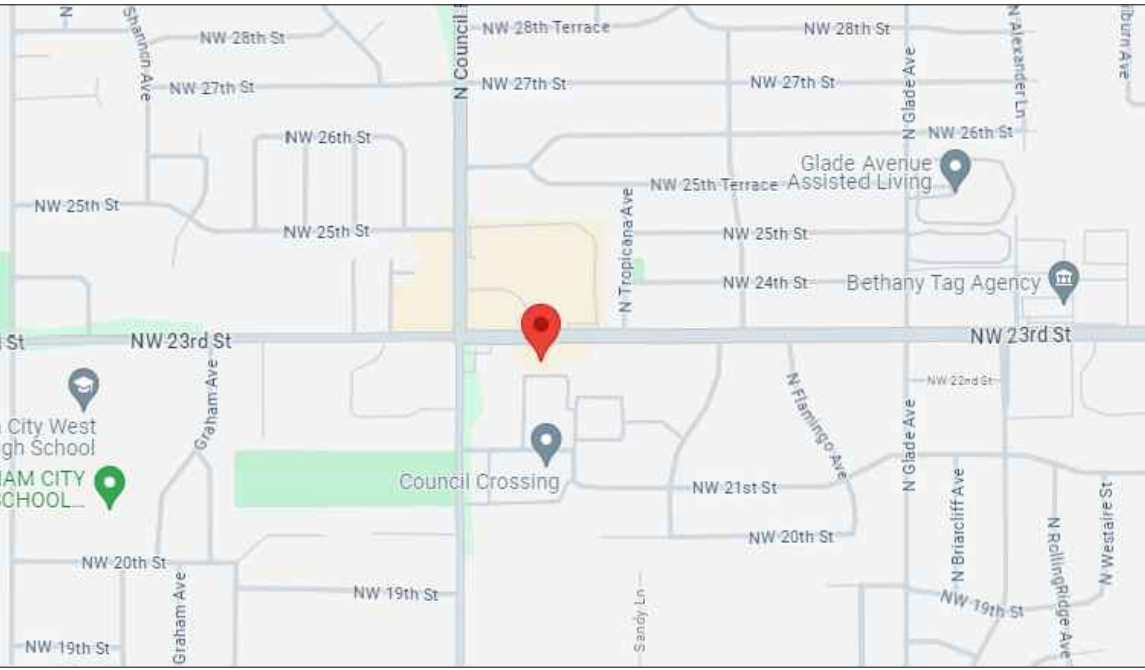
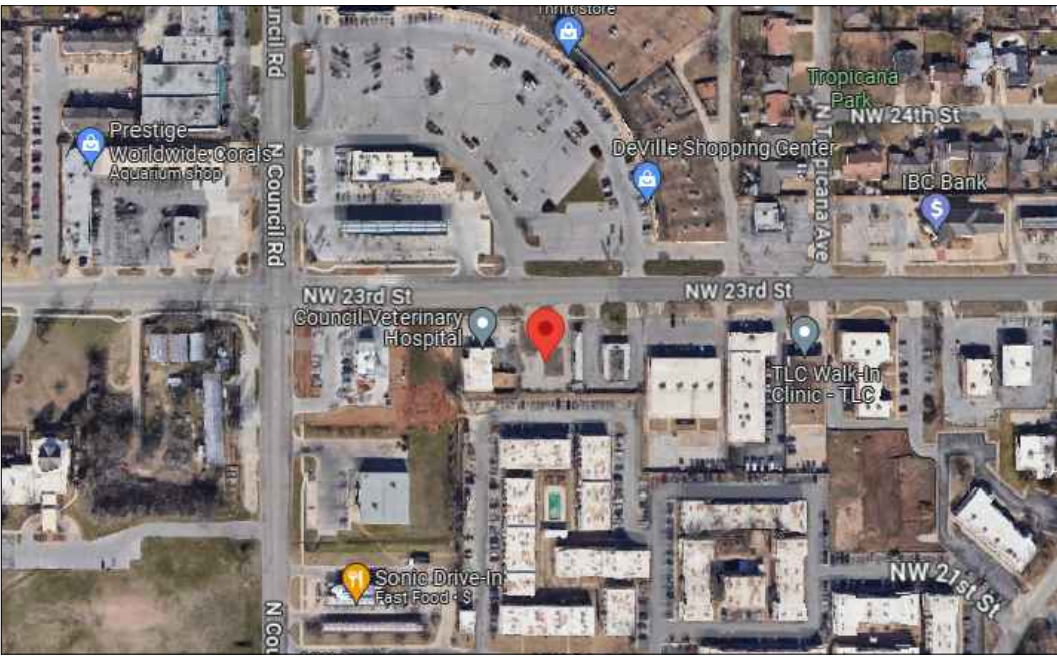
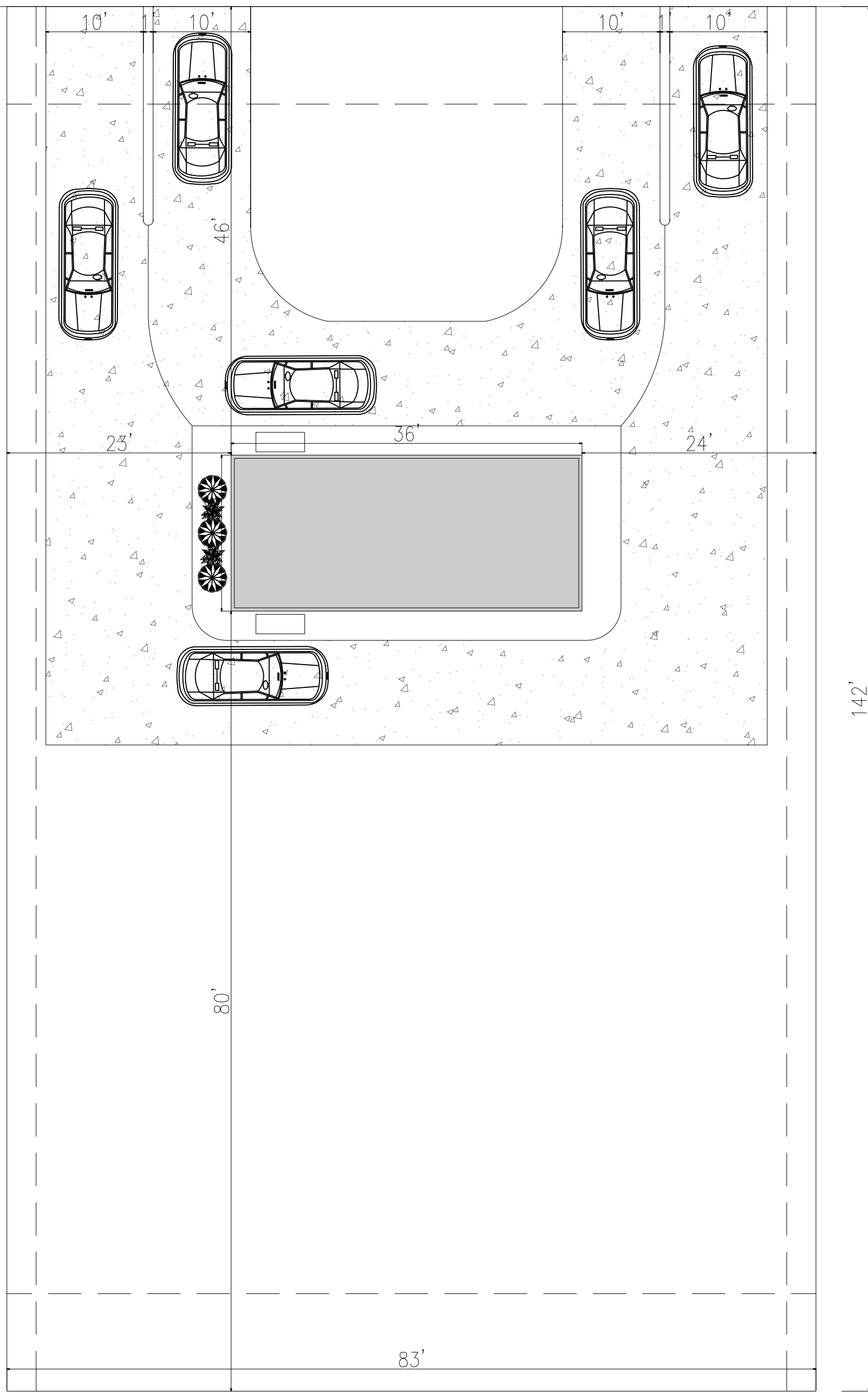




NW 23RD ST



SITE LOCATION

VICINITY MAP

LOT COVERAGE CALCULATION:

PROPOSED BUILDING	576 SQFT
DRIVEWAY	3,600 SQFT
PLOT SIZE	12,201 SQFT

FRONT SETBACK:	10' 0"
REAR SETBACK:	10' 0"
SIDE SETBACK:	3' 0"

BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 UPDATE

PLAN SHEETS

A 001	COVER PAGE
A 100	BUILDING LAYOUT PLAN
A 101	ELEVATIONS
S 100	GENERAL STRUCTURAL NOTES
S 101	FOUNDATION DETAILS
S 102	WALL FRAMING DETAILS
S 103	ROOF DETAILS
E 100	ELECTRICAL LAYOUT

GENERAL NOTES

- WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD (PER SQUARE FEET)
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT AND GOVERNING BUILDING CODES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWINGS, TENDER CONDITIONS, MATERIAL AND WORKMANSHIP SPECIFICATIONS AND ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED FROM TIME TO TIME FROM THE CONSULTANTS' OFFICE OR AT SITE BY THE OFFICIAL REPRESENTATIVES OF THE CONSULTANT.
- ANY TEST REQUIRED BY THE ENGINEER ON MATERIALS, SOIL STRATA, WORKMANSHIP OR ON COMPLETE WORKS SHALL BE CARRIED OUT BY THE CONTRACTOR AS INSTRUCTED BY THE ENGINEER AT THE CONTRACTOR'S COST. ALL EQUIPMENT REQUIRED FOR SUCH TEST SHALL BE SUPPLIED BY THE CONTRACTOR ON DEMAND BY THE ENGINEER.



