

DESIGN CRITERIA & GENERAL NOTES

GENERAL CONSTRUCTION NOTES

- 1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE AS WELL AS STANDARDS REFERENCED WITHIN.
2. THE STRUCTURE HAS BEEN ANALYZED AND DESIGN TO WITHSTAND DESIGN GRAVITY LOADS IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN SECTION 1604.8 & 1607.0 OF THE INTERNATIONAL BUILDING CODE. REFER TO SCHEDULES ON 502. THE STRUCTURE HAS BEEN ANALYZED TO WITHSTAND WIND AND SEISMIC PRESSURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. REFER TO SCHEDULES ON 502.
3. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE '2018 INTERNATIONAL BUILDING CODE' AND ALL FEDERAL, STATE AND CITY LAWS, BYLAWS, ORDINANCES AND REGULATIONS IN ANY MANNER AFFECTING THE CONDUCT OF THIS WORK. AS WELL AS ALL ORDERS OR DECREES WHICH HAVE BEEN PROMULGATED OR ENACTED BY ANY LEGAL BODIES OR TRIBUNALS HAVING AUTHORITY OR JURISDICTION OVER THE WORK. MATERIALS, EMPLOYEES OR CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERSONNEL SAFETY ON THE JOBSITE. GUIDELINES FOR CONSTRUCTION SAFETY SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE CONSTRUCTION INDUSTRY OSHA SAFETY AND HEALTH STANDARDS (1910 STANDARDS), AND ANY LOCAL ORDINANCES OR CODES WHICH MAY BE APPLICABLE.
4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATION AND THE ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK.
5. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS AND DETAILS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
6. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY AND DRYWALL NON-LOAD BEARING PARTITIONS. CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS Laterally FOR THE CODE-REQUIRED LOAD.
7. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO THE CONTRACTOR IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT THE CONTRACTORS EXPENSE.
8. IF THE FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE ARCHITECT.
9. THE CONTRACTOR SHALL COORDINATE PRINCIPAL OPENINGS IN THE STRUCTURE AS INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSETS, ETC. NOT INDICATED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. EVALUATION AND COMPLIANCE WITH LOADING RESTRICTIONS FOR MEANS AND METHODS OF CONSTRUCTION AS WELL AS STAGING FOR OTHER TRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
11. METHODS, PROCEDURES AND THE SEQUENCES OTHER THAN THAT NOTED ON THE DRAWINGS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO MAINTAIN AND INSURE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF WORK WITH MECHANICAL AND ELECTRICAL WORK.
12. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
13. MINOR DETAILS OR INCIDENTAL ITEMS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION SHALL BE INCLUDED AS REQUIRED.
14. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC. SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.
15. THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. ALL WORK RELATED TO THE STAGING, CONSTRUCTION PRACTICES, AND SAFETY OF THE PROJECTS WORKERS AND PROPERTY SHALL BE CONSIDERED MEANS AND METHODS AND SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE AND ALL CODES AND STANDARDS. VISITS TO THE SITE MADE BY THE ENGINEER ARE FOR THE REVIEW OF THE STRUCTURAL WORK FOR GENERAL CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS AND ARE NOT FOR THE REVIEW OF CONTRACTOR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO PROJECT SAFETY AND MEANS AND METHODS OF CONSTRUCTION.
16. ALL WORK SHALL BE INSPECTED IN ACCORDANCE WITH CHAPTER 17 OF THE REFERENCED BUILDING CODE. SUBMIT ALL REPORTS TO THE ENGINEER OR RECORD FOR REVIEW. AT THE COMPLETION OF THE PROJECT, THE SPECIAL INSPECTION REPORT SHALL BE COMPLETED, SIGNED BY THE SPECIAL INSPECTOR, AND SUBMITTED TO THE ENGINEER OR RECORD FOR RECORD PURPOSES.
17. SCALING OF DRAWINGS TO DETERMINE DIMENSIONS OF ELEMENTS IS NOT PERMITTED.
18. STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED TO CREATE SHOP DRAWINGS OR SHORING DOCUMENTATION WITHOUT EXPRESS WRITTEN CONSENT.
19. ALL DIMENSIONS CONTAINED ON THE STRUCTURAL DRAWINGS WERE DEVELOPED BY OTHER DISCIPLINES FOR THE PURPOSE OF THIS PROJECT. ANY DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHOULD BE COORDINATED WITH THE OTHER DISCIPLINE DRAWINGS.
20. ALL REQUESTED CHANGES IN WORK BY THE CONTRACTOR ARE SUBJECT TO THE APPROVAL OF THE DESIGN TEAM AND OWNER AND ARE CONSIDERED TO BE COMPLETED AT NO ADDITIONAL COST UNLESS SPECIFICALLY APPROVED. APPROVAL OF REQUESTED CHANGES DOES NOT CONSTITUTE APPROVAL OF AN INCREASE IN PROJECT COSTS.
21. REFER TO THE ARCHITECTURAL DOCUMENTATION FOR LOCATION, EXTENT, AND DETAILING OF ALL WATERPROOFING AND FIREPROOFING.

SHOP DRAWING NOTES

- 1. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE FOLLOWING ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS. REQUIRED SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO FOR THIS PROJECT:
ANCHOR BOLT AND CONCRETE EMBEDDED ASSEMBLIES
CONCRETE MIX DESIGNS
REINFORCING SHOP DRAWINGS
WOOD TRUSS FRAMING
MASONRY PRODUCTS
STRUCTURAL STEEL
STAIRS, HANDRAILS AND GUARDRAILS
ALL OTHER ADJUSTABLES, SEALANTS, HARDENERS AND COATINGS.
2. SHOP DRAWINGS SHALL BEAR THE CONTRACTORS STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS
3. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW. ANY REPRODUCTION OF THE ORIGINAL STRUCTURAL DOCUMENTS ON THE SHOP DRAWINGS IS PROHIBITED AND WILL BE AN AUTOMATIC DISAPPROVAL.
4. THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER OR ARCHITECT ARE NOT TO BE CONSIDERED CHANGES TO CONTRACT DOCUMENTS IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO CONTRACT DOCUMENTS.
5. ALL SHOP DRAWINGS NOTED ABOVE SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A 10 BUSINESS DAY REVIEW PERIOD BY THE DESIGN TEAM.
6. SHOP DRAWINGS MAY BE SUBMITTED ELECTRONICALLY. HOWEVER, A MINIMUM OF ONE (1) HARD COPY SHALL BE PROVIDED FOR ALL SHOP DRAWINGS. IF NO HARD COPY IS PROVIDED, PRINTING AND TIME COSTS WILL BE CHARGED TO ORGANIZE AND PRINT SHOP DRAWINGS.
7. SHOP DRAWINGS WILL BE MARKED AS NOTED ON THE REVIEW STAMP. SHOP DRAWINGS MARKED 'APPROVED AS NOTED' ARE TO BE RE-SUBMITTED FOR RECORD PURPOSES AND WILL NOT BE RE-REVIEWED.
8. SUBMITTALS INCLUDING THE SEAL OF A PROFESSIONAL ENGINEER (I.E. PRECAST CONCRETE, ETC) SHALL BE PROVIDED WITH CALCULATIONS AND SEALED DRAWINGS PRIOR TO REVIEW.

FOUNDATIONS

- 1. PERFORM ALL FOUNDATION PREPARATION, EXCAVATION, PLACEMENT OF STRUCTURAL FILL AND /OR SOIL IMPROVEMENT WORK IN STRICT ACCORDANCE WITH THE REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY POLDSON & ASSOCIATES LLC (DATED NOVEMBER 29, 2022 - PROJECT NUMBER 22-494). BOTTOM OF FOUNDATIONS SHALL BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 2000 PSF.
2. EXCAVATE THE BUILDING FOUNDATION AREAS TO THE DEPTH AND EXTENT INDICATED IN THE GEOTECHNICAL REPORT AND FOUNDATION DRAWINGS. ALL FOOTING AND SLAB SUBGRADES SHALL BE APPROVED BY WRITING BY THE GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING. SUBMIT ALL REPORTS TO THE ENGINEER OF RECORD FOR RECORD.
3. BOTTOM OF FOOTING SUBGRADE MUST BE INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER BEFORE PLACING ANY CONCRETE FOUNDATIONS. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN THE SPECIFIED BEARING PRESSURE. SUBMIT ALL REPORTS TO THE ENGINEER OF RECORD FOR RECORD.
4. BOTTOM OF ALL FOOTINGS SUPPORTED TO FREEZE THAW CONDITIONS SHALL BE A MINIMUM THREE FEET BELOW FINISH GRADE OR TOP OF SLAB ELEVATION WHICHEVER IS LOWER.
5. BACKFILL SHALL NOT BE PLACED AGAINST THE BASEMENT WALLS UNTIL THE FIRST FLOOR FRAMING AND SHEATHING IS IN PLACE OR THE WALLS HAVE BEEN ADEQUATELY BRACED. BRACING OF WALLS SHALL BE DESIGNED BY AN ENGINEER HIRED DIRECTLY BY THE CONTRACTOR.

EXISTING CONSTRUCTION

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, COORDINATION AND INSTALLATION OF SHORING AND STABILIZATION OF EXISTING CONSTRUCTION AS REQUIRED TO PERFORM THE WORK CONTAINED IN THE DRAWINGS AND SPECIFICATIONS.
2. DIMENSIONS SHOWN REFERRING TO EXISTING STRUCTURES ARE FOR REFERENCE ONLY. ALL DIMENSIONS RELATED TO EXISTING BUILDINGS AND FRAMING SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INFORMATION RELATING TO THE EXISTING STRUCTURE THAT HAS BEEN UNCOVERED DUE TO DEMOLITION AND REMOVAL OF FINISHES.
4. PRIOR TO COMMENCEMENT OF WORK ON EXISTING STRUCTURES TO REPAIR OR ADJACENT STRUCTURES, A STRUCTURAL SURVEY SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE. REPORT SHALL INDICATE AND PHOTOGRAPH ANY EXISTING DAMAGE OR DEFICIENCIES IN THE EXISTING STRUCTURES AS WELL AS THEIR CONDITION. REPORT SHALL BE ISSUED TO THE DESIGN TEAM FOR THEIR RECORD.
5. NEVER CONNECT NEW FRAMING MEMBERS TO EXISTING BRICK OR OTHER MASONRY VENEER WITHOUT APPROVAL FROM THE ENGINEER OF RECORD. REPLACE ANY REMOVED VENEER TO MATCH EXISTING AFTER WORK IS COMPLETE.
6. ALL NEW FOOTINGS INSTALLED AGAINST EXISTING BASEMENT OR RETAINING WALLS SHALL BE INSTALLED IN SEGMENTS TO MINIMIZE IMPACT TO THE EXISTING CONSTRUCTION.

- 6. BASEMENT WALLS SHALL BE BACKFILLED AND COMPACTED WITH MATERIAL PRODUCING A MAXIMUM AT REST EQUIVALENT FLUID LATERAL EARTH PRESSURE OF 45 PSF.
7. RETAINING WALLS SHALL BE BACKFILLED AND COMPACTED WITH MATERIAL PRODUCING A MAXIMUM ACTIVE EQUIVALENT FLUID LATERAL EARTH PRESSURE OF 45 PSF.
8. SITE RETAINING WALLS, LOADING DOCK WALL, BASEMENT WALLS EXPOSED CONCRETE WALLS SHALL HAVE CONTROL JOINTS A MAXIMUM OF 20 FEET ON CENTER UNLESS OTHERWISE NOTED ON THE DRAWINGS. MASONRY OR CONCRETE WALLS WITH INTEGRAL COLUMN RISER OR PLASTERS SHALL HAVE A FORMED CONTROL JOINT ON ONE SIDE OF EACH RIER ON THE EXPOSED FACE OF THE WALL, JOINTS SHALL BE FILLED WITH SEALANT AS NOTED ON THE ARCHITECTURAL DRAWINGS.
9. UNDERPINNING, SHEETING, AND SHORING OF EXISTING FOUNDATIONS NOTED ON THE DRAWINGS SHALL BE DESIGNED AND DETAILED BY A REGISTERED PROFESSIONAL ENGINEER WITH A MINIMUM OF 3 YEARS EXPERIENCE IN THE DESIGN OF FOUNDATION SHORING, SUBMIT SIGNED AND SEALED DRAWINGS, CALCULATIONS, AND PHASING PLAN TO THE ENGINEER FOR REVIEW AND RECORD.

CAST-IN-PLACE CONCRETE

- 1. CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (AC318.08), THE ACI DETAILING MANUAL (318M), AND CONSTRUCTED IN ACCORDANCE WITH THE CCSI MANUAL OF STANDARD AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301). PRACTICE.
2. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C311, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH (FC) AT 28 DAYS:
FOUNDATIONS: 4000 PSI
FOUNDATION WALLS: 3000 PSI
SLAB ON GROUND: 3000 PSI
SLAB ON DECK: 3000 PSI
AIR ENTRAINMENT: 4% TO 6% IN ALL EXPOSED CONCRETE.
MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS
CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF DESIGN MIXTURES FOR EACH APPLICATION/LOCATION USED IN CONSTRUCTION AS NOTED ABOVE AND ON THE DRAWINGS.
3. THE CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW. COMPRESSIVE STRENGTH MUST BE SUBSTITUTED BY A SATISFACTORY EXPERIENCE RECORD OR BY THE METHOD OF LABORATORY TRIAL BATCHES. THE PERTINENT CRITERIA OF CHAPTER 4 OF ACI 318-R9 SHALL APPLY TO THE PROPORTIONING OF MIX DESIGNS AND TO THE ACCEPTANCE OF CONCRETE PRODUCED FOR THE JOB. IF DURING CONSTRUCTION ANY CLASS CONCRETE FAILS TO MEET THE ACCEPTANCE CRITERIA, THE CONTRACTOR SHALL TAKE SUCH STEPS AS ARE DEEMED NECESSARY BY THE STRUCTURAL ENGINEER TO IMPROVE SUBSEQUENT TEST RESULTS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL ALSO BEAR THE COST OF SPECIAL INVESTIGATION, TESTING, OR REMEDIAL WORK NECESSARY BECAUSE OF EVIDENCE OF LOW STRENGTH OR NON-CONFORMING CONCRETE OR WORKMANSHIP.
4. MAXIMUM WATER/CEMENT RATIOS:
A. FOUNDATIONS: 0.50
B. INTERIOR SLABS: 0.47
C. EXTERIOR SLABS: 0.44
5. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A618-85, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER. LAP ALL BARS MINIMUM 48 BAR DIAMETERS UNLESS OTHERWISE NOTED.
6. WELDED WIRE FABRIC WHEN USED SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO MESHES AT SPLICES.
7. GROUT SHALL BE NONSHRINK GROUT CONFORMING TO ASTM C827, AND SHALL HAVE SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 4000 PSI.
8. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL CONFORM WITH THE 'MINIMUM CONCRETE COVER FOR REINFORCING BAR' TABLE PROVIDED. (SEE ACI 318-08 SECTION 7.7 FOR CONDITIONS NOT NOTED).
9. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.
10. PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED WITHIN 12 INCHES OF COLUMN FACE OR FACE OF BEARING WALL. NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS OR SLABS SUBJECT TO FLUDES.
11. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-89.
12. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D11.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.
13. HORIZONTAL JOINTING WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENT. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.
14. REPAIR CONCRETE EXHIBITING 'VOIDS' DUE TO SNAP TIES, 'HONEYCOMBS', ROCK POCKETS, AND RUNS, SPALLS OR OTHERWISE DAMAGED SURFACES WITH DRY PACK OR CEMENT GROUT, AND FINISH FLUSH WITH ADJOINING SURFACES. AT THE DISCRETION OF THE STRUCTURAL ENGINEER OR AS QUALIFIED BY LAB TESTING, EXCESSIVE HONEYCOMBS OR EXPOSED REINFORCEMENT THAT JEOPARDIZES THE DESIGN, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
15. PROVIDE TWO (2) #1 X 49" AT ALL RE-ENTRANT CORNERS, PLACED ON THE DIAGONAL WITH A 12" CLEARANCE FROM THE CORNER AND TOP OF SLAB. REFER TO DETAIL.
16. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE INDICATED.
17. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT FINISHED SURFACES FROM STAINS OR ABRASIONS. NO FIRE SHALL BE ALLOWED IN DIRECT CONTACT WITH CONCRETE. PROVIDE ADEQUATE PROTECTION AGAINST INJURIOUS ACTION BY SUN OR WIND. FRESH CONCRETE SHALL BE THOROUGHLY PROTECTED FROM HEAVY RAIN, FLOWING WATER, AND MECHANICAL INJURY.
18. THE SLAB-ON-GRADE SHALL BE UNDERLAIN BY A MINIMUM OF FOUR INCHES OF STABLE GRANULAR MATERIAL PER THE GEOTECHNICAL REPORT.
19. CONCRETE SLAB ON GRADE SHALL BE FINISHED TO TOLERANCE FOR FLOOR FLATNESS (FF) OF 35 AND FLOOR LEVELNESS (FL) OF 20 UNLESS OTHERWISE MANDATED BY ARCHITECTURAL FINISH REQUIREMENTS. ALL CONCRETE SLAB ON GRADE SHALL BE TESTED FOR FLOOR FLATNESS AND LEVELNESS WITHIN 48 HOURS OF THE SLAB ON GRADE PLACEMENT. CONTRACTOR SHALL SUBMIT REPORTS TO THE ENGINEER AND ARCHITECT OF RECORD AND ALL SPECIALTY FLOORING SUB-CONTRACTORS FOR REVIEW. CONTRACTOR SHALL CONDUCT A PRE-INSTALLATION CONFERENCE WITH ALL FLOORING SUB-CONTRACTORS PRIOR TO THE PLACEMENT OF THE SLAB ON GRADE.
20. PROVIDE KEYS IN CONCRETE WALLS, PIERS, GRADE BEAMS AND FOOTINGS AT INTERSECTIONS UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCEMENT AT WALL CORNERS AND TIE INTERSECTIONS.
21. CONCRETE SHALL ACHIEVE A MINIMUM OF 70 PERCENT OF THE DESIGN STRENGTH PRIOR TO STEEL ERECTION. WRITTEN CONFIRMATION OF THIS STRENGTH SHOULD BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF STEEL ERECTION.
22. CONSTRUCTION JOINTS IN COMPOSITE STEEL AND CONCRETE SLABS SHALL BE LOCATED AT THE MIDDLE THIRD OF BEAMS AND GIRDES. DO NOT LOCATE JOINTS ALONG BEAMS AND GIRDES. SEE DRAWINGS FOR ADDITIONAL INFORMATION AND LOCATIONS.
23. CONCRETE SLABS ON DECK SHALL BE PLACED TO A UNIFORM THICKNESS. LASER OR SIMILAR LEVELING INSTRUMENT IS NOT PERMITTED. SURFACE SHALL BE FINISHED TO TOLERANCE FOR FLOOR FLATNESS (FF) OF 25. FLOOR LEVELNESS TOLERANCE ARE NOT APPLICABLE TO SLABS ON DECK.

MASONRY NOTES

- 1. DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE (ACI 530) AS WELL AS THE 'BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY' CONSTRUCTION AND COMMENTARY' LATEST EDITION.
2. CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS INDICATED BY THE ARCHITECTURAL DRAWINGS. PROVIDE FULL BED AND HEAD JOINTS.
3. MASONRY UNITS SHALL BE GRADE 6 TYPE I NORMAL WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (Fm) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS. UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.
4. BOND BEAMS SHALL BE PROVIDED AT THE TOPS OF ALL CMU WALLS AND AT HORIZONTAL INTERVALS NOT TO EXCEED EIGHTEN (18) TIMES THE WALL (CMU) THICKNESS, UNLESS INDICATED ON DRAWINGS. REINFORCE ALL BOND BEAMS WITH A MINIMUM 2 CONTINUOUS #5 BARS WITH MINIMUM 3000 PSI SLAB AGGREGATE CONCRETE (NOTE: MORTAR MIX DOES NOT CONSTITUTE GROUT). PROVIDE WALL ANCHORS TO ALL BUILDING COLLARS AT MAXIMUM 48" VERTICAL AND 48" HORIZONTAL.
5. MORTAR SHALL CONFORM TO ASTM C270, TYPE II OR S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I. UNITS SHALL CONFORM TO ASTM C207 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91. ALL MORTAR SHALL BE FIELD OBTAINED MORTAR CUBES TESTED IN ACCORDANCE WITH ASTM C270 AND ASTM C280.
6. GROUT SHALL CONFORM TO ASTM C474 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. SLUMP OF GROUT SHALL BE 8 TO 10 INCHES AND THE MAXIMUM AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404). ALL GROUT SHALL BE FIELD OBTAINED CYLINDERS TESTED IN ACCORDANCE WITH ASTM C1019.
7. HORIZONTAL JOINT REINFORCING: ASTM A82, 9-GAGE TRUSS-TYPE, GALVANIZED.
8. DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60 AND SHALL BE FULL HEIGHT OF WALL UNLESS OTHERWISE NOTED. PROVIDE BAR SPACERS AND POSITIONERS AS REQUIRED TO PROPERLY LOCATE AND STABILIZE REINFORCING DURING GROUTING OPERATIONS. GROUT ALL REINFORCED CELLS SOLD WITH GROUT.
9. HOLLOW CONCRETE UNITS BELOW GRADE AND SLAB ON GRADE SHALL BE NORMAL WEIGHT AND HAVE ALL CELLS GROUTED SOLID.
10. PROVIDE AND INSTALL TEMPORARY BRACING REQUIRED INSURING STABILITY OF ALL WALLS DURING CONSTRUCTION AND UNTIL ERECTION OF ATTACHED STRUCTURAL FRAMING IS COMPLETED.
11. PROVIDE GALVANIZED HORIZONTAL JOINT REINFORCEMENT IN ALL WALLS AND PARTITIONS AT 16" O.C. AND 8" O.C. IN PARAPETS UNLESS OTHERWISE SHOWN OR NOTED. PROVIDE ONE (1) PIECE PREFABRICATED UNITS AT 16" O.C. AT ALL WALL CORNERS AND INTERSECTIONS.
12. LAP SPLICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 8 BAR DIAMETERS.
13. ALLOW GROUT IN REINFORCED CMU WALLS TO CURE A MINIMUM OF 48 HOURS BEFORE IMPOSING CONCENTRATED OR OTHER LOADS FROM ABOVE.
14. PROVIDE MASONRY ANCHORS AT 16" O.C. SET ON COURSING AND ATTACHED TO ALL BEAMS, COLLARS, PARTITIONS, AND WALLS ABUTTING OR IMBEDDED IN MASONRY UNLESS NOTED OTHERWISE ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.
15. ALL MASONRY PIERS AND PARTITIONS SHALL BE TIED TO ADJACENT MASONRY WALLS. PROVIDE TIES TO ADJACENT FLOOR AND ROOF CONSTRUCTION IN ACCORDANCE WITH DETAILS ON DRAWINGS.
16. THE CONTRACTOR SHALL VERIFY ALL DRAININGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOORFRAMES, LOUVERS, ETC AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
17. ALL WALL SECTIONS AND PIERS LESS THAN TWO SQUARE FEET IN CROSS-SECTIONAL AREA SHALL BE FULLY GROUTED.
18. PROVIDE VERTICAL MASONRY CONTROL JOINTS AT MAXIMUM 35'-0" ON CENTER UNLESS DETAILED ON ARCHITECTURAL DRAWINGS. COORDINATE LOCATIONS WITH ARCHITECT.
19. ALL MASONRY SHALL BE INSPECTED BY A QUALIFIED ENGINEER AS NOTED IN THE INTERNATIONAL BUILDING CODE SPECIAL INSPECTIONS REQUIREMENTS FOR THE PROJECT.
20. STAIRTOWERS AND ELEVATOR SHAFTS SHALL BE GROUTED SOLID AND REINFORCED PER THE DRAWINGS WITH A MINIMUM OF #4 @ 48" O.C.
21. ALL BRICK MASONRY UNITS SHALL BE GRADE SW IN ACCORDANCE WITH ASTM C216 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, BONDED TOGETHER WITH TYPES MORTAR. GALVANIZED VENEER TIES SHOULD BE PROVIDED AT 16" O.C. HORIZONTAL AND VERTICAL SPACING.
22. ALL BRICK TIES APPLIED TO PLYWOOD SHEATHING TO BE HOPMANN & BARNARD DW-10HS ANCHORS WITH VEE TIES @ 16" O.C. HORIZONTALLY AND VERTICALLY WITH HOT DIP GALVANIZED OR STAINLESS FINISH. WHERE ANCHORS WILL GO THROUGH INSULATION PROVIDE X-SEAL ANCHOR.

