





## 1 GENERAL CONDITIONS

### 1.01 – BUILDING CODE

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
2. THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE WIND PRESSURES FOR 110 MPH WIND EXPOSURE B AND AS SPECIFIED IN THE ABOVE REFERENCED CODE. WIND VELOCITY IS NOTED AS A SERVICE CONDITION. (3 SECOND GUST)
3. THE DESIGN DEAD LOADS ARE AS REQUIRED AND THE CODE RECOMMENDED LIVE LOADS ARE AS FOLLOWS:
  - a. FLOOR LIVE LOADS

RESIDENTIAL UNITS .....	40 psf
CORRIDORS OR BREEZEWAYS .....	60 psf
PUBLIC AREAS .....	100 psf
BALCONIES .....	40 psf
  - b. ROOF LIVE LOADS

ROOF .....	20 psf
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4. LIVE LOAD REDUCTIONS FOR THE STRUCTURE ARE IN STRICT ACCORDANCE WITH THE AFOREMENTIONED CODE.

## 1.02 – GENERAL CONDITIONS

1. METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.
3. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, RENT OR IMPLIED, DUE TO ANY ERRORS THAT MAY OCCUR HEREON.
4. ALL MATERIALS AND WORKMANSHIP CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND TO THE LATEST EDITION OF THE BUILDING CODE.
5. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS, ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH ANY WORK.
8. ANY REFERENCE TO CODES OR SPECIFICATIONS SHALL BE WITH RESPECT TO CURRENT EDITIONS OF THE SAME.
9. THE STRUCTURAL INTEGRITY OF ANY BUILDING RELIES ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS AND/OR SEQUENCES OF CONSTRUCTION AND THE STRUCTURAL DESIGN IS BASED ON THIS PREMISE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OF SUPERSTRUCTURE DURING CONSTRUCTION.
10. INTERIOR OR EXTERIOR BEARING AND SHEAR WALLS, IF LOADED BEFORE SHEATHING, SHALL HAVE CONTINUOUS, TEMPORARY BRACING AT MID HEIGHT OF STUDS PRIOR TO APPLYING ANY CONSTRUCTION LOADS.
11. FRAMING WALLS ARE PROVIDED TO REPRESENT DESIGN CONCEPTS AND SYSTEMS. CONSTRUCTION, CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE FOR MATERIAL QUANTITIES AND ANY AND ALL UNSPECIFIED COMPONENTS REQUIRED FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR RIGID BRACING OF ALL WALLS, FORMWORK, SHORING AND FALSE WORK DURING CONSTRUCTION.
13. BEARING WALL STUDS DERIVE THEIR LOAD CARRYING CAPACITY WHEN SHEATHED AND NAILED ON AT LEAST ONE SIDE. FLOOR FRAMING SUPPORTED BY STUD WALLS SHALL NOT BE LOADED BY BUILDING MATERIALS OR ANY OTHER DEAD LOADS UNLESS APPROVED BY THE ENGINEER.
14. CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BLOCKOUTS, BRICK LEDGES, AND DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO PROJECT LAUNCH.
15. THE PERFORMANCE OF THE FOUNDATION AS DESIGNED DEPENDS ON PROPER CONSTRUCTION OF THE DRAINAGE SYSTEMS AND MAINTENANCE OF DRAINAGE SYSTEMS AFTER CONSTRUCTION IS COMPLETE. ALL ROOF DRAINAGE SHOULD BE COLLECTED AND REMOVED INTO UNDERGROUND STORM DRAIN SYSTEM. LANDSCAPE IRRIGATION AND DRAINAGE AROUND THE FOUNDATION MUST BE CONSTRUCTED WITH POSITIVE DRAINAGE WELL AWAY FROM THE BUILDING PERIMETER ON ALL SIDES. UNDERGROUND STORM DRAINS SHOULD NOT BE PLACED BENEATH BUILDINGS AND AIR-CONDITIONING CONDENSATE DRAINS SHOULD NOT BE DRAINED ADJACENT TO THE FOUNDATION.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE FABRICATION, ERECTION AND JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND SAFETY ORDINANCES FROM PUBLIC AGENCIES. THE CONTRACTOR SHALL INSTRUCT ALL PERSONNEL AND SUB CONTRACTORS REGARDING SAFETY PROCEDURES THAT ARE BEING USED FOR THE DURATION OF THE PROJECT CONSTRUCTION.
17. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED.
18. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AS HE SHALL PROVIDE FOR ALL OPENINGS WHETHER SHOWN ON THE DRAWINGS OR NOT AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR. ANY DEVIATION FROM THE OPENINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL.
19. ALL BEAMS AND GIRDERS SHALL BE CAMBERED IF INDICATED ON STRUCTURAL DRAWINGS.
20. ANY TEMPORARY SHORING OR BRACING DURING THE CONSTRUCTION PHASE BEFORE COMPLETION OF CONNECTION AND POURING OF FLOOR TOPPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
21. THE STEEL FABRICATOR SHALL BE CERTIFIED BY THE AISC QUALITY CERTIFICATION PROGRAM.
22. SEE ARCHITECTURAL PLANS FOR WHEEL STOPS AND LOCATIONS.

### 1.03 – DOCUMENT COORDINATION

1. VERITAS ENGINEERS HAS COORDINATED THE BACKGROUNDS WITH ARCHITECT TO THE BEST OF THEIR ABILITIES DURING THE DESIGN PHASE. HOWEVER, CERTAIN DISCREPANCIES ARE POSSIBLE.
2. CONTRACTOR TOGETHER WITH HIS SUB-CONTRACTORS, MATERIAL PROVIDERS, MANUFACTURERS AND OTHER CONSTRUCTION SUPPORT PERSONNEL SHALL REVIEW OTHER DISCIPLINE DRAWINGS TO CONFIRM BACKGROUNDS, DIMENSIONS, BLOCKOUTS, OPENINGS, DEPRESSIONS, EMBEDS, MATERIALS AND PENETRATIONS AND REPORT DISCREPANCIES TO ENGINEER PRIOR TO PREPARATION OF SHOP DRAWINGS, CONSTRUCTION OR INSTALLATION. FAILURE TO DO SO WILL BE AT SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ASSOCIATED COST.
3. SLAB FORMING DIMENSIONS ALONG WITH HORIZONTAL AND VERTICAL CONTROL SHALL BE VERIFIED AND CONFIRMED BY ARCHITECT.
4. ALL RPT'S SHALL BE SENT TO ARCHITECT AND NOT ENGINEER.
5. FIELD QUESTIONS FROM CONTRACTOR BY PHONE, FAX, ETC. SHALL BE AS DIRECTED BY ARCHITECT.
6. NON COMPLAINT FIELD CONSTRUCTION ISSUES WILL NOT BE REVIEWED, EVALUATED OR PROCESSED AS AN RFI BY ENGINEER. CONTRACTOR WILL IDENTIFY THESE ISSUES AND PROVIDE A CONSTRUCTION COMPLIANCE REVIEW REQUEST TO ARCHITECT IN WRITING AND NOTIFY OWNER OF THE SAME.

#### 1.04 – QUALITY ASSURANCE FOR SLABS ON GRADE

1. THE OWNER EXPECTS A DURABLE SLAB.
2. CONTRACTOR SHALL DEVELOP A QUALITY ASSURANCE PROGRAM TO ENSURE THAT WATER/CEMENT RATIOS AND AIR ENTRAPMENT PERCENTAGE ARE MONITORED CLOSELY DURING CONCRETE PLACEMENT.
3. CONTRACTOR SHALL SUBMIT QUALITY ASSURANCE PROGRAM TO E.O.R. FOR REVIEW.
4. IN ORDER TO ENSURE DURABILITY OF THE SLAB, CONTRACTOR WILL PLACE AND FINISH CONCRETE TO ENSURE THAT FREE WATER DOES NOT BLEED TO THE SURFACE.
5. ALL CRACKS GREATER THAN 20 MILS IN WIDTH SHALL BE EPOXYED USING SIKADUR 35 OR 52 EPOX ADHESIVE AS PER MANUFACTURER INSTRUCTIONS AT CONTRACTOR'S EXPENSE.

## SITEWORK

## 2.01 – FOUNDATION DESIGN CRITERIA

1. THE SUBSURFACE INFORMATION AND FOUNDATION DESIGN ARE BASED ON A REPORT PREPARED BY PARADIGM CONSULTANTS, INC. DATED AUGUST 10, 2018. PROJECT NUMBER 18-1038 WITH ADDENDUMS.
2. THE RESIDENTIAL FOUNDATION SYSTEMS FOR THIS PROJECT HAVE BEEN DESIGNED FOR THE FOLLOWING ALLOWABLE SOIL BEARING PRESSURES AT DEPTH OF 24" MIN. BELOW FINISHED GRADE:  

TOTAL LOADS ..... 1000 psf
3. POST TENSIONED SLAB ON GRADE FOUNDATIONS REQUIRE 1 TO 4 FEET OF SELECT FILL REPLACEMENT. THE PTI DESIGN CRITERIA WHICH IS BASED ON THE THIRD EDITION ARE AS FOLLOW:  

DIFFERENTIAL SWELL	1.0 INCHES (EDGE LIFT)
DIFFERENTIAL SWELL	1.2 INCHES (CENTER LIFT)
EDGE MOISTURE VARIATION	DISTANCE 4.8 FEET (EDGE LIFT)
EDGE MOISTURE VARIATION	DISTANCE 7.2 FEET (CENTER LIFT)
THROWWATE INDEX	+18
CONSTANT SOIL SUCTION	4.5 pf(DRY), 3.4 pf(CONSTANT)
SUCTION DEPTH	9 FEET

## 2.02 – FOUNDATION AND BUILDING PAD

1. THE CONTRACTOR SHALL PERFORM EXCAVATIONS, FOOT CONSTRUCTION AND PREPARATION OF THE COMPACTED FILL UNDER THE SLABON"GRADE IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. EXCAVATIONS FOR FOUNDATIONS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE. FOOTING EXCAVATIONS SHALL HAVE THE SIDES AND BOTTOMS PERMANENTLY LINED WITH VAPOR BARRIER.
3. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE STRUCTURAL ENGINEER AND/OR THE GEOTECHNICAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.
4. GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER 48 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOUNDATIONS.
5. ALL BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LIFTS OR AS SPECIFIED IN THE GEOTECHNICAL REPORT.
6. FILL SHALL BE CLEAN INACTIVE CLAY NOT SILT.
7. STRUCTURAL FILL UNDER FLOOR SLAB, SHALL HAVE A PLASTICITY INDEX AS SPECIFIED IN THE SOILS REPORT. FILL SHALL BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
8. SUBGRADE SOILS SHALL BE SCARIFIED TO MINIMUM SIX INCHES DEPTH, PROOF ROLLED AND COMPACTED TO BETWEEN 95K TO 100K OF STANDARD PROCTOR DENSITY (ASTM D-698). ALL UNSUITABLE MATERIAL AND SOFT SPOTS SHALL BE REMOVED AND BACKFILLED WITH SELECT FILL PLACED IN MINIMUM 8" LOOSE LIFTS AND COMPACTED TO 100K STANDARD PROCTOR DENSITY. MOISTURE CONTENT OF SUBGRADE SHALL BE  $\pm 2\%$  OF OPTIMUM.
9. ALL GRADE ADJUSTMENTS FOR SLABON"GRADE CONSTRUCTION SHALL BE ACCOMPLISHED WITH SELECT FILL AS SPECIFIED IN THESE GENERAL NOTES.
10. NO SLAB ON GRADE CONCRETE SHALL BE POURED AGAINST A FINAL PREPARED SUBGRADE CONTAINING FREE WATER, ICE, FROST, MUD OR OTHER UNSUITABLE MATERIAL.
11. TRENCHES FOR BURIED PLUMBING SHALL NOT RUN ALONG OR UNDER BEAMS THEY MAY CROSS AT RIGHT ANGLES. TRENCH BACKFILLS SHALL BE THOROUGHLY COMPACTED.
12. BEAM TRENCHES SHALL BE CLEAN OF LOOSE SOIL, CLODS AND TRASH. DEBRIS SHALL BE REMOVED PRIOR TO PLACING CONCRETE AND ALL VOIDS SHALL BE REPLACED WITH SAND.
13. BEAMS EXCAVATED MORE THAN THE SCHEDULED DEPTH, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE CONCRETE PLACEMENT.
14. BUILDING PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
15. SITE EXCAVATED SOIL MAY BE USED FOR SLAB ON GRADE FILL MATERIAL PROVIDED THAT ALL VEGETATION AND ROOTS ARE REMOVED PRIOR TO THEIR USE AND IF THE PLASTICITY INDEX IS LESS THAN REQUIRED. VERIFY USE WITH SOILS ENGINEER.
16. ALL FOOTINGS ARE TO BE PLACED ON FIRM AND SUITABLE SOIL. THE SOIL BEARING SHOULD BE VERIFIED BY AN ACCEPTED TESTING COMPANY.

## 2.03 – SLAB ON GRADE

1. ALL PIPE SLEEVES IN CONCRETE SLAB FOUNDATIONS SHALL BE SCHEDULE 40, GALVANIZED STEEL OR PVC PIPE UNLESS SHOWN OTHERWISE ON THE STRUCTURAL DRAWINGS. LOCATION OF SLEEVES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. ADDITIONAL REINFORCING MAY BE REQUIRED.
2. NO CONDUIT OR PIPING LARGER THAN 1" I.D. SHALL BE RUN IN STRUCTURAL CONCRETE MEMBERS UNLESS SHOWN ON STRUCTURAL DRAWINGS.
3. TOP OF ALL FLOOR DRAINS SHALL BE AT ELEVATION  $(-1/2")$  FROM FINISHED FLOOR) OR AS OTHERWISE NOTED ON PLAN. SLOPE SURFACE FOR AREAS AROUND THESE DRAINS OR AS INDICATED ON THE ARCHITECTURAL FLOOR PLANS.
4. SLAB DEPRESSIONS ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL DRAWINGS FOR REQUIRED SLAB RECESSES AS HE SHALL PROVIDE WHETHER SHOWN ON DRAWINGS OR NOT. ALL RECESS REVISIONS REQUIRED BY ALTERNATE SUBMITTALS SHALL BE COORDINATED BY THE CONTRACTOR.
5. VAPOR BARRIER SHALL BE 10 MIL THICKNESS AND ALL JOINTS SHALL BE LAPPED 12" AND TAPED.
6. PROVIDE TYPE D 2-No.4 REINFORCEMENT BARS X 6'-0" @ REINTRANT CORNERS AND AROUND RECTANGULAR HOLES IN SLABS UNLESS NOTED OTHERWISE. PLACE BAR DIAGONAL TO CORNER WITH 1" CLEARANCE FROM THE TOP AND THE SIDE OF THE SLAB AT THE CORNER.
7. PIPING MAY PASS VERTICALLY THROUGH THE FOOTINGS WITHOUT SLEEVES. PIPING PASSING THROUGH THE FOOTINGS HORIZONTALLY REQUIRE PVC SLEEVES. IN NO INSTANCE IS THE PIPING TO BE CAST LONGITUDINALLY WITHIN THE FOOTINGS.
8. REMOVE ALL VEGETATION, TREE ROOTS, ORGANIC TOP SOIL AND ANY UNDESIRABLE MATERIALS FROM THE CONSTRUCTION AREA. AVERAGE STRIPPING DEPTH IS SIX INCHES. REFER TO SITE REPORT FOR ADDITIONAL INFORMATION.
9. ALL UNDERGROUND UTILITY AND PLUMBING INSTALLATION ADJACENT TO BUILDINGS SHALL BE CONFINED TO FOUNDATION CONSTRUCTION AND TRENCHES AT THE PERIMETER OF THE FOUNDATIONS SHALL BE PLUGGED WITH BENTONITE. (VERIFY WITH THE GEO-TECHNICAL ENGINEER).

## 7 CONCRETE

### 3.01 – CONCRETE PLACEMENT

1. CONCRETE IS TO BE PLACED AT THE STRENGTH AND SLUMP AS SHOWN IN THE STRUCTURAL SPECIFICATIONS AND SHALL BE PLACED IN ONE CONTINUOUS OPERATION (MONOLITHIC) UNLESS OTHERWISE SPECIFIED ON PLANS.
2. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR TO EXERCISE CARE IN ORDER TO PREVENT DISPLACEMENT OF THE REINFORCING OR TENDONS DURING CONCRETE PLACEMENT.
3. CONCRETE SHALL BE UNIFORMLY PLACED, VIBRATED, AND CONSOLIDATED AROUND ANCHORAGES AND AT CORNERS, ETC. SO AS TO ELIMINATE POCKETS OR VOIDS. MECHANICAL VIBRATORS SHALL NOT CONTACT THE TENDONS OR ANCHORS

### 3.02 – REINFORCED CONCRETE

1. CONCRETE FOR SLAB/ON GRADE, GRADE BEAMS, AND, FOOTINGS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT (UNLESS NOTED OTHERWISE) COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE 1 PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE A COMPRESSIVE STRENGTH (FC) AT 28 DAYS AS FOLLOWS:
- |                                      |      |     |     |
|--------------------------------------|------|-----|-----|
| PT WAFFLE SLABS                      | 3000 | PSI | NWT |
| GRADE BEAMS & PLINTHS                | 3000 | PSI | NWT |
| SLAB ON GRADE                        | 3000 | PSI | NWT |
| STRIP FOOTINGS                       | 3000 | PSI | NWT |
| BREEZEWAY, STAIR LANDINGS, BALCONIES | 2500 | PSI | LWT |
2. CONCRETE FOR BREEZEWAY AND BALCONIES SHALL HAVE SAND FINE AGGREGATES, LIGHTWEIGHT COARSE AGGREGATES CONFORMING TO ASTM C330, TYPE 1 PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE A MAXIMUM DRY DENSITY OF 120 POUNDS PER CUBIC FOOT. THE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH (FC) OF 2500 PSI AT 28 DAYS. CONCRETE SHALL BE REINFORCED WITH FIBER MESH AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

## 7 CONCRETE (CONT'D)

- FLY ASH MAY BE USED AS A POZZOLAN TO REPLACE A PORTION OF THE PORTLAND CEMENT IN A CONCRETE MIX, SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FLY ASH, WHEN USED, SHALL CONFORM TO ASTM C618. CONCRETE MIXES USING FLY ASH SHALL BE PROPORTIONED TO ACCOUNT FOR THE PROPERTIES OF THE SPECIFIC FLY ASH USED AND TO ACCOUNT FOR THE SPECIFIC PROPERTIES OF THE FLY ASH CONCRETE THIS RESULTING. THE RATIO OF THE AMOUNT OF THE FLY ASH TO THE TOTAL AMOUNT OF FLY ASH AND CEMENT IN THE MIX SHALL NOT EXCEED 20 PERCENT.
4. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF THE ACI DETAILING MANUAL ACI 315.
5. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301.
6. CONCRETE COVER PROTECTION FOR REINFORCING SHALL CONFORM TO ACI 318 AND SHALL BE AS FOLLOWS:
- |   | MINIMUM COVER, IN. |
|---|--------------------|
| (a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH                                  | 3                  |
| (b) CONCRETE EXPOSED TO EARTH OR WEATHER<br>NO. 5 BAR, W31 OR D31 WIRE AND SMALLER          | 1 1/2              |
| (c) CONCRETE NOT EXPOSED TO WEATHER<br>NOR IN CONTACT WITH GROUND<br>NO. 11 BAR AND SMALLER | 3/4                |
7. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60, WITH SUPPLEMENTARY REQUIREMENTS (S1). NO. 3 BARS MAY CONFORM TO ASTM A615 GRADE 40, WITH SUPPLEMENTARY REQUIREMENTS (S1) UNLESS NOTED OTHERWISE. THE "N" DESIGNATION SHALL BE ACCEPTED IN LIEU OF THE "S" DESIGNATION REQUIREMENT, HOWEVER OTHER REQUIREMENTS OF SUPPLEMENT S1 SHALL BE MET. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.
8. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.479. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90X.
9. COMPLETE REINFORCING PLACEMENT DRAWINGS PREPARED IN ACCORDANCE WITH ACI 315 SHALL BE REVIEWED BY THE ENGINEER & AVAILABLE ON THE JOB SITE PRIOR TO THE PLACING OF CONCRETE.
10. MAXIMUM SLUMP IN CONCRETE SHALL NOT EXCEED "5" IN FLATWORK AND "8" WHEN PUMPED.
11. ALL CONCRETE MIX SHALL BE DESIGNED BY A QUALIFIED REGISTERED ENGINEER & LAB CONCRETE MIX DESIGN DATA RESULTS SHALL BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.
12. WATER FOR CONCRETE SHALL BE CLEAN, FRESH AND DRINKABLE.
13. CONCRETE MIX DESIGNS MUST BE SUBMITTED A MINIMUM OF 15 DAYS PRIOR TO THE START OF THE WORK FOR ENGINEER AND OWNER'S TESTING LABORATORY APPROVAL PRIOR TO PLACEMENT OF CONCRETE IN THE PLANT OR FIELD. ANY ADJUSTMENTS IN APPROVED MIX DESIGNS INCLUDING CHANGES IN ADmixTURES MUST BE SUBMITTED IN WRITINGS TO THE ENGINEER AND OWNER'S TESTING LABORATORY FOR APPROVAL PRIOR TO USE IN THE FIELD.
14. ALL REINFORCING STEEL SHALL BE SUPPORTED USING PLASTIC CHAIRS SPACED AT 48" ON CENTER EACH WAY.
15. AFTER COMPLETING THE SURFACE FINISH ON A CONCRETE POUR, THE POUR SHALL BE COVERED WITH PLASTIC AND KEPT DAMP FOR THE NEXT 72 HOURS.
16. CURING COMPOUND MAY BE USED IN LIEU OF WET CURING. SUBMIT CURING COMPOUND TO ARCHITECT AND ENGINEER FOR REVIEW. CURING COMPOUNDS THAT MAY HAVE CONFLICT WITH THE FINISH SHALL NOT BE USED.
17. AFTER COMPLETING THE SURFACE FINISH ON A CONCRETE POUR, THE POUR SHALL BE COVERED WITH PLASTIC AND KEPT DAMP FOR THE NEXT 72 HOURS.
18. CURING COMPOUND MAY BE USED IN LIEU OF WET CURING. SUBMIT CURING COMPOUND TO ARCHITECT AND ENGINEER FOR REVIEW. CURING COMPOUNDS THAT MAY HAVE CONFLICT WITH THE FINISH SHALL NOT BE USED.
19. CONTRACTOR SHALL SUBMIT A PLACING AND CURING PROCEDURE FOR EXPOSED CONCRETE IN AMENITIES AREA FOR ENGINEER, ARCHITECT AND OWNER'S REVIEW AND ACCEPTANCE.

### 3.03 – REINFORCING STEEL SPLICING

1. REQUIRED SPICE TYPE AND LAP LENGTHS AS INDICATED ON THE DRAWINGS. LENGTHS FOR UNSCHEDULED BARS NOT SHOWN OTHERWISE ON THE DRAWINGS SHALL BE 36 BAR DIAMETERS MINIMUM.
2. ALL REINFORCING STEEL BARS SHOWN ON THE DRAWINGS CROSSING CONCRETE CONSTRUCTION JOINT SURFACES WITH INSERTS CANT FLUSH AGAINST THE FORM AND HAVING DWELS CONNECTED TO THE INSERT IN A SUBSEQUENT CONCRETE POUR SHALL CONFORM TO THE FOLLOWING:
  - a. SPICE CONNECTION AT INSERT SHALL DEVELOP THE FULL TENSILE CAPACITY OF THE REINFORCING STEEL.
  - b. INSERTS SHALL BE ONE OF THE FOLLOWING:
    1. "LENTON FORM SAVER" TAPERED DOWEL AND INSERT, AS MANUFACTURED BY ERICO PRODUCT, INC.
    2. "DOWEL BAR SPICER" DOWEL BAR SUBSTITUTION AND REBAR SPICE SYSTEM (DB-SAE SPICER) AS MANUFACTURED BY RICHMOND SCRP ANCHOR CO., INC. OTHER SPICE ASSEMBLIES MAY BE USED ONLY IF APPROVED BY THE ENGINEER.
3. WELDING REINFORCING STEEL SCHEDULED OR DETAILED REINFORCING STEEL SHALL NOT BE TACK WELDED FOR ANY REASON. WELDED REINFORCING STEEL SPICES ARE NOT PERMITTED WITHOUT ENGINEER APPROVAL. WHERE WELDING IS APPROVED, IT SHALL CONFORM TO AWS D1.4, STRUCTURAL WELDING CODE-REINFORCING STEEL.
4. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.479. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233 CLASS E90X.

### 3.04 – POST TENSION CONCRETE

1. DESIGN AND CONSTRUCTION OF POST - TENSIONED SLABS - ON - GRADE SHALL BE IN ACCORDANCE WITH POST - TENSIONING INSTITUTE.
  2. ALL POST - TENSIONING TENDONS SHALL BE LO-LAX AND ANCHORAGES SHALL CONFORM TO REPORT NO. ACI 423-34-83. STRAND SHALL BE FABRICATED FROM 1/2" 270 ksi STRAND TENDING ASTM A-416.
  3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT TIME OF FULL STRESSING, AND 3,000 PSI AT 28 DAYS. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED; OTHERWISE, CRACKING DUE TO SHRINKAGE WILL BE EXCESSIVE.
  4. THE LOCATION OF CONSTRUCTION JOINTS AS DETAILED ON THE CONTRACT DOCUMENTS MAY NOT BE CHANGED WITHOUT APPROVAL FROM ENGINEER.
  5. TENDONS AND REINFORCING BARS SHALL BE TIED AT ALL INTERSECTIONS. TENDONS SHALL BE SUPPORTED ON CHAIRS AT NO MORE THAN 4 FEET O.C. REBAR SHALL BE ADEQUATELY SUPPORTED. CARE SHALL BE USED DURING PLACING OF CONCRETE SO THAT POSITIONING OF TENDONS AND SUPPORTS IS MAINTAINED.
  6. AT DEAD ENDS, TENDON SHEATHING MAY BE CUT BACK AS MUCH AS 12" FROM THE END OF THE STRESSING. END SHEATHING MAY BE CUT BACK A MAXIMUM OF 2" FOR PATCHING OR REPLACEMENT OF SHEATHING, TAPING IS SUFFICIENT.
  7. CONCRETE SHALL BE WELL CONSOLIDATED IN THE VICINITY OF END ANCHORAGE.
  8. TENDON FORCE VARIATIONS INDICATED BY GAGE PRESSURE AND ELONGATION IN EXCESS OF 7 PERCENT SHALL BE REPORTED TO THE STRUCTURAL ENGINEER.
  9. STRESSING OF TENDONS SHALL BE CONDUCTED AS FOLLOWS:
    - a. TENDONS LESS THAN 100 FEET IN LENGTH SHALL BE FULLY STRESSED WITHIN 3 DAYS AFTER CONCRETE PLACEMENT AND MINIMUM CONCRETE COMPRESSIVE STRENGTH IS 2,000 psi.
    - b. TENDONS GREATER THAN 100 FEET IN LENGTH SHALL BE PARTIALLY STRESSED TO 25% OF FULL STRESS WITHIN 24 HOURS OF CONCRETE PLACEMENT. FULL STRESSING OF THESE TENDONS SHALL OCCUR WITHIN 3 AND 4 DAYS AND MINIMUM COMPRESSIVE STRENGTH IS 2,000 psi.
  10. THE JACKING FORCE IN THE 1/2" DIAMETER LO RELAXATION PRESTRESSING STRANDS SHALL AS FOLLOWS:
    - a. INITIAL JACKING FORCE (0.80 Fpu)
    - b. FINAL JACKING FORCE (0.75 Fpu)
- THE POST - TENSIONING SLAB ON GRADE DESIGN IS BASED ON PRESTRESSING LOSSES NOT EXCEEDING 20% OR 4.59 kips PER TENDON EXCLUDING SEATING AND FRICTIONAL LOSSES.

## CONCRETE (CONT'D)

11. TENDONS 1/2" 270K SHALL BE ANCHORED AT 31.0 kips. THESE TENDONS MAY BE TEMPORARILY STRESSED TO 33.0 kips IN ORDER TO OVERCOME FRICTION AND COMPENSATE FOR SEATING LOSSES.
12. ELONGATIONS SHALL BE APPROXIMATELY 0.079" PER FOOT OF STRESSED TENDON LENGTH U.N.O. ON PLAN. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
13. STRESSING POCKETS SHALL BE PATCHED WITH A STIFF GROUT MIX.
14. CONTRACTOR SHALL SUBMIT COMPLETE PLACING PLANS INCLUDING DETAILS OF TENDON AND BAR PLACEMENT.
15. POST - TENSIONING TENDONS IN BEAMS SHALL BE DRAPED AS SHOWN IN PLANS USING SMOOTH PARABOLIC DRAPE.
16. CONTRACTOR SHALL PROVIDE ALL BAR AND TENDON SUPPORTS AND ADDITIONAL REINFORCING REQUIRED TO MAINTAIN SPECIFIED COVERAGES AND DRAPE.
17. AFTER TENDONS ARE STRESSED AND EXCESS CUT OFF, ANY EXPOSED HARDWARE SHALL BE SPRAYED WITH RUST - INHIBITIVE PAINT AND OPENINGS SHALL BE GROUTED FLUSH WITH SLAB EDGE.
18. TENDONS SHALL HAVE THE PRESTRESSING STRAND PERMANENTLY PROTECTED AGAINST CORROSION BY A CHEMICALLY STABLE, PROPERLY APPLIED CONTINUOUS COATING OVER THE ENTIRE TENDON LENGTH. SHEATHING FOR UNBONDED TENDONS SHALL HAVE SUFFICIENT TENSILE STRENGTH AND WATER RESISTANCE TO RESIST DAMAGE AND DEGRADATION AND SHALL BE CONTINUOUS OVER THE TENDON LENGTH.
19. ANCHORAGES OF UNBONDED TENDONS SHALL DEVELOP AT LEAST 95 PERCENT OF THE MINIMUM SPECIFIED ULTIMATE STRENGTH OF THE PRESTRESSING STRAND WITHOUT EXCEEDING ANTICIPATED SET. SPECIAL REINFORCEMENT, REQUIRED FOR THE PERFORMANCE OF THE ANCHORAGE, SHALL BE SPECIFIED THE TENDON SUPPLIER.
20. POST - TENSIONING CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE FOLLOWING:
  - a. LAB TEST AND RESULTS ON ANCHORAGE SYSTEM.
  - b. CURRENT CALIBRATION DATE FOR STRESSING EQUIPMENT TO BE USED.
  - c. COEFFICIENT OF FRICTION FOR STRANDS.
  - d. MILL TESTS FOR STRANDS.
21. POST - TENSIONING SLAB TENDONS SHALL BE PLACED IN A STRAIGHT LINE FROM PULL END TO DEAD END AS SHOWN ON PLANS. DEVIATION AT ANY PLACE OR LOCATION SHALL BE LIMITED TO 1/8" PER FOOT OF TENDON IN A GRADUAL PARABOLIC SWEEP.
22. TENDONS SHALL NOT BE PLACED WITHIN 6" OF A SLAB PENETRATION, OPENING, OR EXTERIOR EDGE.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL POST - TENSIONING TENDONS WHEN USING EXPANSION BOLTS, ADHESIVE ANCHORS, OR POWDER ACTUATED FASTENERS. THE CONTRACTOR SHALL LOCATE TENDONS WITH SPECIALIZED EQUIPMENT SUCH AS BAR METERS AND / OR PACHOMETERS FOR THIS PURPOSE.
24. ALL ANCHORS SHALL BE ENCAPSULATED.

