



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Permit Revision Submittal Requirements and Application

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

Applicants will provide:

☐ A copy of this application

☐ Three (3) sets of plans that clearly reflect the proposed change(s).

Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.

☐ One (1) copy of the original city approved permit drawings. (NOTE: If your project has an assigned process manager please contact them regarding submittal of the revision).

☐ Two (2) sets of calculations, if applicable

☐ Inspector's correction notice, if revision is due to an inspection correction

☐ Revision fee (paid at time of submittal)

Contact Information:

Contact name Samuel E Rediske

Address 6775 SW 111th Ave, Suite 20

City Beaverton

State Oregon

Zip Code 97003

Phone 503-486-5387

Email Sam@mgwengineeringcity.com

Value of proposed revision MINIMUM

Issued permit # 19-106332/43/49-LO

Job site address 14708 NE Glisan St. Portland Or. 97203

Description of revision CLARIFYING ROOF FRAMING AT BREZEWAY
ON BLDG # 200, #300, #400

Fees:

The Permit Revisions are subject to fees associated with plan review, processing and any increase in project value. Additional fees may apply if adding plumbing fixtures.

The Bureau of Development Services fee schedule is available under the fees tab on the BDS web site at: www.portlandoregon.gov/bds. Fees are updated annually on July 1st.

Helpful Information:

Bureau of Development Services

City of Portland, Oregon

1900 SW 4th Avenue, Portland, OR 97201

www.portlandoregon.gov/bds

Submit your plans in person to:

Development Services Center (DSC), First Floor,
For Hours Call 503-823-7310

Important Telephone Numbers:

BDS main number503-823-7300

DSC automated information line503-823-7310

Building code information503-823-1456

BDS 24 hour inspection request line503-823-7000

Residential information for

one and two family dwelling503-823-7388

General Permit Processing and

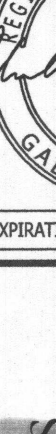
Fee Estimate info503-823-7357

City of Portland TTY503-823-6868

RELAY RESOURCES
 3312 NE 148TH AVENUE
 PORTLAND, OR 97230

M-GROUP
 Massada Engineering Group
 1755 SW 11th Ave, Suite 20
 Portland, OR 97205
 Tel: 503-486-3387 Fax: 503-486-3388
 www.mgroupengineering.com

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 34520



OREGON 0012-00-0000
GARY C. MESSAD

EXPIRATION DATE: 12-31-2025

CLIENT: **S220**

PROJECT: **GOOSEBERRY APARTMENTS**
 14708 NE GLISAN ST
 PORTLAND, OR 97202

ISSUE DATE:	
ISSUED FOR:	
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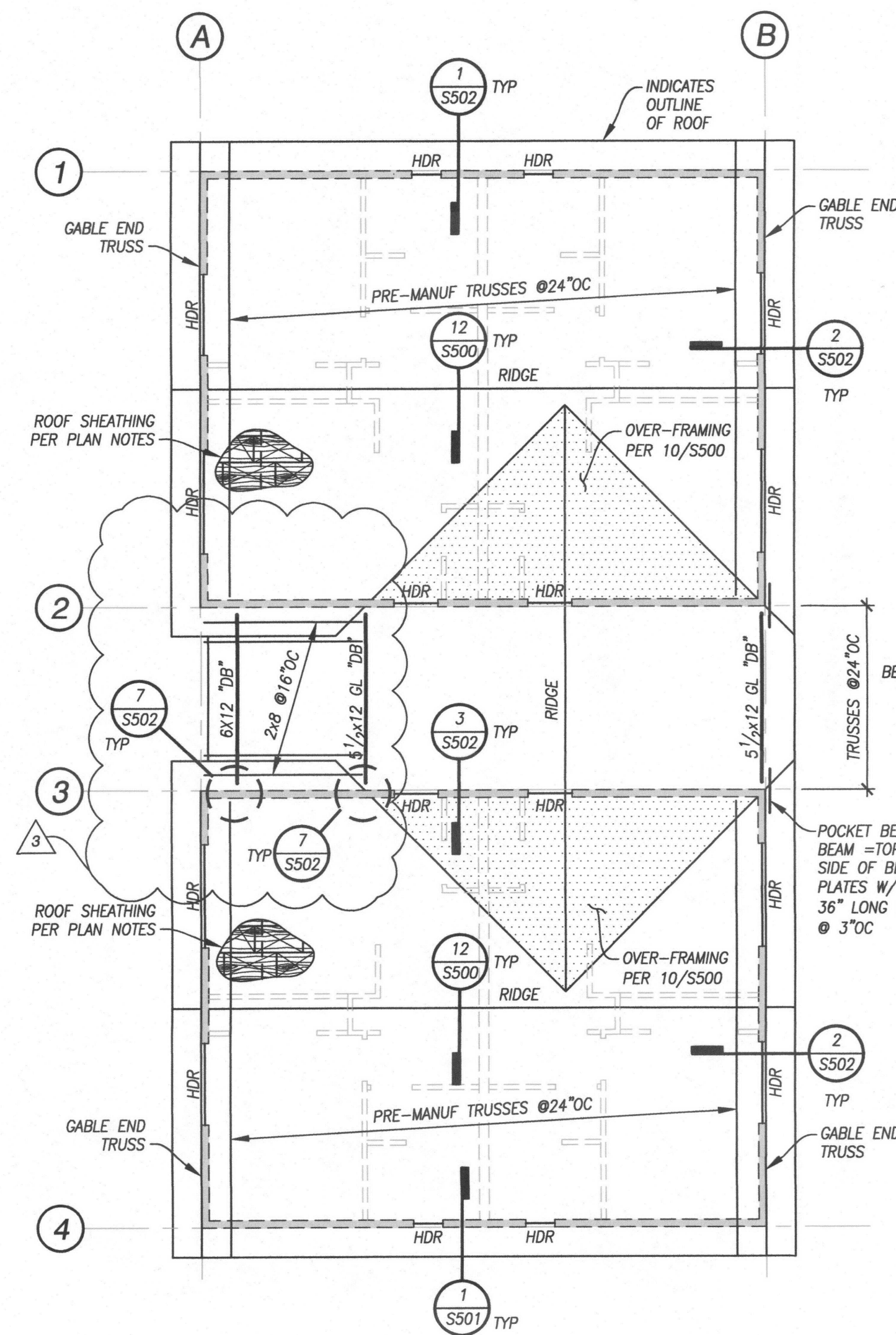
REVISIONS:

