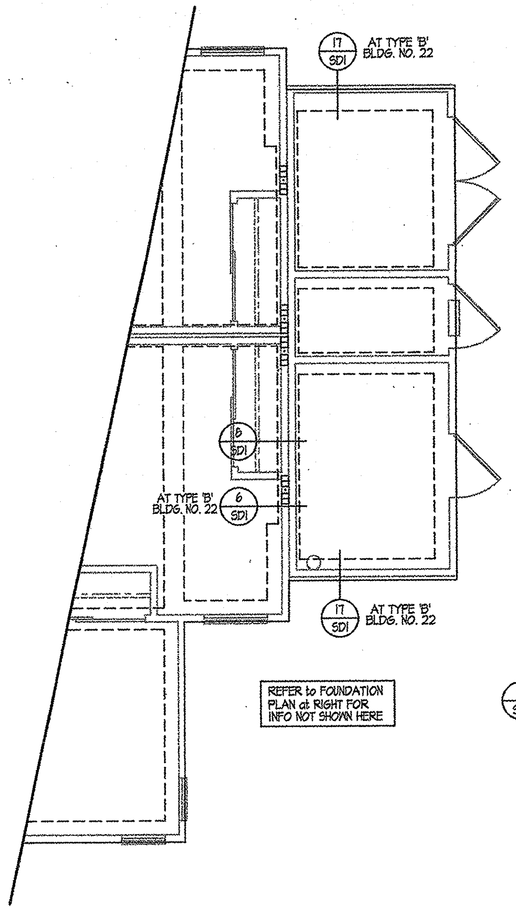
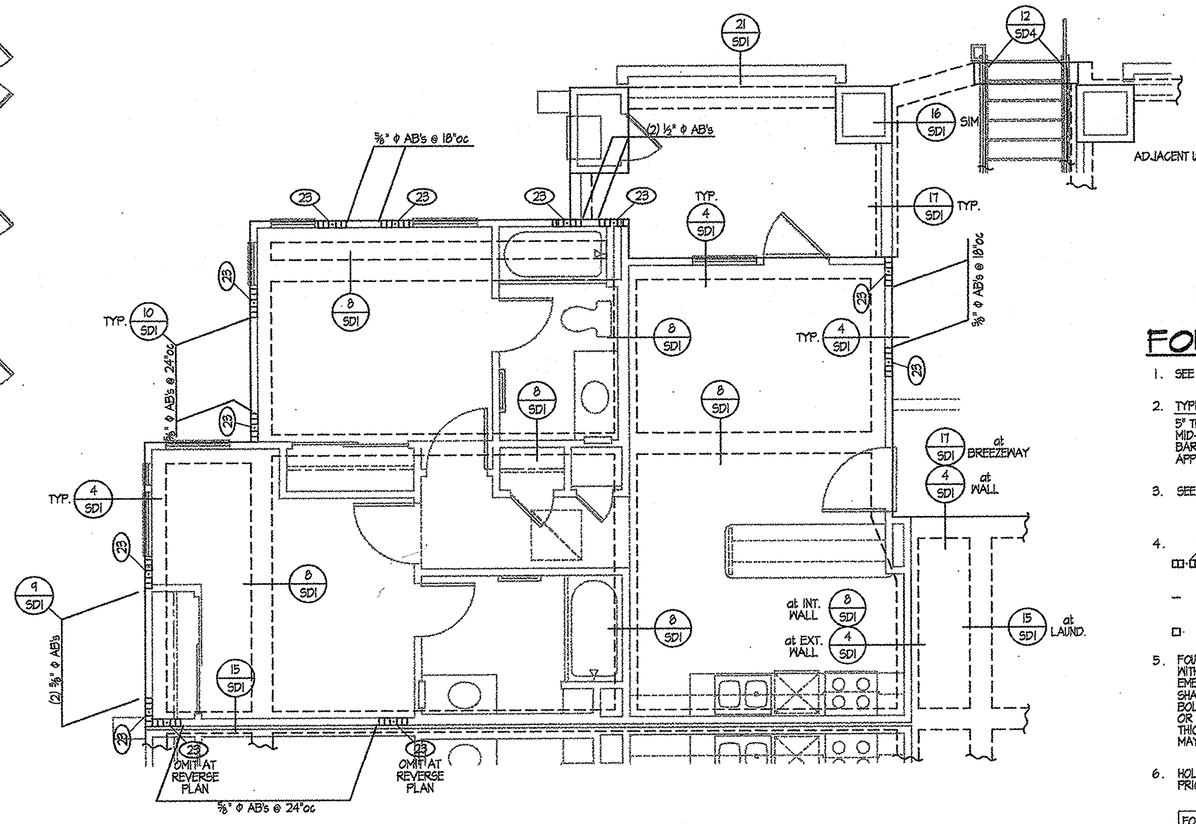


