

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 1606.0 & 1607.0 OF THE INTERNATIONAL BUILDING CODE. THE STRUCTURE HAS BEEN ANALYZED TO WITHSTAND WIND AND SEISMIC PRESSURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE REFER TO SHEAR WALL SCHEDULE.
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 CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERSONNEL SAFETY ON THE JOB SITE. GUIDELINES FOR CONSTRUCTION SAFETY SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE CONSTRUCTION INDUSTRY OSHA SAFETY AND HEALTH STANDARDS (1926 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/ENGINEER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION. OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
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 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.
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, INSERTS, 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 AND 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, BRACING, 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 PROJECT'S 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 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 AND ELECTRICAL WORK.
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 TIMBER FRAMING MASONRY PRODUCTS STEEL FRAMING ALL OTHER ADMIXTURES, SEALANTS, HARDENERS AND COATINGS.
2. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS REVIEWED 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 REQUIRING THE SEAL OF A PROFESSIONAL ENGINEER (I.E. PRECAST CONCRETE, ETC) SHALL BE SUBMITTED WITH CALCULATIONS AND SEALED DRAWINGS PRIOR TO REVIEW.

FOUNDATIONS

1. 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 FOUNDATION DRAWINGS. ALL FOOTING AND SLAB SUBGRADES SHALL BE APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING. SUBMIT ALL REPORTS TO THE ENGINEER OF 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 SUBJECTED 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.
6. BASEMENT WALLS SHALL BE BACKFILLED AND COMPACTED WITH MATERIAL PRODUCING A MAXIMUM AT REST EQUIVALENT FLUID LATERAL EARTH PRESSURE OF 60 PSF.

CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318-08), THE ACI DETAILING MANUAL (SP-66), AND CONSTRUCTED IN ACCORDANCE WITH THE CRSI 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 C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C 50, AND SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH (F'C) AT 28 DAYS: FOUNDATIONS..... 3000 PSI FLOOR SLABS..... 4000 PSI FOUNDATION WALLS & PIERS... 4000 PSI SLAB ON GRADE..... 3000 PSI AIR BORING PILES..... 4000 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 SUBSTANTIATED BY A SUITABLE EXPERIENCE RECORD OR BY THE METHOD OF LABORATORY TRIAL BATCHES. THE PERTINENT CRITERIA OF CHAPTER 4 OF ACI 318-89 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 A615-85, 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 IN SLABS WITHIN 12 INCHES OF COLUMN FACE OR FACE OF BEARING WALL NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS OR OR SLABS SUBJECTED TO FLUIDS.
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 D1.1-84. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90X.
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 SURFACE. AT THE DISCRETION OF THE STRUCTURAL ENGINEER OR AS QUALIFIED BY LAB LAB TESTING, EXCESSIVE HONEYCOMBS OR EXPOSED REINFORCEMENT THAT JEOPARDIZE THE DESIGN SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

15. PROVIDE TWO (2) #3 x 4" @ AT ALL RE-ENTRANT CORNERS, PLACED ON THE DIAGONAL WITH 1 1/2" 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 SIX INCHES OF STABLE GRANULAR MATERIAL.
19. CONCRETE SLAB ON GRADE SHALL BE FINISHED TO TOLERANCE FOR FLOOR FLATNESS (F'Q OF 2S AND FLOOR LEVELNESS (F'L) 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 TEE 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. SPECIFICATIONS, UNLESS OTHERWISE NOTED WITHIN CONSTRUCTION DOCUMENTS:

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 WITH MANUFACTURED WOOD FRAMED CONSTRUCTION PRACTICES IN ACCORDANCE WITH WOOD FRAMED CONSTRUCTION MANUAL (WFOU 2008). ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF WOOD CONSTRUCTION'S "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 WOODWORK ASSOCIATION: PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS, NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
3. ALL PRE-ENGINEERED WOOD JOISTS (1J1,TJ1,TJM,TJS,TJW, etc) AS NOTED ON PLAN SHALL BE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL BRACING AND BRIDGING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. 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: SPIB - SOUTHERN PINE INSPECTION BUREAU WCLB - WEST COAST LUMBER INSPECTION BUREAU WMPA-WESTERN WOOD PRODUCTS ASSOCIATION
5. 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 (SPF NO.1) Fb = 975 PSI Fv = 150 PSI Ft=625 PSI Fe = 405 PSI (PERPENDICULAR TO GRAIN) F = 1,350 PSI (PARALLEL TO GRAIN) E=1,500,000 PSI PRESSURE TREATED FRAMING (SOUTHERN PINE NO.1/2) Fb = 1500 PSI Fv = 175 PSI Ft= 925 PSI Fe = 565 PSI (PERPENDICULAR TO GRAIN) Fe =1,650 PSI (PARALLEL TO GRAIN) E = 1,600,000 PSI MOISTURE CONTENT EXCEPT AS OTHERWISE INDICATED, SAWN LUMBER SHALL BE DRIED TO MAXIMUM MOISTURE CONTENT OF 19% AND INCLUDE "S-DRY" OR SIMILAR INDICATION IN CERTIFICATION OF GRADE. DRESSING SAWN LUMBER SHALL BE DRESSED ON 4 SIDES (S4S) AT MILL, PRIOR TO GRADING. COMPLY WITH GRADE SIZES.
6. ENGINEERED LUMBER PRODUCTS SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY: PSL (PARALLAM 2.0E) Fb = 2,900 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY [12/d]0.1 I I Fv = 280 PSI Fe = 750 PSI (PERPENDICULAR TO GRAIN)\ Fe=2,900 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/d]0.1 36 Fv = 250 PSI Fe = 750 PSI (PERPENDICULAR TO GRAIN) E = 2,510 PSI (PARALLEL TO GRAIN) E=1,800,000 PSI LSL (TIMBER STRAND 1.3E) Fb = 1,700 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY [12/d]0.092 Fv = 400 PSI Fe = 680 PSI (PERPENDICULAR TO GRAIN) Fe = 1,400 PSI (PARALLEL TO GRAIN) E = 1,300,000 PSI
7. 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 HOT OR EXCESSIVELY LOW HUMIDITY.
8. WALL, FLOOR & ROOF SHEATHING SHALL BE APA RATED SHEATHING MEETING THE FOLLOWING MINIMUM SPECIFICATIONS, UNLESS OTHERWISE NOTED WITHIN CONSTRUCTION DOCUMENTS.
9. 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 8d COMMON WIRE NAILS AT 6" (EDGES) & 12" O.C. (INTERMEDIATE SUPPORTS).
10. ALL SIMPSON BEAM-TO-COLUMN CONNECTIONS (1-WAY THRU 4-WAY CONNECTION) MUST BE CLOSELY COORDINATED BY THE CONTRACTOR WITH SIMPSON STRONG-TIE SHOP DRAWINGS SHOULD BE FORWARDED TO ENGINEER OF RECORD FOR REVIEW.

11. NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND-TWO FAMILY DWELLINGS (WFOU 2008), TABLE 3.1 NAILING SCHEDULE.
12. FLOOR JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID WOOD BLOCKING NOT LESS THAN 2 INCHES NOMINAL BY 1 THICKNESS, OR BY ATTACHMENT TO A HEADER, BAND OR TIE WOOD JOIST, OR TO AN ADJOINING STUD, OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
13. JOIST BRIDGING EXCEEDING A NORMAL 2 INCHES BY 10 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 ALONG THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FEET.
14. HOLES I PENETRATIONS WITHIN SOLID LUMBER JOISTS SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS: A. DIAMETER OF HOLE SHALL NOT EXCEED ONE-THIRD OF DEPTH OR 4". B. EDGE OF HOLES SHALL NOT BE LOCATED CLOSER THAN 2" FROM TOP OR BOTTOM OF THE MEMBER. C. EDGE OF HOLES SHALL NOT BE LOCATED CLOSER THAN 2" FROM TOP OR BOTTOM OF THE PLYWOOD
15. 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 I GIRDERS: 3"ON WOOD OR STEEL UNLESS THE USED OF APPROVED JOIST HANGER OR NOTED OTHERWISE ON THE PLANS
17. ALL SILL PLATE SHALL BE WEYERHAEUSER STRANDGUARD TIMBERSTRAND LSL TREATED SILL PLATE. OR APPROVED EQUAL. SILL PLATES SHALL BE INSTALLED WITH 5/8" DIA. HOOKED ANCHOR BOLTS (16" LONG) AT 32" O.C. WITH 3"(L) x 3"(W) x 5/8"(T) STEEL BEARING PLATES (SIMPSON LPB55/8), UNLESS NOTED OTHERWISE ON DRAWINGS..
18. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED AS THE FINAL CONNECTION UNLESS OTHERWISE APPROVED BY THE ENGINEER. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.
19. 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 PRODUCT'S SPECIFICATION TO THE ENGINEER OF RECORD.
20. ALL GAGE METAL HARDWARE THAT WILL BE EXPOSED TO WEATHER SHALL HAVE "ZMAX" HOT DIP GALVANIZED COATING. IN ADDITION, ALL CONNECTING SCREWS AND NAILS SHALL ALSO BE HOT DIPPED GALVANIZED.
21. THE TOP CHORD OF ALL STEEL BEAMS SUPPORTING WOOD FRAMING SHALL BE BRACED AGAINST BUCKLING BY AXZ WOOD PLATE ATTACHED TO THE TOP FLANGE OF THE BEAM BY THRU-BOLTS. POWER ACTUATED FASTENERS OR SIMPSON "TIE-SCREWS" REFERENCE TYPICAL STEEL BEAM BRACING DETAIL FOR ADDITIONAL INFORMATION. BEAMS WITH FLANGES GREATER THAN 5/16" CONTRACTOR MUST PROVIDE THRU-BOLTS CONNECTING THE WOOD PLATE TO THE TOP FLANGE OF THE BEAM.
22. BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS.
23. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
24. 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.

ROOF SHEATHING

- EXPOSURE 1, 19/32" (5/8" NOMINAL) 32/16" SPAN RATING APA STRUCTURAL I RATED PLYWOOD SHEATHING. ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS 8d COMMON WIRE NAILS AT 6" (EDGES) & 12" O.C. (INTERMEDIATE SUPPORTS). ALL JOINTS IN SHEATHING SHALL BE STAGGERED. FOR ROOF SHEATHING, USE PAPER-TONGUE & GROOVE, WALL LUMBER OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS.

