GENERAL NOTES

1. DESIGN CRITERIA

A. CODE: 2018 INTERNATIONAL BUILDING CODE WITH FLORIDA AMENDMENTS

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	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/ STUCCO	22 PSF

SNOW

GROUND SNOW LOAD (P_g)	0 PSF
EXPOSURE FACTOR (C_e)	N/A
THERMAL FACTOR (C_t)	N/A
IMPORTANCE FACTOR (I_s)	N/A
FLAT ROOF SNOW LOAD (P_f)	0 PSF
MINIMUM ROOF SNOW LOAD (P_m)	0 PSF

WIND

ULTIMATE WIND SPEED (3 SEC GUST)	124 MPH
NOMINAL WIND SPEED (3 SEC GUST)	97 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	B
BUILDING CLASSIFICATION = ENCLOSED	
INTERNAL PRESSURE COEFFICIENT, GC_{pi}	±0.18
COMPONENTS & CLADDING	SEE DWG S0-05

SEISMIC

RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR (I_e)	1.0
SHORT PERIOD RESPONSE COEFF (S_s)	0.076g
1 SEC PERIOD RESPONSE COEFF (S_1)	0.045g
SOIL SITE CLASS	D (ASSUMED)
SHORT PERIOD RESPONSE COEFF (S_{DS})	0.081g
1 SEC PERIOD RESPONSE COEFF (S_{D1})	0.072g
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): WOOD SHEAR WALLS	0.012
BASE SHEAR: WOOD SUPERSTRUCTURE	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.

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. FOUNDATION

A. DESIGN IS BASED ON GRADING INFORMATION FOUND ON CIVIL DRAWING(S) C3.0-C3.3, CREATED BY XXXXXXXX AND DATED XX/XX/XXXX.

B. DESIGN IS BASED ON THE REPORT TITLED "REPORT – SUMMARY REPORT OF A SUPPLEMENTAL GEOTECHNICAL SITE EXPLORATION", PERFORMED BY GSE ENGINEERING & CONSULTING, INC. IN GAINESVILLE, GEORGIA – PROJECT NO. 14185A DATED 02/24/2022.

C. FOUNDATION DESIGN CRITERIA PER ABOVE GEOTECHNICAL REPORT:

FOUNDATION SYSTEM:
POST-TENSIONED SHALLOW FOUNDATIONS BEARING ON RESIDUAL SOIL/ ENGINEERED FILL
MIN ALLOWABLE BEARING PRESSURE:
FOOTINGS ..... 2,000 PSF

SOIL DESIGN CRITERIA:
SOIL DENSITY ..... XXX PCF
SUBGRADE MODULUS ..... XXX PCI
LATERAL EARTH PRESSURE COEFFICIENTS:
ACTIVE W/ DRAINAGE PROVIDED (K_A) 0.XX
AT-REST (K_O) 0.XX
PASSIVE (K_P) (FS NOT INCLUDED) ..... X.XX
SOIL FRICTION FACTOR (FS INCLUDED) 0.XX
FACTORS OF SAFETY:
FACTOR OF SAFETY FOR PASSIVE EARTH PRESSURE ..... X.X
FACTOR OF SAFETY AGAINST OVERTURNING ..... X.X
FACTOR OF SAFETY AGAINST SLIDING ..... X.X

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.

M. SEE ARCH DWGS FOR FOUNDATION SPECIAL INSPECTION REQUIREMENTS.

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

4. 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%
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%
SOG	INT	F0	S0	P0	C0	3000	N/A	N/A
	EXT	F1	S0	P0	C0	4500	0.45	5%
TOPPING SLAB		F1	S0	P0	C0	2500	N/A	N/A
ELEVATED SLAB		F0	S0	P0	C0	5000	N/A	N/A

NOTES:

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. S0 EXPOSURE ASSUMED. GC SHALL VERIFY WITH GEOTECHNICAL REPORT.

4. CONCRETE

(REFERENCE STANDARD: ACI 318-14**)**

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 ARCH DWGS FOR CONCRETE SPECIAL INSPECTION REQUIREMENTS.

5. 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, 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.

K. SEE ARCH DWGS FOR 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.

6. POST-TENSIONED CONCRETE

A. MATERIALS:
STRAND – 270K ½" DIA 7 WIRE LOW RELAXATION, PER ASTM A416
ANCHORAGES – CAST DUCTILE IRON, GRADE 80-55-06 PER ASTM A536.

B. ELONGATION: = LTH. x 12 x189 KSI / 28,800 KSI (ASSUMED)

C. FIELD RECORDINGS OF ELONGATIONS AND FORCES SHALL NOT VARY MORE THAN ± 7% FROM THE REQUIRED VALUES.

D. BURN TAILS OFF APPROXIMATELY 1½" INSIDE POCKET AFTER TENDONS HAVE BEEN STRESSED. CARE MUST BE TAKEN SO AS NOT TO DIRECT FLAME DIRECTLY ONTO WEDGES.

E. TENDONS SHALL BE LOCATED 6" MIN OFF CENTERLINE OF ALL LOAD BEARING WALLS. TENDONS SHALL BE LOCATED PRIOR TO POST-INSTALLATION OF ANCHORS.

F. TENDONS LOCATED WITHIN THE THICKENED SLAB AREAS, PARALLEL TO THE LOAD BEARING WALLS SHALL BE REPAIRED IF DAMAGED/BROKEN.

G. PATCH ALL STRESSING POCKETS WITH NON-SHRINKING, NON-CATALYZED GROUT CONTAINING NO METALIC SUBSTANCES.

H. DO NOT APPLY GREASE TO POCKET FORMER, WHICH WILL HINDER BONDING OF THE GROUT IN THE POCKET. TWISTING THE SPINDLES ONE TURN AFTER BULKHEAD REMOVAL WILL LOOSEN THE POCKET FORMER FOR EASY REMOVAL.

I. ANY DAMAGE TO SHEATHING CAUSED BY INTERMEDIATE ANCHORS SHALL BE REPAIRED BY SPLICING ON AND TAPING ADDITIONAL SHEATHING TO ACHIEVE AT LEAST A 40 MIL THICKNESS.

J. THE FOLLOWING WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR

1. LAYOUT AND DRILLING OF EDGE FORMS FOR TENDON ANCHORS (EDGE FORMS TO BE ADECUATELY BRACED TO SUSTAIN 200 PLF).
2. PATCHING OF ALL STRESSING POCKETS WITH NON-SHRINKING, NON-CATALYZED GROUT CONTAINING NO METALIC SUBSTANCES.

K. PROVIDE ENCAPSULATED PT ANCHORAGE SYSTEM.

7. SECTION NOT USED

8. SECTION NOT USED

9. 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	SEE CHART BELOW
JOISTS	SEE CHART BELOW
BEAMS (2"-4" THICK)	SEE CHART BELOW
POSTS	SEE CHART BELOW
PLATE STOCK	SEE CHART BELOW

	SPECIES		GRADE	F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
STUDS	SPF	ALL SIZES	NO. 2	875	450	135	425	1,150	1,400,000
	SYP	2X4	NO. 2	1,100	675	175	565	1,450	1,400,000
		2X6	NO. 2	1,000	600	175	565	1,400	1,400,000
PLATE STOCK	SYP	2X4	NO. 2	1,100	675	175	565	1,450	1,400,000
		2X6	NO. 2	1,000	600	175	565	1,400	1,400,000
BEAMS, JOIST & POSTS	SYP	2X8	NO. 2	925	550	175	565	1,350	1,400,000
		2X10	NO. 2	800	475	175	565	1,300	1,400,000
		2X12	NO. 2	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
VERSA-LAM TOP PLATES					
F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
3,100	2,150	190	285	3,000	2,000,000

J. ALL PLUS PSL MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES AFTER TREATMENT PROCESS (UNO):

	SERVICE TREATMENT	F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
BEAMS	LEVEL 2	1,827	1,397	197	368	1,508	1,460,000
COLUMNS	LEVEL 1	1,704	1,316	160	309	1,750	1,386,000

K. 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

SGN+A

Planning · Architecture
Landscape Architecture

SGN+A, Inc.
315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
Fax: 404.373.7372
www.sgnplusa.com

DAVIS & CHURCH
STRUCTURAL ENGINEERS
7905 Westside Pkwy, Ste. 200
Alpharetta, GA 30009
(770) 642 - 1213
FIRM REGISTRATION # RY - 25927

Seal:

Revisions:

Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

GENERAL NOTES

Date:
September 30, 2022

Sheet Number:

S0.1

Not Released for Construction

GENERAL NOTES (CONTINUED)

9. SOLID SAWN & LAMINATED LUMBER (CONTINUED)

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

L. 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.

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

N. 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. SEE DETAIL 1/S7.2 FOR ADDITIONAL INFORMATION.

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

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

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

R. 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)
4th	–3/16"	–7/8"	–	–	–
3rd	–3/16"	–11/16"	1/16"	1/4"	15/16"
2nd	–3/16"	–1/2"	1/16"	3/16"	11/16"
1st	–3/16"	–5/16"	1/16"	1/8"	7/16"
BASEMENT	–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 AS REQUIRED.

10. 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/b. SERIES DRAWINGS FOR ADDITIONAL INFO.

11. 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.

11. POST INSTALLED ANCHORS (CONTINUED)

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

G. SEE SPECIAL INSPECTION REPORT FOR INSPECTION REQUIREMENTS OF POST INSTALLED ANCHORS.

12. STUD SCHEDULE

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

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

13. SHEATHING

(REFERENCE STANDARD: ANSI/AWC SDPWS 2015–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.

   EXCEPTION: ALL FLOOR SHEATHING PENETRATING 2–HOUR RATED EXTERIOR WALL ASSEMBLIES & INTERIOR STAIRWELL WALL ASSEMBLIES SHALL BE FIRE–RETARDANT TREATED, EXPOSURE 1 RATED PLYWOOD. SEE NOTE 2 ABOVE FOR SHEATHING THICKNESS.

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.

   a. GYPSUM WALLBOARD PANELS WHERE INDICATED ON PLAN

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 S2.#X 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.

14. 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):	5 PSF	10 PSF
ROOF DL (≤ 3:12):	10 PSF	10 PSF
ROOF DL (@ CONDENSORS)	20 PSF	10 PSF
ROOF LL:	20 PSF (REDUCIBLE) 300 LB OVER 6.25 FT²	0 PSF
FLOOR DL:	20 PSF	5 PSF
FLOOR LL:	40 PSF (REDUCIBLE)	0 PSF
CORRIDOR DL:	45 PSF	10 PSF
CORRIDOR LL:	40 PSF (REDUCIBLE)	0 PSF
MECH/ELECTRICAL DL:	SEE "CORRIDOR DL"	SEE "CORRIDOR DL"
MECH/ELECTRICAL LL:	50 PSF	0 PSF
PUBLIC AREA DL:	SEE "CORRIDOR DL"	SEE "CORRIDOR DL"
PUBLIC AREA LL:	100 PSF (NON–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

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 AS REQUIRED 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
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.

M. SEE ARCH DWGS FOR WOOD STRUCTURAL ELEMENTS SPECIAL INSPECTION REQUIREMENTS.

15. WOOD FASTENERS & HARDWARE

15.A WOOD FASTENERS (TYPICAL)

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.

15. WOOD FASTENERS & HARDWARE (CONTINUED)

15.A WOOD FASTENERS (TYPICAL)

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.

R. 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)

E. 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

15.B 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 (4/S4.0B) 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.

15.C FIRE WALL HANGERS

TYPE		CONDITION				
		TRUSS & JOIST (90°)	TRUSS & JOIST (SKEWED)	TRUSS & JOIST (OFFSET FLANGE)	GIRDER & BEAM (UP TO 9" LONG STRINGER)	GIRDER & BEAM (UP TO 18" LONG STRINGER)
USP	SERIES NAME	FWH	FWHSK	N/A	FWHBP	FWHBP
	MAX LOAD (LBS)	2,400	1,920	N/A	7,055	7,055
SIMPSON	SERIES NAME	DGF	DGHF	DGHF	DGBF	N/A
	MAX LOAD (LBS)	1,680	1,620	2,010	3,015	N/A

NOTES:
1. SEE MANUFACTURER INSTALLATION INSTRUCTIONS FOR CONSTRUCTION REQUIREMENTS.
2. DGBF HANGERS REQUIRE A MINIMUM OF (2) STUDS BELOW HANGER UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
3. FWHBP HANGERS ARE REQUIRED TO BE ORDERED TO ACCOMMODATE THE STUD PACKS DESIGNATED IN PLANS AND DETAILS.
4. HANGERS ARE TO BE INSTALLED PRIOR TO GYPSUM LAYERS.
5. WOOD SHEATHING SHALL BE INSTALLED PRIOR TO HANGERS AT SHEAR WALL CONDITIONS.

SGN+A
Planning · Architecture
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SGN+A, Inc.
315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
Fax: 404.373.7372
www.sgnplusa.com

DAVIS D&C CHURCH
STRUCTURAL ENGINEERS
7905 Westside Pkwy, Ste. 200
Alpharetta, GA 30009
(770) 642 - 1213
FIRM REGISTRATION # RY - 25927

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Revisions:

Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

GENERAL NOTES

Date:
September 30, 2022

Sheet Number:

S0.2

Not Released for Construction

GENERAL NOTES (CONTINUED)

16. FIRE RETARDANT TREATED SHEATHING

(REFERENCE STANDARD: 2018 IBC CHAPTER 7, 8 & 23)

A. SEE "SHEATHING" SECTION IN THE GENERAL NOTES FOR WOOD SHEATHING MINIMUM GRADE REQUIREMENTS AND ADDITIONAL INFORMATION.

B. ALL FIRE RETARDANT TREATED SAWN & STRUCTURAL COMPOSITE WOOD PRODUCTS SHALL HAVE, WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723, A LISTED FLAME SPREAD OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20 MIN PERIOD.

1. ALL WOOD SHEATHING SHALL BE CHEMICALLY IMPREGNATED BY A PRESSURE PROCESS IN ACCORDANCE WITH AWPA C20 OR AWPA C27 OR COMPLY WITH FIRE RETARDANT CRITERIA BY OTHER MEANS DURING MANUFACTURING IBC SECTION 2303.2.2.

C. MFR SPECIFICATION FOR FIRE RETARDANT TREATED WOOD SHALL SHOW THAT THEIR PRODUCTS ARE NO MORE CORROSIVE TO METAL HARDWARE AND FASTENERS THAN STANDARD UNTREATED WOOD.

D. THE MANUFACTURER SPECIFICATION FOR ALL FIRE RETARDANT TREATED LUMBER PRODUCTS SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION.

E. ALL SAWN INCLUDING STUDS, BEAMS, AND HEADERS PENETRATING 2–HOUR WALL ASSEMBLIES SHALL BE FIRE RETARDANT TREATED. SEE NOTES ABOVE FOR FIRE RETARDANT TREATMENT REQUIREMENTS.

17. NOT USED

18. 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.

J. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL CMU WALLS SHALL BE REINFORCED AS FOLLOWS:
1. FOR ELEVATOR SHAFT WALLS, #5 VERTICALS @ 32" ON–CENTER CENTERED IN CELL
2. FOR ALL OTHER VERTICAL REINFORCING SEE SCHEDULE BELOW
3. CONTINUOUS 16" DEEP BOND BEAM REINFORCEMENT W/2–#5 CONT AT ALL FLOOR LEVELS, INTERMEDIATE STAIR LANDINGS, TOP OF WALL AND SLAB ON GRADE ELEVATIONS.
4. CONTINUOUS 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" OC VERTICALLY.

K. 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 48 BAR DIAMETER LAP WITH VERTICAL REINFORCING. DOWELS SHALL BE OF SAME SIZE AND LOCATION AS VERTICAL WALL REINFORCING.

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

M. ALL CMU SHALL BE PLACED IN RUNNING BOND.

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

O. 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.

P. 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".

Q. 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.

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

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

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

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

18. MASONRY (CONTINUED)

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

K. MASONRY VENEER SHALL BE ANCHORED TO WOOD STUDS W/ ADJUSTABLE WIRE ANCHORS (WIRE SIZE W1.7) THAT WILL PERMIT A MINIMUM OF ½" OF VERTICAL MOVEMENT (UP & DOWN) AFTER INSTALLATION. ANCHORS SHALL BE SPACED A MAXIMUM OF 32" OC HORIZONTAL AND 12" OC VERTICAL AND WITHIN 12" OF ALL WALL OPENINGS. ANCHORS SHALL BE FASTENED W/ CORROSION RESISTANT NAILS.

L. SEE DWG S9.1 FOR TYPICAL MASONRY WALL DETAILS & REINF INFO.

M. SEE SPECIAL INSPECTION REPORT FOR INSPECTION REQUIREMENTS OF MASONRY CONSTRUCTION.

STEEL LINTEL SCHEDULE

MAXIMUM CLR SPAN	LINTEL SIZE	COMMENTS
3'–6"	L5x3½x5/16 LLH	MAX HEIGHT OF SUPPORTED BRICK = 6'–0"
6'–6"	L5x5x7/16	MAX HEIGHT OF SUPPORTED BRICK = 6'–0"
10'–0"	L5x5x½	MAX HEIGHT OF SUPPORTED BRICK = 3'–3"
10'–0"	L5x5x7/8	MAX HEIGHT OF SUPPORTED BRICK = 9'–0"
11'–0"	L5x5x5/8	MAX HEIGHT OF SUPPORTED BRICK = 3'–3"

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.

CMU WALL VERTICAL REINF SCHEDULE

MAXIMUM CLR HGT	WALL WIDTH	VERTICAL REINFORCING
INTERIOR WALLS NOT EXPOSED TO WIND		
23'–0"	8"	#5@32" OC CENTERED IN CELL
25'–0"	8"	#5@24" OC CENTERED IN CELL
28'–0"	8"	#6@24" OC CENTERED IN CELL
EXTERIOR WALLS EXPOSED TO WIND		
15'–0"	8"	#5@32" OC CENTERED IN CELL
17–0"	8"	#5@24" OC CENTERED IN CELL
19'–0"	8"	#6@32" OC CENTERED IN CELL
21'–0"	8"	#6@24" OC CENTERED IN CELL
23'–0"	8"	#6@24" OC CENTERED IN CELL
25'–0"	12"	#6@24" OC CENTERED IN CELL
27'–0"	12"	#7@24" OC CENTERED IN CELL

19. 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. FIRE RETARDANT TREATMENT (ICC PRODUCT REPORT AND TESTED ASSEMBLY REPORT ONLY)
5. STAIR/ BALCONY HAND RAILS/ GUARD RAILS
6. PRE–FAB ASSEMBLIES
7. LANDSCAPE/HARDSCAPE STRUCTURES
8. POST–TENSIONED SLAB ON GRADE

20. 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 PARAGRAPGHS, 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.

21. PRE–FABRICATED CANOPIES

SECTION NOT USED

22. ELEVATOR

A. CONTRACTOR SHALL SUBMIT SHOP DRAWING DEPICTING SUPPORT REACTIONS, RAIL LOADS, MAXIMUM GUIDE RAIL SPANS, PIT DEPTH, BUMPER REACTIONS AT PIT. REQUIRED SHAFT DIMENSIONS AND OVER HEAD CLEARANCES

B. HOIST BEAM AND SAFETY BEAM SHALL BE LOCATED AT TOP OF ALL ELEVATOR SHAFT OVER RUNS

C. ELEVATOR GUIDE RAIL SUPPORT TUBES HAVE NOT BEEN INCLUDED IN THE CONTRACT DOCUMENTS FOR FLOOR HEIGHTS AT 12'–0" OR LESS. ELEVATOR RAILS SUPPLIED BY ELEVATOR SUPPLIER SHALL SPAN 12'–0" WITHOUT ADDITIONAL SUPPORT. IF THE RAILS PROVIDED BY ELEVATOR MANUFACTURER CANNOT SPAN THE REQUIRED DISTANCE BETWEEN FLOORS, THE CONTRACTOR SHALL SUPPLY ADEQUATE SUPPORT IN ACCORDANCE WITH ANSI/ASME A17.1 DESIGNED BY AN ENGINEER LICENSED IN PROJECT STATE. SUBMIT SHOP DRAWINGS CLEARLY INDICATING THE GUIDE RAIL SUPPORTS, THE DESIGN CRITERIA USED AND THE ATTACHMENT TO THE STRUCTURE

D. ELEVATOR GUIDE RAILS SUPPORT TUBES HAVE BEEN INCLUDED IN THE CONTRACT DOCUMENTS FOR FLOOR HEIGHTS OF 12'–0" OR GREATER. IF THE ELEVATOR RAILS PROVIDED CAN SPAN THE REQUIRED DISTANCE WITHOUT ADDITIONAL SUPPORT, THE ELEVATOR RAIL SUPPORT TUBES MAY BE OMITTED

E. CONTRACTOR SHALL SUPPLY S8x18.4 SEPARATOR BEAMS FOR RAIL SUPPORT. COORDINATE ANY ADDITIONAL SEPARATOR BEAMS WITH ELEVATOR MANUFACTURER

F. CONTRACTOR SHALL COORDINATE ALL REQUIRED ELEVATOR OPENING LOCATION AND SIZES IN CONCRETE WALLS WITH ELEVATOR SUPPLIER PRIOR OF SUBMISSION OF FORMWORK SHOP DRAWINGS. SIZE OF OPENING SHALL BE ADEQUATE FOR ELEVATOR INSTALLATION.

G. ANY ADDITIONAL STEEL, EMBED PLATES OR CONNECTIONS TO PRIMARY STRUCTURE INCLUDING BUT NOT LIMITED TO LIFE LINE SUPPORT OR EQUIPMENT SUPPORT SHALL BE SUPPLIED BY ELEVATOR MANUFACTURER, AND INSTALLED BY CONTRACTOR

22. ELEVATOR (CONTINUED)

E. CONTRACTOR SHALL SUPPLY S8x18.4 SEPARATOR BEAMS FOR RAIL SUPPORT. COORDINATE ANY ADDITIONAL SEPARATOR BEAMS WITH ELEVATOR MANUFACTURER

F. CONTRACTOR SHALL COORDINATE ALL REQUIRED ELEVATOR OPENING LOCATION AND SIZES IN CONCRETE WALLS WITH ELEVATOR SUPPLIER PRIOR OF SUBMISSION OF FORMWORK SHOP DRAWINGS. SIZE OF OPENING SHALL BE ADEQUATE FOR ELEVATOR INSTALLATION.

G. ANY ADDITIONAL STEEL, EMBED PLATES OR CONNECTIONS TO PRIMARY STRUCTURE INCLUDING BUT NOT LIMITED TO LIFE LINE SUPPORT OR EQUIPMENT SUPPORT SHALL BE SUPPLIED BY ELEVATOR MANUFACTURER, AND INSTALLED BY CONTRACTOR

23. NON–LOAD–BEARING COLD FORMED LIGHT GAUGE METAL FRAMING

SECTION NOT USED

24. 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		
BRG	BEARING	HDR	HEADER	REF	REFERENCE
BLK	BLOCK	HGT	HEIGHT	RET	RETAINING
BLKNG	BLOCKING	HI	HIGH	REV	REVISION
BOTT, B	BOTTOM, BOTTOM	HK	HOOK	REINF	REINFORCING
BAR	BAR	HORIZ	HORIZONTAL	REQ'D	REQUIRED
BLDG	BUILDING	HR	HOUR	REQ'S	REQUIREMENTS
BTWN	BETWEEN			REBAR	REINFORCING BAR
CANT	CANTILEVER	IMP	INSULATED METAL PANEL		
CG	CENTER OF GRAVITY	INFO	INFORMATION	SCHD, SCHED	SCHEDULE
CL, CLR	CLEAR	INT	INTERIOR	SECT	SECTION
COL	COLUMN			SLV	SHORT LEG VERTICAL
CONC	CONCRETE	JG	JOIST GIRDER	SLO	SHORT LEG OUT
COND	CONDITION	JST	JOIST	SIM	SIMILAR
CONN	CONNECTION	JT	JOINT	SOG	SLAB ON GRADE
CMU	CONCRETE MASONRY UNIT			SPECS	SPECIFICATIONS
CONST	CONSTRUCTION	K–FT	KIP–FEET	STD	STANDARD
CONT	CONTINUOUS	K/FT	KIPS PER FOOT	STIRR	STIRRUPS
CONTR	CONTRACTOR	K	KIPS	STL	STEEL
				ST STL	STAINLESS STEEL
DB	DROP BEAM	L	ANGLE	STRUCT	STRUCTURAL
DET, DT'L	DETAIL	LG	LONG	TBR	TO BE REMOVED
DIA	DIAMETER	LLO	LONG LEG OUT	THK	THICK
DIAG	DIAGRAM	LLV	LONG LEG VERTICAL	THRD	THREADED
DIM	DIMENSION	LO	LOW	THRU	THROUGH
DSN	DESIGN	LOC'N	LOCATION	T&B	TOP AND BOTTOM
DWG	DRAWING			T/	TOP OF
DWL	DOWEL	MFG, MFR	MANUFACTURER	T/BM	TOP OF BEAM
		MFG'R	MANUFACTURER	T/CONC	TOP OF CONCRETE
EA	EACH	MECH	MECHANICAL		
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			TYP	TYPICAL
ETC	ET CETERA	MTL	METAL		
EW	EACH WAY	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
EXIST, EXT'G	EXISTING	MISC	MISCELLANEOUS		
EXP	EXPANSION			UWA	UNDER WALL ABOVE
EXP JT, EJ	EXPANSION JOINT	NA	NEUTRAL AXIS		
EXT	EXTERIOR	NIC	NOT IN CONTRACT	V	SHEAR
F/	FACE OF	NOM	NOMINAL	VERT	VERTICAL
F/WALL	FACE OF WALL	No.	NUMBER		
FB	FLUSH BEAM	NTS	NOT TO SCALE	W	WIDE
FIN FL	FINISHED FLOOR			W/	WITH
FFE	FINISHED FLOOR ELEVATION	OC	ON CENTER	W/O	WITHOUT
		OPNG	OPENING	WD	WOOD
FL, FLR	FLOOR	OPP HD	OPPOSITE HAND	WP	WORKING POINT
FRT	FIRE RETARDANT TREATED			WT, WGT	WEIGHT
		PDR	POWDER	WWF	WELDED WIRE FABRIC
FRG	FRAMING	PAF	FASTENER		
FTG	FOOTING	ACTUATED	PLATE		
FT	FEET, FOOT	PL, PLT	POUNDS PER SQ. FOOT		
FLG	FLANGE	PSF	POUNDS PER SQ. INCH		
		PSI			

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

(REFERENCE STANDARD: BASED ON IBC TABLE 2304.10.1)

DESCRIPTION OF BUILDILNG ELEMENTS	NUMBER & TYPE OF FASTENER[a]	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

SGN+A
Planning · Architecture
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SGN+A, Inc.
315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
Fax: 404.373.7372
www.sgnplusa.com

DAVIS CHURCH
STRUCTURAL ENGINEERS
7905 Westside Pkwy, Ste. 200
Alpharetta, GA 30009
(770) 642 - 1213
FIRM REGISTRATION # RY - 25927

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Revisions:

Date:	Rev:	Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

GENERAL NOTES

Date:
September 30, 2022

Sheet Number:

S0.3

Not Released for Construction

GENERAL NOTES (CONTINUED)

25. TYPICAL FASTENING SCHEDULE (U.N.O.) (CONTINUED)

(REFERENCE STANDARD: BASED ON IBC TABLE 2304.10.1)

DESCRIPTION OF BUILDILNG ELEMENTS	NUMBER & TYPE OF FASTENER[1]	SPACING AND LOCATION
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)[5]	16d COMMON 3" x 0.131" NAILS	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 7/S4.0D	
TOP PLATE SPLICE @ SHEAR WALL (2x4/2x6 TRANSITION @ SINGLE INTERIOR/NON-DEMISING)	SEE DETAIL 7A/S4.0D	
TOP PLATE SPLICE @ SHEAR WALL (2x4/2x6 TRANSITION @ DEMISING)	SEE DETAIL 7B/S4.0D	
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 1-4/S4.0D	SEE 1-4/S4.0D
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[1]	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

25. TYPICAL FASTENING SCHEDULE (U.N.O.) (CONTINUED)

(REFERENCE STANDARD: BASED ON IBC TABLE 2304.10.1)

DESCRIPTION OF BUILDILNG ELEMENTS	NUMBER & TYPE OF FASTENER[1]	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" – 1¼" WOOD STRUCTURAL PANELS AT NON-SHEAR WALL CONDITIONS[3]	10d COMMON 8d DEFORMED (2½" x 0.131")	6	12
SUBFLOOR SHEATHING	SEE GENERAL NOTES 13.A.2		
ROOF SHEATHING	SEE GENERAL NOTES 13.A.1		
NON-STRUCTURAL PANEL SIDING TO FRAMING			
½" OR LESS	6d CORROSION-RESISTANT SIDING (1⅝" 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 NOTES 12 FOR ADDITIONAL INFORMATION ON WOOD FASTENERS.
3) SEE S4.0A 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.

26. COMPONENTS & CLADDING SCHEDULE

(REFERENCE STANDARD: ASCE7-16)

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

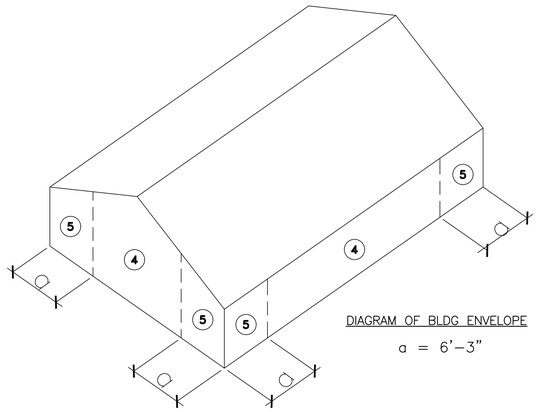

DIAGRAM OF BLDG ENVELOPE

a = 6'-3"

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	-34.7 / -21.7	-31.3 / -19.6	-29.9 / -18.7	-28.5 / -17.8
	ZONE 5	-42.8 / -26.8	-36.1 / -22.6	-33.2 / -20.8	-30.4 / -19.0
POSITIVE	ZONE 4 & 5	+32 / +20	+28.6 / +17.9	+27.2 / +17.0	+25.8 / +16.1

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

26. COMPONENTS & CLADDING (CONTINUED)

(REFERENCE STANDARD: ASCE7-16)

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

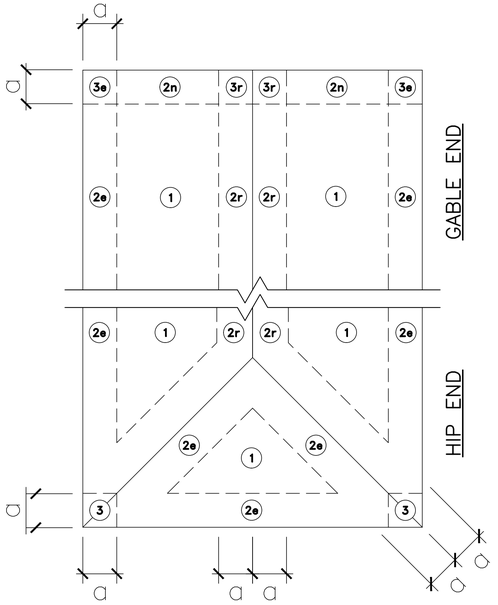

DIAGRAM OF BLDG ENVELOPE

a = 3'-2"

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	-53.6 / -33.5	-43.4 / -27.2	-39.1 / -24.4
	ZONE 2n, 2r & 3e	-69.8 / -43.7	-53.8 / -33.7	-47.0 / -29.4
	ZONE 3r	-74.2 / -46.4	-57.1 / -35.7	-49.8 / -31.1
POSITIVE	ALL ZONES	+23.9 / +14.9	+16.3 / +10.2	+16.0 / +10.0
OVERHANG	ZONE 1 & 2e	-62.3 / -38.9	-59.4 / -37.1	-58.1 / -36.3
	ZONE 2n & 2r	-62.3 / -38.9	-59.4 / -37.1	-58.1 / -36.3
	ZONE 3e	-85.6 / -51.4	-58.5 / -35.1	-46.8 / -28.1
	ZONE 3r	-99.1 / -62	-73.3 / -45.8	-62.2 / -38.9

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

26. COMPONENTS & CLADDING SCHEDULE (CONTINUED)

(REFERENCE STANDARD: ASCE7-16)

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

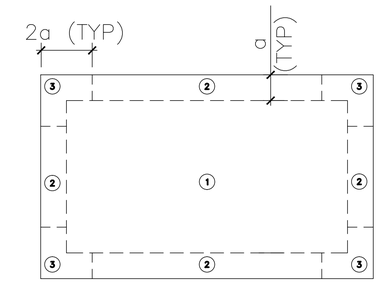

DIAGRAM OF ROOF PLAN

COMPONENT & CLADDING GROSS DESIGN WIND PRESSURES ALONG ROOF (ULTIMATE/SERVICE) (PSF)				
LOCATION		EFFECTIVE WIND AREA		
		10 FT²	50 FT²	100 FT²
NEGATIVE	ZONE 1			
	ZONE 2			
	ZONE 3			
POSITIVE	ZONES 1 – 3			
OVERHANG	ZONE 2			
	ZONE 3			

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

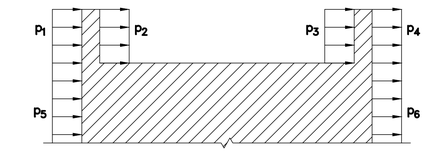

DIAGRAM OF BLDG SECTION

COMPONENT & CLADDING DESIGN WIND PRESSURES FOR PARAPET WALLS (ULTIMATE/SERVICE) (PSF)					
PARAPET LOCATION & LOAD CASE, WALL ZONE & WIND DIRECTION			EFFECTIVE WIND AREA		
			10 FT²	50 FT²	100 FT²
WINDWARD PARAPET (LOAD CASE "A")	ZONE 4	POSITIVE, p_1	+27.5 / +16.5	+24.2 / +14.6	+22.6 / +13.6
		NEGATIVE SIDE, p_2	-66.0 / -39.6	-49.8 / -29.9	-42.7 / -25.7
	ZONE 5	POSITIVE, p_1	+27.5 / +16.5	+24.2 / +14.6	+22.6 / +13.6
		NEGATIVE, p_2	-70.4 / -42.3	-53.1 / -31.9	-45.7 / -27.5
LEEWARD PARAPET (LOAD CASE "B")	ZONE 4	POSITIVE, p_3	+27.5 / +16.5	+24.2 / +14.6	+22.6 / +13.6
		NEGATIVE SIDE, p_4	-30.3 / -18.2	-27.0 / -16.2	-25.3 / -15.2
	ZONE 5	POSITIVE, p_3	+27.5 / +16.5	+24.2 / +14.6	+22.6 / +13.6
		NEGATIVE, p_4	-38.5 / -23.1	-31.7 / -19.1	-28.9 / -17.4

NOTES:
1. POSITIVE PRESSURE DENOTES WIND TOWARD PARAPET WALL SURFACE, AND NEGATIVE PRESSURE DENOTES WIND AWAY FROM PARAPET WALL SURFACE.
2. LOAD CASES "A" & "B" ARE DEFINED IN SECTION 30.7.1.2 IN ASCE7-10.

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315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
Fax: 404.373.7372
www.sgnplusa.com

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7905 Westside Pkwy, Ste. 200
Alpharetta, GA 30009
(770) 642-1213
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Seal:

Revisions:

Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

GENERAL NOTES

Date:
September 30, 2022

Sheet Number:

S0.4

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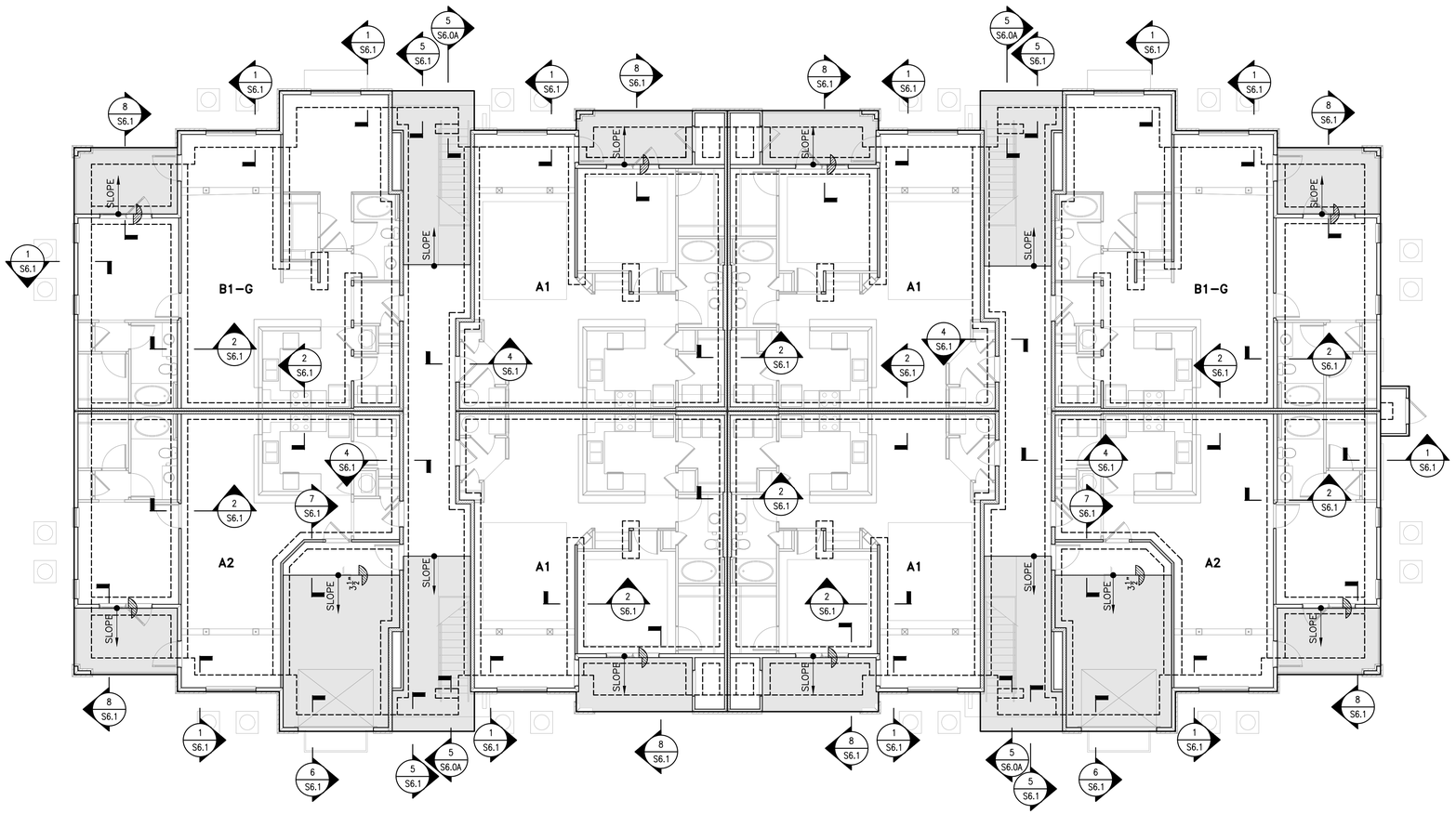

1 S1.1 BLDG TYPE I – FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK POST-TENSIONED CONCRETE (DESIGNED BY OTHERS) OVER VAPOR BARRIER AND COMPACTED SUITABLE NATIVE SOIL OR ENGINEERED FILL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. SLAB AREAS THAT ARE NOT POST-TENSIONED SHALL BE REINFORCED WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB.
2. ALL FOOTINGS SHALL BE CENTERED BELOW COLUMNS AND WALLS UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLAN OR DETAILS.
3. SLAB ON GRADE TENDONS ARE TO BE LOCATED A MINIMUM OF 6" OFF CENTERLINE OF LOAD BEARING WALLS (SEE S6.# SERIES).
4. PROVIDE VERT CONTROL JOINTS OR CONSTRUCTION JOINTS IN CIP CONC WALLS @ 30'-0" OC MAX, AT ALL CHANGES IN WALL THICKNESSES, & AT ALL TOP OF WALL STEPS. SEE 2/S6.0B FOR ADD'L INFO.
5. SEE 1/S6.0B FOR TYPICAL CIP WALL CORNER & INTERSECTING WALL DETAILS.
6. PROVIDE CRACK CONTROL BARS AT RE-ENTRANT SLAB CORNERS. SEE 1/S6.0A FOR ADD'L INFO.
7. SEE 3/S6.0A & 4/S6.0B FOR PIPE THRU FOUNDATION WALL INFO.
8. SEE 4/S6.0B FOR TYPICAL PIPE BELOW WALL FOOTING DETAIL. PRESSURIZED LIQUID PIPES SHALL NOT PASS BELOW FOOTING. NO PIPES SHALL PASS BELOW COLUMN FOOTINGS.
9. SEE 3/S6.0B FOR TYPICAL WALL FOOTING STEP DETAIL.
10. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
11. SEE GENERAL NOTES FOR LUMBER SPECIES & GRADE INFO.
12. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
13. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
14. SEE ARCH DWGS FOR TOP OF SLAB ELEVATIONS, SLAB STEPS, AND SLOPES.
15. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE/FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
16. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S1.# SERIES FOR FOUNDATION PLANS
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FOUNDATION PLAN LEGEND:

