GENERAL NOTES

1. DESIGN CRITERIA

CODE: 2018 SOUTH CAROLINA BUILDING CODE (BASED ON 2018 INTERNATIONAL BUILDING CODE)

GRAVITY

ROOF LOADS	(SEE WOOD TRUSS NOTES BELOW)
FLOOR LOADS	(SEE WOOD TRUSS NOTES BELOW)
STAIR DEAD LOAD	(SEE STAIR MANUFACTURER)
STAIR LIVE LOAD	100 PSF (REDUCIBLE)
	300 LB OVER 4 IN^2
BALCONY/DECK DEAD LOAD	
CONCRETE TOPPED	50 PSF
WOOD PLANKED TOPPED	15 PSF
BALCONY/DECK LIVE LOAD	60 PSF (REDUCIBLE)

RESIDENTIAL WALL DEAD LOAD

INTERIOR DEMISING WALL (DBL WALL)	12 PSF
INTERIOR UNIT BEARING WALL	8 PSF
EXTERIOR W/ BRICK	52 PSF
EXTERIOR W/ SIDING	14 PSF
EXTERIOR W/ STONE VENEER	22 PSF

SNOW

GROUND SNOW LOAD (P_g)	10 PSF
EXPOSURE FACTOR (C_e)	0.9
THERMAL FACTOR (C_t)	1.0
IMPORTANCE FACTOR (I_s)	1.0
FLAT ROOF SNOW LOAD (P_f)	6.3 PSF
MINIMUM ROOF SNOW LOAD (P_m)	10.0 PSF

WIND

ULTIMATE WIND SPEED (3 SEC GUST)	115 MPH
NOMINAL WIND SPEED (3 SEC GUST)	90 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	B
BUILDING CLASSIFICATION – ENCLOSED	
INTERNAL PRESSURE COEFFICIENT, GC_{pi}	±0.18
COMPONENTS & CLADDING	SEE DWG S0.4

SEISMIC

RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR (I_e)	1.0
SHORT PERIOD RESPONSE COEFF (S_s)	0.345g
1 SEC PERIOD RESPONSE COEFF (S_1)	0.113g
SOIL SITE CLASS	C
SHORT PERIOD RESPONSE COEFF (S_{DS})	0.299g
1 SEC PERIOD RESPONSE COEFF (S_{D1})	0.113g
RESPONSE MODIFICATION FACTOR (R)	
WOOD SHEAR WALLS	6.5
DEFLECTION AMPLIFICATION FACTOR (C_d)	
WOOD SHEAR WALLS	4
ANALYSIS PROCEDURE	E.L.F.P.
SEISMIC DESIGN CATEGORY	B
DESIGN BASE SHEAR (V)	
SEISMIC FORCE RESISTING SYSTEM:	
LIGHT–FRAMED WALLS SHEATHED WITH STRUCTURAL PANELS,	
SEISMIC RESPONSE COEFFICIENT (Cs)	0.276
SEISMIC BASE SHEAR	VARIES PER BUILDING

2. GENERAL

A. THE FOLLOWING SPECIFICATIONS ARE A SUPPLEMENT TO ALL OTHER REQUIREMENTS. WHERE CONFLICTS EXIST OR WHEN MANUFACTURER SPECIFICATIONS AND LOCAL CODE REQUIREMENTS ARE IN EXCESS OF THOSE CONTAINED HEREIN, THE STRICTEST REQUIREMENT SHALL GOVERN.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION OR ERECTION.

C. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS.

D. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

E. WHERE A SECTION IS CUT ON THE DRAWINGS, IT SHALL APPLY AT ALL LIKE OR SIMILAR CONDITIONS UNO

F. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

1. SIZE & LOCATION OF ALL DOOR & WINDOW OPENINGS
2. SIZE & LOCATION OF ALL ROOF OPENINGS.
3. FLOOR AND ROOF FINISHES.
4. DETAILS OF VENEER ATTACHMENT.
5. LOC'N & EXTENT OF INSULATION.

G. SEE MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL DRAWINGS FOR THE FOLLOWING INFORMATION:

1. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC.
2. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
3. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
4. UNDERGROUND CONCRETE DUCTS, TRENCHES, PITS OR MANHOLES.
5. CONCRETE AND ASPHALT PAVEMENT

H. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT, AND BRACING FOR CRANES, ETC.

J. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. ANY CHANGE, MODIFICATION, OR SUBSTITUTION MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

2. GENERAL – CONTINUED

K. COMPLETE STRUCTURAL SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE (SEE "DEFERRED SUBMITTALS" SECTION OF GENERAL NOTES).

L. ALL SUBMITTALS SHALL BE REVIEWED AND APPROVED BY PROJECT ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION.

M. REVIEWED AND APPROVED SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

3. CONCRETE

(REFERENCE STANDARD: ACI 318–14**)**

A. CONCRETE PROTECTION FOR REINFORCEMENT OF POURED–IN–PLACE MEMBERS PER SECTION 20.6 OF ACI 318.

B. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I.

C. REFER TO ARCHITECTURAL DRAWINGS FOR CLIPS, GROOVES, GROUNDS, ETC., TO BE CAST IN CONCRETE AND CONCRETE FINISHES.

D. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.

E. SLEEVE PLUMBING OPENINGS IN SLABS BEFORE PLACING CONCRETE AND BEND REINFORCING AROUND SLEEVES. CORING NOT PERMITTED IN FLOOR SLABS, UNLESS APPROVED BY STRUCTURAL ENGINEER.

F. THE FOLLOWING CHART SHALL BE USED TO DETERMINE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, MAXIMUM WATER TO CEMENTITIOUS MATERIAL RATIO (W/CM), AND ENTRAINED AIR CONTENT UNLESS SPECIFICALLY NOTED OTHERWISE:

STRUCTURAL COMPONENT		EXPOSURE CATEGORY F[1] CLASS	S[5,7] CLASS	P CLASS	C[6] CLASS	MIN[2] F'c (PSI)	MAX[3] W/ CM	ENTRAINED[4] AIR CONTENT ±1½%
COLUMNS & WALLS	INT	F0	S0	P0	C0	4000	N/A	N/A
	EXT	F2	S0	P0	C0	4500	0.45	6%
COLUMN & WALL FOOTINGS	INT	F0	S0	P0	C0	3000	N/A	N/A
	EXT	F2	S0	P0	C0	4500	0.45	6%
SLAB–ON–GRADE	INT	F0	S0	P0	C0	3000	N/A	N/A
	EXT	F1	S0	P0	C0	4500	0.45	5%
TOPPING SLAB		F0	S0	P0	C0	2500	N/A	N/A

FOOTNOTES:

1. FOR F3 CLASS SEE ACI 318 TABLE 26.4.2.2(b) FOR ADDITIONAL CONCRETE MIXTURE REQUIREMENTS.
2. MINIMUM IS BASED ON MAXIMUM OF DESIGN AND GOVERNING EXPOSURE CLASS REQUIREMENTS.
3. MAXIMUM IS BASED ON GOVERNING EXPOSURE CLASS REQUIREMENTS.
4. BASED ON MAXIMUM ¾" AGGREGATE SIZE.
5. SEE ACI 318 TABLE 19.3.2.1 FOR CEMENTITIOUS MATERIAL AND CALCIUM CHLORIDE ADMIXTURE RESTRICTIONS.
6. SEE ACI 318 TABLE 19.3.2.1 FOR MAXIMUM WATER–SOLUBLE CHLORIDE ION CONTENT.
7. SO EXPOSURE ASSUMED. CONTRACTOR SHALL VERIFY WITH GEOTECHNICAL REPORT.

G. CONCRETE SLUMP SHALL BE 3" TO 5" AT TIME OF PLACEMENT.

H. CONCRETE MIX DESIGNS SHALL BE ESTABLISHED BY THE SUPPLIER IN ACCORDANCE WITH THE ABOVE REFERENCED STANDARDS. MIX DESIGNS SHALL BE SUBMITTED WITH BACK–UP DATA PER ACI 318 TO THE ARCHITECT FOR REVIEW PRIOR TO CONCRETE PLACEMENT.

I. ALL CONCRETE CONSTRUCTION SHALL COMPLY W/ THE ABOVE REFERENCED STANDARDS AND CONCRETE TEST REPORTS SHALL BE AVAILABLE AT JOB SITE.

J. SEE SPECIAL INSPECTIONS REPORT FOR CONCRETE SPECIAL INSPECTION REQUIREMENTS.

4. REINFORCING STEEL

(REFERENCE STANDARDS: ACI 117, 315, 318–14**)**

A. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A–615, GRADE 60.

B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A–185.

C. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE IN ACCORDANCE WITH SECTION 20.6 OF ACI 318 (SEE TABLE SHOWN IN THE SECTION FOR REFERENCE), UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE DWGS.

D. ALL REINFORCING BAR BENDS ARE TO BE MADE COLD.

E. CONTRACTORS SHALL NOT PLACE ANY REINFORCING UNTIL APPROVED SHOP DRAWINGS ARE RECEIVED ON THE JOB.

F. BARS SHALL BE IN CONTACT WHEN FORMING A LAP SPLICE, UNLESS NOTED OTHERWISE.

G. PROVIDE CORNER BARS @ ALL TURN–DOWN SLAB CORNERS AND C.I.P. CONCRETE WALL CORNERS. PROVIDE 30" LAP BETWEEN CORNER BARS AND MAIN REINFORCING.

H. REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED w/ CLASS "B" LAP SPLICE UNLESS SPECIFICALLY DETAILED OTHERWISE. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.

J. LONGITUDINAL REINFORCING IN EXTERIOR BUILDING FOUNDATIONS SHALL BE CONTINUOUS AND TIED TO BE IN CONTACT AT ALL SPLICE LOCATIONS. THE ELECTRICAL INSPECTOR SHALL INSPECT LONGITUDINAL REINFORCING IN EXTERIOR BUILDING FOUNDATIONS PRIOR TO CONCRETE PLACEMENT.

4. REINFORCING STEEL – CONTINUED

J. SEE SPECIAL INSPECTIONS REPORT FOR REINFORCING STEEL SPECIAL INSPECTION REQUIREMENTS.

CONCRETE COVER FOR CAST–IN PLACE NONPRESTRESSED CONCRETE MEMBERS (UNO)			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1½"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	NO. 14 AND NO. 18 BARS	1½"
		NO. 11 BAR AND SMALLER	¾"
	BEAMS, COLUMN, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1½"

NOTE: STANDARD CLEAR COVERS PER ACI 318.

5. FOUNDATION

A. DESIGN IS BASED ON GRADING INFORMATION FOUND ON CIVIL DRAWINGS C5A THRU C5D. CREATED BY COX AND DINKINS DATED 01/14/2022.

B. DESIGN IS BASED ON THE REPORT TITLED "SUPPLEMENTAL GEOTECHNICAL ENGINEERING REPORT", PERFORMED BY TERRACON IN COLUMBIA, SOUTH CAROLINA – PROJECT NO. 73205167 DATED FEBRUARY 22, 2022.

C. FOUNDATION DESIGN CRITERIA PER ABOVE GEOTECHNICAL REPORT:

FOUNDATION SYSTEM:
SHALLOW FOUNDATIONS BEARING ON APPROVED PROPERLY COMPACTED STRUCTURAL SOIL FILL OR SUITABLE RESIDUAL MATERIALS AND THE FLOOR SLAB SHALL BEAR ON A 4" THICK GRANULAR LAYER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
MIN ALLOWABLE BEARING PRESSURE:
FOOTINGS ..... 2,500 PSF

SOIL DESIGN CRITERIA:
SUBGRADE MODULUS ..... 100 PCI
LATERAL EARTH PRESSURE:
ACTIVE W/ DRAINAGE PROVIDED ..... 40 PSF
AT–REST ..... 60 PSF
UNIFORM PASSIVE ..... 360 PSF
SOIL FRICTION FACTOR (FS INCLUDED) 0.35
FACTORS OF SAFETY:
FACTOR OF SAFETY FOR PASSIVE EARTH PRESSURE 1.5
FACTOR OF SAFETY AGAINST OVERTURNING 1.5
FACTOR OF SAFETY AGAINST SLIDING 1.5

D. ACTUAL ALLOWABLE BEARING AND LATERAL EARTH PRESSURES SHALL BE VERIFIED BY A REGISTERED SOILS ENGINEER PRIOR TO FOOTING PLACEMENT.

E. THE SOILS ENGINEER OF RECORD SHALL CERTIFY IN WRITING THAT ALL FOUNDATIONS WERE PLACED AND COMPLETED AS SPECIFIED AND THAT ESTIMATED TOTAL & DIFFERENTIAL SETTLEMENTS ARE ACCEPTABLE FOR PROJECT'S CONSTRUCTION TYPE.

F. CONTRACTOR TO PROVIDE FOR DE–WATERING IN EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE.

G. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.

H. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC., ENCOUNTERED DURING EXCAVATION AND BACKFILLING.

I. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED, BUT NOT BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH.

J. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE REQUIREMENTS AND RECOMMENDATIONS MADE IN THE ABOVE REFERENCED GEOTECHNICAL REPORT IN ORDER TO ACHIEVE THE MINIMUM ALLOWABLE BEARING PRESSURE NOTED ABOVE.

K. WATER DRAINAGE SYSTEMS, ON BACK FILL SIDE OF RETAINING WALLS, ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. WALLS HAVE NOT BEEN DESIGNED TO SUPPORT HYDROSTATIC PRESSURES. DRAINAGE SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

L. HEAVY EQUIPMENT SHOULD NOT OPERATE WITHIN 10 FEET OF BELOW GRADE WALLS.

J. SEE SPECIAL INSPECTIONS REPORT FOR FOUNDAION SPECIAL INSPECTION REQUIREMENTS.

K. CONTRACTOR SHALL REFER TO THE CIVIL DWGS AND PROJECT GEOTECHNICAL REPORT FOR FOUNDATION UNDERCUTTING REQUIREMENTS, MOISTURE CONDITIONG AND SOIL COMPACTION.

6. SECTION NOT USED

SGN+A

Planning · Architecture
Landscape Architecture

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Seal:

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by:West Columbia Apartment Residences, LLC

Sheet Title:

GENERAL NOTES

Date:
February 24, 2022

Sheet Number:

S0.1

Released for Construction

GENERAL NOTES (CONTINUED)

7. STUD SCHEDULE

(REFERENCE STANDARD: ANSI/AWC 2018–NATIONAL DESIGN SPECIFICATION**)**

A. SEE S4.0D FOR SCHEDULE AND INFORMATION.

8. SOLID SAWN & LAMINATED LUMBER–

(REFERENCE STANDARD: ANSI/AWC 2018–NATIONAL DESIGN SPECIFICATION**)**

A. ALL LUMBER SHALL BE VISUALLY GRADED, SOUTHERN YELLOW PINE (SYP)/SPRUCE PINE FIR (SPF) DIMENSION LUMBER, SEASONED AND WITH 19% MAX MOISTURE CONTENT, UNO, AND IN ACCORDANCE WITH THE FOLLOWING MINIMUM GRADE REQUIREMENTS:

STUDS.....SPF OR SYP STRUCT. GRADE NO. 2
JOISTS.....SYP STRUCT. GRADE NO. 2
BEAMS (2"–4" THICK).....SYP STRUCT. GRADE NO. 2
POSTS.....SYP STRUCT. GRADE NO. 2
PLATE STOCK.....SYP STRUCT. GRADE NO. 2

SPECIES		GRADE	F_b^+ (psi)	F_b^- (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
SPF		NO. 2	875	875	450	135	425	1,150	1,400,000
SYP	2X4	NO. 2	1,100	1,100	750	175	565	1,450	1,400,000
	2X6	NO. 2	1,000	1,000	600	175	565	1,400	1,400,000
	2X8	NO. 2	925	925	550	175	565	1,350	1,400,000
	2X10	NO. 2	800	800	475	175	565	1,300	1,400,000
	2X12	NO. 2	750	750	450	175	565	1,250	1,400,000

B. GRADES SHALL BE DETERMINED IN ACCORDANCE WITH SPIB GRADING RULES AGENCY.

C. END–JOINTED STUDS ARE PERMITTED TO BE USED INTERCHANGEABLY WITH SOLID–SAWN STUDS OF THE SAME SPECIES AND GRADE SPECIFIED. All END–JOINTED STUDS SHALL HAVE THE DESIGNATION "HEAT RESISTANT ADHESIVE" OR "HRA" INCLUDED IN ITS GRADE MARK. END–JOINTED STUDS SHALL ONLY BE USED AS VERTICAL MEMBERS IN STUD WALLS.

D. BRACE STUD WALLS UNTIL ALL WOOD DECKING, ROOF TRUSSES, AND SHEAR PANELS ARE IN PLACE.

E. USE PRESSURE TREATED WOOD FOR ALL EXPOSED LUMBER IN CONTACT WITH CONCRETE.

F. USE WATER–BORNE PRESSURE TREATED WOOD (CBA–A, ACQ–C, ACQ–D, CA–B, SBX–DOT) FOR ALL LUMBER EXPOSED TO WEATHER AND SILL PLATES IN CONTACT WITH MASONRY OR CONCRETE. IN ADDITION, FOR LUMBER EXPOSED TO WEATHER, A POLYMER SEALER/BINDER IS ALSO RECOMMENDED.

G. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, WHICH REST ON EXTERIOR FDN WALLS OR SLABS & ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD.

H. INSTALL BEAMS WITH CROWN UP.

I. ALL LVL.VERSA–LAM MEMBERS AND PSL COLUMNS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES (UNO):

LVL MEMBERS					
F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
2,600	1,555	285	750	2,510	1,900,000
PSL COLUMNS					
F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
2,400	1,755	190	545	2,500	1,800,000

J. ALL GLULAM MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES (UNO):

GLULAM MEMBERS						
F_b^+ (psi)	F_b^- (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
2,600	2,600	1,200	300	740	1,600	1,900,000

GLULAM VALUES ABOVE ARE BASED ON STRESS CLASS 26F–V4/SP

K. STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES SHALL BE IN CONFORMANCE WITH ANSI STANDARD A190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER, OR OTHER CODE–APPROVED DESIGN, MANUFACTURING AND/OR QUALITY ASSURANCE PROCEDURES.

L. EXPOSED GLULAM BEAMS SHALL BE PRESSURE TREATED AFTER MANUFACTURE IN ACCORDANCE WITH AMERICAN WOOD–PRESERVERS' ASSOCIATION (AWPA) STANDARD U1 WITH PRESERVATIVES FOR ABOVE GROUND EXPOSURE.

M. BEARING POINTS OF SAWN 2x, LVL AND LSL FLUSH BEAMS SHALL HAVE A (3) STUD COLUMN MIN. BEARING (UNO). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.

N. AS A MINIMUM, ALL CONNECTORS EXPOSED TO WEATHER SHALL HAVE A G185 (SIMPSON ZMAX) GALVANIZED FINISH.

O. SEE SPECIAL INSPECTION REPORT FOR INSPECTION REQUIREMENTS OF WOOD CONSTRUCTION.

P. HANDRAILS, GUARDRAILS AND STAIRWAYS INCLUDING ALL COMPONENTS AND THEIR CONNECTIONS SHALL BE DESIGNED BY THE SUPPLIER IN ACCORDANCE WITH THE LOCAL BUILDING CODE.

Q. ALL MECHANICAL, PLUMBING, AND FINISHINGS SHALL ACCOMMODATE THE ESTIMATED SHRINKAGE/ EXPANSION VALUES INDICATED BELOW.

8. SOLID SAWN & LAMINATED LUMBER — CONTINUED

Q. ALL MECHANICAL, PLUMBING, AND FINISHINGS SHALL ACCOMMODATE THE ESTIMATED SHRINKAGE/ EXPANSION VALUES INDICATED BELOW.

ESTIMATED COMPONENT COMBINED SHRINKAGE & EXPANSION					
LEVEL	WOOD SHRINKAGE/ LEVEL	CUMULATIVE WOOD SHRINKAGE	BRICK EXPANSION/ LEVEL	CUMULATIVE BRICK EXPANSION	TOTAL DIFFERENTIAL SHRINKAGE (EXT W/ BRICK)
3rd	–3/16"	–1/2"	1/16"	3/16"	11/16"
2nd	–3/16"	–5/16"	1/16"	1/8"	7/16"
1st	–1/8"	–1/8"	1/16"	1/16"	3/16"

NOTES:
1. "BRICK EXPANSION/LEVEL" ASSUMES BRICK RUNS THE ENTIRE HEIGHT OF LEVEL.
2. INSTALLERS & DESIGNERS MUST CALCULATE THE EXPANSION REQUIREMENTS AT GIVEN LOCATION IN BUILDING BY SUMMING STORY CUMULATIVE WOOD SHRINKAGE W/ CUMULATIVE BRICK EXPANSION.

9. SILL PLATES

(REFERENCE STANDARD: ANSI/AWC 2018–NATIONAL DESIGN SPECIFICATION**)**

A. PRESSURE TREATED WOOD SHALL BE USED FOR ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY.
B. SILL PLATES SHALL BE ANCHORED TO CONCRETE OR MASONRY FOUNDATIONS WITH ½" DIAMETER ASTM A307 ANCHOR BOLTS @ 72" OC MAXIMUM WITH 7" MINIMUM CONCRETE EMBEDMENT. PROVIDE ANCHOR BOLTS AT NOT MORE THAN 12" NOR LESS THAN 4" FROM ENDS OF EACH PLATE WITH 2 ANCHOR BOLTS MINIMUM IN ANY PLATE.

EXCEPTIONS:

1. INTERIOR SILL PLATES MAY BE ANCHORED WITH POWDER ACTUATED FASTENERS. SPACE FASTENERS @ 18" OC MAXIMUM AND PROVIDE PINS @ 6" AND 10" FROM ENDS OF PLATE WITH 2 FASTENERS MINIMUM IN ANY PLATE. ACCEPTABLE FASTENERS INCLUDE:

   CONVENTIONAL (NON–POST TENSIONED) CONCRETE SLABS ONLY:
   a. HILTI X–CP 72 P8S23
   b. RAMSET RAMGUARD 1524 SDE x 3" LONG
   c. SIMPSON PAF PDPAWL287 X 2⅞" LONG

   POST–TENSIONED CONCRETE SLABS ONLY:
   a. HILTI X–C P8S36 x 2½" LONG
   b. RAMSET RAMGUARD 1516 SDE x 2½" LONG
   c. SIMPSON PAF PDPAWL250 X 2½" LONG

2. SILL PLATES MAY BE ANCHORED TO MASONRY OR CONCRETE FOUNDATIONS WITH SIMPSON MASA OR MASAP ANCHORS AT 48" OC MAXIMUM. PLACE ANCHORS NO MORE THAN 12" FROM THE END OF EACH PLATE W/ 2 ANCHOR MINIMUM PER PLATE. USE ANCHOR WITH A FINISH COMPATIBLE WITH THE TYPE OF PRESSURE TREATMENT USED ON THE SILL PLATES.

3. SHEAR WALL SILL PLATE ANCHORAGE SHALL GOVERN WITH REGARD TO ANCHOR TYPE AND SPACING. SEE BRACING PLANS AND SHEAR WALL SCHEDULES ON S2.#X & S4.0A SERIES DRAWINGS FOR ADDITIONAL INFO.

10. SHEATHING

(REFERENCE STANDARD: ANSI/AWC SDPWS 2018–NATIONAL DESIGN SPECIFICATION TABLES 4.2A, 4.2B, & 4.2C, 4.3A, 4.3B, & 4.3C**)**

A. ROOF DECK AND SUBFLOORS ARE DESIGNED AS UNBLOCKED DIAPHRAGMS UNO.

1. ROOF SHEATHING SHALL BE AS FOLLOWS:

   ROOF PITCH > 3:12 – 7/16" THICK EXPOSURE 1 RATED WOOD SHEATHING WITH A PANEL SPAN INDEX (U.S.) NOT LESS THAN 24/16 AND BEARING THE TRADEMARK STAMP OF APA, THE ENGINEERED WOOD ASSOCIATION. PANELS SHALL BE NAILED WITH 8d NAILS @ 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERIOR SUPPORTS UNLESS NOTED OTHERWISE ON PLAN.

   ROOF PITCH ≤ 3:12 – 23/32" THICK EXPOSURE 1 RATED WOOD SHEATHING WITH A PANEL SPAN INDEX (U.S.) NOT LESS THAN 48/24 AND BEARING THE TRADEMARK STAMP OF APA, THE ENGINEERED WOOD ASSOCIATION. PANELS SHALL BE NAILED WITH 10d NAILS @ 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERIOR SUPPORTS UNLESS NOTED OTHERWISE ON PLAN.

2. FLOOR SHEATHING SHALL BE 23/32" THICK T & G, EXPOSURE 1 RATED WOOD SHEATHING WITH A PANEL SPAN INDEX (U.S.) NOT LESS THAN 48/24 AND BEARING THE TRADEMARK STAMP OF APA, THE ENGINEERED WOOD ASSOCIATION. PANELS SHALL BE NAILED WITH 10d NAILS @ 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERIOR SUPPORTS UNLESS NOTED OTHERWISE ON PLAN.

10. SHEATHING — CONTINUED

B. SHEAR WALL SYSTEMS ARE AS FOLLOWS:

1. INTERIOR SHEAR WALL SHALL ARE COMPRISED OF THE FOLLOWING: 7/16" THICK EXPOSURE 1 RATED WOOD SHEATHING WITH A PANEL SPAN INDEX (U.S.) RATING NOT LESS THAN 24/16 AND BEARING THE TRADEMARK STAMP OF APA, THE ENGINEERED WOOD ASSOCIATION. PANELS SHALL BE NAILED IN ACCORDANCE WITH THE SHEAR WALL SCHEDULE ON S4.0A.

2. EXTERIOR SHEAR WALLS ARE COMPRISED OF 7/16" THICK EXPOSURE 1 RATED WOOD SHEATHING WITH A PANEL SPAN INDEX (U.S.) RATING NOT LESS THAN 24/16 AND BEARING THE TRADEMARK STAMP OF APA, THE ENGINEERED WOOD ASSOCIATION. PANELS SHALL BE NAILED IN ACCORDANCE WITH THE SHEAR WALL SCHEDULE ON S4.0A

   a. REFER TO BRACING PLANS FOR TYPE AND LOCATION OF ALL SHEAR WALLS AND HOLD DOWN ANCHORAGE. REFER TO SHEET S4.0A&B FOR BRACING SCHEDULES AND FASTENER REQUIREMENTS.

   b. FRAMING DETAILS INCORPORATE MINIMUM REQUIREMENTS FOR LATERAL LOAD TRANSFER. ANY CHANGE, MODIFICATION, OR SUBSTITUTION OF MATERIALS (INCLUDING GRADE OR SPECIES) OR FASTENERS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

   c. TEMPORARY BRACING OF THE BLDGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND MUST REMAIN IN PLACE UNTIL ALL FRAMING DETAILS, ROOF AND FLOOR SHEATHING AND SHEAR WALL CONSTRUCTION IS COMPLETE.

   d. TEMPORARY STACKING OF WOOD SHEATHING ON ELEVATED WOOD FLOOR FRAMING SHALL BE LIMITED TO FIFTEEN 3/4" THICK 4' WIDE SHEETS LAID FLAT OR 8 SHEETS ON EDGE W/ THE LONG DIMENSION PERPENDICULAR TO JOIST OR TRUSS SPAN. NO JOIST OR TRUSS SHALL SUPPORT MORE THAN ONE STACK OF SHEATHING ALONG ITS SPAN LENGTH.

   e. TEMPORARY STACKING OF GYPSUM SHEATHING ON ELEVATED WOOD FLOOR FRAMING SHALL BE LIMITED TO EIGHTEEN 5/8" THICK 4' WIDE SHEETS LAID FLAT OR TEN SHEETS ON EDGE W/ LONG DIMENSION PERPENDICULAR TO JOIST OR TRUSS SPAN. NO JOIST OR TRUSS SHALL SUPPORT MORE THAN ONE STACK OF SHEATHING ALONG ITS SPAN LENGTH.

11. PRE–ENGINEERED WOOD TRUSSES

(REFERENCE STANDARD: TRUSS PLATE INSTITUTE ANSI/TPI 1–2014)

A. TRUSS DESIGN LOADS ARE AS FOLLOWS:

	TOP CHORD	BOTTOM CHORD
ROOF DL (> 3:12):	10 PSF	10 PSF
ROOF DL (≤ 3:12):	15 PSF	10 PSF
ROOF LL:	20 PSF (REDUCIBLE) 300 LB OVER 6.25 FT²	0 PSF
FLOOR DL:	20 PSF	5 PSF
FLOOR DL OVER RETAIL:	20 PSF	10 PSF
FLOOR LL:	40 PSF (REDUCIBLE)	0 PSF
BREEZEWAY DL:	30 PSF	10 PSF
BREEZEWAY LL:	40 PSF (REDUCIBLE)	0 PSF
STORAGE ROOMS DL:	SEE "CORRIDOR DL"	SEE "CORRIDOR DL"
STORAGE ROOMS LL:	125 PSF	0 PSF
STAIR LANDING DL:	45 PSF	10 PSF
STAIR LANDING LL:	100 PSF	0 PSF
PUBLIC AREA DL:	SEE "FLOOR DL"	SEE "FLOOR DL"
PUBLIC AREA LL:	100 PSF	0 PSF

B. ALL TRUSS CONNECTOR PLATES SHALL BE MANUFACTURED FROM ASTM A445–72 GRADE A GALVANIZED STEEL OF NO LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD OF 33,000 PSI AND AN ULTIMATE TENSILE STRENGTH OF 45,000 PSI. CONNECTOR PLATE GAUGES SHALL BE BY MANUFACTURERS DESIGN CALCULATIONS.

C. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED FOR THE ARCHITECTS REVIEW PRIOR TO FABRICATION AND SHALL INCLUDE THE FOLLOWING:

1. SLOPE OR DEPTH, SPAN AND SPACING
2. LOCATION OF ALL JOINTS
3. DESIGN LOADS AS APPLICABLE:
   a. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
   b. TOP CHORD DEAD LOAD
   c. BOTTOM CHORD LIVE LOAD
   d. BOTTOM CHORD DEAD LOAD
   e. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
   f. CONTROLLING WIND AND EARTHQUAKE LOADS
4. ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE DESIGN VALUES FOR CONDITIONS OF USE
5. EACH REACTION FORCE AND DIRECTION
6. METAL CONNECTOR PLATE TYPE, SIZE, THICKNESS OR GAGE, AND DIMENSIONED LOCATION OF EACH METAL CONNECTOR PLATE EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE
7. LUMBER SIZE, SPECIES, AND GRADE FOR EACH MEMBER
8. CONNECTION REQUIREMENTS FOR:
   a. TRUSS TO TRUSS GIRDER
   b. TRUSS PLY TO PLY
   c. OVERBUILD TRUSS TO SUPPORTING TRUSS
   d. FIELD SPLICES

11. PRE–ENGINEERED WOOD TRUSSES — CONTINUED

(REFERENCE STANDARD: TRUSS PLATE INSTITUTE ANSI/TPI 1–2014)

9. SEE SCHEDULE BELOW FOR FLOOR AND ROOF TRUSS LONG–TERM DEFLECTION LIMITS:

	DEFLECTION LIMITS[1]			
CONSTRUCTION	FLOOR OR ROOF LIVE	SNOW OR WIND[2]	DEAD + (LIVE OR ROOF LIVE)	MAX ALLOWABLE DEFLECTION (in)
ROOF MEMBERS	ℓ/240	ℓ/240	ℓ/180	1"
FLOOR MEMBERS	ℓ/360	–	ℓ/240	¾"

NOTES:
1. CALCULATED DEFLECTIONS SHALL NOT EXCEED LIMITS BASED ON SPAN LENGTH, ℓ, OR MAX ALLOWABLE IN TABLE, WHICHEVER IS LESS.
2. THE WIND LOAD IS PERMITTED TO BE TAKEN AS 0.42 TIMES THE "COMPONENTS AND CLADDING" LOADS FOR THE PURPOSE OF CALCULATING DEFLECTION.
3. ℓ DENOTES TRUSS SPAN LENGTH IN INCHES.

10. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS
11. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION
12. LUMBER SPECIES AND GRADES OF TRUSS MEMBERS
13. SEAL AND SIGNATURE OF TRUSS DESIGN ENGINEER IN RESPONSIBLE CHARGE FOR ALL TRUSS ENGINEERED DOCUMENTS AND/OR DRAWINGS
14. UNIFORM, LATERAL AND CONCENTRATED LOAD REQUIREMENTS AS NOTED ON PLANS AND/OR CORRESPONDING DETAILS

D. FIELD REPAIR OF DAMAGED TRUSSES MUST BE APPROVED IN WRITING BY THE TRUSS ENGINEER AND ENGINEER OF RECORD.

E. ALL ROOF TRUSS BEARING WALLS SHALL HAVE METAL FASTENERS TO RESIST CODE PRESCRIBED UPLIFT FORCES.

F. TRUSS SUPPLIER IS TO PROVIDE PLAN AND PROCEDURES FOR INSTALLING, SECURING AND BRACING OF ALL TRUSSES.

G. TRUSS SUPPLIER SHALL PROVIDE TRUSS BLOCKS CAPABLE OF TRANSFERRING LATERAL LOADS AS NOTED ON PLANS AND/OR DETAILS.

H. APPROVED TRUSS PLANS SHALL BE AVAILABLE ON JOB SITE DURING TIMES OF INSPECTION.

I. TRUSS MANUFACTURER TO PROVIDE OR ALIGN TRUSS ABOVE ALL SHEAR WALLS AS SHOWN ON THE PLANS.

J. TRUSS DESIGNER SHALL PROVIDE VIERENDEEL TRUSS OPENINGS WHERE POSSIBLE TO ACCOMMODATE MECHANICAL, PLUMBING AND ELECTRICAL RUNS.

K. TRUSS DESIGNER SHALL DESIGN TRUSSES TO SUPPORT ALL MECHANICAL AND FIRE SPRINKLER EQUIPMENT AS NOTED/SHOWN ON THE MECHANICAL/PLUMBING DWGS. SEE MECHANICAL/PLUMBING DWGS FOR EQUIPMENT LOADS & ADD'L INFO.

L. TRUSS DESIGNER SHALL ALIGN FLOOR TRUSSES EACH SIDE OF WASHER DRAIN & HOOKUP BOX PER 1/S7.0B. SEE ARCHITECTURAL & PLUMBING DRAWINGS FOR ALL BOX LOCATIONS WITHIN UNITS.

J. SEE SPECIAL INSPECTIONS REPORT FOR WOOD STRUCTURAL ELEMENTS SPECIAL INSPECTION REQUIREMENTS.

12. WOOD FASTENERS & HARDWARE

A. UNLESS SPECIFIED OTHERWISE, SCREWS SHALL BE EMBEDDED IN THE APPROPRIATE SUBSTRATE WITH A MINIMUM EMBEDMENT OF 10 TIMES THE SHANK DIAMETER OR THE EMBEDMENT REQUIRED TO SUPPORT THE INTENDED LOAD.

B. WHERE MINIMUM EMBEDMENT DEPTHS ARE NOTED, SCREWS SHALL PROVIDE AN EMBEDMENT INTO THE MAIN MEMBER EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED.

C. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE LISTED BELOW, SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE.

D. FASTENERS AT PRESSURE TREATED LUMBER

D.1. THE FOLLOWING CHART SHALL BE USED IN DETERMINING FINISHES FOR HARDWARE IN CONTACT W/ PRESSURE TREATED WOOD:

TREATMENT TYPE / GALVANIZED FINISH	SBX (DOT)	ACQ–C ACQ–D	CBA–A CA–B
G90	X	–	–
G185	X	X	X
POST HOT DIP GALVANIZED	X	X	X
STAINLESS STL (TYPES 304 & 316)	X	X	X

D.2. FOR WOOD WITH ACTUAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF FOR CBA–A OR 0.21 FOR CA–B, STAINLESS STEEL CONNECTORS AND FASTENERS ARE RECOMMENDED. VERIFY ACTUAL RETENTION LEVEL WITH THE WOOD SUPPLIER/TREATER. WHEN USING STAINLESS STL CONNECTORS, USE STAINLESS STL FASTENERS. WHEN USING GALVANIZED CONNECTORS, USE GALVANIZED FASTENERS.

D.3. ALL FASTENERS IN CONTACT W/ PRESSURE TREATED LUMBER SHALL BE BATCH/POST HOT–DIP GALVANIZED (PER ASTM A153) OR MECHANICALLY GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER).

D.4. EXCEPTION: 1. BOLTS & LAG SCREWS W/ SHANK DIAMETERS GREATER THAN 1/2" IN DIAMETER AND PROTECTED FROM THE WEATHER ARE NOT REQUIRED TO BE GALVANIZED.

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Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

GENERAL NOTES

Date:
February 24, 2022

Sheet Number:

S0.2

Released for Construction

GENERAL NOTES (CONTINUED)

12. WOOD FASTENERS & HARDWARE

E. ACCEPTABLE PRODUCTS

SIMPSON STRONG-TIE:
1. "SDS WOOD SCREWS" (HEAVY DUTY ALL PURPOSE FASTENER)
2. "SDW EWP-PLY SCREWS"

FASTENMASTER:
1. "LEDGERLOK" (CORROSION RESISTANT FASTENER)
2. "TIMBERLOK" (HEAVY DUTY ALL PURPOSE FASTENER)
3. "TRUSSLOK" (MULTI-PLY ENGINEERED WOOD FASTENER)

F. COMMON NAIL SIZES ARE AS FOLLOWS:

TYPE		PENNYWEIGHT					
		6d	8d	10d	12d	16d	20d
COMMON	LENGTH	2"	2-1/2"	3"	3-1/4"	3-1/2"	4"
	DIA. (SHANK)	0.113"	0.131"	0.148"	0.148"	0.162"	0.192"
	BENDING YIELD STRENGTH (KSI)	100	100	90	90	90	80
BOX	LENGTH	2"	2-1/2"	3"	3-1/4"	3-1/2"	4"
	DIA. (SHANK)	0.099"	0.113"	0.128"	0.128"	0.135"	0.148"
	BENDING YIELD STRENGTH (KSI)	100	100	100	100	100	90

13 WOOD SHEAR WALL END ANCHORAGE

A. SEE BRACING PLANS (S2.#X SERIES DWGS) FOR ALL SHEAR WALL END ANCHORAGE DESIGNATIONS.

B. THE HOLD-DOWN SYSTEMS AT WOOD-FRAMED SHEAR WALLS ARE A DEFERRED SUBMITTAL. BRACING PLANS AND END ANCHORAGE SCHEDULES (2/S4.0A) SHALL BE USED AS A BASIS FOR HOLD-DOWN SIZES AND CAPACITY REQUIREMENTS.

C. SUBMITTALS FOR HOLD-DOWN SYSTEMS AT WOOD-FRAMED SHEAR WALLS SHALL BE ACCOMPANIED BY A CURRENT ICC-ES REPORT.

D. HOLD-DOWN SYSTEM TOTAL ELONGATION SHALL BE LIMITED TO 0.125" (MAX.) PER FLOOR AT SERVICE LEVEL LOADING CONDITIONS.

14. SECTION NOT USED

15. SECTION NOT USED

16. STRUCTURAL STEEL

(REFERENCE STANDARD: AISC MANUAL OF STEEL CONSTRUCTION, 15TH EDITION)

A. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL BE DONE IN ACCORDANCE WITH THE ABOVE REFERENCED STANDARD. ALL CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. FIELD BOLTS SHALL BE 3/4" DIA A.S.T.M. A325 BEARING TYPE BOLTS WITH THREADS INCLUDED IN THE SHEAR PLANE. ALL FIELD WELDING SHALL BE DONE WITH E-70XX ELECTRODES.

B. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
PLATES, ANGLES, ... ASTM A36

C. CAST-IN-PLACE ANCHOR BOLTS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS:
STANDARD.....ASTM F1554 GR 36
STAINLESS STEEL..... ASTM F593

D. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE "AWS D1.1/D1.1M: STRUCTURAL WELDING CODE STEEL", LATEST EDITION. CONTRACTOR SHALL MAINTAIN PROOF OF WELDER CERTIFICATION ON THE JOB SITE.

E. ALL WELDED JOINTS SHALL COMPLY W/ THE PROVISIONS OF AWS D1.1, STRUCTURAL WELDING CODE BY AMERICAN WELDING SOCIETY (SECTION 2207). CONTRACTOR SHALL MAINTAIN PROOF OF WELDER CERTIFICATION ON THE JOB SITE.

F. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CONTRACTOR APPROVED SHOP DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS, AND ERECTION DRAWINGS FOR ALL STRUCTURAL STEEL.

G. ALL CONNECTIONS SHALL BE DESIGNED BY A CONNECTION ENGINEER EMPLOYED BY OR CONTRACTED TO THE FABRICATOR. THE CONNECTION ENGINEER SHALL BE A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE. CONNECTION DETAILING SHALL BE PERFORMED BY A DETAILER UNDER THE RESPONSIBLE CHARGE OF THE CONNECTION ENGINEER. CONNECTION DESIGN & DETAILING SHALL BE PERFORMED USING RATIONAL ENGINEERING DESIGN AND STANDARD PRACTICE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE GENERAL DETAILS SHOWN ON THE DRAWINGS ARE CONCEPTUAL ONLY AND DO NOT INDICATE THE REQUIRED NUMBER OF BOLTS OR WELD SIZES, UNLESS SPECIFICALLY NOTED. CONNECTION CALCULATIONS, SIGNED & SEALED BY THE CONNECTION ENGINEER, SHALL BE SUBMITTED WITH THE STRUCTURAL STEEL SHOP DRAWINGS FOR THE ENGINEER'S RECORD.

H. NON-COMPOSITE BEAM CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR'S CONNECTION ENGINEER FOR THE REACTION DUE TO THE MAXIMUM ALLOWABLE LOAD FOR THE APPROPRIATE SPAN AND SHAPE BASED ON THE ALLOWABLE UNIFORM LOAD TABLES IN THE ABOVE REFERENCED STANDARD.

I. WHERE APPLICABLE, COMPOSITE BEAM CONNECTIONS SHALL BE DESIGNED FOR THE REACTIONS INDICATED ON THE PLAN.

16. STRUCTURAL STEEL – CONTINUED

J. MINIMUM NUMBER OF BOLT ROWS BASED ON MEMBER DEPTH FOR W & C SHAPES ARE AS NOTED BELOW. ADDITIONAL BOLT ROWS MAY BE REQUIRED PER CONNECTION ENGINEER'S DESIGN PER NOTES H, I & J ABOVE.
UP TO 12" DEEP..... 2 ROWS
14" TO 16" DEEP..... 3 ROWS
18" TO 21" DEEP..... 4 ROWS
24" DEEP..... 5 ROWS

K. ALL SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION AS PER THE REQUIREMENTS IN SECTION J1.2 OF THE ABOVE REFERENCED STANDARD FOR UNRESTRAINED MEMBERS.

L. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND SHOP PAINTED WITH FABRICATOR'S STANDARD RUST-INHIBITING PRIMER TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 3 MILS. SHOP PRIMER SHALL BE BLOCKED OUT ON SURFACES THAT RECEIVE FIELD WELDS, SURFACES THAT RECEIVE FIELD-WELDED HEADED STUDS, SURFACES THAT RECEIVE SPRAY-ON FIREPROOFING AND SURFACES AT SLIP-CRITICAL BOLTS.

M. UNLESS NOTED AS GALVANIZED ON THE DRAWINGS, ALL STRUCTURAL STEEL EXPOSED TO THE WEATHER SHALL BE SHOP PRIMED, CLEANED & PAINTED AS FOLLOWS: SSPC-SP6, 2-PACK EPOXY POLYAMIDE ZINCH-RICH PAINT WITH HIGH-BUILD EPOXY TOPCOAT.

N. ALL STEEL EXPOSED TO EARTH SHALL BE PAINTED WITH A BITUMINOUS COATING.

O. FIELD TOUCH-UP PAINTING
1. ALL STEEL MEMBERS AND THEIR CONNECTIONS, THAT ARE EXPOSED TO VIEW, SHALL BE TOUCHED-UP AT FIELD WELDS, AT AREAS WHERE SHOP PRIMER WAS BLOCKED OUT AT SLIP-CRITICAL BOLTS AND AT AREAS THAT HAVE BEEN SCRATCHED OR SCRAPED DURING ERECTION
2. TOUCH-UP PAINT COLOR SHALL MATCH EXISTING
3. TOUCH-UP PAINTING SHALL BE COMPLETED BY THE FABRICATOR PRIOR TO FABRICATOR'S DEMOBILIZATION FROM THE JOB SITE
4. TOUCH-UP AT GALVANIZED COMPONENTS SHALL UTILIZE A ZINC-RICH PAINT

Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS.

R. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

S. ALL ADDITIONAL STEEL REQUIRED BY THE CONTRACTOR FOR ERECTION PURPOSES AND SITE ACCESS OF STOCKPILED MATERIALS SHALL BE PROVIDED AT NO COST TO THE OWNER. ALL SUCH ADDITIONAL STEEL SHALL BE REMOVED BY THE CONTRACTOR.

T. ALL STEEL SHALL BE STORED ON ELEVATED SKIDS AT THE JOBSITE SUCH THAT THE STEEL IS NOT IN CONTACT WITH THE EARTH. PRIOR TO ERECTION, ALL STEEL SHALL BE CLEAN AND FREE OF MUD, DIRT, DEBRIS & RUST.

U. EXPOSED TO VIEW CANOPY STRUCTURAL STEEL SHALL BE CONSIDERED AS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS). IT SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE. SEE ARCHITECTURAL DOCUMENTS FOR PAINT SPECIFICATIONS.

17. SECTION NOT USED

18. SECTION NOT USED

19. MASONRY

(REFERENCE STANDARDS: TMS 402-16, TMS 602-16)

A. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (F'm) SHALL BE 1500 PSI.

B. MATERIAL SHALL BE AS FOLLOWS: - CMU.....NORMAL WEIGHT, ASTM C-90 (UNIT STRENGTH = 1900 PSI) - MORTAR.....TYPE "S" FOR WALLS NOT IN CONTACT WITH EARTH, TYPE "M" FOR WALLS IN CONTACT WITH EARTH.

C. GROUT FOR CONCRETE MASONRY WALL SHALL CONFORM TO ASTM C476. A MIN f'c = 3,000 PSI GROUT SHALL BE CONSOLIDATED BY THOROUGHLY RODDING ALL CELLS.

D. GROUT PLACEMENT SHALL BE LOW-LIFT. THE CONSTRUCTION JOINTS ARE CREATED BY THE LEVEL OF GROUT STOPPING 1-1/2" FROM TOP OF MASONRY AND THE STEEL REINFORCING PROJECTING ABOVE THE TOP COURSE FOR A SUFFICIENT HEIGHT TO PROVIDE A LAP AT THE SPLICE. SEE 1/S9.1 FOR LAP SPLICE LENGTH. THE CONSTRUCTION JOINT SHALL BE LOCATED 3'-0" MINIMUM FROM TOP AND BOTTOM OF STRUCTURAL ELEMENTS SUCH AS SLABS, ROOFS,ETC.

E. CONCRETE MASONRY WALLS SHALL BE TEMPORARILY BRACED DURING ERECTION. REMOVE TEMPORARY BRACING ONLY AFTER WALLS ARE CONNECTED TO SUPPORTING ELEMENTS.

F. ALL CONCRETE BLOCK BELOW GRADE SHALL HAVE ALL CELLS FILLED WITH GROUT.

G. ALL CELLS CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID.

H. MAXIMUM CONTROL JOINT SPACING IN MASONRY WALL = 30'-0" UNLESS NOTED. SEE ARCHITECTURAL DRAWINGS FOR LOCATION.

19. MASONRY – CONTINUED

J. DOWEL ALL CMU MASONRY WALLS INTO GRADE BEAMS, ELEVATED CONCRETE SLABS, AND CONCRETE FOUNDATION WALLS. DOWELS SHALL HAVE STANDARD HOOKS AND MINIMUM FOOTING EMBEDMENT OF 9". DOWELS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A LAP SPLICE WITH VERTICAL REINFORCING. DOWELS SHALL BE OF SAME SIZE AND LOCATION AS VERTICAL WALL REINFORCING. SEE S10.1 FOR LAP SPLICE LENGTH.

K. SEE ARCHITECTURAL DRAWINGS FOR ALL CMU. WALL OPENING SIZES AND LOCATIONS.

L. ALL CMU SHALL BE PLACED IN RUNNING BOND.

M. ALL MASONRY CONSTRUCTION AND INSPECTION SHALL COMPLY WITH THE ABOVE REFERENCED STANDARDS.

N. ALL CONCRETE MASONRY CONSTRUCTION SHALL BE INSPECTED AND TESTED PER THE ABOVE REFERENCED STANDARDS. COSTS OF THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING AND INSPECTION SERVICES SHALL BE BORNE BY THE OWNER.

O. CMU GROUT FILL SHALL ARRIVE AT THE JOB SITE WITH A SLUMP BETWEEN 3" TO 5". PRIOR TO DEPOSITING GROUT, SUPERPLASTICIZER SHALL BE ADDED TO THE GROUT AT THE JOB SITE INCREASING THE SLUMP TO 9" TO 11".

P. CMU WALL REINFORCING SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. DRAWINGS SHALL SHOW ALL WALL AND PILASTER REINFORCING IN PLAN AND IN ELEVATION.

Q. PROVIDE CORNER BARS AT ALL BOND BEAMS TO ENSURE CONTINUITY AT CORNERS. LAP CORNER BARS 48 BAR DIAMETERS WITH BOND BEAM BARS.

R. PROVIDE BAR SUPPORTS AND POSITIONERS TO ENSURE THAT FINAL IN-PLACE LOCATION OF REINFORCING IS AS INDICATED ON THE DRAWINGS.

S. MASONRY SHALL BE PROTECTED FROM FREEZING DURING PLACEMENT & CURING. COLD WEATHER MASONRY PROCEDURES SHALL COMPLY W/ THE ABOVE REFERENCED STANDARDS.

T. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BRACING AND SHORING FOR ALL MASONRY WALLS TO ENSURE STABILITY DURING CONSTRUCTION.

U. MASONRY VENEER SHALL BE ANCHORED TO WOOD STUDS W/ ADJUSTABLE WIRE ANCHORS (WIRE SIZE W1.7) THAT WILL PERMIT A MINIMUM OF 1" OF VERTICAL MOVEMENT (UP & DOWN) AFTER INSTALLATION. ANCHORS SHALL BE SPACED A MAXIMUM OF 24" OC HORIZONTAL AND 12" OC VERTICAL AND WITHIN 12" OF ALL WALL OPENINGS. ANCHORS SHALL BE FASTENED W/ CORROSION RESISTANT NAILS.

V. SEE DWG S10.1 FOR TYPICAL MASONRY WALL DETAILS & REINF INFO.

J. SEE SPECIAL INSPECTIONS REPORT FOR MASONRY SPECIAL INSPECTION REQUIREMENTS.

STEEL LINTEL SCHEDULE

MAXIMUM CLR SPAN	LINTEL SIZE	COMMENTS
3'-6"	L4x3½x5/16 LLH	MAX HEIGHT OF SUPPORTED BRICK = 10'-0"
6'-6"	L7x4x⅜ LLV	MAX HEIGHT OF SUPPORTED BRICK = 10'-0"
10'-2"	L6x4x⅜ LLV	MAX HEIGHT OF SUPPORTED BRICK = 4'-0"
10'-2"	BENT PL 8x4x⅜ LLV	MAX HEIGHT OF SUPPORTED BRICK = 9'-0"

NOTES:
1. PROVIDE 6" MIN BEARING EACH END OF STEEL LINTEL.
2. PROVIDE ROLLED STEEL ANGLE LINTELS @ ALL ARCHES.

Y. SEE S9 SERIES DRAWINGS FOR TYPICAL MASONRY WALL DETAILS & REINF INFO.

20. POST INSTALLED ANCHORS

A. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.

B. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.

C. CARE SHALL BE GIVEN TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S INSTRUCTIONS. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCES AND/OR SPACING INDICATED IN THE MANUFACTURER'S LITERATURE.

D. UNLESS SPECIFIED OTHERWISE, ANCHORS SHALL BE EMBEDDED IN THE APPROPRIATE SUBSTRATE WITH A MINIMUM EMBEDMENT OF 8 TIMES THE NOMINAL ANCHOR DIAMETER OR THE EMBEDMENT REQUIRED TO SUPPORT THE INTENDED LOAD.

E. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE LISTED BELOW, SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE.

F. ACCEPTABLE PRODUCTS

EXPANSION ANCHORS:
1. "STRONG-BOLT 2" BY SIMPSON STRONG-TIE
3. "KWIK BOLT TZ" BY HILTI
4. "POWER-STUD+ SD1" BY DEWALT

ADHESIVE ANCHORS:
FOR CONCRETE APPLICATIONS
1. "SET-XP EPOXY" W/ "IXP ANCHOR" RODS BY SIMPSON STRONG-TIE
2. "HIT HY 200" W/ STANDARD HAS ANCHOR RODS BY HILTI
3. "PURE110+" WITH THREADED RODS BY DEWALT (STANDARD CURE)
4. "AC200+" WITH THREADED RODS BY DEWALT (RAPID CURE)

FOR MASONRY APPLICATIONS
1. "HIT HY 70" W/ STANDARD HAS ANCHOR RODS BY HILTI

SCREW ANCHORS:
1. "TITEN HD" BY SIMPSON STRONG-TIE
2. "SCREW BOLT+" BY DEWALT

J. SEE SPECIAL INSPECTIONS REPORT FOR INSTALLED ANCHORS SPECIAL INSPECTION REQUIREMENTS.

21. STAIRS, HAND RAILS, GUARD RAILS & GRAB BARS

A. SEE ARCH DWGS FOR STAIR CONFIGURATION AND CONSTRUCTION TYPE.

B. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS, ALL STAIRS, LANDINGS, LANDING POSTS, GUARD RAILS, HAND RAILS AND THEIR CONNECTIONS TO THE SUPPORTING STRUCTURE SHALL BE DESIGNED BY THE STAIR SUPPLIER/FABRICATOR TO SUPPORT THE DESIGN LOADS PRESCRIBED IN THE GOVERNING BUILDING CODE AND AS NOTED BELOW.

C. GUARD RAIL INFORMATION INDICATED ON ARCHITECTURAL SECTIONS, DETAILS AND/OR BUILDING ELEVATIONS SHALL REPRESENT MINIMUM ARCHITECTURAL REQUIREMENTS. THE SUPPLIER SHALL PROVIDE LARGER MEMBERS AND/OR CLOSER MEMBER SPACING WHERE REQUIRED BY HIS/HER STRUCTURAL DESIGN OF THE GUARD RAIL SYSTEM. THE CONTRACTOR'S ORIGINAL BID PRICE SHALL ANTICIPATE ALL FINAL GUARDRAIL COSTS AND CONDITIONS. THE SUBMITTAL AND CONSTRUCTION OF MEMBER SIZES THAT ARE LARGER THAN THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS SHALL NOT BE AN ACCEPTABLE BASIS FOR AN ADDITIVE CHANGE ORDER FROM THE CONTRACTOR. THE SUBMITTAL AND CONSTRUCTION OF MEMBER SPACING THAT IS CLOSER THAN THAT INDICATED ON THE ARCHITECTURAL DRAWINGS SHALL NOT BE AN ACCEPTABLE BASIS FOR AN ADDITIVE CHANGE ORDER FROM THE CONTRACTOR.

D. GUARD RAIL TO SUPPORTING STRUCTURE CONNECTION DETAILS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC IN NATURE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONNECTIONS SHALL BE DESIGNED BY A SPECIALTY ENGINEER EMPLOYED OR HIRED BY THE GUARD RAIL SUPPLIER.

E. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

F. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND SHALL HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE PRECEEDING NOTE.

G. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS. REACTIONS DUE TO THIS LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH REACTIONS DUE TO LOADS SPECIFIED IN THE PRECEEDING NOTES.

H. WHERE HANDRAILS AND GUARDS ARE DESIGNED IN ACCORDANCE WITH THE PROVISIONS FOR ALLOWABLE STRESS DESIGN EXCLUSIVELY FOR THE LOADS SPECIFIED IN THE PRECEEDING PARAGRAPHS, THE ALLOWABLE STRESS FOR THE MEMBERS AND THEIR ATTACHMENTS ARE PERMITTED TO BE INCREASED BY ONE-THIRD

I. GRAB BARS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS APPLIED IN ANY DIRECTION AT ANY POINT.

J. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL BE SEALED, SIGNED AND DATED BY A P.E. LICENSED IN THE PROJECT STATE.