STEEL 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 (W) SHAPES SHALL BE ASTM A992 GRADE 50 (V50). ALL STRUCTURAL STEELS, M, AND HP SHAPES SHALL BE ASTM A572 GRADE 50 (V50). 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 ORS GRADE B. ALL STEEL ROUND HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, Fy=42 KSI.
3. CONNECTORS BETWEEN HSS POSTS AND WF BEAMS SHALL BE SHEAR TYPE CONNECTORS AND SHALL BE DESIGNED BY THE FABRICATOR FOR THE SHEAR FORCES INDICATED ON THE PLAN IN ACCORDANCE WITH AISC LATEST EDITION. MINIMUM BOLT DIAMETER SHALL BE 3/4" UNLESS NOTED OTHERWISE.
4. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC- SP3 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.
5. THE STRUCTURAL STEEL ERECTOR SHALL PROVIDE TEMPORARY GUYING AND BRACING, COLUMNS, AND OR BOLTS, BASE PLATES, ETC. HAVE BEAM DESIGNED FOR THE FINAL COMPLETE CONDITION, AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING CONSTRUCTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, AND OR BOLTS, FRAMING, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE OWNER SHALL HIRE AN INDEPENDENT TESTING AGENCY TO PROVIDE SPECIAL INSPECTION OF THE BUILDING WELDING AND OTHER ITEMS IN ACCORDANCE WITH THE LATEST BUILDING CODE HAVING JURISDICTION. REFER TO THE INSPECTION FORM PREPARED BY EOR.
7. STEEL FABRICATOR TO SUPPLY 16 GAUGE CLOSURE ANGLE AROUND ALL FLOOR OPENINGS AND PERIMETER OF BUILDING WHERE THE SLAB EDGE IS LESS THAN 6" CANTILEVERED FROM THE BEAM CENTERLINE. FOR SLAB EDGE GREATER THAN 6", REFER TO THE DECK MANUFACTURER RECOMMENDATIONS OR PROVIDE 1/4" A36 ANGLE.
8. MISCELLANEOUS STEEL CONTRACTOR TO PROVIDE MISCELLANEOUS STEEL SHOWN ON ARCHITECTURAL DRAWINGS THAT ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
9. THE CONTRACTOR SHALL PROVIDE A CERTIFIED SURVEY SHOWING THE EXACT LOCATIONS OF THE CENTERS OF COLUMNS EXACTLY AS INSTALLED. THIS INFORMATION SHALL BE INCORPORATED INTO THE "AS BUILT DRAWINGS".

10. UNLESS NOTED OTHERWISE, STEEL PERMANENTLY EXPOSED TO THE WEATHER INCLUDING ALL BRICK SHEET ANGLES SHALL BE HOT DIPPED GALVANIZED WITH ASTM A123. PROTECTIVE COATING DAMAGE DURING THE TRANSPORTS AND FIELD WELDING PROCESS SHALL BE REPAIRED IN THE FIELD TO MATCH SHOP APPLIED COATING.
11. 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.
12. ALL SHOP AND FIELD WELDS SHALL BE MADE IN ACCORDANCE WITH THE ANSII/AWS "D1 STRUCTURAL WELDING CODE - STEEL", LATEST EDITION. ALL WELDING SHALL USE LOW HYDROGEN PROCESSES.
13. 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 F 1852 AND F2280.
14. PROVIDE FULL DEPTH DOUBLE ANGLE CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS SHALL BE AT 3-INCH 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 F1852 AND F2280.
15. ALL STEEL WELDING RODS SHALL BE AS FOLLOWS: E70XX FOR STEEL CONNECTIONS E60XX FOR STEEL TO METAL STUD CONNECTIONS
16. 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.
17. 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 LIMBS, SHEET ANGLES, DRAINAGE FRAMING, CANOPY FRAMING, AND SCREEN WALL FRAMING.ETC. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
18. ALL ADDITIONAL FRAMING 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.\
19. MINIMUM 1/4" FILLET WELDS ALL AROUND SHALL BE PROVIDED FOR MAJOR CONNECTION PLATES UNLESS NOTED OTHERWISE.
20. 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)
21. 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.

CLASS B SPLICE OR CORNER BAR PER ACI 318

BAR#	3000 PSI CONCRETE		4000 PSI CONCRETE		5000 PSI CONCRETE	
	MIN. SPLICE (IN)	MIN. SPLICE (BAR DIA.)	MIN. SPLICE (IN)	MIN. SPLICE (BAR DIA.)	MIN. SPLICE (IN)	MIN. SPLICE (BAR DIA.)
4	29		25		24	
5	36	57	31	50	28	45
6	43		37		34	
7	63		54		49	
8	72		62		56	
9	81	72	70	62	63	56
10	89		78		69	
11	98		85		76	

SNOW DESIGN CRITERIA			
INTERNATIONAL BUILDING CODE 2018 / ASCE 7-16			
ITEM	SYMBOL	VALUE	REFERENCE
GROUND SNOW LOAD	Pg	25	FIGURE 1608.2
SNOW EXPOSURE FACTOR	Ce	1.0	TABLE 7-2
SNOW LOAD IMPORTANCE FACTOR	Ie	1.1	TABLE 7-4
THERMAL FACTOR	Ct	1	TABLE 7-3
FLAT-ROOF SNOW LOAD	Pf	20	SECTION 7.3

LATERAL LOAD DESIGN CRITERIA			
INTERNATIONAL BUILDING CODE 2018 / ASCE 7-16			
WIND LOAD			
ITEM	SYMBOL	VALUE	REFERENCE
BASIC WIND SPEED (3 SEC. GUST)	V	112	FIGURE 1609
WIND LOAD IMPORTANCE FACTOR	Iw	1.0	TABLE 6-1
WIND EXPOSURE CATEGORY	-	B	SECTION 1609.4.3
SEISMIC LOAD			
ITEM	SYMBOL	VALUE	REFERENCE
IMPORTANCE FACTOR	Is	1.0	TABLE 11.5-1
SHORT PERIOD SPECTRAL ACCELERATION	Sds	0.193	SECTION 1613.5.4
(1) SEC. PERIOD SPECTRAL ACCELERATION	Sd1	0.075	SECTION 1613.5.4
OCCUPANCY CATEGORY	-	II	TABLE 1604.5
SEISMIC DESIGN CATEGORY	-	B	TABLE 1613.5.6
SITE CLASSIFICATION	-	D	TABLE 1613.5.2
SEISMIC FORCE-RESISTING SYSTEM	-	14.5	TABLE 12.2-1
RESPONSE MODIFICATION COEFFICIENT	R	6.5	TABLE 12.2-1
DEFLECTION AMPLIFICATION FACTOR	Cd	4	TABLE 12.2-1
ANALYSIS PROCEDURE	EQUIPMENT LATERAL FORCE PROCEDURE		SECTION 12.8

DOOR WINDOW HEADER SCHEDULE

OPENING	HEADER SIZE (U.N.O.)		
	EXTERIOR WALL	INTERIOR BEARING WALL	INTERIOR NON-BEARING WALL
< 5'-0"	3½"x7½" LVL	3½"x7½" LVL	(2) - 2x4
5'-0" 8'-0"	3½"x9½" LVL	3½"x9½" LVL	(2) - 2x6
8'-0" 11'-0"	3½"x11½" LVL	3½"x11½" LVL	(2) - 2x8

NOTE:

1. PROVIDE (2) - 2x6 POST AT EACH SIDE OF EACH OPENING UP TO 6'-0" IN BEARING WALLS.
2. PROVIDE (3) - 2x6 POST AT EACH SIDE OF EACH OPENING OVER TO 7'-0" IN BEARING WALLS.
3. REFER TO TYPICAL HEADER DETAIL FOR ADDITIONAL CONNECTION INFORMATION.



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OWNER

Dr. Adam
Vision Academy Charter School

ONE CALL #:



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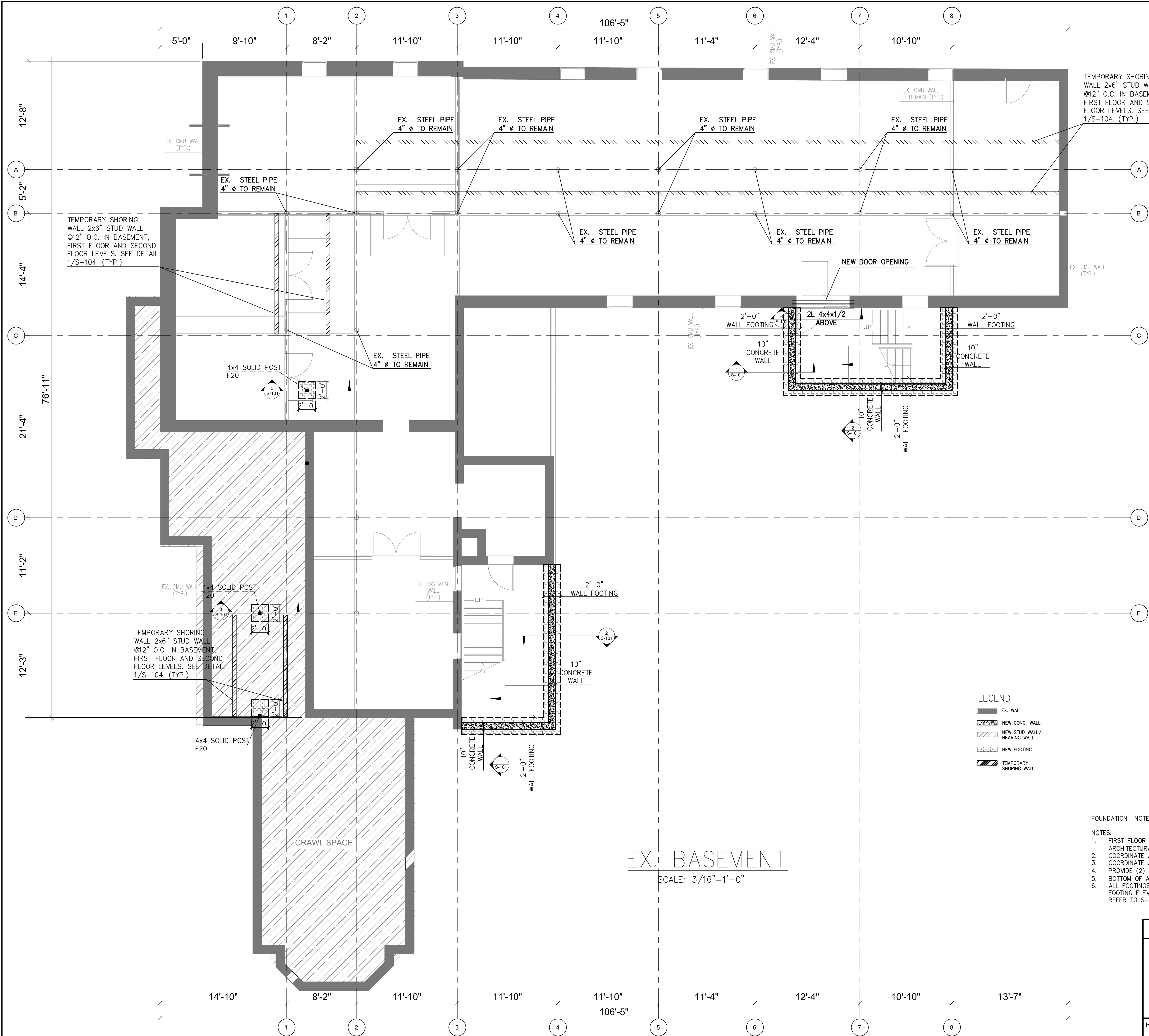
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CLIENT SIGNATUREDATE


NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

	DATE	DESCRIPTION



EX. BASEMENT		
HUSSEIN A. KAZAN, P.E. LIC. PE-039149-E	10 LARKSPUR CIRCLE SICKLERVILLE, NJ 08081	DATE
SCALE: NOTED		DATE: 7-2022



