1. Contractor shall verify all dimensions and jobsite conditions before commencing work and shall coordinate any discrepancies with the Engineer 2. Contractor shall review and verify all dimensions shown on Structural drawings with those

- shown on Architectural drawings. Contractor shall notify the Architect of any discrepancies between the Architectural and Structural drawings and receive written clarifications of discrepancies before proceeding with construction.
- 3. Use written dimensions. Do not use scaled dimensions. Where no dimension is provided, consult the Engineer for clarification before proceeding with the work.
- 4. The Contractor is to review Architectural drawings for items that may not be shown on the Structural drawings. All openings in floors, roofs, or structural members that are not detailed per the Structural drawings must be reviewed by the Engineer before proceeding.
- 5. See Architectural drawings for non-load-bearing elements. All non-loading-bearing elements shall allow for vertical and lateral deflection of structural members.
- 6. The Contractor is responsible for implementing jobsite safety and construction procedures in accordance with national, state, and local safety requirements. The design, adequacy, and safety of erection bracing, shoring, temporary supports, et cetera, is the sole responsibility of the Contractor and has not been considered by the Engineer. The Contractor is responsible for the stability of the structure prior to the completion of all gravity- and lateral
- framing, roof- and floor diaphragms, and finish materials. 7. The Contractor is responsible for the coordination of any penetration or use of structure for conduit, raceway, or non-structural items with the Engineer prior to the installation of the non-structural items.
- 8. General notes shall not substitute for specifications. Conflicts between the two shall be
- brought to the Engineer's attention, or the stricter criteria shall be used. 9. The Contractor will pay the Engineer for time and expense required to review, design, and
- coordinate items that were constructed not in conformance with these drawings. 10. The Contractor is responsible for locating and the protection of all existing utilities and adjacent structures throughout all phases of construction.

DESIGN CRITERIA

CODE: 2015 International Building Code (IBC) and International Residential Code (IRC). 2. DESIGN LOADS:

ROOF LOADS:	
DEAD	= 15 PSF
SNOW Pf	= 70 PSF (Pg = 100 PSF)
	Per City of Aspen
FLOOR LOADS:	
DEAD	= 15 PSF
LIVE	= 40 PSF (Residential)
LATERAL LOADS:	
WIND	115 MPH (3 Second Gust), Exposure B
SEISMIC	Site Class D, Design Category C Per City of Aspen,
	Ss = 0.314 g, S1 = 0.082 g

FOUNDATION

1. The foundation type and design criteria are based on assumed soil conditions and presumptive values from Section 1806 of the IBC. A professional geotechnical consultant shall be hired by the Owner and/or Contractor to verify these assumptions. Design Parameters:

- Maximum Allowable Bearing Capacity = 2,000 psf
- 3. The building is supported on spread footings bearing on competent subgrade. The bottom of all exterior footings to bear 36" minimum below finished grade. 4. The bottom of all footings and slabs shall bear on solid native, inorganic, undisturbed soil or
- approved compacted fill. 5. A Geotechnical Engineer shall perform an open excavation inspection prior to placing
- foundations to ensure the bearing capacity is satisfactory. 6. There shall be a minimum compaction to 95% of the maximum dry density (ASTM D698
- Standard Proctor) of all backfill of soils under slabs on ground. No concrete shall be placed on frozen soil or in excavation containing water
- 8. In case conditions found at the site vary from those indicated on the drawings, the Architect is to be notified so that adjustments to the foundation can be made to meet actual field conditions.
- 9. No concrete shall be placed in footings or foundation wall without 48 hours notification to allow Engineer to observe the reinforcement if deemed necessary.
- 10. Backfill shall be placed against both sides of walls simultaneously. Contractor shall provide temporary shoring to prevent movement of walls if backfill is placed before the floor system is in place 11. All footings shall be centered under walls and columns unless noted otherwise.
- 12. The design and erection of all shoring, sheeting, soil stability, and dewatering is the sole esponsibility of the Contractor. The Contractor shall hire a licensed Engineer to design all
- shoring and sheeting 13. Utility and plumbing lines shall not go through or beneath the foundation unless indicated otherwise.

