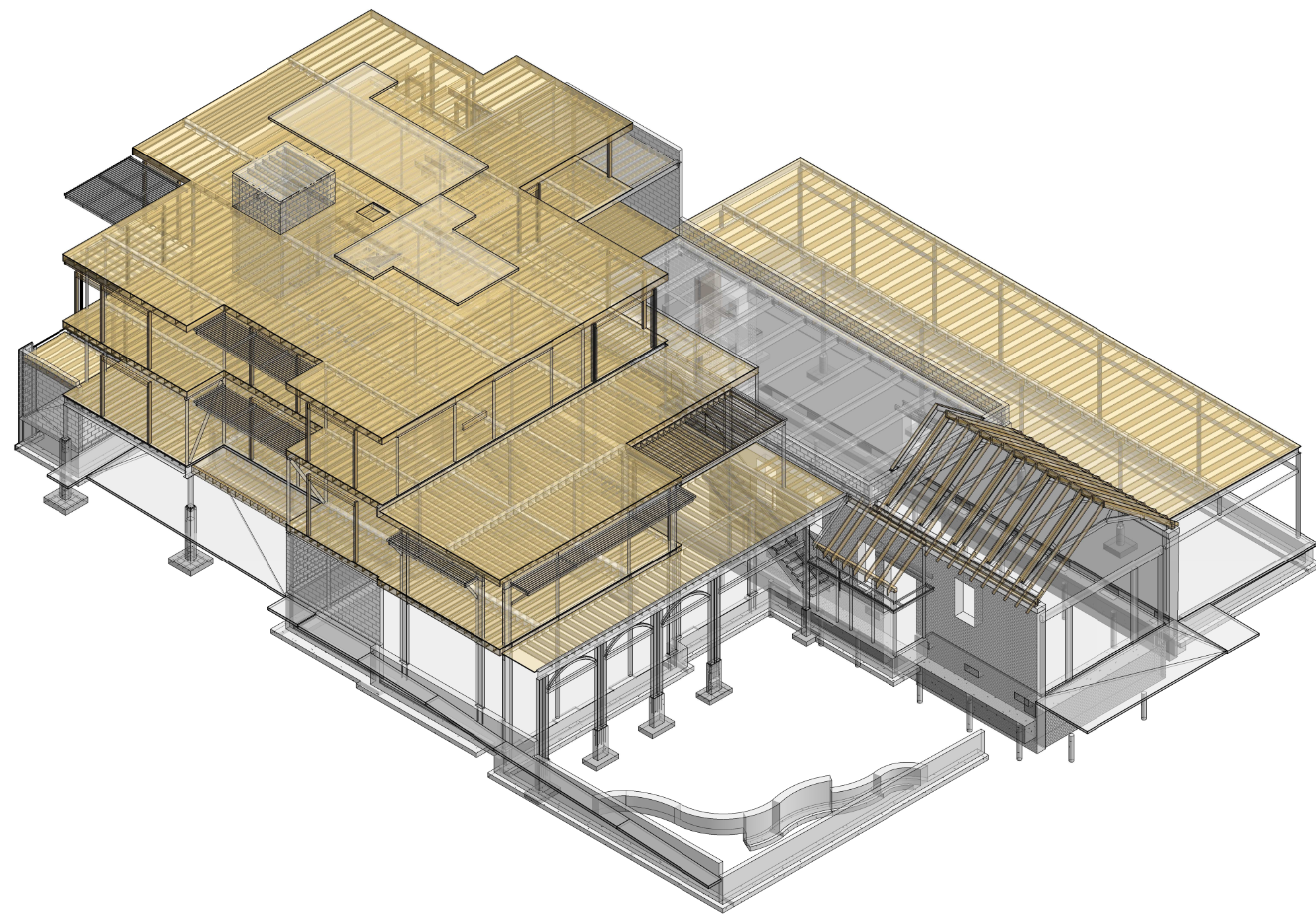


%	PERCENT
[V]	VERIFY
+	PLUS, POSITIVE
-	MINUS, NEGATIVE
AB	ANCHOR BOLT
ADDL	ADDITIONAL
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
AMT	AMOUNT
ANCH	ANCHOR
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ASD	ALLOWABLE STRESS DESIGN
AVG	AVERAGE
BD	BOARD
BEV	BEVELED
BL	BRICK LEDGE
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM PKT	BEAM POCKET
BO	BOTTOM OF
BOT	BOTTOM
BOW	BOTTOM OF WALL
BRG	BEARING
BTWN	BETWEEN
CANT	CANTILEVER
CAP	CAPACITY
CF	CUBIC FOOT
CIP	CAST IN PLACE
CJ	CONTROL JOINT, CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COM	COMMON
COMP	COMPOSITE
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE, COORDINATION
CRS	COURSES
CSK	COUNTERSINK
CTR	CENTER
CU	CUBIC
CY	CUBIC YARDS
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA or Ø	DIAMETER
DIAG	DIAGRAM, DIAGONAL
DIM	DIMENSION
DIV	DIVISION, DIVIDE
DL	DEAD LOAD
DN	DOWN
DOC	DOCUMENT(S)
DWG	DRAWING
E-W	EAST TO WEST
EA	EACH
ECC	ECCENTRIC
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EN	EDGE NAILING
ENGR	ENGINEER
EOR	ENGINEER OF RECORD
EQ or =	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	EACH SIDE
EST	ESTIMATE
EW	EACH WAY
EXC	EXCAVATE
EXP	EXPANSION
EXT	EXTERIOR
F.V.	FIELD VERIFY
FDN	FOUNDATION
FF	FINISHED FLOOR
FIG	FIGURE
FL	FLUSH
FLR	FLOOR
FO	FACE OF
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERAL
GLB	GLUE LAMINATED BEAM
GR	GRADE
GW	GRADE WALL
GYP	GYPSUM
HAS	HEADED ANCHOR STUD
HD	HOLD DOWN
HDR	HEADER
HDW	HARDWARE
HF	HEM FIR
HGR	HANGER
HORIZ	HORIZONTAL
HT	HEIGHT, HEAVY TIMBER
HVAC	HEATING VENTILATION & AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN or "	INCHES
INCL	INCLUDED, INCLUDING

INSUL	INSULATION, INSULATED
INT	INTERIOR
JCT	JUNCTION
JNT	JOINT
JST	JOIST
K	KIP (1000 POUNDS)
LB or #	POUND
LGS	LIGHT GAGE STUD
