

GENERAL NOTES AND SPECIFICATIONS

A. GENERAL REQUIREMENTS :

THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED.

ALLOWABLE SOIL BEARING PRESSURE FOR THIS PROJECT IS 2000 PSF AS FURNISHED BY ACTION TECHNOLOGY AND ENGINEERING, INC. IN A GETECHNICAL ENGINEERING EXPLORATION REPORT NO. DATED LOCATED AT 431 HULL ST., HENDERSON, NV. 89015-2732. HENCE, ALL RECOMMENDATIONS IN THIS REPORT SHALL BE FOLLOWED IN THE PREPARATION OF PADS, EXCAVATIONS, BACKFILL AND COMPACTION FOR BUILDING FOOTINGS, CONCRETE SLABWORK, SITE GRADING AND EARTHWORK PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVELOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED.

WHERE DISCREPANCIES OCCUR BETWEEN PLANS, TYPICAL DETAILS, AND GENERAL STRUCTURAL NOTES, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS AND NOTES NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS OR DETAILS SHALL APPLY NONE-THE-LESS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTIONS OR MAY OMIT INFORMATION FOR CLARITY OF OTHER ITEMS SHOWN.

B. BASIS OF DESIGN :

BUILDING CODE: IBC 2012  
ROOF DEAD LOAD: 20 PSF  
ROOF LIVE LOAD: 20 PSF  
WIND DESIGN DATA:  
BASIC SPEED: 115 MPH  
EXPOSURE CATEGORY: C  
IMPORTANCE FACTOR: 1.0  
INTERNAL PRESSURE COEFFICIENT: (C<sub>g</sub>p<sub>i</sub>=+0.18; -0.18)  
C&C WIND LOAD COEFFICIENT: WALLS: (C<sub>g</sub>p<sub>e</sub>=+1.0; -1.4)

SEISMIC DESIGN DATA:

OCCUPANCY CATEGORY : II  
SITE CLASS: D  
SPECTRAL RESPONSE COEFFICIENTS: S<sub>ds</sub>= 0.568 S<sub>d1</sub>=0.286  
BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAME WALLS WITH SHEAR PANELS (WOOD STRUCT PANELS)  
DESIGN BASE SHEAR: V = 0.087 DL  
ANALYSIS PROCEDURE: SIMPLIFIED LATERAL FORCE PROCEDURE

C. CONCRETE :

CONCRETE FOR THIS PROJECT CONSISTS OF FOUNDATIONS AND SLABS FOR THE BUILDING. CONSTRUCTION OF REINFORCED CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 OF THE AMERICAN CONCRETE INSTITUTE, LATEST EDITION. CEMENT SHALL BE TYPE V AND CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI IN 28 DAYS. SPECIAL INSPECTION IS NOT REQUIRED. REINFORCING STEEL SHALL BE DEFORMED, INTERMEDIATE GRADE, AND SHALL CONFORM TO ASTM -615, F<sub>y</sub>=40 KSI. THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
(b) CONCRETE EXPOSED TO EARTH OR WEATHER : #6 THRU #18 BARS #5 BAR,W31 OR D31 WIRE AND SMALLER	2 1 1/2
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: #14 AND #18 BARS #11 BAR AND SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2 1 1/2 3/4 1 1/2

D. WOOD :

SOLID SAWN LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WOLB). ALL SOLID SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY. SOLID SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADES.

USE	MATERIAL
2x4 STUDS ≤ 10' AND BLOCKING	DOUGLAS FIR NO. 2
2x4 STUDS > 10'	DOUGLAS FIR NO. 2
2x6 STUDS AND BLOCKING	DOUGLAS FIR NO. 2
JOISTS, TOP PLATES, AND BLOCKING	DOUGLAS FIR NO. 2
4x BEAMS AND POSTS	DOUGLAS FIR NO. 2
6x BEAMS AND POSTS	DOUGLAS FIR NO. 1

GLUED-LAMINATED BEAMS (GLB) SHALL BE DOUGLAS FIR, COMBINATION 24F-V4 AT SIMPLE SPAN BEAMS AND 24F-V8 AT CANTILEVERED OR CONTINUOUS BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub> = 2400 psi, F<sub>v</sub> = 165 psi, F<sub>c</sub> (PERPENDICULAR) = 650 psi, E = 1,800,000 psi. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING SHALL BE PER THE LATEST AITC AND WCLA STANDARDS. ALL BEAMS SHALL BEAR THE GRADE STAMP AND AITC STAMP AND CERTIFICATE.

PLYWOOD FOR ROOFS AND FLOORS SHALL BE STRUCTURAL II C-C OR C-D SHEATHING CONFORMING TO STANDARD PS 1-74. LAY PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL NAILING SHALL BE WITH COMMON NAILS AND SOLID 2x BLOCKING SHALL BE PLACED AT ALL RIDGES AND VALLEYS. ALL ROOF AND FLOOR SHEATHING SHALL BE NAILED WITH BOUNDARY NAILING (EDGE NAILING) ALONG THE ENTIRE LENGTH OF SUPPORTING MEMBERS USED AS "DRAG" MEMBERS. A DRAG MEMBER IS DEFINED AS A TRUSS OR BEAM DESIGNED TO TRANSMIT A LATERAL FORCE AND/OR A DIAPHRAGM CHORD FORCE AS INDICATED ON THE FRAMING PLANS. PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS AND SPAN/INDEX RATING AND SHALL BE NAILED AS FOLLOWS UNLESS NOTED OTHERWISE:

AS AN ALTERNATE TO PLYWOOD, AMERICAN PLYWOOD ASSOCIATION (APA) PERFORMANCE RATED SHEATHING (OSB) MAY BE USED. RATED SHEATHING SHALL COMPLY WITH ICC-ES REPORT NO. ESR-2586, EXPOSURE 1 AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

E. FRAMING NOTES :

ALL STRUCTURAL FRAMING AND CONNECTIONS SHALL BE PER CHAPTER 23 OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE. SPECIFIED HARDWARE SHALL BE SIMPSON STRONG-TIE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PLYWOOD FOR ROOFS AND FLOORS SHALL BE STRUCTURAL II C-C OR C-D SHEATHING CONFORMING TO STANDARD PS 1-74. LAY PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL NAILING SHALL BE WITH COMMON NAILS AND SOLID 2x BLOCKING SHALL BE PLACED AT ALL RIDGES AND VALLEYS. ALL ROOF AND FLOOR SHEATHING SHALL BE NAILED WITH BOUNDARY NAILING (EDGE NAILING) ALONG THE ENTIRE LENGTH OF SUPPORTING MEMBERS USED AS "DRAG" MEMBERS. A DRAG MEMBER IS DEFINED AS A TRUSS OR BEAM DESIGNED TO TRANSMIT A LATERAL FORCE AND/OR A DIAPHRAGM CHORD FORCE AS INDICATED ON THE FRAMING PLANS. PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS AND SPAN/INDEX RATING AND SHALL BE NAILED AS FOLLOWS UNLESS NOTED OTHERWISE:

THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
3/8"	24/0	8d @ 6" O.C.	8d @ 12" O.C.
1/2"	32/16	8d @ 6" O.C.	8d @ 12" O.C.
3/4" T&G	48/24	10d @ 6" O.C.	10d @ 12" O.C.

PLYWOOD FOR SHEAR WALLS SHALL BE STRUCTURAL II C-C OR C-D, SPAN INDEX 24/0 CONFORMING TO STANDARD PS1-74. THICKNESS SHALL BE AS CALLED FOR ON THE PLANS AND SHEAR WALL SCHEDULE. PROVIDE BLOCKING AT ALL PANEL EDGES. ALL WALLS DESIGNATED AS SHEAR WALLS SHALL BE CONNECTED TO ROOF AND FLOOR DIAPHRAGMS WITH BOUNDARY NAILING TO PROVIDE PROPER SHEAR TRANSFER. ALL NAILINGS FOR HORIZONTAL DIAPHRAGMS AND SHEARWALLS SHALL USE COMMON WIRE NAILS. FOR INTERIOR COLLECTORS OR DRAG STUDS WHERE DIAPHRAGMS SHARE A COMMON SHEARWALL EDGE NAILING SHALL BE DOUBLE AND STAGGERED.

SILL PLATES RESTING ON CONCRETE OR MASONRY SHALL BE OF PRESSURE TREATED FIR. MAXIMUM ANCHOR BOLT SPACING SHALL BE 72 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLANS AND DETAILS. PLATE SHALL HAVE A MIN. OF (2) BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END. ALL ANCHOR BOLTS (OTHER THAN BOLTS FOR HOLDOWNS) SHALL BE EMBEDDED 7 INCHES INTO CONCRETE. ANCHOR BOLTS FOR HOLDOWNS SHALL NOT BE CONSIDERED AS PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE DRIVEN SHOT PINS ACCORDING TO ALTERNATE OUTLINED HEREIN UNLESS NOTED OTHERWISE ON PLANS.

SILL PLATE SIZE AND ANCHORAGE FOR SHEARWALLS, EXTERIOR WALLS, AND INTERIOR LOAD BEARING WALLS SHALL BE NOMINAL 2 INCH WOOD SILL PLATE AND SHALL INCLUDE STEEL PLATE WASHERS .229" X 3" X 3" BETWEEN THE SILL PLATE AND THE NUT. SILL PLATES RESISTING A DESIGN SHEAR LOAD GREATER THAN 350 PLF (ASD) OR 490 PLF (LRFD) SHALL NOT BE LESS THAN 3 INCH MEMBER. WHERE A SINGLE 3 INCH SILL PLATE IS USED, 2-20d BOX END NAILS SHALL BE SUBSTITUTED FOR 2-16d BOX END NAILS FOUND IN LINE 8 OF TABLE 2304.9.1 OF IBC 2009.

ALL BOLTS IN WOOD SHALL CONFORM TO ASTM A307 BOLTS AND SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16 INCH LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. DAMAGE THREADS AFTER INSTALLATION TO PREVENT LOOSENING.

PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS INCLUDING ALL MECHANICAL UNITS, POINT LOADS "P" IN POUNDS, CHORD FORCE "CF" IN POUNDS, LATERAL FORCE "V" IN POUNDS PER FOOT, AND UPLIFT FORCES "U" IN POUNDS, AS SPECIFIED ON THE FRAMING PLANS. BRIDGING SIZE AND SPACING SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ERECTION DRAWINGS AND DESIGN CALCULATIONS. TRUSS DEFLECTIONS SHALL BE LIMITED TO A RATIO OF SPAN/ DEFLECTION = 360 FOR LIVELOAD AND SPAN/DEFLECTION = 240 FOR TOTAL LOAD. SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS

ALL CONNECTORS SHALL HAVE CURRENT I.C.B.O. APPROVAL. ALL STUD WALL TOP PLATES SHALL BE DOUBLE MEMBERS SPLICED WITH 48" MINIMUM LAP PER TYPICAL DETAIL 08. INTERIOR NON-BEARING WALLS < 12' HIGH SHALL BE 2x4 STUDS AT 16" O.C.. INTERIOR NON-BEARING WALLS > 12' IN HEIGHT SHALL BE DOUBLE 2x4 AT 16" O.C. OR 2x6 @ 16" O.C..

DO NOT NOTCH OR DRILL JOISTS OR BEAMS WITHOUT PRIOR APPROVAL BY THE ENGINEER. REINFORCE ANY NOTCHED STUDS WITH SIMPSON STUD SHOES. DOUBLE UP FLOOR JOISTS UNDER PARALLEL PARTITIONS. PROVIDE TRANSVERSE BLOCKING BETWEEN TRUSSES UNDER ALL PARALLEL PARTITIONS. PROVIDE 2" SOLID NAILERS UNDER ALL WALLS DESIGNATED AS SHEAR WALLS. PROVIDE 2" NOMINAL SOLID BLOCKING AT SUPPORTS OF ALL JOISTS.

