES FOR WELDING SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 3.1 OF AWS D1.1. ALL WELDING TO BE DONE BY QUALIFIED WELDERS CONFORMING TO THE AMERICAN WELDING SOCIETY STANDARDS.
4. SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF APEX ENGINEERS, INC.
5. CHANGES IN SIZE OR POSITION OF THE STRUCTURAL ELEMENTS, AND HOLES, SLOTS, CUTS, ETC. THROUGH ANY MEMBER, ARE NOT PERMITTED UNLESS THEY ARE DETAILED ON THE APPROVED SHOP DRAWINGS.
6. NO FINAL BOLTING OR WELDING SHALL BE MADE UNTIL AS MUCH OF THE STRUCTURE AS WILL BE STIFFENED THEREBY HAS BEEN PROPERLY ALIGNED.
7. FABRICATE ALL BEAMS WITH THE MILL CAMBER UP UNO.
8. ALL VISIBLE WELDED CONNECTIONS ON ARCHITECTURAL ELEMENTS TO BE GROUND SMOOTH. DO NOT REDUCE THROAT SIZE OF WELD.
9. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PERFORMANCE OF ALL CONNECTIONS NOT FULLY DESIGNED OR DETAILED IN THE CONTRACT DOCUMENTS. FABRICATOR TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS AND CALCULATIONS FOR ALL CONNECTIONS THAT DO NOT COMPLY WITH AISC STEEL CONSTRUCTION MANUAL CHAPTER 10 SIMPLE SHEAR CONNECTIONS.
10. STEEL MEMBERS ON THE EXT OF THE BUILDING OR EXPOSED TO SOIL MUST BE, AT A MIN, PROPERLY PRIMED WITH RUST INHIBITING PRIMER AND PAINTED. STEEL MEMBERS COMPLETELY ENCLOSED IN BUILDING ENVELOPE DO NOT REQUIRE PRIMER OR PAINT, UNO. REF ARCHITECTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS OF EXPOSED STEEL.

MATERIAL SPECIFICATIONS

CONCRETE & REINFORCING STEEL SPECIFICATIONS

MATERIAL	SPECIFICATION
REINFORCING BARS #4 AND SMALLER	ASTM A615, GRADE 40
REINFORCING BARS #5 AND LARGER	ASTM A615, GRADE 60
WELDED REBAR	ASTM A706, USE E80 ELECTRODE
WELDED WIRE FABRIC	ASTM A1064
STUD RAIL ASSEMBLIES	ASTM A1044
PORTLAND (LIMESTONE) CEMENT	ASTM C150 / ASTM C595
FLY ASH	ASTM C618, 20% MAX
CONCRETE AGGREGATES	ASTM C33
EPOXY - THREADED ROD ANCHORS	HILTI HIT-HY 200 V3 A OR SIMPSON SET 3G
EPOXY - REINFORCING BARS	HILTI HIT-HY 200 V3 R OR SIMPSON SET 3G
POWDER-ACTUATED FASTENERS	HILTI 0.157" DIA X-U OR SIMPSON 0.157" DIA PDPA WITH 1" PENETRATION

REBAR CONDITIONS	MINIMUM CONCRETE COVER
FORMED SURFACES EXPOSED TO GROUND OR WEATHER	2"
UNFORMED SURFACE IN CONTACT WITH GROUND	3"
WALLS AND SLABS NOT EXPOSED TO GROUND OR WEATHER	1"
INTERIOR BEAMS AND COLUMNS (TO TIES OR STIRRUPS)	1 1/2"

CONCRETE MAX AGGREGATE SIZE

CONCRETE WALLS, CONCRETE COLUMNS AND ELEVATED SLABS	3/4"
FOUNDATION ELEMENTS AND SLABS ON GRADE	1"

CONCRETE MIX DESIGNS

NOTES:
1. NTR = NO TYPE RESTRICTION

CONCRETE USE	WEIGHT	28 DAY f'c	CEMENT TYPE	MAX W/C	SLUMP (+/-1")	%AIR
EXT SLAB ON GRADE	NW	4500 psi	NTR	0.40	5"	6% +/- 1.5%
FOOTINGS	NW	3500 psi	I/II	0.55	5"	6% MAX
FOUNDATION WALLS	NW	3500 psi	I/II	0.50	4"	6% +/- 1%
INT SLAB ON GRADE	NW	4000 psi	NTR	0.45	5"	3% MAX

CONCRETE SLAB SPECIFICATIONS

FLATNESS CRITERIA	SPECIFICATION
FLOOR FLATNESS, FF	SOV: 35 | MLV: 25
FLOOR LEVELNESS, FL	SOV: 24 | MLV: 17

FRAMING SELF-TAPPING (S-T) SCREW SPECIFICATIONS

SIZE	DIAMETER	MIN HEAD DIAMETER	SCREW POINT / MAX MATERIAL THICKNESS
#6	0.138"	0.272"	#2 / 0.100"
#8	0.164"	0.272"	#2 / 0.100" #3 / 0.140"
#10	0.190"	0.340"	#2 / 0.100" #3 / 0.175"
#12	0.216"	0.340"	#3 / 0.210" #4 / 0.250" #5 / 0.500"
#14 OR 1/4"	0.250"	0.409"	#3 / 0.220" #5 / 0.500" #5 / 0.500"

WELD THROAT SPECIFICATIONS

MEMBER GAUGE	WELD THROAT (tw)
33-MIL (20 GAUGE)	NO WELDING ALLOWED
43-MIL (18 GAUGE)	1/8"
54-MIL (16 GAUGE)	1/8"
68-MIL (14 GAUGE)	1/8"
97-MIL (12 GAUGE)	5/32"
118-MIL (10 GAUGE)	5/32"

WOOD MATERIAL SPECIFICATIONS

MATERIAL	SPECIFICATION
JOISTS, RAFTER, HEADERS, BEAMS	No. 2 DF/L
TREATED LUMBER	No. 2 SP
STUDS, BEARING WALL	REF PLAN / SCHEDULE
SILL AND TOP PLATES	REF PLAN / SCHEDULE
HEAVY TIMBERS	No. 1 DF/L
GLULAM BEAMS - SINGLE SPAN	DF/DF 24F-V4
GLULAM BEAMS - MULTI SPAN	DF/DF 24F-V8
GLULAM COLUMNS	DF COMB #2
LAMINATED VENEER LUMBER, LVL	Fb = 2600 psi, E = 2.0 x 10E6 psi
LAMINATED STRAND LUMBER, LSL	Fb = 1700 psi, E = 1.3 x 10E6 psi
PARALLEL STRAND LUMBER, PSL	Fb = 2500 psi, E = 1.8 x 10E6 psi
BOLTS AND THREADED RODS	ASTM A307 (MIN.)
POWDER-ACTUATED FASTENERS	SIMPSON 0.157" DIA PDPAWL

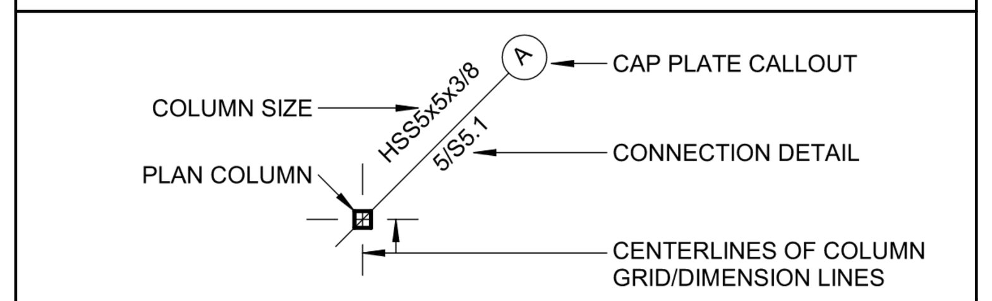
FRAMING NAIL SPECIFICATIONS

	COMMON NAIL		BOX NAIL	
SIZE	DIAMETER	LENGTH	DIAMETER	LENGTH
6d	0.113"	2"	0.099"	2"
8d	0.131"	2 1/2"	0.113"	2 1/2"
10d	0.148"	3"	0.128"	3"
16d	0.162"	3 1/2"	0.135"	3 1/2"
20d	0.192"	4"	0.148"	4"
40d	0.225"	5"	0.162"	5"

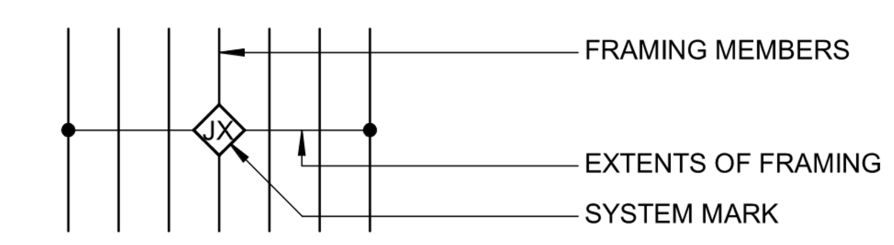
NOTES - DEFERRED SUBMITTALS

1. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS FOR REVIEW BY THE BUILDING OFFICIAL.
2. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN THE GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
3. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
4. DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.
5. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
6. SUBMITTALS SHALL INCLUDE DETAILED DRAWINGS OF EACH MEMBER AND ITS CONNECTIONS ALONG WITH SUPPORTING CALCULATIONS PREPARED UNDER THE SUPERVISION, BEARING THE SEAL AND SIGNATURE, OF A LICENSED PROFESSIONAL ENGINEER IN THE PROJECT JURISDICTION.
7. CONTRACTOR SHALL SUBMIT STRUCTURAL DEFERRED SUBMITTAL FOR THE FOLLOWING:
• PREFABRICATED WOOD TRUSSES
• GUARDRAILS AND HANDRAILS
• STEEL FABRICATED STAIRS

PLAN LEGENDS



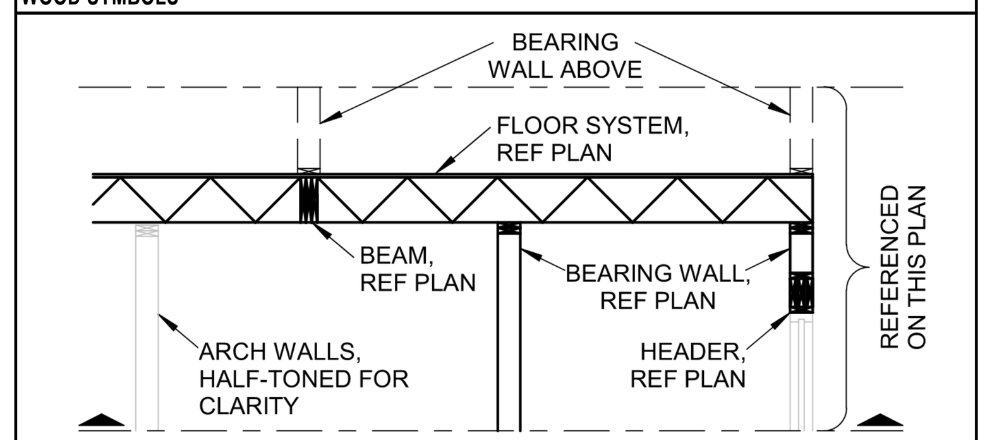
COLUMN TAG



FRAMING SYSTEM TAG

SYMBOL	DESCRIPTION
	CONCEALED FLANGE HANGER, REF SCHEDULE
	JOIST HANGER, REF SCHEDULE
	JOIST BEARING LOCATION
(X)	STUD PACK: (X) = REQUIRED NUMBER OF STUDS (STUD PACKS MUST BE AT LEAST MIN WIDTH OF THE MEMBER IT IS SUPPORTING, UNO. POSTS SUPPORTING MULTI-PLY LVL BEAMS TO HAVE (1) ADDITIONAL STUD THAN BEAM PLIES)
⊠	POST ABOVE. FRAMER MUST ENSURE THAT POST BEARS ON BEAM BELOW OR IS CONTINUOUS DOWN TO THE FOUNDATION LEVEL.

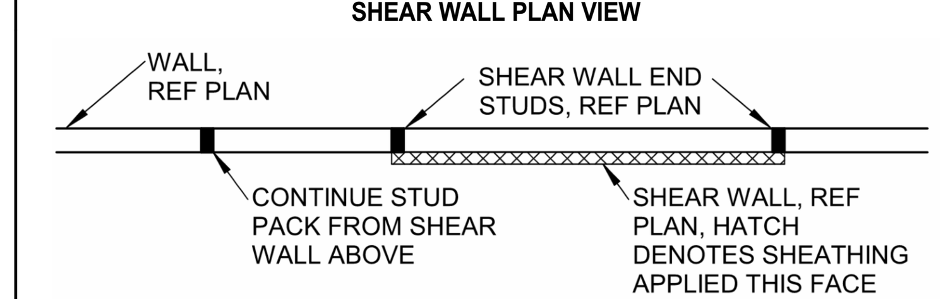
WOOD SYMBOLS



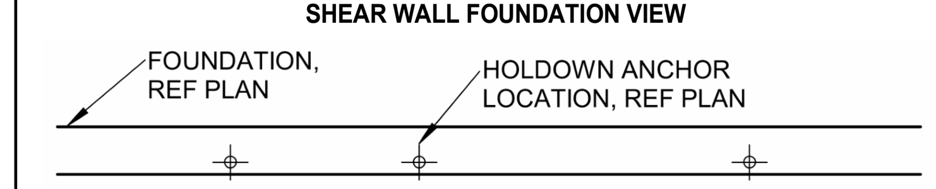
FRAMING LEGEND

NOTES:
1. THE FRAMING IN THIS EXAMPLE IS FOR REFERENCE ONLY, ACTUAL FRAMING SITUATIONS AND CONSTRUCTION TYPE MAY VARY.
2. ARCH WALLS ABOVE, NOT SHOWN FOR CLARITY.
3. FRAMING PLANS ARE CUT BELOW FRAMING LOOKING UP, SIMILAR TO A REFLECTED CEILING PLAN.

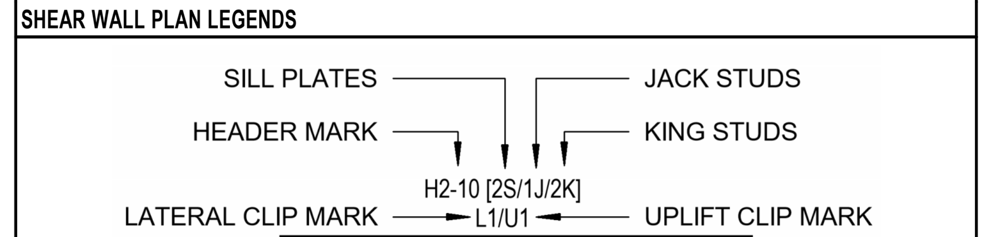
SHEAR WALL PLAN VIEW



SHEAR WALL FOUNDATION VIEW



SHEAR WALL PLAN LEGENDS



WOOD HEADER TAG

PRE-ENGINEEREED TRUSS DESIGN REQUIREMENTS

NOTES
1. REFERENCE LOAD TABLES AND LOADING PLANS FOR TRUSS LOAD INFORMATION.

MINIMUM DEFLECTION CRITERIA, UNO	
FLOOR TRUSSES	
TOTAL LOAD	L/360
TRANSIENT LOAD	L/480
ROOF TRUSSES	
TOTAL LOAD	L/240
TRANSIENT LOAD	L/360
INTEGRATED PARAPETS	
BRICK	L/600
STUCCO	L/360
OTHER BRITTLE	L/240
OTHER FLEXIBLE	L/120

SYMBOLS & ABBREVIATIONS

SYMBOL		
X / SX.X	DETAIL ON SHEET SHEET NUMBER	DETAILS, SECTIONS, AND ELEVATIONS
TOW = XXX' - XX" BOW = XXX' - XX"	ELEVATION (TOP) ELEVATION (BOTTOM)	FOUNDATION WALLS AND LEDGES (SIM)
TOX XXX' - XX"	ELEVATION MARK	LEVELS, SPOT ELEVATIONS & PLAN ELEVATIONS
X	REVISION MARK	SHEET REVISIONS

ABV	DEFINITION	ABV	DEFINITION
ADJ	ADJUSTABLE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECT	LONG	LONGITUDINAL
BO	BOTTOM OF	MECH	MECHANICAL
BOF	BOTTOM OF FOOTING	MEP	MECH, ELECTRICAL, PLUMBING
BOS	BOTTOM OF STEEL	MFR	MANUFACTURER
BOT | [B]	BOTTOM	NA	NOT APPLICABLE
BOW	BOTTOM OF WALL	NS	NEAR SIDE
BRG	BEARING	NTS	NOT TO SCALE
CTR | [C]	CENTER	OC	ON CENTER
CGS	CENTER OF GRAVITY STRAND	OPP	OPPOSITE
CIP	CAST-IN-PLACE	PAF	POWDER ACTUATED FASTENER
CJ	CONTRACTION/CONTROL JOINT	PARL	PARALLEL
CL	CENTERLINE	PERP	PERPENDICULAR
CLR	CLEAR	PI	POST-INSTALLED
COL	COLUMN	PT	POST-TENSION
CONT	CONTINUOUS	RAD	RADIUS
DIA	DIAMETER	REF	REFERENCE
DT	DRAG TRUSS	RTU	ROOF TOP UNIT
EA	EACH	SIM	SIMILAR
EL	ELEVATION	SOG	SLAB ON GRADE
EOD	EDGE OF DECK	STD	STANDARD
EOR	ENGINEER OF RECORD	[T]	TOP
EOS	EDGE OF STEEL	T&B	TOP AND BOTTOM
EQ	EQUAL	TO	TOP OF
EW	EACH WAY	TOC	TOP OF CONCRETE
[E]	EXISTING	TOD	TOP OF DECK
EXT	EXTERIOR	TOF	TOP OF FOOTING
FS	FAR SIDE	TOL	TOP OF LEDGE
FRT	FIRE RETARDANT TREATED	TOM	TOP OF MASONRY
FV	FIELD VERIFY	TOS	TOP OF STEEL
GA	GAUGE	TOW	TOP OF WALL
GC	GENERAL CONTRACTOR	TR	TREATED
GT	GIRDER TRUSS	TRANS	TRANSVERSE
HAS	HEADED ANCHOR STUD	TYP	TYPICAL
HORZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
INT	INTERIOR	VERT	VERTICAL
ISO	ISOMETRIC	WP	WORK POINT
LLH	LONG LEG HORIZONTAL		

SHEET LIST - STRUCTURAL

DESIGN INFORMATION

BUILDING CODE	
2021 INTERNATIONAL BUILDING CODE AS ADOPTED AND/OR AMENDED BY LOCAL BUILDING CODES	
SOILS INFORMATION	
SOILS ENGINEER: SOILS ENGINEER	
REPORT NUMBER	AR255143
REPORT DATE	06/03/2025
FROST DEPTH	24"
MINIMUM DIMENSION - ISOLATED PAD FOOTING	2' - 6"
MINIMUM DIMENSION - CONTINUOUS FOOTING	1' - 6"
MAXIMUM BEARING PRESSURE - ISOLATED PAD FOOTING	2500 psf
MAXIMUM BEARING PRESSURE - CONTINUOUS FOOTING	2500 psf
WIND DESIGN DATA	
OCCUPANCY CATEGORY	II
EXPOSURE CATEGORY	C
ULTIMATE WIND SPEED (3 SECOND GUST), V	107 mph
VELOCITY PRESSURE, qz	25.2 psf
INTERNAL PRESSURE COEFFICIENT, GCpi	+/- 0.18
EDGE REGION, a	4' - 6"

WIND DESIGN COMPONENTS AND CLADDING

WALL ZONES	10 ft²	20 ft²	50 ft²	100 ft²	200 ft²
4 & 5	30 psf	28 psf	27 psf	25 psf	24 psf
4	-32 psf	-31 psf	-29 psf	-28 psf	-26 psf
5	-40 psf	-37 psf	-34 psf	-31 psf	-28 psf
ROOF ZONES	**10 ft²**	**20 ft²**	**50 ft²**	**100 ft²**	**250 ft²**
All Zones	18 psf	16 psf	16 psf	16 psf	16 psf
1 & 2e	-55 psf	-55 psf	-33 psf	-17 psf	-17 psf
2n, 2r & 3e	-80 psf	-69 psf	-55 psf	-44 psf	-30 psf
3r	-95 psf	-81 psf	-63 psf	-50 psf	-50 psf
1 & 2e OH	-63 psf	-63 psf	-49 psf	-38 psf	-38 psf
2n & 2r OH	-88 psf	-80 psf	-69 psf	-61 psf	-50 psf
3e OH	-103 psf	-89 psf	-70 psf	-56 psf	-38 psf
3r OH	-118 psf	-100 psf	-76 psf	-58 psf	-58 psf

SEISMIC DESIGN DATA	
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE	
RISK CATEGORY	II
SITE CLASS (ASSUMED)	D
SPECTRAL RESPONSE COEFFICIENT, Ss	0.076
SPECTRAL RESPONSE COEFFICIENT, S1	0.030
DESIGN SPECTRAL RESPONSE ACCELERATION, SDS	0.081
DESIGN SPECTRAL RESPONSE ACCELERATION, SD1	0.048
SEISMIC DESIGN CATEGORY	A
LATERAL SYSTEM A. BEARING WALL SYSTEMS: 15. LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS	
RESPONSE MODIFICATION, R	6.50
DEFLECTION AMPLIFICATION FACTOR, Cd	4.00
OVERSTRENGTH FACTOR, Ω	3.00
RESPONSE COEFFICIENT, Cs	0.010
BASE SHEAR, V	8.0 kip
ROOF RAIN LOAD DATA	
60 MINUTE RAIN FALL INTENSITY, i	3.67 in/hr
ROOF SNOW LOAD DATA	
GROUND SNOW LOAD, Pg	10 psf
IMPORTANCE FACTOR, Is	1.00
EXPOSURE FACTOR, Ce	1.00
THERMAL FACTOR, Ct	1.00
FLAT ROOF SNOW LOAD, Pf	7 psf
SLOPE FACTOR, Cs	1.00
SLOPED ROOF SNOW LOAD, Ps	7 psf
MINIMUM SNOW LOAD, Pm	N/A

GRAVITY LOAD DATA

	LOADS	
OCCUPANCY OR USE	UNIFORM	POINT
FLOOR DEAD LOADS		
• TYPICAL FLOOR	26 psf	N/A
FLOOR LIVE LOADS		
• BALCONIES AND DECKS	1.5 TIMES THE LIVE LOAD FOR THE AREA SERVED. NOT REQUIRED TO EXCEED 100 PSF	
• CORRIDORS SERVING PUBLIC ROOMS	100 psf	
• FIRE ESCAPES	100 psf	
• PRIVATE ROOMS AND CORRIDORS SERVING THEM	40 psf	
• PUBLIC ROOMS	100 psf	
• STAIRS AND EXIT WAYS	100 psf	300 lbs
ROOF DEAD LOADS		
• TYPICAL ROOF	22 psf	N/A
ROOF LIVE LOADS		
• ROOF AREAS NOT INTENDED FOR OCCUPANCY	20 psf	
• ROOF AREAS USED FOR ASSEMBLY PURPOSES	100 psf	
• ROOF AREAS USED FOR ASSEMBLY PURPOSES	100 psf	
• ROOF AREAS USED FOR OCCUPANTS	SAME AS OCCUPANCY SERVED	
• ROOF AREAS USED FOR OTHER OCCUPANCIES	SAME AS OCCUPANCY SERVED	
• ROOF FABRIC AWNINGS AND CANOPIES SUPPORTED BY A SKELETON STRUCTURE	5 psf	
• ROOF SCREEN ENCLOSURE SUPPORT FRAME	5 BASED ON TRIBUTARY AREA OF ROOF SUPPORTED BY THE FRAME MEMBER	200 lbs
• ROOF: ALL OTHER CONSTRUCTION	20 psf	
• ROOF: ORDINARY FLAT, PITCHED, AND CURVED	20 psf	
• VEGETATIVE AND LANDSCAPED ROOFS	100 psf	

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LUBBOCK
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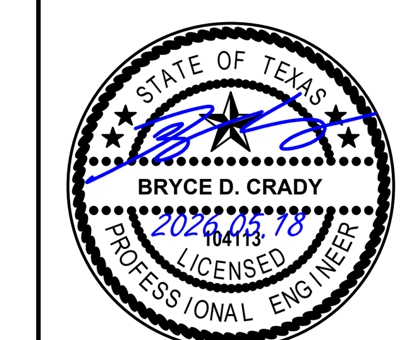

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

S100

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STATEMENT OF SPECIAL INSPECTION

IBC CODE REFERENCE	CONSTRUCTION TYPE	FREQUENCY CONT.	FREQUENCY PER.
1705.3	**REINFORCED CONCRETE**		
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.			X
2. INSPECTION OF REINFORCING STEEL WELDING:			
A. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706.			X
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"			X
C. INSPECT ALL OTHER WELDS		X	
3. INSPECTION OF ANCHORS CAST IN CONCRETE:			X
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.			
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.		X	
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A			X
5. VERIFYING USE OF REQUIRED MIX DESIGN			X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.		X	
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.		X	
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.			X
9. INSPECTION OF PRESTRESSED CONCRETE:			
A. APPLICATION OF PRESTRESSING FORCES.		X	
B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.		X	
10. ERECTION OF PRECAST CONCRETE MEMBERS.			X
11. FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, OR F, INSPECT SUCH CONNECTIONS AND REINFORCEMENT IN THE FIELD FOR:			
A. INSTALLATION OF THE EMBEDDED PARTS			X
B. COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS.			X
C. COMPLETION OF CONNECTIONS IN THE FIELD.			X
12. INSPECT INSTALLATION TOLERANCES OF PRECAST CONCRETE DIAPHRAGM CONNECTIONS FOR COMPLIANCE WITH ACI 550.5.			X
13. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.			X
14. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.			X
15. SPECIAL INSPECTION FOR POST-TENSION CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PTI10.2. **(REFFER TO PTI CHARTS ON THIS SHEET).**			
SPECIAL INSPECTION AGENCY TO PERFORM TESTS AT SEVEN (7) DAYS AND AT TWENTY EIGHT (28) DAYS. A STRENGTH TEST SHALL BE THE AVERAGE OF THE STRENGTHS OF AT LEAST TWO (2) 6"x12" CYLINDERS OR AT LEAST THREE (3) 4"x8" CYLINDERS MADE FROM THE SAME SAMPLE OF CONCRETE. HOLD ONE ADDITIONAL CYLINDER IN RESERVE UNTIL PROJECT IS COMPLETED. TESTING LABORATORY IS TO FURNISH ARCHITECT/ENGINEER WITH TEST RESULTS PROMPTLY.			
FREQUENCY OF TESTING IS TO BE IN ACCORDANCE WITH ACI 318:			
A. AT LEAST ONCE EACH DAY A GIVEN CLASS IS PLACED			
B. AT LEAST ONCE FOR EACH 150 CUBIC YDS OF EACH CLASS PLACED EACH DAY			
C. AT LEAST ONCE FOR EACH 5000 SQFT OR SLAB WALL OR SURFACE AREA PLACED EACH DAY.			
1705.5	**WOOD CONSTRUCTION**		
1. HIGH-LOAD DIAPHRAGMS:			
A. THE WOOD STRUCTURAL PANEL SHEATHING TO ASCERTAIN WHETHER IT IS OF THE GRADE AND THICKNESS SHOWN ON THE APPROVED BUILDING PLANS.			X
B. NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES.			X
C. NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND THAT THE SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS AGREES WITH THE APPROVED BUILDING PLANS.			X
2. SHEAR WALLS AND BEARING WALLS			
A. GRADE AND THICKNESS OF WOOD STRUCTURAL PANELS.			X
B. NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES.			X
C. NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND THAT THE SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE CONDITIONS.			X
D. VERIFY THE TYPE, CONNECTION, AND ANCHORAGE OF HOLDDOWNS.			X
E. PROPRIETARY COMPONENTS INSTALLED PER MANUFACTURER SPECIFICATIONS.			X
F. VERIFY BLOCKING INSTALLATION AT PANEL EDGES.			X
G. GRADE AND NOMINAL SIZE OF CHORD STUDS.			X
3. DIAPHRAGMS AND FLOOR FRAMING			
A. VERIFY THE SIZE AND SPACING BETWEEN BOLTS, LAG SCREWS, AND FRAMING ANCHORS.			X
B. VERIFY CONNECTION OF DIAPHRAGMS TO SHEAR WALLS.			X
C. DIAPHRAGM BLOCKING PLACEMENT AND INSTALLATION.			X
D. DRAG TRUSS AND DRAG STRUT PLACEMENT AND CONNECTIONS.			X
E. SPLICE CONNECTIONS, SHEAR TRANSFER CLIPS, AND TRANSITION CONNECTIONS BETWEEN FLOOR.			X
F. PROPRIETARY COMPONENTS INSTALLED PER MANUFACTURER SPECIFICATIONS.			X
4. GENERAL WOOD FRAMING			
A. VERIFY THE SIZE AND SPACING BETWEEN BOLTS, LAG SCREWS, AND FRAMING ANCHORS.			X
B. NAIL OR SCREW DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND SPACING FOR BUILT UP WOOD MEMBERS.			X
C. JAMB AND SILL FRAMING.			X
D. ATTACHMENT AT BEAM BEARING LOCATIONS.			X
E. PROPRIETARY COMPONENTS INSTALLED PER MANUFACTURER SPECIFICATIONS.			X
F. CUTTING, NOTCHING, AND HOLES COMPLY WITH PLAN SPECIFICATIONS. VERIFY SIZE, LOCATION, AND SHAPE DO NOT EXCEED LIMITS IN FRAMING DETAILS AND WOOD SHRINKAGE DIAGRAM RECOMMENDATIONS.			X
1705.6	**SOILS**		
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.			X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.			X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.			X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.		X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.			X
1705.15	**SPRAYED FIRE-RESISTANT MATERIALS**		
1. STRUCTURAL MEMBER SURFACE CONDITIONS.			X
2. APPLICATION.			X
3. THICKNESS.			X
4. DENSITY.			X
5. BOND STRENGTH.			X

NOTES - WOOD SHRINKAGE

APEX ENGINEERS INC. SHALL NOT BE HELD LIABLE FOR THE NATURALLY OCCURRING SHRINKAGE THAT WILL OCCUR IN A WOOD STRUCTURE. SHRINKAGE MOVEMENT WILL IMPACT ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS THAT ARE DESIGNED BY OTHERS. THE CONTRACTOR SHALL ENSURE THE PROJECTED MOVEMENT IS ADEQUATELY ALLOWED SUCH THAT FOREGOING SYSTEMS ARE NOT ADVERSELY AFFECTED. FAILURE TO FOLLOW THE CONSIDERATIONS BELOW CAN RESULT IN FAILURE ON THE IMPACTED COMPONENTS WITHIN THE SYSTEM.