WOOD CONSTRUCTION

- 1. WOOD FRAMING HAS BEEN DESIGNED AND DETAILED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS 2005), AND SHALL BE CONSTRUCTED IN ACCORDANCE GENERALLY ACCEPTED WOOD FRAMED CONSTRUCTION PRACTICES IN ACCORDANCE WITH WOOD FRAMED CONSTRUCTION MANUAL (WFCM 2008). ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTORS' 'CONSTRUCTION MANUAL'.
2. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH LATEST EDITIONS OF THE FOLLOWING STANDARDS: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: 'TIMBER CONSTRUCTION MANUAL', NATIONAL FOREST PRODUCTS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS, NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
3. WOOD FLOOR TRUSSES AND WOOD ROOF TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSS, OR JOIST FABRICATOR. SIGNED AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL. DESIGNERS SHALL REFLECT THE LOADING SHOWN IN THE STRUCTURAL DOCUMENTS. TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED HANGERS AND CONNECTORS AS REQUIRED. ALL STRUCTURAL TIMBER FOR WOOD TRUSS FRAMING SHALL SOUTHERN YELLOW PINE (SY) #2 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE: ALL STRUCTURAL TIMBER FOR WOOD TRUSSES SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE PROPERTIES: Fb = 500 PSI, Fv = 175 PSI, E = 1,100,000 PSI. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTORS' 'CONSTRUCTION MANUAL'. WOOD TRUSSES TO BE DESIGNED FOR LUMBER LOAD DEFLECTION AND L200 TOTAL LOAD DEFLECTION.
5. DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING TRUSS PLATE INSTITUTE STANDARDS: DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED PARALLEL CHORD WOOD TRUSSES, PCT-80 FOR FLOORS, RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, CDB-89. HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, BCS-1.
6. ALL PRE-ENGINEERED WOOD JOISTS (FTJ, TLT, TJS, TIV, etc) AS NOTED ON PLAN SHALL BE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL BRACING AND BRIDGING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7. WOOD FRAMING SHALL BE GRADED BY A RECOGNIZED AGENCY, WITH RULES AND SERVICE COMPLYING WITH REQUIREMENTS OF AMERICAN LUMBER STANDARDS COMMITTEE AND PS 20. GRADING RULES FOR SPECIES OF TIMBER SHALL BE AS FOLLOWS:
SFB - SOUTHERN PINE INSPECTION BUREAU
SPL - SOUTHERN PINE INSPECTION BUREAU
WVPA - WEST COAST LUMBER INSPECTION BUREAU
WVPA - WESTERN WOOD PRODUCTS ASSOCIATION
8. ALL GRADES OF (SAWN) LUMBER SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS FOR SPECIES, STRESS RATINGS, MOISTURE CONTENT AND OTHER PROVISIONS AS SHOWN AND SPECIFIED:
CONVENTIONAL FRAMING (MEM-FR, NO.2)
Fb = 850 PSI
Fv = 150 PSI
Ft = 525 PSI
Fc = 405 PSI (PERPENDICULAR TO GRAIN)
E = 1,300,000 PSI (PARALLEL TO GRAIN)
E = 1,300,000 PSI

PRESSURE TREATED FRAMING (SOUTHERN PINE NO.2)

- Fb = 1,500 PSI
Fv = 175 PSI
Ft = 825 PSI
Fc = 565 PSI (PERPENDICULAR TO GRAIN)
E = 1,600,000 PSI (PARALLEL TO GRAIN)
E = 1,600,000 PSI
PSL (PARALLAL 2.0)
Fb = 2,060 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY (12/6)^0.111
Fv = 290 PSI
Fc = 750 PSI (PERPENDICULAR TO GRAIN)
E = 2,000,000 PSI (PARALLEL TO GRAIN)
E = 2,000,000 PSI
LVL (MICROLAM 1.9E)
Fb = 2,600 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY (12/6)^0.136
Fv = 385 PSI
Fc = 750 PSI (PERPENDICULAR TO GRAIN)
E = 2,510 PSI (PARALLEL TO GRAIN)
E = 1,800,000 PSI
LSL (TIMBERSTRAND 1.3E)
Fb = 1,700 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY (12/6)^0.092
Fv = 140 PSI
Fc = 480 PSI (PERPENDICULAR TO GRAIN)
E = 1,400,000 PSI (PARALLEL TO GRAIN)
E = 1,300,000 PSI

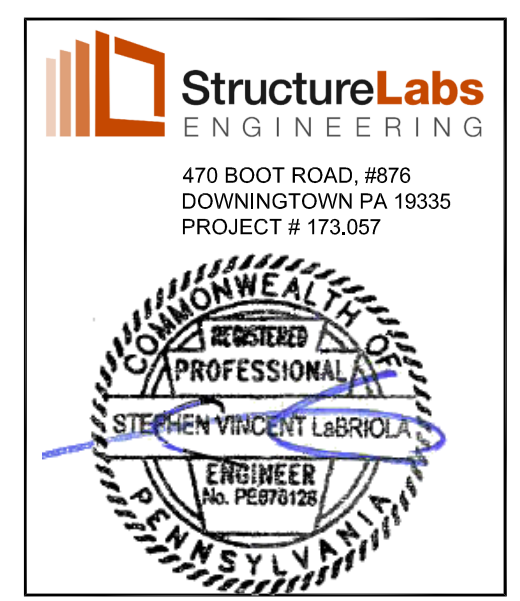
- 10. DELIVERY OF CONSTRUCTION MATERIALS SHALL BE COORDINATED WITH INSTALLATION WOOD FRAMING TO AVOID EXTENDED ON-SITE STORAGE. ALL STRUCTURAL WOOD FRAMING SHALL BE PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW HUMIDITY.
11. WALL, FLOOR & ROOF SHEATHING SHALL BE APA RATED SHEATHING MEETING THE FOLLOWING MINIMUM SPECIFICATIONS, UNLESS OTHERWISE NOTED WITHIN CONSTRUCTION DOCUMENTS:
WALL SHEATHING
EXPOSURE 1, 7/16 (1/2" NOMINAL) 32/16 SPAN RATING APA STRUCTURAL I RATED PLYWOOD OR OSB. WALL SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS WITH #4 COMMON WIRE NAILS AT 6" (EDGE) & 12" O.C. (INTERMEDIATE SPLICES).
ROOF SHEATHING
EXPOSURE 1, 1/2" (5/8" NOMINAL) 32/16 SPAN RATING APA STRUCTURAL I RATED PLYWOOD SHEATHING. ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS #4 COMMON WIRE NAILS AT 6" (EDGE) & 12" O.C. (INTERMEDIATE SPLICES). ALL JOINTS IN SHEATHING SHALL BE STAGGERED. FOR ROOF SHEATHING, USE PANEL CLIPS, TONGUE & GROOVE, OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SCHEMATIC COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DRAWINGS.

FLOOR SHEATHING

- 3/4" TONGUE & GROOVE PLYWOOD GLUED AND SCREWED TO WOOD FRAMED FLOOR STRUCTURE. FLOOR SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS WITH #8 WOOD SCREWS AT 6" O.C. EDGES AND 12" O.C. FIELD.
12. NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND-TWO FAMILY DWELLINGS (WFCM 2005), TABLE 1.1 NAILING SCHEDULE.
13. FLOOR JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID WOOD BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS, OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD; OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
14. JOIST BRIDGING EXCEEDING A NORMAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH GAUGE METAL STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FEET.
15. HOLES / PENETRATIONS WITHIN SOLID LUMBER JOISTS SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
A. DIAMETER OF HOLES SHALL NOT EXCEED ON-THIRD OF DEPTH OR 4".
B. EDGE OF HOLES SHALL NOT BE LOCATED CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER
C. EDGE OF MULTIPLE HOLES SHALL NOT BE LOCATED CLOSER THAN 4" FROM ONE ANOTHER.
16. HOLES / PENETRATIONS WITHIN ENGINEERED JOISTS / LUMBER SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
A. DIAMETER OF HOLE SHALL NOT EXCEED ON-THIRD OF DEPTH OR 4".
B. HOLES SHALL BE LOCATED IN MIDDLE THIRD OF JOIST SPAN.
C. EDGE OF HOLES SHALL NOT BE LOCATED CLOSER THAN 2" FROM TOP OR BOTTOM OF THE PLYWOOD WEB.
17. MINIMUM BEARING AT THE ENDS OF WOOD FRAMING SHALL MEETING THE FOLLOWING MINIMUM SPECIFICATIONS:
A. JOISTS: 1-1/2" ON WOOD OR STEEL
B. BEAMS / GIRDES: 1" ON WOOD OR STEEL UNLESS THE USED OF APPROVED JOIST HANGER OR NOTED OTHERWISE ON PLAN.
18. ALL SILL PLATE SHALL BE WYERHAEUSER STRAND/LARD TIBERSTRAND LSL, TREATED SILL PLATE, OR APPROVED EQUAL. SILL PLATES SHALL BE INSTALLED WITH 5/8" DIA. HOOKED ANCHOR BOLTS (16" LONG) AT 24" O.C. WITH #10 X 7/16 X 8R11 STEEL BEARING PLATES (SIMPSON LIPSUB), UNLESS NOTED OTHERWISE ON DRAWINGS.
19. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTIONS. TOE-NAILING IS NOT PERMITTED AS THE FINAL CONNECTION UNLESS OTHERWISE APPROVED BY THE ENGINEER. SUBMIT MANUFACTURERS DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.
20. ALL SPECIFIED GAGE METAL HANGERS, HOLD-DOWNS, AND OTHER CONNECTOR SHALL BE PROVIDED BY SIMPSON STRONG-TIE AND INSTALLED PER THE MANUFACTURERS SPECIFICATIONS; IF ALTERNATE HARDWARE IS PROVIDED IT MUST BE AN APPROVED EQUAL PRODUCT AND THE CONTRACTOR MUST SUBMIT THE PRODUCTS SPECIFICATION TO THE ENGINEER OF RECORD.
21. ALL GAGE METAL HARDWARE THAT WILL BE EXPOSED TO WEATHER SHALL HAVE 'ZINCX' HOT DIP GALVANIZED CODING. IN ADDITION, ALL CONNECTING SCREWS AND NAILS SHALL ALSO BE HOT DIPPED GALVANIZED.
22. THE TOP CHORD OF ALL STEEL BEAMS SUPPORTING WOOD FRAMING SHALL BE BRACE AGAINST BUCKLING BY A 2X WOOD PLATE ATTACHED TO THE TOP FLANGE OF THE BEAM BY THRU-BOLTS, POWDER COATED FASTENERS OR SIMPSON STRONG-TIE. REFER TO THE BEAM BRACING DETAIL FOR ADDITIONAL INFORMATION. BEAMS WITH FLANGES GREAT THAN 3/16" CONTRACTOR MUST PROVIDE THRU-BOLTS CONNECTING THE WOOD PLATE TO THE TOP FLANGE OF THE BEAM.
23. BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS.
24. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED
25. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" O.C. MAX SPACING FOR ALL WOOD JOISTS AND WOOD RAFTERS. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING OR CROSS BRIDGING FOR ALL SPANS.

STAIR CONSTRUCTION

- ALL STAIR CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE. STAIRS DESIGN SHALL BE COMPLETED BY A SPECIALTY ENGINEER LICENSED IN THE STATE/HAVING JURISDICTION.
STAIR CONSTRUCTION NOTES
1. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE AISC 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' AND THE AISC 'ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS', AND AS SUPPLEMENTED BY THESE GENERAL NOTES IN ADDITION TO THE PROJECT SPECIFICATIONS. ALL STRUCTURAL STEEL WIDE FLANGE (WF) SHAPES SHALL BE ASTM A992 GRADE 50 (50). ALL STRUCTURAL STEEL S, L, AND H SHAPES SHALL BE ASTM A572 GRADE 50 (50). ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, Fy=46 KSI. ALL STEEL PIPE SECTIONS SHALL BE ASTM A501 OR ASTM A53, TYPE E OR S GRADE B. ALL STEEL ROUND HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, Fy=46 KSI.
3. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC-SP1 AND SHALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL STEEL SHALL BE UNPAINTED. ALL STEEL TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENCASEMENT SHALL REMAIN CLEANED AND UNPAINTED.
4. ALL CONNECTION PLATES, STIFFENERS, AND BOLTS SHOWN ON THE DRAWINGS ARE SCHEMATIC ONLY UNLESS ACTUAL SIZES ARE SPECIFIED. CONTRACTOR SHALL DESIGN ALL CONNECTIONS, SPLICES, PLATES, GUSSET PLATES, STIFFENERS, BOLTS, AND WELDS FOR FORCES INDICATED ON DRAWINGS IN ADDITION TO THE REQUIREMENTS OF THE AISC DESIGN SPECIFICATION.
5. ALL SHOP AND FIELD WELDS SHALL BE MADE IN ACCORDANCE WITH THE ANSII/AWS 'D1.1 STRUCTURAL WELDING CODE - STEEL' LATEST EDITION. ALL WELDING SHALL USE LOW HYDROGEN PROCESSES.
6. UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A325-N WITH SUITABLE WASHERS AND NUTS. ALL BOLTS USED FOR THE ANCHORAGE TO CONCRETE AS SPECIFIED ON THE DRAWINGS SHALL CONFORM TO ASTM F1554. ALL TENSION CONTROLLED BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1552 AND F2280.
7. PROVIDE FULL DEPTH DOUBLE ANGLE CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS SHALL BE AT MINCH O.C VERT. ALL BEAM TO GIRDER CONNECTIONS SHALL BE AS DESIGNED BY THE FABRICATOR SUBJECT TO THE ENGINEER'S APPROVAL. FABRICATOR SHALL ADHERE TO ALL OSHA FEDERAL REGISTER STANDARDS SECTION 1926.777 WITH REGARD TO CONNECTION DESIGN. ALL TENSION CONTROLLED BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1552 AND F2280.
8. ALL STEEL WELDING RODS SHALL BE AS FOLLOWS:
E70XX FOR STEEL CONNECTIONS
E60XX FOR STEEL TO METAL STUD CONNECTIONS
9. CUTS, HOLES, COPING, ETC. REQUIRED FOR WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.
10. ALL STRUCTURAL STEEL EMBEDDED IN CONCRETE OR EXPOSED TO THE ELEMENTS, SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE. THIS INCLUDES, BUT NOT LIMITED TO, EXTERIOR UNLESS SHELF ANGLES, DUNNAGE FRAMING, CANOPY FRAMING, SCREEN WALL FRAMING, ETC. ANY POINTS OF WELDING SHALL BE TOUCHED-UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
11. ALL ADDITIONAL BRACING REQUIRED TO SUPPORT OR BRACE MECHANICAL OR ELECTRICAL EQUIPMENT OR PIPING NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE SUPPLIED BY THE MECHANICAL OR ELECTRICAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. MINIMUM 1/4" FILLET WELDS ALL AROUND SHALL BE PROVIDED FOR MAJOR CONNECTION PLATES UNLESS NOTED OTHERWISE.
13. SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION. SUBMIT CALCULATIONS FOR ALL BRACE CONNECTIONS TO COLUMNS (CALCULATIONS NEED NOT BE SIGNED AND SEALED)
14. STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR THE PURPOSE OF SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF WALLS AND FRAMING THAT EXIST AT THE TIME OF THE STEEL ERECTION.



PROPOSED MIXED USE BUILDING
2214 W. ONTARIO STREET
PHILADELPHIA, PENNSYLVANIA
PROJECT
GENERAL NOTES
DWG. TITLE

REVISIONS:
FOR PERMIT 04.10.24

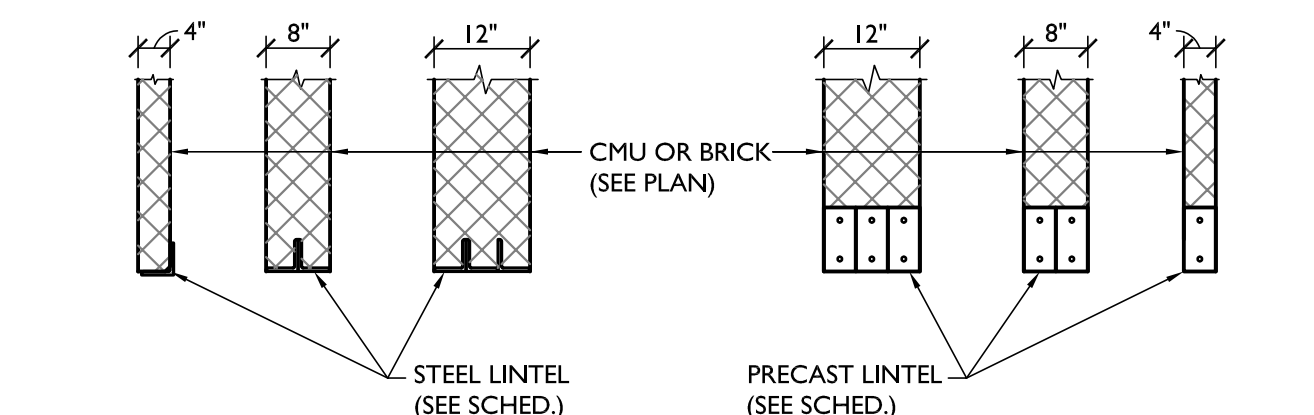
DRAWN BY: BAP
CHECKED BY: SVL
DATE: 4.10.24
SCALE: AS NOTED

PERMIT SET
04.10.24

S-001

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F20.12	2'-0" W. x 12" T. (CONT.)	(3) #4 LWB #4 @ 24" SWB
F30.12	3'-0" W. x 12" T. (CONT.)	(4) #4 LWB #4 @ 16" SWB
F50.14	5'-0" W. x 14" T. (CONT.)	(6) #6 LWB #6 @ 16" SWB
F56.14	5'-6" W. x 14" T. (CONT.)	(7) #6 LWB #6 @ 16" SWB
F30	3'-0" x 3'-0" x 12"	(4) #4 EWB
F36	3'-6" x 3'-6" x 12"	(4) #4 EWB
F40	4'-0" x 4'-0" x 12"	(5) #4 EWB
F46	4'-6" x 4'-6" x 12"	(5) #5 EWB
F50	5'-0" x 5'-0" x 14"	(6) #6 EWB
F56	5'-6" x 5'-6" x 14"	(7) #6 EWB
F60	6'-0" x 6'-0" x 14"	(7) #6 EWB
F66	6'-6" x 6'-6" x 16"	(7) #7 EWB
F70	7'-0" x 7'-0" x 16"	(7) #7 EWB
F76	7'-6" x 7'-6" x 16"	(8) #7 EWB
F80	8'-0" x 8'-0" x 18"	(8) #8 EWB
F86	8'-6" x 8'-6" x 18"	(9) #8 EWB
F90	9'-0" x 9'-0" x 20"	(9) #8 EWB
F100	10'-0" x 10'-0" x 22"	(11) #8 EWB

HEADER SCHEDULE	
MARK	SIZE
H1	(3) 2x6
H2	(3) 2x8
H3	(3) 2x10
H4	(3) 2x12
H5	5 1/4 x 9 1/4" PSL
H6	5 1/4 x 11 7/8" PSL
H7	5 1/4 x 14" PSL
H8	5 1/4 x 16" PSL
H9	5 1/4 x 18" PSL
H10	5 1/4 x 20" PSL



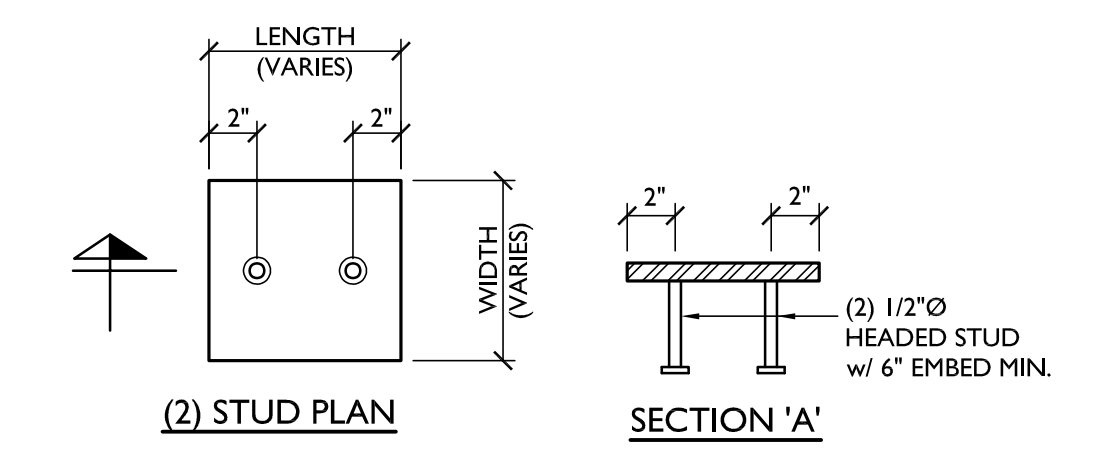
STEEL & PRECAST NON-BEARING LINTEL SCHEDULE (4", 8" AND 12" NON-BEARING CMU & BRICK WALLS)			
WIDTH OF OPENING	STEEL FOR EACH 4" OF WALL THICKNESS	REINF. CONC. FOR EACH 4" OF WALL THICKNESS	REMARKS
UP TO 2'-11"	L 3 1/2 x 3 1/2 x 5/16	(1) #4 TOP & BOTTOM	
3'-0" TO 3'-11"	L 4 x 3 1/2 x 5/16	(1) #4 TOP & BOTTOM	
4'-0" TO 5'-11"	L 5 x 3 1/2 x 5/16	(1) #4 TOP & BOTTOM	
6'-0" TO 8'-0"	L 6 x 3 1/2 x 5/16	(1) #5 TOP & BOTTOM	

NOTES: 1) ALL CONCRETE LINTELS SHALL BE 4000 PSI CONCRETE AT 28 DAYS WITH GRADE 60 REINFORCING
2) ALL STEEL LINTELS SHALL BE ASTM A-36
3) FILL C.M.U. VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
4) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.

TJI JOIST HANGER SCHEDULE			
JOIST	SINGLE JOIST TOP MOUNT	SINGLE JOIST FACE MOUNT	
DEPTH	TJI	HANGER	HANGER
9 1/2"	110	ITS1.81/9.5	IUS1.81/9.5
	210	ITS2.06/9.5	IUS2.06/9.5
	230	ITS2.37/9.5	IUS2.37/9.5
11 7/8"	110	ITS1.81/11.88	IUS1.81/11.88
	210	ITS2.06/11.88	IUS2.06/11.88
	230	ITS2.37/11.88	IUS2.37/11.88
	360	ITS2.37/11.88	IUS2.37/11.88
14"	110	ITS1.81/14	IUS1.81/14
	210	ITS2.06/14	IUS2.06/14
	230	ITS2.37/14	IUS2.37/14
	360	ITS2.37/14	IUS2.37/14
16"	210	ITS2.06/16	IUS2.06/16
	230	ITS2.37/16	IUS2.37/16
	360	ITS2.37/16	IUS2.37/16
	560	ITS3.56/16	IUS3.56/16

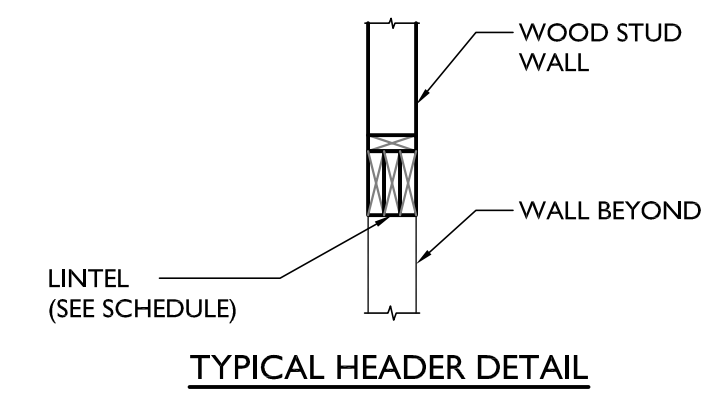
NOTES: SPECIFIED HANGERS ARE MADE BY SIMPSON STRONG-TIE AND ARE BASED ON JOIST MANUFACTURER RECOMMENDATIONS.

DESIGN LOAD SCHEDULE (ALL LOADS SHOWN ARE IN PSF)				
COMPONENT	FLOOR LEVEL			
	SLAB ON GRADE	TYPICAL FLOOR	ROOF	
CONCRETE	50			
ROOFING & INSULATION			5	
JOISTS		5	5	
CEILING		5	5	
COLLATERAL		5	5	
PAVERS				
CONC. SLAB ON DECK				
1" GYPSUM TOPPING		10		
TOTAL DEAD LOAD	50	25	20	
TOTAL LIVE LOAD	40	40	30	
TOTAL LOAD	90	65	50	



BEARING PLATE SCHEDULE				
MARK	THICK	WIDTH	LENGTH	# OF HEADED STUDS
BPI	1/2"	6"	12"	2"

(*) INDICATES THAT HEADED STUDS SHALL BE REPLACED WITH 1/2" THREADED ROD & HILTI HY 270 ANCHORS FOR EXISTING CONDITIONS.



LINTEL SCHEDULE		
MARK	NO. & SIZE	SECTION
L1	L4 x 3 1/2 x 5/16 (LLV) FOR EACH 4" THICKNESS OF BRICK	
L2	L6 x 3 1/2 x 5/16 (LLV) FOR EACH 4" THICKNESS OF BRICK	
L3	W8x24 + 3/8" BOTTOM PLATE w/ BPI EACH END	
L4	W8x24 + 3/8" BOTTOM PLATE w/ BPI EACH END	

WOOD STUD HEADER SCHEDULE (NON-BEARING WALLS)			
WIDTH OF OPENING	WOOD STUD SIZE	LINTEL	JAMB STUDS
UP TO 8'-0"	(3) 2x8		(2) STUDS
8'-0" TO 12'-0"	(3) 2x10		(2) STUDS
12'-0" TO 14'-0"	(3) 2x12		(2) STUDS

BEAM HANGER SCHEDULE					
MEMBER SIZE	CONN. TYPE	HANGER NO.	MEMBER SIZE	CONN. TYPE	HANGER NO.
2x8	FM	LUS28	1 3/4x9 1/4 LVL	TF	LBV1.81/9.25
(2) 2x8	FM	LUS28-2	(2) 1 3/4x9 1/4 LVL	TF	GLTV3.56/9.25
(3) 2x8	FM	LUS28-3	(3) 1 3/4x9 1/4 LVL	TF	GLTV5.09/9.25
2x10	FM	LUS210	1 3/4x11 7/8 LVL	TF	LBV1.81/11.88
(2) 2x10	FM	LUS210-2	(2) 1 3/4x11 7/8 LVL	TF	GLTV3.56/11.88
(3) 2x10	FM	LUS210-3	(3) 1 3/4x11 7/8 LVL	TF	GLTV5.50/11.88
2x12	FM	LUS212	1 3/4x14 LVL	TF	LBV1.81/14
(2) 2x12	FM	LUS212-2	(2) 1 3/4x14 LVL	TF	GLTV3.56/14
(3) 2x12	FM	LUS212-3	(3) 1 3/4x14 LVL	TF	GLTV5.50/14
			1 3/4x16 LVL	TF	LBV1.81/16
			(2) 1 3/4x16 LVL	TF	HGLTV3.516
			(3) 1 3/4x16 LVL	TF	HGLTV5.516

NOTES: 1. CONNECTION TYPE DESCRIBES TYPE OF CONNECTION USED:
A. (FM) FACE MOUNT HANGER
B. (TF) TOP FLANGE HANGER
2. ALL HANGER & FASTENERS EXPOSED TO OUTDOOR ENVIRONMENTS SHALL BE "SST300" STAINLESS STEEL.

