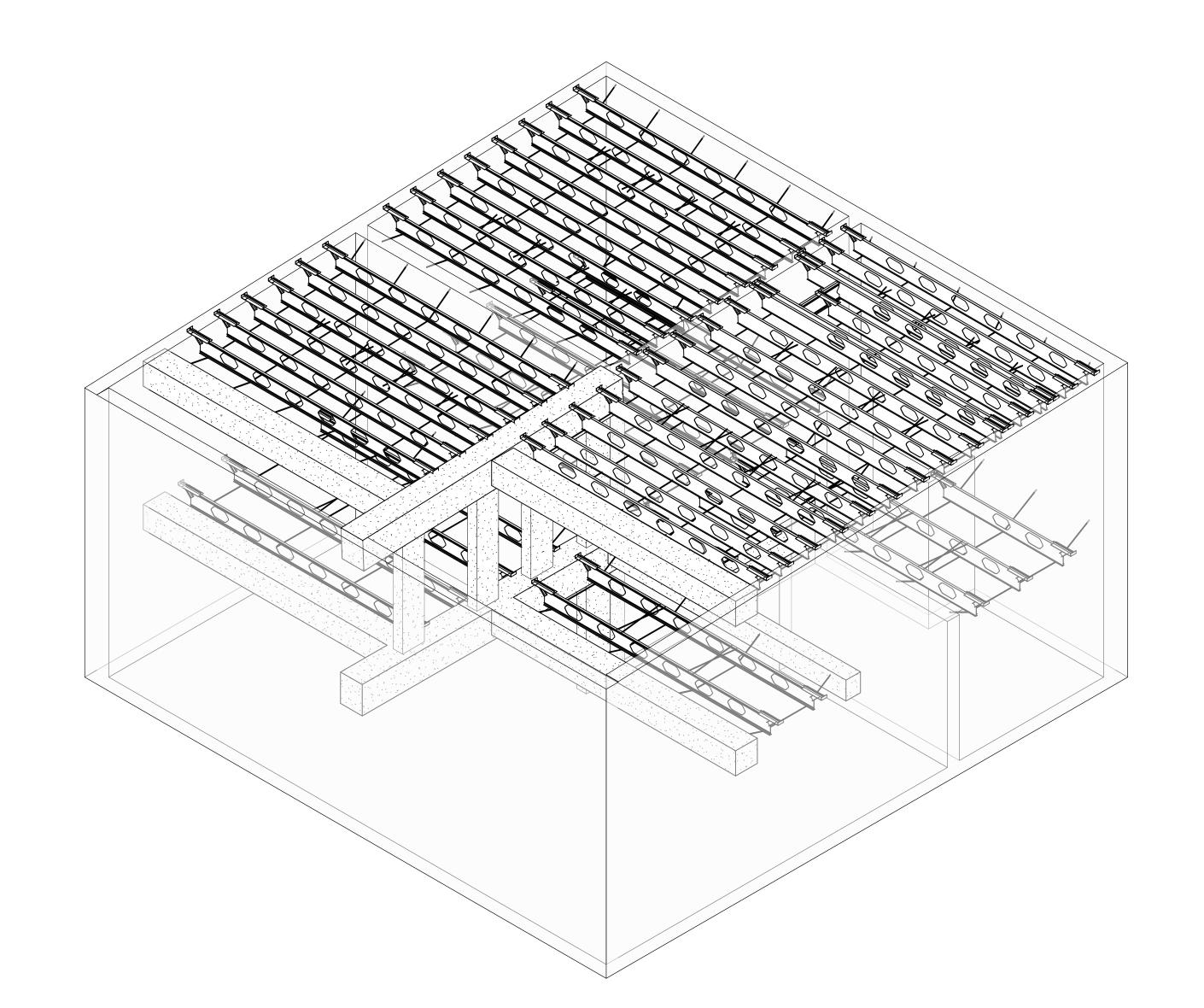
COMPOSITE TOTALJOIST FRAMING FOR

GUAM BEACH HOUSE

ROUTE NO.1, AGANA, GUAM 96910

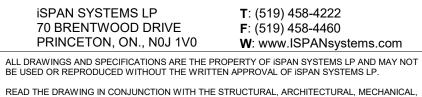


SHEET LIST			
SHEET NUMBER	CURRENT REVISION DATE	CURRENT REVISION	SHEET NAME
	•	•	
S.00	2022-07-15	2	COVER PAGE
S.100	2022-07-15	2	NOTES / SCHEDULES
S.200	2022-07-15	2	2ND FLOOR FRAMING PLAN
S.200.1	2022-07-15	2	2ND FLOOR HOLE LAYOUT PLAN
S.201	2022-07-15	2	ROOF FRAMING PLAN
S.201.1	2022-07-15	2	ROOF HOLE LAYOUT PLAN
S.500	2022-07-15	2	COMPOSITE FASTENING DETAILS
S.501	2022-07-15	2	FLOOR DETAILS
SL.200	2022-07-15	2	2ND FLOOR FRAMING LAYOUT PLAN
SI 201	2022 07 15	2	POOE EDAMING LAVOUT DLAN



CONSULTANT DRAWING REVISION SCHEDULE							
ARCHITECTURAL REVISION	ARCHITECTURAL REVISION DATE	ELECTRICAL REVISION	ELECTRICAL REVISION DATE	MECHANICAL REVISION	MECHANICAL REVISION DATE	STRUCTURAL REVISION	STRUCTURAL REVISION DATE
	2022-06-14	N/A	N/A	N/A	N/A	N/A	N/A





AND ELECTRICAL DRAWINGS. THE OWNER (OR APPOINTED REPRESENTATIVE) AND THE CONTRACTOR SHALL CHECK THE DRAWINGS FOR CONFLICTS IN DIMENSIONS AND LOCATIONS OF BUILDING COMPONENTS RELATED TO THE WORK SHOWN ON THE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO ISPAN SYSTEMS LP BEFORE THE START OF THE WORK

DRAWINGS SHALL NOT BE SCALED.

CLIENT NAME

ALTERNATIVE BUILDING CONCEPTS INC

PROJECT NAME

GUAM BEACH HOUSE

ROUTE NO.1, AGANA, GUAM 96910

SHEET NAME

COVER PAGE

PROJECT NO.: DRAWING NO.