### 3.05 – POST TENSION FIELD OPERATIONS

1. THE STRESSING OPERATIONS MUST BE PERFORMED BY AND UNDER IMMEDIATE SUPERVISION OF PERSONS EXPERIENCED AND QUALIFIED IN POST-TENSIONING OPERATIONS.
2. AT STRESSING ENDS, PLACE POCKET FORMER INTO 1" DIAMETER DRILLED HOLE IN FORM AND NAIL ANCHORS TIGHT TO FORM. AT DEAD ENDS, PLACE ANCHORS APPROXIMATELY 1" BACK FROM FACE OF FORM. DEAD END AND LIVE END MAY BE REVERSED PER FIELD CONDITIONS AT CONTRACTOR'S OPTION.
3. NAIL OR OTHERWISE SUPPORT THE CENTERLINE OF ALL ANCHORAGES TO BE APPROXIMATELY 5 INCHES BELOW THE TOP OF THE SLAB (UNLESS OTHERWISE NOTED). WHERE DEPRESSIONS ARE NOTED, CENTERLINE OF ANCHOR FOR PROPER CONCRETE COVERAGES.
4. TENDON SHEATH IS TO BE CONTINUOUS BETWEEN ANCHORS, BUT NOT PROTRUDING INTO ANCHOR. CUT SHEATHING AT LIVE END AS CLOSE AS PRACTICAL TO THE BACK FACE OF ANCHOR, DO NOT REMOVE THE GREASE, SLIDE TAIL OF TENDON THROUGH THE HOLE IN ANCHOR AND THROUGH FORM, LENGTH OF EXPOSED TENDON AT DEAD END IS NOT TO EXCEED 12 INCHES.
5. CHECK TENDONS FOR BREAKS IN SHEATHING, AND REPAIR ANY TEARS IN SHEATHING LARGER THAN 5/16" IN ORDER TO PREVENT CONCRETE LOSS.
6. AN AREA OF 3 FEET BETWEEN EACH TENDON TAIL SHALL BE SUFFICIENTLY CLEAR TO ALLOW THE STRESSING RAIL TO FULLY EXTEND AND REMAIN ALIGNED TO THE ANCHOR WITHOUT INTERFERENCE.
7. REMOVE THE POCKET FORMER TO EXPOSE THE JACKING CAVITY AND ENSURE THAT THE TENDON AND EXPOSED PORTION OF THE ANCHOR IS FREE OF DIRT AND DEBRIS.
8. INSERT A PAIR OF GRIPPERS (WEDGES) SIDE BY SIDE INTO EACH ANCHORAGE, DOUBLE ENDED TENDONS REQUIRE THAT A JAW BE INSERTED FIRMLY AT THE OPPOSITE END PRIOR TO STRESSING.
9. TENDON TAILS SHALL BE THOROUGHLY CLEANED PRIOR TO STRESSING.
10. THE TENDON END SHALL BE MARKED WITH PAINT AT A CONSTANT DIMENSION FROM THE EDGE OF THE SLAB TO MEASURE THE STRAND ELONGATION.
11. ALL POST - TENSIONING TENDONS SHALL BE STRESSED WITH HYDRAULIC JACKS EQUIPPED WITH ACCURATE PRESSURE AND CALCULATED PRESSURE GAUGES.
12. THE CONCRETE CONTRACTOR OR OTHER PERSON DESIGNATED BY OWNER SHALL CORRECT ALL JACKING JACKING FORCES AND ELONGATIONS, IF INCONSISTENCIES BETWEEN THE CALCULATED ELONGATION, THE MEASURED ELONGATION, AND THE PRESSURE GAUGE READINGS OCCUR, THE USE OF AN ALTERNATE JACK UNIT SHALL BE USED TO CHECK FORCES.
13. DEAD ENDED TENDONS ARE TO BE STRESSED FROM ONE END ONLY. DOUBLE NS, WHEN SHOWN ON PLANS, SHALL BE STRESSED FROM BOTH ENDS, BUT NOT BE STRESSED FROM BOTH ENDS UNLESS THE TENDON MAY HAVE MORE ELONGATION AT ONE END THAN THE ELONGATION SHOWN ON THE SCHEDULE.

### 3.06 – POST TENSION COMPLETION

1. STRESSING TAILS SHOULD NOT BE REMOVED UNTIL THE STRUCTURAL ENGINEER HAS APPROVED THE TENDON STRESSING AND ELONGATION REPORTS.
2. CUT OFF STRESSING TAIL 1 INCH FROM ANCHOR USING A SAW OR SHEAR.
3. AFTER TAIL HAS BEEN REMOVED, CONTRACTOR SHALL COAT THE EXPOSED ANCHOR, FITTINGS, AND TENDON WITH RUST INHIBITING PRIMER PRIOR TO GROUTING EXPOSED CAVITY.
4. THE PLASTIC GROMMET FORMS A HOLE 2 INCHES IN DIAMETER WHICH IS TO BE FILLED AND SEALED IMMEDIATELY AFTER TAIL HAS BEEN REMOVED AND ANCHOR, FITTINGS, AND TENDON HAVE BEEN COATED. THE CONCRETE CONTRACTOR SHALL DRYPACK FORMED HOLES USING A STIFF NON - SHRINK GROUT MIX.
5. POST TENSION SUB CONTRACTOR SHALL SUBMIT ELONGATION CALCULATIONS FOR EACH SLAB POUR AREA FOR ENGINEER'S REVIEW
6. ELONGATION TABLES SHALL BE INCLUDED ON EACH SLAB POUR AREA PT SHOP DRAWING LAYOUT.
7. ELONGATION CALCULATIONS SHALL BE BASED ON STRUCTURAL SPECIFICATIONS OF THE MANUFACTURER'S SPECIFICATION FOR THE GRADE AND TYPE OF PT WIRE/STRANDS SUPPLIED.

## MASONRY

#### 4.01 – REINFORCED MASONRY

1. PROVIDE ALL 8" C.M.U. WALLS WITH #5 @ 48" VERTICAL AND GROUT VERTICLE CELLS SOLD. REINFORCE ALL #5 DOWELS X 4'-0" LONG AND EXTEND INTO SLAB ON GRADE.
2. STANDARD WEIGHT 9 GAGE TRUSS TYPE "DURO-WALL", OR EQUAL, SHALL BE PLACED HORIZONTALLY AT 16" O.C. AT ALL WALLS.
3. PROVIDE ONE COURSE HIGH BOND BEAMS AT THE FLOOR LINE AT EACH LEVEL AND AT TOP OF SECTION EXTENDING ABOVE HIGHEST LEVEL.
4. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, LIGHT WEIGHT, TYPE N1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI ON THE NET AREA OF THE BLOCK.
5. MORTAR SHALL CONFORM TO ASTM C 270, TYPE M WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
6. CONCRETE FILL SHALL CONFORM TO ACI 318 WITH A MAXIMUM AGGREGATE SIZE OF 3/8", AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (UNLESS NOTED OTHERWISE).
7. ALL CELLS CONTAINING VERTICAL REINFORCING STEEL, UNLESS BEAMS AND BOND BEAMS ARE TO BE FILLED SOLD WITH CONCRETE AS DESCRIBED ABOVE.
8. THE FIRST TWO VERTICAL CELLS AT WALL OPENINGS AND WALL ENDS ARE TO BE CONCRETE FILLED AND REINFORCED WITH 1-#6 VERTICAL EACH CELL.
9. REINFORCING STEEL SHALL BE LAPPED 30 BAR DIAMETER MINIMUM WHERE SPLICED AND SHALL BE WIRED TOGETHER.
10. WIRE REINFORCEMENT, "DURO-WALL" OR EQUAL, SHALL BE LAPPED AT LEAST 6 INCHES AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.



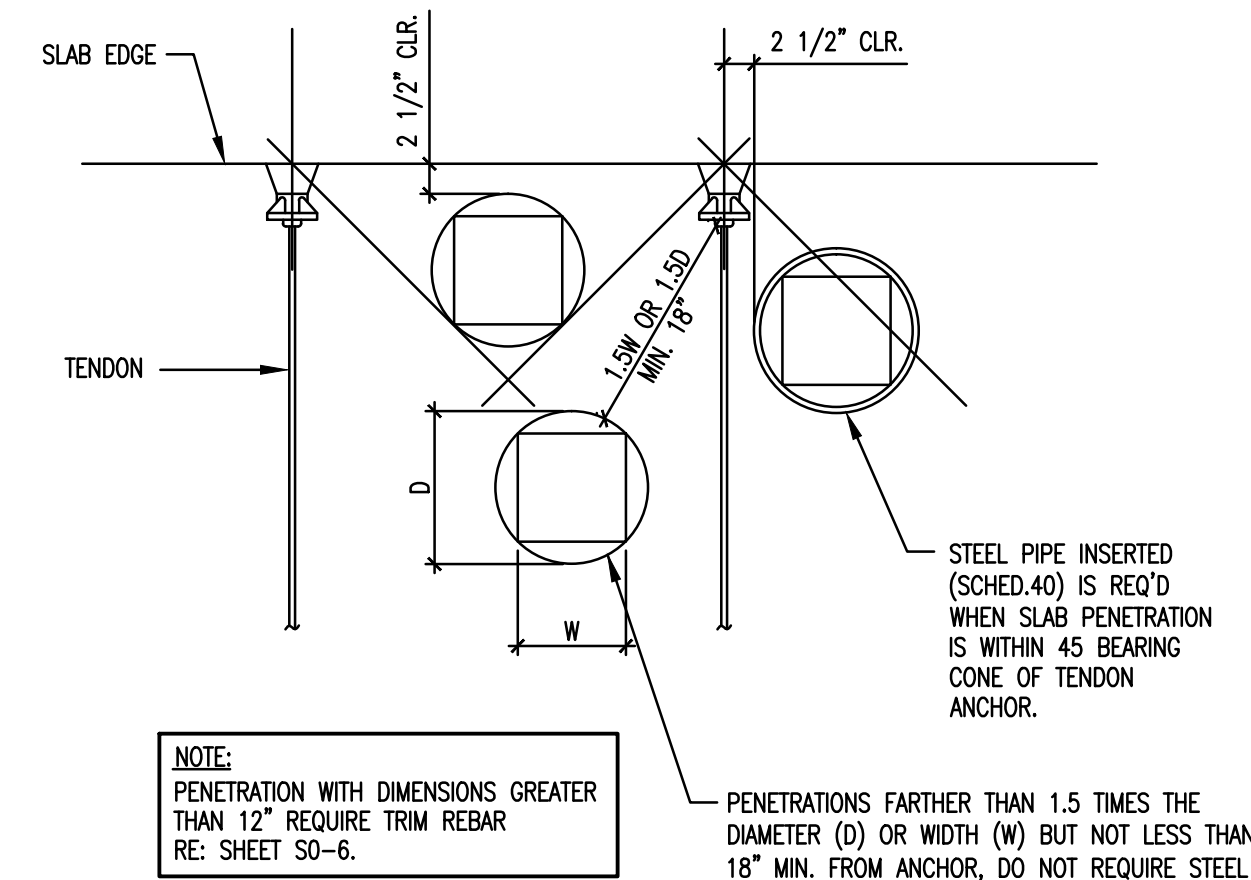




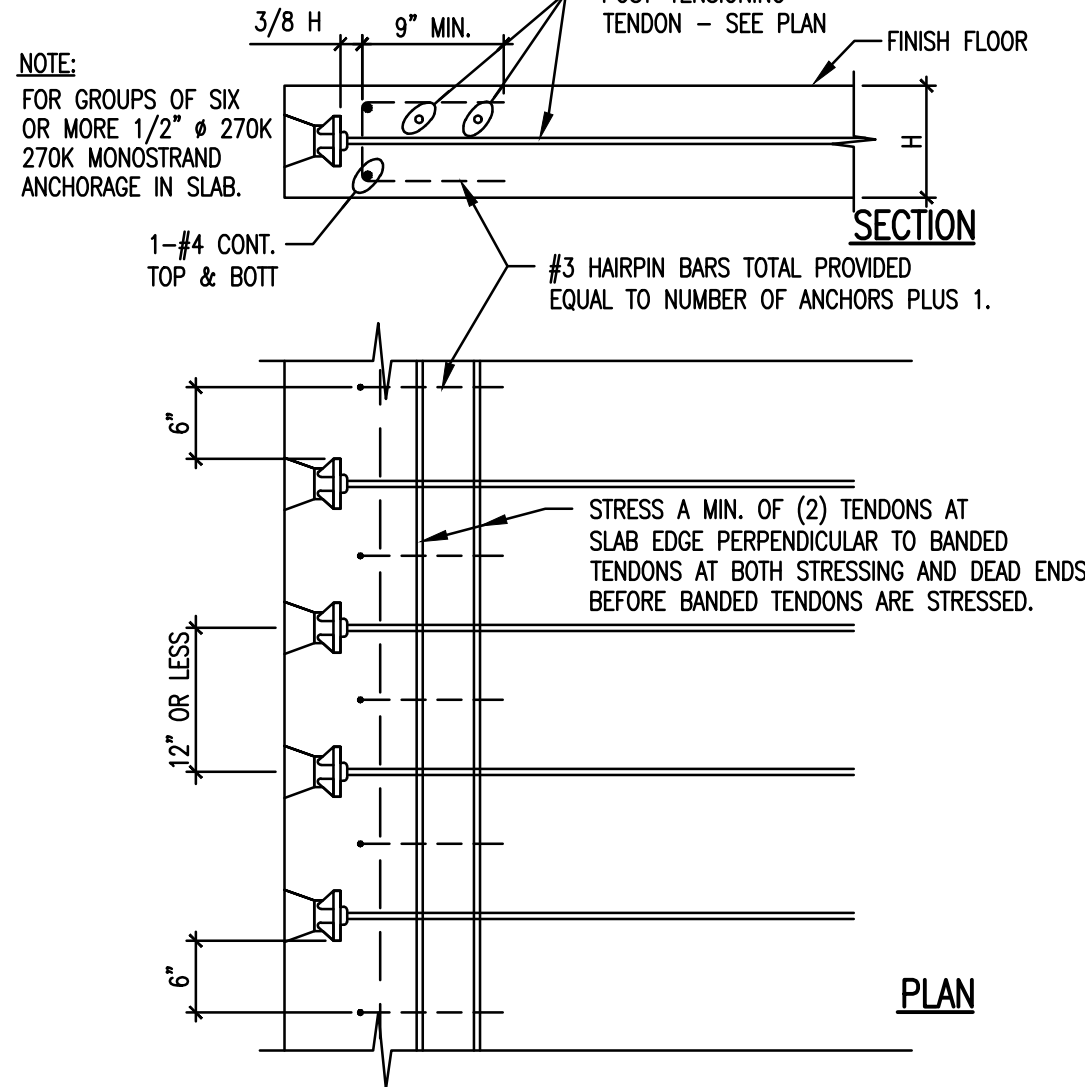




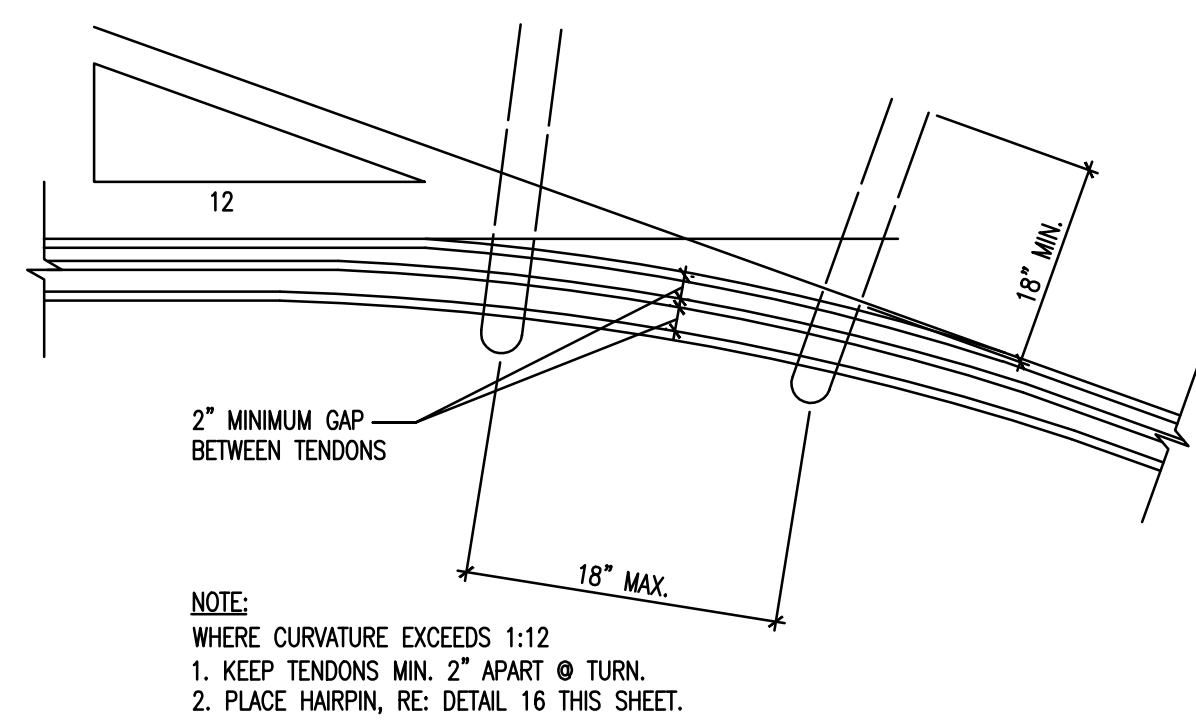




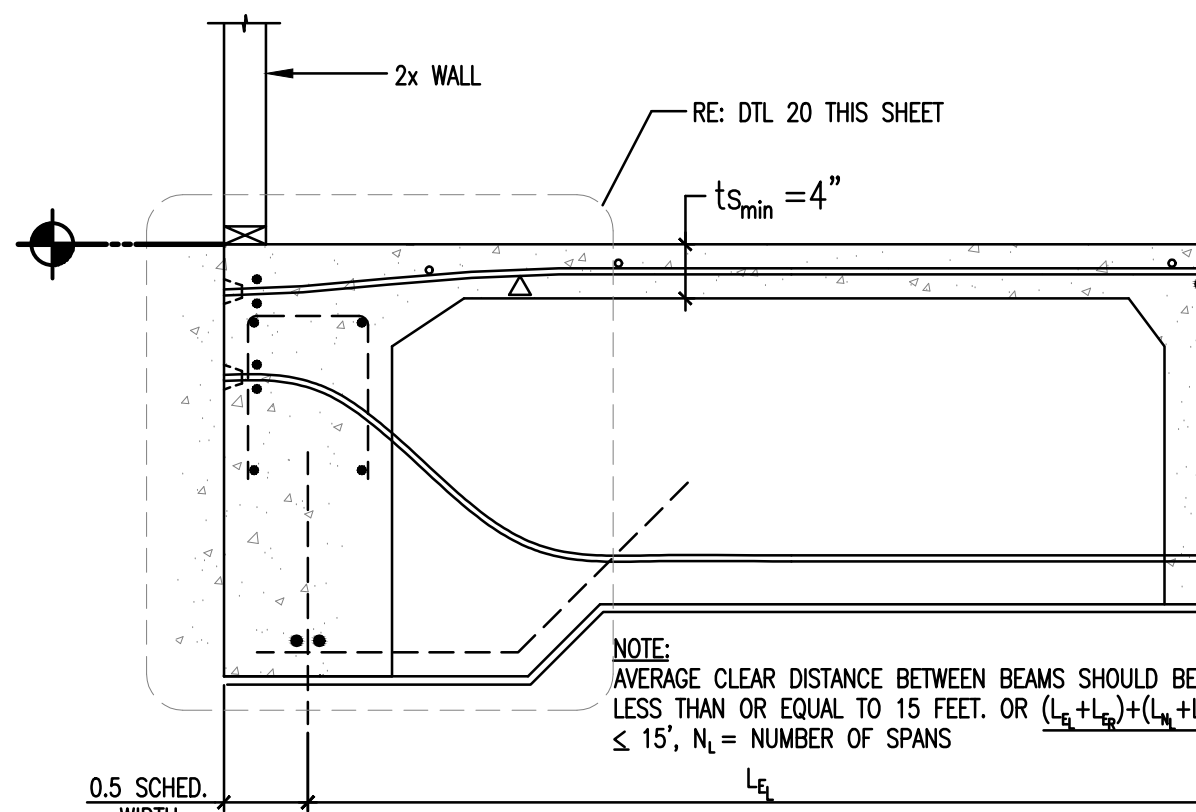
**1 TRIM BARS FOR MULTIPLE OPENINGS**  
SCALE: N.T.S.



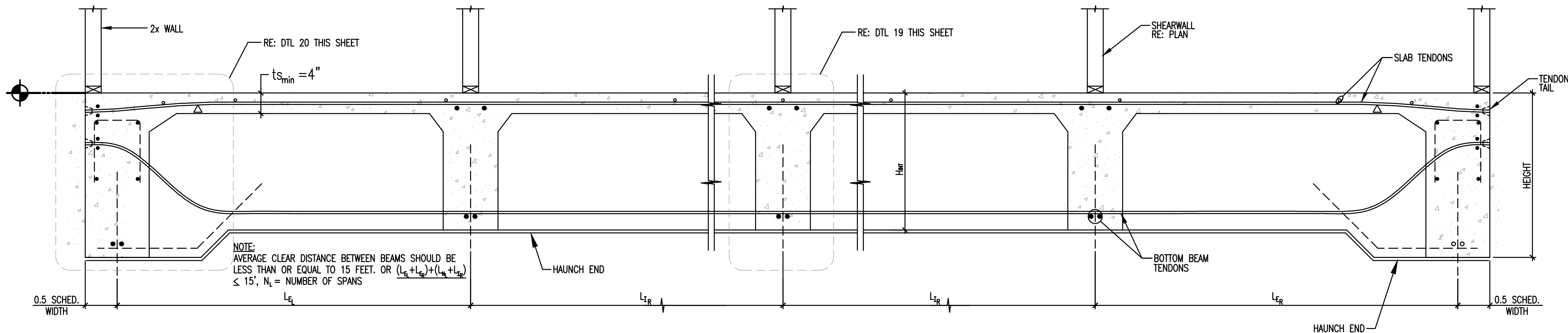
**6 ANCHOR ZONE REINFORCEMENT BOTH ENDS LIVE & DEAD**  
SCALE: N.T.S.



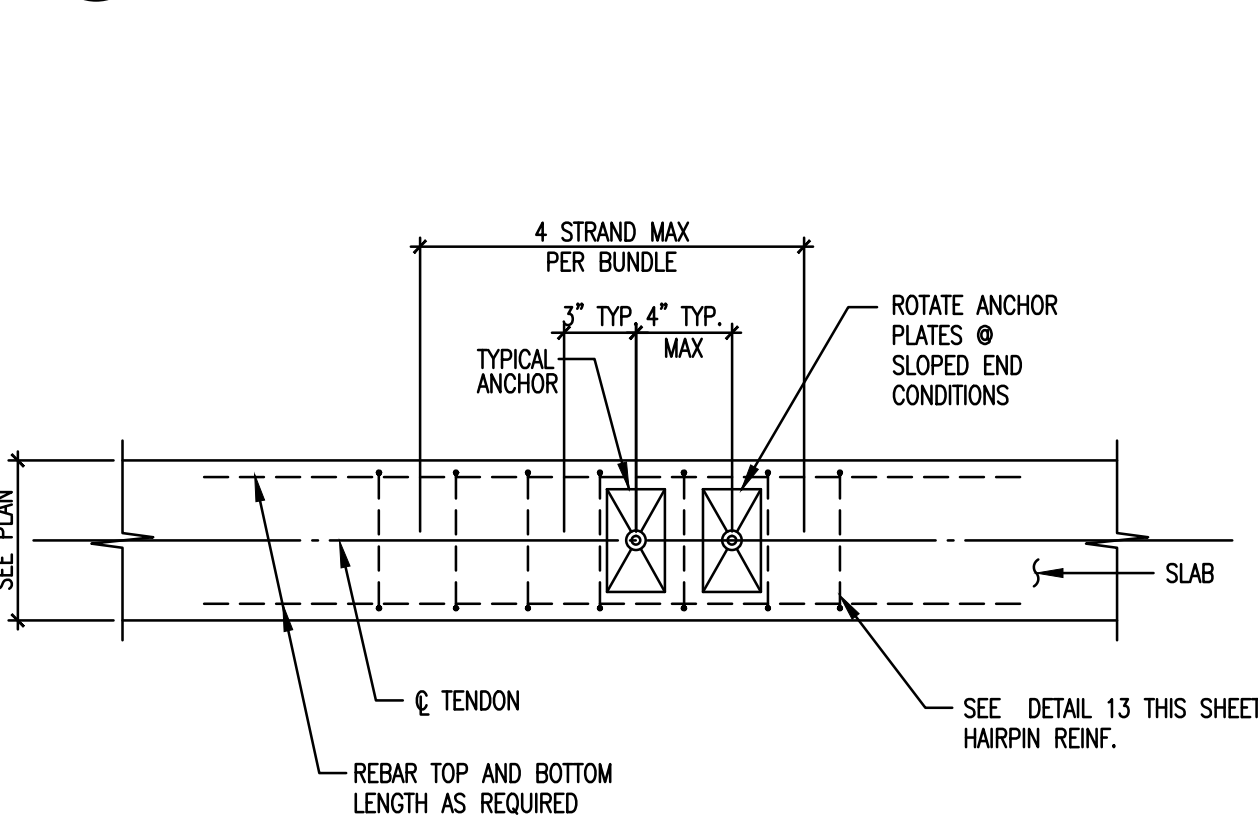
**11 TENDON CURVATURE (EXCEEDS 1:12)**  
SCALE: N.T.S.



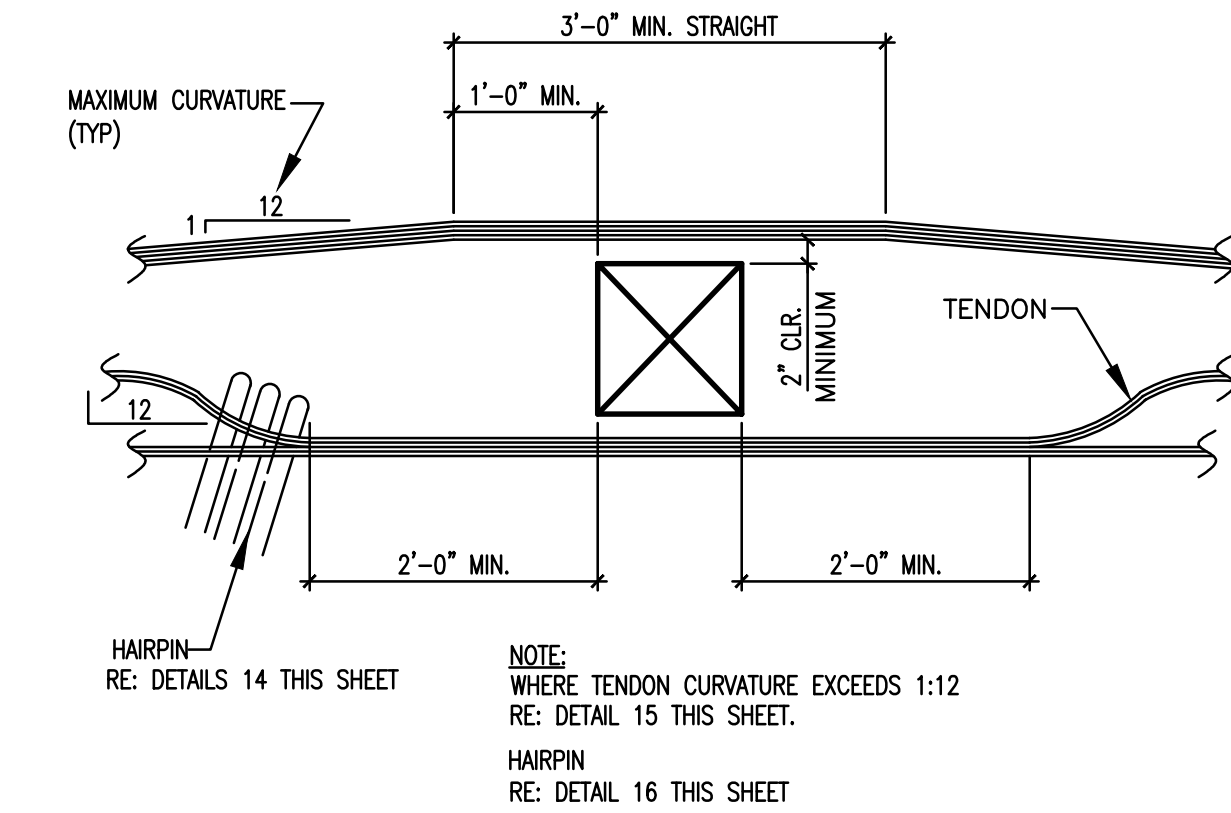
**16 WAFFLE SLAB TENDON PLACING DIAGRAM**  
SCALE: N.T.S.



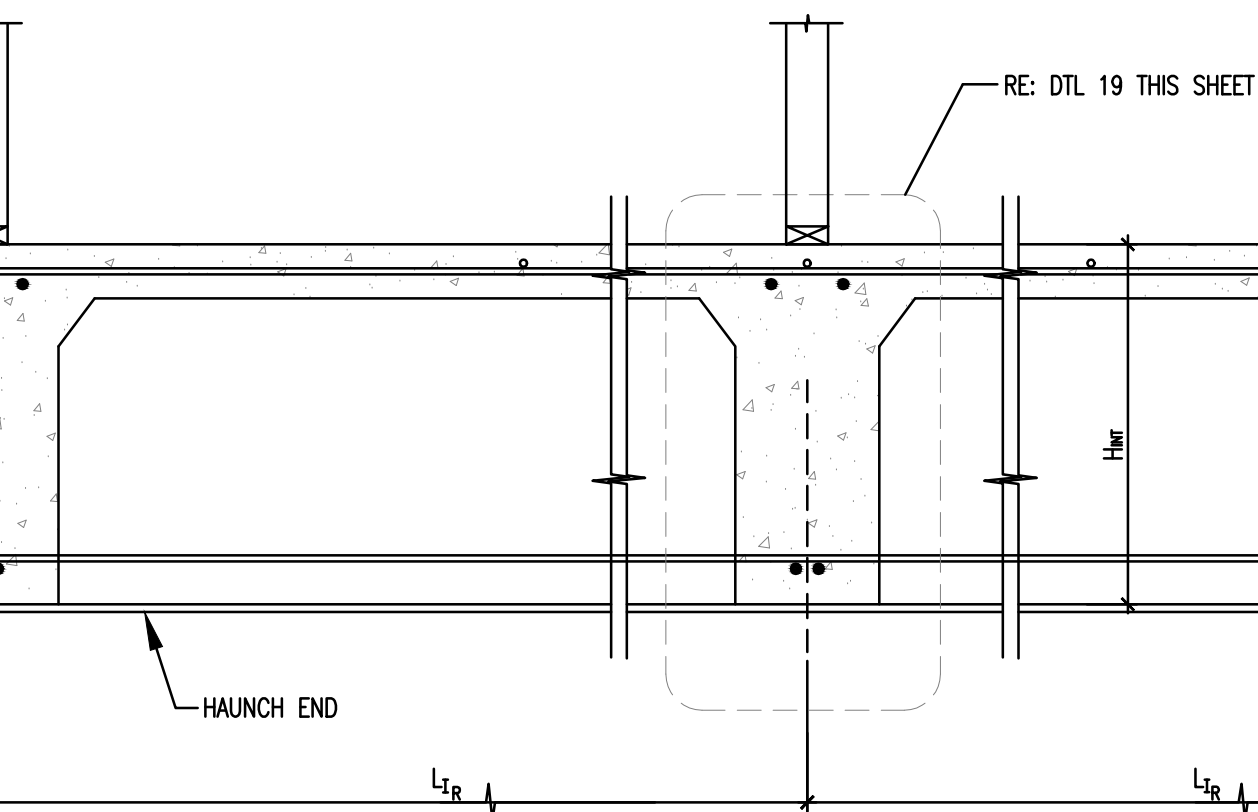
**2 TRIM BARS @ INSIDE CORNER**  
SCALE: N.T.S.