PROJECT :
PROPOSED TWISTER COFFEE CO AT
7924 NW
23RD ST BETHANY
OKLOHOMA 73008

TITLE:
COVER PAGE

DRG NO: A 001

SCALE: $\frac{1}{32}'' = 1' 0''$ @ A1

REF.NO:

REVISION NO:

PAGE: 01

DATE: 24/02/2024

DESIGNED BY:

DRAWN BY:

CHECKED BY:

ENGINEER

REV:

DESCRIPTION

DATE

BY

CHECKED

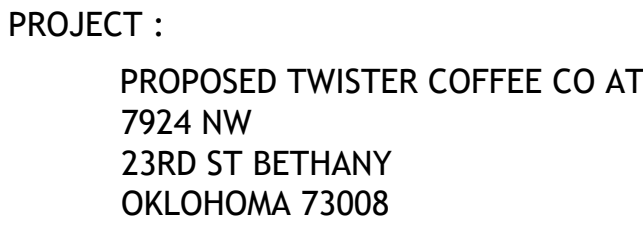
APPROVED



1. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
2. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD (PER SQUARE FEET)
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT AND GOVERNING BUILDING CODES.
4. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWINGS, TENDER CONDITIONS, MATERIAL AND WORKMANSHIP SPECIFICATIONS AND ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED FROM TIME TO TIME FROM THE CONSULTANTS' OFFICE OR AT SITE BY THE OFFICIAL REPRESENTATIVES OF THE CONSULTANT.
5. ANY TEST REQUIRED BY THE ENGINEER ON MATERIALS, SOIL STRATA, WORKMANSHIP OR ON COMPLETE WORKS SHALL BE CARRIED OUT BY THE CONTRACTOR AS INSTRUCTED BY THE ENGINEER AT THE CONTRACTOR'S COST. ALL EQUIPMENT REQUIRED FOR SUCH TEST SHALL BE SUPPLIED BY THE CONTRACTOR ON DEMAND BY THE ENGINEER.



1. CONFIRM DOOR SIZE, STYLE, MODEL & MANUFACTURER WITH OWNER BEFORE ORDERING UNITS
2. SAFETY GLAZING TO BE USED IN DOOR IN ACCORDANCE WITH IRC 2018 SECTION 308.
3. DOOR TO BE I.G., LOW-E, MAXIMUM U-FACTOR FOR WINDOW TO BE 0.35
4. MAXIMUM SHGC FOR GLAZED FENESTRATION TO BE 0.40



TITLE:
BUILDING LAYOUT PLANS

DRG NO: A 100

SCALE: $\frac{1}{2}'' = 1'-0'' @ A1$

DESIGNED BY:

REF.NO:

DRAWN BY:

REVISION NO:

CHECKED BY:

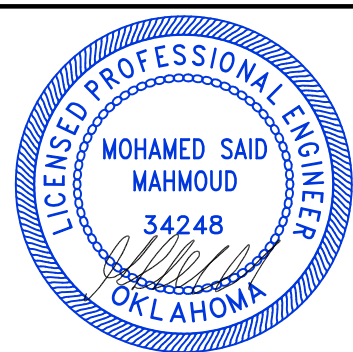
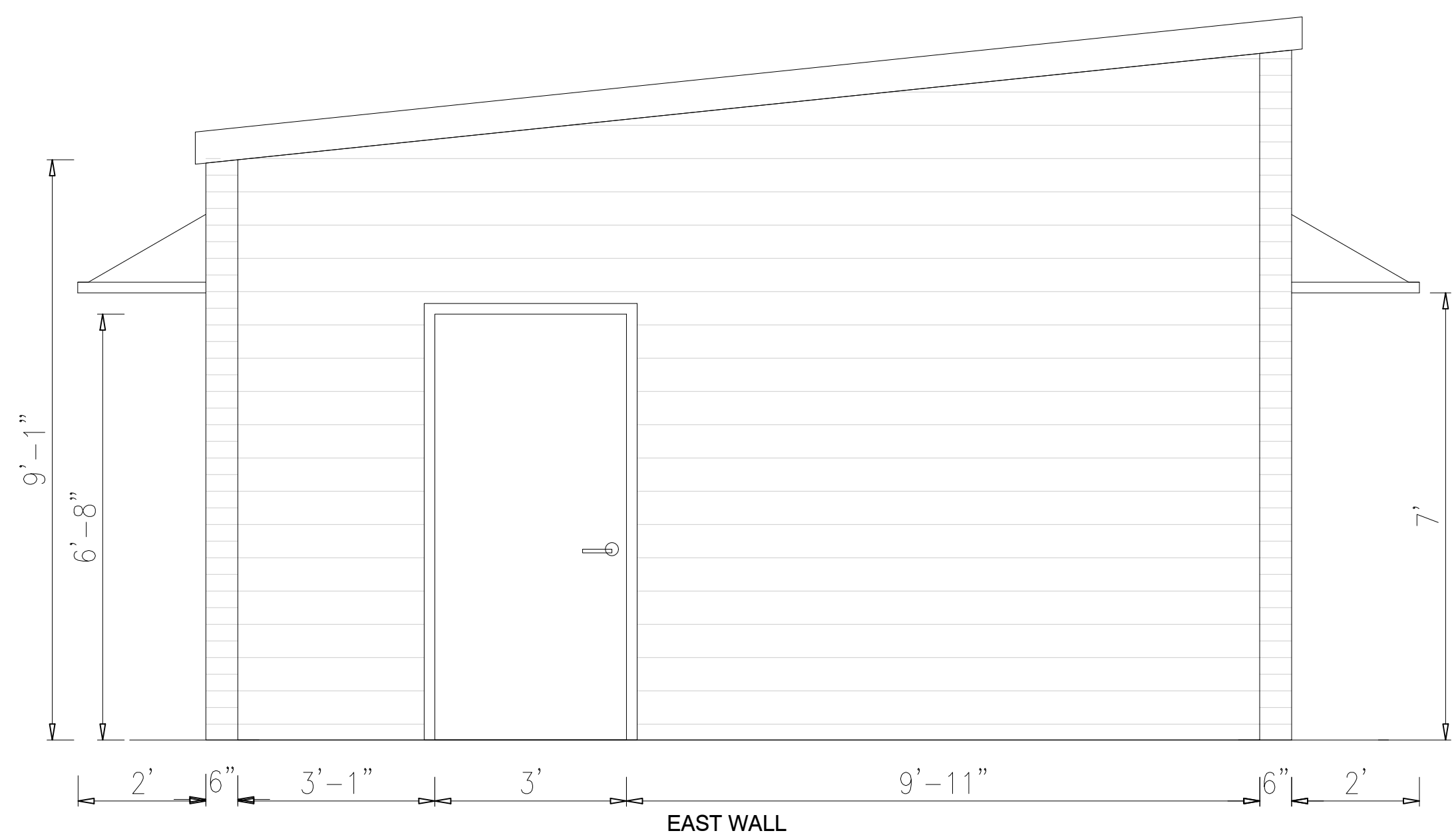
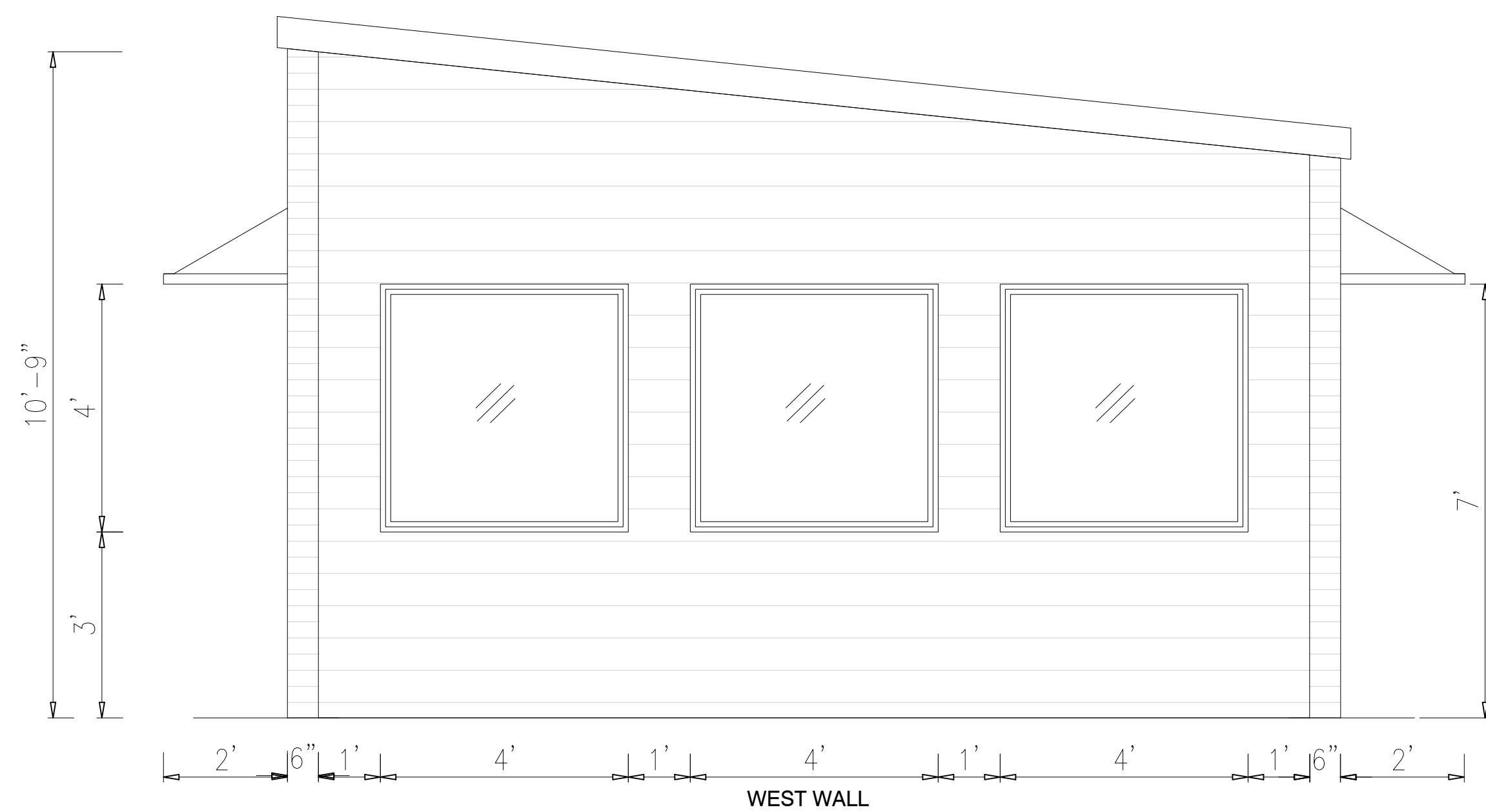
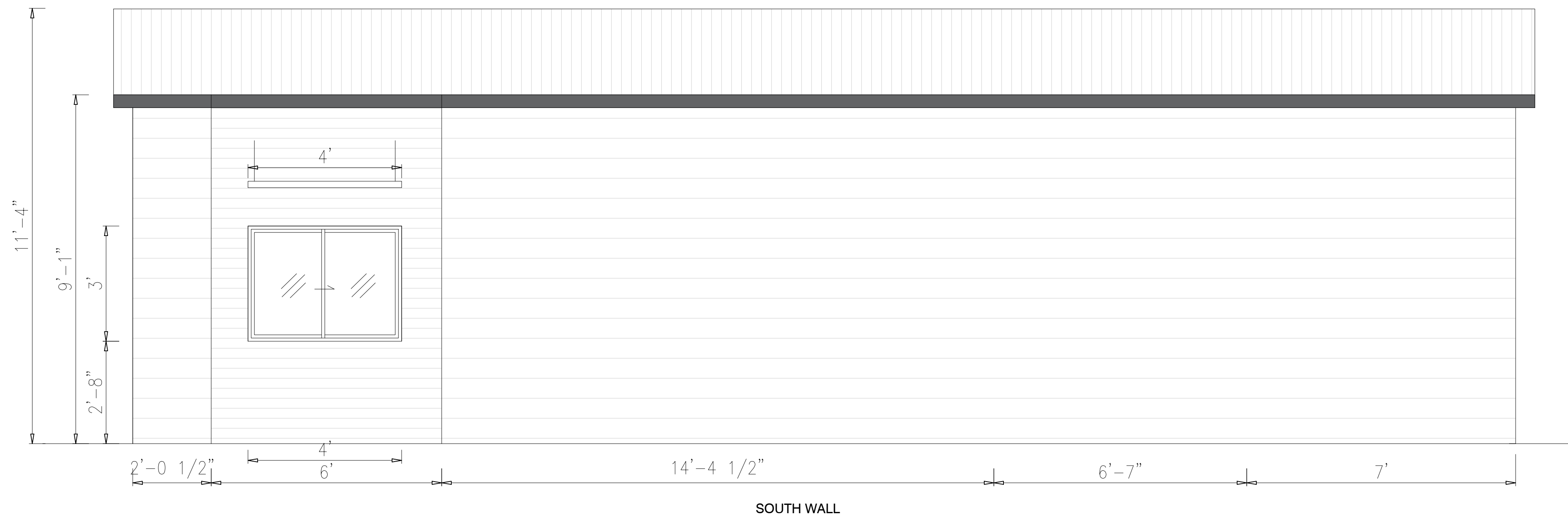
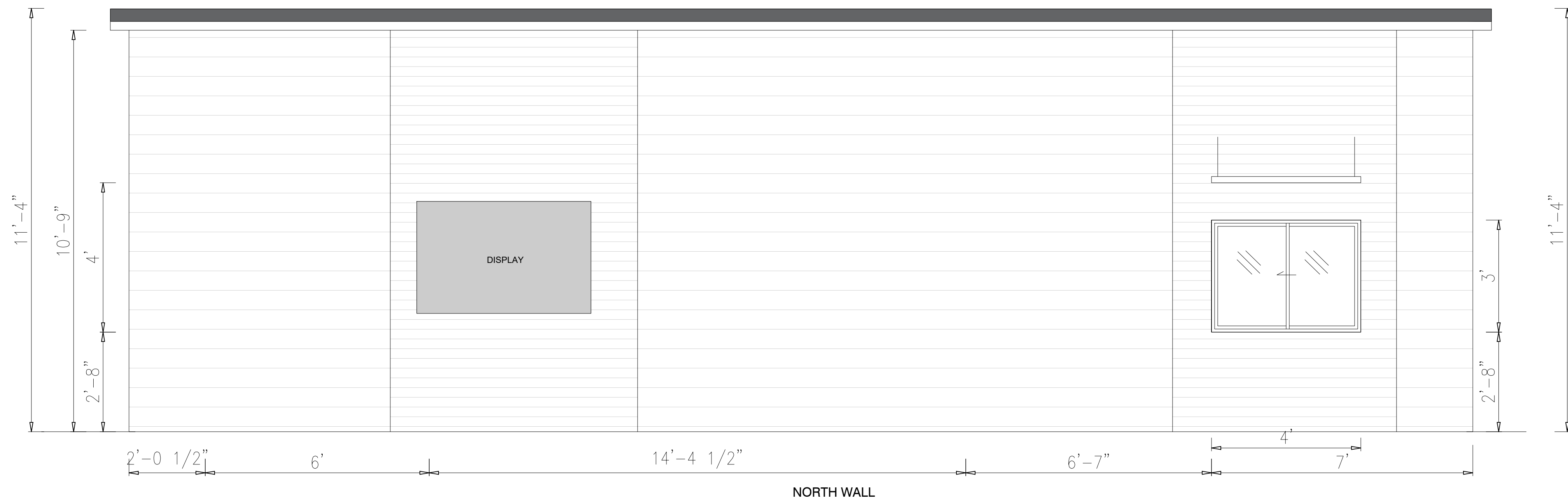
PAGE: 02

APPROVED BY

DATE: 24/02/2024

APPROVED BY _____

REV.	DESCRIPTION	DATE	BY	CHECKED	APPROVED



PROJECT :
PROPOSED TWISTER COFFEE CO AT
7924 NW
23RD ST BETHANY
OKLOHOMA 73008

TITLE:
ELEVATIONS

DRG NO: A 200

SCALE: 1/8"=1'-0" @ A1

REF.NO:

REVISION NO:

PAGE: 03

DATE: 24/02/2024

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

REV:

DESCRIPTION

DATE

BY

CHECKED

APPROVED

GENERAL STRUCTURAL NOTES:

1. STANDARDS AND CODES:
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IRC 2018. CONSTRUCTION AND MATERIALS SHALL FURTHER CONFORM TO THE APPLICABLE PROVISIONS OF THE FOLLOWING STANDARDS:
- AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM)

– AMERICAN CONCRETE INSTITUTE (ACI)

