

3. THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS AND THE APPLICABLE PROVISIONS OF THE GOVERNING BUILDING CODE.
3. DISCREPANCIES OR VARIATIONS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
4. STRUCTURAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. THESE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY CONDITION. SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AS REQUIRED TO DETAIL ALL CONDITIONS.
5. DIMENSIONS, NOTES, AND SPECIFIC DETAILS CUT ON THESE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
6. NON-STRUCTURAL FRAMING REQUIREMENTS ARE NOT SPECIFIED ON STRUCTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL FRAMING REQUIRED.
7. THE USE OR REPRODUCTION OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERROR THAT MAY OCCUR HEREON.
8. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE EARTH, FORMS, CONCRETE, STEEL, WOOD & MASONRY TO RESIST EARTH, GRAVITY, WIND, SEISMIC & LIVE LOADS DURING CONSTRUCTION.
9. UNLESS NOTED OTHERWISE, THESE DRAWINGS DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND ALL OTHER PERSONS DURING CONSTRUCTION, AND TO COMPLY WITH APPLICABLE CITY, STATE, AND FEDERAL LAWS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REGULATIONS PURSUANT THERETO.
10. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, UNLESS NOTED OTHERWISE.
SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS UNLESS NOTED OTHERWISE.
FLOOR, WALL AND ROOF FINISHES.
STAIR/LADDER FRAMING & DETAILS (SEE ALSO DETAILER'S APPROVED SHOP DRAWINGS).
FIRE PROTECTION REQUIREMENTS FOR STRUCTURAL STEEL.
11. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, EXCEPT AS SHOWN.
ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALL AND SLAB.
CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES OR CURBS AND ANCHOR BOLTS FOR MOTOR MOUNTS.

1. BUILDING CODE:	
2021 INTERNATIONAL BUILDING CODE, ASCE 7-16 (MINIMUM DESIGN LOADS), ACI 318-19 (STRUCTURAL CONCRETE), AISC 360-16 (STRUCTURAL STEEL), AWC 2021 NDS (WOOD GRAVITY), AWC 2021 SDPWs (WOOD LATERAL), TMS 402-16 (STRUCTURAL MASONRY) & AISI S100-16 (COLD-FORMED STEEL).	
ALL STANDARDS INCORPORATED BY REFERENCE SHALL BE OF THE YEAR REFERENCED BY OR CONSISTENT WITH THE MAIN CODE ABOVE.	
2. DESIGN DEAD LOADS:	
COMMERCIAL TOP CHORD DEAD	15 PSF
COMMERCIAL BOT CHORD DEAD	5 PSF
3. DESIGN LIVE LOADS:	
TYPICAL ROOF LIVE	20 PSF (REDUCIBLE)
ROOF AT MECHANICAL ZONE (WOOD TRUSS)	40 PSF (NON-REDUCIBLE)
4. SNOW DESIGN CRITERIA:	
GROUND SNOW LOAD	5 PSF
5. WIND DESIGN CRITERIA:	
WIND SPEED, V/ULT	107 MPH
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT, GCpi	0.55
C&C PRESSURE VARIES BY ZONE	
6. SEISMIC DESIGN CRITERIA:	
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR I/e	1.0
SITE CLASS	C
MCE/R GROUND MOTION at 1.0s S/1	0.034
MCE/R GROUND MOTION at 0.2s S/S	0.054
SEISMIC DESIGN ACC at 1.0s S/D1	0.034 < 0.067
SEISMIC DESIGN ACC at 0.2s S/D5	0.046 < 0.167
SEISMIC DESIGN CATEGORY	A

1. FOUNDATION DESIGN BASED ON RECOMMENDATIONS BY TERRADYNE ENGINEERING, REPORT #A251077 DATED APRIL 11, 2025. ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF FOR CLAYEY AND SHALLOW FOOTINGS BEARING ON 12" MIN COMPACTED SELECT FILL. CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
2. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECH REPORT. THE EXISTING SITE SHALL BE STRIPPED TO REMOVE ANY VEGETATION, ROOTS, OR OTHER ORGANIC MATERIAL. A MINIMUM OF 6" OF EXISTING SOIL SHALL BE REMOVED. SUBSEQUENT TO STRIPPING, THE EXPOSED NATURAL SOIL SHOULD BE PROOF-ROLLED TO 95% MAXIMUM DRY DENSITY PER ASTM D698. PAD SHALL BE BROUGHT TO FINAL ELEVATION USING SELECT FILL, PER NOTE 3.
3. SELECT FILL SHALL BE FREE OF ORGANIC AND DELTERIOUS MATERIALS, WITH A 3" MAX PARTICLE SIZE, A MAXIMUM LIQUID LIMIT (LL) OF 35, AND A PLASTICITY INDEX (PI) OF 5-15. SELECT FILL SHALL BE PLACED AT 95% MAXIMUM DRY DENSITY PER ASTM D698 WITHIN -0% TO +4% OF OPTIMUM MOISTURE CONTENT. EXISTING CLAYEY SAND/GRAVEL SOILS MAY BE AVAILABLE AS SELECT FILL WITH GEOTECH APPROVAL. SELECT FILL PAD SHALL EXTEND 5 FT BEYOND BUILDING LIMIT IN ALL DIRECTIONS.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION IN ACCORDANCE WITH APPLICABLE CODES. ENGINEER ASSUMES NO RESPONSIBILITY FOR FOUNDATION WITH INADEQUATE DRAINAGE AND/OR GROUNDWATER COLLECTION. USER IS ADVISED THAT INADEQUATE DRAINAGE CAN DISTRESS STRUCTURE AND ATTACHED COMPONENTS.
5. CROSS-REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO ASSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHOR BOLTS, INSERTS, NOTCHES, EDGES IN GRADE BEAMS, FOUNDATION WALLS AND PIERS.
6. PIPES EXTENDING UNDER FOOTINGS SHALL BE PLACED BEFORE POURING FOOTING AND THE VOID PRODUCED IN LAYING THE PIPE SHALL BE FILLED WITH CONCRETE OR CONTROLLED LOW-STRENGTH MATERIAL.
7. CONTRACTOR SHALL MAINTAIN STABILITY OF EXCAVATIONS UNTIL PROPERLY BACKFILLED, KEEP EXCAVATIONS FREE OF ANY LOOSE MATERIAL, DEWATER EXCAVATIONS, AND REMOVE ANY WET MATERIAL PRIOR TO THE PLACING OF CONCRETE WORK.
8. A VAPOR BARRIER SHALL BE PLACED UNDER ALL INTERIOR SLABS-ON-GRADE, MINIMUM 10 MIL THICKNESS. LAP AND SEAL ALL EDGES.
9. THIRD-PARTY SOILS INSPECTION REPORTS BY IBC-QUALIFIED SPECIAL INSPECTOR SHALL BE SUBMITTED FOR ENGINEER REVIEW PER IBC 2021 1705.6, AND SHALL ADDRESS BEARING MATERIAL AND FILL MATERIAL/LIFT THICKNESSES/COMPACTION.

1. CONCRETE WORK SHALL BE EXECUTED ACCORDING TO ACI 318 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE', AND ACI 301 'SPECIFICATIONS FOR STRUCTURAL CONCRETE', UNLESS NOTED OTHERWISE.
2. CONCRETE MIX DESIGNS, TO BE SUBMITTED FOR ENGINEER REVIEW, SHALL BE AS SPECIFIED:
28-DAY DESIGN STRENGTH 3000 PSI (SLABS--ON-GRADE & FOUNDATIONS)
PORTLAND CEMENT ASTM C150, TYPE I/II
FLY-ASH ASTM C618 F OR C, 15-25% REPLACEMENT
NORMAL-WEIGHT AGGREGATE ASTM C33, 1-1/2" MAX SIZE
3. NO AIR--ENTRAINMENT ADMIXTURES SHALL BE USED IN CONCRETE FOR FLOOR SLABS, TILT--WALL PANELS, OR ANY OTHER CONCRETE TO RECEIVE A HARD--TROWEL FINISH.
4. CONTRACTOR SHALL PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL PENETRATIONS THROUGH CONCRETE BEFORE PLACING. SECURE SUCH SLEEVES TO PREVENT MOVEMENT DURING PLACING OPERATIONS. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PENETRATIONS. CORE--DRILLING CONCRETE IS NOT PERMITTED UNLESS NOTED OTHERWISE OR APPROVED IN WRITING BY THE ARCHITECT.
5. CONFIRM WITH ARCHITECT THAT MATERIALS TO BE EMBEDDED ARE SUITABLE FOR EMBEDMENT IN CONCRETE. ANY ALUMINUM MUST BE COATED TO PREVENT ALUMINUM--CONCRETE REACTION.
6. SLOPE SLABS TO DRAINS OR FOR POSITIVE DRAINAGE IF NO DRAINS ARE PRESENT, AND PROVIDE DEPRESSIONS WHEN SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS, WITHOUT REDUCING THE THICKNESS OF THE SLABS INDICATED. FOR SLAB--ON--GROUND DEPRESSIONS GREATER THAN 1", CONTACT STRUCTURAL ENGINEER FOR ADDITIONAL REINFORCING DETAILS.
7. CONTRACTOR SHALL PROVIDE ADEQUATE CURING PER ACI 301 UNTIL THE CONCRETE STRENGTH SURPASSES 70% DESIGN STRENGTH. MOIST CURING WITH MATS/FABRIC KEPT CONTINUOUSLY WET, CURING BENEATH SHEET MATERIALS PER ASTM C171, OR USE OF CURING COMPOUNDS PER ASTM C309 OR C1315 PER MANUFACTURER'S GUIDELINES AT RATES GREATER THAN 1 GAL/200 SF AIR ALL ACCEPTABLE CURING METHODS IF PROPERLY EXECUTED.
8. FLOOR TOLERANCES SHALL BE AS BELOW:
SURFACE TOLERANCE: CLASS "B" PER ACI 301
THICKNESS: +1" & -1/2" SLAB--ON--GRADE
FLATNESS: FF = 35
LEVELNESS: FL = 25
9. CONTRACTOR SHALL PROVIDE SAWCUT CONTROL JOINTS 1/4 SLAB THICKNESS DEEP IN ALL SLABS--ON--GRADE AT LOCATIONS SHOWN IN PLAN. ALTERNATELY, LOCATE JOINTS AT A MAXIMUM OF 36 TIMES JOINT THICKNESS. CONTROL JOINTS SHALL BE CONTINUOUS, NOT STAGGERED OR OFFSET. SLAB PANELS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.5 TO 1.
10. ALL CONSTRUCTION JOINTS BETWEEN ADJACENT CONCRETE POURS OR BETWEEN CONCRETE AND MASONRY CLEANED OF DIRT, DEBRIS, FORM OILS, AND LAITANCE TO ASSURE PROPER BOND WITH ADJACENT POUR OR MASONRY CONSTRUCTION. INTENTIONALLY ROUGHEN ALL EXISTING CONCRETE SURFACES OLDER THAN 28 DAYS AGAINST WHICH CONCRETE IS TO BE PLACED UNLESS DIRECTED OTHERWISE IN WRITING BY ENGINEER.
11. CONTRACTOR SHALL FOLLOW ACI 306 FOR COLD--WEATHER CONCRETING AND ACI 305 WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY AND WIND VELOCITY TENDS TO IMPAIR THE QUALITY OF THE CONCRETE. CONCRETE SHALL BE REJECTED IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90F OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
12. THIRD--PARTY PRE--POUR INSPECTION REPORTS BY IBC--QUALIFIED SPECIAL INSPECTOR SHALL BE SUBMITTED FOR ENGINEER REVIEW PER 2021 IBC 5.9.3 FOR ALL SLAB--ON--GRADE FOUNDATIONS, AND SHALL ADDRESS PLACEMENT OF MILD REINFORCEMENT, EMBED PLATES, ANCHOR RODS; AS WELL AS FORMWORK AND MEMBER DIMENSIONS.

1. REINFORCING BARS SHALL CONFORM WITH ASTM A615, GRADE 60. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064, GRADE 65.
2. FOR CAST-IN-PLACE CONCRETE, PROVIDE MINIMUM CONCRETE COVER AS FOLLOWS:

GRADE BEAMS/FOOTINGS	3" BOTTOM, 2" SIDES & TOP
SLABS-ON-GRADE	1-1/2" TOP
3. ALL CONTINUOUS BARS SHALL HAVE 42 BAR DIAMETERS LAP SPLICE. PROVIDE CORNER BARS AT ALL WALL AND GRADE BEAM CORNERS & INTERSECTIONS PER DETAIL. PROVIDE TOP DIAGONAL BARS 2-#4 x4 FT LONG AT ALL REINTRANT CORNERS IN ALL SLABS-ON-GRADE. WELDED WIRE FABRICS SHALL BE LAPPED TWO SQUARES MINIMUM & BE TIED AT 3 FT ON CENTER.
4. WHERE REBAR IS INTERRUPTED BY OPENINGS OR EMBEDDED OBJECTS, AN EQUAL AMOUNT OF STEEL SHALL BE PLACED AT THE SIDES OF THE OPENING/EMBED, AND SHALL BE LAPPED 42 BAR DIAMETERS PAST THE EDGE OF THE OPENING/EMBED.
5. PROVIDE ADEQUATE TIES, CONCRETE BLOCKS & CHAIRS TO PROPERLY SECURE REBAR & CONCRETE INSERTS AT CORRECT LOCATION, PER CRSI MANUAL OF STANDARD PRACTICE.
6. CONTINUOUS REINFORCING SHALL BE LAPPED AS FOLLOWS UNLESS NOTED OTHERWISE:

TOP BARS	MIDSPAN OR BETWEEN INTERSECTING BEAMS
BOTTOM BARS	DIRECTLY OVER SUPPORT OR AT INTERSECTING BEAMS
7. REINFORCING BARS SHALL BE BENT COLD, AND NO METHOD OF FABRICATION SHALL BE USED WHICH WOULD BE INJURIOUS TO THE MATERIAL. HEATING OF BARS FOR BENDING IS NOT PERMITTED.
8. CONCRETE REBAR SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER REVIEW.

1. FLEADED STUD ANCHORS CAST INTO CONCRETE OR GROUT-FILLED MASONRY SHALL BE NELSON HXED HEAD STUDS OR APPROVED EQUAL. STUDS SHALL BE AUTOMATICALLY END-WELDED, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. HEADED STUDS SHALL BE MANUFACTURED OF C1015, C1017, OR C1020 COLD-DRAWN STEEL CONFORMING TO ASTM 108-58T.
2. EXPANSION ANCHORS POST-INSTALLED IN CONCRETE SHALL BE HILTI KWIK-BOLT TZ, SIMPSON WEDGE-ALL, OR APPROVED EQUAL.
3. EPOXY ANCHORS & DOWELS POST-INSTALLED IN CONCRETE SHALL USE HILTI HIT-HY 200 EPOXY, SIMPSON SET-3G EPOXY, ITW RED HUE C6+ EPOXY, DEWALT AC208+, OR APPROVED EQUAL. ANCHORS SHALL BE CONSIST OF ASTM F1554, GRADE 36 THREADED ROD; ASTM A563 NUTS; AND ANSI A436 WASHERS. DOWELS SHALL BE ASTM A615, GRADE 60 REBAR.
4. EPOXY ANCHORS & DOWELS POST-INSTALLED INTO MASONRY SHALL USE HILTI HIT-HY 270, DEWALT AC100+, OR APPROVED EQUAL, WITH MESH SLEEVES AT HOLLOW CMU OR MASONRY WITH VOIDS. ANCHORS SHALL BE CONSIST OF ASTM F1554, GRADE 36 THREADED ROD; ASTM A563 NUTS; AND ANSI A436 WASHERS. DOWELS SHALL BE ASTM A615, GRADE 60 REBAR.
5. LARGE-DIAMETER SCREW ANCHORS POST-INSTALLED IN CONCRETE SHALL BE HILTI KWIK HUS-EZ SIMPSON TITEN HD, TAPCON HEAVY DUTY, DEWALT SCREW-BOLT+, OR APPROVED EQUAL. SMALL-DIAMETER DIAMETER SCREW ANCHORS (3/16" OR 1/4") SHALL BE TAPCON, SIMPSON TITEN TURBO, OR APPROVED EQUAL.
6. CONTRACTOR SHALL LOCATE EXISTING REINFORCING, POST-TENSIONING TENDONS AND/OR SLOID-GROUTED CMU CELLS PRIOR TO DRILLING. IT IS NOT ACCEPTABLE TO CUT EXISTING REBAR OR PT TENDONS IF THE ANCHORING DOWEL CANNOT BE SHIFTED TO AVOID THE REBAR/PT TENDONS. THE ENGINEER WILL DETERMINE A NEW LOCATION.
7. CONTRACTOR SHALL INSTALL ANCHORS PER MANUFACTURER'S INSTRUCTIONS, AND SHALL ARRANGE FOR AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE TRAINING IF NECESSARY. ANCHOR HOLES MUST BE CLEANED PROPERLY, USING HOLLOW DRILL BITS, COMPRESSED AIR AND/OR VACUUMS, AS REQUIRED, PRIOR TO INSTALLATION OF ANCHORS.

1. DIMENSIONAL LUMBER FOR CEILING JOISTS, BEAMS, RAFTERS, AND EXTERIOR LOAD-BEARING STUDS SHALL BE SOUTHERN PINE #2, 19% KD, WITH DESIGN VALUES AS BELOW:

2x4	Fb=1100 PSI	Fv=175 PSI	E=1400 KSI
2x6	Fb=1000 PSI	Fv=175 PSI	E=1400 KSI
2x8	Fb= 925 PSI	Fv=175 PSI	E=1400 KSI
2x10	Fb= 800 PSI	Fv=175 PSI	E=1400 KSI
2x12	Fb= 750 PSI	Fv=175 PSI	E=1400 KSI

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING	MINIMUM DESIGN PROPERTIES:
GLULAM Fb=2400 PSI	Fv=200 PSI E=1800 KS
LVL Fb=2600 PSI	Fv=285 PSI E=2000 KS
PSL Fb=2900 PSI	Fv=290 PSI E=2000 KS

3. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY. EACH PIECE OF LUMBER SHALL BE OF THE GRADE/SIZE SPECIFIED OR BETTER.

4. ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE TREATED.

5. GLULAM MEMBERS, WHERE EXPOSED, SHALL BE AITC ARCHITECTURAL APPEARANCE GRADE. MEMBERS NOT EXPOSED SHALL BE USI INDUSTRIAL GRADE.

6. STUDDING SHALL BE DOUBLE AT ALL ANGLES, CORNERS, AND AT OPENINGS ≤ 8 FT CLEAR. STUDDING SHALL BE TRIPLE UNDER TRUSS GIRDERS OR AT LONGER-SPAN OPENINGS, UNLESS NOTED OTHERWISE. AT MULTI-PLY JOISTS OR HEADERS, THERE SHALL BE ONE STUD PER PROVIDE DOUBLE STUDS UNDER DOUBLE JOISTS).

7. ALL FLUSH BEAMS AND JOISTS SHALL BE SUPPORTED WITH THE SIMPSON STRONG-TIE BRACKET JOIST HANGER INDICATED IN THE PLANS, OR RATED-LOAD EQUIVALENT.

8. STRUCTURAL BLOCKING REQUIREMENTS SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

- a. 2x BPS BLOCKING AT EDGE OF WOOD SHEATHING PANELS FOR EXTERIOR WALLS
- b. 2-2x BLOCKING WHERE WOOD ROOF DECK MEETS PARAPET STUD EXTENDING ABOVE ROOF

9. ALL NAIL SIZES GIVEN IN THESE NOTES AND FRAMING DETAILS ARE AS COMMON NAILS. NAIL SIZES MAY BE SUBSTITUTED AS BELOW, OR WITH SPECIFIC PERMISSION OF THE ENGINEER:

- a. 10d BOX NAILS MAY BE SUBSTITUTED FOR 8d COMMON
- b. 16d BOX NAILS MAY BE SUBSTITUTED FOR 10d COMMON
- c. 40d BOX NAILS OR 16d SINKER NAILS MAY BE SUBSTITUTED FOR 16d COMMON

14. MINIMUM NAILING SHALL BE AS FOLLOWS. SEE IBC NAILING SCHEDULE FOR NAILING NOT SPECIFICALLY CALLED OUT IN THE NOTES OR DRAWINGS.

BLOCKING BTWN FRAMING	(3) 8d TOENAIL
AT TOP PLATE	(2) 8d TOENAIL OR (2) 16d END NAIL
OTHERWISE	(2) 8d TOENAILS EACH END
BRIDGING TO JOIST/RAFTER/TRUSS	8d @ 6" O.C. TOE NAIL
BLOCKING/RIM JOIST TO TOP PLATE	(3) 10d TOE NAIL
RAFTER/TRUSS, TO TOP PLATE	16d @ 16" O.C. FACE NAIL
BUILT-UP MULTI-2x STUDS	16d @ 16" O.C. FACE NAIL
ABUTTING STUDS AT WALL INTERSECTIONS	
DOUBLE TOP PLATE PIECES	16d @ 16" O.C. FACE NAIL
UPPER TO LOWER PLATE, CONTINUOUS	16d @ 16" O.C. FACE NAIL
SPLICES IN PLATE, 4 FT EACH SIDE	16d @ 6" O.C. FACE NAIL (MIN 4" O")
LAPS AT CORNERS OR INTERSECTIONS	(2) 16d FACE NAIL
STUD TO TOP OR BOTTOM PLATE	(4) 8d TOENAIL OR (2) 16d END NAIL
CONTINUOUS HEADER TO STUD	(4) 8d TOENAIL
BUILT-UP MULTI-2x HEADER	16d AT 12" O.C. TOP & BOT, STAGGERED
	(2) 16d AT ENDS/EACH SPLICE
BUILT-UP MULTI-LVL GIRDERS	(3) 16d @ 12" O.C. (TOP, MID & BOT)
	(3) 16d AT ENDS/EACH SPLICE

- a. SPECIAL FASTENING REQUIREMENTS SHALL BE AS FOLLOW, UNLESS NOTED OTHERWISE:
 - a. NAILS LARGER THAN 20D MUST BE PRE-DRILLED.
 - b. THRU-BOLT HOLES SHALL BE FIELD-DRILLED FOR PROPER MATCHING AND BEARING.
 - c. LAG SCREWS REQUIRE CLEARANCE HOLES (SAME Ø AS SHAFT) AND LEAD HOLES (ROOT THREADED) PER NDS. LAG SCREWS SHALL NOT BE DRIVEN INTO PLACE.
 - d. STANDARD CUT WASHERS SHALL BE PROVIDED FOR MACHINE BOLTS AND LAG SCREWS WITH HEADS OR NUTS BEARING ON WOOD.
16. ALL WOOD SHEATHING SHALL BE EXPOSURE 1 RATED. FLOOR AND ROOF SHEATHING SHALL BE LAID WITH ITS LONG AXIS AND FACE GRAIN PERPENDICULAR TO FRAMING UNLESS NOTED OTHERWISE.
17. WOOD O.C. DECK SHALL BE 19/32" OR 5/8" APA-RATED SHEATHING (PLYWOOD OR OSB) FOR 24" O.C. RAFTER/TRUSS SPACING ENDS OF PANELS SHALL MEET OVER SUPPORTS. DECK SHALL BE NAILED TO SUPPORTS WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES, IN THE FIELD, AND AT SHEAR WALL LOCATIONS.
18. WOOD SHEATHING ON SHEAR WALLS SHALL BE 19/32" OR 5/8" APA-RATED SHEATHING (PLYWOOD OR OSB). NAIL SHEATHING TO STUDS WITH 8d COMMON NAILS @ 6" O.C. EDGES, 12" O.C. FIELD, UNLESS SHEAR WALL SCHEDULE PROVIDES TIGHTER SPACING. PANEL EDGES SHALL BE BLOCKED, UNLESS NOTED OTHERWISE.
19. SILL PLATE ON CONCRETE SHALL BE PRESSURE-TREATED SOUTHERN PINE, ANCHORED WITH 1/2"Ø ANCHOR BOLTS EMBEDDED 7" MINIMUM INTO CONCRETE @ 48" O.C. OR WITH HILTI X-CP PULVERE ACTUATED FASTENERS @ 8" O.C., UNLESS NOTED OTHERWISE. MINIMUM OF 2 ANCHORS OR FASTENERS PER PIECE WITH ONE ANCHORS OR FASTENER WITHIN 12" OF EACH END.
20. INTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS LATERAL FORCE-RESISTING ELEMENTS SHALL BE SPECIFIED BY THE ARCHITECT AND/OR IN ACCORDANCE WITH THE GOVERNING CODE.
21. A HOLE <40% OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD, PROVIDED THAT IT HAS >5/8" CLEAR TO THE EDGE OF THE STUD. HOLES MAY NOT BE BORED IN LENGTHS OF STUDS THAT ARE ALREADY CUT OR NOTCHED.
22. ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT, AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT BUILDING CODES. THE SHIMMING OF SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SHALL BE STRAIGHT, PLUMB AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS. INDIVIDUAL PIECES SHALL BE SELECTED SO THAT KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WITH THE PLACING OF BOLTS, OR PROPER NAILING, OR THE MAKING OF SOUND CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER OR ARCHITECT FOR EXCESSIVE WARP, TWIST, BOW OR CROOK, MILDEW, FUNGUS OR MOLD AS WELL AS FOR IMPROPER GRADE MARKING DEFECTS THAT RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION.

1. PREFABRICATED WOOD TRUSSES ARE DEFERRED DESIGN SUBMITTALS AND SHALL BE DESIGNED BY A REGISTERED ENGINEER HIRED BY THE TRUSS MANUFACTURER. DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF TPI 'DESIGN SPECIFICATION FOR METAL PLATE CONNECTED TRUSSES' AND AWC 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION'.
2. TRUSS MANUFACTURER SHALL VERIFY AND COORDINATE ALL TRUSS DIMENSIONS WITH THE ARCHITECT'S AND ENGINEER'S PLANS.
3. UNIFORM DESIGN LOADS FOR ROOF AND FLOOR TRUSSES ARE LISTED IN 'DESIGN CRITERIA'. CONCENTRATED OR LINE LOADS ARE AS INDICATED ON THE PLANS.
4. MAXIMUM DESIGN DEFLECTION UNDER DESIGN LIVE LOADS:
FLOOR TRUSSES SPAN/360
ROOF TRUSSES SPAN/240
5. TRUSS CONNECTOR PLATES SHALL BE MANUFACTURED FROM MINIMUM 20 GAGE GALVANIZED SHEET METAL WITH $F_y=33$ KSI AND $F_u=45$ KSI. GALVANIZING SHALL MEET ASTM A446.
6. TRUSS MANUFACTURER SHALL SUBMIT TRUSS SHOP DRAWINGS SIGNED BY A REGISTERED ENGINEER FOR REVIEW PRIOR TO FABRICATION, SHOWING TRUSS LAYOUTS, TRUSS PROFILES, LUMBER GRADES, CONNECTION DETAILS, BRACING DETAILS, BLOCKING DETAILS, AND DESIGN LOADS FOR EACH UNIQUE TRUSS. SHOP DRAWINGS SHALL CLEARLY INDICATE WHERE ADDITIONAL CONVENTIONAL FRAMING IS REQUIRED BY OTHERS TO COMPLETE OVERHANGS, PLATFORMS, OR CONNECTING ROOFS.
7. ROOF TRUSS UPLIFT FORCES SHALL BE NOTED ON THE TRUSS SHOP DRAWINGS. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE PROPERLY SIZED ANCHORAGE TO SECURE THE TRUSS TO THE SUPPORTS.
8. CONTRACTOR SHALL EXERCISE REASONABLE CARE IN HANDLING AND STORING TRUSSES PRIOR TO INSTALLATION. TRUSSES SHALL BE PROTECTED FROM WEATHER, WATER, SOLID AND FUNGUS-RELATED DETERIORATION. TRUSSES SHALL BE STORED ON BLOCKS VERTICALLY AND COVERED IF STORED FOR LONGER THAN ONE MONTH. TRUSSES SHALL NOT BE OVERLOADED DURING CONSTRUCTION WHILE TEMPORARILY STORING MATERIALS OR EQUIPMENT.
9. TRUSSES SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION. MINIMUM BRACING SHALL COMPLY WITH BCSI 'GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES'. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT BRACING, WALL SHEATHING, AND FLOOR/ROOF DECKING IS INSTALLED.

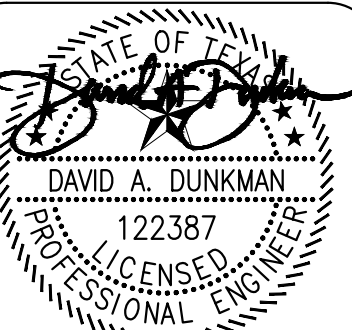
1. STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING STANDARDS:
WIDE-FLANGE BEAMS/COLUMNS ASTM A992 Fy=50 KSI
SQUARE/RECTANGULAR TUBES ASTM A500, GR B/C Fy=50 KSI
ROUND TUBES ASTM A500, GR B/C Fy=46 KSI
PIPE COLUMNS ASTM A53, GR B Fy=35 KSI
ALL OTHER STEEL ASTM A36 Fy=36 KSI
2. STRUCTURAL STEEL CONNECTION MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
ANCHOR RODS ASTM F1554 Fy=36 KSI, UNO
ELECTRODES (ARC WELDING) AWS 5.1 E70XX, UNO
PERMANENT BOLTS ASTM A325 3/4"Ø, UNO
HEAVY HEX NUTS ASTM A563
WASHERS ASTM F436
3. STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 'DETAILING FOR STEEL CONSTRUCTION' AND FABRICATED AND ERECTED IN ACCORDANCE WITH THE 'SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS'.
4. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER AND ARCHITECT'S REVIEW BEFORE FABRICATION.
5. STANDARD BOLT HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED UNLESS NOTED OTHERWISE.
6. ALL WELDS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY 'STRUCTURAL WELDING CODE FOR STEEL' (AWS D1.1) AND BE MADE WITH APPROVED ELECTRODES.
7. WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY CERTIFIED WELDERS, EXPERIENCED IN AND CERTIFIED FOR THE TYPES OF WELDING SPECIFIED. WELDERS SHALL BE RECENTLY QUALIFIED AS PRESCRIBED IN "QUALIFICATION PROCEDURES" OF THE AMERICAN WELDING SOCIETY (AWS).
8. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. UNLESS NOTED OTHERWISE, WELDS SHALL BE CONTINUOUS 3/16" FILLET WELDS.
9. FIELD CONNECTIONS SHALL BE WELDED OR BOLTED. SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. WELDS INDICATED WITH A SHOP WELD SYMBOL MAY BE MADE IN THE FIELD WITH THE APPROVAL OF THE ENGINEER. LOCATIONS OF ALL FIELD WELDS SHALL BE CLEARLY SHOWN ON THE SHOP DRAWINGS. WELDS SHALL BE DESIGNED TO BE EQUIVALENT IN STRENGTH TO BOLTED CONNECTIONS DETAILED TO MINIMIZE BENDING IN THE CONNECTION.
10. BEAM CONNECTIONS NOT SPECIFICALLY DETAILED SHALL BE STANDARD SIMPLE SHEAR CONNECTIONS DESIGNED FOR 55% OF THE MAXIMUM TOTAL UNIFORM LOAD INDICATED IN THE AISC 'STEEL CONSTRUCTION MANUAL'. CONNECTION LENGTH MUST BE EXCEED 50% BEAM WEB 'T' DIMENSION. SINGLE-ANGLE BEAM-BEAM CONNECTIONS AND SHEAR-TAB BEAM-COLUMN CONNECTIONS ARE ACCEPTABLE UNLESS NOTED OTHERWISE

11. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". BOLTED CONNECTIONS SHALL BE BEARING TYPE UNLESS NOTED OTHERWISE.
12. MINIMUM EMBEDMENT OF ANCHOR RODS IN CONCRETE OR GROUTED MASONRY: 9" WITH THE HEAD AT THE EMBEDDED END, UNLESS NOTED OTHERWISE.
13. CUTS, HOLES (OPENINGS), ETC., REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS. BURNING OF HOLES AND CUTS IN THE FIELD SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN AUTHORIZATION FROM THE ENGINEER.
14. MISCELLANEOUS STEEL, CURBS, HANGERS, EXPANSION JOINT ANGLES, STRUTS, ETC., SHALL BE FURNISHED AND INSTALLED AS CALLED FOR OR AS NECESSARY PER ARCHITECT OR MEP DRAWINGS.
15. THIRD-PARTY STEEL AND WELDING INSPECTION REPORTS BY IBC-QUALIFIED SPECIAL INSPECTOR AND/OR CERTIFIED WELD INSPECTOR SHALL BE SUBMITTED FOR ENGINEER REVIEW PER IBC 2021 1705.2, AND SHALL ADDRESS STRUCTURAL STEEL FRAMING DETAILS, JOIST FRAMING DETAILS AND BRIDGING, METAL DECKING ATTACHMENT/FASTENING, AND SIZE/LENGTH/LOCATION AND VISUAL ACCEPTANCE OF WELDS.