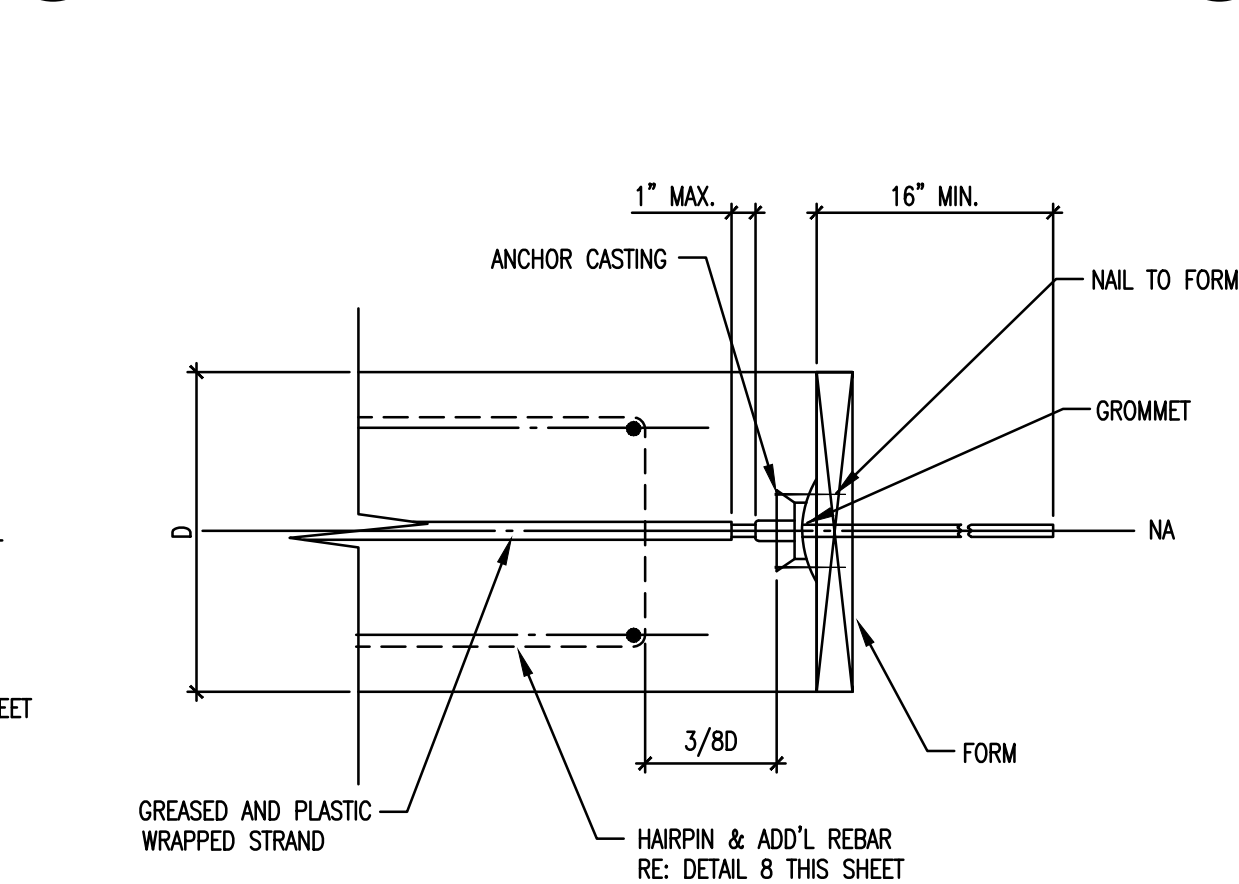
**7 LIVE END REINFORCING @ BEAM TENDONS**  
SCALE: N.T.S.



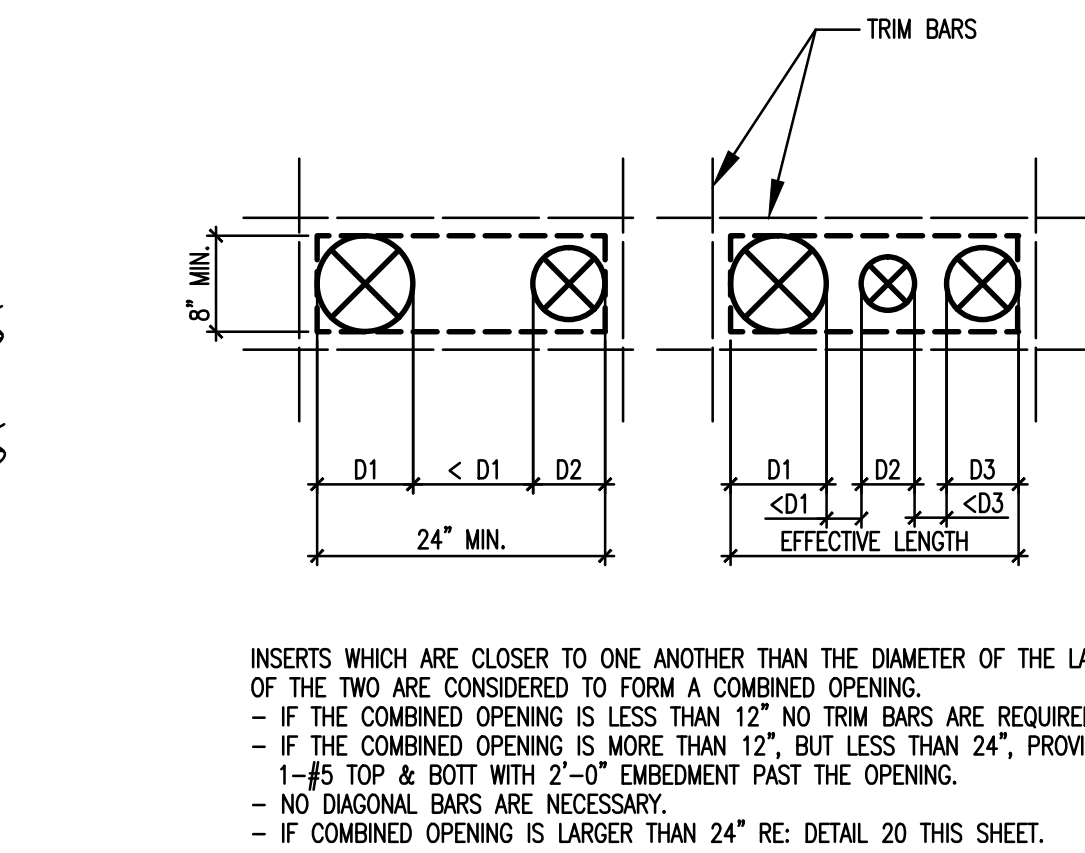
**12 TENDON PLACEMENT AT OPENING 24\"/>**



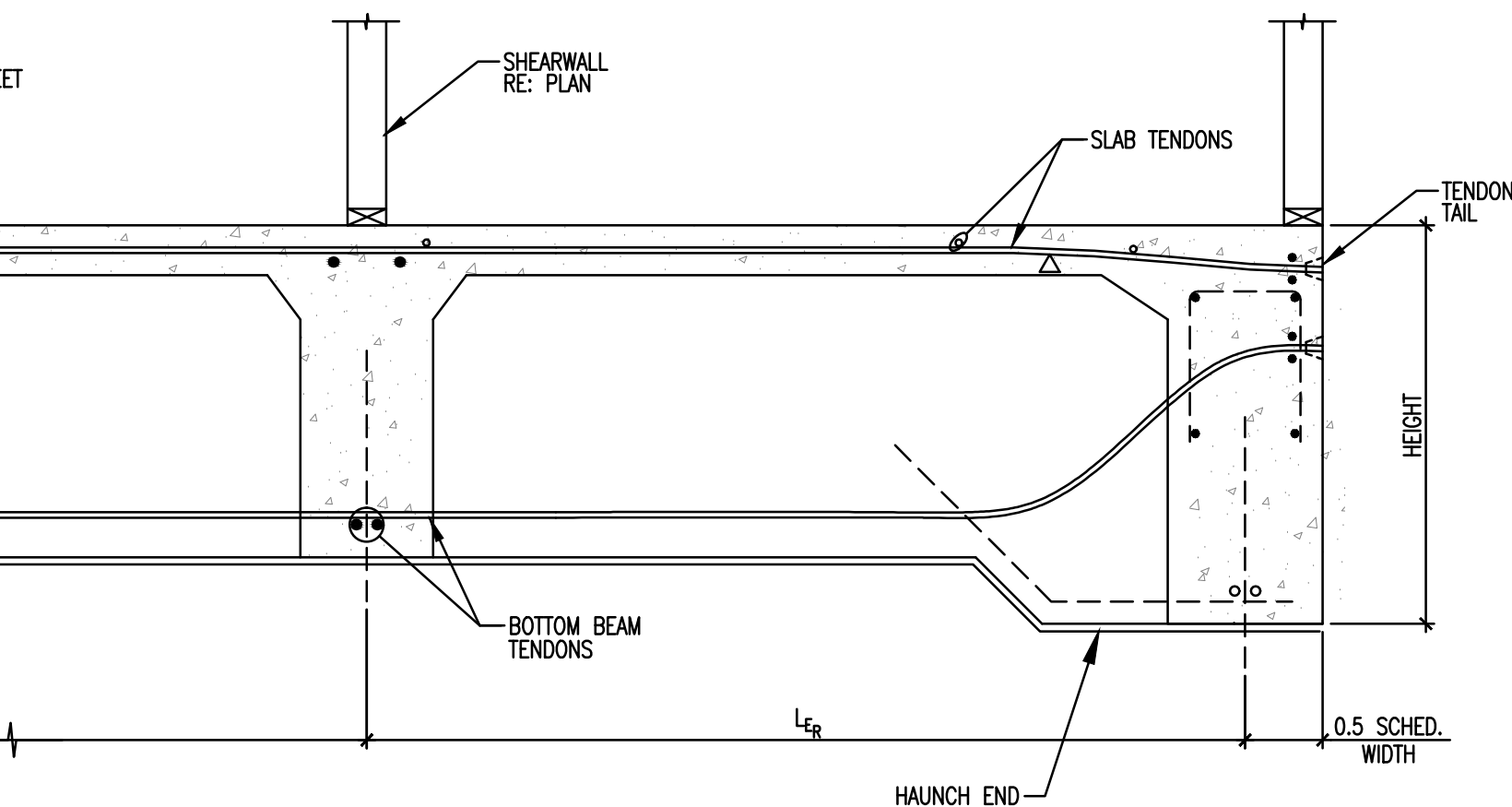
**3 TRIM BARS @ OFFSET SLAB EDGE**  
SCALE: N.T.S.



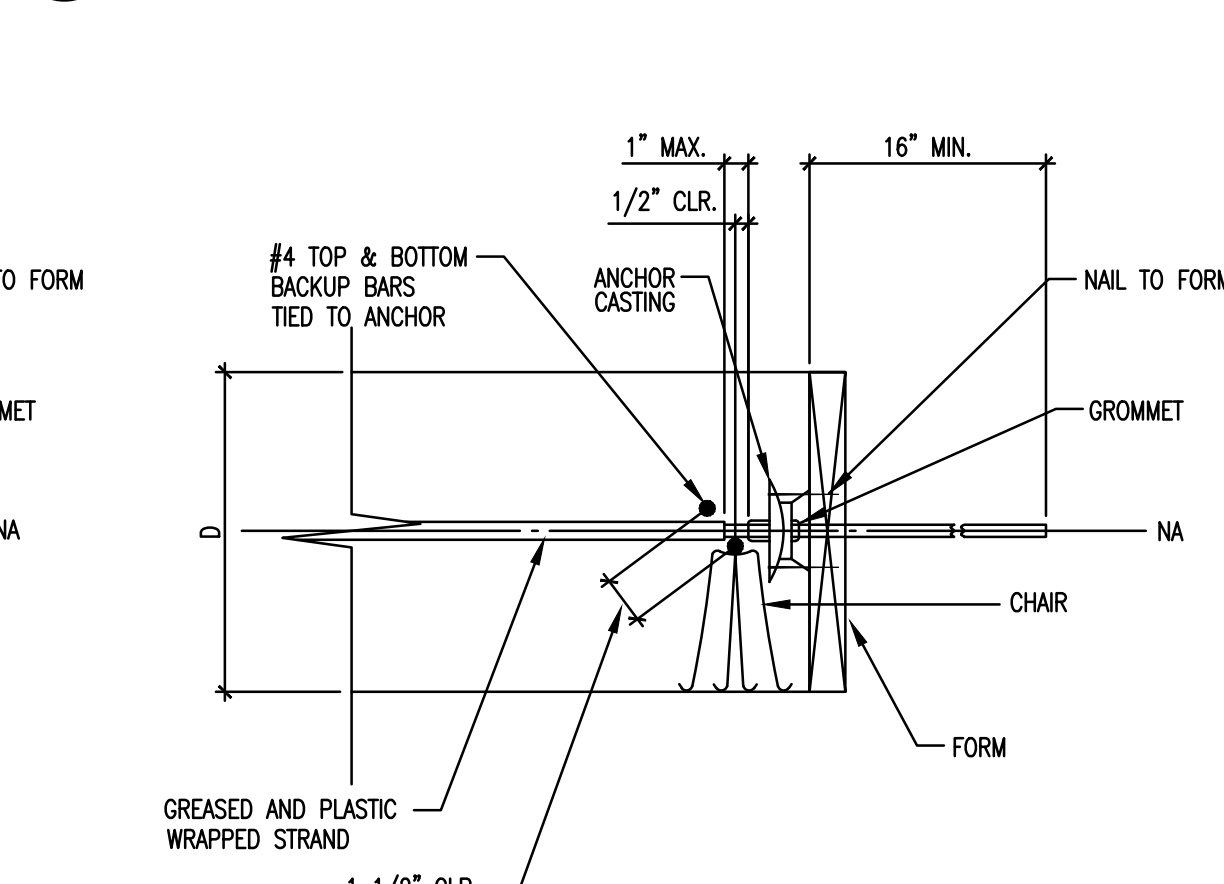
**8 LIVE END ANCHOR @ BEAM TENDONS**  
SCALE: N.T.S.



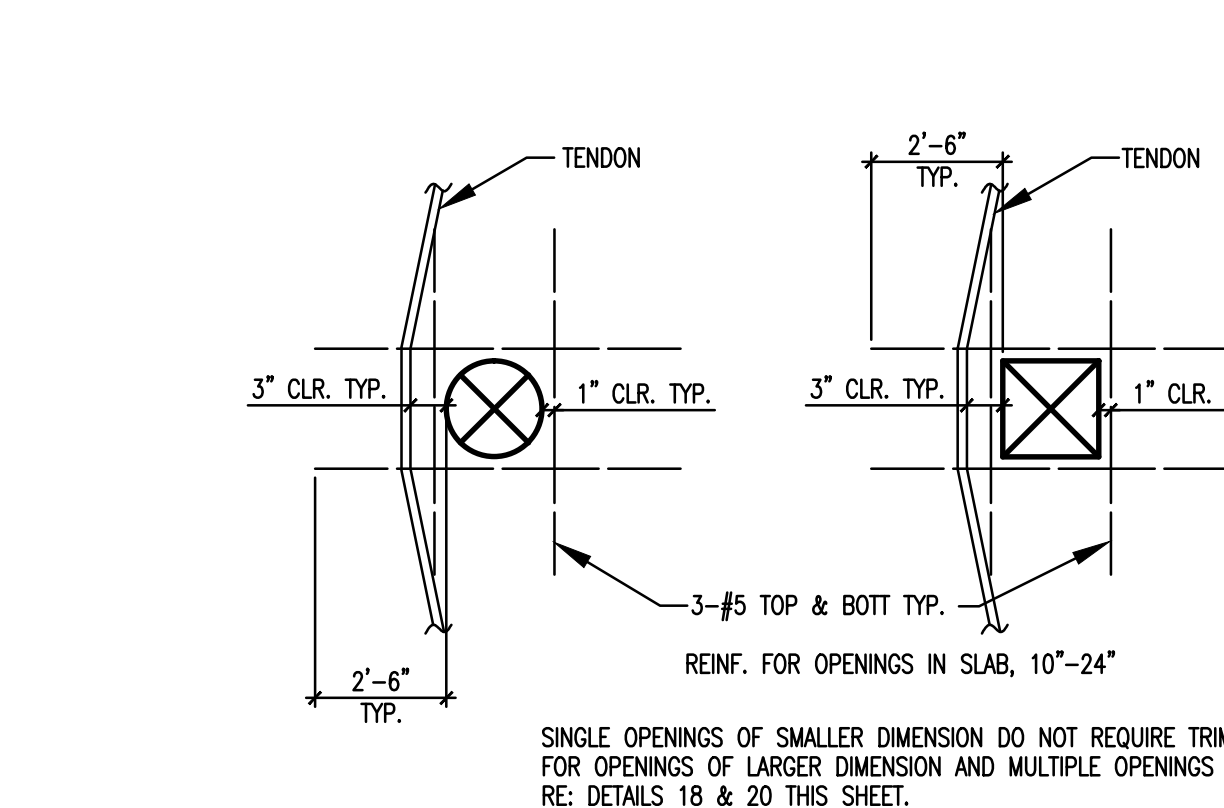
**13 TRIM BARS FOR MULTIPLE OPENINGS**  
SCALE: N.T.S.



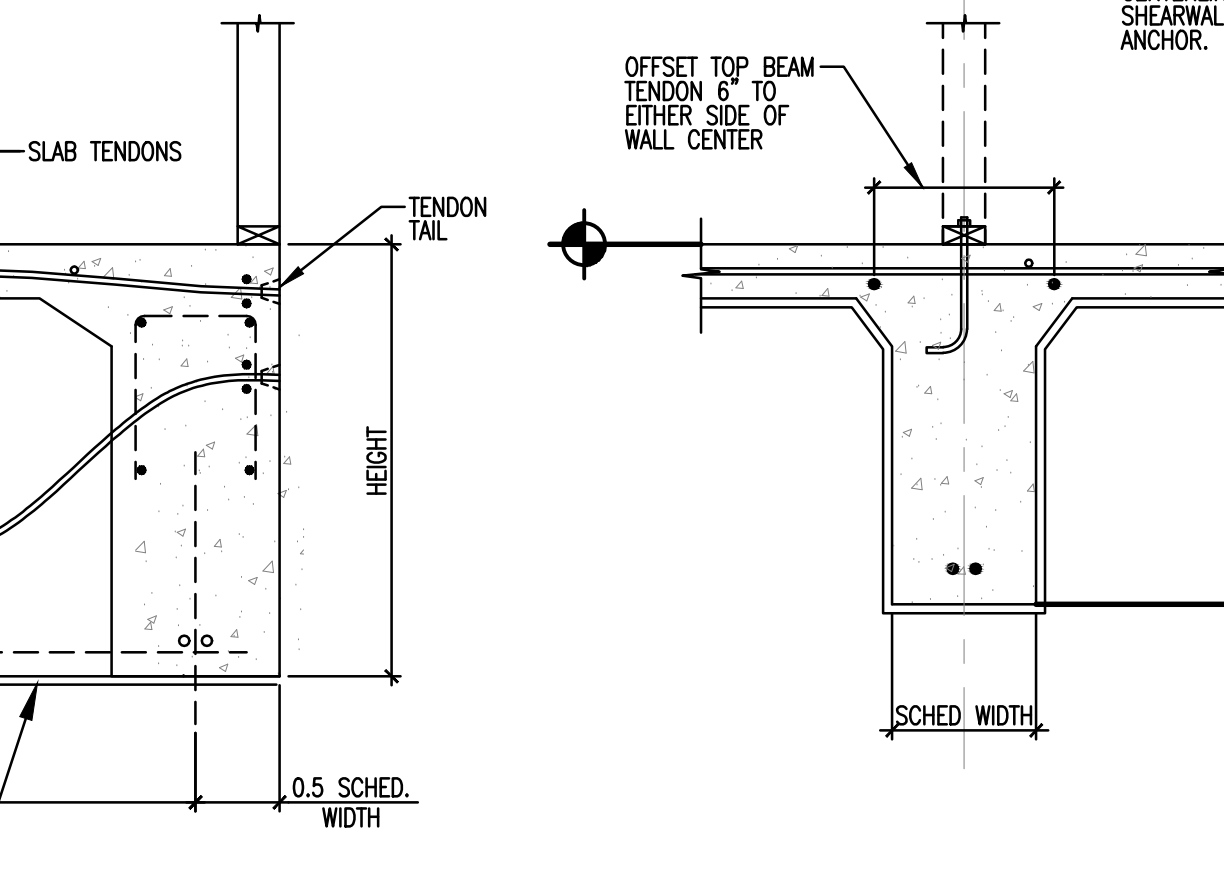
**4 STRESSING SEQUENCE @ BANDED TENDONS**  
SCALE: N.T.S.



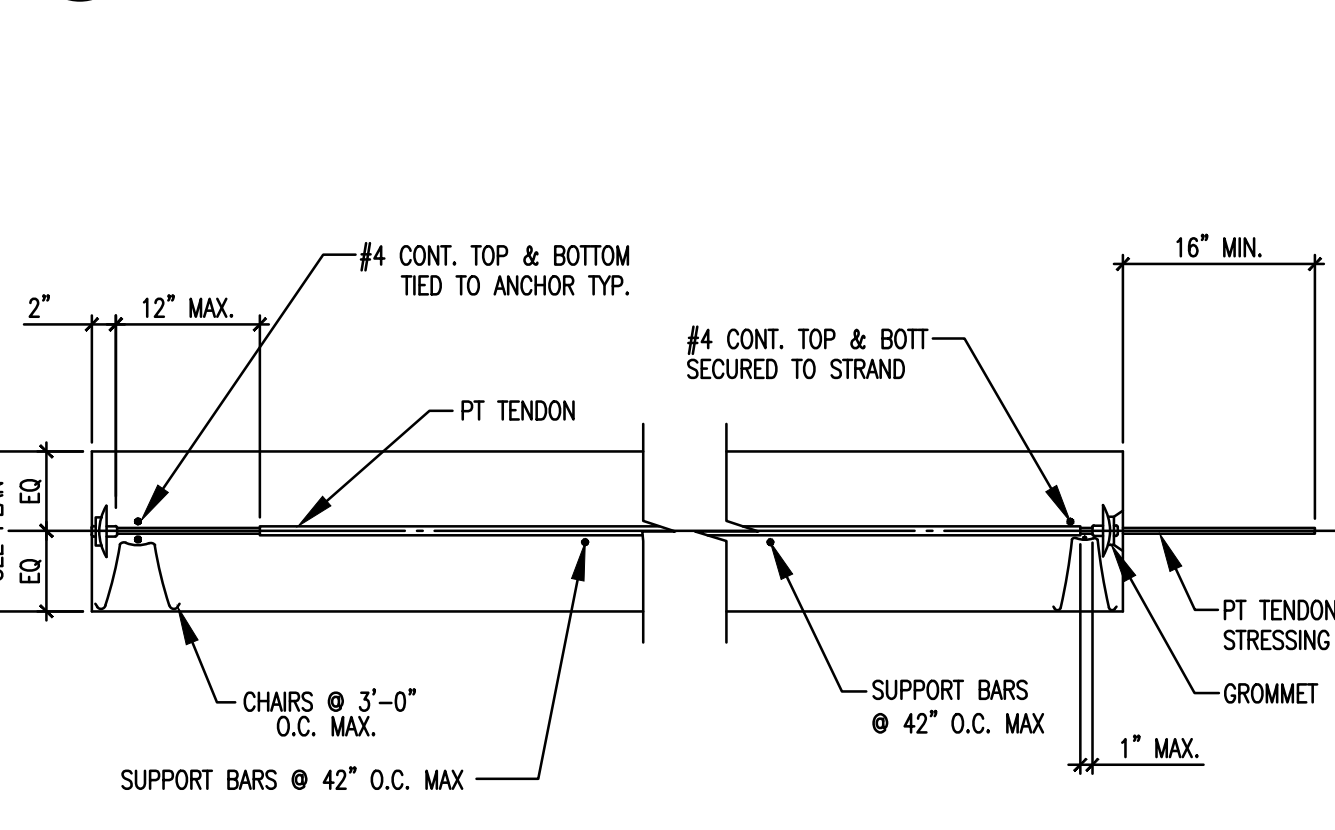
**9 LIVE END ANCHOR @ SLAB TENDONS**  
SCALE: N.T.S.



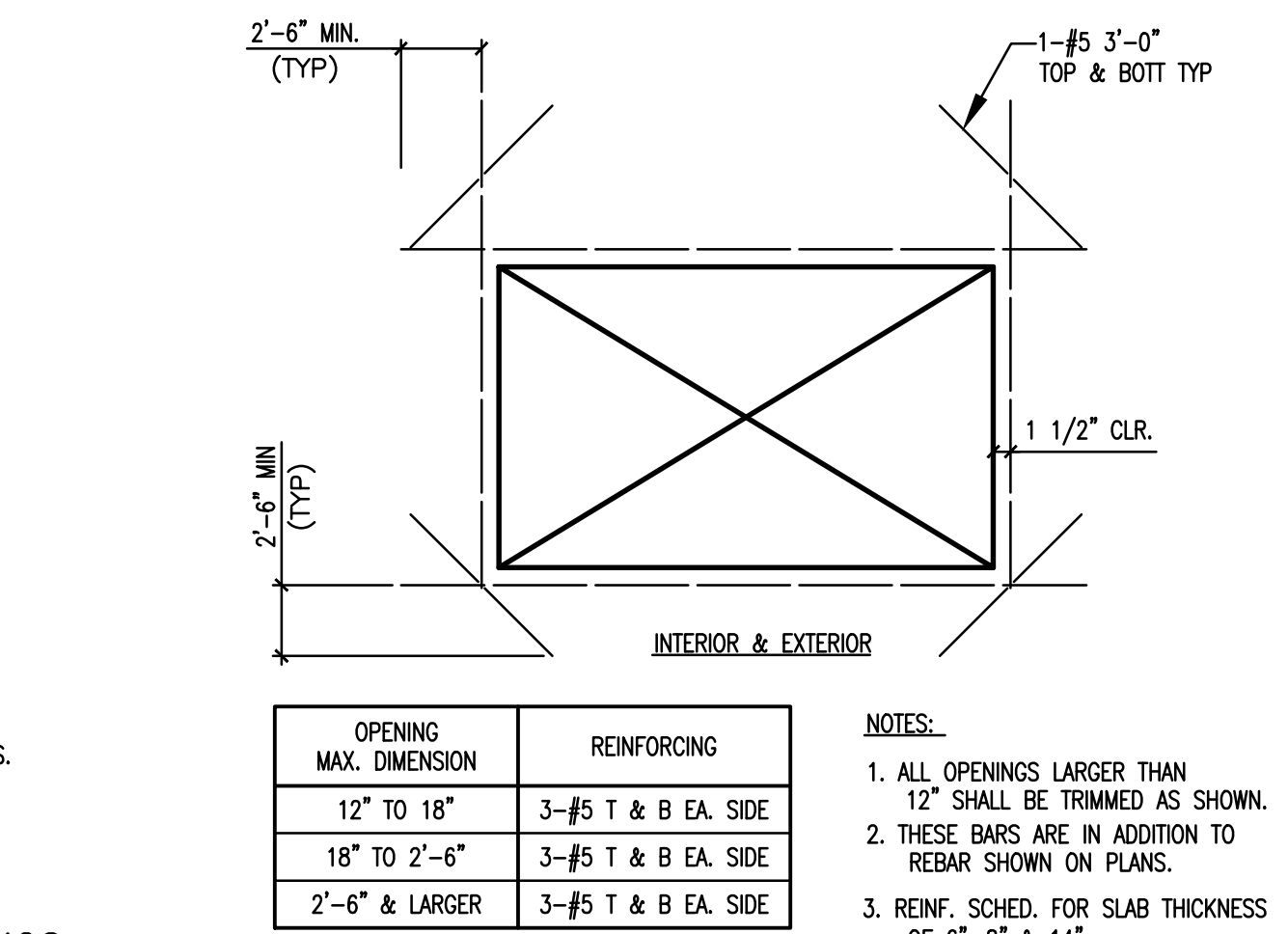
**14 TRIM BARS AT 10\"/>**



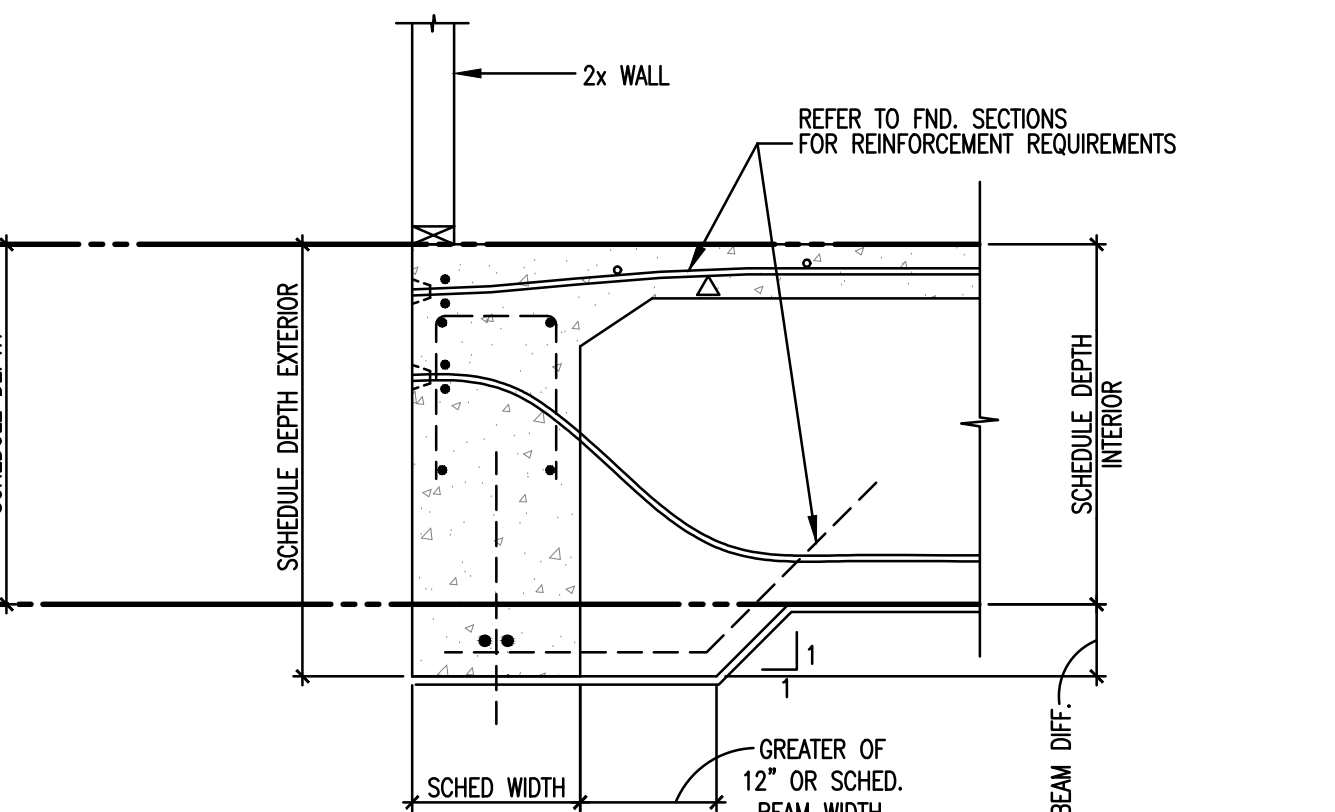
**5 ARRANGEMENT OF TENDONS @ OPN'G 6'-0\"/>**