F. INTERIOR (NON-LOADBEARING) ANCHOR BOLT-SUBSTITUTIONS:

THE FOLLOWING SUBSTITUTIONS FOR EMBEDDED ANCHOR BOLTS APPLY ONLY TO ANCHOR BOLTS AWAY FROM SLAB EDGES OR OPENINGS (6" MIN. EDGE DISTANCE). INTERIOR ANCHOR BOLTS MAY BE REPLACED WITH EXPANSION BOLTS OR LOW VELOCITY SHOT PINS.

INTERIOR ANCHOR BOLTS AS SHOWN ON PLANS MAY BE SUBSTITUTED WITH EXPANSION BOLTS OF EQUAL OR GREATER DIAMETER AS MANUFACTURED BY SIMPSON TITEN HD SCREW ANCHOR (ICC ESR 2713) USING THE FOLLOWING MINIMUM EMBEDMENTS:

DIAMETER	EMBED LENGTH (MIN)
1/2"	2-1/4"
5/8"	2-3/4"
3/4"	3-1/4"

INSTALL EXPANSION BOLTS ACCORDING TO ICC-ES REPORTS AND MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR MAY USE OTHER MANUFACTURERS OF EXPANSION BOLTS PROVIDED CURRENT ICC-ES REPORTS ARE AVAILABLE AND THE ALTERNATE BOLTS HAVE EQUAL OR GREATER SHEAR RESISTANCE TO THOSE LISTED ABOVE USING MINIMUM EMBEDMENTS LISTED.

INTERIOR ANCHOR BOLTS MAY BE SUBSTITUTED WITH LOW VELOCITY SHOT PINS USING EITHER RAMSET, T3 POWDER-DRIVEN FASTENERS (ICC-ES 1955) OR HILTI LOW VELOCITY POWDER-DRIVEN FASTENERS (ICC-ES APPROVED). APPROVED LOW-VELOCITY FASTENERS WITH ATLEAST 90 POUNDS SHEAR RESISTANCE IN 2000 PSI CONCRETE. INSTALL ALL FASTENERS PER ICC-ES REPORT EDR-RECOMMENDATIONS. EMBED 1-1/4".

INSTALL SHOT PINS SUCH THAT SILL PLATE WOOD DOES NOT SPLIT. IF SPLITTING OCCURS, EQUIVALENT EXPANSION BOLTS SHALL BE INSTALLED PER RECOMMENDATIONS ABOVE.

ANCHOR BOLT	170 INCH SHANK	140 INCH SHANK
1/2" DIA. AT 72" O.C.	13"	10"
1/2" DIA. AT 60" O.C.	11"	8"
1/2" DIA. AT 48" O.C.	9"	6"
1/2" DIA. AT 40" O.C.	7"	-
1/2" DIA. AT 32" O.C.	6"	-

G. FOUNDATION NOTES :

FOUNDATION DESIGNED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING EXPLORATION BY SUNBELT ENGINEERING AND TESTING, LLP, FILE NO. SET15111, DATED DECEMBER 2, 2015.

- ALL FOOTINGS SHALL BE A MINIMUM 12" WIDE AND SHALL BE PLACED 15 " BELOW THE LOWEST ADJACENT FINISHED GRADE.
- ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF, WITH ONE THIRD INCREASE FOR WIND AND SEISMIC. IN NO CASE SHALL THE BEARING CAPACITY EXCEEDS 2,000 PSF.
- ALL SLABS ON GRADE SHALL BE A MINIMUM 4" IN THICKNESS SUPPORTED BY A 2" SAND AND 6" TYPE BASE COARSE COMPACTED TO AT LEAST 95% PER ASTM D-1557. MOISTURE BARRIER SHALL BE A MINIMUM 10 MIL THICK VISQUEEN PLACED BETWEEN THE 2" SAND AND THE BASE COARSE.
- BACKFILL SHALL BE RECOMPACTED TO A MINIMUM 90% AND SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF THE EXTERIOR WALLS.

I. MISCELLANEOUS :

- ALL DIMENSIONS AND ASSUMED EXISTING CONDITIONS ARE TO BE VERIFIED IN THE FIELD AND ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL DISCREPANCIES WHICH REQUIRE A SIGNIFICANT CHANGE IN THE DESIGN AND/OR CONSTRUCTION FROM THAT SHOWN ON THE DRAWINGS
- THE CONTRACTOR SHALL CHECK AND COORDINATE WITH ELECTRICAL AND MECHANICAL CONTRACTORS FOR BLOCK CUTS CONDUIT, PIPE SLEEVES, EMBEDDED ITEMS, ETC. TO BE EMBEDDED IN CONCRETE, AS WELL AS OPENINGS IN THE STRUCTURE FOR MECHANICAL AND ELECTRICAL INSTALLATION.
- THE STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND EARTHQUAKE AND CONSTRUCTION LOADS UNTIL ALL FLOOR, ROOF AND WALL UNITS HAVE BEEN PERMANENTLY ATTACHED THERETO. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHAODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.
- TYPICAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
- APPROVED LAYOUT OF PRE-ENGINEERED ROOF TRUSSES SHALL FOLLOW THE ARRANGEMENT OF THE TRUSS MANUFACTURER. METHODS OF ERECTION AND INSTALLATION SHALL FOLLOW THEIR RECOMMENDATIONS INCLUDING THEIR STACKING AND HANDLING OF THE UNITS.

1. SPECIAL INSPECTION
- PER IBC 2012, SPECIAL INSPECTION IS REQUIRED FOR EXISTING SOIL SOIL CONDITIONS, PLACEMENT, COMPACTION, ETC. AS PRESCRIBE BY SECTION 1705.6.
  - SPECIAL INSPECTION IS ALSO REQUIRED PER UPDATE GEOTECHNICAL REPORT AND SECTION 1705.6 OF SNBO 2012 AMENDMENTS.

SHEARWALL SCHEDULE

SYMBOL	DESCRIPTION	SHEAR WALL CAPACITY	16d SILL NAILING	5/8" ANCHOR BOLT SPACING	TOP PLATE 16d TOE NAILS	CONNECTION SIMPSON LTP4 ANCHORS
1	3/8" OSB, RATED EXP 1, BLOCKED WITH 8d C.W. NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERIOR SUPPORTS	230 PLF	6" O.C.	3'-0" O.C.	---	16" O.C.
2	3/8" OSB, RATED EXP 1, BLOCKED WITH 8d C.W. NAILS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERIOR SUPPORTS	360 PLF	4" O.C.	2'-0" O.C.	---	12" O.C.
3	3/8" OSB, RATED EXP 1, BLOCKED WITH 8d C.W. NAILS AT 3" O.C. AT EDGES AND 12" O.C. AT INTERIOR SUPPORTS	460 PLF	3" O.C.	1'-6" O.C.	---	8" O.C.

NOTES

- BLOCK ALL PANEL EDGES U.N.O.
- PROVIDE DOUGLAS FIR LARCH STUDS AT 16" O.C., MINIMUM FOR ALL SHEAR WALLS. CHORDS AT THE ENDS OF ALL SHEAR WALLS SHALL BE DOUBLE STUDS, MINIMUM, U.N.O.
- WHERE SHEAR PANELS OCCUR ON BOTH SIDES, DOUBLE THE REQUIREMENTS FOR SILL NAILING; ANCHOR BOLTS; AND TOP PL CONNECTIONS
- FOR SILL PLATE ANCHORAGE, UNDER SEISMIC DESIGN CATEGORY D, FOR ALL SHEARWALLS PROVIDE 0.229"x3"x3" SQUARE STEEL WASHERS BETWEEN THE NUT AND THE SILL PLATE
- ALL EXTERIOR WALLS AND LOAD-BEARING INTERIOR WALLS SHALL ALSO BE PROVIDED WITH 0.229"x3"x3" STEEL WASHERS BETWEEN THE NUT AND SILL PLATE.

LEGEND-TRUSS FRAMING

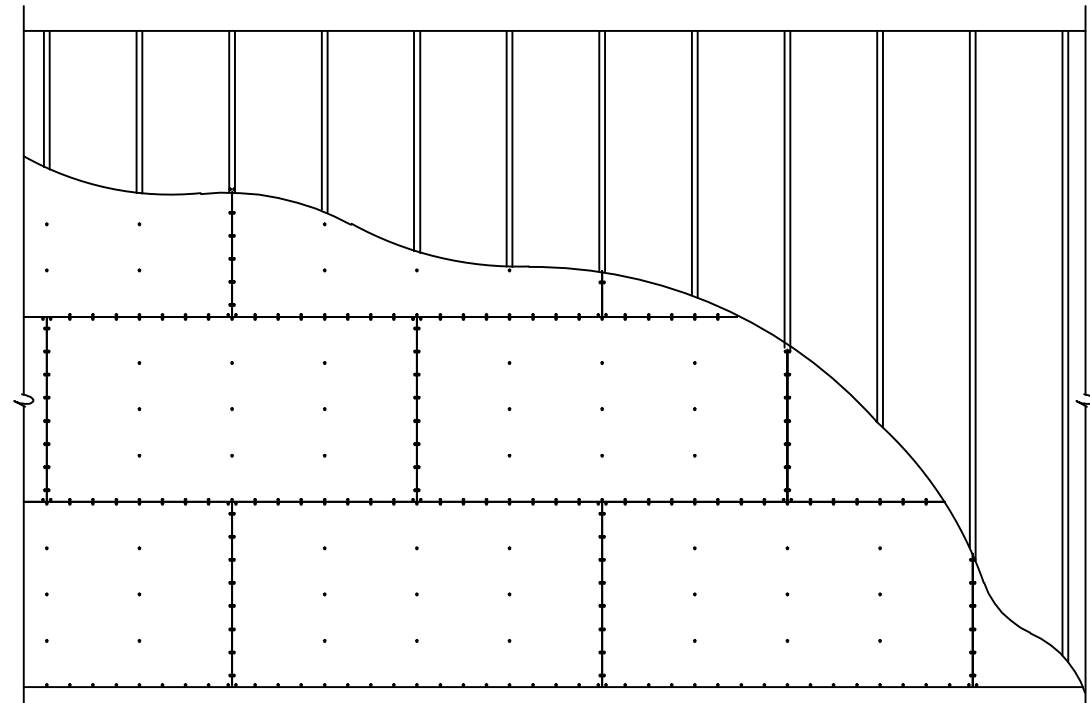
- INDICATES ROOF TRUSSES, OR JACK RAFTERS WITH CEILING CHORDS (SPACING = 2'-0" U.N.O.)
- == INDICATES GIRDER TRUSSES OR HIP TRUSSES
- △ INDICATES OVERBUILD, CUT AND STACK, OR INFILL FRAMING (SPACING = 2'-0" U.N.O.) SEE DETAILS BY TRUSS MANUFACTURER

LEGEND-FRAMING, STRAPS, SHEAR SYSTEM

- BEAM SIZE
- INDICATES BEAMS OR HEADERS, SIZE AS NOTED. BEAMS ARE IN A DROPPED CONDITION U.N.O.
- INDICATES STRAP (ST 6224, U.N.O.) FROM BEAM OR GIRDER TO WALL AT TOP PLATES. ALTERNATE IS TO ENSURE A CONTINUOUS DOUBLE TOP PLATE
- INDICATES DRAG COLLECTOR-2x4 BLOCKS OR CONTINUOUS MEMBER WITH EDGE NAILING-SEE PLAN FOR LOCATION
- INDICATES SHEAR WALL SCHEDULE NUMBER WITH MINIMUM LENGTH (FT). OUTSIDE OF CHORD TO OUTSIDE OF CHORD.
- INDICATES SHEAR WALL PANEL WITH BLOCKING OR DRAG TRUSS CONNECTION TO ROOF OR FLOOR SHEATHING. TOP SHEAR WALL CONNECTIONS: -TOP OF SHEAR WALL TO PARALLEL TRUSSES -TOP OF SHEAR WALL TO PERPENDICULAR TRUSSES

ROOF SHEATHING

1/2" OSB, STANDARD APA RATED SHEATHING WITH 8d C.W. NAILS AT 6" O.C. AT EDGES AND BOUNDARIES, AND 12" O.C. AT FIELD. ALL PANEL EDGES UNBLOCKED, U.N.O.



