

GENERAL NOTES

100 GENERAL:

- 101 ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2015 EDITION AND MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES ASCE/SEI 1-10. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED.
- 102 DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
- 103 VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCY.
- 104 NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS.
- 105 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
- 106 COORDINATE STRUCTURAL CONTRACT DOCUMENTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL. NOTIFY STRUCTURAL ENGINEER OF ANY CONFLICT OR OMISSION.
- 107 COORDINATE AND VERIFY FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR ADDITIONAL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SEE ARCHITECTURAL AND MECHANICAL DRAWINGS.
- 108 FOR DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
- 109 REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- 110 DESIGN LIVE LOADS ARE AS FOLLOWS:
 

|   |         |
|---|---------|
| ROOF                                    | 20 PSF  |
| PRIVATE ROOMS                           | 40 PSF  |
| SLEEPING AREAS                          | 30 PSF  |
| INHABITABLE ATTICS WITHOUT STORAGE      | 10 PSF  |
| PRIVATE DECKS                           | 40 PSF  |
| STAIRS AND BREEZEWAYS                   | 100 PSF |
| PUBLIC ROOMS AND CORRIDORS SERVING THEM | 100 PSF |
| CORRIDORS SERVING PRIVATE ROOMS         | 40 PSF  |
| FLOOR DEAD LOAD                         | 24 PSF  |
| ROOF DEAD LOAD                          | 10 PSF  |

WIND DESIGN CRITERIA:

WIND LOAD IS BASED ON AN ULTIMATE DESIGN WIND SPEED (3 SECOND WIND GUST),  $V_u$  OF 115 MILES PER HOUR. NOMINAL DESIGN WIND SPEED (3 SECOND WIND GUST),  $V_{nd}$  IS 89 MILES PER HOUR. RISK CATEGORY: II. SURFACE ROUGHNESS: B. WIND EXPOSURE CATEGORY: B. THE PROJECT IS NOT INCLUDED WITHIN THE WIND-BORNE DEBRIS REGION. WIND PRESSURES FOR THE MUFRS MAIN WIND FORCE RESISTING SYSTEM MUFRS ARE DERIVED FROM ASCE/SEI 1-10 CHAPTER 28 (ENVELOPE PROCEDURE) METHOD 2 SECTION 28.6. WIND PRESSURES FOR THE COMPONENTS AND CLADDING (CAC) ARE DERIVED FROM ASCE/SEI 1-10 CHAPTER 30 PART TWO: LOW-RISE BUILDINGS (SIMPLIFIED) SECTION 30.5.

- DESIGN WIND PRESSURES TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS ARE SHOWN IN THE TABLE BELOW. REFERENCE ASCE/SEI 1-10 FIGURE 30.5-1 FOR APPLICATION OF DESIGN PRESSURES AND LOCATION OF ZONES FOR DESIGN PRESSURES.

INTERNAL DESIGN PRESSURES ARE INCLUDED IN TABULAR VALUES OF ASCE/SEI 1-10 FIGURE 30.5-1. NET DESIGN WIND PRESSURE AND ROOF OVERHANG NET WIND DESIGN PRESSURE. PRESSURES HAVE BEEN ADJUSTED FOR BUILDING HEIGHT AND EXPOSURE AS REQUIRED PER FIGURE 30.5-1.

| EFFECTIVE WIND AREA | ROOF ZONES |       |       |       |       |       |       |       |       |       | MALL ZONES |       | ROOF OVERHANG |  |
|---------------------|------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------|-------|---------------|--|
|                     | ①          |       | ②     |       | ③     |       | ④     |       | ⑤     |       | ⑥          | ⑦     |               |  |
|                     | 1          | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     | 10    | 11         | 12    |               |  |
| 10.0                | +15.3      | -24.4 | +15.3 | -42.4 | +15.3 | -62.7 | +26.6 | -28.9 | +26.6 | -55.7 | -49.7      | -53.6 |               |  |
| 20.0                | +14.0      | -23.7 | +14.0 | -39.1 | +14.0 | -58.7 | +25.4 | -28.7 | +25.4 | -53.3 | -49.7      | -51.4 |               |  |
| 50.0                | +12.2      | -22.9 | +12.2 | -34.6 | +12.2 | -53.3 | +23.9 | -26.1 | +23.9 | -50.1 | -49.7      | -64.6 |               |  |
| 100.0               | +10.9      | -22.2 | +10.9 | -31.1 | +10.9 | -49.3 | +22.6 | -24.9 | +22.6 | -47.7 | -49.7      | -56.4 |               |  |

COMPONENTS AND CLADDING WIND PRESSURE TABLE NOTES:  
WIND LOAD PRESSURES ARE IN POUNDS PER SQUARE FEET. AREA IS IN SQUARE FEET. PRESSURES ARE BASED ON TYPICAL ROOF SLOPE OF 26.6 DEGREES. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES, RESPECTIVELY. EDGE STRIP DIMENSION  $a$  AS SHOWN IN ASCE 1-10 FIGURE 30.5-1 IS 12'-0".