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Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

GENERAL NOTES

Date:
February 24, 2022

Sheet Number:

S0.3

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GENERAL NOTES (CONTINUED)

22. COMPONENTS & CLADDING SCHEDULE

(REFERENCE STANDARD: ASCE7-16)

ALL COMPONENTS & CLADDING PRESSURES ARE GIVEN AS ULTIMATE & SERVICE LEVEL PRESSURES PER ASCE 7-16

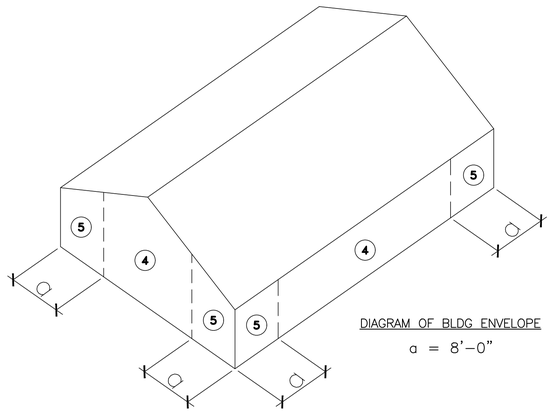

DIAGRAM OF BLDG ENVELOPE

a = 8'-0"

COMPONENT & CLADDING DESIGN WIND PRESSURES FOR EXTERIOR WALLS (ULTIMATE/SERVICE) (PSF)					
LOCATION		EFFECTIVE WIND AREA			
		10 FT²	50 FT²	100 FT²	200 FT²
NEGATIVE	ZONE 4	-28.0 / -16.8	-25.3 / -15.2	-24.2 / -14.5	-23.0 / -13.8
	ZONE 5	-34.6 / -20.8	-29.2 / -17.5	-26.9 / -16.1	-24.5 / -14.7
POSITIVE	ZONE 4 & 5	+25.8/ +15.5	+23.1 / +13.9	+22.0 / +13.2	+20.8 / +12.5

NOTES:
1. POSITIVE PRESSURE DENOTES WIND TOWARD WALL SURFACE, AND NEGATIVE PRESSURE DENOTES WIND AWAY FROM WALL SURFACE.

22. COMPONENTS & CLADDING SCHEDULE —CONTINUED

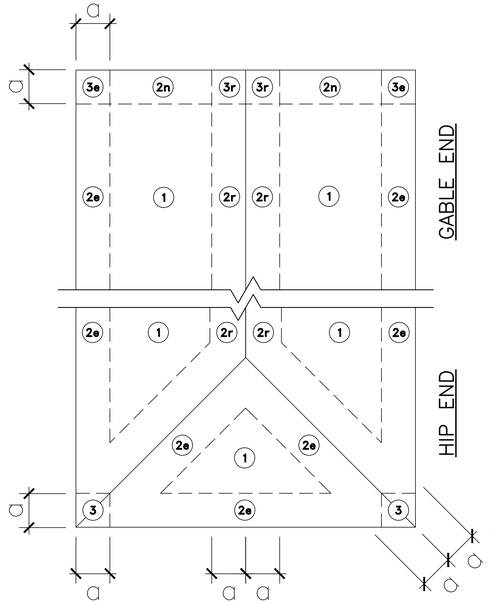

DIAGRAM OF BLDG ENVELOPE

a = 8'-0"

COMPONENT & CLADDING GROSS DESIGN WIND PRESSURES ALONG ROOF (ULTIMATE/SERVICE) (PSF)				
LOCATION		EFFECTIVE WIND AREA		
		10 FT²	50 FT²	100 FT²
NEGATIVE	ZONE 1 & 2e	-36.8 / -22.1	-31.6 / -19.0	-27.7 / -16.6
	ZONE 2n, 2r & 3e	-58.7 / -35.2	-41.7 / -25.0	-34.5 / -20.7
	ZONE 3r	-68.4 / -41.0	-43.3 / -26.0	-43.3 / -26.0
POSITIVE	ALL ZONES	+16.0 / +9.6	+16.0 / +9.6	+16.0 / +9.6
OVERHANG	ZONE 1 & 2e	-43.8 / -26.8	-42.3 / -24.5	-41.2 / -24.7
	ZONE 2n & 2r	-65.7 / -39.4	-55.3 / -33.2	-50.8 / -30.5
	ZONE 3e	-78.8 / -47.3	-54.1 / -32.4	-43.4 / -26.1
	ZONE 3r	-83.8 / -50.3	-50.3 / -30.2	-50.3 / -30.2

NOTES:
1. POSITIVE PRESSURE DENOTES WIND TOWARD ROOF SURFACE, AND NEGATIVE PRESSURE DENOTES WIND AWAY FROM ROOF SURFACE.

23. STRUCTURAL ABBREVIATIONS

ADD'L, ADD	ADDITIONAL	GA	GAGE, GAUGE	PT	POST TENSIONED
AB, ABOLT	ANCHOR BOLT	GALV	GALVANIZED	PTL	PRESSURE TREATED LUMBER
ARCH	ARCHITECTURAL	GC	GENERAL CONTRACTOR		
@	AT			PTS	POINTS
BM	BEAM	HD	HEAD	REF	REFERENCE
BRG	BEARING	HDR	HEADER	RET	RETAINING
BLK	BLOCK	HGT	HEIGHT	REV	REVISION
BLKNG	BLOCKING	HI	HIGH	REINF	REINFORCING
BOTT, B	BOTTOM, BOTTOM BAR	HK	HOOK	REQ'D	REQUIRED
BLDG	BUILDING	HORIZ	HORIZONTAL	REQ'S	REQUIREMENTS
BTWN	BETWEEN	HR	HOUR	REBAR	REINFORCING BAR
CANT	CANTILEVER	IMP	INSULATED METAL PANEL	SCHD, SCHED	SCHEDULE
CG	CENTER OF GRAVITY	INFO	INFORMATION	SECT	SECTION
CL, CLR	CLEAR	INT	INTERIOR	SLV	SHORT LEG VERTICAL
COL	COLUMN			SLO	SHORT LEG OUT
CONC	CONCRETE	JG	JOIST GIRDER	SIM	SIMILAR
COND	CONDITION	JST	JOIST	SOG	SLAB ON GRADE
CONN	CONNECTION	JT	JOINT	SPECS	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	K-FT	KIP-FEET	STD	STANDARD
CONST	CONSTRUCTION	K/FT	KIPS PER FOOT	STIRR	STIRRUPS
CONT	CONTINUOUS	K	KIPS	STL	STEEL
CONTR	CONTRACTOR	L	ANGLE	ST STL	STAINLESS STEEL
DB	DROP BEAM	LG	LONG	STRUCT	STRUCTURAL
DET, DT'L	DETAIL	LLO	LONG LEG OUT	TBR	TO BE REMOVED
DIA	DIAMETER	LLV	LONG LEG VERTICAL	THK	THICK
DIAG	DIAGRAM	LO	LOW	THRD	THREADED
DIM	DIMENSION	LOC'N	LOCATION	THRU	THROUGH
DSN	DESIGN			T&B	TOP AND BOTTOM
DWG	DRAWING	MFG, MFR	MANUFACTURER	T/	TOP OF
DWL	DOWEL	MFG'R	MANUFACTURER	T/BM	TOP OF BEAM
EA	EACH	MECH	MECHANICAL	T/CONC	TOP OF CONCRETE
EF	EACH FACE	MPH	MILES PER HOUR	T/FTG, TOF	TOP OF FOOTING
ELEV, EL	ELEVATION	MAT'L	MATERIAL	T/SLAB	TOP OF SLAB
EMBED	EMBEDMENT	MAX	MAXIMUM	T/STL	TOP OF STEEL
EOS	EDGE OF SLAB	MO	MECHANICAL OPENING	T/WALL, TOW	TOP OF WALL
EQ	EQUAL	MTL	METAL	TYP	TYPICAL
ETC	ET CETERA	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
EW	EACH WAY	MISC	MISCELLANEOUS	UWA	UNDER WALL ABOVE
EXIST, EXT'G	EXISTING				
EXP	EXPANSION		NEUTRAL AXIS	V	SHEAR
EXP JT, EJ	EXPANSION JOINT	NA	NOT IN CONTRACT	VERT	VERTICAL
EXT	EXTERIOR	NIC	NOMINAL		
F/	FACE OF	NOM	NUMBER	W	WIDE
F/WALL	FACE OF WALL	No.	NOT TO SCALE	W/	WITH
FB	FLUSH BEAM	NTS		W/O	WITHOUT
FDN	FOUNDATION		ON CENTER	WD	WOOD
FIN FL	FINISHED FLOOR	OC	OPENING	WP	WORKING POINT
FFE	FINISHED FLOOR ELEVATION	OPNG	OPPOSITE HAND	WT, WGT	WEIGHT
FL, FLR	FLOOR	OH		WWF	WELDED WIRE FABRIC
FRT	FIRE RETARDANT TREATED	PAF	POWDER ACTUATED FASTENER		
FRG	FRAMING	PL, PLT	PLATE		
FTG	FOOTING	PSF	POUNDS PER SQ. FOOT		
FT	FEET, FOOT	PSI	POUNDS PER SQ. INCH		
FLG	FLANGE				

24. TYPICAL FASTENING SCHEDULE (U.N.O.)

(REFERENCE STANDARD: BASED ON IBC TABLE 2304.10.1)

DESCRIPTION OF BUILDILNG ELEMENTS	NUMBER & TYPE OF FASTENER[2]	SPACING AND LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON 3-10d BOX 3-3" x 0.131" NAILS	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	3-8d COMMON 2-3" x 0.131" NAILS	EACH END, TOENAIL
	2-16d COMMON 3-3" x 0.131" NAILS	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON 3-3" x 0.131" NAILS	FACE NAIL, @ 6" o.c.
CEILING JOISTS TO TOP PLATE	3-8d COMMON 3-10d BOX 3-3" x 0.131" NAILS	EACH JOIST, TOENAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTIONS (NO THRUST) (SEE IBC SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON 4-10d BOX 4-3" x 0.131" NAILS	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE IBC SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
COLLAR TIE TO RAFTER	3-10d COMMON 4-10d BOX 4-3" x 0.131" NAILS	FACE NAIL
RAFTERS TO TOP PLATE (SEE IBC SECTION 2308.7.5, TABLE 2308.7.5)	3-10d COMMON 3-16d BOX 4-10d BOX 4-3" x 0.131" NAILS	TOENAIL
ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO RIDGE BEAM	2-16d COMMON 3-10d BOX 3-3" x 0.131" NAILS	END NAIL
	3-10d COMMON 4-16d BOX 4-10d BOX 4-3" x 0.131" NAILS	TOENAIL

DESCRIPTION OF BUILDILNG ELEMENTS	NUMBER & TYPE OF FASTENER[2]	SPACING AND LOCATION
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON 3-10d BOX 3-3" x 0.131" NAILS	TOENAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON 10d BOX 3" x 0.131" NAILS	6" o.c. TOENAIL
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON 2-10d BOX	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	FACE NAIL
2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	2-16d COMMON	EACH BEARING, FACE NAIL
BUILT-UP SOLID SAWN GIRDERS AND BEAMS[4]	20d COMMON	32" o.c. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX 3" x 0.131" NAILS	24" o.c. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2-20d COMMON 3-10d BOX 3-3" x 0.131" NAILS	ENDS AND AT EACH SPLICE, FACE NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON 4-10d BOX 4-3" x 0.131" NAILS	EACH JOIST OR RAFTER, FACE NAIL
JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON 4-10d BOX 4-3" x 0.131" NAILS	END NAIL
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON 2-10d BOX 2-3" x 0.131" NAILS	EACH END, TOENAIL

DESCRIPTION OF BUILDILNG ELEMENTS	NUMBER & TYPE OF FASTENER[2]	SPACING AND LOCATION
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)[5]	16d COMMON	16" o.c. FACE NAIL
	10d BOX 3" x 0.131" NAILS	12" o.c. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)[5]	16d COMMON	16" o.c. FACE NAIL
	16d BOX 3" x 0.131" NAILS	12" o.c. FACE NAIL
BUILT-UP SOLID SAWN HEADERS[4]	16d COMMON	16" o.c. EACH EDGE, FACE NAIL
	16d BOX	12" o.c. EACH EDGE, FACE NAIL
CONTINUOUS HEADER TO STUD	4-10d COMMON 4-10d BOX	TOENAIL
TOP PLATE TO TOP PLATE	16d COMMON	16" o.c. FACE NAIL
	10d BOX 3" x 0.131" NAILS	12" o.c. FACE NAIL
TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON 3-10d BOX 3-3" x 0.131" NAILS	FACE NAIL
TOP PLATE SPLICE @ NON-SHEAR WALL	8-16d COMMON 12-10d BOX 12-3" x 0.131" NAILS	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
TOP PLATE SPLICE @ SHEAR WALL (UNIFORM WALL THICKNESS)	SEE DETAIL 8/S4.0B	
TOP PLATE SPLICE @ SHEAR WALL (2x4/2x6 TRANSITION @ SINGLE INTERIOR/NON-DEMISING)	SEE DETAIL 9A/S4.0B	
TOP PLATE SPLICE @ SHEAR WALL (2x4/2x6 TRANSITION @ DEMISING)	SEE DETAIL 9B/S4.0B	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT SHEAR WALL PANELS)	16d COMMON	16" o.c. FACE NAIL
	16d BOX 3" x 0.131" NAILS	12" o.c. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT SHEAR WALL PANELS	SEE 2/S4.1	SEE 2/S4.1
STUD TO TOP OR BOTTOM PLATE (2x4 WALL)	2-10d BOX 2-3" x 0.131" NAILS	TOENAIL
	2-16d COMMON 2-10d BOX 2-3" x 0.131" NAILS	END NAIL
STUD TO TOP OR BOTTOM PLATE (2x6 WALL)	3-10d BOX 3-3" x 0.131" NAILS	TOENAIL
	2-16d COMMON 3-10d BOX 3-3" x 0.131" NAILS	END NAIL
STUD TO TOP OR BOTTOM PLATE (2x8 WALL)	4-10d BOX 4-3" x 0.131" NAILS	TOENAIL
	4-16d COMMON 5-10d BOX 5-3" x 0.131" NAILS	END NAIL
TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON 3-10d BOX 3-3" x 0.131" NAILS	FACE NAIL

DESCRIPTION OF BUILDILNG ELEMENTS	NUMBER & TYPE OF FASTENER[2]	SPACING AND LOCATION	
WOOD STRUCTURAL PANELS AT NON-SHEAR WALL CONIDTIONS, SUBFLOOR, AND ROOF			
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
3/8" - 1/2" WOOD STRUCTURAL PANELS AT NON-SHEAR WALL CONDITIONS[3]	6d COMMON OR DEFORMED (SUBFLOOR AND WALL)	6	12
	8d COMMON OR DEFORMED (ROOF) OR RSRS-01 (2⅜" x 0.113") NAIL (ROOF)	6	12
	2⅜" x 0.113" NAIL (SUBFLOOR AND WALL)	6	12
	2⅜" x 0.113" NAIL (ROOF)	4	8
19/32" - 3/4" WOOD STRUCTURAL PANELS AT NON-SHEAR WALL CONDITIONS[3]	8d COMMON 6d DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6	12
	8d COMMON OR DEFORMED (ROOF) OR RSRS-01 (2⅜" x 0.113") NAIL (ROOF)	6	12
	2⅜" x 0.113" NAIL (ROOF)	4	8
7/8" - 1 1/4" WOOD STRUCTURAL PANELS AT NON-SHEAR WALL CONDITIONS[3]	10d COMMON 8d DEFORMED (2½" x 0.131")	6	12
SUBFLOOR SHEATHING	SEE GENERAL NOTES 10.A.1		
ROOF SHEATHING	SEE GENERAL NOTES 10.A.2		
NON-STRUCTURAL PANEL SIDING TO FRAMING			
½" OR LESS	6d CORROSION-RESISTANT SIDING (1⅜" x 0.106") 6d CORROSION-RESISTANT CASING (2" x 0.099")	6	12
⅝"	8d CORROSION-RESISTANT SIDING (2⅜" x 0.128") 8d CORROSION-RESISTANT CASING (2½" x 0.113")	6	12

FOOTNOTES:
1) COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
2) SEE GENERAL NOTE SECTION 12 FOR ADDITIONAL INFORMATION ON WOOD FASTENERS.
3) SEE S4.0X SERIES FOR ADDITIONAL INFORMATION REGARDING WOOD SHEARWALL FASTENING.
4) SEE SHEET S4.0E BEAM/HEADER SCHEDULE NOTES FOR LVL BEAM FASTENING PATTERNS AND INFORMATION.
5) SEE SHEET S4.0E BUILT UP COLUMN NOTES FOR BUILT UP COLUMN FASTENING PATTERNS AND INFORMATION.

25. DEFERRED SUBMITTALS

A. ALL DEFERRED SUBMITTALS SHALL BE SIGNED AND SEALED BY A REGISTERED, PROFESSIONAL ENGINEER IN THE PROJECT STATE UNLESS NOTED OTHERWISE BELOW.

B. ALL SUBMITTALS SHALL BE REVIEWED AND APPROVED BY PROJECT ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION.

C. REVIEWED AND APPROVED SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

D. THE DEFERRED SUBMITTALS ON THIS PROJECT INCLUDE:

1. WOOD FLOOR TRUSS FRAMING
2. WOOD ROOF TRUSS FRAMING
3. SHEAR WALL AND ROOF TRUSS ANCHORAGE
4. STAIR/ BALCONY HAND RAILS/ GUARD RAILS
5. PRE-FAB STRUCTURAL ASSEMBLIES
6. LANDSCAPE/HARDSCAPE STRUCTURES
7. POST TENSIONED SLAB-ON-GRADE OPTION

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by:West Columbia Apartment Residences, LLC

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GENERAL NOTES

Date:
February 24, 2022

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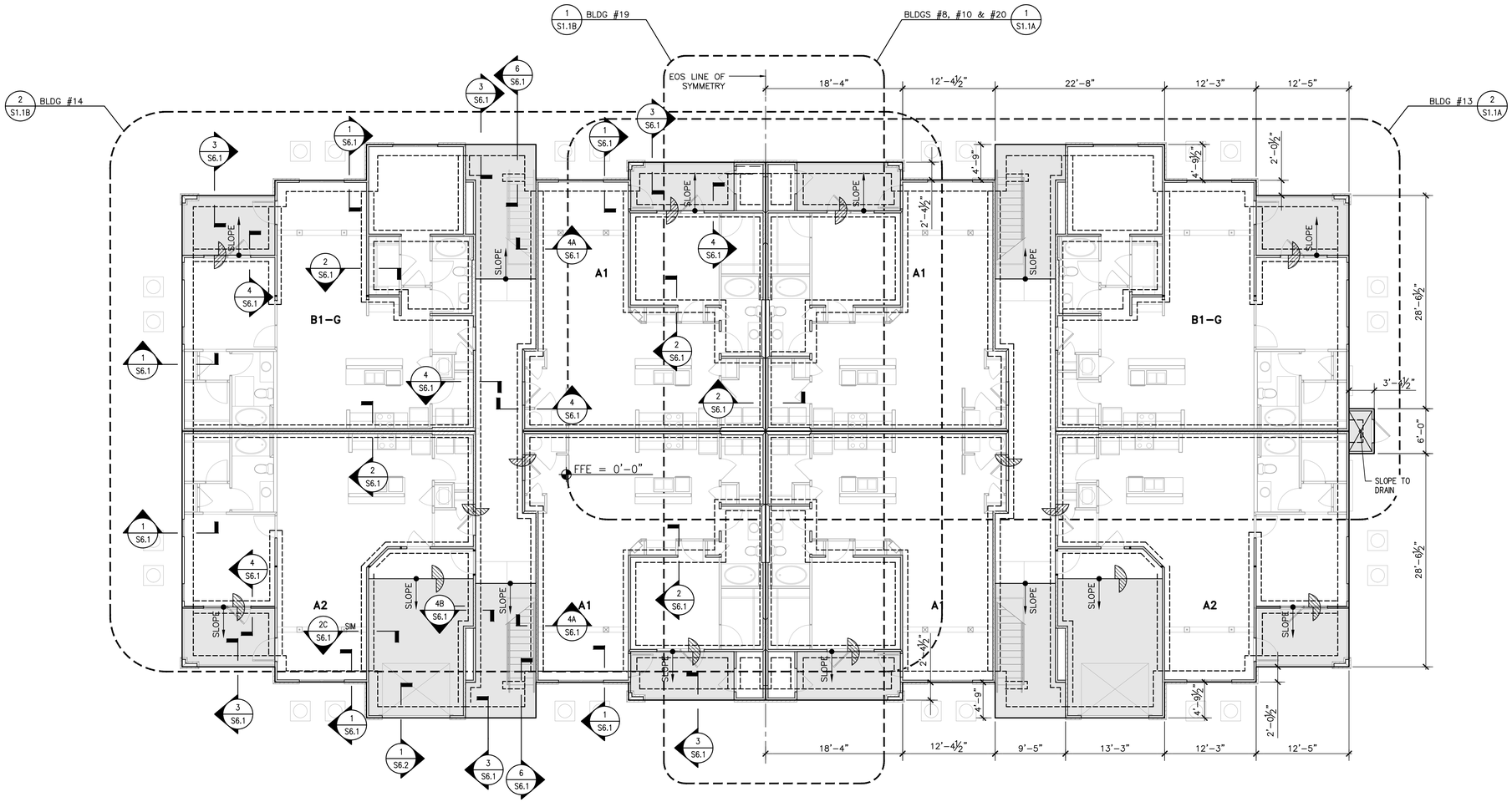

1 S1.1 BUILDING TYPE I FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDG #2

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK CONCRETE WITH VAPOR RETARDER OVER MINIMUM 4" OF FREE-DRAINING GRANULAR MATERIAL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. REINFORCE SLAB WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB. SEE S6 SERIES FOR FOUNDATION DETAILS.
2. PROVIDE SLAB ON GRADE SAW-CUT CONTROL JOINTS @ 25'-0" O.C. MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
4. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
5. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
6. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE / FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR UNIT BEARING WALLS.
7. SEE CIVIL DRAWINGS FOR ALL FOUNDATION AND SLAB UNDERCUTS.
8. SEE DWG S0.1, S0.2, S0.3 & S0.4 FOR GENERAL NOTES.

FOUNDATION PLAN LEGEND:

FFE= 0'-0" DENOTES REFERENCE T/SLAB ON GRADE (FINISHED FLOOR) ELEVATION. SEE CIVIL DRAWINGS FOR DATUM T/SLAB ELEVATIONS.

INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION.

INDICATES SLOPING SLAB AREAS. SEE ARCH FOR SLOPE LENGTHS.

TS6 / SLAB DIM — DENOTES THICKENED SLAB AREA AT SHEAR WALL END. SLAB DIM DENOTES THICKENED SLAB EXTENTS (FT) IN EACH DIRECTION. SEE 7/S6.1 FOR SLAB THICKNESS & REINF INFO. INTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN TWO DIRECTIONS. EXTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN DIRECTION PARALLEL TO EXTERIOR WALL & FLUSH WITH EDGE OF SLAB EXTENTS. SEE S2X SERIES DRAWINGS FOR SHEAR WALL LOC'NS AND MINIMUM FOOTING SIZES/REINF.

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02.24.22
Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE I FOUNDATION PLAN

Date:
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S1.1

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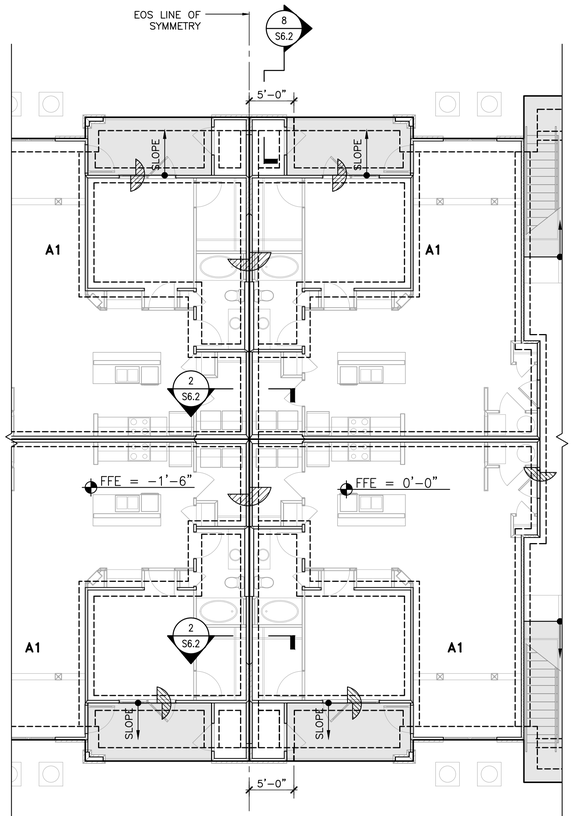
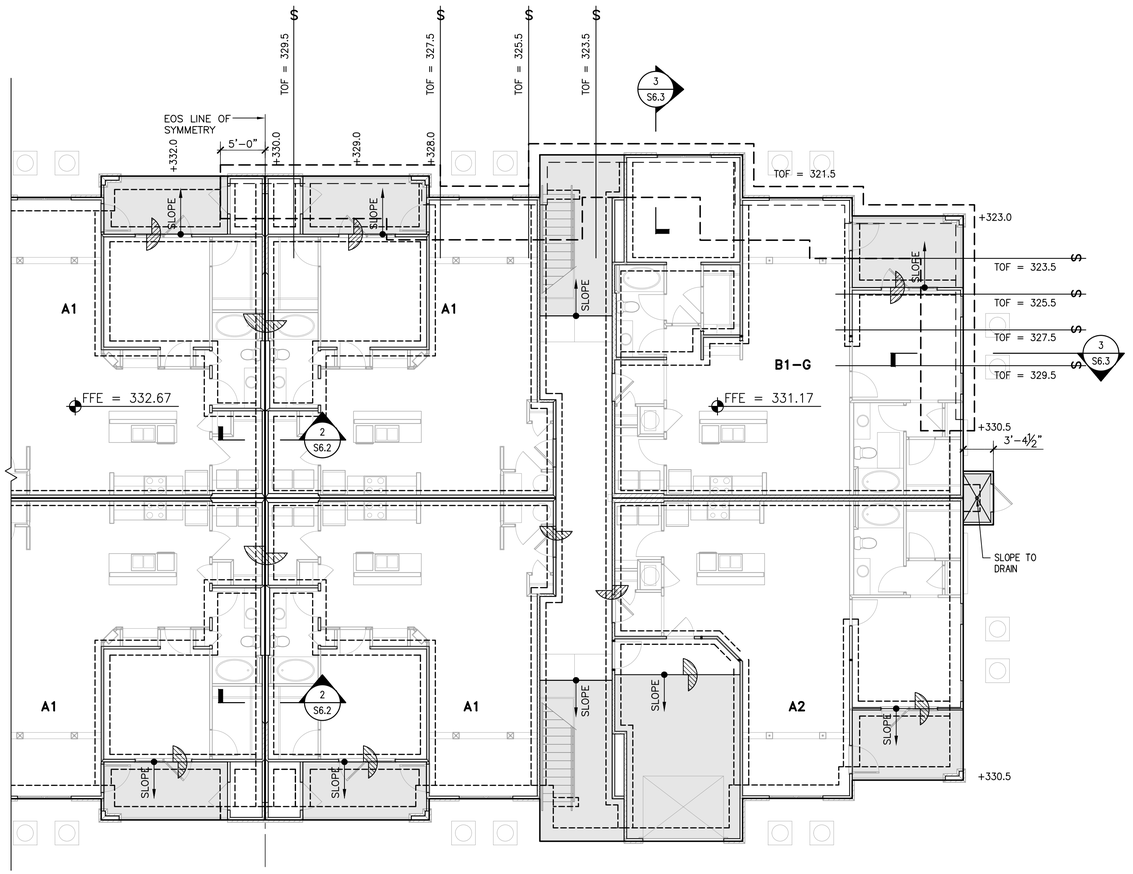


1 S1.1A PARTIAL BUILDING TYPE I FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDG #8, #10 & #20

SEE 1/S1.1 FOR TYPICAL SECTION CUTS AND SLAB DIMENSIONS



2 S1.1A PARTIAL BUILDING TYPE I FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDG #13

SEE 1/S1.1 FOR TYPICAL SECTION CUTS AND SLAB DIMENSIONS

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK CONCRETE WITH VAPOR RETARDER OVER MINIMUM 4" OF FREE-DRAINING GRANULAR MATERIAL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. REINFORCE SLAB WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB. SEE S6 SERIES FOR FOUNDATION DETAILS.
2. PROVIDE SLAB ON GRADE SAW-CUT CONTROL JOINTS @ 25'-0" O.C. MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
4. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
5. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
6. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE / FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR UNIT BEARING WALLS.
7. SEE CIVIL DRAWINGS FOR ALL FOUNDATION AND SLAB UNDERCUTS.
8. SEE DWG S0.1, S0.2, S0.3 & S0.4 FOR GENERAL NOTES.

FOUNDATION PLAN LEGEND:

FFE= 0'-0" DENOTES REFERENCE T/SLAB ON GRADE (FINISHED FLOOR) ELEVATION. SEE CIVIL DRAWINGS FOR DATUM T/SLAB ELEVATIONS.

INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION.

INDICATES SLOPING SLAB AREAS. SEE ARCH FOR SLOPE LENGTHS.

TS6 / SLAB DIM — DENOTES THICKENED SLAB AREA AT SHEAR WALL END. SLAB DIM DENOTES THICKENED SLAB EXTENTS (FT) IN EACH DIRECTION. SEE 7/S6.1 FOR SLAB THICKNESS & REINF INFO. INTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN TWO DIRECTIONS. EXTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN DIRECTION PARALLEL TO EXTERIOR WALL & FLUSH WITH EDGE OF SLAB EXTENTS. SEE S2X SERIES DRAWINGS FOR SHEAR WALL LOC'NS AND MINIMUM FOOTING SIZES/REINF.

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Revisions:

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:
BUILDING TYPE I FOUNDATION PLAN - BLDGS #8, #10, #13 & #20

Date:
February 24, 2022

Sheet Number:

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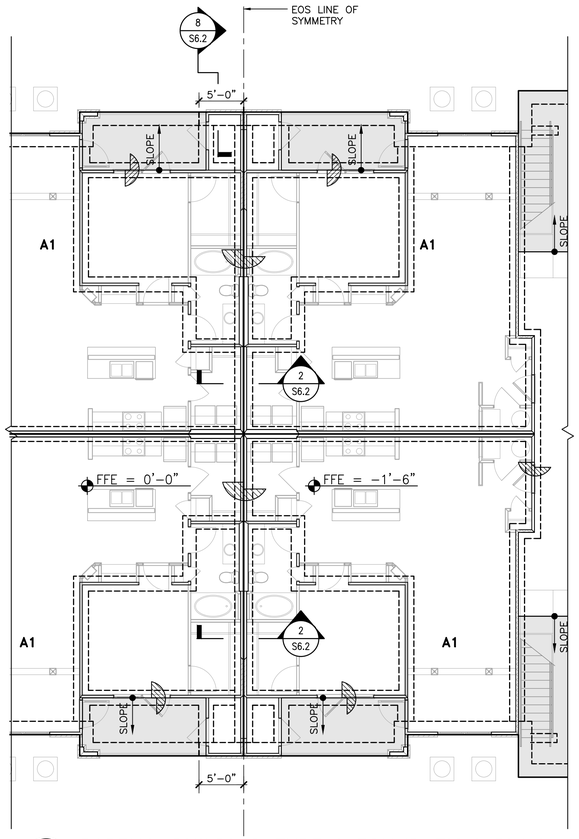
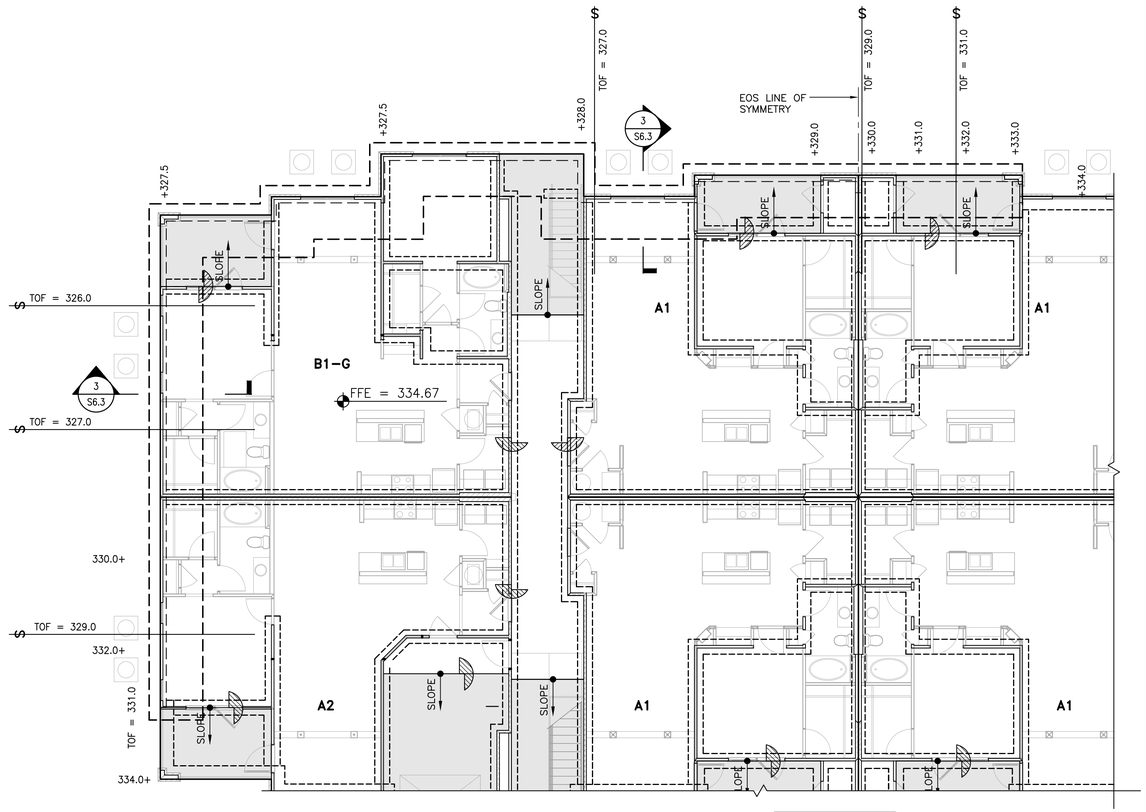


1 S1.1B PARTIAL BUILDING TYPE I FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDG #19

SEE 1/S1.1 FOR TYPICAL SECTION CUTS AND SLAB DIMENSIONS



2 S1.1B PARTIAL BUILDING TYPE I FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDG #14

SEE 1/S1.1 FOR TYPICAL SECTION CUTS AND SLAB DIMENSIONS

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK CONCRETE WITH VAPOR RETARDER OVER MINIMUM 4" OF FREE-DRAINING GRANULAR MATERIAL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. REINFORCE SLAB WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB. SEE S6 SERIES FOR FOUNDATION DETAILS.
2. PROVIDE SLAB ON GRADE SAW-CUT CONTROL JOINTS @ 25'-0" O.C. MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
4. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
5. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
6. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE / FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR UNIT BEARING WALLS.
7. SEE CIVIL DRAWINGS FOR ALL FOUNDATION AND SLAB UNDERCUTS.
8. SEE DWG S0.1, S0.2, S0.3 & S0.4 FOR GENERAL NOTES.

FOUNDATION PLAN LEGEND:

FFE= 0'-0" DENOTES REFERENCE T/SLAB ON GRADE (FINISHED FLOOR) ELEVATION. SEE CIVIL DRAWINGS FOR DATUM T/SLAB ELEVATIONS.

INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION.

INDICATES SLOPING SLAB AREAS. SEE ARCH FOR SLOPE LENGTHS.

TS6 / SLAB DIM — DENOTES THICKENED SLAB AREA AT SHEAR WALL END. SLAB DIM DENOTES THICKENED SLAB EXTENTS (FT) IN EACH DIRECTION. SEE 7/S6.1 FOR SLAB THICKNESS & REINF INFO. INTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN TWO DIRECTIONS. EXTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN DIRECTION PARALLEL TO EXTERIOR WALL & FLUSH WITH EDGE OF SLAB EXTENTS. SEE S2X SERIES DRAWINGS FOR SHEAR WALL LOC'NS AND MINIMUM FOOTING SIZES/REINF.

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Seal:

SOUTH CAROLINA — SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 19300 — SCOTT ALAN DAVIS

02.24.22

SOUTH CAROLINA — Davis & Church LLC — No. 4251 — CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:
BUILDING TYPE I FOUNDATION PLAN - BLDGS #19 & #14

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February 24, 2022

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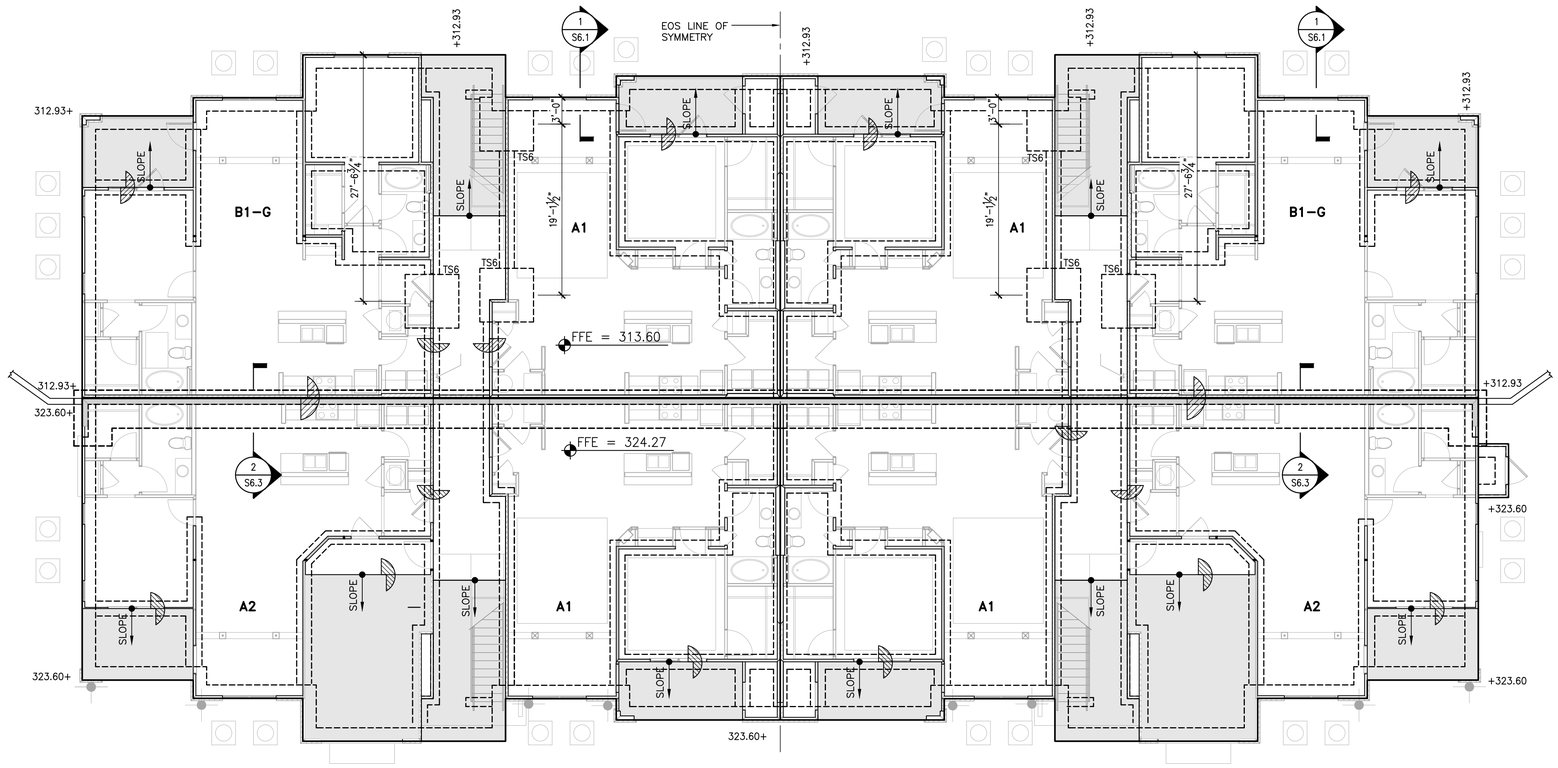

1 S1.1C BUILDING TYPE Ia FOUNDATION PLAN

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

BLDG #11

SEE 1/S1.1 FOR TYPICAL SECTION CUTS AND SLAB DIMENSIONS

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK CONCRETE WITH VAPOR RETARDER OVER MINIMUM 4" OF FREE-DRAINING GRANULAR MATERIAL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. REINFORCE SLAB WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB. SEE S6 SERIES FOR FOUNDATION DETAILS.
2. PROVIDE SLAB ON GRADE SAW-CUT CONTROL JOINTS @ 25'-0" O.C. MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
4. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
5. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
6. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE / FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR UNIT BEARING WALLS.
7. SEE CIVIL DRAWINGS FOR ALL FOUNDATION AND SLAB UNDERCUTS.
8. SEE DWG S0.1, S0.2, S0.3 & S0.4 FOR GENERAL NOTES.

FOUNDATION PLAN LEGEND:

FFE= 0'-0" DENOTES REFERENCE T/SLAB ON GRADE (FINISHED FLOOR) ELEVATION. SEE CIVIL DRAWINGS FOR DATUM T/SLAB ELEVATIONS.

INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION.

INDICATES SLOPING SLAB AREAS. SEE ARCH FOR SLOPE LENGTHS.

TS6 / SLAB DIM — DENOTES THICKENED SLAB AREA AT SHEAR WALL END. SLAB DIM DENOTES THICKENED SLAB EXTENTS (FT) IN EACH DIRECTION. SEE 7/S6.1 FOR SLAB THICKNESS & REINF INFO. INTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN TWO DIRECTIONS. EXTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN DIRECTION PARALLEL TO EXTERIOR WALL & FLUSH WITH EDGE OF SLAB EXTENTS. SEE S2X SERIES DRAWINGS FOR SHEAR WALL LOC'NS AND MINIMUM FOOTING SIZES/REINF.

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Davis & Church LLC SOUTH CAROLINA No. 4251 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE Ia FOUNDATION PLAN - BLDG #11

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February 24, 2022

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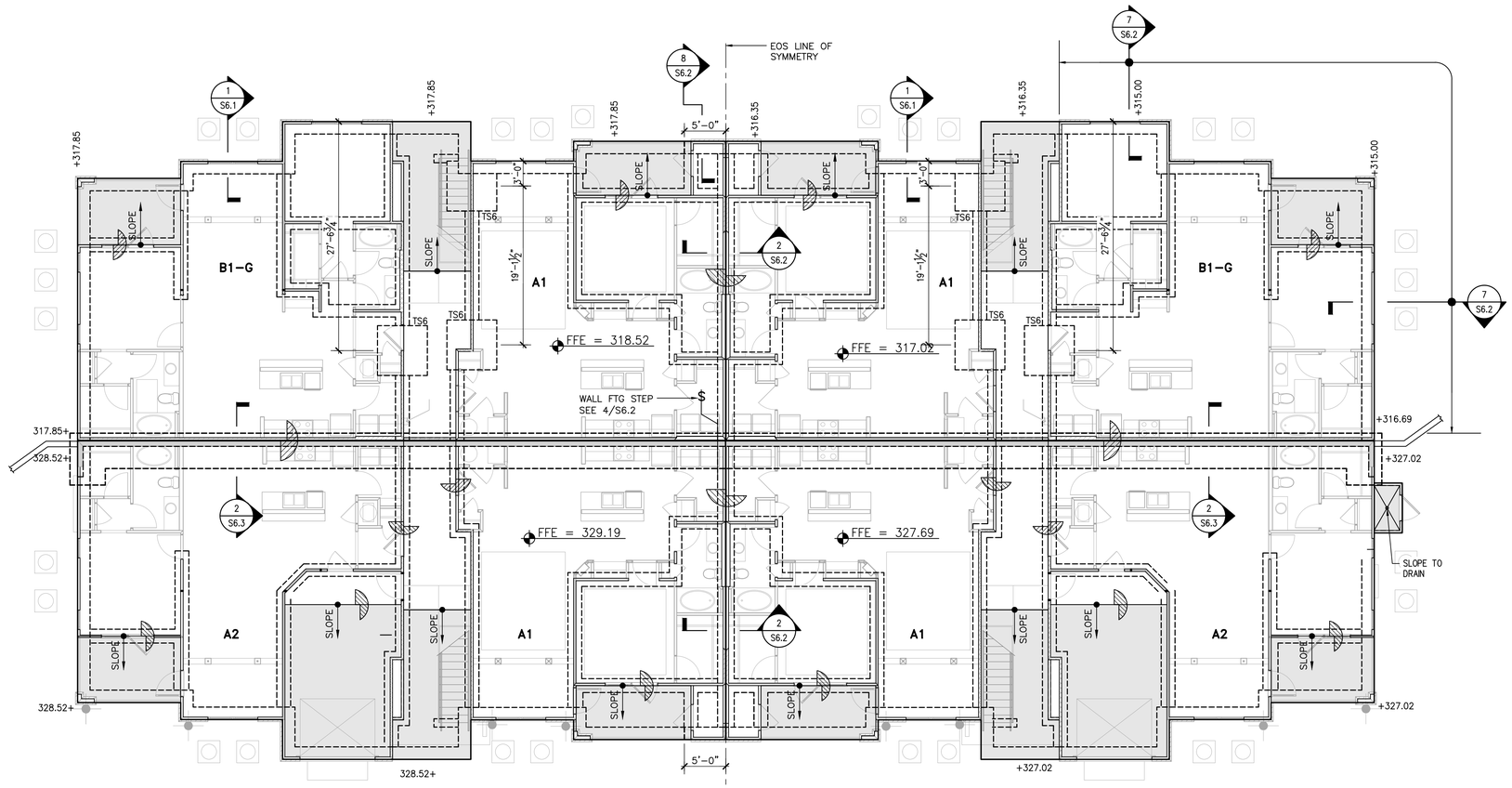

1 S1.1D BUILDING TYPE Ia FOUNDATION PLAN

SCALE: 1/8" = 1'–0" BLDG #12

SEE 1/S1.1 FOR TYPICAL SECTION CUTS AND SLAB DIMENSIONS

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK CONCRETE WITH VAPOR RETARDER OVER MINIMUM 4" OF FREE–DRAINING GRANULAR MATERIAL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. REINFORCE SLAB WITH FLAT SHEET WWF 6x6–W1.4xW1.4 LOCATED 1–1/2" FROM TOP OF SLAB. SEE S6 SERIES FOR FOUNDATION DETAILS.
2. PROVIDE SLAB ON GRADE SAW–CUT CONTROL JOINTS @ 25'–0" O.C. MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
4. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
5. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
6. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB–ON–GRADE / FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR UNIT BEARING WALLS.
7. SEE CIVIL DRAWINGS FOR ALL FOUNDATION AND SLAB UNDERCUTS.
8. SEE DWG S0.1, S0.2, S0.3 & S0.4 FOR GENERAL NOTES.

FOUNDATION PLAN LEGEND:

FFE= 0'–0" DENOTES REFERENCE T/SLAB ON GRADE (FINISHED FLOOR) ELEVATION. SEE CIVIL DRAWINGS FOR DATUM T/SLAB ELEVATIONS.

INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION.

INDICATES SLOPING SLAB AREAS. SEE ARCH FOR SLOPE LENGTHS.

TS6 / SLAB DIM — DENOTES THICKENED SLAB AREA AT SHEAR WALL END. SLAB DIM DENOTES THICKENED SLAB EXTENTS (FT) IN EACH DIRECTION. SEE 7/S6.1 FOR SLAB THICKNESS & REINF INFO. INTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN TWO DIRECTIONS. EXTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN DIRECTION PARALLEL TO EXTERIOR WALL & FLUSH WITH EDGE OF SLAB EXTENTS. SEE S2X SERIES DRAWINGS FOR SHEAR WALL LOC'NS AND MINIMUM FOOTING SIZES/REINF.

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02.24.22
SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE Ia FOUNDATION PLAN - BLDG #12

Date:
February 24, 2022

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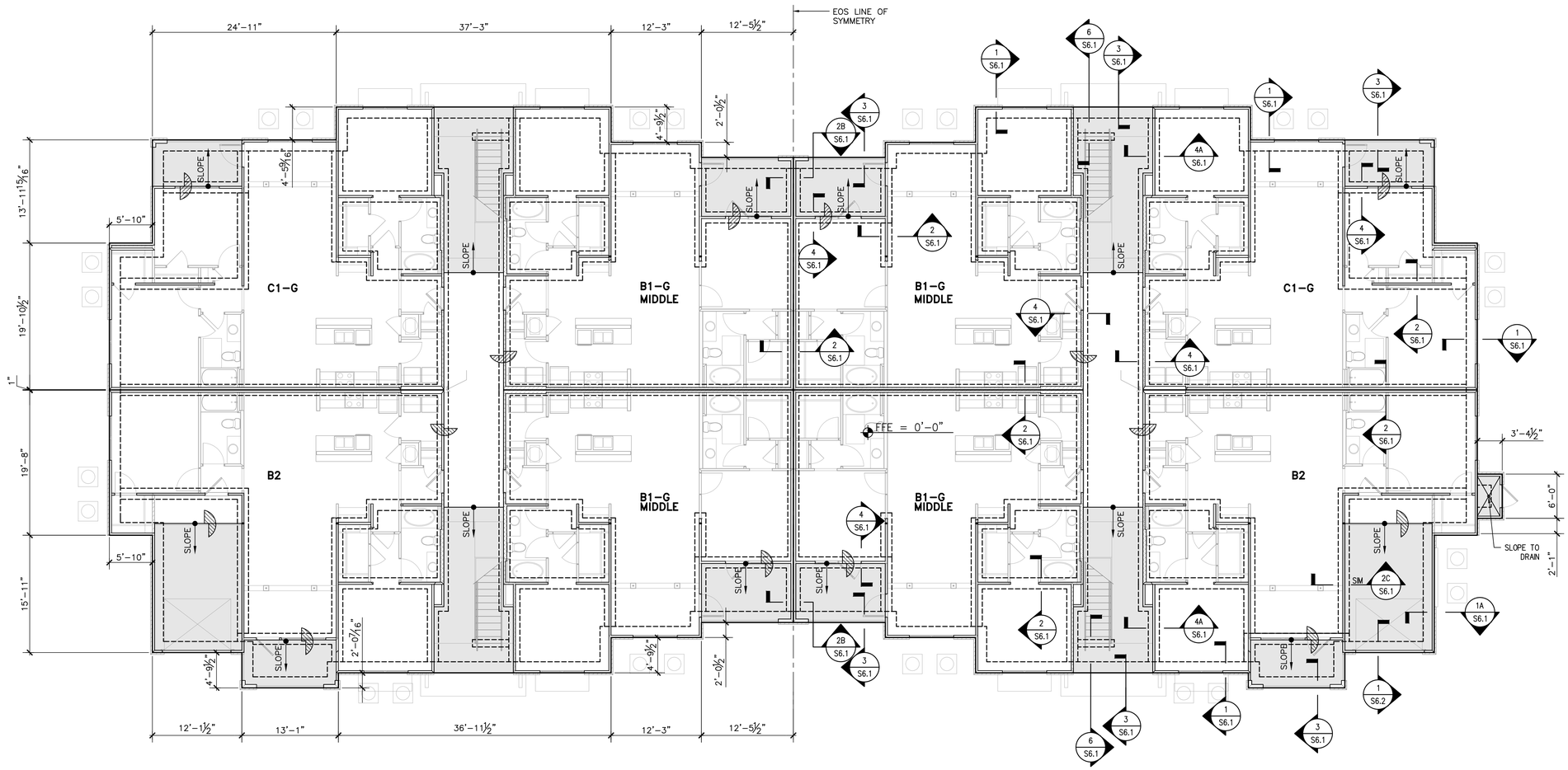

1 S1.2 BUILDING TYPE II FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDG #1, #4

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK CONCRETE WITH VAPOR RETARDER OVER MINIMUM 4" OF FREE-DRAINING GRANULAR MATERIAL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. REINFORCE SLAB WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB. SEE S6 SERIES FOR FOUNDATION DETAILS.
2. PROVIDE SLAB ON GRADE SAW-CUT CONTROL JOINTS @ 25'-0" O.C. MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
4. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
5. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
6. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE / FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR UNIT BEARING WALLS.
7. SEE CIVIL DRAWINGS FOR ALL FOUNDATION AND SLAB UNDERCUTS.
8. SEE DWG S0.1, S0.2, S0.3 & S0.4 FOR GENERAL NOTES.

FOUNDATION PLAN LEGEND:

FFE= 0'-0" — DENOTES REFERENCE T/SLAB ON GRADE (FINISHED FLOOR) ELEVATION. SEE CIVIL DRAWINGS FOR DATUM T/SLAB ELEVATIONS.

INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION.

INDICATES SLOPING SLAB AREAS. SEE ARCH FOR SLOPE LENGTHS.

TS6 / SLAB DIM — DENOTES THICKENED SLAB AREA AT SHEAR WALL END. SLAB DIM DENOTES THICKENED SLAB EXTENTS (FT) IN EACH DIRECTION. SEE 7/S6.1 FOR SLAB THICKNESS & REINF INFO. INTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN TWO DIRECTIONS. EXTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN DIRECTION PARALLEL TO EXTERIOR WALL & FLUSH WITH EDGE OF SLAB EXTENTS. SEE S2X SERIES DRAWINGS FOR SHEAR WALL LOC'NS AND MINIMUM FOOTING SIZES/REINF.