ROOF SHEATHING

1/2" CDX OR EQUAL STR-II ROOF DECK PLYWOOD OR RATED OSB EQUIVALENT

ROOF MATERIAL

CLAY TILE OVER 30# FELT OVER ROOF SHEATHING

ROOF NAILING

8d NAILS @ 6" O.C. @ BOUNDARY  
8d NAILS @ 6" O.C. @ SUPPORT EDGES  
8d NAILS @ 12" O.C. @ INTERMEDIATE FRAMING

ROOF DIAPHRAGM NAILING SCHEDULE

NO SCALE

REVISIONS

NO.	02-20-2017
▽	REVISED PER STRUCTURAL PC COMMENT, DATED 02-07-2017
▽	
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-	-
-	-
-	-
-	-
-	-

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License #011350  
7204 Morningside Ranch  
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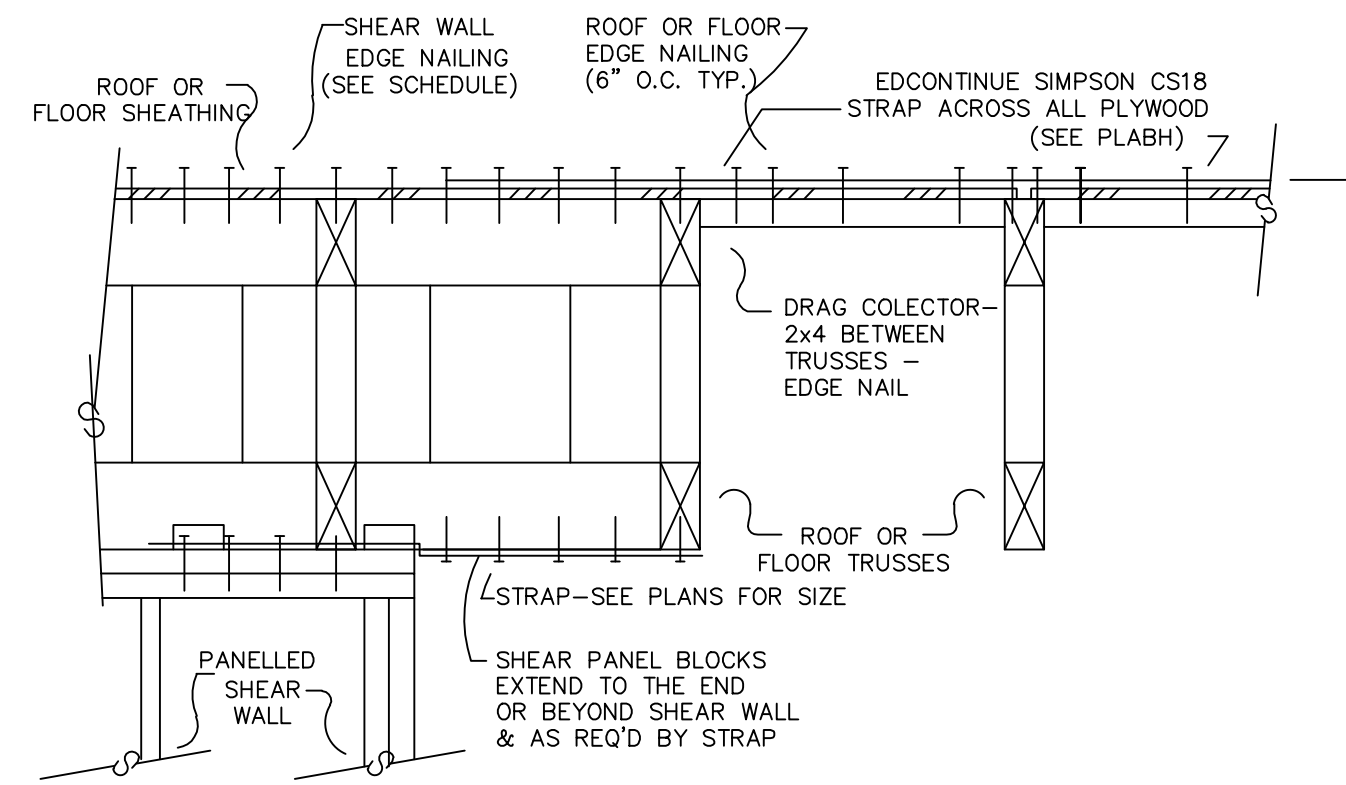
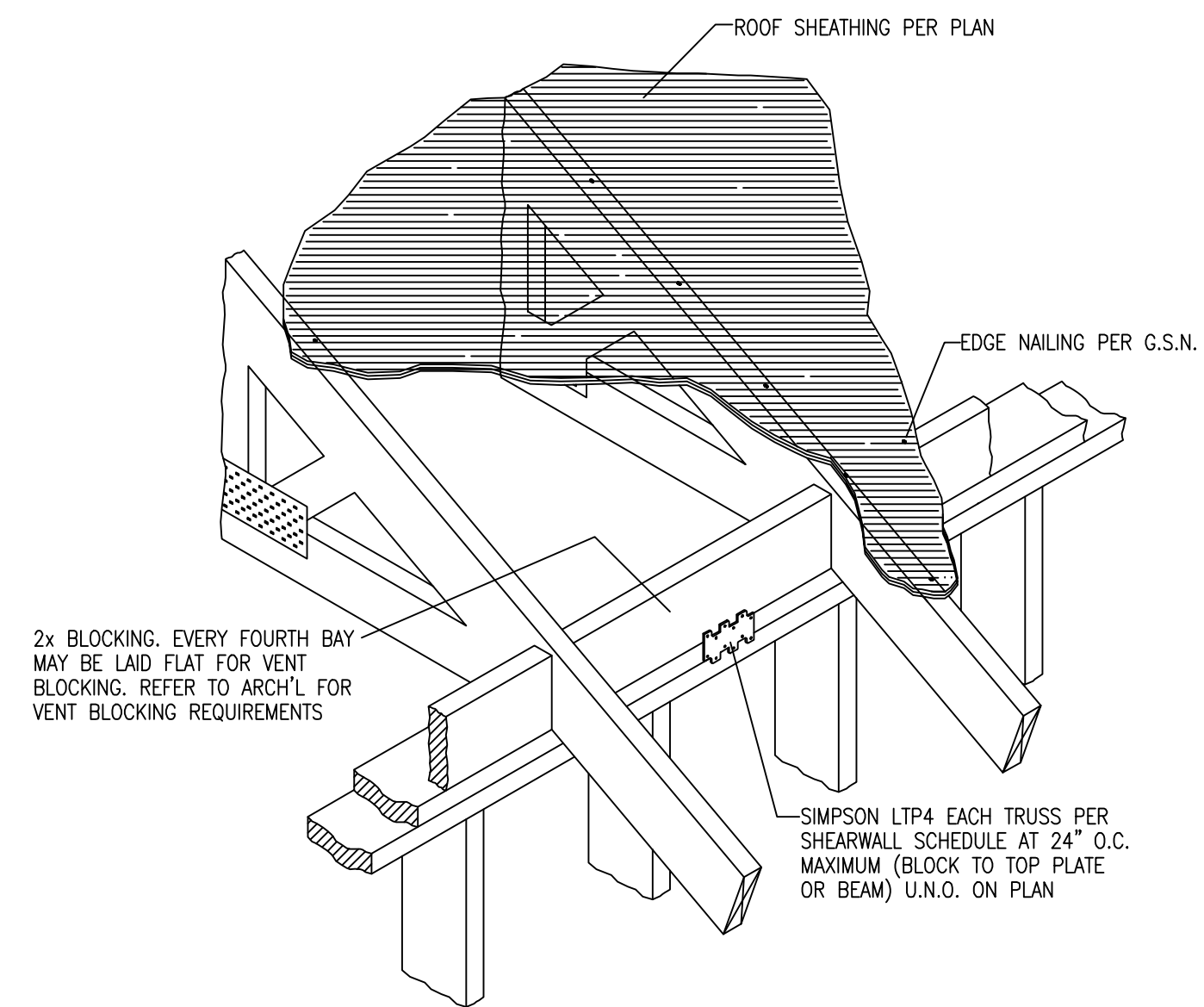
STRUCTURAL