20221754

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2022-07-15 SCALE: S.00

GENERAL NOTES

- 1.0 The design of the work displayed on these drawings is in accordance with the ICC IBC- 2021, CSA standard AISI S100-16 North American standard for the design of cold formed steel structural members, ACI 318-19 building code requirements for structural concrete and AISC 360-16 design of steel structures.
- These drawings are to be read in conjunction with the structural, architectural, mechanical, and electrical drawings. The owner (or appointed representative) and the contractor shall check the drawings for conflicts in dimensions and locations of building components related to the work shown on these drawings. Any discrepancies shall be reported to iSPAN Systems LP before the start of the fabrication process.
- Provision for future expansion or alterations:
 - The structure has not been designed for future lateral expansion. The structure has not been designed for future vertical expansion.
- The installer shall notify iSPAN Systems LP of any damage to product prior to it being installed and within 24 hours of delivery. iSPAN will address the damage promptly and / or agree on a solution to proceed at iSPAN's cost. If damaged product is installed or notification is given later than 24 hours from delivery, the installer shall be responsible for the cost of labour and material to repair damaged materials.
- The engineer of record is responsible for the review of existing construction for the additional loads as per the proposed construction.
- iSPAN Systems LP issues drawings for various stages of a job. Information presented on these drawings may differ from drawings and / or documents provided by other firms and / or from perviously submitted drawings by iSPAN Systems LP. Differences may be from, but not limited to, interpretations of contract requirements, provisions for structural performance, or manufacturing capabilities. The most recent set of drawings sealed by an iSPAN engineer take precedence over all previous drawings / documents. The customer shall perform a thorough review of all items shown on each drawing set recieved in order to confirm adherence to the contract requirements.
- Approval from the customer, or delegated customer representative is required in order to proceed with manufacturing / fabrication. When the approval stamp is present, please sign and date each drawing and clearly indicate any changes required. Failure to do so in a timely manner may result in project delays or additional costs. Changes requested on the drawings are not binding unless subsequently agreed to in writing by iSPAN Systems LP. Approval of iSPAN drawings constitute agreement that the iSPAN products as shown represents the total of the materials to be supplied. Any change request that occurs after approval may result in additional costs and delays.

LOADING

- 1.0 General
 - The structure has been designed for the loads shown on these drawings only. No other loads have been considered in the design including, but not limited to, lateral loads, loads to support top of concrete / masonry walls, loads to brace beams by
 - 1.02 If additional loading is required that is not shown on these drawings, the consultant responsible for the design of the element imposing load shall provide the following to iSPAN:
 - Specified load magnitude and type. Specified load location at all locations where loads are imposed.

2.0 Gravity Loads

Roof Loads				
Live load	40 psf			
Ground snow load	5 psf + drift			
CTJ W/3" slab	65 psf			
Floors				
Live Loads				
Units	40 psf			
Dead Loads				
CTJ W/ 3" SLAB	65 psf			

2.01 See plans for special loading areas.

3.0 Deflection Limits

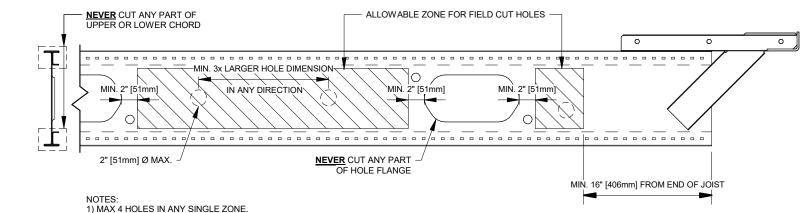
<u>Floor</u>		Roof		
LIVE LOAD L/480		LIVE LOAD	L/360	
TOTAL LOAD	L/240	TOTAL LOAD	L/180	

MATERIAL

- Miscellaneous Metals
 - 1.01 All miscellaneous materials shall be designed by others. Where loads are imposed on the structure from the miscellaneous materials, the designer of the miscellaneous materials shall inform iSPAN of location(s), load type and magnitude of all loads.
 - Elements not specified upon these drawings shall be deemed as miscellaneous
 - Examples of miscellaneous materials include, but are not limited to, ladders, railings, stair stringers, risers, treads, permanent seating and associated framing, permanent shelving and associated framing, grating, framing to support finishing materials, etc.
- 2.0 CFS Material
- 2.01 18ga joists: ASTM A653 SS grade 50.
- 16ga and 14ga joists: ASTM A653 HSLAS grade 60
- Galvanized coating thickness is minimum G60 All other sheet metal: ASTM A653 SS grade 50 U.N.O.
- Fasteners
 - 3.01 Anchor bolts conform to ASTM A307 grade C.
 - Structural bolts, nuts and washers conform to ASTM F3125 A325. Sheet steel screws shall be ITW self drilling, self tapping screws or equivalent.
 - All sheet steel screws and connectors shall be corrosion resistant. minimum coating 0.0007" of mechanical zinc.
- Welded Connections
- 4.01 Arc welding shall be performed by a fabricator certified in accordance with appropriate AWS standards and procedures for the type and position of welding being performed.
- Arc welds thickness from 1/32" to 1/8": Welding shall conform to the requirements of AISI S100 and shall be performed with the applicable requirements of AWS D1.3.
- When welding thicknesses over 1/8", welding shall conform to AWS D1.3.
- Concrete For Floors
- 5.01 Concrete shall be minimum 3000 psi compressive strength in accordance with
- ACI 318-[19]. Max water to concrete ratio of 0.55.
- Max siliceous or carbonate aggregate in accordance with ACI 318-[19]. Areas exposed to freezing and thawing shall have 6% to 8% air entrainment
- Concrete in garage areas shall contain minimum 6x6 6/6 welded wire mesh. Concrete in all other areas may contain macro synthetic fiber approved included in
- UL G555 at a dosage of 4 lbs/yd³ in lieu of or in addition to welded wire mesh.
- Contractor shall coordinate compressive strength tests during each pour, min. 3 cylinders per 100 yd³ and shall forward the test results to iSPAN.