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Sheet Title:

BUILDING TYPE II FOUNDATION PLAN

Date:
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Sheet Number:

S1.2

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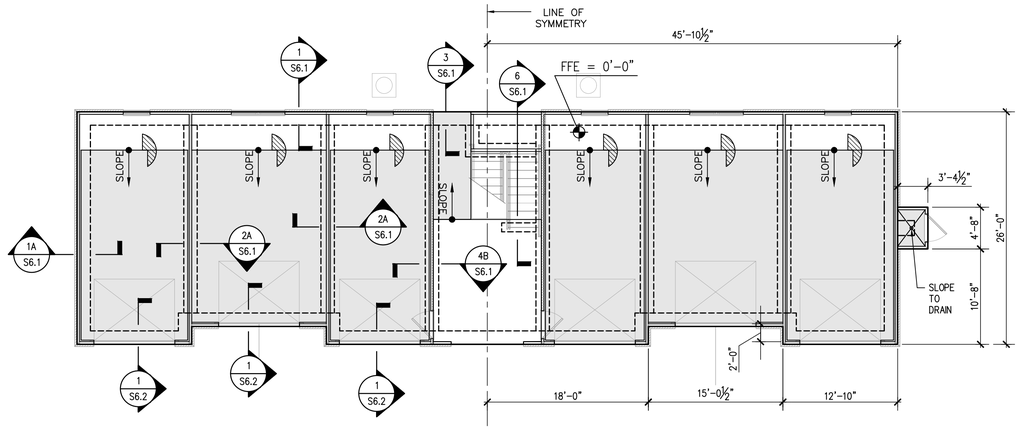
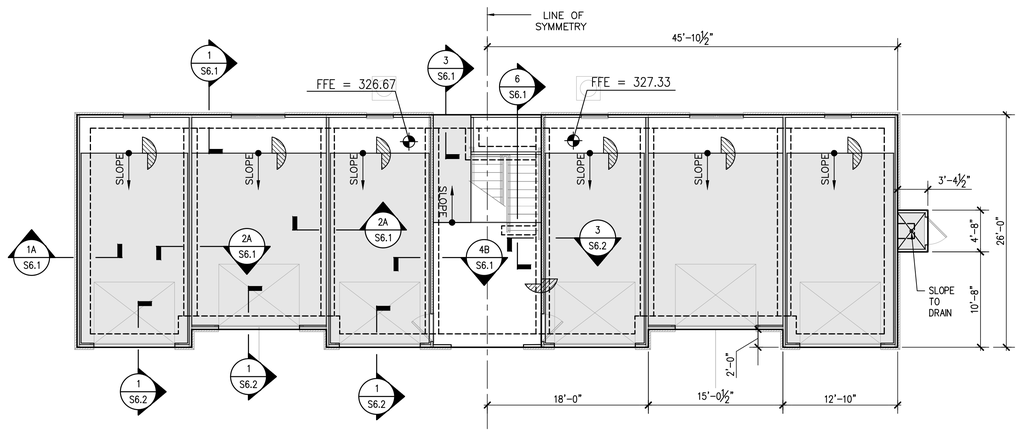
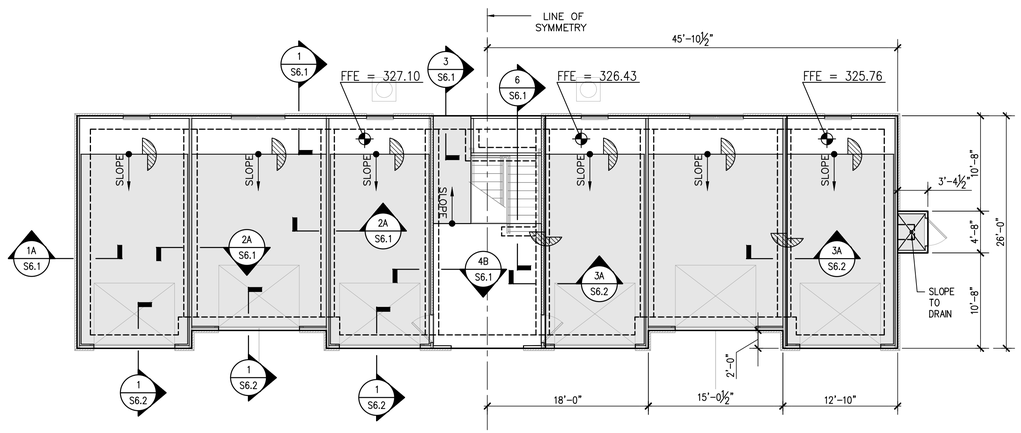


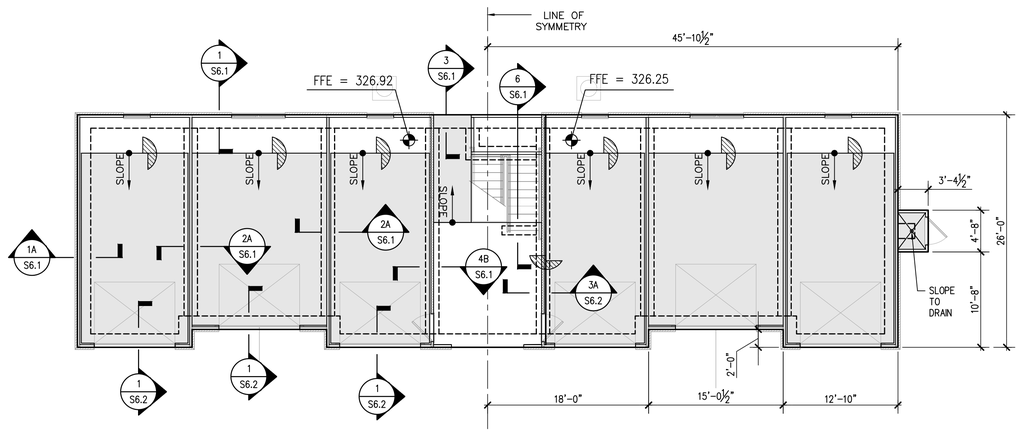
1 S1.3 BUILDING TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG #5, #16, #17



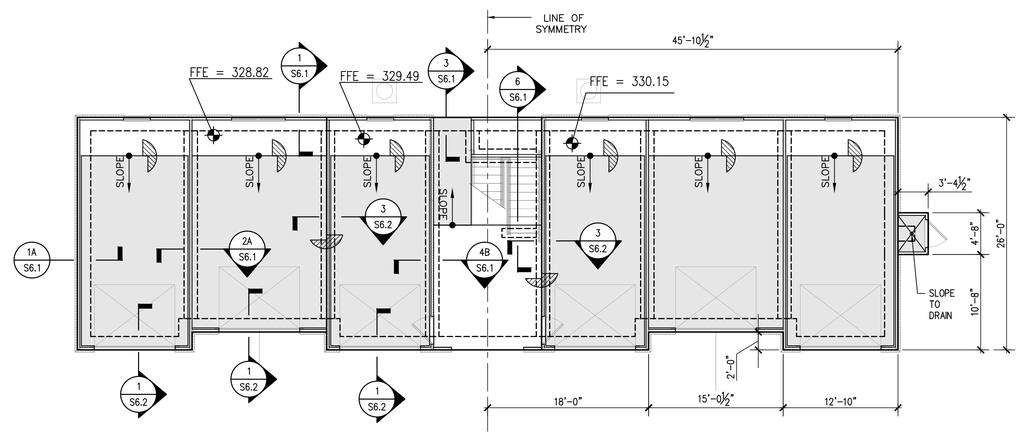
2 S1.3 BUILDING TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG #6



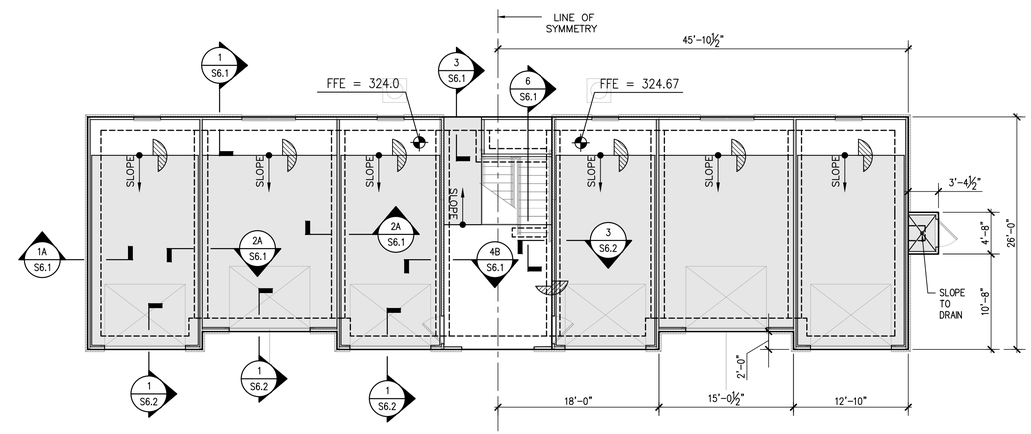
3 S1.3 BUILDING TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG #7



4 S1.3 BUILDING TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG #9



5 S1.3 BUILDING TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG #18



2 S1.3 BUILDING TYPE III FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDG #3

SEE S1.1 FOR FOUNDATION PLAN NOTES AND LEGEND

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE III FOUNDATION PLAN

Date:
February 24, 2022

Sheet Number:

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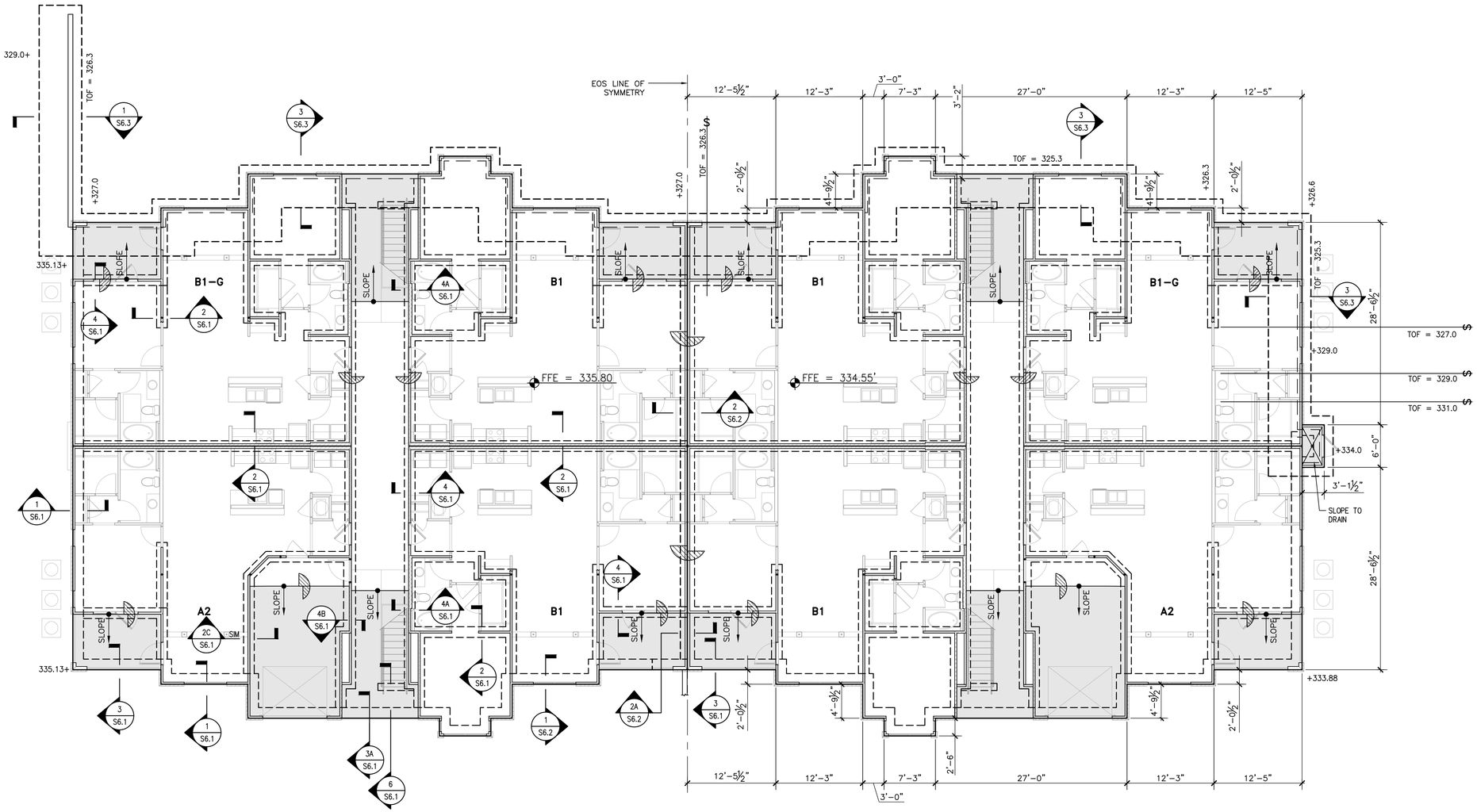

1 S1.4 BUILDING TYPE IV FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDG #15

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK CONCRETE WITH VAPOR RETARDER OVER MINIMUM 4" OF FREE-DRAINING GRANULAR MATERIAL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. REINFORCE SLAB WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB. SEE S6 SERIES FOR FOUNDATION DETAILS.
2. PROVIDE SLAB ON GRADE SAW-CUT CONTROL JOINTS @ 25'-0" O.C. MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
4. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
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6. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE / FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR UNIT BEARING WALLS.
7. SEE CIVIL DRAWINGS FOR ALL FOUNDATION AND SLAB UNDERCUTS.
8. SEE DWG S0.1, S0.2, S0.3 & S0.4 FOR GENERAL NOTES.

FOUNDATION PLAN LEGEND:

FFE= 0'-0" DENOTES REFERENCE T/SLAB ON GRADE (FINISHED FLOOR) ELEVATION. SEE CIVIL DRAWINGS FOR DATUM T/SLAB ELEVATIONS.

INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION.

INDICATES SLOPING SLAB AREAS. SEE ARCH FOR SLOPE LENGTHS.

TS6 / SLAB DIM — DENOTES THICKENED SLAB AREA AT SHEAR WALL END. SLAB DIM DENOTES THICKENED SLAB EXTENTS (FT) IN EACH DIRECTION. SEE 7/S6.1 FOR SLAB THICKNESS & REINF INFO. INTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN TWO DIRECTIONS. EXTERIOR THICKENED SLAB SHALL BE CENTERED ON SHEAR WALL END IN DIRECTION PARALLEL TO EXTERIOR WALL & FLUSH WITH EDGE OF SLAB EXTENTS. SEE S2X SERIES DRAWINGS FOR SHEAR WALL LOC'NS AND MINIMUM FOOTING SIZES/REINF.

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 19300 SCOTT ALAN DAVIS 02.24.22

SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE IV FOUNDATION PLAN

Date:
February 24, 2022

Sheet Number:

S1.4

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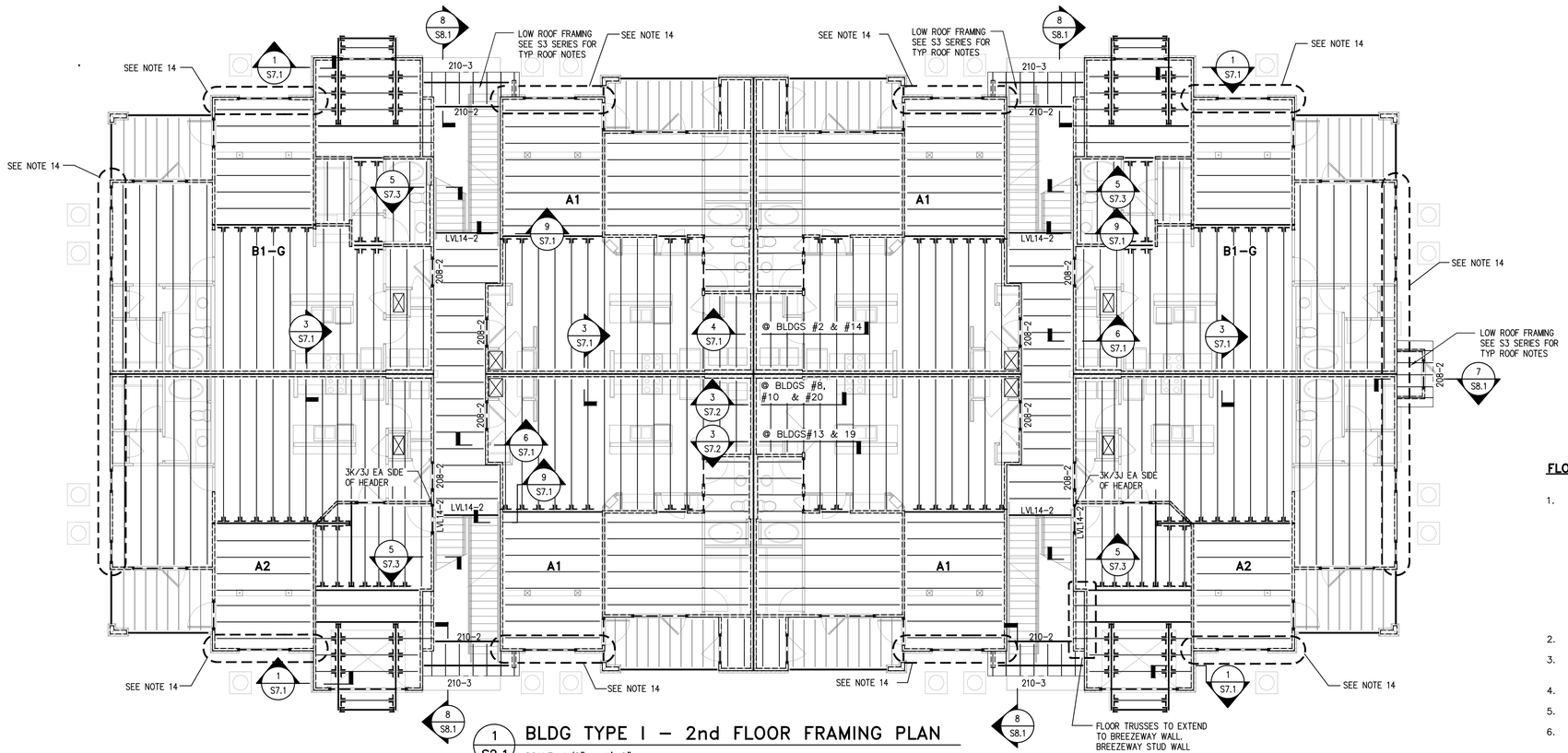
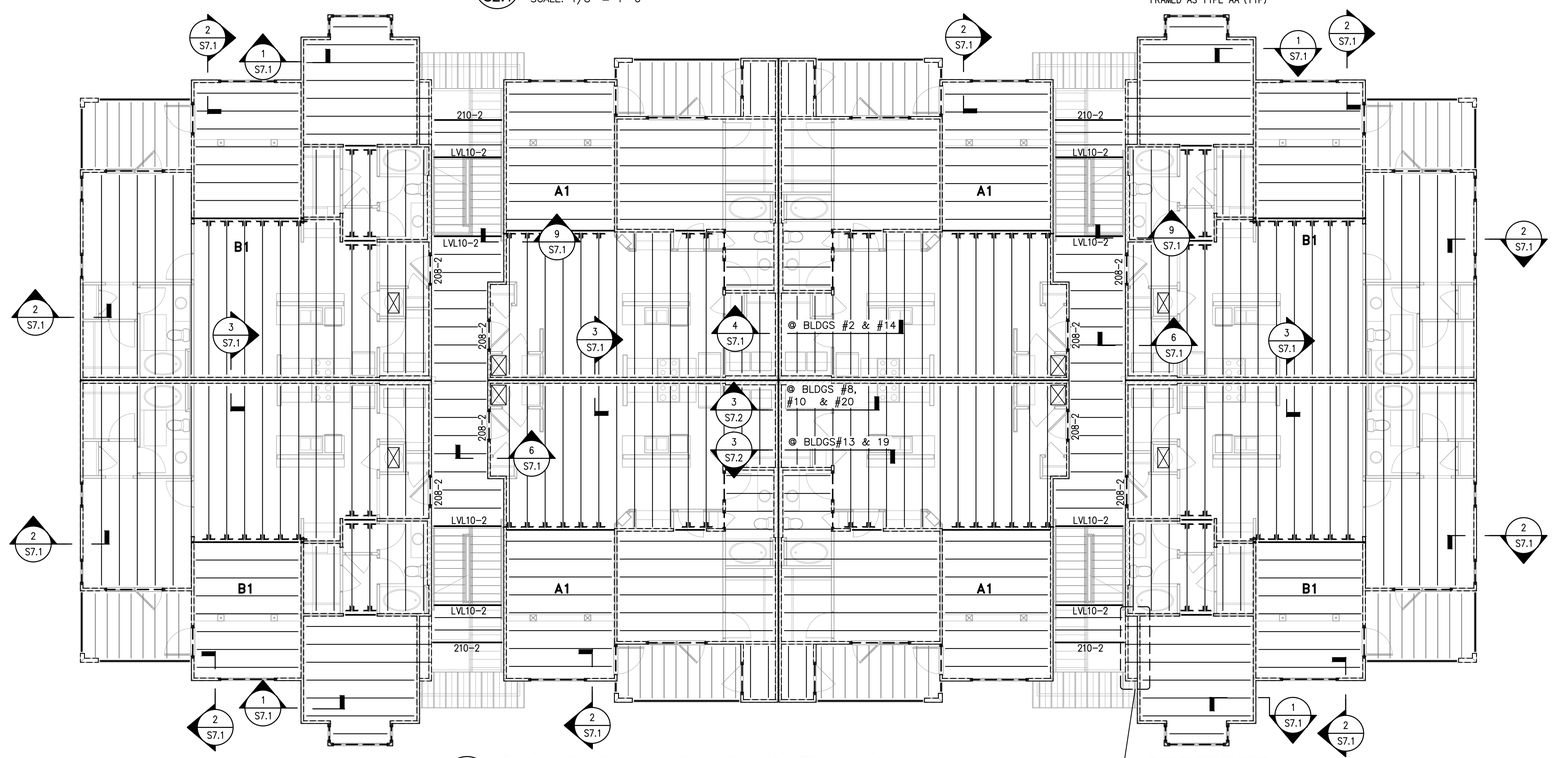


1 S2.1 BLDG TYPE I – 2nd FLOOR FRAMING PLAN

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



2 S2.1 BLDG TYPE I – 3rd FLOOR FRAMING PLAN

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

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
- - - -	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by:West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE I 2nd AND 3rd FLOOR FRAMING PLANS

Date:
February 24, 2022

Sheet Number:

S2.1

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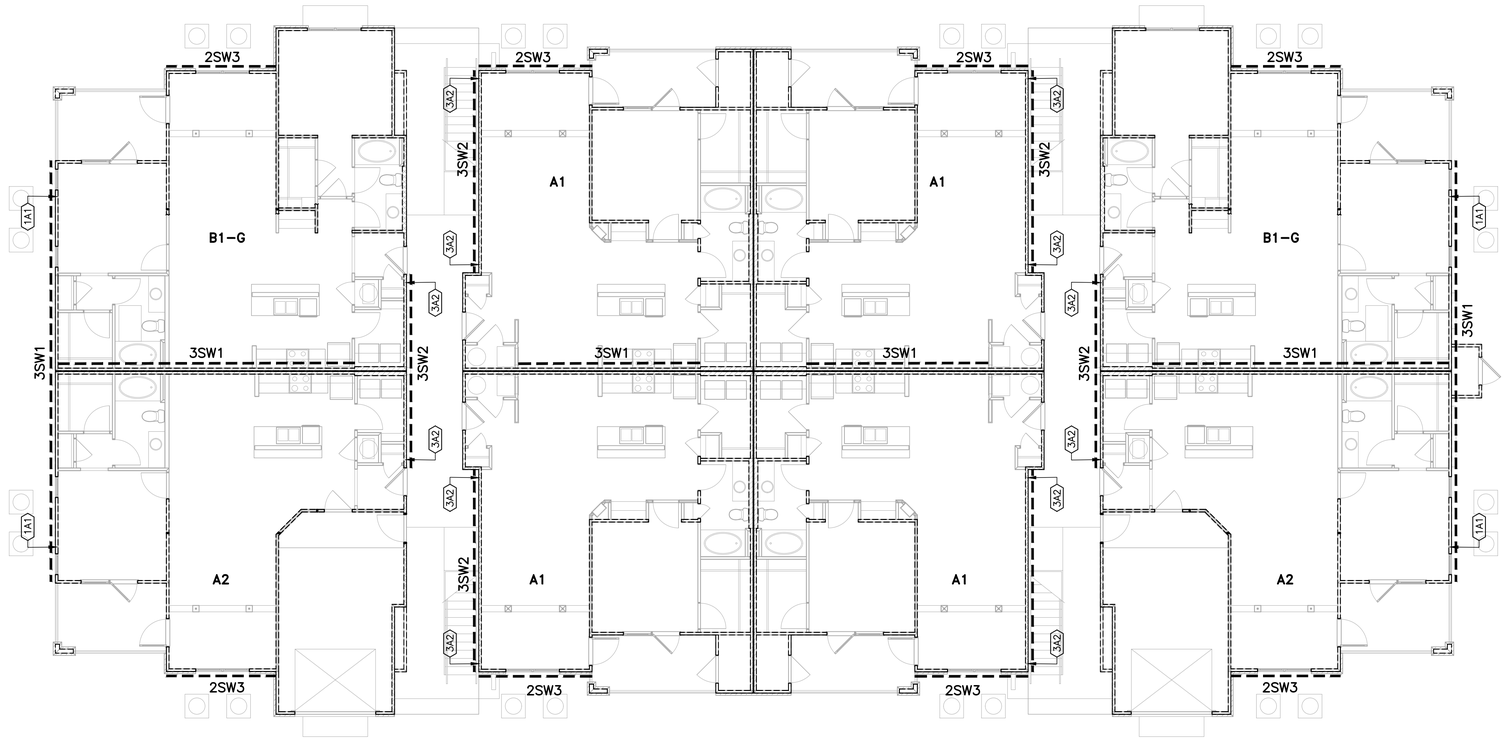
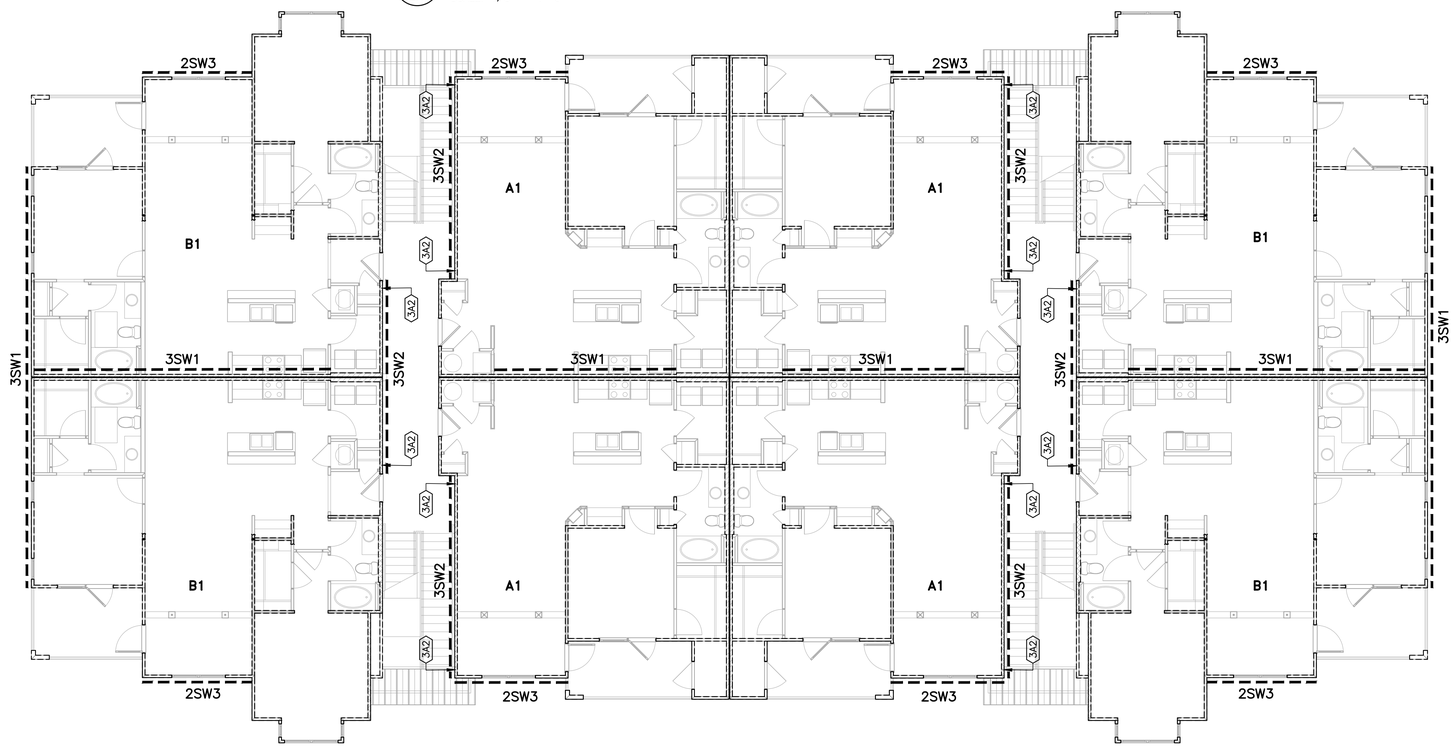


1 S2.1X BLDG TYPE I – 1st FLOOR BRACING PLAN

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



2 S2.1X BLDG TYPE I – 2nd & 3rd FLOOR BRACING PLAN

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

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D → 4SW1 ← SHEARWALL RUN TYPE

1. 4SW1 DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D → 4A1 ← END ANCHOR RUN TYPE

2. 4A1 DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.
3. * DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.
4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:
BUILDING TYPE I
1st, 2nd & 3rd
FLOOR BRACING
PLANS

Date:
February 24, 2022

Sheet Number:

S2.1X

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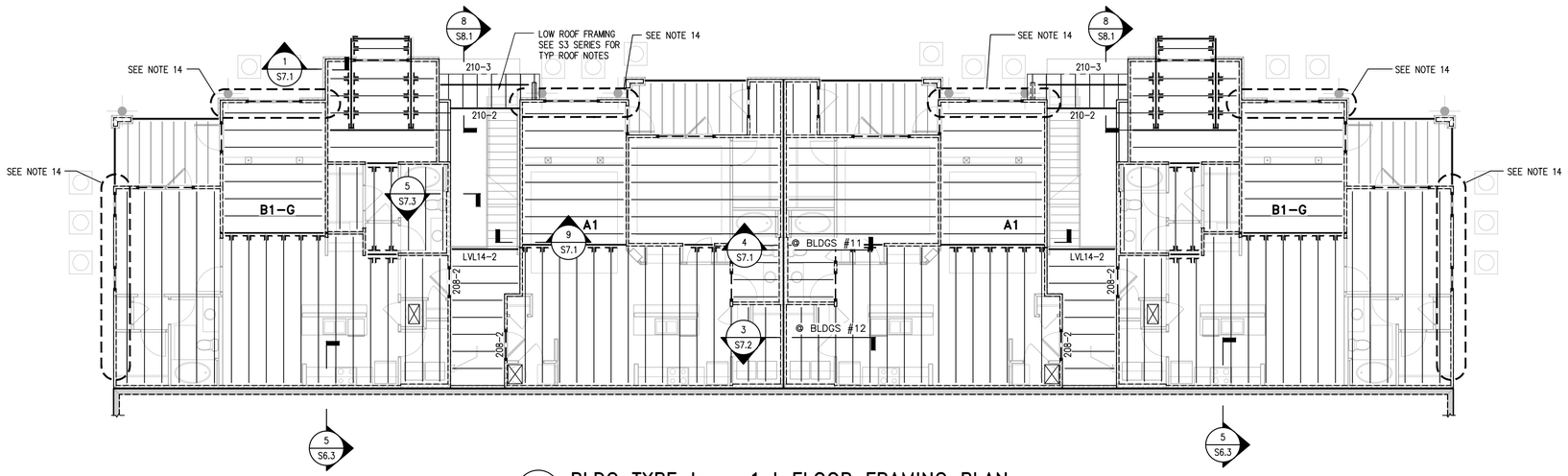
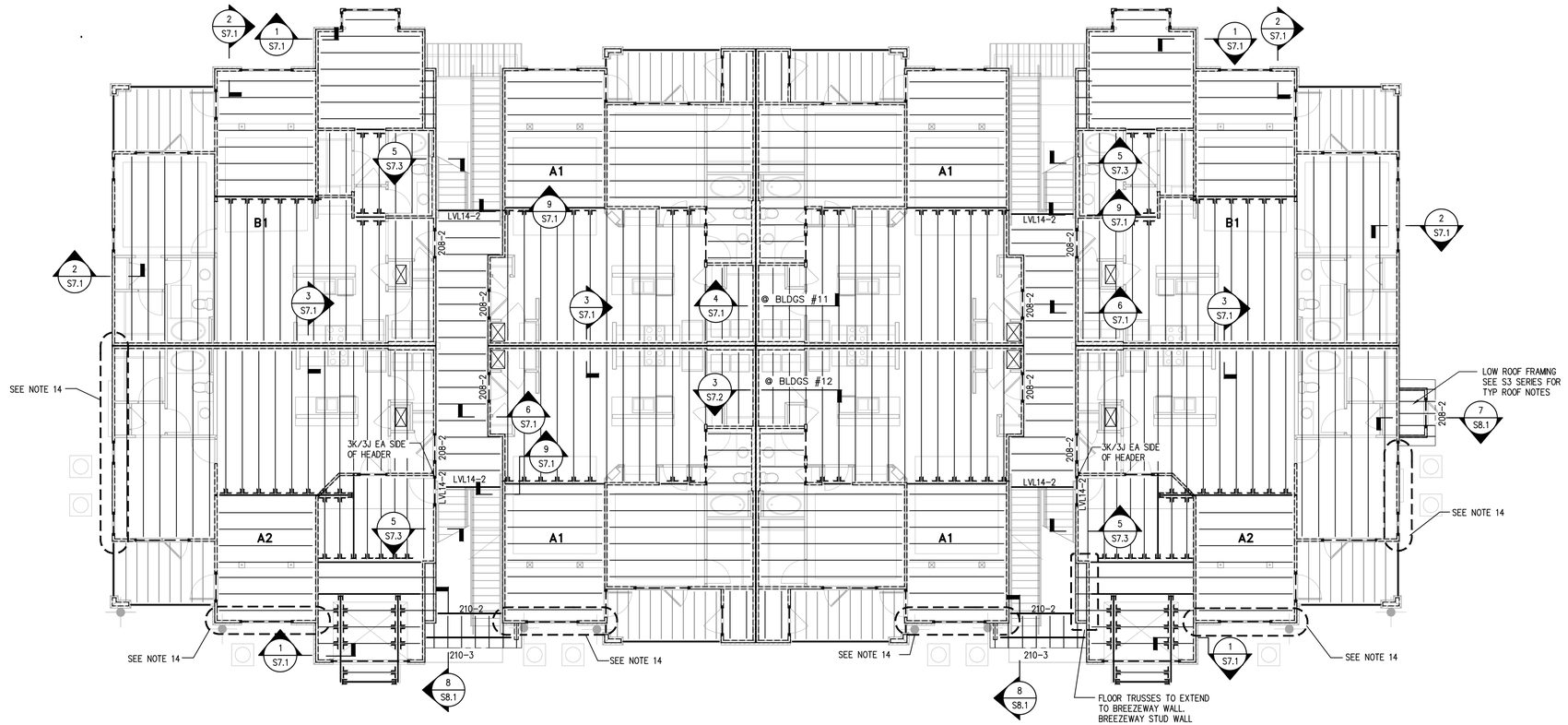


1 S2.1a BLDG TYPE Ia – 1st FLOOR FRAMING PLAN

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



2 S2.1a BLDG TYPE Ia – 2nd FLOOR FRAMING PLAN

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

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
⊠	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
– – –	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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02.24.22
Davis & Church LLC SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION No. 4251

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE Ia 1st & 2nd FLOOR FRAMING PLANS

Date:
February 24, 2022

Sheet Number:

S2.1a

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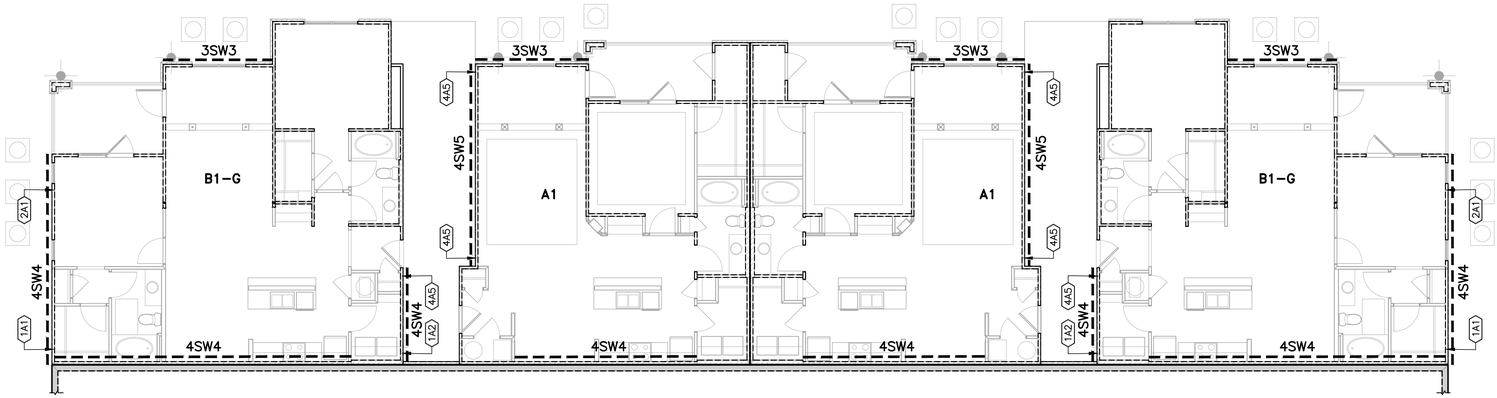
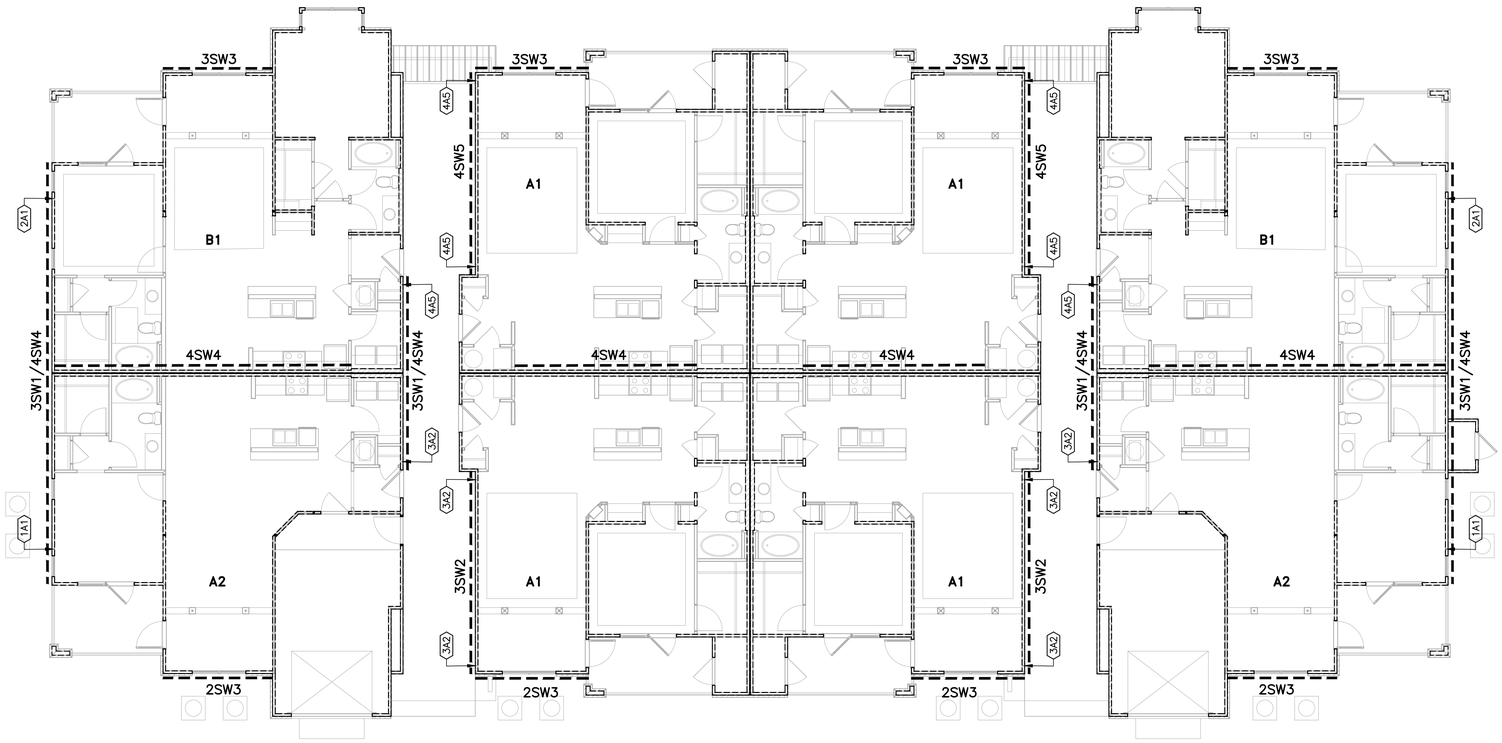


1 S2.1aX BLDG TYPE Ia – TERRACE LEVEL BRACING PLAN

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



2 S2.1aX BLDG TYPE Ia – 1st LEVEL BRACING PLAN

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

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D → 1. 4SW1 ← SHEARWALL RUN TYPE — DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D → 2. 4A1 ← END ANCHOR RUN TYPE — DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.

3. * DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.
4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by:West Columbia Apartment Residences, LLC

Sheet Title:
BUILDING TYPE Ia TERRACE & 1st LEVEL BRACING PLAN

Date:
February 24, 2022

Sheet Number:

S2.1aX

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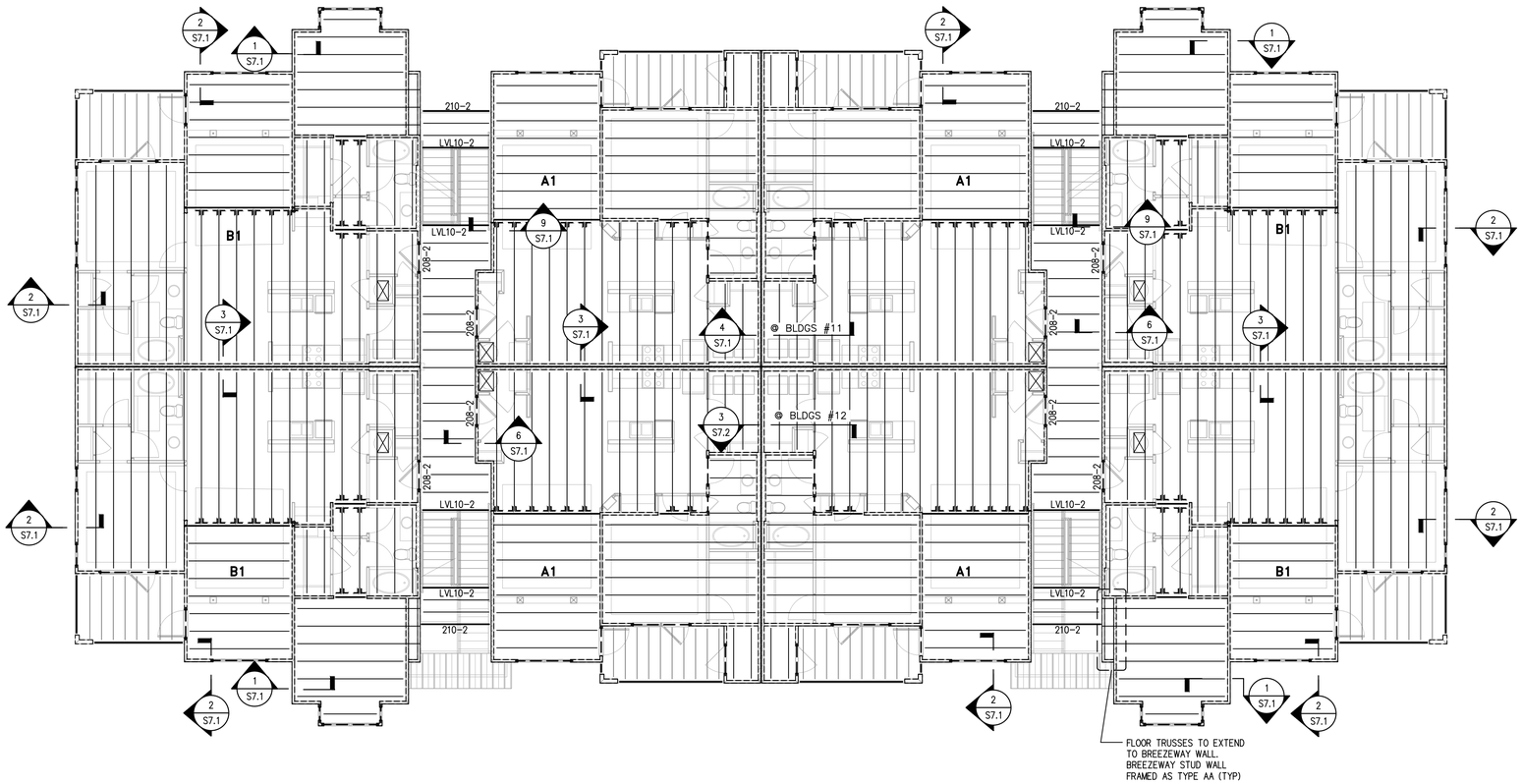

1 S2.1b BLDG TYPE Ia – 3rd FLOOR FRAMING PLAN

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

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
– – – –	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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Seal:

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02.24.22
SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE Ia 3rd FLOOR FRAMING PLAN

Date:
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S2.1b

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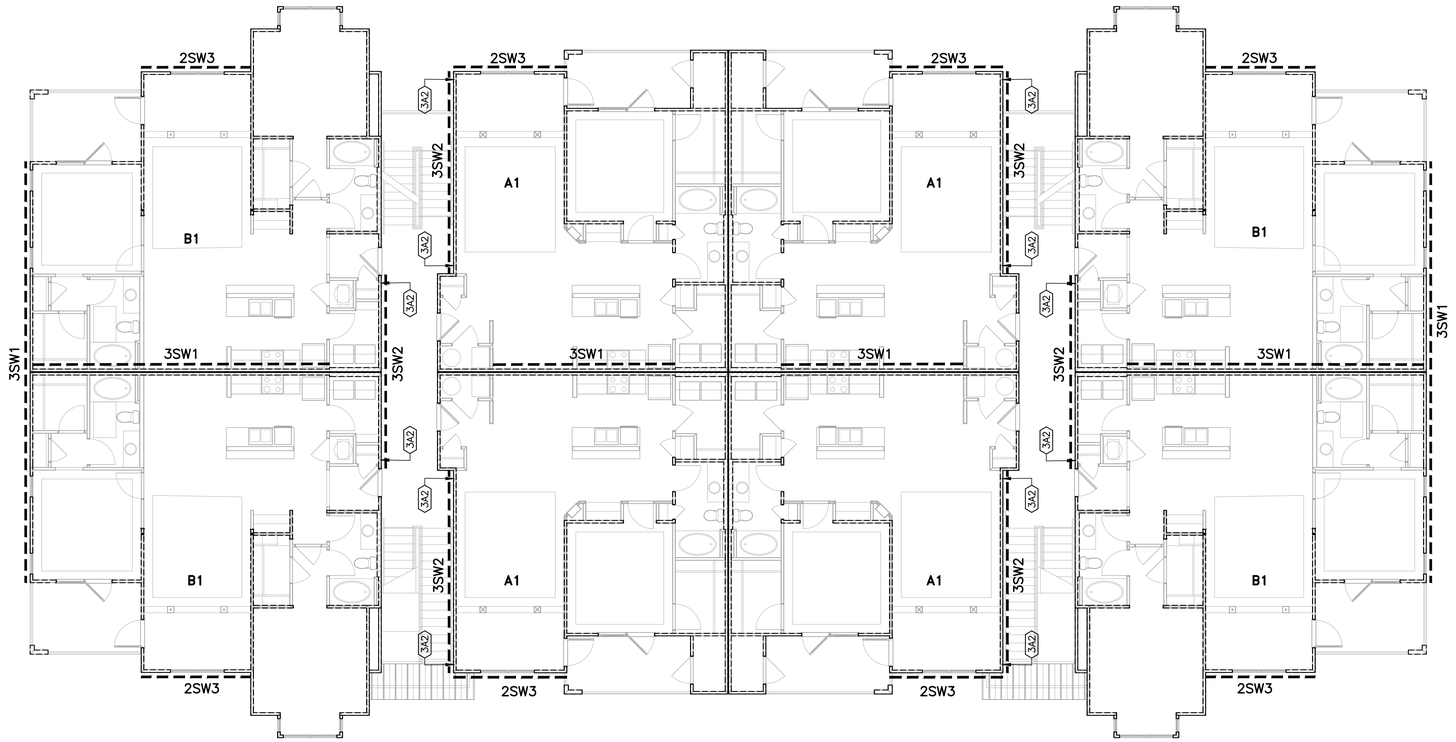

1 / S2.1bX — BLDG TYPE Ia – 2nd & 3rd LEVEL BRACING PLAN

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

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D — SHEARWALL RUN TYPE (e.g. 4SW1)

1. DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D — END ANCHOR RUN TYPE (e.g. 4A1)

2. DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.

3. * DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.

4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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SOUTH CAROLINA — SCOTT ALAN DAVIS — No. 19300 — 02.24.22

SOUTH CAROLINA — Davis & Church LLC — No. 4251 — CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE Ia
2nd & 3rd LEVEL
BRACING PLAN

Date:
February 24, 2022

Sheet Number:

S2.1bX

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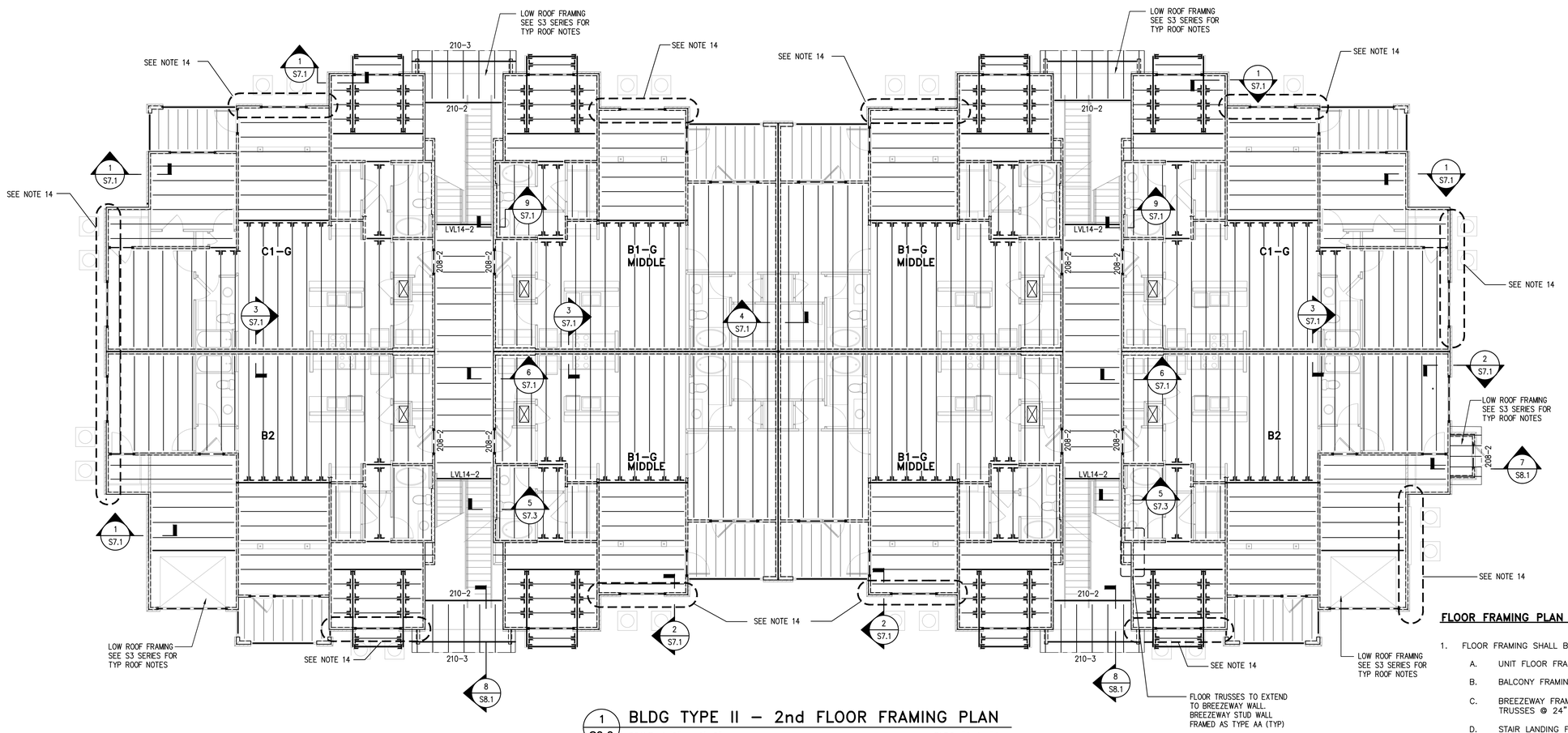

1 S2.2 BLDG TYPE II – 2nd FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDG #1 & #4

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
– – – –	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE II 2nd FLOOR FRAMING PLAN

Date:
February 24, 2022

Sheet Number:

S2.2

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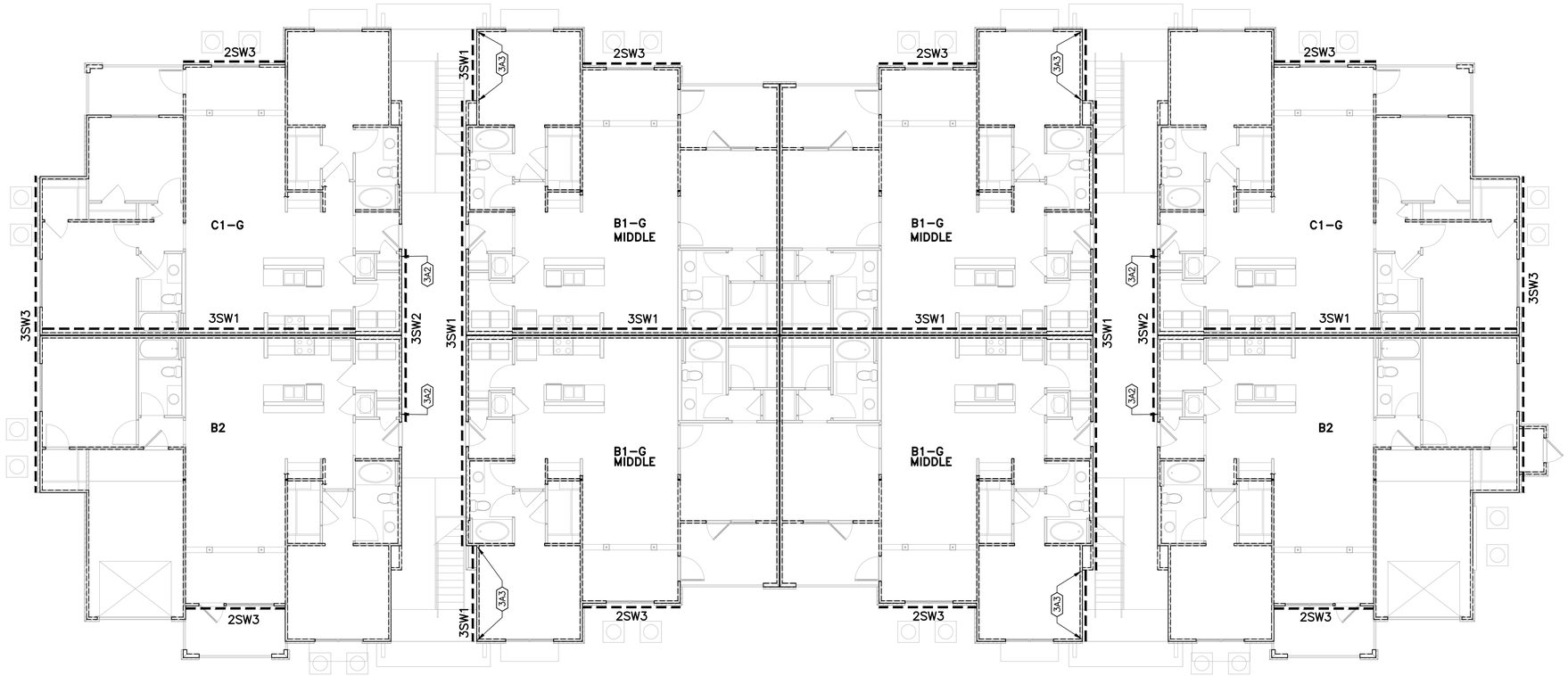

1 S2.2X **BLDG TYPE II – 1st FLOOR BRACING PLAN**

SCALE: 1/8" = 1'–0"

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D — 4SW1 — SHEARWALL RUN TYPE

1. DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D — 4A1 — END ANCHOR RUN TYPE

2. DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.
3. * DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.
4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE II
1st FLOOR
BRACING PLAN

Date:
February 24, 2022

Sheet Number:

S2.2X

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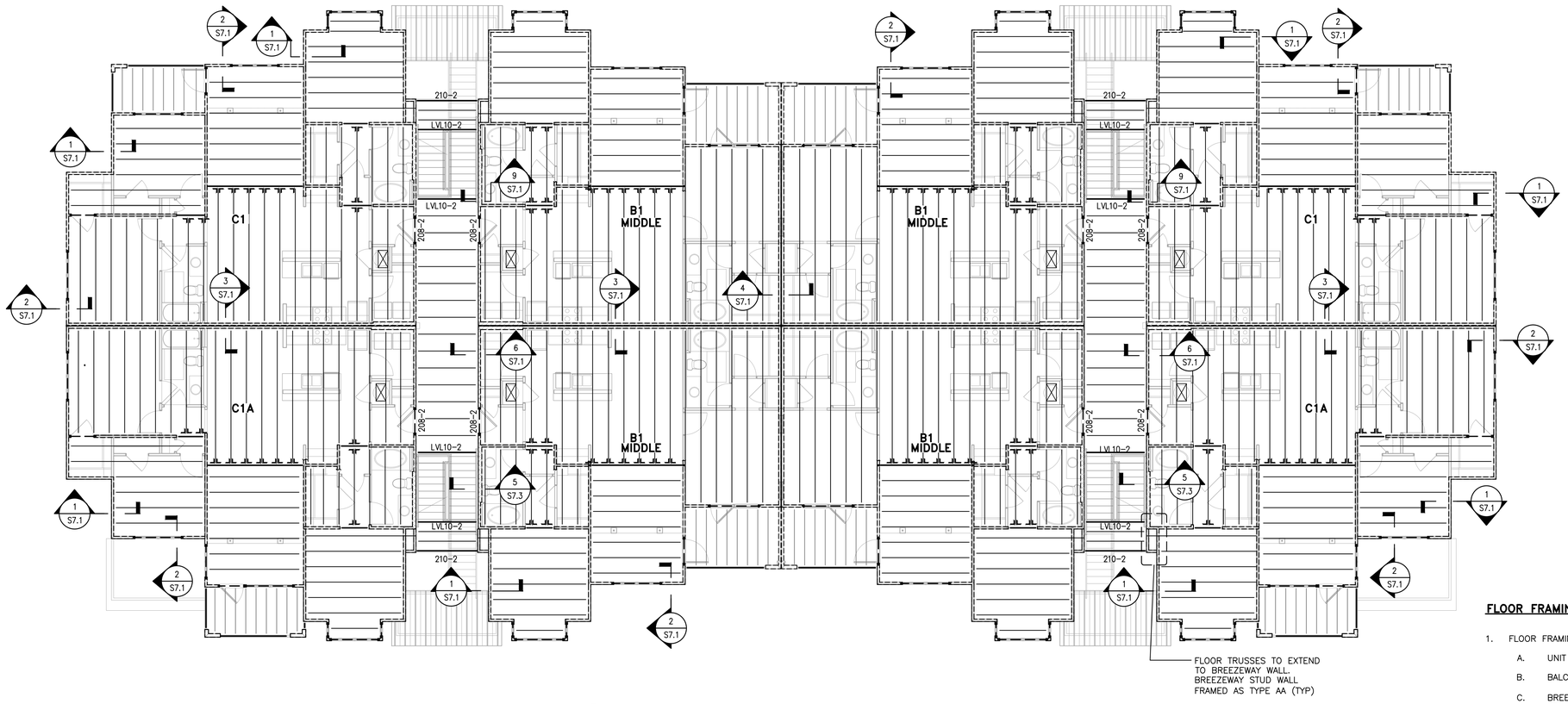