1. MEP SYSTEM CONSIDERATIONS

A. POSTPONE MEP INSTALLATION AS LONG AS POSSIBLE TO ALLOW AS MUCH STRUCTURE SELF WEIGHT (DEAD LOAD) TO BE APPLIED, ALLOWING CONSTRUCTION GAPS TO CLOSE.

B. PROVIDE OVERSIZED & VERTICALLY SLOTTED HOLES AT PIPE HORIZ PENETRATION & NOTCHES. REF TYP NOTCHING & CUTTING OF STUD WALL DETAIL FOR ADDITIONAL CONSIDERATIONS ON SIZE LIMITATIONS.

C. PIPE FITTINGS SHALL BE LOCATED SUCH THAT THEY DO NOT OCCUR WITHIN THE HOLES SLOTTED IN STUDS.

D. ALL PLUMBING PIPE & ELECTRICAL CONDUIT JOINTS & CONNECTIONS SHALL BE FLEXIBLE & ALLOW FOR EXPANSION/CONTRACTION TO PREVENT A RIGID ASSEMBLY.

E. HANGERS & NECESSARY RIGID CONNECTIONS SHALL BE ADJUSTED PRIOR TO COMPLETION OF CONSTRUCTION OR CLOSING OF WALL/CEILING ASSEMBLY.

F. VENT PENETRATIONS SHALL BE PROVIDED WITH DOUBLE FLASHING.

G. ALL SHEET METAL VERT DOWN SPOUTS SHALL HAVE INTERMEDIATE SLIP JOINTS.

H. ROOF DRAINS SHALL BE ADJUSTED BACK TO THE ROOF FINISH SHEATHING ELEVATION AT THE COMPLETION OF CONSTRUCTION & THEN SHALL BE ADJUSTED AS REQUIRED TO MAINTAIN PROPER DRAINAGE.

I. PROVIDE SLIP JOINT AT MIN EVERY OTHER FLOOR IN ALL VERT PLUMBING STACKS.

2. ARCHITECTURAL SYSTEM CONSIDERATIONS

A. AT STUCCO, EIFS & THIN SET VENEER SYSTEMS PROVIDE HORIZONTAL EXPANSION JOINTS, SLIP JOINTS WITH APPROPRIATE FLASHING. THIS INCLUDES TRANSITIONS BETWEEN CHANGES IN VENEER MATERIAL.

B. AT BRICK & STONE VENEERS PROVIDE VENEER TIES DESIGNED TO ACCOMMODATE DIFFERENTIAL MOVEMENT.

C. REF ARCHITECTURAL WINDOW & DOOR HEAD & SILL; PARAPET; & HORIZONTAL MATERIAL CHANGES FOR SPECIFIC HORIZ GAP REQUIREMENTS BETWEEN MOVEMENTS.

D. AROUND RIGID STAIR AND ELEVATOR ELEMENTS (CONCRETE/CMU) AND AT FIRE SEPARATION WALLS, PROVIDE ADJUSTABLE THRESHOLDS OR TRANSITIONS.

3. CONSTRUCTION TOLERANCE CONSIDERATIONS

A. ALL STUDS SHALL BE CUT LEVEL, SQUARE & TIGHT TO TOP & BOTTOM PLATES TO REDUCE ANY ADDITIONAL SHORTENING OF THE BUILDING DUE TO NESTING, SHIM ANY GAPS.

B. ALL WOOD STRUCTURAL PANELS ON THE WALLS SHALL HAVE A RELIEF GAP AT EACH FLOOR LEVEL TO REDUCE THE POTENTIAL FOR BULGING.

C. ALL FLOOR SHEATHING SHALL HAVE 1/8" GAPS AROUND ALL FOUR SIDES AT TIME OF INSTALL TO ALLOW FOR POTENTIAL BULGING.

D. ALL SHEAR WALL HOLDOWNS SHALL BE CHECKED AND RETIGHTENED IMMEDIATELY PRIOR TO CLOSING OFF ACCESS WITH FINISH MATERIAL. ATS ROD SPRINGS AT TAKE UP DEVICES PRIOR TO CLOSING OFF ACCESS WITH FINISH MATERIAL.

E. DELAY PLACEMENT OF GYP TOPPING AROUND STAIR & ELEVATOR TOWERS UNTIL COMPLETING OF CONSTRUCTION.

4. MATERIAL STORAGE & PROTECTION

A. ALL STORED MATERIAL SHALL REMAIN COVERED & ELEVATED FROM THE ELEMENTS TO REDUCE THE POTENTIAL FOR AN INCREASE IN MOISTURE CONTENT.

B. DO NOT ALLOW WATER TO POND ON THE FLOOR SHEATHING. PROVIDE DRAIN HOLES IN THE FLOOR SHEATHING AS REQUIRED TO RELIEVE ANY WATER THAT MIGHT TEMPORARILY POND.

5. POST OCCUPANCY CONSIDERATION

A. REVIEW ROOF DRAINS EVERY 3 MONTHS FOR THE FIRST 18 MONTHS OF OCCUPANCY AND THEN ANNUALLY ADJUST AS NEEDED.

B. VERT JOINTS AT EXT DOORS, WINDOWS & AT CHANGES IN MATERIALS SHALL BE REVIEWED & CAULKED AS NEEDED AS SHRINKAGE OCCURS & ORIGINAL JOINT FAILS.

C. REMEDIAL SELF-LEVELING WORK MAY BE REQUIRED AROUND CONCRETE OR CMU STAIR AND ELEVATOR TOWERS AS NEEDED AS SHRINKAGE OCCURS.

NOTES - TIE-DOWN SYSTEM

1. THE CONTINUOUS ROD TIE-DOWN SYSTEM SHALL BE DESIGNED AND INSTALLED AT SHEAR WALLS AS INDICATED TO MEET TENSILE DESIGN FORCES, TOTAL VERTICAL DISPLACEMENT, AND SHRINKAGE REQUIREMENTS PROVIDED IN THESE DRAWINGS.

2. SHRINKAGE COMPENSATING DEVICES SHALL BE PROVIDED AT EACH RESTRAINT LOCATION AND SHALL ACCOUNT FOR THE SHRINKAGE AMOUNT AT EACH STORY AS NOTED IN THESE DRAWINGS.

3. THE ROD TIE-DOWN SYSTEM SHALL BE RESTRAINED BY A BEARING PLATE AND TAKE-UP DEVICE ASSEMBLY AT EACH STORY OF THE MULTI-STORY SHEARWALLS. IT IS PROHIBITED TO OMIT BEARING PLATES AT INTERMEDIATE FLOORS.

4. DO NOT WELD ANY PRODUCTS UNLESS THE TIE-ROD SYSTEM INSTALLATION DETAILS SPECIFICALLY IDENTIFY A PRODUCT AS ACCEPTABLE FOR WELDING. RODS, NUTS, AND COUPLER NUTS SHALL NOT BE WELDED.

5. IN THE EVENT OF A DISCREPANCY BETWEEN THESE DRAWINGS AND THE TIE-ROD SYSTEM INSTALLATION DETAILS, THESE DRAWINGS SHALL GOVERN.

6. THE ROD TIE-DOWN SYSTEM IS DESIGNED TO BE INSTALLED FLOOR BY FLOOR AS THE STRUCTURE IS BUILT. INSTALLATION IN THIS MANNER, WITH SHEAR WALLS, WILL PROVIDE A LATERAL FORCE-RESISTING SYSTEM DURING CONSTRUCTION. THE DESIGN AND EXPENSE OF ALTERNATIVE METHODS OF TEMPORARY LATERAL FORCE-RESISTING SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS BEARING A LICENCED PROFESSIONAL ENGINEER'S SEAL IN THE STATE IN WHICH THE PROJECT IS LOCATED FOR THE ENGINEER'S REVIEW AND APPROVAL. THE DRAWINGS SHALL INCLUDE ALL MATERIAL SPECIFICATIONS, CONNECTIONS, INSTALLATION DETAILS, AND INSTRUCTIONS FOR ASSEMBLY OF THE TIE-DOWN SYSTEM. THE DRAWINGS SHALL ALSO INCLUDE EVALUATION REPORTS INDICATING COMPLIANCE WITH THE GOVERNING BUILDING CODES AND TEST DATA PERFORMED IN ACCORDANCE WITH ICC-ES ACCEPTANCE CRITERIA FOR SHRINKAGE COMPENSATING DEVICES.

8. A PRECONSTRUCTION MEETING IS RECOMMENDED TO REVIEW ANCHORAGE REQUIREMENTS AND INSTALLATION PROCEDURES FOR THE ROD TIE-DOWN SYSTEM.

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LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
#26445
LICENSED
PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

S110

SCHEDULE - SHEAR WALLS

NOTES:
1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED
4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYP DETAILS.
6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
8. SILL ANCHORS MAY BE CAST-IN-PLACE HOOKED BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIA. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN ½" OF SHEAR WALL SHEATHING.
9. SHEAR WALL CLIPS TO BE A35/LTP4, REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL, 48" OC MAX UNO.
10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
   i. 2" OC EDGE NAIL SPACING
   ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING
   iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
14. HOLDOWNS AND STRAPS OCCUR AT THE BOT OF WALLS. HOLDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
15. HOLDOWN DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS
16. REF SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

		SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
MARK	BLOCKED	TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
G1-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	8"	16d AT 12" OC	32"
G2-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	6"	16d AT 12" OC	32"
S1	NO	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 12" OC	32"
S1-B	YES	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"

SCHEDULE - HOLDOWNS

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF CAST-IN-PLACE ANCHORS PRIOR TO FOUNDATION WALL REBAR INSPECTION. POST-INSTALLED ANCHORS ARE NOT ACCEPTABLE EQUIVALENTS FOR CAST-IN-PLACE ANCHORS WITHOUT WRITTEN EOR APPROVAL. THEREFORE, THE LOCATION OF CAST-IN-PLACE ANCHORS ARE CRITICAL.
2. SLAB THICKNESS DOES NOT COUNT TOWARDS EMBEDMENT DEPTH, INCREASE ANCHOR LENGTH AS REQUIRED FOR SLAB THICKNESS. EMBEDMENT DEPTH IS FROM TOP OF FOOTING OR WALL.
3. WHERE HOLDOWNS ARE INDICATED TO LAND ON STEEL BEAM, CONNECTOR MAY BE INSTALLED DIRECTLY TO STEEL BEAM FLANGE.
4. ALL HOLDOWN BRACKETS AND CONNECTORS ARE SIMPSON PRODUCTS, UNO. ANCHORAGE DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS.
5. MARK TRAILING CLARIFIER INDICATES ANCHORAGE INSTALLATION METHOD; (CIP) = CAST-IN-PLACE, (PI) = POST-INSTALLED, (EB) = EMBED PLATE. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT EOR APPROVAL.
6. * FOR HDU14 OR GREATER USE HEAVY HEX NUT.
7. ** HD19 REQUIRES DF END STUDS AND EMBED PLATE AT FOUNDATION.
8. GENERAL CONTRACTOR OPTION: EMBED PLATE INSTALLATION MAY BE USED IN LIEU OF CAST-IN-PLACE.
9. REFERENCE MATERIAL SPECIFICATIONS FOR EPOXY AND ANCHOR ROD REQUIREMENTS.
10. REFERENCE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

		CAST-IN-PLACE (CIP)[1]		POST-INSTALLED (PI)[1]	
MARK	HOLDOWN	ANCHOR BOLT	MIN EMBEDMENT	ANCHOR BOLT	MIN EMBEDMENT
HDU2	HDU2-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU5	HDU5-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU8	HDU8-SDS2.5	SB7/8X24	18"	7/8" DIA	8"
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

SCHEDULE - IBC WALL SHEATHING

TYPE	SHEATHING TYPE	ATTACHMENT	BLOCKED
WOOD FRAMING			
TYPICAL APPLICATIONS			
EXTERIOR	7/16" APA RATED WSP, EXP. 1, 24/16 SPAN RATING	8d [6" OC / 12" OC]	No
INTERIOR	MIN 1/2" GYPSUM BOARD	#6 x 1 1/4" TYPE W SCREWS [16" OC / 16" OC]	No

SCHEDULE - TRENCH FOOTINGS

MARK	WIDTH	DEPTH	LONG BARS	STIRRUPS
TF12	1' - 0"	24"	(4) #5 CONT [(2) AT T&B]	#3 TIES AT 24" OC
TF18	1' - 6"	24"	(4) #5 CONT [(2) AT T&B]	#3 TIES AT 24" OC

SCHEDULE - PAD FOOTINGS

MARK	WIDTH	LENGTH	DEPTH	REINFORCING
F24	2' - 0"	2' - 0"	24"	(8) #5 EACH WAY [(4) AT TOP AND BOT]

SCHEDULE - SLABS ON GRADE

NOTES:
1. PROVIDE CONTROL JOINTS (1/4 SLAB THICKNESS) SPACED AT 30xSLAB THICKNESS OC BOTH WAYS, NOT SHOWN FOR CLARITY.

MARK	SLAB THICKNESS	WEIGHT CLASS	SLAB REINFORCING	ADDITIONAL REQUIREMENTS
ESG4	4"	NW	#3 AT 18"OC EA WAY [C] OR 6X6 W2.9XW2.9 WWF [C]	4" OF 3/4" CLEAN, GRADED ROCK. REF ARCH FOR SLOPE
SG4	4"	NW	#3 AT 18" OC [C] EA WAY OR 6X6 W2.9XW2.9 WWF [C]	12 MIL VAPOR BARRIER ON 4" OF 3/4" CLEAN, GRADED ROCK

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	COMMENTS
J1	2x8	16"	TREATED AT EXTERIOR
J2	2x10	16"	

SCHEDULE - RAFTERS

MARK	RAFTERS	SPACING	COMMENTS
R1	2x6	16"	TREATED AT EXTERIOR

SCHEDULE - WOOD HANGERS

NOTES:
1. ALL HANGERS ARE SIMPSON PRODUCTS UNO.
2. ALL EXTERIOR HANGERS TO BE ZMAX OR GALVANIZED.
3. INSTALL ALL HANGERS PER MANUFACTURERS RECOMMENDATIONS.
4. AT ROOF AND DECK LOCATIONS, USE FACEMOUT HANGERS UNO.
5. USE SCHEDULE UNO ON PLAN.
6. WHERE FACE-MOUNT HANGER HEADER/FACE FASTENER LENGTH IS GREATER THAN THICKNESS OF SUPPORT MEMBER, FASTENER MUST BE SUBSTITUTED RESPECTIVELY: 0.148" x 3" TO 0.148" x 2 1/2", 0.162" x 3 1/2" TO 0.162" x 2 1/2" PER SIMPSON MANUFACTURER REQUIREMENTS. EOR SHOULD BE NOTIFIED IF OTHER CONDITIONS EXISTS

BEAM	FACE MOUNT HANGER	TOP FLANGE HANGER	CONCEALED HANGER
ROOF TRUSS	LUS210-2	HUS210-2TF	HUC210-2
(3) 1¾"x9½" LVL	U410	ITS3.56/9.5	HUC410
(2) 2x16	LUS210-2	HUS210-2TF	HUC210-2
(2) 2x10	LUS210-2	HUS210-2TF	HUC210-2
(2) 2x6	LUS26-2	HUS26-2TF	HUC26-2
(2) 1¾"x9½" LVL	U410	ITS3.56/9.5	HUC410
2x10	LUS210	LB210AZ	N/A
2x8	LUS28	LB28	N/A

SCHEDULE - IBC WOOD FASTENING

IBC TABLE 2304.10.1

NOTES:
A. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.
B. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.
C. NAILS AND STAPLES ARE CARBON STEEL MEETING THE SPECIFICATIONS OF ASTM F1667.
CONNECTIONS USING NAILS AND STAPLES OF OTHER MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEERING PRACTICE OR APPROVED UNDER SECTION 104.11.

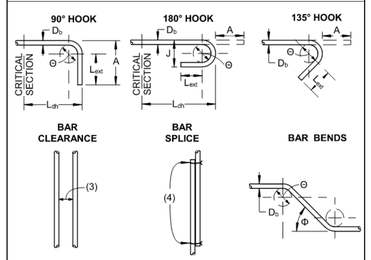
NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF	
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW.	
(3) 8d COMMON (2-1/2"x0.131"); OR (3) 10d BOX (3"x0.128")	EA END, TOE-NAIL
1a. BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS.	
(2) 8d COMMON (2-1/2"x0.131")	EA END, TOE-NAIL
(2) 16d COMMON (3-1/2"x0.162")	END NAIL
1b. FLAT BLOCKING TO TRUSS AND WEB FILLER	
16d COMMON (3-1/2"x0.162"); AT 6" OC	FACE NAIL
2. CEILING JOIST TO TOP PLATE	
(3) 8d COMMON (2-1/2"x0.131"); OR (3) 10d BOX (3"x0.128")	EA JOIST, TOE-NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	
(3) 16d COMMON (3-1/2"x0.162"); OR (4) 10d BOX (3"x0.128")	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	
PER IBC TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	
(3) 10d COMMON (3"x0.148"); OR (4) 10d BOX (3"x0.128")	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE	
(3) 10d COMMON (3"x0.148"); OR (4) 10d BOX (3"x0.128")	(2) TOE-NAILS ONE SIDE AND (1) TOE-NAIL OPP SIDE
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	
(2) 16d COMMON (3-1/2"x0.162"); OR (3) 10d BOX (3"x0.128")	END NAIL
(3) 10d COMMON (3"x0.148"); OR (4) 16d BOX (3-1/2"x0.135"); OR (4) 10d BOX (3"x0.128")	TOE-NAIL
WALL	
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	
16d COMMON (3-1/2"x0.162")	24" OC, FACE NAIL
10d BOX (3"x0.128")	16" OC, FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	
16d COMMON (3-1/2"x0.162")	16" OC, FACE NAIL
16d BOX (3-1/2"x0.135")	12" OC, FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	
16d COMMON (3-1/2"x0.162")	16" OC EA FACE, FACE NAIL
16d BOX (3-1/2"x0.135")	12" OC EA FACE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	
(4) 8d COMMON (2-1/2"x0.131"); OR (4) 10d BOX (3"x0.128")	TOE-NAIL
12. TOP PLATE TO TOP PLATE	
16d COMMON (3-1/2"x0.162")	16" OC, FACE NAIL
10d BOX (3"x0.128")	12" OC, FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	
(8) 16d COMMON (3-1/2"x0.162"); OR (12) 10d BOX (3"x0.128")	EA SIDE OF END JOINT, FACE NAIL (MIN 24" LAP SPLICE LENGTH EA SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	
16d COMMON (3-1/2"x0.162")	16" OC, FACE NAIL
16d BOX (3-1/2"x0.135")	12" OC, FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	
(2) 16d COMMON (3-1/2"x0.162"); OR (3) 16d BOX (3-1/2"x0.135")	16" OC, FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	
(4) 8d COMMON (2-1/2"x0.131"); OR (4) 10d BOX (3"x0.128"); OR	TOE-NAIL
(2) 16d COMMON (3-1/2"x0.162"); OR (3) 10d BOX (3"x0.128")	END NAIL
17. TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS	
(2) 16d COMMON (3-1/2"x0.162"); OR (3) 10d BOX (3"x0.128")	FACE NAIL
18. 1" BRACE TO EA STUD AND PLATE	
(2) 8d COMMON (2-1/2"x0.131"); OR (2) 10d BOX (3"x0.128")	FACE NAIL
19. 1"x6" SHEATHING TO EA BEARING	
(2) 8d COMMON (2-1/2"x0.131"); OR (2) 10d BOX (3"x0.128")	FACE NAIL
20. 1"x8" AND WIDER SHEATHING TO EA BEARING	
(3) 8d COMMON (2-1/2"x0.131"); OR (3) 10d BOX (3"X0.128")	FACE NAIL
FLOOR	
21. JOIST TO SILL, TOP PLATE, OR GIRDER	
(3) 8d COMMON (2-1/2"x0.131"); OR (3) 10d BOX (3"x0.128")	TOE-NAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	
8d COMMON (2-1/2"x0.131"); OR 10d BOX (3"X0.128")	6" OC, TOE-NAIL
23. 1"x8" SUBFLOOR OR LESS TO EA JOIST	
(2) 8d COMMON (2-1/2"x0.131"); OR (3) 10d BOX (3"x0.128")	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	
(2) 16d COMMON (3-1/2"x0.162")	FACE NAIL
25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	
(2) 16d COMMON (3-1/2"x0.162")	EA BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAM, 2" LUMBER LAYERS	
20d COMMON (4"x0.192")	32" OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
10d BOX (3"x0.128")	24" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
AND: (2) 20d COMMON (4"x0.192"); OR (3) 10d BOX (3"x0.128")	ENDS AND AT EA SPLICE, FACE NAIL
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	
(3) 16d COMMON (3-1/2"x0.162"); OR (4) 10d BOX (3"x0.128")	EA JOIST OR RAFTER, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	
(3) 16d COMMON (3-1/2"x0.162"); OR (4) 10d BOX (3"x0.128")	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	
(2) 8d COMMON (2-1/2"x0.131"); OR (2) 10d BOX (3"x0.128")	EA END, TOE-NAIL

SCHEDULE - CONCRETE REBAR

NOTES:
1.TOP INDICATES BARS WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT.
2.USE THIS TABLE UNLESS NOTED OTHERWISE ON PLAN OR IN DETAILS.
3.PROVIDE 6" LAP AT ALL WELDED WIRE FABRIC JOINTS.
4.PROVIDE 1 DB (1" MINIMUM) CLEARANCE BETWEEN ADJACENT BARS.
5.PROVIDE WIRE TIES AT EACH END OF BAR SPLICE.
6.DO NOT PROVIDE CLASS A SPLICE UNLESS SPECIFICALLY DETAILED.

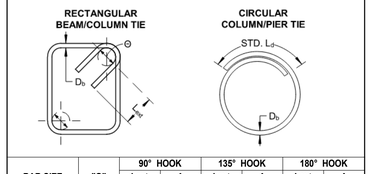
	DEVELOPMENT LENGTHS					
	CLASS A (STD) - Ld		CLASS B - Ld		HOOK - Ldh	
BAR SIZE	TYP	TOP	TYP	TOP	COND 1	COND 2
f'c = 3500 psi (NW) / fy = 60000 psi						
#3	16"	20"	21"	26"	6"	8"
#4	21"	27"	27"	35"	9"	11"
#5	26"	33"	34"	43"	13"	16"
#6	31"	40"	40"	52"	16"	20"
#7	45"	58"	59"	75"	21"	26"
#8	51"	66"	66"	86"	25"	31"
f'c = 4000 psi (NW) / fy = 60000 psi						
#3	15"	19"	20"	25"	6"	7"
#4	19"	25"	25"	33"	9"	11"
#5	24"	31"	31"	40"	12"	15"
#6	29"	37"	38"	48"	16"	20"
#7	42"	54"	55"	70"	20"	25"
#8	48"	62"	62"	81"	24"	30"
f'c = 4500 psi (NW) / fy = 60000 psi						
#3	14"	18"	18"	23"	6"	7"
#4	18"	24"	23"	31"	9"	11"
#5	23"	30"	30"	39"	12"	15"
#6	27"	35"	35"	46"	16"	20"
#7	40"	51"	52"	66"	20"	24"
#8	45"	59"	59"	77"	24"	30"

STANDARD HOOKS AND & BENDS



		180° HOOK			90° HOOK	
BAR SIZE	"Θ"	Lext	A	J	Lext	A
#3	2 1/4"	2 1/2"	5"	3"	4 1/2"	6"
#4	3"	2 1/2"	6"	4"	6"	8"
#5	3 3/4"	2 1/2"	7"	5"	7⅞ 1/2"	10"
#6	4 1/2"	3"	8"	6"	9"	12"
#7	5 1/4"	3 1/2"	10"	7"	10 1/2"	14"
#8	6"	4"	11"	8"	12"	16"
#9	9 1/2"	4 1/2"	15"	11 3/4"	13 1/2"	19"
#10	10 3/4"	5"	17"	13 1/4"	15"	22"
#11	12"	5 1/2"	19"	14 3/4"	16 1/2"	24"

STIRRUPS, TIES & HOOPS



		90° HOOK		135° HOOK		180° HOOK	
BAR SIZE	"Θ"	Lext	A	Lext	A	Lext	A
#3	1 1/2"	3"	4"	3"	4 1/4"	2 1/2"	4"
#4	2"	3"	4 1/2"	3"	4 1/2"	2 1/2"	5"
#5	2 1/2"	3 3/4"	6"	3 3/4"	5 1/2"	2 1/2"	6"
#6	4 1/2"	9"	12"	4 1/2"	8"	3"	8"
#7	5 1/4"	10 1/2"	14"	5 1/4"	9"	3 1/2"	10"
#8	6"	12"	16"	6"	10 1/2"	4"	11"

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SANTA FE. PLACE

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BRYCE D. CRADY
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REVISION:

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S120

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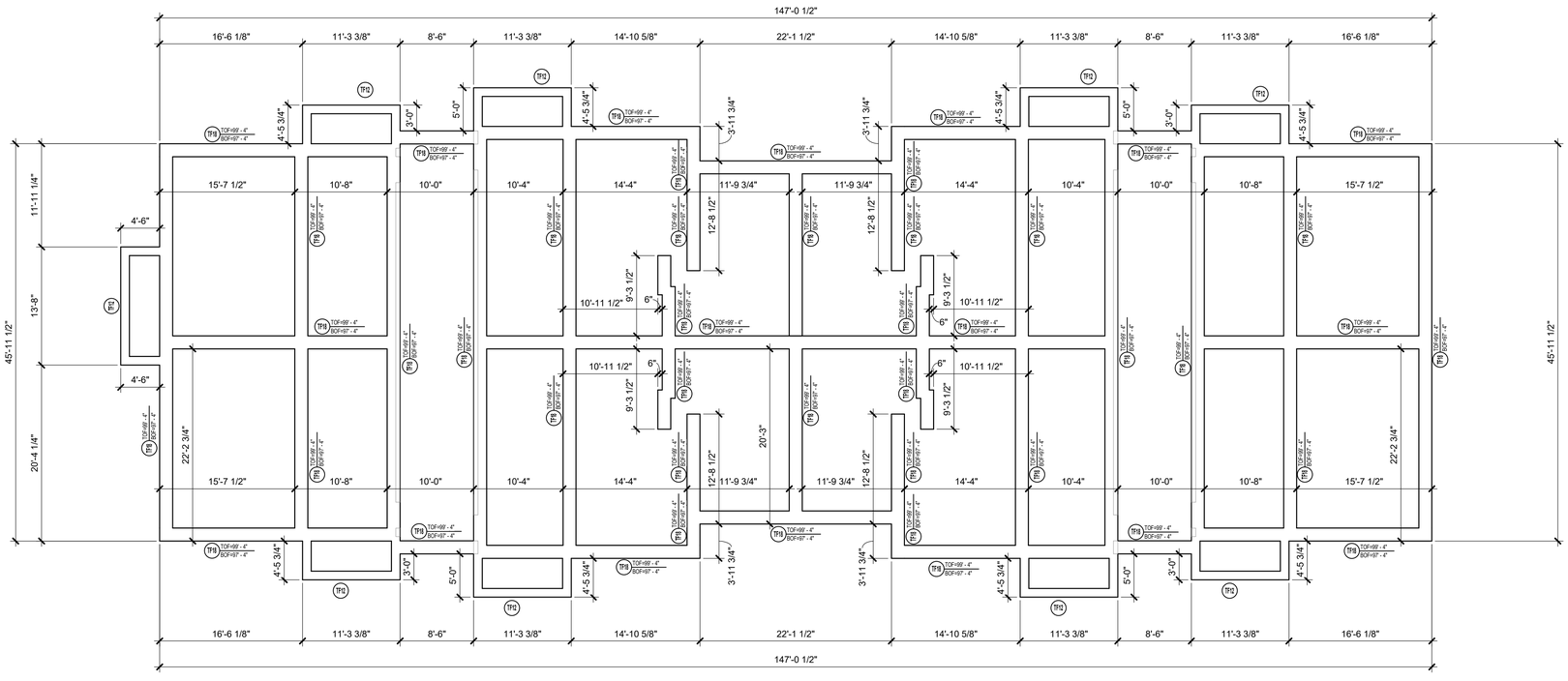
816.421.3222
www.apex-engineers.com
APEX #: 25-0624

PLAN NOTES - FOUNDATIONS

1. CONTRACTOR TO VERIFY ALL FOUNDATION ELEVATIONS AND STEPS PER SITE CONDITIONS.
2. TOP OF SLAB ELEVATION SHOWN IN PLAN IS FOR REFERENCE ONLY.
3. REFERENCE ARCHITECTURAL DRAWINGS FOR WALL OPENING DIMENSIONS, EXTERIOR FINISHES AND ADDITIONAL NOTES.
4. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL FOUNDATION SPECIFICATIONS.
5. CONTRACTOR TO CONTACT APEX ENGINEERS, INC AT LEAST 48 HRS IN ADVANCE OF ANY CONCRETE POUR.
6. REF WALL SCHEDULES FOR ANCHOR BOLT REQUIREMENTS AND SPACING.