1	PLAN CHECK RESPONSE	06/13/2019
2	PLAN CHECK RESPONSE	07/16/2019
3	TRUSS COORDINATION	01/24/2020

FOUNDATION & FRAMING PLANS
BLDG 200

DRAWN BY:	MRB
DESIGNED BY:	MRB
CHECKED BY:	GCM
SCALE:	AS NOTED
FILENAME:	MG1868

S220



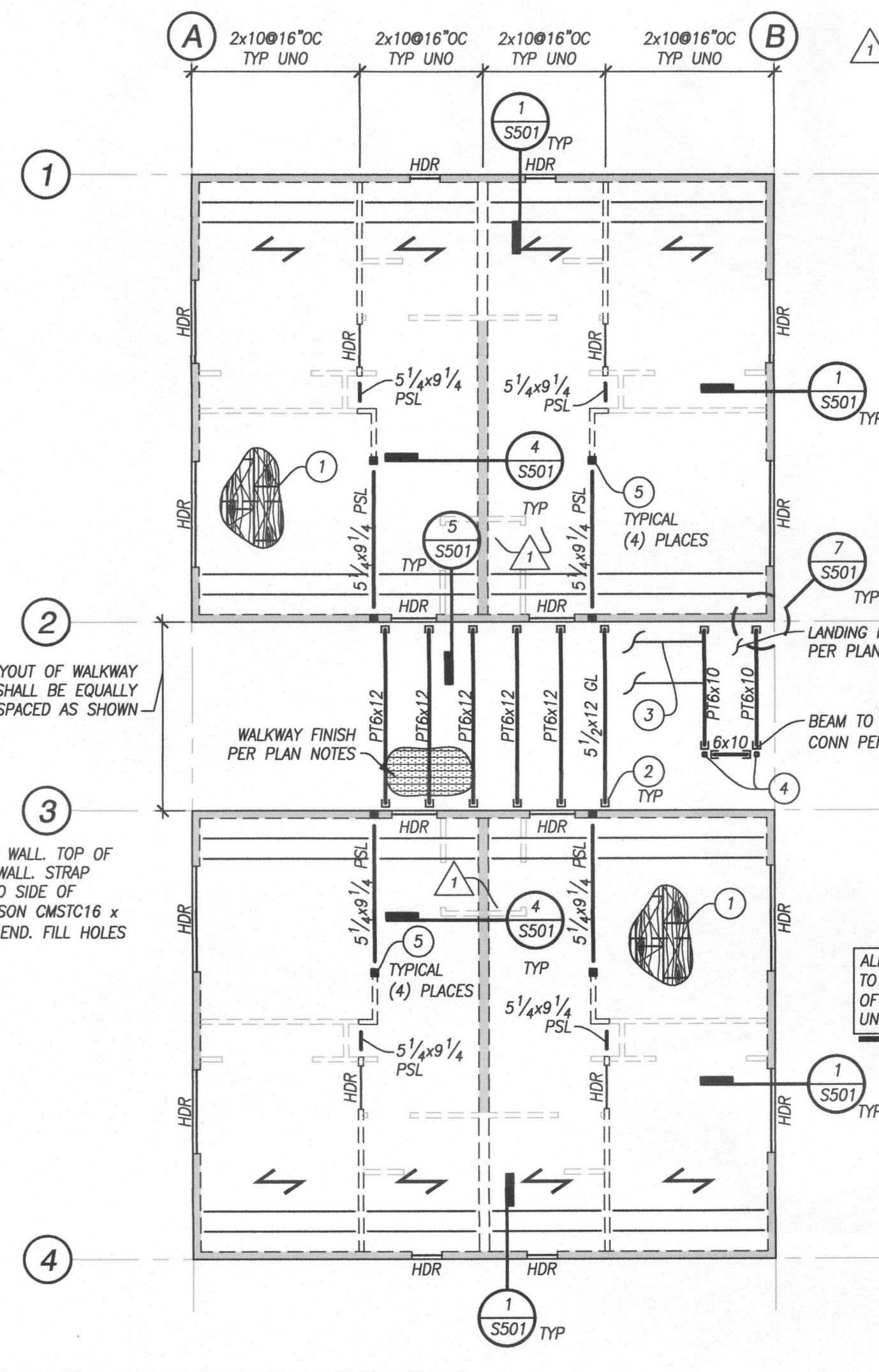
ROOF FRAMING PLAN NOTES:

- FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND, REFERENCE S100 AND S110.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
- ROOF SHEATHING TO BE 5/8" APA-RATED SHEATHING WITH A MINIMUM 32/16 SPAN RATING. SHEATHING TO BE NAILED TO FRAMING WITH 8d (0.131"x2-1/2") NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK UNSUPPORTED EDGES WHERE OCCURS ON PLAN.
- ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE SIMPSON FACE MOUNT TYPE HU UNO. CONCEAL FLANGES AT END CONDITIONS AS REQUIRED.
- HDR = HEADERS PER 7/S500
- PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS.
- ALL POST TO BE CONTINUOUS TO FOUNDATION. SOLID BLOCK UNDER POSTS AT FLOOR LEVELS TYPICAL.
- BEAMS ARE FLUSHED FRAME WITH FLOOR JOIST UNLESS NOTED OTHERWISE ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. REFERENCE TYPICAL DETAILS FOR "FLUSH" AND "DROPPED" BEAMS CONNECTION DETAILS.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
 - ROOF SYSTEM TO BE BIDDER DESIGNED. ROOF PLAN SHOWN IS SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW.
 - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
 - FOR STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION, REFERENCE THE STRUCTURAL GENERAL NOTES.
 - PROVIDE SIMPSON H2.5 HURRICANE TIES AT ALL ROOF TRUSSES TYPICAL UNLESS NOTED OTHERWISE.
 - PROVIDE SIMPSON H16 OR LGT2 TIEDOWN AT ALL GIRDER TRUSSES TYPICAL UNLESS NOTED OTHERWISE.
 - ALL GIRDER TRUSSES TO BE 2-PLY MINIMUM AND SUPPORTED BY (2)2x STUDS CONTINUOUS TO FOUNDATION UNO
 - ALL MULTIPLE STUDS SUPPORTING BEAMS/GIRDER TRUSS TO CONTINUE TO FOUNDATION.
 - TRUSS HANGERS SHALL BE SUPPLIED AND DESIGNED BY THE TRUSS SUPPLIER. TYPE, UNO
- REFERENCE TYPICAL DETAILS AS FOLLOWS:

1/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2xSTUDS
2/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x DBL TOP PLATES
3/S500	TYPICAL SILL PLATE ANCHORAGE
4/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x JOISTS
5/S500	TYPICAL DOUBLE PLATE SPLICE DETAIL
6/S500	TYPICAL TOP PLATE CONNECTIONS AT INTERSECTIONS
7/S500	TYPICAL HEADER DETAIL AND SCHEDULE
8/S500	TYPICAL FLUSH BEAM TO WALL CONNECTION
9/S500	TYPICAL DROPPED BEAM "DB" POCKET DETAIL

ROOF FRAMING PLAN - BLDG 300

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



THIRD FLOOR FRAMING PLAN KEYED NOTES:

- FLOOR SHEATHING PER PLAN NOTES
- TYPICAL AT WALKWAY AND LANDING BEAMS. HUQ610-SDS AT 6x10 BEAMS AND HUQ612-SDS AT 6x12 AND GLULAM BEAMS UNO. USE CONCEALED FLANGE HANGERS AS REQUIRED
- STAIR STRINGERS. REFERENCE DETAIL 9/S501
- STEEL COLUMN BELOW. REFERENCE DETAIL 6/S501
- MULTIPLE STUDS BELOW. REFERENCE TYPICAL DETAILS

