

# BIDS ESTIMATING

Client: (Hidden for Privacy)  
 Project Name: (Hidden for Privacy)  
 Project ID: (Hidden for Privacy)  
 Last Updated: 27/08/2021



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## Quantity Takeoff Sheet

Wood, Plastics And Composites (Lumber Take-Off)

ITEM #	REF. SHEET	DETAIL	CSI SECT	Sub Contractor	DESCRIPTION	QTY.	WAST AGE	QTY WITH WASTAG E	UNIT	UNIT LABOR HOURS	TOTAL LABOR HOURS	PER HOUR LABOR RATE	TOTAL LABOR COST	UNIT MATERIAL COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST
<b>\$ 581,151</b>																	
<b>Wood Blocking</b>																	
1	S1.01	S1.01	DIV-06	Framer Lumber	2x4 Wood Blocking @10'	32	5%	34	EA	0.340	11.42	\$ 21.3	\$ 243.7	\$ 10.9	\$ 366.9	\$ 611	
<b>Wood Stairs</b>																	
2	S1.01	S1.01	DIV-06	Staircases and Railings - Wood	5'-0" Wide wood stairs -18EA Treads & 19EA Risers	6	5%	6	EA	17.550	110.57	\$ 21.3	\$ 2,359.0	\$ 2,234.5	\$ 14,077.6	\$ 16,437	
3	S1.01	S1.01	DIV-06	Staircases and Railings - Wood	2x12 Joists @ 16" o.c at landing @ 12'	16	5%	17	EA	0.456	7.79	\$ 21.3	\$ 166.2	\$ 26.4	\$ 450.9	\$ 617	
4	S1.01	S1.01	DIV-06	Staircases and Railings - Wood	23/32" Sheathing at landing	8	5%	9	EA	0.384	3.27	\$ 21.3	\$ 69.8	\$ 54.0	\$ 459.8	\$ 530	
5	S1.01	S1.01	DIV-06	Staircases and Railings - Wood	15/32" Sheathing @ riser	2	5%	2	EA	0.384	0.86	\$ 21.3	\$ 18.4	\$ 36.5	\$ 81.9	\$ 100	
6	S1.01	S1.01	DIV-06	Staircases and Railings - Wood	2x12 Stringers (8' H)	58	5%	61	EA	0.304	18.43	\$ 21.3	\$ 393.2	\$ 17.6	\$ 1,066.8	\$ 1,460	
7	S1.01	S1.01	DIV-06	Staircases and Railings - Wood	P.T 2x4 Plate (8' H)	15	5%	16	EA	0.272	4.28	\$ 21.3	\$ 91.4	\$ 9.7	\$ 152.5	\$ 244	
8	S1.01	S1.01	DIV-06	Staircases and Railings - Wood	LRU212Z HGR	60	5%	63	EA	0.240	15.12	\$ 21.3	\$ 322.6	\$ 14.0	\$ 878.9	\$ 1,201	
<b>Beams</b>																	
9	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	GL5 1/2x14 Beam @8'	2	5%	2	EA	1.120	2.35	\$ 21.3	\$ 50.2	\$ 247.1	\$ 519.0	\$ 569	
10	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	GL5 1/2x12 Beam @8'	11	5%	12	EA	0.960	11.47	\$ 21.3	\$ 244.6	\$ 211.8	\$ 2,530.2	\$ 2,775	
11	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	GL5 1/2x9 Beam @8'	23	5%	24	EA	0.560	13.52	\$ 21.3	\$ 288.6	\$ 158.9	\$ 3,837.0	\$ 4,126	
12	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	4x8 Beam @8'	17	5%	18	EA	0.360	6.33	\$ 21.3	\$ 135.1	\$ 62.3	\$ 1,095.5	\$ 1,231	
<b>Posts</b>																	
13	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	6x6 Post (9' H)	39	5%	41	EA	0.405	16.58	\$ 21.3	\$ 353.9	\$ 32.1	\$ 1,316.5	\$ 1,670	
<b>Headers</b>																	
14	A6	A6.10	DIV-06	Framer Lumber	(2) 2x8 Header @12'	449	5%	471	EA	0.432	203.67	\$ 21.3	\$ 4,345.5	\$ 20.0	\$ 9,447.9	\$ 13,793	
<b>Joists/Truss</b>																	
<b>2x10 Floor Joist @ 12" OC. (952 LF)</b>																	
15						942			SF								
16	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x10 Floor Joist @ 2'	2	5%	2	EA	0.076	0.16	\$ 21.3	\$ 3.4	\$ 3.7	\$ 7.7	\$ 11	
17	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x10 Floor Joist @ 9'	6	5%	6	EA	0.342	2.15	\$ 21.3	\$ 46.0	\$ 16.6	\$ 104.3	\$ 150	
18	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x10 Floor Joist @ 10'	38	5%	40	EA	0.380	15.16	\$ 21.3	\$ 323.5	\$ 18.4	\$ 734.2	\$ 1,058	
19	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x10 Floor Joist @ 11'	34	5%	36	EA	0.418	14.92	\$ 21.3	\$ 318.4	\$ 20.2	\$ 722.6	\$ 1,041	
20	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x10 Floor Joist @ 14'	10	5%	11	EA	0.532	5.59	\$ 21.3	\$ 119.2	\$ 25.8	\$ 270.5	\$ 390	
<b>2x8 Roof Joist @ 16" OC. (451 LF)</b>																	
21						604			SF								
22	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x8 Floor Joist @ 6'	43	5%	45	EA	0.216	9.75	\$ 21.3	\$ 208.1	\$ 10.0	\$ 452.4	\$ 660	
23	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x8 Floor Joist @ 7'	16	5%	17	EA	0.252	4.23	\$ 21.3	\$ 90.3	\$ 11.7	\$ 196.4	\$ 287	
24	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	2x8 Floor Joist @ 15'	6	5%	6	EA	0.540	3.40	\$ 21.3	\$ 72.6	\$ 25.1	\$ 157.8	\$ 230	
<b>22" Deep Prefab. Floor Truss @ 16" OC.</b>																	
25						20,172			SF								
26	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 3'	1	5%	1	EA	0.165	0.17	\$ 23.5	\$ 4.1	\$ 36.1	\$ 37.9	\$ 42	
27	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 4'	5	5%	5	EA	0.220	1.16	\$ 23.5	\$ 27.1	\$ 48.1	\$ 252.6	\$ 280	
28	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 6'	221	5%	232	EA	0.330	76.58	\$ 23.5	\$ 1,797.2	\$ 72.2	\$ 16,745.2	\$ 18,542	
29	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 7'	35	5%	37	EA	0.385	14.15	\$ 23.5	\$ 332.1	\$ 84.2	\$ 3,093.9	\$ 3,426	
30	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 8'	11	5%	12	EA	0.440	5.08	\$ 23.5	\$ 119.3	\$ 96.2	\$ 1,111.3	\$ 1,231	
31	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 9'	32	5%	34	EA	0.495	16.63	\$ 23.5	\$ 390.4	\$ 108.2	\$ 3,637.0	\$ 4,027	
32	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 10'	34	5%	36	EA	0.550	19.64	\$ 23.5	\$ 460.8	\$ 120.3	\$ 4,293.6	\$ 4,754	
33	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 11'	23	5%	24	EA	0.605	14.61	\$ 23.5	\$ 342.9	\$ 132.3	\$ 3,195.0	\$ 3,538	
34	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 12'	10	5%	11	EA	0.660	6.93	\$ 23.5	\$ 162.6	\$ 144.3	\$ 1,515.4	\$ 1,678	
35	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 13'	8	5%	8	EA	0.715	6.01	\$ 23.5	\$ 141.0	\$ 156.4	\$ 1,313.3	\$ 1,454	

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36	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 14'	15	5%	16	EA	0.770	12.13	\$ 23.5	\$ 284.6	\$ 168.4	\$ 2,652.0	\$ 2,937	
37	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 15'	12	5%	13	EA	0.825	10.40	\$ 23.5	\$ 244.0	\$ 180.4	\$ 2,273.1	\$ 2,517	
38	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 16'	1	5%	1	EA	0.880	0.92	\$ 23.5	\$ 21.7	\$ 192.4	\$ 202.1	\$ 224	
39	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 17'	1	5%	1	EA	0.935	0.98	\$ 23.5	\$ 23.0	\$ 204.5	\$ 214.7	\$ 238	
40	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 18'	8	5%	8	EA	0.990	8.32	\$ 23.5	\$ 195.2	\$ 216.5	\$ 1,818.5	\$ 2,014	
41	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 19'	5	5%	5	EA	1.045	5.49	\$ 23.5	\$ 128.8	\$ 228.5	\$ 1,199.7	\$ 1,328	
42	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 21'	105	5%	110	EA	1.155	127.34	\$ 23.5	\$ 2,988.6	\$ 252.6	\$ 27,845.5	\$ 30,834	
43	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 22'	118	5%	124	EA	1.210	149.92	\$ 23.5	\$ 3,518.6	\$ 264.6	\$ 32,783.2	\$ 36,302	
44	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 23'	105	5%	110	EA	1.265	139.47	\$ 23.5	\$ 3,273.3	\$ 276.6	\$ 30,497.5	\$ 33,771	
45	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 24'	33	5%	35	EA	1.320	45.74	\$ 23.5	\$ 1,073.5	\$ 288.6	\$ 10,001.7	\$ 11,075	
46	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 25'	18	5%	19	EA	1.375	25.99	\$ 23.5	\$ 609.9	\$ 300.7	\$ 5,682.8	\$ 6,293	
47	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 26'	1	5%	1	EA	1.430	1.50	\$ 23.5	\$ 35.2	\$ 312.7	\$ 328.3	\$ 364	
48	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 28'	18	5%	19	EA	1.540	29.11	\$ 23.5	\$ 683.1	\$ 336.8	\$ 6,364.7	\$ 7,048	
49	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood floor truss @ 33'	4	5%	4	EA	1.815	7.62	\$ 23.5	\$ 178.9	\$ 396.9	\$ 1,666.9	\$ 1,846	
50					<b>22" Deep Prefab. Roof Truss @ 24" OC. (3173 LF)</b>	<b>6,322</b>			<b>SF</b>								
51	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 2'	1	5%	1	EA	0.110	0.12	\$ 23.5	\$ 2.7	\$ 24.1	\$ 25.3	\$ 28	
52	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 4'	1	5%	1	EA	0.220	0.23	\$ 23.5	\$ 5.4	\$ 48.1	\$ 50.5	\$ 56	
53	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 7'	9	5%	9	EA	0.385	3.64	\$ 23.5	\$ 85.4	\$ 84.2	\$ 795.6	\$ 881	
54	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 8'	1	5%	1	EA	0.440	0.46	\$ 23.5	\$ 10.8	\$ 96.2	\$ 101.0	\$ 112	
55	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 13'	3	5%	3	EA	0.715	2.25	\$ 23.5	\$ 52.9	\$ 156.4	\$ 492.5	\$ 545	
56	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 14'	8	5%	8	EA	0.770	6.47	\$ 23.5	\$ 151.8	\$ 168.4	\$ 1,414.4	\$ 1,566	
57	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 17'	4	5%	4	EA	0.935	3.93	\$ 23.5	\$ 92.2	\$ 204.5	\$ 858.7	\$ 951	
58	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 18'	4	5%	4	EA	0.990	4.16	\$ 23.5	\$ 97.6	\$ 216.5	\$ 909.2	\$ 1,007	
59	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 19'	3	5%	3	EA	1.045	3.29	\$ 23.5	\$ 77.3	\$ 228.5	\$ 719.8	\$ 797	
60	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 20'	1	5%	1	EA	1.100	1.16	\$ 23.5	\$ 27.1	\$ 240.5	\$ 252.6	\$ 280	
61	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 21'	10	5%	11	EA	1.155	12.13	\$ 23.5	\$ 284.6	\$ 252.6	\$ 2,652.0	\$ 2,937	
62	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 23'	6	5%	6	EA	1.265	7.97	\$ 23.5	\$ 187.0	\$ 276.6	\$ 1,742.7	\$ 1,930	
63	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 24'	13	5%	14	EA	1.320	18.02	\$ 23.5	\$ 422.9	\$ 288.6	\$ 3,940.0	\$ 4,363	
64	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 27'	5	5%	5	EA	1.485	7.80	\$ 23.5	\$ 183.0	\$ 324.7	\$ 1,704.8	\$ 1,888	
65	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 28'	6	5%	6	EA	1.540	9.70	\$ 23.5	\$ 227.7	\$ 336.8	\$ 2,121.6	\$ 2,349	
66	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 30'	9	5%	9	EA	1.650	15.59	\$ 23.5	\$ 366.0	\$ 360.8	\$ 3,409.7	\$ 3,776	
67	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 31'	5	5%	5	EA	1.705	8.95	\$ 23.5	\$ 210.1	\$ 372.8	\$ 1,957.4	\$ 2,167	
68	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 36'	7	5%	7	EA	1.980	14.55	\$ 23.5	\$ 341.6	\$ 433.0	\$ 3,182.3	\$ 3,524	
69	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 40'	1	5%	1	EA	2.200	2.31	\$ 23.5	\$ 54.2	\$ 481.1	\$ 505.1	\$ 559	
70	S1.01-1.05	S1.01-1.05	DIV-06	Truss	22" Deep wood roof truss @ 41'	4	5%	4	EA	2.255	9.47	\$ 23.5	\$ 222.3	\$ 493.1	\$ 2,071.0	\$ 2,293	
					<b>Hardware</b>												
71	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	H2..5A Hurricane ties	332	5%	349	EA	0.154	53.68	\$ 21.3	\$ 1,145.4	\$ 0.61	\$ 212.6	\$ 1,358	
72	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	A35 Clip	394	5%	414	EA	0.154	63.71	\$ 21.3	\$ 1,359.4	\$ 0.58	\$ 240.0	\$ 1,599	
73	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	HWP Hanger	8	5%	8	EA	0.313	2.63	\$ 21.3	\$ 56.1	\$ 48.22	\$ 405.0	\$ 461	
74	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	A35 Clip	44	5%	46	EA	0.154	7.11	\$ 21.3	\$ 151.8	\$ 0.58	\$ 26.8	\$ 179	
75	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	H3 Strap	76	5%	80	EA	0.154	12.29	\$ 21.3	\$ 262.2	\$ 1.00	\$ 79.8	\$ 342	
76	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	H1 Tie	101	5%	106	EA	0.155	16.44	\$ 21.3	\$ 350.7	\$ 1.03	\$ 109.2	\$ 460	
77	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	(4' LF) CS22 Strap	103	5%	108	EA	0.165	17.84	\$ 21.3	\$ 380.7	\$ 3.96	\$ 428.4	\$ 809	
78	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	CMS114	229	5%	240	LF	0.030	7.21	\$ 21.3	\$ 153.9	\$ 5.14	\$ 1,236.6	\$ 1,390	
79	S1.01-1.05	S1.01-1.05	DIV-06	Framer Lumber	CS14 Strap	366	5%	384	LF	0.025	9.61	\$ 21.3	\$ 205.0	\$ 1.94	\$ 745.5	\$ 950	
					<b>Sheathing</b>												
80	S1.01-1.05	S1.01-1.05	DIV-06	Sheathing	23/32" Plywood & Tongue & Groove Floor Sheathing - (21114 SF) (4x8 EA)	660	5%	693	EA	0.384	266.04	\$ 21.3	\$ 5,676.2	\$ 54.0	\$ 37,390.6	\$ 43,067	

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81	S1.01-1.05	S1.01-1.05	DIV-06	Roof Sheathing	15/32" Plywood Roof Sheathing (6926 SF) (4x8 EA)	216	5%	227	EA	0.384	87.27	\$ 21.3	\$ 1,862.0	\$ 36.5	\$ 8,295.0	\$ 10,157	
					<b>Shear walls</b>												
82	S1.01-1.05	S1.01-1.05	DIV-06	Sheathing	W2 One Layer 15/32" Wall Sheathing @ One Face ( 4'x8' EA.)	13	5%	14	EA	0.384	5.33	\$ 21.3	\$ 113.7	\$ 36.5	\$ 506.6	\$ 620	
83	S1.01-1.05	S1.01-1.05	DIV-06	Sheathing	W3 One Layer 15/32" Wall Sheathing @ One Face ( 4'x8' EA.)	23	5%	25	EA	0.384	9.41	\$ 21.3	\$ 200.8	\$ 36.5	\$ 894.6	\$ 1,095	
84	S1.01-1.05	S1.01-1.05	DIV-06	Sheathing	W4 One Layer 15/32" Wall Sheathing @ One Face ( 4'x8' EA.)	23	5%	24	EA	0.384	9.30	\$ 21.3	\$ 198.4	\$ 36.5	\$ 883.9	\$ 1,082	
85	S1.01-1.05	S1.01-1.05	DIV-06	Sheathing	W6 One Layer 15/32" Wall Sheathing @ One Face ( 4'x8' EA.)	78	5%	82	EA	0.384	31.30	\$ 21.3	\$ 667.8	\$ 36.5	\$ 2,975.0	\$ 3,643	
86	S1.01-1.05	S1.01-1.05	DIV-06	Sheathing	2W2 One Layer 15/32" Wall Sheathing @ One Face ( 4'x8' EA.)	5	5%	5	EA	0.384	2.04	\$ 21.3	\$ 43.6	\$ 36.5	\$ 194.0	\$ 238	
					<b>Stud Walls</b>												
87					<b>2x6 Stud Wall (9'-0" High)</b>	<b>3,300</b>			LF								
88	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Wood Stud Framing @ 16" O.C (10' H)	2,481	5%	2,605	EA	0.350	911.84	\$ 21.3	\$ 19,455.3	\$ 12.1	\$ 31,523.7	\$ 50,979	
89	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Pressure Treated Bottom Plate (12' L)	87	5%	91	EA	0.420	38.22	\$ 21.3	\$ 815.5	\$ 17.3	\$ 1,572.5	\$ 2,388	
90	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Bottom Plate (12' L)	471	5%	494	EA	0.420	207.53	\$ 21.3	\$ 4,427.8	\$ 14.5	\$ 7,174.5	\$ 11,602	
91	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Top Plate (12' L)	550	5%	578	EA	0.420	242.55	\$ 21.3	\$ 5,175.1	\$ 14.5	\$ 8,385.3	\$ 13,560	
92	A1.10-1.13	G0.41	DIV-06	Framer Lumber	3/4" Furring strip @ 16" O.c. (10' H)	1,133	5%	1,190	EA	0.250	297.43	\$ 21.3	\$ 6,346.1	\$ 3.3	\$ 3,911.3	\$ 10,257	
93	A1.10-1.13	G0.41	DIV-06	Sheathing	1/2" Plywood Sheathing (4' x 8' EA.)	424	5%	445	EA	0.384	170.89	\$ 21.3	\$ 3,646.2	\$ 36.5	\$ 16,243.8	\$ 19,890	
94					<b>2x4 Stud Wall (9'-0" High)</b>	<b>4,153</b>			LF								
95	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x4 Wood Stud Framing @ 16" O.C (10' H)	3,123	5%	3,279	EA	0.340	1,114.75	\$ 21.3	\$ 23,784.6	\$ 10.9	\$ 35,803.2	\$ 59,588	
96	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x4 Pressure Treated Bottom Plate (12' L)	15	5%	16	EA	0.408	6.43	\$ 21.3	\$ 137.1	\$ 14.5	\$ 228.7	\$ 366	
97	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x4 Bottom Plate (12' L)	693	5%	728	EA	0.408	297.06	\$ 21.3	\$ 6,338.1	\$ 13.1	\$ 9,540.9	\$ 15,879	
98	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x4 Top Plate (12' L)	692	5%	727	EA	0.408	296.52	\$ 21.3	\$ 6,326.7	\$ 13.1	\$ 9,523.7	\$ 15,850	
99					<b>2x6 Parapet Wall (4'-0" High)</b>	<b>446</b>			LF								
100	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Wood Stud @ 16" O.C (8'H)	168	5%	176	EA	0.280	49.29	\$ 21.3	\$ 1,051.8	\$ 9.7	\$ 1,704.2	\$ 2,756	
101	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Bottom Plate (12'L)	37	5%	39	EA	0.420	16.39	\$ 21.3	\$ 349.7	\$ 14.5	\$ 566.6	\$ 916	
102	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Top Plate (12' L)	37	5%	39	EA	0.420	16.39	\$ 21.3	\$ 349.7	\$ 14.5	\$ 566.6	\$ 916	
103	A1.10-1.13	G0.41	DIV-06	Sheathing	1/2" Plywood Sheathing (4' x 8' EA.)	112	5%	117	EA	0.384	44.96	\$ 21.3	\$ 959.2	\$ 36.5	\$ 4,273.2	\$ 5,232	
104					<b>2x6 Bracing (4'-0" High)</b>	<b>412</b>			LF								
105	A1.05	A1.05	DIV-06	Framer Lumber	2x6 Wood Stud @ 48" O.C (8'H)	52	5%	54	EA	0.280	15.14	\$ 21.3	\$ 323.1	\$ 9.7	\$ 523.4	\$ 846	
106	A1.05	A1.05	DIV-06	Framer Lumber	2x6 Bottom Plate (12'L)	34	5%	36	EA	0.420	15.14	\$ 21.3	\$ 323.1	\$ 14.5	\$ 523.4	\$ 846	
107	A1.05	A1.05	DIV-06	Framer Lumber	2x6 Top Plate (12' L)	34	5%	36	EA	0.420	15.14	\$ 21.3	\$ 323.1	\$ 14.5	\$ 523.4	\$ 846	
108					<b>2x4 Bracing (2'-0" High)</b>	<b>135</b>			LF								

# BIDS ESTIMATING

Client: (Hidden for Privacy)  
 Project Name: (Hidden for Privacy)  
 Project ID: (Hidden for Privacy)  
 Last Updated: 27/08/2021

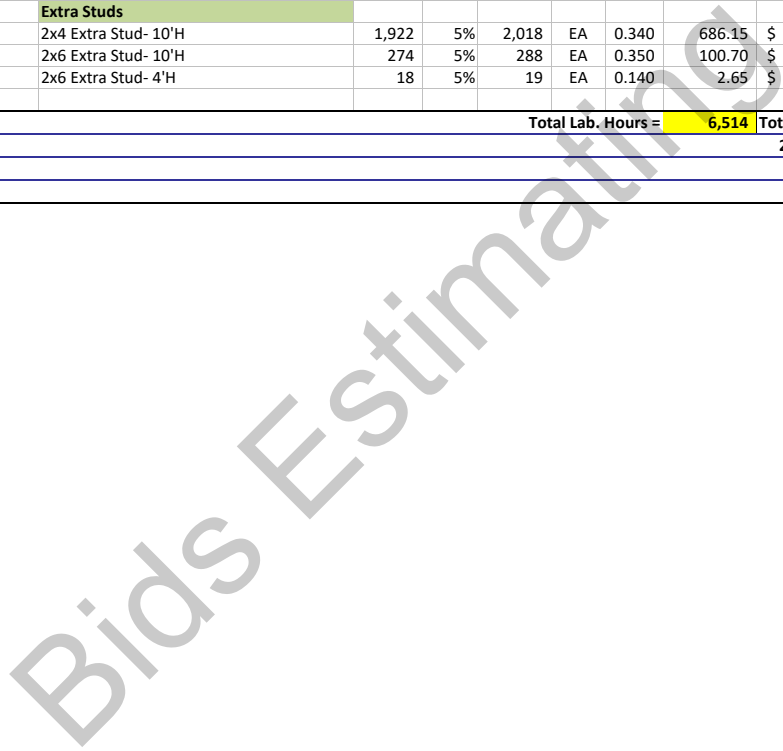


Website: bidsestimating.com  
 Email: info@bidsestimating.com  
 Contact: +1 (832) 346 0507