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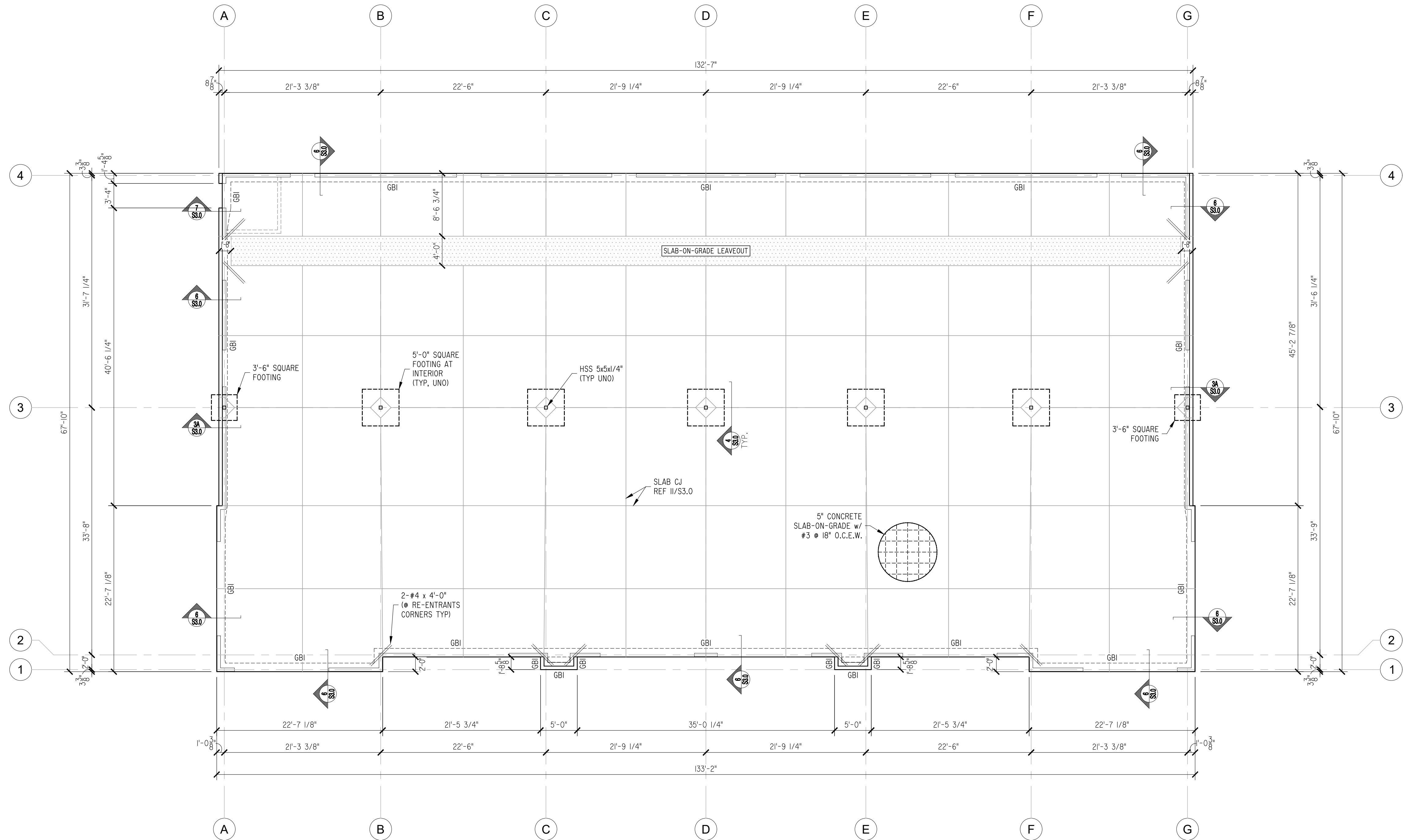
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S1.0

1. **BUILDER MUST VERIFY ALL DIMENSIONS WITH ARCHITECTURE PRIOR TO START OF CONSTRUCTION.**
2. **CONTACT ENGINEER IF GROUNDWATER IS ENCOUNTERED OR OTHER SOIL CONDITIONS NOT IDENTIFIED IN GEOTECHNICAL REPORT ARE ENCOUNTERED.**
3. **MINIMUM GRADE BEAM SIZE G81 = 12"x30".**
4. **CONTRACTOR SHALL STRIP ORGANOCS, DEBRIS OR UNSUITABLE SOIL AND REPLACE WITH COMPACTED SELECT FILL, FOLLOWING THE PROCEDURE OUTLINED IN THE GEOTECHNICAL REPORT AND SUMMARIZED ON S1.0.**
5. **FINISH FLOOR ELEVATION OF 100'-0" IS EQUIVALENT TO DATUM 997.00 (CONFORM WITH CLIP DRAWINGS).**

NOTE:
CONDITIONS BASED ON SOIL ANALYSIS PREPARED
BY: TERRADYNE
DATED: 04/11/2025
REPORT #: A251077
AND RECOGNIZED ENGINEERING PRACTICES.
Q.U = 1.5 KSF FOR FOOTINGS IN
 COMPACTED SELECT FILL



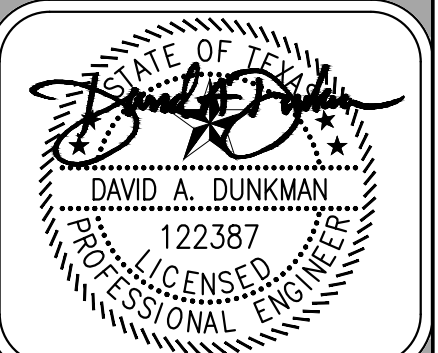
SCALE: 1/8"=1'-0"

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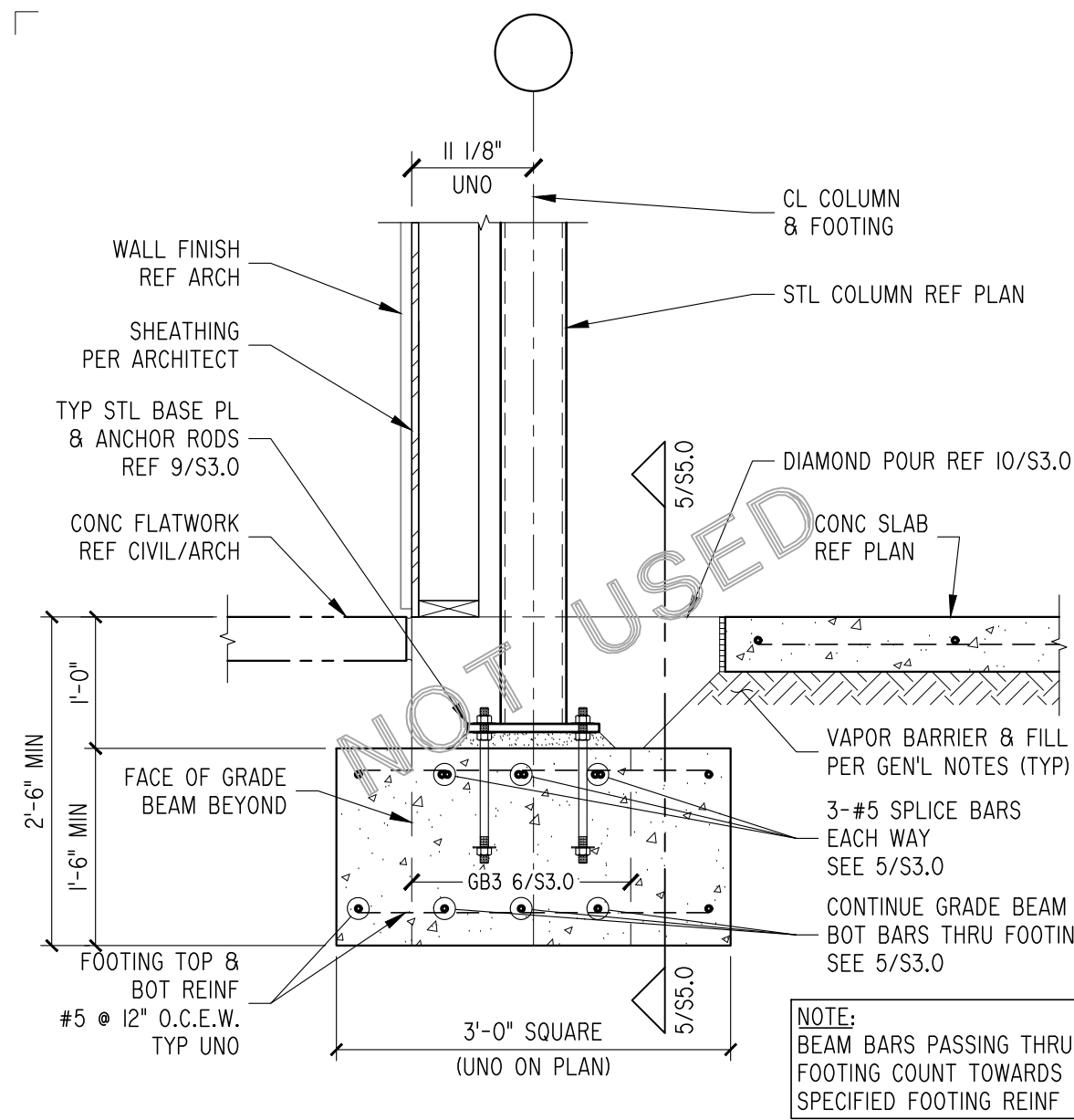
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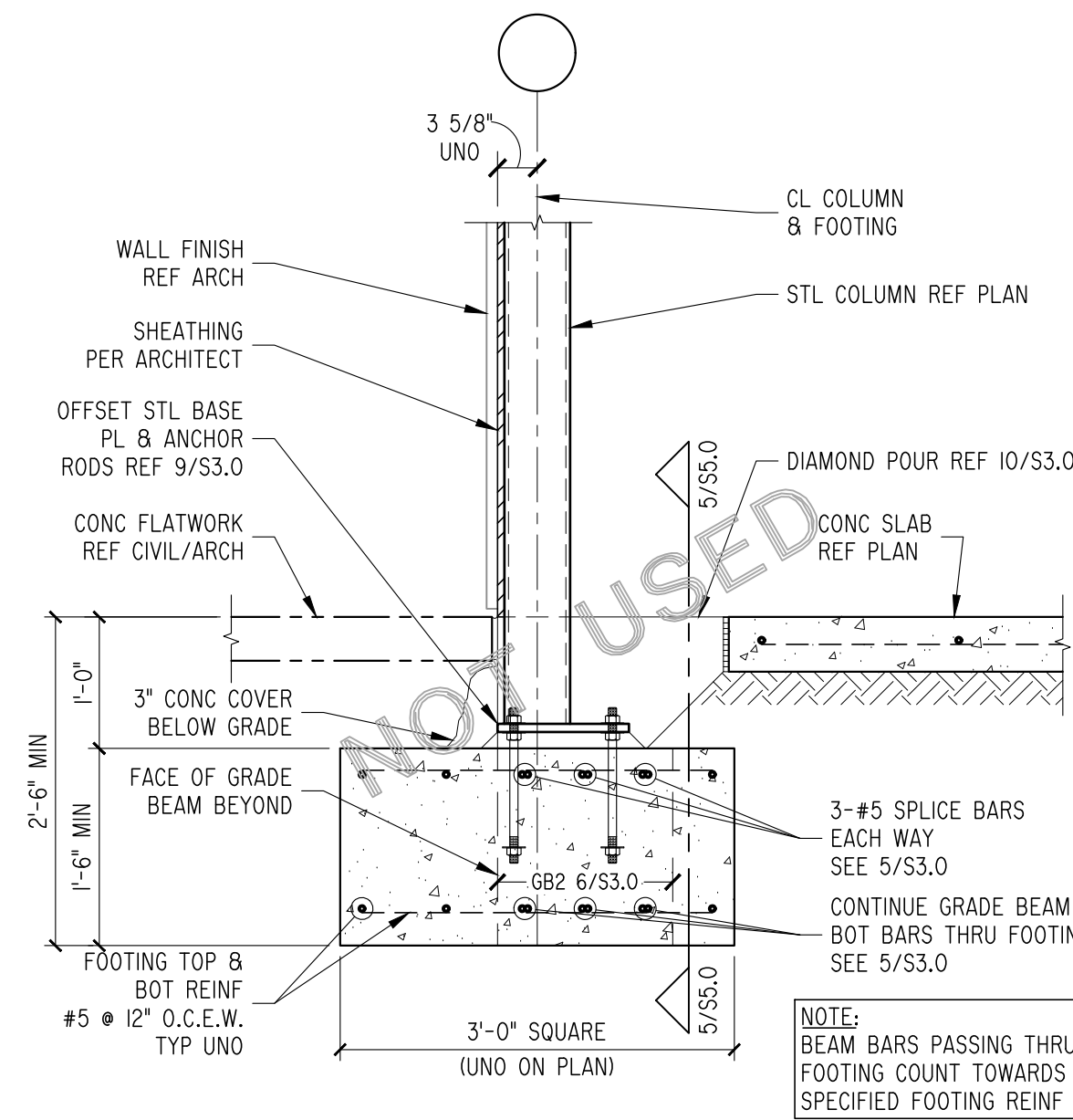
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S2.0

