

STRUCTURAL NOTES

- GOVERNING CODES:
1. BUILDING CODE 2018 OF PENNSYLVANIA - ADOPTS 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
- DESIGN CRITERIA:
1. RISK CATEGORY = II
2. SUPERIMPOSED DEAD LOADS:
- A. ROOF = 32 PSF
- B. TYPICAL WOOD FLOOR = 30 PSF
3. LIVE LOADS:
- A. ROOF = 30 PSF
- B. RESIDENTIAL FLOOR = 40 PSF
- C. RESIDENTIAL CORRIDORS = 40 PSF
- D. RESIDENTIAL PARTITIONS = 15 PSF
- E. GROUND FLOOR = 100 PSF
- F. GROUND FLOOR CORRIDORS = 100 PSF
4. SNOW LOADS:
- A. GROUND SNOW LOAD = 25 PSF
- B. FLAT ROOF SNOW LOAD = 20 PSF
- C. $C_e = 1.0$
- D. $I_s = 1.0$
- E. $C_t = 1.0$
5. WIND LOADS:
- A. $V_{ult} = 112$ MPH
- B. $I_w = 1.0$
- C. WIND EXPOSURE = B
- D. $GCF = 1.0$
- E. COMPONENTS AND CLADDING:
1. $10\text{ SF} = +23.8\text{ PSF} / -23.8\text{ PSF}$
2. $20\text{ SF} = +22.1\text{ PSF} / -24.7\text{ PSF}$
3. $30\text{ SF} = +21.3\text{ PSF} / -23.3\text{ PSF}$
4. $100\text{ SF} = +20.2\text{ PSF} / -22.2\text{ PSF}$
5. $s = 24\text{ SF}$
6. SEISMIC LOADS:
- A. $I_e = 1.0$
- B. $S_s = 0.15g$
- C. $S_1 = 0.04g$
- D. SITE CLASS = C
- E. $S_{DS} = 0.10g$
- F. $S_{D1} = 0.04g$
- G. SEISMIC DESIGN CATEGORY = A
- H. BASIC SEISMIC FORCE-RESISTING SYSTEM(S): NOT SPECIFICALLY DETAILED
- I. DESIGN BASE SHEAR, $V = 151.0$ KIPS
- J. SEISMIC RESPONSE COEFFICIENT, $C_s = 0.01$
- K. RESPONSE MODIFICATION COEFFICIENT
- a. $R = 2.0$ (CMU)
- b. $R = 3.0$ (BRACED FRAMES)
- L. EQUIVALENT LATERAL FORCE PROCEDURE

- GENERAL NOTES:
1. NOTES, TYPICAL DETAILS, AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS INDICATED OTHERWISE. USE TYPICAL DETAILS AT ALL APPLICABLE CONDITIONS REGARDLESS IF INDICATED. IF NECESSARY TO ACCOMMODATE PROJECT CONDITIONS, TYPICAL DETAILS MAY BE ALTERED SLIGHTLY AFTER RECEIVING ENGINEER'S APPROVAL. SUBMIT REQUEST TO ENGINEER PRIOR TO PERFORMING THE WORK.
2. STRUCTURAL DRAWINGS ARE TO BE USED WITH, AND COORDINATED WITH THE SPECIFICATIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER DISCIPLINES DRAWINGS. DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS ARE GENERATED BY OTHER DISCIPLINES. REFER TO DOCUMENTS FROM OTHER DISCIPLINES FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING THE WORK.
3. IF DIFFERENCES OCCUR WITHIN OR BETWEEN DRAWINGS AND SPECIFICATIONS REGARDING MATERIALS, STRENGTHS OR QUANTITIES, THE BETTER MATERIAL, HIGHER STRENGTH, AND GREATER QUANTITY INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
4. REPRODUCTIONS OF STRUCTURAL DRAWINGS FOR SUBMITTAL AS SHOP DRAWINGS IS PROHIBITED, UNLESS REQUESTED IN WRITING BY THE CONTRACTOR AND AGREED TO BY BALA CONSULTING ENGINEERS.
5. DO NOT SCALE DRAWINGS.
6. STRUCTURAL DOCUMENTS DO NOT DEFINE THE SCOPE OF CONTRACTOR OR SUBCONTRACTOR CONTRACTS.
7. AT ALL TIMES, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING MEANS AND METHODS OF CONSTRUCTION AND SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK AT THE JOBSITE IS FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT ONLY AND IS NOT EVER TO BE CONSTRUED AS A REVIEW OF MEANS AND METHODS OF CONSTRUCTION AND SAFETY METHODS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SAFETY OF ALL TEMPORARY CONSTRUCTION CONDITIONS INCLUDING BUT NOT LIMITED TO: DETERMINING ALLOWABLE CONSTRUCTION LOADS; PROTECTING THE COMPLETED OR INCOMPLETED STRUCTURAL FRAMING AND EXISTING BUILDINGS FROM DAMAGE DUE TO TEMPORARY CONSTRUCTION LOADINGS; AND THE ADDITION OF ANY TEMPORARY BRACING AND SHORING THAT MAY BE REQUIRED.
9. COSTS OF REDESIGN AND DOCUMENTATION DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTORS EXPENSE.
10. CONSTRUCTION OF ANY APPROVED CONTRACTOR REQUESTED CHANGES TO THESE DRAWINGS WILL BE DONE AT NO COST TO THE OWNER. APPROVAL OF CONTRACTOR REQUESTED CHANGES IN NO WAY STATES OR IMPLIES APPROVAL OF A CHANGE IN CONTRACT COST. COSTS OF REDESIGN AND DOCUMENTATION TO ACCOMMODATE CONTRACTOR REQUESTED CHANGES WILL BE AT THE CONTRACTORS EXPENSE.
11. BIDDING OF DRAWINGS PRIOR TO BEING EXPLICITLY NOTED AS "ISSUED FOR BID" IS DONE AT THE SOLE RISK OF THE BIDDING CONTRACTOR. ADDITIONS OR CORRECTIONS TO DRAWINGS THAT ARE BID PRIOR TO DESIGN COMPLETION AND "ISSUED FOR BID" WILL NOT BE CONSIDERED AS DESIGN ERRORS OR OMISSIONS.
12. STRUCTURAL DESIGN AND DOCUMENTATION CANNOT BE COMPLETE PRIOR TO COMPLETION OF ARCHITECTURAL AND MECHANICAL DRAWINGS. CHANGES TO THE STRUCTURAL DRAWINGS TO ACCOMMODATE CHANGES TO DRAWINGS OF OTHER DISCIPLINES THAT OCCUR AFTER THE STRUCTURAL DRAWINGS HAVE BEEN "ISSUED FOR BID" WILL NOT BE CONSIDERED DESIGN ERRORS OR OMISSIONS.
13. WATERDAMP-PROOFING AND FIREPROOFING SHOWN ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL WATERDAMP-PROOFING AND FIREPROOFING DETAILS AND REQUIREMENTS.
14. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY. THE CONTRACTOR MUST PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. THIS SKETCH MUST BE SUBMITTED TO AND APPROVAL MUST BE GRANTED BY THE ENGINEER PRIOR TO PERFORMING THE WORK.
15. SUBMIT SHOP DRAWINGS SUCH THAT BY THE TIME THEY ARE RECEIVED BY BALA CONSULTING ENGINEERS, THERE WILL BE AT LEAST 14 DAYS BEFORE REVIEWED SUBMITTALS WILL BE NEEDED. ANY REVIEW THAT IS REQUIRED MORE EXPEDITELY WILL BE AT THE CONTRACTORS EXPENSE. SHOP DRAWINGS SHALL BEAR THE CONTRACTORS STAMP OF APPROVAL CERTIFYING THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. IF REVIEW OF AN INCOMPLETE SHOP DRAWING IS REQUIRED, THAT SHOP DRAWING SHALL BE CLEARLY MARKED AS INCOMPLETE. THE AREA THAT NEEDS TO BE CORRECTED SHALL BE CLEARLY NOTED WITH AN EXPLANATION FOR THE REASON FOR PARTIAL APPROVAL. WORK SHALL NOT BE STARTED UNTIL SHOP DRAWINGS ARE APPROVED.
- BALA WILL REVIEW A LIMIT OF TWO (2) SHOP DRAWINGS OR SUBMITTALS PER STRUCTURAL ITEM. COSTS TO BALA FOR REVIEW OF ADDITIONAL SHOP DRAWINGS OR SUBMITTALS SHALL BE AT THE CONTRACTORS EXPENSE.

- SHOP DRAWING REVIEW COMMENT DEFINITIONS:
- <> NO EXCEPTION TAKEN:
THE SHOP DRAWING OR EQUIPMENT SUBMITTAL AS SUBMITTED IS APPROVED WITHOUT EXCEPTION. NO CHANGES OR CORRECTIONS REQUIRED. THE MATERIALS, EQUIPMENT OR SYSTEM SUBMITTED CAN BE RELEASED FOR FABRICATION AND CONSTRUCTION. NO FURTHER SUBMISSION REQUIRED.
- <M> MAKE CORRECTIONS NOTED:
THE SHOP DRAWING OR EQUIPMENT SUBMITTAL AS SUBMITTED IS NOT COMPLETELY CORRECT BUT IS APPROVED AS NOTED. MAKE THE CORRECTIONS NOTED ON THE SHOP DRAWING OR SUBMITTAL. THE MATERIALS, EQUIPMENT OR SYSTEM SUBMITTED CAN BE RELEASED FOR FABRICATION AND CONSTRUCTION ONCE THE CORRECTIONS HAVE BEEN MADE. THE SUBMITTAL MUST BE CORRECTED AND RESUBMITTED FOR RECORD UNLESS NOTED BY <E> RESUBMIT. SEE <E> RESUBMIT DEFINITION BELOW.
- <M> SUBMIT SPECIFIED ITEM:
THE SHOP DRAWING OR EQUIPMENT SUBMITTAL AS SUBMITTED IS MISSING A COMPONENT OF THE SYSTEM THAT IT REPRESENTS OR IS NOT OF THE APPROVED AND SPECIFIED MANUFACTURERS. SUBMIT THE MISSING OR INCORRECT ITEM. THE MATERIALS, EQUIPMENT OR SYSTEM SUBMITTED CANNOT BE RELEASED FOR FABRICATION AND CONSTRUCTION.
- <N> NO FURTHER SUBMISSION REQUIRED:
THE SHOP DRAWING OR EQUIPMENT SUBMITTAL AS SUBMITTED IS APPROVED AS NOTED. NO CHANGES OR CORRECTIONS REQUIRED. THE MATERIALS, EQUIPMENT OR SYSTEM SUBMITTED CAN BE RELEASED FOR FABRICATION AND CONSTRUCTION. NO FURTHER SUBMISSION REQUIRED.
- <E> RESUBMIT:
THE SHOP DRAWING OR EQUIPMENT SUBMITTAL AS SUBMITTED IS NOT APPROVED. THE SHOP DRAWING OR EQUIPMENT SUBMITTAL NEEDS SIGNIFICANT CORRECTIONS AND DOES REQUIRE ANOTHER SUBMISSION TO VERIFY THAT THE COMMENTS AND CHANGES HAVE BEEN INCORPORATED. MAKE THE CORRECTIONS NOTED ON THE SHOP DRAWING OR SUBMITTAL. THE MATERIALS, EQUIPMENT OR SYSTEM SUBMITTED CANNOT BE RELEASED FOR FABRICATION AND CONSTRUCTION.
- <R> REJECTED:
THE SHOP DRAWING OR EQUIPMENT SUBMITTED IS NOT AS SPECIFIED OR A NON-APPROVED MANUFACTURER OR PRODUCT AND REJECTED.
- <R> RESUBMIT FOR RECORD ONLY:
MAKE THE CORRECTIONS NOTED ON THE SHOP DRAWING OR SUBMITTAL. THE SHOP DRAWING OR EQUIPMENT SUBMITTAL AS SUBMITTED IS APPROVED WITH MINOR EXCEPTION. CHANGES OR CORRECTION ARE REQUIRED. THE MATERIALS, EQUIPMENT OR SYSTEM SUBMITTED CAN BE RELEASED FOR FABRICATION AND CONSTRUCTION.

16. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING REQUESTS FOR INFORMATION (RFIs) WHEN DISCREPANCIES ARISE, LOGICAL DISCREPANCIES ARE FOUND ON THE CONTRACT DOCUMENTS, OR CLARIFICATION IS NECESSARY. ALL RFIs MUST BE CLEARLY WRITTEN AND SUBMITTED WITH A SUGGESTED SOLUTION. ALL RFIs REGARDING CHANGES TO THE DESIGN INTENT INDICATED ON PLANS MUST BE ACCOMPANIED BY SKETCHES, EXPLANATION, SITE PICTURES, AND ALL OTHER INSTRUMENTS NECESSARY TO CLEARLY CONVEY THE ISSUE AT HAND AND THE SUGGESTED SOLUTION. THE RFI PROCESS MAY ONLY BE UTILIZED FOR LEGITIMATE PURPOSES. RFIs MAY NOT BE UTILIZED TO SUBMIT DEVIATION OR SUBSTITUTION REQUESTS. NOR REQUESTING CONFIRMATION OF SCOPE FOR ITEMS CLEARLY DEFINED ON THE CONTRACT DOCUMENTS. NON-RELATED TO CLARIFICATIONS THAT SHOULD BE RESOLVED THROUGH THE CONTRACTORS COORDINATION EFFORTS. RFIs THAT DO NOT COMPLY WILL BE SUMMARILY REJECTED AND ANY DELAYS CAUSED AS A RESULT ARE THE RESPONSIBILITY OF THE CONTRACTOR. IN CASES WHERE THE CONTRACTOR DOES NOT SUBMIT AN RFI TO CLARIFY AN ISSUE AND INCORRECTLY PROCEEDS, ALL WORK REQUIRED TO RESOLVE SUCH ISSUES TO BE IN COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS AS DETERMINED BY BALA, SHALL BE THE CONTRACTORS RESPONSIBILITY AND AT NO ADDITIONAL COST TO THE PROJECT.
17. IN NO CASE SHALL HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION/BASEMENT WALL. IF THE CONTRACTOR DEEMS IT NECESSARY TO OPERATE SUCH EQUIPMENT CLOSER THAN 8'-0", THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND, AT HIS OWN EXPENSE, PROVIDE ADEQUATE SUPPORTS OR WALL BRACES TO WITHSTAND THE ADDITIONAL LOADS SUPERIMPOSED FROM SUCH EQUIPMENT.
18. SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC. SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE ALL CONTRACT DOCUMENTS AND ALL CONTRACTOR TRADE ROUGH-IN AND CONSTRUCTION DOCUMENTS TO DETERMINE THE SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC.
19. SIZE AND/OR LOCATION OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY BY FIELD MEASUREMENTS/INVESTIGATION THE SIZE AND/OR LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES.
20. THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED CALCULATIONS BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED SHOWING DESIGN OF METAL STAIRS, METAL RAILINGS AND CONNECTIONS TO STRUCTURE TAKING INTO ACCOUNT THE VERTICAL AND LATERAL LOADS STATED IN THE GOVERNING CODES. WHERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED ON THE STRUCTURAL CONTRACT DOCUMENTS TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE IMPOSED ON THESE STRUCTURAL MEMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL EMBEDDED ITEMS AND HARDWARE AS REQUIRED PER THE STAIR DESIGN.
21. SPECIAL INSPECTIONS AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE SHALL BE PERFORMED BY A THIRD PARTY (I.E. TESTING LABORATORY) CONTRACTED BY THE OWNER. A SIGNED AND SEALED LETTER SHALL BE PROVIDED THAT VERIFIES THE CONSTRUCTION IS AS PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
22. BALAS FILES SHALL NOT BE DIRECTLY COPIED AND ISSUED AS SHOP DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD COORDINATION, DIMENSIONING AND ADHERENCE TO THE SHOP DRAWING REQUIREMENTS AS NOTED IN THE SPECIFICATIONS. SHOULD THE SHOP DRAWINGS SUBMITTED PROVE TO BE A DIRECT COPY OF OUR FILES WITHOUT THE NECESSARY FIELD COORDINATION, DIMENSIONING AND ADHERENCE TO THE SHOP DRAWING REQUIREMENTS AS NOTED IN THE SPECIFICATIONS, THESE SHOP DRAWINGS WILL BE RETURNED AS REJECTED. BALAS ELECTRONIC FILES ARE SAVED IN VERSION REVISED 2018 AND ARE COMPATIBLE WITH ALL VERSIONS AFTER THAT. BALA MAKES NO REPRESENTATION AS TO THE COMPATIBILITY OF THESE FILES WITH THE CONTRACTORS HARDWARE OR THEIR SOFTWARE. DATA CONTAINED ON THESE ELECTRONIC FILES ARE PART OF BALAS INSTRUMENTS OF SERVICE, AND ARE COPYRIGHTED. CONTRACTORS USE OF FILES IS FOR THE SOLE PURPOSE AS A CONVENIENCE IN THE PREPARATION OF DRAWINGS FOR THE REFERENCED PROJECT. ANY OTHER USE OR REUSE BY THE CONTRACTOR IS UNLAWFUL.

FOUNDATIONS

1. PERFORM ALL SITE PREPARATION AND EXCAVATION WORK IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT AS PREPARED BY EARTH ENGINEERING INCORPORATED (DATED MAY 5, 2017).
2. EXCAVATE THE BUILDING SITE TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
3. BOTTOM OF FOOTINGS IS ASSUMED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 3,000 PSF.
4. SUBGRADE OF ALL FOOTINGS MUST BE INSPECTED UNDER THE SUPERVISION OF AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
5. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF -2'-4" FEET BELOW EXTERIOR FINISH GRADE.
6. DO NOT BACKFILL ANY BASEMENT WALL WITH AN UNBALANCED HEIGHT OF SOIL GREATER THAN THREE FEET UNTIL ELEVATED FLOOR IS IN-PLACE AND THE WALL HAS REACHED ITS DESIGN STRENGTH OR THE WALLS ARE ADEQUATELY BRACED.
7. EXPOSED CONCRETE/CMU WALLS SHALL HAVE CONTROL JOINTS AT 30 FEET MAXIMUM ON CENTER UNLESS NOTED OTHERWISE. WALLS WITH INTEGRAL COLUMN PIERS OR PILASTERS SHALL BE POURED MONOLITHICALLY AND SHALL HAVE A FORMED CONTROL JOINT ON ONE SIDE OF EACH PIER ON THE EXPOSED FACE OF THE WALL. JOINTS SHALL BE FILLED WITH AN APPROVED SEALANT.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL CONNECTIONS, INCLUDING AT HSS SECTIONS, SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL WIDE FLANGE SHAPES SHALL BE ASTM A992, F_y = 50 KSI. ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A588 UNLESS NOTED OTHERWISE. ORIENT ALL WALL CAMBER UPWARD DURING FABRICATION AND ERECTION.
- a. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE C, F_y = 50 KSI
- b. ALL STEEL PIPE SECTIONS SHALL BE ASTM A53, TYPE E OR S, GRADE
2. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC-SP3 PRIOR TO PAINTING. ALL STEEL SHALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT UNLESS NOTED OTHERWISE TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENGAGEMENT, AS NOTED ON THE ARCHITECTURAL DRAWINGS.
3. ALL STRUCTURAL STEEL CONNECTIONS, OTHER THAN THOSE CONNECTIONS IDENTIFIED AS "FULLY DESIGNED" ON THE DETAIL SHEETS, SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER WORKING FOR THE FABRICATOR. THAT ENGINEER SHALL BE LICENSED IN THE JURISDICTION IN WHICH THE PROJECT IS LOCATED.
4. UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH BEARING TYPE BOLTS OR WELDED. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN, AND DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED ON THE CONTRACT DRAWINGS.
- A. USE FULL DEPTH DOUBLE ANGLE CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS SHALL BE AT 3-INCH OVC VERTICALLY.
- B. USE FULL DEPTH DOUBLE ANGLE CONNECTIONS WITH CLIP ANGLES TOP AND/OR BOTTOM ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS AT LOCATIONS AS SHOWN ON DRAWINGS. BOLTS SHALL BE AT 3-INCH OVC VERTICALLY.
- C. INFLU BEAM CONNECTIONS MAY BE ONE-SIDED CONNECTIONS, UNLESS NOTED OTHERWISE.
- D. ALL GRAVITY MOMENT CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH SLIP CRITICAL BOLTS OR WELDED.
5. ALL ANCHOR RODS TO BE ASTM F1554 GRADE 36, UNLESS NOTED OTHERWISE.
6. ALL ALUMINUM AND STEEL MEMBERS SHALL BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.
7. ALL STEEL WELDING RODS SHALL BE E70XX.
8. SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION. SHOP DRAWINGS SHALL SHOW COMPLETE AND TRUE INFORMATION. BOTH SHOP AND FIELD. ALL WELDING INFORMATION SHALL USE AMERICAN WELDING SOCIETY SYMBOLS. SHOP OR FIELD SPLICING OF ANY STRUCTURAL STEEL SECTION WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
9. CONNECTIONS FOR ALL NON-COMPOSITE BEAM/GIRDERS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED END REACTION DETERMINED FROM PART 3 MAXIMUM TOTAL UNIFORM LOAD OF THE LATEST AISC CODE, FOR THE MEMBER SIZE AND SPAN INDICATED. CONNECTIONS FOR ALL COMPOSITE BEAM/GIRDERS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED REACTION OF 15 KIPS, UNLESS NOTED OTHERWISE ON DRAWINGS.
10. STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING WALLS AND FRAMING.
11. IF UNSTRUT FRAMING DIFFERS FROM DOCUMENTS, IT SHALL BE DESIGNED, FABRICATED AND ERECTED BY PRE-FABRICATED FRAMING MANUFACTURER, I.E. UNISTRUT, POWERSTRUT OR APPROVED EQUAL. MANUFACTURER IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ARCHITECTURAL AND EQUIPMENT REQUIREMENTS/PARAMETERS INCLUDING STRENGTH AND DEFLECTION AND SHALL SUBMIT SEALED CALCULATIONS AND SHOP DRAWINGS WHICH COMPLY WITH ALL APPLICABLE CODES FOR REVIEW BY ENGINEER.
12. ALL LINTELS AND SHELF ANGLES WITHIN EXTERIOR WALLS SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
13. ALL EXPOSED STEEL (INCLUDING BUT NOT LIMITED TO DUNNAGE FRAMING, SCREEN WALL FRAMING, CANOPY FRAMING, ETC.) SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
14. SPANDREL ANGLE AT PERIMETER EDGE OF FLOOR SLAB/ROOF SHALL BE ADJUSTABLE AND HOT-DIP GALVANIZED. SHIP ANGLE LOOSE SET WITH STRING LINE IN FIELD FOR VERTICAL AND HORIZONTAL ALIGNMENT. AFTER STEEL IS FULLY ERECTED TO A MAXIMUM TOLERANCE OF 1/4 INCH HORIZONTAL PER BAY/PER FLOOR AND MUST BE SET PLUMB BY STEEL ERECTOR PRIOR TO STUD ERECTION. ANGLE MUST BE INSTALLED IN ONE LENGTH PER BAY. SEE TYPICAL SPANDREL ANGLE DETAIL.
15. PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AT POINTS OF CONCENTRATED LOADS INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER THE TOPS OF COLUMNS, OR OTHER BEAMS. MINIMUM STIFFENER PLATE THICKNESS SHALL BE 3/8 INCH OR FLANGE THICKNESS OF COLUMN ABOVE OR BELOW OR BEAM WEB THICKNESS ABOVE OR BELOW, WHICHEVER IS GREATER.

CONCRETE

1. REINFORCED STEEL SHALL HAVE A SPECIFIED COVER AS FOLLOWS, UNLESS NOTED OTHERWISE ON DRAWINGS:
- CONCRETE POURED AGAINST EARTH - 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER:
- #5 OR SMALLER - 1 1/2"
- #6 OR LARGER - 2"
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
- COLUMNS (TIES AND MAIN REINFORCING) - 1 1/2"
- SLABS, WALLS, JOISTS #14 OR #18 BARS - 1 1/2"
- #11 OR SMALLER - 3/4"
- BEAMS (STIRRUPS AND MAIN REINFORCING) - 1 1/2"
- SPECIFIED COVER SHALL BE CLEARLY SHOWN ON ALL REINFORCING BAR DETAIL DRAWINGS.
2. ALL CONCRETE SHALL BE READY-MIX AND HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:
- a. SPREAD FOOTINGS/WALL FOOTINGS/FOUNDATION WALLS/ BASEMENT WALLS/STAIRWAYS WALLS - 3,000 PSI
- b. GRADE BEAMS/PILE CAPS/CAISSONS - 4,000 PSI
- c. PIERS-MATCH WALL STRENGTH - (MINIMUM OF 3,000 PSI)
- d. SLAB-ON-GRADE - 3,500 PSI
- e. BEAM AND COLUMN FRAMING - 5,000 PSI
- f. STRUCTURAL SLABS - 5,000 PSI
- g. STRUCTURAL SLAB ON PILES - 5,000 PSI
- h. CONCRETE SLABS ON METAL DECK - 3,500 PSI
- OR AS SHOWN ON DRAWINGS. CONCRETE MIX SHALL HAVE A MINIMUM OF 500 LBS. OF CEMENTITIOUS MATERIAL PER CUBIC YARD. SLUMP (AT POINT OF CONCRETE PLACEMENT) SHALL BE 3 INCH MINIMUM AND 8 INCH MAXIMUM. CONCRETE EXPOSED TO WEATHER SHALL HAVE 5 PERCENT AIR ENTRAINMENT. SUBMIT ALL CONCRETE MIX DESIGNS FOR REVIEW.
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST ACI BUILDING CODE (ACI 318), THE ACI DETAILING MANUAL (ACI 315), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).
3. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A615 GRADE 60. WWF SHALL COMPLY WITH ASTM A185.
4. LAP ALL REINFORCING BARS 8X DIAMETERS MINIMUM UNLESS NOTED OTHERWISE IN SPECIFICATION OF DETAILS. LAP ALL WWF A MINIMUM OF SIX INCHES.
5. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER, AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER. IF OBTAINED, DRAWINGS SHALL BE SUBMITTED FOR REVIEW SHOWING LOCATIONS AND DIMENSIONS OF ALL OPENINGS, SLEEVES, ETC. IN CAST-IN-PLACE CONCRETE SLABS, BEAMS, WALLS, COLUMNS, AND FOUNDATIONS. THESE DRAWINGS SHALL BE COORDINATED BY THE CONTRACTOR. OPENINGS AND SLEEVES THROUGH CAST-IN-PLACE CONCRETE FRAMING IS PROHIBITED EXCEPT WHERE THOSE SLEEVES AND OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS OR WHERE THEY ARE SHOWN ON THE APPROVED SLEEVE AND OPENING DRAWINGS THAT HAVE BEEN SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. SAW-CUTTING, CORING, OR DRILLING OF SLEEVES OR OPENINGS THROUGH PREVIOUSLY CAST CONCRETE IS NOT PERMITTED EXCEPT WHERE SPECIFICALLY REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER.
6. FOR GRADE BEAMS LAP ALL TOP STEEL AT MID-SPAN AND LAP ALL BOTTOM STEEL OVER SUPPORT.
7. LOCATION OF CONSTRUCTION JOINTS IN THE STRUCTURAL SLAB SHALL BE SUBMITTED FOR APPROVAL BY THE STRUCTURAL ENGINEER. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND GRADE BEAMS SHALL BE AT MID-SPAN AND KEY JOINTED WITH REINFORCING CONTINUOUS CROSS JOINT. CONSTRUCTION JOINTS IN SLABS ON METAL DECK SHALL OCCUR MIDWAY BETWEEN BEAMS AT END THIRD OF GIRDER SPAN.
8. LIGHTWEIGHT CONCRETE SHALL BE USED FOR FRAMED FLOORS AS NOTED ON THE DRAWINGS. AIR ENTRAINMENT SHALL BE LIMITED TO 4 PERCENT FOR HARD TROWELED FINISHED AREAS. THIS CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A MAXIMUM IN-PLACE DRY DENSITY OF 120 POUNDS PER CUBIC FOOT.
9. SUBMIT ALL REINFORCING SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.
10. FOR CONCRETE SLABS ON METAL DECK, FLOORS SHALL BE POURED TO THE THICKNESS SHOWN ON DOCUMENTS, NOT TO A LEVEL LINE.

MASONRY

1. MASONRY UNITS SHALL BE IN TYPE N-1 MEDIUM WEIGHT ASTM C90 SOLID (GREATER THAN OR EQUAL TO 75 PERCENT SOLID MATERIAL) OR ASTM C90 HOLLOW GROUTED SOLID BELOW GRADE OR ASTM C90 HOLLOW ABOVE GRADE.
- EXCEPT STARTTOWERS AND ELEVATOR SHAFTS WHICH ARE TO BE C90 HOLLOW GROUTED SOLID FOR FULL HEIGHT OR REINFORCED AND GROUTED AS DIRECTED ON THE DRAWINGS AND SCHEDULES FOR THE PROJECT.
- ALL CMU SHALL BE LAID IN FULL BED OF MORTAR. CONSTRUCT COLUMN PIERS INTEGRALLY WITHOUT FOUNDATION WALLS AND CONTINUE WALL REINFORCEMENT THROUGH THE PIER. GROUT COLUMN PIERS AND WALLS MONOLITHICALLY.
2. FOLLOWING ARE THE BLOCK STRENGTHS REQUIRED:
- a. ASTM C90 SOLID 1900 PSI ON GROSS AREA OF INDIVIDUAL UNITS.
- b. ASTM C90 HOLLOW 1900 PSI NET AREA OF INDIVIDUAL UNITS.
- c. IVARY 3000 PSI ON NET AREA OF INDIVIDUAL UNITS.
3. ALL MORTAR SHALL BE ASTM C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS FROM FIELD OBTAINED TEST CUBES. WHERE IVARY BLOCK IS SPECIFIED, PROVIDE ASTM C270 TYPE M MORTAR WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
4. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI FROM FIELD OBTAINED TEST CYLINDERS.
5. LAID UP MASONRY DESIGN FM IS 1500 PSI FOR STANDARD CONCRETE MASONRY AND 2800 PSI FOR IVARY MASONRY.
6. IVARY BLOCK UNITS SHALL BE MANUFACTURED BY FIZZANO BROTHERS OR APPROVED EQUAL.
7. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. MINIMUM LAP SPICE LENGTHS SHALL BE AS FOLLOWS:
- #3: 1'-6"
- #4: 2'-0"
- #5: 2'-6"
- #6: 3'-0"
- #7: 3'-6"
- #8: 4'-0"
- #9: 4'-6"
- FOR EPOXY-COATED BARS CALLED OUT ON DRAWINGS, MULTIPLY THESE VALUES BY 1.5. MECHANICAL SPLICING DEVICES MAY BE SUBSTITUTED. SUBMIT PRODUCT DATA FOR ENGINEERING APPROVAL.
- ALL CONCRETE MASONRY SHALL BE CONSTRUCTED AND ERECTED IN ACCORDANCE WITH THE LATEST ACI MASONRY CODE (ACI 530/ASCE 5/TMS 402) AND SPECIFICATIONS (ACI 530.1/ASCE 6/TMS 602).
- ALL BRICK MASONRY UNITS SHALL BE GRADE SW IN ACCORDANCE WITH ASTM C216 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND BONDED TOGETHER WITH TYPE S MORTAR.
10. PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE OR LADDER TYPE HORIZONTAL JOINT REINFORCEMENT, MINIMUM 9 GA. AT 16 INCHES ON CENTER VERTICAL IN ALL MASONRY WALLS. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8 INCHES ON CENTER IN ALL PARAPETS. USE SHOP FABRICATED SPECIAL PIECES AT ALL CORNERS AND TEES.

LIGHTGAGE METAL FRAMING

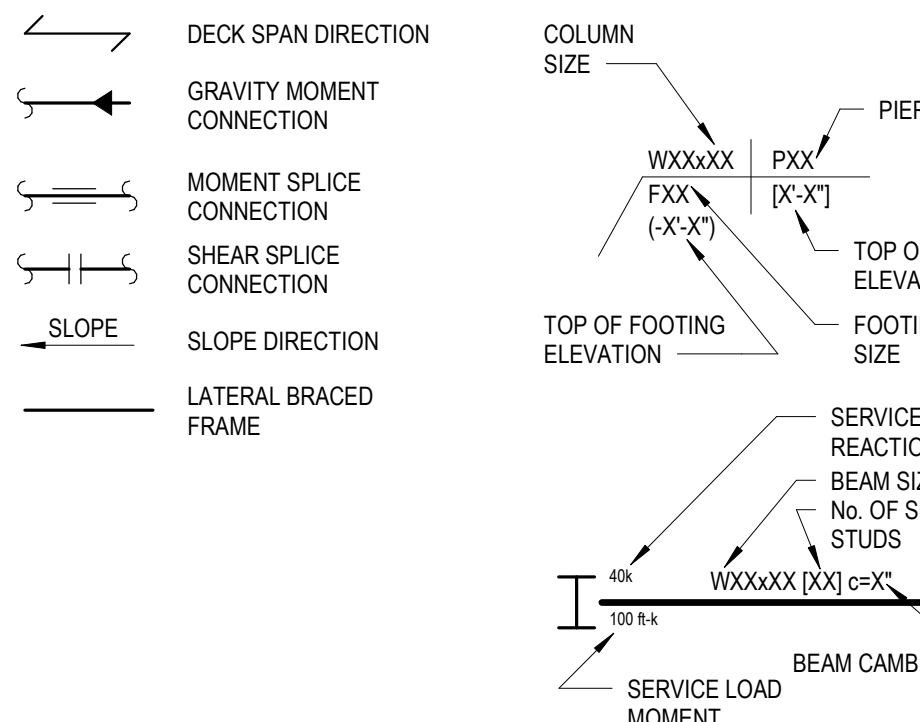
1. LIGHTGAGE METAL STUD DESIGNATION SHOWN ON STRUCTURAL DRAWINGS ASSUME MARINO WARE AS A DESIGN BASIS. MANUFACTURER MUST SUBMIT LITERATURE INDICATING THAT THE MEMBERS SUPPLIED PROVIDE EQUIVALENT STRENGTH AND STIFFNESS. MANUFACTURER AND/OR SUPPLIER TO PREPARE INFORMATION INDICATING CAPACITY OF MEMBERS, FRAMING DETAILS, CONNECTIONS, BRACING, BRIDGING AND ALL OTHER APPURTENANCES OF MEMBERS TO CONFORM TO LOAD CRITERIA AS DIRECTED BY CONTRACTOR/CONSTRUCTION MANAGER.
2. ROOF TRUSSES ARE TO BE DESIGNED FOR THE METAL STUD FRAMING BY A PROFESSIONAL ENGINEER AND SIGNED AND SEALED. CALCULATIONS AND SHOP DRAWINGS ARE TO BE SUBMITTED FOR REVIEW, INDICATING CAPACITY MEMBERS, FRAMING DETAILS, CONNECTIONS, BRACING, BRIDGING AND ALL OTHER APPURTENANCES OF MEMBERS TO CONFORM TO LOAD CRITERIA.
3. ALL STEEL STUDS SHALL BE HOT-DIPPED GALVANIZED (G 60) IN ACCORDANCE WITH ASTM A924. STEEL STUDS SHALL BE DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS AND SHALL COMPLY WITH ASTM A653 & C555. ALL STUDS, JOISTS, AND ACCESSORIES SHALL HAVE THE FOLLOWING MATERIAL STRENGTHS:
- 54 MILS (16 GAGE) AND HEAVY - F_y = 50 KSI.
- 33 MILS, 43 MILS (20 GAGE, 18 GAGE RESPECTIVELY) - F_y = 33 KSI.
4. ALL WELDING OF LIGHT GAGE STEEL FRAMING MUST BE DONE BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.3 SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURES.
5. MAKE CONNECTIONS WITH SELF-TAPPING SCREWS OR WELDING SO THAT THE CONNECTIONS MEET OR EXCEED THE DESIGN LOADS. ALWAYS USE WELDS WHERE SHOWN ON DRAWINGS.
6. CUT ALL LIGHT GAGE STEEL FRAMING MEMBERS WITH SAWS OR SHEARS. FLAME CUTTING IS NOT PERMITTED.
7. THE LIGHT GAGE STEEL FRAMING SUPPLIER AND ERECTOR SHALL HAVE A MINIMUM 5 YEARS EXPERIENCE IN THE FABRICATION AND ERECTION OF LIGHT GAGE STEEL FRAMING SYSTEMS.

STRUCTURAL ABBREVIATIONS

(E) EXISTING	L.P. LOW POINT
(F) FUTURE	L.W. LIGHTWEIGHT
(N) NEW	L.WC. LIGHTWEIGHT CONCRETE
AESS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	MAX. MAXIMUM
AFF ABOVE FINISH FLOOR	MC MISCELLANEOUS CHANNE
ARCH ARCHITECT/ARCHITECTURAL	MECH. MECHANICAL
ALT. ALTERNATE	MEZZ. MEZZANINE
BLDG. BUILDING	MFG. MANUFACTURER
ALT. ALTERNATE	MIN. MINIMUM
BF. BRACE FRAME	MISC. MISCELLANEOUS
B.O. BOTTOM OF	MTL. METAL
C. CHANNEL	N.I.C. NOT IN CONTRACT
N.P. CAST IN PLACE	NUMBER
C.J. CONTROL/CONSTR. JOINT	NOM. NOMINAL
C.M. CONSTRUCTION MANAGER	N.T.S. NOT TO SCALE
CANT. CANTILEVER	N.W. NORMAL WEIGHT
CFS COLD-FORMED STEEL FRAMING	NWC. NORMAL WEIGHT CONCRETE
CMU CONCRETE MASONRY UNIT	O.C. ON CENTER
COL. COLUMN	O.D. OUTSIDE DIAMETER
CONC. CONCRETE	O.F. OUTSIDE FACE
COORD. COORDINATE	O.H. OPPOSITE HAND
CONST. CONSTRUCTION	OPNG. OPENING
CONT. CONTINUOUS	OPP. OPPOSITE
DENO. DEMOLISH/DEMOLITION	P.D. POST DOWEL/POST DETAIL
DIAM. DIAMETER	PERP. PERPENDICULAR
DIAG. DIAGONAL	P.G. PLATE GIRDER
DL. DEAD LOAD	PL. PLATE
DN. DOWN	PRC. PRECAST
DWG. DRAWING	PSF. POUNDS PER SQUARE FOOT
DWL. DOWEL	PSI. POUNDS PER SQUARE INCH
EACH. EACH	P.T. POST TENSIONED
E.F. EACH FACE	P.T. PRESSURE TREATED
E.L. ELEVATION	P.U. POST UP
ELEV. ELEVATOR	R/RAD. RADIUS
EMB. EMBED/EMBEDMENT	REF. REFERENCE
EDGE OF ANGLE	E.O.A. REINFORCE
E.O.S. EDGE OF SLAB	REQD. REQUIRED
E.Q. EQUAL	S.D.L. SUPERIMPOSED DEAD LOAD
EXP. EXPANSION	S.E.R. STRUCTURAL ENGINEER OF RECORD
EXT. EXTERIOR	SHT. SHEET
FLR. FLOOR	S.I.M. SIMILAR
FND. FOUNDATION	S.O.G. SLAB ON GRADE
F.P. FIRE PROOFING	S.L. SLOPED
FT. FEET	SPEC(S). SPECIFICATIONS
FTG. FOOTING	STL. STEEL
GA. GAUGE OR GAGE	T. TENSION
ICV. INCLINATED	T & B TOP AND BOTTOM
GB. GRADE BEAM	TDS. TURNED DOWN SLAB
GC. GENERAL CONTRACTOR	THK. THICKNESS
HORIZ. HORIZONTAL	T.O. TOP OF
H.P. HIGH POINT	HSS. HOLLOW STRUCTURAL SHAPE
IF. INSIDE FACE	TYP. TYPICAL
IN. INCHES	U.N.O. UNLESS NOTED OTHERWISE
JT. JOINT	VERT. VERTICAL
K. KIPS (1000 POUNDS)	V.I.F. VERIFY IN FIELD
KFT. KIPS PER LINEAR FOOT	W.D. WOOD
KSF. KIPS PER SQUARE FOOT	WF. WIDE FLANGE
L. ANGLE	W.P. WORK POINT
LL. LIVE LOAD	WT. STRUCTURAL TEE
LLH. LONG LEG HORIZONTAL	WWF. WELDED WIRE FABRIC
LLV. LONG LEG VERTICAL	
LONG. LONGITUDINAL	

NOTE: SEE MECHANICAL, ELECTRICAL, PLUMBING, AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL ABBREVIATIONS.

STRUCTURAL SYMBOLS



		REVISION LEGEND	NEW ISSUE	REVISED ISSUE	REVISED, NOT ISSUED
		ISSUED	REMOVED FROM DRAWING SET	ISSUED, NOT REVISED	
DRAWING LIST - STRUCTURAL					
DRAWING NUMBER	DRAWING TITLE	09-09-2022 - PROGRESS SET	09-30-2022 - 75% CONSTRUCTION DOCUMENTS	11-01-2022 - SCHEMATIC/BUDGET SET	12-30-2022 - PERMIT SET
S0.01	STRUCTURAL NOTES, ABBREVIATIONS, AND SYMBOLS		●	●	●
S0.02	STRUCTURAL NOTES AND SCHEDULES	○	●	●	●
S0.03	LIVE LOAD PLANS AND SCHEDULES		○	●	●
S1.00	OVERALL FOUNDATION PLAN		○	○	○
S1.00A	RETAIL LEVEL FOUNDATION PLAN	○	●	●	●
S1.01A	CLUB LEVEL 1 FOUNDATION PART PLANS			○	○
S1.02A	CLUB LEVEL 2 FOUNDATION PLAN			○	○
S1.03	FIRST FLOOR FRAMING PLAN	○	●	●	●
S1.03A	FIRST FLOOR FRAMING ENLARGED PLAN A		○	●	●
S1.03B	FIRST FLOOR FRAMING ENLARGED PLAN B		○	●	●
S1.03C	FIRST FLOOR FRAMING ENLARGED PLAN C		○	●	●
S1.03D	FIRST FLOOR FRAMING ENLARGED PLAN D	○	●	●	●
S1.04	2ND FLOOR FRAMING PLAN	○	●	●	●
S1.04A	SECOND FLOOR FRAMING ENLARGED PLAN B	○	●	●	●
S1.05	THIRD FLOOR FRAMING PLAN		○	●	●
S1.06	FOURTH FLOOR FRAMING PLAN			○	○
S1.10	ROOF FRAMING PLAN		○	●	●
S1.10A	ROOF FRAMING ENLARGED PLAN A			○	○
S1.10B	ROOF FRAMING ENLARGED PLAN B			○	○
S1.10C	ROOF FRAMING ENLARGED PLAN C			○	○
S1.10D	ROOF FRAMING ENLARGED PLAN D			○	○
S2.01	FOUNDATION TYPICAL DETAILS	○	●	●	●
S2.02	FOUNDATION SECTIONS		○	○	○
S3.01	FRAMING TYPICAL DETAILS		○	●	●
S3.02	FRAMING TYPICAL DETAILS		○	○	○
S4.01	WOOD FRAMING TYPICAL DETAILS	○	○	○	○
S4.02	WOOD FRAMING TYPICAL DETAILS			○	○
S4.03	WOOD FRAMING TYPICAL DETAILS			○	○
S4.04	WOOD SHEAR WALL SECTIONS AND DETAILS		○	●	●
S4.05	WOOD SHEAR WALL SECTIONS AND DETAILS			○	○
S5.01	BRACED FRAME ELEVATIONS		○	○	○
S6.01	CMU DETAILS			○	●

1. ALL STRUCTURAL WOOD FRAMING SHALL:
 - a. BE HEM FIR #2 MINIMUM, STRESS GRADE LAMBER OR APPROVED EQUAL.
 - b. THE UNFACTORED MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 1000 PSI FV = 145 PSI E = 1,600,000 PSI
 - c. ALL STRUCTURAL TIMBER TO BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTIONS' "CONSTRUCTION MANUAL".
2. ALL GLUED LAMINATED BEAMS SHALL BE SOUTHERN PINE, HEM FIR OR APPROVED EQUAL.
 - a. CONFORMING TO LATEST ACT 117 "STANDARD SPECIFICATION FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES".
 - b. THE MINIMUM ALLOWABLE PROPERTIES FOR GLUED LAMINATED BEAMS ARE AS FOLLOWS:

FB = 2200 PSI FV = 165 PSI E = 1,500,000 PSI
3. ALL MICRO-LAM BEAMS TO BE AS ENGINEERED AND MANUFACTURED BY TRUSJOIST OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR MICRO-LAM BEAMS ARE AS FOLLOWS:

FB = 2600 PSI FV = 285 PSI E = 1,900,000 PSI
4. ALL LAMINATED STRAND LUMBER TO BE AS ENGINEERED AND MANUFACTURED BY TRUSJOIST OR APPROVED EQUAL. PROVIDE LSL TOP AND BOTTOM PLATES FOR ALL WOOD BEARING WALLS.
5. ALL PARALLAM BEAMS TO BE AS ENGINEERED AND MANUFACTURED BY TRUSJOIST OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR PARALLAM BEAMS ARE AS FOLLOWS:

FB = 2900 PSI FV = 290 PSI E = 2,000,000 PSI

7. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW

- a. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL.
- b. NATIONAL FOREST AND PAPER ASSOCIATION/NATIONAL WOOD COUNCIL: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- c. AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION.
- d. AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.
- e. NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR STRESS- GRADE LUMBER AND ITS FASTENINGS.

8. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE STANDARDS:

- DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-85 FOR ROOFS.
- DESIGN SPECIFICATION FOR METAL PLATE CONNECTED PARALLEL CHORD WOOD TRUSSES, PCT-80 FOR FLOORS.
- RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, DSB-89
- HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91

9. TJI SERIES JOISTS SHALL BE AS MANUFACTURED BY TRUSJOIST OR APPROVED EQUAL. INSTALL BRACING AND BRIDGING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

10. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. PROVIDE STAINLESS STEEL FASTENERS, ANCHORS AND CONNECTORS WITH TREATED WOOD. TOE-NAILING IS NOT PERMITTED UNLESS NOTED OTHERWISE IN THE GOVERNING BUILDING CODE. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.

11. WOOD ROOF TRUSSES AND WOOD FLOOR TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW. TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED HANGERS AS REQUIRED. THE TRUSS MANUFACTURER MUST INCORPORATE IN THE TRUSS DESIGN ADDITIONAL PLYS, SIMPSON TRUSS BEARING ENHANCERS OR OTHER MEASURES AS REQUIRED TO PREVENT SILL PLATE FAILURE FOR THE NOTED PLATE SPECIES, SPECIFICALLY FAILURE OF BEARING-TYPE NATURE.

12. LAMINATED WOOD FRAMING SHALL BE DESIGNED BY LAMINATED WOOD BEAM MANUFACTURER. SUBMIT SEALED CALCULATIONS FOR REVIEW.

13. HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING SIZE	HEADER
UP TO 4'-0"	(2) 2" X 6"
4'-0" TO 6'-0"	(2) 2" X 8"
6'-0" TO 9'-0"	(2) 2" X 10"

14. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" O/C MAXIMUM SPACING FOR ALL

- WOOD JOISTS.
- WOOD RAFTERS.
- ROOF TRUSSES.
- FLOOR TRUSSES.
- PROVIDE ADDITIONAL X-BRIDGING AS REQUIRED BY FABRICATOR. PROVIDE A MINIMUM OF ONE LINE BLOCKING/CROSS BRIDGING FOR ALL SPANS.

15. PROVIDE STRUCTURAL PLYWOOD SHEATHING OR APPROVED EQUAL AT ALL SIDES OF CORNERS FOR WIND BRACING. CONNECTIONS OF PLYWOOD SHALL COMPLY WITH APA NAILING REQUIREMENTS FOR PLYWOOD SHEAR WALLS. NO MORE THAN 50% OF WALL SHEATHING JOINTS MAY COINCIDE WITH A CONNECTION LINE BETWEEN FLOORS.

16. PROVIDE PRESSURE TREATED OR WOLMANIZED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE AND/OR GROUTED MASONRY OR IS EXPOSED TO WEATHER.

17. WOOD ROOF DECK SHALL BE

- a. NOMINAL N1 DOUGLAS FIR/LARCH T&G LOCK-DECK (N2 ACTUAL THK) AS MANUFACTURED BY SHELTON LAM. & DECK OR APPROVED EQUAL.
- b. THE MINIMUM ALLOWABLE PROPERTIES FOR WOOD DECKING ARE AS FOLLOWS:
- FB = 2640 PSI FV = 165 PSI E = 1,800,000 PSI

18. a. SHEATHING FOR ROOFS SHALL BE 5/8" APA RATED SHEATHING STRUCTURAL I 32/16 EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB).
b. SHEATHING FOR WALLS SHALL BE 15/32" APA RATED SHEATHING STRUCTURAL I 16 O/C EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB).
c. SHEATHING FOR FLOORS SHALL BE 3/4" APA RATED STURD-I-FLOOR 20 O/C EXPOSURE 1 T&G, OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB.)

ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE. FOR ROOF SHEATHING, USE PANEL CLIPS, TONGUE & GROOVE, OR LUMBER BLOCKING EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS.

1. DESIGN, FABRICATION, AND CONSTRUCTION OF PREFABRICATED WOOD TRUSSES SHALL CONFORM TO "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (TP-48), "PARALLEL CHORD WOOD TRUSSES" AND TO THE "COMBINATION OF ALLOWABLE STRESSES FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (TPH98-81).
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND ENGINEERED BY THE MANUFACTURER. DESIGN CALCULATIONS AND SHOP DRAWINGS FOR CONSTRUCTION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SHALL BEAR THE ENGINEERING SEAL OF THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
3. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE LOADS INDICATED BY THE DESIGN CRITERIA. AT THE DEPTH AND SPACING INDICATED ON THE DRAWINGS. BUILDING DEAD LOADS AND SELF WEIGHT OF THE TRUSSES ARE NOT INCLUDED IN THESE LOADS. LATERAL AND UPLIFT LOADS SHALL BE APPLIED IN ACCORDANCE WITH THE DESIGN CRITERIA.
4. THE STABILITY OF THE TRUSSES DURING ERECTION IS THE SOLE RESPONSIBILITY OF THE TRUSS INSTALLER. TEMPORARY BRACING AND PERMANENT BRACING IS THE RESPONSIBILITY OF TRUSS FABRICATOR/TRUSS INSTALLER. THE WOOD TRUSS FABRICATOR SHOULD INDICATE ON THE ROOF TRUSS LAYOUT ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED BY THE TRUSS DESIGN AND BY STANDARD PRACTICE.
5. WHERE ROOF TRUSSES SUPPORT AND ATTIC WALKWAY, AN ADDITIONAL 10 PSF UNIFORM OR 300 POUNDS CONCENTRATED LIVE LOAD SHALL BE APPLIED TO THE BOTTOM CHORD.

6. FLOOR TRUSSES SUPPORTING A CEMENTIOUS TOPPING TO HAVE A MAXIMUM TOTAL LOAD DEFLECTION RATIO OF SPAN/360.

7. TRUSS MANUFACTURER SHALL ARRANGE TRUSS WEB MEMBERS ARE REQUIRED BY DESIGN. WEB ARRANGEMENTS SHOWN ON THE STRUCTURAL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. TRUSS CONNECTOR PLATES SHALL BE 30 CALS MINIMUM AND DESIGNED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE ORGANIZATION.

8. IF THE TRUSS MANUFACTURER CHANGES THE TRUSS LAYOUT, THE NEW LAYOUT MUST BE COORDINATED WITH ALL OTHER STRUCTURAL DRAWINGS PRIOR TO SUBMISSION OF SHOP DRAWINGS. SHOP DRAWINGS MUST BE APPROVED PRIOR TO START OF FABRICATION.

9. TRUSS TO TRUSS CONNECTIONS ARE THE TRUSS MANUFACTURER'S RESPONSIBILITY.

10. NO FIELD ALTERATION OF PREFABRICATED TRUSSES IS PERMITTED UNLESS DONE IN ACCORDANCE WITH TRUSS MANUFACTURER'S APPROVED MODIFICATIONS DETAIL.

11. MECHANICAL EQUIPMENT

- b. COORDINATION OF EXACT SIZES AND LOCATIONS OF EQUIPMENT FOR THE PURPOSE OF DESIGNING AND INSTALLING EQUIPMENT SUPPORT SHALL BE BETWEEN THE TRUSS DESIGNER AND MECHANICAL CONTRACTOR.
- c. EQUIPMENT WEIGHTS LISTED ON PLAN ARE THE MAXIMUM TOTAL WEIGHT OF EQUIPMENT AND CURB COMBINED. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- d. UNIT CURB SUPPORT FOR ROOF MOUNTED EQUIPMENT SHALL BE COORDINATED BETWEEN THE TRUSS DESIGNER AND MECHANICAL CONTRACTOR.
- e. METHOD OF ATTACHMENT FOR UNDERHUNG UNITS OR UNITS MOUNTED BETWEEN TRUSS TOP AND BOTTOM CHORDS SHALL BE COORDINATED BETWEEN THE TRUSS DESIGNER AND MECHANICAL CONTRACTOR.

1. SPECIAL INSPECTIONS AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE SHALL BE PERFORMED BY A THIRD PARTY (I.E. TESTING LABORATORY) CONTRACTED BY THE OWNER, A SIGNED AND SEALED LETTER SHALL BE PROVIDED TO DATA FROM THE SPECIAL INSPECTOR THAT VERIFIES THE CONSTRUCTION AS PER THE CONTRACT DOCUMENTS. SPECIFICATIONS, REVISED SHOP DRAWINGS, AND RESPONSES TO REQUESTS FOR INFORMATION (RFIs) BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA.
2. THIRD PARTY SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:
 - A. STRUCTURAL STEEL - REFER TO TABLE ON THIS SHEET
 - B. CONCRETE CONSTRUCTION - REFER TO TABLE ON THIS SHEET
 - C. POST-INSTALLED ANCHORS IN ACCORDANCE WITH APPLICABLE (EVALUATION SERVICE REPORTS, MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND ANCHOR SIZE, LOCATION, EDGE DISTANCES, SPACING AND EMBEDMENTS NOTATED ON THE CONSTRUCTION DOCUMENTS.
 - D. MASONRY CONSTRUCTION - REFER TO TABLE ON THIS SHEET
 - E. WOOD CONSTRUCTION - REFER TO TABLE ON THIS SHEET
 - F. SOLS (AS PER GEOTECHNICAL REPORT CITED IN "FOUNDATIONS" NOTES).
3. STRUCTURE FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION OR TESTING PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS OR TESTS.
4. REFER TO SPECIAL INSPECTION TABLES FOR CONTINUOUS OR PERIODIC INSPECTION REQUIREMENTS.