SCHEDULE - TRENCH FOOTINGS

MARK	WIDTH	DEPTH	LONG BARS	STIRRUPS
TF12	1' - 0"	24"	(4) #5 CONT [(2) AT T&B]	#3 TIES AT 24" OC
TF18	1' - 6"	24"	(4) #5 CONT [(2) AT T&B]	#3 TIES AT 24" OC



APARTMENT BLDG. A/B
FOOTING PLAN

1/8" = 1'-0"

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SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
104415
LICENSED
PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

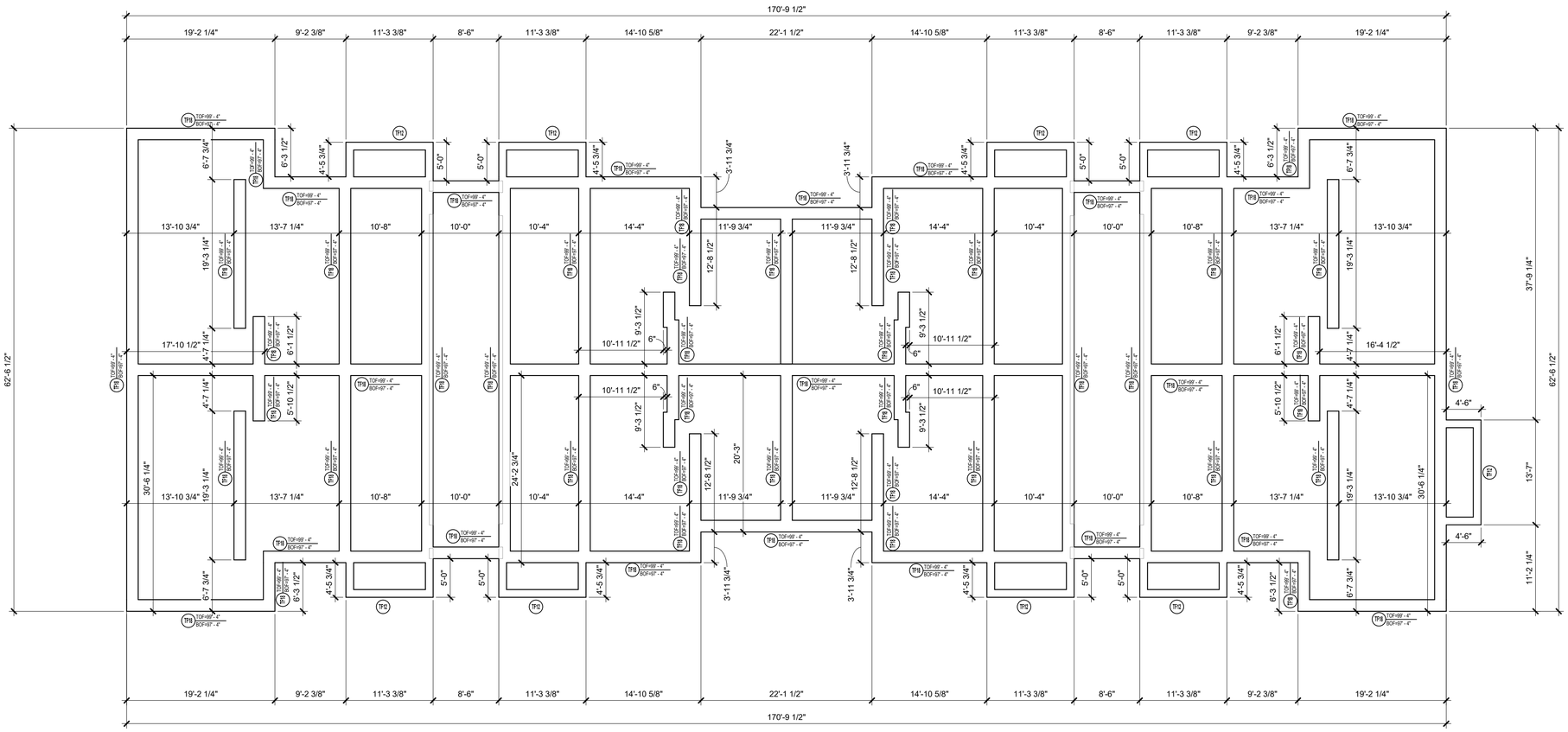
S200

PLAN NOTES - FOUNDATIONS

1. CONTRACTOR TO VERIFY ALL FOUNDATION ELEVATIONS AND STEPS PER SITE CONDITIONS.
2. TOP OF SLAB ELEVATION SHOWN IN PLAN IS FOR REFERENCE ONLY.
3. REFERENCE ARCHITECTURAL DRAWINGS FOR WALL OPENING DIMENSIONS, EXTERIOR FINISHES AND ADDITIONAL NOTES.
4. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL FOUNDATION SPECIFICATIONS.
5. CONTRACTOR TO CONTACT APEX ENGINEERS, INC AT LEAST 48 HRS IN ADVANCE OF ANY CONCRETE POUR.
6. REF WALL SCHEDULES FOR ANCHOR BOLT REQUIREMENTS AND SPACING.

SCHEDULE - TRENCH FOOTINGS

MARK	WIDTH	DEPTH	LONG BARS	STIRRUPS
TF12	1' - 0"	24"	(4) #5 CONT [(2) AT T&B]	#3 TIES AT 24" OC
TF18	1' - 6"	24"	(4) #5 CONT [(2) AT T&B]	#3 TIES AT 24" OC



APARTMENT BLDG. C FOOTING PLAN

1/8" = 1'-0"

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@grarchitects.com

730 N. Ninth
Salina, KS 67401
785.827.0386

APEX ENGINEERS, INC.
1625 LOCUST ST
KANSAS CITY, MO 64108
816.421.3222
www.apex-engineers.com
APEX #: 25-0624

SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
103413
LICENSED
PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

S201

PLAN NOTES - FOUNDATIONS

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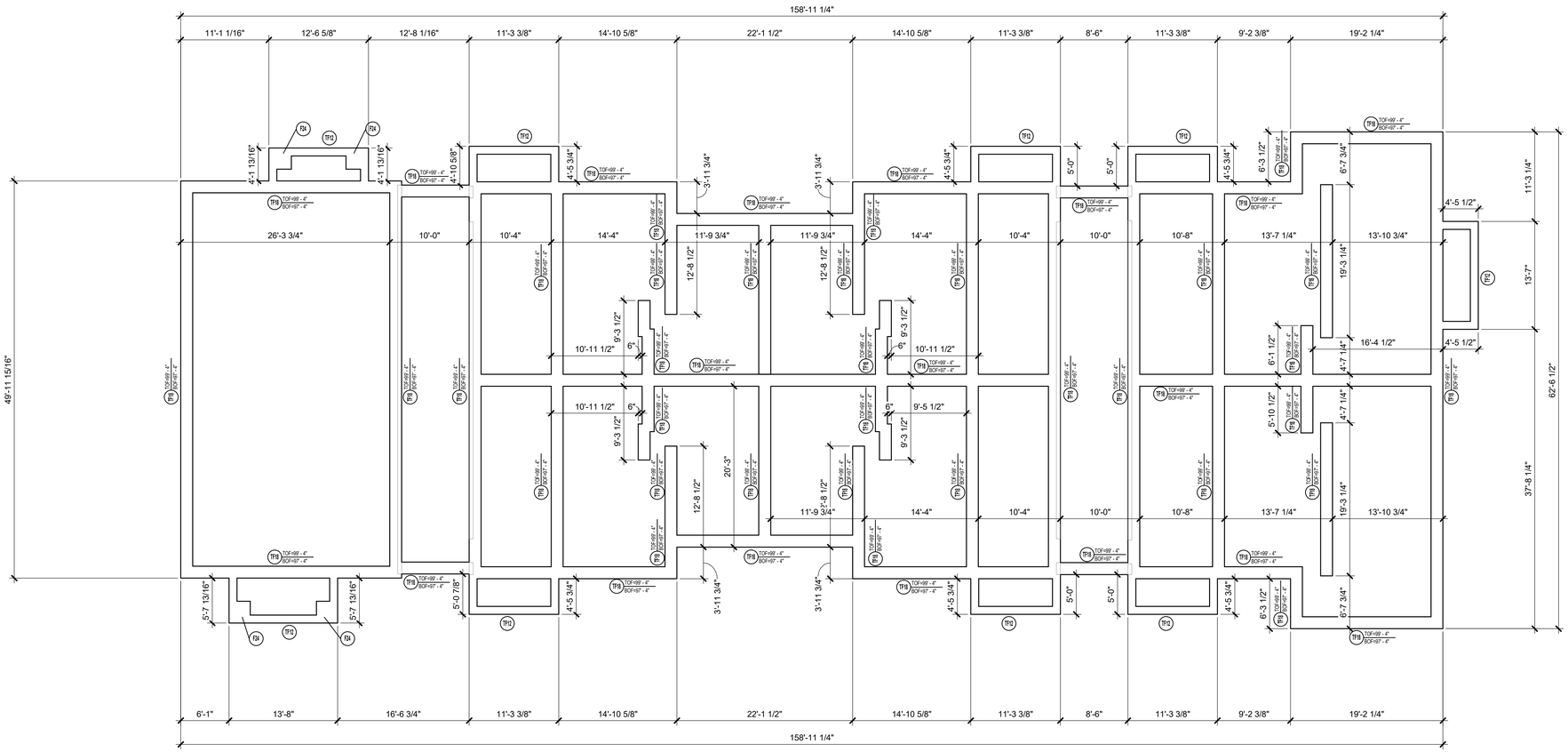
TF18	1' - 6"	24"	(4) #5 CONT [(2) AT T&B]	#3 TIES AT 24" OC

SCHEDULE - PAD FOOTINGS

MARK	WIDTH	LENGTH	DEPTH	REINFORCING
F24	2' - 0"	2' - 0"	24"	(8) #5 EACH WAY [(4) AT TOP AND BOT]



APARTMENT BLDG. D FOOTING PLAN

1/8" = 1'-0"

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APEX #: 25-0624

SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

BRYCE D. CRADY
104113
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

S202

PLAN NOTES - FOUNDATIONS

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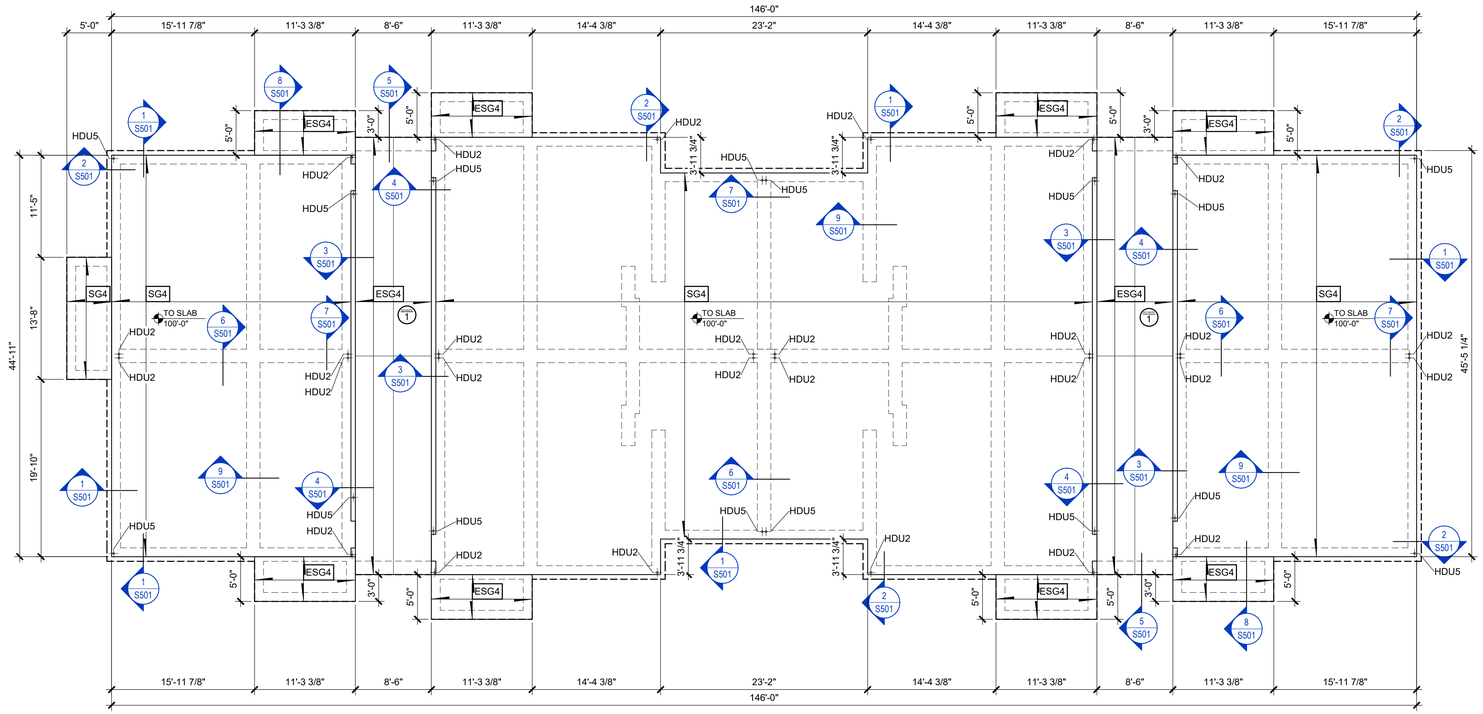
SCHEDULE - SLABS ON GRADE

NOTES:
1. PROVIDE CONTROL JOINTS (1/4 SLAB THICKNESS) SPACED AT 30xSLAB THICKNESS OC BOTH WAYS, NOT SHOWN FOR CLARITY.

MARK	SLAB THICKNESS	WEIGHT CLASS	SLAB REINFORCING	ADDITIONAL REQUIREMENTS
ESG4	4"	NW	#3 AT 18"OC EA WAY [C] OR 6X6 W2.9XW2.9 WWF [C]	4" OF 3/4" CLEAN, GRADED ROCK. REF ARCH FOR SLOPE
SG4	4"	NW	#3 AT 18" OC [C] EA WAY OR 6X6 W2.9XW2.9 WWF [C]	12 MIL VAPOR BARRIER ON 4" OF 3/4" CLEAN, GRADED ROCK

SCHEDULE - KEYNOTE LEGEND

KEYNOTE	COMMENT
1	REF ARCH FOR SLAB SLOPE AT CORRIDORS.



APARTMENT BLDG. A/B
FOUNDATION PLAN

1/8" = 1'-0"

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SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
LICENSED
PROFESSIONAL ENGINEER
5/15/26

REVISION:

DATE: 5-15-2026
JOB: 24-3456
SHEET NO.:

S203

APEX ENGINEERS, INC.
1625 LOCUST ST
KANSAS CITY, MO 64108
816.421.3222
www.apex-engineers.com
APEX #: 25-0624

PLAN NOTES - FOUNDATIONS

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SCHEDULE - KEYNOTE LEGEND

KEYNOTE	COMMENT
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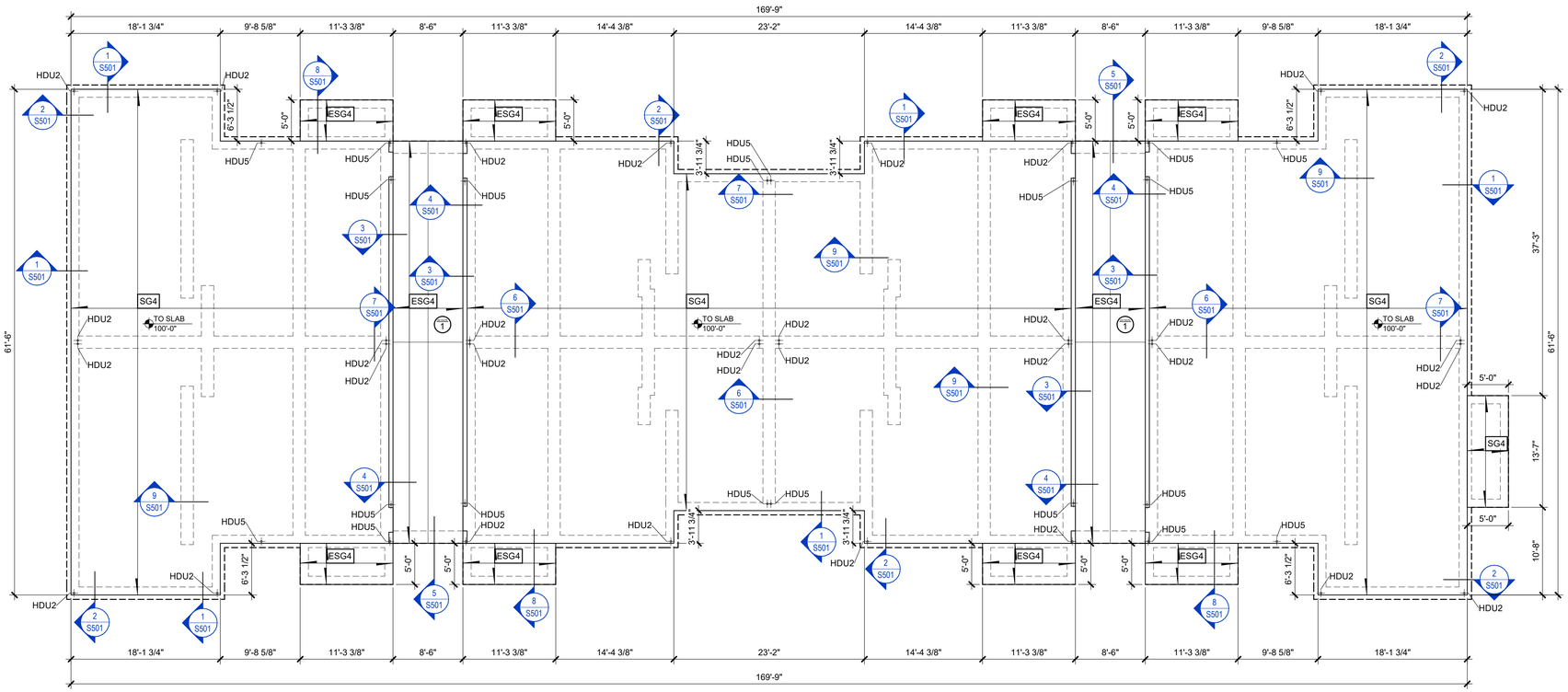

APARTMENT BLDG. C FOUNDATION PLAN

1/8" = 1'-0"

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SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

BRYCE D. CRADY
STATE OF TEXAS
LICENSED
PROFESSIONAL ENGINEER
May 15, 26

REVISION:

DATE: 5-15-2026
JOB: 24-3456
SHEET NO.:

S204

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www.apex-engineers.com
APEX #: 25-0624

PLAN NOTES - FOUNDATIONS

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SCHEDULE - KEYNOTE LEGEND

KEYNOTE	COMMENT
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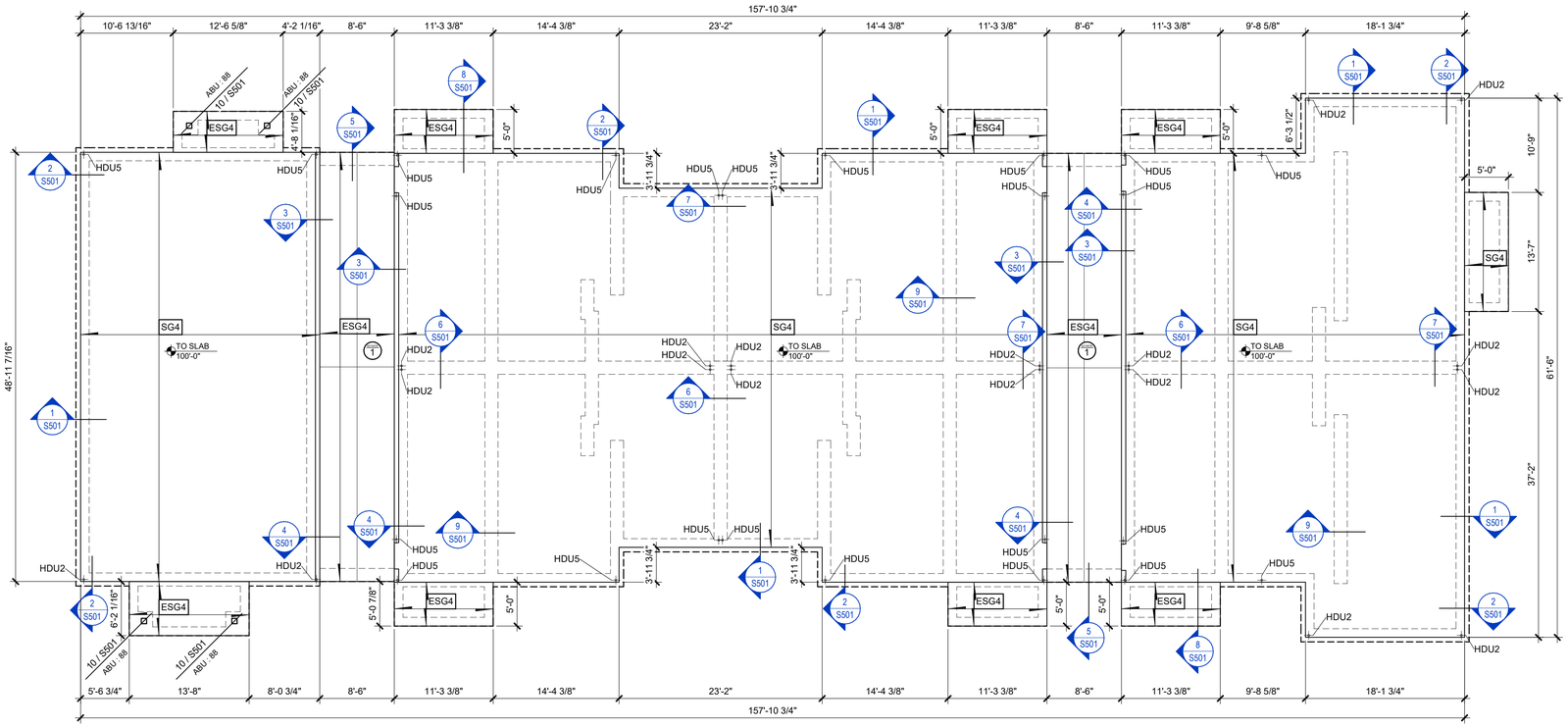

APARTMENT BLDG. D FOUNDATION PLAN

1/8" = 1'-0"

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SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
124845
LICENSED
PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

S205

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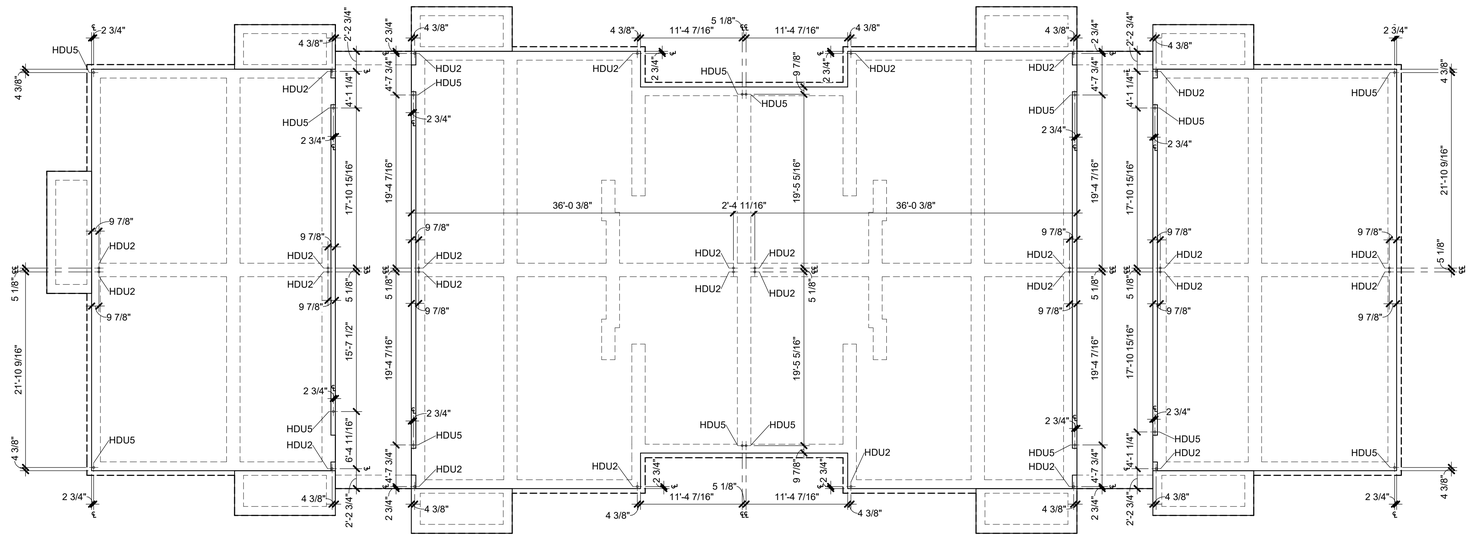
www.apex-engineers.com
APEX #: 25-0624

SCHEDULE - HOLDOWNS

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF CAST-IN-PLACE ANCHORS PRIOR TO FOUNDATION WALL REBAR INSPECTION. POST-INSTALLED ANCHORS ARE NOT ACCEPTABLE EQUIVALENTS FOR CAST-IN-PLACE ANCHORS WITHOUT WRITTEN EOR APPROVAL. THEREFORE, THE LOCATION OF CAST-IN-PLACE ANCHORS ARE CRITICAL.
2. SLAB THICKNESS DOES NOT COUNT TOWARDS EMBEDMENT DEPTH. INCREASE ANCHOR LENGTH AS REQUIRED FOR SLAB THICKNESS. EMBEDMENT DEPTH IS FROM TOP OF FOOTING OR WALL.
3. WHERE HOLDOWNS ARE INDICATED TO LAND ON STEEL BEAM, CONNECTOR MAY BE INSTALLED DIRECTLY TO STEEL BEAM FLANGE.
4. ALL HOLDOWN BRACKETS AND CONNECTORS ARE SIMPSON PRODUCTS, UNO. ANCHORAGE DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS.
5. MARK TRAILING CLARIFIER INDICATES ANCHORAGE INSTALLATION METHOD; (CIP) = CAST-IN-PLACE, (PI) = POST-INSTALLED, (EB) = EMBED PLATE. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT EOR APPROVAL.
6. * FOR HDU14 OR GREATER USE HEAVY HEX NUT.
7. ** HD19 REQUIRES DF END STUDS AND EMBED PLATE AT FOUNDATION.
8. GENERAL CONTRACTOR OPTION: EMBED PLATE INSTALLATION MAY BE USED IN LIEU OF CAST-IN-PLACE.
9. REFERENCE MATERIAL SPECIFICATIONS FOR EPOXY AND ANCHOR ROD REQUIREMENTS.
10. REFERENCE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

		CAST-IN-PLACE (CIP)[1]		POST-INSTALLED (PI)[2]	
MARK	HOLDOWN	ANCHOR BOLT	MIN EMBEDMENT	ANCHOR BOLT	MIN EMBEDMENT
HDU2	HDU2-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU5	HDU5-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU8	HDU8-SDS2.5	SB7/8X24	18"	7/8" DIA	8"
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A



APARTMENT BLDG. A/B
FIRST FLOOR HOLDOWN PLAN
1/8" = 1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
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SANTA FE. PLACE
NEW APARTMENT COMPLEX
LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
103113
LICENSED
PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:
S206

APEX ENGINEERS, INC.
1625 LOCUST ST
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www.apex-engineers.com
APEX #: 25-0624