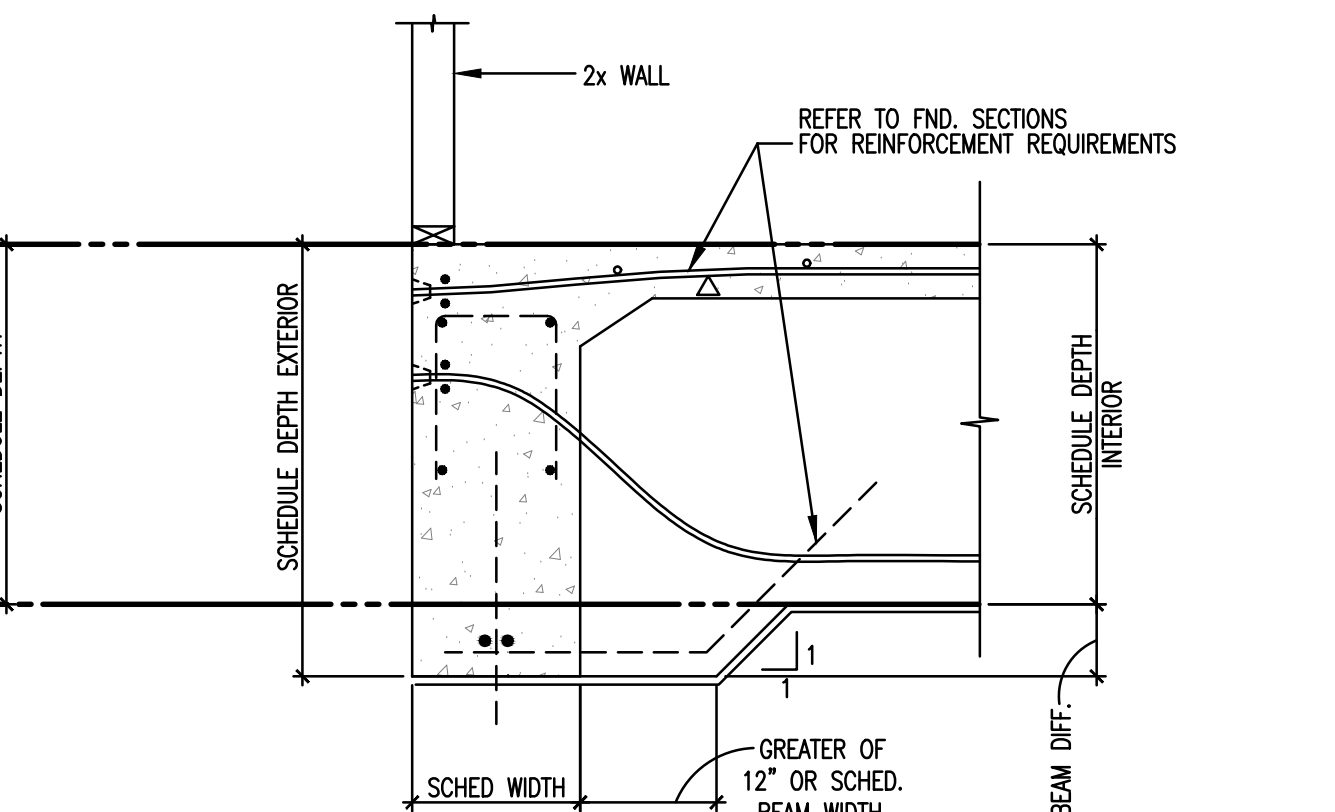
**10 DEAD END ANCHOR AND STRESSING END ANCHOR SHOWING REINFORCING**  
SCALE: N.T.S.



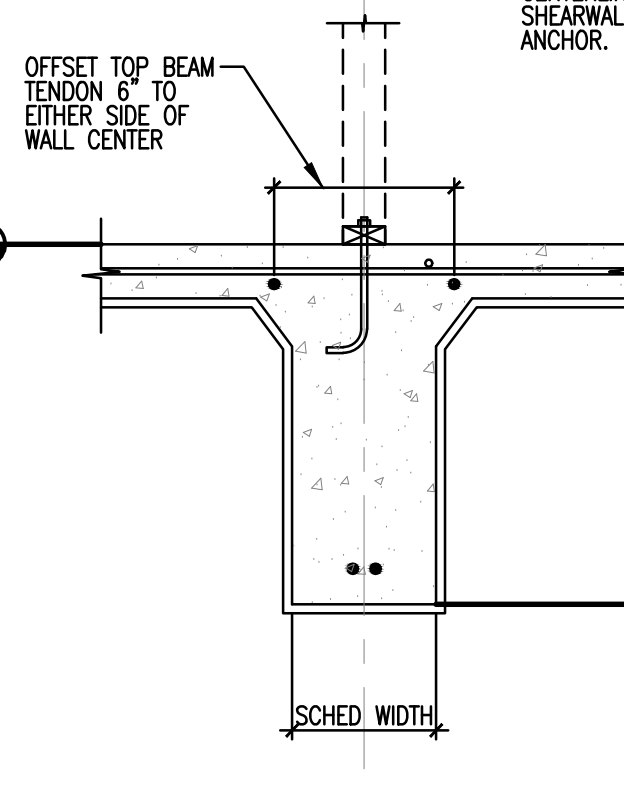
**15 TRIM BARS FOR INTERIOR AND EXTERIOR OPENINGS IN SLAB**  
SCALE: N.T.S.



**20 HAUNCH BEAM END DETAIL**  
SCALE: N.T.S.



**19 BEAM TENDON OFFSET @ SHEARWALL**  
SCALE: N.T.S.





LENGTH OF SHEARWALL/NUMBER OF SHEAR PANELS												
WALL TYPE	≤8'	10'	12'	14'	16'	18'	20'	22'	24'	26'	28'	30'
A B	2	2	2	3	3	3	4	4	4	5	5	5
A C	2	2	3	3	3	4	4	5	5	5	6	6
- B	2	2	2	2	2	2	2	3	3	3	3	3
- C	2	2	2	2	2	3	3	3	3	4	4	4
B B	2	2	3	3	4	4	4	5	5	5	6	6
C C	2	3	3	4	4	5	5	6	6	7	7	8
- D	2	3	3	4	4	5	5	6	6	7	7	8

- NOTES:
1. SHEAR PANELS AND / OR SHEAR BRACES ARE PREFABRICATED COMPONENTS INSTALLED IN THE FLOOR CAVITY WHEN FRAMING IS PERPENDICULAR TO SHEARWALL.
  2. SHEAR PANELS TRANSMIT THE DIAPHRAGM SHEARS FROM THE DIAPHRAGM ABOVE TO THE WALL BELOW.
  3. SCHEDULE SHALL BE USED WHEN PANEL OR BRACE QUANTITIES ARE NOT SHOWN ON BRACING PLANS.
  4. PANELS SHALL BE DESIGNED FOR A LATERAL FORCE OF 1200 LBS.
  5. USE THIS TABLE WHEN QUANTITY NOT SHOWN ON PLANS.
  6. SHEAR PANELS ARE ONLY REQUIRED IF STRUCTURAL WOOD PANEL SHEARWALLS ARE DISCONTINUED AT TOP BEARING PLATE.

## 1 SHEAR PANEL AND BRACE SCHEDULE

COLUMN SCHEDULE FOR HEADERS AND DROP BEAMS						
MARK	COLUMN SIZE	BEAM SIZE	VERTICAL NAILING	FRAMING ANCHORS	ROOF	FLOOR FOUNDATION
S2	2-2x STUDS	≤2-2x10	16d @ 16"	H2.5	NA	NA
S3	3-2x STUDS	≤2-2x12	16d @ 16"	H2.5	NA	NA
S4	4-2x STUDS	3 1/2"x9 1/4" PSL	16d @ 16"	H6	RSP4	NA
S5	3 1/2"x11" POST	3 1/2"x11" PSL	16d @ 16"	2-H6	CS18x42	2-RSP4

COLUMN SCHEDULE FOR FLUSH BEAMS						
MARK	COLUMN SIZE	BEAM SIZE	VERTICAL NAILING	FRAMING ANCHORS	ROOF	FLOOR FOUNDATION
S2	2-2x STUDS	≤2-2x8	16d @ 16"	H2.5	NA	NA
S3	3-2x STUDS	≤2-2x12	16d @ 16"	2-H2.5	RSP4	RSP4
S4	4-2x STUDS	3 1/2"x9 1/4" PSL	16d @ 16"	H6	CS18x42	2-RSP4
S5	3 1/2"x11" POST	3 1/2"x11" PSL	NA	2-H6	CS16x48	BC40

- NOTES:
1. STUD PACK SIZES SHALL MATCH WALL FRAMING STUD SIZES.
  2. COLUMN AND BEAM SIZES LARGER THAN SHOWN IN SCHEDULE SHALL BE AS NOTED ON PLANS AND CONNECTED AS SHOWN IN FLOOR SECTIONS.
  3. BOX COLUMNS SHALL BE CONNECTED AT EACH LEVEL AS PER BEAM SIZE NOTED IN SCHEDULE.
  4. STUD PACKS INCLUDE KING AND TRIMMER STUDS @ OPENINGS.

## 6 COLUMN SCHEDULE FOR HEADERS & BEAMS FOR LOAD-BEARING CONDITIONS UNO ON PLANS AND SECTIONS

BEAM SIZE (INCHES X INCHES)	TRIBUTORY FLOOR AREA		
	<50ft <sup>2</sup>	<100ft <sup>2</sup>	<150ft <sup>2</sup>
2-2x10	HUS210-2	NA	NA
2-2x12	HUS212-2	NA	NA
3-2x10	HUS210-3	NA	NA
3-2x12	HUS212-3	NA	NA
3 1/2 X 9 1/4 PSL	HHUS48	HGUS48	NA
3 1/2 X 11 1/4 PSL	HHUS48	HGUS48	NA
3 1/2 X 14 PSL	HHUS410	HGUS410	HGUS412
5 1/2 X 14 PSL	NA	HGUS5.5/10	HGUS5.5/12
5 1/2 X 16 PSL	NA	HGUS5.5/10	HGUS5.5/14
5 1/2 X 18 PSL	NA	HGUS5.5/12	HGUS5.5/14

- NOTES:
1. BEAM SIZE SHOWN IS MEMBER TO BE CONNECTED.
  2. TRUSS TO BEAM HANGERS SHALL BE DESIGNED BY TRUSS MANUFACTURER.

## 11 BEAM TO BEAM CONNECTION SCHEDULE UNO ON PLANS AND SECTIONS

FRAMING LEGEND			
FLOOR		ROOF	
MARK	DESCRIPTION	MARK	DESCRIPTION
FT	FLOOR TRUSS	RT	ROOF TRUSS
BT	BALCONY TRUSS	DT	DROP TRUSS
CT	CORRIDOR TRUSS	CB	CHORD BRACE
PSL	PARALLEL STRAND LUMBER	GRT	GIRDER TRUSS
228	2-2x8	GT	GABLE TRUSS
H	HEADER	HT	HIP TRUSS
FB	FLUSH BEAM	VT	VALLEY TRUSS
DB	DROP BEAM	JT	JACK TRUSS
BR	BRIDGING	RB	RIDGE BRACE
ST	STEPPED TRUSS	GS	6-2xSTUDS

## 16 FRAMING LEGEND

## 17 FRAMING NAILING SCHEDULE

## 18 BEARING WALL ANCHOR SCHEDULE

## 19 PIPE LOAD SCHEDULE FOR FLOOR TRUSSES AND OTHER MEMBERS

## 20 CONTINUOUS LOAD PATH

## 21 ROOF DRAG TRUSS LOAD SCHEDULE

## 22 ROOF TRUSS CONNECTION SCHEDULE

## 23 ROOF APPURTENANCE SCHEDULE

## 24 ROOF TRUSS BRACING @ EXTERIOR, CORRIDOR AND PARTY BEARING WALLS

## 25 TRUSS BRIDGING SCHEDULE

## 26 STRAP AND FRAMING ANCHOR NAILING SCHEDULE

## 27 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 28 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 29 TRUSS LOADING SCHEDULE

## 30 DIAPHRAGM NAILING SCHEDULES

## 31 CONTINUOUS LOAD PATH SCHEDULE

## 32 PIPE LOAD SCHEDULE

## 33 CORNER REACTION (LBS)

## 34 TRUSS DESIGN CRITERIA

## 35 ROOF DIAPHRAGM NAILING SCHEDULE

## 36 FLOOR DIAPHRAGM NAILING SCHEDULE

## 37 SPECIAL LOADS

## 38 TYPICAL ROOF DIAPHRAGM PLAN

## 39 TYPICAL FLOOR DIAPHRAGM PLAN

## 40 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 41 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 42 TRUSS LOADING SCHEDULE

## 43 DIAPHRAGM NAILING SCHEDULES

## 44 CONTINUOUS LOAD PATH SCHEDULE

## 45 PIPE LOAD SCHEDULE

## 46 CORNER REACTION (LBS)

## 47 TRUSS DESIGN CRITERIA

## 48 ROOF DIAPHRAGM NAILING SCHEDULE

## 49 FLOOR DIAPHRAGM NAILING SCHEDULE

## 50 SPECIAL LOADS

## 51 TYPICAL ROOF DIAPHRAGM PLAN

## 52 TYPICAL FLOOR DIAPHRAGM PLAN

## 53 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 54 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 55 TRUSS LOADING SCHEDULE

## 56 DIAPHRAGM NAILING SCHEDULES

## 57 CONTINUOUS LOAD PATH SCHEDULE

## 58 PIPE LOAD SCHEDULE

## 59 CORNER REACTION (LBS)

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## 62 FLOOR DIAPHRAGM NAILING SCHEDULE

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## 67 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 68 TRUSS LOADING SCHEDULE

## 69 DIAPHRAGM NAILING SCHEDULES

## 70 CONTINUOUS LOAD PATH SCHEDULE

## 71 PIPE LOAD SCHEDULE

## 72 CORNER REACTION (LBS)

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## 76 SPECIAL LOADS

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## 78 TYPICAL FLOOR DIAPHRAGM PLAN

## 79 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 80 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 81 TRUSS LOADING SCHEDULE

## 82 DIAPHRAGM NAILING SCHEDULES

## 83 CONTINUOUS LOAD PATH SCHEDULE

## 84 PIPE LOAD SCHEDULE

## 85 CORNER REACTION (LBS)

## 86 TRUSS DESIGN CRITERIA

## 87 ROOF DIAPHRAGM NAILING SCHEDULE

## 88 FLOOR DIAPHRAGM NAILING SCHEDULE

## 89 SPECIAL LOADS

## 90 TYPICAL ROOF DIAPHRAGM PLAN

## 91 TYPICAL FLOOR DIAPHRAGM PLAN

## 92 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 93 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 94 TRUSS LOADING SCHEDULE

## 95 DIAPHRAGM NAILING SCHEDULES

## 96 CONTINUOUS LOAD PATH SCHEDULE

## 97 PIPE LOAD SCHEDULE

## 98 CORNER REACTION (LBS)

## 99 TRUSS DESIGN CRITERIA

## 100 ROOF DIAPHRAGM NAILING SCHEDULE

## 101 FLOOR DIAPHRAGM NAILING SCHEDULE

## 102 SPECIAL LOADS

## 103 TYPICAL ROOF DIAPHRAGM PLAN

## 104 TYPICAL FLOOR DIAPHRAGM PLAN

## 105 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 106 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 107 TRUSS LOADING SCHEDULE

## 108 DIAPHRAGM NAILING SCHEDULES

## 109 CONTINUOUS LOAD PATH SCHEDULE

## 110 PIPE LOAD SCHEDULE

## 111 CORNER REACTION (LBS)

## 112 TRUSS DESIGN CRITERIA

## 113 ROOF DIAPHRAGM NAILING SCHEDULE

## 114 FLOOR DIAPHRAGM NAILING SCHEDULE

## 115 SPECIAL LOADS

## 116 TYPICAL ROOF DIAPHRAGM PLAN

## 117 TYPICAL FLOOR DIAPHRAGM PLAN

## 118 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 119 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 120 TRUSS LOADING SCHEDULE

## 121 DIAPHRAGM NAILING SCHEDULES

## 122 CONTINUOUS LOAD PATH SCHEDULE

## 123 PIPE LOAD SCHEDULE

## 124 CORNER REACTION (LBS)

## 125 TRUSS DESIGN CRITERIA

## 126 ROOF DIAPHRAGM NAILING SCHEDULE

## 127 FLOOR DIAPHRAGM NAILING SCHEDULE

## 128 SPECIAL LOADS

## 129 TYPICAL ROOF DIAPHRAGM PLAN

## 130 TYPICAL FLOOR DIAPHRAGM PLAN

## 131 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 132 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 133 TRUSS LOADING SCHEDULE

## 134 DIAPHRAGM NAILING SCHEDULES

## 135 CONTINUOUS LOAD PATH SCHEDULE

## 136 PIPE LOAD SCHEDULE

## 137 CORNER REACTION (LBS)

## 138 TRUSS DESIGN CRITERIA

## 139 ROOF DIAPHRAGM NAILING SCHEDULE

## 140 FLOOR DIAPHRAGM NAILING SCHEDULE

## 141 SPECIAL LOADS

## 142 TYPICAL ROOF DIAPHRAGM PLAN

## 143 TYPICAL FLOOR DIAPHRAGM PLAN

## 144 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 145 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 146 TRUSS LOADING SCHEDULE

## 147 DIAPHRAGM NAILING SCHEDULES

## 148 CONTINUOUS LOAD PATH SCHEDULE

## 149 PIPE LOAD SCHEDULE

## 150 CORNER REACTION (LBS)

## 151 TRUSS DESIGN CRITERIA

## 152 ROOF DIAPHRAGM NAILING SCHEDULE

## 153 FLOOR DIAPHRAGM NAILING SCHEDULE

## 154 SPECIAL LOADS

## 155 TYPICAL ROOF DIAPHRAGM PLAN

## 156 TYPICAL FLOOR DIAPHRAGM PLAN

## 157 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 158 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 159 TRUSS LOADING SCHEDULE

## 160 DIAPHRAGM NAILING SCHEDULES

## 161 CONTINUOUS LOAD PATH SCHEDULE

## 162 PIPE LOAD SCHEDULE

## 163 CORNER REACTION (LBS)

## 164 TRUSS DESIGN CRITERIA

## 165 ROOF DIAPHRAGM NAILING SCHEDULE

## 166 FLOOR DIAPHRAGM NAILING SCHEDULE

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## 168 TYPICAL ROOF DIAPHRAGM PLAN

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## 170 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

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## 174 CONTINUOUS LOAD PATH SCHEDULE

## 175 PIPE LOAD SCHEDULE

## 176 CORNER REACTION (LBS)

## 177 TRUSS DESIGN CRITERIA

## 178 ROOF DIAPHRAGM NAILING SCHEDULE

## 179 FLOOR DIAPHRAGM NAILING SCHEDULE

## 180 SPECIAL LOADS

## 181 TYPICAL ROOF DIAPHRAGM PLAN

## 182 TYPICAL FLOOR DIAPHRAGM PLAN

## 183 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

## 184 TEMPORARY CONSTRUCTION BRACE ELEVATION

## 185 TRUSS LOADING SCHEDULE

## 186 DIAPHRAGM NAILING SCHEDULES

## 187 CONTINUOUS LOAD PATH SCHEDULE

## 188 PIPE LOAD SCHEDULE

## 189 CORNER REACTION (LBS)

## 190 TRUSS DESIGN CRITERIA

## 191 ROOF DIAPHRAGM NAILING SCHEDULE

## 192 FLOOR DIAPHRAGM NAILING SCHEDULE

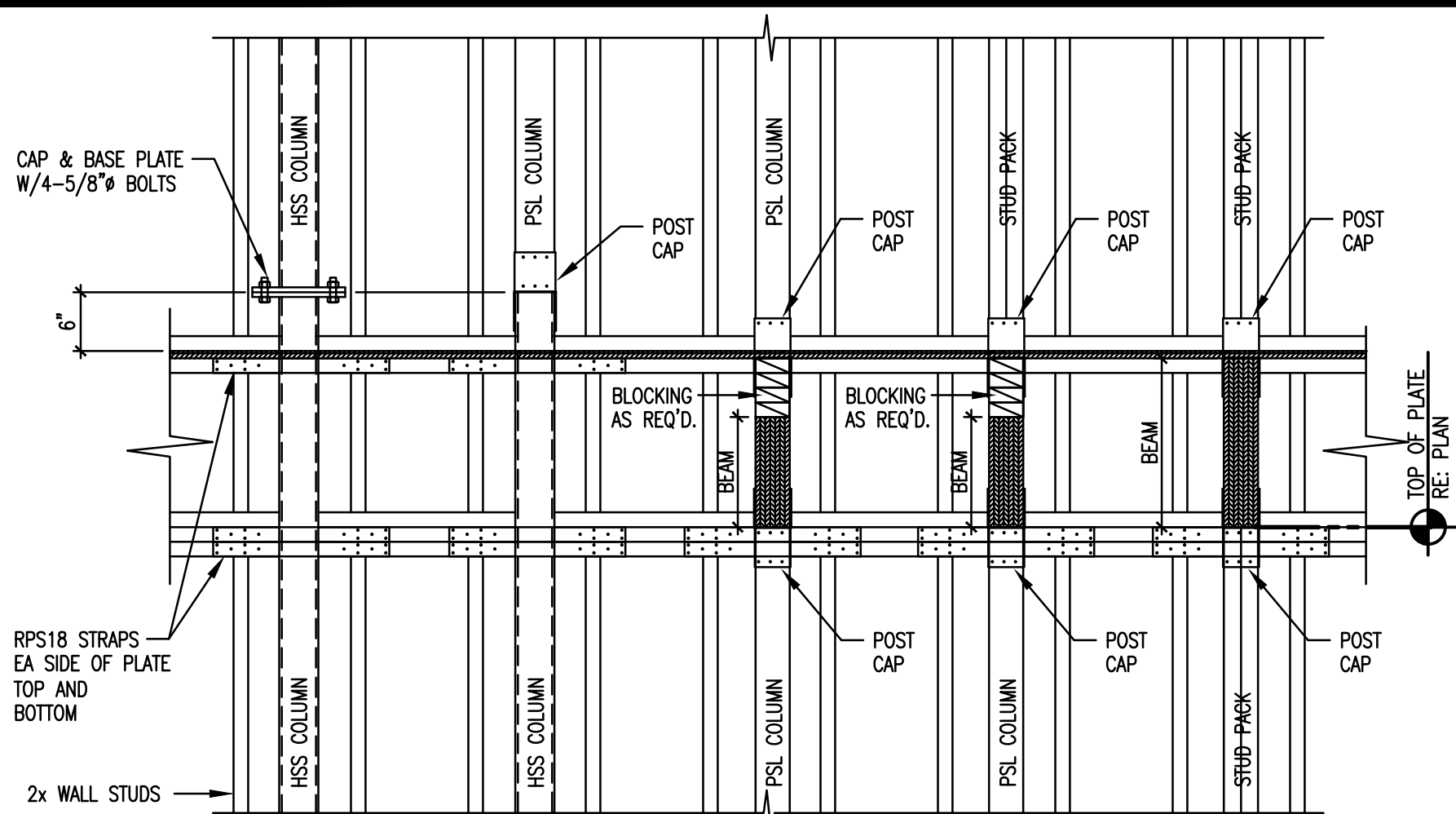
## 193 SPECIAL LOADS

## 194 TYPICAL ROOF DIAPHRAGM PLAN

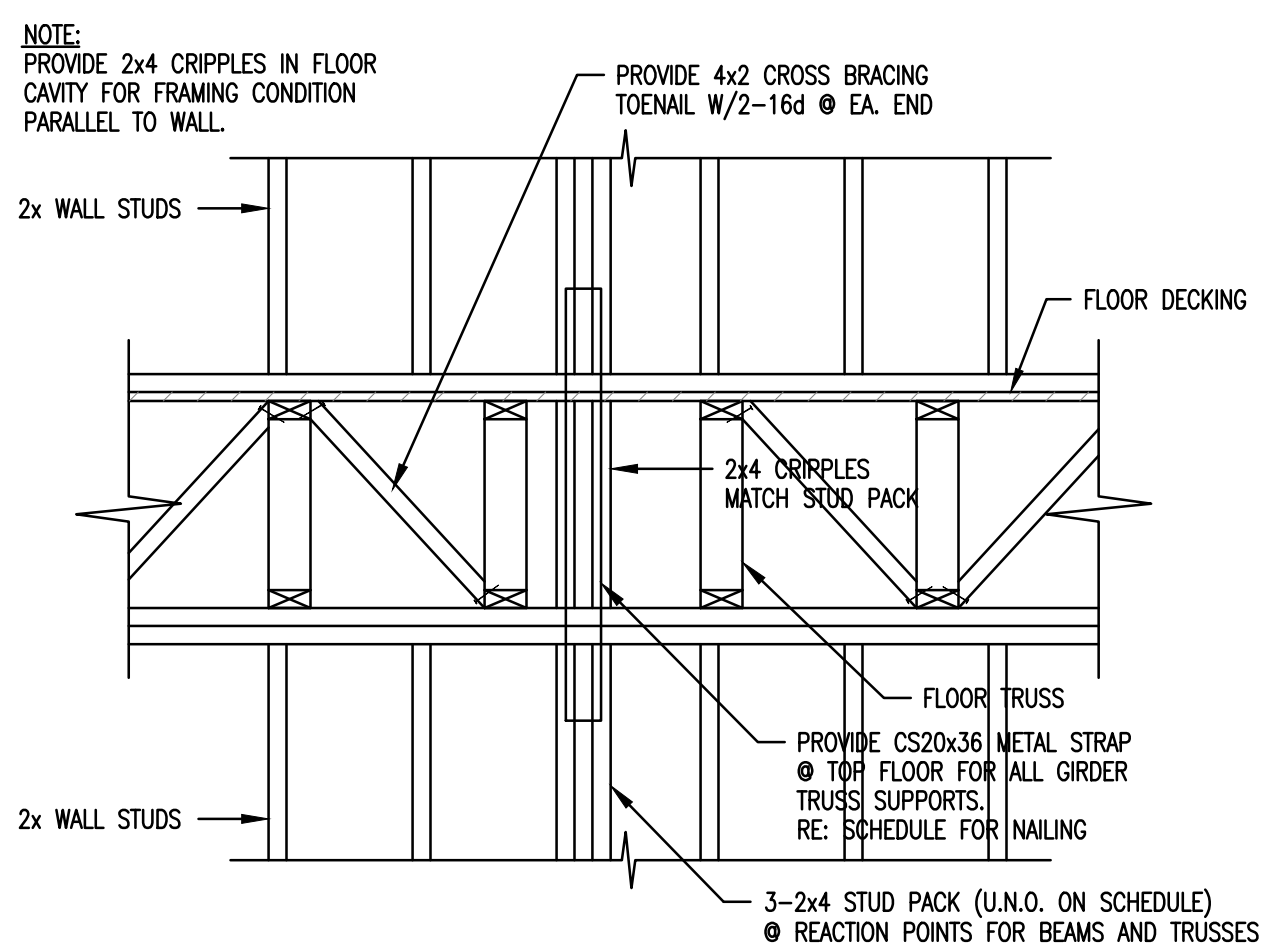
## 195 TYPICAL FLOOR DIAPHRAGM PLAN

## 196 BEARING WALL STUD SCHEDULES FOR BALLOON FRAMING

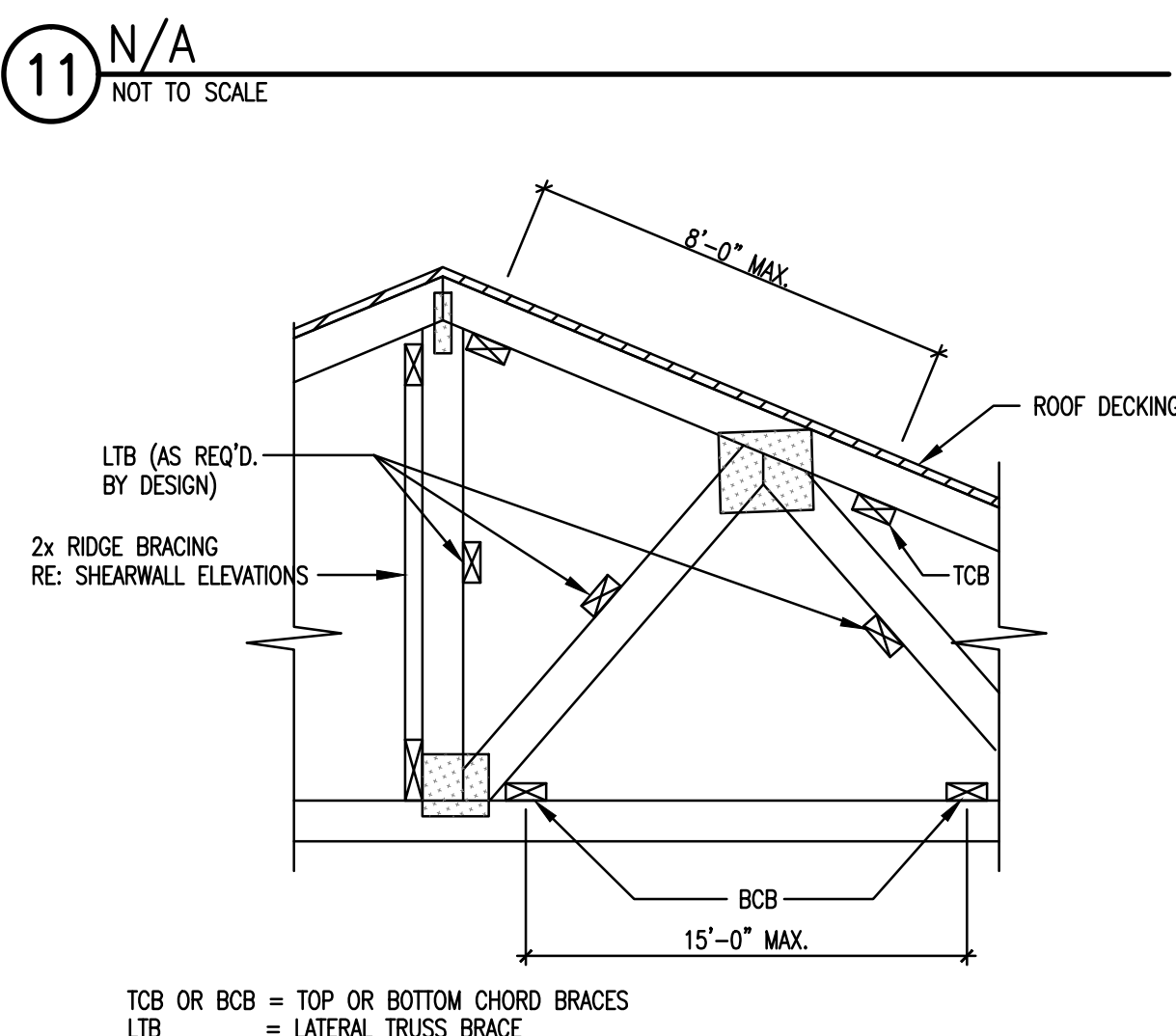




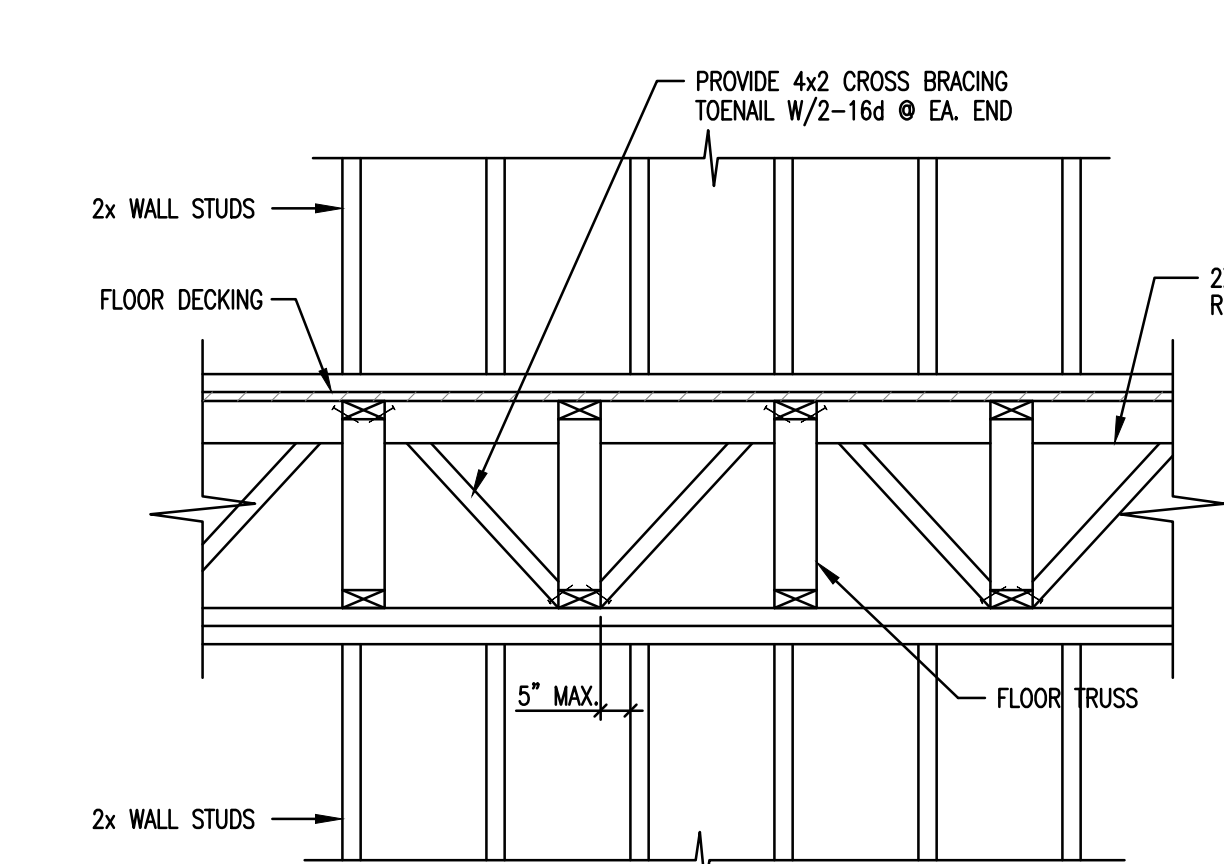
1 COLUMN SPLICE DETAILS AND NOTES  
SCALE: 3/4" = 1'-0"