## Quantity Takeoff Sheet

Wood, Plastics And Composites (Lumber Take-Off)

ITEM #	REF. SHEET	DETAIL	CSI SECT	Sub Contractor	DESCRIPTION	QTY.	WAST AGE	QTY WITH WASTAGE	UNIT	UNIT LABOR HOURS	TOTAL LABOR HOURS	PER HOUR LABOR RATE	TOTAL LABOR COST	UNIT MATERIAL COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST	
109	A1.05	A1.05	DIV-06	Framer Lumber	2x4 Wood Stud @ 6" O.C (8'H)	68	5%	71	EA	0.272	19.28	\$ 21.3	\$ 411.3	\$ 8.7	\$ 619.2	\$ 1,030		
110	A1.05	A1.05	DIV-06	Framer Lumber	2x4 Bottom Plate (12'L)	11	5%	12	EA	0.408	4.82	\$ 21.3	\$ 102.8	\$ 14.5	\$ 171.5	\$ 274		
111	A1.05	A1.05	DIV-06	Framer Lumber	2x4 Top Plate (12' L)	11	5%	12	EA	0.408	4.82	\$ 21.3	\$ 102.8	\$ 13.1	\$ 154.8	\$ 258		
					Extra Studs													
112	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x4 Extra Stud- 10'H	1,922	5%	2,018	EA	0.340	686.15	\$ 21.3	\$ 14,639.9	\$ 10.9	\$ 22,037.7	\$ 36,678		
113	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Extra Stud- 10'H	274	5%	288	EA	0.350	100.70	\$ 21.3	\$ 2,148.5	\$ 12.1	\$ 3,481.2	\$ 5,630		
114	A1.10-1.13	G0.41	DIV-06	Framer Lumber	2x6 Extra Stud- 4'H	18	5%	19	EA	0.140	2.65	\$ 21.3	\$ 56.5	\$ 4.8	\$ 91.5	\$ 148		
<b>SUB TOTAL</b>											<b>Total Lab. Hours =</b>	<b>6,514</b>	<b>Total Lab. C.</b>	<b>\$ 140,824</b>	<b>Total Mat. C</b>	<b>\$ 440,327</b>	<b>\$ 581,151</b>	<b>\$ 581,151</b>
<b>MATERIAL TAX</b>												<b>23.5%</b>				<b>\$ 103,477</b>	<b>\$ 103,477</b>	<b>\$ 103,477</b>
<b>OVERHEAD AND PROFIT</b>												<b>12%</b>	<b>\$ 16,899</b>			<b>\$ 52,839</b>	<b>\$ 69,738</b>	<b>\$ 69,738</b>
<b>TOTAL BASE BID</b>														<b>\$ 157,722</b>		<b>\$ 596,643</b>	<b>\$ 754,365</b>	<b>\$ 754,365</b>







**GENERAL NOTES: FLOOR PLANS**

- A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- B. ALL 'CLEAR' INTERIOR ROOM DIMENSIONS ARE TO FACE OF FINISH.
- C. WASTE LINES FOR WATER CLOSETS SHALL BE LOCATED IN A WALL CHASE, NOT THE EXTERIOR WALL CAVITY.
- D. REFER TO UNIT PLAN SHEETS AS REFERENCED FOR ADDITIONAL INFORMATION REGARDING LAYOUT, DIMENSIONS, AND FIXTURES.
- E. SEE UNIT PLANS FOR DOOR NUMBERS NOT SHOWN HERE. ADDITIONAL INFORMATION REGARDING DOORS CAN BE FOUND ON THE DOOR SCHEDULE.
- F. SEE SHEET G0.41 FOR ADDITIONAL INFORMATION REGARDING EXTERIOR WALL TYPES AND INTERIOR PARTITION TYPES.
- G. WALL, FLOOR, AND CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS OF IBC TABLE 803.11.
- H. SEE SHEET G0.30 FOR BUILDING CODE ANALYSIS.
- I. SEE SHEETS G0.31 AND G0.32 FOR FIRE LIFE SAFETY REQUIREMENTS.
- J. ALL EXTERIOR BALCONIES SHALL BE PROTECTED WITH FIRE SPRINKLERS THAT MEET THE REQUIREMENTS OF NFPA 13 AND PER IBC SECTION 1406, EXCEPTION 3.
- K. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES AND COORDINATE WITH WINDOW SCHEDULE.

**LEGEND**

- X WALL TYPES, SEE G0.41.
- X DOOR TAG, SEE SHEET A6.00 FOR SCHEDULE. SEE UNIT PLAN SHEETS FOR DOORS WITHIN UNITS.
- X WINDOW TYPE, SEE SHEET A6.10 FOR SCHEDULE
- FEC FIRE EXTINGUISHER CABINET, SEMI-RECESSED

**KEYNOTES**

- 1 FIRE RISER LOCATION.
- 2 FIRE DEPARTMENT KNOX BOX. VERIFY FINAL LOCATION WITH FIRE MARSHAL.
- 3 FIRE EXTINGUISHER LOCATION, SEMI-RECESSED.
- 4 LOCATION OF FIRE ALARM CONTROL UNIT. SPECIFICATIONS PER FIRE ALARM SYSTEM SUB-CONTRACTOR.
- 5 ELEVATOR VISIBLE SIGNALS AND CALL BUTTONS, SEE A3/G0.61 FOR MOUNTING LOCATIONS AND HEIGHTS.
- 6 ROLL-UP GATE, SEE D1/A6.01.
- 7 NEW STREET TREE PER LANDSCAPE PLAN.
- 8 PARALLEL PARKING SPACE PER CIVIL PLAN.
- 9 EMERGENCY DOOR AT ELEVATOR, SEE A3/A4.01.
- 10 APPROXIMATE LOCATION OF EXISTING LIGHT POLE, COORDINATE WITH CIVIL PLANS.
- 11 HOSE BIB, ENCLOSE IN LOCK BOX.
- 12 LINE OF SOFFIT, ABOVE.
- 13 STEEL DECK RAIL, 42" TALL WITH GATE AT FIRST FLOOR, RAIL STEPS UP ON TOP OF PLANTER WALL AND MAINTAINS CONSTANT HEIGHT. SEE C3/A5.01 FOR UPPER FLOOR CONDITIONS.
- 14 BOLLARD, SEE A1/A5.02.
- 15 ACCESSIBLE ROUTE PER TAS 403.5.1.
- 16 ACCESSIBLE PARKING IDENTIFICATION SIGNAGE PER TAS 703.7.2.1. MOUNT SIGNAGE 60" FROM GROUND TO BOTTOM OF SIGN. SEE B1/G0.61 FOR ADDITIONAL SIGNAGE, PARKING SPACE, AND ACCESS AISLE REQUIREMENTS.

**SHEET NOTES: SITE PLAN**

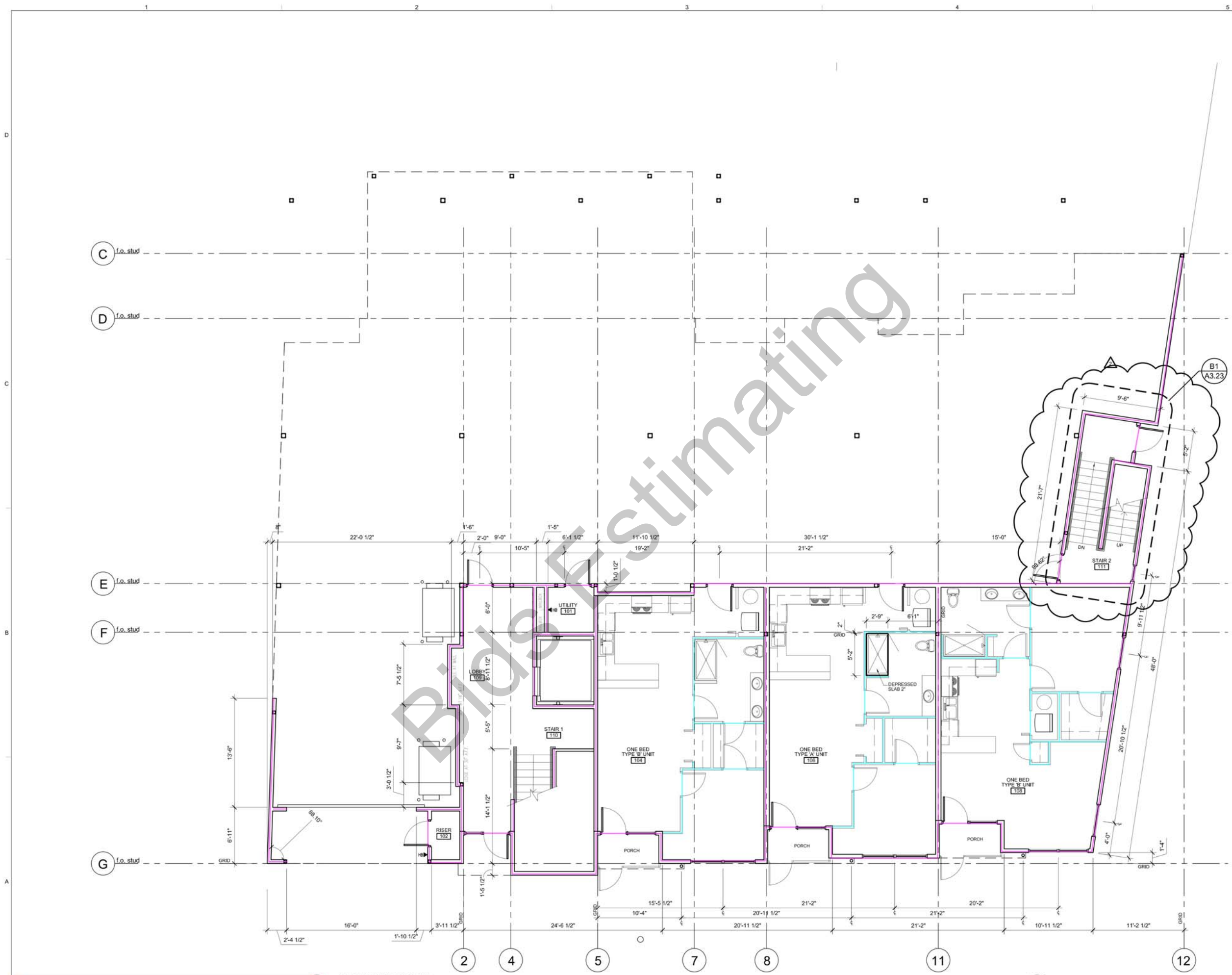
- A. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
- B. FINISH GRADE & HARD SURFACES SHALL SLOPE AWAY FROM BUILDING(S). SEE CIVIL DRAWINGS (TYP.)
- C. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING PROPERTY LINES, DIMENSION OF SITE ELEMENTS, GRADING, AND SITE UTILITIES.
- D. SEE CIVIL DRAWINGS FOR COORDINATION OF SITE ACCESSIBILITY INCLUDING ACCESSIBLE PARKING, PARKING STALLS LOCATIONS AND DIMENSIONS, AND CURBS.
- E. LANDSCAPE IS SHOWN FOR DESIGN INTENT ONLY - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- F. SIDEWALKS SHALL MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- G. SEE CIVIL ENGINEERING DRAWINGS FOR FINISH FLOOR ELEVATIONS.

**LANDSCAPE CALCULATIONS**

LANDSCAPE AREA (PRIVATE SIDE):	130 SF
LANDSCAPE AREA (PUBLIC SIDE):	157 SF
TOTAL LANDSCAPE AREA:	287 SF

N3	39.1 FT
E5	20.1 FT
E2	14.8 FT
• 2x4 Extra stud	11.0 EA
• H1 Tie	6.0 EA
• Interior Doors (3')	12.0 EA

**SITE AND FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

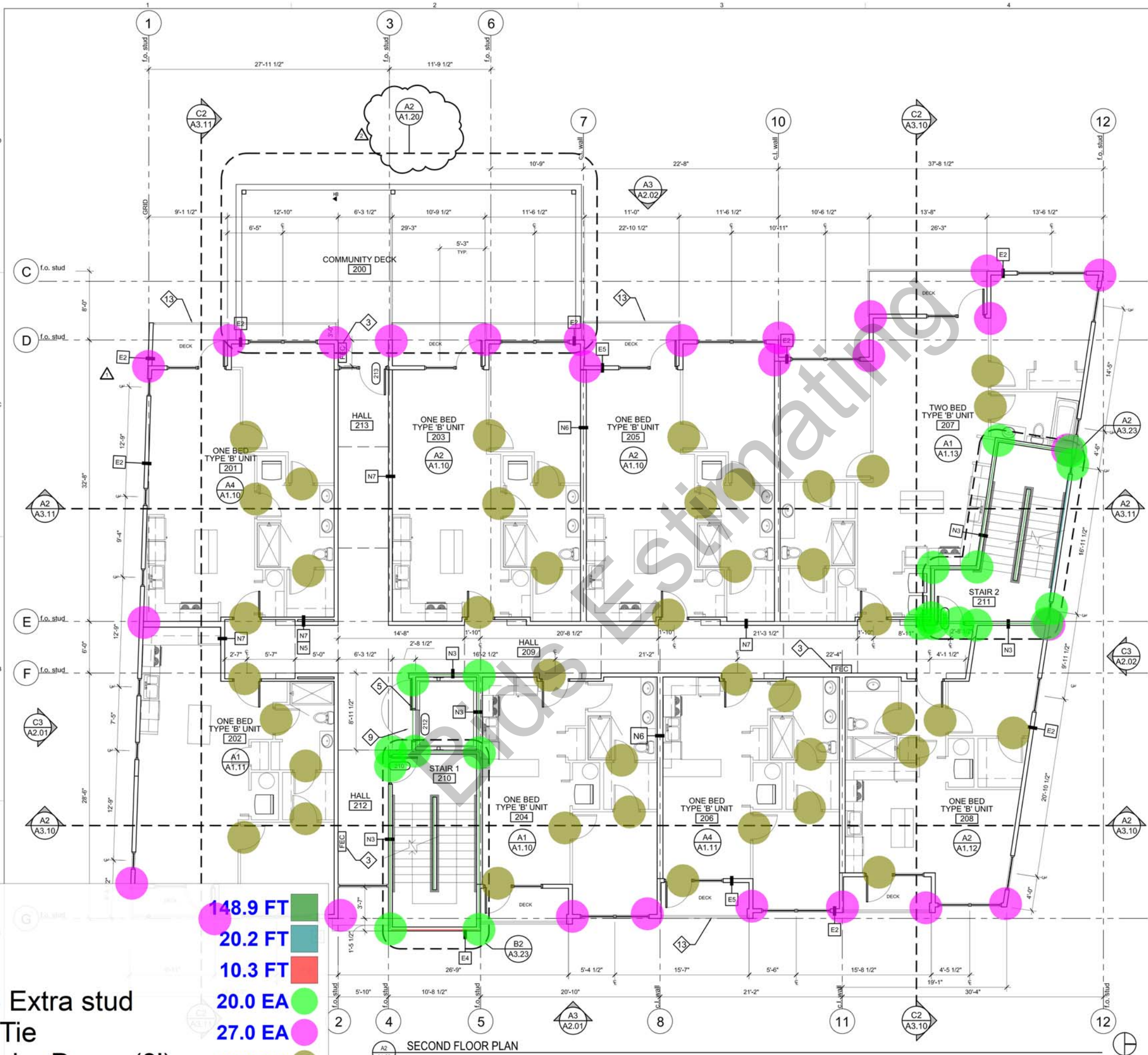


2x6 Stud wall @ 1st floor  
2x4 Stud wall

519.4 FT  
179.8 FT  
FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"







- ### GENERAL NOTES: FLOOR PLANS
- A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - B. ALL 'CLEAR' INTERIOR ROOM DIMENSIONS ARE TO FACE OF FINISH.
  - C. WASTE LINES FOR WATER CLOSETS SHALL BE LOCATED IN A WALL CHASE, NOT THE EXTERIOR WALL CAVITY.
  - D. REFER TO UNIT PLAN SHEETS AS REFERENCED FOR ADDITIONAL INFORMATION REGARDING LAYOUT, DIMENSIONS, AND FIXTURES.
  - E. SEE UNIT PLANS FOR DOOR NUMBERS NOT SHOWN HERE. ADDITIONAL INFORMATION REGARDING DOORS CAN BE FOUND ON THE DOOR SCHEDULE.
  - F. SEE SHEET G0.41 FOR ADDITIONAL INFORMATION REGARDING EXTERIOR WALL TYPES AND INTERIOR PARTITION TYPES.
  - G. WALL, FLOOR, AND CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS OF IBC TABLE 803.11.
  - H. SEE SHEET G0.30 FOR BUILDING CODE ANALYSIS.
  - I. SEE SHEETS G0.31 AND G0.32 FOR FIRE LIFE SAFETY REQUIREMENTS.
  - J. ALL EXTERIOR BALCONIES SHALL BE PROTECTED WITH FIRE SPRINKLERS THAT MEET THE REQUIREMENTS OF NFPA 13 AND PER IBC SECTION 1406, EXCEPTION 3.
  - K. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES AND COORDINATE WITH WINDOW SCHEDULE.

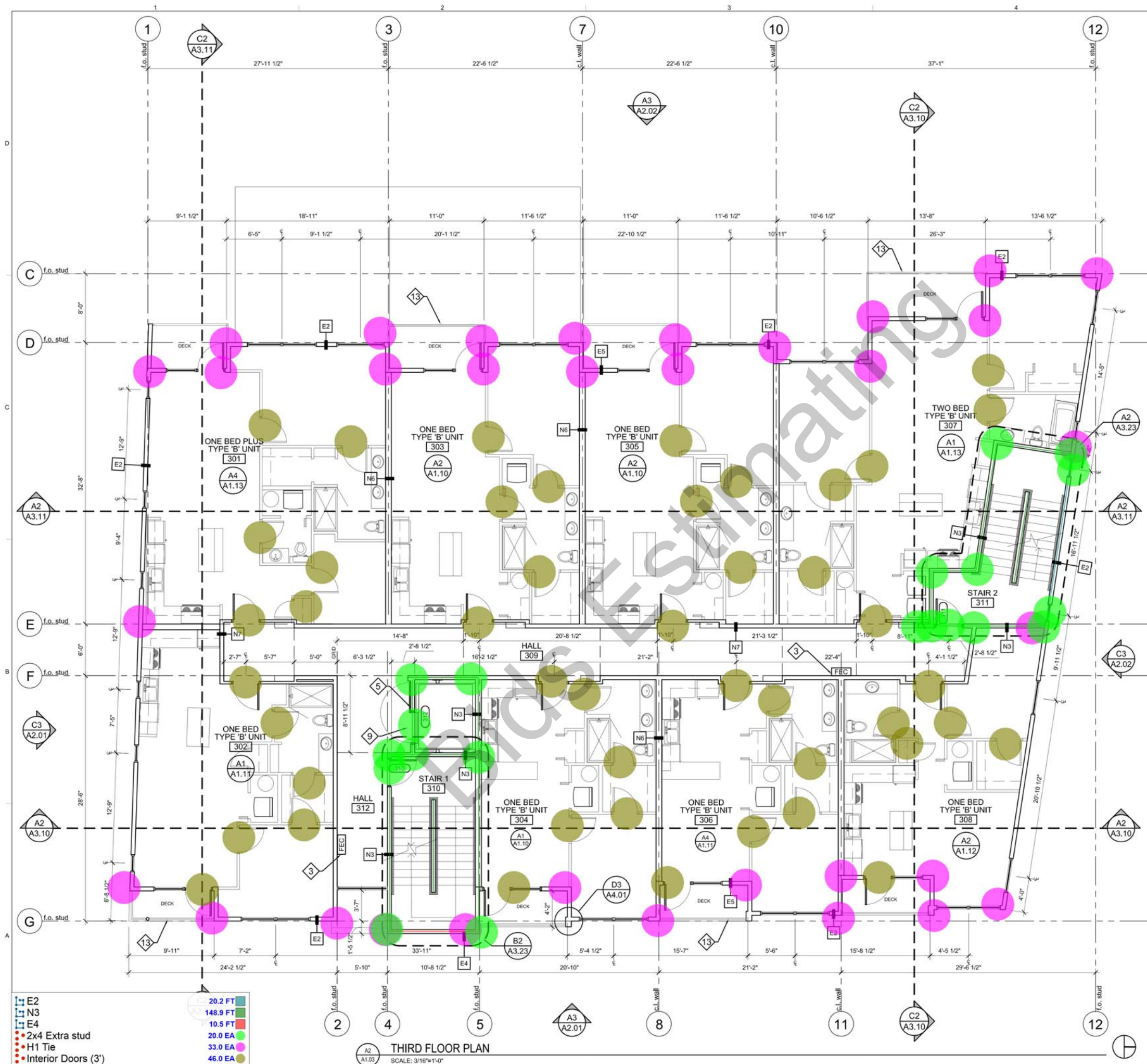
- ### LEGEND
- X WALL TYPES, SEE G0.41.
  - X DOOR TAG, SEE SHEET A6.00 FOR SCHEDULE. SEE UNIT PLAN SHEETS FOR DOORS WITHIN UNITS.
  - X WINDOW TYPE, SEE SHEET A6.10 FOR SCHEDULE
  - FEC FIRE EXTINGUISHER CABINET, SEMI-RECESSED

- ### KEYNOTES
- 1 FIRE RISER LOCATION.
  - 2 FIRE DEPARTMENT KNOX BOX. VERIFY FINAL LOCATION WITH FIRE MARSHAL.
  - 3 FIRE EXTINGUISHER LOCATION, SEMI-RECESSED.
  - 4 LOCATION OF FIRE ALARM CONTROL UNIT. SPECIFICATIONS PER FIRE ALARM SYSTEM SUB-CONTRACTOR.
  - 5 ELEVATOR VISIBLE SIGNALS AND CALL BUTTONS, SEE A3/G0.61 FOR MOUNTING LOCATIONS AND HEIGHTS.
  - 6 ROLL-UP GATE, SEE D1/A6.01.
  - 7 NEW STREET TREE PER LANDSCAPE PLAN.
  - 8 PARALLEL PARKING SPACE PER CIVIL PLAN.
  - 9 EMERGENCY DOOR AT ELEVATOR, SEE A3/A4.01.
  - 10 APPROXIMATE LOCATION OF EXISTING LIGHT POLE, COORDINATE WITH CIVIL PLANS.
  - 11 HOSE BIB, ENCLOSE IN LOCK BOX.
  - 12 LINE OF SOFFIT, ABOVE.
  - 13 STEEL DECK RAIL, 42" TALL WITH GATE AT FIRST FLOOR, RAIL STEPS UP ON TOP OF PLANTER WALL AND MAINTAINS CONSTANT HEIGHT. SEE C3/A5.01 FOR UPPER FLOOR CONDITIONS.
  - 14 BOLLARD, SEE A1/A5.02.
  - 15 ACCESSIBLE ROUTE PER TAS 403.5.1.
  - 16 ACCESSIBLE PARKING IDENTIFICATION SIGNAGE PER TAS 703.7.2.1. MOUNT SIGNAGE 60" FROM GROUND TO BOTTOM OF SIGN. SEE B1/G0.61 FOR ADDITIONAL SIGNAGE, PARKING SPACE, AND ACCESS AISLE REQUIREMENTS.

