

The current proposal is:

Preservation Department – Item 2, LPC-24-04601

161 West 13th Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 827 0325 3309

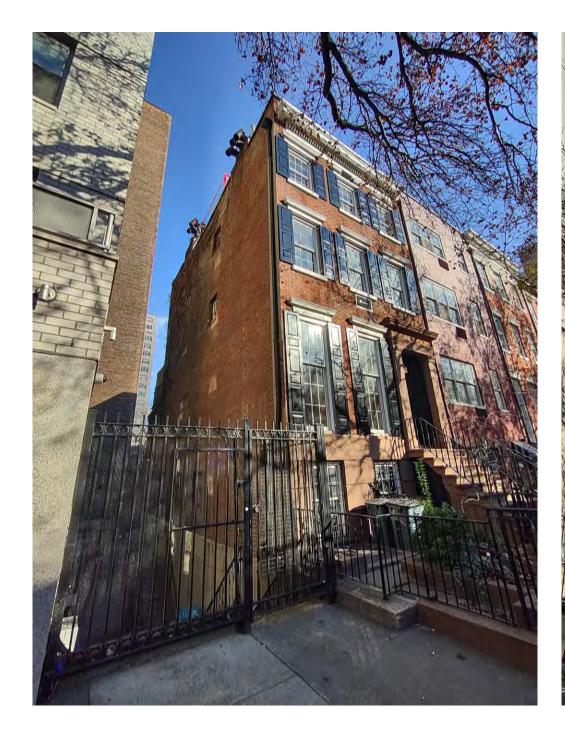
Passcode: 350506

By Phone: 1 646-558-8656 US (New

York) 877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.





PRESENTATION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

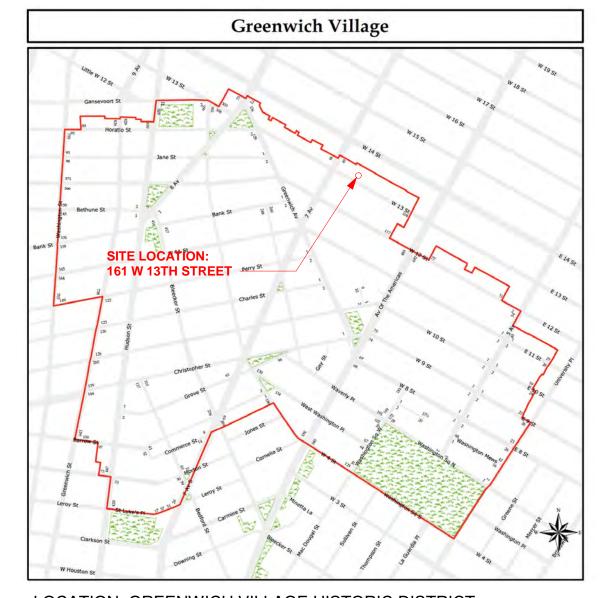
161 W 13th STREET

GREENWICH VILLAGE HISTORIC DISTRICT

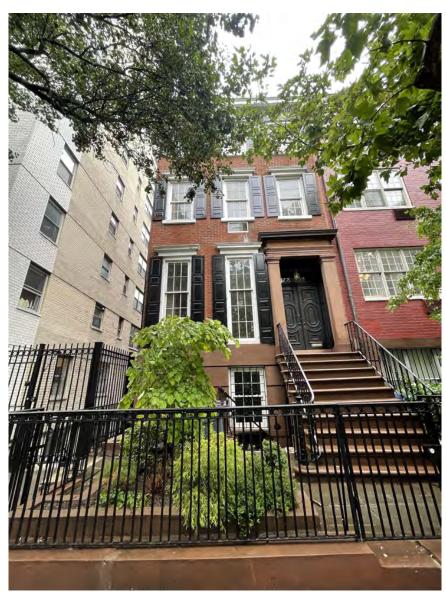
30 JANUARY 2024











EXISTING FRONT VIEW



EXISTING REAR VIEW (FROM REAR TERRACE)



EXISTING REAR VIEW (FROM REAR GRADE)





SITE LOCATION

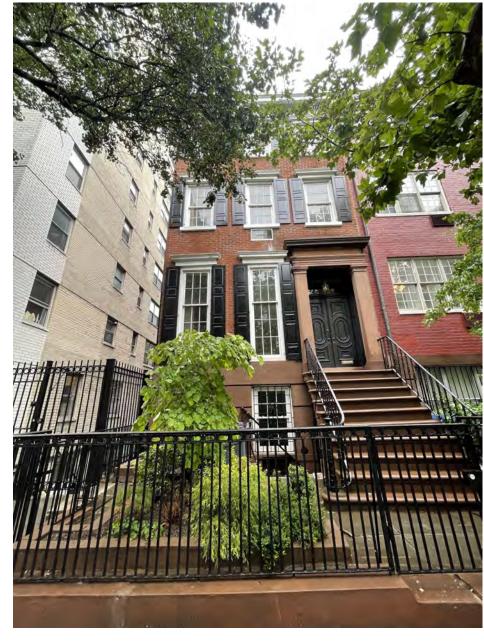
13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