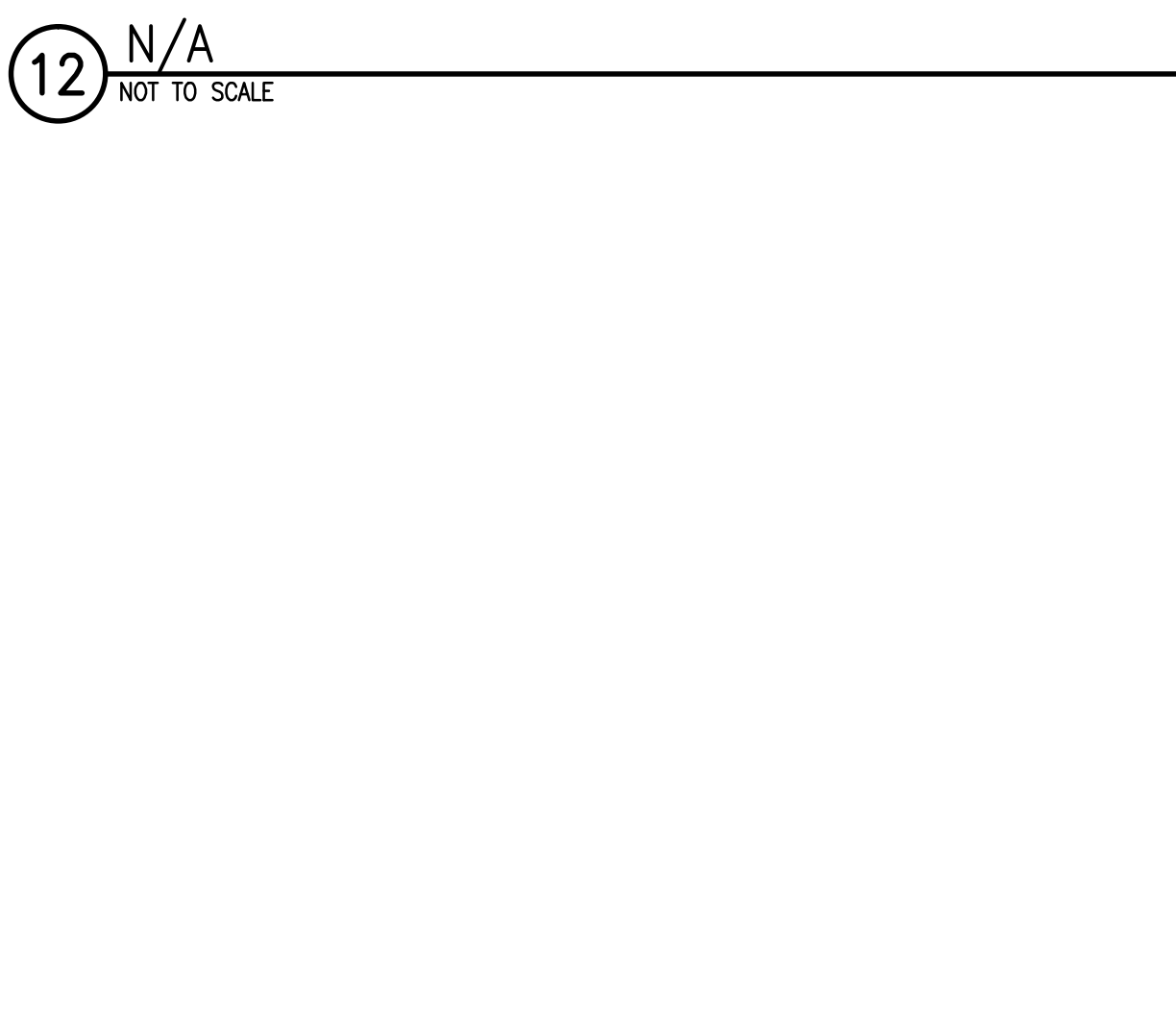
6 STUD PACK SPLICE DETAIL  
SCALE: 3/4" = 1'-0"



16 TRUSS MEMBER BRACING DETAIL  
NOT TO SCALE

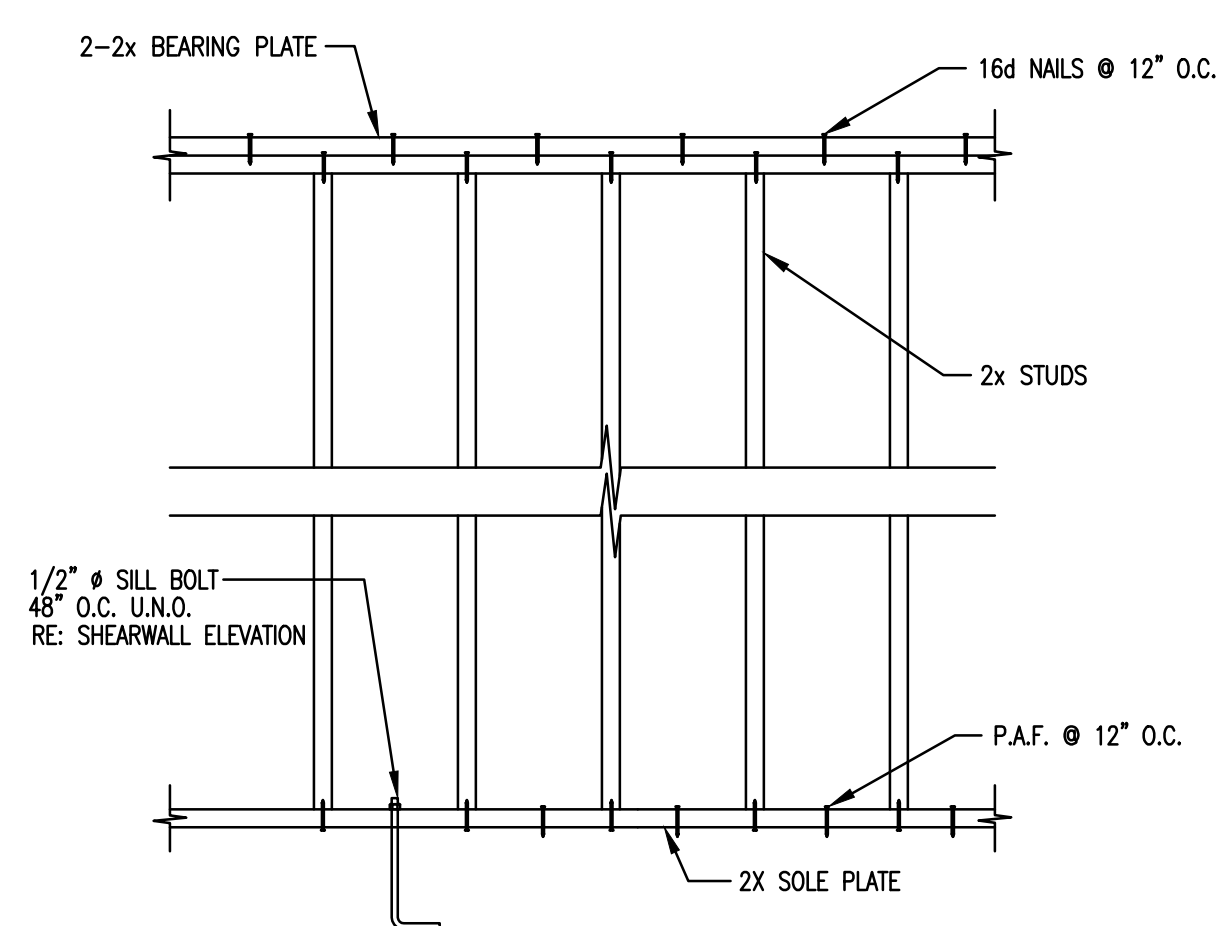


7 TRUSS END BEARING DETAIL  
SCALE: 3/4" = 1'-0"

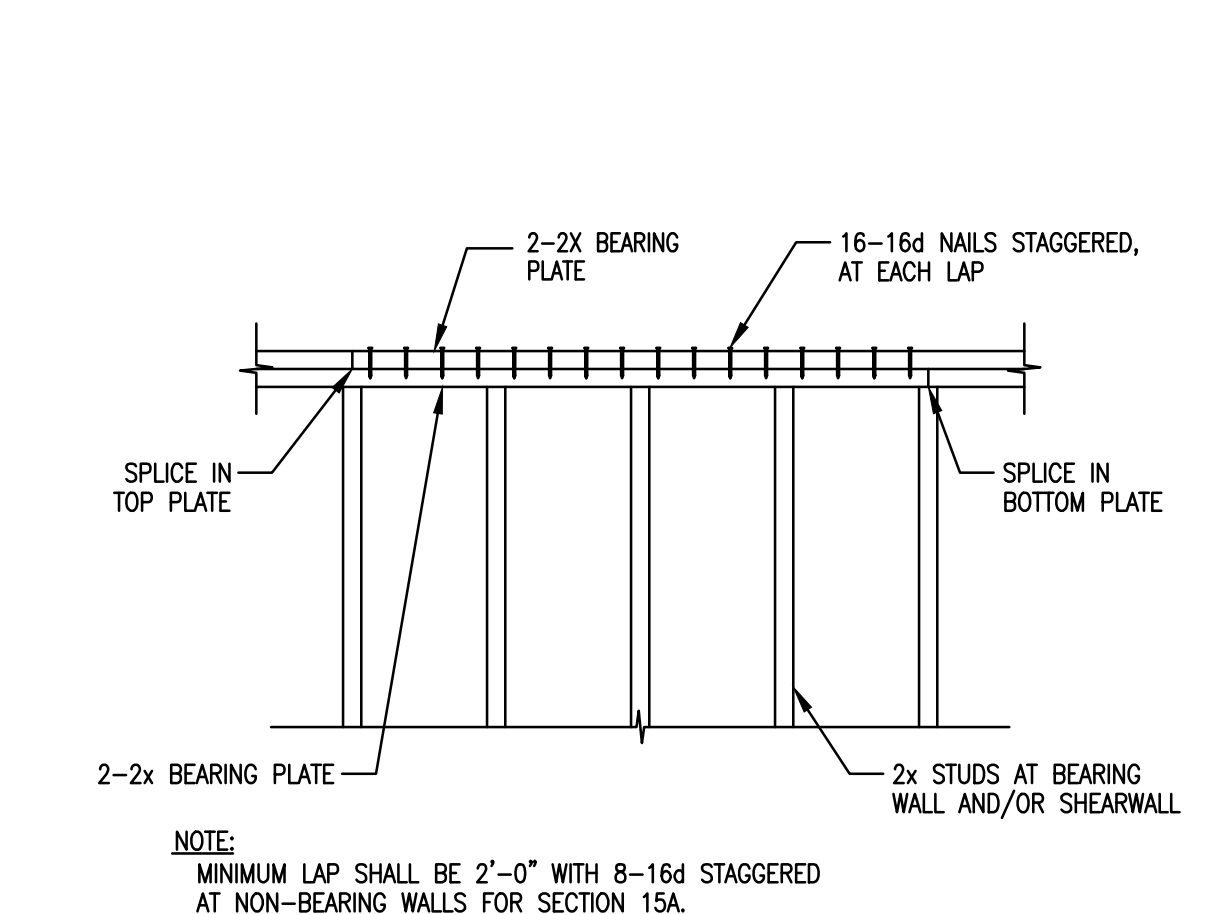


17 N/A  
SCALE: 1 1/2" = 1'-0"

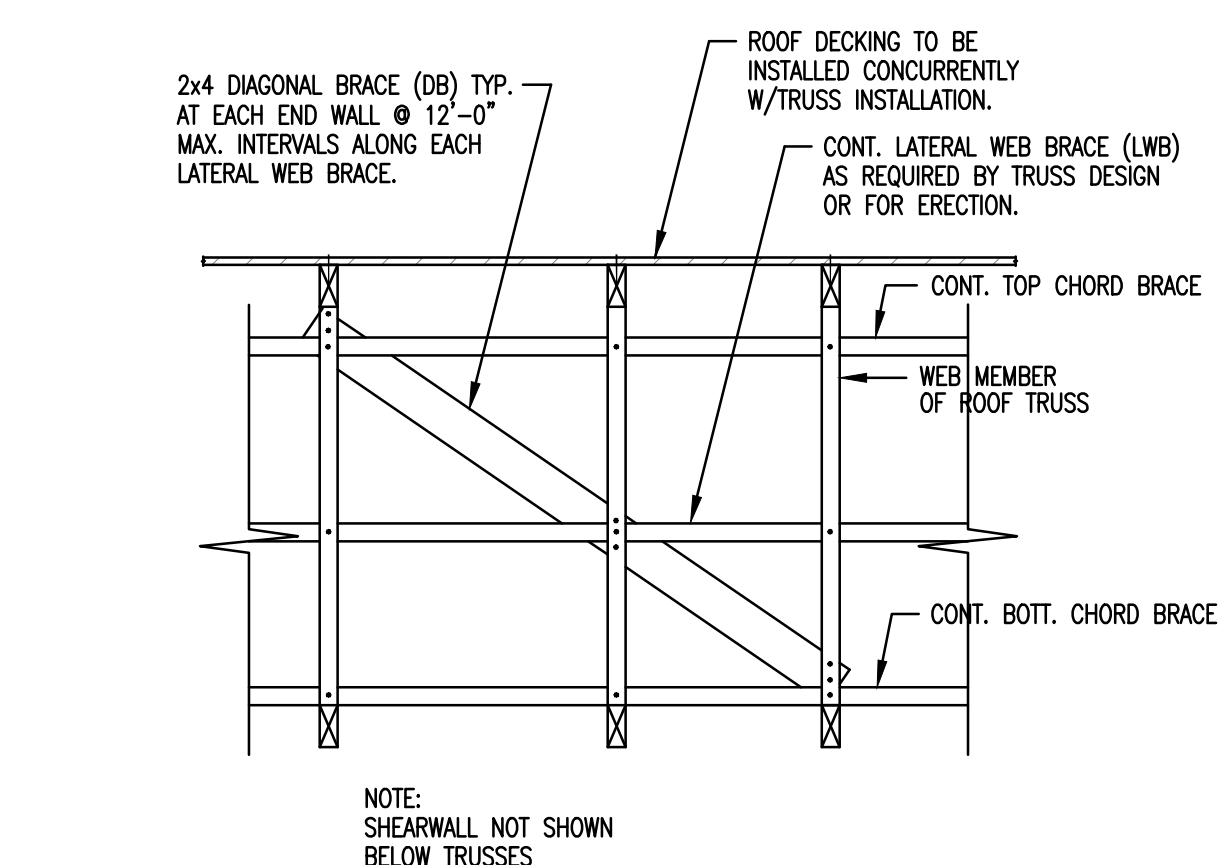
- NOTES:
1. BOLTED HSS CONNX MAY BE WELDED AT CONTRACTOR'S OPTION.
  2. LOCATION OF SPLICE MAY BE REVISED BY DETAILER WITH ENGINEER'S REVIEW AND APPROVAL.
  3. REFER TO COLUMN SCHEDULE ON THIS SHEET FOR EXACT MEMBER SIZES.
  4. REFER TO UNIT FRAMING PLANS FOR BEAM SIZES AND COLUMN MARKS.
  5. PROVIDE SIMILAR CONNECTIONS AT DISCONTINUED COLUMN ENDS AT ROOF AND AT PODIUM AND/OR GROUND FLOOR.
  6. CONTRACTOR MAY SUBSTITUTE CS 18x42 STRAPS FOR CAPS AT WOOD TO WOOD COLUMN SPLICES.



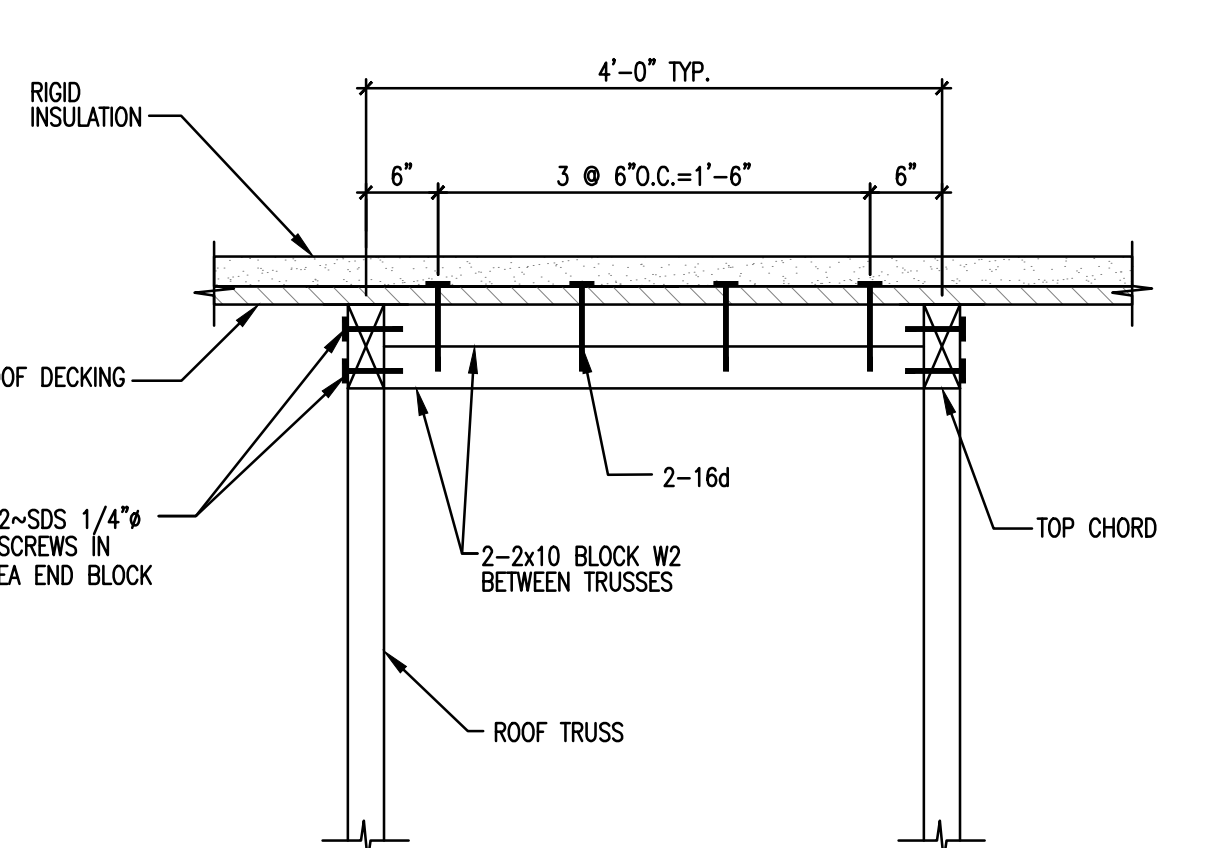
3 BEARING AND SILL PLATE DETAILS TO FOUNDATION CONNECTION DETAIL  
SCALE: 3/4" = 1'-0"



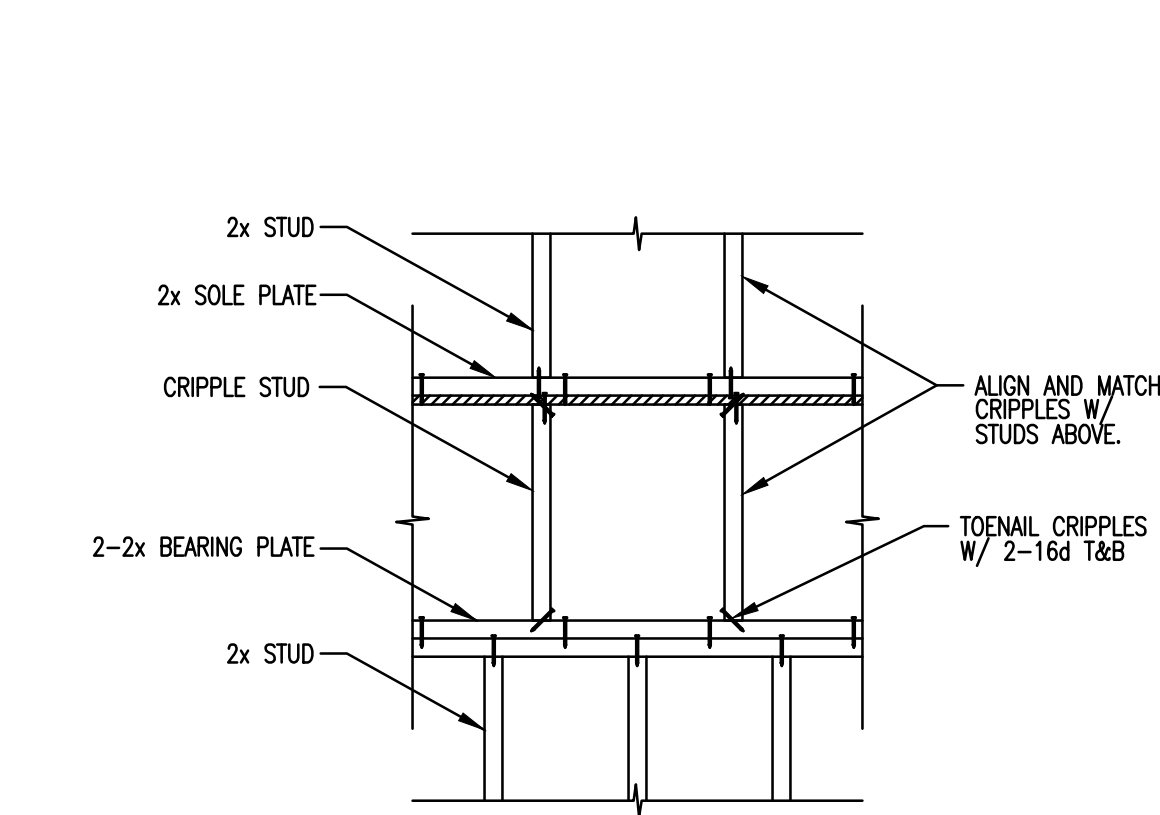
8 BEARING PLATE SPLICE DETAIL  
SCALE: 3/4" = 1'-0"



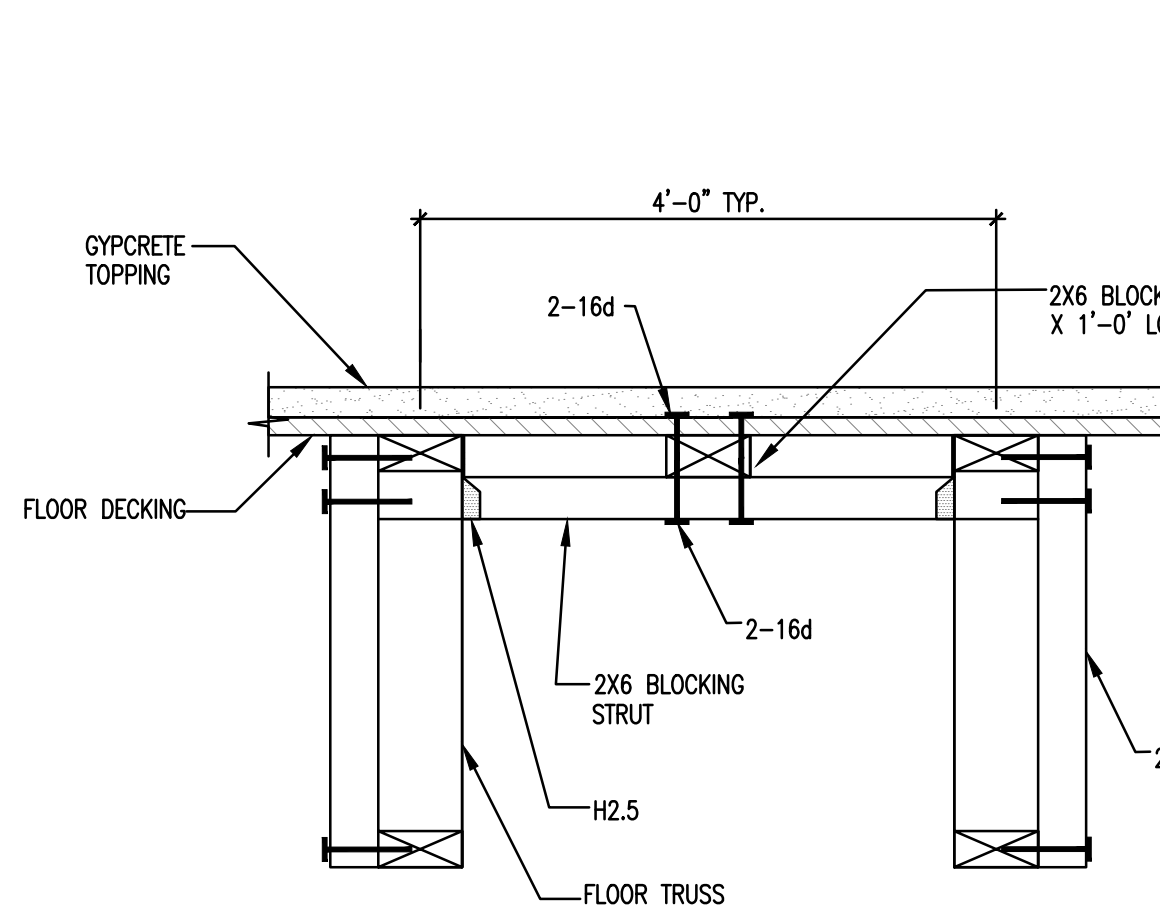
13 SHEAR WALL DRAG BRACING DETAIL  
NOT TO SCALE