SNOW LOAD DESIGN SCHEDULE 2018 INTERNATIONAL BUILDING CODE	
ITEM	VALUE
GROUND SNOW LOAD (P _g)	30 psf
SNOW EXPOSURE FACTOR (C _e)	
SNOW LOAD IMPORTANCE FACTOR (I)	1.0
THERMAL FACTOR (C _t)	1.0
FLAT-ROOF SNOW LOAD (P _f)	21 psf

LATERAL LOAD DESIGN SCHEDULE 2018 INTERNATIONAL BUILDING CODE	
WIND LOAD DATA	
ITEM	VALUE
BASIC WIND SPEED (V)	115 mph
OCCUPANCY CATEGORY	II
WIND LOAD IMPORTANCE (I _w)	1.0
WIND EXPOSURE CATEGORY	B
MAIN WIND-FORCE PRESSURE (P _f)	20 psf
COMP./ CLAD. WIND RESISTANCE (P _{res})	VARIES

SEISMIC LOAD DATA	
ITEM	VALUE
SITE CLASS	D
HAPPED SPECTRAL RESPONSE ACCELERATION (S)	0.20
HAPPED SPECTRAL RESPONSE ACCELERATION (1-SECOND RESPONSE) (S)	0.06
DESIGN SPECTRAL RESPONSE ACCELERATION (S _d)	0.213
DESIGN SPECTRAL RESPONSE ACCELERATION (1-SECOND RESPONSE) (S _d)	0.096
OCCUPANCY CATEGORY	II
SEISMIC DESIGN CATEGORY	B
SEISMIC IMPORTANCE FACTOR (I _e)	1.0
DESIGN BASE SHEAR	60 kips
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE
BASIC STRUCTURAL SYSTEM	BEARING WALL SYSTEMS
BASIC SEISMIC FORCE RESISTING SYSTEM	WOOD LIGHT-FRAMED SHEAR PANELS / ORDINARY STEEL MOMENT FRAMES
BASIC SEISMIC RESPONSE COEFFICIENT (C _s)	0.071
RESPONSE MOD. FACTOR (R)	3.0

SPECIAL INSPECTIONS

GOVERNING BUILDING CODE: IBC 2018

GENERAL:

- ALL WORK SHALL BE INSPECTED IN ACCORDANCE WITH CHAPTER 17 OF THE REFERENCED BUILDING CODE. SUBMIT ALL REPORTS TO THE ENGINEER OF RECORD FOR REVIEW. AT THE COMPLETION OF THE PROJECT, THE SPECIAL INSPECTION REPORT SHALL BE COMPLETED, SIGNED BY THE SPECIAL INSPECTOR, AND SUBMITTED TO THE ENGINEER OF RECORD FOR RECORD PURPOSES.
- THE OWNER WILL ENGAGE (PER THE CONTACT REQUIREMENTS) ONE OR MORE SPECIAL INSPECTORS (IE 3RD PARTY INSPECTOR) AND INSPECTION AGENCIES TO PROVIDE INSPECTIONS DURING THE CONSTRUCTION OF THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS TO THE EXTENT OF CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND AS OUTLINED BELOW.
- THE SPECIAL INSPECTOR(S) SHALL FURNISH INSPECTION AND TESTING REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD. REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. REPORTS SHALL ALSO INDICATE CORRECTED DISCREPANCIES IN THE WORK.
- DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED IN A TIMELY MANNER, THE DISCREPANCIES SHALL BE BROUGHT TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.
- REPORTS SHALL BE PROVIDED WITHIN 7 DAYS OF ALL INSPECTIONS AND SHALL BE PROVIDED TO ALL PARTIES INVOLVED, INCLUDING BUT NOT LIMITED TO THE CONTRACTOR, ARCHITECT OF RECORD, OWNER AND ENGINEER OF RECORD.
- EVALUATION AND COMPLIANCE WITH LOADING RESTRICTIONS FOR MEANS AND METHODS OF CONSTRUCTION AS WELL AS STAGING FOR OTHER TRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

INSPECTION OF FABRICATORS (IBC 2018 1704.2):

- WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION AND AS REQUIRED ELSEWHERE IN THIS CODE.

STEEL INSPECTIONS: REFERENCED AISC, AYS STANDARDS (IBC 2018 1704.3)

- ALL INSPECTIONS ARE PERIOD UNLESS NOTES W/ CONTINUOUS (CONT.)
- MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:
 - IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.
 - MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.
- INSPECTION OF HIGH-STRENGTH BOLTING:
 - SNUG-TIGHT JOINTS.
 - PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.
- MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:
 - FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.
 - FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.
 - MANUFACTURER'S CERTIFIED TEST REPORTS.
- MATERIAL VERIFICATION OF WELD FILLER MATERIALS:
 - IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.
 - MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.
 - INSPECTION OF WELDING:
 - STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:
 - COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS. (CONT.)
 - MULTIPASS FILLET WELDS. (CONT.)
 - SINGLE-PASS FILLET WELDS > 5/16". (CONT.)
 - PLUG AND SLOT WELDS. (CONT.)
 - SINGLE-PASS FILLET WELDS < 5/16"
 - FLOOR AND ROOF DECK WELDS.
- INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:
 - DETAILS SUCH AS BRACING AND STIFFENING.
 - MEMBER LOCATIONS.
 - APPLICATION OF JOINT DETAILS AT EACH CONNECTION.

CONCRETE INSPECTIONS: REFERENCED ACI, ASTM STANDARDS (IBC 2018 1704.4)

- INSPECTION OF REINFORCING STEEL AND PLACEMENT.
- INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B.
- INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED. (CONT.)
- INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE.
- VERIFYING USE OF REQUIRED DESIGN MIX.
- AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. (CONT.)
- INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES. (CONT.)
- INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.
- INSPECTION OF IN-SITU CONCRETE STRENGTH.
- INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.

MASONRY INSPECTIONS - LEVEL 1: REFERENCED ACI, ASTM STANDARDS (IBC 2018 1704.5.1)

- COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.
- VERIFICATION OF FM AND FAAC PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE.

COLUMN SCHEDULE				
MARK	SIZE	BASE PLATE (A36)	ANCHOR BOLTS (F1554 GRADE 36)	NOTES
C1	HSS6x6x1/2	3/4"x12"x12"	(4) 3/4" ANCHOR BOLTS	

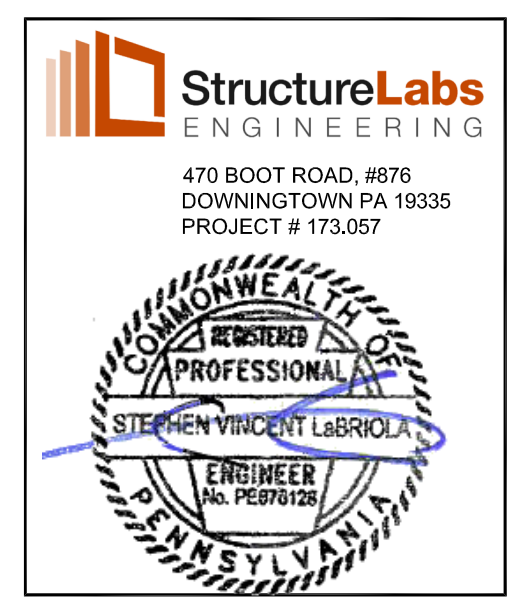
- VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT. (CONT.)
- AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:
 - PROPORTIONS OF SITE-PREPARED MORTAR.
 - CONSTRUCTION OF MORTAR JOINTS.
 - LOCATION OF REINFORCEMENT, CONNECTORS.
 - DURING CONSTRUCTION THE INSPECTION PROGRAM SHALL VERIFY:
 - SIZE AND LOCATION OF STRUCTURAL ELEMENTS.
 - TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.
 - SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT, ANCHOR BOLTS, AND ANCHORAGES.
 - WELDING OF REINFORCING BARS. (CONT.)
 - PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).
 - PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:
 - GROUT SPACE IS CLEAN.
 - PLACEMENT OF REINFORCEMENT AND CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.
 - PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.
 - CONSTRUCTION OF MORTAR JOINTS.
 - GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE. (CONT.)
 - PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.

LIGHT-FRAMED CONSTRUCTION ELEMENTS:

- FABRICATOR QUALIFICATIONS FOR ROOF TRUSSES DESIGNED AND FABRICATED IN ACCORDANCE WITH THE BUILDING CODE
- VERIFICATION OF TEMPORARY AND PERMANENT TRUSS BRACING FOR STANDARD TRUSSES OVER 60 FEET AND SCISSOR TRUSSES OVER 30 FEET IN SPAN
- WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING (CONT.)
- ROOF AND FLOOR DIAPHRAGM SYSTEMS INCLUDING VERIFICATION OF MEMBER SIZES, SPACINGS, ORIENTATIONS, ETC.
- FABRICATION AND INSTALLATION OF SYSTEMS OR COMPONENTS REQUIRED TO MEET IMPACT RESISTANCE UNLESS SPECIFICALLY LABELED INDICATING COMPLIANCE (CONT.)
- VERIFICATION OF NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN SEISMIC OR WIND FORCE RESISTING SYSTEMS INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES TO MEMBERS
- VERIFICATION OF HOLD DOWN INSTALLATION FOR ALL SHEAR WALL MEMBERS AND WHERE HOLD DOWNS ARE SPECIFIED ON THE CONSTRUCTION DOCUMENTS (CONT.)

SOIL SPECIAL INSPECTIONS:

- VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
- VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
- PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.
- PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.
- VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. (CONT.)



PROJECT: PROPOSED MIXED USE BUILDING
 2214 W. ONTARIO STREET
 PHILADELPHIA, PENNSYLVANIA
 DWG. TITLE: SCHEDULES

REVISIONS:
FOR PERMIT 04.10.24

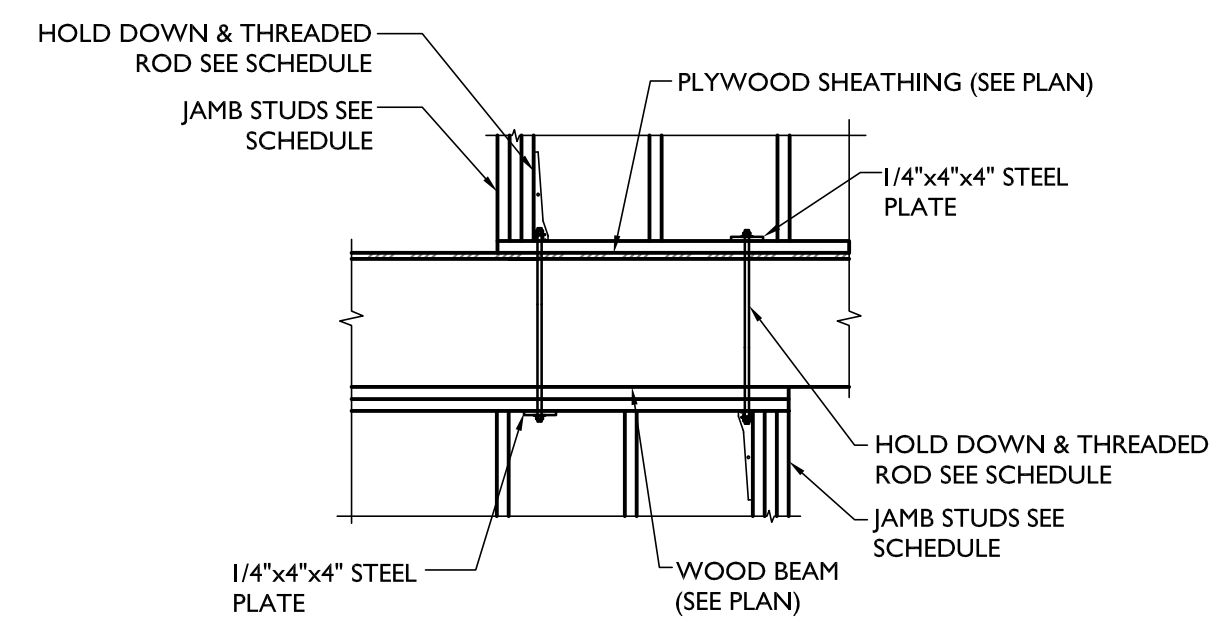
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SCALE: AS NOTED

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04.10.24

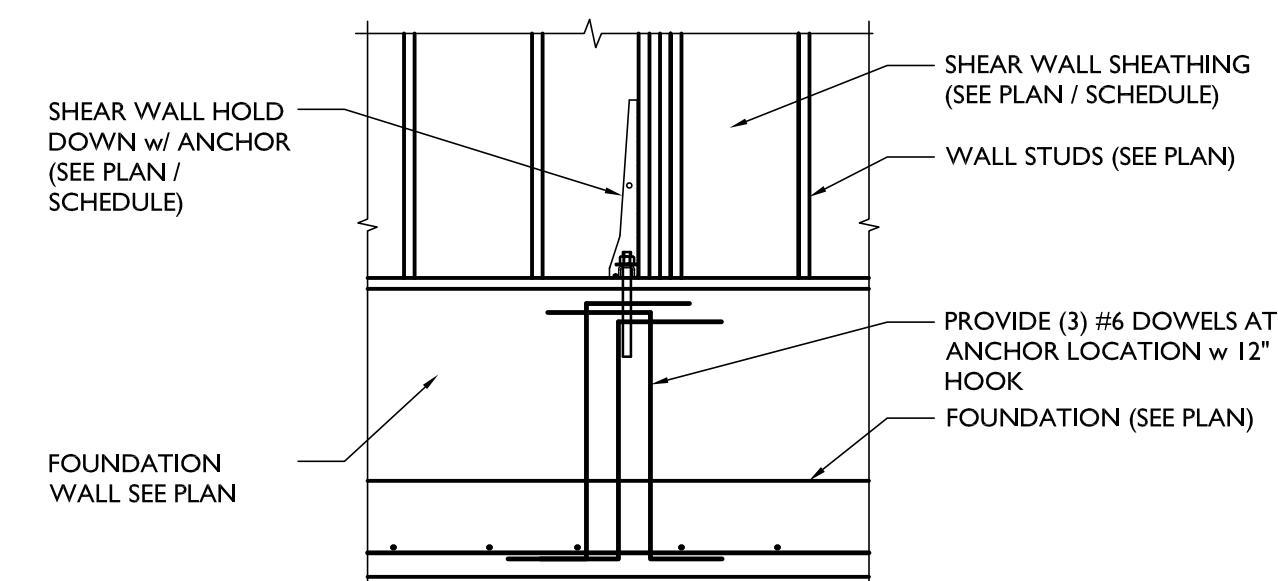
S-002

SHEAR WALL SCHEDULE		
LEVEL	MARK	SW1
3RD - ROOF SHEATHING AND ATTACHMENT		1/2" BLOCKED PLYWOOD OR OSB SHEATHING (EXTERIOR SIDE ONLY) - 8d NAILS WITH 1 3/8" PENETRATION INTO STUD. 12" o/c SPACING IN FIELD AND 6" o/c SPACING AT EDGES
HOLD DOWN	HOLD DOWN @ 3RD FLOOR	SIMPSON HDU2-SDS2.5 WITH (3) JAMB STUDS WITH 1/2" THREADED ROD - DRILL & EPOXY GROUT w/ HILTI HY270 MULTIPLY THE ANCHORS - 6" MIN.

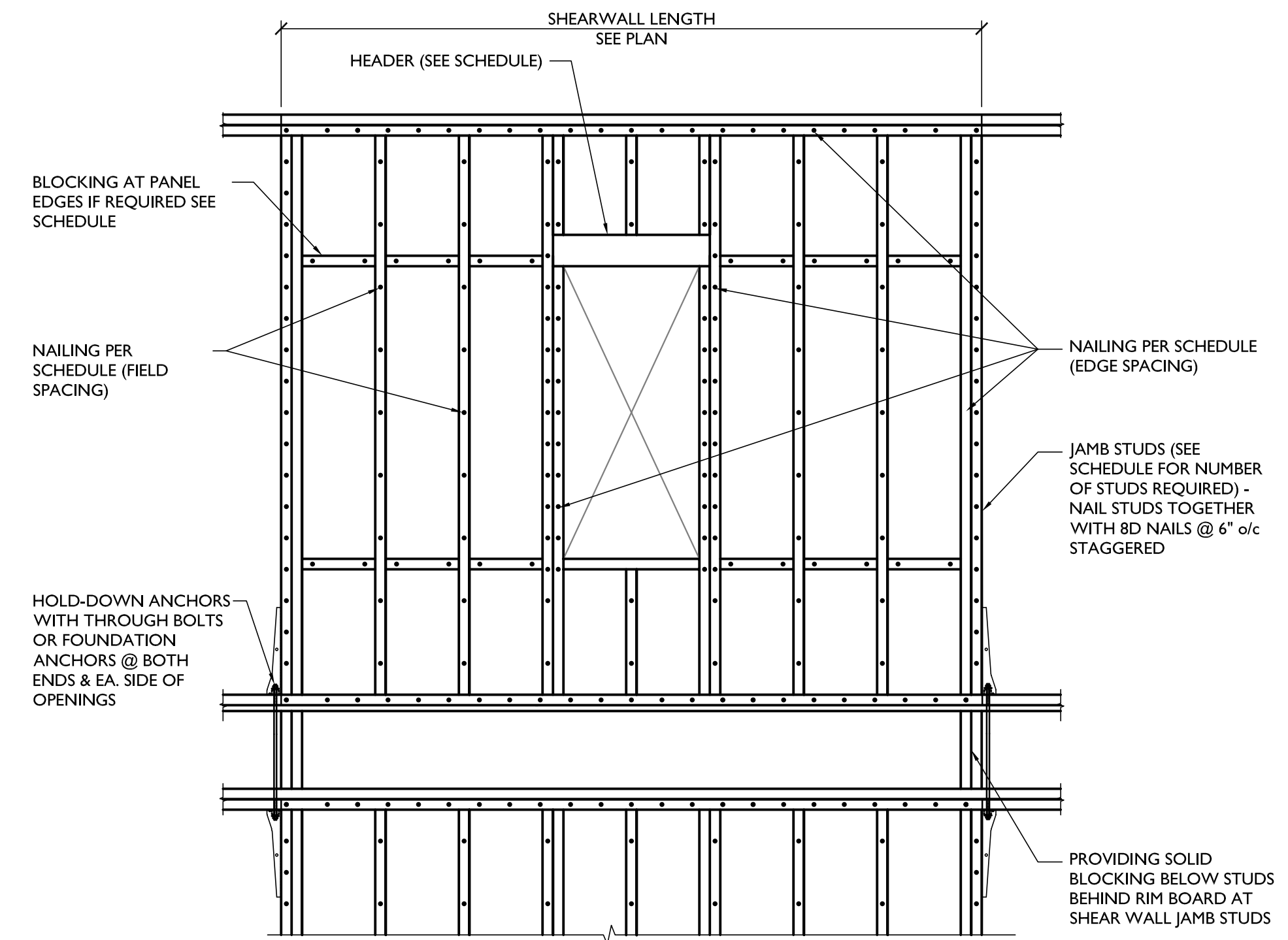
NOTES:
I. SEE TYP. SHEAR WALL DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.



TYPICAL OFFSET OR STAGGERED HOLD DOWN DETAIL

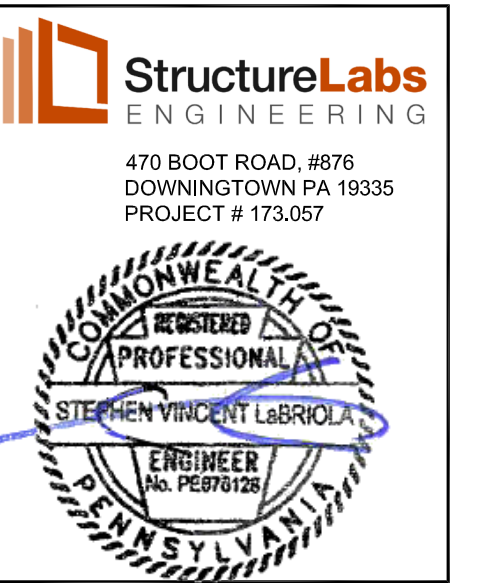


TYPICAL SHEAR WALL HOLD DOWN @ FOUNDATION DETAIL



TYPICAL SHEAR WALL DETAIL

- NOTES:
1. SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING. PANEL EDGES INCLUDE EDGES OF SHEATHING AROUND WINDOW AND DOOR OPENINGS.
 2. IF SHEAR WALL SHEATHING OCCURS ON BOTH SIDES OF WALL, NAILING IS ALSO REQUIRED ON BOTH SIDES OF WALL.
 3. SEE PLAN FOR STUD SIZE & SPACING.
 4. SHEATHING TO BE STAGGERED WITH EDGES LAPPED.



PROPOSED MIXED USE BUILDING
2214 W. ONTARIO STREET
PHILADELPHIA, PENNSYLVANIA

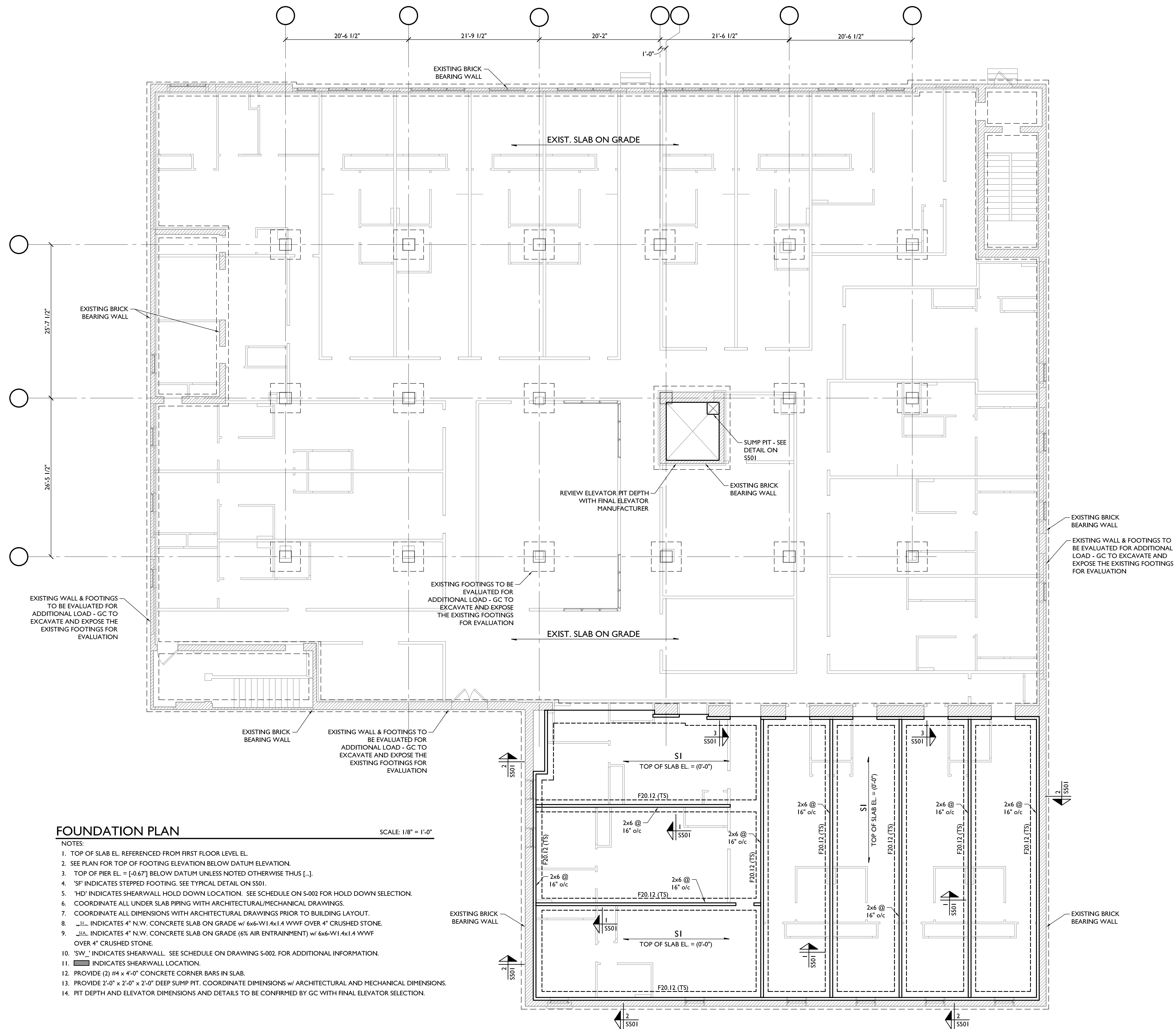
PROJECT
DWG. TITLE SHEAR WALL SCHEDULES

REVISIONS:
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S-003

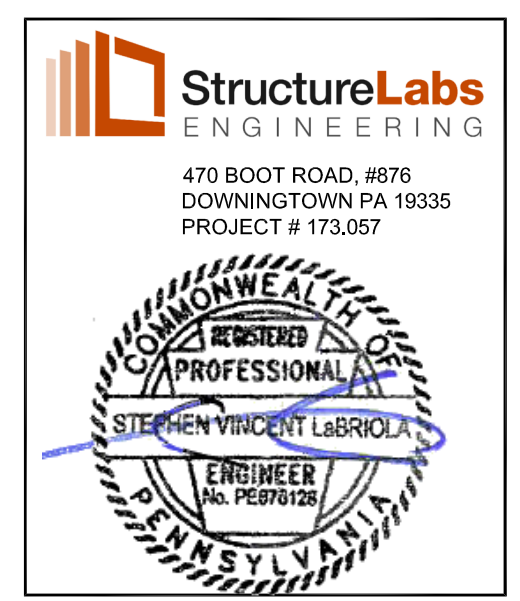


FOUNDATION PLAN

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

NOTES:

1. TOP OF SLAB EL. REFERENCED FROM FIRST FLOOR LEVEL EL.
2. SEE PLAN FOR TOP OF FOOTING ELEVATION BELOW DATUM ELEVATION.
3. TOP OF PIER EL. = [-0.67'] BELOW DATUM UNLESS NOTED OTHERWISE THUS [...].
4. 'SF' INDICATES STEPPED FOOTING. SEE TYPICAL DETAIL ON S501.
5. 'HD' INDICATES SHEARWALL HOLD DOWN LOCATION. SEE SCHEDULE ON S-002 FOR HOLD DOWN SELECTION.
6. COORDINATE ALL UNDER SLAB PIPING WITH ARCHITECTURAL/MECHANICAL DRAWINGS.
7. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO BUILDING LAYOUT.
8. $\text{---} \text{---} \text{---}$ INDICATES 4" N.W. CONCRETE SLAB ON GRADE w/ 6x6-W1.4x1.4 WWF OVER 4" CRUSHED STONE.
9. $\text{---} \text{---} \text{---}$ INDICATES 4" N.W. CONCRETE SLAB ON GRADE (6% AIR ENTRAINMENT) w/ 6x6-W1.4x1.4 WWF OVER 4" CRUSHED STONE.
10. 'SW' INDICATES SHEARWALL. SEE SCHEDULE ON DRAWING S-002. FOR ADDITIONAL INFORMATION.
11. $\text{---} \text{---} \text{---}$ INDICATES SHEARWALL LOCATION.
12. PROVIDE (2) #4 x 4'-0" CONCRETE CORNER BARS IN SLAB.
13. PROVIDE 2'-0" x 2'-0" x 2'-0" DEEP SUMP PIT. COORDINATE DIMENSIONS w/ ARCHITECTURAL AND MECHANICAL DIMENSIONS.
14. PIT DEPTH AND ELEVATOR DIMENSIONS AND DETAILS TO BE CONFIRMED BY GC WITH FINAL ELEVATOR SELECTION.