P	ROJ.#	2307.00
S	CALE	
D	ATE	02.07.2024
D	WN	EI
В	XGE#	1 of 45







1940s TAX PHOTO 1968 LPC DESIGNATION PHOTO 2023 SITE PHOTO





TAX PHOTOGRAPHS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PXCF#	2 of 45



WEST 13TH STREET - NORTH SIDE



WEST 13TH STREET - SOUTH SIDE



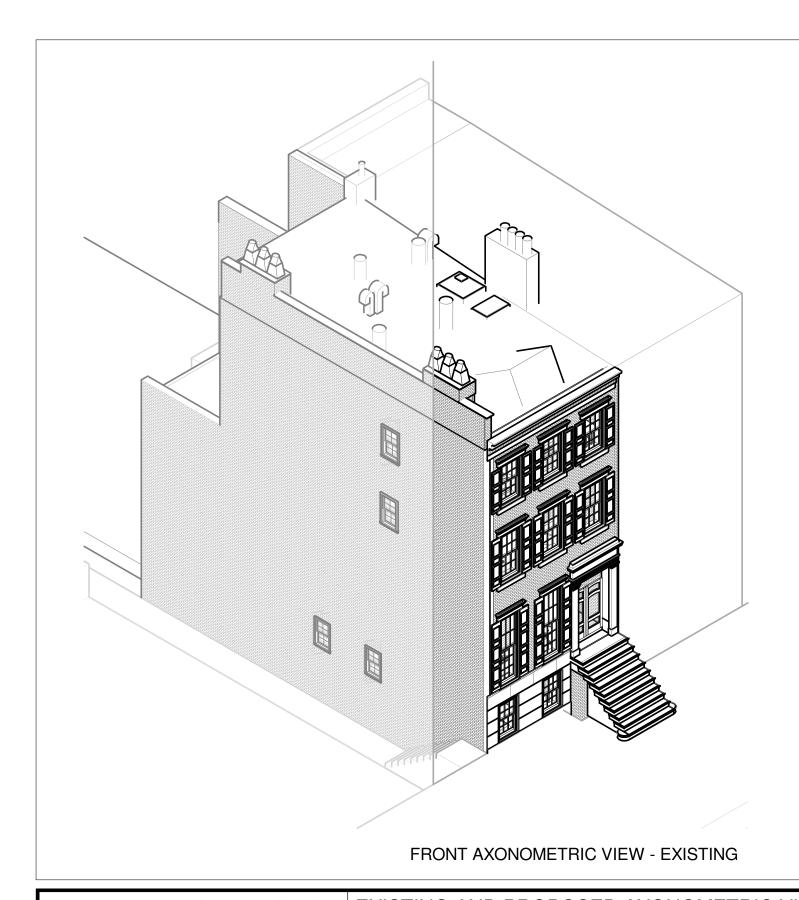


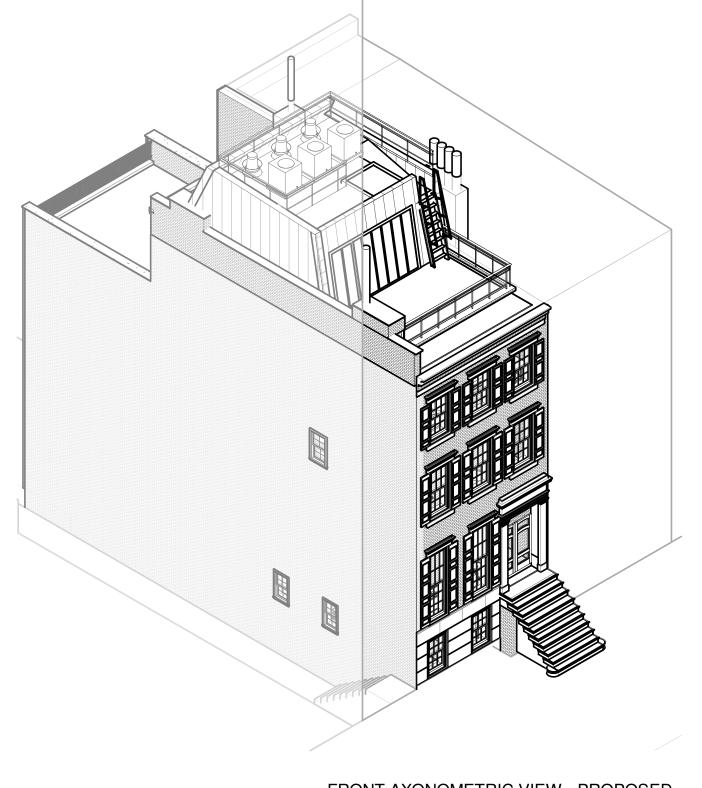
STREETSCAPE - WEST 13TH STREET

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	3 of 45





FRONT AXONOMETRIC VIEW - PROPOSED



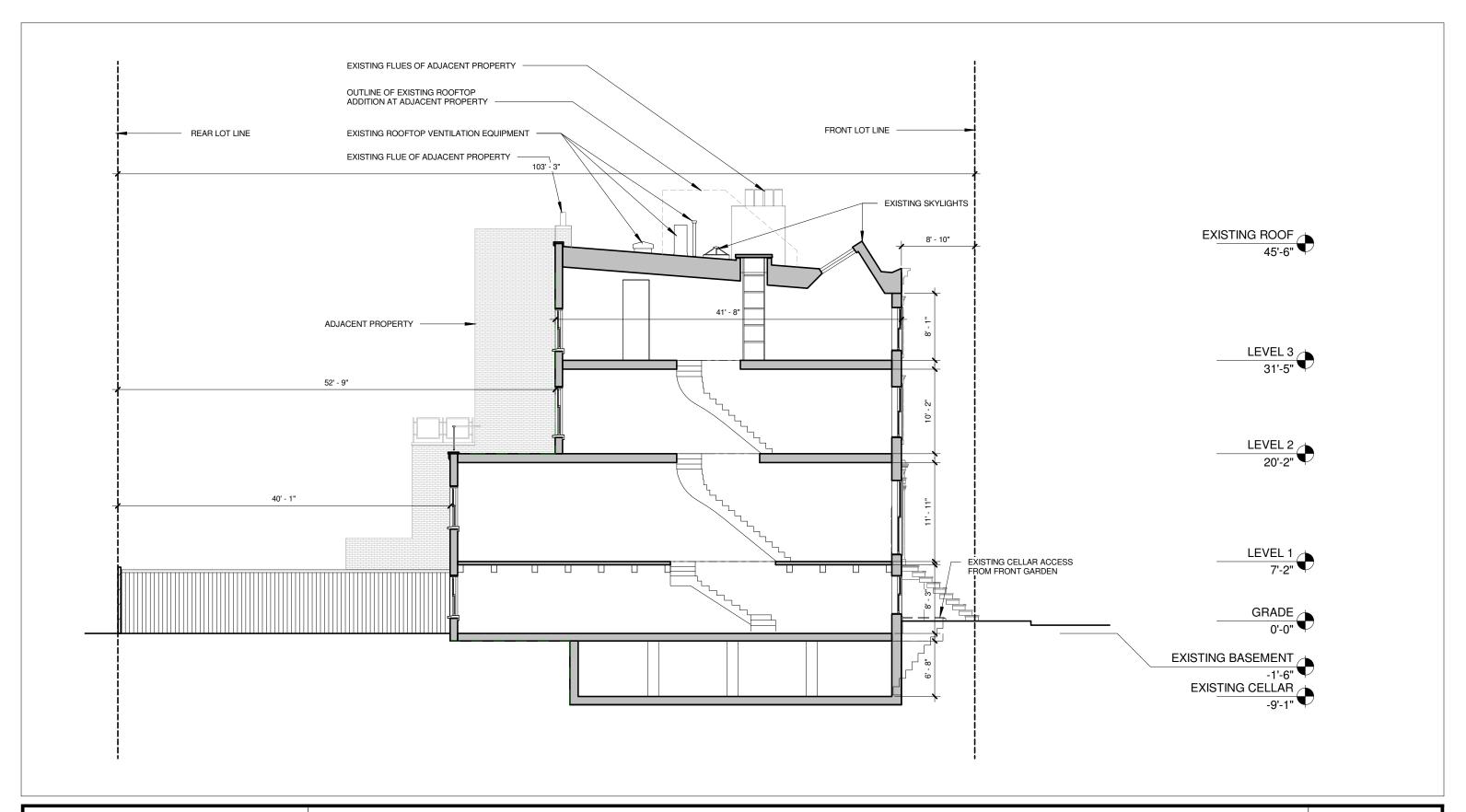


EXISTING AND PROPOSED AXONOMETRIC VIEWS (FRONT)

