PLANNING COMMISSION MEETING AGENDA
SEPTEMBER 19, 2023

723 S. Lewis St., Room 1122 B
Stillwater, OK 74074
5:30 PM

Chair Jana Phillips, Vice-Chair Mark Prather, Commissioner Mike Shanahan, Commissioner Riley Williams, and Commissioner Andrew Van Leuven.

NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. Call Meeting to Order
2. Public Hearing
   The Planning Commission will hear public comments, discuss, and take action including a vote or series of votes on each item unless otherwise indicated.
   a. **SHORT TERM RENTAL (STR-0127)**, consideration, discussion, and possible action, including recommendation approval or denial of an application for a Short Term Rental from Cameron Moore for property addressed as 1202 West Stonecrest Avenue in the Single Family Small Lot Residential (RSS) district.
   b. Happydays Investments, LLC., **MAP AMENDMENT (MA23-05)**, consideration, discussion, and possible action, including recommending approval or denial to rezone approximately 0.82 acres of property addressed as 847 West Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT).
   c. Happydays Investments, LLC., **SPECIFIC USE PERMIT (SUP23-05)**, consideration, discussion, and possible action, including recommending approval or denial of an application to allow the use of townhomes to be constructed in RT zoning district at the property addressed as 847 West Eskridge Avenue.
3. Miscellaneous Items From Staff, Planning Commissions of City Attorney for Discussion and Possible Action
   a. Next Planning Commission Meeting is October 3, 2023.
4. Adjourn

On _____ at _____, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S Lewis Street, Stillwater, OK.

The Planning Commission may take action, including a vote or series of votes on all items listed

on the agenda, unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Suddenlink channel 14.
- Find meeting agendas and minutes online at Agendas and Minutes
- Official minutes are archived in the Office of Community Development.

Stillwater OKLAHOMA
stillwaterok.gov

MEMORANDUM

DATE: 9/19/2023
TO: Stillwater Planning Commission
FROM: Jacquelyn Porter, City Planner
SUBJECT: Short-Term Rental (STR) Application Review

Under the recent Ordinance 3435, short-term rentals (STR) are to be licensed with the City if located within RSL, RSS, or RT zoning districts. As part of the licensing process, property owners within 300-feet of the subject property are notified of the STR application and have 30-days within which to file an appeal to the licensing.

At this time, appeal(s) have been filed on STR application requests:

- **1202 West Stonecrest Avenue** in the RSS zoning district

The Planning Commission is the hearing body for STRs. The hearings will be held as a Specific Use Permit hearing except there is no staff report or presentation. The criteria by which the Planning Commission is to review the STR applications is Section 23.180, attached with the consideration criteria highlighted. The applicant for the STR has the burden for their case.

A question of private restrictions/covenants is likely to arise. The City cannot enforce private restrictions/covenants but the Planning Commission can give weight to them as part of the deliberative process.

The City of Stillwater OKLAHOMA

Application for
RESIDENTIAL SHORT-TERM RENTAL

Property Owner: HomeCrest Ventures LLC Mailing Address: 5021 N Hunters Rdg, Stillwater, OK 74075

Owner Contact Information: Phone: 9188132955 Email: homecrestventuresllc@gmail.com

Property Management Contact Name: Shoaib Shaikh

Phone: 9188132955 Email: shoaib.shaikh.f@gmail.com

Property Street Address: 1202 W Stonecrest Ave, Stillwater, OK 74075

Zoning Classification: RSS Number of Bedrooms Offered for Rent: 4

URL for an advertisement of the rental. https://www.airbnb.com/manage-your-space/940527490310283424/details

Required documents to be submitted with the residential short-term rental application.

SUBMITTED BY APPLICANT	DOCUMENT	VERIFIED BY CITY
	Completed Application form	
	Typewritten list & electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, licensed abstractor, attorney, engineer or architect, of all property owners within 300 feet of the subject property. List shall be prepared no more than 30 days prior to submission.	✓ EMAIL
✓	Initial application fee of $100.00. NOTE: Licenses expire January 31 of each year or upon change of ownership. The annual renewal fee is $10.00.	✓
	Completed Notarized Affidavit form verifying working smoke detectors, working carbon monoxide detector, and functioning fire extinguisher.	✓
	Floorplan depicting the location of: • Rooms provided for rent • Smoke detectors • Carbon monoxide detector • Fire extinguishers	✓
	Proof of Ownership by either a recorded deed, a recorded homestead exemption, or a screenshot of the ownership record from the Payne County Assessor (Payne County Assessor website)	✓
	Sales Tax Permit issued by State of Oklahoma or evidence tax collection is done by a rental agent. Evidenced by either a completed and executed contract or notarized statement from the rental agent.	✓

APPLICANT SIGNATURE: [signature] DATE: 7/24/23

Date Application Received: 7-24-23 Application # STR-0127 Received by: AC

30-Day Objection Period: 8-24-23 Objection Filed: ☒ YES ☐ NO PC Hearing Date: _____

Approval Date: _____ Denial Date: _____

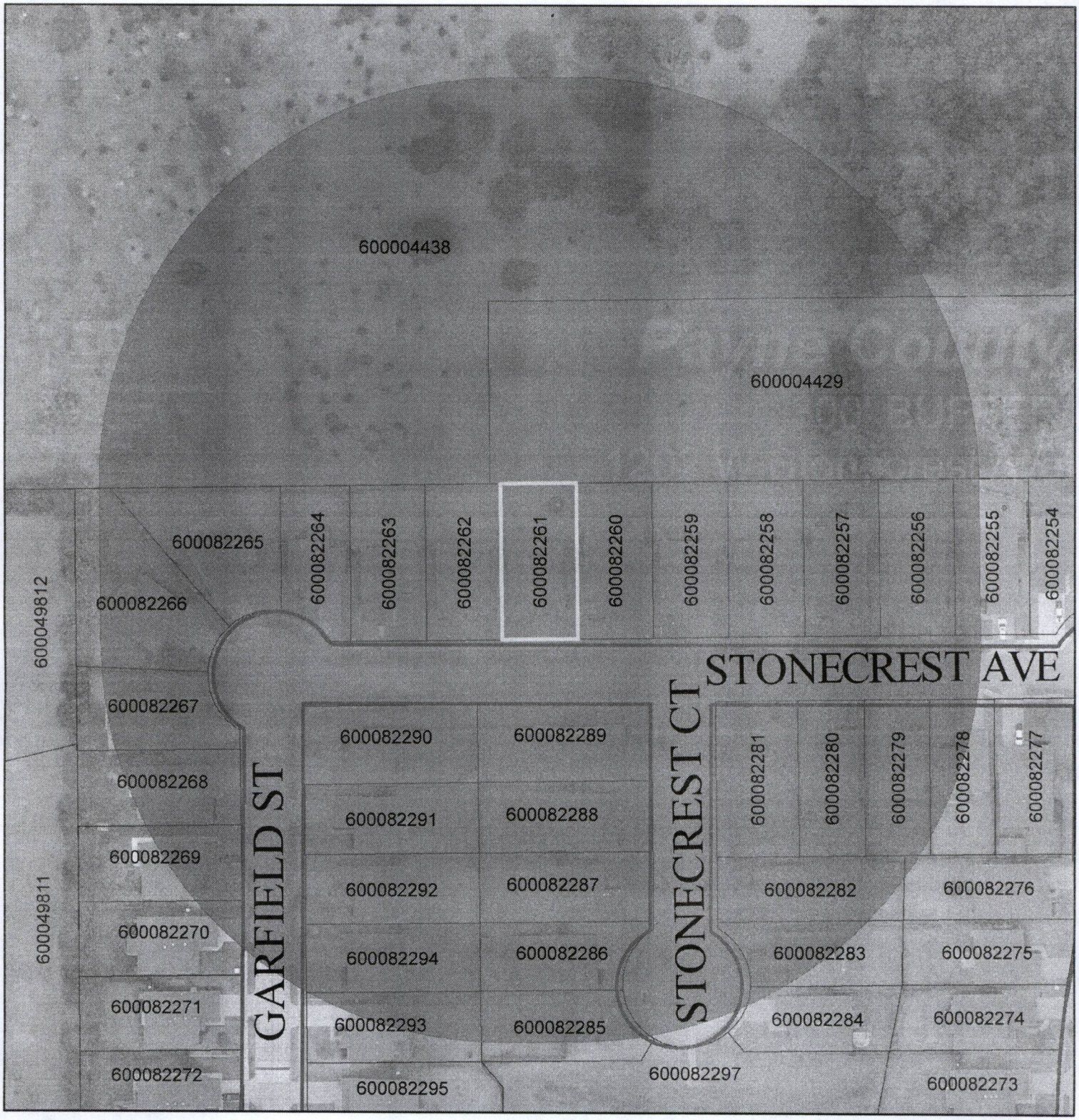
Revised 7.19.2019

PropertyID	Cadastral	Owner1	Mailing	City	State	ZipCode	PrimaryLoc	LegalDescr
600082255	SS748-001008-000000	Schovanec, Tyler & Emily	1104 W Stonecrest Ave	Stillwater	OK	74075	1104 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 8
600082256	SS748-001009-000000	Williams, Ashley & Tanner	1108 W Stonecrest Ave	Stillwater	OK	74075	1108 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 9
600082257	SS748-001010-000000	Morris, Kyle D & Krystyn R	2318 W October Trce	Stillwater	OK	74074	1112 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 10
600082258	SS748-001011-000000	Campbell, Tyler O & Malika	1116 W Stonecrest Ave	Stillwater	OK	74075	1116 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 11
600082259	SS748-001012-000000	Bradley, Barbara	1120 W Stonecrest Ave	Stillwater	OK	74075	1120 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 12
600082260	SS748-001013-000000	Lanier, Kylla L & Stephen D	1124 W Stonecrest Ave	Stillwater	OK	74075	1124 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 13
600082261	SS748-001014-000000	HomeCrest Ventures, LLC	5021 N Hunters Rdg	Stillwater	OK	74075	1202 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 14
600082262	SS748-001015-000000	Morris, Justin L & Shelby D	1206 W Stonecrest Ave	Stillwater	OK	74075	1206 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 15
600082263	SS748-001016-000000	Ghaemi, Aaron & Jacqui	1210 W Stonecrest Ave	Stillwater	OK	74075	1210 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 16
600082264	SS748-001017-000000	Willhoite, Kathryn	1214 W Stonecrest Ave	Stillwater	OK	74075	1214 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 17
600082265	SS748-001018-000000	Webb, Ronald D & Forsbeck, Tina L	1218 W Stonecrest Ave	Stillwater	OK	74075	1218 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 18
600082266	SS748-001019-000000	Loss, Scott R & Sara S	5108 N Garfield St	Stillwater	OK	74075	5108 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 19
600082267	SS748-001020-000000	Miller, Alexanderia K & Upton, Connie M	5100 N Garfield St	Stillwater	OK	74075	5100 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 20
600082268	SS748-001021-000000	Romano, Diana M & Branca, Carlo	5024 N Garfield St	Stillwater	OK	74075	5024 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 21
600082269	SS748-001022-000000	Rakeshaw, Abby D	5018 N Garfield St	Stillwater	OK	74075	5018 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 22
600082270	SS748-001023-000000	Goeringer, Leo K & Sherri L	11147 N 2280 Rd	Bessie	OK	73622	5012 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 23
600082276	SS748-002004-000000	Hood, Kimberly	5018 N Nancy Lee Dr	Stillwater	OK	74075	5018 N Nancy Lee DrStillwater, OK 74075	Stonecrest Blk 2 Lot 4
600082278	SS748-002006-000000	Hammond, Michael Ray	1105 W Stonecrest Ave	Stillwater	OK	74075	1105 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 6
600082279	SS748-002007-000000	Munger, Melinda & James T	6002 Madrone Mdw Dr	Katy	Tx	77494	1109 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 7
600082280	SS748-002008-000000	Puckett, Jordan L	1111 W Stonecrest Ave	Stillwater	OK	74075	1111 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 8
600082281	SS748-002009-000000	Altendorf, Mary K TTEE	1115 W Stonecrest Ave	Stillwater	OK	74075	1115 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 9
600082282	SS748-002010-000000	Cline, Amy Leigh(TOD)	9300 S Char Lin Ranch Rd	Cushing	OK	74023	5021 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 10
600082283	SS748-002011-000000	Blair, Candice & Brandon	14113 Cayenne Cir	Siloam Springs	AR	72761	5015 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 11
600082284	SS748-002012-000000	Cook, Shannon J	5009 N Stonecrest Ct	Stillwater	OK	74075	5009 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 12
600082285	SS748-002013-000000	Vernon, Dale & Kelle	5010 N Stonecrest Ct	Stillwater	OK	74075	5004 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 13
600082286	SS748-002014-000000	Vernon, Dale & Kelle	5010 N Stonecrest Ct	Stillwater	OK	74075	5010 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 14
600082287	SS748-002015-000000	Cochran, Sean C & Amy E	5016 N Stonecrest Ct	Stillwater	OK	74075	5016 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 15
600082288	SS748-002016-000000	Baker, Jonathan D & Diana L	5022 N Stonecrest Ct	Stillwater	OK	74075	5022 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 16
600082289	SS748-002017-000000	Parker, Clint A & Rebecca D	5102 N Stonecrest Ct	Stillwater	OK	74075	5102 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 17
600082290	SS748-002018-000000	Vargas, Juana & Sanchez, Jesus	5101 N Garfield St	Stillwater	OK	74075	5101 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 18
600082291	SS748-002019-000000	Mohanty, Smita & Prusti, Rabindra K	4600 Roundup Rd	Edmond	OK	73034	5025 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 19
600082292	SS748-002020-000000	RKJ Properties, LLC	3990 SW 149th St	Oklahoma City	OK	73170	5019 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 20
600082293	SS748-002021-000000	Cox, Deana R	5013 N Garfield St	Stillwater	OK	74075	5013 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 21 Less-1 '
600082294	SS748-002022-000000	Whitney, Taylor M	5007 N Garfield St	Stillwater	OK	74075	5007 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 22 & S-1' Lot 21
600004429	SZ999-20N02E-27B253	PMC-GAB, LLC	5106 N Washington St	Stillwater	OK	74075	5106 N Washington StStillwater, OK 74075	MISC TR 27-20N-02E B-253 (4.56acm/l) BEG 443'N & 52.7'W SE/C SE/4; W-204' N-118' W-967.5' N-142' E-1171' S-260' POB
600004438	SZ999-20N02E-27B255	City Of Stillwater	PO Box 1449	Stillwater	OK	74076	5316 N Washington StStillwater, OK 74075	MISC TR 27-20N-02E B-255 (83.68acm/l) BEG NE/C SE/4; W-1831.5' S-2079' E- 660' N-142' E-1171.5' N-1937' POB

Payne County

300' BUFFER

1202 W Stonecrest Ave



This map is for assessment purposes only and is not intended for use in making conveyances or for prepairing legal descriptions.

Affidavit

STATE OF OKLAHOMA
COUNTY OF PAYNE

The undersigned, Shoaib Shaikh, being duly sworn, herby deposes and says:

1. I am over the age of 18 and am a resident of the state of Oklahoma. I have personal knowledge of the facts hereon, and, if, called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I state that 1202 W Stonecrest Ave, Stillwater, OK has working smoke detectors and working carbon monoxide detector, and functioning fire extinguisher.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.
Executed the 21st day of July, 2023.

Shoaib Shaikh

Notary Acknowledgement

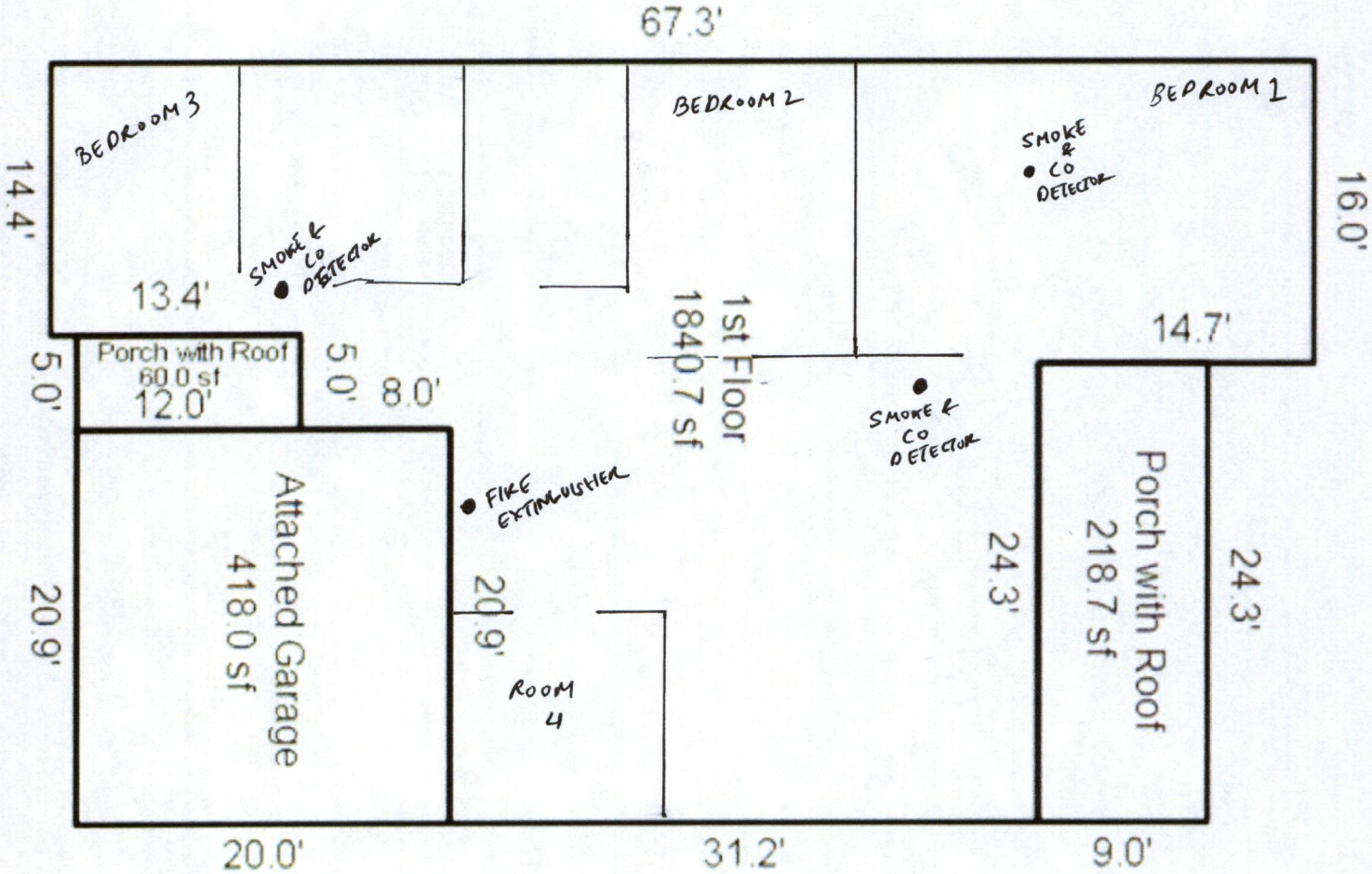
STATE OF OKLAHOMA, COUNTY OF PAYNE, ss:

This affidavit is acknowledged before me on this 21 day of July, 2023 by Emmie Duncan

EMMIE DUNCAN
Notary Public - State of Oklahoma
Commission Number 22003972
My Commission Expires Mar 22, 2026

Emmie Duncan
Notary Public

My Commission Expires:
3-22-26


67.3'
BEDROOM 3
BEDROOM 2
BEDROOM 1
SMOKE & CO DETECTOR
SMOKE & CO DETECTOR
SMOKE & CO DETECTOR
14.4'
16.0'
13.4'
14.7'
1st Floor
1840.7 sf
Porch with Roof
60.0 sf
12.0'
5.0'
5.0'
8.0'
FIRE EXTINGUISHER
Attached Garage
418.0 sf
20.9'
20.9'
24.3'
Porch with Roof
218.7 sf
24.3'
ROOM 4
20.0'
31.2'
9.0'

James C Cowan
Payne County Assessor

CERTIFICATE OF OWNERSHIP

Re: Account # 600082261
Address: 1202 W Stonecrest Ave

PAYNE COUNTY ASSESSOR'S OFFICE does hereby certify that every effort is made to produce and publish the most current and accurate ownership information possible. The ownership information reflects the tax roll of record owners per instruments filed in the Payne County Clerk's Office. Said ownership is located within the Three Hundred feet of the following described property, to-wit:

Lot Fourteen (14), in Block One (1), STONECREST, a part of the SE/4 of Section 27, Township 20 North, Range 2 East, I.M., City of Stillwater, Payne County, Oklahoma, according to the recorded plat thereof.

Attached you will find the current year's tax roll list of ownership that is within the Three Hundred feet of described legal. The ownership information includes the owner's name, mailing address, legal description, and situs address of the property if available.

The Payne County Assessor's Office believes this information to be true and correct at the time of Certification; however, no liability is or can be assumed by the undersigned with reference to the interpretation or validity of an instrument. This report is finished and accepted with the specific understanding above set forth.

Dated this 21 day of July, 2023.

PAYNE COUNTY ASSESSOR'S OFFICE

BY: Crystal Ross

315 W 6th Ave, Ste #102 • Stillwater, Oklahoma 74074 • 405-747-8300
www.paynecounty.org

Payne County Oklahoma Assessor's Office

600082261
1202 W Stonecrest Ave

HomeCrest Ventures, LLC
5021 N Hunters Rdg
Stillwater OK 74075-1223

2023 Market Value
$249,280

KEY INFORMATION

Parcel ID	**20N02E-27-2-SS748-001-0014**		
Land Size	**1.00000**	Land Unit	**Lot**
Class	**UR**	School District	**Stillwater Town (016T)**
Exemption	**-**	Section	**27**
Township	**20N**	Range	**02E**
2023 Taxes (Estimated)	**$2,573**		
Neighborhood	**Stillwater Northwest**		
Legal Description	**STONECREST BLK 1 LOT 14**		

2023 APPRAISAL DETAILS

Land Value	**$28,000**
Building Value	**$218,080**
Misc Imp Value	**$3,200**
Total Market Value	$249,280

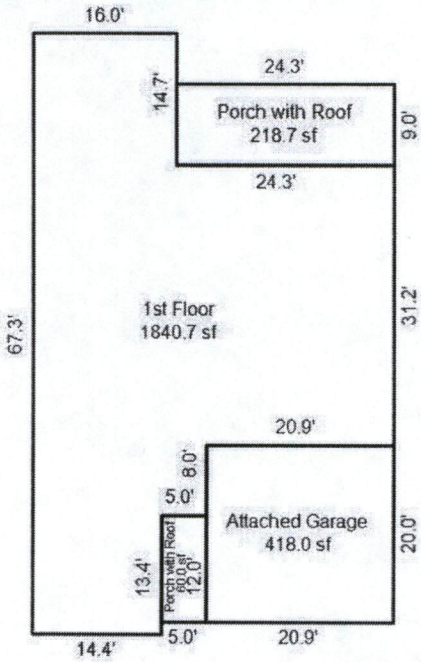
SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
07/06/2023	$272,000	2757	107	Warranty Deed	Lewis, Christopher & Brooke
03/27/2015	$0	2250	609	Warranty Deed	RADER, DARRIN L
03/27/2015	$192,000	2250	611	Warranty Deed	TYNER, MICHELLE L
04/12/2012	$175,000	2017	22	Warranty Deed	TYNER, TRAVIS D
09/17/2010	$179,000	1911	461	Warranty Deed	Ideal Homes Of Norman, Lp
08/07/2009	$234,000	1848	624	Warranty Deed	TWISTED CREEK DEVELOPMENT, LLC

BUILDING DETAILS

BUILDING (1) - 1202 W STONECREST AVE

Type	**Single-Family Residence**	Style	**One Story**
Finished Living Area	**1,841 sf**	Basement	-
Quality	**Average**	Condition	**Average**
Year Built	**2010**	Exterior Walls	**Veneer, Brick**
Bedrooms	**4**	Roof Cover	**Composition Shingle**
Full Bath	**2**	HVAC	**Warmed & Cooled Air**
Half Bath	**1**	Garage Type	**Attached Garage**



MISC IMPROVEMENTS

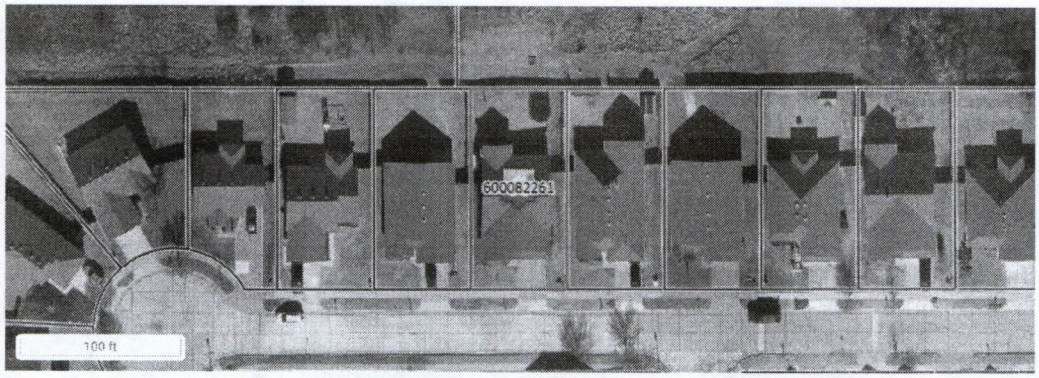
IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
Cellar/Flat/Under Garage	1	2012

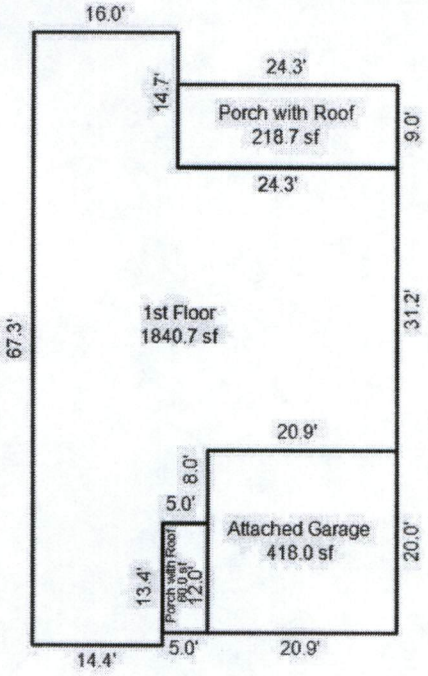
YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
Cellar/Flat/Under Garage	1	2012	-	-	-

LAND

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
1.00000	Lot	59	121	NW Stw - Small Lot	$28,000





Data last updated: 07/21/2023

The City of Stillwater OKLAHOMA
Stillwater Zoning Map
1202 W Stonecrest Ave, Stillwater, O
Show search results for 1202 W ...
RSL
P
Legend
RMI - Multi-Family Intermediate
RMU - Multi-Family Urban
RSL - Large Lot Single-Family
RSS - Small Lot Single-Family
RT - Two-Family
RTM - Two/Multi-Family
T5 - Transect 5
T6 - Transect 6
U - University
Zoning PUD
CB_PUD
CG_PUD
CS_PUD
O_PUD
Search results
1202 W Stonecrest Ave, Stillwater, OK, 74075, USA
Zoom to
RSS
RSS
-97.074 36.176 Degrees
0 100 200ft

medetails/1202-W-Stonecrest-Ave-Stillwater-OK-74075/224770619_zpid/?

e Loans Age

her...

Zillow Save Share

$2,100/mo 4 bd 2.5 ba 1,841 sqf

1202 W Stonecrest Ave, Stillwater, OK 74075

House for rent

Request a tour App

Overview Facts and features Price History

Fast & easy Zillow application.

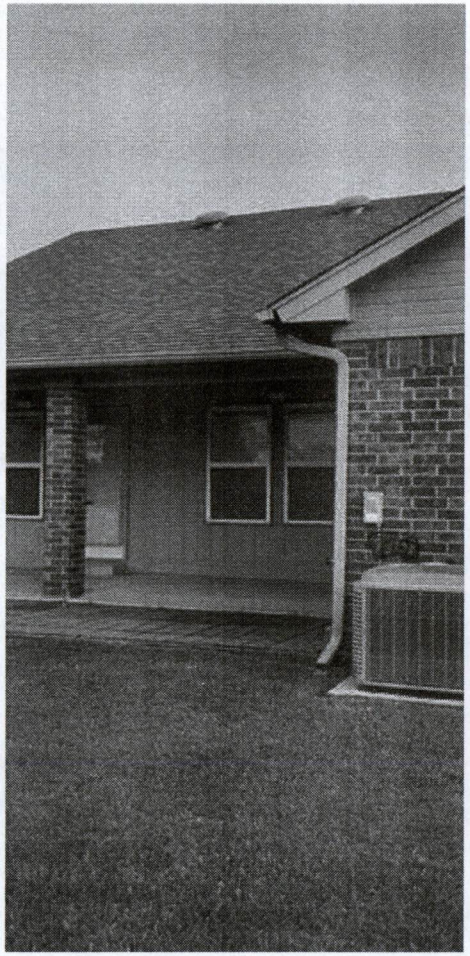
This property accepts Zillow applic 'Apply now' to fill out the online fo apply to as many participating pro you want. Just $35 for 30 days.

Date available	Available Now	**Heating**	
Type	Single Family Residence	**Pets**	
		Parking	
Cooling	Contact manager	**Laundry**	
		Deposit & fees	

Charming Retreat in Stillwater

★ New · Stillwater, Oklahoma, United States

Share Save



OKLAHOMA
Tax Commission

HOMECREST VENTURES LLC
5021 N HUNTERS RDG
STILLWATER OK 74075-1223

Account ID:	STS-16261510-05
Letter ID:	L0747023296
Issued:	July 14, 2023

TRO

Dear Taxpayer,

You received this notice because your registration application for a sales tax account has been processed.

What Happens Next

Your account number is **STS-16261510-05** and your filing frequency is **monthly**. Your first return is due on **September 20, 2023** for filing period ending **August 31, 2023**.

What You Need To Do Immediately

New users are required to complete an account registration on OkTAP before filing returns or submitting payments online. To register, visit OkTAP via **tax.ok.gov** and click the **Create an Account** link.

Contact Us

If you would like to discuss this notice, you can contact us in the following ways:

- Email: Send an email to **taxassist@tax.ok.gov**.
- Phone: Call **405.521.3160**.
- Mail: Send a letter to **Oklahoma Tax Commission Oklahoma City, OK 73194**. To avoid delays, make sure to include a copy of this letter.
- In Person: Schedule an appointment via **tax.ok.gov**.

CITY OF STILLWATER

'23AUG21AM9:30

CITY CLERKS OFFICE

8-18-2023

Regarding Application #STR-0127

The Stonecrest HOA Rules Number 6 prohibits business being carried out on the residential lots. I have included a copy of the rule.

I have concerns about a short-term rental in the neighborhood. It could lower property values. It is a nice quiet, family neighborhood. Strangers coming in and out is concerning. What if the renters are renting to have a party or have parties before sporting events? The noise and parking could become an issue.

Thank you

Amy Cline

Amy Cline

1844 0327

I-2009-008889 07/20/2009 3:57 pm
Book 1844 Page(s) 0327-0333
Fee: $ 25.00 Doc: $ 0.00
Linda Hatfield - Payne County Clerk
State of Oklahoma

OWNER CERTIFICATE, DEDICATION AND RESERVATION FOR THE STONECREST ADDITION

KNOW ALL MEN BY THESE PRESENTS:

THAT Twisted Creek Development, LLC, Declarant, hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in and to the following described real estate and premises situated in Payne County, Oklahoma, to-wit:

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, being more particularly described as follows, commencing at the Southeast corner (SE/cor) of said Section Twenty-seven (27); thence North 00°03' West along the East line of said Section 561 00 feet; thence South 89°57' West, a distance of 577.86 feet to the Point of Beginning; thence South 89°57' West, a distance of 972.42 feet; thence South 00°03' East, a distance of 521.00 feet to a point on the North right-of-way of Richmond Road; thence North 89°57' East, a distance of 973.27 feet; thence North 00°03' West, a distance of 521.00 feet to the Point of Beginning.

REGISTER OF DEEDS OFFICIAL SEAL STATE OF OKLAHOMA, PAYNE COUNTY

AND

Together with an easement and right-of-way for roadway purposes and for ingress and egress and for the installation and maintenance of any and all utility lines over, under, across and through the following described property as an easement appurtenant to the above-described property, said right-of-way easement being more particularly described as follows, to-wit: A tract of land in the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, more particularly described as follows: Commencing at the Southeast corner (SE/cor) of the Southeast Quarter (SE/4) of said Section Twenty-seven (27); thence South 89°57' West along the South line of said Section 52.00 feet; thence North 00°03' West a distance of 40.00 feet to a point on the West right-of-way line of State Highway 177; thence North 00°03' West a distance of 195.00 feet to the Point of Beginning; thence South 89°57' West a distance of 525.46 feet; thence South 00°03' East a distance of 30.00 feet; thence North 89°57' East a distance of 525.46 feet; thence North 00°03' Est a distance of 30.00 feet; to the Point of Beginning.

All of STONECREST, Stillwater, Payne County, Oklahoma, according to the recorded plat thereof.

20-
5-

constructed on a Lot shall receive prior Architectural Review Committee approval. Metal outbuildings are permitted provided they are less than six (6) feet tall at the peak of the outbuilding roof and provided not part of the outbuilding is visible from any street, any lot, or the Common Areas. Outbuildings taller than six (6) foot at the peak of its roof are permitted provided such outbuilding is of the same style, material, and size as the single family residence constructed on the same lot. All outbuilding roofs must be shingled with the same shingles as installed on the residence, and the color of the outbuilding must match the trim color of the residence. All outbuildings shall be located within the City of Stillwater setback ordinance as well as any setback provided by any Governing Document. Each outbuilding shall be properly permitted as required by City of Stillwater ordinance.

4. No building shall be located on any lot neither nearer to the front lot line nor nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any residential lot nearer than twenty (20) feet to the front lot line, or further than thirty-five (35) feet from the front lot line, or nearer to the rear lot line than permitted by City of Stillwater ordinances. No dwelling shall be located nearer than five (5) feet to the side lot line. In no event shall the distance between a single-family residential building be less than ten (10) feet. For the purpose of this covenant, eaves, steps and open porches shall not be constructed to permit any portion of a building on a lot to encroach upon another lot.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these reserved easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may hinder or change the direction of flow of drainage channels in the drainage easements. The utility reserve area of each lot and all improvements permitted therein for those improvements for which a public authority or utility company is reasonable. Maintenance of drainage channels, emergency overflows, and other swales which are important to abutting properties, but are not a part of the drainage system maintained by public authority or utility company, shall be the property owner's responsibility; and it shall be the responsibility of the property owner to (A) keep the easements, channels and swales free of any structure, planting or other material which may change the direction of flow, obstruct, or retard the flow of surface water in the channels or swales whether they be in easements or contained on the individual property owner's lot and (B) to provide continuous maintenance of the improvements in the easements or of the channels or swales, except for the improvements for which a public authority, utility company, or property-owner's maintenance association is responsible.

6. No business or trade activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

CITY OF STILLWATER
'23AUG21PM1:01
CITY CLERKS OFFICE

Tina Forsbeck / 1218 W Stonecrest Ave. Stillwater, OK 74075

To

Planning Associate City Planner Diana Hood

Date: 08/21/2023

Application Number: STR-0127

Applicant: HomeCrest Ventures, LLC

Location: 1202 W. Stonecrest Ave.

Dear Mrs. Hood,

I am writing this letter to object the above planning application for Short-Term Rentals on the following grounds:

We just moved to the Stonecrest neighborhood and one of the reasons we moved here was because we wanted to live in a neighborhood where neighbors know each other, talk to each other and watch out for each other. With short-term rentals, this would not be the case. We would not know who is coming or going. With short-term rentals, we would not know who will next door will be or across the street. There will be comings and goings most of the time, between the renters and the people who clean, etc. Some are quiet, and some are partiers, one never knows. I would just like to know my neighbors and not have to worry about who is renting next door. We want to live in a safe place, that's why we chose the Stonecrest neighborhood. I think the integrity of our neighborhood should be the first and most important concern for our neighborhood.

I also have a problem with an LLC taking rentals from locals. I think it is hard enough for families to find an affordable place to live in Stillwater. Have you looked at what houses and apartments are rented for? Being a college town makes it even more difficult to find something to rent that a family that lives here year-round can afford. Before we worry about bringing in tourists or short-term renters shouldn't we worry about our communities' families, many who are almost homeless because they can no longer afford the outrageous rent here.

These are just some of my objections which I hope will help to decide about the commercial use of this residential property. I want to thank you for your time and hope that I am not too late to make an objection to this.

Sincerely,

Tina Forsbeck

CITY OF STILLWATER

Teresa Kadavy

'23AUG16PM4:05
CITY CLERKS OFFICE

From: Shelby Morris <shelbydmorris@hotmail.com>
Sent: Wednesday, August 16, 2023 3:53 PM
To: CityClerk
Cc: Stonecrest HOA; justinandshelby@sbcglobal.net
Subject: Application No. STR-0127

This email originated from an **External Source**. Please use proper judgement and **Caution** when opening attachments, clicking links, or responding to this email.

8/16/2023

RE: Application for Short-Term Rental
Submitted by: HomeCrest Ventures, LLC
Location: 1202 W Stonecrest Ave.
Application No.: STR-0127

To Whom it Concerns:

We object to the request for a short-term rental in Stonecrest. This objection is based on many factors, including the potential for:

- Traffic and visitors who have no vested interest in the safety of the individuals and families who live in our neighborhood
- Noise and nuisance issues
- Parking issues
- Trash/Property Damage
- Decreased property values

Thank you,

Justin and Shelby Morris

1206 W Stonecrest Ave.

Stillwater OKLAHOMA stillwaterok.gov	*REPORT TO:* *STILLWATER PLANNING COMMISSION* *No.* *MA23-05* ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT STILLWATER, OKLAHOMA

Date of Meeting: September 19, 2023

Subject: Map Amendment: 847 West Eskridge Avenue

Purpose of Report: The applicant requests review and approval of a Map Amendment to rezone the property addressed as 847 West Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT).

Background: The subject property is located on the northwest side of Stillwater, on the southeast corner of the intersection of North Washington Street and West Eskridge Avenue. Subject property is part of the Albert Pike Addition plat. The subject property currently holds a single family structure, which the applicant intends to demolish. The applicant is requesting rezoning to RT to meet density requirements. The map amendment application was submitted with a specific use permit for townhomes in RT zoning district. The applicant's conceptual plans show 9 three story townhomes with garages with access off West Eskridge Avenue. The map amendment must be approved by Planning Commission prior to action being taken for the request of a specific use permit which will be on the agenda following this map amendment request.

Application Processing Information:
Owner/Applicant – Happydays Investments, LLC
Notice – Letters mailed to property owners within 300 feet, notice in the NewsPress and posted signage

Processing Track:
Submittal Date – August 10, 2023
Planning Commission – September 19, 2023
City Council – October 16, 2023

Project/Site Design Data/Details:
Zoning – Small Lot Single-Family Residential District (RSS), Section 23-137
Proposed Zoning – Two –Family Residential District (RT), Section 23-138
Existing Use –Single Family Structure
Proposed Use – 9 three story townhomes with garages
Total Lot size – 0.82 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access off of West Eskridge Avenue and North Washington Street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently available along the east and west side of North Washington Street and on the north side of West Eskridge Avenue. OSU Transit Services – Orange Route currently runs around the subject property along North Washington Street, West Eskridge Avenue, and through thru Oklahoma State University parking lot.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.

- Drainage: Preliminary drainage study
- Electric: City electric is available

Applicable City Plans/Policies:
The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is University (10-4).

Discussion: The applicant requests review and approval of a Map Amendment to rezone the property addressed as 847 West Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT). The current zoning of the property is Small Lot Single-Family Residential (RSS) with similar zoning to the immediate east and south with Public (P) located to the north and Large Lot Single-Family (RSL) to the west. Two-Family and Multi-Family District (RTM) is located near the intersection of West Eskridge Avenue and North Ramsey Street which located just east of Will Rogers Elementary and south of Will Rogers Park. Will Rogers Elementary is located to the north of the subject property. Oklahoma State University owns the property to the east and south used as parking for the athletic facilities. Hillcrest Heights and Washington Heights subdivisions are located to the west.

Findings:
1. The Land Development Code allows for rezoning of land via Map Amendments.
2. Two-Family and Multi-Family District (RTM) zoning is located in the vicinity.
3. The Comprehensive Plan calls for University at the property's location.

Alternatives:
1. Accept findings and recommend that the City Council approve the proposed map amendment as presented.
2. Find that the map amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by:	Jacquelyn Porter, City Planner
Reviewed by:	Josh Brown, Project Manager
Date of Preparation:	August 23, 2023
Attachments:	Application, Area Map, Zoning Comparison Table, Conceptual Site Plan and Conceptual Architectural Plans
Map Designation:	NW

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION

ZONING:

X Map Amendment
____ Planned Unit Development
____ Preliminary
____ Final
____ Subdivision
____ Amendment
X Specific Use Permit
____ Annexation

SITE PLANS:

____ Minor Amendment
____ Final Drill Site Development Plan

SUBDIVISION:

____ Lot Split
____ Commercial Minor Subdivision
____ Minor Subdivision
____ Preliminary Plat
____ Final Plat

OTHER:

____ Closing
____ Improvement Plans
____ Drainage Plans/Study
____ Drilling Permit

COMMERCIAL USE-BY-RIGHT: Complete a Commercial Building Permit Application **AND** Commercial Use-By-Right Checklist

Title of Subdivision/Plan/Use: 788.10 to Home Townhomes
Owner(s) of Property: Happydays Investments, LLC
Owner(s) Address: 5115 S Country Club Rd, Stillwater, OK 74074
Owner(s) Phone/Fax/Email:
Applicant/Developer of Property: Same as Above
Applicant/Developer Address:
Applicant/Developer Phone/Fax/Email:
Design Engineer address/phone/fax/email & Registration No.:
Bancroft International / 923 S Lowry St / Stillwater, OK 74076 / CA #9126 / aferguson@keystone-els.com

Surveyor address/phone/fax/email & Registration No.: Same as above

Address or Description of Property to be Subdivided/Developed: 847 W Eskridge Ave

Original Tract Deed Book and Page Number: Book 2720, Page 840
Number of Acres in Development: 0.82 AC
Number of Lots Created: 1
Current Zoning/Requested Zoning: Current: RSS / Requested: RT
Reason for zoning request/use permit/map amendment (describe project):
Specific Use Permit is requested to construct townhomes in RT zoning.

A map amendment is requested to rezone to RT to meet density requirements.

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Aaron Ferguson 8/9/23
Applicant/Preparer Date

Aaron Ferguson (Agent) 8/9/23
Owner/Agent (with documentation) Date

Applicant/Preparer Date

Owner/Agent (with documentation) Date

For City of Stillwater Use Only: CASE NO#:

Submission Date:
Approval Date:

Processing Tract: IRC____, PC ____, CC____
Fees: Number of Copies:

City of Stillwater
Specific Use Permit (SUP)
Chapter 23, Article 6, Division 7

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Because the uses identified as requiring specific use permits are more intense or have a greater impact than those permitted by right, such uses shall be evaluated based upon their ability to locate next to less intensive uses. This CHECKLIST identifies the items needed. All items indicated as SUCH are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	Section 23-180	
✓	COMPLETED APPLICATION FORM AND CHECKLIST	
✓	FILING FEE: NEW CONSTRUCTION @ $350.00 PLUS $0.01/SQ FOOT OF BUILDING OR EXISTING BUILDING @ $250.00 SHALL BE PAID UPON VERIFICATION OF COMPLETE SUBMITTAL.	
✓	A TYPEWRITTEN LIST, CERTIFIED BY A LICENSED ABSTRACTOR, ATTORNEY, ENGINEER OR ARCHITECT OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY AND AN ELECTRONIC/DIGITAL COPY CAPABLE OF BEING REPRODUCED AS MAILING LABELS. THE OWNERSHIP LIST SHALL NOT HAVE BEEN PREPARED MORE THAN 30 DAYS PRIOR TO SUBMISSION OF APPLICATION.	
✓	TYPED LEGAL DESCRIPTION EMIALED TO DIGITALS@STILLWATER.ORG	
N/A	COPY OF EXISTING OR PROPOSED RESTRICTIVE COVENANTS	
✓	BUILDING ELEVATION DRAWINGS AND CONSTRUCTION MATERIALS WHEN ABUTTING A RESIDENTIAL DISTRICT.	
✓	ELECTRONIC PDF DRAWING, EMAILED TO DIGITALS@STILLWATER.ORG shall show the following:	
✓	a. Dimensions of the site, including easements and rights-of-way, and location with respect to streets and adjacent properties;	
✓	b. Dimension of buildings and location with respect to property boundaries;	
✓	c. Location and type of existing and proposed outdoor features such as signs, fences, landscaping, or outdoor light fixtures;	
✓	d. Location, arrangement, and dimensions of off-street parking and loading spaces and access drives;	
N/A	e. Number of residential dwelling units, if any, per structure;	
✓	f. Any other physical features or characteristics which may be unique to the property or particular use proposed;	
✓	g. Existing use of abutting/adjoining properties	
✓	h. Existing zoning of the subject property and the abutting/adjoining properties;	
✓	i. Location of existing and proposed public utilities	
✓	j. Distance from any public place as defined in Oklahoma Administrative Code Title 310, Chapter 681 (Per Ordinance No. 3416)	
N/A	COPY OF OKLAHOMA STATE DEPARTMENT OF HEALTH MEDICAL MARIJUANA LICENSE FOR ☐ COMMERCIAL GROWER ☐ PROCESSING/MANUFACTURING ☐ DISPENSARY/RETAIL (PER ORDINANCE NO. 3416)	
✓	FINAL DRAINAGE STUDY AND FINAL DRAINAGE PLAN (ARTICLE 19)	

City of Stillwater
Specific Use Permit (SUP)
Chapter 23, Article 7, Division 7

INFORMATIONAL
Required fire flows. Appendix B (2009 IFC)
Hydrant spacing Section 507.5 and Appendix C (2009 IFC)
Sprinkler requirements, Section 903 (IFC)
Annual Inspections will occur to verify continual compliance with the conditions of approval of the SUP

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Alan Ferguson
Preparer's Signature

8/7/23
Date

City of Stillwater
Map Amendment Checklist
Chapter 23, Article 3

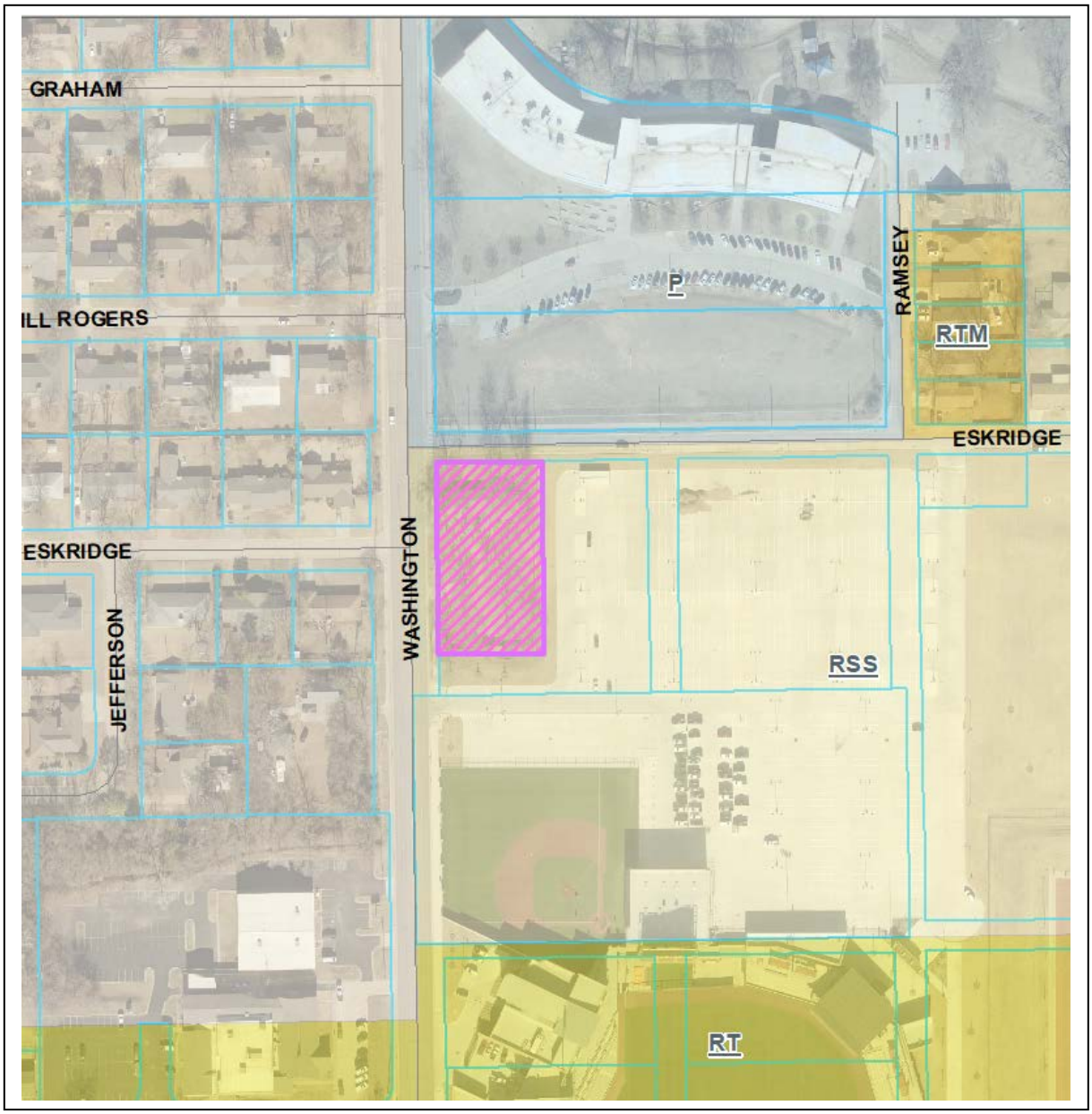
Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Zoning district boundaries created under the authority of the City of Stillwater may be amended to change the zoning classification on one or more properties by the City Council. This CHECKLIST identifies the items needed. All items indicated as SUCH are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	Section 23.58	
✓	COMPLETED APPLICATION FORM AND CHECKLIST	
✓	TYPED LEGAL DESCRIPTION SENT TO DIGITALS@STILLWATER.ORG	
✓	FILING FEE OF $250.00 PLUS $2.00/ACRE	
✓	A TYPEWRITTEN LIST AND ELECTRONIC/DIGITAL COPY, CERTIFIED BY THE PAYNE COUNTY ASSESSOR, LICENSED ABSTRACTOR, ATTORNEY, ENGINEER OR ARCHITECT, OF ALL PROPERTY OWNERS WITHIN THREE HUNDRED (300) FEET OF THE SUBJECT PROPERTY. THE OWNERSHIP LIST SHALL HAVE BEEN PREPARED NO MORE THAN THIRTY (30) DAYS PRIOR TO SUBMISSION.	

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Carrie Ferguson 8/9/23
Preparer's Signature Date

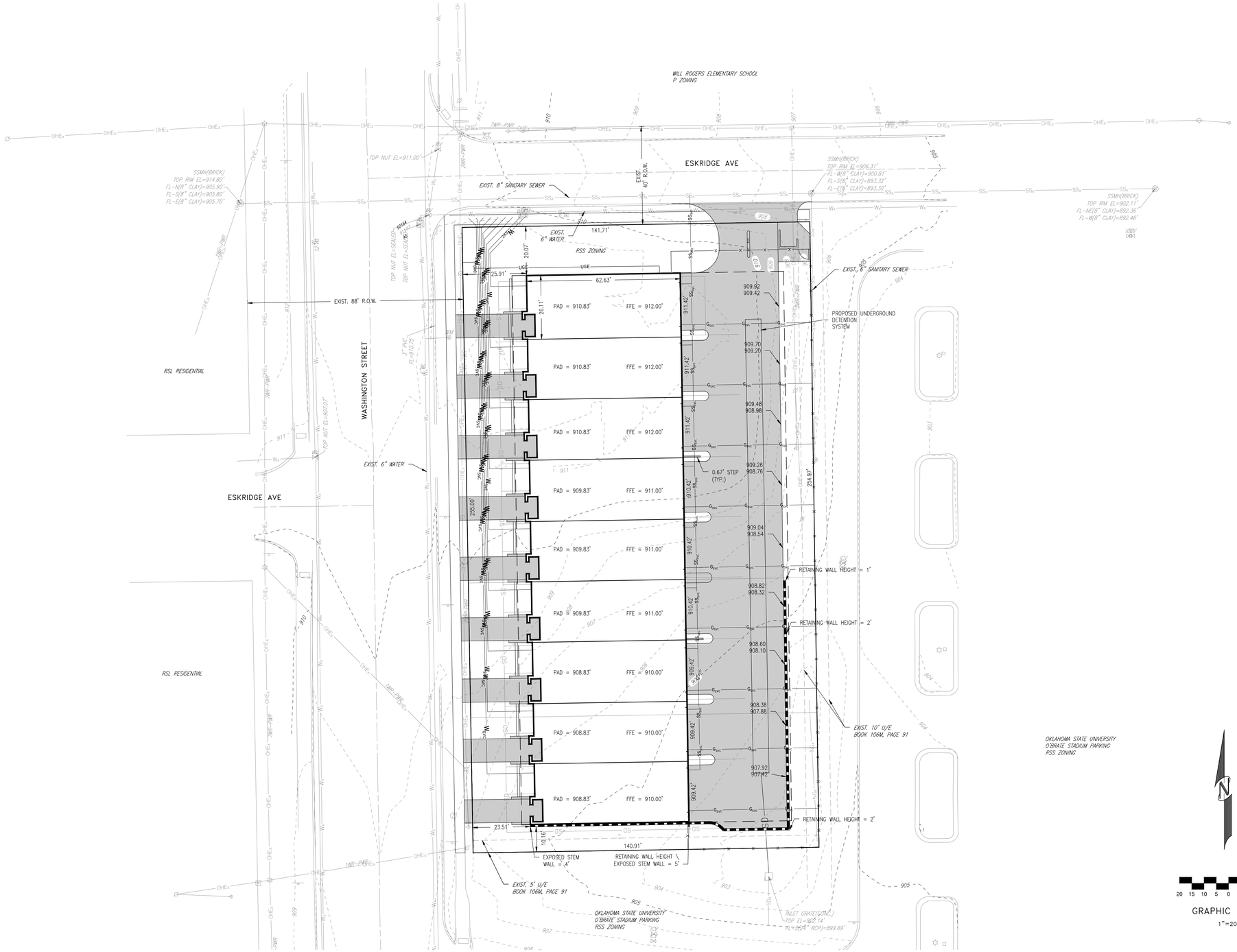


The City of Stillwater OKLAHOMA

Project Type: Map Amendment (MA23-05)
Request: Rezone from Small Lot Single Family Residential (RSS) to Two-Family Residential (RT)
Address: 847 W Eskridge Ave
Applicant: Happydays Investments, LLC.

Stillwater OKLAHOMA
stillwaterok.gov

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	**RT (Residential Two-family)**
Min Lot Size	5,000 square feet	7,500 square feet
Min Lot Width/Depth	50/100 feet	60/100 feet
Max Structure Height	35 feet	35 feet
Min Front Yard	20 feet/10 feet from alley	20 feet/10 feet from alley
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	5 feet
Commercial district	15 feet	15 feet
Industrial district	15 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet
Any other district	20 feet	20 feet
Max Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	No requirements
Permitted Uses by Right (Uses in *italic* are allowed in both zoning districts)	• *Conventional single-family* • *Residential design manufactured home*	• *Conventional single-family* • *Residential design manufactured home* • Two-family (duplex)



File: G:\Civil 3D Projects\Washington & Eskridge - Kropbill 109482\03_DWG\94826C-SP.dwg Saved: 8/7/2023 11:44 AM By: AFERGUSON

REVISIONS

REV	DATE	DESCRIPTION

LICENSED PROFESSIONAL ENGINEER
AARON FERGUSON
30599
OKLAHOMA
8/7/23

BANCROFT INTERNATIONAL
923 SOUTH LOWRY STREET | PO BOX 436 | STILLWATER, OK 74076
PHONE: (405) 743-3355 | CA #9126 EXP: 4/30/2024

788.10 TO HOME TOWNHOMES
847 W ESKRIDGE
STILLWATER, OK

PRELIMINARY SITE PLAN

DRAWN BY	DATE
KDH	05/23
SCALE	SHEET
1"=20'	CI101

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STILLWATER TOWNHOMES

847 W ESKRIDGE AVE, STILLWATER, OK 74075

100% CONSTRUCTION DOCUMENTS

JUNE 23, 2023

OWNER & CONTRACTOR

TODD KRAYBILL CONSTRUCTION
322 WESTPARK CT.
STILLWATER, OK 74074
405.880.4132
TSKRAYBILL@GMAIL.COM

ARCHITECT

TSW
1447 PEACHTREE ST NE SUITE 850
ATLANTA, GA 30309
404.873.6730
HHUBBLE@TSW-DESIGN.COM

STRUCTURAL ENGINEER

STABILITY ENGINERING
1376 CHURCH STREET, SUITE 200
DECATUR, GA 30030
404.226.6992
YSUN@STABILITYENGINEERING.COM

CIVIL ENGINEER

KEYSTONE ENGINEERING & SURVEYING
923 S LOWRY
PO BOX 436
STILLWATER, OK 74076
405.743.3355
AFERGUSON@KEYSTONE-ELS.COM

PROJECT INFORMATION:

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS LOCATED IN 847 W ESKRIDGE AVE, STILLWATER, OK - NORTH OF OKLAHOMA STATE UNIVERSITY. IT CONSISTS OF 9 TOWNHOME UNITS WITH ONE UNIQUE TOWNHOME TYPES. EACH UNIT HAS 3 LEVELS WITH AN ACCESSIBLE ROOF DECK ON THE 3RD FLOOR. THE TOWNHOMES ARE TO BE SLAB ON GRADE. EACH TOWNHOME WILL BE SEPERATED FROM THE ADJACENT TOWNHOME VIA A COMMON 2-HOUR FIRE RESISTANT WALL ASSEMBLY PER IRC. PLUMBING RISERS SHALL NOT BE LOCATED IN THE DEMISING WALLS. ADDITIONAL SEPERATION AT THE ROOF & EXTERIOR WALLS SHALL BE ACHIEVED WITH NON-COMPUSTIBLE ROOF SHEATHING PER IRC R302.2.2

EXCEPTION: PARAPET IS NOT REQUIRED WHEN THE ROOF IS COVERED WITH A MINIMUM CLASS C ROOF COVERING AND THE ROOF DECKING OR SHEATHING IS OF NON-COMBUSTIBLE MATERIALS OR APPROVED FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL.

OCCUPANCY CLASSIFICATION TYPE: R-3
TYPE OF CONSTURCTION: V-B
SPRINKLERED

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE (IRC) 2018
- OKLAHOMA UNIFORM BUILDING COD COMMISION (OUBCC) SEPTEMBER 14, 2022 AMENDMENTS

AREA SUMMARY

FOR EACH UNIT AREA

FIRST FLOOR - CONDITIONED: 835 SF
UNCONDITIONED: 646SF

SECOND FLOOR - CONDITIONED: 1,473 SF

THIRD FLOOR - CONDITIONED: 903 SF
UNCONDITIONED: 638SF

3,130 SF TOTAL (NOT INCLUDING THE GARAGE & OUTDOOR)

LOCATION MAP

STILLWATER, OKLAHOMA

DRAWING INDEX

ARCHITECTURAL:

A0.0 COVER SHEET
A0.1 GENERAL NOTES & SPECIFICATIONS
A0.2 GENERAL NOTES & SPECIFICATIONS
A1.0 AXONOMETRIC VIEWS
A1.1 PERSPECTIVE VIEWS
A1.2 ARCHITECTURAL SITE PLAN
A1.3 FLOOR PLANS - OVERALL
A1.4 FOUNDATION PLAN
A1.5 ROOF PLAN - OVERALL
A1.6 BUILDING ELEVATIONS
A2.0 FLOOR PLANS - ENLARGED
A2.1 ROOF PLAN - ENLARGED
A2.2 RCP PLANS - ENLARGED
A3.0 BULDING ELEVATIONS - ENLARGED
A4.0 BUILDING SECTIONS
A4.1 WALL SECTIONS AND DETAILS
A4.2 WALL SECTIONS AND DETAILS
A5.0 STAIR DETAILS
A6.0 INTERIOR ELEVATIONS (KITCHEN)
A6.1 INTERIOR ELEVATIONS (BATHROOMS)
A6.2 INTERIOR ELEVATIONS (LIVING SPACE)
A6.3 GENERAL NOTES & SPECIFICATIONS
A7.0 DOOR & WINDOW SCHEDULE

STRUCTURAL:

S-0.0 GENERAL NOTES
S-0.1 GENERAL NOTES
S-1.0 OVERALL BUILDING FOUNDATION PLAN
S-1.1 FOUNDATION PLAN
S-1.2 2ND FLOOR FRAMING PLAN
S-1.3 3RD FLOOR FRAMING PLAN
S-1.4 ROOF FRAMING PLAN
S-1.5 SHEAR WALL PLANS
S-2.0 FOUNDATION DETAILS
S-3.0 FRAMING DETAILS
S-3.1 WALL SECTIONS
S-4.0 WALL ELEVATIONS
S-5.0 SHEAR WALL DETAILS

STATE OF OKLAHOMA
TUNNELL SPANGLER & ASSOCIATES, INC.
CA04046
LICENSED ARCHITECT

PERMIT SET

TSW
PLANNING • ARCHITECTURE
LANDSCAPE ARCHITECTURE
Atlanta, GA | Tulsa, OK | Chattanooga, TN

1447 Peachtree Street NE, Suite 850
Atlanta, Georgia 30309
404.873.6730
www.tsw-design.com

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seal

STATE OF OKLAHOMA
HEATHER LOIS HUBBLE
A08073
LICENSED ARCHITECT

consultant

revisions

project information

STILLWATER TOWNHOMES

project address

847 W ESKRIDGE AVE,
STILLWATER, OK 74075

client information

TODD KRAYBILL
CONSTRUCTION
322 WESTPARK CT.
STILLWATER, OK 74074
405.880.4132
TSKRAYBILL@GMAIL.COM

drawing information

project number:	22107
contact:	
drawn by:	BHC
checked by:	APS

drawing date

06/23/2023

sheet title

COVER SHEET

sheet number

A0.0

DIVISION 1- GENERAL REQUIREMENTS

1.01 WHEN THE WORD "PROVIDE" IS USED, IT MEANS TO PROVIDE AND INSTALL PER ALL MANUFACTURER'S SPECIFICATIONS, INDUSTRY STANDARDS, AND LOCAL CODES.

1.02 ALL CODES HAVING JURISDICTION SHALL BE STRICTLY ADHERED TO IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONVEY ANY AND ALL DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR APPROPRIATE RESOLUTION.

1.03 ALL WORK SHALL BE PERFORMED WITH THE HIGHEST DEGREE OF WORKMANSHIP. ALL MANUFACTURED COMPONENTS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WARRANTY REQUIREMENTS, APPLICABLE LAWS AND CODES, AND THE HIGHEST INDUSTRY-ACCEPTED STANDARDS. THE MOST STRINGENT STANDARD THAT DOES NOT VIOLATE ANOTHER STANDARD SHALL APPLY. THE SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN THOSE STANDARDS OR BETWEEN THOSE STANDARDS AND THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR DETERMINATION OF AN ACCEPTABLE RESOLUTION.

1.04 THE CONTRACTOR MUST BE EXPERIENCED IN ALL OF THE PROJECTS TYPES OF INSTALLATION. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR FAILURE TO PROVIDE INSTALLATION PER NATIONAL AND LOCAL CODES.

1.05 THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK FOR THIS CONTRACT BY THE OWNER AND THE ARCHITECT. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED, AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. DURING THE CONSTRUCTION PERIOD THE OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.

1.06 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD SUFFICIENTLY IN ADVANCE OF RELATED WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF CONSTRUCTION. SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN WRITTEN INSTRUCTIONS PERTAINING TO SUCH WORK BEFORE PROCEEDING WITH RELATED CONSTRUCTION.

1.07 THE ARCHITECT CERTIFIES TO THE ACCURACY OF THE ARCHITECT'S DESIGN ELEMENTS AND THE DIMENSIONS REFLECTED IN THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS BY THE OWNER AND/OR OWNER'S AGENT(S) WHICH ALTER THE ARCHITECT'S DESIGN INTENT AND/OR THE DIMENSIONS INDICATED HEREIN. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED IN WRITING OF ANY SUCH CHANGES AND/OR ADDITIONS.

1.08 DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU, CENTERLINE OF FENESTRATION, OR TO STRUCTURAL LINES UNLESS OTHERWISE NOTED. OPENINGS IN MASONRY CONSTRUCTION ARE INDICATED BY "M.O." AND DIMENSIONS TO STRUCTURAL LINES ARE INDICATED BY THE CENTERLINE SYMBOL.

1.09 DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN SHALL GOVERN THE WORK. THE GENERAL CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT ANY DIMENSIONS THAT CONFLICT OR THAT CANNOT BE DETERMINED BY THE INFORMATION GIVEN IN THESE DRAWINGS.

1.10 NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

1.11 DEVIATIONS FROM THE CONTRACT DOCUMENTS AND LOCATIONS OF CONCEALED COMPONENTS SHALL BE NOTED ON A RECORD SET OF DRAWINGS BY THE CONTRACTOR AND PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.

1.12 DETAIL AND SECTION DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS TYPICAL IMPLY ALL SIMILAR CONDITIONS ARE TO BE CONSTRUCTED IN A SIMILAR MANNER.

1.13 CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DOCUMENTS FOR ITEMS RELATED TO THEIR WORK. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH SUBCONTRACTOR TO ENSURE ALL PROJECT SCOPE HAS BEEN CAPTURE. NO ALLOWANCE SHALL BE MADE AFTER THE BID FOR FAILURE TO CAPTURE THE ENTIRE PROJECT SCOPE.

1.14 WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE SYSTEM SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

1.15 IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.

1.16 FINAL PRODUCT SPECIFICATIONS AND SUBMITTALS FOR ALL MATERIALS USED IN THE BUILDING SHALL BE KEPT ON SITE BY THE CONTRACTOR. ALL INSPECTORS SHALL HAVE ACCESS TO SPECIFICATIONS.

1.17 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR ALL EQUIPMENT FOR APPROVAL, PRIOR TO ORDERING. EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.

1.18 THE DESIGN TEAM SHALL MAKE EVERY EFFORT TO REVIEW AND RETURN SHOP DRAWINGS AND REQUEST FOR INFORMATION (RFI) TO THE CONTRACTOR IN A TIMELY FASHION. INDUSTRY STANDARD IS TEN (10) BUSINESS DAYS FOR SHOP DRAWINGS AND FIVE (5) BUSINESS DAYS FOR RFIS.

1.19 THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SHOP DRAWINGS, SAMPLES, AND CUT SHEETS FOR ALL ITEMS CONCERNING CASEMENT WORK, DOORS, FINISHES, EQUIPMENT, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND/OR WATERPROOFING COMPONENTS, ETC. FOR APPROVAL BEFORE INSTALLATION OR ORDERING OF SAID ITEMS. PREFERRED METHOD OF SHOP DRAWING SUBMITTAL TO THE ARCHITECT SHALL BE DIGITAL SUBMITTAL, AS FOLLOWS:

A. CONTRACTOR SHALL REVIEW, COMMENT, AND APPROVE ALL SUBCONTRACTORS SHOP DRAWINGS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS BEFORE SUBMISSION TO THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO RETURN SHOP DRAWINGS TO THE CONTRACTOR THAT HAVE NOT BEEN CONTRACTOR REVIEWED.

B. ONE (1) DIGITAL PDF WITH CONTRACTOR COMMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. DIGITAL PDFS MUST CONTAIN SUBCONTRACTOR ENGINEERING SEAL AND SIGNATURE, IF APPLICABLE.

C. THE ARCHITECT AND DESIGN ENGINEERS SHALL MAKE ALL COMMENTS ON ONE (1) DIGITAL PDF. ONCE ALL PARTIES HAVE COMMENTED, THE ARCHITECT SHALL RETURN ONE (1) DIGITAL PDF FOR INCLUSION IN ALL PARTIES' FILES.

1.20 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING WATER AND SEWER TAP FEES, BUILDING PERMIT AND FIRE IMPACT FEES, LICENSES, TRASH REMOVAL, TEMPORARY UTILITIES, AND BUILDERS' RISK INSURANCE.

1.21 THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL SURVEYS, ELEVATION CERTIFICATES AND ARCHITECTURAL REVIEW BOARD FEES.

DIVISION 2- EXISTING CONDITIONS / SITE WORK

2.01 DISRUPTED EXISTING CONDITIONS, SUCH AS LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS, SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION.

2.02 THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID. NO ALLOWANCE WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.

2.03 THE CONTRACTOR SHALL PROVIDE ALL SITE REMEDIATION, SITE DEMOLITION, EARTHWORK, UTILITIES, TEMPORARY BARRICADES, TEMPORARY ROADWAYS, STREET CLEANING, SITE CLEAN-UP, AND SITE IMPROVEMENTS REQUIRED FOR THE PROJECT. SEE CIVIL AND LANDSCAPE ARCHITECTURE DRAWINGS.

DIVISION 3- CONCRETE

3.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FOOTING WORK, FOUNDATION WALLS, SLAB-ON-GRADE AREAS, INTERIOR CONCRETE CURB, AND MISCELLANEOUS CONCRETE REQUIRED FOR THE PROJECT.

3.02 CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.

3.03 CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C685.

3.04 SAMPLES FOR STRENGTH TEST SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172.

3.05 ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER, AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.

3.06 UNLESS NOTED OTHERWISE, PROVIDE VERTICAL CONTROL JOINTS IN STEP WALLS AND RETAINING WALLS @ 25'-0" O.C. MAXIMUM.

3.07 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

DIVISION 4- MASONRY

4.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STRUCTURAL AND VENEER MASONRY REQUIRED FOR THE PROJECT.

4.02 THE CONSTRUCTION OF MASONRY ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN ACI 530 AND ACI 530.1.

4.03 CONCRETE MASONRY UNITS (CMU), SHALL BE LIGHT WEIGHT CONFORMING TO THE LATEST EDITION OF ASTM C90. BLOCK MASONRY SHALL HAVE A MINIMUM PRISM STRENGTH (F'm) OF 1500 PSI.

4.04 BRICK VENEER UNIT COLOR, SIZE, FACE, AND JOINTING SHALL BE AS NOTED ON THE CONSTRUCTION DOCUMENTS. OWNER & ARCHITECT TO APPROVE MOCK UP PRIOR TO BRICK CONSTRUCTION.

4.05 UNLESS OTHERWISE NOTED, MORTAR SHALL BE TYPE "S" WITH A MINIMUM 28-DAY COMPRESSION STRENGTH OF 2100 PSI. MORTAR SHALL BE PROPORTIONED IN ACCORDANCE WITH ASTM C270.ES SHALL BE PROVIDED PER CONSTRUCTION DRAWINGS.

4.06 GROUT FOR MASONRY SHALL CONFORM TO ASTM C476. AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404. (GROUT MIX SHALL BE 1 PART PORTLAND CEMENT TO 2.5 PARTS SAND WITH ENOUGH WATER TO PRODUCE SLUMP BETWEEN 6 AND 8 INCHES.

4.07 UNLESS NOTED OTHERWISE, CONSTRUCT MASONRY WALLS WITH 9 GAGE, TRUSS TYPE, GALVANIZED WIRE JOINT REINFORCEMENT AT EVERY OTHER COURSE.

4.08 REINFORCING BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A615 (GRADE 60).

4.09 MASONRY ACCESSORIES SHALL BE BY HB, HECKMAN, DUR-O-WAL, OR EQUAL.

4.10 THE CONTRACTOR SHALL PROVIDE ADJUSTABLE GALVANIZED WALL TILES PER CODE, PLASTIC CELL VENT WEEPS AT 24" O.C. AT ALL THRU-WALL FLASHING, AND MORTAR NET AT THRU-WALL FLASHING.

4.11 THE CONTRACTOR SHALL PROVIDE NEOPRENE EXPANSION AND CONTROL JOINTS WHERE INDICATED ON DRAWINGS.

DIVISION 5- METAL

5.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LOAD BEARING AND NON-STRUCTURAL METAL STUD FRAMING AND STEEL, AND MISCELLANEOUS RED IRON REQUIRED FOR THE PROJECT.

5.02 STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

STRUCTURAL STEEL- ASTM A992 GRADE 50 U.N.
STEEL ANGLES, CHANNELS, & PLATES- ASTM A53 U.N.
STEEL PIPES- ASTM A53, GRADE B
STEEL TUBES (HSS)- ASTM A500, GRADE B
HIGH STRENGTH BOLTS- ASTM A325, GALVANIZED
NUTS- ASTM A563, GALVANIZED
UNFINISHED BOLTS- ASTM A307
WELDING ELECTRODES- AWS CLASS E70

5.03 ALL EXPOSED STEEL SHALL BE FACTORY PRIMED AND FIELD PAINTED AS REQUIRED BY DRAWINGS. ALL METAL SHALL BE PROVIDED IN SIZES SPECIFIED ON THE DRAWINGS.

5.04 ALL GALVANIZED STEEL SHALL HAVE PAINT GRIP FINISH AND PAINTED IN THE FIELD WITH MIN. THREE (3) COATS OF LATEX PAINT.

DIVISION 6- WOOD, PLASTICS & COMPOSITES

6.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH AND FINISH CARPENTRY FOR THE PROJECT.

6.02 ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED PER AWPA STANDARD C1, C2, C3, C4, C9, C14, C15, C16, C22, C23, C24, C28, C31, C33, AND M4.

6.03 PROVIDE 5/8" FIRE-TREATED PLYWOOD BLOCKING AT ALL WALL MOUNTED ELECTRICAL FIXTURES, GRAB BARS, HANDRAILS, ETC. WHEN INSTALLED ON NON-CMU WALLS.

6.04 FIRE-TREATED WOOD SHALL MEET ASTM E 84, A LISTED FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD.

6.05 THE CONTRACTOR SHALL PROVIDE ALL NEW OFFICE CASEMENT WORK AND COUNTERTOPS. SEE DRAWINGS FOR TYPE & COLOR PROPOSED. STANDARD COLORS SHALL BE SUBMITTED TO THE ARCHITECT FOR COLOR SELECTION.

6.06 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FIBER CEMENT SIDING. FIBER CEMENT SIDING SHALL BE SHOP PRIMED & FIELD PAINTED W/ MIN TWO (2) COATS. FIBER CEMENT SIDING SHALL BE MONOGRAM 46 5" CLAPBOARD BY CERTAINTEED. STANDARD COLORS SHALL BE SUBMITTED TO THE ARCHITECT FOR COLOR SELECTION.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

7.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FLASHING SYSTEMS, THERMAL INSULATION, AND ACOUSTICAL INSULATION REQUIRED FOR COMPLETION OF THE PROJECT.

7.02 THE CONTRACTOR SHALL INSTALL CAULKING, SEALANT, AND BACKER ROD REQUIRED FOR THE BUILDING. PROPER CAULK JOINT DIMENSIONS SHALL BE 1/2" BY 3/8".

7.04 FABRICATED SHEET METAL FLASHING AND TRIM FOR THE PROJECT SHALL COMPLY WITH RECOMMENDATIONS OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO THE DESIGN, DIMENSIONS, METAL, AND OTHER CHARACTERISTICS OF THE ITEMS INDICATED BELOW:

7.05 ALL THERMAL AND SOUND INSULATION MATERIALS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 719. INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450. INSULATING MATERIALS, WHERE EXPOSED, SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

7.06 ALL FOAM PLASTICS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 2603.

7.07 IN ACCORDANCE WITH IBC SECTION 2603.2 PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S NAME, THE PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH CODE REQUIREMENTS.

7.08 UNLESS OTHERWISE INDICATED IN THIS SECTION, FOAM PLASTIC INSULATION AND FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 75 AND SMOKE DEVELOPED INDEX OF NO MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84. LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.

EXCEPTIONS: FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C
ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION PASSES FM 4450 OR UL 1256. THE SMOKE-DEVELOPED INDEX SHALL NOT BE LIMITED ON ROOF ASSEMBLIES.

7.09 FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 0.5" GYPSUM WALLBOARD OR EQUIVALENT THERMAL BARRIER MATERIAL THAT WILL LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED SURFACE TO NOT MORE THAN 250 DEGREES FAHRENHEIT AFTER 15 MINUTES OF FIRE EXPOSURE, COMPLYING WITH THE STANDARD TIME-TEMPERATURE CURVE OF ASTM E 119.
THE THERMAL BARRIER SHALL BE INSTALLED IN SUCH A MANNER THAT IT WILL REMAIN IN PLACE FOR 15 MINUTES BASED ON FM 4880, UL 1040, NFPA 286 OR UL 1715.

7.10 `FOAM PLASTIC INSULATION UNDER A ROOF ASSEMBLY OR ROOF COVERING THAT IS INSTALLED IN ACCORDANCE WITH THE CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 0.47" IN THICKNESS BONDED WITH EXTERIOR GLUE, WITH EDGES SUPPORTED BY BLOCKING, TONGUE-AND-GROOVE JOINTS OR OTHER APPROVED TYPE OF EDGE SUPPORT, OR AN EQUIVALENT MATERIAL. A THERMAL BARRIER IS NOT REQUIRED FOR FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION SATISFACTORILY PASSES FM 4450 OR UL 1256.

7.11 FOAM PLASTIC INSULATION MEETING THE REQUIREMENTS OF SECTIONS 2603.2, 2603.3 AND 2603.4 SHALL BE PERMITTED AS PART OF A ROOF-COVERING ASSEMBLY, PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION IS CLASS A, B OR C ROOFING ASSEMBLY WHERE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790.