| EFFECTIVE WIND AREA | ROOF ZONES |       |       |       | MALL ZONES |       |       |       | ROOF OVERHANG |       |
|---------------------|------------|-------|-------|-------|------------|-------|-------|-------|---------------|-------|
|                     | ①          |       | ②     |       | ③          |       | ④     |       | ⑤             | ⑥     |
|                     | 1          | 2     | 3     | 4     | 5          | 6     | 7     | 8     | 9             | 10    |
| 10.0                | +45.3      | -49.6 | +45.3 | -57.9 | +45.3      | -57.9 | +49.6 | -57.9 | -54.0         | -54.0 |
| 20.0                | +44.1      | -47.0 | +44.1 | -55.4 | +44.1      | -55.4 | +47.9 | -55.4 | -51.4         | -51.4 |
| 50.0                | +42.7      | -43.7 | +42.7 | -52.0 | +42.7      | -52.0 | +44.3 | -52.0 | -49.0         | -49.0 |
| 100.0               | +45.1      | -41.1 | +45.1 | -49.6 | +45.1      | -49.6 | +36.9 | -49.6 | -47.5         | -47.5 |

COMPONENTS AND CLADDING WIND PRESSURE TABLE NOTES:  
WIND LOAD PRESSURES ARE IN POUNDS PER SQUARE FEET. AREA IS IN SQUARE FEET. PRESSURES ARE BASED ON TYPICAL MANSARD ROOF SLOPE OF 40.0 DEGREES. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES, RESPECTIVELY. EDGE STRIP DIMENSION  $a$  AS SHOWN IN ASCE 1-10 FIGURE 30.5-1 IS 12'-0".

100 GENERAL (CONT):

- DESIGN WIND PRESSURES TO BE USED FOR THE DESIGN OF THE MAIN WIND FORCE RESISTING SYSTEM ARE SHOWN IN THE TABLE BELOW. REFERENCE ASCE/SEI 1-10 FIGURE 28.6-1 FOR APPLICATION OF MUFRS LOADS AND LOCATION OF ZONES FOR MUFRS LOADING.
- DESIGN WIND PRESSURES HAVE BEEN DETERMINED BY ASCE/SEI 1-10 CHAPTER 28 WIND LOADS ON BUILDINGS-MUFRS (ENVELOPE PROCEDURE). PRESSURES HAVE BEEN MODIFIED FOR BUILDING HEIGHT AND EXPOSURE AS REQUIRED PER TABLE 28.6-1.

| LOAD DIRECTION | HORIZONTAL PRESSURES |        |               |        | VERTICAL LOADS  |                |                 |                | WINDWARD OVERHANG |               |
|----------------|----------------------|--------|---------------|--------|-----------------|----------------|-----------------|----------------|-------------------|---------------|
|                | END ZONE             |        | INTERIOR ZONE |        | END ZONE        |                | INTERIOR ZONE   |                | END ZONE          | INTERIOR ZONE |
|                | A WALL               | B ROOF | C WALL        | D ROOF | WINDWARD ROOF E | LEEWARD ROOF F | WINDWARD ROOF G | LEEWARD ROOF H | END ZONE          | INTERIOR ZONE |
| LOAD CASE 1    | +28.5                | +9.0   | +21.3         | +7.9   | -5.6            | -17.2          | -6.5            | -14.2          | -19.6             | -17.5         |
| LOAD CASE 2    | --                   | --     | --            | --     | +1.0            | -14.7          | +2.0            | -6.0           | --                | --            |

MUFRS WIND PRESSURE TABLE NOTES:  
WIND LOAD PRESSURES ARE IN POUNDS PER SQUARE FEET. PRESSURES ARE BASED ON A TYPICAL MANSARD ROOF SLOPE OF 26.6 DEGREES. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES, RESPECTIVELY. EDGE STRIP DIMENSION  $a$  AS SHOWN IN FIGURE 28.6-1 IS 12'-0". WIND LOADS USED IN THE DESIGN OF THE MUFRS SHALL NOT BE LESS THAN A MINIMUM LOAD CASE, ASSUMING THE PRESSURES FOR ZONES A AND C ARE EQUAL TO 16 PSF, ZONES B AND D ARE EQUAL TO 48 PSF WHILE ASSUMING ALL VERTICAL PRESSURES ARE EQUAL TO 0 PSF, PER ASCE 1-10 SECTION 28.6.4.