18 ROOF DECK BLOCKING DETAIL  
SCALE: 1 1/2" = 1'-0"

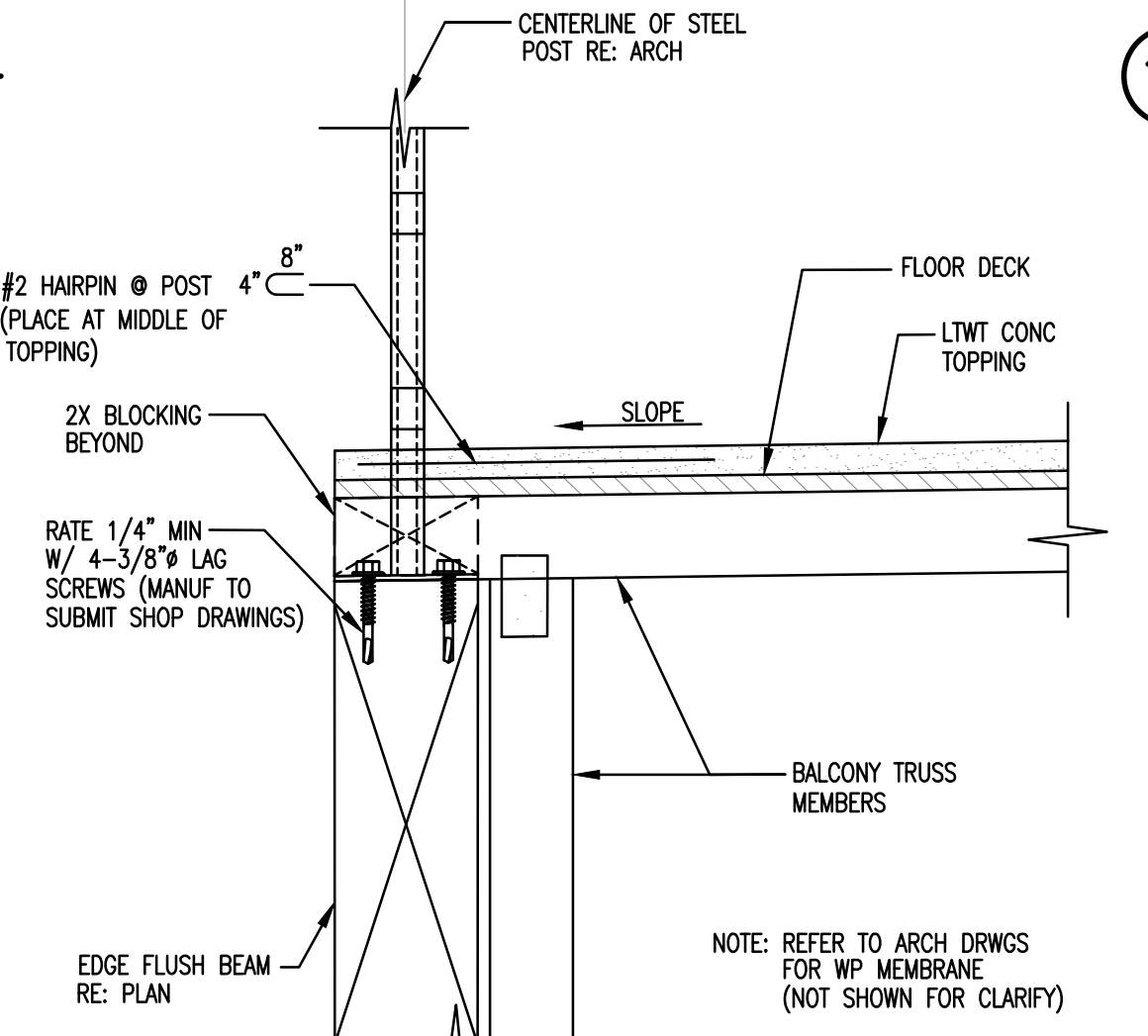


4 CRIPPLE STUD CONNECTION DETAIL  
SCALE: 3/4" = 1'-0"

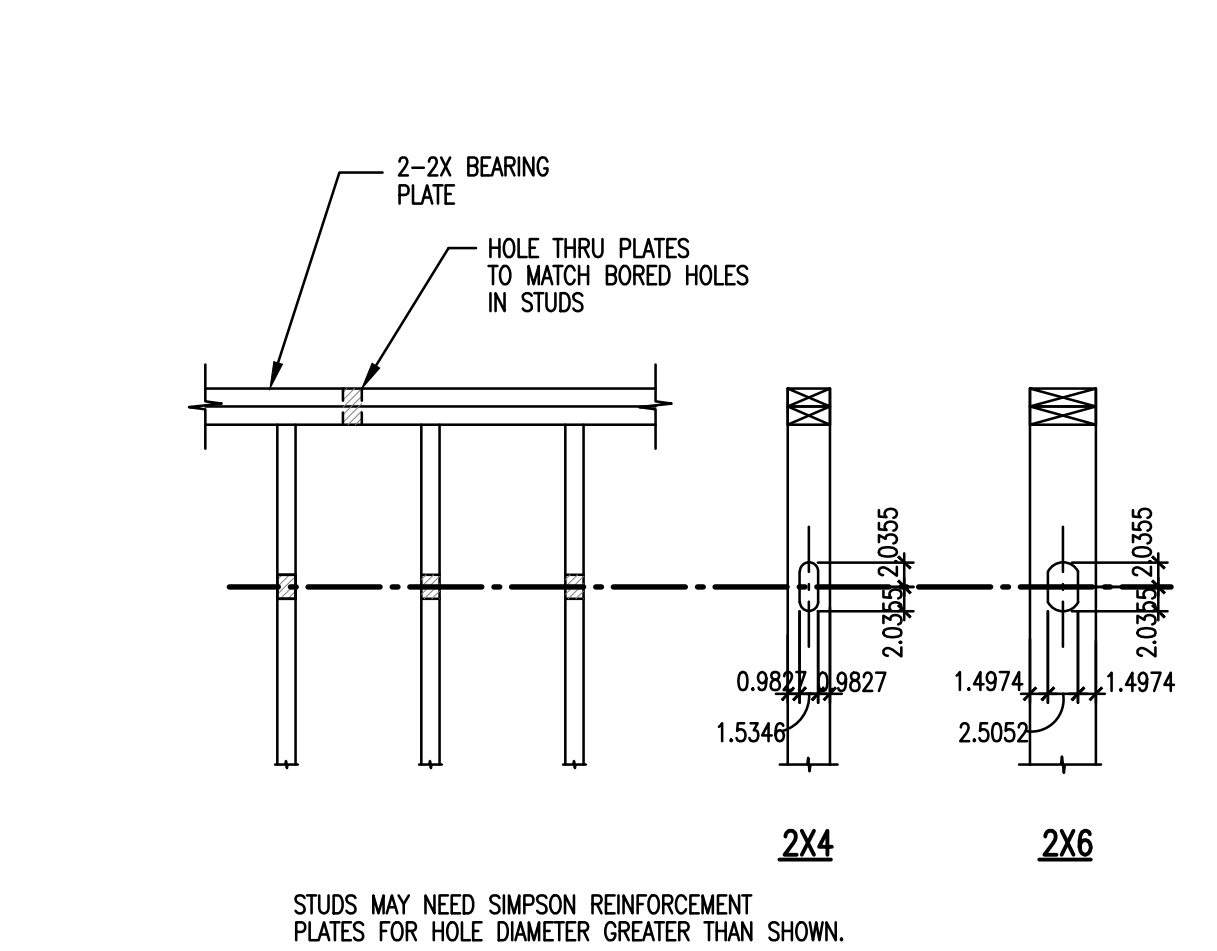


9 FLOOR DECK BLOCKING DETAIL  
SCALE: 1 1/2" = 1'-0"

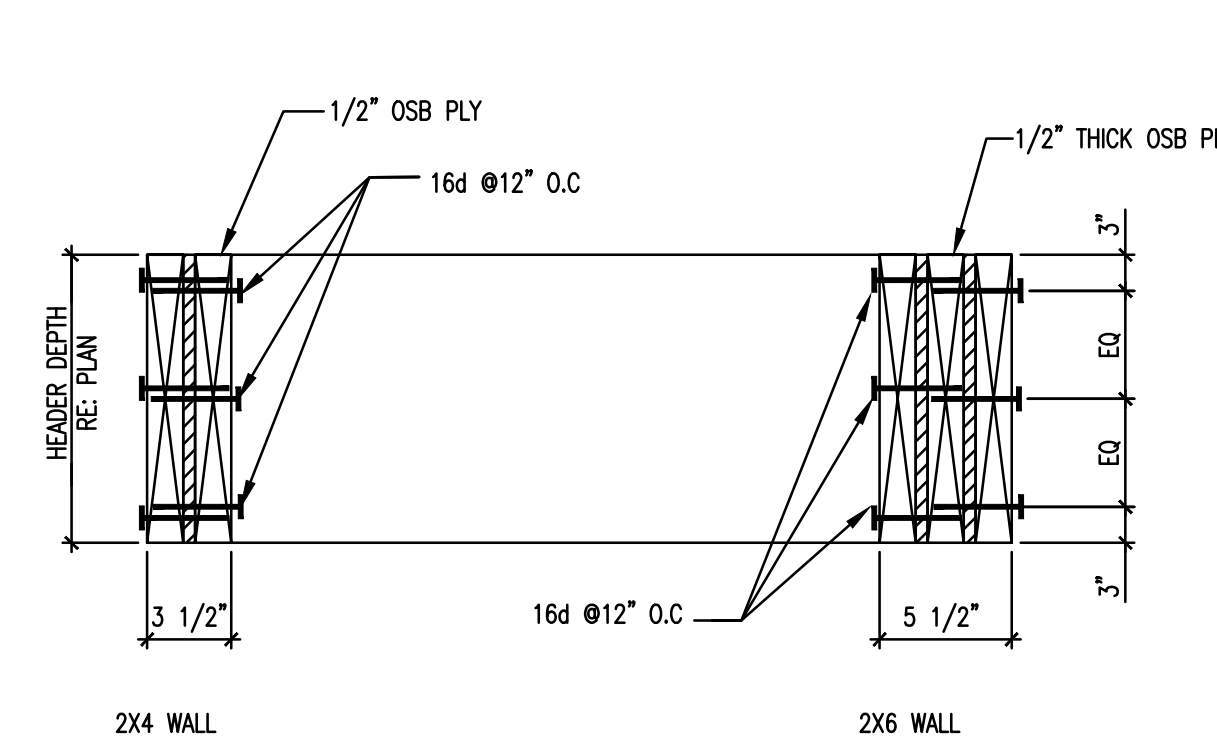
14 N/A  
NOT TO SCALE



19 BALCONY POST CONNECTION DETAIL  
SCALE: 1 1/2" = 1'-0"

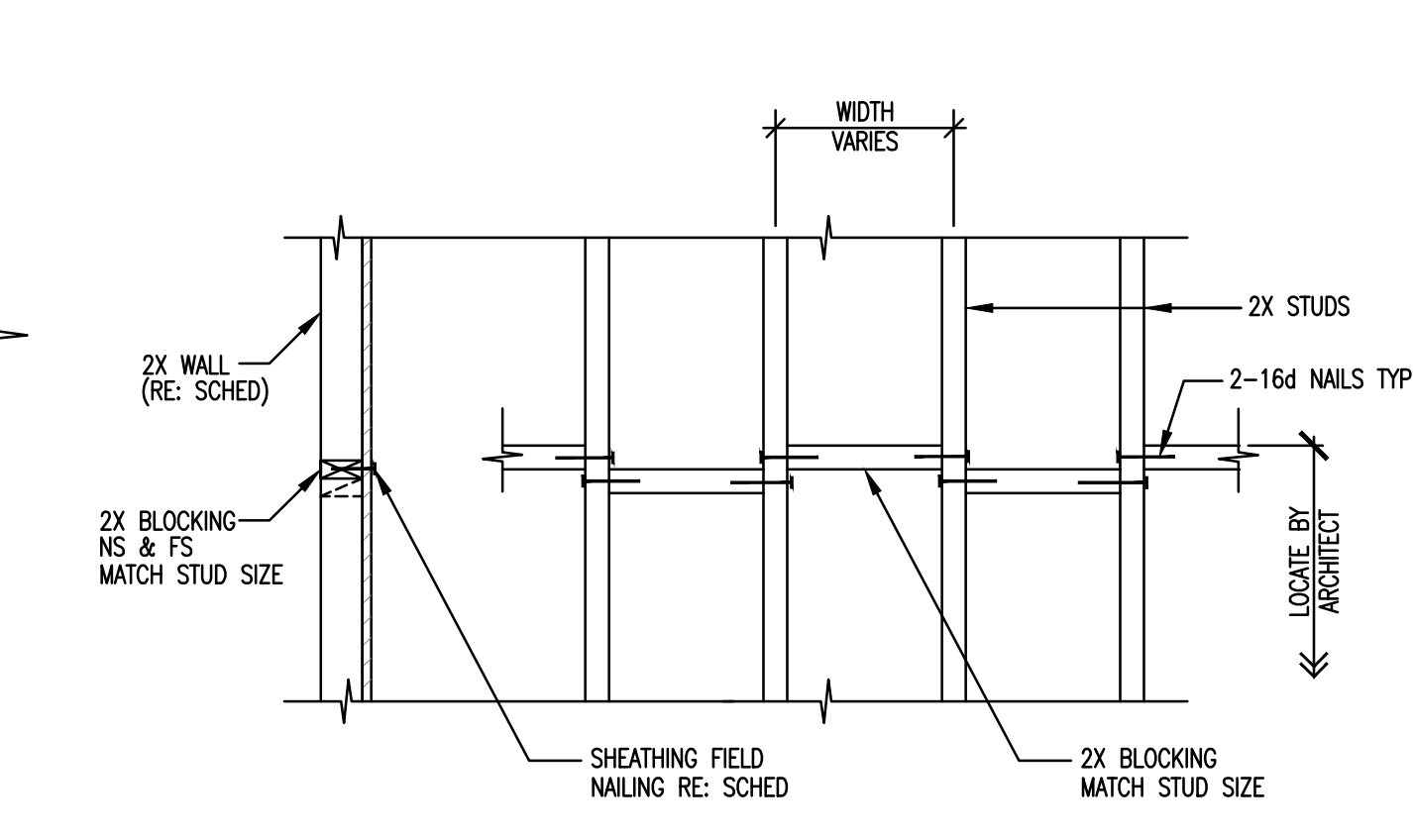


5 BORED HOLE STUD DETAILS  
SCALE: 3/4" = 1'-0" FOR WOOD FRAME SHRINKAGE



10 HEADER ASSEMBLY DETAILS  
SCALE: 1 1/2" = 1'-0"

15 N/A  
NOT TO SCALE

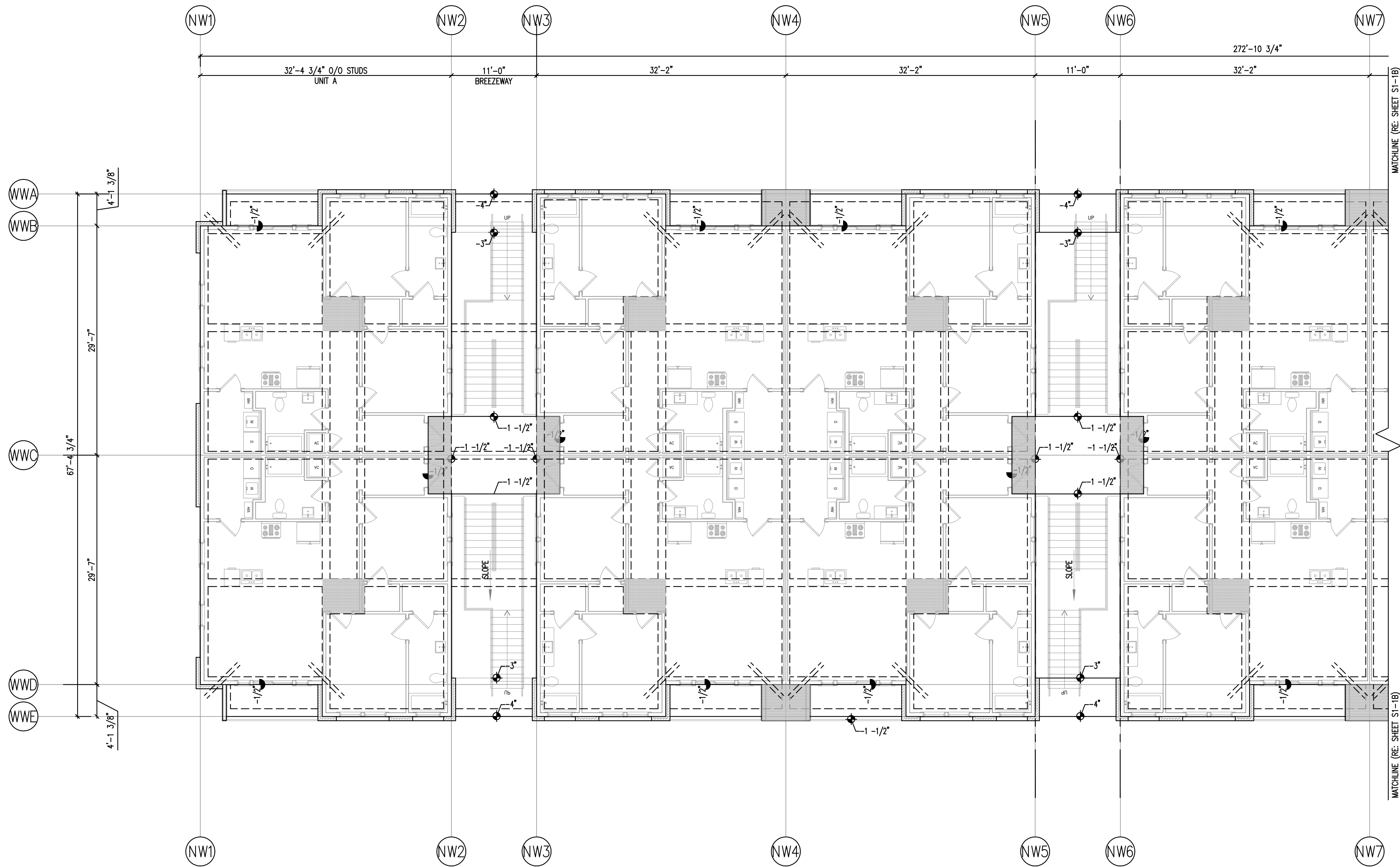


20 STUD WALL FIRE BLOCKING DETAIL  
SCALE: 3/4" = 1'-0"

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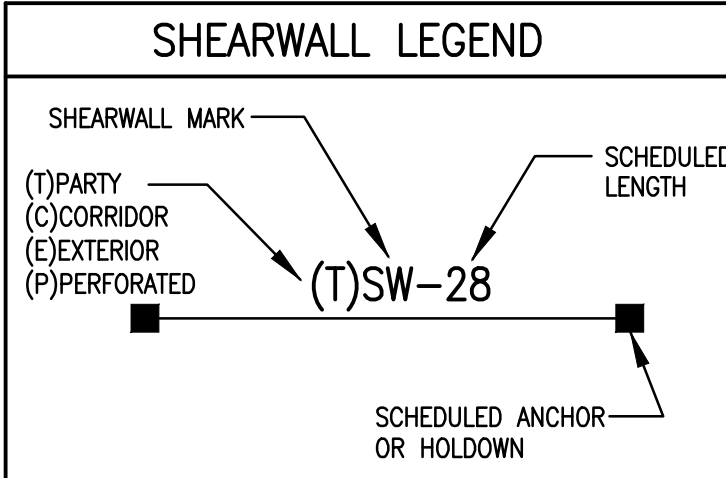


**1** FOUNDATION PLAN ~ BLDG #1 (WEST)  
SCALE: 1/8"=1'-0"

- FOUNDATION PLAN NOTES**
- FOUNDATION SLAB SHOWN THUS INDICATES SLOPED, AND DEPRESSED AREA I.E. PATIOS AND ENTRY STOOPS, ON POST TENSION PLAN.
  - SLAB THICKNESS AND REINFORCING ARE SHOWN ON POST TENSION PLAN.
  - SEE ARCH DRAWINGS FOR STAIR DIMENSIONS.
  - THE SLAB FORMING DIMENSION ARE ALSO SHOWN ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL REPORT DISCREPANCIES.
  - CONTRACTOR SHALL VERIFY OPENINGS AND SLAB EDGE DETAILS WITH ARCHITECTURAL DRAWING. REPORT DISCREPANCIES TO EACH DESIGN CONSULTANT AS NECESSARY.
  - BLOCKOUTS FOR PLUMBING CHASES, STAIR OPENINGS AND FLOOR LEAVEOUTS ARE SHOWN ON PLAN. SPECIAL REINFORCEMENT AT SLAB EDGE IS REQUIRED.
  - TYPICAL REINFORCING DETAILS AT OPENINGS, JOINTS AND CORNERS OF CONCRETE SLAB AND WALLS ARE SHOWN ON CONCRETE STANDARD DETAILS.
  - REFER TO MECHANICAL AND ELECTICAL PLANS FOR EMBEDS, SLEEVES, AND OTHER BLOCKOUTS NOT SHOWN.

**SLAB FORMING DIMENSIONS**

REFER TO ARCHITECTURAL DRAWINGS FOR ALL FINAL FORMING DIMENSIONS AND OVERALL DIMENSIONAL CONTROL OF CONCRETE WAFFLE SLAB ON GRADE.



**PT SLAB ON GRADE NOTE**

4" THICK POST TENSIONED CONCRETE WAFFLE SLAB ON 10 MIL VAPOR BARRIER ON 3" THICK MAX SELECT STRUCTURAL FILL (ALL DARK BROWN CLAY REMOVED) AND A COMPACTED AND MOISTURE CONDITIONED SUBGRADE.

FIN. FLR BLDG 1 = EL: 1441.50  
FIN. FLR BLDG 2 = EL: 1440.25  
FIN. FLR BLDG 3 = EL: 1440.00

REF: 0'-0"

GRADE BEAM SCHEDULE						
MARK	WIDTH	DEPTH	BEAM SIZE	HORIZONTAL REINF.		VERTICAL REINF.
				TOP	BOTTOM	
PB-EL	12	28		NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
PB-ET	12	28		NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
PB-IL	12	28		NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
PB-IT	12	28		NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
RB-E	12	28	2#5 CONT.		2#5 CONT.	#3 STIR @ 18" O.C.
RB-I	12	28	2#5 CONT.		2#5 CONT.	#3 STIR @ 18" O.C.

SCHEDULE NOTES:

- TOP REINF. IN PT BEAMS ARE SLAB TENDONS SHOWN ON PLAN.
- PB = POST TENSION BEAM  
RB = MILD REINF. BEAM
- E = EXTERIOR, I = INTERIOR
- L = LONG, T = SHORT
- PT STAKES ARE TO BE FABRICATED FROM FIBERGLASS. CONTRACTOR MAY SUBSTITUTE #4 REINFORCING BARS AT 24" O.C.
- PT VERTICAL STAKES SHALL BE 30" LONG.
- PT BEAMS MAY HAVE ADD'L MILD REINFORCING AS SHOWN ON SHEET S3-1.

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**GARDEN CREEK APARTMENTS**  
110 BLUEBONNET CIRCLE  
BOERNE, TEXAS 78006

FOUNDATION PLAN ~ BLDG #1 (WEST)

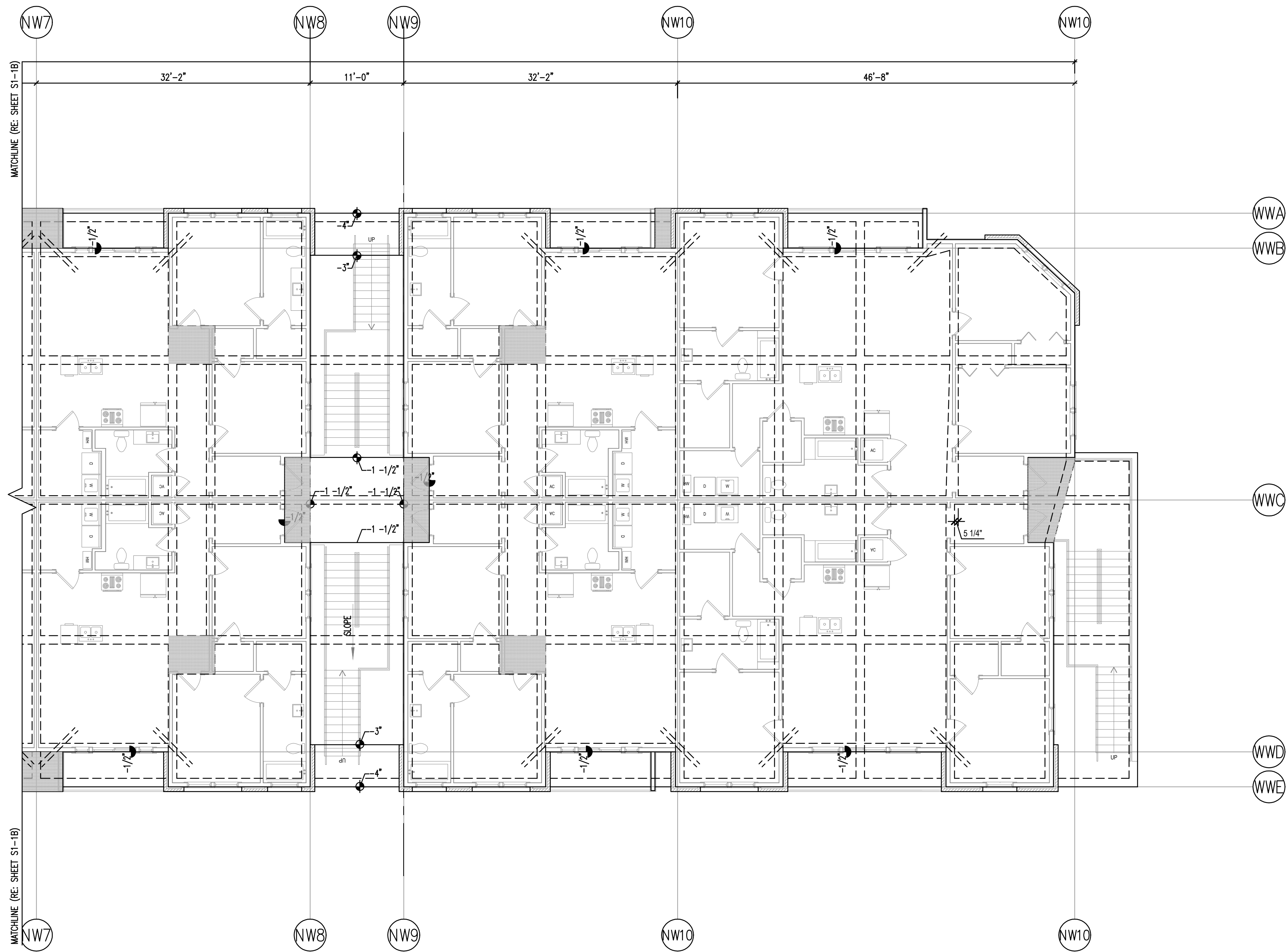
Rev.	Description	Date

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Checked By: TAB  
Drawing Scale: AS NOTED  
Project No. 140102-00

ISSUED FOR: DATE: 9/16/2019

☒ SD 30%  
☐ CD 60%  
☐ CD 95%  
☐ CD 100%  
☐ ARCH REVIEW  
☐ PRICING  
☐ Permit  
☐ Construction

SHEET NO.  
**S1-1.1A**  
9 OF 36



1 FOUNDATION PLAN ~ BLDG #1 (EAST)  
SCALE: 1/8"=1'-0"

NOTE:  
REFER TO SHEET S1-1.1A FOR FOUNDATION SLAB NOTES AND GRADE BEAM SCHEDULE.



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FOUNDATION PLAN ~ BLDG #1 (EAST)

Rev.	Description	Date

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Drawing Scale: AS NOTED  
Project No. 140102-00

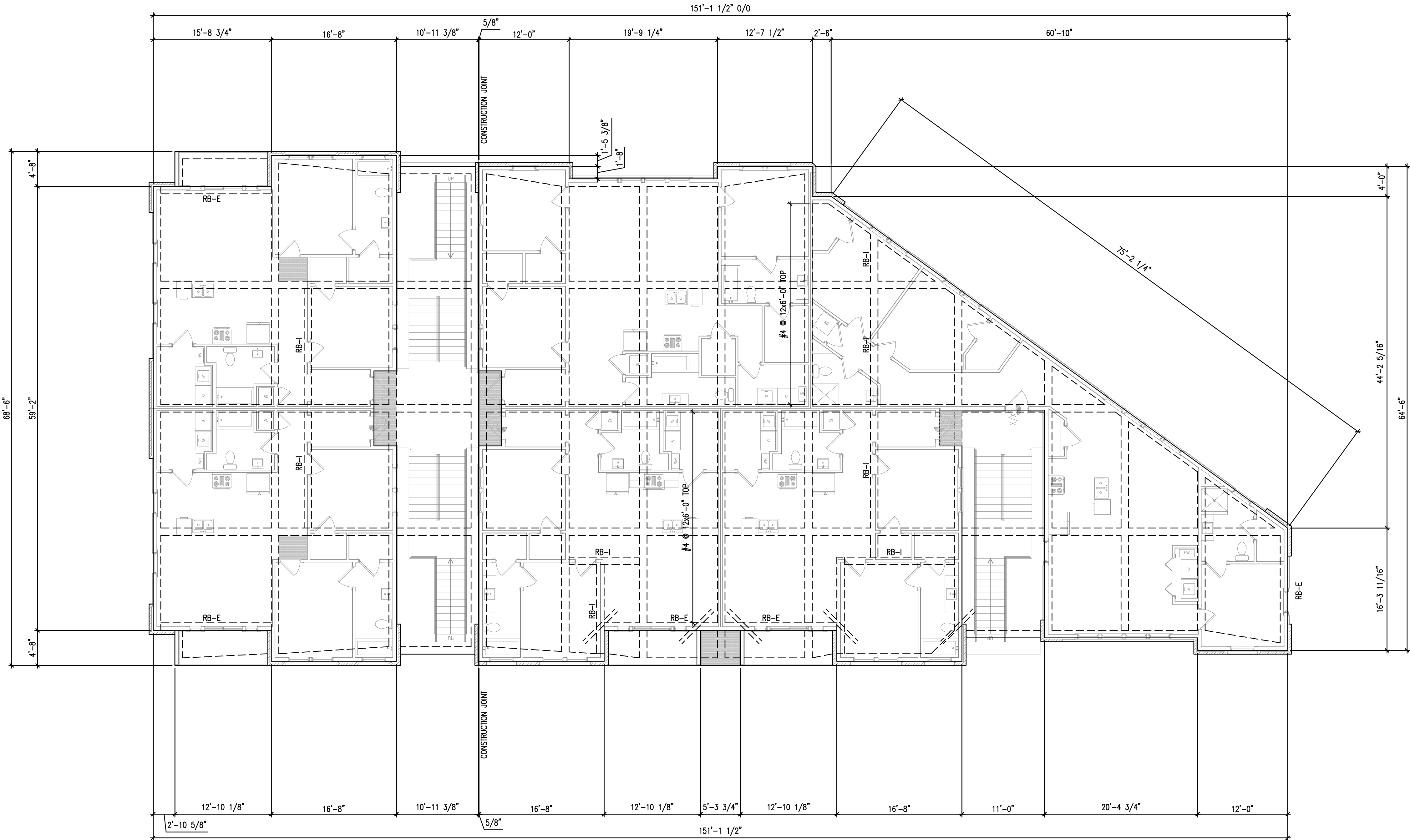
ISSUED FOR: DATE: 9/16/2019  
☒ SD 30%  
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☐ CD 95%  
☐ CD 100%  
☐ ARCH REVIEW  
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☐ Construction

SHEET NO.