– AMERICAN WELDING SOCIETY (AWS)

– AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)

– STEEL STRUCTURES PAINTING COUNCIL (SSPC)

– NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)

– AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA)
2. DESIGN LOADS:
- | | | | |
|------------------|----------------------------------|-----------|------------|
| | DEAD LOAD | LIVE LOAD | TOTAL LOAD |
| ROOF TRUSSES | 17 PSF | 30 PSF | 47 PSF |
| RAFTERS | 15 PSF | 30 PSF | 45 PSF |
| SLEEPING ROOMS | 10 PSF | 30 PSF | 40 PSF |
| OTHER FLOORS | 10 PSF | 40 PSF | 50 PSF |
| GARAGE FLOOR | 10 PSF | 50 PSF | 60 PSF |
| DECK/BALCONY | 10 PSF | 40 PSF | 50 PSF |
| WIND LOAD | 90 MPH | | |
| GROUND SNOW LOAD | 40 PSF | | |
| BACKFILL | 60 PCF EQUIVALENT FLUID PRESSURE | | |
- MECHANICAL UNITS:
MECHANICAL UNITS AND OTHER EQUIPMENT SUPPORTED BY THE STRUCTURE WITH WEIGHTS IN EXCESS OF 200 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
3. GENERAL:
- A. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHALL BE FORWARDED TO THE STRUCTURAL ENGINEER FOR REVIEW.
- B. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL ELEMENTS ARE PERMITTED, NOR SHALL OPENINGS BE MADE IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE DRAWINGS.
- C. CONSULT ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF TYPE AND LOCATION OF INSERTS, OPENINGS, SLEEVES, DRIPS, REVEALS, FINISHES, DEPRESSIONS, DOOR CLOSURE POCKETS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS AND ACTUAL FIELD CONDITIONS.
- D. DO NOT SCALE DRAWINGS: USE DIMENSIONS
- E. PRIOR TO STARTING WORK, CONTRACTOR MUST VERIFY FEASIBILITY OF WORK SHOWN ON THESE DRAWINGS. NOTIFY THE ENGINEER WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS
4. FOUNDATIONS:
- A. THE ASSUMED ALLOWABLE SAFE BEARING PRESSURE IS 2000 PSF
- B. ALL FOOTINGS SHALL PROJECT ATLEAST 1’–0” INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. BOTTOMS OF ALL EXTERIOR FOOTINGS OR FOOTINGS LOCATED IN UNHEATED AREAS SHALL BE AT LEAST 30” BELOW FINISHED GRADE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE THE FOUNDATION CONCRETE IS PLACED. NO EXCAVATIONS SHALL BE CLOSER THAN AT LEAST A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL TO UNDERSIDE EDGE OF ANY EXISTING FOOTINGS WITHOUT WRITTEN AND CERTIFIED PERMISSION OF GEOTECHNICAL ENGINEER. STEP FOOTINGS WITH RATIO OF TWO HORIZONTAL TO ONE VERTICAL.
- C. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PREVENT CAVING.
- D. PROVIDE 6 MIL POLYETHYLENE MEMBRANE BENEATH SLAB ON GRADE.
- E. ALL FOOTINGS SHALL BE BOARD FORMED TO SIZE SHOWN ON THE DRAWINGS IF EXCAVATION BANKS ARE NOT SUFFICIENT TO FORM THE FOOTINGS.
- F. UTILITY WORK SUCH AS PIPE, DRAINS, EJECTORS, ETC. SHALL BE INSTALLED PROPERLY BACKFILLED PRIOR TO BEGINNING FOUNDATION WORK.
- G. FOUNDATION ELEMENTS THAT ARE TO HAVE FILL ON BOTH SIDES SHALL HAVE EACH SIDE BACKFILLED SIMULTANEOUSLY MAINTAINING A COMMON ELEVATION.
- H. FOUNDATION ELEMENTS HAVING FILL ON ONE SIDE ONLY SHALL BE PROPERLY BRACED BY PERMANENTLY STRUCTURAL ELEMENTS PRIOR TO BEGINNING THE BACKFILL OPERATION.
- I. COMPACTED FILL SHALL BE PLACED IN 8 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY OF OPTIMUM MOISTURE CONTENT AS ESTABLISHED BY ASTM D–698 OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- J. UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4” THICK POURED CONCRETE AND REINFORCED WITH 6X6, W1.4X1.4 (#10/#10) WELDED WIRE FABRIC IN THE UPPER PORTION OF THE SLAB THICKNESS. LAP MESH 8” IN EACH DIRECTION. PLACE CONCRETE OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4 INCHES MINIMUM OF COURSE AGGREGATE OR AS RECOMMENDED BE PLACED OVER FIRM NATURAL SUBGRADE OR ON COMPACTED AND CONTROLLED FILL. USE AIR ENTRAINMENT AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQ.FT. AND PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS AT 30’–0” MAXIMUM SPACING OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.
- K. CONCRETE FOOTING FOR THE FOLLOWING WALLS ARE THE MINIMUM REQUIRED:
- | FOUNDATION WALL THICKNESS | FOOTING SIZE |
|---------------------------|--------------|
| 8” | 20”X 8” DEEP |
| 10” | 22”X 8” DEEP |
| 12” | 24”X 8” DEEP |
- CAST–IN–PLACE CONCRETE NOTES:
1. CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C–150 OR C–595, AGGREGATE CONFORMING TO ASTM C–33 AND ADMIXTURES CONFORMING TO ASTM C–494 C–1017 C–618 C–989 AND C–94.
2. CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:
- | CONCRETE | MIN F’C (28 DAYS) | SLUMP | W/C RATIO |
|-----------------------|-------------------|----------|-----------|
| –INTERIOR SLABS | 2500 PSI | 2”–10 4” | .46 |
| –EXTERIOR/GARAGE SLAB | 500 PSI | 2” TO 4” | .50 |
| –FOUNDATION | 3000 PSI | 2” TO 4” | .50 |
3. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS." HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A–615, GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS D1.4. EPOXY COATED REINFORCING SHALL CONFORM TO ASTM A–775.
5. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A–185.
6. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE FLOATED IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER.
7. REINFORCING STEEL, INCLUDING HOOKS AND BENDS SHALL BE DETAILED IN ACCORDANCE WITH ACI–315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED WITH A TYPE 2 LAP SPLICE UNLESS OTHERWISE NOTED.
8. UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
- A. CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 THROUGH #18 BARS – 2”
#5 BAR, W31 OR D31 WIRE & SMALLER – 1 1/2”
- B. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
WALLS, ELEVATED SLABS (& JOISTS) – 3/4”
BEAMS AND COLUMNS – 1 1/2”
- C. FOUNDATION CONCRETE (SEE FOUNDATION NOTES)

- STRUCTURAL STEEL:
- SHALL CONFORM TO ASTM A992 FOR BEAMS AND A–500 GRADE "B" FOR TUBULAR COLUMNS. DETAILING SHALL BE IN ACCORDANCE WITH THE AISC STRUCTURAL STEEL DETAILING HANDBOOK. CONNECTIONS SHALL BE CAPABLE OF SUPPORTING THE ALLOWABLE UNIFORM LOAD AT A STRESS OF 24KSI WITH CONNECTIONS AS REQUIRED BY AISC SPECS. BOLTED FIELD CONNECTIONS SHALL BE 3/4” HIGH STRENGTH BOLTS MEETING ASTM SPEC A–325. BOLTED JOINTS SHALL BE BEARING TYPE USING THE TURN OF THE NUT METHOD OF TIGHTENING EXCEPT ADD HARDENED WASHER UNDER TURNED ELEMENT. GRIND ALL EXPOSED WELDS. MITER EXPOSED CORNERS, GRIND EXPOSED WELDS.
- WELDING:
- SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDING TO BE PERFORMED BY CERTIFIED WELDERS ONLY. NAME, CERTIFICATION AND CERTIFYING AGENCY OF WELDER SHALL BE SUBMITTED TO THE ARCHITECT.
- WALL PROPPING AND BACK FILL:
- EXTREME CARE AND PROPER PREVENTATIVE MEASURES SHALL BE TAKEN SO AS NOT TO DAMAGE, BULGE OR TIP WALLS DUE TO EQUIPMENT AND/OR EARTH PRESSURE. SHORING, BACK PROPPING OR OTHER SUITABLE METHODS OF PROTECTION SHALL BE EMPLOYED UNTIL THE FULL LOAD OF BUILDING IS ON WALLS. UNLESS WALLS ARE PROPERLY PROPPED, BACK FILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS ON GRADE AND FRAMED FLOOR SLABS HAVE BEEN POURED AND REACHED THEIR DESIGN STRENGTH AND APPROVAL RECEIVED FROM ARCHITECT. WHERE BACK FILL IS REQUIRED ON BOTH SIDES OF WALLS, BACK FILL BOTH SIDE SIMULTANEOUSLY.
- WOOD FRAMING NOTES:
1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19 % MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE "SCHEDULE OF REQUIRED STRESS VALUES" ON SHEET S
2. ALL 2X4 AND 2X6, KILN DRIED, STUD GRADE, SPRUCE–PINE–FIR (SPF) UNLESS OTHERWISE NOTED
3. ALL JOIST, RAFTER & MISC. FRAMING MATERIAL SHALL BE NO. 2 GRADE SOUTHERN PINE. PROVIDE FULL–DEPTH (OR METAL) BRIDGING AT MID SPAN AND AT MAXIMUM SPACING OF 8’–0” O/C IN BETWEEN.
4. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON–SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2 % METALLIC COPPER IN SOLUTION (PER AWPA STD. M4)
5. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2” NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2” OF WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3” NOMINAL AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.
6. ALL NAILING NOT OTHERWISE INDICATED SHALL BE IN ACCORDANCE WITH THE "NAILING SCHEDULE", SEE IRC NAILING SCHEDULE.
7. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS WHICH RUN PARALLEL WITH JOISTS AND UNDER ALL CONCENTRATED LOADS FROM FRAMING ABOVE.
8. PROVIDE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN THE PLYWOOD DECK UNLESS OTHERWISE INDICATED.
9. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16” LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