7.12 FOAM PLASTIC INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS WHERE SPECIFICALLY APPROVED BASED ON LARGE SCALE TESTS SUCH AS, BUT NOT LIMITED TO, FM 4880, UL 1040, NFPA 286, OR UL 1715. SUCH TESTING SHALL BE RELATED TO THE ACTUAL END-USE CONFIGURATION AND BE PERFORMED ON THE FINISHED MANUFACTURED FOAM PLASTIC ASSEMBLY IN THE MAXIMUM THICKNESS INTENDED FOR USE. FOAM PLASTICS THAT ARE USED AS INTERIOR FINISHES ON THE BASIS OF SPECIAL TESTS SHALL ALSO CONFORM TO THE FLAME SPREAD REQUIREMENTS OF IBC. ASSEMBLIES TESTED SHALL INCLUDE SEAMS, JOINTS AND OTHER TYPICAL DETAILS USED IN THE INSTALLATION OF THE ASSEMBLY AND SHALL BE TESTED IN THE MANNER INTENDED FOR USE.

DIVISION 7- THERMAL AND MOISTURE PROTECTION (CONTINUED)

7.13 FOAM PLASTIC INSULATION INCLUDING, BUT NOT LIMITED TO, EXTRUDED OR EXPANDED POLYSTYRENE OR POLYISOCYANURATE SHALL NOT BE INSTALLED BELOW GRADE ON FOUNDATION WALLS OR BELOW GRADE ON THE EXTERIOR OF SLAB FOUNDATIONS.

EXCEPTION:WHEN IN ADDITION TO THE REQUIREMENTS OF IBC, AN APPROVED METHOD OF PROTECTING THE FOAM PLASTIC AND STRUCTURE FROM SUBTERRANEAN TERMITE DAMAGE IS PROVIDED. CLEARANCE BETWEEN EARTH AND FOAM PLASTICS APPLIED TO THE EXTERIOR WALLS SHALL NOT BE LESS THAN 6 INCHES.

DIVISION 8- OPENINGS

8.01 THE CONTRACTOR SHALL PROVIDE ALL INTERIOR AND EXTERIOR WINDOWS AND DOORS REQUIRED FOR THE PROJECT. SEE THE ARCHITECTURAL DRAWINGS FOR WINDOW AND DOORS SPECIFICATIONS.

DIVISION 9- FINISHES

9.01 THE CONTRACTOR SHALL PROVIDE ALL FINISHES REQUIRED FOR COMPLETION OF THE PROJECT. SEE THE FINISH NOTES FOR ADDITIONAL INFORMATION.

9.02 SEE WALL SCHEDULE AND RATED WALL ASSEMBLIES FOR GYPSUM BOARD REQUIREMENTS.

9.03 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. CLASS A FLAME SPREAD INDEX SHALL BE 0-25 AND SMOKE DEVELOPED INDEX SHALL BE 0-450CLASS B FLAME SPREAD INDEX SHALL BE 26-75 AND SMOKE DEVELOPED INDEX SHALL BE 0-450. CLASS C FLAME SPREAD SHALL BE 76-200 AND SMOKE DEVELOPED INDEX SHALL BE 0-450.

9.04 INTERIOR FINISH MATERIALS SHALL BE APPLIED OR OTHERWISE FASTENED IN SUCH A MANNER THAT SUCH MATERIALS WILL NOT READILY BECOME DETACHED WHERE SUBJECTED TO ROOM TEMPERATURES OF 200 DEGREES FAHRENHEIT FOR NOT LESS THAN 30 MINUTES.

9.05 INTERIOR PAINT SHALL BE APPLIED AT A MINIMUM OF ONE (1) PRIMER COAT AND TWO (2) FINISH COATS. SEE FINISH SCHEDULE FOR LOCATIONS OF PAINTED AREAS. WALLS AND CEILING SHALL HAVE FLAT PAINT UNLESS OTHERWISE NOTED. MOLDINGS AND TRIMS SHALL HAVE SEMI-GLOSS UNLESS OTHERWISE NOTED. ARCHITECT AND OWNER TO DETERMINE COLORS.

DIVISION 10- SPECIALTIES

10.0 1FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS SHOWN ON DRAWINGS AND WITHIN FIRE EXTINGUISHER CABINETS.

DIVISION 11- FURNISHINGS

11.01 FURNISHINGS SHALL BE BY OWNER.

PERMIT SET

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seal

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LICENSED ARCHITECT

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GENERAL NOTES & SPECIFICATIONS

sheet number

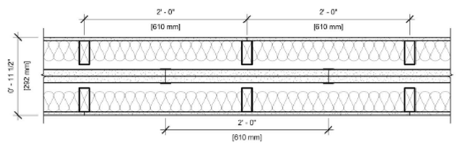
A0.1

NOTE: THIS IS THE UL ASSEMBLY FOR ALL OF THE DEMISING WALLS BETWEEN ALL OF THE TOWNHOME UNITS.

U 336 ASSEMBLY

UL DESIGN NO. U336 B

FIRE RATING:	2 HOUR
STC:	60
SOUND TEST:	RAL-TL88-350
SYSTEM THICKNESS:	11 1/2"



ASSEMBLY OPTIONS:

GYPSUM BOARD:	ONE LAYER 1/2" THICK GYPSUM BOARD (USG SHEETROCK BRAND GYPSUM PANELS)
WOOD STUDS:	2x4 WOOD STUDS, 24" O.C.
INSULATION:	MIN. 3" GLASS FIBER BATT INSULATION IN CAVITY
AIR SPACE:	3/4" AIR SPACE
STEEL STUDS:	2" H-STUD, 24" O.C.
GYPSUM BOARD:	TWO LAYER 1" THICK BY NOM. 2' WIDE GYPSUM LINER PANELS FRICTION FIT (UL TYPE SLX)
AIR SPACE:	3/4" AIR SPACE
WOOD STUDS:	2x4 WOOD STUDS, 24" O.C.
INSULATION:	MIN. 3" GLASS FIBER BATT INSULATION IN CAVITY
GYPSUM BOARD:	ONE LAYER 1/2" THICK GYPSUM BOARD (USG SHEETROCK BRAND GYPSUM PANELS)

NOTES:

STUD AND INSULATION SIZES ARE MINIMUM UNLESS OTHERWISE STATED IN DESIGN.

FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.

REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.

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U336 System B

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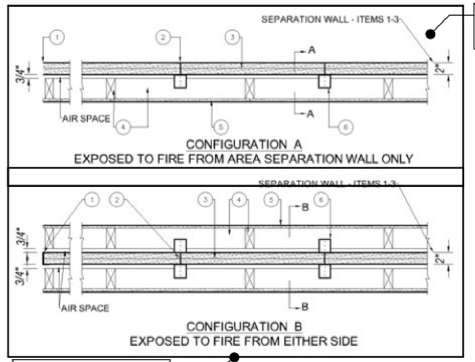
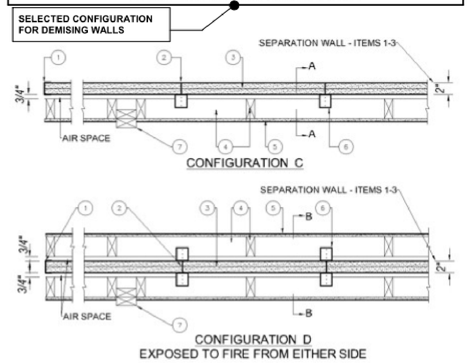
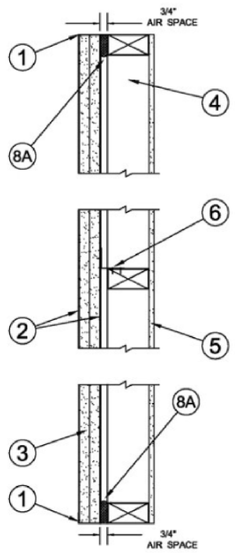
Revision Date
07/8/2015 11:20:46 AM

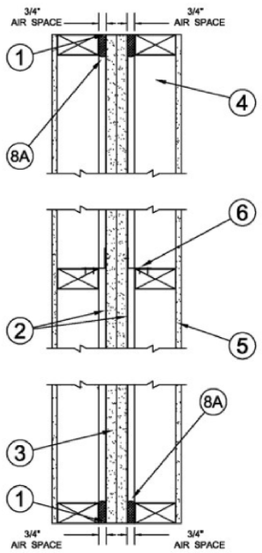
SHEET INFORMATION:
SN-AS-2-02







SECTION A-A



SECTION B-B

Fire-resistance Ratings - ANSI/UL 263
BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

Design No. **U336**
February 16, 2022

Exposed to fire from separation Wall side only
Nonbearing Wall Rating - 2 Hr (Separation Wall, See Items 1, 2 and 3)
Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)
Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)
Finish Rating - 120 Min
STC Rating - 61 (see Item 9)
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

AREA SEPARATION WALL — (Max Height - 70 ft)
1. **Floor, Intermediate or Top Wall —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. **Steel Studs —** Steel members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.
CERTAINTEED GYPSUM INC — Type Shaftliner, EGRG Shaftliner, GlasRoc Shaftliner, LGFCSL
THAI GYPSUM PRODUCTS PCL — Type Shaftliner
PROTECTED WALL: (Bearing or Nonbearing Wall. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)
4. **Wood Studs —** Nom 2 by 4 in. max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. seperation between wood framing and area separation wall.
4A. **Steel Studs —** (As an alternate to Item 4, Not Shown) — For Bearing Wall - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current
edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of
all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel
members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with
steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
4B. **Steel Studs —** (As an alternate to Items 4 and 4A) — For Nonbearing Wall — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped,
fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish
rating has not been evaluated for Steel Studs.
5. **Gypsum Board —** Classified or Unclassified — Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails or screws space 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint
compound. Wallboard attached to steel studs (Items 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
5A. **Plywood Sheathing or OSB —** (Not Shown) — As an alternate to Items 5, 5B, and 5C. Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient
length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.
5B. **Batts and Blankets* —** (Not Shown) — As an alternate to Items 5, 5A and 5B. Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory
for name of Classified Companies. Min 3/4 in. separation between insulation and area separation wall.
5C. **Wall and Partition Facings and Accessories* —** (Not Shown) — As an alternate to Items 5, 5A, 5B and 5C. 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option,
screw heads covered with joint compound.
CERTAINTEED GYPSUM INC — Type SilentFX
5D. **Wall and Partition Facings and Accessories* —** (Not Shown) — Adhered stone veneer is mortar bonded to a lath and scratch coat applied to sheathing (Items 5, 5A, or 5C), installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone
5E. **Batts and Blankets* —** (Not Shown, Optional) Used in addition to Items 5, 5A, or 5C. Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of
Classified companies. Min 3/4 in. separation between insulation and area separation wall.
6. **Attachment Clips —** Aluminum angle, 0.063 in. thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood framing and "H" studs for separation
walls up to 23 ft high. For separation walls up to 70 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.
7. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the mininum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition
wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the
depth of the wall.
7A. **Non-Bearing Wall Partition Intersection —** (Optional, Not Shown) — Nominal 2 by 4 in. or 2 by 6 in. wood studs intersecting protected wall cavity on each side of full width 24 in. cavity. Protected wall gypsum board min 1/2 in. thick, 4 ft wide, applied horizontally or vertically and perpendicular to Area Separation Wall. Wallboard attached
to wood studs (Item 4) with 1-1/4 in. long steel drywall screws spaced 8 in. OC. Wood studs with gypsum board forms box coming out from Area Separation Wall. Max of one box constructed in alternating cavities.
8. **Caulk/Sealant —** (Optional, Not Shown, Intended for use as an air barrier - Not evaluated as fireblocking) — ASTM C834, Type OP, Grade 0° C or -18° C Latex Sealant at the Shaftliner and C-Track (Item 1) and H-Stud (Item 2) framing locations.
8A. **Caulking and Sealants* —** (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door
ICP ADHESIVES & SEALANTS INC — Fireblock, Window & Door, Insulating Foam Sealant, Multi-Purpose, HC Sealants, Black Foam Sealant, Extreme, Window & Door Extreme, Fast Foam, Gun Foam, and Straw Foam
9. **STC Rating —** The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 8, excluding items 7 and 7A, except:
A. Item 4, above - Wood Studs - Protected wall studs shall be spaced 24 in. OC.
B. Item 5, above - Gypsum Board - Min. weight 1.6 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 8 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.
C. Item 6, above - Aluminum Clips - Spaced a max of 10 ft OC vertically.
D. **Batts and Blankets* —** The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.60 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
E. Max Height of Separation Wall is 23 ft.
F. The STC rating applies to Configuration B only.
G. Steel Studs (Items 4A and 4B) and Plywood Sheathing or OSB (Items 5A and 10), Batts and Blankets (Item 5B), and Wall and Partition Facings and Accessories (Item 5C) not evaluated as alternatives for obtaining STC rating.
10. **Plywood Sheathing or OSB —** (Optional, Not shown) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side (Item 3) of Configuration A or Configuration D. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

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checked by:	APS

drawing date

06/23/2023

sheet title

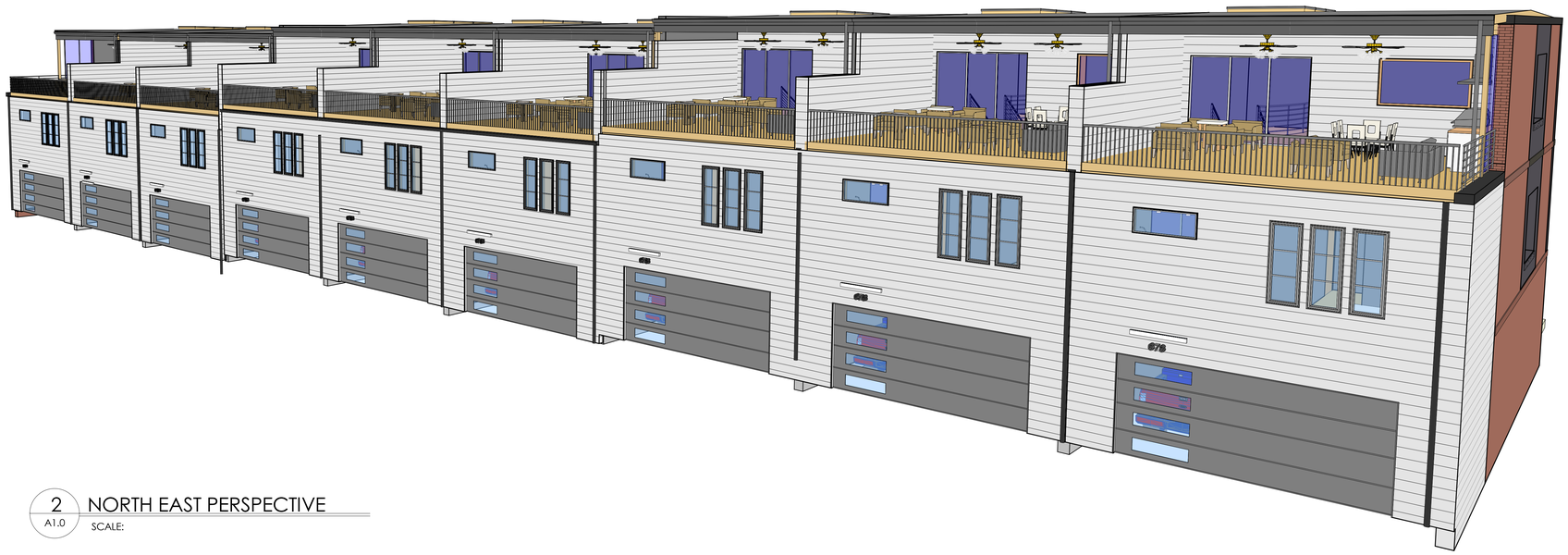
UL ASSEMBLY OF DEMISING WALLS

sheet number

A0.2

AXONOMETRICS AND PERSPECTIVES ARE SHOWN FOR GENERAL INFORMATION ONLY.
SEE DETAILED PLANS, ELEVATIONS AND WALL SECTIONS FOR CONSTRUCTION DETAILS.

EXTERIOR ELEMENTS ARE SHOWN FOR GENERAL DESIGN INTENT. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ITEMS MORE THAN 5'-0" BEYOND THE EXTERIOR ENVELOP OF THE BUILDING.



2 A1.0 NORTH EAST PERSPECTIVE
SCALE:

1 A1.0 SOUTHWEST PERSPECTIVE
SCALE:

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sheet title

AXONOMETRIC VIEWS

sheet number

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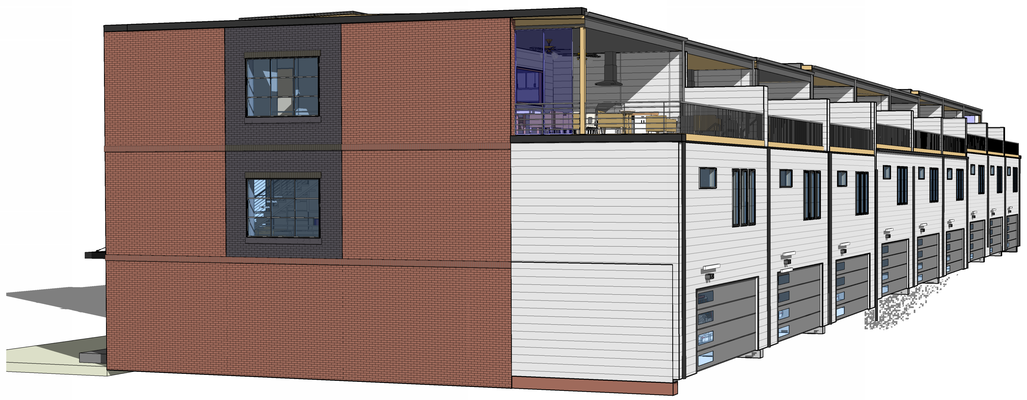
2 / A1.1 EAST ELEVATION
SCALE:



3 / A1.1 SOUTH ELEVATION
SCALE:

4 / A1.1 NORTH ELEVATION
SCALE:

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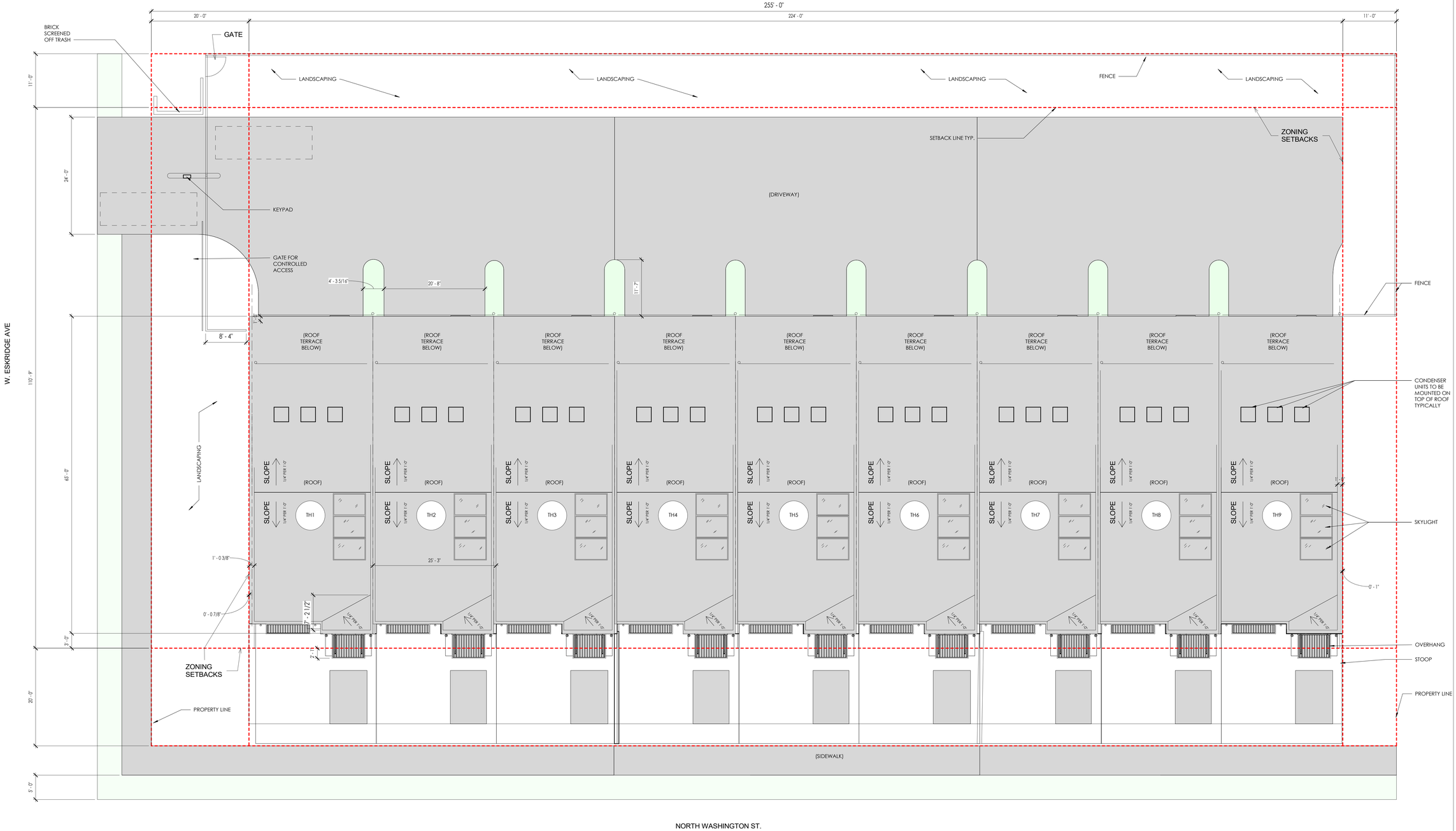
PERSPECTIVES

sheet number

A1.1



1 A1.2 ARCHITECTURAL SITE PLAN & OVERALL ROOF PLAN

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

N

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drawing date

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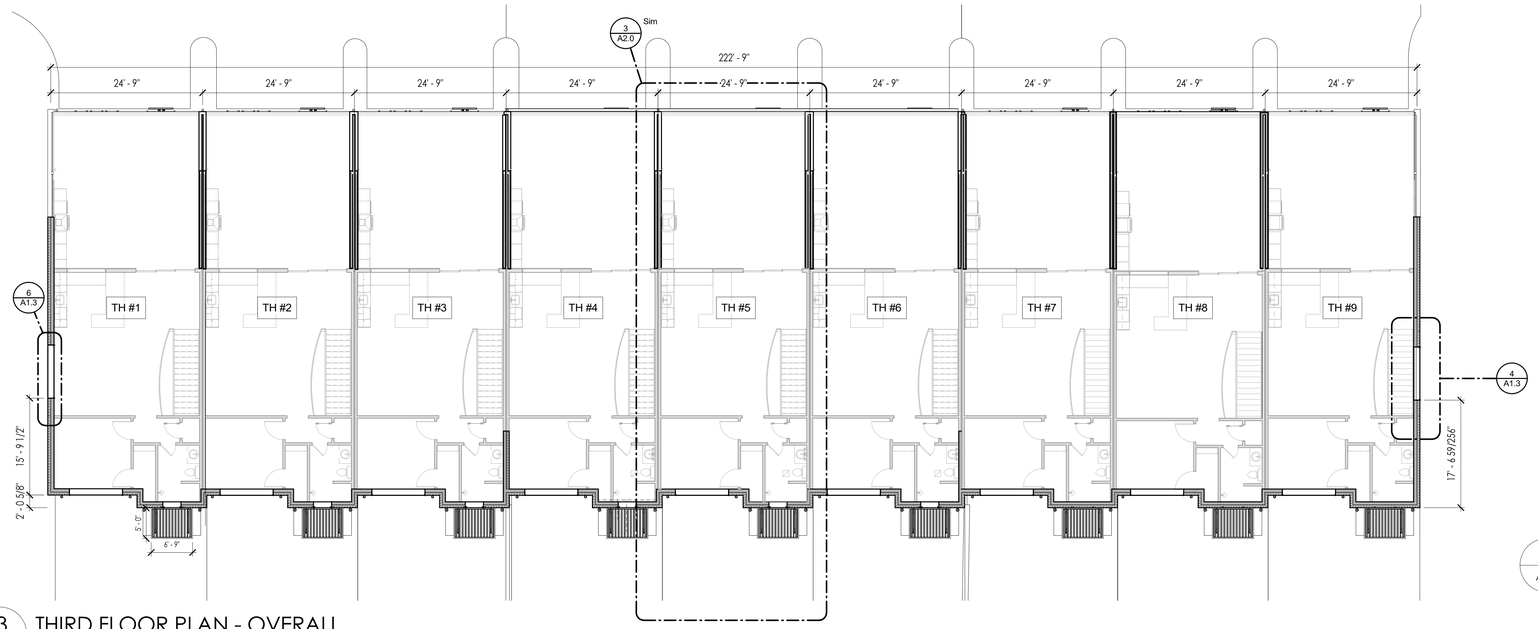
sheet title

ARCHITECTURAL SITE PLAN & OVERALL LOOK PLAN

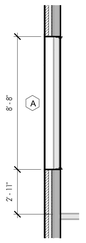
sheet number

A1.2



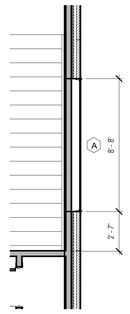
3 A1.3 THIRD FLOOR PLAN - OVERALL

SCALE: 1" = 10'-0"



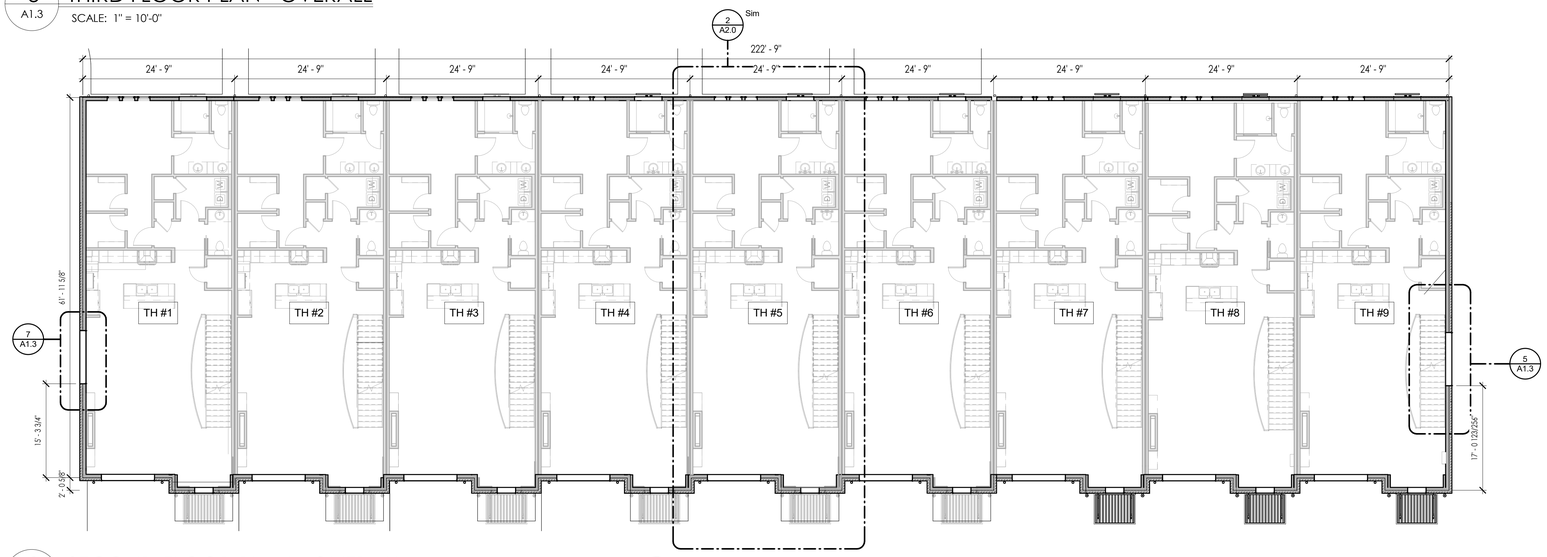
6 A1.3 THIRD FLOOR NORTH WINDOW DETAIL - TH#1

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



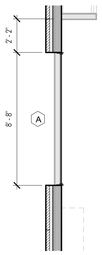
4 A1.3 THIRD FLOOR SOUTH WINDOW DETAIL - TH#9

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



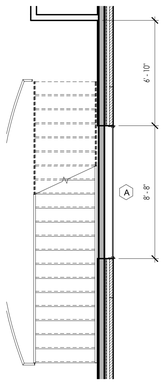
2 A1.3 SECOND FLOOR PLAN - OVERALL

SCALE: 1" = 10'-0"



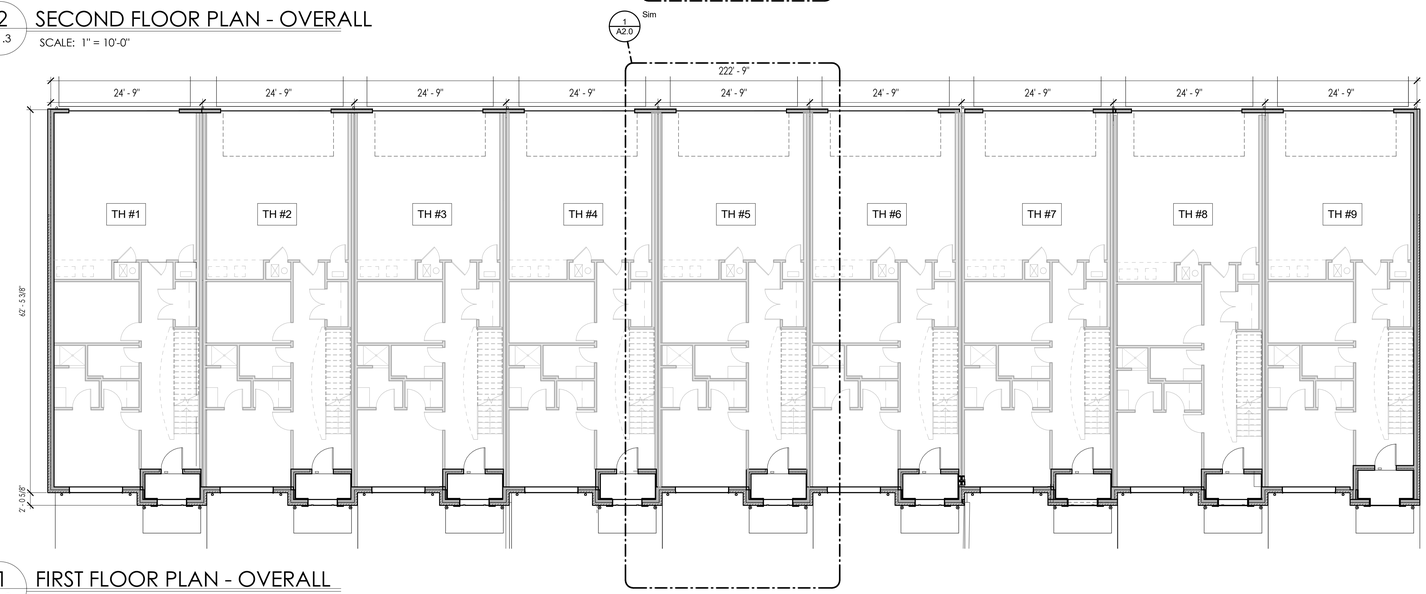
7 A1.3 SECOND FLOOR NORTH WINDOW DETAIL - TH#1

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



5 A1.3 SECOND FLOOR SOUTH WINDOW DETAIL - TH#9

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



1 A1.3 FIRST FLOOR PLAN - OVERALL

SCALE: 1" = 10'-0"

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checked by:	APS

drawing date

06/23/2023

sheet title

FLOOR PLANS - OVERALL

sheet number

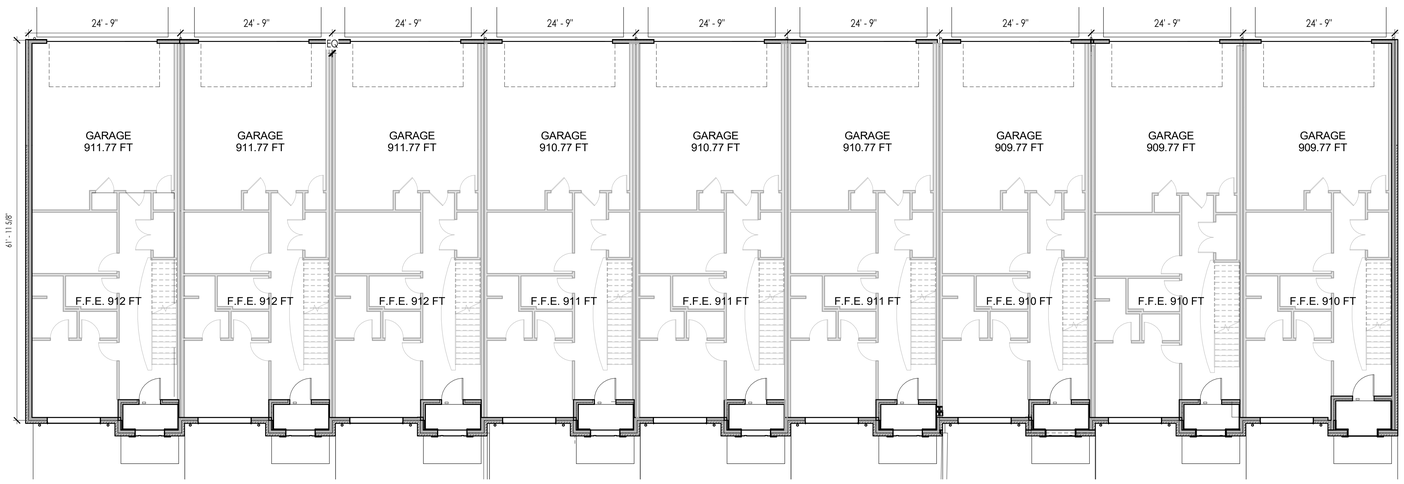
A1.3

FOUNDATION PLAN NOTES

1. ARCHITECTURAL SLAB PLAN IS FOR DIMENSIONAL CONTROL.

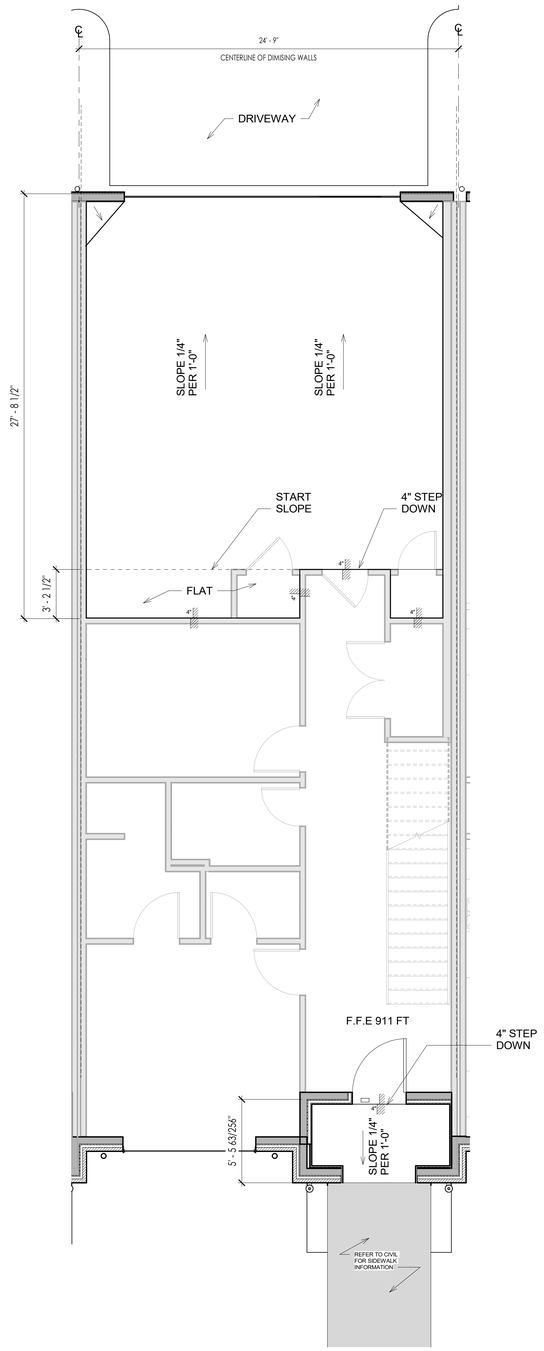
2. REFER TO STRUCTURAL DRAWINGS FOR WIDTH, DEPTH, AND COMPOSITION OF ALL STRUCTURAL BUILDING COMPONENTS.

3. PROVIDE SLEEVES IN FOOTINGS FOR PLUMBING, AS REQUIRED.



1 A1.4 FOUNDATION PLAN

SCALE: 1" = 10'-0"



2 A1.4 FOUNDATION PLAN - ENLARGED

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

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drawn by:	BHC
checked by:	APS

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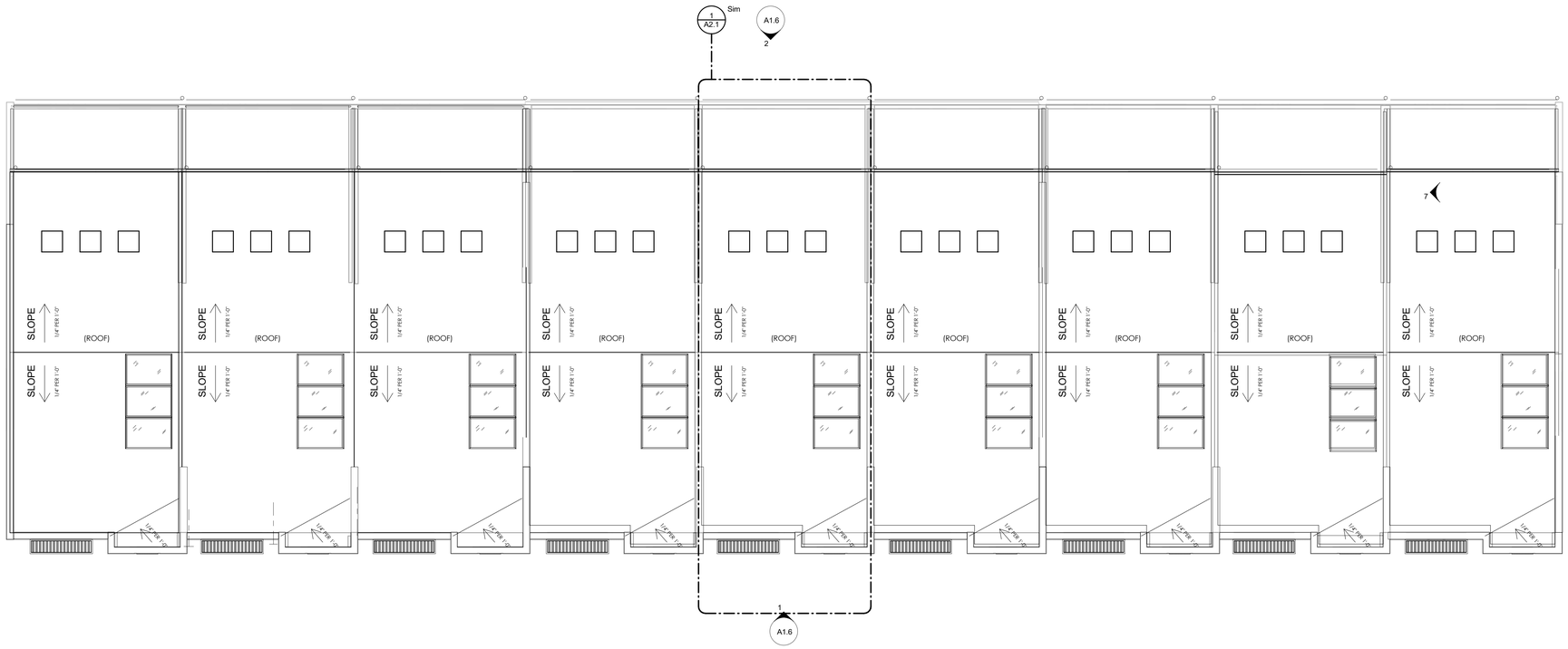
sheet title

FOUNDATION PLAN

sheet number

A1.4



1 A1.5 ROOF PLAN

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

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sheet title

ROOF PLAN - OVERALL

sheet number

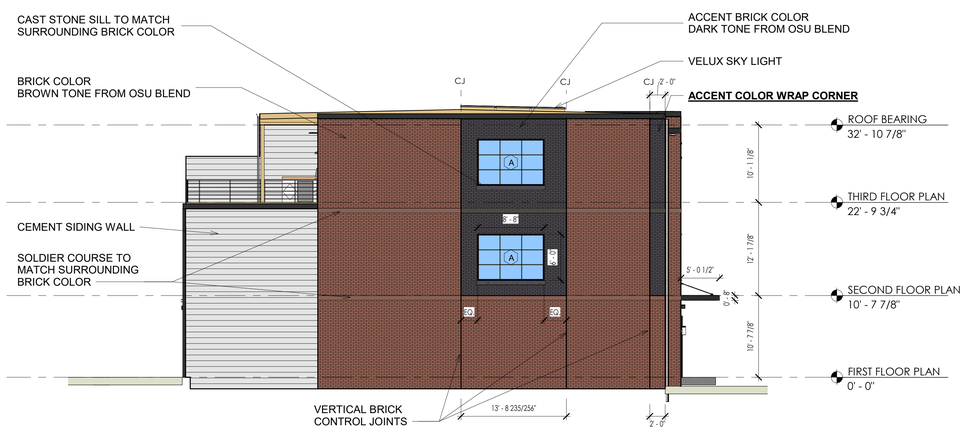
A1.5

1 A1.6 WEST ELEVATION

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

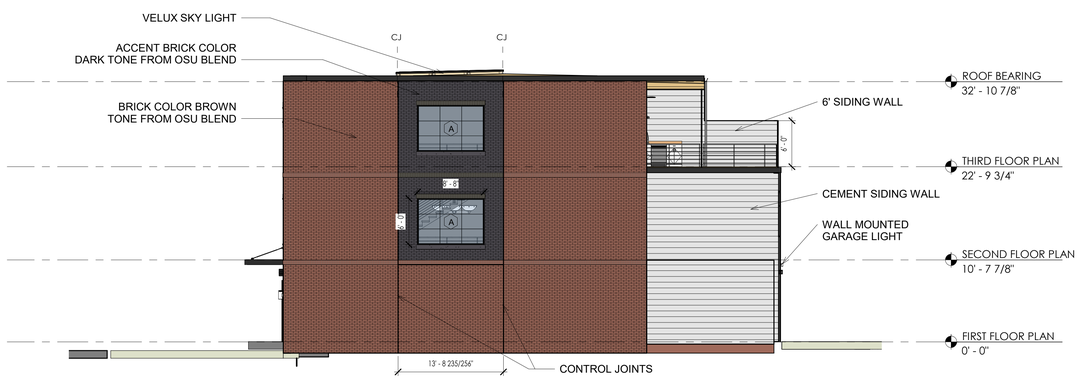
2 A1.6 EAST ELEVATION

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



3 A1.6 NORTH ELEVATION

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



4 A1.6 SOUTH ELEVATION

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

*NOTE THAT SOUTH AND NORTH ELEVATION IS PLACED AT DIFFERENT SITE HEIGHT

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BUILDING ELEVATIONS

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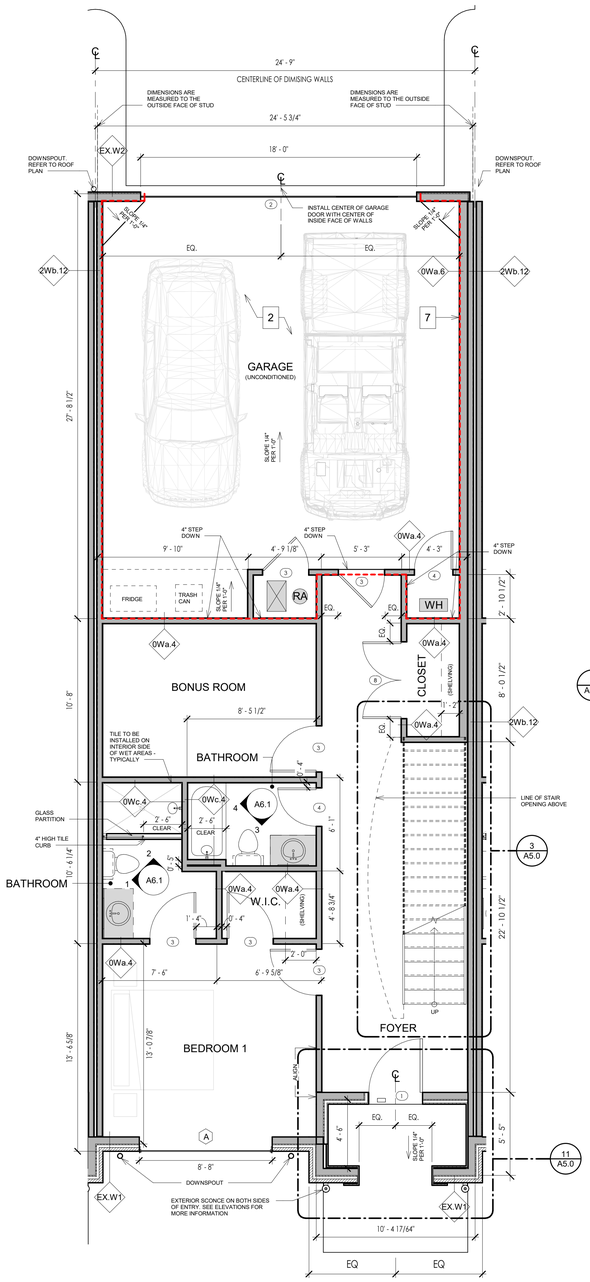
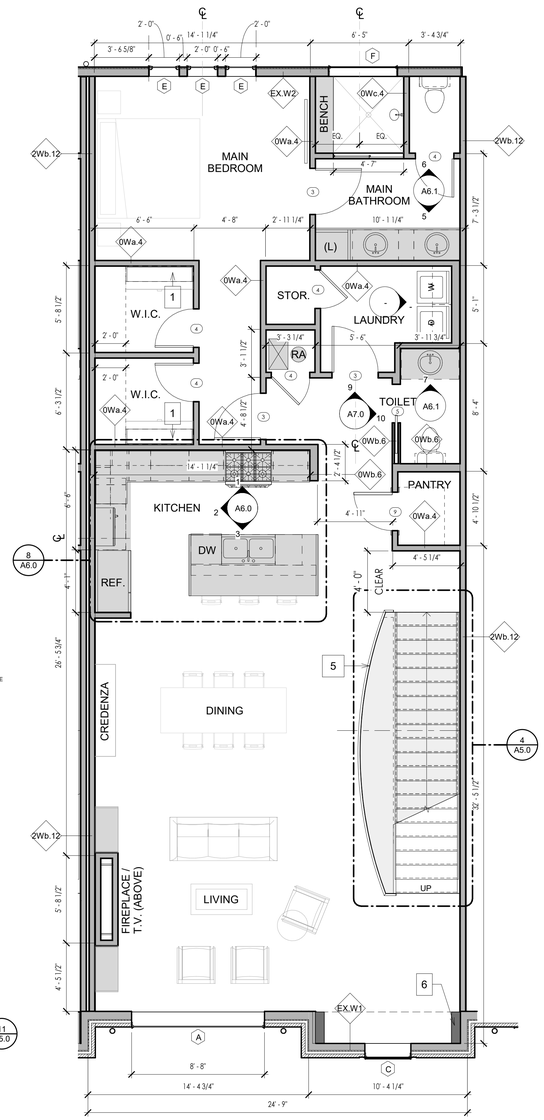


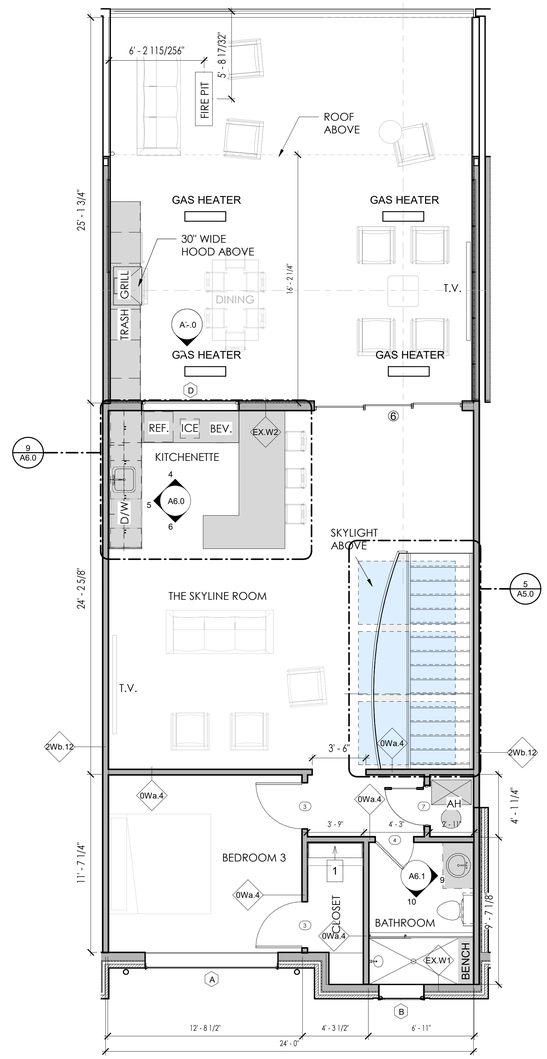
1 A2.0 FIRST FLOOR - UNIT PLAN

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



2 A2.0 SECOND FLOOR - UNIT PLAN

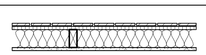
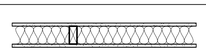
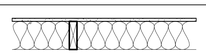
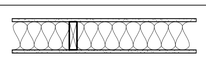
SCALE: 1/4" = 1'-0"

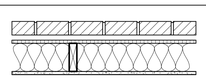
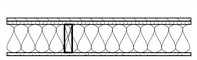
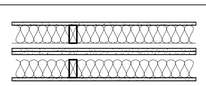


3 A2.0 THIRD FLOOR - UNIT PLAN

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

WALL SCHEDULE:

WALL TYPE	FIRE RATING	UL NUMBER	DETAIL	DESCRIPTION
0Wc.4	NONE	N/A		1/2" GYPSUM BOARD WITH SCHLUTER KERDI MEMBRANE W/ TILE ON ONE SIDE & 1/2" GYP. BOARD ON OTHER SIDE OF 2x4 WOOD STUDS TO CEILING ABOVE. SEE RESTROOM ELEVATIONS FOR HEIGHT OF TILE.
0Wa.4	NONE	U305		1/2" GYP. BOARD EACH SIDE OF 2x4 WOOD STUDS TO CEILING ABOVE.
0Wa.6	NONE	N/A		1/2" GYP. BOARD ON ONE SIDE OF 2X6 WOOD STUDS TO CEILING ABOVE.
0Wa.6	NONE	N/A		1/2" GYP. BOARD ON EACH SIDE OF 2X6 WOOD STUDS TO CEILING ABOVE.

WALL TYPE	FIRE RATING	UL NUMBER	DETAIL	DESCRIPTION
EX.W1	1 HOUR	U419		NOM. 4X8 BRICK W/ NOM. 2" AIR SPACE, WEATHER BARRIER MEMBRANE WITH FLUID APPLIED WATERPROOFING, AND 5/8" GLASS FIBER REINFORCED GYPSUM ON ONE SIDE & 1/2" GYP. BOARD ON THE OTHER SIDE OF 6" WOOD STUDS. BRICK ACCESSORIES SHALL BE PROVIDED. SEE DETAILS AND STRUCTURAL DRAWINGS.
EX.W2	1 HOUR	U419		FIBER CEMENT LAP SIDING, 5/8" GLASS FIBER REINFORCED GYPSUM SHEATHING, AND WATER RESISTANT MEMBRANE WITH FLUID APPLIED WATERPROOFING ON EXTERIOR SIDE & 1/2" GYP. BOARD ON THE INTERIOR SIDE OF 6" WOOD STUDS.
2Wb.12	2 HOUR	U336B		DOUBLE STUD WALL WITH A 1" AIR GAP BETWEEN STUDS - 2X4 ON THE BOTH SIDE - AND 2 LAYERS OF TYPE X 5/8" FULL-HEIGHT GYP ON THE OUTSIDE FACES OF THE STUDS. TO MAINTAIN THE CONTINUOUS FIRE RATING THROUGH THE FLOOR AND STAIR LANDINGS, A TOP FLANGE HANGER IS UTILIZED SUCH THAT IT STANDS OFF THE FACE OF THE WALL ENOUGH FOR 2-LAYERS OF TYPE X 5/8" THICK GYPSUM SHEATHING TO BE INSTALLED BEHIND IT (NO PRE-ROCK REQUIRED)

FLOOR PLAN KEYNOTES

1. LUGGAGE SHELF
2. CONCRETE FINISH FLOOR IN GARAGE. SLOPE 1/4" PER 1'-0" TOWARDS DOOR CRICKET CONCRETE BACK ON SIDES OF GARAGE DOOR
3. EXTERIOR WOOD PEDESTAL DECK WITH DRAINAGE BENEATH
4. BRICK PLANTER
5. GUARDRAIL
6. PLUMBING CHASE
7. WALL FURROUT FOR PLUMBING CHASE

SYMBOL LEGEND & ABBREVIATIONS

NOTE	NOTE/ DESCRIPTION
D	WINDOW TYPE
1t	DOOR TYPE
1 A1.0	EXTERIOR ELEVATION
	BUILDING OR WALL SECTION
1 A101 SIM	DETAIL
1 A1.0 TITLE SCALE	DRAWING NUMBER / TITLE & SCALE
1	REVISION
W.I.C.	WALK IN CLOSET
W.H.	WATER HEATHER

INTERIOR FINISH NOTES

1. INSTALL ALL WOOD BASES 11/16" ABOVE FINISH FLOOR.
2. SEE PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFORMATION
3. THE PROJECT SHALL HAVE NO CROWN MOULDING FOR WALL TO CEILING TRANSITIONS UNLESS OTHERWISE NOTED.
4. ALL GYP BOARD UNDER THE STAIR TO BE 1/2", PAINT PER IRC R302.7
5. CEILING IN ALL GARAGES TO BE 5/8" "TYPE X" GYP. BOARD. PAINT PERR IRC TABLE R302.6
6. GARAGE WALLS SUPPORTING FLOOR/ CEILING ASSEMBLIES USED FOR SEPERATION SHALL BE 1/2" GYP. BOARD PER IRC TABLE 302.6
7. REFERENCE UL RATING FOR GYP. BOARD APPLICATIONS OF DEMISING WALL.

DEMISING WALL NOTE:
PER 2018 IRC R302.2 EXCEPTION, NO PLUMBING OR VENTING SHALL BE IN THE DEMISING WALLS. THESE DRAWINGS SHOW FURRING WALLS BEYOND THE DEMISING WALLS TO SATISFY THIS REQUIREMENT. IT IS AT THE OWNER'S DISCRETION WHERE THE FURRED WALLS ARE BUILT BASED ON THE FIELD CONDITIONS. BUT IN ALL CONDITIONS, THE DEMISING WALLS SHALL NOT BE PENETRATED BY ANYTHING NOT ALLOWED IN IRC 302.2.

WALL TYPE DESIGNATION KEY:

0Wa.6
- WALL STUD/STRUCTURAL TYPE
- NOM. WIDTH OF PRIMARY WALL STRUCTURE
- FINISH DESIGNATION
- REQUIRED FIRE-RESISTANT RATING

Ex.W4
- WALL STUD/STRUCTURAL TYPE
- FINISH DESIGNATION
- DENOTES EXTERIOR WALL TYPE ONLY

REQUIRED FIRE-RESISTANT RATING:
- 0- NO FIRE-RESISTANT RATING REQUIRED
- 1- 1-HOUR FIRE RESISTANT RATING REQUIRED

WALL STUD/STRUCTURAL TYPES:
- W- WOOD STUD WALL
- S- LIGHT GAUGE METAL STUD & METAL FURRING WALL
- C- CONCRETE WALL
- U- CONCRETE MASONRY WALL
- P- PRE CAST CONCRETE WALL

NOMINAL WIDTH OF PRIMARY WALL STRUCTURE:
- 1- 7/8" METAL FURRING
- 4- 2X4 WOOD STUD OR 3-5/8" METAL STUD
- 6- 2X6 WOOD STUD OR 6" METAL STUD
- 8- 6X8X16 CMU

FINISH DESIGNATION:
FINISH DESIGNATIONS VARY FOR ALL WALL TYPES. SEE SCHEDULE BELOW.

WALL SCHEDULE NOTES:

1. PROVIDE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF ALL PARTITIONS WITH SOUND ATTENUATION INSULATION.

2. PROVIDE ACOUSTICAL PADDING IN ALL ELECTRICAL AND TELEPHONE OUTLETS LOCATED WALLS WITH SOUND ATTENUATION BLANKETS

3. REFER TO CEILING TYPE LEGEND FOR INFORMATION REGARDING CEILING CONSTRUCTION

4. PROVIDE FIRE CAULKING AT TOP AND BOTTOM OF ALL RATED PARTITIONS

5. ALL RATED PARTITIONS AND THOSE WITH SOUND ATTENUATION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE

6. PROVIDE SMOKE SEAL AND FIRE SAFING AT ALL FLOOR PENETRATIONS FOR PIPING, CONDUIT, ETC.

7. REFER TO UL ASSEMBLY REQUIREMENTS . ACHIEVE FIRE RATINGS DESCRIBED IN THE WALL SCHEDULE

8. SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND CONSTRUCTION OF BEARING WALLS. WHERE OSB IS REQUIRED WITHIN THE UNITS OR CORRIDORS THE GYPSUM SHALL BE THE LAST LAYER TO PROVIDE A FINISHED WALL.

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FLOOR PLANS - ENLARGED

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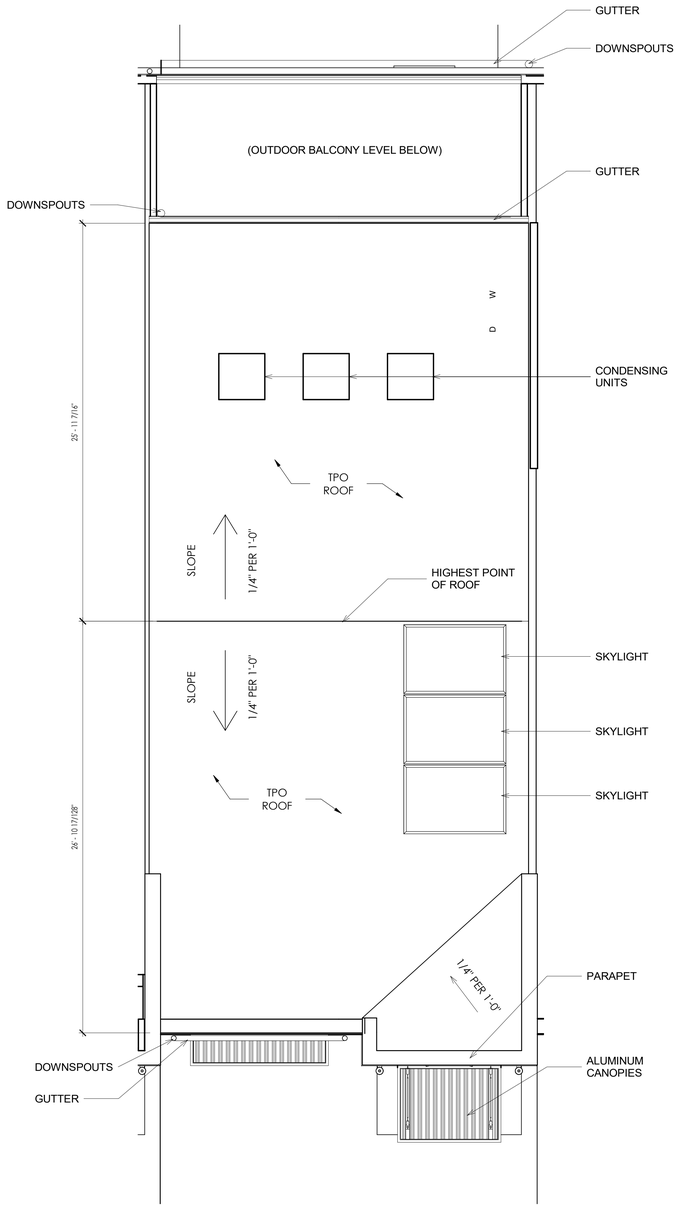


1 A2.1 ENLARGED ROOF PLAN

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

ROOF PLAN NOTES:

NOTES ON SKYLIGHTS:

1. SKYLIGHTS TO BE INSTALLED IN A CURB EXTENDING NOT LESS THAN 4" ABOVE THE ROOF PLAN PER R308.6.8 SECTION OF THE INTERNATIONAL RESIDENTIAL CODE.

2. SKYLIGHTS ARE TO BE LAMINATED GLASS WITH INTERLAYER THICKNESS NOT LESS THAN .030 INCH THICK PER R308.6.1 SECTION OF THE IRC.

NOTES ON ROOF:

1. ROOF OVERHANG DIMENSIONS ARE FROM EDGE OF ROOF TO FACE OF STUD.

2. ARCHITECTURAL ROOF DETAILS ARE FOR WATERPROOFING PURPOSES. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION AND DETAILS ON ROOF PENETRATIONS.

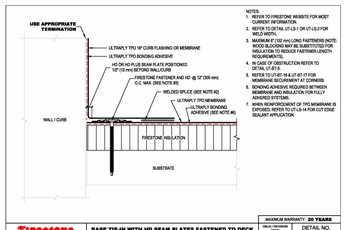
3. SEE GENERAL NOTES & SPECIFICATIONS FOR MORE INFORMATION ON THE ROOF SYSTEM AND COMPONENTS.

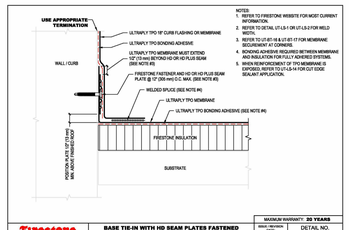
4. CRICKETS OR COUNTER SLOPES SHALL BE PROVIDED AT ALL PARAPETS OR OTHER ROOF OBSTRUCTION INTERRUPTING A NEGATIVE ROOF SLOPE.

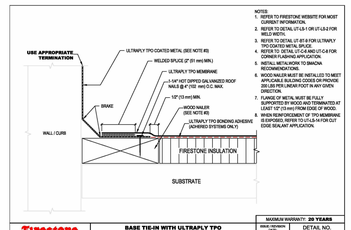
5. ICE & WATER SHIELD SHALL BE INSTALLED AT ALL SLOPE TRANSITIONS AND TERMINATIONS.

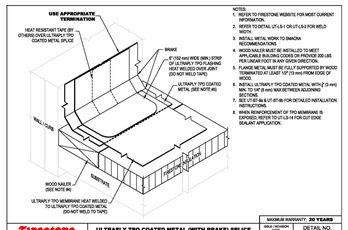
6. ROOFING SYSTEMS SHALL BE INSTALLED PER ALL OF MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

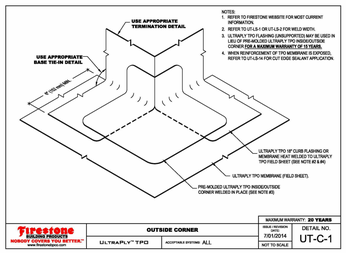
7. STACK OR CROSS VENTING SHALL BE PROVIDED FOR ALL UNCONDITIONED ATTIC AREAS IN BOTH LOW SLOPE AND SLOPED ROOFS. SLOPED ROOFS SHALL BE PROVIDED WITH CONTINOUS SOFFIT VENTS AND RIDGE VENTS. LOW SLOPED ROOFS SHALL BE PROVIDED WITH OPPOSITE WALL VENTS TO ALLOW FOR CROSS VENTILATION.

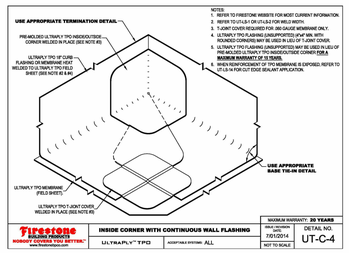


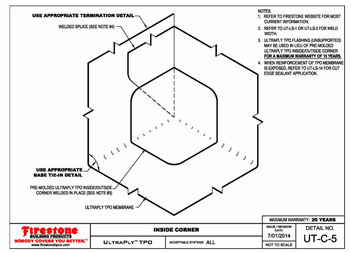


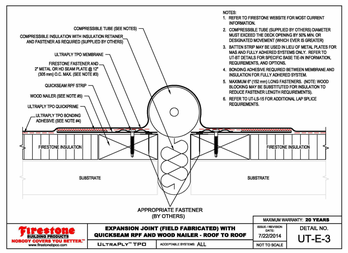


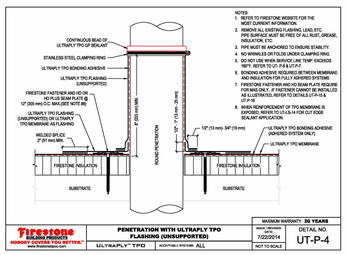


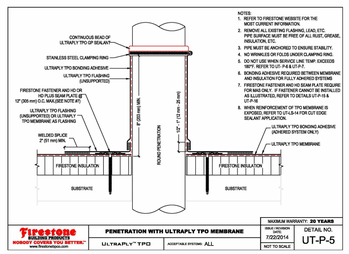


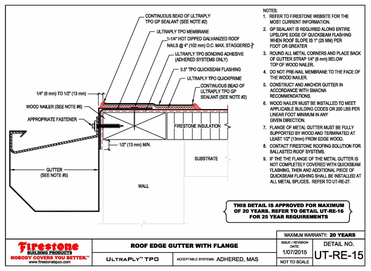


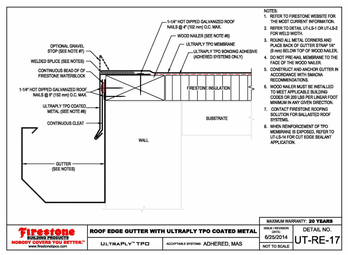


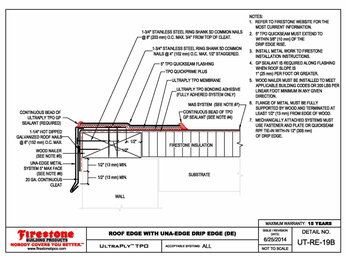












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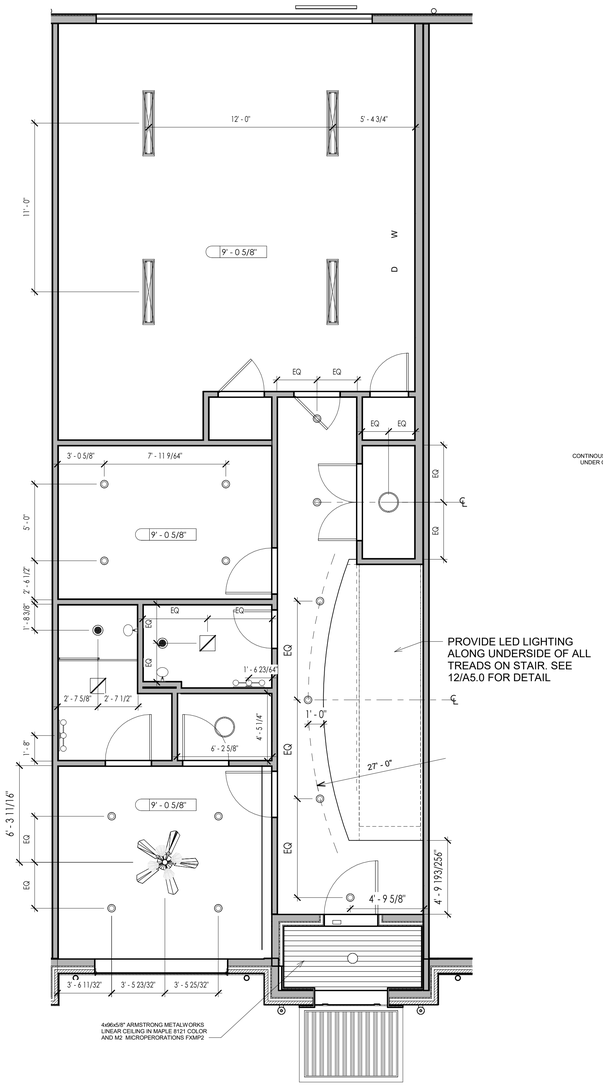
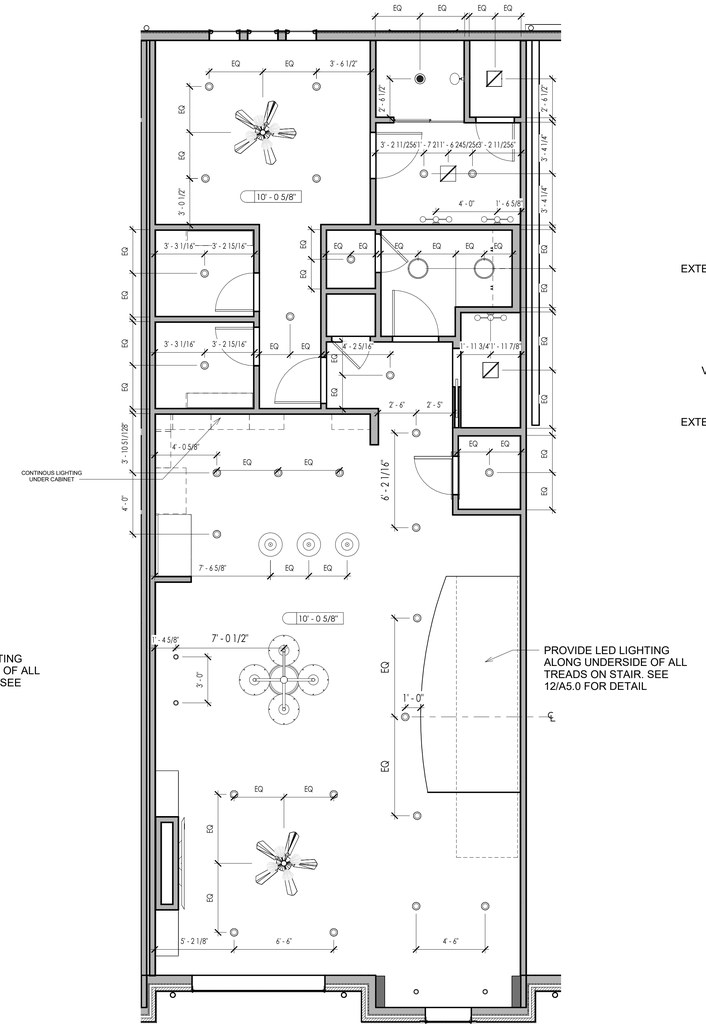
sheet number

A2.1



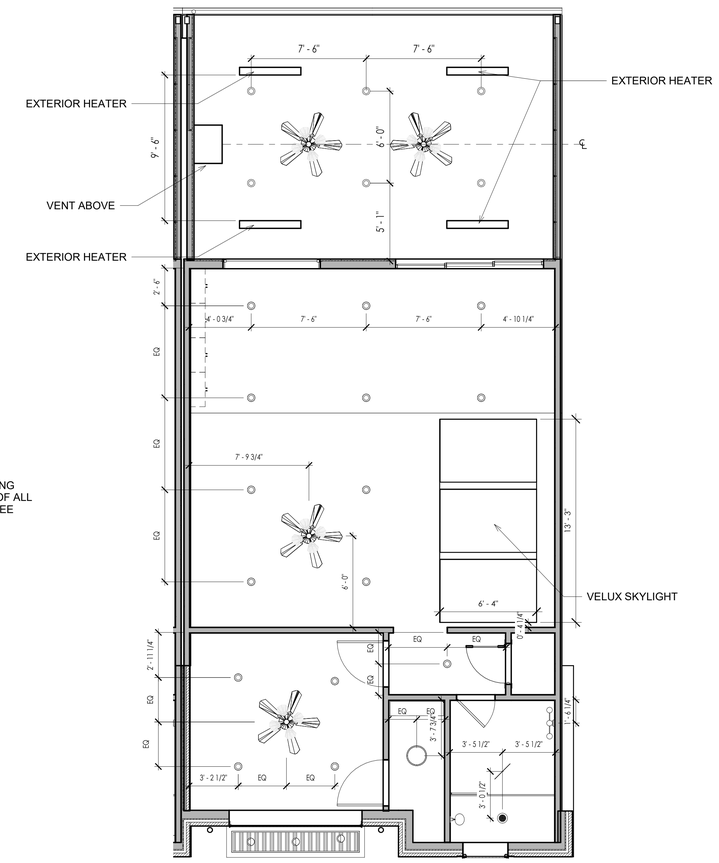
1 A2.2 FIRST FLOOR UNIT RCP PLAN

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



2 A2.2 SECOND FLOOR UNIT RCP PLAN

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



3 A2.2 THIRD FLOOR UNIT RCP PLAN

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

REFLECTED CEILING PLAN NOTES

1. THE ARCHITECTURAL PLAN IS FOR DIMENSIONAL CONTROL AND DESCRIPTION OF NON-ELECTRICAL CEILING ELEMENTS. OWNER IS RESPONSIBLE FOR CIRCUITING, SWITCHING, AND ELECTRICAL PANEL INFORMATION

2. ALL CEILINGS SHALL USE 1/2" GYP BD U.N.O.

3. DIMENSIONS ARE FROM FACE OF GYP TO CENTERLINE OF LIGHTING FIXTURE.

4. WHERE NO DIMENSIONS, CENTER ON ARCHITECTURAL ELEMENT.

5. ALL UPPER CABINETS SHALL HAVE UNDER CABINET LIGHT, CENTERED.

6. ABOVE RANGE MICROWAVE SHALL HAVE A VENT & LIGHT.

7. TYPICAL CEILING HEIGHTS ARE MEASURED VERTICALLY FROM THE FINISH FLOOR LEVEL:
   - FIRST FLOOR CEILING: 9'-0" A.F.F.
   - SECOND FLOOR CEILING: 10'-0" A.F.F.
   - THIRD FLOOR CEILING: 10'-0" A.F.F.