CAST-IN-PLACE CONCRETE

- 1. Concrete properties shall be determined from designated Exposure Category F Class F2 as described in Section 19.3.1 of the latest edition of ACI 318 unless noted otherwise. a. Minimum Compressive Strength: f'c = 3,500 psi at 28 days, normal weight.
- b. Maximum water/cement ratio limit (w/cm): 0.45
- c. Air Entrainment with 3/4" aggregate size where exposed to freeze/thaw = 6% +/- 1.5% 2. Concrete shall be ready-mixed in accordance with ASTM C94. Portland cement shall conform to ASTM C150, Type I or II. Normalweight aggregate shall conform to ASTM C33.
- 3. Interior concrete slabs to receive a hard-troweled finish shall not utilize an air-entrained
- agent nor shall the air content exceed 3%. 4. Calcium Chloride shall not be added to concrete.
- 5. Material, mixing, placement, and workmanship shall be in accordance with the requirements of the latest edition of the "Building Code Requirements for Reinforced Concrete" (ACI 318) and Section 1905 of the IBC.
- 6. Concrete Placement: Cold weather is defined by ACI 306 as "The air temperature has fallen to, or is expected to fall below, 40°F;" when cold weather conditions exist, place concrete complying with ACI 306. Hot weather is defined by ACI 305 as "any combination of high air temperature, low relative humidity, and wind velocity tending to impair the quality of fresh or hardened concrete or otherwise resulting in abnormal properties;" when hot weather conditions exist, place concrete complying with ACI 305.
- 7. All Detailing, Fabrication, and Erection of reinforcing shall conform to latest edition of ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315) and the current "Building Code Requirements for Reinforced Concrete" (ACI 318).

8. Reinforcing Steel:

- ASTM A615: Grade 40 for #3, Grade 60 for #4 and larger. ASTM A706: Where welding is required, at shear wall boundary elements (trim bars) and lateral frame elements
- ASTM A185: Welded Wire Reinforcement 9. The following minimum concrete cover shall be provided for reinforcement per ACI 318.
- Concrete cast against and permanently exposed to earth: 3" Concrete cast against forms and exposed to earth or weather
 - #6 through #18 bars: 2"
 - #5 bar and smaller: 1-1/2"
- Concrete not exposed to weather or in contact with ground
- Slabs, walls, joists: 3/4"
- Beams, columns: 1-1/2"
- 10. Unless noted otherwise, lap splices in concrete shall be class "B" tension lap splices (2'-0" minimum) per the latest edition of ACI 318. Stagger alternate splices a minimum of one lap length. Lap welded wire fabric so that the overlap between outermost cross wires of each sheet is not less than the cross wire spacing plus 2 inches. All splice locations are subject to approval by Engineer and shall be made only where indicated on the drawings. Extend all horizontal reinforcing continuous around corners and intersections or provide bent corner bars to match and lap with horizontal bars at corners and intersections of footings and walls.
- 11. Provide bar supports and spacers to support all reinforcement in proper locations and wire adequately at intersections to hold bars firmly in position while concrete is placed. Bar supports and spacers which rest on exposed surfaces shall be hot dipped-galvanized or epoxy-coated.
- 12. Vertical dowels shall match the size and spacing of the wall reinforcement and be secured and supported in place prior to placing concrete unless noted otherwise. 13. Location of slab construction or pour joints must be approved by the Engineer if different
- from those shown on these drawings. Joints shall be placed at a maximum spacing of 15'-0" unless noted otherwise. 14. Isolation Joint Material shall be 1/2" thick full height of joint, unless noted otherwise.
- 15. All saw cut joints shall be "Sof Cut" sawn as soon as allowed by saw manufacturer recommendations. Joints shall be made within 4 hours in hot weather and within 12 hours in cold weather after slab finish is completed.

EPOXY ADHESIVE 1. Epoxy adhesive shall be Hilti HY-200 V3. Substitutions permitted with written approval by Engineer.