PROJECT: **PROPOSED MIXED USE BUILDING**
2214 W. ONTARIO STREET
PHILADELPHIA, PENNSYLVANIA

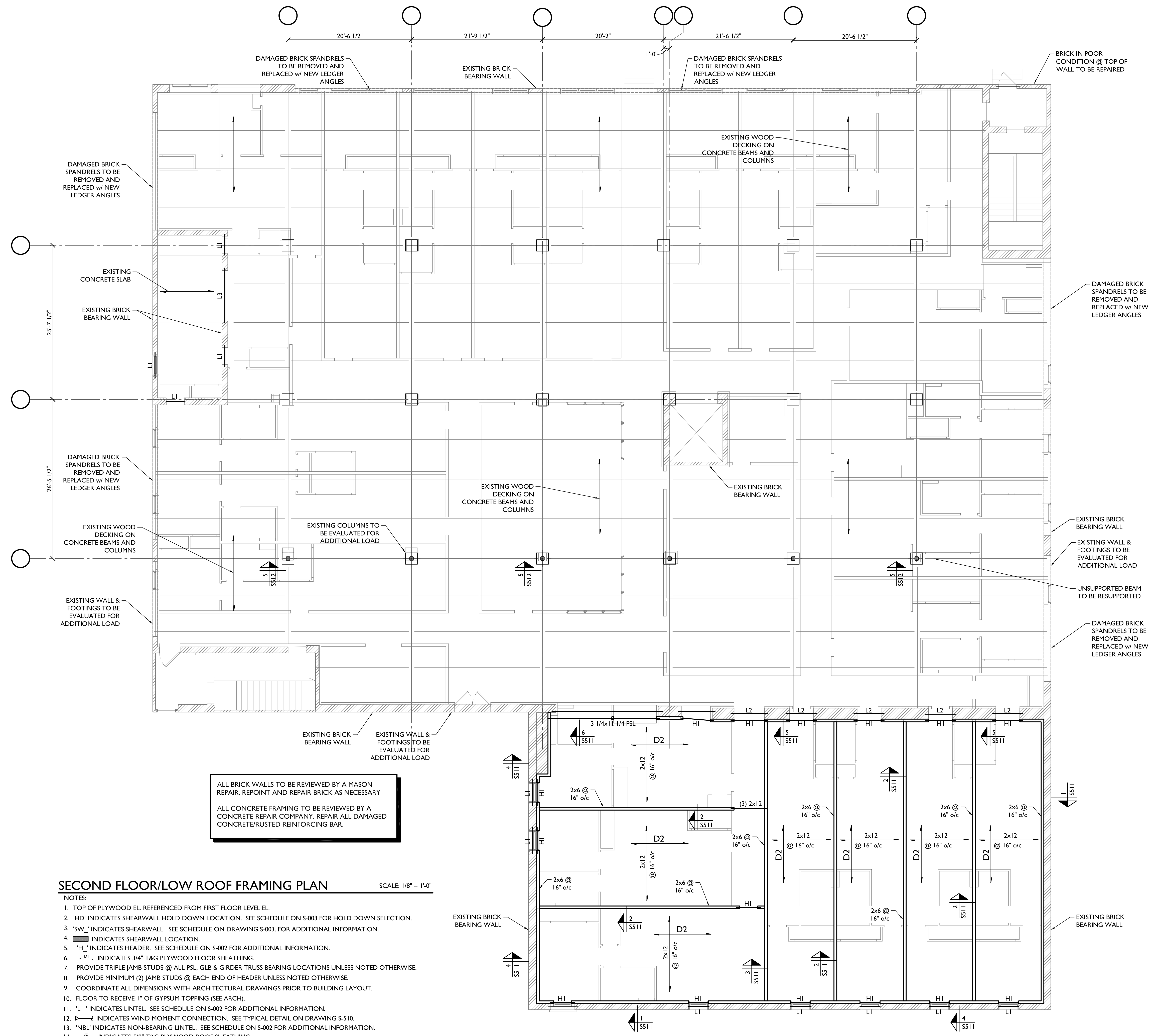
DWG. TITLE: **FOUNDATION PLAN**

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 DATE: 4.10.24
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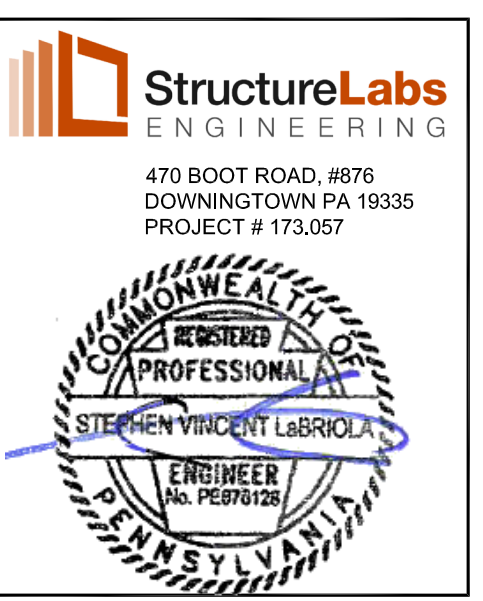
S-101



ALL BRICK WALLS TO BE REVIEWED BY A MASON REPAIR, REPOINT AND REPAIR BRICK AS NECESSARY
 ALL CONCRETE FRAMING TO BE REVIEWED BY A CONCRETE REPAIR COMPANY. REPAIR ALL DAMAGED CONCRETE/RUSTED REINFORCING BAR.

SECOND FLOOR/LOW ROOF FRAMING PLAN SCALE: 1/8" = 1'-0"

- NOTES:
1. TOP OF PLYWOOD EL. REFERENCED FROM FIRST FLOOR LEVEL EL.
 2. 'HD' INDICATES SHEARWALL HOLD DOWN LOCATION. SEE SCHEDULE ON S-003 FOR HOLD DOWN SELECTION.
 3. 'SW' INDICATES SHEARWALL. SEE SCHEDULE ON DRAWING S-003. FOR ADDITIONAL INFORMATION.
 4. [Symbol] INDICATES SHEARWALL LOCATION.
 5. 'H' INDICATES HEADER. SEE SCHEDULE ON S-002 FOR ADDITIONAL INFORMATION.
 6. [Symbol] INDICATES 3/4" T&G PLYWOOD FLOOR SHEATHING.
 7. PROVIDE TRIPLE JAMB STUDS @ ALL PSL, GLB & GIRDER TRUSS BEARING LOCATIONS UNLESS NOTED OTHERWISE.
 8. PROVIDE MINIMUM (2) JAMB STUDS @ EACH END OF HEADER UNLESS NOTED OTHERWISE.
 9. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO BUILDING LAYOUT.
 10. FLOOR TO RECEIVE 1" OF GYPSUM TOPPING (SEE ARCH).
 11. 'L' INDICATES LINTEL. SEE SCHEDULE ON S-002 FOR ADDITIONAL INFORMATION.
 12. [Symbol] INDICATES WIND MOMENT CONNECTION. SEE TYPICAL DETAIL ON DRAWING S-510.
 13. 'NBL' INDICATES NON-BEARING LINTEL. SEE SCHEDULE ON S-002 FOR ADDITIONAL INFORMATION.
 14. [Symbol] INDICATES 5/8" T&G PLYWOOD ROOF SHEATHING.



PROJECT: **PROPOSED MIXED USE BUILDING**
 2214 W. ONTARIO STREET
 PHILADELPHIA, PENNSYLVANIA

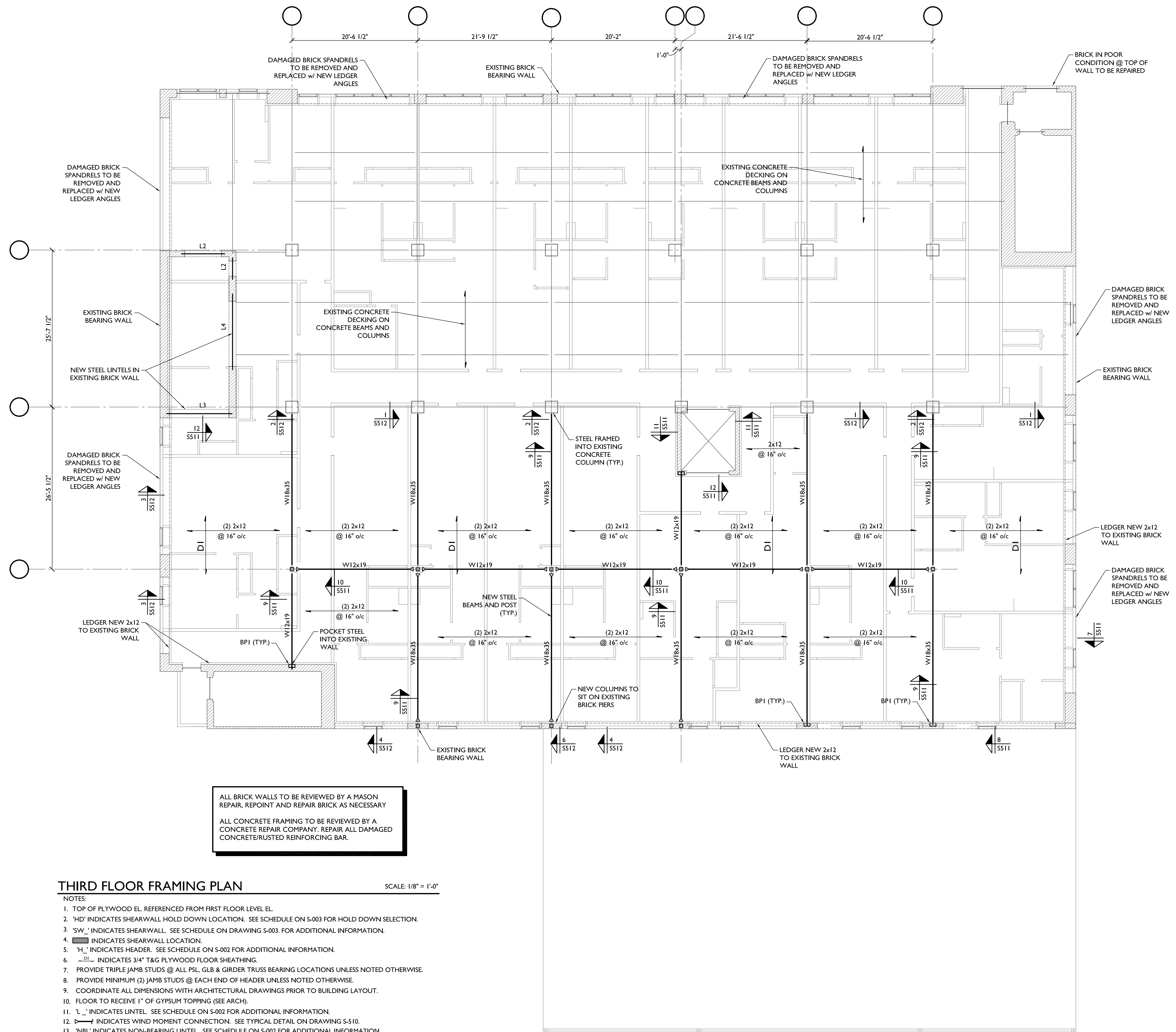
DWG. TITLE: **SECOND FLOOR/LOW ROOF FRAMING PLAN**

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 SCALE: AS NOTED

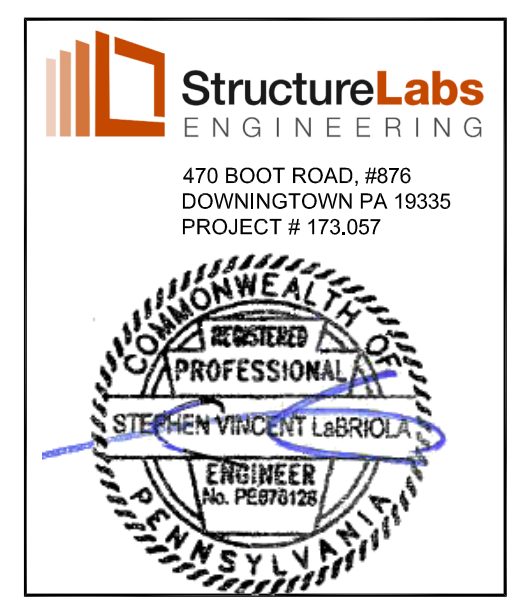
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S-102



ALL BRICK WALLS TO BE REVIEWED BY A MASON REPAIR, REPOINT AND REPAIR BRICK AS NECESSARY
 ALL CONCRETE FRAMING TO BE REVIEWED BY A CONCRETE REPAIR COMPANY. REPAIR ALL DAMAGED CONCRETE/RUSTED REINFORCING BAR.

- THIRD FLOOR FRAMING PLAN** SCALE: 1/8" = 1'-0"
- NOTES:
1. TOP OF PLYWOOD EL. REFERENCED FROM FIRST FLOOR LEVEL EL.
 2. 'HD' INDICATES SHEARWALL HOLD DOWN LOCATION. SEE SCHEDULE ON S-003 FOR HOLD DOWN SELECTION.
 3. 'SW_' INDICATES SHEARWALL. SEE SCHEDULE ON DRAWING S-003. FOR ADDITIONAL INFORMATION.
 4. [Symbol] INDICATES SHEARWALL LOCATION.
 5. 'H_' INDICATES HEADER. SEE SCHEDULE ON S-002 FOR ADDITIONAL INFORMATION.
 6. [Symbol] INDICATES 3/4" T&G PLYWOOD FLOOR SHEATHING.
 7. PROVIDE TRIPLE JAMB STUDS @ ALL PSL, GLB & GIRDER TRUSS BEARING LOCATIONS UNLESS NOTED OTHERWISE.
 8. PROVIDE MINIMUM (2) JAMB STUDS @ EACH END OF HEADER UNLESS NOTED OTHERWISE.
 9. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO BUILDING LAYOUT.
 10. FLOOR TO RECEIVE 1" OF GYPSUM TOPPING (SEE ARCH).
 11. 'L_' INDICATES LINTEL. SEE SCHEDULE ON S-002 FOR ADDITIONAL INFORMATION.
 12. [Symbol] INDICATES WIND MOMENT CONNECTION. SEE TYPICAL DETAIL ON DRAWING S-510.
 13. 'NBL' INDICATES NON-BEARING LINTEL. SEE SCHEDULE ON S-002 FOR ADDITIONAL INFORMATION.



PROJECT: **PROPOSED MIXED USE BUILDING**
 2214 W. ONTARIO STREET
 PHILADELPHIA, PENNSYLVANIA

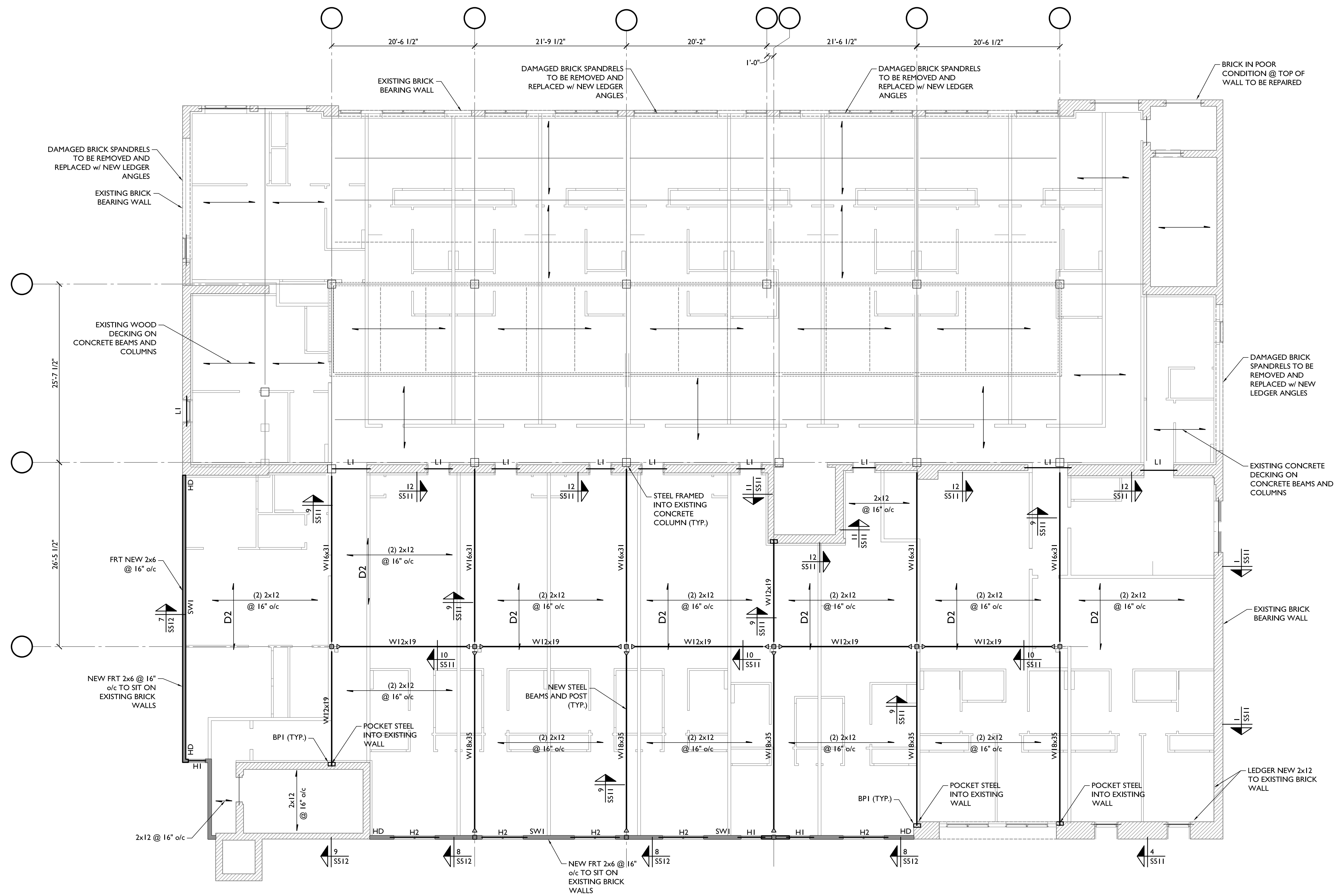
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S-103



ALL BRICK WALLS TO BE REVIEWED BY A MASON REPAIR, REPOINT AND REPAIR BRICK AS NECESSARY

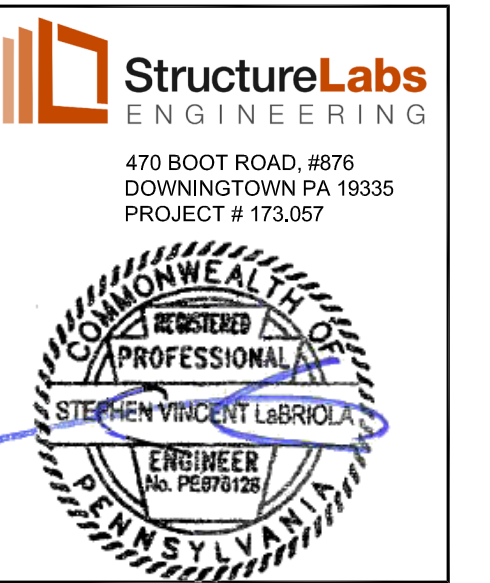
ALL CONCRETE FRAMING TO BE REVIEWED BY A CONCRETE REPAIR COMPANY. REPAIR ALL DAMAGED CONCRETE/RUSTED REINFORCING BAR.

ROOF FRAMING PLAN

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

NOTES:

1. TOP OF PLYWOOD EL. REFERENCED FROM FIRST FLOOR LEVEL EL.
2. 'HD' INDICATES SHEARWALL HOLD DOWN LOCATION. SEE SCHEDULE ON S-003 FOR HOLD DOWN SELECTION.
3. 'SW_' INDICATES SHEARWALL. SEE SCHEDULE ON DRAWING S-003. FOR ADDITIONAL INFORMATION.
4. [Symbol] INDICATES SHEARWALL LOCATION.
5. 'H_' INDICATES HEADER. SEE SCHEDULE ON S-002 FOR ADDITIONAL INFORMATION.
6. [Symbol] INDICATES 3/4" T&G PLYWOOD FLOOR SHEATHING.
7. [Symbol] INDICATES 5/8" T&G PLYWOOD ROOF SHEATHING.
8. [Symbol] INDICATES WIND MOMENT CONNECTION. SEE TYPICAL DETAIL ON DRAWING S-510.



PROPOSED MIXED USE BUILDING
214 W. ONTARIO STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT

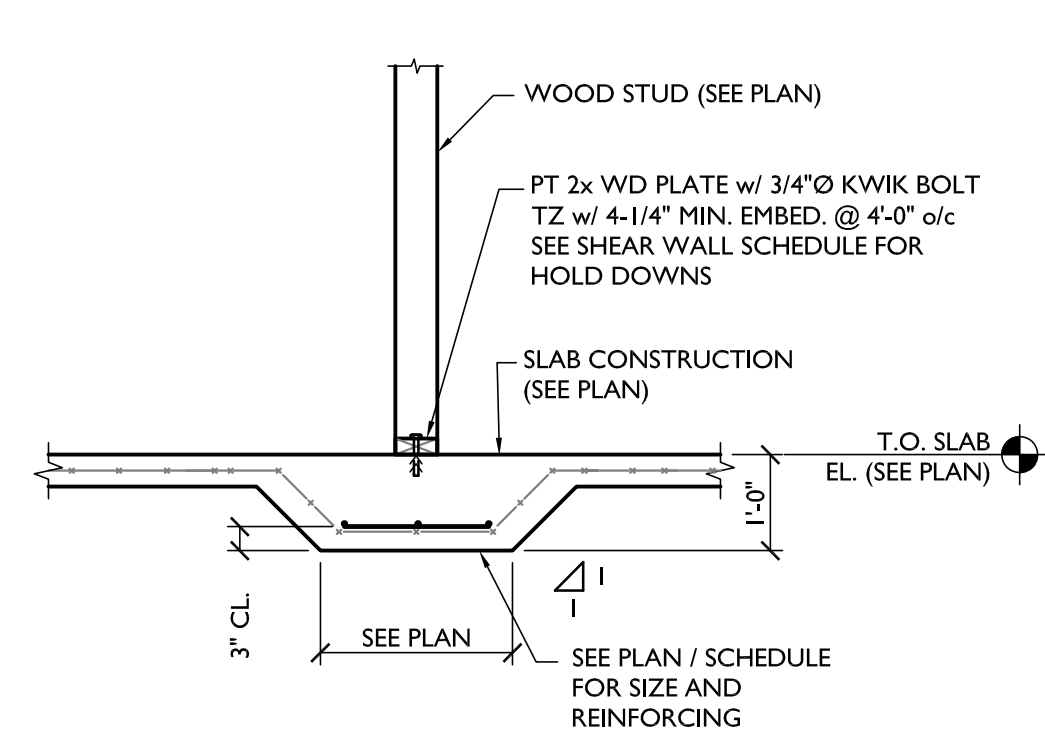
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REVISIONS:
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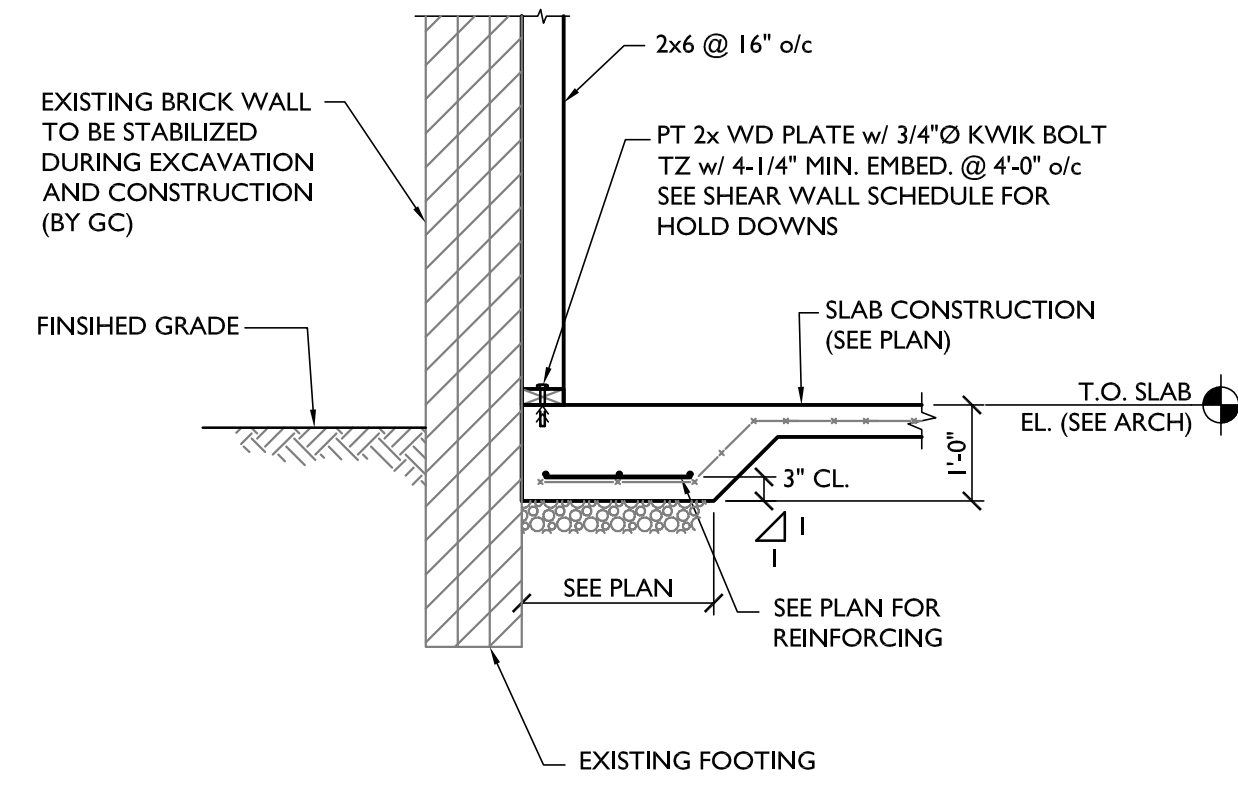
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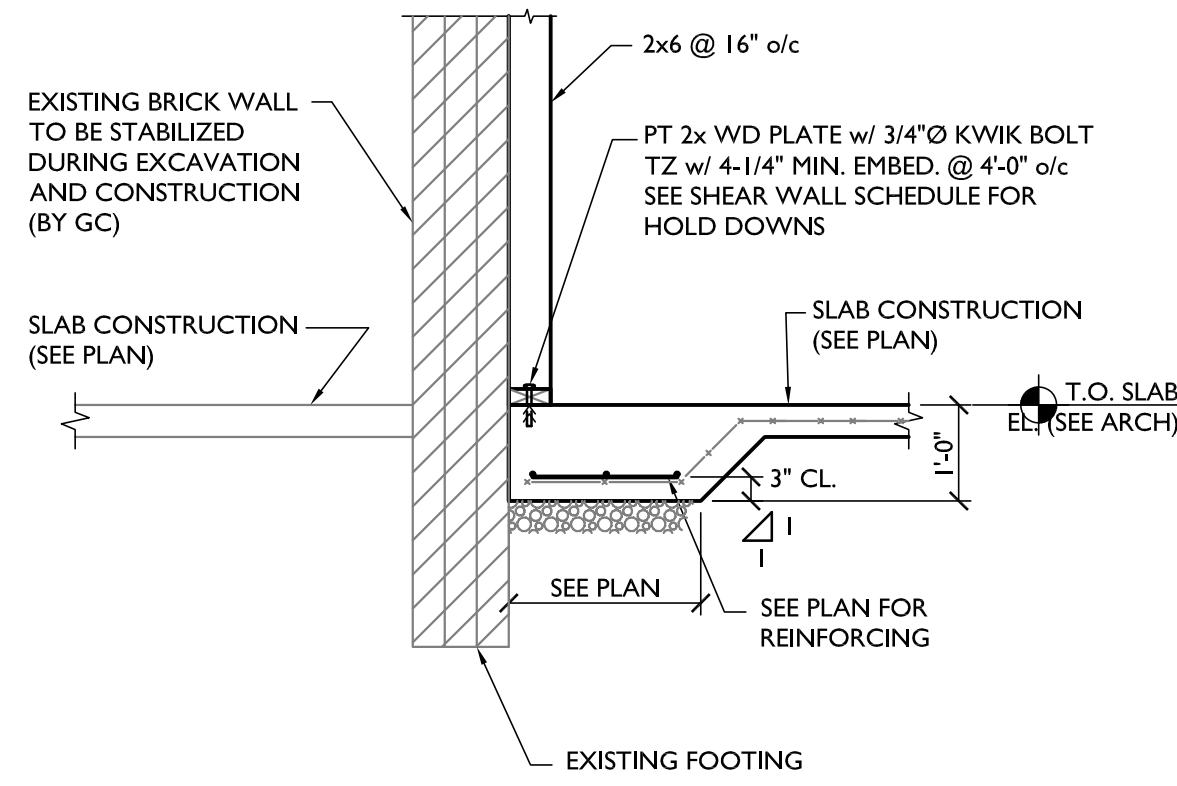
S-104



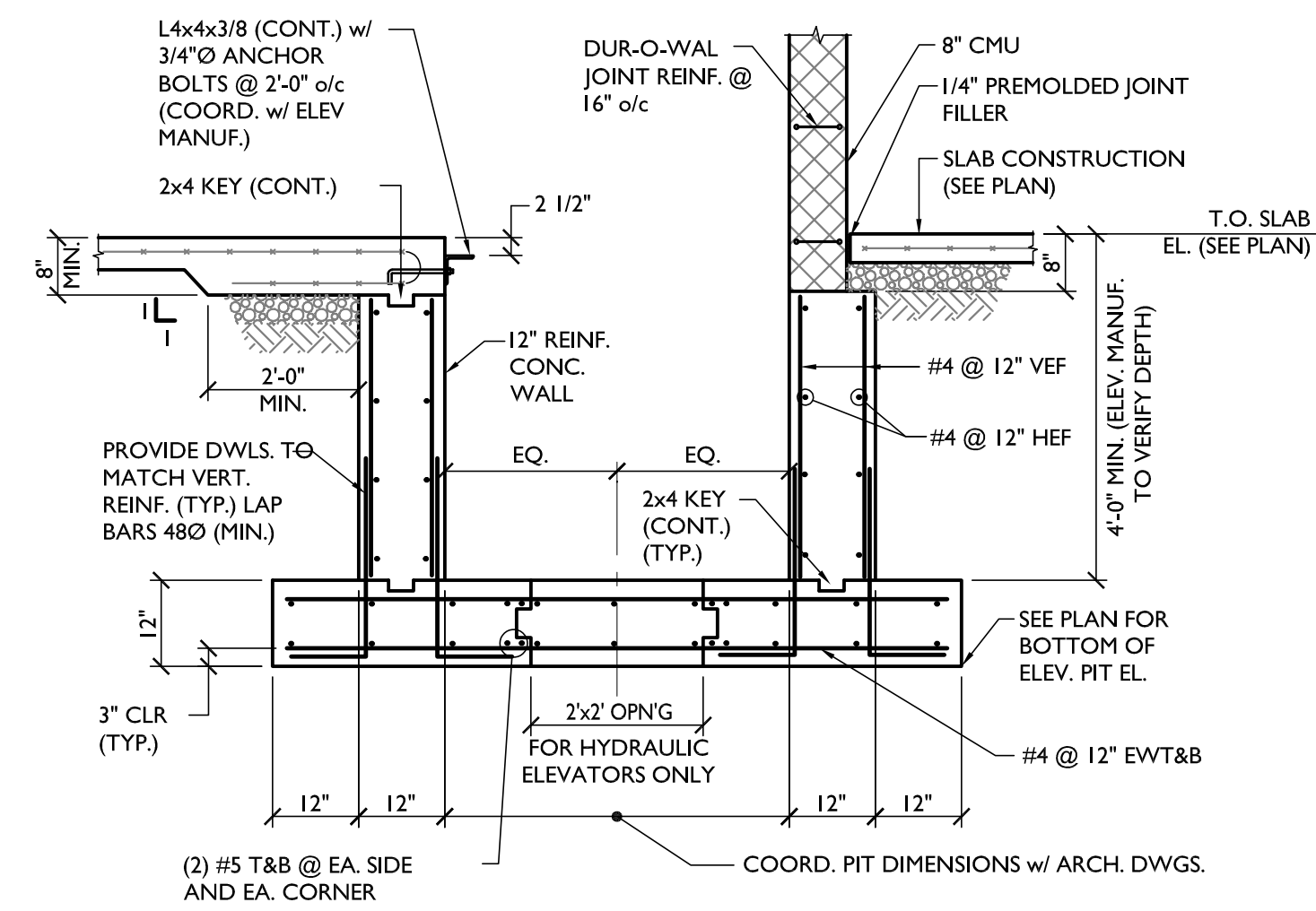
Section 1
SS01



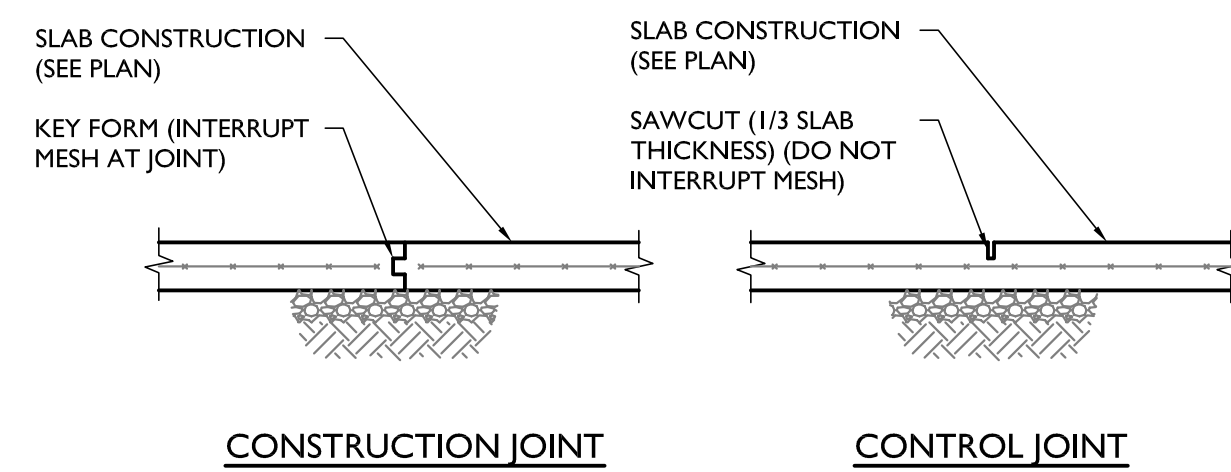
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SS01



Section 3
SS01

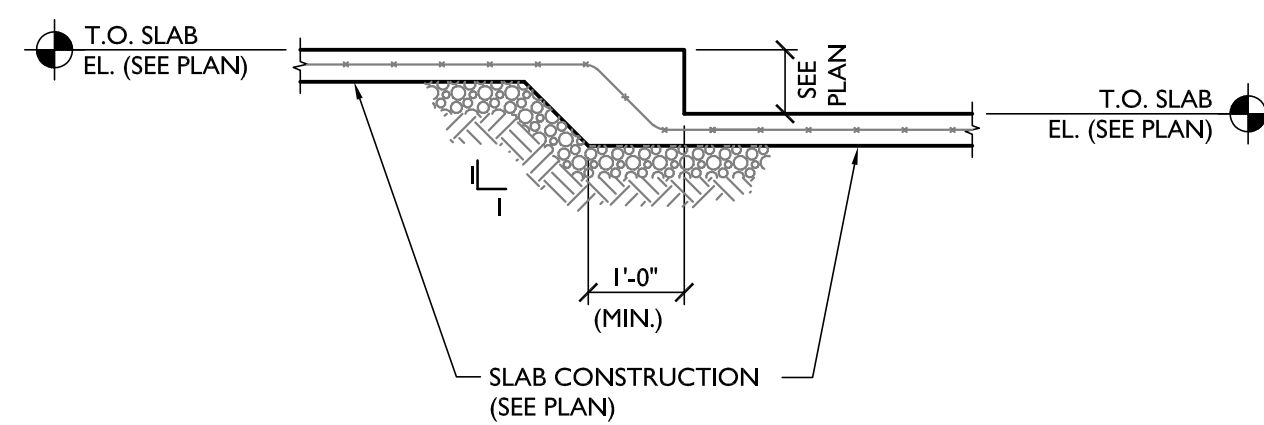


Typical Elevator Pit Section

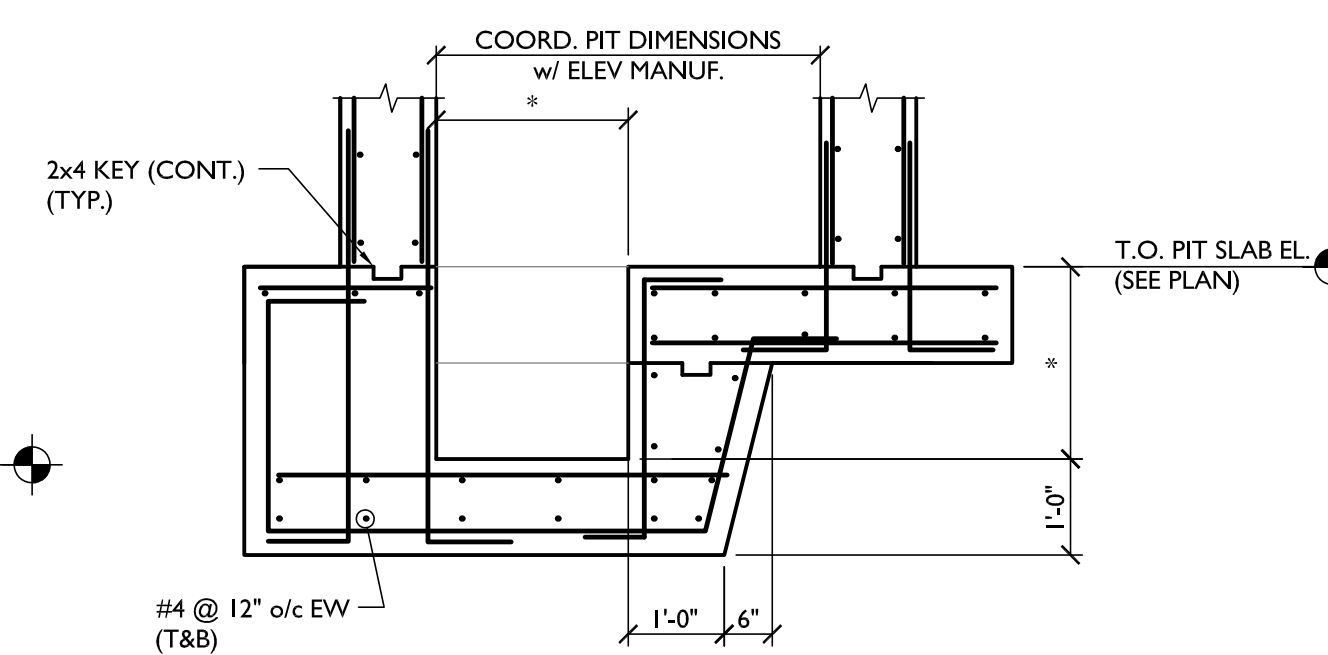


TYPICAL SLAB ON GRADE DETAIL

- NOTES:
- UTILIZE WWF BOLSTERS OR CHAIRS TO MAINTAIN MESH IN MIDDLE OF SLAB.
 - CONSTRUCTION JOINTS AND CONTROL JOINTS SHALL CREATE PANELS OF 225 SQ. FT. (MAX.) LENGTH TO WIDTH RATIO NOT TO EXCEED 1 1/2:1.
 - SAWCUT INTERIOR SLABS WITHIN 24 HOURS OF CONCRETE POUR. SAWCUT EXTERIOR SLABS WITHIN 12 HOURS OF CONC. POUR OR COVER TO PREVENT EXCESSIVE MOISTURE EVAPORATION.

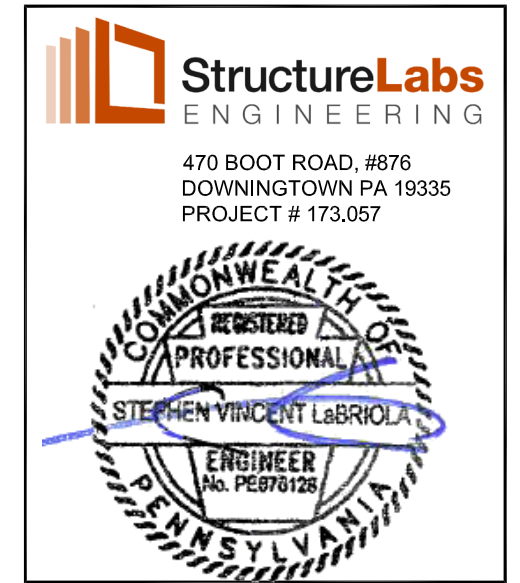


Typical Depressed Slab Detail



TYPICAL SUMP PIT DETAIL

- NOTE:
- SEE TYPICAL ELEVATOR PIT DETAIL FOR ADDITIONAL INFORMATION



PROJECT
PROPOSED MIXED USE BUILDING
2214 W. ONTARIO STREET
PHILADELPHIA, PENNSYLVANIA

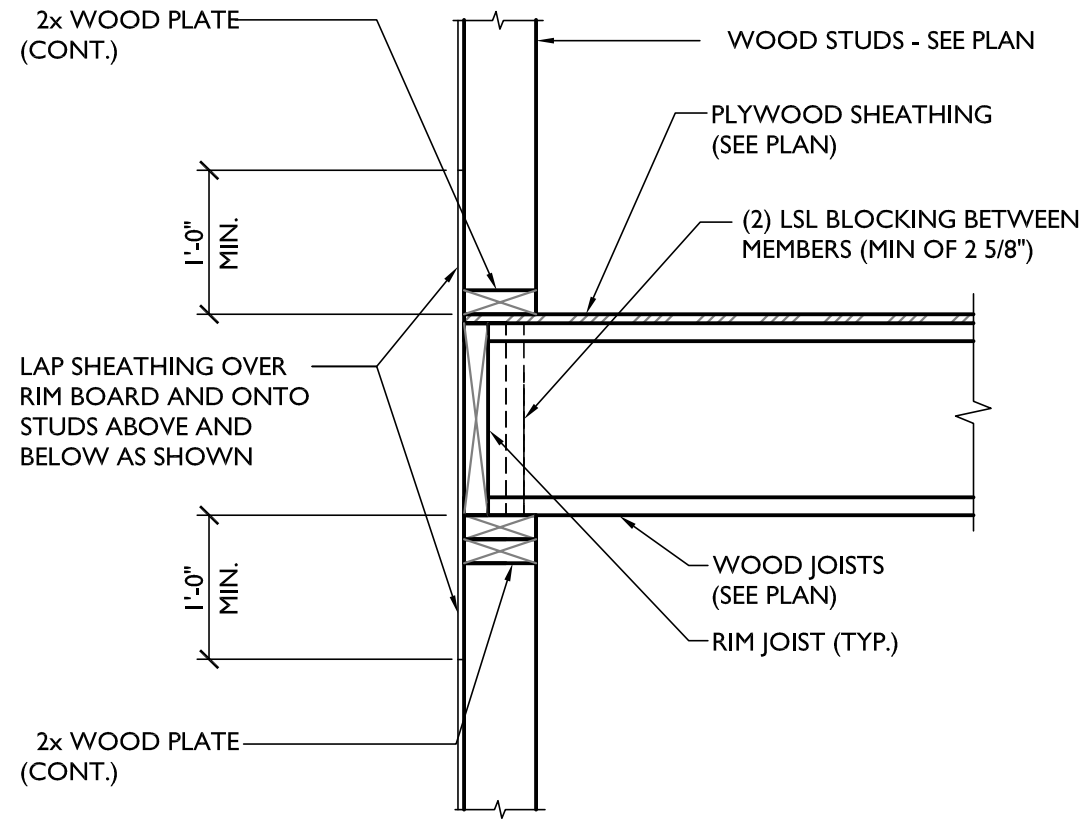
DWG. TITLE
FOUNDATION DETAILS

REVISIONS: FOR PERMIT	04.10.24
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DATE: 4.10.24	SCALE: AS NOTED

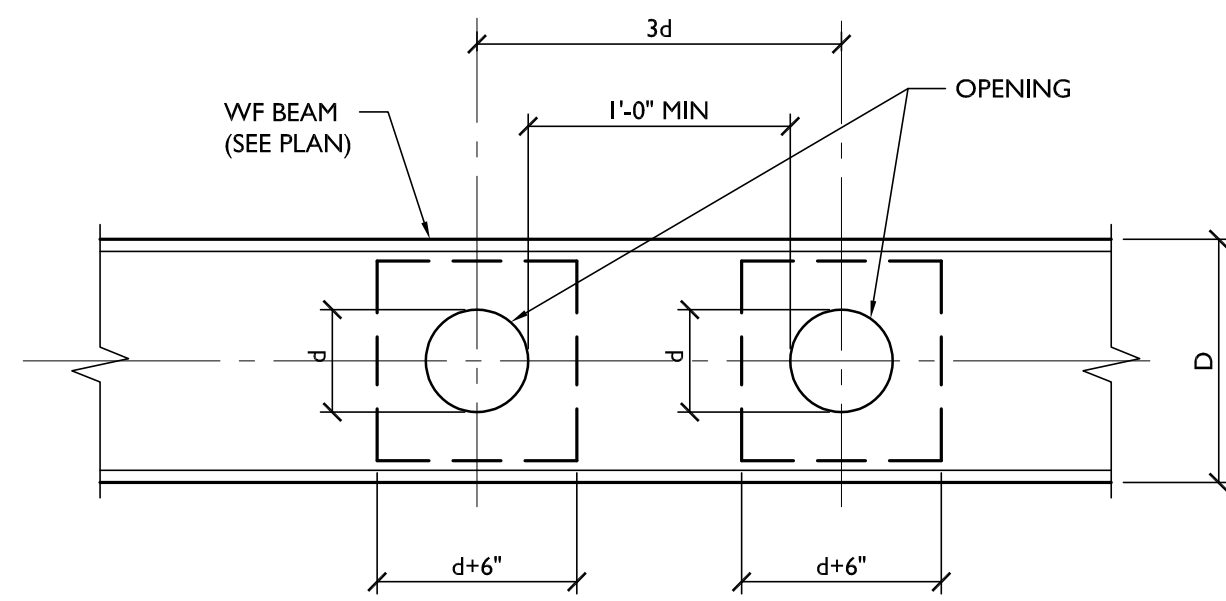
PERMIT SET 04.10.24

S-501



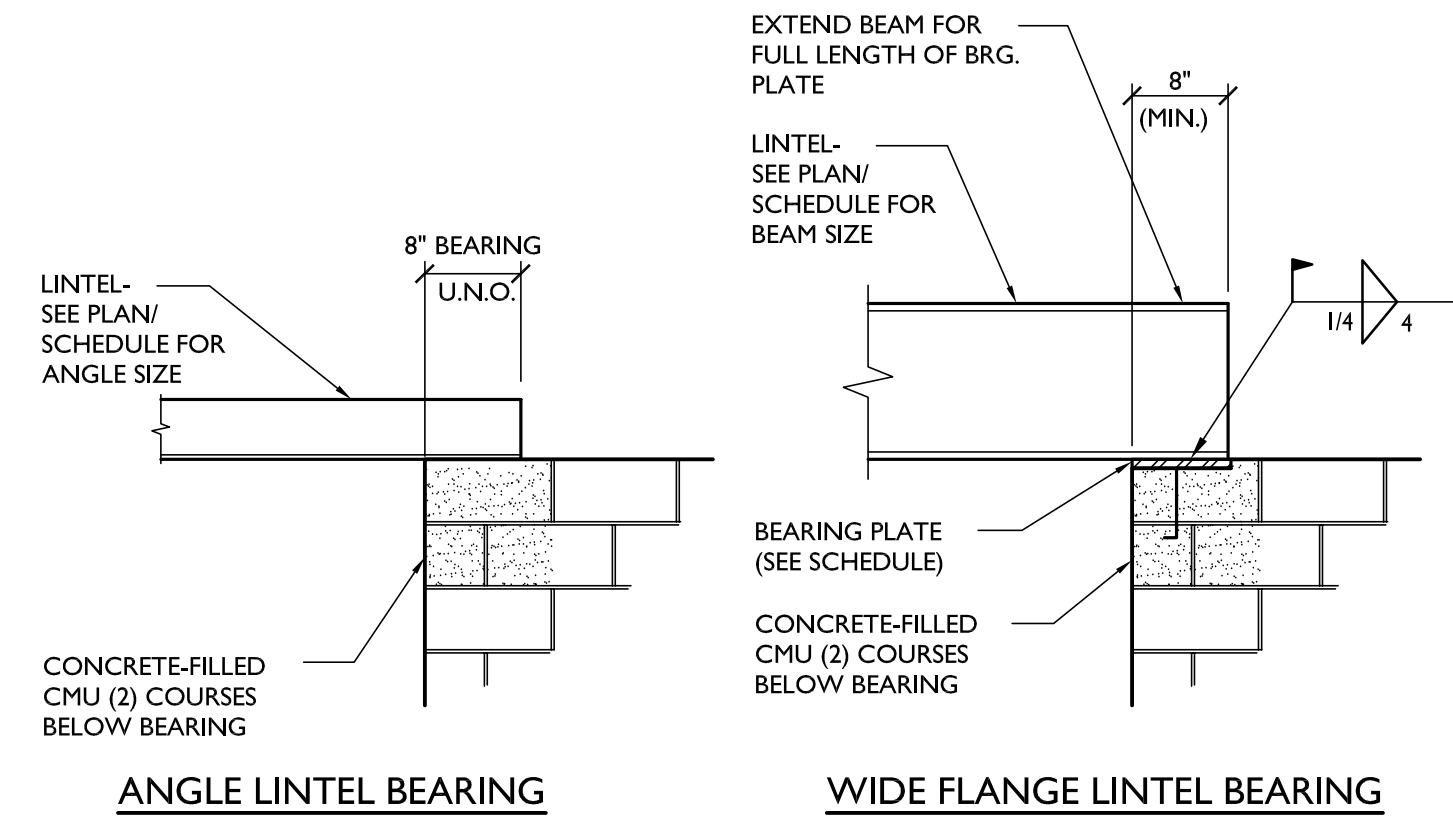
TYPICAL FLOOR DETAIL

- NOTES:
 1. SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING.
 2. SEE PLAN FOR STUD AND JOIST SIZE AND SPACING.

