GENERAL PLAN NOTES:

© 1998-24-00 BAI
BAI No. GENPLAN

1. All work not detailed, specified or noted shall be constructed the same as similar work shown in the construction documents. Where this work is not detailed, specified or noted it shall be inaccordance with accepted trade standards for good and workmanship like construction.
2. Refer to Architectural drawings for elevation and location of roofs, floors, walls, partitions and non-structural elements together with their general configurations, size and location of door and window openings roof and floor openings, size and location of elements such as but not limited to drains, curbs, depressed areas, level changes, chamfers, grooves, inserts.
3. Refer to Mechanical, Plumbing, Heating and Air Conditioning, and Electrical drawings for size and location of elements such as but not limited to pipe and conduit runs, sleeves and box cuts, and hangers and equipment supports.
4. All dimensions on the structural drawings shall be compared with those on the architectural drawings by the Contractor prior to construction. The Contractor shall notify the Architect and Structural Engineer of discrepancies.

HARDWARE SUBSTITUTION SCHEDULE:

© 01-31-03 BAI
BAI NO. HARDSCH.SUB

1. Hardware shown on the Structural Drawings is Simpson Strong-Tie company products. USP company products may be substituted in accordance with the following schedule:

Simpson (Specified)	USP (Alternate)	Simpson (Specified)	USP (Alternate)
A34	MP34	66TB24	STB24
A35	MTA1	66TB28	STB28
LTP4	MP4F	66TB34	STB34
ITT	THO	HPAHD22	HPAHDD2
H8/H1T	THF	STHD10	STAD10
LUS	JUS	STHD14	STAD14
MIT	THO	HTT22	HTT22
T922	RT16T	PHD6	PHD6
ST6224	KST224	PHD8	PHD8
ST6236	KST234	HD10A	TDX10
MST48	KST248	HD14A	ADB14
MST60	KST260	HD15	T515
MST72	KST272	MIT	THO
CS16	RSS50	LTT	LT5
CMSTC16	CMSTC16	HU8	THD
MA6	FA3	MIU	THF (used w/ stiffners only)
PAHD42	PAHD42		

DIVISION 6: WOOD

BAI NO. DIV6

06080 FASTENERS AND SUPPORTS:

1. Generic nails shall be of steel wire and conform with ASTM F 1667 Standard Specification for Driven Fasteners: Nails, Spikes, and Staples. All nails shown on the drawings , and not specified otherwise, shall be sinker or common nails. Sinker, box or other configuration of nails may not be substituted for common nails when common nails are shown on the drawings. Paslode nails shall be substituted for joist hanger nails of the same size. Paslode nails shall be manufactured by ITW Paslode, Vernon Hills, Illinois (ICBO ER-5179).
2. Pneumatic nails may be substituted for generic nails provided they are of the same dimensions as generic nails with the exception of the nail head. Pneumatic nail dimensions may be larger in diameter than generic nails by up to the size of a common nail within the same penny weight classification. The head may, in addition to being of a standard-diameter round-head type, be a T-shaped or modified round-head. Pneumatic nails shall be ICBO approved.
3. Nail sizes shall conform with the following table. When necessary to prevent splitting of the wood, a predrilled pilot hole shall be drilled.

Nail Size Schedule:

Size & Name	Nail Length	Wire Dia.	Wire Gauge	Head Dia.	Pre-bore Drill Dia.
8d Joist Hanger (Simp. N8)	1-1/2"	.131"	10-1/4	.281"	
8d Paslode	1-1/2"	.131"			
8d Ring Shank	2-3/8"	.120"	11	.293"	
8d Common	2-1/2"	.131"	10-1/4	.281"	
10d Joist Hanger (Simp. N10)	1-1/2"	.148"	9	.312"	
10d Paslode	1-1/2"	.148"			
10d Plywood	2-1/4"	.148"	9	.312"	
10d Plywood Ring	2-3/8"	.135"	10	.312"	
10d Common	3"	.148"	9	.312"	
16d Joist Hanger (Simp. N16)	2-1/2"	.162"	8	.344"	
16d Paslode	2-1/2"	.162"			
16d Short (Framer)	3-1/4"	.131"	10-1/4	.281"	
16d Box	3-1/2"	.135"	10	.344"	
16d Sinker	3-1/4"	.148"	9	.344"	
16d Common	3-1/2"	.162"	8	.344"	1/8" or no. 30 drill gage
20d Box	4"	.148"	9	.375"	
20d Common	4"	.192"	6	.406"	1/8" or no. 30 drill gage
20d Simpson N20A, Ring	3-3/4"	.192"	6	.406"	1/8" or no. 30 drill gage
20d Simpson N20AN, Ring	2-1/8"	.192"	6	.406"	1/8" or no. 30 drill gage
40d Common	5"	.225"	4	.469"	11/64" or no. 18 drill gage
80d Simpson N54A, Ring	2-1/2"	.250"	3		3/16" or no. 14 drill gage

4. Adhesives used to attach floor sheathing to framing shall conform with American Plywood Association Specification AFG-01, Adhesives for Field-Gluing Plywood to Wood Framing. The Adhesive shall be certified as conforming to AFG-01 by a testing agency approved by the Building Official or accepted by the Federal Housing Administration. Adhesive shall meet the requirements for wet condition of service. Alternatives may be used only with specific approval of the Structural Engineer, and only upon submittal of a listing of adhesives to be substituted.
5. Manufactured hardware shall be one of the following. Alternatives may be used only with the specific approval of the Structural Engineer, and only upon submittal of a listing of products and sizes to be substituted.
   a) Simpson Company products, Brea, California, (ICBO report nos. 1211, 1258, 4448, 4935, NER 209, NER 383, NER 413, NER 421, NER 422, NER 432, NER 443, NER 463.
6. Lag screws shall conform with ANSI/ASME B 18.2.1, Square and Hex Bolts and Screws (Inch Series). Lead holes shall be bored prior to installation for the full length of the lag bolt. The threaded portion of the lag bolt shall be inserted in its lead hole by turning with a wrench, not by driving with a hammer. Soap or other lubricant shall be used on the screw or in the lead hole to facilitate insertion and prevent damage to screw. In determining the penetration of the threaded portion of lag screw into a member, the reduced portion (threaded or gimlet point) of the shank shall not be considered as part of the penetration. Washers shall be used under all lag bolt heads and nuts bearing on wood. Lag bolts shall be installed in accordance with the following:

Lag Screwing Schedule:

Bolt Diameter	Hole For Unthreaded Shank	Hole For Threaded Shank
1/4 inch	1/4 inch	5/32 inch
3/8 inch	3/8 inch	15/64 inch
1/2 inch	1/2 inch	5/16 inch
5/8 inch	5/8 inch	13/32 inch
3/4 inch	3/4 inch	1/2 inch
7/8 inch	7/8 inch	37/64 inch
1 inch	1 inch	23/32 inch

7. Round washers shall be ANSI/ASME B 18.22.1, Plain Washers. Square washers shall be of mild steel. Washers shall be used under all bolt heads and nuts bearing on wood. Machine bolts shall be installed in accordance with the following:

Washer Schedule:

Bolt Diameter	Washer Inside Dia.	Round Washer Outside Dia.	Round Washer Thickness	Square Washer Side length	Square Washer Thickness
1/4 inch	5/16 inch	3/4 inch	1/16 inch		
3/8 inch	7/16 inch	1 inch	5/64 inch		
1/2 inch	9/16 inch	1-3/8 inch	5/64 inch	2 inch	3/16 inch
5/8 inch	11/16 inch	1-3/4 inch	3/64 inch	2-1/2 inch	1/4 inch
3/4 inch	13/16 inch	2 inch	5/32 inch	2-3/4 inch	5/16 inch
7/8 inch	15/16 inch	2-1/4 inch	11/64 inch	3 inch	5/16 inch
1 inch	1 1/16 inches	2-1/2 inch	11/64 inch	3-1/2 inch	3/8 inch

Note: Round washers that are Type A Plain Washers, Wide (standard plate) conform with the above dimensions.