1. THESE DOCUMENTS ARE NOT REPRESENTATIVE OF BID DOCUMENTATION. KNOWN SCOPE ITEMS THAT ARE STILL TO BE DEVELOPED ARE LISTED BELOW AND ARE NOT LIMITED TO:

- A. BOTTOM OF FOOTING ELEVATIONS
- B. BRACED FRAME FOUNDATIONS
- C. ROOF FRAMING SLOPE
- D. ROOFTOP EQUIPMENT AND PENETRATION SUPPORT
- E. STOREFRONT STEEL DETAILING
- F. BRICK RELIEF SUPPORT ANGLES
- G. BUILDING JOINT DETAILING
- H. DETAILING AT SECOND FLOOR TERRACE DECKS OVER RETAIL
- I. WOOD SHEAR WALL DETAILING
- J. FRAMING AND DETAILING FOR WOOD LEVEL BALCONIES
- K. OTHER MECHANICAL, ELECTRICAL, AND PLUMBING SUPPORT

1. METAL STARS AND METAL OR GLASS GUARDRAILS. THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED CALCULATIONS BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED SHOWING DESIGNS OF METAL STARS, METAL RAILINGS AND CONNECTIONS TO STRUCTURE TAKING INTO ACCOUNT THE HEIGHT OF THE RAILING AND LATERAL LOADS DESIGNATED IN THE GOVERNING CODES, WIND LOADS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED ON THE STRUCTURAL CONTRACT DOCUMENTS TO SUPPORT THE STARS. THE CONNECTIONS FROM THE STARS SHALL BE DESIGNED SO THAT NO CENTRIC OR TORSIONAL FORCES ARE IMPOSED ON THESE STRUCTURAL MEMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL EMBEDDED ITEMS AND HARDWARE AS REQUIRED PER THE STAR DESIGN.
2. STRUCTURAL STEEL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE CONTRACT DOCUMENTS. REFER TO STEEL NOTES.
3. LIGHT GAUGE METAL FRAMING. MANUFACTURER AND/OR SUPPLIER TO PREPARE INFORMATION INDICATING CAPACITY OF MEMBERS, FRAMING DETAILS, CONNECTIONS, BRACING, BRIDGING AND OTHER APPURTENANCES OF MEMBERS TO CONFORM TO LOAD CRITERIA AS DIRECTED BY CONTRACTOR/CONSTRUCTION MANAGER.
4. WOOD ROOF AND WOOD FLOOR TRUSSES. SEE WOOD NOTES.
5. UNISTRUT FRAMING

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS. b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	—	X	APPLICABLE ASTM MATERIAL SPECIFICATIONS: AISC 308, SECTION A3.3
2. INSPECTION OF HIGH-STRENGTH BOLTING: a. BEARING - TYPE CONNECTIONS. b. SLIP-CRITICAL CONNECTIONS.	X	X	ASCE 300 SECTION IQ2.5
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL: a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS. b. MANUFACTURER'S CERTIFIED MILL TEST REPORTS REQUIRED.	—	X	ASTM A 6 OR ASTM A 588 ASTM A 6 OR ASTM A 588
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS: a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS IN THE APPROVED CONSTRUCTION DOCUMENTS.	X	X	ASCE 300 SECTION 4.3.5
5. INSPECTION OF WELDING: a. STRUCTURAL STEEL 1. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS 2. MULTIPASS FILLET WELDS 3. SINGLE-PASS FILLET WELDS 5/16" 4. SINGLE-PASS FILLET WELDS 3/8" 5. FLOORING OF BEAM WELDS AND LAP SCREWS 6. WELDED SHEAR STUDS	X X X X X X	X X X X X X	AWSD D1.1 AWS D1.1 AWS D1.1 AWS D1.1 AWS D1.1 AWS D1.1
7. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS: a. DETAILS SUCH AS BRACING AND STIFFENING. b. MEMBER LOCATIONS. c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION	X	X	

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCE STANDARD
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	—	X	ACI 318 3.5.1, 7-7
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3 ITEM-B-8.	—	—	AWS D14 ACI 352
3. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE	—	X	ACI 308.5
4. VERIFYING USE OF REQUIRED DESIGN MIX.	—	X	ACI 318: CH 4, 5.2.5.4
5. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE THE TEMPERATURE OF FRESH CONCRETE.	X	—	ASTM C 172 ACI 308.5 ACI 308.5.6, 5.8
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	—	X	ACI 318 5.9, 5.10
7. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	—	X	ACI 318 5.11.6, 5.13

VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA		
	CONTINUOUS	PERIODIC	IBC SECTION	TMS 402/403 S00/ASCE 5	TMS 602/403 S30/ASCE 6
1. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	—	X	—	—	ART. 1.5
2. VERIFICATION OF F_{ED} AND F_{AC} PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE.	—	X	—	—	ART. 1.4b
3. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF CONSOLIDATING GROUT.	—	—	NOT APPLICABLE	—	ART. 1.5B; 1.3.3
4. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE.					
a. PROPORTIONS OF SITE-PREPARED MORTAR	—	X	—	—	ART. 2.6A
b. CONSTRUCTION OF MORTAR JOINTS	—	X	—	—	ART. 3.3B
c. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES.	—	X	—	—	ART. 3.4, 3.6A
d. PRESTRESSING TECHNIQUE.	—	—	NOT APPLICABLE	—	ART. 3.6B
e. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.	—	—	NOT APPLICABLE	—	ART. 2.4B, 2.4H
5. DURING CONSTRUCTION THE INSPECTION PROGRAM SHALL VERIFY:					
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	—	X	—	—	ART. 3.3F
c. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	—	X	—	SEC. 1.2.2(a) 1.6.1	—
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT, ANCHOR BOLTS, PRESTRESSING TENDONS AND ANCHORAGES.	—	X	—	SEC. 1.15	ART. 2.4, 3.4
d. WELDING OF REINFORCING BARS.	X	—	—	SEC. 2.1.9.7.2, 3.3.3.4(b)	—
e. PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F).	—	X	SEC. 2104.3 2104.4	—	ART. 1.9C, 1.8D
f. APPLICATIONS AND MEASUREMENTS OF PRESTRESSING FORCE.	—	—	NOT APPLICABLE	—	ART. 3.6B
6. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE.					
a. GROUT SPACE IS CLEAN.	—	X	—	—	ART. 3.2D
b. PLACEMENT OF REINFORCEMENT AND CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGE.	—	X	—	SEC. 1.13	ART. 3.4
c. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	—	X	—	—	ART. 2.6B
d. CONSTRUCTION OF MORTAR JOINTS.	—	X	—	—	ART. 3.3B
7. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE.	X	—	—	—	ART. 3.5
a. GROUTING OF PRESTRESSING BONDED TENDONS.	—	—	NOT APPLICABLE	—	ART. 3.6C
8. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS SHALL BE OBSERVED.	—	X	SEC. 2105.2.2, 21.5.3	—	ART. 1.4

[illegible]

A circular professional engineer seal for the Commonwealth of Pennsylvania. The outer ring contains the text "COMMONWEALTH OF PENNSYLVANIA". Inside the ring, at the top, it says "REGISTERED PROFESSIONAL". In the center, the name "STEVEN MICHAEL ANASTASIO" is written above "ENGINEER". Below the name, there are two fields: "No. P.E. License" followed by a handwritten number "0000000000" and "Exp. Date" followed by a handwritten date "12/31/2024". A blue ink signature is scrawled across the entire seal.

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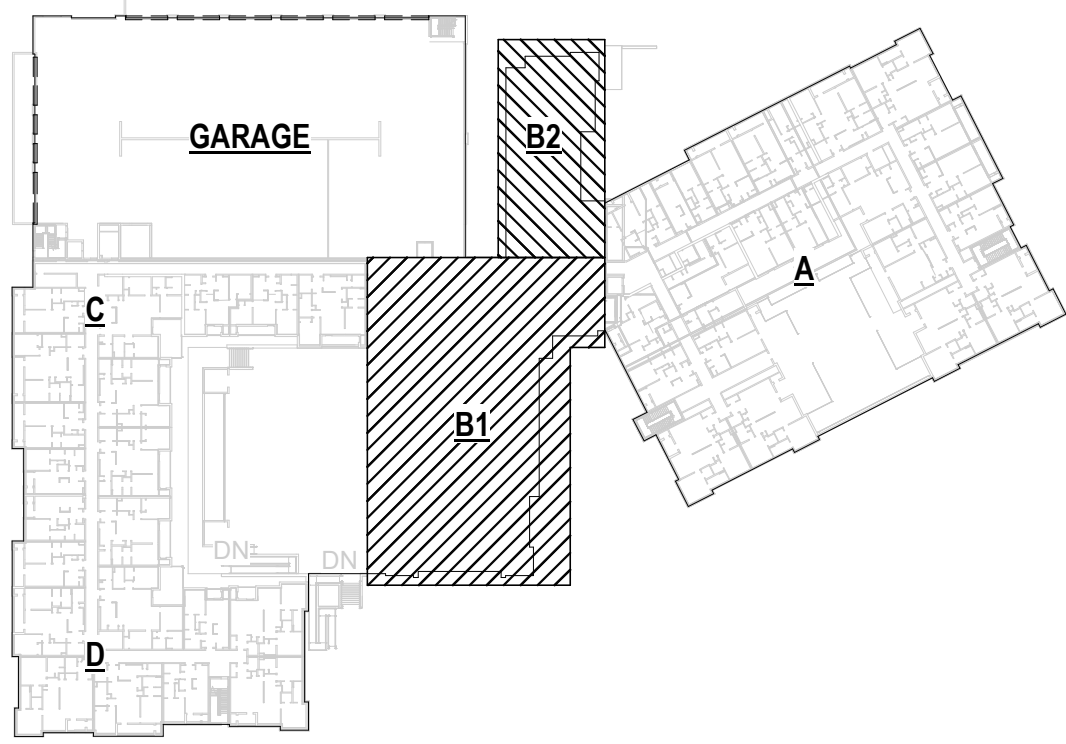
Promenade at Granite Run

Baltimore, Boston, New York, Philadelphia & Washington D.C.

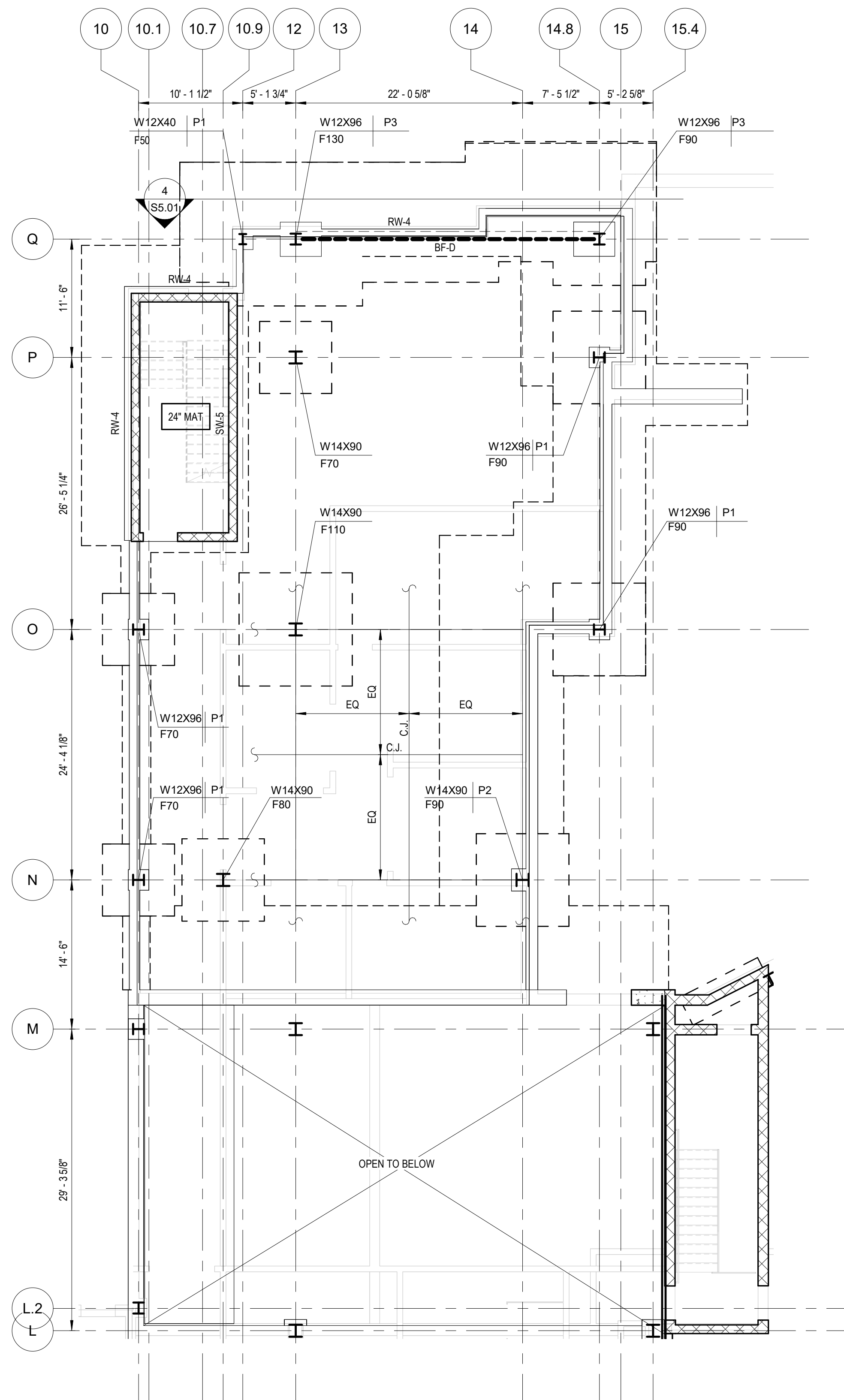
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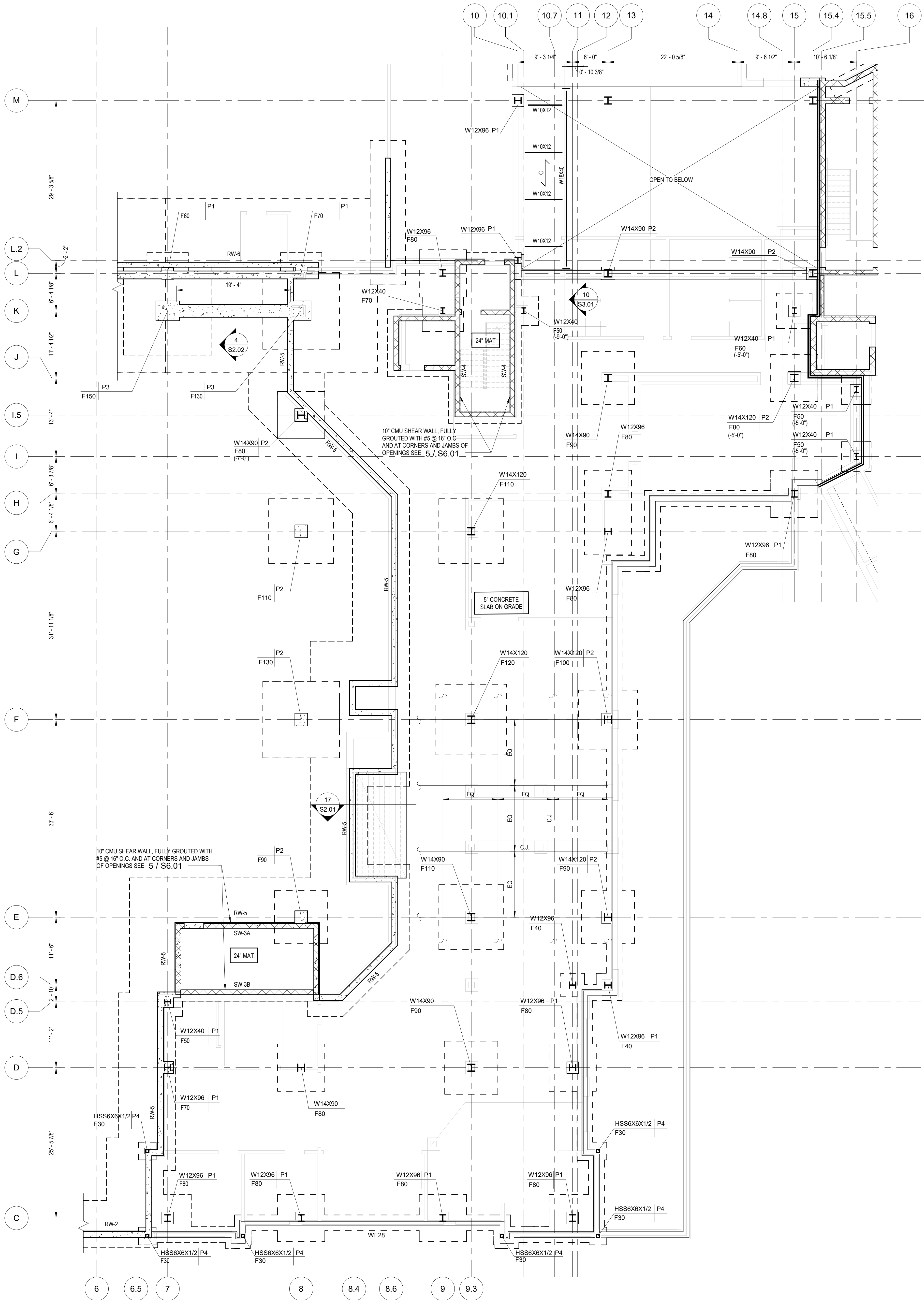
KEY PLAN



CLUB LEVEL 1 SHEET NOTES

1. TYPICAL TOP OF CLUB LEVEL 1 FINISHED FLOOR IS +8'-0" ABOVE DATUM ELEVATION (0'-0" SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, STEPS, ETC.)
2. TOP OF STEEL ELEVATION IS 8'-6" UNLESS NOTED OTHERWISE. ELEVATIONS GIVEN ON PLAN THUS (X'-X") ARE REFERENCED TO ELEVATION +8'-0"
3. (8" TOTAL THICKNESS) FLOOR CONSTRUCTION SHALL BE 3'-18 GAUGE GALVANIZED LOK-FLOOR DECK TOPPED WITH 4" NORMAL WEIGHT CONCRETE REINFORCED WITH WELDED WIRE FABRIC (WWF) 6x6-W2 @ W2.0. WELDED WIRE FABRIC SHALL BE FIRMLY SUPPORTED OFF DECK ALLOWING 1" COVER FROM TOP OF SLAB.
4. MAXIMUM SPACING FOR FLOOR MEMBERS SHALL BE 8'-0" ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
5. $\angle C$ INDICATES SPAN OF DECK. SEE NOTE THREE.
6. TYPICAL INTERIOR EDGE OF SLAB (E.O.S.) DIMENSION SHALL BE "X" AND FORMED WITH LIGHT GAUGE POUR STOP UNLESS NOTED OTHERWISE.

1 S1.01A CLUB LEVEL 1 FOUNDATION PART PLAN B2
1/8" = 1'-0"



2 S1.01A CLUB LEVEL 1 FOUNDATION PART PLAN B1
1/8" = 1'-0"

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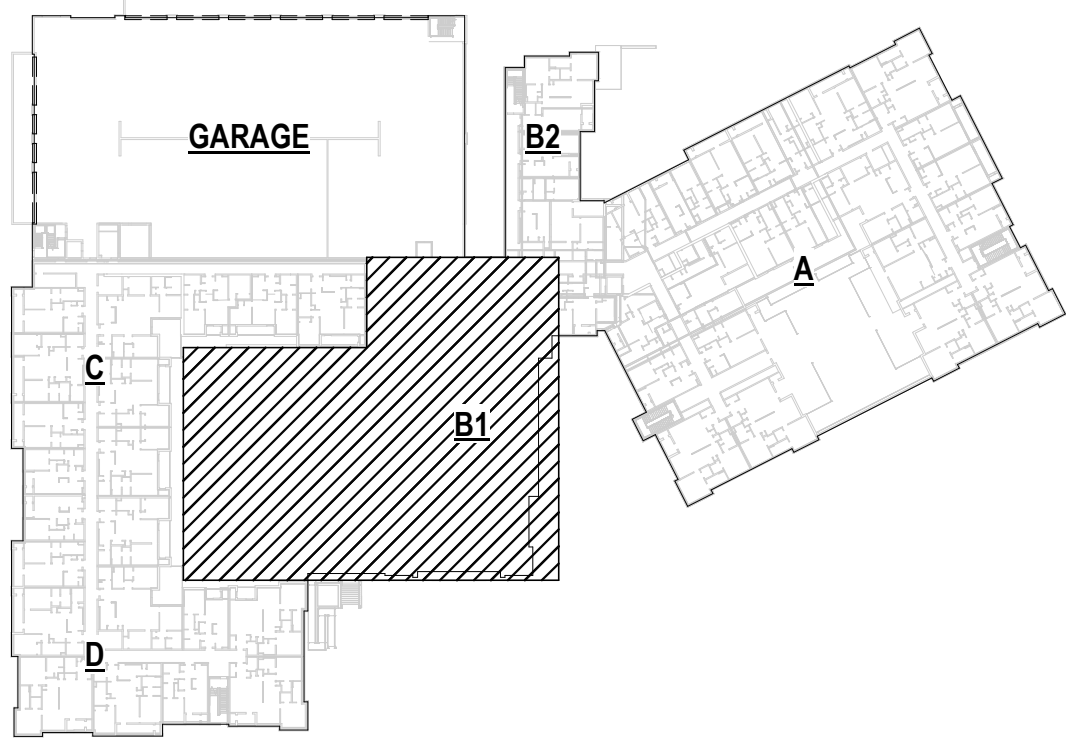
CLUB LEVEL 1 FOUNDATION PART
PLANS

Promenade at Granite Run

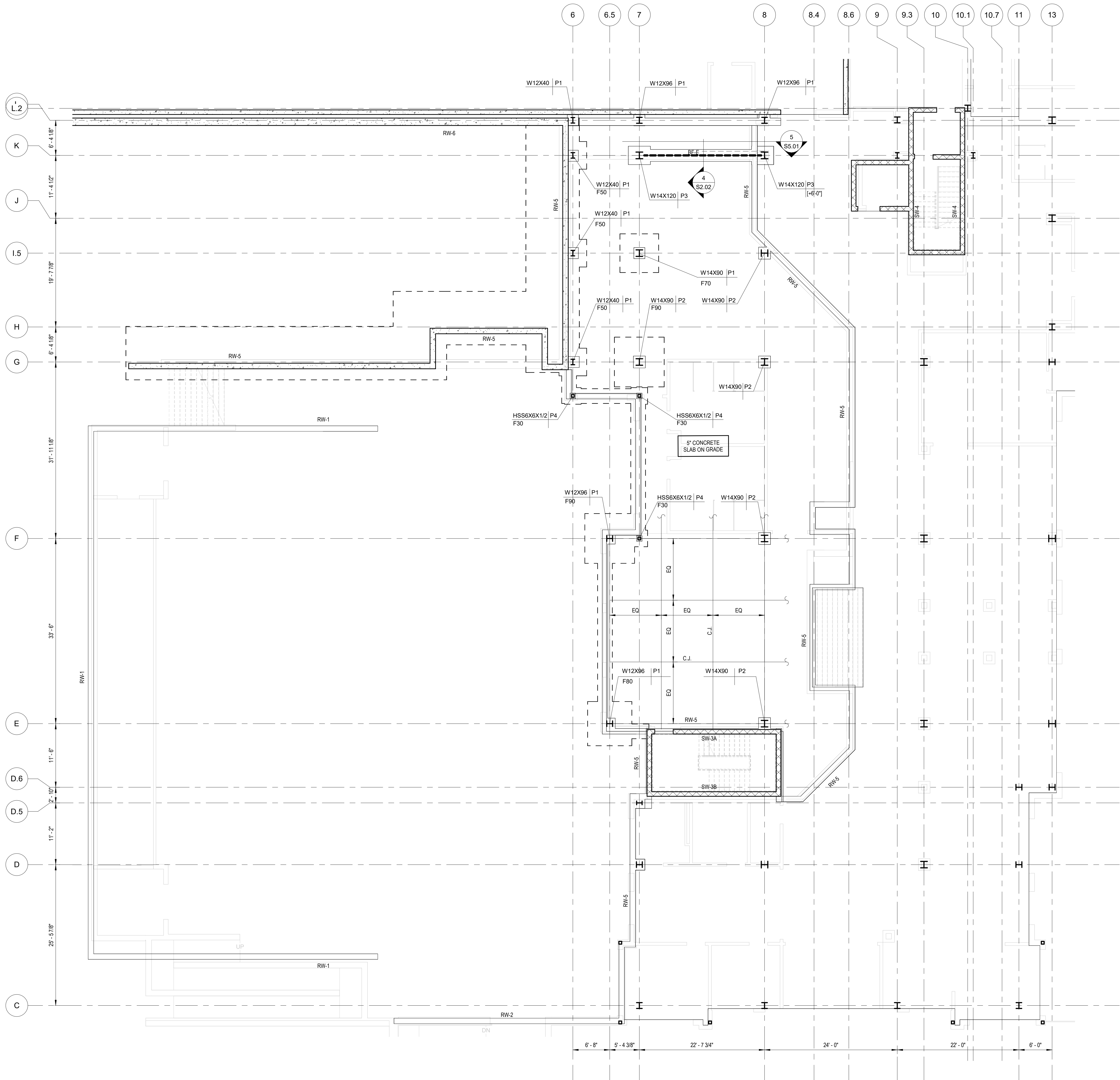
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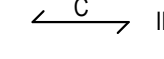
S1.01A
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KEY PLAN



CLUB LEVEL 2 SHEET NOTES

1. TYPICAL TOP OF CLUB LEVEL 2 FINISHED FLOOR IS +14'-0" ABOVE DATUM ELEVATION (0'-0"). SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, STEPS, ETC.
2. TOP OF STEEL ELEVATION IS 0'-0" UNLESS NOTED OTHERWISE. ELEVATIONS GIVEN ON PLAN THUS (X'-X") ARE REFERENCED TO ELEVATION +8'-0".
3. (8" TOTAL THICKNESS) FLOOR CONSTRUCTION SHALL BE 3"-18 GAUGE GALVANIZED LOK-FLOOR DECK TOPPED WITH 5" NORMAL WEIGHT CONCRETE REINFORCED WITH WELDED WIRE FABRIC (WWF) 6W6-W2 @ W2.0. WELDED WIRE FABRIC SHALL BE FIRMLY SUPPORTED OFF DECK ALLOWING 1" COVER FROM TOP OF SLAB.
4. MAXIMUM SPACING FOR FLOOR MEMBERS SHALL BE 8'-0" ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
5.  INDICATES SPAN OF DECK. SEE NOTE THREE.
6. TYPICAL INTERIOR EDGE OF SLAB (E.O.S.) DIMENSION SHALL BE X" AND FORMED WITH LIGHT GAUGE POUR STOP UNLESS NOTED OTHERWISE.

1 CLUB LEVEL 2 FOUNDATION PLAN
S1.02A 1/8" = 1'-0"

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CLUB LEVEL 2 FOUNDATION PLAN

Promenade at Granite Run

Baltimore, Boston, New York, Philadelphia & Washington D.C.

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S1.02A

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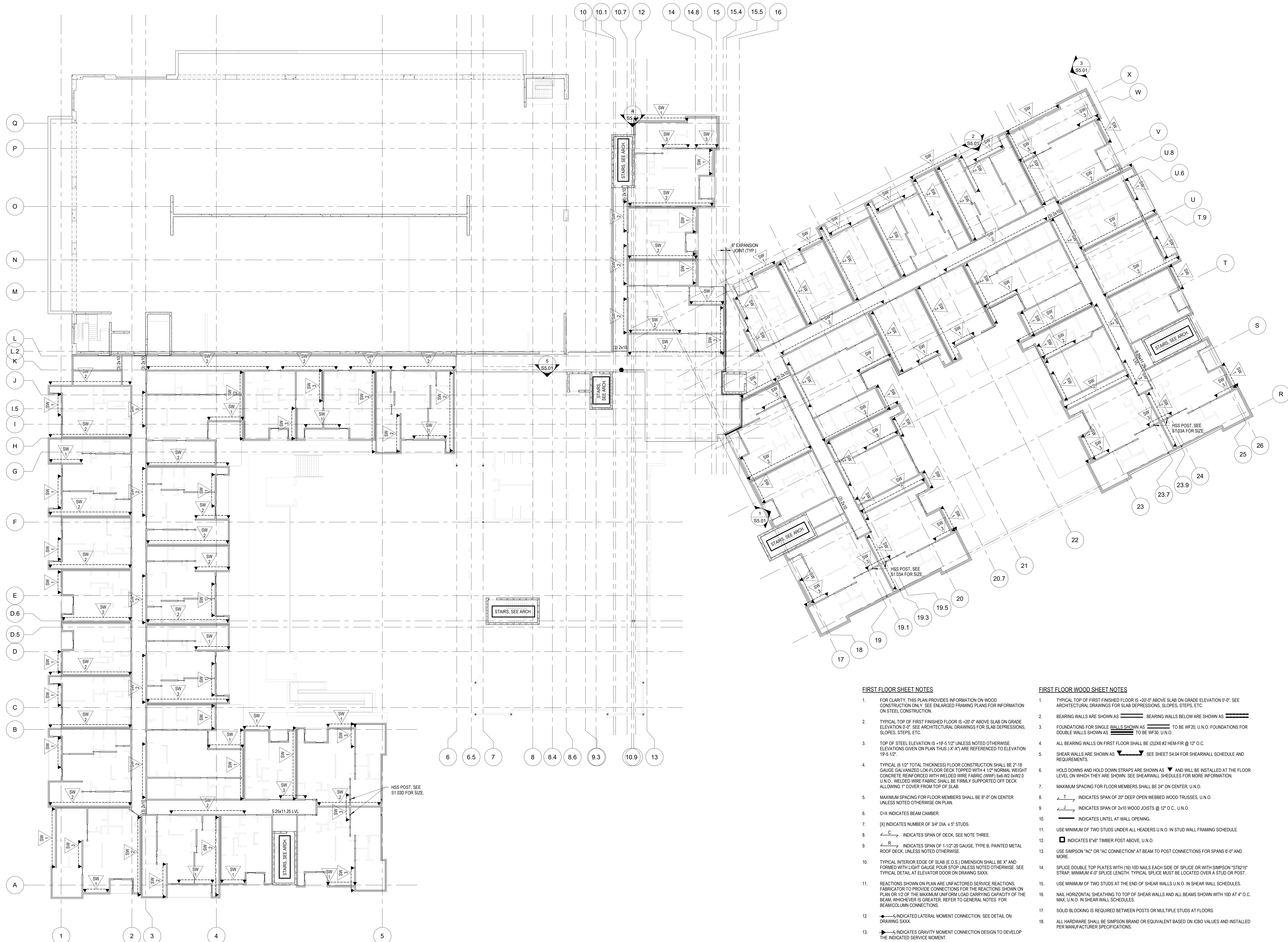
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FIRST FLOOR FRAMING PLAN

Promenade at Granite Run

Baltimore, Boston, New York, Philadelphia & Washington D.C.

S1.03



FIRST FLOOR SHEET NOTES

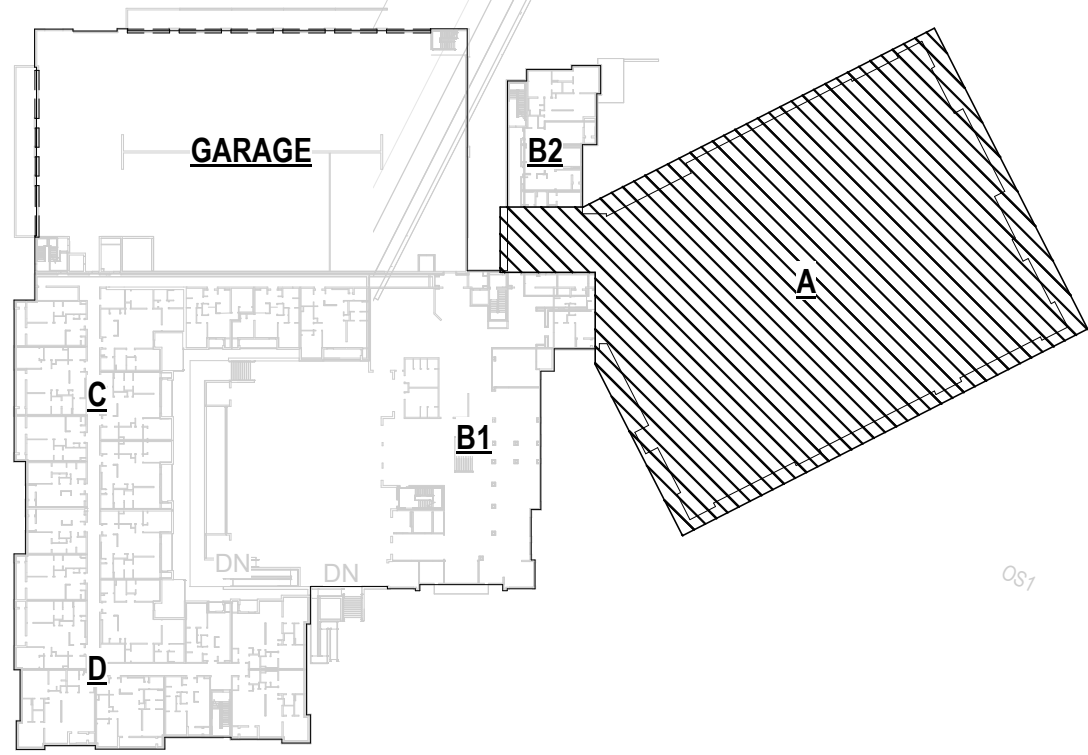
1. FOR CLARITY, THIS PLAN PROVIDES INFORMATION ON WOOD CONSTRUCTION ONLY. SEE ENLARGED FRAMING PLANS FOR INFORMATION ON STEEL CONSTRUCTION.
2.  TYPICAL TOP OF FIRST FINISHED FLOOR IS $+0.0'$ ABOVE SLAB ON GRADE ELEVATION $+0.0'$. SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, STEPS, ETC.
3. TOP OF SLAB ELEVATION IS $+19.5' 12"$ UNLESS NOTED OTHERWISE. ELEVATIONS GIVEN ON PLAN THIS (X-X') ARE REFERENCED TO ELEVATION $19.5' 12"$.
4.  TYPICAL (6" THICK) LOW-THICKNESS FLOOR CONSTRUCTION SHALL BE 2"-18 GAUGE GALVANIZED TOP FLOOR DECK TOPPED WITH A 12" NORMAL WEIGHT REINFORCED CONCRETE SLAB WITH WELDED WIRE FABRIC (WWF) (6#-8@12X12) ON . . . WELDED WIRE FABRIC SHALL BE FIRMLY SUPPORTED OFF DECK ALLOWING 1" COVER FROM TOP OF SLAB.
5. MAXIMUM SPACING FOR FLOOR MEMBERS SHALL BE $8'-0"$ ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
6. C+X INDICATES BEAM NUMBER.
7.  [X] INDICATES NUMBER OF $3' 4"$ DIA. $\times$ $5'$ STUDS
8.  $\frac{C}{R}$ INDICATES SPAN OF DECK. SEE NOTE THREE.
9.  $\frac{R}{R}$ INDICATES SPAN OF $1'-11/2"$ 20 GAUGE, TYPE B, PAINTED METAL FLOOR DECK, UNLESS NOTED OTHERWISE.
10. TYPICAL INTERIOR EDGE OF SLAB (E.O.S.) DIMENSION SHALL BE 'X' AND FORMED WITH LIGHT GAUGE PORE FILL UNLESS NOTED OTHERWISE. SEE TYPICAL DETAIL AT ELEVATOR DOOR ON DRAWING 300X.
11. REACTIONS SHOWN ON PLAN ARE UNFACTORED SERVICE REACTIONS. FABRICATOR TO PROVIDE CONNECTIONS FOR THE REACTIONS SHOWN ON PLAN OR 1/2 OF THE MAXIMUM UNIFORM LOAD CARRYING CAPACITY OF THE BEAM, WHICHEVER IS GREATER. REFER TO GENERAL NOTES FOR BEAM/COLUMN CONNECTIONS.
12.  $\bullet$ INDICATED LATERAL MOMENT CONNECTION. SEE DETAIL ON DRAWING 300X.
13.  $\bullet$ INDICATES GRAVITY MOMENT CONNECTION. PROVIDE FULL PENETRATION WELD AT FLANGE AND WEBS.
14.  $\bullet$ INDICATES MITERED JOINT CONNECTION. PROVIDE FULL PENETRATION WELD AT FLANGE AND WEBS.

FIRST FLOOR WOOD SHEET NOTES

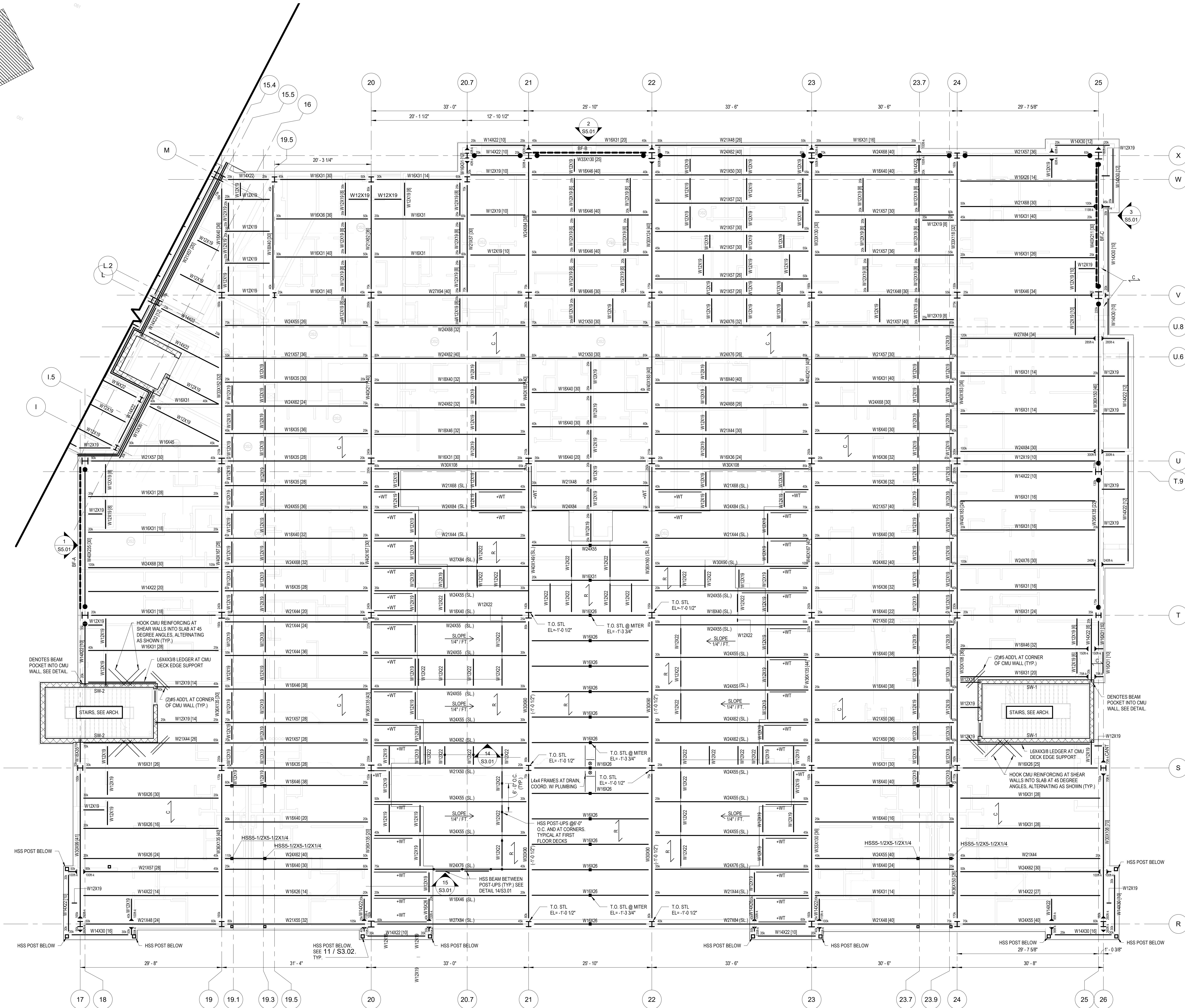
1. TYPICAL TOP OF FIRST FINISHED FLOOR IS -20'-0" ABOVE SLAB ON GRADE ELEVATION 0'-0". SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, STOPS, STEPS, ETC.
2. BEARING WALLS ARE SHOWN AS  BEARING WALLS BELOW ARE SHOWN AS 
3. FOUNDATIONS FOR SINGLE WALLS SHOWN AS  TO BE WF20, U.N.O. FOUNDATIONS FOR DOUBLE WALLS SHOWN AS  TO BE WF30, U.N.O.
4. ALL BEARING WALLS ON FIRST FLOOR SHALL BE (2X16 #2 HEM-FR @ 12" O.C.
5. SHEAR WALLS ARE SHOWN AS  SEE SHEET 304 FOR SHEARWALL SCHEDULE AND REQUIREMENTS.
6. HOLD DOWNS AND HOLD DOWN STRAPS ARE SHOWN AS  AND WILL BE INSTALLED AT THE FLOOR LEVEL ON WHICH THEY ARE SHOWN. SEE SHEARWALL SCHEDULES FOR MORE INFORMATION.
7. MAXIMUM SPACING FOR FLOOR MEMBERS SHALL BE 24" ON CENTER, U.N.O.
8.  INDICATES SPAN OF 20' DEEP OPEN WEBBED WOOD TRUSSES, U.N.O.
9.  INDICATES SPAN OF 2x10 WOOD JOISTS @ 12" O.C., U.N.O.
10.  INDICATES LINTEL AT WALL OPENING.
11. USE MINIMUM OF TWO STUDS UNDER ALL HEADERS U.N.O. IN STUD WALL FRAMING SCHEDULE.
 INDICATES 6"x6" TIMBER POST ABOVE, U.N.O.
12. USE SIMPSON "XC" OR "XC CONNECTION" AT BEAM TO POST CONNECTIONS FOR SPANS 6'-0" AND MORE.
13. SPICE DOUBLE TOP PLATES WITH (10) 16D NAILS EACH SIDE OF SPICE OR WITH SIMPSON "ST6215" STRAP. MINIMUM 4'-0" SPICE LENGTH. TYPICAL SPICE MUST BE LOCATED OVER A STUD OR POST.
14. USE MINIMUM OF TWO STUDS AT THE END OF SHEAR WALLS U.N.O. IN SHEAR WALL SCHEDULES.
15. NAIL HORIZONTAL SHEATHING TO TOP OF SHEAR WALLS AND ALL BEAMS SHOWN WITH 10D AT 4'-0" C. MAX. U.N.O. IN SHEAR WALL SCHEDULES.
16. SOLID BLOCKING IS REQUIRED BETWEEN POSTS OR MULTIPLE STUDS AT FLOORS.
17. ALL HARDWARE SHALL BE SIMPSON BRAND OR EQUIVALENT BASED ON ICBO VALUES AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

FIRST FLOOR PLAN

$$1/16'' = 1'-0''$$



KEY PLAN



FIRST FLOOR FRAMING ENLARGED PLAN A

NOTES:
1. -WT DENOTES A WT4X20 CUT TO THE SLOPE OF THE W-BEAM BELOW, SEE DETAIL.

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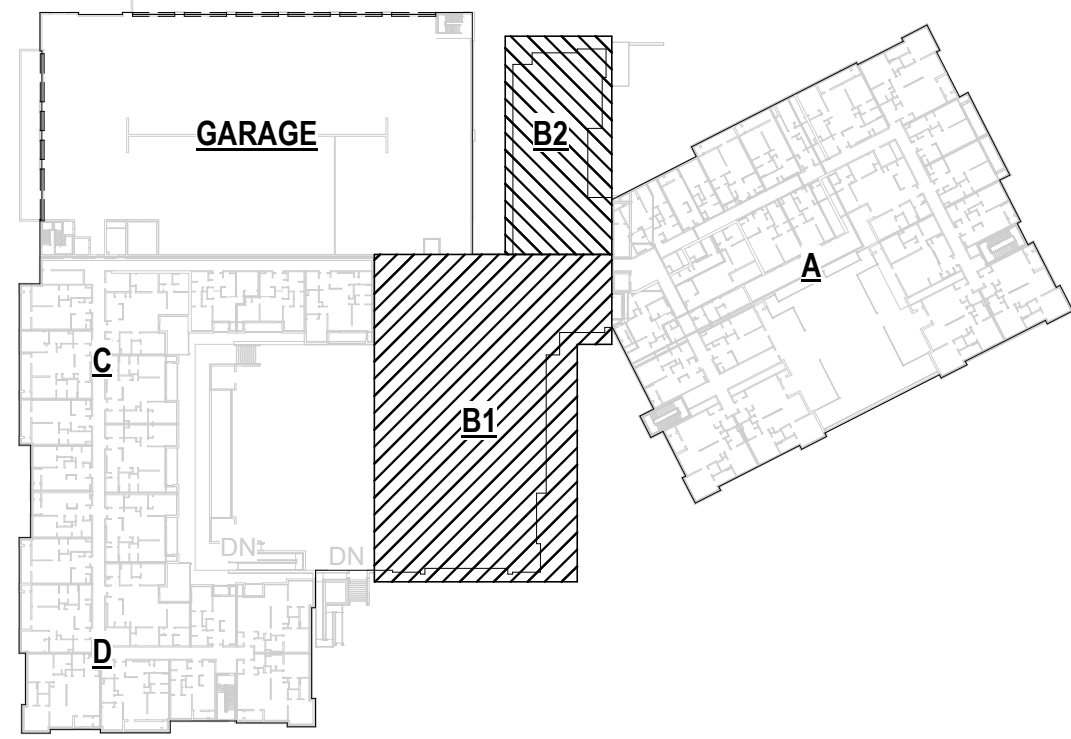
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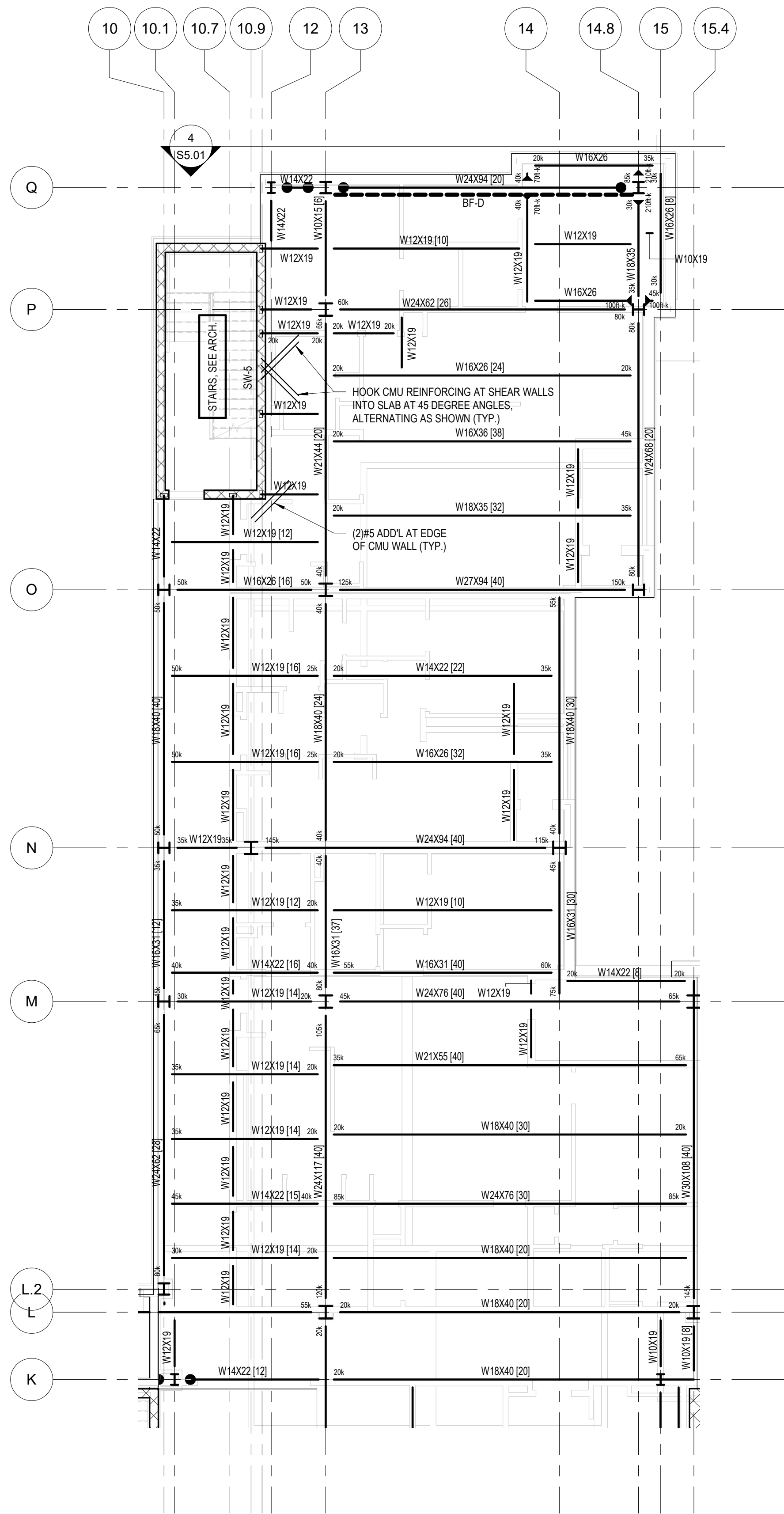
FIRST FLOOR FRAMING ENLARGED
PLAN A
Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE:
DATE: 08/22/22

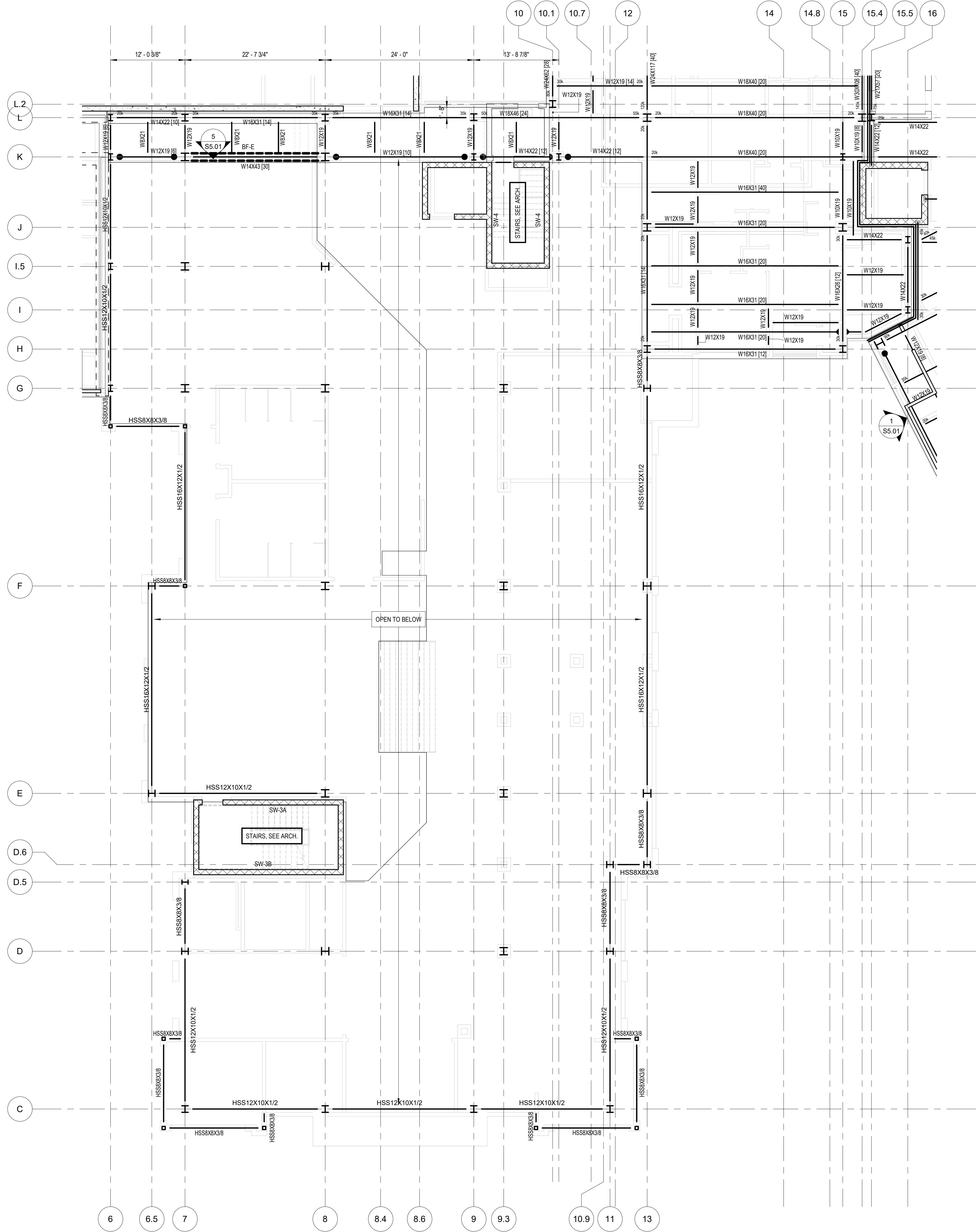
S1.03A
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KEY PLAN



1 FIRST FLOOR FRAMING ENLARGED PLAN B2
S1.03B 1/8" = 1'-0"



2 FIRST FLOOR FRAMING ENLARGED PLAN B1
S1.03B 1/8" = 1'-0"

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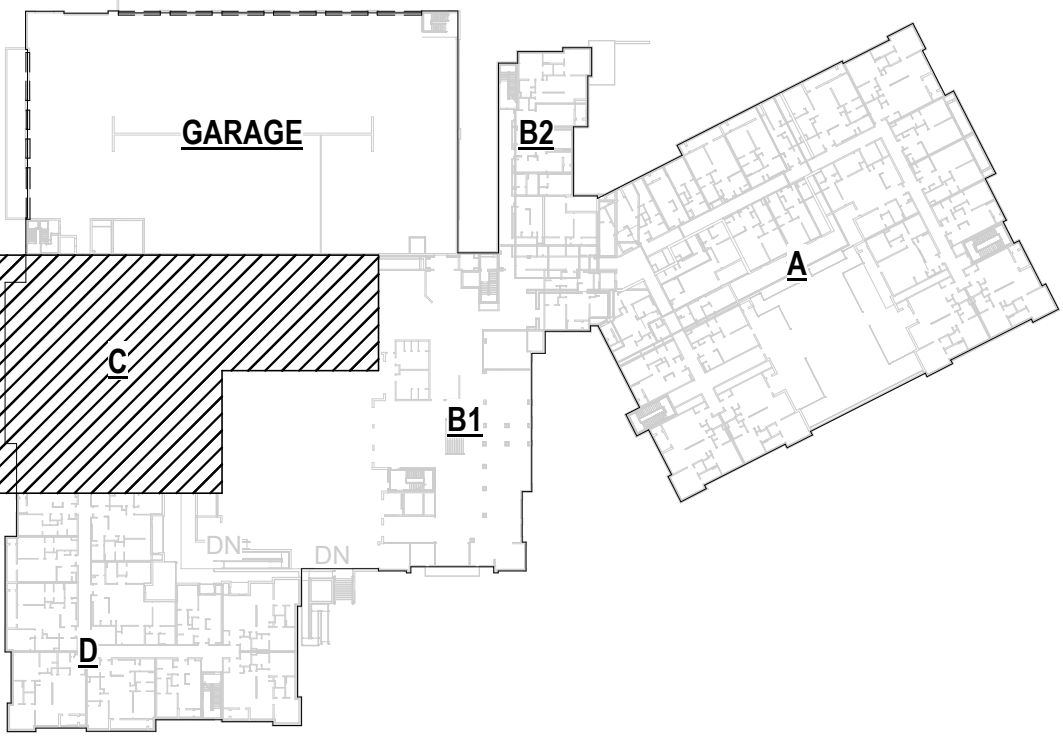
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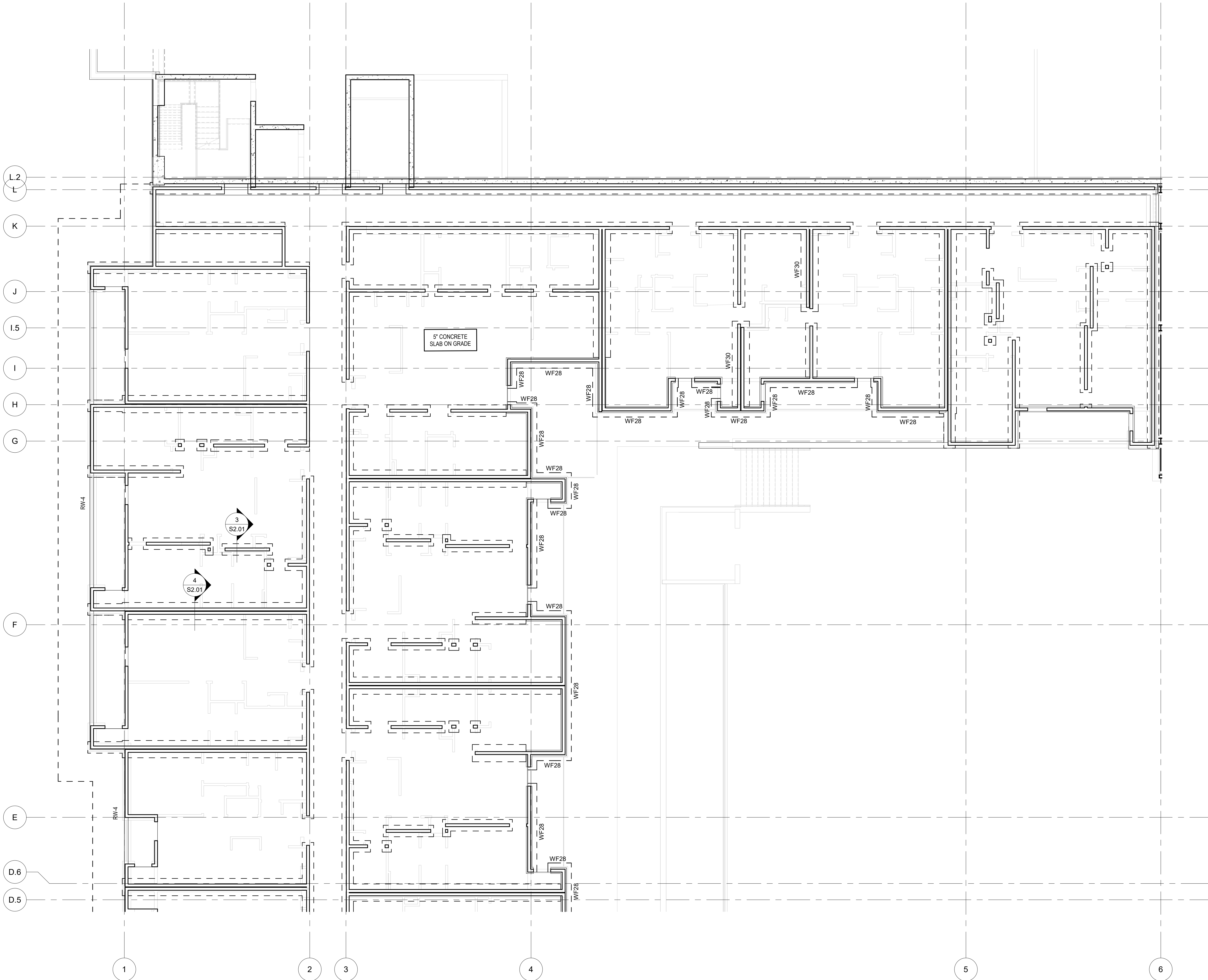
FIRST FLOOR FRAMING ENLARGED
PLAN B
Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE:
DATE: 08/22/22