SCHEDULE - HOLDOWNS

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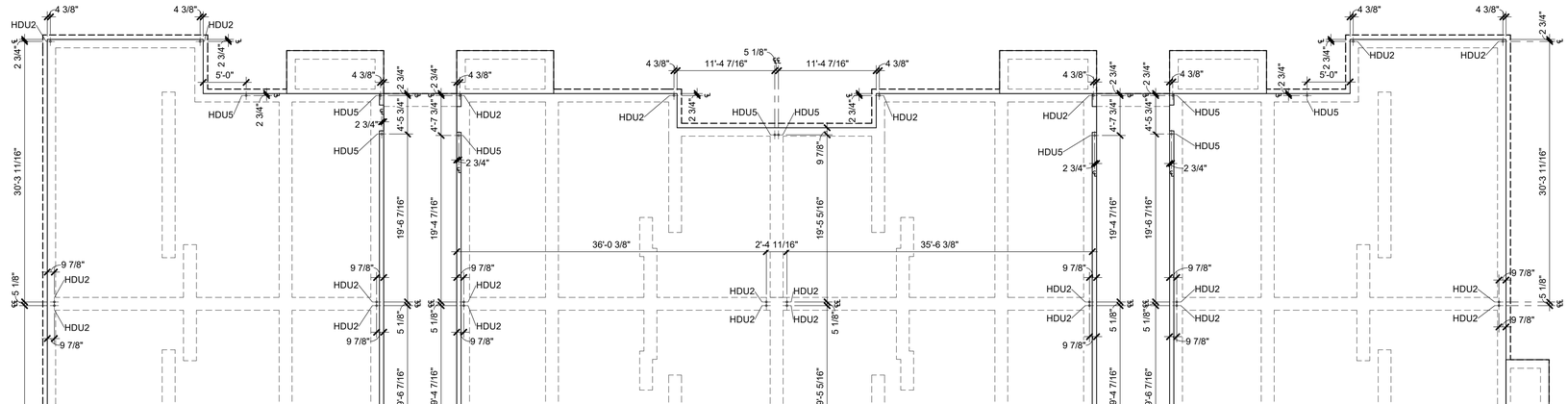
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A



APARTMENT BLDG. C HOLDOWN PLAN

1/8" = 1'-0"

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Salina, KS 67401
785.827.0386
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SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
104178
LICENSED
PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

S207

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APEX #: 25-0624

SCHEDULE - HOLDOWNS

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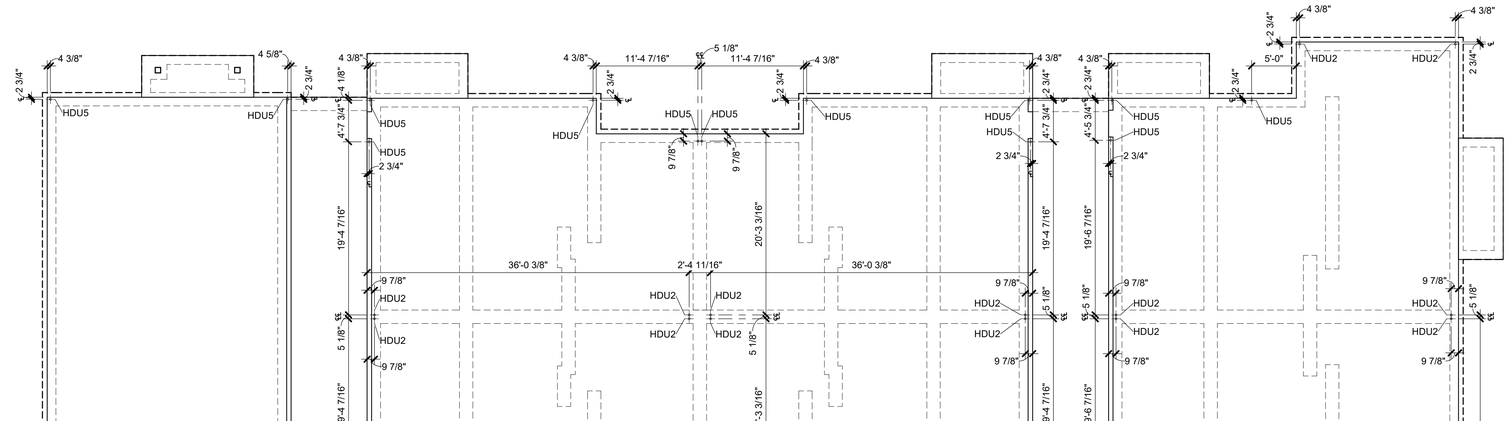
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A



APARTMENT BLDG. D HOLDOWN PLAN

1/8" = 1'-0"

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SANTA FE. PLACE

NEW APARTMENT COMPLEX

LUBBOCK TEXAS

STATE OF TEXAS
BRYCE D. CRADY
104178
LICENSED
PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

S208

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KANSAS CITY, MO 64108
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APEX #: 25-0624

SCHEDULE - HOLDOWNS

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HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A

SCHEDULE - IBC WALL SHEATHING

TYPE	SHEATHING TYPE	ATTACHMENT	BLOCKED
WOOD FRAMING TYPICAL APPLICATIONS			
EXTERIOR	7/16" APA RATED WSP, EXP. 1, 24/16 SPAN RATING	8d [6" OC / 12" OC]	No
INTERIOR	MIN 1/2" GYPSUM BOARD	#6 x 1 1/4" TYPE W SCREWS [16" OC / 16" OC]	No

SCHEDULE - SHEAR WALLS

NOTES:
1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYP DETAILS.
6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
8. SILL ANCHORS MAY BE CAST-IN-PLACE HOOKED BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIA. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN ½" OF SHEAR WALL SHEATHING.
9. SHEAR WALL CLIPS TO BE A35/LTP4, REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL, 48" OC MAX UNO.
10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
    i. 2" OC EDGE NAIL SPACING
    ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING
    iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
14. HOLDOWNS AND STRAPS OCCUR AT THE BOT OF WALLS. HOLDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
15. HOLDOWN DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS
16. REF SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

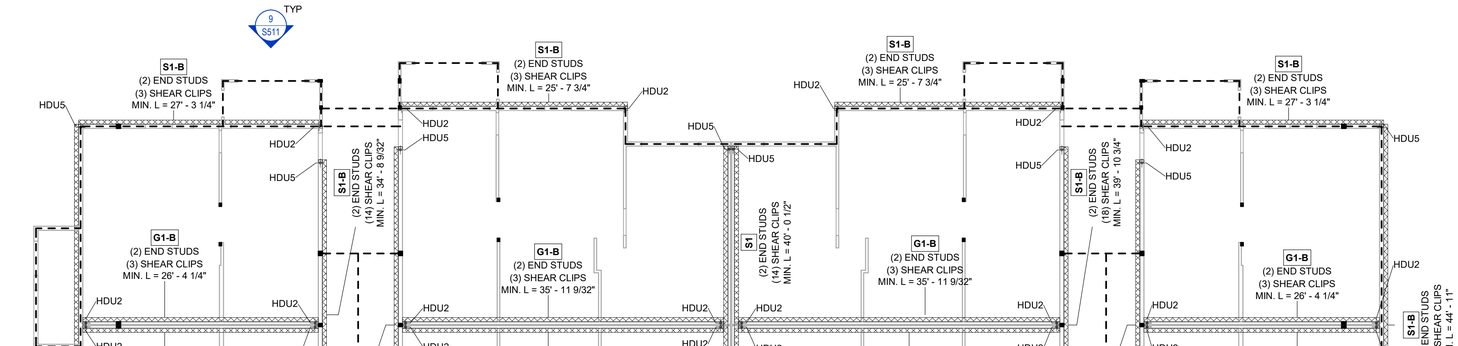
		SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
MARK	BLOCKED	TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
G1-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	8"	16d AT 12" OC	32"
G2-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	6"	16d AT 12" OC	32"
S1	NO	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 12" OC	32"
S1-B	YES	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"

PLAN NOTES - DIAPHRAGM

1. ROOF SHEATHING THICKNESS AND SPAN RATING MAY BE INCREASED FOR ROOFING MATERIAL REQUIREMENTS AND WARRANTIES. SHEATHING THICKNESS INCREASE SHALL BE COORDINATED WITH ARCHITECT.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL SOLID BLOCKING AS REQUIRED FOR DIAPHRAGM NAILING REQUIREMENTS. SOLID BLOCKING SHALL BE OF MIN NOMINAL 2x4 IN SIZE AND SHALL BE MIN #3 GRADE MATERIAL.
3. SOLID BLOCKING SHALL BE CUT TIGHT TO ADJACENT MEMBERS TO ENSURE ADEQUATE LOAD TRANSFER.
4. NAIL TYPE USED IN FLOOR/ROOF SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAIL. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED AT THESE APPLICATIONS.
5. NAILS USED FOR FLOOR/ROOF SHEATHING SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT PERMITTED IN THESE APPLICATIONS.
6. COIL STRAPS AT CORRIDOR SHALL BE CONNECTED TO RIM BOARDS AS CONTINUOUS TIE ACROSS CORRIDOR.

LEGEND - DIAPHRAGM

– – –	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 6" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 4" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 3" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
- - - -	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 2" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
//////	= BLOCKED DIAPHRAGM WITH PANEL EDGE FASTENING AT 6" OC EDGES, 12" OC FIELD.
	= SIMPSON LSTA12 STRAP, ATTACH WITH (10) 10d NAILS AT EACH TRUSS . ATTACH TO 2x6 CONT BLOCKING BETWEEN TRUSSES, INSTALL STRAP PER SIMPSON SPECIFICATIONS.
	= SIMPSON CS14 COIL STRAP INSTALLED DIRECTLY OVER SHEATHING (ALT OF (2) CSHP18 COIL STRAPS). INSTALL (2) PLIES OF BLOCKING AS REQUIRED.



APARTMENT BLDG. A/B
FIRST FLOOR SHEAR WALL PLAN
1/8" = 1'-0"

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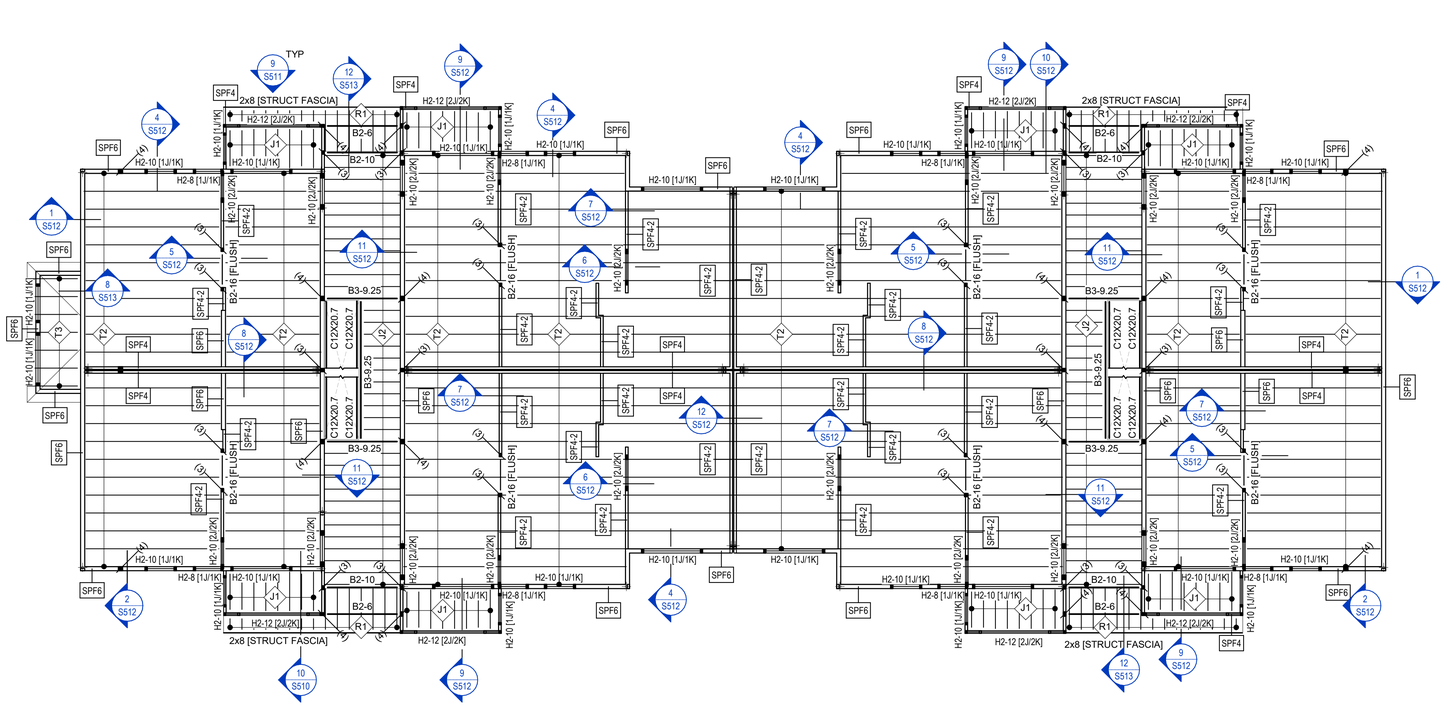

APARTMENT BLDG. A/B
SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

PLAN NOTES - WOOD FLOOR FRAMING

1. REF "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. ALL WOOD BEAMS ARE FLUSH, UNO.
4. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
5. REF ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FINISHES, AND ADDITIONAL NOTES.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MEP AND ARCHITECTURAL DRAWINGS.
7. REF GENERAL NOTES AND SPECIFICATIONS FOR SYMBOLS, ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	COMMENTS
J1	2x8	16"	TREATED AT EXTERIOR
J2	2x10	16"	

SCHEDULE - RAFTERS

MARK	RAFTERS	SPACING	COMMENTS
R1	2x6	16"	TREATED AT EXTERIOR

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

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SCHEDULE - HOLDOWNS

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF CAST-IN-PLACE ANCHORS PRIOR TO FOUNDATION WALL REBAR INSPECTION. POST-INSTALLED ANCHORS ARE NOT ACCEPTABLE EQUIVALENTS FOR CAST-IN-PLACE ANCHORS WITHOUT WRITTEN EOR APPROVAL. THEREFORE, THE LOCATION OF CAST-IN-PLACE ANCHORS ARE CRITICAL.
2. SLAB THICKNESS DOES NOT COUNT TOWARDS EMBEDMENT DEPTH, INCREASE ANCHOR LENGTH AS REQUIRED FOR SLAB THICKNESS. EMBEDMENT DEPTH IS FROM TOP OF FOOTING OR WALL.
3. WHERE HOLDOWNS ARE INDICATED TO LAND ON STEEL BEAM, CONNECTOR MAY BE INSTALLED DIRECTLY TO STEEL BEAM FLANGE.
4. ALL HOLDOWN BRACKETS AND CONNECTORS ARE SIMPSON PRODUCTS, UNO. ANCHORAGE DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS.
5. MARK TRAILING CLARIFIER INDICATES ANCHORAGE INSTALLATION METHOD; (CIP) = CAST-IN-PLACE, (PI) = POST-INSTALLED, (EB) = EMBED PLATE. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT EOR APPROVAL.
6. * FOR HDU14 OR GREATER USE HEAVY HEX NUT.
7. ** HD19 REQUIRES DF END STUDS AND EMBED PLATE AT FOUNDATION.
8. GENERAL CONTRACTOR OPTION: EMBED PLATE INSTALLATION MAY BE USED IN LIEU OF CAST-IN-PLACE.
9. REFERENCE MATERIAL SPECIFICATIONS FOR EPOXY AND ANCHOR ROD REQUIREMENTS.
10. REFERENCE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

		CAST-IN-PLACE (CIP)[1]		POST-INSTALLED (PI)[2]	
MARK	HOLDOWN	ANCHOR BOLT	MIN EMBEDMENT	ANCHOR BOLT	MIN EMBEDMENT
HDU2	HDU2-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU5	HDU5-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU8	HDU8-SDS2.5	SB7/8X24	18"	7/8" DIA	8"
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A

SCHEDULE - IBC WALL SHEATHING

TYPE	SHEATHING TYPE	ATTACHMENT	BLOCKED
WOOD FRAMING			
TYPICAL APPLICATIONS			
EXTERIOR	7/16" APA RATED WSP, EXP. 1, 24/16 SPAN RATING	8d [6" OC / 12" OC]	No
INTERIOR	MIN 1/2" GYPSUM BOARD	#6 x 1 1/4" TYPE W SCREWS [16" OC / 16" OC]	No

SCHEDULE - SHEAR WALLS

NOTES:
1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYP DETAILS.
6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
8. SILL ANCHORS MAY BE CAST-IN-PLACE HOOKED BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIA. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN ½" OF SHEAR WALL SHEATHING.
9. SHEAR WALL CLIPS TO BE A35/LTP4, REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL, 48" OC MAX UNO.
10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
    i. 2" OC EDGE NAIL SPACING
    ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING
    iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
14. HOLDOWNS AND STRAPS OCCUR AT THE BOT OF WALLS. HOLDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
15. HOLDOWN DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS
16. REF SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

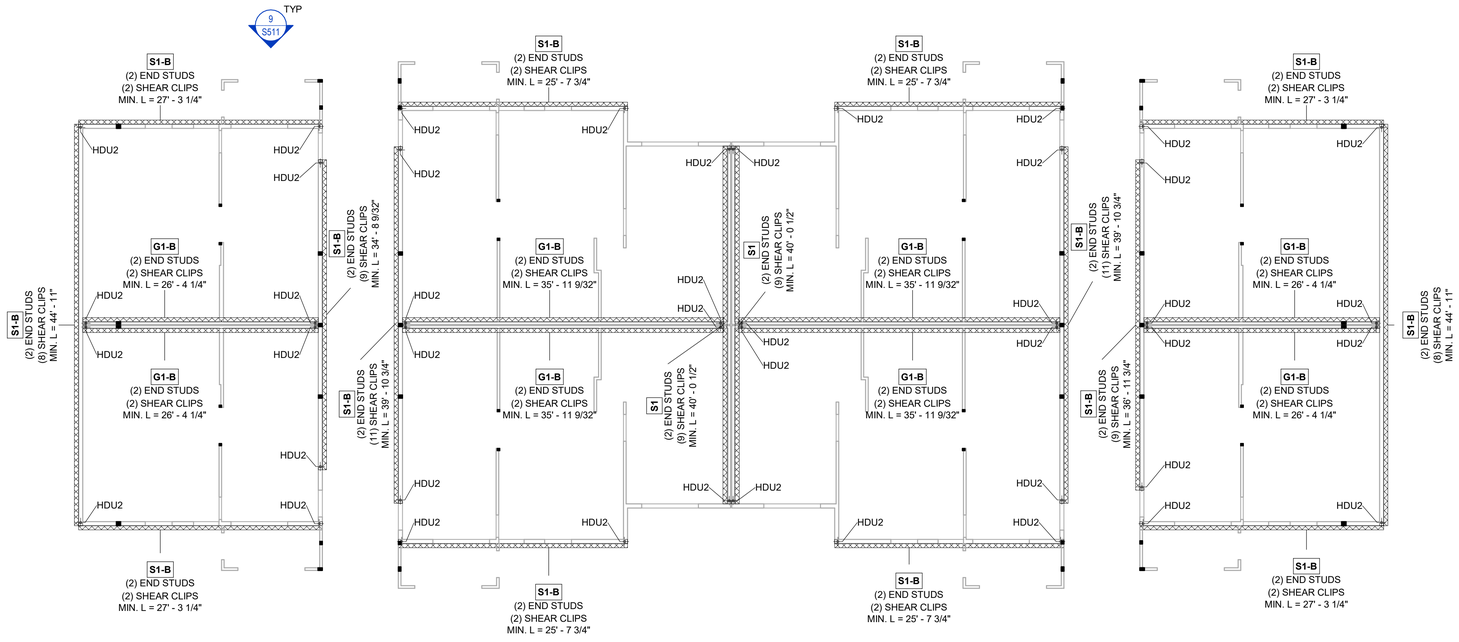
		SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
MARK	BLOCKED	TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
G1-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	8"	16d AT 12" OC	32"
G2-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	6"	16d AT 12" OC	32"
S1	NO	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 12" OC	32"
S1-B	YES	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"

PLAN NOTES - DIAPHRAGM

1. ROOF SHEATHING THICKNESS AND SPAN RATING MAY BE INCREASED FOR ROOFING MATERIAL REQUIREMENTS AND WARRANTIES. SHEATHING THICKNESS INCREASE SHALL BE COORDINATED WITH ARCHITECT.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL SOLID BLOCKING AS REQUIRED FOR DIAPHRAGM NAILING REQUIREMENTS. SOLID BLOCKING SHALL BE OF MIN NOMINAL 2x4 IN SIZE AND SHALL BE MIN #3 GRADE MATERIAL.
3. SOLID BLOCKING SHALL BE CUT TIGHT TO ADJACENT MEMBERS TO ENSURE ADEQUATE LOAD TRANSFER.
4. NAIL TYPE USED IN FLOOR/ROOF SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAIL. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED AT THESE APPLICATIONS.
5. NAILS USED FOR FLOOR/ROOF SHEATHING SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT PERMITTED IN THESE APPLICATIONS.
6. COIL STRAPS AT CORRIDOR SHALL BE CONNECTED TO RIM BOARDS AS CONTINUOUS TIE ACROSS CORRIDOR.

LEGEND - DIAPHRAGM

– – –	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 6" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 4" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 3" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
- - - -	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 2" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
//////	= BLOCKED DIAPHRAGM WITH PANEL EDGE FASTENING AT 6" OC EDGES, 12" OC FIELD.
	= SIMPSON LSTA12 STRAP, ATTACH WITH (10) 10d NAILS AT EACH TRUSS . ATTACH TO 2x6 CONT BLOCKING BETWEEN TRUSSES, INSTALL STRAP PER SIMPSON SPECIFICATIONS.
	= SIMPSON CS14 COIL STRAP INSTALLED DIRECTLY OVER SHEATHING (ALT OF (2) CSHP18 COIL STRAPS). INSTALL (2) PLIES OF BLOCKING AS REQUIRED.



APARTMENT BLDG. A/B SECOND & THIRD FLOOR SHEAR WALL PLAN

1/8" = 1'-0"

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PLAN NOTES - WOOD FLOOR FRAMING

1. REF "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. ALL WOOD BEAMS ARE FLUSH, UNO.
4. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
5. REF ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FINISHES, AND ADDITIONAL NOTES.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MEP AND ARCHITECTURAL DRAWINGS.
7. REF GENERAL NOTES AND SPECIFICATIONS FOR SYMBOLS, ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	COMMENTS
J1	2x8	16"	TREATED AT EXTERIOR
J2	2x10	16"	

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

APARTMENT BLDG. A/B
THIRD FLOOR FRAMING PLAN
1/8" = 1'-0"

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PLAN NOTES - WOOD ROOF FRAMING

1. REFERENCE "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
4. ROOF CONSTRUCTION: REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ROOF MATERIAL, ROOF SLOPE, WATERPROOFING MEMBRANE, AND INSULATION.
5. REFERENCE MECHANICAL DRAWINGS FOR ADDITIONAL RTU INFORMATION.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS.
7. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ABBREVIATIONS, SYMBOLS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

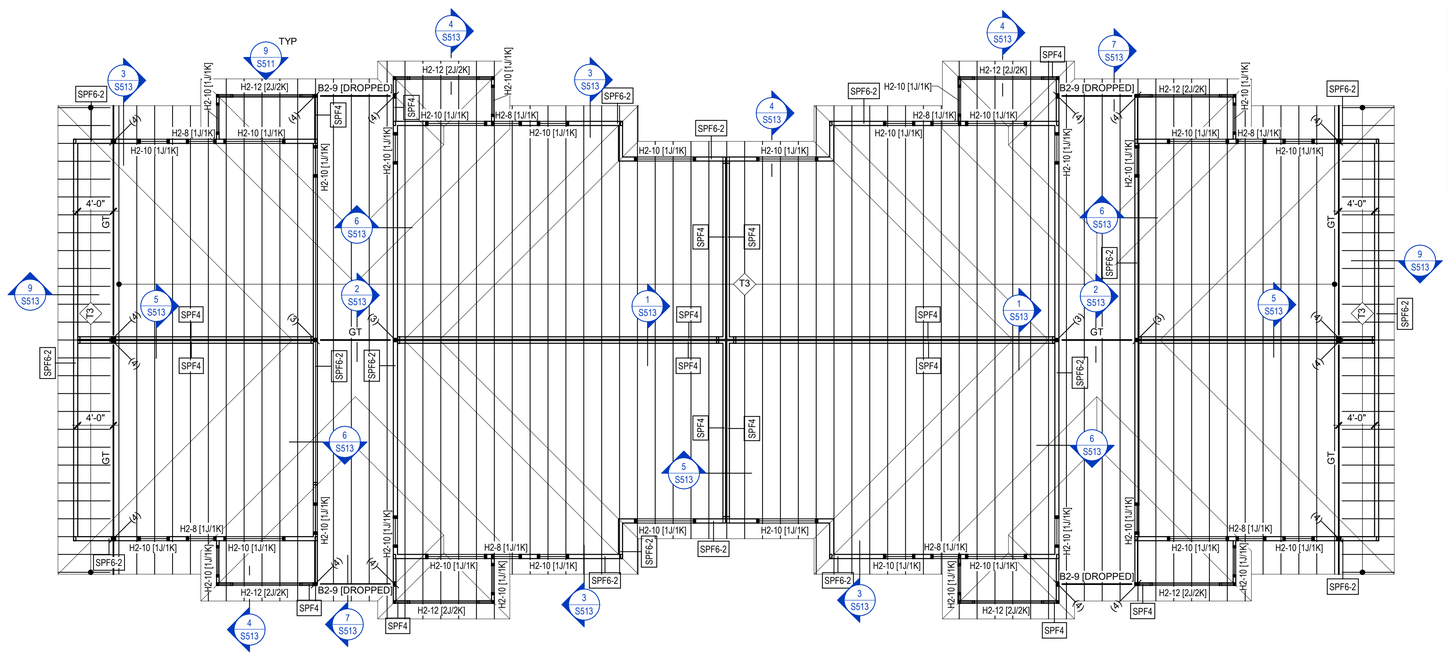
MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9¼" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No



APARTMENT BLDG. A/B
ROOF FRAMING PLAN

1/8" = 1'-0"

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SCHEDULE - HOLDOWNS

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF CAST-IN-PLACE ANCHORS PRIOR TO FOUNDATION WALL REBAR INSPECTION. POST-INSTALLED ANCHORS ARE NOT ACCEPTABLE EQUIVALENTS FOR CAST-IN-PLACE ANCHORS WITHOUT WRITTEN EOR APPROVAL. THEREFORE, THE LOCATION OF CAST-IN-PLACE ANCHORS ARE CRITICAL.
2. SLAB THICKNESS DOES NOT COUNT TOWARDS EMBEDMENT DEPTH, INCREASE ANCHOR LENGTH AS REQUIRED FOR SLAB THICKNESS. EMBEDMENT DEPTH IS FROM TOP OF FOOTING OR WALL.
3. WHERE HOLDOWNS ARE INDICATED TO LAND ON STEEL BEAM, CONNECTOR MAY BE INSTALLED DIRECTLY TO STEEL BEAM FLANGE.
4. ALL HOLDOWN BRACKETS AND CONNECTORS ARE SIMPSON PRODUCTS, UNO. ANCHORAGE DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS.
5. MARK TRAILING CLARIFIER INDICATES ANCHORAGE INSTALLATION METHOD; (CIP) = CAST-IN-PLACE, (PI) = POST-INSTALLED, (EB) = EMBED PLATE. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT EOR APPROVAL.
6. * FOR HDU14 OR GREATER USE HEAVY HEX NUT.
7. ** HD19 REQUIRES DF END STUDS AND EMBED PLATE AT FOUNDATION.
8. GENERAL CONTRACTOR OPTION: EMBED PLATE INSTALLATION MAY BE USED IN LIEU OF CAST-IN-PLACE.
9. REFERENCE MATERIAL SPECIFICATIONS FOR EPOXY AND ANCHOR ROD REQUIREMENTS.
10. REFERENCE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

		CAST-IN-PLACE (CIP)[1]		POST-INSTALLED (PI)[2]	
MARK	HOLDOWN	ANCHOR BOLT	MIN EMBEDMENT	ANCHOR BOLT	MIN EMBEDMENT
HDU2	HDU2-SDS2.5	SB5/8X24	18"	5/8" DIA	8"
HDU5	HDU5-SDS2.5	SB5/8X24	18"	5/8" DIA	8"
HDU8	HDU8-SDS2.5	SB7/8X24	18"	7/8" DIA	8"
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A

SCHEDULE - IBC WALL SHEATHING

TYPE	SHEATHING TYPE	ATTACHMENT	BLOCKED
WOOD FRAMING			
TYPICAL APPLICATIONS			
EXTERIOR	7/16" APA RATED WSP, EXP. 1, 24/16 SPAN RATING	8d [6" OC / 12" OC]	No
INTERIOR	MIN 1/2" GYPSUM BOARD	#6 x 1 1/4" TYPE W SCREWS [16" OC / 16" OC]	No