06100 ROUGH CARPENTRY:

1. Solid framing lumber shall be graded and marked in conformance with Western Wood Products Association (WWPA), Standard Grading and Dressing Rules or with West Coast Lumber Inspection Bureau (WCLIB), Standard Grading Rules for West Coast Lumber or with National Lumber Grades Authority (NLGA), Standard Grading Rules for Canadian Lumber as noted below. Grading shall be performed by an agency certified by the American Lumber Standards Committee, Germantown, Maryland. Alternate lumber grades, species and grading agencies may be used only with specific approval of the Structural Engineer, and only upon submittal listing lumber grades, species and grading agencies to be substituted.
2. Lumber grades, shall at least be:

Lumber Grade Schedule:

Use	Grade mark	Grading Rules
Exterior bearing wall	Spruce-Pine-Fir #1 / #2	WWPA or WCLIB
Exterior nonbearing wall	Spruce-Pine-Fir #1 / #2	WWPA or WCLIB
Interior bearing wall	Spruce-Pine-Fir #1 / #2	WWPA or WCLIB
Interior nonbearing wall	Spruce-Pine-Fir #1 / #2	WWPA or WCLIB
2x8 & deeper studs:	Spruce-Pine-Fir #1 / #2	WWPA or WCLIB
2x4, 3x4, & 4x4 plates:	Douglas Fir-Larch #2	WWPA or WCLIB
2x6, 3x6, 4x6 & deeper plates:	Douglas Fir-Larch #2	WWPA or WCLIB
3x4 & 4x4 studs & posts:	Douglas Fir-Larch #2	WWPA or WCLIB
4x6 & deeper studs & posts:	Douglas Fir-Larch #2	WWPA or WCLIB
6x6 & larger square posts:	Douglas Fir-Larch #1	WWPA or WCLIB
6x8 & larger rectangular posts:	Douglas Fir-Larch #1	WWPA or WCLIB
2x4 joists & rafters:	Douglas Fir-Larch #2	WWPA or WCLIB
2x6 & deeper joists & rafters:	Douglas Fir-Larch #2	WWPA or WCLIB
4x6 to 4x12 beams:	Douglas Fir-Larch #2	WWPA or WCLIB
4x14 & 4x16 beams:	Douglas Fir-Larch #1	WWPA or WCLIB
6x8, 8x10, 10x12 & deeper beams:	Douglas Fir-Larch #1	WWPA or WCLIB

3. Lumber grading agencies shall be:

Lumber Grading Agencies Schedule:

Grading rules	Lumber Grading Agencies	Mark
WWPA or WCLIB:	California Lumber Inspection Service	
	Pacific Lumber Inspection Bureau, Inc.	
	Timber Products Inspection	
	West Coast Lumber Inspection Bureau	
	Western Wood Products Association	
NLGA:	Alberta Forest Products Association	
	California Lumber Inspection Service	
	Canadian Lumbermen's Association	
	Caribou Lumber Manufactures Association	
	Central Forest Products Association	
	Interior Lumber Manufactures Association	
	Macdonald Inspection	
	Maritime Lumber Bureau	
	Ontario Lumber Manufactures Association	
	Pacific Lumber Inspection Bureau, Inc.	
	Quebec Lumber Manufactures Association	