LIN	LINEAR
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW PRESSURE
LSH	LONG SIDE HORIZONTAL
LSL	LAMINATED STRAND LUMBER
LSV	LONG SIDE VERTICAL
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
LW	LIGHT WEIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MTL	METAL
MULT	MULTIPLE
N	NORTH
N-S	NORTH TO SOUTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
P.T.	POST TENSIONED
PAF	POWDER ACTUATED FASTENER
PC	PRECAST
PCF	POUND PER CUBIC FOOT
PE	PRE-ENGINEERED
PEN	PENETRATION
PERP	PERPENDICULAR
PKT	POCKET
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PREFIN	PREFINISH
PRKG	PARKING
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUND PER SQUARE INCH
PT	PRESSURE TREATED
PV	PHOTOVOLTAIC
PW	PLYWOOD
QTY	QUANTITY
R	RADIUS
R/C	REINFORCED CONCRETE
R/M	REINFORCED MASONRY
RE	REFERENCE, REFER TO
RECMD	RECOMMENDED
RECT	RECTANGLE
REINF	REINFORCE (MENT), REINFORCING
REQD	REQUIRED
REQMT	REQUIREMENT
RET	RETAINING WALL
REV	REVISION
RMO	ROUGH MASONRY OPENING
RO	ROUGH OPENING
S	SOUTH
SC	SLIP CRITICAL
SCH	SCHEDULE
SDS	STRONG DRIVE SCREW
SDST	SELF DRILLING SELF TAPPING
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SLOPED
SOG	SLAB ON GRADE
SP	SPACING, SPACE
SPEC	SPECIFICATION
SO	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STRUCT	STRUCTURAL, STRUCTURE
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.FTG	TOP OF FOOTING - BOTTOM OF WALL
TAN	TANGENT
TB	TOP OF BEAM
TC	TOP OF CONCRETE
TEMP	TEMPERATURE, TEMPORARY
THK	THICK (NESS)
THRU	THROUGH
TJ	TOP OF JOIST
TL	TOTAL LOAD
TM	TOP OF MASONRY
TO	TOP OF

TOW	TOP OF WALL
TRANS	TRANSVERSE
TS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME
W	WEST
W/	WITH
W/O	WITHOUT
WLS	WEDGE ANCHOR
WD	WOOD
WF	WIDE FLANGE
WP	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
XS	EXTRA STRONG
XSECT	CROSS SECTION
XXS	DOUBLE EXTRA STRONG