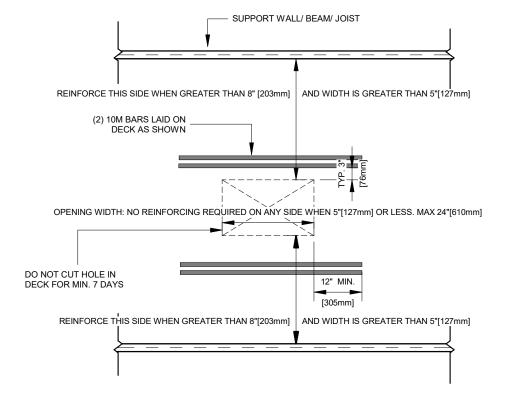
EXECUTION

- 1.01 Fabrication and erection shall conform to the approved shop drawings. Modifications required to accommodate as-built conditions shall be submitted to iSPAN for approval
 - prior to making modifications. Any unauthorized modifications shall be repaired in accordance with iSPAN and / or engineer of record direction at the contractor's expense, including labour, materials, and engineering cost.
- 2.0 Fasteners And Welds
- 2.01 Ensure that connected parts are in contact. Provide clamping before welding or
- mechanically fastening as required. Companies engaged in welding shall be certified by the American Welding Society, see
- 'materials, section 4.0' for details. Touch-up welds and coatings damaged by welding with zinc rich paint according to
- ASTM A-780. 2.04 Penetration of sheet metal screws beyond joined materials shall be not less than 3
- exposed threads. Sheet metal screw installation shall conform to the manufacturer's
- Screws shall not be placed closer than 3 times the diameter from the edge of any part nor shall they be closer than 3 times the diameter to adjacent screws.
- Sheet metal screws covered by sheathing materials shall have low profile heads. Install concrete anchors in accordance with manufacturer's recommendations, including drilling and cleaning procedures, minimum edge distance and minimum anchor spacing. (See iSPAN details for minimum anchor embedment as required).
- 3.0 Handling And Storage Of Materials
 - 3.01 Products shall be protected from conditions that may cause physical damage or corrosion. 3.02 Handling and lifting of prefabricated panels and joists shall not cause permanent distortion to any member or collateral material.
- 4.01 Methods of construction may be either piece by piece (stick-built) or by fabrication into
- panels (panelized) either on or off site. Do not exceed design loads during construction
- Temporary bracing shall be employed wherever necessary to withstand all loads to which the structure may be subject to during erection and subsequent construction. Temporary bracing shall be left in place as long as required for the safety and integrity of the structure. The erector shall ensure that during the erection, a margin of safety consistent with the
- requirements of the IBC and AISI S100 exists in the uncompleted structure. Framing shall be erected according to AISI S202 under the direct supervision of an
- approved and qualified foreman. Do not cut openings in framing members except when approved in writing by iSPAN.
- Cutting of steel members, when approved, shall be by saw or shear, torch cutting is not For the purposes of this section, camber is defined as the deviation from straightness of a member or any portion of a member with respect to its major axis, and sweep is defined as the deviation from straightness of a member or any portion of a member with respect to
 - its minor axis For joists, sweep shall not exceed 1/720 of the member length.
- Align web cut-outs in joists for the installation of services. Make all field measurements necessary to ensure the proper fit of all members.
- Members with localized damage are to be replaced unless a written repair detail is provided by iSPAN. Any damage shall be brought to attention of iSPAN immediately upon observation. Do not proceed until damage has been reviewed and direction has
- been provided in writing by iSPAN. For variances of underside of joist elevation, the drywall contractor shall include shimming (including labour and materials) within their scope.
- Concrete Placement
- 5.01 Concrete shall be placed in accordance with ACI 301
- Concrete slab shall be placed to a constant thickness with a tolerance of +3/8" / 1/4". Floor flatness shall conform to:
 - 90% compliance with 1/4" maximum gap under a 10' unleveled straight
 - 100% compliance with 3/8" maximum gap under a 10' unleveled straight edge
- Testing of floor flatness to comply with ACI 117. 5.04 Construction joints in concrete floors are to be placed:
 - Over supporting walls / beams when perpendicular to joists.
 - Centered between joists when parallel to joists. Joint surfaces to be left rough and wire mech sheet to be centered on
- 5.05 Concrete contractor shall take all appropriate measure for cold weather application. Cold weather application procedures are required when the temperature is expected to drop below 40°F within 24 hours of placing concrete as predicted by the nearest meteorological
 - General contractor to ensure all required materials and equipment for cold weather concreting are on hand and ready for use prior to placement of concrete. This may include but is not limited to, heaters,
 - insulating blankets, tarps, and protection below the floor being poured. Ensure all snow and ice is removed from the deck and formwork. Calcium chloride or other de-icing salts shall not be used to de-ice deck
 - or formwork. Deck and formwork shall be maintained at a temperature that will not allow the concrete temperature to drop below 50°F for a min. of 3 days after concrete placement or the time it takes to reach 40% of the
 - compressive strength. After slab finishing is completed, immediately install insulating blankets over the entire slab for a min. of 3 days or the time it takes to reach 40%
 - of the compressive strength. Winter mix concrete is to be reviewed with the general contractor, engineer of record, and iSPAN.

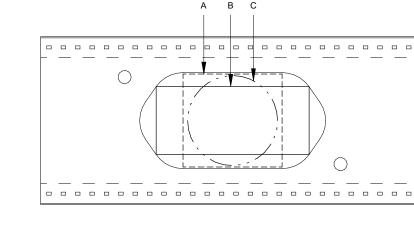


2) LARGER HOLES MAY BE ACCOMMODATED, CONTACT ISPAN SYSTEMS LP. B) HOLES SHALL BE MADE BY SAW OR DRILL. TORCH OR PLASMA CUTTING SHALL NOT BE USED. 4) FOR SQUARE OR RECTANGULAR SHAPED HOLES, ALWAYS ROUND CORNERS

COMPOSITE TOTALJOIST - ALLOWABLE HOLES IN JOIST

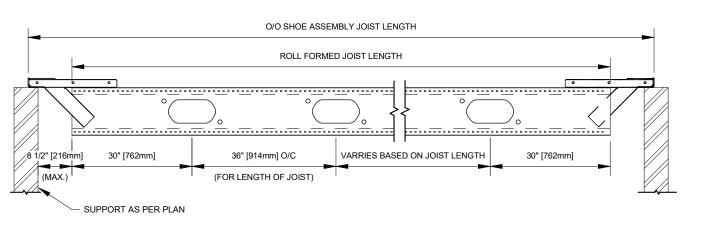


ALLOWABLE HOLES IN CONCRETE



HOLE SIZING						
		١	В	1		
JOIST DEPTH	WIDTH	HEIGHT	WIDTH	HEIGHT	C DIAMETER	
8" [203mm]	2-1/4" [57mm]	2" [51mm]	3-1/4" [83mm]	1-3/8" [35mm]	2" [51mm]	
9-1/2" - 10" [241mm-254mm]	4" [102mm]	3-1/2" [89mm]	6" [152mm]	2-1/4" [57mm]	3-1/2" [89mm]	
11-7/8" - 12" [302mm-305mm]	6-5/8" [168mm]	6" [152mm]	9-7/8" [251mm]	4" [102mm]	6" [152mm]	
14" [356mm]	8-1/4" [210mm]	8" [203mm]	12-3/4" [324mm]	5-5/8" [143mm]	8" [203mm]	
16" [406mm]	9" [229mm]	10" [254mm]	14-5/8" [371mm]	6-7/8" [175mm]	10" [254mm]	

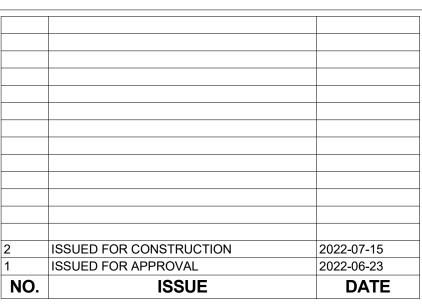




NOTES: SERVICE HOLES ARE LOCATED 30" [763mm] FROM MEMBER ENDS, AND 36" [914mm] O/C FOR, UNLESS SPECIFIED OTHERWISE 2. SEE PLANS FOR SPECIFIC HOLE LOCATIONS NOTED FOR SERVICE COORDINATION JOIST HOLE LOCATIONS - COMPOSITE

TOTAL JOIST





GENERAL INFO

— JOIST TYPE - "ic" COMPOSITE

- JOIST DEPTH



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DRAWINGS SHALL NOT BE SCALED.