- CONCRETE MASONRY UNITS
- Grout for reinforced masonry shall conform to ASTM C476 and shall have a minimum
- compressive strength of 2,000 psi at 28 days. Cells containing reinforcement shall be solidly filled with grout at lifts not to exceed 4'-8".
- Provide clean-out openings at the bottom of each grout lift in excess of 5 ft lifts. Openings
- removed prior to grout placement.
- Reinforcing steel shall conform to ASTM A615, Grade 60.
- Reinforcement shall be a minimum length of 4'-8" plus 24" min splice. Contractor to verify all minimum lap lengths. Spliced bars shall be tied together.
- Vertical reinforcement in walls shall be supported and secured against displacement at 4
- foot maximum intervals. Grout shall be consolidated by mechanical vibration during placing to minimize voids in the
- STRUCTURAL STEEL 1. Structural steel construction, fabrication, and erection shall conform to the latest AISC "Code of Standard Practice for Steel Buildings and Bridges" and applicable provisions of AWS
- "Structural Welding Code."
- 2. Steel Materials shall conform to the following: a. Wide Flange Sections: ASTM A992, Fy = 50 ksi
- b. Channels, Plates, Bars, Angles: ASTM A36, Fy = 36 ksi
- c. Rectangular HSS Sections: ASTM A500, Grade B, Fy = 46 ksi
- d. Anchor Rod: ASTM F1554 Grade 36
- e. Bolts for Framed Connections: ASTM A325
- 3. Framed connections shall consist of snug-tightened joints with standard holes in all plies of the joint and 3/4" diameter ASTM A325 bolts unless noted otherwise. 4. Welding electrodes or wires: E70XX unless noted otherwise. Welding shall conform to
- current AWS "Code for Arc and Gas Welding in Building Construction." All welding shall be performed by an AWS Certified Welder.
- 5. All copes, blocks, cut-outs, and cutting of structural members shall have all reinforced
- corners shaped, notch-free, to a radius of 1/2" minimum. 6. Proper access shall be provided for shop and field connections that require Special Inspection.
- 7. All exposed steel shall be painted unless noted otherwise. All surfaces shall be given a shop coat of approved primer to minimum dry thickness of 2 mils (0.051 mm). Touch up paint of all field welds and serious abrasions to the shop coat with paint compatible with the shop coat. Do not paint surfaces that are to be fire-proofed, embedded in concrete, welded, or in a slip-critical or fully-tensioned connection.
- 8. The General Contractor shall notify the Engineer of any fabrication or erection issues during construction and await written approval from the Engineer before proceeding with field modifications. The use of a gas cutting torch is not acceptable for field modifications without written approval from the Engineer.
- Shop drawings will be returned for resubmittal if major errors are found during review. 10. No more than two sets of prints and one set of reproducibles will be reviewed for any
- individual submittal. 11. Allow a minimum of five working days for review of shop drawings by the Engineer.
- WOOD
- 1. Framing lumber shall comply with the latest edition of the "National Design Specification" (NDS) by the American Wood Council.
- 2. All sawn lumber shall be stamped with the grade mark of a certified lumber grading agency. Moisture content shall not exceed 19%. All sawn lumber shall be Douglas Fir-Larch unless noted otherwise. 3. Sawn Lumber:
- Smaller dimension ≤4x nominal: no. 2 & better
- Smaller dimension >4x nominal: no. 1 & better
- 4. Wood Structural Panels: All panels shall conform to product specification PS2 and shall bear the stamp of the APA or an approved grading agency with the following span ratings: Wall: 1/2" Nominal Thickness (7/16" Minimum), 24/0, Sheathing 8d COMMON @ 6" on center edges (UNO) Nail:
 - 8d COMMON @ 12" on center field (UNO) Roof: 5/8" Nominal Thickness (19/32" Minimum) at sloped roofs, 3/4" Nominal Thickness (23/32" Minimum) at flat roofs, 40/20, Sheathing 8d COMMON, ring-shank @ 6" on center edges (UNO) 8d COMMON, ring-shank @ 12" on center field (UNO)
 - Floor: 3/4" Nominal Thickness (23/32" Minimum), 24oc, T&G, Sturd-I-Floor or 48/24
 - T&G, Sheathing. Glue & Nail: 6d COMMON @ 6" on center edges (UNO)
 - 6d COMMON @ 12" on center field (UNO)
- 5. Framing Anchors: "Simpson" or approved equal. Install with maximum nailing per manufacturer's recommendations
- For nailing not shown on these drawings, use IRC nailing schedule, Table R602.3(1).
- 7. Structural members shall not be cut for pipes, ducts, et cetera, unless specifically noted, detailed, or approved in writing by the Engineer.
- 8. All members exposed to weather or members in contact with concrete shall be preservative-treated wood stamped by an approved agency.
- 9. All steel, fasteners, and connectors in contact with wood that has ACQ formulation preservative treatment without ammonia shall be galvanized (G185) per ASTM A653 and ASTM A153 or Type 316L stainless steel. All steel, fasteners, and connectors in contact with wood that has ACQ formulation preservative treatment with ammonia shall be Type 316L stainless steel.
- 10. Wood stud walls shall be 2x6 at 16" on center unless noted otherwise on plans. Plate anchor bolts shall be 5/8" diameter with 7" embedment in concrete and 4" diameter hook and shall include 3"x3"x1/4" square plate washers at 48" on center maximum unless noted otherwise. A minimum of 2 threads shall extend above the nut, and the sill plate shall not be notched for the square washer or the nut to be installed. Anchor bolts shall be placed at all jambs, corners, intersections, and wall ends. All sill plates shall have a minimum of 2 anchor bolts and should have one anchor bolt within 12" of sill plate breaks or corners. All bottom plates or sills on concrete slabs on ground and on concrete or masonry foundations shall be preservative-treated wood stamped by an approved agency. 11. All non-load-bearing walls below framing shall be slip connected to allow for potential
- framing deflection and uplift. 12. Provide solid blocking between structural columns and framing below to provide continuous
- vertical load path to foundation. PROPRIETARY WOOD PRODUCTS
- 1. Joist types and sizes shall be as indicated on these drawings as manufactured by
- Weyerhaeuser, TrusJoist, RedBuilt, Boise Cascade Engineered Wood Products, or written approved equals. Substitutions shall be evaluated by a third-party certification service accredited in accordance with ISO/IEC 17065 (e.g., ICC-ES).
- 2. Joists shall have load-carrying capacity in accordance with the manufacturer's published load tables. Substitutions shall meet or exceed moment, shear, bearing, and stiffness properties of specified members at identical depth and spacing. Installation shall be per manufacturer's recommendations, unless detailed otherwise. 3. Submit shop drawings of layout and required connection details for review by the Engineer
- prior to fabrication.