| LOAD DIRECTION | HORIZONTAL PRESSURES |        |               |        | VERTICAL LOADS  |                |                 |                | WINDWARD OVERHANG |               |
|----------------|----------------------|--------|---------------|--------|-----------------|----------------|-----------------|----------------|-------------------|---------------|
|                | END ZONE             |        | INTERIOR ZONE |        | END ZONE        |                | INTERIOR ZONE   |                | END ZONE          | INTERIOR ZONE |
|                | A WALL               | B ROOF | C WALL        | D ROOF | WINDWARD ROOF E | LEEWARD ROOF F | WINDWARD ROOF G | LEEWARD ROOF H | END ZONE          | INTERIOR ZONE |
| LOAD CASE 1    | +49.1                | +33.5  | +39.0         | +26.9  | +3.78           | -29.8          | +1.40           | -25.6          | -17.2             | -19.7         |
| LOAD CASE 2    | +49.1                | +33.5  | +39.0         | +26.9  | +8.9            | -14.7          | +16.3           | -10.6          | -17.2             | -19.7         |

MUFRS WIND PRESSURE TABLE NOTES:  
WIND LOAD PRESSURES ARE IN POUNDS PER SQUARE FEET. PRESSURES ARE BASED ON A TYPICAL MANSARD ROOF SLOPE OF 40.0 DEGREES. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES, RESPECTIVELY. EDGE STRIP DIMENSION  $a$  AS SHOWN IN FIGURE 28.6-1 IS 12'-0". WIND LOADS USED IN THE DESIGN OF THE MUFRS SHALL NOT BE LESS THAN A MINIMUM LOAD CASE, ASSUMING THE PRESSURES FOR ZONES A AND C ARE EQUAL TO 16 PSF, ZONES B AND D ARE EQUAL TO 48 PSF WHILE ASSUMING ALL VERTICAL PRESSURES ARE EQUAL TO 0 PSF, PER ASCE 1-10 SECTION 28.6.4.

SEISMIC DESIGN CRITERIA:

- SEISMIC RISK CATEGORY: II
- SEISMIC IMPORTANCE FACTOR: 1.0
- MAPPED SPECTRAL RESPONSE ACCELERATION, 0.2 SECOND:  $S_s = 0.225 g$
- MAPPED SPECTRAL RESPONSE ACCELERATION, 1.0 SECOND:  $S_1 = 0.123 g$
- DESIGN SPECTRAL RESPONSE ACCELERATION, 0.2 SECOND:  $S_{ds} = 0.271 g$
- DESIGN SPECTRAL RESPONSE ACCELERATION, 1.0 SECOND:  $S_{d1} = 0.190 g$
- SITE CLASS: D
- SEISMIC DESIGN CATEGORY: C
- ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
- BASIC STRUCTURAL SYSTEM: BEARING WALL SYSTEM
- SEISMIC RESISTING SYSTEM:
  - LIGHT FRAMED WALLS WITH SHEAR PANELS OF WOOD STRUCTURAL PANELS
    - RESPONSE MODIFICATION COEFFICIENT:  $R=6$
    - DEFLECTION AMPLIFICATION FACTOR:  $C_d=4$
  - LIGHT FRAMED WALLS WITH SHEAR PANELS OF GYPSUM SHEATHING
    - RESPONSE MODIFICATION COEFFICIENT:  $R=2$
    - DEFLECTION AMPLIFICATION FACTOR:  $C_d=2$

SNOW DESIGN CRITERIA:

GROUND SNOW LOAD:  $P_g = 5$  PSF

- FIELD VERIFY ALL EXISTING ABOVE AND BELOW GROUND CONDITIONS PRIOR TO FABRICATION AND CONSTRUCTION.
- THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ITS COMPONENT PARTS, WITH NO PROVISION FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THEREFORE THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING DURING CONSTRUCTION. PROVIDE TEMPORARY BRACING OF STRUCTURAL FRAMING UNTIL ALL PERMANENT BRACING, WALL SHEATHING, AND FLOOR AND ROOF DECKS (DIAPHRAGMS) ARE COMPLETELY INSTALLED AND ALL TRUSS, TRUSS ASSEMBLY AND POST/BEAM CONNECTIONS ARE COMPLETED.
- GENERAL CONTRACTOR SHALL COORDINATE ALL DETAILS RELATED TO WATERPROOFING, FLASHING, EDGE STRIPS, SURFACE SEALERS, AND SCHEDULED MAINTENANCE INSTRUCTIONS TO THE OWNER RELATED TO THE FINISHES AND ASSEMBLIES PLACED ON WOOD FRAMING.