S1.03B
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KEY PLAN



1
S1.03C
FIRST FLOOR FRAMING ENLARGED PLAN C
1/8" = 1'-0"

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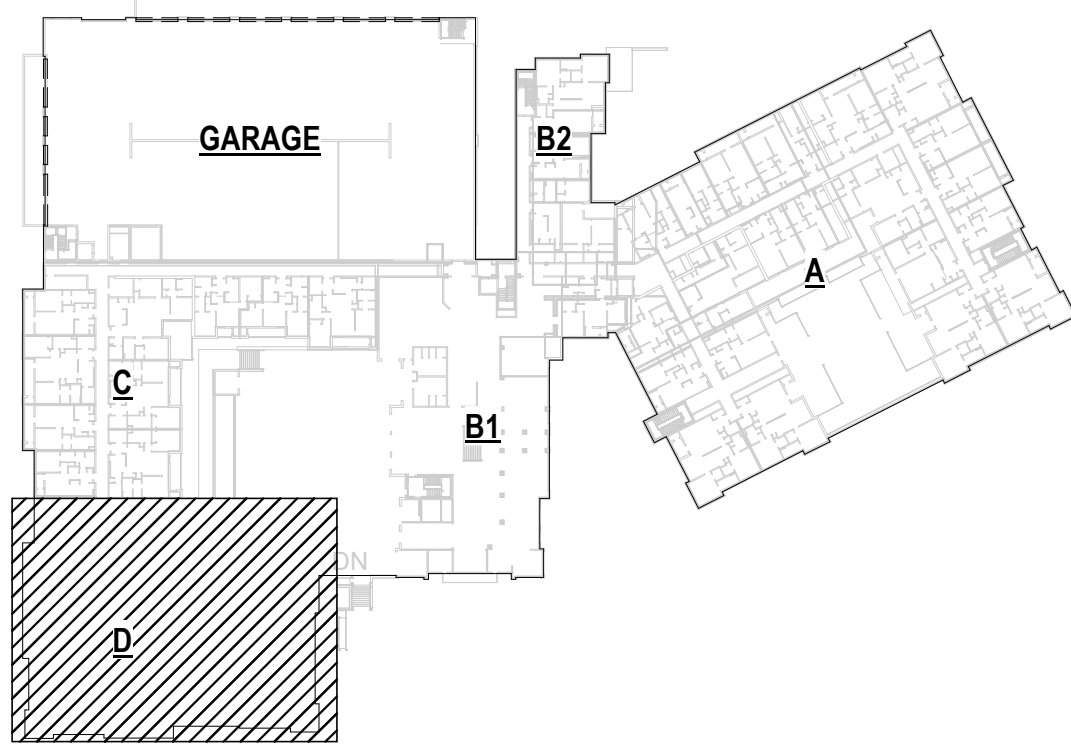
**FIRST FLOOR FRAMING ENLARGED
PLAN C**

Promenade at Granite Run

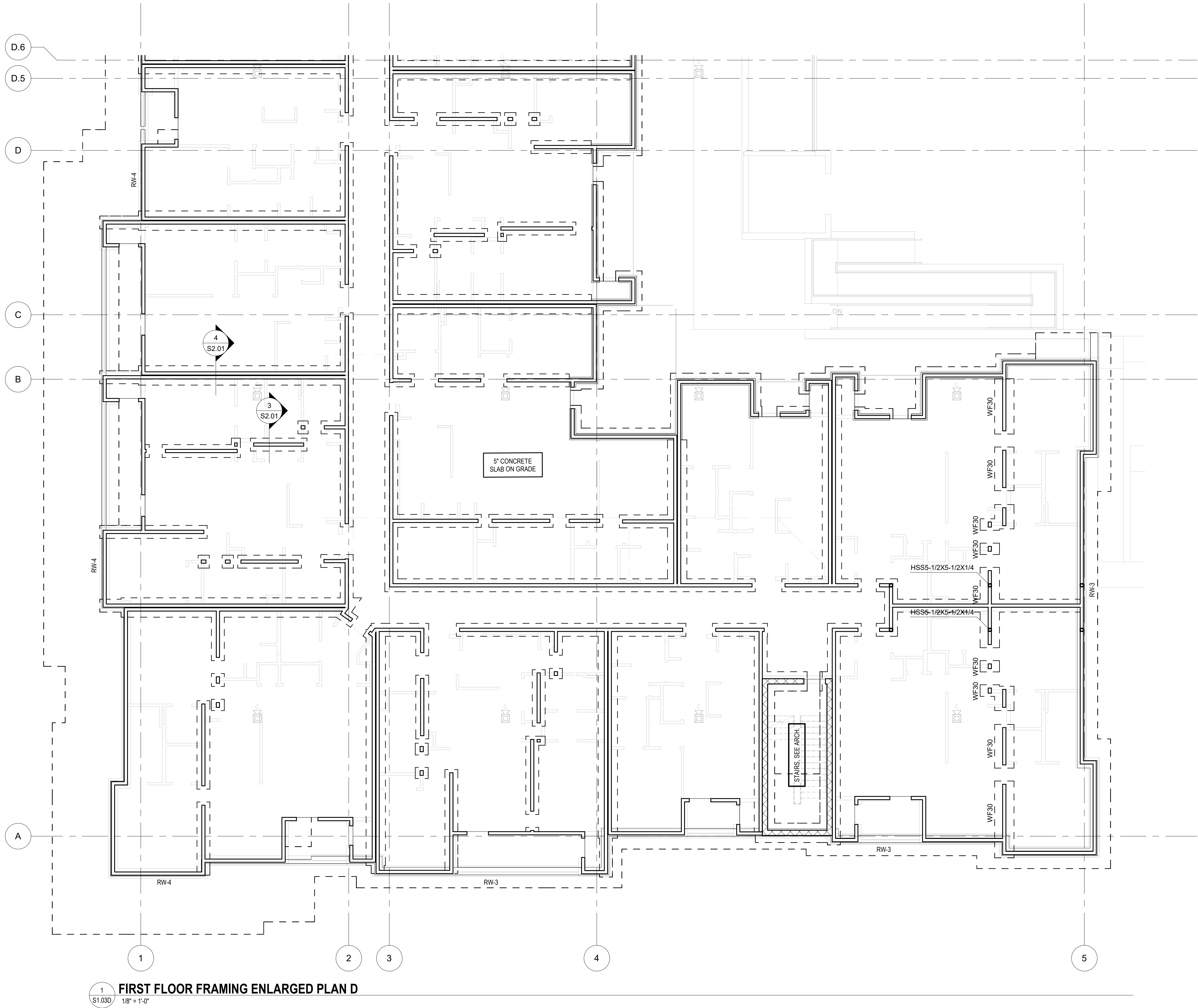
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SCALE:
DATE: 08/22/22

S1.03C
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KEY PLAN



1
S1.03D
1/8" = 1'-0"

FIRST FLOOR FRAMING ENLARGED PLAN D

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FIRST FLOOR FRAMING ENLARGED
PLAN D
Promenade at Granite Run
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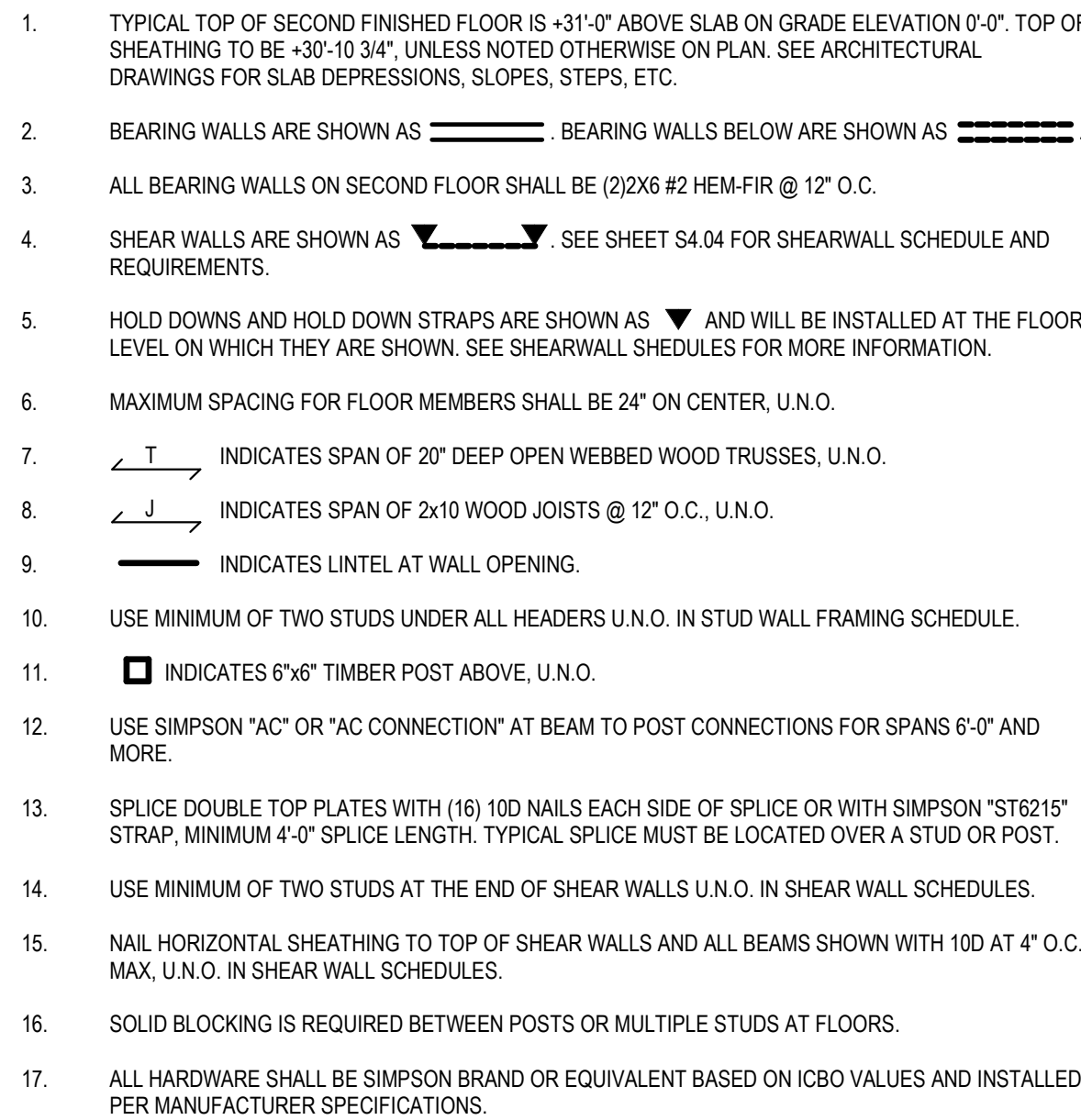
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DATE: 08/22/22

S1.03D
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[illegible]

Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

S1.04
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1 SECOND FLOOR FRAMING PLAN
S1.04 1/16" = 1'-0"



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THIRD FLOOR FRAMING PLAN
S1.05
1/16" = 1'-0"

THIRD FLOOR WOOD SHEET NOTES

1. TYPICAL TOP OF THIRD FINISHED FLOOR IS +42'-0" ABOVE SLAB ON GRADE ELEVATION 0'-0". TOP OF SHEATHING TO BE +41'-10 3/4". UNLESS NOTED OTHERWISE ON PLAN. SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, STEPS, ETC.
2. BEARING WALLS ARE SHOWN AS BEARING WALLS BELOW ARE SHOWN AS
3. ALL BEARING WALLS ON THIRD FLOOR SHALL BE (1)2X6 #2 HEM-FIR @ 12" O.C.
4. SHEAR WALLS ARE SHOWN AS SEE SHEET S4.04 FOR SHEARWALL SCHEDULE AND REQUIREMENTS.
5. HOLD DOWNS AND HOLD DOWN STRAPS ARE SHOWN AS AND WILL BE INSTALLED AT THE FLOOR LEVEL ON WHICH THEY ARE SHOWN. SEE SHEARWALL SCHEDULES FOR MORE INFORMATION.
6. MAXIMUM SPACING FOR FLOOR MEMBERS SHALL BE 24" ON CENTER, U.N.O.
7. INDICATES SPAN OF 20" DEEP OPEN WEBBED WOOD TRUSSES, U.N.O.
8. INDICATES SPAN OF 2x10 WOOD JOISTS @ 12" O.C., U.N.O.
9. INDICATES INTEL AT WALL OPENING.
10. USE MINIMUM OF TWO STUDS UNDER ALL HEADERS U.N.O. IN STUD WALL FRAMING SCHEDULE.
11. INDICATES 6x6" TIMBER POST ABOVE, U.N.O.
12. USE SIMPSON "AC" OR "AC CONNECTION" AT BEAM TO POST CONNECTIONS FOR SPANS 6'-0" AND MORE.
13. SPLICE DOUBLE TOP PLATES WITH (16) 10D NAILS EACH SIDE OF SPLICE OR WITH SIMPSON "ST621S" STRAP. MINIMUM 4'-0" SPLICE LENGTH. TYPICAL SPLICE MUST BE LOCATED OVER A STUD OR POST.
14. USE MINIMUM OF TWO STUDS AT THE END OF SHEAR WALLS U.N.O. IN SHEAR WALL SCHEDULES.
15. NAIL HORIZONTAL SHEATHING TO TOP OF SHEAR WALLS AND ALL BEAMS SHOWN WITH 10D AT 4" O.C. MAX. U.N.O. IN SHEAR WALL SCHEDULES.
16. SOLID BLOCKING IS REQUIRED BETWEEN POSTS OR MULTIPLE STUDS AT FLOORS.
17. ALL HARDWARE SHALL BE SIMPSON BRAND OR EQUIVALENT BASED ON ICBO VALUES AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

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THIRD FLOOR FRAMING PLAN

Promenade at Granite Run

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S1.05
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[illegible]

FOURTH FLOOR FRAMING PLAN

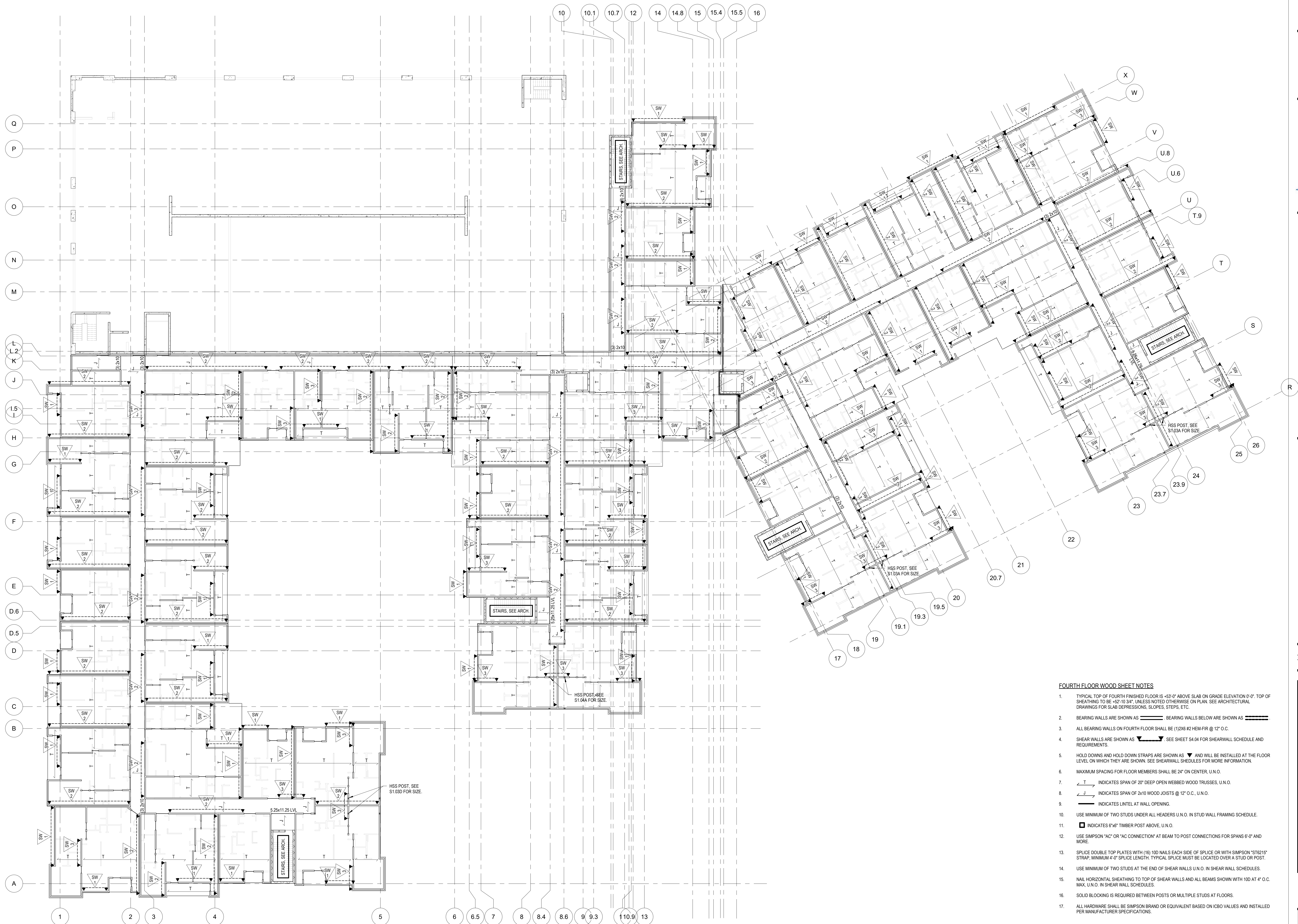
Promenade at Granite Run

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SCALE:

DATE: 08/22/22

S1.06

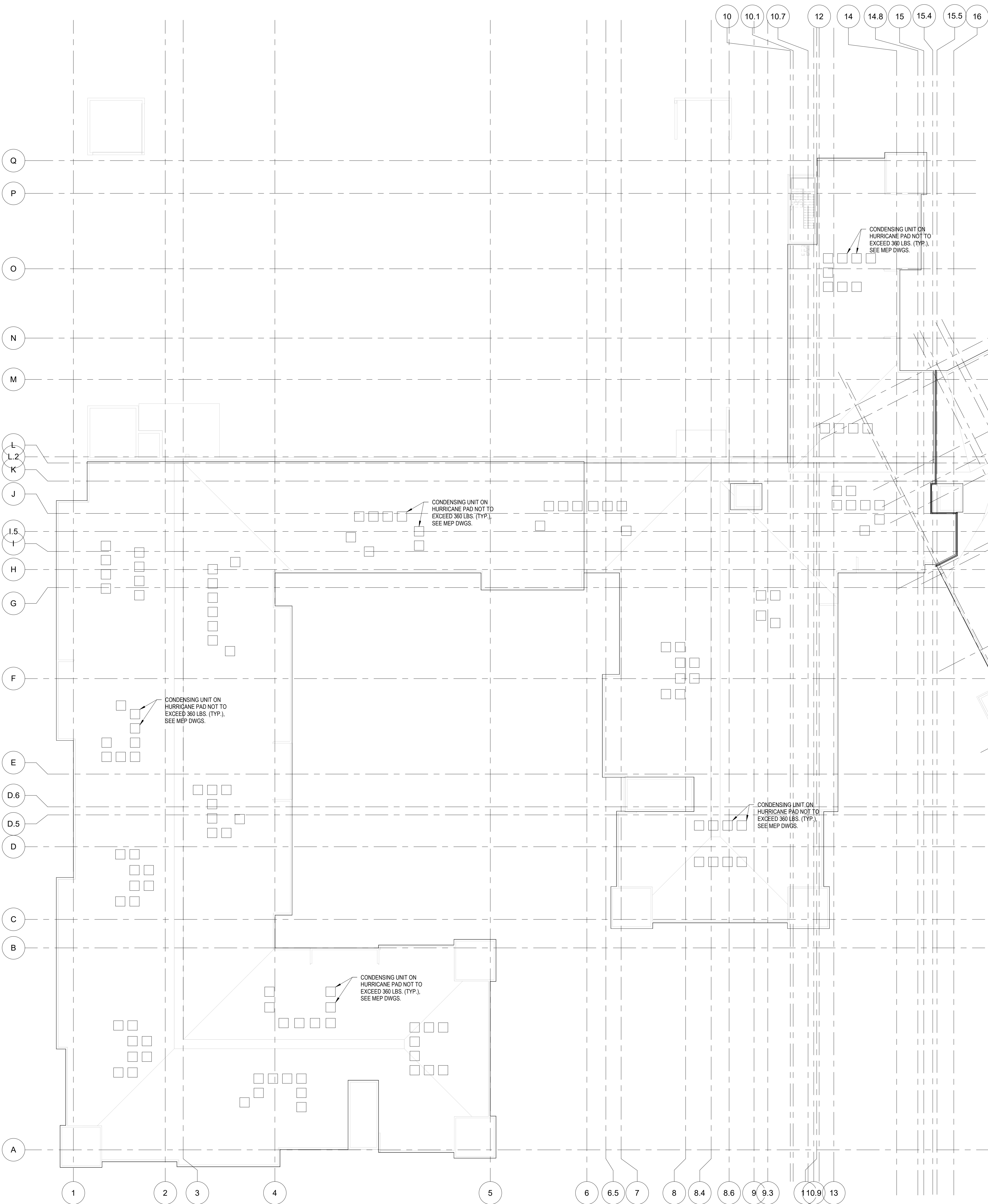


FOURTH FLOOR WOOD SHEET NOTES

1. TYPICAL TOP OF FOURTH FINISHED FLOOR IS +53'-0" ABOVE SLAB ON GRADE ELEVATION 0'-0". TOP OF SHEATHING TO BE +62'-10 3/4", UNLESS NOTED OTHERWISE ON PLAN. SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, STEPS, ETC.
2. BEARING WALLS ARE SHOWN AS  BEARING WALLS BELOW ARE SHOWN AS 
3. ALL BEARING WALLS ON FOURTH FLOOR SHALL BE (1)2X6 #2 HEM-FIR @ 12" O.C.
4. SHEAR WALLS ARE SHOWN AS  SEE SHEET S4/0 FOR SHEARWALL SCHEDULE AND REQUIREMENTS.
5. HOLD DOWNS AND HOLD DOWN STRAPS ARE SHOWN AS  AND SHALL BE INSTALLED AT THE FLOOR LEVEL ON WHICH THEY ARE SHOWN. SEE SHEARWALL SCHEDULES FOR MORE INFORMATION.
6. MAXIMUM SPACING FOR FLOOR DEEP BEAMS SHALL BE 24" ON CENTER, U.N.O.
7.  INDICATES SPAN OF 20' DEEP OPEN WEBBED WOOD TRUSSES, U.N.O.
8.  INDICATES SPAN OF 2x10 WOOD JOISTS @ 12" O.C., U.N.O.
9.  INDICATES LINTEL AT WALL OPENING.
10. USE MINIMUM OF TWO STUDS UNDER ALL HEADERS U.N.O. IN STUD WALL FRAMING SCHEDULE.
11.  INDICATES 6x6" TIMBER POST ABOVE, U.N.O.
12. USE SIMPSON "AC" OR "AC CONNECTION" AT BEAM TO POST CONNECTIONS FOR SPANS 6'-0" AND MORE.
13. STRIP DOUBLE TOP PLATES WITH (16) 10 NAILS EACH SIDE OF SPLICE OR WITH SIMPSON "ST6215" SPLICE, MINIMUM 4'-0" SPLICE LENGTH. TYPICAL SPLICE MUST BE LOCATED OVER A STUD OR POST.
14. USE MINIMUM OF TWO STUDS AT THE END OF SHEAR WALLS U.N.O. IN BEAM SHEAR WALL SCHEDULES.
15. NAIL HORIZONTAL SHEATHING TO TOP OF SHEAR WALLS AND ALL SEAMS SHOWN WITH 100 D @ 4" O.C. MAX. U.N.O. IN SHEAR WALL SCHEDULES.
16. SOLID BLOCKING IS REQUIRED BETWEEN POSTS OR MULTIPLE STUDS AT FLOORS.
17. ALL HARDWARE SHALL BE SIMPSON BRAND OR EQUIVALENT BASED ON ICBO VALUES AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

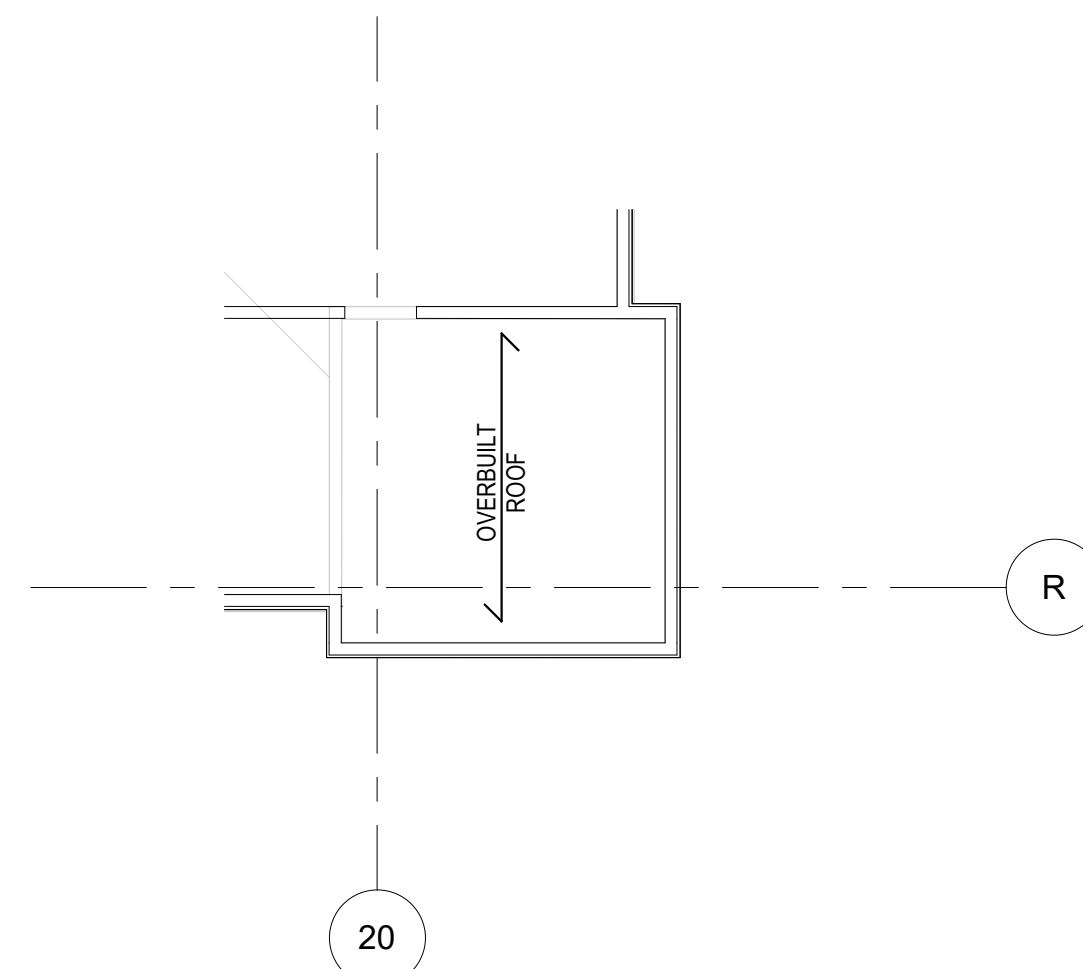
FOURTH FLOOR FRAMING PLAN

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1 OVERALL ROOF PLAN AND ROOF LOAD MAP
S1.10 1/16" = 1'-0"

2 ROOF FRAMING TOWER ROOF FRAMING OVERBUILD
S1.10 1/8" = 1'-0"



ROOF SHEET NOTES

- TOP OF WOODDECK BEARING ELEVATION AT SPANDREL BEAMS IS +64'-0" ABOVE DATUM ELEVATION UNLESS NOTED OTHERWISE (X-X') ON PLAN. SEE PLAN FOR TOP OF WOODDECK BEARING ELEVATIONS AT INTERIOR BEAMS OR COLUMNS.
- RT INDICATES SPAN OF ROOF TRUSSES, UNLESS NOTED OTHERWISE.
- SLOPE_ INDICATES GENERAL DIRECTION OF STEELODECK SLOPE. COORDINATE PITCH WITH ELEVATIONS ON PLAN AND ARCHITECTURAL DRAWINGS.
- PROVIDE STEEL ANGLE FRAMES AROUND DRAINS. SEE TYPICAL DETAIL ON DRAWING S3.01, COORDINATE LOCATIONS WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- COORDINATE ALL SECTIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- GENERAL CONTRACTOR TO COORDINATE LOCATION OF HVAC UNITS AND ROOF OPENINGS WITH HVAC CONTRACTOR.

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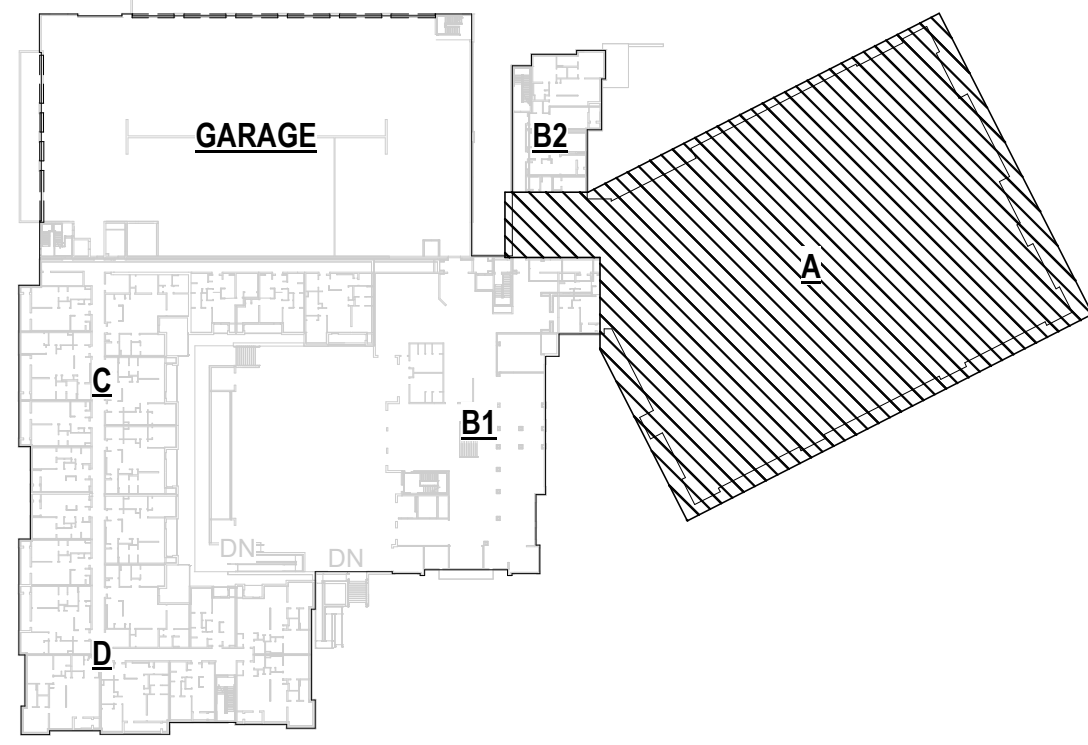
ROOF FRAMING PLAN

Promenade at Granite Run

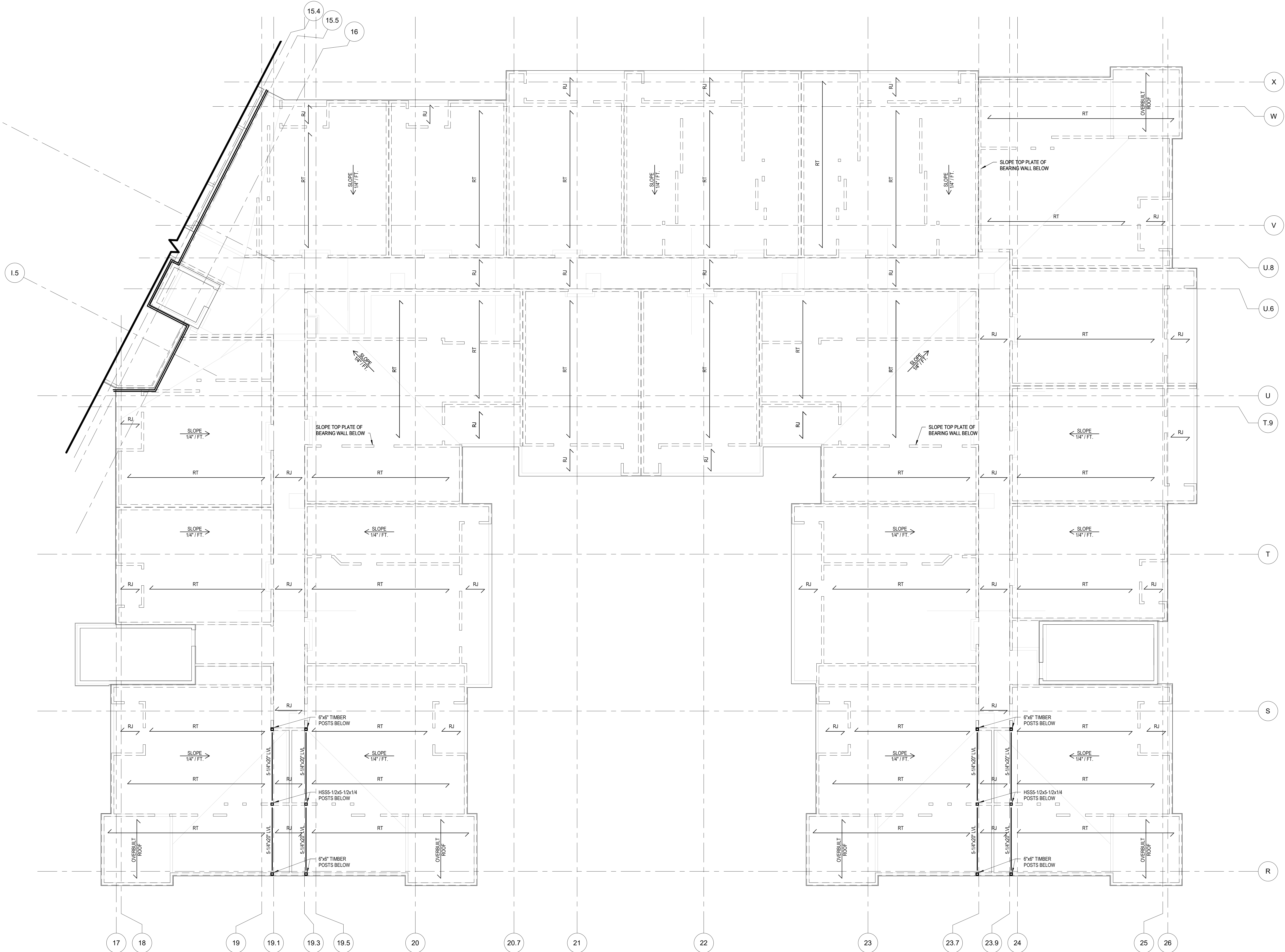
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SCALE:
DATE: 10/26/21

S1.10
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KEY PLAN



1 ROOF FRAMING ENLARGED PLAN A
S1.10A 1/8" = 1'-0"

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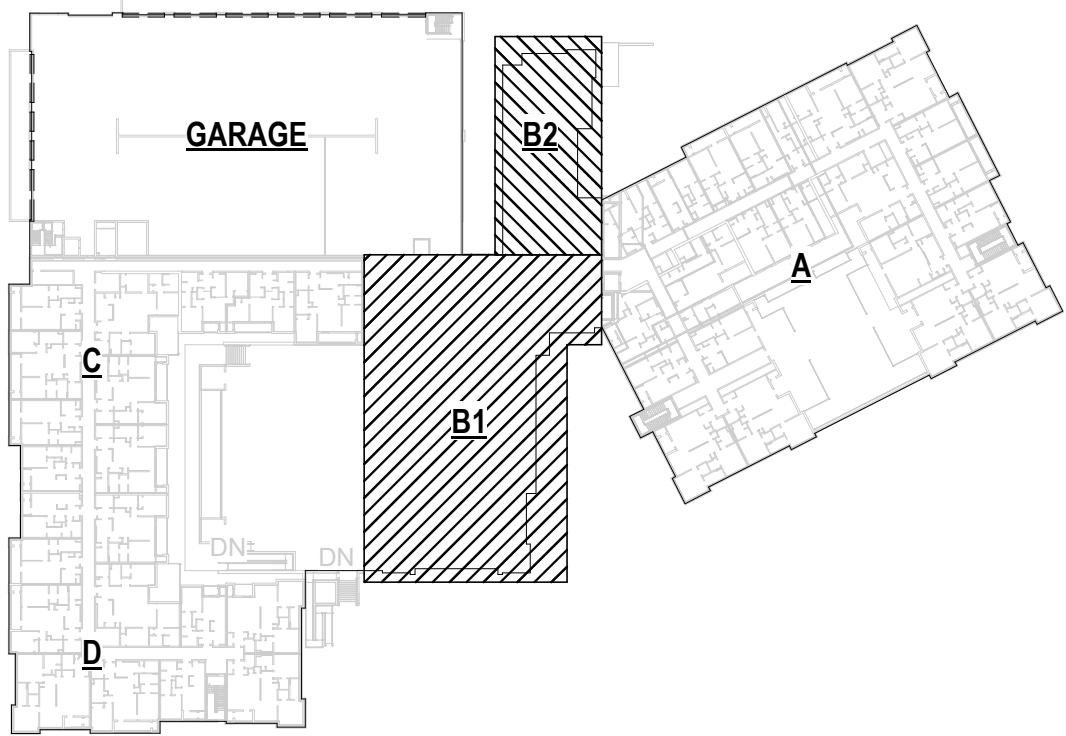
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1	PERMIT SET	12/28/2022

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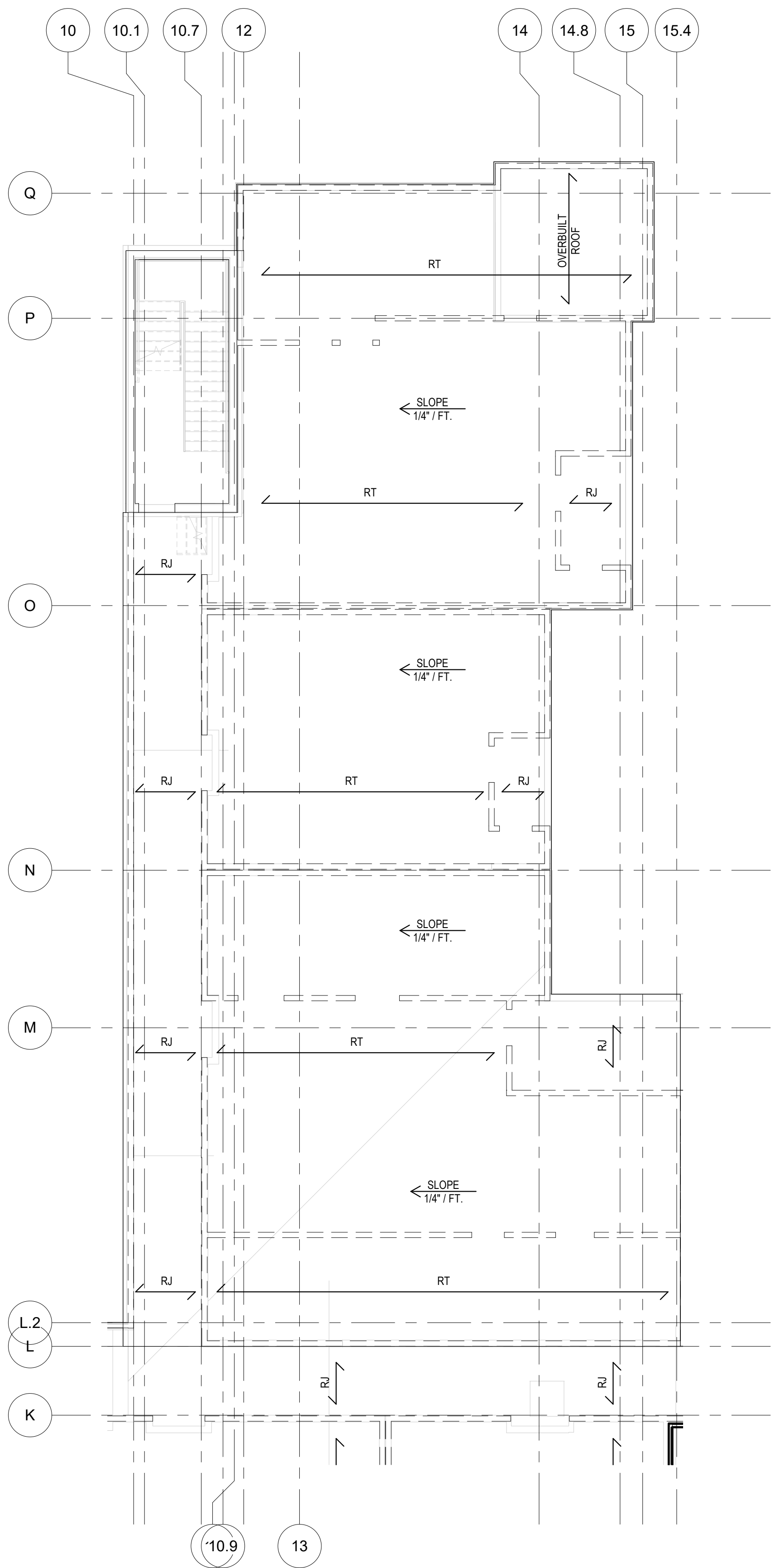
ROOF FRAMING ENLARGED PLAN A
Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE:
DATE: 10/12/22

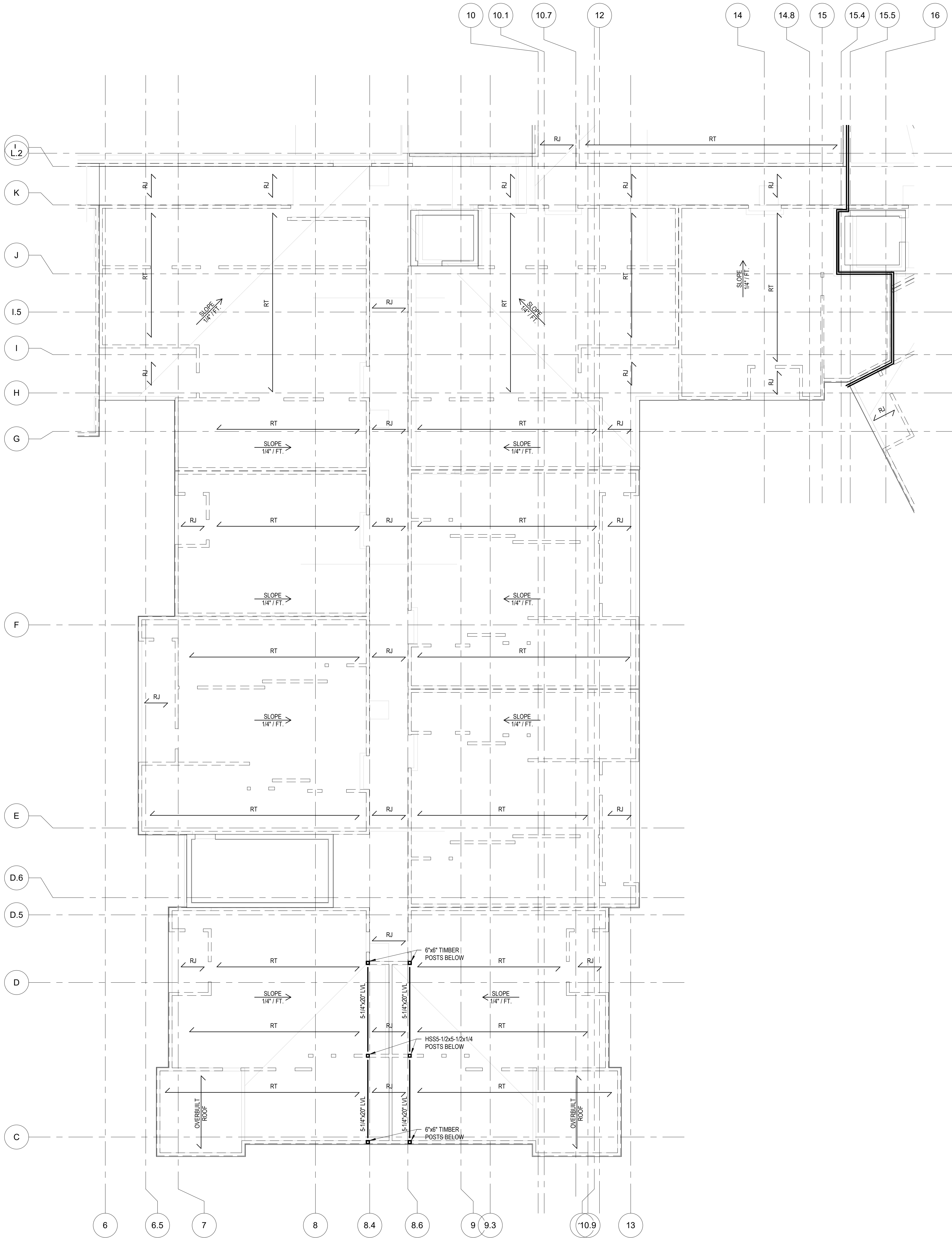
S1.10A
© The Martin Architectural Group, P.C.



KEY PLAN



1 ROOF FRAMING ENLARGED PLAN B2
S1.10B 1/8" = 1'-0"



2 ROOF FRAMING ENLARGED PLAN B1
S1.10B 1/8" = 1'-0"

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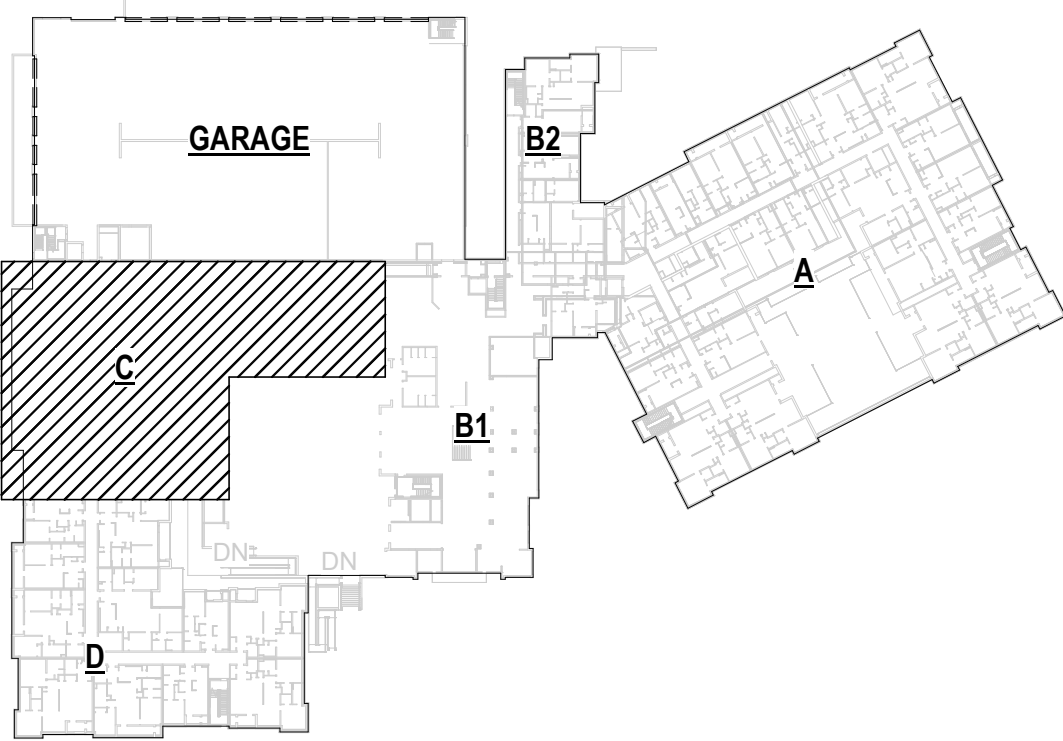
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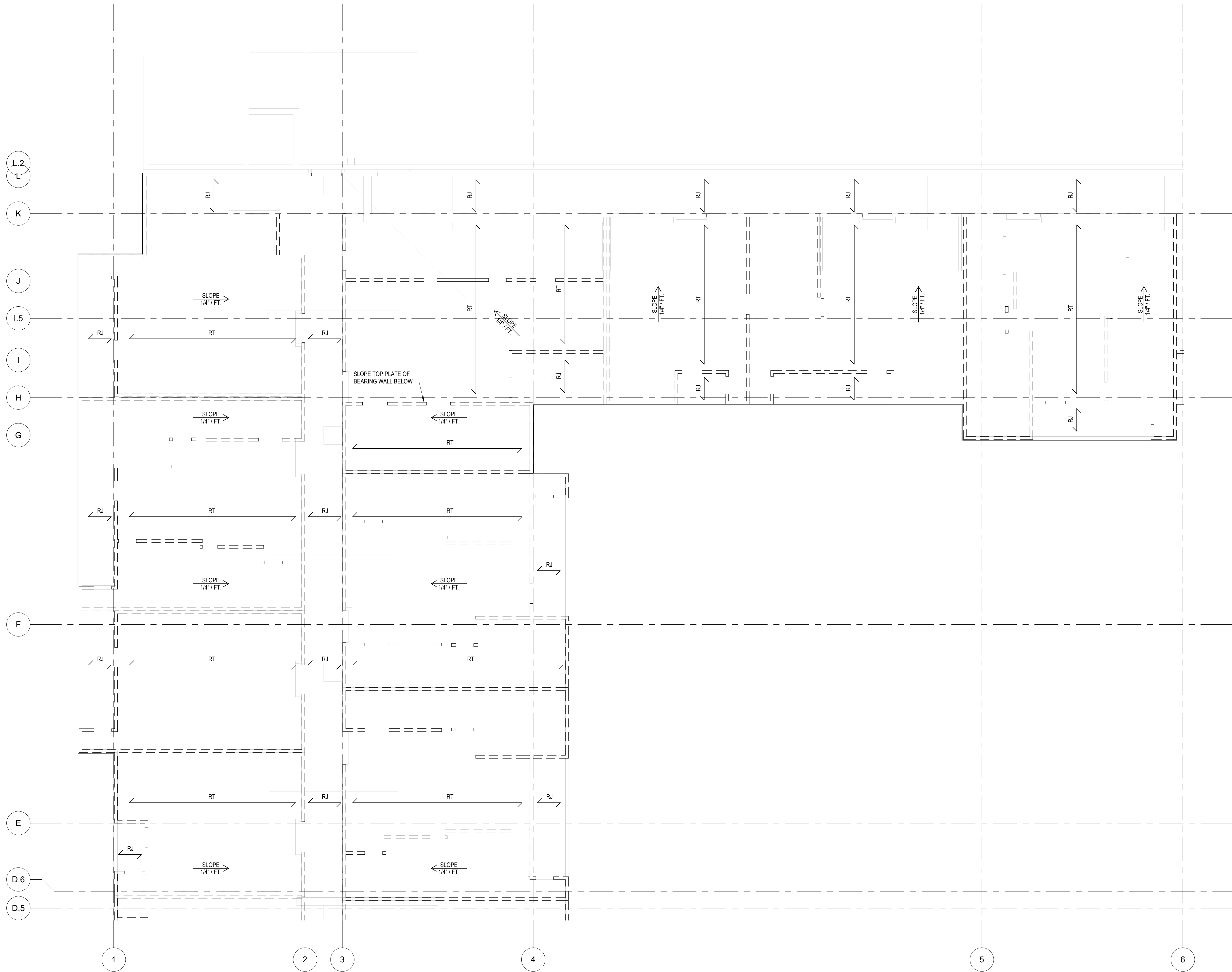
ROOF FRAMING ENLARGED PLAN B
Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE:
DATE: 10/12/22

S1.10B
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KEY PLAN



1 ROOF FRAMING ENLARGED PLAN C
S1.10C 1/8" = 1'-0"

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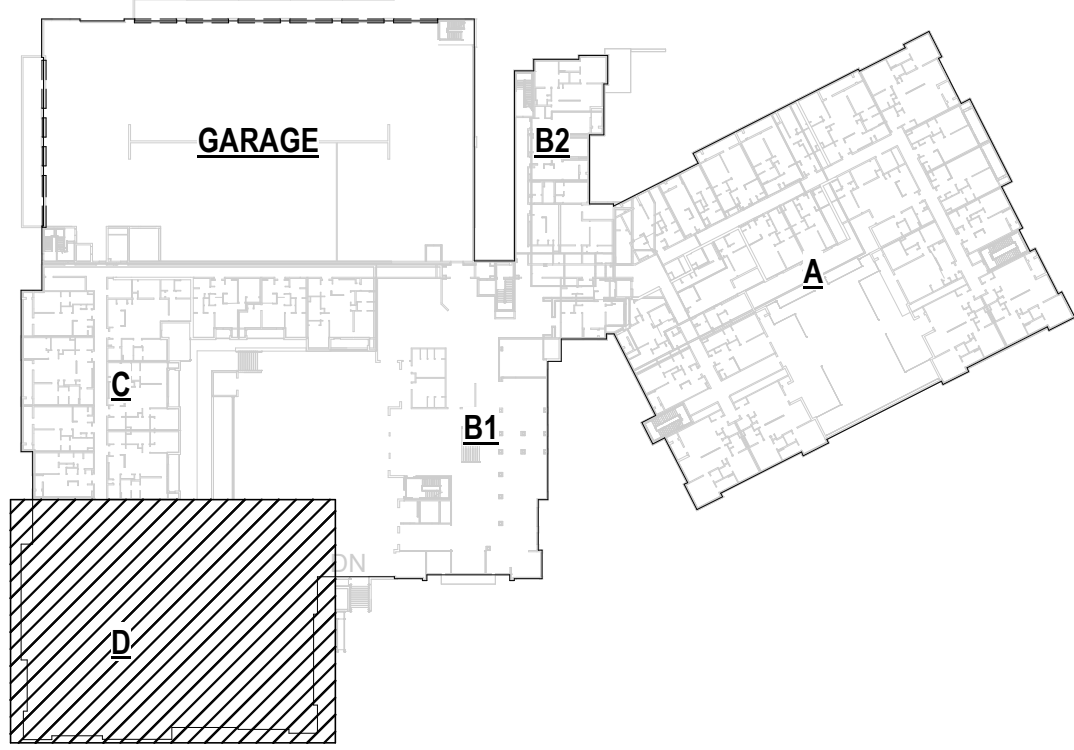
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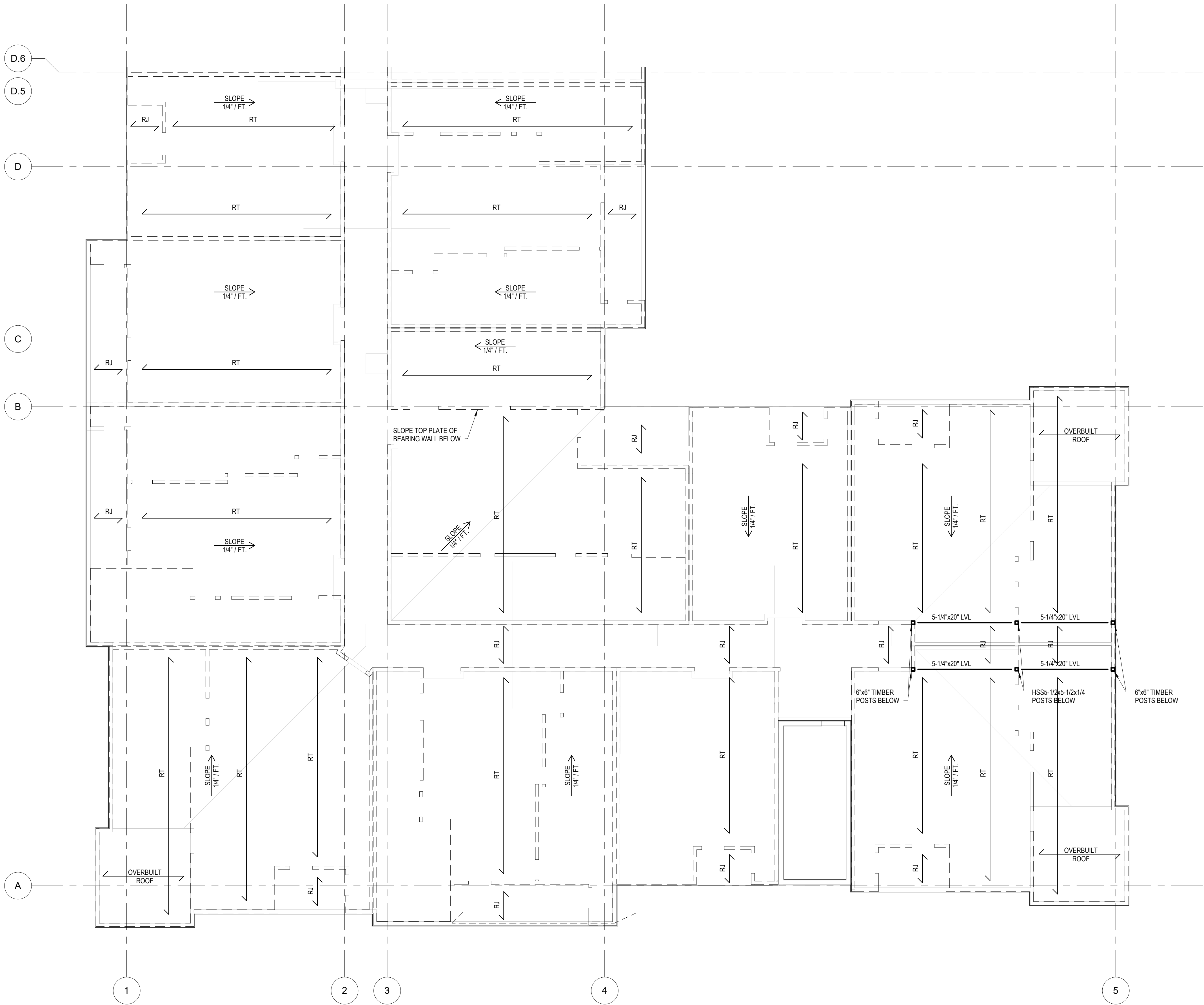
ROOF FRAMING ENLARGED PLAN C
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SCALE:
DATE: 10/12/22