LIGHTING LEGEND

○	SURFACE MOUNTED FIXTURE (CLOSETS)	▨	12" EXHAUST BATHROOM FAN W/ LIGHT
◎	PENDANT LIGHT - DISK	▭	RESTROOM VANITY WALL LIGHT
•	6" RECESSED LED CAN LIGHT	✳	CEILING FAN
•	8" RECESSED LED CAN LIGHT - WATERPROOF	▭	48" MOUNTED FLUORESCENT TUBE LIGHT
○	8" RECESSED LED CAN LIGHT	▭	EXTERIOR ELECTRIC HEATER

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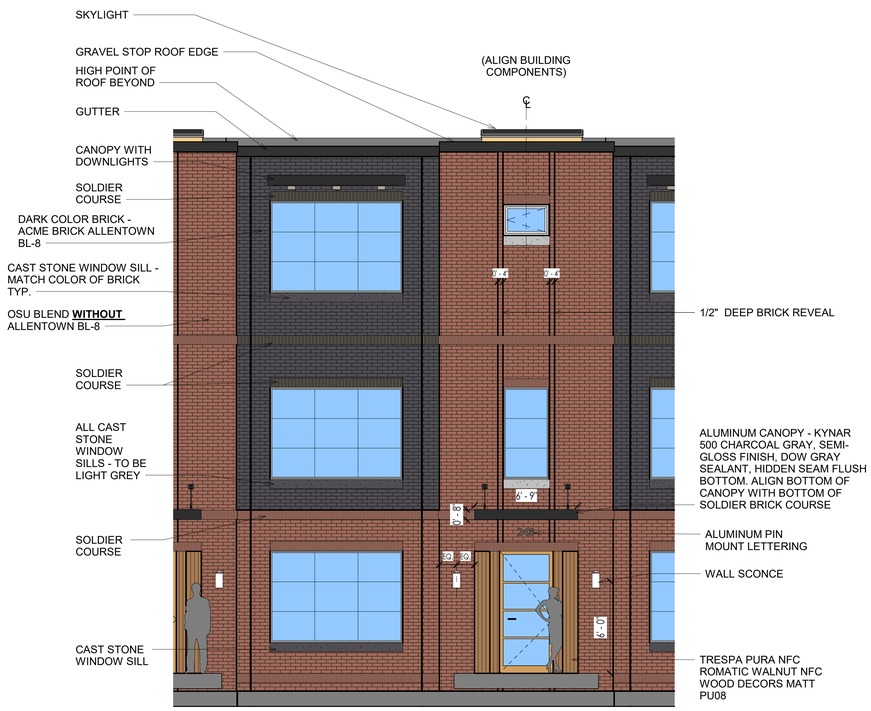
RCP PLANS - ENLARGED

sheet number

A2.2



1 A3.0 WEST ELEVATION - ENLARGED

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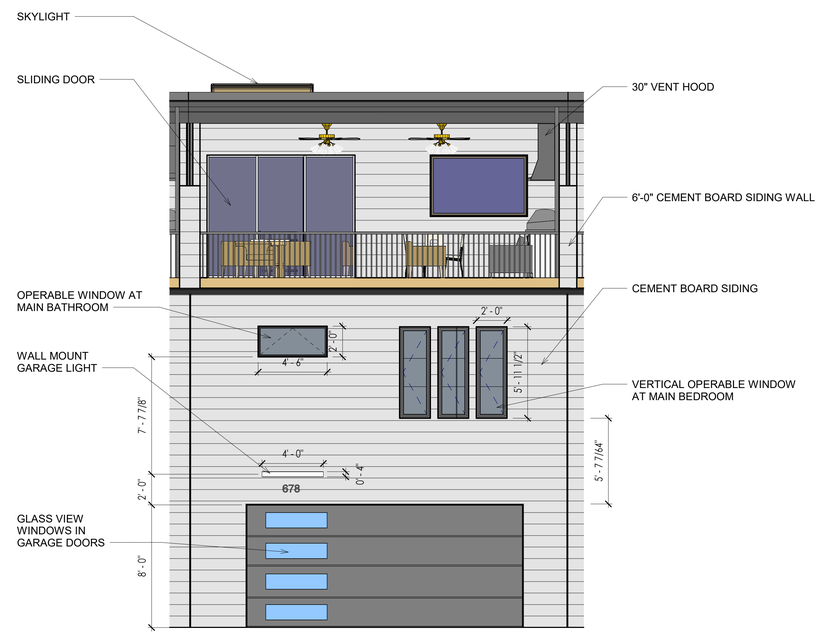

2 A3.0 EAST ELEVATION - ENLARGED

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

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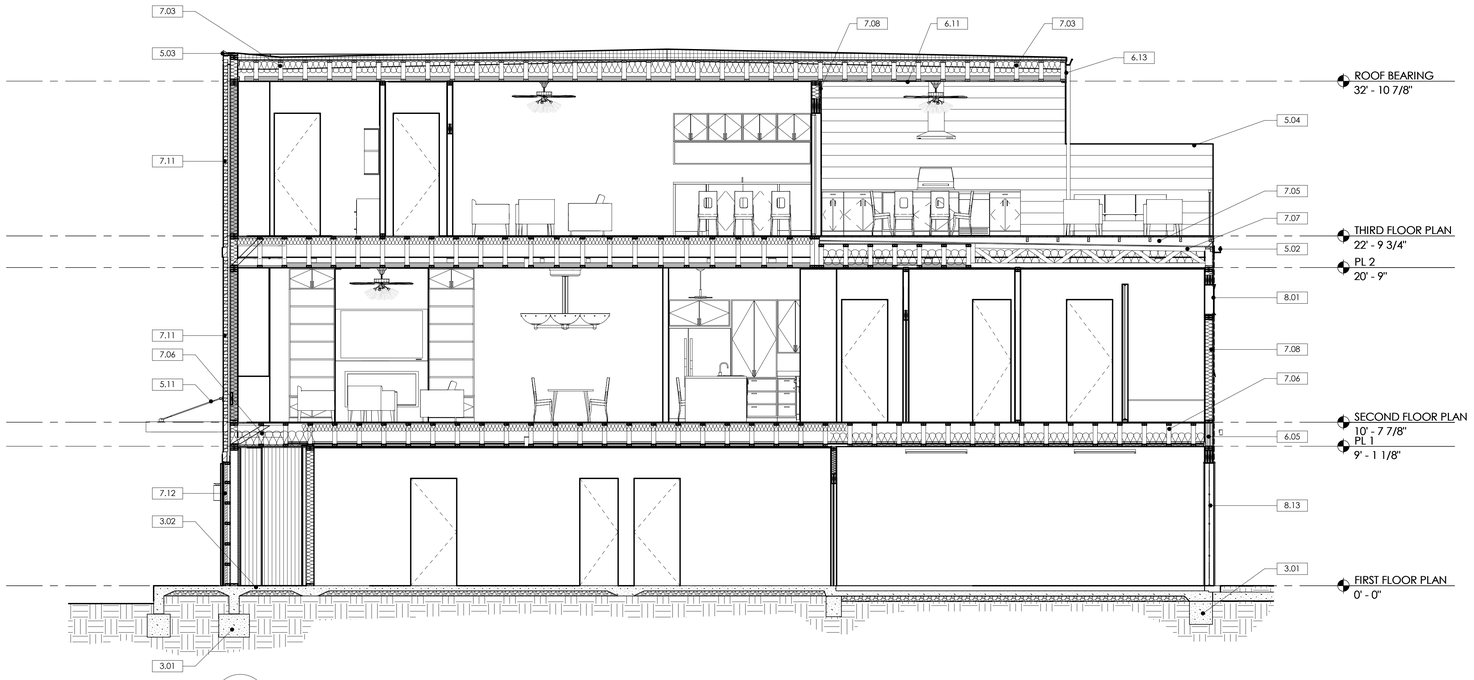
BUILDING ELEVATIONS - ENLARGED

sheet number

A3.0

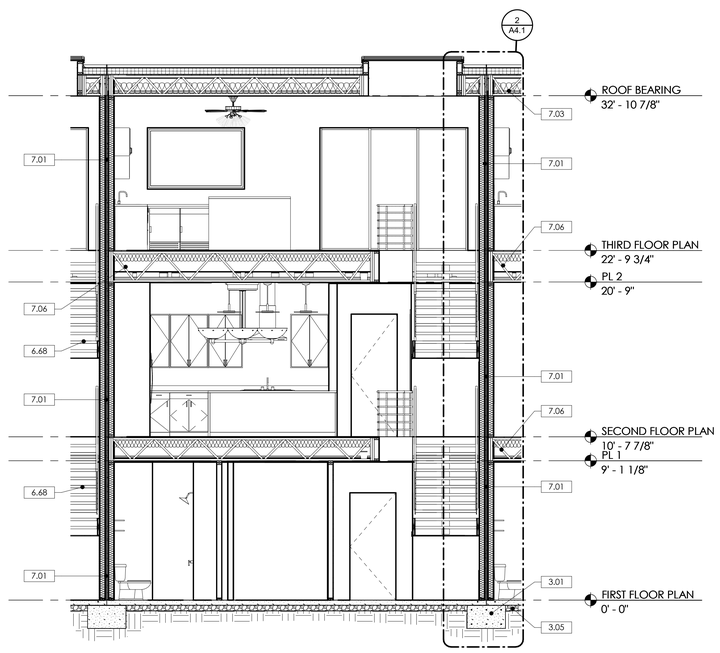


1 A4.0 TRANSVERSE SECTION I

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

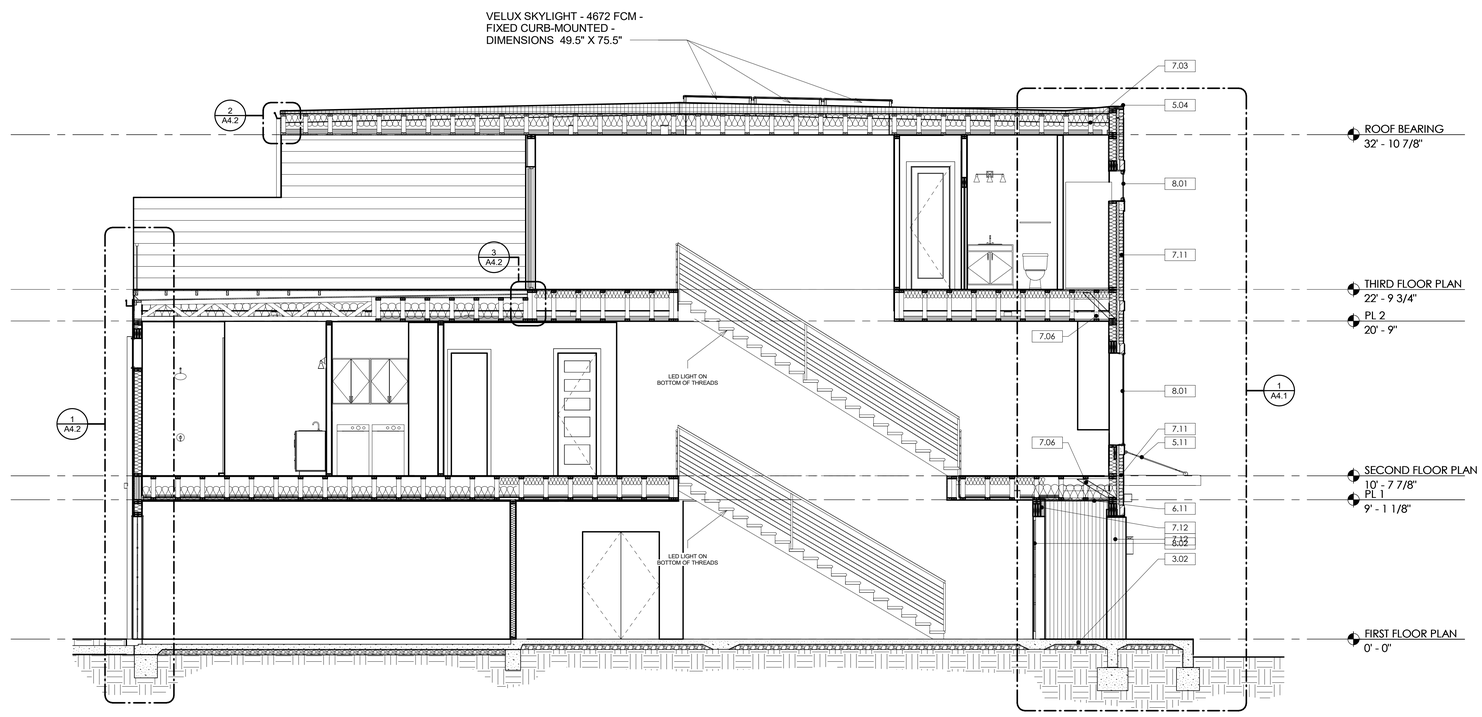
KEYNOTE LEGEND

MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER. SEE STRUC.
3.02	REINFORCED CONCRETE SLAB SLOPED FOR POSITIVE DRAINAGE. SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
5.02	5"x5" SQUARE ALUM. GUTTER W/ 4"x4" DOWNSPOUT DOWN TO CONC. SPLASH BLOCK. TYP.
5.03	PRE-MANUFACTURED ALUMINUM COPING GRAVEL STOP PROFILE W/ 7" FACE AND CONT. CLEAT AND FLUROPOLYMER COATING. LAP ROOF MEMBRANE OVER EXTERIOR VENEER. COORD. W/ MANUF. INSTRUCTIONS TYP.
5.04	METAL COPING WALL CAP W/ CONT. CLEAT. DRIP EDGE EACH SIDE AND TOP SLOPED EACH WAY FOR POSITIVE DRAINAGE. FLUOROPOLYMER COATING TYP.
5.11	PREMANUFACTURED METAL CANOPY W/ ROUND ROD SUPPORTS. SEE STRUCTURAL AND COORDINATE ADDITIONAL BLOCKING WITH MFR
6.05	LVL BEAM. SEE STRUC.
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.13	FIBER CEMENT WALL PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.68	WOOD FRAMED STAIRS W/ SOLID WOOD TREADS - STAINED. PROVIDE 1/2" GYP. BOARD ON UNDERSIDE OF STAIRS. TYP.
7.01	2-HOUR FIRE WALL: THE CENTRAL CORE CONSISTS OF (2) LAYERS OF 1" GYPSUM BOARD LINER PANELS IN 2"'H" STUDS. WITH 3/4" AIR SPACE ON EACH SIDE. WITHIN THE AIR SPACE. THE PANELS ARE SUPPORTED USING METAL CLIP ANGLES WHICH ATTACH TO A 2x4 STUD WALL FILLED WITH R-13 BATT INSULATION. 1/2" GYP. BOARD IS LOCATED TO THE OUTER SIDE OF EACH STUD WALL. SEE UL U336 FOR ASSEMBLY. PLUMBING MAY NOT BE LOCATED INSIDE THE FIRE WALL.
7.03	ROOF SYSTEM: ENGINEERED OPEN-WEB ROOF TRUSS W/ PLYWOOD DECKING. W/ FULLY ADHERED 60 MIL TPO ROOF MEMBRANE ABOVE. MIN R-30 CAVITY BATT INSULATION FILLED IN-BETWEEN ROOF TRUSSES. SLOPED INSULATION W/ ALL APPROPRIATE FLASHING. PENETRATION. AND TERMINATION DETAILS. MIN. 1/4" PER 1'-0" SLOPE. 20 YEAR WARRANTY.
7.05	PATIO DECK SYSTEM: IPE PAVER SYSTEM OVER SLOPED TPO ROOFING SYSTEM WITH PEDESTAL SYSTEM TO MAINTAIN FLAT WALKING SURFACE
7.06	FLOOR SYSTEM: ENGINEERED WOOD FLOOR JOISTS WITH 3/4" PLYWOOD SUBFLOOR FILLED WITH R-30 OVER EXTERIOR SPACE. SEE STRUC.
7.07	ROOF PATIO DECK SYSTEM: SLOPED ENGINEERED OPEN-WEB TRUSS W/ PLYWOOD DECKING (SEE STRUC.) W/ WATER PROOFING SYSTEM TURNED UP WALL MIN. 8" AND LAPPED UNDER SILL FLASHING AT DOOR OPENINGS. SLOPE DECK MIN. 1/8" PER 1'-0" TO GUTTER.
7.08	EXTERIOR FIBER CEMENT WALL: FIBER CEMENT SIDING OR PANEL BOARD (SEE ELEVATIONS) - PAINT. ATTACHED TO 2x6 STUD WALL WITH HOT-DIPPED. GALVANIZED FASTENERS. STUD WALL IS FILLED WITH R-19 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.) AND CONT. FLUID APPLIED WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
7.11	EXTERIOR BRICK WALL: RUNNING BOND BRICK VENEER (W/ WEEPS @ 24" O.C. @ TERMINATIONS) ATTACHED TO 2x6 WOOD STUD WALL WITH ADJUSTABLE GALVANIZED STEEL ANCHORS. STUD WALL IS FILLED WITH R-20 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.). FLUID APPLIED WATER RESISTANT MEMBRANE. AND AIR CAVITY IN BETWEEN BRICK AND WRB. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD. - PAINT.
7.12	RAINSCREEN SYSTEM: COMPOSITE WOOD LOOK PLANKS - WALNUT WITH MANUFACTURER STARTER TRACK. CLIPS. AND TERMINATION TRIM (POWDER COAT - BLACK) ATTACHED TO 2X6 STUD WALL WITH MANUF. APPROVED FASTENERS. STUD WALL IS FILLED WITH R-20 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" EXTERIOR SHEATHING (SEE STRUC.) AND CONT. WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW. SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR. SEE SCHEDULE FOR MORE INFORMATION
8.13	GARAGE DOOR W/ WOOD LOOK PANELS WITH FIBERGLASS AND GLAZED OPENINGS PER ARCHITECT DESIGN (SEE ELEVATIONS)



2 A4.0 LONGITUDINAL SECTION

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



3 A4.0 TRANSVERSE SECTION II

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

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BUILDING SECTIONS

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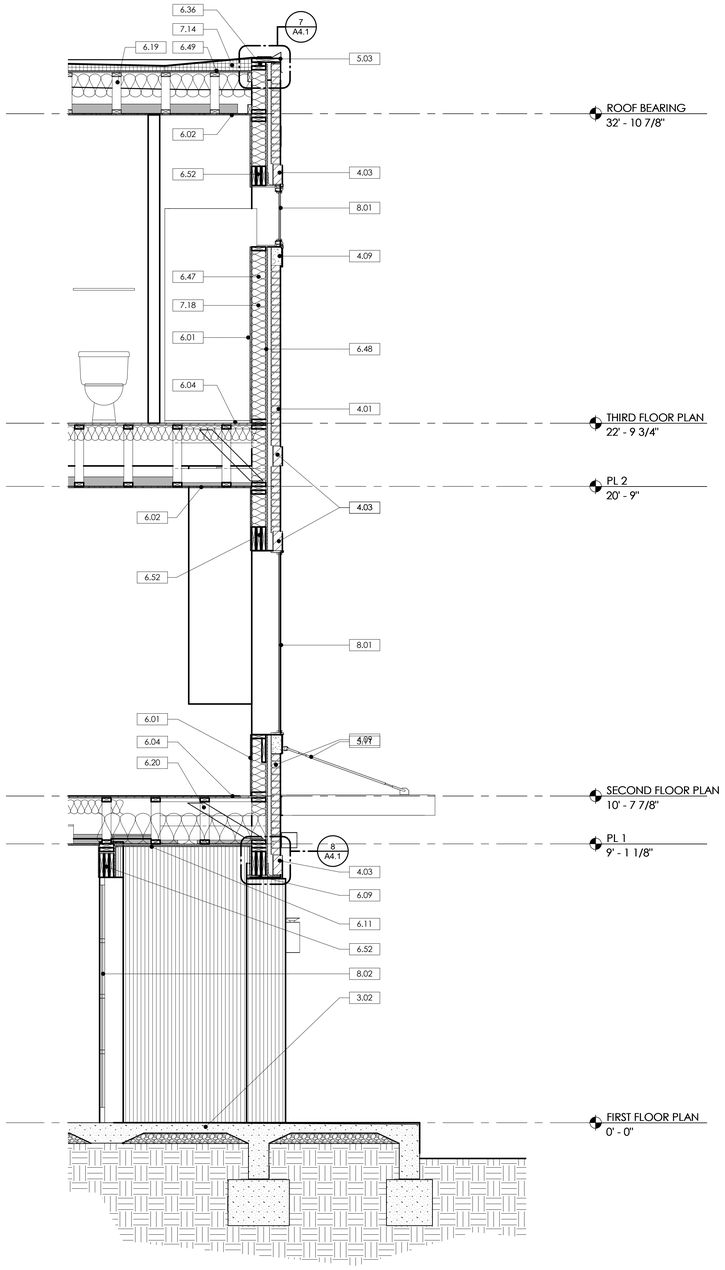
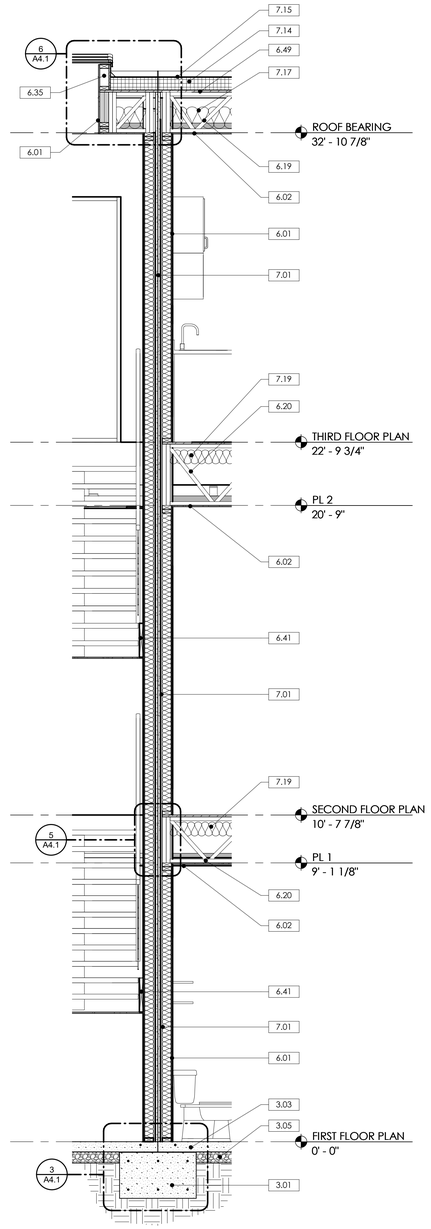
A4.0



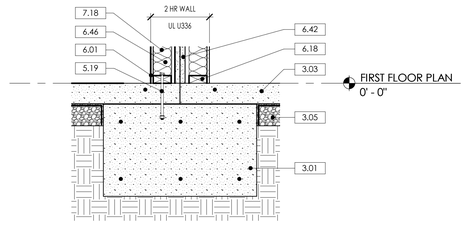
1 A4.1 WALL SECTION THRU ENTRY

SCALE: 1/2" = 1'-0"



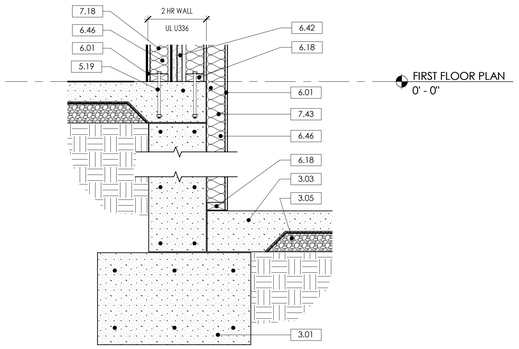
2 A4.1 WALL SECTION - DEMISING WALL TYP.

SCALE: 1/2" = 1'-0"



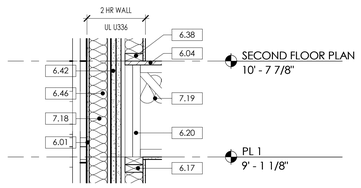
3 A4.1 DEMISING WALL @ FOOTING TYP.

SCALE: 1" = 1'-0"



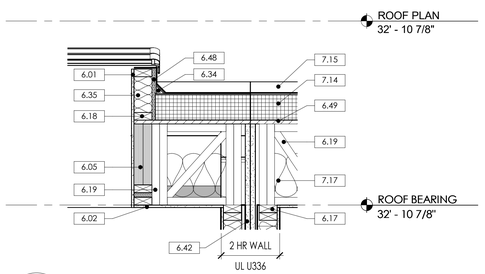
4 A4.1 DEMISING WALL @ STEPPED FOOTING TYP.

SCALE: 1" = 1'-0"



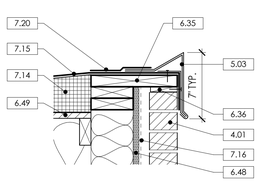
5 A4.1 DEMISING WALL @ FLOOR TRUSS

SCALE: 1" = 1'-0"



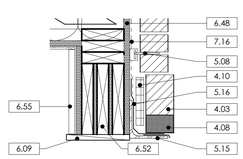
6 A4.1 DEMISING WALL @ ROOF TRUSS

SCALE: 1" = 1'-0"



7 A4.1 DETAIL - METAL COPING

SCALE: 1 1/2" = 1'-0"



8 A4.1 DETAIL - ENTRY HEADER

SCALE: 1 1/2" = 1'-0"

KEYNOTE LEGEND

MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER, SEE STRUC.
3.02	REINFORCED CONCRETE SLAB SLOPED FOR POSITIVE DRAINAGE, SEE STRUC.
3.03	TYP. REINFORCED CONCRETE SLAB ON GRADE W/ TURN DOWN FOOTING SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
4.01	RUNNING BOND BRICK VENEER
4.03	SINGLE BRICK SOLDIER COURSE
4.08	WEEPS @ TERMINATIONS, 24" O.C. TYP.
4.09	PRECAST CONCRETE SILL W/ BEVELED TOP EDGE AND DRIP KERF, TYP.
4.10	MORTAR NET, TYP.
5.03	PRE-MANUFACTURED ALUMINUM COPING GRAVEL STOP PROFILE W/ 7" FACE AND CONT. CLEAT AND FLUIDPOLYMER COATING, LAP ROOF MEMBRANE OVER EXTERIOR VENEER. COORD. W/ MANUF. INSTRUCTIONS TYP.
5.08	GALVANIZED METAL ANCHORS
5.11	PREMANUFACTURED METAL CANOPY W/ ROUND ROD SUPPORTS, SEE STRUCTURAL AND COORDINATE ADDITIONAL BLOCKING WITH MFR
5.15	STEEL LINTEL ANGLE
5.16	THRU-WALL FLASHING LAPPED OVER SS DRIP EDGE TYP.
5.19	METAL ANCHOR BOLT, SEE STRUC.
6.01	1/2" GYPSUM WALL BOARD - PAINT
6.02	1/2" GYPSUM CEILING BOARD - PAINT
6.04	3/4" PLYWOOD SUBFLOOR, SEE STRUC.
6.05	LVL BEAM, SEE STRUC.
6.09	1x10 FIBER CEMENT TRIM BD. - PAINT
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.17	2x4 DOUBLE TOP PLATE
6.18	2x4 P.T. SOLE PLATE
6.19	ENGINEERED ROOF TRUSS, SEE STRUC.
6.20	ENGINEERED OPEN-WEB FLOOR TRUSS, SEE STRUC.
6.34	CANT STRIP
6.35	P.T. WOOD FRAMING
6.36	P.T. WOOD BLOCKING
6.38	2x4 SOLE PLATE
6.41	2x12 STRINGER
6.42	1" GYP. LINER PANEL, SEE UL 336 ASSEMBLY
6.46	2x4 STUD WALL
6.47	2X6 WOOD FRAMING
6.48	EXTERIOR SHEATHING, SEE STRUC.
6.49	ROOF SHEATHING, SEE STRUC.
6.52	WOOD HEADER, SEE STRUC.
6.55	1X6 COMPOSITE WOOD LOOK DECK BOARDS, FINISH TO MATCH RAINSCREEN SYSTEM AT ENTRY
7.01	2-HOUR FIRE WALL: THE CENTRAL CORE CONSISTS OF (2) LAYERS OF 1" GYPSUM BOARD LINER PANELS IN 2" "H" STUDS, WITH 3/4" AIR SPACE ON EACH SIDE. WITHIN THE AIR SPACE, THE PANELS ARE SUPPORTED USING METAL CLIP ANGLES WHICH ATTACH TO A 2x4 STUD WALL FILLED WITH R-13 BATT INSULATION. 1/2" GYP. BOARD IS LOCATED TO THE OUTER SIDE OF EACH STUD WALL. SEE UL U336 FOR ASSEMBLY. PLUMBING MAY NOT BE LOCATED INSIDE THE FIRE WALL.
7.14	SLOPED RIGID INSULATION BOARD
7.15	TPO ROOF MEMBRANE, 60 MIL FULLY ADHERED W/ 20 YEAR WARRANTY
7.16	FLUID APPLIED WEATHER RESISTANT MEMBRANE
7.17	MIN. R-38 CAVITY INSULATION
7.18	MIN. R-19 WALL CAVITY INSULATION FILLED INSIDE 2x6 STUD WALL
7.19	MIN. R-30 CAVITY INSULATION HELD UP TO UNDERSIDE OF FLOOR DECK
7.20	ROOF MEMBRANE STRIP LAPPED OVER EDGE OF METAL COPING. CONFIRM W/ MANUF. INSTALLATION INSTRUCTIONS
7.43	MIN. R-13 WALL CAVITY INSULATION
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW, SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR, SEE SCHEDULE FOR MORE INFORMATION

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06/23/2023

sheet title

WALL SECTIONS AND DETAILS

sheet number

A4.1

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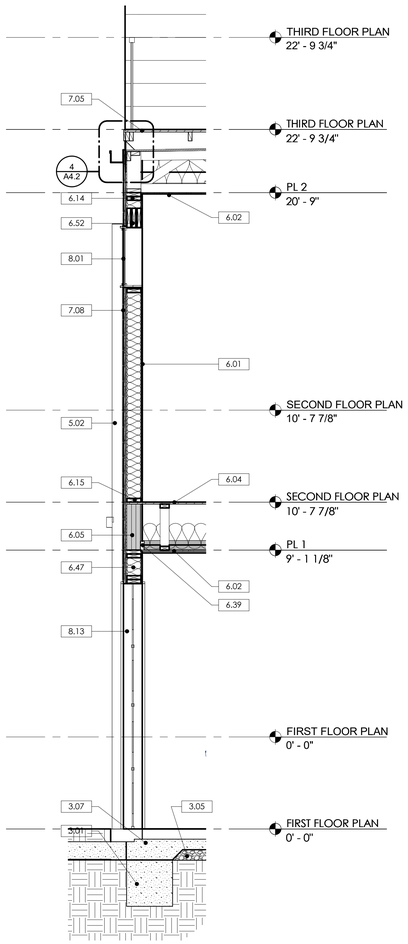
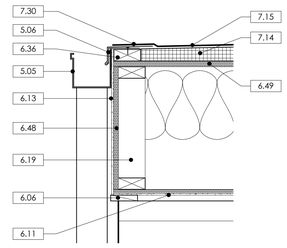


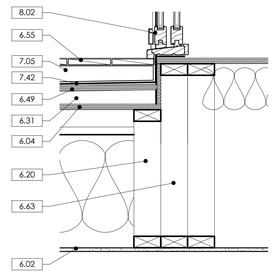
1 A4.2 WALL SECTION - GARAGE / PATIO RAILING

SCALE: 1/2" = 1'-0"



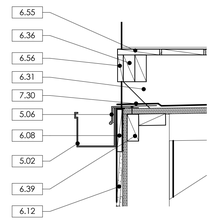
2 A4.2 DETAIL - GUTTER @ PATIO ROOF

SCALE: 1 1/2" = 1'-0"



3 A4.2 DETAIL - PATIO DOOR THRESHOLD

SCALE: 1 1/2" = 1'-0"



4 A4.2 DETAIL - GUTTER @ PATIO EDGE

SCALE: 1 1/2" = 1'-0"

KEYNOTE LEGEND

MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER. SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
3.07	TYP. GARAGE SLAB: 4" REINFORCED CONCRETE SLAB ON GRADE. SLOPED TO DRAIN 1/8" PER FT. SEE STRUC.
5.02	5"x5" SQUARE ALUM. GUTTER W/ 4"x4" DOWNSPOUT DOWN TO CONC. SPLASH BLOCK, TYP.
5.05	5"x5" SQUARE ALUM. GUTTER W/ 3"x4" DOWNSPOUT DOWN TO ELBOW AND COMPOSITE SPLASH BLOCK UNDER PATIO DECK.
5.06	METAL TURNDOWN COPING AT ROOF EDGE W/ CONT. CLEAT AND DRIP EDGE. FLUOROPOLYMER COATING TYP.
6.01	1/2" GYPSUM WALL BOARD - PAINT
6.02	1/2" GYPSUM CEILING BOARD - PAINT
6.04	3/4" PLYWOOD SUBFLOOR, SEE STRUC.
6.05	LVL BEAM, SEE STRUC.
6.06	1x4 FIBER CEMENT TRIM BD. - PAINT
6.08	1x6 FIBER CEMENT TRIM BD. - PAINT
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.12	FIBER CEMENT LAP WALL SIDING W/ 9" EXPOSURE - PAINT
6.13	FIBER CEMENT WALL PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.14	2x6 DOUBLE TOP PLATE
6.15	2x6 SOLE PLATE
6.19	ENGINEERED ROOF TRUSS, SEE STRUC.
6.20	ENGINEERED OPEN-WEB FLOOR TRUSS, SEE STRUC.
6.31	RIPPED 2x10 P.T. WOOD JOISTS @ 16" O.C. TO PROVIDE LEVEL SURFACE FOR DECK BOARDS
6.36	P.T. WOOD BLOCKING
6.39	WOOD BLOCKING, SEE STRUC.
6.47	2X6 WOOD FRAMING
6.48	EXTERIOR SHEATHING, SEE STRUC.
6.49	ROOF SHEATHING, SEE STRUC.
6.52	WOOD HEADER, SEE STRUC.
6.55	1X6 COMPOSITE WOOD LOOK DECK BOARDS, FINISH TO MATCH RAINSCREEN SYSTEM AT ENTRY
6.56	1x4 COMPOSITE WOOD LOOK TRIM TO MATCH DECK BOARDS
6.63	GIRDER TRUSS, SEE STRUC.
7.05	PATIO DECK SYSTEM: IPE PAVER SYSTEM OVER SLOPED TPO ROOFING SYSTEM WITH PEDESTAL SYSTEM TO MAINTAIN FLAT WALKING SURFACE
7.08	EXTERIOR FIBER CEMENT WALL: FIBER CEMENT SIDING OR PANEL BOARD (SEE ELEVATIONS) - PAINT, ATTACHED TO 2x6 STUD WALL WITH HOT-DIPPED, GALVANIZED FASTENERS. STUD WALL IS FILLED WITH R-19 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.) AND CONT. FLUID APPLIED WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
7.14	SLOPED RIGID INSULATION BOARD
7.15	TPO ROOF MEMBRANE, 60 MIL FULLY ADHERED W/ 20 YEAR WARRANTY
7.30	LAP ROOF MEMBRANE OVER METAL TURNDOWN COPING AND PROVIDE SEALANT AT CUT EDGE AS REQ'D BY MANUF.
7.42	WATERPROOFING SYSTEM TO TURN UP WALLS MIN. 8" AND LAP INTO FRAMED OPENINGS AS REQ'D
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW, SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR, SEE SCHEDULE FOR MORE INFORMATION
8.13	GARAGE DOOR W/ WOOD LOOK PANELS WITH FIBERGLASS AND GLAZED OPENINGS PER ARCHITECT DESIGN (SEE ELEVATIONS)

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drawn by:	BHC
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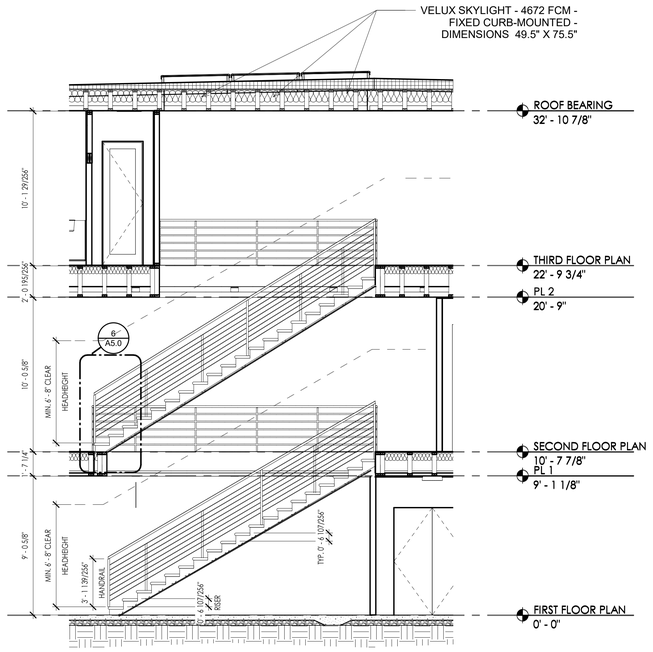
sheet title

WALL SECTIONS AND DETAILS

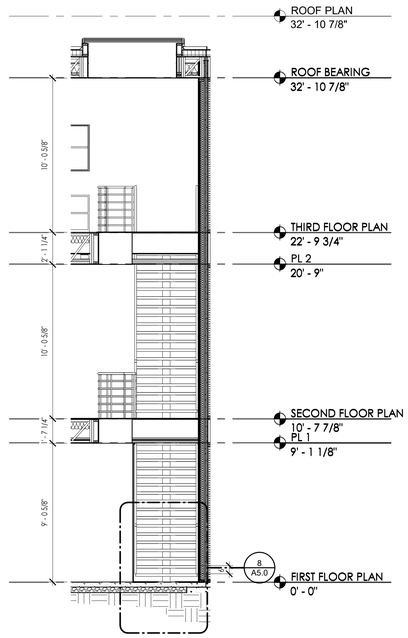
sheet number

A4.2



1 A5.0 LONGITUDINAL SECTION - STAIR

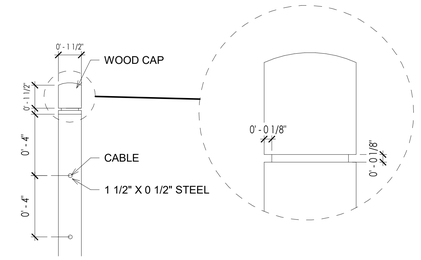
SCALE: 1/4" = 1'-0"



2 A5.0 TRANSVERSE SECTION - STAIR

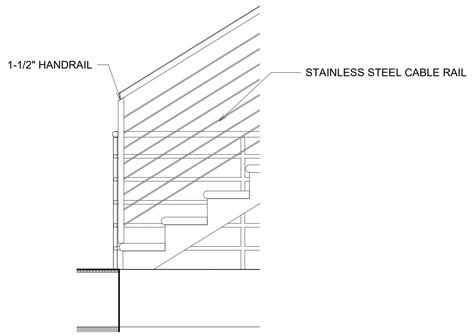
SCALE: 1/4" = 1'-0"

NOTE: STAIR TO BE FABRICATED IN SUCH A WAY THAT A 4" SPHERE CANNOT PASS THROUGH AT ANY POINT IN THE GUARDRAILING



7 A5.0 HANDRAIL DETAILS

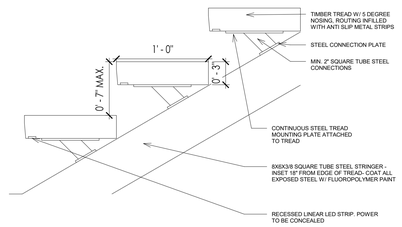
SCALE: 3" = 1'-0"



6 A5.0 STAIR DETAIL - GUARDRAIL

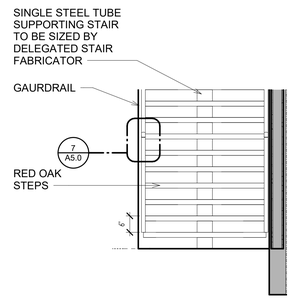
SCALE: 3/4" = 1'-0"

NOTE: STAIR IS A DELEGATED DESIGN TO BE ENGINEERED BY A STAIR FABRICATOR



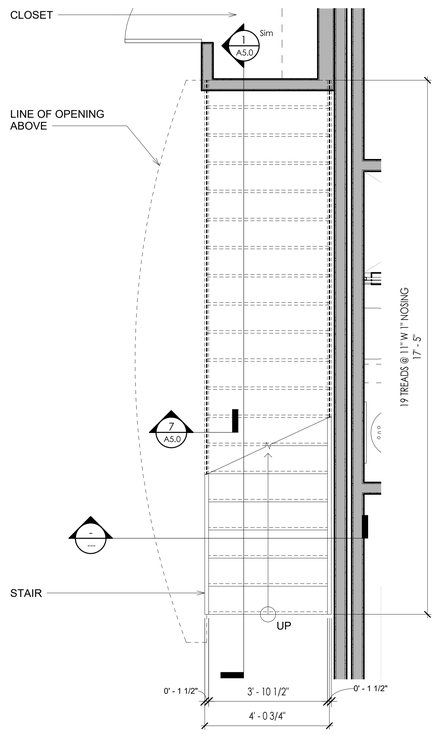
12 A5.0 STAIR TREAD DETAIL

SCALE: 1 1/2" = 1'-0"



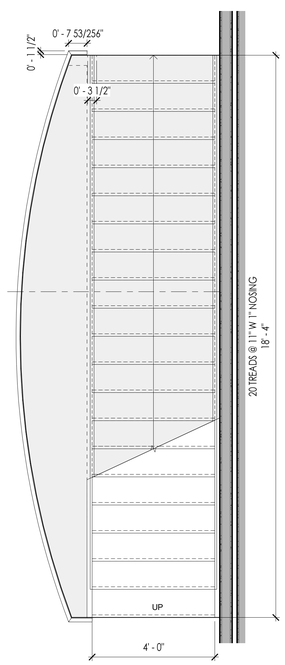
8 A5.0 STAIR DETAIL - FRONT

SCALE: 1/2" = 1'-0"



3 A5.0 FIRST FLOOR STAIR PLAN

SCALE: 1/2" = 1'-0"



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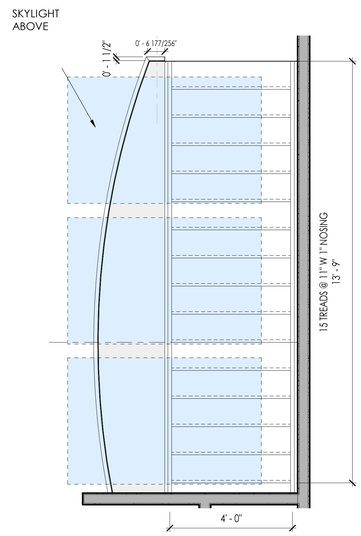
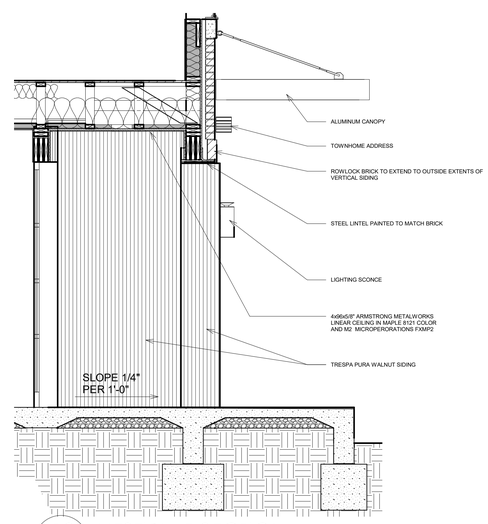


5 A5.0 THIRD FLOOR STAIR PLAN

SCALE: 1/2" = 1'-0"



10 A5.0 VESTIBULE SECTION

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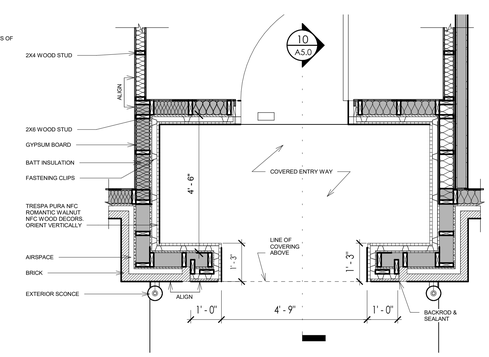

11 A5.0 VESTIBULE DETAIL

SCALE: 1/2" = 1'-0"

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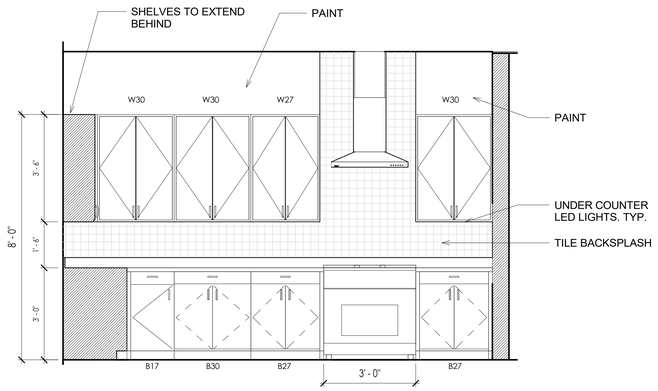
STAIR DETAILS

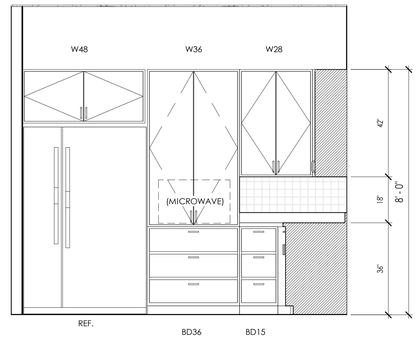
sheet number

A5.0



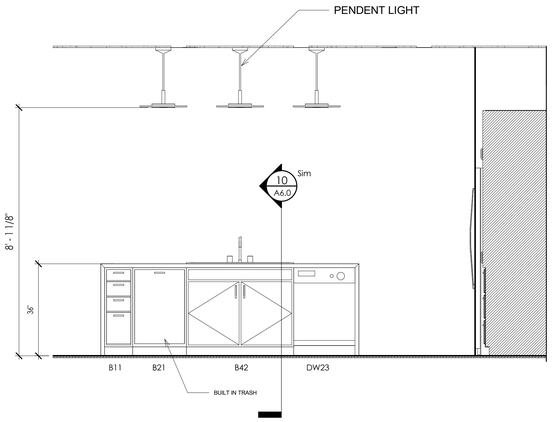
1 A6.0 2ND FLOOR KITCHEN ELEVATION A

SCALE: 1/2" = 1'-0"



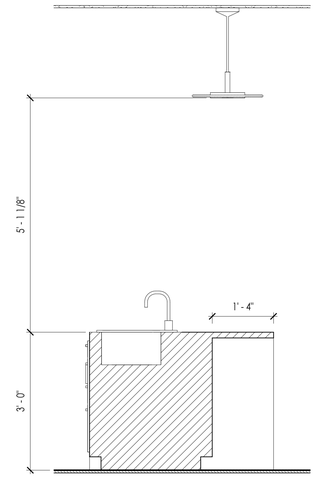
2 A6.0 2ND FLOOR KITCHEN ELEVATION B

SCALE: 1/2" = 1'-0"



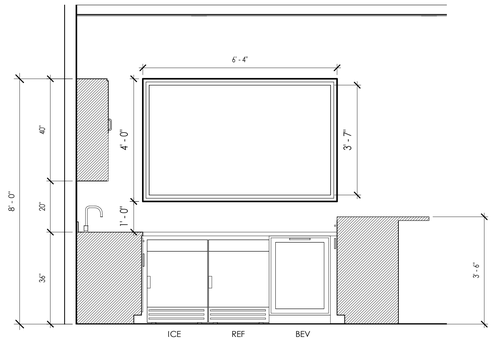
3 A6.0 2ND FLOOR KITCHEN ELEVATION C

SCALE: 1/2" = 1'-0"



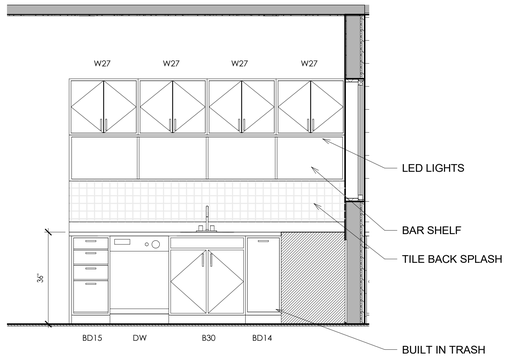
10 A6.0 2ND FLOOR KITCHEN ISLAND

SCALE: 3/4" = 1'-0"



4 A6.0 3RD FLOOR KITCHEN ELEVATION A

SCALE: 1/2" = 1'-0"



5 A6.0 3RD FLOOR KITCHEN ELEVATION B

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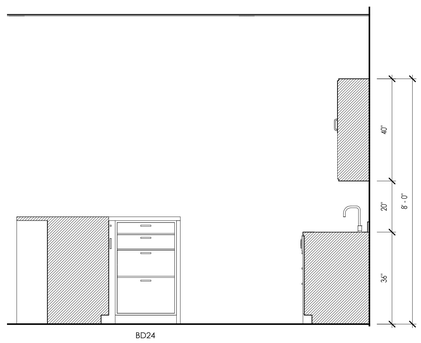

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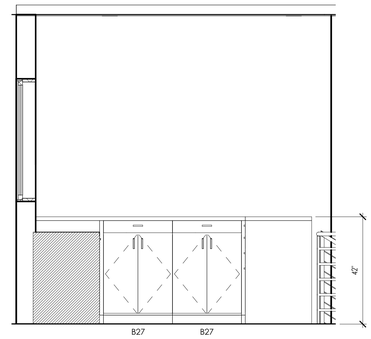

7 A6.0 3RD FLOOR KITCHEN ELEVATION D

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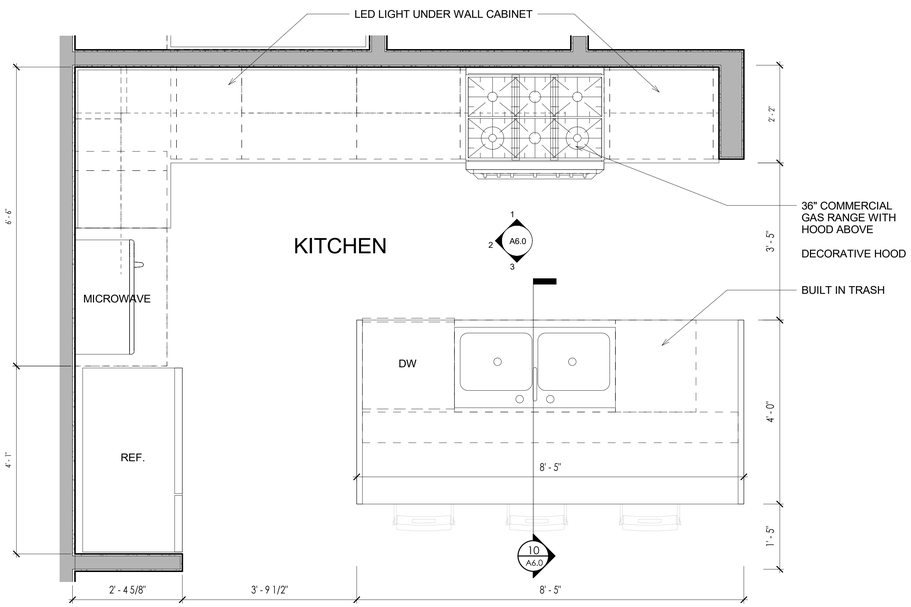
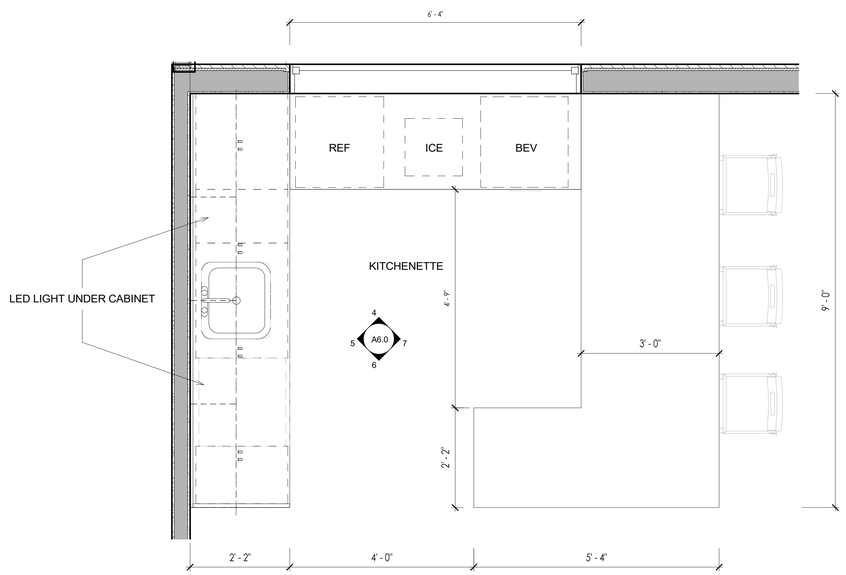


8 A6.0 SECOND FLOOR - KITCHEN ENLARGED

SCALE: 3/4" = 1'-0"



9 A6.0 THIRD FLOOR - KITCHEN ENLARGED

SCALE: 3/4" = 1'-0"

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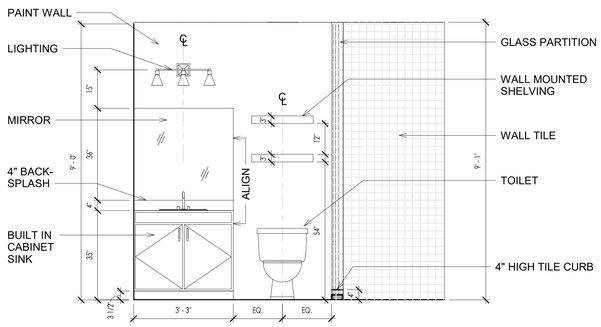
sheet title

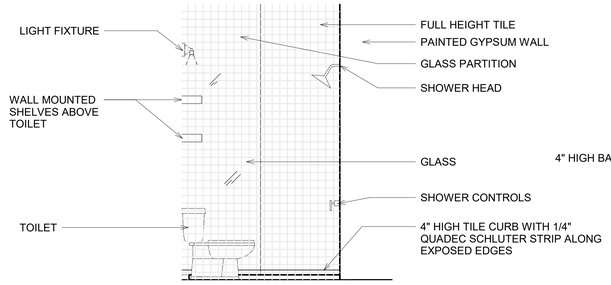
INTERIOR ELEVATIONS (KITCHEN)

sheet number

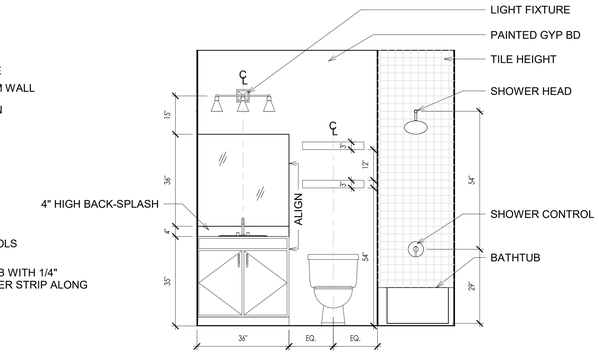
A6.0



1 A6.1 FIRST FLOOR BATHROOM A-A
SCALE: 1/2" = 1'-0"



2 A6.1 FIRST FLOOR BATHROOM A-B
SCALE: 1/2" = 1'-0"



3 A6.1 FIRST FLOOR BATHROOM B-A
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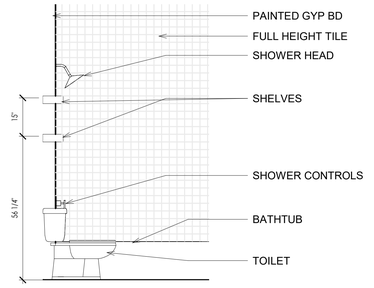

4 A6.1 FIRST FLOOR BATHROOM B-B
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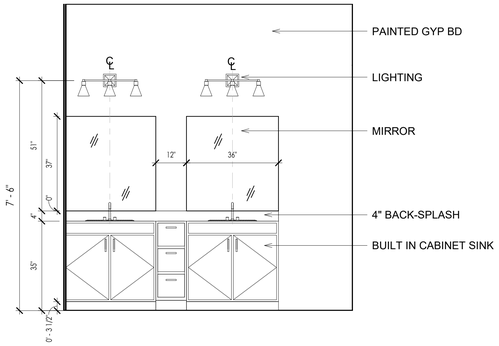

5 A6.1 SECOND FLOOR BATHROOM A-A
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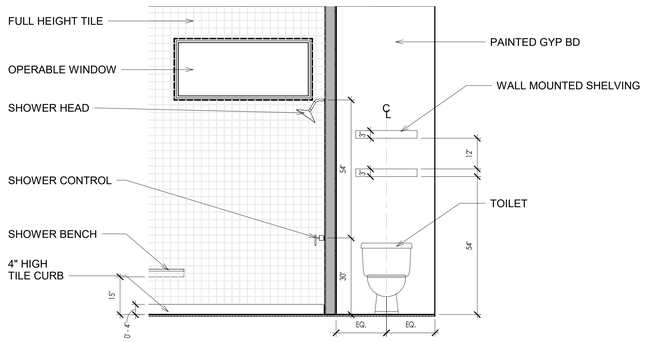

6 A6.1 SECOND FLOOR BATHROOM A-B
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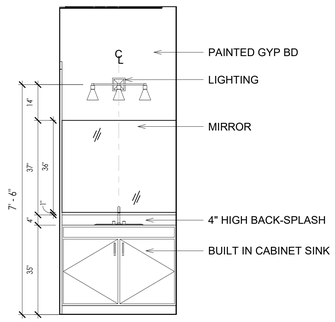

7 A6.1 SECOND FLOOR BATHROOM B-A
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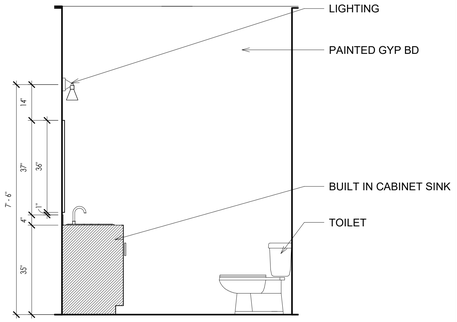

8 A6.1 SECOND FLOOR BATHROOM B-B
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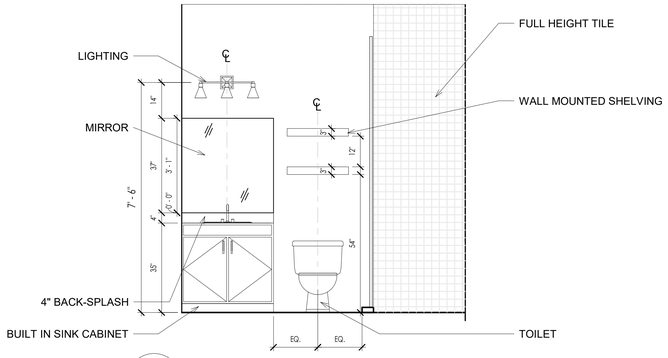
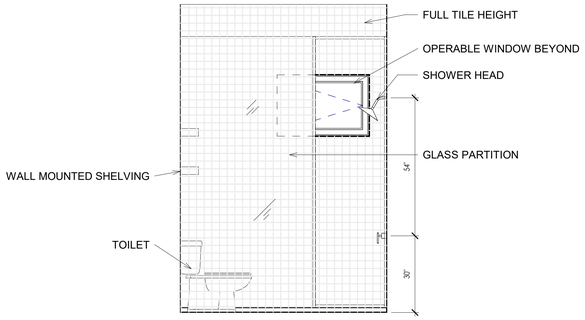


9 A6.1 THRID FROOM BATHROOM A-A
SCALE: 1/2" = 1'-0"



10 A6.1 THRID FROOM BATHROOM A-B
SCALE: 1/2" = 1'-0"

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STATE OF OKLAHOMA
HEATHER LOIS HUBBLE
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LICENSED ARCHITECT

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revisions

project information

STILLWATER TOWNHOMES

project address

847 W ESKRIDGE AVE,
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drawing information

project number:	22107
contact:	
drawn by:	BHC
checked by:	APS

drawing date

06/23/2023

sheet title

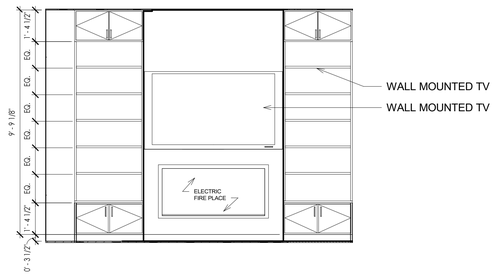
INTERIOR ELEVATIONS (BATHROOMS)

sheet number

A6.1

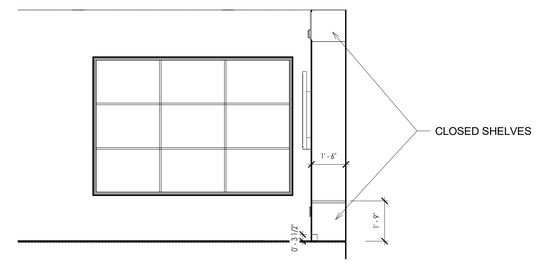
1 A6.2 2ND FLOOR - LIVINGROOM AXON

SCALE:



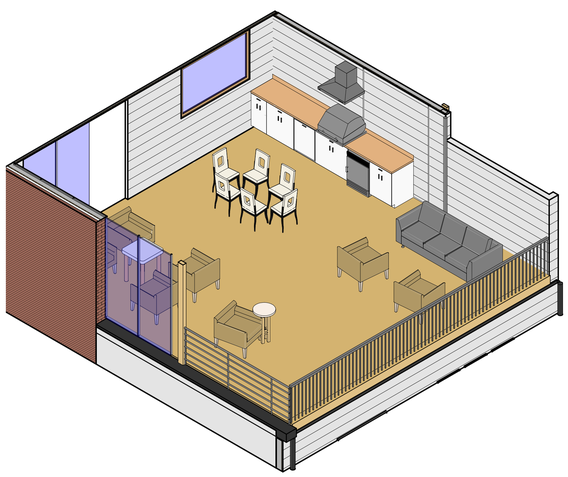
2 A6.2 SECOND FLOOR LIVINGROOM A

SCALE: 3/8" = 1'-0"



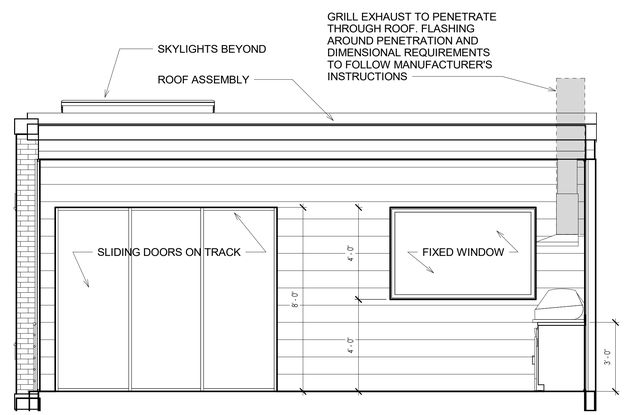
3 A6.2 SECOND FLOOR LIVINGROOM B

SCALE: 3/8" = 1'-0"



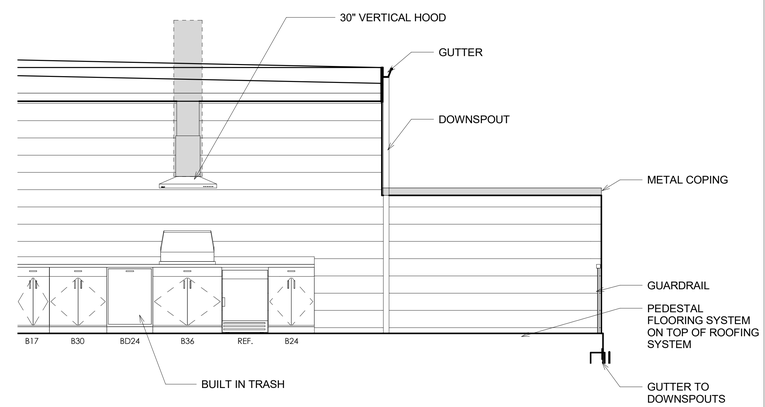
5 A6.2 THIRD FLOOR- OUTDOOR SPACE

SCALE:



6 A6.2 THRID FLOOR OUTDOOR A

SCALE: 3/8" = 1'-0"



7 A6.2 THRID FLOOR OUTDOOR B

SCALE: 3/8" = 1'-0"

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INTERIOR ELEVATIONS (LIVING SPACE)

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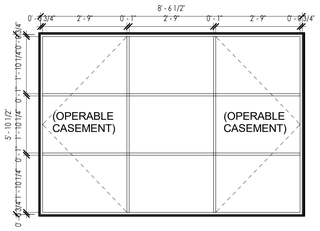
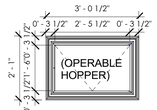
A6.2



WINDOW A
SCALE: 1/2" = 1'-0"



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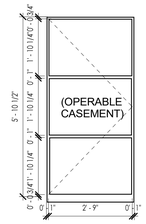

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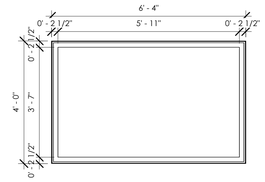

WINDOW D
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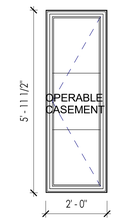

WINDOW E
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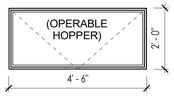

WINDOW F
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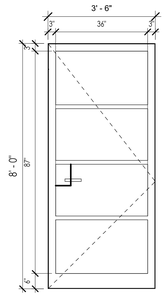
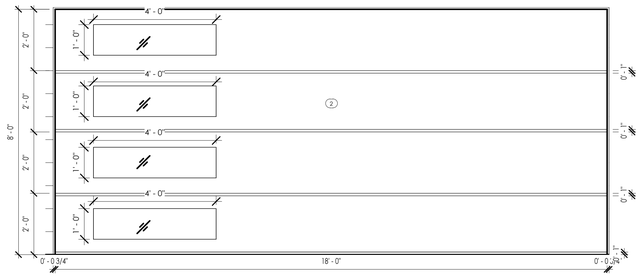


DOOR 1
SCALE: 1/2" = 1'-0"



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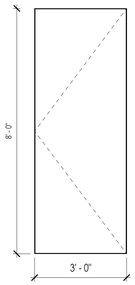

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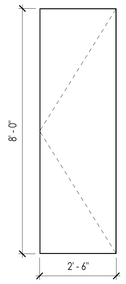

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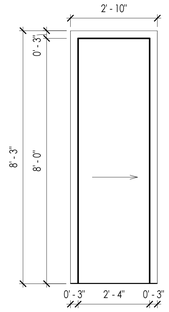

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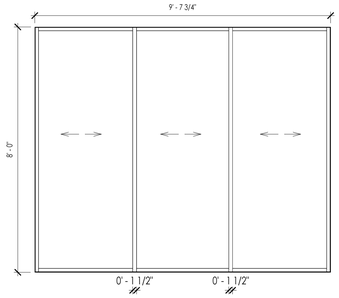

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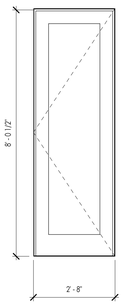
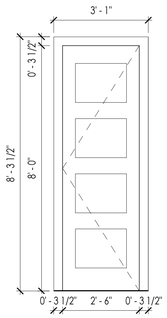


DOOR 7
SCALE: 1/2" = 1'-0"

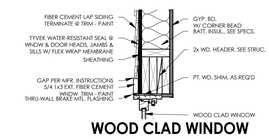
DOOR 8
SCALE: 1/2" = 1'-0"



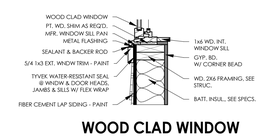
DOOR 9
SCALE: 1/2" = 1'-0"

WINDOW NOTES:

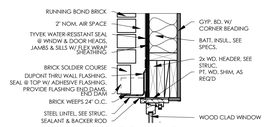
BASIS OF DESIGN:
A. BASIS OF DESIGN FOR PVC COATED WOOD WINDOWS SHALL BE KOLBE
1. ALL WINDOW GLAZING SHALL BE LOW-E.
2. MANUFACTURER'S STANDARD HARDWARE SHALL BE USED ON OPERABLE WINDOWS UNLESS NOTED OTHERWISE.
3. COORDINATE WINDOW SIZES, DETAILS, AND ROUGH OPENING REQUIREMENTS OF WINDOW MANUFACTURER.
4. ALL WOOD WINDOW MUNTINS SHALL BE "SIMULATED DIVIDED LITE" WITH FIXED GRILLS ON THE EXTERIOR AND INTERIOR.
5. ALL SAFETY GLAZING SHALL MEET THE TEST REQUIREMENTS FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
6. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING HAZARDOUS LOCATIONS:
o. ALL GLAZING IN SWING DOORS EXCEPT JALOUSIES
b. ALL GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
c. ALL GLAZING IN STORM DOORS
d. ALL GLAZING IN UNFRAMED SWING DOORS
e. ALL GLAZING IN DOORS, AND ENCLOSURES OF HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
f. ALL GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT ARE GREATER THAN 9 S.F. AND WHERE THE BOTTOM EDGE IS 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE IS 36 INCHES ABOVE THE FLOOR AND IS WITHIN 36 INCHES OF WALKING SURFACES MEASURE HORIZONTALLY.
g. ALL GLAZING IN HANDRAILS
h. ALL GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS
i. ALL GLAZING WITHIN 36 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF A WALKING SURFACE, OF A STAIRWAY, LANDING OR RAMP
7. THRU-WALL FLASHING SHOULD EXTEND UP THE WALL CAVITY AT LEAST 8" AND SHOULD BE EXTENDED HIGHER IF MORTAR NET IS USED. MORTAR NETS SHOULD BE USED AT THE BASE OF ALL WALLS, AS WELL AS AT ANY INTERRUPTION IN THE MASONRY CAVITY (SUCH AS- LINTELS, SHELF ANGLES, WINDOWS, OR DOORS). KEEP CAVITY CLEAN, AS THE MORTAR NET'S EFFECTIVENESS IS REDUCED BY EXCESSIVE MORTAR FALLING ON TOP OF IT.
8. WEEPS SHOULD BE LOCATED AT 24" O.C. FOR FULL HEAD JOINT SIZED WEEPS, AND SHOULD CONTAIN SCREENS MADE OF NON-CORROSIVE METALS OR PLASTICS. IN MASONRY SILLS (SUCH AS WINDOWS), TUBE OR WICK WEEPS SHOULD BE USED 16" O.C. MAXIMUM.
9. PRE-CAST SILLS SHOULD SLOPE AT A MINIMUM OF 15 DEGREES, AND OVERHANG AT LEAST 1.5"
10. MASONRY TIES, AND ANCHORS SHOULD BE OF NON-CORROSIVE METALS, SUCH AS STAINLESS STEEL, ZINC-COATED, HOT DIPPED GALVANIZED, AND EPOXY-COATED.
11. SEALANT JOINTS SHOULD BE A MINIMUM OF 3/8" WIDE AND SHOULD HAVE A 2:1 RELATIONSHIP OF WIDTH TO DEPTH.
12. IN OCCUPANCY GROUPS R-2 AND R-3, ONE AND TWO-FAMILY AND MULTI-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITH 36 INCHES OF THE FINISHED FLOOR UNLESS WINDOW OPENING CONTROL DEVICE IS USED THAT COMPLIES WITH ASTM F 2090.
13. PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES. BASEMENT AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



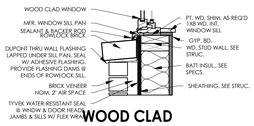
WOOD CLAD WINDOW HEADER @ LAP SIDING
1a A7.6c SCALE: 1 1/2" = 1'-0"



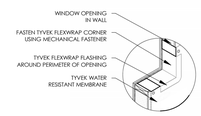
WOOD CLAD WINDOW SILL @ LAP SIDING
1b A7.6c SCALE: 1 1/2" = 1'-0"



WOOD CLAD WINDOW HEADER @ BRICK
2a A7.6c SCALE: 1 1/2" = 1'-0"



WOOD CLAD WINDOW SILL @ BRICK
2b A7.6c SCALE: 1 1/2" = 1'-0"



WINDOW WATER PROOFING DETAIL @ BOARD
3 A7.6c SCALE: NTS

WINDOW WATER PROOFING DETAIL @ BRICK
4 A7.6c SCALE: NTS

DOOR LEGEND:

ALUM	ALUMINUM STOREFRONT
HM	HOLLOW METAL
WD	WOOD
HC	HOLLOW CORE WOOD
STL	STEEL
TS	TUBE STEEL
PC	PARTICAL CORE
FG	FIBERGLASS
FR	FRENCH DOOR
TBD	TO BE DETERMINED

DOOR NOTES:

BASIS OF DESIGN:
A. BASIS OF DESIGN FOR EXTERIOR PVC CLAD DOORS SHALL BE----
B. BASIS OF DESIGN FOR INTERIOR FLUSH WOOD DOOR SHALL BE-----
C. BASIS OF DESIGN FOR INTERIOR CUSTOM WOOD DOORS SHALL BE---
1. COORDINATE DETAILS WITH REQUIREMENTS OF DOOR MANUFACTURER
2. ALL CLOSERS SHALL REQUIRE NO MORE THAN 15 LBS. OF FORCE TO OPEN THE DOOR.
3. SEE SHEET --- (OR HARDWARE SCHEDULE) FOR ALL HARDWARE AND EMERGENCY EXIT EQUIPMENT.
4. OWNER TO REVIEW HARDWARE BEFORE INSTALLATION FOR PROGRAMMATIC REQUIREMENTS.
5. WHERE DOORS ARE ADJACENT TO WALLS WHICH ARE PERPENDICULAR TO THE DOOR IN THE CLOSED POSITION, PROVIDE A FLOOR STOP, IF NOT ALREADY NOTED ON THE DOOR SCHEDULE.
6. ALL GLAZING LOCATED WITHIN OPERABLE DOORS SHALL BE TEMPERED. ALL GLAZING LOCATED WITHIN 24" OF A VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
7. ALL TEMPERED GLASS SHALL MEET THE TESTING REQUIREMENT FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
8. SEE WINDOW MANUFACTURER'S STANDARD DETAILS FOR TYPICAL HEAD, JAMB, & SILL CONDITIONS OF THE DOORS IN STOREFRONT STYEMS.

46"X72" VELUX FIXED CURB MOUNTED SKYLIGHT.

NOTE: THERE ARE TO BE 3 OF THESE SKYLIGHTS INSTALLED IN EACH TOWNHOME

SKYLIGHT
SCALE: 1/2" = 1'-0"

WINDOW SCHEDULE:

	ROUGH DOPEING		DETAILS	
TYPE	WIDTH	HEIGHT	WIDTH	HEIGHT
A	8'-6"	5'-10"	2A	2B
B	3'- 1/2"	2'-1"	2A	2B
C	2'-9"	5'-10"	2A	2B
D	6'- 4"	4'-0"	2A	2B
E	5'- 11 1/2"	2'-0"	2A	2B
F	4'- 6"	2'-0"	2A	2B

DOOR SCHEDULE:

***NOTE: DOORS ON 2ND AND 3RD FLOORS TO BE 8'-0" TALL. DOORS ON 1ST FLOOR TO BE 7'-0" TALL**

***NOTE: THE SELECTION FOR ALL LOCK SETS IS UP TO THE DISCRETION OF THE OWNER.**

			FINISH COLOR				
TYPE	WIDTH	HEIGHT	EXTERIOR	INTERIOR	TYPE	HARDWARE	COMMENTS
1	3'-6"	8'-0"	NATURAL WD COLOR TO MATCH SIDING	NATURAL WD	FRONT ENTRY	HANDLE + LOCK SET	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
2	18'-2"	8'-0"	GREY	GREY	GARAGE DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
3	3'-0"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
4	2'-6"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
5	2'-10"	8'-0"	PAINT	PAINT	INTERIOR SLIDING	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
6	9'-7 3/4"	8'-0"	PAINT	PAINT	EXTERIOR SLIDING	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
7	2'-8"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
8	5'-0"	7'-0"	PAINT	PAINT	INTERIOR DOUBLE DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
9	2'-6"	8'-0" *	PAINT	PAINT	INTERIOR PANEL DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL

PERMIT SET

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seal

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HEATHER LOIS HUBBLE
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checked by:	APS

drawing date

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sheet title

DOOR & WINDOW SCHEDULE

sheet number

A7.0

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.
5. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
6. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL SHORING, BRACING, AND STRUCTURAL SUPPORTS
8. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AS WELL AS ADJACENT EXISTING STRUCTURES, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL RESIDENTIAL CODE 2015.

DESIGN LOADS	
OCCUPANCY OR USE	UNIFORM DEAD/LIVE (psf)
ROOF	15 / 20
RESIDENTIAL FLOOR	20 / 40
ROOF DECK	25 / 60
WIND DESIGN CRITERIA	
BASIC WIND SPEED (V_{ult}):	115 mph
FACTORED WIND SPEED (V_{asd}):	89 mph
RISK CATEGORY:	II
WIND EXPOSURE CLASSIFICATION:	Fx = B; Fy = C
INTERNAL PRESSURE COEFFICIENT:	±0.18
*REFER TO PROVIDED DIAGRAMS AND TABLES FOR COMPONENTS & CLADDING PRESSURES	
SEISMIC DESIGN CRITERIA	
RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I_e):	I_e = 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S_s = 0.167g S_1 = 0.068g
SITE CLASS:	D (DEFAULT)
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S_{ds} = 0.179g S_{d1} = 0.109g
SEISMIC DESIGN CATEGORY:	B
BASIC SEISMIC-FORCE RESISTING SYSTEM(S):	Fx; LIGHT-FRAME (WOOD) WALLS SHEATHED W/ WOOD STRUCTURAL PANELS Fy; LIGHT-FRAME WALLS W/ SHEAR PANELS OF ALL OTHER MATERIALS
DESIGN BASE SHEAR:	Fx = 4.1k; Fy = 13.4k
RESPONSE MODIFICATION FACTOR(S):	Fx,R = 6.5; Fy,R = 2.0
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

ABBREVIATION (ALPHABETIZED):

A.B.	=	ANCHOR BOLTS	HDR.	=	HEADER
ARCH.	=	ARCHITECT	HORZ.	=	HORIZONTAL
C.J.	=	CONTROL JOINT	INT.	=	INTERIOR
C.I.P.	=	CAST IN PLACE	MAX.	=	MAXIMUM
CFR	=	CARBON FIBER REINFORCEMENT	MANF.	=	MANUFACTURER
CONC.	=	CONCRETE	M.C.	=	MOMENT CONNECTION
CONT.	=	CONTINUOUS	MIN.	=	MINIMUM
CONX.	=	CONNECTION	O.C.	=	ON CENTER
COORD.	=	COORDINATE	P.A.F.	=	POWDER ACTUATED FASTENER
D&E	=	DRILL & EPOXY	REINF.	=	REINFORCEMENT
E.O.C.	=	EDGE OF CONCRETE	REQ.	=	REQUIRED
E.W.	=	EACH WAY	SIM.	=	SIMILAR
EX.	=	EXISTING	S.O.G.	=	SLAB ON GRADE
EXP.	=	EXPANSION	STD.	=	STANDARD
EXT.	=	EXTERIOR	STL.	=	STEEL
F.F.E.	=	FINISH FLOOR ELEVATION	SQ.	=	SQUARE
FLR.	=	FLOOR	T&B	=	TOP & BOTTOM
FTG.	=	FOOTING	TYP.	=	TYPICAL
GPR	=	GROUND-PENETRATING RADAR	U.N.	=	UNLESS NOTED
GYP.	=	GYPSUM BOARD	U.N.O.	=	UNLESS NOTED OTHERWISE
H.R.	=	HANDRAIL	VERT.	=	VERTICAL
			W.W.M.	=	WELDED WIRE MESH

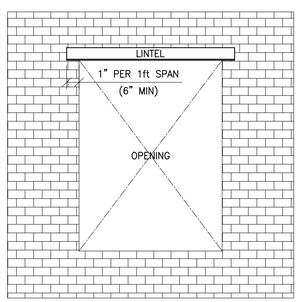
CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A DESIGNATED COMPRESSIVE STRENGTH (F'c) IN 28 DAYS OF 3000 PSI WITH A 4" (±1") SLUMP UNLESS NOTED OTHERWISE.
3. SLAB SHALL BE 4" THICK, MINIMUM AND SHALL BE REINFORCED WITH 6x6-W2.9xW2.9 W.W.M. SLAB SHALL BE PLACED ON 10-MIL VAPOR BARRIER ON 6"-8" MIN. OF #57 STONE OVER 16"-18" OF PROPERLY COMPACTED AND TESTED NON-EXPANSIVE STRUCTURAL FILL MATERIALS. VAPOR BARRIER MAY BE OMITTED FROM DRIVES, WALKS, PATIOS, AND OTHER FLAT WORK NOT LIKELY TO BE ENCLOSED AND HEATED AT A LATER DATE. VAPOR BARRIER JOINTS SHALL BE LAPPED NO LESS THAN 6".
4. CONCRETE COARSE AGGREGATE, WITH A MAXIMUM SIZE OF 1" MAY BE USED IN FOUNDATIONS. ALL OTHER CONCRETE SHALL HAVE A COARSE AGGREGATE WITH A MAXIMUM SIZE OF ¾".
5. CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C94 OR ASTM C685.
6. ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.
7. NO CONSTRUCTION LOADS SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM, ANY PART OF THE STRUCTURE UNDER CONSTRUCTION EXCEPT WHEN THAT PORTION OF THE STRUCTURE IN COMBINATION WITH REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND LOADS PLACED THEREON.
8. THE CLEAR DISTANCE BETWEEN REINFORCING BARS, BUNDLED BARS, PRE-STRESSING TENDONS, AND DUCTS SHALL BE IN ACCORDANCE WITH THE LIMITATIONS OF ACI 318.
9. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINFORCEMENT:

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
(b) CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1½
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLAB, WALLS, JOIST: #11 BARS AND SMALLER	¾
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½

MASONRY:

1. PROVIDE BRICK VENEER TIES @ 24" O.C. MAX. HORIZONTALLY, 16" O.C. MAX. VERTICALLY. USE 22GA x⅞" WIDE GALVANIZED CORRUGATED TIES U.N.O. BY PROJECT ARCHITECT.