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	4 of 45





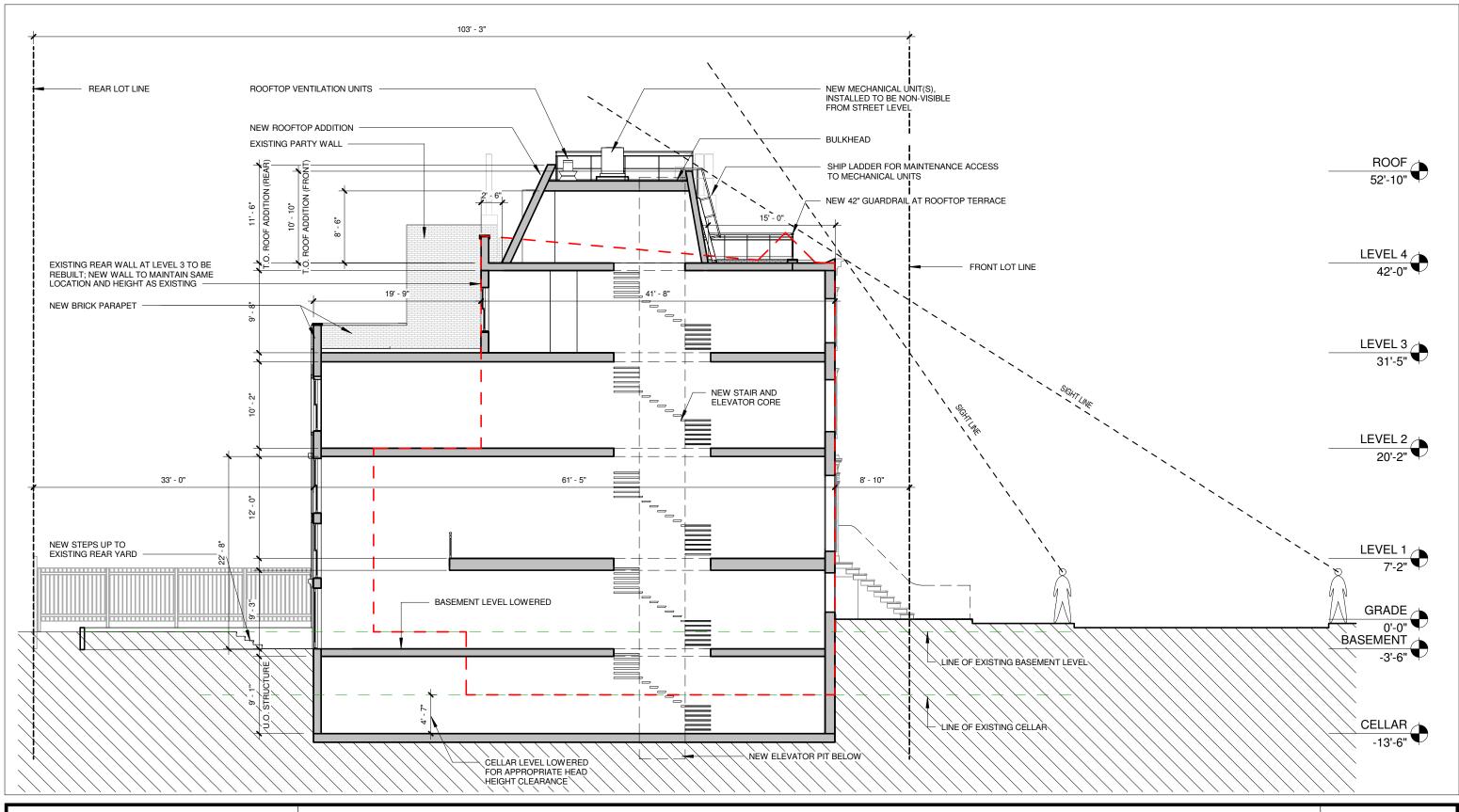


EXISTING LONG SECTION

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/32" = 1'-0"
DATE	02.07.2024
DWN	EI
BX GE#	5 of 45