735'-0"	DENOTES TOP OF SLAB ELEVATION. SLAB SLOPES ARE NOT SHOWN ON STRUCTURAL DWGS. SEE ARCH DWGS FOR SLAB SLOPES.
	DENOTES 8" OR 12" CMU WALL. SEE GEN NOTES & S9.1 FOR TYP REINF UNO.
	DENOTES CIP CONC WALL.
TOF	DENOTES TOP OF FOOTING ELEVATION. TOP OF COL FOOTING SHALL MATCH TOP OF ADJACENT WALL FOOTING UNO.
TOW	DENOTES TOP OF WALL ELEVATION.
	DENOTES FOOTING STEP. SEE 6/S6.0A FOR TYP DETAIL
+892.15	DENOTES APPROXIMATE EXTERIOR SPOT ELEVATION. THESE ELEV'S WERE USED AS THE BASIS FOR SETTING THE TOP OF FOOTING ELEV'S SHOWN ON PLAN. SPOT ELEV'S ON STRUCT DWGS ARE NOT TO BE USED FOR EARTHWORK AND GRADING OPERATIONS IF FINAL GRADES SHOWN ON CIVIL DWGS DEVIATE FROM SPOT ELEV'S SHOWN ON STRUCT DWGS THE GC SHALL NOTIFY THE STRUCTURAL ENGINEER BEFORE FTG PLACEMENT. IF GRADES SHOWN ON CIVIL ARE LOWER, FOOTING ELEVATIONS SHALL BE LOWERED TO MAINTAIN BOTT OF FOOTINGS AT 18" MIN BELOW GRADE
	INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION
	INDICATES RECESS OR SLOPING SLAB AREAS. SEE ARCH FOR RECESS DIM & SLOPE LENGTH

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Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE I FOUNDATION PLAN

Date:

September 30, 2022

Sheet Number:

S1.1

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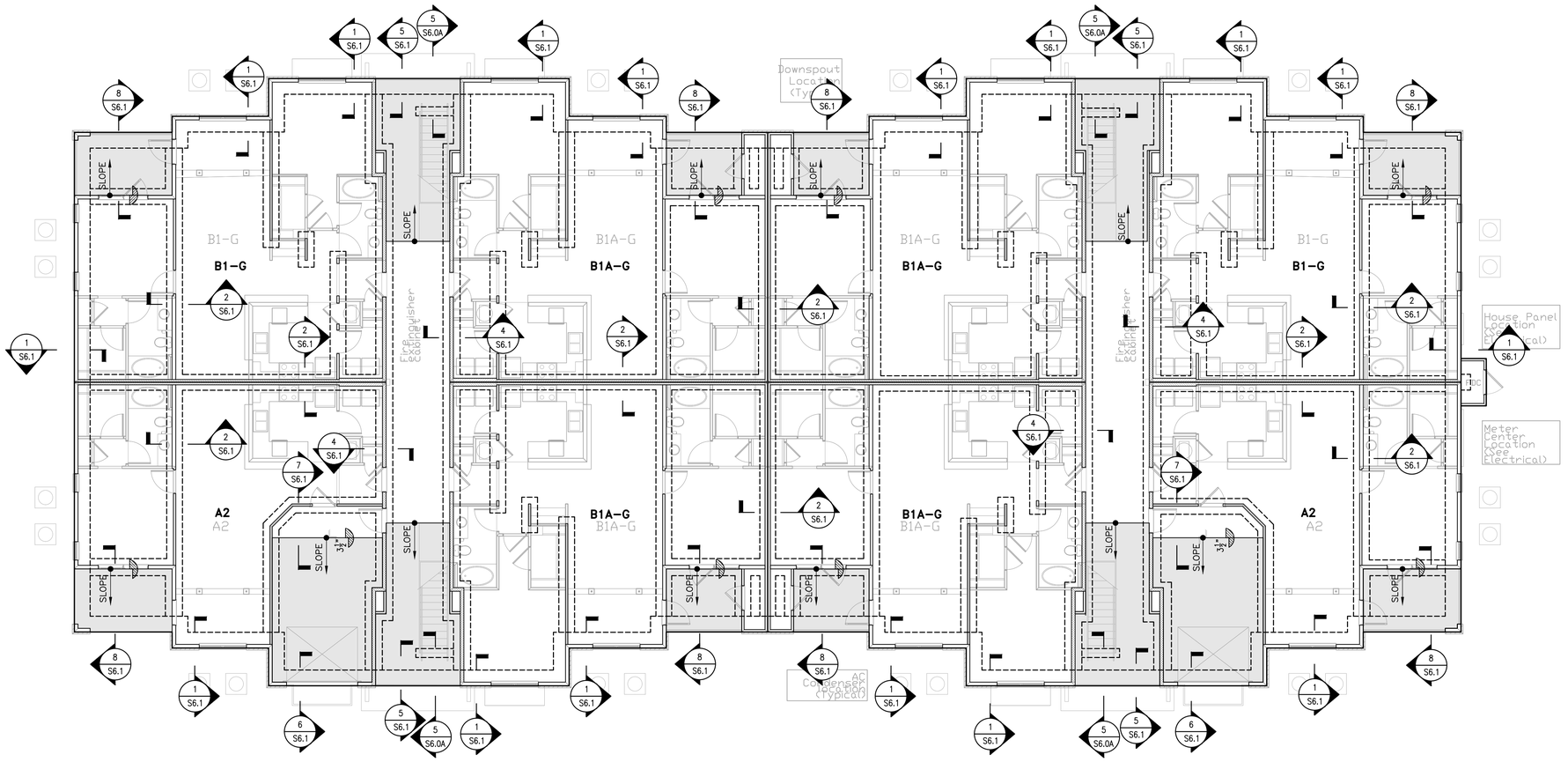

1 S1.2 BLDG TYPE II – FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK POST-TENSIONED CONCRETE (DESIGNED BY OTHERS) OVER VAPOR BARRIER AND COMPACTED SUITABLE NATIVE SOIL OR ENGINEERED FILL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. SLAB AREAS THAT ARE NOT POST-TENSIONED SHALL BE REINFORCED WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB.
2. ALL FOOTINGS SHALL BE CENTERED BELOW COLUMNS AND WALLS UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLAN OR DETAILS.
3. SLAB ON GRADE TENDONS ARE TO BE LOCATED A MINIMUM OF 6" OFF CENTERLINE OF LOAD BEARING WALLS (SEE S6.# SERIES).
4. PROVIDE VERT CONTROL JOINTS OR CONSTRUCTION JOINTS IN CIP CONC WALLS @ 30'-0" OC MAX, AT ALL CHANGES IN WALL THICKNESSES, & AT ALL TOP OF WALL STEPS. SEE 2/S6.0B FOR ADD'L INFO.
5. SEE 1/S6.0B FOR TYPICAL CIP WALL CORNER & INTERSECTING WALL DETAILS.
6. PROVIDE CRACK CONTROL BARS AT RE-ENTRANT SLAB CORNERS. SEE 1/S6.0A FOR ADD'L INFO.
7. SEE 3/S6.0A & 4/S6.0B FOR PIPE THRU FOUNDATION WALL INFO.
8. SEE 4/S6.0B FOR TYPICAL PIPE BELOW WALL FOOTING DETAIL. PRESSURIZED LIQUID PIPES SHALL NOT PASS BELOW FOOTING. NO PIPES SHALL PASS BELOW COLUMN FOOTINGS.
9. SEE 3/S6.0B FOR TYPICAL WALL FOOTING STEP DETAIL.
10. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
11. SEE GENERAL NOTES FOR LUMBER SPECIES & GRADE INFO.
12. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
13. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
14. SEE ARCH DWGS FOR TOP OF SLAB ELEVATIONS, SLAB STEPS, AND SLOPES.
15. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE/FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
16. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S1.# SERIES FOR FOUNDATION PLANS
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FOUNDATION PLAN LEGEND:

735'-0"	DENOTES TOP OF SLAB ELEVATION. SLAB SLOPES ARE NOT SHOWN ON STRUCTURAL DWGS. SEE ARCH DWGS FOR SLAB SLOPES.
	DENOTES 8" OR 12" CMU WALL. SEE GEN NOTES & S9.1 FOR TYP REINF UNO.
	DENOTES CIP CONC WALL.
TOF	DENOTES TOP OF FOOTING ELEVATION. TOP OF COL FOOTING SHALL MATCH TOP OF ADJACENT WALL FOOTING UNO.
TOW	DENOTES TOP OF WALL ELEVATION.
	DENOTES FOOTING STEP. SEE 6/S6.0A FOR TYP DETAIL
+892.15	DENOTES APPROXIMATE EXTERIOR SPOT ELEVATION. THESE ELEV'S WERE USED AS THE BASIS FOR SETTING THE TOP OF FOOTING ELEV'S SHOWN ON PLAN. SPOT ELEV'S ON STRUCT DWGS ARE NOT TO BE USED FOR EARTHWORK AND GRADING OPERATIONS IF FINAL GRADES SHOWN ON CIVIL DWGS DEVIATE FROM SPOT ELEV'S SHOWN ON STRUCT DWGS THE GC SHALL NOTIFY THE STRUCTURAL ENGINEER BEFORE FTG PLACEMENT. IF GRADES SHOWN ON CIVIL ARE LOWER, FOOTING ELEVATIONS SHALL BE LOWERED TO MAINTAIN BOTT OF FOOTINGS AT 18" MIN BELOW GRADE
	INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION
	INDICATES RECESS OR SLOPING SLAB AREAS. SEE ARCH FOR RECESS DIM & SLOPE LENGTH

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Suite 755
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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE II FOUNDATION PLAN

Date:

September 30, 2022

Sheet Number:

S1.2

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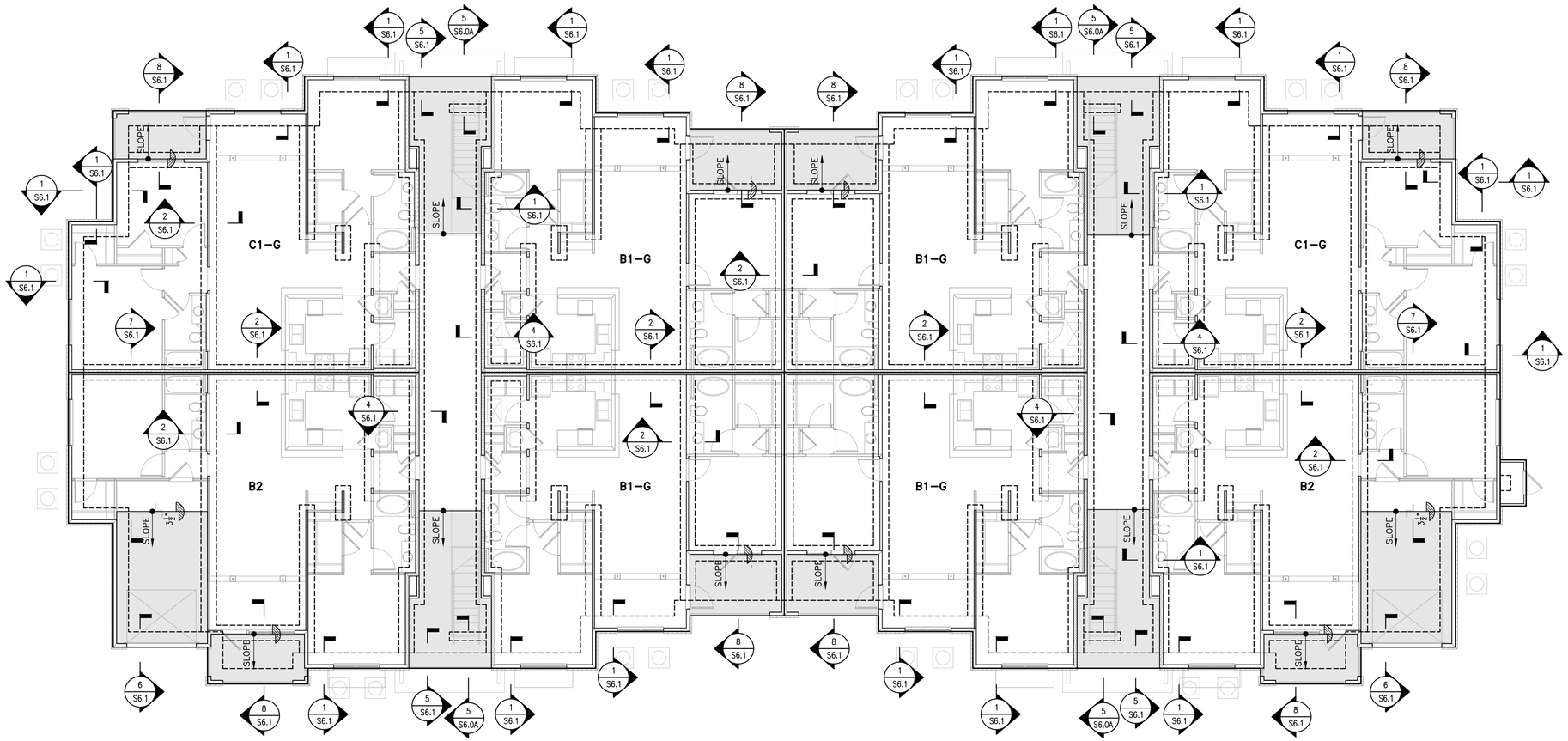

1 S1.3 BLDG TYPE III – FOUNDATION PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK POST-TENSIONED CONCRETE (DESIGNED BY OTHERS) OVER VAPOR BARRIER AND COMPACTED SUITABLE NATIVE SOIL OR ENGINEERED FILL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. SLAB AREAS THAT ARE NOT POST-TENSIONED SHALL BE REINFORCED WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB.
2. ALL FOOTINGS SHALL BE CENTERED BELOW COLUMNS AND WALLS UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLAN OR DETAILS.
3. SLAB ON GRADE TENDONS ARE TO BE LOCATED A MINIMUM OF 6" OFF CENTERLINE OF LOAD BEARING WALLS (SEE S6.# SERIES).
4. PROVIDE VERT CONTROL JOINTS OR CONSTRUCTION JOINTS IN CIP CONC WALLS @ 30'-0" OC MAX, AT ALL CHANGES IN WALL THICKNESSES, & AT ALL TOP OF WALL STEPS. SEE 2/S6.0B FOR ADD'L INFO.
5. SEE 1/S6.0B FOR TYPICAL CIP WALL CORNER & INTERSECTING WALL DETAILS.
6. PROVIDE CRACK CONTROL BARS AT RE-ENTRANT SLAB CORNERS. SEE 1/S6.0A FOR ADD'L INFO.
7. SEE 3/S6.0A & 4/S6.0B FOR PIPE THRU FOUNDATION WALL INFO.
8. SEE 4/S6.0B FOR TYPICAL PIPE BELOW WALL FOOTING DETAIL. PRESSURIZED LIQUID PIPES SHALL NOT PASS BELOW FOOTING. NO PIPES SHALL PASS BELOW COLUMN FOOTINGS.
9. SEE 3/S6.0B FOR TYPICAL WALL FOOTING STEP DETAIL.
10. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
11. SEE GENERAL NOTES FOR LUMBER SPECIES & GRADE INFO.
12. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
13. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
14. SEE ARCH DWGS FOR TOP OF SLAB ELEVATIONS, SLAB STEPS, AND SLOPES.
15. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE/FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
16. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S1.# SERIES FOR FOUNDATION PLANS
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FOUNDATION PLAN LEGEND:

735'-0"	DENOTES TOP OF SLAB ELEVATION. SLAB SLOPES ARE NOT SHOWN ON STRUCTURAL DWGS. SEE ARCH DWGS FOR SLAB SLOPES.
	DENOTES 8" OR 12" CMU WALL. SEE GEN NOTES & S9.1 FOR TYP REINF UNO.
	DENOTES CIP CONC WALL.
TOF	DENOTES TOP OF FOOTING ELEVATION. TOP OF COL FOOTING SHALL MATCH TOP OF ADJACENT WALL FOOTING UNO.
TOW	DENOTES TOP OF WALL ELEVATION.
	DENOTES FOOTING STEP. SEE 6/S6.0A FOR TYP DETAIL
+892.15	DENOTES APPROXIMATE EXTERIOR SPOT ELEVATION. THESE ELEV'S WERE USED AS THE BASIS FOR SETTING THE TOP OF FOOTING ELEV'S SHOWN ON PLAN. SPOT ELEV'S ON STRUCT DWGS ARE NOT TO BE USED FOR EARTHWORK AND GRADING OPERATIONS IF FINAL GRADES SHOWN ON CIVIL DWGS DEVIATE FROM SPOT ELEV'S SHOWN ON STRUCT DWGS THE GC SHALL NOTIFY THE STRUCTURAL ENGINEER BEFORE FTG PLACEMENT. IF GRADES SHOWN ON CIVIL ARE LOWER, FOOTING ELEVATIONS SHALL BE LOWERED TO MAINTAIN BOTT OF FOOTINGS AT 18" MIN BELOW GRADE
	INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION
	INDICATES RECESS OR SLOPING SLAB AREAS. SEE ARCH FOR RECESS DIM & SLOPE LENGTH

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE III FOUNDATION PLAN

Date:

September 30, 2022

Sheet Number:

S1.3

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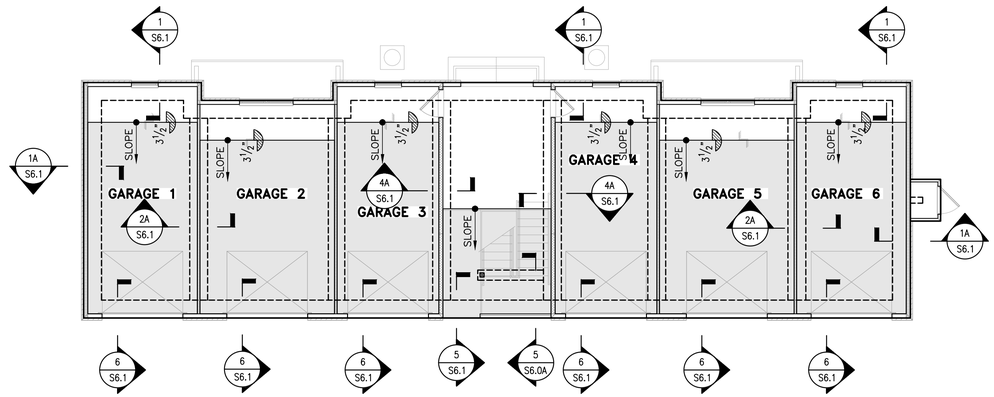
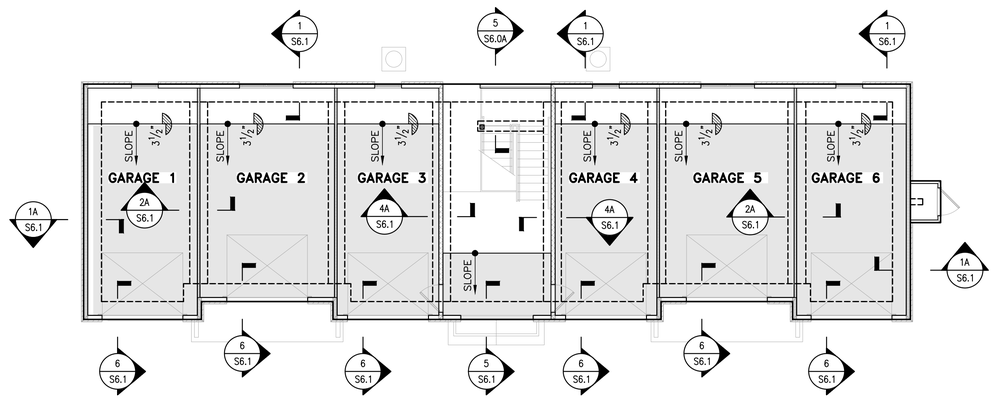


1 S1.4 BLDG TYPE IV – FOUNDATION PLAN

SCALE: 1/8" = 1'–0" BLDGS X,



2 S1.4 BLDG TYPE IVa – FOUNDATION PLAN

SCALE: 1/8" = 1'–0" BLDGS X,

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK POST–TENSIONED CONCRETE (DESIGNED BY OTHERS) OVER VAPOR BARRIER AND COMPACTED SUITABLE NATIVE SOIL OR ENGINEERED FILL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. SLAB AREAS THAT ARE NOT POST–TENSIONED SHALL BE REINFORCED WITH FLAT SHEET WWF 6x6–W1.4xW1.4 LOCATED 1–1/2" FROM TOP OF SLAB.
2. ALL FOOTINGS SHALL BE CENTERED BELOW COLUMNS AND WALLS UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLAN OR DETAILS.
3. SLAB ON GRADE TENDONS ARE TO BE LOCATED A MINIMUM OF 6" OFF CENTERLINE OF LOAD BEARING WALLS (SEE S6.# SERIES).
4. PROVIDE VERT CONTROL JOINTS OR CONSTRUCTION JOINTS IN CIP CONC WALLS @ 30'–0" OC MAX, AT ALL CHANGES IN WALL THICKNESSES, & AT ALL TOP OF WALL STEPS. SEE 2/S6.0B FOR ADD'L INFO.
5. SEE 1/S6.0B FOR TYPICAL CIP WALL CORNER & INTERSECTING WALL DETAILS.
6. PROVIDE CRACK CONTROL BARS AT RE–ENTRANT SLAB CORNERS. SEE 1/S6.0A FOR ADD'L INFO.
7. SEE 3/S6.0A & 4/S6.0B FOR PIPE THRU FOUNDATION WALL INFO.
8. SEE 4/S6.0B FOR TYPICAL PIPE BELOW WALL FOOTING DETAIL. PRESSURIZED LIQUID PIPES SHALL NOT PASS BELOW FOOTING. NO PIPES SHALL PASS BELOW COLUMN FOOTINGS.
9. SEE 3/S6.0B FOR TYPICAL WALL FOOTING STEP DETAIL.
10. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
11. SEE GENERAL NOTES FOR LUMBER SPECIES & GRADE INFO.
12. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
13. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
14. SEE ARCH DWGS FOR TOP OF SLAB ELEVATIONS, SLAB STEPS, AND SLOPES.
15. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB–ON–GRADE/FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
16. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S1.# SERIES FOR FOUNDATION PLANS
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FOUNDATION PLAN LEGEND:

735'–0"	DENOTES TOP OF SLAB ELEVATION. SLAB SLOPES ARE NOT SHOWN ON STRUCTURAL DWGS. SEE ARCH DWGS FOR SLAB SLOPES.
	DENOTES 8" OR 12" CMU WALL. SEE GEN NOTES & S9.1 FOR TYP REINF UNO.
	DENOTES CIP CONC WALL.
TOF	DENOTES TOP OF FOOTING ELEVATION. TOP OF COL FOOTING SHALL MATCH TOP OF ADJACENT WALL FOOTING UNO.
TOW	DENOTES TOP OF WALL ELEVATION.
	DENOTES FOOTING STEP. SEE 6/S6.0A FOR TYP DETAIL
+892.15	DENOTES APPROXIMATE EXTERIOR SPOT ELEVATION. THESE ELEV'S WERE USED AS THE BASIS FOR SETTING THE TOP OF FOOTING ELEV'S SHOWN ON PLAN. SPOT ELEV'S ON STRUCT DWGS ARE NOT TO BE USED FOR EARTHWORK AND GRADING OPERATIONS IF FINAL GRADES SHOWN ON CIVIL DWGS DEVIATE FROM SPOT ELEV'S SHOWN ON STRUCT DWGS THE GC SHALL NOTIFY THE STRUCTURAL ENGINEER BEFORE FTG PLACEMENT. IF GRADES SHOWN ON CIVIL ARE LOWER, FOOTING ELEVATIONS SHALL BE LOWERED TO MAINTAIN BOTT OF FOOTINGS AT 18" MIN BELOW GRADE
	INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION
	INDICATES RECESS OR SLOPING SLAB AREAS. SEE ARCH FOR RECESS DIM & SLOPE LENGTH

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315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
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7905 Westside Pkwy, Ste 200
Alpharetta, GA 30009
(770) 642-1213
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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE IV & IVa - FOUNDATION PLAN

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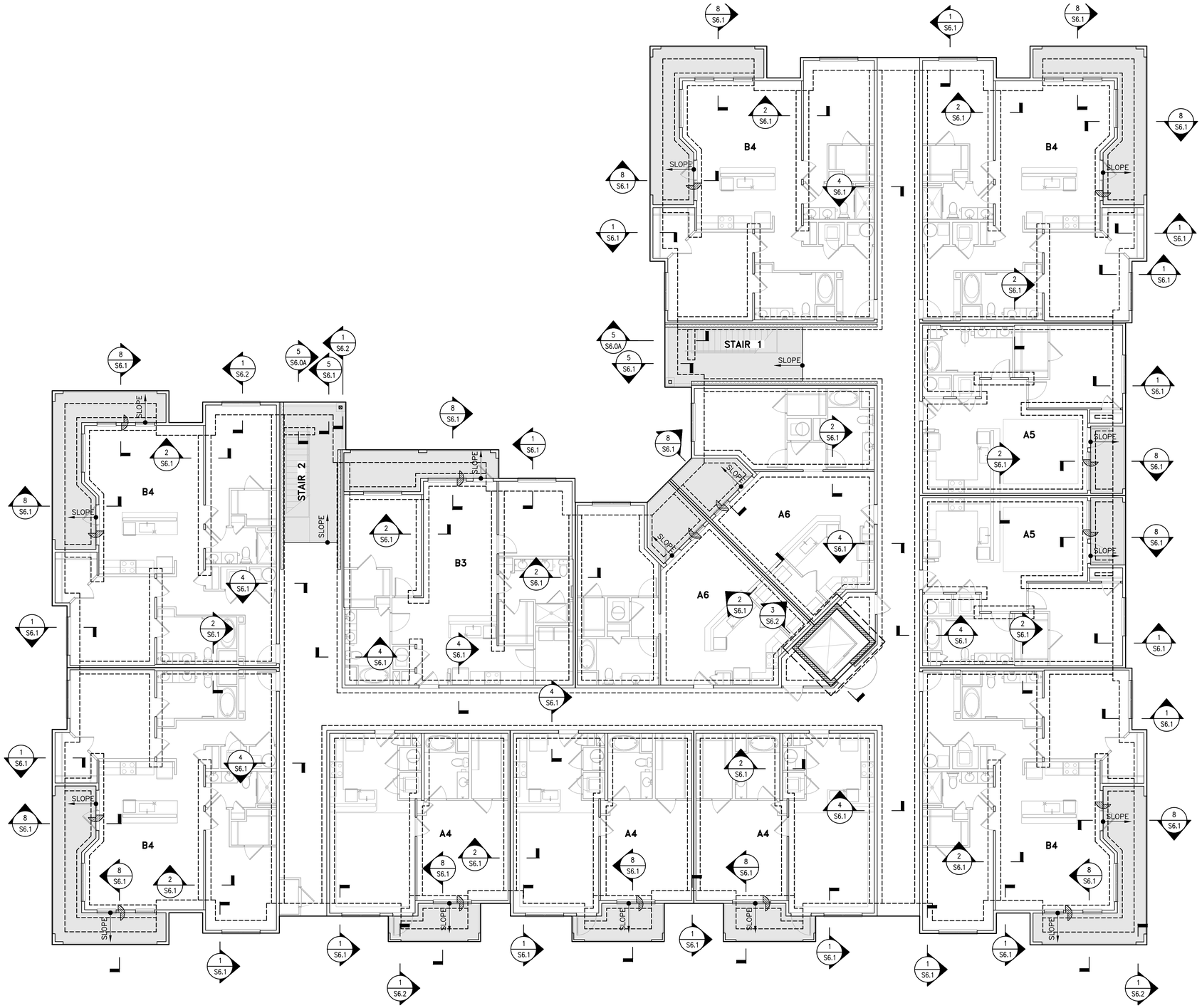

1 S1.5 BLDG TYPE V – FOUNDATION PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE SHALL BE 4" THK POST-TENSIONED CONCRETE (DESIGNED BY OTHERS) OVER VAPOR BARRIER AND COMPACTED SUITABLE NATIVE SOIL OR ENGINEERED FILL. SEE PROJECT GEOTECHNICAL REPORT FOR ADD'L INFO. SLAB AREAS THAT ARE NOT POST-TENSIONED SHALL BE REINFORCED WITH FLAT SHEET WWF 6x6-W1.4xW1.4 LOCATED 1-1/2" FROM TOP OF SLAB.
2. ALL FOOTINGS SHALL BE CENTERED BELOW COLUMNS AND WALLS UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLAN OR DETAILS.
3. SLAB ON GRADE TENDONS ARE TO BE LOCATED A MINIMUM OF 6" OFF CENTERLINE OF LOAD BEARING WALLS (SEE S6.# SERIES).
4. PROVIDE VERT CONTROL JOINTS OR CONSTRUCTION JOINTS IN CIP CONC WALLS @ 30'-0" OC MAX, AT ALL CHANGES IN WALL THICKNESSES, & AT ALL TOP OF WALL STEPS. SEE 2/S6.0B FOR ADD'L INFO.
5. SEE 1/S6.0B FOR TYPICAL CIP WALL CORNER & INTERSECTING WALL DETAILS.
6. PROVIDE CRACK CONTROL BARS AT RE-ENTRANT SLAB CORNERS. SEE 1/S6.0A FOR ADD'L INFO.
7. SEE 3/S6.0A & 4/S6.0B FOR PIPE THRU FOUNDATION WALL INFO.
8. SEE 4/S6.0B FOR TYPICAL PIPE BELOW WALL FOOTING DETAIL. PRESSURIZED LIQUID PIPES SHALL NOT PASS BELOW FOOTING. NO PIPES SHALL PASS BELOW COLUMN FOOTINGS.
9. SEE 3/S6.0B FOR TYPICAL WALL FOOTING STEP DETAIL.
10. WARP FINISHED CONCRETE SURFACE AT BLDG ENTRANCES AS REQ'D.
11. SEE GENERAL NOTES FOR LUMBER SPECIES & GRADE INFO.
12. GEOTECHNICAL ENGINEER SHALL VERIFY EXISTING ALLOWABLE BEARING PRESSURE AT ALL FTG EXCAVATIONS PRIOR TO FTG PLACEMENT.
13. SEE ARCHITECTURAL UNIT PLANS FOR EXACT DIMS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
14. SEE ARCH DWGS FOR TOP OF SLAB ELEVATIONS, SLAB STEPS, AND SLOPES.
15. PERIMETER DIMENSIONS ARE TO EDGE OF SLAB-ON-GRADE/FACE OF STUD WALL. SEE ARCH DWGS FOR DIMENSIONS TO INTERIOR BEARING WALLS, SLAB RECESSES, SLOPED AREAS.
16. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S1.# SERIES FOR FOUNDATION PLANS
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FOUNDATION PLAN LEGEND:

735'-0"	DENOTES TOP OF SLAB ELEVATION. SLAB SLOPES ARE NOT SHOWN ON STRUCTURAL DWGS. SEE ARCH DWGS FOR SLAB SLOPES.
	DENOTES 8" OR 12" CMU WALL. SEE GEN NOTES & S9.1 FOR TYP REINF UNO.
	DENOTES CIP CONC WALL.
TOF	DENOTES TOP OF FOOTING ELEVATION. TOP OF COL FOOTING SHALL MATCH TOP OF ADJACENT WALL FOOTING UNO.
TOW	DENOTES TOP OF WALL ELEVATION.
	DENOTES FOOTING STEP. SEE 6/S6.0A FOR TYP DETAIL
+892.15	DENOTES APPROXIMATE EXTERIOR SPOT ELEVATION. THESE ELEV'S WERE USED AS THE BASIS FOR SETTING THE TOP OF FOOTING ELEV'S SHOWN ON PLAN. SPOT ELEV'S ON STRUCT DWGS ARE NOT TO BE USED FOR EARTHWORK AND GRADING OPERATIONS IF FINAL GRADES SHOWN ON CIVIL DWGS DEVIATE FROM SPOT ELEV'S SHOWN ON STRUCT DWGS THE GC SHALL NOTIFY THE STRUCTURAL ENGINEER BEFORE FTG PLACEMENT. IF GRADES SHOWN ON CIVIL ARE LOWER, FOOTING ELEVATIONS SHALL BE LOWERED TO MAINTAIN BOTT OF FOOTINGS AT 18" MIN BELOW GRADE
	INDICATES SLAB STEP. SEE ARCH DWGS FOR EXACT STEP DIMENSION
	INDICATES RECESS OR SLOPING SLAB AREAS. SEE ARCH FOR RECESS DIM & SLOPE LENGTH

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE V FOUNDATION PLAN

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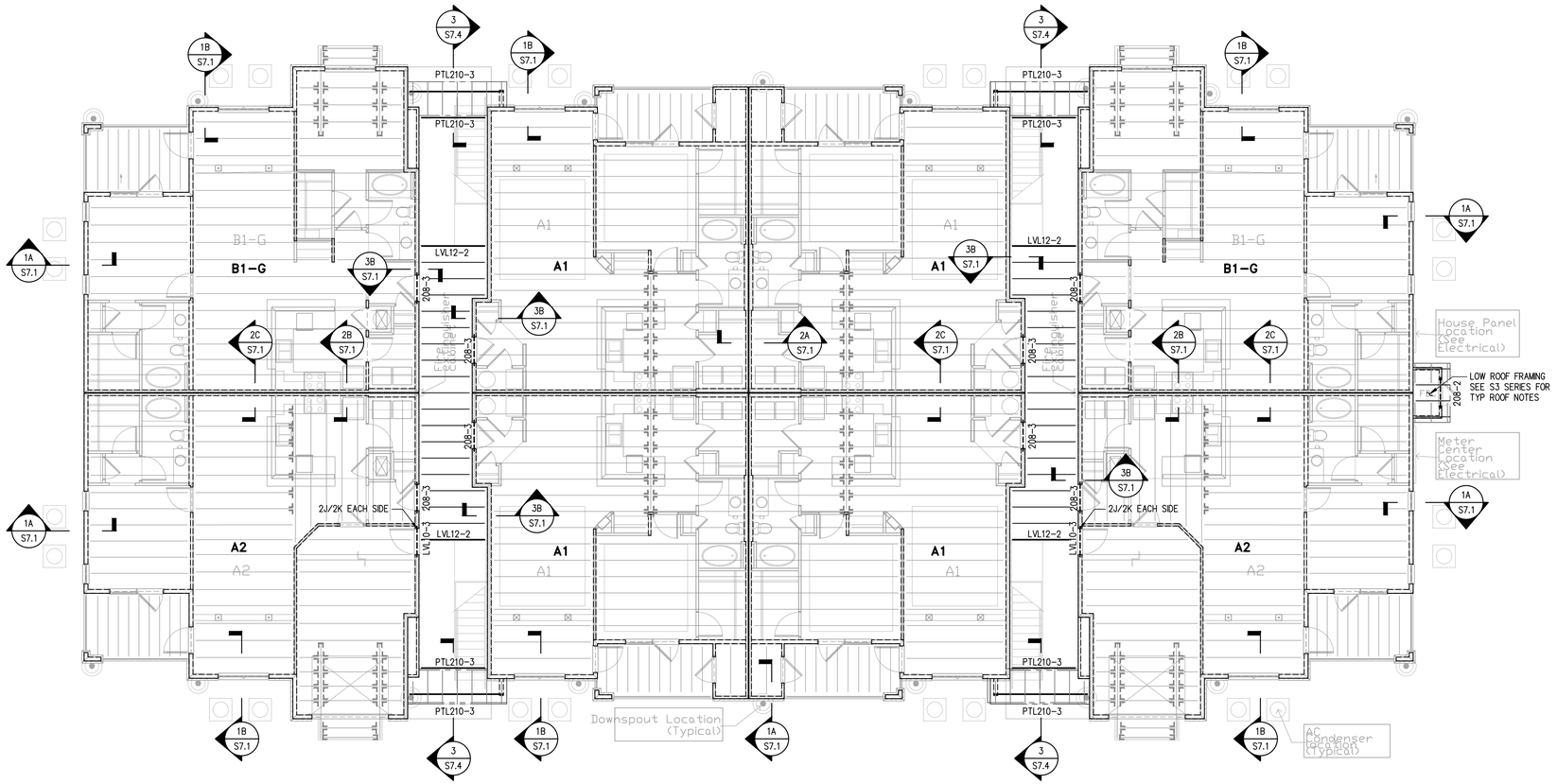

1 S2.1 BLDG TYPE I – SECOND LEVEL FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE-ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:
     - FLOOR LEVEL: 17⅞" DEEP PRE-ENGINEERED OPEN WEB TRUSSES @ 24" OC
     - MID-LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   - LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   - 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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE I
2nd FLOOR
FRAMING PLAN

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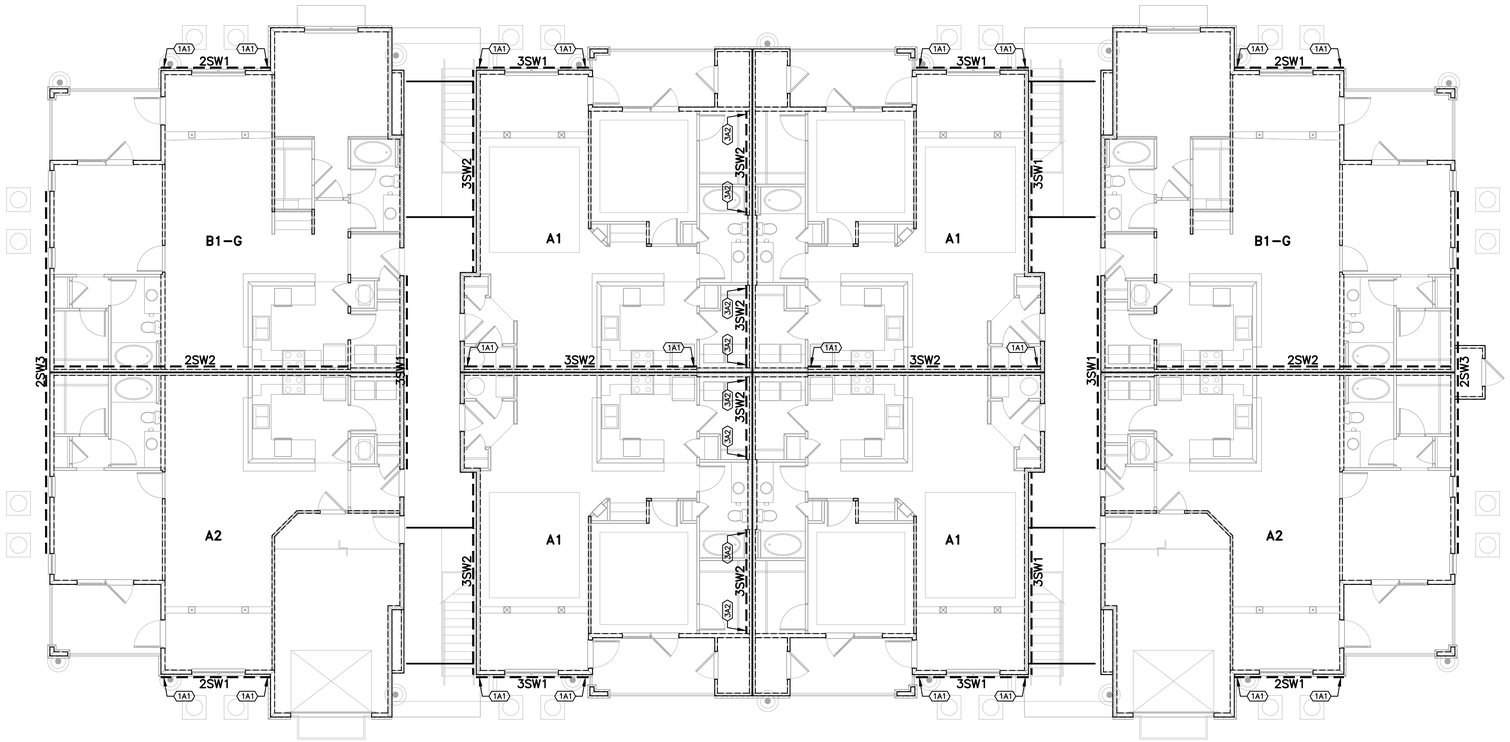

1 S2.1X BLDG TYPE I – FIRST LEVEL BRACING PLAN
SCALE: 1/8" = 1'–0" BLDGS X,

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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315 W. Ponce De Leon Avenue
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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE I
1st FLOOR
BRACING PLAN