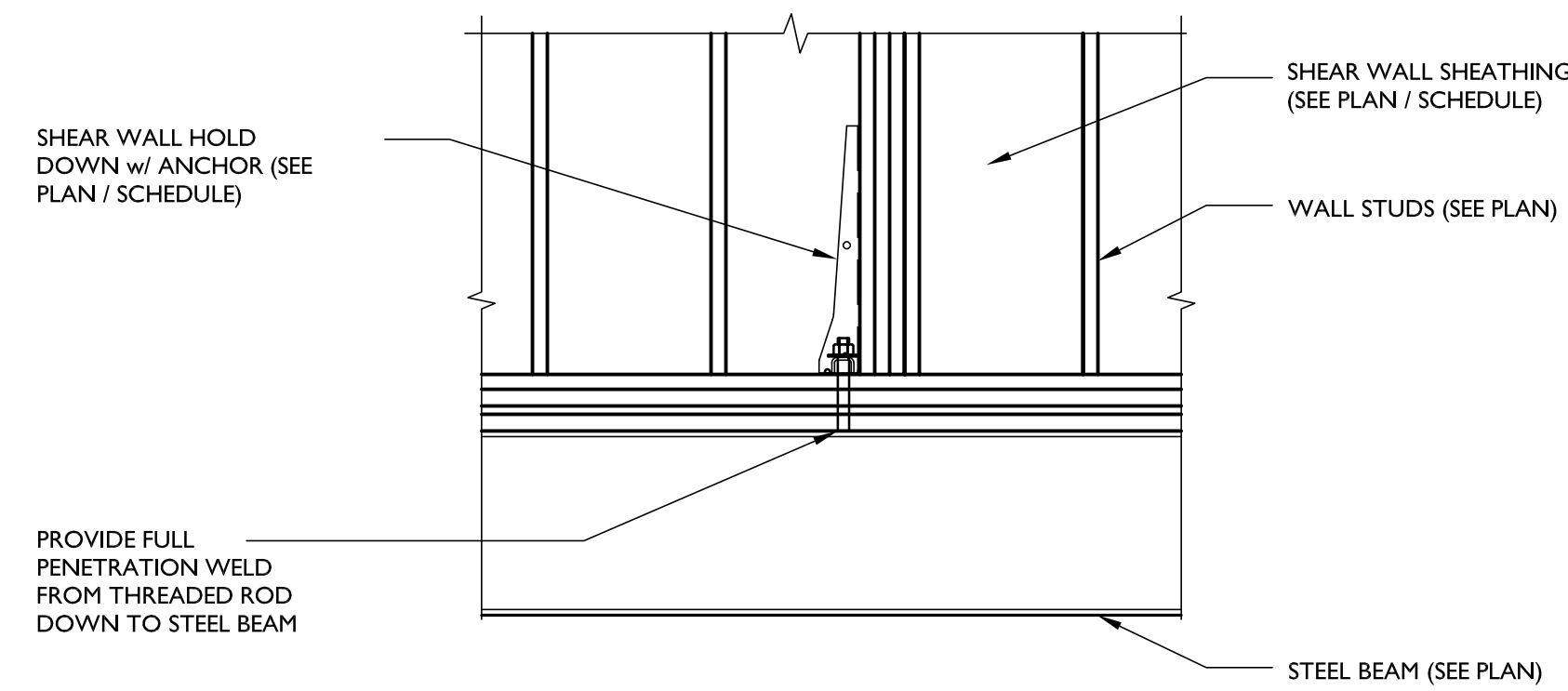


- NOTE: ALL HOLES IF POSSIBLE SHALL BE LOCATED IN THE MIDDLE THIRD OF SPAN.
- IF THE OPENING IS IN THE MIDDLE THIRD OF SPAN AND:
 - "d" IS 1/3"D" OR SMALLER - NO REINFORCEMENT IS REQUIRED.
 - "d" IS LARGER THAN 1/3"D" BUT SMALLER THAN 1/2"D" - ADD WEB REINFORCING PLATE SAME THICKNESS AS THE WEB ON ONE SIDE ONLY.
 - "d" IS LARGER THAN 1/2"D" - CONTACT STRUCTURAL ENGINEER.
 - IF THE OPENINGS ARE LOCATED OUT OF THE MIDDLE THIRD OF THE SPAN AND:
 - "d" IS 1/4"D" OR SMALLER - NO REINFORCEMENT IS REQUIRED.
 - "d" IS LARGER THAN 1/4"D" BUT SMALLER THAN 1/3"D" - ADD WEB REINFORCING PLATE SAME THICKNESS AS THE WEB ON ONE SIDE ONLY.
 - "d" IS LARGER THAN 1/3"D" - CONTACT STRUCTURAL ENGINEER.

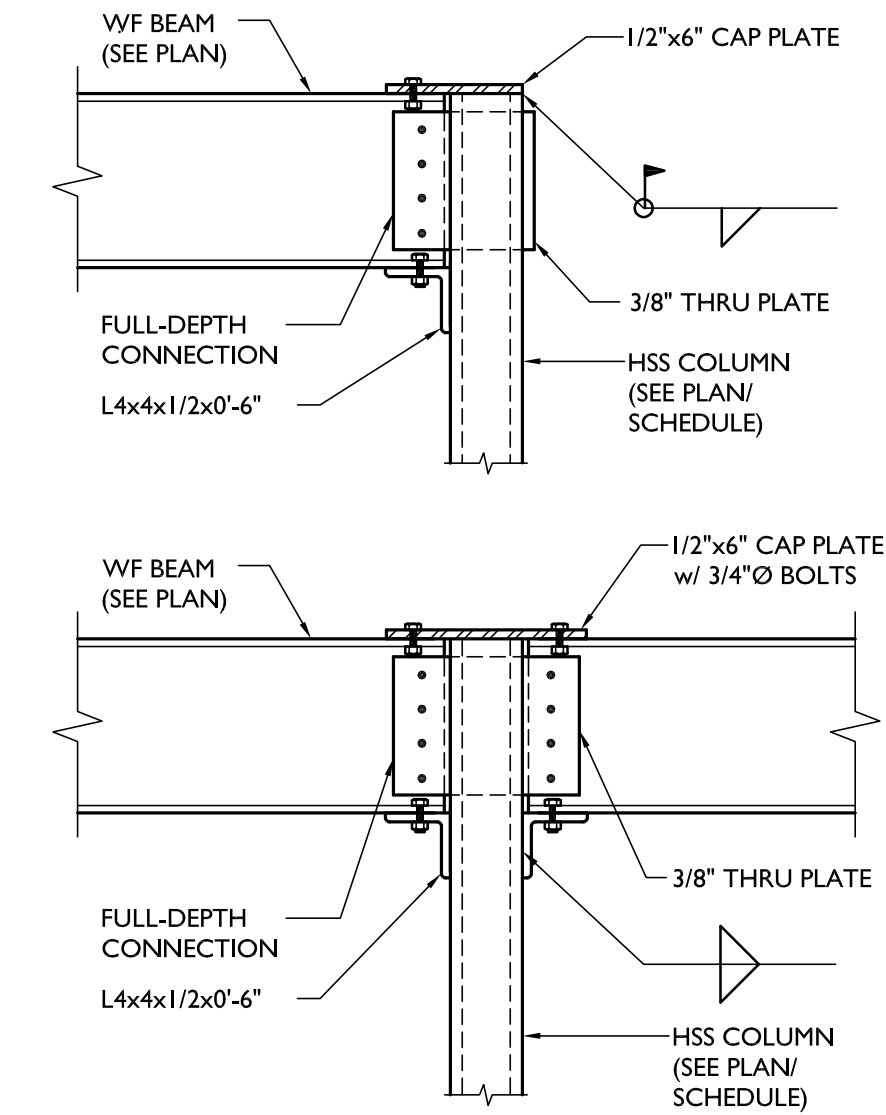
Typical Detail For Openings In Web Of Steel Beams



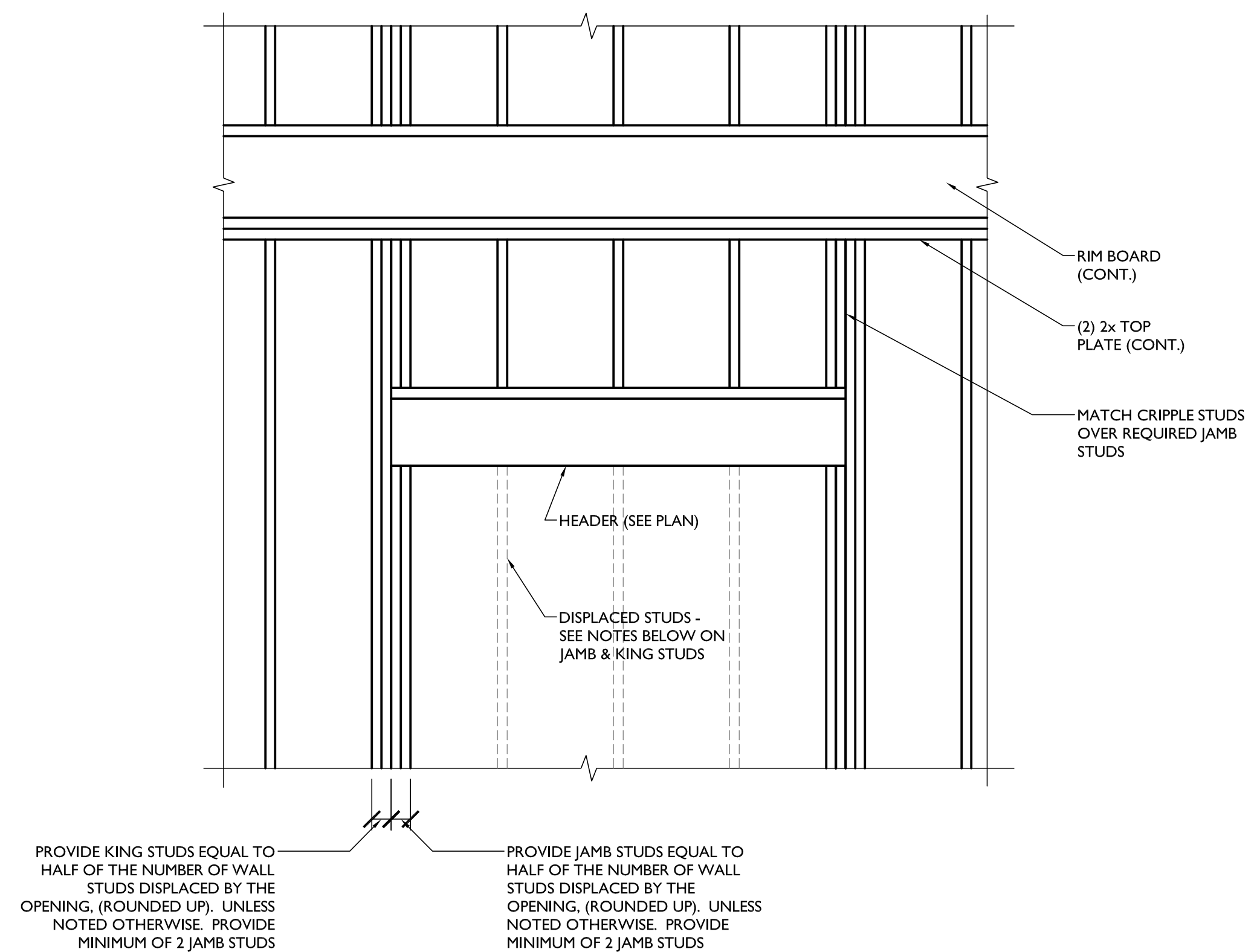
Typical Lintel Bearing Details



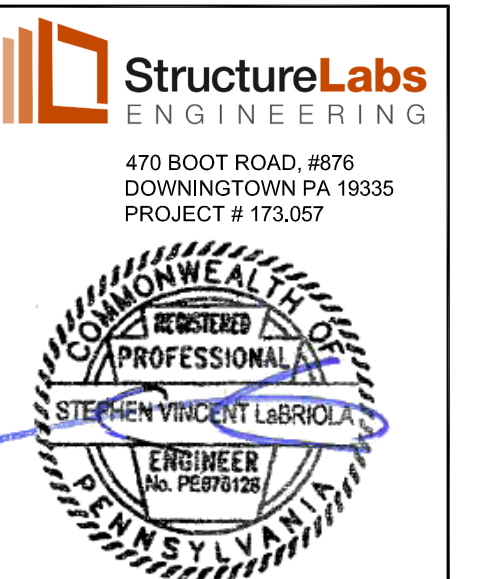
TYPICAL SHEAR WALL HOLD DOWN @ STEEL BEAM



Typical Wind Moment Connection Detail



TYPICAL BEARING WALL OPENING DETAIL



PROPOSED MIXED USE BUILDING
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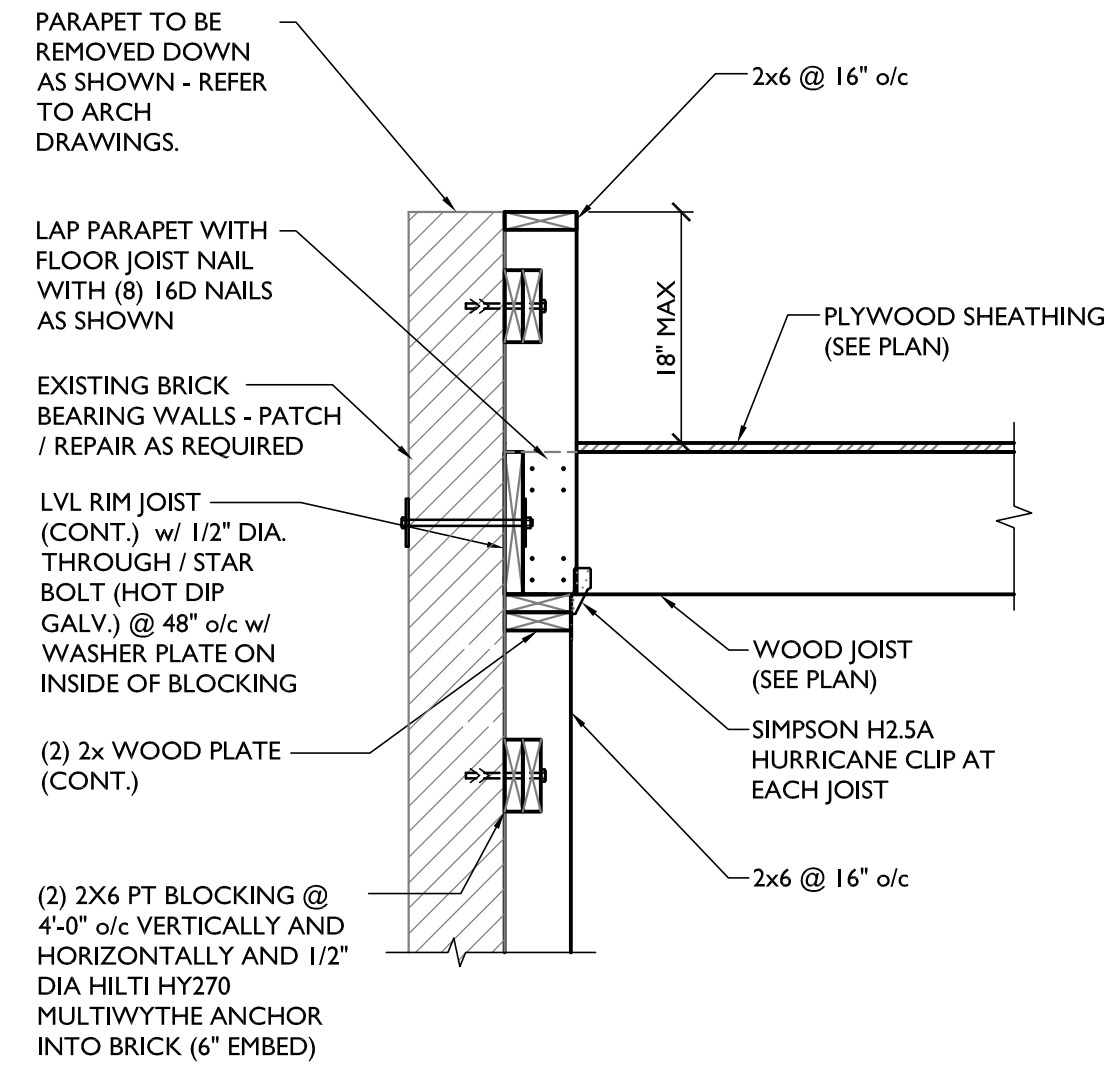
PROJECT
 DWG. TITLE TYPICAL FRAMING DETAILS

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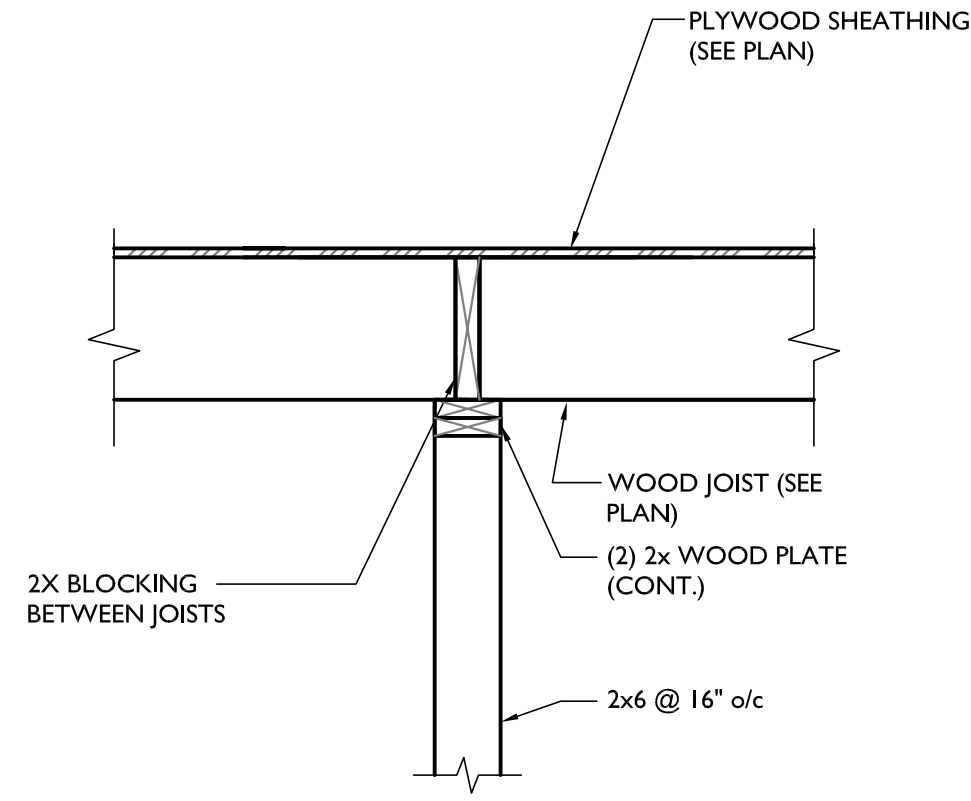
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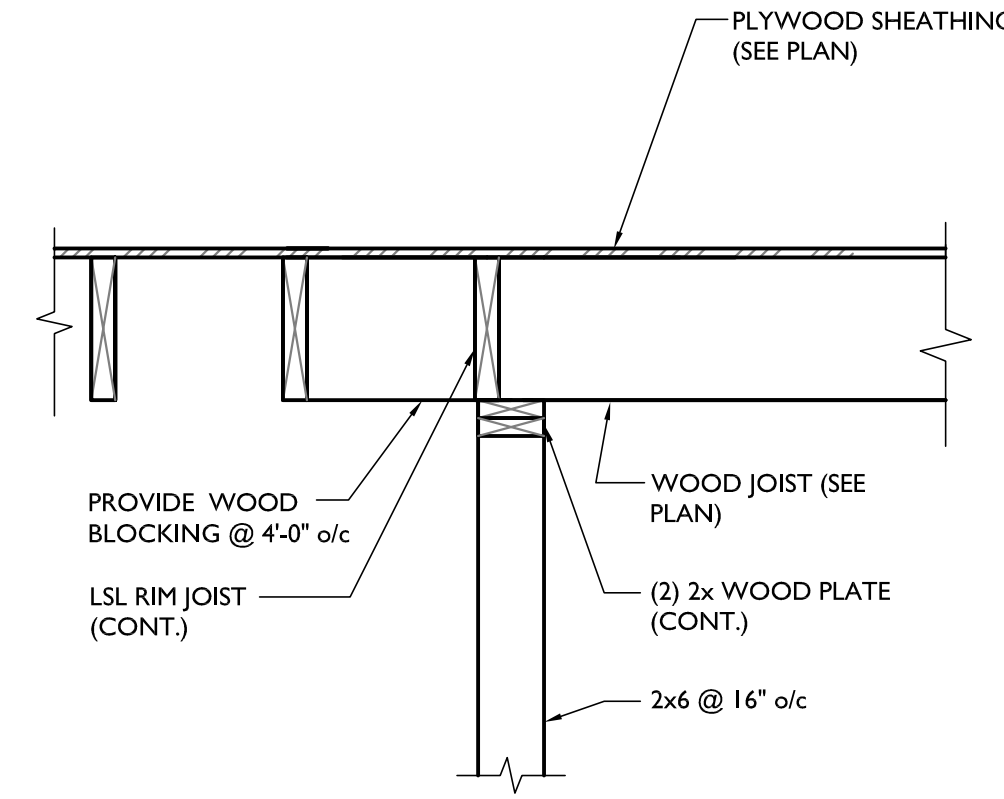
S-510