1 S2.3 BLDG TYPE II – 3rd FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDG #1 & #4

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    - BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    - GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    - HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE

    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
– – – –	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE II 3rd FLOOR FRAMING PLAN

Date:
February 24, 2022

Sheet Number:

S2.3

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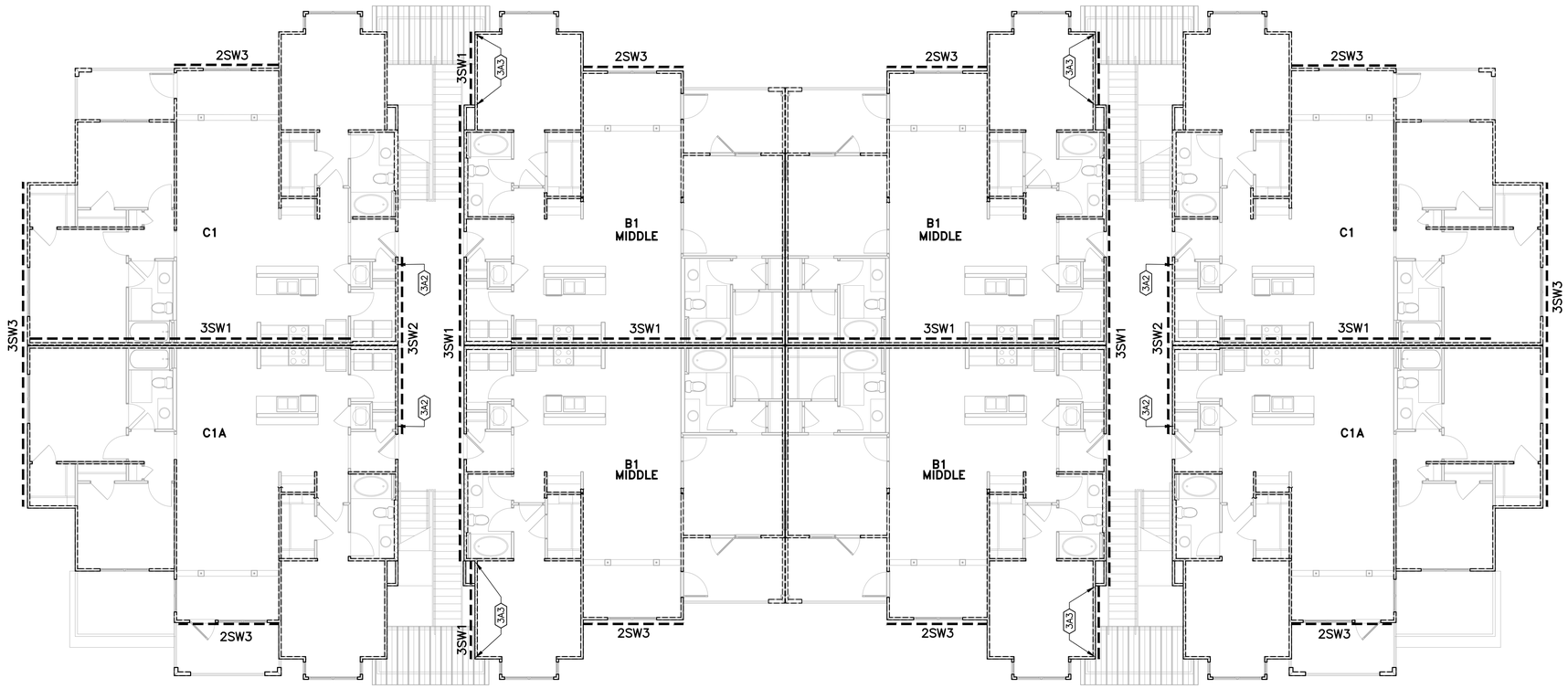

1 S2.3 BLDG TYPE II – 2ND & 3rd FLOOR BRACING PLAN

SCALE: 1/8" = 1'–0"

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D — 4SW1 — SHEARWALL RUN TYPE

1. 4SW1 DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D — 4A1 — END ANCHOR RUN TYPE

2. 4A1 DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.
3. * DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.
4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE II
2nd & 3rd FLOOR
BRACING PLAN

Date:
February 24, 2022

Sheet Number:

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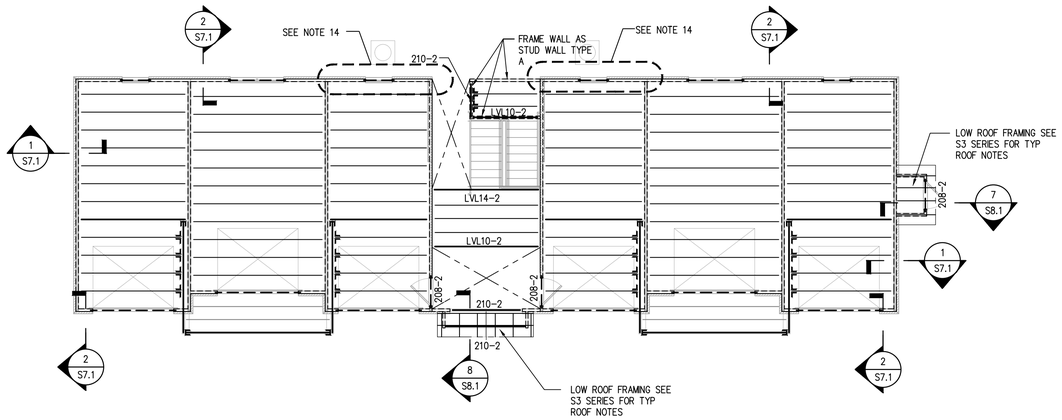

1 S2.4 BLDG TYPE III – 2nd FLOOR FRAMING PLAN

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

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
– – – –	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE III 2nd FLOOR FRAMING PLAN

Date:
February 24, 2022

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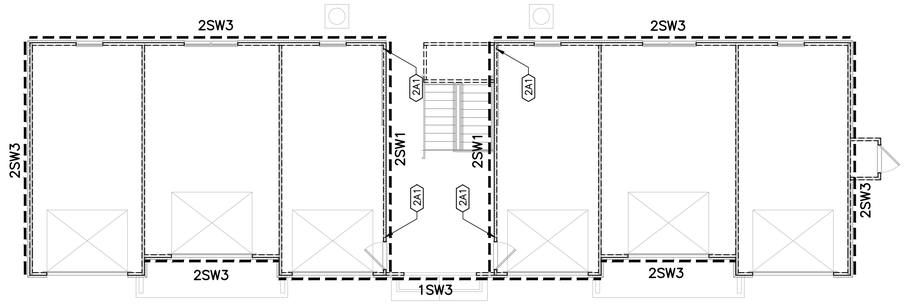
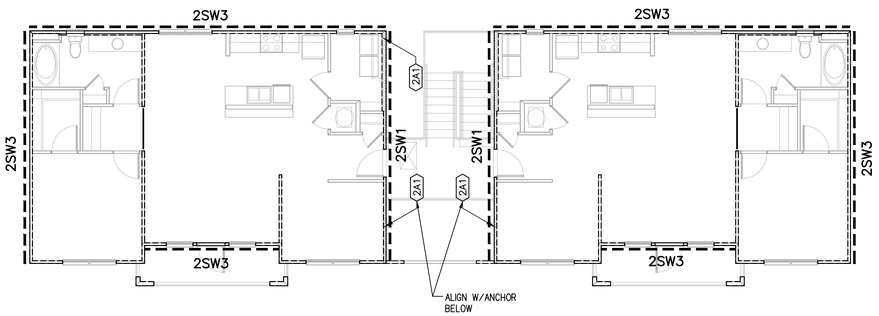


1 S2.4X **BLDG TYPE III – 1st FLOOR BRACING PLAN**

SCALE: 1/8" = 1'–0"



2 S2.4X **BLDG TYPE III – 2nd FLOOR BRACING PLAN**

SCALE: 1/8" = 1'–0"

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D
SHEARWALL RUN TYPE

1. 4SW1 — DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D
END ANCHOR RUN TYPE

2. 4A1 — DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.

3. * — DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.

4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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BUILDING TYPE III
1st & 2nd FLOOR
BRACING PLAN

Date:
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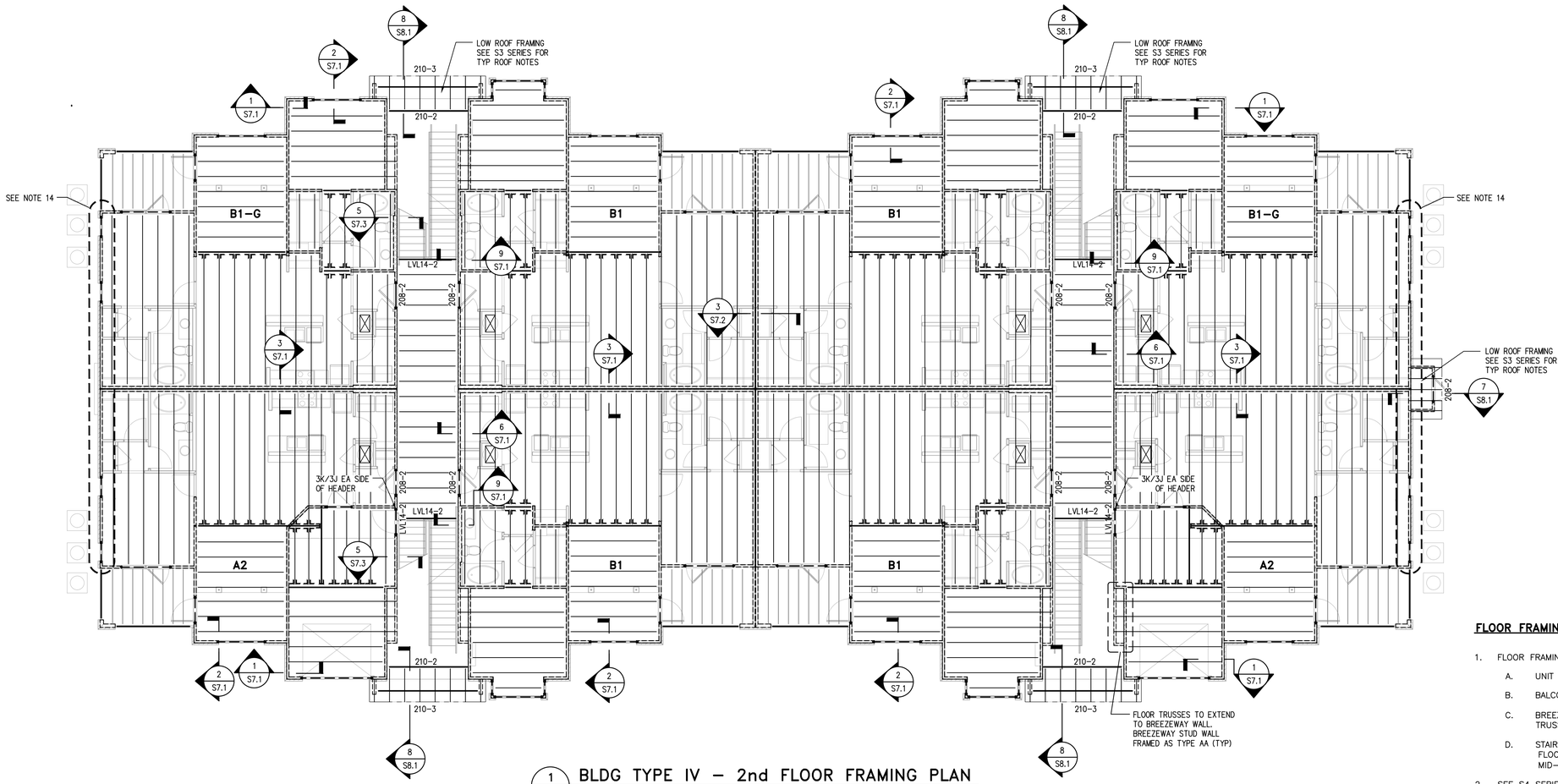

1 S2.5 BLDG TYPE IV – 2nd FLOOR FRAMING PLAN

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

BLDG #15

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    - BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    - GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    - HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE

    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
– – – –	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE IV 2nd FLOOR FRAMING PLAN

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February 24, 2022

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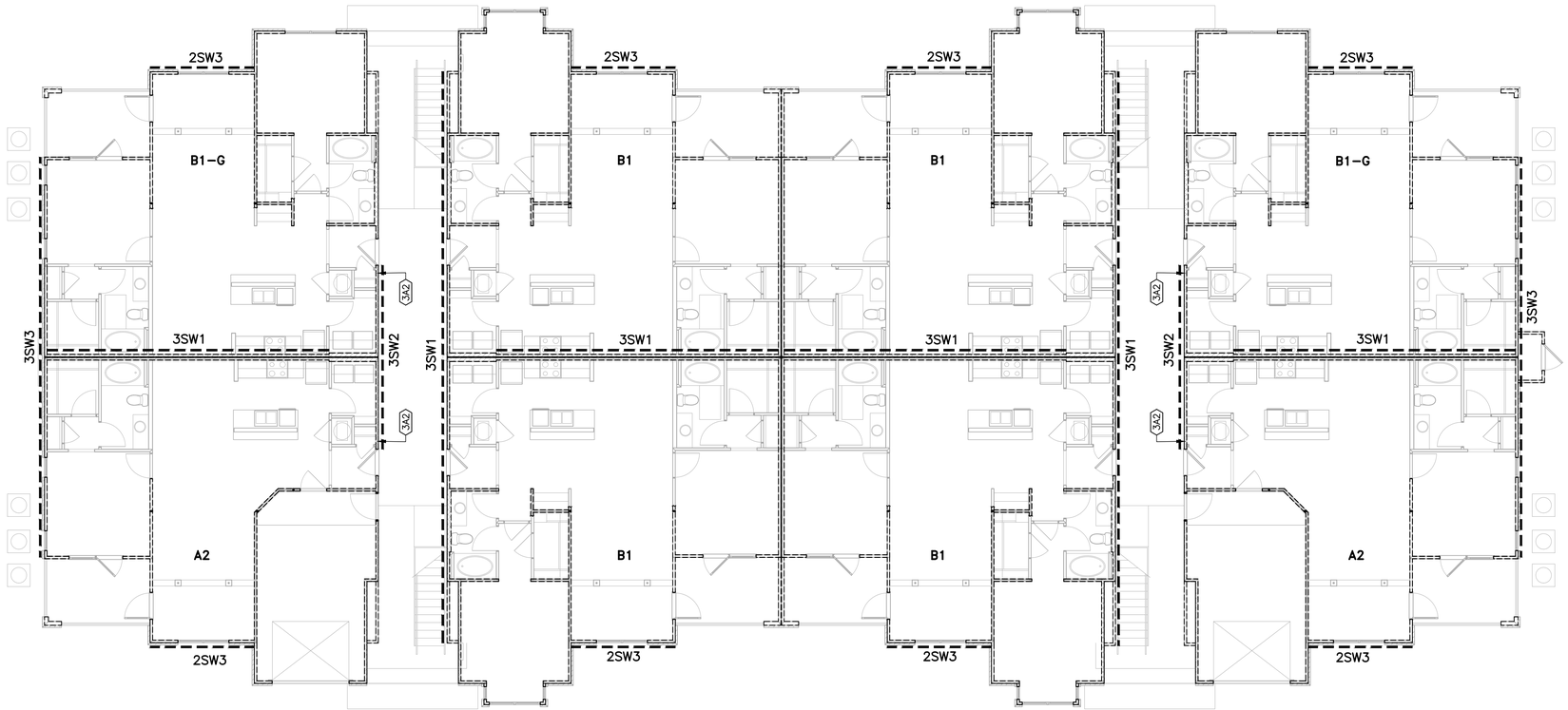

1 S2.5X BLDG TYPE IV – 1st FLOOR BRACING PLAN

SCALE: 1/8" = 1'–0"

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D — SHEARWALL RUN TYPE: 4SW1

1. DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D — END ANCHOR RUN TYPE: 4A1

2. DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.
3. * DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.
4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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02.24.22.
SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

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Lullwater at Langley Apartments

West Columbia, South Carolina

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BUILDING TYPE IV
1st FLOOR
BRACING PLAN

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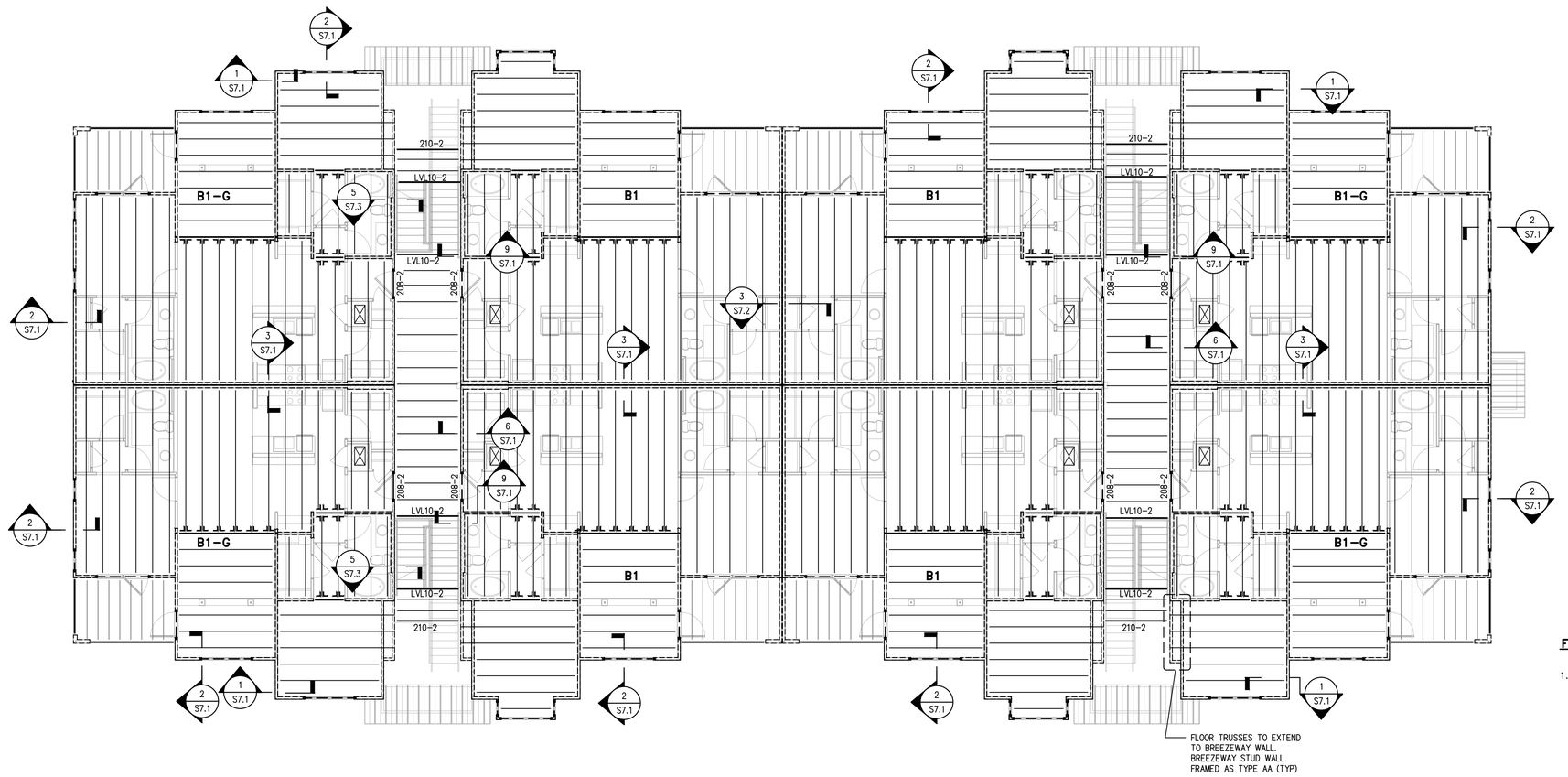

1 S2.6 BLDG TYPE IV – 3rd FLOOR FRAMING PLAN

SCALE: 1/8" = 1'–0"

BLDG #15

FLOOR FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. UNIT FLOOR FRAMING– SEE NOTES ON S4.1
   - B. BALCONY FRAMING– SEE NOTES ON S4.1
   - C. BREEZEWAY FRAMING SHALL BE 15½" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS: FLOOR LEVEL: 14" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC MID–LANDING: 2x10 @ 16" OC
2. SEE S4 SERIES DWGS FOR INDIVIDUAL UNIT FLOOR FRAMING INFO.
3. SEE S2X SERIES DWGS FOR ALL SHEAR WALL AND ANCHORAGE LOCATIONS.
4. SEE S7 SERIES DWGS FOR TYP FLR FRAMING DETAILS AND INFO.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
7. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
8. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
9. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR–TO–FLOOR WITH SOLID BLOCKING OF THE SAME SIZE, QUANTITY AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO SLAB OR BEAM SUPPORT BELOW.
10. ALL TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
11. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
12. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE:
    - BUILT–UP MULTI–PLY FLUSH BEAMS: 3 STUDS MIN, UNO
    - GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
    - HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE

    (SEE S4.0E&F FOR ADD'L INFO)
13. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
14. SEE DWG S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
– – – –	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING

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West Columbia, South Carolina

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BUILDING TYPE IV 3rd FLOOR FRAMING PLAN

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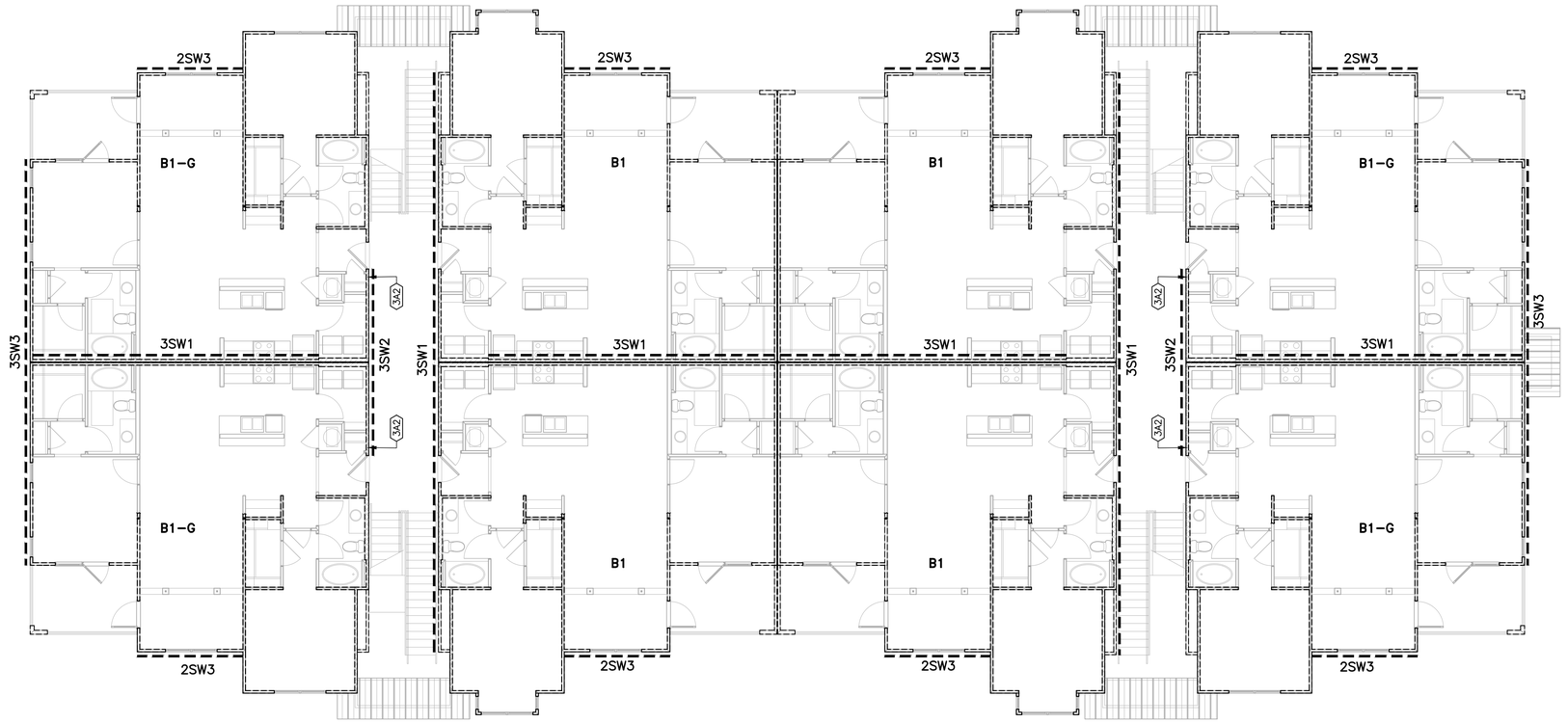

1 S2.6X BLDG TYPE IV – 2nd & 3rd FLOOR BRACING PLAN

SCALE: 1/8" = 1'–0"

BRACING PLAN NOTES:

OF STORIES SHEARWALL IS REQ'D — 4SW1 — SHEARWALL RUN TYPE

1. 4SW1 DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.

OF STORIES MAIN ANCHOR IS REQ'D — 4A1 — END ANCHOR RUN TYPE

2. 4A1 DENOTES SHEAR WALL END ANCHORAGE. SEE7/S4.0a FOR SCHEDULE.
3. * DENOTES TO ALIGN ANCHOR W/ ANCHOR AT FLOOR ABOVE OR BELOW.
4. SEE DWGs S4.0c FOR STUD FRAMING SCHEDULES & ADD'L INFO.
5. SEE 3/S4.0a FOR SHEATHING ATTACHMENT LOCATIONS AT SHEAR WALLS.
6. SEE 1A & 1B/S4.0a FOR TYPICAL SHEAR WALL ELEVATION DETAILS.
6. SEE 1A & 1B/S4.0a FOR SHEAR WALL END COMPRESSION COL MINIMUM REQS.
7. SEE 1/S4.0b FOR SHEAR WALL END ANCHORAGE LOCATION DETAILS.
8. SEE 1A–1C/S4.0b FOR DETAILS AT SHEAR WALL END ANCHORAGE CONNECTIONS.
9. SEE 9A–9B/S4.0b FOR 2x6 TO 2x4 TOP PLATE SPLICE AT SHEAR WALLS.
10. SEE 1/S7.0A FOR MAX ALLOWABLE TOP PLATE PENETRATIONS AT SHEAR WALLS.
11. SEE 4–6/S4.0a FOR INTERSECTING SHEAR WALL FRAMING DETAILS
12. SEE DWG S4.0a & S4.0b & GENERAL NOTES FOR ADD'L BRACING INFO.
13. WHERE EXTERIOR BUMPOUTS INTERSECT EXTERIOR SHEAR WALL ON SHEATHING SIDE, FASTEN SHEAR WALL SHEATHING PRIOR TO FRAMING ADJACENT BUMPOUT WALL.
14. ALL SHEAR WALLS SHALL BE TEMPORARILY BRACED DURING ALL PHASES OF CONSTRUCTION UNTIL PROPERLY SHEATHED PER S5 SERIES DRAWINGS.

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BUILDING TYPE IV
2nd & 3rd FLOOR
BRACING PLAN

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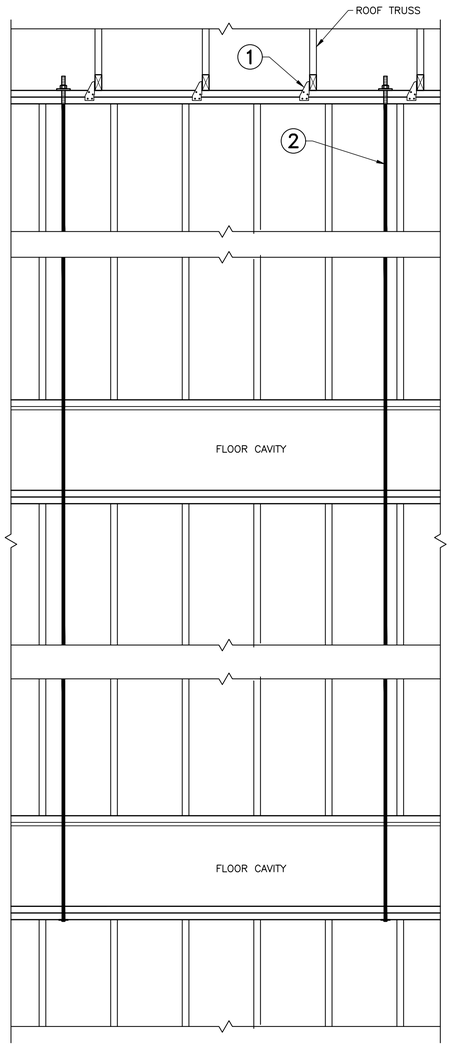
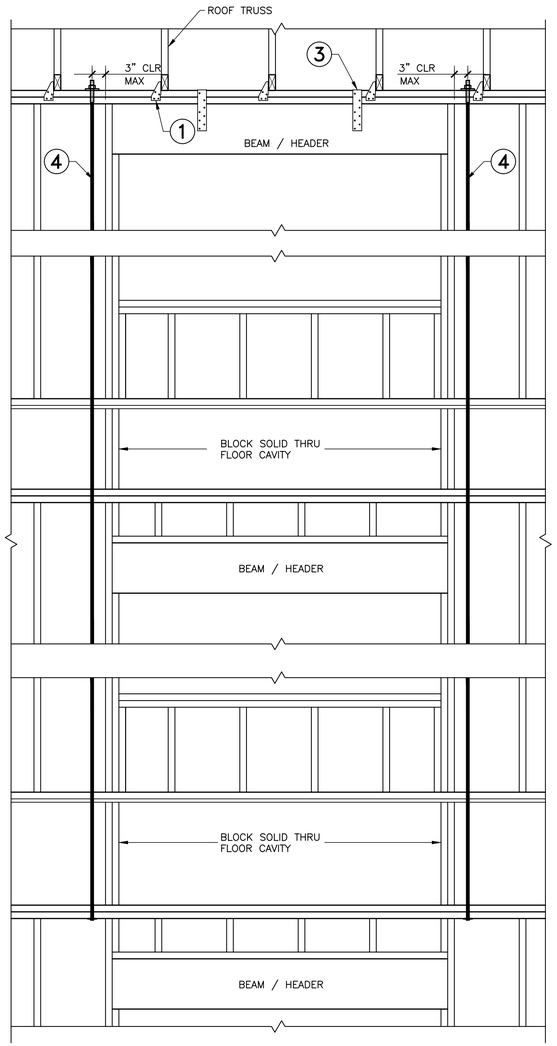
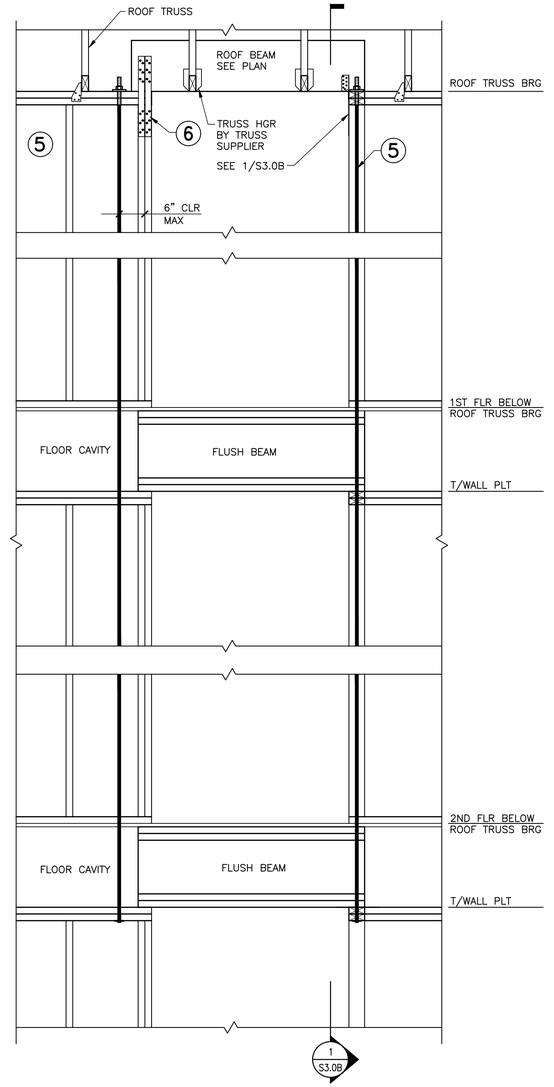


1 S3.0A **TYP ROOF TRUSS BEARING WALL ANCHORAGE**

SCALE: NTS





2 S3.0A **ROOF FLUSH BEAM ANCHORAGE**

SCALE: NTS

ROOF TRUSS BEARING WALL ANCHORAGE SCHEDULE

CLEAR SPAN	1	2	3	4	5	6
UP TO 4'–0" OPENING	H2.5 CLIP ANCHOR @ EA ROOF TRUSS BEARING POINT	(1)–⅜" DIA ANCHOR ROD @ 6'–6" O.C. MAX BETWEEN OPENINGS[3]	N/A	(1)–⅜" DIA CLP SYSTEMS ANCHOR[3]	N/A	CS16 STRAP W/ 6–10d NAILS T&B EA END OF BM[2]
UP TO 6'–6" OPENING			CS16 STRAP CTR'D ON BEAM W/9–10d EA END[1]		(1)–⅝" DIA CLP SYSTEMS ANCHOR[3]	CS16 STRAP W/ 9–10d NAILS T&B EA END OF BM[2]
UP TO 9'–6" OPENING			CS16 STRAP @ 36" O.C. MAX W/9–10d NAILS EA END[1]	(1)–½" DIA CLP SYSTEMS ANCHOR[3]		(2)–CS16 STRAP W/ 9–10d NAILS T&B EA END OF BM[2]

SCHEDULE FOOTNOTES:
1. STRAP SHALL WRAP OVER THE TOP OF DBL TOP PLATE AND W/ NAILS FASTENED DIRECTLY TO FRONT & BACK OF HEADER BEAM.
2. SPECIFIED NUMBER OF NAILS APPLIES TO BEAM & STUDS. NAILS ARE TO BE FASTENED DIRECTLY TO BEAM & STUDS.
3. SEE ANCHORAGE NOTES ON 4/S4.0B FOR ANCHOR ROD SPECIFICATION REQ'S.

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Sheet Title:
ROOF TRUSS BEARING WALL ANCHORAGE DETAILS

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Sheet Number:

S3.0a

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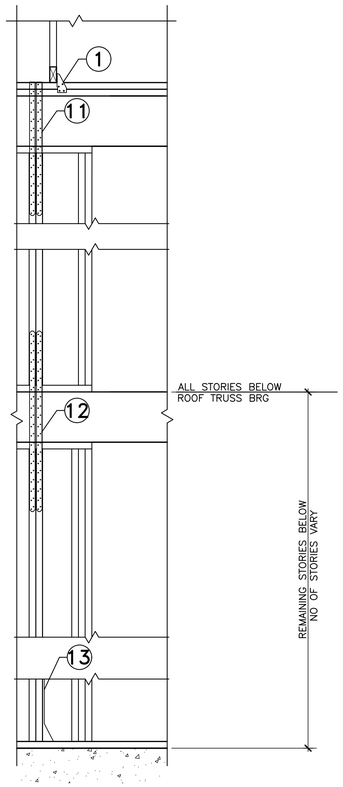
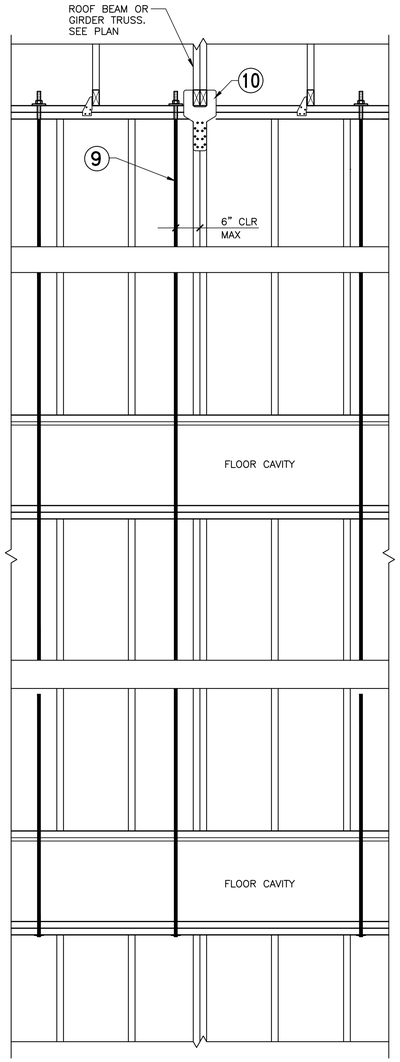
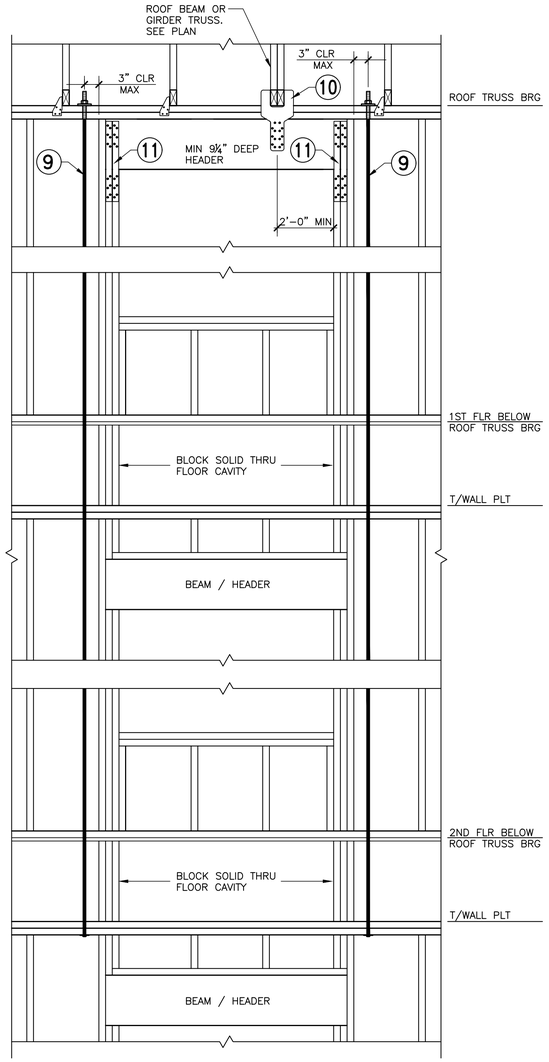


2 S3.0B UPLIFT ANCHORAGE AT BALCONY EDGE BEAMS POCKETED IN WALL

SCALE: NTS





1 S3.0B ROOF BEAM OR GIRDER TRUSS ANCHORAGE

SCALE: NTS

BALCONY EDGE BEAM ANCHORAGE SCHEDULE

CLEAR SPAN	11	12	13
BALCONY EDGE BEAMS UP TO 12'-6" OPENING (ROOF BEARING & NOT FLOOR BEARING)	CS16 STRAP WRAPPED AROUND TOP PLATE W/14-10d NAILS EA SIDE	CS16 STRAP THRU FLOOR VAVITY W/ 14-10d NAILS ABOVE AND BELOW CAVITY	HDU2-SDS2.5 HOLDOWN ANCHOR
BALCONY EDGE BEAMS UP TO 12'-6" OPENING (FLOOR AND ROOF BEARING)	(2)CS16 STRAP WRAPPED AROUND TOP PLATE W/20-10d NAILS EA SIDE	(2)CS16 STRAP THRU FLOOR VAVITY W/ 20-10d NAILS ABOVE AND BELOW CAVITY	HDU4-SDS2.5 HOLDOWN ANCHOR

ROOF BEAM OR GIRDER TRUSS ANCHORAGE SCHEDULE

9	10	11
(1) ½" DIA ANCHOR ROD[2]	LGT GIRDER TIEDOWN ANCHOR[3]	(2)CS16 STRAPS W/ 9-10d NAILS TOP & BOTT @ EA END OF BEAM OR HEADER[1]

SCHEDULE FOOTNOTES:
1. SPECIFIED NUMBER OF NAILS APPLIES TO BEAM & STUDS. NAILS ARE TO BE FASTENED DIRECTLY TO BEAM & STUDS.
2. SEE ANCHORAGE NOTES ON 4/S4.0B FOR ANCHOR ROD SYSTEM SPECIFICATIONS REQ'S.
3. EXACT SIZE OF LGT ANCHOR VARIES DEPENDING ON THE WIDTH OF THE BEAM OR NUMBER OF PLYS MAKING UP THE GIRDER TRUSS. THIS DIMENSION MUST BE DETERMINED BY THE G.C. PRIOR TO ORDERING THE ANCHOR.
4. THIS SCHEDULE ONLY APPLIES TO BEAM & GIRDER TRUSS UPLIFT REACTIONS UP TO 2,300 LBS.

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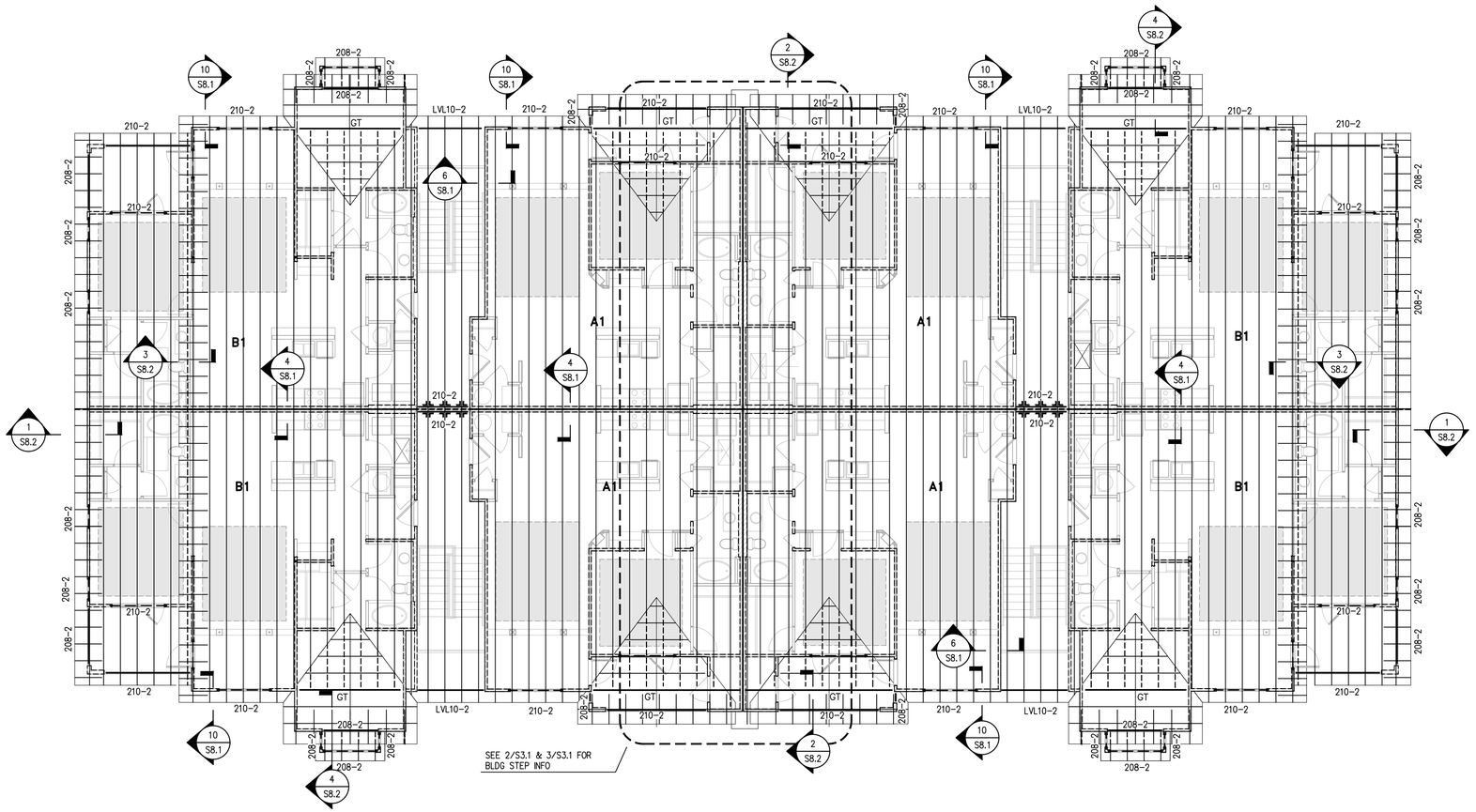
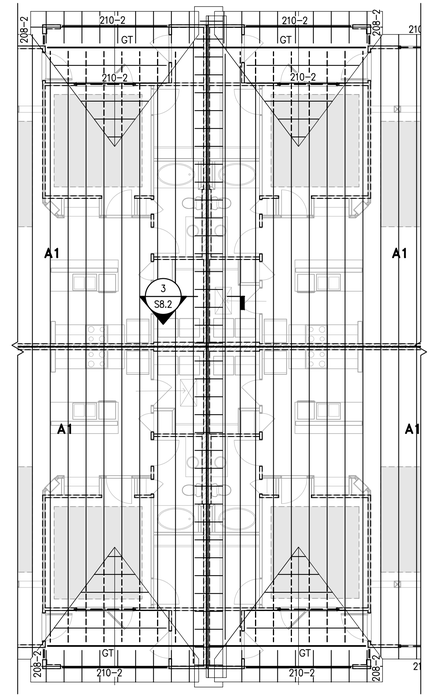
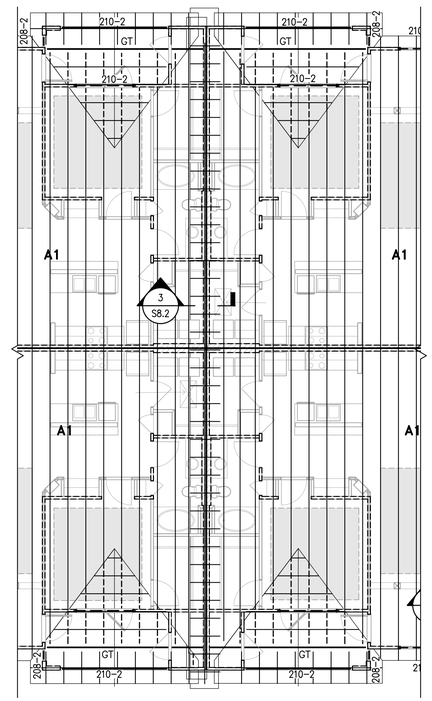


1 S3.1 BLDG TYPE I – ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDG #2, #11, #14



2 S3.1 PARTIAL BLDG TYPE I ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDG #12, #13, #19



3 S3.1 PARTIAL BLDG TYPE I ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDG #8, #10, #20

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" OC MAX. SEE GENERAL NOTES FOR ADD'L INFO.
2. SEE DWGS S3.0A&B FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
3. SEE S8 SERIES DWGS FOR TYP ROOF FRAMING DETAILS AND INFO.
4. SEE WALL FRAMING PLANS & NOTES IN S4 SERIES FOR STUD WALL FRAMING INFO. ALL BUILT-UP STUD COL'S, STUD PACKS, & POSTS MUST ALIGN FLOOR-TO-FLOOR. EXTEND TO FDN OR BEAM SUPPORT BELOW W/SOLID BLOCKING AT FLOOR CAVITY LOCATIONS.
5. ALL BUILT-UP STUD COL'S MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING AT FLOOR CAVITY LOCATIONS AND CONTINUE TO FDN OR BEAM SUPPORT BELOW.
6. ALIGN OR PROVIDE ADD'L ROOF TRUSS ALONG THE TOP PLATE AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 6/S8.1 FOR DETAIL INFO AND S2X SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS AND LATERAL DESIGN LOAD REQ'S.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS210 HANGERS UNO. BEAM POCKETS, IF USED, SHALL BE SPECIFICALLY DESIGNED BY TRUSS MFR
8. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
9. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE INFO.
10. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS SUPPLIER. SEE GENERAL NOTES FOR DESIGN LOADS AND ADD'L INFO. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR SEISMIC LOAD ASSOCIATED WITH WALL FINISHES.
11. ROOF TRUSS MFR SHALL DESIGN ALL ROOF TRUSS COMPONENTS FOR MIN CODE PRESSURE AT EAVES, CORNERS, EDGES AND DISCONTINUITIES AS REQ'D BY THE GOVERNING CODE. SEE GEN NOTES FOR ADD'L DESIGN CRITERIA & INFO.
12. ROOF TRUSS MFR SHALL DESIGN ALL TRUSS TO TRUSS CONNECTIONS FOR ALL LOADS & COMBINATIONS REQ'D BY THE GOVERNING CODE.
13. ROOF FRAMING PLAN IS INTENDED TO DENOTE ROOF TRUSS BEARING WALLS, BEAMS / HEADERS AND SECTION INFO. REFER TO ROOF TRUSS SUPPLIER'S LAYOUT PLANS FOR TYPE, NUMBER AND EXACT LOCATION OF ALL PRE-ENGINEERED ROOF TRUSS COMPONENTS.

ROOF FRAMING LEGEND:

------	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPN'G.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT TRUSS BRG.
"210-2"	INDICATES BEAM/HEADER DESIGNATION. SEE SCHEDULE ON DWG S4.0E FOR ADD'L INFO.
"GT"	DENOTES GIRDER TRUSS. THE NUMBER OF STUDS SUPPORTING EACH GT SHALL MATCH THE NUMBER OF PLYS IN THE TRUSS.
	DENOTES RAISED BOTTOM CHORD AT TREY CEILING. SEE ARCH DWGS FOR EXACT LOCATION AND EXTENTS.
	DENOTES DRAFTSTOPPING. SEE ARCH DWGS TO CONFIRM WHERE OCCURS AND ADD'L INFO.
	DENOTES ATTIC ACCESS HATCH. SEE ARCH DWGS FOR EXACT SIZE & LOCATION.
	DENOTES ROOF TRUSS BEARING WALL. INTERIOR UNIT WALLS ARE TYPICALLY NOT BEARING WALLS.

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 19300 SCOTT ALAN DAVIS
02.24.22
SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

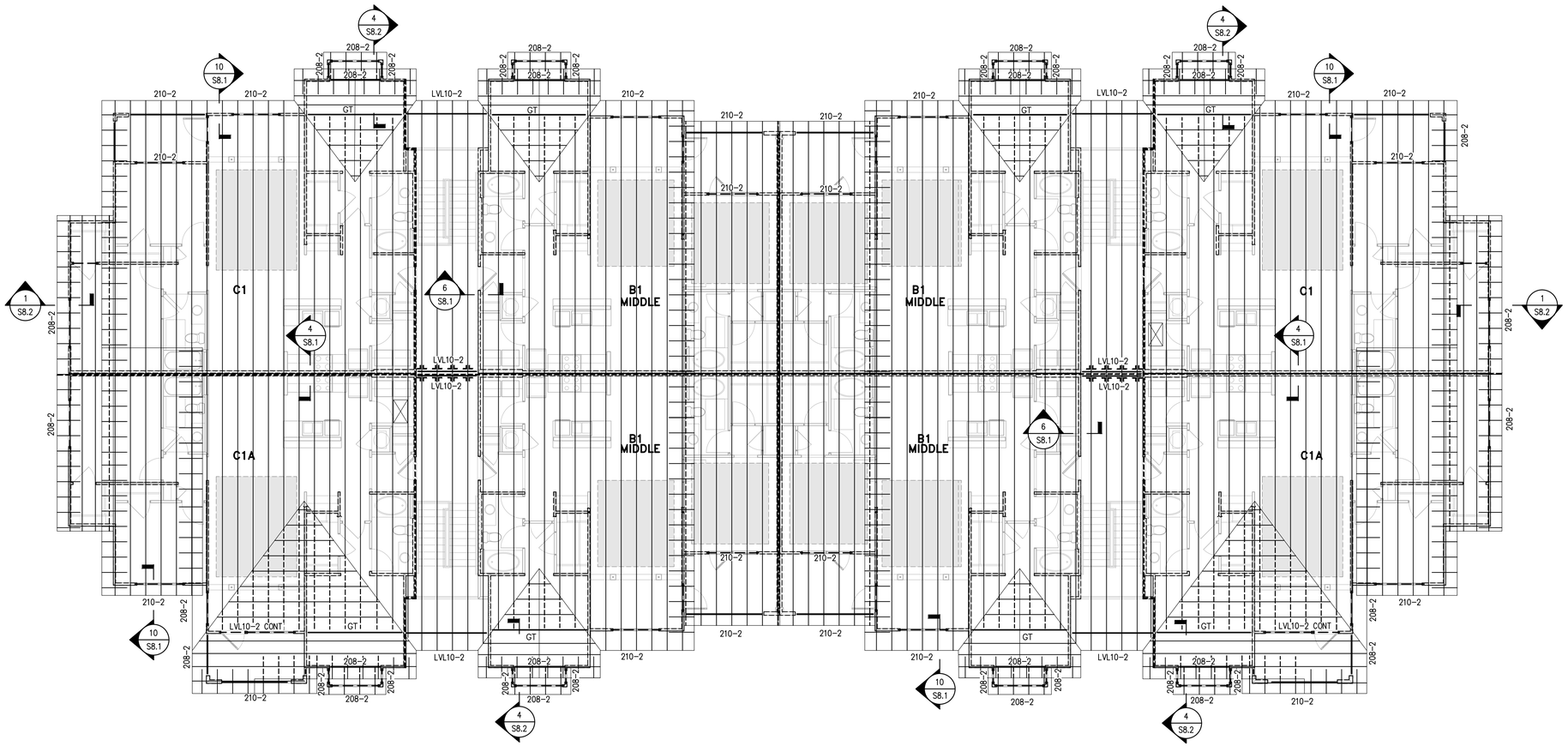
BUILDING TYPE I ROOF FRAMING PLAN

Date:
February 24, 2022

Sheet Number:

S3.1

Released for Construction



1 S3.2 **BLDG TYPE II – ROOF FRAMING PLAN**

SCALE: 1/8" = 1'-0" BLDG #1, #4

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" OC MAX. SEE GENERAL NOTES FOR ADD'L INFO.
2. SEE DWGS S3.0A&B FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
3. SEE S8 SERIES DWGS FOR TYP ROOF FRAMING DETAILS AND INFO.
4. SEE WALL FRAMING PLANS & NOTES IN S4 SERIES FOR STUD WALL FRAMING INFO. ALL BUILT-UP STUD COL'S, STUD PACKS, & POSTS MUST ALIGN FLOOR-TO-FLOOR. EXTEND TO FDN OR BEAM SUPPORT BELOW W/SOLID BLOCKING AT FLOOR CAVITY LOCATIONS.
5. ALL BUILT-UP STUD COL'S MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING AT FLOOR CAVITY LOCATIONS AND CONTINUE TO FDN OR BEAM SUPPORT BELOW.
6. ALIGN OR PROVIDE ADD'L ROOF TRUSS ALONG THE TOP PLATE AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 6/S8.1 FOR DETAIL INFO AND S2X SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS AND LATERAL DESIGN LOAD REQ'S.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS210 HANGERS UNO. BEAM POCKETS, IF USED, SHALL BE SPECIFICALLY DESIGNED BY TRUSS MFR
8. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
9. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE INFO.
10. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS SUPPLIER. SEE GENERAL NOTES FOR DESIGN LOADS AND ADD'L INFO. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR SEISMIC LOAD ASSOCIATED WITH WALL FINISHES.
11. ROOF TRUSS MFR SHALL DESIGN ALL ROOF TRUSS COMPONENTS FOR MIN CODE PRESSURE AT EAVES, CORNERS, EDGES AND DISCONTINUITIES AS REQ'D BY THE GOVERNING CODE. SEE GEN NOTES FOR ADD'L DESIGN CRITERIA & INFO.
12. ROOF TRUSS MFR SHALL DESIGN ALL TRUSS TO TRUSS CONNECTIONS FOR ALL LOADS & COMBINATIONS REQ'D BY THE GOVERNING CODE.
13. ROOF FRAMING PLAN IS INTENDED TO DENOTE ROOF TRUSS BEARING WALLS, BEAMS / HEADERS AND SECTION INFO. REFER TO ROOF TRUSS SUPPLIER'S LAYOUT PLANS FOR TYPE, NUMBER AND EXACT LOCATION OF ALL PRE-ENGINEERED ROOF TRUSS COMPONENTS.