4. Lumber shall be dry and well seasoned, and the moisture content shall not exceed 19% at the time the structure is wrapped. All lumber shall be air-seasoned not less than 30 days before being covered with finishing materials unless tests are made of its moisture content.
5. All wood resting on or abutting to concrete or masonry (mud sill) shall be preservative treated Douglas Fir. All wood embedded in concrete or in contact with soil shall be preservative treated Douglas Fir. In so far as practical all working of the wood shall be done prior to the preservative treatment. All treatment shall be in a plant except that cuts may be field treated. Cuts penetrating into the treated zone of the wood shall be field treated when they would result in the cut surface resting on, abutting to or being in contact with concrete, masonry or soil. After installation, exterior exposed surfaces shall be protected with a minimum of two coats of sealer. Framing or drywall shall cover interior surfaces. Treatment shall be as follows:
   a) Plant treatment: Solid framing lumber required to be preservative treated shall be plant treated in accordance with American Wood Preservers Association, AWPA Standard C-2 Lumber, Timbers, Bridge and Mine Ties-Pressure Treatment. Wood product panels required to be preservative treated shall be plant treated in accordance with American Wood Preservers Association, AWPA Standard C-9, Plywood-Preservative Treatment. Treatment shall be appropriate for the location of the wood being either above ground or ground contact. Treatment shall be with Ammoniacal Copper Zinc Arsenate (Chromite) or A grade mark indicated conformance to the treating standard and the type of treatment shall be affixed to the material. The inspection agency shall be independent of the treating plant. The inspection agency shall be under the supervision of the American Wood Preservers Bureau. Inspection shall be in accordance with AWPB LP, Standards.
   b) Field treatment: Solid framing lumber and wood product panels required to be preservative treated shall be field treated with copper Naphthenate Solution containing a minimum of 2.0% copper metal. Application shall be in accordance with the manufacturer's directions.
6. Wood product panels (plywood, composite panels, wafer board, oriented strand board, structural particleboard) shall be in conformance with UBC Std. No. 23-2, based on U.S. Product Standard PS 1, Construction and Industrial Plywood or shall conform with U.S. Product Standard PS 2, Performance Standard for Wood-Based Structural-Use Panels as noted below. A grade mark indicating conformance to the appropriate standard shall be affixed to the material by an independent grading agency. Grading shall be performed by the APA - The Engineered Wood Association, Tacoma, Washington, (ICBO report no. NER QA3971) or by Timberco, Inc. d.b.a. Teco, Eugene, Oregon, (ICBO report no. NER QA883). Panels which may have an edge or surface permanently exposed to the weather or to moisture shall have an exposure durability of Exterior Grade, except that roof sheathing exposed only on the underside need only be Exposure 1. The spacing in inches of roof and floor supports over which panels are applied shall not exceed the Span Rating of the panels. The number of ply and layers shall be at least that given below. Alternative grades, thickness, indices, species and grading agencies may be used only with specific approval of the Structural Engineer, and only upon submittal of a listing of grades, thickness, indices, species, and grading agencies to be substituted.

Wood Panel Grade Schedule:

Use	Product Standard	Panel Grade APA or TECO	Ply & Layer	Minimum Exposure Durability
Roof sht'g:	PS 1, PS 2	Rated Sheathing or Sheathing Span	3/3	Exposure 1
Floor sht'g:	PS 1, PS 2	Rated Sturd-I-Floor or Floor Span	4/3	Exposure 1
Wall sht'g 3/8":	PS 1, PS 2	Rated Sheathing or Sheathing Span (1)	3/3	Exposure 1
Wall sht'g 15/32":	PS 1, PS 2	Rated Sheathing or Sheathing Span (1)	4/3	Exposure 1
Plating stock:	PS 1 only	Structural 1	5/5	Exposure 1

Footnote:
(1) Panel grade shall be Structural 1 where specifically noted in Shear Wall Schedule.

06181 GLUED LAMINATED TIMBER:

1. Materials, manufacture, fabrication, and quality control shall conform with ANSI/AITC A 190.1, Structural Glued-Laminated Timber.
2. The glued laminated timber members shall be Western species and provide stress values that meet or exceed the requirements for combination symbols as shown below:

Combination Symbol	Species - outer Lams / Core Lams	Fb	Fb reverse	Fv	E
24F-1.8E	WS, SP/WS, SP	2400 psi	1600 psi	195 psi	1,800,000 psi
24F-V4	DF/DF	2400 psi	1850 psi	240 psi	1,800,000 psi
24F-V8	DF/DF	2400 psi	2400 psi	240 psi	1,800,000 psi