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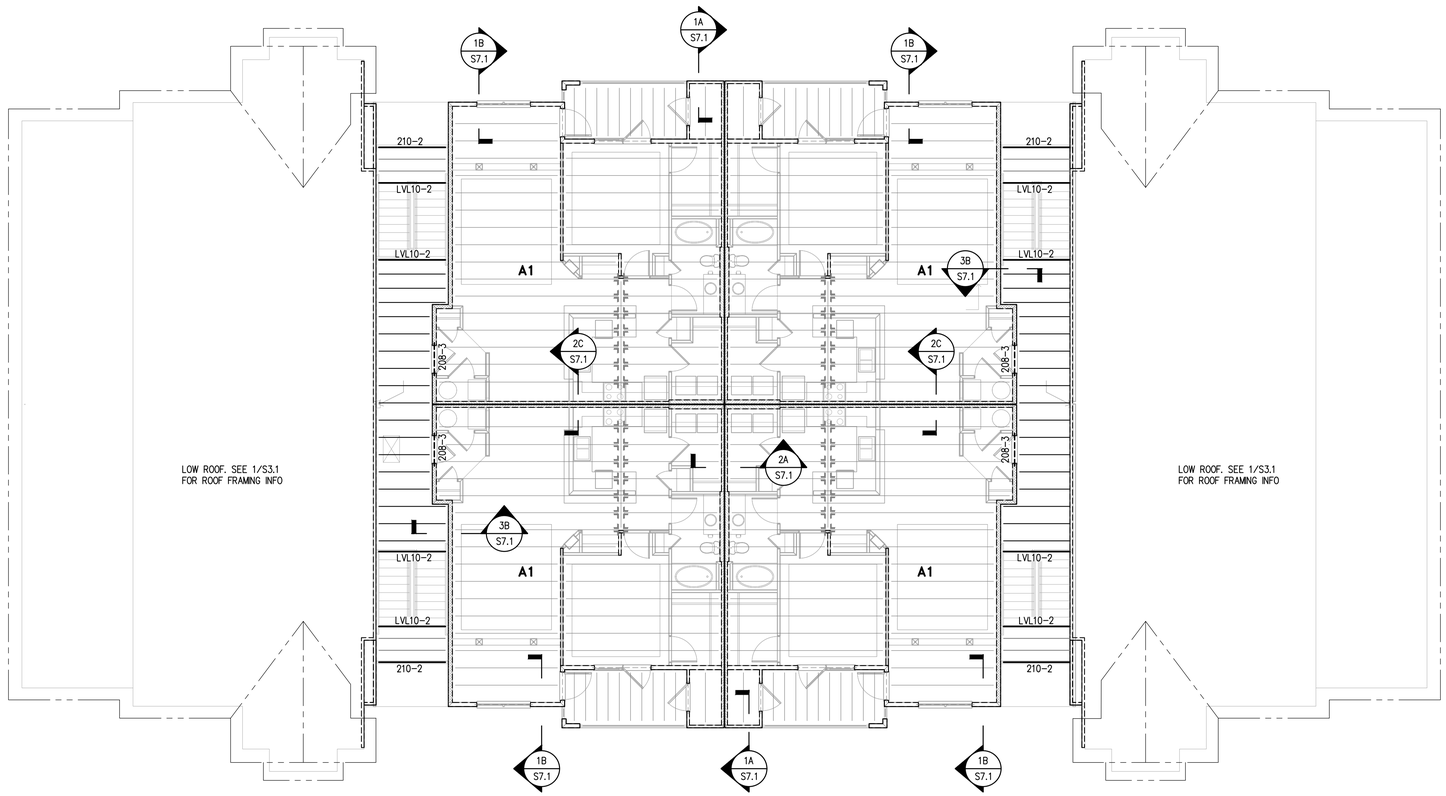

1 / S2.2 BLDG TYPE I – THIRD LEVEL FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC

     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN

   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN

   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

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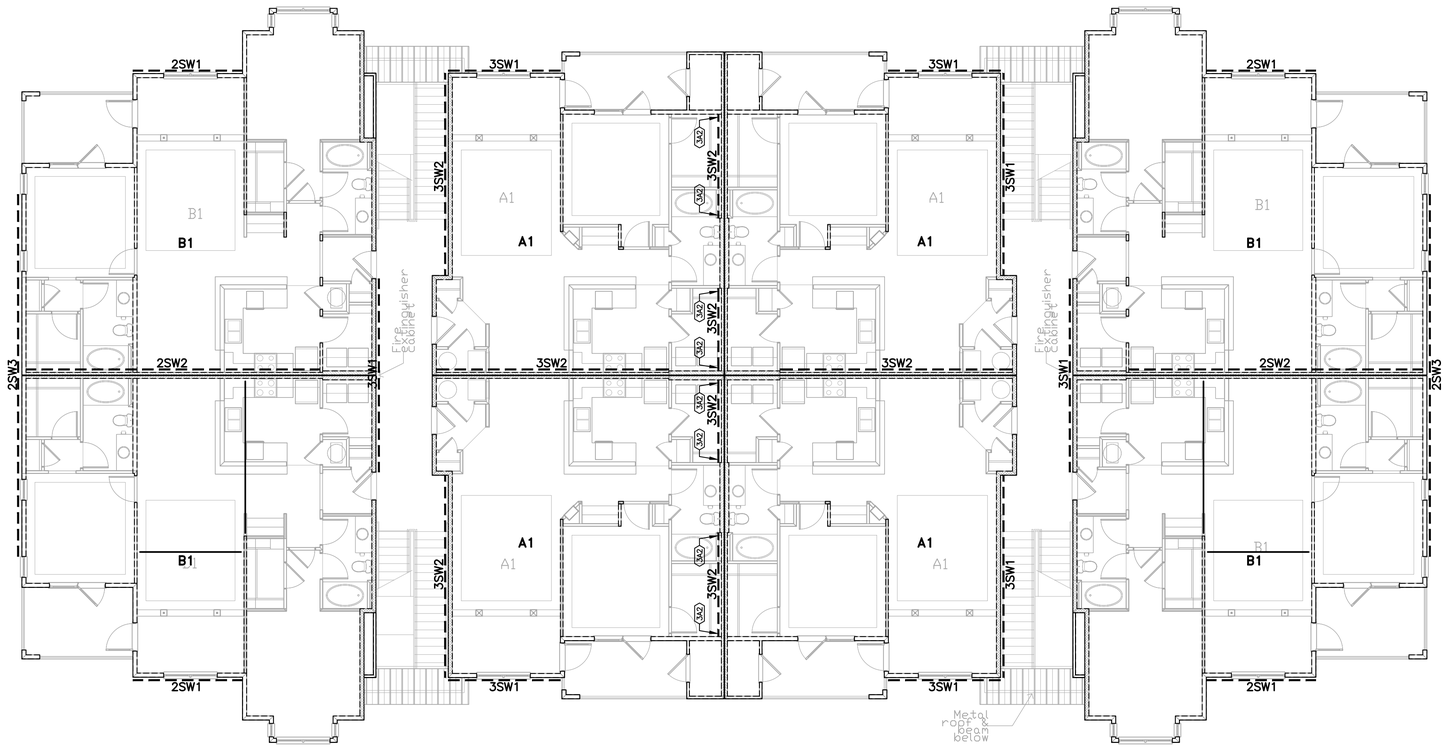

1 S2.2X BLDG TYPE I – SECOND & THIRD LEVEL BRACING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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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Alpharetta, GA 30009
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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE I
2nd & 3rd FLOOR
BRACING PLAN

Date:

September 30, 2022

Sheet Number:

S2.2X

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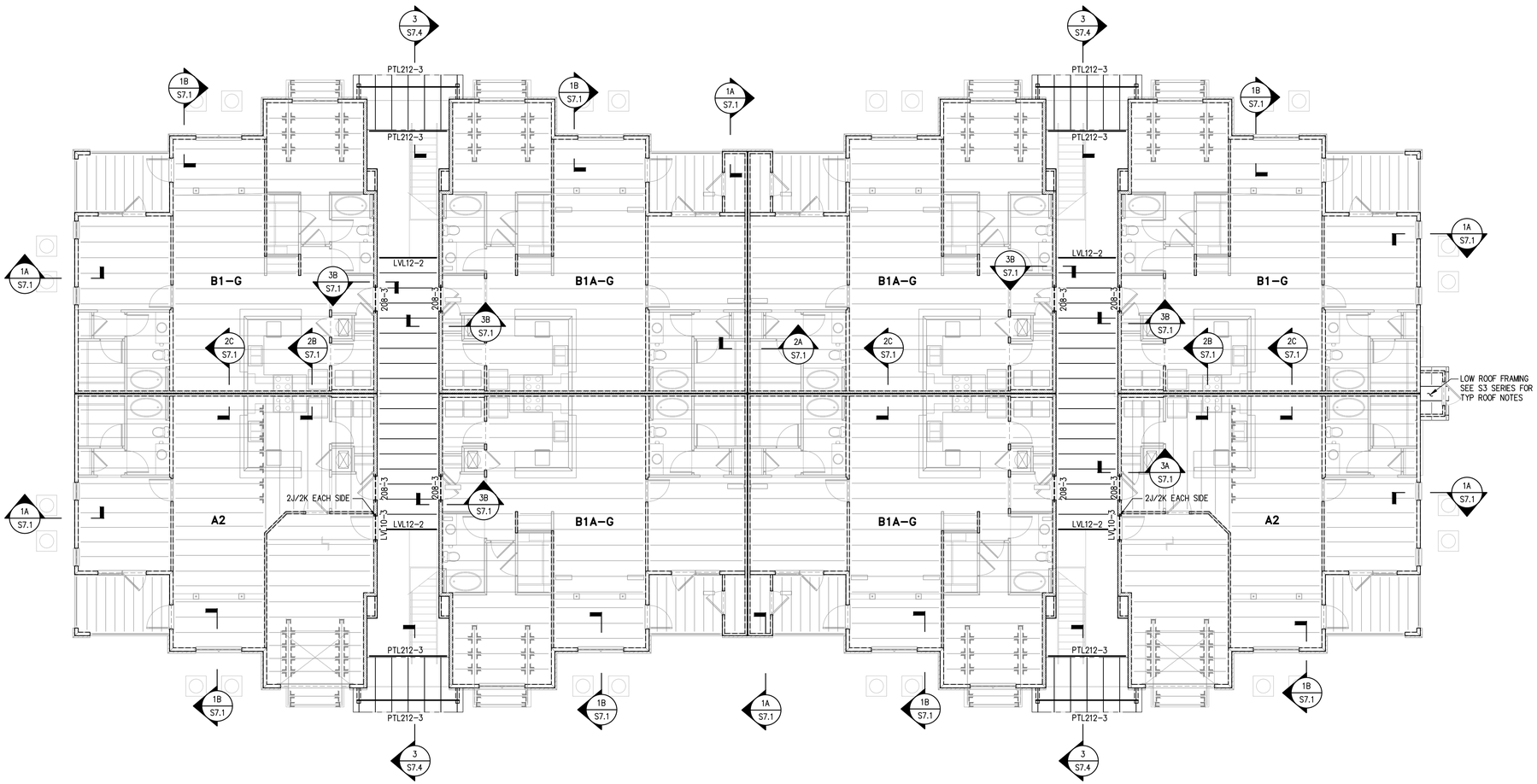

1 S2.3 BLDG TYPE II – SECOND LEVEL FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC
     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE II
2nd FLOOR
FRAMING PLAN

Date:
September 30, 2022

Sheet Number:
S2.3

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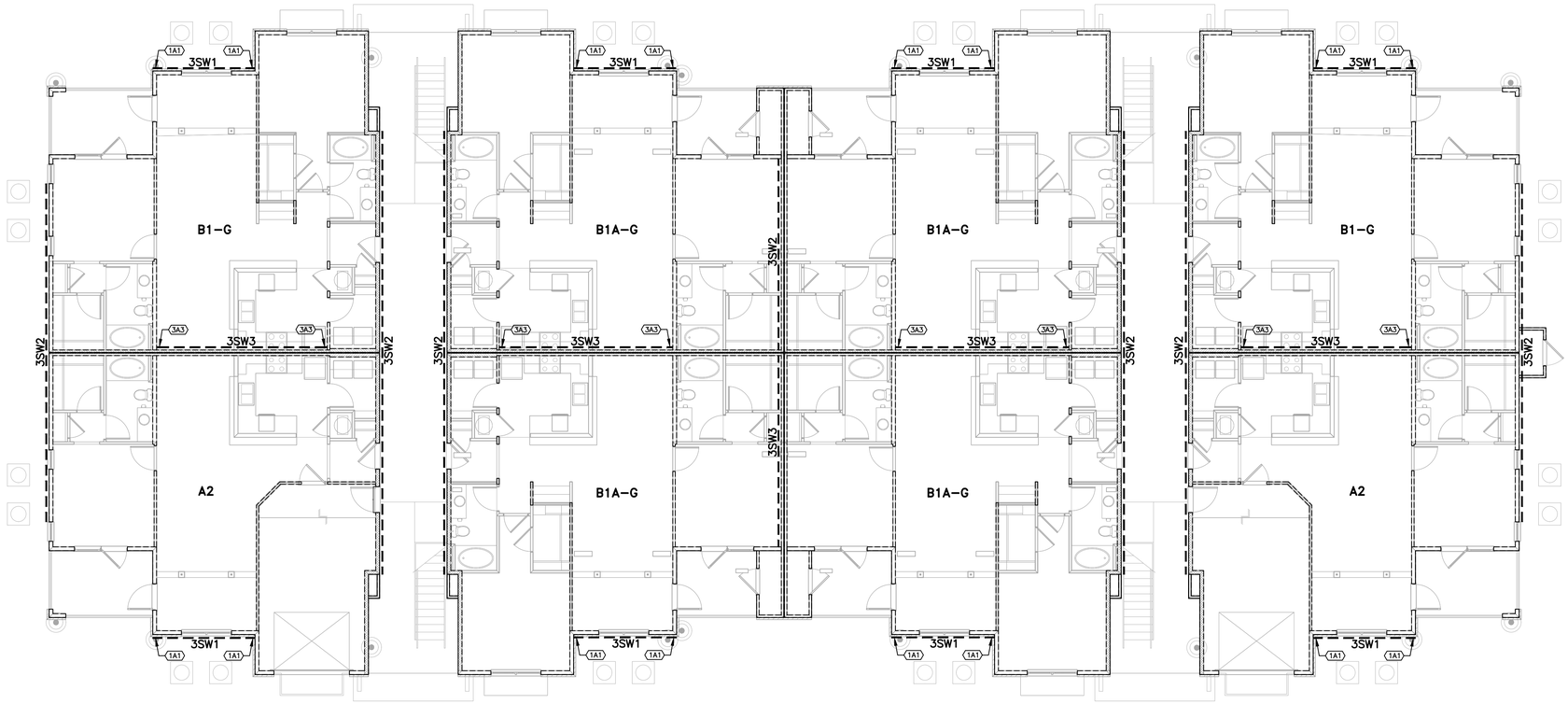

1 S2.3X BLDG TYPE II – FIRST LEVEL BRACING PLAN

SCALE: 1/8" = 1'–0" BLDGS X,

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 Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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1st FLOOR
BRACING PLAN

Date:

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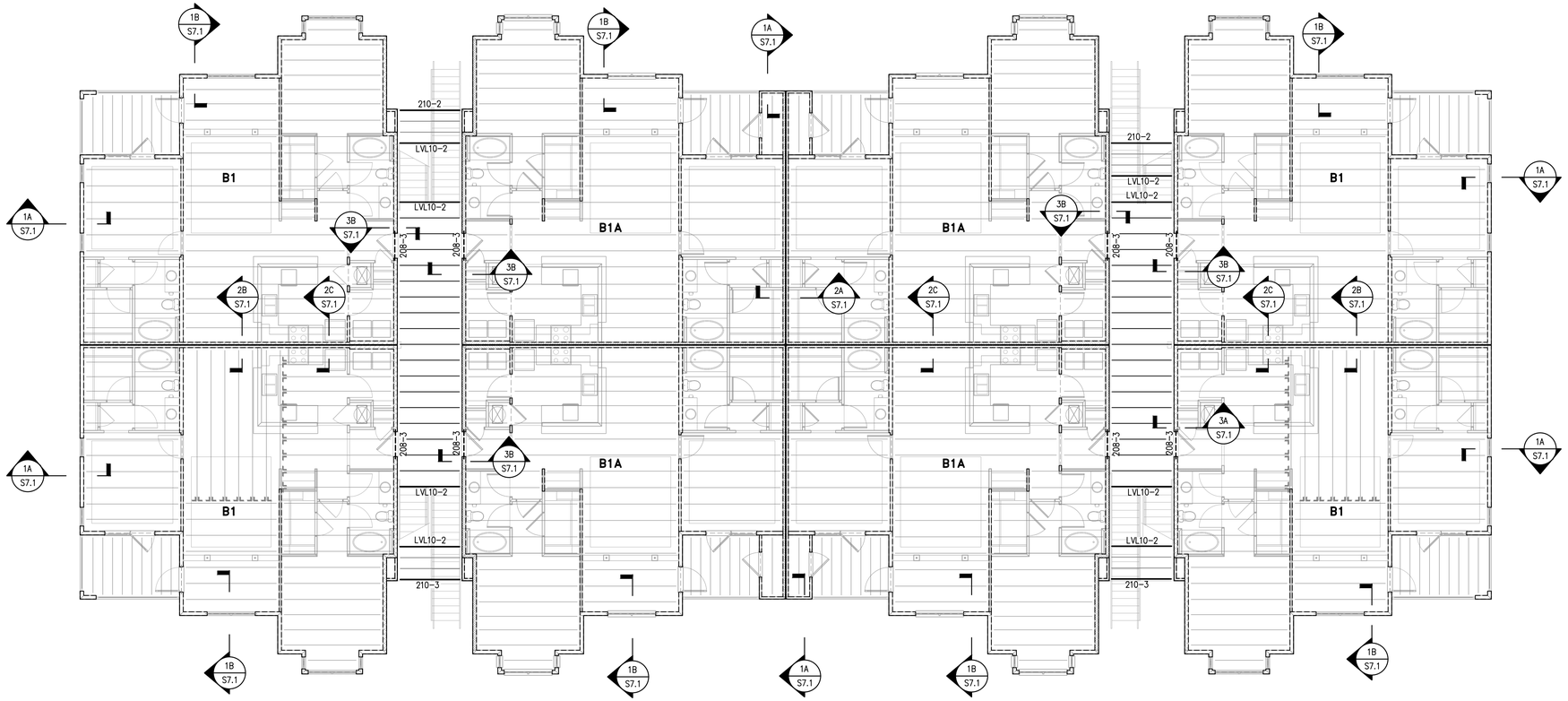

1 S2.4 BLDG TYPE II – THIRD LEVEL FRAMING PLAN
SCALE: 1/8" = 1'-0"

BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC

     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN

   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN

   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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FRAMING PLAN

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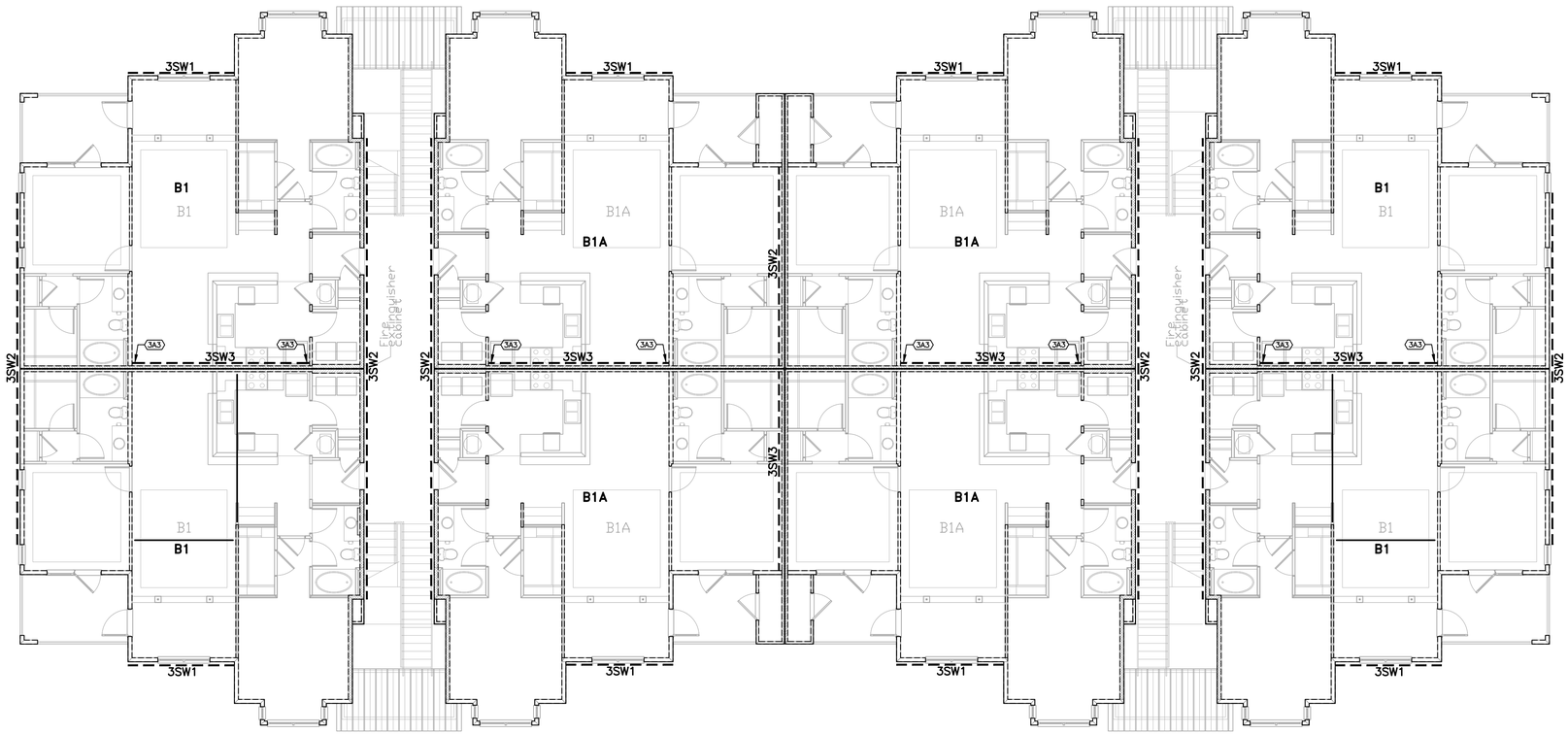

1 S2.4X BLDG TYPE II – SECOND & THIRD LEVEL BRACING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

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 Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE II
2nd FLOOR
BRACING PLAN

Date:

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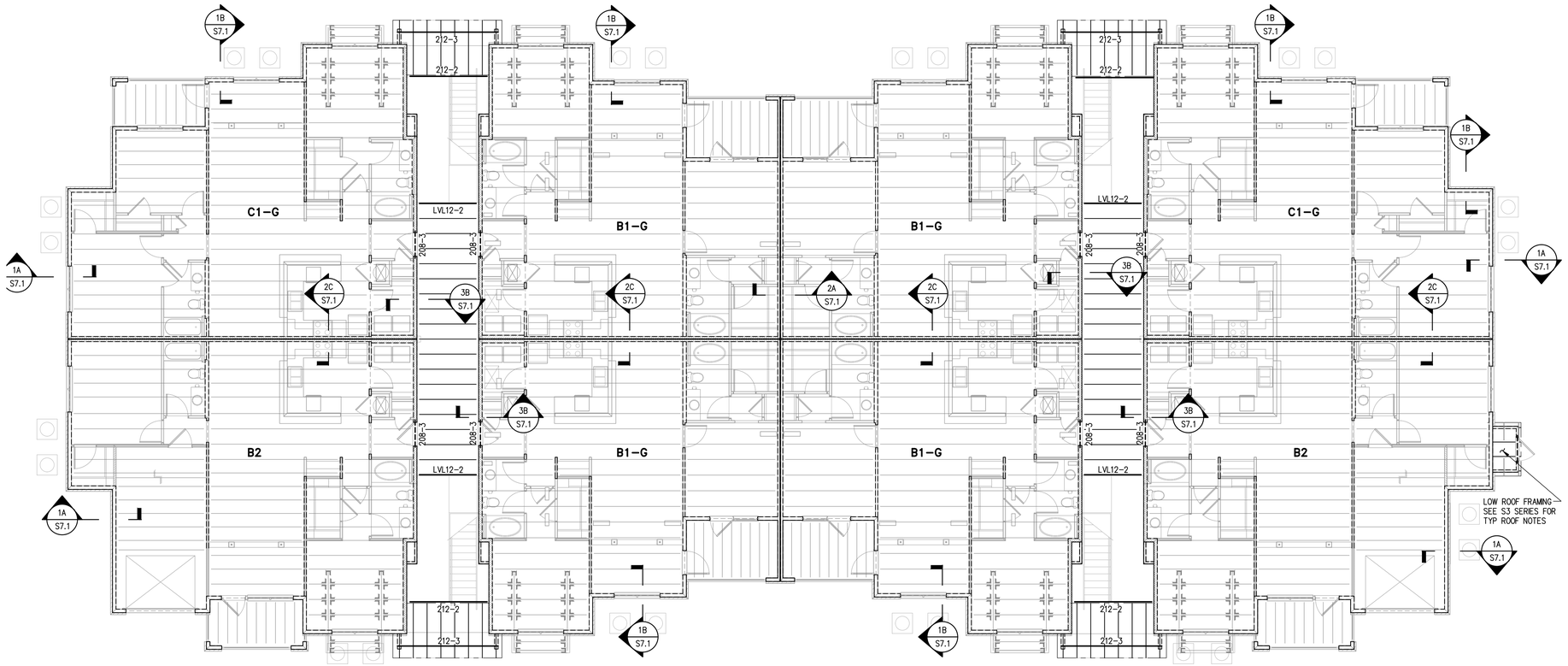

1 S2.5 BLDG TYPE III – SECOND LEVEL FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC

     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN

   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN

   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE III 2nd FLOOR FRAMING PLAN

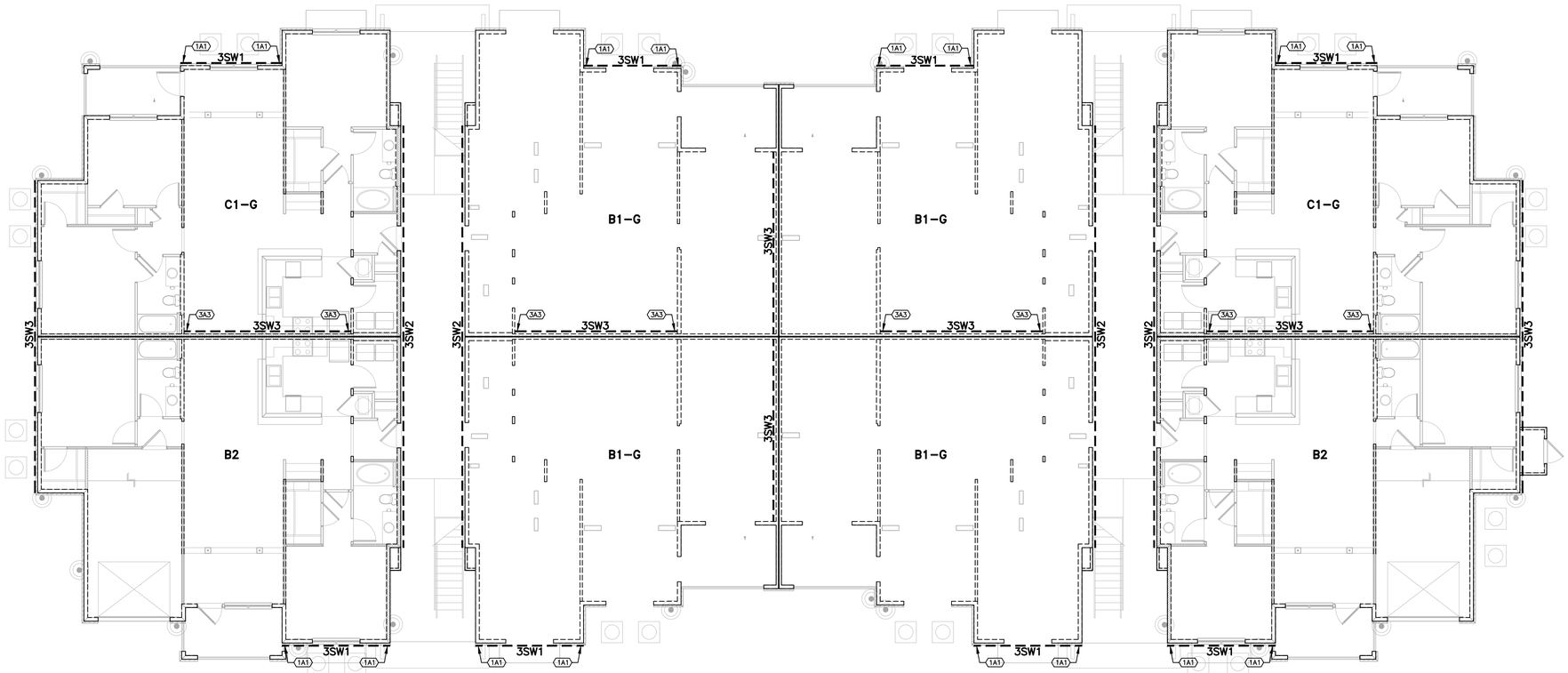
Date:

September 30, 2022

Sheet Number:

S2.5

Not Released for Construction



1 S2.5X BLDG TYPE III – FIRST LEVEL BRACING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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 Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE III
1st FLOOR
BRACING PLAN

Date:

September 30, 2022

Sheet Number:

S2.5X

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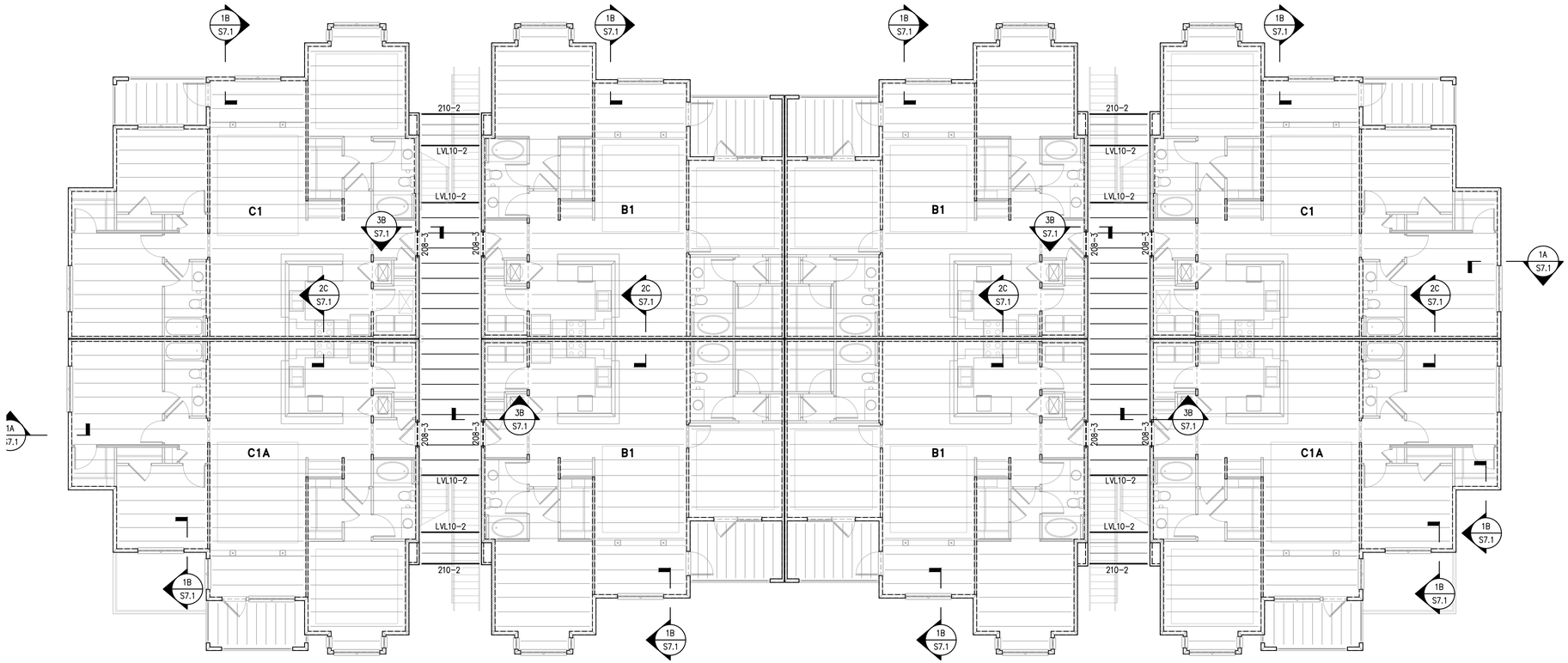

1 S2.6 BLDG TYPE III – THIRD LEVEL FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC

     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN

   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN

   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE III 3rd FLOOR FRAMING PLAN

Date:

September 30, 2022

Sheet Number:

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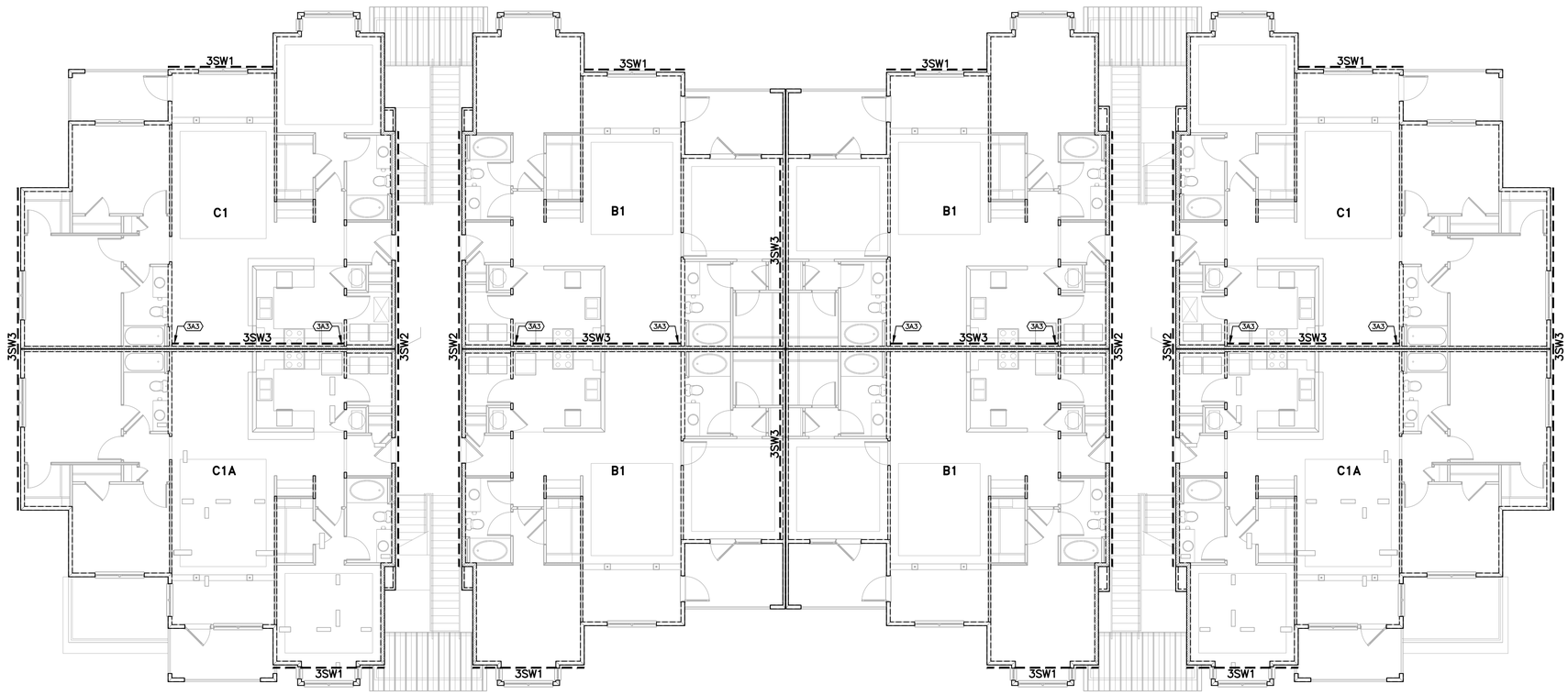

1 S2.6X BLDG TYPE III – SECOND & THIRD LEVEL BRACING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

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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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE III
2nd FLOOR
BRACING PLAN

Date:

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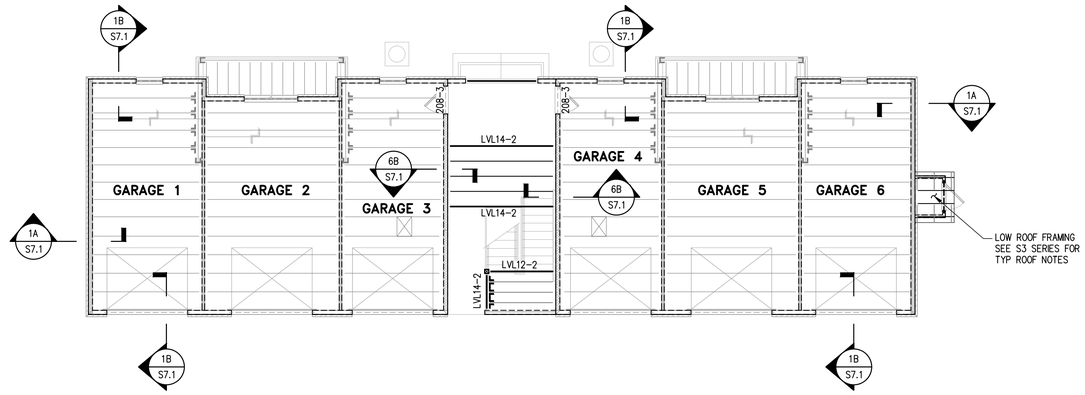
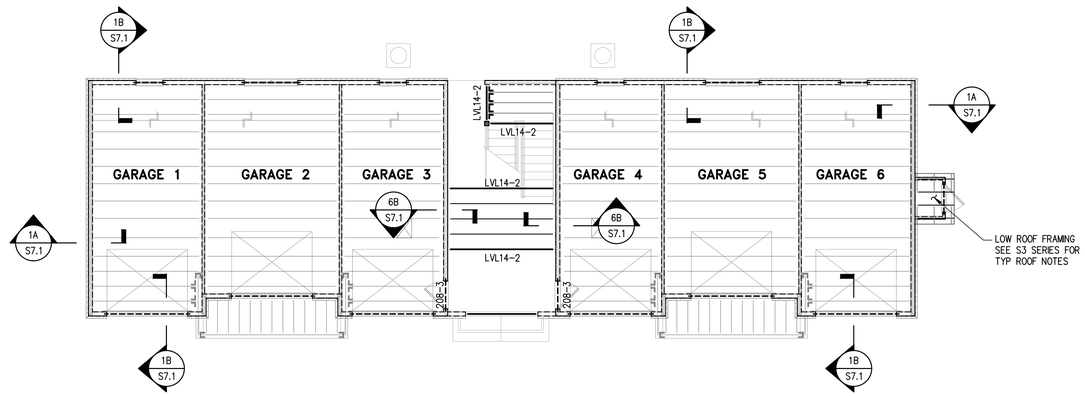


1 S2.7 BLDG TYPE IV – SECOND LEVEL FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,



2 S2.7 BLDG TYPE IVa – SECOND LEVEL FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC

     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN

   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN

   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

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Sheet Title:

BLDG TYPE IV & IVa - 2nd FLOOR FRAMING PLAN

Date:

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Sheet Number:

S2.7

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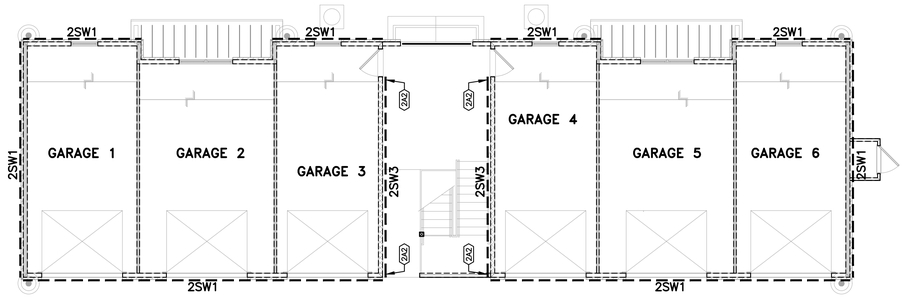

1 S2.7X BLDG TYPE IV – FIRST LEVEL BRACING PLAN

SCALE: 1/8" = 1'–0" BLDGS X,

2 S2.7X BLDG TYPE IVa – FIRST LEVEL BRACING PLAN

SCALE: 1/8" = 1'–0" BLDGS X,

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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Sheet Title:

BLDG TYPE IV & IVa - 1st FLOOR BRACING PLAN

Date:

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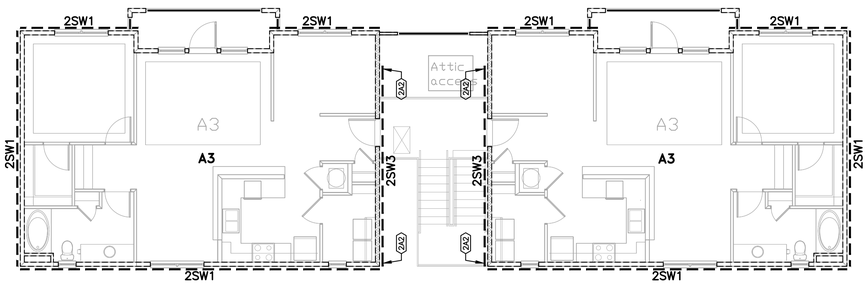
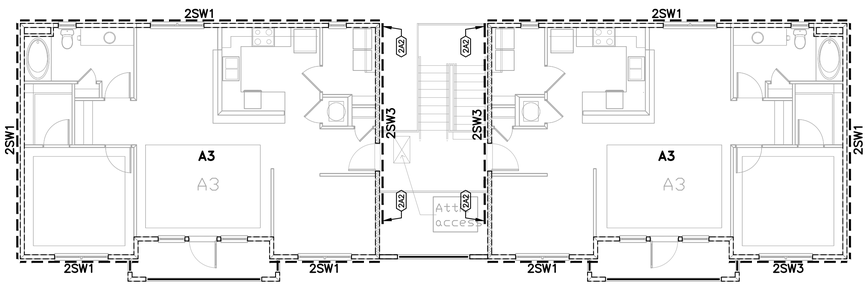


1 S2.8X BLDG TYPE IV – SECOND LEVEL BRACING PLAN

SCALE: 1/8" = 1'–0" BLDGS X,



2 S2.8X BLDG TYPE IVa – SECOND LEVEL BRACING PLAN

SCALE: 1/8" = 1'–0" BLDGS X,

BRACING PLAN NOTES:

1. 4SW1 — # OF STORIES SHEARWALL IS REQ'D; SHEARWALL RUN TYPE. DENOTES SHEAR WALL MARK. SEE 2/S4.0a FOR SHEAR WALL SCHEDULES.
2. 4A1 — # OF STORIES MAIN ANCHOR IS REQ'D; 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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Alpharetta, GA 30009
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Seal:

Revisions:

Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE IV & IVa - 2nd FLOOR BRACING PLAN

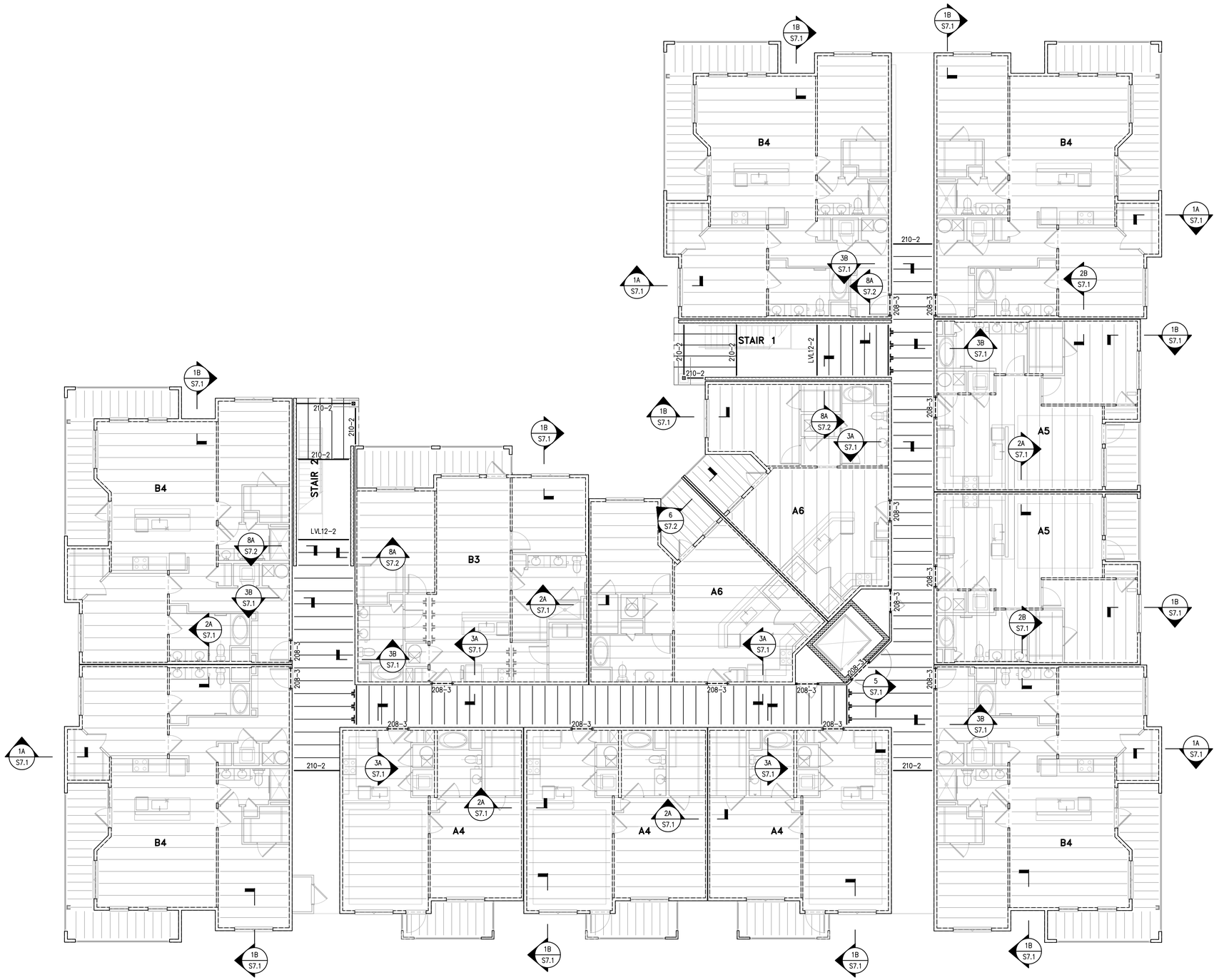
Date:

September 30, 2022

Sheet Number:

S2.8X

Not Released for Construction



1 S2.9 BLDG TYPE V – SECOND LEVEL FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC
     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:
BLDG TYPE V
2nd FLOOR
FRAMING PLAN

Date:
September 30, 2022

Sheet Number:
S2.9

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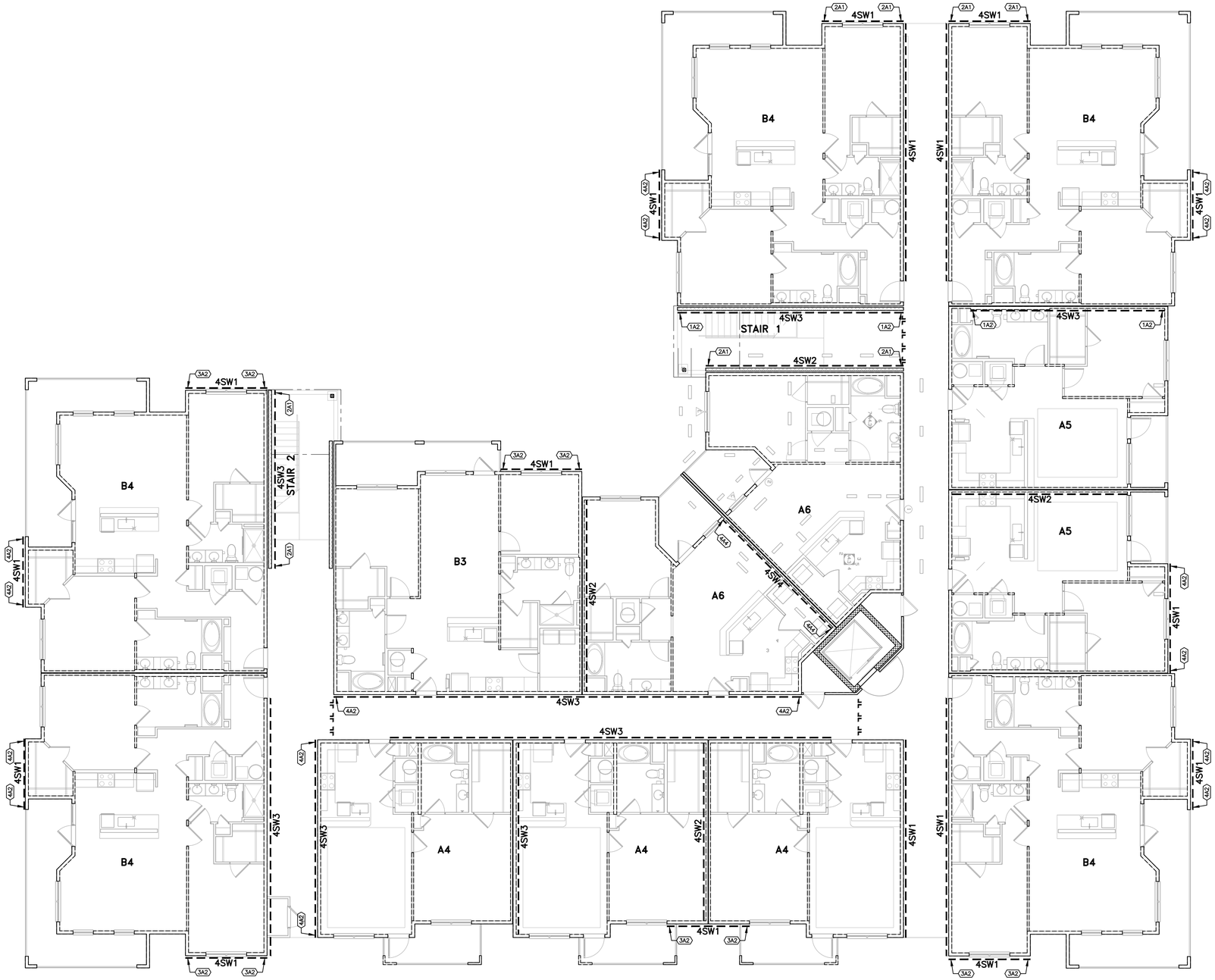

1 S2.9X BLDG TYPE V – FIRST LEVEL BRACING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:

     FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC

     MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN

   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN

   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE V
1st FLOOR
BRACING PLAN

Date:
September 30, 2022

Sheet Number:

S2.9X

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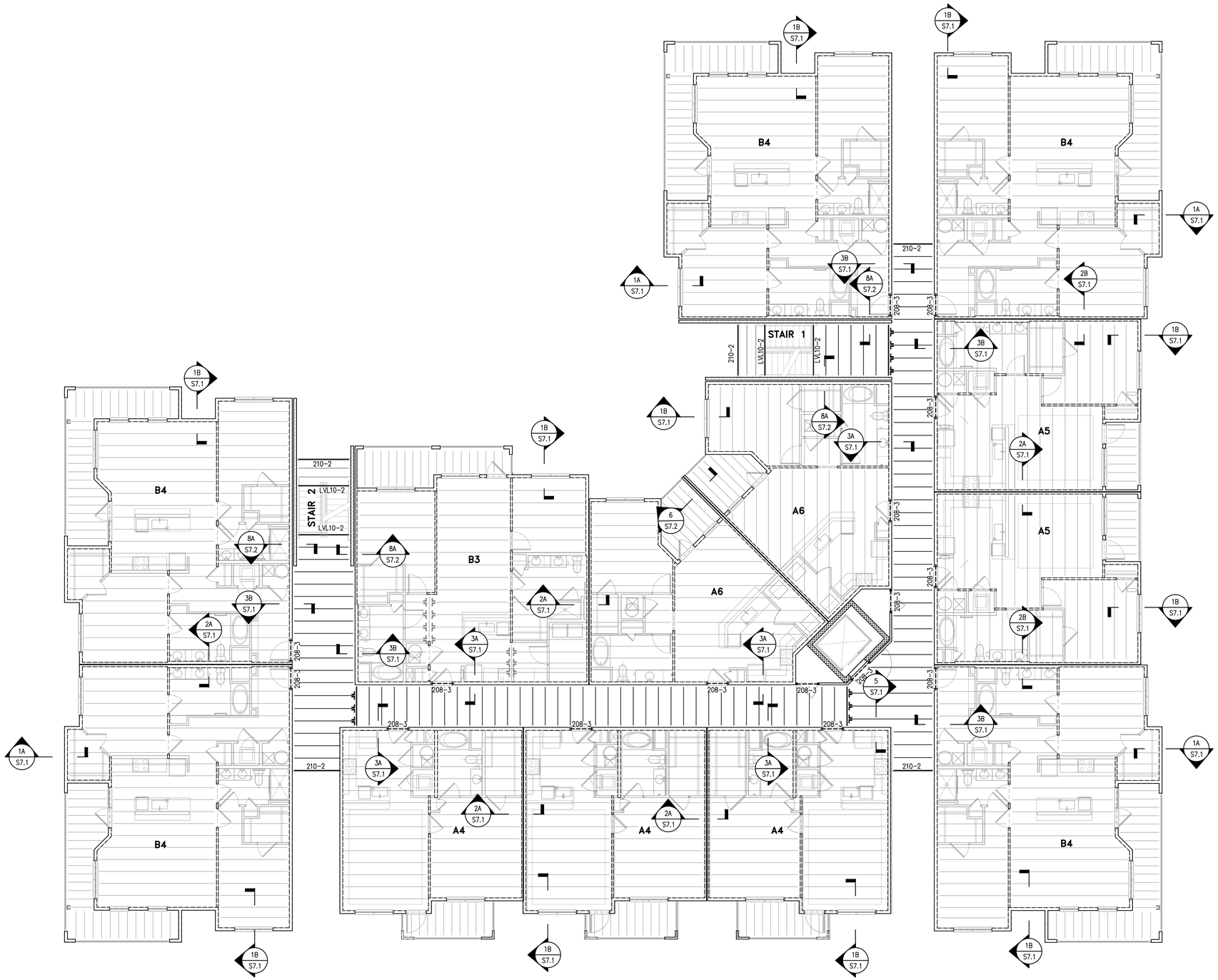

1 S2.10 BLDG TYPE V – THIRD & FOURTH LEVEL FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:
     - FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC
     - MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   - LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   - 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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
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 TRUSS TO BEAM CONNECTIONS SHALL BE THA SERIES TRUSS HANGERS UNO ON PLAN OR IN SECTIONS.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG–TIE SPECIFICATIONS. SEE GENERAL NOTES FOR ADD'L INFO.
11. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
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    SEE S4.0A–D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E–F FOR STUDWALL/BUILT UP COL SCHEDs
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    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:
BLDG TYPE V
3rd & 4th FLOOR
FRAMING PLAN

Date:
September 30, 2022

Sheet Number:
S2.10

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1 S2.10X BLDG TYPE V – SECOND, THIRD & FOURTH LEVEL BRACING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

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, STORAGE, UTILITY ROOM & WALKWAY FLOOR FRAMING SHALL BE 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC UNO
   - D. STAIR LANDING FRAMING SHALL BE AS FOLLOWS:
     - FLOOR LEVEL: 17⅞" DEEP PRE–ENGINEERED OPEN WEB TRUSSES @ 24" OC
     - MID–LANDING: 2x10 @ 16" OC
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   - LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   - 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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
5. SEE S7.0A FOR ALLOWABLE PLATE & STUD PENETRATIONS.
6. SEE S7.0B FOR GENERAL SECTIONS AT SPRINKLER PIPE SUPPORT & METAL STAIR STRINGER CONNECTION
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    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S6.# SERIES FOR FOUNDATION/RETAINING WALL DETAILS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

FLOOR FRAMING PLAN LEGEND

210–2	INDICATES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	INDICATES BUILT–UP COLUMN DESIGNATION. SEE BUILT–UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
BP	DENOTES BENT PLATE MASONRY CONNECTOR. SEE DETAIL 3/S7.3 FOR CONNECTION INFO.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0–02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
1	DENOTES UNIT STACK NUMBER. SEE S4.0 FOR ADD'L INFO.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
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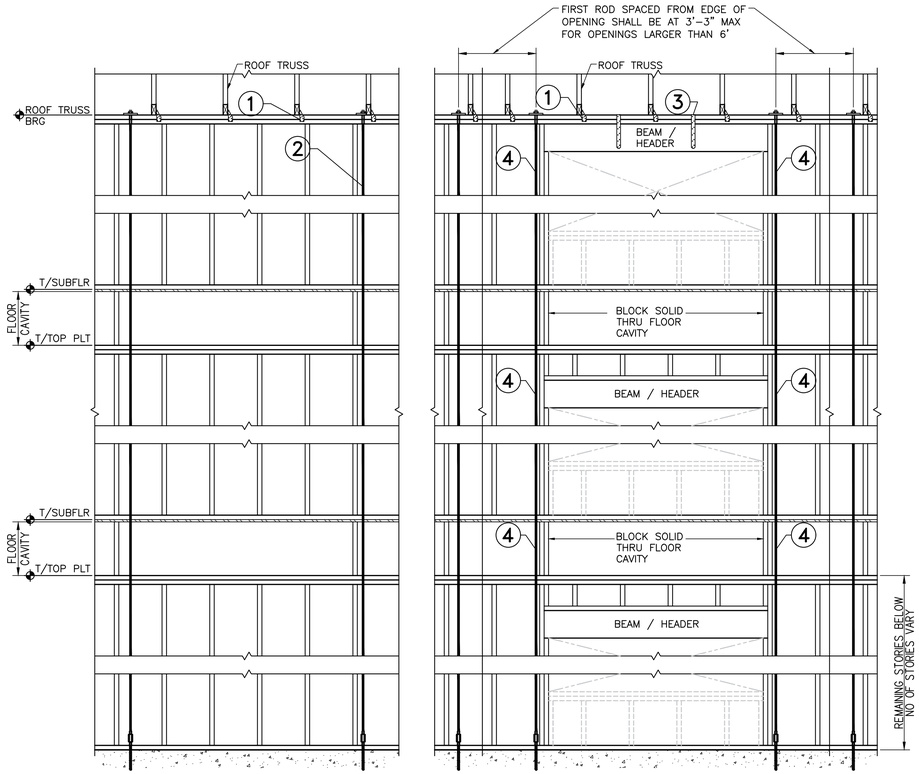
Sheet Title:
BLDG TYPE V
2nd, 3rd AND 4th
FLOOR BRACING
PLAN

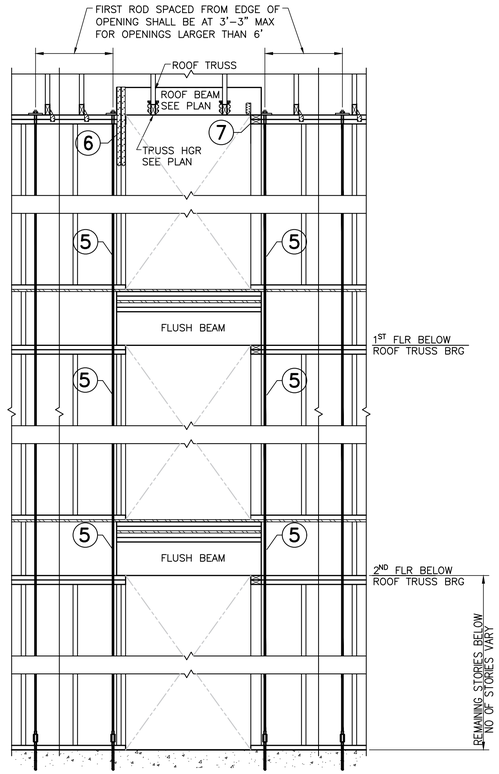
Date:
September 30, 2022

Sheet Number:

S2.10X

Not Released for Construction





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	⑦
	INTERIOR WALLS	EXTERIOR WALLS	INTERIOR WALLS	EXTERIOR WALLS					
UP TO 3'-2" OPENING	H14 CLIP ANCHOR @ EA ROOF TRUSS BEARING POINT	H2.5 CLIP ANCHOR @ EA ROOF TRUSS BEARING POINT	(1)-$\frac{3}{8}$" DIA ANCHOR ROD SYSTEM @ 5'-0" O.C. MAX BETWEEN OPENINGS[3]	(1)-$\frac{3}{8}$" DIA ANCHOR ROD SYSTEM @ 6'-6" O.C. MAX BETWEEN OPENINGS[3]	N/A	(1)-$\frac{3}{8}$" DIA ANCHOR ROD SYSTEM ANCHOR EA SIDE OF OPENING[3]	N/A	CS16 STRAP W/ 8-10d NAILS T&B EA END OF BM[2]	LGT GIRDER TIEDOWN ANCHOR [4]
UP TO 6'-0" OPENING					CS16 STRAP CTR'D ON BEAM W/13-10d EA END[1]		(1)-$\frac{3}{8}$" DIA ANCHOR ROD SYSTEM ANCHOR	(2)-CS16 STRAP W/ 10-10d NAILS T&B EA END OF BM[2]	
UP TO 10'-6" OPENING					CS16 STRAP @ 36" O.C. MAX W/13-10d NAILS EA END[1]			(2)-CS16 STRAPS W/ 16-10d 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 SHEAR WALL ANCHORAGE NOTES ON 7/S4.0A FOR ANCHOR ROD SYSTEM SPECIFICATION REQ'S.
4. 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.

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Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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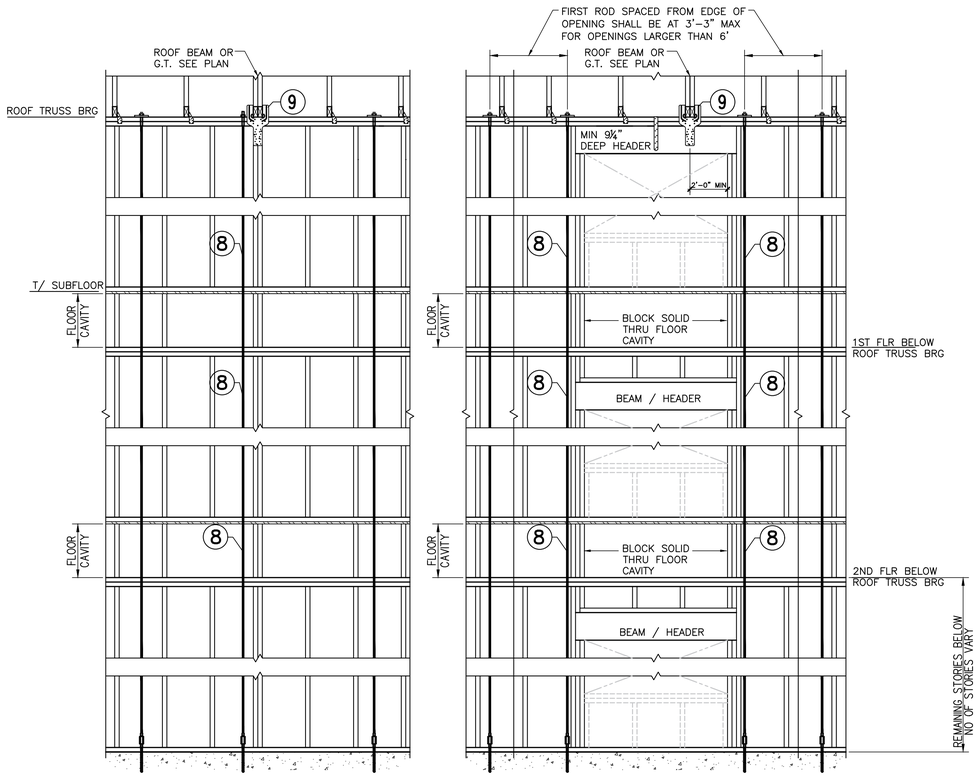
Sheet Title:
ROOF TRUSS BEARING WALL ANCHORAGE DETAILS

Date:
September 30, 2022

Sheet Number:

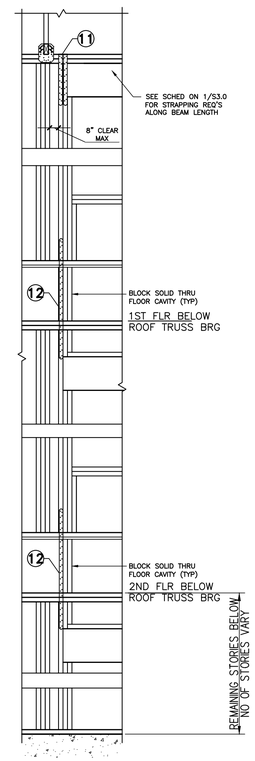
S3.0A

Not Released for Construction



1 S3.0B **ROOF BEAM OR GIRDER TRUSS ANCHORAGE**

SCALE: NTS



2 S3.0B **UPLIFT ANCHORAGE AT OPENINGS ADJACENT TO BUILDING CORNER**

SCALE: NTS

ROOF BEAM OR GIRDER TRUSS ANCHORAGE SCHEDULE [3]

⑧	⑨
(1) ⅞" DIA ANCHOR ROD SYSTEM [1]	LGT GIRDER TIEDOWN ANCHOR [2]

SCHEDULE FOOTNOTES:
1. SEE ANCHOR NOTES ON 7/S4.0A FOR ANCHOR ROD SYSTEM SPECIFICATION REQ'S.
2. 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.
3. THIS SCHEDULE ONLY APPLIES TO BEAM & GIRDER TRUSS UPLIFT REACTIONS UP TO 2,300 LBS. TRUSS MANUFACTURER TO NOTIFY STRUCTURAL ENGINEER IF GIRDER TRUSS REACTIONS EXCEED 2,300 LBS.

CLEAR SPAN	⑩	⑪	⑫
UP TO 3'-2" OPENING	STHD10 STRAP HOLDOWN	N/A	N/A
UP TO 6'-2" OPENING		CS16 STRAP WRAPPED AROUND TOP PLATE W/12-10d NAILS EA SIDE	CS16 STRAP THRU FLR CAVITY W/12-10d NAILS ABOVE & BELOW CAVITY
UP TO 9'-2" OPENING		2-CS16 STRAP WRAPPED AROUND TOP PLATE W/16-10d NAILS EA SIDE	2-CS16 STRAP THRU FLR CAVITY W/16-10d NAILS ABOVE & BELOW CAVITY

SCHEDULE FOOTNOTES:
1. PROVIDE STRAPPING WHERE LESS THAN 8" CLEAR IS PROVIDED BETWEEN KING STUDS AND ADJACENT WALL STUDS. IF 8" OR MORE IS PROVIDED, THEN REFER TO UPLIFT ANCHORAGE SCHEDULE

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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ROOF TRUSS BEARING WALL ANCHORAGE DETAILS

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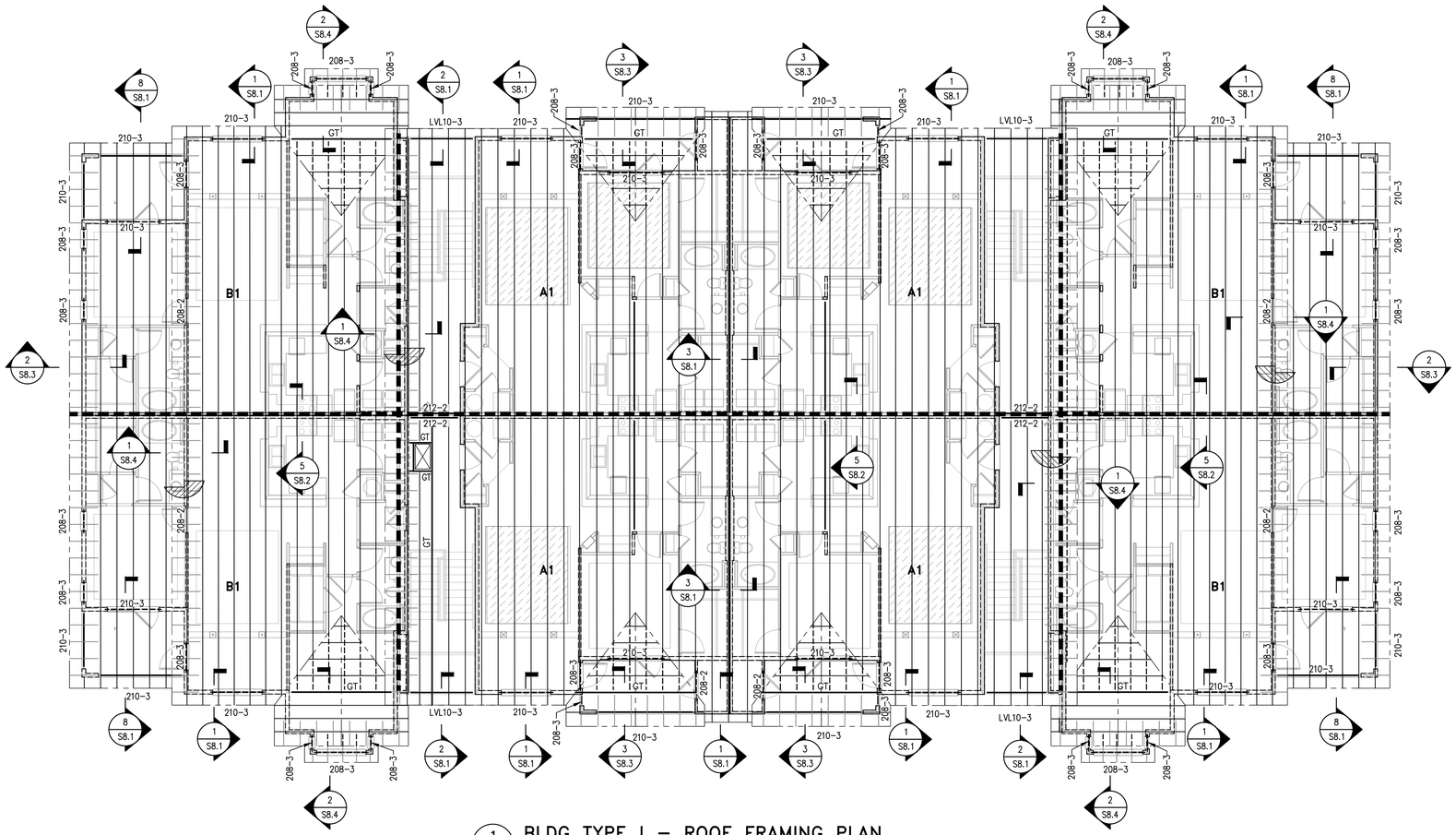

1 S3.1 BLDG TYPE I – ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" oc MAX.
2. SEE DWGS S3.0A FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   GIRDER/HIP TRUSSES (GT/HT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER/HIP TRUSS (3 STUDS MIN) UNO ON PLAN
   HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
4. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
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 AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 1/S8.1 FOR DETAIL INFO AND S4 SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS28 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.
14. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

ROOF FRAMING PLAN LEGEND:

210-2	DENOTES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
BC4	DENOTES BUILT-UP COLUMN DESIGNATION. SEE BUILT-UP COL SCHEDULE ON S4.0E FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
HT	DENOTES HIP TRUSS LOCATION.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0.3 NOTE 12.A FOR LOAD 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 ROOF TOP CONDENSER UNITS. CONTRACTOR SHALL VERIFY ACTUAL UNITS DO NOT EXCEED 250# EACH.
	DENOTES STEP IN ROOF. SEE ARCH FOR STEP SIZE & LOCATION.
F	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES WOOD BEAM. (WOOD BEAMS ARE TO BE TAKEN AS HEADERS UNO AND ARE WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE I ROOF FRAMING PLAN

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September 30, 2022

Sheet Number:

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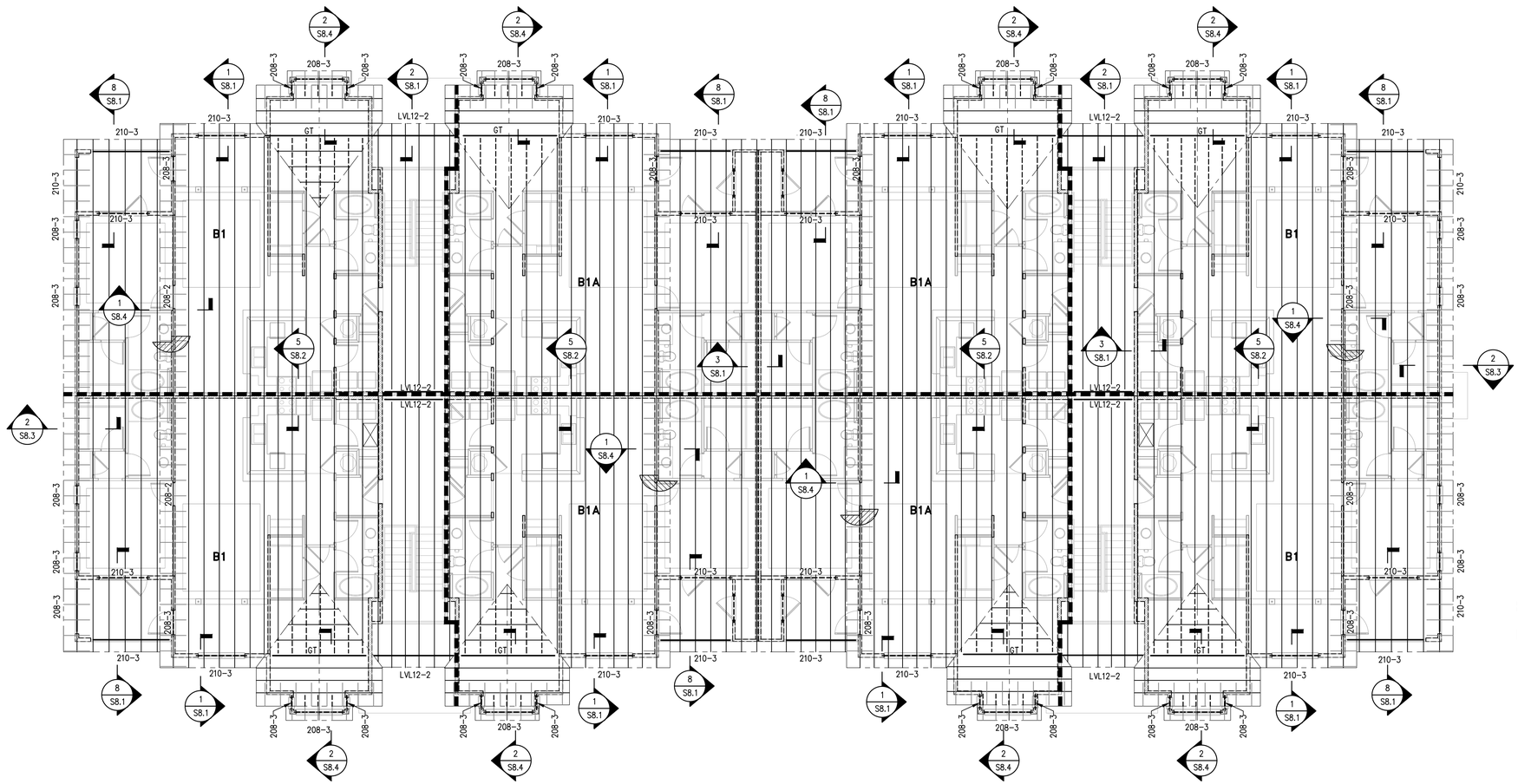

1 S3.2 BLDG TYPE II – ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" oc MAX.
2. SEE DWGS S3.0A FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   GIRDER/HIP TRUSSES (GT/HT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER/HIP TRUSS (3 STUDS MIN) UNO ON PLAN
   HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
4. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
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 AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 1/S8.1 FOR DETAIL INFO AND S4 SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS28 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.
14. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

ROOF FRAMING PLAN LEGEND:

210-2	DENOTES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
BC4	DENOTES BUILT-UP COLUMN DESIGNATION. SEE BUILT-UP COL SCHEDULE ON S4.0E FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
HT	DENOTES HIP TRUSS LOCATION.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0.3 NOTE 12.A FOR LOAD 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 ROOF TOP CONDENSER UNITS. CONTRACTOR SHALL VERIFY ACTUAL UNITS DO NOT EXCEED 250# EACH.
	DENOTES STEP IN ROOF. SEE ARCH FOR STEP SIZE & LOCATION.
F	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
- - -	DENOTES WOOD BEAM. (WOOD BEAMS ARE TO BE TAKEN AS HEADERS UNO AND ARE WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE II ROOF FRAMING PLAN

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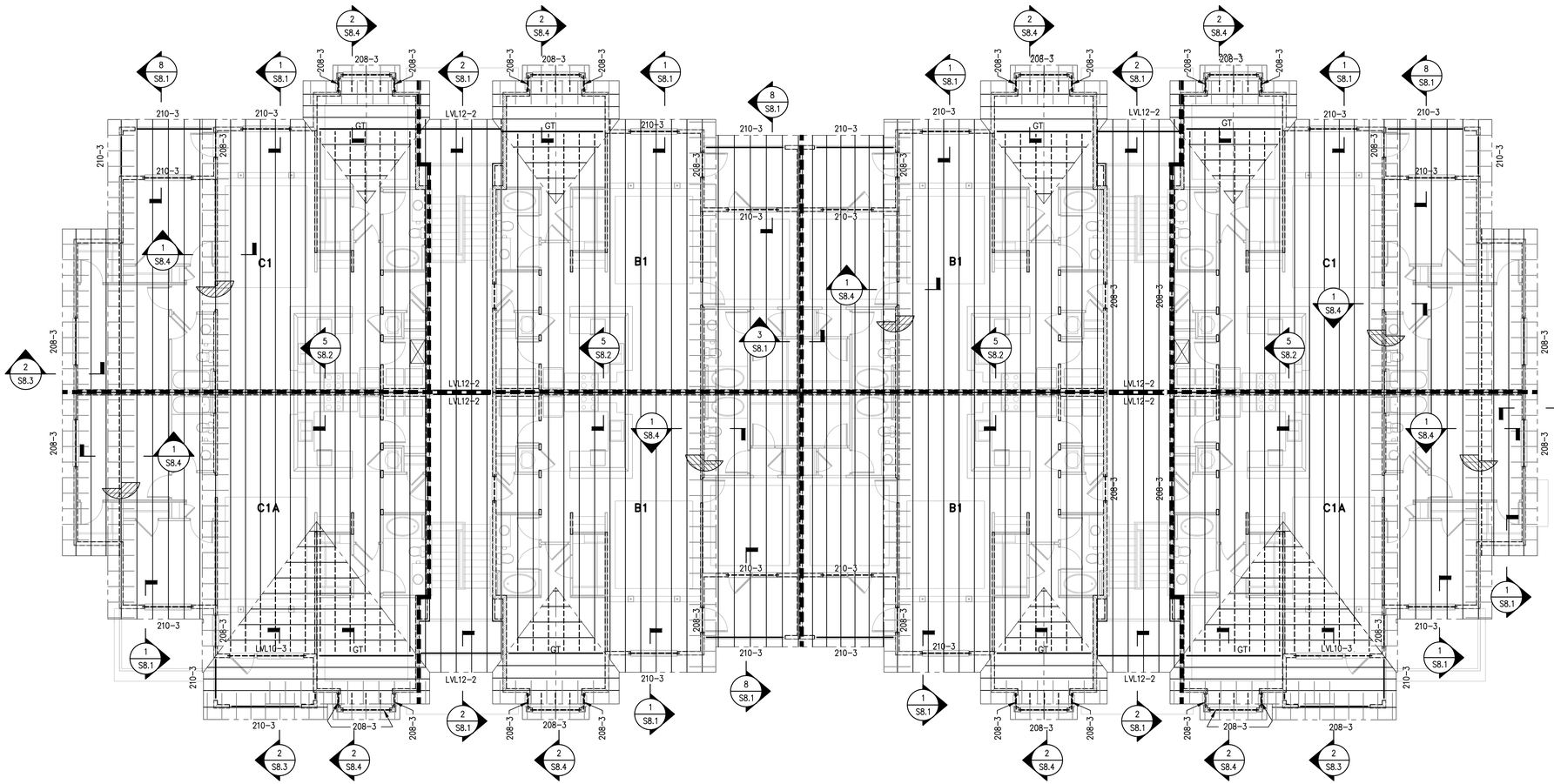

1 S3.3 BLDG TYPE III – ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" oc MAX.
2. SEE DWGS S3.0A FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   GIRDER/HIP TRUSSES (GT/HT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER/HIP TRUSS (3 STUDS MIN) UNO ON PLAN
   HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
4. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
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 AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 1/S8.1 FOR DETAIL INFO AND S4 SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS28 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.
14. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

ROOF FRAMING PLAN LEGEND:

210-2	DENOTES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
BC4	DENOTES BUILT-UP COLUMN DESIGNATION. SEE BUILT-UP COL SCHEDULE ON S4.0E FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
HT	DENOTES HIP TRUSS LOCATION.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0.3 NOTE 12.A FOR LOAD 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 ROOF TOP CONDENSER UNITS. CONTRACTOR SHALL VERIFY ACTUAL UNITS DO NOT EXCEED 250# EACH.
	DENOTES STEP IN ROOF. SEE ARCH FOR STEP SIZE & LOCATION.
F	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES WOOD BEAM. (WOOD BEAMS ARE TO BE TAKEN AS HEADERS UNO AND ARE WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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BLDG TYPE III ROOF FRAMING PLAN

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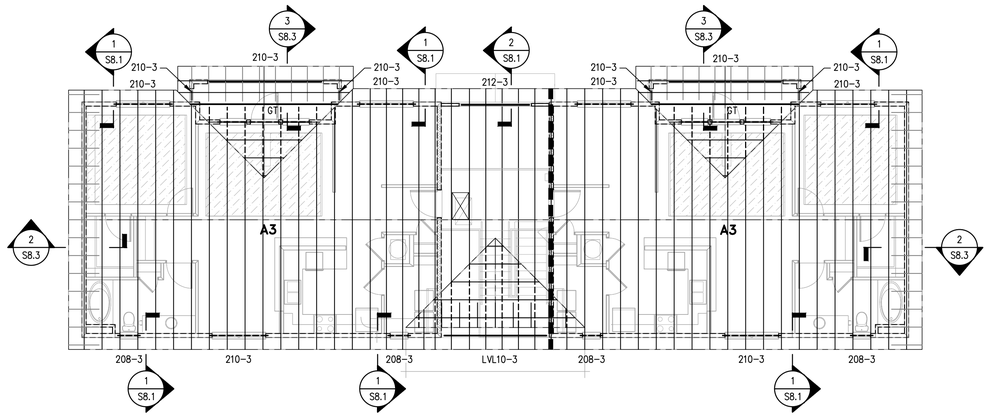
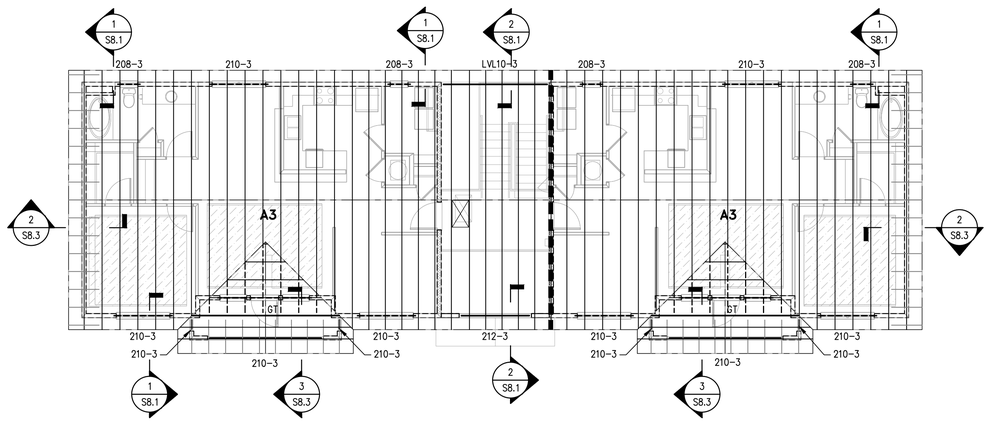