S1.10C
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KEY PLAN



1
S1.10D
ROOF FRAMING ENLARGED PLAN D
1/8" = 1'-0"

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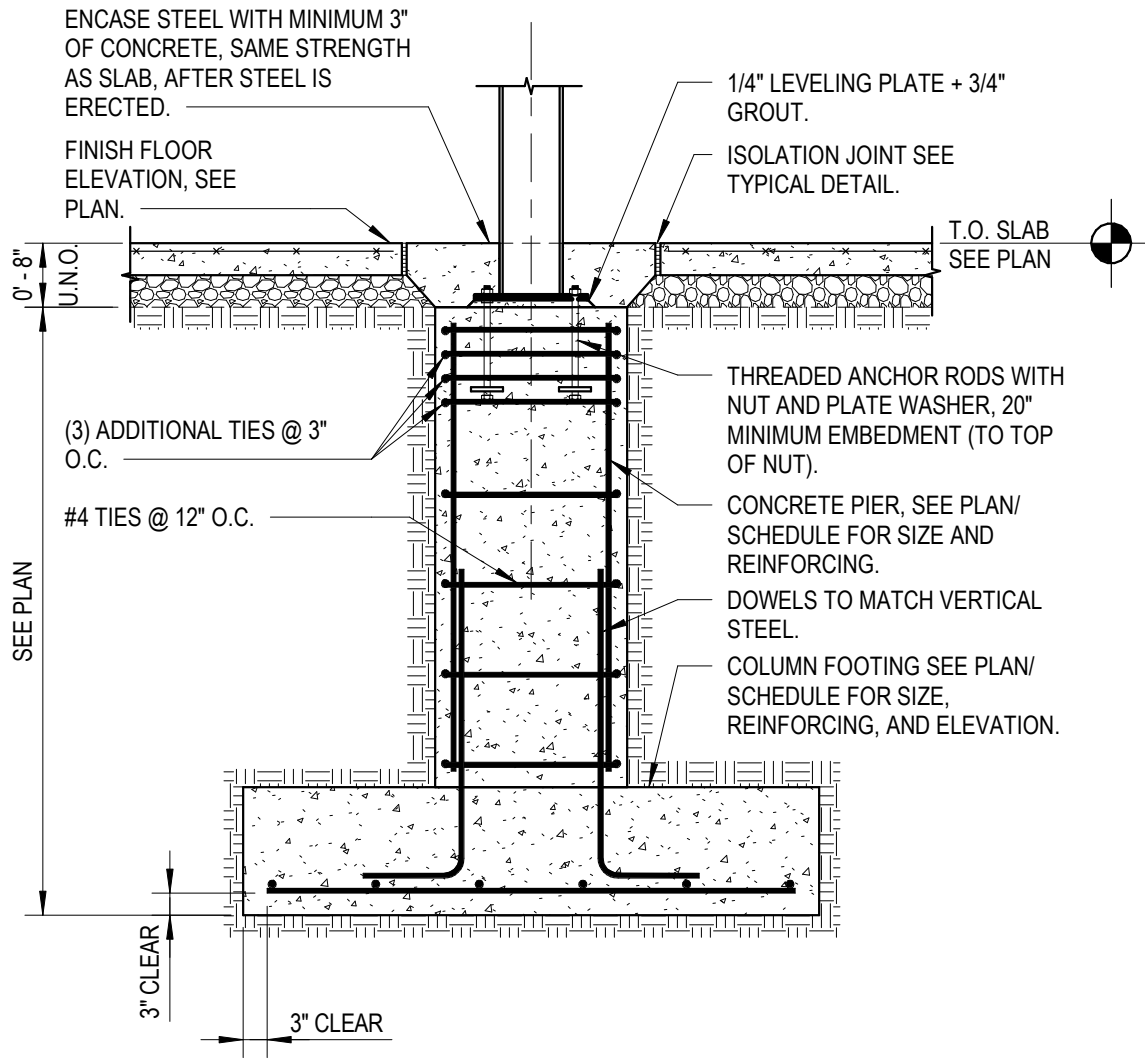
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PROJECT NO: 10-22-747

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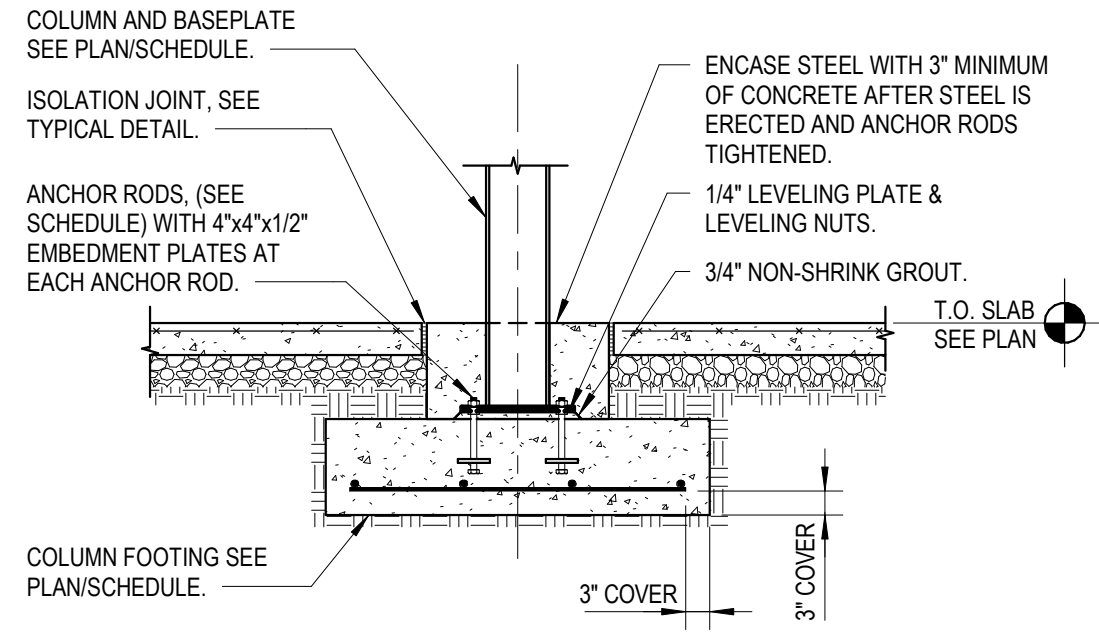
ROOF FRAMING ENLARGED PLAN D
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Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE:
DATE: 10/12/22



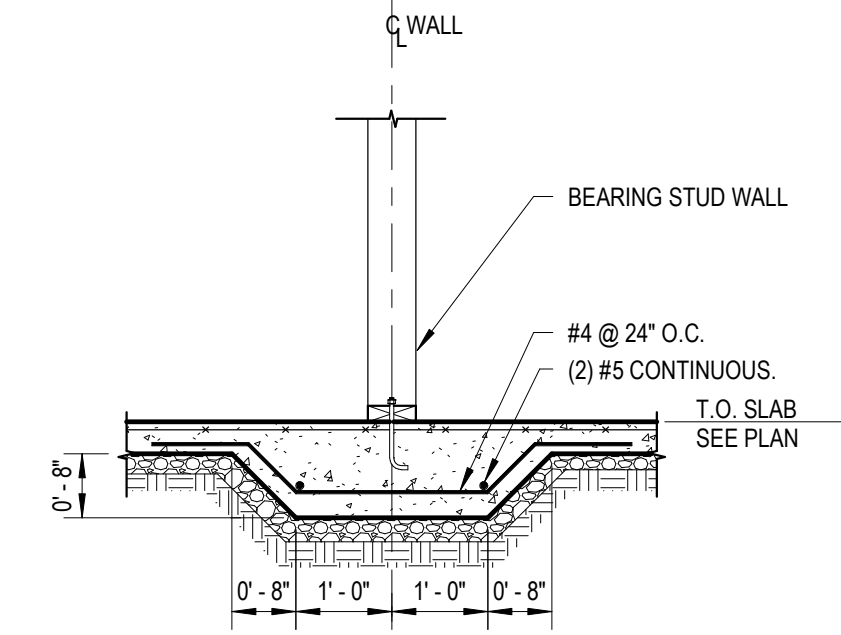
1
S2.01
1/2" = 1'-0"

TYPICAL COLUMN FOOTING WITH PIER



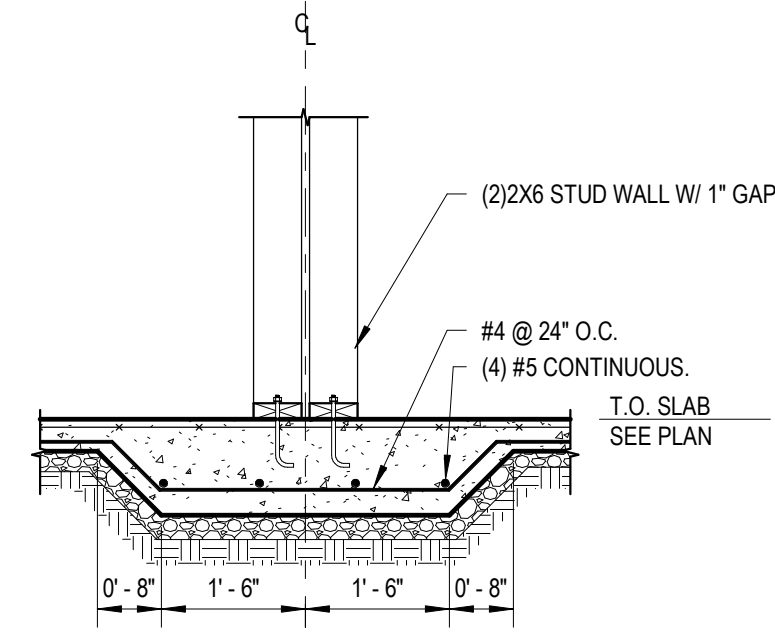
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1/2" = 1'-0"

TYPICAL INTERIOR COLUMN



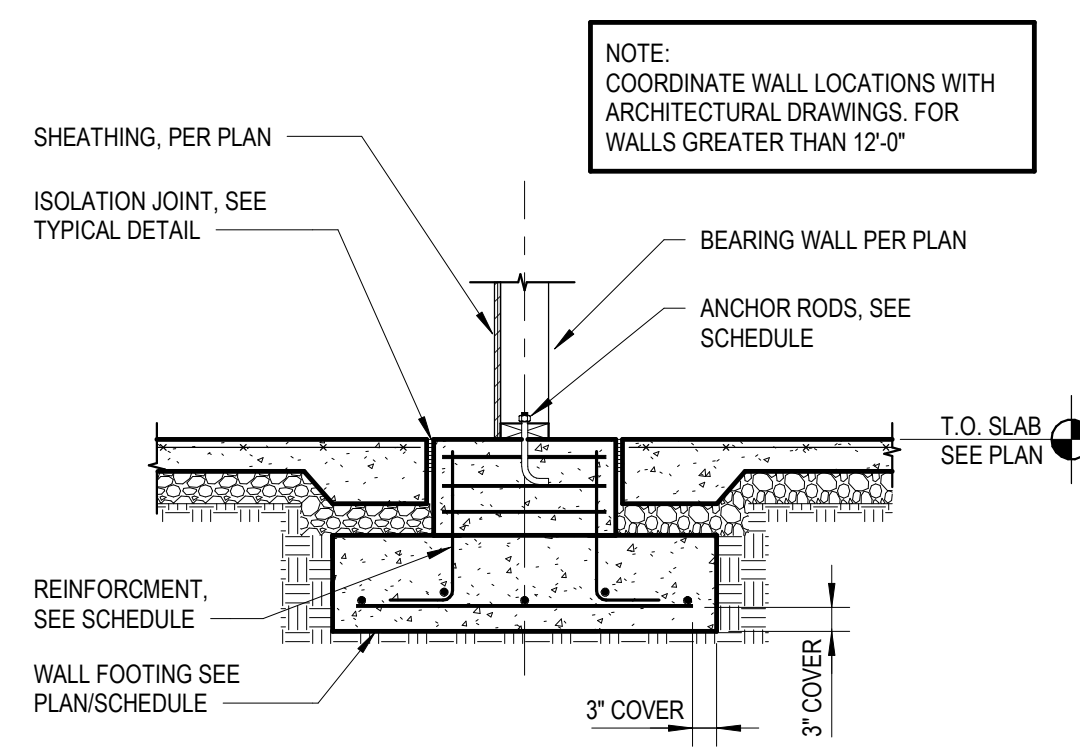
3
S2.01
1/2" = 1'-0"

TYPICAL LOAD BEARING INTERIOR WALL FOOTING



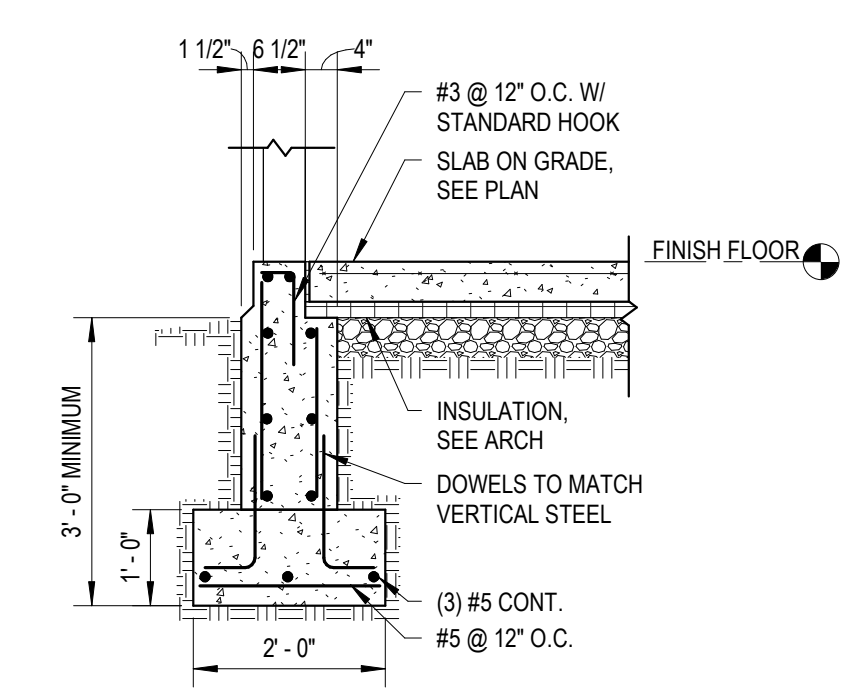
4
S2.01
1/2" = 1'-0"

TYPICAL LOAD BEARING DOUBLE INTERIOR WALL FOOTING



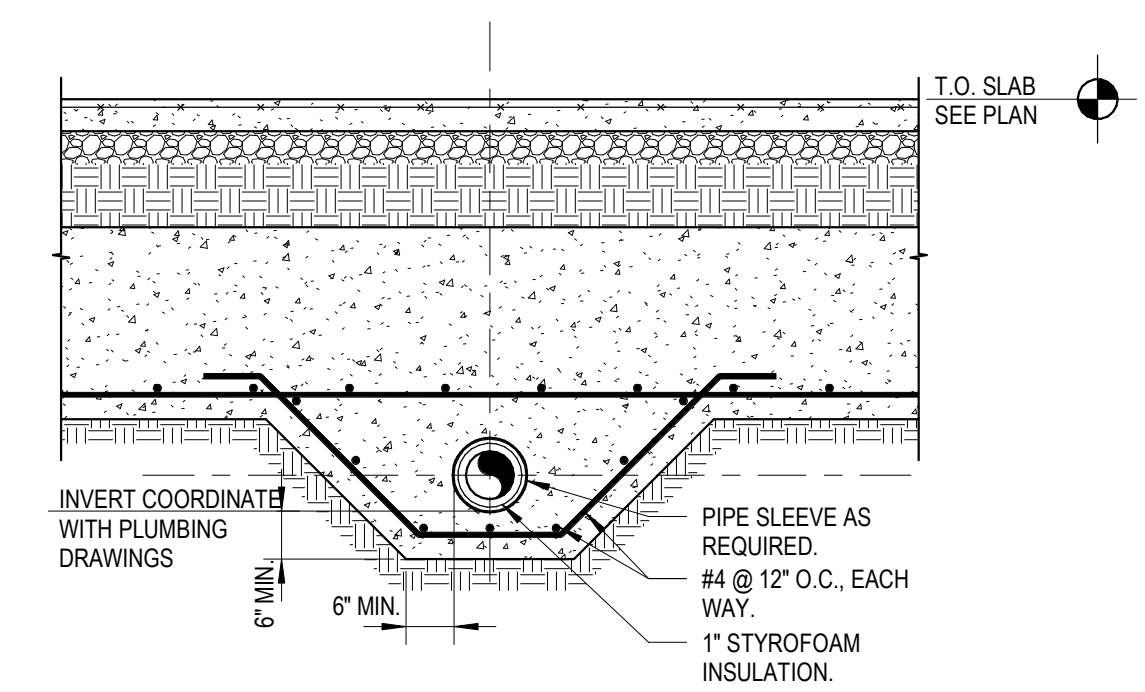
5
S2.01
1/2" = 1'-0"

TYPICAL ALT. LOAD BEARING INTERIOR WALL FOOTING



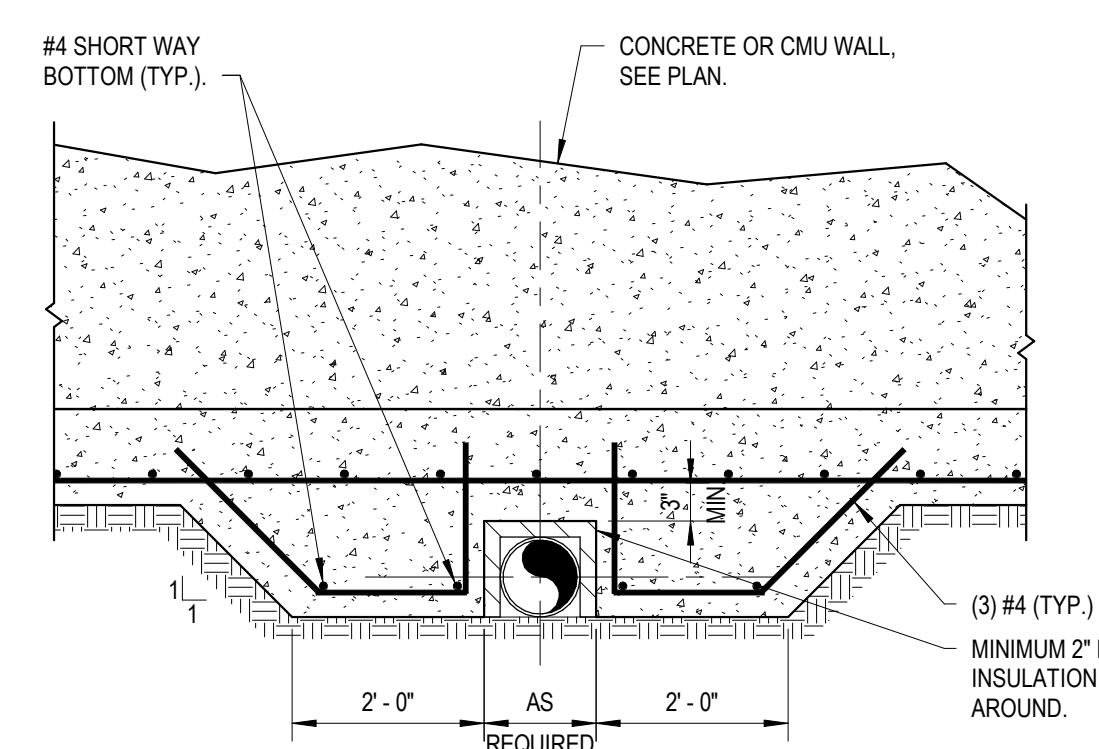
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S2.01
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TYPICAL FROST WALL FOUNDATION SECTION



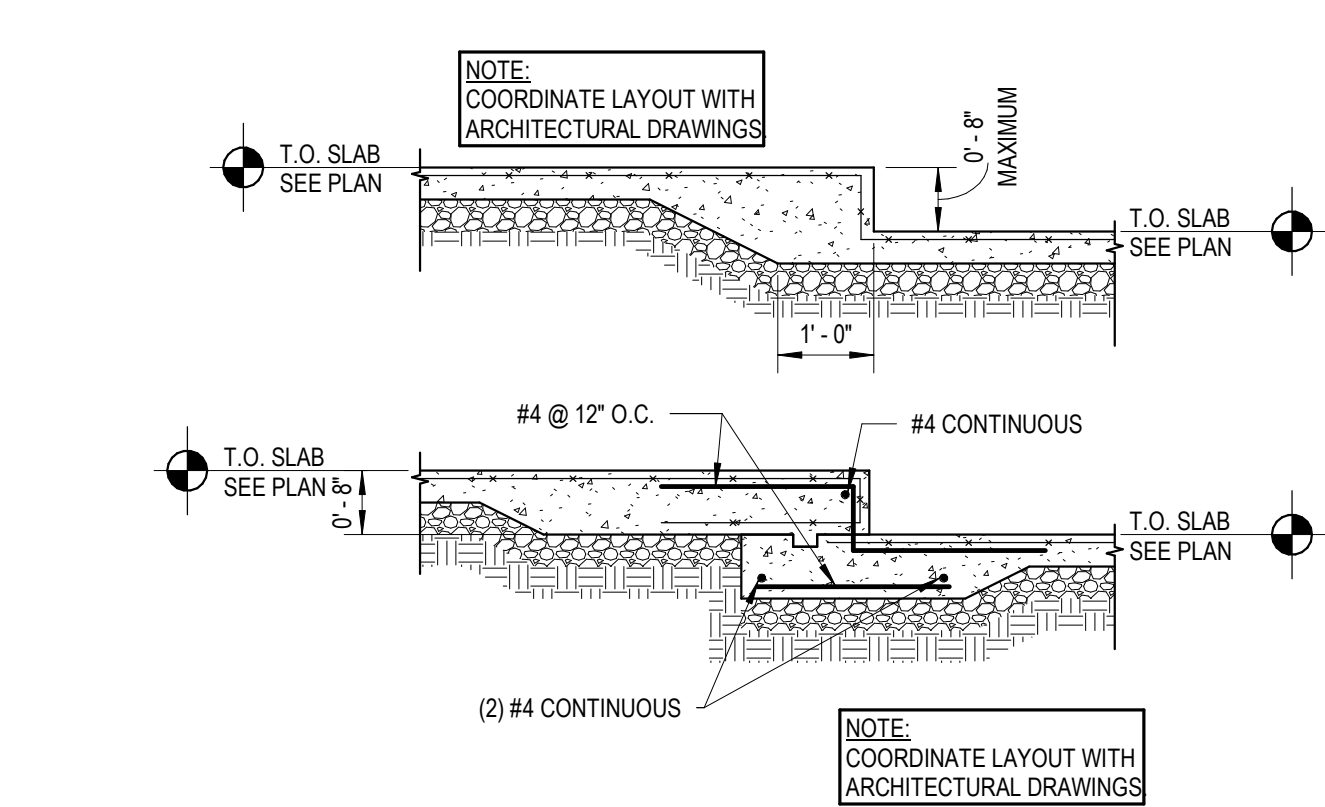
7
S2.01
1/2" = 1'-0"

TYPICAL FOOTING PENETRATION DETAIL



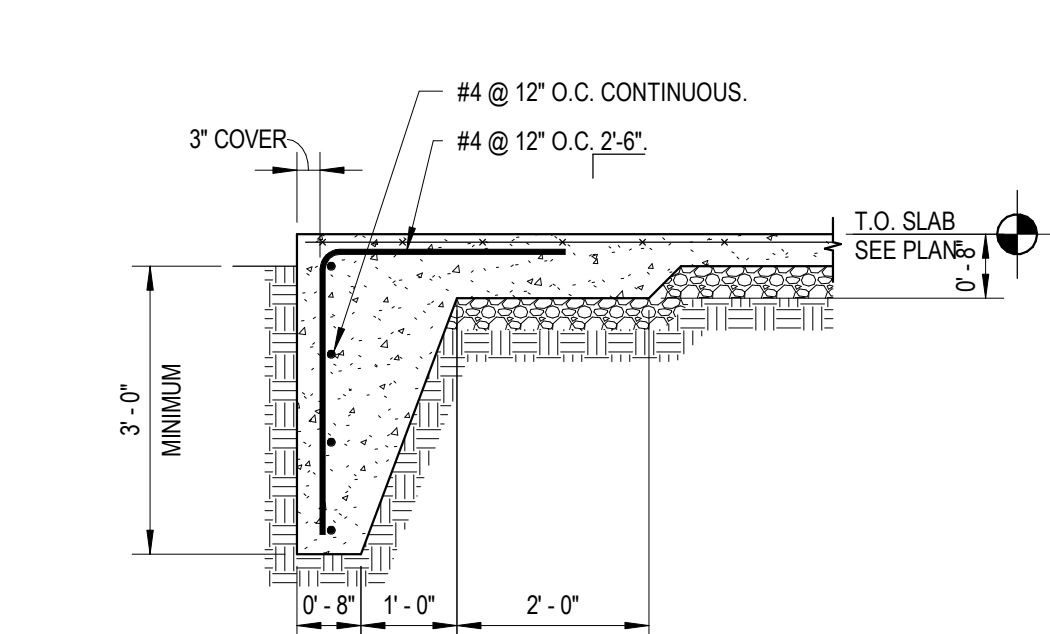
8
S2.01
1/2" = 1'-0"

TYPICAL DETAIL FOR UTILITIES RUNNING BELOW FOOTINGS



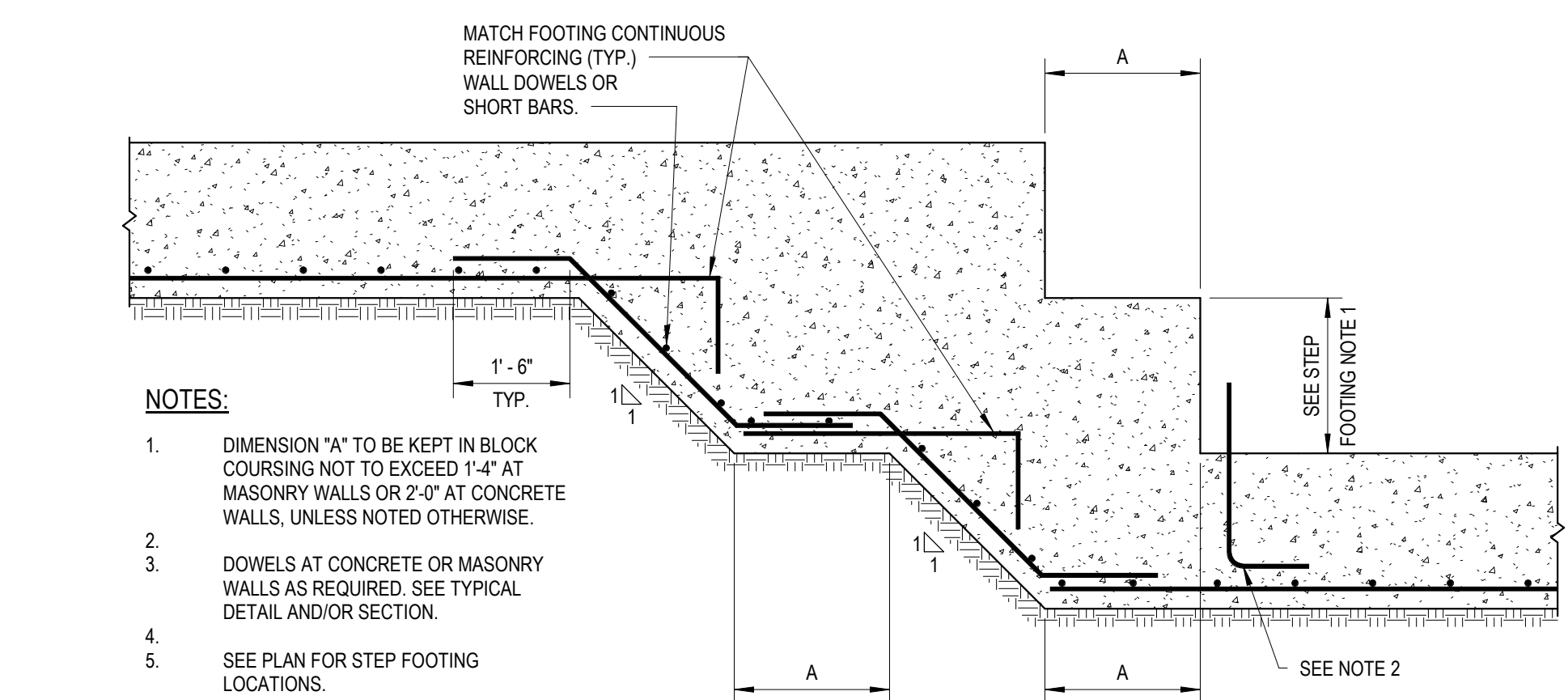
9
S2.01
1/2" = 1'-0"

TYPICAL DEPRESSED SLAB DETAILS



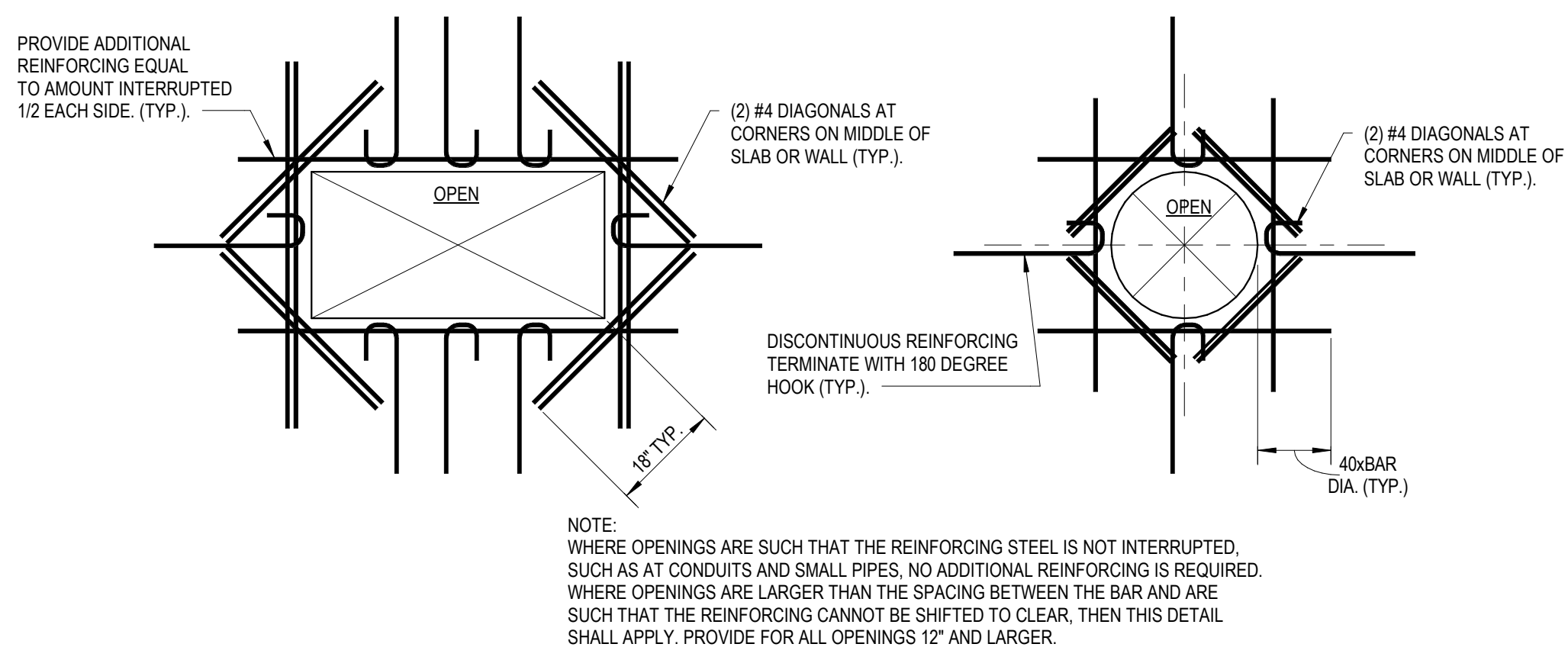
10
S2.01
1/2" = 1'-0"

TYPICAL TURNED DOWN SLAB



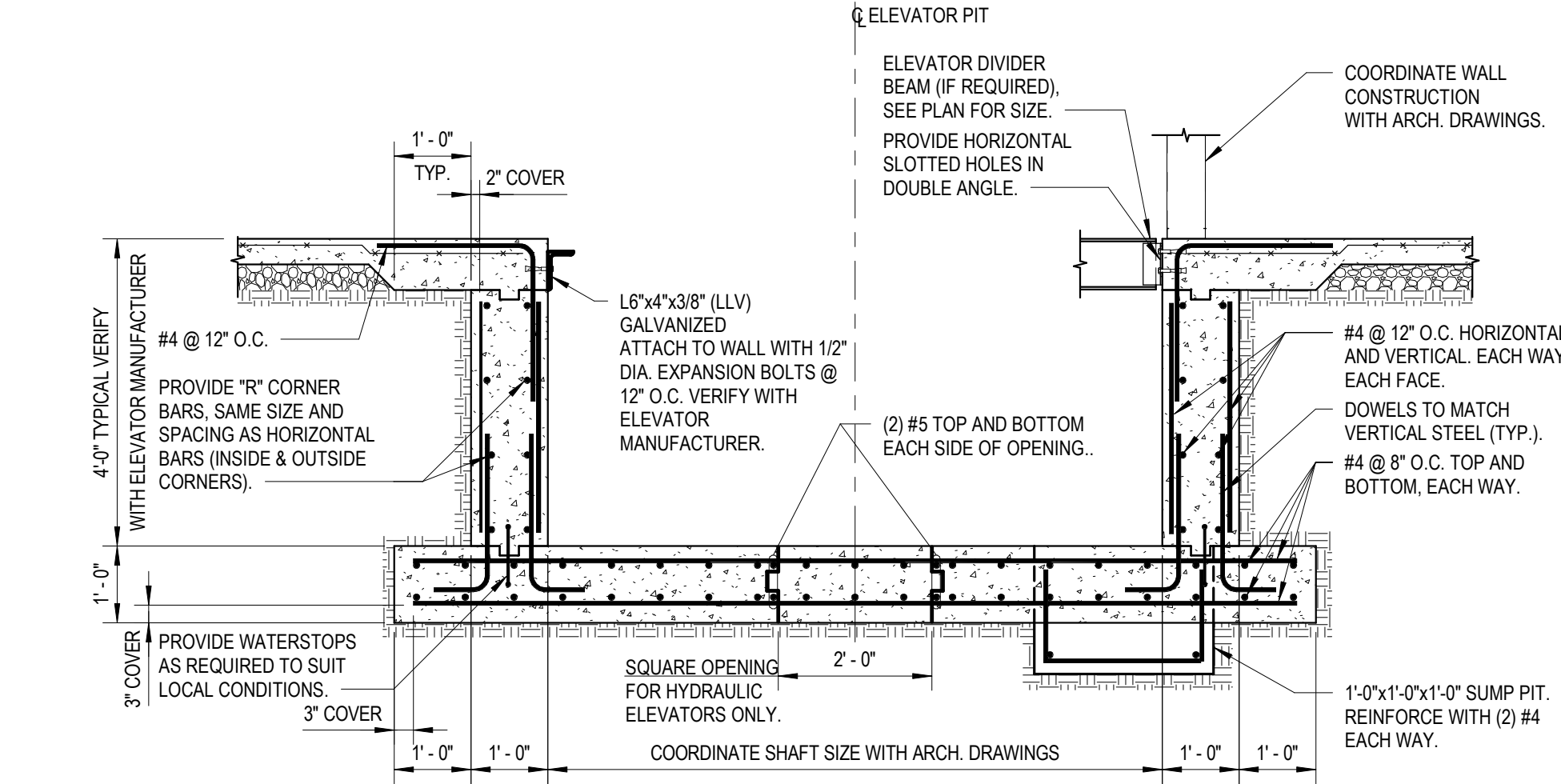
11
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1/2" = 1'-0"

TYPICAL STEPPED FOOTING DETAIL



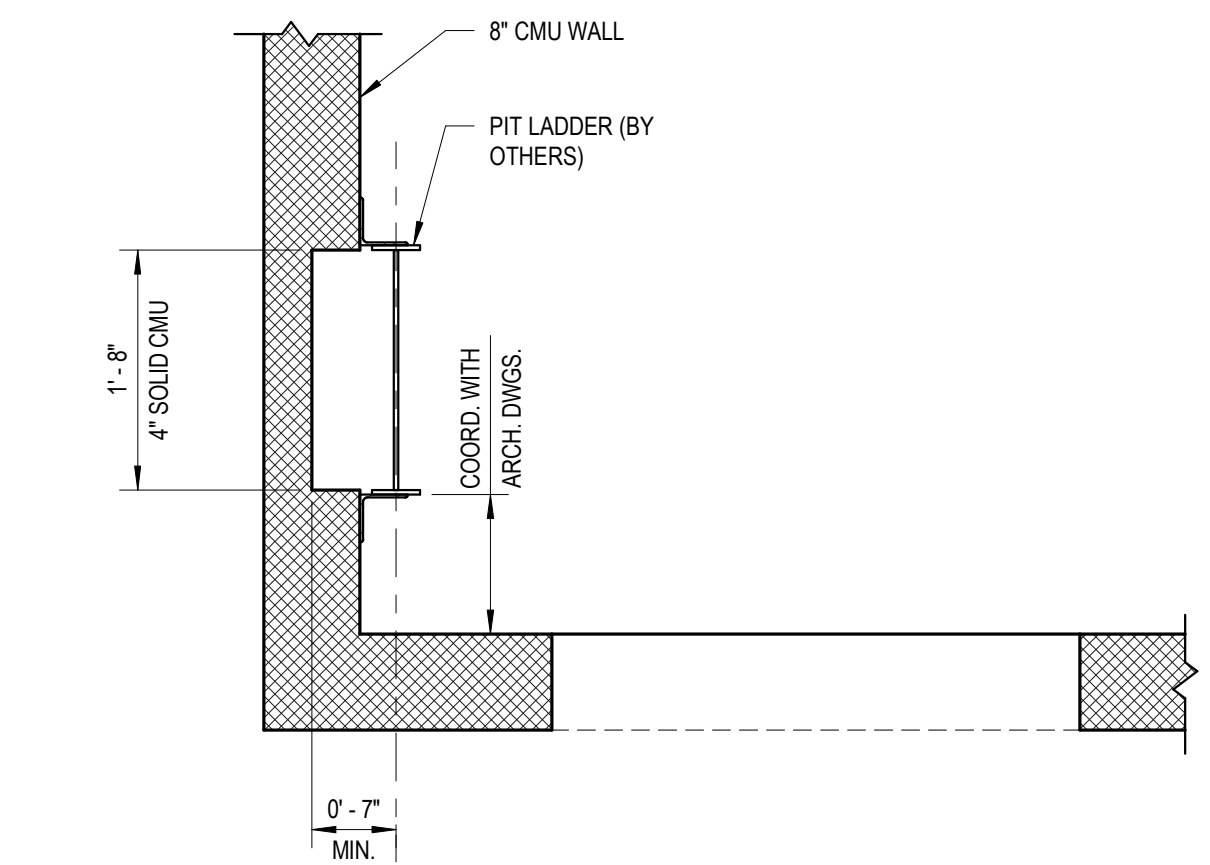
12
S2.01
1/2" = 1'-0"

TYPICAL CONCRETE WALL OR SLAB OPENING DETAIL



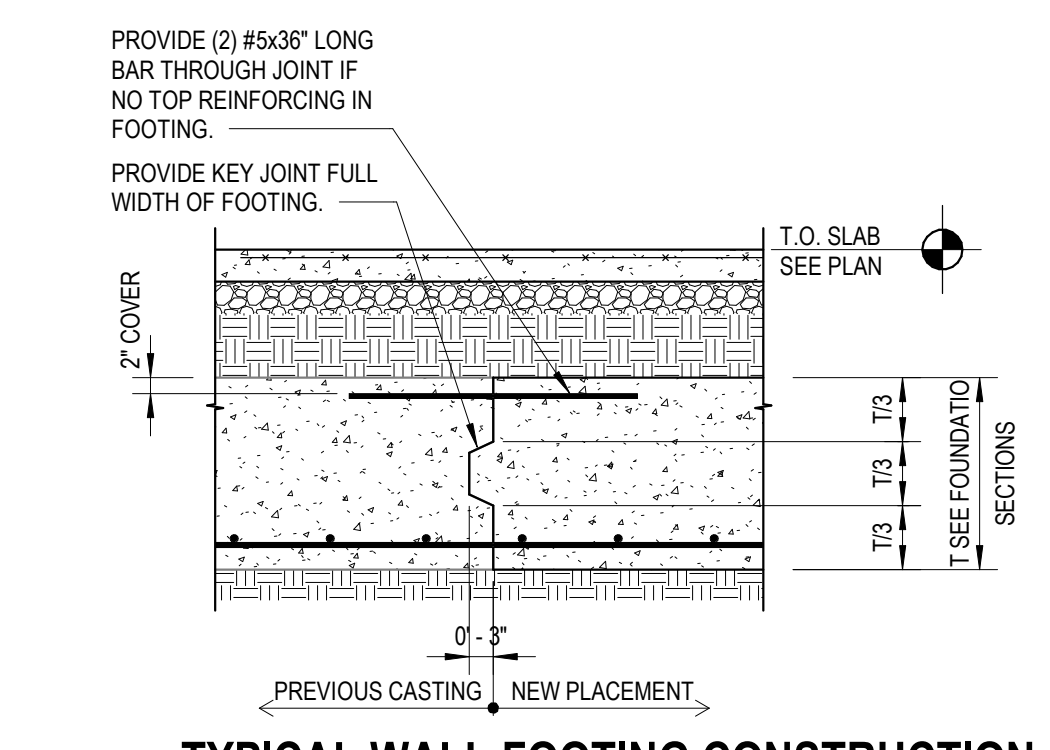
13
S2.01
1/2" = 1'-0"

TYPICAL ELEVATOR PIT DETAIL



14
S2.01
3/4" = 1'-0"

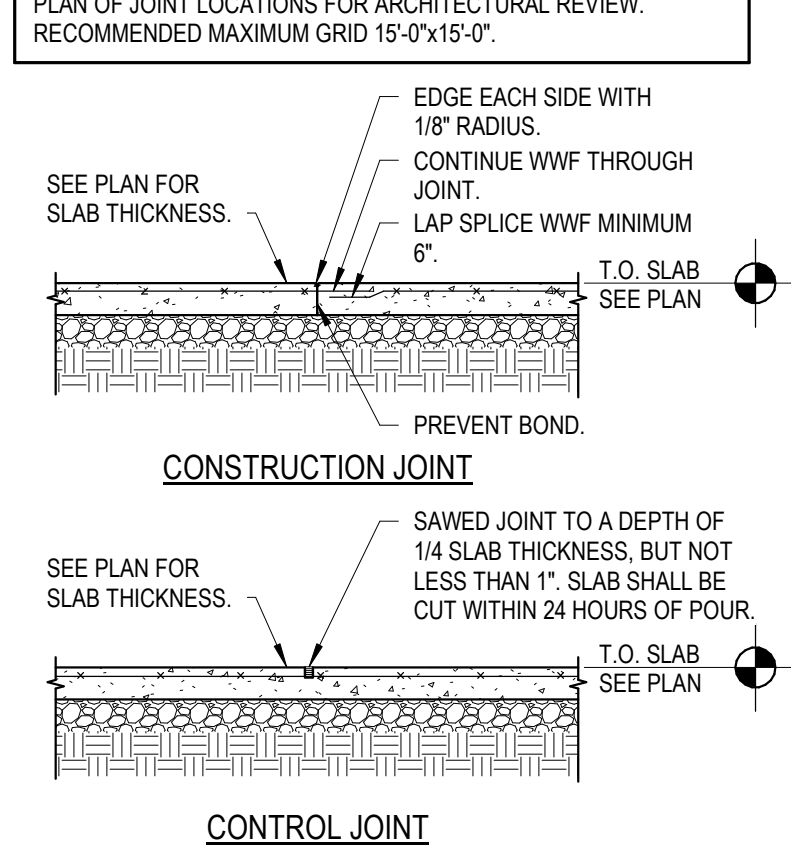
TYPICAL ELEVATOR PIT LADDER DETAIL



15
S2.01
1/2" = 1'-0"

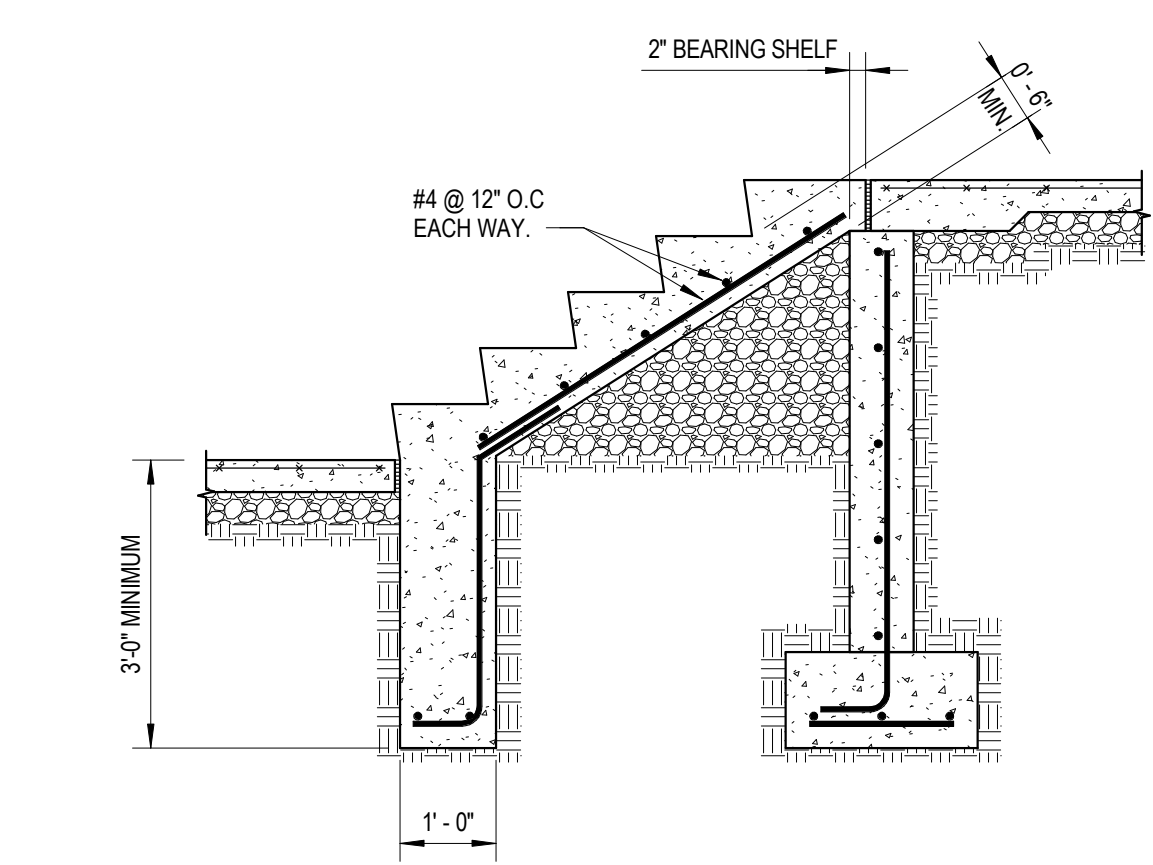
TYPICAL WALL FOOTING CONSTRUCTION JOINT DETAIL

NOTE:
SEE FOUNDATION PLAN FOR TYPICAL BAY LOCATIONS.
COORDINATE WITH ARCHITECTURAL DRAWINGS AND SUBMIT
PLAN OF JOINT LOCATIONS FOR ARCHITECTURAL REVIEW.
RECOMMENDED MAXIMUM GRID 15'-0"x15'-0".