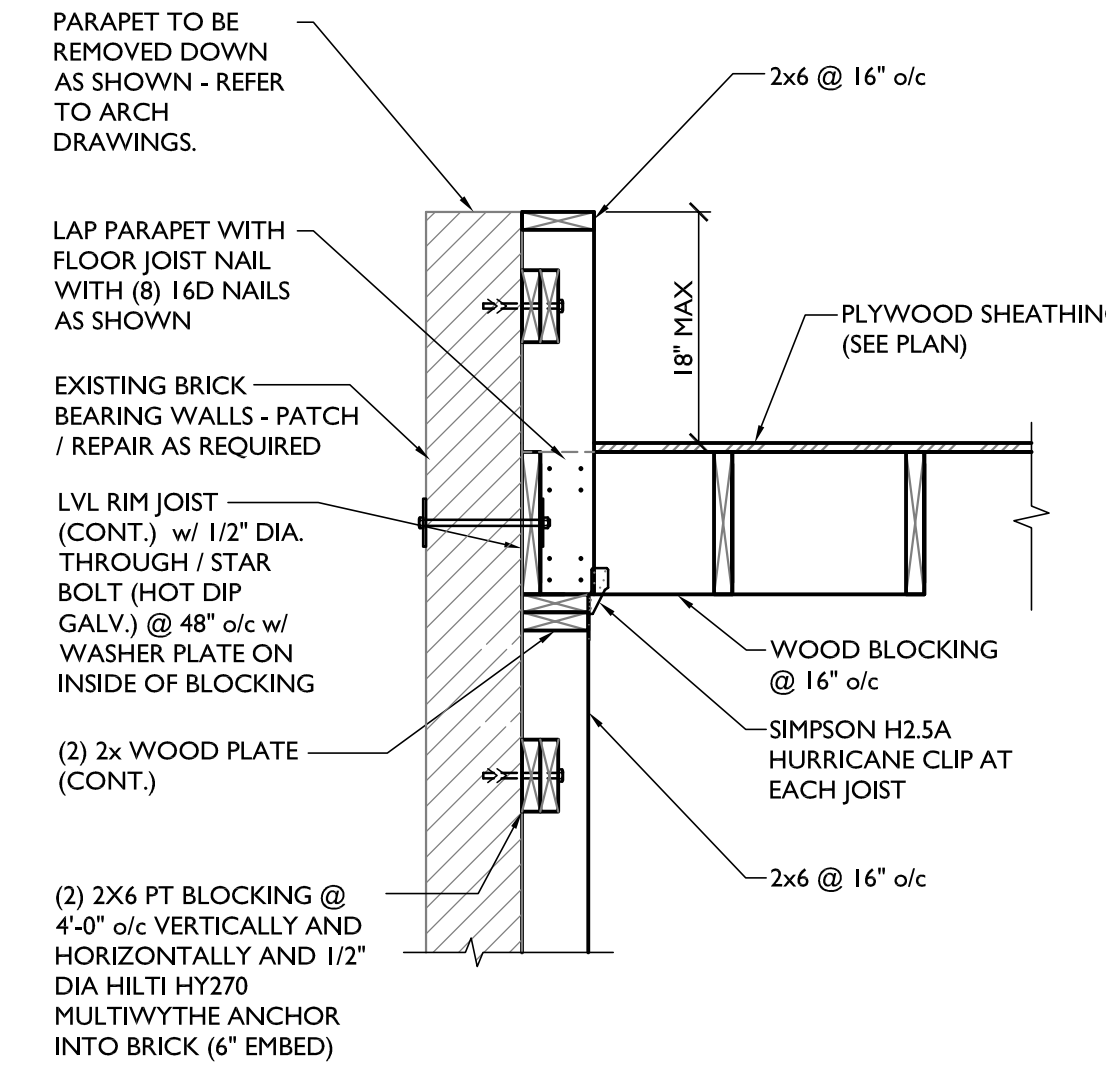
Section 1
SS11



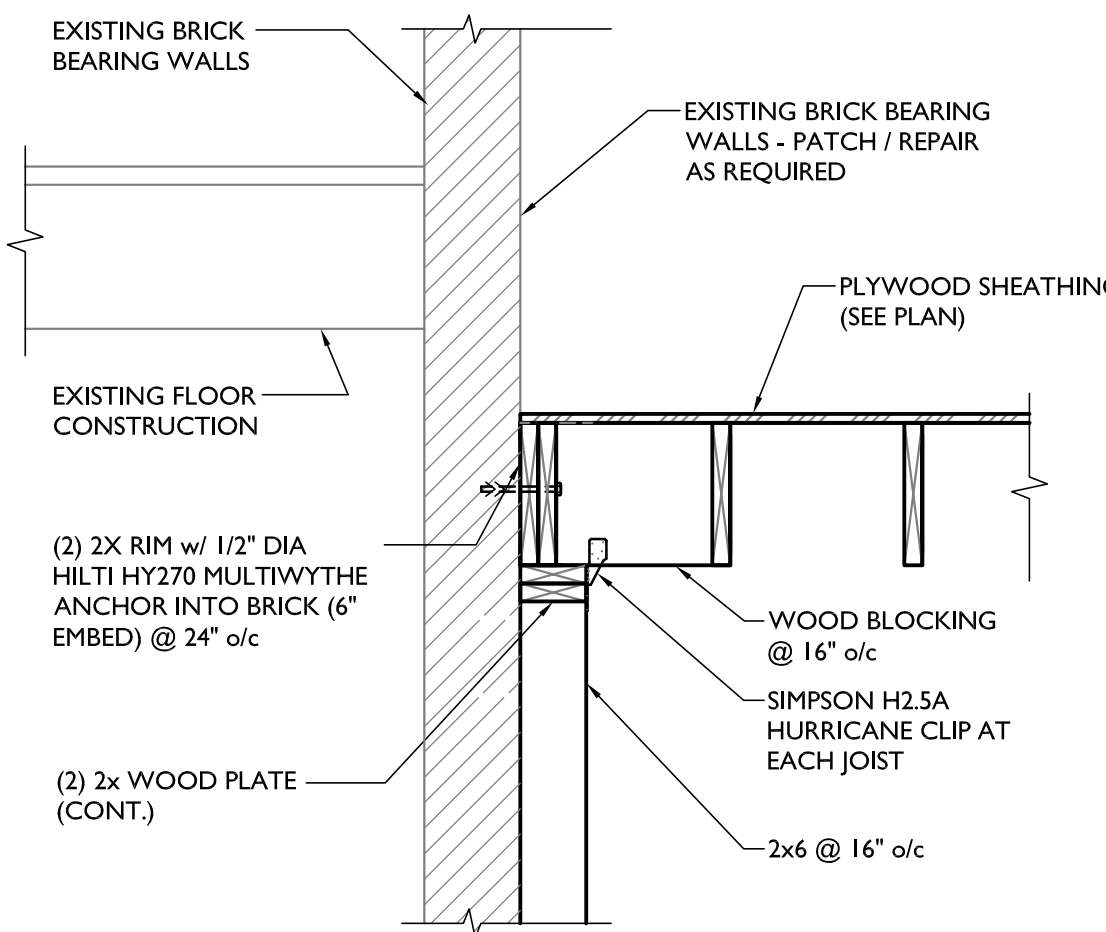
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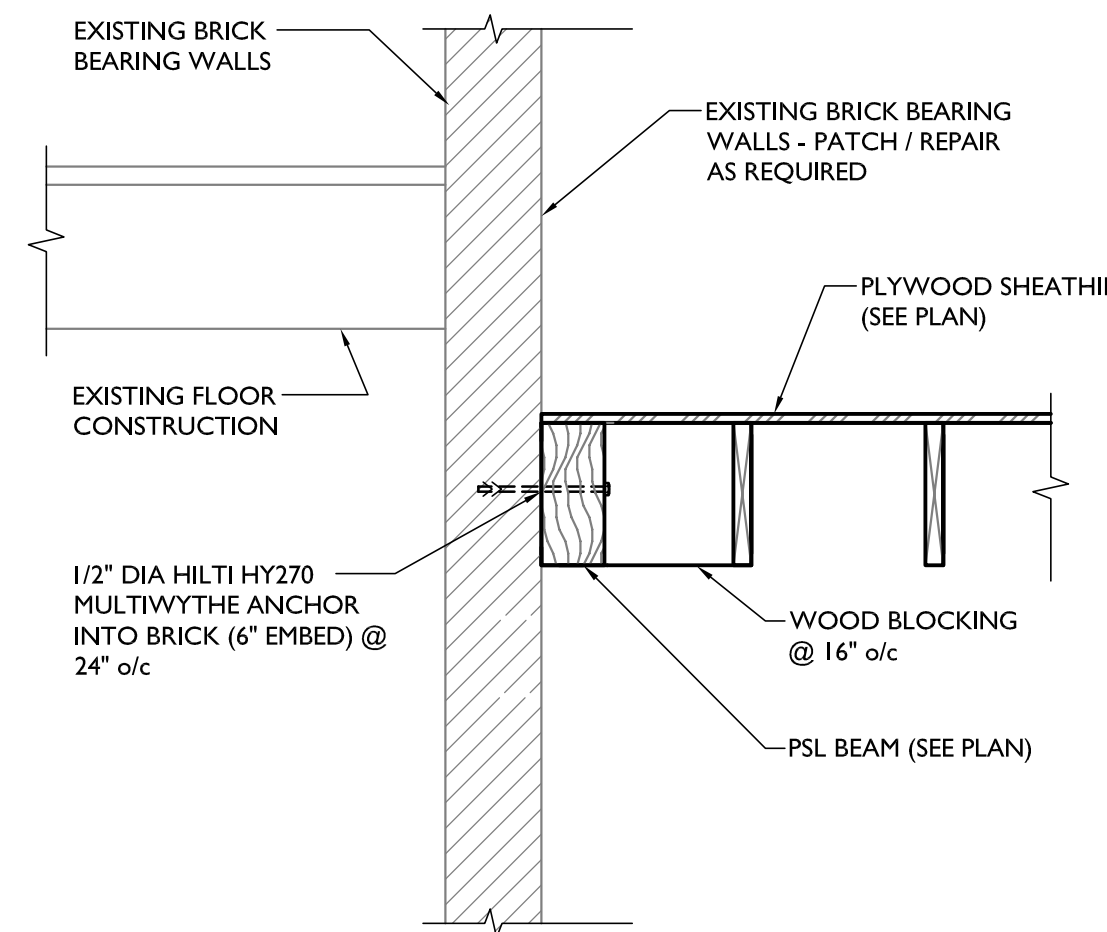
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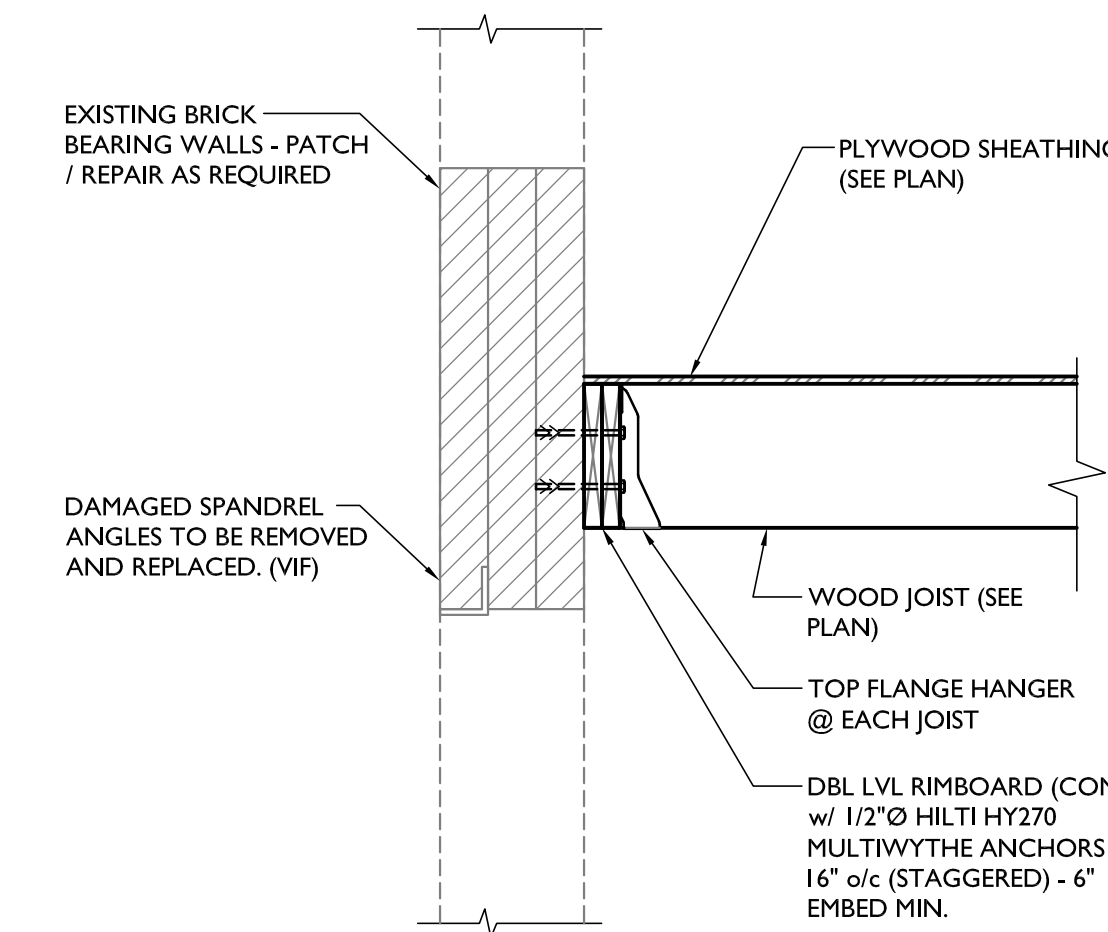
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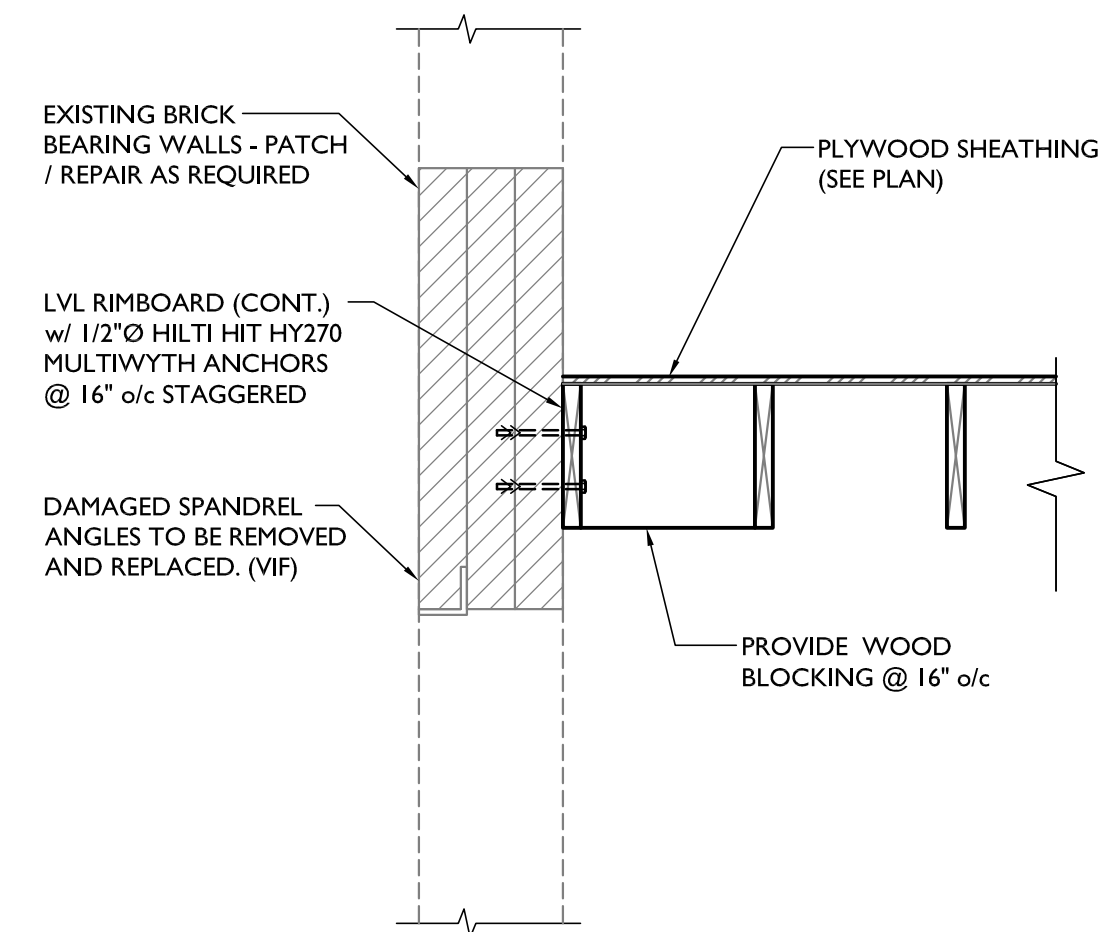
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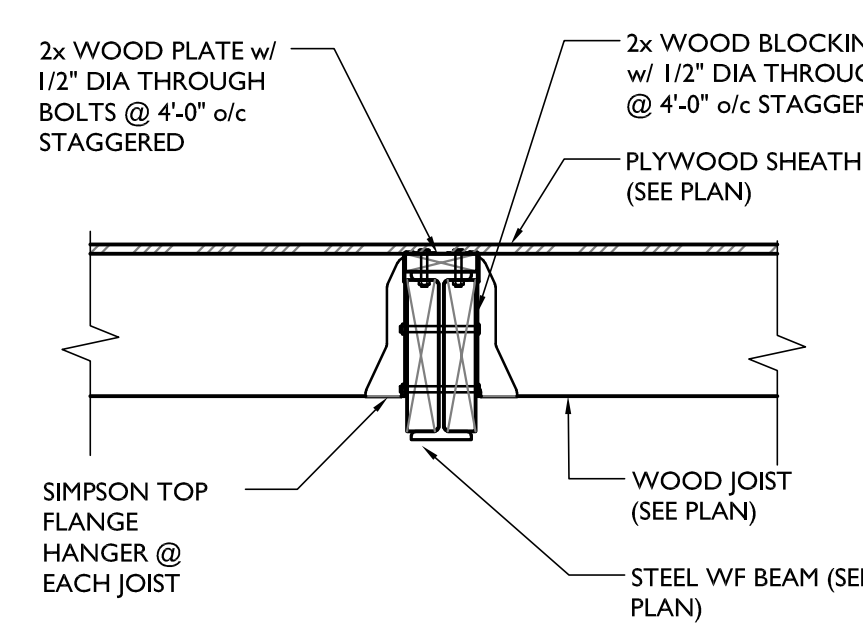
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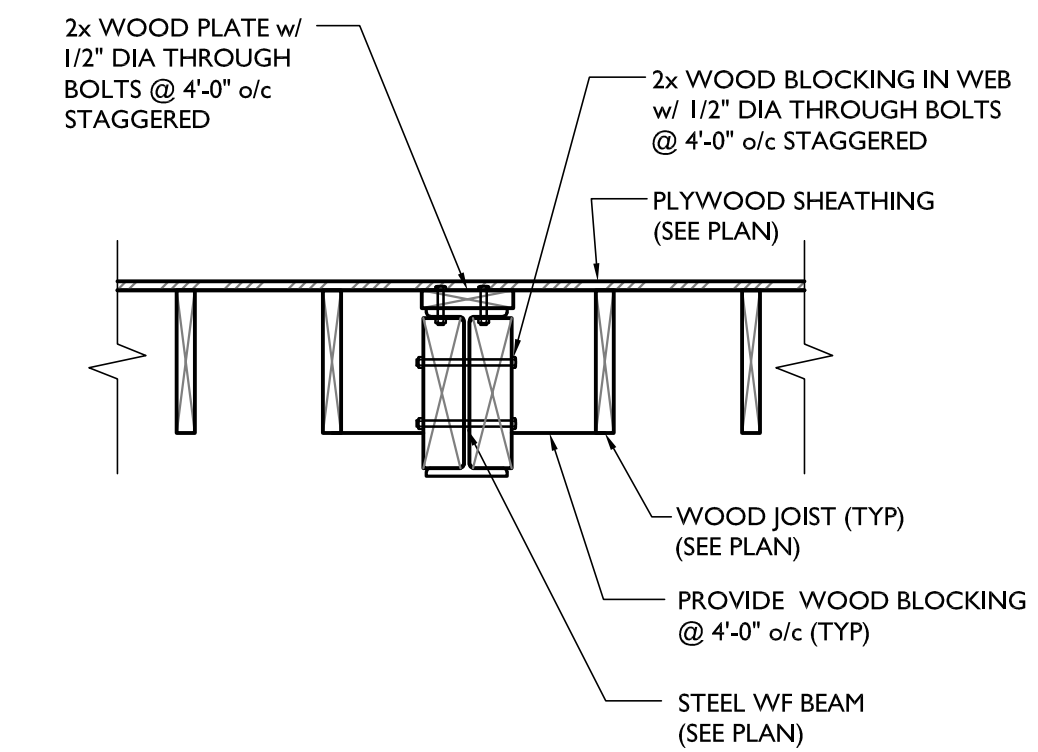
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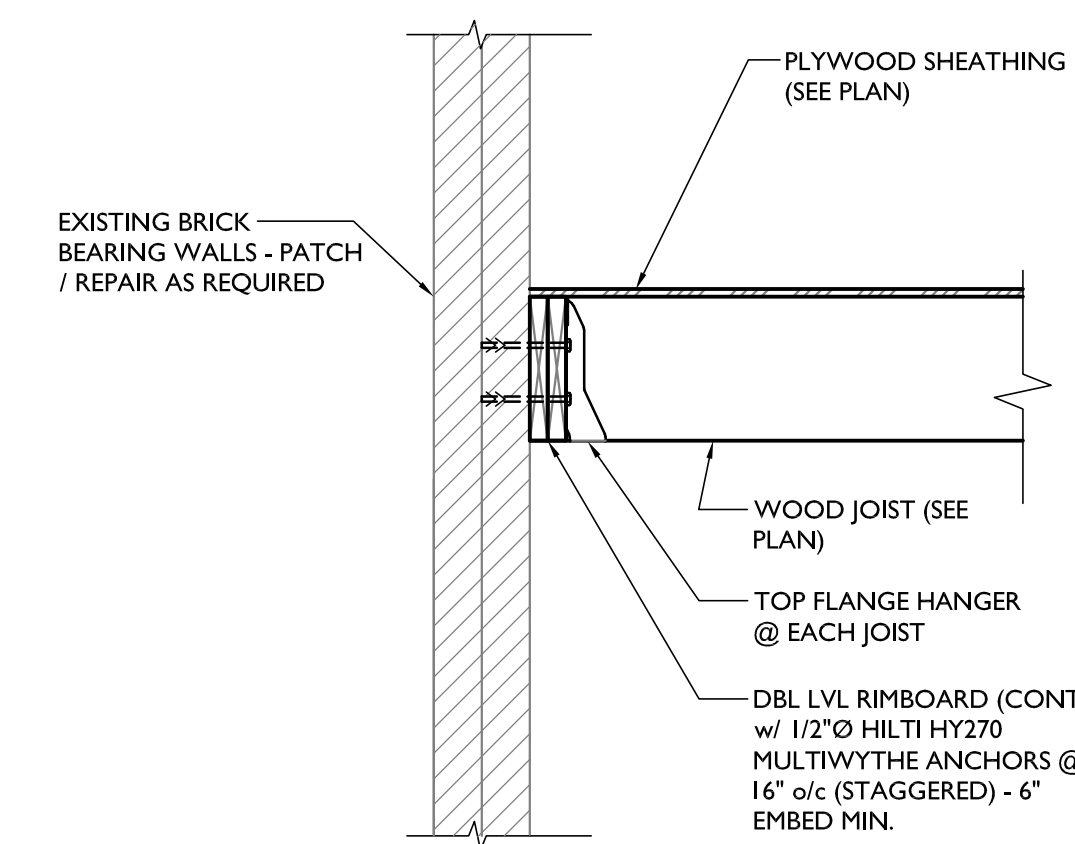
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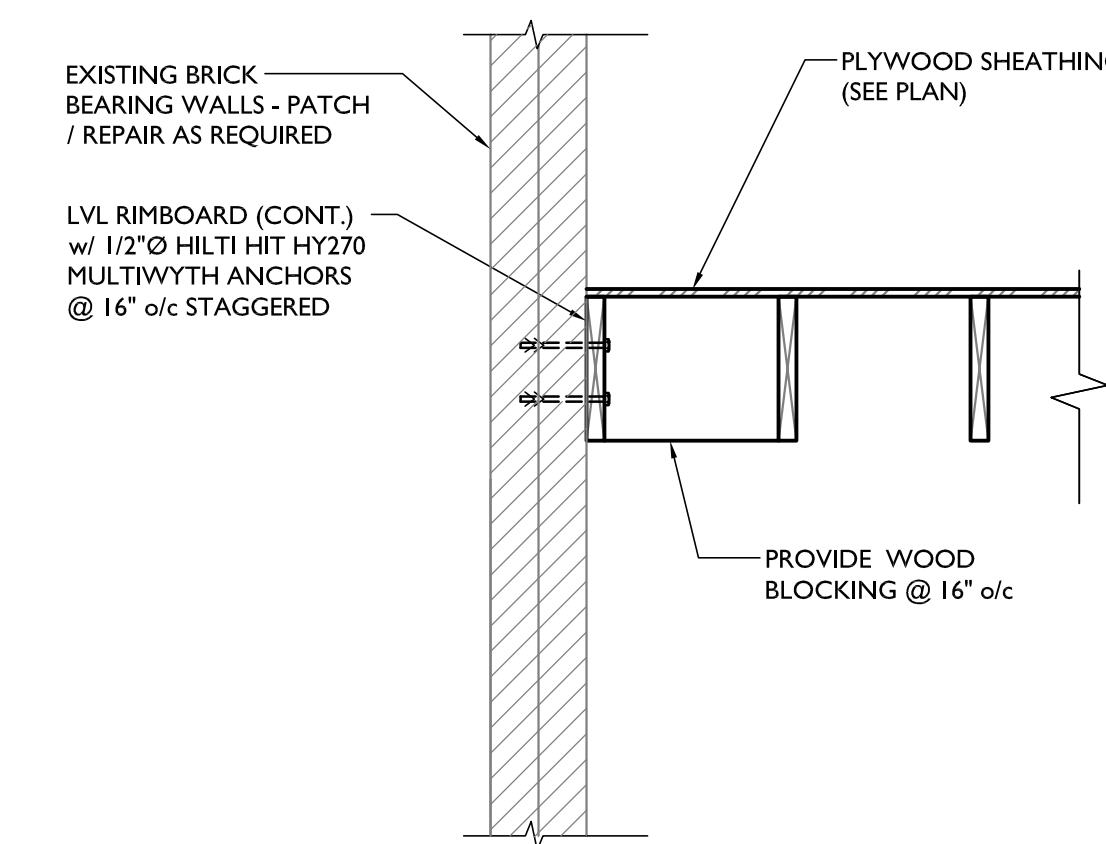
Section 9
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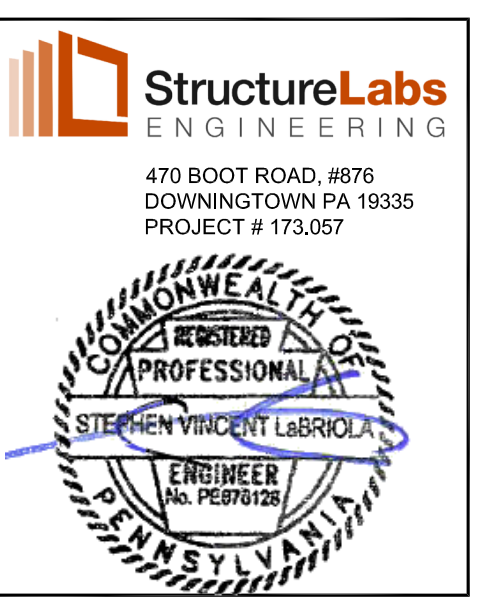
Section 10
SS11



Section 11
SS11



Section 12
SS11



PROJECT: **PROPOSED MIXED USE BUILDING**
2214 W. ONTARIO STREET
PHILADELPHIA, PENNSYLVANIA

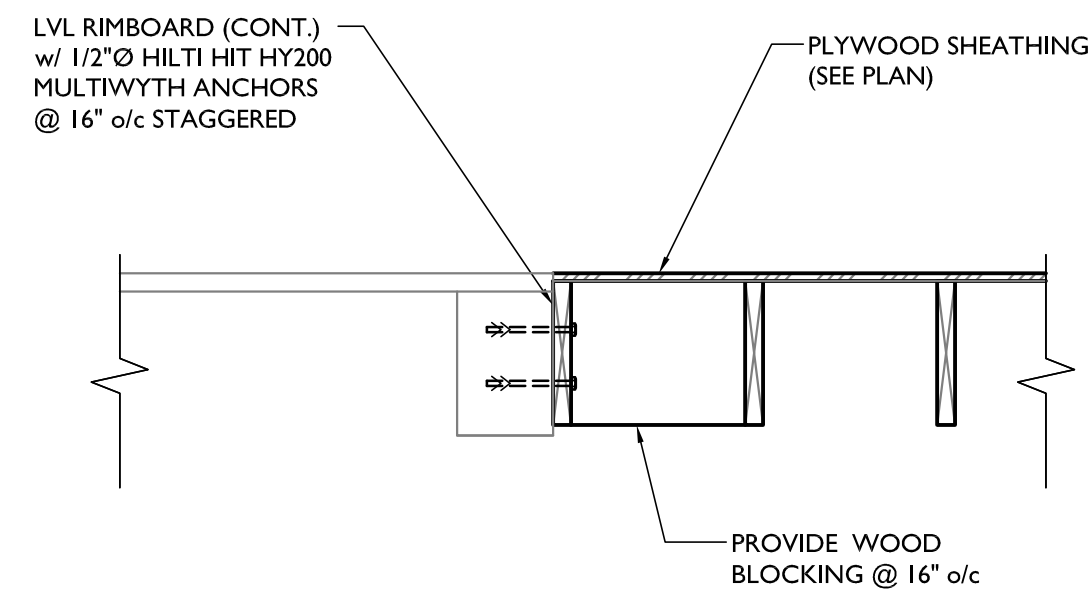
DWG. TITLE: **FRAMING SECTION & DETAILS**