1 S3.4 BLDG TYPE IV – ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,



2 S3.4 BLDG TYPE IVa – ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0" BLDGS X,

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" oc MAX.
2. SEE DWGS S3.0A FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   GIRDER/HIP TRUSSES (GT/HT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER/HIP TRUSS (3 STUDS MIN) UNO ON PLAN
   HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
4. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
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 AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 1/S8.1 FOR DETAIL INFO AND S4 SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS28 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.
14. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

ROOF FRAMING PLAN LEGEND:

210-2	DENOTES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
BC4	DENOTES BUILT-UP COLUMN DESIGNATION. SEE BUILT-UP COL SCHEDULE ON S4.0E FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
HT	DENOTES HIP TRUSS LOCATION.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0.3 NOTE 12.A FOR LOAD 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 ROOF TOP CONDENSER UNITS. CONTRACTOR SHALL VERIFY ACTUAL UNITS DO NOT EXCEED 250# EACH.
	DENOTES STEP IN ROOF. SEE ARCH FOR STEP SIZE & LOCATION.
F	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES WOOD BEAM. (WOOD BEAMS ARE TO BE TAKEN AS HEADERS UNO AND ARE WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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SGN+A, Inc.
315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
Fax: 404.373.7372
www.sgnplusa.com

DAVIS & CHURCH
STRUCTURAL ENGINEERS
7905 Westside Pkwy, Ste. 200
Alpharetta, GA 30009
(770) 642-1213
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Seal:

Revisions:

Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE IV & TYPE IVa ROOF FRAMING PLAN

Date:

September 30, 2022

Sheet Number:

S3.4

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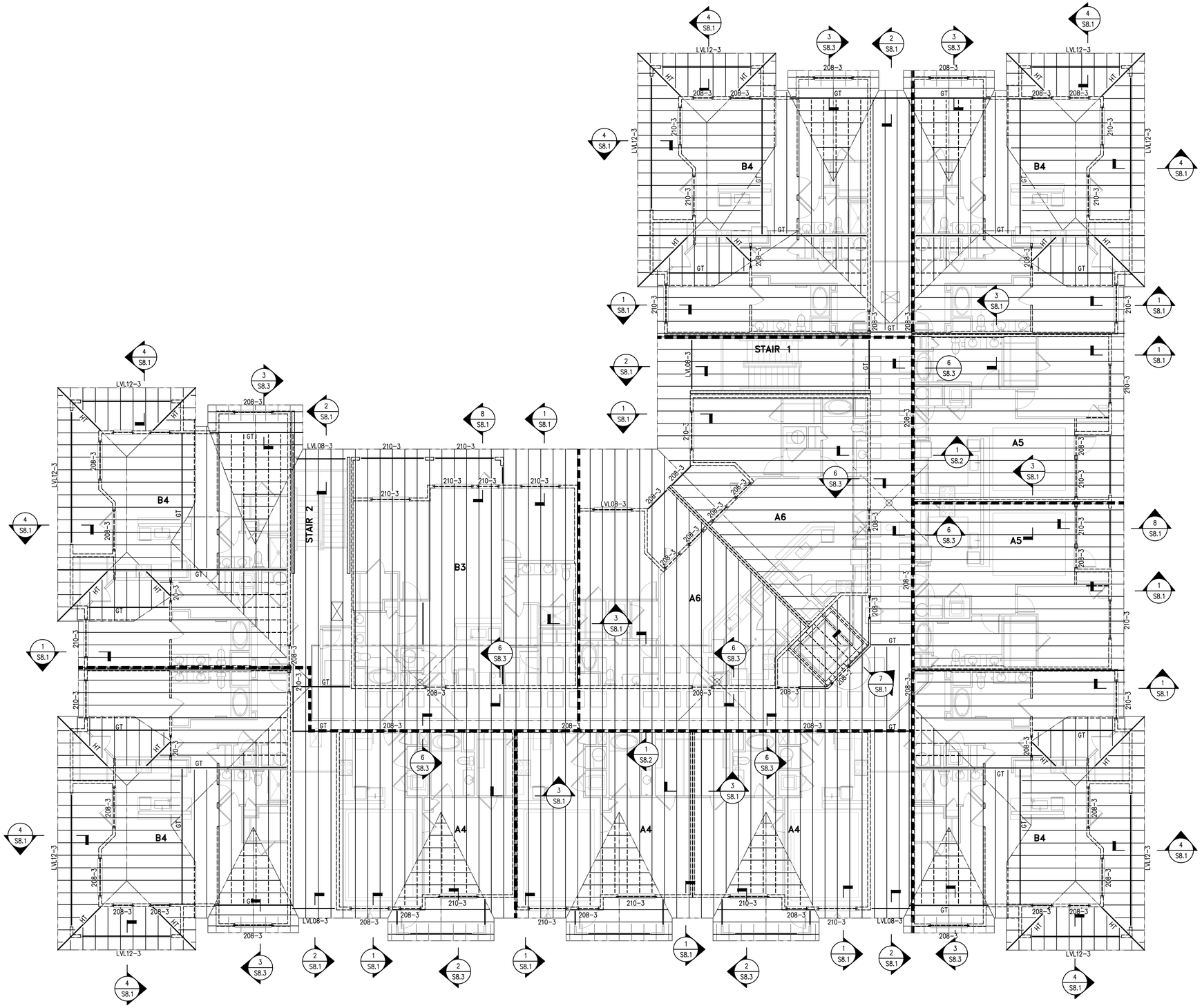

1 S3.5 BLDG TYPE V – ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" BLDGS X,

ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" oc MAX.
2. SEE DWGS S3.0A FOR ALL ROOF TRUSS BEARING WALL ANCHORAGE REQUIREMENTS.
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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   GIRDER/HIP TRUSSES (GT/HT): SHALL MATCH THE NUMBER OF PLYS OF THE GIRDER/HIP TRUSS (3 STUDS MIN) UNO ON PLAN
   HEADERS/DROP BEAMS: SEE JAMB/KING STUD SCHEDULE
4. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
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 AT ALL TOP FLOOR SHEAR WALLS PARALLEL TO TRUSS SPAN. SEE 1/S8.1 FOR DETAIL INFO AND S4 SERIES DWGS FOR TOP FLOOR SHEAR WALL LOCATIONS.
7. ALL ROOF TRUSS TO BEAM CONNECTIONS SHALL CONSIST OF LUS28 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.
14. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

ROOF FRAMING PLAN LEGEND:

210-2	DENOTES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0E FOR ADD'L INFO.
BC4	DENOTES BUILT-UP COLUMN DESIGNATION. SEE BUILT-UP COL SCHEDULE ON S4.0E FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
HT	DENOTES HIP TRUSS LOCATION.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0E FOR STUD INFO.
	DENOTES CMU WALL. SEE GENERAL NOTES AND S9.1 FOR ADD'L INFO & DETAILS. SEE FDN PLAN FOR PILASTER DESIGNATIONS.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0.3 NOTE 12.A FOR LOAD 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 ROOF TOP CONDENSER UNITS. CONTRACTOR SHALL VERIFY ACTUAL UNITS DO NOT EXCEED 250# EACH.
	DENOTES STEP IN ROOF. SEE ARCH FOR STEP SIZE & LOCATION.
F	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES WOOD BEAM. (WOOD BEAMS ARE TO BE TAKEN AS HEADERS UNO AND ARE WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
	DENOTES DRAFT STOP WALL. SEE ARCH DRAWINGS FOR EXACT LOCATIONS AND INFO.

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Suite 755
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DAVIS CHURCH
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Date:	Rev:	Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

BLDG TYPE V ROOF FRAMING PLAN

Date:
September 30, 2022

Sheet Number:

S3.5

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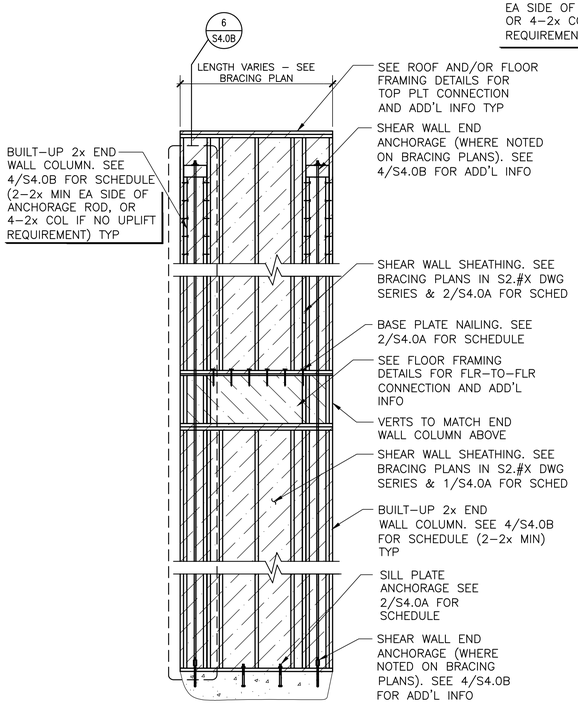
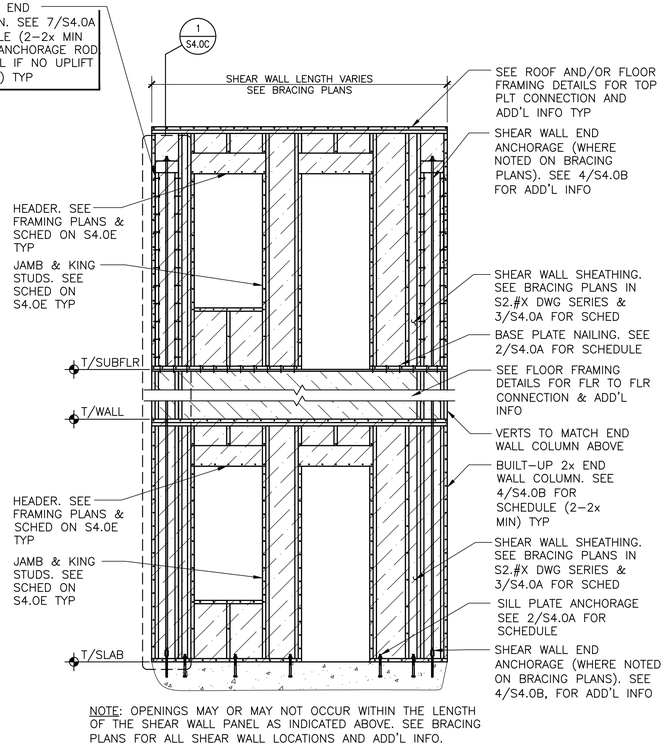




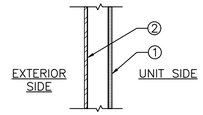
NOTE: OPENINGS MAY OR MAY NOT OCCUR WITHIN THE LENGTH OF THE SHEAR WALL PANEL AS INDICATED ABOVE. SEE BRACING PLANS FOR ALL SHEAR WALL LOCATIONS AND ADD'L INFO.

1A S4.0A TYPICAL SOLID SHEAR WALL ELEVATION

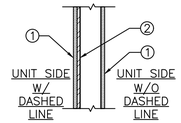
SCALE: NTS

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

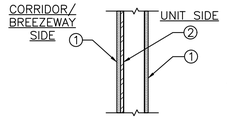
SCALE: NTS



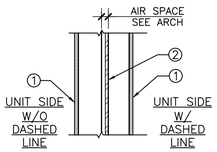
DETAIL 1
EXTERIOR WALLS



DETAIL 2
INTERIOR BEARING WALLS



DETAIL 3
CORRIDOR/BREEZEWAY WALLS



DETAIL 4
INTERIOR TENANT SEPARATION WALLS

3 S4.0A SHEAR WALL SCHEDULE & DETAILS

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.

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

SEE S4.0A FOR STUD SCHEDULE AND TYPICAL WALL FRAMING INFO.

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 [12]	HILTI KWIK 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.
L		*	6d @ 7" oc	6d @ 7" oc	NO	106 PLF	6" oc	1/2" DIA @ 24" oc	1/2" DIA x 2–1/4" EMBED @ 24"	24" oc	72" o.c.
F		*	6d @ 4" oc	6d @ 4" oc	NO	133 PLF	4" oc	1/2" DIA @ 24" oc	1/2" DIA x 2–1/4" EMBED @ 24"	20" oc	60" o.c.
H		*	6d @ 4" oc	6d @ 4" oc	YES	161 PLF	4" oc	1/2" DIA @ 24" oc	1/2" DIA x 2–1/4" EMBED @ 24"	16" oc	48" 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) NAIL REQUIREMENT: INTERIOR 5/8" GYPSUM REQUIRES 6d COOLER NAILS (0.092" DIA, 1–7/8" LONG, 1/4" HEAD) OR WALLBOARD NAILS (0.0915" DIA, 1–7/8" LONG, 19/64" HEAD).
(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 S0.3 FOR MINIMUM NAIL DIMENSIONS. NO SUBSTITUTIONS SHALL BE MADE W/O APPROVAL FROM ENGINEER OF RECORD.
(5) DRYWALL SCREWS ARE PERMITTED AS A SUBSTITUTE FOR 6d COOLER NAILS AS LONG AS THE DIMENSIONS OF THE DRYWALL SCREW ARE NOT LESS THAN THE DIMENSIONS OF THE 6d COOLER NAIL THEY ARE REPLACING.
(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 $^{3}/_{16}$" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED $1^{3}/_{4}$", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE WASHER AND NUT.
(11) PLATE WASHER REQUIREMENT: THE EDGE OF THE PLATE WASHER SHALL BE PLACED WITHIN ½" OF THE SHEATHED EDGE OF THE SILL PLATE. .
(12) REF SILL PLATE SECTION OF GENERAL NOTES FOR REQUIRED EMBEDMENT.

ALL–STORY SHEAR WALL SCHEDULE

PLAN & DETAIL MARK / LEVEL				SW1		SW2		SW3		SW4	
1–STORY	2–STORY	3–STORY	4–STORY	①	②	①	②	①	②	①	②
1ST LEVEL*	2ND LEVEL	3RD LEVEL	4TH LEVEL	–	D	–	D	–	D	–	D
	1ST LEVEL*	2ND LEVEL	3RD LEVEL	–	D	–	D	–	C	–	C
		1ST LEVEL*	2ND LEVEL	–	D	–	C	–	B	F	B
			1ST LEVEL*	–	D	–	C	–	B	F	B

2 S4.0A SHEAR WALL SHEATHING & FASTENER SCHEDULE

SCALE: NTS

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SGN+A, Inc.
315 W. Ponce De Leon Avenue
Suite 755
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Seal:

Revisions:

Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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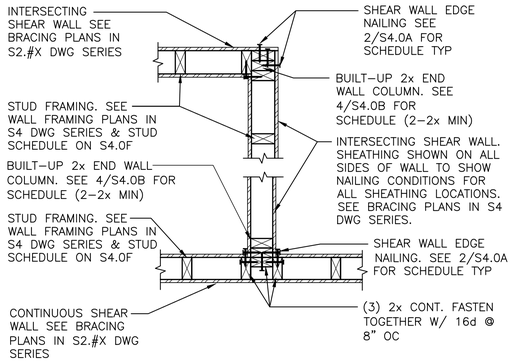
Sheet Title:
SHEAR WALL ANCHORAGE DETAILS & SHECDULES

Date:
September 30, 2022

Sheet Number:
S4.0A

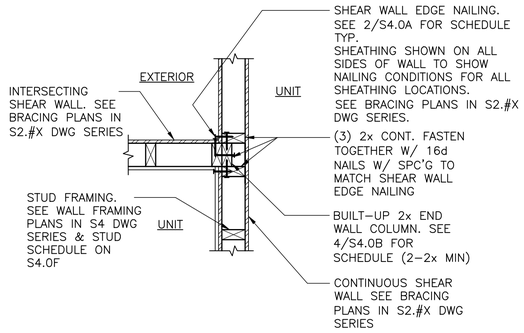
Not Released for Construction



1 S4.0B

TYPICAL FASTENING DETAIL AT INTERSECTING SHEAR WALLS

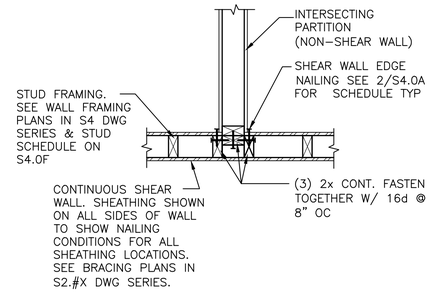
SCALE: NTS



2 S4.0B

TYPICAL FASTENING DETAIL AT INTERSECTING STRUCTURAL PANEL SHEAR WALLS

SCALE: NTS



3 S4.0B

TYPICAL FASTENING DETAIL AT PARTITION WALL INTERSECTION

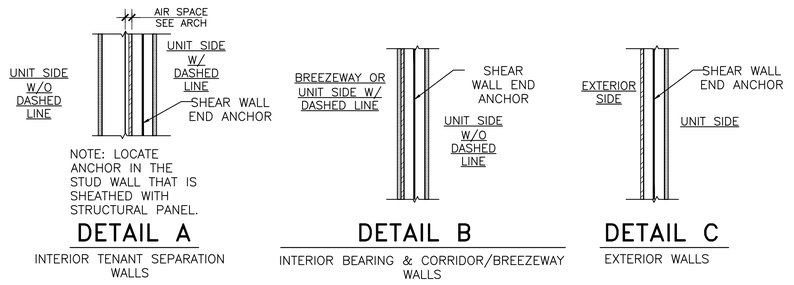
SCALE: NTS

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	8-2X4 OR 6-2X6	10-2X4 OR 8-2X6
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 8-2X6

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 S4.0F.

SHEAR WALL ANCHORAGE ALLOWABLE 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
1ST LEVEL*	2ND LEVEL	3RD LEVEL	4TH LEVEL	2.5K	C1	1.0K	C1	2.0K	C1	2.0K	C1		
	1ST LEVEL*	2ND LEVEL	3RD LEVEL	2.5K	C1	1.5K	C1	3.0K	C2	3.5K	C2		
		1ST LEVEL*	2ND LEVEL	2.5K	C2	3.0K	C2	5.0K	C2	6.0K	C2		
			1ST LEVEL*	2.5K	C2	5.0K	C2	–	–	9.5K	C4		

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 END ANCHORAGE SCHEDULE NOTES:

OF STORIES MAIN ANCHOR IS REQ'D
(1) ⟨3A4⟩
END ANCHOR RUN TYPE

(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.

4 S4.0B

SHEAR WALL END ANCHORAGE SCHEDULE, DETAILS & NOTES

SCALE: NTS

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SGN+A, Inc.
315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
Fax: 404.373.7372
www.sgnplusa.com

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STRUCTURAL ENGINEERS
7905 Westside Pkwy, Ste 200
Alpharetta, GA 30009
(770) 642-1213
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Revisions:

Date: Rev: Description:

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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September 30, 2022

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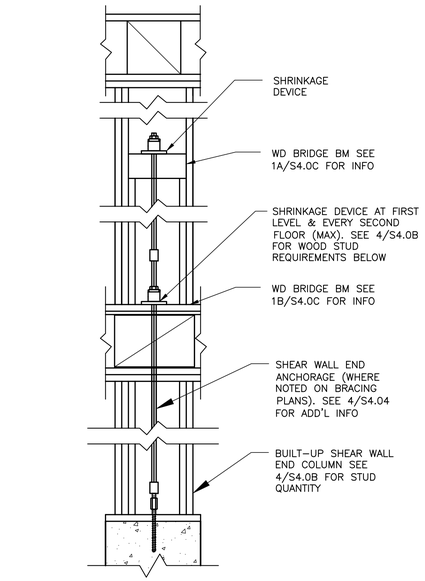
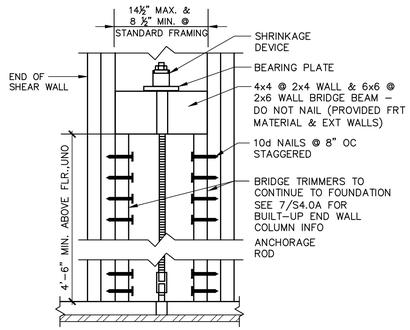
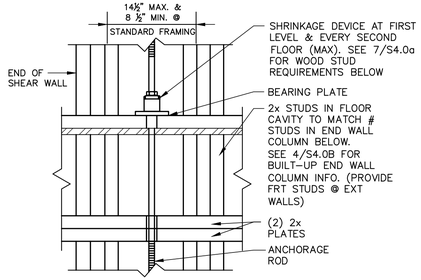


ENLARGED VIEW



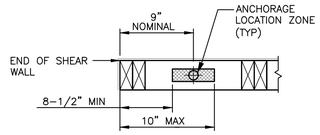
1A S4.0C TYP BRIDGE INSTALLATION

SCALE: N.T.S.



1B S4.0C TYP BRIDGE INSTALLATION

SCALE: N.T.S.

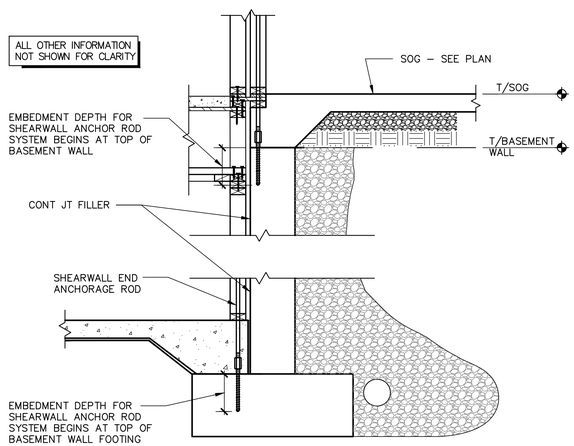


1C S4.0C TYP ANCHOR BOLT PLAN

SCALE: N.T.S.

1 S4.0C TYP ANCHORAGE ELEV

SCALE: N.T.S.



1D S4.0C TYP ANCHOR BOLT PLAN

SCALE: N.T.S.

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Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
Fax: 404.373.7372
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STRUCTURAL ENGINEERS
7905 Westside Pkwy, Ste 200
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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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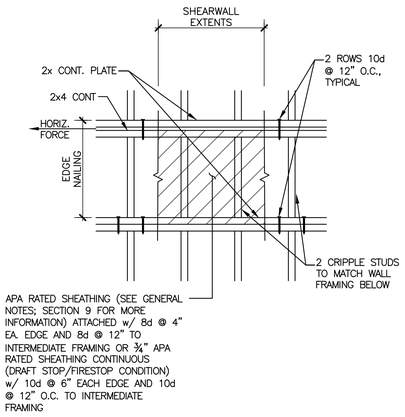
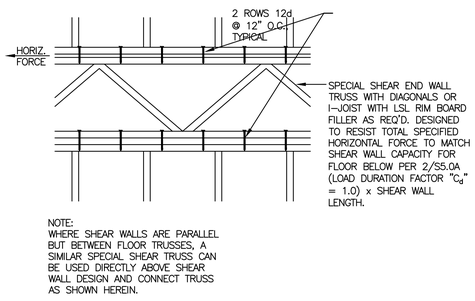


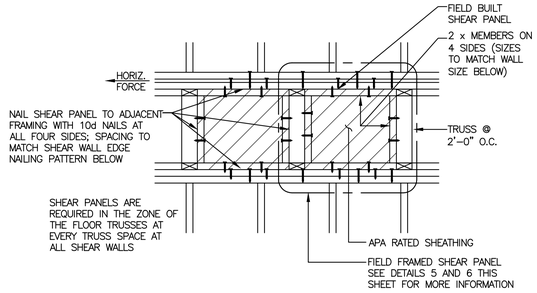
1 S4.0D TRUSS PARALLEL TO SHEAR WALL OR PARTY WALL w/o SPECIAL SHEAR END WALL TRUSS

SCALE: NTS



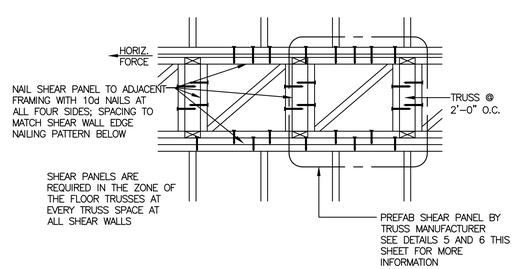
2 S4.0D TRUSS PARALLEL TO SHEAR WALL w/ SPECIAL SHEAR ENDWALL TRUSS

SCALE: NTS



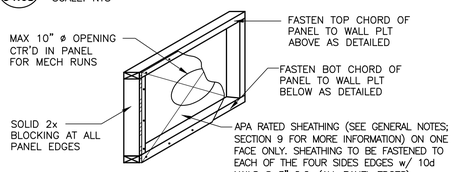
3 S4.0D FIELD BUILT SHEAR PANEL (FLOOR TRUSSES PERPENDICULAR)

SCALE: NTS



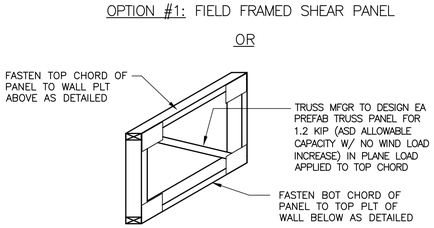
4 S4.0D TRUSS MANUF. SHEAR PANEL (FLOOR TRUSSES PERPENDICULAR)

SCALE: NTS

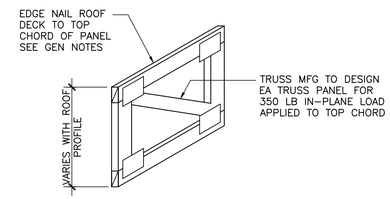


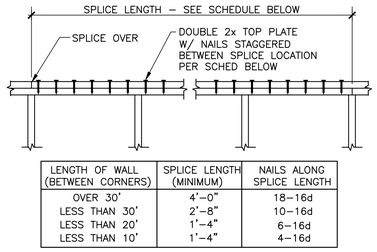
OPTION #1: FIELD FRAMED SHEAR PANEL

OR



OPTION #2: PREFAB SHEAR PANEL





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.

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

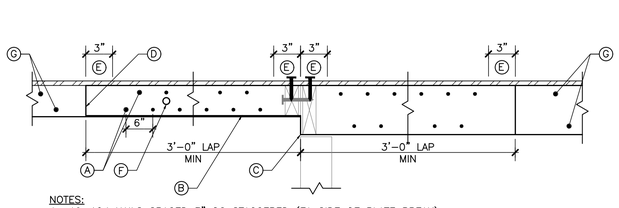
SCALE: NTS (@ FLOOR TRUSSES)

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

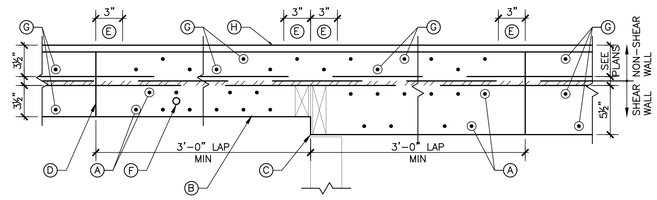
SCALE: NTS (@ ROOF TRUSSES)

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



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

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

SCALE: NTS (@ SINGLE INTERIOR SHEAR WALL)

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

SCALE: NTS (@ DEMISING SHEAR WALL)

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315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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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
GL614	5½" x 14" GLULAM BEAM
PTL	PRESSURE TREATED LUMBER
LVL	LAMINATED VENEER LUMBER

BEAM / HEADER SCHEDULE NOTES:

1. SEE GENERAL NOTES FOR BEAM / HEADER MATERIAL SPECIES AND GRADE INFORMATION.
2. SEE GENERAL NOTES (FASTENING SCHEDULE) FOR FASTENING MULTIPLE PLYS OF SOLID SAWN LUMBER BEAMS / HEADERS.
3. MULTI–PLY ENGINEERED LUMBER BEAMS / HEADERS SHALL BE FASTENED TOGETHER FROM ONE SIDE AS FOLLOWS:
   - 2–PLY: 2 ROWS OF 1/4" DIA x 3⅜" LONG WOOD SCREWS @ 12" ON CENTER STAGGERED
   - 3–PLY: 3 ROWS OF 1/4" DIA x 5" LONG WOOD SCREWS @ 12" ON CENTER STAGGERED
   - 4–PLY: 3 ROWS OF 1/4" DIA x 6¾" LONG WOOD SCREWS @ 12" ON CENTER STAGGERED
4. THE MINIMUM NUMBER OF WALL STUDS AT BEARING POINTS OF BUILT–UP MULTI–PLY FLUSH BEAMS SHALL MATCH THE NUMBER OF PLYS IN THE BEAM U.N.O. ON PLAN.

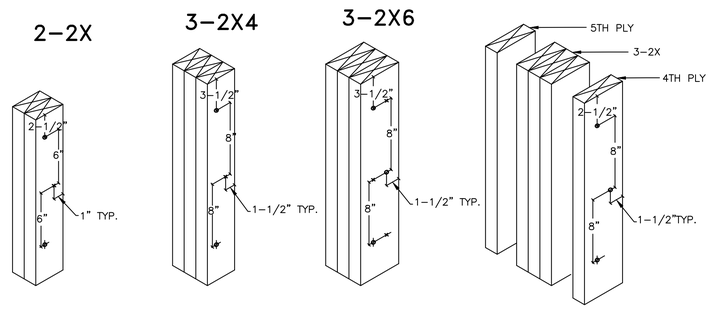
   ALL ENGINEERED LUMBER FLUSH BEAMS SHALL HAVE A (3) STUD MINIMUM BEARING U.N.O. ON PLAN.

   ALL GIRDER FLOOR TRUSSES (GT) SHALL HAVE A (3) STUD MINIMUM BEARING U.N.O. ON PLAN.

   SEE JAMB/KING STUD SCHEDULE FOR MINIMUM NUMBER OF STUDS REQUIRED @ THE ENDS OF ALL HEADERS OR DROP BEAMS.

   THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS OR BUILT–UP WOOD COLUMN.

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 X 3–1/2" WOOD SCREWS STAGGERED.

BUILT–UP COL NOTES:

1. SEE BEAM / HEADER SCHEDULE NOTE #4 ON THIS SHEET FOR MINIMUM REQUIREMENTS.
2. SEE DETAILS FOR FACE NAILING REQUIREMENTS OF BUILT–UP STUD COLUMNS.

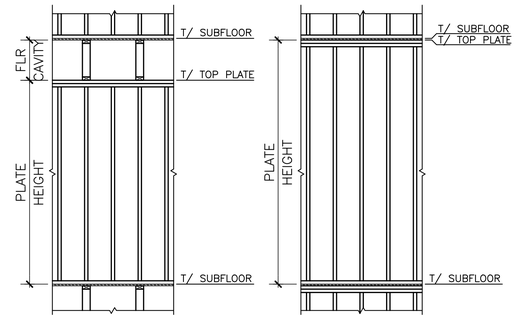
BUILT–UP COLUMN SCHEDULE

LEVEL			WALL MARK	BC1	BC2	BC3
2–STORY	3–STORY	4–STORY		COLUMN TYPE	COLUMN TYPE	COLUMN TYPE
				2x4	2x4	2x4
				PLYS	PLYS	PLYS
2ND LEVEL	3RD LEVEL	4TH LEVEL	UP TO 9'–1⅛" PLT	3–2x	3–2x	3–2x
1ST LEVEL	2ND LEVEL	3RD LEVEL	UP TO 9'–1⅛" PLT	3–2x	3–2x	3–2x
	1ST LEVEL	2ND LEVEL	UP TO 9'–1⅛" PLT	3–2x	5–2x	3.5x9.25 PSL COL
		1ST LEVEL	UP TO 9'–1⅛" PLT	4–2x	–	–

BUILT–UP COLUMN SCHEDULE FOOTNOTES:

1. N/A – DENOTES WALL TYPE IS NOTE PERMITTED AT THE DESIGNATED LEVEL. CONTACT PROJECT ARCHITECT FOR ADDITIONAL DIRECTION WHENEVER ARCHITECTURAL DRAWINGS INDICATE A WALL TYPE THAT IS NOT PERMITTED BY THIS SCHEDULE.

STUD WALL FRAMING ELEVATIONS



PLATFORM FRAMED WALL ELEVATION

BALLOON FRAMED WALL ELEVATION

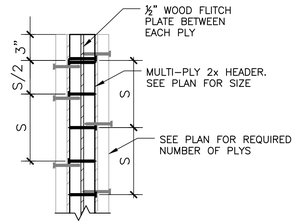
MULTI–PLY SAWN LUMBER EXTERIOR HEADER FASTENING PATTERNS (U.N.O.)

BEAM SIZE	SIZE AND SPACING OF FASTENERS
2x8	3–3"x0.131" NAILS EACH END + 3 ROWS OF 3"x0.131" NAILS @ 3" ON CENTER (STAGGERED) EACH FACE
2x10	3–3"x0.131" NAILS EACH END + 3 ROWS OF 3"x0.131" NAILS @ 3" ON CENTER (STAGGERED) EACH FACE
2x12	3–3"x0.131" NAILS EACH END + 3 ROWS OF 3"x0.131" NAILS @ 3" ON CENTER (STAGGERED) EACH FACE

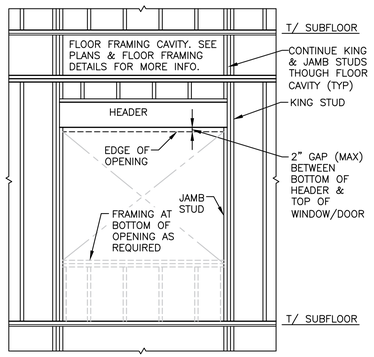
NOTES:

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

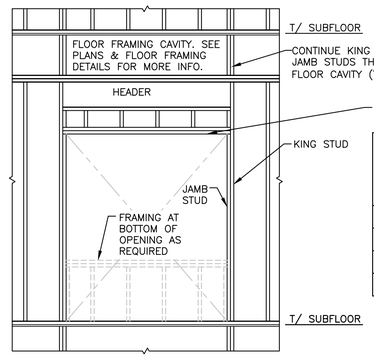
2x SAWN LUMBER HEADERS
NTS



STUD WALL FRAMING ELEVATIONS AT OPENINGS



TYPICAL WALL FRAMING @ OPENING



OPTIONAL WALL FRAMING @ OPENING (INTERIOR CONDITIONS ONLY)

CLEAR WALL OPENING	MINIMUM BEAM SIZE	
	WALL TYPE	
	2x4	2x6
6'–6"	(2)2x4	(2)2x6
7'–6"	(3)2x4	(2)2x6
8'–6"	(4)2x4	(2)2x6
11'–0"	N/A	(2)2x6

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FIRM REGISTRATION # RY - 25927

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Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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

Date:
September 30, 2022

Sheet Number:
S4.0E

Not Released for Construction

JAMB / KING STUD SCHEDULE (HEADER BEAM SUPPORTS)

LEVEL: 2-STORY	LEVEL: 3-STORY	LEVEL: 4-STORY	WALL MARK		UP TO 3'-6" CLEAR WALL OPENING: EXTERIOR WALL (NON-FLR TRUSS BRG)	UP TO 3'-6" CLEAR WALL OPENING: EXTERIOR WALL (W/ FLR TRUSS BRG)	UP TO 3'-6" CLEAR WALL OPENING: INTERIOR WALL (W/ FLR TRUSS BRG)	UP TO 3'-6" CLEAR WALL OPENING: BREEZEWAY WALL (W/ FLR TRUSS BRG)	UP TO 6'-6" CLEAR WALL OPENING: EXTERIOR WALL (NON-FLR TRUSS BRG)	UP TO 6'-6" CLEAR WALL OPENING: EXTERIOR WALL (W/ FLR TRUSS BRG)	UP TO 6'-6" CLEAR WALL OPENING: INTERIOR WALL (W/ FLR TRUSS BRG)	UP TO 9'-6" CLEAR WALL OPENING: EXTERIOR WALL (NON-FLR TRUSS BRG)	UP TO 9'-6" CLEAR WALL OPENING: EXTERIOR WALL (W/ FLR TRUSS BRG)
					WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
					2x6	2x6	2x4 / 2x6	2x6	2x6	2x6	2x4 / 2x6	2x6	2x6
2ND LEVEL	3RD LEVEL	4TH LEVEL	UP TO 9'-1⅛" PLT	JAMB	1-2x	1-2x	1-2x / 1-2x	1-2x	1-2x	1-2x	2-2x / 1-2x	1-2x	1-2x
				KING	1-2x	1-2x	1-2x / 1-2x	1-2x	2-2x	2-2x	1-2x / 1-2x	2-2x	2-2x
1ST LEVEL	2ND LEVEL	3RD LEVEL	UP TO 9'-1⅛" PLT	JAMB	1-2x	1-2x	1-2x / 1-2x	1-2x	1-2x	1-2x	2-2x / 1-2x	1-2x	1-2x
				KING	1-2x	1-2x	1-2x / 1-2x	1-2x	2-2x	2-2x	2-2x / 1-2x	2-2x	2-2x
	1ST LEVEL	2ND LEVEL	UP TO 9'-1⅛" PLT	JAMB	1-2x	1-2x	2-2x / 1-2x	1-2x	1-2x	1-2x	3-2x / 1-2x	1-2x	1-2x
				KING	1-2x	1-2x	2-2x / 1-2x	1-2x	2-2x	2-2x	3-2x / 1-2x	2-2x	2-2x
		1ST LEVEL	UP TO 9'-1⅛" PLT	JAMB	1-2x	1-2x	3-2x / 1-2x	1-2x	1-2x	1-2x	4-2x / 2-2x	1-2x	2-2x
				KING	1-2x	1-2x	2-2x / 1-2x	1-2x	2-2x	2-2x	3-2x / 1-2x	2-2x	2-2x

JAMB/KING STUD SCHEDULE FOOTNOTES:

1. N/A – DENOTES WALL TYPE IS NOTE PERMITTED AT THE DESIGNATED LEVEL AND OPENING SIZE. CONTACT PROJECT ARCHITECT FOR ADDITIONAL DIRECTION WHENEVER ARCHITECTURAL DRAWINGS INDICATE A WALL TYPE THAT IS NOT PERMITTED BY THIS SCHEDULE.
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. SEE GENERAL NOTES FOR STUD MATERIAL SPECIES AND GRADE INFORMATION.
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 HEIGHT FROM PLATE TO PLATE.
4. SEE DETAILS ON THIS DRAWING FOR FACE NAILING REQUIREMENTS OF BUILT-UP STUD COLUMNS.
5. SEE GENERAL NOTES (FASTENING SCHEDULE) FOR PLATE-TO-STUD NAILING REQUIREMENTS.
6. FOR ALL EXTERIOR WALL OPENINGS GREATER THAN 4'-0" IN WIDTH, PROVIDE A MINIMUM OF 2 KING POSTS (BOTH LOAD BEARING AND NON-LOAD BEARING WALLS).

TYPICAL STUD WALL FRAMING SCHEDULE

LEVEL: 2-STORY	LEVEL: 3-STORY	LEVEL: 4-STORY	WALL MARK	AA (CORRIDOR WALLS) (6'-6" CORR MAX): W/O UNIT BRG	AA (CORRIDOR WALLS) (6'-6" CORR MAX): W/ UNIT BRG	BB		CC		DD		EE	FF
				WALL TYPE	WALL TYPE	WALL TYPE		WALL TYPE		WALL TYPE		WALL TYPE	WALL TYPE
				2x6	2x6	2x4	2x6	2x4	2x6	2x4	2x6	2x6	2x6
2ND LEVEL	3RD LEVEL	4TH 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
1ST LEVEL	2ND LEVEL	3RD LEVEL	UP TO 9'-1⅛" PLT	1@16	1@16	1@16	1@16	1@12	1@16	1@12	1@16	1@16	1@16
	1ST LEVEL	2ND LEVEL	UP TO 9'-1⅛" PLT	1@12	*2@24 +1@24"	1@16	1@16	1@12	1@16	2@12	1@12	1@16	1@16
		1ST LEVEL	UP TO 10'-7⅞" PLT	–	–	–	–	–	–	–	–	1@16	1@12
		1ST LEVEL	UP TO 9'-1⅛" PLT	1@12	*2@24 +1@24"	1@12	1@16	2@12	1@12	*4@24 +1@24"	*2@24 +1@24"	1@16	1@12

		STAIR WELL WALLS
		WALL TYPE
		2x6
4TH LEVEL	UP TO 10'-7⅞" PLT	1@16
3RD LEVEL	UP TO 10'-7⅞" PLT	1@16
2ND LEVEL	UP TO 10'-7⅞" PLT	1@12
1ST LEVEL	UP TO 10'-7⅞" PLT	1@12

WALL STUD FRAMING SCHEDULE FOOTNOTES:

1. N/A – DENOTES WALL TYPE IS NOTE PERMITTED AT THE DESIGNATED LEVEL. CONTACT PROJECT ARCHITECT FOR ADDITIONAL DIRECTION WHENEVER ARCHITECTURAL DRAWINGS INDICATE A WALL TYPE THAT IS NOT PERMITTED BY THIS SCHEDULE.
2. * DENOTES TO ALIGN STUD PACK W/ TRUSS BEARING 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" ON CENTER ALONG STUD WALL; THEREFORE STUD PACK SPACING SHALL INCREASE TO MATCH TRUSS BEARING POINTS.

WALL STUD SCHEDULE NOTES:

1. SEE GENERAL NOTES FOR WALL STUD FRAMING MATERIAL & PLATE MATERIAL SPECIES AND GRADE INFORMATION.
2. ALL INTERIOR LOAD BEARING WALLS SHALL BE BLOCKED AT SPECIFIED POINTS FOR SPECIFIED PLATE HEIGHTS BELOW:
   PLATE HEIGHT = 10'-7⅞" OR LESS.....SOLID AT MID-HEIGHT OF WALL
   PLATE HEIGHT = GREATER THAN 10'-7⅞".....SOLID AT ⅓ (THIRD) POINTS OF WALL
3. ALL SHEAR WALLS SHALL HAVE STUDS @ 16" ON CENTER MAXIMUM.
4. INTERIOR LOAD BEARING PLUMBING WALLS SHALL BE FRAMED W/ 2X6 @ 16" O.C. MINIMUM.
5. NON-LOAD BEARING PARTITION WALL FRAMING SHALL BE SPACED @ 24" ON CENTER MAXIMUM.