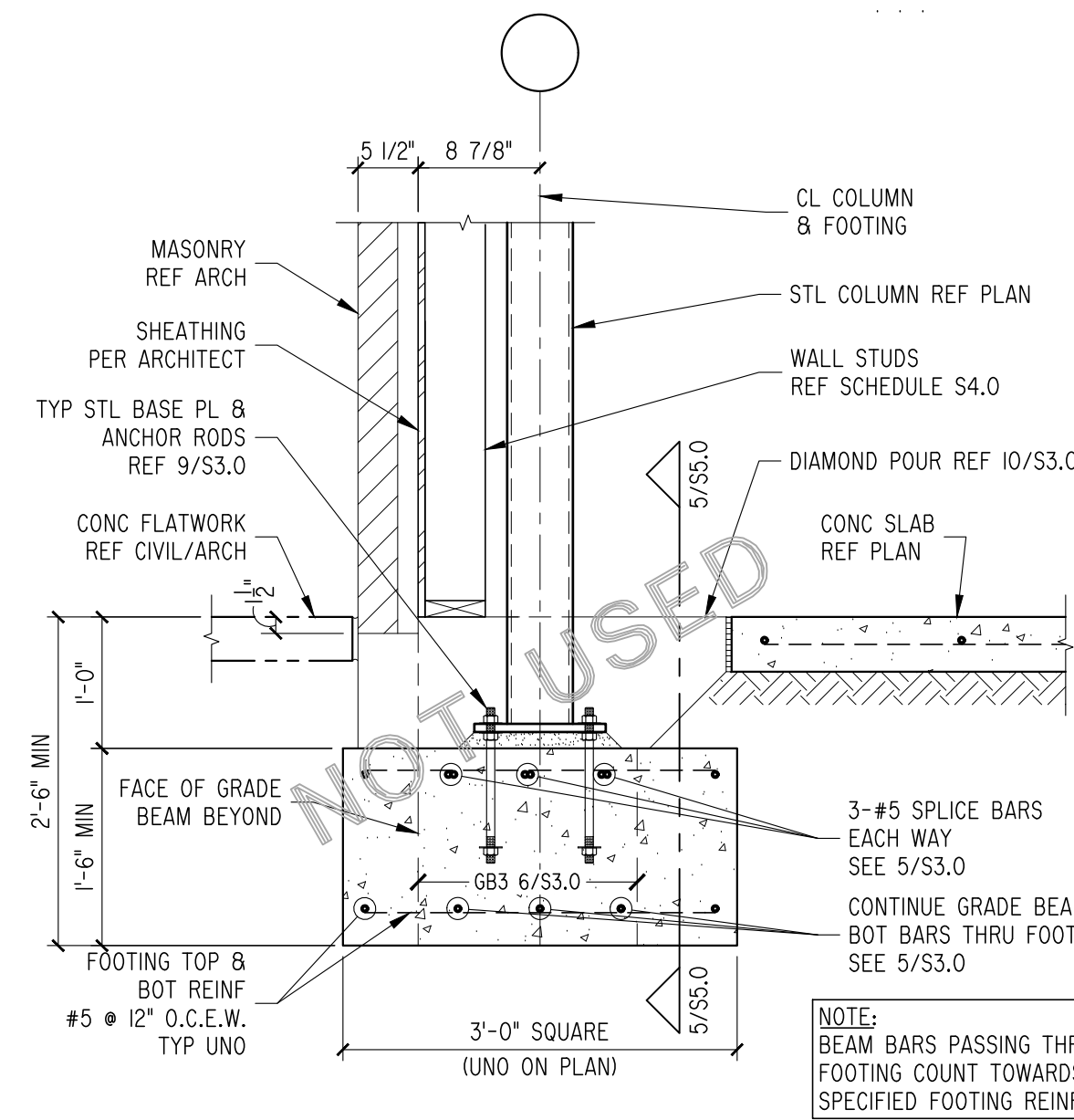
FOUNDATION PLAN



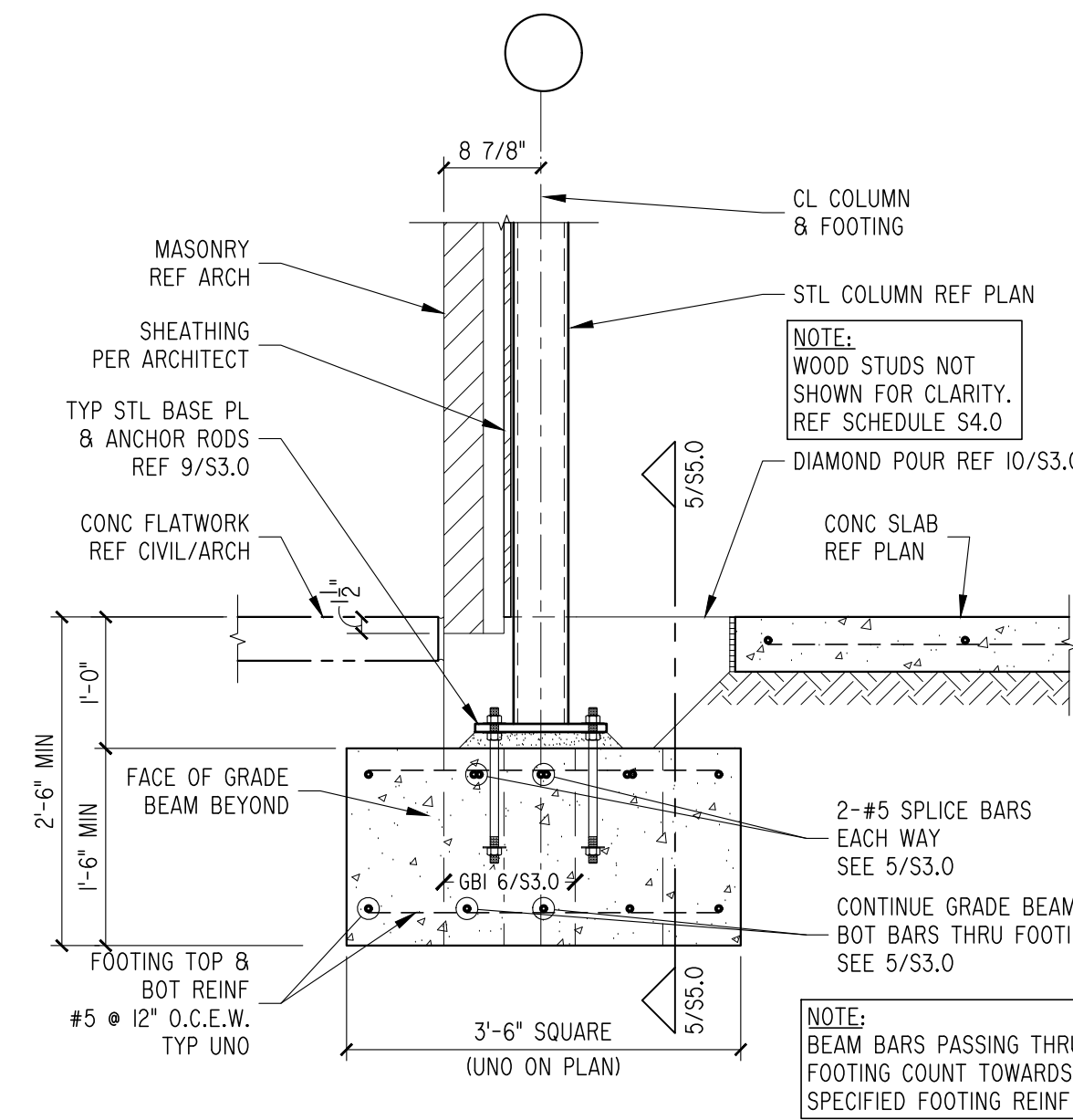
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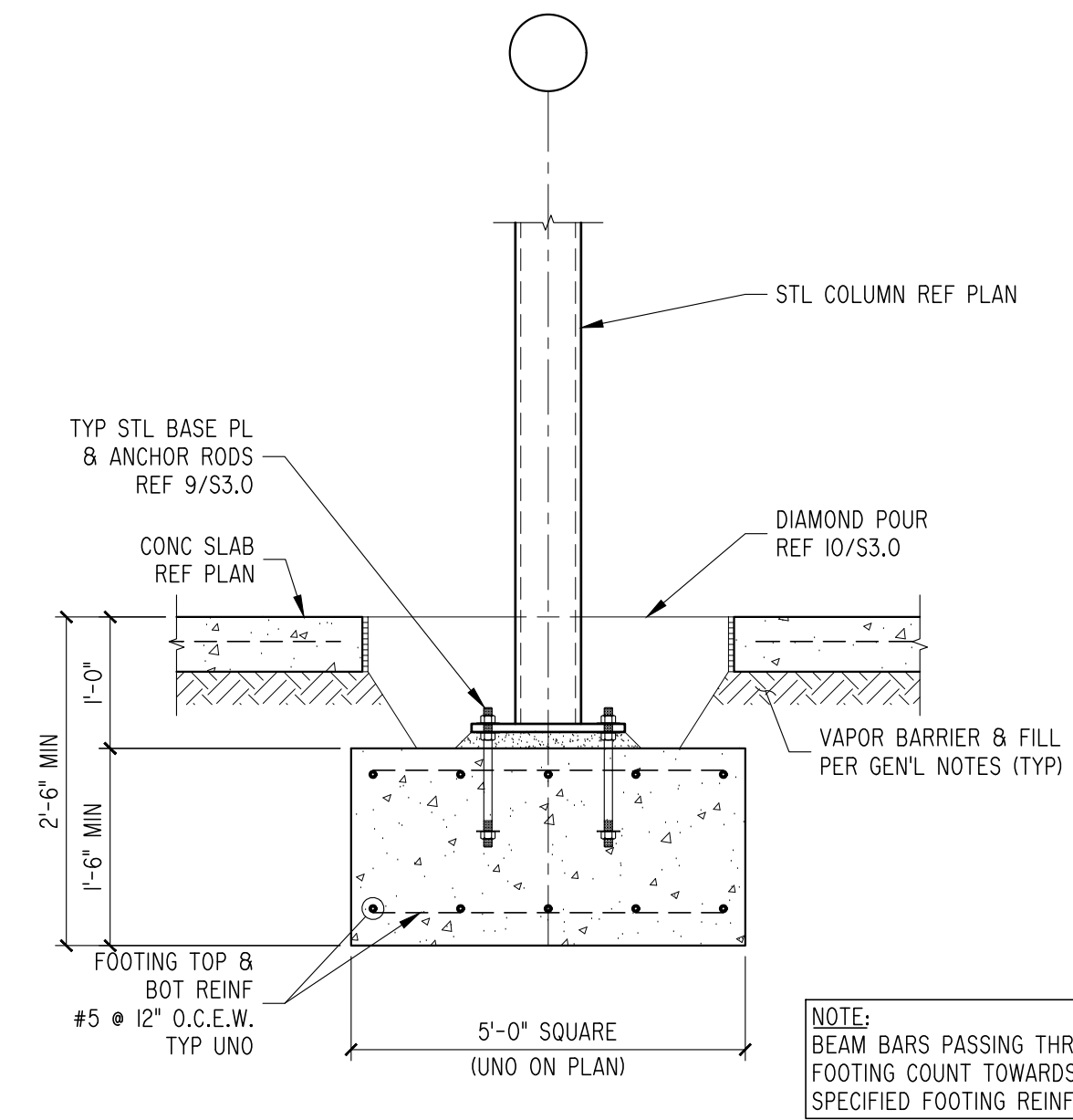
2 TYPICAL SETBACK EXTERIOR COLUMN FOOTING



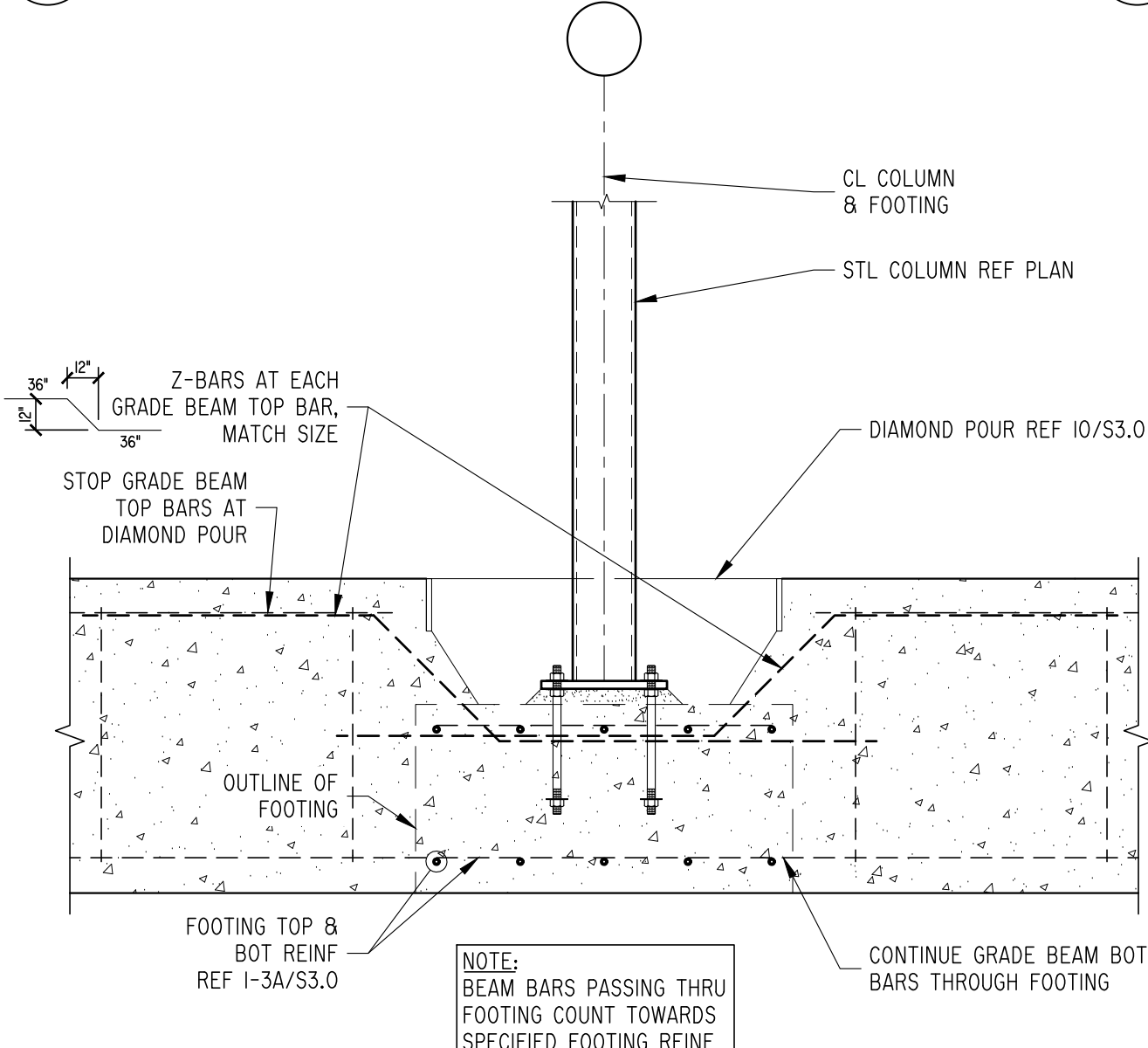
3 VENEER EXTERIOR COLUMN FOOTING



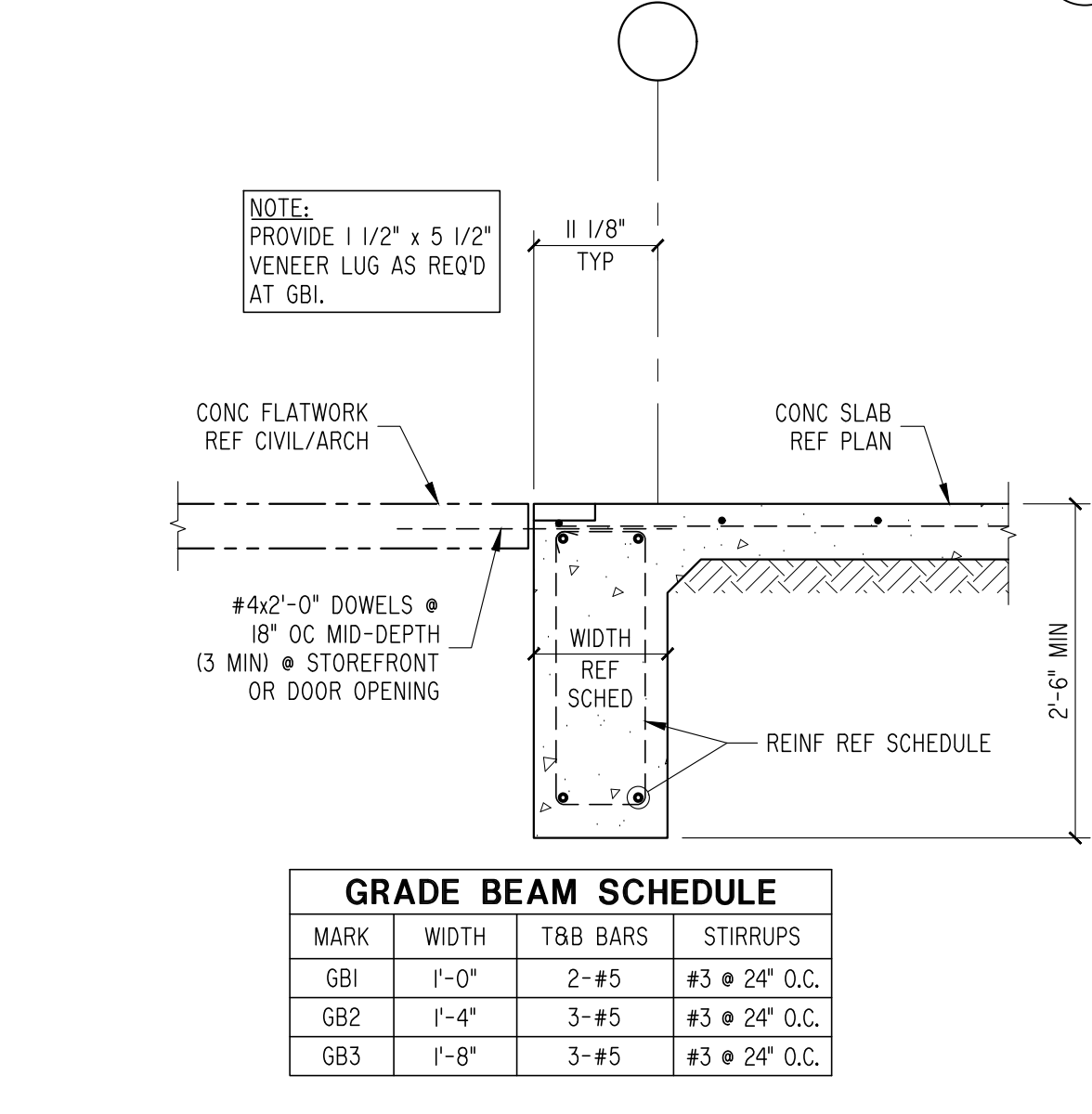
3A VENEER & IN-WALL EXTERIOR COLUMN FOOTING