N3	148.9 FT	
E2	20.2 FT	
E4	10.3 FT	
2x4 Extra stud	20.0 EA	
H1 Tie	27.0 EA	
Interior Doors (3')	42.0 EA	

SECOND FLOOR PLAN  
SCALE: 3/16"=1'-0"





**GENERAL NOTES: FLOOR PLANS**

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- K. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES AND COORDINATE WITH WINDOW SCHEDULE.

**LEGEND**

- X WALL TYPES, SEE G0.41.
- X DOOR TAG, SEE SHEET A6.00 FOR SCHEDULE. SEE UNIT PLAN SHEETS FOR DOORS WITHIN UNITS.
- X WINDOW TYPE, SEE SHEET A6.10 FOR SCHEDULE
- FEC FIRE EXTINGUISHER CABINET, SEMI-RECESSED

**KEYNOTES**

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E2	20.2 FT
N3	148.9 FT
E4	10.5 FT
• 2x4 Extra stud	20.0 EA
• H1 Tie	33.0 EA
• Interior Doors (3')	46.0 EA

**THIRD FLOOR PLAN**  
SCALE: 3/16"=1'-0"



**GENERAL NOTES: FLOOR PLANS**

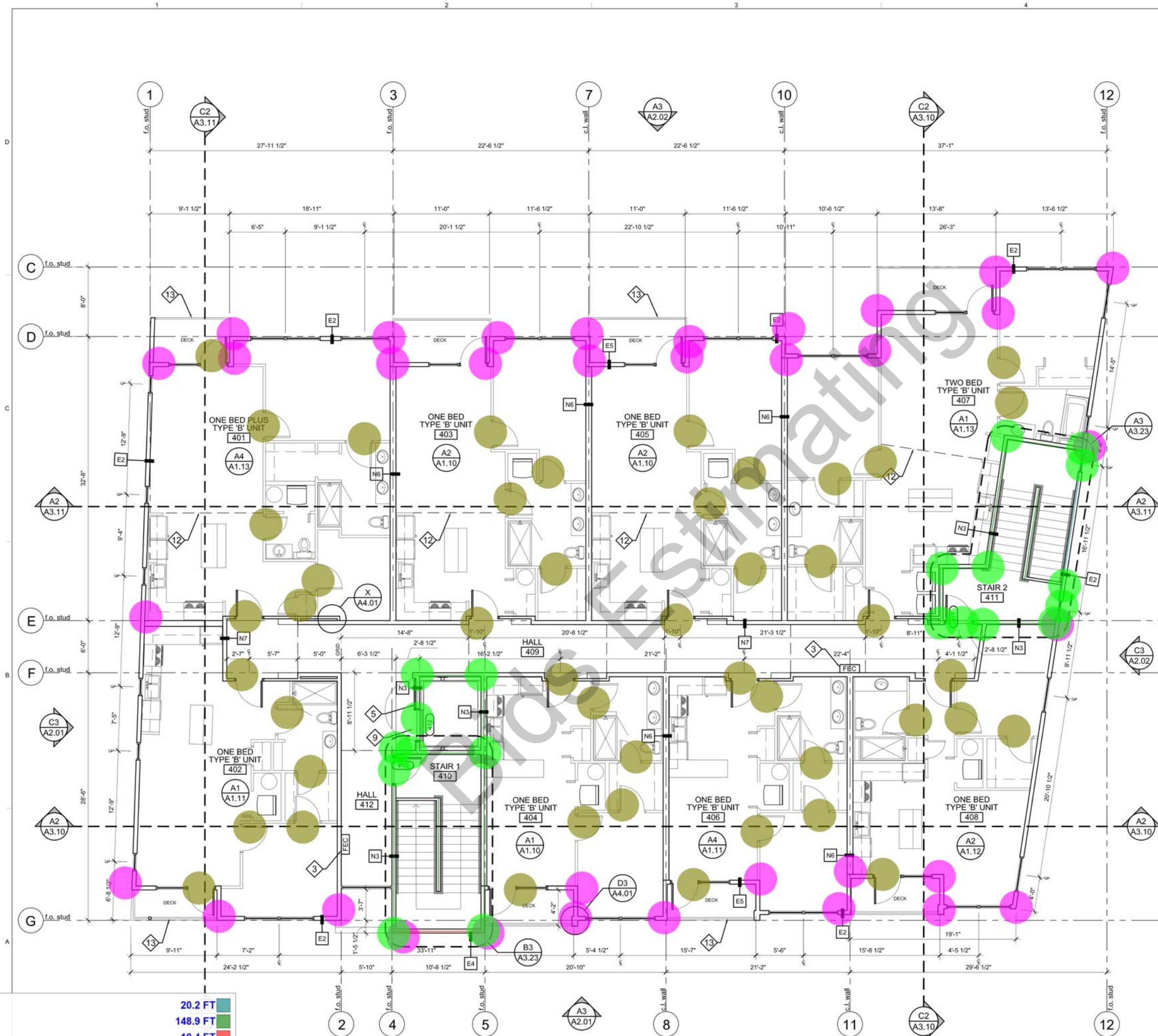
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**LEGEND**

- X WALL TYPES, SEE G0.41.
- X DOOR TAG, SEE SHEET A6.00 FOR SCHEDULE. SEE UNIT PLAN SHEETS FOR DOORS WITHIN UNITS.
- X WINDOW TYPE, SEE SHEET A6.10 FOR SCHEDULE
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E2	20.2 FT
N3	148.9 FT
E4	10.4 FT
2x4 Extra stud	20.0 EA
H1 Tie	35.0 EA
Interior Doors (3')	46.0 EA

**FOURTH FLOOR PLAN**  
SCALE: 3/16"=1'-0"

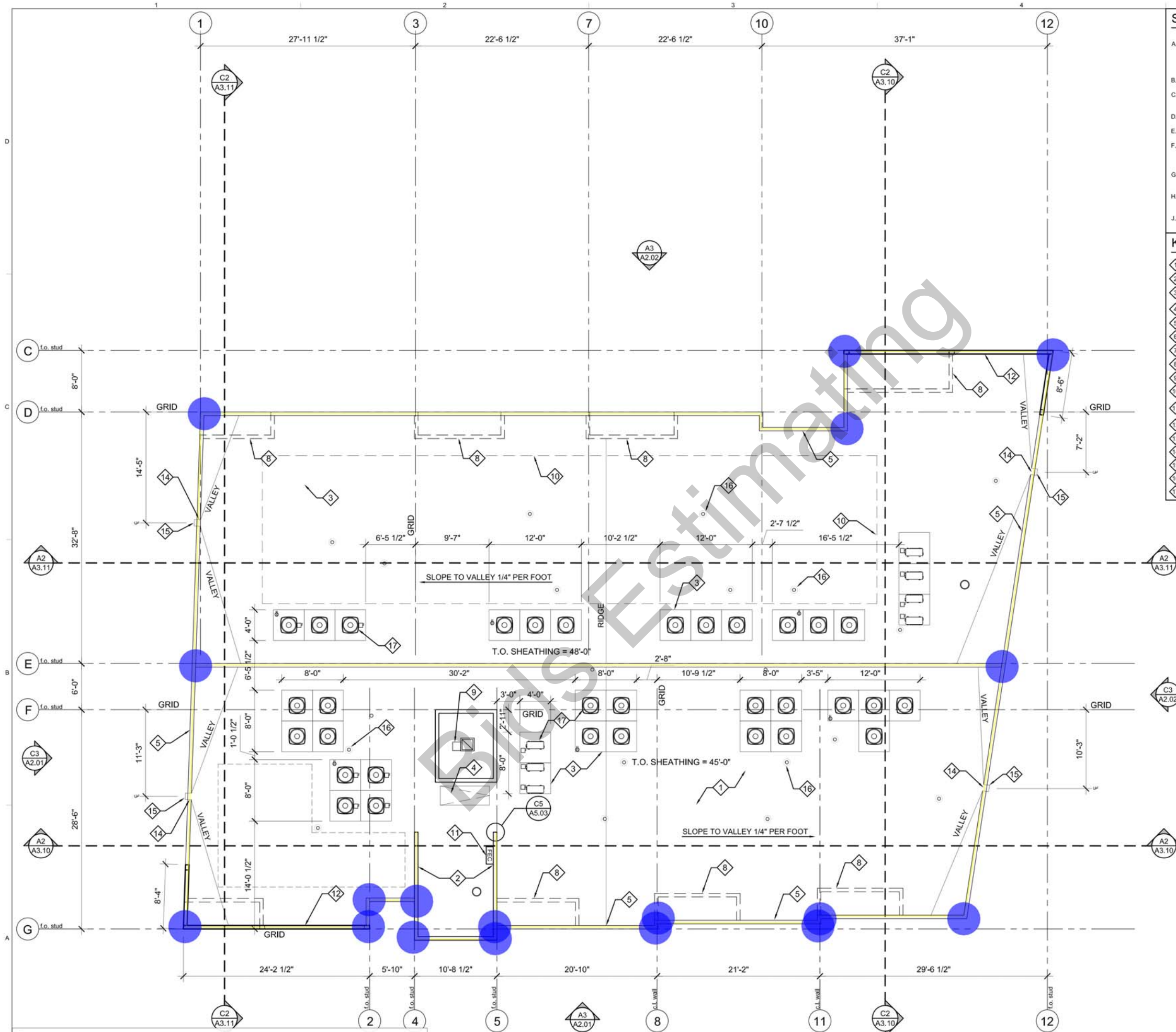


**SHEET NOTES: ROOF PLANS**

- A. PROVIDE PENETRATION FLASHING FOR ALL ROOF TOP EQUIPMENT AND RELATED CONDUIT AND PIPING. REFER TO THE PROJECT MANUAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND QUANTITIES OF PENETRATIONS NOT INDICATED ON THIS PLAN.
- B. PROVIDE ICE DAM FLASHING IF REQUIRED BY LOCAL CODES.
- C. PROVIDE A MINIMUM 1/2 INCH PER FOOT SLOPE ON CRICKETS, AND A MINIMUM 1/4 INCH PER FOOT SLOPE FROM RIDGE TO VALLEY ELSEWHERE.
- D. PROVIDE FLASHING UNDERLAYMENT AT ALL VALLEY AND RIDGE CONDITIONS.
- E. COVER VENTILATION OPENINGS WITH CORROSION-RESISTANT INSECT SCREENING.
- F. PROTECT VENTILATION OPENINGS AGAINST THE ENTRANCE OF MOISTURE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR.
- G. PROVIDE VENTING FOR CONCEALED SPACES PER CURRENT APPLICABLE BUILDING CODE.
- H. ALL ROOF PENETRATIONS SHALL MAINTAIN REQUIRED FIRE RATING(S) AND SHALL BE INSTALLED PER MANUFACTURERS' RECOMMENDATIONS.
- J. PROVIDE CONDUIT FOR FUTURE INSTALLATION OF SOLAR PANELS IN ZONE SHOWN.

**KEYNOTES**

- 1. LOW-SLOPE ROOF. MINIMUM SLOPE 1/4" PER FOOT TO DRAINS.
- 2. TALL PARAPET WALL. SEE ELEVATIONS.
- 3. REQUIRED EQUIPMENT CLEARANCE.
- 4. ROOF HATCH: 16 SF MINIMUM.
- 5. PARAPET WALL, SEE ELEVATIONS AND SECTIONS FOR HEIGHT.
- 6. STANDING SEAM METAL ROOF.
- 7. NOT USED.
- 8. (DASHED) LINE OF WALL BELOW.
- 9. ELEVATOR SHAFT VENT AND JUNCTION BOX. SEE ELECTRICAL.
- 10. AREA FOR FUTURE SOLAR PANELS. ELECTRICAL SUB-CONTRACTOR TO PROVIDE CONDUIT TO THIS LOCATION FOR FUTURE INSTALLATION.
- 11. WALL-MOUNTED FIRE EXTINGUISHER CABINET RATED FOR EXTERIOR LOCATION.
- 12. PARAPET BUILT-UP FRAME. SEE ELEVATIONS AND B1/5.02.
- 13. CRICKET: SLOPE 1/2" PER FOOT.
- 14. ROOF SCUPPER. SEE B3/A5.03.
- 15. COLLECTOR HEAD. SEE B2/A5.03.
- 16. PENETRATION. COORDINATE WITH MECHANICAL PLANS. SEE A3/A5.03.
- 17. MECHANICAL EQUIPMENT, COORDINATE WITH MECHANICAL PLANS.



■ Parapet wall (3' H) 446.0 FT  
● 2x4 Extra stud @ parapet 18.0 EA

ROOF PLAN  
BOARD NUMBER





- N4 43.6 FT
- N5 8.1 FT
- N7 21.8 FT
- N6 53.6 FT
- E2 14.6 FT
- E5 13.7 FT
- N4 56.9 FT
- E2 24.0 FT
- E5 11.2 FT
- N6 59.6 FT
- N7 15.2 FT
- N5 3.7 FT
- N4 58.3 FT
- N5 3.6 FT
- N6 47.7 FT
- E2 45.2 FT
- E5 9.0 FT
- N7 13.1 FT
- 2x4 (Extra studs) 30.0 EA
- 2x6 (Extra studs) 7.0 EA
- 2x4 (Extra studs) 30.0 EA
- 2x6 (Extra studs) 7.0 EA
- 2x4 (Extra studs) 31.0 EA
- 2x6 (Extra studs) 5.0 EA

**LEGEND**

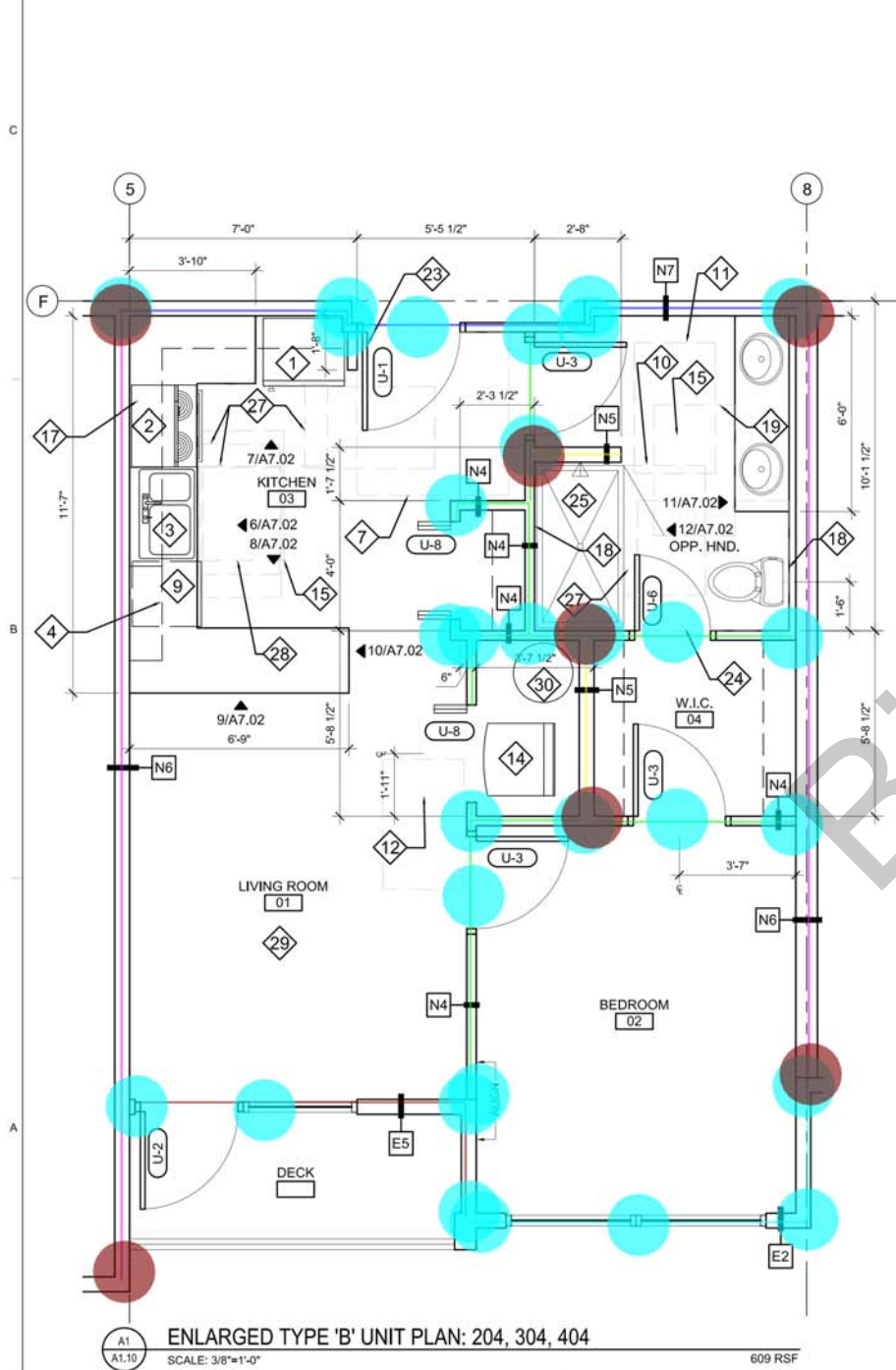
- 1 WALL TYPES, SEE G0.40 - G0.41
- X DOOR TAG, SEE A6.00
- C LOCATION OF WALL-MOUNTED CARBON MONOXIDE DETECTOR, MOUNT AT HEIGHT OF DOOR HEAD
- [ ] CLEAR ACCESSIBLE SPACE, SEE KEYNOTES FOR DIMENSIONAL REQUIREMENTS.

**KEYNOTES**

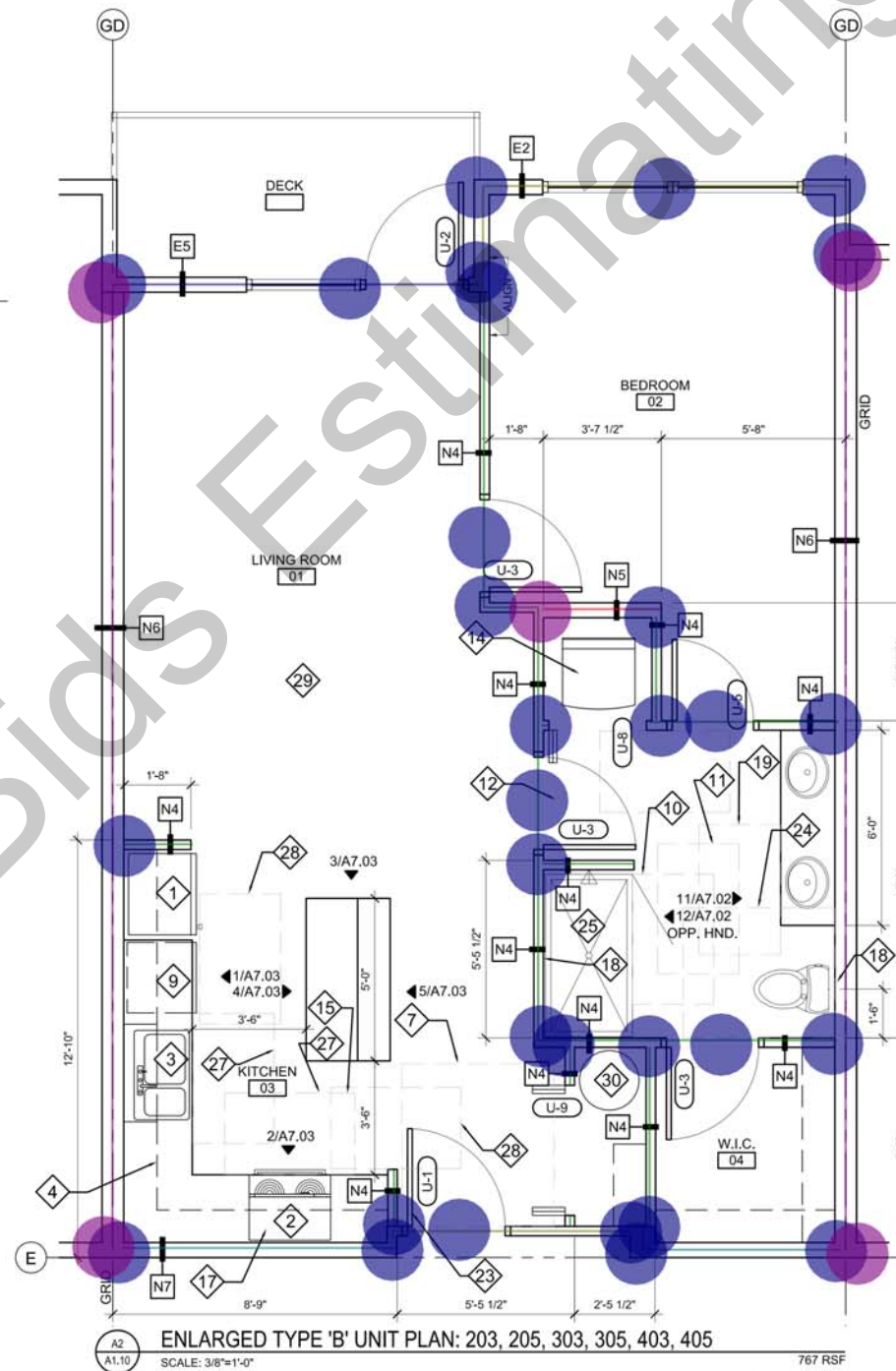
- 1 REFRIGERATOR, COORDINATE WITH SHOP DRAWINGS.
- 2 STOVE AND OVEN UNIT, COORDINATE WITH SHOP DRAWINGS.
- 3 TWO-COMPARTMENT SINK, COORDINATE WITH SHOP DRAWINGS.
- 4 UPPER CABINETS, COORDINATE WITH SHOP DRAWINGS.
- 5 WASHER UNIT, SEE MECHANICAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 30" MIN. WIDE WORK SURFACE, SEE B4/G0.50 FOR ADDITIONAL INFORMATION.
- 7 MANEUVERING CLEARANCE FOR FRONT APPROACH, PULL SIDE, SEE C1/G0.60 FOR DIMENSIONAL REQUIREMENTS.
- 8 66" x 60" CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP PER IBC FIGURE 1003.11.2.4 (C) AND A4/G0.50.
- 9 DISHWASHER, COORDINATE WITH SHOP DRAWINGS.
- 10 30" x 48" CLEAR FLOOR SPACE AT HEAD OF SHOWER, SEE C4/G0.50.
- 11 DOOR IS PERMITTED TO SWING INTO CLEAR FLOOR SPACE OF A FIXTURE AS LONG AS A 30" x 48" CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
- 12 30" x 48" CLEAR FLOOR SPACE CENTERED AT TOP-LOADING WASHER AND OFFSET FROM FRONT-LOADING DRYER PER C5/G0.50 AND SECTION 611 OF ICC A117.1-2009.
- 13 DRYER UNIT, SEE MECHANICAL SCHEDULE FOR ADDITIONAL INFORMATION. DUCTED EXHAUST TO THE EXTERIOR SHALL BE LOCATED IN A SHAFT CONSTRUCTED PER IBC 713.
- 14 COMBINATION WASHER / DRYER UNIT, FRONT-LOADED. DUCTED EXHAUST SHALL BE LOCATED IN A SHAFT CONSTRUCTED PER IBC 713. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
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- 17 RESIDENTIAL RANGE HOOD PER IMC TABLE 507.1.2. HOOD SHALL VENTILATE TO THE OUTSIDE AND EXHAUST DUCT SHALL BE LOCATED IN A SHAFT CONSTRUCTED PER IBC 713.
- 18 PROVIDE GRAB BAR REINFORCEMENT WHERE REQUIRED, TYPICAL - SEE D5/G0.61.
- 19 30" x 48" CLEAR FLOOR SPACE AT LAVATORY - PARALLEL APPROACH, SEE C4/G0.50.
- 20 60" DIAMETER CLEAR FLOOR SPACE
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- 23 PROVIDE AN ACCESSIBLE ENTRY DOOR PER 404.2 AND C1 AND C3 ON SHEET G0.60.
- 24 60" x 48" CLEARANCE SHARED WITH TOILET PER C5/G0.60.
- 25 32" x 60" SHOWER UNIT.
- 26 PROVIDE ACCESSIBLE ROUTE THROUGHOUT UNIT PER IBC 1003.3.
- 27 30" x 48" CLEAR FLOOR SPACE AT APPLIANCES AND FIXTURES - PARALLEL APPROACH CENTERED ON FIXTURE.
- 28 30" x 48" CLEAR FLOOR SPACE AT APPLIANCES AND FIXTURES - PARALLEL APPROACH OFFSET FROM FIXTURE; APPLIANCE DOOR IN OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE. PROVIDE ACCESSIBLE ROUTE THROUGHOUT PER IBC 1004.3.
- 29 WATER HEATER - SEE PLUMBING PLANS
- 30 CLEAR SPACE AT LAVATORY OR SHOWER, FORWARD APPROACH, SEE A5 AND C5 ON SHEET A0.50.