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Vision Academy Charter School

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CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

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DATE	DESCRIPTION

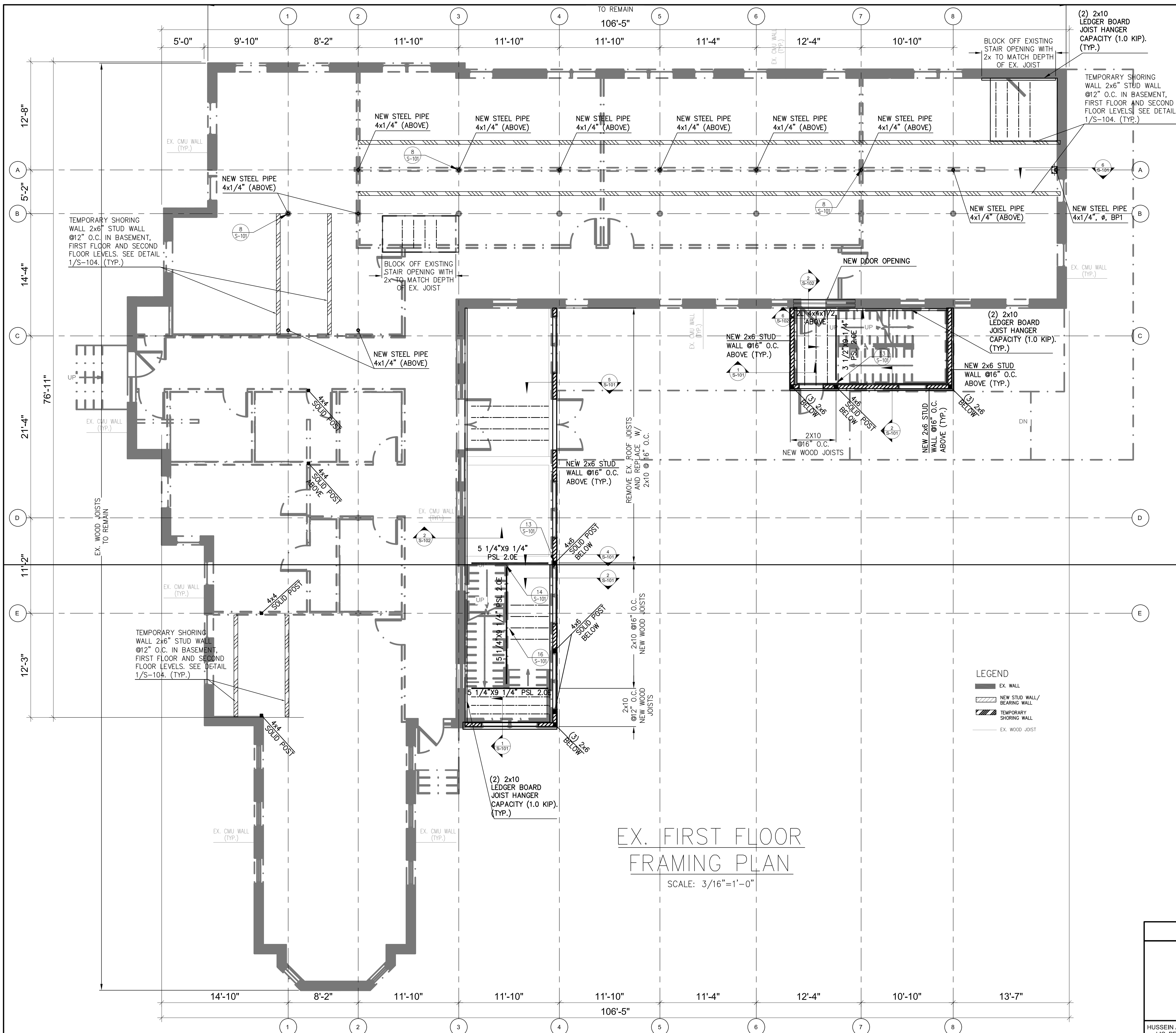
EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

FLOOR PLANS

Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
Checked by	Checker

S-2

Scale As indicated



GENERAL NOTES:

1. SILL NAILING SHALL BE COMMON OR BOX NAILS AS REQUIRED.
2. APA RATED SHEATHING NAILING SHALL BE COMMON OR BOX NAILS AS REQUIRED.
3. GYPSUM BOARD NAILING SHALL BE COOLER NAILS AS REQUIRED.

SHEAR WALL & OTHER TIMBER NOTES:

1. STUD WALL FRAMING MEMBERS ARE TO BE 2X4'S O.C. (MINIMUM) UNLESS NOTED OTHERWISE.
2. IF NO SHEAR WALL MARK IS SHOWN, USE STANDARD SHEATHINGS AND NAILING.
3. APA RATED SHEATHING INCLUDES PLYWOOD AND/OR OSB. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.
5. WHERE SHEATHING IS SPECIFIED ON BOTH FACES OF A WALL, THE PANEL JOINT SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6. NAILING APPLIES AT ALL SHEATHING PANELS.
7. 8D NAILS SHALL BE 0.13" IN DIA. X 2 1/2" LONG.
8. SPACE NAILS @ 12" O.C. AT INTERMEDIATE FRAMING AND 3" @ CORNERS; UNLESS NOTED OTHERWISE.
9. SEE S-1 SHEET FOR GENERAL NOTES.
10. ALL POSTS NOT CALLED OUT ON PLAN TO BE (2) 2X OF SAME DEPTH AS WALL CONSTRUCTION. SUPPORT ALL HEADERS WITH (2) TRIMMERS, (2) KING POSTS (TYP.) UNLESS NOTED ON PLANS.
11. ALL ADERS NOT CALLED OUT IN PLAN TO BE (2) 2X8 IN 2X4 WALLS AND (3) 2X8 IN 2X6 WALLS. (SEE SCHEDULE ON SHEET S-1).
12. JOISTS AND PSL BEAMS SHALL BE DESIGNED AND SHOP DRAWINGS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.
13. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS FOR BLOCKING, BRIDGING, WEb STIFFENING, AND CANTILEVERED ENDS.
14. ALL FRAMING LUMBER USED AT EXTERIOR LOCATIONS TO BE CORROSION RESISTANT.
15. COLUMNS SHOWN ON PLAN ARE TO BE CONTINUOUS TO FOUNDATION.
16. FASTEN EACH MEMBER OF BUILT-UP COLUMNS TOGETHER WITH 2 ROWS OF 12D NAILS @ 6" O.C. STAGGERED.




CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL
DRAWINGS. NOTIFY ENGINEER OF RECORD OF DISCREPANCIES.

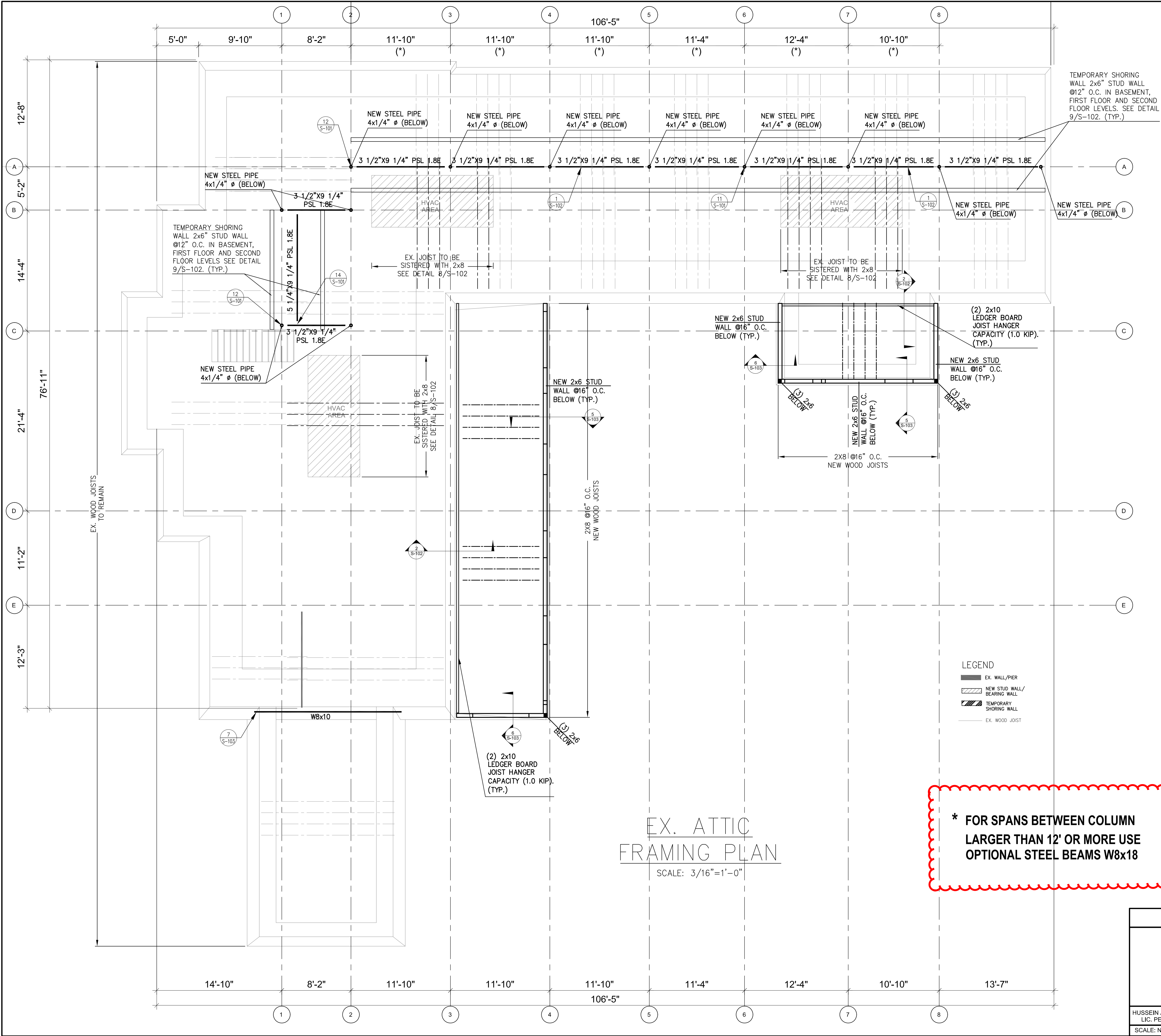
FLOOR FRAMING PLAN

NOTE:

1. "H_" INDICATES HEADER. SEE SCHEDULE ON SHEET S-1 FOR ADDITIONAL INFORMATION.
2. PROVIDE TRIPLE JAMB STUDS @ ALL PSL, GLB & GIRDER TRUSS BEARING LOCATIONS UNLESS NOTED OTHERWISE.
3. PROVIDE MINIMUM (2) JAMB STUDS @ EACH END OF HEADER UNLESS NOTED OTHERWISE.
4. 2x BLOCKING MUST BE USED IN FLOOR FRAMING BETWEEN JOISTS @ 8' O.C IN STAGGERED PATTERN AND ABOVE LOAD BEARING WALLS.
5. COMPLY WITH INTERNATIONAL BUILDING CODE OR NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) LATEST EDITION.
6. WOOD FRAMING SPF NO. 1/2 OR BETTER U.N.O.
7. WOOD WITH EXTERIOR EXPOSURE OR IN CONTACT WITH CONCRETE OR WOOD DESIGNATED "PT" SOUTHERN PINE No. 2 OR BETTER, PRESSURE IMPREGNATED WITH COPPER AZOLE TYPE B IN ACCORDANCE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD UCB3. GALVANIZE ALL CONNECTORS.
10. MICROLAM LAMINATED VENEER LUMBER (LVL) MANUFACTURED BY TRUSS JOIST WEYERHAEUSER: F'C MINIMUM 2600 PSI. MOE MINIMUM 2,000,000 PSI.
11. INSTALL ALL ENGINEERED WOOD PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
12. FRAMING CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE UNO. 18-GAUGE MINIMUM THICKNESS, GALVANIZED, PROVIDED @ EACH BEAM, JOIST, RAFTER, OR PURLIN AND SUPPORTING MEMBER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
13. PROVIDE DOUBLE TOP PLATE AT ALL LOAD-BEARING WALLS. MINIMUM 6"-0" SPLICE.
14. PROVIDE TRIPLE STUDS BELOW ALL BEAM BEARINGS CONTINUOUS TO FOUNDATION.
15. PROVIDE BLOCKING BRACING AND BRIDGING PER IBC PRIOR TO LOADING.
16. NAIL IN ACCORDANCE WITH IBC "FASTENING SCHEDULE" COMMON STEEL WIRE NAIL TYPE, UNO.
17. FASTEN MULTI-PLY MEMBERS WITH FULL-PENETRATION TRUSSER LOK SCREWS (0.189" SHARK DIAMETER) OR SIMPSON SDWS SCREWS (0.220" SHANK DIAMETER), TWO SCREWS AT 24-INCH CENTERS (TOP AND BOTTOM).

EX. FIRST FLOOR			
HUSSEIN A. KAZAN, P.E. LIC. PE-039149-E	10 LARKSPUR CIRCLE SICKLERVILLE, NJ, 08081		DATE
SCALE: NOTED			DATE: 7-2022

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<div style="border: 1px dashed black; border-radius: 50%; width: 100px; height: 100px; margin: 0 auto;"></div> PROGRESS SET NOT FOR CONSTRUCTION											
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OWNER	Dr. Adam Vision Academy Charter School										
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CLIENT SIGNATURE _____	DATE _____										
NAME (PLEASE PRINT) _____											
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.											
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FLOOR PLANS											
Project number	Project Number										
Date	Thursday , March 24, 2022										
Drawn by	Author										
Checked by	Checker										
S-3											
Scale	As indicated										



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CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. NOTIFY ENGINEER OF RECORD OF DISCREPANCIES.

FLOOR FRAMING PLAN

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APPROVED AS NOTED

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
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DATE	DESCRIPTION

EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

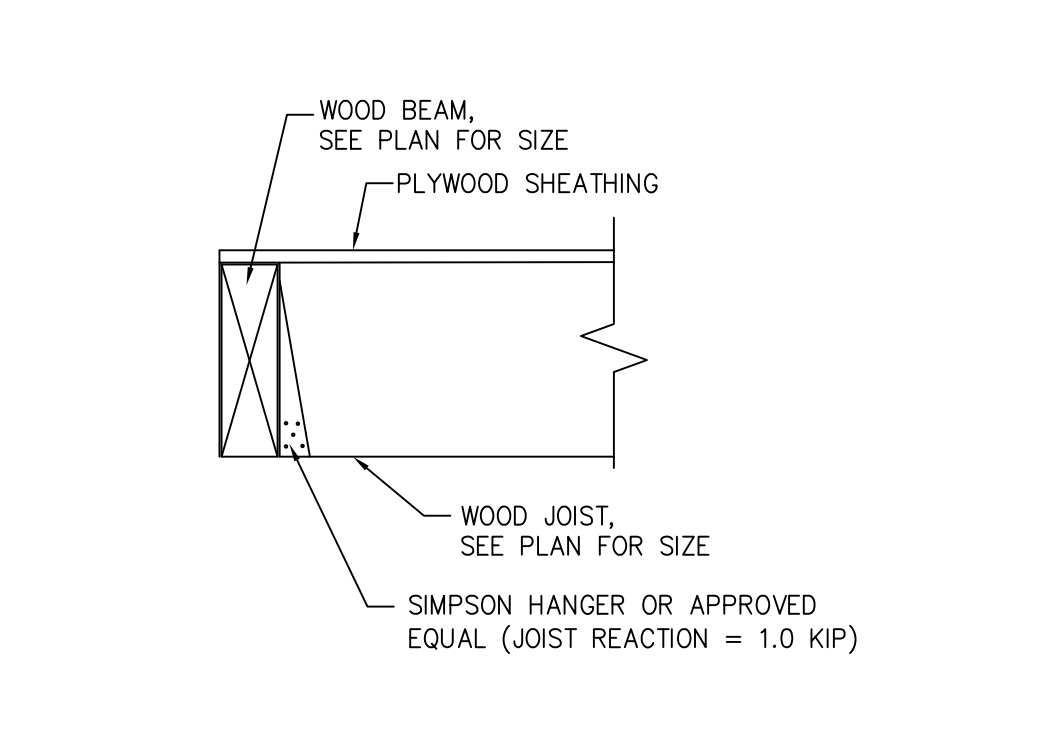
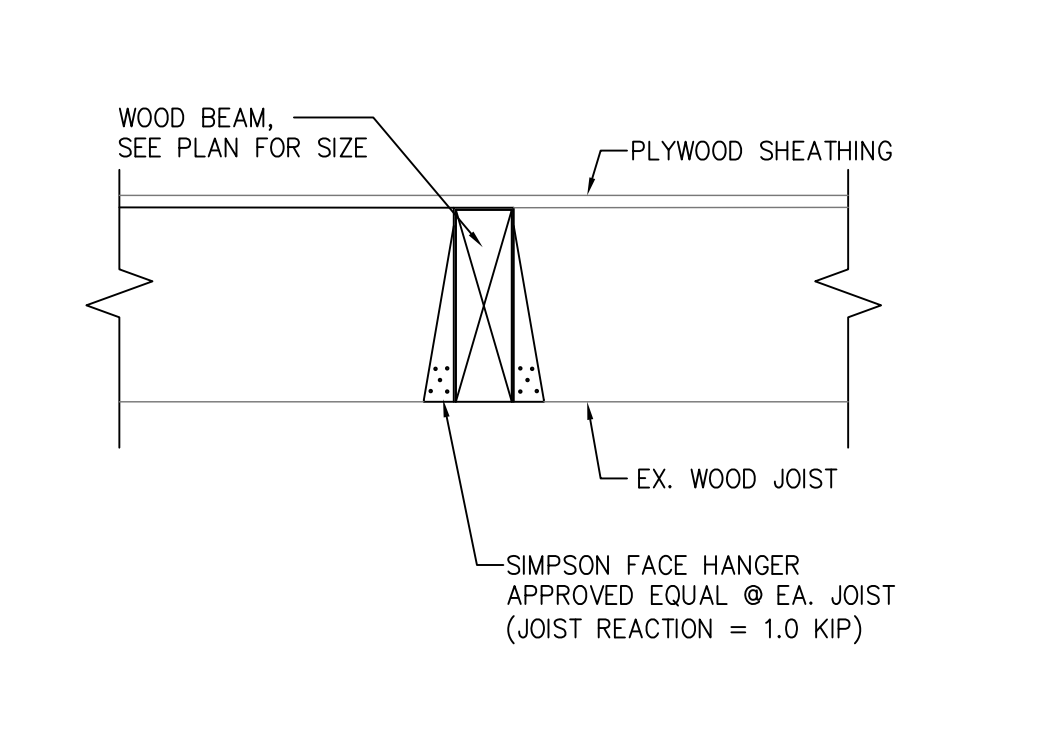
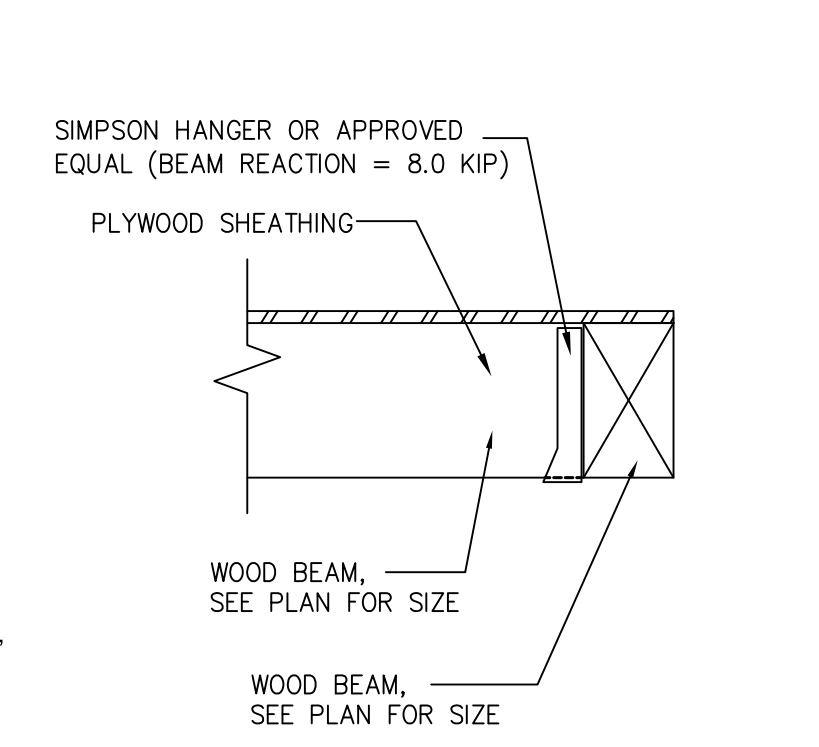
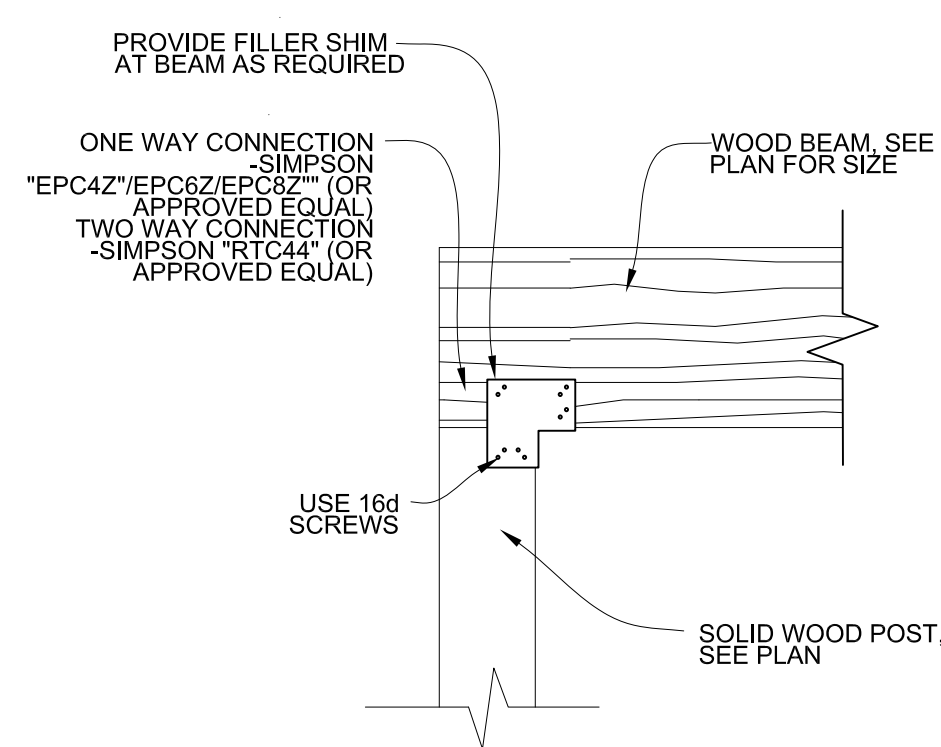
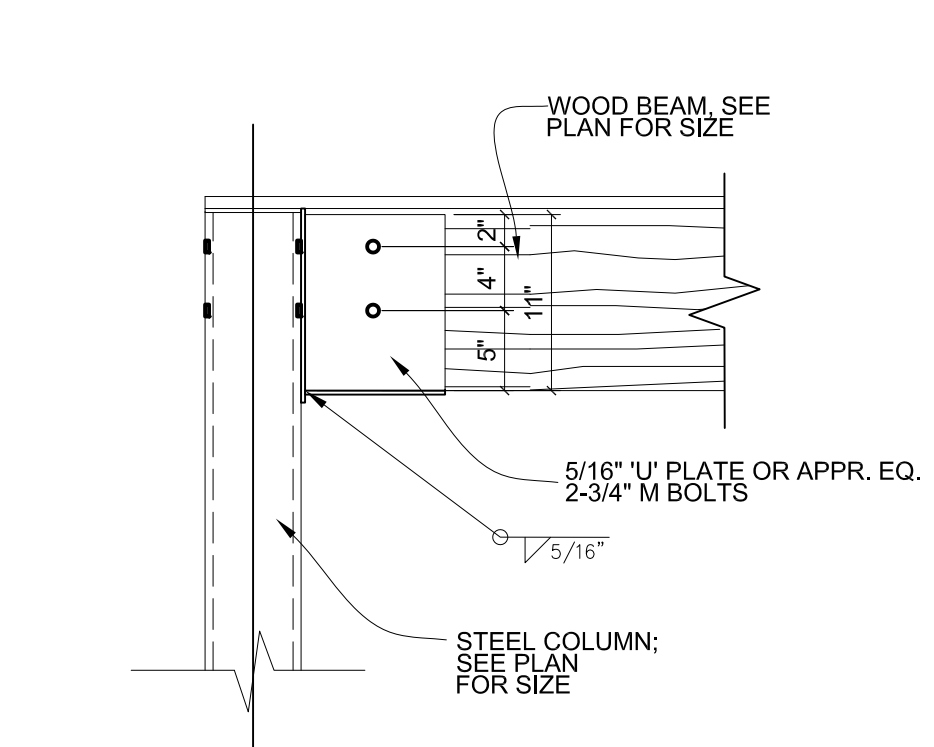