PARTIAL FOUNDATION A

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



FOUNDATION PLAN A

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

FOUNDATION NOTES

1. SEE SHEET SD-1 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. TYPICAL SLAB-ON-GRADE
   5" THICK MIN. WITH #4 BARS @ 18"oc. EACH WAY PLACED MID-HEIGHT IN SLAB. OVER 1" SAND OVER 10 mil. VAPOR BARRIER OVER 1" SAND OVER 90% COMPACTED SUBGRADE APPROVED BY SOILS ENGINEER.
3. SEE (9/SD7) FOR TYPICAL INTERIOR NON-BEARING WALL TO SLAB ANCHORAGE.
4. (9)
   INDICATES SIMPSON ATS HOLDOWN PER (22/SD1)
   INDICATES SIMPSON HPAH22 HOLDOWN PER (12/SD1)
   INDICATES SIMPSON HTT22 or PHD HOLDOWN PER (13/SD1)
5. FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER STEEL ANCHOR BOLTS WITH A MINIMUM EMBEDMENT OF 7" INTO THE CONCRETE. ANCHOR BOLT SPACING SHALL NOT EXCEED 6'-0". THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 5" FROM EACH END OF THE PIECE. USE 2" x 2" x 5/16" THICK PLATE WASHERS FOR EACH ANCHOR BOLT. 2x SILL PLATES MAY OCCUR. ADJUST BOLT LENGTH AS REQUIRED.
6. HOLDDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

FOOTING EXCAVATIONS SHALL BE EXAMINED AND CERTIFIED BY THE PROJECT SOILS/GEOLOGY ENGINEER TO THE EXTENT REQUIRED IN THE SOILS REPORT.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION IS REQUIRED PER THE CITY OF IRVINE INFORMATION BULLETIN # 251. SEE NOTES ON SHEET SD-1 FOR ADDITIONAL INFORMATION.

FRAMING NOTE LEGEND

- (AJ) - ALIGNMENT JOIST w/ E.N.
- (AT) - ALIGNMENT TRUSS w/ E.N.
- (DT) - DRAG TRUSS w/ E.N.
- (GT) - GIRDER TRUSS
- (H) - HANGER BY TRUSS MFR.
- (HF) - HARDY FRAME
- (LJ) - LOCATE JOIST
- (SB) - SOLID BLKG

SIMPSON ATS HOLDOWN SCHEDULE (8)

MARK	1st FLOOR TENSION	2nd FLOOR TENSION	3rd FLOOR TENSION
23	8800#	3000#	-
21	6800#	3000#	900#
33	11550#	4000#	4000#
35	18000#	4000#	4000#

THE ATS HOLDOWN SYSTEM ENGINEERING SHALL BE A DEFERRED SUBMITTAL ITEM. HOLDOWN SYSTEM ABOVE CONCRETE SHALL BE DESIGNED AND DETAILED BY THE VENDOR BASED ON THE LOADING TABLED ABOVE. CALCULATIONS AND SHOP DRAWINGS SHALL BE PROVIDED BY THE VENDOR DESCRIBING THE HOLDOWN SYSTEM INCLUDING ALL HARDWARE, POSTS, TAKE-UP DEVICES, ETC. TAKE-UP DEVICES SHALL BE INSTALLED AT 2nd and 3rd FLOOR LEVELS.