**GENERAL NOTES: UNIT PLANS**

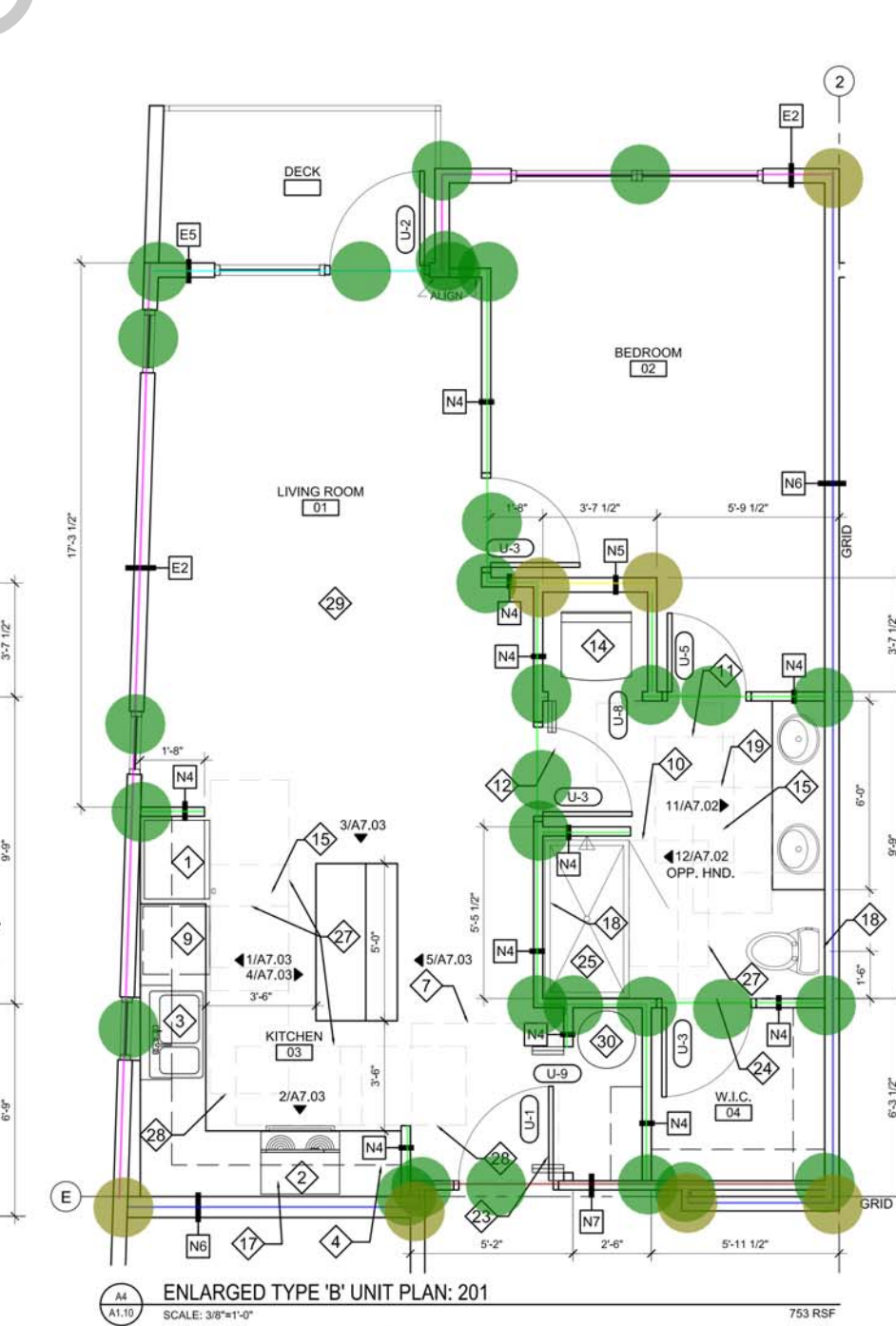
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- E. SEE OVERALL FLOOR PLANS FOR DEMISING WALL ASSEMBLY TYPE.
- F. SEE OVERALL FLOOR PLANS FOR ENTRY DOOR NUMBER. ADDITIONAL INFORMATION REGARDING DOORS CAN BE FOUND ON THE DOOR SCHEDULE.
- G. SEE SHEETS G0.40 AND G0.41 FOR ADDITIONAL INFORMATION REGARDING EXTERIOR WALL TYPES AND INTERIOR PARTITION TYPES.
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- J. DOOR JAMBS (STRIKE SIDE) SHALL BE LOCATED 2" OFF ADJACENT WALL UNLESS OTHERWISE NOTED.



A1 ENLARGED TYPE 'B' UNIT PLAN: 204, 304, 404  
SCALE: 3/8"=1'-0" 609 RSF



A2 ENLARGED TYPE 'B' UNIT PLAN: 203, 205, 303, 305, 403, 405  
SCALE: 3/8"=1'-0" 767 RSF



A4 ENLARGED TYPE 'B' UNIT PLAN: 201  
SCALE: 3/8"=1'-0" 753 RSF



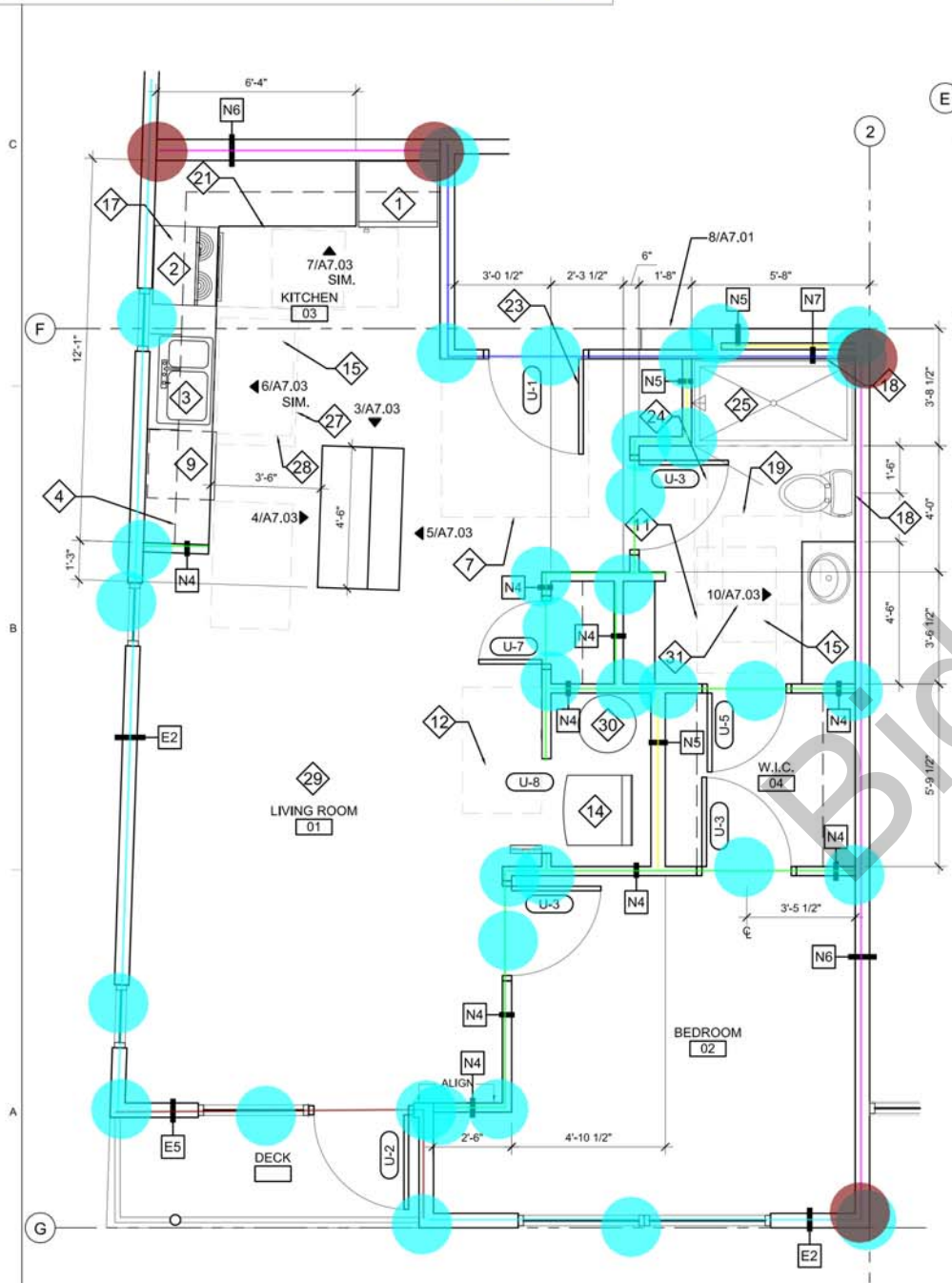
N4	63.1 FT	ND
E2	50.0 FT	WALL TYPES, SEE G0.40 - G0.41
N6	29.5 FT	DOOR TAG, SEE A6.00
N3	29.3 FT	LOCATION OF WALL-MOUNTED CARBON MONOXIDE DETECTOR, MOUNT AT HEIGHT OF DOOR HEAD
E5	7.5 FT	CLEAR ACCESSIBLE SPACE, SEE KEYNOTES FOR DIMENSIONAL REQUIREMENTS.
N4	94.9 FT	
N5	22.6 FT	
N6	82.7 FT	
N7	41.5 FT	
E2	70.4 FT	
E5	23.7 FT	
•••••	2x4 (Extra studs)	29.0 EA
•••••	2x6 (Extra studs)	2.0 EA
•••••	2x4 (Extra studs)	60.0 EA
•••••	2x6 (Extra studs)	11.0 EA

### KEYNOTES

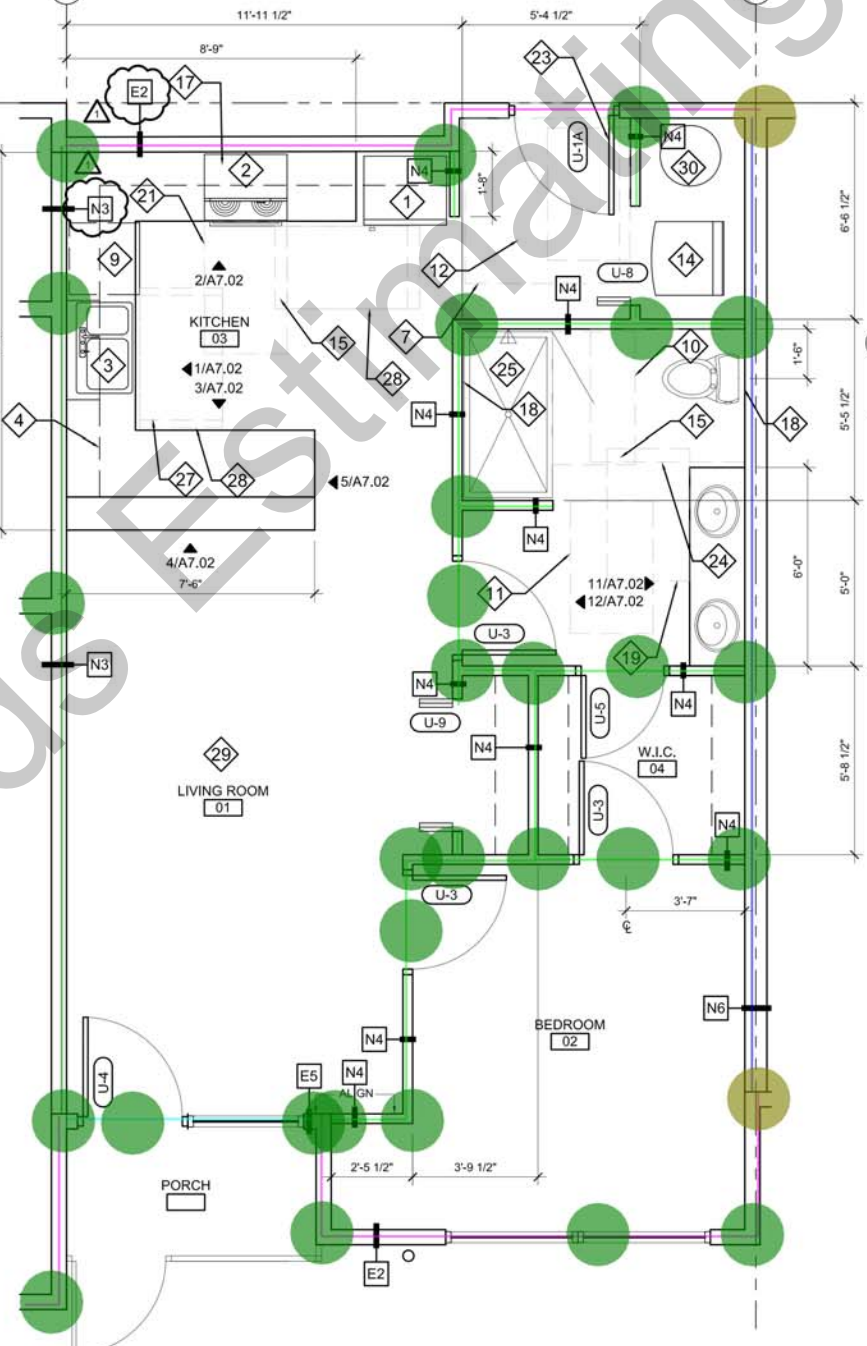
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- 3 TWO-COMPARTMENT SINK, COORDINATE WITH SHOP DRAWINGS.
- 4 UPPER CABINETS, COORDINATE WITH SHOP DRAWINGS.
- 5 WASHER UNIT, SEE MECHANICAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 30" MIN. WIDE WORK SURFACE, SEE B4/G0.50 FOR ADDITIONAL INFORMATION.
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- 23 PROVIDE AN ACCESSIBLE ENTRY DOOR PER 404.2 AND C1 AND C3 ON SHEET G0.60.
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- 29 PROVIDE ACCESSIBLE ROUTE THROUGHOUT PER IBC 1004.3.
- 30 WATER HEATER - SEE PLUMBING PLANS
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### GENERAL NOTES: UNIT PLANS

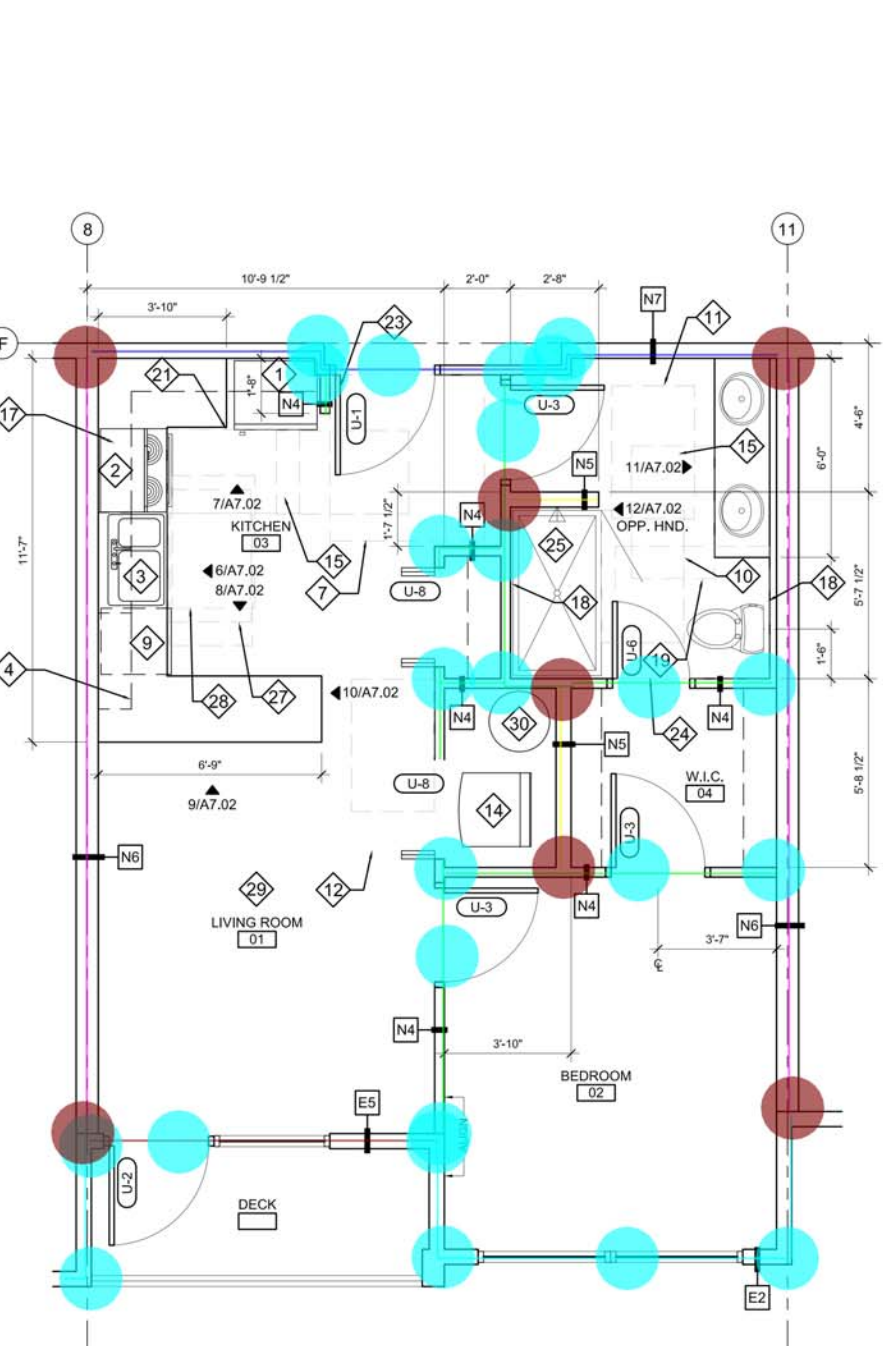
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A1 ENLARGED TYPE 'B' UNIT PLAN: 202, 302, 402  
SCALE: 3/8"=1'-0"



A2 ENLARGED TYPE 'B' UNIT PLAN: 104  
SCALE: 3/8"=1'-0"



A4 ENLARGED TYPE 'B' UNIT PLAN: 206, 306, 406  
SCALE: 3/8"=1'-0"

724 RSF

723 RSF

592 RSF



	E2		41.5 FT
	N7		32.2 FT
	N6		22.8 FT
	E5		19.8 FT
	N4		56.1 FT
	N5		5.7 FT
	E2		142.5 FT
	N6		87.0 FT
	N4		125.5 FT
	N5		5.7 FT
	2x4 (Extra studs)		35.0 EA
	2x6 (Extra studs)		4.0 EA
	2x4 (Extra studs)		57.0 EA
	2x6 (Extra studs)		6.0 EA

### LEGEND

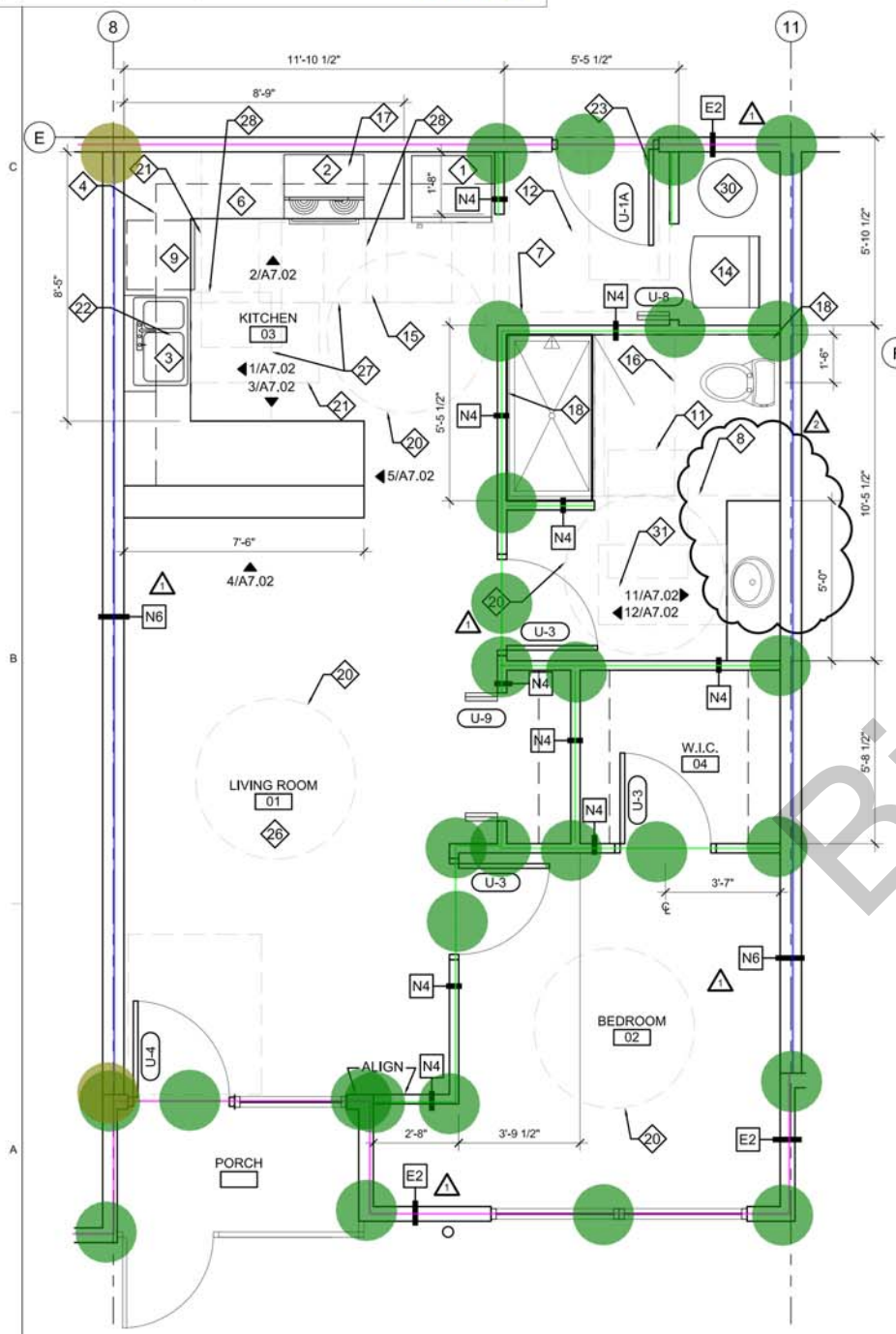
	WALL TYPES, SEE G0.40 - G0.41
	DOOR TAG, SEE A6.00
	LOCATION OF WALL-MOUNTED CARBON MONOXIDE DETECTOR, MOUNT AT HEIGHT OF DOOR HEAD
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### KEYNOTES