SCHEDULE - SHEAR WALLS

NOTES:
1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYP DETAILS.
6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
8. SILL ANCHORS MAY BE CAST-IN-PLACE HOOKED BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIA. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN ½" OF SHEAR WALL SHEATHING.
9. SHEAR WALL CLIPS TO BE A35/LTP4, REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL, 48" OC MAX UNO.
10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
    i. 2" OC EDGE NAIL SPACING
    ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING
    iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
14. HOLDOWNS AND STRAPS OCCUR AT THE BOT OF WALLS. HOLDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
15. HOLDOWN DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS
16. REF SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

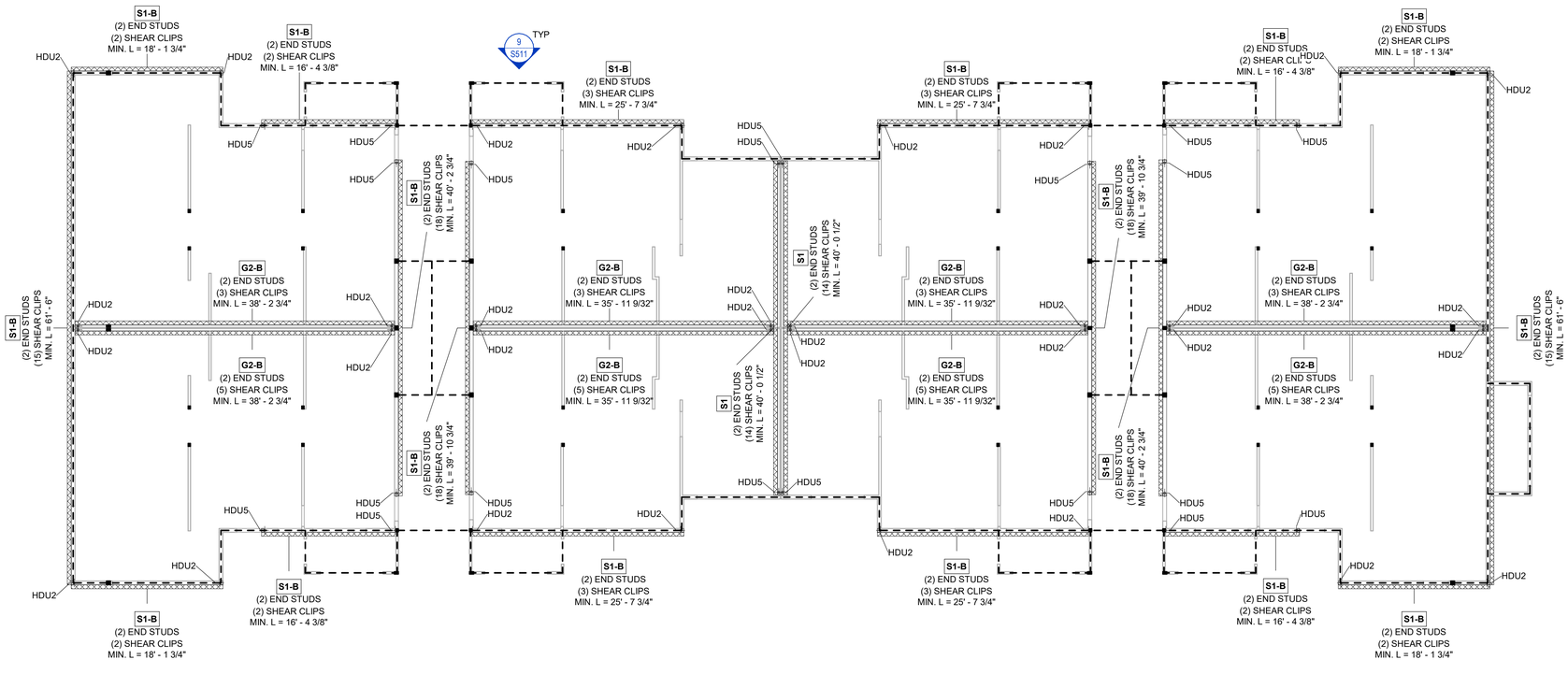
		SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
MARK	BLOCKED	TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
G1-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	8"	16d AT 12" OC	32"
G2-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	6"	16d AT 12" OC	32"
S1	NO	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 12" OC	32"
S1-B	YES	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"

PLAN NOTES - DIAPHRAGM

1. ROOF SHEATHING THICKNESS AND SPAN RATING MAY BE INCREASED FOR ROOFING MATERIAL REQUIREMENTS AND WARRANTIES. SHEATHING THICKNESS INCREASE SHALL BE COORDINATED WITH ARCHITECT.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL SOLID BLOCKING AS REQUIRED FOR DIAPHRAGM NAILING REQUIREMENTS. SOLID BLOCKING SHALL BE OF MIN NOMINAL 2x4 IN SIZE AND SHALL BE MIN #3 GRADE MATERIAL.
3. SOLID BLOCKING SHALL BE CUT TIGHT TO ADJACENT MEMBERS TO ENSURE ADEQUATE LOAD TRANSFER.
4. NAIL TYPE USED IN FLOOR/ROOF SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAIL. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED AT THESE APPLICATIONS.
5. NAILS USED FOR FLOOR/ROOF SHEATHING SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT PERMITTED IN THESE APPLICATIONS.
6. COIL STRAPS AT CORRIDOR SHALL BE CONNECTED TO RIM BOARDS AS CONTINUOUS TIE ACROSS CORRIDOR.

LEGEND - DIAPHRAGM

	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 6" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 4" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 3" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 2" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= BLOCKED DIAPHRAGM WITH PANEL EDGE FASTENING AT 6" OC EDGES, 12" OC FIELD.
	= SIMPSON LSTA12 STRAP, ATTACH WITH (10) 10d NAILS AT EACH TRUSS . ATTACH TO 2x6 CONT BLOCKING BETWEEN TRUSSES, INSTALL STRAP PER SIMPSON SPECIFICATIONS.
	= SIMPSON CS14 COIL STRAP INSTALLED DIRECTLY OVER SHEATHING (ALT OF (2) CSHP18 COIL STRAPS). INSTALL (2) PLIES OF BLOCKING AS REQUIRED.



APARTMENT BLDG. C
FIRST FLOOR SHEAR WALL PLAN
1/8" = 1'-0"

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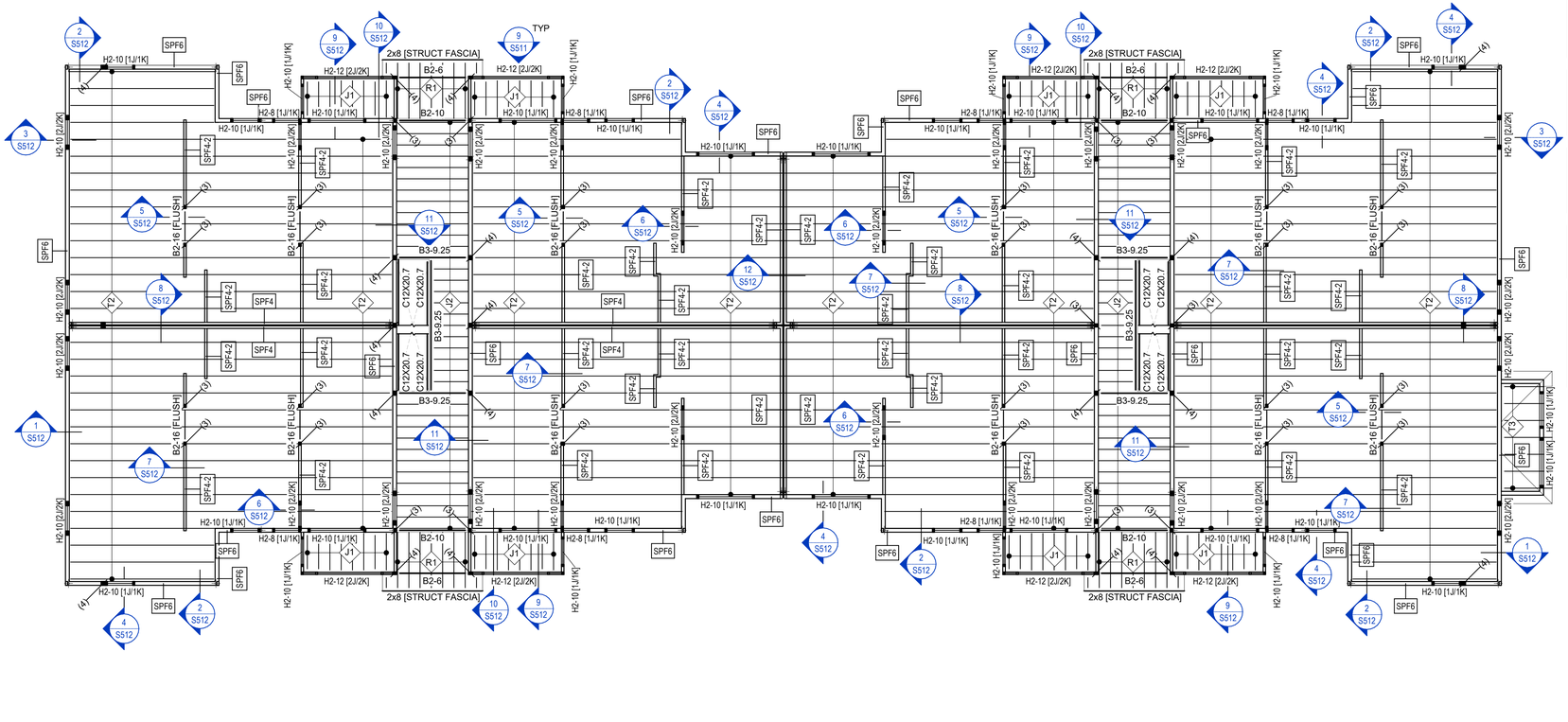

APARTMENT BLDG. C
SECOND FLOOR FRAMING PLANS

1/8" = 1'-0"

PLAN NOTES - WOOD FLOOR FRAMING

1. REF "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. ALL WOOD BEAMS ARE FLUSH, UNO.
4. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
5. REF ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FINISHES, AND ADDITIONAL NOTES.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MEP AND ARCHITECTURAL DRAWINGS.
7. REF GENERAL NOTES AND SPECIFICATIONS FOR SYMBOLS, ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	COMMENTS
J1	2x8	16"	TREATED AT EXTERIOR
J2	2x10	16"	

SCHEDULE - RAFTERS

MARK	RAFTERS	SPACING	COMMENTS
R1	2x6	16"	TREATED AT EXTERIOR

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

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SCHEDULE - HOLDOWNS

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF CAST-IN-PLACE ANCHORS PRIOR TO FOUNDATION WALL REBAR INSPECTION. POST-INSTALLED ANCHORS ARE NOT ACCEPTABLE EQUIVALENTS FOR CAST-IN-PLACE ANCHORS WITHOUT WRITTEN EOR APPROVAL. THEREFORE, THE LOCATION OF CAST-IN-PLACE ANCHORS ARE CRITICAL.
2. SLAB THICKNESS DOES NOT COUNT TOWARDS EMBEDMENT DEPTH, INCREASE ANCHOR LENGTH AS REQUIRED FOR SLAB THICKNESS. EMBEDMENT DEPTH IS FROM TOP OF FOOTING OR WALL.
3. WHERE HOLDOWNS ARE INDICATED TO LAND ON STEEL BEAM, CONNECTOR MAY BE INSTALLED DIRECTLY TO STEEL BEAM FLANGE.
4. ALL HOLDOWN BRACKETS AND CONNECTORS ARE SIMPSON PRODUCTS, UNO. ANCHORAGE DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS.
5. MARK TRAILING CLARIFIER INDICATES ANCHORAGE INSTALLATION METHOD; (CIP) = CAST-IN-PLACE, (PI) = POST-INSTALLED, (EB) = EMBED PLATE. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT EOR APPROVAL.
6. * FOR HDU14 OR GREATER USE HEAVY HEX NUT.
7. ** HD19 REQUIRES DF END STUDS AND EMBED PLATE AT FOUNDATION.
8. GENERAL CONTRACTOR OPTION: EMBED PLATE INSTALLATION MAY BE USED IN LIEU OF CAST-IN-PLACE.
9. REFERENCE MATERIAL SPECIFICATIONS FOR EPOXY AND ANCHOR ROD REQUIREMENTS.
10. REFERENCE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

		CAST-IN-PLACE (CIP)[1]		POST-INSTALLED (PI)[2]	
MARK	HOLDOWN	ANCHOR BOLT	MIN EMBEDMENT	ANCHOR BOLT	MIN EMBEDMENT
HDU2	HDU2-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU5	HDU5-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU8	HDU8-SDS2.5	SB7/8X24	18"	7/8" DIA	8"
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A

SCHEDULE - IBC WALL SHEATHING

TYPE	SHEATHING TYPE	ATTACHMENT	BLOCKED
WOOD FRAMING			
TYPICAL APPLICATIONS			
EXTERIOR	7/16" APA RATED WSP, EXP. 1, 24/16 SPAN RATING	8d [6" OC / 12" OC]	No
INTERIOR	MIN 1/2" GYPSUM BOARD	#6 x 1 1/4" TYPE W SCREWS [16" OC / 16" OC]	No

SCHEDULE - SHEAR WALLS

NOTES:
1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYP DETAILS.
6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
8. SILL ANCHORS MAY BE CAST-IN-PLACE HOOKED BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIA. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN ½" OF SHEAR WALL SHEATHING.
9. SHEAR WALL CLIPS TO BE A35/LTP4, REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL, 48" OC MAX UNO.
10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
    i. 2" OC EDGE NAIL SPACING
    ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING
    iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
14. HOLDOWNS AND STRAPS OCCUR AT THE BOT OF WALLS. HOLDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
15. HOLDOWN DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS
16. REF SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

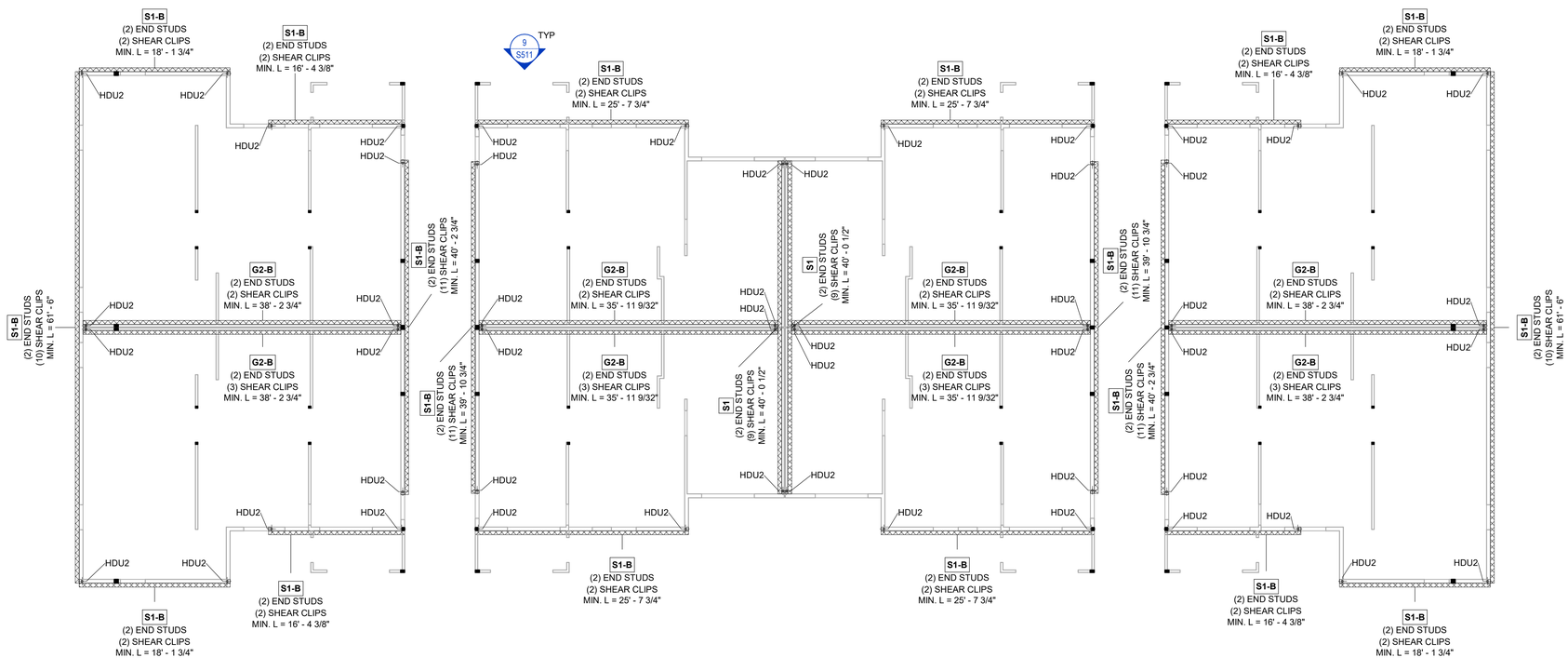
		SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
MARK	BLOCKED	TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
G1-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	8"	16d AT 12" OC	32"
G2-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	6"	16d AT 12" OC	32"
S1	NO	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 12" OC	32"
S1-B	YES	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"

PLAN NOTES - DIAPHRAGM

1. ROOF SHEATHING THICKNESS AND SPAN RATING MAY BE INCREASED FOR ROOFING MATERIAL REQUIREMENTS AND WARRANTIES. SHEATHING THICKNESS INCREASE SHALL BE COORDINATED WITH ARCHITECT.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL SOLID BLOCKING AS REQUIRED FOR DIAPHRAGM NAILING REQUIREMENTS. SOLID BLOCKING SHALL BE OF MIN NOMINAL 2x4 IN SIZE AND SHALL BE MIN #3 GRADE MATERIAL.
3. SOLID BLOCKING SHALL BE CUT TIGHT TO ADJACENT MEMBERS TO ENSURE ADEQUATE LOAD TRANSFER.
4. NAIL TYPE USED IN FLOOR/ROOF SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAIL. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED AT THESE APPLICATIONS.
5. NAILS USED FOR FLOOR/ROOF SHEATHING SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT PERMITTED IN THESE APPLICATIONS.
6. COIL STRAPS AT CORRIDOR SHALL BE CONNECTED TO RIM BOARDS AS CONTINUOUS TIE ACROSS CORRIDOR.

LEGEND - DIAPHRAGM

– – –	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 6" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 4" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 3" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
- - - -	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 2" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
//////	= BLOCKED DIAPHRAGM WITH PANEL EDGE FASTENING AT 6" OC EDGES, 12" OC FIELD.
	= SIMPSON LSTA12 STRAP, ATTACH WITH (10) 10d NAILS AT EACH TRUSS . ATTACH TO 2x6 CONT BLOCKING BETWEEN TRUSSES, INSTALL STRAP PER SIMPSON SPECIFICATIONS.
	= SIMPSON CS14 COIL STRAP INSTALLED DIRECTLY OVER SHEATHING (ALT OF (2) CSHP18 COIL STRAPS). INSTALL (2) PLIES OF BLOCKING AS REQUIRED.



APARTMENT BLDG. C SECOND & THIRD FLOOR SHEAR WALL PLAN

1/8" = 1'-0"

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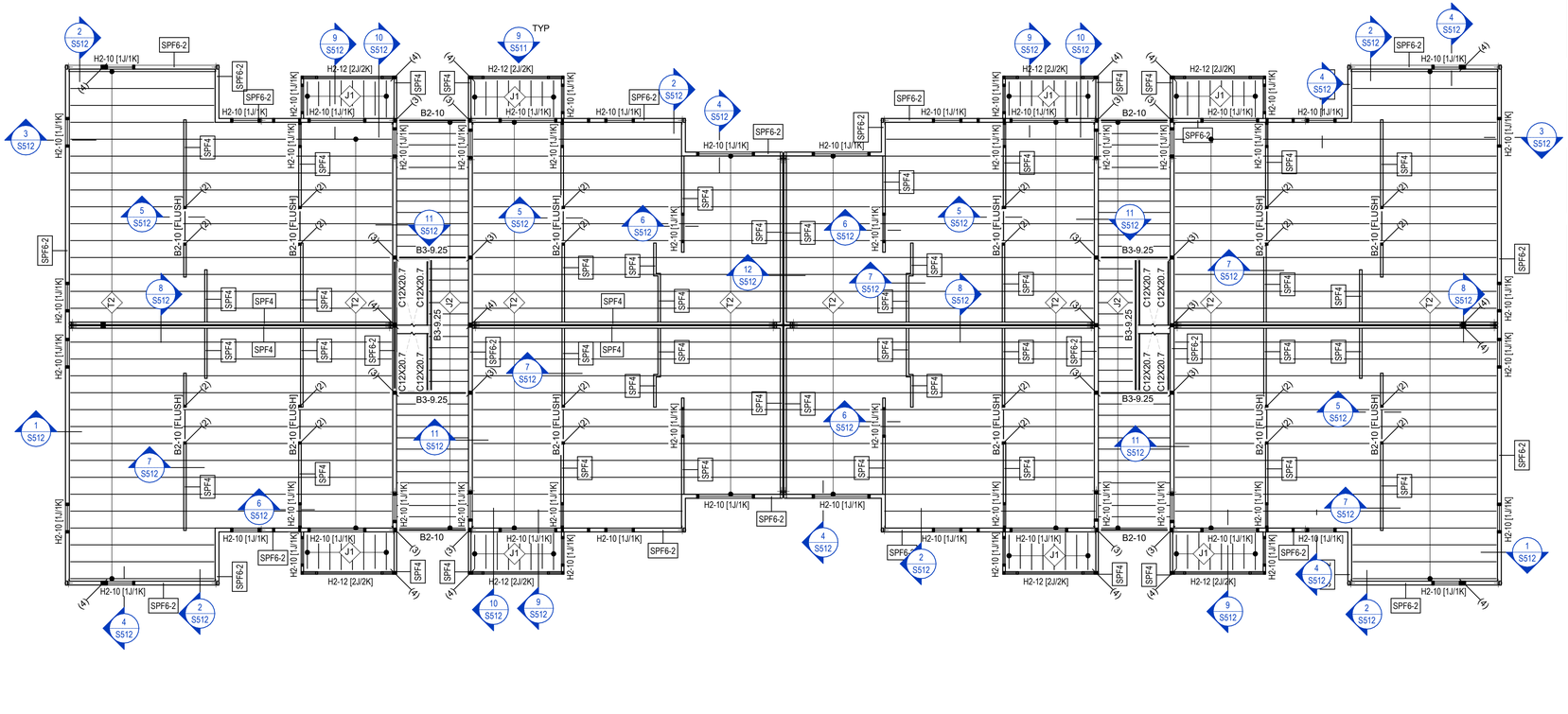

APARTMENT BLDG. A/B
THIRD FLOOR FRAMING PLAN
1/8" = 1'-0"

PLAN NOTES - WOOD FLOOR FRAMING

1. REF "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. ALL WOOD BEAMS ARE FLUSH, UNO.
4. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
5. REF ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FINISHES, AND ADDITIONAL NOTES.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MEP AND ARCHITECTURAL DRAWINGS.
7. REF GENERAL NOTES AND SPECIFICATIONS FOR SYMBOLS, ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	COMMENTS
J1	2x8	16"	TREATED AT EXTERIOR
J2	2x10	16"	

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

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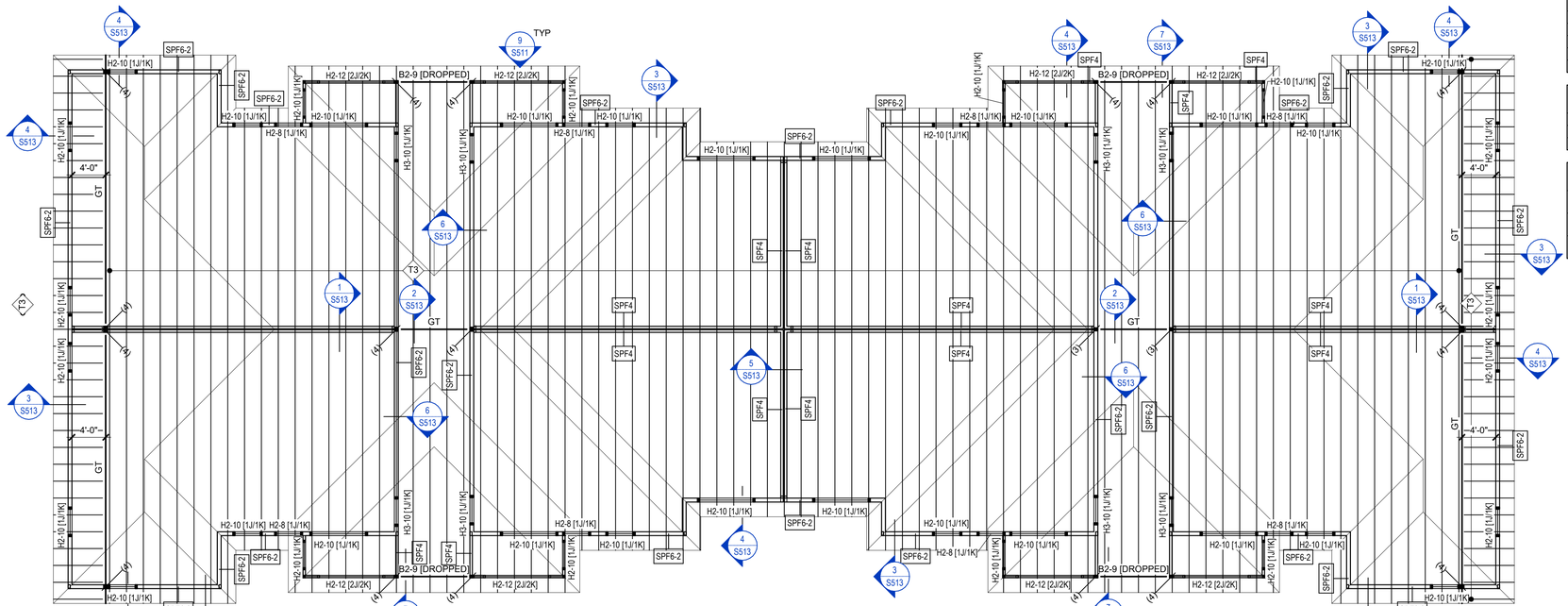

APARTMENT BLDG. C
ROOF FRAMING PLAN

1/8" = 1'-0"

PLAN NOTES - WOOD ROOF FRAMING

1. REFERENCE "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
4. ROOF CONSTRUCTION: REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ROOF MATERIAL, ROOF SLOPE, WATERPROOFING MEMBRANE, AND INSULATION.
5. REFERENCE MECHANICAL DRAWINGS FOR ADDITIONAL RTU INFORMATION.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS.
7. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ABBREVIATIONS, SYMBOLS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

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SCHEDULE - HOLDOWNS

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF CAST-IN-PLACE ANCHORS PRIOR TO FOUNDATION WALL REBAR INSPECTION. POST-INSTALLED ANCHORS ARE NOT ACCEPTABLE EQUIVALENTS FOR CAST-IN-PLACE ANCHORS WITHOUT WRITTEN EOR APPROVAL. THEREFORE, THE LOCATION OF CAST-IN-PLACE ANCHORS ARE CRITICAL.
2. SLAB THICKNESS DOES NOT COUNT TOWARDS EMBEDMENT DEPTH, INCREASE ANCHOR LENGTH AS REQUIRED FOR SLAB THICKNESS. EMBEDMENT DEPTH IS FROM TOP OF FOOTING OR WALL.
3. WHERE HOLDOWNS ARE INDICATED TO LAND ON STEEL BEAM, CONNECTOR MAY BE INSTALLED DIRECTLY TO STEEL BEAM FLANGE.
4. ALL HOLDOWN BRACKETS AND CONNECTORS ARE SIMPSON PRODUCTS, UNO. ANCHORAGE DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS.
5. MARK TRAILING CLARIFIER INDICATES ANCHORAGE INSTALLATION METHOD; (CIP) = CAST-IN-PLACE, (PI) = POST-INSTALLED, (EB) = EMBED PLATE. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT EOR APPROVAL.
6. * FOR HDU14 OR GREATER USE HEAVY HEX NUT.
7. ** HD19 REQUIRES DF END STUDS AND EMBED PLATE AT FOUNDATION.
8. GENERAL CONTRACTOR OPTION: EMBED PLATE INSTALLATION MAY BE USED IN LIEU OF CAST-IN-PLACE.
9. REFERENCE MATERIAL SPECIFICATIONS FOR EPOXY AND ANCHOR ROD REQUIREMENTS.
10. REFERENCE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

		CAST-IN-PLACE (CIP)[1]		POST-INSTALLED (PI)[2]	
MARK	HOLDOWN	ANCHOR BOLT	MIN EMBEDMENT	ANCHOR BOLT	MIN EMBEDMENT
HDU2	HDU2-SDS2.5	SB5/8X24	18"	5/8" DIA	8"
HDU5	HDU5-SDS2.5	SB5/8X24	18"	5/8" DIA	8"
HDU8	HDU8-SDS2.5	SB7/8X24	18"	7/8" DIA	8"
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A

SCHEDULE - IBC WALL SHEATHING

TYPE	SHEATHING TYPE	ATTACHMENT	BLOCKED
WOOD FRAMING			
TYPICAL APPLICATIONS			
EXTERIOR	7/16" APA RATED WSP, EXP. 1, 24/16 SPAN RATING	8d [6" OC / 12" OC]	No
INTERIOR	MIN 1/2" GYPSUM BOARD	#6 x 1 1/4" TYPE W SCREWS [16" OC / 16" OC]	No