CLIENT NAME

ALTERNATIVE BUILDING **CONCEPTS INC**

PROJECT NAME

GUAM BEACH HOUSE ROUTE NO.1, AGANA, GUAM 96910

SHEET NAME

NOTES / SCHEDULES

DRAWN BY: CHECKED: CURRENT ISSUE:

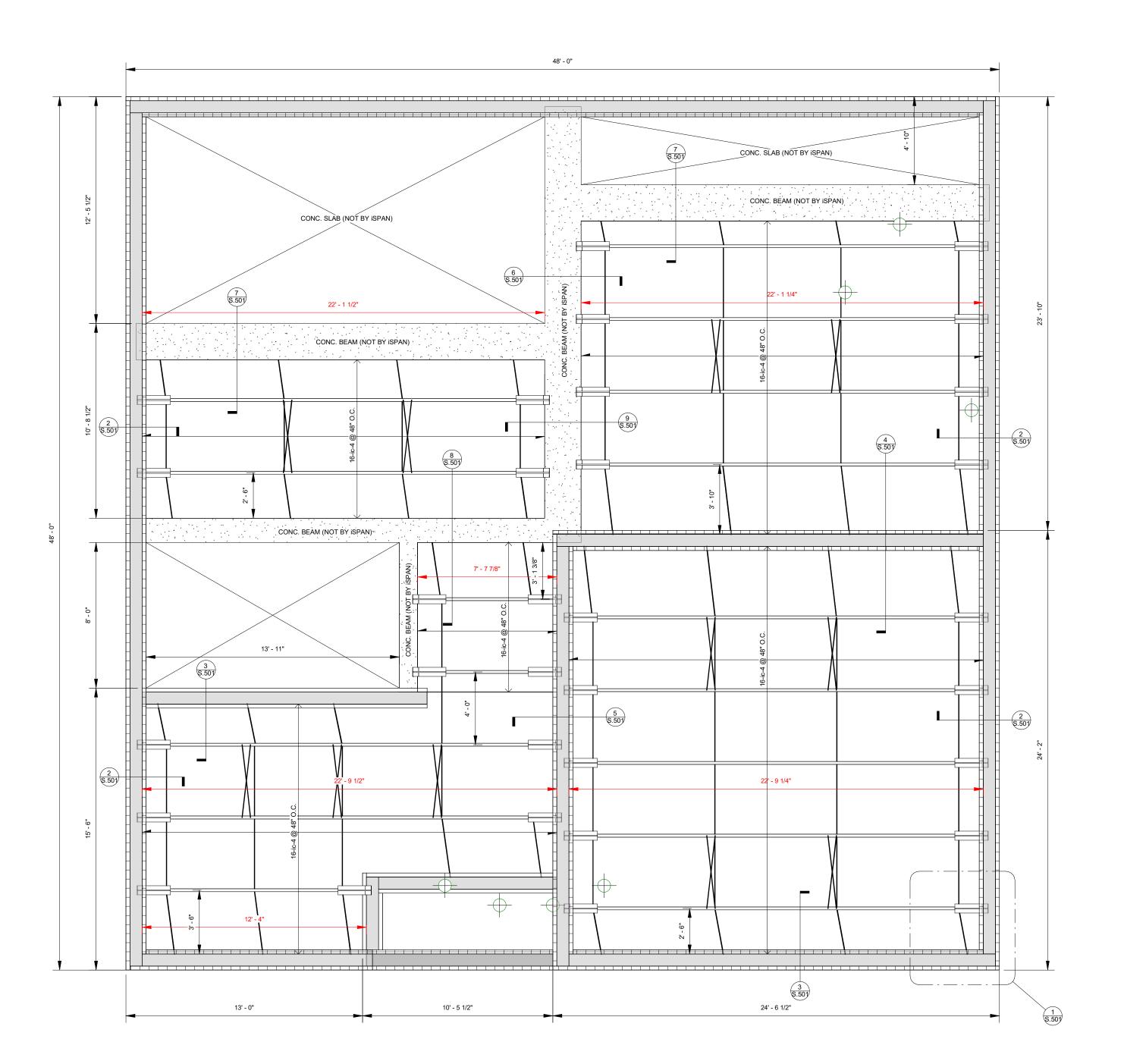
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PROJECT NO.: DRAWING NO. 20221754

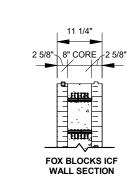
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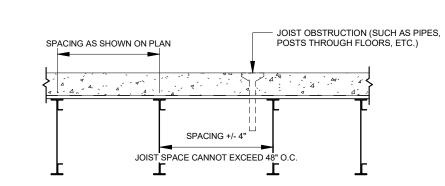
As indicated

SCALE:



1 2ND FLOOR FRAMING PLAN 1/4" = 1'-0"

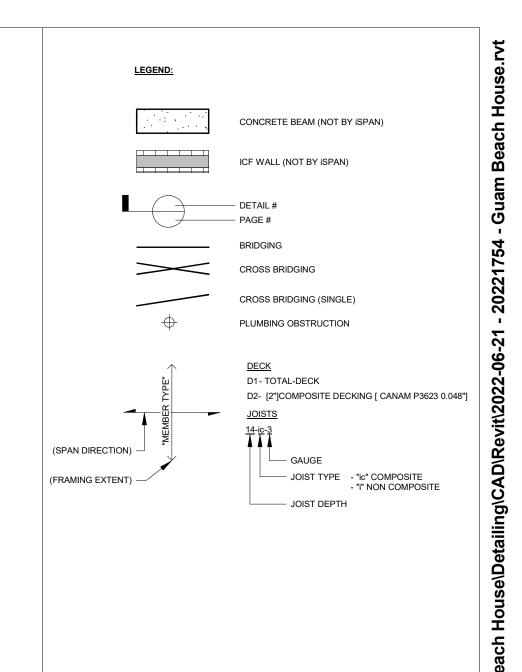


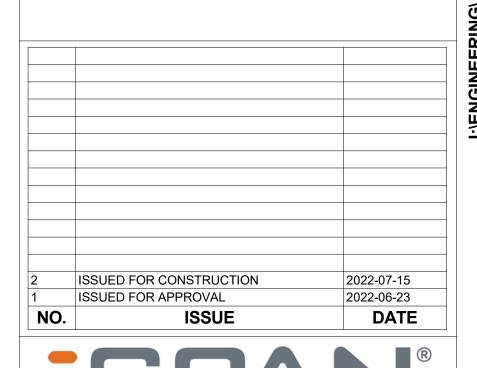


JOIST OBSTRUCTION FRAMING

SUMMARY: COMPOSITE TOTALJOIST FRAMING TYPE: **TOTALDECK** DECK TYPE: NORMAL WEIGHT CONCRETE **TOPPING TYPE:** 3" U.N.O. TOPPING THICKNESS: DATE: T.O. CONCRETE ELEVATION: 112' - 0" 3" BELOW TOP OF SLAB U.N.O.

T.O. STEEL ELEVATION:







AND ELECTRICAL DRAWING IN CONJUNCTION WITH THE STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE OWNER (OR APPOINTED REPRESENTATIVE) AND THE CONTRACTOR SHALL CHECK THE DRAWINGS FOR CONFLICTS IN DIMENSIONS AND LOCATIONS OF BUILDING COMPONENTS RELATED TO THE WORK SHOWN ON THE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO ISPAN SYSTEMS LP BEFORE THE START OF THE WORK SHOWN. DRAWINGS SHALL NOT BE SCALED.