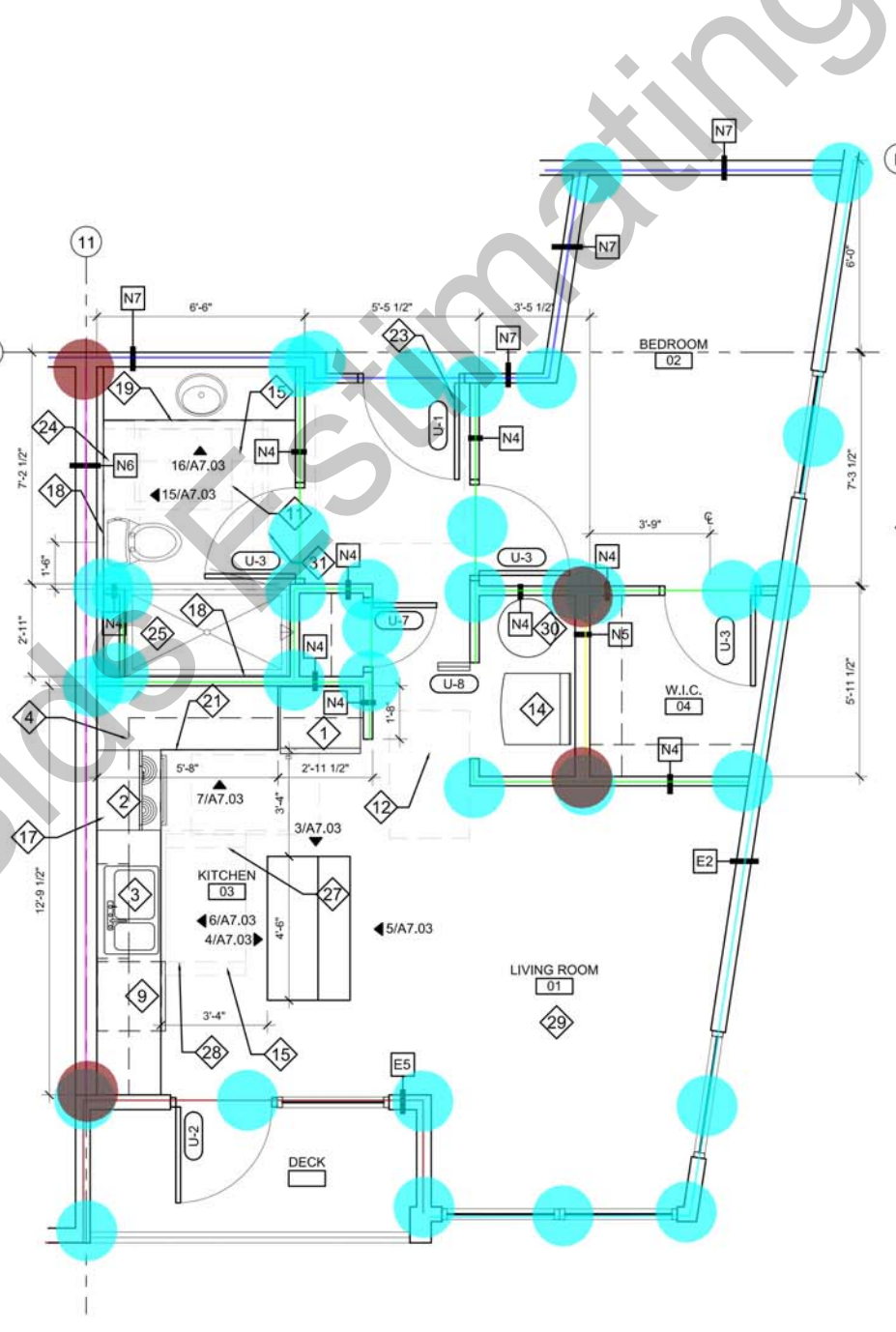
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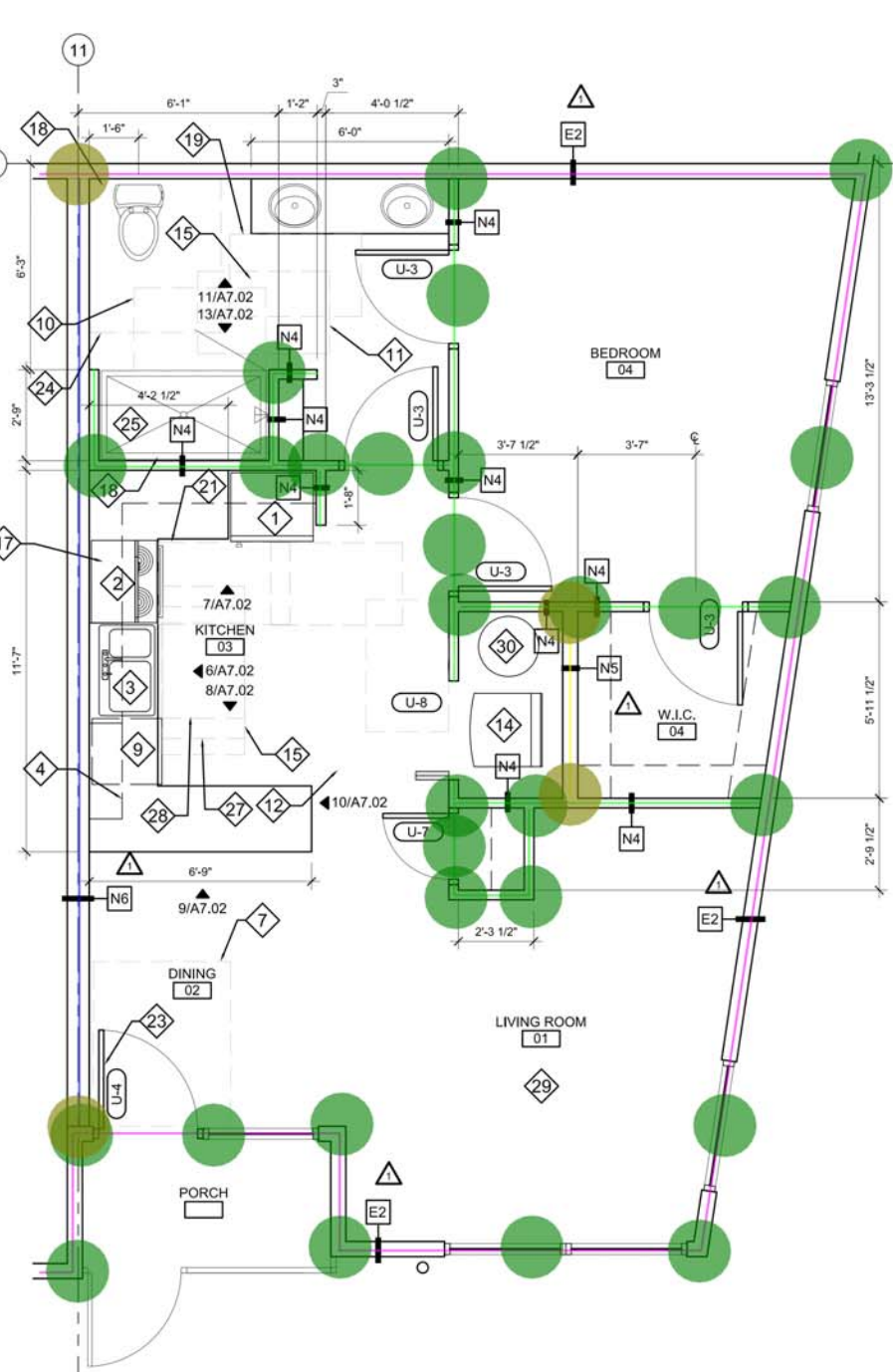
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A1 ENLARGED TYPE 'A' UNIT PLAN: 106  
SCALE: 3/8"=1'-0"  
720 RSF



A2 ENLARGED TYPE 'B' UNIT PLAN: 208, 308, 408  
SCALE: 3/8"=1'-0"  
630 RSF



A4 ENLARGED TYPE 'B' UNIT PLAN: 108  
SCALE: 3/8"=1'-0"  
721 RSF



- N4 95.9 FT
- N3 35.5 FT
- N7 21.3 FT
- N6 30.3 FT
- E2 72.2 FT
- N4 89.4 FT
- N5 5.7 FT
- N6 38.3 FT
- N7 21.9 FT
- E2 63.4 FT
- E5 9.0 FT
- 2x4 (Extra studs) 39.0 EA
- 2x6 (Extra studs) 4.0 EA
- 2x4 (Extra studs) 45.0 EA
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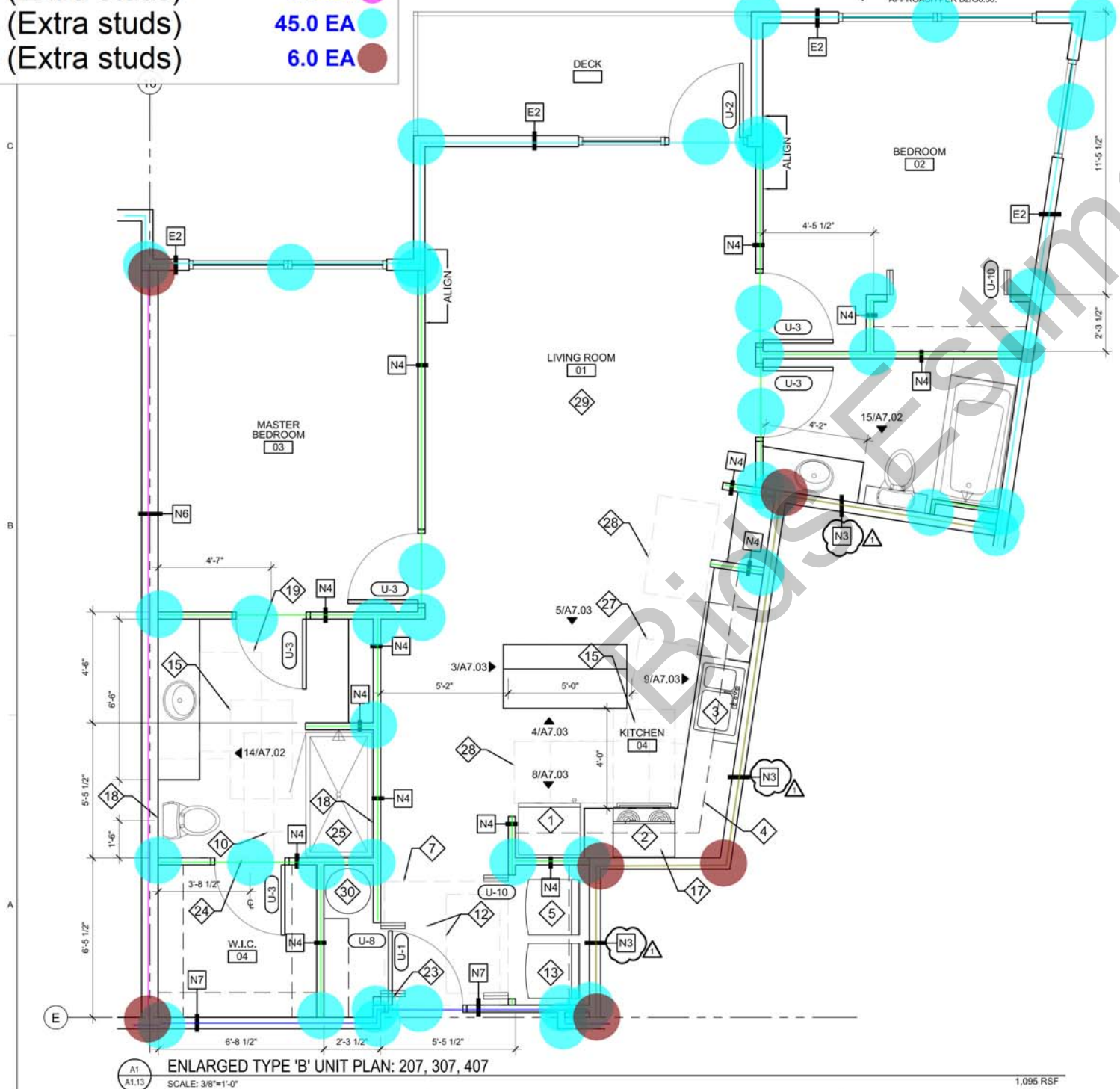
**LEGEND**

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	DOOR TAG, SEE A6.00
	LOCATION OF WALL-MOUNTED CARBON MONOXIDE DETECTOR, MOUNT AT HEIGHT OF DOOR HEAD
	CLEAR ACCESSIBLE SPACE, SEE KEYNOTES FOR DIMENSIONAL REQUIREMENTS.

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  - 4 UPPER CABINETS, COORDINATE WITH SHOP DRAWINGS.
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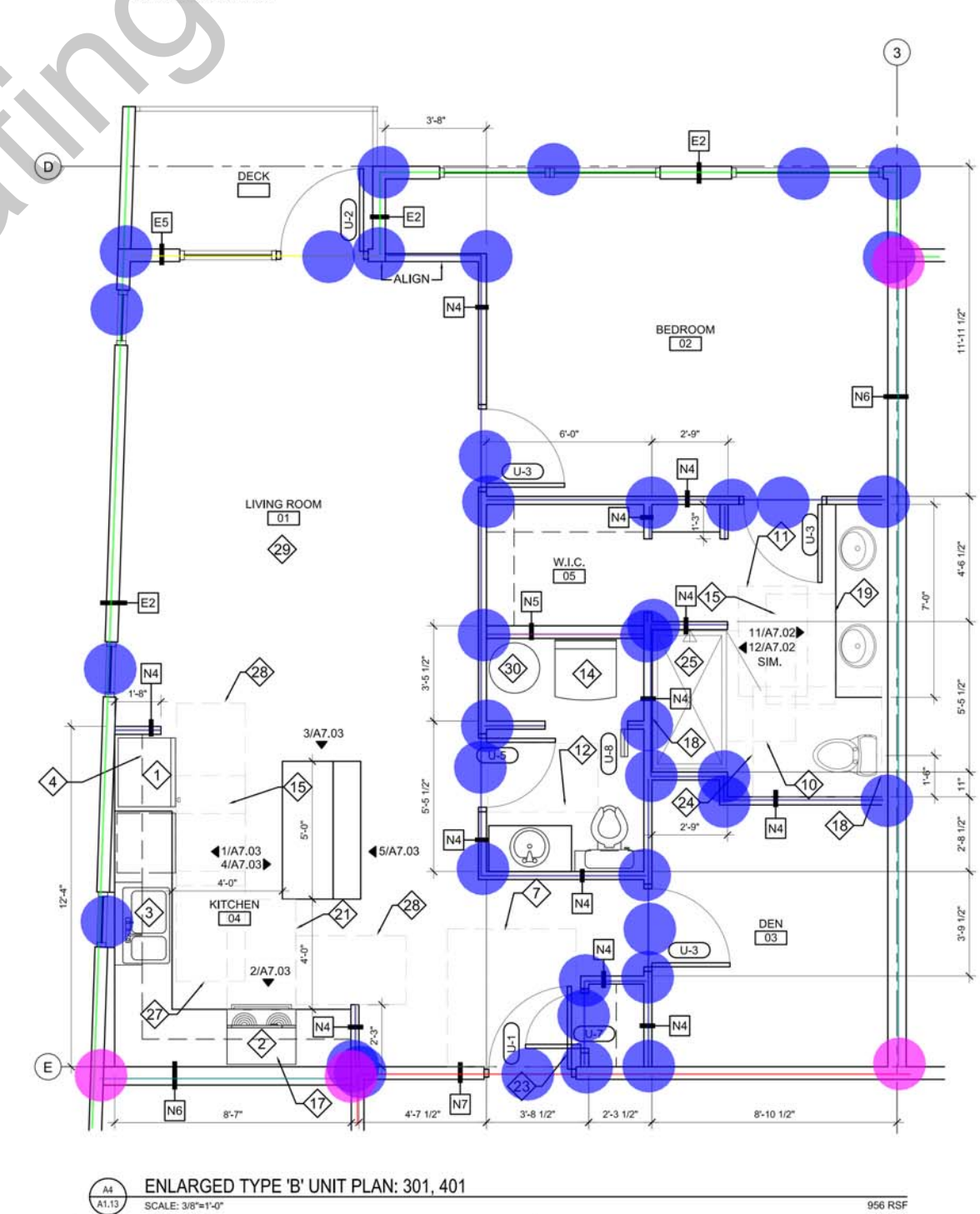
- 17 RESIDENTIAL RANGE HOOD PER IMC TABLE 507.1.2. HOOD SHALL VENTILATE TO THE OUTSIDE AND EXHAUST DUCT SHALL BE LOCATED IN A SHAFT CONSTRUCTED PER IBC 713.
- 18 PROVIDE GRAB BAR REINFORCEMENT WHERE REQUIRED, TYPICAL - SEE D5/G0.61.
- 19 30" x 48" CLEAR FLOOR SPACE AT LAVATORY - PARALLEL APPROACH, SEE C4/G0.50.
- 20 60" DIAMETER CLEAR FLOOR SPACE
- 21 30" x 48" CLEAR FLOOR SPACE AT APPLIANCES AND FIXTURES - STRAIGHT APPROACH CENTERED ON FIXTURE.
- 22 PROVIDE REMOVABLE BASE CABINET - (1) THE CABINETS IS TO BE REMOVABLE WITH REMOVAL OR REPLACEMENT OF WORK SURFACE. (2) THE FLOOR FINISH WILL EXTEND UNDER SUCH CABINETS, AND (3) THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED. INSULATE DRAIN PIPE AS APPLICABLE.
- 23 PROVIDE AN ACCESSIBLE ENTRY DOOR PER 404.2 AND C1 AND C3 ON SHEET G0.60.
- 24 60" x 48" CLEARANCE SHARED WITH TOILET PER C5/G0.60.
- 25 32" x 60" SHOWER UNIT.
- 26 PROVIDE ACCESSIBLE ROUTE THROUGHOUT UNIT PER IBC 1003.3.
- 27 30" x 48" CLEAR FLOOR SPACE AT APPLIANCES AND FIXTURES - PARALLEL APPROACH CENTERED ON FIXTURE.
- 28 30" x 48" CLEAR FLOOR SPACE AT APPLIANCES AND FIXTURES - PARALLEL APPROACH OFFSET FROM FIXTURE; APPLIANCE DOOR IN OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE.
- 29 PROVIDE ACCESSIBLE ROUTE THROUGHOUT PER IBC 1004.3.
- 30 WATER HEATER - SEE PLUMBING PLANS
- 31 CLEAR SPACE AT LAVATORY OR SHOWER, FORWARD APPROACH, SEE A5 AND C5 ON SHEET A0.50.

- GENERAL NOTES: UNIT PLANS**
- A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - B. ALL 'CLEAR' INTERIOR ROOM DIMENSIONS ARE TO FACE OF FINISH.
  - C. ALL TYPE 'A' UNIT PLANS TO COMPLY WITH SECTION 1003 OF ICC A117.1-2009. ALL TYPE 'B' UNIT PLANS TO COMPLY WITH SECTION 1004 OF ICC A117.1-2009.
  - D. REINFORCEMENT (BLOCKING IN WALL) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT TOILETS, BATHTUBS, AND SHOWER COMPARTMENTS SHALL BE PROVIDED IN ALL BATHROOMS REQUIRED TO MEET ADAPTABLE REQUIREMENTS OF SECTION 1003 AND SECTION 1004.
  - E. SEE OVERALL FLOOR PLANS FOR DEMISING WALL ASSEMBLY TYPE.
  - F. SEE OVERALL FLOOR PLANS FOR ENTRY DOOR NUMBER. ADDITIONAL INFORMATION REGARDING DOORS CAN BE FOUND ON THE DOOR SCHEDULE.
  - G. SEE SHEETS G0.40 AND G0.41 FOR ADDITIONAL INFORMATION REGARDING EXTERIOR WALL TYPES AND INTERIOR PARTITION TYPES.
  - H. WALL, FLOOR, AND CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS OF IBC TABLE 803.11.
  - I. WALL TYPES NOT TAGGED SHALL MATCH SIMILAR WALLS THAT ARE IDENTIFIED.
  - J. DOOR JAMBS (STRIKE SIDE) SHALL BE LOCATED 2" OFF ADJACENT WALL UNLESS OTHERWISE NOTED.