TRUSS NOTES

1. TRUSSES SHALL BE CAPABLE OF TRANSFERRING A MINIMUM 2 KIP LOAD (U.N.O. ON PLANS) FROM THE TOP TO THE BOTTOM CHORD AT THE FOLLOWING LOCATIONS:
   a) ABOVE EVERY SHEAR WALL PARALLEL TO TRUSS FRAMING, INCLUDING EVERY EXTERIOR WALL.
   NOTE: GABLE END TRUSSES SHALL HAVE DIAGONAL WEBS IN ADDITION TO THE VERTICAL WEBS REQUIRED FOR ATTACHMENT OF FINISH MATERIALS
   b) AT EVERY LOCATION SPECIFIED ON PLAN AS A DRAG OR ALIGNMENT TRUSS.
2. ALL TRUSS HANGERS AND BRACING ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER, AND SHALL BE CLEARLY SHOWN ON THE TRUSS PLANS.
3. ALL TRUSS BEARING POINTS, INCLUDING INTERIOR WALLS AND BEAMS, SHALL HAVE SOLID BLOCKING BETWEEN TRUSSES AS SPECIFIED BY THE TRUSS DESIGNER AND AS REQUIRED PER SECTION 2320.12.8 OF THE U.B.C.
4. TRUSSES SHALL BE DESIGNED WITH CONSIDERATION FOR ALL SUPERIMPOSED LOADS, SUCH AS CHIMNEY FLUE FRAMING AND MECHANICAL EQUIPMENT.
5. THE FRAMING CONTRACTOR SHALL HAVE THE BUILDING DEPARTMENT APPROVED TRUSS PLANS ON SITE PRIOR TO FOUNDATION INSPECTION AND THROUGHOUT CONSTRUCTION. THE TRUSS PLANS SHALL CONFORM TO THESE FRAMING PLANS AND SHALL BEAR THE WET SIGNATURE OF THE TRUSS DESIGN ENGINEER, AND HAVE A WET STAMP SHOWING THAT THE TRUSS PLANS HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD. THESE TRUSS PLANS SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION IS REQUIRED PER THE CITY OF IRVINE INFORMATION BULLETIN # 251. SEE NOTES ON SHEET SD-1 FOR ADDITIONAL INFORMATION.

SYMBOL LEGEND

- INDICATES SPAN AND DIRECTION OF ROOF RAFTERS OR ROOF JOISTS.
- INDICATES SPAN AND DIRECTION OF FLOOR JOISTS.
- INDICATES SPAN AND DIRECTION OF TRUSSES.
- INDICATES BEARING WALL
- INDICATES 3x4 or 2x6 STUDS @ 16" oc
- (8) INDICATES SIMPSON ATS HOLDOWN SYSTEM AND TYPE. SEE SCHEDULE AT LEFT

FRAMING LEGEND

1. DESIGNED WOOD TRUSSES BY OTHERS, SEE APPROVED TRUSS SHOP DRAWINGS FOR SPACING
2. 2x10 FLOOR JOISTS @ 16" oc
3. 2-2x10 FLOOR JOISTS @ 16" oc
4. 2x8 DECK JOISTS @ 16" oc
5. DBL 2x8 DECK JOISTS @ 16" oc
6. .

GLB = GLUED LAMINATED BEAM: 2400 Fb 1.8E
5½" and 5¼" WIDE GLB's MAY BE USED AS AN ALTERNATE WHERE 5⅛" AND 5⅛" BEAMS ARE SPECIFIED, RESPECTIVELY.

PSL = PARALLEL STRAND LUMBER BEAM.

TRUS-JOIST:	PARALLAM	2400 Fb	2.0E
LOUISIANA-PACIFIC:	6ANG-LAM	2450 Fb	2.0E
BOISE-CASCADE:	VERSA-LAM	2800 Fb	2.0E
WILLAMETTE:	PREMIER+GLB	3000 Fb	2.1E (5¼", 5½" WIDE)
		2800 Fb	2.1E (7¼" WIDE)
APA-EWS STANDARD:	30F-1.IG GLB	3000 Fb	2.1E

LVL = LAMINATED VENEER LUMBER BEAM.

