

GENERAL NOTES

- 1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2009 INTERNATIONAL BUILDING CODE.
2. THE BUILDING STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING CODE PRESCRIBED LOADS:

LIVE LOADS

Table with 2 columns: Category (e.g., TYPICAL FLOOR, PRIVATE BALCONY) and Value (e.g., 20 PSF, 100 PSF)

SNOW LOADS

Table with 2 columns: Category (e.g., GROUND SNOW LOAD, SNOW IMPORTANCE FACTOR) and Value (e.g., 5 PSF, 1.0)

WIND LOADS

Table with 2 columns: Category (e.g., BASIC WIND SPEED, WIND IMPORTANCE FACTOR) and Value (e.g., 90 MPH, 1.0)

SEISMIC LOADS

Table with 2 columns: Category (e.g., SEISMIC USE GROUP, SEISMIC IMPORTANCE FACTOR) and Value (e.g., I, 1.0)

- 3. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED.
4. THE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH OR FIT OF MATERIALS.
5. PRINCIPAL OPENINGS ARE INDICATED ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, INSERTS, CURBS, OPENINGS AND SLAB DEPRESSIONS NOT SHOWN.
6. CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
7. CONTRACTOR SHALL INSURE THAT CONSTRUCTION MATERIALS WHOSE WEIGHT EXCEEDS THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS ARE NOT STORED ON STRUCTURALLY SUPPORTED FLOOR OR ROOF FRAMING.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF THE STRUCTURE AS REQUIRED BY THE ARCHITECT.
9. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNIT(S) SHOWN ON THE STRUCTURAL DRAWINGS. ANY CHANGES IN TYPE, SIZE, WEIGHT OR NUMBER OF UNIT(S) SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS OR MECHANICAL EQUIPMENT.
10. REPRODUCTION OF THE STRUCTURAL DRAWINGS, EITHER IN PART OR IN WHOLE, FOR SUBMITTALS OR SHOP DRAWINGS IS NOT PERMITTED.
11. CONTRACTOR SHALL SCHEDULE SITE OBSERVATION VISITS WITH THE ENGINEER OF RECORD AND/OR TESTING LABORATORY A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO THE REQUIRED TIME OF THE VISIT.
12. CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR THE ENGINEER TO REVIEW EACH STRUCTURAL SUBMITTAL OR SHOP DRAWING.

FOUNDATION NOTES

- 1. THE BUILDING FOUNDATION DESIGN IS BASED ON THE PROJECT GEOTECHNICAL REPORT PREPARED BY REED ENGINEERING GROUP, INC.
2. THE BUILDING FOUNDATION DESIGN IS BASED ON A POTENTIAL VERTICAL MOVEMENT, PIV, ON THE ORDER OF ONE (1) INCH OR LESS.
3. THE BUILDING FOUNDATION SHALL CONSIST OF A SHALLOW, MONOLITHIC, EARTH-FORMED, POST-TENSIONED REINFORCED CONCRETE STIFFENED SLAB AND BEAM SYSTEM.
4. ALL UNEXPOSED SURFACES OF FOOTINGS/GRADE BEAMS AT THE BUILDING SHALL BE EARTH-FORMED.
5. THE SLAB ON GRADE FOUNDATIONS SHALL BE PLACED ON A TEN (10) MIL VAPOR RETARDER OVER EITHER TWELVE (12) INCHES OF SELECT FILL OR SIX (6) INCHES OF LIME STABILIZED CLAY SOIL.
6. INFORMATION ABOVE IS PRESENTED ONLY AS A SUMMARY OF THE PROJECT GEOTECHNICAL REPORT.
7. IT IS RECOMMENDED THAT THE BUILDING OWNER RETAIN A QUALIFIED INDEPENDENT INSPECTION SERVICE TO VERIFY BEARING STRATA, LOCATION, DIMENSIONS, SELECT FILL PLACEMENT/COMPACTION AND REINFORCEMENT SIZE AND PLACEMENT.
8. BECAUSE OF THE ELAPSED TIME, THE CURRENT SOIL CONDITIONS MAY DIFFER SIGNIFICANTLY FROM THE SAMPLES THAT WERE USED IN THE DEVELOPMENT OF THE PROJECT GEOTECHNICAL REPORT REFERENCED ABOVE.