   a) Glue-Lam beams and headers (GLB) shall be 24F-1.8E, unless noted otherwise per plan.
   b) 24F-1.8E beams and headers may be flat or with standard camber.
   c) 24F-V4 beams are to be used for simple spans and have standard camber.
   d) 24F-V8 beams are to be used for continuous spans and cantilevers and shall have zero camber, unless a specific value is noted per plan.
   e) Standard camber shall be 3000 ft. radius.
3. Moisture content at time of glued laminated timber fabrication shall not exceed 16%.
4. Adhesives shall meet the requirements for wet condition of service.
5. Stock glued laminated timber members shall each be marked indicating conformance to ANSI/AITC A 190.1. Custom glued laminated timber members shall each have a Certificate of Inspection indicating conformance to ANSI/AITC A 190.1. The Certificate shall be issued by the American Institute of Timber Construction, Englewood, Colorado (ICBO report no NER0296) or by the Western Wood Products Association, Portland, Oregon, (ICBO report no. NER-QA-220) or by the APA. The Engineered Wood Association, Tacoma, Washington, (ICBO report no. NER QA3971.) A copy of the certificate shall be provided to the Building Official prior to erection of the prior to erection of the framing and to the Architect and Structural Engineer.
6. Glued laminated timber members exposed to weather shall be pressure treated in accordance with American Institute of Timber Construction, AITC Standard 109, Standard for Preservative Treatment of Structural Glued-Laminated Timber and American Wood Preservers Association, AWPA Standard C-28, Pressure Treatment of Structural Glued-Laminated Timber. Treatment shall be with a grade mark or a certificate indicating conformance to the treating standard and the type of treatment shall be affixed to the material or provided to the Building Official prior to erection of the framing and to the Architect and Structural Engineer. The inspection agency shall be independent of the treating plant. The inspection agency shall be under the supervision of the American Wood Preservers Bureau. After installation, exterior exposed surfaces shall be protected with a minimum of two coats of sealer. Interior surfaces shall be covered by framing or drywall.

CEILING JOIST SPAN:

BAI NO. CJSPAN

Size and Spacing	Max. Span
2x4 at 16" oc.	10'-0"
2x6 at 16" oc.	16'-0"
2x8 at 16" oc.	18'-0"
2x10 at 16" oc.	20'-0"

CEILING JOIST TO BE SPF No. 1 OR No. 2

06182 CERTIFIED GLUED LUMBER (RMT):

1. Certified Glued Lumber (RMT) materials, manufacture, fabrication, and quality control shall conform with WCLIB Standard No.17, Standard Grading and Pressing Rules No. 17.
2. Certified Glued Lumber (RMT) shall be of a species and provide stress values that meet or exceed the requirements for the solid sawn members specified.
3. Moisture content at time of glued-laminated timber fabrication shall not exceed 15%.
4. Adhesives shall meet the requirements for wet condition of service.
5. Certified Glued-lumber (RMT) members shall each be marked indicating conformance to the specifications. The stamp shall be issued by the West Coast Lumber Inspection Bureau (WCLIB).
6. Certified Glued Lumber (RMT) members may not be exposed to weather.
7. Certified Glued Lumber (RMT) may have zero camber.

06183-AZ LAMINATED VENEER LUMBER, PARALLEL STRAND LUMBER, & TIMBER STRAND LUMBER:

1. Manufactured Laminated Veneer Lumber (LVL) and Parallel Strand Lumber (PSL), and Timber Strand Lumber (LSL) shall be the following. Alternatives may be used only with specific approval of the Structural Engineer, and only upon submittal of a listing of products and sizes to be substituted.

   a) I Level Trus Joist Products, Boise, Idaho (ICC ES ESR-1387).

LVL Grade Schedule:

Size noted on plan	Grade & Grade Mark	Fb	Fv	E
1-3/4 inch wide	Micro-Lam LVL	2600 psi	285 psi	1,900,000 psi

PSL Grade Schedule:

Size noted on plan	Grade & Grade Mark	Fb	Fv	E
1-3/4 inch wide	Parallam® PSL	2900 psi	290 psi	2,000,000 psi
2-1/16 inch wide	Parallam® PSL	2900 psi	290 psi	2,000,000 psi
3-1/2 inch wide	Parallam® PSL	2900 psi	290 psi	2,000,000 psi
5-1/4 inch wide	Parallam® PSL	2900 psi	290 psi	2,000,000 psi
7 inch wide	Parallam® PSL	2900 psi	290 psi	2,000,000 psi