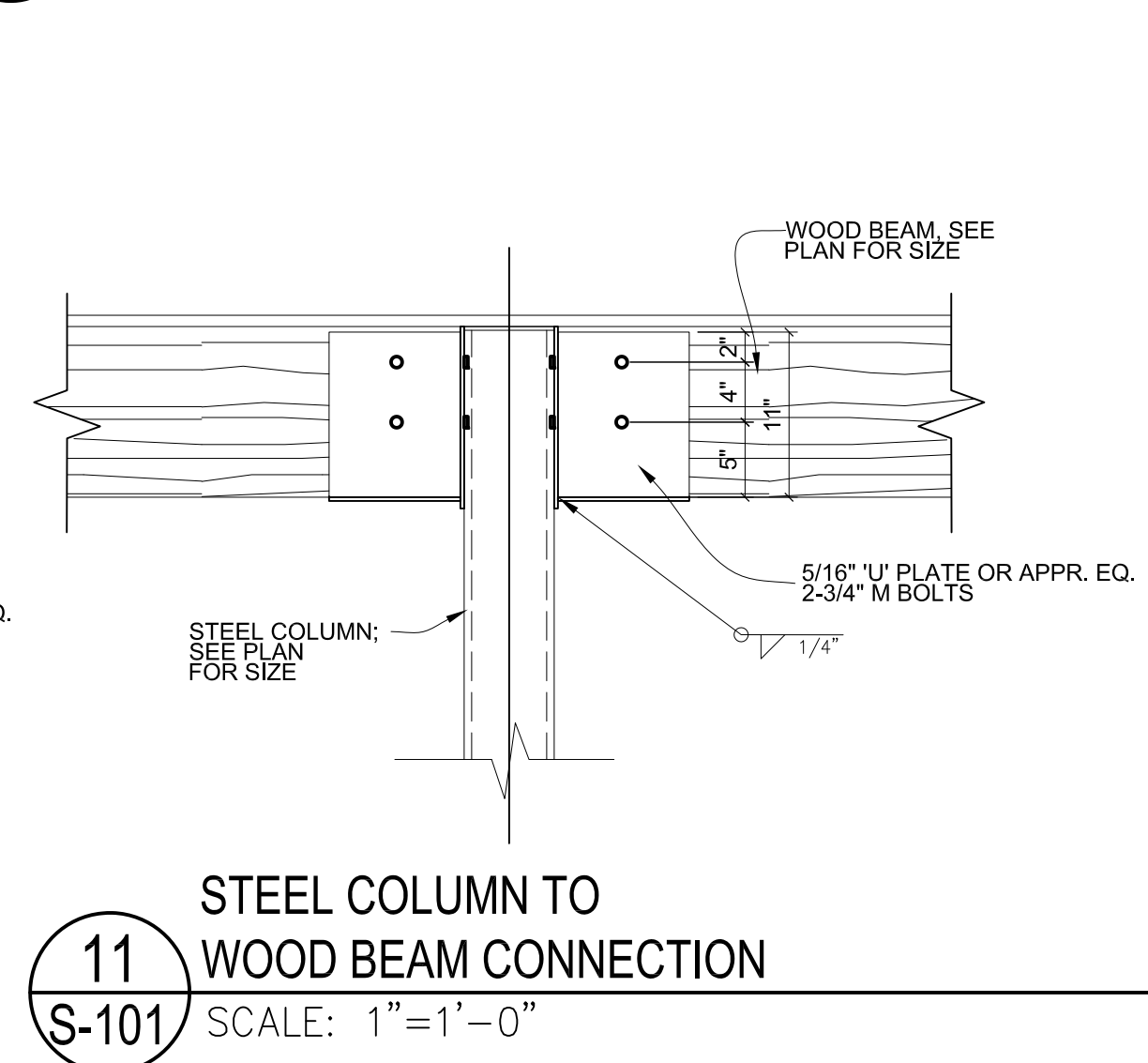
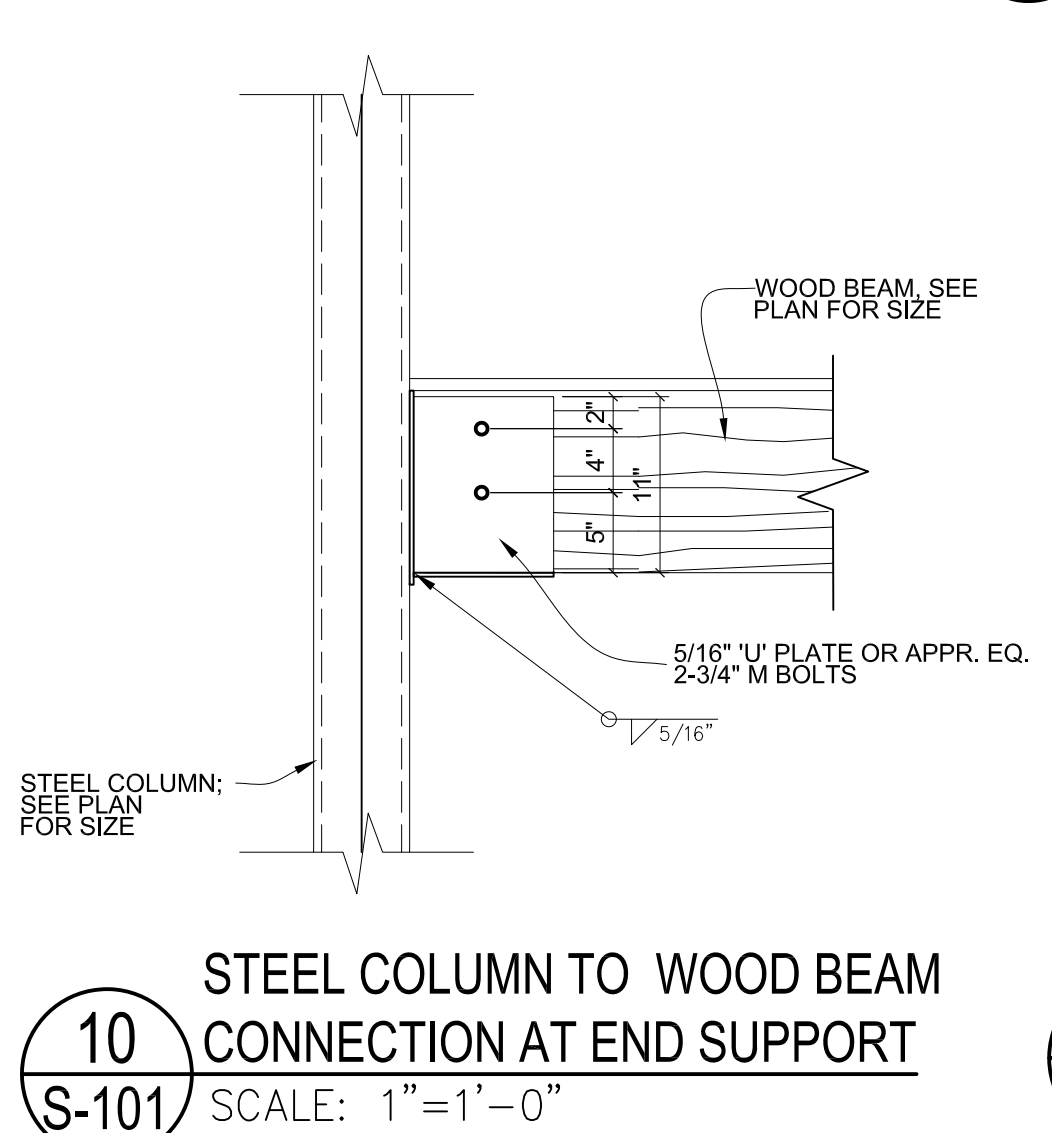
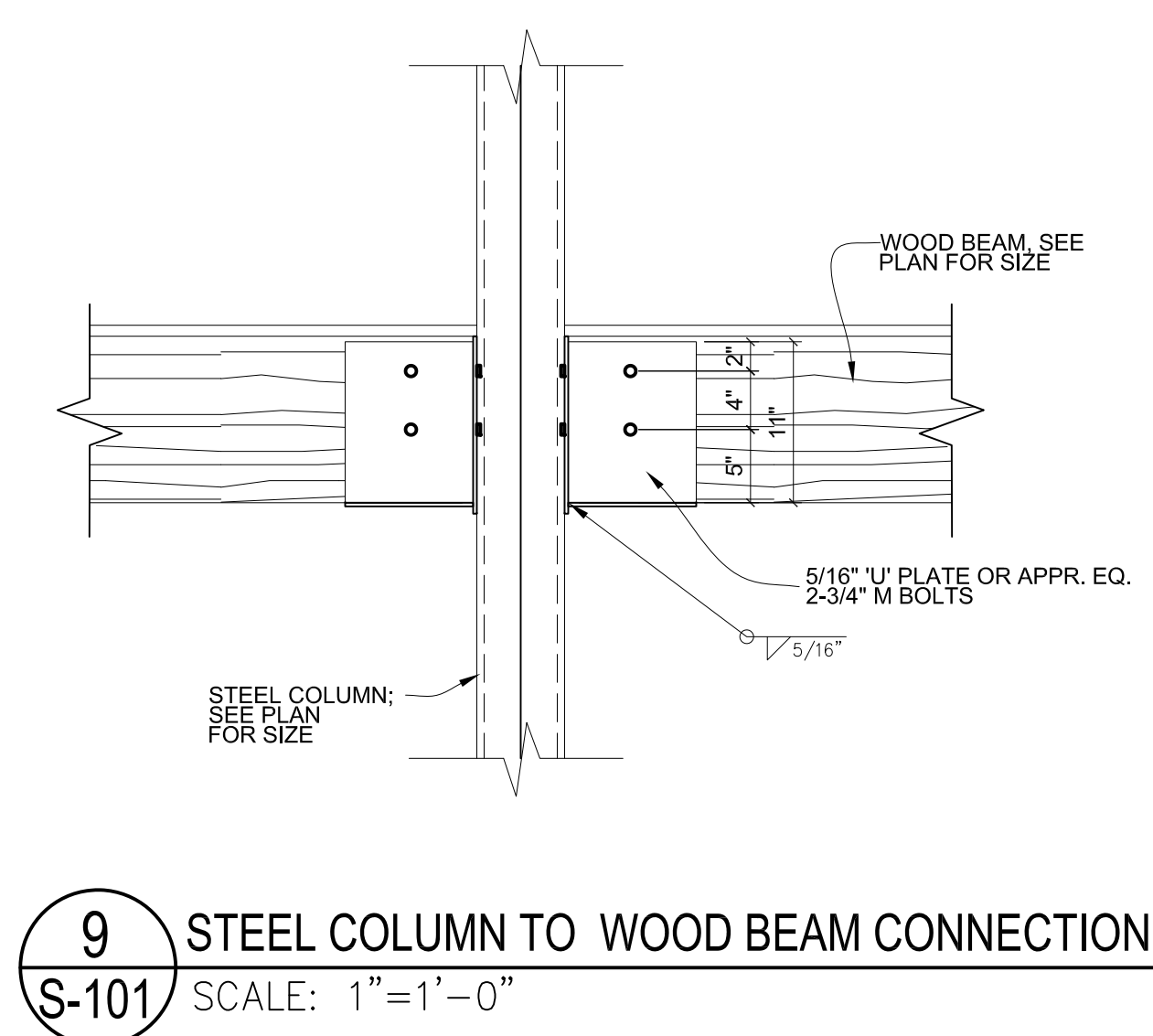
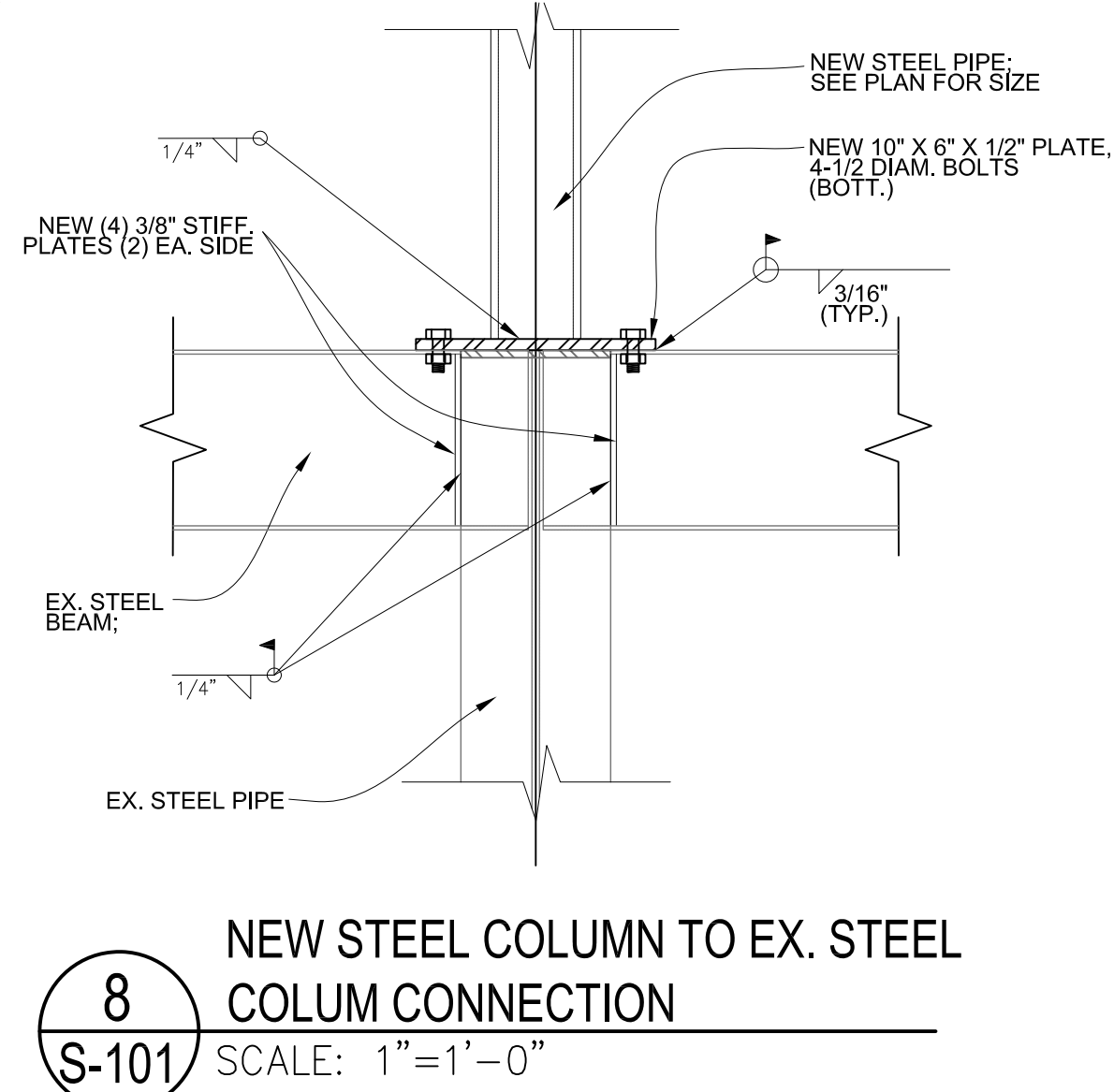
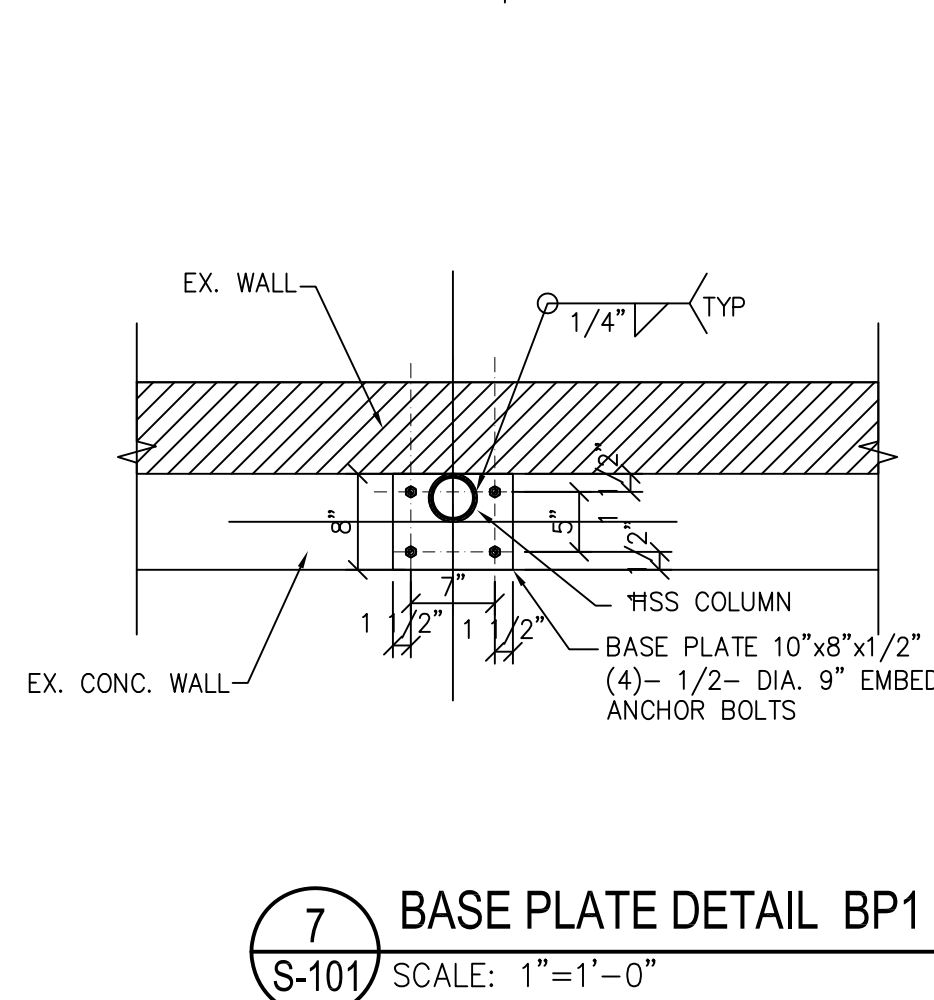