detailed.

- 4. Engineered Wood Materials shall conform to the following minimum properties: a. Laminated Veneer Lumber (LVL): Fb= 2600 psi, E = 1.9x10^6 psi, Fv= 285 psi minimum. Parallel Strand Lumber (PSL) may be substituted for LVL products with equivalent sizes as long as above minimum properties are met or exceeded.
- b. Laminated Strand Lumber (LSL): Beam, Stud, Joist (1.55E): Fb= 2325 psi, E = 1.55x10⁶ psi, Fv= 310 psi minimum. LVL or PSL may not be substituted by LSL products unless approved in writing by the enginee
- Rim Board (1.3E): Fb= 1700 psi, E = 1.3x10⁶ psi, Fv= 400 psi minimum. LVL or PSL may not be substituted for LSL products unless approved in writing by the engineer.

shall be provided at each cell to be filled with grout. All debris and projecting mortar shall be

Multiple plies of material may be used to achieve the total width indicated on drawings. Plies must be joined to form a single member as required by the manufacturer or as SPECIAL INSPECTIONS

1. The following special inspections are required by design per the latest edition of International Building Code (IBC) Sections 1704 through 1705. a. GENERAL (Section 1704.1): The owner shall employ one or more qualified special

inspectors to provide inspections during construction on the types of work listed under Section 1704 of the IBC. Special Inspection shall be in addition to the Inspections required per Section 110 of the IBC b. CONCRETE CONSTRUCTION (Section 1705.3): The special inspections and

verifications for concrete construction shall be as required by Section 1704.4 of the IBC. Continual and periodic special inspection requirements performed as required per Table 1705.3. Material testing will be performed under the General Contractor's supervision according to the requirements of Chapter 26 of the ACI 318.