LSL Grade Schedule:

Size noted on plan	Grade & Grade Mark	Fb	Fv	E
1-1/4 inch wide	Timber Strand® LSL Rim Board	1100 psi	400 psi	1,300,000 psi
1-3/4 inch wide	Timber Strand® LSL	2600 psi	285 psi	1,900,000 psi
3-1/2 X 9-1/4 and shallower	Timber Strand® LSL	1700 psi	400 psi	1,300,000 psi
3-1/2 X 9-1/2	Timber Strand® LSL	2325 psi	310 psi	1,550,000 psi
3-1/2 X 11-1/4	Timber Strand® LSL	1700 psi	400 psi	1,300,000 psi
3-1/2 X 11-7/8 and deeper	Timber Strand® LSL	2325 psi	310 psi	1,550,000 psi

   b) Louisiana Pacific products, Portland, Oregon (ICC report no. 5004)

LVL Grade Schedule:

Size noted on plan	Grade & Grade Mark	Fb	Fv	E
1-3/4 inch wide	Gang-Lam® LVL	2650 psi	285 psi	1,900,000 psi
3-1/2 inch wide	Gang-Lam® LVL	2950 psi	290 psi	2,000,000 psi
5-1/4 inch wide	Gang-Lam® LVL	2950 psi	290 psi	2,000,000 psi

2. Manufactured Laminated Veneer Lumber (LVL) and Parallel Strand Lumber (PSL), and Timber Strand Lumber (LSL) shall be fabricated in the shop of a licensed fabricator. All pieces shall be stamped with the manufacturer's logo.
3. Parallel Strand Lumber (PSL) exposed to weather shall be preservative treated. Laminated Veneer Lumber (LVL) and Timber Strand Lumber (LSL) shall not be exposed to weather. Treatment shall be in accordance with AWPA Standard C-9 for above ground use exposed to weather. Treatment shall be Chromated Copper Arsenate with a retention level of not less than 0.40 lb/cu ft. to a depth of 0.50 in. After installation, exterior exposed surfaces shall be protected with a minimum of two coats of sealer. Interior surfaces shall be covered by framing or drywall. A certificate indicating conformance to AWPA C-9, and the type of treatment shall be made by the treater. A copy of the certificate shall be provided to the Building Official prior to erection of the framing and to the Architect and Structural Engineer.

06190 WOOD TRUSSES, LIGHT METAL PLATE CONNECTED, DESIGN BUILD:

1. Materials , manufacture, fabrication, and quality control shall conform to ANSI/TPI National Design Standard for Metal Plate Connected Wood Trusses.
2. Steel metal plate connectors shall conform to UBC section 2321 and shall be ICBO approved.
3. Lumber species for truss chords shall be: Douglas Fir-Larch, Spruce Pine-Fir or Hem-Fir.
   All lumber shall be surface dry or kiln dried to a moisture content less than 19% before fabrication.
4. The manufacturer shall retain the services of a qualified licensed engineer to design the trusses. The truss manufacturer shall be responsible for the adequacy of the design.
5. Light metal plate connected trusses shall be designed to support the more critical of the loads noted or the deflection limits noted.

   a) Roof Trusses.

Loading Conditions:	
Dead Load, including truss weight	21 PSF
Live Load, typ.	16 PSF
Stucco Soffits	40 PSF to bott. chord
Live Load, flat roofs (< 4 in 12 slope)	20 PSF
Lateral Load	As noted on plans or 2000# min.
Deflection Limitations, all cases:	
Vert. deflection under dead and live load	Span / 240 or 3/4" max.
Vert. deflection under live load	Span / 360 or 3/4" max.
Vert. deflection between adj. trusses	1/2" max.
Horz deflection under dead and live load	3/8" max.
Camber:	
Roof truss camber to equal dead load deflection	

   b) Floor Trusses.