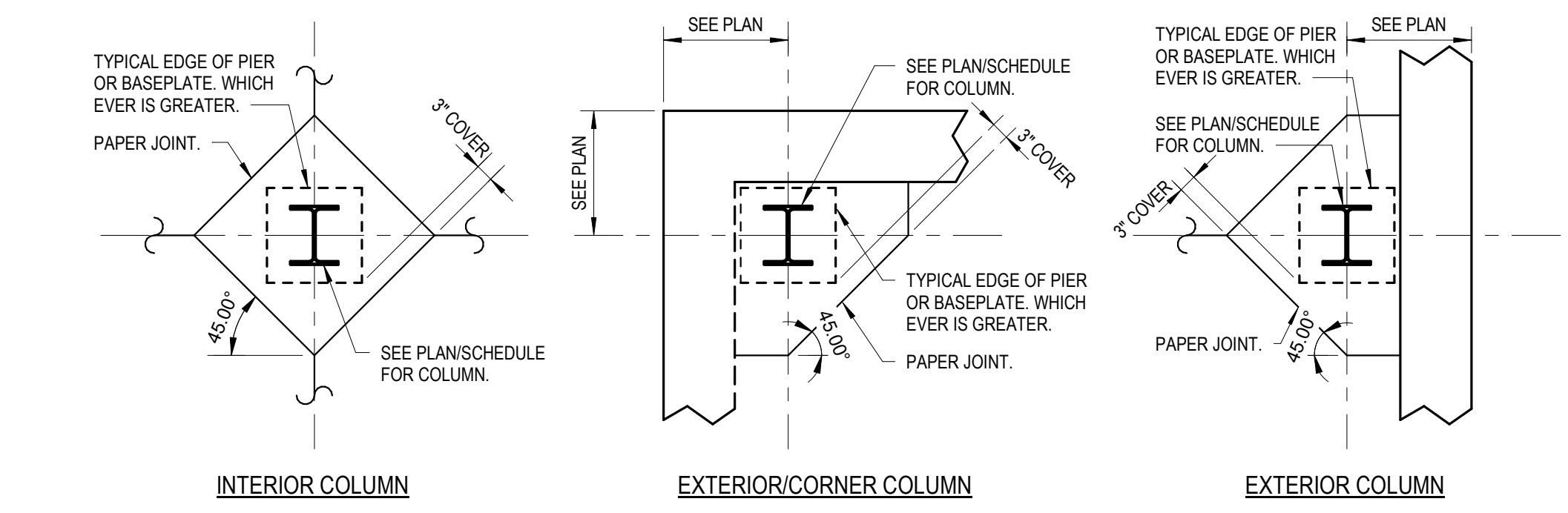
16
S2.01
1/2" = 1'-0"

TYPICAL SLAB ON GRADE DETAIL



17
S2.01
1/2" = 1'-0"

TYPICAL CONCRETE STAIR DETAIL



18
S2.01
1/2" = 1'-0"

TYPICAL ISOLATION JOINT DETAILS

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PROJECT NO: 10-22-747

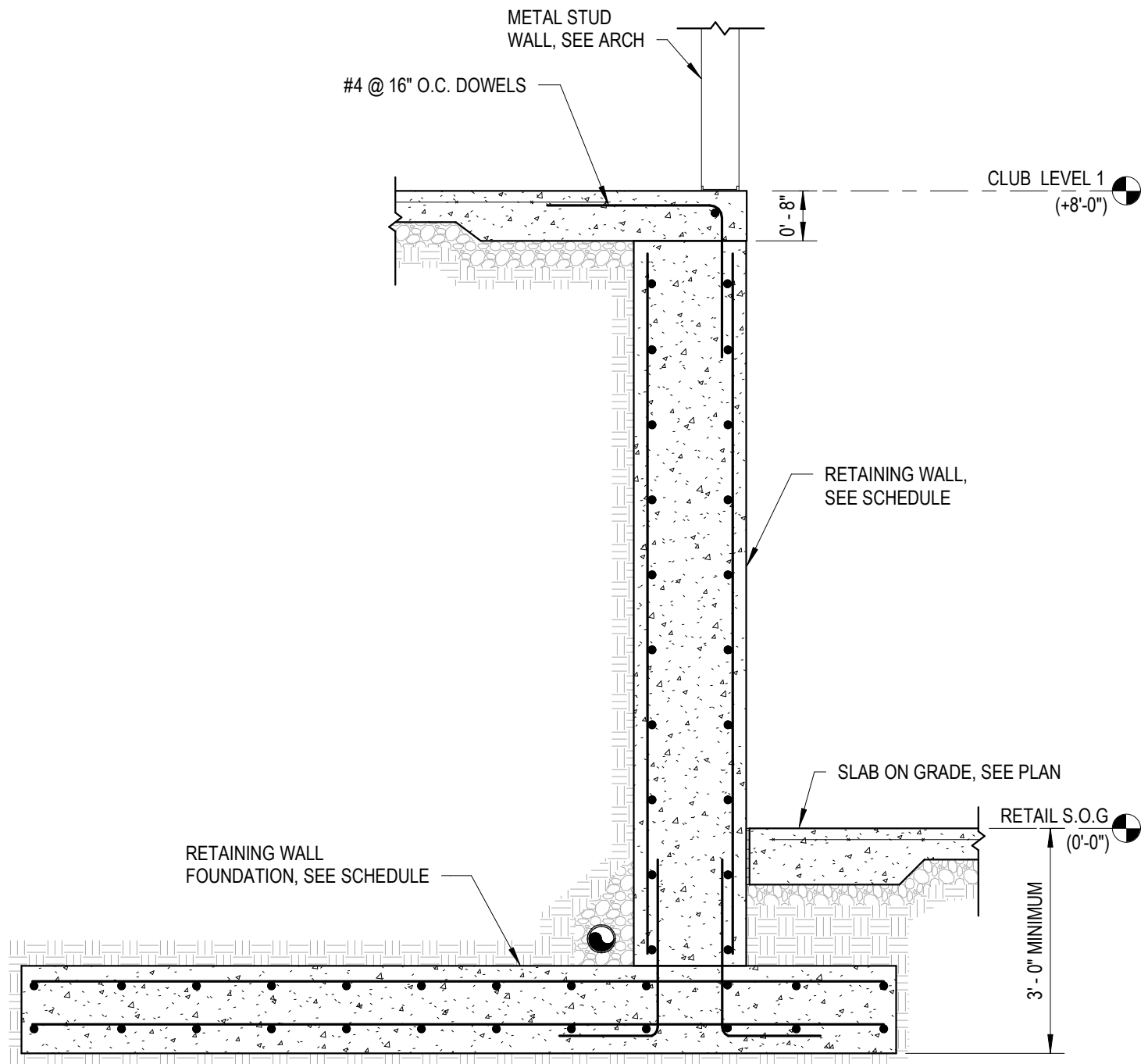
NO.	REVISION	DATE
1	PERMIT SET	12/28/2022

IN PROGRESS

FOUNDATION TYPICAL DETAILS
Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

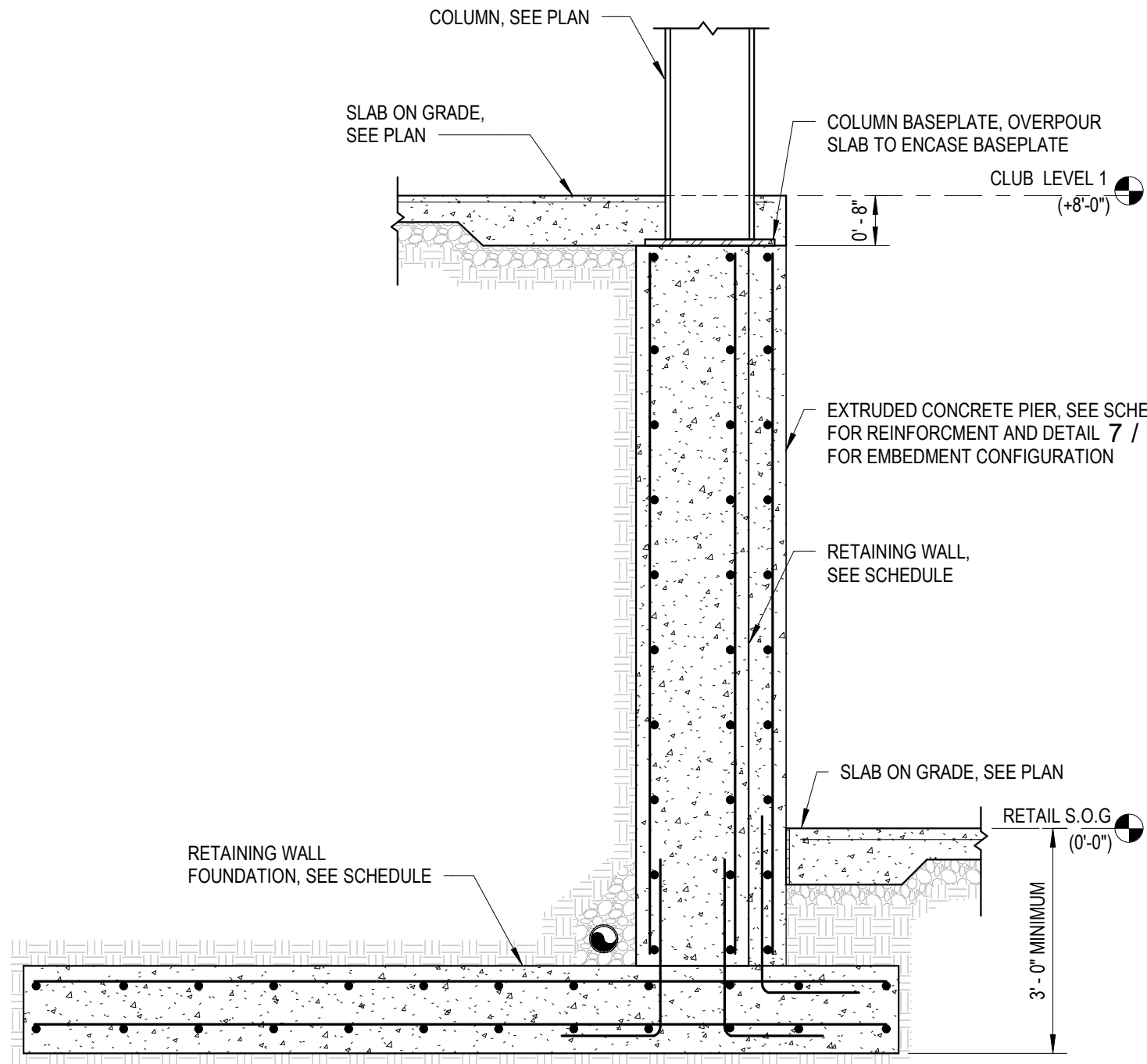
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S2.01
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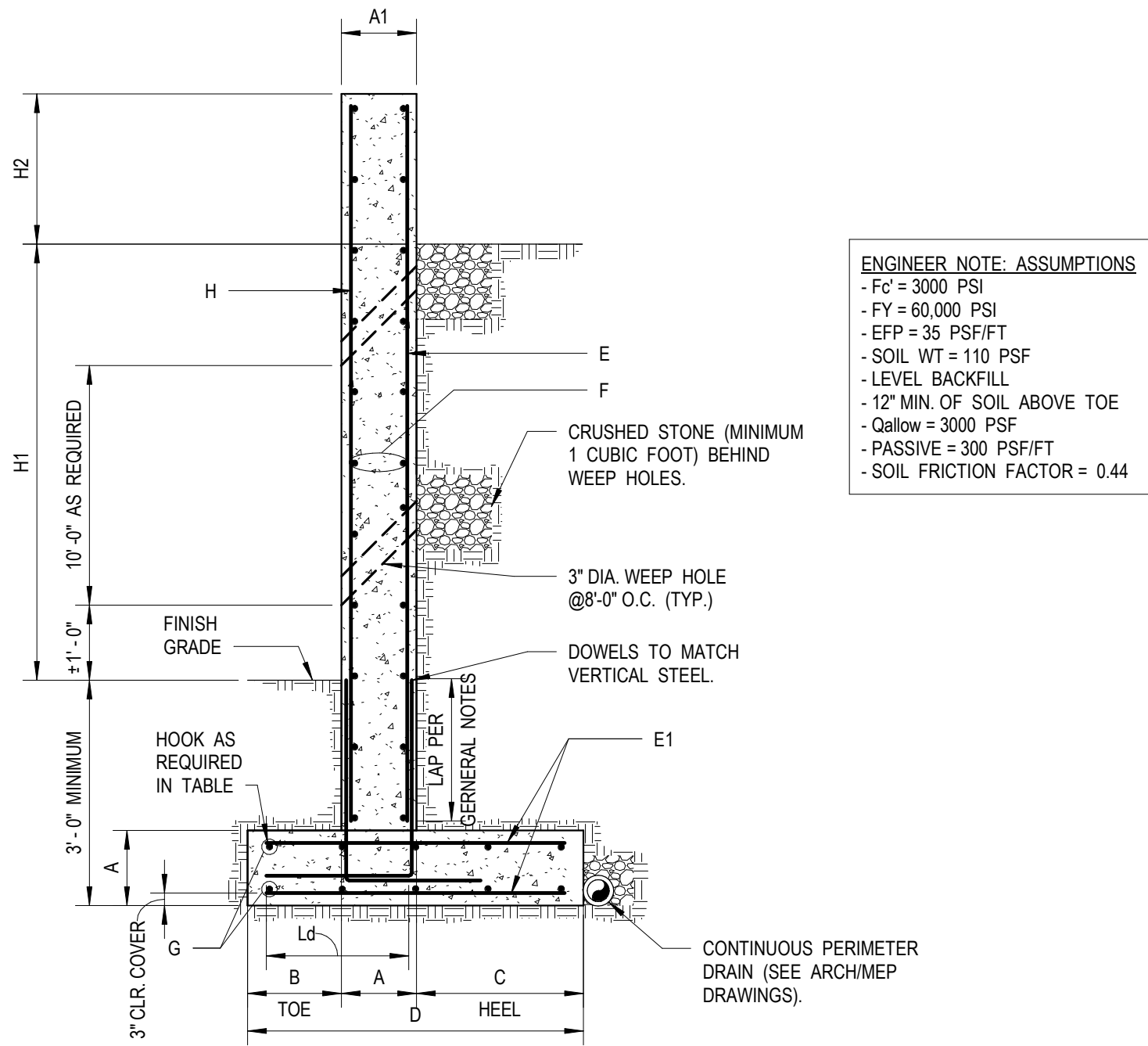
1
S2.02
1/2" = 1'-0"

RETAINING WALL SECTION



2
S2.02
1/2" = 1'-0"

RETAINING WALL SECTION AT COLUMN

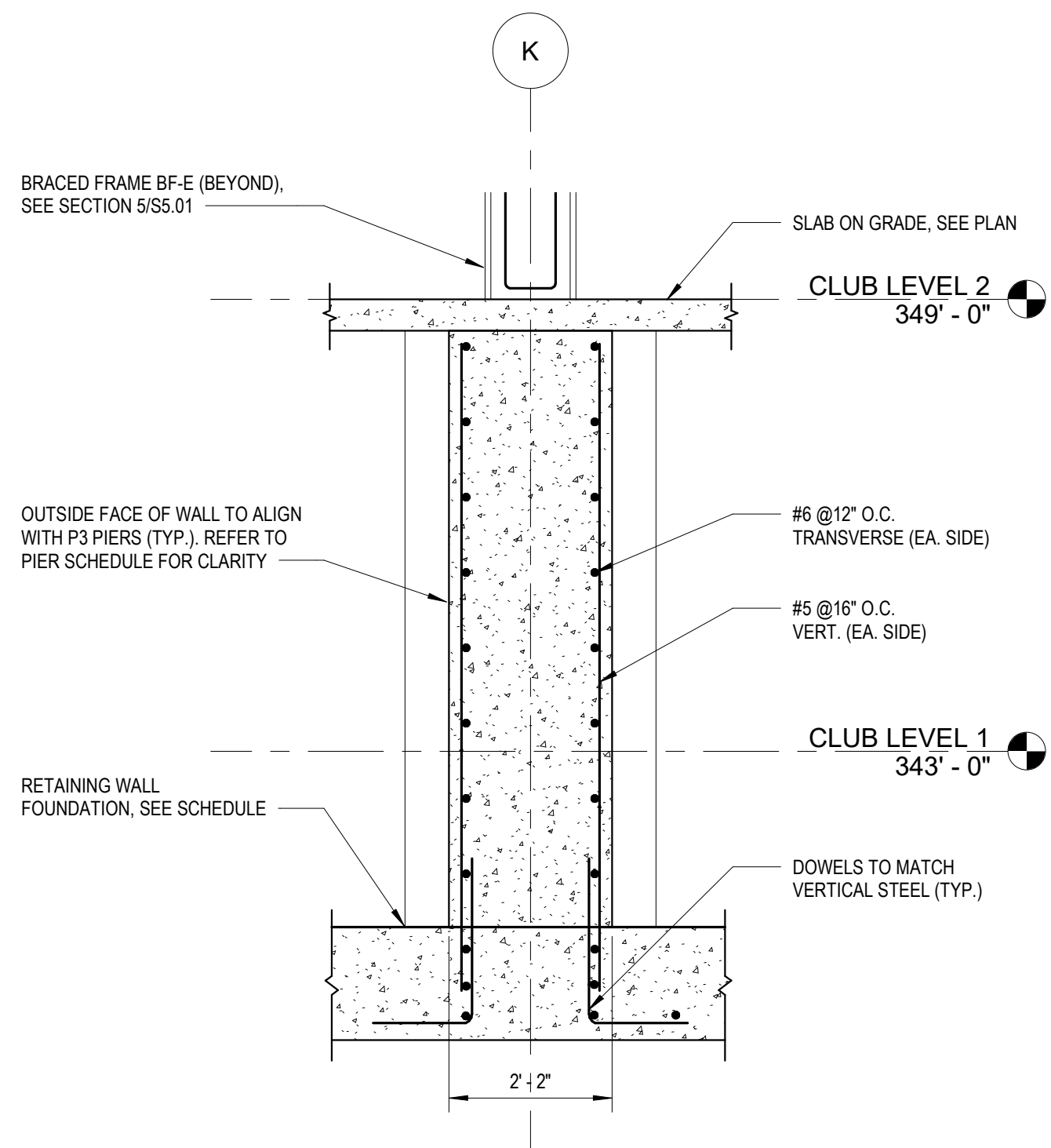


CONCRETE SITE RETAINING WALL SCHEDULE/NO SURCHARGE											
WALL	H1	H2	A	A1	B	C	D	E	E1	F	H
RW1	6'-0"	3'-0"	1'-0"	10'-10"	1'-8"	6'-8"	9'-4"	#5@12" HK	#7@8" HK	#5@12" (10) #4	#5@12" HK
RW2	5'-0"	-	1'-0"	1'-0"	1'-8"	5'-4"	8'-0"	#5@12" HK	#5@12" HK	#4@12" (8) #4	#5@12" HK
RW3	10'-0"	-	1'-4"	1'-4"	2'-0"	8'-5"	11'-10"	#5@12" HK	#8@8" HK	#4@12" (12) #5	#5@12" HK
RW4	2'-0" TO 4'-0"	-	1'-0"	1'-0"	1'-8"	4'-0"	6'-8"	#5@18" HK	#6@18" HK	#4@12" (7) #4	#5@18" HK
RW5	6'-0"	-	1'-0"	1'-0"	2'-0"	6'-8"	9'-8"	#5@12" HK	#5@12" HK	#4@12" (10) #4	#5@12" HK
RW6	12'-0" TO 13'-0"	-	1'-4"	1'-4"	20'-4"	8'-4"	30'-0"	#8@10" HK	#8@12" HK	#4@18" (20) #4	#8@10" HK
RW7	10'-0"	-	1'-4"	1'-4"	2'-4"	9'-8"	13'-2"	#5@10" HK	#5@10" HK	#4@18" (13) #6	#5@10" HK
RW8	8'-0"	-	1'-4"	1'-4"	20'-0"	10'-0"	30'-0"	#5@12" HK	#8@12" HK	#4@18" (20) #4	#8@12" HK

NOTES:
1. "HK" DENOTES STANDARD 90 DEGREES HOOK OF BAR AT TOE.
2. RW1 A1 DIMENSION IS FOR CMU WALL.

5
S2.02
1/2" = 1'-0"

TYPICAL CONCRETE SITE RETAINING WALL - APARTMENTS



4
S2.02
1/2" = 1'-0"

BRACED FRAME SHEAR WALL SECTION

NOTE:
1. CONTRACTOR TO POUR SHEAR WALL MONOLITHICALLY WITH BRACED FRAME PIERS AND INTERSECTING RETAINING WALL.

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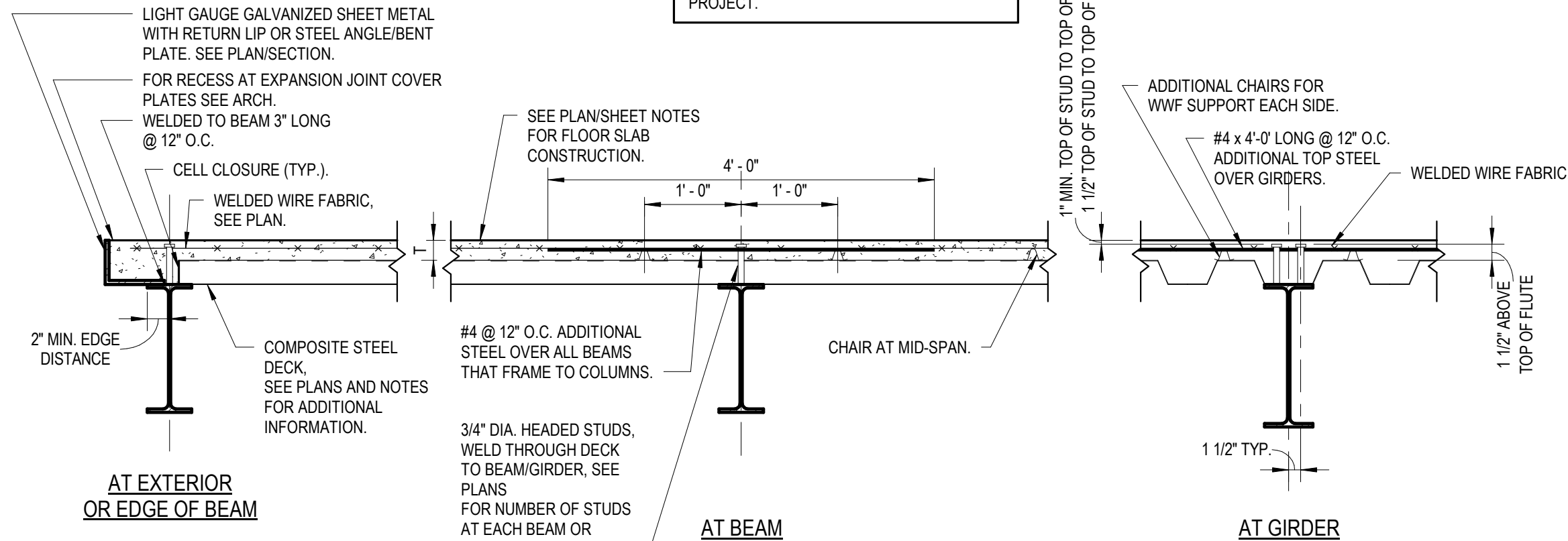
FOUNDATION SECTIONS

Promenade at Granite Run

Baltimore, Boston, New York, Philadelphia & Washington D.C.

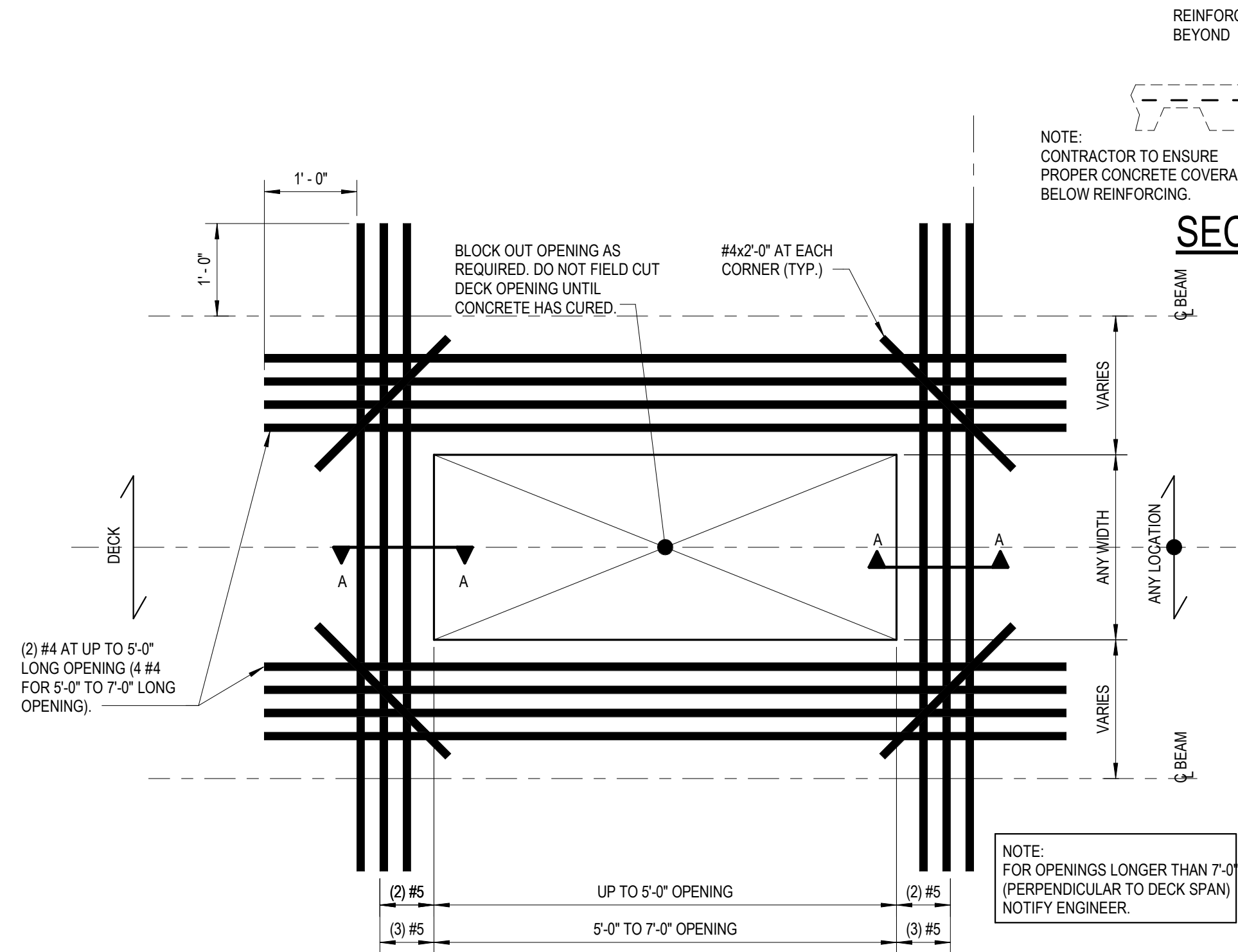
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S2.02
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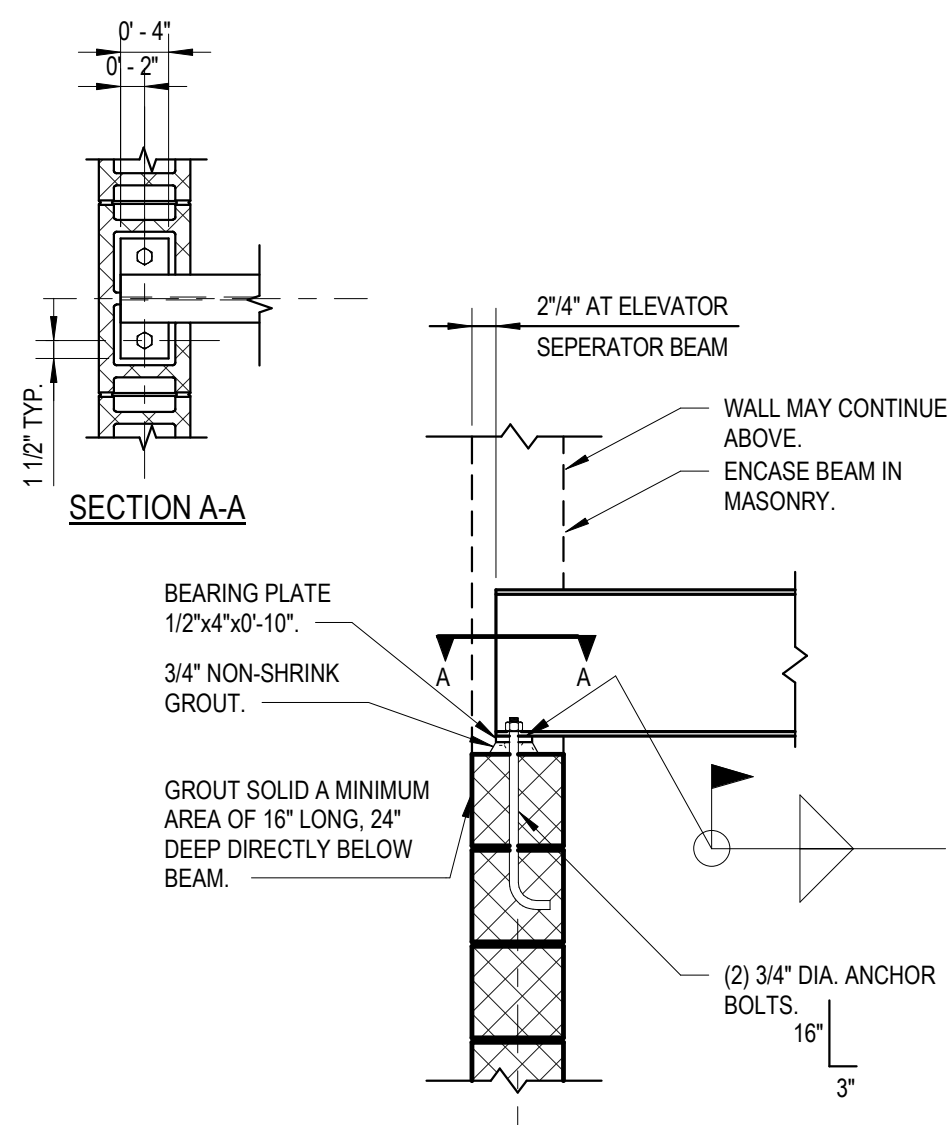


SECTION A

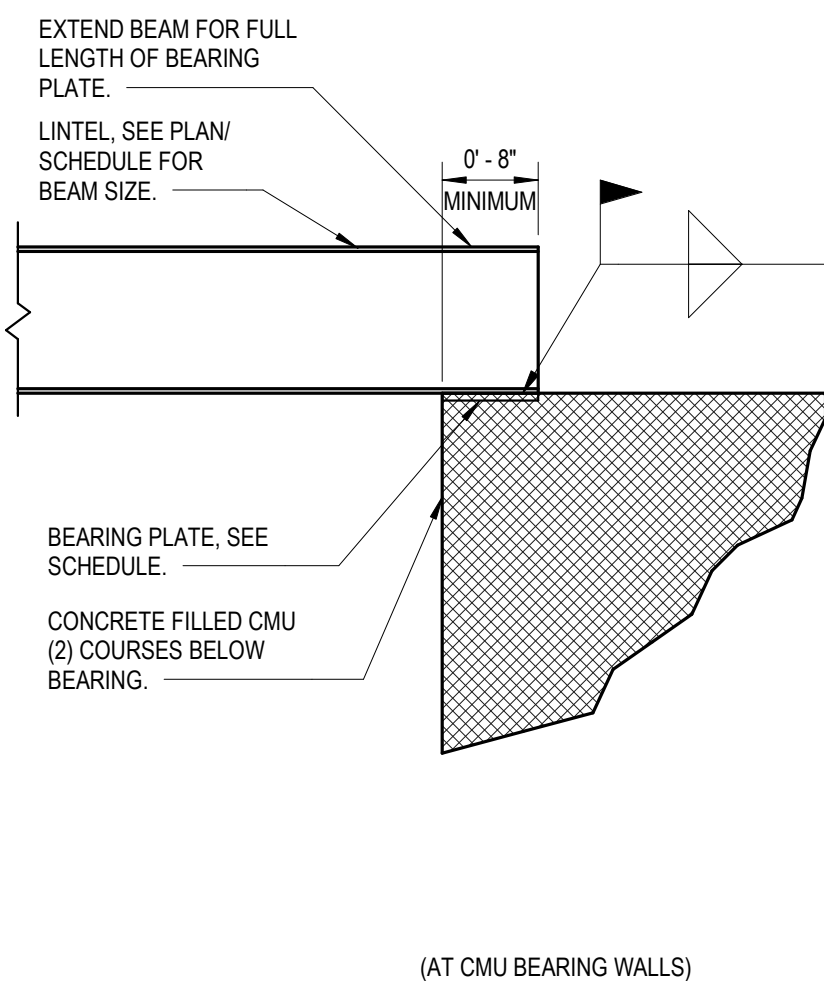
1 TYPICAL COMPOSITE BEAMS DETAIL



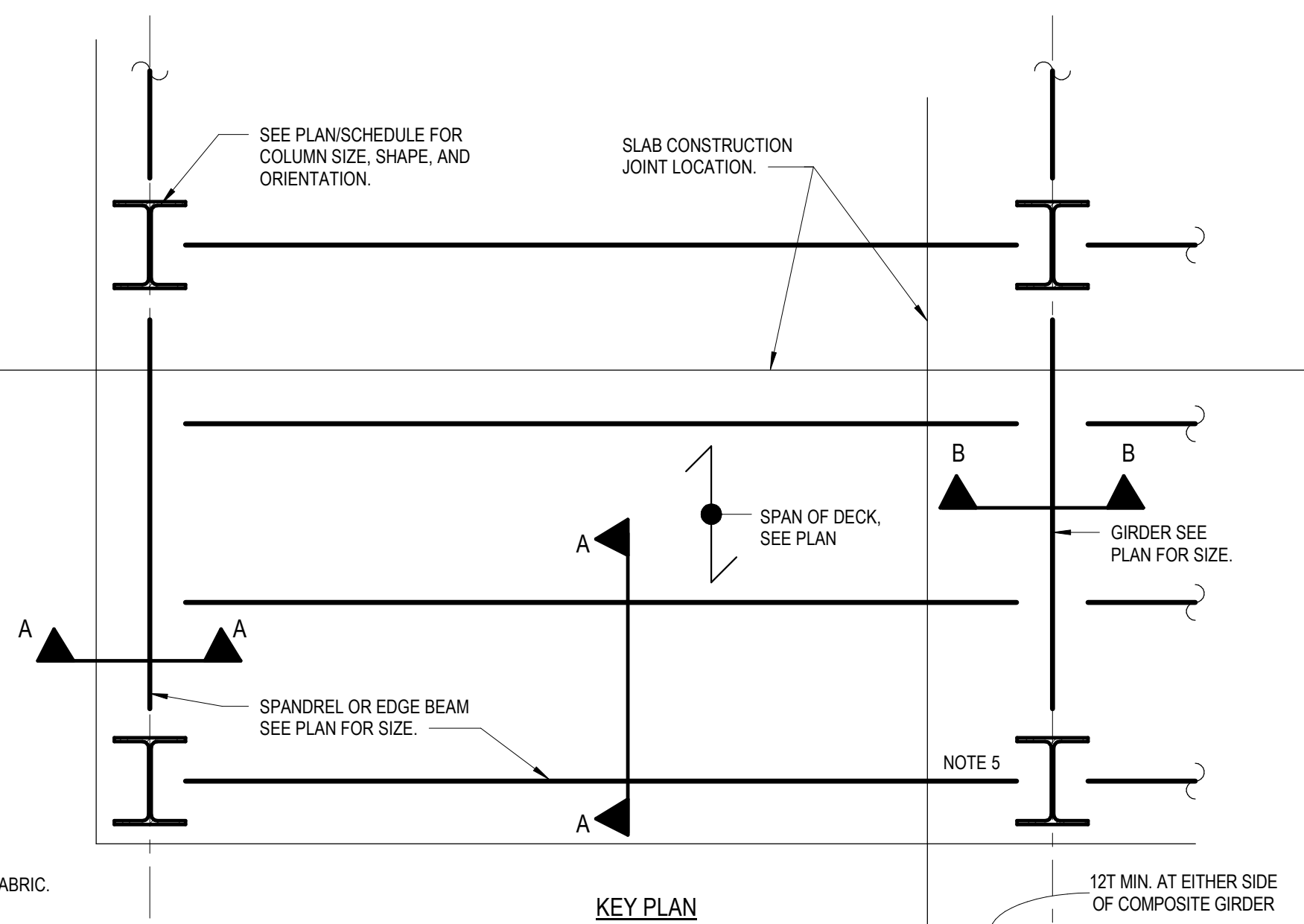
6 TYPICAL FLOOR OPENING REINFORCING DETAIL



11 TYPICAL BEARING DETAIL

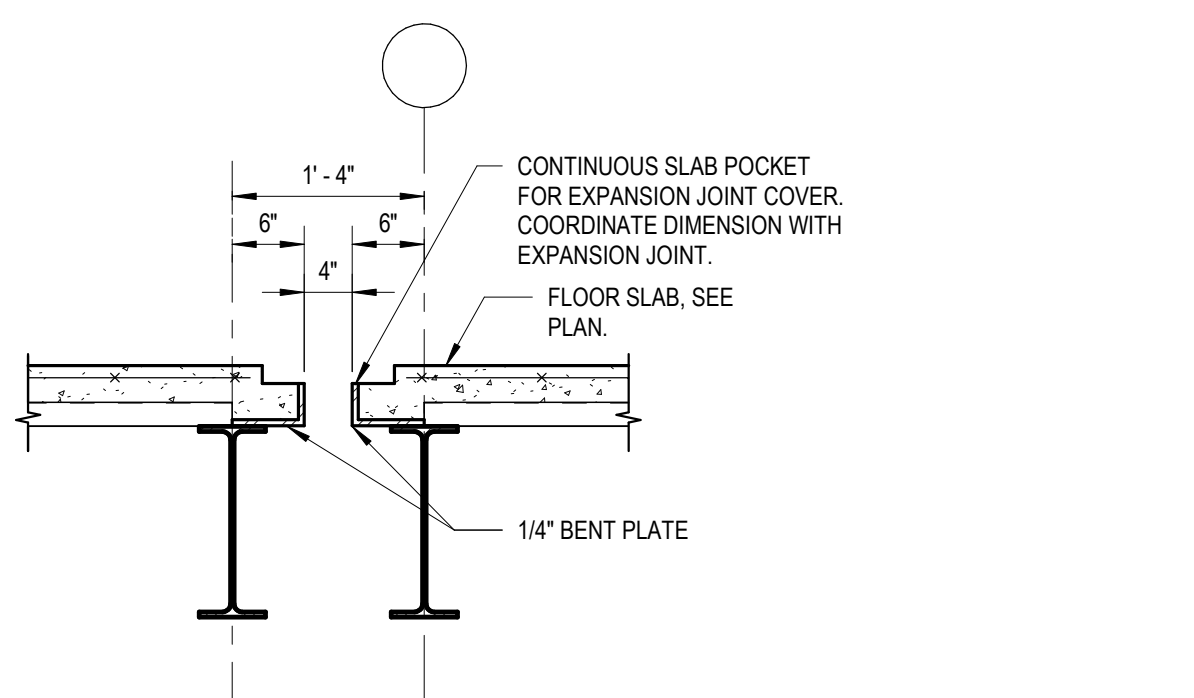


12 TYPICAL WIDE FLANGE LINTEL BEARING DETAIL

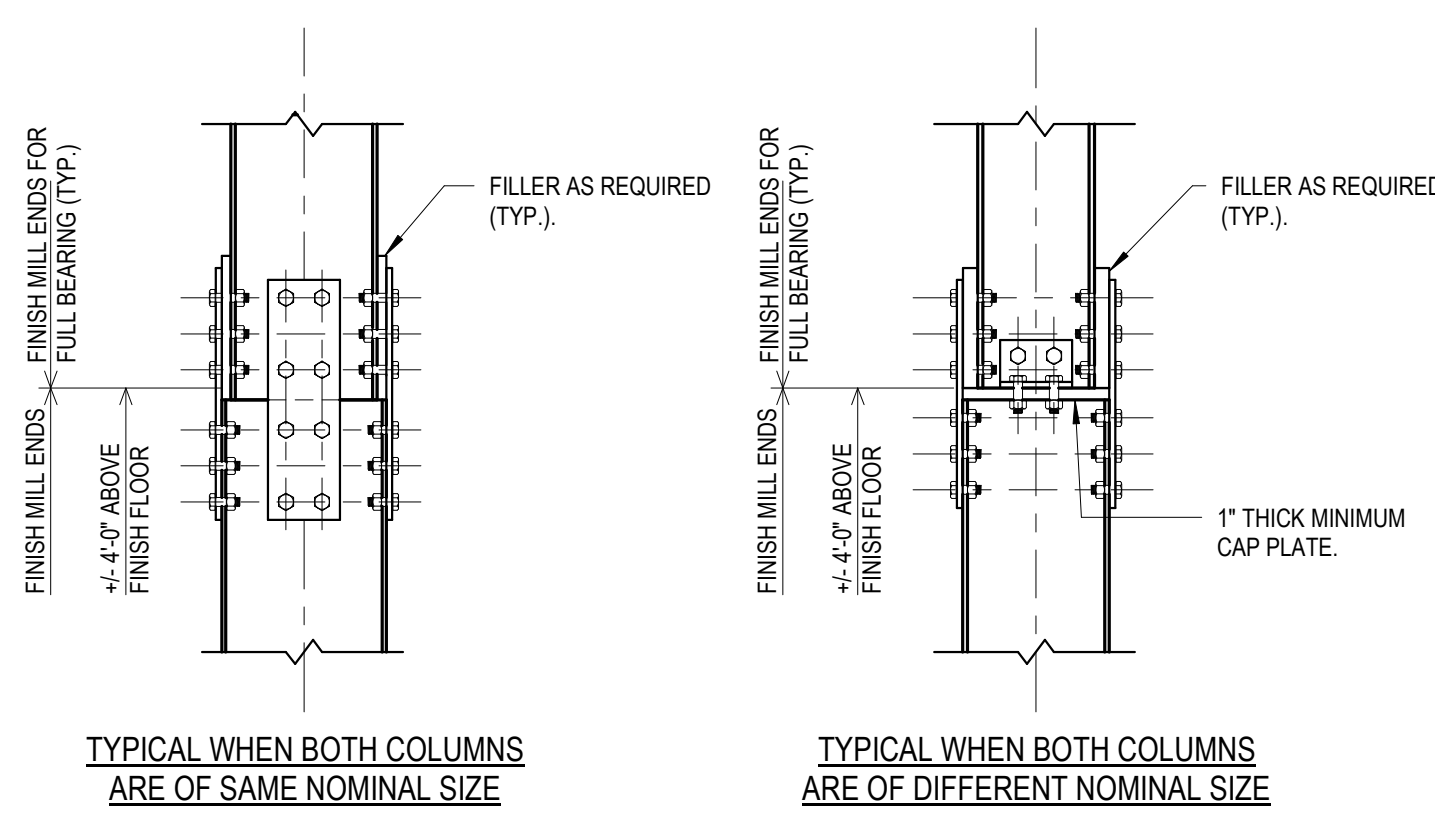


- NOTES:
- STEEL DECK AND TOP FLANGES OF THE BEAMS SHALL BE FREE OF PAINT, ICE, WATER, DIRT, EXCESSIVE SCALE, RUST OR OTHER MATERIALS INJURIOUS TO WELDING.
 - STEEL DECK SHALL REST TIGHTLY AGAINST THE BEAM FLANGE.
 - STUDS SHALL BE WELDED ONLY THROUGH A SINGLE THICKNESS OF STEEL DECK.
 - SHORING OF BEAMS PRIOR TO SLAB PLACEMENT IS NOT REQUIRED UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. IF SHORING IS REQUIRED, SHORES SHALL BE PLACED AT MID-SPANS AND SHALL REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED AT LEAST 75% OF THE REQUIRED 28 DAY STRENGTH.
 - FLOORS TO BE POURED TO THE THICKNESS SHOWN ON DOCUMENTS, NOT TO A LEVEL LINE.
 - FOR DECK SUPPORT AT COLUMNS SEE TYPICAL METAL DECK SUPPORT DETAIL.

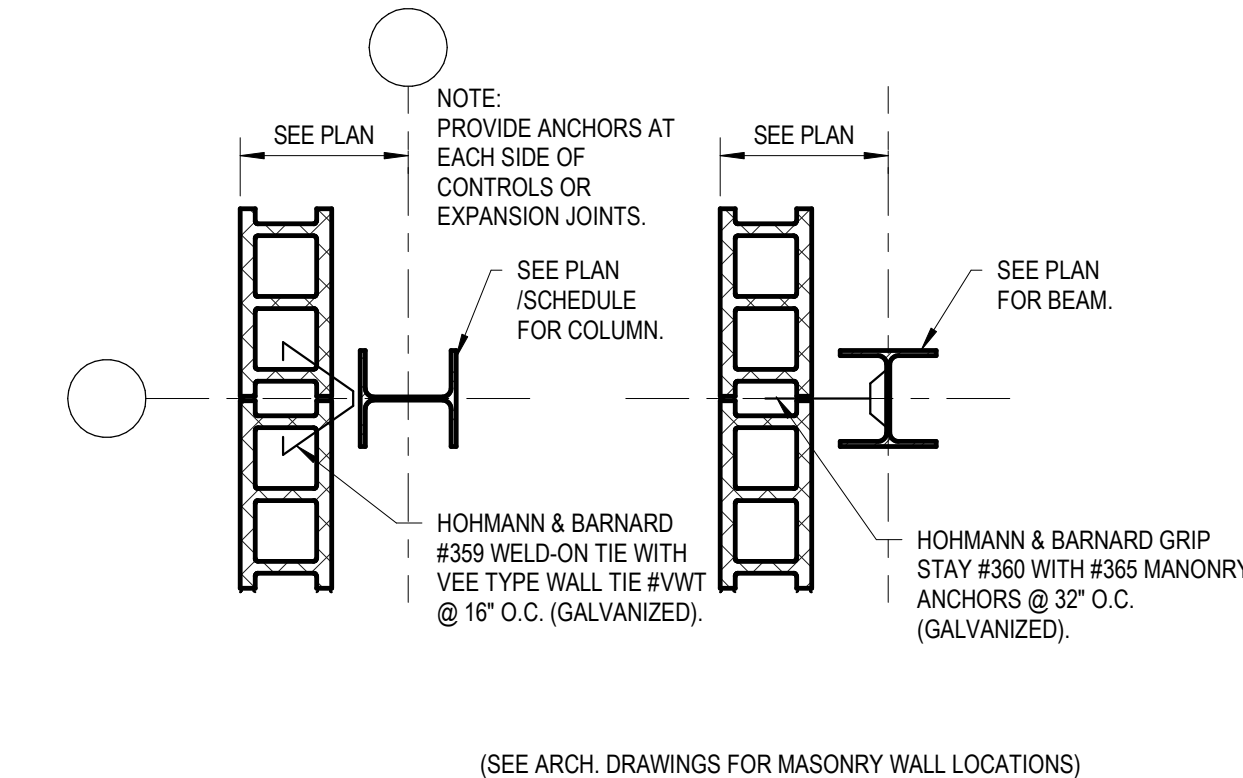
7 TYPICAL FLOOR OPENING DETAIL



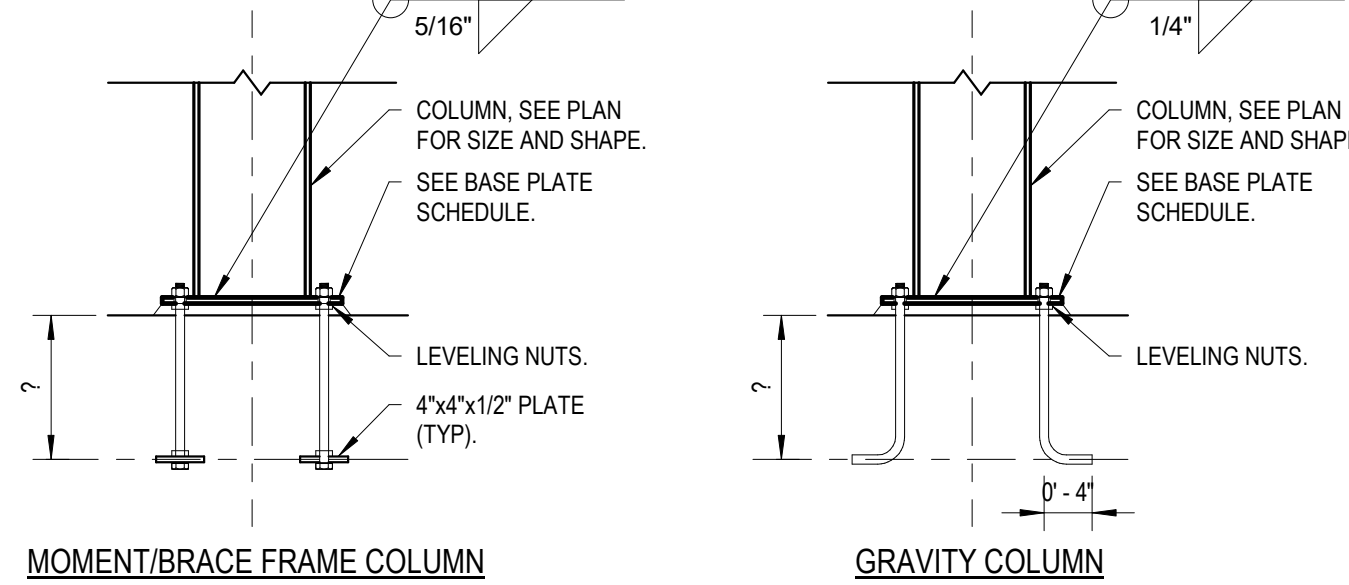
8 FLOOR EXPANSION JOINT



9 TYPICAL COLUMN SPLICE DETAILS



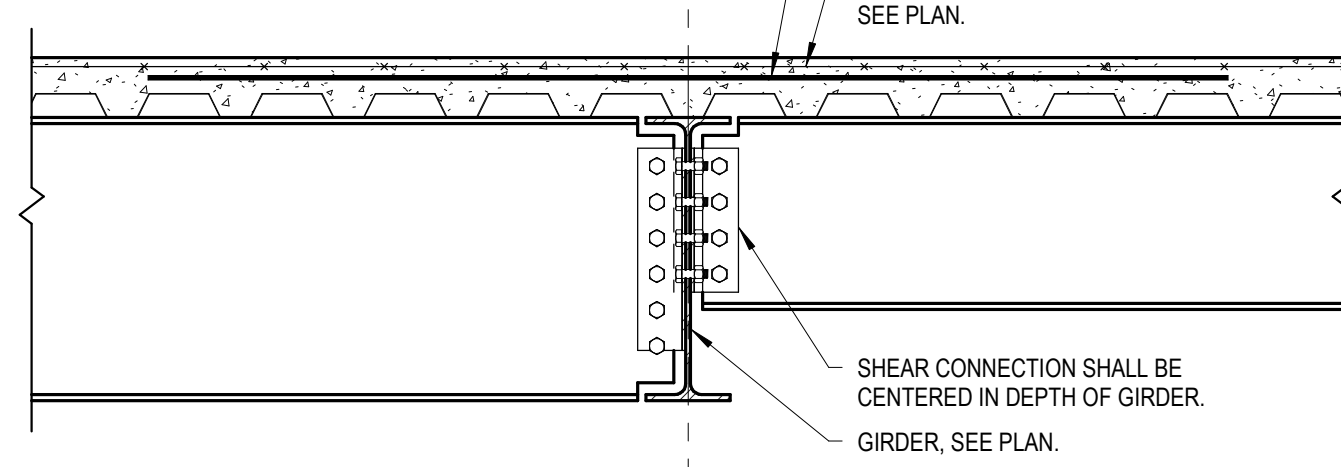
13 TYPICAL WALL ANCHOR DETAILS



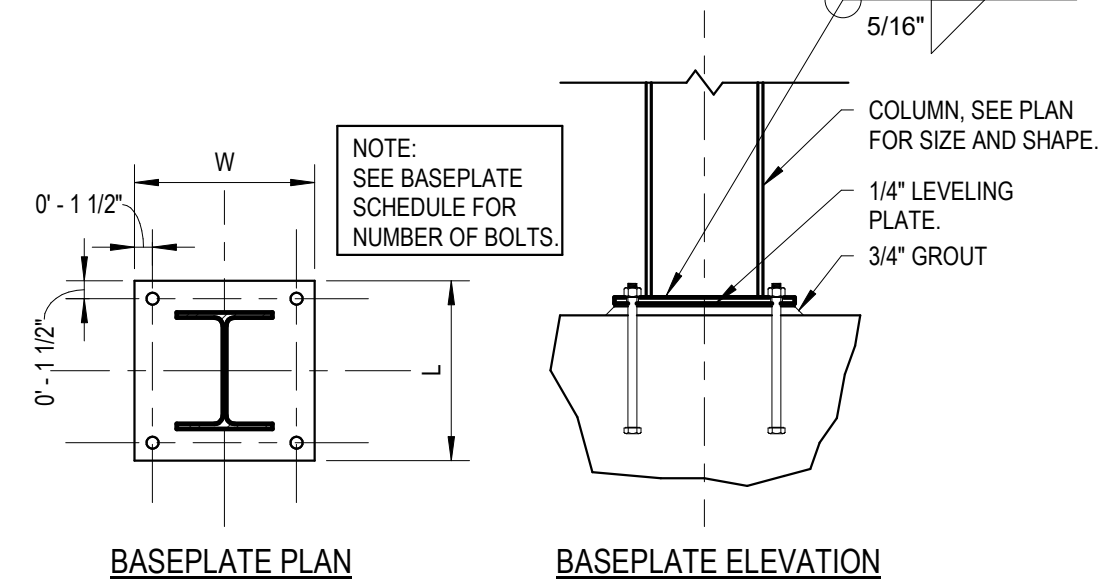
2 TYPICAL ANCHOR ROD DETAILS

STANDARD FRAMED BEAM CONNECTION SCHEDULE

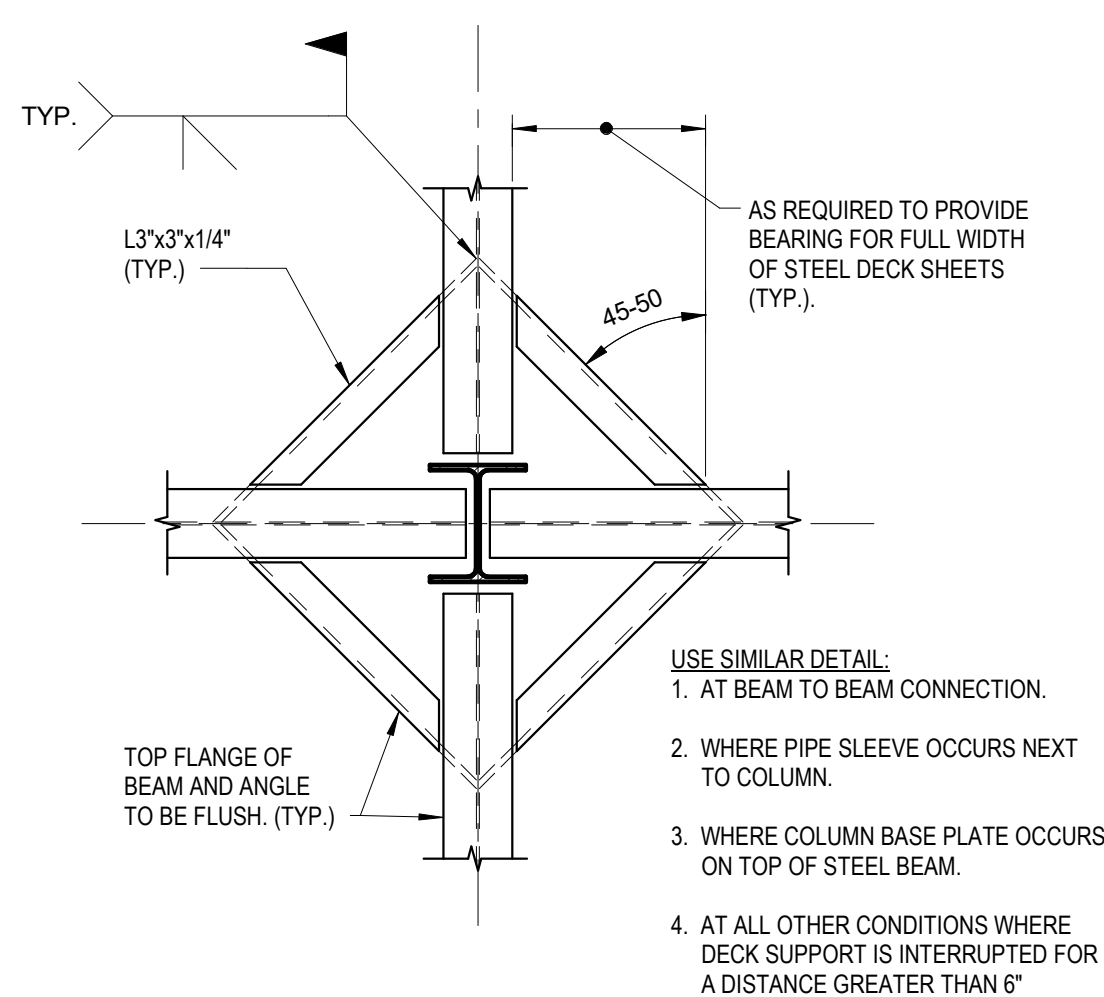
BEAM SIZE	ROWS OF BOLTS
W8, W10	TWO
W12, W14	THREE
W16, W18	FOUR
W21	FIVE
W24	SIX
W27	SEVEN
W30	EIGHT
W33	NINE
W36	TEN
W40	ELEVEN



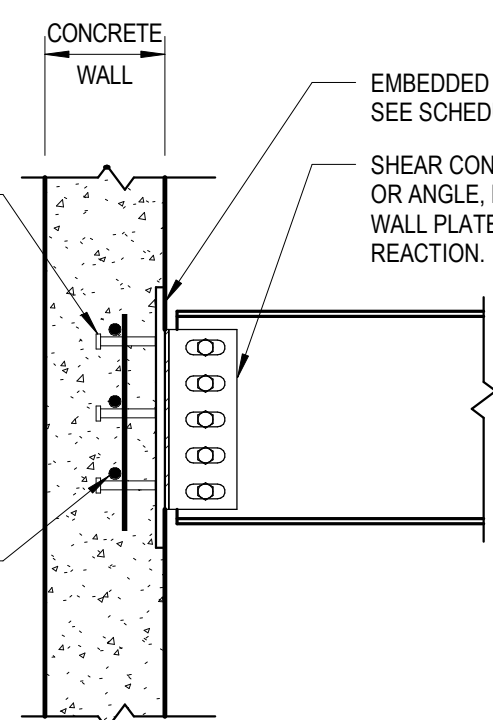
4 TYPICAL SECTION AT GIRDER



3 TYPICAL BASEPLATE DETAILS



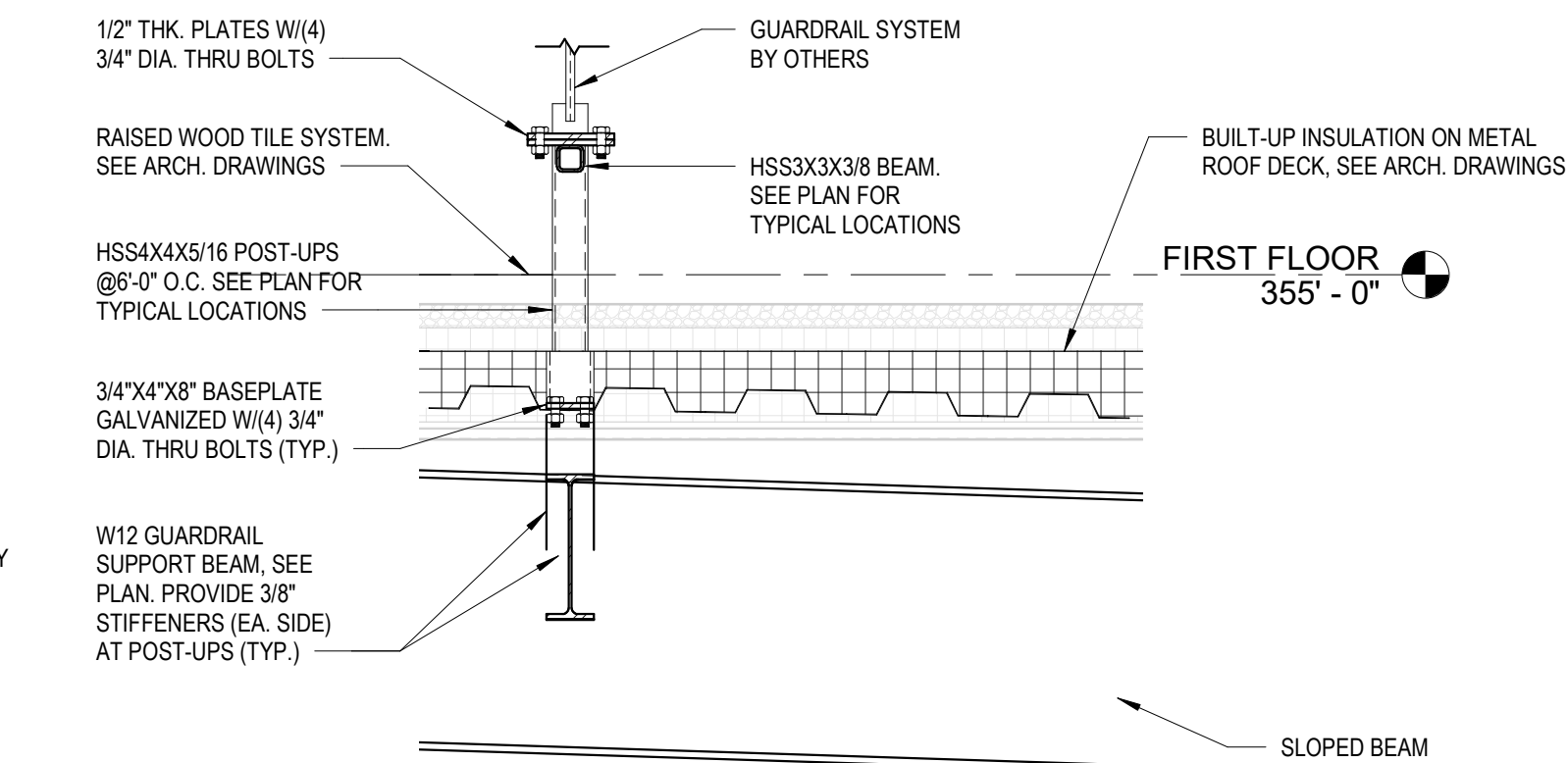
5 TYPICAL METAL DECK SUPPORT DETAIL



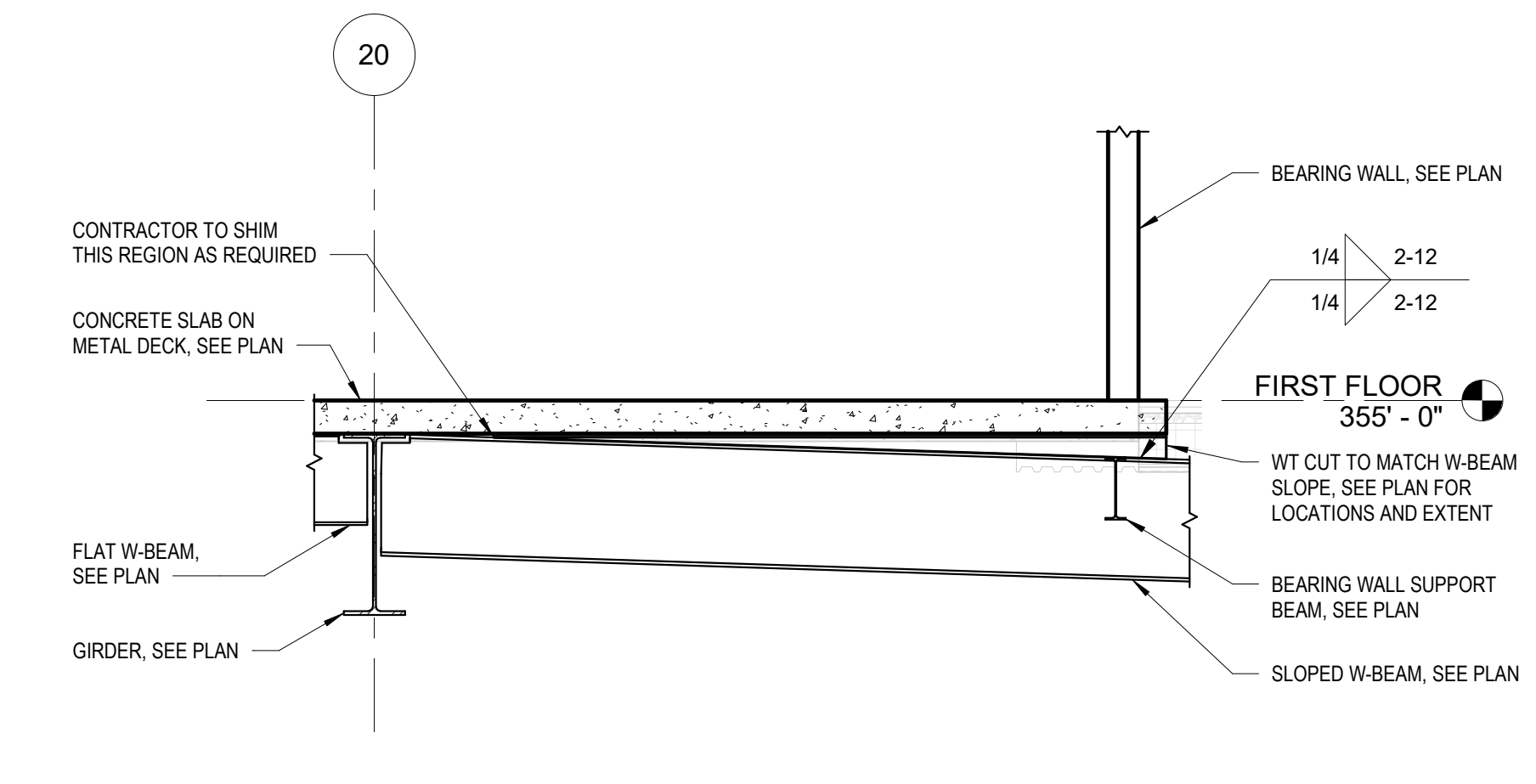
NUMBER OF STUDS	SERVICE LOAD CAPACITY	PLATE THICKNESS	PLATE WIDTH (MIN.)
4	20k	1/2"	10"
6	35k	1/2"	10"
8	50k	3/4"	12"
10	75k	3/4"	12"

- NOTES:
- MAXIMUM CONNECTION ECCENTRICITY FROM CENTERLINE OF PLATE IS 3".
 - MINIMUM EDGE OF PLATE TO VERTICAL FACE/EDGE OF WALL IS 4".
 - LENGTH OF PLATE TO BE 1'-0" MINIMUM, COORDINATE LENGTH WITH BEAM DEPTH AND CONNECTION.