c. MASONRY CONSTRUCTION (Section 1705.4): Masonry construction shall be inspected and evaluated in accordance with TMS 402 and TMS 602 quality assurance program requirements. Special inspection requirements for Occupancy Category IV as required by section 1705.4.1 of the IBC

d. SOILS (Section 1705.6): Special inspections for existing site soil conditions, fill placement, and load-bearing requirements shall be as required by Section 1705.6 of the IBC. Continual and periodic special inspection requirements performed as required per Table 1705.6. Special inspections of soils shall be performed in conjunction with the approved project geotechnical report and the construction documents prepared by the registered design professionals.

e. CONTRACTOR RESPONSIBILITY (Section 1704.4): Each Contractor responsible for the construction of the lateral system or components requiring special inspection shall submit a written statement of responsibility to the Building Official and the Owner prior to the commencement of work on the system or component per Section 1704.4 of the IRC

f. STRUCTURAL OBSERVATIONS (Section 1704.6): Per IBC Section 1704.6, observation will be performed on items as noted above by the special inspector designated by the Owner. Engineer will perform periodic observation of construction as part of standard Contract Administration services.

SHOP DRAWINGS

- 1. Shop drawings shall be submitted for all structural items and items required by the project specifications for review prior to fabrication. Shop drawings for proprietary products that are designed by the manufacturer shall include calculations stamped by a Professional Engineer licensed in the state where the project is located.
- The structural drawings shall not be reproduced for use as shop drawings.
- 3. The Contractor shall review and stamp all shop drawings and product data for conformance with the Construction Documents prior to submitting for Architectural and Engineering review. Contractor is responsible for verification and coordination of dimensions and details for each subcontractor. Any shop drawings or product data not reviewed and stamped by the Contractor will be returned without review. The Contractor shall cloud or flag all items not in accordance with the structural drawings. Verify all dimensions with Architect.
- 4. Any changes, substitutions, or deviations from the original contract drawings shall be clouded by the manufacturer or fabricator. Any changes, substitutions, or deviations which are not clouded or flagged by submitting parties shall not be considered allowed after the Engineer's review unless specifically noted by the Engineer.
- 5. Engineer reserves the right to allow or deny any changes to the original drawings at any time before or after shop drawing review. 6. The shop drawings do not replace the original structural drawings. Items omitted or shown
- incorrectly and which are not noted as allowed by the Engineer or Architect are not to be considered changes to the original drawings. It is the Contractor's responsibility to ensure that items omitted or shown incorrectly are constructed in accordance with the original drawings. 7. All engineering designs and layouts performed by others shall be sealed by a Civil or
- Structural Engineer licensed in the state in which the project is located. 8. Reviewing is intended only as an aid to the Contractor in obtaining correct shop drawings.
- Responsibility for correctness and completeness shall rest with the Contractor. 9. Shop drawings shall indicate all roof and floor edges as well as all openings and
- penetrations. 10. Shop drawings will be returned for resubmittal if major errors are found during review. 11. No more than two sets of prints and one set of reproducibles will be reviewed for any
- individual submittal. 12. Allow a minimum of five working days for review of shop drawings by the Engineer.



1. FOR MORE THAN 3 PLIES, ATTACH EACH ADDITIONAL PLY w/ (2) ROWS 10d @ 12" OC.

2. 2x DIMENSION LUMBER MEMBERS NOTED ARE 2" NOMINAL THICKNESS. 3. INDIVIDUAL PLIES OF LVL MEMBERS NOTED ARE 1 3/4" THICK.

4. FASTEN PER MANUFACTURER'S DIRECTIONS IF MORE STRINGENT THAN SPECIFIED HEREIN.



TYPICAL MULTIPLE-PLY BEAMS AND COLUMNS

NOTES

1. SAW CUT OR POUR STOP AT CONTRACTOR'S OPTION

- CORNERS, AND WITHIN MAX SPACING NOTED ON PLANS.
- 4. JOINT LOCATIONS ARE SUBJECT TO ARCHITECT'S APPROVAL. COMPLETED.