200 FOUNDATIONS AND SLAB-ON-GROUND

- DESIGN OF FOUNDATIONS AND SLAB ON GRADE IS BASED ON THE SUBSURFACE CONDITIONS REVIEW, PROPOSED BALCH ROAD APARTMENTS, BALCH ROAD, MADISON ALABAMA, GEOSOLUTIONS, LLC PROJECT NO. 18-0051 DATED OCTOBER 5, 2018 AND THE PRELIMINARY SUBSURFACE GEOTECHNICAL EXPLORATION, BALCH ROAD PROPERTY, MADISON ALABAMA, M5T PROJECT NO. 13006 PREPARED BY M5T/MID-SOUTH TESTING AND DATED APRIL 2018. SLAB AND FOUNDATION DESIGNS ARE BASED ON A MAXIMUM BEARING PRESSURE OF 1000 PSF AND A MODULUS OF SUBGRADE REACTION OF 100 FCI.
- THE OWNER'S GEOTECHNICAL ENGINEER SHALL VERIFY CONDITION AND ADEQUACY OF ALL SUB GRADES, FILLS AND BACK FILLS BEFORE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, WALLS, FILLS, BACK FILLS, ETC.
- SIDES OF FOUNDATIONS SHALL BE FORMED UNLESS CONDITIONS PERMIT EARTH FORMING. FOUNDATIONS POURED AGAINST THE EARTH REQUIRE THE FOLLOWING PRECAUTIONS: SLOPE SIDES OF EXCAVATIONS AS APPROVED BY GEOTECHNICAL ENGINEER AND CLEAN UP SLOUGHING BEFORE AND DURING CONCRETE PLACEMENT.
- WHERE FOOTING STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN ONE VERTICAL TO TWO HORIZONTAL, UNLESS NOTED.
- DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL THE WALL HAS REACHED 65% OF DESIGN STRENGTH AND TEMPORARY WALL BRACING HAS BEEN PLACED.
- UNLESS NOTED OTHERWISE, TYPICAL SLAB-ON-GROUND SHALL BE MINIMUM 4" THICK, PLACED OVER VAPOR RETARDER OVER 6" COMPACTED LAYER OF FREE DRAINING, DENSE-GRADED (CRUSHED STONE) AGGREGATE BASE ON COMPACTED SUBGRADE. REINFORCE SLAB WITH ONE LAYER 6x6 #4 W/ 12" ON CENTER (ROLLS NOT PERMITTED). PROVIDE POSITIVE SUPPORT 2" CLEAR FROM BOTTOM OF SLAB UNLESS OTHERWISE SHOWN ON THE DRAWINGS. PLACE CONTROL JOINTS AT COLUMN LINES AND AT INTERMEDIATE LINES SUCH THAT AREA OF EACH PANEL DOES NOT EXCEED 400 SQUARE FEET. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINTS, SUBJECT TO PRIOR APPROVAL. SEE PLAN FOR GEOMETRIES OF CONTROL JOINTS.
- SOIL BELOW INTERIOR CONCRETE SLAB ON GRADE AND ANY FILL WITHIN 10' OF BUILDING LIMIT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR CONTROLLED FILL.
- SEE REFERENCED GEOTECHNICAL REPORTS. CONSULT OWNER'S GEOTECHNICAL ENGINEER FOR REQUIRED SOIL PREPARATION, SOIL MODIFICATION, DEWATERING, GROUND IMPROVEMENT TECHNIQUES, PROTECTION OF SITES FROM INCREASED SOIL MOISTURE CONTENT, AND CONSTRUCTION TRAFFIC OR ACTIVITY, AND SPECIFIC FOUNDATION SUBGRADE PREPARATION REQUIREMENTS INCLUDING MATERIALS FOR SUB-SLAB FILL, PLACEMENT OF WICK DRAIN AND SURCHARGE OF SOILS.
- SEE FOOTING REFERENCE TO SOILS REPORT FOR DISCUSSION OF SINK HOLE POTENTIAL, LIQUEFACTION, FOUNDATION AND GROUND MODIFICATION RECOMMENDATIONS. THE OWNER SHALL REVIEW THIS SECTION AND ACKNOWLEDGE THAT HE UNDERSTANDS THE POTENTIAL SETTLEMENT RISKS ASSOCIATED WITH THIS SITE.

HANDRAILS AND GENERAL LOADS:

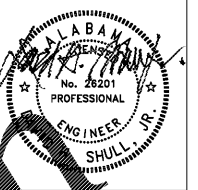
HANDRAILS, GUARDS, AND GRAB BARS SHALL BE DESIGNED AND CONSTRUCTED TO THE FOLLOWING STRUCTURAL LOADING CONDITIONS PER IBC 2018 SECTION 1607.8:

HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD TO THE SUPPORTING STRUCTURE.

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

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

SHOP DRAWINGS FOR HANDRAILS AND GUARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL INDICATING REQUIRED MATERIALS, SIZES, LOCATIONS, AND FOR ALL POSTS AND PICKETS INCLUDING FASTENERS AND ANCHORAGE AT BASE OF POSTS, INTERMEDIATE AND END POINTS OF HANDRAILS.



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CHECKED BY: DHS  
GENERAL NOTES

SHEET NO.

S0.1

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