STRUCTURAL CONCRETE NOTES

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND ACI 318. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE COARSE AGGREGATES AND A CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. CONCRETE ON WOOD DECK SHALL HAVE SAND AND LIGHTWEIGHT COARSE AGGREGATE AND A CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS (SEE ACI 318, SECTION 7.7 FOR CONDITIONS NOT INDICATED):
5. LOCATE JOINTS TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE.
6. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS SO THAT AGGREGATE SHALL BE EXPOSED UNIFORMLY.
7. THE PLACEMENT OF SLEEVES OR OPENINGS THRU CONCRETE MEMBERS IS PROHIBITED UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER OF RECORD.
8. PROVIDE CHAMFERS AND REVEALS AS INDICATED IN THE ARCHITECTURAL DRAWINGS.

REINFORCING STEEL NOTES

- 1. ALL DETAILING OF STEEL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI COMMITTEE 315 PUBLICATION SP-86, "ACI DETAILING MANUAL".
2. DEFORMED BAR REINFORCEMENT SHALL BE DOMESTIC NEW BILLET STEEL IN CONFORMANCE WITH ASTM A615, GRADE 60.
3. WELDED WIRE FABRIC SHALL BE ELECTRICALLY WELDED, COLD-DRAWN WIRE IN CONFORMANCE WITH ASTM A185, GRADE 65.
4. LAP WELDED WIRE FABRIC AT LEAST 1 1/2 SQUARES PLUS WIRE END EXTENSION BUT NOT LESS THAN TWELVE (12) INCHES, UNLESS NOTED OTHERWISE.
5. FIBER REINFORCEMENT FOR CONCRETE SHALL BE NYCON-RC FIBERS AS MANUFACTURED BY NYCON, INC. OR APPROVED SUBSTITUTE.
6. POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS" PUBLISHED BY THE POST-TENSIONING INSTITUTE (PTI).

POST-TENSIONING SLAB-ON-GRADE NOTES

- 1. POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS" PUBLISHED BY THE POST-TENSIONING INSTITUTE (PTI).
2. POST-TENSIONING TENDONS SHALL BE FABRICATED IN A PLANT THAT IS CURRENTLY CERTIFIED BY THE PTI IN ACCORDANCE WITH THE "MANUAL FOR CERTIFICATION OF PLANTS PRODUCING UNBONDED SINGLE-STRAND TENDONS" PUBLISHED BY THE PTI.
3. INSTALLATION AND STRESSING OF POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL BE IN ACCORDANCE WITH THE SECOND EDITION OF THE "CONSTRUCTION AND MAINTENANCE PROCEDURES MANUAL FOR POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION" PUBLISHED BY THE PTI.
4. POST-TENSIONING TENDONS SHALL BE UNBONDED, SHEATHED AND COATED 1/2 INCH IN DIAMETER SEVEN (7) WIRE STRAND CABLE AND SHALL CONFORM TO A416, 270 KSI.
5. POST-TENSIONING TENDON DRAPES AND OFFSET CURVES SHALL APPROXIMATE A PARABOLIC PROFILE BETWEEN INFLECTION POINTS.
6. POST-TENSIONING TENDONS AND CONVENTIONAL REINFORCEMENT SHALL BE PLACED TO ALLOW ADEQUATE CLEAR DISTANCE AROUND CONVENTIONAL REINFORCEMENT IN ACCORDANCE WITH ACI 318.
7. POST-TENSIONING TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING CONCRETE PLACEMENT.
8. AFTER TENDONS ARE PLACED AND FIRMLY SUPPORTED, TENDONS SHALL BE INSPECTED FOR DAMAGE AND REPAIRS. CUTS OR TEARS IN TENDON SHEATHING SHALL BE TAPED PRIOR TO CONCRETE PLACEMENT.
9. POST-TENSIONING TENDONS SHALL NOT BE DISTURBED BY CONCRETING EQUIPMENT OR LABORERS DURING CONCRETE PLACEMENT.
10. CONCRETE STRENGTH AT TRANSFER OF POST-TENSIONING FORCE SHALL BE A MINIMUM OF 2,000 PSI.
11. POST-TENSIONING SLAB TENDONS SHALL BE STRESSED BEFORE POST-TENSIONING BEAM TENDONS.
12. TO REDUCE SHRINKAGE CRACKING, POST-TENSIONING TENDONS MAY BE PARTIALLY STRESSED TO 30% OF FULL STRESS ON THE DAY AFTER CONCRETE PLACEMENT.
13. TEMPORARY JACKING FORCES IN POST-TENSIONING TENDONS SHALL NOT EXCEED EIGHTY (80) PERCENT OF ULTIMATE TENDON STRENGTH (0.8Fpu).
14. CONTRACTOR SHALL SUBMIT POST-TENSIONING TENDON ELONGATION REPORTS THAT INCLUDE THE SPECIFIED ELONGATIONS, FIELD MEASURED ELONGATIONS AND THE DIFFERENCE BETWEEN THESE TWO (2) VALUES EXPRESSED AS PERCENTAGE OF THE SPECIFIED VALUE FOR EACH TENDON.
15. AFTER STRESSING OF THE POST-TENSIONING TENDONS IS COMPLETED AND WITH THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD, THE POST-TENSION TENDON ENDS SHALL BE CUT OR BURNED TO WITHIN ONE (1) INCH OF THE SLAB EDGE.
16. COAT THE POST-TENSIONING STRESSING ANCHORAGE WITH CORROSION PREVENTATIVE MATERIAL (ASPHALTIC PAINT OR SIMILAR PRODUCT).
17. THE CONTRACTOR SHALL NOT INSTALL DRILL-IN OR POWDER-ACTUATED FASTENERS IN POST-TENSIONED MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