   EXCEPTION: FOR NON-LOAD BEARING SHEAR WALLS SEE NOTE #4 ABOVE.
6. SEE DETAILS BELOW FOR FACE NAILING REQUIREMENT OF BUILT-UP STUD COLUMNS.
7. SEE GENERAL NOTES (FASTENING SCHEDULE) FOR PLATE-TO-STUD NAILING REQUIREMENTS.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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

Date:
September 30, 2022

Sheet Number:
S4.0F

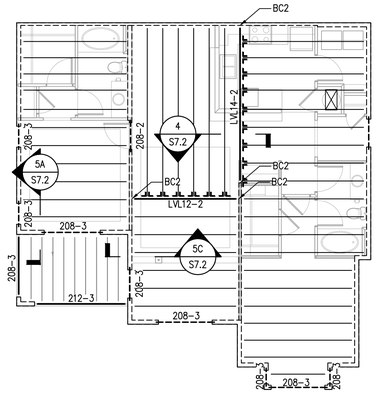
Not Released for Construction

UNIT FLOOR & WALL FRAMING PLAN NOTES:

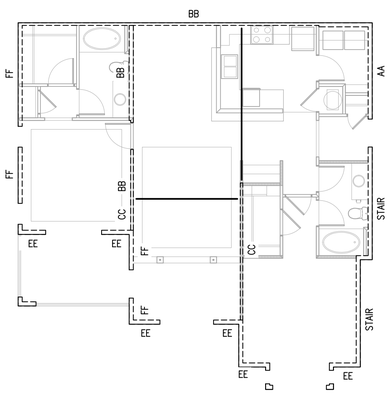
1. FLOOR FRAMING SHALL BE AS FOLLOWS:
   A. ALL FLOOR FRAMING SHALL BE 18" DEEP PRE-ENGINEERED OPEN WEB TRUSSES @ 24" O.C. UNO.
   B. BALCONY JOIST FRAMING SHALL BE AS FOLLOWS:
      PTL 2x10 @ 16" OC UP TO 8'-9" CLEAR SPAN
      PTL 2x10 @ 12" OC UP TO 10'-0" CLEAR SPAN
      PTL 2-2x10 @ 16" OC UP TO 12'-6" CLEAR SPAN
      PTL 2-2x10 @ 12" OC UP TO 14'-3" CLEAR SPAN
      PTL 3-2x10 @ 16" OC UP TO 15'-3" CLEAR SPAN
2. 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: SHALL MATCH THE NUMBER OF PLYS IN THE BEAM UNO ON PLAN
   LVL AND LSL FLUSH BEAMS: (3) STUD MIN BEARING UNO ON PLAN
   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
3. THE CENTERLINE OF THE BEAM OR GT SHALL MATCH THE CENTERLINE OF THE SUPPORTING WALL STUDS.
4. 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.
5. SEE S7.0a FOR ALLOWABLE WALL PLATE & STUD PENETRATIONS.
6. SEE S7.0b FOR GENERAL SECTIONS AT BALCONY LEDGER PENETRATION, BALCONY GUARDRAIL ATTACHMENT AND FLOOR & STUD FRAMING AT WASHER BOX.
7. WHERE STUD ALIGNMENT IS REQUIRED, SEE 2/S7.0a FOR ALLOWABLE OFFSET DISTANCE BETWEEN FLOOR TRUSS FRAMING AND WALL STUDS.
8. SEE ARCH DWGS FOR EXACT FINISHED FLOOR ELEVATIONS.
9. SEE GENERAL NOTES FOR LUMBER SPECIES AND GRADE REQ'S.
10. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS UNO. SEE GENERAL NOTES FOR ADD'L INFO.
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.
12. DO NOT CORE BEAMS OR HEADERS UNLESS SPECIFIED BY EOR.
13. SEE S0.# SERIES FOR GENERAL NOTES
    SEE S2.# SERIES FOR FLOOR FRAMING (STACK) PLANS
    SEE S2.#X SERIES FOR FLOOR BRACING PLANS
    SEE S3.# SERIES FOR ROOF FRAMING PLANS
    SEE S4.0A-D FOR SHEARWALL/ANCHORAGE INFORMATION
    SEE S4.0E-F FOR STUDWALL/BUILT UP COL SCHEDs
    SEE S4.# SERIES FOR INDIVIDUAL UNIT FRAMING PLANS
    SEE S7.# SERIES FOR FLOOR FRAMING DETAILS
    SEE S8.# SERIES FOR ROOF FRAMING DETAILS
    SEE S9.# SERIES FOR MASONRY DETAILS

UNIT FLOOR & WALL FRAMING PLAN LEGEND

210-2	DENOTES WOOD BEAM/HEADER DESIGNATION. SEE BEAM/HEADER SCHEDULE ON S4.0 FOR ADD'L INFO.
BC4	DENOTES BUILT-UP COLUMN DESIGNATION. SEE BUILT-UP COL SCHEDULE ON S4.0 FOR ADD'L INFO.
GT	DENOTES GIRDER TRUSS LOCATION.
2K/1J	DENOTES QUANTITY OF KING STUDS (K) & JAMB STUDS (J) PER HEADER END. SEE S4.0 FOR STUD INFO.
	DENOTES EXTENT OF PUBLIC AREA LIVE LOAD. SEE S0-02 NOTE 12.A FOR LOAD INFO.
	DENOTES LOCATION OF MECH DUCT PENETRATION THRU CEILING. TRUSS SUPPLIER SHALL COORDINATE LOCATION OF TRUSSES W/PENETRATION. SEE ARCH DWGS FOR EXACT LOCATION.
0.8K DL 1.0K LL	DENOTES DEAD & LIVE POINT LOADS TO BE APPLIED AT GIRDER TRUSS IN ADDITION TO PRESCRIBED LOADING GIVEN IN GENERAL NOTES.
	DENOTES FLUSH BEAM WITH BOTTOM OF BEAM AT FLOOR TRUSS BEARING.
	DENOTES HEADER WITHIN WALL FRAMING ABOVE OPENING
DB	DENOTES DROP BEAM WITH TOP OF BEAM AT OR BELOW TRUSS BEARING.
CONT	DENOTES CONTINUOUS, UNINTERRUPTED HEADER. USE KING/JAMB STUD QUANTITY CORRESPONDING TO FULL WIDTH OF HEADER ROUGH OPENING.
*	DENOTES TO SEE BLDG FLOOR FRAMING PLAN FOR ORIENTATION.
BB	DENOTES LOAD-BEARING WALL TYPE. SEE S4.0 FOR WALL FRAMING SCHEDULE & ADDITIONAL INFO.



UNIT B1



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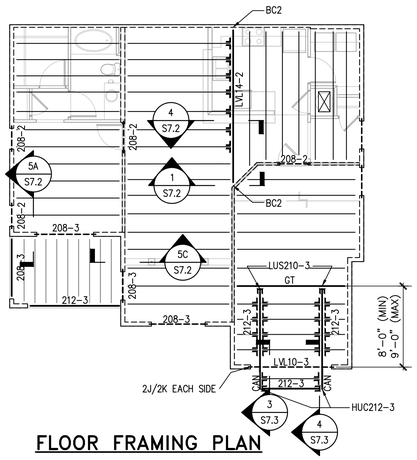
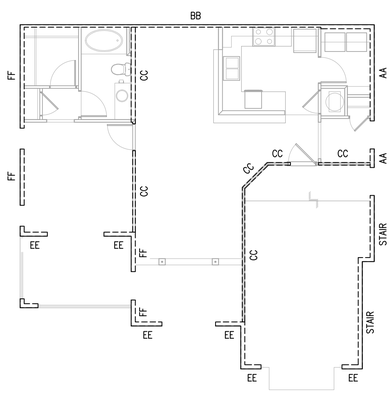
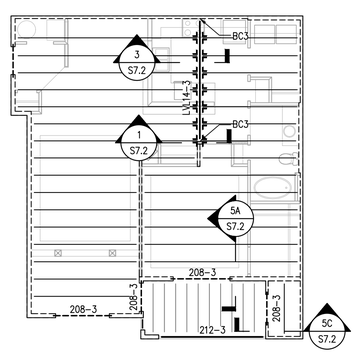


FLOOR FRAMING PLAN



WALL FRAMING PLAN

1 S4.1 UNIT A2
SCALE: 1/8" = 1'-0"
@ BLDG TYPE I & II



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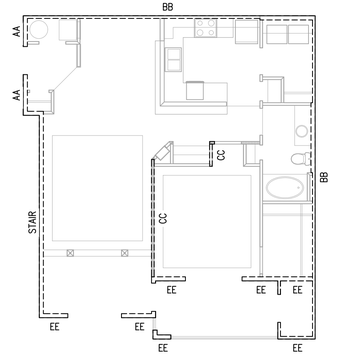

WALL FRAMING PLAN

2 S4.1 UNIT A1
SCALE: 1/8" = 1'-0"
@ BLDG TYPE I & II

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315 W. Ponce De Leon Avenue
Suite 755
Decatur, Georgia 30030

Tel: 404.373.7370
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UNIT FLOOR & WALL FRAMING PLANS

Date:

September 30, 2022

Sheet Number:

S4.1

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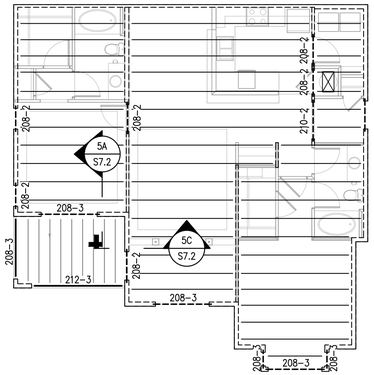
SEE DWG S4.1 FOR UNIT & WALL FRAMING PLAN NOTES AND LEGEND



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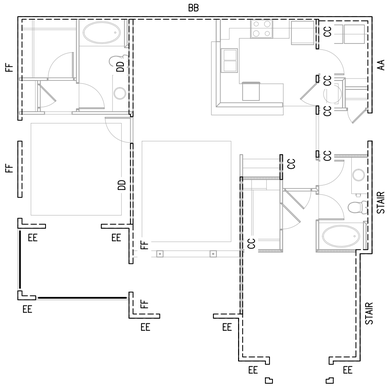

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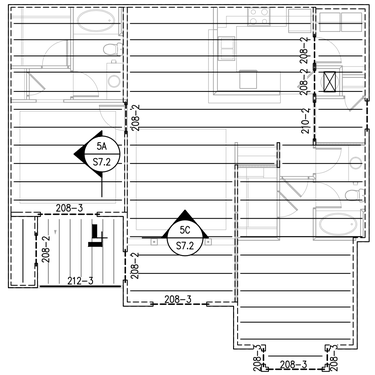

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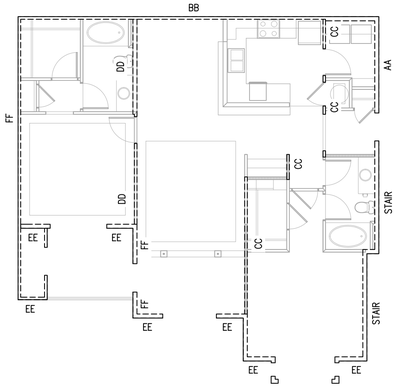

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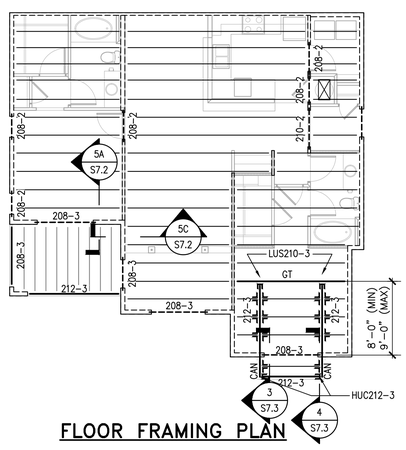
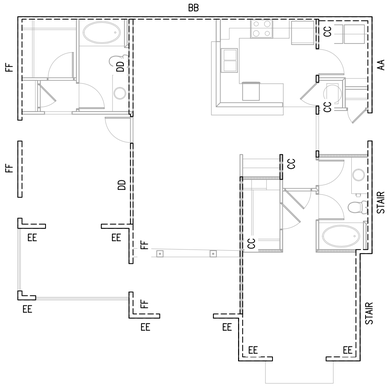
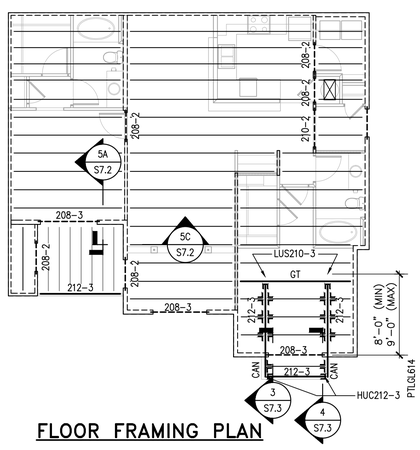


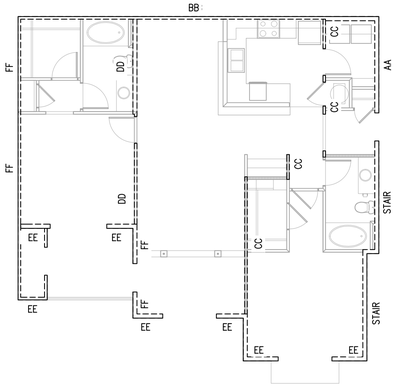
FLOOR FRAMING PLAN



WALL FRAMING PLAN



FLOOR FRAMING PLAN



WALL FRAMING PLAN

1 S4.2 UNIT B1-G
SCALE: 1/8" = 1'-0"
@ BLDG TYPE I & II

2 S4.2 UNIT B1A-G
SCALE: 1/8" = 1'-0"
@ BLDG TYPE II

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UNIT FLOOR & WALL FRAMING PLANS

Date:

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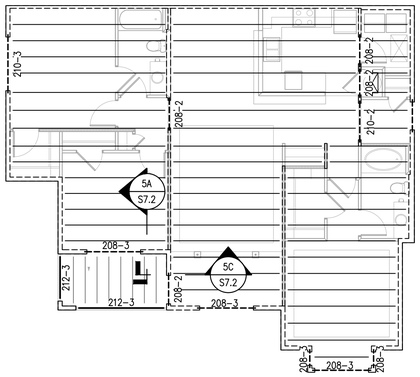
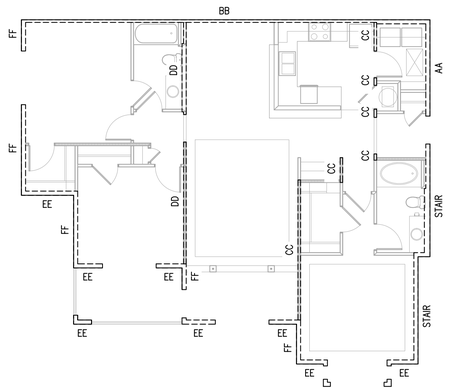
S4.2

Not Released for Construction

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



UNIT C1



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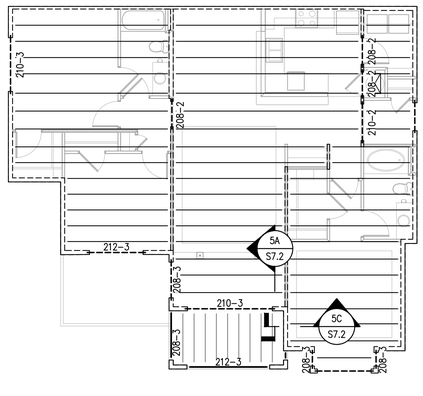
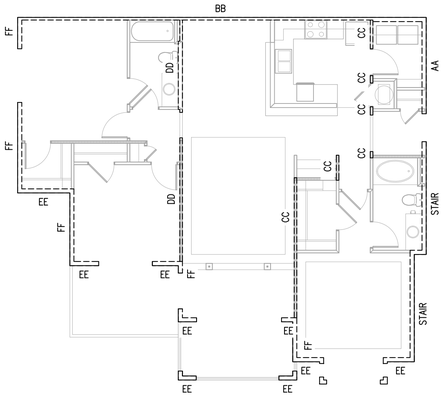


UNIT C1A



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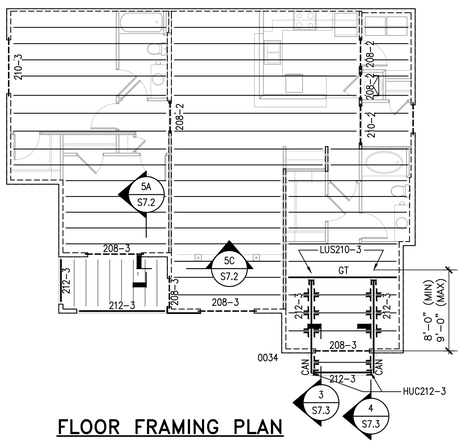
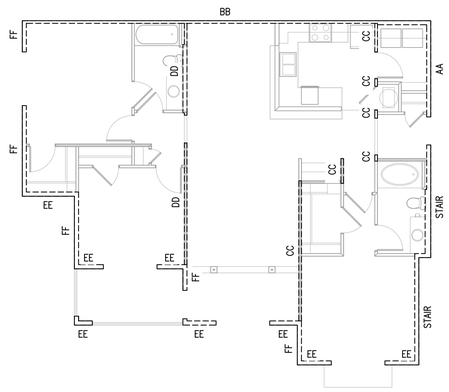
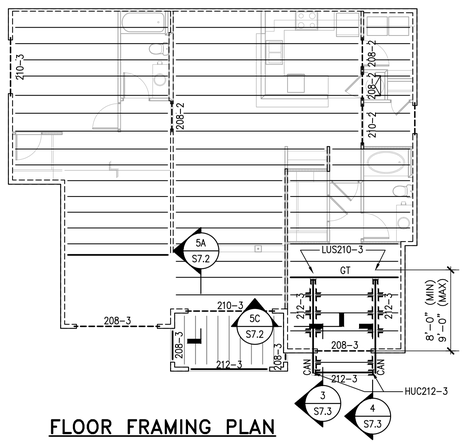


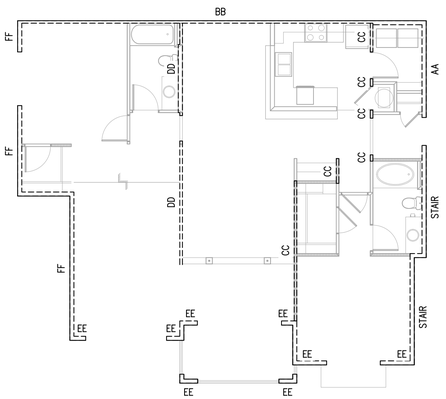
FLOOR FRAMING PLAN



WALL FRAMING PLAN



FLOOR FRAMING PLAN



WALL FRAMING PLAN

1 S4.3 UNIT C1–G
SCALE: 1/8" = 1'–0"

© BLDG TYPE III

2 S4.3 UNIT B2
SCALE: 1/8" = 1'–0"

BLDG TYPE III

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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September 30, 2022

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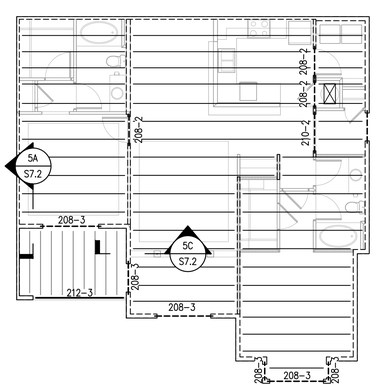
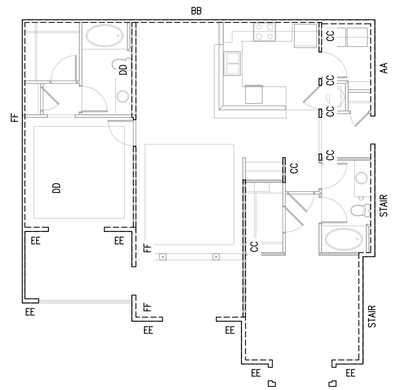
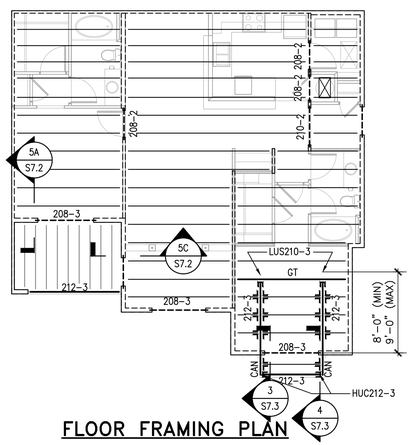
SEE DWG S4.1 FOR UNIT & WALL FRAMING PLAN NOTES AND LEGEND

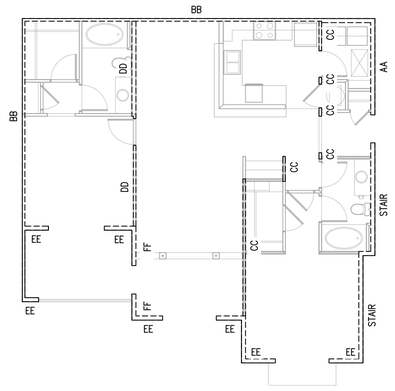




UNIT B1



FLOOR FRAMING PLAN

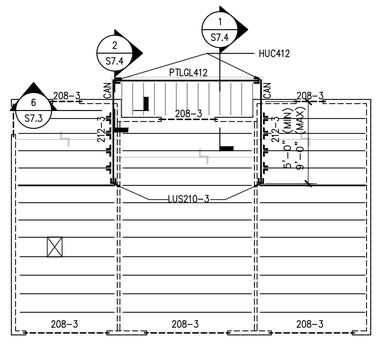


WALL FRAMING PLAN

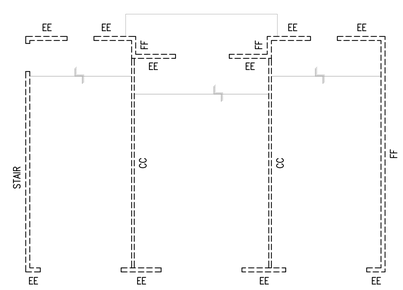
1 S4.4 UNIT B1-G-MIDDLE

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

@ BLDG TYPE III



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.4 TYPE IV GARAGE (A3 ABOVE)

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

@ BLDG TYPE IV

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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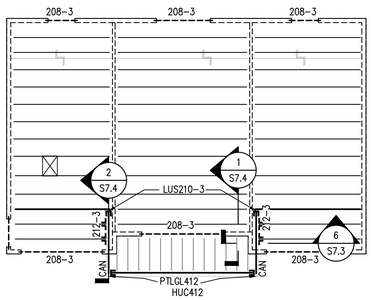
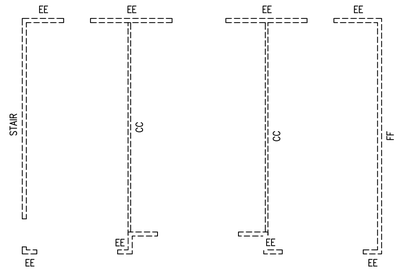
SEE DWG S4.1 FOR UNIT & WALL FRAMING PLAN NOTES AND LEGEND



FLOOR FRAMING PLAN

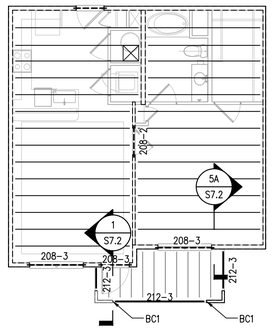


WALL FRAMING PLAN

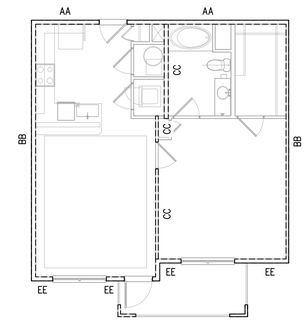
1 S4.5 TYPE IVa GARACE (A3 ABOVE)

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

@ BLDG TYPE III



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.5 UNIT A4

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

@ BLDG TYPE IV

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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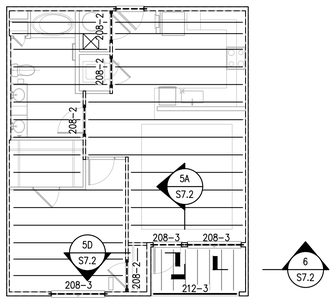
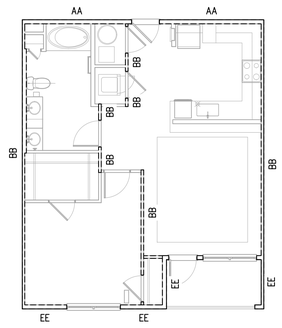


FLOOR FRAMING PLAN

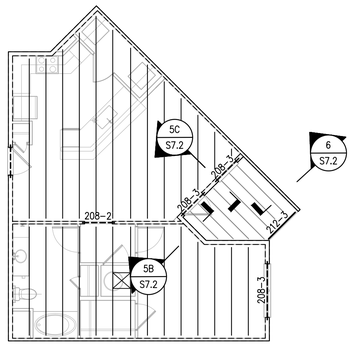


WALL FRAMING PLAN

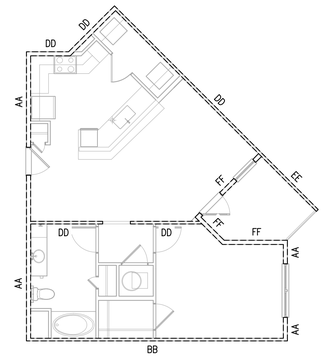
1 S4.6 UNIT A5

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

@ BLDG TYPE III



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.6 UNIT A6

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

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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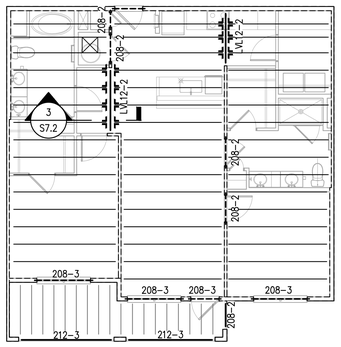
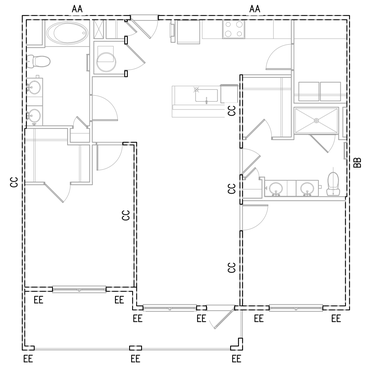


FLOOR FRAMING PLAN

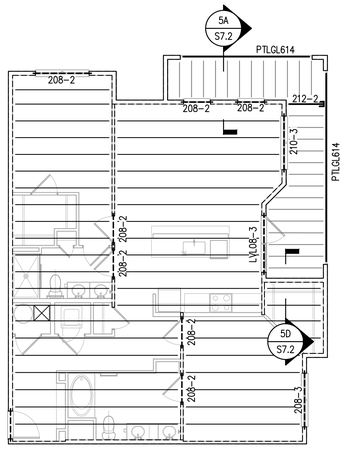


WALL FRAMING PLAN

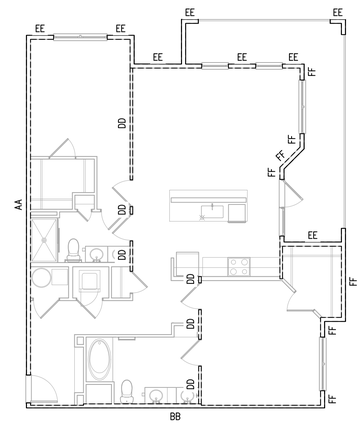
1 S4.7 UNIT B3

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

© BLDG TYPE III



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.7 UNIT B4

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

© BLDG TYPE IV

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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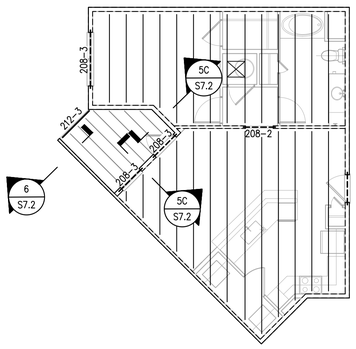
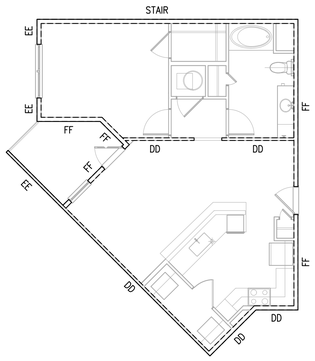
SEE DWG S4.1 FOR UNIT & WALL FRAMING PLAN NOTES AND LEGEND



FLOOR FRAMING PLAN

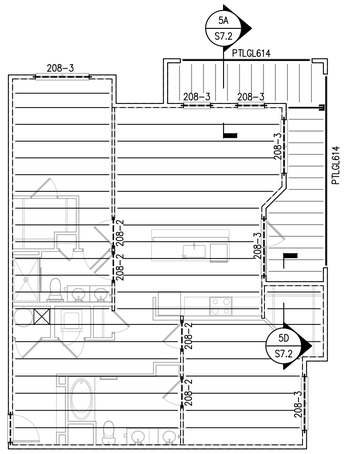


WALL FRAMING PLAN

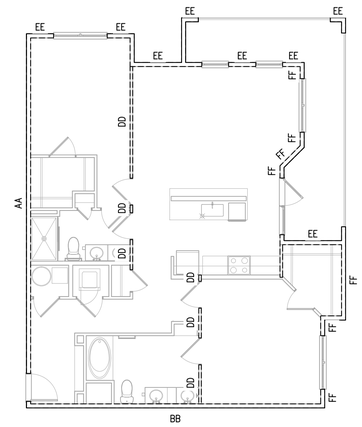
1 S4.8 UNIT A6 @ STAIR

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

@ BLDG TYPE III



FLOOR FRAMING PLAN



WALL FRAMING PLAN

2 S4.8 UNIT B4 @ STAIR

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

@ BLDG TYPE IV

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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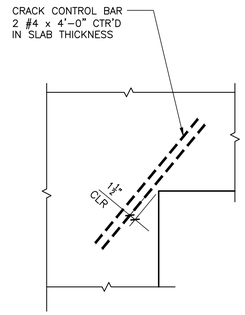
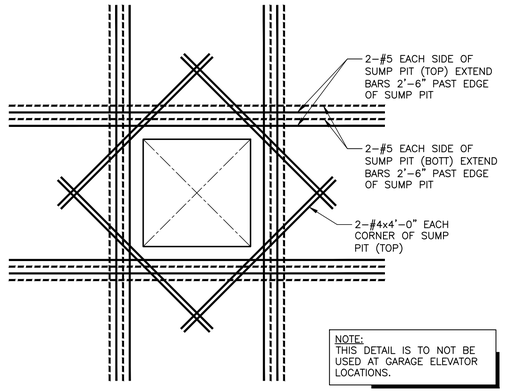


@ RE-ENTRANT SLAB CORNERS

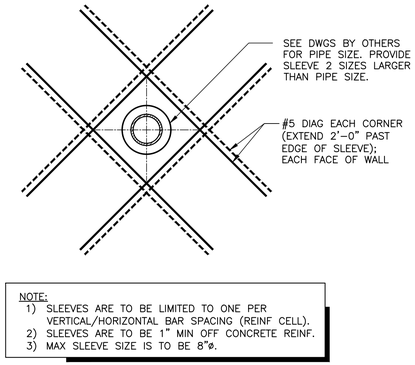
1 S6.0A TYP SLAB ON GRADE CRACK CONTROL BARS

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



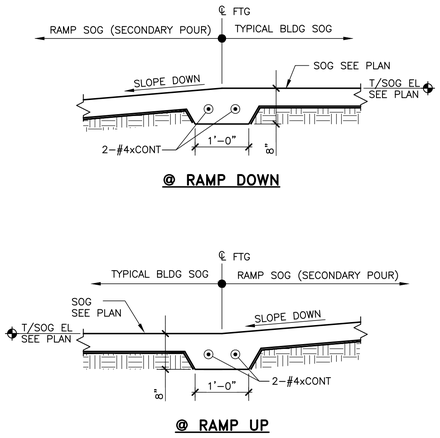
2 S6.0A ELEVATOR SUMP PIT REINFORCEMENT

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



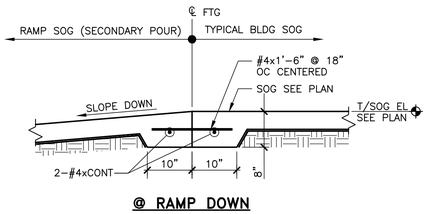
3 S6.0A SLEEVE REINF IN CONC WALL

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



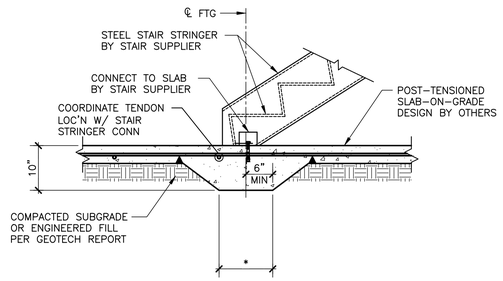
4 S6.0A SLAB AT RAMP TRANSITION

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



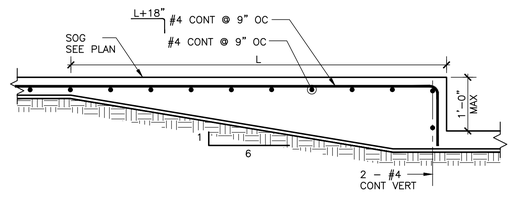
4A S6.0A OPTIONAL SLAB AT RAMP TRANSITION

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



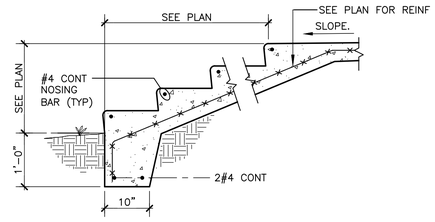
5 S6.0A TYP THICKENED SLAB @ STAIR STRINGER

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



6 S6.0A SECTION @ SLAB STEP

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



7 S6.0A TYP CONCRETE STAIR DETAIL

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

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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FOUNDATION SECTIONS & DETAILS

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Sheet Number:

S6.0A

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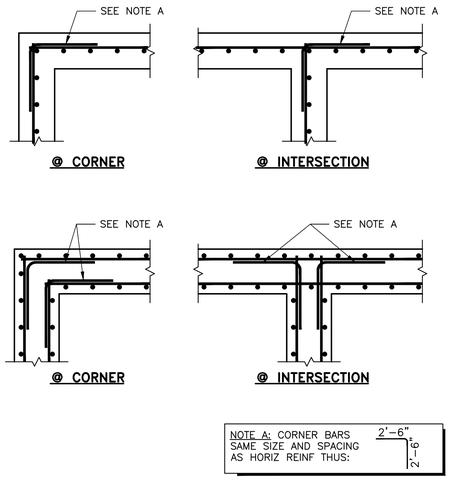
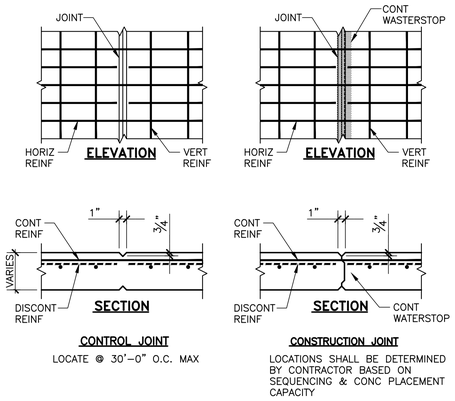


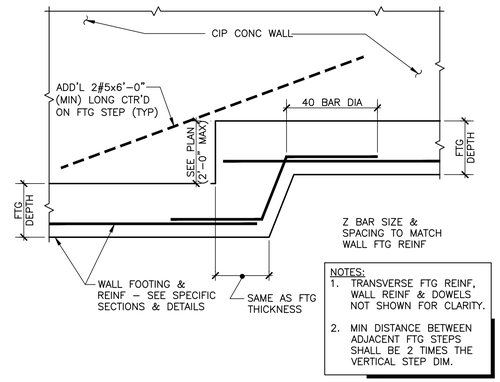
1 6.0B CONCRETE WALL CORNER & INTERSECTION DETAILS

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



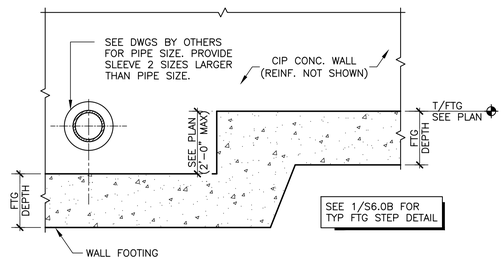
2 S6.0B TYP CONCRETE WALL JOINT DETAILS

SCALE: N.T.S.

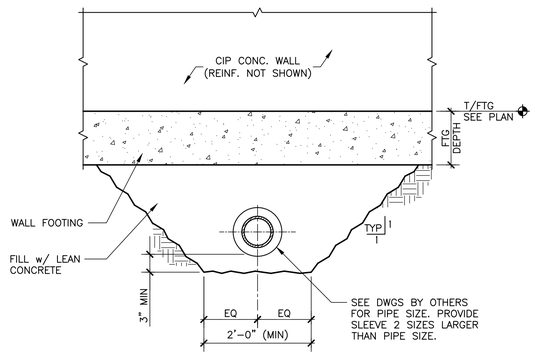


3 S6.0B TYP WALL FOOTING STEP DETAIL

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



PIPE THRU FOUNDATION WALL



PIPE BELOW WALL FOOTING

4 S6.0B TYP DETAILS @ PIPE BELOW WALL FTG & THRU FOUNDATION WALL

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

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Date:	Rev:	Description:
10.23.17	1	BLDG DEPT COMMENTS

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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Sheet Title:

FOUNDATION SECTIONS & DETAILS

Date:
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Sheet Number:

S6.0B

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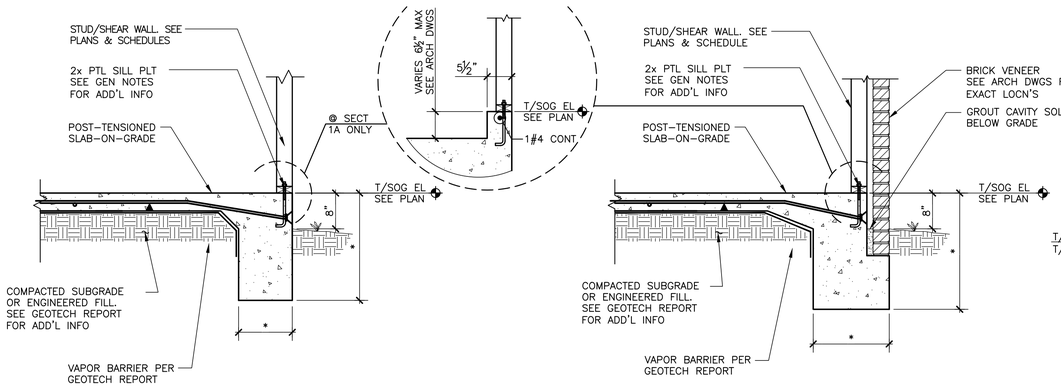
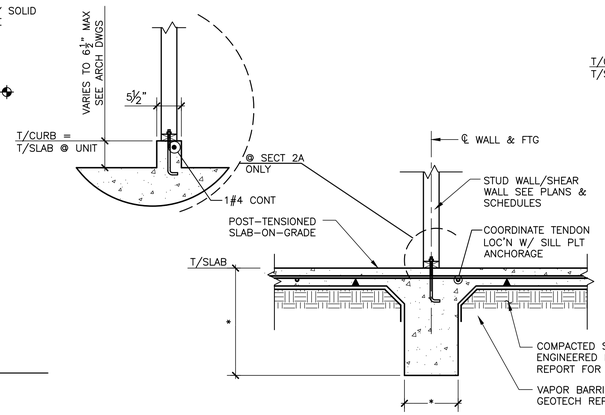


1A S6.1 / 1 S6.1 **TYP SECTION AT EXTERIOR WALL FOOTING**

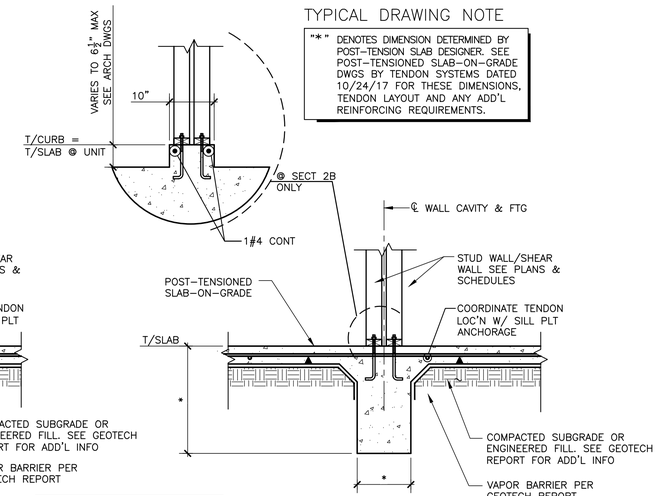
SCALE: 3/4" = 1'-0"



TYPICAL DRAWING NOTE

"*" DENOTES DIMENSION DETERMINED BY POST-TENSION SLAB DESIGNER. SEE POST-TENSIONED SLAB-ON-GRADE DWGS BY TENDON SYSTEMS DATED 10/24/17 FOR THESE DIMENSIONS, TENDON LAYOUT AND ANY ADD'L REINFORCING REQUIREMENTS.