10 TYPICAL WALL PLATE DETAIL



14 FIRST FLOOR DECK GUARDRAIL SUPPORT



15 BUILT-UP PATIO SECTION

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FRAMING TYPICAL DETAILS

Promenade at Granite Run

Baltimore, Boston, New York, Philadelphia & Washington D.C.

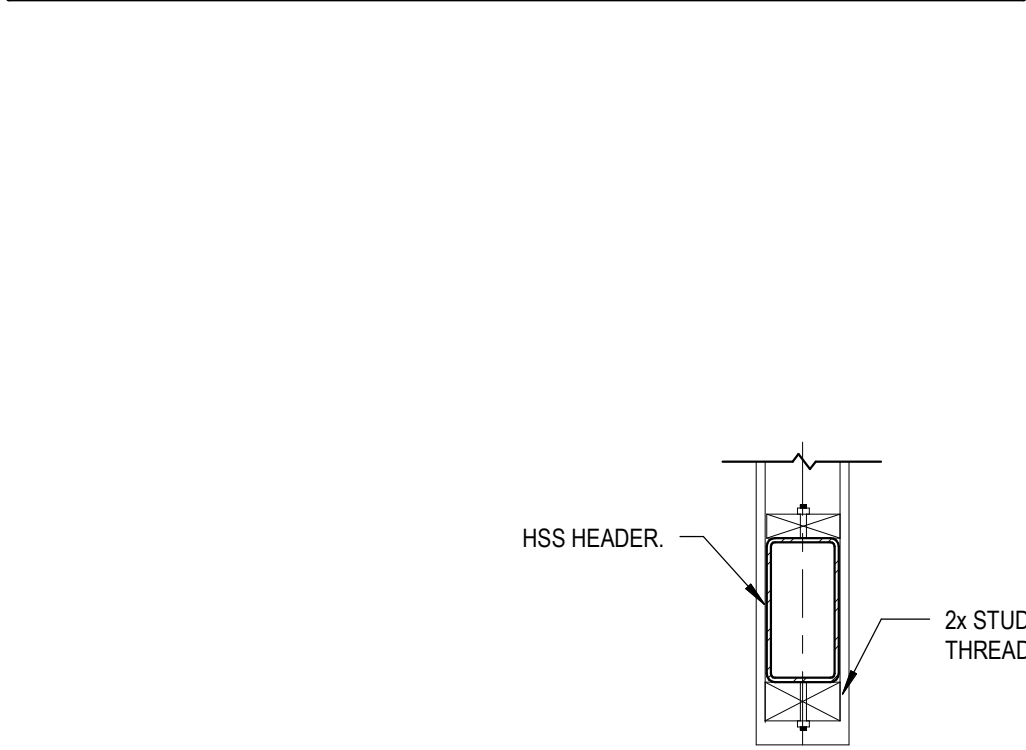
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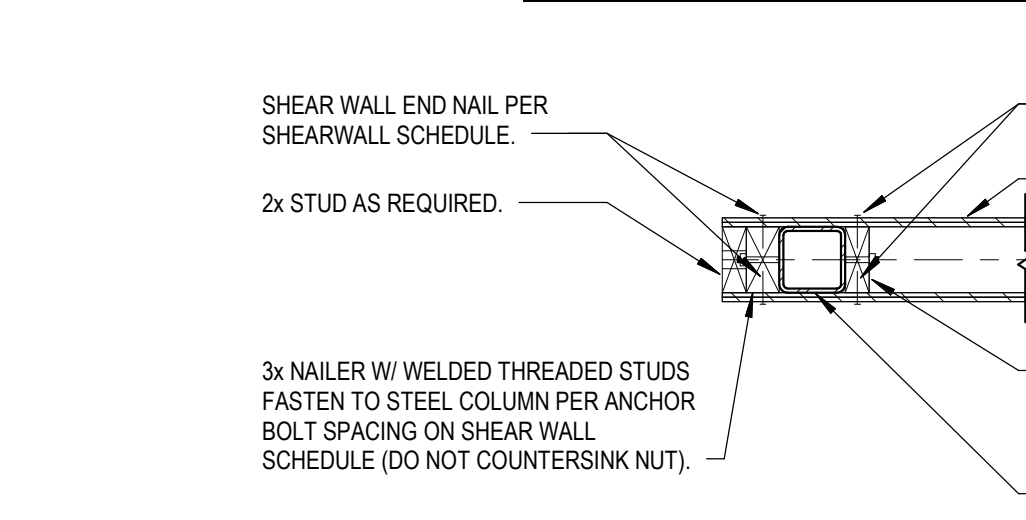
S3.01

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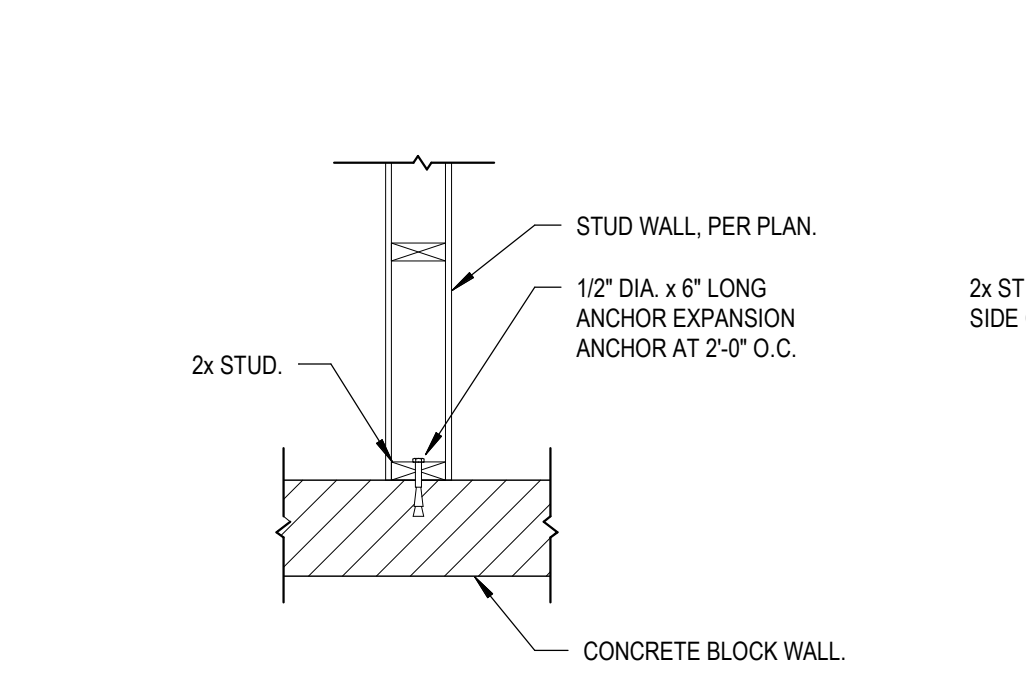
WOOD FASTENING SCHEDULE			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ROOF	SPACING AND LOCATION	
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL	
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") OR 2-3" x 0.131" NAILS OR 2-3" x 14 GAGE STAPLES	EACH END, TOENAIL	
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" x 0.162") @ 6" O.C. OR 2" x 0.131" NAILS @ 6" O.C. OR 3" x 14 GAGE STAPLES @ 6" O.C.	FACE NAIL	
2. CEILING JOISTS TO TOP PLATE	3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL	
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128") OR 4" x 0.131" NAILS OR 4" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL	
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") OR 4-10d BOX (3" x 0.128") OR 4" x 0.131" NAILS OR 4" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3-10d COMMON (3" x 0.148") OR 3-16d BOX (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128") OR 4" x 0.131" NAILS OR 4" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL	
		TOENAIL	
Wall			
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") OR 10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL	
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") OR 16d BOX (3 1/2" x 0.162") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL	
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162") OR 16d BOX (3 1/2" x 0.162") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL	
11. CONTINUOUS HEADER TO STUD	16d COMMON (3 1/2" x 0.162") OR 16d BOX (3 1/2" x 0.162") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	12" O.C. EACH EDGE, FACE NAIL	
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162") OR 10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL	
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162") OR 12-10d BOX (3" x 0.128") OR 12-3" x 0.131" NAILS OR 12-3" x 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPlice LENGTH EACH SIDE OF END JOINT)	
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCK-ING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") OR 16d BOX (3 1/2" x 0.162") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL	
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCK-ING AT BRACED WALL PANELS	2-16d COMMON (3 1/2" x 0.162") OR 3-16d BOX (3 1/2" x 0.162") OR 2-3" x 0.131" NAILS OR 2-3" x 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL	



SECTION AT HEADER



PLAN AT COLUMN AT SHEAR WALL END

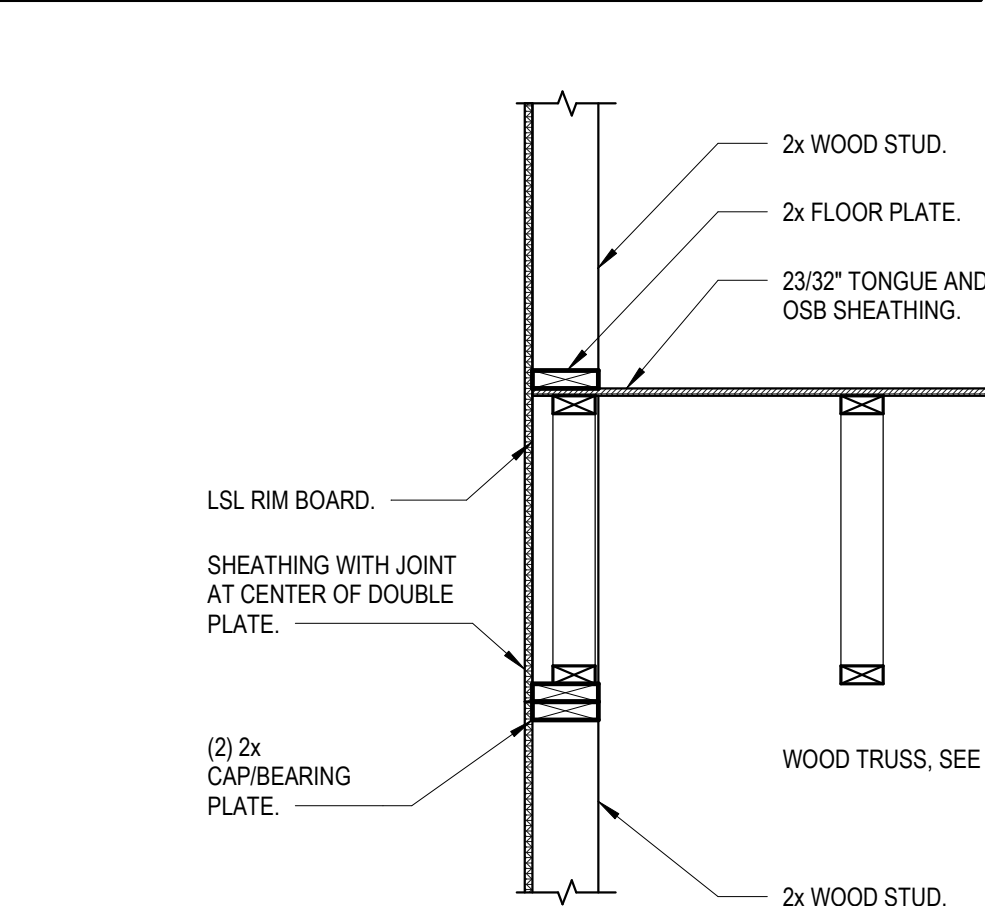


PLAN AT CONCRETE OR CONCRETE BLOCK WALL

TYPICAL STUD WALL CONNECTION DETAIL

10 S4.01 3/4" = 1'-0"

WOOD FASTENING SCHEDULE (CON'T)			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER WALL	SPACING AND LOCATION	
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" x 0.131") OR 4-10d BOX (3" x 0.128") OR 4" x 0.131" NAILS OR 4" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2" x 0.162") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL	
18. TOP PLATES, LAPs AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" x 0.131") OR 2-10d BOX (3" x 0.128") OR 2" x 0.131" NAILS OR 2" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	
20. 1" x 6" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	
21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128")	FACE NAIL	
Floor			
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2 1/2" x 0.131") OR 10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL	
24. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" x 0.131") OR 2-10d BOX (3" x 0.128")	FACE NAIL	
25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" x 0.162")	FACE NAIL	
26. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-10d COMMON (3 1/2" x 0.162") OR 3-16d BOX (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128") OR 4" x 0.131" NAILS OR 4" x 14 GAGE STAPLES, 7/16" CROWN	EACH BEARING, FACE NAIL	
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192") OR 10d BOX (3" x 0.128") OR 3" x 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL AT TOP AND BOT-TOM STAGGERED ON OPPOSITE SIDES	
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	AND: 2-20d COMMON (4" x 0.192") OR 3-10d BOX (3" x 0.128") OR 3" x 0.131" NAILS OR 3" x 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPICE, FACE NAIL	
29. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128") OR 4" x 0.131" NAILS OR 4" x 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL	
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	3-16d COMMON (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128") OR 4" x 0.131" NAILS OR 4" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL	
		EACH END, TOENAIL	



TYPICAL NOTHCING AND BORING OF STUD DETAIL

1 S4.01 1/2" = 1'-0"

2 S4.01 1/2" = 1'-0"

3 S4.01 1/2" = 1'-0"

4 S4.01 1/2" = 1'-0"

5 S4.01 1/2" = 1'-0"

6 S4.01 1/2" = 1'-0"

7 S4.01 1" = 1'-0"

8 S4.01 1" = 1'-0"

9 S4.01 3/4" = 1'-0"

10 S4.01 3/4" = 1'-0"

11 S4.01 1/2" = 1'-0"

12 S4.01 1/2" = 1'-0"

13 S4.01 3/4" = 1'-0"

14 S4.01 3/4" = 1'-0"

15 S4.01 3/4" = 1'-0"

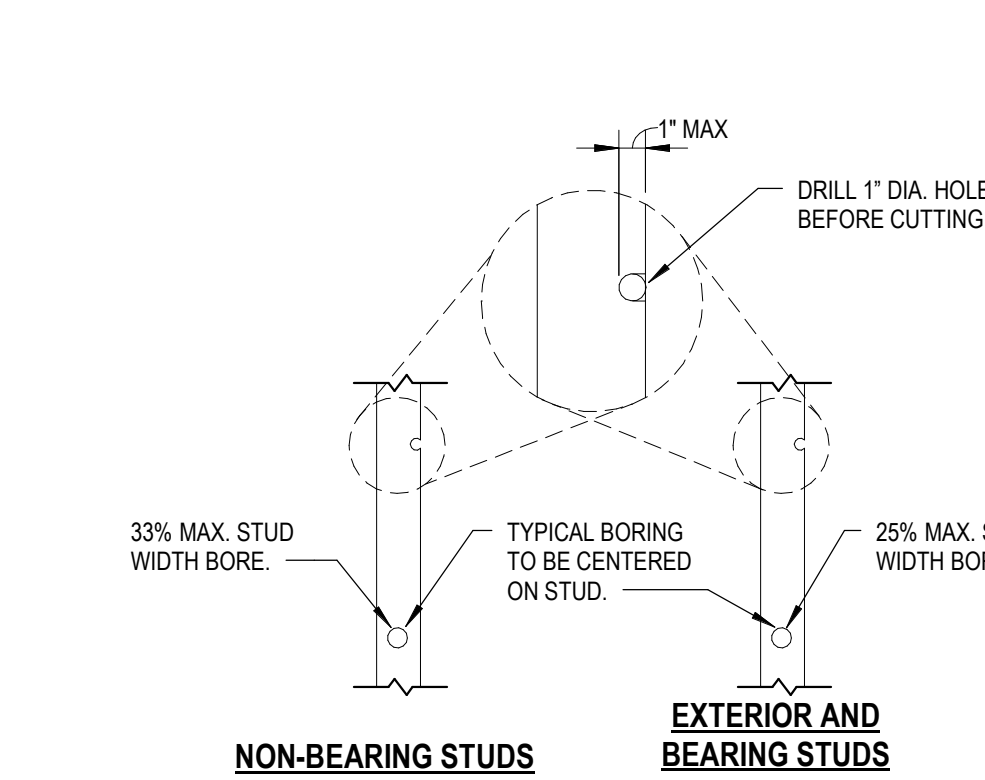
16 S4.01 3/4" = 1'-0"

17 S4.01 3/4" = 1'-0"

18 S4.01 3/4" = 1'-0"

19 S4.01 3/4" = 1'-0"

20 S4.01 3/4" = 1'-0"



TYPICAL NOTHCING AND BORING OF STUD DETAIL

1 S4.01 1/2" = 1'-0"

2 S4.01 1/2" = 1'-0"

3 S4.01 1/2" = 1'-0"

4 S4.01 1/2" = 1'-0"

5 S4.01 1/2" = 1'-0"

6 S4.01 1/2" = 1'-0"

7 S4.01 1/2" = 1'-0"

8 S4.01 1/2" = 1'-0"

9 S4.01 1/2" = 1'-0"

10 S4.01 1/2" = 1'-0"

11 S4.01 1/2" = 1'-0"

12 S4.01 1/2" = 1'-0"

13 S4.01 1/2" = 1'-0"

14 S4.01 1/2" = 1'-0"

15 S4.01 1/2" = 1'-0"

16 S4.01 1/2" = 1'-0"

17 S4.01 1/2" = 1'-0"

18 S4.01 1/2" = 1'-0"

19 S4.01 1/2" = 1'-0"

20 S4.01 1/2" = 1'-0"

21 S4.01 1/2" = 1'-0"

22 S4.01 1/2" = 1'-0"

23 S4.01 1/2" = 1'-0"

24 S4.01 1/2" = 1'-0"

25 S4.01 1/2" = 1'-0"

26 S4.01 1/2" = 1'-0"

27 S4.01 1/2" = 1'-0"

28 S4.01 1/2" = 1'-0"

29 S4.01 1/2" = 1'-0"

30 S4.01 1/2" = 1'-0"

31 S4.01 1/2" = 1'-0"

32 S4.01 1/2" = 1'-0"

33 S4.01 1/2" = 1'-0"

34 S4.01 1/2" = 1'-0"

35 S4.01 1/2" = 1'-0"

36 S4.01 1/2" = 1'-0"

37 S4.01 1/2" = 1'-0"

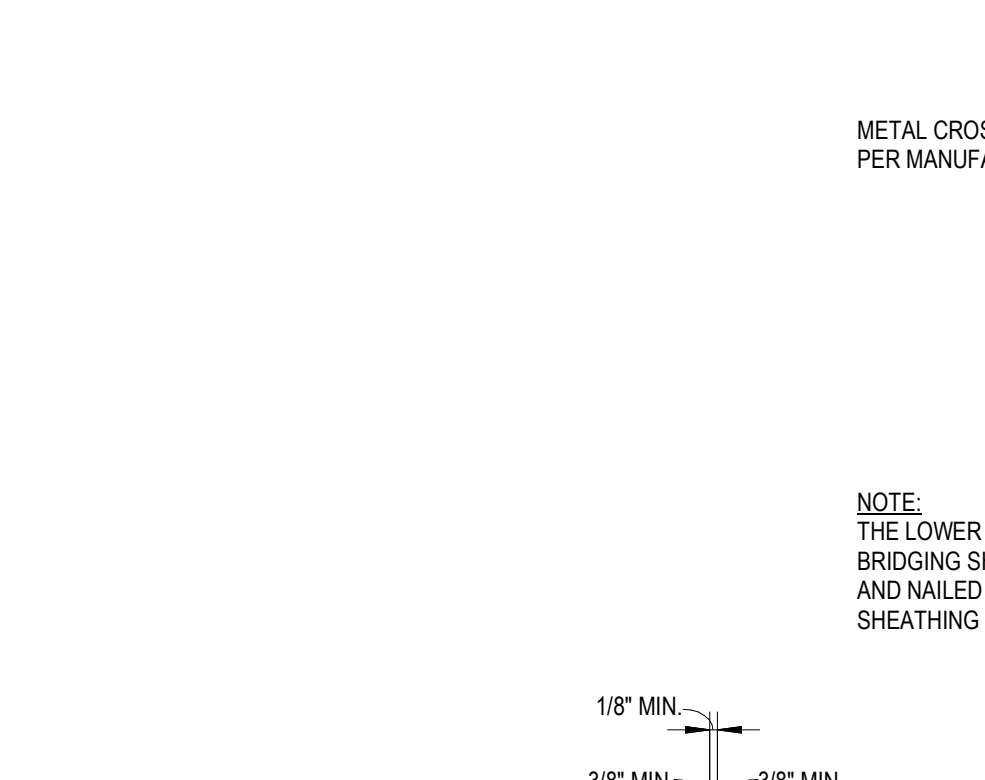
38 S4.01 1/2" = 1'-0"

39 S4.01 1/2" = 1'-0"

40 S4.01 1/2" = 1'-0"

41 S4.01 1/2" = 1'-0"

42 S4.01 1/2" = 1'-0"



TYPICAL NOTHCING AND BORING OF STUD DETAIL

1 S4.01 1/2" = 1'-0"

2 S4.01 1/2" = 1'-0"

3 S4.01 1/2" = 1'-0"

4 S4.01 1/2" = 1'-0"

5 S4.01 1/2" = 1'-0"

6 S4.01 1/2" = 1'-0"

7 S4.01 1/2" = 1'-0"

8 S4.01 1/2" = 1'-0"

9 S4.01 1/2" = 1'-0"

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11 S4.01 1/2" = 1'-0"

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13 S4.01 1/2" = 1'-0"

14 S4.01 1/2" = 1'-0"

15 S4.01 1/2" = 1'-0"

16 S4.01 1/2" = 1'-0"

17 S4.01 1/2" = 1'-0"

18 S4.01 1/2" = 1'-0"

19 S4.01 1/2" = 1'-0"

20 S4.01 1/2" = 1'-0"

21 S4.01 1/2" = 1'-0"

22 S4.01 1/2" = 1'-0"

23 S4.01 1/2" = 1'-0"

24 S4.01 1/2" = 1'-0"

25 S4.01 1/2" = 1'-0"

26 S4.01 1/2" = 1'-0"

27 S4.01 1/2" = 1'-0"

28 S4.01 1/2" = 1'-0"

29 S4.01 1/2" = 1'-0"

30 S4.01 1/2" = 1'-0"

31 S4.01 1/2" = 1'-0"

32 S4.01 1/2" = 1'-0"

33 S4.01 1/2" = 1'-0"

34 S4.01 1/2" = 1'-0"

35 S4.01 1/2" = 1'-0"

36 S4.01 1/2" = 1'-0"

37 S4.01 1/2" = 1'-0"

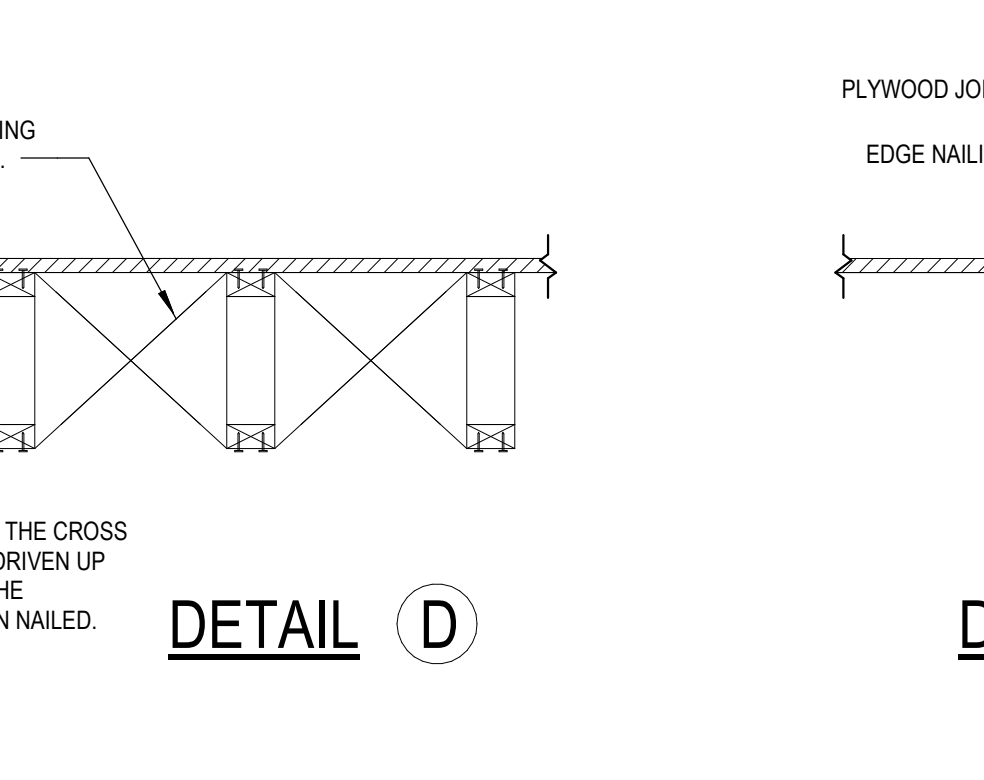
38 S4.01 1/2" = 1'-0"

39 S4.01 1/2" = 1'-0"

40 S4.01 1/2" = 1'-0"

41 S4.01 1/2" = 1'-0"

42 S4.01 1/2" = 1'-0"



TYPICAL NOTHCING AND BORING OF STUD DETAIL

1 S4.01 1/2" = 1'-0"

2 S4.01 1/2" = 1'-0"

3 S4.01 1/2" = 1'-0"

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13 S4.01 1/2" = 1'-0"

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15 S4.01 1/2" = 1'-0"

16 S4.01 1/2" = 1'-0"

17 S4.01 1/2" = 1'-0"

18 S4.01 1/2" = 1'-0"

19 S4.01 1/2" = 1'-0"

20 S4.01 1/2" = 1'-0"

21 S4.01 1/2" = 1'-0"

22 S4.01 1/2" = 1'-0"

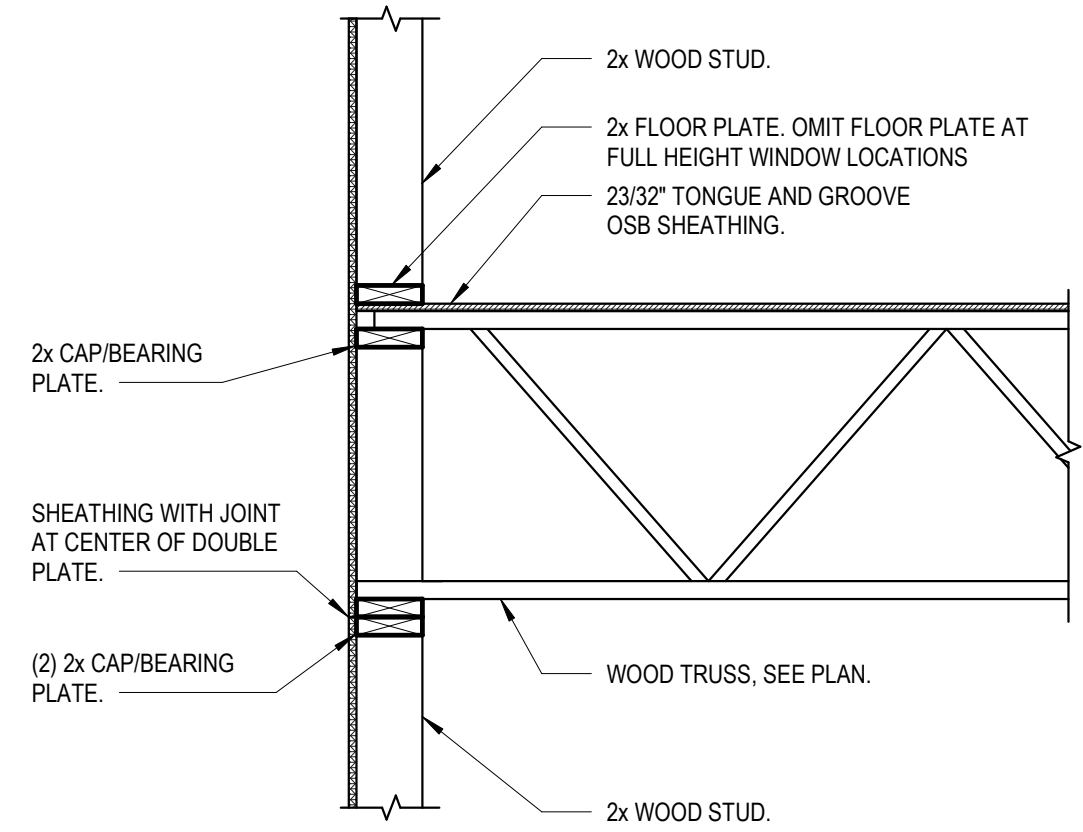
23 S4.01 1/2" = 1'-0"

24 S4.01 1/2" = 1'-0"

25 S4.01 1/2" = 1'-0"

26 S4.01 1/2" = 1'-0"

27 S4.01 1/2" = 1'-0"



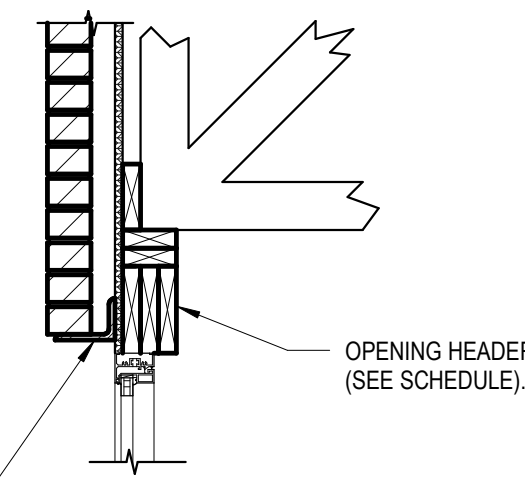
1 JOIST TO WALL SECTION
S4.02 3/4" = 1'-0"

BRICK SHELF ANGLE:

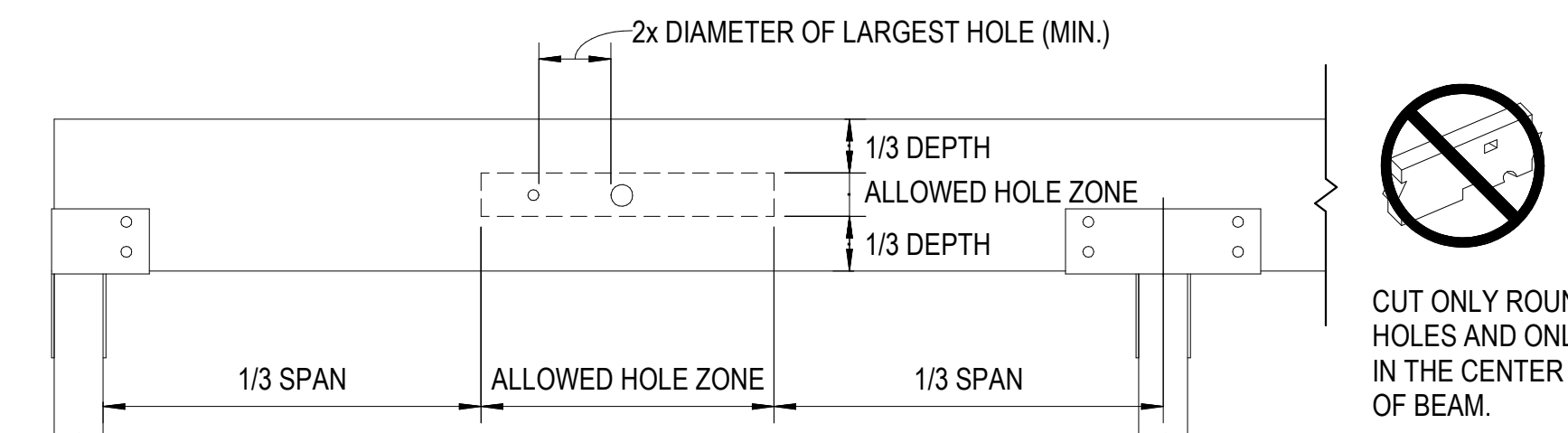
GALVANIZED ANGLES:
L5x2 1/2x1/4" (LLH) 3" BEARING
EACH END FOR 3'-4" MASONRY
OPENING.

L5x5x5/16" 4" BEARING EACH
END FOR 6'-4" MASONRY
OPENING.

L7x4x3/8" (LLH) 4" BEARING
EACH END FOR 9'-8" MASONRY
OPENING.



2 SECTION AT LINTEL
S4.02 3/4" = 1'-0"

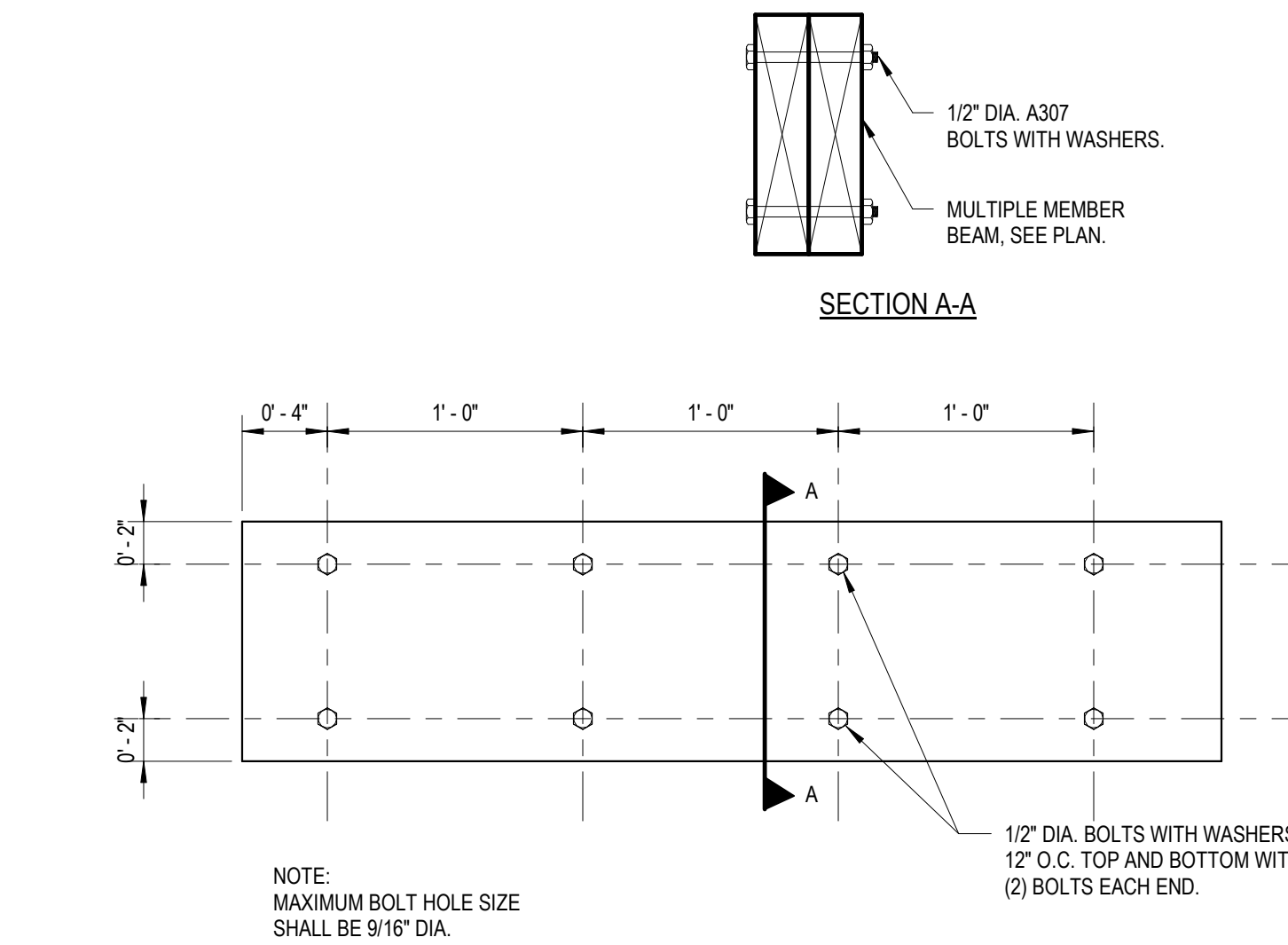


- FOR UNIFORMLY LOADED BEAMS ONLY.
- RECTANGULAR HOLES ARE NOT ALLOWED.
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS AND BEAMS IN PLANK ORIENTATION.

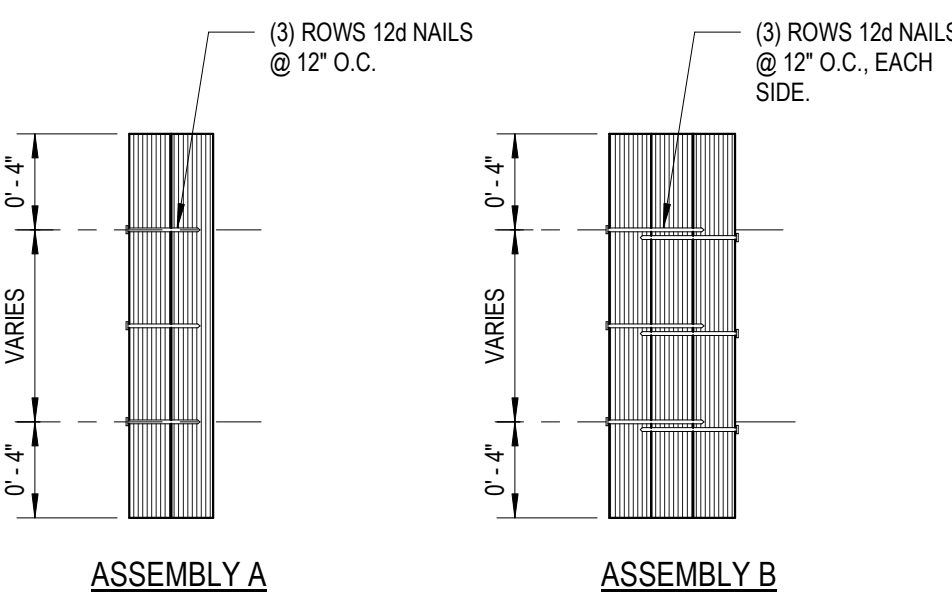
BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4 3/8"	1"
5 1/2"	1 3/4"
7 1/4" TO 20"	2"

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

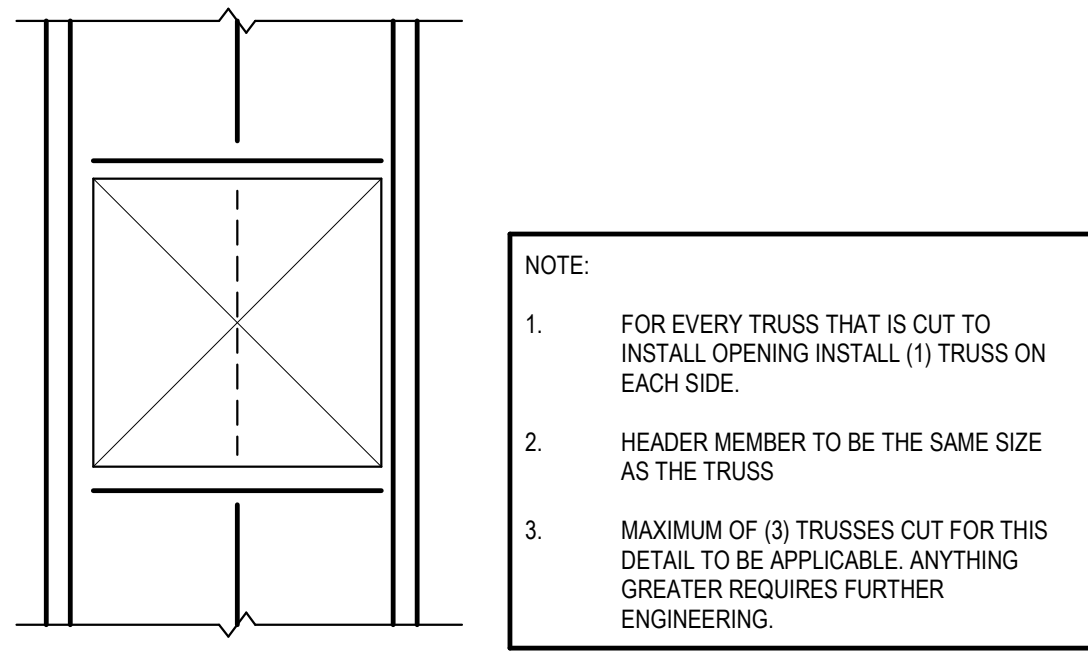
3 ALLOWABLE HOLES - LSL, LVL, PSL, BEAMS AND HEADERS
S4.02 3/4" = 1'-0"



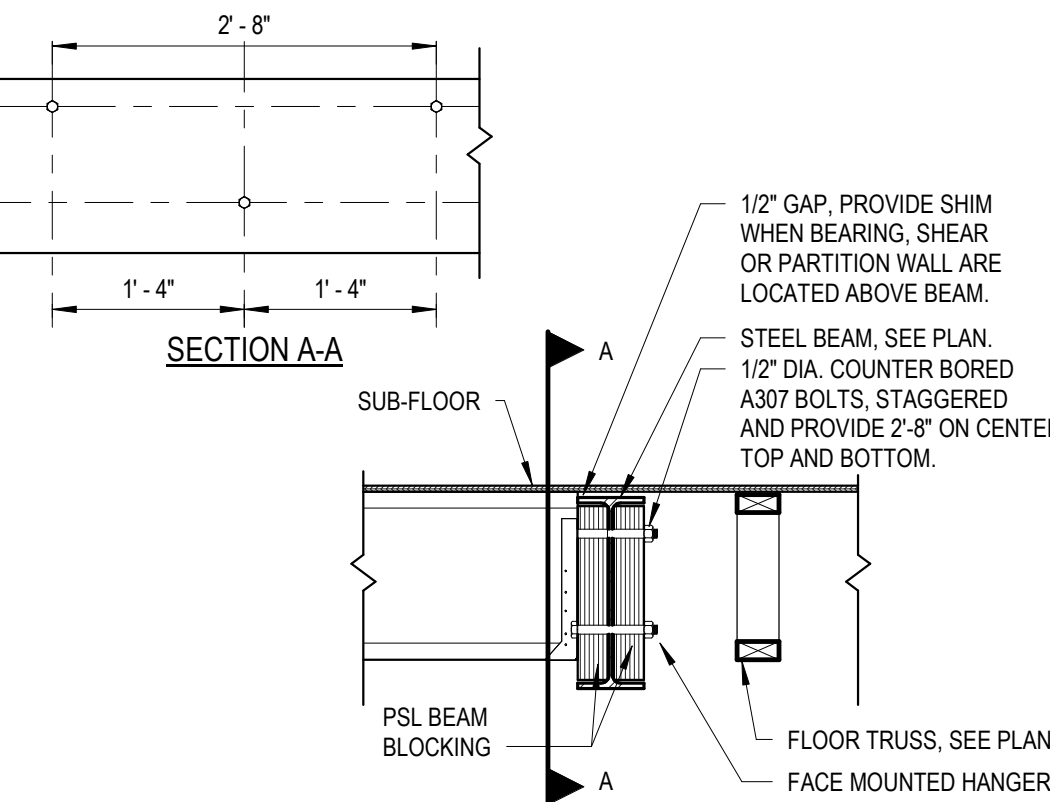
4 BOLTED TIMBER BEAM DETAIL
S4.02 1 1/2" = 1'-0"



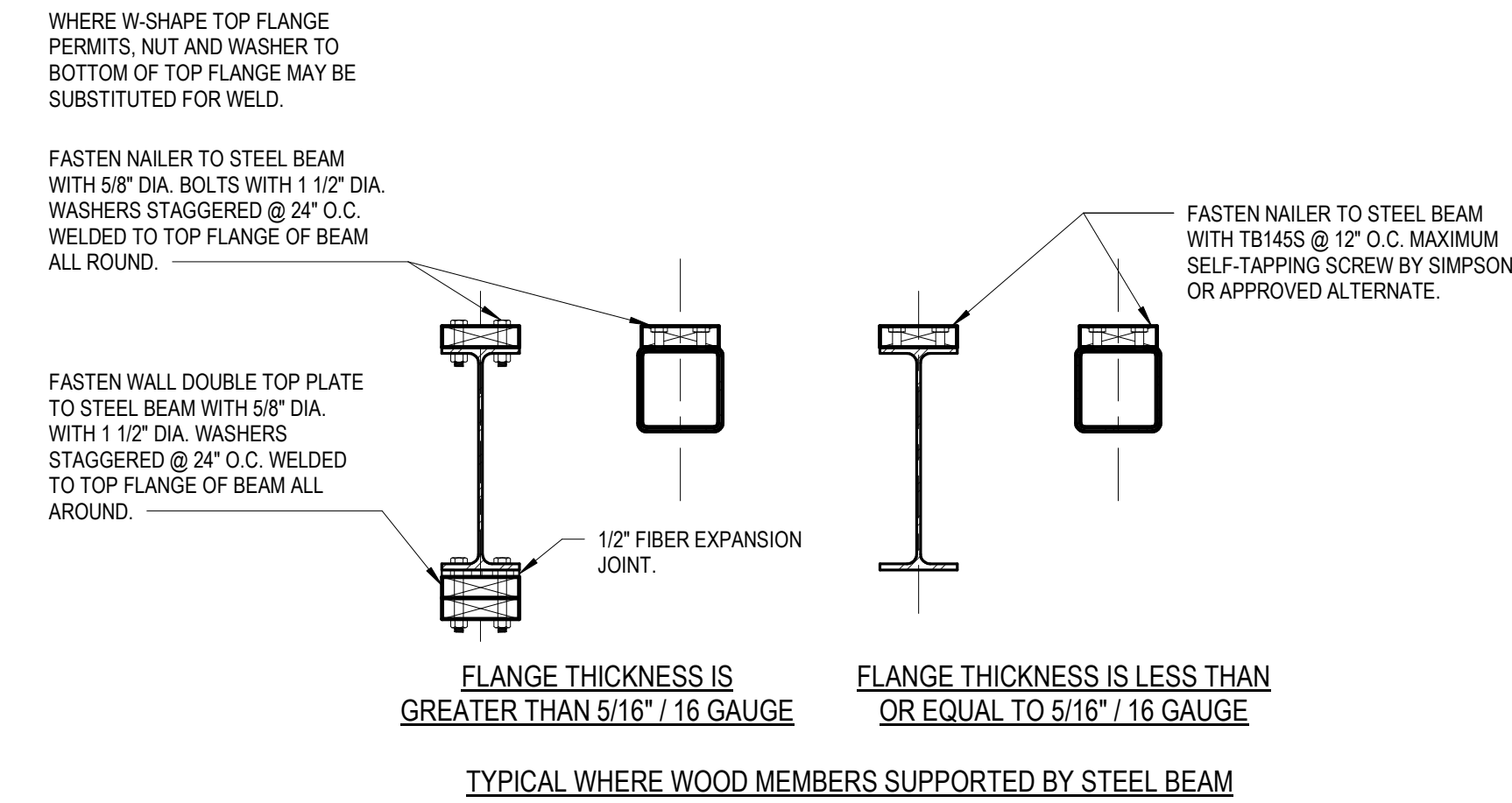
5 NAILING ASSEMBLY
S4.02 1 1/2" = 1'-0"



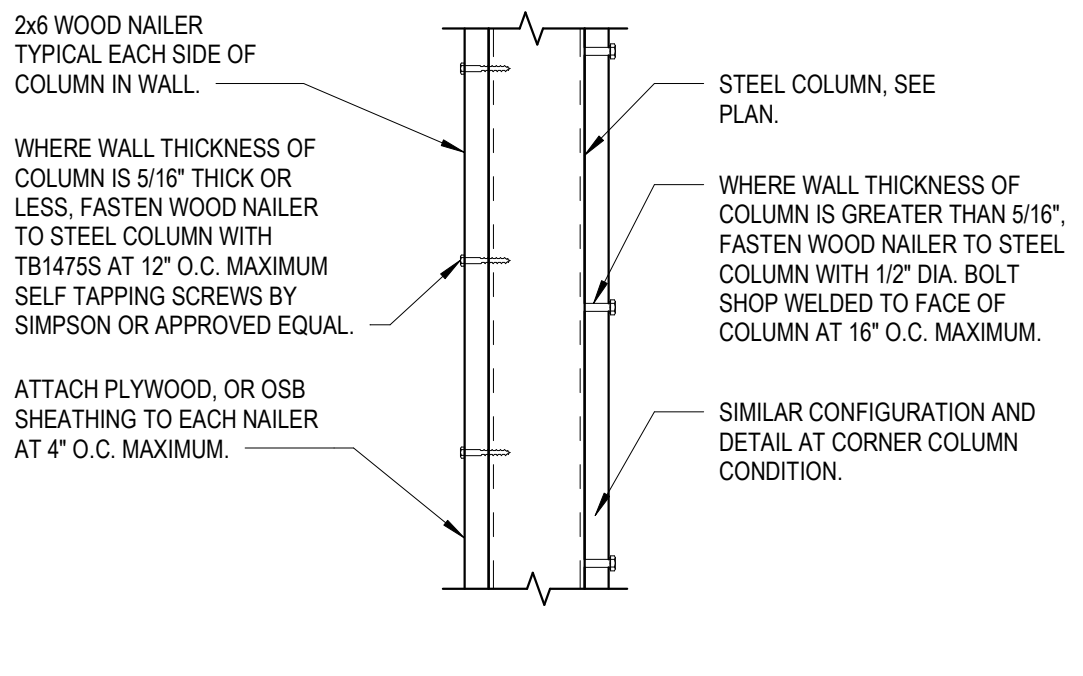
6 TYPICAL OPENING INTERRUPTING WOOD JOISTS
S4.02 3/4" = 1'-0"



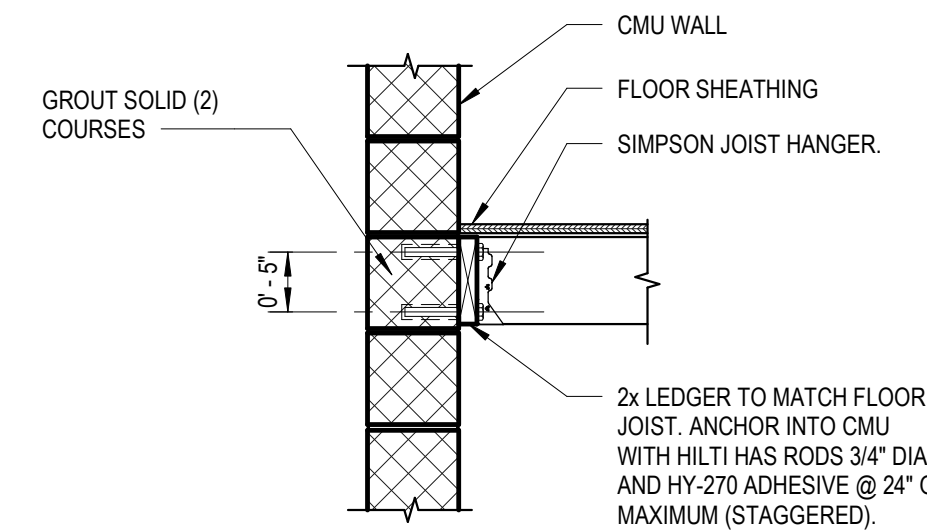
7 STEEL BEAM SUPPORTING BOTH DIRECTIONS
S4.02 3/4" = 1'-0"



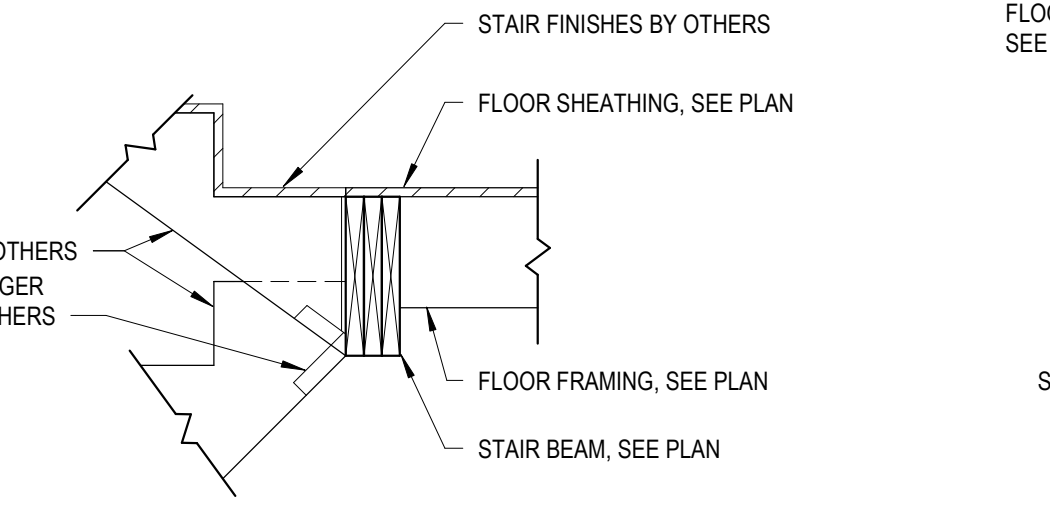
8 WOOD AT STEEL BEAM DETAIL
S4.02 1" = 1'-0"