GENERAL NOTES AND SPECIFICATIONS

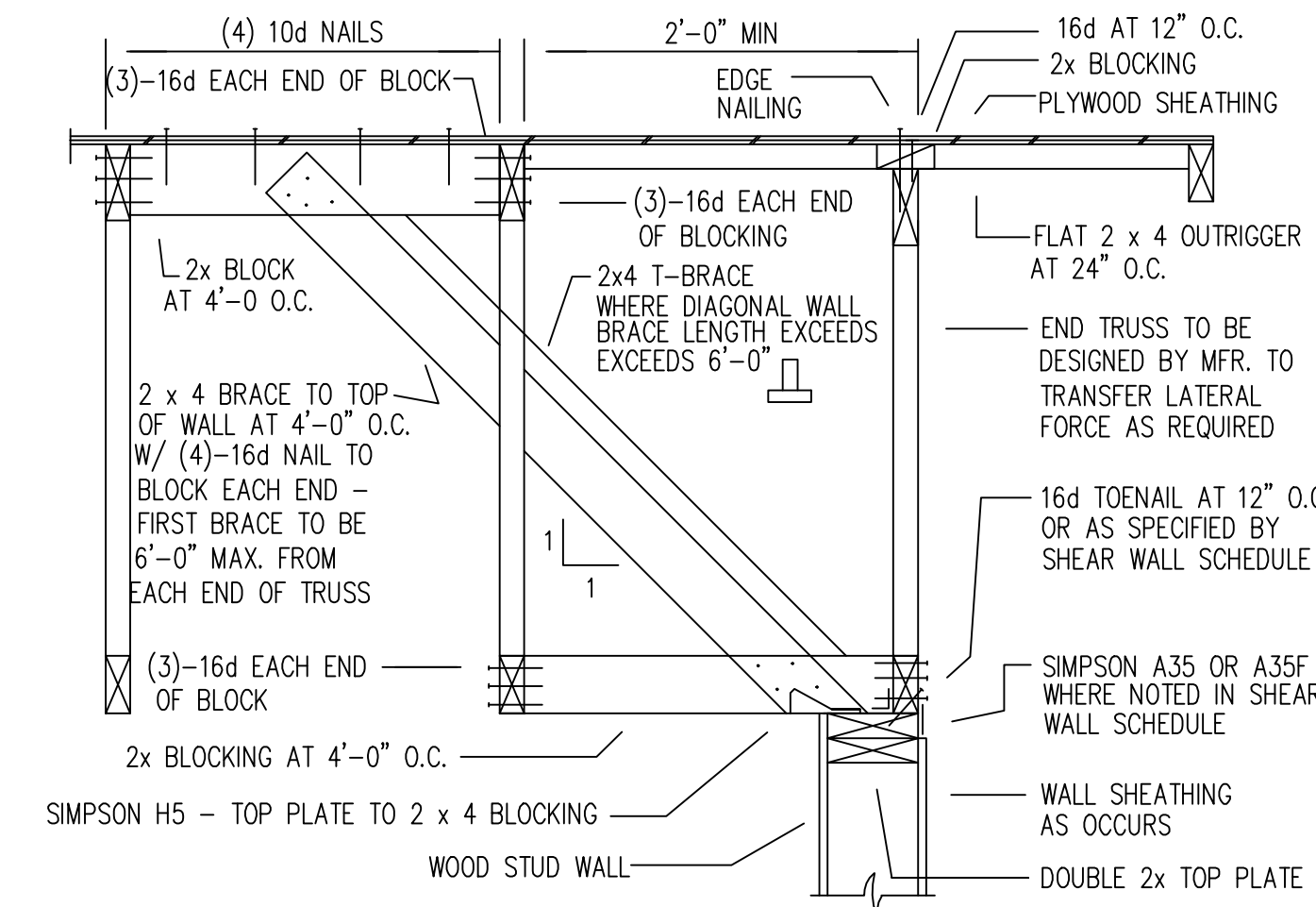
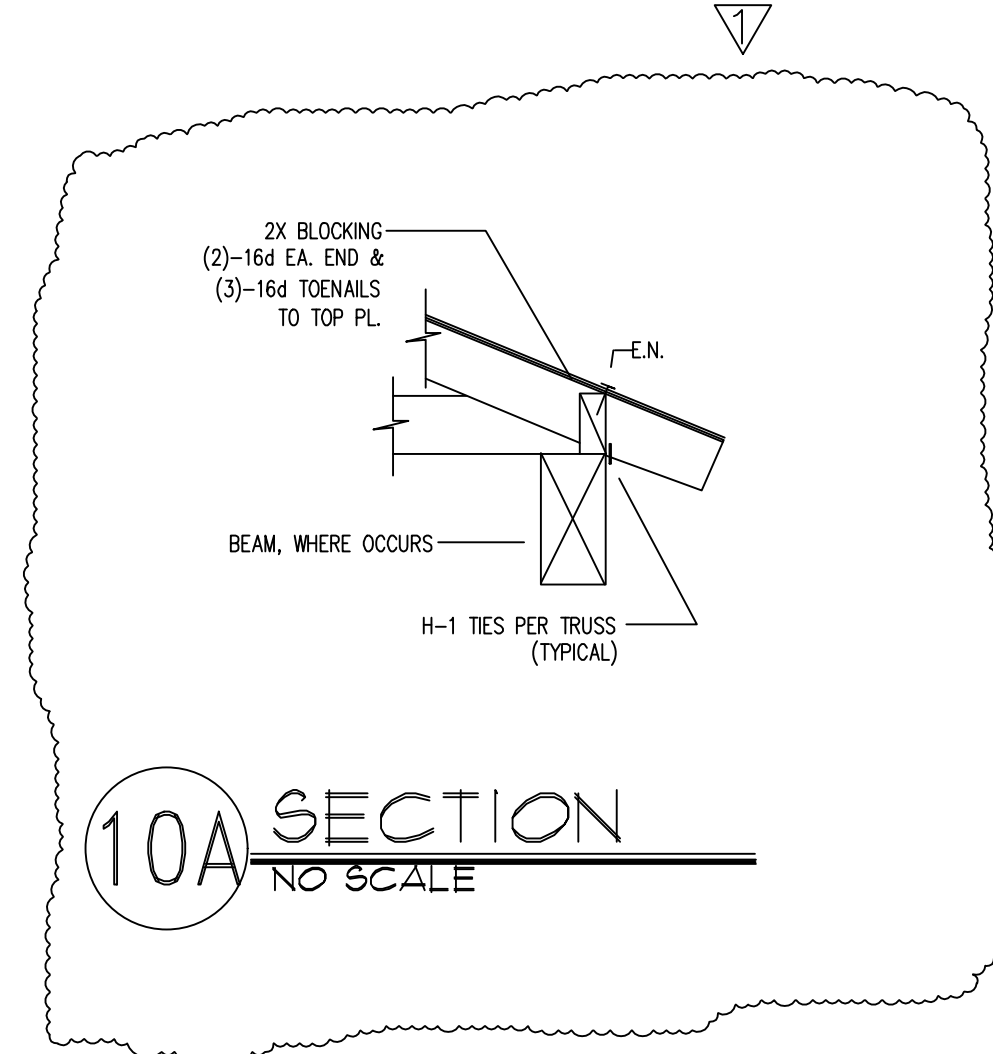
SITE ADDRESS:  
431 HULL ST.  
HENDERSON, NV., 89015-2732  
PARCEL #  
179-04-405-005