ADHESIVE AND DRILL-IN ANCHOR NOTES

- 1. UNLESS NOTED OTHERWISE, ADHESIVE ANCHORS SHALL BE INSTALLED WITH SIMPSON STRONG-TIE SET HIGH STRENGTH EPOXY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
2. UNLESS NOTED OTHERWISE, HEAVY DUTY SCREW ANCHORS SHALL BE SIMPSON STRONG-TIE TITEN HD ANCHORS INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER.
3. UNLESS NOTED OTHERWISE, WEDGE ANCHORS SHALL BE SIMPSON STRONG-TIE STRONG-BOLT ANCHORS INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

STRUCTURAL STEEL NOTES

- 1. ALL STRUCTURAL STEEL DETAILING, FABRICATION AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
2. PROVIDE NEW DOMESTIC STRUCTURAL STEEL IN ACCORDANCE WITH THE FOLLOWING:
3. THE DETAILER SHALL DESIGN ALL CONNECTIONS TO RESIST FIFTY (50) PERCENT OF THE ALLOWABLE SHEAR CAPACITY OF THE BEAM, UNLESS NOTED OTHERWISE.
4. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE 3/4 INCH DIAMETER ASTM A325-N BOLTS, UNLESS NOTED OTHERWISE.
5. ANCHOR BOLTS SHALL BE UNFINISHED THREADED FASTENERS THAT CONFORM TO ASTM A307, GRADE A BOLTS AND NUTS WITH HEXAGONAL HEADS.
6. SPlicing OF STRUCTURAL STEEL MEMBERS IS PROHIBITED EXCEPT AS SPECIFICALLY INDICATED IN STRUCTURAL DRAWINGS.
7. ERECT ALL STEEL BEAMS WITH NATURAL OR SPECIFIED CAMBER UP.
8. UNLESS NOTED OTHERWISE, HOT DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO WEATHER OR SOIL AND WHERE INDICATED ON DRAWINGS.
9. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.
10. ALL STAIRS, LANDINGS AND SUPPORTS SHALL BE DESIGNED BY THE STAIR MANUFACTURER.

Table with 2 columns: BEAM SIZE and NUMBER OF BOLTS. Lists various beam sizes and their corresponding minimum number of bolts.

- 1. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS.
2. WELDS NOT INDICATED IN DRAWINGS SHALL BE MINIMUM SIZE CONTINUOUS FILLET WELD IN ACCORDANCE WITH AWS D1.1.
3. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE CAPACITY OF THE SMALLER MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
4. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.
5. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS.
6. SHEAR CONNECTOR NOTES
7. REINFORCED CONCRETE MASONRY NOTES

WELDING NOTES

- 1. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS.
2. WELDS NOT INDICATED IN DRAWINGS SHALL BE MINIMUM SIZE CONTINUOUS FILLET WELD IN ACCORDANCE WITH AWS D1.1.
3. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE CAPACITY OF THE SMALLER MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
4. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.
5. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS.
6. SHEAR CONNECTOR NOTES
7. REINFORCED CONCRETE MASONRY NOTES

SHEAR CONNECTOR NOTES

- 1. SHEAR CONNECTORS FOR COMPOSITE CONSTRUCTION SHALL BE 3/4 INCH DIAMETER, 4 1/2 INCH LONG HEADED STUDS AS MANUFACTURED BY TRW, NELSON DIVISION OR APPROVED SUBSTITUTE.
2. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.
3. BEAMS COMPRISED OF TWO (2) MEMBERS OR MORE MEMBERS SHALL BE GULLED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT TWELVE (12) INCHES ON CENTER.
4. SPlicing OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.
5. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.
6. DURING CONSTRUCTION, THE HEIGHT OF STOCK PILES OF GYPSUM SHEATHING STORED ON ANY WOOD FRAMED LEVEL SHALL NOT EXCEED THE GREATER OF TWENTY-SIX (26) SHEETS OR SIXTEEN (16) INCHES.