ROOF FRAMING LEGEND:

------	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPN'G.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT TRUSS BRG.
"210-2"	INDICATES BEAM/HEADER DESIGNATION. SEE SCHEDULE ON DWG S4.0E FOR ADD'L INFO.
"GT"	DENOTES GIRDER TRUSS. THE NUMBER OF STUDS SUPPORTING EACH GT SHALL MATCH THE NUMBER OF PLYS IN THE TRUSS.
	DENOTES RAISED BOTTOM CHORD AT TREY CEILING. SEE ARCH DWGS FOR EXACT LOCATION AND EXTENTS.
	DENOTES DRAFTSTOPPING. SEE ARCH DWGS TO CONFIRM WHERE OCCURS AND ADD'L INFO.
	DENOTES ATTIC ACCESS HATCH. SEE ARCH DWGS FOR EXACT SIZE & LOCATION.
- - - - - -	DENOTES ROOF TRUSS BEARING WALL. INTERIOR UNIT WALLS ARE TYPICALLY NOT BEARING WALLS.

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Revisions:

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Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE II ROOF FRAMING PLAN

Date:
February 24, 2022

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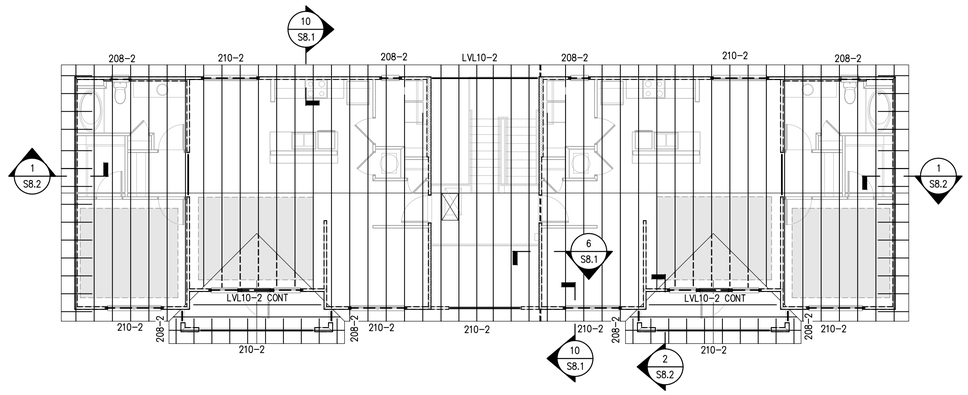

1 S3.3 BLDG TYPE III – ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" OC MAX. SEE GENERAL NOTES FOR ADD'L INFO.
2. SEE DWGS S3.0A&B FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
3. SEE S8 SERIES DWGS FOR TYP ROOF FRAMING DETAILS AND INFO.
4. SEE WALL FRAMING PLANS & NOTES IN S4 SERIES FOR STUD WALL FRAMING INFO. ALL BUILT-UP STUD COL'S, STUD PACKS, & POSTS MUST ALIGN FLOOR-TO-FLOOR. EXTEND TO FDN OR BEAM SUPPORT BELOW W/SOLID BLOCKING AT FLOOR CAVITY LOCATIONS.
5. ALL BUILT-UP STUD COL'S MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING AT FLOOR CAVITY LOCATIONS AND CONTINUE TO FDN OR BEAM SUPPORT BELOW.
6. ALIGN OR PROVIDE ADD'L ROOF TRUSS ALONG THE TOP PLATE AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 6/S8.1 FOR DETAIL INFO AND S2X SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS AND LATERAL DESIGN LOAD REQ'S.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS210 HANGERS UNO. BEAM POCKETS, IF USED, SHALL BE SPECIFICALLY DESIGNED BY TRUSS MFR
8. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
9. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE INFO.
10. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS SUPPLIER. SEE GENERAL NOTES FOR DESIGN LOADS AND ADD'L INFO. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR SEISMIC LOAD ASSOCIATED WITH WALL FINISHES.
11. ROOF TRUSS MFR SHALL DESIGN ALL ROOF TRUSS COMPONENTS FOR MIN CODE PRESSURE AT EAVES, CORNERS, EDGES AND DISCONTINUITIES AS REQ'D BY THE GOVERNING CODE. SEE GEN NOTES FOR ADD'L DESIGN CRITERIA & INFO.
12. ROOF TRUSS MFR SHALL DESIGN ALL TRUSS TO TRUSS CONNECTIONS FOR ALL LOADS & COMBINATIONS REQ'D BY THE GOVERNING CODE.
13. ROOF FRAMING PLAN IS INTENDED TO DENOTE ROOF TRUSS BEARING WALLS, BEAMS / HEADERS AND SECTION INFO. REFER TO ROOF TRUSS SUPPLIER'S LAYOUT PLANS FOR TYPE, NUMBER AND EXACT LOCATION OF ALL PRE-ENGINEERED ROOF TRUSS COMPONENTS.

ROOF FRAMING LEGEND:

------	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPN'G.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT TRUSS BRG.
"210-2"	INDICATES BEAM/HEADER DESIGNATION. SEE SCHEDULE ON DWG S4.0E FOR ADD'L INFO.
"GT"	DENOTES GIRDER TRUSS. THE NUMBER OF STUDS SUPPORTING EACH GT SHALL MATCH THE NUMBER OF PLYS IN THE TRUSS.
	DENOTES RAISED BOTTOM CHORD AT TREY CEILING. SEE ARCH DWGS FOR EXACT LOCATION AND EXTENTS.
	DENOTES DRAFTSTOPPING. SEE ARCH DWGS TO CONFIRM WHERE OCCURS AND ADD'L INFO.
	DENOTES ATTIC ACCESS HATCH. SEE ARCH DWGS FOR EXACT SIZE & LOCATION.
- - - - - - -	DENOTES ROOF TRUSS BEARING WALL. INTERIOR UNIT WALLS ARE TYPICALLY NOT BEARING WALLS.

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE III ROOF FRAMING PLAN

Date:
February 24, 2022

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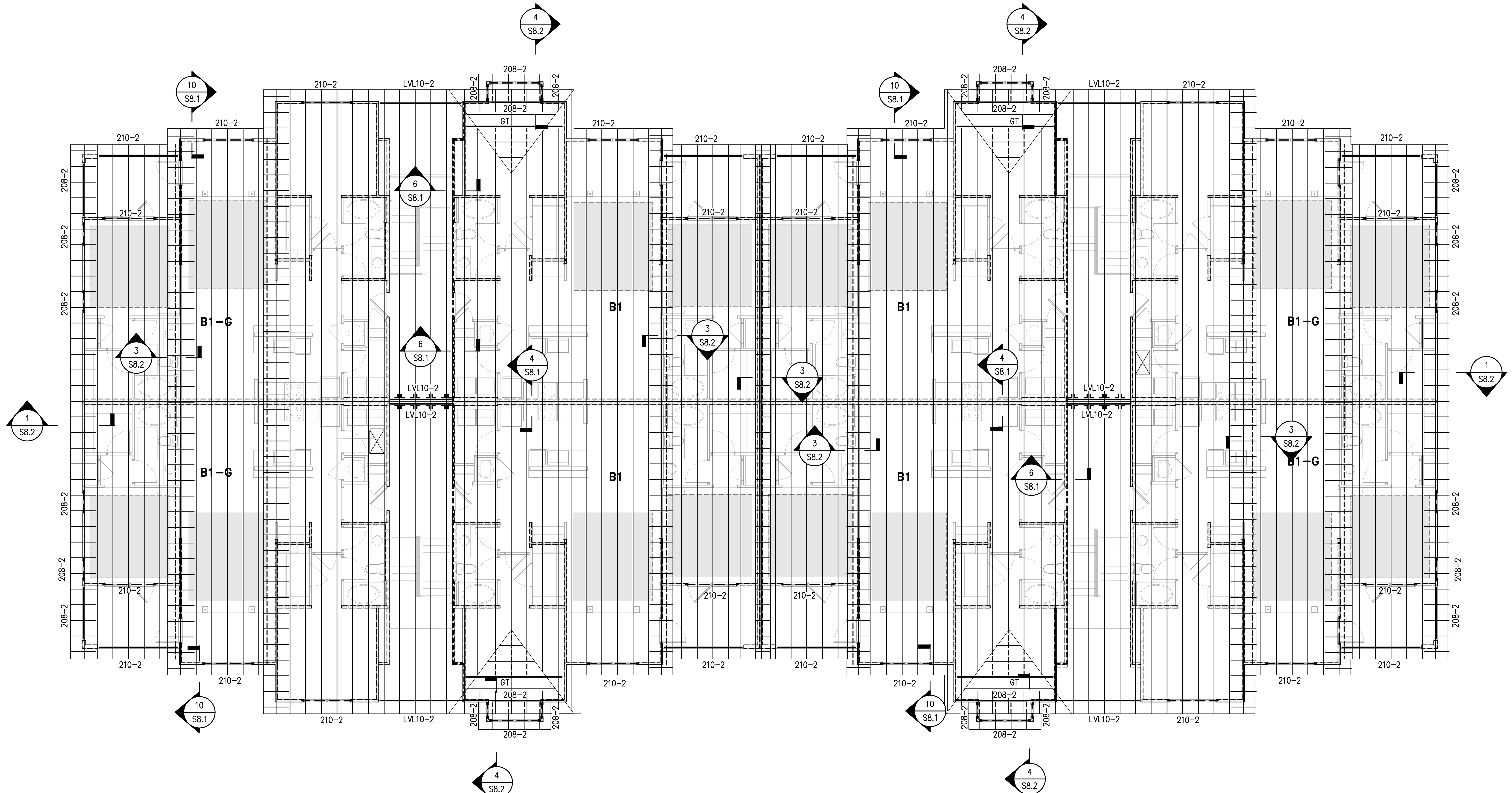

1 S3.4 BLDG TYPE IV – ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" OC MAX. SEE GENERAL NOTES FOR ADD'L INFO.
2. SEE DWGS S3.0A&B FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
3. SEE S8 SERIES DWGS FOR TYP ROOF FRAMING DETAILS AND INFO.
4. SEE WALL FRAMING PLANS & NOTES IN S4 SERIES FOR STUD WALL FRAMING INFO. ALL BUILT-UP STUD COL'S, STUD PACKS, & POSTS MUST ALIGN FLOOR-TO-FLOOR. EXTEND TO FDN OR BEAM SUPPORT BELOW W/SOLID BLOCKING AT FLOOR CAVITY LOCATIONS.
5. ALL BUILT-UP STUD COL'S MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING AT FLOOR CAVITY LOCATIONS AND CONTINUE TO FDN OR BEAM SUPPORT BELOW.
6. ALIGN OR PROVIDE ADD'L ROOF TRUSS ALONG THE TOP PLATE AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 6/S8.1 FOR DETAIL INFO AND S2X SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS AND LATERAL DESIGN LOAD REQ'S.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS210 HANGERS UNO. BEAM POCKETS, IF USED, SHALL BE SPECIFICALLY DESIGNED BY TRUSS MFR
8. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
9. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE INFO.
10. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS SUPPLIER. SEE GENERAL NOTES FOR DESIGN LOADS AND ADD'L INFO. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR SEISMIC LOAD ASSOCIATED WITH WALL FINISHES.
11. ROOF TRUSS MFR SHALL DESIGN ALL ROOF TRUSS COMPONENTS FOR MIN CODE PRESSURE AT EAVES, CORNERS, EDGES AND DISCONTINUITIES AS REQ'D BY THE GOVERNING CODE. SEE GEN NOTES FOR ADD'L DESIGN CRITERIA & INFO.
12. ROOF TRUSS MFR SHALL DESIGN ALL TRUSS TO TRUSS CONNECTIONS FOR ALL LOADS & COMBINATIONS REQ'D BY THE GOVERNING CODE.
13. ROOF FRAMING PLAN IS INTENDED TO DENOTE ROOF TRUSS BEARING WALLS, BEAMS / HEADERS AND SECTION INFO. REFER TO ROOF TRUSS SUPPLIER'S LAYOUT PLANS FOR TYPE, NUMBER AND EXACT LOCATION OF ALL PRE-ENGINEERED ROOF TRUSS COMPONENTS.

ROOF FRAMING LEGEND:

Symbol	Description
(dashed line)	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPN'G.
(flush beam symbol)	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT TRUSS BRG.
"210-2"	INDICATES BEAM/HEADER DESIGNATION. SEE SCHEDULE ON DWG S4.0E FOR ADD'L INFO.
"GT"	DENOTES GIRDER TRUSS. THE NUMBER OF STUDS SUPPORTING EACH GT SHALL MATCH THE NUMBER OF PLYS IN THE TRUSS.
(shaded box)	DENOTES RAISED BOTTOM CHORD AT TREY CEILING. SEE ARCH DWGS FOR EXACT LOCATION AND EXTENTS.
(heavy line)	DENOTES DRAFTSTOPPING. SEE ARCH DWGS TO CONFIRM WHERE OCCURS AND ADD'L INFO.
(crossed box)	DENOTES ATTIC ACCESS HATCH. SEE ARCH DWGS FOR EXACT SIZE & LOCATION.
(hatched line)	DENOTES ROOF TRUSS BEARING WALL. INTERIOR UNIT WALLS ARE TYPICALLY NOT BEARING WALLS.

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02.24.22
SOUTH CAROLINA Davis & Church LLC No. 4201 CERTIFICATE OF AUTHORIZATION

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Date: Rev: Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

BUILDING TYPE IV ROOF FRAMING PLAN

Date:
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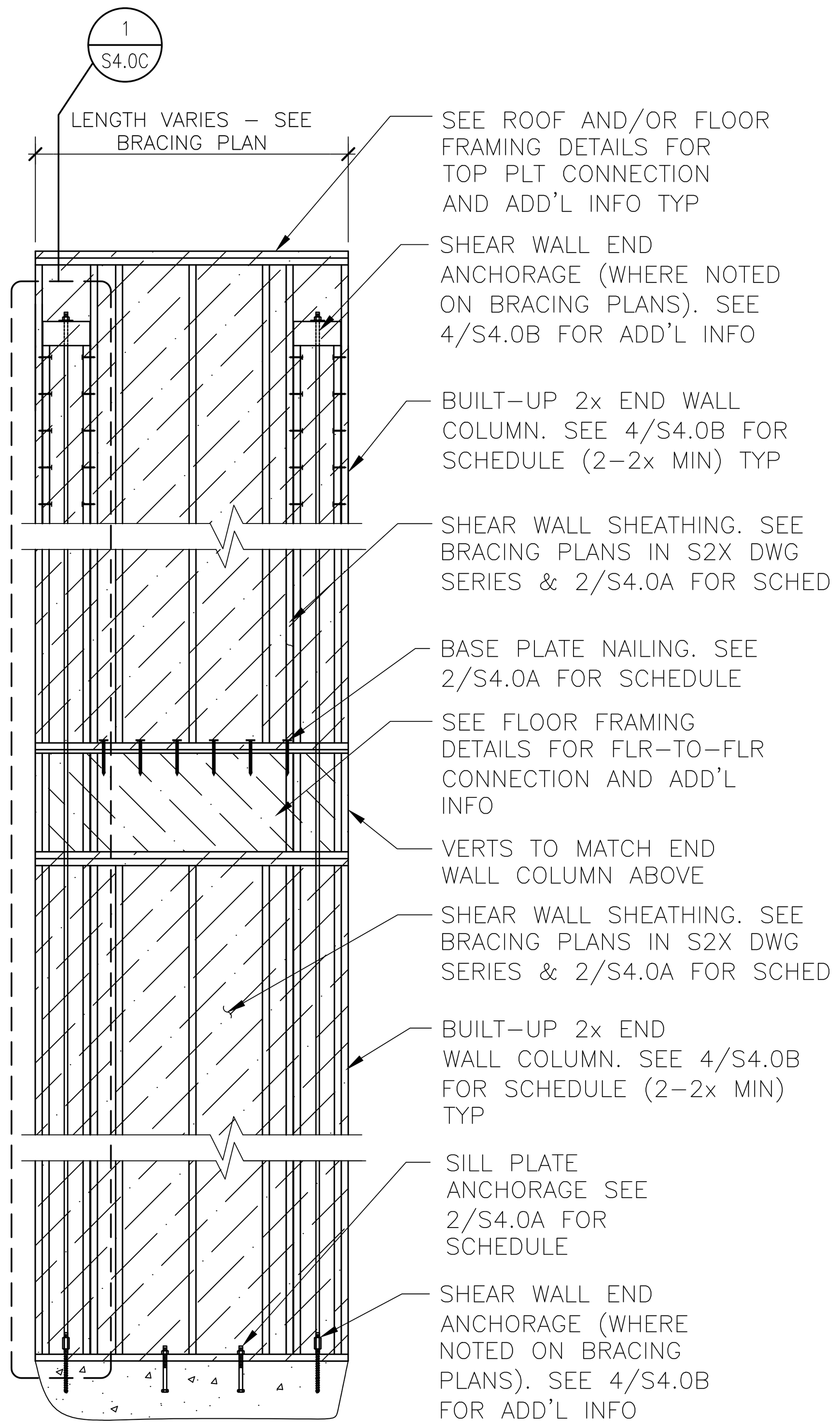
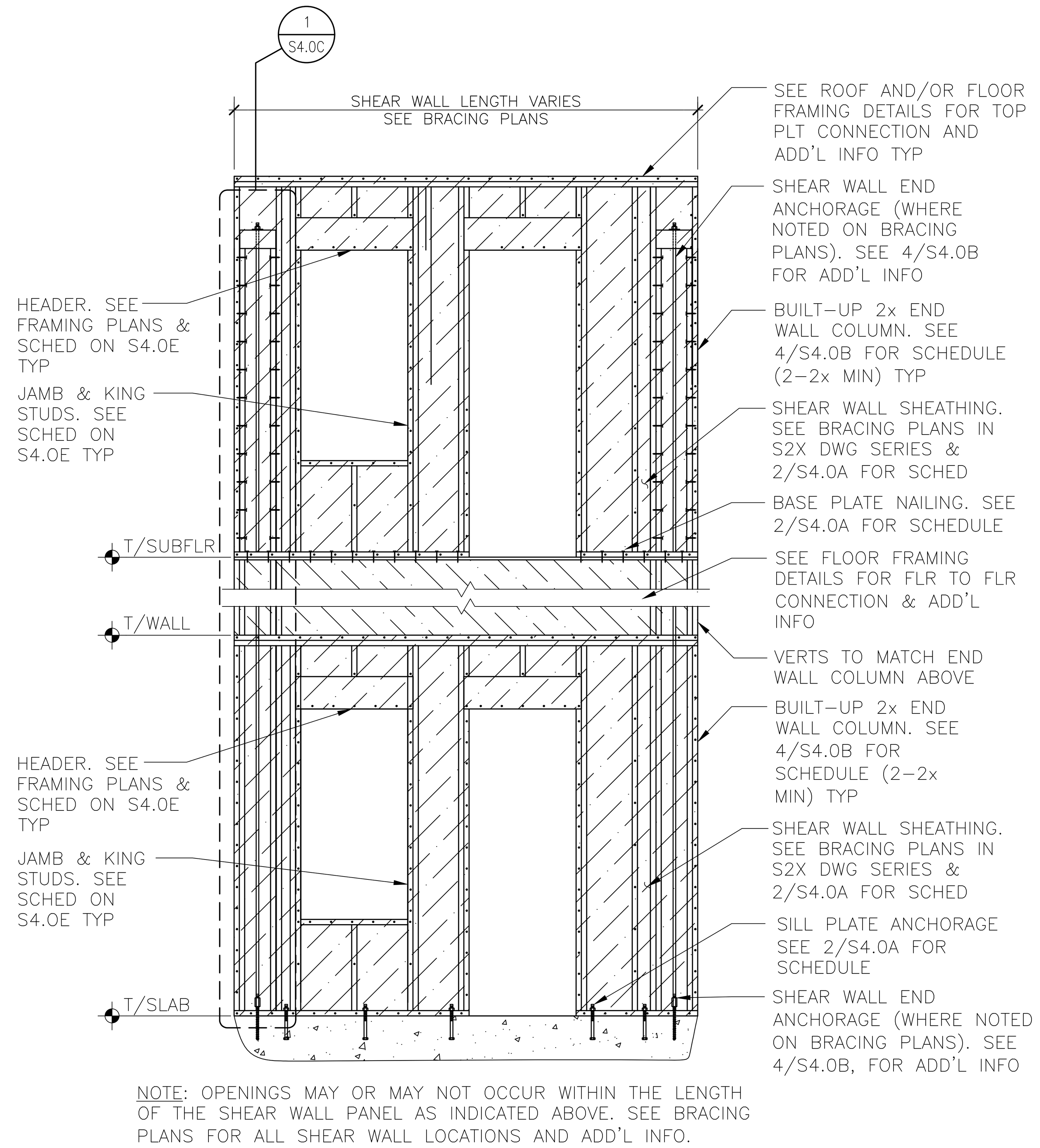


1A / S4.0A TYPICAL SOLID SHEAR WALL ELEVATION

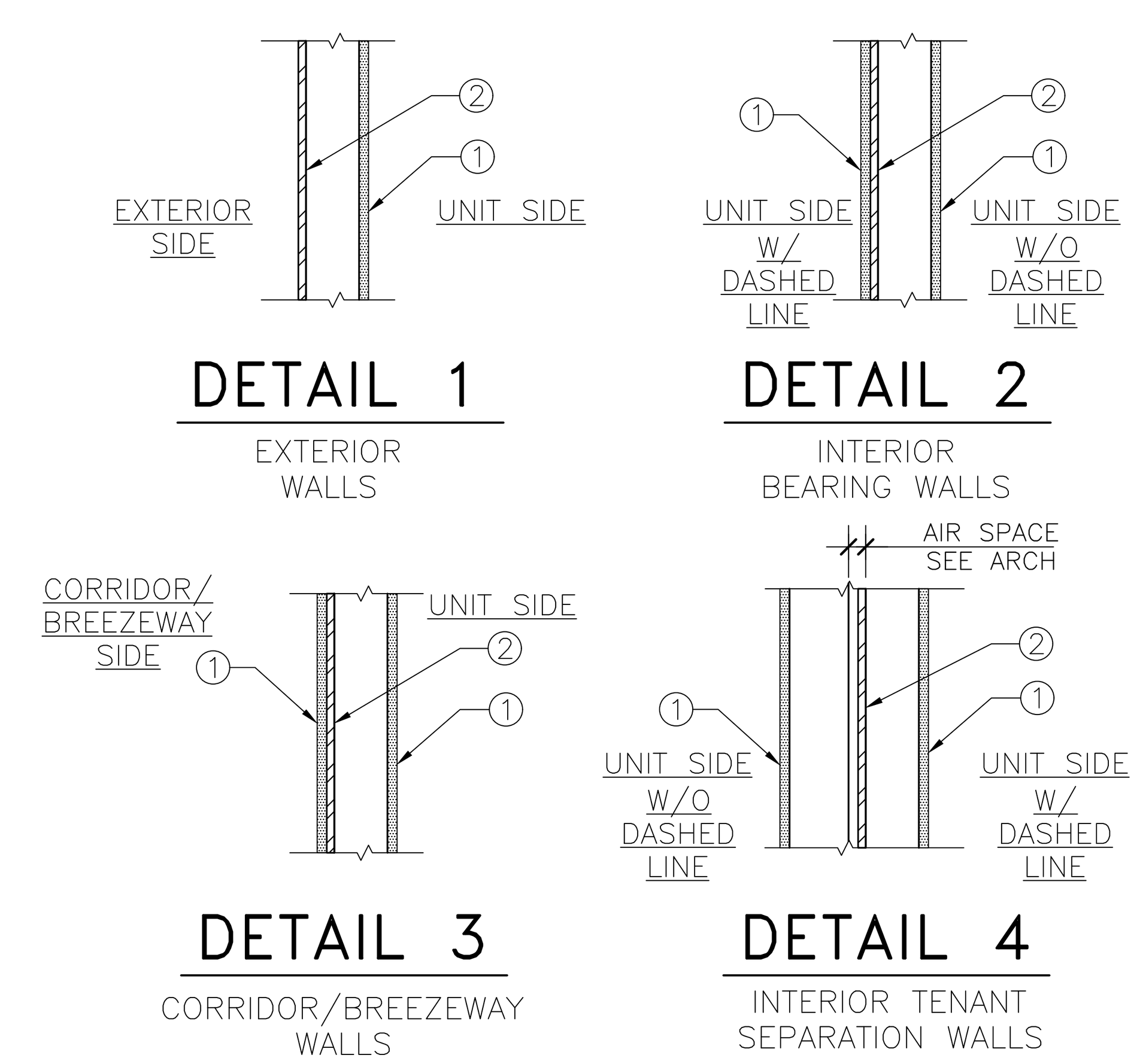
SCALE: NTS



NOTE: OPENINGS MAY OR MAY NOT OCCUR WITHIN THE LENGTH OF THE SHEAR WALL PANEL AS INDICATED ABOVE. SEE BRACING PLANS FOR ALL SHEAR WALL LOCATIONS AND ADD'L INFO.

1B / S4.0A TYPICAL EXTERIOR PERFORATED SHEAR WALL ELEVATION

SCALE: NTS



SHEAR WALL SCHEDULE NOTES:

"4SW1" DENOTES SHEAR WALL DESIGNATION ON PLAN. SEE BRACING PLANS FOR ALL SHEAR WALL LOCATIONS.

② DENOTES WOOD SHEATHING.

① DENOTES GYPSUM SHEATHING.

DASHED LINE ON BRACING PLANS IS LOCATED TO INDICATE:

DETAIL 1–3 (STRUCT WOOD PANEL): WHICH SIDE OF SINGLE STUD WALL IS TO BE SHEATHED WITH STRUCTURAL WOOD PANEL.
DETAIL 1–3 (GYP): EXTENTS OF GYPSUM SHEAR WALL SHEATHING ON EACH SIDE OF WALL IF 2 LINES OCCUR.
DETAIL 4 (STRUCT WOOD PANEL): WHICH SIDE OF AIR CAVITY OF A DOUBLE DEMISING/PARTY WALL IS TO BE SHEATHED WITH STRUCTURAL WOOD PANEL.
DETAIL 4 (GYP): EXTENTS OF GYPSUM SHEAR WALL SHEATHING ON EACH SIDE OF WALL IF 2 LINES OCCUR.

"D" DENOTES SHEAR WALL MARK IN SHEAR WALL SHEATHING & FASTENER SCHEDULE. SEE 2/S4.0A.

"–" DENOTES SHEATHING NOT REQUIRED FOR BRACING AT THE SPECIFIED STORY.

(*) 1^{ST} LEVEL IS LOCATED AT T/SLAB (UNO)

SEE S4.0E&F FOR STUD SCHEDULE AND TYPICAL WALL FRAMING INFO.

3 / S4.0A SHEAR WALL SCHEDULE & DETAILS

SCALE: NTS

SHEAR WALL MARK	SHEATHING		NAILING (1),(2),(3),(4),(5),(6)		BLOCKED PANEL EDGES	ASD ALLOW. CAPACITY (W/ NO WINDLOAD INCREASE)	BASE(7) PLATE NAILING	SILL PLATE ANCHORAGE (7)(10)(11)			
								RECOMMENDED	ALTERNATE		
	7/16" PLYWOOD OR OSB	5/8 INCH GYPSUM WALLBOARD OR GYPSUM SHEATHING	EDGE NAILING	FIELD NAILING		APPLIED DIRECTLY TO SPF STUD MATERIAL	16d NAILS STAGGERED	A307 HEADED ANCHOR BOLT	HILTI KIWIK BOLT III EXPANSION ANCHOR	HILTI DS 72 P10 PINS	SIMPSON(8) MUDSILL ANCHOR (MASA OR MASB)
A(9)	*		8d @ 2" oc	8d @ 12" oc	YES	589 PLF	2" oc	1/2" DIA @ 14" oc	1/2" DIA x 2-1/4" EMBED @ 14"	–	12" o.c.
B	*		8d @ 3" oc	8d @ 12" oc	YES	451 PLF	2" oc	1/2" DIA @ 20" oc	1/2" DIA x 2-1/4" EMBED @ 20"	–	16" o.c.
C	*		8d @ 4" oc	8d @ 12" oc	YES	350 PLF	3" oc	1/2" DIA @ 24" oc	1/2" DIA x 2-1/4" EMBED @ 24"	–	20" o.c.
D	*		8d @ 6" oc	8d @ 12" oc	YES	239 PLF	4" oc	1/2" DIA @ 24" oc	1/2" DIA x 2-1/4" EMBED @ 24"	–	24" o.c.

FOOTNOTES:

(1) WHERE SHEAR PANELS ARE SPECIFIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL (2–2X STUDS) OR WIDER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
(2) N/A
(3) NAIL REQUIREMENT: ALL EXTERIOR SHEATHING SHALL BE FASTENED WITH CORROSION RESISTANT NAILS.
(4) NAIL REQUIREMENT: ALL PLYWOOD AND OSB SHEATHING SHALL BE FASTENED WITH COMMON OR GALVANIZED BOX NAILS. SEE FASTENER SCHEDULE FOOTNOTES ON DWG S0.2 FOR MINIMUM NAIL DIMENSIONS. NO SUBSTITUTIONS SHALL BE MADE W/O APPROVAL FROM ENGINEER OF RECORD.
(5) N/A
(6) END JOINTS OF ADJACENT COURSES OF GYPSUM BOARD SHALL NOT OCCUR OVER THE SAME STUD.
(7) REDUCE SPACING BY ½ WHEN SHEAR WALL TYPES ARE SPECIFIED ON BOTH SIDES OF WALL.
(8) SPACING BASED ON SOUTHERN YELLOW PINE (SYP) SPECIES PLATE MATERIAL.
(9) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. AT THE CONTRACTOR'S OPTION, (2) 2x STUDS FASTENED TOGETHER WITH 10d NAILS x 3" LONG @ 4" OC EACH FACE STAGGERED MAY BE USED IN LIEU OF 3" NOMINAL OR WIDER MEMBER.
(10) PLATE WASHER REQUIREMENT: FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE UNO. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{16}$" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED $1\frac{3}{4}$", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE WASHER AND NUT.
(11) PLATE WASHER REQUIREMENT: THE PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.

ALL-STORY SHEAR WALL SCHEDULE

LEVEL \ PLAN & DETAIL MARK				SW1		SW2		SW3		SW4		SW5	
1-STORY	2-STORY	3-STORY	4-STORY	①	②	①	②	①	②	①	②	①	②
			4^{TH} LEVEL	–	D	–	D	–	D	–	D	–	D
		3^{RD} LEVEL	3^{RD} LEVEL	–	D	–	D	–	D	–	D	–	C
	2^{ND} LEVEL	2^{ND} LEVEL	2^{ND} LEVEL	–	D	–	C	–	D	–	C	–	B
1^{ST} LEVEL*	1^{ST} LEVEL*	1^{ST} LEVEL*	1^{ST} LEVEL*	–	C	–	B	–	D	–	C	–	B

NOTES:
(*) 1^{ST} LEVEL IS LOCATED AT T/SLAB (UNO)

2 / S4.0A SHEAR WALL SHEATHING & FASTENER SCHEDULE

SCALE: NTS

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:
SHEARWALL ANCHORAGE DETAILS & SCHEDULES

Date:
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Sheet Number:

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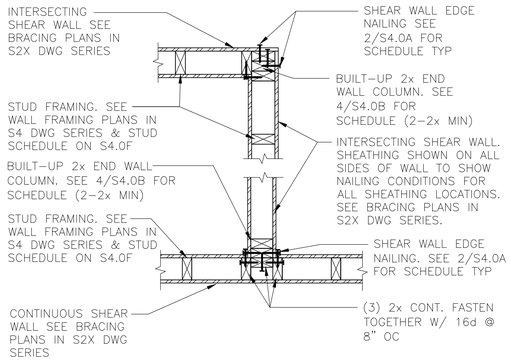
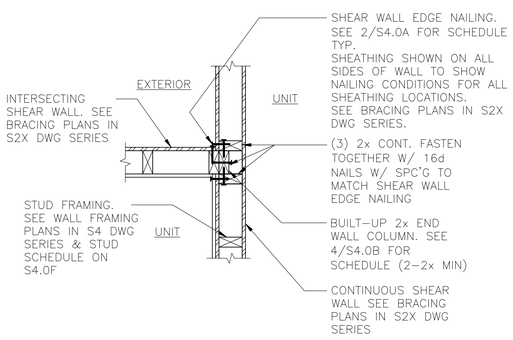


1 S4.0B

TYPICAL FASTENING DETAIL AT INTERSECTING SHEAR WALLS

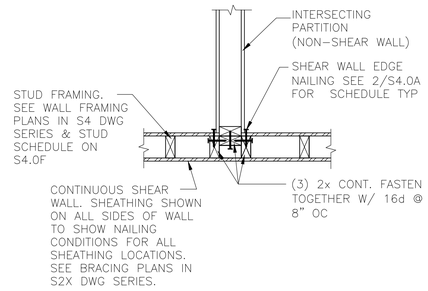
SCALE: NTS



2 S4.0B

TYPICAL FASTENING DETAIL AT INTERSECTING STRUCTURAL PANEL SHEAR WALLS

SCALE: NTS



3 S4.0B

TYPICAL FASTENING DETAIL AT PARTITION WALL INTERSECTION

SCALE: NTS

SHEAR WALL BUILT-UP END WALL COLUMN SCHEDULE						
WALL TYPE	MAX WALL HEIGHT	MIN END WALL COLUMN MARK	C1	C2	C3	C4
INTERIOR	UP TO 9'-1⅛" PLT	MIN END WALL COLUMN	4-2X4 OR 4-2X6	6-2X4 OR 6-2X6	6-2X4 OR 6-2X6	8-2X4 OR 6-2X6
EXTERIOR	UP TO 9'-1⅛" PLT	MIN END WALL COLUMN	4-2X4 OR 4-2X6	6-2X4 OR 6-2X6	8-2X4 OR 6-2X6	10-2X4 OR 6-2X6
EXTERIOR	UP TO 12'-1⅛" PLT	MIN END WALL COLUMN	4-2X4 OR 4-2X6	–	–	–

NOTES:
1. AT ONE ANCHOR CONDITION, PLACE HALF THE NUMBER STUDS SPECIFIED A MIN OF 3" CLR AND MAX OF 6" CLR ON EACH SIDE OF ANCHOR WITHIN SHEAR WALL EXTENTS.
2. AT TWO ANCHOR CONDITION, PLACE HALF THE NUMBER STUDS SPECIFIED A MIN OF 3" CLR FROM THE FIRST ANCHOR AND THE REMAINING STUDS A MIN OF 3" CLR FROM THE SECOND ANCHOR. END WALL COLUMNS SHALL NOT BE PLACED MORE THAN 18" APART.
3. NUMBER OF STUDS LISTED ABOVE INCLUDES THE TWO 2x BRIDGE TRIMMERS SPECIFIED IN DETAIL 1/S4.0C.

SHEAR WALL ANCHORAGE LOAD SCHEDULE													
LEVEL / PLAN MARK				⟨A1⟩		⟨A2⟩		⟨A3⟩		⟨A4⟩		⟨A5⟩	
1-STORY	2-STORY	3-STORY	4-STORY	TENS	COMP	TENS	COMP	TENS	COMP	TENS	COMP	TENS	COMP
			4TH LEVEL	–	–	–	–	–	–	–	–	2.6K	C1
		3RD LEVEL	3RD LEVEL	2.6K	C1	2.6K	C1	2.6K	C1	–	–	4.8K	C1
	2ND LEVEL	2ND LEVEL	2ND LEVEL	2.6K	C1	4.8K	C1	2.6K	C1	–	–	8.8K	C2
1ST LEVEL*	1ST LEVEL*	1ST LEVEL*	1ST LEVEL*	2.9K	C1	8.8K	C2	4.8K	C1	11.6K	C3	10.1K	C3

NOTES:
"TENS" DENOTES TENSION FORCE REQUIRED FOR SHEAR WALL END ANCHORAGE DESIGN.
"COMP" DENOTES COMPRESSION FORCE AT SHEAR WALL ENDS. SEE END WALL COLUMN SCHEDULE FOR REQUIRED BUILT-UP 2x COLUMNS.
(*) 1ST LEVEL IS LOCATED AT T/SLAB (UNO)

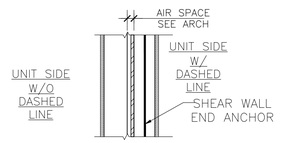
SHEAR WALL ANCHORAGE FOOTING SCHEDULE			
PLAN MARK	ANCH. MARK (RUN TYPE)	DIMENSIONS	REINFORCEMENT
TS6	⟨A2⟩	6'-0"x6'-0"x14"	6#5 E.W. T&B
TS612	⟨A2⟩	6'-0"x12'-0"x14"	6#5 L.W. T&B 12#5 S.W. T&B

NOTES:
SEE DETAIL 7/S6.1 FOR ADDITIONAL INFORMATION AT SHEAR WALL ANCHORAGE FOOTINGS.

4 S4.0B

SHEAR WALL END ANCHORAGE SCHEDULE, DETAILS & NOTES

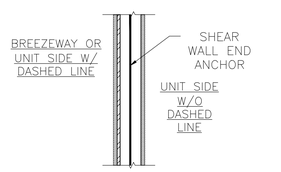
SCALE: NTS



NOTE: LOCATE ANCHOR IN THE STUD WALL THAT IS SHEATHED WITH STRUCTURAL PANEL.

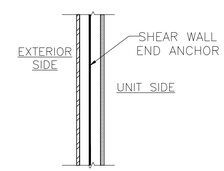
DETAIL A

INTERIOR TENANT SEPARATION WALLS



DETAIL B

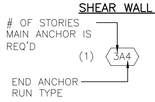
INTERIOR BEARING & CORRIDOR/BREEZEWAY WALLS



DETAIL C

EXTERIOR WALLS

SHEAR WALL END ANCHORAGE SCHEDULE NOTES:



(1) DENOTES SHEAR WALL END ANCHOR W/ SHRINKAGE DEVISE. SEE BRACING PLANS FOR ALL ANCHOR LOCATIONS. SEE SHEAR WALL ANCHORAGE FOOTING SCHEDULE (4/S4.0B) FOR MINIMUM FOOTING SIZE AT ALL SHEARWALL ANCHORAGE LOCATIONS.

(2) "6.7 K" DENOTES SERVICE LEVEL LOAD AT SHEAR WALL END ANCHOR LOCATION

(3) "C1" DENOTES SHEAR WALL MINIMUM END WALL COLUMN TYPE. SEE BUILT-UP END WALL COLUMN SCHEDULE FOR MINIMUM COLUMN REQUIREMENTS AT SPECIFIED PLATE HEIGHT.

(4) "–" DENOTES ANCHORAGE NOT REQUIRED AT SPECIFIED FLOOR LEVEL.

(5) ALL ANCHORAGE EXTENDS FROM ROOF TRUSS BEARING TO FOUNDATION BELOW UNO ON PLAN OR IN SCHEDULE.

EXCEPTIONS: THE FOLLOWING APPLY WHERE ANCHORAGE TERMINATES AT INTERMEDIATE LEVELS:

a) HIGHEST LEVEL WHERE ANCHORAGE IS SPECIFIED: THE ANCHOR MUST EXTEND THROUGH THE FLOOR CAVITY ABOVE AND ENGAGE THE BASE PLATE OF THE WALL ABOVE BEFORE TERMINATING.
b) LOWEST LEVEL WHERE ANCHORAGE IS SPECIFIED: THE ANCHOR MUST EXTEND THROUGH THE FLOOR CAVITY BELOW AND ENGAGE THE TOP PLATE OF THE WALL OR BEAM BELOW BEFORE TERMINATING.

(6) SEE BRACING PLANS & DETAILS A, B, & C THIS DETAIL FOR ALL ANCHORAGE LOCATIONS.

(7) SEE MFG FOR ANCHOR TYPES & INSTALLATION REQUIREMENTS.

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Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

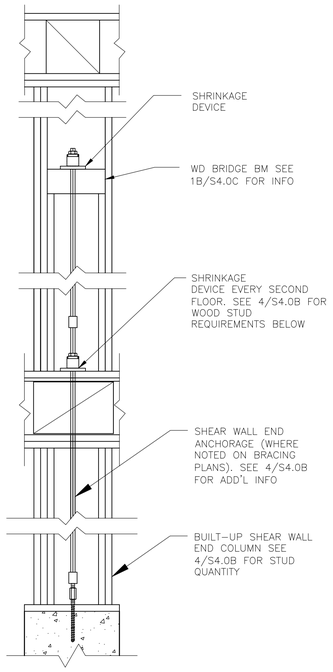
Sheet Title:
SHEARWALL ANCHORAGE DETAILS & SCHEDULES

Date:
February 24, 2022

Sheet Number:

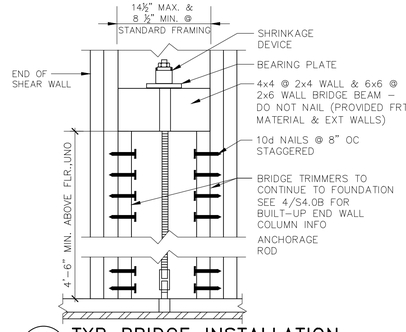
S4.0B

Released for Construction



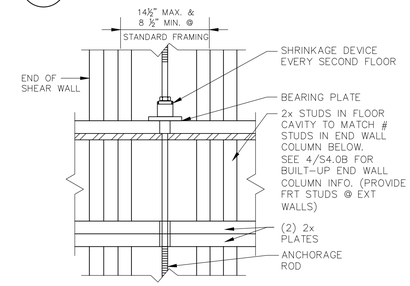
1 S4.0C TYP ANCHORAGE ELEV

SCALE: N.T.S.



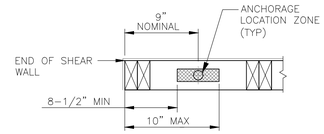
1A S4.0C TYP BRIDGE INSTALLATION

SCALE: N.T.S.



1B S4.0C TYP BRIDGE INSTALLATION

SCALE: N.T.S.



1C S4.0C TYP ANCHOR BOLT PLAN

SCALE: N.T.S.

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Alpharetta, GA 30009
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Seal:

SOUTH CAROLINA REGISTERED No. 19300 SCOTT ALAN DAVIS
02.24.22
SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

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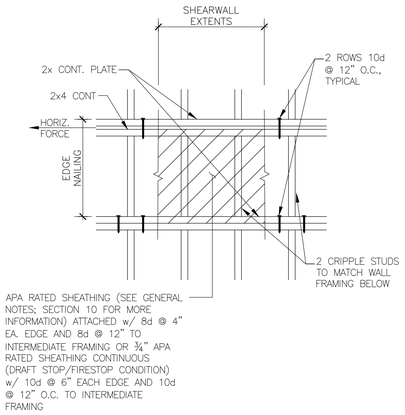
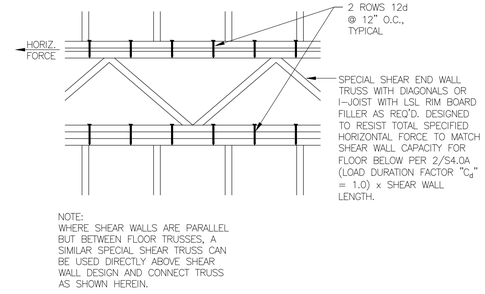


1 S4.0D TRUSS PARALLEL TO SHEAR WALL OR PARTY WALL w/o SPECIAL SHEAR END WALL TRUSS

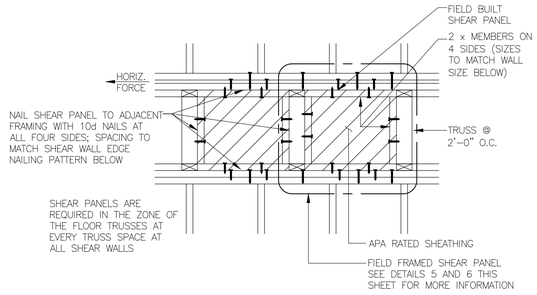
SCALE: NTS



NOTE:
WHERE SHEAR WALLS ARE PARALLEL BUT BETWEEN FLOOR TRUSSES, A SIMILAR SPECIAL SHEAR TRUSS CAN BE USED DIRECTLY ABOVE SHEAR WALL DESIGN AND CONNECT TRUSS AS SHOWN HEREIN.

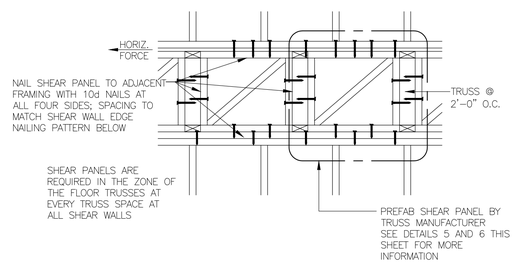
2 S4.0D TRUSS PARALLEL TO SHEAR WALL w/ SPECIAL SHEAR ENDWALL TRUSS

SCALE: NTS



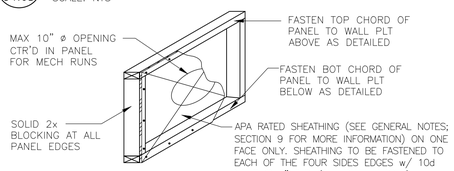
3 S4.0D FIELD BUILT SHEAR PANEL (FLOOR TRUSSES PERPENDICULAR)

SCALE: NTS



4 S4.0D TRUSS MANUF. SHEAR PANEL (FLOOR TRUSSES PERPENDICULAR)

SCALE: NTS



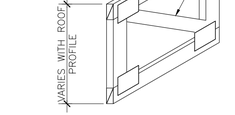
OPTION #1: FIELD FRAMED SHEAR PANEL

OR

OPTION #2: PREFAB SHEAR PANEL

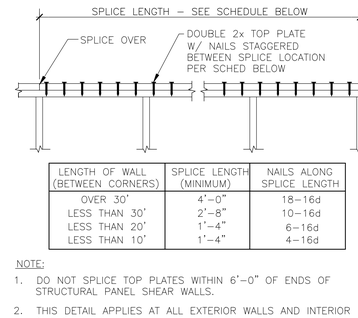
5 S4.0D TYPICAL SHEAR PANEL BLOCKING ABOVE LOAD BEARING SHEAR WALL

SCALE: NTS (@ FLOOR TRUSSES)



6 S4.0D TYPICAL SHEAR PANEL BLOCKING ABOVE LOAD BEARING SHEAR WALL

SCALE: NTS (@ ROOF TRUSSES)

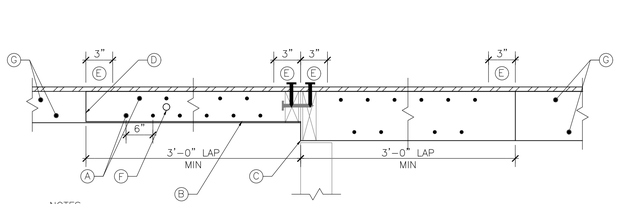


LENGTH OF WALL (BETWEEN CORNERS)	SPLICE LENGTH (MINIMUM)	NAILS ALONG SPLICE LENGTH
OVER 30'	4'-0"	18-16d
LESS THAN 30'	2'-8"	10-16d
LESS THAN 20'	1'-4"	6-16d
LESS THAN 10'	1'-4"	4-16d

NOTE:
1. DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF STRUCTURAL PANEL SHEAR WALLS.
2. THIS DETAIL APPLIES AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS.

7 S4.0D TYPICAL TOP PLATE SPLICE

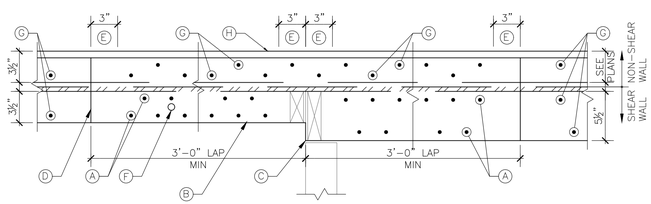
SCALE: NTS (@ ROOF TRUSSES)



NOTES:
A. 19-10d NAILS SPACED 3" OC STAGGERED (EA SIDE OF PLATE BREAK)
B. RIP 2x6 UPPER TOP PLATE DOWN TO 3½" OVER LENGTH OF SPLICE
C. DO NOT OVERLAP TOP PLATES OF INTERSECTING WALL FRAMING THAT ARE WITHIN 3'-0" OF PLATE BREAK
D. 2x10/2x12 UPPER TOP PLATE SHALL EXTEND OVER 2x4 LOWER TOP PLATE A MIN OF 3'-0"
E. DO NOT NAIL WITHIN 3" OF EACH PLATE END ALONG SHEARWALL
F. PLATE PENETRATIONS SHALL NOT EXCEED 1" ALONG SPLICE LENGTH
G. MIN PLATE FASTENERS PER TYPICAL FASTENING SCHEDULE ON S0.4

7A S4.0D TYP SHEAR WALL 2x4 TO 2x6 PLATE SPLICE

SCALE: NTS (@ SINGLE INTERIOR SHEAR WALL)



NOTES:
A. 19-10d NAILS SPACED 3" OC STAGGERED (EA SIDE OF PLATE BREAK)
B. @ 2x6/2x4 DEMISING: RIP 2x10 UPPER TOP PLATE DOWN TO 7¼" OVER LENGTH OF SPLICE
   @ 2x6/2x6 DEMISING: RIP 2x12 UPPER TOP PLATE DOWN TO 9¼" OR 8" OVER LENGTH OF SPLICE AS NEEDED
C. DO NOT OVERLAP TOP PLATES OF INTERSECTING WALL FRAMING THAT ARE WITHIN 3'-0" OF PLATE BREAK
D. 2x10/2x12 UPPER TOP PLATE SHALL EXTEND OVER 2x4 LOWER TOP PLATE A MIN OF 3'-0"
E. DO NOT NAIL WITHIN 3" OF EACH PLATE END ALONG SHEARWALL
F. PLATE PENETRATIONS SHALL NOT EXCEED 1" ALONG SPLICE LENGTH
G. MIN PLATE FASTENERS PER TYPICAL FASTENING SCHEDULE ON S0.4
H. 2x INFILL STRIP. PROVIDE MIN PLATE FASTENERS PER TYPICAL FASTENING SCHEDULE ON S0.4

7B S4.0D TYP SHEAR WALL 2x4 TO 2x6 PLATE SPLICE

SCALE: NTS (@ DEMISING SHEAR WALL)

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S4.0D

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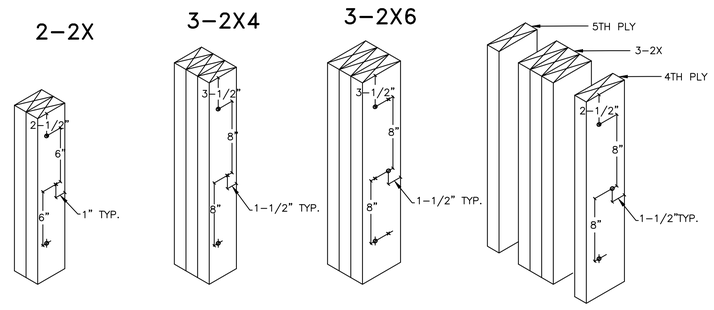
BEAM / HEADER SCHEDULE

MARK	DESCRIPTION
#	DENOTES NUMBER OF PLYS IN BEAM
208–#	# PLYS – 2x8 BEAM
210–#	# PLYS – 2x10 BEAM
212–#	# PLYS – 2x12 BEAM
LVL10–#	# PLYS – 1¾" x 9¼" LVL BEAM
LVL12–#	# PLYS – 1¾" x 11⅞" LVL BEAM
LVL14–#	# PLYS – 1¾" x 14" LVL BEAM
LVL16–#	# PLYS – 1¾" x 16" LVL BEAM
LVL18–#	# PLYS – 1¾" x 18" LVL BEAM
GL410	PRESSURE TREATED 3½" X 9¼" GLULAM BEAM
GL610	PRESSURE TREATED 6½" X 9¼" GLULAM BEAM
PTL	PRESSURE TREATED LUMBER
LVL	LAMINATED VENEER LUMBER
GL	GLULAM

BUILT UP COLUMN FASTENING PATTERNS



2–2X LAMINATIONS WITH ONE ROW OF 10d COMMON WIRE NAILS EACH FACE STAGGERED (D=0.148", L=3")

3–2X4 LAMINATIONS WITH ONE ROW OF 10d COMMON WIRE NAILS EACH FACE STAGGERED (D=0.148", L=3")

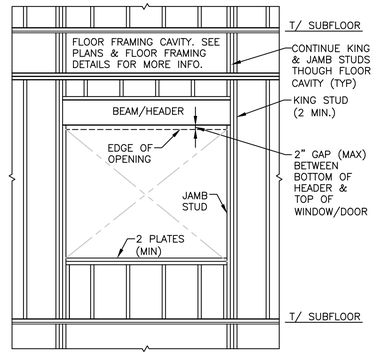
3–2X6 LAMINATIONS WITH TWO ROWS OF 10d COMMON WIRE NAILS EACH FACE STAGGERED (D=0.148", L=3")

FASTEN 4TH AND 5TH LAMINATIONS W/ ONE ROW OF 8 GA X 3–1/2" WOOD SCREWS STAGGERED.

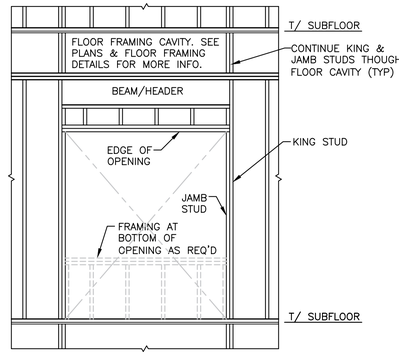
BUILT–UP COL NOTES:

1. SEE BEAM / HEADER SCHEDULE NOTE #3 ON THIS SHEET FOR MIN REQUIREMENTS.
2. SEE DETAILS BELOW FOR FACE NAILING REQ'S OF BUILT–UP STUD COLS.

STUD WALL OPENING FRAMING ELEVATIONS



TYPICAL WALL FRAMING @ OPENING



OPTIONAL WALL FRAMING @ OPENING (INTERIOR CONDITIONS ONLY)

BUILT–UP COLUMN SCHEDULE

LEVEL / BC TYPE		BC1		BC2	
		COLUMN TYPE		COLUMN TYPE	
2–STORY BLDG	3–STORY BLDG	2x4		2x4	
		PLYS	CAPACITY	PLYS	CAPACITY
2ND LEVEL UP TO 9'–1⅛" PLT	3RD LEVEL UP TO 9'–1⅛" PLT	3–2x	6.7K	3–2x	6.7K
1ST LEVEL UP TO 9'–1⅛" PLT	2ND LEVEL UP TO 9'–1⅛" PLT	3–2x	6.7K	4–2x	8.8K
	1ST LEVEL UP TO 9'–1⅛" PLT	4–2x	8.8K	5–2x	10.8K

BUILT–UP COLUMN SCHEDULE FOOTNOTES:

1. – DENOTES COLUMN TYPE NOT APPLICABLE AT THIS LEVEL OF THIS COLUMN TYPE.

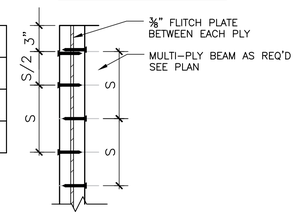
BEAM / HEADER SCHEDULE NOTES:

1. SEE GENERAL NOTES FOR BEAM / HEADER MATERIAL SPECIES AND GRADE INFO.
2. SEE GENERAL NOTES (NAILING SCHEDULE) FOR FASTENING MULTIPLE PLYS OF SOLID SAWN LUMBER FOR BUILT–UP BEAMS / HEADERS. MULTI–PLY LVL BEAMS / HEADERS SHALL BE FASTENED TOGETHER FROM ONE SIDE AS FOLLOWS:
   - 2–PLY: 2 ROWS OF 1/4" DIA x 3⅜" LONG WD SCREWS @ 12" OC STAGGERED
   - 3–PLY: 3 ROWS OF 1/4" DIA x 5" LONG WD SCREWS @ 12" OC STAGGERED
   - 4–PLY: 3 ROWS OF 1/4" DIA x 6¾" LONG WD SCREWS @ 12" OC STAGGERED
3. THE MIN NUMBER OF WALL STUDS AT BEARING POINTS SHALL BE (SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.):
   - BUILT–UP MULTI–PLY FLUSH BEAMS: (SAWN LUMBER AND LVL) — SEE 6/S7.3 FOR ADDITIONAL INFORMATION (3 STUDS MIN)
   - GIRDER TRUSSES (GT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER TRUSS (3 STUDS MIN) UNO ON PLAN
   - HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE

SAWN MULTI–PLY EXTERIOR BEAM FASTENING PATTERNS (UNO)

BEAM SIZE	FASTENING PATTERN
2x8	3–3"x0.131" NAILS EACH END + 3 ROWS OF 3"x0.131" NAILS @ 4" OC (STAGGERED) EACH FACE
2x10	3–3"x0.131" NAILS EACH END + 3 ROWS OF 3"x0.131" NAILS @ 4" OC (STAGGERED) EACH FACE
2x12	3–3"x0.131" NAILS EACH END + 3 ROWS OF 3"x0.131" NAILS @ 4" OC (STAGGERED) EACH FACE

SAWN MULTI–PLY BEAM



NOTES:

1. SEE GENERAL NOTES FOR BEAM / HEADER MATERIAL SPECIES AND GRADE INFO, AS WELL AS ADDITIONAL FASTENER INFORMATION.
2. 'S' DENOTES NAIL SPACING SPECIFIED IN SCHEDULE ABOVE.
3. ROWS SHALL BE EVENLY SPACED OVER DEPTH OF BEAM.
4. PROVIDE 1½" (MIN) OF EDGE DISTANCE TO NAILS.