- A. JOIST HEADERS AND TRIMMERS SHALL BE MINIMUM #2 HEM–FIR HAVING THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED
- | | | |
|--------|---|---------------|
| Fb | : | 850 PSI |
| Fc PER | : | 405 PSI |
| Fv | : | 150 PSI |
| E | : | 1,300,000 PSI |
- B. ALL BEARING STUD WALLS SHALL BE MINIMUM SPF #2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED
- | | | |
|--------|---|---------------|
| Fb | : | 875 PSI |
| Fc PAR | : | 1150 PSI |
| E | : | 1,400,000 PSI |
- SEE PLANS FOR SPACING AND SPECIAL REQUIREMENTS
- C. WALL TOP PLATES FOR LOAD BEARING WALL SHALL BE SPF #2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED
- | | | |
|----|---|---------------|
| Fb | : | 875 PSI |
| Fv | : | 135 PSI |
| E | : | 1,400,000 PSI |
- D. ALL 8X8 POSTS SHALL BE PRESSURE TREATED SYP #2 SR GRADE HAVING THE FOLLOWING MINIMUM PROPERTIES (WET SERVICE CONDITION)
- | | | |
|--------|---|---------------|
| Fb | : | 850 PSI |
| Fc PER | : | 375 PSI |
| Fv PAR | : | 525 PSI |
| E | : | 1,200,000 PSI |
- E. LVL’S (LAMINATED VENEER LUMBER) SHALL BE 1 3/4” WIDE OF THE DEPTH SPECIFIED ON THE PLANS AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. THEY SHALL HAVE THE FOLLOWING PROPERTIES:
- | | | |
|--------|---|---------------|
| Fb | : | 2600 PSI |
| Fc | : | 285 PSI |
| Fv PER | : | 750 PSI |
| E | : | 2,000,000 PSI |
- F. FLOOR SHEATHING SHALL BE 3/4” PLYWOOD OR O.S.B. (T&G) APA RATED STURD–I–FLOOR
- G. EXTERIOR WALL SHEATHING SHALL BE 7/16” O.S.B. STRUCTURAL SHEATHING NAILED WITH 6d COMMON NAILS AT 6” O.C. EDGE 12”O.C. FIELD
- H. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH NF&PA. WALL STUDS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS WHICHEVER IS MORE STRINGENT. ALL POST AND MULTIPLE STUDS SHALL RUN CONTINUOUSLY TO SOLID BLOCKING UNDER POST AT ALL FLOORS. SEE PLANS FOR WALL TOP PLATE REQUIREMENTS
- I. PROVIDE DOUBLE JOISTS UNDER FULL HEIGHT WALLS WHERE WALL ARE CONTINUOUS TO FOUNDATION.
- J. PROVIDE BRIDGING @ 4’–0” O.C. AT BASEMENT WALLS WHERE JOIST ARE PARALLEL TO WALL. EXTEND BLOCKING 3 JOIST MINIMUM.



PROJECT :

PROPOSED TWISTER COFFEE CO AT
7924 NW
23RD ST BETHANY
OKLOHOMA 73008

TITLE:

GENERAL STRUCTURAL NOTES

DRG NO: S 001

SCALE: NTS

DESIGNED BY:

REF.NO:

DRAWN BY:

REVISION NO:

CHECKED BY:

PAGE: 04

DATE: 24/0211/2024

APPROVED BY:

REV:

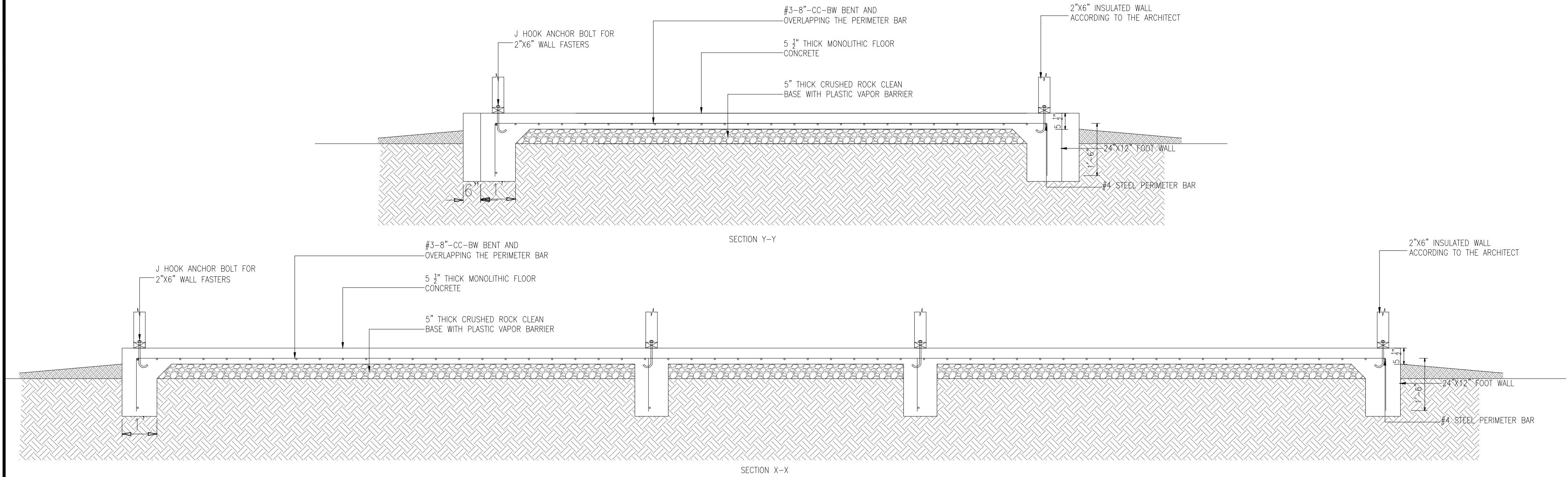
DESCRIPTION

DATE

BY

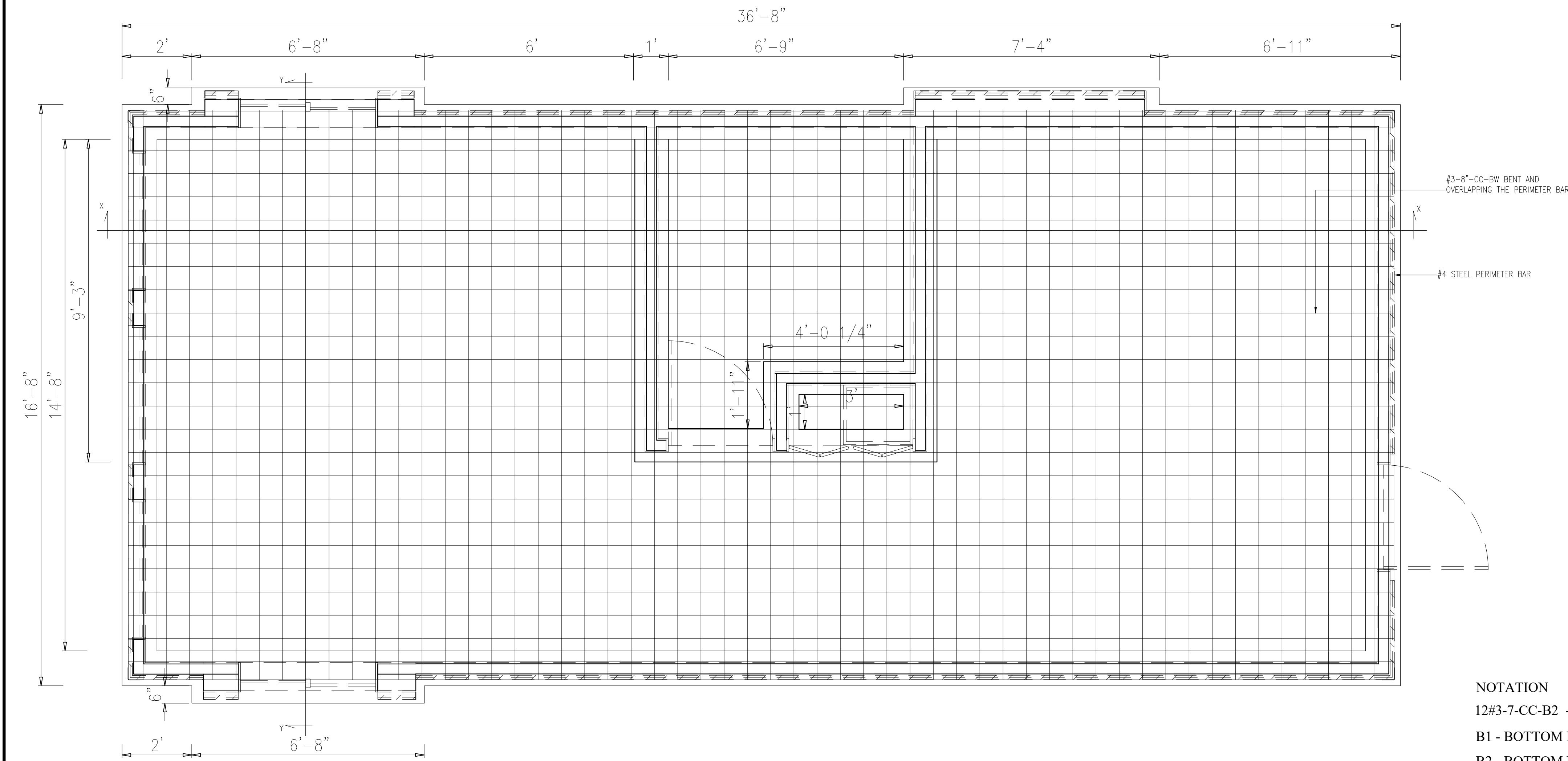
CHECKED

APPROVED



NOTE

- CHECK ALL DIMENSIONS AT SITE BEFORE CONSTRUCTION
- USE 28 MPA OR 4000PSI CONCRETE (CYLINDER STRENGTH)| STEEL $F_y = 410N/mm^2$
- THIS DRAWING SHOULD BE READ CONJUNCTION WITH THE MECHANICAL AND ELECTRICAL DRAWING
- ALL DISTRIBUTION STEEL WHEN NOT MENTIONED = #3-7"-CC UON
- ALL OPENINGS FOR PIPING AND CONVEYANCES SHALL BE FORMED IN POSITION BEFORE THE CASTING OF CONCRETE
- CONSTRUCTION JOINTS SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER
- WELDING OF REINFORCEMENT WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER
- ALL SITE MIX CONCRETE WATER/CEMENT RATION BY WEIGHT SHALL NOT EXCEED 0.5 U.O.S
- NO HOLES OR CHASES ARE PERMITTED UNLESS OTHER WISE APPROVED BY THE ENGINEER
- REINFORCEMENT SHOULD BE TO THE PROPER QUALITY, RUST FREE AND TIE WITH BINDING WIRE AT EVERY INTERSECTIONS
- 1" COVER SHOULD BE MAINTAIN AT ALL SIDES OF THE CONCRETE WALLS AND SUSPENDED SLAB
- IN-SITU 3000PSI SOLID GROUT SHALL BE PLACED IN CONTINUOUS AND MONOLITH STATE
- ALL CONCRETE AND GROUTING SHALL BE CURED FOR 7DAYS AND LOADING SHALL BE COMMENCE AFTER 14 DAYS
- THE CONCRETE USED THROUGHOUT THIS CONSTRUCTION SHALL CONFIRM TO THE REQUIREMENTS STATED IN THE SPECIFICATIONS. UNLESS OTHERWISE STATED ONLY READY MIX CONCRETE FROM AN APPROVED MANUFACTURER SHALL BE USED IN THE CONSTRUCTION.



NOTE

- FABRICATING SETTING UP AND ERECTION AT ANY HEIGHT OR DEPTH STRUTTING, SUPPORTING THROUGH LOWER FLOORS AND SUPPORTING AT ANY LEVEL, INCLUDING ADDITIONAL PROPPING, STRUTTING AND SUPPORTING DECKS
- PREPARATION OF BAR BENDING SCHEDULES, STRAIGHTENING AS REQUIRED AND CLEANING OF BARS,CUTTING, BENDING AND BINDING, HOISTING AND PLACING IN POSITION AT ANY HEIGHT OR DEPTH, BINDING WIRES, AND COVER BLOCKS, NECESSARY SUPPORTS SUCH AS CHAIRS AND SPACERS, ALIGNING AND SUPPORTING IN POSITION DURING CONCRETING, LAPS OTHER THAN DESIGNED LAPS AND OFF CUTS ARE CONTRACTORS RESPONSIBILITY
- REINFORCEMENT SHALL NOT BE MERGED AT THE SLAB LEVEL, ALL REINFORCEMENT BARS SHALL PROPERLY TIE TO THE SLAB/ BEAM REINFORCEMENTS

NOTATION

12#3-7-CC-B2 - (NUMBER OF BARS)(#SIZE OF REBAR)-SPACING IN INCHES-CENTERTOCENTER)-(PLACEMENT)

B1 - BOTTOM PRIMARY

T1 - TOP PRIMARY

DN - DOUBLE NET

B2 - BOTTOM DISTRIBUTION

T2 - TOP DISTRIBUTION



PROJECT :
PROPOSED TWISTER COFFEE CO AT
7924 NW
23RD ST BETHANY
OKLOHOMA 73008

TITLE:
FOUNDATION LAYOUT AND DETAILS

DRG NO: S 100

SCALE: $\frac{1}{2}" = 1'-0"$ @ A1

DESIGNED BY:

REF.NO:

DRAWN BY:

REVISION NO:

CHECKED BY:

PAGE: 05

APPROVED BY:

DATE: 24/02/2024

REV.	DESCRIPTION	DATE	BY	CHECKED	APPROVED

1. CONTRACTOR SHALL CHECK ALL DIMENSIONS AT SITE BEFORE CONSTRUCTION
2. CONSTRUCTION JOINTS SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER
3. WELDING OF REINFORCEMENT/HANGERS/CONNECTORS WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER
4. NO HOLES OR CHASES ARE PERMITTED UNLESS OTHER WISE APPROVED BY THE ENGINEER
5. FRAMER TO SUPPLY AND INSTALL HOLD DOWNS
6. PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS MAX 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS INSTALLED 24" O.C.
7. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED
8. GALVANIZED JOINTS AND SILL PLATED NAILING SHALL BE STAGGERED IN ALL CASES
9. ALL BEAMS TO BE STRAPPED DOWN TO WALLS AND ALL WALLS TO BE TIE DOWN TO BASE
10. PROVIDE ½" DIA. ANCHOR BOLTS WITH MIN ⅜"x2" DIA. ROUND PLATE WASHERS. ANCHOR BOLTS ARE LOCATED NO MORE THAN 12 INCH OR LESS THAN 4 INCH FROM EACH END OF EACH PLATE SEGMENT
11. THIS DRAWING SHOULD BE READ CONJUNCTION WITH THE MECHANICAL AND ELECTRICAL DRAWING
12. CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN INFORMATION SHOWN HERE AND ON THE ARCHITECTURAL PLANS, THIS DRAWINGS SHALL CONTROL THE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT CANNOT BE RESOLVED IN THE FIELD
13. ALL WALL SHALL BE INSULATED WITH R20 BATT INSULATION INCLUDING ROOD INSULATION

MODEL NAME	GA.	DEMENSION	FASTNER	ALLOAWBALE LOAD
CMTSC16	16	L20" W2"	(50) 0.148X3¼"	4,690
HHDQ11-SDS2.5	7	L15⅝" W3"	(24) ¼"x2½"	8425 (SPF/HF)
HRS8	12	L8" W 1⅝"	(10) 0.148X2½"	880 (SPF/HF)