TRUS-JOIST:	MICRO-LAM	2600 Fb	1.9E
LOUISIANA-PACIFIC:	6ANG-LAM	2650 Fb	1.9E
BOISE-CASCADE:	VERSA-LAM	2800 Fb	2.0E
WILLAMETTE:	STRUC-LAM	2600 Fb	1.9E
APA-EWS PRL-501 STANDARD:	LVL	2600 Fb	1.9E

FRAMING NOTES

1. SEE SHEETS S-1 THROUGH S-3 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. TYPICAL FLOOR SHEATHING:
   19/32" WOOD STRUCTURAL PANEL *
   20" oc SPAN RATING T&G
   RATED STURD-I-FLOOR, EXPOSURE 1
   B.N.: 10d AT 6" oc
   E.N.: 10d AT 6" oc
   F.N.: 10d AT 12" oc
   USE RING SHANK NAILS or SCREW NAILS AND GLUE SHEATHING TO FRAMING WITH ADHESIVES MEETING APA SPEC AFG-01 OR ASTM D3498.
   (2/SD7)
   TYPICAL ROOF SHEATHING:
   15/32" WOOD STRUCTURAL PANEL *
   32/16 SPAN RATING
   RATED SHEATHING EXPOSURE 1
   B.N.: 8d AT 6" oc
   E.N.: 8d AT 6" oc
   F.N.: 8d AT 12" oc
   WHEN ROOFING SYSTEM REQUIRES, USE PLYCLIPS OR SOLID BLOCKING AT ALL ROOF SHEATHING EDGES NOT SUPPORTED BY FRAMING MEMBERS
   (2/SD7)
   WOOD STRUCTURAL PANELS SHALL CONFORM TO UBC STANDARD 23-2 or 23-3
   * THIS PROJECT WAS DESIGNED WITH THE FOLLOWING FLOOR TOPPINGS:++
   APARTMENT UNIT FLOORS - 1½" LIGHTWEIGHT CONCRETE (MAX. DENSITY=125 PCF)
   PRIVATE DECKS - 1½" MAX. HARDROCK CONCRETE (MAXIMUM DENSITY=145 PCF)
   CORRIDORS/BREEZEWAYS - 1½" MAX. HARDROCK CONC. (MAX. DENSITY =145 PCF)
   ++ REFER TO ARCHITECTURAL PLANS FOR ADD'L INFORMATION AND DIMENSIONS, AND FOR SPECIFIC LOCATIONS OF THE FLOOR COVERINGS SHOWN ABOVE. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. S.P.N. = SOLE PLATE NAILING. USE 16d BOX NAILS AT 16" oc, U.N.O.
4. (9) INDICATES SHEAR WALL. SEE SHEET S2 FOR SCHEDULE. ALL NAILING APPLIES FULL HEIGHT AND FULL LENGTH OF WALL, U.N.O.
5. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS PER (28/SD2) U.N.O.
6. PROVIDE SOLID BLOCKINGS UNDER PERPENDICULAR WALLS PER (22/SD2) U.N.O.
7. SPLICE PLATES OF EXTERIOR WALLS AND SHEAR WALLS PER (3/SD7) U.N.O.
8. INTERIOR NON-BEARING WALL HEADER SCHEDULE

HEADER SIZE	MAX SPAN < 5'-0" WALL ABOVE	MAX SPAN < 10'-0" WALL ABOVE
2x4 FLAT	3'-0"	N/A
(2) 2x4 ON EDGE	6'-0"	4'-0"
4x4 STD & BTR	8'-6"	4'-6"
4x6 DF #2	10'-0"	9'-6"

9. CEILING JOIST SCHEDULE

JOIST SIZE	12" SPACING	16" SPACING	24" SPACING
2x4	10'- 9"	9'- 9"	8'- 6"
2x6	16'-11"	15'- 4"	13'- 5"
2x8	22'- 4"	20'- 3"	17'- 8"