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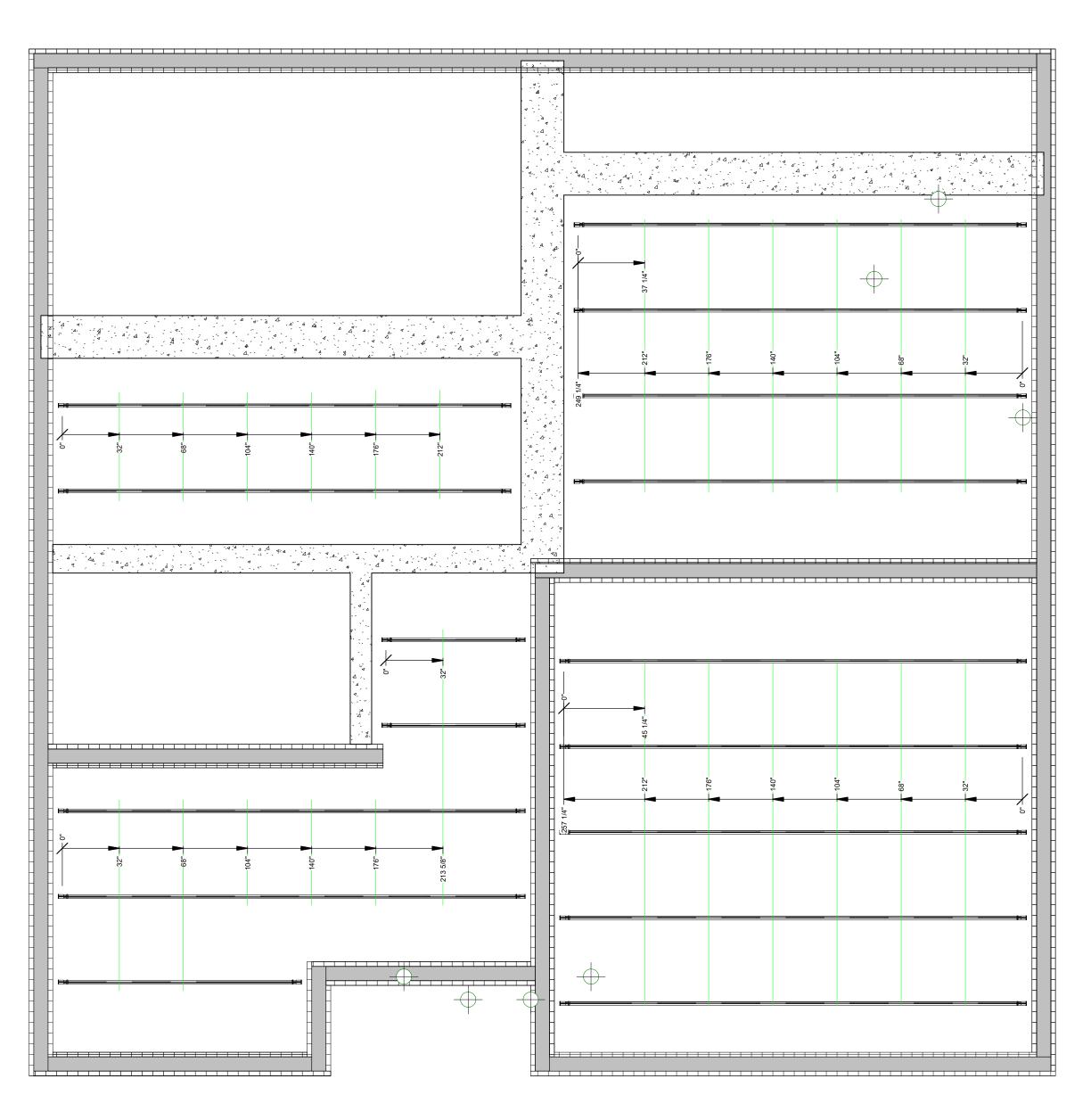
SHEET NAME 2ND FLOOR FRAMING PLAN

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20221754

2022-07-15 SCALE:

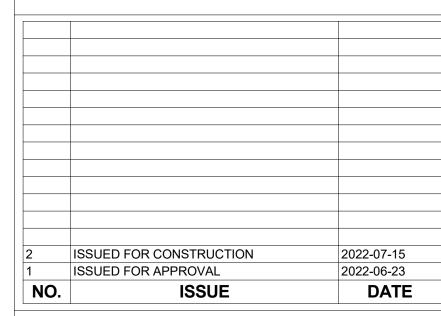
As indicated



1) 2ND FLOOR HOLE LAYOUT 1/4" = 1'-0"

NOTES:
DIMENSIONS ARE TAKEN FROM STRUCTURAL SUPPORT TO START OF ROLL FORMED JOIST SECTION, AND THEN TO HOLE EACH LOCATION

SEPARATION IN THICKENED -LINE REPRESENTS HOLE LOCATION





70 BRENTWOOD DRIVE PRINCETON, ON., N0J 1V0

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PROJECT NAME

GUAM BEACH HOUSE

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ROUTE NO.1, AGANA, GUAM 96910