ORIGINAL DATE:  
12/01/16  
SCALE:  
1/4" = 1'-0"  
LIVABLE AREA:  
3,640 SQUARE FEET

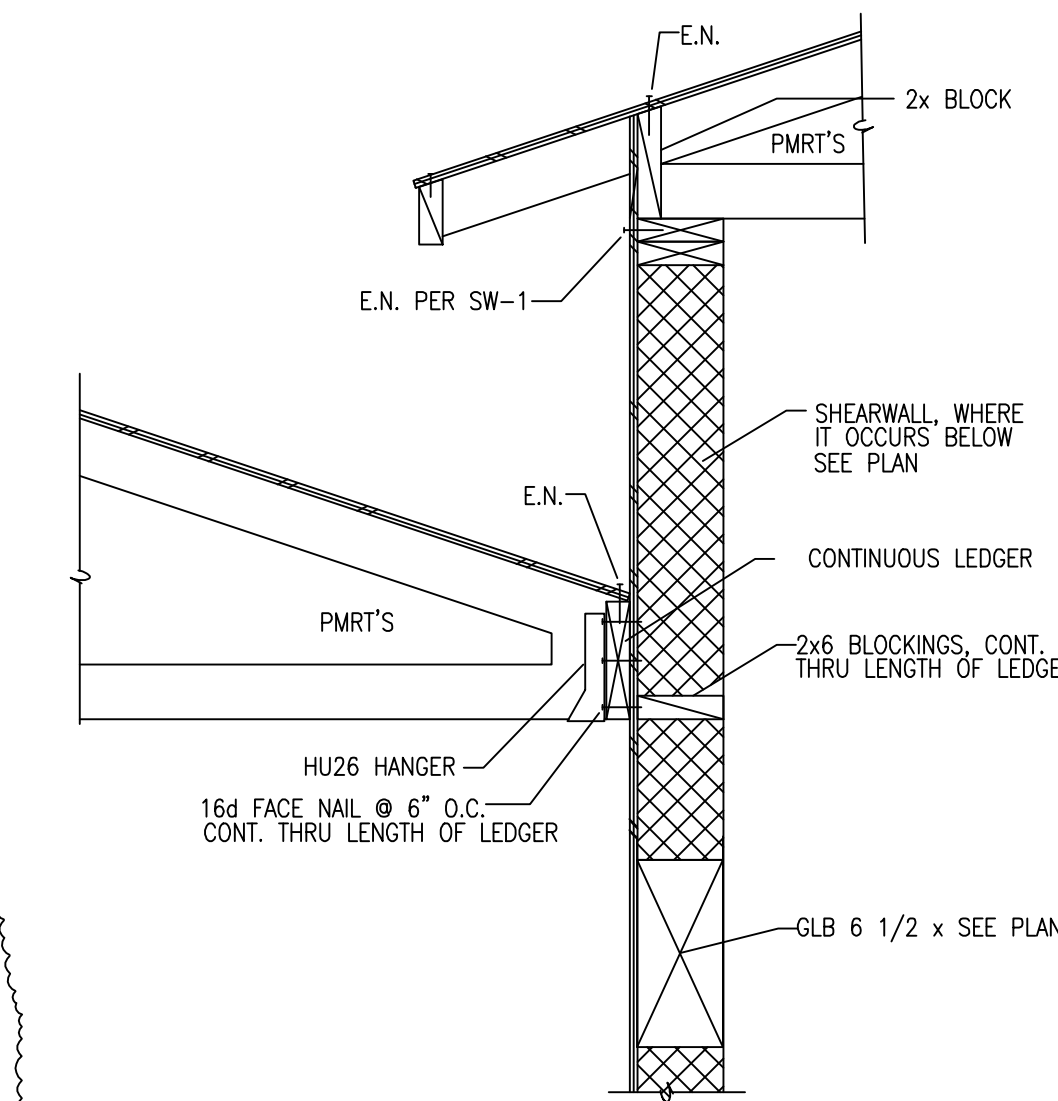
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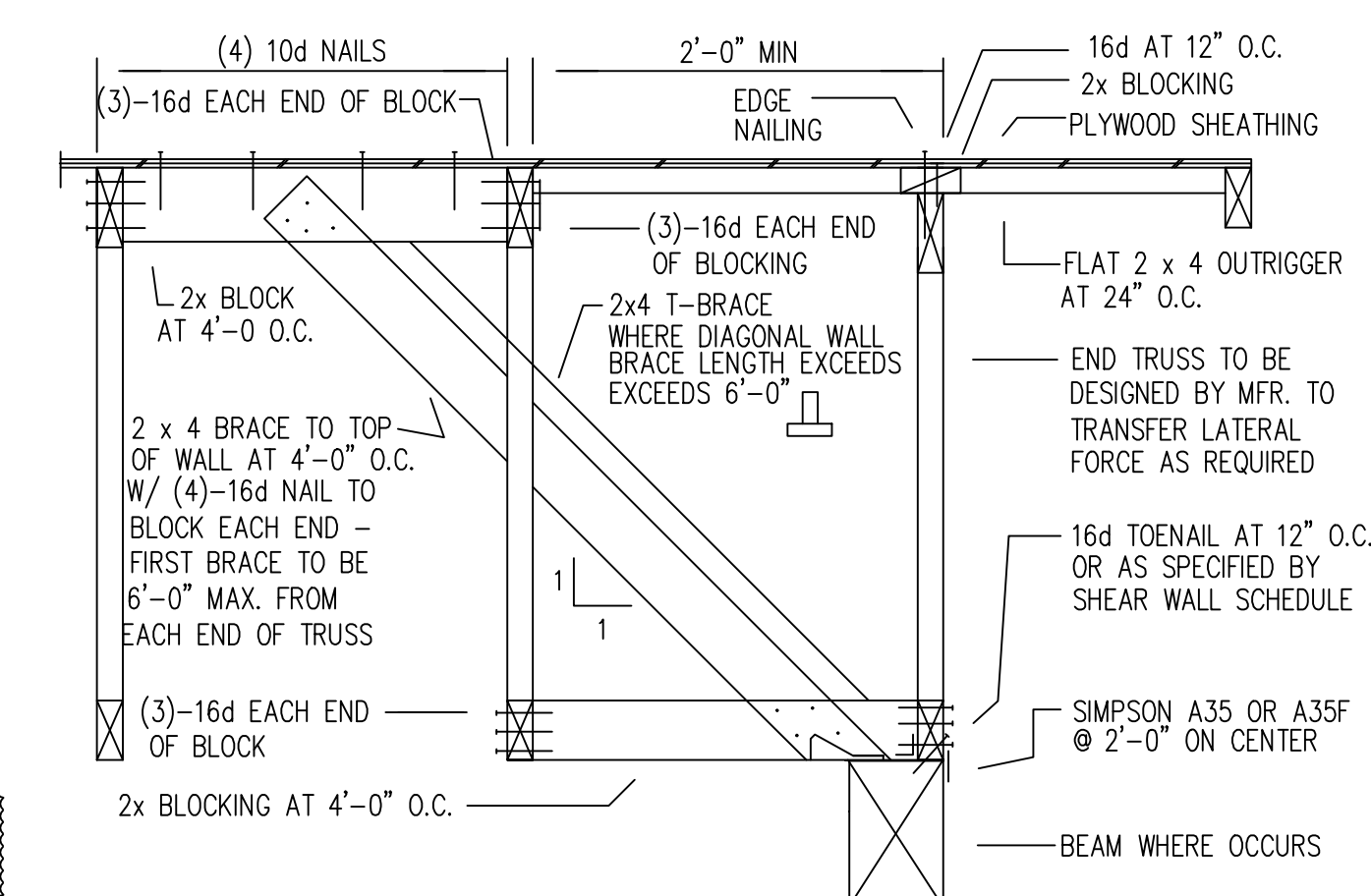
13 DRAG COLLECTOR  
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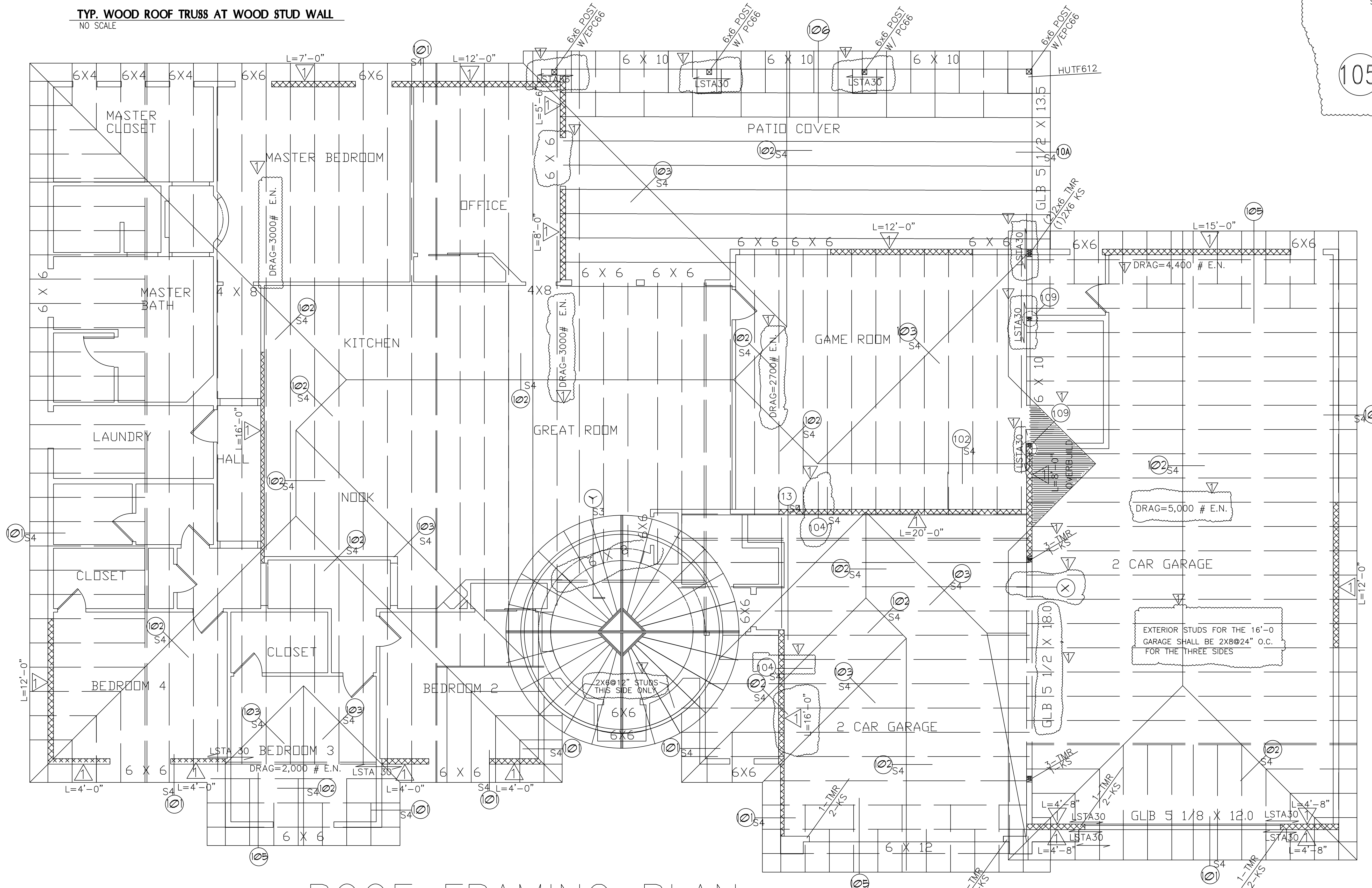
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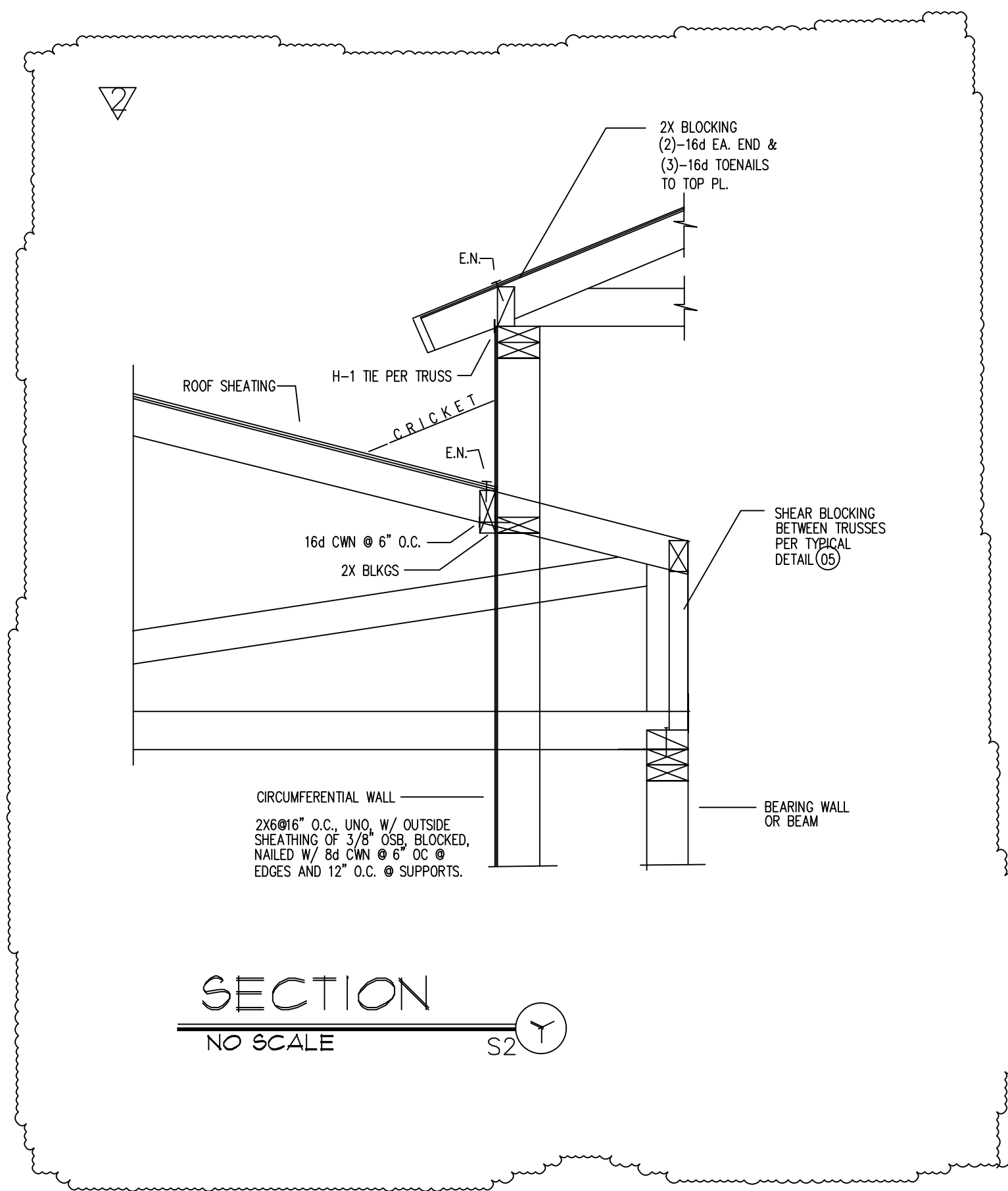


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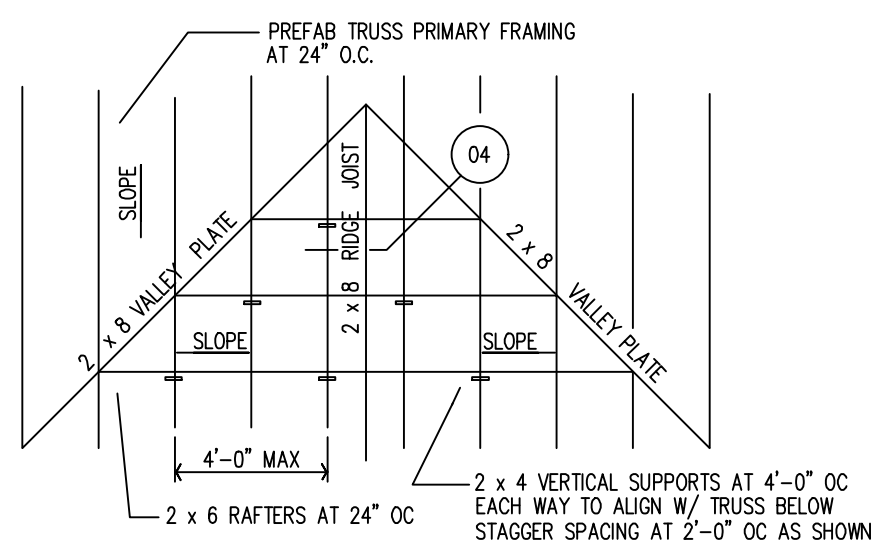


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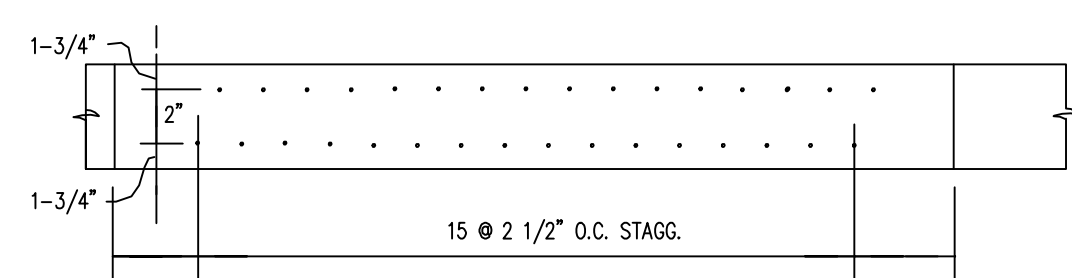
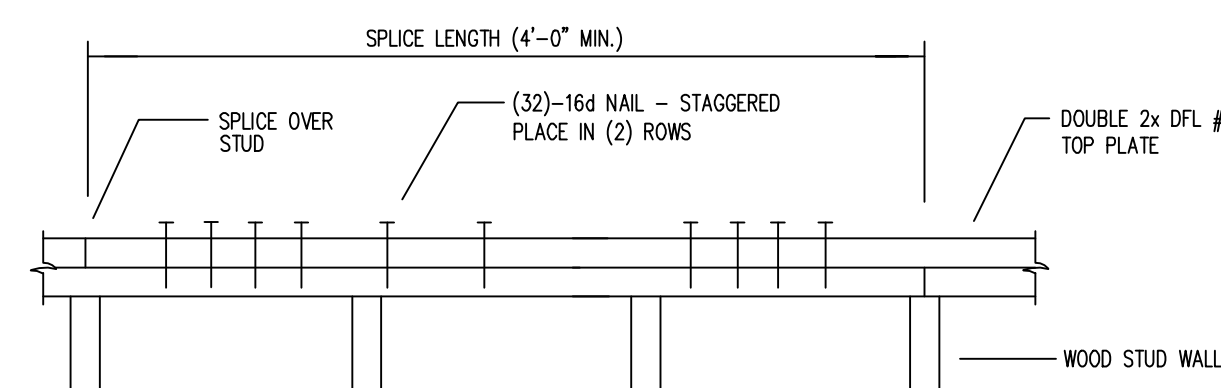