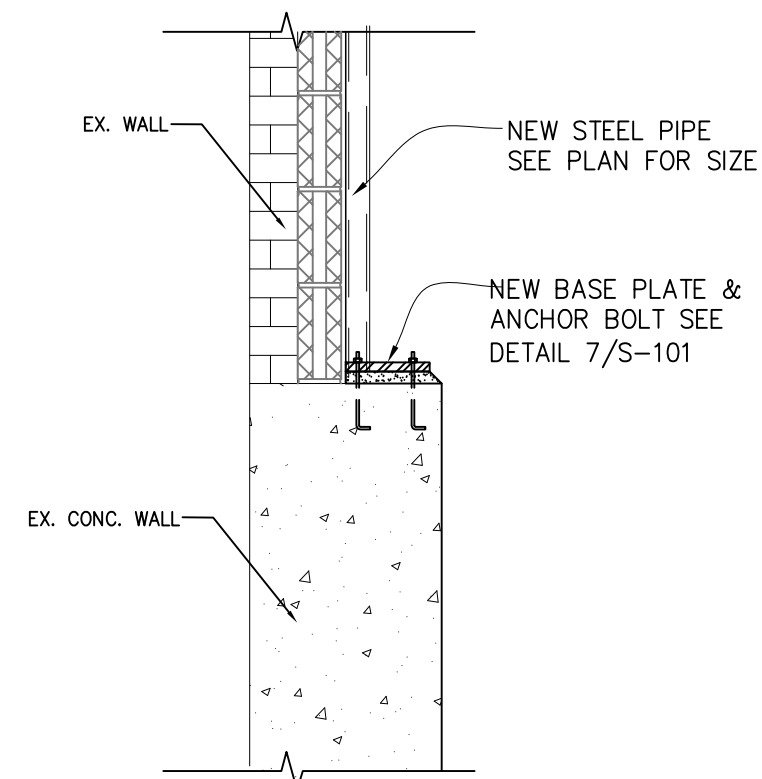
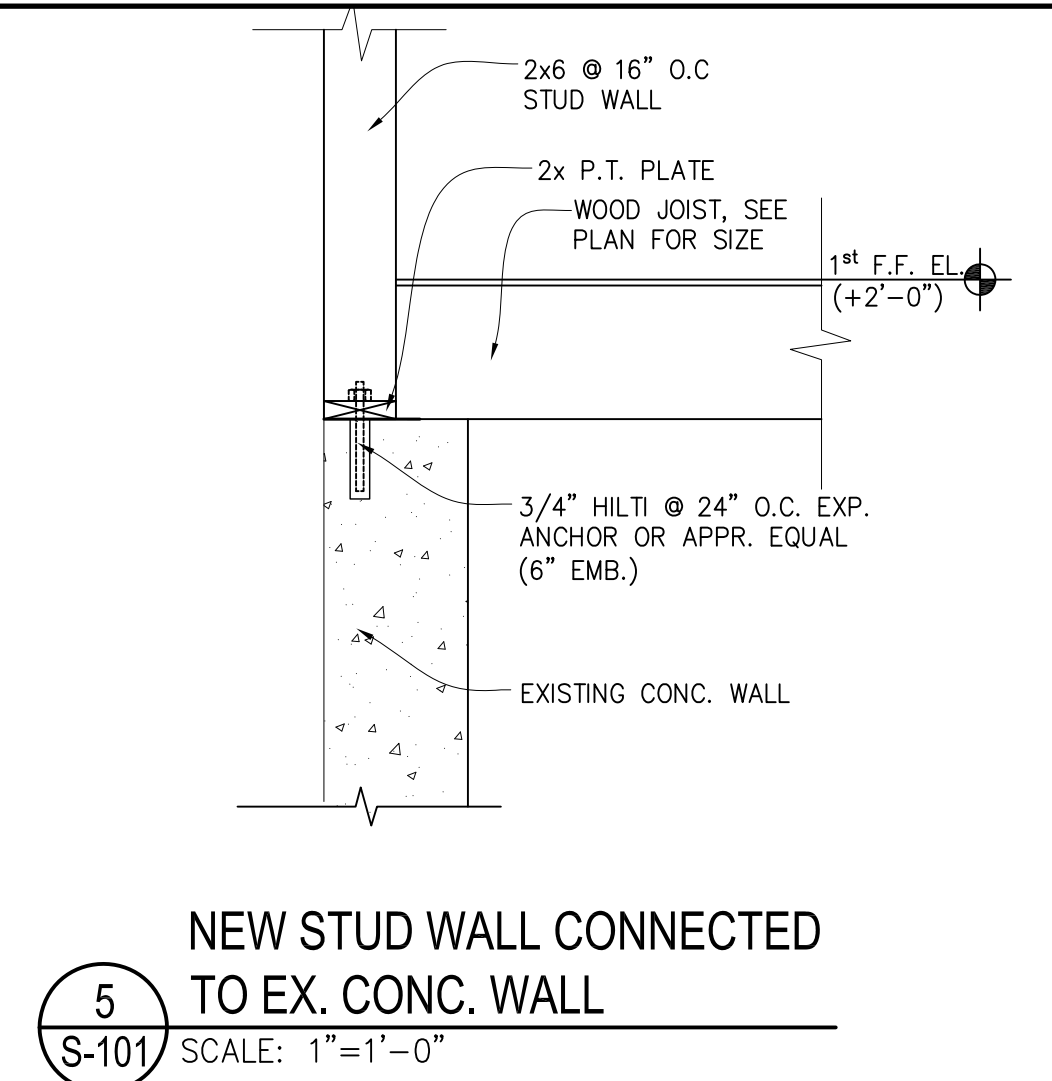
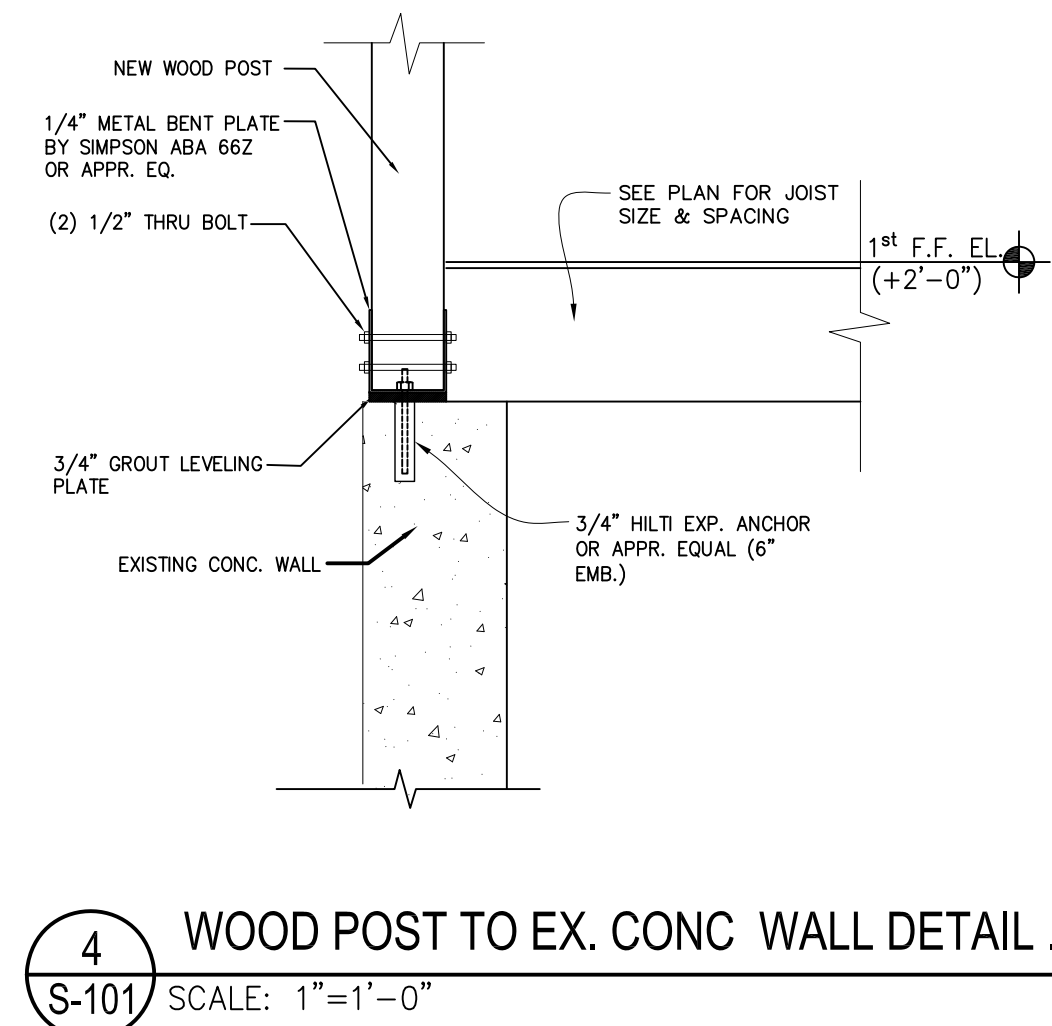
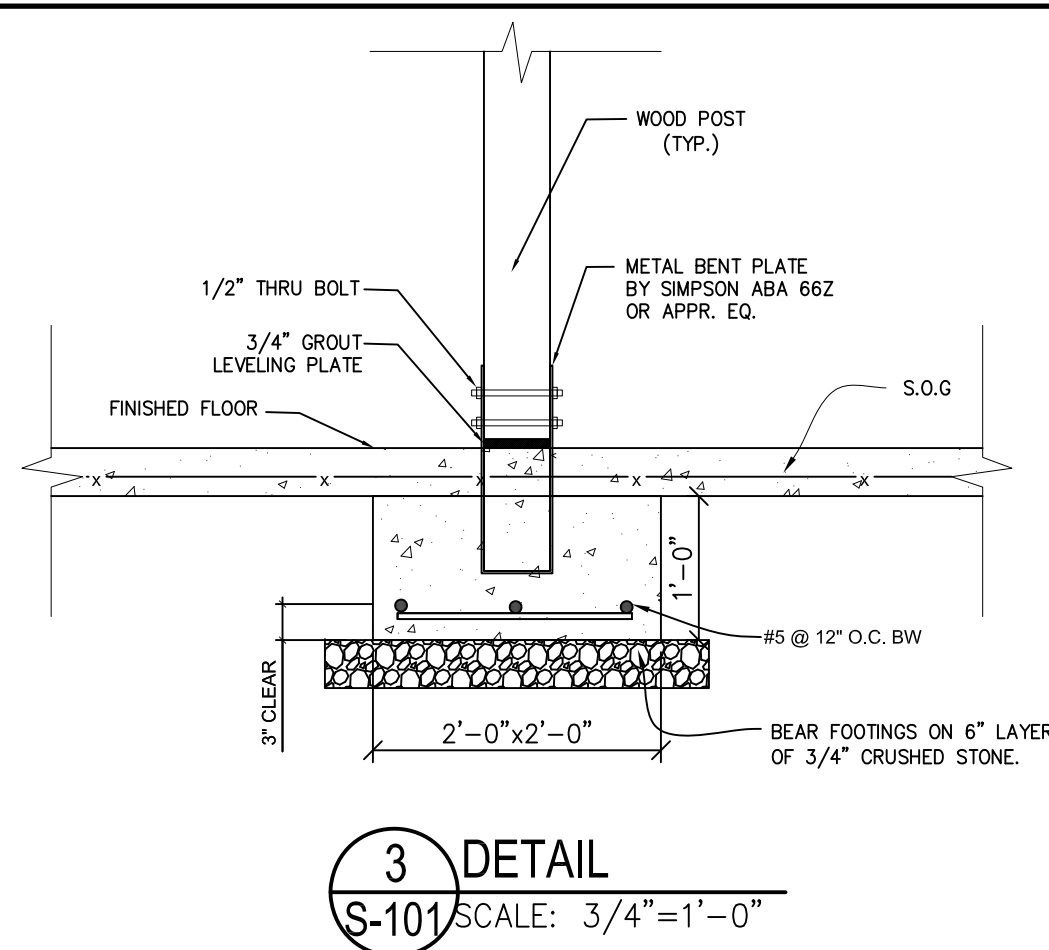
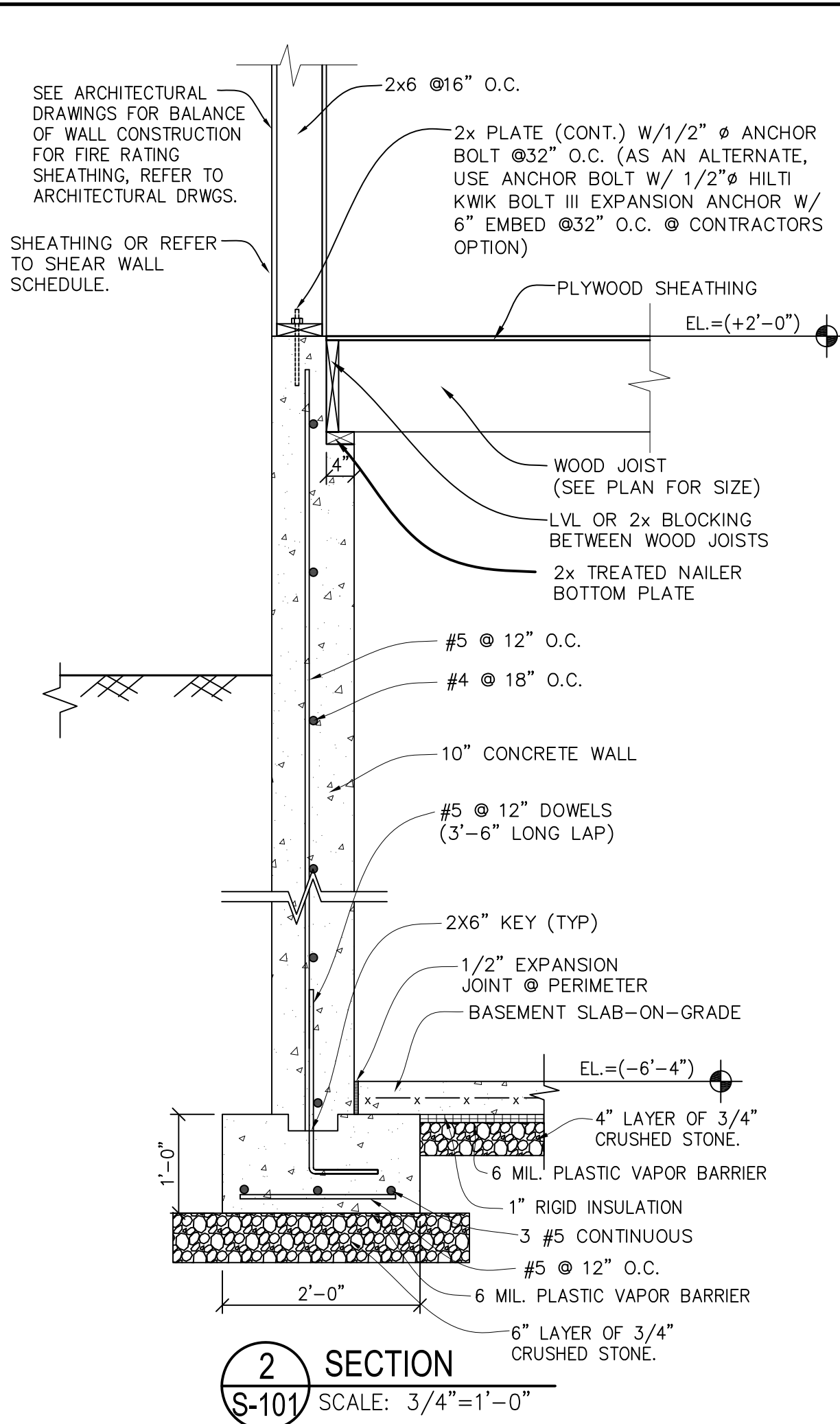
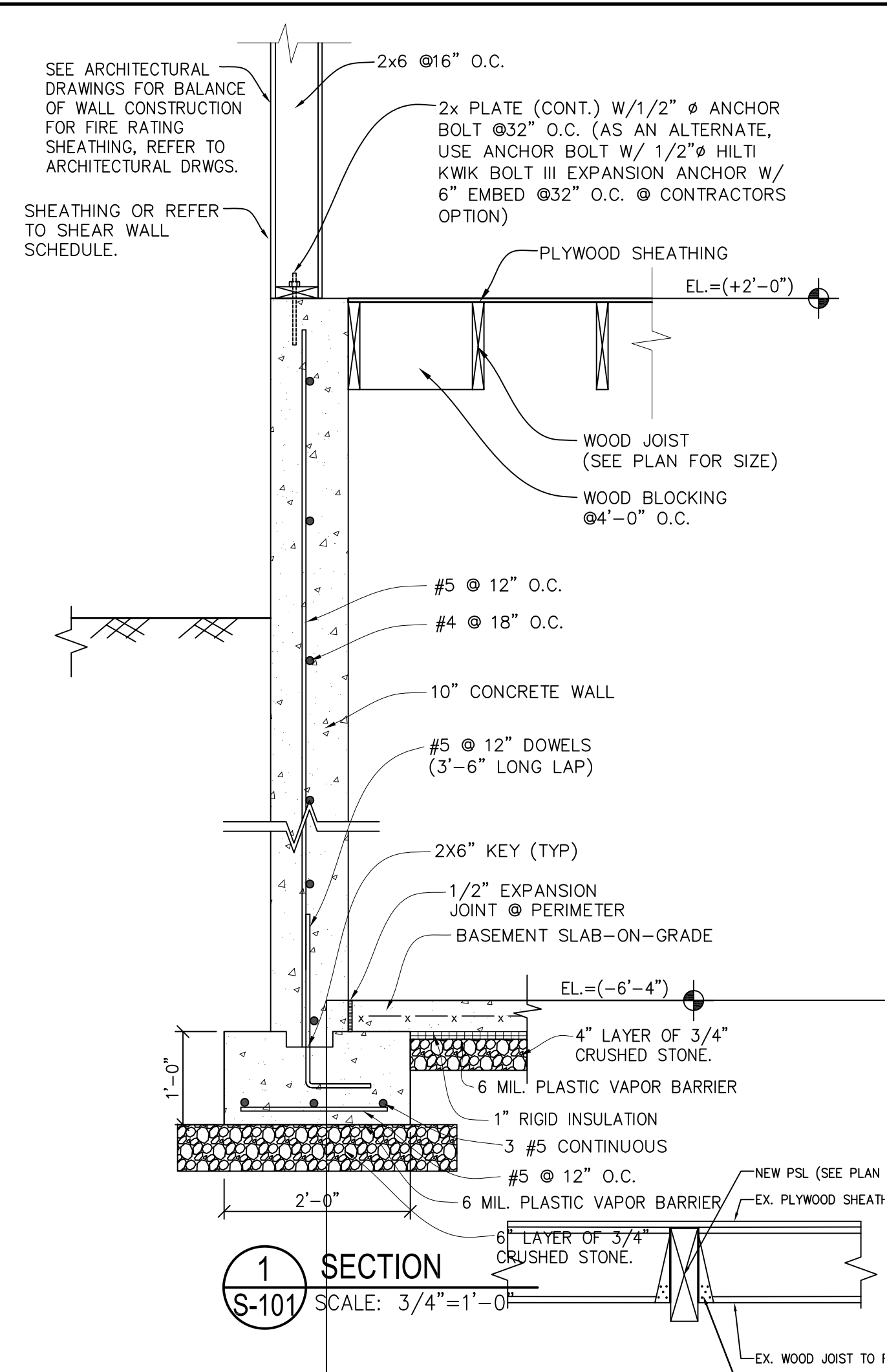
FLOOR PLANS

Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
Checked by	Checker

S-5

Scale As indicated

EX. ATTIC		
HUSSEIN A. KAZAN, P.E. LIC. PE-039149-E	10 LARKSPUR CIRCLE SICKLERVILLE, NJ. 08081	DATE
SCALE: NOTED		DATE: 7-2022



DETAILS		
HUSSEIN A. KAZAN, P.E. LIC. PE-039149-E	10 LARKSPUR CIRCLE SICKLERVILLE, NJ. 08081	DATE
SCALE: NOTED		DATE: 7-2022

PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com

**PROGRESS SET
NOT FOR
CONSTRUCTION**

ARCHITECT SEAL MUST BE IN RED INK

OWNER **Dr. Adam
Vision Academy Charter School**

ONE CALL #:

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR CONTRACTOR PRICING

CLIENT IS REQUIRED TO **CHECK (X)** ONE BOX ONLY

APPROVED AS IS
APPROVED AS NOTED

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

DATE	DESCRIPTION

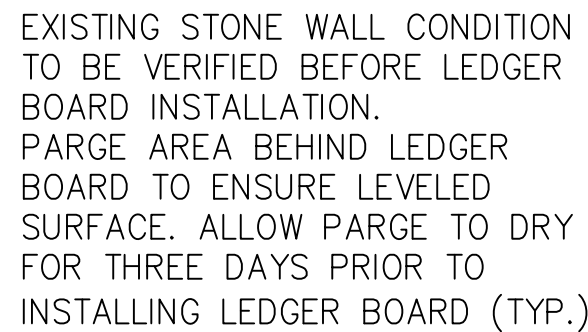
**EARLY CHILDHOOD
CENTER**
Lansdowne, PA. 19050

DETAILS

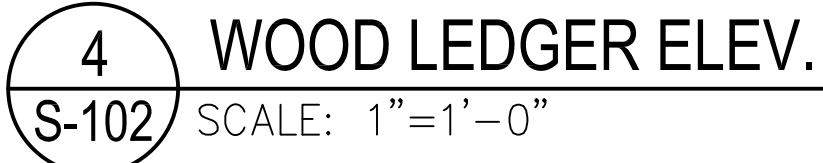
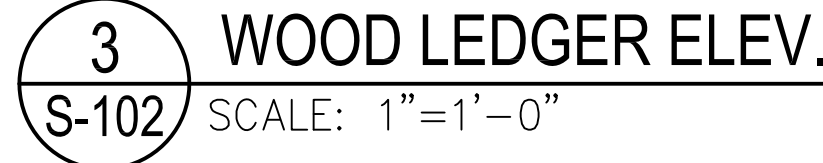
Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
Checked by	Checker

S-101

Scale As indicated



NEW WOOD BEAM TO EX. WOOD JOIST DETAIL



107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
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	DATE	DESCRIPTION

EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

DETAILS

Project number Project Number

Date Thursday , March 24, 2022

Drawn by	Author
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Checked by	Checker
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S-102

Scale	As indicated
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DETAILS			
HUSSEIN A. KAZAN, P.E. LIC. PE-039149-E		10 LARKSPUR CIRCLE SICKLERVILLE, NJ. 08081	DATE
SCALE: NOTED			DATE: 7-2022