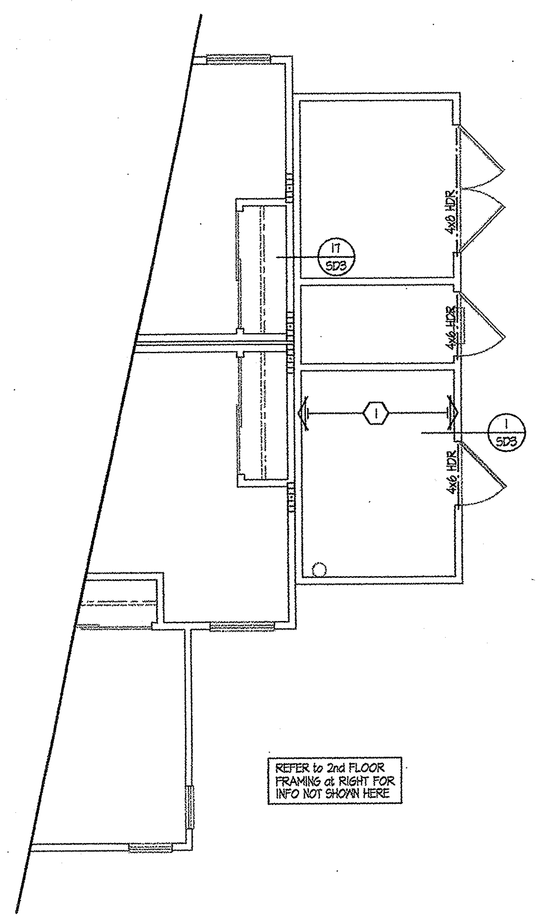
STUD and POST LEGEND

- (1) - 2x STUD
- (2) - (2) 2x STUD
- (3) - (3) 2x STUD
- (44) - 4x4 POST
- (46) - 4x6 POST
- (66) - 6x6 POST
- (48) - 4x8 POST
- (68) - 6x8 POST
- (410) - 4x10 POST
- (610) - 6x10 POST
- (88) - 8x8 POST

TRIMMER LEGEND

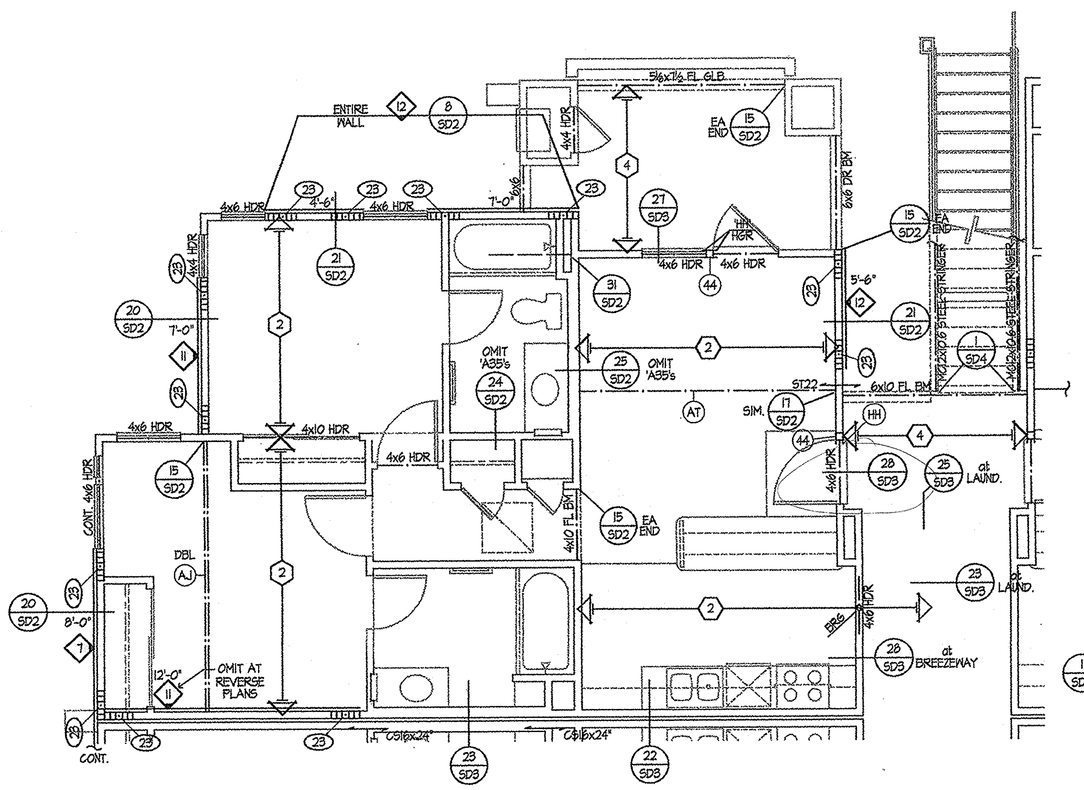
- (2T) - DBL TRMR
- (4T) - 4x4 TRMR
- (6T) - 4x6 TRMR

NOTE: SINGLE TRIMMERS ARE ASSUMED AS A MINIMUM AND ARE NOT CALLED OUT SPECIFICALLY ON PLAN.