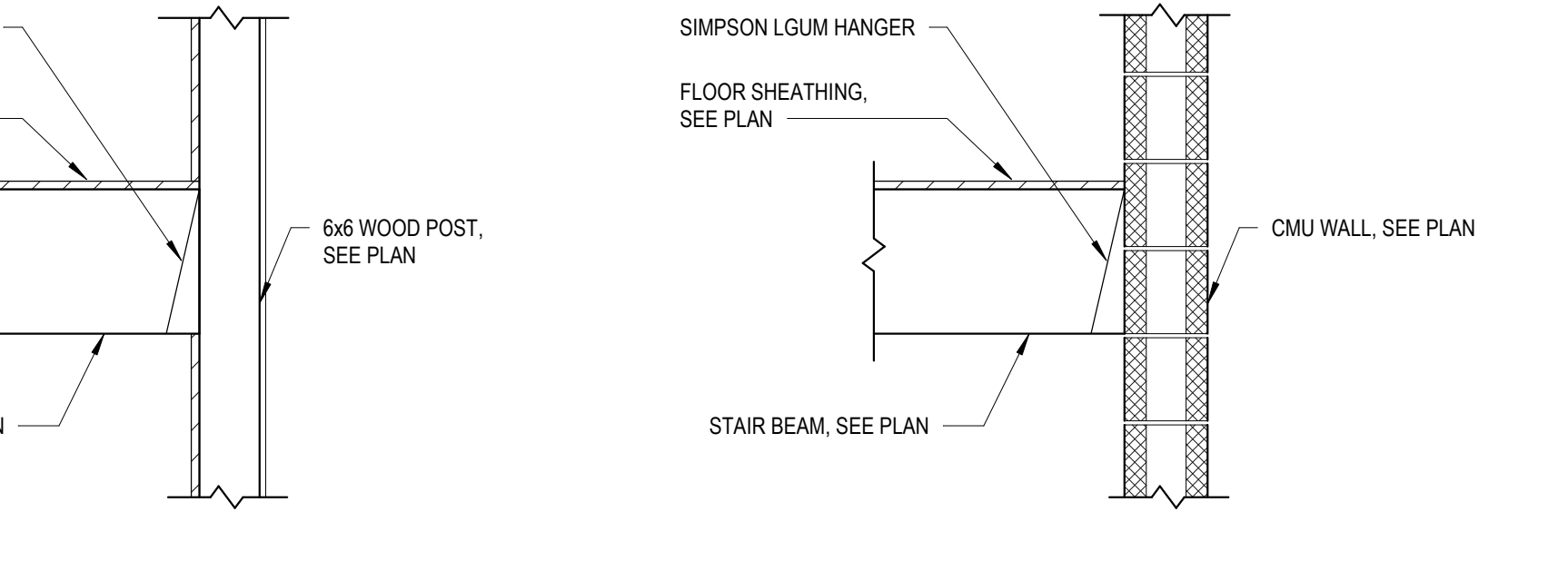
9 STEEL COLUMN SECTION
S4.02 1" = 1'-0"



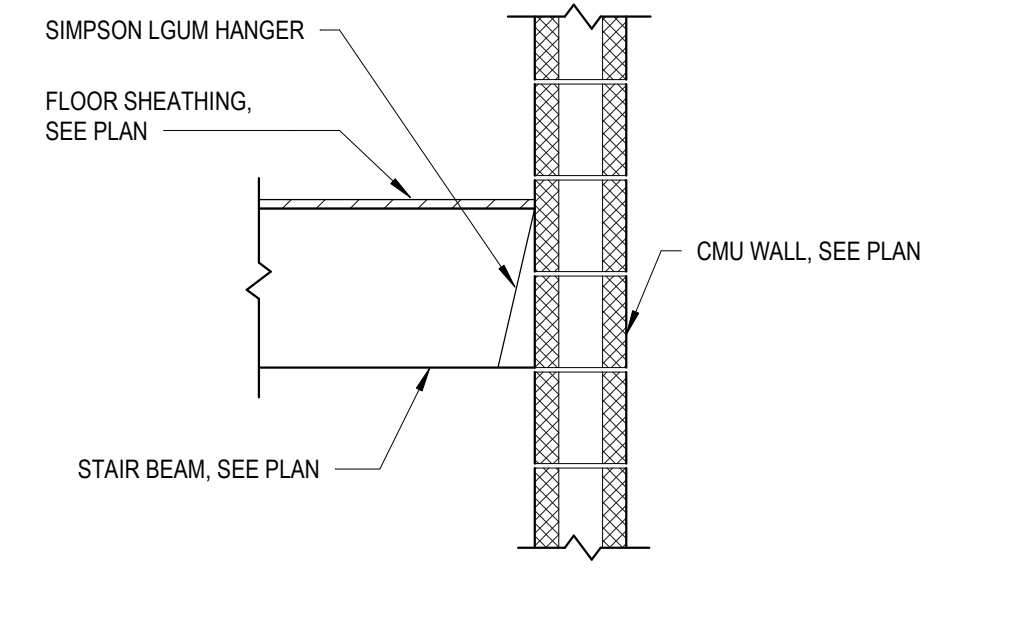
10 CMU WALL ANCHOR
S4.02 3/4" = 1'-0"



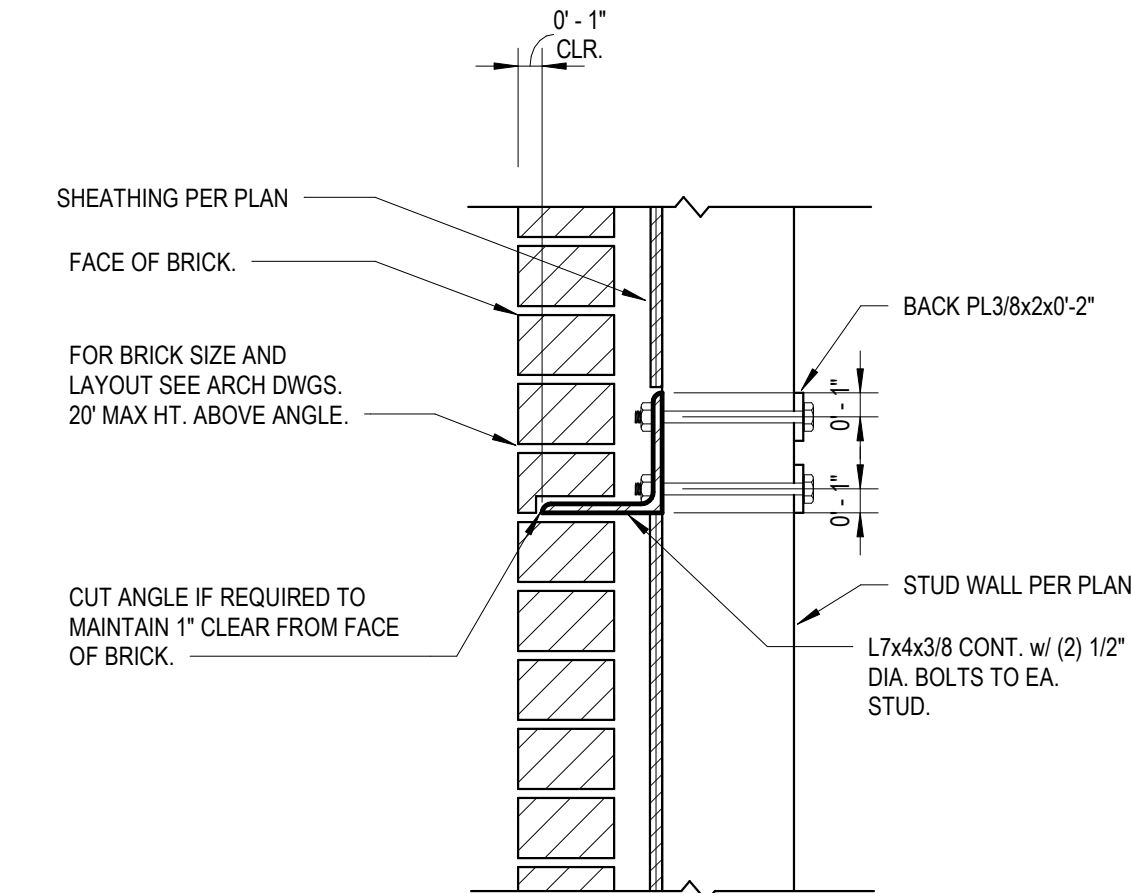
11 STRINGER TO STAIR BEAM
S4.02 3/4" = 1'-0"



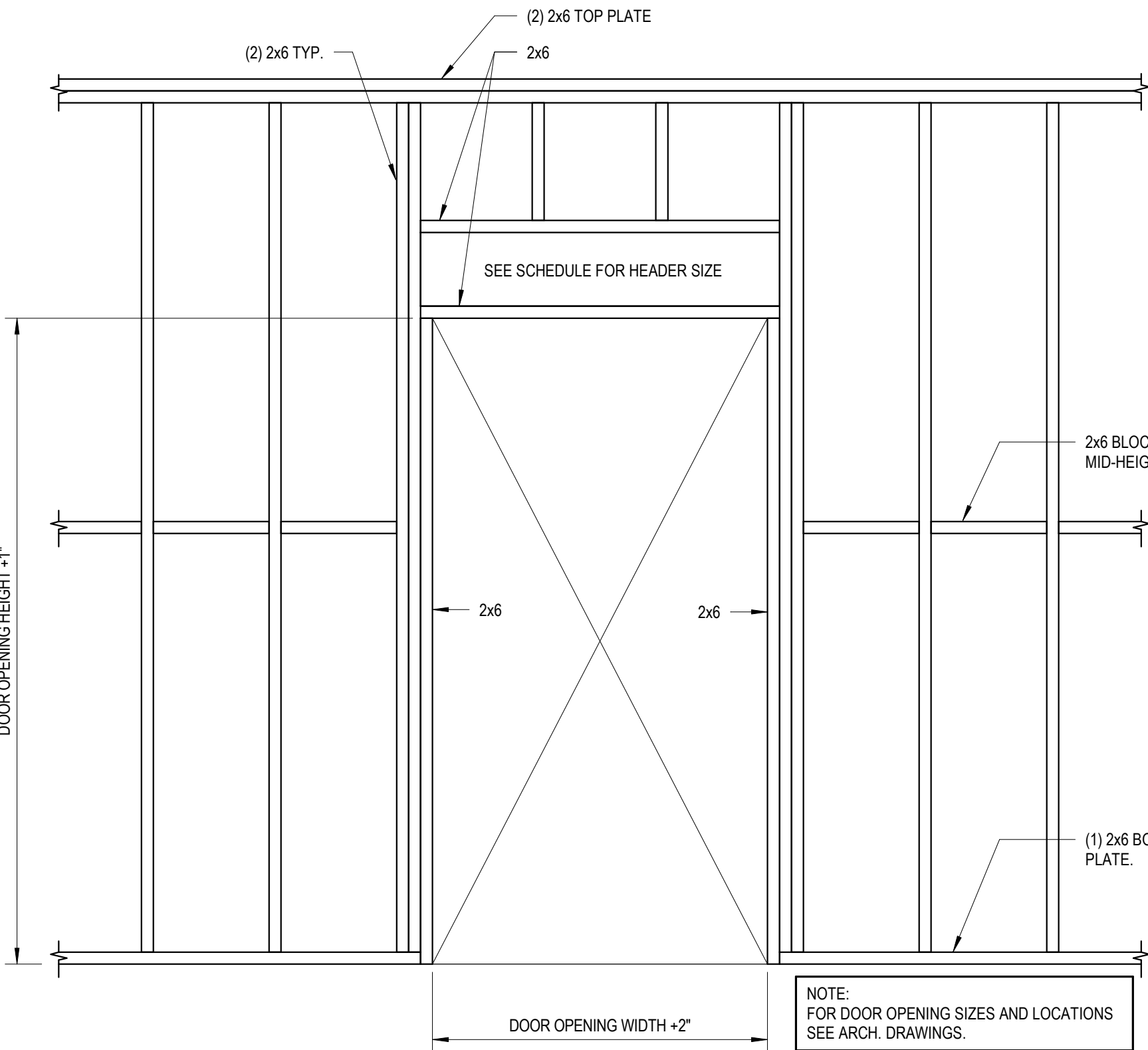
12 STAIR BEAM TO STUD WALL
S4.02 3/4" = 1'-0"



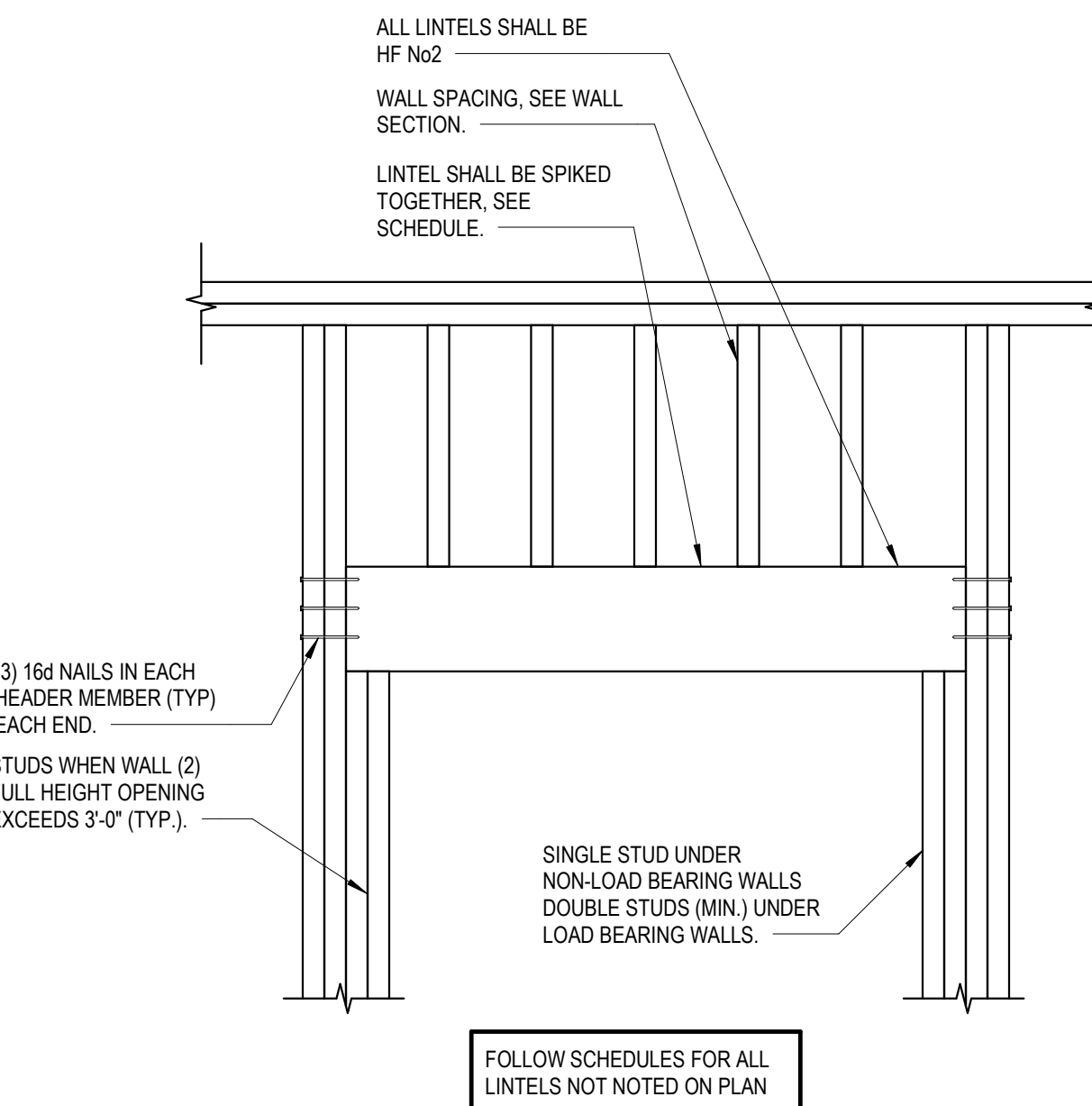
13 STAIR BEAM TO CMU WALL
S4.02 3/4" = 1'-0"



14 TYPICAL BRICK LEDGER SUPPORT DETAIL
S4.02 1 1/2" = 1'-0"



15 TYPICAL WALL OPENING
S4.02 3/4" = 1'-0"

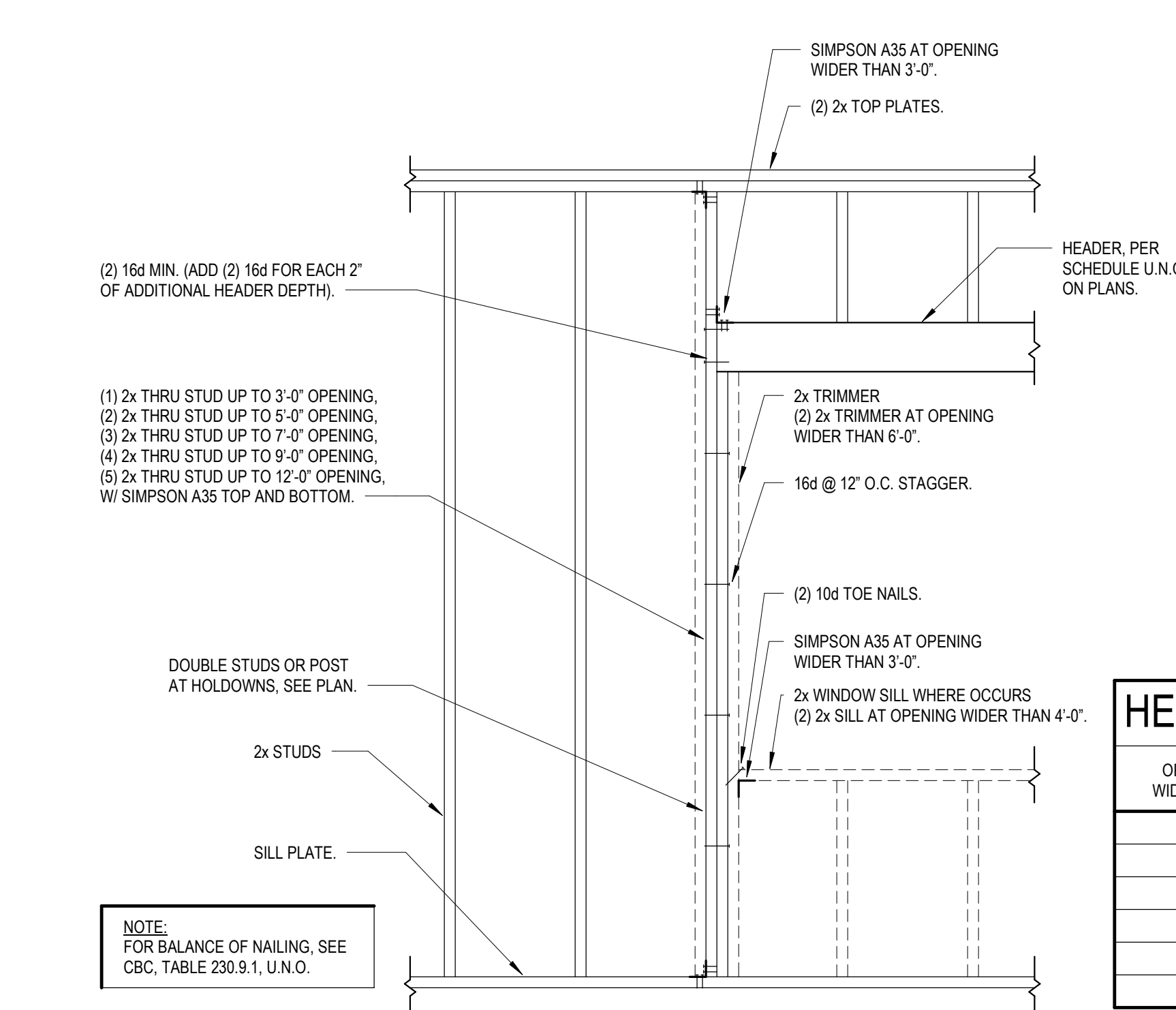


16 OPENING SECTION AND SCHEDULE
S4.02 1" = 1'-0"

2x6 STUD WALL LINTEL SCHEDULE	
LINTEL SIZE	SPAN
(4) - 2x8	0'-0" - 4'-0"
(4) - 2x12	4'-0" - 8'-0"

2x6 STUD WALL LINTEL SCHEDULE	
LINTEL SIZE	SPAN
(3) - 2x8	0'-0" - 4'-0"
(3) - 2x12	4'-0" - 8'-0"

2x4 STUD WALL LINTEL SCHEDULE	
LINTEL SIZE	SPAN
(2) - 2x10	0'-0" - 4'-0"
(2) - 2x12	4'-0" - 6'-0"



17 TYPICAL STUD WALL FRAMING AT OPENING DETAIL
S4.02 1/2" = 1'-0"

HEADER SCHEDULE	
OPENING WIDTH MAX.	MIN. NOMINAL HEADER "D"
4'-0"	4"
6'-0"	6"
8'-0"	8"
10'-0"	10"
12'-0"	12"

PROVIDE LSL TOP AND BOTTOM PLATES
FOR ALL WOOD BEARING WALLS

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P.A.:
P.M.:
DRAWN BY: DJL
PROJECT NO: 10-22-747

NO.	REVISION	DATE
1	PERMIT SET	12/28/2022

IN PROGRESS

WOOD FRAMING TYPICAL DETAILS
Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE:
DATE: 04/21/22

S4.02
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SECTION A: HFS INSTALLED OVER DOUBLE TOP PLATES
A - ALTERNATIVE 1: HFS INSTALLED TO UNDERSIDE OF DOUBLE TOP PLATES
A - ALTERNATIVE 2: HFS SEPERATED INTO TWO "L" SHAPES TO ALLOW FOR INSTALLATION OVER WOOD STRUCTURAL PANEL SHEETING OR FOR INSTALLATION AT 2x6 AND GREATER WALL DEPTHS.

MODEL NUMBER	FASTENERS	ALLOWABLE TENSION (LBS)			ALLOWABLE COMPRESSION (LBS)		
		(100)	(133)	(160)	(100)	(133)	(160)
HFS24	(24) 16d COMMON	2948	3921	4717	1969	2618	2733
HFS36	(32) 16d COMMON	4288	5703	5785	1969	2618	2733

NOTES:

1. MAXIMUM CLEARSPAN SPICE IS 4 1/2"
2. FASTENER QUANTITY IS THE NUMBER OF 16d COMMON NAILS TO BE INSTALLED AT EACH END OF THE SPICE.
3. WHEN THE DISTANCE FROM THE SPICE TO THE FIRST NAIL HOLE IS LESS THAN 1 INCH, OMIT THE (2) NAILS IN THE 3 INCH SIDEPLATE AND THE (1) NAILS IN THE 1 1/2 INCH SIDEPLATE CLOSEST TO THE SPICE.
4. FOR THE HFS24 THAT IS INSTALLED WITH (22) 16d COMMON NAILS ON EACH- END OF THE SPICE (44 TOTAL) THERE IS NO REDUCTION IN THE VALUES.
5. FOR THE HFS36 THAT IS INSTALLED WITH (31) 16d COMMON NAILS ON EACH- END OF THE SPICE (44 TOTAL) THERE IS NO REDUCTION IN THE VALUES.
6. THE 180 COLUMN SHALL BE USED FOR WIND AND EARTHQUAKE LOADING.
7. THE 180 COLUMN MAY BE USED FOR WIND ONLY.
8. THE PRODUCT AND INSTALLATION SHALL COMPLY WITH LA RR #25759.
9. PROVIDE HARDY SADDLE WHERE PLUMB RISERS PENETRATE BEARING OR SHEAR WALL PLATES.



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P.A.:	
P.M.:	
DRAWN BY:	Author
PROJECT NO:	10-22-747

[illegible]

IN PROGRESS

WOOD FRAMING TYPICAL DETAILS

Promenade at Granite Run

Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE: _____

DATE: 10/28/22

S4.03
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PROVIDE LSL TOP AND BOTTOM PLATES
FOR ALL WOOD BEARING WALLS

NAILING SCHEDULE		
FRAMING CONDITION	TYPE	COMMON NAILS
JOIST TO SILL	TOE NAIL	3-8d
BRIDGING TO JOIST	TOE NAIL	2-8d
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	16d @ 16" O.C.
TOE PLATE TO STUD	END NAIL	2-16d
STUD TO SOLE PLATE	TOE NAIL	4-8d
BUILT UP STUDS	FACE NAIL	16d @ 16" O.C.
DOUBLE TOP PLATE	FACE NAIL	16d @ 16" O.C.
TOP PLATES LAPS & INTERSECTIONS	TOE NAIL	2-16d
BUILT UP HEADERS & BEAMS	FACE NAIL	2x 20d @ 16" o.c.
ROOF RAFTER TO PLATE	-	FRAMING ANCHOR
ROOF TRUSS TO PLATE	-	FRAMING ANCHOR
PLYWOOD SHEATHING TO STUDS & RIM BOARD	AT EDGES	5d @ 8" O.C.
	INTERMEDIATE	5d @ 8" O.C.
PLYWOOD FLOOR DECK TO JOISTS OR TRUSSES	AT EDGES	8d @ 8" O.C.
	INTERMEDIATE	8d @ 10" O.C.
PLYWOOD ROOF DECK TO RAFTERS OR TRUSSES	AT EDGES	6d @ 8" O.C.
	INTERMEDIATE	6d @ 12" O.C.

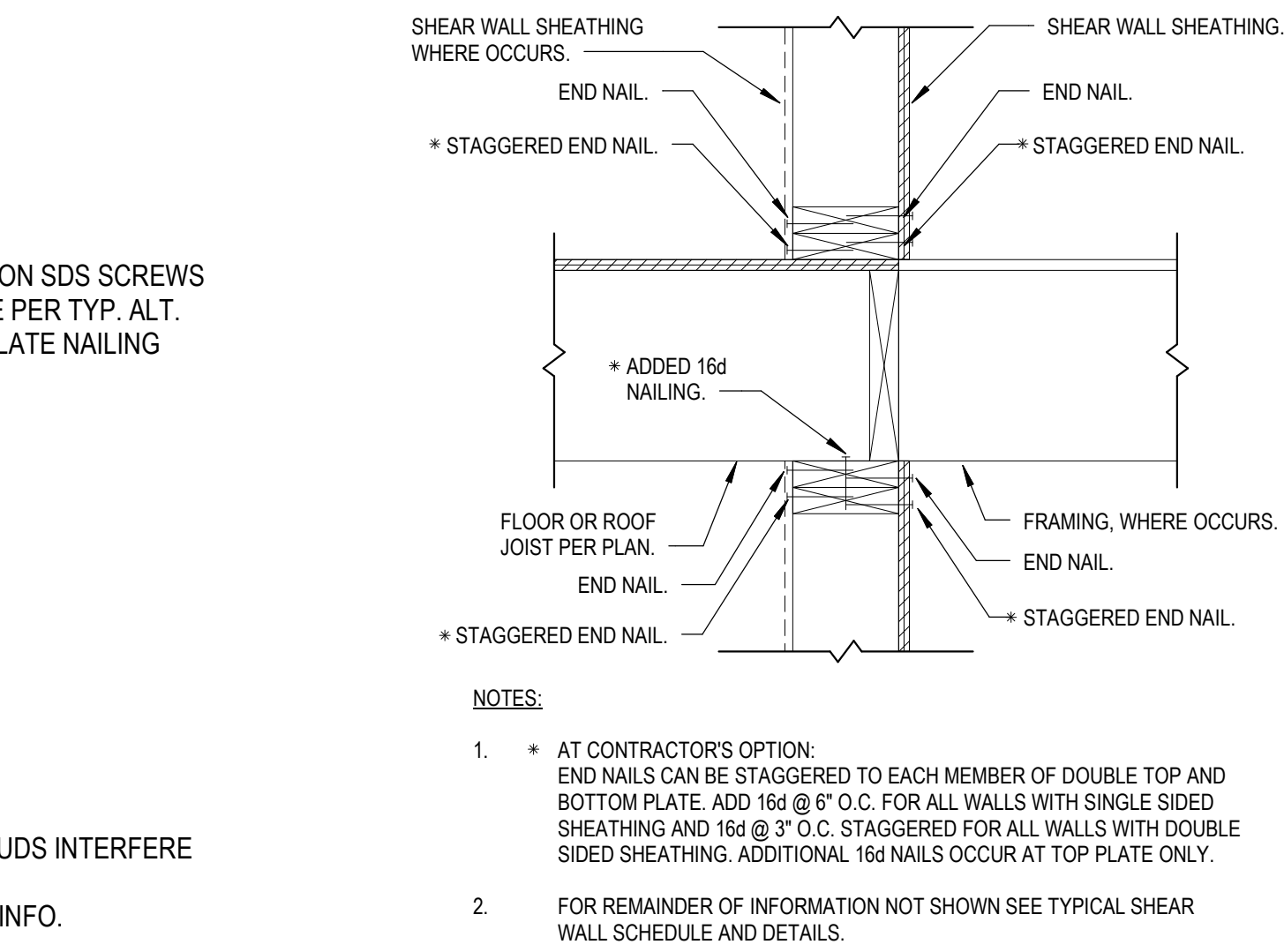
NOTE:
PROVIDE STEEL PLATE CONNECTORS WITH MANUFACTURER'S NAILS - WHERE INDICATED IN SCHEDULE AND ON DRAWINGS.

FLOOR STRAP SCHEDULE	
	MINIMUM NUMBER OF STUDS
MST37	2
MST48	2
MST60	2
MST72	3
(2) MST60	4

NOTE:
1. INSTALL FLOOR STRAPS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

1 TYPICAL SHEAR WALL ELEVATION

S4.04 1/2" = 1'-0"



NOTES:

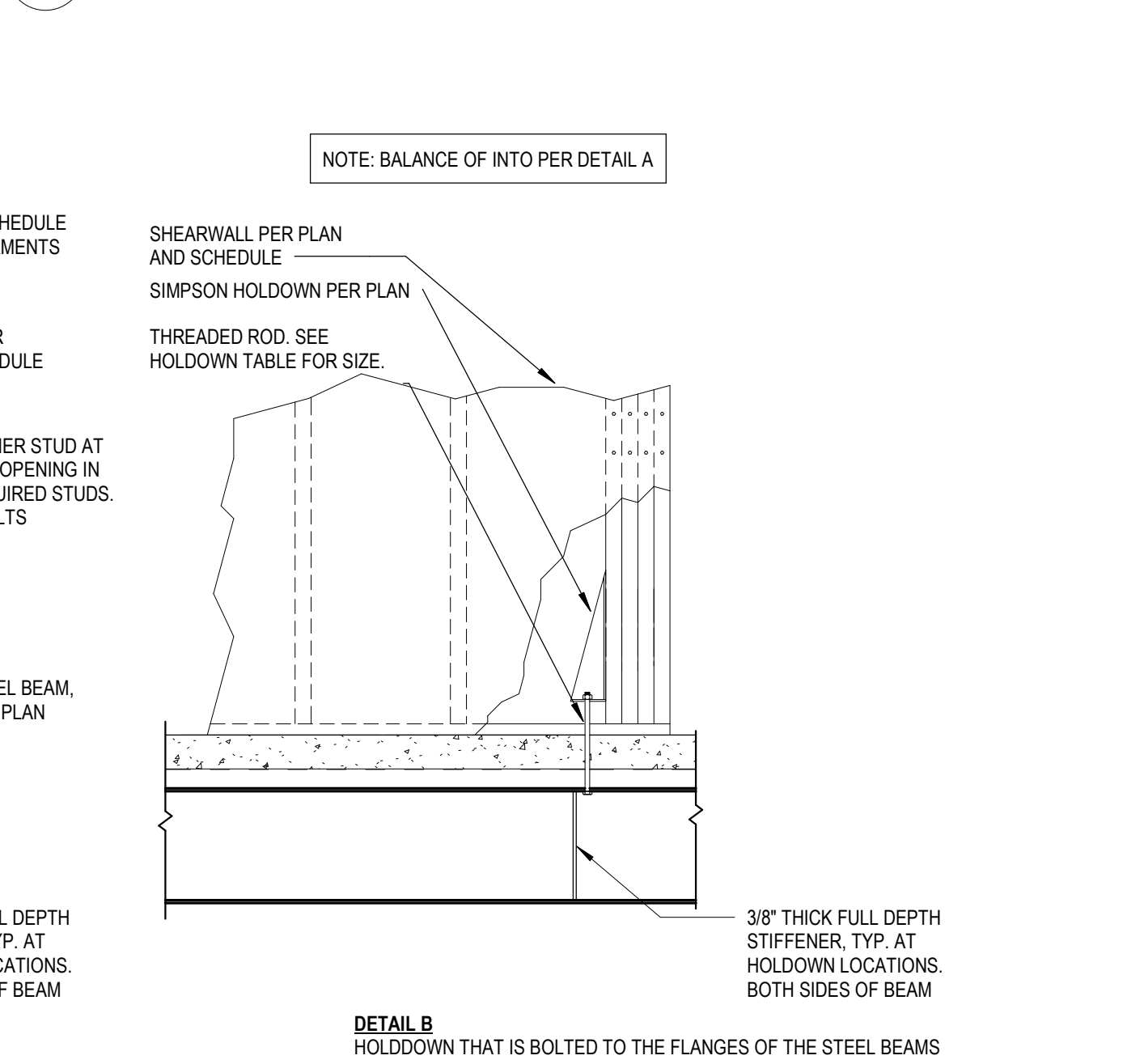
- * AT CONTRACTOR'S OPTION: END NAILS CAN BE STAGGERED TO EACH MEMBER OF DOUBLE TOP AND BOTTOM PLATE. ADD 16d @ 8" O.C. FOR ALL WALLS WITH SINGLE SIDED SHEATHING AND 16d @ 3" O.C. STAGGERED FOR ALL WALLS WITH DOUBLE SIDED SHEATHING. ADDITIONAL 16d NAILS OCCUR AT TOP PLATE ONLY.
- FOR REMAINDER OF INFORMATION NOT SHOWN SEE TYPICAL SHEAR WALL SCHEDULE AND DETAILS.

4 TYPICAL ALTERNATE TOP AND BOTTOM PLATE SHEAR WALL EDGE NAILING DETAIL

S4.04 3/4" = 1'-0"

5 TYPICAL COMPRESSION POSTS AT SHEAR WALL END DETAIL

S4.04 1/2" = 1'-0"



NOTE: BALANCE OF INFO PER DETAIL A

HOLDOWN SCHEDULE		
	MINIMUM NUMBER OF STUDS	SCREWS OR BOLTS REQUIRED AT STUDS OR POSTS
HDU2-SDS2.5	(2)2X6; 4x4 POST	(6) SDS 1/4" DIA. X 2-1/2" SCREWS
HDU5-SDS2.5	(2)2X6; 4x4 POST	(14) SDS 1/4" DIA. X 2-1/2" SCREWS
HDU8-SDS3	(3)2X6; 4x6 POST	(20) SDS 1/4" DIA. X 2-1/2" SCREWS
HDU11-SDS2.5	6X6 POST; 4x8 POST	(30) SDS 1/4" DIA. X 2-1/2" SCREWS
HDU14-SDS2.5	6X6 POST; 4x8 POST	(36) SDS 1/4" DIA. X 2-1/2" SCREWS
HD19	6x6 POST; 8x4 POST	1-1/4" ANCHOR BOLT

NOTE:

- INSTALL HOLD-DOWNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
- *DETAIL B* USE A MINIMUM OF 3/4" ANCHOR BOLT, U.N.O. IN SCHEDULE

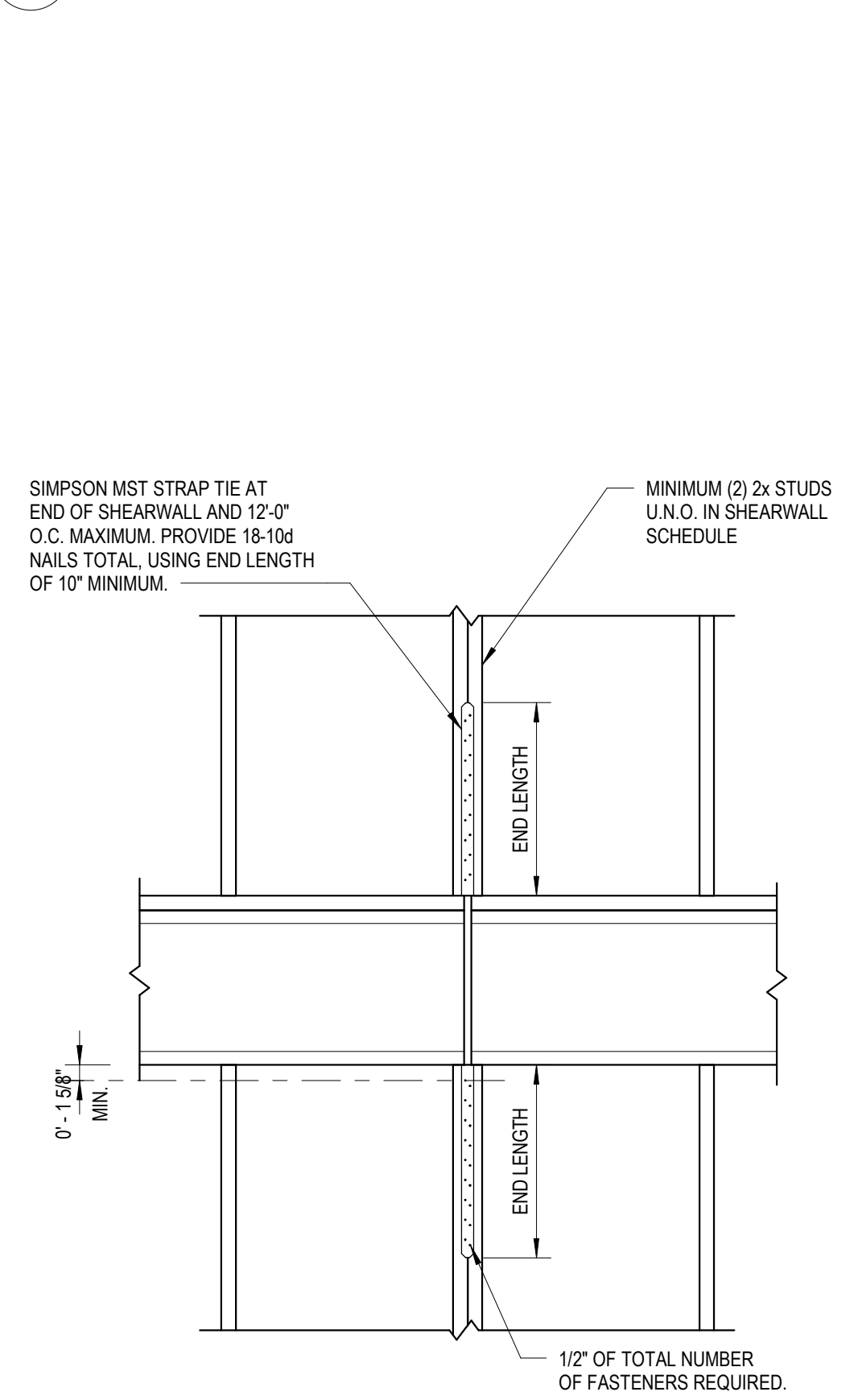
8 TYPICAL HOLDOWN AT TRANSFER SLAB

S4.04 1/2" = 1'-0"



3 ALTERNATE SHEAR WALL SILL PLATE NAILING AT CONGESTED SILL PLATE

S4.04 1/2" = 1'-0"



7 SHEAR WALL STRAP OVER FLOOR JOIST

S4.04 3/4" = 1'-0"



1/2" OF TOTAL NUMBER OF FASTENERS REQUIRED.

MINIMUM (2) 2x STUDS U.N.O. IN SHEARWALL SCHEDULE

END LENGTH

END LENGTH

0" - 1/8" MIN.

1/2" OF TOTAL NUMBER OF FASTENERS REQUIRED.

MINIMUM (2) 2x STUDS U.N.O. IN SHEARWALL SCHEDULE

END LENGTH

END LENGTH

0" - 1/8" MIN.

1/2" OF TOTAL NUMBER OF FASTENERS REQUIRED.

MINIMUM (2) 2x STUDS U.N.O. IN SHEARWALL SCHEDULE

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0" - 1/8" MIN.

1/2" OF TOTAL NUMBER OF FASTENERS REQUIRED.

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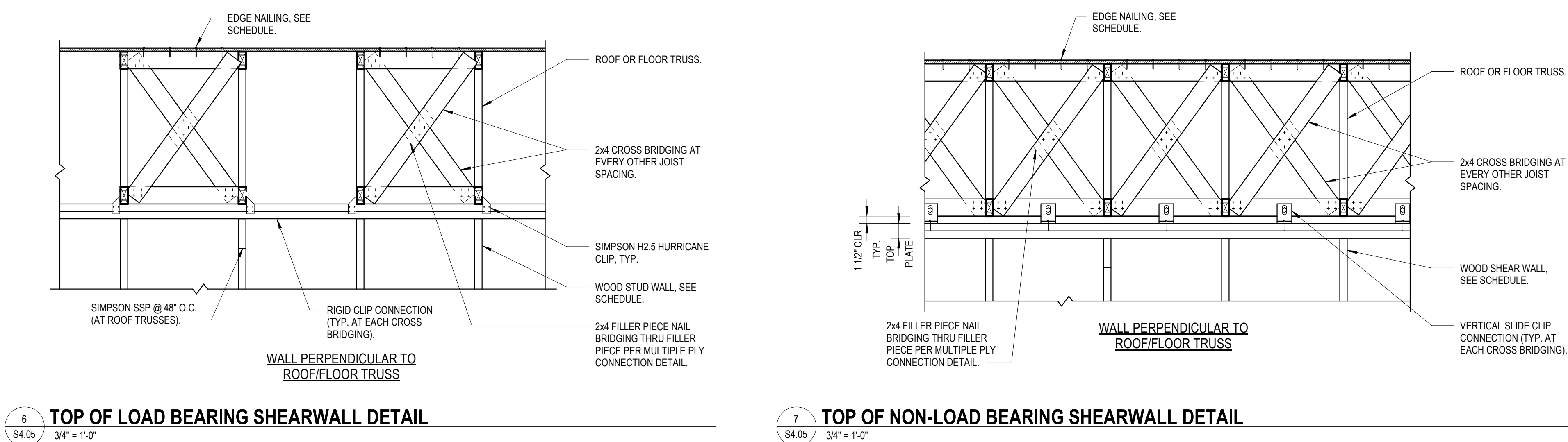
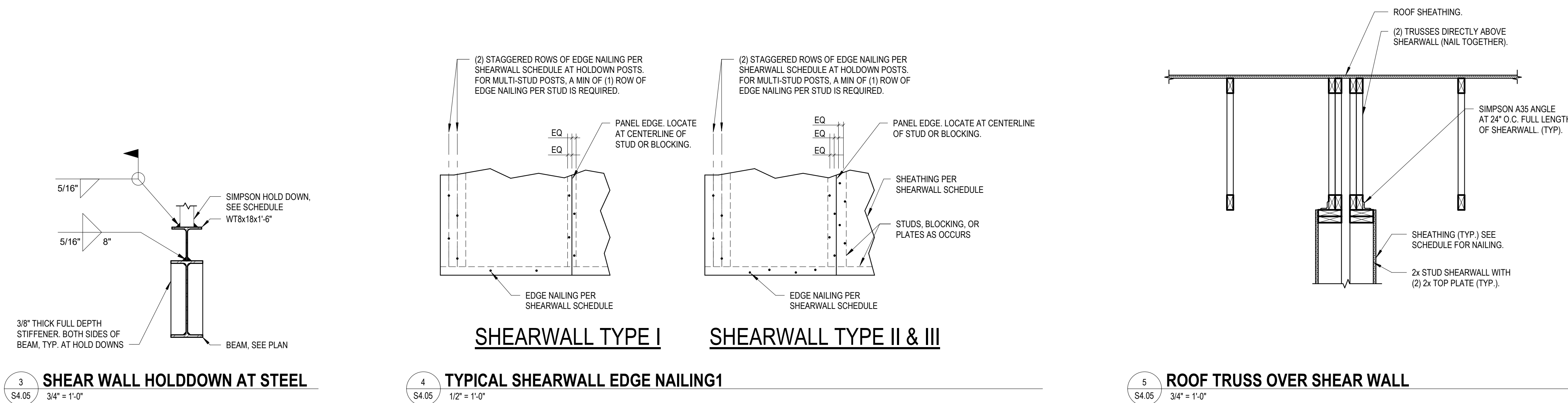
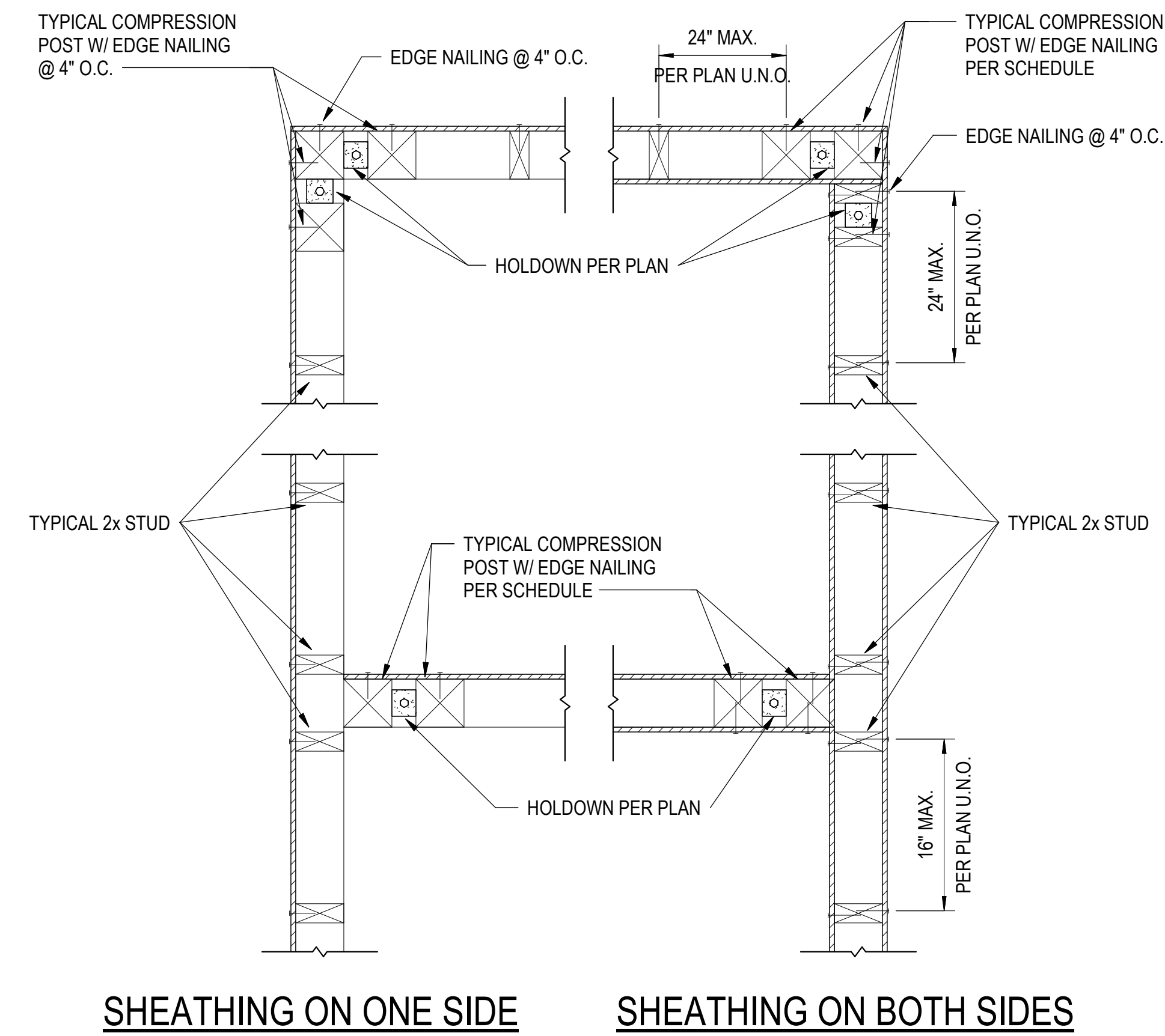
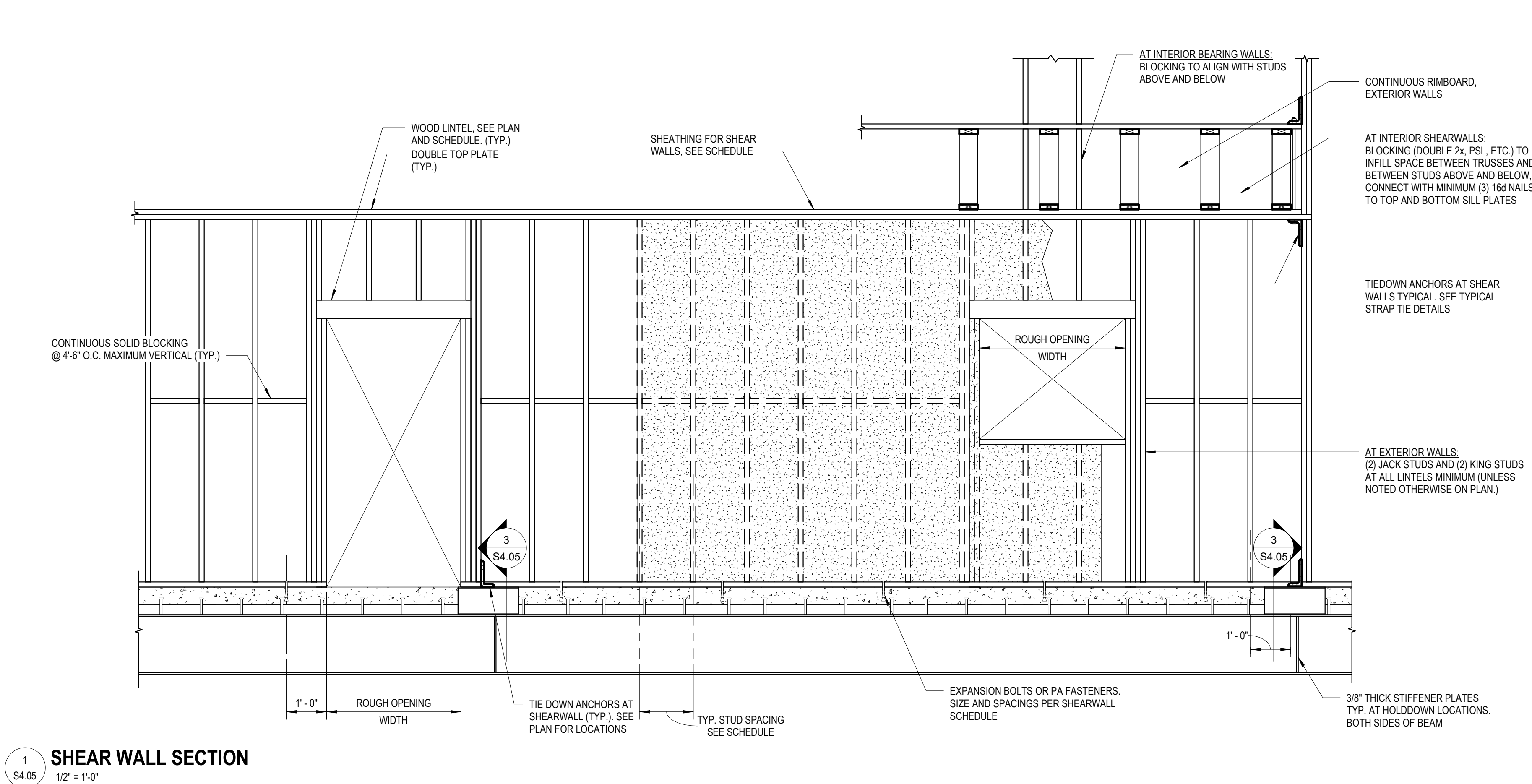
1/2" OF TOTAL NUMBER OF FASTENERS REQUIRED.

MINIMUM (2) 2x STUDS U.N.O. IN SHEARWALL SCHEDULE

END LENGTH

END LENGTH

0" - 1/8" MIN.



PROVIDE LSL TOP AND BOTTOM PLATES
FOR ALL WOOD BEARING WALLS

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ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
240 NORTH 22ND STREET, PHILADELPHIA, PA, 19103
P (215) 665-1080 F (215) 561-5064

A.:
M.:
DRAWN BY: DJL
PROJECT NO: 10-22-747

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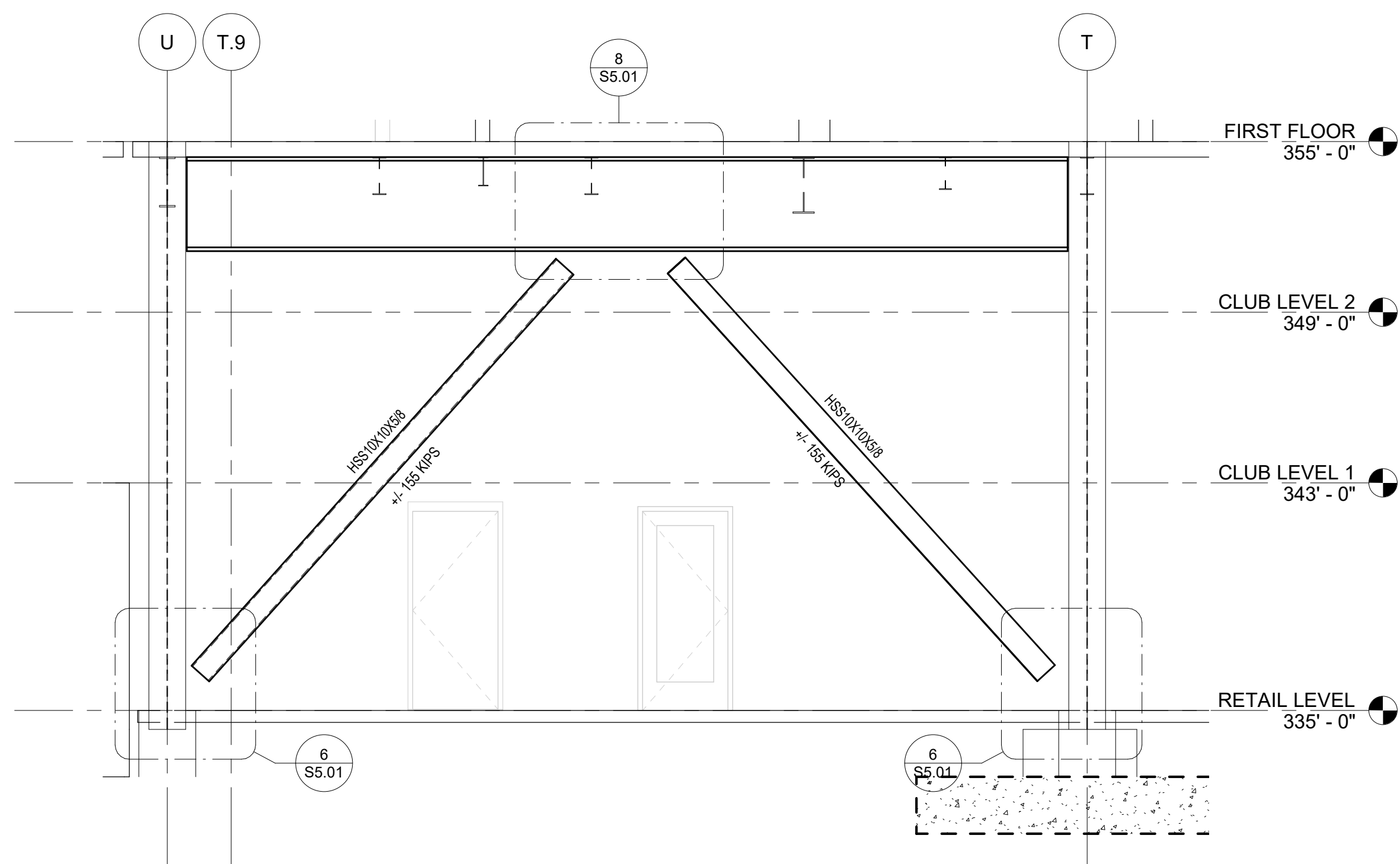
PROGRESS

Promenade at Granite Run

Baltimore, Boston, New York, Philadelphia & Washington D.C.