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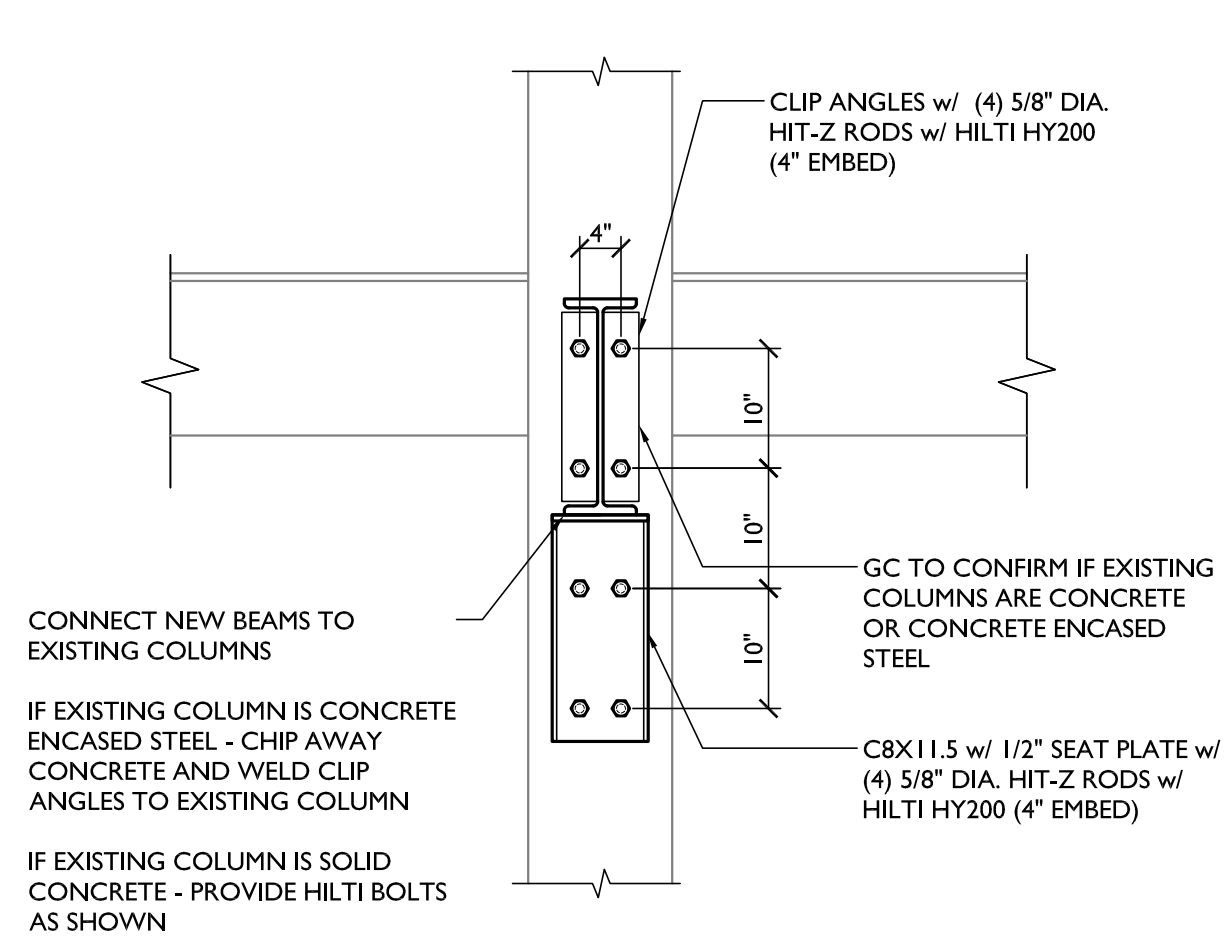
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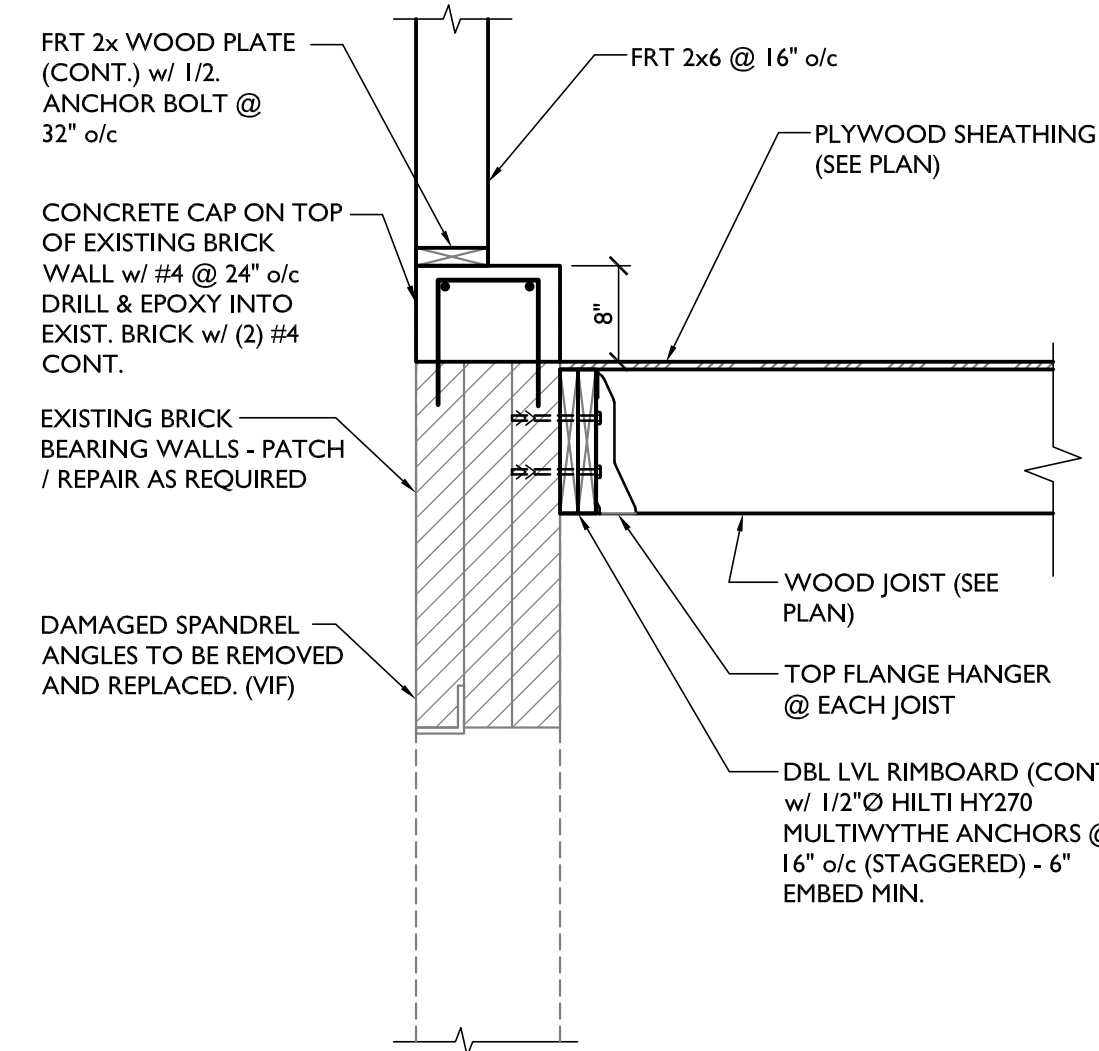
S-511



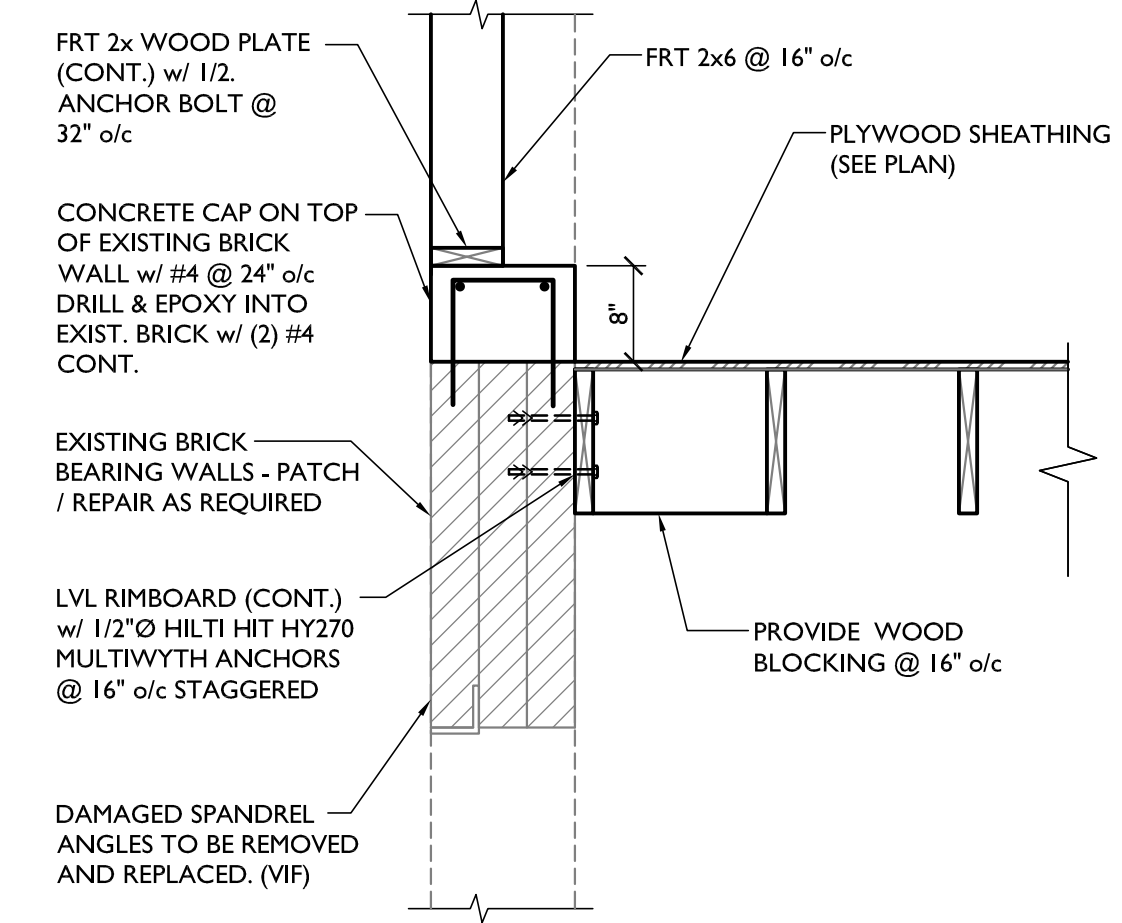
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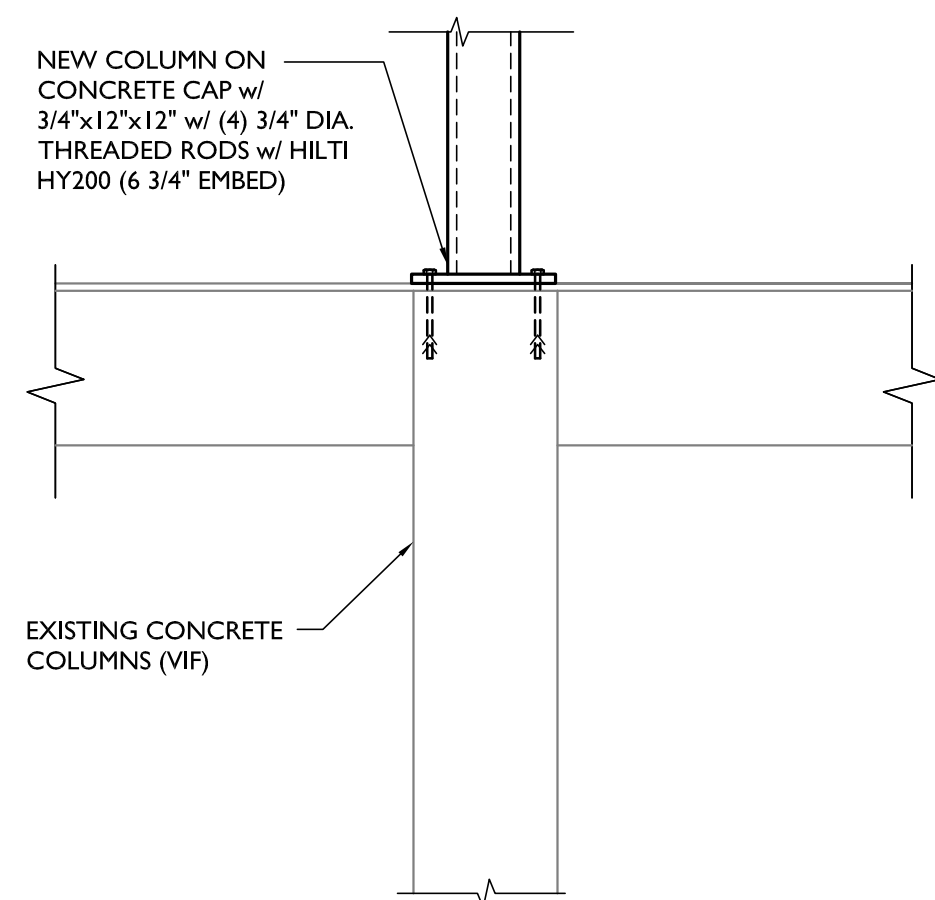
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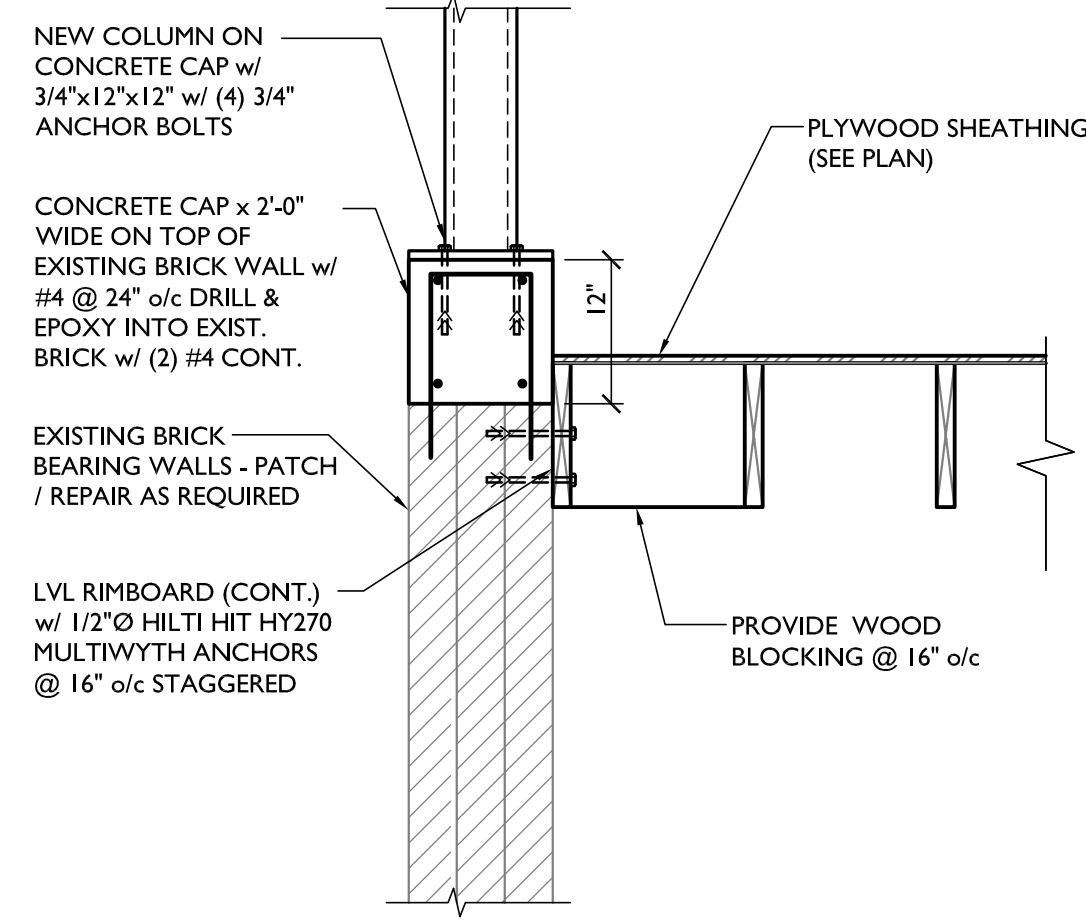
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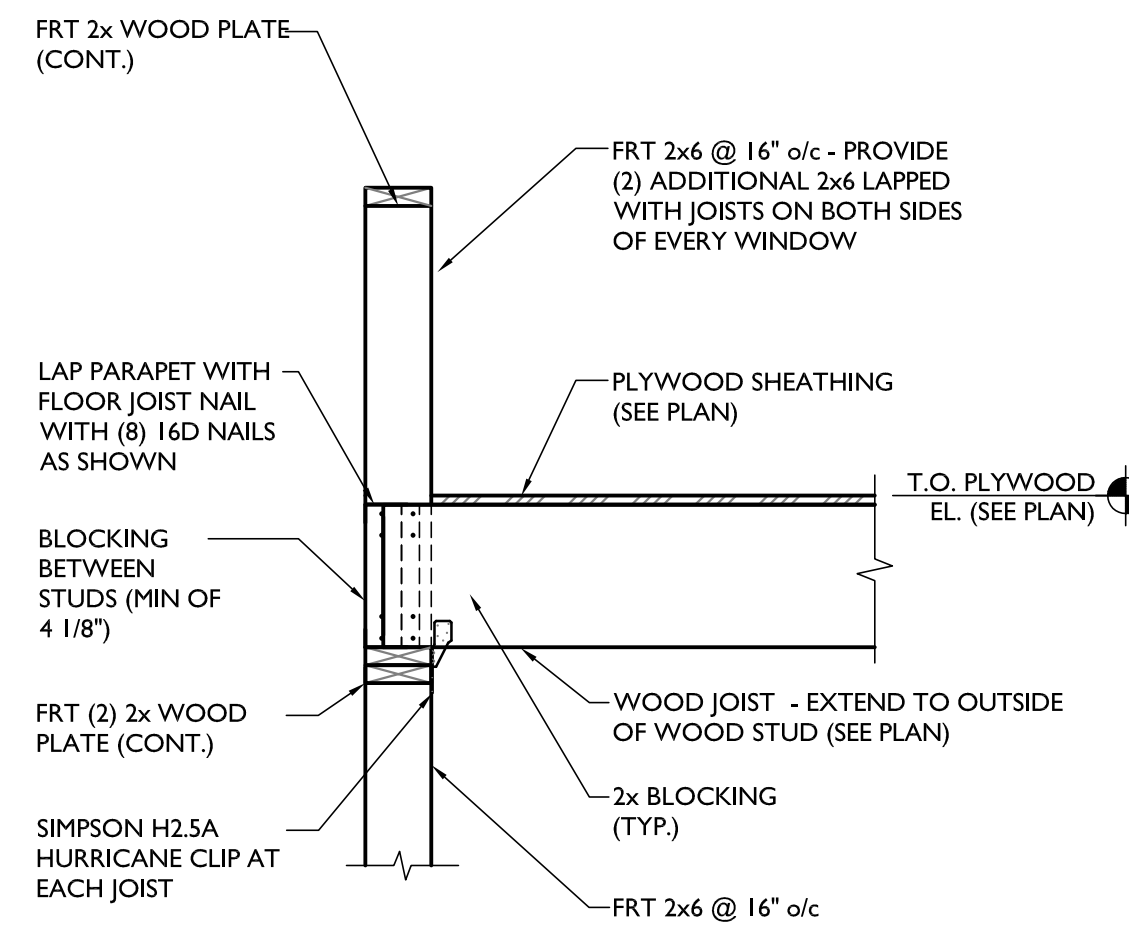
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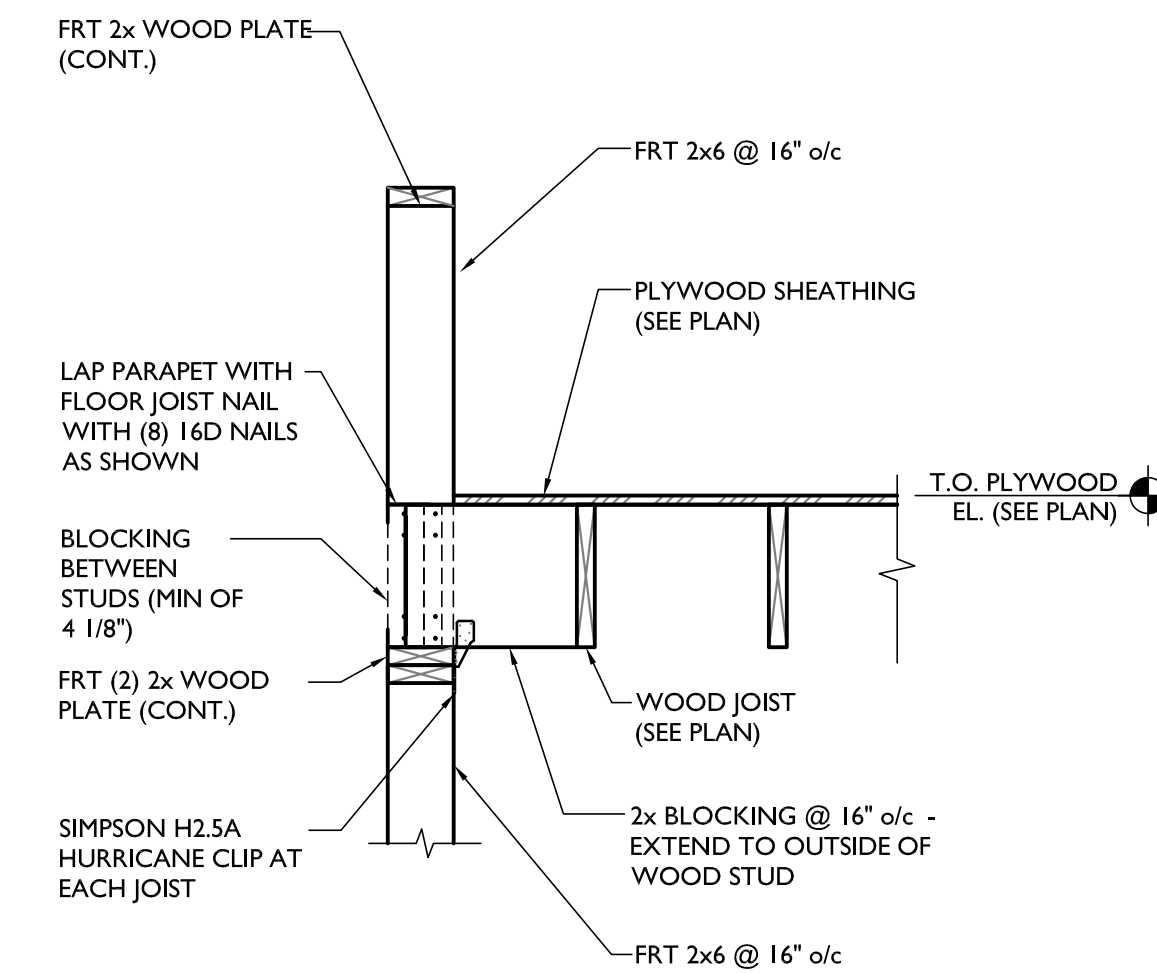
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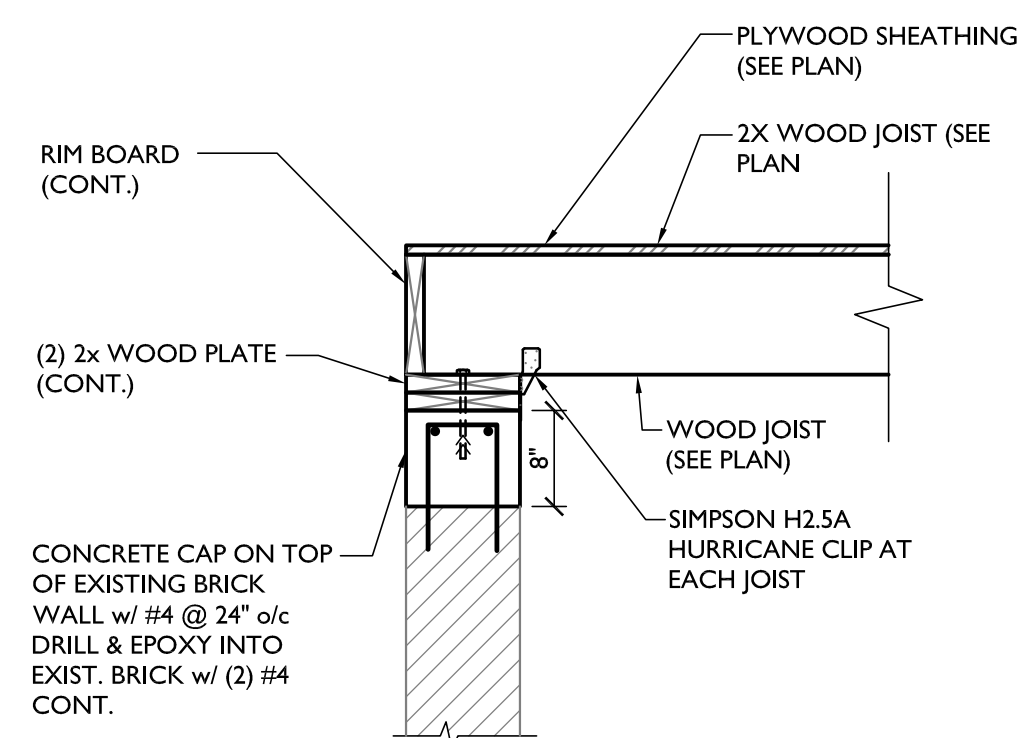
Section 6 S512



Section 7 S512



Section 8 S512



Section 9 S512

Section 10 S512

Section 11 S512

Section 12 S512

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