GC SHALL COORDINATE SLAB TENDONS W/ INTERIOR SHEAR WALL SILL PLATE ANCHORAGE BEFORE CONCRETE SLAB IS POURED



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

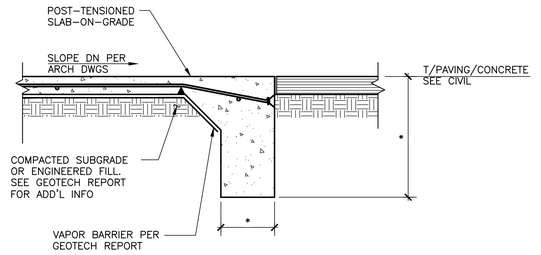
SCALE: 3/4" = 1'-0"

3 S6.1 **SECTION @ GARAGE STEP**

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

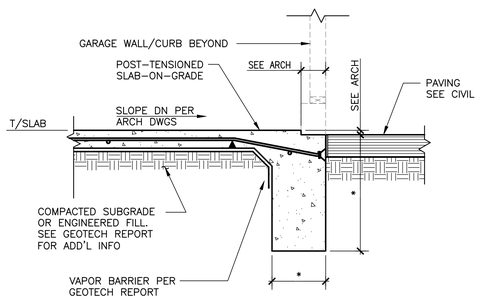
4A S6.1 / 4 S6.1 **SECTION @ SOG**

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



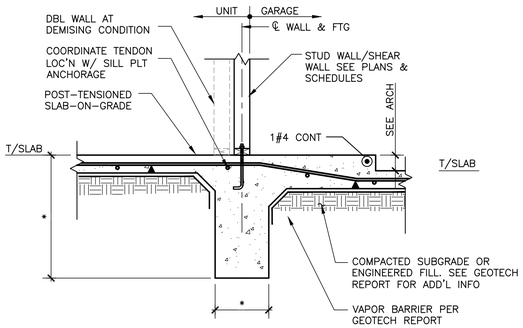
5 S6.1 **SECTION @ EXTERIOR**

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



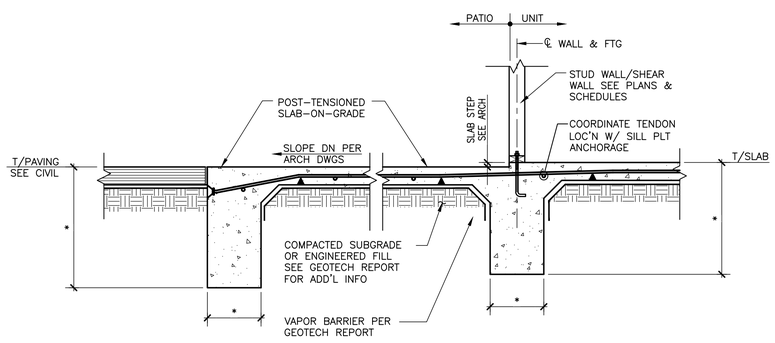
6 S6.1 **SECTION @ GARAGE ENTRY**

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



7 S6.1 **SECTION @ GARAGE STEP**

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



8 S6.1 **SECTION @ PATIO**

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

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Date:	Rev:	Description:
10.23.17	1	BLDG DEPT COMMENTS

Construction Documents - Progress Set

Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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S6.1

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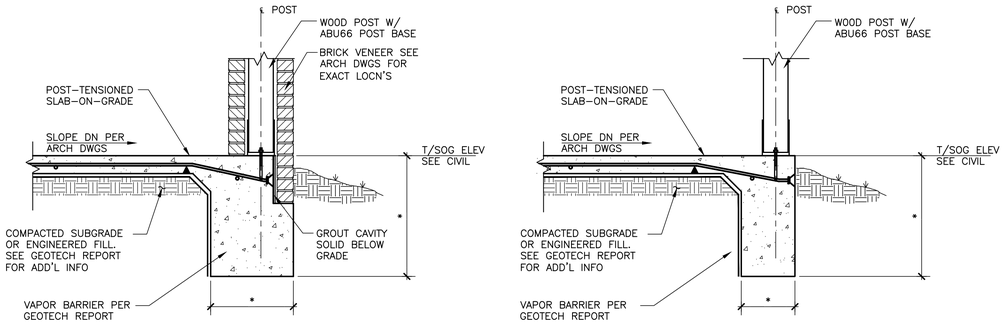
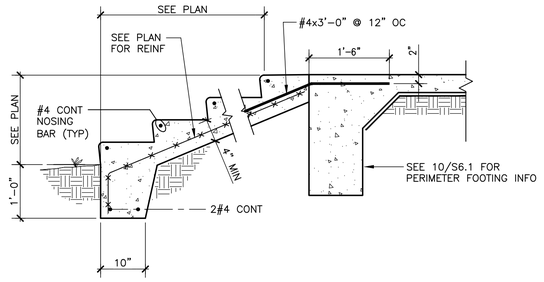


GC SHALL COORDINATE SLAB TENDONS W/POST BASE ANCHORAGE BEFORE CONCRETE SLAB IS POURED

1 S6.2 SECTION @ EXTERIOR POST

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

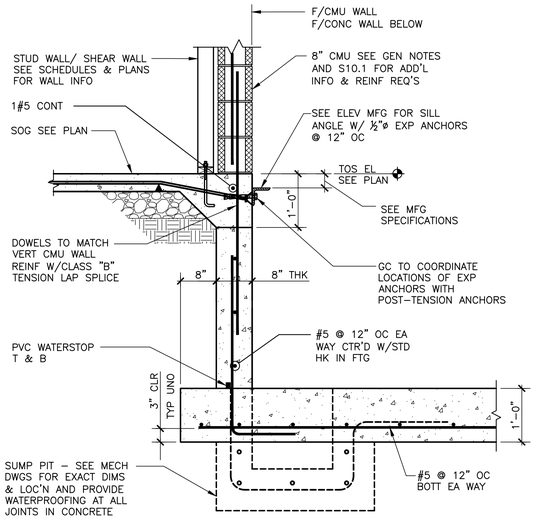


2 S6.2 TYP CONCRETE STAIR DETAIL

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

TYPICAL DRAWING NOTE

"*" DENOTES DIMENSION DETERMINED BY POST-TENSION SLAB DESIGNER. SEE POST-TENSIONED SLAB-ON-GRADE DWGS BY TENDON SYSTEMS DATED 10/24/17 FOR THESE DIMENSIONS, TENDON LAYOUT AND ANY ADD'L REINFORCING REQUIREMENTS.



3 S6.2 SECTION @ ELEVATOR PIT

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

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12.12.19	2	FOUNDATION COORD

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

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September 30, 2022

Sheet Number:

S6.2

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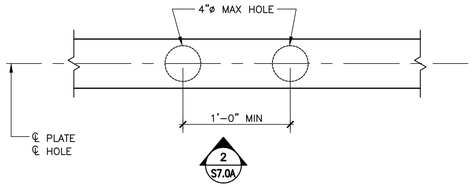
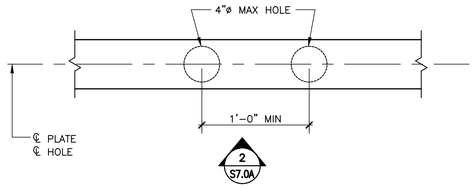
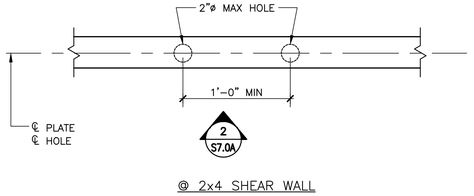


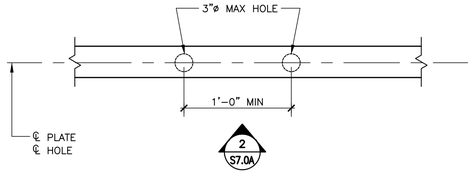
@ 2x6 SHEAR WALL



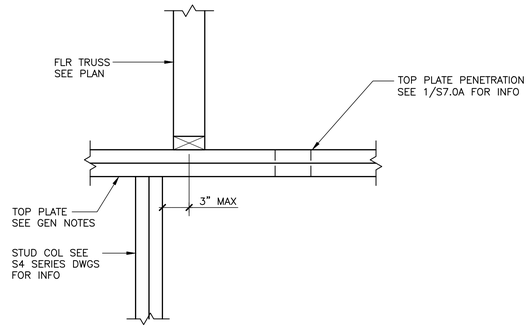
@ 2x6 NON-SHEAR WALL



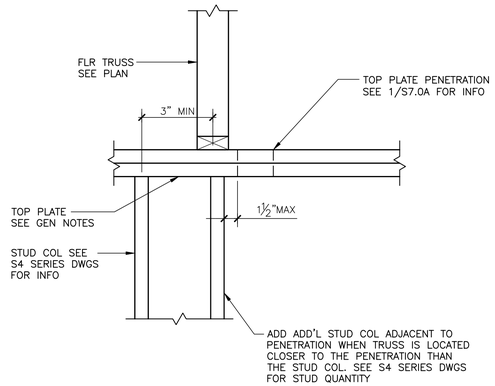
@ 2x4 SHEAR WALL



@ 2x4 NON-SHEAR WALL



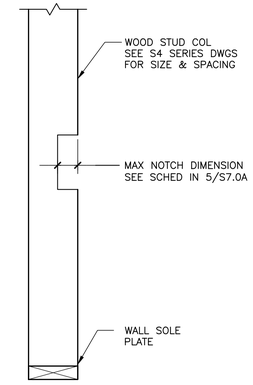
CASE 1: NO ADDITIONAL STUDS REQUIRED



CASE 2: ADDITIONAL STUDS REQUIRED

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

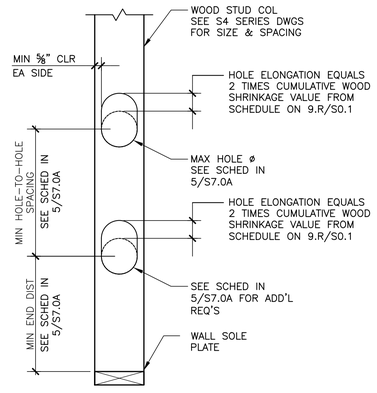
SCALE: 1 1/2" = 1'-0"



ELEVATION VIEW

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

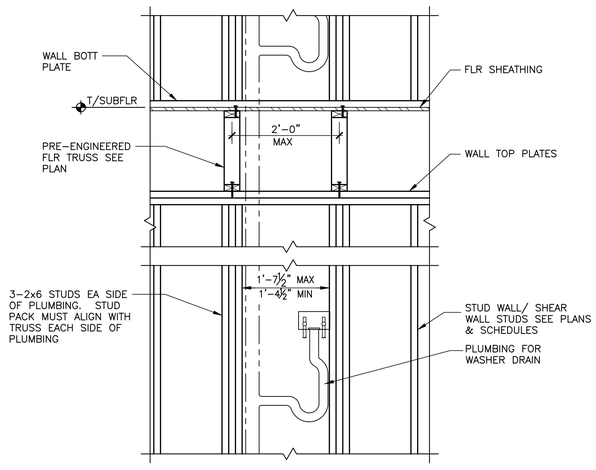
SCALE: 1 1/2" = 1'-0"



ELEVATION VIEW

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

SCALE: 1 1/2" = 1'-0"



6 S7.0A TYPICAL SECTION AT WASHER HOOKUP/ DRAIN BOX

SCALE: N.T.S.

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 S4.0C.

5 S7.0A STUD COLUMN ALLOWABLE PENETRATIONS SCHEDULE

SCALE: 1 1/2" = 1'-0"

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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FLOOR FRAMING DETAILS

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S7.0A

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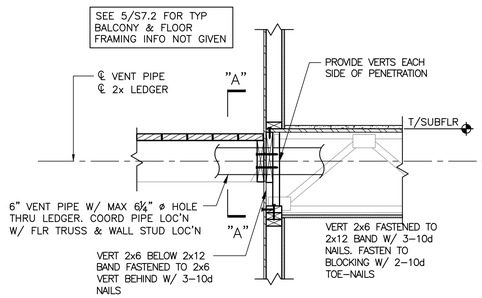
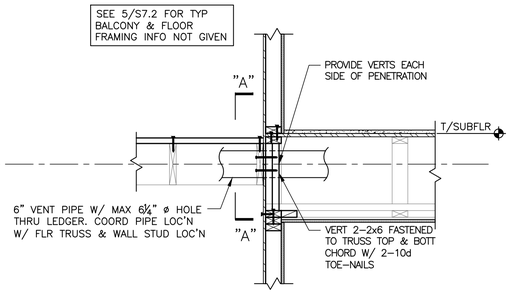
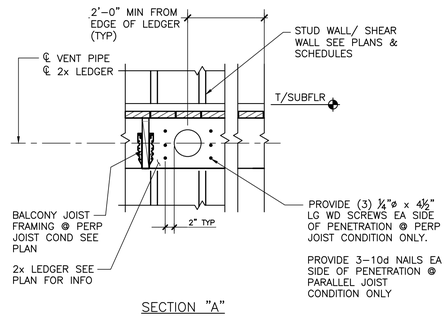


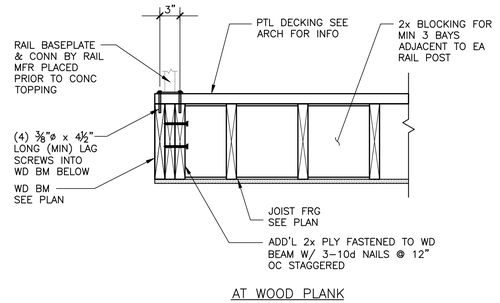
EXT WALL W/ FLR TRUSS BRG



EXT WALL W/O FLR TRUSS BRG



SECTION "A"



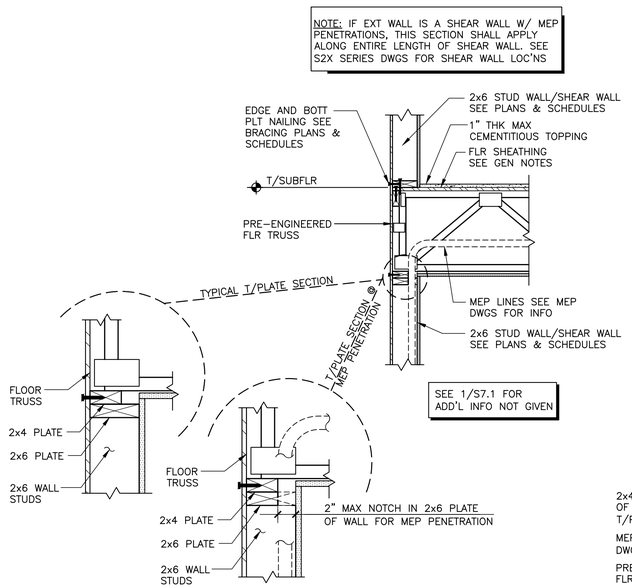
AT WOOD PLANK

1 S7.0B SECTION AT EXTERIOR BALCONY LEDGER W/ 4" PIPE PENETRATION

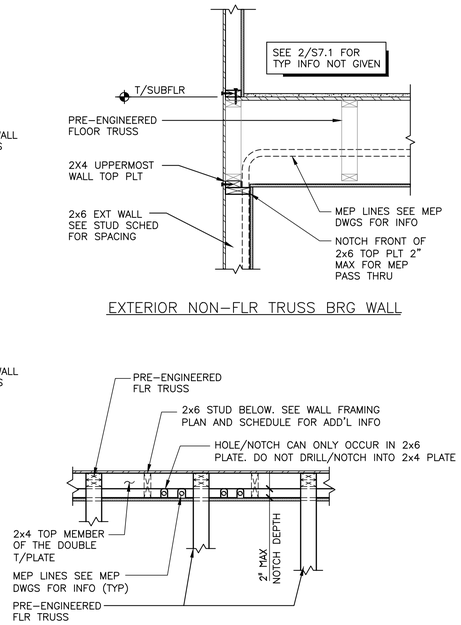
SCALE: N.T.S.

2 S7.0B TYP SECTION BALCONY HAND RAIL EMBED

SCALE: 3/4" = 1'–0"



SECTION VIEW



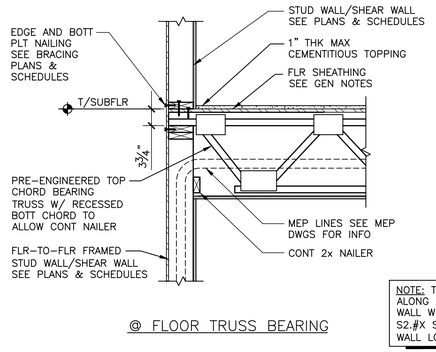
PLAN VIEW

3 S7.0B SECTION AT EXTERIOR WALLS REQUIRING MEP PENETRATION

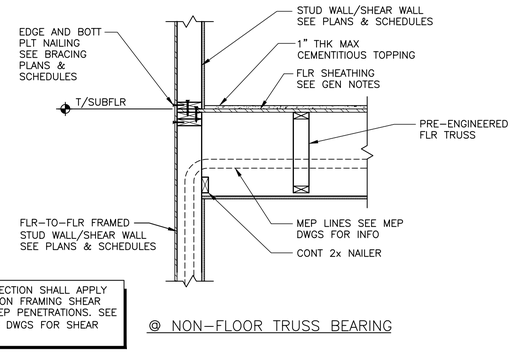
SCALE: 3/4" = 1'–0"

(WHERE 2x6 WALL IS SCHEDULED PER ARCH. SEE DETAIL 4/S7.0B AT 2x4 WALL LOCATIONS)

EXTERIOR NON–FLR TRUSS BRG WALL



@ FLOOR TRUSS BEARING

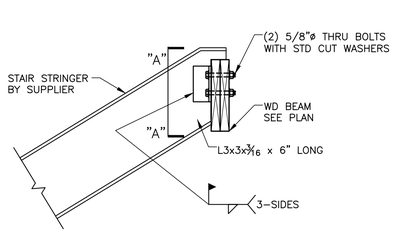


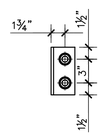
@ NON–FLOOR TRUSS BEARING

NOTE: THIS SECTION SHALL APPLY ALONG BALLOON FRAMING SHEAR WALL WITH MEP PENETRATIONS. SEE S2.#X SERIES DWGS FOR SHEAR WALL LOC'NS

4 S7.0B SECTION AT EXTERIOR WALLS REQUIRING MEP PENETRATION (BALLOON FRAMING CONDITION)

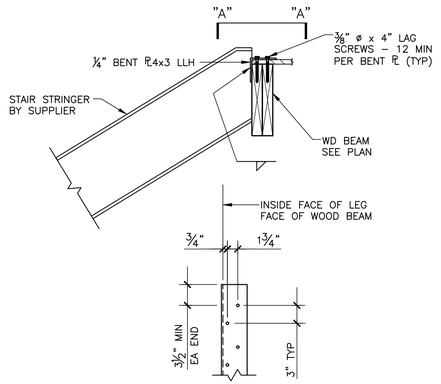
SCALE: 3/4" = 1'–0"





SECTION "A"

@ SIDE OF BEAM CONNECTON



SECTION "A"

@ TOP OF BEAM CONNECTON

5 S7.0B DETAIL @ MTL STAIR STRINGER TO WOOD BEAM CONNECTION

SCALE: N.T.S.

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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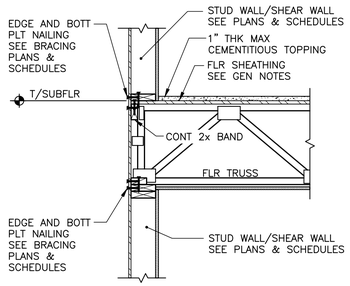
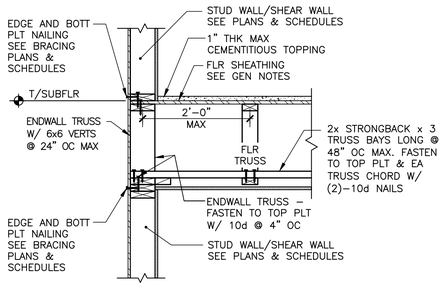


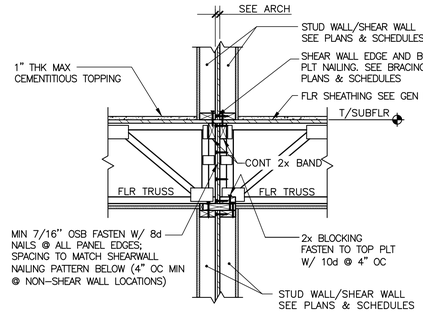
CONDITION A



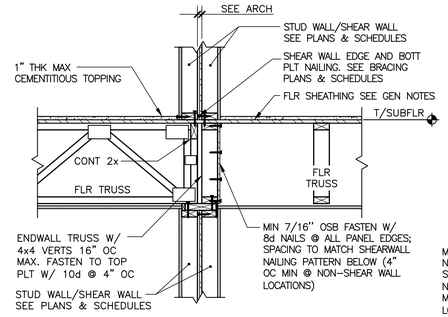
CONDITION B

1 S7.1 SECTION AT EXTERIOR WALL

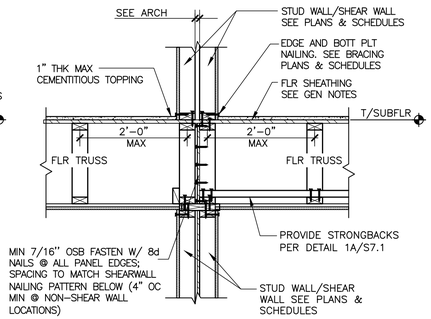
SCALE: 3/4" = 1'-0"



CONDITION A



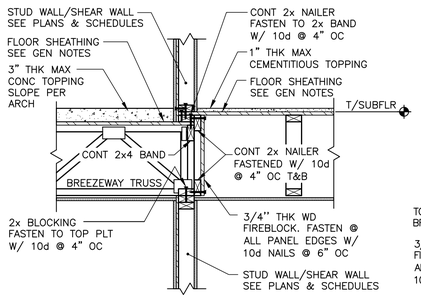
CONDITION B



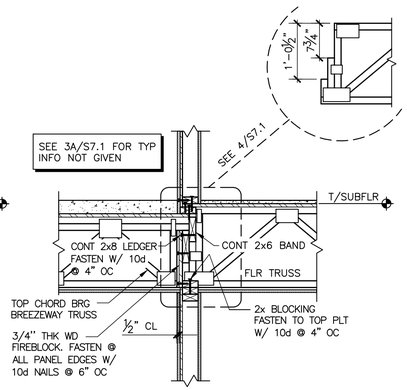
CONDITION C

2 S7.1 SECTIONS @ TENANT SEPARATION WALLS

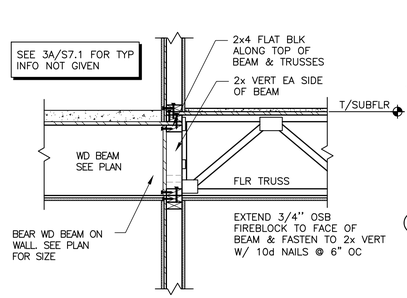
SCALE: 3/4" = 1'-0"



BREEZEWAY SIDE UNIT SIDE



BREEZEWAY SIDE UNIT SIDE



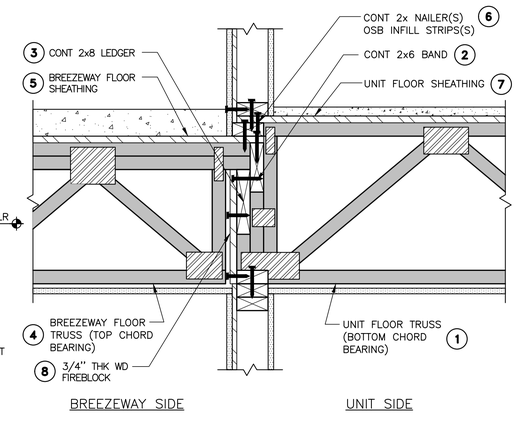
BREEZEWAY SIDE UNIT SIDE

CONDITION A CONDITION B CONDITION C

NOTE: UNIT SIDE TRUSS PARALLEL TO BREEZWAY WALL AT 'SIM' CONDITION.

3 S7.1 SECTION @ BREEZEWAY WALL

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



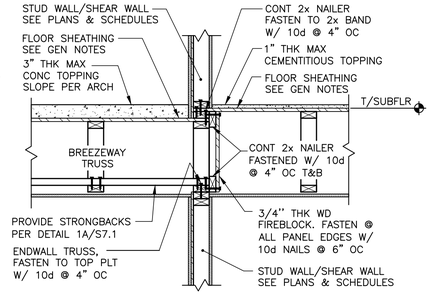
BREEZEWAY SIDE UNIT SIDE

SEQUENCE OF CONSTRUCTION:

STEP 1: INSTALL UNIT FLOOR TRUSS (BOTTOM CHORD BEARING)
STEP 2: INSTALL 2x6 BAND
STEP 3: INSTALL 2x8 LEDGER
STEP 4: INSTALL BREEZEWAY FLOOR TRUSS (TOP CHORD BEARING)
STEP 5: INSTALL BREEZEWAY FLOOR SHEATHING
STEP 6: INSTALL CONT 2x NAILER(S)/OSB INFILL STRIP(S)
STEP 7: INSTALL UNIT FLOOR SHEATHING
STEP 8: INSTALL ¾" FIRE BLOCK SHEATHING

4 S7.1 TRUSS BEARING DETAIL AT B'WAY

SCALE: 1 1/2" = 1'-0"

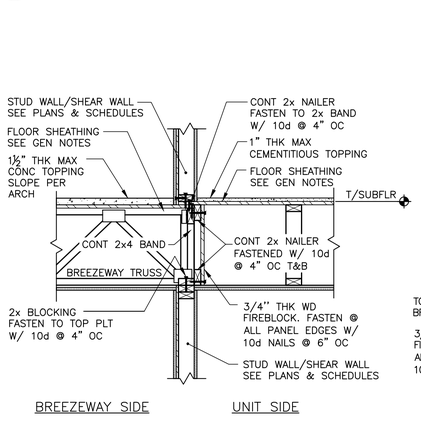


BREEZEWAY SIDE UNIT SIDE

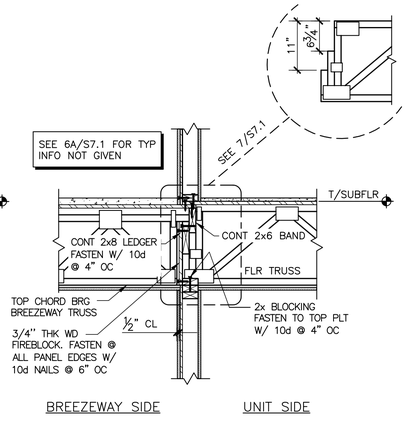
CONDITION A

5 S7.1 SECTION @ BREEZEWAY WALL

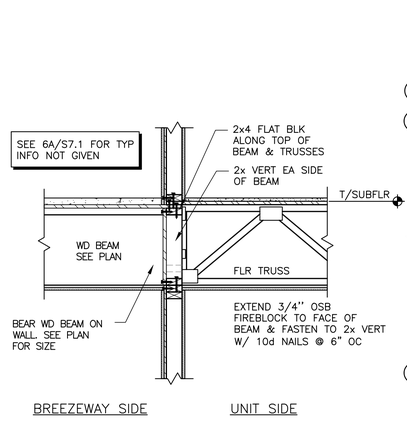
SCALE: 3/4" = 1'-0"



BREEZEWAY SIDE UNIT SIDE



BREEZEWAY SIDE UNIT SIDE



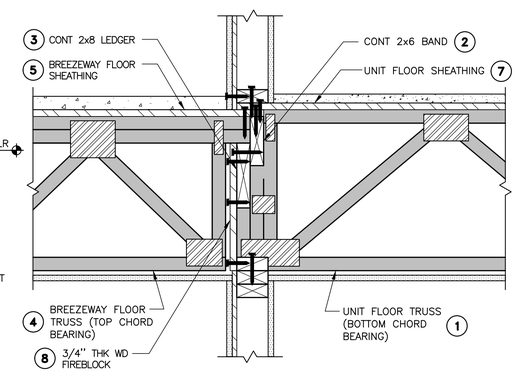
BREEZEWAY SIDE UNIT SIDE

CONDITION A CONDITION B CONDITION C

NOTE: UNIT SIDE TRUSS PARALLEL TO BREEZWAY WALL AT 'SIM' CONDITION.

6 S7.1 SECTION @ BLDG IV & IVA BREEZEWAY WALL

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

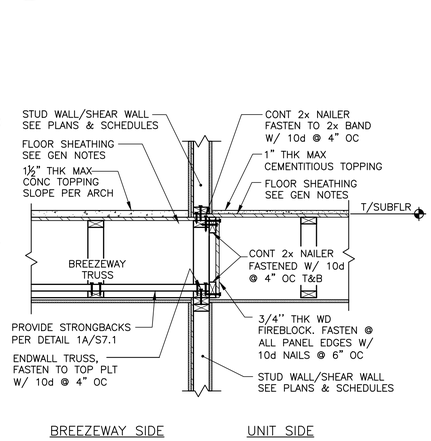


BREEZEWAY SIDE UNIT SIDE

SEE 4/S7.1 FOR SEQUENCE OF CONST

7 S7.1 TRUSS BEARING DETAIL @ BLDG IV & IVA BREEZEWAY

SCALE: 1 1/2" = 1'-0"



BREEZEWAY SIDE UNIT SIDE

CONDITION A

8 S7.1 SECTION @ BLDG IV & BLDG IVA BREEZEWAY WALL

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

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STRUCTURAL ENGINEERS
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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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FLOOR FRAMING SECTIONS & DETAILS

Date:

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Sheet Number:

S7.1

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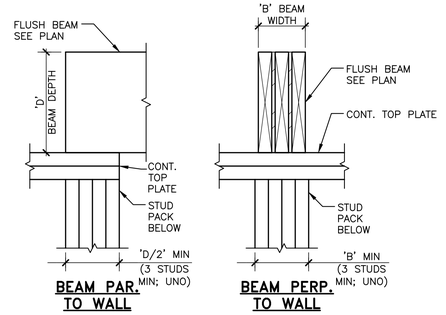
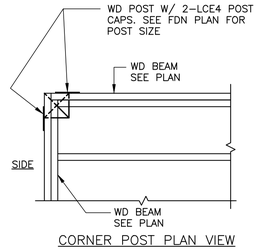


NOTE: DETAIL REFLECTS TYPICAL FLUSH BEAM BEARING CONDITION. ALL OTHER FLOOR/WALL FRAMING INFORMATION NOT SHOWN FOR CLARITY.

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

1 S7.2 FLUSH BEAM BEARING DETAIL

SCALE: N.T.S.

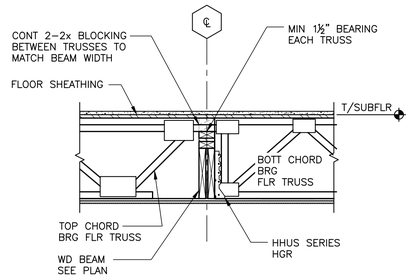


CORNER POST PLAN VIEW

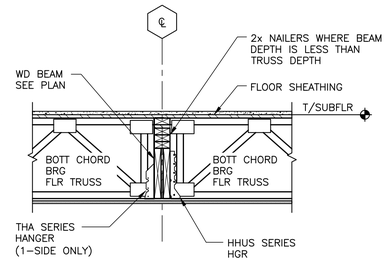
NOTE: ALL BEAM SPLICES MUST BE CTR'D ON A POST

2 S7.2 BEAM TO POST CONNECTION DETAILS (PLAN VIEW)

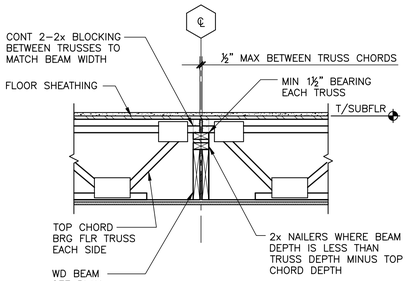
SCALE: 3/4" = 1'-0"



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



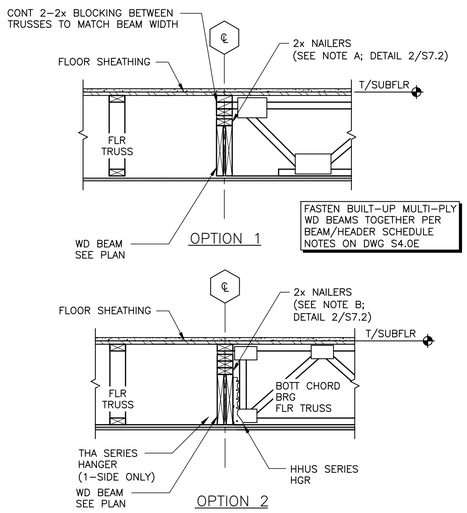
NOTE B:
PROVIDE 2x NAILERS (WHERE BEAM DEPTH IS LESS THAN TOTAL TRUSS DEPTH) SO BOTTOM OF BEAM AND BOTTOM OF TRUSS ARE FLUSH



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

3 S7.2 SECTION @ INTERIOR WOOD BEAM

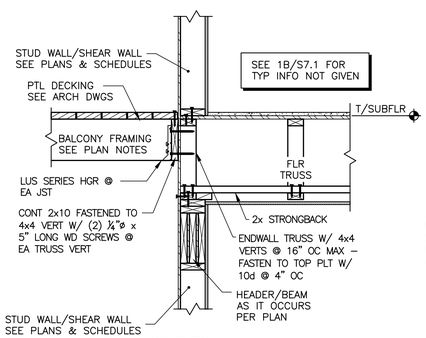
SCALE: 3/4" = 1'-0"



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

4 S7.2 SECTION @ FLUSH BEAM (FLOOR FRAMING FROM ONE SIDE)

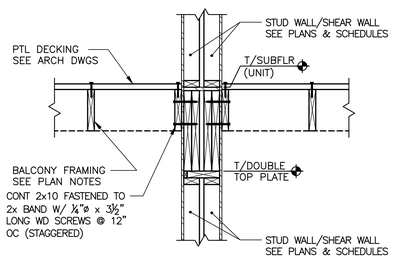
SCALE: 3/4" = 1'-0"



SEE ARCH DWGS FOR FLASHING REQ'S

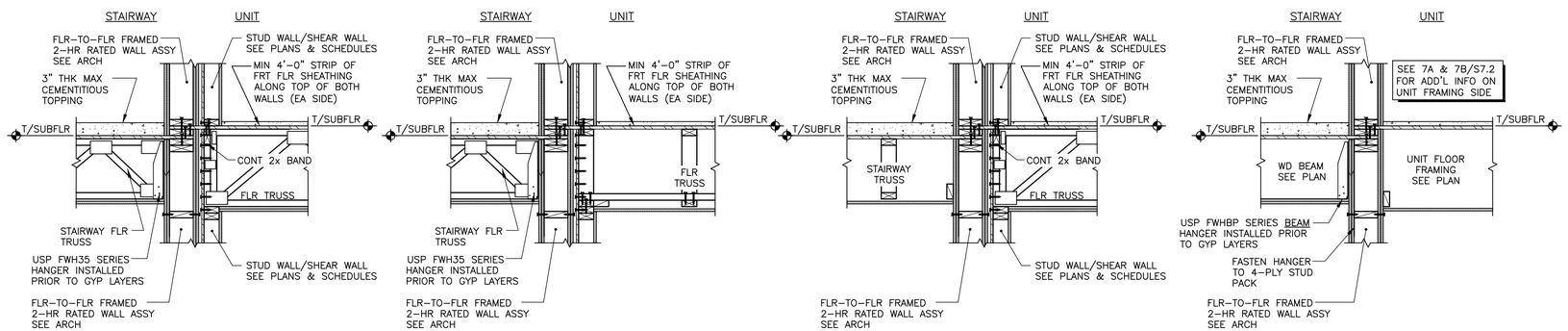
5 S7.2 SECTION @ TYPICAL BALCONY

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



6 S7.2 SECTION @ BALCONY DEMISING WALL

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



8 S7.2 SECTIONS AT 2-HOUR RATED STAIRWAY/UNIT WALL

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

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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S7.2

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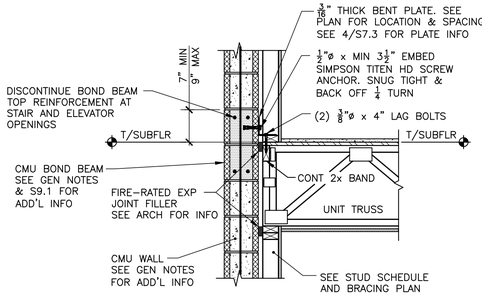
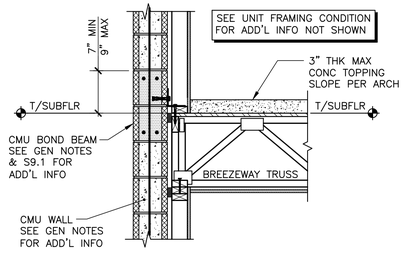
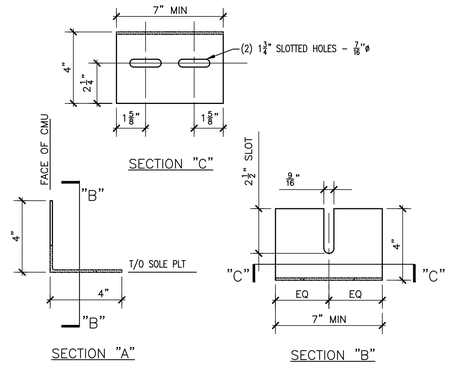


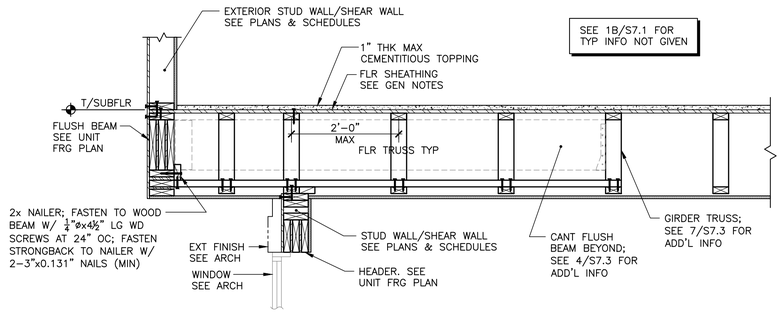
@ UNIT FRAMING



@ BREEZEWAY FRAMING

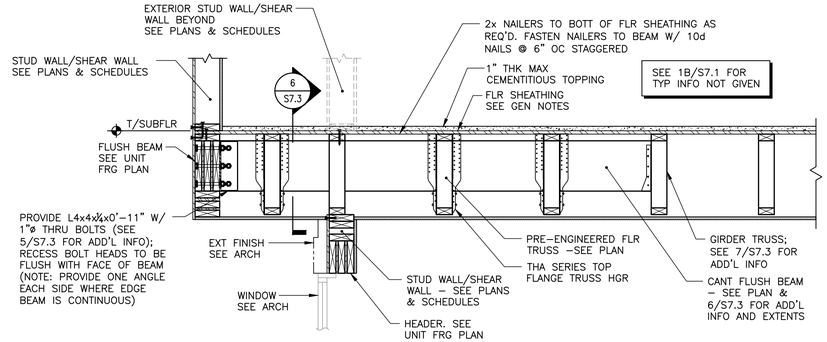


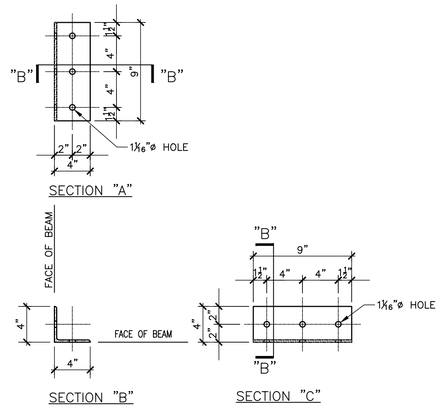
1 S7.3 TYPICAL SECTION AT ELEVATOR SHAFT



2 S7.3 BENT PLATE DETAIL

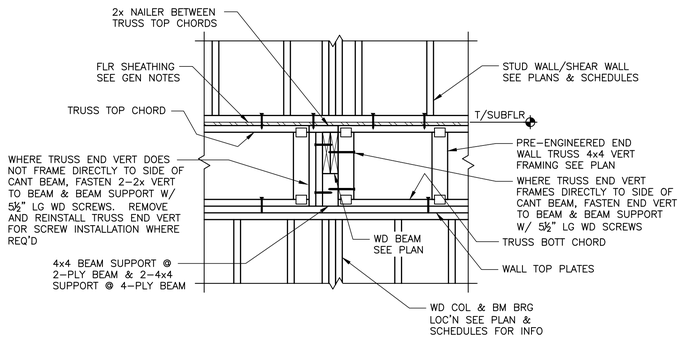
SCALE: N.T.S.