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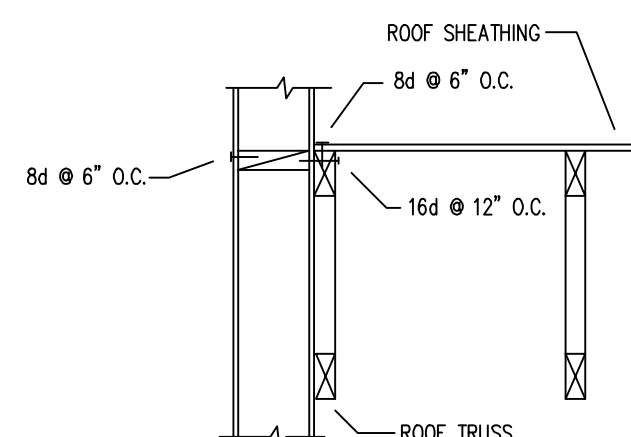


NOTES:  
1. FOR MORE INFORMATION SEE DETAIL 04.  
2. TRUSS MANUFACTURER TO DESIGN FOR 250 POUND CONCENTRATED LOAD FROM VERTICAL SUPPORTS.  
3. LOCATION OF VERTICAL SUPPORTS SHALL BE COORDINATED W/ TRUSS MANUFACTURER.

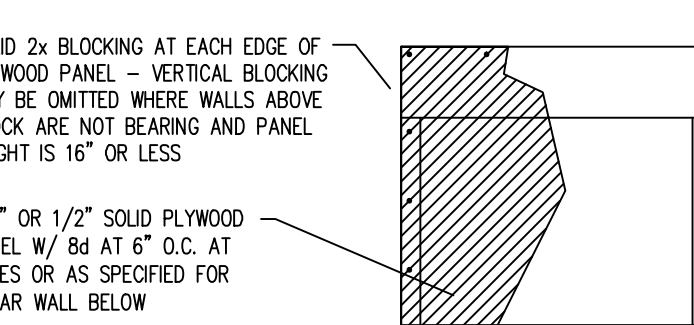
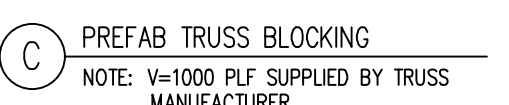
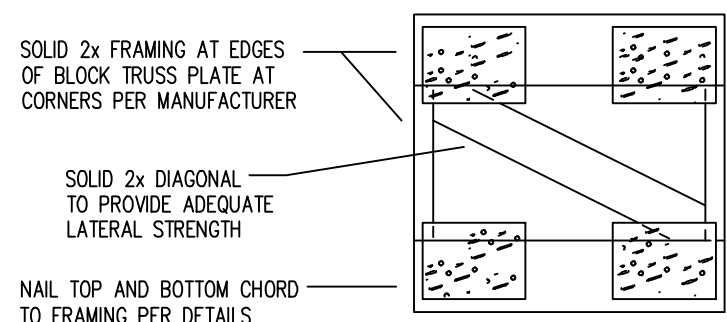
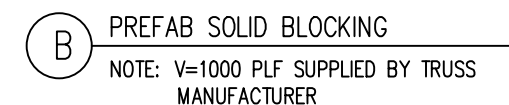
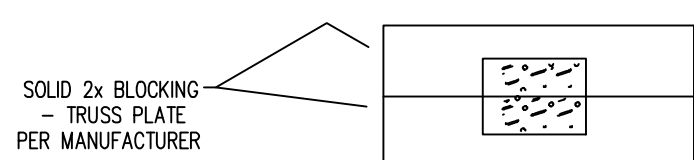
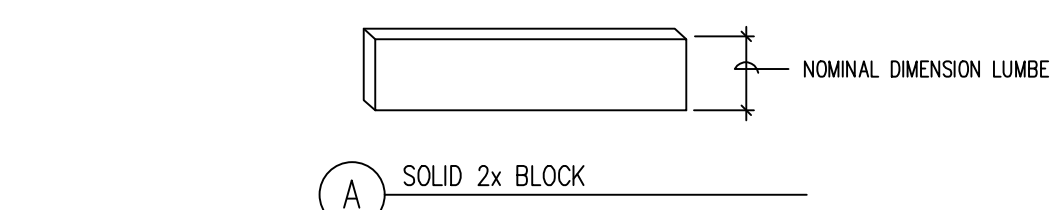
### 03 PLAN - OVERBUILD FRAMING NO SCALE



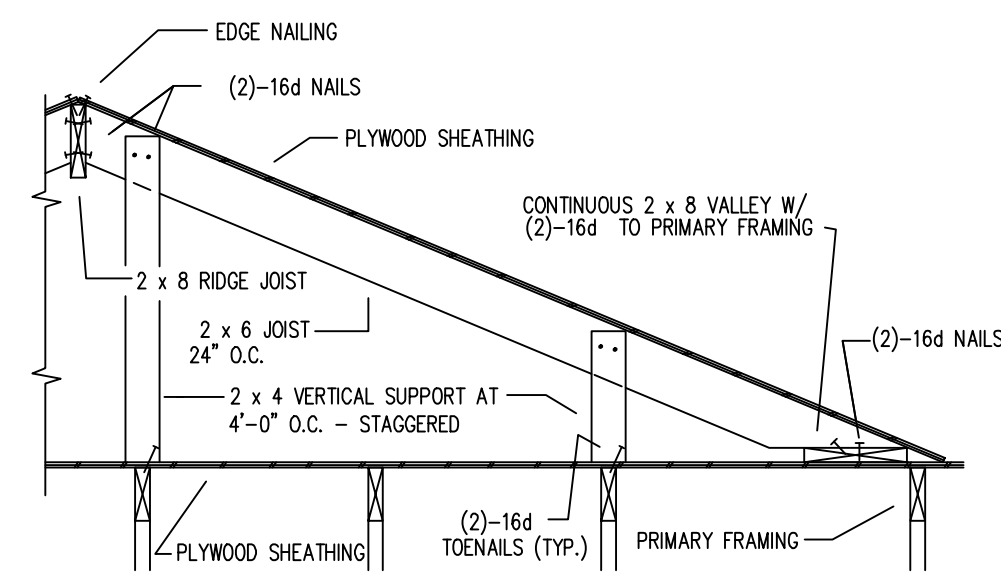
### 08 TYPICAL TOP PLATE SPLICE NO SCALE



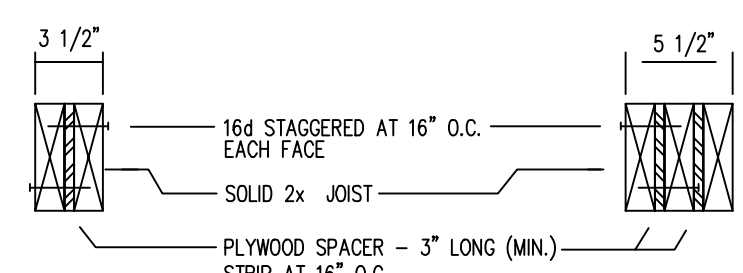
### 104 ROOF TRUSS TO WALL CONN. NO SCALE



### 05 TYP SHEAR PANEL BLOCKING NO SCALE



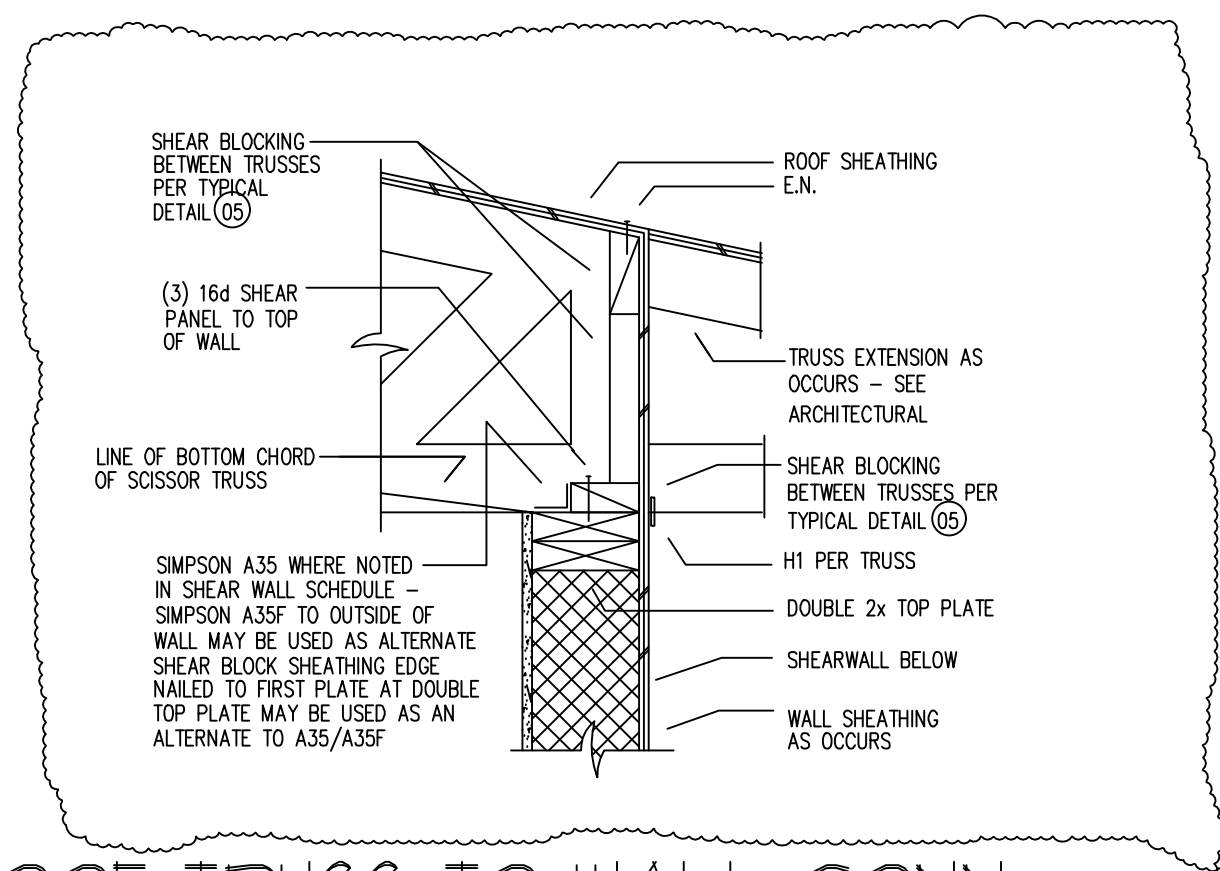
### 04 SECTION-OVERBUILD FRAMING NO SCALE