MASONRY VENEER LINTEL SCHEDULE	
CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	L3½x3½x¼"
5'-1" TO 7'-0"	L5x3½x¼"
7'-1" TO 8'-0"	L5x3½x⅜"
8'-1" TO 10'-0"	L6x4x⅜"

NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLAN. SPANS GREATER THAN THOSE SHOWN REQUIRE SPECIAL ANALYSIS.
2. LINTELS ARE DESIGNED TO CARRY MASONRY VENEER ONLY.
3. PROVIDE 1" OF BEARING ON EACH END OF LINTEL FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" ON EACH SIDE OF OPENINGS REQUIRED.

FOUNDATION:

1. SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1200psf PER THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY METCO MIDWEST ENGINEERING & TESTING CORPORATION DATED MARCH 23, 2023.
2. EXPANSIVE SOILS ARE PRESENT ON SITE, REFER TO GEOTECHNICAL ENGINEERING REPORT FOR REQUIRED EXCAVATION, BACKFILLING, PAD AND FOOTING PREPARATION TO MINIMIZE MOVEMENT DUE TO SOIL EXPANSION SUFFICIENT TO ALLOW SHALLOW FOUNDATIONS NOT SPECIFICALLY DESIGNED FOR EXPANSIVE SOIL. PROPERLY COMPACTED AND TESTED NON-EXPANSIVE STRUCTURAL FILL MATERIALS SHALL BE USED TO MINIMIZE MOVEMENTS DUE TO POTENTIAL CRACKING IN BRICK VENEER.
3. SITE SHALL BE PREPARED ACCORDING TO THE RECOMMENDATIONS OUTLINED IN THE REPORT PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER. ALL EXCAVATIONS SHALL BE EVALUATED BY THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMANCE TO THE RECOMMENDATIONS IN THE REPORT AND TO ENSURE THAT THE DESIGN ALLOWABLE BEARING PRESSURE IS ACHIEVED.
4. ALL BACKFILLING SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR NON-EXPANSIVE MATERIAL APPROVED BY A REGISTERED SOILS ENGINEER. FILL MATERIAL SHALL HAVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AND BE FREE OF ANY DEBRIS. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D698, IN MAXIMUM LIFTS OF EIGHT INCHES. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WITHOUT PROVISIONS FOR ADEQUATE BRACING OF THESE WALLS.
5. FILL MATERIAL SHALL BE ADEQUATELY DRAINED TO PREVENT ANY DAMAGE TO THE BUILDING'S FOUNDATION BY GROUND WATER FLOWS OR SURFACE WATER RUN-OFF.
6. REMOVE ORGANIC MATERIALS AND LARGE ROCKS AND PROVIDE TERMITE TREATMENT PRIOR TO PLACING VAPOR BARRIER AND CONCRETE SLABS.
7. ALL SOIL CONDITIONS ARE SUBJECT TO EVALUATION BY A SOILS ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. SOILS WITHOUT ADEQUATE CAPACITY TO SUPPORT DESIGN LOADS MUST BE REPLACED OR MODIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. ALL VAPOR BARRIERS TO BE 10 MIL. POLYETHYLENE SHEETING UNLESS NOTED OTHERWISE.
9. ALL WIRE MESH AND REBARS ARE TO BE PLACED ON SUPPORTS PER ACI STANDARDS PRIOR TO POURING CONCRETE.
10. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHING REQUIREMENT.
11. WHERE A UTILITY LINE PASSES UNDER A FOOTING, PROVIDE A STEEL OR PRECAST SLEEVE WITH MINIMUM 2" CLEAR ON ALL SIDES OF PIPE. CONDUITS AND PIPES EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD THE OVERALL THICKNESS OF THE SLAB, SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER. A MINIMUM SLAB THICKNESS OF 2½" MUST BE MAINTAINED OVER EMBEDDED ITEMS.

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A185.
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. USE "CLASS B" LAPS UNLESS THE PLANS INDICATE "CLASS A".

BAR SIZE	CLASS "B" SPLICE	CLASS "A" SPLICE
#3	28"	22"
#4	37"	29"
#5	47"	36"
#6	56"	43"

LAPS SHOWN ABOVE WERE CALCULATED PER ACI 318-14 EQ.25.4.2.3a FOR MATS, WALLS, BEAMS, COLUMNS AND SLABS. VALUES ASSUMED ARE: f'c 3000 PSI, Ktr=0, 1" MIN COVER AND 2" MIN CLEAR BETWEEN BARS FOR #4, #5 AND #6 BARS.

4. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. SEE SECTIONS 19.3 & 20.6 OF ACI 318-14 FOR CONDITIONS NOT NOTED.
6. DESIGN OF STRUCTURAL ELEMENTS INCLUDING WALLS, FORMED SLABS, BEAMS AND COLUMNS IS IN ACCORDANCE WITH ACI 318

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS PRIOR TO CONSTRUCTION BEGINNING ON THE PROJECT. THE SCHEDULE SHOULD DESCRIBE WHAT EACH SUBMITTAL IS, WHETHER IT IS THE ENTIRE PACKAGE, OR BROKEN INTO PHASES FOR REVIEW.
2. THE GENERAL CONTRACTOR SHALL ALLOW FOR 10 BUSINESS DAYS OF ALL STRUCTURAL SUBMITTALS. IF THE CONTRACTOR WISHES TO EXPEDITE OR REDUCE THE REVIEW TIME, IT SHALL BE DONE FOR AN ADDITIONAL CHARGE AND MUST BE NEGOTIATED PRIOR TO THE SUBMISSION OF THE PACKAGE.
3. IN THE EVENT THAT THE CONTRACTOR ATTEMPTS TO SUBMIT THE ENTIRE PROJECT AT THE SAME TIME FOR SUBMISSION, ADDITIONAL TIME WILL BE REQUIRED BEYOND THE STANDARD 10 DAY REVIEW TIME.
4. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

MINIMUM REQUIRED SUBMITTALS				
	EPOXY & MECHANICAL ANCHORS	MISC. CONC. PRODUCTS	CONC. MIX DESIGN	WOOD, FLOOR AND ROOF TRUSSES
PRODUCT LITERATURE	✓	✓	✓	
SHOP DRAWINGS				✓
CALCULATIONS (SIGNED & SEALED)				✓

DELEGATED (SPECIALTY) ENGINEERING REQUIREMENTS:

1. SEE "MINIMUM REQUIRED SUBMITTALS" TABLE IN THESE DRAWINGS FOR STRUCTURAL ELEMENTS/PRODUCTS WHICH REQUIRE SUBMITTALS.
2. DEFINITION OF DELEGATED (SPECIALTY) ENGINEER: A PROFESSIONAL ENGINEER, WHO IS LICENSED IN THE SAME STATE AS THE PROJECT, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS PREPARED FOR THIS PROJECT.
3. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD CARRYING ITEMS, AND CUSTOM FABRICATED ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES, AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.
4. FOR EACH CATEGORY OF SUBMITTAL REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING: "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND CONTRACT DRAWINGS.
5. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO THE FOLLOWING:
   a. THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   b. THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   c. THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAIL CHECK OF CALCULATIONS WILL BE MADE.
   d. THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. NOT DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

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GENERAL NOTES

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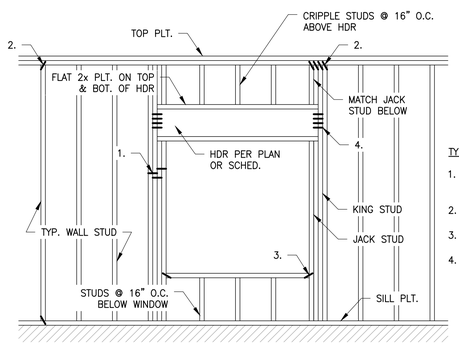
S-0.0

WOOD:

1. ALL CONVENTIONAL TIMBER CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION. ALL STUDS SHALL BE #2 SPRUCE–PINE–FIR OR BETTER. ALL OTHER TIMBER SHALL BE STRUCTURAL GRADED #2 SOUTHERN PINE OR BETTER UNLESS NOTED OTHERWISE. PLYWOOD CONSTRUCTION SHALL UTILIZE AMERICAN PLYWOOD ASSOCIATION RATED MATERIALS.
2. ALL TIMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 6" OF GRADE, OR REMAIN EXPOSED TO WEATHER SHALL BE PRESSURE TREATED #2 SOUTHERN PINE, AWPA STANDARD U1.
3. AT LOAD BEARING WALLS, TOP PLATE SHALL BE DOUBLE, SILL PLATE SHALL BE SINGLE. ALL LOAD BEARING WALLS SHALL BE CONSTRUCTED OF STUDS AND PLATES WITH A MOISTURE CONTENT ≤ 19%.
4. ROOF SHEATHING SHALL BE 19/32" APA RATED PLYWOOD SHEATHING. MINIMUM NAILING SHALL BE 10d NAILS @ 6" O.C. ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING SHALL BE SUPPORTED WITH SIMPSON PSCL CLIPS, PROVIDE (1) CLIP BETWEEN EACH TRUSS/SUPPORT.
5. FLOOR SHEATHING SHALL BE 23/32" ADVANTECH SUBFLOORING SYSTEM MANUFACTURED BY HUBER ENGINEERED WOODS, OR APPROVED ALTERNATE, GLUED AND NAILED TO JOISTS. MINIMUM NAILING SHALL BE 8d NAILS AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.
6. EXTERIOR WALL AND SHEAR PANEL SHEATHING SHALL BE 19/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1. MINIMUM NAILING SHALL BE 10d x 3" LONG NAILS SPACED AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR AREAS. SEE A/S–1.5 FOR REQUIRED FASTENING AT SHEAR WALLS. CONTRACTOR TO INSPECT ALL NAILING BEFORE EXTERIOR VENEER IS PLACED. FLUID APPLIED WATERPROOFING MEMBRANE PER CONTRACTOR. DRYWALL NAILING TO BE APPROVED BEFORE TAPING.
7. PLACE (2) STUDS MINIMUM IN WALLS FOR BEARING OF ALL BEAM, HIP, VALLEY MEMBERS U.N.O AS GREATER ON PLANS. EACH LAYER OF GANGED STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED. CONTINUE ALL POSTS DOWN TO FOUNDATION OR TRANSFER BEAMS BELOW.
8. BEAMS DESIGNATED ON THE PLANS AS LVL SHALL BE 2.0E LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUS–JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
9. COLUMNS DESIGNATED ON THE PLANS AS PSL SHALL BE 1.8E PARALLEL STRAND LUMBER AS MANUFACTURED BY TRUS–JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
10. DURING CONSTRUCTION, PROVIDE BRACING FOR FRAMING UNTIL ALL ELEMENTS FOR EXTERIOR SHEAR WALLS AND FLOOR DIAPHRAGMS ARE IN PLACE.
11. UNLESS DETAILED SPECIFICALLY OTHERWISE, USE A METAL CONNECTOR AT ALL BEAM & TRUSS SUPPORTS, BEAM TO BEAM, POST TO BEAM, AND POST TO FLOOR CONNECTIONS. USE SIMPSON PRODUCTS, OR AN APPROVED EQUAL, SIZED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS FOR CONNECTION TYPE AND LOADS ENCOUNTERED.
12. PROVIDE 5/8"ø x9" SIMPSON TITEN HD SCREW ANCHORS SPACED @ 4'–0" O.C. MAX. & EMBEDDED 7" MIN. INTO CONCRETE. SEE A/S–1.5 FOR REQUIRED ANCHORAGE AT SHEAR WALLS. PROVIDE (2) A.B. MIN. PER SILL PLATE SEGMENT W/ (1) A.B. LOCATED @ 4" MIN. & 12" MAX. FROM ENDS. PROVIDE STEEL PLATE WASHERS @ EXTERIOR WALL AND SHEAR PANEL ANCHOR BOLTS. AT 2x4 WALLS, WASHERS SHALL BE MINIMUM 3"x3"x¼" STEEL PLATE (SIMPSON BPS ½–3 OR EQUIVALENT). AT 2x6 WALLS, WASHERS SHALL BE MINIMUM 3"x4½"x¼" STEEL PLATE (SIMPSON BPS ½–6 OR EQUIVALENT) ORIENTED WITH LONG DIRECTION PERPENDICULAR TO WALL.
13. ALL NAILS REFERENCED IN THE DRAWINGS (UNLESS NOTED OTHERWISE) ARE COMMON WIRE NAILS TO BE SIZED AS FOLLOWS:
    8d = 0.131"ø x2½"
    10d = 0.148"ø x3"
    16d = 0.162"ø x3½"



JACK/KING STUD SCHEDULE			
CALLOUT	STUDS	JACK STUD	KING STUD
P5	(5) GANGED STUDS	(3) STUDS	(2) STUDS
P4	(4) GANGED STUDS	(2) STUDS	(2) STUDS
P3	(3) GANGED STUDS	(2) STUDS	(1) STUD
P2	(2) GANGED STUDS	(1) STUD	(1) STUD

A / S–0.1 TYP. FRAMING AT OPENING
SCALE: NO SCALE

WOOD HEADER SCHEDULE			
SPAN, LESS THAN	LOAD BEARING WALL	NON BEARING WALL	KING STUDS
2'–0"	(2) 2x8* OR (3) 2x6*	(2) 2x6* OR (3) 2x4*	(1)
4'–0"	(2) 2x10* OR (3) 2x8*	(2) 2x8* OR (3) 2x6*	(2)
6'–0"	(2) 7¼" LVL** OR (3) 2x12**	(2) 2x10* OR (3) 2x8*	(2)
8'–0"	(2) 9¼" LVL** OR (3) 7¼" LVL**	(2) 2x12* OR (3) 2x10*	(3)
10'–0"	(2) 11¼" LVL** OR (3) 9¼" LVL**	(2) 2x12* OR (3) 2x10*	(4)

NOTES:
1. PROVIDE FULL–HEIGHT KING STUDS TO MATCH THE NUMBER OF STUDS REPLACED BY THE OPENING, HALF (ROUND UP) PLACED ON EACH SIDE OF THE OPENING.
2. USE (2) PLY HEADER AT 2x4 WALLS AND (3) PLY HEADER AT 2x6 WALLS.
3. *(1) JACK STUD; **(2) JACK STUDS

SHOP–FABRICATED WOOD TRUSSES:

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
2. TRUSS LAYOUT SHOWN IN THESE DRAWINGS IS PROVIDED FOR CONCEPTUAL DESIGN ONLY. THE MANUFACTURER AND DESIGNER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS, BOTH SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER (STATE OF OKLAHOMA). SUBMITTALS SHALL BE MADE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND, IF REQUIRED, TO THE LOCAL BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE LAYOUT PLAN AND ALL CONNECTORS NOT SPECIFIED IN THESE DRAWINGS. CALCULATIONS SHALL BE BASED ON THE SPECIFIED LOADING CONDITIONS SHOWN HEREIN. THE MANUFACTURER SHALL PROVIDE ALL CONNECTIONS BETWEEN TRUSSES AND LOAD BEARING ELEMENTS. TRUSS FABRICATOR IS TO REVIEW AND APPROVE DIMENSIONS, SHAPES AND DETAILS SHOWN ON SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT AND ENGINEER FOR REVIEW AND COMMENT.
3. FLOOR TRUSSES SHALL BE DESIGNED FOR ALL LOADS IMPOSED, INCLUDING THOSE FROM LOAD BEARING WALLS ABOVE THAT LOAD THE TRUSSES IN A PARALLEL OR PERPENDICULAR MANNER. MULTIPLY TRUSSES (GIRDER TRUSSES) ARE TO BE PROVIDED WHERE A SINGLE TRUSS CAN NOT ADEQUATELY SUPPORT THE IMPOSED LOADS.
4. FLOOR AND ROOF TRUSSES SHALL BE SPACED AT 24" O.C. U.N.O. ON THE PLANS. PROVIDE MULTIPLE TRUSSES (GIRDER TRUSS) WHERE ONE TRUSS CANNOT SUPPORT THE SPECIFIED LOAD.
5. TRUSS MANUFACTURER AND DESIGNER SHALL PROVIDE HANGERS AND CONNECTORS THAT ARE NOT SPECIFIED ON THE DRAWINGS. CONNECTORS THAT ARE SPECIFIED HEREIN ARE BASED UPON SIMPSON "STRONG TIE" WOOD CONSTRUCTION CONNECTORS. SUBSTITUTIONS MAY BE MADE FOR EQUIVALENT PRODUCTS.
6. ROOF TRUSSES SHALL HAVE CONNECTORS AT EACH END TO RESIST UPLIFT FORCES. CONNECTORS ARE TO BE ATTACHED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
7. TRUSS CHORDS AND WEB MEMBERS SHALL BE 2x4 (MINIMUM) AND CONSISTENTLY SIZED THROUGHOUT PROJECT.
8. TRUSS DEFLECTION CRITERIA:
    ROOF TRUSSES: L/360 LIVE LOAD ONLY; L/240 TOTAL LOAD
    FLOOR TRUSSES: L/480 LIVE LOAD ONLY; L/360 TOTAL LOAD
9. TYPICAL TRUSS DESIGN LOADS (U.N.O.):
    FLOOR SYSTEM DEAD LOADS: 15 PSF TCDL 5 PSF BCDL (U.N.O. ON PLAN)
    FLOOR SYSTEM LIVE LOADS: 40 PSF TCLL (U.N.O. ON PLAN)

    ROOF SYSTEM DEAD LOADS: 10 PSF TCDL 5 PSF BCDL
    ROOF SYSTEM LIVE LOADS: 20 PSF TCLL
10. MECHANICAL EQUIPMENT MAY BE PRESENT. THE LOCATION, LOADS, AND METHODS OF ATTACHMENT FOR ALL EQUIPMENT SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND ACCOUNTED FOR BY THE TRUSS DESIGNER.
12. ALL REQUIRED TRUSS BRIDGING & BRACING SHALL BE SHOWN ON THE SHOP DRAWINGS PREPARED BY THE FABRICATOR & DESIGNER. SPECIFICATION SHALL BE IN ACCORDANCE WITH BCSI B1–2018 "THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
13. ALL TRUSS CONNECTOR PLATES SHALL BE MANUFACTURED FROM ASTM A446–72 GRADE A GALVANIZED STEEL OF NO LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD OF 33,000 PSI AND AN ULTIMATE TENSILE STRENGTH OF 45,000 PSI.
14. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK. CARE SHALL BE USED IN LIFTING TO PREVENT HORIZONTAL BENDING.
15. IMPROPERLY HANDLED OR STORED TRUSSES, AS NOTED ABOVE AND IN THE SPECIFICATIONS, SHALL BE REMOVED FROM THE JOBSITE AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
16. NON–BEARING PARTITION WALLS SHALL NOT BE FRAMED TIGHT TO THE UNDERSIDE OF JOISTS. PROVIDE ¾" GAP WITH SIMPSON SDPW SCREWS AT PERPENDICULAR WALLS AND BLOCKING WITH SIMPSON SDPW SCREWS @ 24" O.C. AT PARALLEL WALLS. SEE DETAIL 3/S–3.0.
17. ALL PRE–ENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED BY THE PROJECT STRUCTURAL ENGINEER–OF–RECORD.

TYP. ATTACHMENTS

1. STUD TO STUD IN BUILT–UP STUD PACK, 10d NAILS @ 8" O.C. STAGGERED EA. PLY
2. STUD TO TOP & SILL PLATES, (4) 10d TOENAILS OR (2) 16d END NAILS
3. SILL TO JAMB STUD, (4) 10d TOENAILS OR (2) 16d END NAILS
4. JAMB STUD TO HDR, (4) 10d END NAILS EA. PLY

TYP. STUD WALL SCHEDULE (U.N.O.)			
WALL LEVEL	1ST FLOOR	2ND FLOOR	3RD FLOOR
MAXIMUM WALL HEIGHT	9'–1⅛"	10'–1⅛"	10'–1⅛"
TYP. EXTERIOR WALL	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.
TYP. DEMISING WALL	(2) 2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	2x4 @ 16" O.C.
TYP. INT. BEARING WALL OR SHEAR WALL	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.
TYP. NON LOAD–BEARING	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.

1. COORDINATE NON–BEARING INTERIOR WALL STUD SIZES WITH ARCHITECTURAL PLANS.
2. EXTERIOR WALL STUDS SUPPORTING BRICK VENEER PER DETAIL 5/S–3.0 SHALL BE DBL STUDS AT LEVEL WITH LINTEL ATTACHMENT.

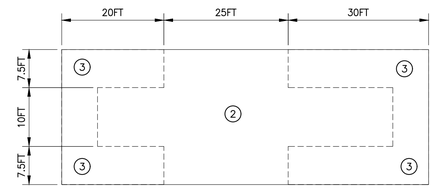
C / S–0.1 TYP. STUD WALL SCHEDULE
SCALE: NO SCALE

COMPONENTS AND CLADDING PRESSURES, TYP. FLAT ROOF (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult}= 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 2	ZONE 3
Ae <= 25 SQ. FT.	+16.0, –64.6	+16.0, –84.2
Ae = 50 SQ. FT.	+16.0, –60.0	+16.0, –75.1
Ae = 100 SQ. FT.	+16.0, –55.5	+16.0, –66.0
Ae > 200 SQ. FT.	+16.0, –51.0	+16.0, –57.0

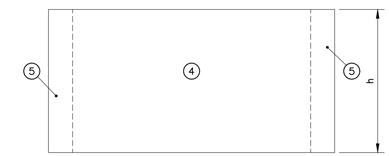
COMPONENTS AND CLADDING PRESSURES, TYP. WALLS (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult} = 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae <= 25 SQ. FT.	+28.9, –31.5	+28.9, –37.4
Ae = 50 SQ. FT.	+27.6, –30.1	+27.6, –34.7
Ae = 100 SQ. FT.	+26.2, –28.8	+26.2, –31.9
Ae > 200 SQ. FT.	+24.9, –27.4	+24.9, –29.2

COMPONENTS AND CLADDING PRESSURES, OUTDOOR DINING ROOF (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult}= 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 2	ZONE 3
Ae <= 25 SQ. FT.	+23.1, –75.1	+23.1, –94.7
Ae = 50 SQ. FT.	+22.2, –70.6	+22.2, –85.7
Ae = 100 SQ. FT.	+21.3, –66.0	+21.3, –76.6
Ae > 200 SQ. FT.	+21.3, –61.5	+21.3, –67.5

COMPONENTS AND CLADDING PRESSURES, OUTDOOR DINING WALLS (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult} = 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae <= 25 SQ. FT.	+39.5, –42.0	+39.5, –47.9
Ae = 50 SQ. FT.	+38.1, –40.7	+38.1, –45.2
Ae = 100 SQ. FT.	+36.7, –39.3	+36.7, –42.5
Ae > 200 SQ. FT.	+35.4, –37.9	+35.4, –39.7



FLAT ROOF



WALL ELEVATION

WOOD STRUCTURAL PANEL ROOF SHEATHING + NAILING SCHEDULE			ROOF FASTENING ZONE (1)	
			2	3
			FASTENING SCHEDULE (inches on center)	
SHEATHING THICKNESS	NAILS	PANEL LOCATION		
19/32" PLYWOOD	10d COMMON (2)	PANEL EDGE	4	3
		PANEL FIELD	6	6

NOTES:
1. ROOF FASTENING ZONES ARE SHOWN AT B/S–0.1.
2. USE RING–SHANK NAILS FOR ROOF PANEL FASTENING.

B / S–0.1 COMPONENTS & CLADDING PRESSURES
SCALE: NO SCALE

NOTES:

1. LOADS AND DIAGRAMS ARE BASED ON THE ASCE 7–16. PRESSURES SHOWN ARE ULTIMATE LOADS. TO CONVERT TO ALLOWABLE (ASD) LOAD, MULTIPLY VALUES BY 0.6 FACTOR.
2. INTERPOLATION MAY BE UTILIZED FOR EFFECTIVE AREAS THAT OCCUR BETWEEN VALUES SHOWN IN THE TABLE.
3. PLUS AND MINUS SIGN INDICATES THE PRESSURE ACTING TOWARDS AND AWAY FROM THE SURFACES, RESPECTIVELY.

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revisions

project information
STILLWATER TOWNHOMES

project address
STILLWATER, OK

client information
TODD KRAYBILL CONSTRUCTION

drawing information

project number:	Sei#23011
contact:	MJS
drawn by:	DSW
checked by:	MJS

drawing date
2023.06.23

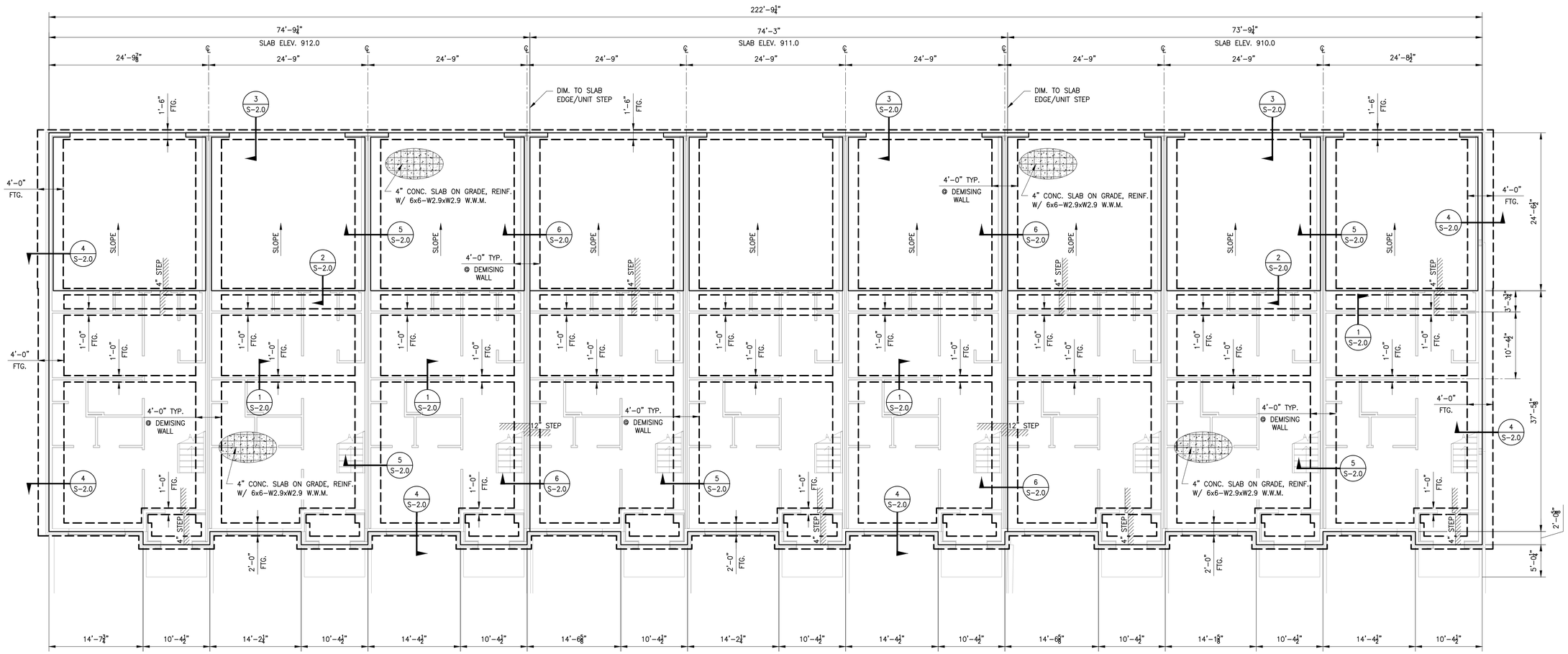
sheet title
GENERAL NOTES

sheet number
S-0.1

LEGEND	
X	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. ALL DIMENSIONS SHOWN TO F/WALL OR E/SLAB. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
3. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.



N

BUILDING FOUNDATION PLAN

SCALE: ⅛"=1'-0"

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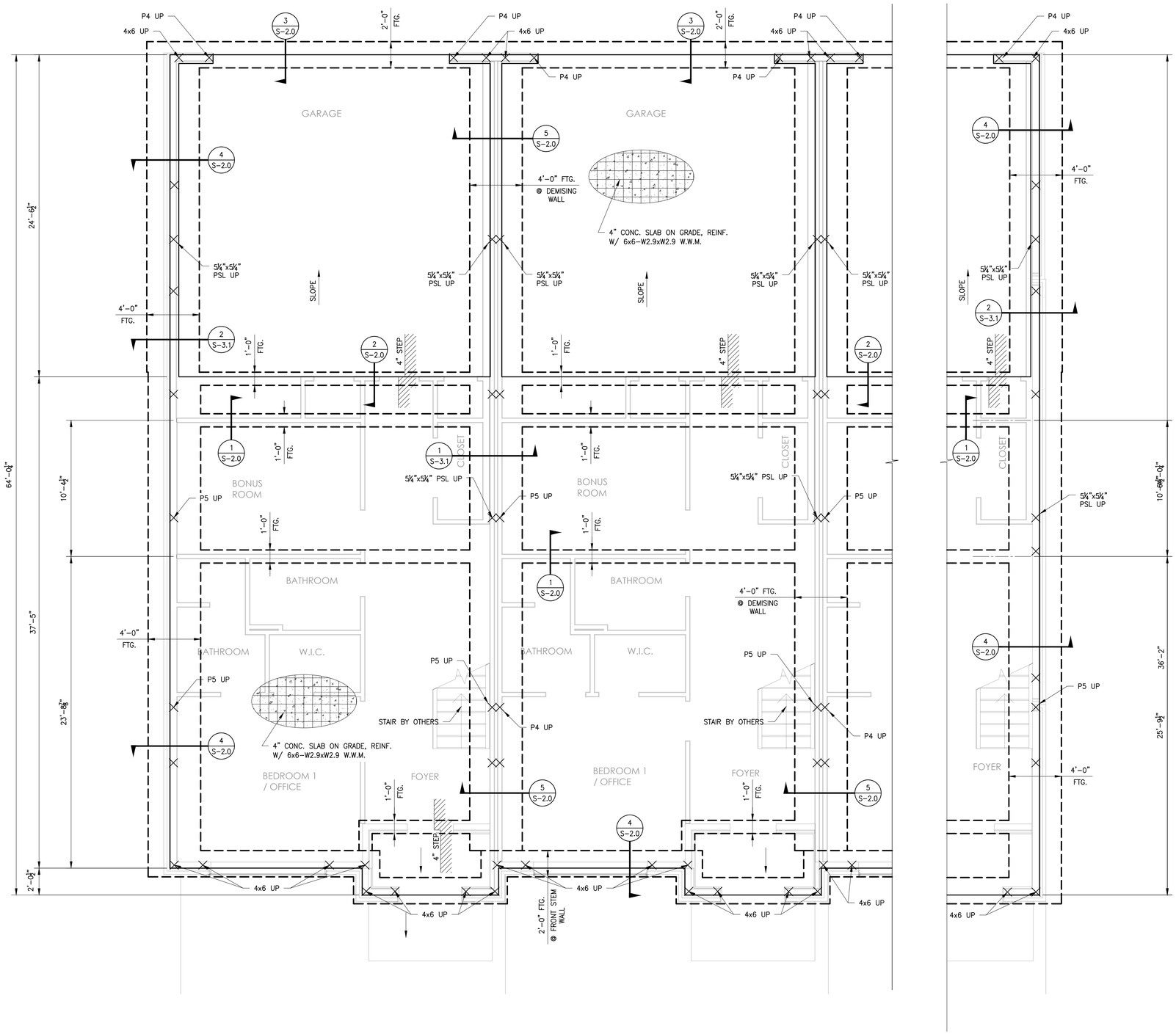
OVERALL BUILDING FOUNDATION PLAN

sheet number

S-1.0



FOUNDATION PLAN

SCALE: ¼"=1'-0"

LEGEND	
×	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. ALL DIMENSIONS SHOWN TO F/WALL OR E/SLAB. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
3. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
4. SEE S-1.5 FOR SHEAR WALL PLAN.

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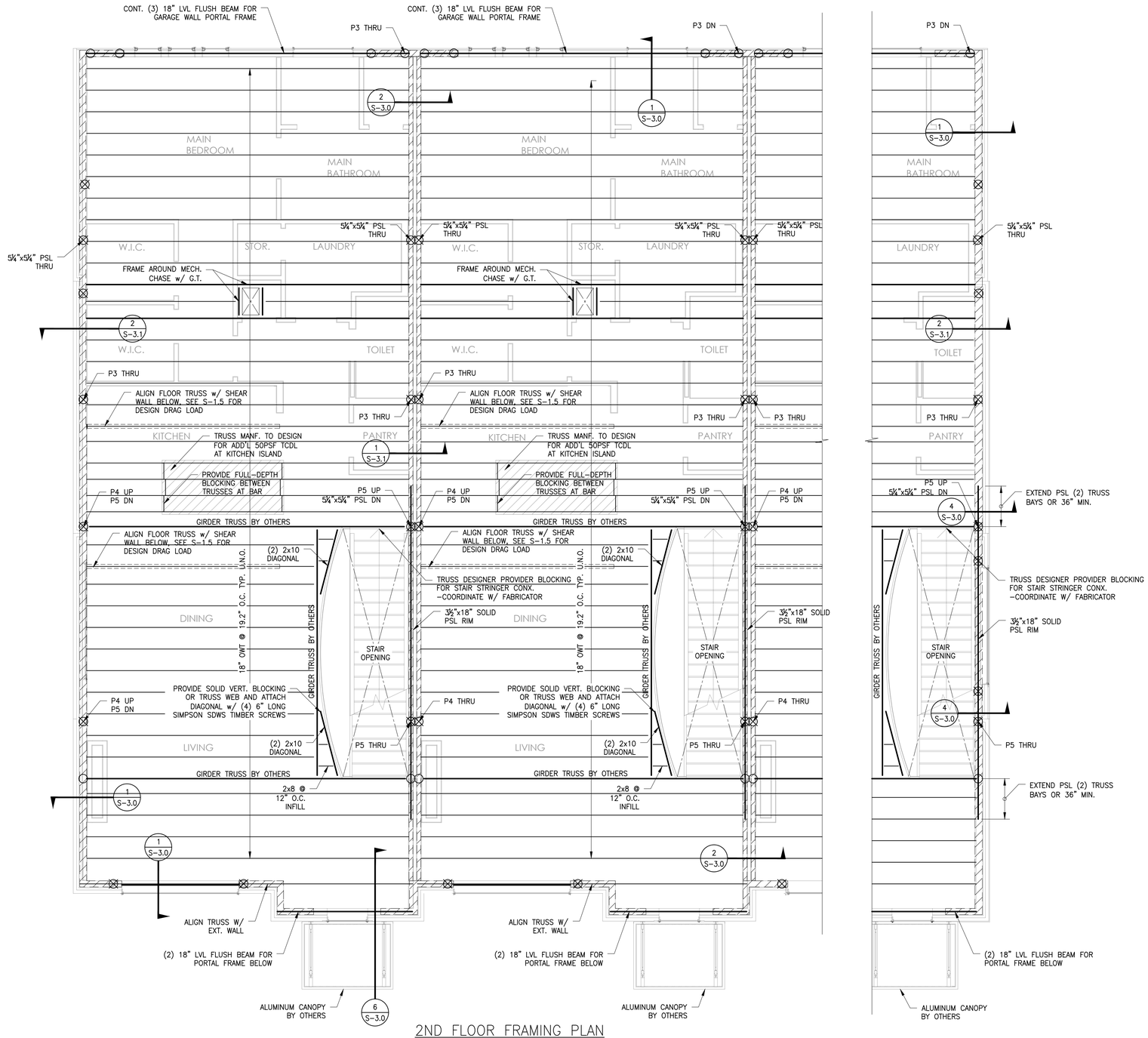
FOUNDATION PLAN

sheet number

S-1.1



2ND FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"

LEGEND	
×	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. FOR HEADERS NOT CALLED OUT, SEE SCHEDULE.
3. ALL DIMENSIONS SHOWN TO F/WALL. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
4. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
5. SEE S-1.5 FOR SHEAR WALL PLAN.

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checked by:	MJS

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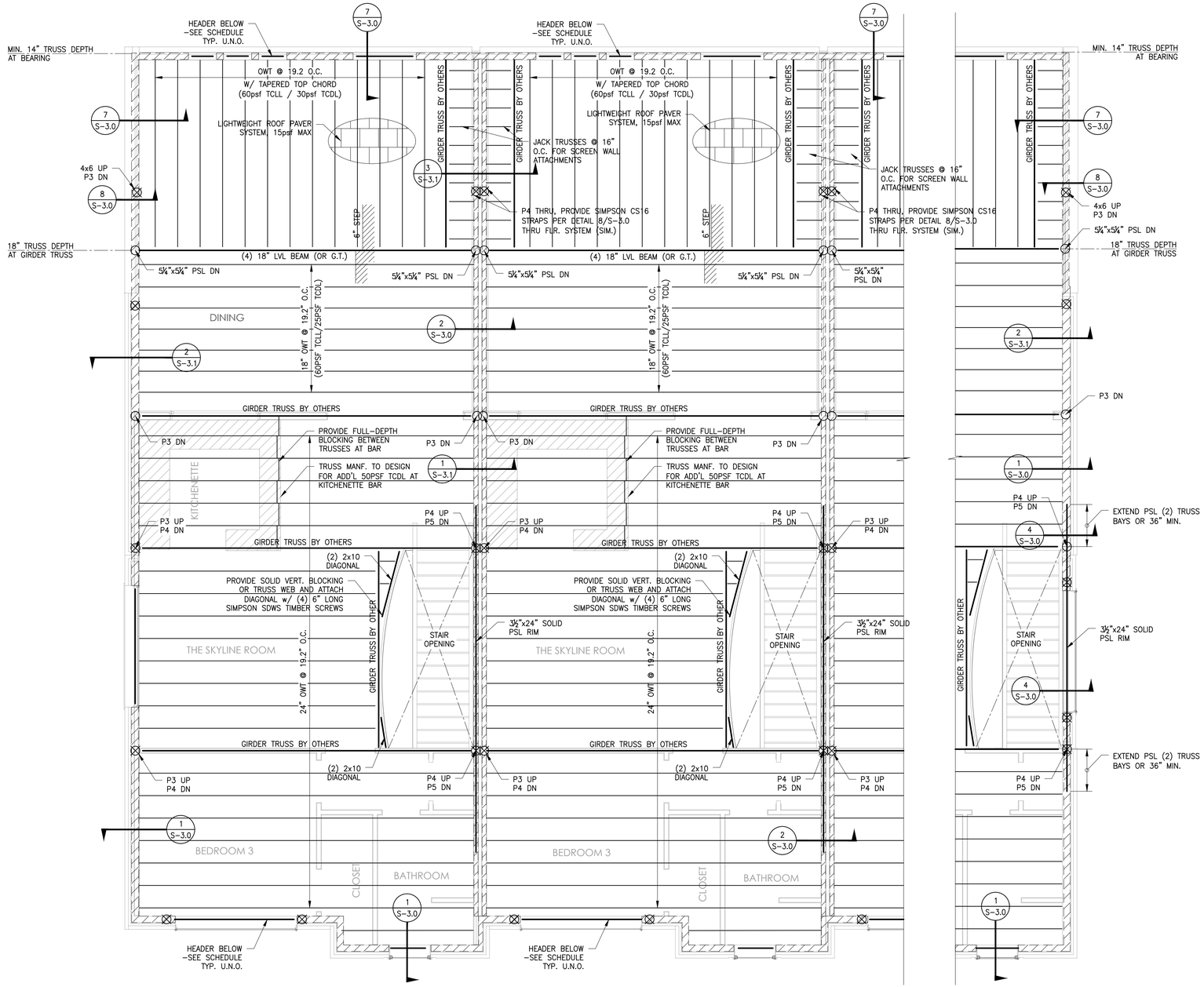
2ND FLOOR FRAMING PLAN

sheet number

S-1.2



3RD FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"

LEGEND	
×	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. FOR HEADERS NOT CALLED OUT, SEE SCHEDULE.
3. ALL DIMENSIONS SHOWN TO F/WALL. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
4. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
5. SEE S-1.5 FOR SHEAR WALL PLAN.
6. BRICK RELIEF ANGLE REQUIRED AT 30ft MAX. ABOVE FOUNDATION, SEE DETAIL 5/S-3.0.

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sheet title

3RD FLOOR FRAMING PLAN

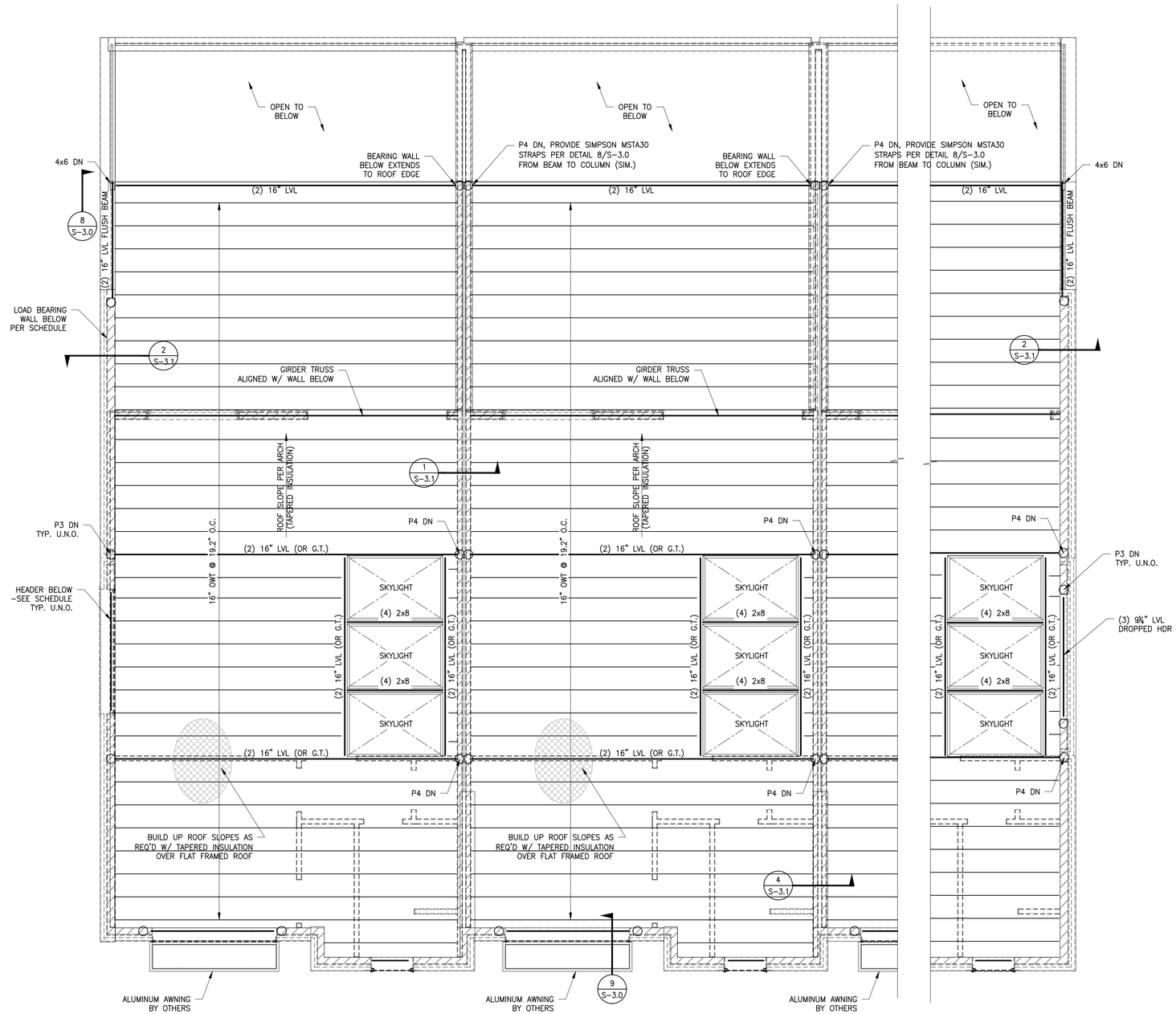
sheet number

S-1.3

LEGEND	
╳	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. FOR HEADERS NOT CALLED OUT, SEE SCHEDULE. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
3. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.



ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

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2023.06.23

sheet title

ROOF FRAMING PLAN

sheet number

S-1.4

STORY SHEAR VALUES, KIPS[1]				
LEVEL	Fx (R=6.5)		Fy (R=2.0)	
	WIND (W)	SEISMIC (E)	WIND (W)	SEISMIC (E)
THIRD	3.8	1.7	2.2	5.6
SECOND	11.4	3.3	6.6	10.8
FIRST[2]	19.0	4.1	10.4	13.4

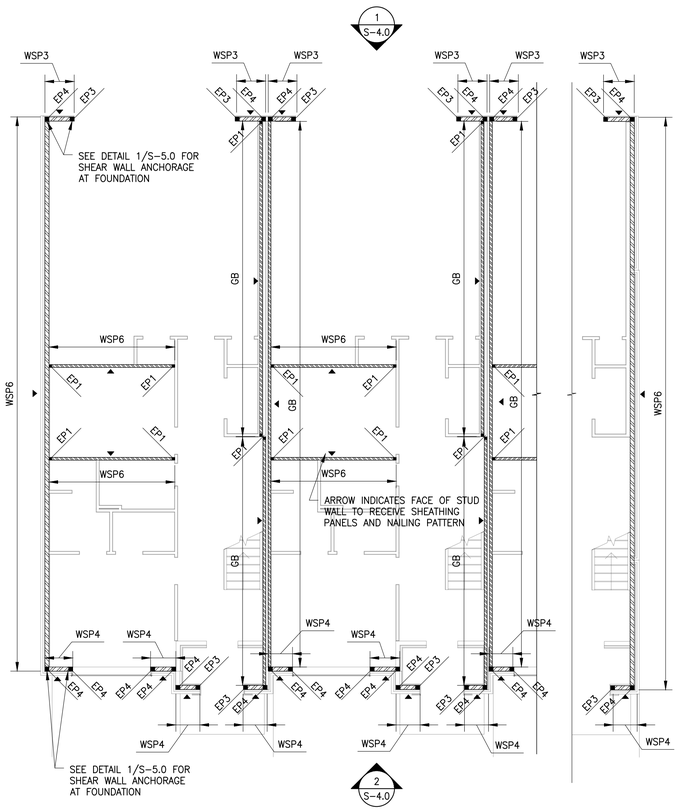
1. STORY SHEAR LOAD VALUES ARE UNFACTORED.
2. TOTAL SHEAR VALUE AT STRUCTURE BASE.

Fy
Fx

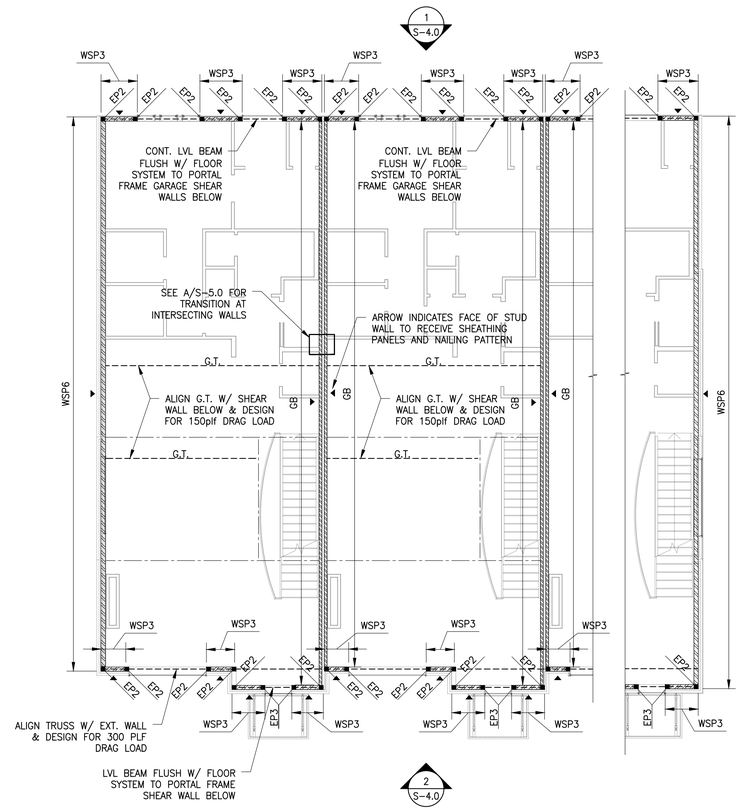
LEGEND	
■	S.W. END POST & HOLDOWN
▨	SHEAR WALL
▲	SHEATHED WALL FACE
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

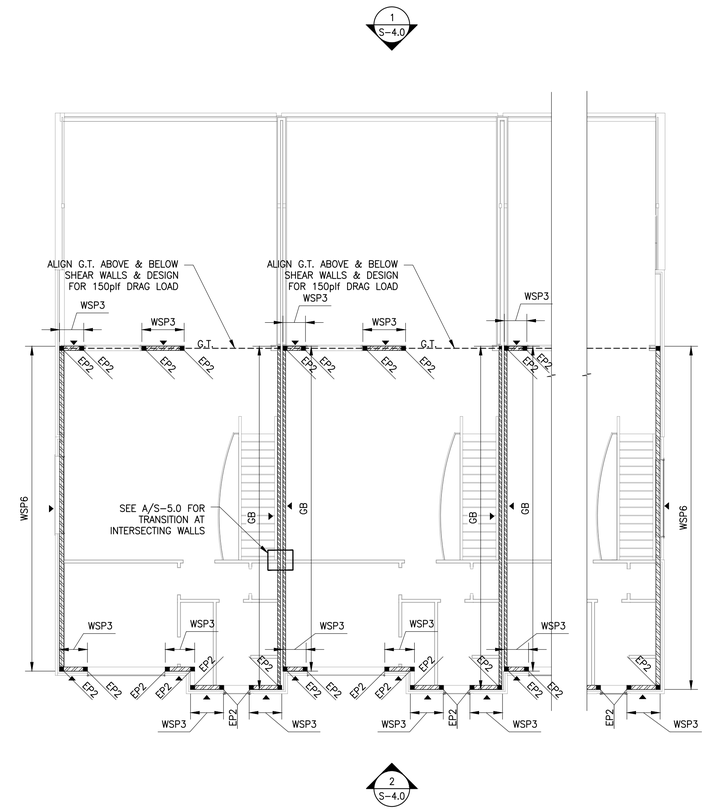
1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. SEE S-5.0 FOR SHEAR WALL CONSTRUCTION DETAILS.
3. ALL EXTERIOR WALL AND SHEAR PANEL SHEATHING SHALL BE 19/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1.
4. 0.157"ø POWDER ACTUATED FASTENERS TO HAVE 1" MIN. PENETRATION INTO CONCRETE.
5. 5/8"ø ANCHORS TO HAVE 7" MIN. EMBEDMENT INTO CONCRETE.
6. FOR 5/8"ø ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS AS FOLLOWS:
   2x4 WALL, SIMPSON BPS 5/8-3
   2x6 WALL, SIMPSON BPS 5/8-6
   1/2" CLR. MAX. BETWEEN INSIDE FACE OF SHEATHING AND WASHER EDGE.



1ST FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"



2ND FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"



3RD FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"

SHEAR WALL SHEATHING AND FASTENING SCHEDULE		
MARK	SHEATHING TYPE	FASTENER
WSP3	19/32" PLYWOOD	10d COMMON NAILS SPACED @ 3" O.C. ALONG PANEL EDGES & 6" O.C. IN PANEL FIELD
WSP4	19/32" PLYWOOD	10d COMMON NAILS SPACED @ 4" O.C. ALONG PANEL EDGES & 12" O.C. IN PANEL FIELD
WSP6	19/32" PLYWOOD	10d COMMON NAILS SPACED @ 6" O.C. ALONG PANEL EDGES & 12" O.C. IN PANEL FIELD
GB	5/8" GYPSUM	6d COOLER NAILS SPACED @ 7" O.C. ACROSS ALL AREAS OF PANEL

1. SHEATHING AND FASTENING SPECIFIED IN SCHEDULE TO BE APPLIED TO SAME FACE OF WALL AS MARK LOCATION ON SHEAR WALL PLAN. SEE ARCH. FOR FINISH REQUIRED ON OPPOSITE FACE OF WALL.

2. SHEATHING PANELS ARE TO BE APPLIED WITH LONG DIMENSION PERPENDICULAR TO STUDS. EDGE JOINTS TO HAVE 2x BLOCKING WITH THE SPECIFIED EDGE NAILING PATTERN. GYPSUM PANELS DO NOT REQUIRE EDGE BLOCKING.

WALL PLATE FASTENING SCHEDULE					
FLOOR SYSTEM	WALL TYPE	WSP6 & TYP. EXTERIOR WALLS	WSP4 & WSP3 SHEAR WALLS	GB SHEAR WALLS & DEMISING WALL	INTERIOR NON-LOAD BEARING WALLS
3RD	TOP PLATE	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	N/A [1]
	SILL PLATE [2]	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	10d NAILS @ 8" O.C.
2ND	TOP PLATE	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	N/A [1]
	SILL PLATE [2]	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	10d NAILS @ 8" O.C.
1ST	TOP PLATE	16d NAILS @ 6" O.C.	16d NAILS @ 3" O.C.	(2) 16d NAILS, EA. TRUSS	N/A [1]
	SILL PLATE [2]	5/8"x9" SIMPSON TITEN HD @ 48" O.C.	5/8"x9" SIMPSON TITEN HD @ 24" O.C.	5/8"x9" SIMPSON TITEN HD @ 48" O.C.	0.157"ø x2½" P.A.F. @ 12" O.C.

1. SEE DETAIL 3/S-3.0 FOR NON-LOAD BEARING WALL TOP PLATE ATTACHMENT.

2. SILL PLATES TO BE NAILED FROM TOP INTO TRUSS OR BLOCKING BELOW SUBFLOOR. TOP PLATES TO BE NAILED FROM ABOVE THRU TRUSS OR BLOCKING INTO PLATE BELOW.

END CHORD SCHEDULE		
MARK	END CHORD	HOLDOWN DEVICE
EP1	(2) 2x6, OR (3) 2x4	CMST14 STRAP, 20" END LENGTH w/ (18) 10d NAILS INTO EA. END OF STRAP, OR HDU4-SDS AT FDN LEVEL
EP2	(3) 2x6	CMST14 STRAP, 36" END LENGTH w/ (38) 10d NAILS INTO EA. END OF STRAP
EP3	(4) 2x6	(2) CMST14 STRAPS, 20" END LENGTH w/ (18) 10d NAILS INTO EA. END OF STRAP, OR HDU8-SDS AT FDN LEVEL
EP4	4x6 TIMBER	HDU11-SDS AT FDN LEVEL

1. WHERE TYPICAL WALLS INTERSECT, USE THE HIGHER CAPACITY POST & HOLD DOWN FROM THIS SCHEDULE. PROVIDE CRUSH BLOCKING IN FLOOR GAP TO MATCH POST BELOW.

2. STRAP NAILS TO BE 10d COMMON NAILS. NUMBER OF NAILS LISTED IN TABLE IS THE NUMBER OF NAILS REQUIRED INTO EACH END OF THE STRAP (END LENGTH, SEE DETAIL 5/S-5.0).

A
S-1.5
SHEAR WALL FRAMING SCHEDULES
SCALE: NO SCALE

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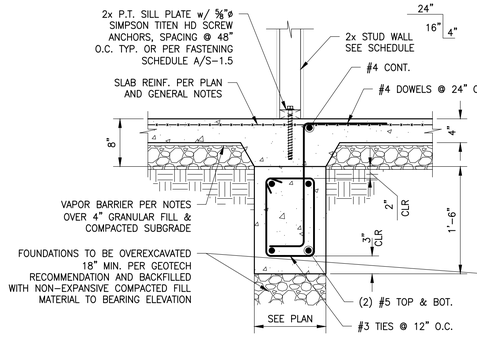
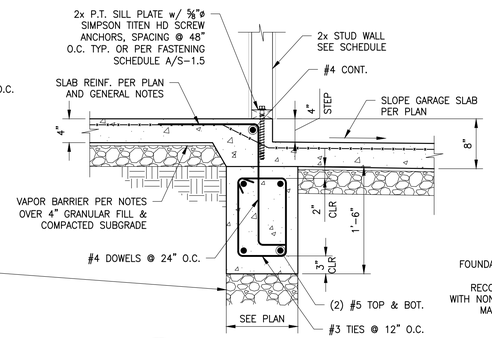
SHEAR WALL PLANS

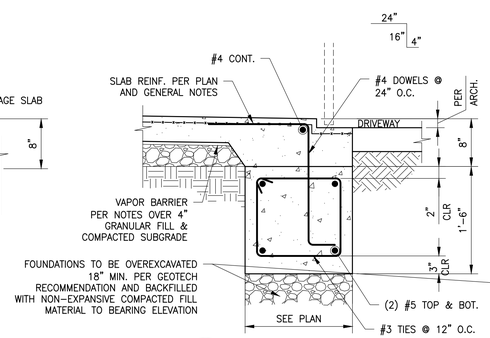
sheet number
S-1.5



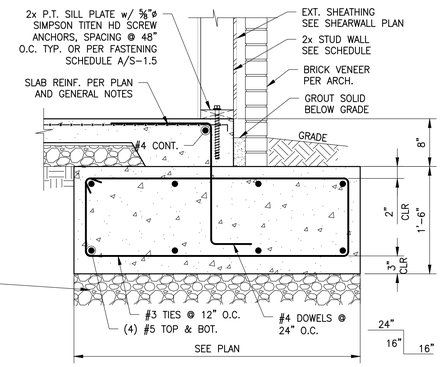
1 S-2.0 THICKENED SLAB FOOTING
SCALE: 1"=1'-0"



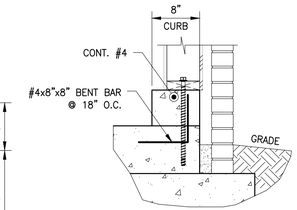
2 S-2.0 STEP FTG. AT GARAGE
SCALE: 1"=1'-0"



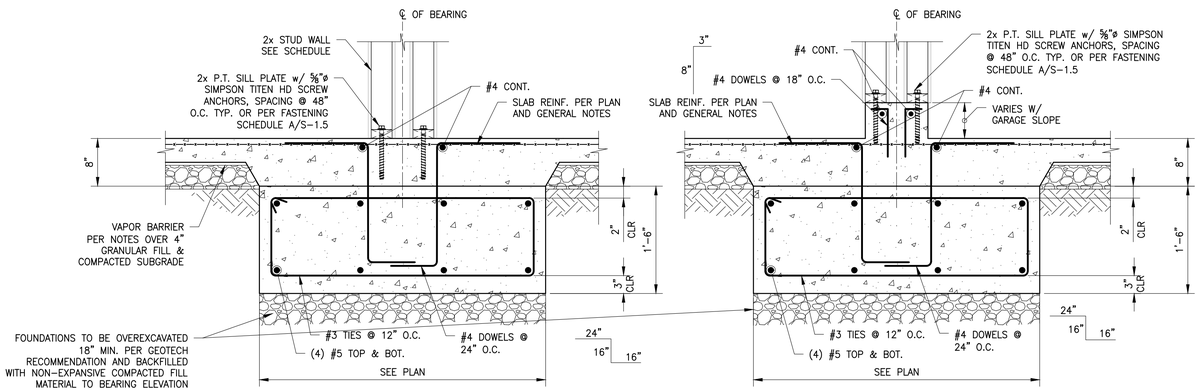
3 S-2.0 GARAGE TURNDOWN
SCALE: 1"=1'-0"



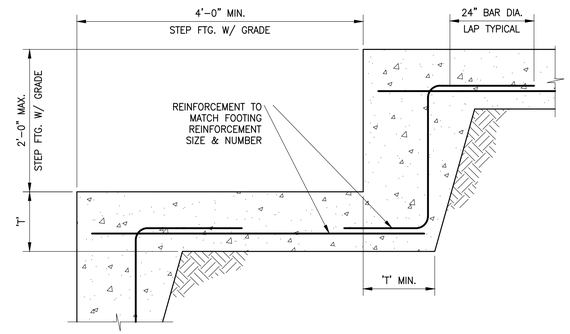
4 S-2.0 TURNDOWN FOOTING WITH MASONRY VENEER
SCALE: 1"=1'-0"



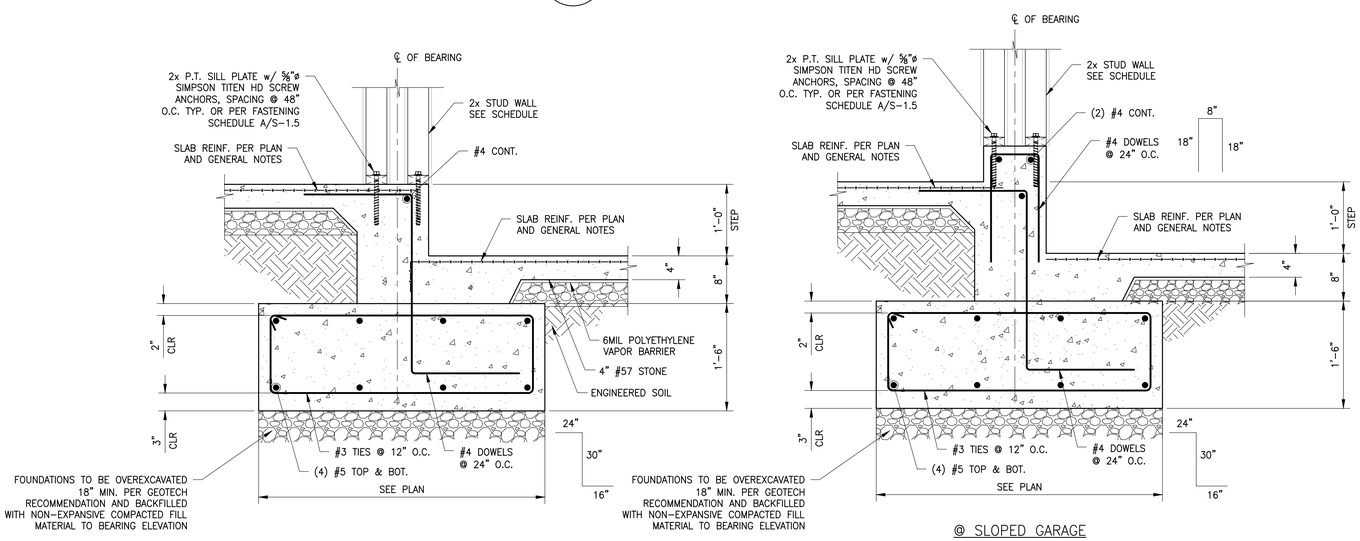
ALTERNATIVE AT CURB



5 S-2.0 TYP. DEMISING WALL FTG.
SCALE: 1"=1'-0"



A S-2.0 STEPPED FOOTING DETAIL
SCALE: NO SCALE



6 S-2.0 DEMISING WALL FTG. AT SLAB STEP
SCALE: 1"=1'-0"

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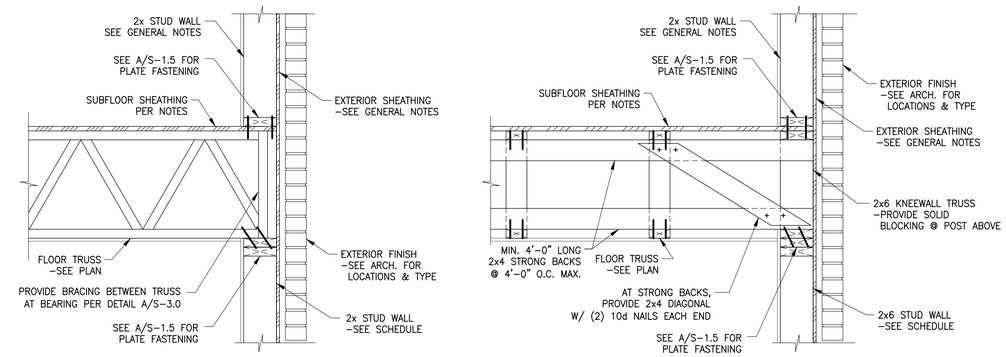
S-2.0



1 / S-3.0 TYP EXTERIOR WALL DETAIL
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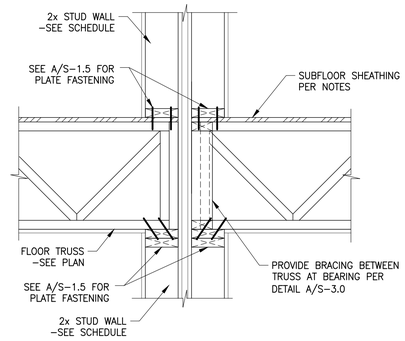
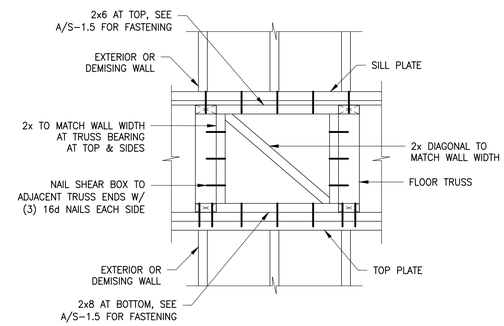
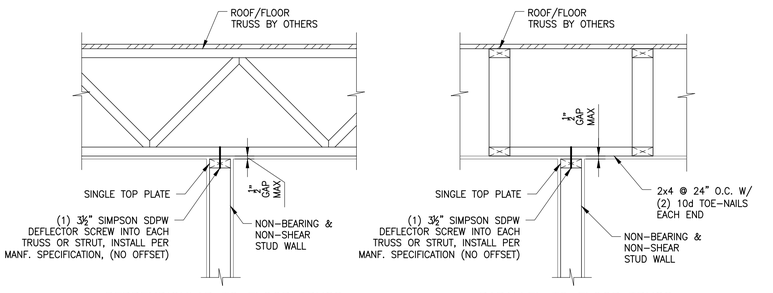


2 / S-3.0 TYP. DEMISING WALL DETAIL
SCALE: 1"=1'-0"

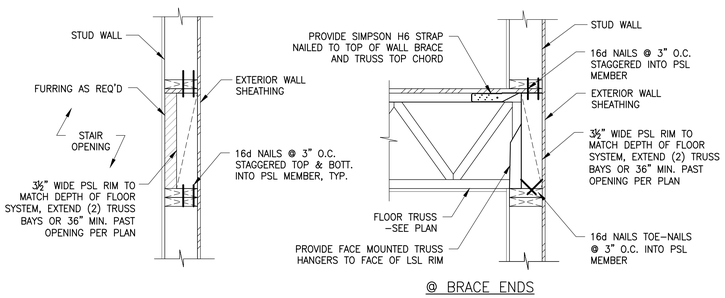


A / S-3.0 BRACING AT TRUSS BEARING
SCALE: 1"=1'-0"

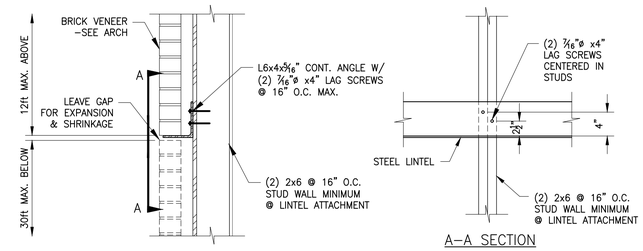
*NOTE: AT EXTERIOR WALL TRUSS BEARING PROVIDE BRACING AT EACH TRUSS BAY. AT INTERIOR DEMISING WALL TRUSS BEARING PROVIDE BRACING AT EVERY OTHER TRUSS BAY.



3 / S-3.0 INTERIOR STUD WALL TOP CONX.
SCALE: 1"=1'-0"



4 / S-3.0 STAIR AND CLERESTORY JOINT BRACE
SCALE: 1"=1'-0"



5 / S-3.0 TYP. LINTEL ATTACHEMNT TO WOOD
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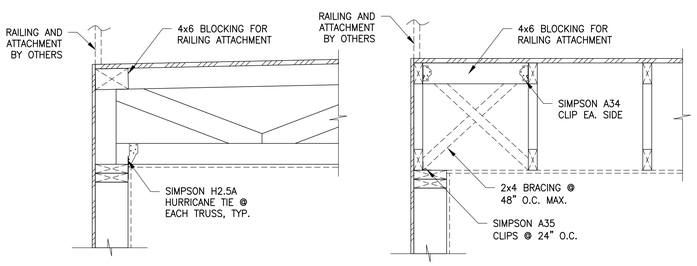
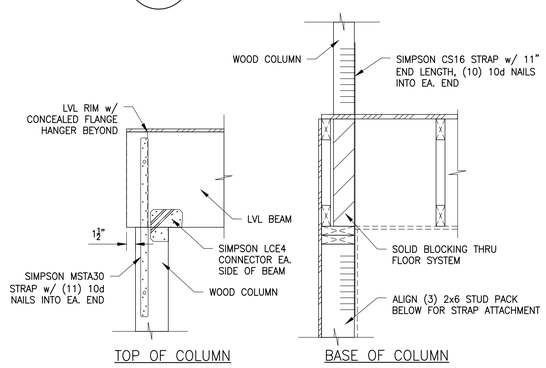


7 / S-3.0 ROOF DECK FRAMING DETAIL
SCALE: 1"=1'-0"



8 / S-3.0 COLUMN DETAIL
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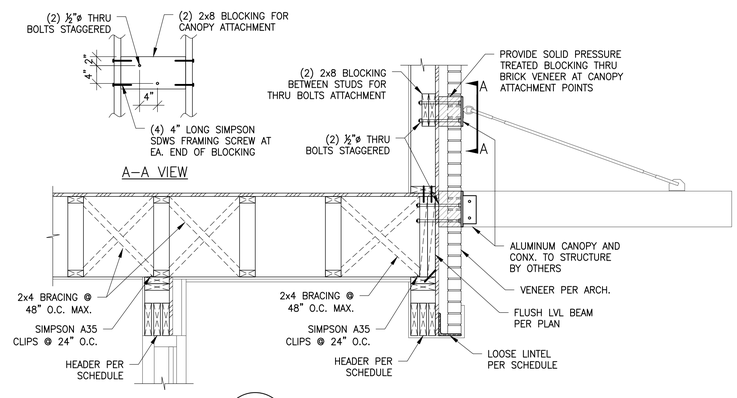
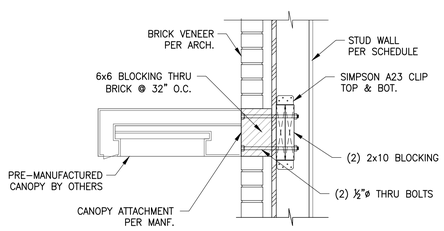


6 / S-3.0 ENTRY SECTION
SCALE: 3/4"=1'-0"



9 / S-3.0 CANOPY CONNECTION
SCALE: 1"=1'-0"

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sheet title
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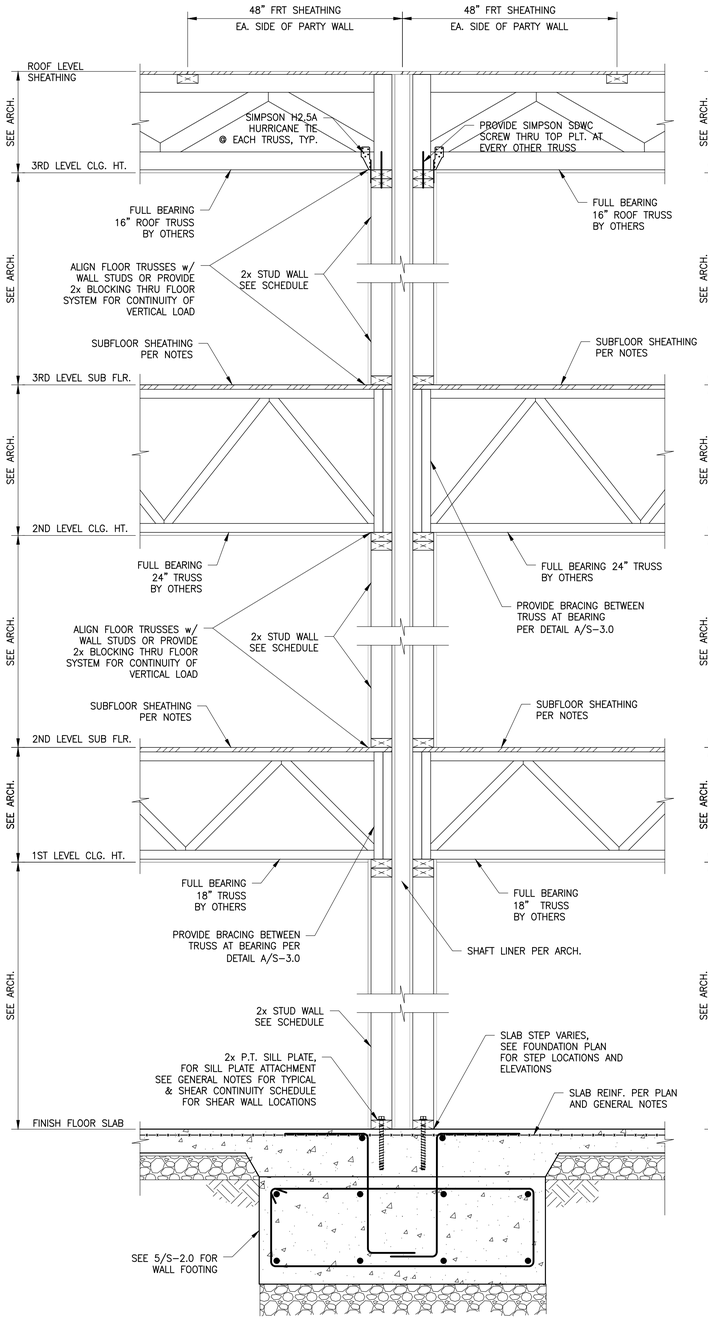
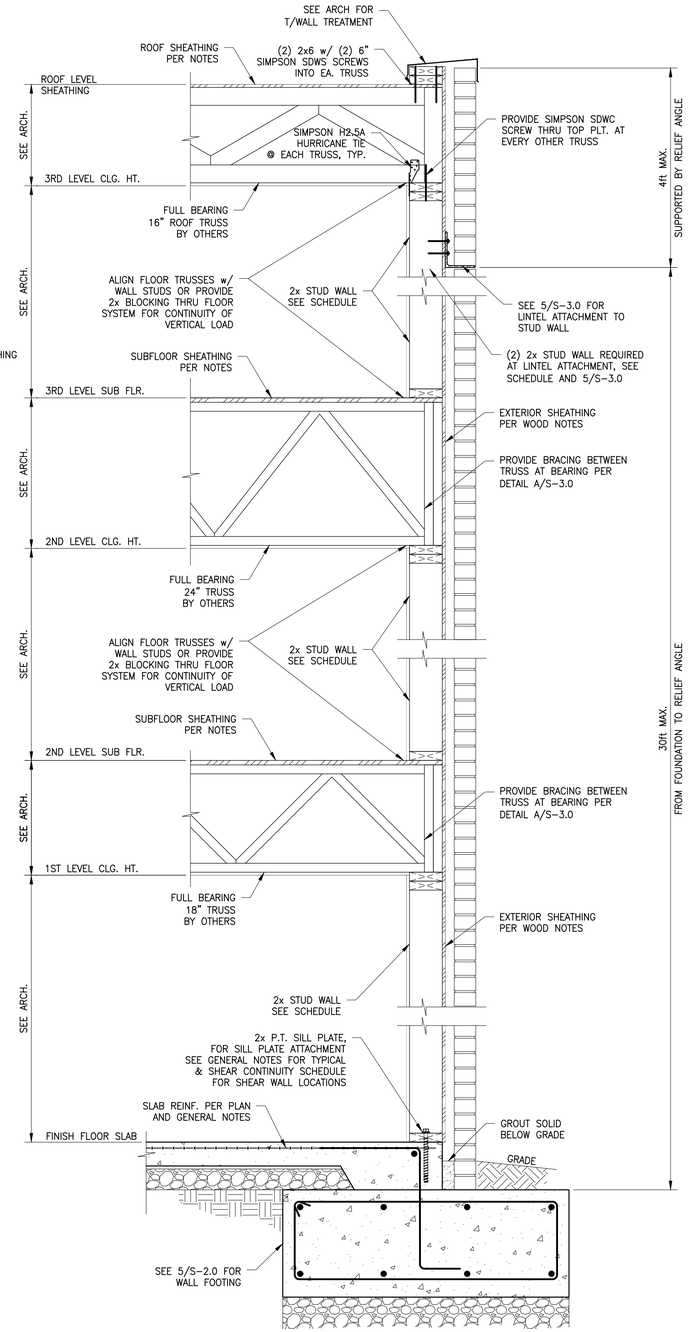
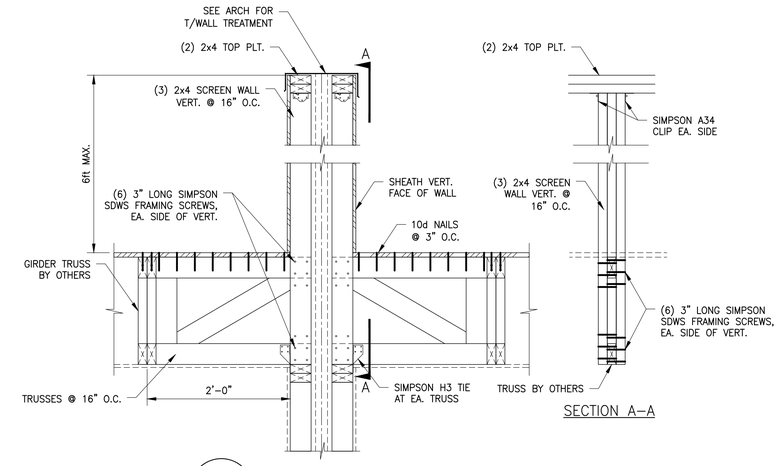
sheet number
S-3.0



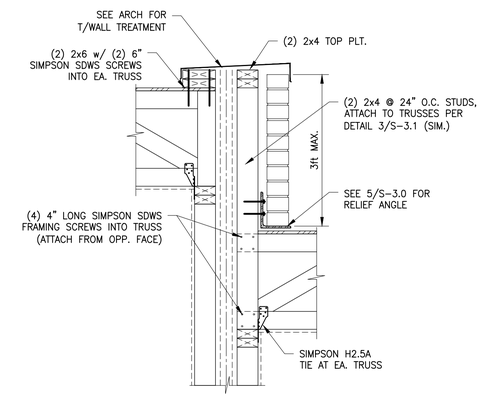
1 / S-3.1 TYPICAL DEMISING WALL SECTION
SCALE: 1"=1'-0"



2 / S-3.1 TYPICAL EXTERIOR WALL SECTION
SCALE: 1"=1'-0"



3 / S-3.1 SCREEN WALL DETAIL
SCALE: 1"=1'-0"



4 / S-3.1 ROOF DETAIL
SCALE: 1"=1'-0"
NOTE: OCCURS ONLY AT UNIT STEP.