SCHEDULE - SHEAR WALLS

NOTES:
1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYP DETAILS.
6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
8. SILL ANCHORS MAY BE CAST-IN-PLACE HOOKED BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIA. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN ½" OF SHEAR WALL SHEATHING.
9. SHEAR WALL CLIPS TO BE A35/LTP4, REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL, 48" OC MAX UNO.
10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
    i. 2" OC EDGE NAIL SPACING
    ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING
    iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
14. HOLDOWNS AND STRAPS OCCUR AT THE BOT OF WALLS. HOLDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
15. HOLDOWN DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS
16. REF SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

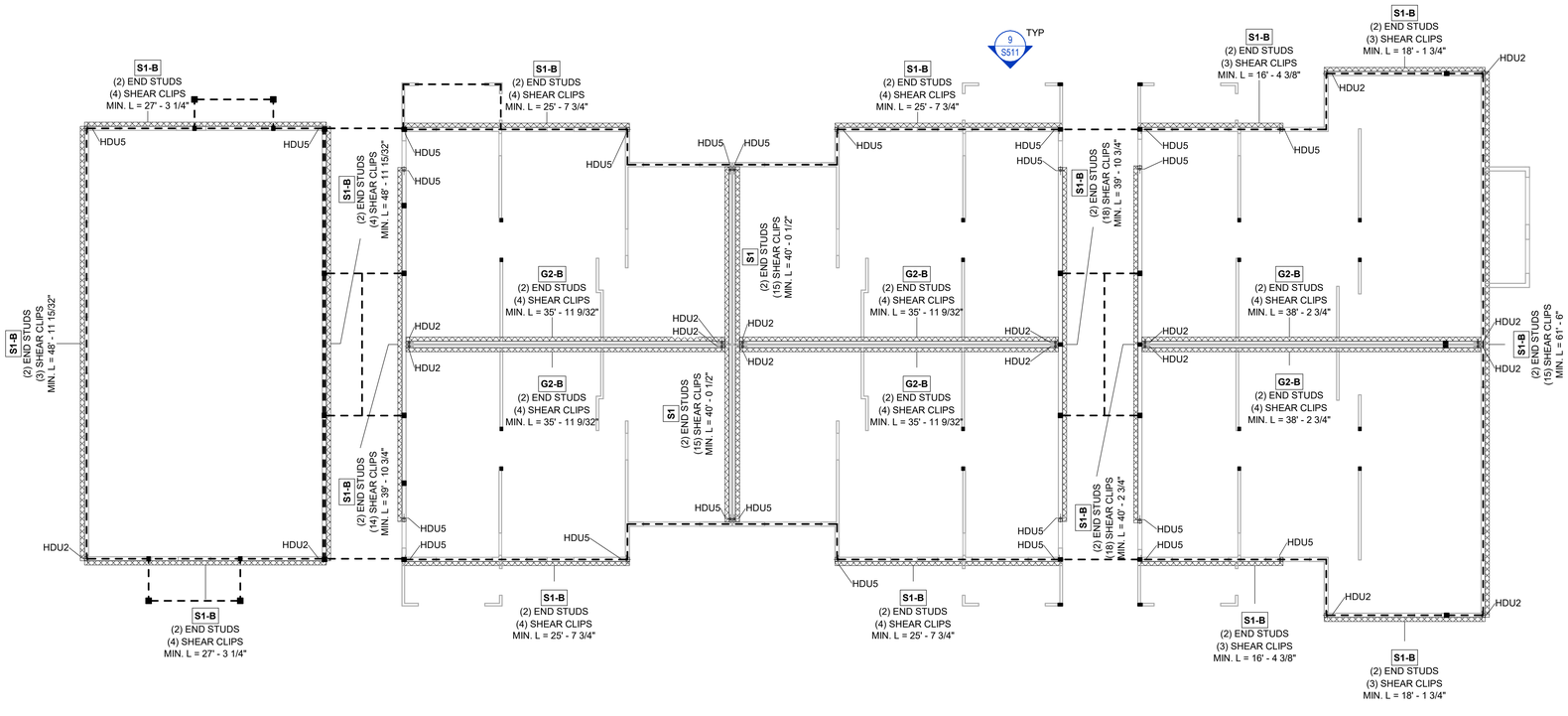
		SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
MARK	BLOCKED	TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
G1-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	8"	16d AT 12" OC	32"
G2-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	6"	16d AT 12" OC	32"
S1	NO	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 12" OC	32"
S1-B	YES	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"

PLAN NOTES - DIAPHRAGM

1. ROOF SHEATHING THICKNESS AND SPAN RATING MAY BE INCREASED FOR ROOFING MATERIAL REQUIREMENTS AND WARRANTIES. SHEATHING THICKNESS INCREASE SHALL BE COORDINATED WITH ARCHITECT.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL SOLID BLOCKING AS REQUIRED FOR DIAPHRAGM NAILING REQUIREMENTS. SOLID BLOCKING SHALL BE OF MIN NOMINAL 2x4 IN SIZE AND SHALL BE MIN #3 GRADE MATERIAL.
3. SOLID BLOCKING SHALL BE CUT TIGHT TO ADJACENT MEMBERS TO ENSURE ADEQUATE LOAD TRANSFER.
4. NAIL TYPE USED IN FLOOR/ROOF SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAIL. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED AT THESE APPLICATIONS.
5. NAILS USED FOR FLOOR/ROOF SHEATHING SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT PERMITTED IN THESE APPLICATIONS.
6. COIL STRAPS AT CORRIDOR SHALL BE CONNECTED TO RIM BOARDS AS CONTINUOUS TIE ACROSS CORRIDOR.

LEGEND - DIAPHRAGM

	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 6" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 4" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 3" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 2" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
	= BLOCKED DIAPHRAGM WITH PANEL EDGE FASTENING AT 6" OC EDGES, 12" OC FIELD.
	= SIMPSON LSTA12 STRAP, ATTACH WITH (10) 10d NAILS AT EACH TRUSS . ATTACH TO 2x6 CONT BLOCKING BETWEEN TRUSSES, INSTALL STRAP PER SIMPSON SPECIFICATIONS.
	= SIMPSON CS14 COIL STRAP INSTALLED DIRECTLY OVER SHEATHING (ALT OF (2) CSHP18 COIL STRAPS). INSTALL (2) PLIES OF BLOCKING AS REQUIRED.



APARTMENT BLDG. D
FIRST FLOOR SHEAR WALL PLAN
1/8" = 1'-0"

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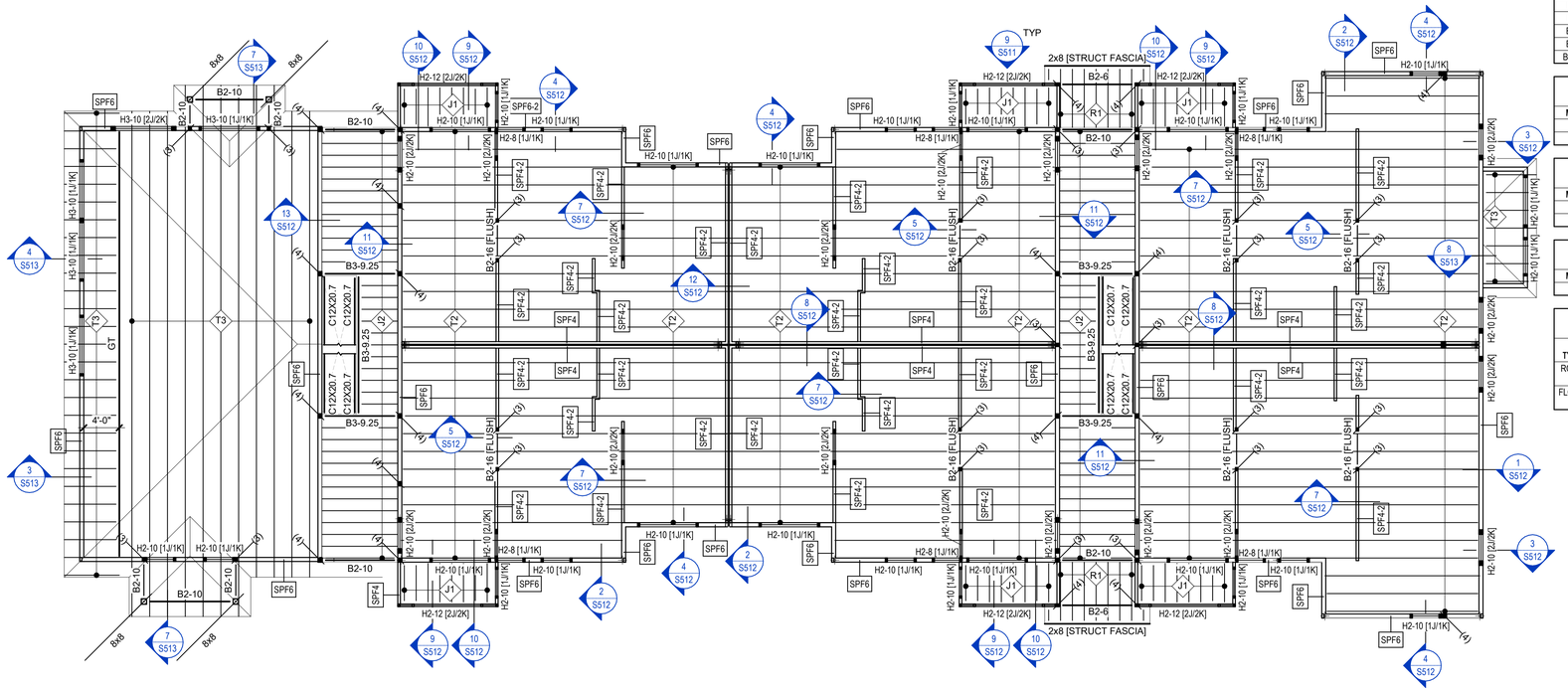

APARTMENT BLDG. D
SECOND FLOOR FRAMING PLANS

1/8" = 1'-0"

PLAN NOTES - WOOD FLOOR FRAMING

1. REF "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. ALL WOOD BEAMS ARE FLUSH, UNO.
4. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
5. REF ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FINISHES, AND ADDITIONAL NOTES.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MEP AND ARCHITECTURAL DRAWINGS.
7. REF GENERAL NOTES AND SPECIFICATIONS FOR SYMBOLS, ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	COMMENTS
J1	2x8	16"	TREATED AT EXTERIOR
J2	2x10	16"	

SCHEDULE - RAFTERS

MARK	RAFTERS	SPACING	COMMENTS
R1	2x6	16"	TREATED AT EXTERIOR

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

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REVISION:

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SCHEDULE - HOLDOWNS

NOTES:
1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF CAST-IN-PLACE ANCHORS PRIOR TO FOUNDATION WALL REBAR INSPECTION. POST-INSTALLED ANCHORS ARE NOT ACCEPTABLE EQUIVALENTS FOR CAST-IN-PLACE ANCHORS WITHOUT WRITTEN EOR APPROVAL. THEREFORE, THE LOCATION OF CAST-IN-PLACE ANCHORS ARE CRITICAL.
2. SLAB THICKNESS DOES NOT COUNT TOWARDS EMBEDMENT DEPTH, INCREASE ANCHOR LENGTH AS REQUIRED FOR SLAB THICKNESS. EMBEDMENT DEPTH IS FROM TOP OF FOOTING OR WALL.
3. WHERE HOLDOWNS ARE INDICATED TO LAND ON STEEL BEAM, CONNECTOR MAY BE INSTALLED DIRECTLY TO STEEL BEAM FLANGE.
4. ALL HOLDOWN BRACKETS AND CONNECTORS ARE SIMPSON PRODUCTS, UNO. ANCHORAGE DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS.
5. MARK TRAILING CLARIFIER INDICATES ANCHORAGE INSTALLATION METHOD; (CIP) = CAST-IN-PLACE, (PI) = POST-INSTALLED, (EB) = EMBED PLATE. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT EOR APPROVAL.
6. * FOR HDU14 OR GREATER USE HEAVY HEX NUT.
7. ** HD19 REQUIRES DF END STUDS AND EMBED PLATE AT FOUNDATION.
8. GENERAL CONTRACTOR OPTION: EMBED PLATE INSTALLATION MAY BE USED IN LIEU OF CAST-IN-PLACE.
9. REFERENCE MATERIAL SPECIFICATIONS FOR EPOXY AND ANCHOR ROD REQUIREMENTS.
10. REFERENCE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

		CAST-IN-PLACE (CIP)[1]		POST-INSTALLED (PI)[2]	
MARK	HOLDOWN	ANCHOR BOLT	MIN EMBEDMENT	ANCHOR BOLT	MIN EMBEDMENT
HDU2	HDU2-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU5	HDU5-SDS2.5	SBS/8X24	18"	5/8" DIA	8"
HDU8	HDU8-SDS2.5	SB7/8X24	18"	7/8" DIA	8"
HDU11	HDU11-SDS2.5	SB1X30	24"	1" DIA	10"
HDU14	DHU14-SDS2.5*	SB1X30	24"	1" DIA	12"
HD19	HD19* **	N/A	N/A	N/A	N/A

SCHEDULE - IBC WALL SHEATHING

TYPE	SHEATHING TYPE	ATTACHMENT	BLOCKED
WOOD FRAMING			
TYPICAL APPLICATIONS			
EXTERIOR	7/16" APA RATED WSP, EXP. 1, 24/16 SPAN RATING	8d [6" OC / 12" OC]	No
INTERIOR	MIN 1/2" GYPSUM BOARD	#6 x 1 1/4" TYPE W SCREWS [16" OC / 16" OC]	No

SCHEDULE - SHEAR WALLS

NOTES:
1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYP DETAILS.
6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
8. SILL ANCHORS MAY BE CAST-IN-PLACE HOOKED BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIA. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN ½" OF SHEAR WALL SHEATHING.
9. SHEAR WALL CLIPS TO BE A35/LTP4, REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL, 48" OC MAX UNO.
10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
    i. 2" OC EDGE NAIL SPACING
    ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING
    iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
14. HOLDOWNS AND STRAPS OCCUR AT THE BOT OF WALLS. HOLDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
15. HOLDOWN DEVICES SHALL BE INSTALLED PER MFR SPECIFICATIONS
16. REF SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

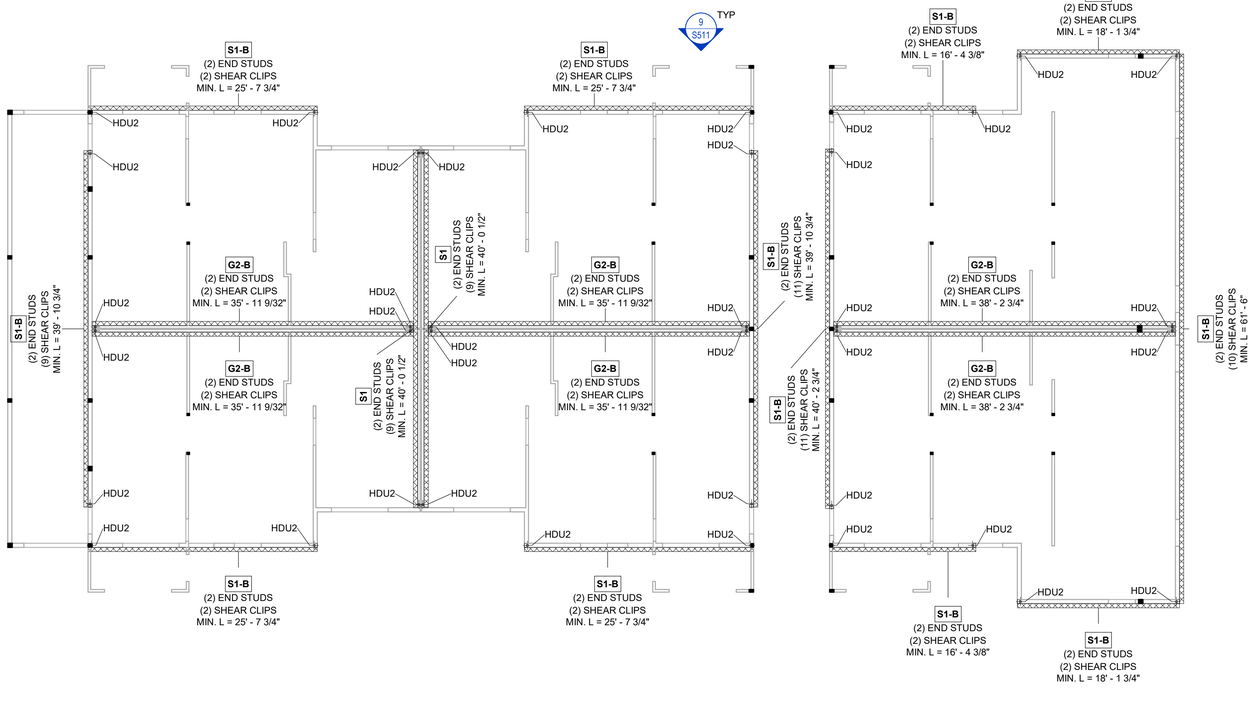
		SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
MARK	BLOCKED	TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
G1-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	8"	16d AT 12" OC	32"
G2-B	YES	GYPSUM	5/8"	ONE-SIDE	No. 6 DRYWALL SCREW	6"	16d AT 12" OC	32"
S1	NO	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 12" OC	32"
S1-B	YES	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"

PLAN NOTES - DIAPHRAGM

1. ROOF SHEATHING THICKNESS AND SPAN RATING MAY BE INCREASED FOR ROOFING MATERIAL REQUIREMENTS AND WARRANTIES. SHEATHING THICKNESS INCREASE SHALL BE COORDINATED WITH ARCHITECT.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL SOLID BLOCKING AS REQUIRED FOR DIAPHRAGM NAILING REQUIREMENTS. SOLID BLOCKING SHALL BE OF MIN NOMINAL 2x4 IN SIZE AND SHALL BE MIN #3 GRADE MATERIAL.
3. SOLID BLOCKING SHALL BE CUT TIGHT TO ADJACENT MEMBERS TO ENSURE ADEQUATE LOAD TRANSFER.
4. NAIL TYPE USED IN FLOOR/ROOF SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAIL. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED AT THESE APPLICATIONS.
5. NAILS USED FOR FLOOR/ROOF SHEATHING SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT PERMITTED IN THESE APPLICATIONS.
6. COIL STRAPS AT CORRIDOR SHALL BE CONNECTED TO RIM BOARDS AS CONTINUOUS TIE ACROSS CORRIDOR.

LEGEND - DIAPHRAGM

– – –	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 6" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 4" OC, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
— · · —	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 3" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
- - - - -	= DIAPHRAGM BOUNDARY NAILING: 10d NAILS AT 2" OC STAGGERED, CONTRACTOR SHALL ADD BLOCKING AS REQUIRED.
//////	= BLOCKED DIAPHRAGM WITH PANEL EDGE FASTENING AT 6" OC EDGES, 12" OC FIELD.
	= SIMPSON LSTA12 STRAP, ATTACH WITH (10) 10d NAILS AT EACH TRUSS . ATTACH TO 2x6 CONT BLOCKING BETWEEN TRUSSES, INSTALL STRAP PER SIMPSON SPECIFICATIONS.
	= SIMPSON CS14 COIL STRAP INSTALLED DIRECTLY OVER SHEATHING (ALT OF (2) CSHP18 COIL STRAPS). INSTALL (2) PLIES OF BLOCKING AS REQUIRED.



APARTMENT BLDG. D SECOND & THIRD FLOOR SHEAR WALL PLAN

1/8" = 1'-0"

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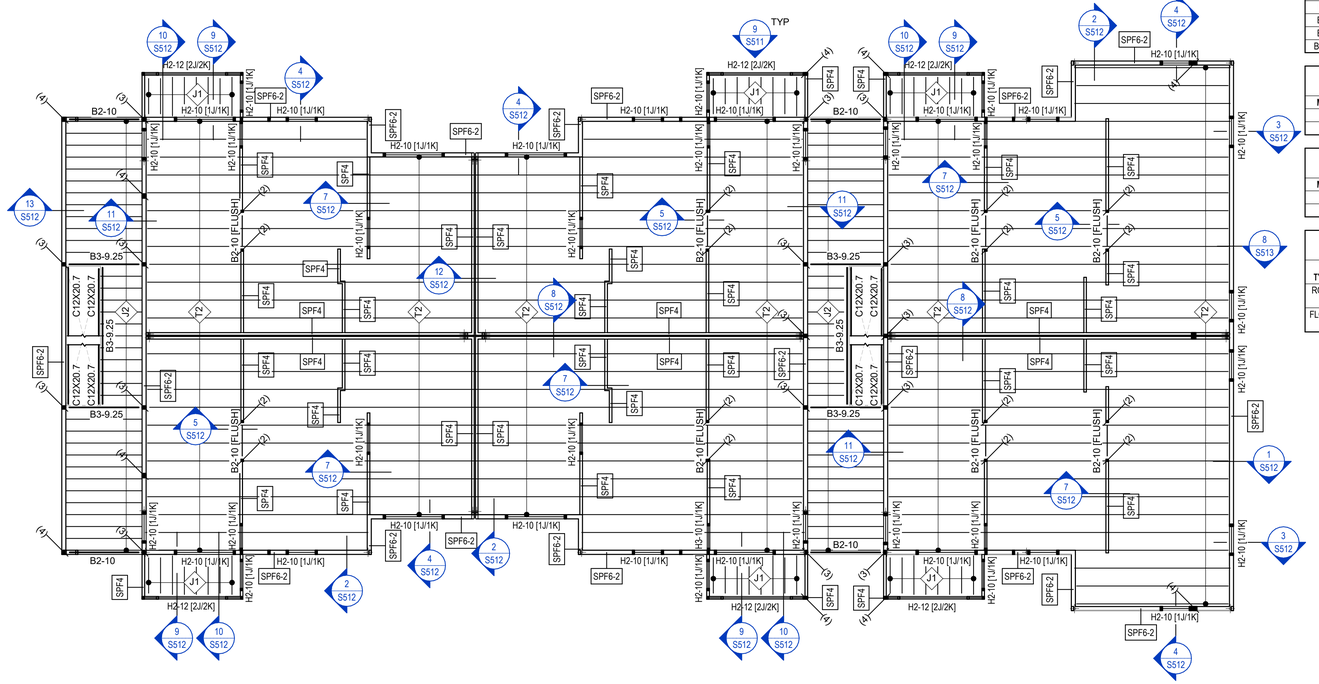

APARTMENT BLDG. D
THIRD FLOOR FRAMING PLANS

1/8" = 1'-0"

PLAN NOTES - WOOD FLOOR FRAMING

1. REF "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. ALL WOOD BEAMS ARE FLUSH, UNO.
4. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
5. REF ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FINISHES, AND ADDITIONAL NOTES.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MEP AND ARCHITECTURAL DRAWINGS.
7. REF GENERAL NOTES AND SPECIFICATIONS FOR SYMBOLS, ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 1¾"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 1¾"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	COMMENTS
J1	2x8	16"	TREATED AT EXTERIOR
J2	2x10	16"	

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

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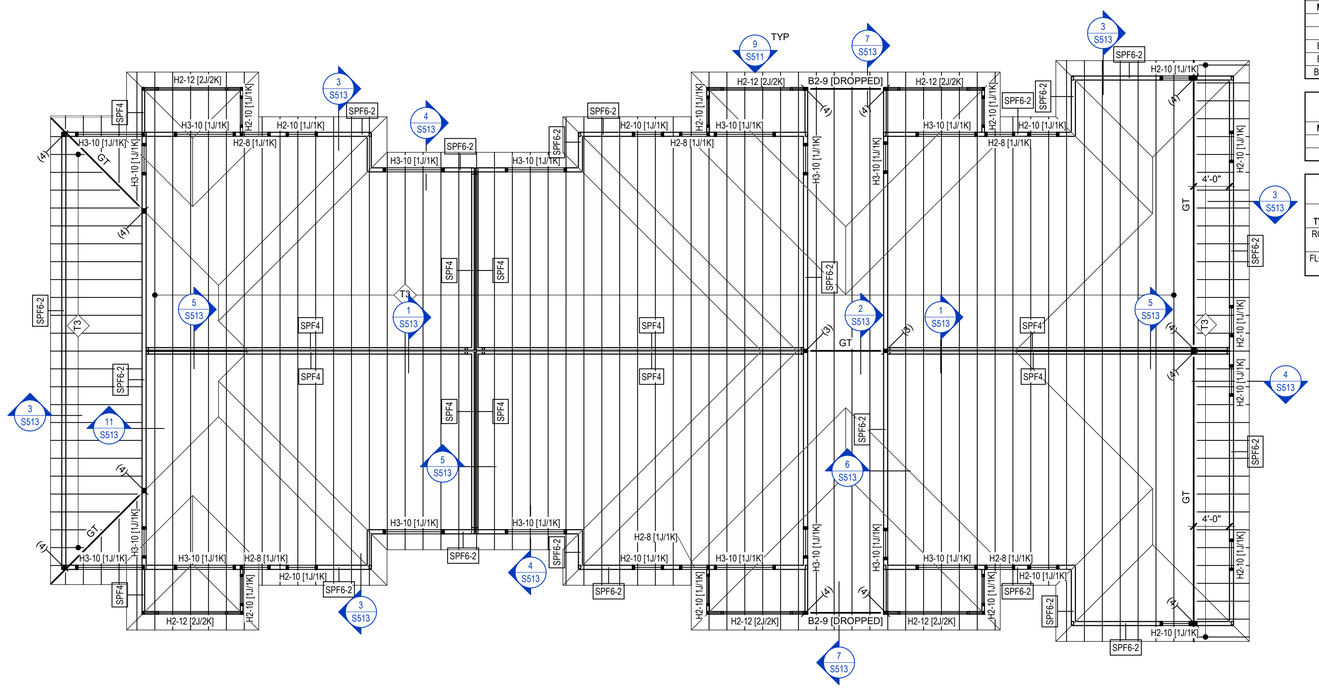

APARTMENT BLDG. D
ROOF FRAMING PLAN

1/8" = 1'-0"

PLAN NOTES - WOOD ROOF FRAMING

1. REFERENCE "LOADING DIAGRAMS" SHEET AND TRANSFER LOAD SCHEDULE FOR DESIGN LOADS.
2. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS DOWN TO FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN CONTINUITY.
3. REF PLANS FOR TOP OF STEEL BEAM ELEVATIONS.
4. ROOF CONSTRUCTION: REFERENCE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ROOF MATERIAL, ROOF SLOPE, WATERPROOFING MEMBRANE, AND INSULATION.
5. REFERENCE MECHANICAL DRAWINGS FOR ADDITIONAL RTU INFORMATION.
6. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF OPENINGS WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS.
7. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ABBREVIATIONS, SYMBOLS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - WOOD WALLS

NOTES:
1. WALL SOLE PLATE ATTACHMENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHORS WITH 7" EMBED AT 32" OC ATTACHMENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAGGERED WHEN FASTENING TO WOOD.
2. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
3. PROVIDE WALL STUD BLOCKING AT 4'-0" OC MAX FOR ALL WALLS SUPPORTING (2) OR MORE WALLS ABOVE.
4. INSTALL WALL BLOCKING PRIOR TO CONSTRUCTING FRAMING ABOVE BEARING WALLS.
** = LATERAL CLIPS REQUIRED; PROVIDE SIMPSON A35 CLIP AT EACH STUD ABOVE HEADER, REFERENCE TYPICAL DETAILS FOR CLIP LOCATION.

MARK	MATERIAL	WALL STUDS	BLOCKING
SPF4	SPF No. 2	(1) 2x4 AT 16"	
SPF4-2	SPF No. 2	(2) 2x4 AT 16"	
SPF6	SPF No. 2	(1) 2x6 AT 16"	
SPF6-2	SPF No. 2	(1) 2x6 AT 24"	

SCHEDULE - HEADERS

NOTES:
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.