STRUCTURAL DRAWING LIST				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
S0.1	STRUCTURAL COVER SHEET & GENERAL NOTES	12/17/21	8	02/14/2023
S0.2	ISOMETRIC MODEL VIEWS	12/17/21	3	08/31/2022
S0.3	ISOMETRIC MODEL VIEWS	12/17/21	3	08/31/2022
S0.4	ISOMETRIC STEEL MODEL VIEWS	12/17/21	8	02/14/2023
S0.5	ISOMETRIC STEEL MODEL VIEWS	12/17/21	8	02/14/2023
S0.6	SCHEDULE OF STRUCTURAL STEEL ELEMENTS	03/13/22	8	02/14/2023
S1.1a	FOUNDATION PLAN	12/17/21	6	12/14/2022
S1.1b	FOUNDATION DIMENSION AND EMBEDMENTS PLAN	12/17/21	3	08/31/2022
S1.1c	PLAN FOR CMU WALLS	12/17/21	8	02/14/2023
S1.2a	LEVEL 2 FRAMING PLAN	12/17/21	8	02/14/2023
S1.2b	LEVEL 2 FRAMING - ENLARGED PLAN	12/17/21	8	02/14/2023
S1.3a	LEVEL 3 FRAMING PLAN	12/17/21	6	12/14/2022
S1.3b	LEVEL 3 FRAMING - ENLARGED PLAN	12/17/21	6	12/14/2022
S1.4a	LEVEL 4 FRAMING PLAN	12/17/21	6	12/14/2022
S1.4b	LEVEL 4 FRAMING - ENLARGED PLAN	12/17/21	2	07/29/2022
S1.5	STAIR 1	12/17/21	8	02/14/2023
S1.6	STAIR 2	12/17/21	2	07/29/2022
S2.1	BUILDING SECTIONS	12/17/21	2	07/29/2022
S2.2	BUILDING SECTIONS	12/17/21		
S2.3	BUILDING SECTIONS	12/17/21		
S3.1	TYPICAL FOUNDATION DETAILS	12/17/21	6	12/14/2022
S3.2	TYPICAL FOUNDATION DETAILS	12/17/21	6	12/14/2022
S3.3	TYPICAL DETAILS	12/17/21	8	02/14/2023
S3.4	TYPICAL DETAILS	12/17/21	8	02/14/2023
S3.5	TYPICAL DETAILS	12/17/21	6	12/14/2022
S3.6	TYPICAL DETAILS	12/17/21	6	12/14/2022
S3.7	FRAME PROFILES	12/17/21	2	07/29/2022
S3.8	FRAME PROFILES	12/17/21	2	07/29/2022
S3.9	FRAME PROFILES	12/17/21		
S3.10	TYPICAL DETAILS	07/01/22	3	08/31/2022



1 SOUTHEAST ISO  
S0.1

STANDARD FRAMED BEAM CONNECTIONS TO BE DESIGNED FOR ONE-HALF THE TOTAL ALLOWABLE UNIFORM LOAD GIVEN IN THE AISC MANUAL OF STEEL CONSTRUCTION FOR EACH GIVEN MEMBER AND SPAN, UNLESS OTHERWISE NOTED OR DETAILED.

SHOP DRAWINGS ARE REQUIRED PRIOR TO FABRICATION FOR ALL STRUCTURAL STEEL.

ALL SHOP DRAWINGS SHALL BE CHECKED BY SUPPLIER AND REVIEWED BY CONTRACTOR PRIOR TO SUBMISSION TO ARCHITECT FOR REVIEW. SUBMIT IN REPRODUCIBLE FORM (BOND).

ALL STRUCTURAL STEEL FABRICATED AND ERRECTED PER AISC STEEL CONSTRUCTION MANUAL.

ALL WELDERS SHALL HAVE EVIDENCE OF HAVING PASSED THE AWS STANDARD QUALIFICATION TEST.

ALL EXPANSION ANCHORS TO BE KWIK-BOLT II, AS MANUFACTURED BY HILTI, OR EQUIVALENT, BY SIMPSON.

**MASONRY AND REINFORCEMENT**

CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90-N-1, FM-1500.

CLAY OR SHALE BRICK MASONRY UNITS SHALL CONFORM TO ASTM C216-MW-FB5.