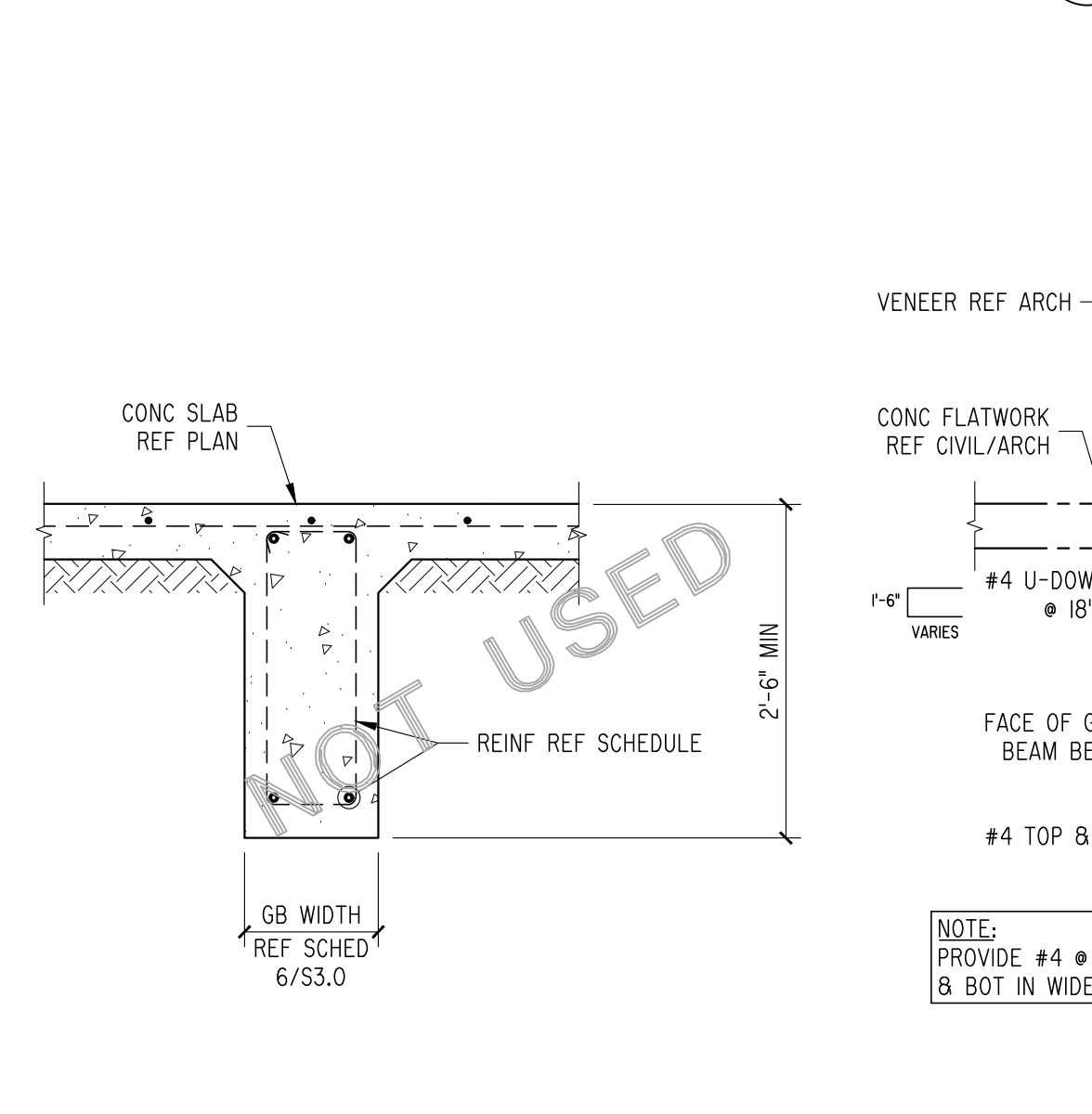
4 INTERIOR COLUMN FOOTING



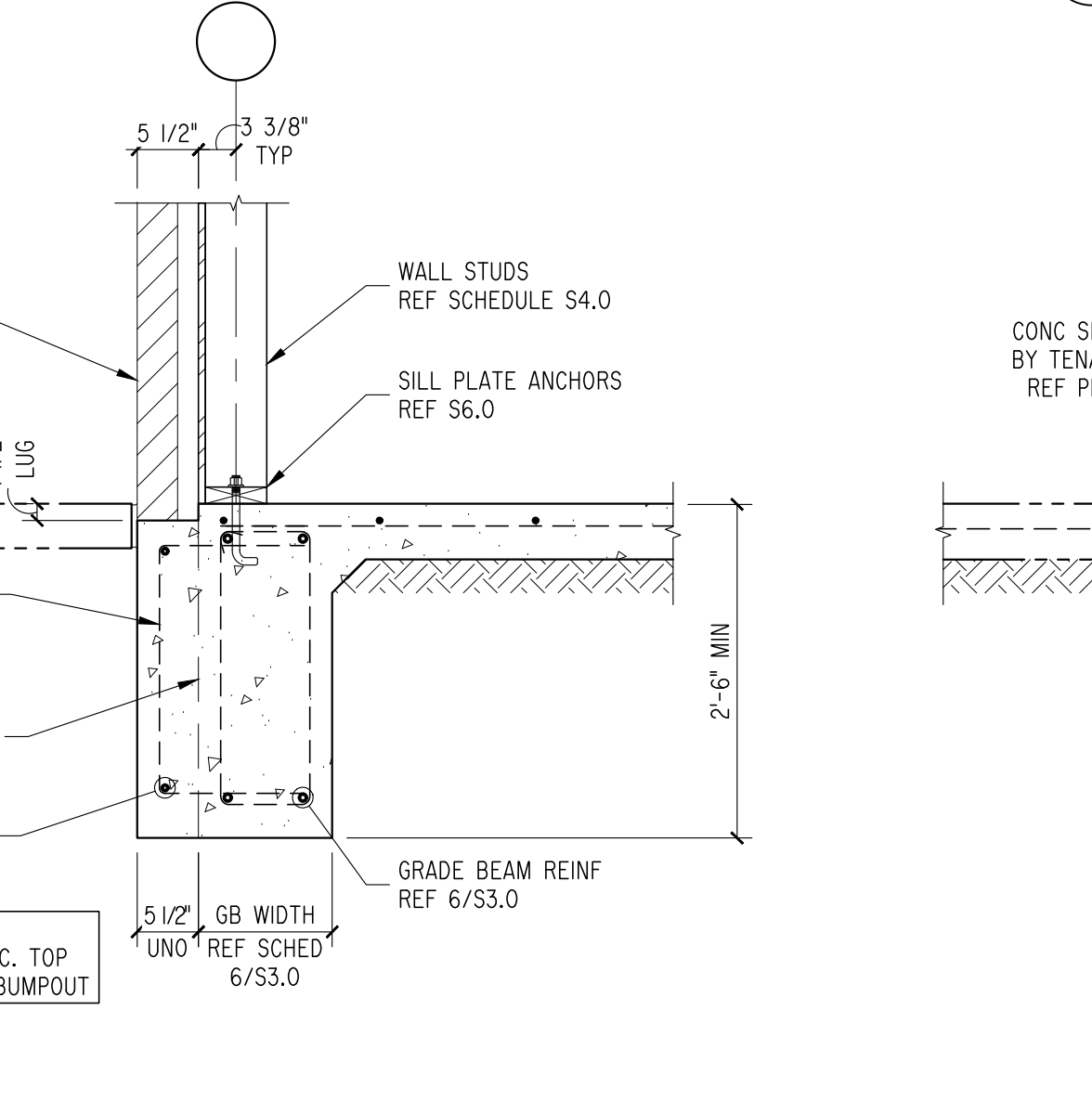
5 BEAM REINFORCEMENT AT COLUMN FOOTING



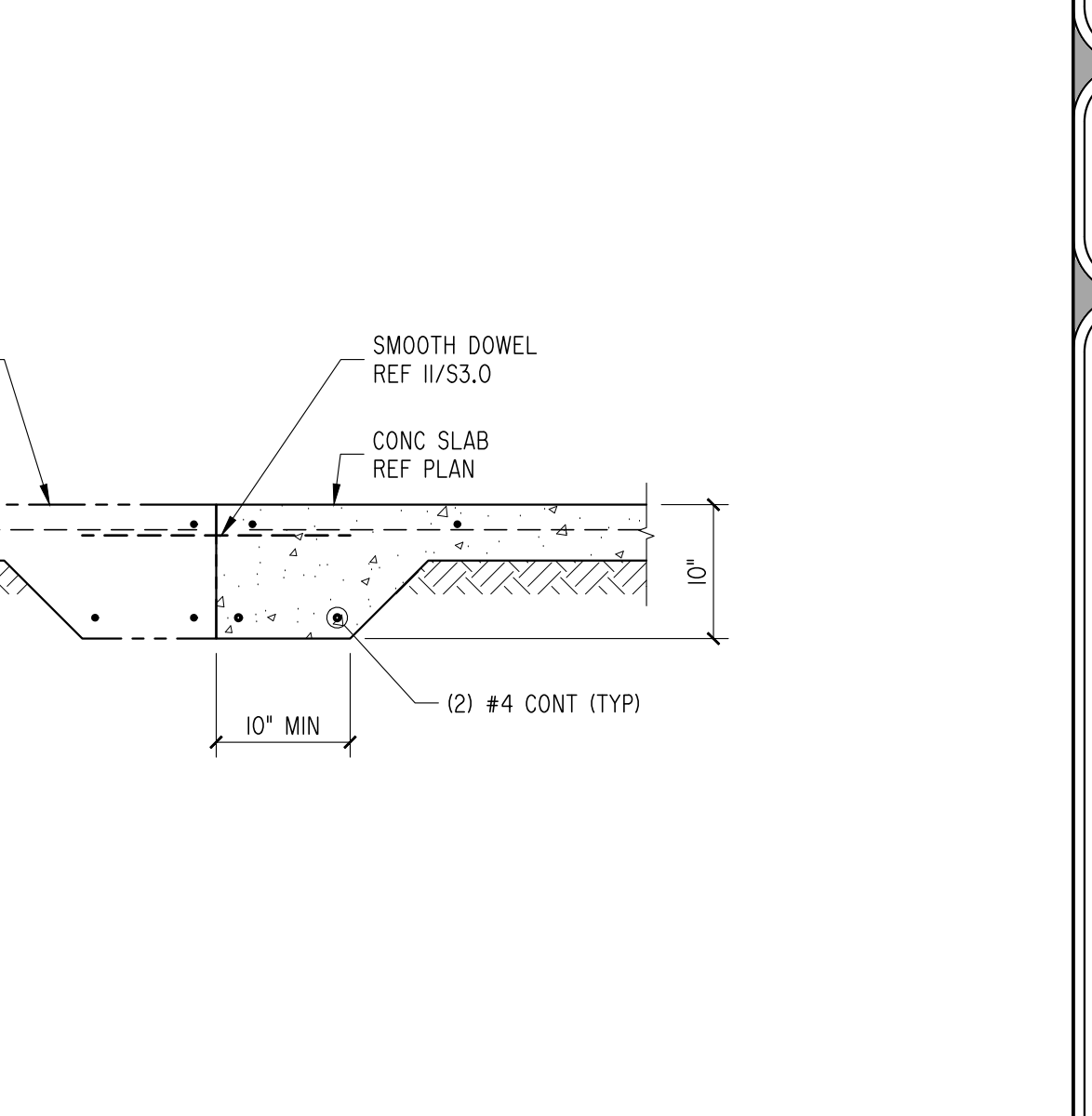
6 EXTERIOR GRADE BEAM



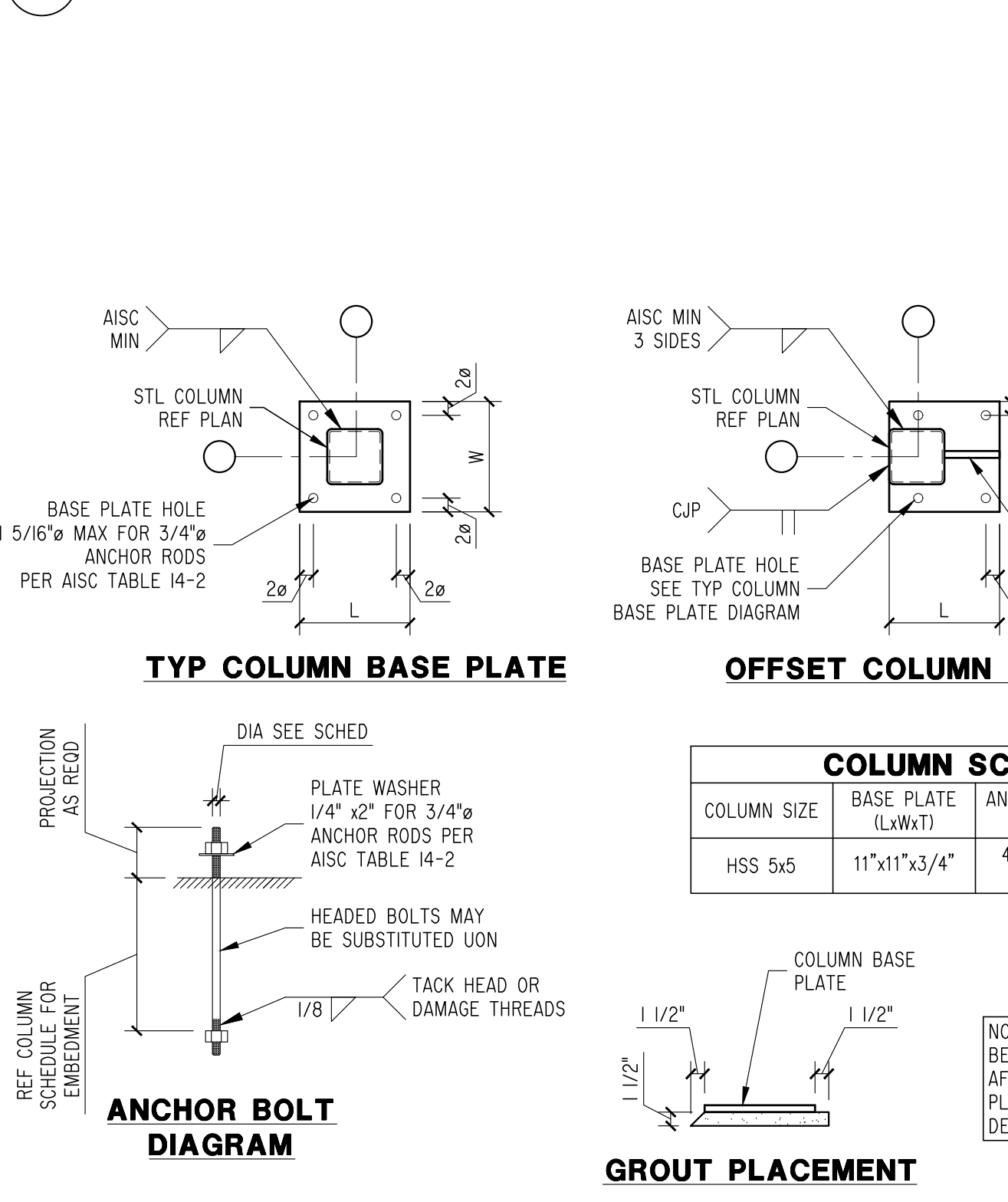
6A INTERIOR GRADE BEAM



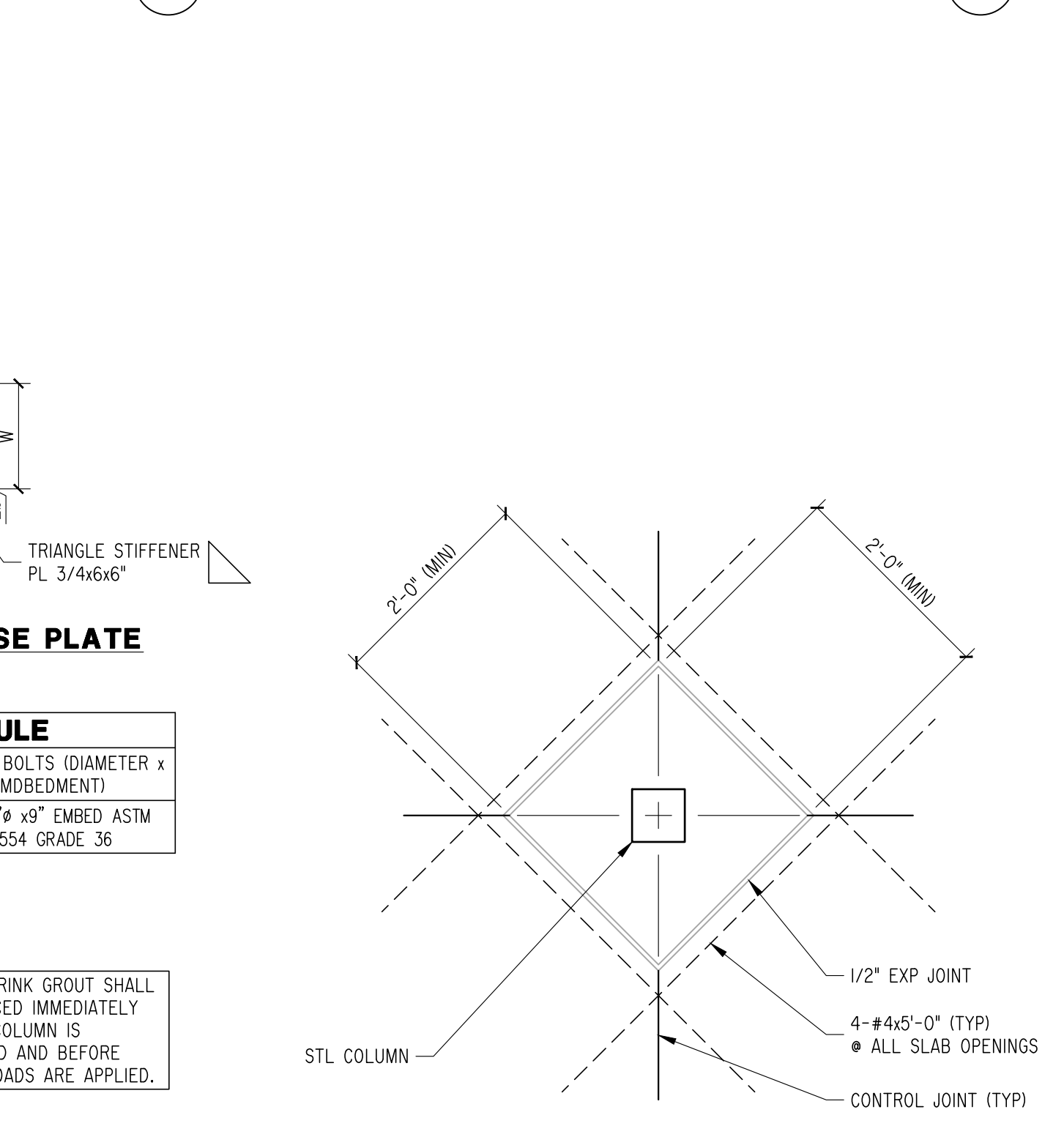
7 VENEER BUMP-OUT EXTERIOR GRADE BEAM



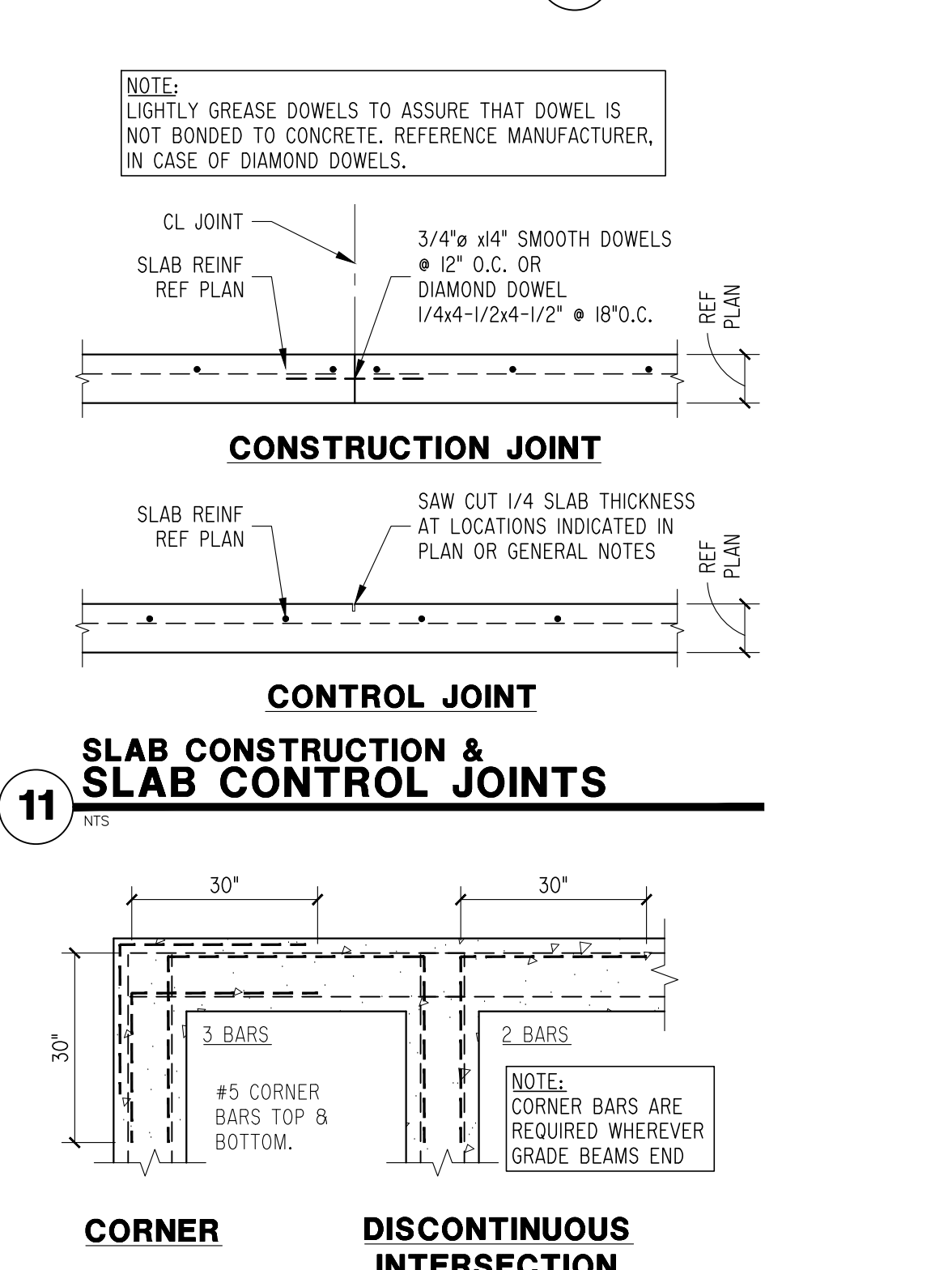
8 SLAB TURNDOWN



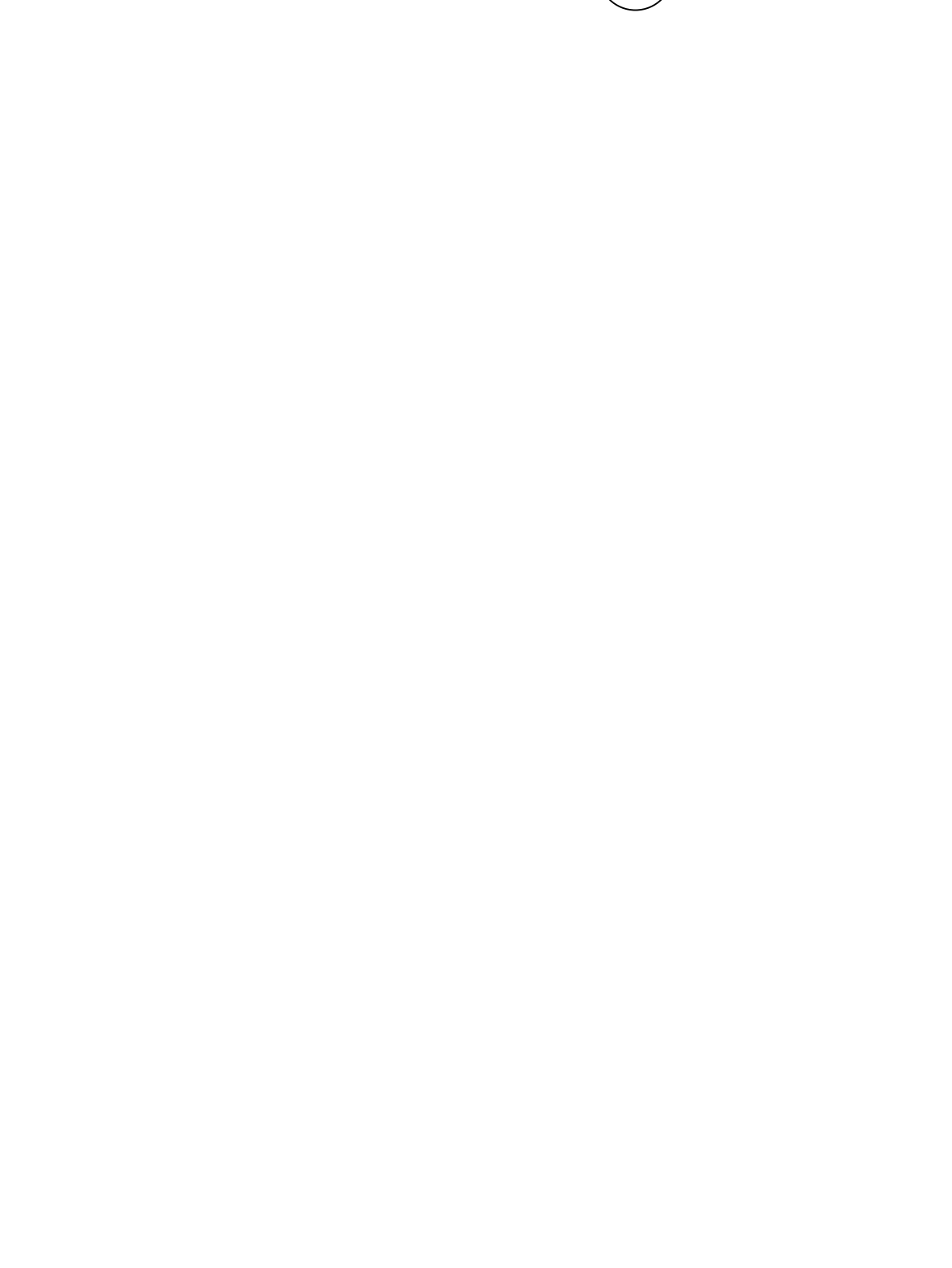
9 COLUMN BASE PLATE & ANCHOR ROD DIAGRAMS



10 TYPICAL DIAMOND POUR DETAIL



11 SLAB CONSTRUCTION & SLAB CONTROL JOINTS



12 TYPICAL CORNER REINF LAYOUT

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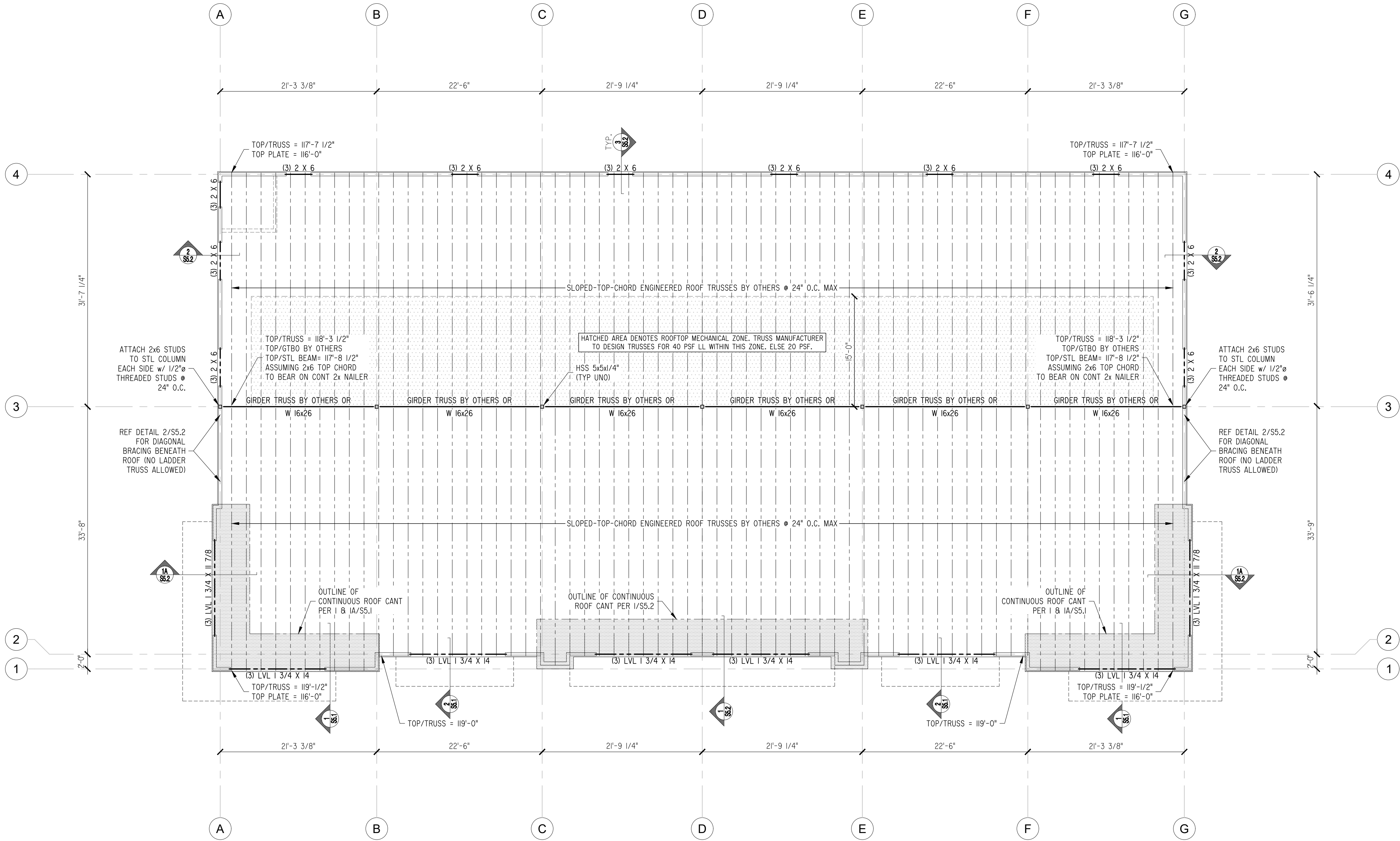
PROJECT NUMBER 2405003.0

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ROOF PLAN NOTES

1. ROOF DESIGN IS BASED ON TPO/MEMBRANE ROOF. CONSULT ENGINEER IF OTHER MATERIALS ARE USED.
2. ROOF TRUSS DESIGN BY OTHERS SHALL BE BASED ON TCDL 15psf, BCDL 5psf, TOLL 20psf TYPICAL OR 40psf AT MECH ZONE (REF PLAN) & MAX LIVE LOAD DEFLECTION L/360.
3. ALL JOISTS & RAFTERS TO BE 2 X 6 @ 24" O.C. UNLESS NOTED OTHERWISE.
4. ALL HEADERS TO BE A MINIMUM OF (3) 2 X 6 UNLESS NOTED OTHERWISE.