REQUIRED CLIPS WHERE NOTED, REFERENCE TYPICAL DETAILS FOR LOCATION:	
LATERAL CLIPS	UPLIFT CLIPS
L1: (1) A34	U1: (1) H2.5A
L2: (1) A35	U2: (2) H2.5A
L3: (2) A34, (2) STUDS REQUIRED	U3: (1) CS16 COIL STRAP
L4: (2) A35, (2) STUDS REQUIRED	U4: (2) CS 16 COIL STRAPS [(1) EACH FACE]

HEADER CONSTRUCTION		
MARK	HEADER	COMMENTS
H2-8	(2) 2x8	
H2-10	(2) 2x10	
H2-12	(2) 2x12	
H3-10	(3) 2x10	

SCHEDULE - BEAMS

MARK	BEAM SIZE	COMMENTS
B2-6	(2) 2x6	
B2-9	(2) 11⅞"x9½" LVL	
B2-10	(2) 2x10	
B2-16	(2) 2x16	
B3-9.25	(3) 11⅞"x9½" LVL	

SCHEDULE - TRUSSES

MARK	TRUSSES	SPACING	COMMENTS
T2	FLOOR TRUSS	24"	
T3	ROOF TRUSS	24"	

SCHEDULE - SHEATHINGS

TYPE	SHEATHING TYPE	SUPPORT ATTACHMENT [EDGE / FIELD]	BLOCKED
ROOF	5/8" (NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 40/20 SPAN RATING DECK	8d [6" OC / 6" OC]	No
FLOOR	3/4" (NOMINAL) T&G EXPOSURE 1 APA RATED, 48/24 SPAN RATING DECK	8d [6" OC / 12" OC] & CONSTRUCTION ADHESIVE	No

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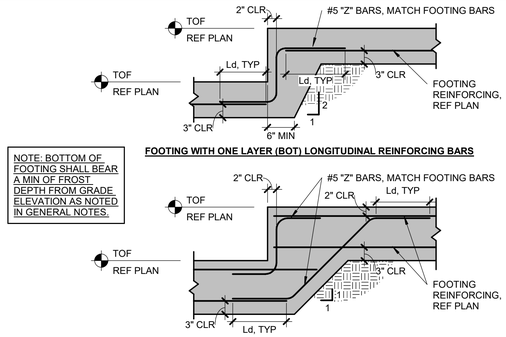
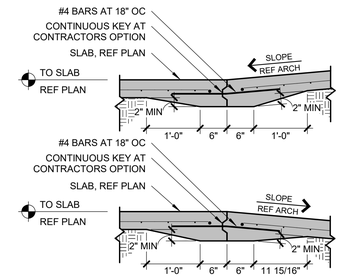


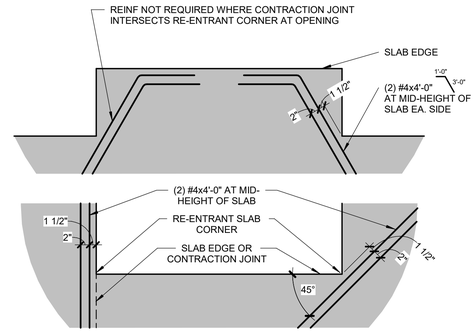
12 TYPICAL FOOTING STEP

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



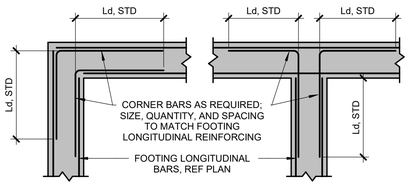
8 SLAB ON GRADE AT RAMP

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



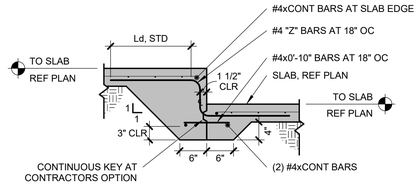
4 TYPICAL RE-ENTRANT CORNER IN CONCRETE SLAB ON GRADE

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



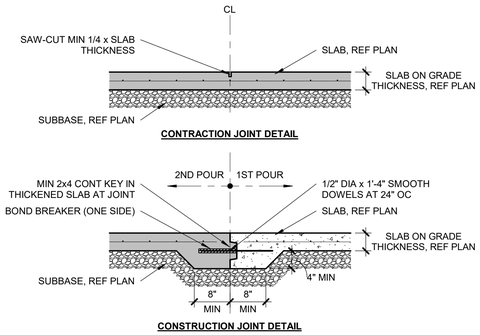
11 TYPICAL FOUNDATION CORNER DETAIL

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



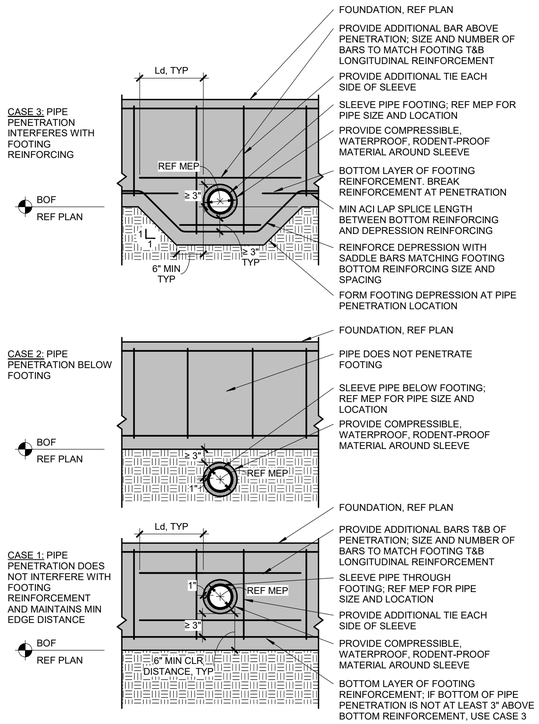
7 TYPICAL CONCRETE SLAB ON GRADE STEP

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



3 SLAB ON GRADE CONTROL JOINT

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



13 FOOTING WITH PIPE PENETRATION

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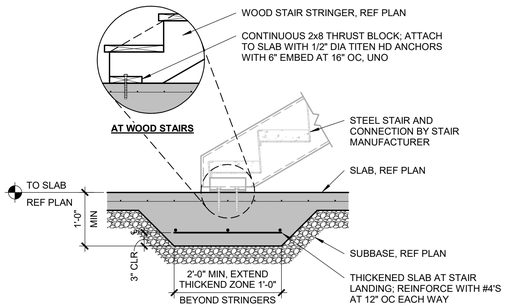
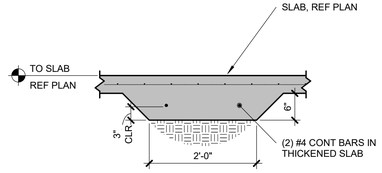


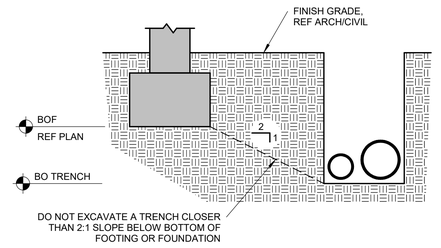
10 TYPICAL THICKEND SLAB AT STAIR LANDING

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



6 TYPICAL THICKENED SLAB ON GRADE

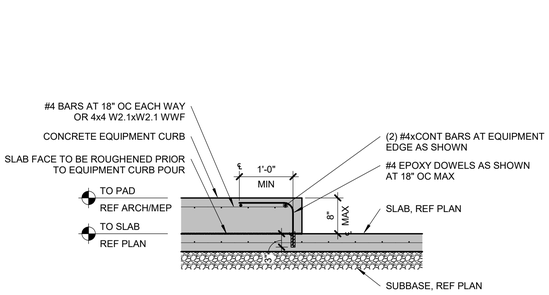
S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



NOTE: CONTRACTOR IS RESPONSIBLE AND SHALL FOLLOW ALL APLICABLE OSHA REQUIREMENTS DURING TRENCHING AND/OR EXCAVATION. MAXIMUM SLOPE ALLOWED BY OSHA ON WORKSITE MAY BE LESS THAN INDICATED BELOW, TO BE DETERMINED BY THE CONTRACTOR.

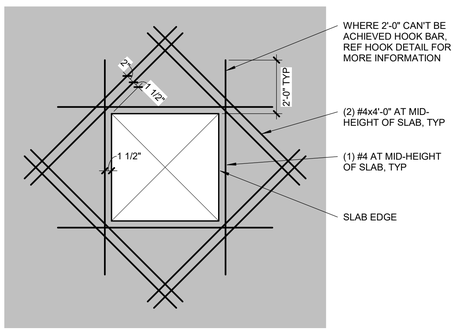
2 MAXIMUM SLOPE BETWEEN FOUNDATION AND TRENCH

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



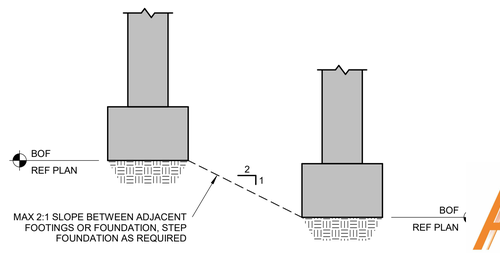
9 TYPICAL SOG EQUIPMENT PAD

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



5 TYPICAL OPENING IN CONCRETE SLAB ON GRADE

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*



NOTE: CONTRACTOR IS RESPONSIBLE AND SHALL FOLLOW ALL APLICABLE OSHA REQUIREME DURING TRENCHING AND/OR EXCAVATION. MAXIMUM SLOPE ALLOWED BY OSHA ON WORKSIT MAY BE LESS THAN INDICATED BELOW, TO BE DETERMINED BY THE CONTRACTOR.

1 MAXIMUM SLOPE BETWEEN ADJACENT FOUNDATIONS

S500 | NOT TO SCALE | *THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS*

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PROFESSIONAL ENGINEER

REVISION:

DATE: 5-15-2026
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SHEET NO.:

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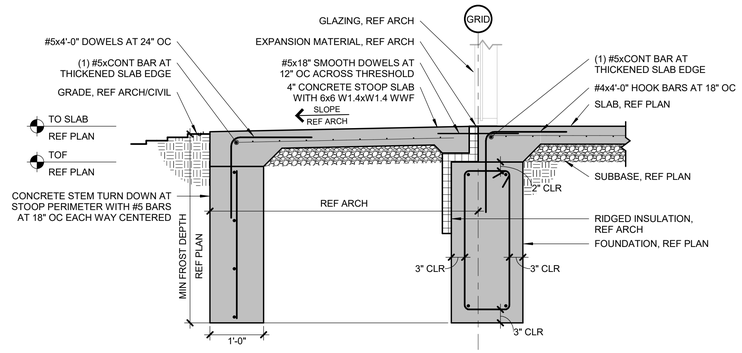
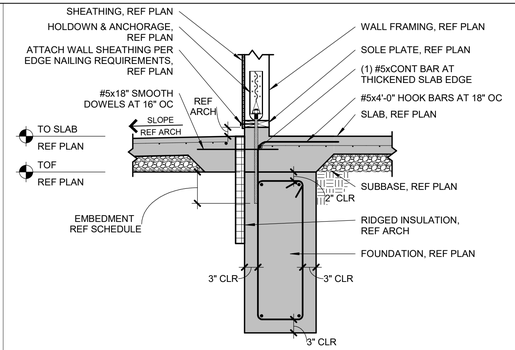
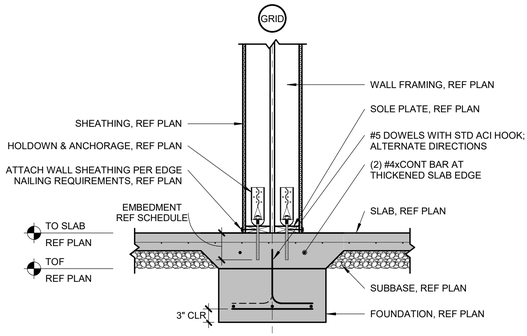


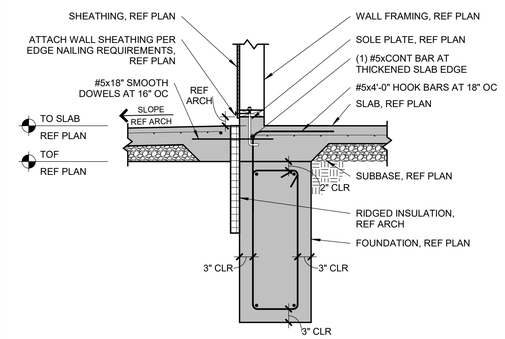
8 CONCRETE STOOP AT TRENCH FOOTING
S501 | 3/4" = 1'-0"



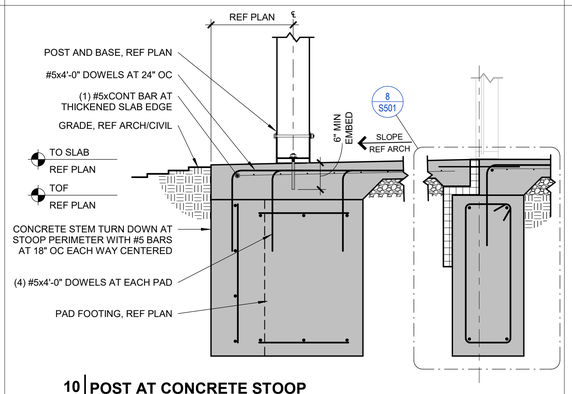
4 WOOD FRAMING ON TRENCH FOOTING AT BREEZEWAY HOLDOWN
S501 | 3/4" = 1'-0"



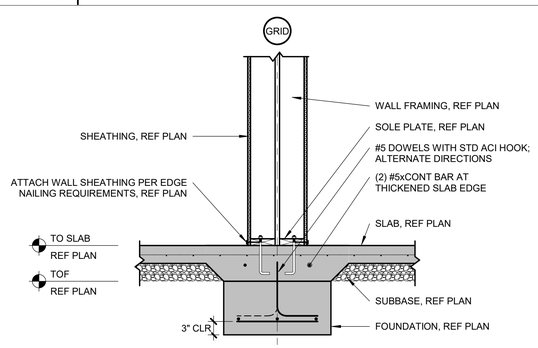
7 WOOD FRAMING AT INTERIOR FOOTING AT SEPERATION WALL HOLDOWN
S501 | 3/4" = 1'-0"



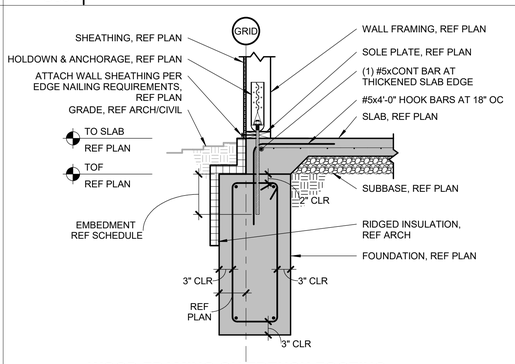
3 WOOD FRAMING ON TRENCH FOOTING AT BREEZEWAY
S501 | 3/4" = 1'-0"



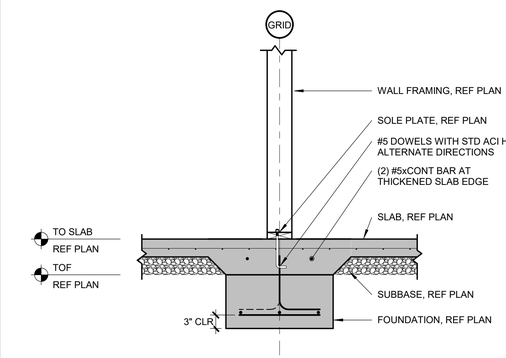
10 POST AT CONCRETE STOOP
S501 | 3/4" = 1'-0"



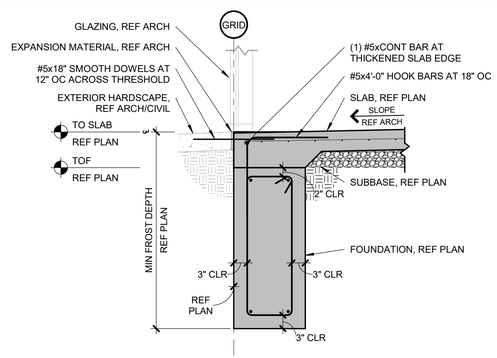
6 WOOD FRAMING AT INTERIOR FOOTING AT SEPERATION WALL
S501 | 3/4" = 1'-0"



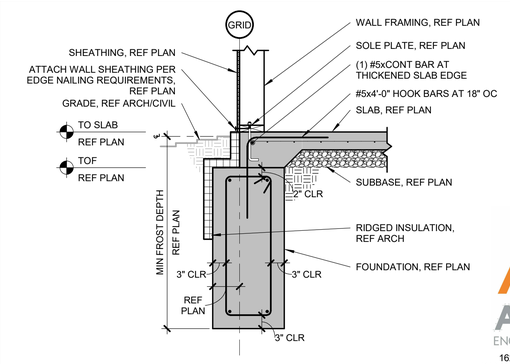
2 WOOD FRAMING ON TRENCH FOOTING AT HOLDOWN
S501 | 3/4" = 1'-0"



9 TYPICAL INTERIOR FOUNDATION WALL
S501 | 3/4" = 1'-0"



5 THRESHOLD AT TRENCH FOOTING
S501 | 3/4" = 1'-0"



1 WOOD FRAMING ON TRENCH FOOTING
S501 | 3/4" = 1'-0"

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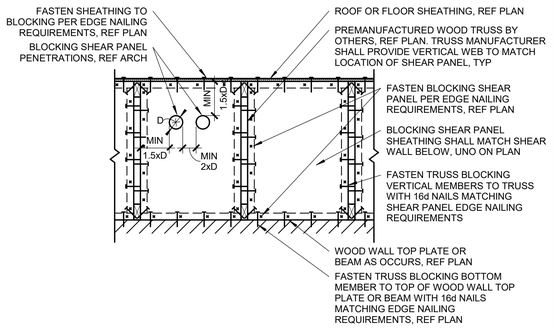
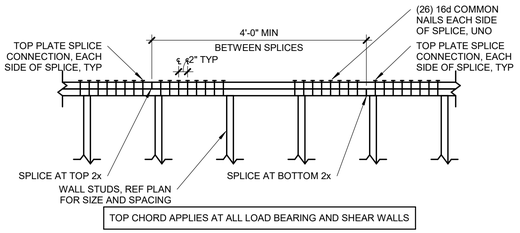


14 TRUSS BLOCKING SHEAR PANEL

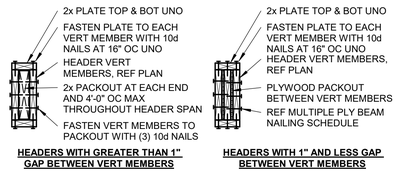
S510 | 3/4" = 1'-0"



10 TYPICAL PLATE SPLICE

S510 | NOT TO SCALE

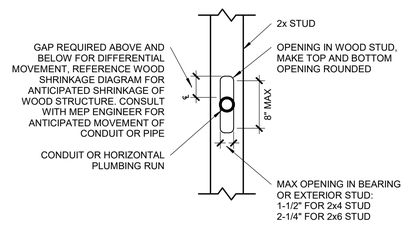
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



6 TYPICAL WOOD HEADER DETAIL

S510 | NOT TO SCALE

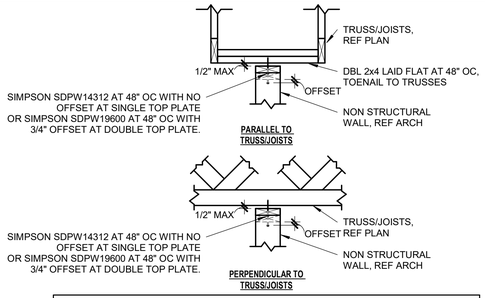
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



3 WOOD STUD PENETRATION FOR SHRINKAGE

S510 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS

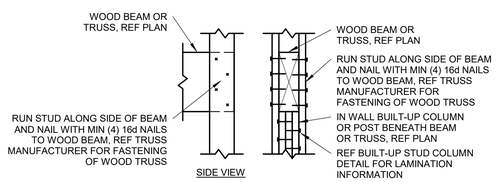


NOTES:
1. FOR CLARITY, TRUSSES ARE SHOWN IN THIS DETAIL. HOWEVER, DETAIL APPLIES TO ALL FLOOR/ROOF FRAMING TYPES.
2. CEILING FINISH SHALL NOT BE ATTACHED TO ROOF TRUSS WITHIN 12" OF WALL.

13 ARCHITECTURAL WALL CONNECTION

S510 | NOT TO SCALE

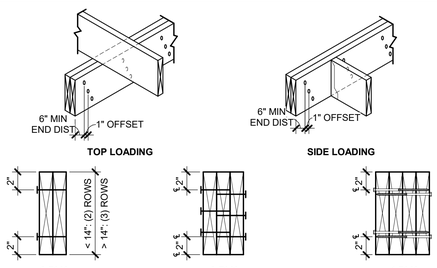
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



9 TYPICAL BEAM OR TRUSS AT STUD WALL

S510 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



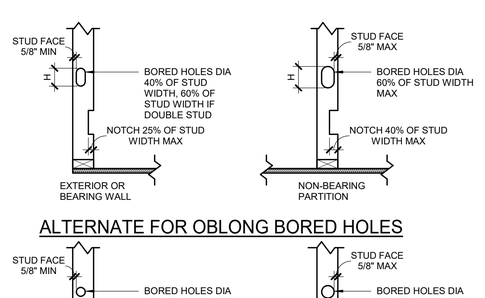
UNIFORM LOAD FASTENER SPACING

NOTES:
1. STAGGER FASTENER ON OPP SIDE BY 1/2 OF FASTENER SPACING
2. NAILING SHOWN APPLIES UNO
3. SPACE NAILS EVENLY THROUGHOUT DEPTH OF BEAM
4. 1" OFFSET FOR STAGGER AND 6" MIN END DISTANCE
5. 6" SDS SCREWS NOT RECOMMENDED FOR LSL

PLIES	FASTENER	FASTENER SPACING PER ROW	
		TOP LOADING	SIDE LOADING
2-PLY	16d X 3"	12" OC	6" OC
3-PLY	16d X 3"	12" OC EA SIDE	6" OC EA SIDE
4-PLY	SDS25600	16" OC EA SIDE	12" OC EA SIDE

POINT LOAD FASTENER SPACING

PLIES	FASTENER	NUMBER OF FASTENERS	
		FRONT SIDE	BACK SIDE
2-PLY	SDS25312	8	-
3-PLY	SDS25312	8	8
4-PLY	SDS25600	8	-



PENETRATIONS THRU STUDS

NOTE:
1. SEE SECTION R602.6 AND FIGURES R602.6.1 AND R602.6.2
2. **VERTICAL HOLE SIZE (H):**
   - LVL'S 1&2: D + 1/2"
   - LVL 3: D + 1"
   - LVL 4: D + 1 1/4"
   - LVL 5: D + 1 1/2"
3. TOP AND BOTTOM PLATE HOLES, CUT OR NOTCH THAT IS 50% OR MORE OF WIDTH MUST BE REPAIRED USING 16 GA (MIN) METAL TIE THAT IS AT LEAST 1-1/2" WIDE IF WALL IS A SHEAR WALL IT MUST BE REPAIRED USING HARDY FRAME SADDLE (HFS).

WALL SIZE	WALL STUDS					PLATES
	BORED HOLE SIZE			NOTCH		
	LOAD BEARING OR EXT WALL		NON-LOAD BEARING	LOAD BEARING	NON-LOAD BEARING	TOP & BOT
	40%	60%	60%	25%	40%	50%
2x4	1 3/8"	-	2 1/8"	7/8"	1 3/8"	1 3/4"
(2) 2x4	-	2 1/8"	2 1/8"	7/8"	1 3/8"	1 3/4"
2x6	2 1/4"	-	3 15/16"	1 3/8"	2 1/4"	2 3/4"
(2) 2x6	-	3 5/16"	3 15/16"	1 3/8"	2 1/4"	2 3/4"
2x8	2 7/8"	-	4 3/8"	1 13/16"	2 7/8"	3 5/8"
(2) 2x8	-	4 3/8"	4 3/8"	1 13/16"	2 7/8"	3 5/8"

2 CUTTING, NOTCHING, AND BORED HOLES IN STUDS AND PLATES

S510 | NOT TO SCALE

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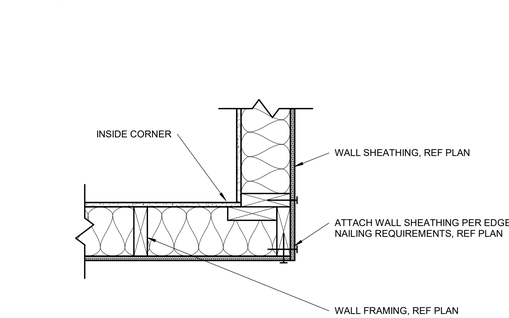
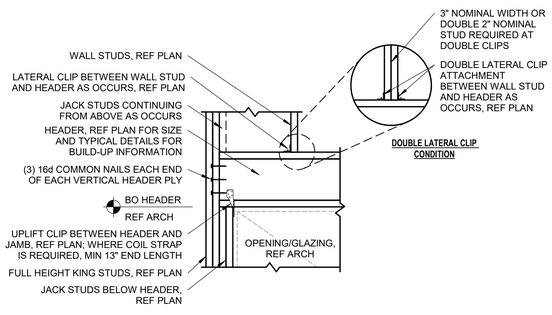


12 TYPICAL THREE STUD CORNER

S510 | NOT TO SCALE

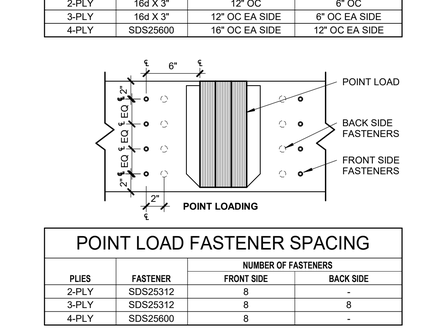
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



8 TYPICAL HEADER TO JAMB CONNECTION

S510 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF COLUMN.
2. ALL NAILS/SCREWS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 75% OF THE OUTERMOST LAMINATION
3. REFERENCE MINIMUM FASTENER LENGTH
   (2) 2x - 2 5/8" (2) 1 3/4" - 3 1/16"
   (3) 2x - 4 1/8" (3) 1 3/4" - 4 13/16"
   (4) 2x - 5 5/8" (4) 1 3/4" - 6 9/16"
   (5) 2x - 7 1/8" (5) 1 3/4" - 8 5/16"

5 TYPICAL BUILT UP WOOD BEAM

S510 | NOT TO SCALE

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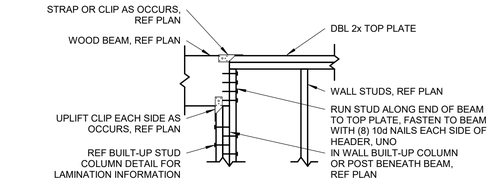
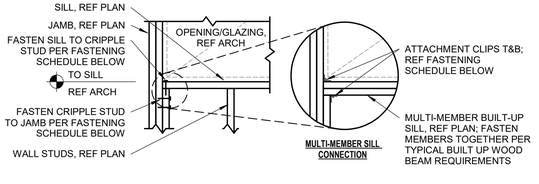


11 FLUSH WOOD BEAM AT WOOD STUD WALL

S510 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



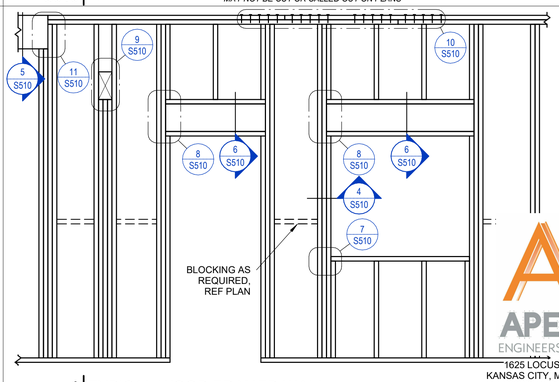
SCHEDULE - SILL FASTENING

STUD SIZE	SINGLE SILL	MULTI-MEMBER SILL
4" NOMINAL	(3) 16d COMMON NAILS	SIMPSON A34 T&B
≥ 6" NOMINAL	(4) 16d COMMON NAILS	SIMPSON A35 T&B

7 TYPICAL SILL TO JAMB CONNECTION

S510 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



1 TYPICAL WOOD FRAMED WALL

S510 | NOT TO SCALE

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REVISION:

DATE: 5-15-2026
JOB: 24-3436
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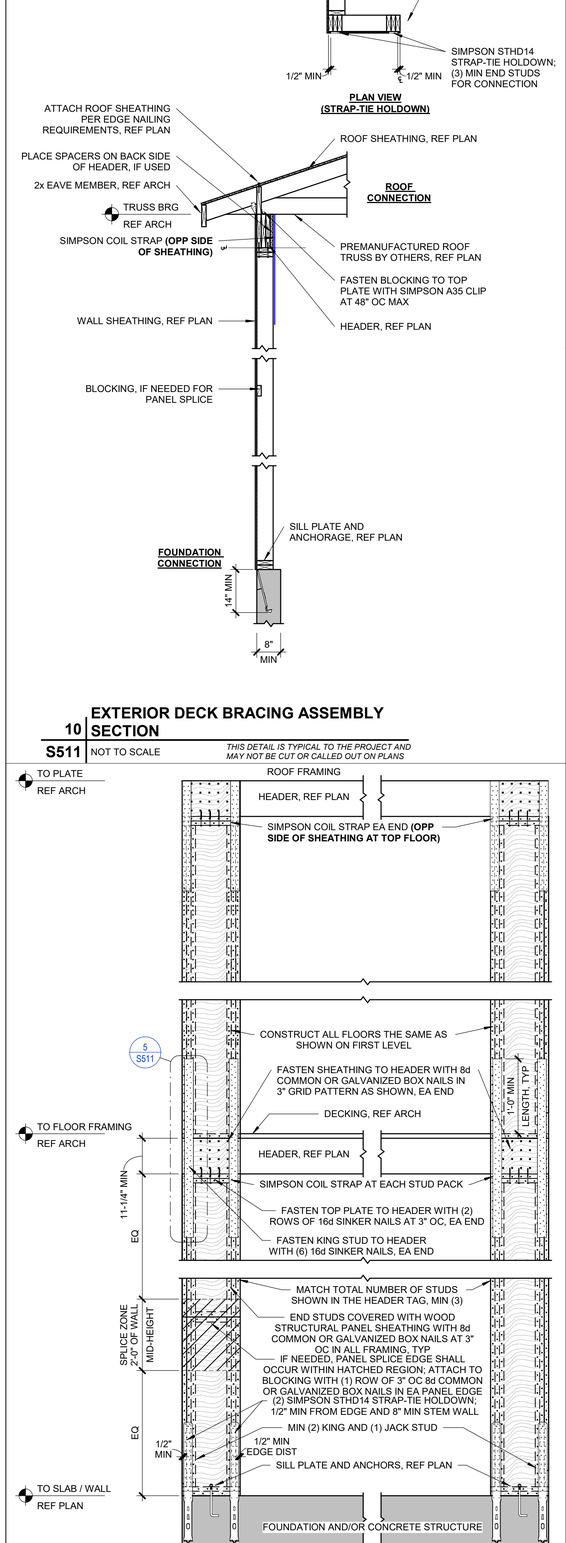
S510