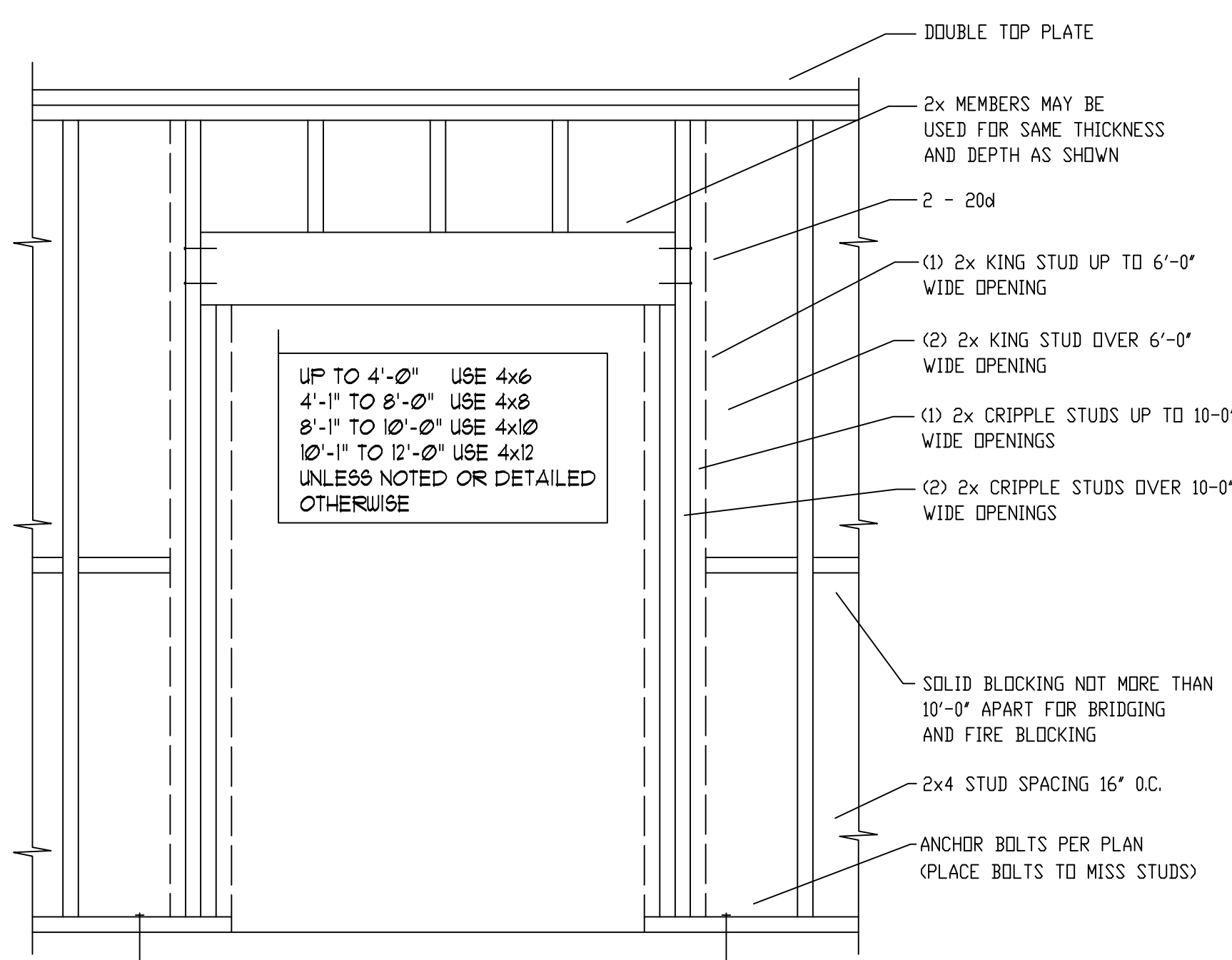
SOLID HEADER	BUILT-UP HEADER	SOLID HEADER	BUILT-UP HEADER
4 x 6	2 - 2 x 6	FLAT 4 x 6	3 - 2 x 6
4 x 8	2 - 2 x 8	6 x 6	3 - 2 x 8
4 x 8	2 - 2 x 10	6 x 8	3 - 2 x 10
4 x 10	2 - 2 x 12	6 x 10	3 - 2 x 12

NOTES:  
1. BUILT-UP HEADER MAY BE USED AS AN ALTERNATIVE TO SOLID 4x AND 6x HEADERS UNLESS NOTED OTHERWISE ON PLANS.  
2. BUILT-UP HEADER ALTERNATIVE SHALL NOT BE USED IN LIEU OF BEAMS.

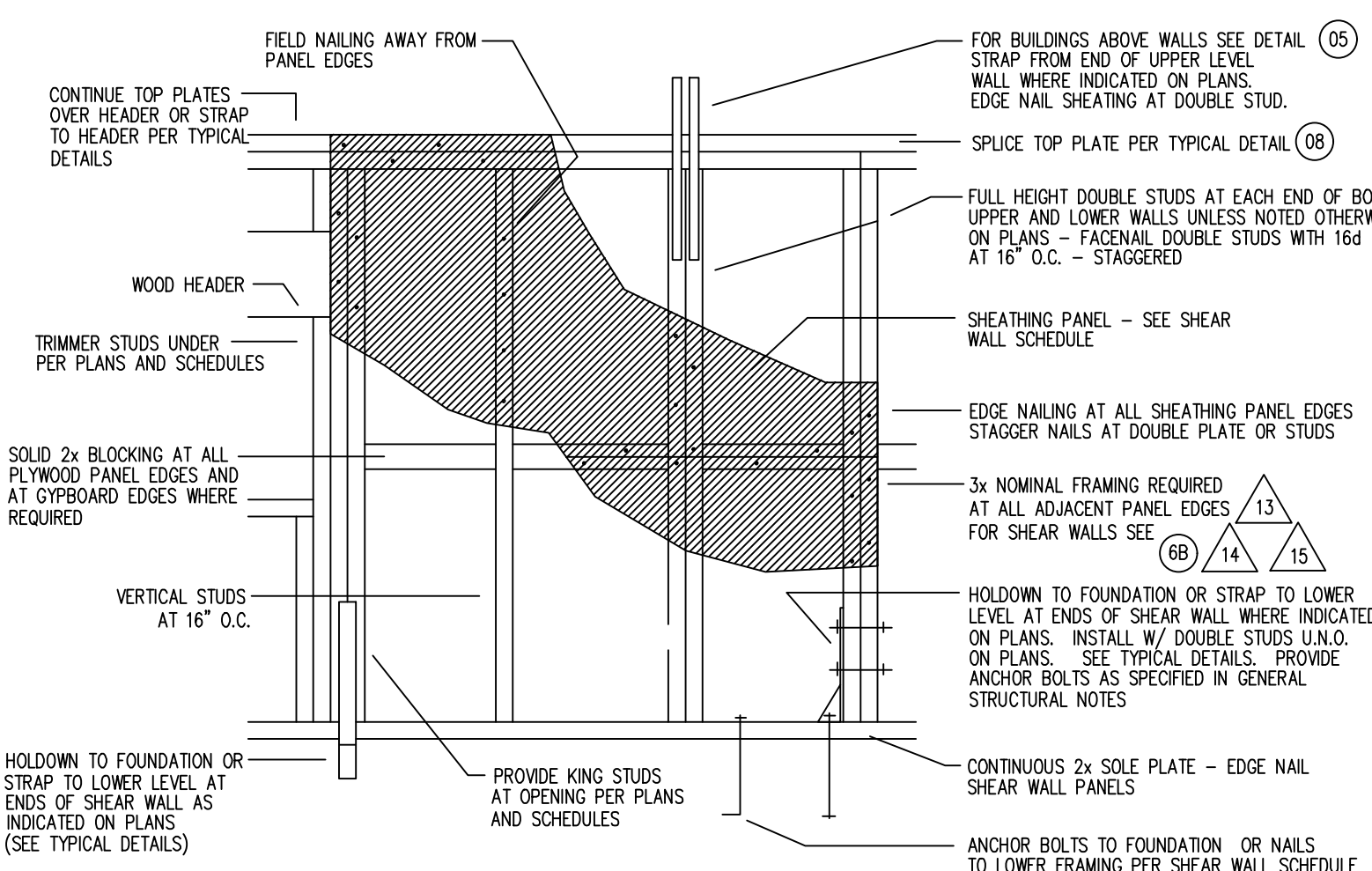
### 10 ALTERNATE HEADERS NO SCALE



### 104 ROOF TRUSS TO WALL CONN. NO SCALE

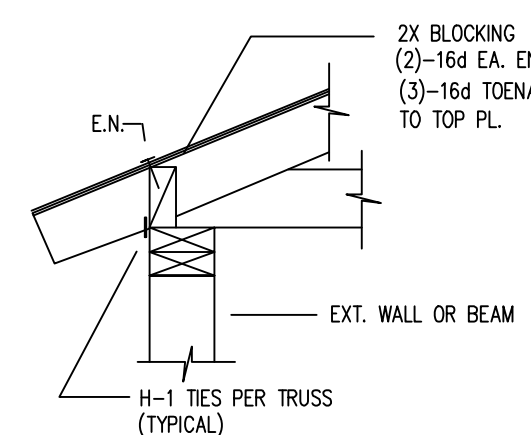


### TYPICAL WALL AND OPENING FRAMING

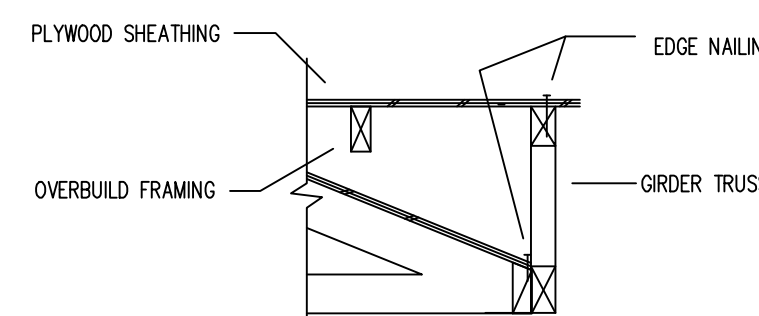


NOTE:  
CONTRACTOR HAS THE OPTION OF WHICH SIDE OF THE WALL THE PANEL IS PLACED, AS LONG AS PANELS ARE CONTINUOUS FOR THE LENGTH OF THE WALL. NO OVP BOARD SHALL BE PLACED ON THE EXTERIOR SIDE OF THE WALL.