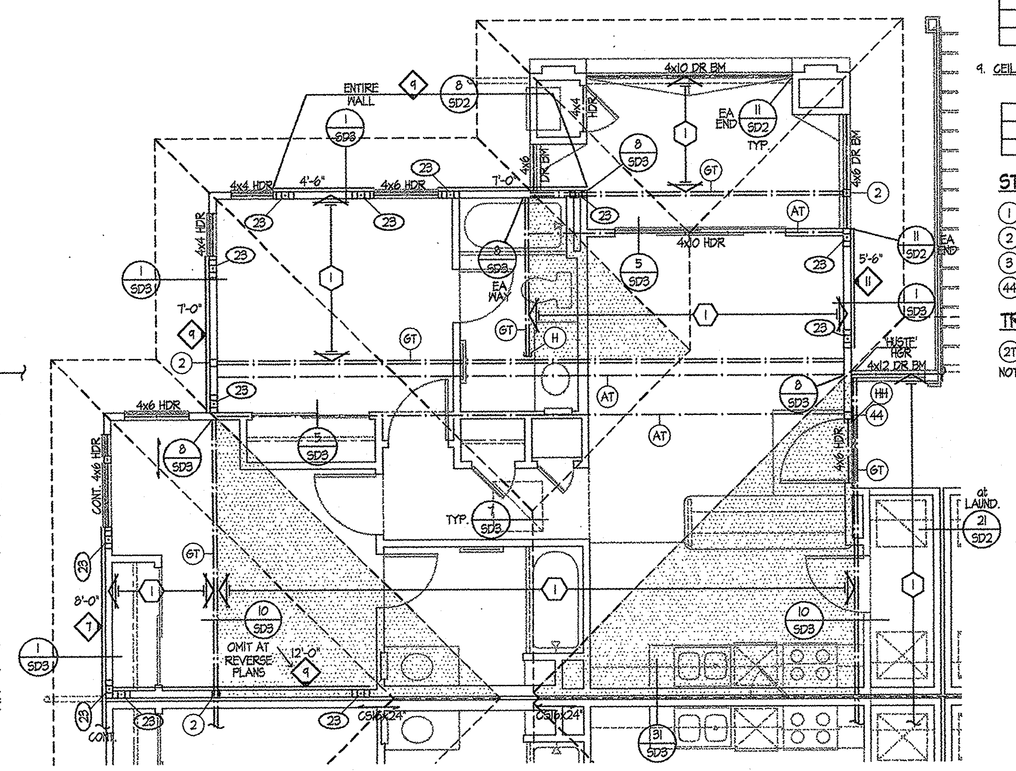
PARTIAL FRAMING A

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



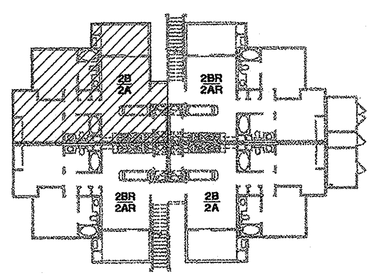
2nd FLOOR FRAMING PLAN A

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



ROOF FRAMING PLAN A

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



KEYPLAN - A

No.	Date	Description
	11.07.02	OWNER REVIEW

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE REQUESTED FROM THE ARCHITECT PRIOR TO THE PERFORMANCE OF ANY WORK AFFECTED BY SUCH ERRORS OR OMISSIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEFICITS IN CONSTRUCTIBILITY IF THESE PROCEDURES ARE NOT FOLLOWED.

Consultant:

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Project:

UCI EAST CAMPUS STUDENT APTS. PHASE 1

IRVINE
CALIFORNIA

License Stamp:

Project Engineer: RS
Drawn By: GB, RS
Consultant Job No.: 02003

Sheet Title:
BUILDING TYPE A

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SA.1
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