Loading Conditions:	
Dead Load, including truss weight	16 PSF
Live Load	40 PSF
Partition Load	5 PSF
Lateral Load	As noted on plans or 2000# min.
Deflection Limitations, all cases:	
Vert. deflection under dead and live load	Span / 240 or 3/4" max.
Vert. deflection under live load only	Span / 480 or 3/4" max.
Vert. deflection between adj. trusses	1/2" max.

6. The manufacturer shall have a Quality Control Inspection Agency or individual, approved by the Building Official, attest to the trusses manufacture in accordance with IBC section 2303.4 and the ICBO approval for the metal plate connectors.
7. The manufacturer shall design for and specify all fasteners, hangers, and hardware that support truss to truss, truss to beam, or truss to ledger connections.
8. Installation of trusses shall be in accordance with the truss manufacturer's directions.
9. Bracing, bridging and blocking of trusses shall be in accordance with the more restrictive of the manufacturer's directions or the Construction Documents.
10. Each truss shall be legibly branded, marked or otherwise have permanently affixed thereto the following information located within 2 feet of the center of the span on the face of the bottom chord.
    a) Identity of the company manufacturing the truss.
    b) The design load.
    c) The spacing of trusses.
11. Trusses shall be cambered to relieve loading on non-bearing partitions.

DIVISION 9: FINISHES

BAI NO. DIV9

09180 EXTERIOR CEMENT PLASTER (STUCCO) FOR APPLICATION TO WOOD FRAMING:

1. Exterior plaster (stucco) shall be installed in accordance with IBC section 2512.
2. Wire Lath shall be attached to all studs and to top and bottom plates. Where weep screeds occur at plates, 6 penny galvanized box nails may be used in place of staples.

09250 GYPSUM WALLBOARD FOR APPLICATION TO WOOD FRAMING:

1. Gypsum wallboard shall be installed in accordance with IBC section 2508.
2. Gypsum wallboard shall be attached to all studs and to top and bottom plates. Where blocking is required, it shall be attached thereto also.
3. Nails for attachment of drywall to wood shall conform with ASTM C 514, Nails for the Application of Gypsum Wallboard.

BORM ENGINEERS
COSTA MESA • BEIJING • DENVER • LAS VEGAS • PHOENIX • TUCSON
PLEASANTON • ROSEVILLE • SACRAMENTO

PHOENIX OFFICE:
1920 North 7th Street, Suite 210
Phoenix, Arizona 85024
(623) 869-0601 Telephone
(623) 869-0609 Facsimile

CORPORATE OFFICE:
555 Anton Boulevard, Suite 850
Costa Mesa, California 92626
(714) 513-7500 Telephone
(714) 513-7555 Facsimile

E-Mail: webmail@borm.com
www.borm.com

COPYRIGHT 2007, BORM ASSOCIATES, INC.
ALL RIGHTS RESERVED

NOTICE:
THESE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF BORM ASSOCIATES INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF BORM ASSOCIATES, INC. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REFER TO SN SHEETS FOR ALL NOTES AND SPECIFICATIONS

PROJECT:
Broadway at San Marcos

OWNER/DEVELOPER:
Liberty Homes

ARCHITECT/DESIGNER:
MDW Designs

SHEET:
STRUCTURAL NOTES & SPECIFICATIONS

REFERENCE DATE: 03-28-07
ISSUED FOR:
CLIENT DELIVERY 03-29-07

ENGINEER OF RECORD:

Registered Professional Engineer (Civil) — CERTIFICATE NO. 35750 — MICHAEL ERIC WILLIS — Date Signed 3-29-07 — ARIZONA, U.S.A.

CONTACTS:
-For design questions regarding these plans and specifications contact the Project Manager:
Steve Danner
Telephone: (623) 869-0601 ext. 233
Facsimile: (623) 869-0609
Email: steved@borm.com
-For scheduling site observation and for field changes contact the Construction Administrator:
Alissa Engeby
Telephone: (623) 869-0601 ext. 232
Facsimile: (623) 869-0609
Email: alissae@borm.com

FILE NO: 12564
CAD NO. : 12564 SN
DRAWN BY : KER
ENGINEER : HI
SCALE : 1/2" = 1'-0"

SHT NO. SN2