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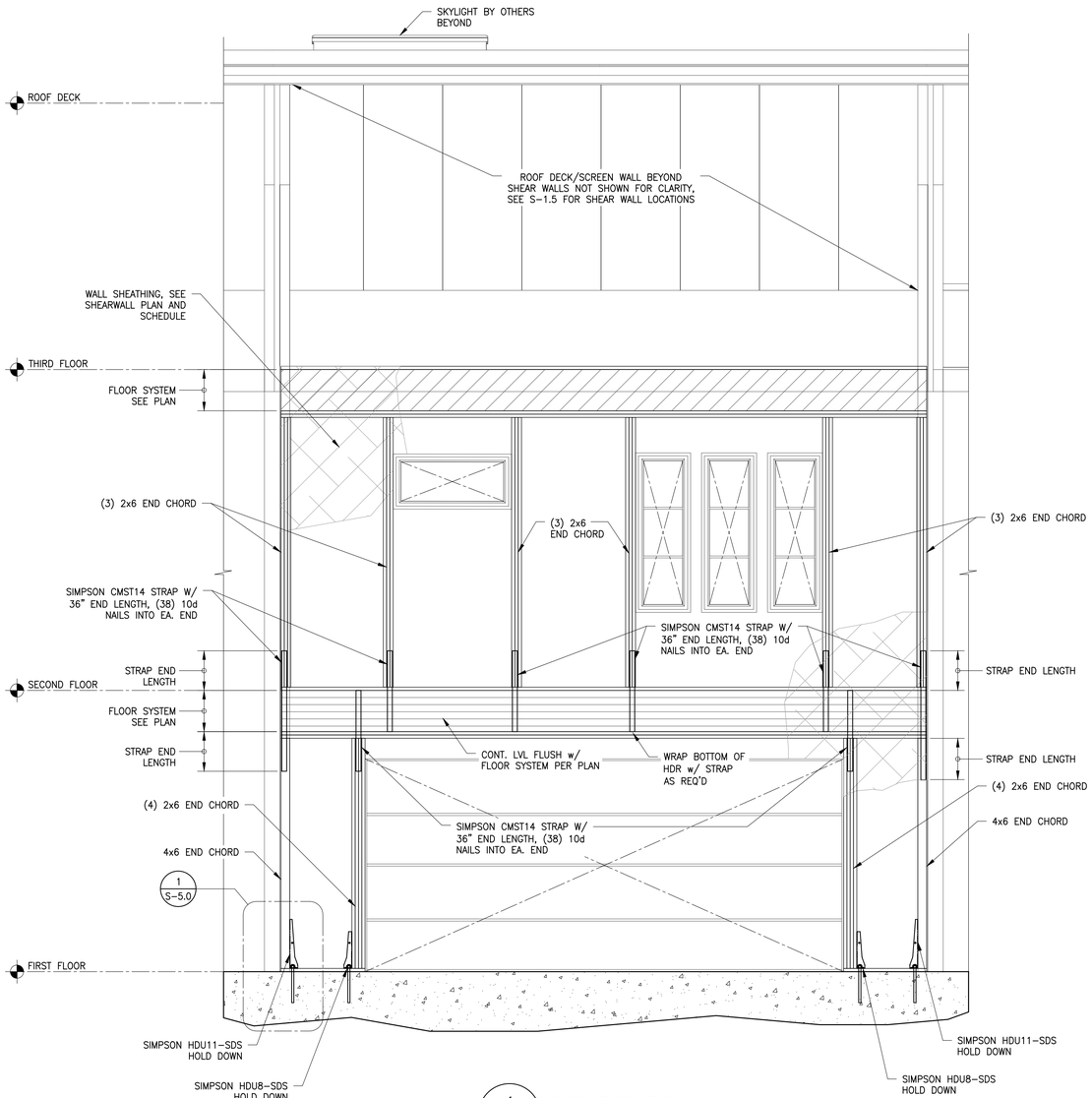
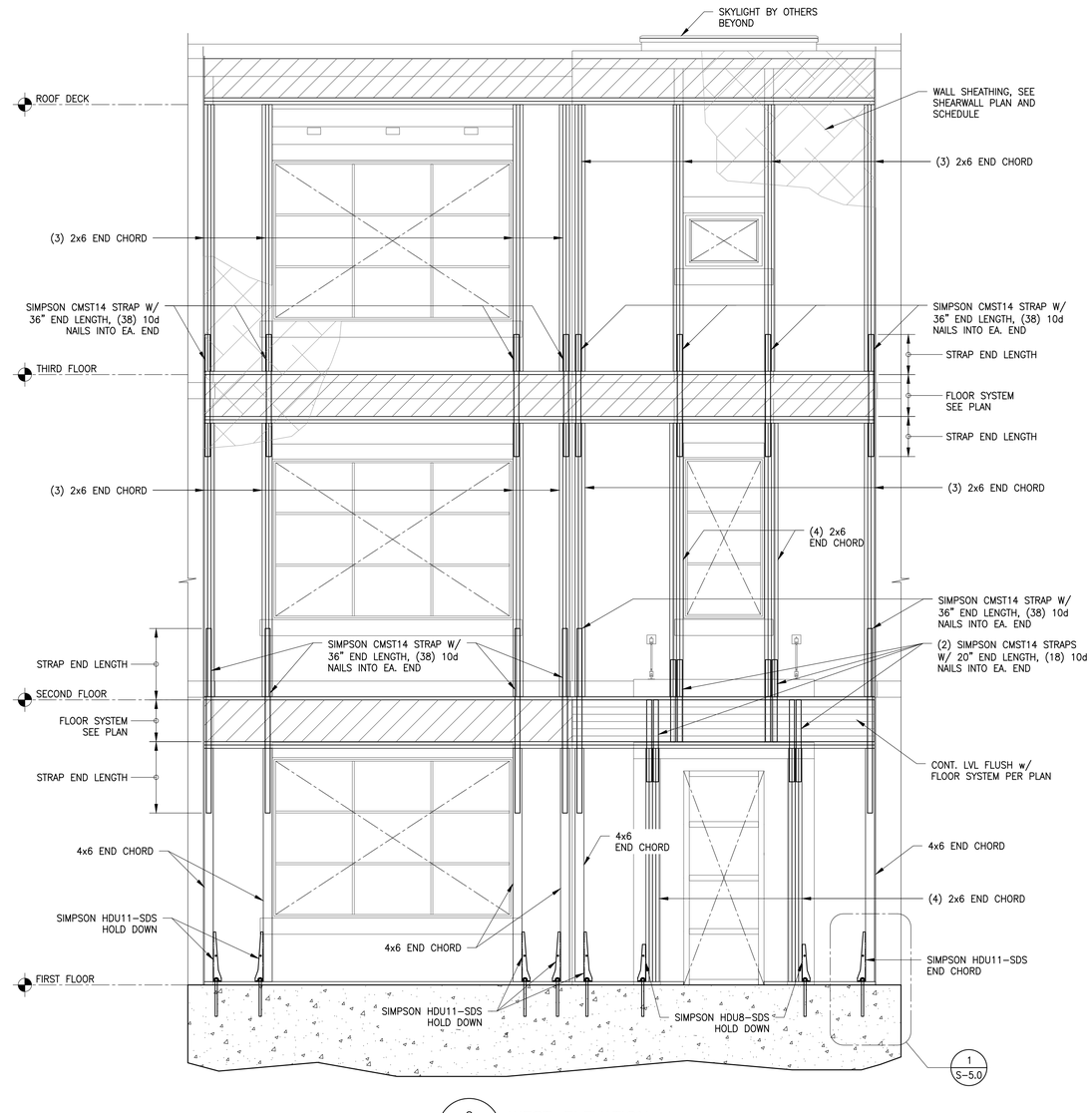
WALL SECTIONS

sheet number

S-3.1



1 S-4.0 EAST ELEVATION
SCALE: 3/8"=1'-0"



2 S-4.0 WEST ELEVATION
SCALE: 3/8"=1'-0"

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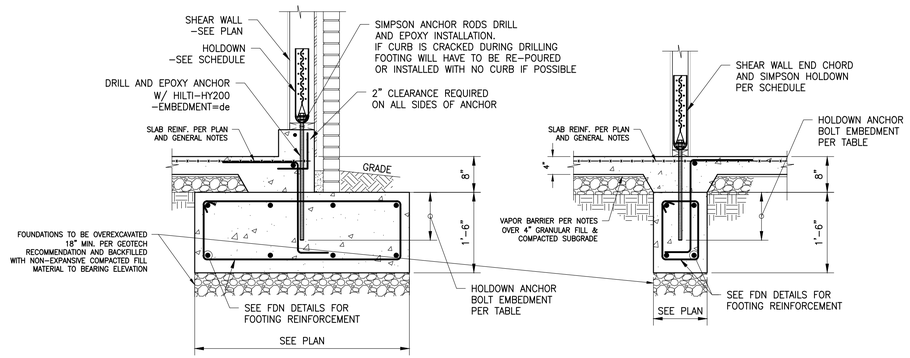
sheet title

WALL ELEVATIONS

sheet number

S-4.0



AT EXTERIOR FOOTING

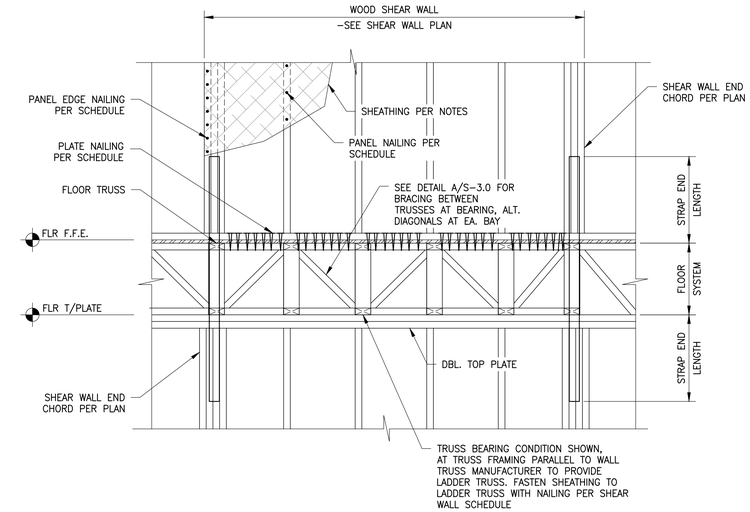
AT THICKENED SLAB

	EMBED	AB
HDU4–SDS	6"	⅝"ø
HDU8–SDS	10"	⅞"ø
HDU11–SDS	14"	1"ø

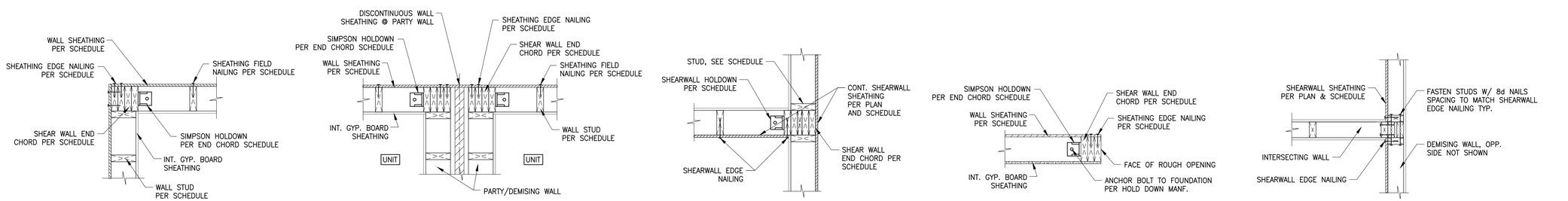
1. GRADE 36 THREADED ROD TO BE USED FOR HOLD DOWN ANCHORS
2. EMBED ANCHORS W/ HILTI–HY 200 EPOXY ADHESIVE

1 / S–5.0 SHEAR WALL ANCHORAGE
SCALE: 3/4"=1'–0"

NOTE: POST–INSTALLED SILL ANCHORS INTO SLAB RISK DAMAGE TO SLAB TENDONS. CONTRACTOR IS RESPONSIBLE FOR SCANNING/MARKING TENDON LOCATIONS ON SLAB PRIOR TO ANCHOR INSTALL. OFFSET SILL ANCHORS FROM TENDON LOCATIONS 3". SLAB DESIGNER TO OFFSET TENDONS 12" FROM CENTERLINE OF PARALLEL WALLS TO ENSURE CLEARANCE OF SILL ANCHORS.



2 / S–5.0 TYPICAL SHEAR WALL CONSTRUCTION
SCALE: 3/4"=1'–0"



SHEAR WALL @ OUTSIDE CORNER

SHEAR WALL @ PARTY WALL CORNER

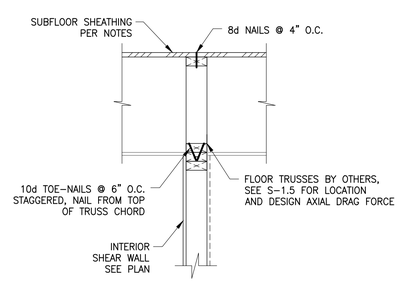
INTERIOR SHEAR WALL @ INTERSECTING WALL

HOLD DOWN @ SW END (FOUNDATION)

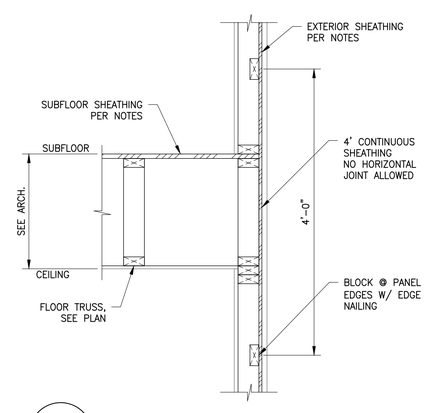
CONTINUOUS SHEAR WALL W/ INTERSECTING WALLS

A / S–5.0 TYP. SHEARWALL TRANSITION FRAMING
SCALE: 1"=1'–0"

*CONDITIONS SHOWN AT FOUNDATION LEVEL. FOR SHEAR WALLS AT ELEVATED LEVELS, USE SIMPSON STRAP SPECIFIED IN END CHORD SCHEDULE.

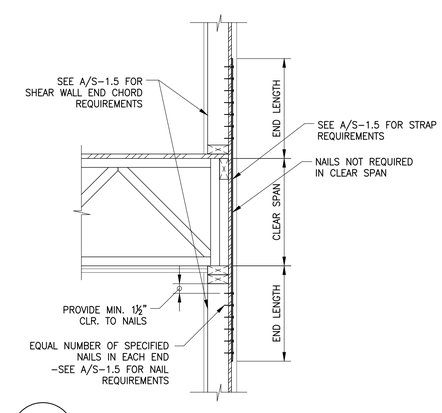


3 / S–5.0 TOP CONX. OF INTERIOR SHEAR WALLS
SCALE: 1"=1'–0"



4 / S–5.0 TYP. EXTERIOR SHEATHING DETAIL
SCALE: 1"=1'–0"

NOTE: SHEATHING TO OVERLAP FLOOR SYSTEM AS SHOWN HERE, ADDITIONAL SHEAR TRANSFER HARDWARE REQ'D IF DETAIL NOT FOLLOWED (CONTACT EOR FOR SPECIFICATIONS).



5 / S–5.0 TYP. STRAP CONNECTION DETAIL
SCALE: 1"=1'–0"

ISSUED FOR PERMIT

TSW
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JOSHUA STEVENSON
30606
6/23/23
OKLAHOMA

consultant

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SE #23011

revisions

project information
STILLWATER TOWNHOMES

project address
STILLWATER, OK

client information
TODD KRAYBILL CONSTRUCTION

drawing information

project number:	Se#23011
contact:	MJS
drawn by:	DSW
checked by:	MJS

drawing date
2023.06.23

sheet title
SHEAR WALL DETAILS

sheet number
S-5.0

Stillwater OKLAHOMA stillwaterok.gov	*REPORT TO:* *STILLWATER PLANNING COMMISSION* *No.* *SUP23-05* ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: September 19, 2022

Subject: Specific Use Permit: 847 W Eskridge Avenue

Purpose of Report: The applicant requests review and approval of a Specific Use Permit to allow townhomes in a Two-Family Residential District (RT) at the property addressed as 847 W Eskridge Avenue.

Background: The subject property is located on the northwest side of Stillwater, on the southeast corner of the intersection of North Washington Street and West Eskridge Avenue. Subject property is part of the Albert Pike Addition plat. The subject property currently holds a single family structure, which the applicant intends to demolish. The applicant is requesting a specific use permit to allow the use of townhomes to be constructed in RT zoning district. The applicant's conceptual plans show 9 three story townhomes with the driveway access off West Eskridge Avenue to the garages.

Application Processing Information:
Owner/Applicant – Happydays Investments, LLC
Notice – Letters mailed to property owners within 300 feet and notice in the NewsPress

Processing Track:
Submittal Date – August 10, 2023
Planning Commission – September 19, 2023
City Council – October 16, 2023

Project/Site Design Data/Details:
Zoning – Small Lot Single-Family Residential District (RSS), Section 23-137
Proposed Zoning – Two –Family Residential District (RT), Section 23-138
Existing Use –Single Family Structure
Proposed Use – 9 three story townhomes with garages

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property currently has access off of West Eskridge Avenue and North Washington Street
- Transit Facilities/Bike Lanes or Trails/Sidewalks: Sidewalks are currently available along the east and west side of North Washington Street and on the north side of West Eskridge Avenue. OSU Transit Services – Orange Route currently runs around the subject property along North Washington Street, West Eskridge Avenue, and through thru Oklahoma State University parking lot.
- Water Service: City water service is available.
- Sanitary Sewer Service: City sewer is available.
- Drainage: Preliminary drainage study
- Electric: City electric is available

Applicable City Plans/Policies:
The Future Land Use Map within the Comprehensive Plan indicates that the desired land use within this part of the community is University (10-4).

Discussion: The applicant requests review and approval of a specific use permit at the property addressed as 847 West Eskridge Avenue to allow for townhomes in a Two-Family Residential District (RT) zone district. The current zoning of the property is Small Lot Single-Family Residential (RSS) with similar zoning to the immediate east and south with Public (P) located to the north and Large Lot Single-Family (RSL) to the west. Two-Family and Multi-Family District (RTM) with about 6 duplexes is located near the intersection of West Eskridge Avenue and North Ramsey Street which located just east of Will Rogers Elementary and south of Will Rogers Park. Will Rogers Elementary is located to the north of the subject property. Oklahoma State University owns the property to the east and south used as a parking area near the athletic facilities. Hillcrest Heights and Washington Heights subdivision are located to the west with single family structures.

Findings:
1. The Land Development Code allows the use of a townhomes in Two-Family Residential District (RT) with specific use permit.
2. Duplexes are located in the vicinity.
3. The Comprehensive Plan calls for University at the property's location.

Alternatives:
1. Accept findings and recommend that the City Council approve the proposed specific use permit as presented.
2. Find that the specific use permit is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by:	Jacquelyn Porter, City Planner
Reviewed by:	Jeff Mathews, Community Development Director Joshua Brown, Project Manager
Date of Preparation:	August 23, 2023
Attachments:	Application, Area Map, Conceptual Site Plan and Conceptual Architectural Plans
Map Designation:	NW

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REVIEW/ACTION

ZONING:

X Map Amendment
____ Planned Unit Development
____ Preliminary
____ Final
____ Subdivision
____ Amendment
X Specific Use Permit
____ Annexation

SITE PLANS:

____ Minor Amendment
____ Final Drill Site Development Plan

SUBDIVISION:

____ Lot Split
____ Commercial Minor Subdivision
____ Minor Subdivision
____ Preliminary Plat
____ Final Plat

OTHER:

____ Closing
____ Improvement Plans
____ Drainage Plans/Study
____ Drilling Permit

COMMERCIAL USE-BY-RIGHT: Complete a Commercial Building Permit Application **AND** Commercial Use-By-Right Checklist

Title of Subdivision/Plan/Use: 788.10 to Home Townhomes
Owner(s) of Property: Happydays Investments, LLC
Owner(s) Address: 5115 S Country Club Rd, Stillwater, OK 74074
Owner(s) Phone/Fax/Email:
Applicant/Developer of Property: Same as Above
Applicant/Developer Address:
Applicant/Developer Phone/Fax/Email:
Design Engineer address/phone/fax/email & Registration No.:
Bancroft International / 923 S Lowry St / Stillwater, OK 74076 / CA #9126 / aferguson@keystone-els.com

Surveyor address/phone/fax/email & Registration No.: Same as above

Address or Description of Property to be Subdivided/Developed: 847 W Eskridge Ave

Original Tract Deed Book and Page Number: Book 2720, Page 840
Number of Acres in Development: 0.82 AC
Number of Lots Created: 1
Current Zoning/Requested Zoning: Current: RSS / Requested: RT
Reason for zoning request/use permit/map amendment (describe project):
Specific Use Permit is requested to construct townhomes in RT zoning.

A map amendment is requested to rezone to RT to meet density requirements.

This application must be accompanied by the appropriate checklist for the type of item being submitted for review. This application must be completed, signed, and dated by the Applicant and Owner(s).

We do hereby certify that the information provided herein is both complete and accurate to the best of our knowledge, and we understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Aaron Ferguson 8/9/23
Applicant/Preparer Date

Aaron Ferguson (Agent) 8/9/23
Owner/Agent (with documentation) Date

Applicant/Preparer Date

Owner/Agent (with documentation) Date

For City of Stillwater Use Only: CASE NO#:

Submission Date:
Approval Date:

Processing Tract: IRC____, PC ____, CC____
Fees: Number of Copies:

City of Stillwater
Specific Use Permit (SUP)
Chapter 23, Article 6, Division 7

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Because the uses identified as requiring specific use permits are more intense or have a greater impact than those permitted by right, such uses shall be evaluated based upon their ability to locate next to less intensive uses. This CHECKLIST identifies the items needed. All items indicated as SUCH are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	Section 23-180	
✓	COMPLETED APPLICATION FORM AND CHECKLIST	
✓	FILING FEE: NEW CONSTRUCTION @ $350.00 PLUS $0.01/SQ FOOT OF BUILDING OR EXISTING BUILDING @ $250.00 SHALL BE PAID UPON VERIFICATION OF COMPLETE SUBMITTAL.	
✓	A TYPEWRITTEN LIST, CERTIFIED BY A LICENSED ABSTRACTOR, ATTORNEY, ENGINEER OR ARCHITECT OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY AND AN ELECTRONIC/DIGITAL COPY CAPABLE OF BEING REPRODUCED AS MAILING LABELS. THE OWNERSHIP LIST SHALL NOT HAVE BEEN PREPARED MORE THAN 30 DAYS PRIOR TO SUBMISSION OF APPLICATION.	
✓	TYPED LEGAL DESCRIPTION EMIALED TO DIGITALS@STILLWATER.ORG	
N/A	COPY OF EXISTING OR PROPOSED RESTRICTIVE COVENANTS	
✓	BUILDING ELEVATION DRAWINGS AND CONSTRUCTION MATERIALS WHEN ABUTTING A RESIDENTIAL DISTRICT.	
✓	ELECTRONIC PDF DRAWING, EMAILED TO DIGITALS@STILLWATER.ORG shall show the following:	
✓	a. Dimensions of the site, including easements and rights-of-way, and location with respect to streets and adjacent properties;	
✓	b. Dimension of buildings and location with respect to property boundaries;	
✓	c. Location and type of existing and proposed outdoor features such as signs, fences, landscaping, or outdoor light fixtures;	
✓	d. Location, arrangement, and dimensions of off-street parking and loading spaces and access drives;	
N/A	e. Number of residential dwelling units, if any, per structure;	
✓	f. Any other physical features or characteristics which may be unique to the property or particular use proposed;	
✓	g. Existing use of abutting/adjoining properties	
✓	h. Existing zoning of the subject property and the abutting/adjoining properties;	
✓	i. Location of existing and proposed public utilities	
✓	j. Distance from any public place as defined in Oklahoma Administrative Code Title 310, Chapter 681 (Per Ordinance No. 3416)	
N/A	COPY OF OKLAHOMA STATE DEPARTMENT OF HEALTH MEDICAL MARIJUANA LICENSE FOR ☐ COMMERCIAL GROWER ☐ PROCESSING/MANUFACTURING ☐ DISPENSARY/RETAIL (PER ORDINANCE NO. 3416)	
✓	FINAL DRAINAGE STUDY AND FINAL DRAINAGE PLAN (ARTICLE 19)	

City of Stillwater
Specific Use Permit (SUP)
Chapter 23, Article 7, Division 7

INFORMATIONAL
Required fire flows. Appendix B (2009 IFC)
Hydrant spacing Section 507.5 and Appendix C (2009 IFC)
Sprinkler requirements, Section 903 (IFC)
Annual Inspections will occur to verify continual compliance with the conditions of approval of the SUP

Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Alan Ferguson
Preparer's Signature

8/7/23
Date

City of Stillwater
Map Amendment Checklist
Chapter 23, Article 3

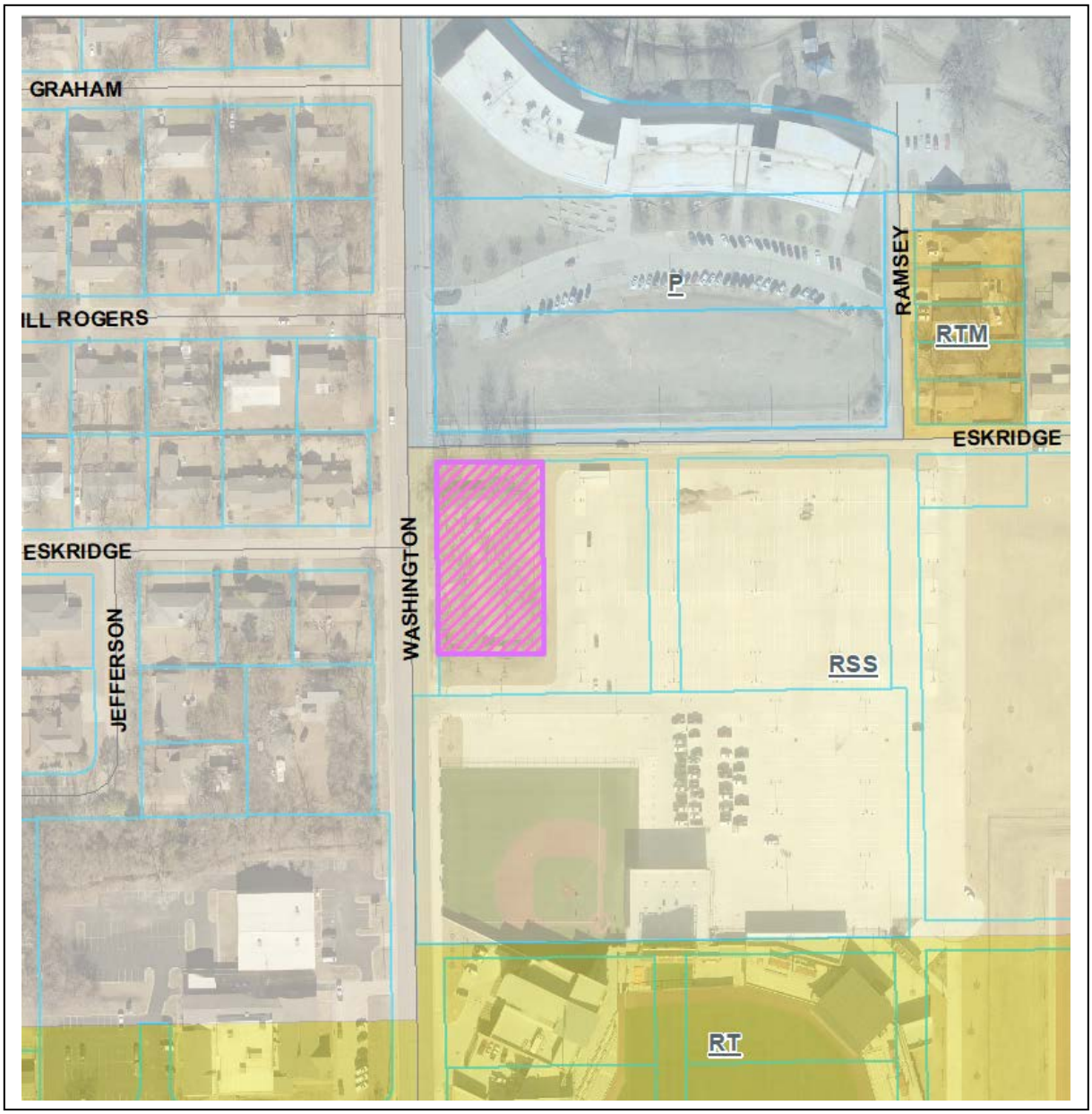
Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Zoning district boundaries created under the authority of the City of Stillwater may be amended to change the zoning classification on one or more properties by the City Council. This CHECKLIST identifies the items needed. All items indicated as SUCH are required for the submittal to be considered complete.

APPLICANT	REQUIREMENTS	CITY
	Section 23.58	
✓	COMPLETED APPLICATION FORM AND CHECKLIST	
✓	TYPED LEGAL DESCRIPTION SENT TO DIGITALS@STILLWATER.ORG	
✓	FILING FEE OF $250.00 PLUS $2.00/ACRE	
✓	A TYPEWRITTEN LIST AND ELECTRONIC/DIGITAL COPY, CERTIFIED BY THE PAYNE COUNTY ASSESSOR, LICENSED ABSTRACTOR, ATTORNEY, ENGINEER OR ARCHITECT, OF ALL PROPERTY OWNERS WITHIN THREE HUNDRED (300) FEET OF THE SUBJECT PROPERTY. THE OWNERSHIP LIST SHALL HAVE BEEN PREPARED NO MORE THAN THIRTY (30) DAYS PRIOR TO SUBMISSION.	

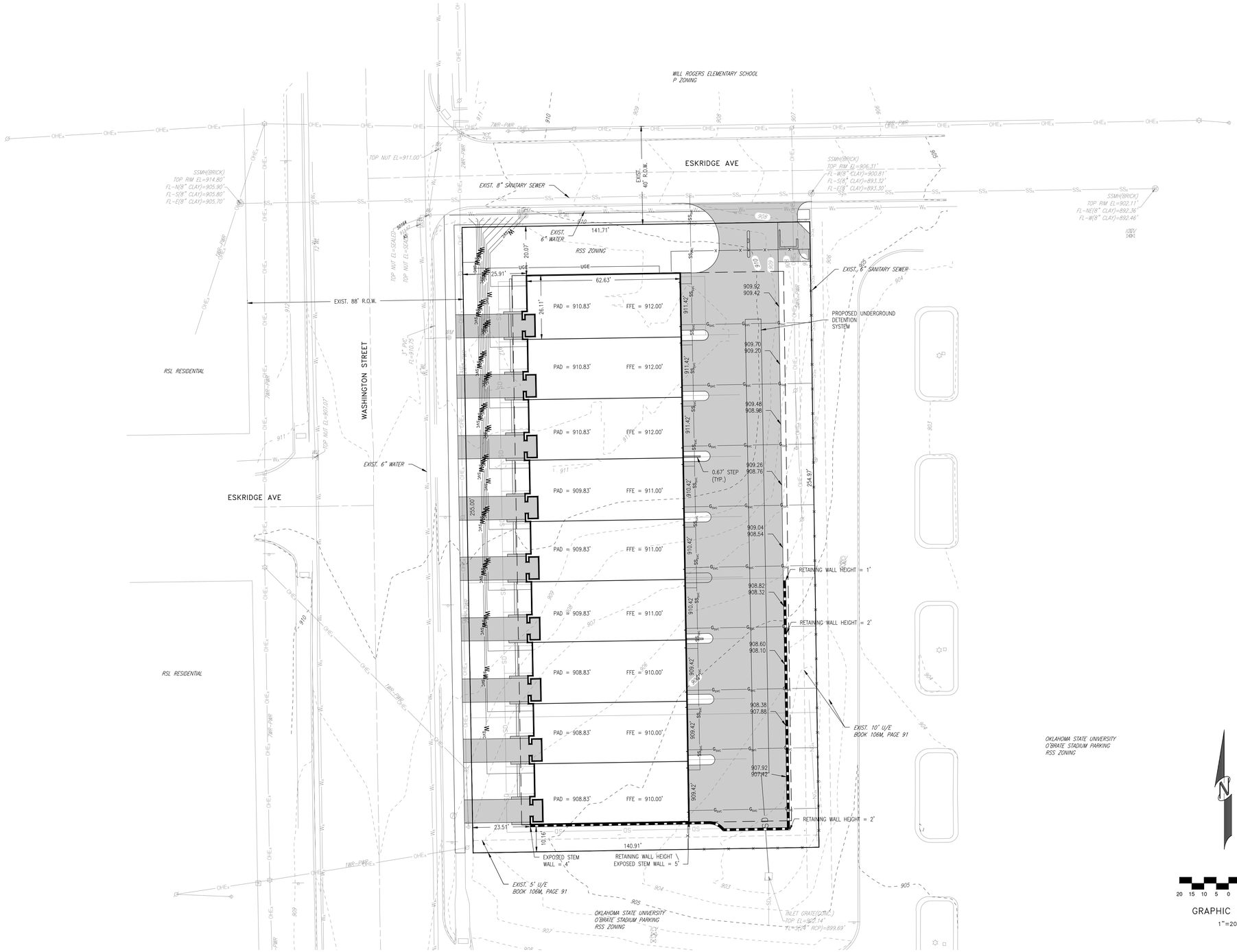
Certification: I hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Carrie Ferguson 8/9/23
Preparer's Signature Date



The City of Stillwater OKLAHOMA

Project Type: Specific Use Permit (SUP23-05)
Request: Construct townhomes in Two-Family Residential (RT) zoning
Address: 847 W Eskridge Ave
Applicant: Happydays Investments, LLC.



File: G:\Civil 3D Projects\Washington & Eskridge - Kroybill 109482\03_DWG\94826-SP.dwg Saved: 8/7/2023 11:44 AM By: AFERGUSON

REVISIONS

REV	DATE	DESCRIPTION

LICENSED PROFESSIONAL ENGINEER
AARON FERGUSON
30599
OKLAHOMA
8/7/23

BANCROFT INTERNATIONAL
923 SOUTH LOWRY STREET | PO BOX 436 | STILLWATER, OK 74076
PHONE: (405) 743-3355 | CA #9126 EXP: 4/30/2024

788.10 TO HOME TOWNHOMES
847 W ESKRIDGE
STILLWATER, OK

PRELIMINARY SITE PLAN

DRAWN BY	DATE
KDH	05/23
SCALE	SHEET
1"=20'	CI101

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STILLWATER TOWNHOMES

847 W ESKRIDGE AVE, STILLWATER, OK 74075

100% CONSTRUCTION DOCUMENTS

JUNE 23, 2023

OWNER & CONTRACTOR

TODD KRAYBILL CONSTRUCTION
322 WESTPARK CT.
STILLWATER, OK 74074
405.880.4132
TSKRAYBILL@GMAIL.COM

ARCHITECT

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1447 PEACHTREE ST NE SUITE 850
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404.873.6730
HHUBBLE@TSW-DESIGN.COM

STRUCTURAL ENGINEER

STABILITY ENGINERING
1376 CHURCH STREET, SUITE 200
DECATUR, GA 30030
404.226.6992
YSUN@STABILITYENGINEERING.COM

CIVIL ENGINEER

KEYSTONE ENGINEERING & SURVEYING
923 S LOWRY
PO BOX 436
STILLWATER, OK 74076
405.743.3355
AFERGUSON@KEYSTONE-ELS.COM

PROJECT INFORMATION:

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS LOCATED IN 847 W ESKRIDGE AVE, STILLWATER, OK - NORTH OF OKLAHOMA STATE UNIVERSITY. IT CONSISTS OF 9 TOWNHOME UNITS WITH ONE UNIQUE TOWNHOME TYPES. EACH UNIT HAS 3 LEVELS WITH AN ACCESSIBLE ROOF DECK ON THE 3RD FLOOR. THE TOWNHOMES ARE TO BE SLAB ON GRADE. EACH TOWNHOME WILL BE SEPERATED FROM THE ADJACENT TOWNHOME VIA A COMMON 2-HOUR FIRE RESISTANT WALL ASSEMBLY PER IRC. PLUMBING RISERS SHALL NOT BE LOCATED IN THE DEMISING WALLS. ADDITIONAL SEPERATION AT THE ROOF & EXTERIOR WALLS SHALL BE ACHIEVED WITH NON-COMPUSTIBLE ROOF SHEATHING PER IRC R302.2.2

EXCEPTION: PARAPET IS NOT REQUIRED WHEN THE ROOF IS COVERED WITH A MINIMUM CLASS C ROOF COVERING AND THE ROOF DECKING OR SHEATHING IS OF NON-COMBUSTIBLE MATERIALS OR APPROVED FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL.

OCCUPANCY CLASSIFICATION TYPE: R-3
TYPE OF CONSTURCTION: V-B
SPRINKLERED

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE (IRC) 2018
- OKLAHOMA UNIFORM BUILDING COD COMMISION (OUBCC) SEPTEMBER 14, 2022 AMENDMENTS

AREA SUMMARY

FOR EACH UNIT AREA

FIRST FLOOR - CONDITIONED: 835 SF
UNCONDITIONED: 646SF

SECOND FLOOR - CONDITIONED: 1,473 SF

THIRD FLOOR - CONDITIONED: 903 SF
UNCONDITIONED: 638SF

3,130 SF TOTAL (NOT INCLUDING THE GARAGE & OUTDOOR)

LOCATION MAP

STILLWATER, OKLAHOMA

DRAWING INDEX

ARCHITECTURAL:

A0.0 COVER SHEET
A0.1 GENERAL NOTES & SPECIFICATIONS
A0.2 GENERAL NOTES & SPECIFICATIONS
A1.0 AXONOMETRIC VIEWS
A1.1 PERSPECTIVE VIEWS
A1.2 ARCHITECTURAL SITE PLAN
A1.3 FLOOR PLANS - OVERALL
A1.4 FOUNDATION PLAN
A1.5 ROOF PLAN - OVERALL
A1.6 BUILDING ELEVATIONS
A2.0 FLOOR PLANS - ENLARGED
A2.1 ROOF PLAN - ENLARGED
A2.2 RCP PLANS - ENLARGED
A3.0 BULDING ELEVATIONS - ENLARGED
A4.0 BUILDING SECTIONS
A4.1 WALL SECTIONS AND DETAILS
A4.2 WALL SECTIONS AND DETAILS
A5.0 STAIR DETAILS
A6.0 INTERIOR ELEVATIONS (KITCHEN)
A6.1 INTERIOR ELEVATIONS (BATHROOMS)
A6.2 INTERIOR ELEVATIONS (LIVING SPACE)
A6.3 GENERAL NOTES & SPECIFICATIONS
A7.0 DOOR & WINDOW SCHEDULE

STRUCTURAL:

S-0.0 GENERAL NOTES
S-0.1 GENERAL NOTES
S-1.0 OVERALL BUILDING FOUNDATION PLAN
S-1.1 FOUNDATION PLAN
S-1.2 2ND FLOOR FRAMING PLAN
S-1.3 3RD FLOOR FRAMING PLAN
S-1.4 ROOF FRAMING PLAN
S-1.5 SHEAR WALL PLANS
S-2.0 FOUNDATION DETAILS
S-3.0 FRAMING DETAILS
S-3.1 WALL SECTIONS
S-4.0 WALL ELEVATIONS
S-5.0 SHEAR WALL DETAILS

STATE OF OKLAHOMA
TUNNELL SPANGLER & ASSOCIATES, INC.
CA04046
LICENSED ARCHITECT

PERMIT SET

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seal

STATE OF OKLAHOMA
HEATHER LOIS HUBBLE
A08073
LICENSED ARCHITECT

consultant

revisions

project information

STILLWATER TOWNHOMES

project address

847 W ESKRIDGE AVE,
STILLWATER, OK 74075

client information

TODD KRAYBILL
CONSTRUCTION
322 WESTPARK CT.
STILLWATER, OK 74074
405.880.4132
TSKRAYBILL@GMAIL.COM

drawing information

project number:	22107
contact:	
drawn by:	BHC
checked by:	APS

drawing date

06/23/2023

sheet title

COVER SHEET

sheet number

A0.0

DIVISION 1- GENERAL REQUIREMENTS

1.01 WHEN THE WORD "PROVIDE" IS USED, IT MEANS TO PROVIDE AND INSTALL PER ALL MANUFACTURER'S SPECIFICATIONS, INDUSTRY STANDARDS, AND LOCAL CODES.

1.02 ALL CODES HAVING JURISDICTION SHALL BE STRICTLY ADHERED TO IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONVEY ANY AND ALL DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT FOR APPROPRIATE RESOLUTION.

1.03 ALL WORK SHALL BE PERFORMED WITH THE HIGHEST DEGREE OF WORKMANSHIP. ALL MANUFACTURED COMPONENTS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WARRANTY REQUIREMENTS, APPLICABLE LAWS AND CODES, AND THE HIGHEST INDUSTRY-ACCEPTED STANDARDS. THE MOST STRINGENT STANDARD THAT DOES NOT VIOLATE ANOTHER STANDARD SHALL APPLY. THE SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN THOSE STANDARDS OR BETWEEN THOSE STANDARDS AND THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR DETERMINATION OF AN ACCEPTABLE RESOLUTION.

1.04 THE CONTRACTOR MUST BE EXPERIENCED IN ALL OF THE PROJECTS TYPES OF INSTALLATION. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR FAILURE TO PROVIDE INSTALLATION PER NATIONAL AND LOCAL CODES.

1.05 THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK FOR THIS CONTRACT BY THE OWNER AND THE ARCHITECT. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED, AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. DURING THE CONSTRUCTION PERIOD THE OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.

1.06 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD SUFFICIENTLY IN ADVANCE OF RELATED WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF CONSTRUCTION. SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN WRITTEN INSTRUCTIONS PERTAINING TO SUCH WORK BEFORE PROCEEDING WITH RELATED CONSTRUCTION.

1.07 THE ARCHITECT CERTIFIES TO THE ACCURACY OF THE ARCHITECT'S DESIGN ELEMENTS AND THE DIMENSIONS REFLECTED IN THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS BY THE OWNER AND/OR OWNER'S AGENT(S) WHICH ALTER THE ARCHITECT'S DESIGN INTENT AND/OR THE DIMENSIONS INDICATED HEREIN. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED IN WRITING OF ANY SUCH CHANGES AND/OR ADDITIONS.

1.08 DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU, CENTERLINE OF FENESTRATION, OR TO STRUCTURAL LINES UNLESS OTHERWISE NOTED. OPENINGS IN MASONRY CONSTRUCTION ARE INDICATED BY "M.O." AND DIMENSIONS TO STRUCTURAL LINES ARE INDICATED BY THE CENTERLINE SYMBOL.

1.09 DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN SHALL GOVERN THE WORK. THE GENERAL CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT ANY DIMENSIONS THAT CONFLICT OR THAT CANNOT BE DETERMINED BY THE INFORMATION GIVEN IN THESE DRAWINGS.

1.10 NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

1.11 DEVIATIONS FROM THE CONTRACT DOCUMENTS AND LOCATIONS OF CONCEALED COMPONENTS SHALL BE NOTED ON A RECORD SET OF DRAWINGS BY THE CONTRACTOR AND PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.

1.12 DETAIL AND SECTION DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS TYPICAL IMPLY ALL SIMILAR CONDITIONS ARE TO BE CONSTRUCTED IN A SIMILAR MANNER.

1.13 CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DOCUMENTS FOR ITEMS RELATED TO THEIR WORK. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH SUBCONTRACTOR TO ENSURE ALL PROJECT SCOPE HAS BEEN CAPTURE. NO ALLOWANCE SHALL BE MADE AFTER THE BID FOR FAILURE TO CAPTURE THE ENTIRE PROJECT SCOPE.

1.14 WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE SYSTEM SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

1.15 IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.

1.16 FINAL PRODUCT SPECIFICATIONS AND SUBMITTALS FOR ALL MATERIALS USED IN THE BUILDING SHALL BE KEPT ON SITE BY THE CONTRACTOR. ALL INSPECTORS SHALL HAVE ACCESS TO SPECIFICATIONS.

1.17 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR ALL EQUIPMENT FOR APPROVAL, PRIOR TO ORDERING. EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.

1.18 THE DESIGN TEAM SHALL MAKE EVERY EFFORT TO REVIEW AND RETURN SHOP DRAWINGS AND REQUEST FOR INFORMATION (RFI) TO THE CONTRACTOR IN A TIMELY FASHION. INDUSTRY STANDARD IS TEN (10) BUSINESS DAYS FOR SHOP DRAWINGS AND FIVE (5) BUSINESS DAYS FOR RFIS.

1.19 THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SHOP DRAWINGS, SAMPLES, AND CUT SHEETS FOR ALL ITEMS CONCERNING CASEMENT WORK, DOORS, FINISHES, EQUIPMENT, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND/OR WATERPROOFING COMPONENTS, ETC. FOR APPROVAL BEFORE INSTALLATION OR ORDERING OF SAID ITEMS. PREFERRED METHOD OF SHOP DRAWING SUBMITTAL TO THE ARCHITECT SHALL BE DIGITAL SUBMITTAL, AS FOLLOWS:

A. CONTRACTOR SHALL REVIEW, COMMENT, AND APPROVE ALL SUBCONTRACTORS SHOP DRAWINGS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS BEFORE SUBMISSION TO THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO RETURN SHOP DRAWINGS TO THE CONTRACTOR THAT HAVE NOT BEEN CONTRACTOR REVIEWED.

B. ONE (1) DIGITAL PDF WITH CONTRACTOR COMMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. DIGITAL PDFS MUST CONTAIN SUBCONTRACTOR ENGINEERING SEAL AND SIGNATURE, IF APPLICABLE.

C. THE ARCHITECT AND DESIGN ENGINEERS SHALL MAKE ALL COMMENTS ON ONE (1) DIGITAL PDF. ONCE ALL PARTIES HAVE COMMENTED, THE ARCHITECT SHALL RETURN ONE (1) DIGITAL PDF FOR INCLUSION IN ALL PARTIES' FILES.

1.20 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING WATER AND SEWER TAP FEES, BUILDING PERMIT AND FIRE IMPACT FEES, LICENSES, TRASH REMOVAL, TEMPORARY UTILITIES, AND BUILDERS' RISK INSURANCE.

1.21 THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL SURVEYS, ELEVATION CERTIFICATES AND ARCHITECTURAL REVIEW BOARD FEES.

DIVISION 2- EXISTING CONDITIONS / SITE WORK

2.01 DISRUPTED EXISTING CONDITIONS, SUCH AS LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS, SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION.

2.02 THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID. NO ALLOWANCE WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.

2.03 THE CONTRACTOR SHALL PROVIDE ALL SITE REMEDIATION, SITE DEMOLITION, EARTHWORK, UTILITIES, TEMPORARY BARRICADES, TEMPORARY ROADWAYS, STREET CLEANING, SITE CLEAN-UP, AND SITE IMPROVEMENTS REQUIRED FOR THE PROJECT. SEE CIVIL AND LANDSCAPE ARCHITECTURE DRAWINGS.

DIVISION 3- CONCRETE

3.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FOOTING WORK, FOUNDATION WALLS, SLAB-ON-GRADE AREAS, INTERIOR CONCRETE CURB, AND MISCELLANEOUS CONCRETE REQUIRED FOR THE PROJECT.

3.02 CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.

3.03 CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C685.

3.04 SAMPLES FOR STRENGTH TEST SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172.

3.05 ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER, AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.

3.06 UNLESS NOTED OTHERWISE, PROVIDE VERTICAL CONTROL JOINTS IN STEP WALLS AND RETAINING WALLS @ 25'-0" O.C. MAXIMUM.

3.07 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

DIVISION 4- MASONRY

4.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STRUCTURAL AND VENEER MASONRY REQUIRED FOR THE PROJECT.

4.02 THE CONSTRUCTION OF MASONRY ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN ACI 530 AND ACI 530.1.

4.03 CONCRETE MASONRY UNITS (CMU), SHALL BE LIGHT WEIGHT CONFORMING TO THE LATEST EDITION OF ASTM C90. BLOCK MASONRY SHALL HAVE A MINIMUM PRISM STRENGTH (F'm) OF 1500 PSI.

4.04 BRICK VENEER UNIT COLOR, SIZE, FACE, AND JOINTING SHALL BE AS NOTED ON THE CONSTRUCTION DOCUMENTS. OWNER & ARCHITECT TO APPROVE MOCK UP PRIOR TO BRICK CONSTRUCTION.

4.05 UNLESS OTHERWISE NOTED, MORTAR SHALL BE TYPE "S" WITH A MINIMUM 28-DAY COMPRESSION STRENGTH OF 2100 PSI. MORTAR SHALL BE PROPORTIONED IN ACCORDANCE WITH ASTM C270.ES SHALL BE PROVIDED PER CONSTRUCTION DRAWINGS.

4.06 GROUT FOR MASONRY SHALL CONFORM TO ASTM C476. AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404. (GROUT MIX SHALL BE 1 PART PORTLAND CEMENT TO 2.5 PARTS SAND WITH ENOUGH WATER TO PRODUCE SLUMP BETWEEN 6 AND 8 INCHES.

4.07 UNLESS NOTED OTHERWISE, CONSTRUCT MASONRY WALLS WITH 9 GAGE, TRUSS TYPE, GALVANIZED WIRE JOINT REINFORCEMENT AT EVERY OTHER COURSE.

4.08 REINFORCING BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A615 (GRADE 60).

4.09 MASONRY ACCESSORIES SHALL BE BY HB, HECKMAN, DUR-O-WAL, OR EQUAL.

4.10 THE CONTRACTOR SHALL PROVIDE ADJUSTABLE GALVANIZED WALL TILES PER CODE, PLASTIC CELL VENT WEEPS AT 24" O.C. AT ALL THRU-WALL FLASHING, AND MORTAR NET AT THRU-WALL FLASHING.

4.11 THE CONTRACTOR SHALL PROVIDE NEOPRENE EXPANSION AND CONTROL JOINTS WHERE INDICATED ON DRAWINGS.

DIVISION 5- METAL

5.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LOAD BEARING AND NON-STRUCTURAL METAL STUD FRAMING AND STEEL, AND MISCELLANEOUS RED IRON REQUIRED FOR THE PROJECT.

5.02 STRUCTURAL STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

STRUCTURAL STEEL- ASTM A992 GRADE 50 U.N.
STEEL ANGLES, CHANNELS, & PLATES- ASTM A53 U.N.
STEEL PIPES- ASTM A53, GRADE B
STEEL TUBES (HSS)- ASTM A500, GRADE B
HIGH STRENGTH BOLTS- ASTM A325, GALVANIZED
NUTS- ASTM A563, GALVANIZED
UNFINISHED BOLTS- ASTM A307
WELDING ELECTRODES- AWS CLASS E70

5.03 ALL EXPOSED STEEL SHALL BE FACTORY PRIMED AND FIELD PAINTED AS REQUIRED BY DRAWINGS. ALL METAL SHALL BE PROVIDED IN SIZES SPECIFIED ON THE DRAWINGS.

5.04 ALL GALVANIZED STEEL SHALL HAVE PAINT GRIP FINISH AND PAINTED IN THE FIELD WITH MIN. THREE (3) COATS OF LATEX PAINT.

DIVISION 6- WOOD, PLASTICS & COMPOSITES

6.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH AND FINISH CARPENTRY FOR THE PROJECT.

6.02 ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED PER AWPA STANDARD C1, C2, C3, C4, C9, C14, C15, C16, C22, C23, C24, C28, C31, C33, AND M4.

6.03 PROVIDE 5/8" FIRE-TREATED PLYWOOD BLOCKING AT ALL WALL MOUNTED ELECTRICAL FIXTURES, GRAB BARS, HANDRAILS, ETC. WHEN INSTALLED ON NON-CMU WALLS.

6.04 FIRE-TREATED WOOD SHALL MEET ASTM E 84, A LISTED FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD.

6.05 THE CONTRACTOR SHALL PROVIDE ALL NEW OFFICE CASEMENT WORK AND COUNTERTOPS. SEE DRAWINGS FOR TYPE & COLOR PROPOSED. STANDARD COLORS SHALL BE SUBMITTED TO THE ARCHITECT FOR COLOR SELECTION.

6.06 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FIBER CEMENT SIDING. FIBER CEMENT SIDING SHALL BE SHOP PRIMED & FIELD PAINTED W/ MIN TWO (2) COATS. FIBER CEMENT SIDING SHALL BE MONOGRAM 46 5" CLAPBOARD BY CERTAINTEED. STANDARD COLORS SHALL BE SUBMITTED TO THE ARCHITECT FOR COLOR SELECTION.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

7.01 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FLASHING SYSTEMS, THERMAL INSULATION, AND ACOUSTICAL INSULATION REQUIRED FOR COMPLETION OF THE PROJECT.

7.02 THE CONTRACTOR SHALL INSTALL CAULKING, SEALANT, AND BACKER ROD REQUIRED FOR THE BUILDING. PROPER CAULK JOINT DIMENSIONS SHALL BE 1/2" BY 3/8".

7.04 FABRICATED SHEET METAL FLASHING AND TRIM FOR THE PROJECT SHALL COMPLY WITH RECOMMENDATIONS OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO THE DESIGN, DIMENSIONS, METAL, AND OTHER CHARACTERISTICS OF THE ITEMS INDICATED BELOW:

7.05 ALL THERMAL AND SOUND INSULATION MATERIALS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 719. INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450. INSULATING MATERIALS, WHERE EXPOSED, SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

7.06 ALL FOAM PLASTICS SHALL CONFORM TO THE REQUIREMENTS IN IBC SECTION 2603.

7.07 IN ACCORDANCE WITH IBC SECTION 2603.2 PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S NAME, THE PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH CODE REQUIREMENTS.

7.08 UNLESS OTHERWISE INDICATED IN THIS SECTION, FOAM PLASTIC INSULATION AND FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 75 AND SMOKE DEVELOPED INDEX OF NO MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84. LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.

EXCEPTIONS: FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C
ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION PASSES FM 4450 OR UL 1256. THE SMOKE-DEVELOPED INDEX SHALL NOT BE LIMITED ON ROOF ASSEMBLIES.

7.09 FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 0.5" GYPSUM WALLBOARD OR EQUIVALENT THERMAL BARRIER MATERIAL THAT WILL LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED SURFACE TO NOT MORE THAN 250 DEGREES FAHRENHEIT AFTER 15 MINUTES OF FIRE EXPOSURE, COMPLYING WITH THE STANDARD TIME-TEMPERATURE CURVE OF ASTM E 119.
THE THERMAL BARRIER SHALL BE INSTALLED IN SUCH A MANNER THAT IT WILL REMAIN IN PLACE FOR 15 MINUTES BASED ON FM 4880, UL 1040, NFPA 286 OR UL 1715.

7.10 `FOAM PLASTIC INSULATION UNDER A ROOF ASSEMBLY OR ROOF COVERING THAT IS INSTALLED IN ACCORDANCE WITH THE CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 0.47" IN THICKNESS BONDED WITH EXTERIOR GLUE, WITH EDGES SUPPORTED BY BLOCKING, TONGUE-AND-GROOVE JOINTS OR OTHER APPROVED TYPE OF EDGE SUPPORT, OR AN EQUIVALENT MATERIAL. A THERMAL BARRIER IS NOT REQUIRED FOR FOAM PLASTIC INSULATION THAT IS PART OF A CLASS A, B, OR C ROOF-COVERING ASSEMBLY PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION SATISFACTORILY PASSES FM 4450 OR UL 1256.

7.11 FOAM PLASTIC INSULATION MEETING THE REQUIREMENTS OF SECTIONS 2603.2, 2603.3 AND 2603.4 SHALL BE PERMITTED AS PART OF A ROOF-COVERING ASSEMBLY, PROVIDED THE ASSEMBLY WITH THE FOAM PLASTIC INSULATION IS CLASS A, B OR C ROOFING ASSEMBLY WHERE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790.

7.12 FOAM PLASTIC INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS WHERE SPECIFICALLY APPROVED BASED ON LARGE SCALE TESTS SUCH AS, BUT NOT LIMITED TO, FM 4880, UL 1040, NFPA 286, OR UL 1715. SUCH TESTING SHALL BE RELATED TO THE ACTUAL END-USE CONFIGURATION AND BE PERFORMED ON THE FINISHED MANUFACTURED FOAM PLASTIC ASSEMBLY IN THE MAXIMUM THICKNESS INTENDED FOR USE. FOAM PLASTICS THAT ARE USED AS INTERIOR FINISHES ON THE BASIS OF SPECIAL TESTS SHALL ALSO CONFORM TO THE FLAME SPREAD REQUIREMENTS OF IBC. ASSEMBLIES TESTED SHALL INCLUDE SEAMS, JOINTS AND OTHER TYPICAL DETAILS USED IN THE INSTALLATION OF THE ASSEMBLY AND SHALL BE TESTED IN THE MANNER INTENDED FOR USE.

DIVISION 7- THERMAL AND MOISTURE PROTECTION (CONTINUED)

7.13 FOAM PLASTIC INSULATION INCLUDING, BUT NOT LIMITED TO, EXTRUDED OR EXPANDED POLYSTYRENE OR POLYISOCYANURATE SHALL NOT BE INSTALLED BELOW GRADE ON FOUNDATION WALLS OR BELOW GRADE ON THE EXTERIOR OF SLAB FOUNDATIONS.

EXCEPTION:WHEN IN ADDITION TO THE REQUIREMENTS OF IBC, AN APPROVED METHOD OF PROTECTING THE FOAM PLASTIC AND STRUCTURE FROM SUBTERRANEAN TERMITE DAMAGE IS PROVIDED. CLEARANCE BETWEEN EARTH AND FOAM PLASTICS APPLIED TO THE EXTERIOR WALLS SHALL NOT BE LESS THAN 6 INCHES.

DIVISION 8- OPENINGS

8.01 THE CONTRACTOR SHALL PROVIDE ALL INTERIOR AND EXTERIOR WINDOWS AND DOORS REQUIRED FOR THE PROJECT. SEE THE ARCHITECTURAL DRAWINGS FOR WINDOW AND DOORS SPECIFICATIONS.

DIVISION 9- FINISHES

9.01 THE CONTRACTOR SHALL PROVIDE ALL FINISHES REQUIRED FOR COMPLETION OF THE PROJECT. SEE THE FINISH NOTES FOR ADDITIONAL INFORMATION.

9.02 SEE WALL SCHEDULE AND RATED WALL ASSEMBLIES FOR GYPSUM BOARD REQUIREMENTS.

9.03 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. CLASS A FLAME SPREAD INDEX SHALL BE 0-25 AND SMOKE DEVELOPED INDEX SHALL BE 0-450CLASS B FLAME SPREAD INDEX SHALL BE 26-75 AND SMOKE DEVELOPED INDEX SHALL BE 0-450. CLASS C FLAME SPREAD SHALL BE 76-200 AND SMOKE DEVELOPED INDEX SHALL BE 0-450.

9.04 INTERIOR FINISH MATERIALS SHALL BE APPLIED OR OTHERWISE FASTENED IN SUCH A MANNER THAT SUCH MATERIALS WILL NOT READILY BECOME DETACHED WHERE SUBJECTED TO ROOM TEMPERATURES OF 200 DEGREES FAHRENHEIT FOR NOT LESS THAN 30 MINUTES.

9.05 INTERIOR PAINT SHALL BE APPLIED AT A MINIMUM OF ONE (1) PRIMER COAT AND TWO (2) FINISH COATS. SEE FINISH SCHEDULE FOR LOCATIONS OF PAINTED AREAS. WALLS AND CEILING SHALL HAVE FLAT PAINT UNLESS OTHERWISE NOTED. MOLDINGS AND TRIMS SHALL HAVE SEMI-GLOSS UNLESS OTHERWISE NOTED. ARCHITECT AND OWNER TO DETERMINE COLORS.

DIVISION 10- SPECIALTIES

10.0 1FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS SHOWN ON DRAWINGS AND WITHIN FIRE EXTINGUISHER CABINETS.

DIVISION 11- FURNISHINGS

11.01 FURNISHINGS SHALL BE BY OWNER.

PERMIT SET

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seal

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drawn by:	BHC
checked by:	APS

drawing date

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sheet title

GENERAL NOTES & SPECIFICATIONS

sheet number

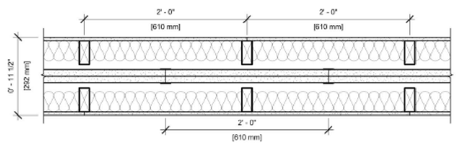
A0.1

NOTE: THIS IS THE UL ASSEMBLY FOR ALL OF THE DEMISING WALLS BETWEEN ALL OF THE TOWNHOME UNITS.

U 336 ASSEMBLY

UL DESIGN NO. U336 B

FIRE RATING:	2 HOUR
STC:	60
SOUND TEST:	RAL-TL88-350
SYSTEM THICKNESS:	11 1/2"



ASSEMBLY OPTIONS:

GYPSUM BOARD:	ONE LAYER 1/2" THICK GYPSUM BOARD (USG SHEETROCK BRAND GYPSUM PANELS)
WOOD STUDS:	2x4 WOOD STUDS, 24" O.C.
INSULATION:	MIN. 3" GLASS FIBER BATT INSULATION IN CAVITY
AIR SPACE:	3/4" AIR SPACE
STEEL STUDS:	2" H-STUD, 24" O.C.
GYPSUM BOARD:	TWO LAYER 1" THICK BY NOM. 2' WIDE GYPSUM LINER PANELS FRICTION FIT (UL TYPE SLX)
AIR SPACE:	3/4" AIR SPACE
WOOD STUDS:	2x4 WOOD STUDS, 24" O.C.
INSULATION:	MIN. 3" GLASS FIBER BATT INSULATION IN CAVITY
GYPSUM BOARD:	ONE LAYER 1/2" THICK GYPSUM BOARD (USG SHEETROCK BRAND GYPSUM PANELS)

NOTES:

STUD AND INSULATION SIZES ARE MINIMUM UNLESS OTHERWISE STATED IN DESIGN.

FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.

REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.

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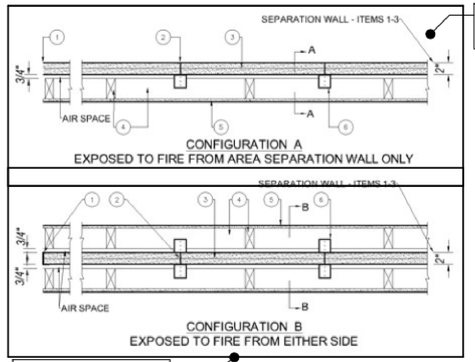
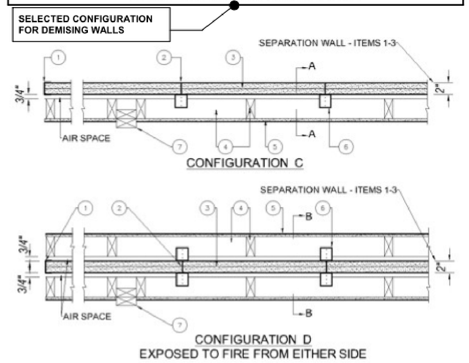
DISCLAIMER: THE UNO PRODUCT INFORMATION CONTAINED HEREIN AND INTENDED FOR USE AS PRODUCT REFERENCE MATERIAL IS PROVIDED TO AND RELIED UPON BY EXPERIENCED PROFESSIONALS. THE INFORMATION IS BASED ON TESTS AND/OR ENGINEERING ANALYSIS BELIEVED TO BE RELIABLE BY PROFESSIONAL ENGINEERS AND ARCHITECTS IN THE DESIGN, SPECIFICATION, AND USE OF PRODUCTS MANUFACTURED BY THE SUBSIDIARIES OF USG CORPORATION. THE DRAWINGS ARE INTENDED ONLY AS A GUIDE TO THE PROPER USE OF PRODUCTS MANUFACTURED BY THE SUBSIDIARIES OF USG CORPORATION IN ACCORDANCE WITH THE DESIGN INTENT AND APPROVAL OF THE LICENSED OTHERWISE ALTERNATIVE DESIGNS, SPECIFICATIONS, OR USES OF PRODUCTS MUST BE SUPPORTED BY SUCH TECHNICAL DATA AND ANALYSIS AS THE USER DEEMS CRITICAL TO THE SUITABILITY OF THE DESIGN. USG CORPORATION DOES NOT ASSUME ANY LIABILITY OR OBLIGATION WITH REGARD TO ANY INFORMATION, DESIGN OR SUCH USE. PRODUCT SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. RESPONSIBILITY OF THE DESIGN PROFESSIONAL.

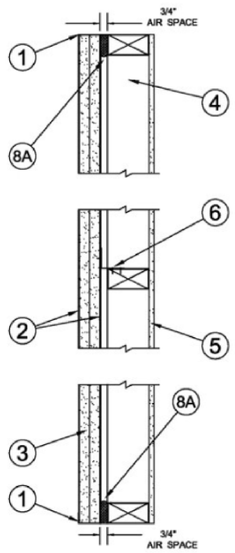
U336 System B

ISSUE RECORD:
Revision Date
07/8/2015 11:20:46 AM

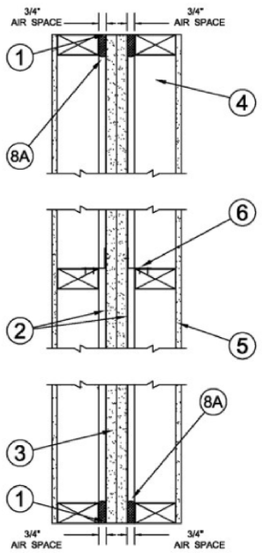
SHEET INFORMATION:
SN-AS-2-02







SECTION A-A



SECTION B-B

Fire-resistance Ratings - ANSI/UL 263
BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

Design No. **U336**
February 16, 2022

Exposed to fire from separation Wall side only
Nonbearing Wall Rating - 2 Hr (Separation Wall, See Items 1, 2 and 3)
Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)
Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)
Finish Rating - 120 Min
STC Rating - 61 (see Item 9)
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

AREA SEPARATION WALL — (Max Height - 70 ft)
1. **Floor, Intermediate or Top Wall —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. **Steel Studs —** Steel members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.
CERTAINTEED GYPSUM INC — Type Shaftliner, EGRG Shaftliner, GlasRoc Shaftliner, LGFCSL
THAI GYPSUM PRODUCTS PCL — Type Shaftliner
PROTECTED WALL: (Bearing or Nonbearing Wall. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)
4. **Wood Studs —** Nom 2 by 4 in. max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. seperation between wood framing and area separation wall.
4A. **Steel Studs —** (As an alternate to Item 4, Not Shown) — For Bearing Wall - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current
edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of
all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel
members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with
steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
4B. **Steel Studs —** (As an alternate to Items 4 and 4A) — For Nonbearing Wall — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped,
fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish
rating has not been evaluated for Steel Studs.
5. **Gypsum Board —** Classified or Unclassified — Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails or screws space 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint
compound. Wallboard attached to steel studs (Items 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
5A. **Plywood Sheathing or OSB —** (Not Shown) — As an alternate to Items 5, 5B, and 5C. Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient
length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.
5B. **Batts and Blankets* —** (Not Shown) — As an alternate to Items 5, 5A and 5B. Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory
for name of Classified Companies. Min 3/4 in. separation between insulation and area separation wall.
5C. **Wall and Partition Facings and Accessories* —** (Not Shown) — As an alternate to Items 5, 5A, 5B and 5C. 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option,
screw heads covered with joint compound.
CERTAINTEED GYPSUM INC — Type SilentFX
5D. **Wall and Partition Facings and Accessories* —** (Not Shown) — Adhered stone veneer is mortar bonded to a lath and scratch coat applied to sheathing (Items 5, 5A, or 5C), installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone
5E. **Batts and Blankets* —** (Not Shown, Optional) Used in addition to Items 5, 5A, or 5C. Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of
Classified companies. Min 3/4 in. separation between insulation and area separation wall.
6. **Attachment Clips —** Aluminum angle, 0.063 in. thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood framing and "H" studs for separation
walls up to 23 ft high. For separation walls up to 70 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.
7. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the mininum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition
wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the
depth of the wall.
7A. **Non-Bearing Wall Partition Intersection —** (Optional, Not Shown) — Nominal 2 by 4 in. or 2 by 6 in. wood studs intersecting protected wall cavity on each side of full width 24 in. cavity. Protected wall gypsum board min 1/2 in. thick, 4 ft wide, applied horizontally or vertically and perpendicular to Area Separation Wall. Wallboard attached
to wood studs (Item 4) with 1-1/4 in. long steel drywall screws spaced 8 in. OC. Wood studs with gypsum board forms box coming out from Area Separation Wall. Max of one box constructed in alternating cavities.
8. **Caulk/Sealant —** (Optional, Not Shown, Intended for use as an air barrier - Not evaluated as fireblocking) — ASTM C834, Type OP, Grade 0° C or -18° C Latex Sealant at the Shaftliner and C-Track (Item 1) and H-Stud (Item 2) framing locations.
8A. **Caulking and Sealants* —** (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door
ICP ADHESIVES & SEALANTS INC — Fireblock, Window & Door, Insulating Foam Sealant, Multi-Purpose, HC Sealants, Black Foam Sealant, Extreme, Window & Door Extreme, Fast Foam, Gun Foam, and Straw Foam
9. **STC Rating —** The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 8, excluding items 7 and 7A, except:
A. Item 4, above - Wood Studs - Protected wall studs shall be spaced 24 in. OC.
B. Item 5, above - Gypsum Board - Min. weight 1.6 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 8 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.
C. Item 6, above - Aluminum Clips - Spaced a max of 10 ft OC vertically.
D. **Batts and Blankets* —** The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.60 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
E. Max Height of Separation Wall is 23 ft.
F. The STC rating applies to Configuration B only.
G. Steel Studs (Items 4A and 4B) and Plywood Sheathing or OSB (Items 5A and 10), Batts and Blankets (Item 5B), and Wall and Partition Facings and Accessories (Item 5C) not evaluated as alternatives for obtaining STC rating.
10. **Plywood Sheathing or OSB —** (Optional, Not shown) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side (Item 3) of Configuration A or Configuration D. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2022-02-16
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checked by:	APS

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06/23/2023

sheet title

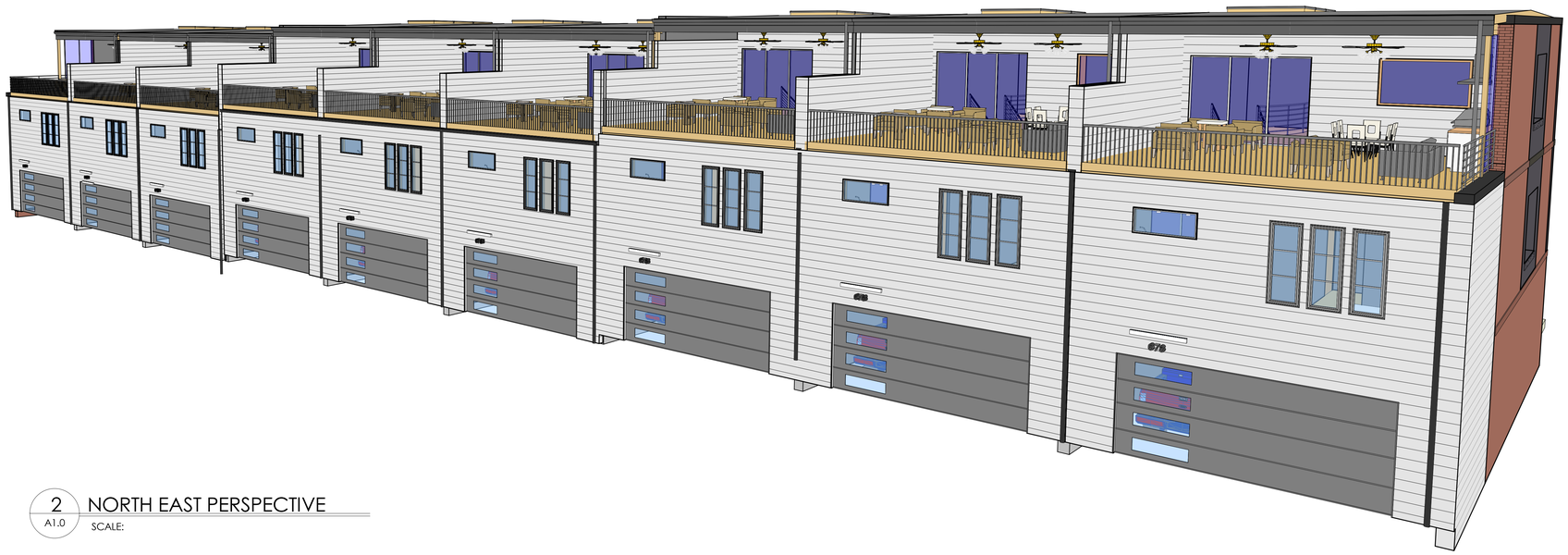
UL ASSEMBLY OF DEMISING WALLS

sheet number

A0.2

AXONOMETRICS AND PERSPECTIVES ARE SHOWN FOR GENERAL INFORMATION ONLY.
SEE DETAILED PLANS, ELEVATIONS AND WALL SECTIONS FOR CONSTRUCTION DETAILS.

EXTERIOR ELEMENTS ARE SHOWN FOR GENERAL DESIGN INTENT. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ITEMS MORE THAN 5'-0" BEYOND THE EXTERIOR ENVELOP OF THE BUILDING.