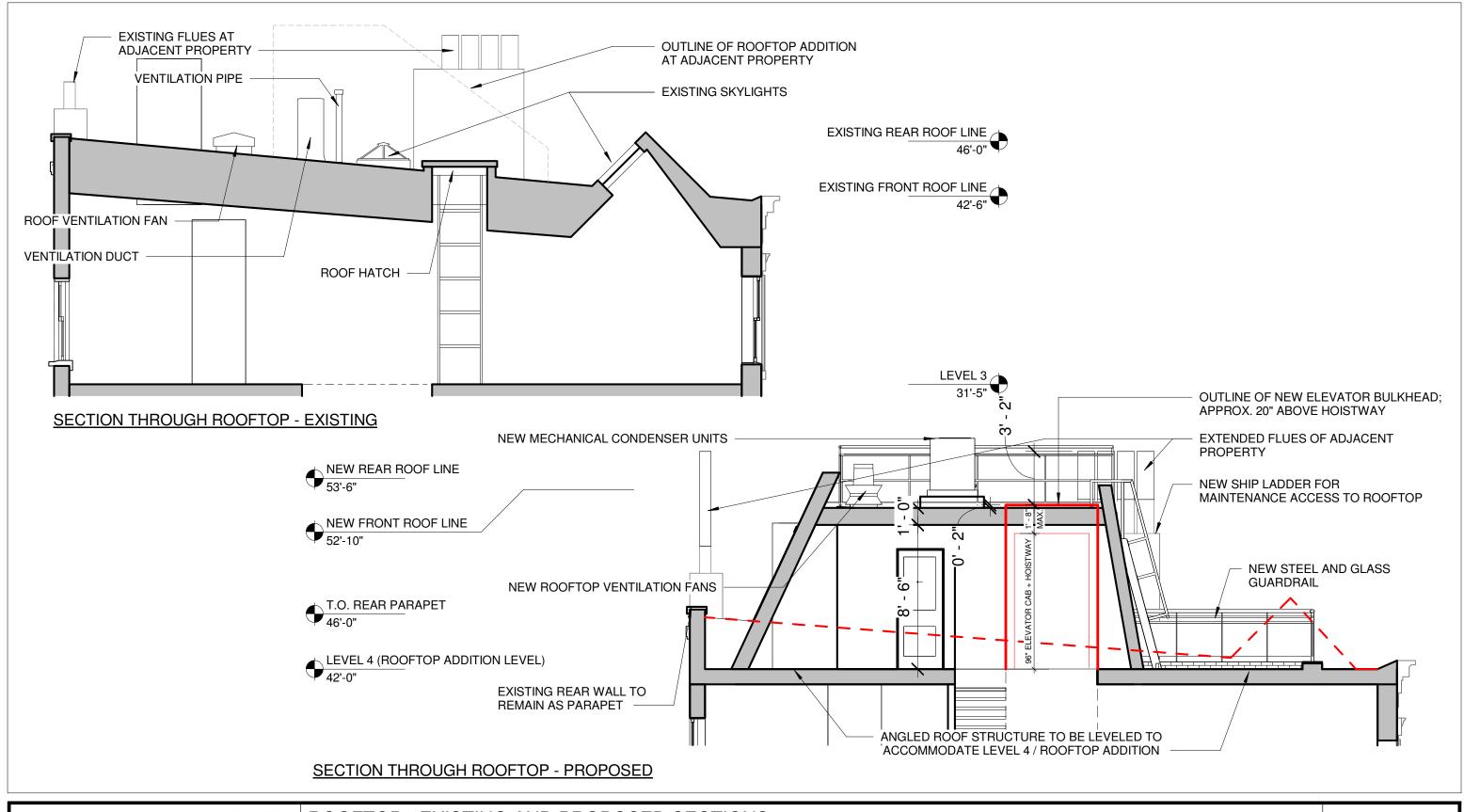


PROPOSED LONG SECTION

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/32" = 1'-0'
DATE	02.07.2024
DWN	E
PXGF#	6 of 4F