ENLARGED TYPE 'B' UNIT PLAN: 207, 307, 407  
SCALE: 3/8"=1'-0"

1,095 RSF



ENLARGED TYPE 'B' UNIT PLAN: 301, 401  
SCALE: 3/8"=1'-0"

956 RSF



**DOOR SCHEDULE**

COUNT	DOOR NO.	LOCATION	DOOR						FRAME		RATING	HARDWARE TYPE	REMARKS
			W	H	THICKNESS	TYPE	MATL	FINISH	GLAZ	TYPE			
<b>FIRST FLOOR</b>													
1	101	UTILITY	8'-0"	1'3/4"	B	HM	PT	N	1	HM	60	7	1, 5, 9
1	102	RISER	8'-0"	1'3/4"	B	HM	PT	N	1	HM	60	7	5, 7, 9
1	103	NOT USED											
1	104	UNIT 104 (GATE)	8'-0"	X	X	X	X	N	X	X	-	MFR	11
1	105	NOT USED	8'-0"	1'3/4"	B	HM	PT	N	1	HM	-	3	9
1	106	UNIT 106 (GATE)	8'-0"	X	X	X	X	N	X	X	-	MFR	11
1	107	GARAGE OVERHEAD	8'-0"	1'1/4"	C	STL	PREFIN	N	2	STL	-	MFR	12
1	108	UNIT 108 (GATE)	8'-0"	X	X	X	X	N	X	X	-	MFR	11
1	109	LOBBY (EXTERIOR)	8'-0"	1'3/4"	A	ALUM	PREFIN	Y	1	ALUM	-	3	3
1	110	STAIR 2 (GARAGE)	8'-0"	1'3/4"	B	HM	PT	N	1	HM	60	6	5
1	111	STAIR 2 (EXTERIOR)	8'-0"	1'3/4"	B	HM	PT	N	1	HM	60	6	5
1	112	NOT USED											
1	113	LOBBY (PARKING)	8'-0"	1'3/4"	A	ALUM	PREFIN	Y	1	ALUM	-	3	3
1	114	NOT USED											
1	115	NOT USED											
1	116	NOT USED											
1	117	NOT USED											
1	118	NOT USED											
1	119	NOT USED											
1	120	NOT USED											
<b>SECOND FLOOR</b>													
1	210	STAIR 1	8'-0"	1'3/4"	B	WD	PT	N	1	WD	90	4	5
1	211	STAIR 2	8'-0"	1'3/4"	B	WD	PT	N	1	WD	90	4	5
1	212	ELEVATOR (FIRE DOOR)	7'-0"	1'3/4"	B	STL	STL	N	1	STL	90	2	4, 5, 13
1	213	COMMUNITY DECK	8'-0"	1'3/4"	A	ALUM	PREFIN	Y	1	ALUM	-	11	3
<b>THIRD FLOOR</b>													
1	310	STAIR 1	8'-0"	1'3/4"	B	WD	PT	N	1	WD	90	4	5
1	311	STAIR 2	8'-0"	1'3/4"	B	WD	PT	N	1	WD	90	4	5
1	312	ELEVATOR (FIRE DOOR)	7'-0"	1'3/4"	B	STL	STL	N	1	STL	90	2	4, 5, 13
<b>FOURTH FLOOR</b>													
1	410	STAIR 1	8'-0"	1'3/4"	B	WD	PT	N	1	WD	90	4	5
1	411	STAIR 2	8'-0"	1'3/4"	B	WD	PT	N	1	WD	90	4	5
1	412	ELEVATOR (FIRE DOOR)	7'-0"	1'3/4"	B	STL	STL	N	1	STL	90	2	4, 5, 13
<b>DWELLING UNITS</b>													
x	U-1	UNIT ENTRY	8'-0"	1'3/4"	E	SC	PT	N	1	WD	20	5	8
x	U-1A	UNIT ENTRY: PARKING	8'-0"	1'3/4"	B	HM	PT	N	1	HM	60	5	8
x	U-2	PATIO	8'-0"	1'3/4"	D	SC	PT	Y	1	WD	-	13	3
x	U-3	INTERIOR - VARIOUS	8'-0"	1'1/4"	E	HC	PT	N	1	WD	-	8, 9 (AT CLOSETS)	5
x	U-4	FRONT PORCH	8'-0"	1'3/4"	D	SC	PT	Y	1	WD	-	5	3
x	U-5	INTERIOR - VARIOUS	8'-0"	1'1/4"	E	HC	PT	N	1	WD	-	8, 9 (AT CLOSETS)	9
x	U-6	INTERIOR - VARIOUS	8'-0"	1'1/4"	E	HC	PT	N	1	WD	-	8, 9 (AT CLOSETS)	10
x	U-7	INTERIOR - CLOSET	8'-0"	1'1/4"	F	HC	PT	N	1	WD	-	12	10
x	U-8	BIFOLD - CLOSET	8'-0"	1'1/4"	F	HC	PT	N	1	WD	-	12	10
x	U-9	BIFOLD - CLOSET	8'-0"	1'1/4"	F	HC	PT	N	1	WD	-	12	10
x	U-10	BIFOLD - CLOSET	8'-0"	1'1/4"	F	HC	PT	N	1	WD	-	12	10

DOOR SUPPLIER TO VERIFY ALL DOOR COUNTS

**DOOR SCHEDULE REMARKS**

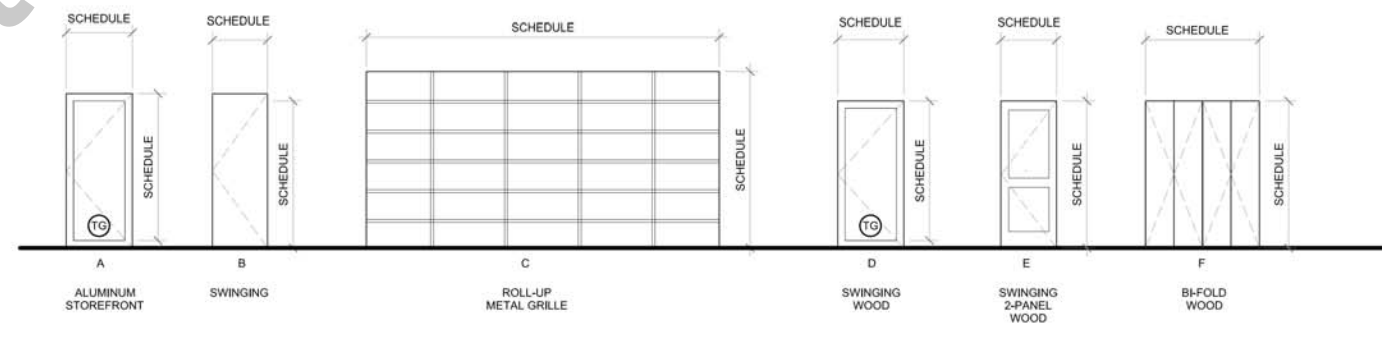
1. PROVIDE SIGN LABELED 'MECHANICAL ROOM' IN MINIMUM 1" TALL WHITE LETTERS WITH A RED BACKGROUND.
2. NOT USED.
3. PROVIDE INSULATED TEMPERED GLAZING.
4. SEE DETAIL A3/A4.01.
5. PROVIDE CLOSER WHICH SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION 12 DEGREES FROM THE LATCH IS 5 SECONDS.
6. NOT USED.
7. PROVIDE SIGN LABELED 'FIRE RISER ROOM' IN MINIMUM 1" TALL WHITE LETTERS WITH A RED BACKGROUND.
8. PROVIDE ONE WAY VIEWER (LOOKING OUT OF UNIT) IN DOOR, AT TYPE 'A' UNITS, PROVIDE (2) ONE-WAY VIEWERS, ONE TO BE INSTALLED AT ACCESSIBLE HEIGHT.
9. PAINT EXTERIOR FACE OF DOOR TO MATCH ADJACENT SIDING COLOR.
10. PROVIDE LOUVER IN DOOR AS REQUIRED TO MEET VENTING REQUIREMENTS.
11. PROVIDE MANUFACTURER'S STANDARD GATE HINGES, LATCH, AND LOCK.
12. PROVIDE MANUFACTURER'S STANDARD REMOTE ACCESS CONTROL. COORDINATE ACTIVATION BOX LOCATION ON STREET SIDE AS WELL AS EXIT ACTIVATION OF GATE WITH LOW VOLTAGE SUB-CONTRACTOR.
13. MAGNETIC LOCK SYSTEM CONTROLLED BY FIRE ALARM.

**DOOR HARDWARE**

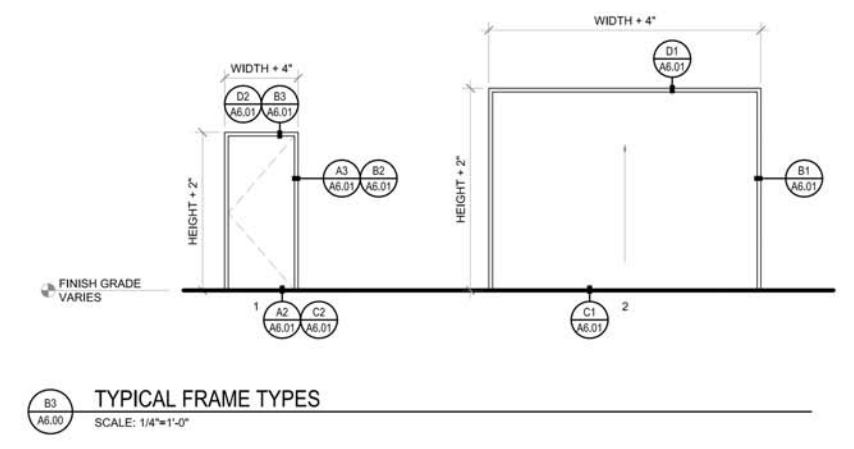
SET #1	SET #5	SET #9
3 HINGES	3 HINGES	3 HINGES
1 CYLINDER CORE	1 DEAD BOLT LOCK	1 CYLINDER LOCK
1 CLOSER	1 CYLINDER LOCK	1 WALL BUMPER
1 WALL BUMPER	1 CLOSER	1 PASSAGE LEVER
1 ACCESS CONTROL	1 WALL BUMPER	1 WALL BUMPER
	1 SET SMOKE SEAL	1 AUTO DOOR BOTTOM
	1 INTUMESCENT SEAL	1 INTUMESCENT SEAL
		1 DEAD BOLT LOCK
		1 PASSAGE LEVER
		1 WALL BUMPER
		1 CYLINDER CORE
		1 RIM CYLINDER
		1 CLOSER
		1 WALL BUMPER
		1 WEATHER STRIP
		1 DOOR BOTTOM
		1 THRESHOLD
		1 WEATHERSTRIP
		1 ACCESS CONTROL
		1 DOOR BOTTOM
		1 THRESHOLD
		1 THRESHOLD

**SHEET NOTES: DOOR SCHEDULE**

- COORDINATE REQUIRED UNDERCUT DOOR WITH THRESHOLD DETAIL, FIRE RATING, AND ROOM MAKE-UP AIR REQUIREMENTS.
- ENSURE PROPER INSTALLATION AND OPERATION OF DOORS AND HARDWARE TO BE COMPLIANT WITH FEDERAL AND TAS, ANSI, AND BUILDING CODE REQUIREMENTS.
- COORDINATE INSTALLATION OF HARDWARE WITH THE DOOR HAND. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR DOOR SWING AND RELATIONSHIP TO FRAME.
- PROVIDE MANEUVERING CLEARANCES AT DOORS AS REQUIRED FOR ACCESSIBILITY COMPLIANCE PER FEDERAL AND TAS REQUIREMENTS.
- GLAZING USED IN DOORS AND GLAZING LOCATED WITHIN A 24-INCH ARC OF THE NEAREST VERTICAL EDGE OF A DOOR AND UP TO 60 INCHES ABOVE FINISH FLOOR AND AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL HAVE APPROVED SAFETY GLAZING MATERIAL. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED AND AFFIXED TO THE ASSEMBLY WITH THE MANUFACTURER'S NAME AND TEST APPROVAL INFORMATION.
- HOLLOW METAL DOORS AND FRAMES SHALL BE SHOP PRIMED AND FIELD PAINTED UNLESS OTHERWISE NOTED.
- PROVIDED A MINIMUM OF THREE ANCHORS PER JAMB AND SPACE AT 24 INCHES MAXIMUM ON CENTER.
- SINGLE SOURCE ALL DOORS AND FRAMES.
- ALL FIRE DOOR AND FRAME ASSEMBLIES SHALL BE PERMANENTLY LABELED.
- PROVIDE RUBBER DOOR SILENCERS (3 PER JAMB) WHERE LIGHT / SOUND GASKETS OR WEATHER-STRIPPING IS NOT OTHERWISE REQUIRED.
- TOPS AND BOTTOMS OF ALL DOORS EXPOSED TO WEATHER SHALL BE PAINTED.
- PROVIDE COMPLETE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
- ALL EXTERIOR DOORS HAVING GLAZING SHALL BE THERMALLY INSULATED.
- WHERE DOOR CLOSERS ARE PROVIDED, THEY SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS.
- DOORS WHERE HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ARE PROVIDED SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. WHERE LOCKS ARE BEING PROVIDED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION, THEY WILL BE PERMITTED AT ANY LOCATION.
- ALL PASSAGE DOORS SHALL MAINTAIN A MINIMUM 32-INCH CLEAR WIDTH OPENING, MEASURED FROM THE FACE OF THE DOOR, WITH THE DOOR IN THE OPEN 90-DEGREE POSITION, TO THE OPPOSING DOOR JAMB, UNLESS NOTED OTHERWISE.
- REFER TO WINDOW SCHEDULE AND WINDOW TYPES DRAWINGS FOR INFORMATION CONCERNING GLAZING NOT SHOWN ON DOOR TYPES AND FRAMES DRAWING(S).



**DOOR TYPES**  
SCALE: 1/4" = 1'-0"



**TYPICAL FRAME TYPES**  
SCALE: 1/4" = 1'-0"

- (2) 2x8 (3' LF) Header ● 23.0 EA
- (2) 2x8 (2.5' LF) Header ● 1.0 EA
- (2) 2x8 (2.4' LF) Header ● 1.0 EA
- (2) 2x8 (2' LF) Header ● 1.0 EA
- (2) 2x8 (4' LF) Header ● 1.0 EA
- (2) 2x8 (5' LF) Header ● 1.0 EA
- (2) 2x8 (3.5' LF) Header ● 3.0 EA
- (2) 2x8 (16' LF) Header ● 1.0 EA

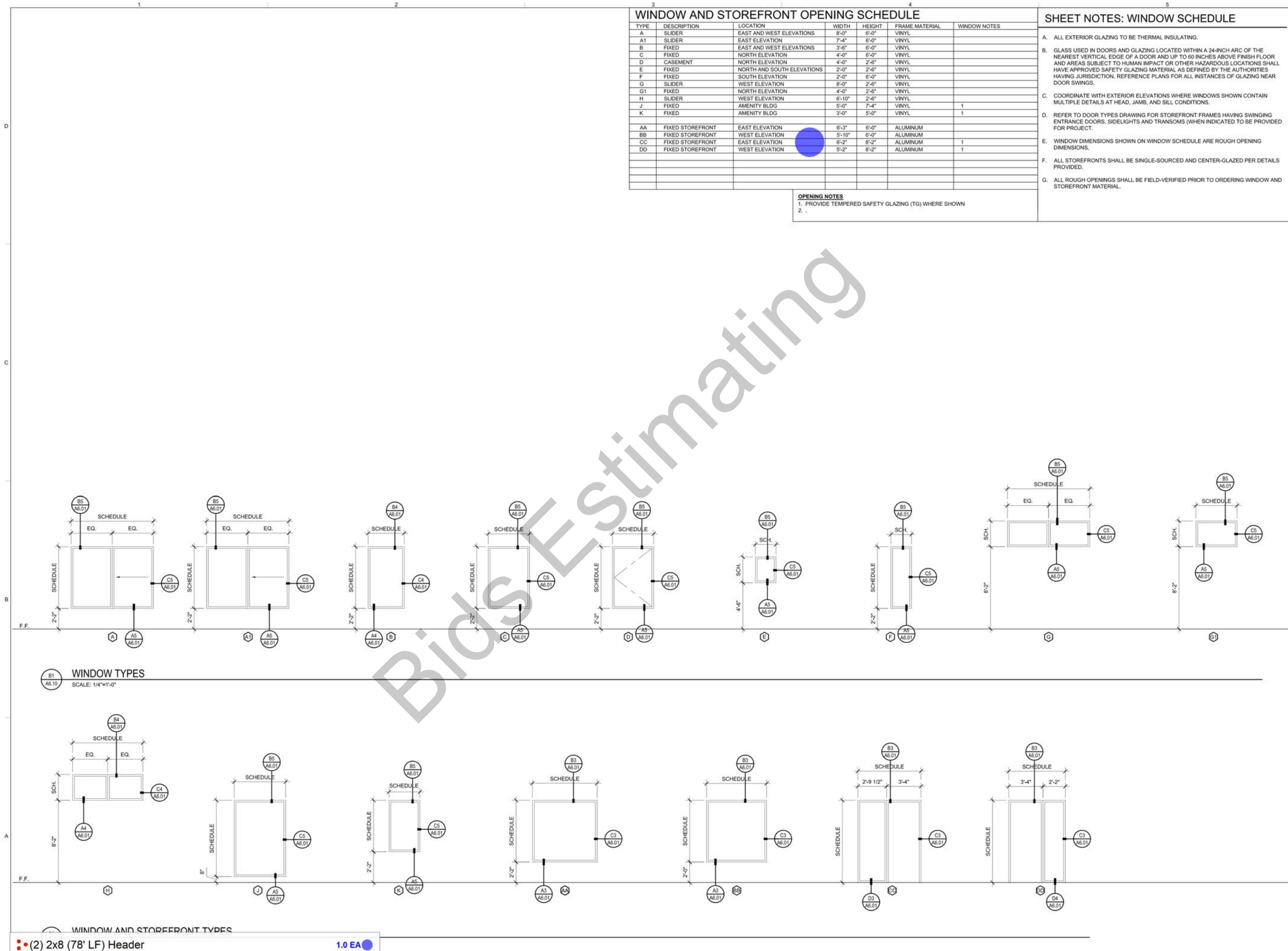
WINDOW AND STOREFRONT OPENING SCHEDULE

TYPE	DESCRIPTION	LOCATION	WIDTH	HEIGHT	FRAME MATERIAL	WINDOW NOTES
A	SLIDER	EAST AND WEST ELEVATIONS	8'-0"	6'-0"	VINYL	
A1	SLIDER	EAST ELEVATION	7'-4"	6'-0"	VINYL	
B	FIXED	EAST AND WEST ELEVATIONS	3'-6"	6'-0"	VINYL	
C	FIXED	NORTH ELEVATION	4'-0"	6'-0"	VINYL	
D	CASEMENT	NORTH ELEVATION	4'-0"	2'-6"	VINYL	
E	FIXED	NORTH AND SOUTH ELEVATIONS	2'-0"	2'-6"	VINYL	
F	FIXED	SOUTH ELEVATION	2'-0"	6'-0"	VINYL	
G	SLIDER	WEST ELEVATION	8'-0"	2'-6"	VINYL	
G1	FIXED	NORTH ELEVATION	4'-0"	2'-6"	VINYL	
H	SLIDER	WEST ELEVATION	6'-10"	2'-6"	VINYL	
J	FIXED	AMENITY BLDG	5'-0"	7'-4"	VINYL	1
K	FIXED	AMENITY BLDG	3'-0"	5'-0"	VINYL	1
AA	FIXED STOREFRONT	EAST ELEVATION	6'-3"	6'-0"	ALUMINUM	
BB	FIXED STOREFRONT	WEST ELEVATION	5'-10"	6'-0"	ALUMINUM	
CC	FIXED STOREFRONT	EAST ELEVATION	6'-2"	8'-2"	ALUMINUM	1
DD	FIXED STOREFRONT	WEST ELEVATION	5'-2"	8'-2"	ALUMINUM	1

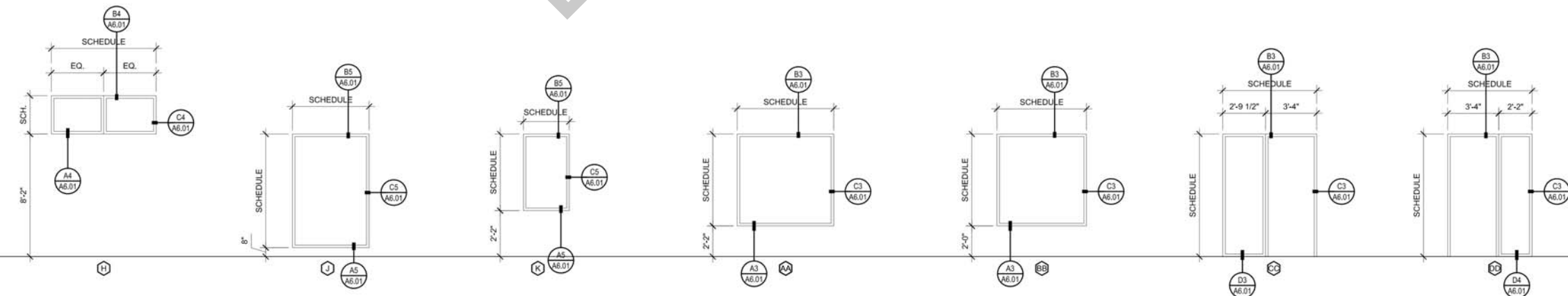
OPENING NOTES  
 1. PROVIDE TEMPERED SAFETY GLAZING (TG) WHERE SHOWN  
 2. .

SHEET NOTES: WINDOW SCHEDULE

- A. ALL EXTERIOR GLAZING TO BE THERMAL INSULATING.
- B. GLASS USED IN DOORS AND GLAZING LOCATED WITHIN A 24-INCH ARC OF THE NEAREST VERTICAL EDGE OF A DOOR AND UP TO 60 INCHES ABOVE FINISH FLOOR AND AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL HAVE APPROVED SAFETY GLAZING MATERIAL AS DEFINED BY THE AUTHORITIES HAVING JURISDICTION. REFERENCE PLANS FOR ALL INSTANCES OF GLAZING NEAR DOOR SWINGS.
- C. COORDINATE WITH EXTERIOR ELEVATIONS WHERE WINDOWS SHOWN CONTAIN MULTIPLE DETAILS AT HEAD, JAMB, AND SILL CONDITIONS.
- D. REFER TO DOOR TYPES DRAWING FOR STOREFRONT FRAMES HAVING SWINGING ENTRANCE DOORS, SIDELIGHTS AND TRANSOMS (WHEN INDICATED TO BE PROVIDED FOR PROJECT).
- E. WINDOW DIMENSIONS SHOWN ON WINDOW SCHEDULE ARE ROUGH OPENING DIMENSIONS.
- F. ALL STOREFRONTS SHALL BE SINGLE-SOURCED AND CENTER-GLAZED PER DETAILS PROVIDED.
- G. ALL ROUGH OPENINGS SHALL BE FIELD-VERIFIED PRIOR TO ORDERING WINDOW AND STOREFRONT MATERIAL.