SHEET NAME

2ND FLOOR HOLE LAYOUT PLAN

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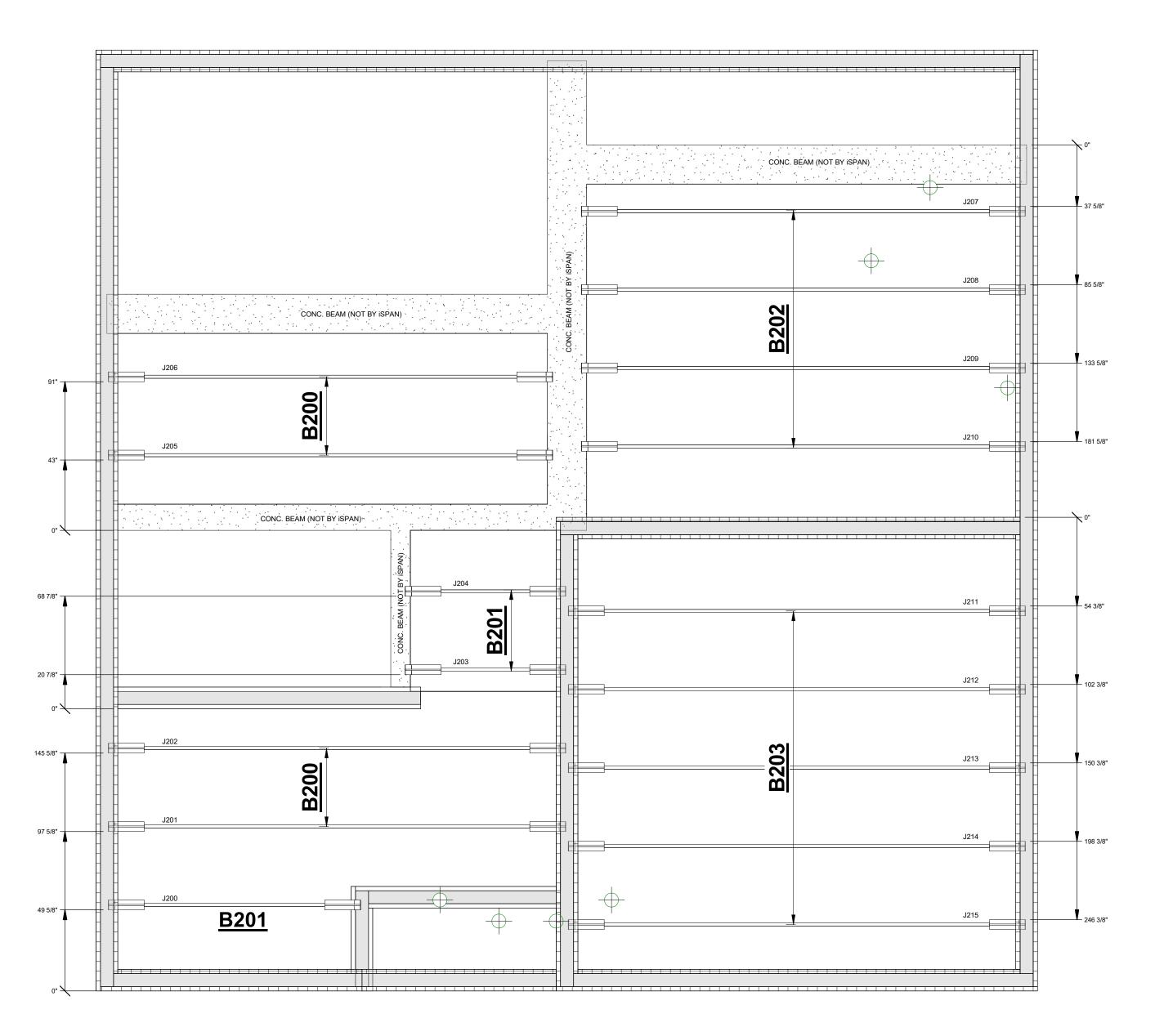
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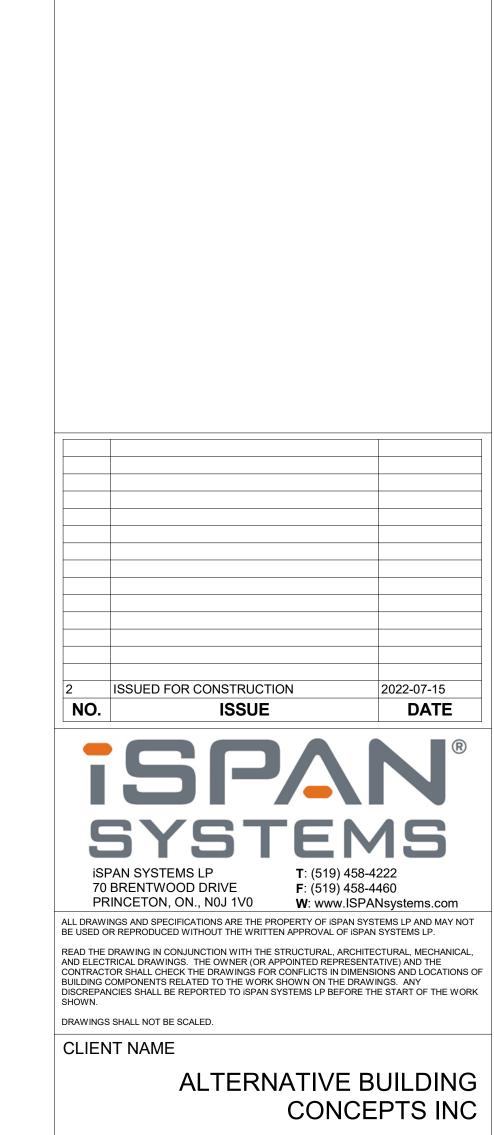
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As indicated

SCALE:



1 2ND FLOOR FRAMING LAYOUT 1/4" = 1'-0"



PROJECT NAME

SHEET NAME

GUAM BEACH HOUSE

ROUTE NO.1, AGANA, GUAM 96910

LAYOUT PLAN

2ND FLOOR FRAMING

ISSUED FOR CONSTRUCTION

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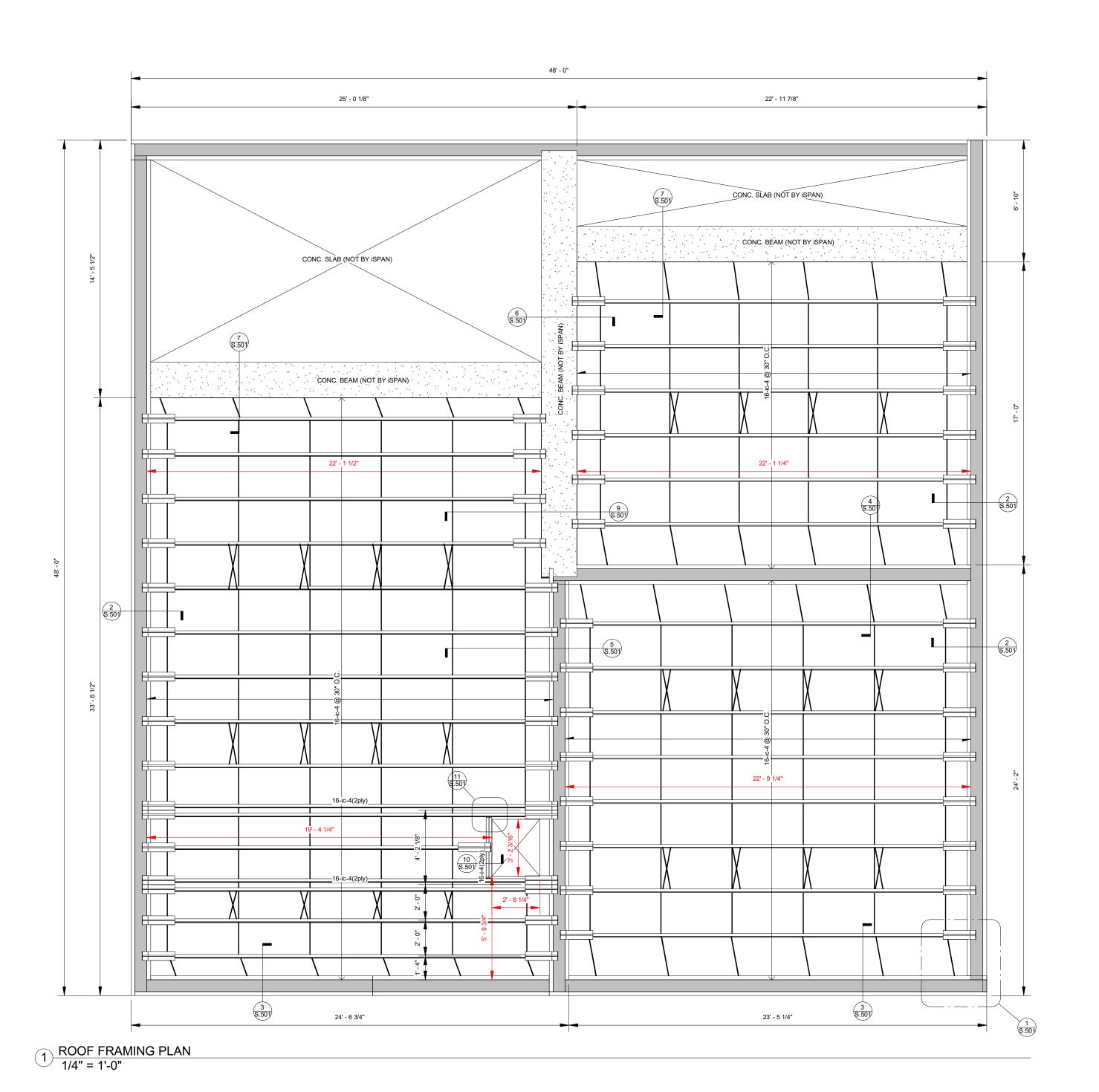
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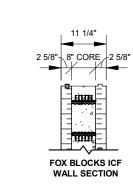
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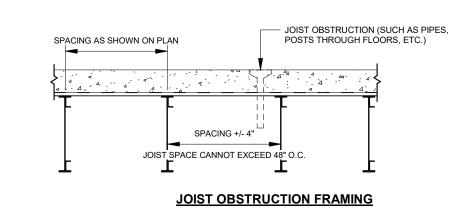
1/4" = 1'-0"