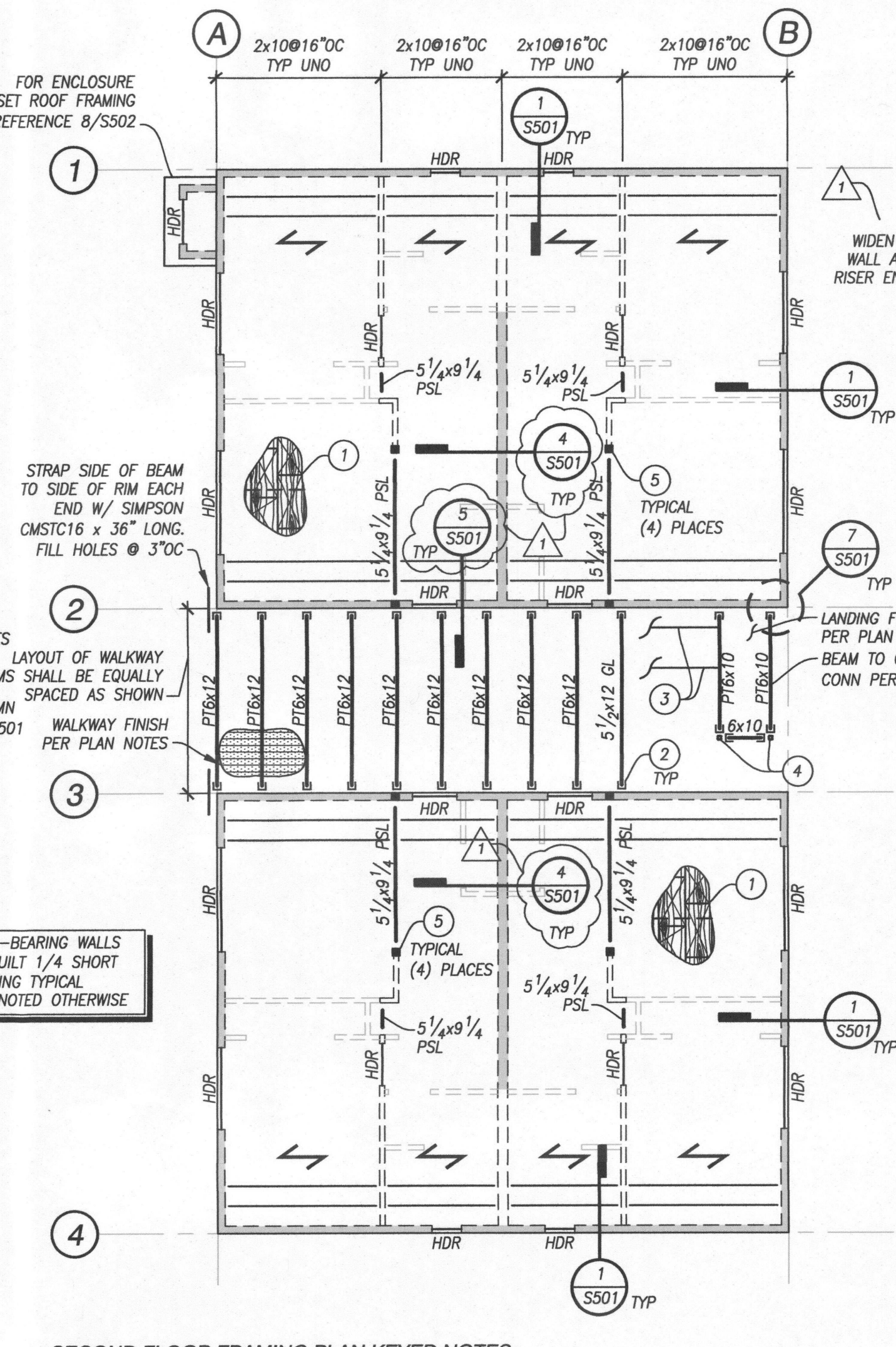
THIRD FLOOR FRAMING PLAN NOTES:

- FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, AND SCHEDULES REFERENCE S100 AND S110.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. DO NOT SCALE DRAWINGS.
- FOR THIRD FLOOR SHEAR WALL AND HOLD-DOWN KEY PLAN REFERENCE S231.
- FLOOR SHEATHING TO BE 1" OF GYPCRETE OVER 23/32" TONGUE AND GROOVE APA-RATED STURD-FLOOR. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 10d's (0.148"x3") LONG NAILS @6"OC AT PANEL EDGES AND @12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK UNSUPPORTED EDGES WHERE OCCURS ON PLAN.
- EXTERIOR WALKWAYS/COMMON AREAS SHALL BE 2 INCH MAX OF LIGHTWEIGHT CONCRETE OVER 1/2" PRESSURE TREATED PLYWOOD OVERLAY (8d's @6"OC EDGES AND 12"OC FIELD) OVER 3x DECKING WITH RANDOM LAYOUT. ATTACH DECKING TO FRAMING PER STRUCTURAL GENERAL NOTES. SLOPE AS REQUIRED FOR DRAINAGE. AVERAGE THICKNESS OF CONCRETE TOPPING SHALL NOT EXCEED 1 1/2" THICKNESS.
- BEAMS ARE FLUSHED FRAME WITH FLOOR JOIST UNLESS NOTED OTHERWISE ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. REFERENCE TYPICAL DETAILS FOR "FLUSH" AND "DROPPED" BEAMS CONNECTION DETAILS.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED TO FOUNDATION UNO.
- ALL 2x, DOUBLE2x AND 4x HANGERS TO BE FACE MOUNT BEARING SIMPSON TYPE HU UNO. CONCEAL FLANGES AT END CONDITIONS AS REQUIRED.
- HDR = HEADER PER 7/S500
- ALL POSTS TO BE CONTINUOUS TO FOUNDATION. SOLID BLOCK UNDER POSTS AT FLOOR LEVELS TYPICAL.
- REFERENCE TYPICAL DETAILS AS FOLLOWS:

1/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2xSTUDS
2/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x DBL TOP PLATES
3/S500	TYPICAL SILL PLATE ANCHORAGE
4/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x JOISTS
5/S500	TYPICAL DOUBLE PLATE SPLICE DETAIL
6/S500	TYPICAL TOP PLATE CONNECTIONS AT INTERSECTIONS
7/S500	TYPICAL HEADER DETAIL AND SCHEDULE
8/S500	TYPICAL FLUSH BEAM TO WALL CONNECTION
9/S500	TYPICAL DROPPED BEAM "DB" POCKET DETAIL

THIRD FLOOR FRAMING PLAN - BLDG 300

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



SECOND FLOOR FRAMING PLAN KEYED NOTES:

- FLOOR SHEATHING PER PLAN NOTES
- TYPICAL AT WALKWAY AND LANDING BEAMS. HUQ610-SDS AT 6x10 BEAMS AND HUQ612-SDS AT 6x12 AND GLULAM BEAMS UNO. USE CONCEALED FLANGE HANGERS AS REQUIRED
- STAIR STRINGERS. REFERENCE DETAIL 9/S501
- CONTINUOUS STEEL COLUMN. REFERENCE DETAIL 6/S501
- MULTIPLE STUDS BELOW AND ABOVE. REFERENCE TYPICAL DETAILS