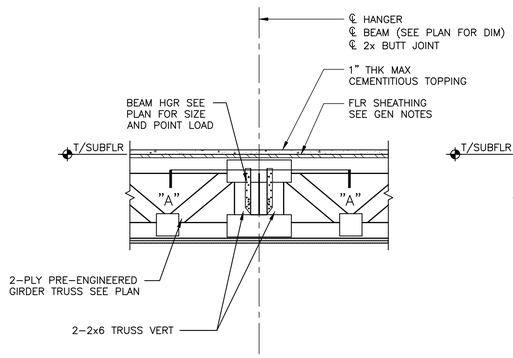
3 S7.3 SECTION @ FLOOR EXTENSION

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

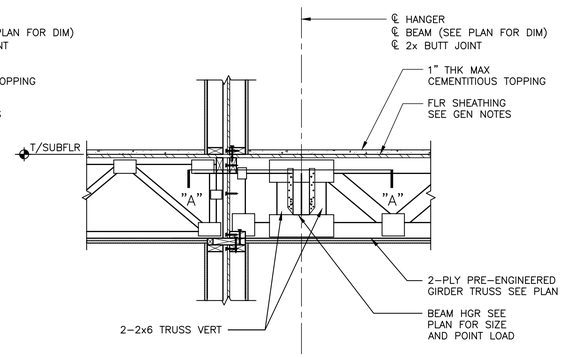


4 S7.3 SECTION @ FLOOR EXTENSION

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



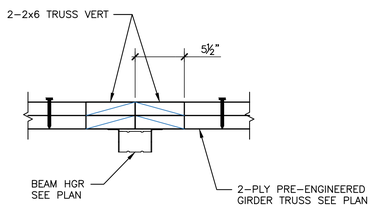
@ INTERIOR SPAN CONDITION



@ END SPAN CONDITION

5 S7.3 BENT PLATE/ANGLE DETAIL

SCALE: 3" = 1'-0"



SECTION "A"

6 S7.3 ELEVATION @ BALCONY CANTILEVER BEAM

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

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

SCALE: N.T.S.

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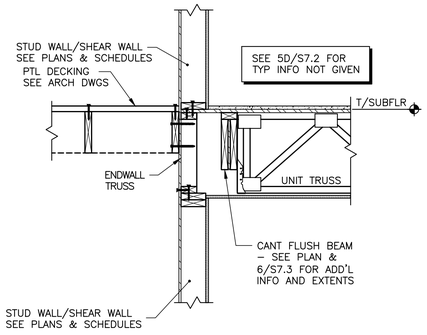
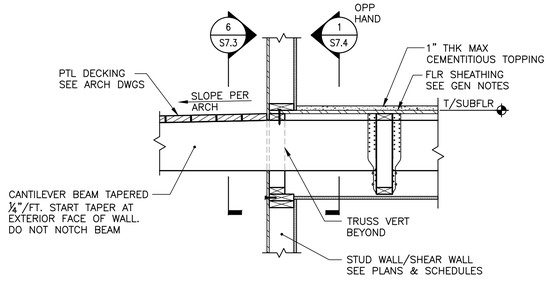


SEE ARCH DWGS FOR FLASHING REQ'S

1 S7.4 SECTION @ CANTILEVER BALCONY

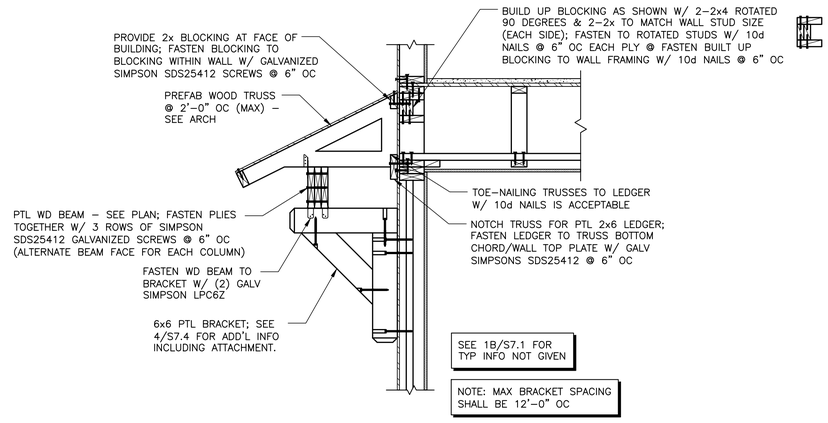
SCALE: 3/4" = 1'–0"



SEE 1B/S7.1 & 4B/S7.3 FOR TYP INFO NOT GIVEN

2 S7.4 SECTION @ FLOOR EXTENSION

SCALE: 3/4"=1'–0"



SEE 1B/S7.1 FOR TYP INFO NOT GIVEN

NOTE: MAX BRACKET SPACING SHALL BE 12'–0" OC

3 S7.4 SECTION @ CANOPY BRACKETS

SCALE: 3/4"=1'–0"

SEE 1B/S7.1 FOR TYP INFO NOT GIVEN

NOTE: MAX BRACKET SPACING SHALL BE 12'–0" OC

3A S7.4 SECTION @ CANOPY BRACKETS

SCALE: 3/4"=1'–0"

NOTE: SEE ARCH DWGs FOR BRACKET DIMs

NOTE: MAX BRACKET SPACING SHALL BE 12'–0" OC

4 S7.4 SECTION @ CANOPY BRACKETS

SCALE: 3/4"=1'–0"

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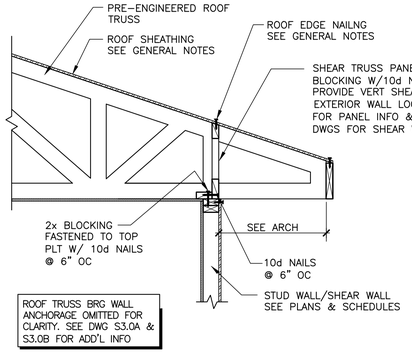
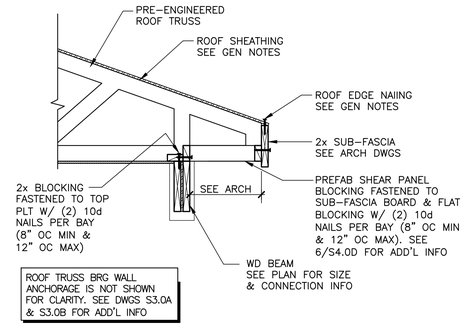


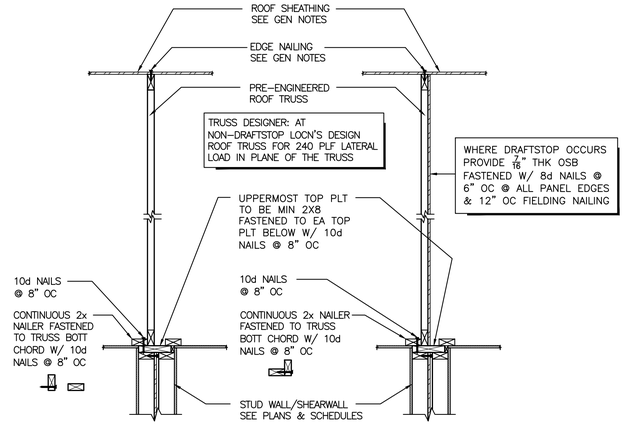
1 S8.1 **TYPICAL SECTION @ EXTERIOR WALL**

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



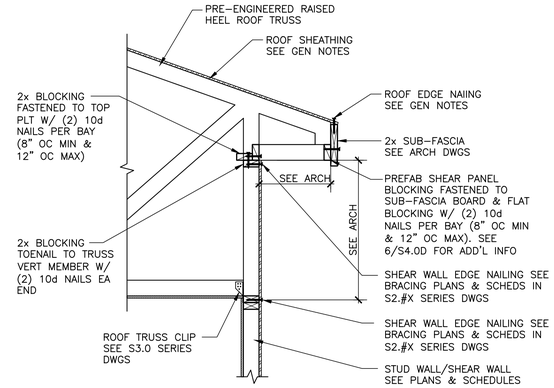
2 S8.2 **TYPICAL SECTION @ EXTERIOR WALL**

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



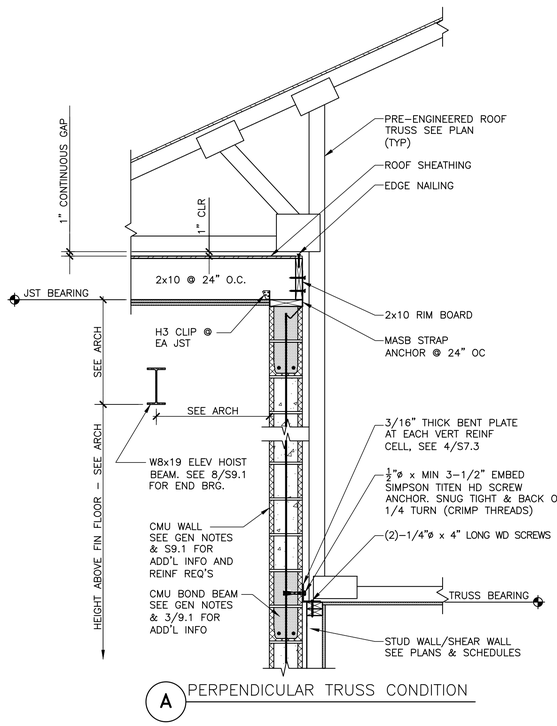
3 S8.1 **TYPICAL SECTION @ TENANT SEPARATION WALL**

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

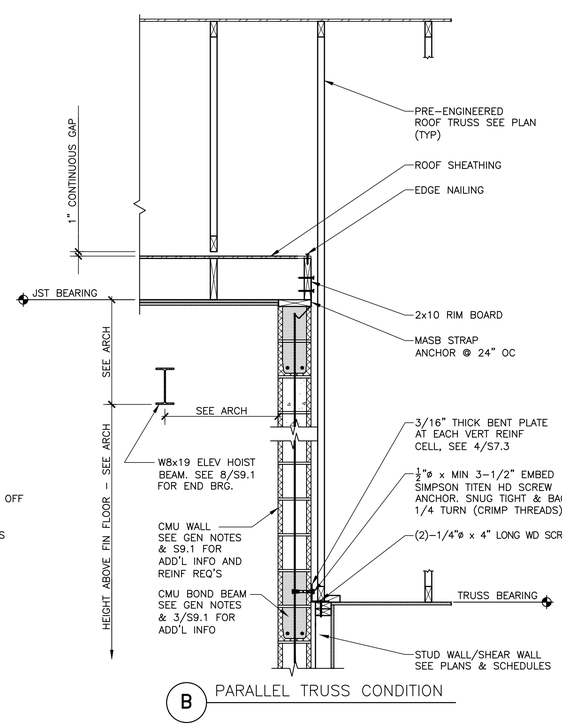


4 S8.1 **TYP SECTION AT RAISED HEEL ROOF TRUSS BRG @ EXT WALL**

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



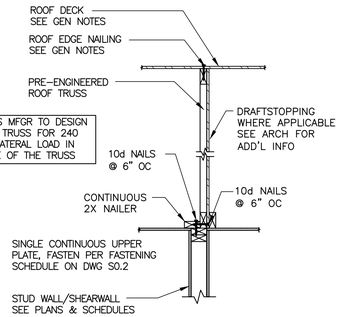
A PERPENDICULAR TRUSS CONDITION



B PARALLEL TRUSS CONDITION

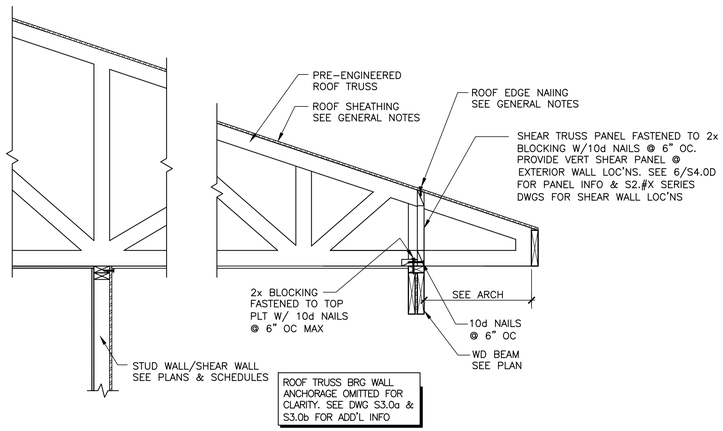
7 S8.1 **TYPICAL SECTION @ ELEVATOR SHAFT**

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



5 S8.1 **ROOF TRUSS @ INTERIOR UNIT SHEARWALL**

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



8 S8.1 **TYP SECTION @ BALCONY / DECK**

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

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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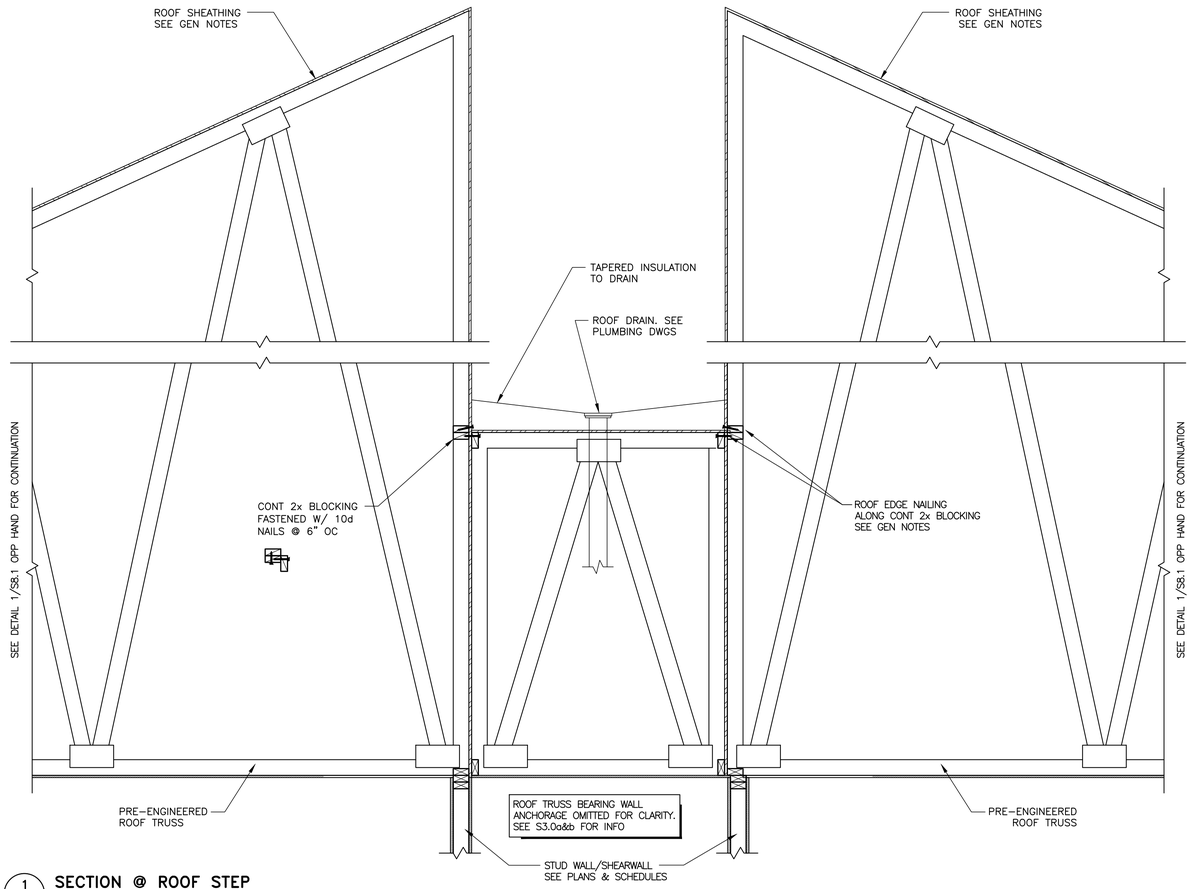
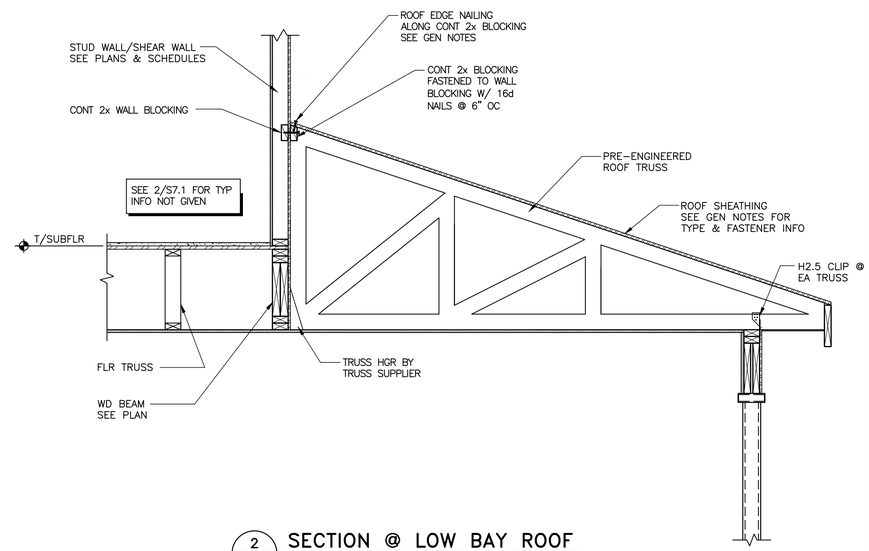


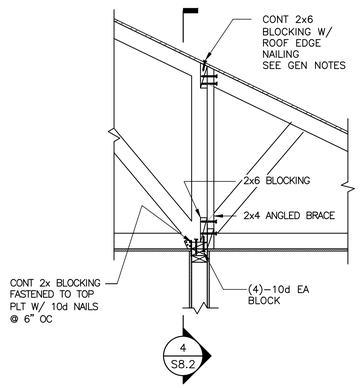
1 S8.2 **SECTION @ ROOF STEP**

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



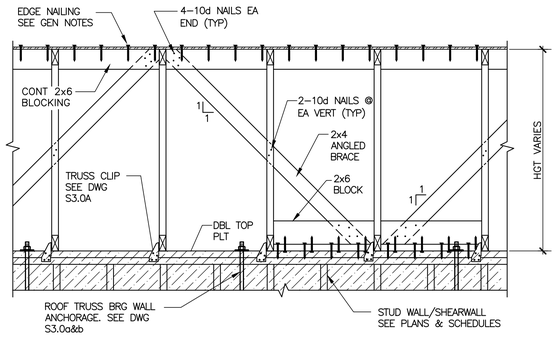
2 S8.2 **SECTION @ LOW BAY ROOF**

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



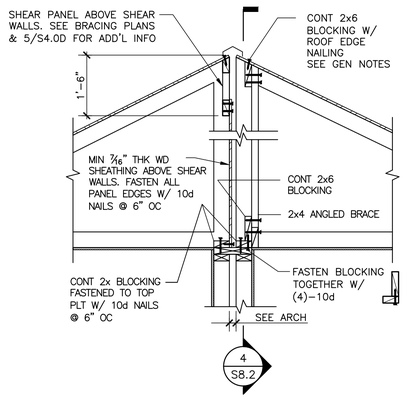
3 S8.2 **TYP SECTION @ TOP FLOOR SHEAR WALL WHERE TRUSS DEPTH IS GREATER THAN 5' -0"**

SCALE: NTS



4 S8.2 **ELEVATION ALONG CORRIDOR SHEAR WALL**

SCALE: NTS



5 S8.2 **TYP SECTION @ TENANT SEPARATION WALL**

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

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Ft Clarke, Florida

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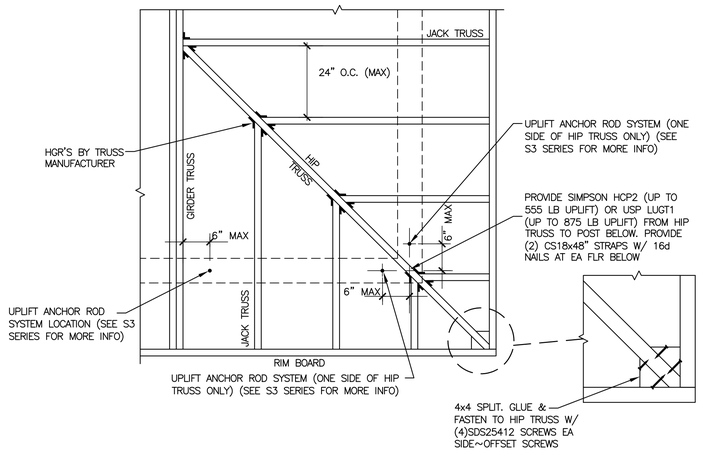
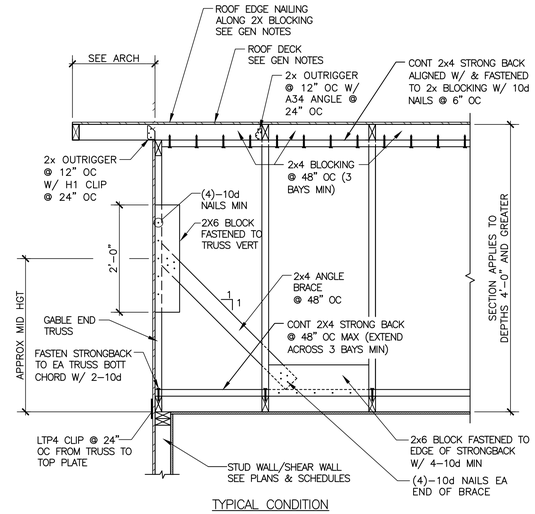


1 S8.3 **ROOF HIP FRAMING**

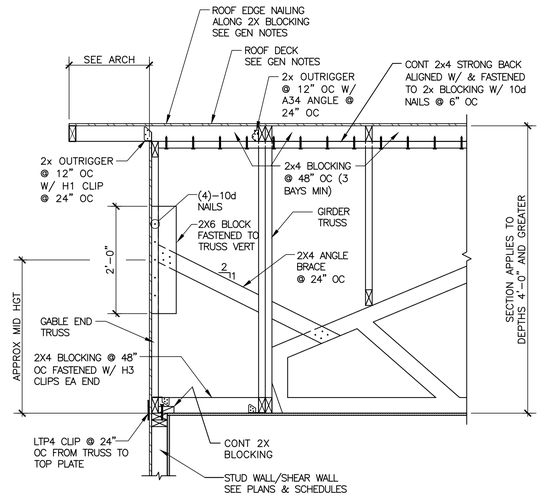
SCALE: 3/4"=1'-0"



TYPICAL CONDITION

2 S8.3 **SECTION @ GABLE END TRUSS**

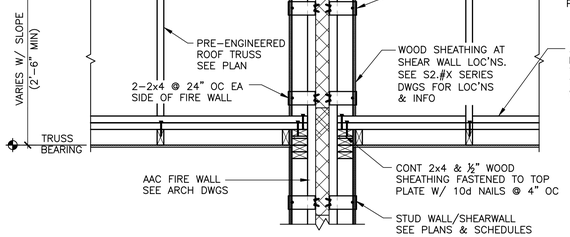
SCALE: 3/4"=1'-0"



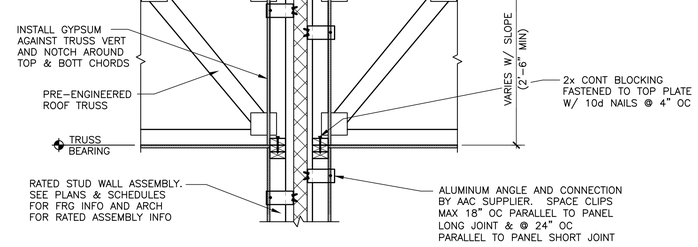
@ GIRDER TRUSS CONDITION

3 S8.3 **SECTION @ GABLE END TRUSS W/ GIRDER TRUSS**

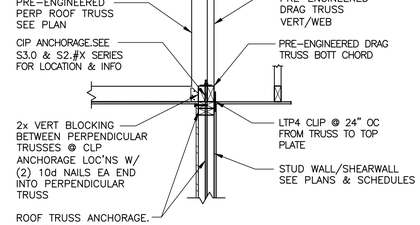
SCALE: 3/4"=1'-0"



ROOF TRUSSES PARALLEL



ROOF TRUSSES PERPENDICULAR

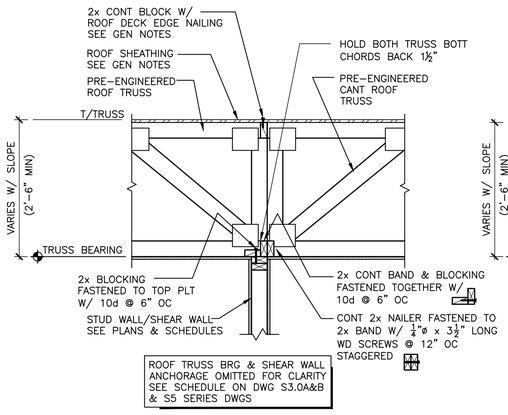


4 S8.3 **TYPICAL SECTION @ FIRE WALL**

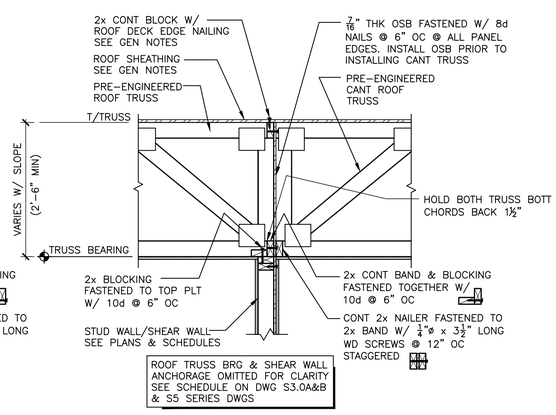
SCALE: 3/4"=1'-0"

5 S8.2 **SECTION AT DRAG TRUSS AT PERPENDICULAR TRUSS**

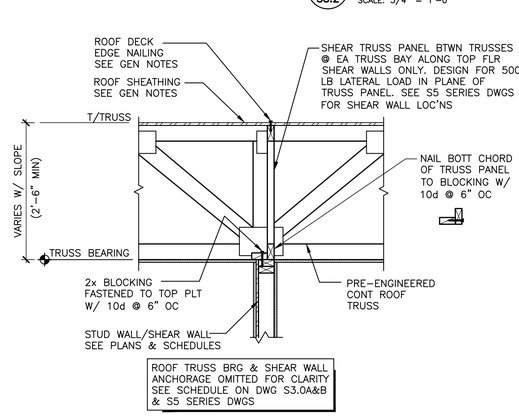
SCALE: 3/4" = 1'-0"



A **NON-SHEAR WALL W/ CANTILEVER TRUSS CONDITION**



B **SHEAR WALL W/ CANTILEVER TRUSS CONDITION**



C **SHEAR WALL W/ CONTINUOUS TRUSS CONDITION**

6 S8.3 **TYPICAL SECTION AT ROOF TRUSS PERPENDICULAR TO CORRIDOR WALL**

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

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Ft Clarke, Florida

A Residential Development by: Ft. Clarke Apartments Residences, LLC

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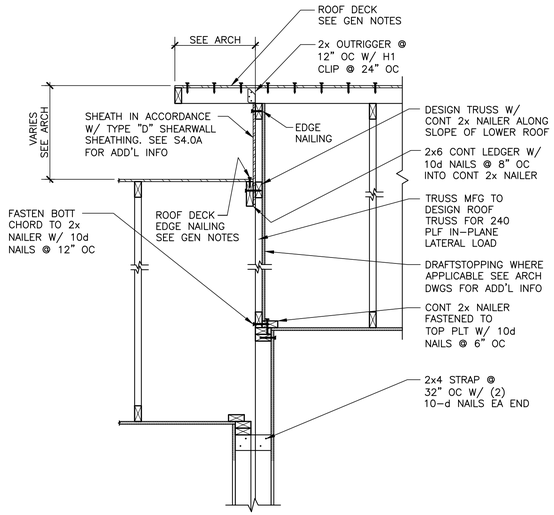
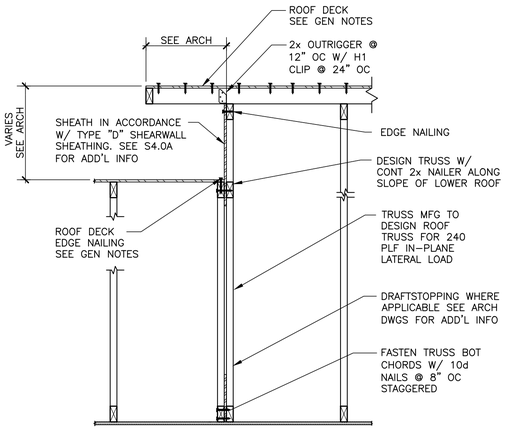
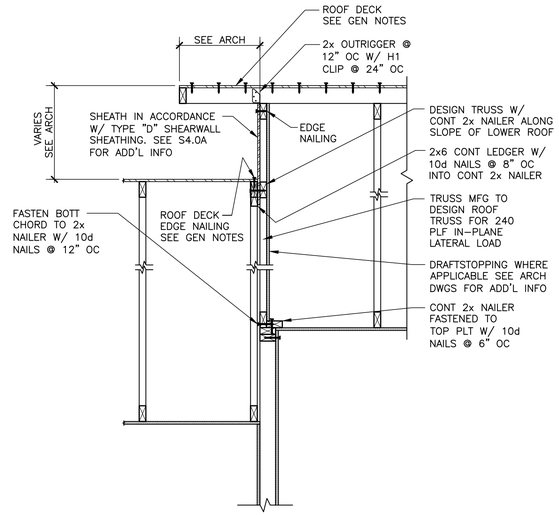


W/ TENANT SEPARATION WALL BELOW



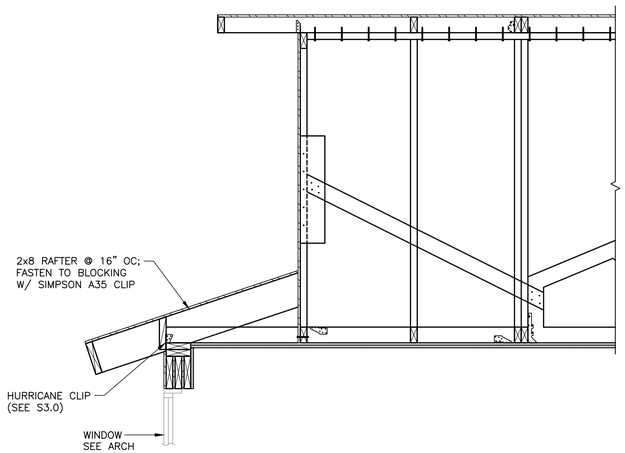
W/ NO BRG WALL BELOW



AT INTERIOR BEARING WALL

1 / S8.4 SECTION @ STEP IN ROOF FRG

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



SEE 3/S8.3 FOR ADD'L INFO NOT SHOWN

2 / S8.4 SECTION @ STEP IN ROOF FRG

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

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Lullwater at Fort Clarke Apartments

Ft Clarke, Florida

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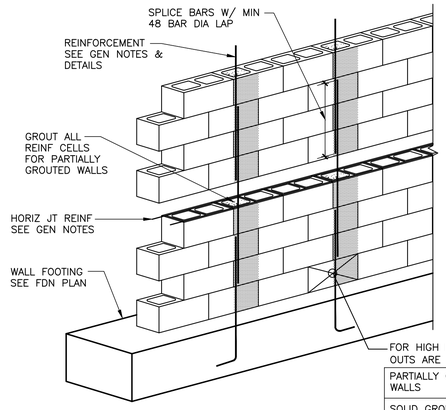
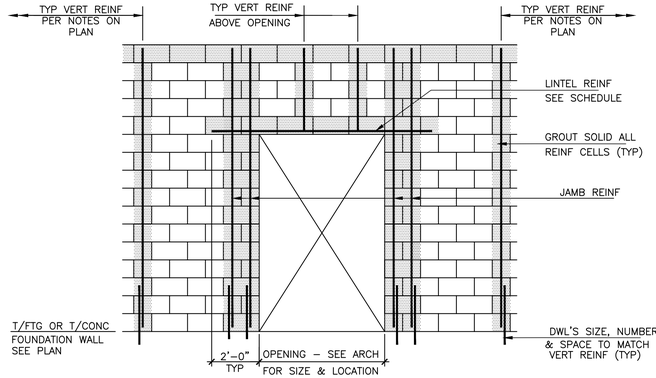


PARTIALLY GROUTED WALLS	@ EA REINF CELL (48" O.C. MAX)
SOLID GROUTED WALLS	32" O.C MAX

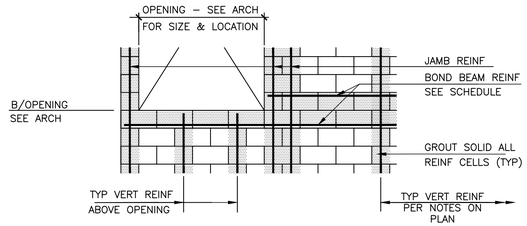
CMU WALL VERT REINF LAP SPLICE LENGTH	
BAR SIZE	SPLICE LENGTH
#3	18"
#4	24"
#5	30"
#6	43"
#7	60"

GROUTING PROCEDURE

1. CONSTRUCT CMU WALL AND ALLOW MORTAR TO SET SUFFICIENTLY TO WITHSTAND GROUT PRESSURE.
2. INSPECT UNITS FOR ALIGNMENT. CLEAN OUT CELLS TO BE FILLED.
3. PLACE GROUT IN LIFTS NOT EXCEEDING 5'–0" UNTIL CELLS HAVE BEEN FILLED WITHIN 1½" OF TOP OF WALL (½" FOR BOND BEAMS).
4. DELAY 3 TO 5 MINUTES PRIOR TO CONSOLIDATING EA GROUT LIFT TO ALLOW WATER TO BE ABSORBED BY MASONRY.



TYP WALL ELEVATION @ DOORWAY



TYP WALL ELEVATION @ ELEVATOR

NOTE: 1. TYP BOND BEAM REINF NOT SHOWN FOR CLARITY.

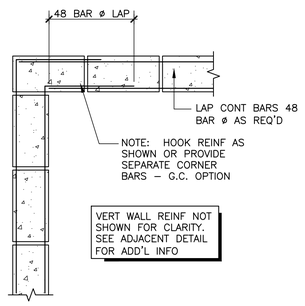
1 / S9.1 TYP CMU WALL

SCALE: 3/4"=1'–0"

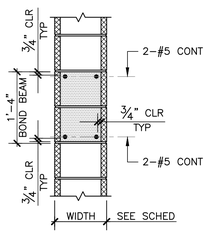
CMU WALL VERTICAL REINF SCHEDULE		
ELEVATOR SHAFT WALLS		
MAX FLR TO FLR HGT	WALL WIDTH	VERTICAL REINFORCING
15'–0"	8"	#5@32" OC CENTERED IN CELL
STAIRWELL WALLS		
MAX FLR TO FLR HGT	WALL WIDTH	VERTICAL REINFORCING
15'–0"	8"	#5@32" OC CENTERED IN CELL
INTERIOR WALLS NOT EXPOSED TO WIND		
MAXIMUM CLR HGT	WALL WIDTH	VERTICAL REINFORCING
19'–0"	8"	#5@32" OC CENTERED IN CELL
21'–0"	8"	#6@16" OC CENTERED IN CELL
24'–0"	12"	#5@32" OC CENTERED IN CELL
EXTERIOR WALLS EXPOSED TO WIND		
MAXIMUM CLR HGT	WALL WIDTH	VERTICAL REINFORCING
15'–0"	8"	#5@32" OC CENTERED IN CELL
17'–0"	8"	#5@16" OC CENTERED IN CELL
19'–0"	8"	#7@16" OC CENTERED IN CELL
22'–0"	12"	#5@24" OC CENTERED IN CELL
24'–0"	12"	#5@16" OC CENTERED IN CELL

2 / S9.1 TYP CMU WALL REINFORCEMENT INFO

SCALE: 3/4"=1'–0"



@ BOND BEAMS

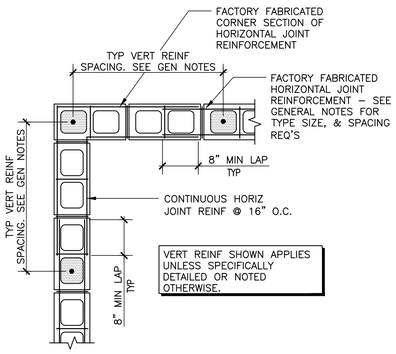


BOND BEAM NOTES

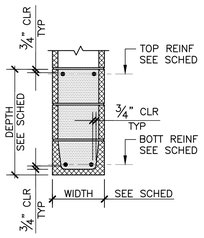
1. AT LOCATIONS MARKED ⟨MW1⟩ ON PLAN, PROVIDE TYP BOND BEAMS AT 48" MAX VERT SPACING IN ADDITION TO ELEV'S IN #2 BELOW.
2. PROVIDE CMU BOND BEAM AT BLDG FLOOR AND ROOF ELEV'S, STAIR LANDINGS (BOTH INTERMEDIATE AND FLOOR LEVEL) AND ALONG TOP OF WALL. SEE ARCH DRAWINGS FOR EXACT HGT ELEV'S.
3. SEE TYP CMU WALL INTERSECTION AND CORNER DETAILS FOR ADDITIONAL INFO.

3 / S9.1 TYP CMU BOND BEAM

SCALE: 3/4"=1'–0"



TYP VERT REINF & JOINT REINF



CMU LINTEL SCHEDULE

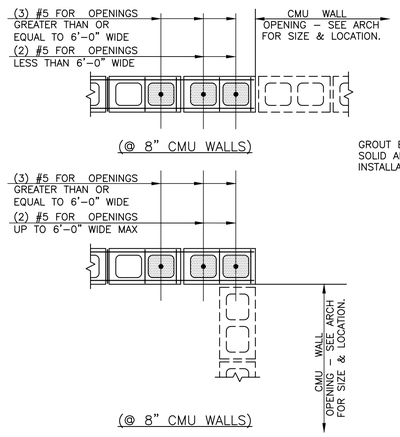
CLEAR SPAN	LINTEL DEPTH	LINTEL WIDTH	REINF (BOTT)	REINF (TOP)
UP TO 4'–0"	16"	8"	2 #5	2 #5
4'–1" TO 6'–0"	24"	8"	2 #6	2 #5

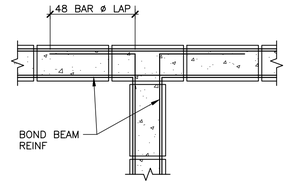
LINTEL SCHEDULE NOTES

1. SEE 1 & 2/S9.1 FOR TYP WALL REINF INFO.
2. PROVIDE CMU LINTELS FOR ALL OPENINGS IN CMU WALLS FOR WHICH STEEL LINTELS ARE NOT SCHEDULED. PROVIDE 8" MINIMUM BEARING AT EACH END. SEE ARCH DRAWINGS FOR EXACT SIZE AND LOCATION OF ALL OPENINGS.

4 / S9.1 TYP CMU LINTEL DETAIL & SCHEDULE

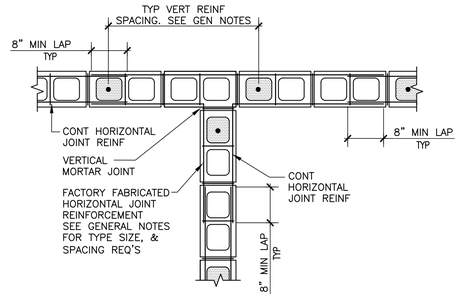
SCALE: 3/4"=1'–0"





VERT WALL REINF NOT SHOWN FOR CLARITY. SEE ADJACENT DETAIL FOR ADD'L INFO.

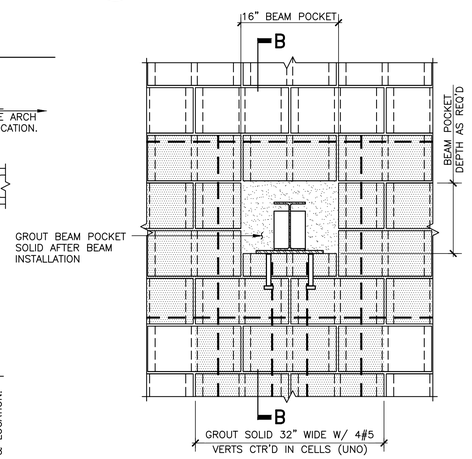
@ BOND BEAMS



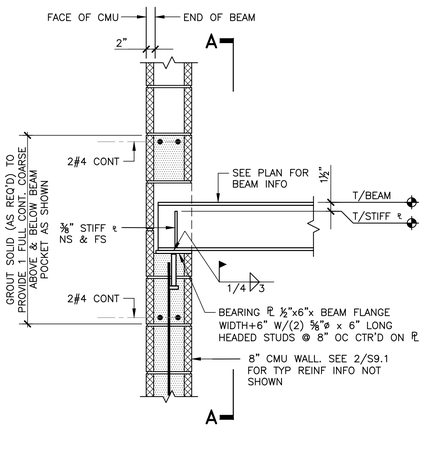
TYP VERT REINF & JOINT REINF

5 / S9.1 TYP CMU WALL INTERSECTIONS

SCALE: 3/4"=1'–0"



ELEVATION A–A



SECTION B–B

NOTES:
1. ROOF OR FLOOR CONSTRUCTION NOT SHOWN FOR CLARITY. SEE SPECIFIC SECTIONS AND DETAILS FOR ROOF/FLOOR INFO
2. TYPICAL WALL REINF IS NOT SHOWN. SEE GENERAL NOTES FOR TYP WALL REINF INFO

6 / S9.1 TYP CMU WALL CORNERS

SCALE: 3/4"=1'–0"

7 / S9.1 TYP CMU JAMB/END

SCALE: 3/4"=1'–0"

8 / S9.1 STL BEAM BRG ON CMU WALL

SCALE 1"=1'–0"

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Sheet Title:
TYPICAL MASONRY WALL SECTIONS & DETAILS

Date:
September 30, 2022

Sheet Number:

S9.1

Not Released for Construction