S1-1.1B

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1 FOUNDATION PLAN ~ BLDG #2  
SCALE: 1/8"=1'-0"

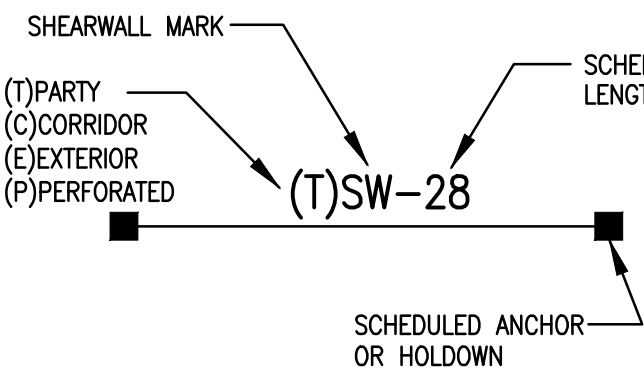
#### FOUNDATION PLAN NOTES

- FOUNDATION SLAB SHOWN THUS INDICATES SLOPED, AND DEPRESSED AREA I.E. PATIOS AND ENTRY STOOPS.
- SLAB THICKNESS AND REINFORCING ARE SHOWN ON POST TENSION PLAN.
- SEE ARCH DRAWINGS FOR STAIR DIMENSIONS.
- THE SLAB FORMING DIMENSION ARE ALSO SHOWN ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL REPORT DISCREPANCIES.
- CONTRACTOR SHALL VERIFY OPENINGS AND SLAB EDGE DETAILS WITH ARCHITECTURAL DRAWING. REPORT DISCREPANCIES TO EACH DESIGN CONSULTANT AS NECESSARY.
- BLOCKOUTS FOR PLUMBING, CHASES, STAIR OPENINGS AND FLOOR LEAVEOUTS ARE SHOWN ON PLAN. SPECIAL REINFORCEMENT AT SLAB EDGE IS REQUIRED.
- TYPICAL REINFORCING DETAILS AT OPENINGS, JOINTS AND CORNERS OF CONCRETE SLAB AND WALLS ARE SHOWN ON CONCRETE STANDARD DETAILS.
- REFER TO MECHANICAL AND ELECTRICAL PLANS FOR EMBEDS, SLEEVES, AND OTHER BLOCKOUTS NOT SHOWN.

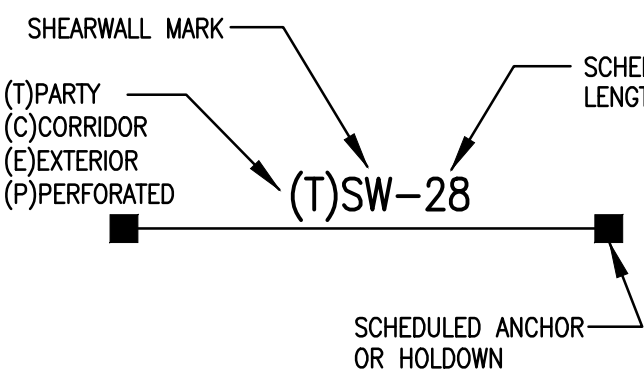
#### SLAB FORMING DIMENSIONS

REFER TO ARCHITECTURAL DRAWINGS FOR ALL FINAL FORMING DIMENSIONS AND OVERALL DIMENSIONAL CONTROL OF CONCRETE WAFFLE SLAB ON GRADE.

#### SHEARWALL LEGEND



#### SHEARWALL LEGEND



#### GRADE BEAM SCHEDULE

MARK	WIDTH	DEPTH	HORIZONTAL REIN.		VERTICAL REIN.
			TOP	BOTTOM	
PB-EL	12	28	NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
PB-ET	12	28	NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
PB-L	12	28	NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
PB-IT	12	28	NOTE 1	1-1/2" TENDON	5/8" x 24" O.C.
PB-E	12	28	2#5 CONT.	2#5 CONT.	#3 STIR @ 18" O.C.
PB-I	12	28	2#5 CONT.	2#5 CONT.	#3 STIR @ 18" O.C.

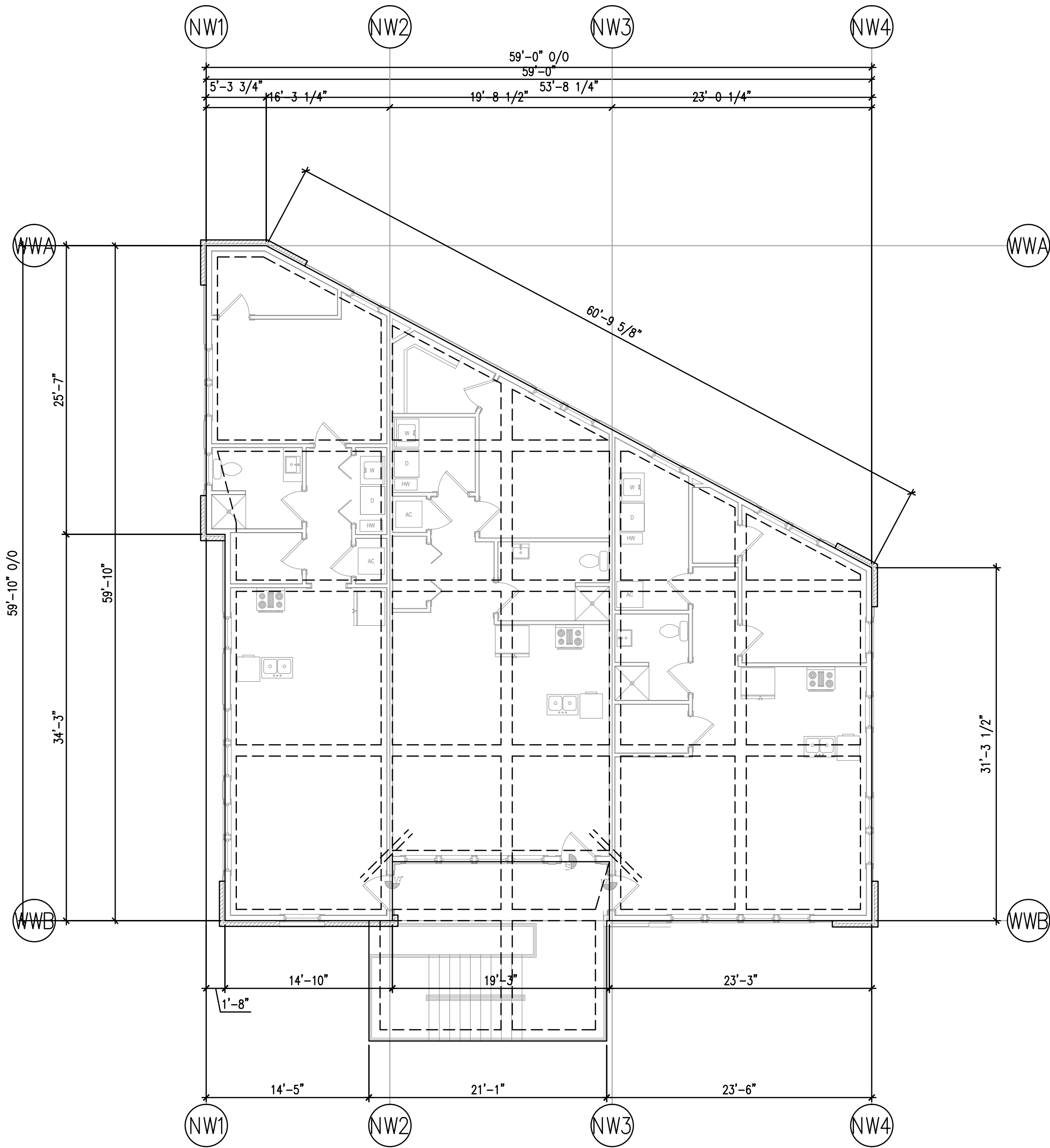
#### SCHEDULE NOTES:

- TOP REIN. IN PT BEAMS ARE SLAB TENDONS SHOWN ON PLAN.
- PB = POST TENSION BEAM
- RB = MILD REIN. BEAM
- E = EXTERIOR, I = INTERIOR
- L = LONG, T = SHORT
- PT STAKES ARE TO BE FABRICATED FROM FIBERGLASS. CONTRACTOR MAY SUBSTITUTE #4 REINFORCING BARS AT 24" O.C.
- PT VERTICAL STAKES SHALL BE 30" LONG.
- PT BEAMS MAY HAVE ADD'L MILD REINFORCING AS SHOWN ON SHEET S3-1.

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☐ CD 100%  
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☐ PRICING  
☐ Permit  
☐ Construction



1

FOUNDATION PLAN ~ BLDG #3

SCALE: 1/8"=1'-0"



NOTE:  
REFER TO SHEET S1-1.2 FOR FOUNDATION SLAB NOTES AND GRADE BEAM SCHEDULE.



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BOERNE, TEXAS 78006

FOUNDATION PLAN ~ BLDG #3

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☐ ARCH REVIEW  
☐ PRICING  
☐ Permit  
☐ Construction

SHEET NO.

S1-1.3

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1

SITE PLAN

SCALE: 1/16" = 1'-0"

STAUDT STREET  
NOT TO BE ACCESSED

BLUEBONNET CIRCLE

- NOTES:
1. ALL EXTERIOR AND INTERIOR BEAMS SHALL HAVE ONE BOTTOM TENDON.
  2. SLAB DIMENSIONS SHOWN ARE APPROXIMATE AND TO THE NEAREST WHOLE NUMBER.
  3. SOIL BORINGS SHOWN  
THUS:  B-1 TO B-4

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GARDEN CREEK APARTMENTS  
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BOERNE, TEXAS 78006

COMPOSITE PT FOUNDATION PLANS

Sheet Title:

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TAB

Drawing Scale:      Project No.  
140102-00

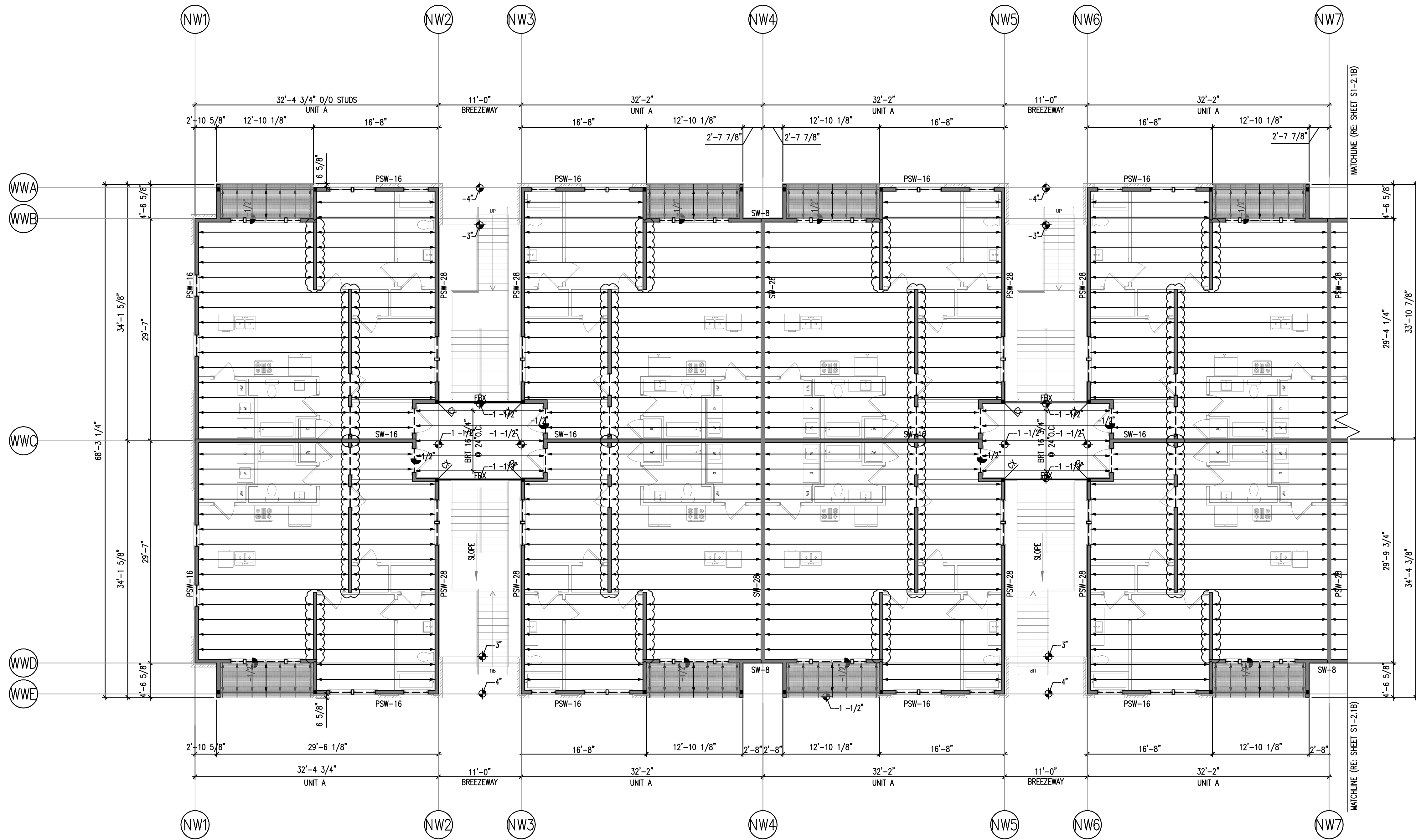
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9/16/2019

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<input type="checkbox"/> Construction	

SHEET NO.

PS1-1.0

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1 PARTIAL 2ND FLOOR FRAMING PLAN ~ BLDG #1 WEST  
SCALE: 1/8"=1'-0" (THIRD FLOOR SIMILIAR)

- ### FLOOR FRAMING NOTES
1. DECKING THICKNESS AND MATERIAL NOTES ARE SHOWN IN STRUCTURAL SPECIFICATIONS AND SHALL BE NAILED TO SUPPORT FRAMING IN ACCORDANCE WITH DIAPHRAGM SCHEDULE.
  2. BEARING WALLS FOR SUPPORT OF NON - UNIT FRAMING ARE SHOWN THUS:
  3. INSTALLATION OF TRUSSES SHALL BE IN STRICT ACCORDANCE WITH ERECTION PLANS PROVIDED BY MANUFACTURER.
  4. THE STABILITY OF THE FLOOR IS NOT ACHIEVED UNTIL THE DECK IS INSTALLED ACCORDING TO CRITERIA SPECIFIED IN THE STRUCTURAL DRAWINGS.
  5. BRIDGING SIZE AND NUMBER OF ROWS SPECIFIED ON SCHEDULE SHEET SHALL BE INSTALLED CONCURRENTLY WITH TRUSS ERECTION.
  6. VERTICAL SUPPORT FRAMING OF HEADERS, DROP, AND / OR FLUSH BEAMS ARE SHOWN IN COLUMN SCHEDULE.
  7. FLOOR TRUSSES ARE 18" DEEP AND SHALL BE SPACED 24" ON CENTER (U.N.O.).
  8. TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON THE FLOOR FRAMING SECTIONS.
  9. SHEARWALLS ARE TO BE CONSTRUCTED FROM THE FLOOR AS NOTED ON PLAN TO THE TOP OF PLATE AT THE LEVEL ABOVE.
  10. CORRIDOR TRUSSES SHALL BE CONFIGURED TO ACCOMMODATE ALL REQUIRED MECHANICAL EQUIPMENT IN HALLWAYS.
  11. TRUSS MANUFACTURER MAY REVISE SPACING ON LONG SPAN UNIT FLOOR TRUSSES TO REDUCE DEFLECTION AND NUMBER OF CHORD MEMBERS.
  12. BACKGROUNDS SHOW ARE BEARING WALLS FOR UNITS BELOW.

### UNIT DECK NOTE

3/4" GYPCRETE TOPPING WITH SOUND MAT OVER 23/32" OSB DECKING SUPPORTED BY 18" DEEP OPEN WEB TRUSSES @ 24" O.C.

### BALCONY DECK NOTE

1 1/2" THICK LT WT CONC TOPPING (ON MEMBRANE WATERPROOFING) SUPPORTED BY 23/32" T&G OSB DECKING OVER (16" TO 14 1/2") OPEN WEB TRUSSES @ 24" O.C.

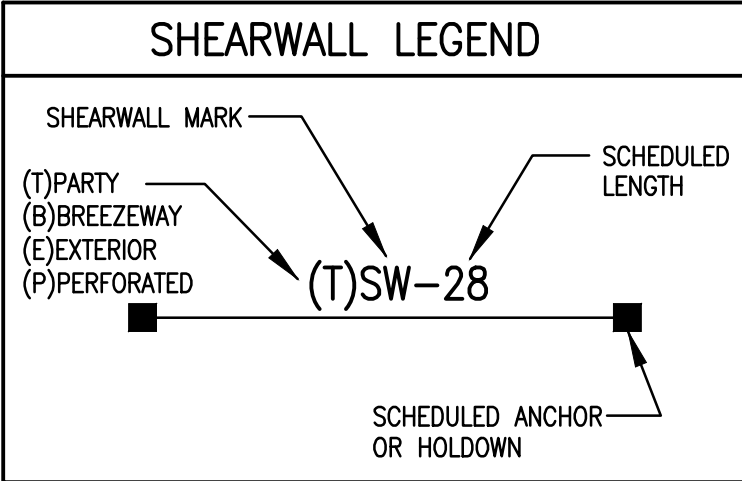
### BREEZEWAY DECK NOTE

1 1/2" THICK LT WT CONC TOPPING (ON MEMBRANE WATERPROOFING) OVER 23/32" OSB DECKING SUPPORTED BY 16 3/4" DEEP OPEN WEB WOOD TRUSSES AT 24" O.C.

### BEARING AND SHEARWALL NOTES

REFER TO SHEET S6-1 FOR BEARING WALL STUD SIZES AND SHEET S7-1 FOR SHEARWALL LENGTHS, SCHEDULES AND DETAILS FOR LEVELS 2 THROUGH ROOF.

- ### BREEZEWAY TOPPING CONTROL JOINT NOTES
1. PROVIDE SAWCUT CONTROL JOINTS 1/2"Wx3/4" DEEP AT MAXIMUM SPACING OF 16" O.C.
  2. PROVIDE CONTROL JOINTS ON EACH SIDE OF INSET DOORWAY.
  3. PROVIDE CONTROL JOINTS ON EACH SIDE OF CORRIDOR INTERSECTIONS.
  4. CONTRACTOR SHALL SUBMIT A PLAN OF CONTROL JOINTS WITH SPACING AND LOCATION FOR ARCHITECT, ENGINEER AND OWNER REVIEW AND APPROVAL.

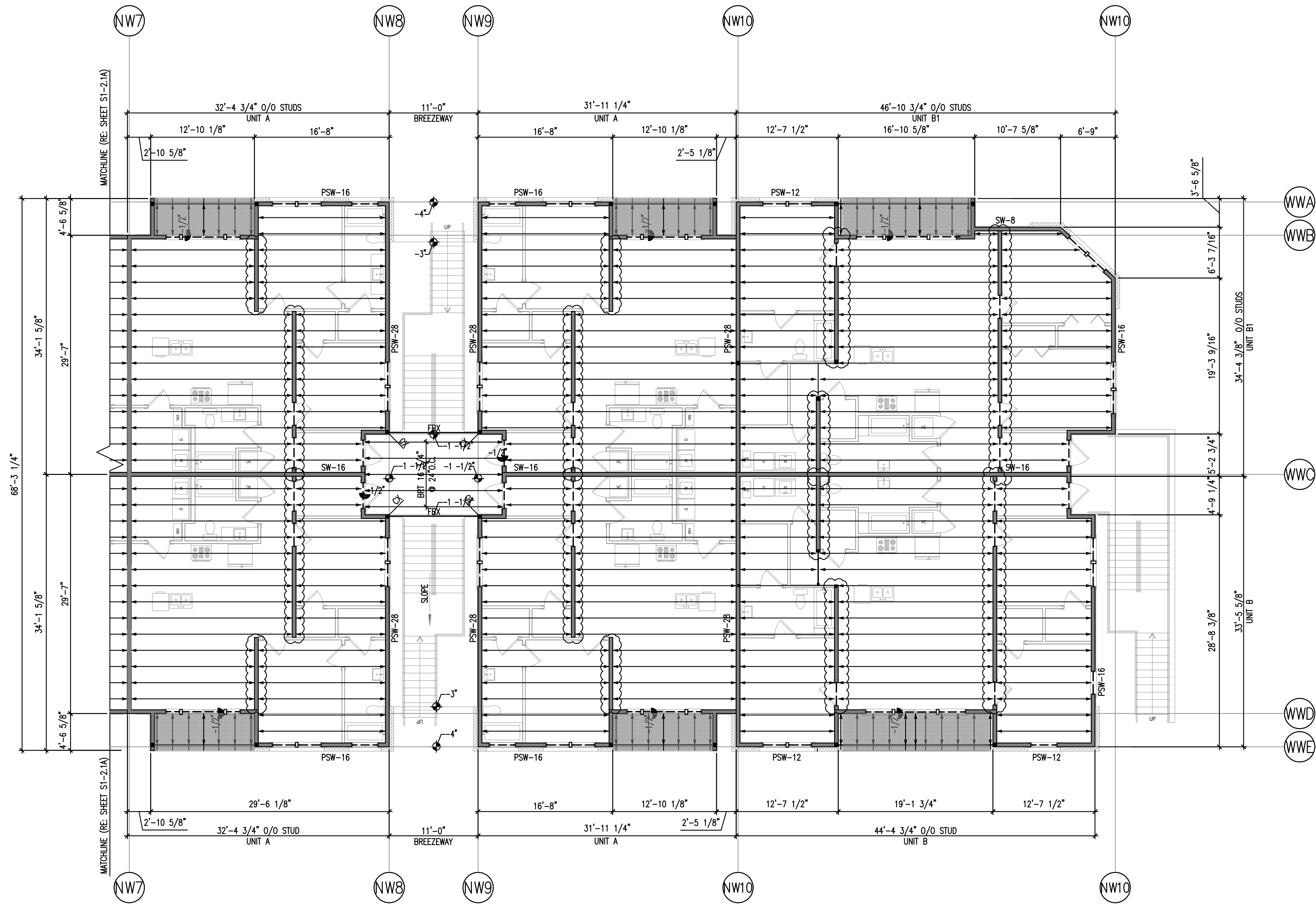


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Drawing Scale: AS NOTED	Project No. 140102-00
ISSUED FOR:	DATE:
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<input type="checkbox"/> CD 60%	
<input type="checkbox"/> CD 95%	
<input type="checkbox"/> CD 100%	
<input type="checkbox"/> ARCH REVIEW	
<input type="checkbox"/> PRICING	
<input type="checkbox"/> Permit	
<input type="checkbox"/> Construction	



NOTE:  
REFER TO SHEET S1-2.2A FOR FRAMING NOTES AND SCHEDULES.



**1 PARTIAL 2ND FLOOR FRAMING PLAN ~ BLDG #1 EAST**  
SCALE: 1/8"=1'-0" (THIRD FLOOR SIMILAR)



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BOERNE, TEXAS 78006

SHEET TITLE:  
PARTIAL 2ND FLOOR FRAMING PLAN ~ BLDG #1 EAST

Rev.	Description	Date

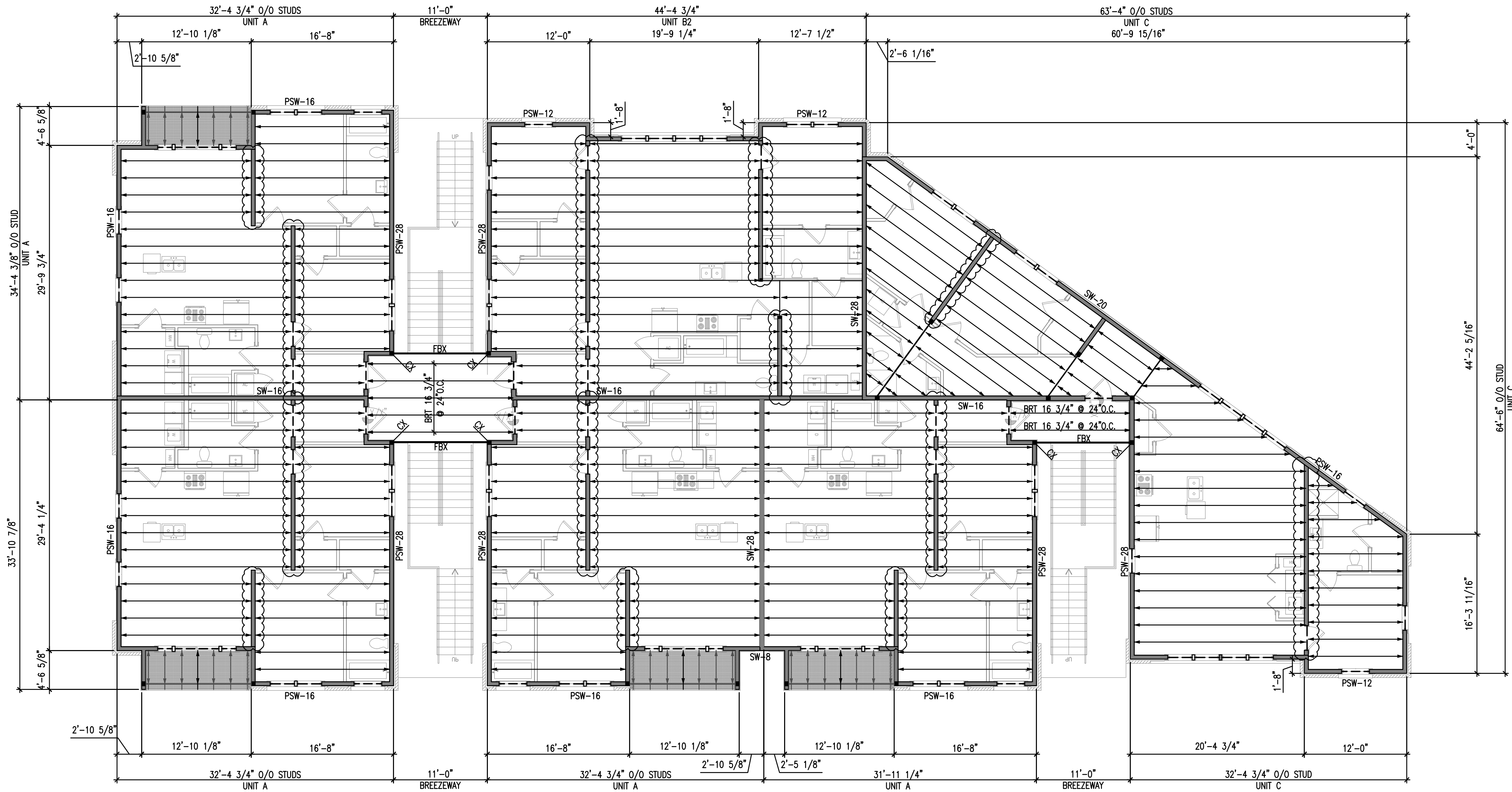
Drawn By: J.W.  
Checked By: TAB  
Drawing Scale: AS NOTED  
Project No. 140102-00

ISSUED FOR: DATE: 9/16/2019  
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SHEET NO.

**S1-2.1B**

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**1 BUILDING FRAMING PLAN ~ BLDG #2**  
SCALE: 1/8"=1'-0" (THIRD FLOOR SIMILIAR)

FLOOR FRAMING NOTES

1. DECKING THICKNESS AND MATERIAL NOTES ARE SHOWN IN STRUCTURAL SPECIFICATIONS AND SHALL BE NAILED TO SUPPORT FRAMING IN ACCORDANCE WITH DIAPHRAGM SCHEDULE.
2. BEARING WALLS FOR SUPPORT OF NON - UNIT FRAMING ARE SHOWN THUS:
3. INSTALLATION OF TRUSSES SHALL BE IN STRICT ACCORDANCE WITH ERECTION PLANS PROVIDED BY MANUFACTURER.
4. THE STABILITY OF THE FLOOR IS NOT ACHIEVED UNTIL THE DECK IS INSTALLED ACCORDING TO CRITERIA SPECIFIED IN THE STRUCTURAL DRAWINGS.
5. BRIDGING SIZE AND NUMBER OF ROWS SPECIFIED ON SCHEDULE SHEET SHALL BE INSTALLED CONCURRENTLY WITH TRUSS ERECTION.
6. VERTICAL SUPPORT FRAMING OF HEADERS, DROP, AND / OR FLUSH BEAMS ARE SHOWN IN COLUMN SCHEDULE.
7. FLOOR TRUSSES ARE 18" DEEP AND SHALL BE SPACED 24" ON CENTER (U.N.O.).
8. TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON THE FLOOR FRAMING SECTIONS.
9. SHEARWALLS ARE TO BE CONSTRUCTED FROM THE FLOOR AS NOTED ON PLAN TO THE TOP OF PLATE AT THE LEVEL ABOVE.
10. CORRIDOR TRUSSES SHALL BE CONFIGURED TO ACCOMMODATE ALL REQUIRED MECHANICAL EQUIPMENT IN HALLWAYS.
11. TRUSS MANUFACTURER MAY REVISE SPACING ON LONG SPAN UNIT FLOOR TRUSSES TO REDUCE DEFLECTION AND NUMBER OF CHORD MEMBERS.
12. BACKGROUNDS SHOW ARE BEARING WALLS FOR UNITS BELOW.

UNIT DECK NOTE

3/4" GYPCRETE TOPPING WITH SOUND MAT OVER 23/32" OSB DECKING SUPPORTED BY 18" DEEP OPEN WEB TRUSSES @ 24" O.C.

BALCONY DECK NOTE

1 1/2" THICK LT WT CONC TOPPING (ON MEMBRANE WATERPROOFING) SUPPORTED BY 23/32" T&G OSB DECKING OVER (16" TO 14 1/2") OPEN WEB TRUSSES @ 24" O.C.

BREEZEWAY DECK NOTE

1 1/2" THICK LT WT CONC TOPPING (ON MEMBRANE WATERPROOFING) OVER 23/32" OSB DECKING SUPPORTED BY 16 3/4" DEEP OPEN WEB WOOD TRUSSES AT 24" O.C.

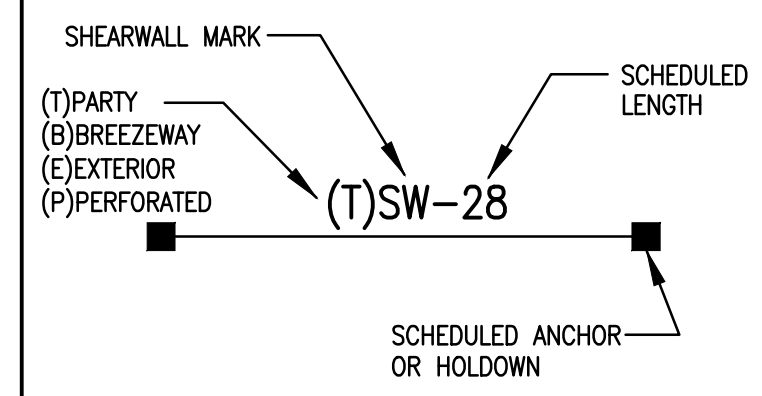
BEARING AND SHEARWALL NOTES

REFER TO SHEET S6-1 FOR BEARING WALL STUD SIZES AND SHEET S7-1 FOR SHEARWALL LENGTHS, SCHEDULES AND DETAILS FOR LEVELS 2 THROUGH ROOF.

BREEZEWAY TOPPING CONTROL JOINT NOTES

1. PROVIDE SAWCUT CONTROL JOINTS 1/2"x3/4" DEEP AT MAXIMUM SPACING OF 16" O.C.
2. PROVIDE CONTROL JOINTS ON EACH SIDE OF INSET DOORWAY.
3. PROVIDE CONTROL JOINTS ON EACH SIDE OF CORRIDOR INTERSECTIONS.
4. CONTRACTOR SHALL SUBMIT A PLAN OF CONTROL JOINTS WITH SPACING AND LOCATION FOR ARCHITECT, ENGINEER AND OWNER REVIEW AND APPROVAL.