B1 WINDOW TYPES  
 SCALE: 1/4"=1'-0"

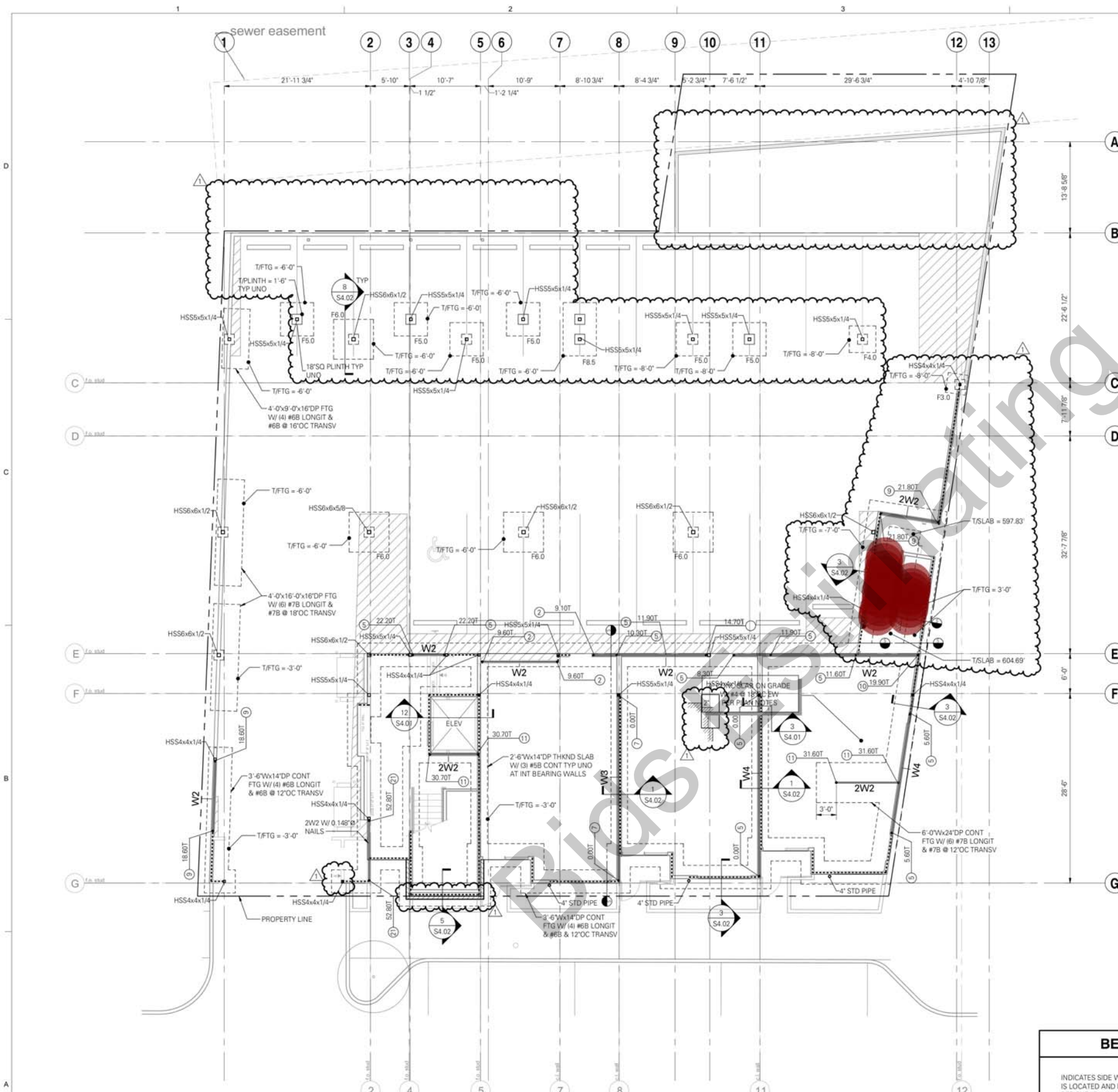


WINDOW AND STOREFRONT TYPES

• (2) 2x8 (78' LF) Header

1.0 EA





**FOUNDATION PLAN NOTES:**

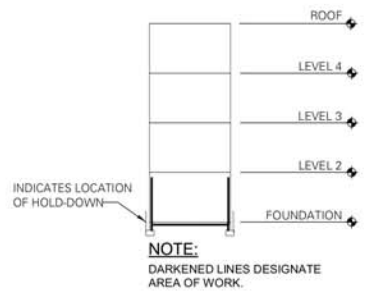
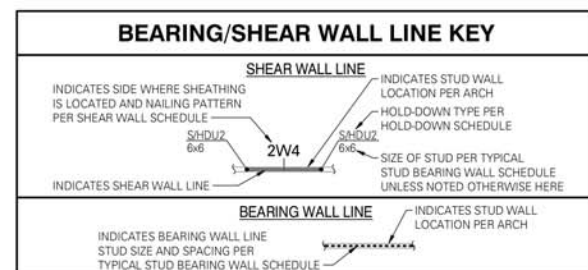
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER SO.1, SO.2 AND SO.3.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS, DRAINS AND SLOPES; BLOCKOUTS FOR FREEZERS, COOLERS, PLUMBING, SPRINKLERS AND HVAC; ALL DUCTS, CHASES AND PIPES FOR MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS, STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
- TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
- TYPICAL TOP OF INTERIOR (INTERIOR) FOOTING ELEVATION = 0'-0", UNO. TYPICAL TOP OF EXTERIOR (EXTERIOR) FOOTING ELEVATIONS = 1'-0", UNO.
- ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
- C/J INDICATES CONTROL JOINT PER PLAN.
- CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS ON ALL SITE RETAINING WALLS. MAINTAIN T/WALL ELEVATION A MINIMUM OF 6" ABOVE FINISH GRADE PER B/S4.01.
- MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT. CONTRACTOR TO VERIFY ADDITIONAL LOCATIONS WHICH REQUIRE WATERPROOFING PER ARCHITECTURAL DRAWINGS.
- STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
- TYPICAL DETAILS PER:
  - 2/S4.00 STANDARD HOOKS AND BAR BENDS
  - 3/S4.00 TYPICAL CONCRETE WALL OPENING REINFORCEMENT
  - 5/S4.00 TYPICAL LAP SPLICE SCHEDULE
  - 9/S4.00 TYPICAL STAIR ON GRADE
  - 10/S4.00 TYPICAL STEPPED FOOTING
  - 12/S4.00 TYPICAL DEPRESSED SLAB DETAIL
  - 9/S4.01 TYPICAL STEP AT SLAB ON GRADE
  - 5/S7.00 TYPICAL BASEPLATE CONFIGURATIONS
  - S7.00 STEEL DETAILS
  - S7.01 CMU WALL DETAILS

**STUD AND SHEAR WALL PLAN NOTES:**

- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER SO.1, SO.2 AND SO.3.
- LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
- PARTY WALLS PER PLAN, PROVIDE 1 1/2" SPACE BETWEEN WALLS.
- ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: (2). TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION. BLOCK SOLID AT FLOOR FRAMING.
- BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: (3). BUNDLED STUDS TO BE CONTINUOUS TO THE FOUNDATION. BLOCK SOLID AT FLOOR FRAMING.
- SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 7/S6.01.
- ALL EXTERIOR WALLS REQUIRING WOOD SHEATHING PER THE ARCHITECT SHALL BE SHEAR WALL TYPE W6 UNO.
- AT STAGGERED STUD WALLS, BUNDLED STUDS, TRIMMER STUDS, KING STUDS AND SHEAR WALL COMPRESSION STUDS ARE TO MATCH THE WIDTH OF THE WALL PLATES.
- XXT INDICATES TENSION LOADS REQUIRED (IN KIPS). LOADS SHOWN ARE AT SERVICE LEVEL (ASD). (CIRCLED NUMBER INDICATES NUMBER OF STUDS REQUIRED FOR TDS HOLD-DOWN.)
- TYPICAL TIE DOWN SYSTEM (TDS) ELEVATION PER 12/S6.01 AND 2/S6.01.
- ANCHOR BOLTS TO BE 5/8" DIA x 7" MINIMUM EMBEDMENT PER 10/S6.0. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
- ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
- TYPICAL DETAILS PER:
  - 1/S6.00 TYPICAL STUD WALL OPENING (HEADER) DETAIL
  - 5/S6.00 TYPICAL TOP PLATE SPLICE DETAIL
  - 7/S6.00 TYPICAL HOLES AND NOTCHES IN WOOD STUDS
  - 1/S6.01 TYPICAL SHEAR WALL ELEVATION
  - 1/S6.03 TYPICAL INTERIOR STAIRWELL ELEVATION
  - 10/S6.03 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PARALLEL TO TRUSS)
  - 8/S6.04 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PERPENDICULAR TO TRUSS)

SPREAD FOOTING SCHEDULE					
TYPE	SIZE		DEPTH	REINFORCING	COMMENTS
	LENGTH	WIDTH			
F3.0	3'-0"	3'-0"	1'-2"	(3) #5B EW	
F4.0	4'-0"	4'-0"	1'-4"	(5) #5B EW	
F5.0	5'-0"	5'-0"	1'-4"	(4) #6B EW	
F6.0	6'-0"	6'-0"	1'-4"	(3) #6B EW	

TYPICAL STUD BEARING WALL SCHEDULE				
(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)				
WALL TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
EXTERIOR	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC
INTERIOR	(2) 2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC
PARTY	(3) 2x4 @ 16"OC	(3) 2x4 @ 16"OC	(2) 2x4 @ 16"OC	2x4 @ 16"OC
CORRIDOR	(2) 2x6 @ 16"OC	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC



**FOUNDATION AND FIRST FLOOR STUD AND SHEAR WALL PLAN**  
SCALE: 1/8" = 1'-0"



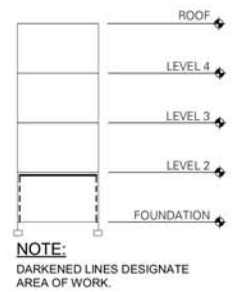
**PROGRESS PRINT (NOT FOR CONSTRUCTION)**  
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- FLOOR FRAMING PLAN NOTES:**
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.1, S0.2 AND S0.3.
  - VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
  - FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131" DIAx2 1/2" NAILS @ 6"OC AT SUPPORTED PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
  - ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
  - ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
  - ALL 2x HANGERS TO BE (TOP FLANGE BEARING SIMPSON JB TYPE, UNO, GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN.
  - HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2x8 MINIMUM. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
  - BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. PROVIDE A35 CLIP EACH SIDE OF FLUSH BEAMS THAT BEAR ON DOUBLE TOP PLATES.
  - WOOD FLOOR TRUSSES TO BE DESIGNED BY OTHERS. SUBMITTAL INFORMATION, DESIGN CRITERIA, RIM JOIST AND BLOCKING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
  - PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS, AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
  - ALL RIM JOISTS AND BLOCKING TO BE 1 1/2" LSL. MINIMUM UNO.
  - PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
  - BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
  - FABRICATE ALL STEEL COLUMNS 1-1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.
  - ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
  - TYPICAL DETAILS PER:  
12/56.02 HORIZONTAL STRAP FASTENER SCHEDULE

CS14	108.0 FT
CMST14	103.0 FT
GL5 1/2X14	16.1 FT
GL5 1/2X12	29.8 FT
GL5 1/2X9	41.5 FT
2X4 Blocking	63.2 FT
HWP Hanger	1.0 EA
2x10 Floor joist @ 12" o.c.	126.3 SQ FT
22" Deep Prefab. wood floor joist @ 16" o.c.	7370.6 SQ FT
Standard Joist	132.7 FT
Standard Joist	5604.3 FT
A35 Clip	44.0 EA
H3 Strap (x2)	6.0 EA



**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

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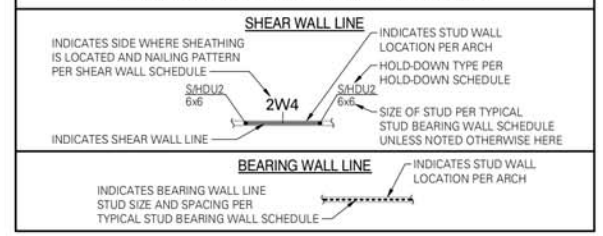


**STUD AND SHEAR WALL PLAN NOTES:**

- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER SO.1, SO.2 AND SO.3.
- LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
- PARTY WALLS PER PLAN, PROVIDE 1 1/2" SPACE BETWEEN WALLS.
- ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: (2). TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION. BLOCK SOLID AT FLOOR FRAMING.
- BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: (3). BUNDLED STUDS TO BE CONTINUOUS TO THE FOUNDATION. POST-TENSIONED SLAB. BLOCK SOLID AT FLOOR FRAMING.
- SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 7/6.01.
- ALL EXTERIOR WALLS REQUIRING WOOD SHEATHING PER THE ARCHITECT SHALL BE SHEAR WALL TYPE W6 UNO.
- AT STAGGERED STUD WALLS, BUNDLED STUDS, TRIMMER STUDS, KING STUDS AND SHEAR WALL COMPRESSION STUDS ARE TO MATCH THE WIDTH OF THE WALL PLATES.
- INDICATES TENSION LOADS REQUIRED (IN KIPS). LOADS SHOWN ARE AT SERVICE LEVEL (ASD). [CIRCLED NUMBER INDICATES NUMBER OF STUDS REQUIRED FOR TDS HOLD-DOWN.]
- TYPICAL TIE-DOWN SYSTEM (TDS) ELEVATION PER 1/56.01 AND 2/56.01.
- ANCHOR BOLTS TO BE 5/8" DIA x 7" MINIMUM EMBEDMENT PER 10/56.00. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES. (HOT-DIPPED GALVANIZED ANCHOR BOLTS ARE NOT REQUIRED AT SODIUM BORATE PRESSURE TREATED PLATES PER STRUCTURAL GENERAL NOTES.
- ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
- TYPICAL DETAILS PER:
  - 1/56.00 TYPICAL STUD WALL OPENING (HEADER) DETAIL
  - 5/56.00 TYPICAL TOP PLATE SPLICE DETAIL
  - 7/56.00 TYPICAL HOLES AND NOTCHES IN WOOD STUDS
  - 1/56.01 TYPICAL SHEAR WALL ELEVATION
  - 1/56.03 TYPICAL INTERIOR STAIRWELL ELEVATION
  - 10/56.03 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PARALLEL TO TRUSS)
  - 8/56.04 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PERPENDICULAR TO TRUSS)

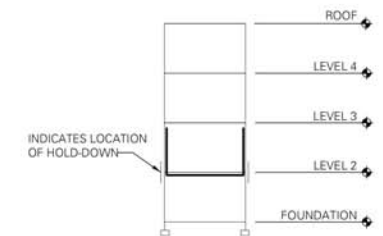


**BEARING/SHEAR WALL LINE KEY**



**TYPICAL STUD BEARING WALL SCHEDULE**  
(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

WALL TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
EXTERIOR	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC
INTERIOR	(2) 2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC
PARTY	(2) 2x4 @ 16"OC	(2) 2x4 @ 16"OC	(2) 2x4 @ 16"OC	2x4 @ 16"OC
	(2) 2x6 @ 16"OC	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC
CORRIDOR	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC



**NOTE:**  
DARKENED LINES DESIGNATE AREA OF WORK.

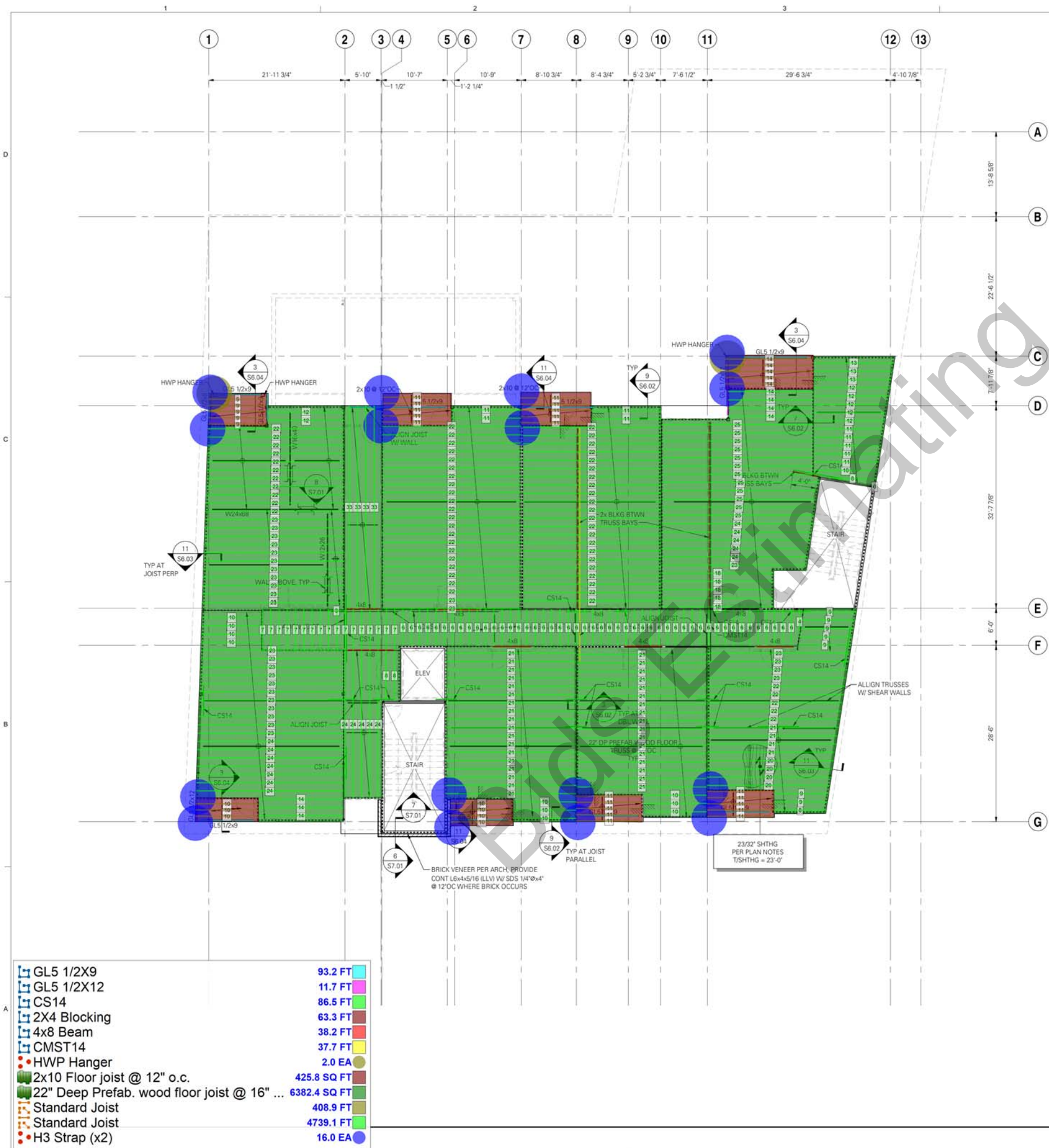
W2	29.0 FT
W3	83.2 FT
W6	45.5 FT
2W2	9.1 FT
6x6 Post	14.0 EA

**SECOND FLOOR STUD AND SHEAR WALL PLAN**

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

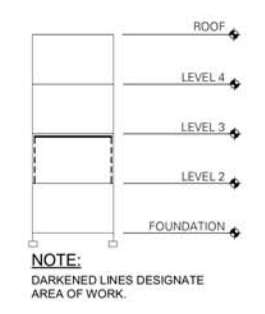
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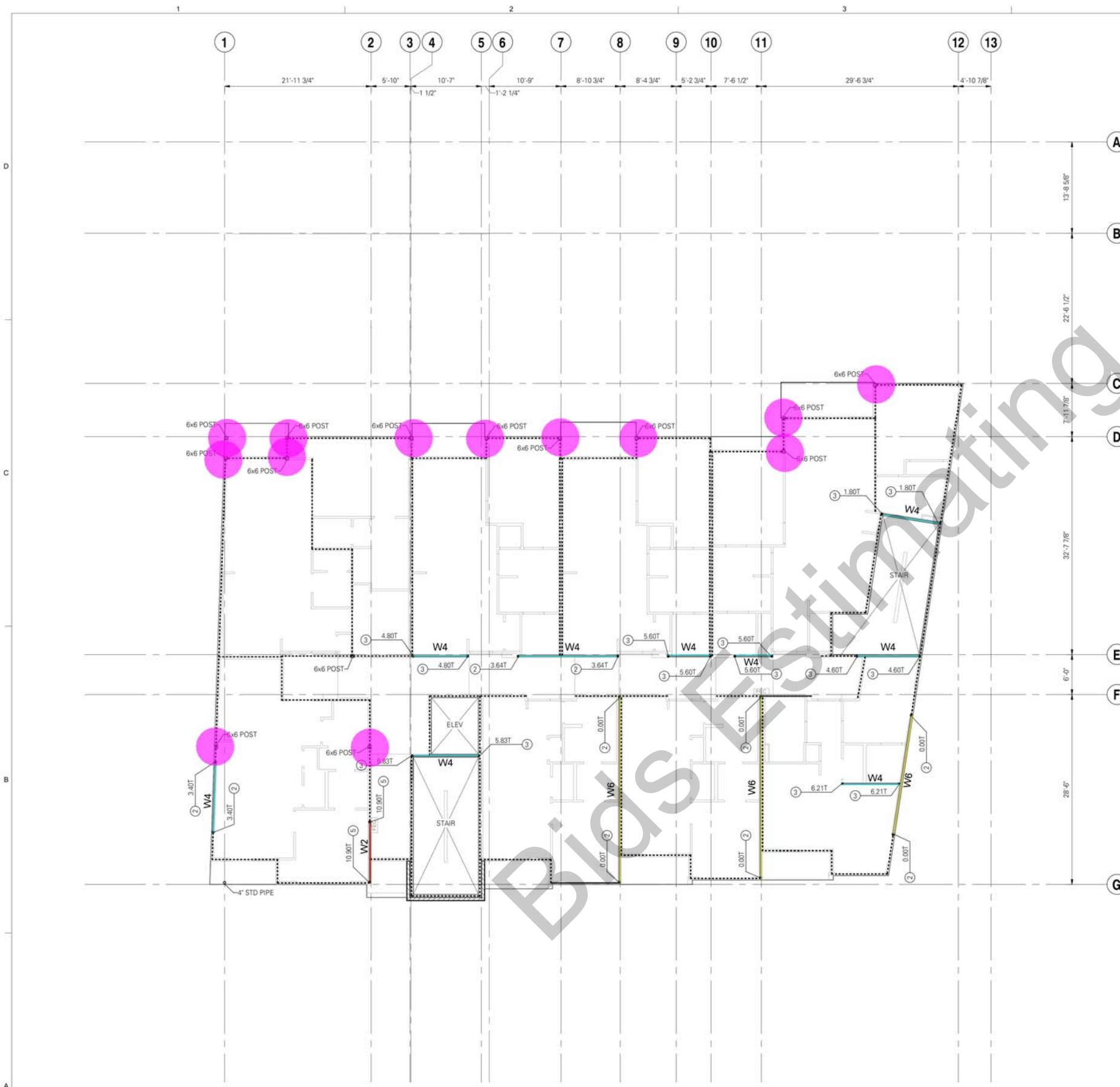


- FLOOR FRAMING PLAN NOTES:**
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.1, S0.2 AND S0.3.
  - VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
  - FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131" DIAx2 1/2" NAILS @ 6"OC AT SUPPORTED PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
  - ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
  - ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
  - ALL 2x HANGERS TO BE (TOP FLANGE BEARING SIMPSON JB TYPE, UNO, GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN.
  - HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2x8 MINIMUM. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
  - BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. PROVIDE A35 CLIP EACH SIDE OF FLUSH BEAMS THAT BEAR ON DOUBLE TOP PLATES.
  - WOOD FLOOR TRUSSES TO BE DESIGNED BY OTHERS. SUBMITTAL INFORMATION, DESIGN CRITERIA, RIM JOIST AND BLOCKING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
  - PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS, AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
  - ALL RIM JOISTS AND BLOCKING TO BE 1 1/2" LSL, MINIMUM UNO.
  - PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
  - BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
  - FABRICATE ALL STEEL COLUMNS 1-1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.
  - ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
  - TYPICAL DETAILS PER:  
12/56.02 HORIZONTAL STRAP FASTENER SCHEDULE

GL5 1/2X9	93.2 FT
GL5 1/2X12	11.7 FT
CS14	86.5 FT
2x4 Blocking	63.3 FT
4x8 Beam	38.2 FT
CMST14	37.7 FT
HWP Hanger	2.0 EA
2x10 Floor joist @ 12" o.c.	425.8 SQ FT
22" Deep Prefab. wood floor joist @ 16" ...	6382.4 SQ FT
Standard Joist	408.9 FT
Standard Joist	4739.1 FT
H3 Strap (x2)	16.0 EA