JAMB / KING STUD SCHEDULE (HEADER BEAM SUPPORTS)

LEVEL / HDR TYPE		UP TO 3'–2" HEADER		UP TO 6'–4" HEADER		UP TO 9'–6" HEADER	
2–STORY BLDG	3–STORY BLDG	EXTERIOR WALL (EXPOSED TO WIND)	INTERIOR WALL (W/ FLR TRUSS BRG)	EXTERIOR WALL (NON–FLR TRUSS BRG)	EXTERIOR WALL (W/ FLR TRUSS BRG)	EXTERIOR WALL (W/ BALCONY BRG)	EXTERIOR WALL (W/O BALCONY BRG)
2ND LEVEL UP TO 9'–1⅛" PLT	3RD LEVEL UP TO 9'–1⅛" PLT	(1)–2x JAMB	(1)–2x JAMB	(1)–2x JAMB	(2)–2x JAMB	(2)–2x JAMB	(2)–2x JAMB
		(1)–2x KING	(1)–2x KING	(2)–2x KING	(2)–2x KING	(3)–2x KING	(3)–2x KING
1ST LEVEL UP TO 9'–1⅛" PLT	2ND LEVEL UP TO 9'–1⅛" PLT	(1)–2x JAMB	(1)–2x JAMB	(1)–2x JAMB	(2)–2x JAMB	(2)–2x JAMB	(2)–2x JAMB
		(2)–2x KING	(1)–2x KING	(3)–2x KING	(3)–2x KING	(3)–2x KING	(3)–2x KING
	1ST LEVEL UP TO 9'–1⅛" PLT	(1)–2x JAMB	(1)–2x JAMB	(2)–2x JAMB	(3)–2x JAMB	(3)–2x JAMB	(2)–2x JAMB
		(2)–2x KING	(2)–2x KING	(3)–2x KING	(3)–2x KING	(3)–2x KING	(3)–2x KING

JAMB/KING STUD SCHEDULE FOOTNOTES:

1. – DENOTES WALL STUD TYPE NOT APPLICABLE AT THIS LEVEL OF THIS OPENING SIZE.
2. WHERE ADEQUATE SPACE IS NOT PROVIDED IN WALL FOR KING/JAMB QUANTITY SHOWN IN THE SCHEDULE, EXTEND KING/JAMB PACKAGE INTO ADJACENT WALL.

JAMB / KING STUD SCHEDULE NOTES:

1. JAMB / KING STUD FRAMING MATERIAL IS AS FOLLOWS:
   - JAMB: (SEE STUD SCHEDULE NOTES ABOVE)
   - KING: (SEE STUD SCHEDULE NOTES ABOVE)
2. "JAMB STUD" REFERS TO THE STUD OR STUDS SUPPORTING THE ENDS OF A HEADER.
3. "KING STUD" REFERS TO THE STUD OR STUDS ADJACENT TO JAMB STUDS AND SPANING FULL HGT FROM PLT TO PLT.
4. SEE DETAILS ON THIS DWG FOR FACE NAILING REQ'S OF BUILT–UP STUD COLS.
5. SEE GENERAL NOTES (NAILING SCHEDULE) FOR PLT TO STUD NAILING REQ'S.
6. FOR ALL EXTERIOR WALL OPENINGS GREATER THAN 4'–0" IN WIDTH, PROVIDE A MIN OF 2 KING POSTS (BOTH LOAD BRG AND NON–LOAD BRG WALLS).

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:
WOOD BEAM HEADER & STUD WALL SCHEDULE & INFO

Date:
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S4.0E

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TYPICAL WALL STUD FRAMING SCHEDULE (SPF)

LEVEL \ WALL MARK		AA				BB		CC		DD		EE		FF	
		W/O UNIT BRG		WITH UNIT BRG											
		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE	
2–STORY BLDG	**3–STORY BLDG**	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6
2ND LEVEL UP TO 9'–1⅛" PLT	3RD LEVEL UP TO 9'–1⅛" PLT	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16
1ST LEVEL UP TO 9'–1⅛" PLT	2ND LEVEL UP TO 9'–1⅛" PLT	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@12	1@16	1@12	1@16	2@12	1@12
	1ST LEVEL UP TO 9'–1⅛" PLT	1@12	1@16	2@12	1@16	1@16	1@16	2@12	1@16	2@12	1@12	1@12	1@16	*2@12	1@12

WALL STUD FRAMING SCHEDULE FOOTNOTES:

1. SEE ARCH DWGS FOR WALL TYPE (2x4 OR 2x6) AND REFER TO SCHEDULE FOR STUD SPACING.
2. * DENOTES TO ALIGN STUD PACK W/ TRUSS BRG POINT ABOVE & BELOW AND INSTALL ADDITIONAL SINGLE STUD MIDWAY BETWEEN STUD PACKS. WHERE TRUSSES ARE SKEWED FROM PERPENDICULAR TO STUD WALL, TRUSS BEARING POINTS ARE BEYOND 24" OC ALONG STUD WALL; THEREFORE STUD PACK SPACING SHALL INCREASE TO MATCH TRUSS BEARING POINTS.
3. – DENOTES WALL STUD TYPE NOT APPLICABLE AT THIS LEVEL OF THIS WALL TYPE.

SPF WALL STUD SCHEDULE NOTES:

1. WALL STUD FRAMING MATERIAL IS AS FOLLOWS:

   SPECIES: SPRUCE PINE FIR (SPF)
   GRADE: No.2
   PROPERTIES: SEE TABLE BELOW

F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
875	450	135	425	1,150	1,400,000

2. ALL LOAD BRG WALLS SHALL BE BLOCKED SOLID AT MID–HGT OF WALL.
3. SEE GENERAL NOTES FOR PLATE MATERIAL SPECIES AND GRADE INFO.
4. ALL SHEAR WALLS SHALL HAVE STUDS @ 16" O.C. MAX.
5. INTERIOR LOAD BRG PLUMBING WALLS SHALL BE FRAMED W/ 2X6 @ 16" O.C. MIN.
6. NON–LOAD BEARING PARTITION WALL FRAMING SHALL BE SPACED @ 24" O.C. MAX.

   EXCEPTION: FOR NON–LOAD BRG SHEAR WALLS SEE NOTE #4 ABOVE.

7. SEE DETAILS BELOW FOR FACE NAILING REQ'S OF BUILT–UP STUD COLS.
8. SEE GENERAL NOTES (NAILING SCHEDULE) FOR PLT TO STUD NAILING REQ'S.

TYPICAL WALL STUD FRAMING SCHEDULE (SYP)

LEVEL \ WALL MARK		AA				BB		CC		DD		EE		FF	
		W/O UNIT BRG		WITH UNIT BRG											
		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE	
2–STORY BLDG	**3–STORY BLDG**	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6
2ND LEVEL UP TO 9'–1⅛" PLT	3RD LEVEL UP TO 9'–1⅛" PLT	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16
1ST LEVEL UP TO 9'–1⅛" PLT	2ND LEVEL UP TO 9'–1⅛" PLT	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@16	1@12	1@16	1@12	1@16	2@12	1@12
	1ST LEVEL UP TO 9'–1⅛" PLT	1@12	1@16	2@12	1@16	1@16	1@16	2@12	1@16	2@12	1@12	2@12	1@16	*2@12	1@12

WALL STUD FRAMING SCHEDULE FOOTNOTES:

1. SEE ARCH DWGS FOR WALL TYPE (2x4 OR 2x6) AND REFER TO SCHEDULE FOR STUD SPACING.
2. * DENOTES TO ALIGN STUD PACK W/ TRUSS BRG POINT ABOVE & BELOW AND INSTALL ADDITIONAL SINGLE STUD MIDWAY BETWEEN STUD PACKS. WHERE TRUSSES ARE SKEWED FROM PERPENDICULAR TO STUD WALL, TRUSS BEARING POINTS ARE BEYOND 24" OC ALONG STUD WALL; THEREFORE STUD PACK SPACING SHALL INCREASE TO MATCH TRUSS BEARING POINTS.
3. – DENOTES WALL STUD TYPE NOT APPLICABLE AT THIS LEVEL OF THIS WALL TYPE.

SYP WALL STUD SCHEDULE NOTES:

1. WALL STUD FRAMING MATERIAL IS AS FOLLOWS:

   SPECIES: SOUTHERN YELLOW PINE (SYP)
   GRADE: No.2
   PROPERTIES: SEE TABLE BELOW

WIDTH	F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
2"–4"	1,100	675	175	565	1,450	1,400,000
5"–6"	1,000	600	175	565	1,400	1,400,000

2. ALL LOAD BRG WALLS SHALL BE BLOCKED SOLID AT MID–HGT OF WALL.
3. SEE GENERAL NOTES FOR PLATE MATERIAL SPECIES AND GRADE INFO.
4. ALL SHEAR WALLS SHALL HAVE STUDS @ 16" O.C. MAX.
5. INTERIOR LOAD BRG PLUMBING WALLS SHALL BE FRAMED W/ 2X6 @ 16" O.C. MIN.
6. NON–LOAD BEARING PARTITION WALL FRAMING SHALL BE SPACED @ 24" O.C. MAX.

   EXCEPTION: FOR NON–LOAD BRG SHEAR WALLS SEE NOTE #4 ABOVE.

7. SEE DETAILS BELOW FOR FACE NAILING REQ'S OF BUILT–UP STUD COLS.
8. SEE GENERAL NOTES (NAILING SCHEDULE) FOR PLT TO STUD NAILING REQ'S.

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02.24.22
Davis & Church LLC SOUTH CAROLINA No. 4251 CERTIFICATE OF AUTHORIZATION

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Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by:West Columbia Apartment Residences, LLC

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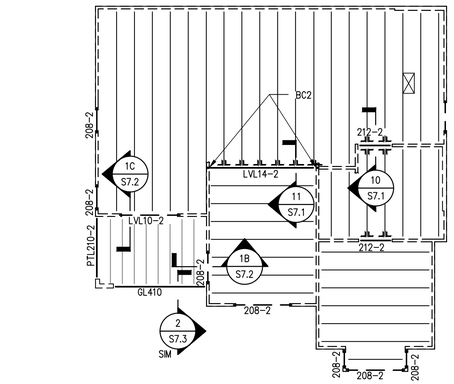

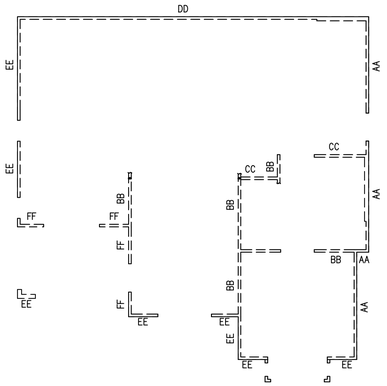

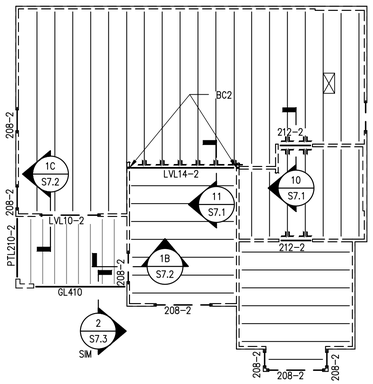

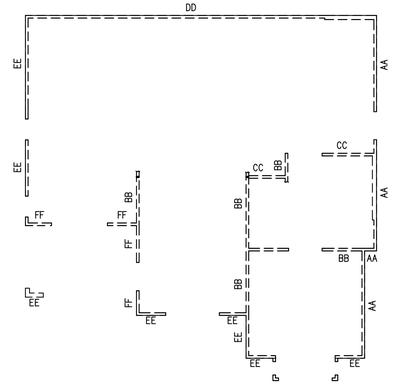

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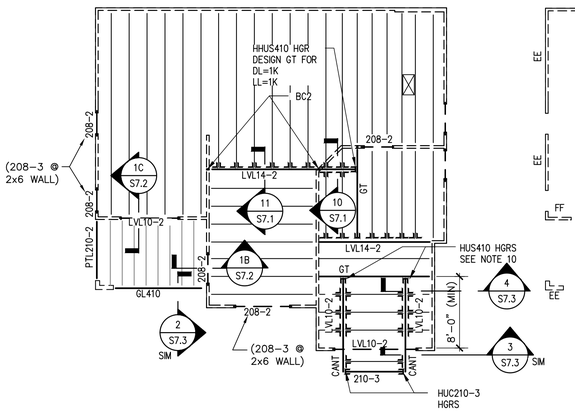
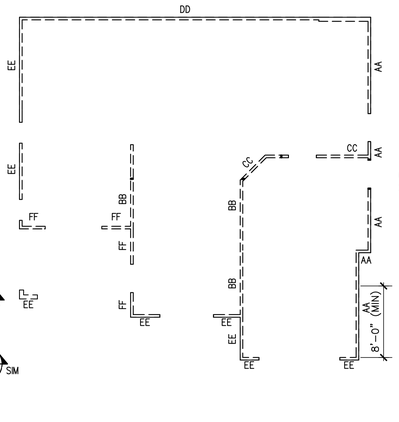


FLOOR FRAMING PLAN

1 S4.1 UNIT A2

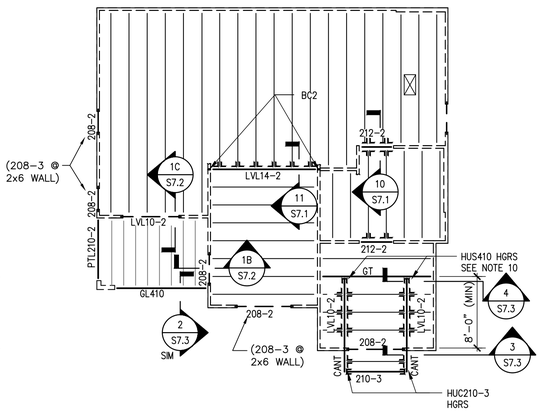
SCALE: 1/8" = 1'-0"

UNIT B1



WALL FRAMING PLAN

UNIT B1

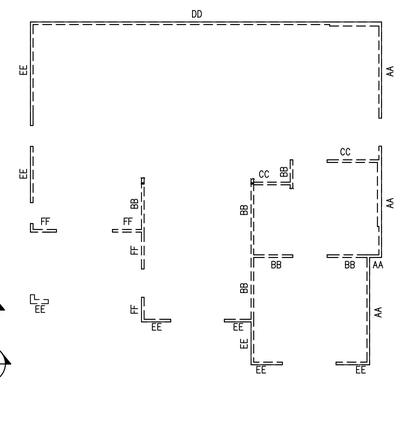


FLOOR FRAMING PLAN

2 S4.1 UNIT B1-G

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

UNIT B1



WALL FRAMING PLAN

UNIT FLOOR & WALL FRAMING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   - A. ALL FLOOR FRAMING SHALL BE 18" DEEP PRE-ENGINEERED OPEN WEB TRUSSES @ 24" O.C. UNO.
   - B. BALCONY FRAMING SHALL BE AS FOLLOWS (UNO):
     - 12" DEEP PRE-ENGINEERED OPEN WEB TRUSSES @ 24" OC AT BALCONIES DIRECTLY OVER GARAGE SPACES
     - PTL 2x10 @ 16" OC UP TO 8'-11" CLEAR SPAN
     - PTL 2x10 @ 12" OC UP TO 9'-11" CLEAR SPAN
     - PTL 2-2x10 @ 16" OC UP TO 13'-0" CLEAR SPAN
     - PTL 2-2x10 @ 12" OC UP TO 15'-0" CLEAR SPAN
     - PTL 3-2x10 @ 16" OC UP TO 17'-0" CLEAR SPAN
2. ALL COL'S, INCLUDING STUD PACKS, MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING OF THE SAME SIZE AND DIMENSION AS THE COL ABOVE, AT FLOOR CAVITY LOCATIONS. CONTINUE TO FDN OR BEAM SUPPORT BELOW.
3. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
4. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
5. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS UNO. SEE GENERAL NOTES FOR ADD'L INFO.
6. SEE DWG S4.0E & S4.0F FOR FRAMING SCHEDULES & ADD'L INFO.
7. SEE S7.0A FOR ALLOWABLE WALL PLATE & STUD PENETRATIONS.
8. SEE S7.0B FOR GENERAL SECTIONS AT BALCONY LEDGER PENETRATION, BALCONY GUARDRAIL ATTACHMENT AND FLOOR & STUD FRAMING AT WASHER BOX.
9. SEE S7.0c FOR WALL FRAMING REQ'S ALONG EXTERIOR WALLS W/ MEP PENETRATIONS (e.g., METER BANKS). SEE ARCH DWGS FOR EXACT WALL LOCN'S.
10. WHERE NOTED TRUSS SUPPLIER SHALL COORDINATE W/ REQ SERVICE LOADS SHOWN BELOW:
    DL = 0.10 K
    LL = 0.75 K
    LR = 0.10 K (UPLIFT)
11. EXTENTS OF WALL TYPE TAGS ARE FROM ONE INTERSECTING WALL/WALL CORNER/WALL OPENING TO THE NEXT INTERSECTING WALL/WALL CORNER/WALL OPENING U.N.O.

UNIT FLOOR & WALL FRAMING PLAN LEGEND

" 210-2 "	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
" BC4 "	INDICATES BUILT-UP COLUMN DESIGNATION. SEE BUILT-UP COL SCHEDULE ON S4.0E FOR ADD'L INFO.
"2K/2J"	DENOTES THE NUMBER OF KING STUDS AND JAMB STUDS PER HEADER END. SEE S4.0E FOR KING STUD/JAMB STUD INFO.
☒	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
———	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
- - - -	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING.
"BB"	DENOTES LOAD-BEARING WALL TYPE, SEE S4.0F FOR WALL FRAMING SCHEDULE & ADDITIONAL INFO.

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Lullwater at Langley Apartments

West Columbia,
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A Residential Development by:West Columbia Apartment Residences, LLC

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UNIT FLOOR & WALL FRAMING PLANS

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Sheet Number:

S4.1

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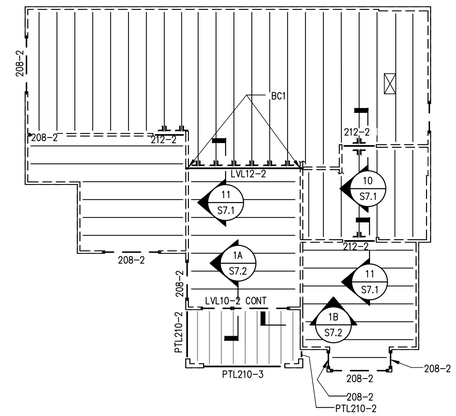
SEE S4.1 FOR UNIT FLOOR AND WALL FRAMING PLAN NOTES AND LEGEND



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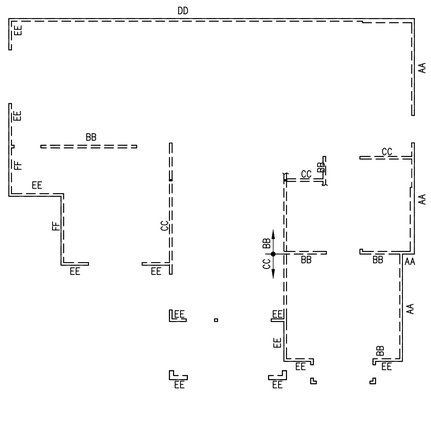

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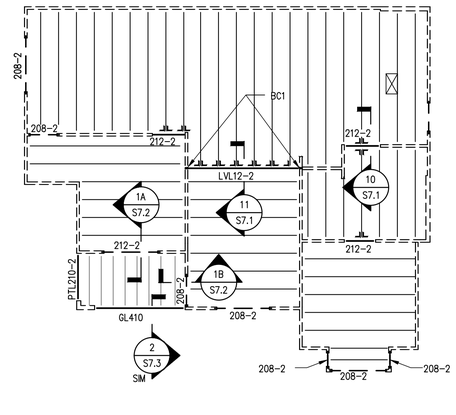

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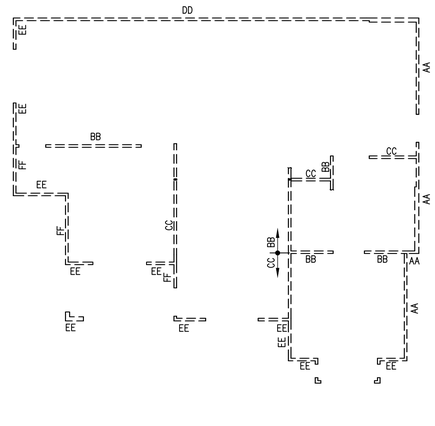

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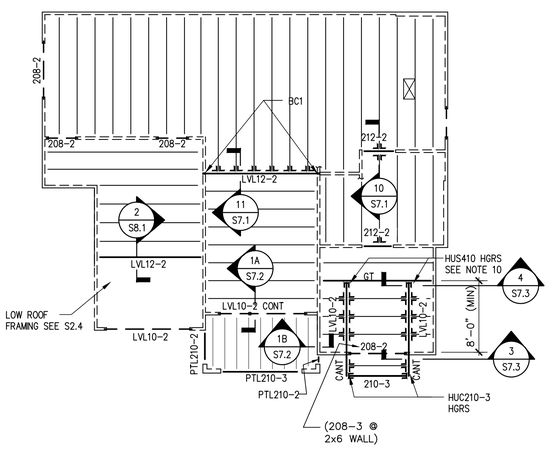
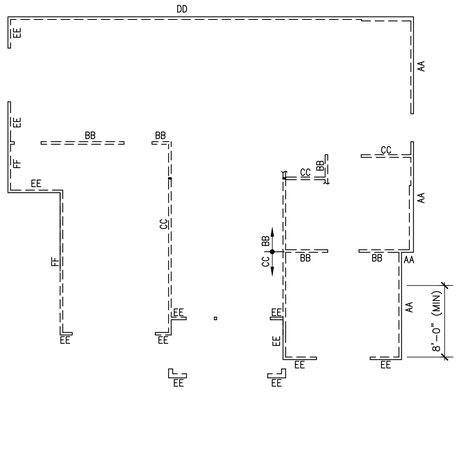


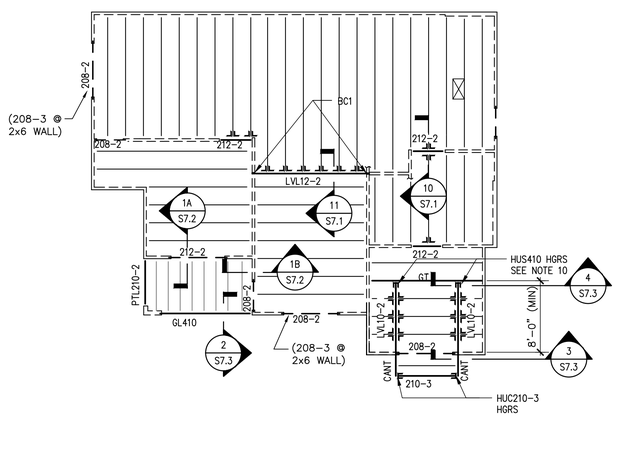
FLOOR FRAMING PLAN



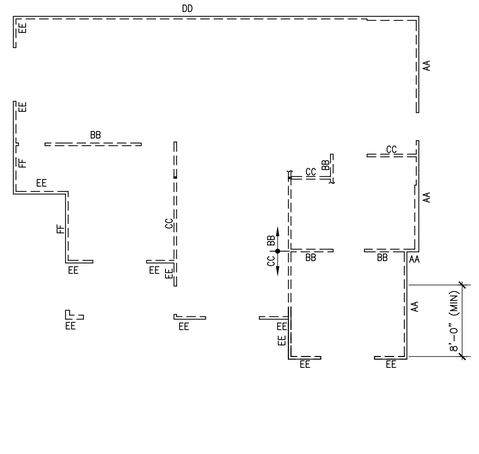
WALL FRAMING PLAN

1 S4.2 UNIT B2

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



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.2 UNIT C1-G

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

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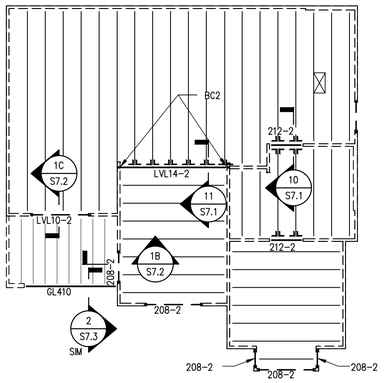
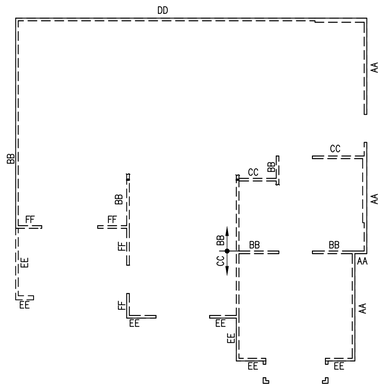
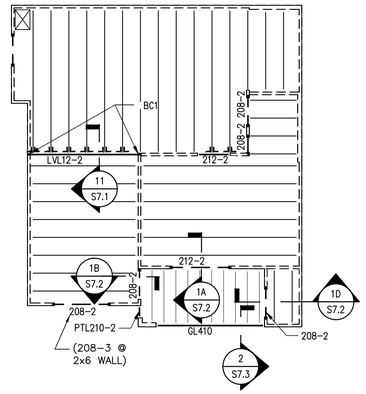


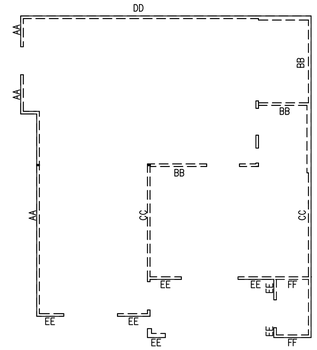
UNIT B1 MIDDLE



UNIT B1 MIDDLE



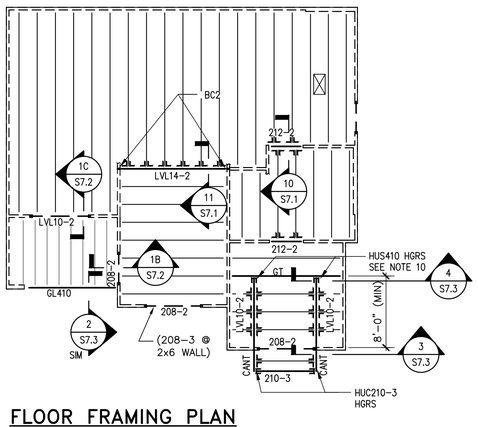
FLOOR FRAMING PLAN



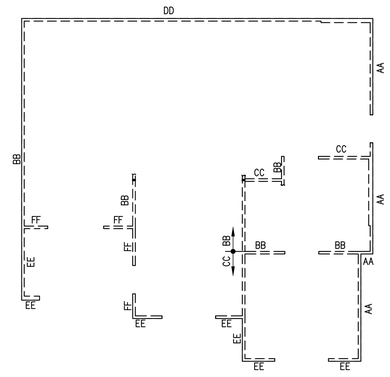
WALL FRAMING PLAN

3 S4.3 UNIT A1

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



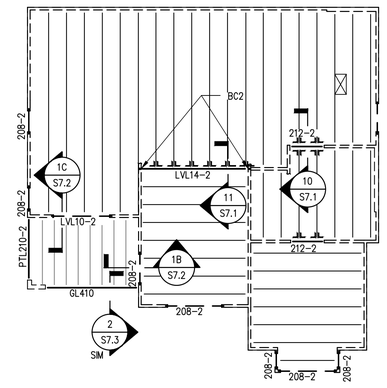
FLOOR FRAMING PLAN



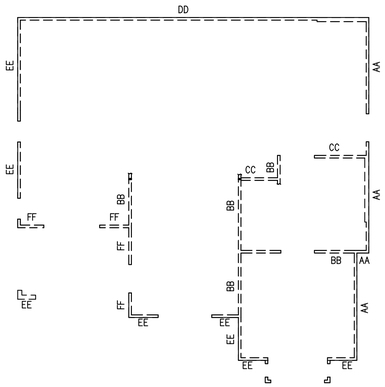
WALL FRAMING PLAN

1 S4.3 UNIT B1-G MIDDLE

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



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.3 UNIT B1

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

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(770) 642-1213

Seal:

SOUTH CAROLINA REGISTERED No. 19300 SCOTT ALAN DAVIS

02.24.22

SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

UNIT FLOOR & WALL FRAMING PLANS

Date:

February 24, 2022

Sheet Number:

S4.3

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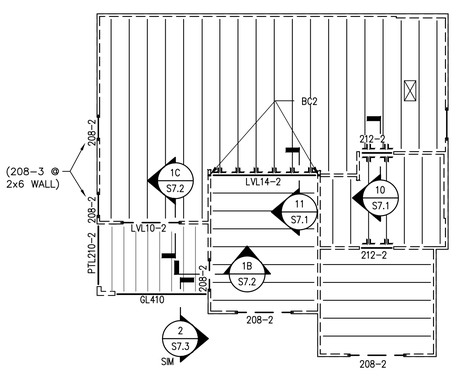
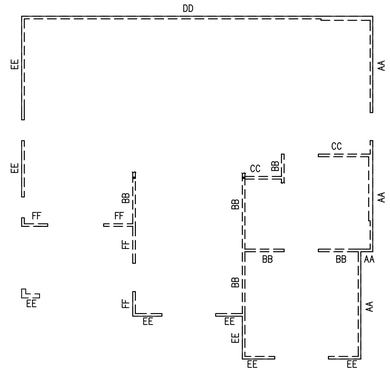
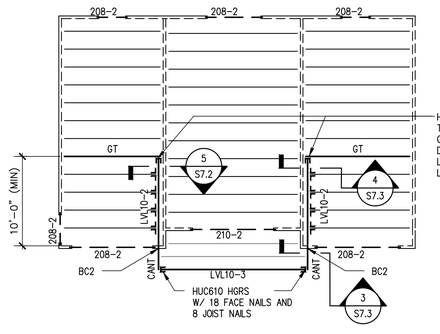


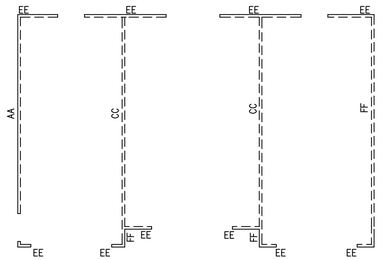
UNIT B1-G



UNIT B1-G



FLOOR FRAMING PLAN

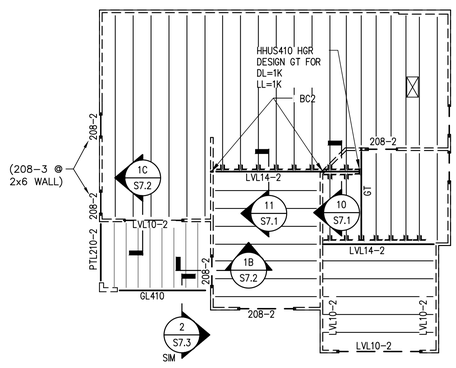


WALL FRAMING PLAN

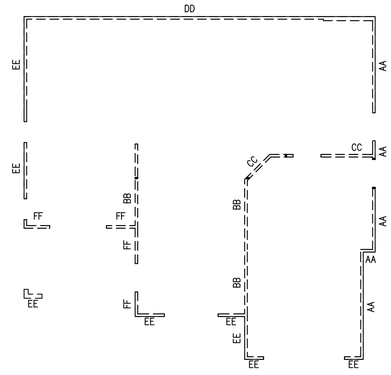
3 S4.4 GARAGE BELOW UNIT A3

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

BLDG TYPE III



FLOOR FRAMING PLAN

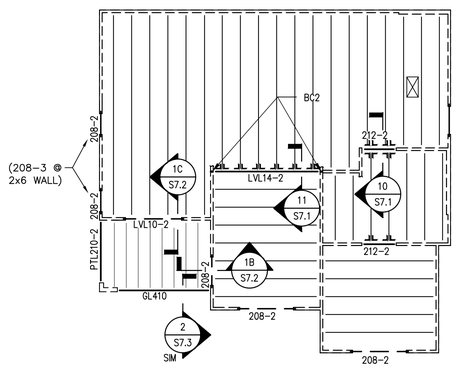


WALL FRAMING PLAN

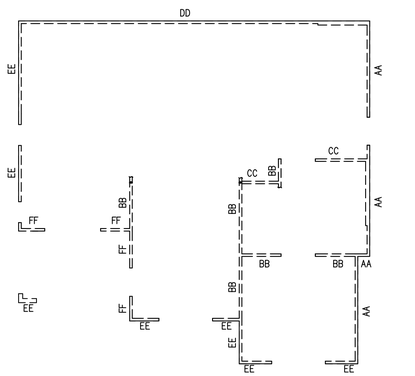
1 S4.4 UNIT A2

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

BLDG TYPE IV



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.4 UNIT B1-G

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

BLDG TYPE IV

SEE S4.1 FOR UNIT FLOOR AND WALL FRAMING PLAN NOTES AND LEGEND

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S4.4

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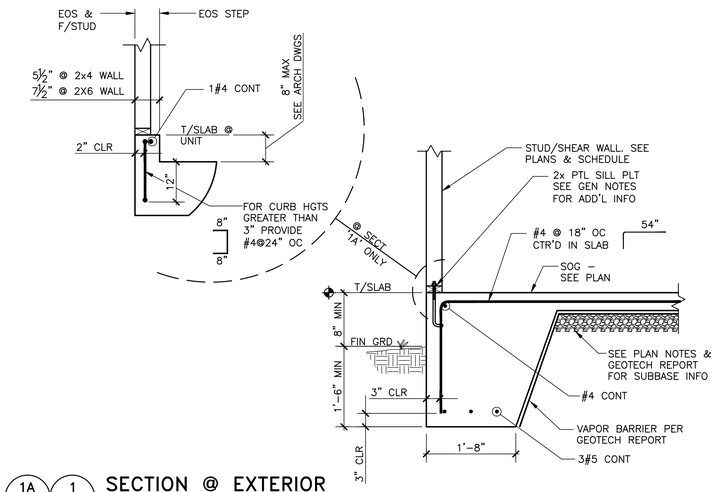
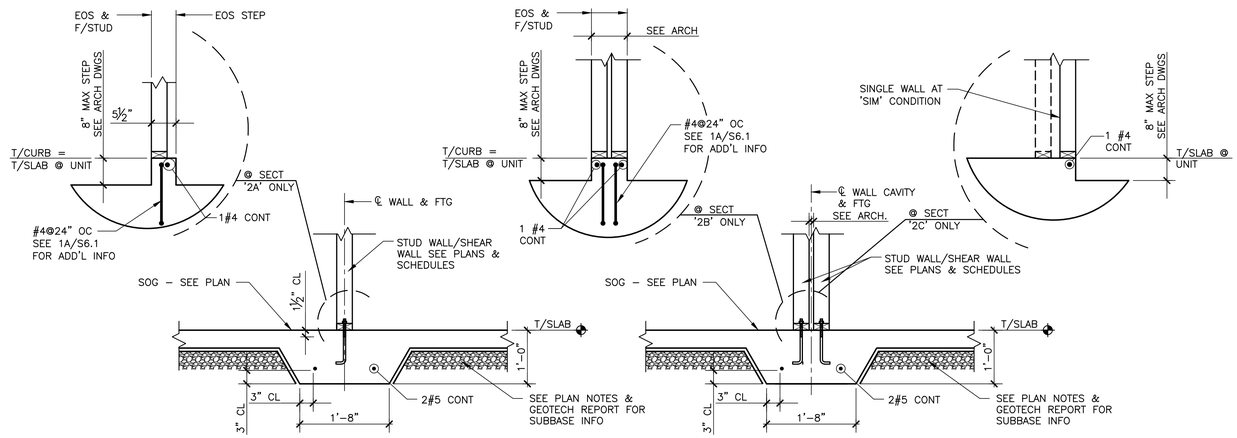


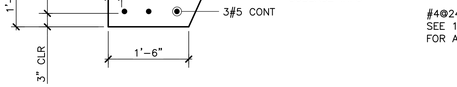
1A S6.1 | 1 S6.1 **SECTION @ EXTERIOR**

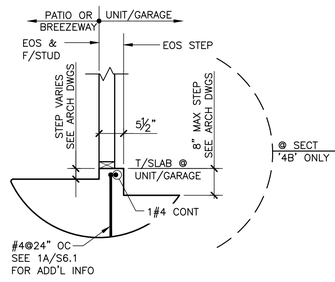
SCALE: 3/4"=1'-0"

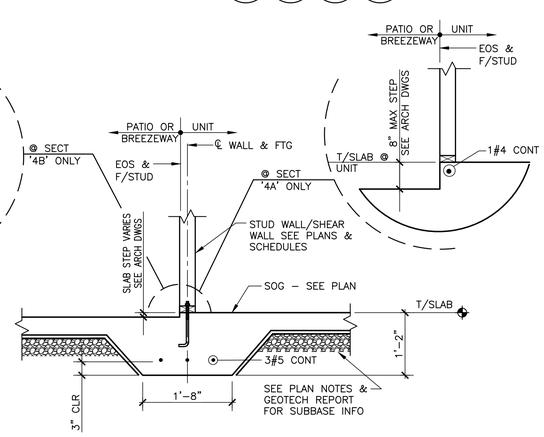


2C S6.1 | 2B S6.1 | 2A S6.1 | 2 S6.1 **SECTION @ INTERIOR BEARING WALL**

SCALE: 3/4" = 1'-0"

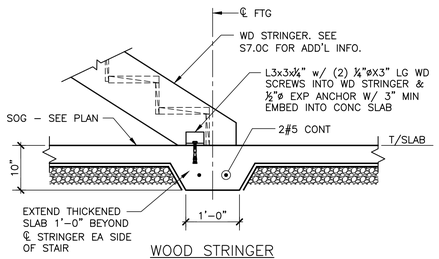






3A S6.1 | 3 S6.1 **SECTION @ PATIO/BREEZEWAY**

SCALE: 3/4"=1'-0"

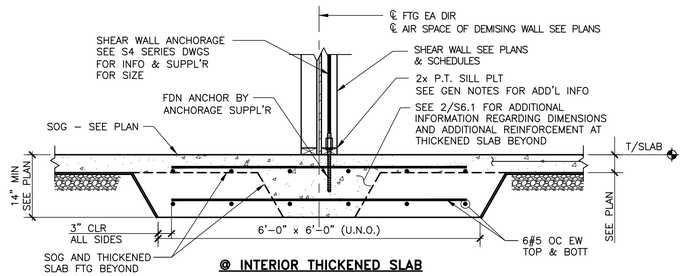


6 S6.1 **THICKENED SLAB @ STAIR STRINGER**

SCALE: 3/4"=1'-0"

4B S6.1 | 4A S6.1 | 4 S6.1 **SECTION @ PATIO/BREEZEWAY**

SCALE: 3/4"=1'-0"

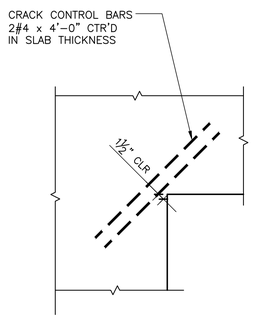


@ INTERIOR THICKENED SLAB

@ SIM: AT INTERIOR (SINGLE) LOAD BEARING WALLS, CENTER FOOTING AND SHEARWALL END ANCHORAGE ON CONTINUOUS FOOTING

7 S6.1 **THICKENED SLAB @ SHEAR WALL ANCHORS**

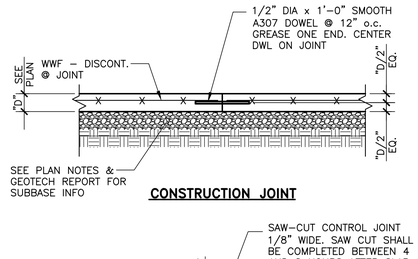
SCALE: 3/4"=1'-0"



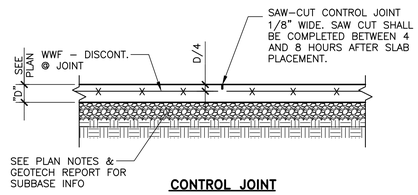
@ RE-ENTRANT SLAB CORNERS

5A S6.1 **TYP SLAB ON GRADE CRACK CONTROL BARS**

SCALE: 3/4"=1'-0"



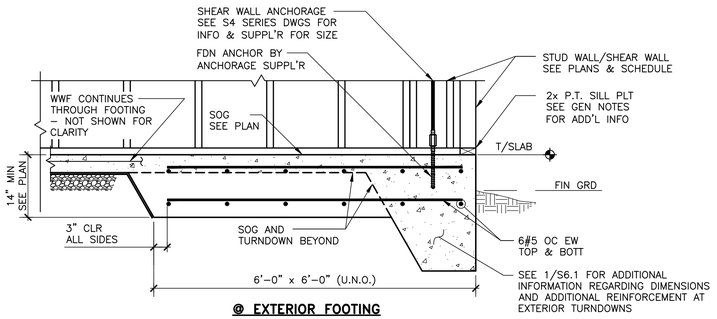
CONSTRUCTION JOINT



CONTROL JOINT

5B S6.1 **TYP SLAB ON GRADE JOINT DETAILS**

SCALE: 3/4"=1'-0"



@ EXTERIOR FOOTING

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FOUNDATION SECTIONS & DETAILS

Date:
February 24, 2022

Sheet Number:

S6.1

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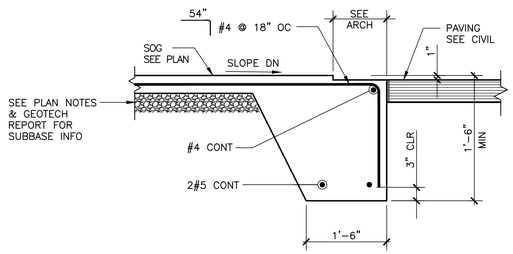
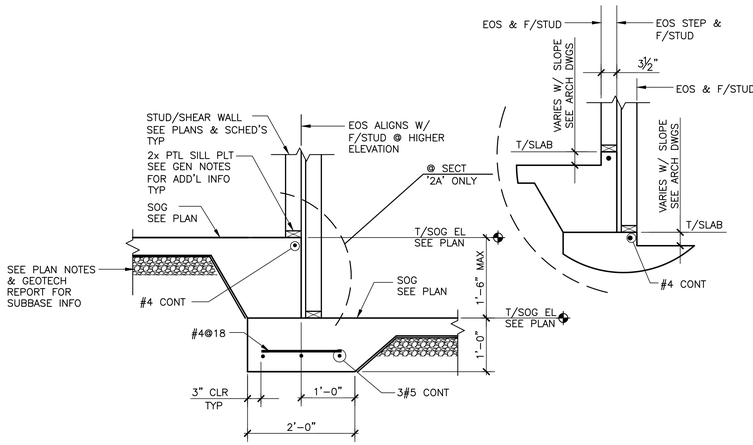


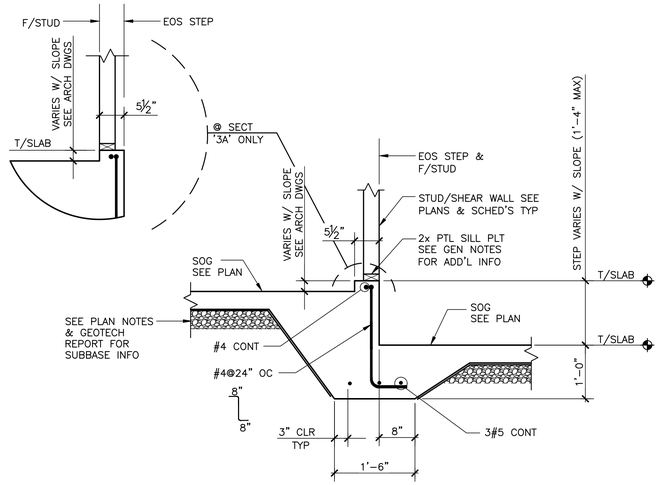
1 S6.2 **TYP SECTION @ GARAGE ENTRY**

SCALE: 3/4"=1'-0"



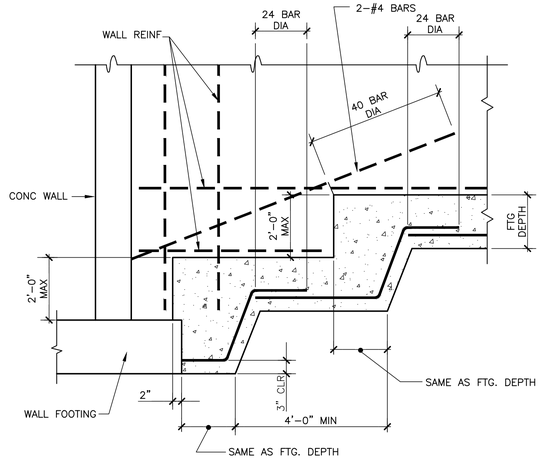
2A S6.2 / 2 S6.2 **INTERIOR SLAB STEP DETAIL @ TENANT SEPARATION WALL**

SCALE: 3/4"=1'-0"



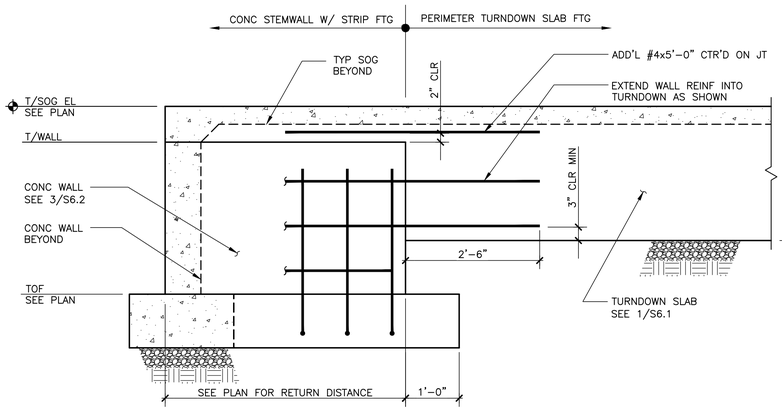
3A S6.2 / 3 S6.2 **INTERIOR SLAB STEP DETAIL @ GARAGE BLDGS**

SCALE: 3/4"=1'-0"



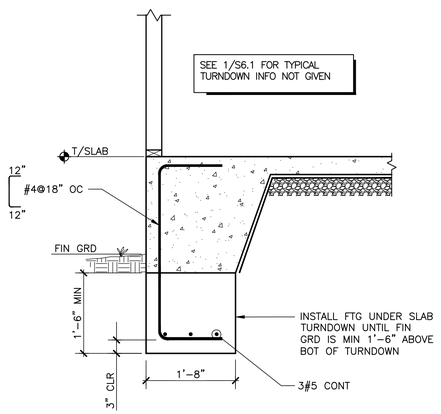
4 S6.2 **TYP STEPPED WALL FOOTING DETAIL**

SCALE: 3/4" = 1'-0"



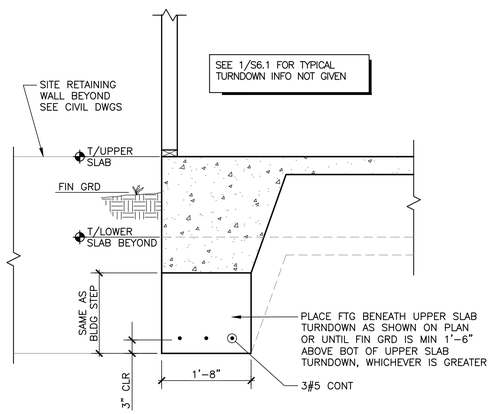
5 S6.2 **EXT WALL ELEVATION AT TRANSITION FROM STEM WALL TO TURN-DOWN SLAB FTG**

SCALE: 3/4" = 1'-0"



7 S6.2 **SECTION ALONG PERIMETER SLAB TURNDOWN @ LOW GRADE ELEV'S**

SCALE: 3/4" = 1'-0"



8 S6.2 **TYP SECTION ALONG PERIMETER TURNDOWN UPHILL OF BLDG STEP**

SCALE: 3/4" = 1'-0"

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Sheet Number:

S6.2

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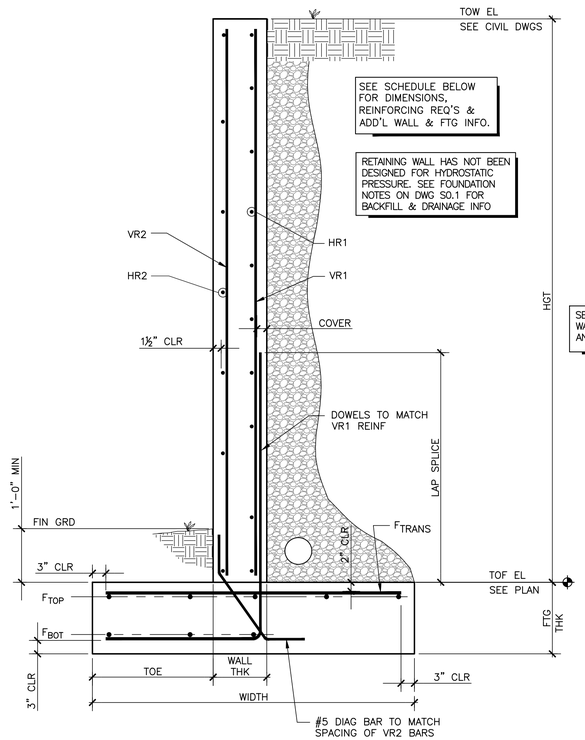
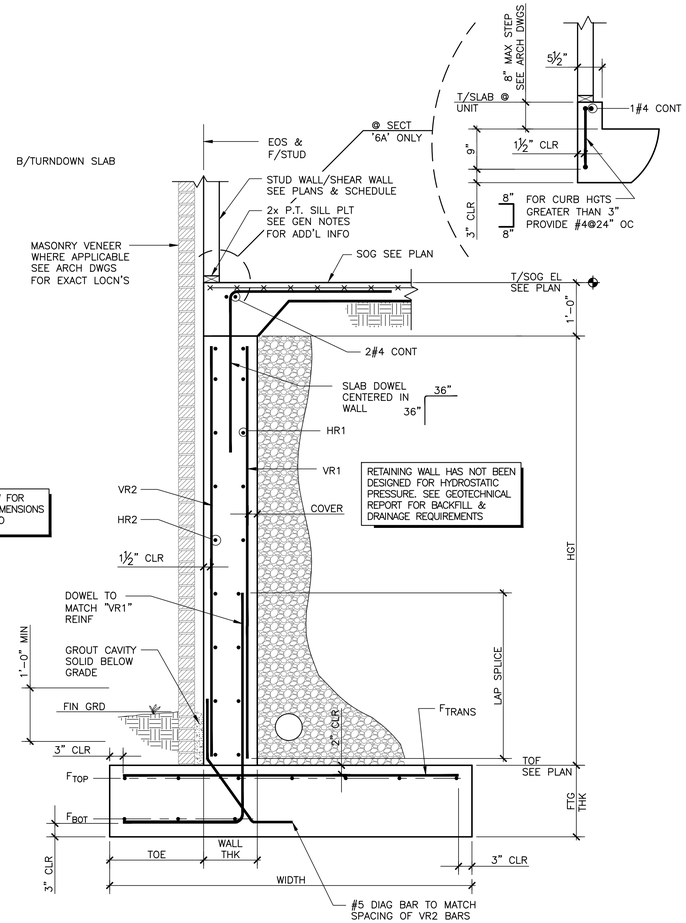


1 S6.3 TYPICAL CANTILEVERED SITE RETAINING WALL

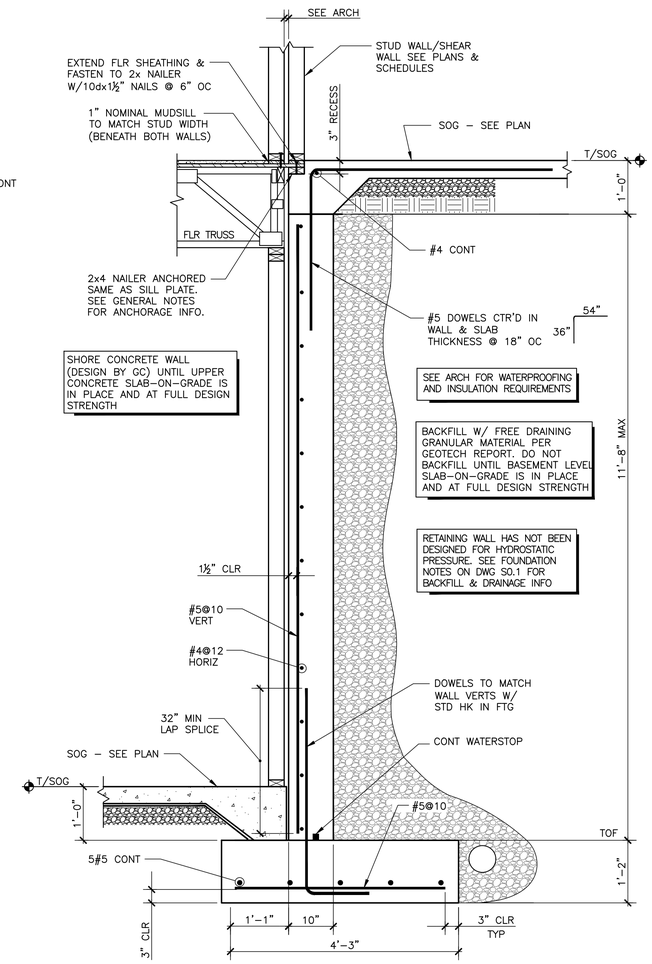
SCALE: NTS

SEE SCHEDULE BELOW FOR WALL AND FOOTING DIMENSIONS AND REINFORCING INFO



3A S6.3 3 S6.3 TYP BUILDING PERIMETER STEM WALL DETAIL

SCALE: 3/4" = 1'-0"



2 S6.3 TYP SECTION @ BASEMENT WALL

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

SCHEDULE FOR CIP CONCRETE RETAINING WALL														
HGT (UP TO)	WALL THK	FTG THK	TOE	WIDTH	VR1	COVER	LAP SPLICE	HR1	VR2	HR2	F TRANS	F BOT	F TOP	SLAB DOWEL
4'–0"	8"	12"	1'–0"	3'–0"	#4@12" OC	CTRD	26"	#4@12" OC	N.A.	N.A.	#5@12" OC	2#5 CONT	3#5 CONT	#4@12" OC
6'–0"	8"	14"	1'–6"	4'–6"	#5@12" OC	CTRD	32"	#4@12" OC	N.A.	N.A.	#5@12" OC	2#5 CONT	3#5 CONT	#4@12" OC
8'–0"	10"	14"	1'–9"	6'–6"	#5@12" OC	2" CLR	32"	#4@12" OC	#5@12" OC	#4@12" OC	#5@12" OC	2#5 CONT	4#5 CONT	#4@12" OC
10'–0"	12"	16"	2'–0"	8'–0"	#6@12" OC	2" CLR	38"	#4@12" OC	#5@10" OC	#4@12" OC	#6@12" OC	3#5 CONT	6#5 CONT	#4@12" OC

NOTES:

1. SEE GENERAL NOTES FOR SOIL DESIGN CRITERIA
2. SEE GENERAL NOTES FOR MIN 28 DAY COMPRESSIVE STRENGTH OF CONCRETE.
3. WALLS HAVE NOT BEEN DESIGNED TO RESIST HYDROSTATIC PRESSURE. PROVIDE CONTINUOUS DRAIN SYSTEM ON BACK–FILL SIDE OF ALL RETAINING WALLS TO PREVENT BUILD–UP OF HYDROSTATIC PRESSURE. DRAIN SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
4. WALLS HAVE NOT BEEN DESIGNED TO SUPPORT SURCHARGE FROM HEAVY COMPACTION EQUIPMENT OR OTHER HEAVY EQUIPMENT. HAND OPERATED COMPACTION EQUIPMENT SHALL BE USED WITHIN A HORIZONTAL DISTANCE OF 10'–0" FROM THE BACK OF THE WALL.
5. PROVIDE VERTICAL CONTROL JOINTS IN WALLS @ 25'–0" OC MAX

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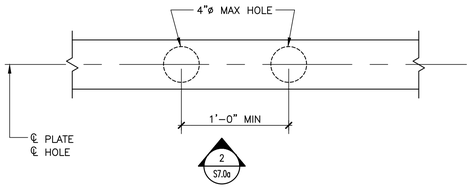
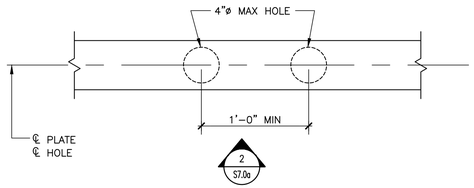
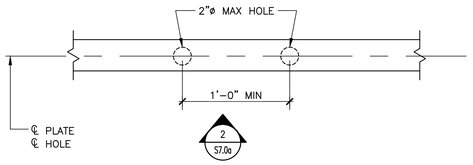


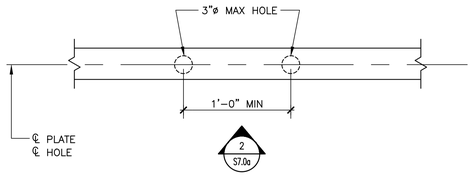
@ 2x6 SHEAR WALL



@ 2x6 NON–SHEAR WALL



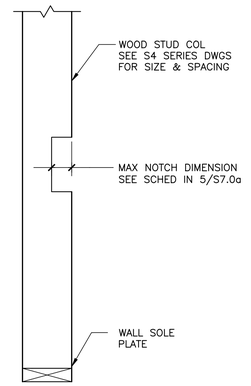
@ 2x4 SHEAR WALL



@ 2x4 NON–SHEAR WALL

1 S7.0a PLAN VIEW DETAIL AT WOOD WALL TOP PLATE PENETRATIONS

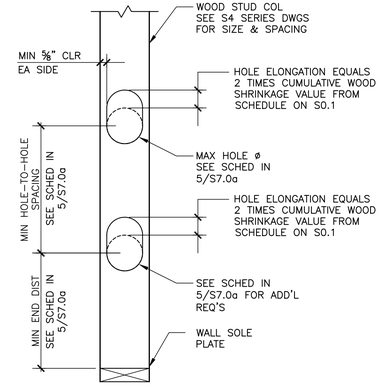
SCALE: 1 1/2" = 1'–0"



ELEVATION VIEW

3 S7.0a NOTCHING DETAIL AT LOAD BEARING STUD WALLS

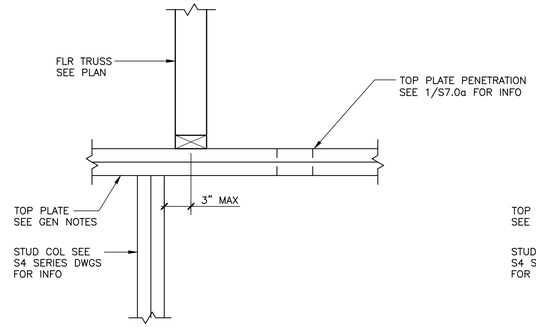
SCALE: 1 1/2" = 1'–0"



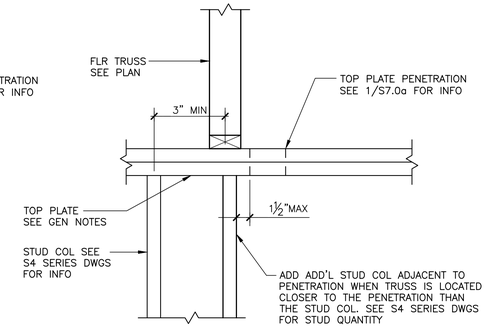
ELEVATION VIEW

4 S7.0a BORING DETAIL AT LOAD BEARING STUD WALLS

SCALE: 1 1/2" = 1'–0"



CASE 1: NO ADDITIONAL STUDS REQUIRED



CASE 2: ADDITIONAL STUDS REQUIRED

2 S7.0a ELEVATION VIEW AT WOOD WALL TOP PLATE PENETRATIONS

SCALE: 1 1/2" = 1'–0"

SCHED STUD COLUMN	MAX HOLE ø IN STUDPACK	# HOLES/ STUD COL	HOLE–TO–HOLE SPACING	END DIST (TOP & BOTT)	ADD'L STUDS REQ'D[1]	NOTCH DIMENSION
4–2x4	¾" 1 ½" 2"	4 1 1	6" – –	12" 24" 24"	0 2 4	⅞"
3–2x4	¾" 1 ½" 2"	4 1 1	6" – –	12" 24" 24	0 2 3	⅞"
2–2x4	¾" 1 ½" 2"	4 1 1	6" – –	12" 24" 24"	0 1 2	⅞"
1–2x4	¾" 1 ½" 2"	4 1 1	6" – –	12" 24" 24"	0 1 1	⅞"
4–2x6	¾" 2" 3"	4 2 1	6" 24" –	12" 24" 24"	0 2 4	1 ⅜"
3–2x6	¾" 2" 3"	4 2 1	6" 24" –	12" 24" 24"	0 1 3	1 ⅜"
2–2x6	¾" 2" 3"	4 2 1	6" 24" –	12" 24" 24"	0 1 2	1 ⅜"
1–2x6	¾" 2" 3"	4 2 1	6" 24" –	12" 24" 24"	0 1 1	1 ⅜"

NOTES:

1. LAMINATE ADDITIONAL STUDS TO EXISTING STUD COLUMN PER PLY LAMINATION REQUIREMENTS ON S4.0E.

5 S7.0a STUD COLUMN ALLOWABLE PENETRATIONS SCHEDULE

SCALE: 1 1/2" = 1'–0"

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Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title: GENERAL FLOOR FRAMING SECTIONS & DETAILS

Date: February 24, 2022

Sheet Number:

S7.0a

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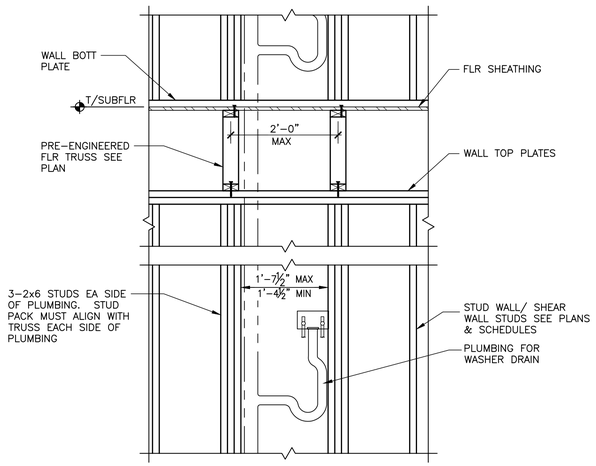
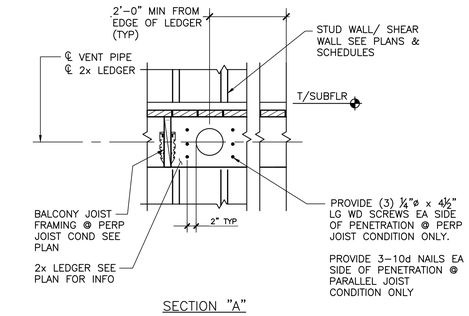
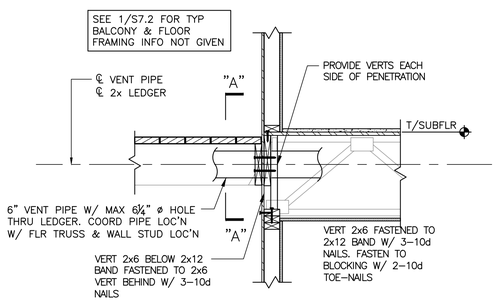


1 S7.0b **TYPICAL SECTION AT WASHER HOOKUP/ DRAIN BOX**

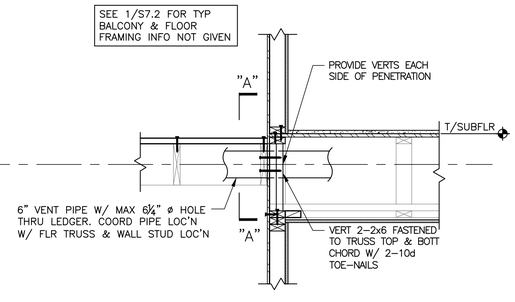
SCALE: N.T.S.