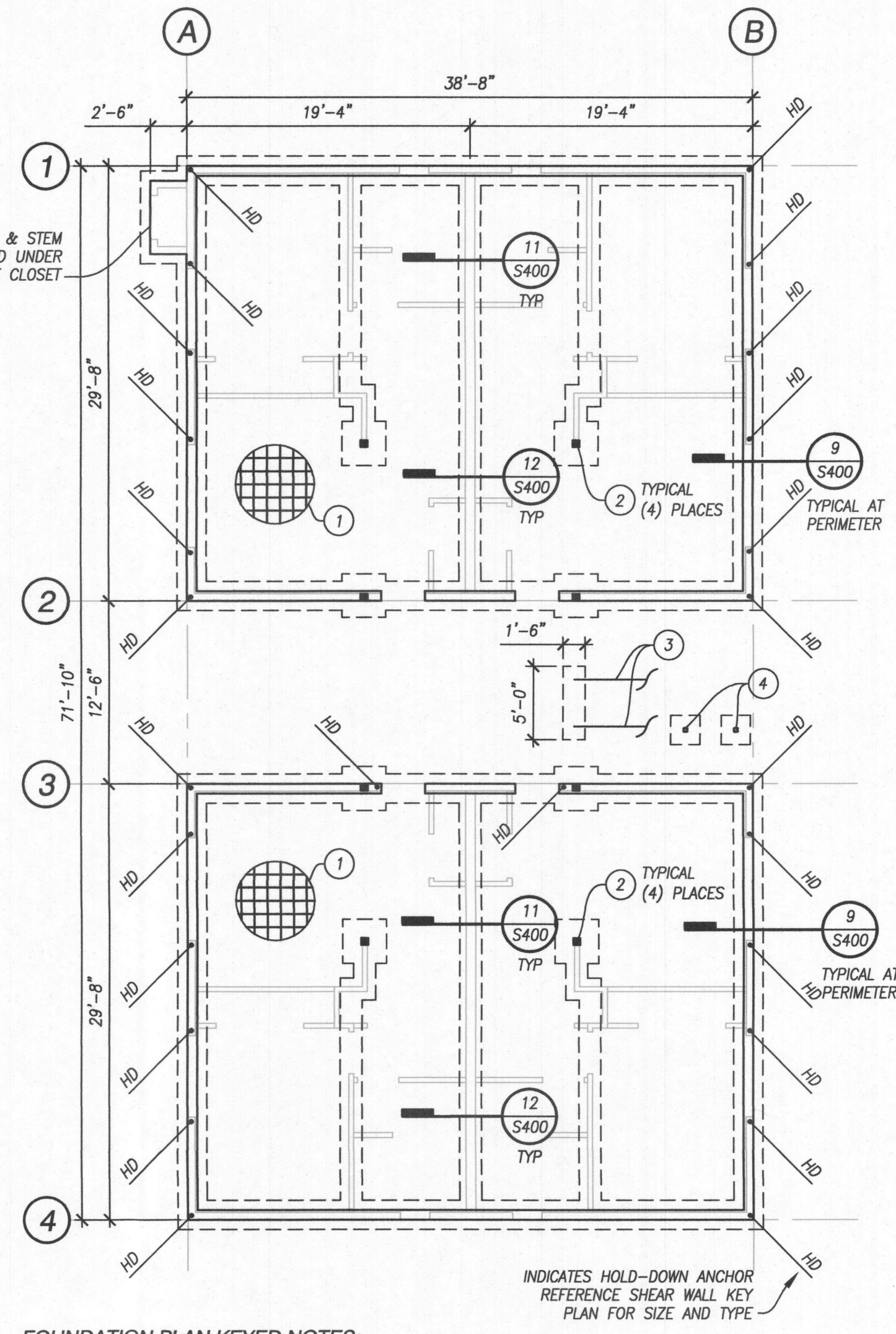
SECOND FLOOR FRAMING PLAN NOTES:

- FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, AND SCHEDULES REFERENCE S100 AND S110.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. DO NOT SCALE DRAWINGS.
- FOR SECOND FLOOR SHEAR WALL AND HOLD-DOWN KEY PLAN REFERENCE S231.
- FLOOR SHEATHING TO BE 1" OF GYPCRETE OVER 23/32" TONGUE AND GROOVE APA-RATED STURD-FLOOR. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 10d's (0.148"x3") LONG NAILS @6"OC AT PANEL EDGES AND @12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK UNSUPPORTED EDGES WHERE OCCURS ON PLAN.
- EXTERIOR WALKWAYS/COMMON AREAS SHALL BE 2 INCH MAX OF LIGHTWEIGHT CONCRETE OVER 1/2" PRESSURE TREATED PLYWOOD OVERLAY (8d's @6"OC EDGES AND 12"OC FIELD) OVER 3x DECKING WITH RANDOM LAYOUT. ATTACH DECKING TO FRAMING PER STRUCTURAL GENERAL NOTES. SLOPE AS REQUIRED FOR DRAINAGE. AVERAGE THICKNESS OF CONCRETE TOPPING SHALL NOT EXCEED 1 1/2" THICKNESS.
- BEAMS ARE FLUSHED FRAME WITH FLOOR JOIST UNLESS NOTED OTHERWISE ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. REFERENCE TYPICAL DETAILS FOR "FLUSH" AND "DROPPED" BEAMS CONNECTION DETAILS.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED TO FOUNDATION UNO.
- ALL 2x, DOUBLE2x AND 4x HANGERS TO BE FACE MOUNT BEARING SIMPSON TYPE HU UNO. CONCEAL FLANGES AT END CONDITIONS AS REQUIRED.
- HDR = HEADER PER 7/S500
- ALL POSTS TO BE CONTINUOUS TO FOUNDATION. SOLID BLOCK UNDER POSTS AT FLOOR LEVELS TYPICAL.
- REFERENCE TYPICAL DETAILS AS FOLLOWS:

1/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2xSTUDS
2/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x DBL TOP PLATES
3/S500	TYPICAL SILL PLATE ANCHORAGE
4/S500	ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x JOISTS
5/S500	TYPICAL DOUBLE PLATE SPLICE DETAIL
6/S500	TYPICAL TOP PLATE CONNECTIONS AT INTERSECTIONS
7/S500	TYPICAL HEADER DETAIL AND SCHEDULE
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SECOND FLOOR FRAMING PLAN - BLDG 300

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



FOUNDATION PLAN KEYED NOTES:

- 4" CONCRETE SLAB ON GRADE W/ #3@18"OC EACH WAY (SEE PLAN NOTES) OVER 6" COMPACTED CRUSHED ROCK TOP OF SLAB = 0'-0"+; ELEV = PER CIVIL
- 2x STUDS UNDER BEAM ABOVE ON 3'-0" SQR x12"DP FOOTING W/ (4) #4 EACH WAY, 3" CLEAR FROM BOTTOM
- STAIR STRINGERS TO INTERMEDIATE LANDING. REFERENCE DETAIL 9/S501
- HSS 3x3x1/4 FULL HEIGHT COLUMN TO SECOND INTERMEDIATE LANDING ON 2'-0"SQRx14"DP CONCRETE FTG W/ (3) #4 EACH WAY 3"CLR FROM BOTTOM TYP. REFERENCE DETAIL 8A/S400

FOUNDATION PLAN NOTES:

- FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA REFERENCE S100 AND S110.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
- GRID LINES ARE LOCATED AT FACE OF CONCRETE STEM WALL VERIFY AND COORDINATE WITH ARCHITECTURAL SLAB PLANS.
- CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE; ALL BLOCK OUTS FOR DUCTS, PIPES AND VENTS.
- TYPICAL BOTTOM OF EXTERIOR FOOTINGS TO BE 1'-6" MINIMUM BELOW FINISH GRADE UNO. OVER EXCAVATE AND PLACE SUITABLE COMPACTED FILL AS SHOWN ON THE CIVIL DRAWINGS OR AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER OR SPECIAL INSPECTION AGENCY. CONTRACTOR SHALL COORDINATE WITH FINAL SITE GRADES AND MAINTAIN MINIMUM DEPTH OF FOOTINGS SHOWN ON THE DRAWINGS.
- ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR COMPACTED STRUCTURAL FILL. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
- TYPICAL SLAB ON GRADE SHALL BE AS SHOWN ON DRAWINGS. INSTALL MOISTURE BARRIER BELOW SLAB AT INTERIOR SPACES OVER FREE-DRAINING FILL PER SPECIFICATIONS. REFERENCE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS, SLOPE REQUIREMENTS AND DEPRESSIONS. IF APPROVED BY ARCHITECT AND OWNER, CONCEALED SLAB-ON-GRADE MAY BE REINFORCED WITH FIBROUS REINFORCEMENT IN LIEU OF SPECIFIED REINFORCEMENT. SUBMIT TO ENGINEER FOR REVIEW.
- CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS PRIOR TO POURING CONCRETE.
- ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
- ANCHOR BOLTS TO BE 5/8" WITH 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
- MOISTURE PROOF ALL CONCRETE WALLS PER ARCHITECTURAL DRAWINGS.
- REFERENCE TYPICAL DETAILS AS FOLLOWS:

1/S400	TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE
2/S400	STANDARD HOOKS, BENDS, STIRRUPS AND TIES
3/S400	TYPICAL CORNER REINFORCEMENT AT CONCRETE FOOTINGS
4/S400	TYPICAL CORNER REINFORCEMENT AT CONCRETE WALLS
5/S400	TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCEMENT
6A/S400	TYPICAL STEP FOOTING DETAIL
6B/S400	TYPICAL EXTERIOR SLAB EDGE

FOUNDATION PLAN - BLDG 300

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

Massaad Engineering Group Inc.
6775 SW 111th Ave, Suite 20 Beaverton, OR 97008
Tel: 503.466.5387 Fax: 503.466.5967
www.mgroupengineering.com

EXPIRATION DATE: 12-31-2020

RELAY RESOURCES
5312 NE 148TH AVENUE
PORTLAND, OR 97230

GOOSEBERRY APARTMENTS
14708 NE GLISAN ST
PORTLAND, OR 97203

PROJECT: FOUNDATION & FRAMING PLANS BLDG 300

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REVISIONS:



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REVISION:	TRUSS COORDINATION	01/24/2020