5. ALL ROOF AND FLOOR TRUSSES ASSUMED TO BEAR AT ENDS ONLY, U.N.O.
6. PROVIDE MINIMUM HANGER BY SIMPSON FOR ALL BEAM TO BEAM CONNECTIONS UNLESS SPECIFIC HANGER SIZE IS CALLED OUT ON PLAN. TRUSS HANGERS BY TRUSS MANUFACTURER, U.N.O.
7. (4) PLY BEAMS TO BE BOLTED W/ (2) ROWS OF 1/2"Ø THROUGH BOLTS @ 12" O.C. ROWS SHOULD BE LOCATED 2" FROM THE TOP AND BOTTOM OF THE BEAM.

STUD SCHEDULE		
BEARING WALL 16'-0" PLATE MAX	2 X 6 SYP #2 GRADE @ 16" O.C.	
PARAPET WALL STUDS (FRONT & REAR)	DBL 2 X 6 SYP #2 GRADE @ EACH TRUSS	
PARAPET WALL STUDS (SIDES)	2 X 6 SYP #2 GRADE @ 12" O.C.	



ROOF FRAMING PLAN

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

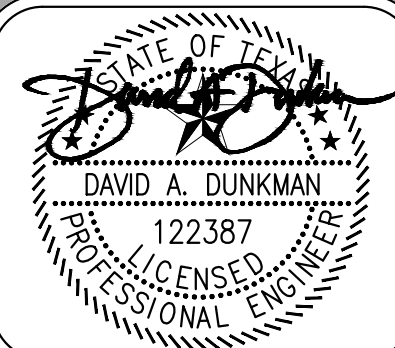
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FRAMING PLAN

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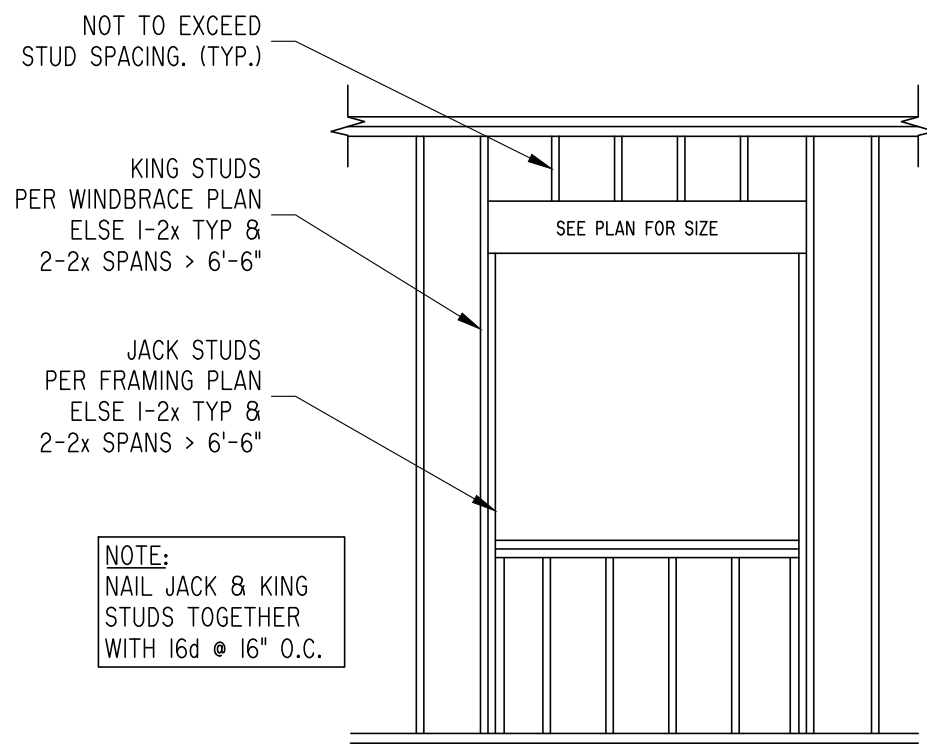
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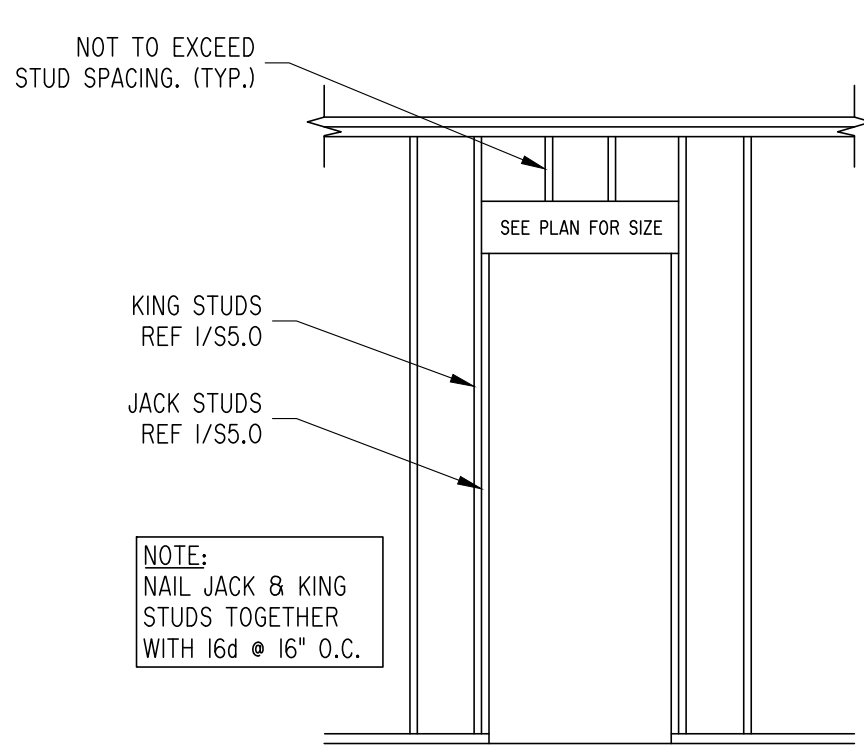
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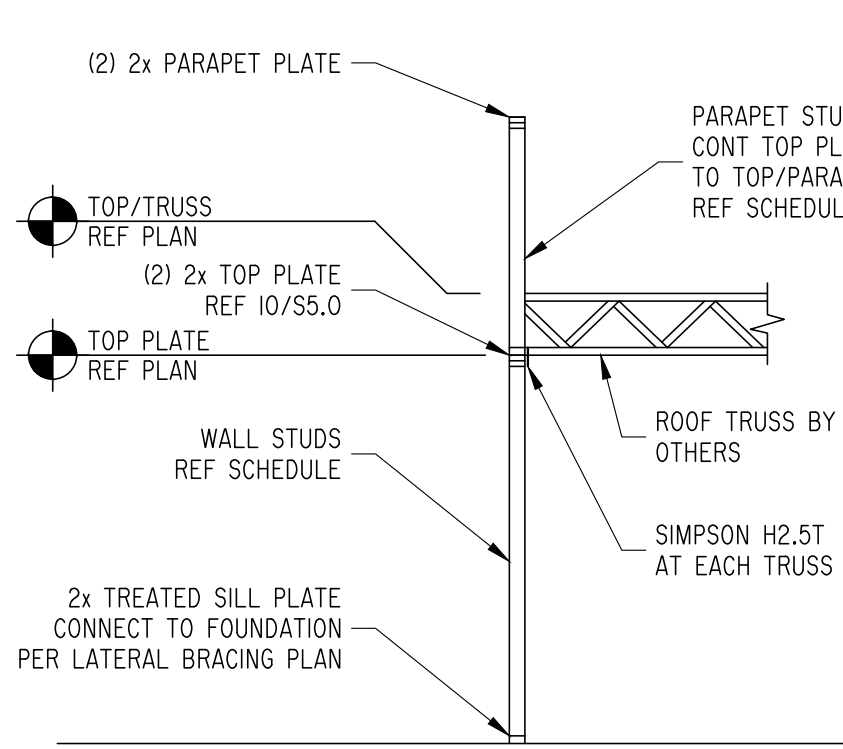
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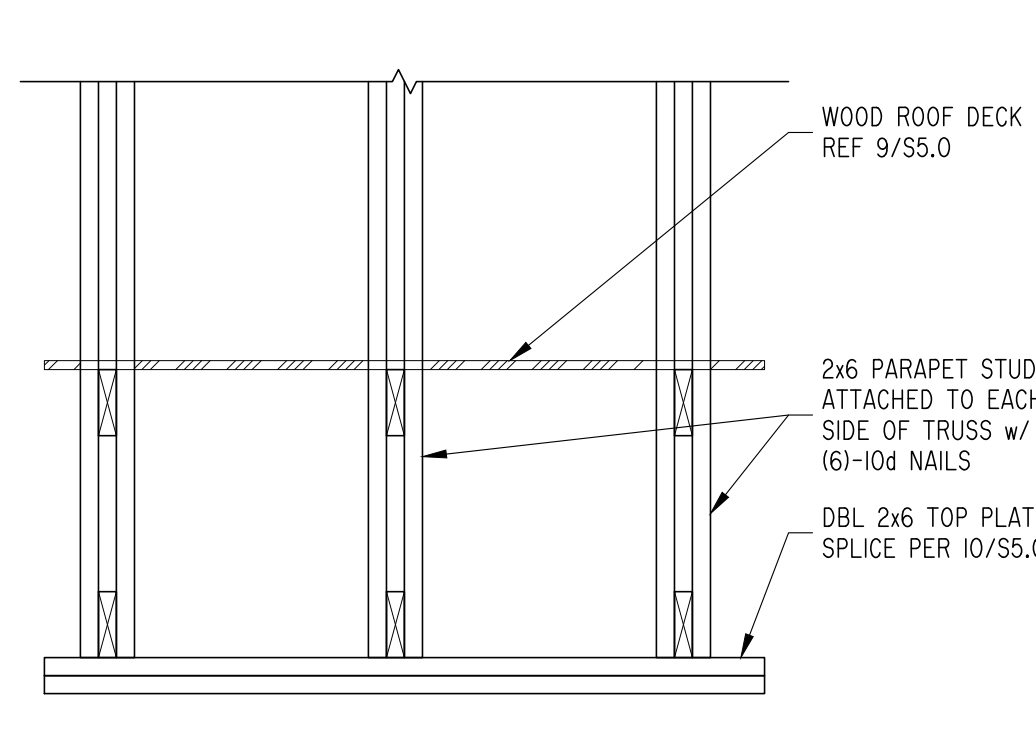
1 TYPICAL WINDOW OPENING