2 A1.0 NORTH EAST PERSPECTIVE
SCALE:

1 A1.0 SOUTHWEST PERSPECTIVE
SCALE:

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sheet title

AXONOMETRIC VIEWS

sheet number

A1.0

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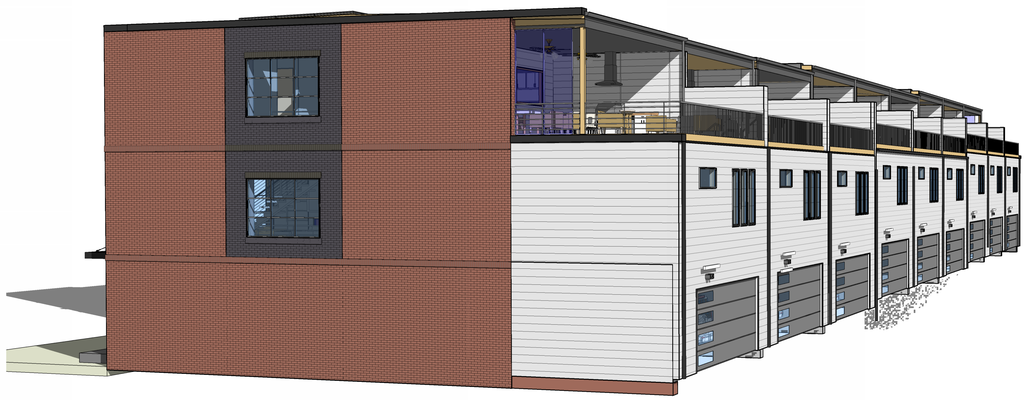
1 / A1.1 WEST ELEVATION
SCALE:

2 / A1.1 EAST ELEVATION
SCALE:



3 / A1.1 SOUTH ELEVATION
SCALE:

4 / A1.1 NORTH ELEVATION
SCALE:

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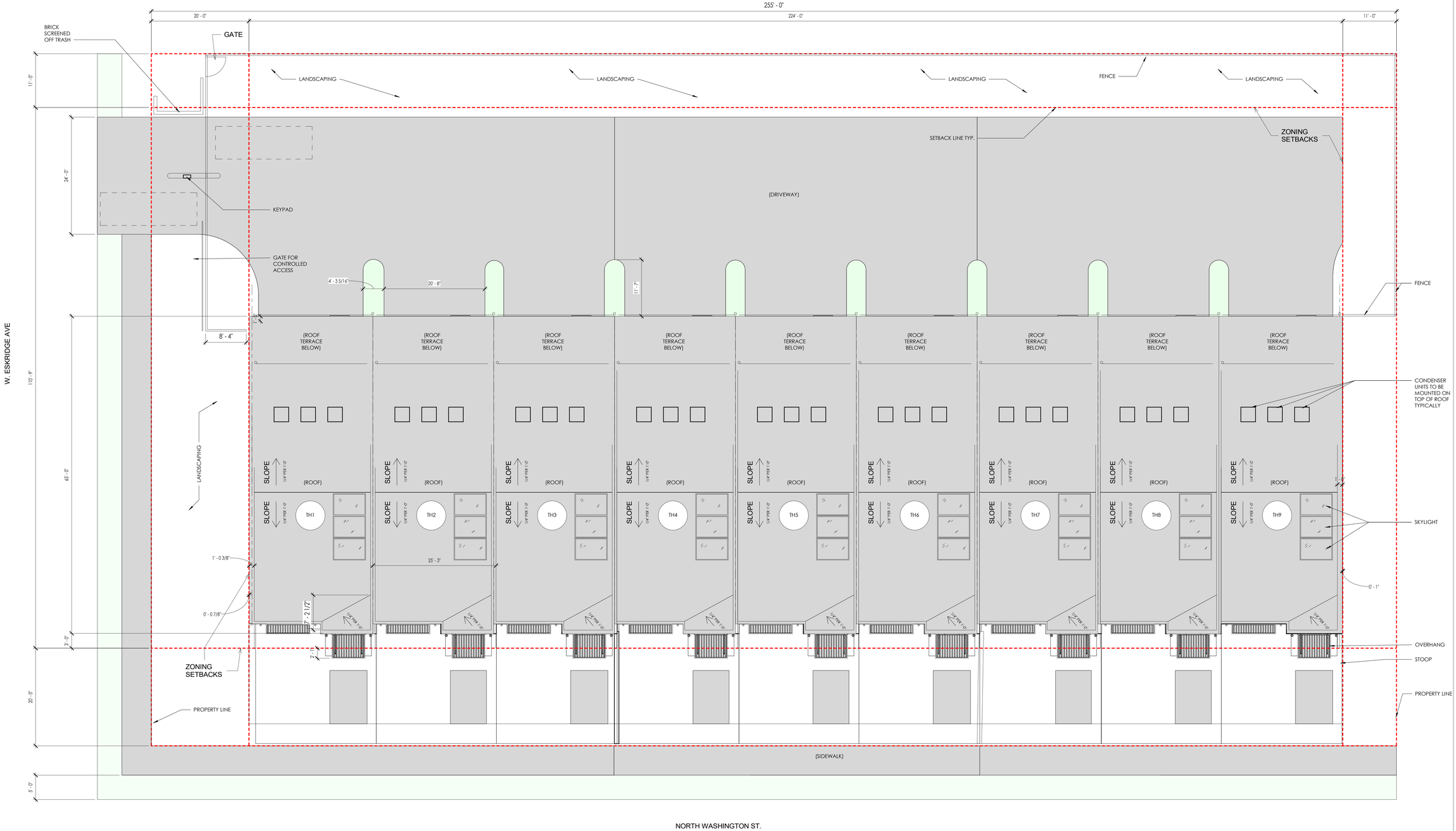
PERSPECTIVES

sheet number

A1.1



1 A1.2 ARCHITECTURAL SITE PLAN & OVERALL ROOF PLAN

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

N

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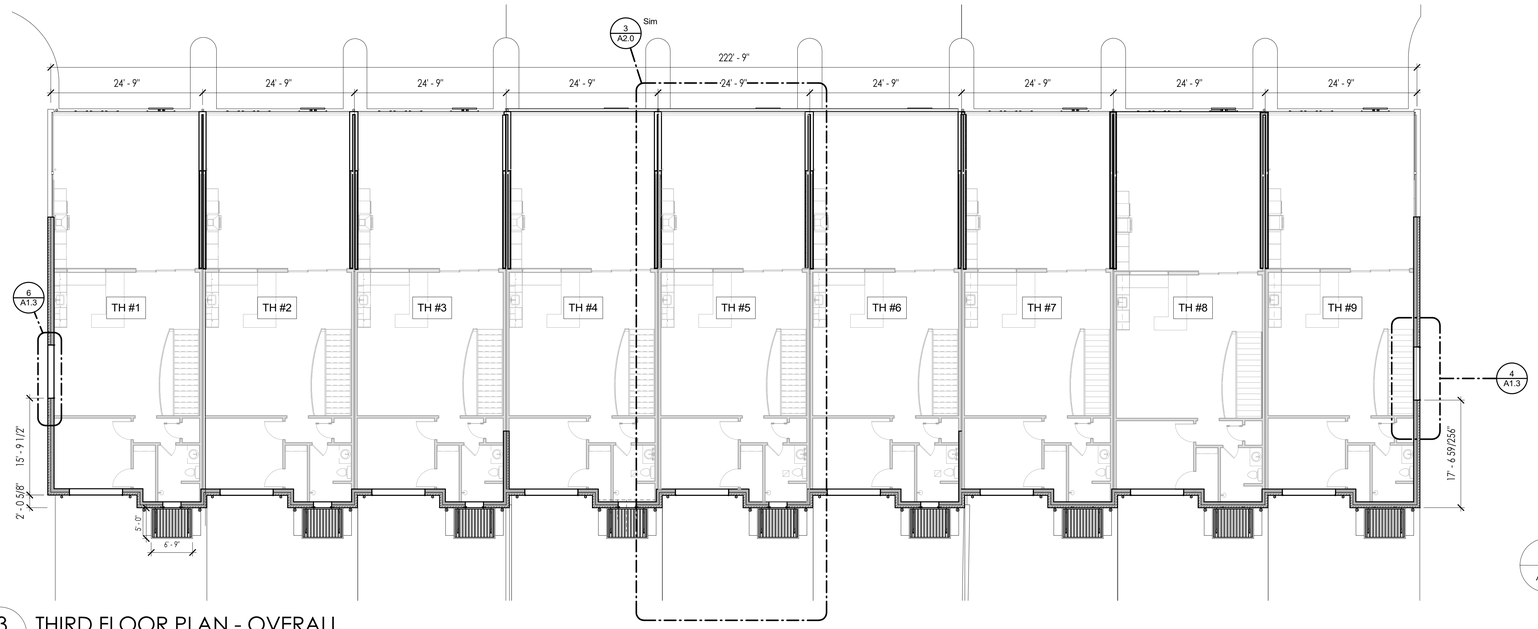
ARCHITECTURAL SITE PLAN & OVERALL LOOK PLAN

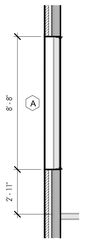
sheet number

A1.2



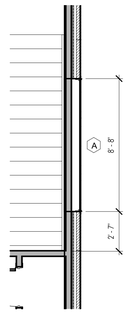
3 A1.3 THIRD FLOOR PLAN - OVERALL

SCALE: 1" = 10'-0"



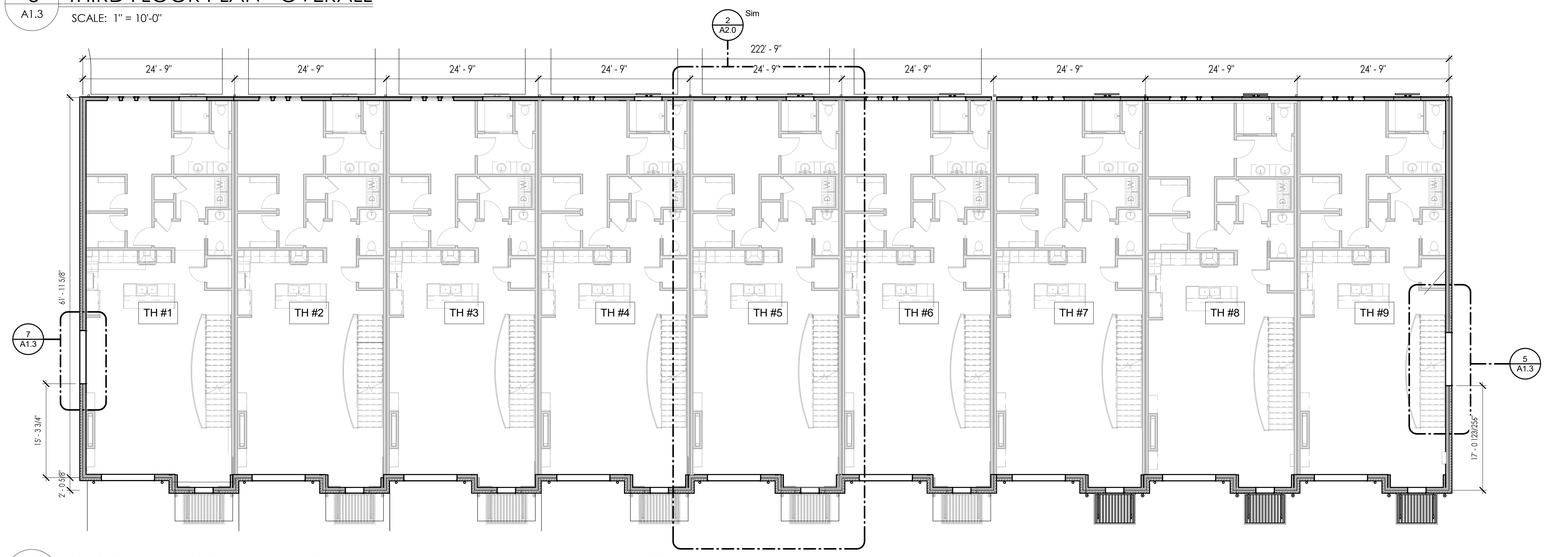
6 A1.3 THIRD FLOOR NORTH WINDOW DETAIL - TH#1

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



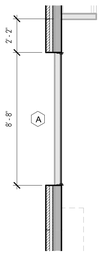
4 A1.3 THIRD FLOOR SOUTH WINDOW DETAIL - TH#9

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



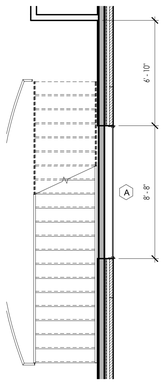
2 A1.3 SECOND FLOOR PLAN - OVERALL

SCALE: 1" = 10'-0"



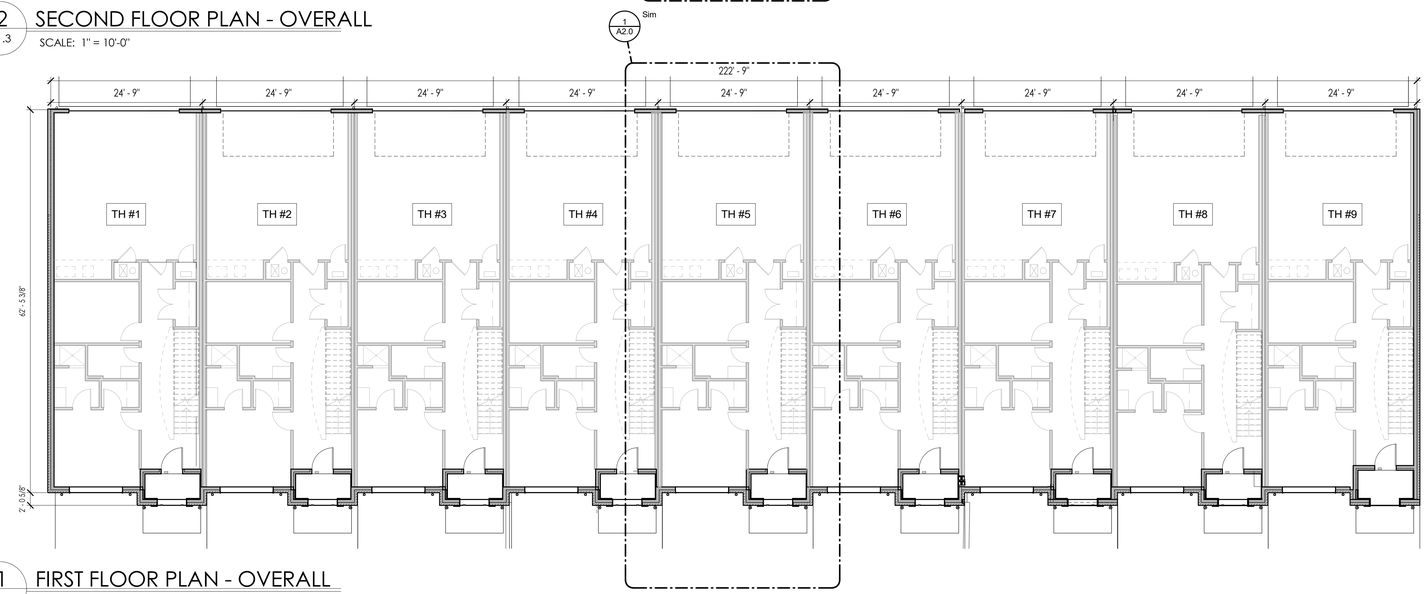
7 A1.3 SECOND FLOOR NORTH WINDOW DETAIL - TH#1

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



5 A1.3 SECOND FLOOR SOUTH WINDOW DETAIL - TH#9

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



1 A1.3 FIRST FLOOR PLAN - OVERALL

SCALE: 1" = 10'-0"

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06/23/2023

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FLOOR PLANS - OVERALL

sheet number

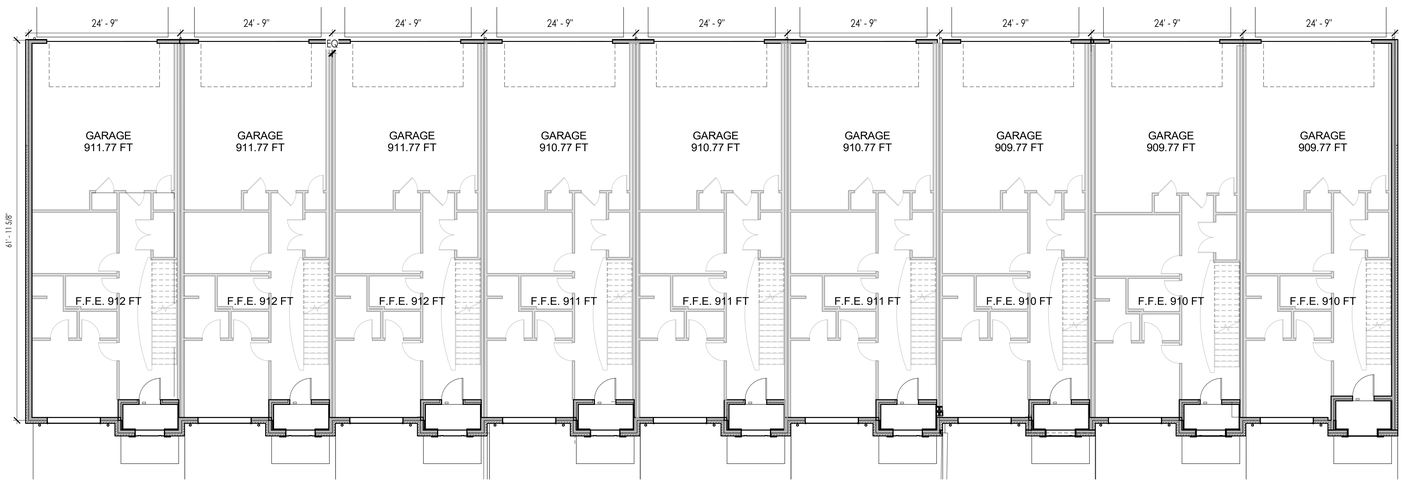
A1.3

FOUNDATION PLAN NOTES

1. ARCHITECTURAL SLAB PLAN IS FOR DIMENSIONAL CONTROL.

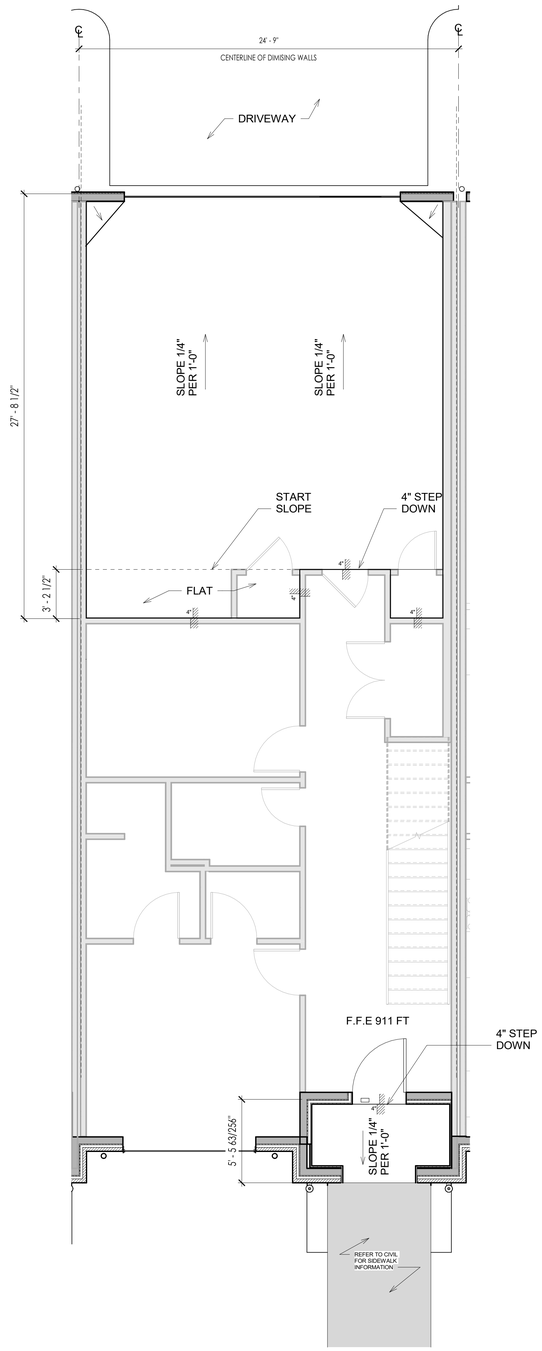
2. REFER TO STRUCTURAL DRAWINGS FOR WIDTH, DEPTH, AND COMPOSITION OF ALL STRUCTURAL BUILDING COMPONENTS.

3. PROVIDE SLEEVES IN FOOTINGS FOR PLUMBING, AS REQUIRED.



1 A1.4 FOUNDATION PLAN

SCALE: 1" = 10'-0"



2 A1.4 FOUNDATION PLAN - ENLARGED

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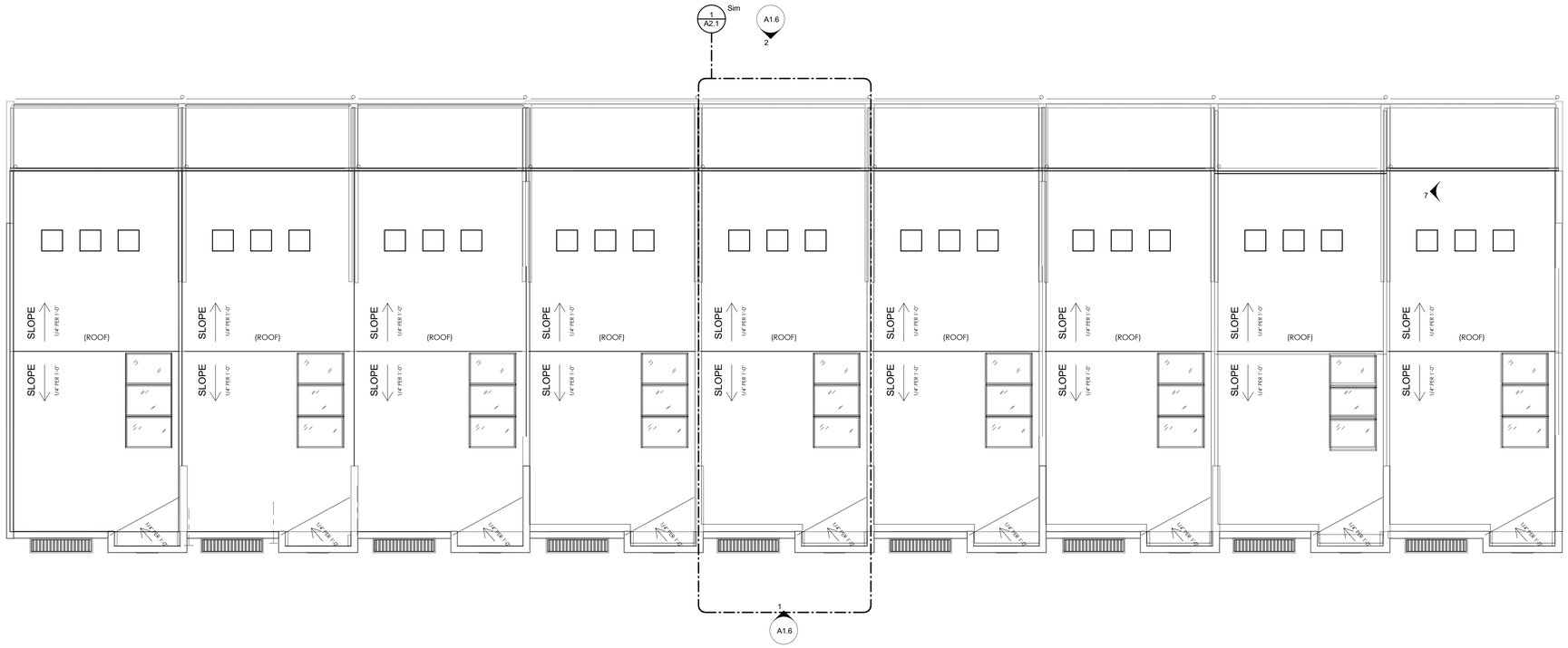
FOUNDATION PLAN

sheet number

A1.4



1 A1.5 ROOF PLAN

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

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sheet title

ROOF PLAN - OVERALL

sheet number

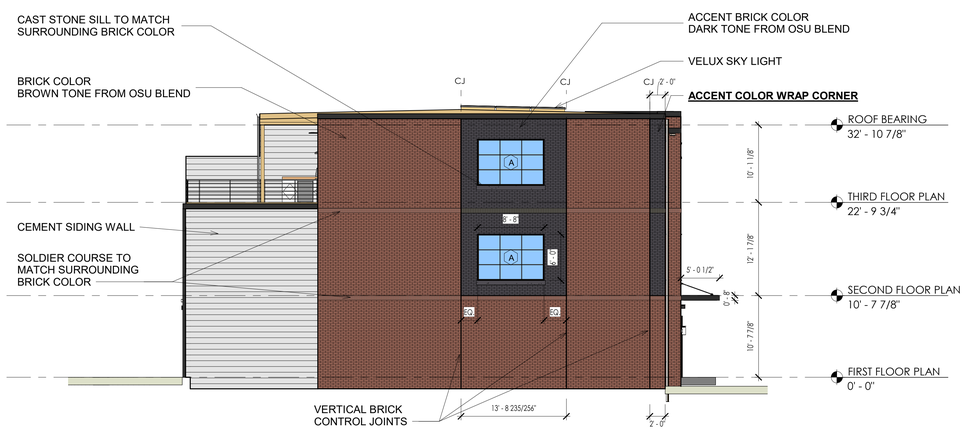
A1.5

1 A1.6 WEST ELEVATION

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

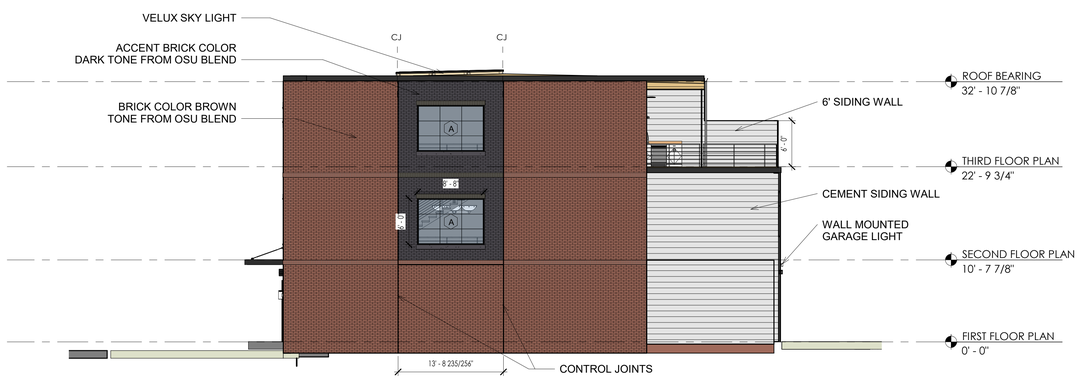
2 A1.6 EAST ELEVATION

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



3 A1.6 NORTH ELEVATION

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



4 A1.6 SOUTH ELEVATION

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

*NOTE THAT SOUTH AND NORTH ELEVATION IS PLACED AT DIFFERENT SITE HEIGHT

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drawn by:	BHC
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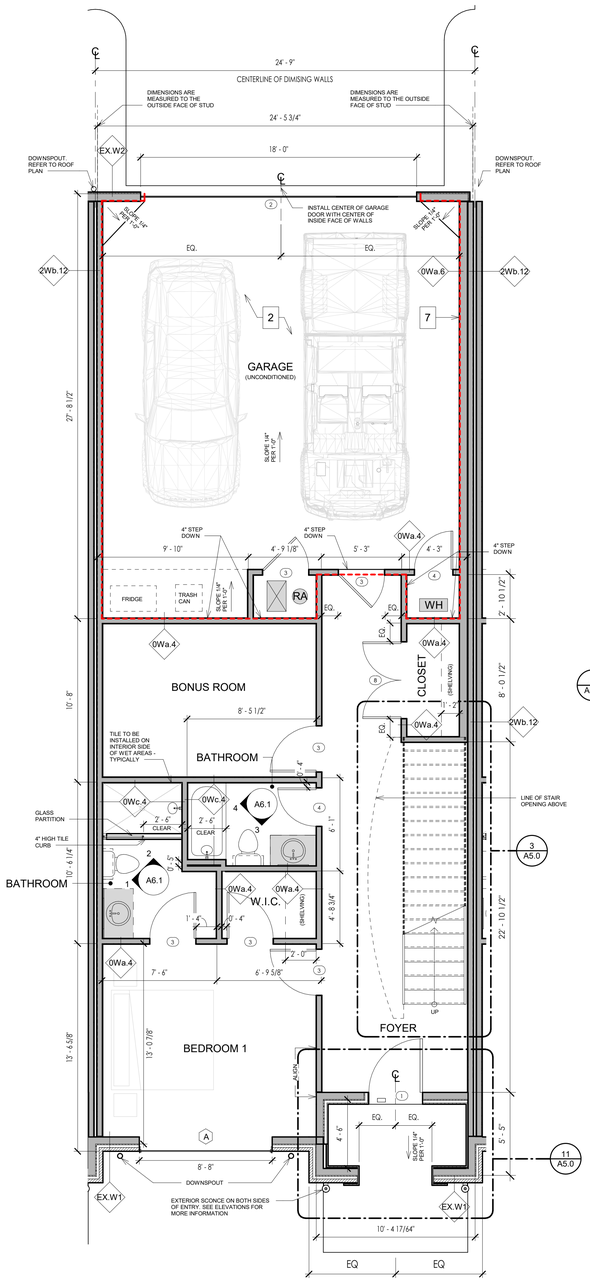
sheet title

BUILDING ELEVATIONS

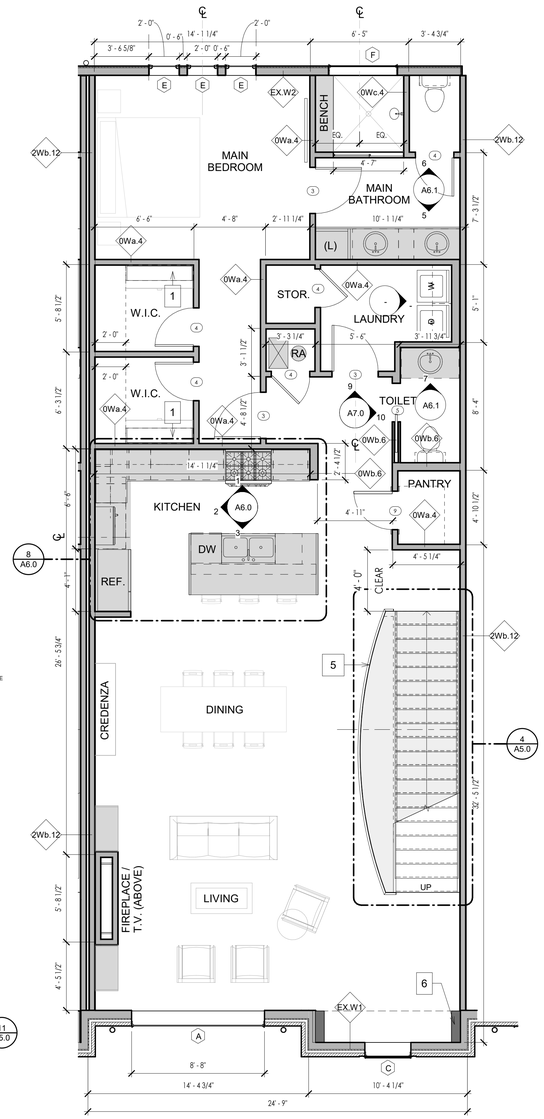
sheet number

A1.6



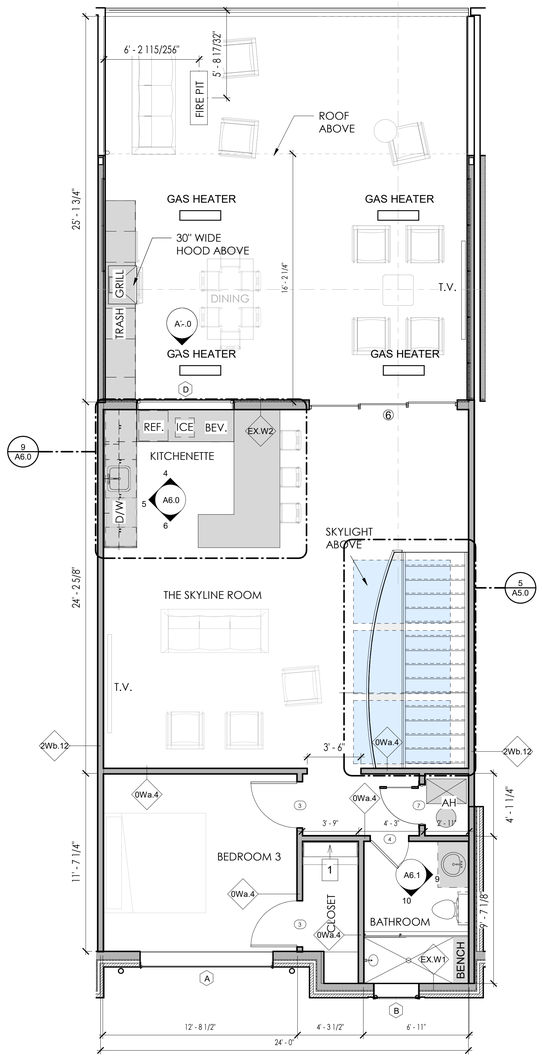
1 A2.0 FIRST FLOOR - UNIT PLAN

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



2 A2.0 SECOND FLOOR - UNIT PLAN

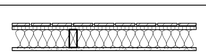
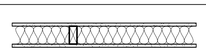
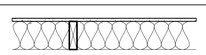
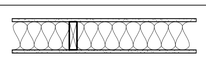
SCALE: 1/4" = 1'-0"

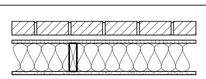
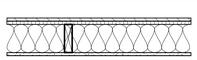
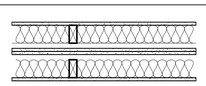


3 A2.0 THIRD FLOOR - UNIT PLAN

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

WALL SCHEDULE:

WALL TYPE	FIRE RATING	UL NUMBER	DETAIL	DESCRIPTION
0Wc.4	NONE	N/A		1/2" GYPSUM BOARD WITH SCHLUTER KERDI MEMBRANE W/ TILE ON ONE SIDE & 1/2" GYP. BOARD ON OTHER SIDE OF 2x4 WOOD STUDS TO CEILING ABOVE. SEE RESTROOM ELEVATIONS FOR HEIGHT OF TILE.
0Wa.4	NONE	U305		1/2" GYP. BOARD EACH SIDE OF 2x4 WOOD STUDS TO CEILING ABOVE.
0Wa.6	NONE	N/A		1/2" GYP. BOARD ON ONE SIDE OF 2X6 WOOD STUDS TO CEILING ABOVE.
0Wa.6	NONE	N/A		1/2" GYP. BOARD ON EACH SIDE OF 2X6 WOOD STUDS TO CEILING ABOVE.

WALL TYPE	FIRE RATING	UL NUMBER	DETAIL	DESCRIPTION
EX.W1	1 HOUR	U419		NOM. 4X8 BRICK W/ NOM. 2" AIR SPACE, WEATHER BARRIER MEMBRANE WITH FLUID APPLIED WATERPROOFING, AND 5/8" GLASS FIBER REINFORCED GYPSUM ON ONE SIDE & 1/2" GYP. BOARD ON THE OTHER SIDE OF 6" WOOD STUDS. BRICK ACCESSORIES SHALL BE PROVIDED. SEE DETAILS AND STRUCTURAL DRAWINGS.
EX.W2	1 HOUR	U419		FIBER CEMENT LAP SIDING, 5/8" GLASS FIBER REINFORCED GYPSUM SHEATHING, AND WATER RESISTANT MEMBRANE WITH FLUID APPLIED WATERPROOFING ON EXTERIOR SIDE & 1/2" GYP. BOARD ON THE INTERIOR SIDE OF 6" WOOD STUDS.
2Wb.12	2 HOUR	U336B		DOUBLE STUD WALL WITH A 1" AIR GAP BETWEEN STUDS - 2X4 ON THE BOTH SIDE - AND 2 LAYERS OF TYPE X 5/8" FULL-HEIGHT GYP ON THE OUTSIDE FACES OF THE STUDS. TO MAINTAIN THE CONTINUOUS FIRE RATING THROUGH THE FLOOR AND STAIR LANDINGS, A TOP FLANGE HANGER IS UTILIZED SUCH THAT IT STANDS OFF THE FACE OF THE WALL ENOUGH FOR 2-LAYERS OF TYPE X 5/8" THICK GYPSUM SHEATHING TO BE INSTALLED BEHIND IT (NO PRE-ROCK REQUIRED)

FLOOR PLAN KEYNOTES

1. LUGGAGE SHELF
2. CONCRETE FINISH FLOOR IN GARAGE. SLOPE 1/4" PER 1'-0" TOWARDS DOOR CRICKET CONCRETE BACK ON SIDES OF GARAGE DOOR
3. EXTERIOR WOOD PEDESTAL DECK WITH DRAINAGE BENEATH
4. BRICK PLANTER
5. GUARDRAIL
6. PLUMBING CHASE
7. WALL FURROUT FOR PLUMBING CHASE

SYMBOL LEGEND & ABBREVIATIONS

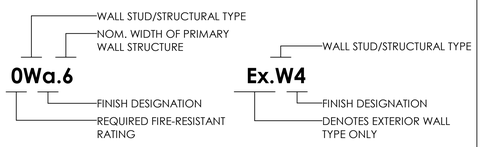
NOTE	NOTE/ DESCRIPTION
D	WINDOW TYPE
1t	DOOR TYPE
1 A1.0	EXTERIOR ELEVATION
	BUILDING OR WALL SECTION
1 A101 SIM	DETAIL
1 A1.0 TITLE SCALE	DRAWING NUMBER / TITLE & SCALE
1	REVISION
W.I.C.	WALK IN CLOSET
W.H.	WATER HEATHER

INTERIOR FINISH NOTES

1. INSTALL ALL WOOD BASES 11/16" ABOVE FINISH FLOOR.
2. SEE PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFORMATION
3. THE PROJECT SHALL HAVE NO CROWN MOULDING FOR WALL TO CEILING TRANSITIONS UNLESS OTHERWISE NOTED.
4. ALL GYP BOARD UNDER THE STAIR TO BE 1/2", PAINT PER IRC R302.7
5. CEILING IN ALL GARAGES TO BE 5/8" "TYPE X" GYP. BOARD. PAINT PERR IRC TABLE R302.6
6. GARAGE WALLS SUPPORTING FLOOR/ CEILING ASSEMBLIES USED FOR SEPERATION SHALL BE 1/2" GYP. BOARD PER IRC TABLE 302.6
7. REFERENCE UL RATING FOR GYP. BOARD APPLICATIONS OF DEMISING WALL.

DEMISING WALL NOTE:
PER 2018 IRC R302.2 EXCEPTION, NO PLUMBING OR VENTING SHALL BE IN THE DEMISING WALLS. THESE DRAWINGS SHOW FURRING WALLS BEYOND THE DEMISING WALLS TO SATISFY THIS REQUIREMENT. IT IS AT THE OWNER'S DISCRETION WHERE THE FURRED WALLS ARE BUILT BASED ON THE FIELD CONDITIONS. BUT IN ALL CONDITIONS, THE DEMISING WALLS SHALL NOT BE PENETRATED BY ANYTHING NOT ALLOWED IN IRC 302.2.

WALL TYPE DESIGNATION KEY:



REQUIRED FIRE-RESISTANT RATING:
- 0- NO FIRE-RESISTANT RATING REQUIRED
- 1- 1-HOUR FIRE RESISTANT RATING REQUIRED

WALL STUD/STRUCTURAL TYPES:
- W- WOOD STUD WALL
- S- LIGHT GAUGE METAL STUD & METAL FURRING WALL
- C- CONCRETE WALL
- U- CONCRETE MASONRY WALL
- P- PRE CAST CONCRETE WALL

NOMINAL WIDTH OF PRIMARY WALL STRUCTURE:
- 1- 7/8" METAL FURRING
- 4- 2X4 WOOD STUD OR 3-5/8" METAL STUD
- 6- 2X6 WOOD STUD OR 6" METAL STUD
- 8- 6X8X16 CMU

FINISH DESIGNATION:
FINISH DESIGNATIONS VARY FOR ALL WALL TYPES.
SEE SCHEDULE BELOW.

WALL SCHEDULE NOTES:

1. PROVIDE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF ALL PARTITIONS WITH SOUND ATTENUATION INSULATION.

2. PROVIDE ACOUSTICAL PADDING IN ALL ELECTRICAL AND TELEPHONE OUTLETS LOCATED WALLS WITH SOUND ATTENUATION BLANKETS

3. REFER TO CEILING TYPE LEGEND FOR INFORMATION REGARDING CEILING CONSTRUCTION

4. PROVIDE FIRE CAULKING AT TOP AND BOTTOM OF ALL RATED PARTITIONS

5. ALL RATED PARTITIONS AND THOSE WITH SOUND ATTENUATION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE

6. PROVIDE SMOKE SEAL AND FIRE SAFING AT ALL FLOOR PENETRATIONS FOR PIPING, CONDUIT, ETC.

7. REFER TO UL ASSEMBLY REQUIREMENTS . ACHIEVE FIRE RATINGS DESCRIBED IN THE WALL SCHEDULE

8. SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND CONSTRUCTION OF BEARING WALLS. WHERE OSB IS REQUIRED WITHIN THE UNITS OR CORRIDORS THE GYPSUM SHALL BE THE LAST LAYER TO PROVIDE A FINISHED WALL.

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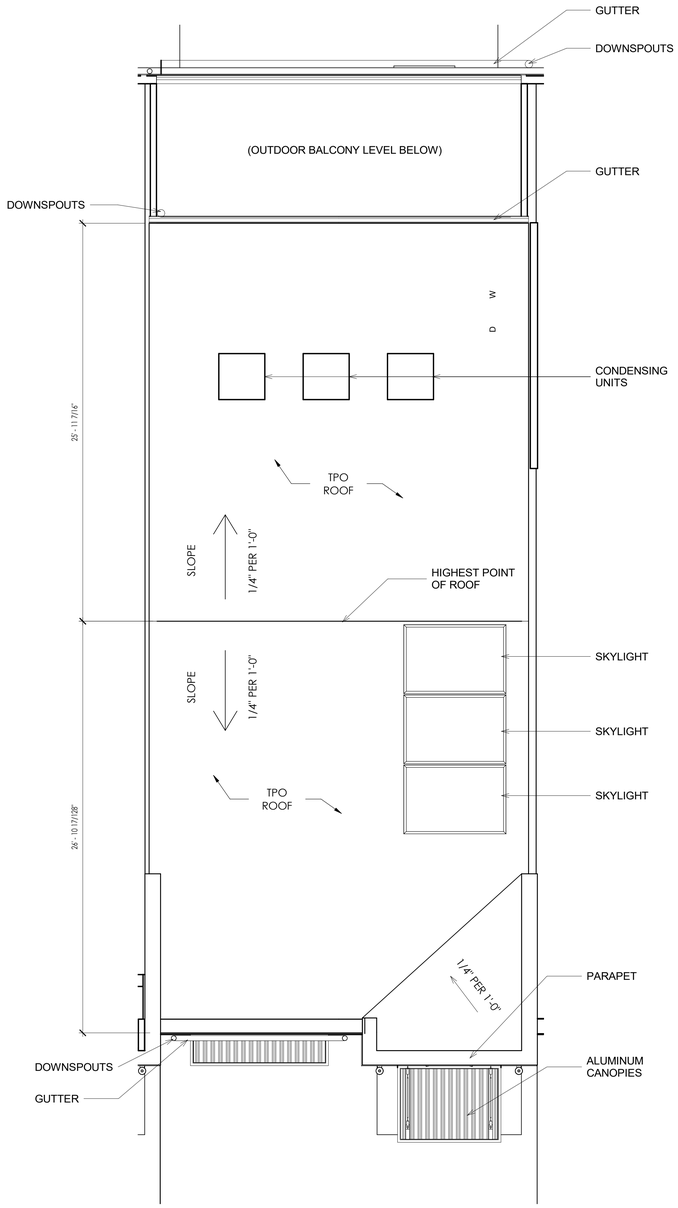
sheet title

FLOOR PLANS - ENLARGED

sheet number

A2.0



1 A2.1 ENLARGED ROOF PLAN

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

ROOF PLAN NOTES:

NOTES ON SKYLIGHTS:

1. SKYLIGHTS TO BE INSTALLED IN A CURB EXTENDING NOT LESS THAN 4" ABOVE THE ROOF PLAN PER R308.6.8 SECTION OF THE INTERNATIONAL RESIDENTIAL CODE.

2. SKYLIGHTS ARE TO BE LAMINATED GLASS WITH INTERLAYER THICKNESS NOT LESS THAN .030 INCH THICK PER R308.6.1 SECTION OF THE IRC.

NOTES ON ROOF:

1. ROOF OVERHANG DIMENSIONS ARE FROM EDGE OF ROOF TO FACE OF STUD.

2. ARCHITECTURAL ROOF DETAILS ARE FOR WATERPROOFING PURPOSES. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION AND DETAILS ON ROOF PENETRATIONS.

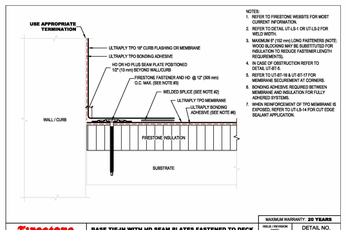
3. SEE GENERAL NOTES & SPECIFICATIONS FOR MORE INFORMATION ON THE ROOF SYSTEM AND COMPONENTS.

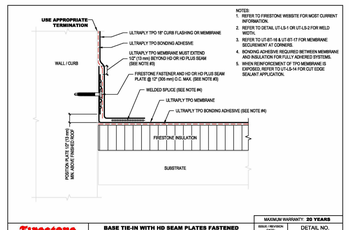
4. CRICKETS OR COUNTER SLOPES SHALL BE PROVIDED AT ALL PARAPETS OR OTHER ROOF OBSTRUCTION INTERRUPTING A NEGATIVE ROOF SLOPE.

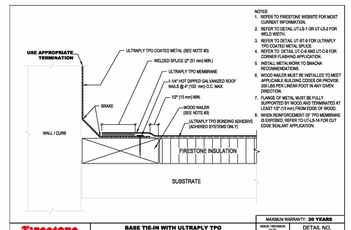
5. ICE & WATER SHIELD SHALL BE INSTALLED AT ALL SLOPE TRANSITIONS AND TERMINATIONS.

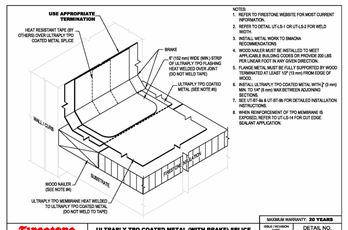
6. ROOFING SYSTEMS SHALL BE INSTALLED PER ALL OF MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

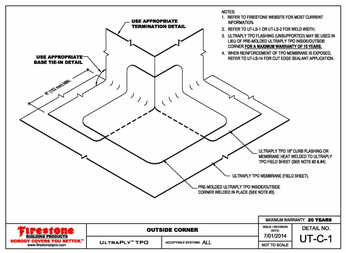
7. STACK OR CROSS VENTING SHALL BE PROVIDED FOR ALL UNCONDITIONED ATTIC AREAS IN BOTH LOW SLOPE AND SLOPED ROOFS. SLOPED ROOFS SHALL BE PROVIDED WITH CONTINOUS SOFFIT VENTS AND RIDGE VENTS. LOW SLOPED ROOFS SHALL BE PROVIDED WITH OPPOSITE WALL VENTS TO ALLOW FOR CROSS VENTILATION.

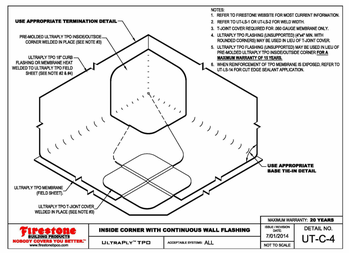


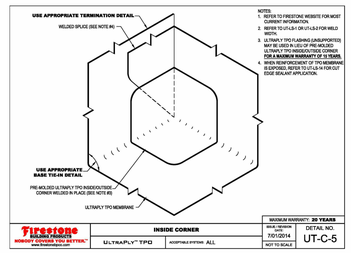


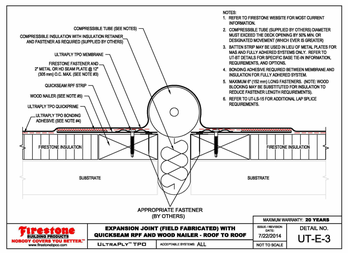


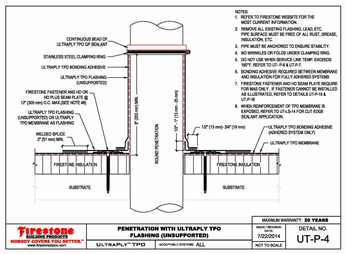


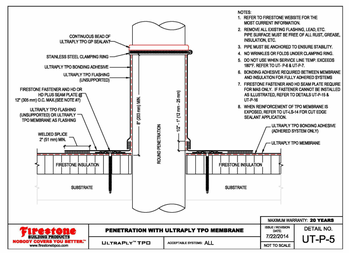


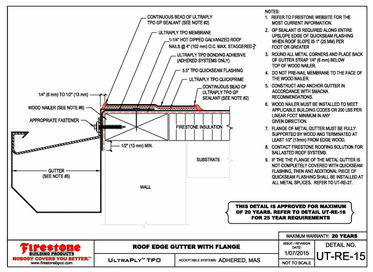


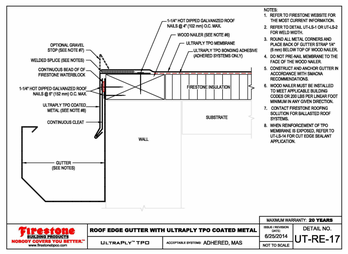


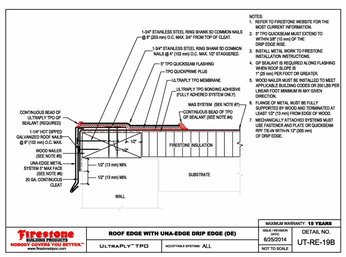












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ROOF PLAN - ENLARGED

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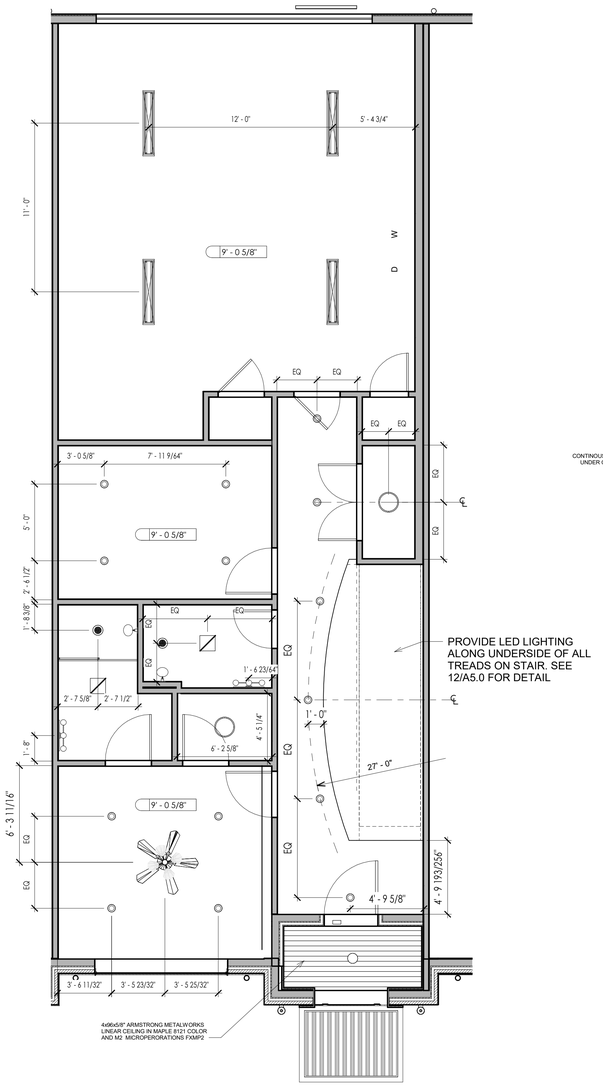
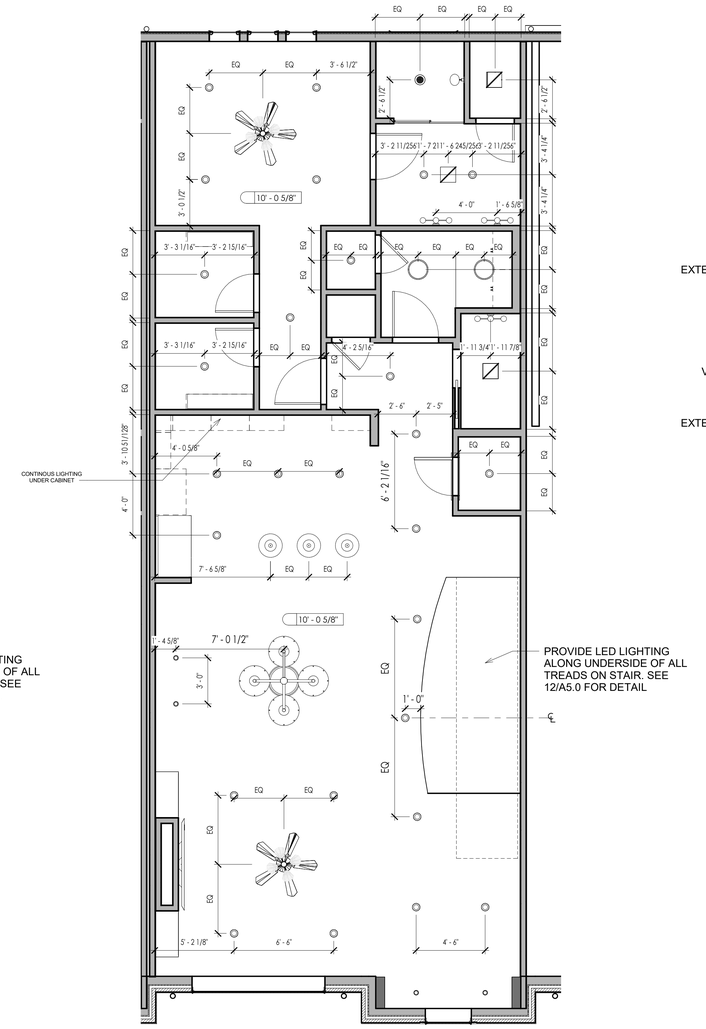


1 A2.2 FIRST FLOOR UNIT RCP PLAN

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



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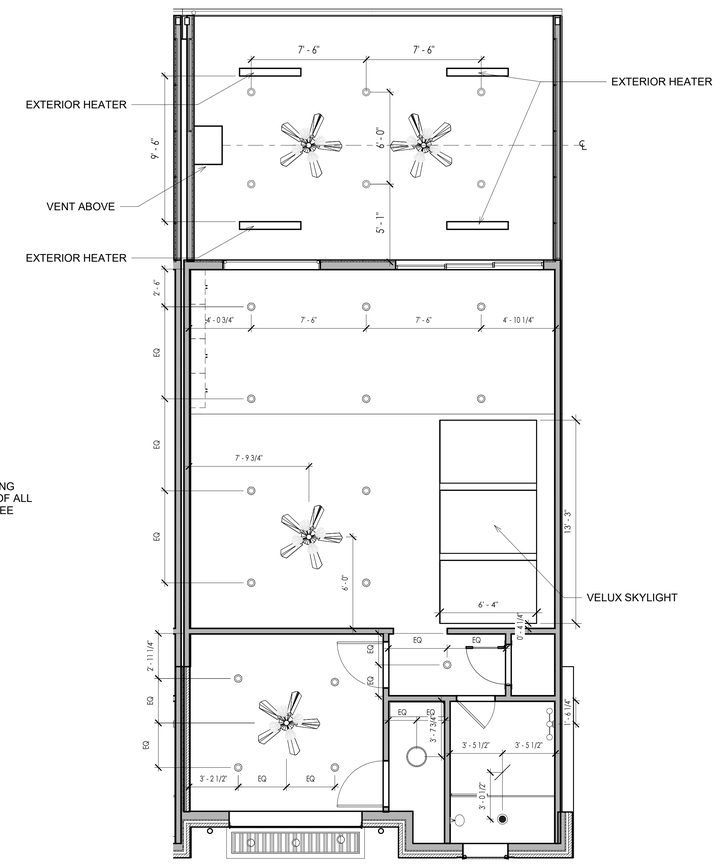
SCALE: 1/4" = 1'-0"



3 A2.2 THIRD FLOOR UNIT RCP PLAN

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

REFLECTED CEILING PLAN NOTES

1. THE ARCHITECTURAL PLAN IS FOR DIMENSIONAL CONTROL AND DESCRIPTION OF NON-ELECTRICAL CEILING ELEMENTS. OWNER IS RESPONSIBLE FOR CIRCUITING, SWITCHING, AND ELECTRICAL PANEL INFORMATION

2. ALL CEILINGS SHALL USE 1/2" GYP BD U.N.O.

3. DIMENSIONS ARE FROM FACE OF GYP TO CENTERLINE OF LIGHTING FIXTURE.

4. WHERE NO DIMENSIONS, CENTER ON ARCHITECTURAL ELEMENT.

5. ALL UPPER CABINETS SHALL HAVE UNDER CABINET LIGHT, CENTERED.

6. ABOVE RANGE MICROWAVE SHALL HAVE A VENT & LIGHT.

7. TYPICAL CEILING HEIGHTS ARE MEASURED VERTICALLY FROM THE FINISH FLOOR LEVEL:
   - FIRST FLOOR CEILING: 9'-0" A.F.F.
   - SECOND FLOOR CEILING: 10'-0" A.F.F.
   - THIRD FLOOR CEILING: 10'-0" A.F.F.

LIGHTING LEGEND

○	SURFACE MOUNTED FIXTURE (CLOSETS)	▨	12" EXHAUST BATHROOM FAN W/ LIGHT
◎	PENDANT LIGHT - DISK	▭	RESTROOM VANITY WALL LIGHT
•	6" RECESSED LED CAN LIGHT	✳	CEILING FAN
•	8" RECESSED LED CAN LIGHT - WATERPROOF	▭	48" MOUNTED FLUORESCENT TUBE LIGHT
○	8" RECESSED LED CAN LIGHT	▭	EXTERIOR ELECTRIC HEATER

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project number:	22107
contact:	
drawn by:	BHC
checked by:	APS

drawing date

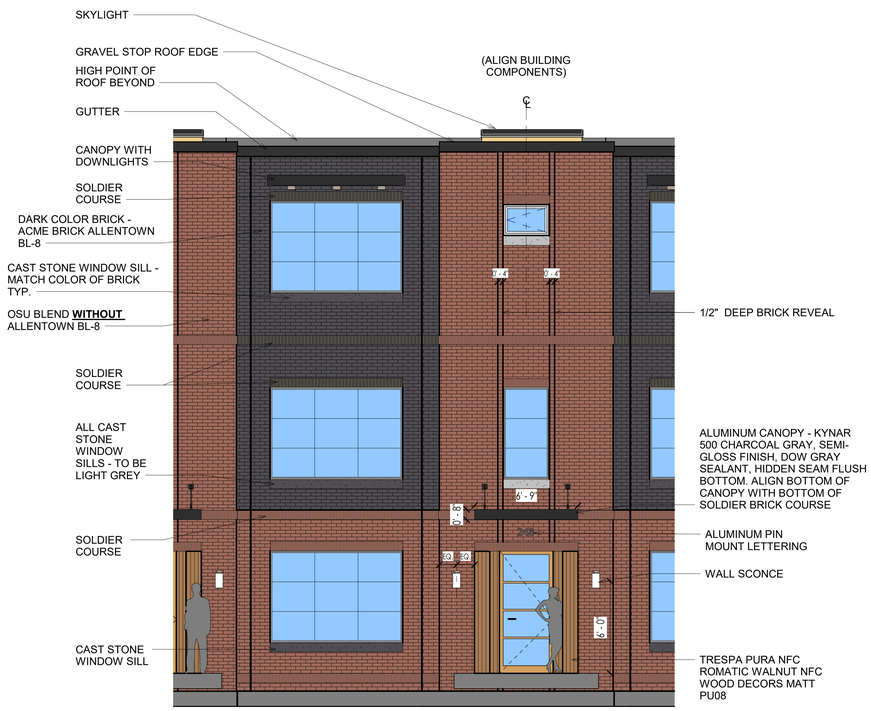
06/23/2023

sheet title

RCP PLANS - ENLARGED

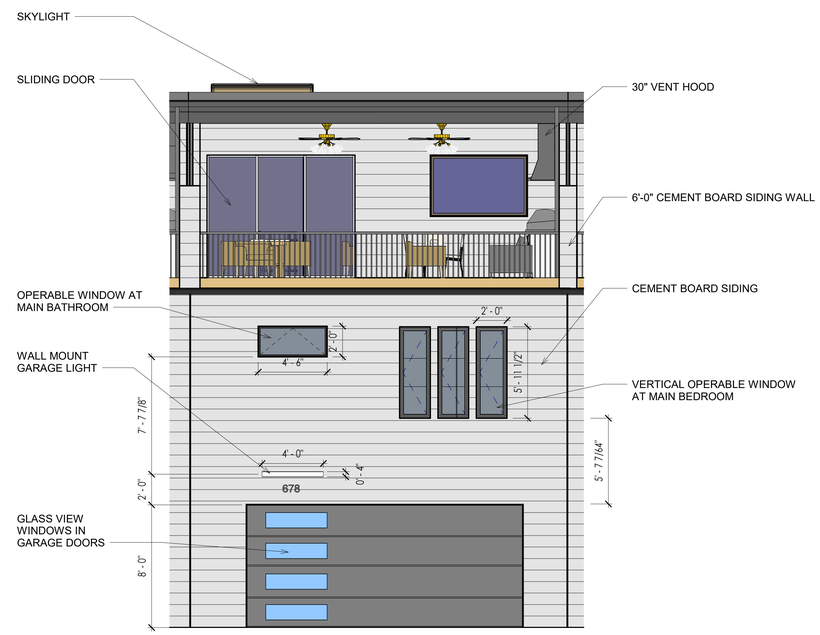
sheet number

A2.2



1 A3.0 WEST ELEVATION - ENLARGED

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



2 A3.0 EAST ELEVATION - ENLARGED

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

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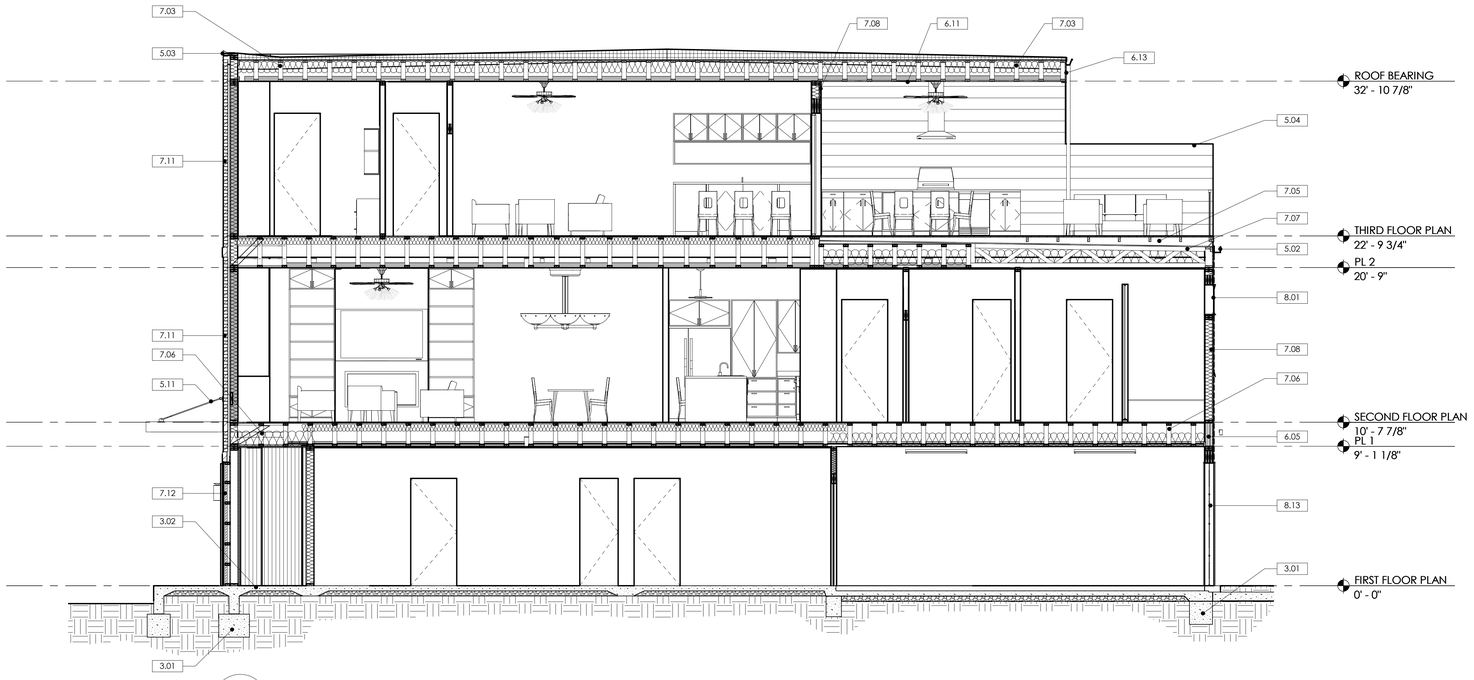
BUILDING ELEVATIONS - ENLARGED

sheet number

A3.0

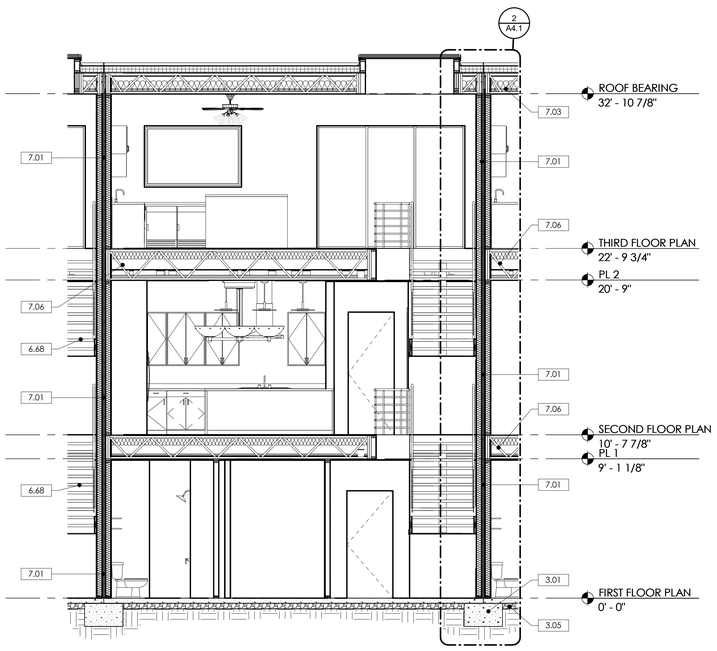


1 A4.0 TRANSVERSE SECTION I

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

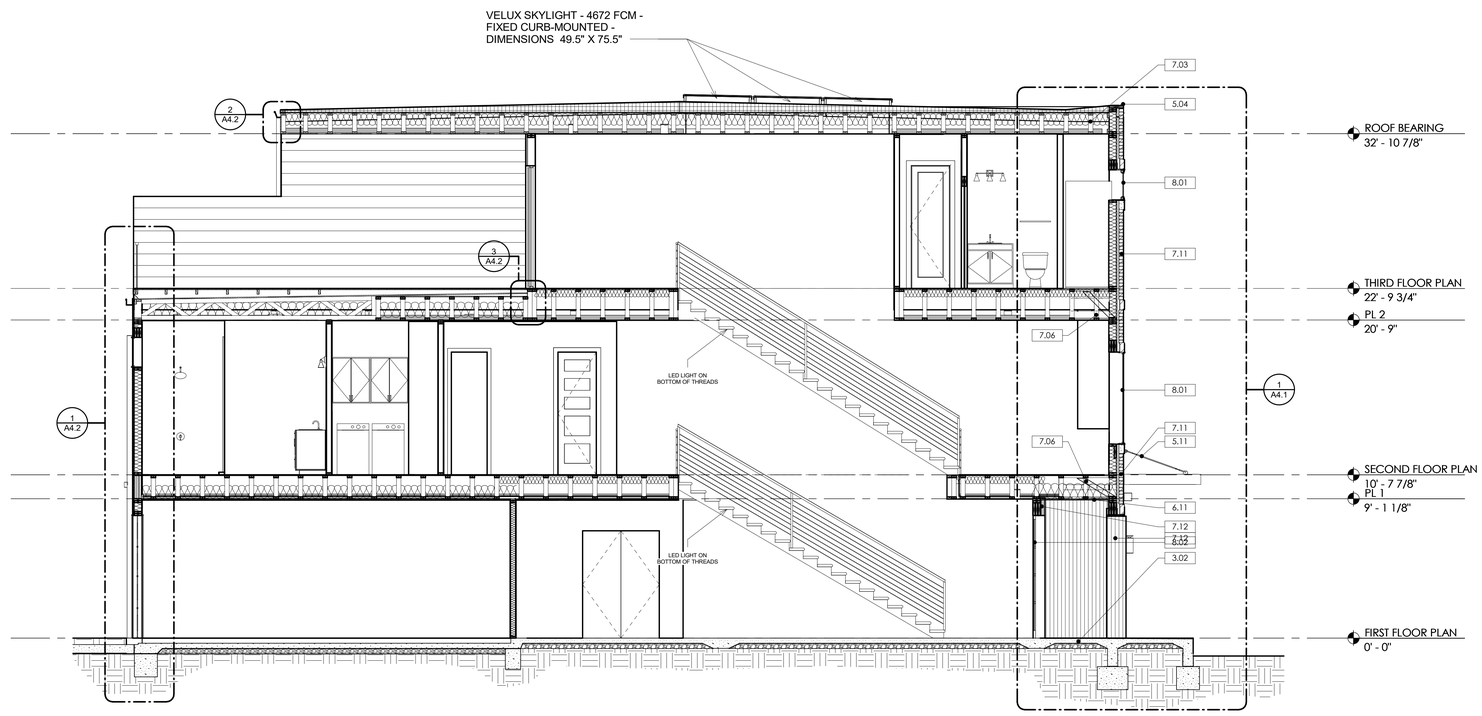
KEYNOTE LEGEND

MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER. SEE STRUC.
3.02	REINFORCED CONCRETE SLAB SLOPED FOR POSITIVE DRAINAGE. SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
5.02	5"x5" SQUARE ALUM. GUTTER W/ 4"x4" DOWNSPOUT DOWN TO CONC. SPLASH BLOCK. TYP.
5.03	PRE-MANUFACTURED ALUMINUM COPING GRAVEL STOP PROFILE W/ 7" FACE AND CONT. CLEAT AND FLUROPOLYMER COATING. LAP ROOF MEMBRANE OVER EXTERIOR VENEER. COORD. W/ MANUF. INSTRUCTIONS TYP.
5.04	METAL COPING WALL CAP W/ CONT. CLEAT. DRIP EDGE EACH SIDE AND TOP SLOPED EACH WAY FOR POSITIVE DRAINAGE. FLUOROPOLYMER COATING TYP.
5.11	PREMANUFACTURED METAL CANOPY W/ ROUND ROD SUPPORTS. SEE STRUCTURAL AND COORDINATE ADDITIONAL BLOCKING WITH MFR
6.05	LVL BEAM. SEE STRUC.
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.13	FIBER CEMENT WALL PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.68	WOOD FRAMED STAIRS W/ SOLID WOOD TREADS - STAINED. PROVIDE 1/2" GYP. BOARD ON UNDERSIDE OF STAIRS. TYP.
7.01	2-HOUR FIRE WALL: THE CENTRAL CORE CONSISTS OF (2) LAYERS OF 1" GYPSUM BOARD LINER PANELS IN 2"'H" STUDS. WITH 3/4" AIR SPACE ON EACH SIDE. WITHIN THE AIR SPACE. THE PANELS ARE SUPPORTED USING METAL CLIP ANGLES WHICH ATTACH TO A 2x4 STUD WALL FILLED WITH R-13 BATT INSULATION. 1/2" GYP. BOARD IS LOCATED TO THE OUTER SIDE OF EACH STUD WALL. SEE UL U336 FOR ASSEMBLY. PLUMBING MAY NOT BE LOCATED INSIDE THE FIRE WALL.
7.03	ROOF SYSTEM: ENGINEERED OPEN-WEB ROOF TRUSS W/ PLYWOOD DECKING. W/ FULLY ADHERED 60 MIL TPO ROOF MEMBRANE ABOVE. MIN R-30 CAVITY BATT INSULATION FILLED IN-BETWEEN ROOF TRUSSES. SLOPED INSULATION W/ ALL APPROPRIATE FLASHING. PENETRATION. AND TERMINATION DETAILS. MIN. 1/4" PER 1'-0" SLOPE. 20 YEAR WARRANTY.
7.05	PATIO DECK SYSTEM: IPE PAVER SYSTEM OVER SLOPED TPO ROOFING SYSTEM WITH PEDESTAL SYSTEM TO MAINTAIN FLAT WALKING SURFACE
7.06	FLOOR SYSTEM: ENGINEERED WOOD FLOOR JOISTS WITH 3/4" PLYWOOD SUBFLOOR FILLED WITH R-30 OVER EXTERIOR SPACE. SEE STRUC.
7.07	ROOF PATIO DECK SYSTEM: SLOPED ENGINEERED OPEN-WEB TRUSS W/ PLYWOOD DECKING (SEE STRUC.) W/ WATER PROOFING SYSTEM TURNED UP WALL MIN. 8" AND LAPPED UNDER SILL FLASHING AT DOOR OPENINGS. SLOPE DECK MIN. 1/8" PER 1'-0" TO GUTTER.
7.08	EXTERIOR FIBER CEMENT WALL: FIBER CEMENT SIDING OR PANEL BOARD (SEE ELEVATIONS) - PAINT. ATTACHED TO 2x6 STUD WALL WITH HOT-DIPPED. GALVANIZED FASTENERS. STUD WALL IS FILLED WITH R-19 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.) AND CONT. FLUID APPLIED WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
7.11	EXTERIOR BRICK WALL: RUNNING BOND BRICK VENEER (W/ WEEPS @ 24" O.C. @ TERMINATIONS) ATTACHED TO 2x6 WOOD STUD WALL WITH ADJUSTABLE GALVANIZED STEEL ANCHORS. STUD WALL IS FILLED WITH R-20 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.). FLUID APPLIED WATER RESISTANT MEMBRANE. AND AIR CAVITY IN BETWEEN BRICK AND WRB. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD. - PAINT.
7.12	RAINSCREEN SYSTEM: COMPOSITE WOOD LOOK PLANKS - WALNUT WITH MANUFACTURER STARTER TRACK. CLIPS. AND TERMINATION TRIM (POWDER COAT - BLACK) ATTACHED TO 2X6 STUD WALL WITH MANUF. APPROVED FASTENERS. STUD WALL IS FILLED WITH R-20 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" EXTERIOR SHEATHING (SEE STRUC.) AND CONT. WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW. SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR. SEE SCHEDULE FOR MORE INFORMATION
8.13	GARAGE DOOR W/ WOOD LOOK PANELS WITH FIBERGLASS AND GLAZED OPENINGS PER ARCHITECT DESIGN (SEE ELEVATIONS)



2 A4.0 LONGITUDINAL SECTION

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



3 A4.0 TRANSVERSE SECTION II

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

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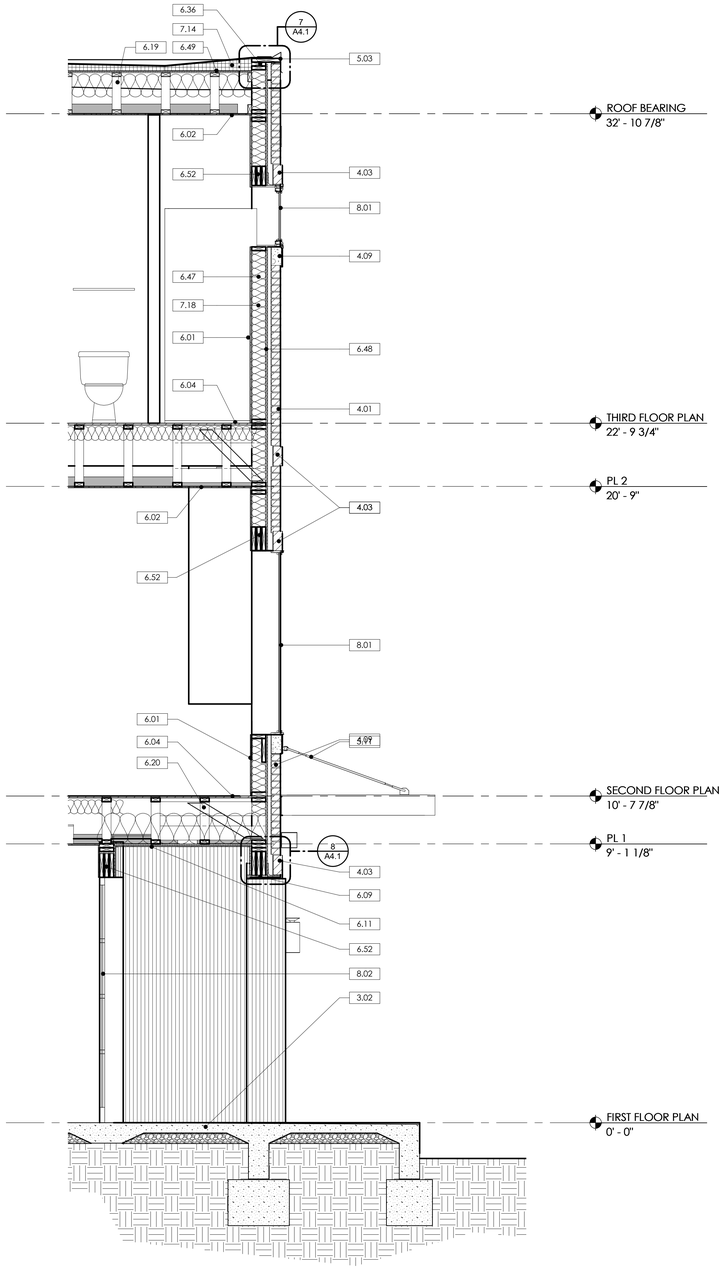
BUILDING SECTIONS

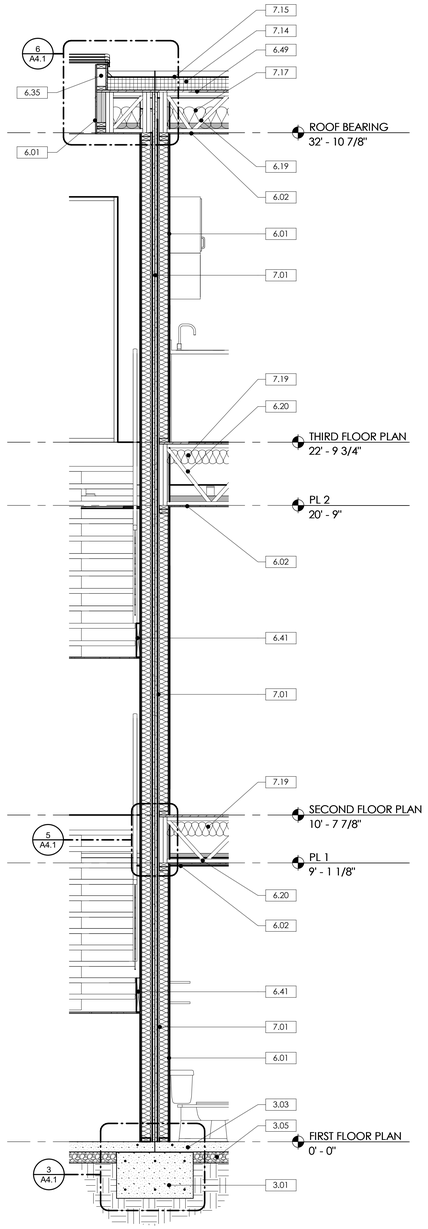
sheet number

A4.0



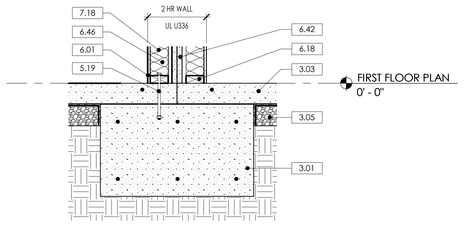
1 A4.1 WALL SECTION THRU ENTRY

SCALE: 1/2" = 1'-0"



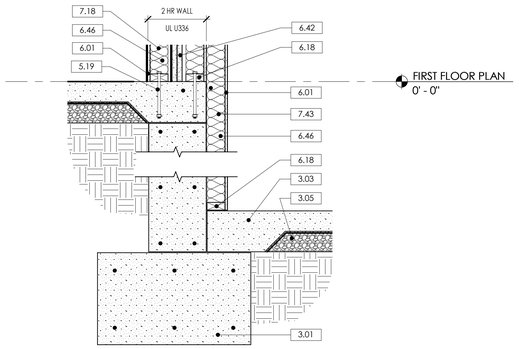
2 A4.1 WALL SECTION - DEMISING WALL TYP.