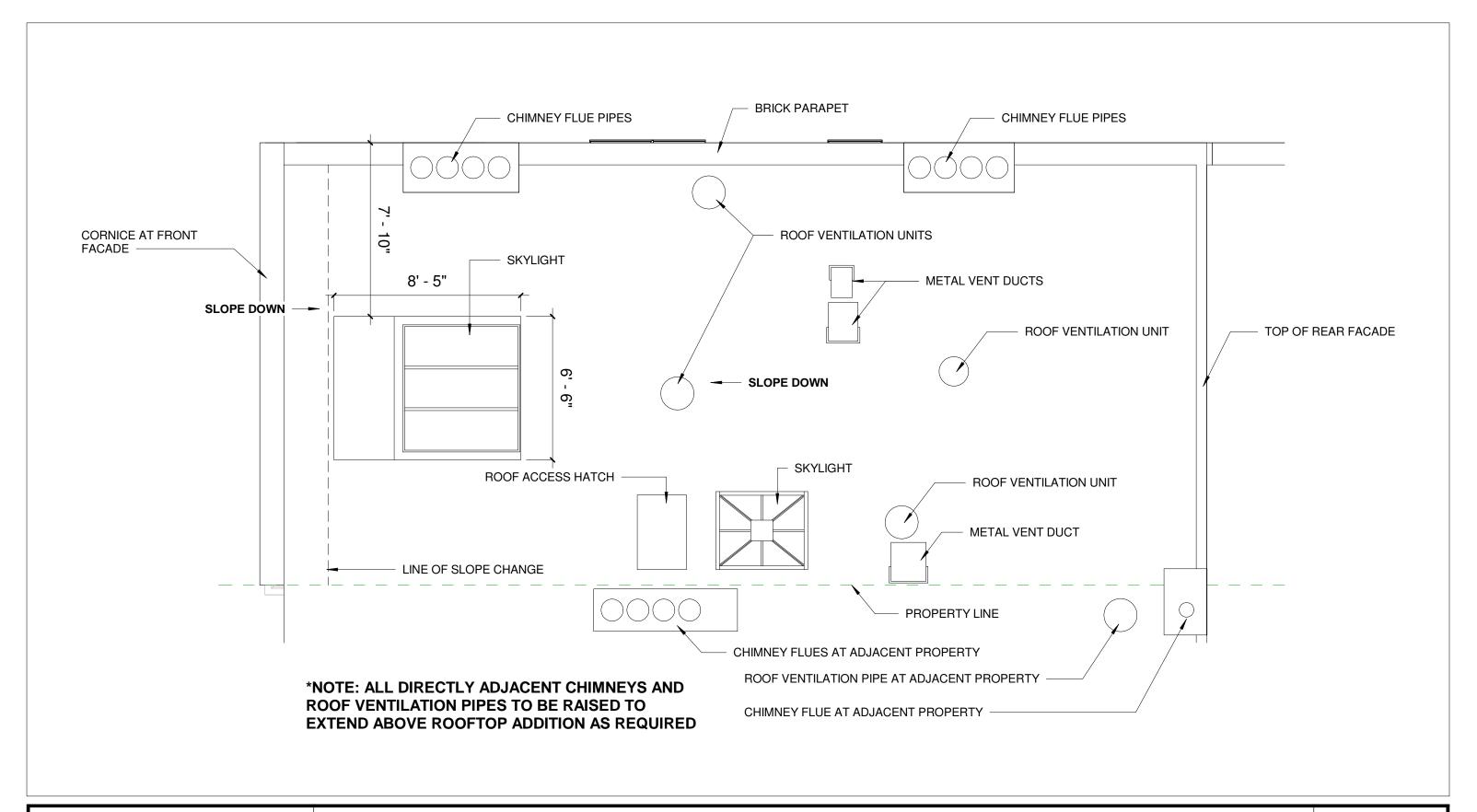


ROOFTOP - EXISTING AND PROPOSED SECTIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	02.07.2024
DWN	EI
BX GE#	7 of 45