MORTAR SHALL CONFORM TO ASTM C270, TYPE S.

GROUT SHALL CONFORM TO ASTM 476, 2,500 PSI, 28 DAY STRENGTH.

MASONRY WALLS, PIERS, ETC. SHALL BE GROUTED IN LIFTS NOT EXCEEDING 6'-0".

CLEAN CELLS AND ROD GROUT INTO PLACE. PROVIDE CLEANOUTS AT BASE OF WALL.

TO MINIMIZE LEACHING, PROTECT ALL MASONRY WORK FROM MOISTURE INTRUSION DURING CONSTRUCTION.

GROUT REINFORCED CELLS, BOND BEAMS AND ALL CELLS BELOW GRADE.

MASONRY REINFORCEMENT: ASTM A615 GRADE 60.

ALL MASONRY WALLS TO BE HORIZONTALLY REINFORCED WITH STANDARD DUR-O-WALL AT 16" O.C.

TYPICAL MINIMUM MASONRY VERTICAL REINFORCEMENT: #5 AT 16" O.C., UNLESS OTHERWISE NOTED OR DETAILED ON DRAWINGS. MINIMUM LAP 24".

PROVIDE #5 AT SIDES OF ALL OPENINGS, CORNERS, CONTROL JOINTS AND WALL ENDS.

TYPICAL BOND BEAM REINFORCEMENT: 2-#5 CONTINUOUS GROUT SOLID.

REINFORCEMENT FABRICATED AND PLACED PER ACI MANUAL OF STANDARD PRACTICE (ACI-315).

COLD WEATHER PLACEMENT SHALL CONFORM TO PRACTICE SET FORTH IN GUIDE SPECIFICATIONS FROM INTERNATIONAL MASONRY ALL-WEATHER COUNCIL AVAILABLE THROUGH PCA #LT107A9.

SEE CONCRETE SECTION FOR ADDITIONAL MASONRY REINFORCEMENT NOTES.

ANCHOR BRICK VENEER TO BACK UP STRUCTURE WITH TIES PER ACI 530 @ 16" MAX HORIZONTAL AND 16" MAX VERTICALLY.

ANCHOR STONE VENEER TO BACK UP STRUCTURE WITH TIES PER ACI 530 EVERY 3 SQUARE FEET.

**WOOD FRAMING**

FOUNDATION HEM FIR NO. 2-TRTD

SILL PLATES Fcperp=405, FV=75

JOISTS/HEADERS DOUGLAS FIR NO.2

FB= 900, E= 1,600,000

BEAMS < 5X5 DOUGLAS FIR NO.1

FB= 1000, E= 1,700,000, FV=95

BEAMS > 5X5 DOUGLAS FIR NO.1

FB=1350, E=1,600,000, FV=85

COLUMNS (4X4 &+) DOUGLAS FIR NO.1

FB= 1200, E= 1,600,000, FC=1,000

WOOD-JOISTS TRUSS JOIST TJI 210 SERIES

MALL=3620 FT-LBS; WALL=1655 KIPS; E=283,000,000

FLOOR RIM TIMBERSTRAND LSL RIMBOARD 1.25" X JOIST DEPTH MIN. OR PER PLANS

FB=1,200; FC=680; FV=400; E=800,000

STUDS < 9'-0" HEM FIR STUD GRADE

FB= 675, E= 1,200,000, FC=800

STUDS > 9'-0" HEM FIR NO. 2

FB= 850, E= 1,300,000

FRAMING LUMBER MAXIMUM MOISTURE CONTENT: 19%

2X DIMENSION LUMBER MAXIMUM MOISTURE CONTENT: 19% (EXCEPT WALL PLATES: MAXIMUM MOISTURE CONTENT: 15%).

2X4 STUDS, NON-BEARING PARTITIONS: HEM-FIR OR WHITE WOODS STUD GRADE OR BETTER.

2X4 STUDS, BEARING WALLS:

TO 8'-0" LENGTH: DOUGLAS FIR STUD GRADE

OVER 8'-0" LENGTH: DOUGLAS FIR CONSTRUCTION GRADE.