10 | EXTERIOR DECK BRACING ASSEMBLY SECTION

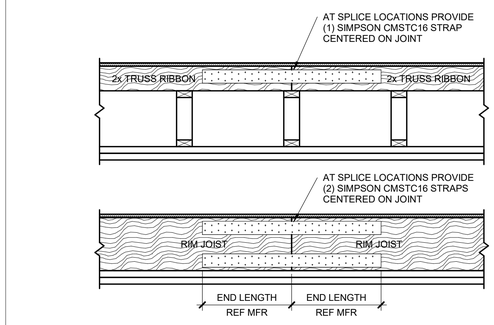
S511 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



9 | EXTERIOR DECK BRACING ASSEMBLY

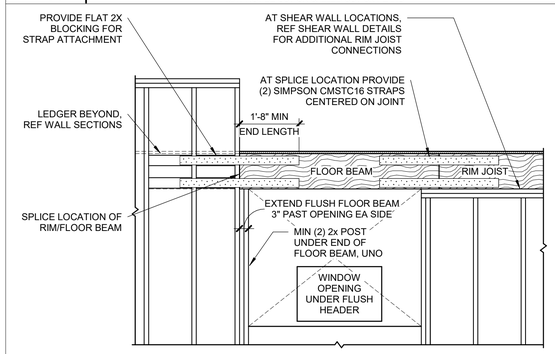
S511 | 1/2" = 1'-0"



8 | RIM JOIST AND RIBBON SPLICE DETAIL

S511 | NOT TO SCALE

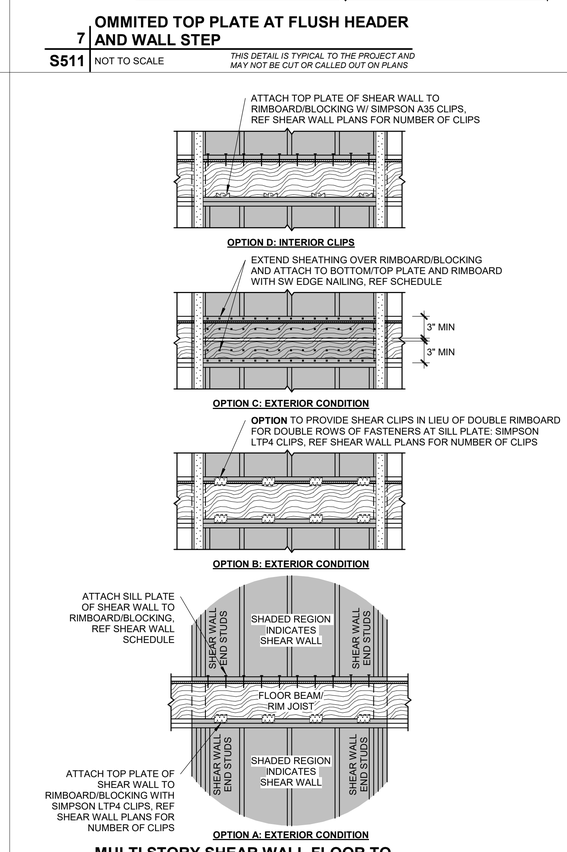
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



7 | OMMITED TOP PLATE AT FLUSH HEADER AND WALL STEP

S511 | NOT TO SCALE

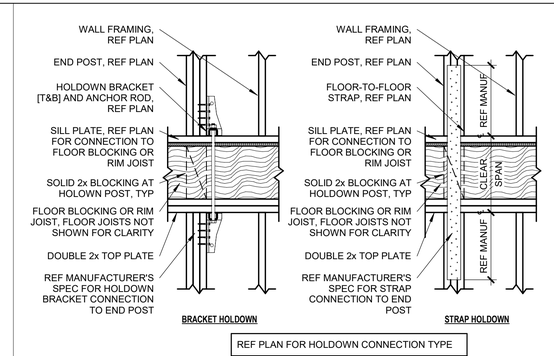
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



6 | MULTI STORY SHEAR WALL FLOOR TO FLOOR FASTENING

S511 | NOT TO SCALE

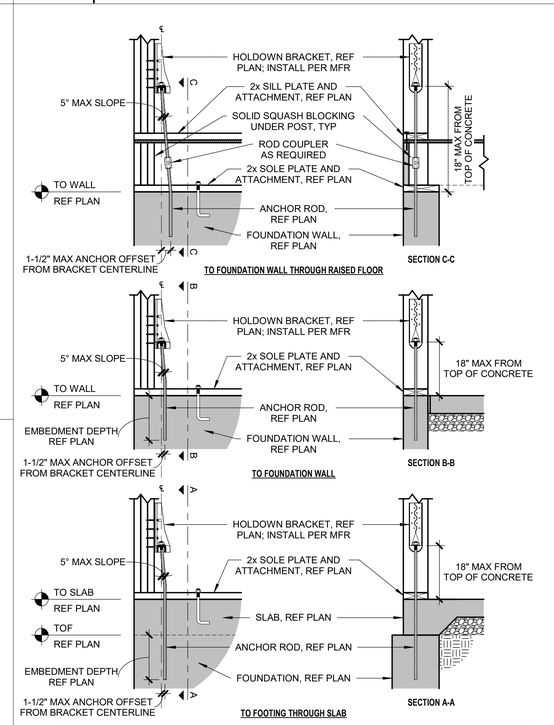
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



5 | TYPICAL WOOD FRAMING FLOOR-TO-FLOOR TIE

S511 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS

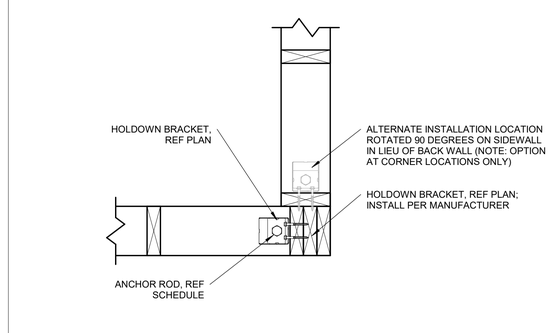


NOTE: REFERENCE SHEAR WALL PLANS, SHEAR WALL SCHEDULE, AND HOLDOWN SCHEDULE FOR SOLE/SILL PLATE ATTACHMENT, HOLDOWN BRACKET, AND ANCHORAGE INFORMATION. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

4 | TYPICAL WOOD HOLDOWN BRACKET ANCHOR TO FOUNDATION

S511 | NOT TO SCALE

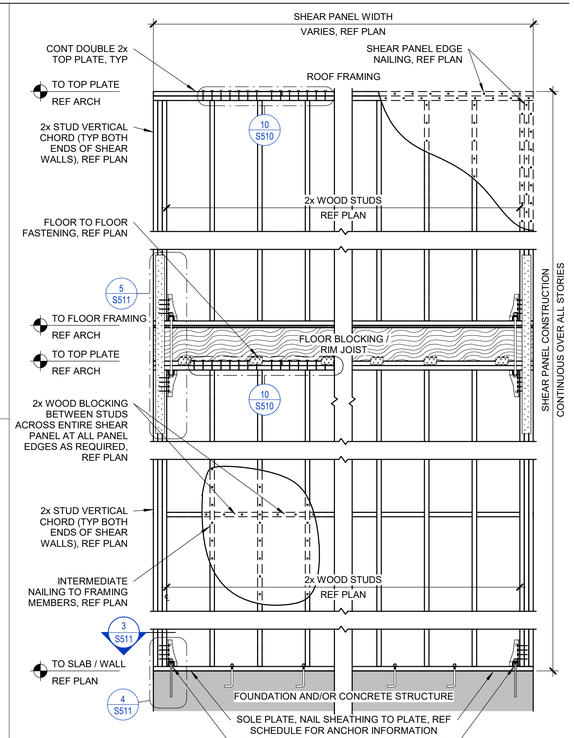
THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



3 | TYPICAL HOLDOWN ANCHOR PLAN

S511 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS

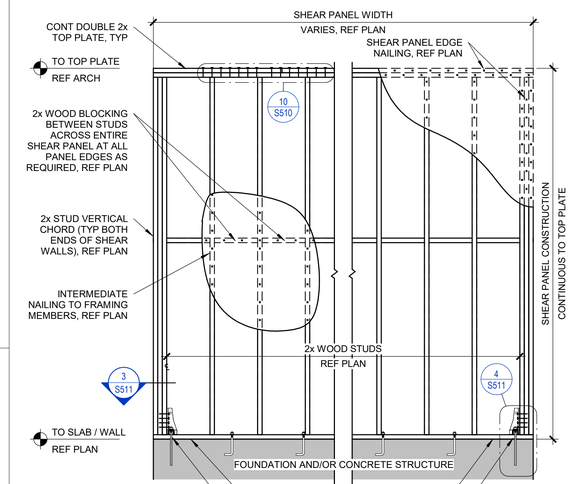


NOTE: THIS DETAIL APPLIES TO WOOD CONSTRUCTION OF TWO STORIES OR MORE

2 | TYPICAL MULTI STORY BRACED WOOD WALL

S511 | NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



1 | TYPICAL SINGLE STORY BRACED WOOD WALL

S511 | NOT TO SCALE

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104175
LICENSED
PROFESSIONAL ENGINEER
2026.05.15

REVISION:

DATE: 5-15-2026
JOB: 24-3436
SHEET NO.:

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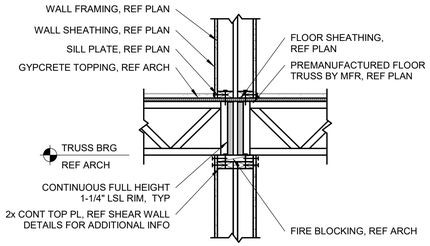
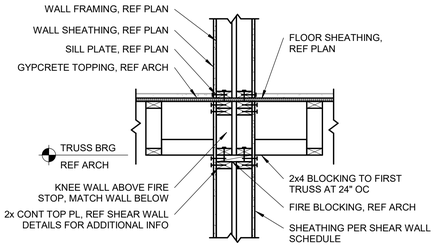


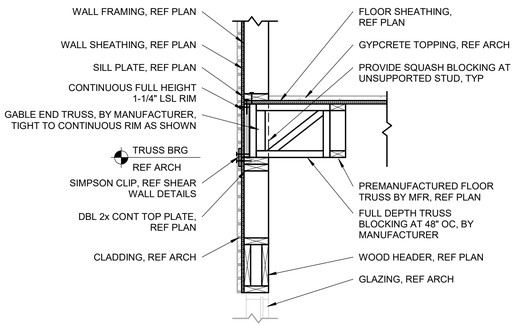
12 WOOD TRUSS BEARING AT SEPARATION WALL

S512 | 3/4" = 1'-0"



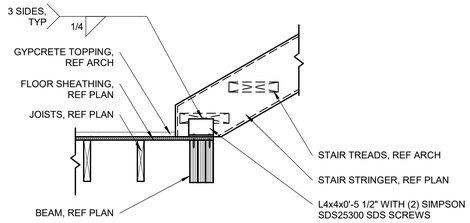
8 WOOD TRUSS BEARING AT SEPARATION WALL

S512 | 3/4" = 1'-0"



4 WOOD TRUSS PARALLEL TO EXTERIOR WALL HEADER

S512 | 3/4" = 1'-0"



15 STRINGER AT LANDING BEAM - UP

S512 | NOT TO SCALE

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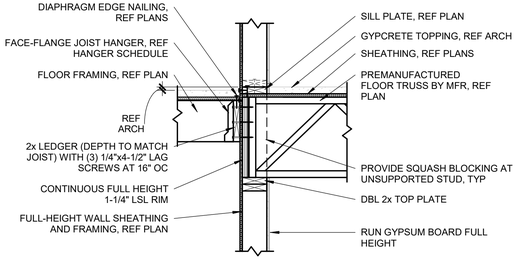
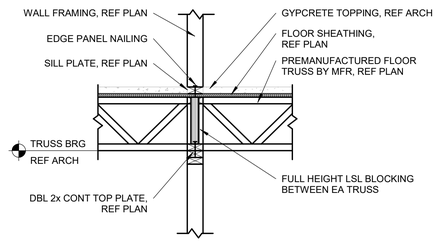


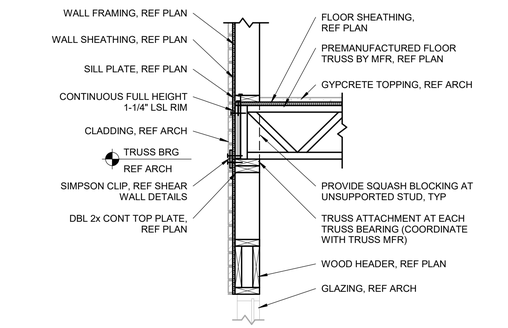
11 CORRIDOR FRAMING AT FLOOR TRUSSES PERPENDICULAR

S512 | 3/4" = 1'-0"



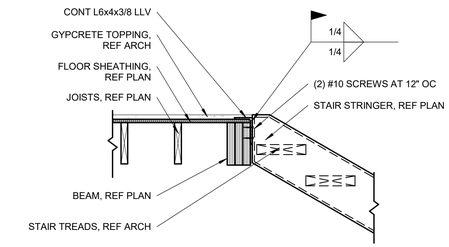
7 WOOD TRUSS BEARING ON INTERIOR WALL

S512 | 3/4" = 1'-0"



3 WOOD TRUSS BEARING AT EXTERIOR WALL HEADER

S512 | 3/4" = 1'-0"



14 STRINGER AT LANDING BEAM - DOWN

S512 | NOT TO SCALE

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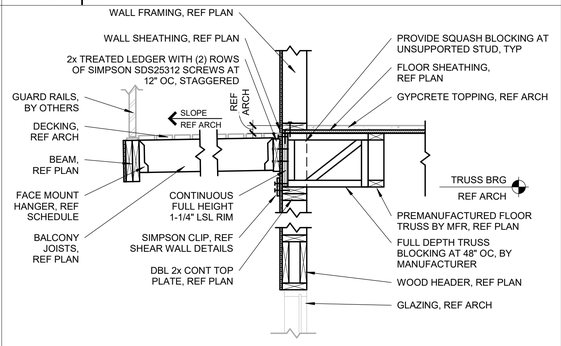
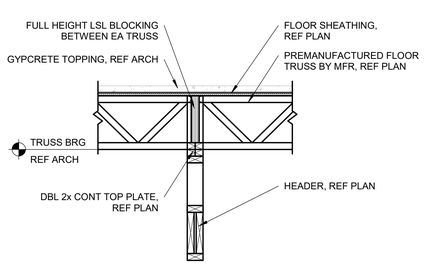


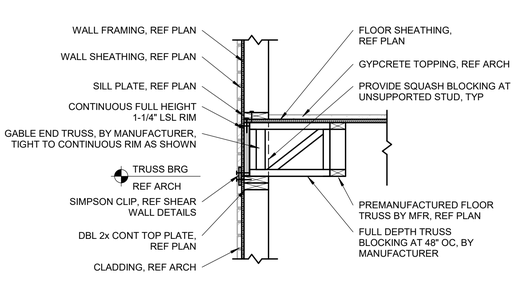
10 WOOD TRUSSES PARALLEL TO EXTERIOR WALL AT BALCONY

S512 | 3/4" = 1'-0"



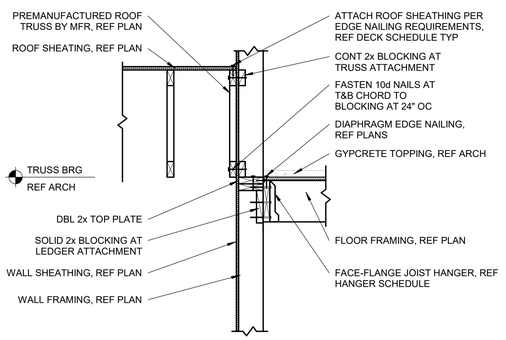
6 WOOD TRUSS BEARING ON INTERIOR WALL AT HEADER

S512 | 3/4" = 1'-0"



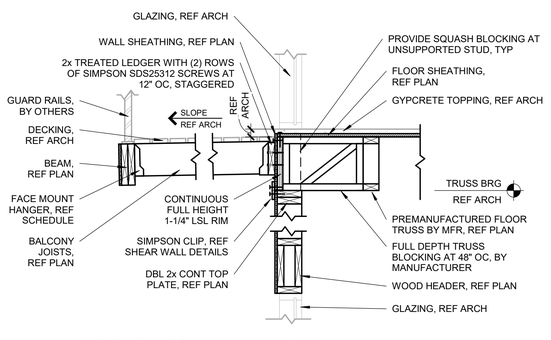
2 WOOD TRUSSES PARALLEL TO EXTERIOR WALL

S512 | 3/4" = 1'-0"



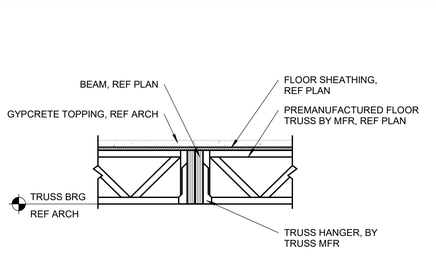
13 CORRIDOR FRAMING AT EXRERIOR WALL

S512 | 3/4" = 1'-0"



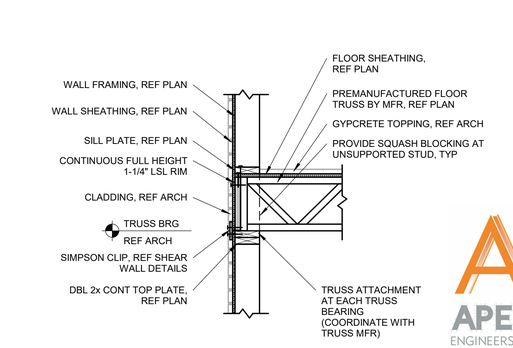
9 WOOD TRUSSES PARALLEL TO EXTERIOR WALL AT BALCONY THRESHOLD

S512 | 3/4" = 1'-0"



5 WOOD TRUSS BEARING ON INTERIOR WALL AT FLUSH HEADER

S512 | 3/4" = 1'-0"



1 WOOD TRUSS BEARING AT EXTERIOR WALL

S512 | 3/4" = 1'-0"

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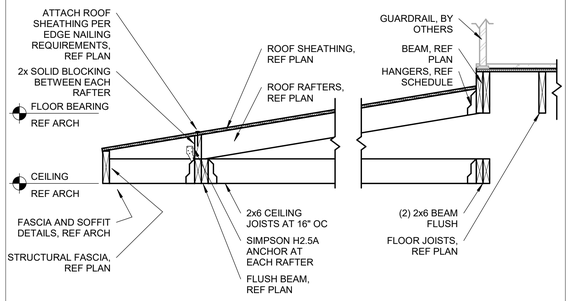
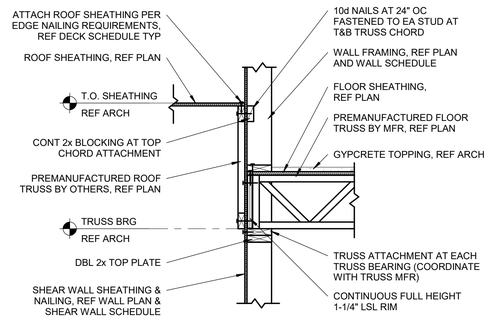
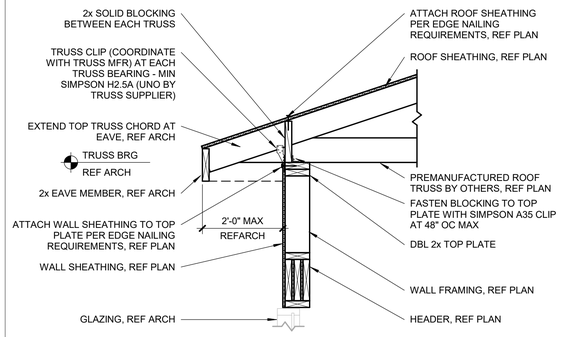


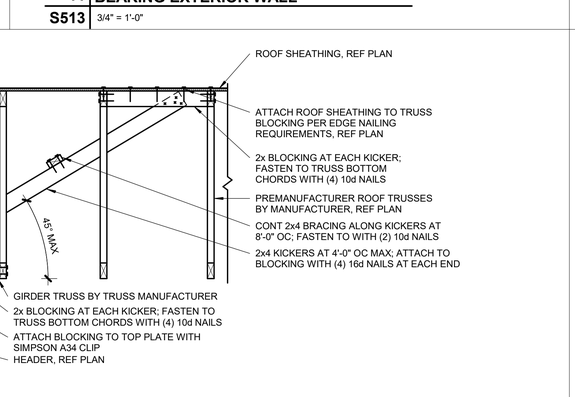
12 WOOD RAFTERS AT DROPPED BEAM
S513 | 3/4" = 1'-0"



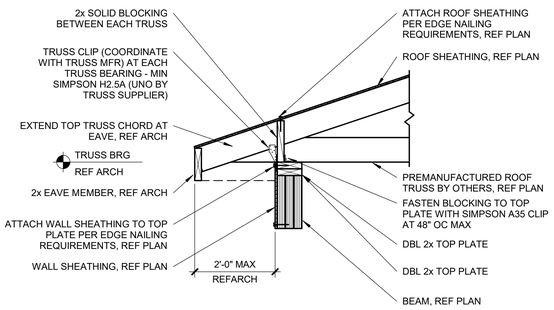
8 WOOD TRUSS AT LOWER ROOF
S513 | 3/4" = 1'-0"



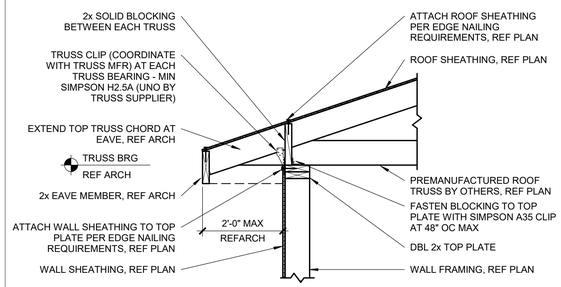
4 ROOF TRUSS HEEL BEARING AT HEADER
S513 | 3/4" = 1'-0"



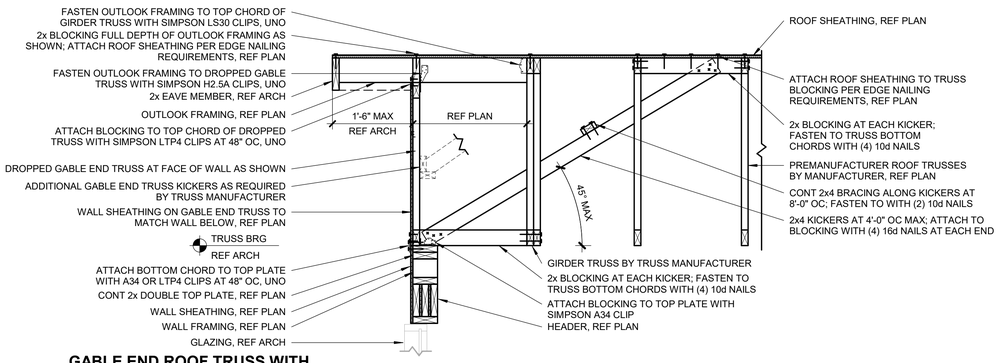
11 SLOPED ROOF TRUSS INTERMEDIATE BEARING EXTERIOR WALL
S513 | 3/4" = 1'-0"



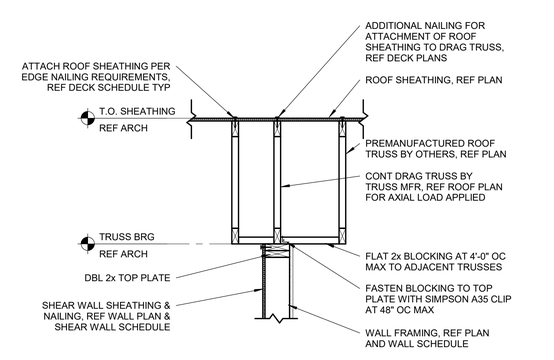
7 ROOF TRUSS HEEL BEARING AT BEAM
S513 | 3/4" = 1'-0"



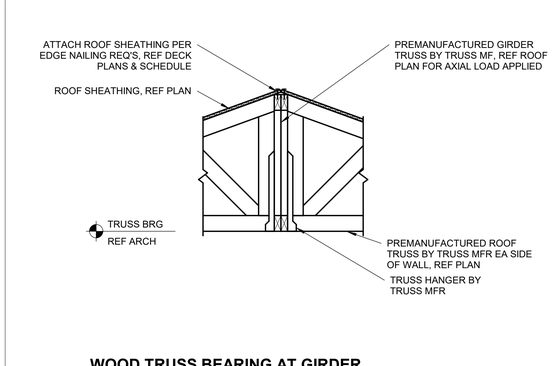
3 ROOF TRUSS HEEL BEARING
S513 | 3/4" = 1'-0"



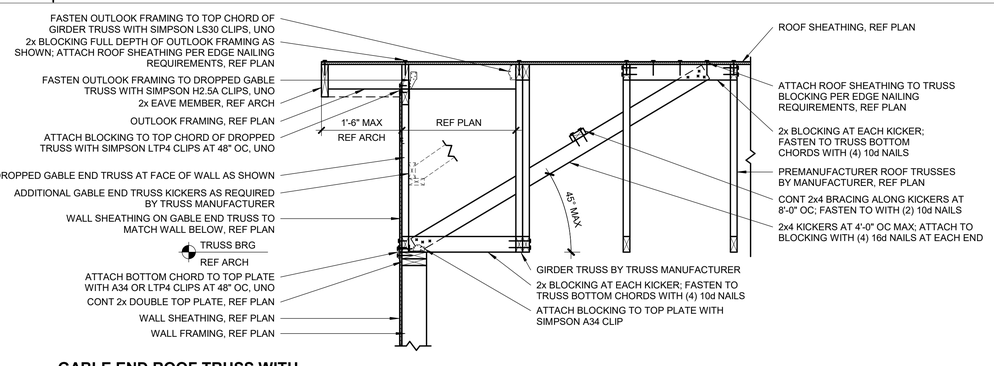
10 GABLE END ROOF TRUSS WITH OVERHANG AT HEADER
S513 | 3/4" = 1'-0"



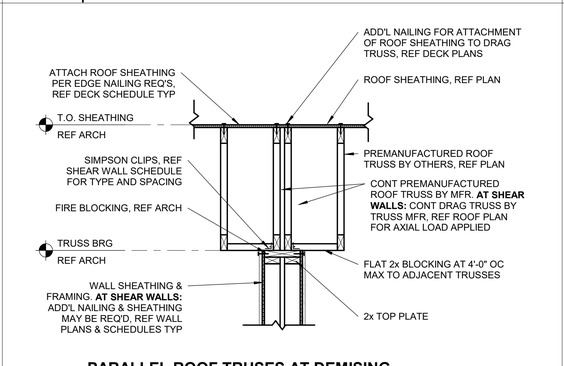
6 WOOD TRUSS AT SHEAR WALL
S513 | 3/4" = 1'-0"



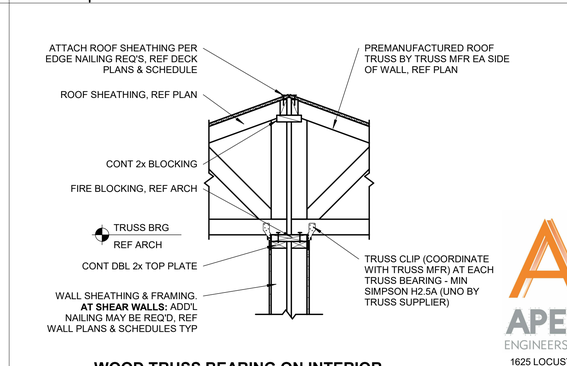
2 WOOD TRUSS BEARING AT GIRDER TRUSS
S513 | 3/4" = 1'-0"



9 GABLE END ROOF TRUSS WITH OVERHANG
S513 | 3/4" = 1'-0"



5 PARALLEL ROOF TRUSES AT DEMISING WALL
S513 | 3/4" = 1'-0"



1 WOOD TRUSS BEARING ON INTERIOR WALL
S513 | 3/4" = 1'-0"

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