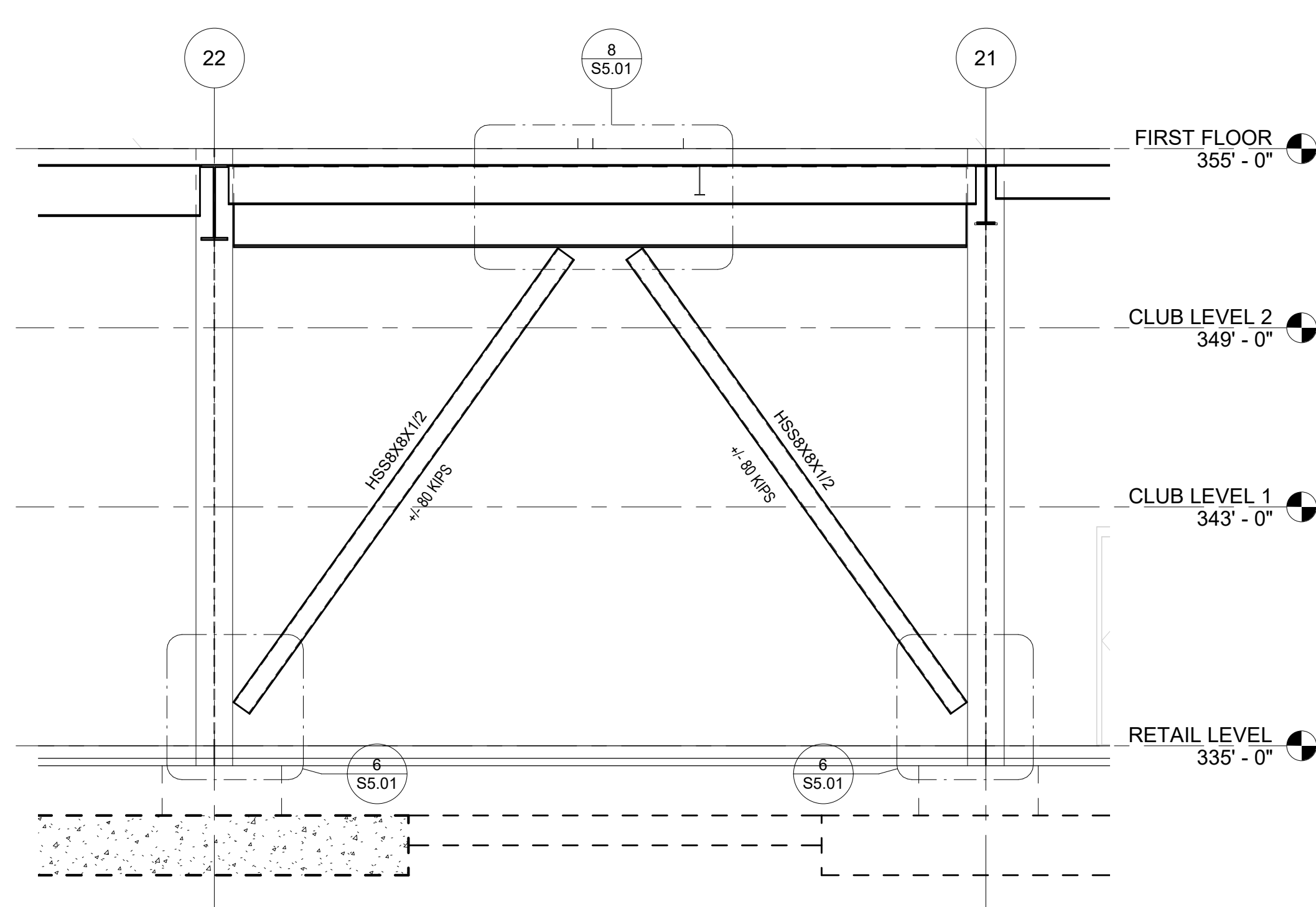
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\$4.05
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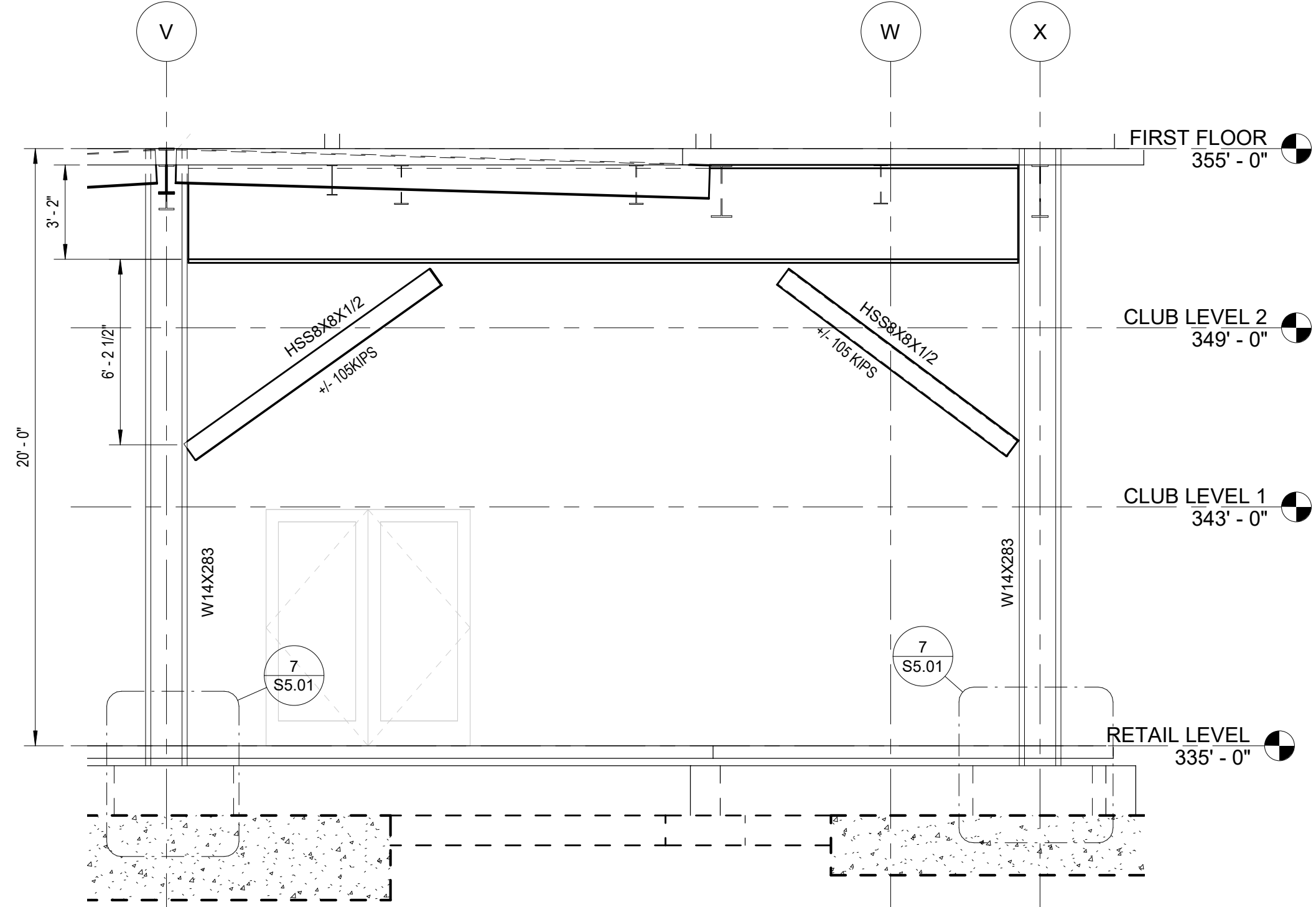
1
S5.01
1/4" = 1'-0"

BRACED FRAME A



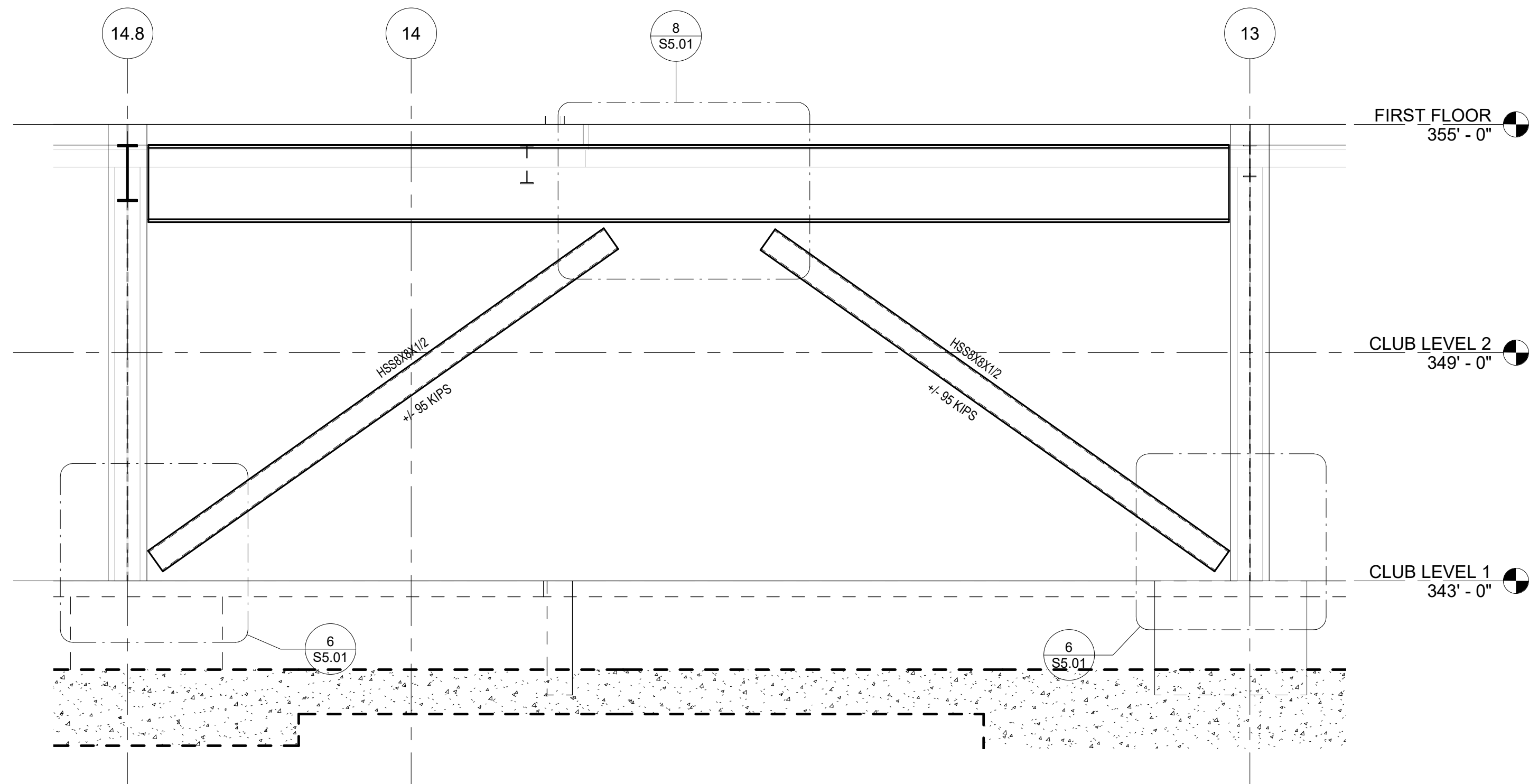
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S5.01
1/4" = 1'-0"

BRACED FRAME B



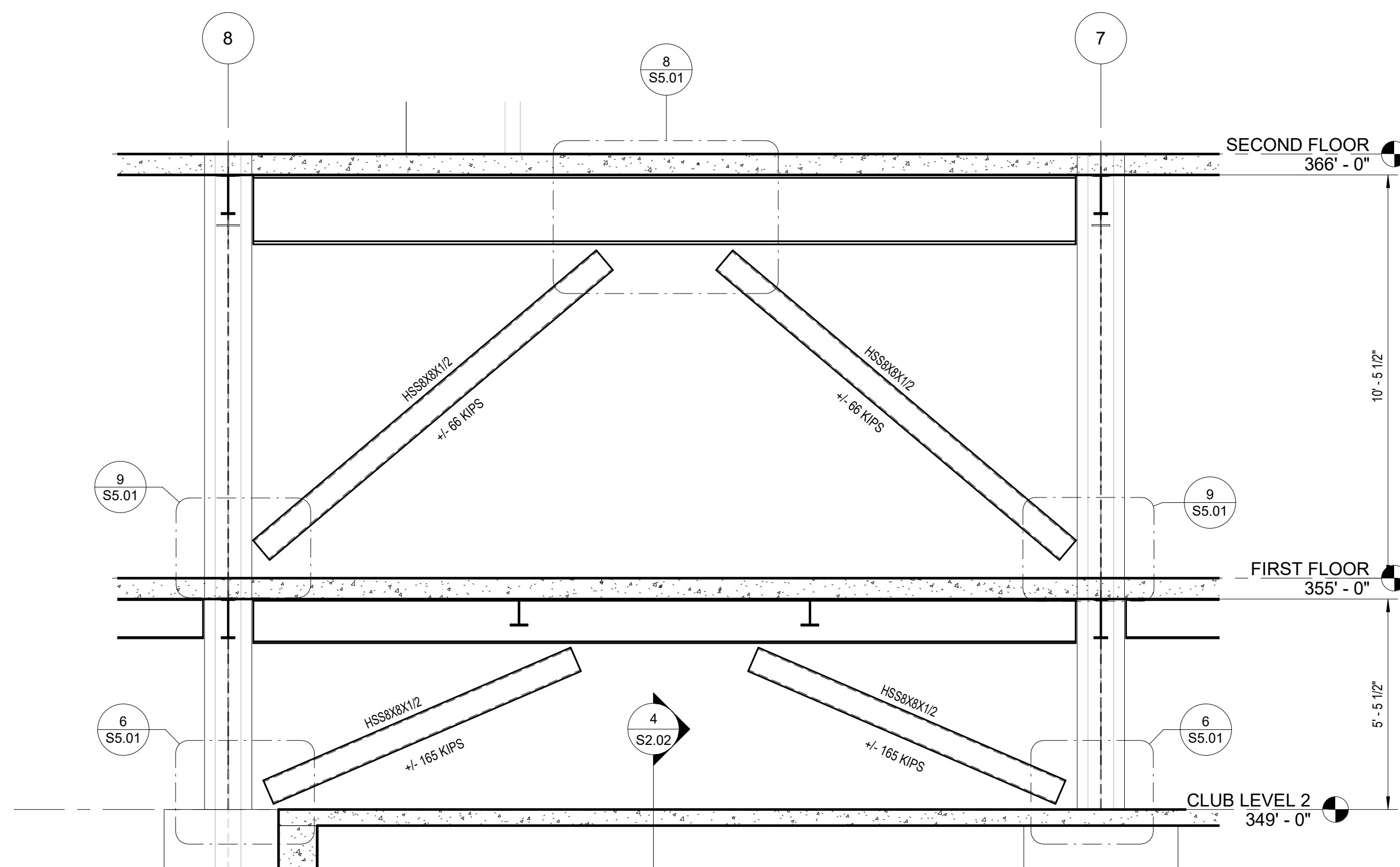
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S5.01
1/4" = 1'-0"

BRACED FRAME C



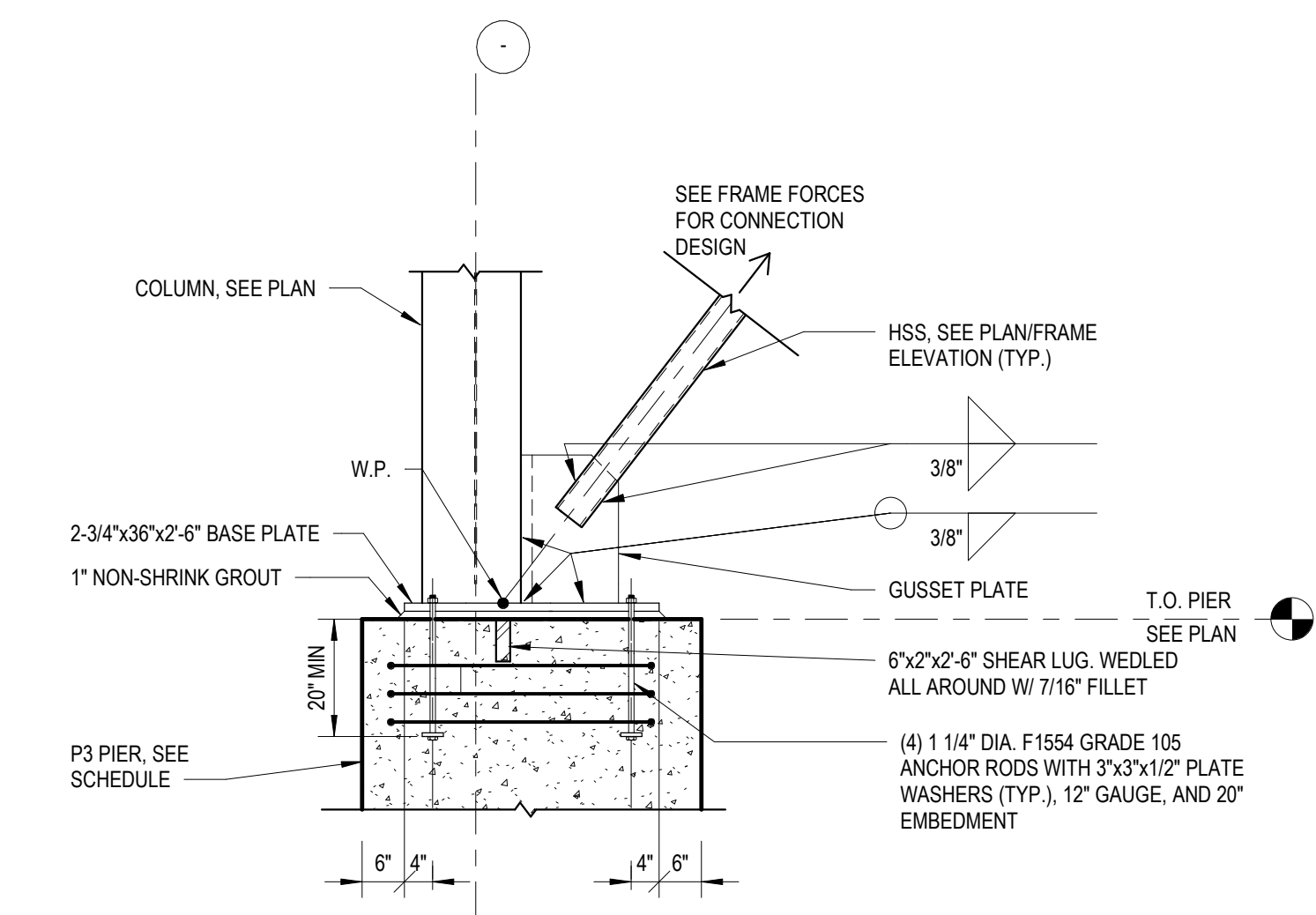
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S5.01
3/8" = 1'-0"

BRACED FRAME D



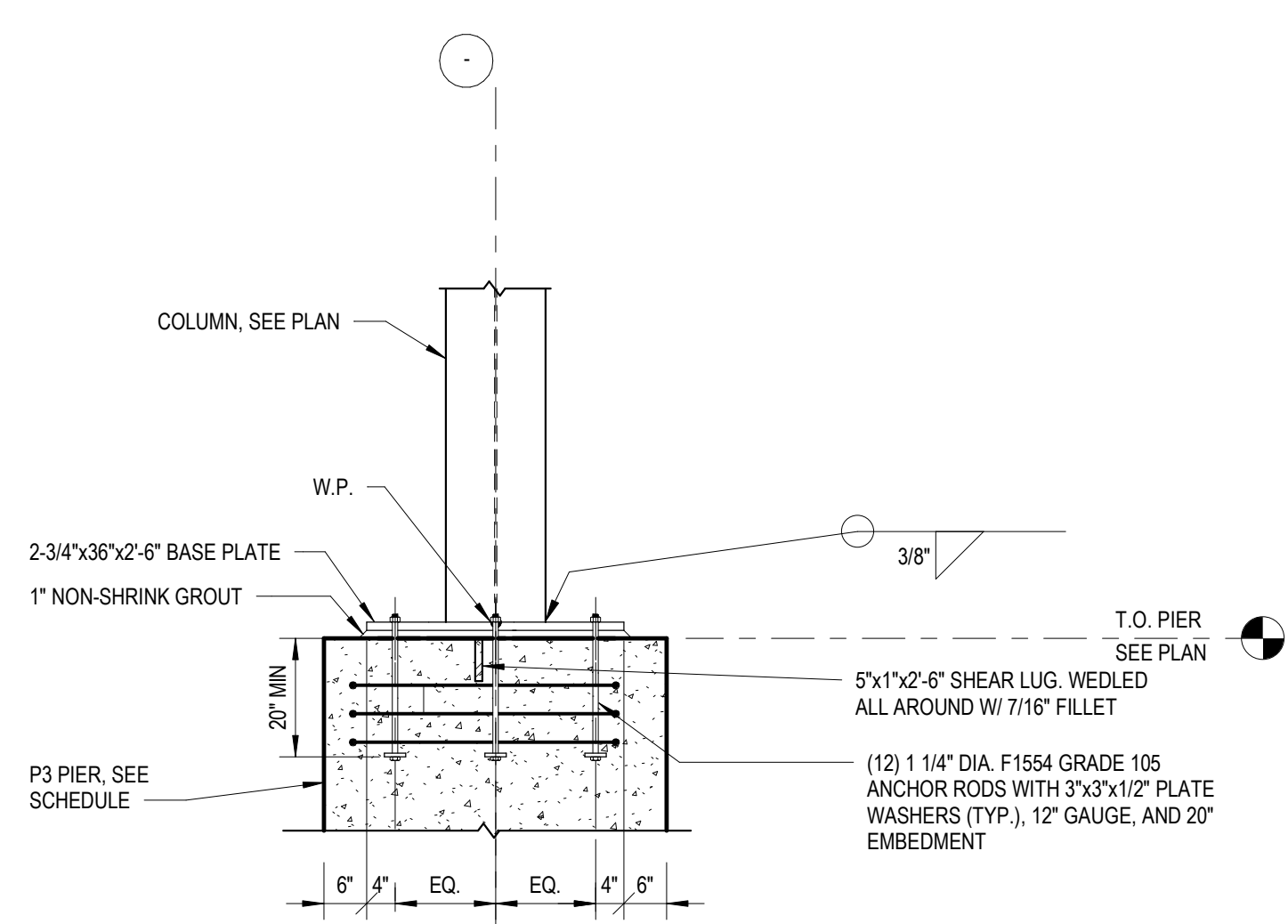
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S5.01
3/8" = 1'-0"

BRACED FRAME E



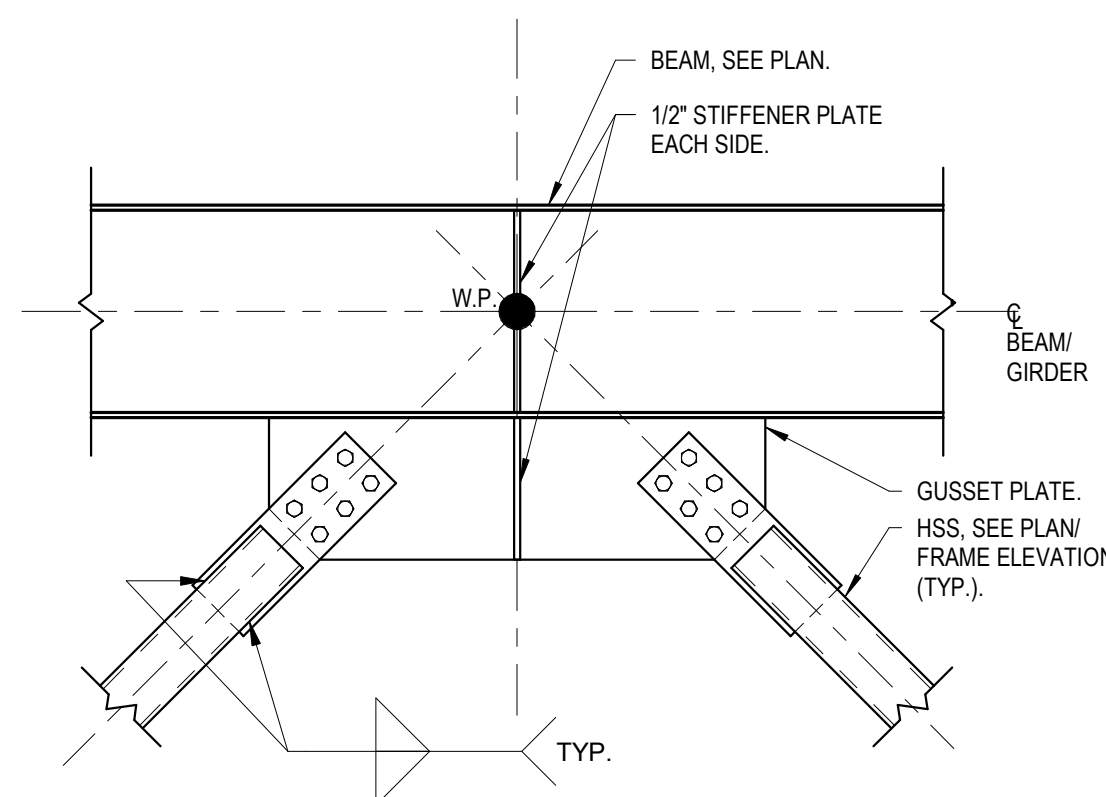
6
S5.01
1/2" = 1'-0"

BRACED FRAME FND DETAIL



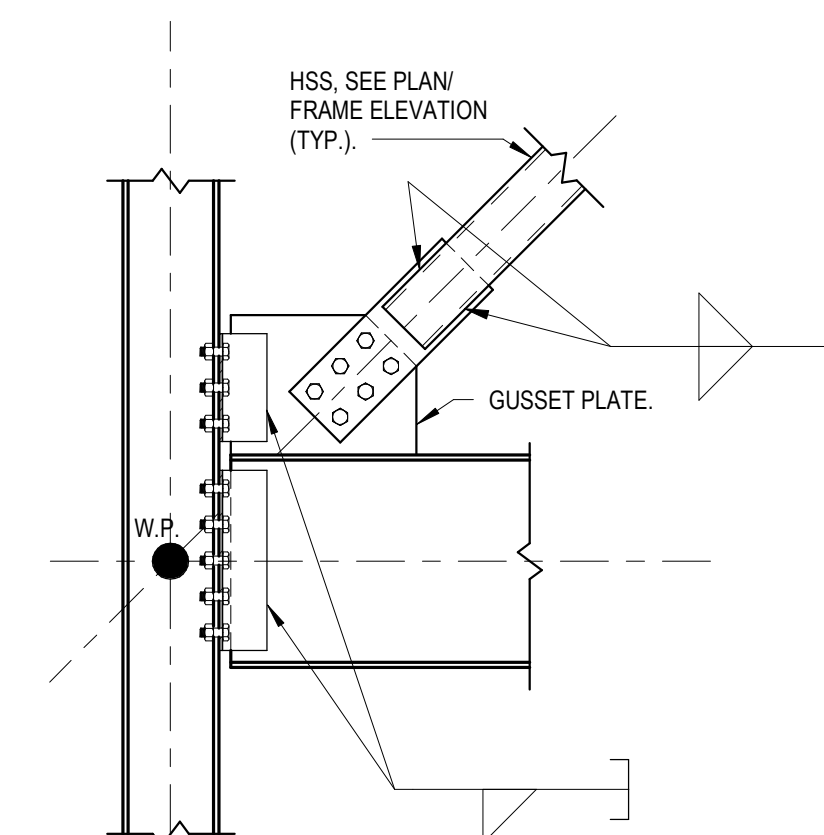
7
S5.01
1/2" = 1'-0"

BRACED FRAME FND DETAIL NO GUSSET



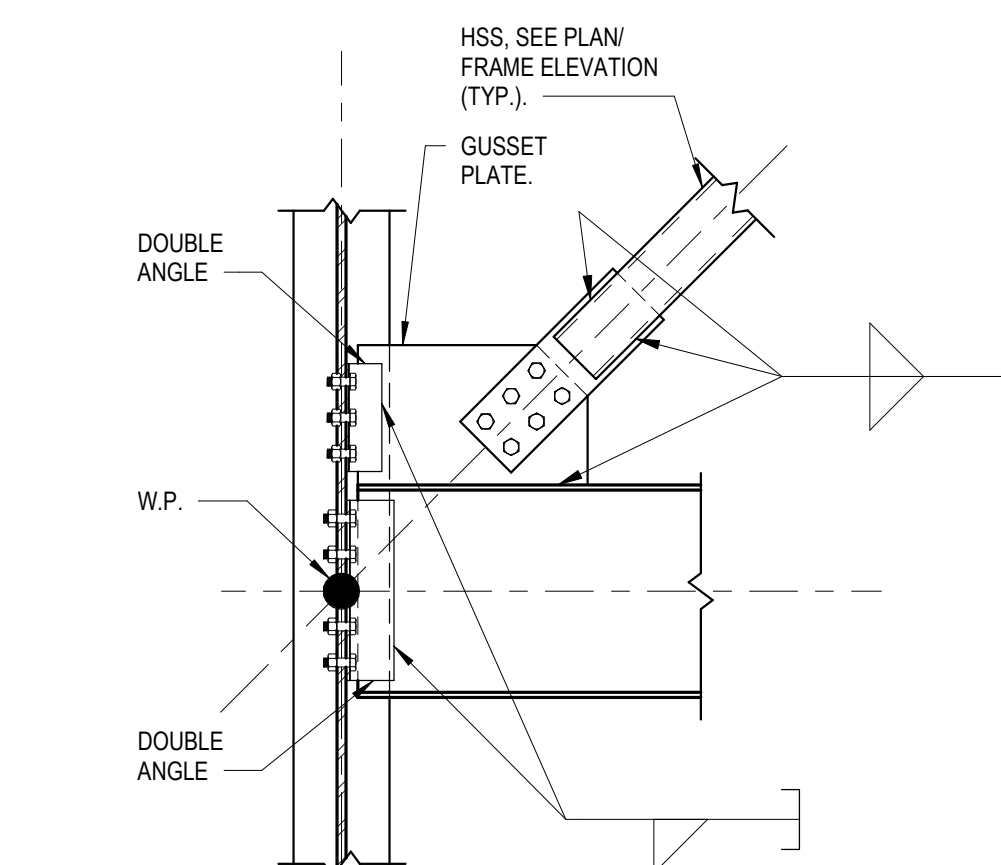
8
S5.01
3/4" = 1'-0"

CONCENTRIC CONNECTION DETAIL



9
S5.01
3/4" = 1'-0"

CONNECTION DETAIL AT COLUMN FLANGE



10
S5.01
3/4" = 1'-0"

CONNECTION DETAIL AT COLUMN WEB

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P.A.:
P.M.:
DRAWN BY: Author
PROJECT NO: 10-22-747

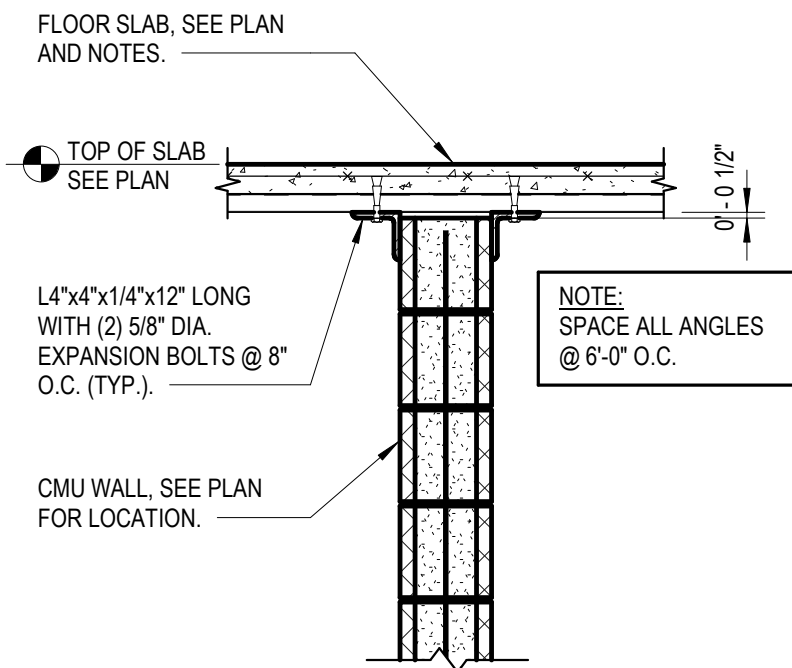
NO.	REVISION	DATE
1	PERMIT SET	12/28/2022

IN PROGRESS

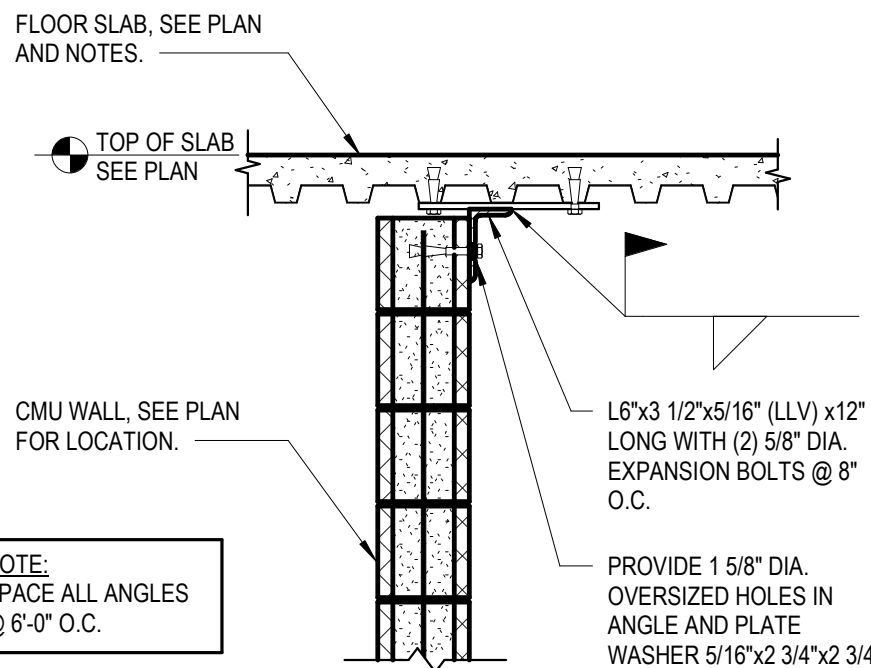
BRACED FRAME ELEVATIONS
Promenade at Granite Run
Baltimore, Boston, New York, Philadelphia & Washington D.C.

SCALE:
DATE: 09/30/22

S5.01
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TYPICAL SECTION AT INTERIOR
PARTITION WALL BRACE

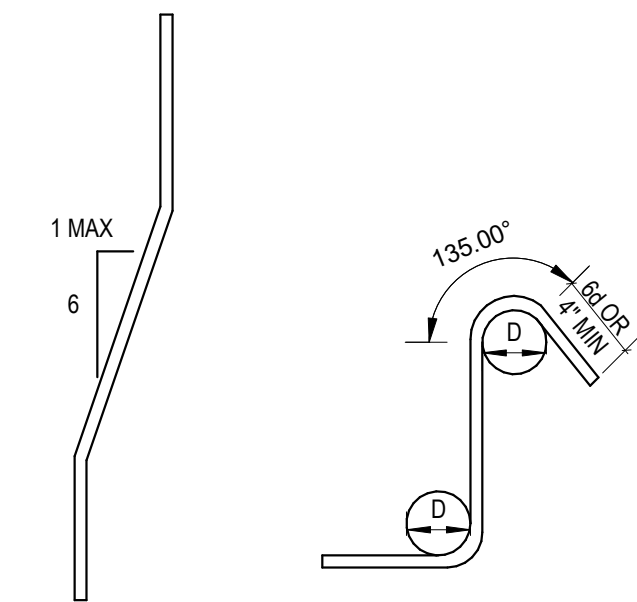


TYPICAL SECTION AT INTERIOR
PARTITION WALL BRACE

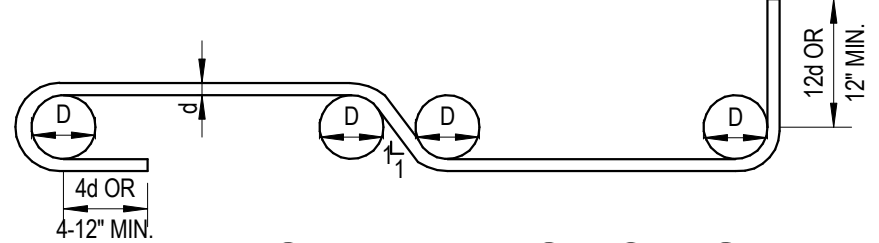
REINFORCED CONCRETE MASONRY LINTEL SCHEDULE		
(NON-LOAD BEARING WALLS)		
CLEAR OPENING (PLAN DIMENSION)	LINTEL SIZE & REINFORCEMENT FOR EACH 4' WIDTH OF MASONRY	REQUIRED BEARING BOTH ENDS (MINIMUM)
UP TO 4'-0"	4"x8" WITH #4 TOP & BOTTOM	6"
UP TO 5'-0"	4"x8" WITH #4 TOP & BOTTOM	6"
UP TO 6'-0"	4"x8" WITH #5 TOP & BOTTOM	8"
UP TO 7'-0"	4"x10" WITH #5 TOP & BOTTOM	8"
UP TO 8'-0"	4"x10" WITH #5 TOP & BOTTOM	10"

- NOTES:
- CONCRETE MASONRY LINTELS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'm) OF 2000 PSI AT 28 DAYS.
 - BOTTOM COVER OF REINFORCING BAR SHALL BE 1 1/2".
 - LINTEL SHALL BEAR ON MINIMUM OF TWO BLOCK COURSES OF 100% SOLID OR GROUT FILLED MASONRY.

REINFORCED CONCRETE MASONRY LINTEL 1



OFFSET FOR STIRRUPS & TIES



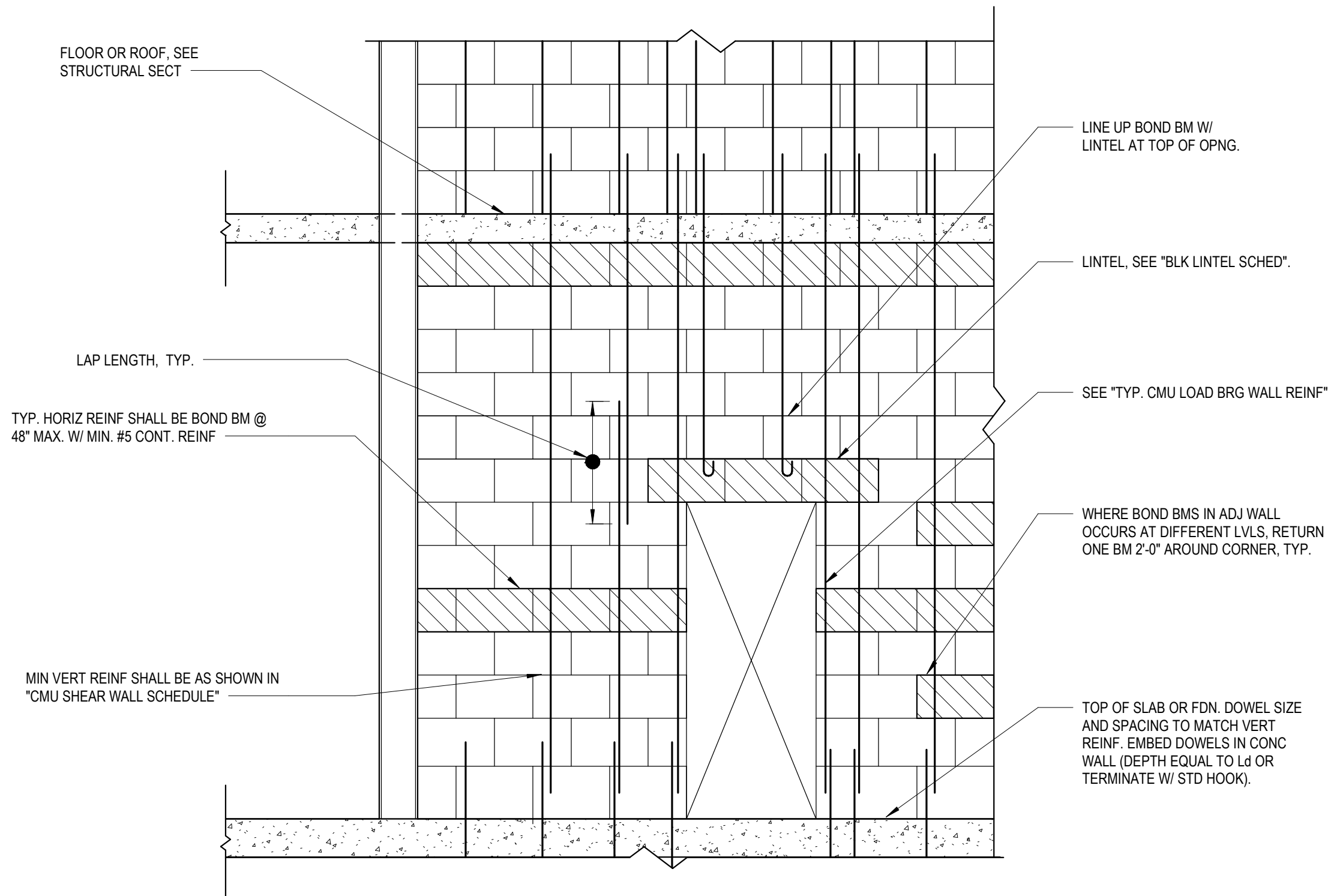
FOR REINFORCING BARS

REBAR BENDING SCHEDULE

CMU SHEAR WALL SCHEDULE						
WALL MARK	THICKNESS	LENGTH	MIN f'm	REINFORCEMENT		
				RETAIL-CLUB 1	CLUB 1-CLUB 2	CLUB 2-1ST FL
SW-1'	10"	24'-3"	2000 PSI	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 16" O.C.
SW-2'	10"	16'-0"	2000 PSI	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 16" O.C.
SW-3A'	10"	19'-5"	2000 PSI	#5 @ 8" O.C.	#5 @ 8" O.C.	#5 @ 8" O.C.
SW-3B'	10"	24'-0"	2000 PSI	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 16" O.C.
SW-4'	10"	17'-0"	2000 PSI	#5 @ 8" O.C.	#5 @ 8" O.C.	#5 @ 8" O.C.
SW-5'	10"	24'-0"	2000 PSI	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 16" O.C.

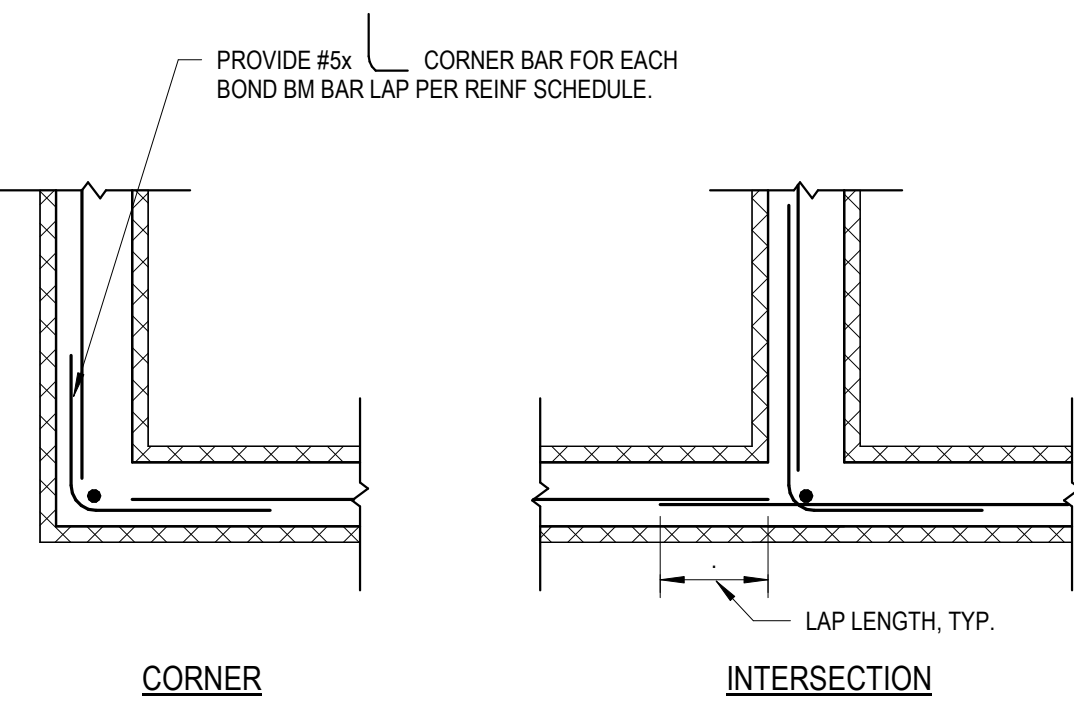
- 1 - AT EACH END, PROVIDE FULLY GROUTED CELLS W/ (2) #7 CONT.
2 - SEE 1/5-3.4 FOR BOND BEAM REQUIREMENTS

CMU SHEAR WALL SCHEDULE

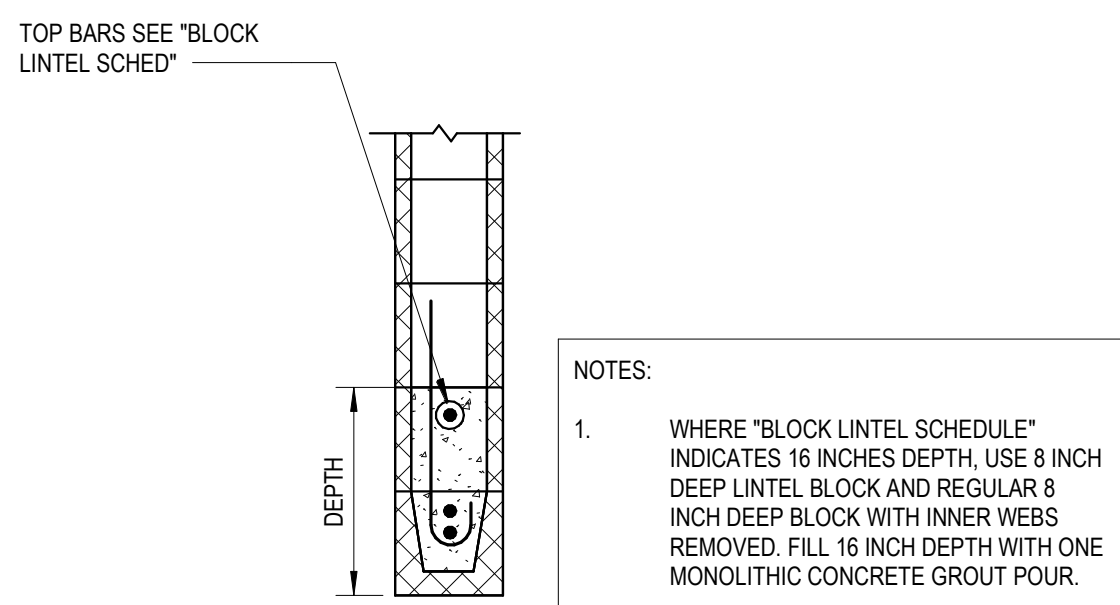


ELEVATION

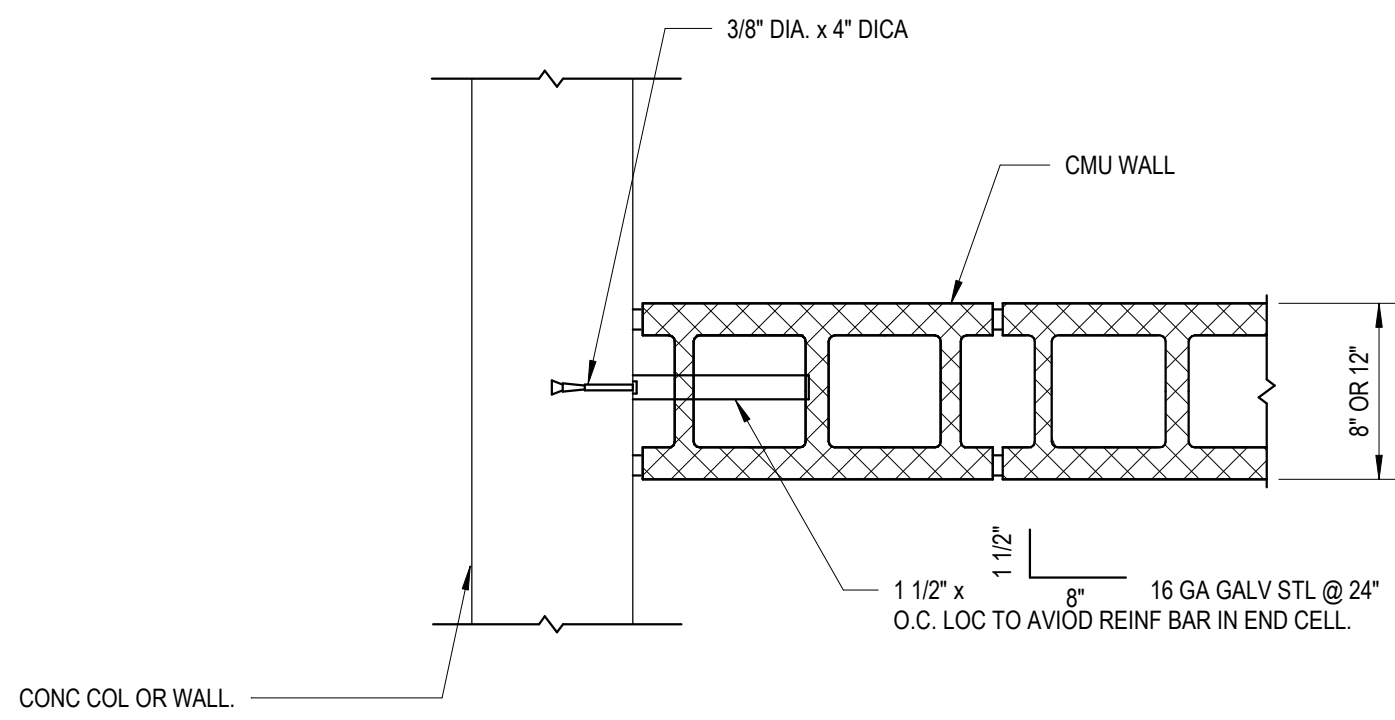
BLOCK LINTEL SCHEDULE				
THICKNESS	CLEAR SPAN	DEPTH	HORIZONTAL REINFORCING	STIRRUPS
8"	4'-0" OR LESS	8"	(2) #4 BOT	#3 x @ 16"
	4'-0" TO 6'-4"	16"	(2) #5 BOT (1) #4 TOP	#3 x @ 8"
	6'-4" TO 8'-0"	16"	(2) #6 BOT (1) #4 TOP	#3 x @ 8"
10" OR 12"	4'-0" OR LESS	8"	(2) #5 BOT	#3 x @ 16"
	4'-0" TO 6'-4"	16"	(2) #6 BOT (1) #4 TOP	#3 x @ 8"
	6'-4" TO 8'-0"	16"	(2) #7 BOT (1) #5 TOP	#3 x @ 8"



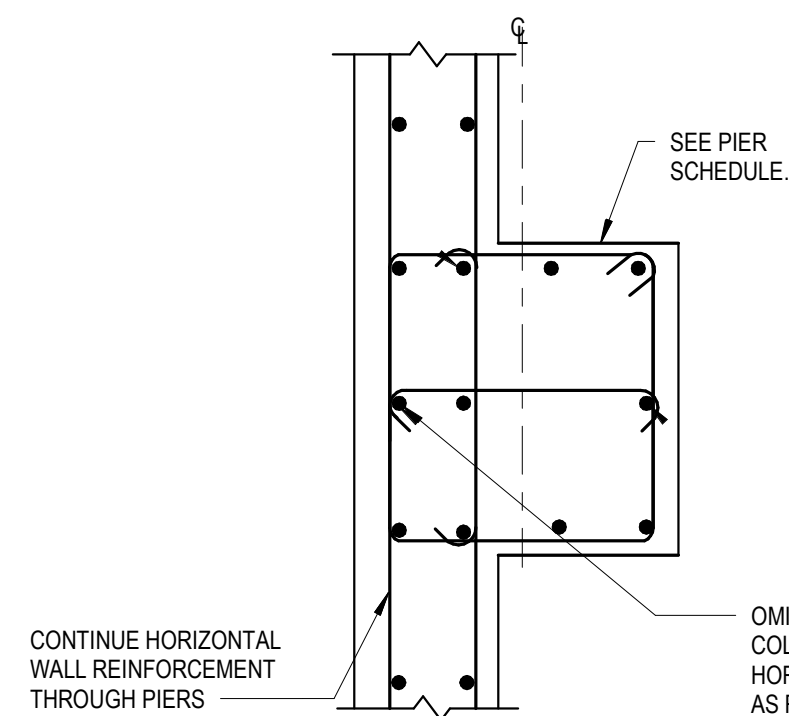
HORIZONTAL BEAM



LINTEL BEAM

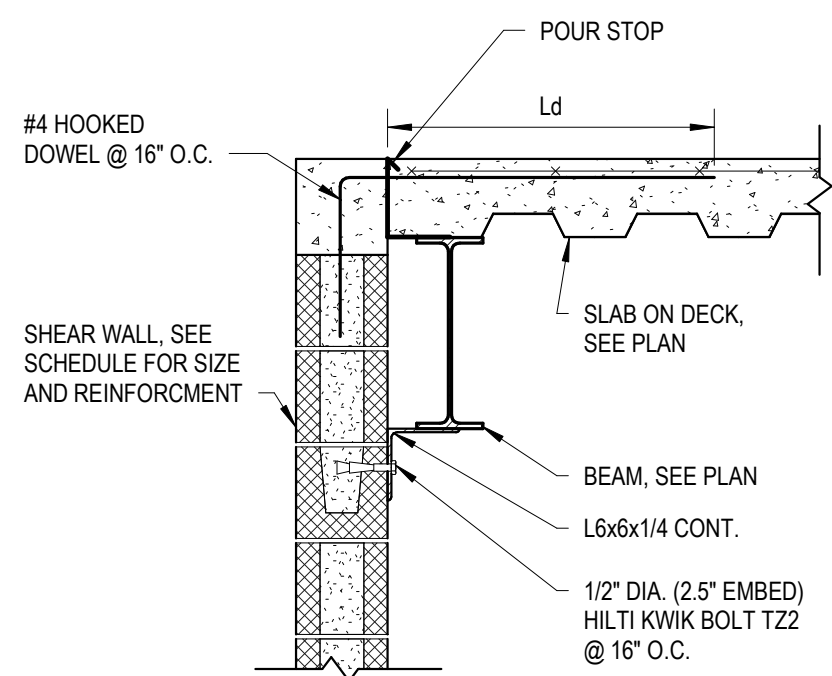


CONNECTION TO CONCRETE

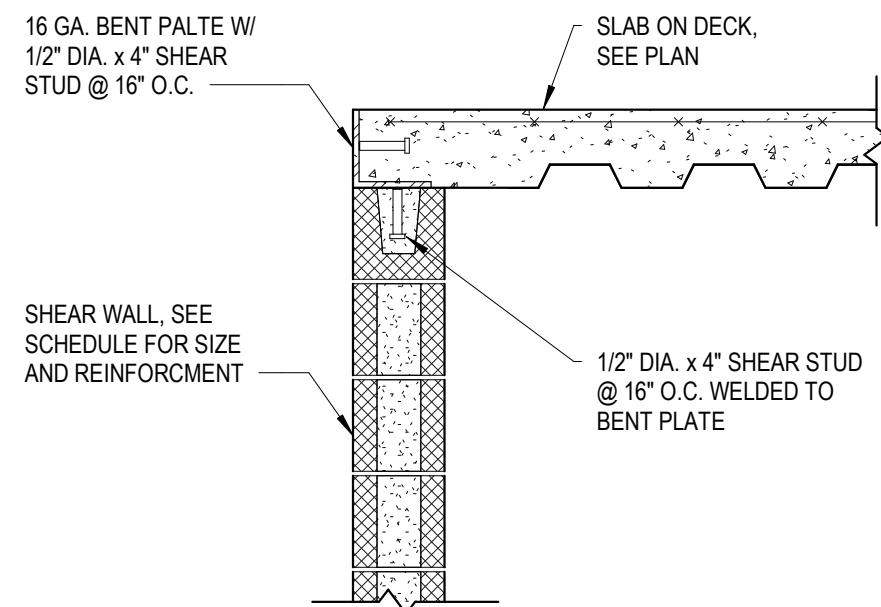


- NOTES:
- COLUMN CONCRETE STRENGTH TO MATCH THAT OF ADJOINING WALL.

TYPICAL EMBEDDED PIER COLUMN DETAIL



CMU EDGE CONDITION - DECK BEARING



CMU EDGE CONDITION - STEEL BEAM

NO.	REVISION	DATE
1	PERMIT SET	12/28/2022