REINFORCED CONCRETE MASONRY NOTES

- 1. REINFORCED CONCRETE MASONRY WALL CONSTRUCTION HAS BEEN DESIGNED FOR A MINIMUM COMPRESSIVE STRENGTH (Fm) OF 1,500 PSI.
2. CONCRETE BLOCK SHALL BE ASTM C90, GRADE N, TYPE 1, LIGHT-WEIGHT UNITS OF EIGHT (8) INCH NOMINAL THICKNESS WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA OF THE BLOCK.
3. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270 AND SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 2,500 PSI OR 1,800 PSI, RESPECTIVELY.
4. GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCH AND A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI.
5. LAP SPICE LENGTH FOR CONTINUOUS DEFORMED BAR REINFORCEMENT IN CONCRETE MASONRY CONSTRUCTION SHALL BE AS FOLLOWS:
6. ALL CELLS CONTAINING REINFORCING BARS, BOLTS OR OTHER METAL FABRICATIONS SHALL BE GROUTED SOLID.
7. REINFORCED CONCRETE MASONRY CONSTRUCTION SHALL BE RUNNING BOND, UNLESS NOTED OTHERWISE.

STRUCTURAL WOOD NOTES

- 1. ALL WOOD FRAMING SHALL BE KILN-DRIED WITH A MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION OF NINETEEN (19) PERCENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

Table with 3 columns: MEMBER, MATERIAL, DESIGN PROPERTIES. Lists various wood members and their material and design properties.

ALLOWABLE STRESSES ARE UNFACTORED AND ARE BASED ON THE 1997 NATIONAL DESIGN SPECIFICATION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

- 2. THE CONTRACTOR SHALL SUBMIT, PRIOR TO THE FABRICATION OR INSTALLATION OF MATERIALS, A WRITTEN SUBSTITUTION REQUEST TO THE ENGINEER FOR REVIEW OF ANY PROPOSED LUMBER SPECIES OR GRADE SUBSTITUTIONS.
3. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED FOR MOISTURE RESISTANCE.
4. MASONRY VENEERS SHALL NOT BE SUPPORTED BY WOOD MEMBERS.
5. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED FOR MOISTURE RESISTANCE.

WOOD SHEATHING NOTES

- 1. UNLESS NOTED OTHERWISE, FLOOR SHEATHING SHALL BE TONGUE-AND-GROOVE, EXPOSURE 1, 3/4 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 48/24.
2. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE TONGUE-AND-GROOVE, EXPOSURE 1, 3/4 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 48/24.
3. WHERE SPECIFIED, EXTERIOR WALL SHEATHING SHALL BE EXPOSURE 1, 1/2 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 32/16.
4. EXTERIOR WALL SHEATHING AT CURVED WALLS SHALL BE COMPRISED OF TWO (2) LAYERS OF EXPOSURE 1, 1/4 INCH THICK APA RATED SHEATHING.
5. NOTCHES ON THE ENDS OF CONVENTIONAL LUMBER JOISTS SHALL NOT EXCEED ONE FOURTH (1/4) OF THE JOIST DEPTH.
6. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.
7. BEAMS COMPRISED OF TWO (2) MEMBERS OR MORE MEMBERS SHALL BE GULLED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT TWELVE (12) INCHES ON CENTER.
8. SPlicing OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.
9. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.
10. DURING CONSTRUCTION, THE HEIGHT OF STOCK PILES OF GYPSUM SHEATHING STORED ON ANY WOOD FRAMED LEVEL SHALL NOT EXCEED THE GREATER OF TWENTY-SIX (26) SHEETS OR SIXTEEN (16) INCHES.

WOOD FLOOR AND ROOF FRAMING NOTES

- 1. NOTCHES ON THE ENDS OF CONVENTIONAL LUMBER JOISTS SHALL NOT EXCEED ONE FOURTH (1/4) OF THE JOIST DEPTH.
2. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.
3. BEAMS COMPRISED OF TWO (2) MEMBERS OR MORE MEMBERS SHALL BE GULLED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT TWELVE (12) INCHES ON CENTER.
4. SPlicing OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.
5. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.
6. DURING CONSTRUCTION, THE HEIGHT OF STOCK PILES OF GYPSUM SHEATHING STORED ON ANY WOOD FRAMED LEVEL SHALL NOT EXCEED THE GREATER OF TWENTY-SIX (26) SHEETS OR SIXTEEN (16) INCHES.