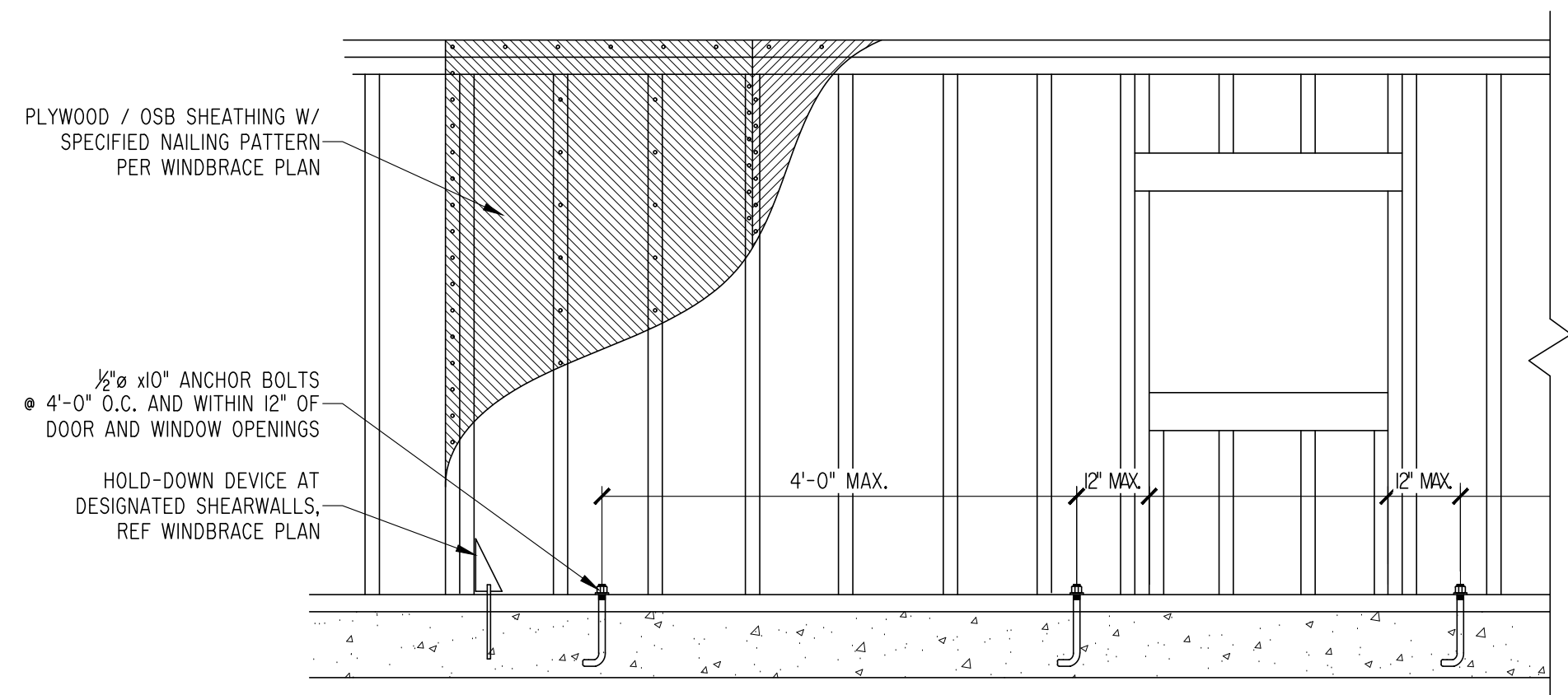
2 TYPICAL DOOR OPENING



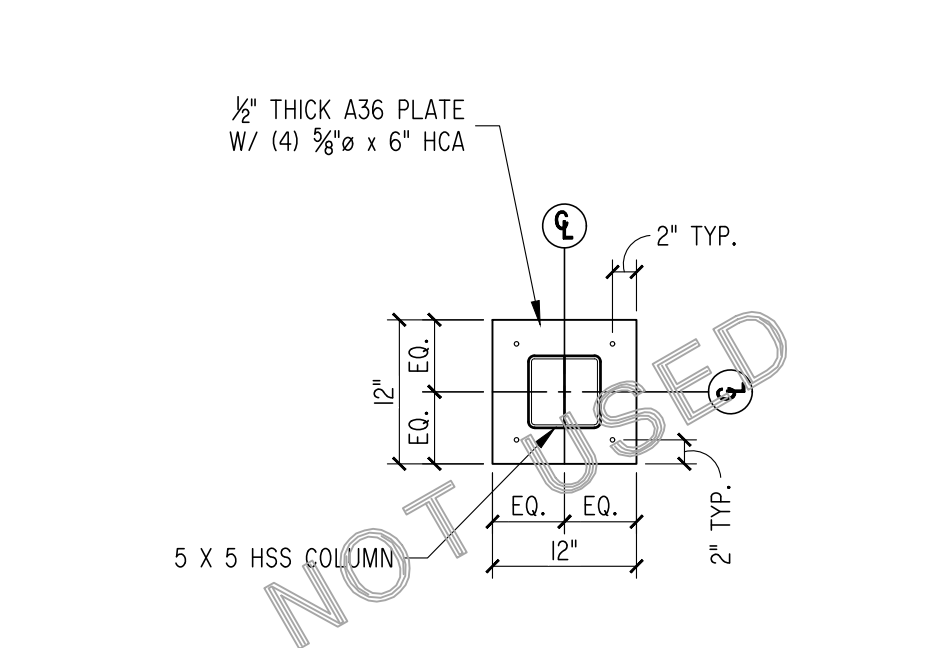
3 TYPICAL WALL SECTION



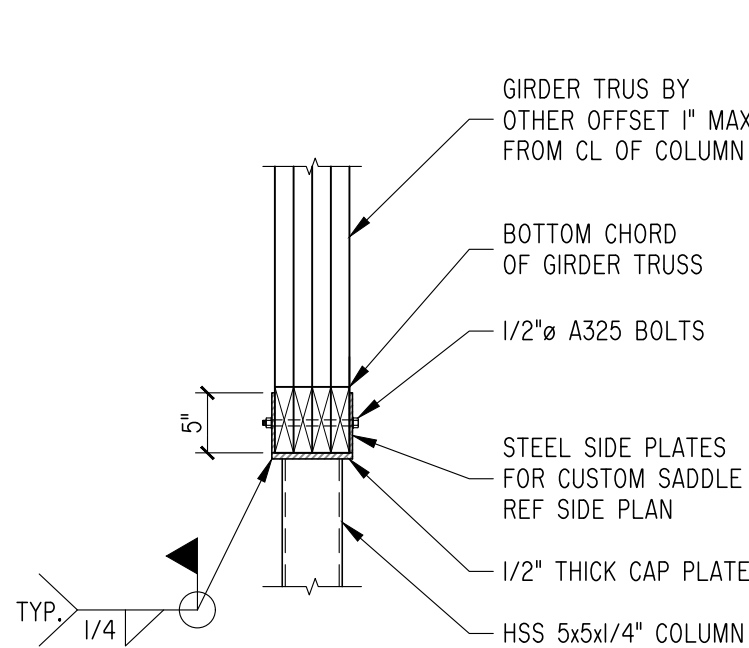
3A TRUSS BEARING SECTION DETAIL



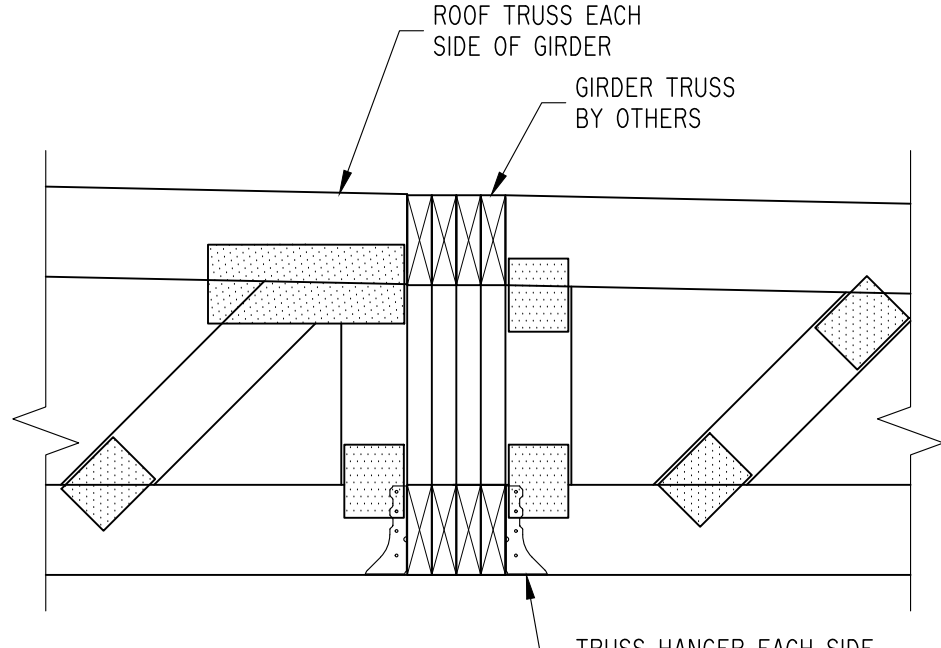
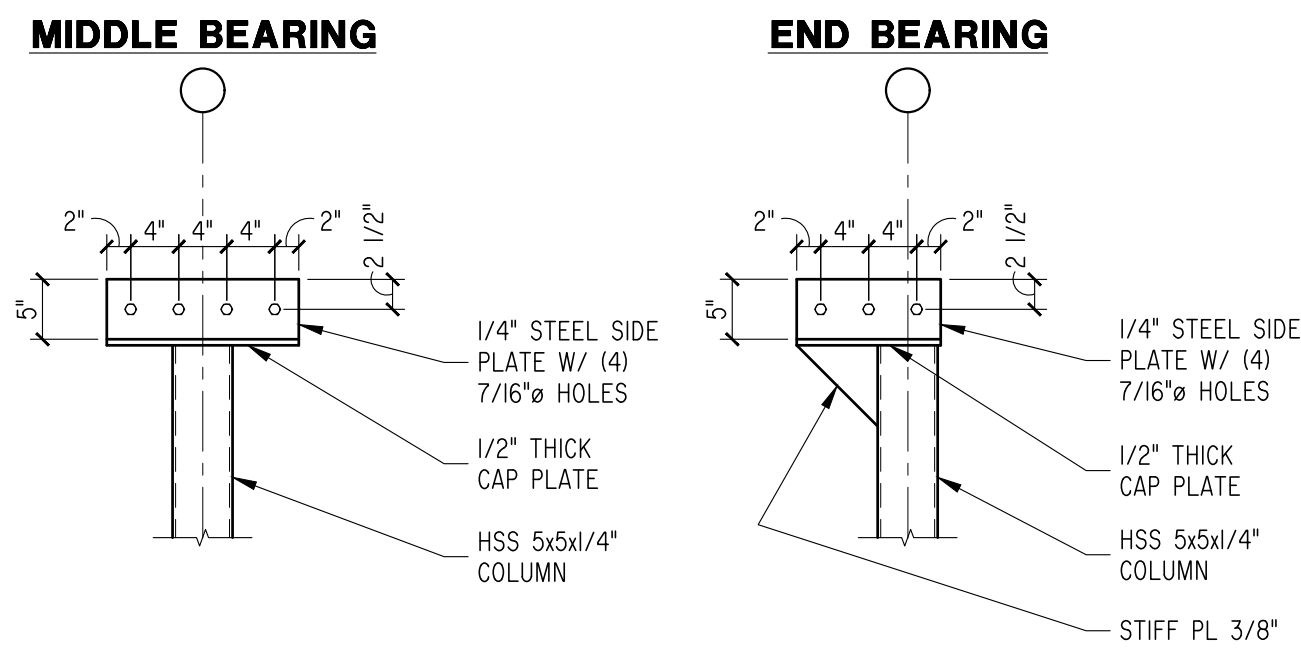
4 TYPICAL WALL BRACING