DRAWN BY: MRB
DESIGNED BY: MRB
CHECKED BY: GCM
SCALE: AS NOTED
FILENAME: MG1868

City of Portland
REVIEWED FOR CODE COMPLIANCE
JAN 27 2020
Permit Number

S230


ROOF FRAMING PLAN NOTES:

1. FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND, REFERENCE SX.XXX AND SX.XX.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
3. ROOF SHEATHING TO BE 5/8" APA-RATED SHEATHING WITH A MINIMUM 32/16 SPAN RATING. SHEATHING TO BE NAILED TO FRAMING WITH 8d (0.131"x2-1/2") NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK UNSUPPORTED EDGES WHERE OCCURS ON PLAN.
4. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE SIMPSON FACE MOUNT TYPE HU UNO. CONCEAL FLANGES AT END CONDITIONS AS REQUIRED.
5. HDR = HEADERS PER 7/S500 
6. PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS.
7. ALL POST TO BE CONTINUOUS TO FOUNDATION. SOLID BLOCK UNDER POSTS AT FLOOR LEVELS TYPICAL.
8. BEAMS ARE FLUSH FRAME WITH FLOOR JOIST UNLESS NOTED OTHERWISE ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. REFERENCE TYPICAL DETAILS FOR "FLUSH" AND "DROPPED" BEAMS CONNECTION DETAILS.
9. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA: 
 - ROOF SYSTEM TO BE BIDDER DESIGNED. ROOF PLAN SHOWN IS SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW.
 - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
 - FOR STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION, REFERENCE THE STRUCTURAL GENERAL NOTES.
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 - PROVIDE SIMPSON H16 OR LGT2 TIEDOWN AT ALL GIRDER TRUSSES TYPICAL UNLESS NOTED OTHERWISE.
 - ALL GIRDER TRUSSES TO BE 2-PLY MINIMUM AND SUPPORTED BY (2)2x STUDS CONTINUOUS TO FOUNDATION UNO
 - ALL MULTIPLE STUDS SUPPORTING BEAMS/GIRDER TRUSS TO CONTINUE TO FOUNDATION.
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 - 8/S500 TYPICAL FLUSH BEAM TO WALL CONNECTION
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THIRD FLOOR FRAMING PLAN KEYED NOTES: (S501) TYP

- ① FLOOR SHEATHING PER PLAN NOTES
- ② TYPICAL AT WALKWAY AND LANDING BEAMS. HUQ610-SDS AT 6x10 BEAMS AND HUQ612-SDS AT 6x12 AND GLULAM BEAMS UNO. USE CONCEALED FLANGE HANGERS AS REQUIRED
- ③ STAIR STRINGERS. REFERENCE DETAIL 9/S501
- ④ STEEL COLUMN BELOW. REFERENCE DETAIL 6/S501
- ⑤ MULTIPLE STUDS BELOW. REFERENCE TYPICAL DETAILS

THIRD FLOOR FRAMING PLAN NOTES:


1. FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, AND SCHEDULES REFERENCE S100 AND S110.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. DO NOT SCALE DRAWINGS.
3. FOR THIRD FLOOR SHEAR WALL AND HOLD-DOWN KEY PLAN REFERENCE S241.
4. FLOOR SHEATHING TO BE 1" OF CYCLOTE OVER 23/32" TONGUE AND GROOVE APA-RATED STURD-I-FLOOR SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 10d's (0.148"x3/32") LONG NAILS @ 6" PANEL EDGES AND @12"OC FIELD. UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK UNSUPPORTED EDGES WHERE OCCURS ON PLAN.
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(S501) TYP

- ① FLOOR SHEATHING PER PLAN NOTES
- ② TYPICAL AT WALKWAY AND LANDING BEAMS. HUQ610-SDS AT 6x10 BEAMS AND HUQ612-SDS AT 6x12 AND GLULAM BEAMS UNO. USE CONCEALED FLANGE HANGERS AS REQUIRED
- ③ STAIR STRINGERS. REFERENCE DETAIL 9/S501
- ④ CONTINUOUS STEEL COLUMN. REFERENCE DETAIL 6/S501
- ⑤ MULTIPLE STUDS BELOW AND ABOVE. REFERENCE TYPICAL DETAILS

SECOND FLOOR FRAMING PLAN NOTES:

1. FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, AND SCHEDULES REFERENCE S100 AND S110.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. DO NOT SCALE DRAWINGS.
3. FOR SECOND FLOOR SHEAR WALL AND HOLD-DOWN KEY PLAN REFERENCE S241.
4. FLOOR SHEATHING TO BE 1" OF GYPCOTE OVER 23/32" TONGUE AND GROOVE APA-RATED STURD-I-FLOOR. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 10d'S (0.148"x3") LONG NAILS @6"OC PANEL EDGES AND @12"OC FIELD. UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK UNSUPPORTED EDGES WHERE OCCURS ON PLAN.
5. EXTERIOR WALKWAYS/COMMON AREAS SHALL BE 2 INCH MAX OF LIGHTWEIGHT CONCRETE OVER 1/2" PRESSURE TREATED PLYWOOD OVERLAY (8d'S @6"OC EDGES AND 12"OC FIELD) OVER 3x DECKING WITH RANDOM LAYOUT. ATTACH DECKING TO FRAMING PER STRUCTURAL GENERAL NOTES. SLOPE AS REQUIRED FOR DRAINAGE. AVERAGE THICKNESS OF CONCRETE TOPPING SHALL NOT EXCEED 1 1/2" THICKNESS.
6. BEAMS ARE FLUSHED FRAME WITH FLOOR JOIST UNLESS NOTED OTHERWISE ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. REFERENCE TYPICAL DETAILS FOR "FLUSH" AND "DROPPED" BEAMS CONNECTION DETAILS.
7. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED TO FOUNDATION UNO.
8. ALL 2x, DOUBLE2x AND 4x HANGERS TO BE FACE MOUNT BEARING SIMPSON TYPE HU UNO. CONCEAL FLANGES AT END CONDITIONS AS REQUIRED.
9. HDR = HEADER PER 7/S500 
10. ALL POSTS TO BE CONTINUOUS TO FOUNDATION. SOLID BLOCK UNDER POSTS AT FLOOR LEVELS TYPICAL.
11. REFERENCE TYPICAL DETAILS AS FOLLOWS:
 - 1/S500 ALLOWABLE HOLES, CUTS AND NOTCHES IN 2xSTUDS
 - 2/S500 ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x DBL TOP PLATES
 - 3/S500 TYPICAL SILL PLATE ANCHORAGE
 - 4/S500 ALLOWABLE HOLES, CUTS AND NOTCHES IN 2x JOISTS
 - 5/S500 TYPICAL DOUBLE PLATE SPLICE DETAIL
 - 6/S500 TYPICAL TOP PLATE CONNECTIONS AT INTERSECTIONS
 - 7/S500 TYPICAL HEADER DETAIL AND SCHEDULE
 - 8/S500 TYPICAL FLUSH BEAM TO WALL CONNECTION
 - 9/S500 TYPICAL DROPPED BEAM "DB" POCKET DETAIL

PLAN KEY NOTES:

- ① 4" CONCRETE SLAB ON GRADE W/ #3@18"OC EACH WAY (SEE PLAN NOTES) OVER 6" COMPACTED CRUSHED ROCK TOP OF SLAB = 0'-0"± ; ELEV = PER CIVIL
- ② 2x STUDS UNDER BEAM ABOVE ON 3'-0" SOR x 12"DP FOOTING W/ (4) #4 EACH WAY, 3" CLEAR FROM BOTTOM
- ③ STAIR STRINGERS TO INTERMEDIATE LANDING. REFERENCE DETAIL 9/S501
- ④ HSS 3x3x $\frac{1}{4}$ FULL HEIGHT COLUMN TO SECOND INTERMEDIATE LANDING ON 2'-0"SQRx14"DP CONCRETE FTG W/ (3) #4 EACH WAY 3"CLR FROM BOTTOM TYP. REFERENCE DETAIL 8A/S400

FOUNDATION PLAN NOTES:

1. FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA REFERENCE S100 AND S110.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
3. GRID LINES ARE LOCATED AT FACE OF CONCRETE STEM WALL VERIFIED AND COORDINATE WITH ARCHITECTURAL SLAB PLANS.
4. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE; ALL BLOCK OUTS FOR DUCTS, PIPES AND VENTS.
5. TYPICAL BOTTOM OF EXTERIOR FOOTINGS TO BE 1'-6" MINIMUM BELOW FINISH GRADE UNO. OVER EXCAVATE AND PLACE SUITABLE COMPACTED FILL AS SHOWN ON THE CIVIL DRAWINGS OR AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER OR SPECIAL INSPECTION AGENCY. CONTRACTOR SHALL COORDINATE WITH FINAL SITE GRADES AND MAINTAIN MINIMUM DEPTH OF FOOTINGS SHOWN ON THE DRAWINGS.
6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR COMPACTED STRUCTURAL FILL. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
8. TYPICAL SLAB ON GRADE SHALL BE AS SHOWN ON DRAWINGS. INSTALL MOISTURE BARRIER BELOW SLAB AT INTERIOR SPACES OVER FREE-BOARDED FOUNDATIONS. REFERENCE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS, SLOPE REQUIREMENTS AND DEPRESSIONS; IF APPROVED BY ARCHITECT AND OWNER, CONCEALED SLAB-ON-GRADE MAY BE REINFORCED WITH FIBROUS REINFORCEMENT IN LIEU OF SPECIFIED REINFORCEMENT. SUBMIT TO ENGINEER FOR REVIEW.
9. CONTRACTOR TO VERIFY TOP OF CONCRETE (1/CONC) WALL ELEVATIONS PRIOR TO POURING CONCRETE.
10. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
11. ANCHOR BOLTS TO BE 5/8" W/ 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULED FOR MOISTURE-PROOF GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
12. MOISTURE PROOF ALL CONCRETE WALLS PER ARCHITECTURAL DRAWINGS.
13. REFERENCE TYPICAL DETAILS AS FOLLOWS:
 - 1/S400 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE
 - 2/S400 STANDARD HOOKS, BENDS, STIRRUPS AND TIES
 - 3/S400 TYPICAL CORNER REINFORCEMENT AT CONCRETE FOOTINGS
 - 4/S400 TYPICAL CORNER REINFORCEMENT AT CONCRETE WALLS
 - 5/S400 TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCEMENT
 - 6A/S400 TYPICAL STEP FOOTING DETAIL
 - 6B/S400 TYPICAL EXTERIOR SLAB EDGE

REVIEWED FOR PERMITS
COUNTY OF SAN DIEGO
JAN 27 2020
Permit Number