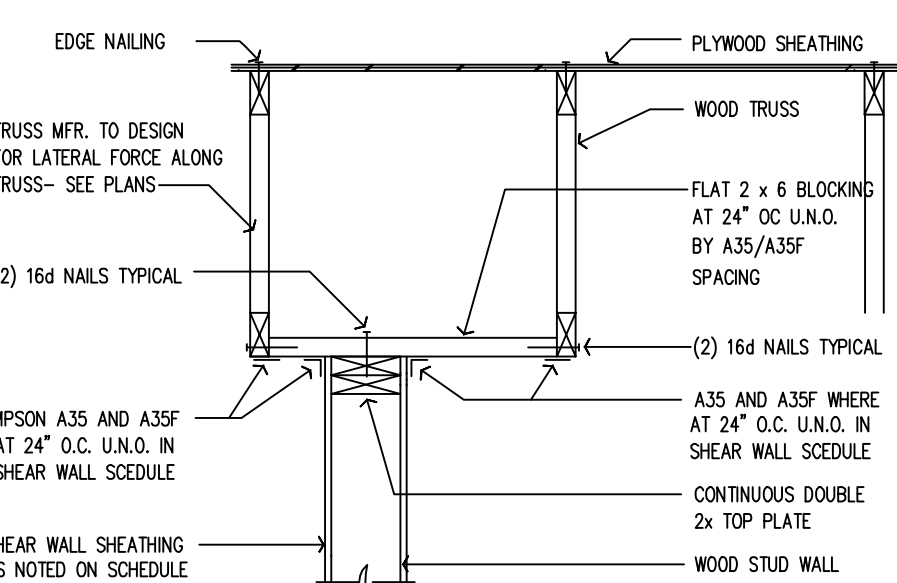
### 6A TYP SHEAR WALL CONSTRUCTION NO SCALE



### 101 TRUSS TO WALL CONNECTION NO SCALE

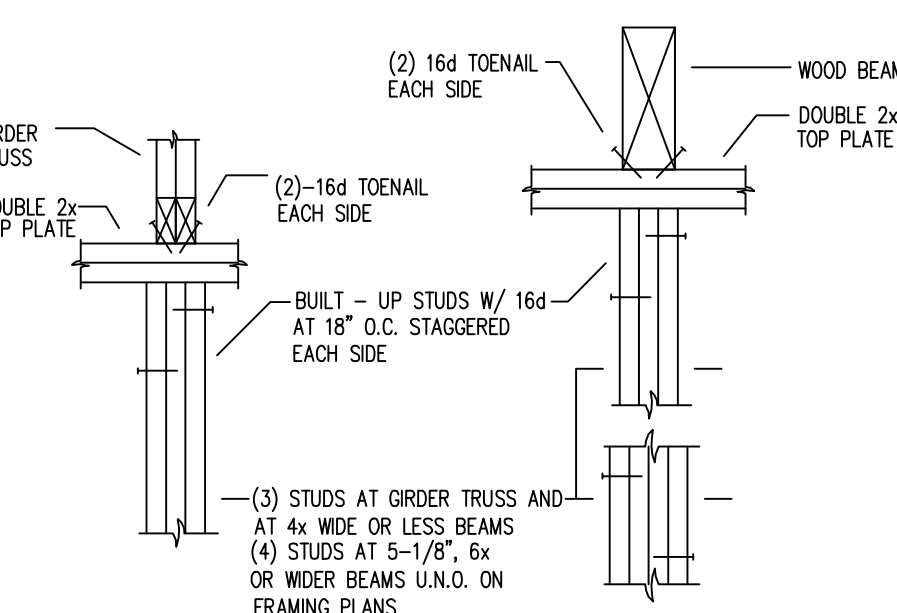


### 117 TRUSS TO GIRDER TRUSS CONN. NO SCALE



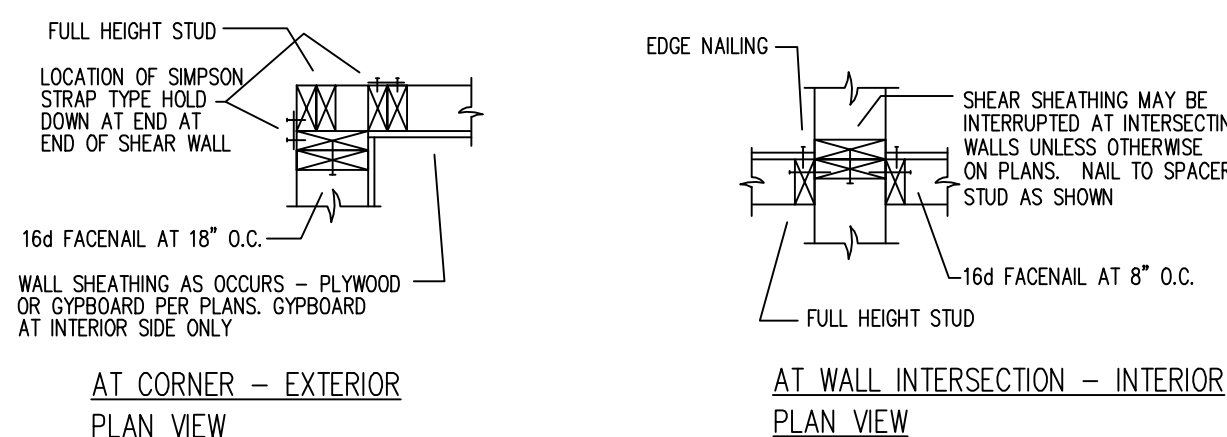
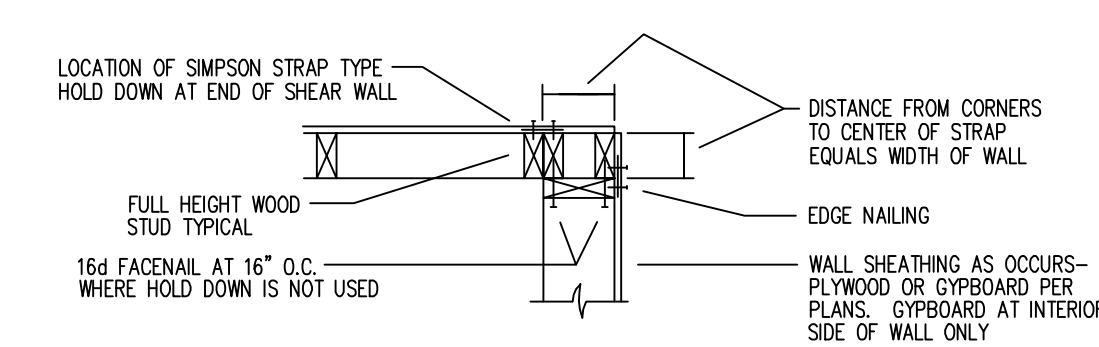
NOTES:  
1. TRUSS MFR. TO DESIGN TRUSS FOR DRAG FORCES.  
2. SEE DETAIL 108 FOR ALTERNATE CONNECTION AT TOP OF WALL.

### 107 TOP OF SHEARWALL CONNECTION SCALE: 1" = 1'-0"

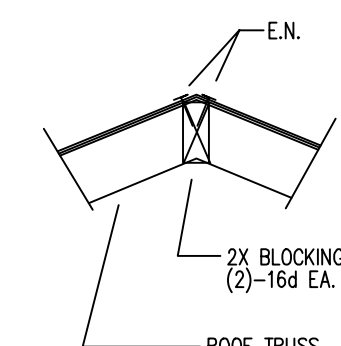


NOTES:  
FOR BEAM BELOW TOP PLATE SEE DETAIL 110

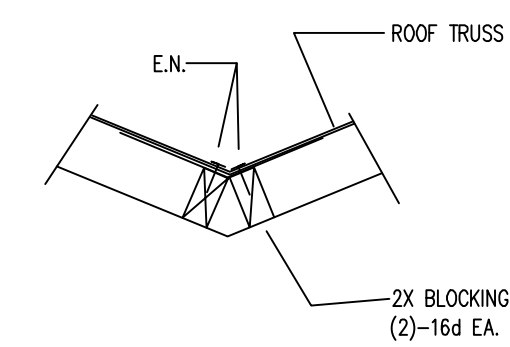
### 109 GIRDER TRUSS/B EAM BEARING NO SCALE



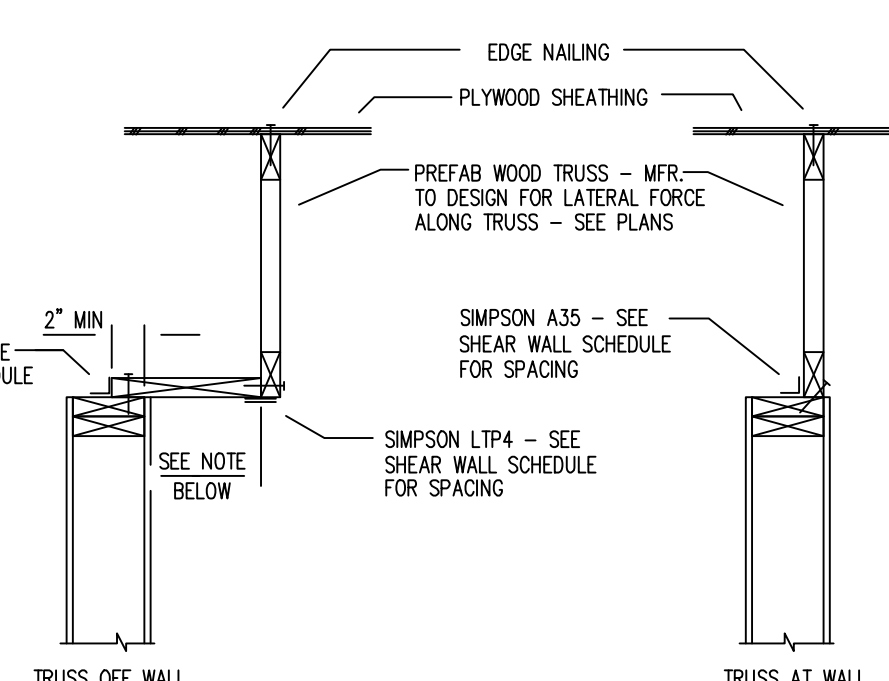
### 07 PLAN-SHEARWALL SHEATHING NO SCALE



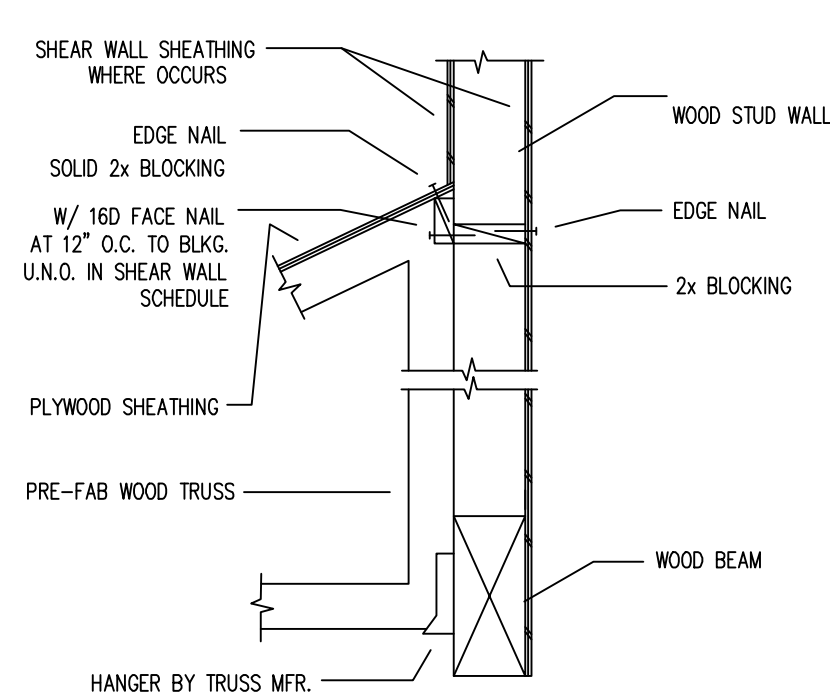
### 102 RIDGE/HIP BLOCKING NO SCALE



### 103 VALLEY BLOCKING NO SCALE



### 108 TOP OF SHEARWALL CONNECTION NO SCALE



### 214 WOOD TRUSS TO BEAM NO SCALE

REVISIONS	
NO.	02-20-2017
REVISION	REVISED PER STRUCTURAL PC COMMENT, DATED 02-07-2017

NAME: REYNOLDS  
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7204 Morningstar Ranch  
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STRUCTURAL  
MISCELLANEOUS  
FRAMING SECTION &  
DETAILS

SITE ADDRESS:  
431 HULL ST.  
HENDERSON, NV., 89015-2732  
PARCEL #  
179-04-405-005

ORIGINAL DATE:  
12/01/16  
SCALE:  
1/4" = 1'-0"  
LIVABLE AREA:  
3,640 SQUARE FEET

S-4