WOOD STUD WALL NOTES

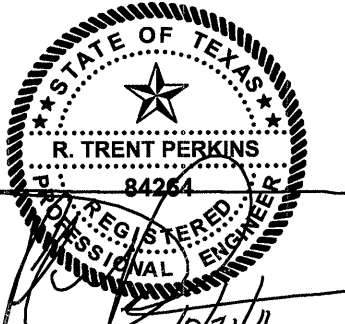
- 1. UNLESS NOTED OTHERWISE, PROVIDE AN EQUAL NUMBER OF 2x STUDS AT EACH END OF BUILT-UP BEAMS AS THE NUMBER OF MEMBERS IN THE BEAM.
2. BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1 3/8 INCH FOR LOAD-BEARING WALLS AND 2 1/8 INCH IN NON-LOAD-BEARING WALLS.
3. DOUBLE PLATES SHALL LAP A MINIMUM OF FOUR (4) FEET.
4. AT EXTERIOR WALL CORNER CONDITIONS, NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED.
5. AT CONTRACTOR'S OPTION, ENGINEERED FINGER-JOINTED STUDS MAY BE USED.

WOOD CONNECTOR NOTES

- 1. NAILS, SPIKES, STAPLES, BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 FOR EXTERIOR AND/OR TREATED WOOD LOCATIONS.
2. FRAMING CONNECTORS SHALL BE SIMPSON "STRONG-TIE" OR APPROVED SUBSTITUTE AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED.
3. UNLESS NOTED OTHERWISE, SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE FOUNDATION WITH GALVANIZED 1/2 INCH DIAMETER, ASTM A307, ANCHOR BOLTS AT FOUR (4) FEET ON CENTER.
4. UNLESS NOTED OTHERWISE, SILL PLATES AT INTERIOR WALLS SHALL BE FASTENED TO THE FOUNDATION WITH HILTI X-CP 72P823 POWDER ACTUATED FASTENERS AT FOUR (4) FEET ON CENTER.

PREFABRICATED WOOD TRUSS NOTES

- 1. DESIGN TRUSSES IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS FOR CONNECTOR PLATES."
2. THE CONTRACTOR SHALL COMPLY WITH "HANDLING AND INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (HIB-81) BY THE TRUSS PLATE INSTITUTE DURING THE INSTALLATION OF FLOOR AND ROOF TRUSSES.
3. UNLESS NOTED OTHERWISE, FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF SIXTY (60) PSF, COMPOSED OF TWENTY (20) PSF DEAD LOAD (FIFTEEN (15) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND FORTY (40) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS.
4. EXTERIOR AND BALCONY FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF ONE-HUNDRED FIFTY (150) PSF, COMPOSED OF FIFTY (50) PSF DEAD LOAD (TWENTY-FIVE (25) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND ONE-HUNDRED (100) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS.
5. PUBLIC CORRIDOR FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF ONE-HUNDRED THIRTY (130) PSF, COMPOSED OF THIRTY (30) PSF DEAD LOAD (TWENTY-FIVE (25) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND ONE-HUNDRED (100) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS.
6. ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF FORTY (40) PSF, COMPOSED OF TWENTY (20) PSF DEAD LOAD (TEN (10) PSF ON THE TOP CHORD AND TEN (10) PSF ON THE BOTTOM CHORD) AND TWENTY (20) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS.
7. ROOF TRUSSES AND END ANCHORAGES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER FOR A NET UPLIFT OF FIFTEEN (15) PSF.
8. THE CONTRACTOR SHALL SUBMIT COMPLETE TRUSS SHOP DRAWINGS AND DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.
9. PROVIDE ANCHORAGE, ERECTION BRACING, AND PERMANENT BRIDGING AS RECOMMENDED BY THE TRUSS MANUFACTURER.
10. AT FLOOR TRUSS GIRDER, PROVIDE ONE (1) STUD BELOW EACH GIRDER SUPPORT FOR EVERY FIVE (5) FEET OF TRUSS GIRDER SPAN LENGTH.
11. AT ROOF TRUSS GIRDER, PROVIDE ONE (1) STUD BELOW EACH GIRDER SUPPORT FOR EVERY TEN (10) FEET OF TRUSS GIRDER SPAN LENGTH.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84284



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REVISIONS

Table with 4 columns: No., Description, Date, and Initials. Contains a grid for tracking revisions.

KELLER SPRINGS LOFTS LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE 10-17-2011



4144 N. Central Expy., Suite 855, Dallas, TX 75204, 214.520.8878, bgoarchitects.com

DATE 08-05-2011 PROJECT 11129 SHEET NUMBER

S1.01