SCALE: 1/2" = 1'-0"



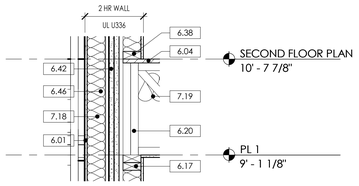
3 A4.1 DEMISING WALL @ FOOTING TYP.

SCALE: 1" = 1'-0"



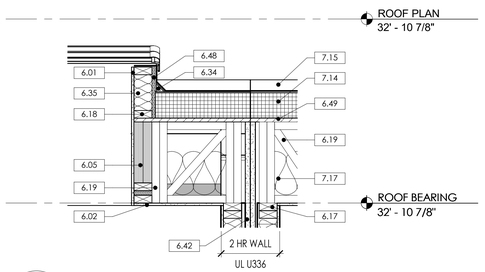
4 A4.1 DEMISING WALL @ STEPPED FOOTING TYP.

SCALE: 1" = 1'-0"



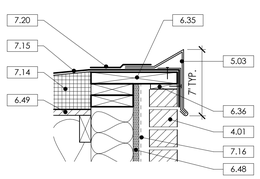
5 A4.1 DEMISING WALL @ FLOOR TRUSS

SCALE: 1" = 1'-0"



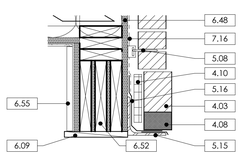
6 A4.1 DEMISING WALL @ ROOF TRUSS

SCALE: 1" = 1'-0"



7 A4.1 DETAIL - METAL COPING

SCALE: 1 1/2" = 1'-0"



8 A4.1 DETAIL - ENTRY HEADER

SCALE: 1 1/2" = 1'-0"

KEYNOTE LEGEND

MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER, SEE STRUC.
3.02	REINFORCED CONCRETE SLAB SLOPED FOR POSITIVE DRAINAGE, SEE STRUC.
3.03	TYP. REINFORCED CONCRETE SLAB ON GRADE W/ TURN DOWN FOOTING SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
4.01	RUNNING BOND BRICK VENEER
4.03	SINGLE BRICK SOLDIER COURSE
4.08	WEEPS @ TERMINATIONS, 24" O.C. TYP.
4.09	PRECAST CONCRETE SILL W/ BEVELED TOP EDGE AND DRIP KERF, TYP.
4.10	MORTAR NET, TYP.
5.03	PRE-MANUFACTURED ALUMINUM COPING GRAVEL STOP PROFILE W/ 7" FACE AND CONT. CLEAT AND FLUIDPOLYMER COATING, LAP ROOF MEMBRANE OVER EXTERIOR VENEER. COORD. W/ MANUF. INSTRUCTIONS TYP.
5.08	GALVANIZED METAL ANCHORS
5.11	PREMANUFACTURED METAL CANOPY W/ ROUND ROD SUPPORTS, SEE STRUCTURAL AND COORDINATE ADDITIONAL BLOCKING WITH MFR
5.15	STEEL LINTEL ANGLE
5.16	THRU-WALL FLASHING LAPPED OVER SS DRIP EDGE TYP.
5.19	METAL ANCHOR BOLT, SEE STRUC.
6.01	1/2" GYPSUM WALL BOARD - PAINT
6.02	1/2" GYPSUM CEILING BOARD - PAINT
6.04	3/4" PLYWOOD SUBFLOOR, SEE STRUC.
6.05	LVL BEAM, SEE STRUC.
6.09	1x10 FIBER CEMENT TRIM BD. - PAINT
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.17	2x4 DOUBLE TOP PLATE
6.18	2x4 P.T. SOLE PLATE
6.19	ENGINEERED ROOF TRUSS, SEE STRUC.
6.20	ENGINEERED OPEN-WEB FLOOR TRUSS, SEE STRUC.
6.34	CANT STRIP
6.35	P.T. WOOD FRAMING
6.36	P.T. WOOD BLOCKING
6.38	2x4 SOLE PLATE
6.41	2x12 STRINGER
6.42	1" GYP. LINER PANEL, SEE UL 336 ASSEMBLY
6.46	2x4 STUD WALL
6.47	2X6 WOOD FRAMING
6.48	EXTERIOR SHEATHING, SEE STRUC.
6.49	ROOF SHEATHING, SEE STRUC.
6.52	WOOD HEADER, SEE STRUC.
6.55	1X6 COMPOSITE WOOD LOOK DECK BOARDS, FINISH TO MATCH RAINSCREEN SYSTEM AT ENTRY
7.01	2-HOUR FIRE WALL: THE CENTRAL CORE CONSISTS OF (2) LAYERS OF 1" GYPSUM BOARD LINER PANELS IN 2" "H" STUDS, WITH 3/4" AIR SPACE ON EACH SIDE. WITHIN THE AIR SPACE, THE PANELS ARE SUPPORTED USING METAL CLIP ANGLES WHICH ATTACH TO A 2x4 STUD WALL FILLED WITH R-13 BATT INSULATION. 1/2" GYP. BOARD IS LOCATED TO THE OUTER SIDE OF EACH STUD WALL. SEE UL U336 FOR ASSEMBLY. PLUMBING MAY NOT BE LOCATED INSIDE THE FIRE WALL.
7.14	SLOPED RIGID INSULATION BOARD
7.15	TPO ROOF MEMBRANE, 60 MIL FULLY ADHERED W/ 20 YEAR WARRANTY
7.16	FLUID APPLIED WEATHER RESISTANT MEMBRANE
7.17	MIN. R-38 CAVITY INSULATION
7.18	MIN. R-19 WALL CAVITY INSULATION FILLED INSIDE 2x6 STUD WALL
7.19	MIN. R-30 CAVITY INSULATION HELD UP TO UNDERSIDE OF FLOOR DECK
7.20	ROOF MEMBRANE STRIP LAPPED OVER EDGE OF METAL COPING. CONFIRM W/ MANUF. INSTALLATION INSTRUCTIONS
7.43	MIN. R-13 WALL CAVITY INSULATION
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW, SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR, SEE SCHEDULE FOR MORE INFORMATION

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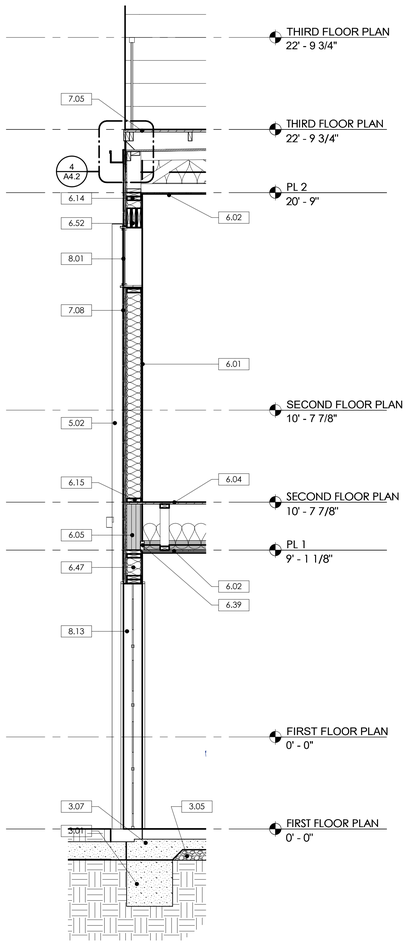
06/23/2023

sheet title

WALL SECTIONS AND DETAILS

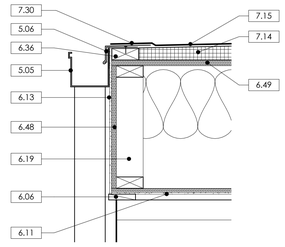
sheet number

A4.1



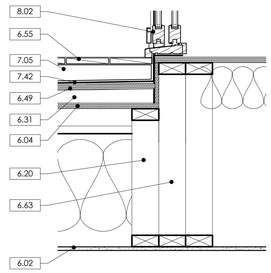
1 A4.2 WALL SECTION - GARAGE / PATIO RAILING

SCALE: 1/2" = 1'-0"



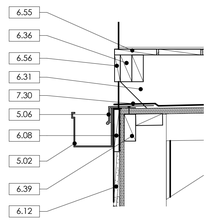
2 A4.2 DETAIL - GUTTER @ PATIO ROOF

SCALE: 1 1/2" = 1'-0"



3 A4.2 DETAIL - PATIO DOOR THRESHOLD

SCALE: 1 1/2" = 1'-0"



4 A4.2 DETAIL - GUTTER @ PATIO EDGE

SCALE: 1 1/2" = 1'-0"

KEYNOTE LEGEND

MARK	DESCRIPTION
3.01	TYP. REINFORCED CONCRETE FOOTER. SEE STRUC.
3.05	4" GRAVEL TOPPED WITH A 10 MIL. (PREFERENCE) POLYETHYLENE UNDER SLAB VAPOR BARRIER
3.07	TYP. GARAGE SLAB: 4" REINFORCED CONCRETE SLAB ON GRADE. SLOPED TO DRAIN 1/8" PER FT. SEE STRUC.
5.02	5"x5" SQUARE ALUM. GUTTER W/ 4"x4" DOWNSPOUT DOWN TO CONC. SPLASH BLOCK, TYP.
5.05	5"x5" SQUARE ALUM. GUTTER W/ 3"x4" DOWNSPOUT DOWN TO ELBOW AND COMPOSITE SPLASH BLOCK UNDER PATIO DECK.
5.06	METAL TURNDOWN COPING AT ROOF EDGE W/ CONT. CLEAT AND DRIP EDGE. FLUOROPOLYMER COATING TYP.
6.01	1/2" GYPSUM WALL BOARD - PAINT
6.02	1/2" GYPSUM CEILING BOARD - PAINT
6.04	3/4" PLYWOOD SUBFLOOR, SEE STRUC.
6.05	LVL BEAM, SEE STRUC.
6.06	1x4 FIBER CEMENT TRIM BD. - PAINT
6.08	1x6 FIBER CEMENT TRIM BD. - PAINT
6.11	FIBER CEMENT CEILING PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.12	FIBER CEMENT LAP WALL SIDING W/ 9" EXPOSURE - PAINT
6.13	FIBER CEMENT WALL PANELS W/ 1X4 BATTENS OVER SEAMS - PAINT
6.14	2x6 DOUBLE TOP PLATE
6.15	2x6 SOLE PLATE
6.19	ENGINEERED ROOF TRUSS, SEE STRUC.
6.20	ENGINEERED OPEN-WEB FLOOR TRUSS, SEE STRUC.
6.31	RIPPED 2x10 P.T. WOOD JOISTS @ 16" O.C. TO PROVIDE LEVEL SURFACE FOR DECK BOARDS
6.36	P.T. WOOD BLOCKING
6.39	WOOD BLOCKING, SEE STRUC.
6.47	2X6 WOOD FRAMING
6.48	EXTERIOR SHEATHING, SEE STRUC.
6.49	ROOF SHEATHING, SEE STRUC.
6.52	WOOD HEADER, SEE STRUC.
6.55	1X6 COMPOSITE WOOD LOOK DECK BOARDS, FINISH TO MATCH RAINSCREEN SYSTEM AT ENTRY
6.56	1x4 COMPOSITE WOOD LOOK TRIM TO MATCH DECK BOARDS
6.63	GIRDER TRUSS, SEE STRUC.
7.05	PATIO DECK SYSTEM: IPE PAVER SYSTEM OVER SLOPED TPO ROOFING SYSTEM WITH PEDESTAL SYSTEM TO MAINTAIN FLAT WALKING SURFACE
7.08	EXTERIOR FIBER CEMENT WALL: FIBER CEMENT SIDING OR PANEL BOARD (SEE ELEVATIONS) - PAINT, ATTACHED TO 2x6 STUD WALL WITH HOT-DIPPED, GALVANIZED FASTENERS. STUD WALL IS FILLED WITH R-19 BATT INSULATION. EXTERIOR OF STUD CONSISTS OF 5/8" SHEATHING (SEE STRUC.) AND CONT. FLUID APPLIED WATER RESISTANT MEMBRANE. INTERIOR OF STUD IS ONE LAYER OF 1/2" GYP. BOARD - PAINT.
7.14	SLOPED RIGID INSULATION BOARD
7.15	TPO ROOF MEMBRANE, 60 MIL FULLY ADHERED W/ 20 YEAR WARRANTY
7.30	LAP ROOF MEMBRANE OVER METAL TURNDOWN COPING AND PROVIDE SEALANT AT CUT EDGE AS REQ'D BY MANUF.
7.42	WATERPROOFING SYSTEM TO TURN UP WALLS MIN. 8" AND LAP INTO FRAMED OPENINGS AS REQ'D
8.01	EXTERIOR WINDOW: EXTERIOR COMMERCIAL WINDOW, SEE ELEVATION AND SCHEDULE FOR MORE INFORMATION.
8.02	COMMERCIAL ENTRY DOOR: SCHEDULED DOOR, SEE SCHEDULE FOR MORE INFORMATION
8.13	GARAGE DOOR W/ WOOD LOOK PANELS WITH FIBERGLASS AND GLAZED OPENINGS PER ARCHITECT DESIGN (SEE ELEVATIONS)

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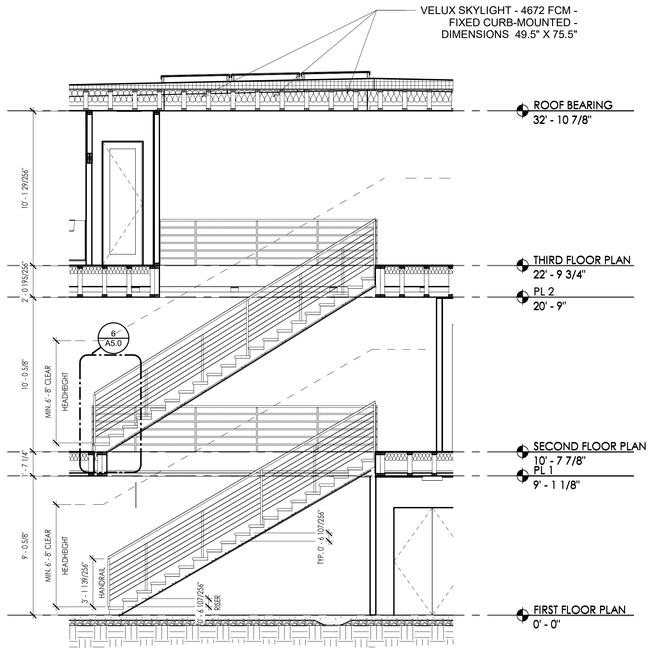
sheet title

WALL SECTIONS AND DETAILS

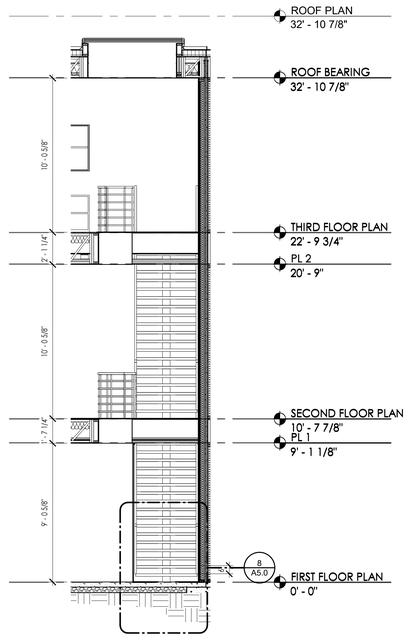
sheet number

A4.2



1 A5.0 LONGITUDINAL SECTION - STAIR

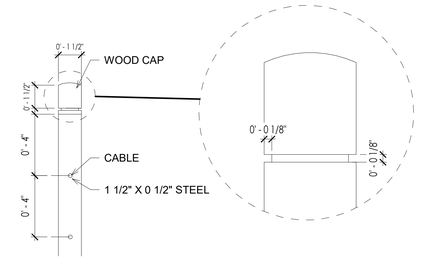
SCALE: 1/4" = 1'-0"



2 A5.0 TRANSVERSE SECTION - STAIR

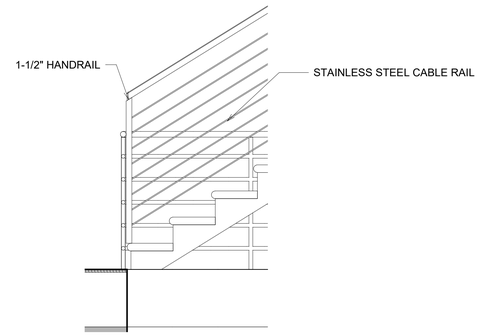
SCALE: 1/4" = 1'-0"

NOTE: STAIR TO BE FABRICATED IN SUCH A WAY THAT A 4" SPHERE CANNOT PASS THROUGH AT ANY POINT IN THE GUARDRAILING



7 A5.0 HANDRAIL DETAILS

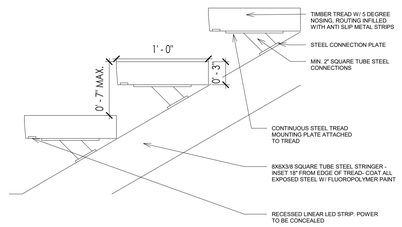
SCALE: 3" = 1'-0"



6 A5.0 STAIR DETAIL - GUARDRAIL

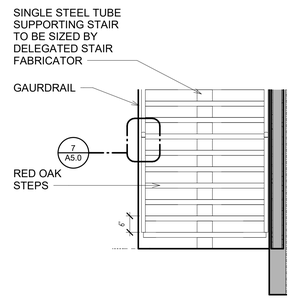
SCALE: 3/4" = 1'-0"

NOTE: STAIR IS A DELEGATED DESIGN TO BE ENGINEERED BY A STAIR FABRICATOR



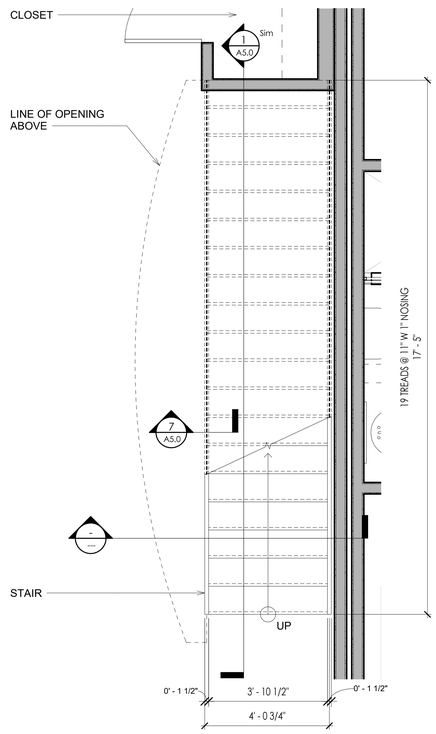
12 A5.0 STAIR TREAD DETAIL

SCALE: 1 1/2" = 1'-0"



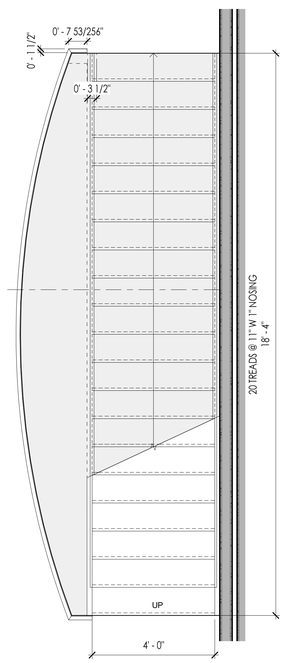
8 A5.0 STAIR DETAIL - FRONT

SCALE: 1/2" = 1'-0"



3 A5.0 FIRST FLOOR STAIR PLAN

SCALE: 1/2" = 1'-0"



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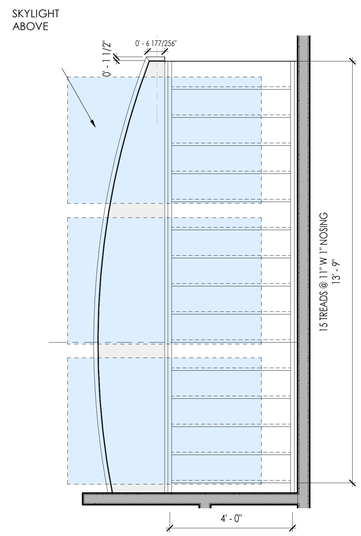
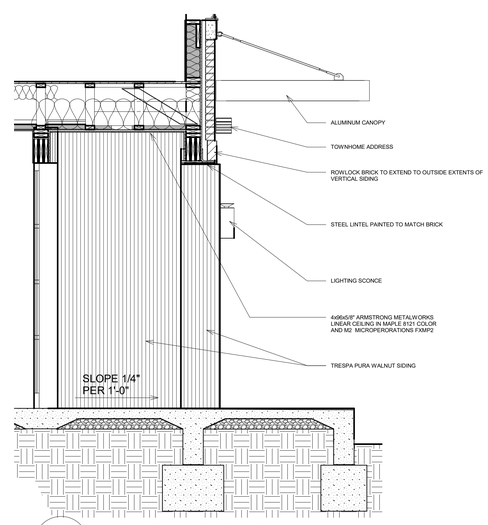


5 A5.0 THIRD FLOOR STAIR PLAN

SCALE: 1/2" = 1'-0"



10 A5.0 VESTIBULE SECTION

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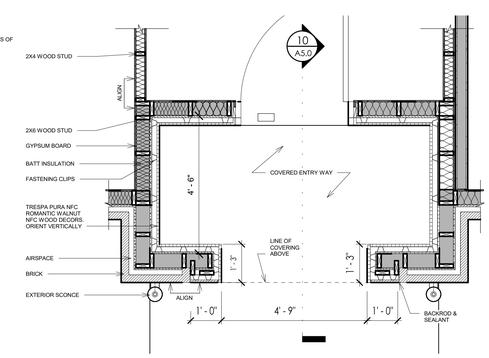

11 A5.0 VESTIBULE DETAIL

SCALE: 1/2" = 1'-0"

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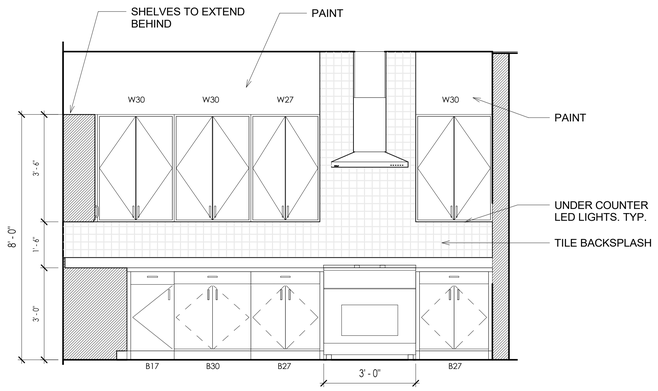
STAIR DETAILS

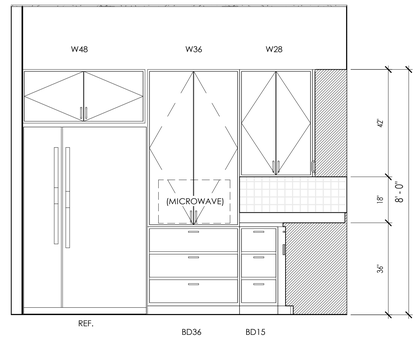
sheet number

A5.0



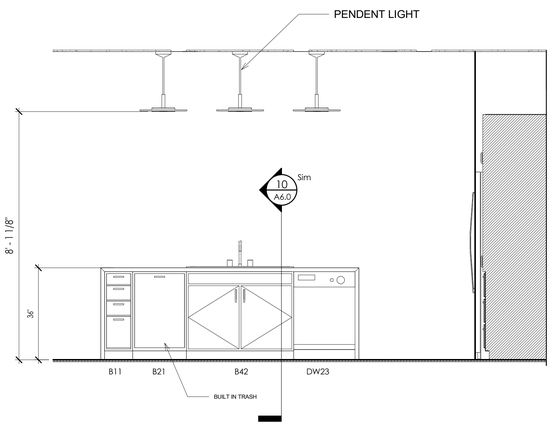
1 A6.0 2ND FLOOR KITCHEN ELEVATION A

SCALE: 1/2" = 1'-0"



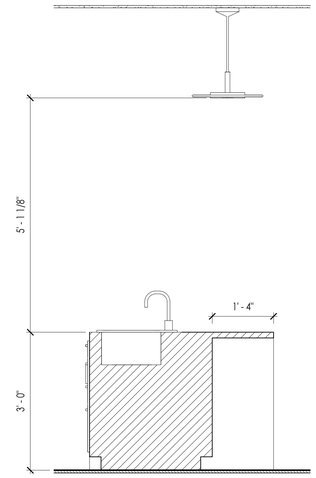
2 A6.0 2ND FLOOR KITCHEN ELEVATION B

SCALE: 1/2" = 1'-0"



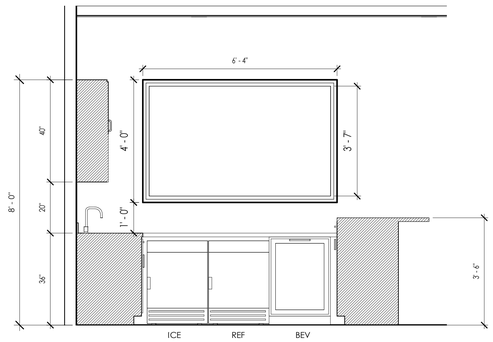
3 A6.0 2ND FLOOR KITCHEN ELEVATION C

SCALE: 1/2" = 1'-0"



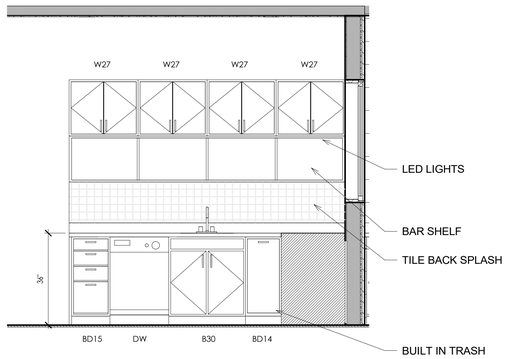
10 A6.0 2ND FLOOR KITCHEN ISLAND

SCALE: 3/4" = 1'-0"



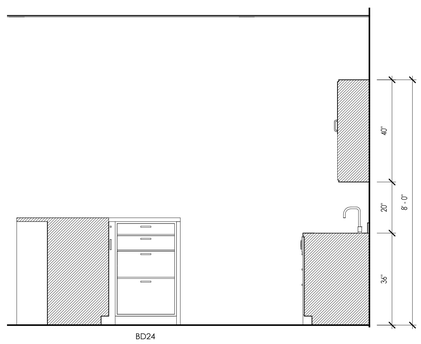
4 A6.0 3RD FLOOR KITCHEN ELEVATION A

SCALE: 1/2" = 1'-0"



5 A6.0 3RD FLOOR KITCHEN ELEVATION B

SCALE: 1/2" = 1'-0"



6 A6.0 3RD FLOOR KITCHEN ELEVATION C

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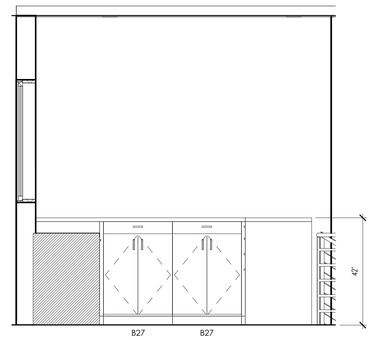

7 A6.0 3RD FLOOR KITCHEN ELEVATION D

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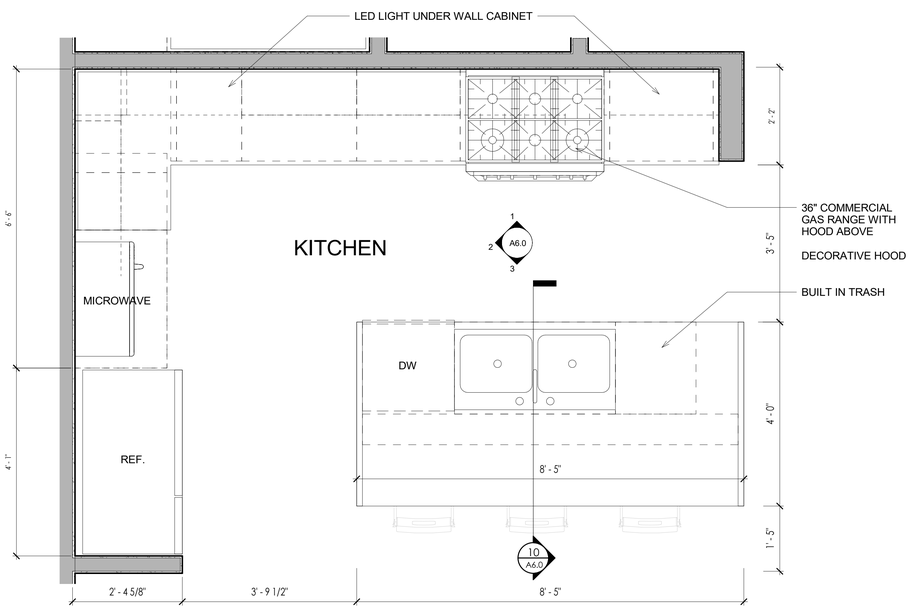
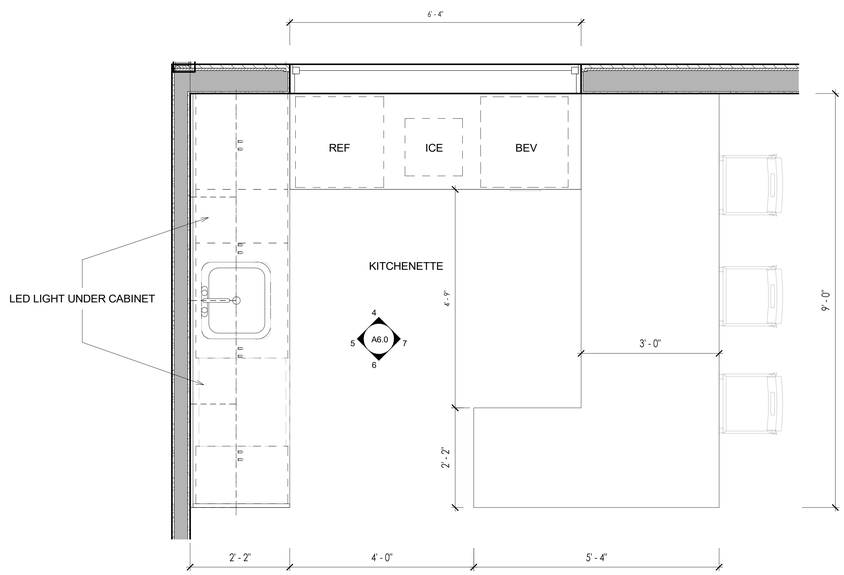


8 A6.0 SECOND FLOOR - KITCHEN ENLARGED

SCALE: 3/4" = 1'-0"



9 A6.0 THIRD FLOOR - KITCHEN ENLARGED

SCALE: 3/4" = 1'-0"

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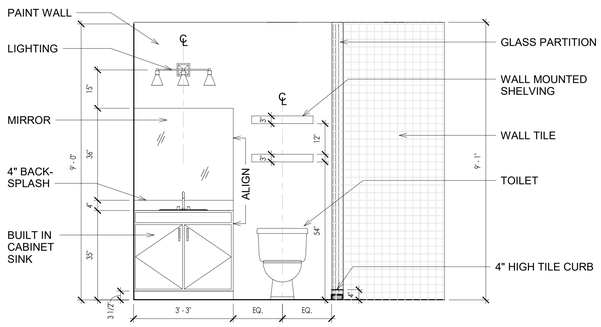
sheet title

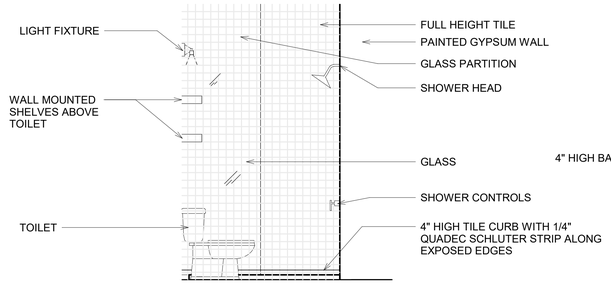
INTERIOR ELEVATIONS (KITCHEN)

sheet number

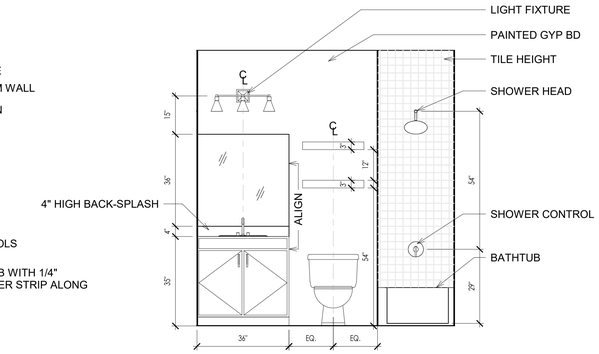
A6.0



1 A6.1 FIRST FLOOR BATHROOM A-A
SCALE: 1/2" = 1'-0"



2 A6.1 FIRST FLOOR BATHROOM A-B
SCALE: 1/2" = 1'-0"



3 A6.1 FIRST FLOOR BATHROOM B-A
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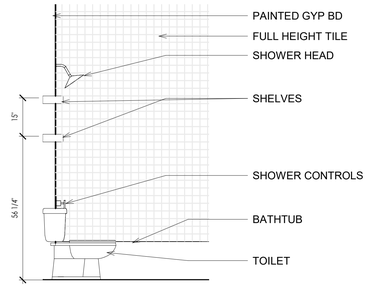

4 A6.1 FIRST FLOOR BATHROOM B-B
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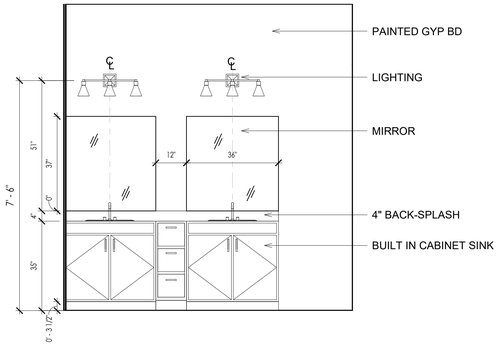
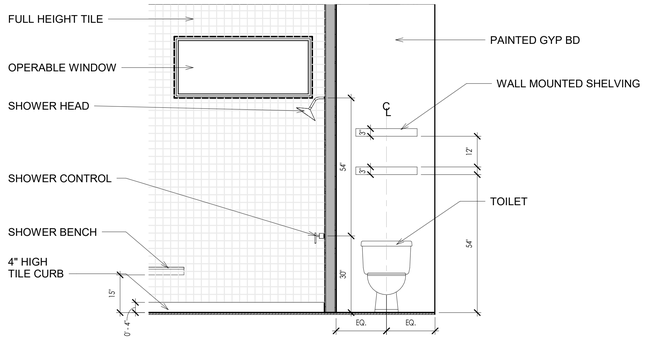
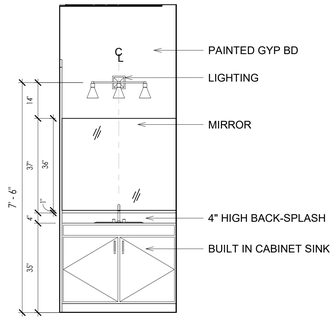


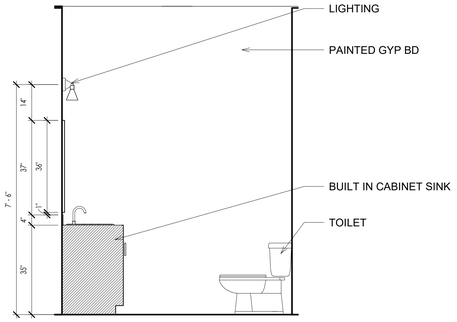
5 A6.1 SECOND FLOOR BATHROOM A-A
SCALE: 1/2" = 1'-0"



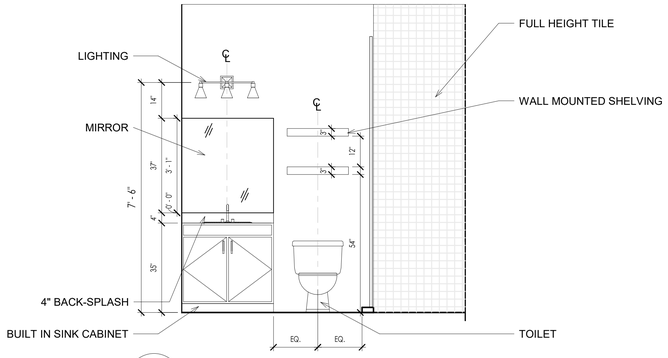
6 A6.1 SECOND FLOOR BATHROOM A-B
SCALE: 1/2" = 1'-0"



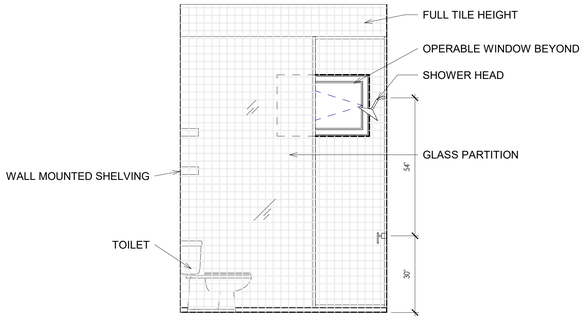
7 A6.1 SECOND FLOOR BATHROOM B-A
SCALE: 1/2" = 1'-0"



8 A6.1 SECOND FLOOR BATHROOM B-B
SCALE: 1/2" = 1'-0"



9 A6.1 THRID FROOM BATHROOM A-A
SCALE: 1/2" = 1'-0"



10 A6.1 THRID FROOM BATHROOM A-B
SCALE: 1/2" = 1'-0"

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checked by:	APS

drawing date

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sheet title

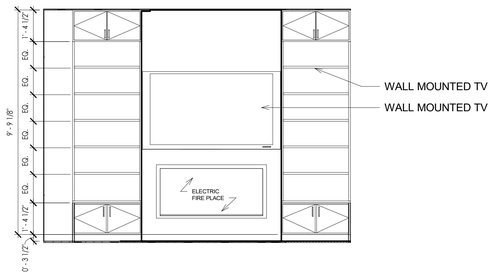
INTERIOR ELEVATIONS (BATHROOMS)

sheet number

A6.1

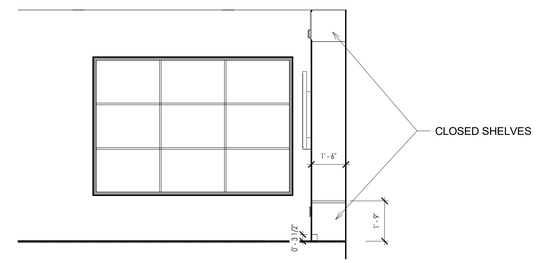
1 A6.2 2ND FLOOR - LIVINGROOM AXON

SCALE:



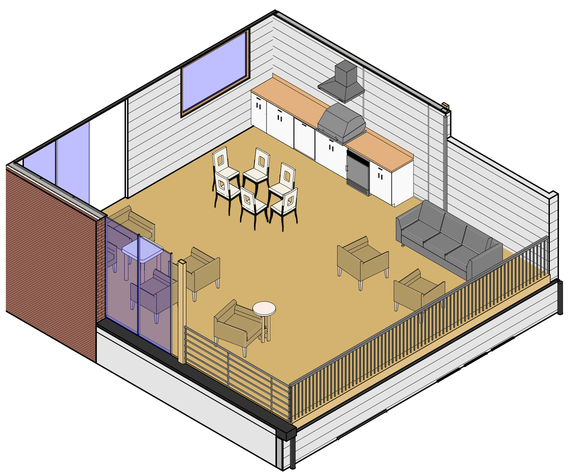
2 A6.2 SECOND FLOOR LIVINGROOM A

SCALE: 3/8" = 1'-0"



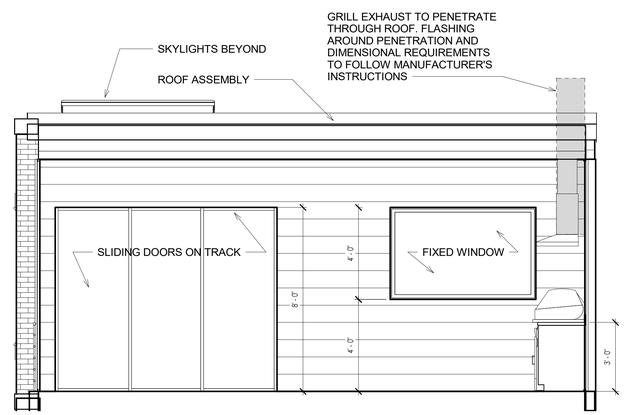
3 A6.2 SECOND FLOOR LIVINGROOM B

SCALE: 3/8" = 1'-0"



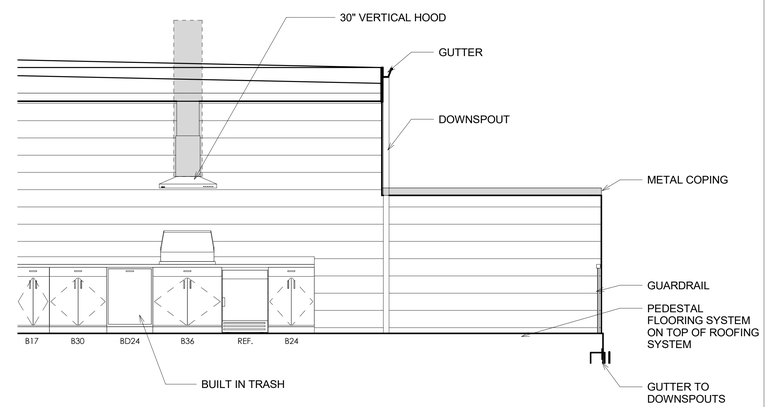
5 A6.2 THIRD FLOOR- OUTDOOR SPACE

SCALE:



6 A6.2 THRID FLOOR OUTDOOR A

SCALE: 3/8" = 1'-0"



7 A6.2 THRID FLOOR OUTDOOR B

SCALE: 3/8" = 1'-0"

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project number:	22107
contact:	
drawn by:	BHC
checked by:	APS

drawing date

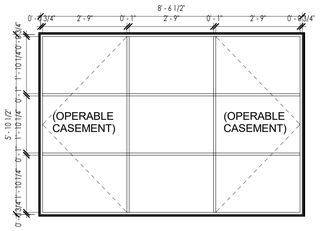
06/23/2023

sheet title

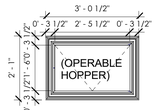
INTERIOR ELEVATIONS (LIVING SPACE)

sheet number

A6.2



WINDOW A
SCALE: 1/2" = 1'-0"



WINDOW B
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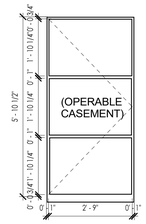

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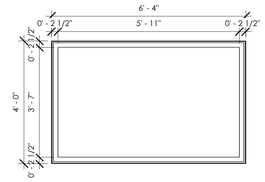
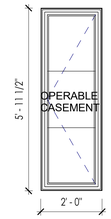
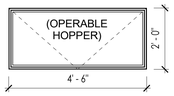
SCALE: 1/2" = 1'-0"



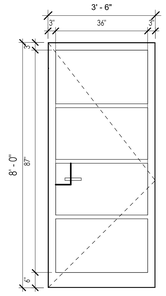
WINDOW D
SCALE: 1/2" = 1'-0"



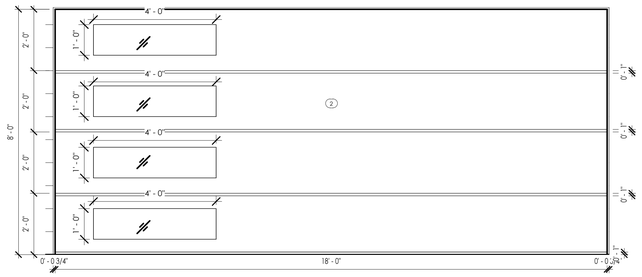
WINDOW E
SCALE: 1/2" = 1'-0"



WINDOW F
SCALE: 1/2" = 1'-0"



DOOR 1
SCALE: 1/2" = 1'-0"



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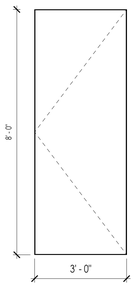
SCALE: 1/2" = 1'-0"



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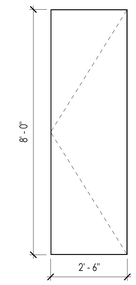
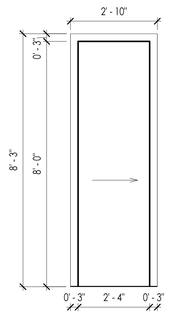
SCALE: 1/2" = 1'-0"



DOOR 4
SCALE: 1/2" = 1'-0"



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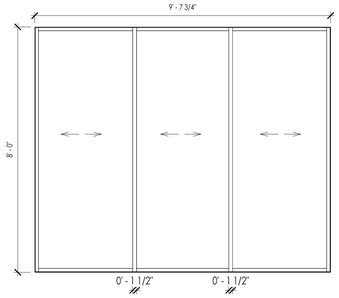

DOOR 6
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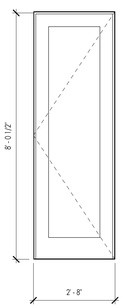
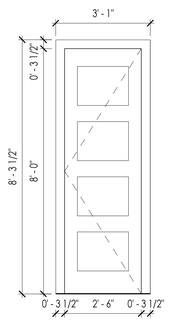


DOOR 7
SCALE: 1/2" = 1'-0"

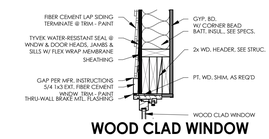
DOOR 8
SCALE: 1/2" = 1'-0"



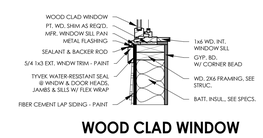
DOOR 9
SCALE: 1/2" = 1'-0"

WINDOW NOTES:

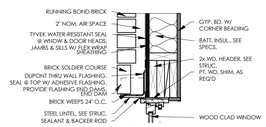
BASIS OF DESIGN:
A. BASIS OF DESIGN FOR PVC COATED WOOD WINDOWS SHALL BE KOLBE
1. ALL WINDOW GLAZING SHALL BE LOW-E.
2. MANUFACTURER'S STANDARD HARDWARE SHALL BE USED ON OPERABLE WINDOWS UNLESS NOTED OTHERWISE.
3. COORDINATE WINDOW SIZES, DETAILS, AND ROUGH OPENING REQUIREMENTS OF WINDOW MANUFACTURER.
4. ALL WOOD WINDOW MUNTINS SHALL BE "SIMULATED DIVIDED LITE" WITH FIXED GRILLS ON THE EXTERIOR AND INTERIOR.
5. ALL SAFETY GLAZING SHALL MEET THE TEST REQUIREMENTS FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
6. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING HAZARDOUS LOCATIONS:
a. ALL GLAZING IN SWING DOORS EXCEPT JALOUSIES
b. ALL GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
c. ALL GLAZING IN STORM DOORS
d. ALL GLAZING IN UNFRAMED SWING DOORS
e. ALL GLAZING IN DOORS, AND ENCLOSURES OF HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
f. ALL GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT ARE GREATER THAN 9 S.F. AND WHERE THE BOTTOM EDGE IS 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE IS 36 INCHES ABOVE THE FLOOR AND IS WITHIN 36 INCHES OF WALKING SURFACES MEASURE HORIZONTALLY.
g. ALL GLAZING IN HANDRAILS
h. ALL GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS
i. ALL GLAZING WITHIN 36 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF A WALKING SURFACE, OF A STAIRWAY, LANDING OR RAMP
7. THRU-WALL FLASHING SHOULD EXTEND UP THE WALL CAVITY AT LEAST 8" AND SHOULD BE EXTENDED HIGHER IF MORTAR NET IS USED. MORTAR NETS SHOULD BE USED AT THE BASE OF ALL WALLS, AS WELL AS AT ANY INTERRUPTION IN THE MASONRY CAVITY (SUCH AS- LINTELS, SHELF ANGLES, WINDOWS, OR DOORS). KEEP CAVITY CLEAN, AS THE MORTAR NET'S EFFECTIVENESS IS REDUCED BY EXCESSIVE MORTAR FALLING ON TOP OF IT.
8. WEEPS SHOULD BE LOCATED AT 24" O.C. FOR FULL HEAD JOINT SIZED WEEPS, AND SHOULD CONTAIN SCREENS MADE OF NON-CORROSIVE METALS OR PLASTICS. IN MASONRY SILLS (SUCH AS WINDOWS), TUBE OR WICK WEEPS SHOULD BE USED 16" O.C. MAXIMUM.
9. PRE-CAST SILLS SHOULD SLOPE AT A MINIMUM OF 15 DEGREES, AND OVERHANG AT LEAST 1.5"
10. MASONRY TIES, AND ANCHORS SHOULD BE OF NON-CORROSIVE METALS, SUCH AS STAINLESS STEEL, ZINC-COATED, HOT DIPPED GALVANIZED, AND EPOXY-COATED.
11. SEALANT JOINTS SHOULD BE A MINIMUM OF 3/8" WIDE AND SHOULD HAVE A 2:1 RELATIONSHIP OF WIDTH TO DEPTH.
12. IN OCCUPANCY GROUPS R-2 AND R-3, ONE AND TWO-FAMILY AND MULTI-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITH 36 INCHES OF THE FINISHED FLOOR UNLESS WINDOW OPENING CONTROL DEVICE IS USED THAT COMPLIES WITH ASTM F 2090.
13. PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES. BASEMENT AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



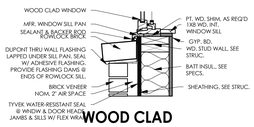
WOOD CLAD WINDOW HEADER @ LAP SIDING
1a A7.6c SCALE: 1 1/2" = 1'-0"



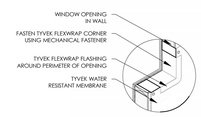
WOOD CLAD WINDOW SILL @ LAP SIDING
1b A7.6c SCALE: 1 1/2" = 1'-0"



WOOD CLAD WINDOW HEADER @ BRICK
2a A7.6c SCALE: 1 1/2" = 1'-0"



WOOD CLAD WINDOW SILL @ BRICK
2b A7.6c SCALE: 1 1/2" = 1'-0"



WINDOW WATER PROOFING DETAIL @ BOARD
3 A7.6c SCALE: NTS

WINDOW WATER PROOFING DETAIL @ BRICK
4 A7.6c SCALE: NTS

DOOR LEGEND:

ALUM	ALUMINUM STOREFRONT
HM	HOLLOW METAL
WD	WOOD
HC	HOLLOW CORE WOOD
STL	STEEL
TS	TUBE STEEL
PC	PARTICAL CORE
FG	FIBERGLASS
FR	FRENCH DOOR
TBD	TO BE DETERMINED

DOOR NOTES:

BASIS OF DESIGN:
A. BASIS OF DESIGN FOR EXTERIOR PVC CLAD DOORS SHALL BE----
B. BASIS OF DESIGN FOR INTERIOR FLUSH WOOD DOOR SHALL BE-----
C. BASIS OF DESIGN FOR INTERIOR CUSTOM WOOD DOORS SHALL BE---
1. COORDINATE DETAILS WITH REQUIREMENTS OF DOOR MANUFACTURER
2. ALL CLOSERS SHALL REQUIRE NO MORE THAN 15 LBS. OF FORCE TO OPEN THE DOOR.
3. SEE SHEET --- (OR HARDWARE SCHEDULE) FOR ALL HARDWARE AND EMERGENCY EXIT EQUIPMENT.
4. OWNER TO REVIEW HARDWARE BEFORE INSTALLATION FOR PROGRAMMATIC REQUIREMENTS.
5. WHERE DOORS ARE ADJACENT TO WALLS WHICH ARE PERPENDICULAR TO THE DOOR IN THE CLOSED POSITION, PROVIDE A FLOOR STOP, IF NOT ALREADY NOTED ON THE DOOR SCHEDULE.
6. ALL GLAZING LOCATED WITHIN OPERABLE DOORS SHALL BE TEMPERED. ALL GLAZING LOCATED WITHIN 24" OF A VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
7. ALL TEMPERED GLASS SHALL MEET THE TESTING REQUIREMENT FOR CPSC 16 CFR 1201. EVIDENCE OF THE TEMPERED GLAZING MEETING THE ABOVE REQUIREMENTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL.
8. SEE WINDOW MANUFACTURER'S STANDARD DETAILS FOR TYPICAL HEAD, JAMB, & SILL CONDITIONS OF THE DOORS IN STOREFRONT STYEMS.

46"X72" VELUX FIXED CURB MOUNTED SKYLIGHT.

NOTE: THERE ARE TO BE 3 OF THESE SKYLIGHTS INSTALLED IN EACH TOWNHOME

SKYLIGHT
SCALE: 1/2" = 1'-0"

WINDOW SCHEDULE:

	ROUGH DOPEING		DETAILS	
TYPE	WIDTH	HEIGHT	WIDTH	HEIGHT
A	8'-6"	5'-10"	2A	2B
B	3'- 1/2"	2'-1"	2A	2B
C	2'-9"	5'-10"	2A	2B
D	6'- 4"	4'-0"	2A	2B
E	5'- 11 1/2"	2'-0"	2A	2B
F	4'- 6"	2'-0"	2A	2B

DOOR SCHEDULE:

***NOTE: DOORS ON 2ND AND 3RD FLOORS TO BE 8'-0" TALL. DOORS ON 1ST FLOOR TO BE 7'-0" TALL**

***NOTE: THE SELECTION FOR ALL LOCK SETS IS UP TO THE DISCRETION OF THE OWNER.**

			FINISH COLOR				
TYPE	WIDTH	HEIGHT	EXTERIOR	INTERIOR	TYPE	HARDWARE	COMMENTS
1	3'-6"	8'-0"	NATURAL WD COLOR TO MATCH SIDING	NATURAL WD	FRONT ENTRY	HANDLE + LOCK SET	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
2	18'-2"	8'-0"	GREY	GREY	GARAGE DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
3	3'-0"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
4	2'-6"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
5	2'-10"	8'-0"	PAINT	PAINT	INTERIOR SLIDING	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
6	9'-7 3/4"	8'-0"	PAINT	PAINT	EXTERIOR SLIDING	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL
7	2'-8"	8'-0" *	PAINT	PAINT	INTERIOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
8	5'-0"	7'-0"	PAINT	PAINT	INTERIOR DOUBLE DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR
9	2'-6"	8'-0" *	PAINT	PAINT	INTERIOR PANEL DOOR	PER MANUFACTURER	SHOP-BUILT WOOD CLAD DOOR, WITH SAFETY GLASS INSET PANEL

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drawing information

project number:	22107
contact:	
drawn by:	BHC
checked by:	APS

drawing date

06/23/2023

sheet title

DOOR & WINDOW SCHEDULE

sheet number

A7.0

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.
5. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
6. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL SHORING, BRACING, AND STRUCTURAL SUPPORTS
8. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AS WELL AS ADJACENT EXISTING STRUCTURES, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL RESIDENTIAL CODE 2015.

DESIGN LOADS	
OCCUPANCY OR USE	UNIFORM DEAD/LIVE (psf)
ROOF	15 / 20
RESIDENTIAL FLOOR	20 / 40
ROOF DECK	25 / 60
WIND DESIGN CRITERIA	
BASIC WIND SPEED (V_{ult}):	115 mph
FACTORED WIND SPEED (V_{asd}):	89 mph
RISK CATEGORY:	II
WIND EXPOSURE CLASSIFICATION:	Fx = B; Fy = C
INTERNAL PRESSURE COEFFICIENT:	±0.18
*REFER TO PROVIDED DIAGRAMS AND TABLES FOR COMPONENTS & CLADDING PRESSURES	
SEISMIC DESIGN CRITERIA	
RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I_e):	I_e = 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S_s = 0.167g S_1 = 0.068g
SITE CLASS:	D (DEFAULT)
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S_{ds} = 0.179g S_{d1} = 0.109g
SEISMIC DESIGN CATEGORY:	B
BASIC SEISMIC-FORCE RESISTING SYSTEM(S):	Fx; LIGHT-FRAME (WOOD) WALLS SHEATHED W/ WOOD STRUCTURAL PANELS Fy; LIGHT-FRAME WALLS W/ SHEAR PANELS OF ALL OTHER MATERIALS
DESIGN BASE SHEAR:	Fx = 4.1k; Fy = 13.4k
RESPONSE MODIFICATION FACTOR(S):	Fx,R = 6.5; Fy,R = 2.0
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

ABBREVIATION (ALPHABETIZED):

A.B.	=	ANCHOR BOLTS	HDR.	=	HEADER
ARCH.	=	ARCHITECT	HORZ.	=	HORIZONTAL
C.J.	=	CONTROL JOINT	INT.	=	INTERIOR
C.I.P.	=	CAST IN PLACE	MAX.	=	MAXIMUM
CFR	=	CARBON FIBER REINFORCEMENT	MANF.	=	MANUFACTURER
CONC.	=	CONCRETE	M.C.	=	MOMENT CONNECTION
CONT.	=	CONTINUOUS	MIN.	=	MINIMUM
CONX.	=	CONNECTION	O.C.	=	ON CENTER
COORD.	=	COORDINATE	P.A.F.	=	POWDER ACTUATED FASTENER
D&E	=	DRILL & EPOXY	REINF.	=	REINFORCEMENT
E.O.C.	=	EDGE OF CONCRETE	REQ.	=	REQUIRED
E.W.	=	EACH WAY	SIM.	=	SIMILAR
EX.	=	EXISTING	S.O.G.	=	SLAB ON GRADE
EXP.	=	EXPANSION	STD.	=	STANDARD
EXT.	=	EXTERIOR	STL.	=	STEEL
F.F.E.	=	FINISH FLOOR ELEVATION	SQ.	=	SQUARE
FLR.	=	FLOOR	T&B	=	TOP & BOTTOM
FTG.	=	FOOTING	TYP.	=	TYPICAL
GPR	=	GROUND-PENETRATING RADAR	U.N.	=	UNLESS NOTED
GYP.	=	GYPSUM BOARD	U.N.O.	=	UNLESS NOTED OTHERWISE
H.R.	=	HANDRAIL	VERT.	=	VERTICAL
			W.W.M.	=	WELDED WIRE MESH

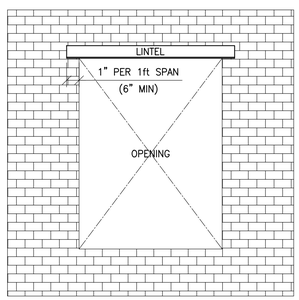
CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A DESIGNATED COMPRESSIVE STRENGTH (F'c) IN 28 DAYS OF 3000 PSI WITH A 4" (±1") SLUMP UNLESS NOTED OTHERWISE.
3. SLAB SHALL BE 4" THICK, MINIMUM AND SHALL BE REINFORCED WITH 6x6-W2.9xW2.9 W.W.M. SLAB SHALL BE PLACED ON 10-MIL VAPOR BARRIER ON 6"-8" MIN. OF #57 STONE OVER 16"-18" OF PROPERLY COMPACTED AND TESTED NON-EXPANSIVE STRUCTURAL FILL MATERIALS. VAPOR BARRIER MAY BE OMITTED FROM DRIVES, WALKS, PATIOS, AND OTHER FLAT WORK NOT LIKELY TO BE ENCLOSED AND HEATED AT A LATER DATE. VAPOR BARRIER JOINTS SHALL BE LAPPED NO LESS THAN 6".
4. CONCRETE COARSE AGGREGATE, WITH A MAXIMUM SIZE OF 1" MAY BE USED IN FOUNDATIONS. ALL OTHER CONCRETE SHALL HAVE A COARSE AGGREGATE WITH A MAXIMUM SIZE OF ¾".
5. CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C94 OR ASTM C685.
6. ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.
7. NO CONSTRUCTION LOADS SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM, ANY PART OF THE STRUCTURE UNDER CONSTRUCTION EXCEPT WHEN THAT PORTION OF THE STRUCTURE IN COMBINATION WITH REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND LOADS PLACED THEREON.
8. THE CLEAR DISTANCE BETWEEN REINFORCING BARS, BUNDLED BARS, PRE-STRESSING TENDONS, AND DUCTS SHALL BE IN ACCORDANCE WITH THE LIMITATIONS OF ACI 318.
9. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINFORCEMENT:

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
(b) CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1½
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLAB, WALLS, JOIST: #11 BARS AND SMALLER	¾
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½

MASONRY:

1. PROVIDE BRICK VENEER TIES @ 24" O.C. MAX. HORIZONTALLY, 16" O.C. MAX. VERTICALLY. USE 22GA x⅞" WIDE GALVANIZED CORRUGATED TIES U.N.O. BY PROJECT ARCHITECT.



MASONRY VENEER LINTEL SCHEDULE	
CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	L3½x3½x¼"
5'-1" TO 7'-0"	L5x3½x¼"
7'-1" TO 8'-0"	L5x3½x⅜"
8'-1" TO 10'-0"	L6x4x⅜"

NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLAN. SPANS GREATER THAN THOSE SHOWN REQUIRE SPECIAL ANALYSIS.
2. LINTELS ARE DESIGNED TO CARRY MASONRY VENEER ONLY.
3. PROVIDE 1" OF BEARING ON EACH END OF LINTEL FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" ON EACH SIDE OF OPENINGS REQUIRED.

FOUNDATION:

1. SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1200psf PER THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY METCO MIDWEST ENGINEERING & TESTING CORPORATION DATED MARCH 23, 2023.
2. EXPANSIVE SOILS ARE PRESENT ON SITE, REFER TO GEOTECHNICAL ENGINEERING REPORT FOR REQUIRED EXCAVATION, BACKFILLING, PAD AND FOOTING PREPARATION TO MINIMIZE MOVEMENT DUE TO SOIL EXPANSION SUFFICIENT TO ALLOW SHALLOW FOUNDATIONS NOT SPECIFICALLY DESIGNED FOR EXPANSIVE SOIL. PROPERLY COMPACTED AND TESTED NON-EXPANSIVE STRUCTURAL FILL MATERIALS SHALL BE USED TO MINIMIZE MOVEMENTS DUE TO POTENTIAL CRACKING IN BRICK VENEER.
3. SITE SHALL BE PREPARED ACCORDING TO THE RECOMMENDATIONS OUTLINED IN THE REPORT PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER. ALL EXCAVATIONS SHALL BE EVALUATED BY THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMANCE TO THE RECOMMENDATIONS IN THE REPORT AND TO ENSURE THAT THE DESIGN ALLOWABLE BEARING PRESSURE IS ACHIEVED.
4. ALL BACKFILLING SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR NON-EXPANSIVE MATERIAL APPROVED BY A REGISTERED SOILS ENGINEER. FILL MATERIAL SHALL HAVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AND BE FREE OF ANY DEBRIS. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D698, IN MAXIMUM LIFTS OF EIGHT INCHES. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WITHOUT PROVISIONS FOR ADEQUATE BRACING OF THESE WALLS.
5. FILL MATERIAL SHALL BE ADEQUATELY DRAINED TO PREVENT ANY DAMAGE TO THE BUILDING'S FOUNDATION BY GROUND WATER FLOWS OR SURFACE WATER RUN-OFF.
6. REMOVE ORGANIC MATERIALS AND LARGE ROCKS AND PROVIDE TERMITE TREATMENT PRIOR TO PLACING VAPOR BARRIER AND CONCRETE SLABS.
7. ALL SOIL CONDITIONS ARE SUBJECT TO EVALUATION BY A SOILS ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. SOILS WITHOUT ADEQUATE CAPACITY TO SUPPORT DESIGN LOADS MUST BE REPLACED OR MODIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. ALL VAPOR BARRIERS TO BE 10 MIL. POLYETHYLENE SHEETING UNLESS NOTED OTHERWISE.
9. ALL WIRE MESH AND REBARS ARE TO BE PLACED ON SUPPORTS PER ACI STANDARDS PRIOR TO POURING CONCRETE.
10. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHING REQUIREMENT.
11. WHERE A UTILITY LINE PASSES UNDER A FOOTING, PROVIDE A STEEL OR PRECAST SLEEVE WITH MINIMUM 2" CLEAR ON ALL SIDES OF PIPE. CONDUITS AND PIPES EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD THE OVERALL THICKNESS OF THE SLAB, SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER. A MINIMUM SLAB THICKNESS OF 2½" MUST BE MAINTAINED OVER EMBEDDED ITEMS.

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A185.
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. USE "CLASS B" LAPS UNLESS THE PLANS INDICATE "CLASS A".

BAR SIZE	CLASS "B" SPLICE	CLASS "A" SPLICE
#3	28"	22"
#4	37"	29"
#5	47"	36"
#6	56"	43"

LAPS SHOWN ABOVE WERE CALCULATED PER ACI 318-14 EQ.25.4.2.3a FOR MATS, WALLS, BEAMS, COLUMNS AND SLABS. VALUES ASSUMED ARE: f'c 3000 PSI, Ktr=0, 1" MIN COVER AND 2" MIN CLEAR BETWEEN BARS FOR #4, #5 AND #6 BARS.

4. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. SEE SECTIONS 19.3 & 20.6 OF ACI 318-14 FOR CONDITIONS NOT NOTED.
6. DESIGN OF STRUCTURAL ELEMENTS INCLUDING WALLS, FORMED SLABS, BEAMS AND COLUMNS IS IN ACCORDANCE WITH ACI 318

SUBMITTAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS PRIOR TO CONSTRUCTION BEGINNING ON THE PROJECT. THE SCHEDULE SHOULD DESCRIBE WHAT EACH SUBMITTAL IS, WHETHER IT IS THE ENTIRE PACKAGE, OR BROKEN INTO PHASES FOR REVIEW.
2. THE GENERAL CONTRACTOR SHALL ALLOW FOR 10 BUSINESS DAYS OF ALL STRUCTURAL SUBMITTALS. IF THE CONTRACTOR WISHES TO EXPEDITE OR REDUCE THE REVIEW TIME, IT SHALL BE DONE FOR AN ADDITIONAL CHARGE AND MUST BE NEGOTIATED PRIOR TO THE SUBMISSION OF THE PACKAGE.
3. IN THE EVENT THAT THE CONTRACTOR ATTEMPTS TO SUBMIT THE ENTIRE PROJECT AT THE SAME TIME FOR SUBMISSION, ADDITIONAL TIME WILL BE REQUIRED BEYOND THE STANDARD 10 DAY REVIEW TIME.
4. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA AND SHALL BE AVAILABLE AT THE JOB SITE DURING THE TIMES OF INSPECTION."

MINIMUM REQUIRED SUBMITTALS				
	EPOXY & MECHANICAL ANCHORS	MISC. CONC. PRODUCTS	CONC. MIX DESIGN	WOOD, FLOOR AND ROOF TRUSSES
PRODUCT LITERATURE	✓	✓	✓	
SHOP DRAWINGS				✓
CALCULATIONS (SIGNED & SEALED)				✓

DELEGATED (SPECIALTY) ENGINEERING REQUIREMENTS:

1. SEE "MINIMUM REQUIRED SUBMITTALS" TABLE IN THESE DRAWINGS FOR STRUCTURAL ELEMENTS/PRODUCTS WHICH REQUIRE SUBMITTALS.
2. DEFINITION OF DELEGATED (SPECIALTY) ENGINEER: A PROFESSIONAL ENGINEER, WHO IS LICENSED IN THE SAME STATE AS THE PROJECT, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS PREPARED FOR THIS PROJECT.
3. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD CARRYING ITEMS, AND CUSTOM FABRICATED ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES, AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.
4. FOR EACH CATEGORY OF SUBMITTAL REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING: "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND CONTRACT DRAWINGS.
5. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO THE FOLLOWING:
   a. THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   b. THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   c. THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAIL CHECK OF CALCULATIONS WILL BE MADE.
   d. THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. NOT DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

ISSUED FOR PERMIT

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GENERAL NOTES

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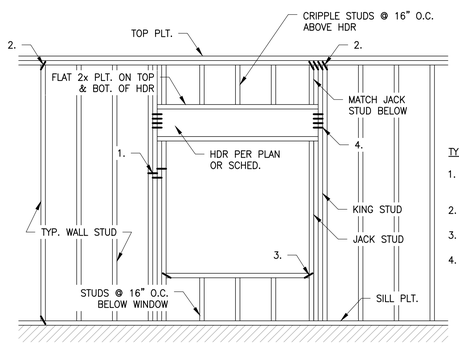
WOOD:

1. ALL CONVENTIONAL TIMBER CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION. ALL STUDS SHALL BE #2 SPRUCE–PINE–FIR OR BETTER. ALL OTHER TIMBER SHALL BE STRUCTURAL GRADED #2 SOUTHERN PINE OR BETTER UNLESS NOTED OTHERWISE. PLYWOOD CONSTRUCTION SHALL UTILIZE AMERICAN PLYWOOD ASSOCIATION RATED MATERIALS.
2. ALL TIMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 6" OF GRADE, OR REMAIN EXPOSED TO WEATHER SHALL BE PRESSURE TREATED #2 SOUTHERN PINE, AWPA STANDARD U1.
3. AT LOAD BEARING WALLS, TOP PLATE SHALL BE DOUBLE, SILL PLATE SHALL BE SINGLE. ALL LOAD BEARING WALLS SHALL BE CONSTRUCTED OF STUDS AND PLATES WITH A MOISTURE CONTENT ≤ 19%.
4. ROOF SHEATHING SHALL BE 19/32" APA RATED PLYWOOD SHEATHING. MINIMUM NAILING SHALL BE 10d NAILS @ 6" O.C. ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING SHALL BE SUPPORTED WITH SIMPSON PSCL CLIPS, PROVIDE (1) CLIP BETWEEN EACH TRUSS/SUPPORT.
5. FLOOR SHEATHING SHALL BE 23/32" ADVANTECH SUBFLOORING SYSTEM MANUFACTURED BY HUBER ENGINEERED WOODS, OR APPROVED ALTERNATE, GLUED AND NAILED TO JOISTS. MINIMUM NAILING SHALL BE 8d NAILS AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.
6. EXTERIOR WALL AND SHEAR PANEL SHEATHING SHALL BE 19/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1. MINIMUM NAILING SHALL BE 10d x 3" LONG NAILS SPACED AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR AREAS. SEE A/S–1.5 FOR REQUIRED FASTENING AT SHEAR WALLS. CONTRACTOR TO INSPECT ALL NAILING BEFORE EXTERIOR VENEER IS PLACED. FLUID APPLIED WATERPROOFING MEMBRANE PER CONTRACTOR. DRYWALL NAILING TO BE APPROVED BEFORE TAPING.
7. PLACE (2) STUDS MINIMUM IN WALLS FOR BEARING OF ALL BEAM, HIP, VALLEY MEMBERS U.N.O AS GREATER ON PLANS. EACH LAYER OF CANGED STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED. CONTINUE ALL POSTS DOWN TO FOUNDATION OR TRANSFER BEAMS BELOW.
8. BEAMS DESIGNATED ON THE PLANS AS LVL SHALL BE 2.0E LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUS–JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
9. COLUMNS DESIGNATED ON THE PLANS AS PSL SHALL BE 1.8E PARALLEL STRAND LUMBER AS MANUFACTURED BY TRUS–JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
10. DURING CONSTRUCTION, PROVIDE BRACING FOR FRAMING UNTIL ALL ELEMENTS FOR EXTERIOR SHEAR WALLS AND FLOOR DIAPHRAGMS ARE IN PLACE.
11. UNLESS DETAILED SPECIFICALLY OTHERWISE, USE A METAL CONNECTOR AT ALL BEAM & TRUSS SUPPORTS, BEAM TO BEAM, POST TO BEAM, AND POST TO FLOOR CONNECTIONS. USE SIMPSON PRODUCTS, OR AN APPROVED EQUAL, SIZED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS FOR CONNECTION TYPE AND LOADS ENCOUNTERED.
12. PROVIDE 5/8"ø x9" SIMPSON TITEN HD SCREW ANCHORS SPACED @ 4'–0" O.C. MAX. & EMBEDDED 7" MIN. INTO CONCRETE. SEE A/S–1.5 FOR REQUIRED ANCHORAGE AT SHEAR WALLS. PROVIDE (2) A.B. MIN. PER SILL PLATE SEGMENT W/ (1) A.B. LOCATED @ 4" MIN. & 12" MAX. FROM ENDS. PROVIDE STEEL PLATE WASHERS @ EXTERIOR WALL AND SHEAR PANEL ANCHOR BOLTS. AT 2x4 WALLS, WASHERS SHALL BE MINIMUM 3"x3"x¼" STEEL PLATE (SIMPSON BPS ½–3 OR EQUIVALENT). AT 2x6 WALLS, WASHERS SHALL BE MINIMUM 3"x4½"x¼" STEEL PLATE (SIMPSON BPS ½–6 OR EQUIVALENT) ORIENTED WITH LONG DIRECTION PERPENDICULAR TO WALL.
13. ALL NAILS REFERENCED IN THE DRAWINGS (UNLESS NOTED OTHERWISE) ARE COMMON WIRE NAILS TO BE SIZED AS FOLLOWS:
    8d = 0.131"ø x2½"
    10d = 0.148"ø x3"
    16d = 0.162"ø x3½"



JACK/KING STUD SCHEDULE			
CALLOUT	STUDS	JACK STUD	KING STUD
P5	(5) GANGED STUDS	(3) STUDS	(2) STUDS
P4	(4) GANGED STUDS	(2) STUDS	(2) STUDS
P3	(3) GANGED STUDS	(2) STUDS	(1) STUD
P2	(2) GANGED STUDS	(1) STUD	(1) STUD

A / S–0.1 TYP. FRAMING AT OPENING
SCALE: NO SCALE

WOOD HEADER SCHEDULE			
SPAN, LESS THAN	LOAD BEARING WALL	NON BEARING WALL	KING STUDS
2'–0"	(2) 2x8* OR (3) 2x6*	(2) 2x6* OR (3) 2x4*	(1)
4'–0"	(2) 2x10* OR (3) 2x8*	(2) 2x8* OR (3) 2x6*	(2)
6'–0"	(2) 7¼" LVL** OR (3) 2x12**	(2) 2x10* OR (3) 2x8*	(2)
8'–0"	(2) 9¼" LVL** OR (3) 7¼" LVL**	(2) 2x12* OR (3) 2x10*	(3)
10'–0"	(2) 11¼" LVL** OR (3) 9¼" LVL**	(2) 2x12* OR (3) 2x10*	(4)

NOTES:
1. PROVIDE FULL–HEIGHT KING STUDS TO MATCH THE NUMBER OF STUDS REPLACED BY THE OPENING, HALF (ROUND UP) PLACED ON EACH SIDE OF THE OPENING.
2. USE (2) PLY HEADER AT 2x4 WALLS AND (3) PLY HEADER AT 2x6 WALLS.
3. *(1) JACK STUD; **(2) JACK STUDS

SHOP–FABRICATED WOOD TRUSSES:

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
2. TRUSS LAYOUT SHOWN IN THESE DRAWINGS IS PROVIDED FOR CONCEPTUAL DESIGN ONLY. THE MANUFACTURER AND DESIGNER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS, BOTH SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER (STATE OF OKLAHOMA). SUBMITTALS SHALL BE MADE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND, IF REQUIRED, TO THE LOCAL BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE LAYOUT PLAN AND ALL CONNECTORS NOT SPECIFIED IN THESE DRAWINGS. CALCULATIONS SHALL BE BASED ON THE SPECIFIED LOADING CONDITIONS SHOWN HEREIN. THE MANUFACTURER SHALL PROVIDE ALL CONNECTIONS BETWEEN TRUSSES AND LOAD BEARING ELEMENTS. TRUSS FABRICATOR IS TO REVIEW AND APPROVE DIMENSIONS, SHAPES AND DETAILS SHOWN ON SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT AND ENGINEER FOR REVIEW AND COMMENT.
3. FLOOR TRUSSES SHALL BE DESIGNED FOR ALL LOADS IMPOSED, INCLUDING THOSE FROM LOAD BEARING WALLS ABOVE THAT LOAD THE TRUSSES IN A PARALLEL OR PERPENDICULAR MANNER. MULTIPLY TRUSSES (GIRDER TRUSSES) ARE TO BE PROVIDED WHERE A SINGLE TRUSS CAN NOT ADEQUATELY SUPPORT THE IMPOSED LOADS.
4. FLOOR AND ROOF TRUSSES SHALL BE SPACED AT 24" O.C. U.N.O. ON THE PLANS. PROVIDE MULTIPLE TRUSSES (GIRDER TRUSS) WHERE ONE TRUSS CANNOT SUPPORT THE SPECIFIED LOAD.
5. TRUSS MANUFACTURER AND DESIGNER SHALL PROVIDE HANGERS AND CONNECTORS THAT ARE NOT SPECIFIED ON THE DRAWINGS. CONNECTORS THAT ARE SPECIFIED HEREIN ARE BASED UPON SIMPSON "STRONG TIE" WOOD CONSTRUCTION CONNECTORS. SUBSTITUTIONS MAY BE MADE FOR EQUIVALENT PRODUCTS.
6. ROOF TRUSSES SHALL HAVE CONNECTORS AT EACH END TO RESIST UPLIFT FORCES. CONNECTORS ARE TO BE ATTACHED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
7. TRUSS CHORDS AND WEB MEMBERS SHALL BE 2x4 (MINIMUM) AND CONSISTENTLY SIZED THROUGHOUT PROJECT.
8. TRUSS DEFLECTION CRITERIA:
    ROOF TRUSSES: L/360 LIVE LOAD ONLY; L/240 TOTAL LOAD
    FLOOR TRUSSES: L/480 LIVE LOAD ONLY; L/360 TOTAL LOAD
9. TYPICAL TRUSS DESIGN LOADS (U.N.O.):
    FLOOR SYSTEM DEAD LOADS: 15 PSF TCDL 5 PSF BCDL (U.N.O. ON PLAN)
    FLOOR SYSTEM LIVE LOADS: 40 PSF TCLL (U.N.O. ON PLAN)

    ROOF SYSTEM DEAD LOADS: 10 PSF TCDL 5 PSF BCDL
    ROOF SYSTEM LIVE LOADS: 20 PSF TCLL
10. MECHANICAL EQUIPMENT MAY BE PRESENT. THE LOCATION, LOADS, AND METHODS OF ATTACHMENT FOR ALL EQUIPMENT SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND ACCOUNTED FOR BY THE TRUSS DESIGNER.
12. ALL REQUIRED TRUSS BRIDGING & BRACING SHALL BE SHOWN ON THE SHOP DRAWINGS PREPARED BY THE FABRICATOR & DESIGNER. SPECIFICATION SHALL BE IN ACCORDANCE WITH BCSI B1–2018 "THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
13. ALL TRUSS CONNECTOR PLATES SHALL BE MANUFACTURED FROM ASTM A446–72 GRADE A GALVANIZED STEEL OF NO LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD OF 33,000 PSI AND AN ULTIMATE TENSILE STRENGTH OF 45,000 PSI.
14. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK. CARE SHALL BE USED IN LIFTING TO PREVENT HORIZONTAL BENDING.
15. IMPROPERLY HANDLED OR STORED TRUSSES, AS NOTED ABOVE AND IN THE SPECIFICATIONS, SHALL BE REMOVED FROM THE JOBSITE AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
16. NON–BEARING PARTITION WALLS SHALL NOT BE FRAMED TIGHT TO THE UNDERSIDE OF JOISTS. PROVIDE ¾" GAP WITH SIMPSON SDPW SCREWS AT PERPENDICULAR WALLS AND BLOCKING WITH SIMPSON SDPW SCREWS @ 24" O.C. AT PARALLEL WALLS. SEE DETAIL 3/S–3.0.
17. ALL PRE–ENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED BY THE PROJECT STRUCTURAL ENGINEER–OF–RECORD.