SECTION "A"



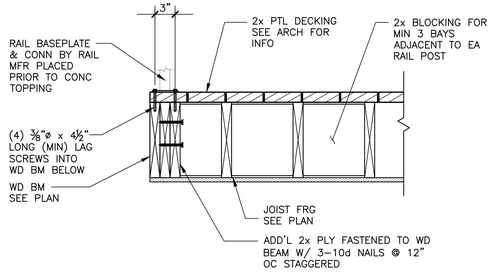
EXT WALL W/ FLR TRUSS BRG



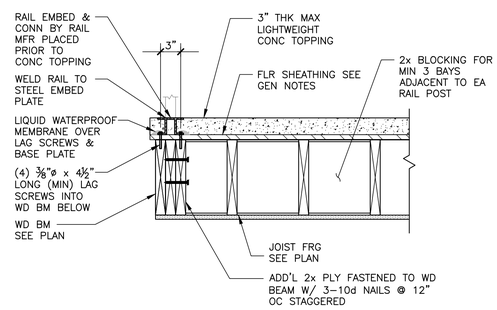
EXT WALL W/O FLR TRUSS BRG

2 S7.0b **SECTION AT EXTERIOR BALCONY LEDGER W/ 4" PIPE PENETRATION**

SCALE: N.T.S.



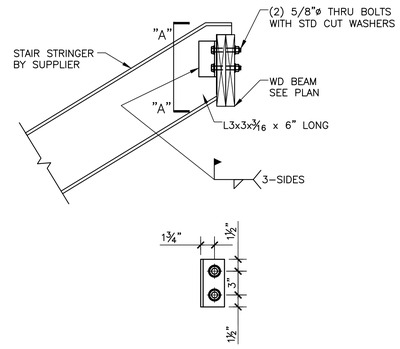
AT WOOD PLANK



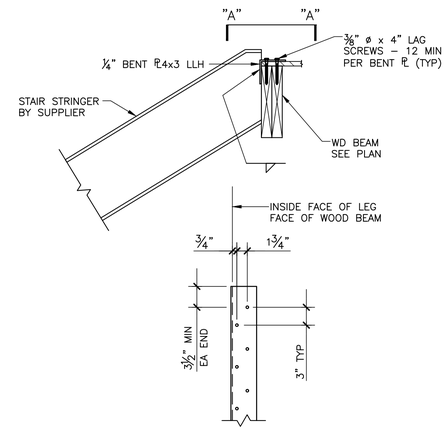
AT CONCRETE TOPPING

3 S7.0b **TYP SECTION BALCONY HAND RAIL EMBED**

SCALE: 3/4" = 1'-0"



SECTION "A"



SECTION "A"

@ SIDE OF BEAM CONNECTON

@ TOP OF BEAM CONNECTON

4 S7.0b **DETAIL AT MTL STAIR STRINGER TO WOOD BEAM CONNECTION**

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 19300 SCOTT ALAN DAVIS
02.24.22
SOUTH CAROLINA Davis & Church LLC No. 4251 CERTIFICATE OF AUTHORIZATION

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Lullwater at Langley Apartments

West Columbia, South Carolina

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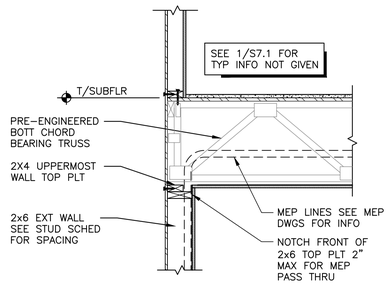
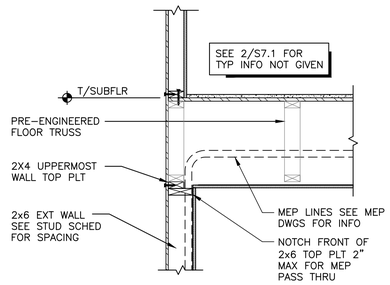
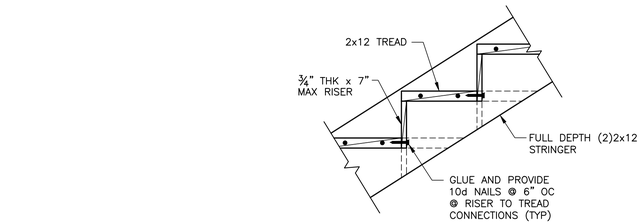




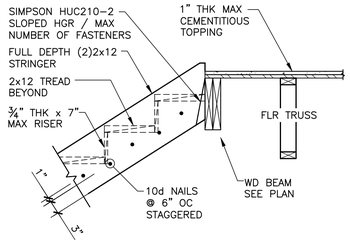
NOTE: IF EXT WALL IS A SHEAR WALL W/ MEP PENETRATIONS, REFERENCE THE TOP PLATE SPLICE DETAIL (7/S4.0D) AT THE 2X6 TO 2X4 TOP PLATE TRANSITION. SEE S5 SERIES DWGS FOR SHEAR WALL LOC'NS

1 / S7.0c SECTION AT EXTERIOR BRG WALL REQUIRING MEP PENETRATION

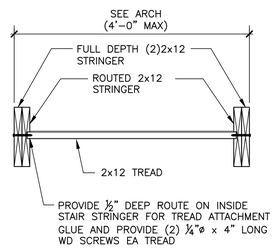
SCALE: 3/4" = 1'-0"



SECTION AT STAIR TREAD CONNECTION



FLR LEVEL STAIR LANDING

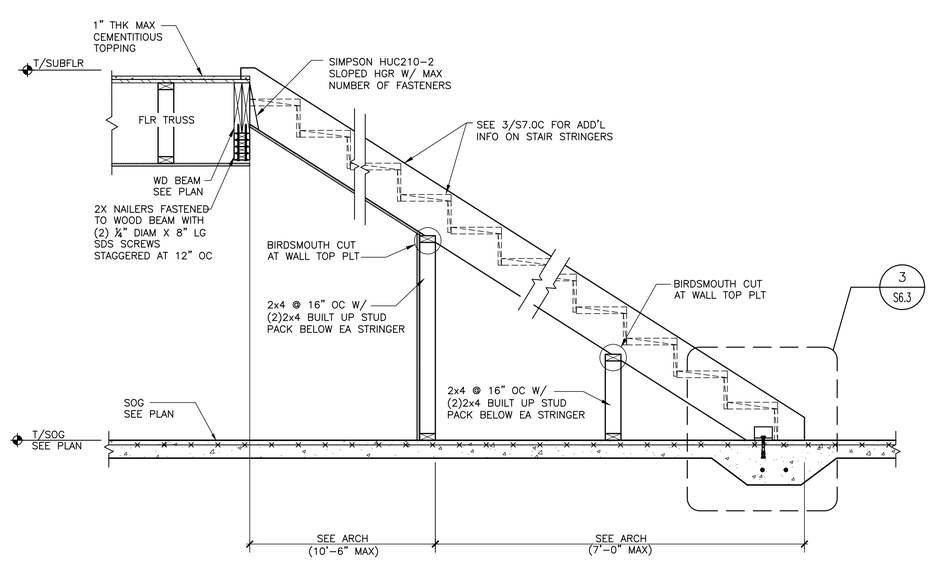


TYPICAL STAIR STRINGER SECTION

STAIR STRINGERS SHALL BE #2 SYP MATERIAL

3 / S7.0C TYPICAL WOOD STAIR SECTIONS

SCALE: N.T.S.



2 / S7.0C SINGLE RUN WOOD STAIR SECTION FROM GRADE

SCALE: N.T.S.

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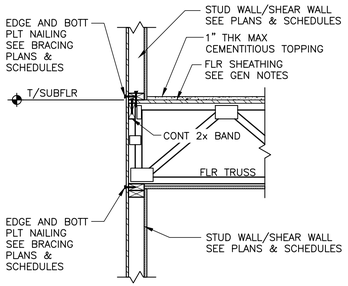
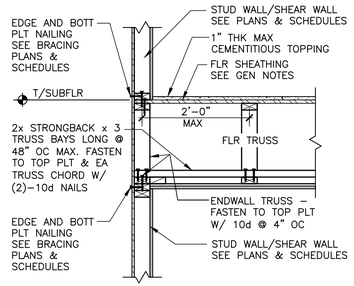


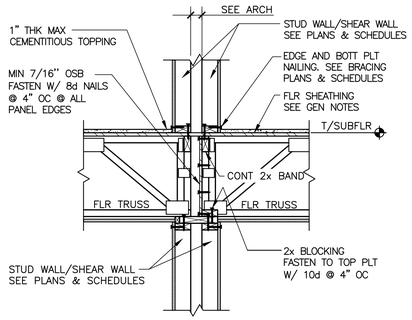
1 S7.1 SECTION @ EXTERIOR WALL

SCALE: 3/4"=1'-0"



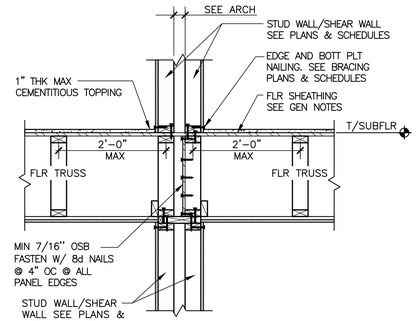
2 S7.1 SECTION @ EXTERIOR WALL

SCALE: 3/4"=1'-0"



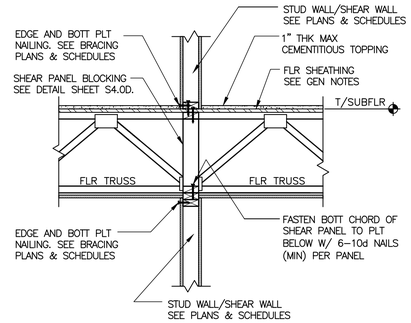
3 S7.1 SECTION @ TENANT SEPARATION WALL

SCALE: 3/4"=1'-0"



4 S7.1 SECTION @ TENANT SEPARATION WALL

SCALE: 3/4"=1'-0"



5 S7.1 SECTION @ INTERIOR SHEAR WALL

SCALE: 3/4"=1'-0"

6 S7.1 SECTION @ BREEZEWAY WALL

SCALE: 3/4"=1'-0"

UNIT FLOOR TRUSS PARELLEL TO WALL

7 S7.1 SECTION @ BREEZEWAY WALL

SCALE: 3/4"=1'-0"

UNIT FLOOR TRUSS PERPENDICULAR TO WALL

SEQUENCE OF CONSTRUCTION:

INSTALL UNIT FLOOR TRUSS (BOTTOM CHORD BEARING)
INSTALL 2x6 BAND
INSTALL 2x8 LEDGER
INSTALL BREEZEWAY TRUSS (TOP CHORD BEARING)
INSTALL BREEZEWAY FLOOR SHEATHING
INSTALL CONT 2x NAILER ATOP BREEZEWAY FLOOR SHEATHING
INSTALL UNIT FLOOR SHEATHING
INSTALL ¾" FIRE BLOCK SHEATHING

8 S7.1 TRUSS BEARING DETAIL @ BREEZEWAY

SCALE: N.T.S.

9 S7.1 SECTION @ BREEZEWAY BEAM

SCALE: 3/4"=1'-0"

OPTION 1

NOTE A:
PROVIDE 2x NAILERS (WHERE BEAM DEPTH IS LESS THAN TOTAL TRUSS DEPTH MINUS TRUSS TOP CHORD DEPTH) SO BOTTOM OF BEAM AND BOTTOM OF TRUSS ARE FLUSH

OPTION 2

NOTE B:
PROVIDE 2x NAILERS (WHERE BEAM DEPTH IS LESS THAN TOTAL TRUSS DEPTH) SO BOTTOM OF BEAM AND BOTTOM OF TRUSS ARE FLUSH

10 S7.1 SECTION @ FLUSH BEAM (FLOOR FRAMING FROM BOTH SIDES)

SCALE: 3/4" = 1'-0"

FASTEN BUILT-UP MULTI-PLY WD BEAMS TOGETHER PER BEAM/HEADER SCHEDULE NOTES ON DWG S4.0E

OPTION 3

OPTION 1

OPTION 2

FASTEN BUILT-UP MULTI-PLY WD BEAMS TOGETHER PER BEAM/HEADER SCHEDULE NOTES ON DWG S4.0E

11 S7.1 SECTION @ FLUSH BEAM (FLOOR FRAMING FROM ONE SIDE)

SCALE: 3/4" = 1'-0"

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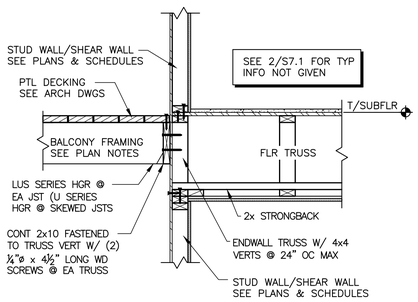
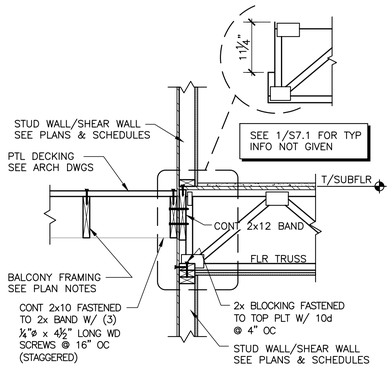
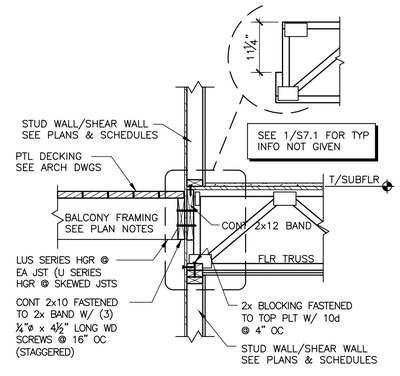


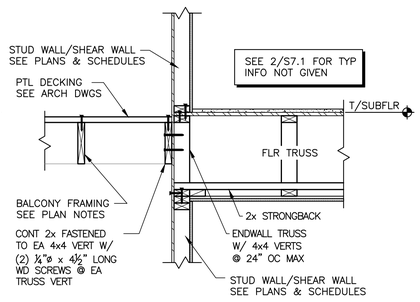
CONDITION A



CONDITION B



CONDITION C

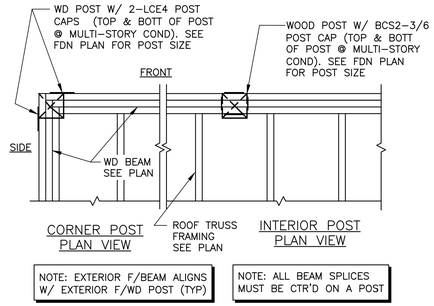


CONDITION D

SEE ARCH DWGS FOR
FLASHING REQ'S

1 S7.2 SECTION @ BALCONY

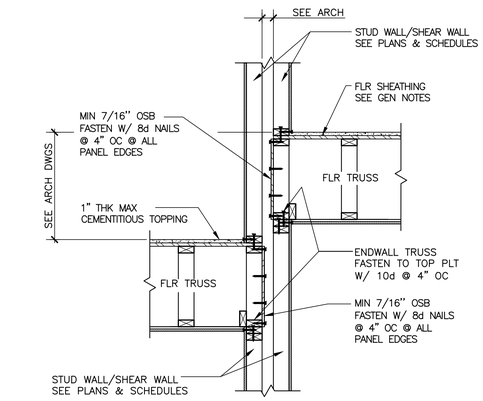
SCALE: 3/4" = 1'-0"



NOTE: EXTERIOR F/BEAM ALIGNS W/ EXTERIOR F/WD POST (TYP)

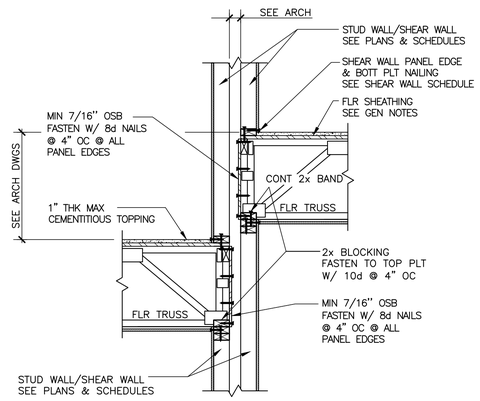
NOTE: ALL BEAM SPLICES MUST BE CTR'D ON A POST

2 S7.2 SECTION @ POST



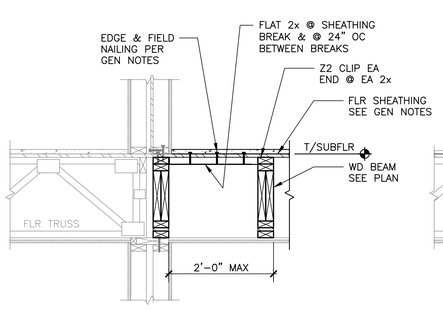
3 S7.2 SECTION @ TENANT SEPARATION WALL

SCALE: 3/4"=1'-0"

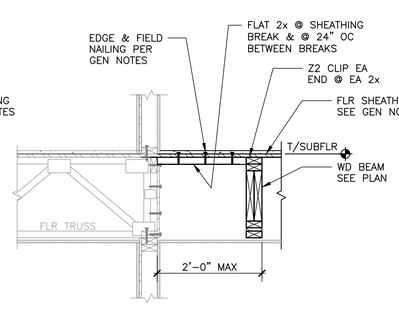


4 S7.2 SECTION @ TENANT SEPARATION WALL

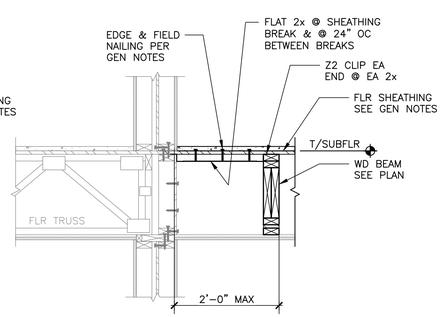
SCALE: 3/4"=1'-0"



CONDITION A



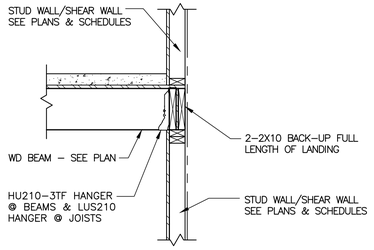
CONDITION B



CONDITION C

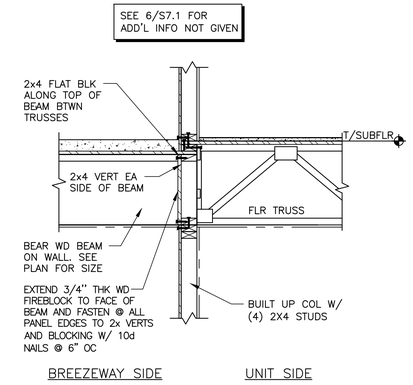
5 S7.2 SECTION AT FLOOR SHEATHING EDGE SUPPORT GAP

SCALE: N.T.S.



6 S7.2 SECTION @ STAIR MID-LANDING

SCALE: 3/4" = 1'-0"



7 S7.2 SECTION @ BREEZWAY BEAM

SCALE: 3/4" = 1'-0"

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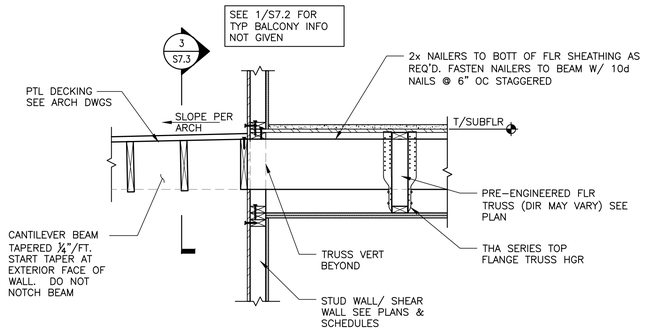
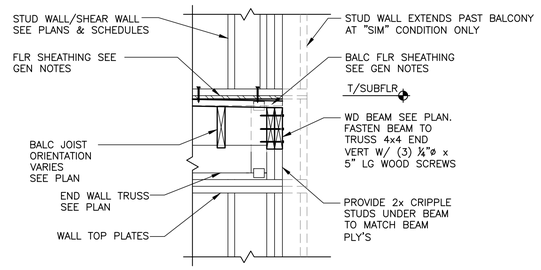


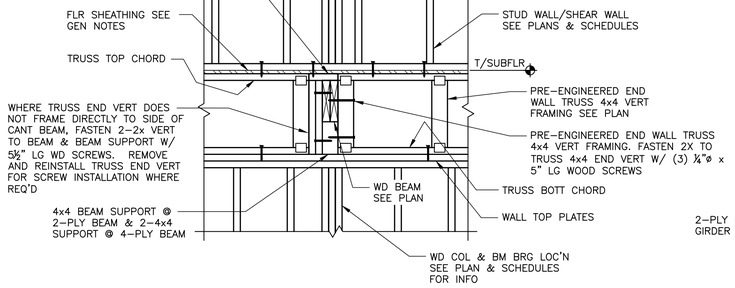
1 S7.3 SECTION @ BALCONY CANTILEVER BEAM

SCALE: 3/4" = 1'-0"



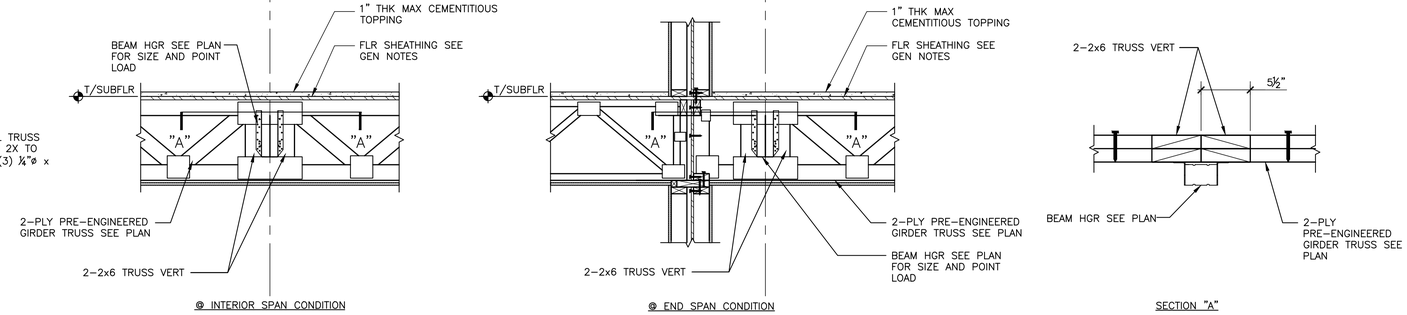
2 S7.3 TYPICAL ELEVATION DETAIL @ BALCONY BEAM POCKETED IN WALL

SCALE: 3/4" = 1'-0"

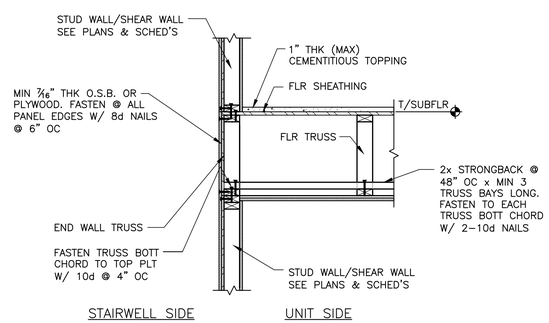


3 S7.3 TYPICAL ELEVATION DETAIL AT CANTILEVERED BALCONY BEAM POCKETED IN WALL

N.T.S.



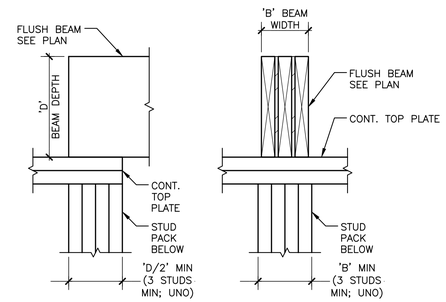
4 S7.3 SECTION AT BEAM-TO-GIRDER TRUSS CONNECTION



5 S7.3 SECTION @ BREEZEWAY WALL

SCALE: N.T.S.

UNIT FLOOR TRUSS PARALLEL TO WALL

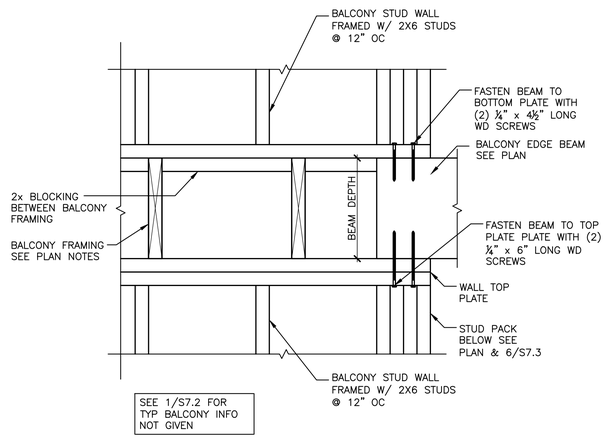


NOTE: DETAIL REFLECTS TYPICAL FLUSH BEAM BEARING CONDITION. ALL OTHER FLOOR/WALL FRAMING INFORMATION NOT SHOWN FOR CLARITY.

NOTE: WHERE BEAM BEARING OCCURS AT INTERSECTING WALLS, PROVIDE STUD QUANTITIES TO MATCH BEAM PARALLEL TO WALL CONDITION

6 S7.3 FLUSH BEAM BEARING DETAIL

SCALE: N.T.S.



7 S7.3 TYPICAL ELEVATION DETAIL @ BALCONY BEAM POCKETED IN BALCONY WALL

SCALE: N.T.S.

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Date:	Rev:	Description:

Construction Documents

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A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

FLOOR FRAMING DETAILS

Date:
February 24, 2022

Sheet Number:

S7.3

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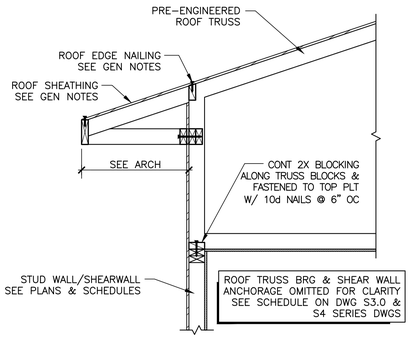
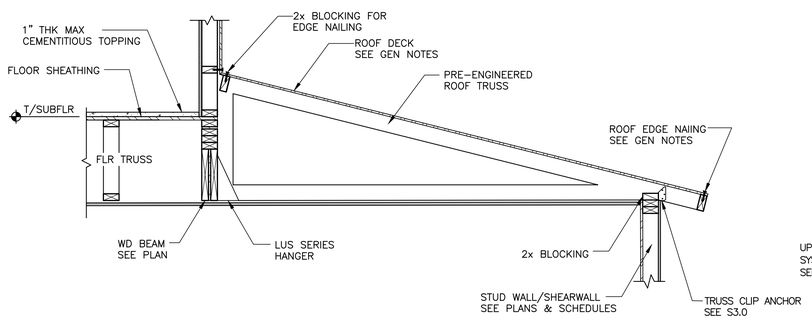


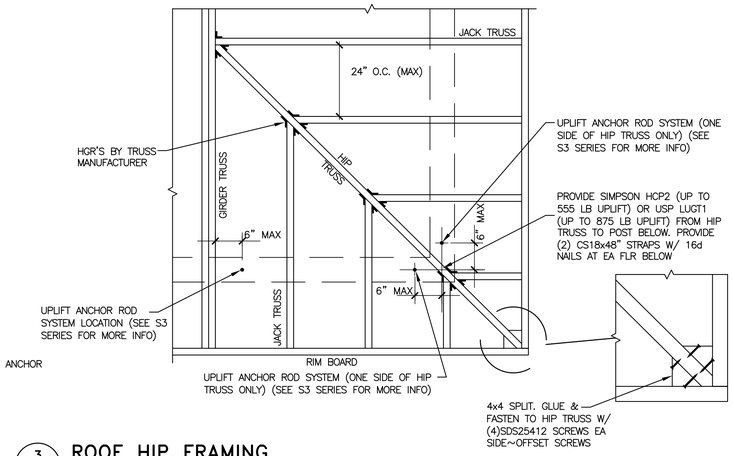
1 S8.1 ROOF TRUSS BRG @ EXT WALL

SCALE: 3/4"=1'–0"



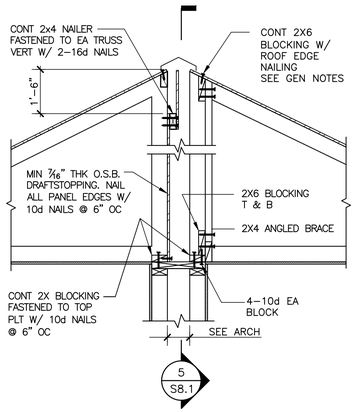
2 S8.1 SECTION AT LOW ROOF OVER GARAGE

SCALE: 3/4"=1'–0"



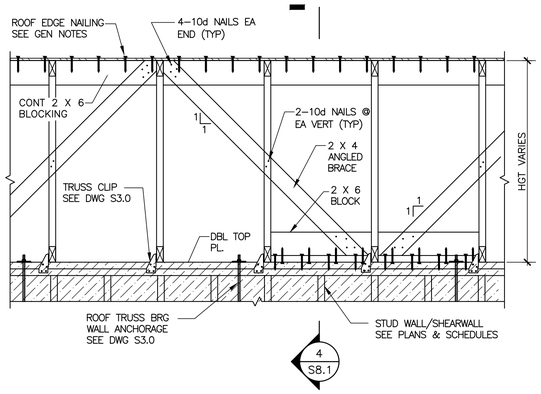
3 S8.1 ROOF HIP FRAMING

SCALE: 3/4"=1'–0"



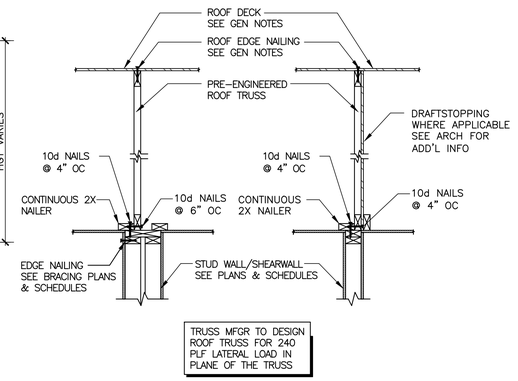
4 S8.1 TYP SECTION @ TENANT SEPARATION WALL

SCALE: 3/4"=1'–0"



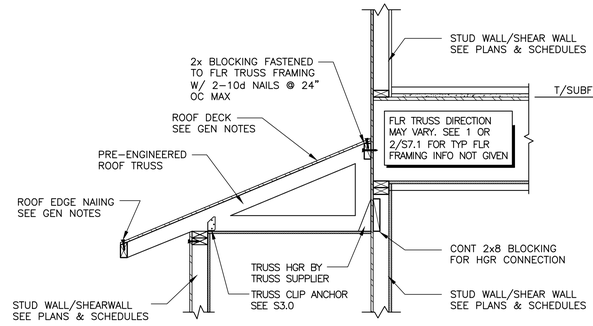
5 S8.1 ELEVATION ALONG TENANT SEPARATION WALL

SCALE: 3/4"=1'–0"



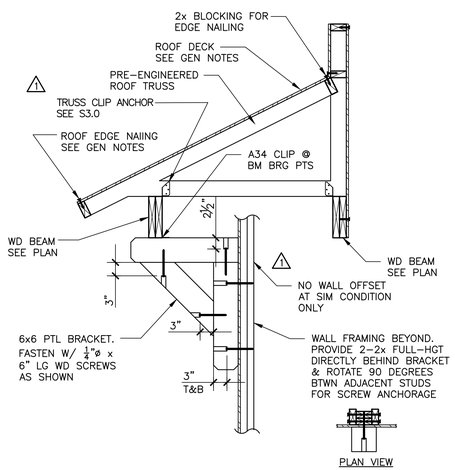
6 S8.1 ROOF TRUSS @ INTERIOR SHEARWALL

SCALE: 3/4"=1'–0"



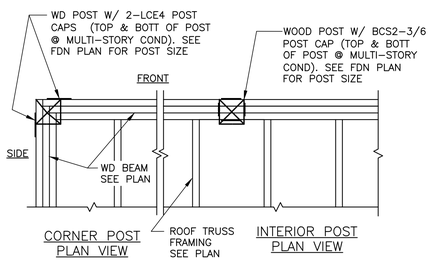
7 S8.1 SECTION AT EXTERIOR CLOSET

SCALE: NTS



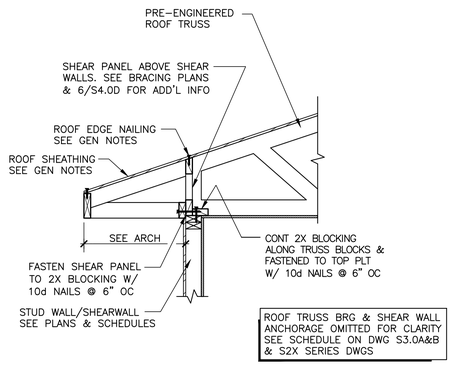
8 S8.1 SECTION @ TYP BREEZEWAY ENTRY

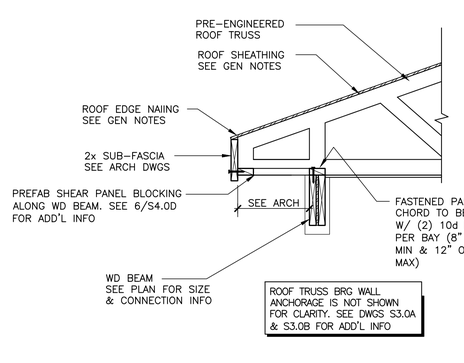
SCALE: NTS



9 S8.1 BEAM TO POST CONNECTION DETAILS

SCALE: 3/4"=1'–0"





10 S8.1 ROOF TRUSS BRG @ EXT WALL

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Construction Documents

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Sheet Title:
ROOF FRAMING SECTIONS & DETAILS

Date:
February 24, 2022

Sheet Number:
S8.1

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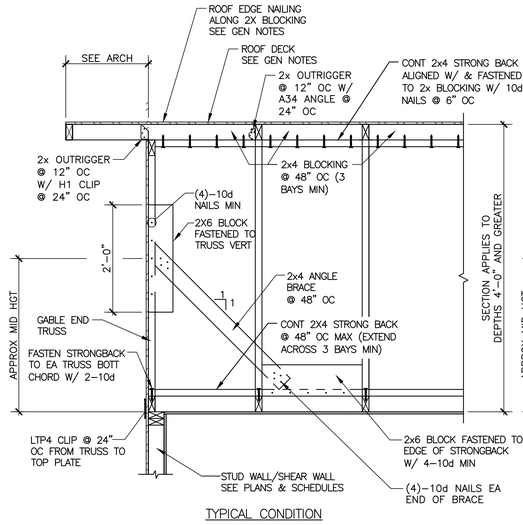
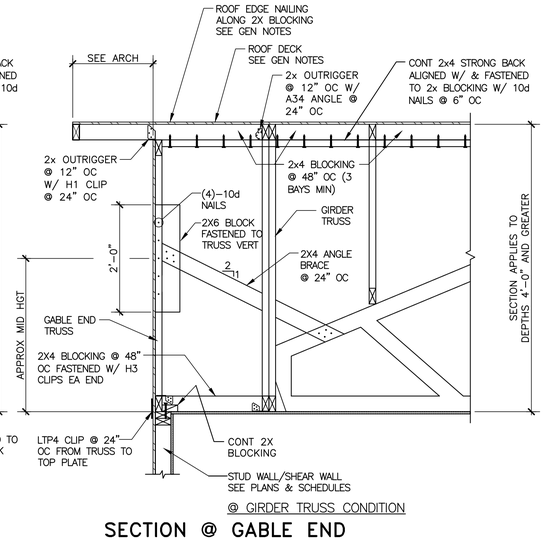


TYPICAL CONDITION

1 S8.2 **SECTION @ GABLE END TRUSS**

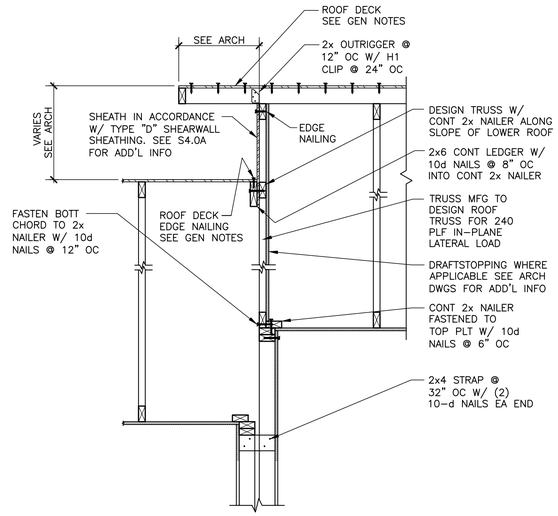
SCALE: 3/4"=1'-0"



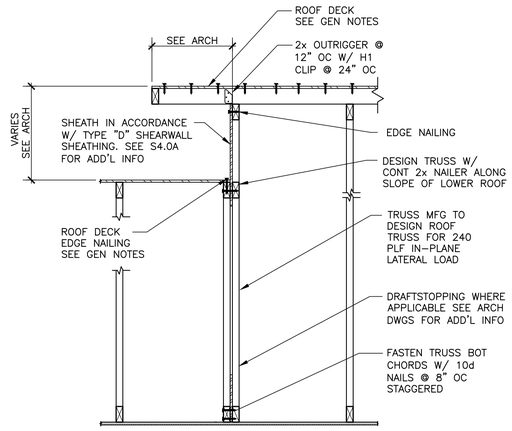
@ GIRDER TRUSS CONDITION

2 S8.2 **SECTION @ GABLE END TRUSS W/ GIRDER TRUSS**

SCALE: 3/4"=1'-0"



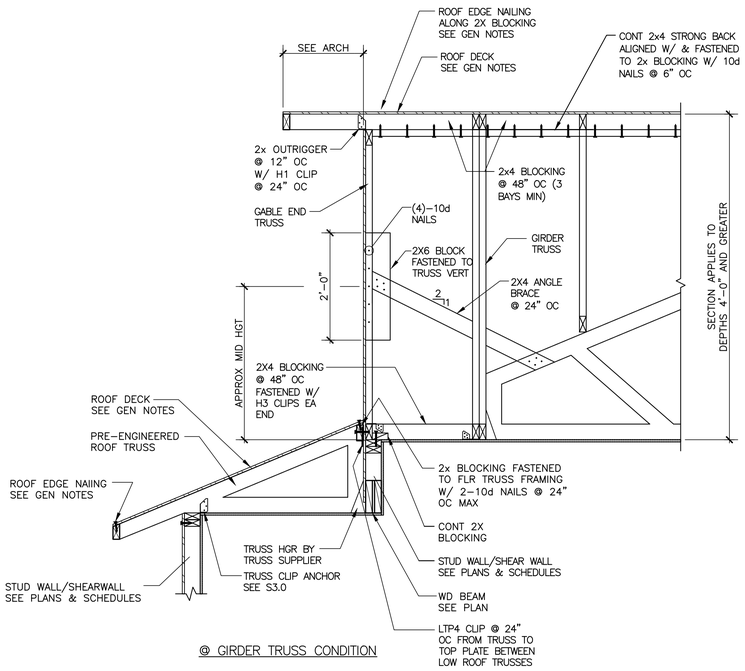
W/ TENANT SEPARATION WALL BELOW



W/ NO BRG WALL BELOW

3 S8.2 **SECTION @ STEP IN ROOF FRG**

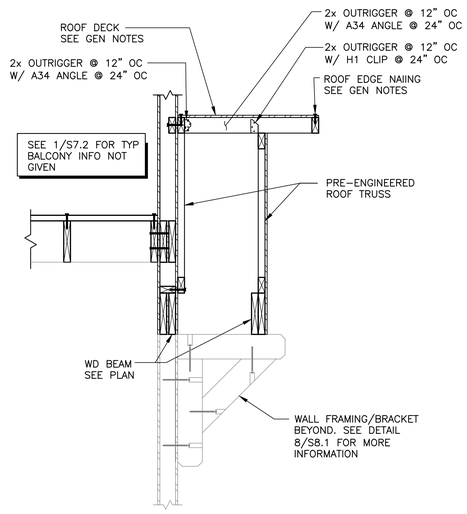
SCALE: 3/4"=1'-0"



@ GIRDER TRUSS CONDITION

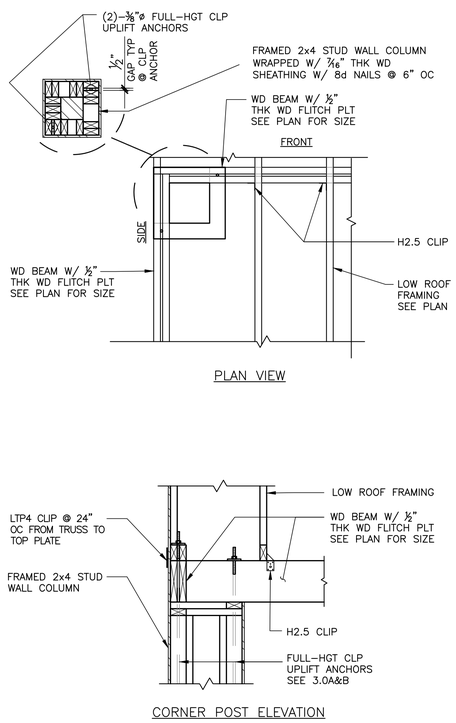
4 S8.2 **SECTION @ GABLE END TRUSS**

SCALE: NTS



5 S8.2 **SECTION @ LOW ROOF**

SCALE: NTS



6 S8.2 **WOOD COL FRAMING & CONNECTION DETAIL @ LOW ROOF**

SCALE: 3/4" = 1'-0"

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Date:	Rev:	Description:

Construction Documents

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West Columbia, South Carolina

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Sheet Title:
ROOF FRAMING SECTIONS & DETAILS

Date:
February 24, 2022

Sheet Number:
S8.2

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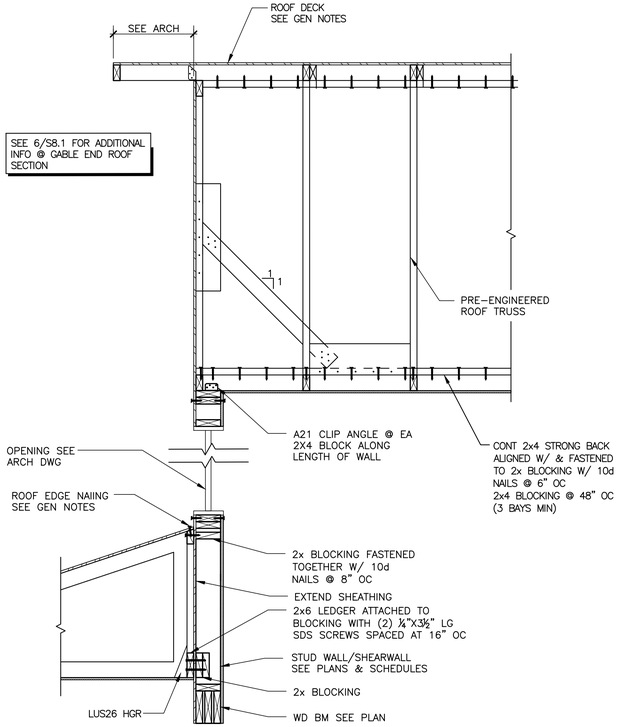
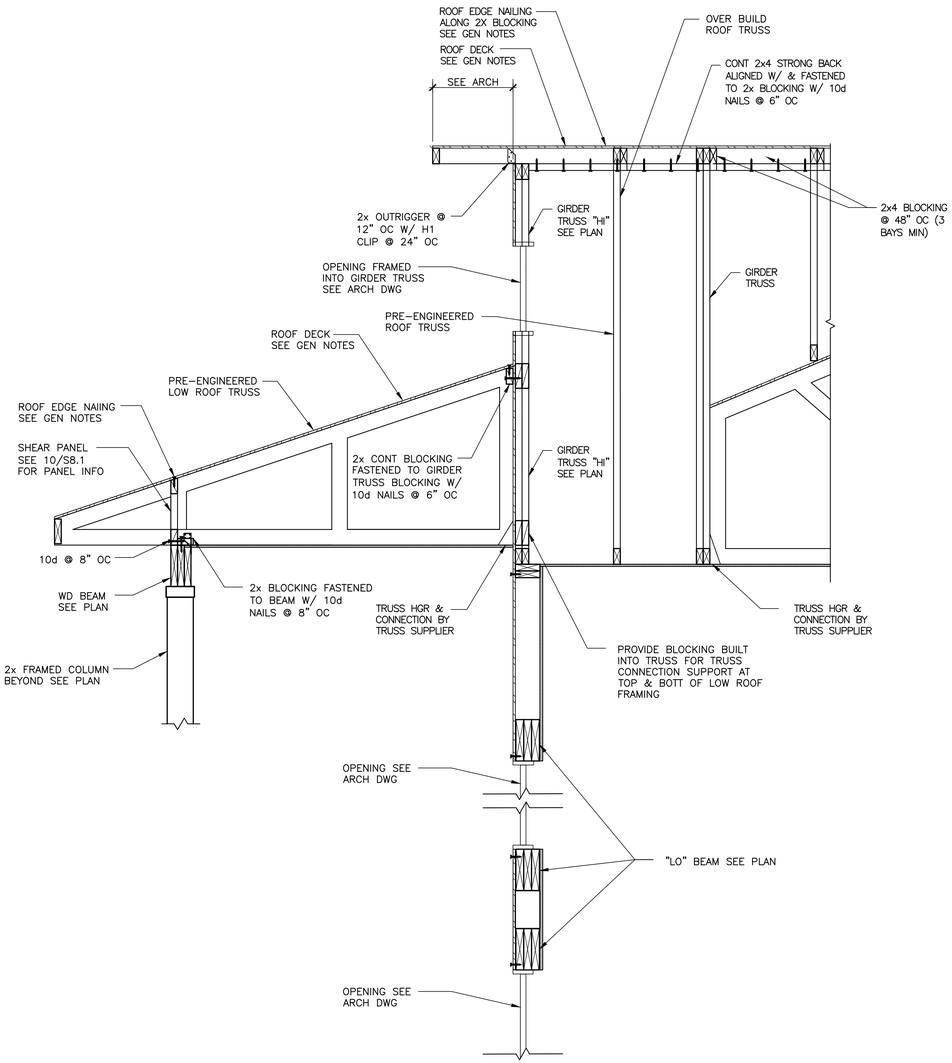


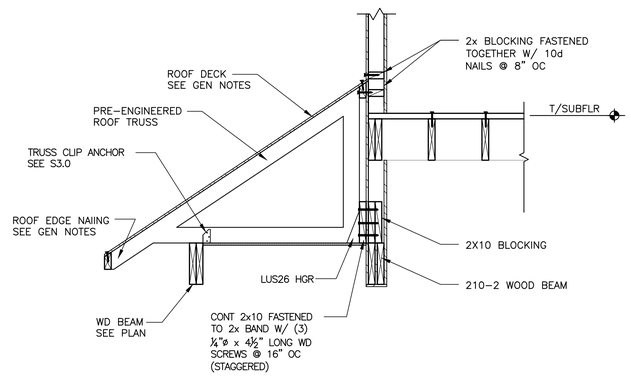
2 / S8.3 SECTION @ LEASING HIGH ROOF FRAMING – POOL SIDE

SCALE: NTS



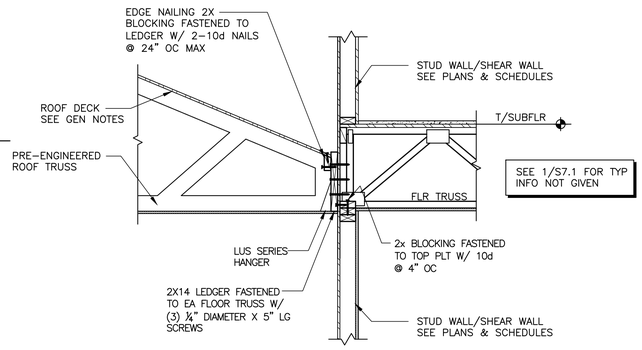
1 / S8.3 SECTION @ LEASING HIGH ROOF FRAMING – PARKING SIDE

SCALE: 3/4"=1'-0"