2X6 STUDS AND PLATE MATERIAL, BEARING WALLS:

TO 8'-0" LENGTH: DOUGLAS FIR STUD GRADE

OVER 8'-0" LENGTH: DOUGLAS FIR NO. 2 & BETTER

JOISTS, BEAMS, RAFTERS, 2" TO 4" THICK, 5" AND WIDER: DOUGLAS FIR NO. 2 AND BETTER. FB = 1,250/1,450, E = 1,700,000

6X8 AND LARGER BEAMS: DOUGLAS FIR NO. 1 (FB = 1,300 PSI).

LAMINATED VENEER LUMBER (LVL) FB=2600, E= 1,900,000

PREFABRICATED JOISTS: PREFAB 'T' SERIES JOISTS TO BE TJI AS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. DO NOT BIRDSMOUTH OR OTHERWISE NOTCH THE FLANGE MATERIAL IN ANY MANNER. WEB PENETRATIONS AS PER TJI RECOMMENDATION ONLY.

INSTALLATION PER THE 'RESIDENTIAL TJI INSTALLATION GUIDE'. A COPY OF SAME TO BE MADE AVAILABLE TO ALL TRADES.

GLUED, LAMINATED WOOD BEAMS:

DOUGLAS-FIR LARCH 24FV4: FB = 2,400 PSI, E = 1,800,000 PSI.

CAMBER: ZERO CAMBER ALL GLU-LAMS

GLU-LAMS SHALL BEAR STAMPS VERIFYING CONFORMANCE TO VOLUNTARY PRODUCT STANDARD PSF 56-73 AND AITC 117-79.

ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE ENGINEERED GRADES WITH EXTERIOR GLUE, WITH VISIBLE AMERICAN PLYWOOD ASSOCIATION GRADE STAMPS AS FOLLOWS:

FLOOR SHEATHING: 3/4" T & G, APA PANEL ID 48/24

ROOF SHEATHING: 5/8" APA PANEL ID 42/20, OR 1/2" APA 32/16 OR SEE DRAWINGS.

METAL HANGERS AND CONNECTORS: SIMPSON STRONG TIE OR EQUIVALENT.

NAILING PER INTERNATIONAL BUILDING CODE EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS (SEE SHEET).

ALL ROOF RAFTERS, JOISTS, TRUSSES, BEAMS ANCHORED TO SUPPORTS WITH 18 GA. FRAMING ANCHORS. TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS SUPPLIER.

LOWER CHORD OF GABLE END TRUSSES ANCHORED TO WALL PLATE WITH 18 GA. FRAMING ANCHORS AT 4'-0" O.C. AND LATERALLY BRACED TO ROOF FRAMING AT 8'-0" O.C. MAXIMUM SPACING.

ALL EXTERIOR STUD WALLS SHALL BE BRACED WITH ONE SHEET OF 1/2" PLYWOOD AT CORNERS AND NOT MORE THAN 26' O.C. ALONG WALLS. ADDITIONAL REQUIREMENTS NOTED ON DRAWINGS.

PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF WALL OPENINGS EQUAL TO ONE-HALF OR GREATER OF NUMBER OF STUDS INTERRUPTED BY OPENINGS.

ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR, OR FROM FLOOR TO ROOF.

CROSS BRIDGE ALL ROOF AND FLOOR JOISTS AT MIDSPAN WHERE BOTTOM DOES NOT RECEIVE DRYWALL OR OTHER SHEATHING.

PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST ENDS. ALL FLOOR AND ROOF TRUSS BRACING AND BRIDGING SPECIFIED BY TRUSS SUPPLIER.

**GENERAL STRUCTURAL NOTES**

**DESIGN LOADS (2015 INTERNATIONAL BUILDING CODE)**

RISK CATEGORY II (PER IBC TABLE 1604.5)

SNOW (IMP. FACTOR I : 1.0) 65 PSF GROUND

ROOF DEAD 46 PSF ROOF (0.7Pg)

FLOOR LIVE 40 PSF (INCL. ROOFTOP MECH COLLATERAL)

100 PSF (GROUND FLOOR)

50 PSF (RESIDENTIAL & OFFICES)

CORRIDORS LIVE 100 PSF

LEVEL 2 & 3 BALCONY LIVE 75 PSF

PARTITION (OFFICES) 20 PSF

FLOOR DEAD (LEVEL 2 & 3) 25 PSF (INCL. 1.5" GYPCRETE OVERLAY)

GREENHOUSE ROOF DEAD 5PSF

GREENHOUSE LIVE 100 PSF

GREENHOUSE DEAD 80 PSF (INCL 5.5" AVG. CONC SLAB)

OTHER AS NOTED

ROOFT