TYP. ATTACHMENTS

1. STUD TO STUD IN BUILT–UP STUD PACK, 10d NAILS @ 8" O.C. STAGGERED EA. PLY
2. STUD TO TOP & SILL PLATES, (4) 10d TOENAILS OR (2) 16d END NAILS
3. SILL TO JAMB STUD, (4) 10d TOENAILS OR (2) 16d END NAILS
4. JAMB STUD TO HDR, (4) 10d END NAILS EA. PLY

TYP. STUD WALL SCHEDULE (U.N.O.)			
WALL LEVEL	1ST FLOOR	2ND FLOOR	3RD FLOOR
MAXIMUM WALL HEIGHT	9'–1⅛"	10'–1⅛"	10'–1⅛"
TYP. EXTERIOR WALL	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.
TYP. DEMISING WALL	(2) 2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	2x4 @ 16" O.C.
TYP. INT. BEARING WALL OR SHEAR WALL	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.
TYP. NON LOAD–BEARING	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.	2x6 OR 2x4 @ 16" O.C.

1. COORDINATE NON–BEARING INTERIOR WALL STUD SIZES WITH ARCHITECTURAL PLANS.
2. EXTERIOR WALL STUDS SUPPORTING BRICK VENEER PER DETAIL 5/S–3.0 SHALL BE DBL STUDS AT LEVEL WITH LINTEL ATTACHMENT.

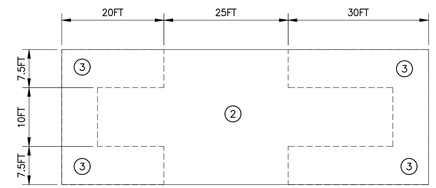
C / S–0.1 TYP. STUD WALL SCHEDULE
SCALE: NO SCALE

COMPONENTS AND CLADDING PRESSURES, TYP. FLAT ROOF (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult}= 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 2	ZONE 3
Ae <= 25 SQ. FT.	+16.0, –64.6	+16.0, –84.2
Ae = 50 SQ. FT.	+16.0, –60.0	+16.0, –75.1
Ae = 100 SQ. FT.	+16.0, –55.5	+16.0, –66.0
Ae > 200 SQ. FT.	+16.0, –51.0	+16.0, –57.0

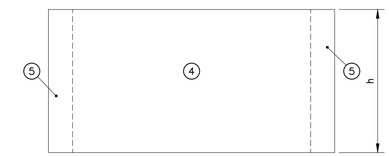
COMPONENTS AND CLADDING PRESSURES, TYP. WALLS (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult} = 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae <= 25 SQ. FT.	+28.9, –31.5	+28.9, –37.4
Ae = 50 SQ. FT.	+27.6, –30.1	+27.6, –34.7
Ae = 100 SQ. FT.	+26.2, –28.8	+26.2, –31.9
Ae > 200 SQ. FT.	+24.9, –27.4	+24.9, –29.2

COMPONENTS AND CLADDING PRESSURES, OUTDOOR DINING ROOF (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult}= 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 2	ZONE 3
Ae <= 25 SQ. FT.	+23.1, –75.1	+23.1, –94.7
Ae = 50 SQ. FT.	+22.2, –70.6	+22.2, –85.7
Ae = 100 SQ. FT.	+21.3, –66.0	+21.3, –76.6
Ae > 200 SQ. FT.	+21.3, –61.5	+21.3, –67.5

COMPONENTS AND CLADDING PRESSURES, OUTDOOR DINING WALLS (PSF)		
ENCLOSED STRUCTURE; EXPOSURE 'C'; V_{ult} = 115 MPH; MEAN ROOF HEIGHT< 30 FT		
Ae (EFFECTIVE AREA)	ZONE 4	ZONE 5
Ae <= 25 SQ. FT.	+39.5, –42.0	+39.5, –47.9
Ae = 50 SQ. FT.	+38.1, –40.7	+38.1, –45.2
Ae = 100 SQ. FT.	+36.7, –39.3	+36.7, –42.5
Ae > 200 SQ. FT.	+35.4, –37.9	+35.4, –39.7



FLAT ROOF



WALL ELEVATION

WOOD STRUCTURAL PANEL ROOF SHEATHING + NAILING SCHEDULE			ROOF FASTENING ZONE (1)	
			2	3
			FASTENING SCHEDULE (inches on center)	
SHEATHING THICKNESS	NAILS	PANEL LOCATION		
19/32" PLYWOOD	10d COMMON (2)	PANEL EDGE	4	3
		PANEL FIELD	6	6

NOTES:
1. ROOF FASTENING ZONES ARE SHOWN AT B/S–0.1.
2. USE RING–SHANK NAILS FOR ROOF PANEL FASTENING.

B / S–0.1 COMPONENTS & CLADDING PRESSURES
SCALE: NO SCALE

NOTES:

1. LOADS AND DIAGRAMS ARE BASED ON THE ASCE 7–16. PRESSURES SHOWN ARE ULTIMATE LOADS. TO CONVERT TO ALLOWABLE (ASD) LOAD, MULTIPLY VALUES BY 0.6 FACTOR.
2. INTERPOLATION MAY BE UTILIZED FOR EFFECTIVE AREAS THAT OCCUR BETWEEN VALUES SHOWN IN THE TABLE.
3. PLUS AND MINUS SIGN INDICATES THE PRESSURE ACTING TOWARDS AND AWAY FROM THE SURFACES, RESPECTIVELY.

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revisions

project information
STILLWATER TOWNHOMES

project address
STILLWATER, OK

client information
TODD KRAYBILL CONSTRUCTION

drawing information

project number:	Se#23011
contact:	MJS
drawn by:	DSW
checked by:	MJS

drawing date
2023.06.23

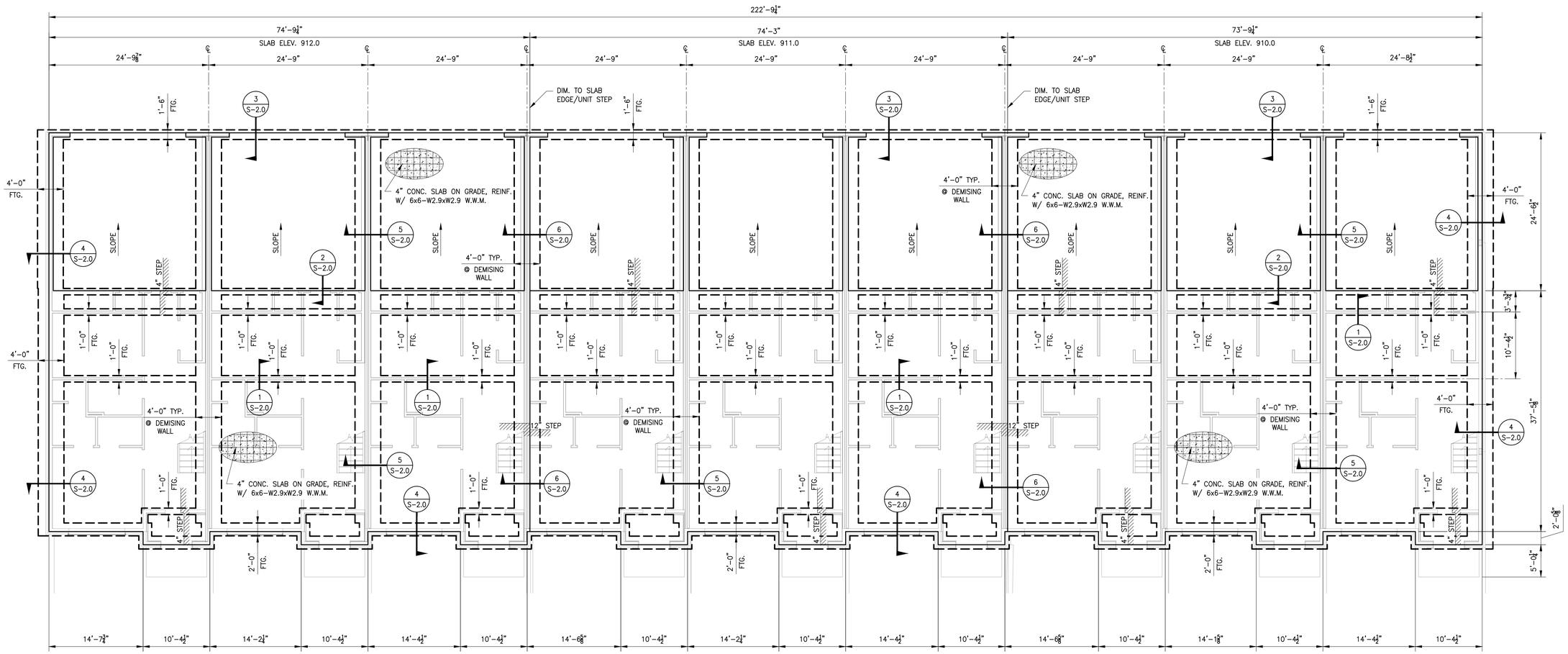
sheet title
GENERAL NOTES

sheet number
S-0.1

LEGEND	
X	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. ALL DIMENSIONS SHOWN TO F/WALL OR E/SLAB. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
3. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.



N

BUILDING FOUNDATION PLAN

SCALE: ⅛"=1'-0"

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contact:	MJS
drawn by:	DSW
checked by:	MJS

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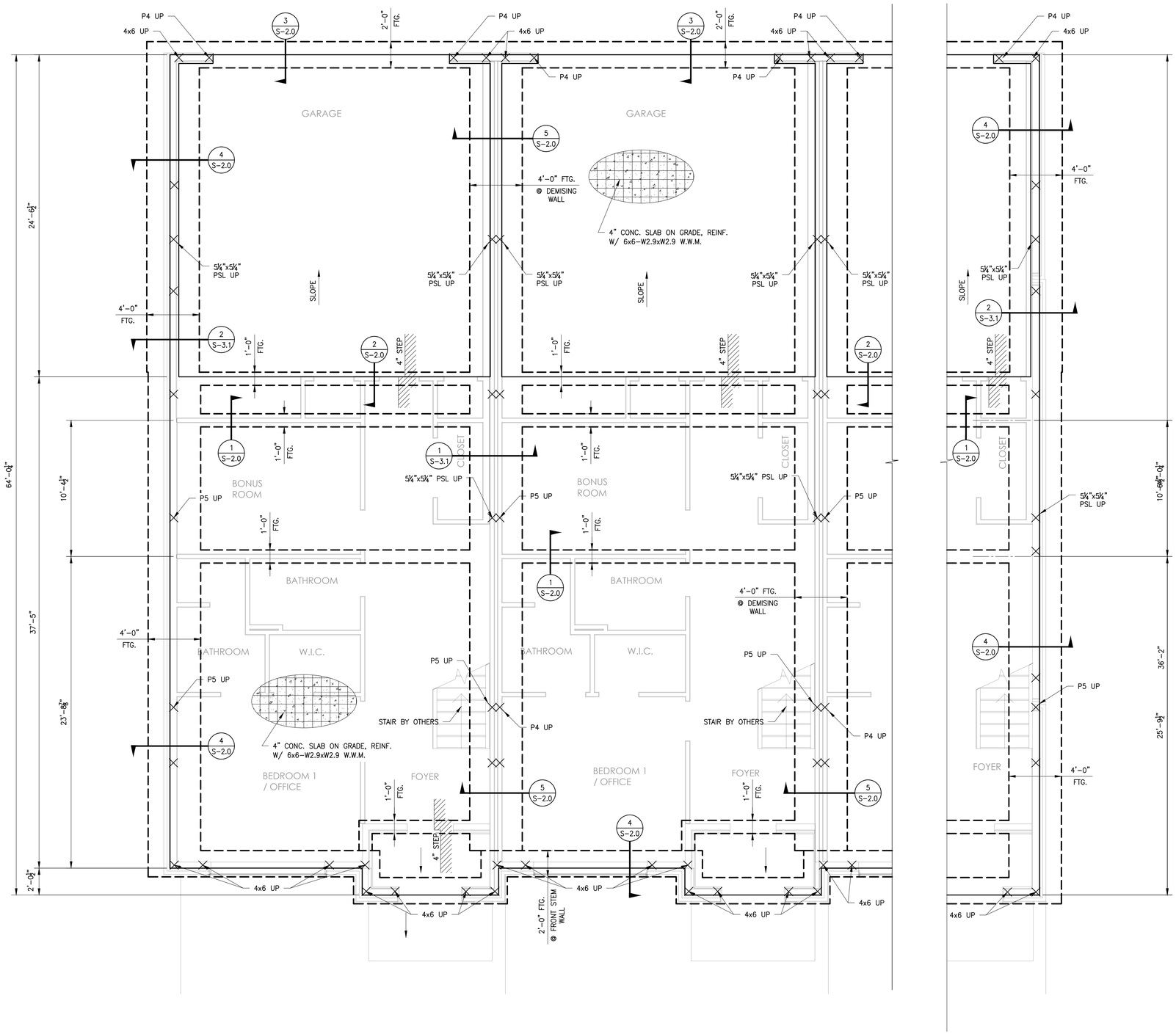
sheet title

OVERALL BUILDING FOUNDATION PLAN

sheet number

S-1.0



FOUNDATION PLAN

SCALE: ¼"=1'-0"

LEGEND	
×	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. ALL DIMENSIONS SHOWN TO F/WALL OR E/SLAB. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
3. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
4. SEE S-1.5 FOR SHEAR WALL PLAN.

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sheet title

FOUNDATION PLAN

sheet number

S-1.1

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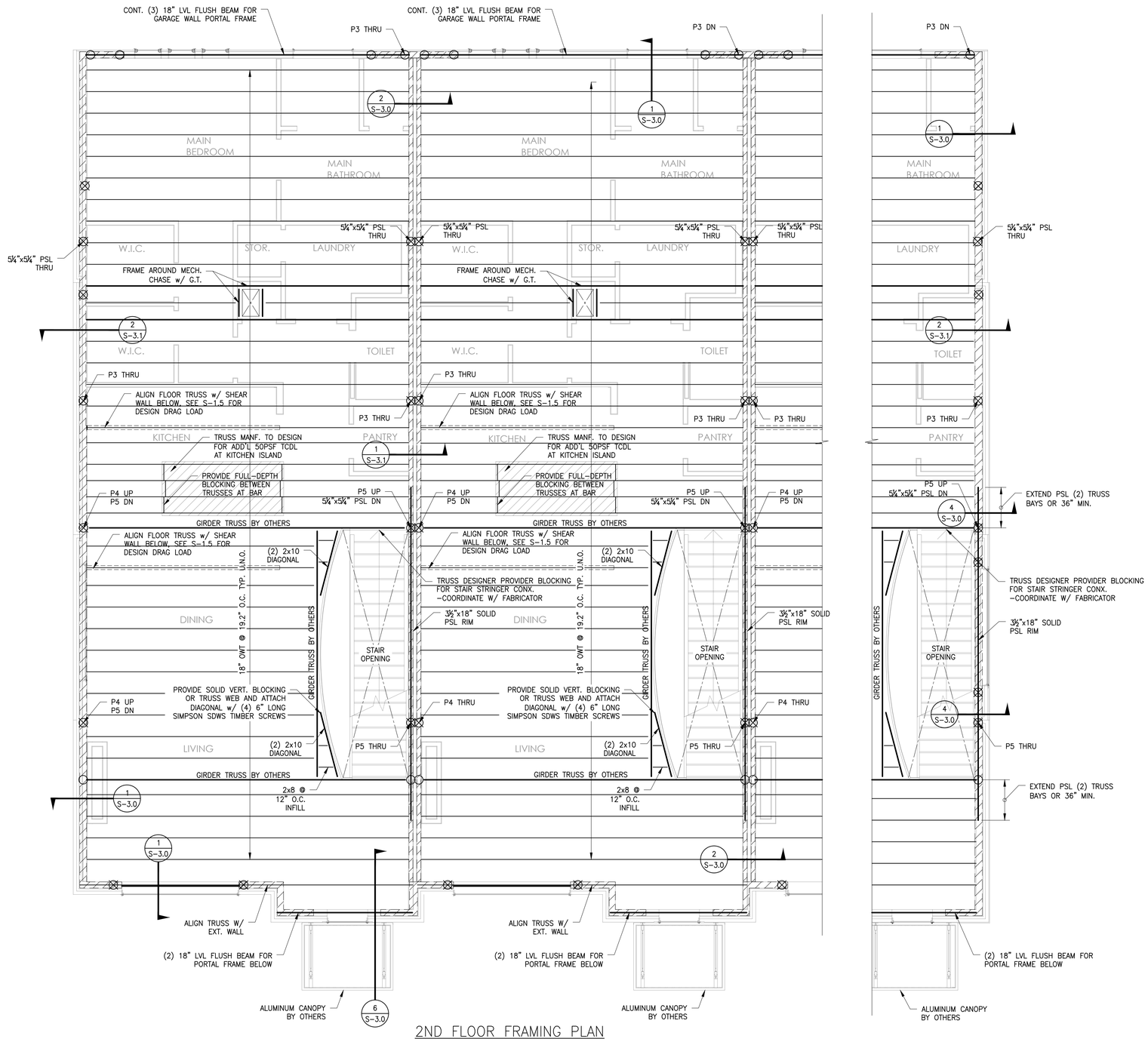
LEGEND	
X	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. FOR HEADERS NOT CALLED OUT, SEE SCHEDULE.
3. ALL DIMENSIONS SHOWN TO F/WALL. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
4. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
5. SEE S-1.5 FOR SHEAR WALL PLAN.



2ND FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"

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drawing date

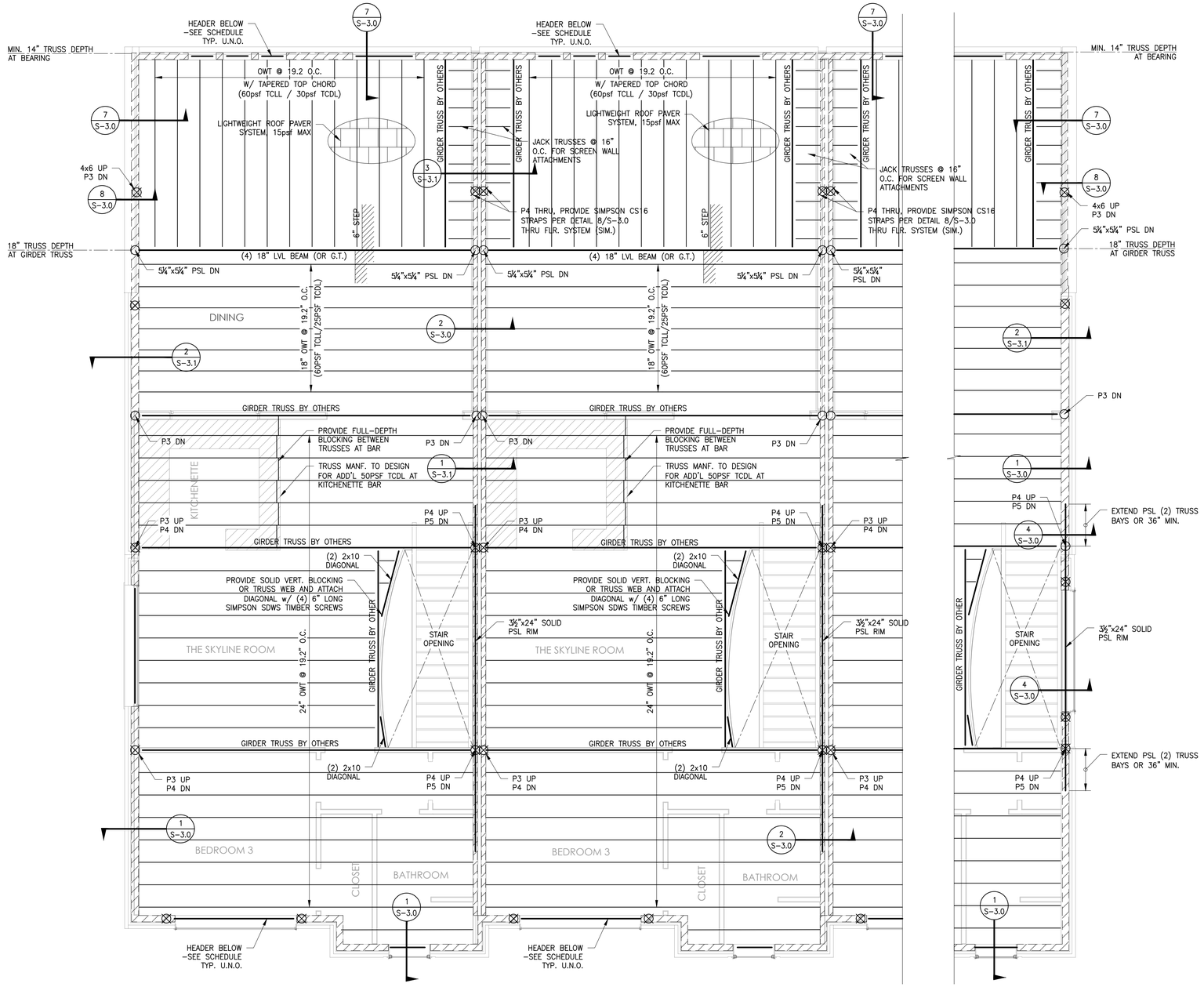
2023.06.23

sheet title

2ND FLOOR FRAMING PLAN

sheet number

S-1.2



3RD FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"

LEGEND	
×	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. FOR HEADERS NOT CALLED OUT, SEE SCHEDULE.
3. ALL DIMENSIONS SHOWN TO F/WALL. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
4. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.
5. SEE S-1.5 FOR SHEAR WALL PLAN.
6. BRICK RELIEF ANGLE REQUIRED AT 30ft MAX. ABOVE FOUNDATION, SEE DETAIL 5/S-3.0.

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drawn by:	DSW
checked by:	MJS

drawing date

2023.06.23

sheet title

3RD FLOOR FRAMING PLAN

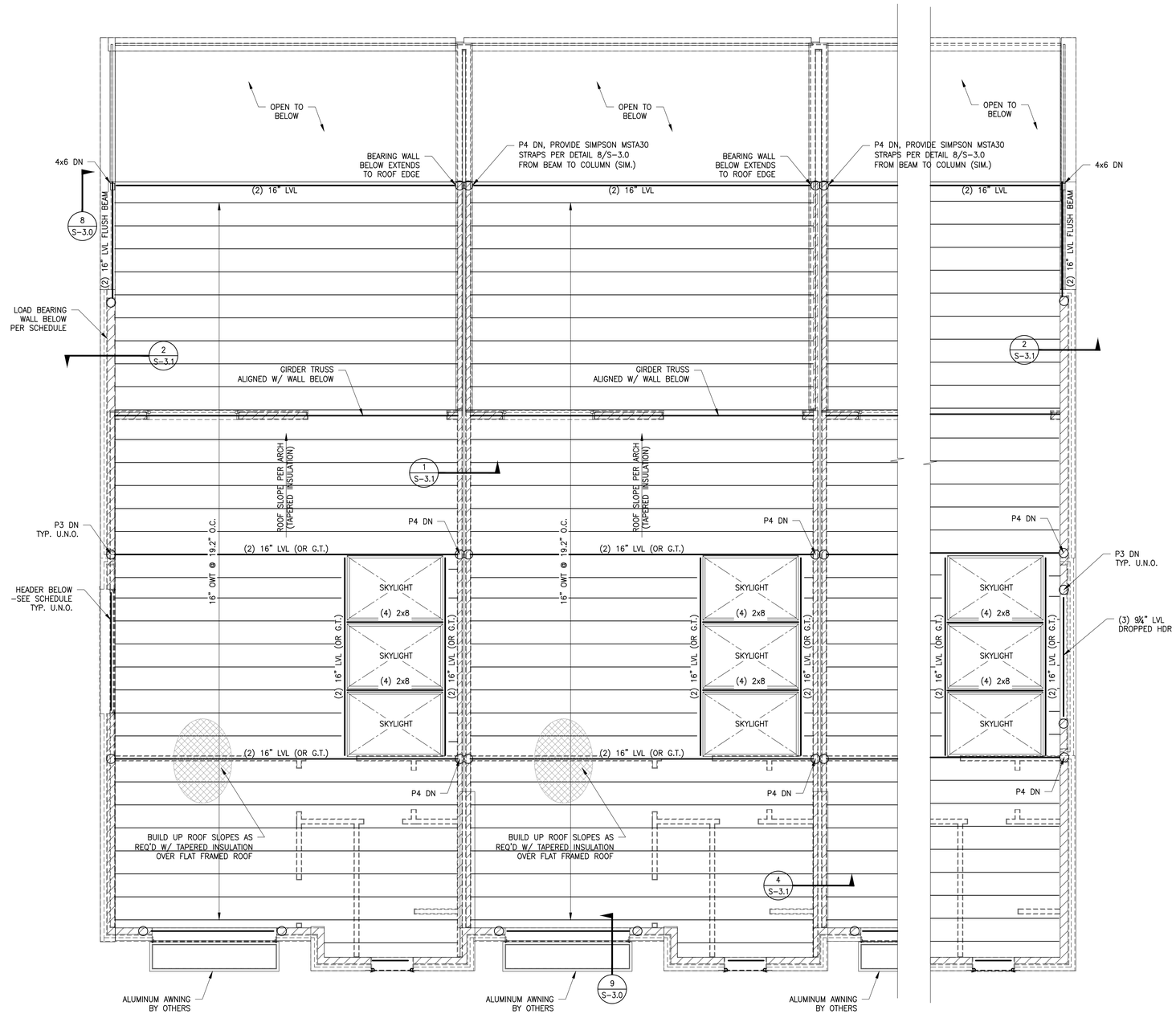
sheet number

S-1.3

LEGEND	
╳	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	LOAD BEARING WALL
	WOOD COLUMN, PER PLAN
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. FOR HEADERS NOT CALLED OUT, SEE SCHEDULE. SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN.
3. ARCHITECTURAL BACKGROUND SHOWN FOR REFERENCE ONLY.



ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

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checked by:	MJS

drawing date

2023.06.23

sheet title

ROOF FRAMING PLAN

sheet number

S-1.4

STORY SHEAR VALUES, KIPS[1]				
LEVEL	Fx (R=6.5)		Fy (R=2.0)	
	WIND (W)	SEISMIC (E)	WIND (W)	SEISMIC (E)
THIRD	3.8	1.7	2.2	5.6
SECOND	11.4	3.3	6.6	10.8
FIRST[2]	19.0	4.1	10.4	13.4

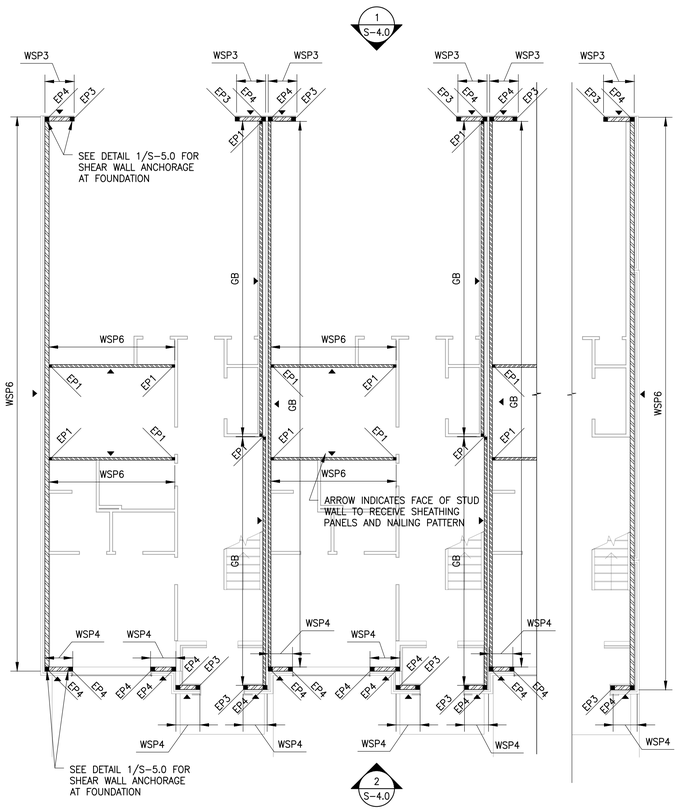
1. STORY SHEAR LOAD VALUES ARE UNFACTORED.
2. TOTAL SHEAR VALUE AT STRUCTURE BASE.

Fy
Fx

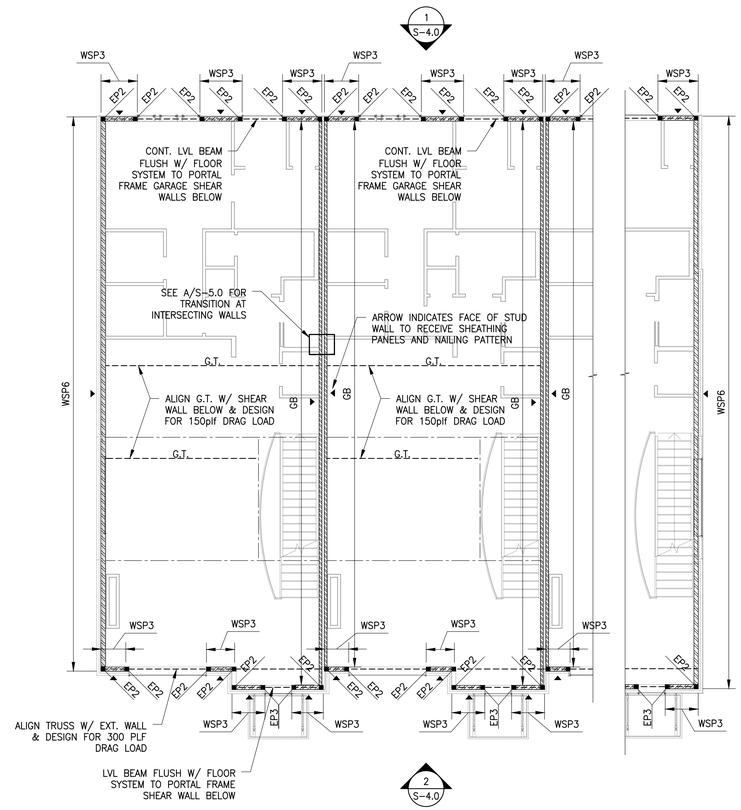
LEGEND	
■	S.W. END POST & HOLDOWN
▨	SHEAR WALL
▲	SHEATHED WALL FACE
G.T.	GIRDER TRUSS, BY OTHERS

NOTES:

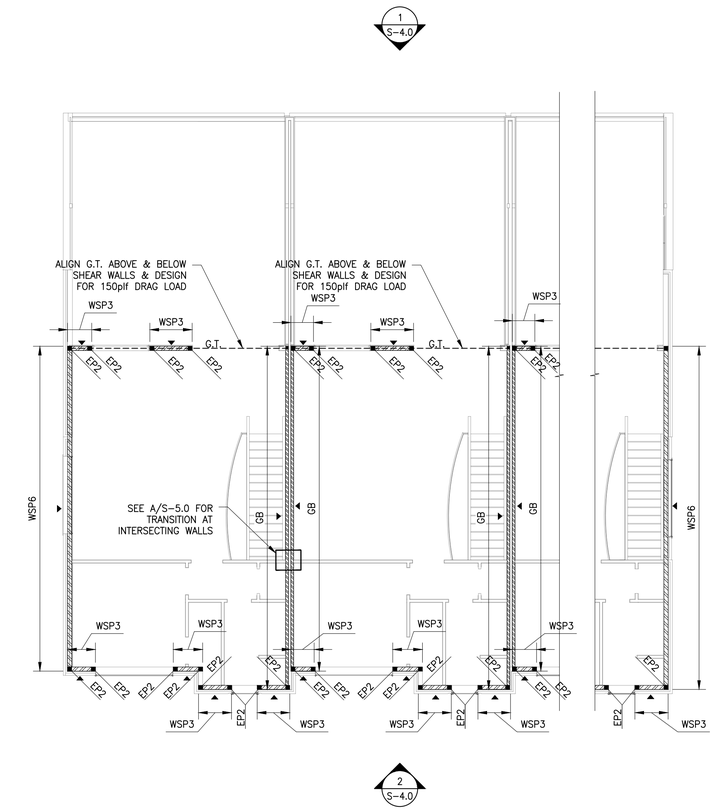
1. SEE S-0.0 & S-0.1 FOR GENERAL NOTES.
2. SEE S-5.0 FOR SHEAR WALL CONSTRUCTION DETAILS.
3. ALL EXTERIOR WALL AND SHEAR PANEL SHEATHING SHALL BE 19/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1.
4. 0.157"ø POWDER ACTUATED FASTENERS TO HAVE 1" MIN. PENETRATION INTO CONCRETE.
5. 5/8"ø ANCHORS TO HAVE 7" MIN. EMBEDMENT INTO CONCRETE.
6. FOR 5/8"ø ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS AS FOLLOWS:
   2x4 WALL, SIMPSON BPS 5/8-3
   2x6 WALL, SIMPSON BPS 5/8-6
   1/2" CLR. MAX. BETWEEN INSIDE FACE OF SHEATHING AND WASHER EDGE.



1ST FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"



2ND FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"



3RD FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"

SHEAR WALL SHEATHING AND FASTENING SCHEDULE		
MARK	SHEATHING TYPE	FASTENER
WSP3	19/32" PLYWOOD	10d COMMON NAILS SPACED @ 3" O.C. ALONG PANEL EDGES & 6" O.C. IN PANEL FIELD
WSP4	19/32" PLYWOOD	10d COMMON NAILS SPACED @ 4" O.C. ALONG PANEL EDGES & 12" O.C. IN PANEL FIELD
WSP6	19/32" PLYWOOD	10d COMMON NAILS SPACED @ 6" O.C. ALONG PANEL EDGES & 12" O.C. IN PANEL FIELD
GB	5/8" GYPSUM	6d COOLER NAILS SPACED @ 7" O.C. ACROSS ALL AREAS OF PANEL

1. SHEATHING AND FASTENING SPECIFIED IN SCHEDULE TO BE APPLIED TO SAME FACE OF WALL AS MARK LOCATION ON SHEAR WALL PLAN. SEE ARCH. FOR FINISH REQUIRED ON OPPOSITE FACE OF WALL.

2. SHEATHING PANELS ARE TO BE APPLIED WITH LONG DIMENSION PERPENDICULAR TO STUDS. EDGE JOINTS TO HAVE 2x BLOCKING WITH THE SPECIFIED EDGE NAILING PATTERN. GYPSUM PANELS DO NOT REQUIRE EDGE BLOCKING.

WALL PLATE FASTENING SCHEDULE					
FLOOR SYSTEM	WALL TYPE	WSP6 & TYP. EXTERIOR WALLS	WSP4 & WSP3 SHEAR WALLS	GB SHEAR WALLS & DEMISING WALL	INTERIOR NON-LOAD BEARING WALLS
3RD	TOP PLATE	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	N/A [1]
	SILL PLATE [2]	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	10d NAILS @ 8" O.C.
2ND	TOP PLATE	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	N/A [1]
	SILL PLATE [2]	16d NAILS @ 6" O.C.	N/A	(2) 16d NAILS, EA. TRUSS	10d NAILS @ 8" O.C.
1ST	TOP PLATE	16d NAILS @ 6" O.C.	16d NAILS @ 3" O.C.	(2) 16d NAILS, EA. TRUSS	N/A [1]
	SILL PLATE [2]	5/8"x9" SIMPSON TITEN HD @ 48" O.C.	5/8"x9" SIMPSON TITEN HD @ 24" O.C.	5/8"x9" SIMPSON TITEN HD @ 48" O.C.	0.157"ø x2 1/2" P.A.F. @ 12" O.C.

1. SEE DETAIL 3/S-3.0 FOR NON-LOAD BEARING WALL TOP PLATE ATTACHMENT.

2. SILL PLATES TO BE NAILED FROM TOP INTO TRUSS OR BLOCKING BELOW SUBFLOOR. TOP PLATES TO BE NAILED FROM ABOVE THRU TRUSS OR BLOCKING INTO PLATE BELOW.

END CHORD SCHEDULE		
MARK	END CHORD	HOLDOWN DEVICE
EP1	(2) 2x6, OR (3) 2x4	CMST14 STRAP, 20" END LENGTH w/ (18) 10d NAILS INTO EA. END OF STRAP, OR HDU4-SDS AT FDN LEVEL
EP2	(3) 2x6	CMST14 STRAP, 36" END LENGTH w/ (38) 10d NAILS INTO EA. END OF STRAP
EP3	(4) 2x6	(2) CMST14 STRAPS, 20" END LENGTH w/ (18) 10d NAILS INTO EA. END OF STRAP, OR HDU8-SDS AT FDN LEVEL
EP4	4x6 TIMBER	HDU11-SDS AT FDN LEVEL

1. WHERE TYPICAL WALLS INTERSECT, USE THE HIGHER CAPACITY POST & HOLD DOWN FROM THIS SCHEDULE. PROVIDE CRUSH BLOCKING IN FLOOR GAP TO MATCH POST BELOW.

2. STRAP NAILS TO BE 10d COMMON NAILS. NUMBER OF NAILS LISTED IN TABLE IS THE NUMBER OF NAILS REQUIRED INTO EACH END OF THE STRAP (END LENGTH, SEE DETAIL 5/S-5.0).

A
S-1.5
SHEAR WALL FRAMING SCHEDULES
SCALE: NO SCALE

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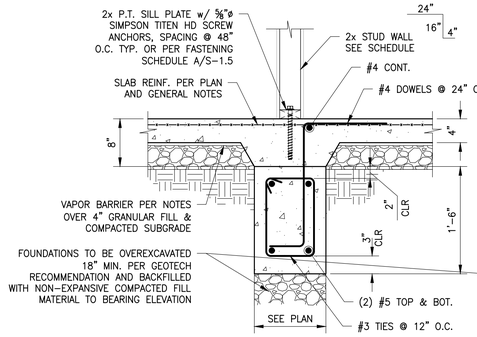
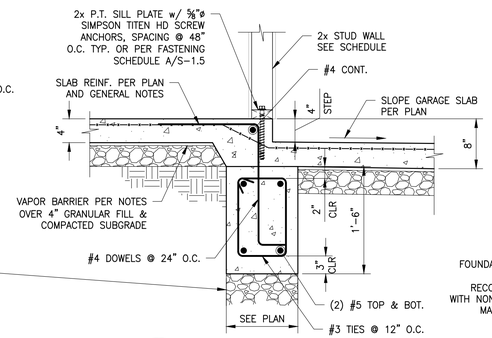
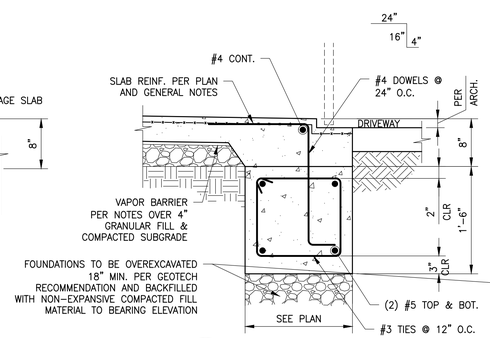
sheet number
S-1.5



1 S-2.0 THICKENED SLAB FOOTING
SCALE: 1"=1'-0"



2 S-2.0 STEP FTG. AT GARAGE
SCALE: 1"=1'-0"



3 S-2.0 GARAGE TURNDOWN
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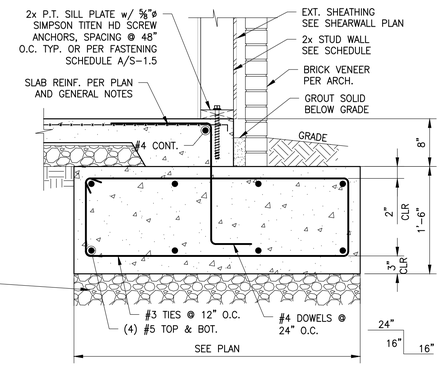

4 S-2.0 TURNDOWN FOOTING WITH MASONRY VENEER
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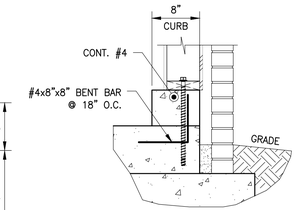
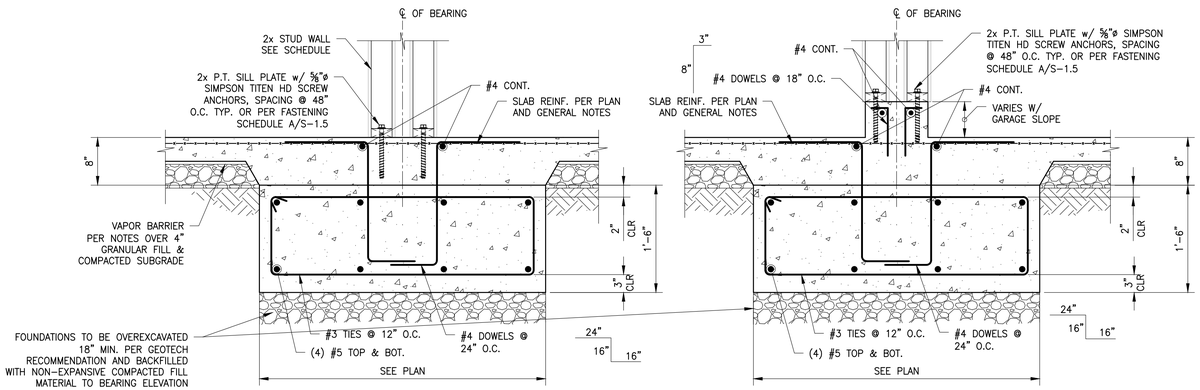
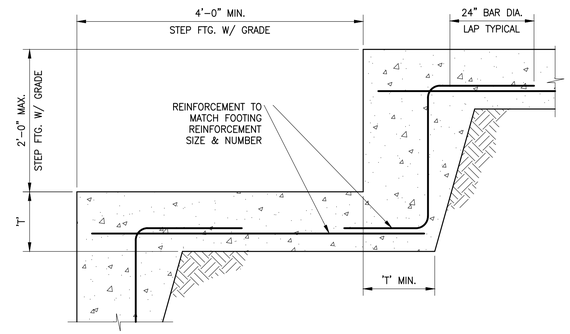


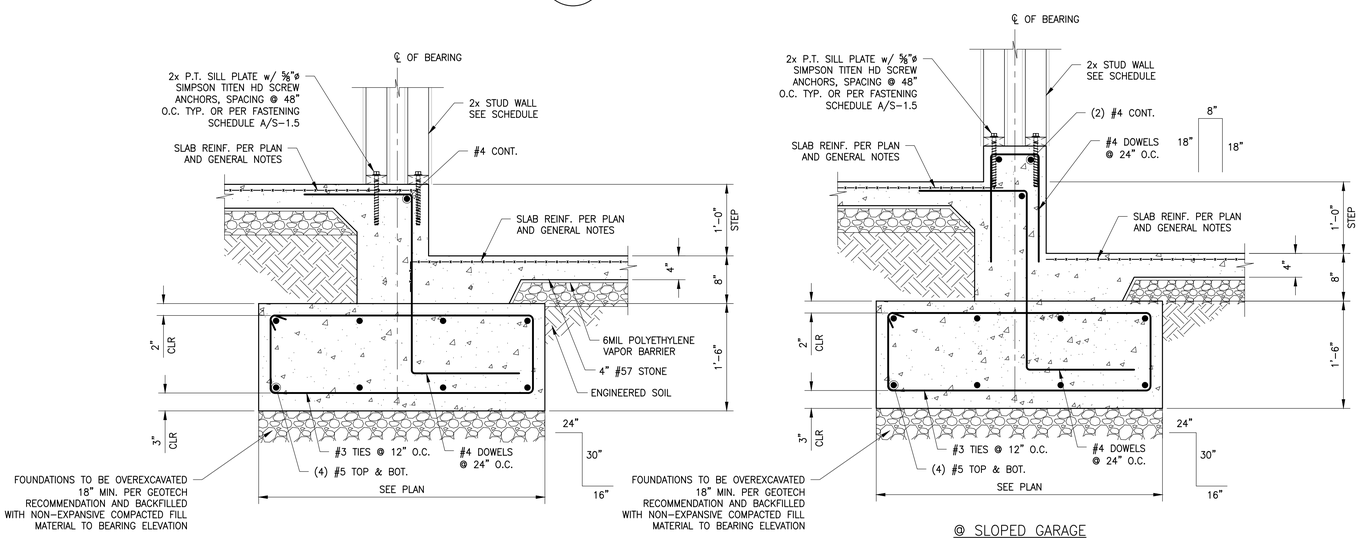
ALTERNATIVE AT CURB



5 S-2.0 TYP. DEMISING WALL FTG.
SCALE: 1"=1'-0"



A S-2.0 STEPPED FOOTING DETAIL
SCALE: NO SCALE



6 S-2.0 DEMISING WALL FTG. AT SLAB STEP
SCALE: 1"=1'-0"

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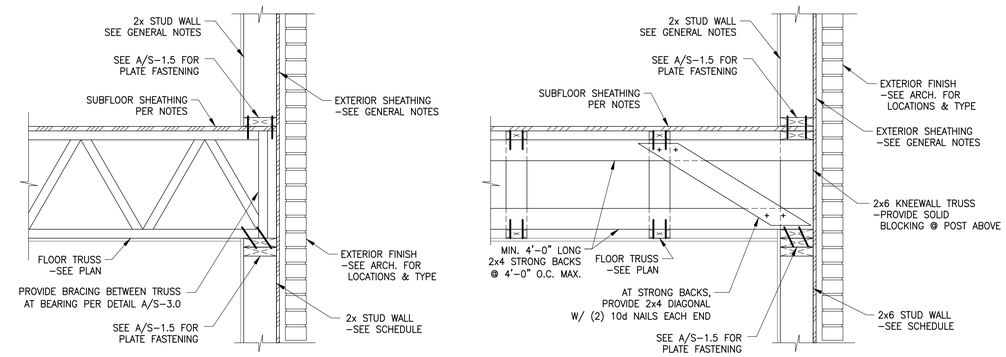
S-2.0



1 / S-3.0 TYP EXTERIOR WALL DETAIL
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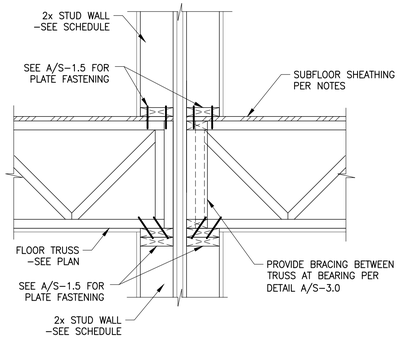

2 / S-3.0 TYP. DEMISING WALL DETAIL
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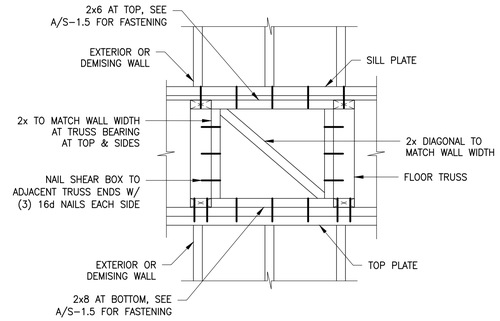
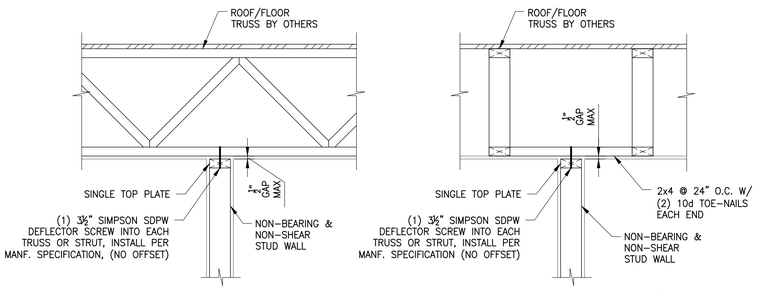
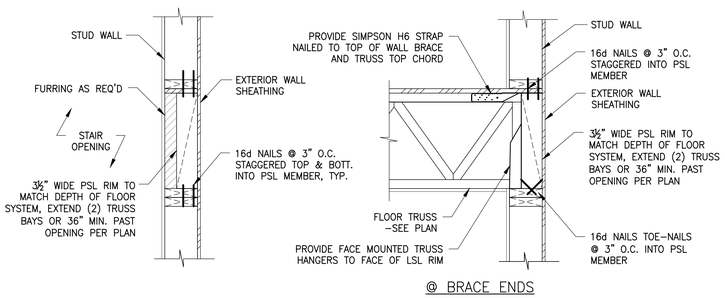


A / S-3.0 BRACING AT TRUSS BEARING
SCALE: 1"=1'-0"

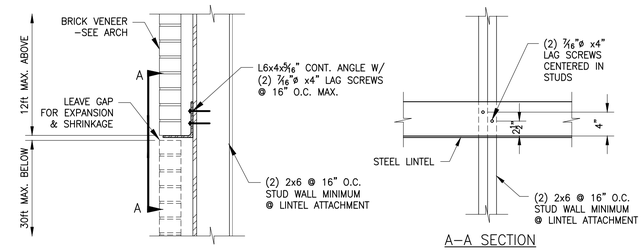
*NOTE: AT EXTERIOR WALL TRUSS BEARING PROVIDE BRACING AT EACH TRUSS BAY. AT INTERIOR DEMISING WALL TRUSS BEARING PROVIDE BRACING AT EVERY OTHER TRUSS BAY.



3 / S-3.0 INTERIOR STUD WALL TOP CONX.
SCALE: 1"=1'-0"



4 / S-3.0 STAIR AND CLERESTORY JOINT BRACE
SCALE: 1"=1'-0"



5 / S-3.0 TYP. LINTEL ATTACHEMNT TO WOOD
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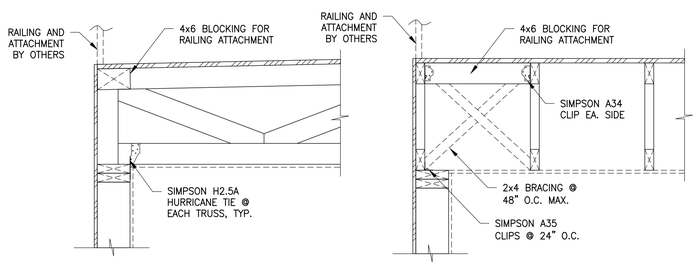
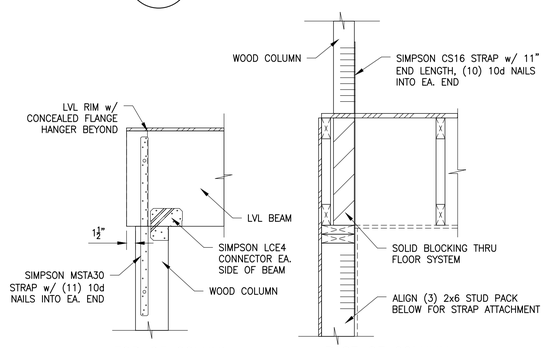
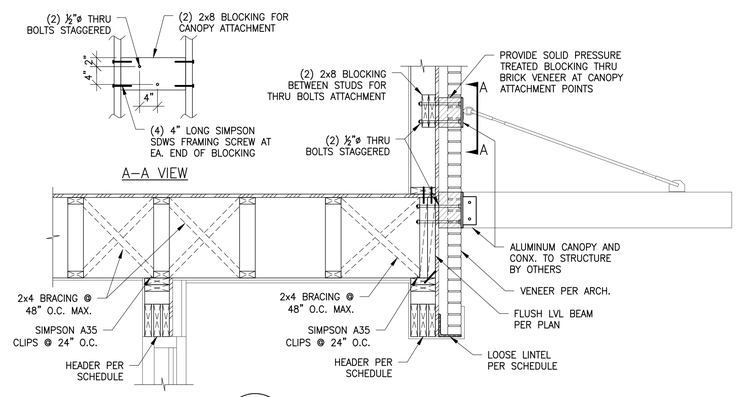


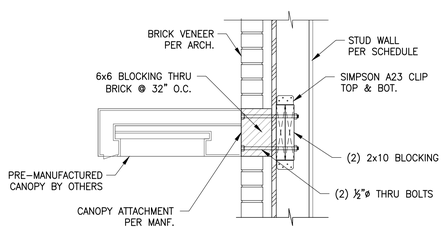
7 / S-3.0 ROOF DECK FRAMING DETAIL
SCALE: 1"=1'-0"



8 / S-3.0 COLUMN DETAIL
SCALE: 1"=1'-0"



6 / S-3.0 ENTRY SECTION
SCALE: 3/4"=1'-0"



9 / S-3.0 CANOPY CONNECTION
SCALE: 1"=1'-0"

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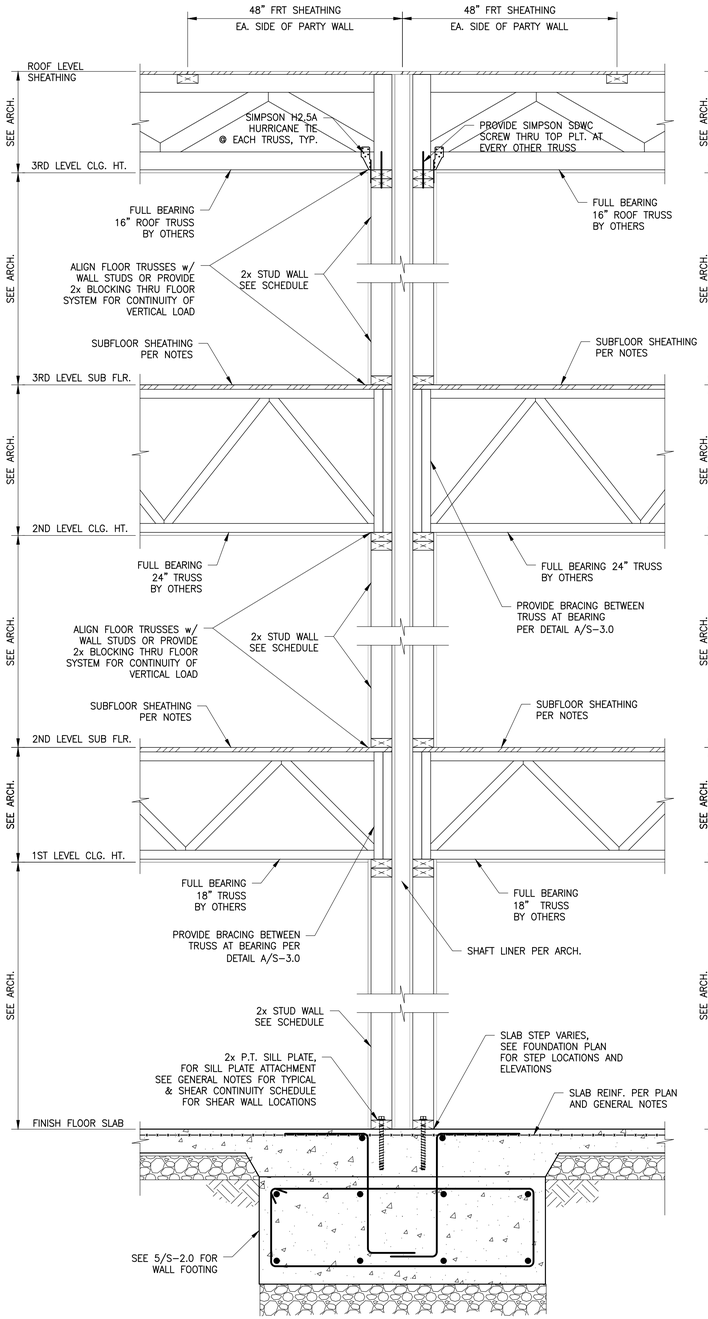
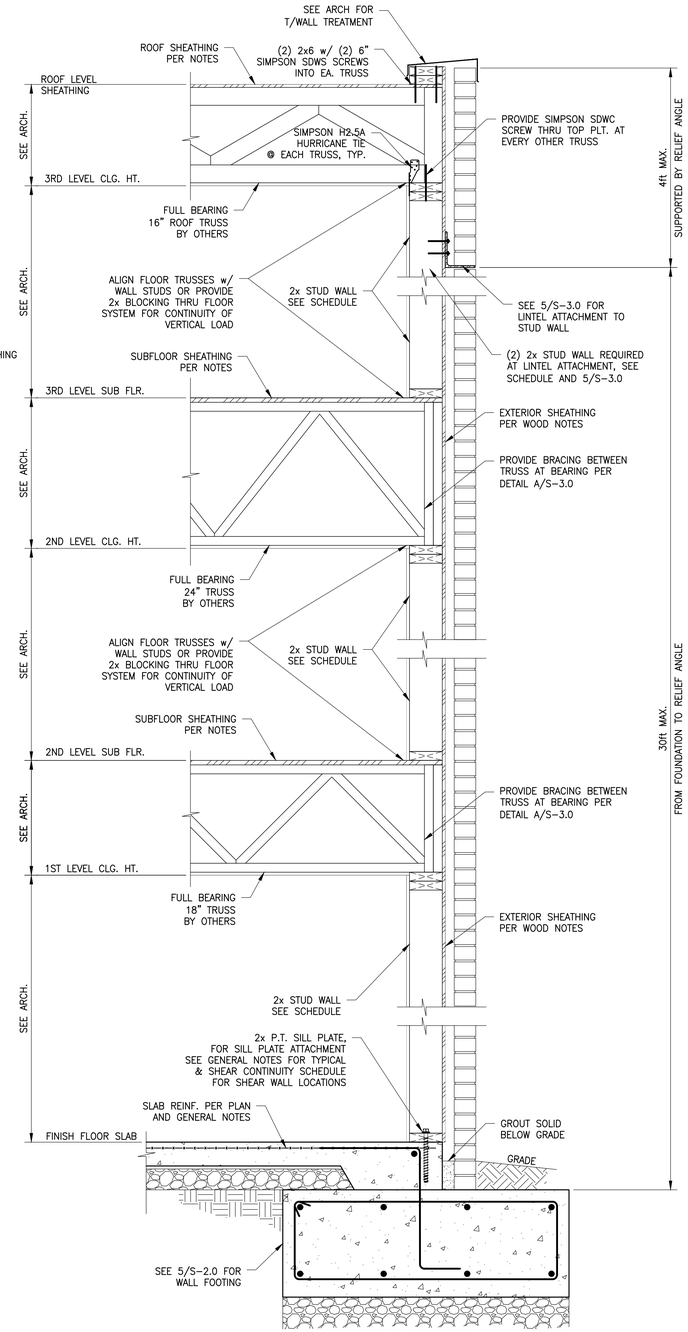


1 / S-3.1 TYPICAL DEMISING WALL SECTION
SCALE: 1"=1'-0"



2 / S-3.1 TYPICAL EXTERIOR WALL SECTION
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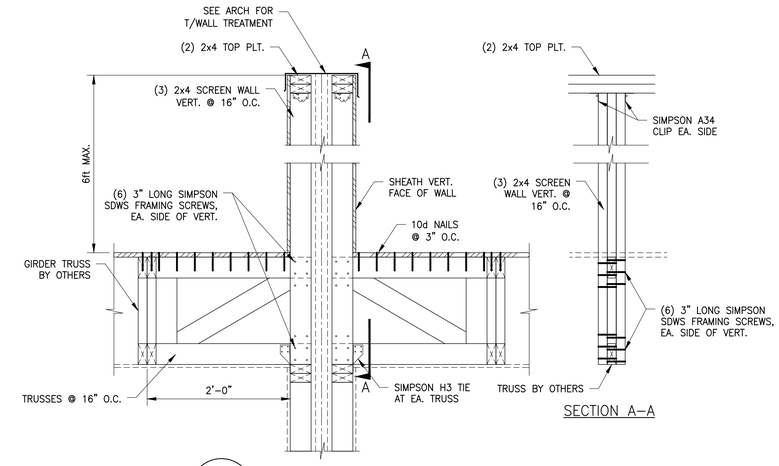
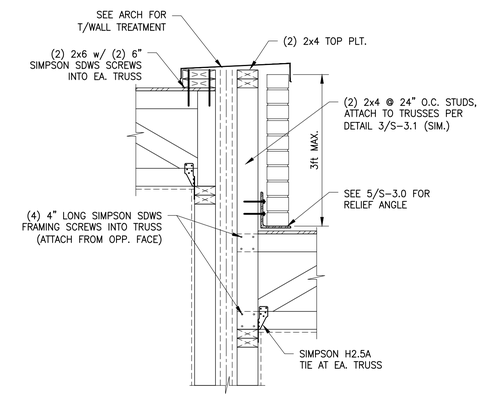


3 / S-3.1 SCREEN WALL DETAIL
SCALE: 1"=1'-0"



4 / S-3.1 ROOF DETAIL
SCALE: 1"=1'-0"
NOTE: OCCURS ONLY AT UNIT STEP.

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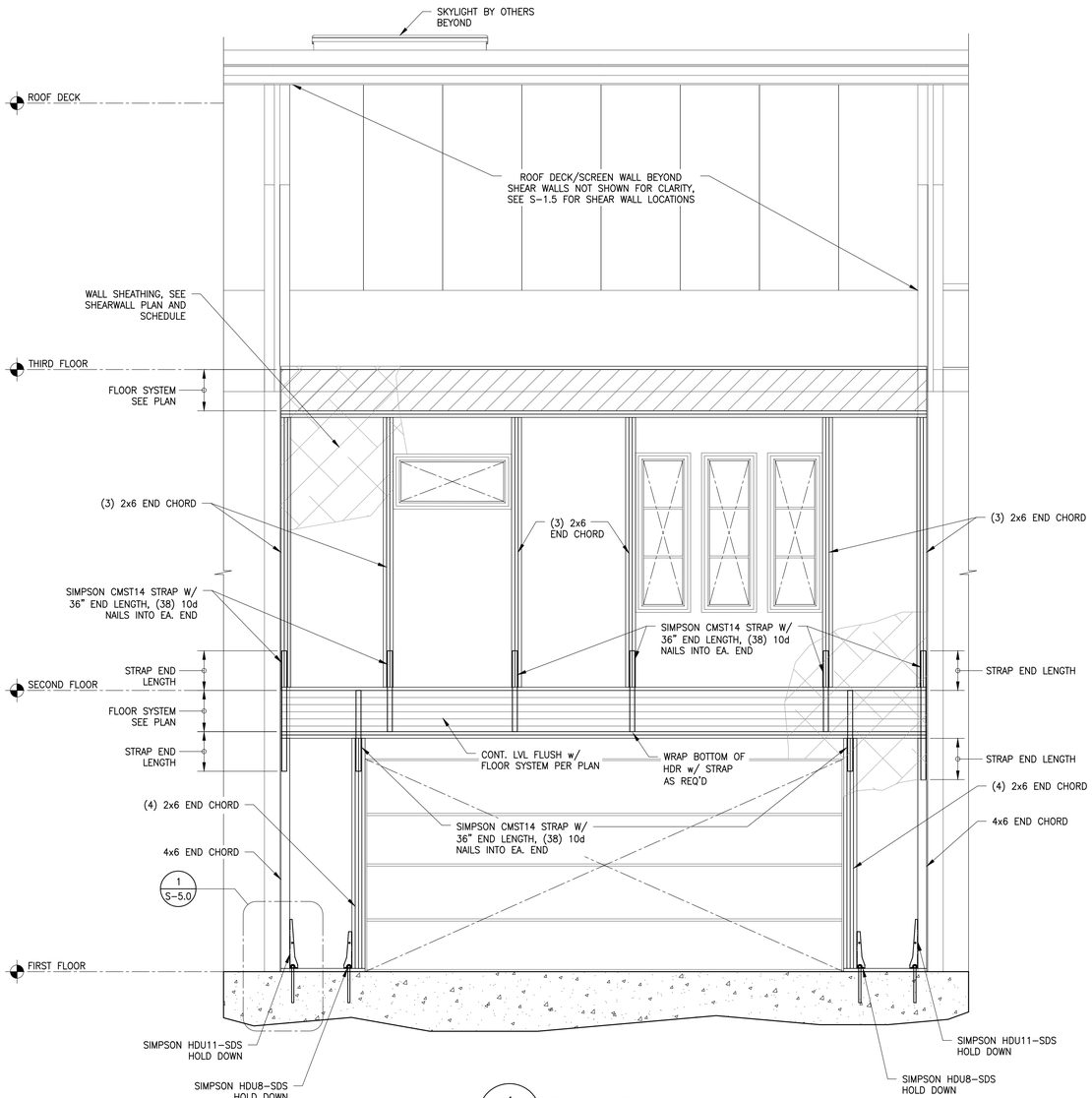
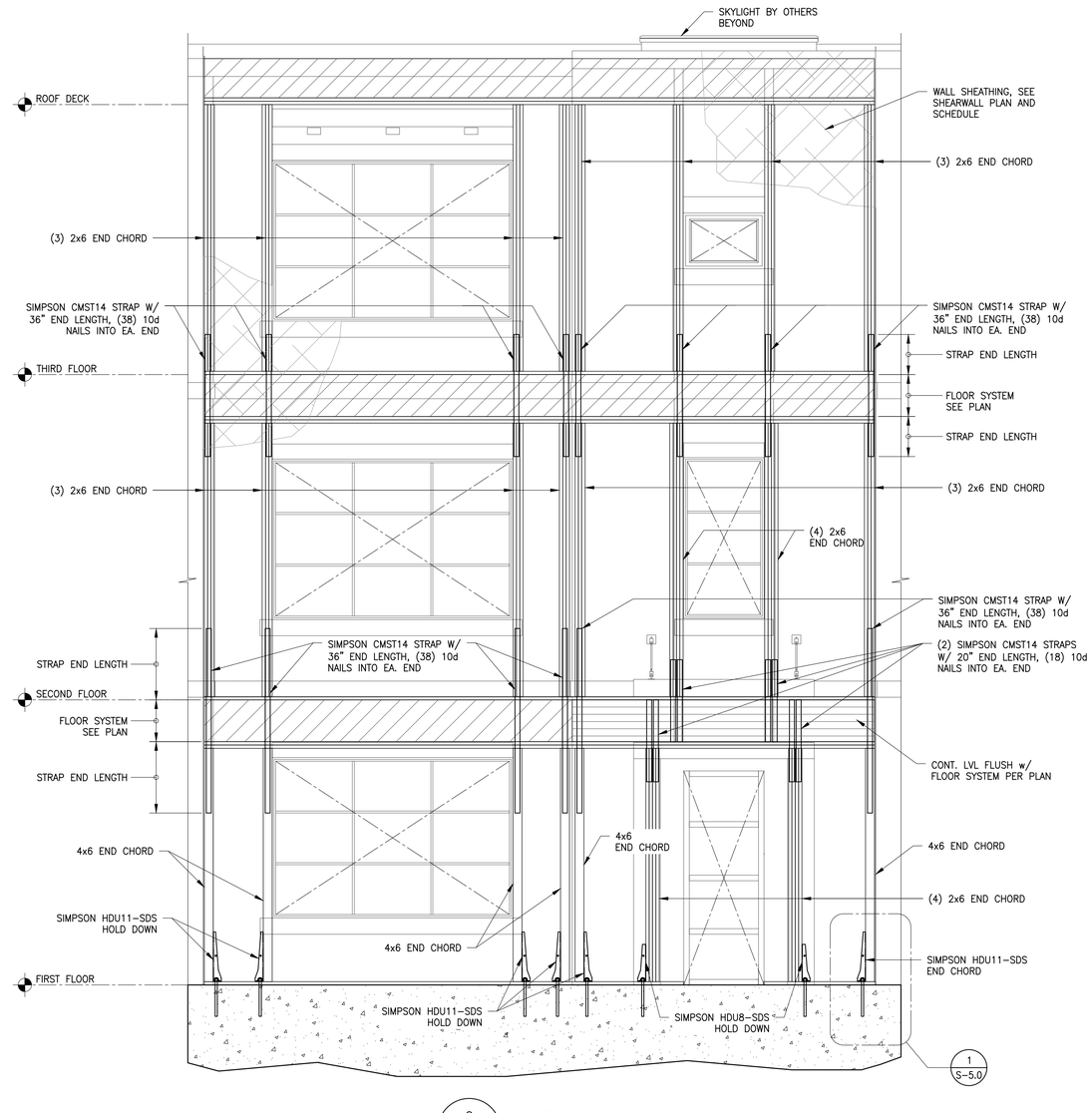
WALL SECTIONS

sheet number

S-3.1



1 S-4.0 EAST ELEVATION
SCALE: 3/8"=1'-0"



2 S-4.0 WEST ELEVATION
SCALE: 3/8"=1'-0"

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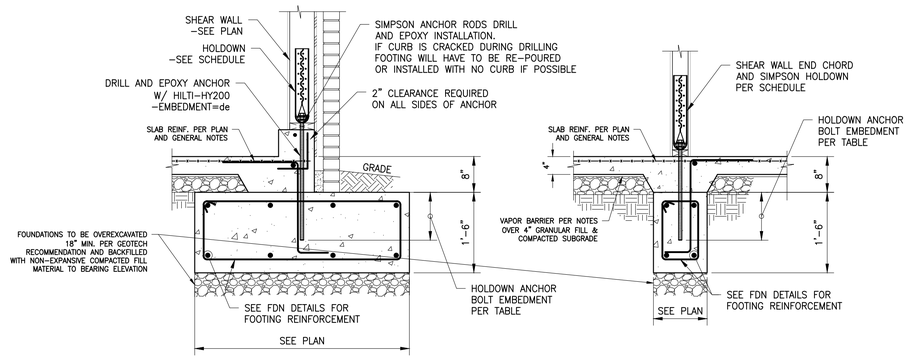
sheet title

WALL ELEVATIONS

sheet number

S-4.0



AT EXTERIOR FOOTING

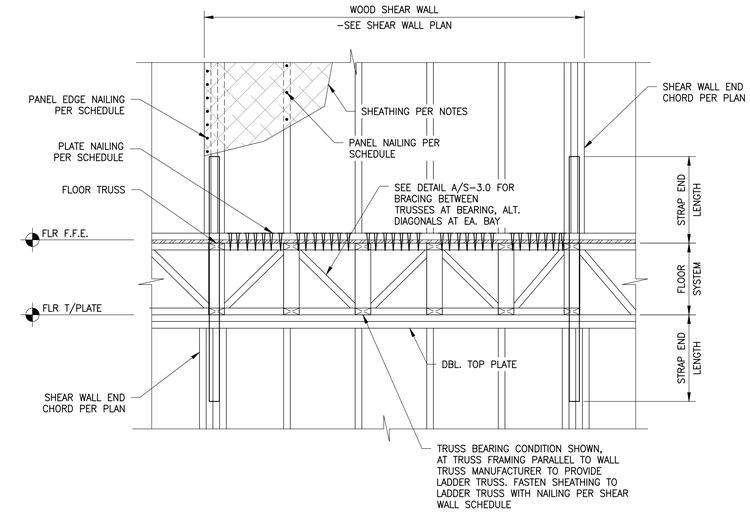
AT THICKENED SLAB

	EMBED	AB
HDU4–SDS	6"	⅝"ø
HDU8–SDS	10"	⅞"ø
HDU11–SDS	14"	1"ø

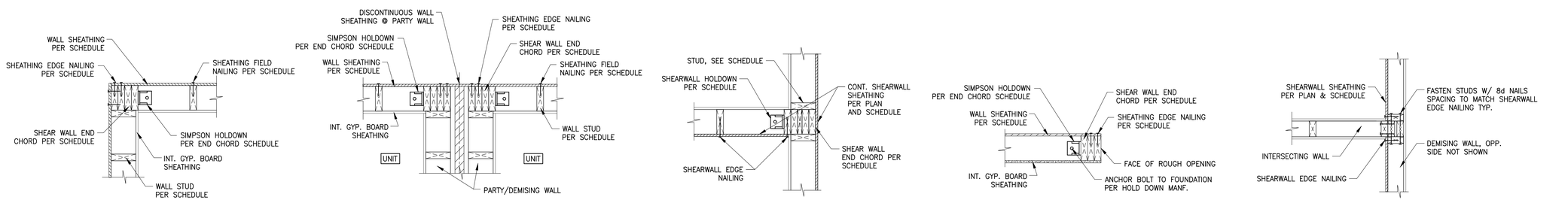
1. GRADE 36 THREADED ROD TO BE USED FOR HOLD DOWN ANCHORS
2. EMBED ANCHORS W/ HILTI–HY 200 EPOXY ADHESIVE

1 / S–5.0 SHEAR WALL ANCHORAGE
SCALE: 3/4"=1'–0"

NOTE: POST–INSTALLED SILL ANCHORS INTO SLAB RISK DAMAGE TO SLAB TENDONS. CONTRACTOR IS RESPONSIBLE FOR SCANNING/MARKING TENDON LOCATIONS ON SLAB PRIOR TO ANCHOR INSTALL. OFFSET SILL ANCHORS FROM TENDON LOCATIONS 3". SLAB DESIGNER TO OFFSET TENDONS 12" FROM CENTERLINE OF PARALLEL WALLS TO ENSURE CLEARANCE OF SILL ANCHORS.



2 / S–5.0 TYPICAL SHEAR WALL CONSTRUCTION
SCALE: 3/4"=1'–0"



SHEAR WALL @ OUTSIDE CORNER

SHEAR WALL @ PARTY WALL CORNER

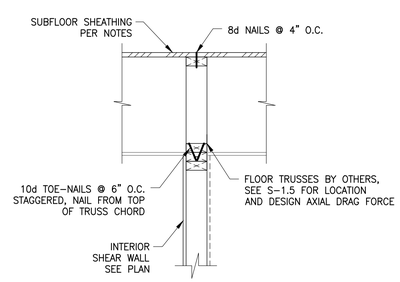
INTERIOR SHEAR WALL @ INTERSECTING WALL

HOLD DOWN @ SW END (FOUNDATION)

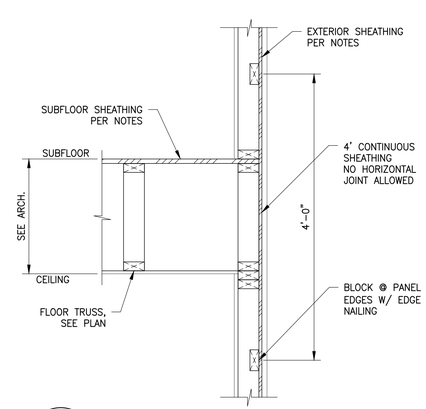
CONTINUOUS SHEAR WALL W/ INTERSECTING WALLS

A / S–5.0 TYP. SHEARWALL TRANSITION FRAMING
SCALE: 1"=1'–0"

*CONDITIONS SHOWN AT FOUNDATION LEVEL. FOR SHEAR WALLS AT ELEVATED LEVELS, USE SIMPSON STRAP SPECIFIED IN END CHORD SCHEDULE.

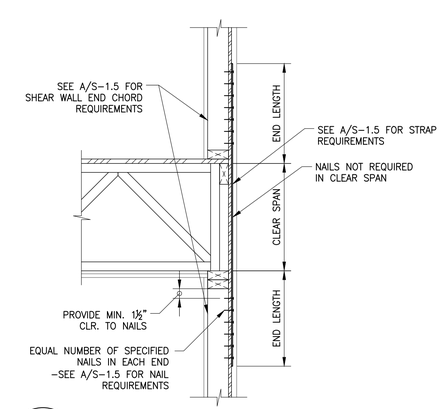


3 / S–5.0 TOP CONX. OF INTERIOR SHEAR WALLS
SCALE: 1"=1'–0"



4 / S–5.0 TYP. EXTERIOR SHEATHING DETAIL
SCALE: 1"=1'–0"

NOTE: SHEATHING TO OVERLAP FLOOR SYSTEM AS SHOWN HERE, ADDITIONAL SHEAR TRANSFER HARDWARE REQ'D IF DETAIL NOT FOLLOWED (CONTACT EOR FOR SPECIFICATIONS).



5 / S–5.0 TYP. STRAP CONNECTION DETAIL
SCALE: 1"=1'–0"

ISSUED FOR PERMIT

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