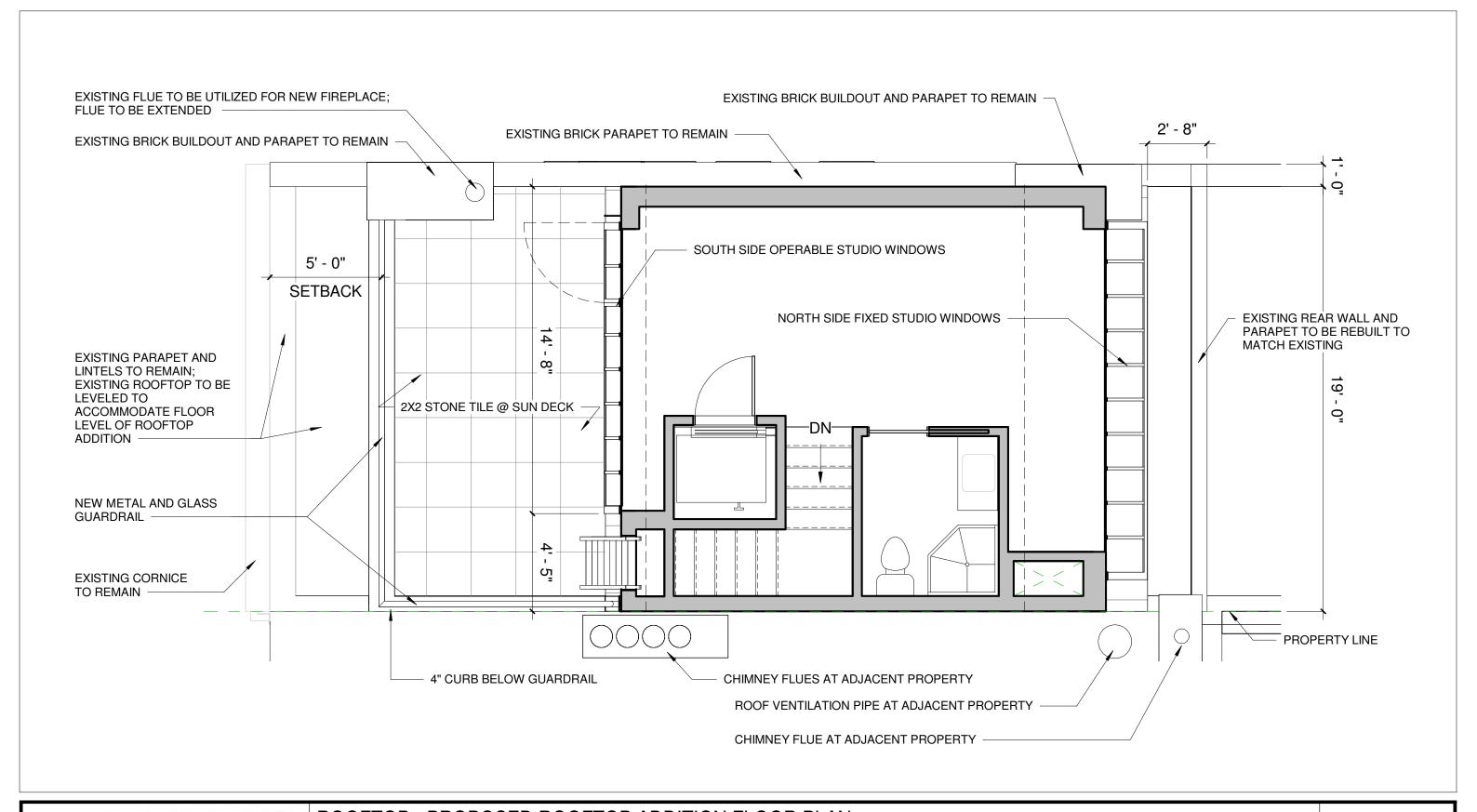


ROOFTOP - EXISTING ROOF PLAN

13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
BXGE#	8 of 45







ROOFTOP - PROPOSED ROOFTOP ADDITION FLOOR PLAN

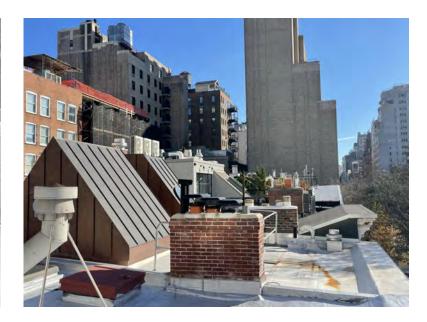
13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
BX GE#	9 of 45