TRUE 'SOF-CUT STRAIGHT LINE - x ----- x ----- x ------ REINF, CTR IN SLAB SAW CUT CONTROL JOINT 1x2 CONT KEY, STOP REINF 1" CLR OF JNT EA SIDE _ × ___ × ___ × ___ < - REINF, CTR IN SLAB L SIZES SINKER PNEUMATIC NAILS¹ NAILS² - 0.113" 2.375" - 0.131" 3" 92" 1.875" - -13" 2.375" - -2" 2.875" - --35" 3.125" - -48" 3.25" - -92" 4.25" - -244" 5.75" - -



2. SEE SGNs AND GEOTECH REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION BEFORE PLACEMENT. CONFLICTS BETWEEN THE TWO SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, OR THE STRICTER CRITERIA SHALL BE USED. 3. PROVIDE SLAB JOINTS ON ALL COLUMN LINES, UNDER PARTITIONS, AT RE-ENTRANT 5. ALL SAW CUT JOINTS SHALL BE 'SOF-CUT' SAWN AS SOON AS ALLOWED BY SAW MANUFACTURER'S RECOMMENDATIONS. JOINTS SHALL BE MADE WITHIN 4 HOURS IN HOT WEATHER AND WITHIN 12 HOURS IN COLD WEATHER AFTER SLAB FINISH POUR STOP KEYED CONSTRUCTION JOINT **TYPICAL CONCRETE SLAB JOINT** 1. ALL PENNYWEIGHT NAILS (DESIGNATED AS 'xxd' IN THE TABLE ABOVE) SPECIFIED ON THESE DRAWINGS SHALL BE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED AS BOX OR SINKER NAILS. 2. PNEUMATIC NAIL SIZES SHOWN ARE MINIMUM DIMENSIONS

DESIGNATED NAIL						
SIZE DESIGNATION ¹	COMMON WIRE NAILS ¹		BOX NAILS ¹			
	DIA	L	DIA	L	D	
P1 ²	-	-	-	-		
P2 ²	-	-	-	-	-	
6d	0.113"	2"	0.099"	2"	0.0	
8d	0.131"	2.5"	0.113"	2.5"	0.1	
10d	0.148"	3"	0.128"	3"	0.1	
10dx1 1/2" ³	0.148"	1.5"	-	-		
12d	0.148"	3.25"	0.128"	3.25"	0.1	
16d	0.162"	3.5"	0.135"	3.5"	0.1	
30d	0.207"	4.5"	0.148"	4.5"	0.1	
60d	0.263"	6"	-	-	0.2	
NOTES:						

3. MAY ALSO BE DESIGNATED AS 'TECO' NAIL.



TYPICAL NAIL SIZES



TYPICAL LIGHT WOOD WALL FRAMING

- P2 NAILS @ 12" OC. (14) NAILS MIN IN LAP. - DBL TOP PL

- CRIPPLE STUDS @ TYP STUD LAYOUT

- HDR PER PLAN w/ (6) P2 FACE NAILS THROUGH KING STUD EA END

TRIMMER (T) & KING (K) STUDS PER PLAN. (1) T, (1) K IF NOT NOTED. LAMINATE PER TYP MULTI-PLY COLs.

- DBL SILL @ OPNGs >6'-0"W

SIMPSON A35 EA END @ OPNGs >8'-0"W SILL TRIMMER STUD. LAMINATE PER TYP MULTI-PLY COLs.