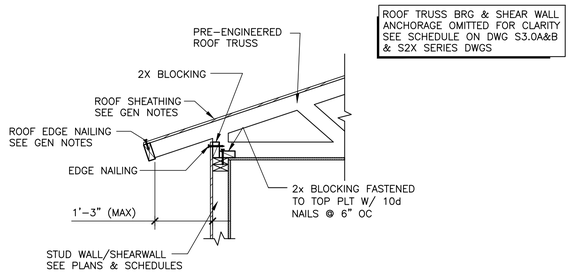
3 / S8.3 LOW ROOF OVER PATIO EXTENSION

SCALE: NTS



5 / S8.3 SECTION AT BREEZEWAY ENTRY

SCALE: NTS



4 / S8.3 ROOF TRUSS BRG @ EXT SHEAR WALL W/ HEEL HEIGHT < 11¼"

SCALE: NTS

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Construction Documents

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A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:
ROOF FRAMING SECTIONS & DETAILS

Date:
February 24, 2022

Sheet Number:
S8.3

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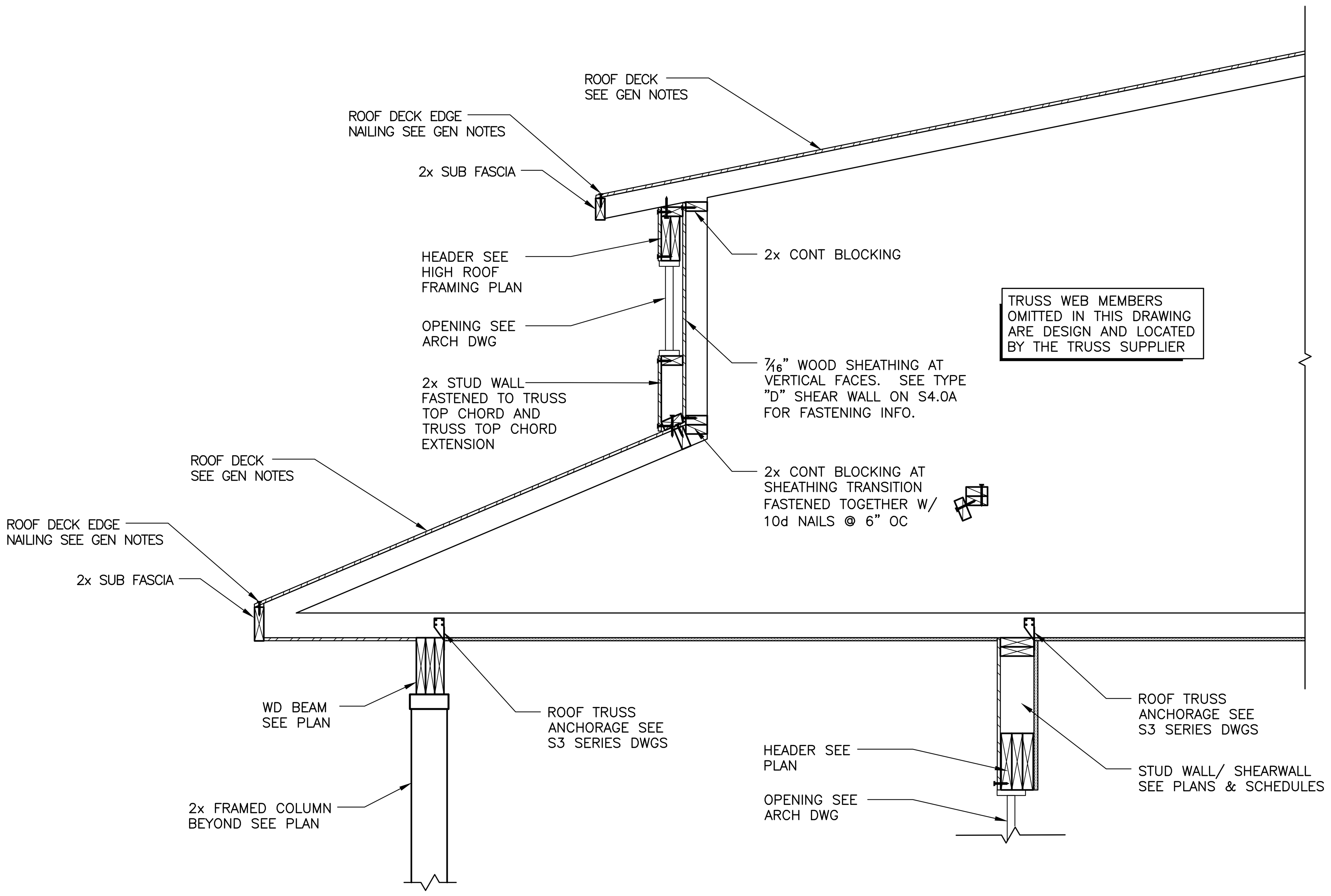
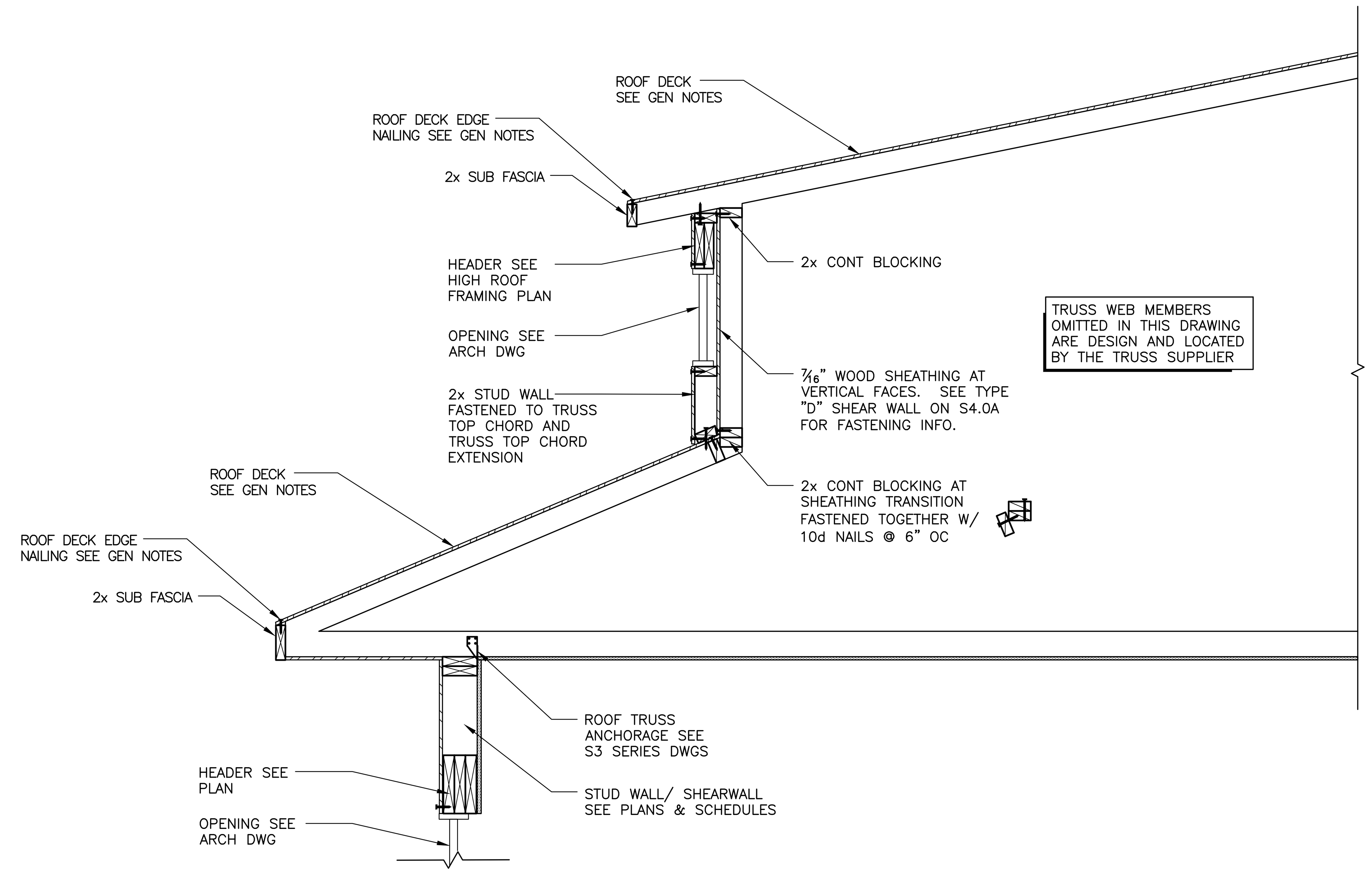


1
S8.4
SECTION @ LEASING HIGH ROOF FRAMING
SCALE: NTS



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S8.4
SECTION @ LEASING HIGH ROOF FRAMING
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Sheet Title:
ROOF FRAMING SECTIONS & DETAILS

Date:
February 24, 2022

Sheet Number:

S8.4

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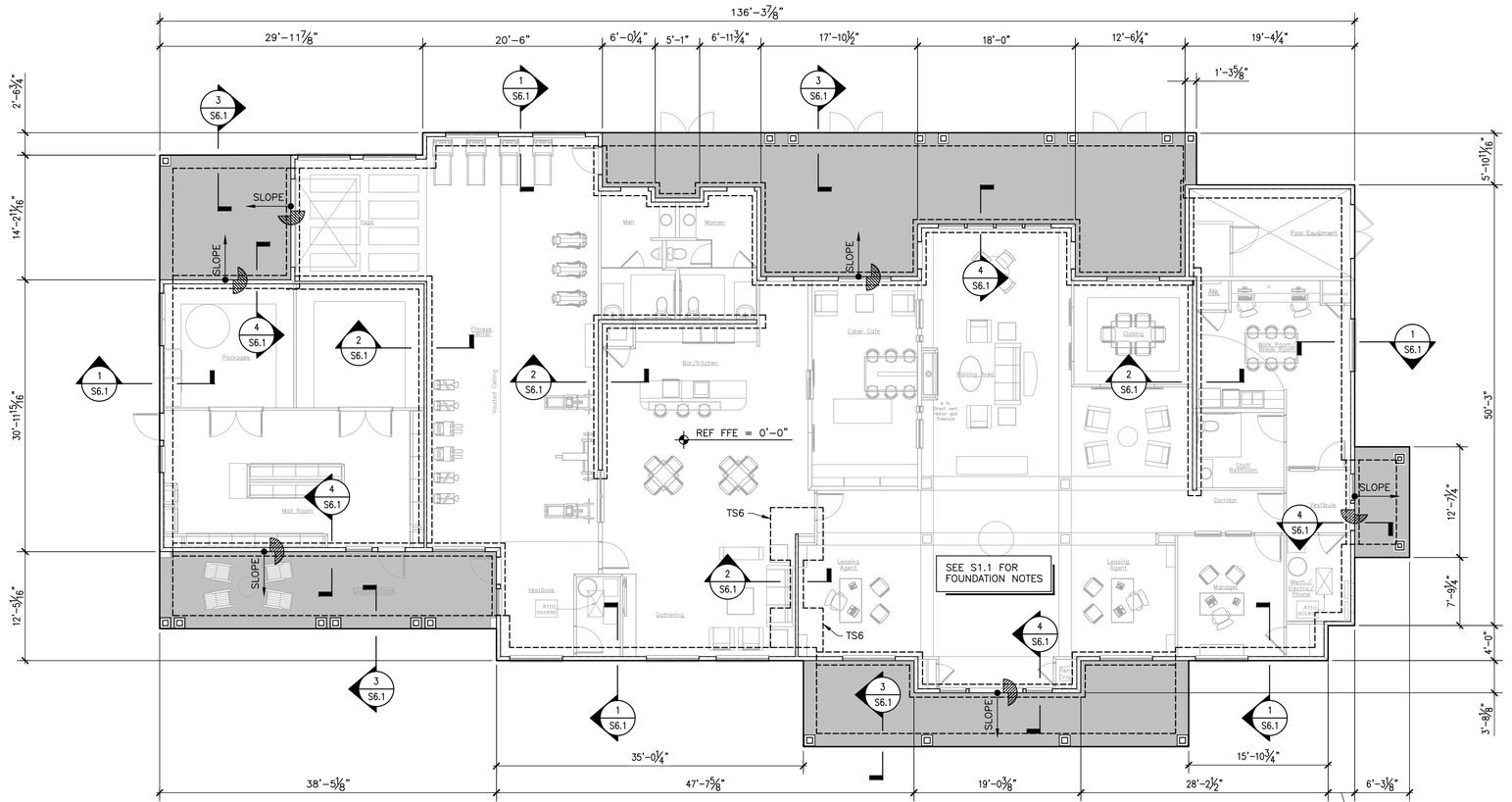
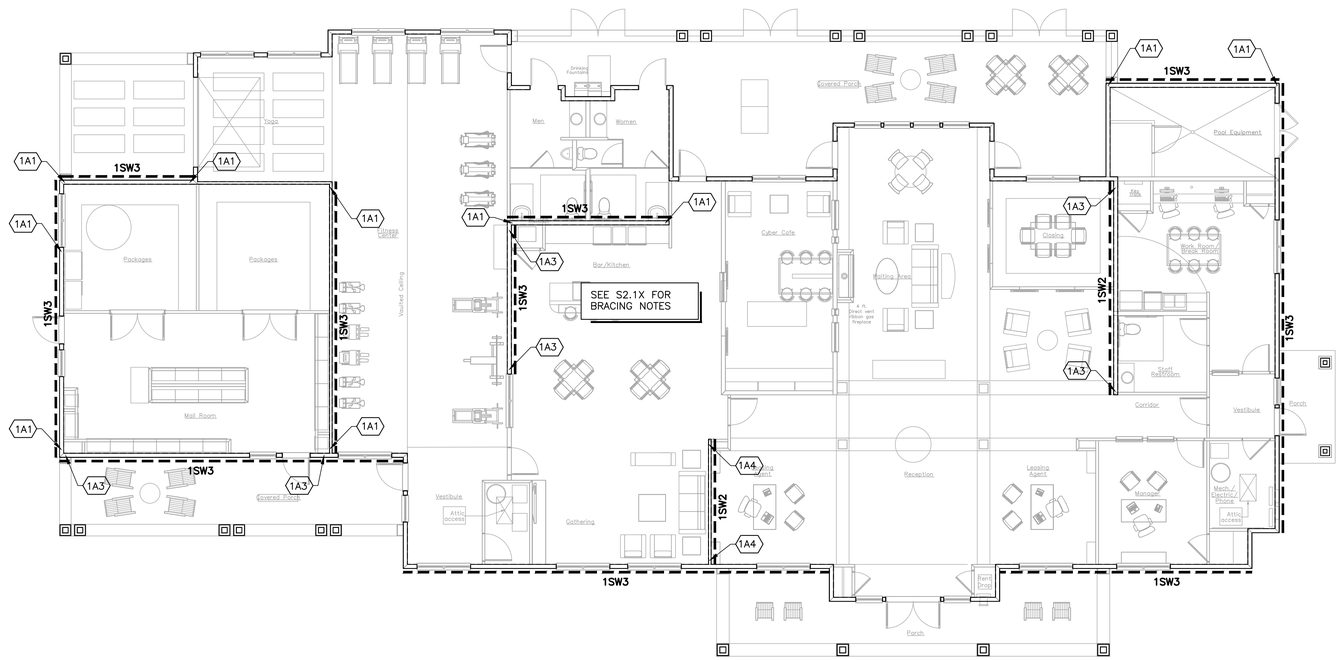


1 S9.1 LEASING CENTER – FOUNDATION PLAN

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



2 S9.1 LEASING CENTER – BRACING PLAN

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

WALL STUD FRAMING SCHEDULE

LEVEL \ WALL MARK	EXTERIOR WALL TYPE		INTERIOR WALL TYPE	
LEASE BLDG	2x4	2x6	2x4	2x6
1ST LEVEL UP TO 20'-8¼" PLT	–	(2)LSL@16	–	LSL@16
1ST LEVEL UP TO 14'-1⅛" PLT	–	1@12	–	1@16
1ST LEVEL UP TO 10'-1⅛" PLT	1@12	1@16	1@16	1@16

WALL STUD SCHEDULE FOOTNOTES:

1. – DENOTES WALL STUD TYPE NOT APPLICABLE AT THIS LEVEL OF THIS OPENING SIZE.
2. "LSL" STUDS SHALL BE SOLIDSTART 2360Fb–1.55E GRADE OR BETTER. ALL STUDS SHALL HAVE BLOCKING AT QUARTER POINTS ALONG STUD HEIGHT.

JAMB / KING STUD SCHEDULE (HEADER BEAM SUPPORTS)

LEVEL \ WALL MARK		UP TO 3'-2" CLEAR WALL OPENING				UP TO 6'-6" CLEAR WALL OPENING		UP TO 13'-0" CLEAR WALL OPENING	
		EXTERIOR WALL		INTERIOR WALL		EXTERIOR WALL		EXTERIOR WALL	
		WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE	
		2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6
1ST LEVEL UP TO 20'-1⅛" PLT	JAMB	–		–	(2)LSL@16	–	(2)LSL@16	–	(3)LSL@16
	KING	–		–	(3)LSL@16	–	(4)LSL@16	–	(5)LSL@16
1ST LEVEL UP TO 14'-1⅛" PLT	JAMB	–	1–2x	–	2–2x	–	2–2x	–	3–2x
	KING	–	2–2x	–	1–2x	–	3–2x	–	4–2x
1ST LEVEL UP TO 10'-1⅛" PLT	JAMB	1–2x	1–2x	1–2x	1–2x	2–2x	1–2x	1–2x	2–2x
	KING	1–2x	1–2x	1–2x	1–2x	2–2x	2–2x	3–2x	3–2x

JAMB/KING STUD SCHEDULE FOOTNOTES:

1. – DENOTES WALL STUD TYPE NOT APPLICABLE AT THIS LEVEL OF THIS OPENING SIZE.
2. WALL STUDS BELOW POP–UP ROOF AND ABOVE "FIRST FLOOR" TOP PLATE SHOULD BE FRAMED AS THE SECOND LEVEL.

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Date:	Rev:	Description:

Construction Documents

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Sheet Title:
LEASING CENTER - FOUNDATION & BRACING PLANS

Date:
February 24, 2022

Sheet Number:
S9.1

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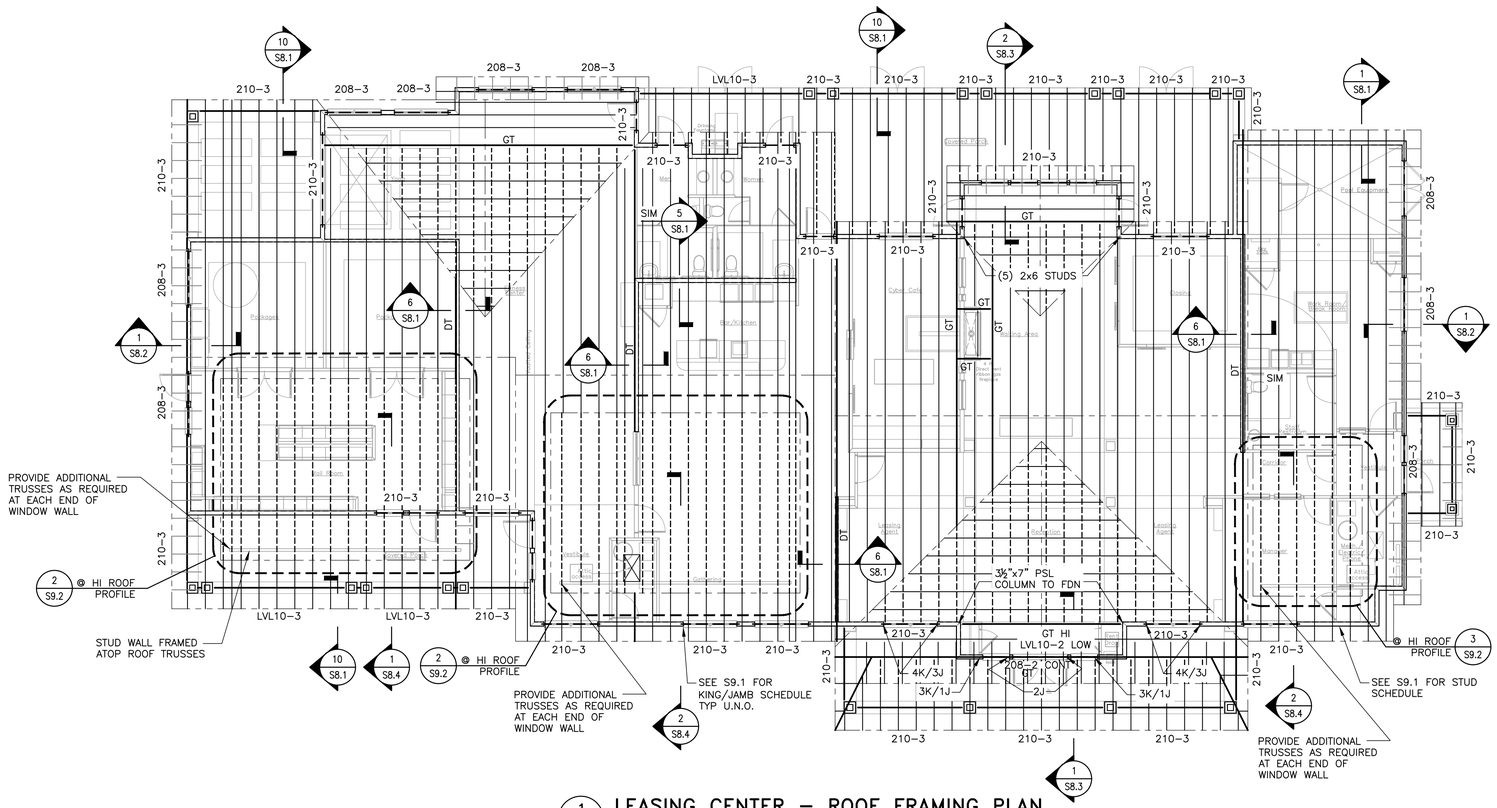
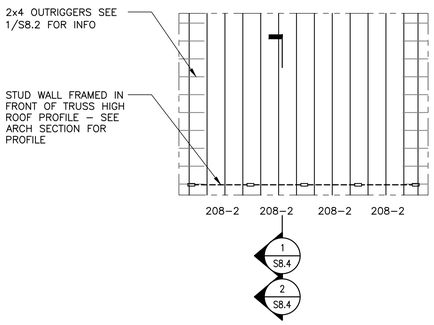


1 S9.2 LEASING CENTER – ROOF FRAMING PLAN

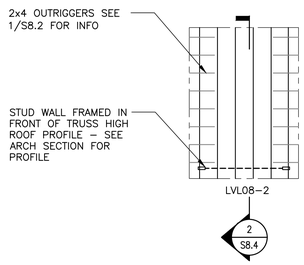
SCALE: 1/8" = 1'-0"

SEE S3.1 FOR ROOF FRAMING NOTES



2 S9.2 LEASING CENTER – HI ROOF FRAMING PLAN

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



3 S9.2 LEASING CENTER – HI ROOF FRAMING PLAN

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

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Davis & Church LLC SOUTH CAROLINA No. 4251 CERTIFICATE OF AUTHORIZATION

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Sheet Title:

LEASING CENTER ROOF FRAMING PLAN

Date:
February 24, 2022

Sheet Number:

S9.2

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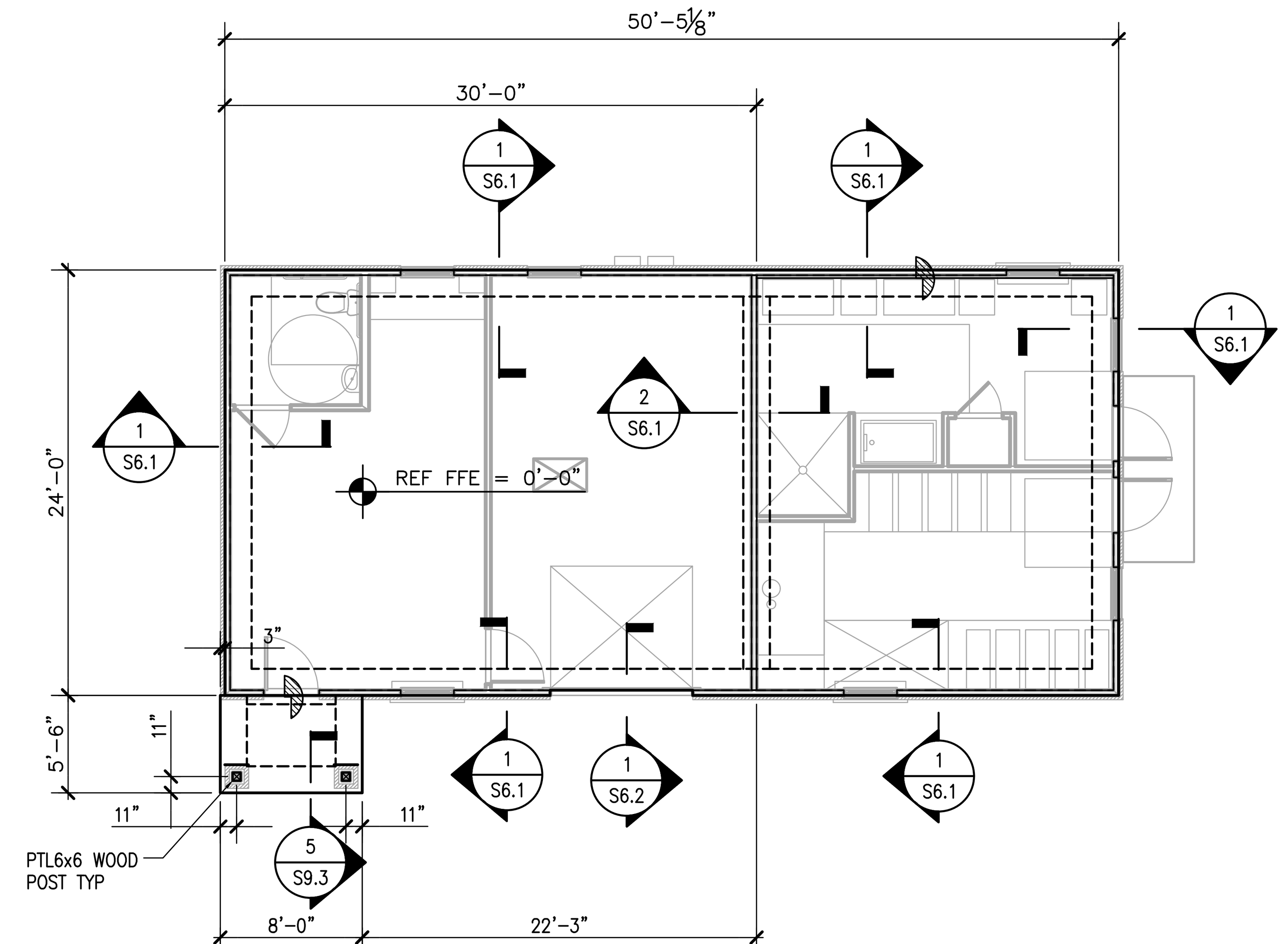
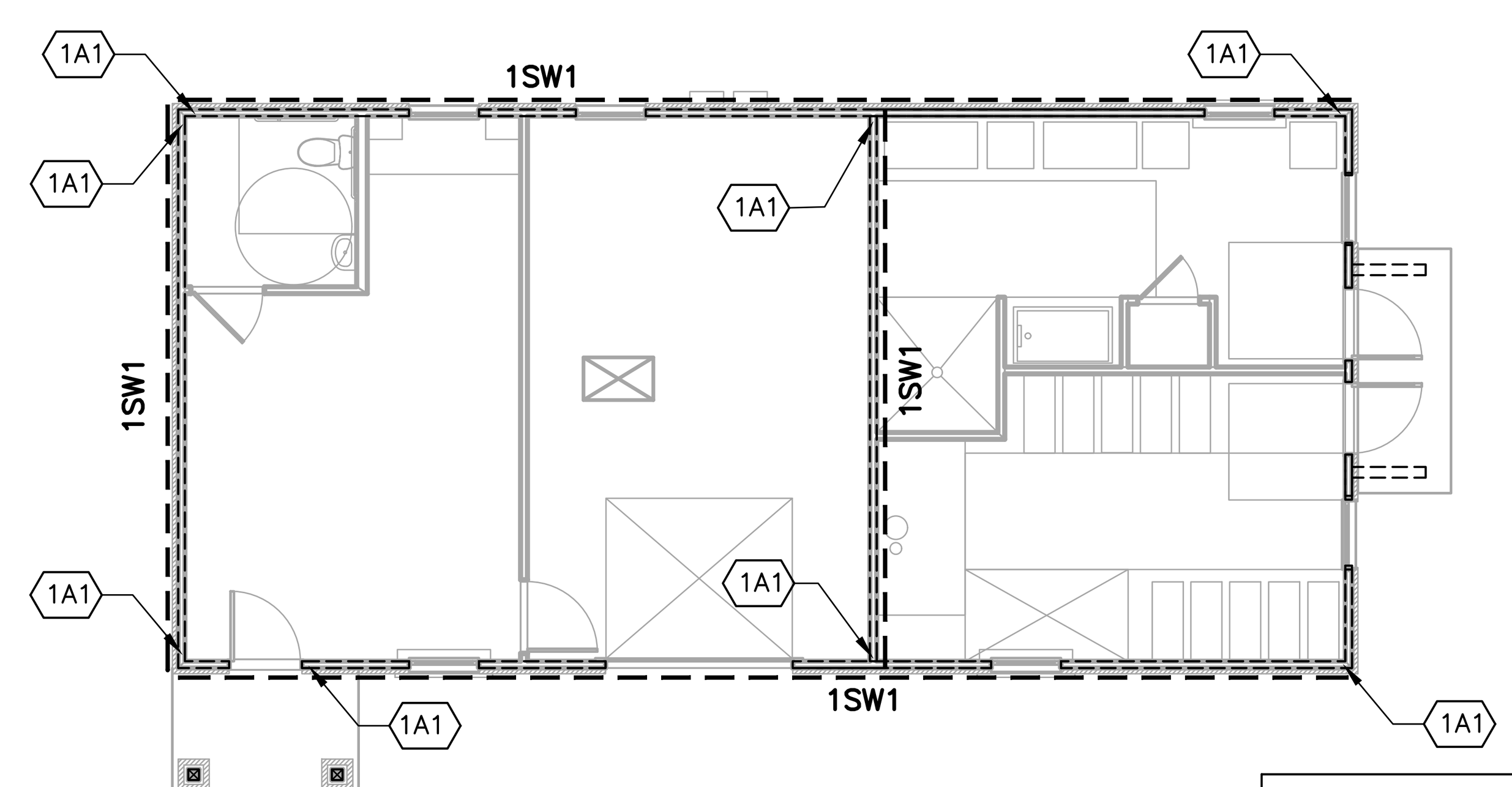


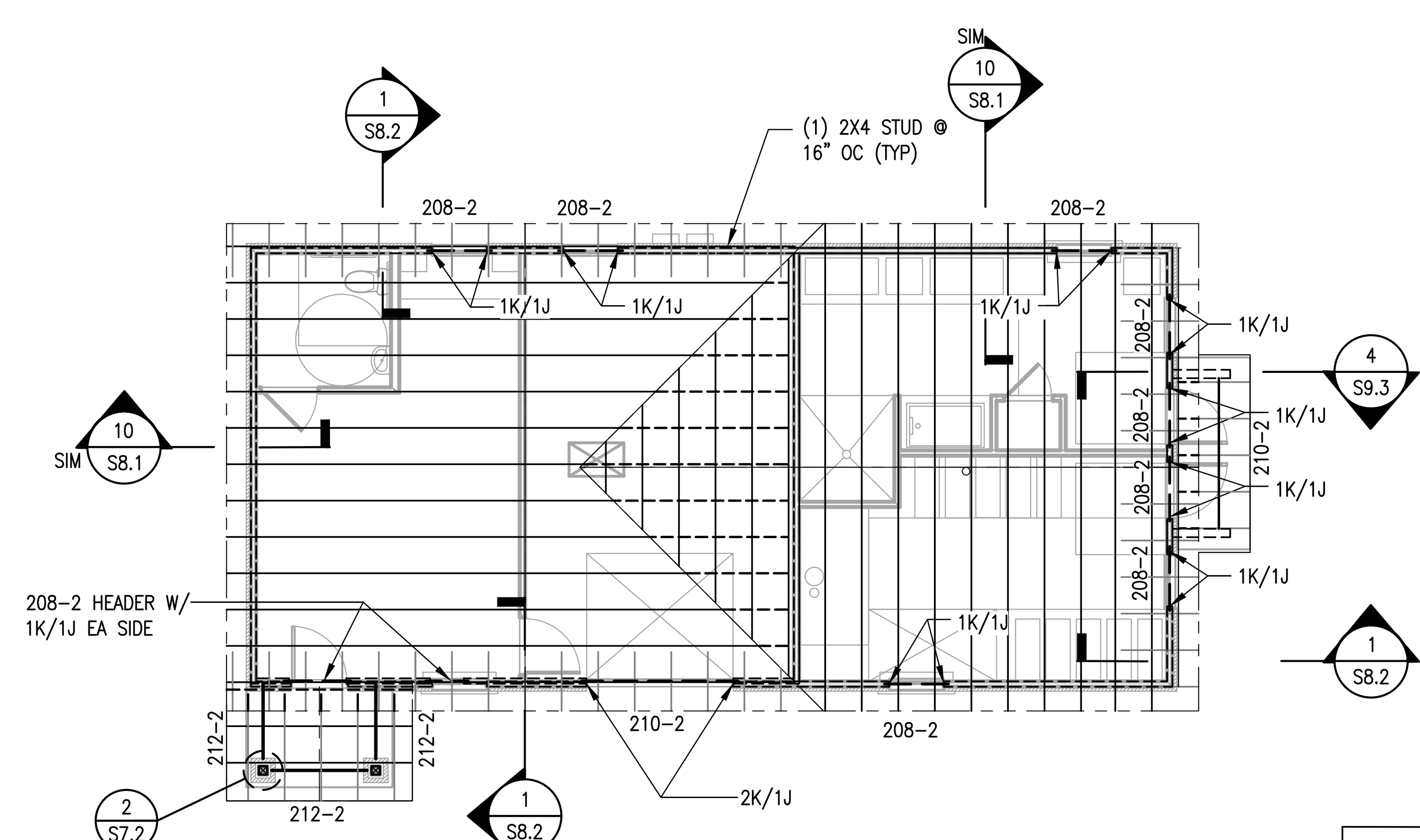
SEE S1.1 FOR FDN NOTES

1 MAINTENANCE – FOUNDATION PLAN
S9.3 SCALE: 1/8" = 1'-0"



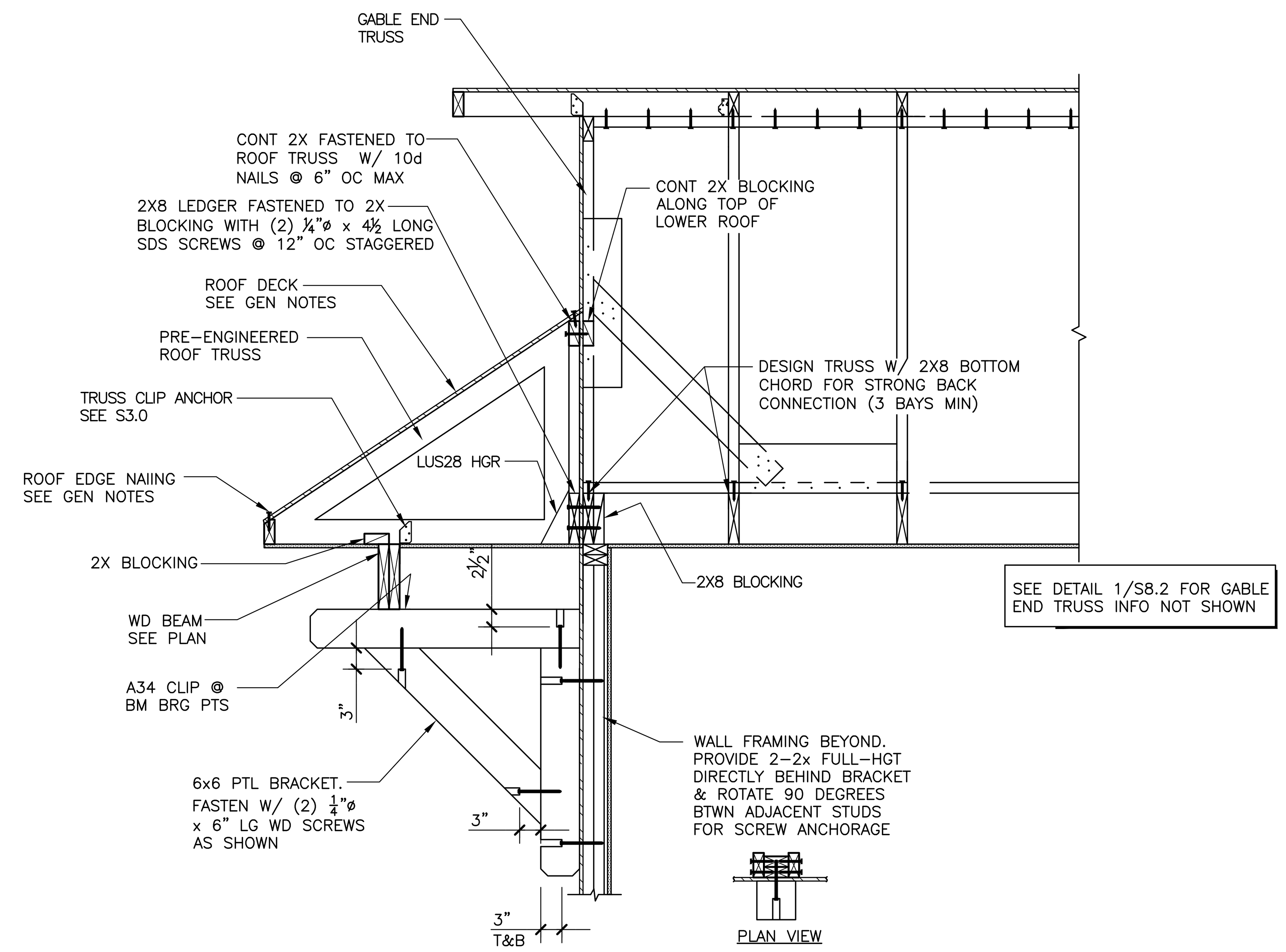
SEE S2.1X FOR BRACING NOTES

2 MAINTENANCE – BRACING PLAN
S9.3 SCALE: 1/8" = 1'-0"



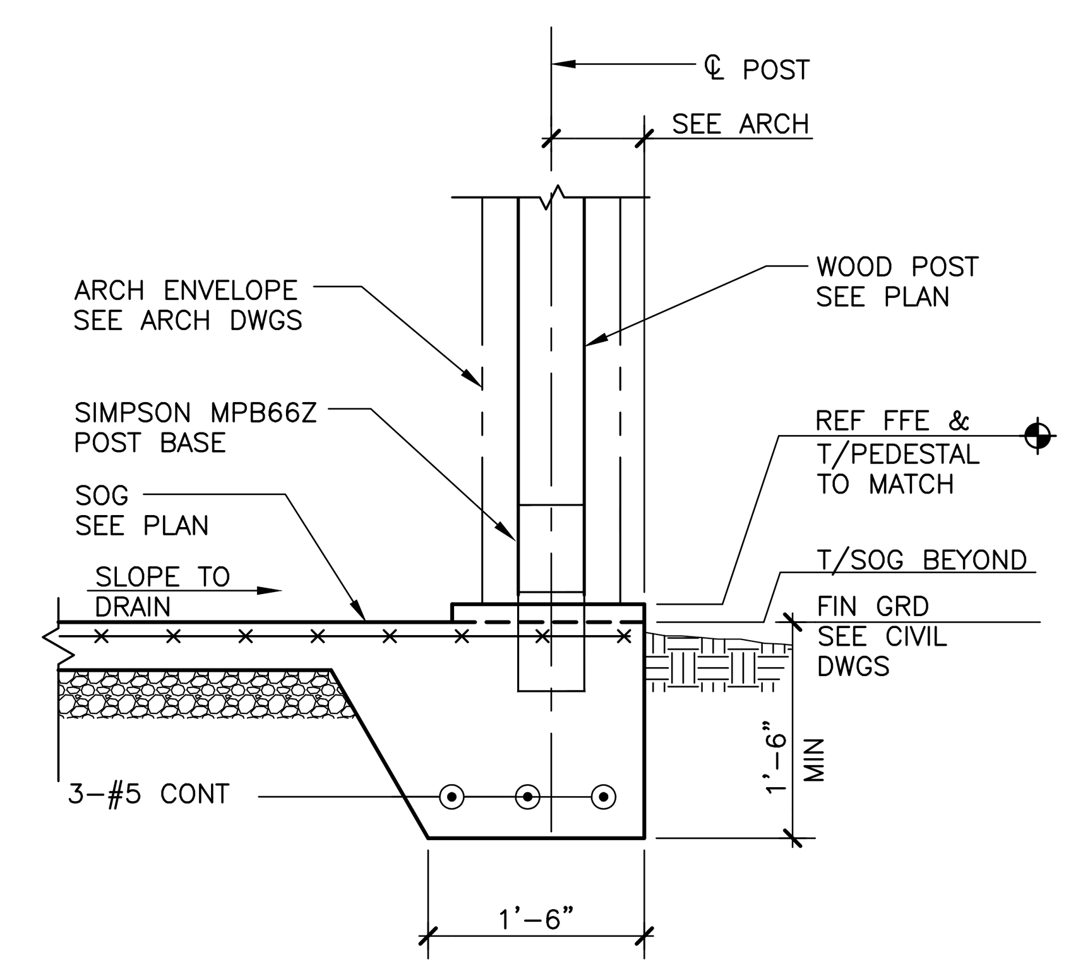
SEE S2.1 FOR FRAMING NOTES & SEE S3.1 FOR ROOF NOTES

3 MAINTENANCE/CAR WASH – ROOF FRAMING PLAN
S9.3 SCALE: 1/8" = 1'-0"



SEE DETAIL 1/S8.2 FOR GABLE END TRUSS INFO NOT SHOWN

4 LOW ROOF AT ENTRY
S9.3 SCALE: 3/4"=1'-0"



5 SECTION AT POST AT MAINT BLDG ENTRANCE
S9.3 SCALE: 3/4" = 1'-0"

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Seal:

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 13680 SCOTT ALAN DAVIS
02.24.22
SOUTH CAROLINA Davis & Church LLC No. 4281 CERTIFICATE OF AUTHORIZATION

Revisions:

Date:	Rev:	Description:

Construction Documents

Lullwater at Langley Apartments

West Columbia, South Carolina

A Residential Development by: West Columbia Apartment Residences, LLC

Sheet Title:

MAINTENANCE BUILDING PLANS AND SECTIONS

Date:
February 24, 2022

Sheet Number:

S9.3

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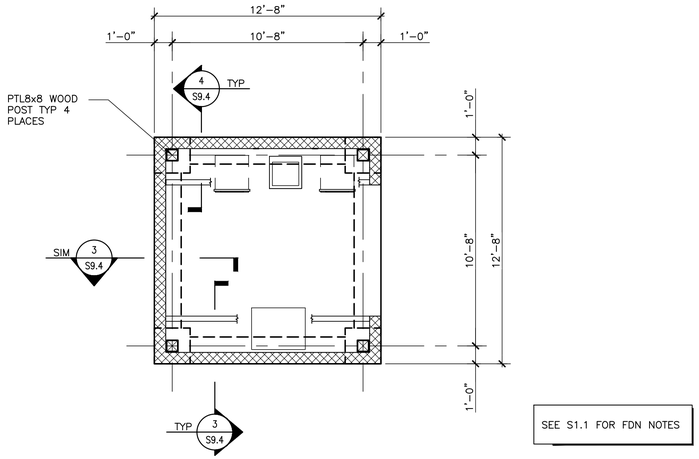
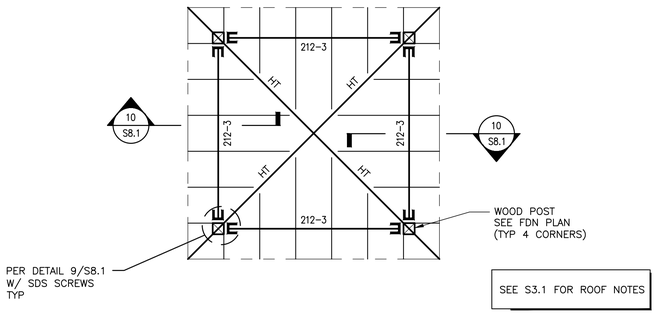
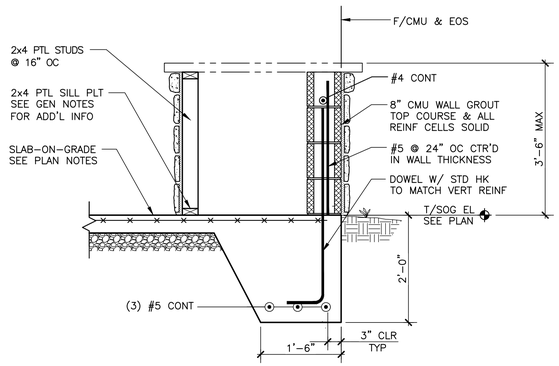


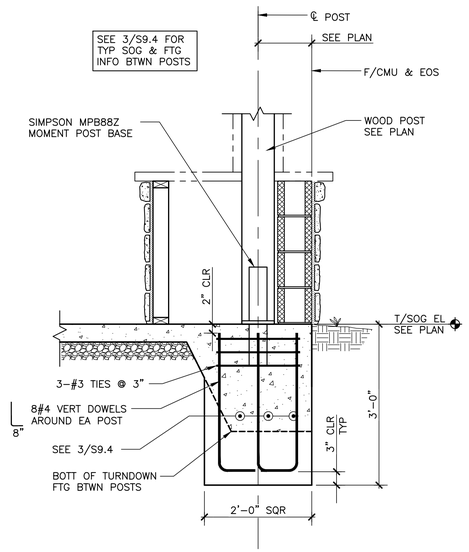
1 S9.4 **OUTDOOR KITCHEN FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"



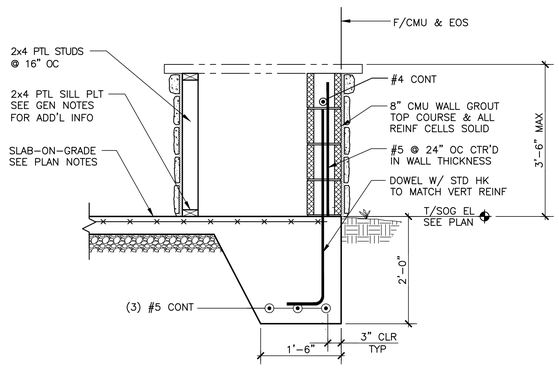
2 S9.4 **OUTDOOR KITCHEN ROOF FRAMING PLAN**
SCALE: 1/4" = 1'-0"



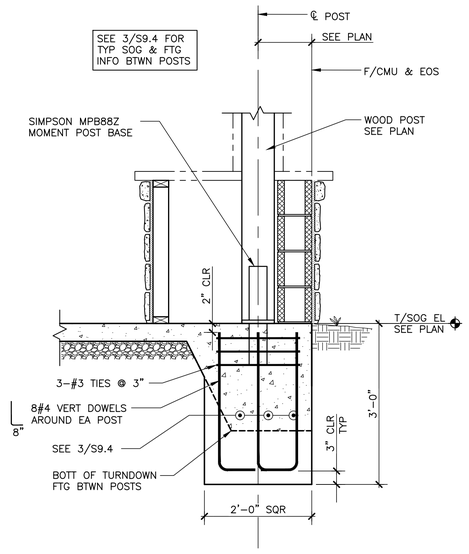
3 S9.4 **TYPICAL SECTION @ OUTDOOR KITCHEN**
SCALE: 3/4" = 1'-0"



4 S9.4 **SECTION @ WD POST**
SCALE: 3/4" = 1'-0"



3 S9.4 **TYPICAL SECTION @ OUTDOOR KITCHEN**
SCALE: 3/4" = 1'-0"



4 S9.4 **SECTION @ WD POST**
SCALE: 3/4" = 1'-0"

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OUTDOOR KITCHEN PLANS & SECTIONS

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S9.4

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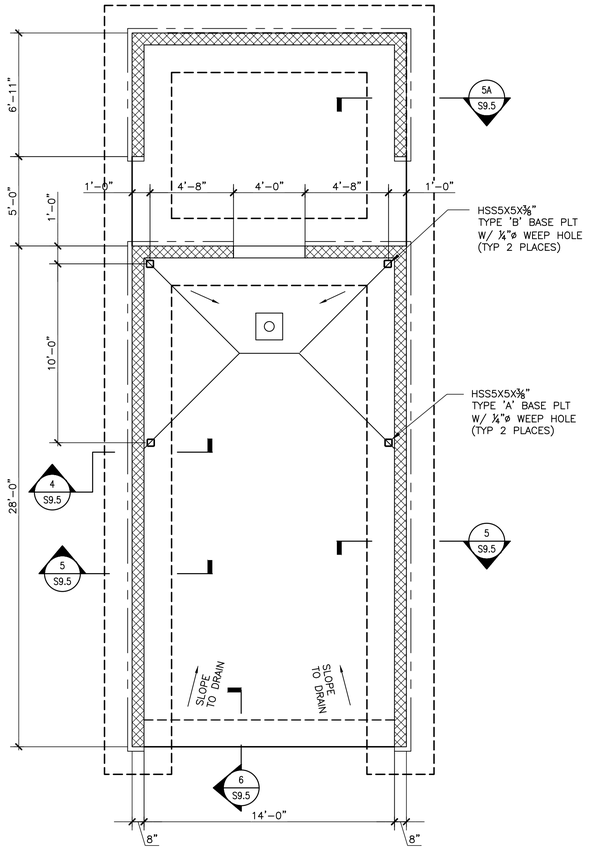
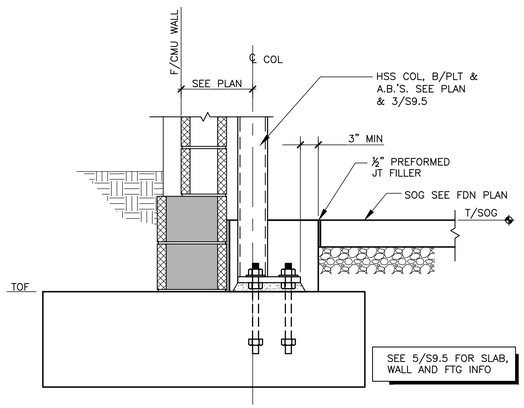


FOUNDATION NOTES:

1. SLAB ON GRADE SHALL BE 6" THK CONC OVER 6" THK GRANULAR LAYER, AND COMPACTED SUBGRADE. REINFORCE SLAB WITH #4 @ 18" OC CTR'D IN THE SLAB.
2. PROVIDE SLAB ON GRADE SAW-CUT CONTROL JOINTS @ 20'-0" OC MAX. AND CONSTRUCTION JOINTS AS REQ'D. SEE 5B/S6.1 FOR ADD'L INFO.
3. SEE GENERAL NOTES FOR ADD'L INFO.
4. PERIMETER DIMENSIONS ARE TO FACE OF CMU. SEE ARCH DWGS FOR ALL OTHER DIMENSIONS.

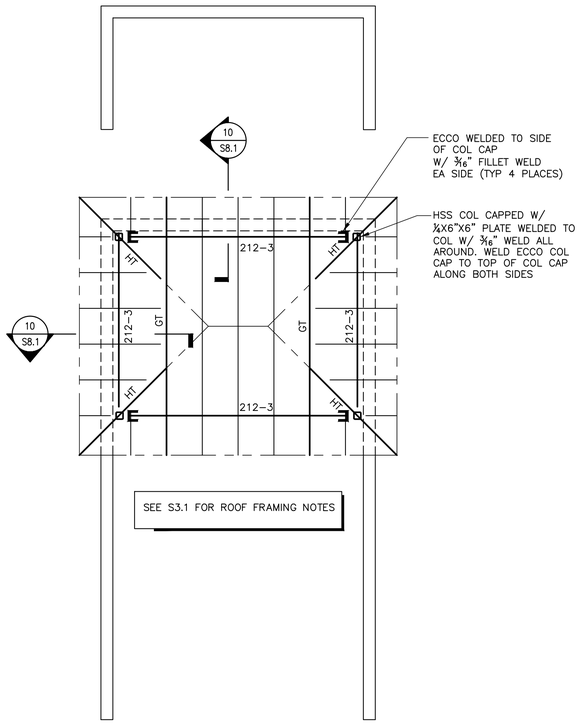
1 S9.5 TRASH COMPACTOR ENCLOSURE FOUNDATION PLAN

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



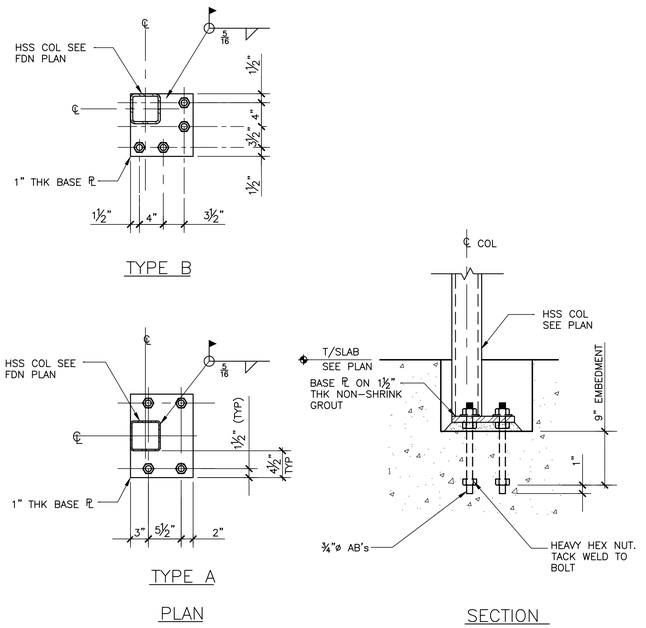
4 S9.5 SECTION @ TRASH ENCLOSURE COLUMN

SCALE: 1" = 1'-0"



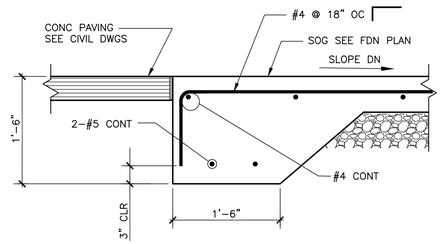
2 S9.5 COMPACTOR ENCLOSURE ROOF FRAMING PLAN

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



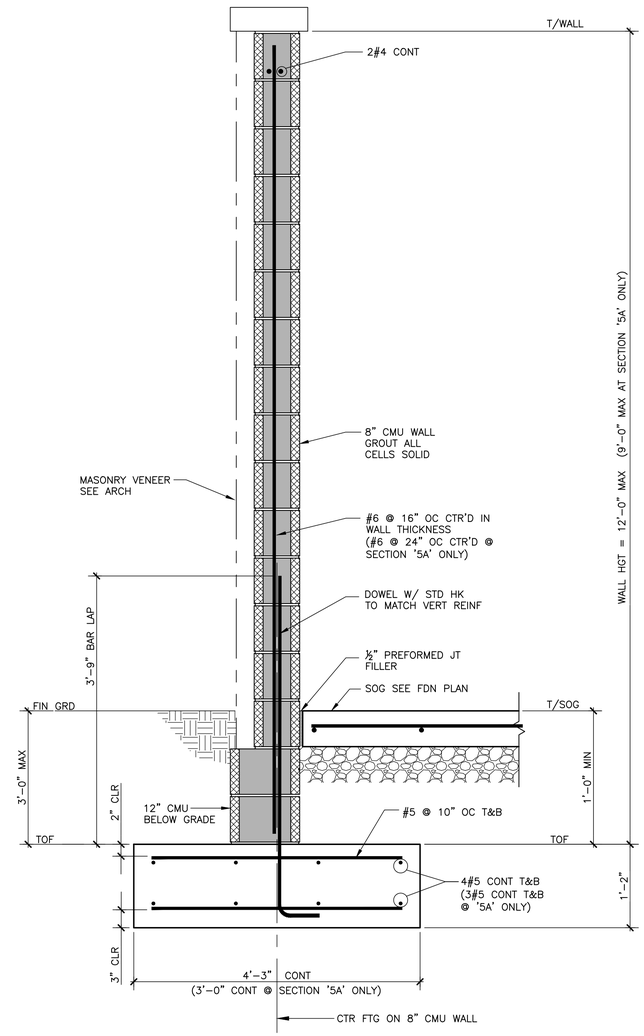
3 S9.5 BASE PLATE SECTIONS & DETAILS

SCALE: NTS



6 S9.5 SECTION @ ENTRY

SCALE: 1" = 1'-0"



5A S9.5 5 S9.5 TYPICAL SECTION @ TRASH ENCLOSURE WALL

SCALE: 1" = 1'-0"

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