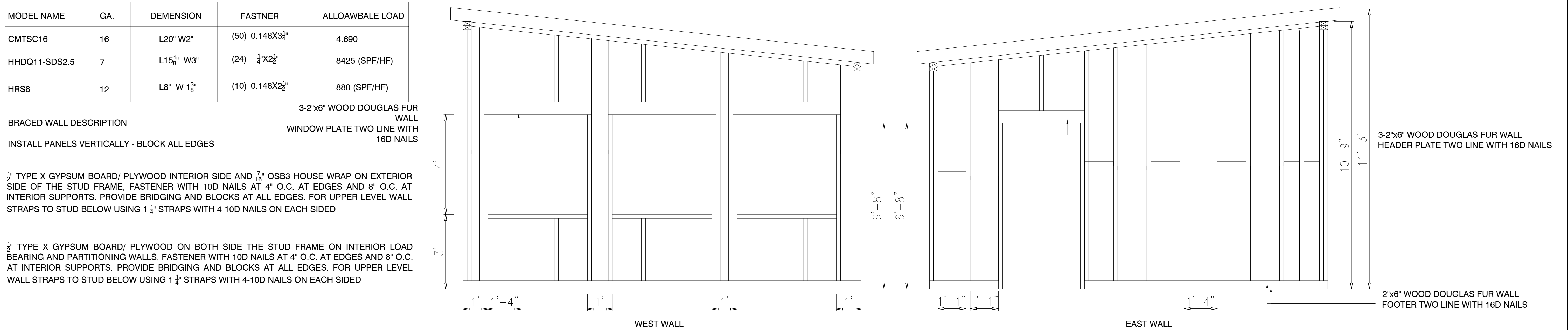
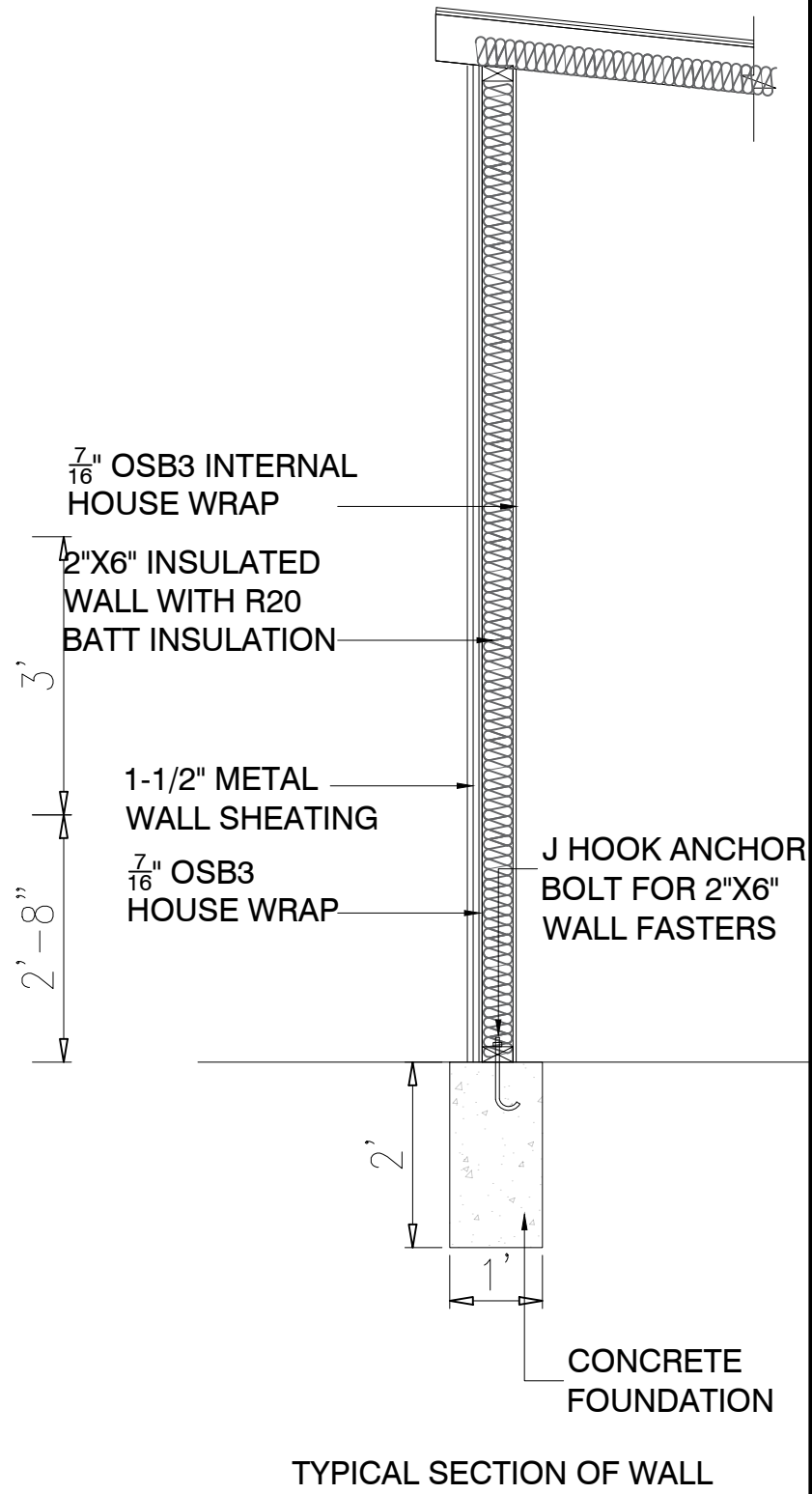
BRACED WALL DESCRIPTION

INSTALL PANELS VERTICALLY - BLOCK ALL EDGES

3-2"x6" WOOD DOUGLAS FUR WALL WINDOW PLATE TWO LINE WITH 16D NAILS

½" TYPE X GYPSUM BOARD/ PLYWOOD INTERIOR SIDE AND ⅞" OSB3 HOUSE WRAP ON EXTERIOR SIDE OF THE STUD FRAME, FASTENER WITH 10D NAILS AT 4" O.C. AT EDGES AND 8" O.C. AT INTERIOR SUPPORTS. PROVIDE BRIDGING AND BLOCKS AT ALL EDGES. FOR UPPER LEVEL WALL STRAPS TO STUD BELOW USING 1 ¼" STRAPS WITH 4-10D NAILS ON EACH SIDED

½" TYPE X GYPSUM BOARD/ PLYWOOD ON BOTH SIDE THE STUD FRAME ON INTERIOR LOAD BEARING AND PARTITIONING WALLS, FASTENER WITH 10D NAILS AT 4" O.C. AT EDGES AND 8" O.C. AT INTERIOR SUPPORTS. PROVIDE BRIDGING AND BLOCKS AT ALL EDGES. FOR UPPER LEVEL WALL STRAPS TO STUD BELOW USING 1 ¼" STRAPS WITH 4-10D NAILS ON EACH SIDED



PROJECT :

PROPOSED TWISTER COFFEE CO AT
7924 NW
23RD ST BETHANY
OKLOHOMA 73008

TITLE:

WALL FRAMING DETAILS

DRG NO: S 102

SCALE: 3/8" = 1'-0" @ A1

REF.NO:

REVISION NO:

PAGE: 06

DATE: 24/02/2024

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

REV:

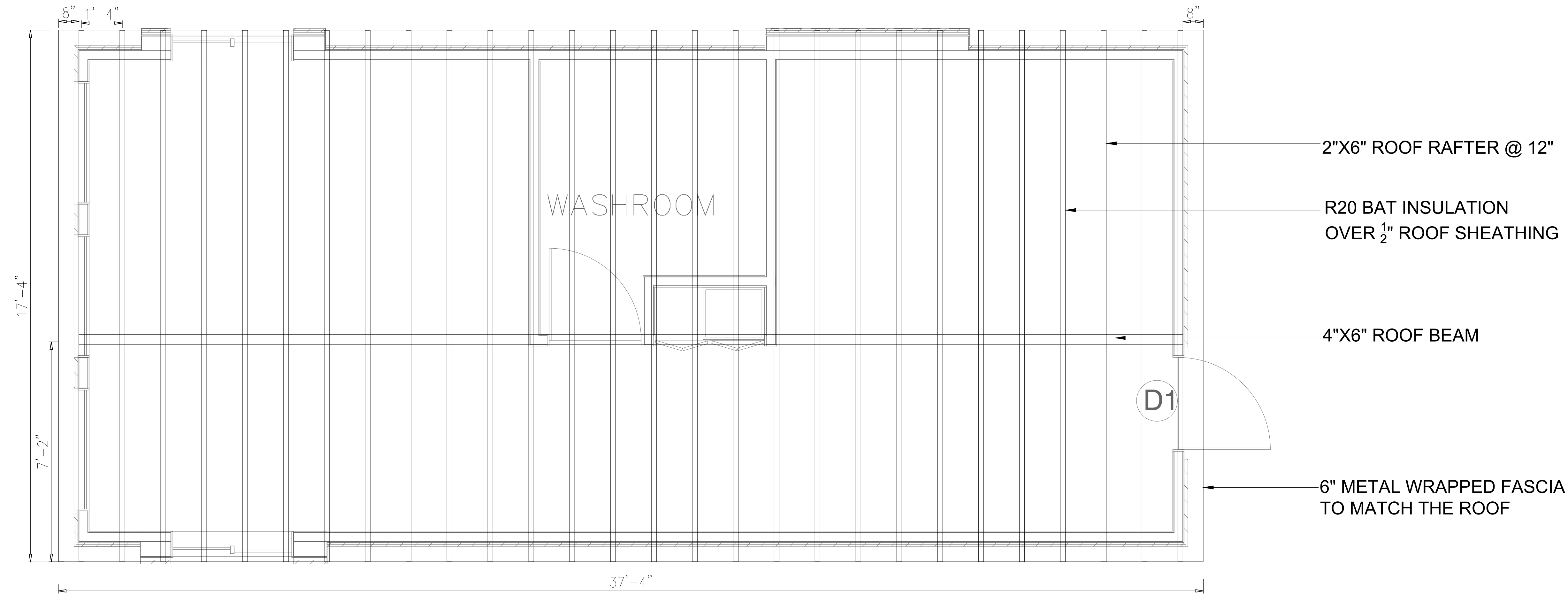
DESCRIPTION

DATE

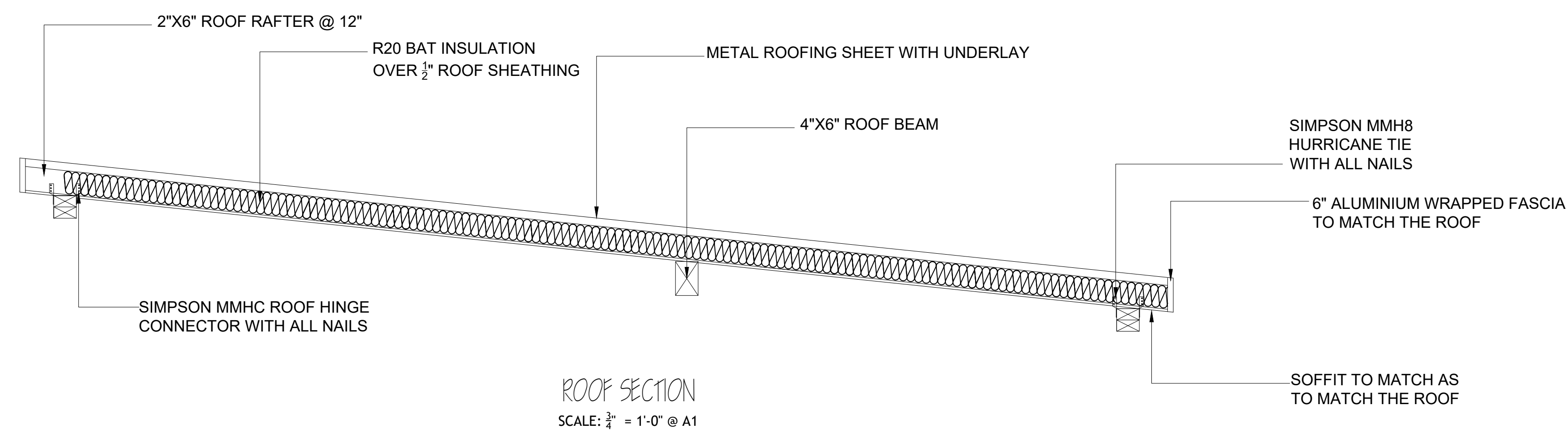
BY

CHECKED

APPROVED



SCALE: $\frac{1}{2}$ " = 1'-0" @ A1



1. CONTRACTOR SHALL CHECK ALL DIMENSIONS AT SITE BEFORE CONSTRUCTION
2. CONSTRUCTION JOINTS SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER
3. WELDING OF REINFORCEMENT/HANGERS/CONNECTORS WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER
4. NO HOLES OR CHASES ARE PERMITTED UNLESS OTHER WISE APPROVED BY THE ENGINEER
5. PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS MAX 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS INSTALLED 24" O.C.
6. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED
7. PROVIDE $\frac{1}{2}$ " DIA. ANCHOR BOLTS WITH MIN $\frac{3}{16}$ "X2" DIA. ROUND PLATE WASHERS. ANCHOR BOLTS ARE LOCATED NO MORE THAN 12 INCH OR LESS THAN 4 INCH FROM EACH END OF EACH PLATE SEGMENT
8. THIS DRAWING SHOULD BE READ CONJUNCTION WITH THE MECHANICAL AND ELECTRICAL DRAWING
9. CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN INFORMATION SHOWN HERE AND ON THE ARCHITECTURAL PLANS, THIS DRAWINGS SHALL CONTROL THE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT CANNOT BE RESOLVED IN THE FIELD
10. WALL TO WALL UPLIFT CONNECTIONS SHALL USE SIMPSON CMSTC16 STRAPS WITH MINIMUM 5-10D NAILS AT EACH END OF THE STUDS AT MAXIMUM OF 6' O.C. TO TIE UPPER LEVEL WALL STUDS TO LOWER LEVEL WALL STUDS
11. FLASHING AND DRIP EDGES IN ALL LOCATIONS PER SMACNA REQUIREMENTS
12. PROVIDE ICE & WATER SHIELD , GRACE ULTRA OR SIMILAR OVER ENTIRE ROOF
13. VENTED SOFFITS TO BE PREFINISHED METAL STRIP



PROJECT :
PROPOSED TWISTER COFFEE CO AT
7924 NW
23RD ST BETHANY
OKLOHOMA 73008

TITLE:
ROOF LAYOUT AND DETAILS

DRG NO: S 103

SCALE: SEE DETAILS @ A1

REF.NO:

REVISION NO:

PAGE: 07

DATE: 24/02/2024

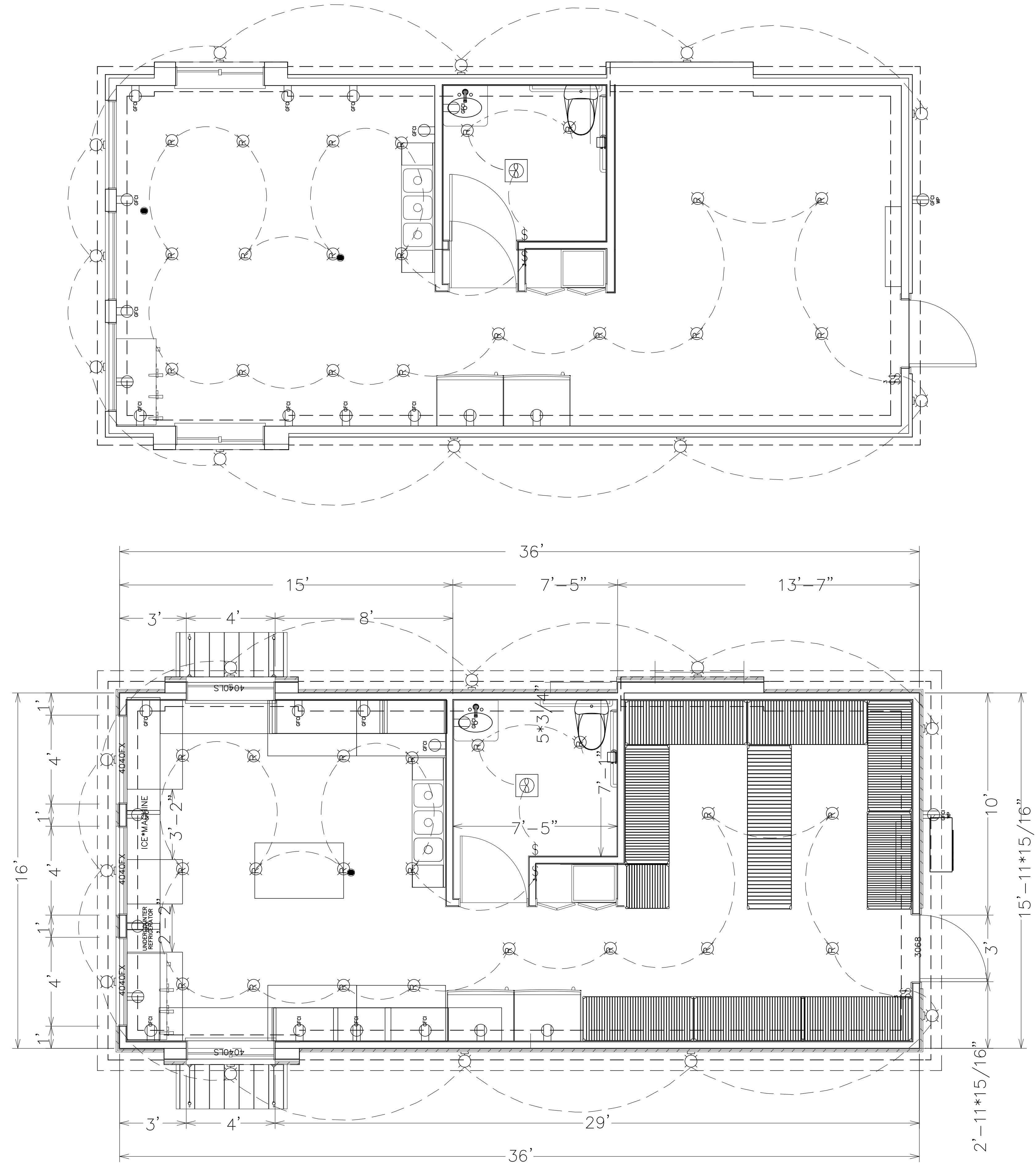
DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

REV.	DESCRIPTION	DATE	BY	CHECKED	APPROVED



PROJECT :
PROPOSED TWISTER COFFEE CO AT
7924 NW
23RD ST BETHANY
OKLOHOMA 73008

TITLE:
ELECTRICAL LAYOUT

DRG NO: E 100

SCALE: $\frac{3}{8}$ " = 1'-0" @ A1

REF.NO:

REVISION NO:

PAGE: 07

DATE: 24/02/2024

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

REV.

DESCRIPTION

DATE

BY

CHECKED

APPROVED