DATE:

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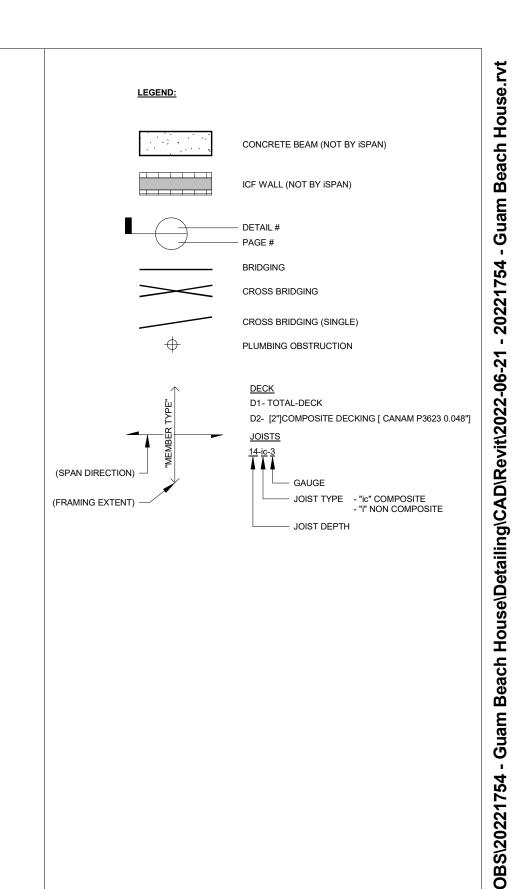
JOIST OBSTRUCTION

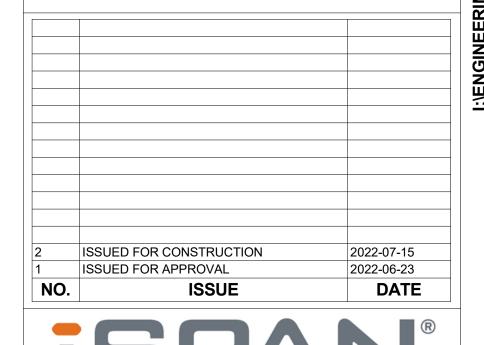
SUMMARY:

T.O. STEEL ELEVATION:

FRAMING TYPE:	COMPOSITE TOTALJOIST	
DECK TYPE:	TOTALDECK	
TOPPING TYPE:	NORMAL WEIGHT CONCRETE	
TOPPING THICKNESS:	3" U.N.O.	
T.O. CONCRETE ELEVATION:	123' - 1/2"	
		١,

3" BELOW TOP OF SLAB U.N.O.