BWR STA	NDAR	D ABBREVIATIONS		
AB ABV	Anch Abov	or Bolt e	K	King Stud
ADDL	Addit	nate	KIP KIP FT	Thousand Pounds Thousand Pound-feet
APPROX	Appro Archi	oximate(ly) tect, Architectural	L	Length, Steel Angle
B PL	Base	Plate	LAG LLH	Lag Screw Long Leg Horizontal
BF BLDG	Both Buildi	Faces ing	LLV LOC	Long Leg Vertical Location
BLKG BM	Block Bearr	ing រ	LONG LSL	Longitudinal Laminated Strand Lumber
B.O. BOF	Botto Botto	m Of m Of Footing	LVL	Laminated Veneer Lumber
BOS BOT	Botto Botto	m Of Steel	MATL MAX	Material Maximum
BOW	Botto	m Of Wall	MC	Moment Connection
BRG	Beari	ng Sidoo	MFR	Manufacturer
BTWN	Betwe	een Well Danal	MO	Masonry Opening
DWP	Diace		(N)	New
CANTIL	Canti	lever	NS	Not in Contract Near Side
CIP	Cast- Cons	In-place truction/Control Joint	N-S NTS	North-South Not To Scale
CLR CMU	Clear Conc	rete Masonry Unit	OC	On Center
COL CONC	Colur Conc	nn rete	o.f. Opng	Outside Face Opening
CONN CONT	Conn Conti	ection nue(s), Continuous	OPT OSB	Option(al) Oriented Strand Board
CP CSK	Cripp Coun	le Post tersink, Countersunk	PERIM	Perimeter
CTR	Cente	er	PERP	Perpendicular Plate
D	Deep	, Depth		Parallel
	Demo	blition, Demolish	PREFAB	Prefabricated
	Detai	n Dinal	PT	Pressure Preservative Treated
DIM DWG	Dime Draw	nsion ing	RD	Roof Drain
DWL	Dowe	91	REF REINF	Reterence Reinforce(d), Reinforcement
EA EF	Each Each	Face	REQD REV	Required Reverse(d)
EJ EL	Expa Eleva	nsion Joint ition	RO RS	Rough Opening Rough Sawn
ELEV EMBED	Eleva Embe	itor ed(ment)	SCHED	Schedule
EN	Edge	Nail	SHTHG	Sheathing Structural General Notes
EOS	Edge	of Slab	SIM	Similar Structural Insulated Papel
EQL SP	Equa	lly Spaced	SOG	Slab On Ground
E-W	Each East-	West	SQ SST	Square Stainless Steel
(E), EXIST EXP	Existi Expa	ng nsion	STAG STD	Staggered Standard
EXT	Exter	ior	STIFF STL	Stiffener Steel
FAS FD	Fasci Floor	a(e) Drain	STRUCT SW	Structure, Structural Shear Wall
FDTN FLG	Foun Flang	dation le	т	Trimmer
FLR FO	Floor Face	Of	T&B T&G	Top And Bottom
FOC	Face	Of Concrete	TB	Trough Bolt
FOS	Face	Of Stud	TEMP	Temporary
FSTNR	Faste	ener	T.O.	Top Of
FIG	Footii	ng	TOB	Top Of Beam Top Of Concrete
GA GALV	Gaug Galva	le anize(d)	TOF TOS	Top Of Footing Top Of Steel
GC GL	Gene Glueo	ral Contractor d-Laminated Wood	TOW TRANSV	Top Of Wall Transverse
н	Heigh	nt	TYP	Typical
HD HDR	Hold- Head	down er	UNO	Unless Noted Otherwise
HGR	Hang	er		Vertical Verify In Field
HSS	Hollo	w Structural Section	VIF	Veneer
I.F.	Inside	e Face	W,	Wide-Flange Beam, Wide, Width
INCL INSUL	Incluc Insula	de(d), Including ation	w/ WF	With Wide-Flange
INT	Interio	or	w/o WP	Without Working Point
JNT JST	Joint Joist		WWF	Welded-Wire Fabric
<u>вwr sym</u>	IBOLS —⊣			
<	\rightarrow	STRUCTURAL WALL		
	\rightarrow	STRUCTURAL WALL AB	OVE	
}	\leq	NON-STRUCTURAL WAL	L	
	י <u></u>			
<u>}</u>	$ \rightarrow$	SHEAR WALL OR BRAC	ED WALL	
		FLOOR OR ROOF FRAM	ING MEMB	BER
		JOIST OR DECK SPAN E	DIRECTION	I
		BEAM OR HEADER		
E		FACE-MOUNT HANGER	CONNECT	ION
		TOP-FLANGE HANGER	CONNECT	ION
	COLUMN OR POST BELOW OR CRIPPLE POST			
		COLUMN OR POST CON	ITINUES U	Р
	///. 	CHANGE IN ELEVATION		
FOOTING (CONTINUOUS SHOWN WITH FOUNDATION STEM WALL)				
STEP IN TOP OF FOOTING				
		STEP IN TOP OF WALL		
-		EXISTING CONSTRUCT	ON	