SHEARWALL LEGEND



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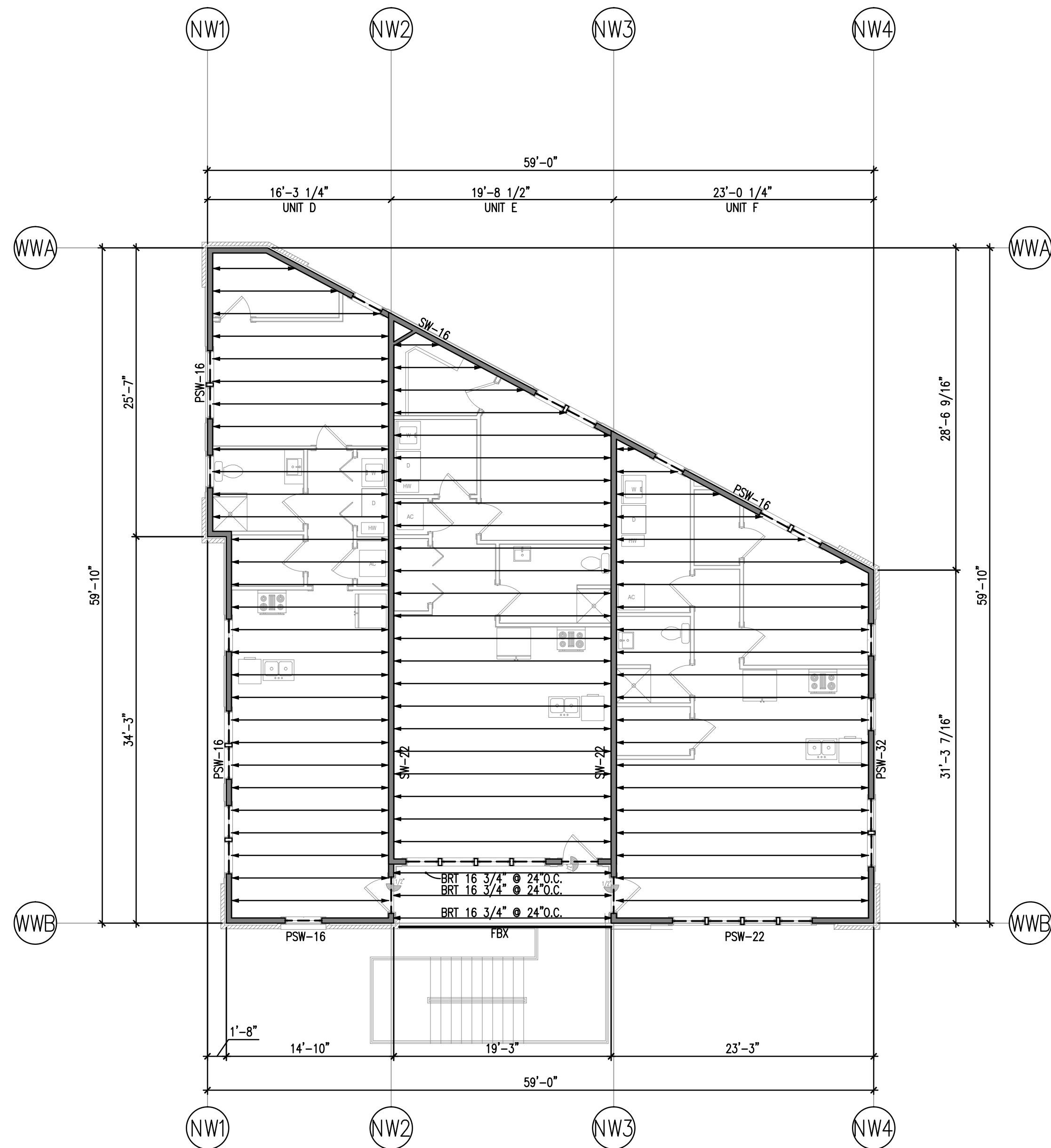
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S1-2.2

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**1** BUILDING FRAMING PLAN ~ BLDG #3  
SCALE: 1/8"=1'-0" (THIRD FLOOR SIMILIAR)

- FLOOR FRAMING NOTES**
1. DECKING THICKNESS AND MATERIAL NOTES ARE SHOWN IN STRUCTURAL SPECIFICATIONS AND SHALL BE NAILED TO SUPPORT FRAMING IN ACCORDANCE WITH DIAPHRAGM SCHEDULE.
  2. BEARING WALLS FOR SUPPORT OF NON - UNIT FRAMING ARE SHOWN THUS:
  3. INSTALLATION OF TRUSSES SHALL BE IN STRICT ACCORDANCE WITH ERECTION PLANS PROVIDED BY MANUFACTURER.
  4. THE STABILITY OF THE FLOOR IS NOT ACHIEVED UNTIL THE DECK IS INSTALLED ACCORDING TO CRITERIA SPECIFIED IN THE STRUCTURAL DRAWINGS.
  5. BRIDGING SIZE AND NUMBER OF ROWS SPECIFIED ON SCHEDULE SHEET SHALL BE INSTALLED CONCURRENTLY WITH TRUSS ERECTION.
  6. VERTICAL SUPPORT FRAMING OF HEADERS, DROP, AND / OR FLUSH BEAMS ARE SHOWN IN COLUMN SCHEDULE.
  7. FLOOR TRUSSES ARE 18" DEEP AND SHALL BE SPACED 24" ON CENTER (U.N.O.).
  8. TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON THE FLOOR FRAMING SECTIONS.
  9. SHEARWALLS ARE TO BE CONSTRUCTED FROM THE FLOOR AS NOTED ON PLAN TO THE TOP OF PLATE AT THE LEVEL ABOVE.
  10. CORRIDOR TRUSSES SHALL BE CONFIGURED TO ACCOMMODATE ALL REQUIRED MECHANICAL EQUIPMENT IN HALLWAYS.
  11. TRUSS MANUFACTURER MAY REVISE SPACING ON LONG SPAN UNIT FLOOR TRUSSES TO REDUCE DEFLECTION AND NUMBER OF CHORD MEMBERS.
  12. BACKGROUNDS SHOW ARE BEARING WALLS FOR UNITS BELOW.

**UNIT DECK NOTE**

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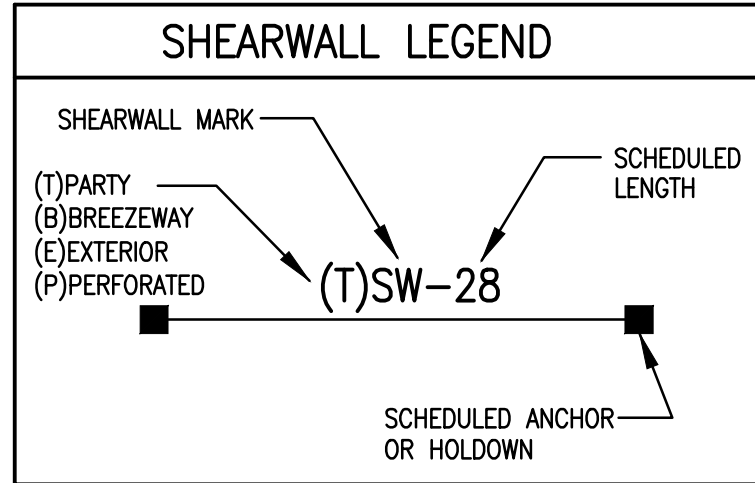
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**BEARING AND SHEARWALL NOTES**

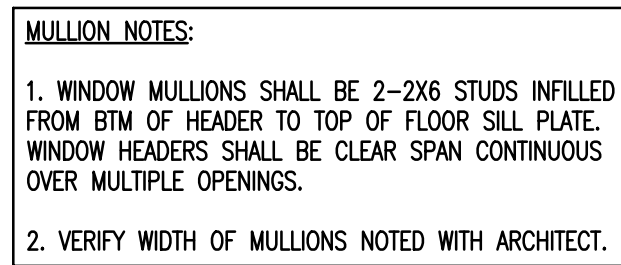
REFER TO SHEET S6-1 FOR BEARING WALL STUD SIZES AND SHEET S7-1 FOR SHEARWALL LENGTHS, SCHEDULES AND DETAILS FOR LEVELS 2 THROUGH ROOF.

- BREEZEWAY TOPPING CONTROL JOINT NOTES**
1. PROVIDE SAWCUT CONTROL JOINTS 1/2"x3/4" DEEP AT MAXIMUM SPACING OF 16"O.C.
  2. PROVIDE CONTROL JOINTS ON EACH SIDE OF INSET DOORWAY.
  3. PROVIDE CONTROL JOINTS ON EACH SIDE OF CORRIDOR INTERSECTIONS.
  4. CONTRACTOR SHALL SUBMIT A PLAN OF CONTROL JOINTS WITH SPACING AND LOCATION FOR ARCHITECT, ENGINEER AND OWNER REVIEW AND APPROVAL.



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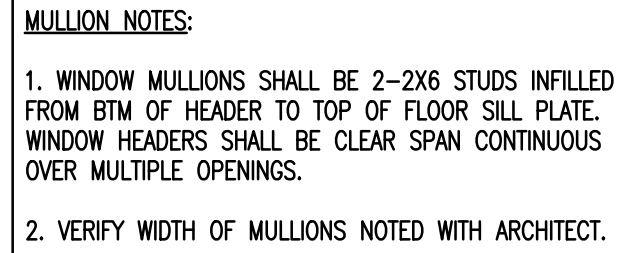
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3 UNIT B1 OVER B1 FRAMING PLAN AT BUILDING #1  
SCALE: 1/4"=1'-0"

- # UNIT PLAN NOTES
1. BEARING WALLS ARE SHOWN THUS \_\_\_\_\_.
  2. UNIT NAME OVER SAME UNIT NAME INDICATES A STACKING UNIT CONDITION.
  3. UNIT TITLE OF UNIT NAME OVER DIFFERENT UNIT NAME INDICATES A NON-STACKING UNIT CONDITION.
  4. REFER TO ARCHITECTURAL BUILDING PLANS FOR VERIFICATION OF UNIT TYPES, STACKING BETWEEN LEVELS AND LOCATIONS AND/OR PLAN ORIENTATION.
  5. REFER TO BEARING WALL STUD SCHEDULES FOR SPACING, GRADE AND SPECIES OF STUDS.
  6. REFER TO COLUMNS AND STUD PACK SCHEDULES FOR NUMBER OF PILES, SIZES, GRADE AND SPECIES FOR 2X LUMBER AND ENGINEERED WOOD MEMBERS.
  7. TRUSS SPACING MAY BE ADJUSTED BY TRUSS MANUF. TO MEET ALL LOADING AND DEFLECTION REQUIREMENTS.
  8. BRIDGING SIZES AND SPACING SHALL BE AS NOTED IN WOOD STANDARDS OR AS INDICATED BY TRUSS MANUF.
  9. PLUMBING FIXTURES AND PIPING SHALL BE COORDINATED WITH TRUSS SPACING IN ORDER TO AVOID FIELD CONFLICTS WITH THE SAME.
  10. DEFLECTION TRACKS SHOULD BE PROVIDED AT TOP OF NON-BEARING WALL PARTITIONS WHEN WALLS ARE RELATIVELY CONTINUOUS (PARALLEL TO TRUSSES) OR CROSS TRUSSES AT MID-SPAN (TRUSS PERPENDICULAR). THIS IS REQUIRED TO PREVENT LOAD TRANSFER BETWEEN BOTTOM TRUSS CHORD WITH OFFSET PANEL POINTS AND PARTITION.
  11. TRANSFER FRAMING NOT ONLY INCLUDES MEMBER SIZE BUT ALSO INDICATES BEARING WALLS ABOVE NOTED (UWA) "UNDER WALL ABOVE".
  12. ALL DIMENSIONS SHOWN ARE FOR INFORMATION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR FABRICATION UNLESS VERIFIED WITH ARCHITECTURAL DRAWINGS.
  13. CONTRACTOR SHALL EXAMINE MEP UNIT DRAINGS TO CONFIRM THAT DUCTWORK IN FLOOR CAVITY DOES NOT CONFLICT WITH BEAM FRAMING.
  14. CONTRACTOR AND TRUSS MANUFACTURER SHALL VERIFY FINAL UNIT WALL CONFIGURATIONS AND ANY OTHER LAYOUT CONFLICTS WITH ARCHITECT PRIOR TO PREPARING SHOP DRAWINGS.
  15. ALL DIMENSION AND LAYOUT CONFLICTS WITH ARCHITECTURAL DRAWINGS SHALL BE RESOLVED WITH ARCHITECT FIRST AND PRIOR TO CONFIRMING THE SAME WITH THE ENGINEER.
  16. CONTRACTOR SHALL UNDERSTAND THAT WOOD FRAMING SHRINKS VERTICALLY. THIS MAY CREATE CERTAIN PROBLEMS WITH OTHER PORTIONS OF WALL AND FLOOR ASSEMBLIES.





This architectural floor plan illustrates a kitchen layout with a complex, sloped roof structure. The plan includes the following details:

- Structural Framing:** The roof is supported by a series of 2x6 studs, with specific sections labeled as "2x4 STAG STUDS PARTYWALL W/2X6 PLATE" and "2x6 STUD EXTERIOR WALL". The roof pitch is indicated as 31'-11" and 75'-2".
- Roof Details:** The roof is finished with 5/8" FT18 @ 2'-0" O.C. (On Center) framing. The roofline is defined by a 3'-0" overhang and a 28'-6" main span.
- Interior Layout:** The kitchen features a central island with a sink (SINK) and a double door (DW). A refrigerator (REF) is located on the left side, and a range hood (H2) is positioned above the island. The island is supported by 2x6 studs.
- Partitions and Walls:** The kitchen is enclosed by 2x6 stud exterior walls and 2x4 stag studs partywall w/2x6 plate. The walls are finished with 5/8" FT18 @ 2'-0" O.C. framing.
- Dimensions and Spacing:** The overall dimensions of the kitchen are 63'-10" by 20'-5". The island is 12'-0" wide. The spacing between the 2x6 studs is 2'-0" O.C. (On Center).
- Other Details:** The plan includes various annotations for framing, such as "H2 CONT." (Horizontal Joist Continuation) and "H2" (Horizontal Joist). The roofline is also marked with "H2" and "H2 CONT.".



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GARDEN CREEK APARTMENTS  
110 BLUEBONNET CIRCLE  
BOERNE, TEXAS 78006

## UNIT FRAMING PLANS

Sheet Title:

4

Description

Drawn By: JW	Checked By: TAB
Drawing Scale: AS NOTED	Project No. 140102-00

ISSUED FOR:                      DATE: 9/16/2019

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☐ ARCH REVIEW                      \_\_\_\_\_

☐ PRICING                      \_\_\_\_\_

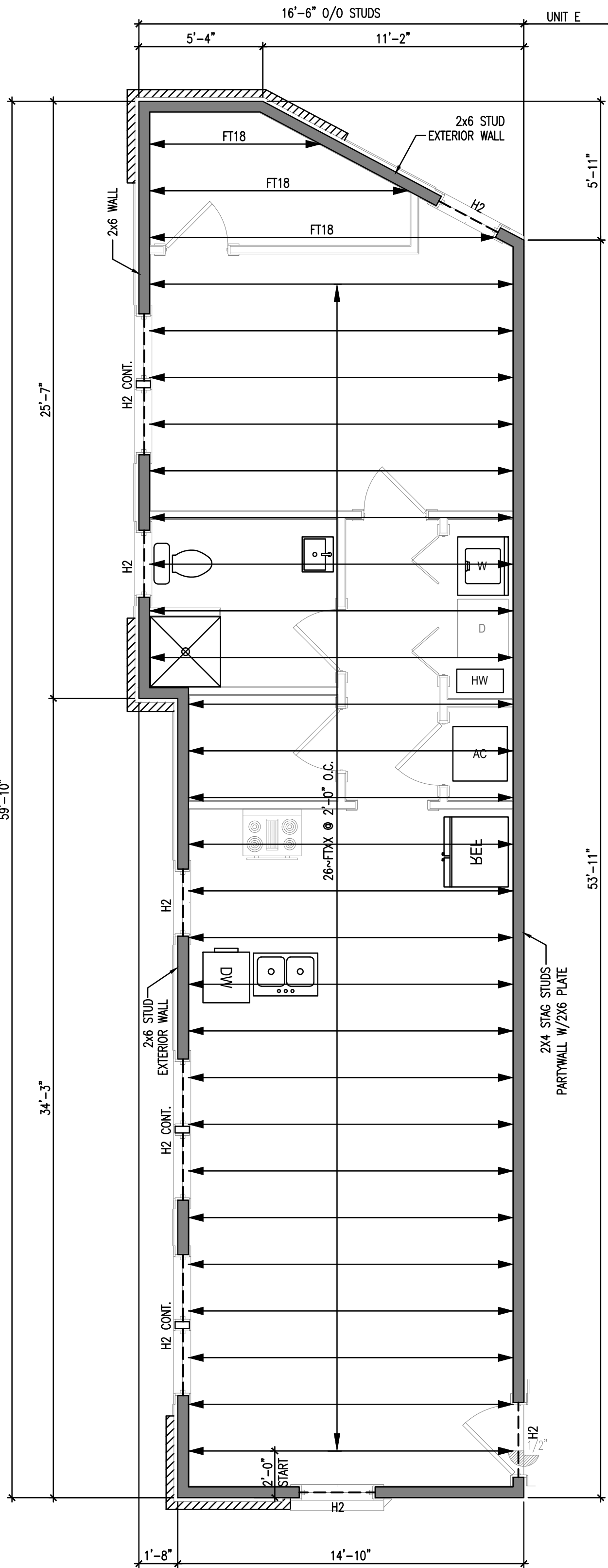
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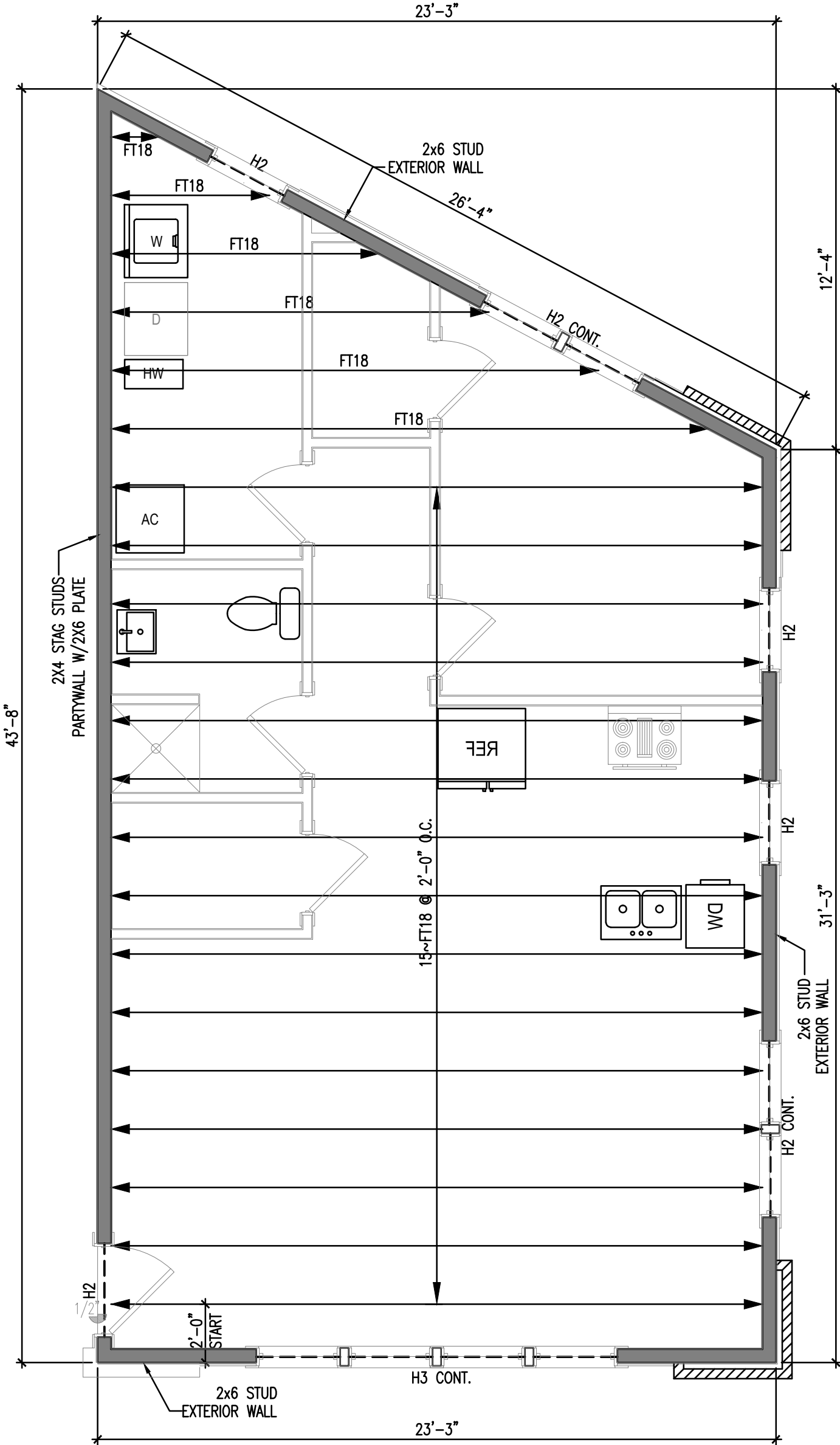
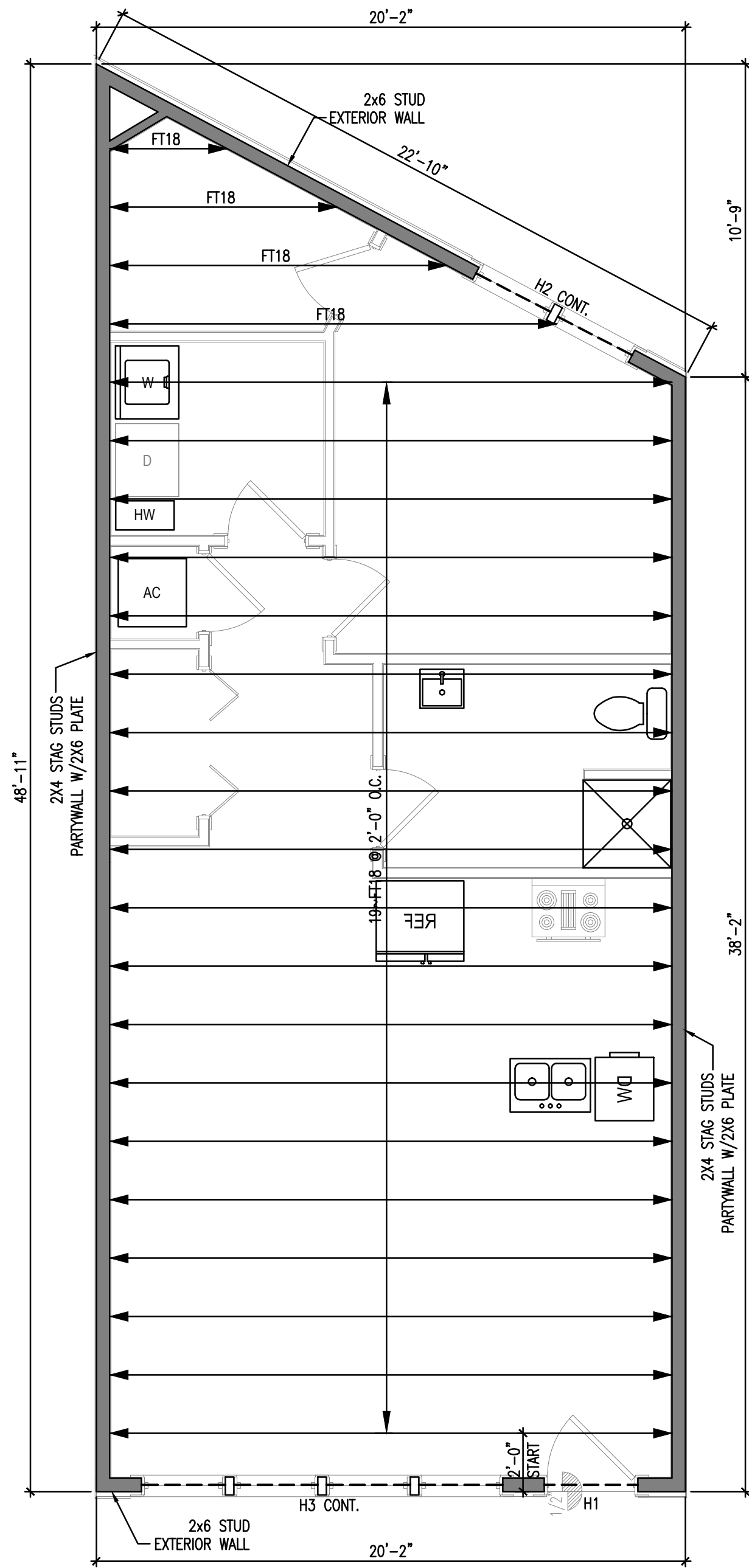
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S2-2

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- MULLION NOTES:
1. WINDOW MULLIONS SHALL BE 2-2X6 STUDS INFILLED FROM BTM OF HEADER TO TOP OF FLOOR SILL PLATE. WINDOW HEADERS SHALL BE CLEAR SPAN CONTINUOUS OVER MULTIPLE OPENINGS.
  2. VERIFY WIDTH OF MULLIONS NOTED WITH ARCHITECT.



FRAMING LEGEND			
FLOOR AND/OR ROOF			
MARK	DESCRIPTION	MARK	DESCRIPTION
FT	FLOOR TRUSS	RT	ROOF TRUSS
BT	BALCONY TRUSS	DT	DRAG TRUSS
CT	CORRIDOR TRUSS	CB	CHORD BRACE
PSL	PARALLEL STRAND LUMBER	GRT	GIRDER TRUSS
228	2-2x8	GT	GABLE TRUSS
H	HEADER	HT	HIP TRUSS
FB	FLUSH BEAM	VT	VALLEY TRUSS
DB	DROP BEAM	JT	JACK TRUSS
BR	BRIDGING	RB	RIDGE BRACE
ST	STEPPED TRUSS	GS	6-2xSTUDS
GRT	GIRDER TRUSS	C	COLUMN

HEADER AND BEAM SCHEDULE			
MARK		BEAM SIZE 2x4 WALL	BEAM SIZE 2x6 WALL
DB1	FB1	H1	2-2x6
DB2	FB2	H2	2-2x8
DB3	FB3	H3	2-2x10
DB4	FB4	H4	2-2x12
DB5	FB5	H5	3 1/2 x 9 1/4 PSL
DB6	FB6	H6	3 1/2 x 11 1/4 PSL
DB7	FB7	H7	3 1/2 x 14 PSL
DB8	FB8	H8	3 1/2 x 16 PSL
DB9	FB9	H9	3 1/2 x 18 PSL
DB10	FB10	H10	5 1/4 x 18 PSL
DB11	FB11	H11	7 x 18 PSL

WOOD COLUMN SCHEDULE	
MARK	SIZE
C1	2-2x6
C2	3-2x6
C3	4-2x6
C4	PSL 5 1/4x5 1/4
C5	PSL 5 1/4x7 1/4

1. LUMBER MATERIAL SHALL BE DF-L NO.2
2. NAILS 2xPLYS TOGETHER WITH 10d @ 8" STAGGERED AND APPLY GLUE, AS WELL.

#### UNIT PLAN NOTES AND SCHEDULES

4

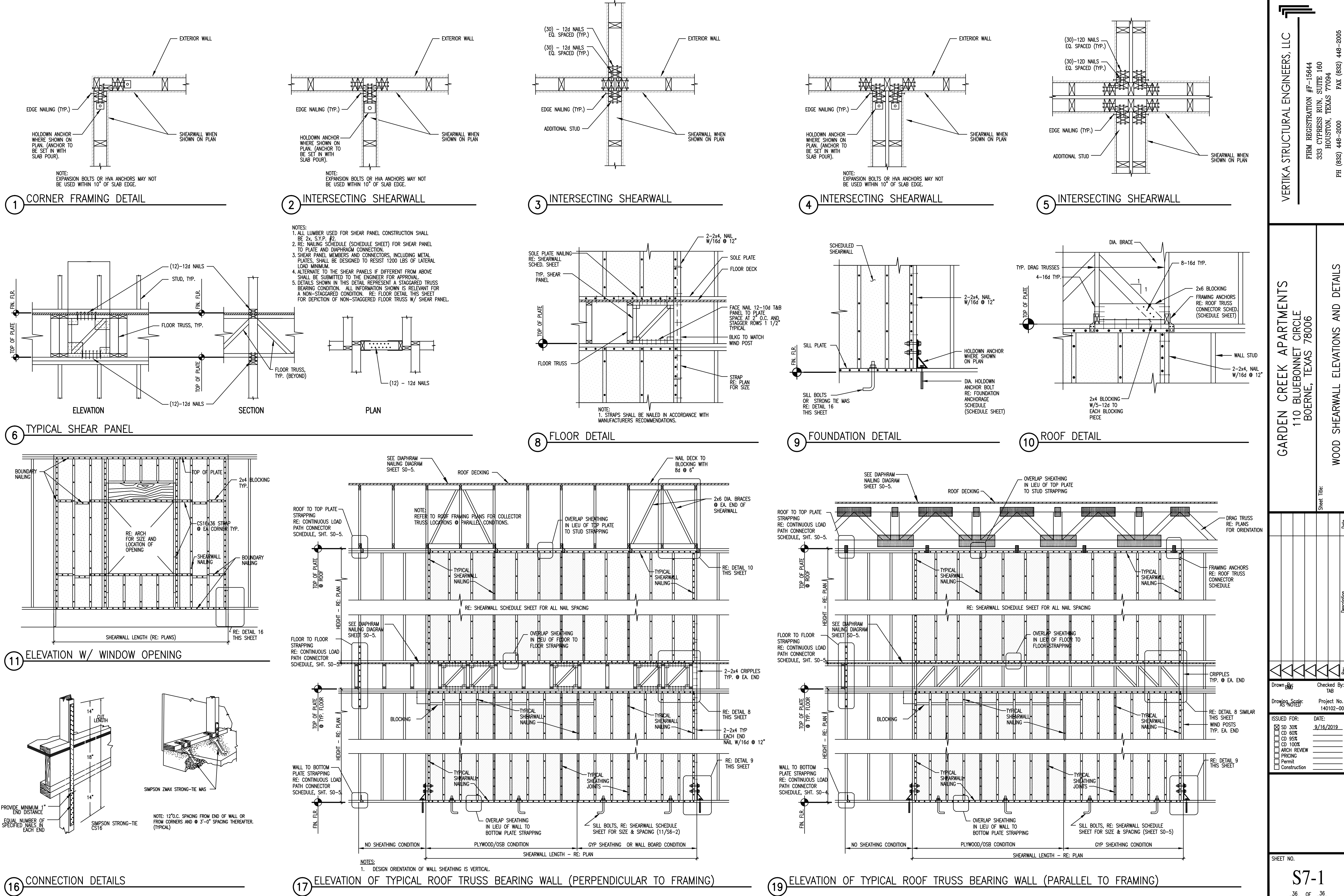
1 UNIT D OVER D FRAMING PLAN AT BUILDING #3  
SCALE: 1/4"=1'-0"

2 UNIT E OVER E FRAMING PLAN AT BUILDING #3  
SCALE: 1/4"=1'-0"

3 UNIT F OVER F FRAMING PLAN AT BUILDING #3  
SCALE: 1/4"=1'-0"







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WOOD SHEARWALL ELEVATIONS AND DETAILS

Sheet Title:

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