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CLIENT NAME

ALTERNATIVE BUILDING CONCEPTS INC

PROJECT NAME

GUAM BEACH HOUSE ROUTE NO.1, AGANA, GUAM 96910

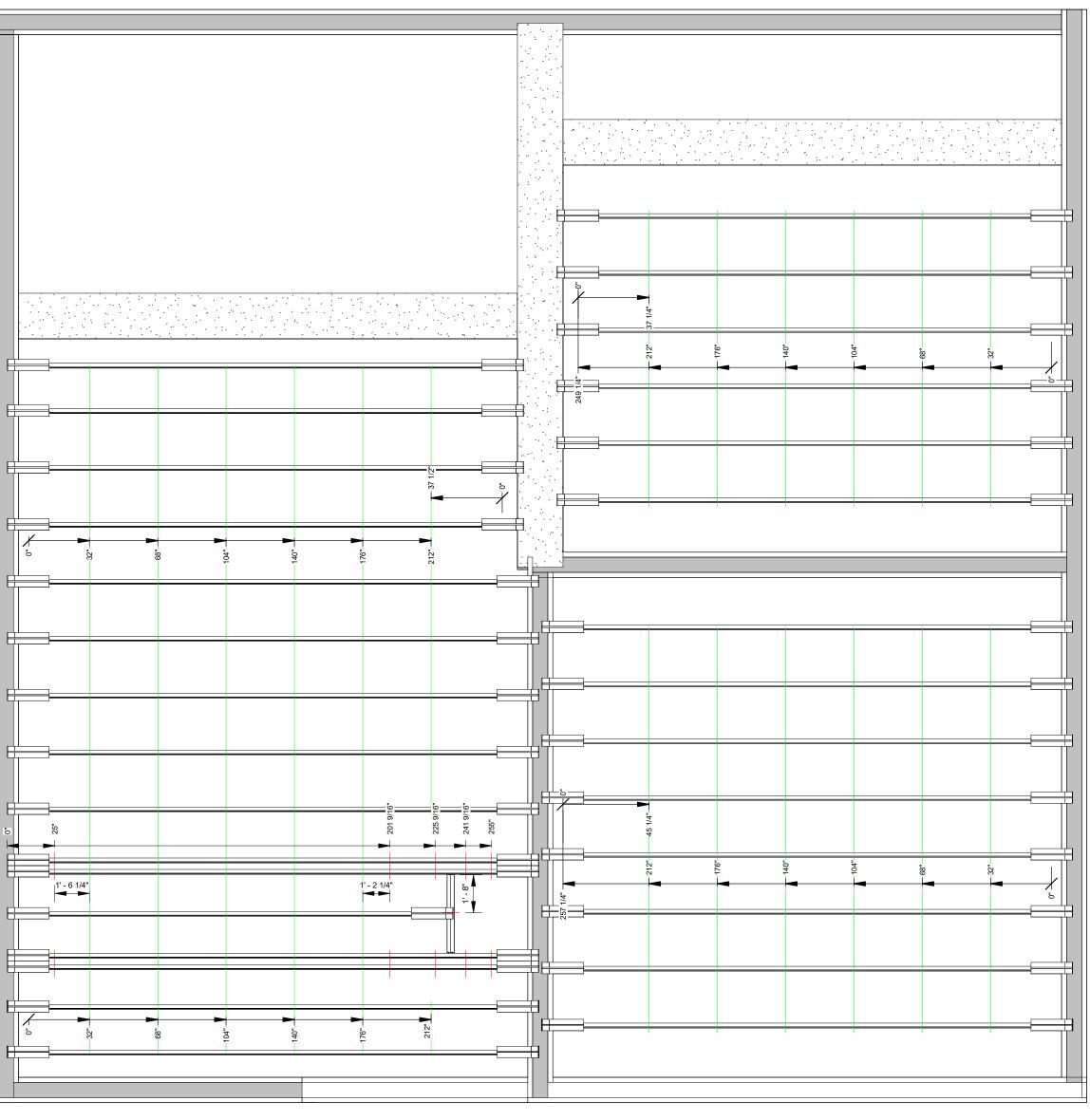
SHEET NAME

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ROOF FRAMING PLAN

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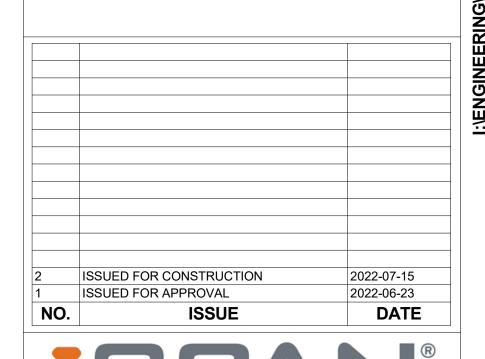


1 ROOF HOLE LAYOUT 1/4" = 1'-0"

NOTES:

• DIMENSIONS ARE TAKEN FROM STRUCTURAL SUPPORT TO START OF ROLL FORMED JOIST SECTION, AND THEN TO HOLE EACH LOCATION

SEPARATION IN THICKENED — LINE REPRESENTS HOLE LOCATION





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CLIENT NAME

ALTERNATIVE BUILDING CONCEPTS INC

PROJECT NAME

GUAM BEACH HOUSE

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ROUTE NO.1, AGANA, GUAM 96910

SHEET NAME ROOF HOLE LAYOUT

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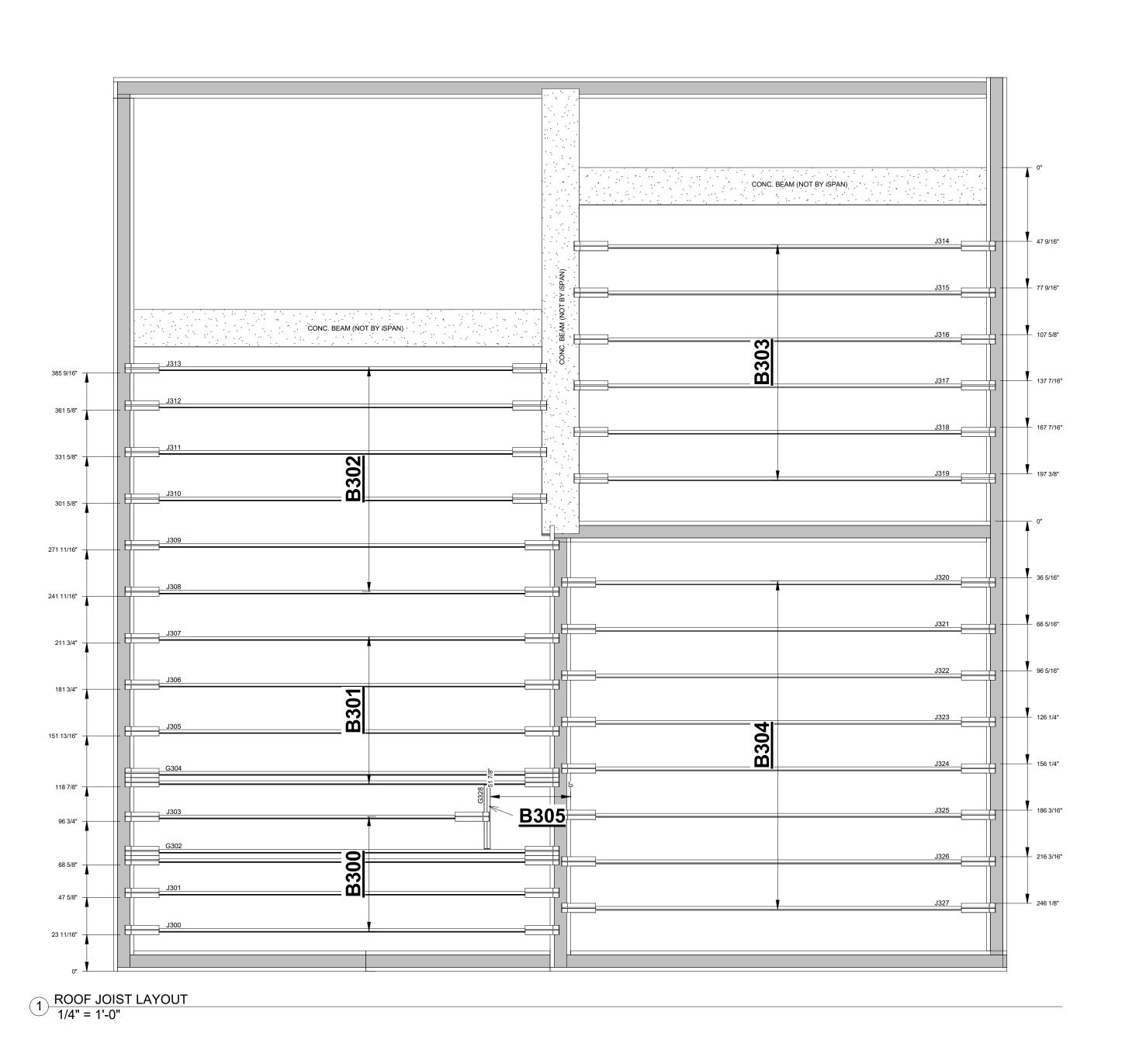
PROJECT NO.: DRAWING NO.

20221754

DATE: 2022-07-15 SCALE:

As indicated

PLAN



ISSUED FOR CONSTRUCTION NO. ISSUE DATE 70 BRENTWOOD DRIVE **F**: (519) 458-4460

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ALTERNATIVE BUILDING CONCEPTS INC

PROJECT NAME

GUAM BEACH HOUSE

ROUTE NO.1, AGANA, GUAM 96910

SHEET NAME ROOF FRAMING LAYOUT PLAN

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20221754

DATE: 2022-07-15 SCALE:

1/4" = 1'-0"