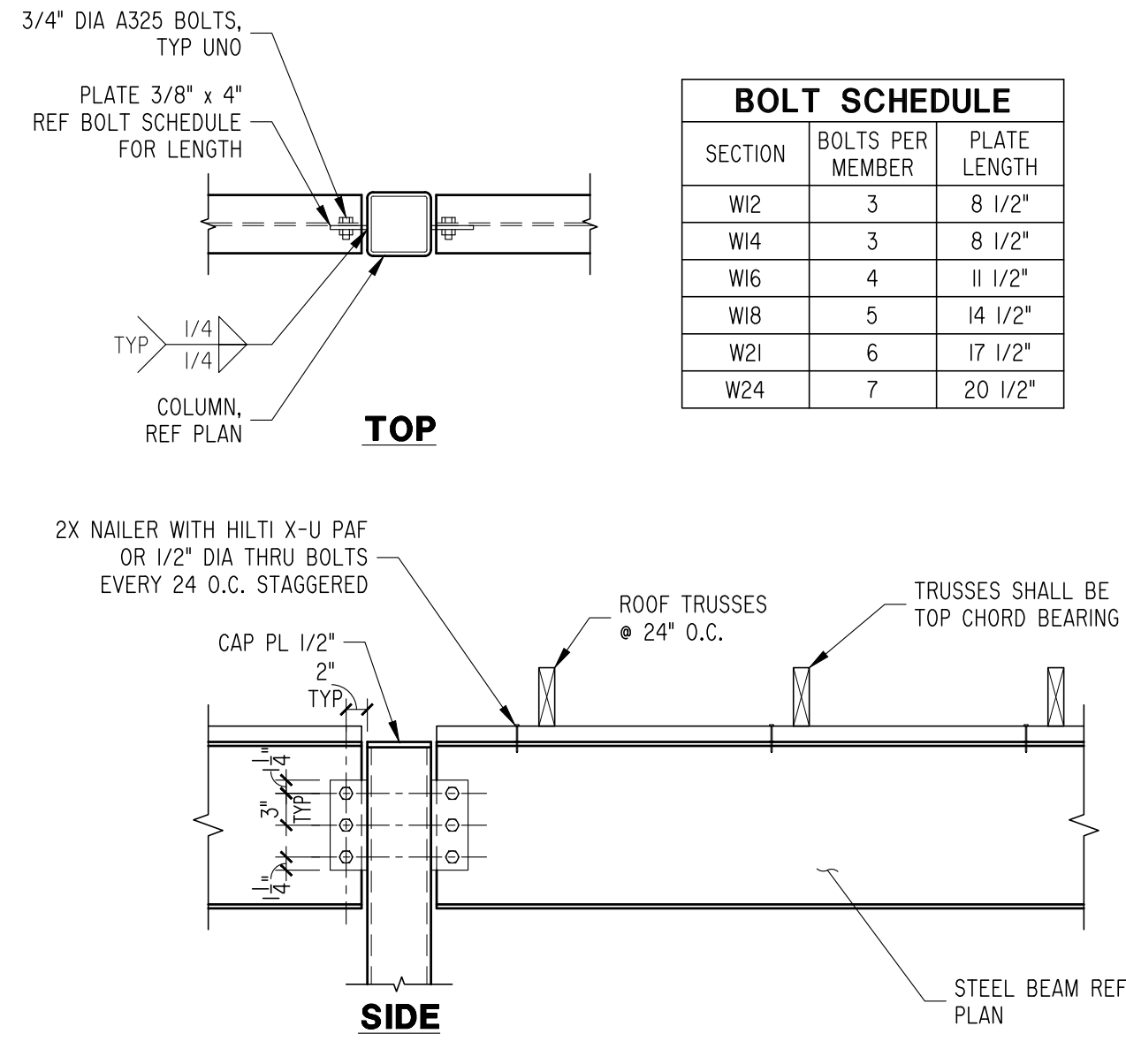
5 EMBEDDED PLATE DETAIL



6 GIRDER TRUSS TO COLUMN

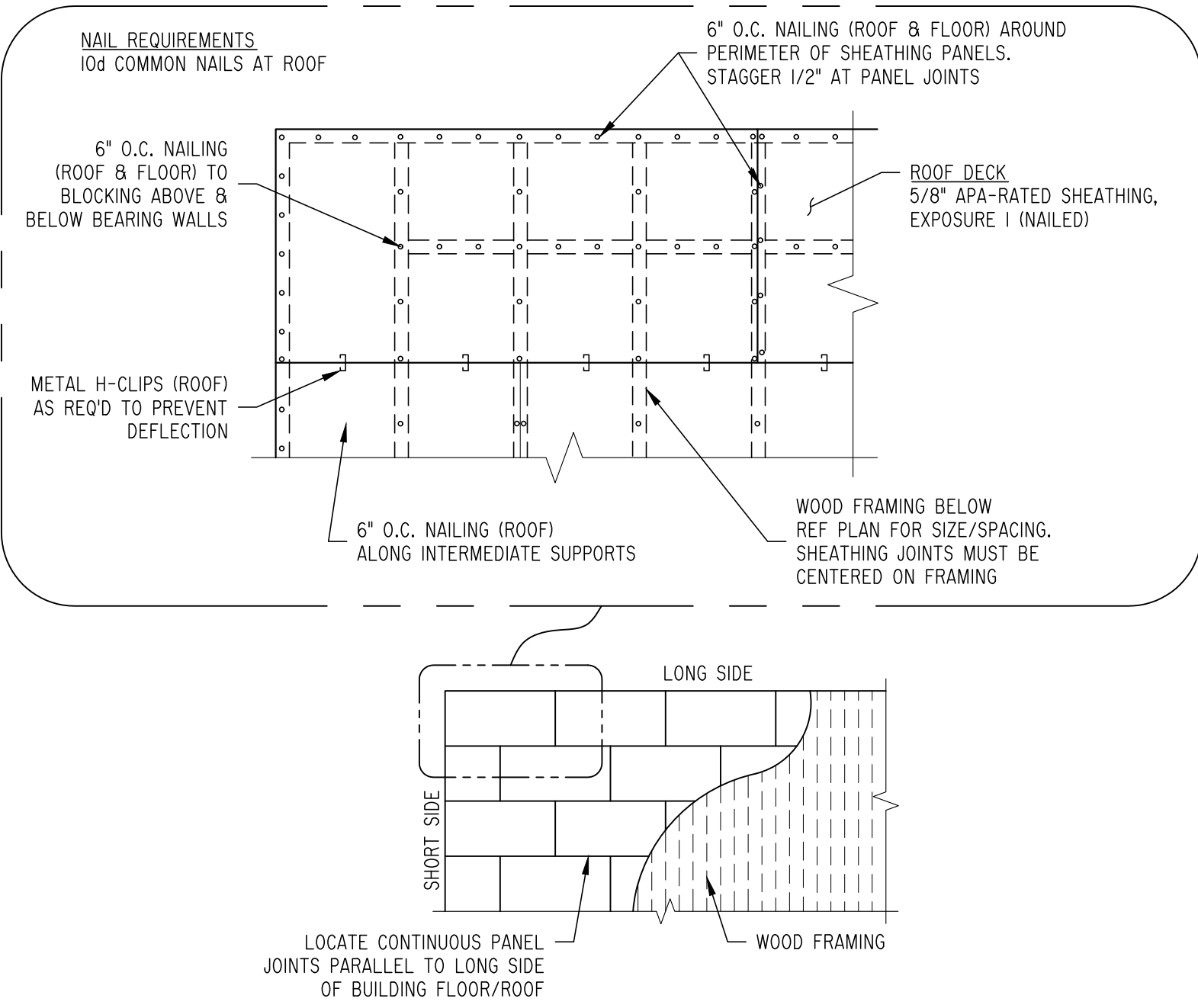


7 GIRDER TO TRUSS

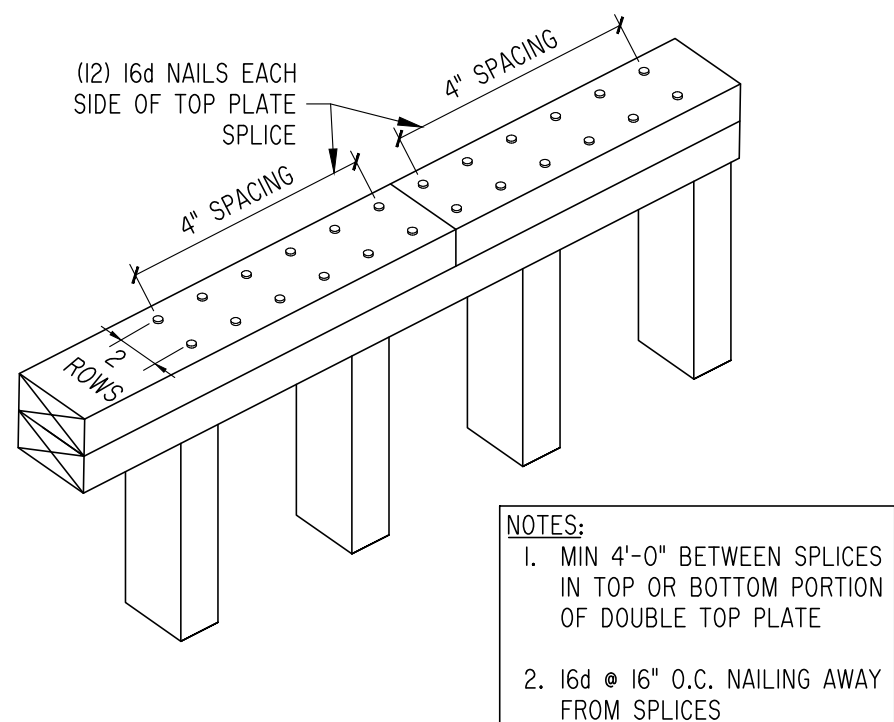


8 BEAM-COLUMN SHEAR CONNECTION SCHEDULE

BOLT SCHEDULE		
SECTION	BOLTS PER MEMBER	PLATE LENGTH
W2	3	8 1/2"
W4	3	8 1/2"
W6	4	11 1/2"
W8	5	14 1/2"
W21	6	17 1/2"
W24	7	20 1/2"



9 TYPICAL FLOOR & ROOF DECK NAILING SCHEDULE



10 DOUBLE TOP PLATE SPLICE

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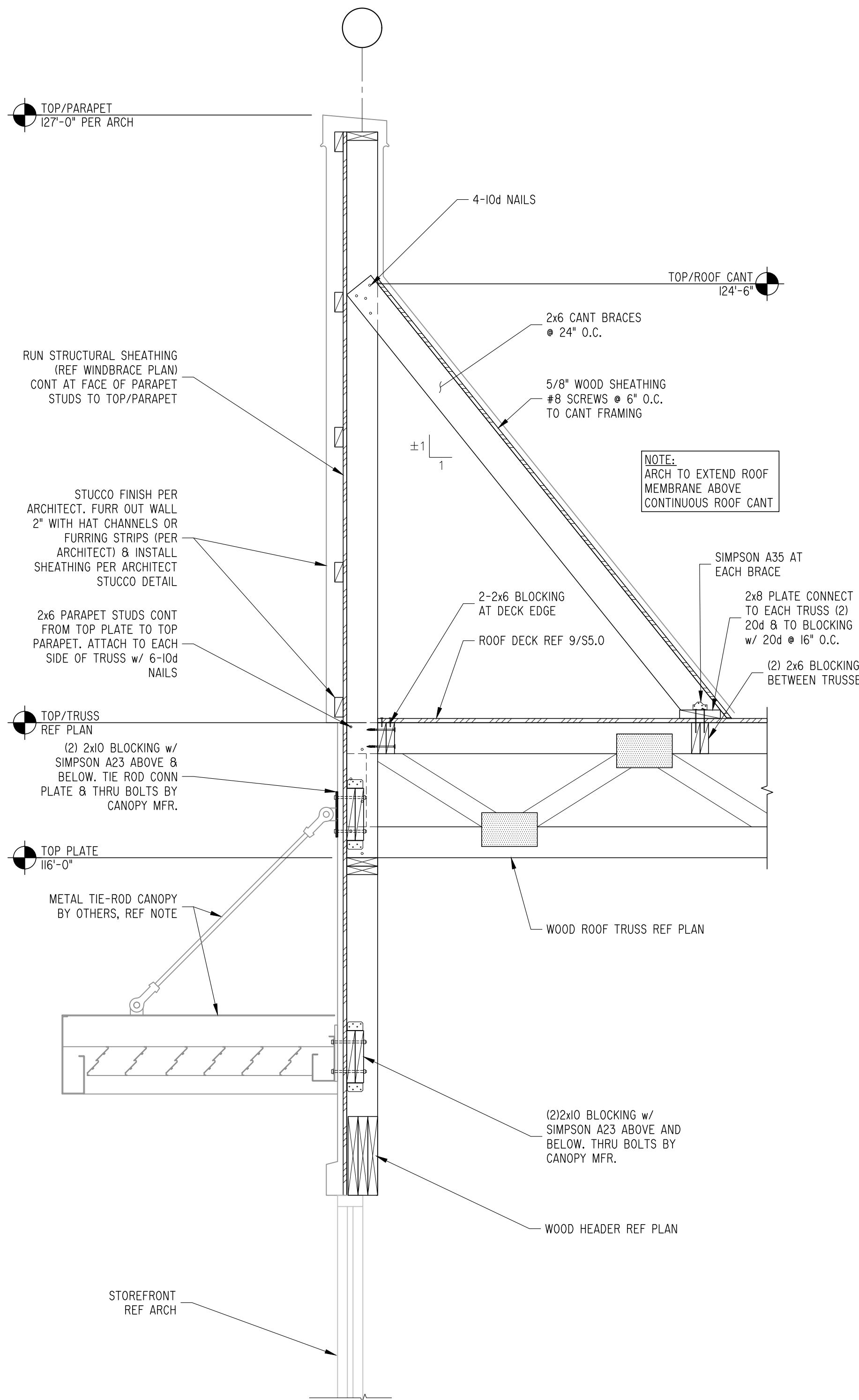
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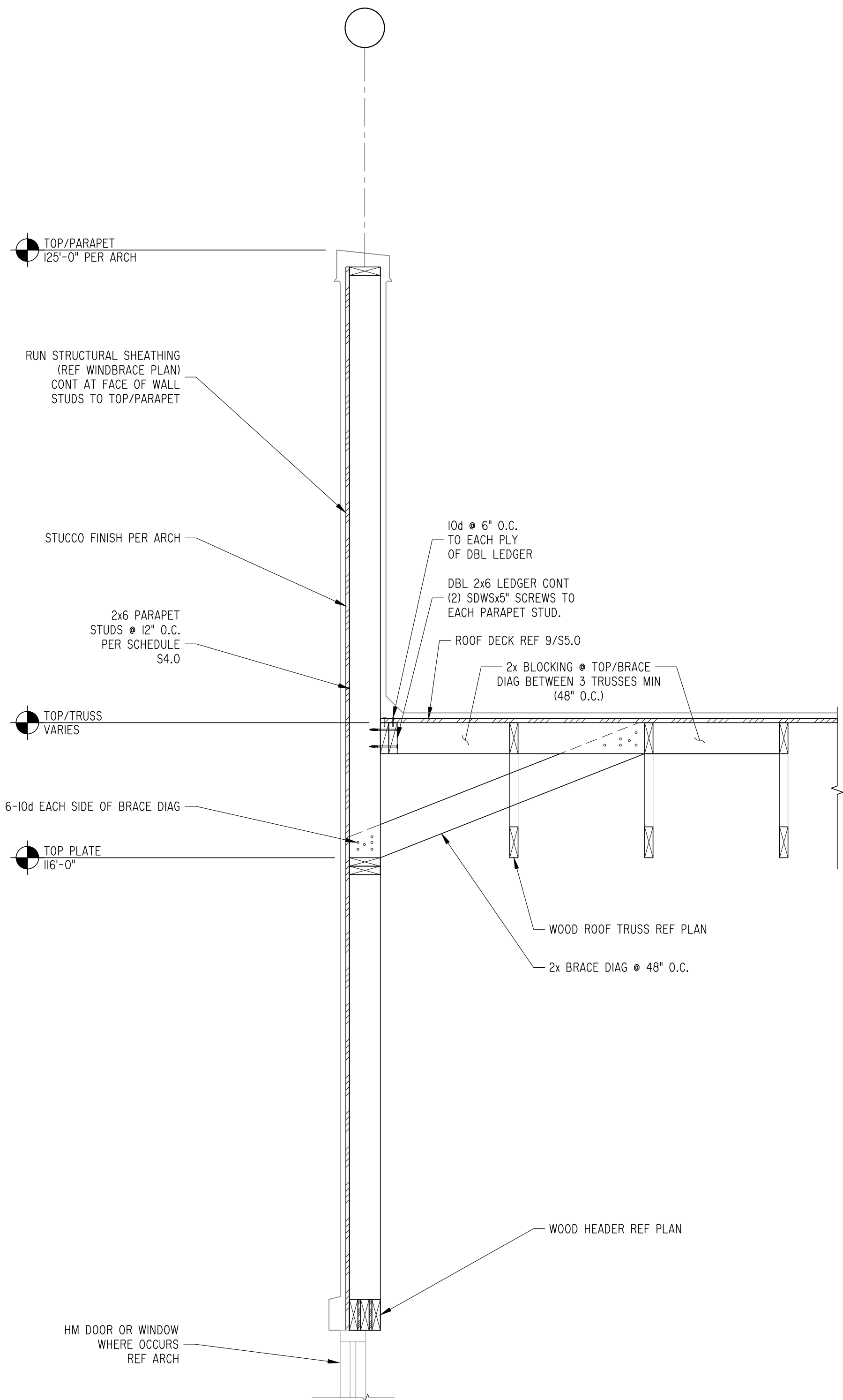
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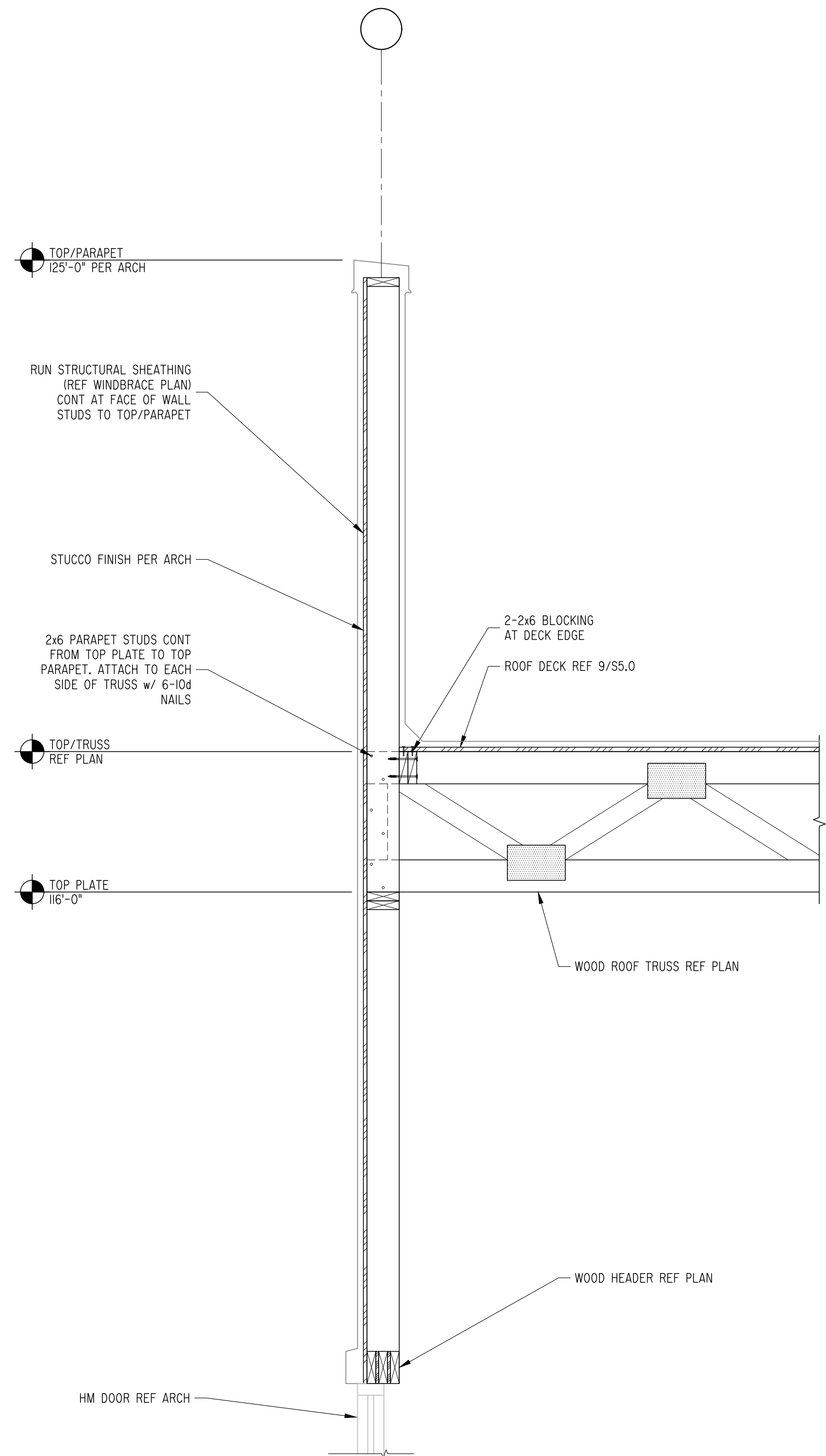
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1 WITH CONTINUOUS ROOF CANT CANOPY AND MINOR BUMPOUT AT HIGH PARAPET - FRONT
SCALE: 3/4"=1'-0"



2 MEDIUM PARAPET - SIDE
SCALE: 3/4"=1'-0"



3 MEDIUM PARAPET - BACK
SCALE: 3/4"=1'-0"

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WINDBRACING PLAN