UTCOPG



SPECIAL SHEAR WALL SCHEDULE							
MARK	SHTHG	EDGE NAILING	FIELD NAILING	BOT PL NAILING TO RIM	FDTN ANCHOR	REMA	
SW1	7/16" PLYWD/OSB ONE SIDE	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	5/8" @ AR @ 48" OC	-	
SW2	7/16" PLYWD/OSB ONE SIDE	8d @ 4" OC	8d @ 12" OC	16d @ 4" OC	5/8" @ AR @ 24" OC	-	
SW3	7/16" PLYWD/OSB ONE SIDE	8d @ 3" OC	8d @ 12" OC	16d @ 3" OC	5/8" @ AR @ 16" OC	NOT	
SW4	7/16" PLYWD/OSB BOTH SIDES	8d @ 6" OC	8d @ 12" OC	16d @ 3" OC	5/8" @ AR @ 16" OC	NOT	
SW5	7/16" PLYWD/OSB BOTH SIDES	8d @ 4" OC	8d @ 12" OC	16d @ 2" OC, STAG	5/8" @ AR @ 12" OC	NOT 4,	
SW6	7/16" PLYWD/OSB BOTH SIDES	8d @ 3" OC	8d @ 12" OC	16d @ 2" OC, STAG	5/8" @ AR @ 10" OC	NOT 4,	
SW7	5/8" GYPSUM ONE SIDE	NOTE 5	NOTE 5	16d @ 2" OC, STAG	5/8" @ AR @ 48" OC	NOT	
SW8	5/8" GYPSUM BOTH SIDES	NOTE 5	NOTE 5	16d @ 2" OC, STAG	5/8" @ AR @ 48" OC	NOT	

1. PLYWOOD/OSB FOR SHEAR WALLS SHALL BE IN ACCORDANCE WITH WOOD SGN AND TABLE ABOVE. 2. SHEAR WALLS SHALL HAVE 2x BLOCKING AT ALL PANEL EDGES NOT SUPPORTED BY WALL

FRAMING; BLOCKING MAY BE FLAT. EDGE NAILING SHALL BE APPLIED TO ALL T&B PLs, END STUDS, BLOCKING, AND HOLDOWN STUDS.

3. WALL ANCHOR BOLTS SHALL BE PER WOOD SGN WITH SPACING SPECIFIED IN TABLE ABOVE. PROVIDE 3x OR DBL 2x FRAMING MEMBERS AND BLOCKING AT ALL PANEL EDGES. STAGGER 4 SHEATHING LAYOUT ON EA SIDE WHERE WALLS ARE SHEATHED ON BOTH FACES.

PROVIDE 3x SILL PL, PT FOR WALLS AT FOUNDATION LEVEL. GYPSUM WALL BOARD FASTENING SHALL BE #6x1 1/4" TYPE S OR W DRYWALL SCREWS @ 8" OC 6. PANEL EDGES, 12" OC IN FIELD.

APPLY SHEATHING TO FACE OF WALL WHERE SYMBOL IS LOCATED, UNO. 8. SOME SHEAR WALL TYPES MAY NOT BE USED IN THIS PROJECT.



GARAGE ROOF PLAN

SCALE: 1/4" = 1'-0"

U.N.O.

- PLAN NOTES: TRUE 1. SEE S0.0 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES. 2. ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
 - 3. ALL POSTS ARE LABELED AT THE BOTTOM. SEE S0.0 FOR TYPICAL MULTIPLE-PLY COLUMN DETAILS. 4. WOOD BEAMS AT THIS LEVEL (EXCLUDING HEADERS) SHALL BE FLUSH-FRAMED UNLESS NOTED
 - AS (DROPPED). 5. ALL HEADERS AT THIS LEVEL SHALL BE (2) 2x6 WITH (1) TRIMMER & (1) KING STUD EACH END













(E) ROOF SHTHG TO REMAIN

<DET DELETED>

- CUT SOFFIT HORIZ TO BRG PL, TYP - (4) 11 7/8" LVL TOP CHORD.

ATTACH TO (E) 2x6 w/ 2 ROWS P2 NAILS @ 8 "OC. TYP.