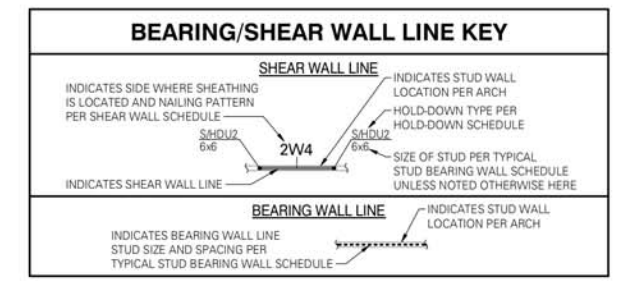


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**STUD AND SHEAR WALL PLAN NOTES:**

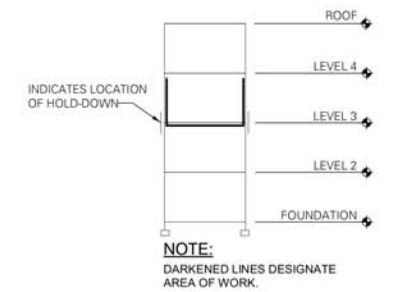
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER SO.1, SO.2 AND SO.3.
- LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
- PARTY WALLS PER PLAN, PROVIDE 1/2" SPACE BETWEEN WALLS.
- ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: (2). TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION. BLOCK SOLID AT FLOOR FRAMING.
- BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: (3). BUNDLED STUDS TO BE CONTINUOUS TO THE FOUNDATION. POST-TENSIONED SLAB. BLOCK SOLID AT FLOOR FRAMING.
- SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 7/6.01.
- ALL EXTERIOR WALLS REQUIRING WOOD SHEATHING PER THE ARCHITECT SHALL BE SHEAR WALL TYPE W6 UNO.
- AT STAGGERED STUD WALLS, BUNDLED STUDS, TRIMMER STUDS, KING STUDS AND SHEAR WALL COMPRESSION STUDS ARE TO MATCH THE WIDTH OF THE WALL PLATES.
- X,XT (CIRCLED NUMBER INDICATES TENSION LOADS REQUIRED IN KIPS). LOADS SHOWN ARE AT SERVICE LEVEL (ASD). (CIRCLED NUMBER INDICATES NUMBER OF STUDS REQUIRED FOR TDS HOLD-DOWN.)
- TYPICAL TIE-DOWN SYSTEM (TDS) ELEVATION PER 1/56.01 AND 2/56.01.
- ANCHOR BOLTS TO BE 5/8" DIA x 7" MINIMUM EMBEDMENT PER 10/56.00. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES. (HOT-DIPPED GALVANIZED ANCHOR BOLTS ARE NOT REQUIRED AT SODIUM BORATE PRESSURE TREATED PLATES PER STRUCTURAL GENERAL NOTES.
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  - 1/56.00 TYPICAL STUD WALL OPENING (HEADER) DETAIL
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  - 1/56.01 TYPICAL SHEAR WALL ELEVATION
  - 1/56.03 TYPICAL INTERIOR STAIRWELL ELEVATION
  - 10/56.03 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PARALLEL TO TRUSS)
  - 8/56.04 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PERPENDICULAR TO TRUSS)



**TYPICAL STUD BEARING WALL SCHEDULE**  
(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

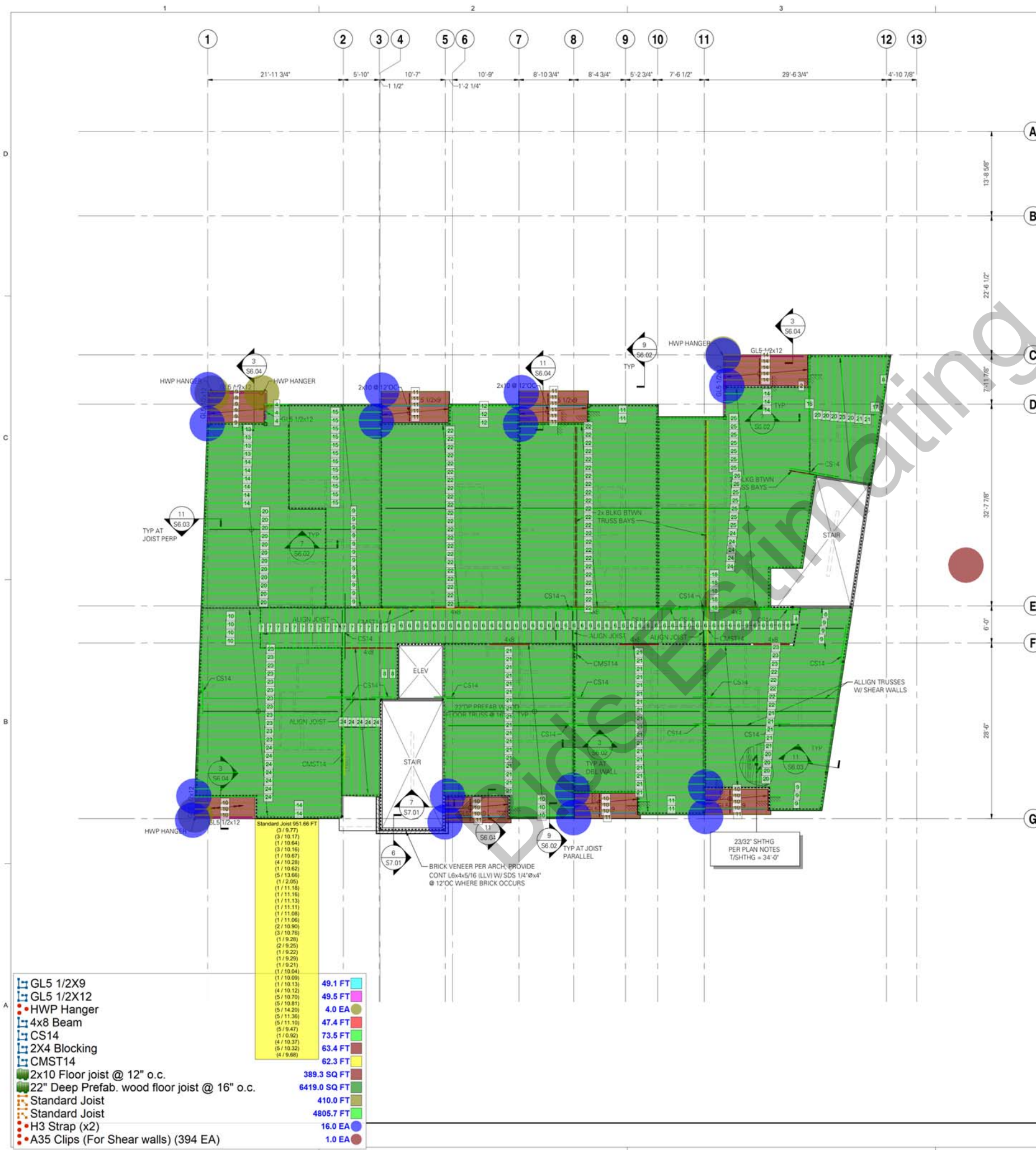
WALL TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
EXTERIOR	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC
INTERIOR	(2) 2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC
PARTY	(2) 2x4 @ 16"OC	(2) 2x4 @ 16"OC	(2) 2x4 @ 16"OC	2x4 @ 16"OC
	(2) 2x6 @ 16"OC	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC
CORRIDOR	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC

W4 82.1 FT  
 W6 73.3 FT  
 W2 9.2 FT  
 6X6 Post 13.0 EA



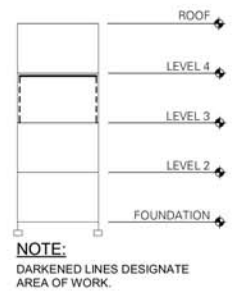
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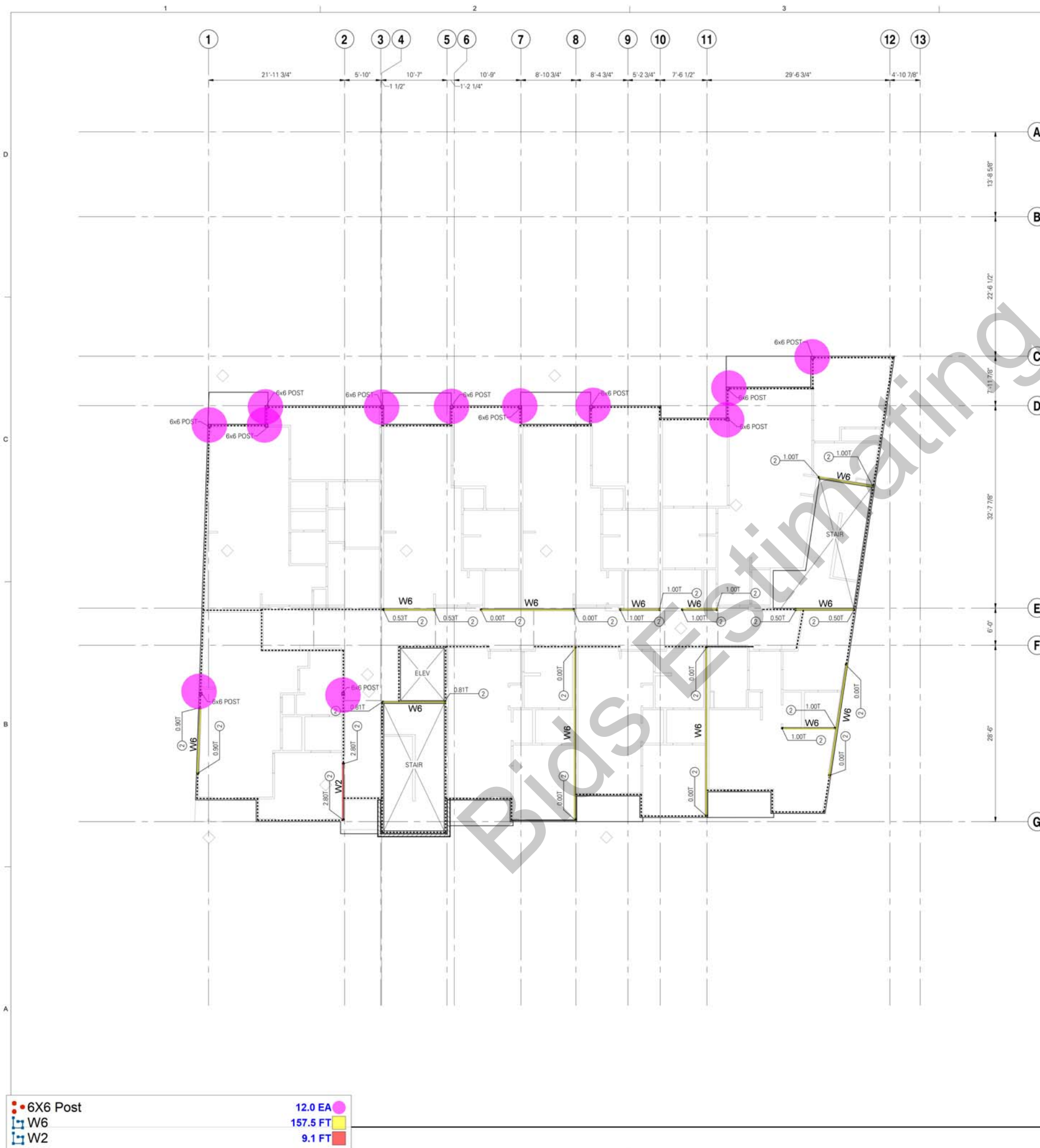


- FLOOR FRAMING PLAN NOTES:**
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.1, S0.2 AND S0.3.
  - VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
  - FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131" DIAx2 1/2" NAILS @ 6"OC AT SUPPORTED PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
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  - HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2x8 MINIMUM. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
  - BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. PROVIDE A35 CLIP EACH SIDE OF FLUSH BEAMS THAT BEAR ON DOUBLE TOP PLATES.
  - WOOD FLOOR TRUSSES TO BE DESIGNED BY OTHERS. SUBMITTAL INFORMATION, DESIGN CRITERIA, RIM JOIST AND BLOCKING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
  - PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS, AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
  - ALL RIM JOISTS AND BLOCKING TO BE 1 1/2" LSL, MINIMUM UNO.
  - PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
  - BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
  - FABRICATE ALL STEEL COLUMNS 1-1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.
  - ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
  - TYPICAL DETAILS PER:  
12/56.02 HORIZONTAL STRAP FASTENER SCHEDULE

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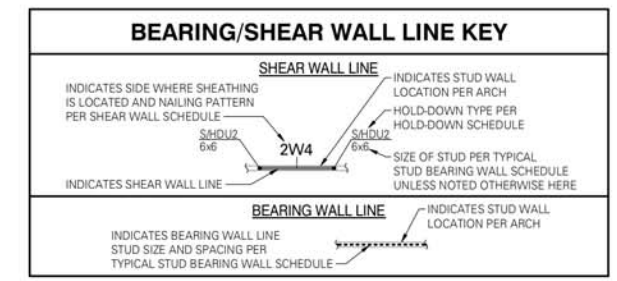


**FOURTH FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



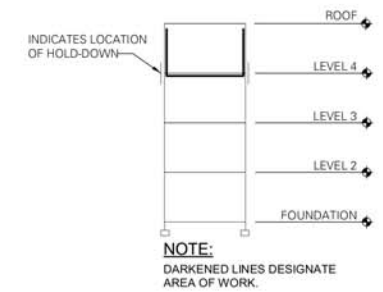
**STUD AND SHEAR WALL PLAN NOTES:**

- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER SO.1, SO.2 AND SO.3.
- LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
- PARTY WALLS PER PLAN, PROVIDE 1/2" SPACE BETWEEN WALLS.
- ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: (2). TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION. BLOCK SOLID AT FLOOR FRAMING.
- BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: (3). BUNDLED STUDS TO BE CONTINUOUS TO THE FOUNDATION. POST-TENSIONED SLAB. BLOCK SOLID AT FLOOR FRAMING.
- SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 7/6.01.
- ALL EXTERIOR WALLS REQUIRING WOOD SHEATHING PER THE ARCHITECT SHALL BE SHEAR WALL TYPE W6 UNO.
- AT STAGGERED STUD WALLS, BUNDLED STUDS, TRIMMER STUDS, KING STUDS AND SHEAR WALL COMPRESSION STUDS ARE TO MATCH THE WIDTH OF THE WALL PLATES.
- X.XT (CIRCLED NUMBER) INDICATES TENSION LOADS REQUIRED IN KIPS. LOADS SHOWN ARE AT SERVICE LEVEL (ASD). [CIRCLED NUMBER INDICATES NUMBER OF STUDS REQUIRED FOR TDS HOLD-DOWN.]
- TYPICAL TIE-DOWN SYSTEM (TDS) ELEVATION PER 1/56.01 AND 2/56.01.
- ANCHOR BOLTS TO BE 5/8" DIA x 7" MINIMUM EMBEDMENT PER 10/56.00. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES. [HOT-DIPPED GALVANIZED ANCHOR BOLTS ARE NOT REQUIRED AT SODIUM BORATE PRESSURE TREATED PLATES PER STRUCTURAL GENERAL NOTES.]
- ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
- TYPICAL DETAILS PER:
  - 1/56.00 TYPICAL STUD WALL OPENING (HEADER) DETAIL
  - 5/56.00 TYPICAL TOP PLATE SPLICE DETAIL
  - 7/56.00 TYPICAL HOLES AND NOTCHES IN WOOD STUDS
  - 1/56.01 TYPICAL SHEAR WALL ELEVATION
  - 1/56.03 TYPICAL INTERIOR STAIRWELL ELEVATION
  - 10/56.03 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PARALLEL TO TRUSS)
  - 8/56.04 NON-STRUCTURAL PARTITION WALL CONNECTION (WALL PERPENDICULAR TO TRUSS)



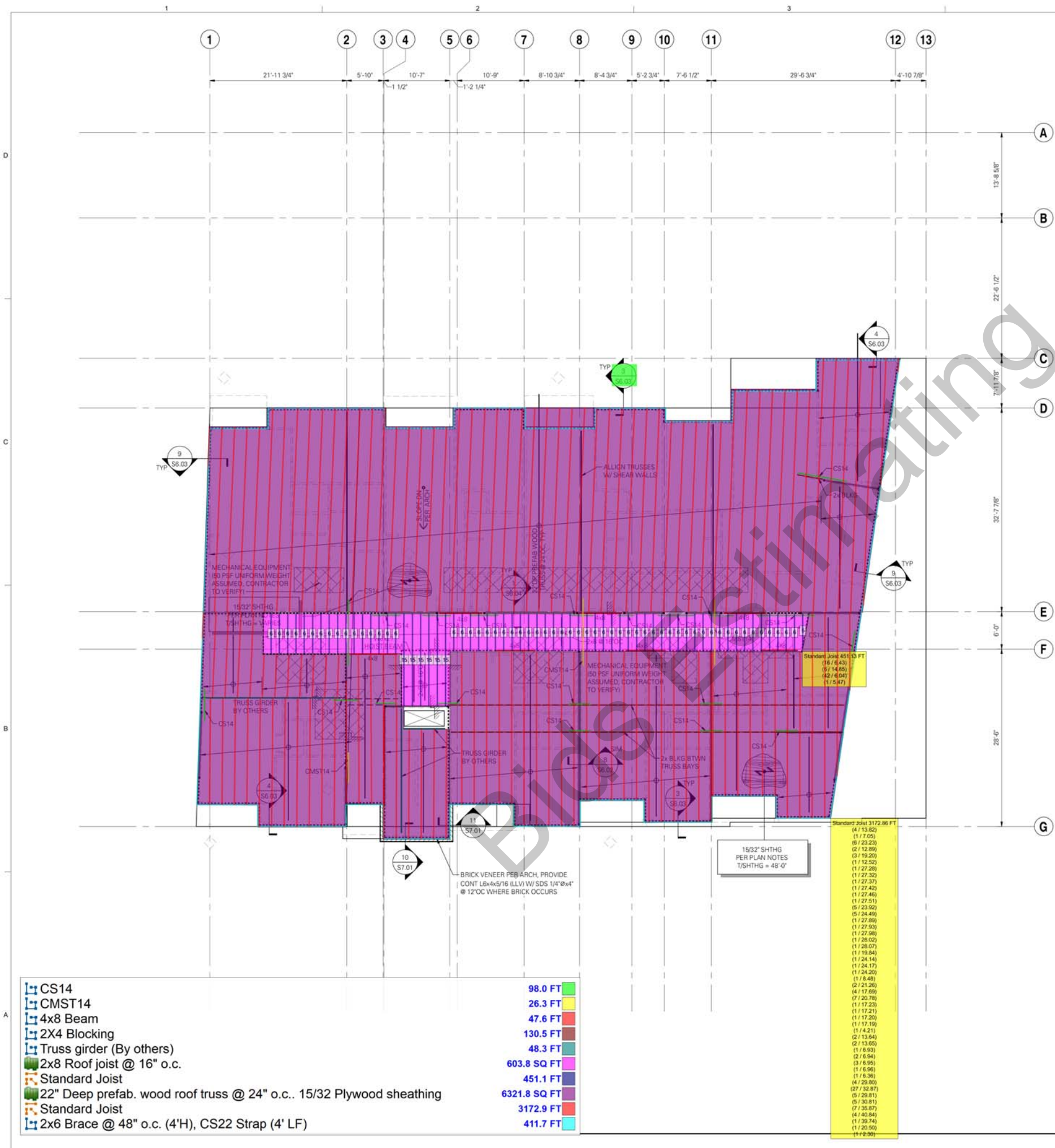
**TYPICAL STUD BEARING WALL SCHEDULE**  
(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

WALL TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
EXTERIOR	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC
INTERIOR	(2) 2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC	2x4 @ 16"OC
PARTY	(2) 2x4 @ 16"OC	(2) 2x4 @ 16"OC	(2) 2x4 @ 16"OC	2x4 @ 16"OC
	(2) 2x6 @ 16"OC	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC
CORRIDOR	(2) 2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC	2x6 @ 16"OC

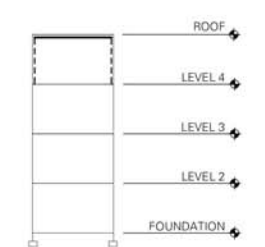


● 6X6 Post  
■ W6  
■ W2  
● 12.0 EA  
■ 157.5 FT  
■ 9.1 FT





- ROOF FRAMING PLAN NOTES:**
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.1, S0.2 AND S0.3.
  - VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
  - ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
  - ROOF SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE NAILED TO ROOF FRAMING WITH 0.131" DIA x 2 1/2" NAILS @ 6" OC AT SUPPORTED PANEL EDGES AND @ 12" OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
  - ALL 2x HANGERS TO BE (TOP FLANGE BEARING SIMPSON JB TYPE, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN.
  - HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2x8 MINIMUM. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
  - BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS 'DB' INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON LEVEL BELOW. PROVIDE A35 CLIP EACH SIDE OF FLUSH BEAMS THAT BEAR ON DOUBLE TOP PLATES.
  - PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN JOIST OR TRUSS OVER SHEAR WALL (ADDITIONAL JOISTS OR TRUSSES MAY BE REQUIRED).
  - HORIZONTAL STRAP TIES INDICATED ON THE FRAMING PLAN ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. PER HORIZONTAL STRAP FASTENER SCHEDULE 12/56.02.
  - ALL RIM JOISTS AND BLOCKING TO BE 1 1/2" LSL. MINIMUM UNO.
  - ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
    - ROOF SYSTEM TO BE BIDDER DESIGNED. ROOF PLAN SHOWN IS A SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
    - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
    - STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION PER STRUCTURAL GENERAL NOTES.
    - (2000LBS) INDICATES SHEAR TRANSFER LOAD IN ROOF TRUSS TO BE LOCATED ABOVE SHEAR WALLS TRUSS. MANUFACTURER SHALL DESIGN THESE TRUSSES FOR THE BRACKETED LATERAL LOAD SPECIFIED ON PLAN, IN ADDITION TO THE DESIGN DEAD AND LIVE LOADS.
    - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF TWO STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER GIRDER TRUSSES REACTIONS.
    - ALL MULTIPLE STUDS SUPPORTING HIP MASTER AND GIRDER TRUSSES TO CONTINUE TO FOUNDATION.
    - ROOF TRUSSES SHALL BE DESIGNED FOR ADDITIONAL LOADS FROM (MECHANICAL UNITS, ROOF PATIO AREAS, LANDSCAPING AND PIPING). CONTRACTOR TO PROVIDE THE TRUSS SUPPLIER WITH LOCATIONS AND SUPPORT CONDITIONS OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER LOADS. SPECIAL TRUSS SHAPES AND OPENING REQUIREMENTS ARE AS DESIGNATED ON PLANS.
    - PROVIDE SIMPSON H1 OR H2.5A HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYPICAL.
    - TRUSS HANGERS SHALL BE SUPPLIED AND DESIGNED BY THE TRUSS SUPPLIER.
    - TRUSS MANUFACTURER TO DESIGN BEARING AT TOP PLATES FOR COMPRESSION PERPENDICULAR TO GRAIN  $f_c = 405$  PSI.
  - BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN.
  - FABRICATE ALL STEEL COLUMNS (1-1/4") PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.
  - ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
  - TYPICAL DETAILS PER:
    - 12/56.02 HORIZONTAL STRAP FASTENER SCHEDULE



**NOTE:**  
DARKENED LINES DESIGNATE AREA OF WORK.