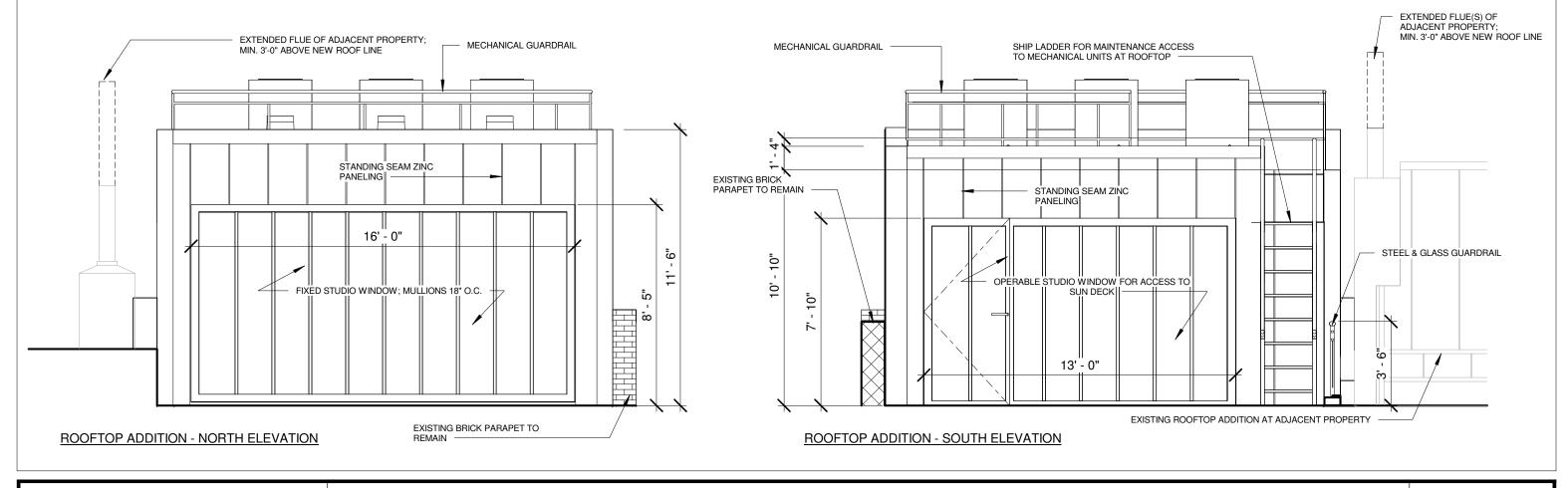








STUDIO WINDOW ADDITION STYLES AND MATERIALS ON 13TH STREET





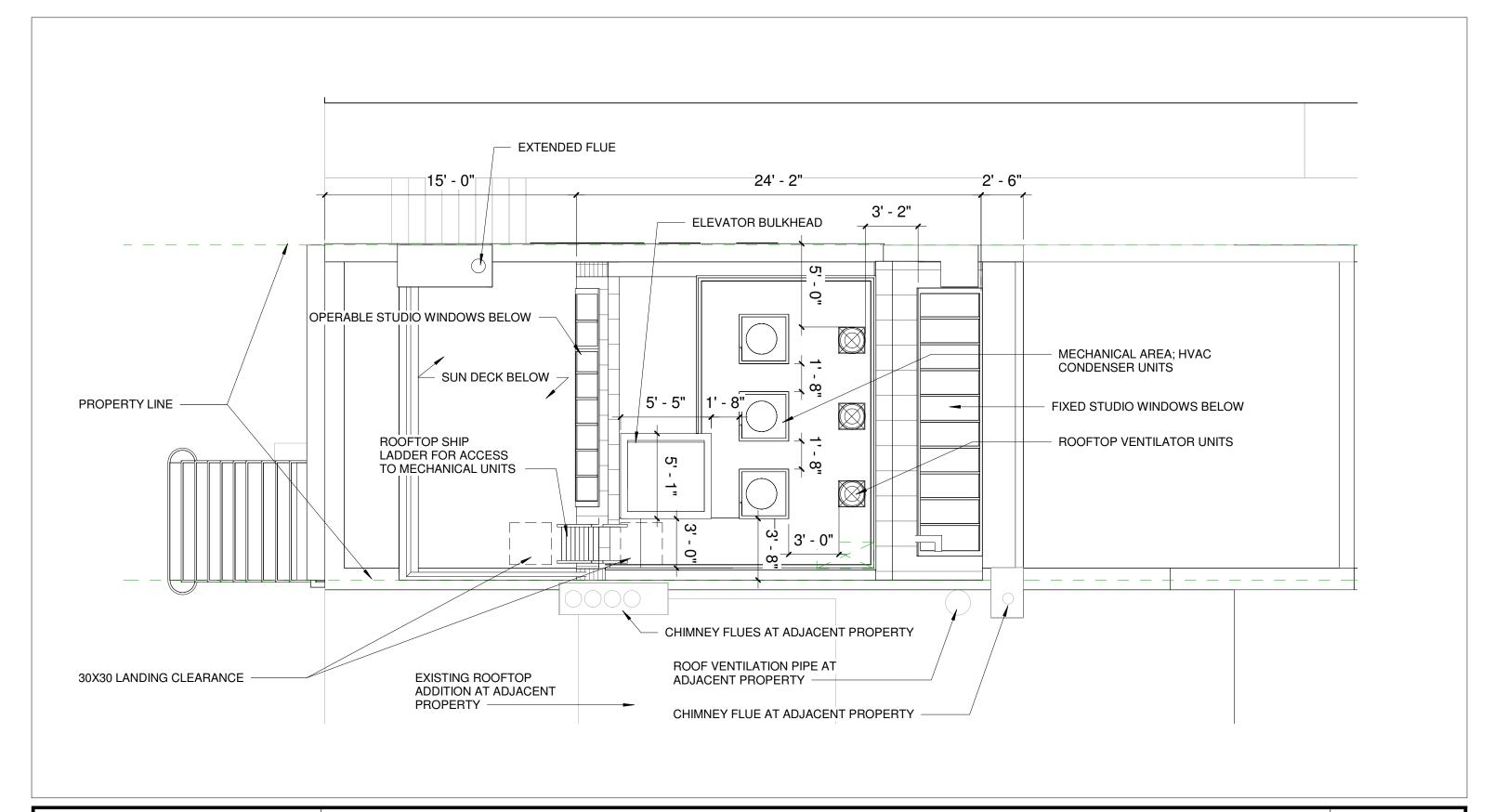


ROOFTOP - PROPOSED ROOFTOP ADDITION ELEVATIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ.#	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
PXGF#	10 of 45





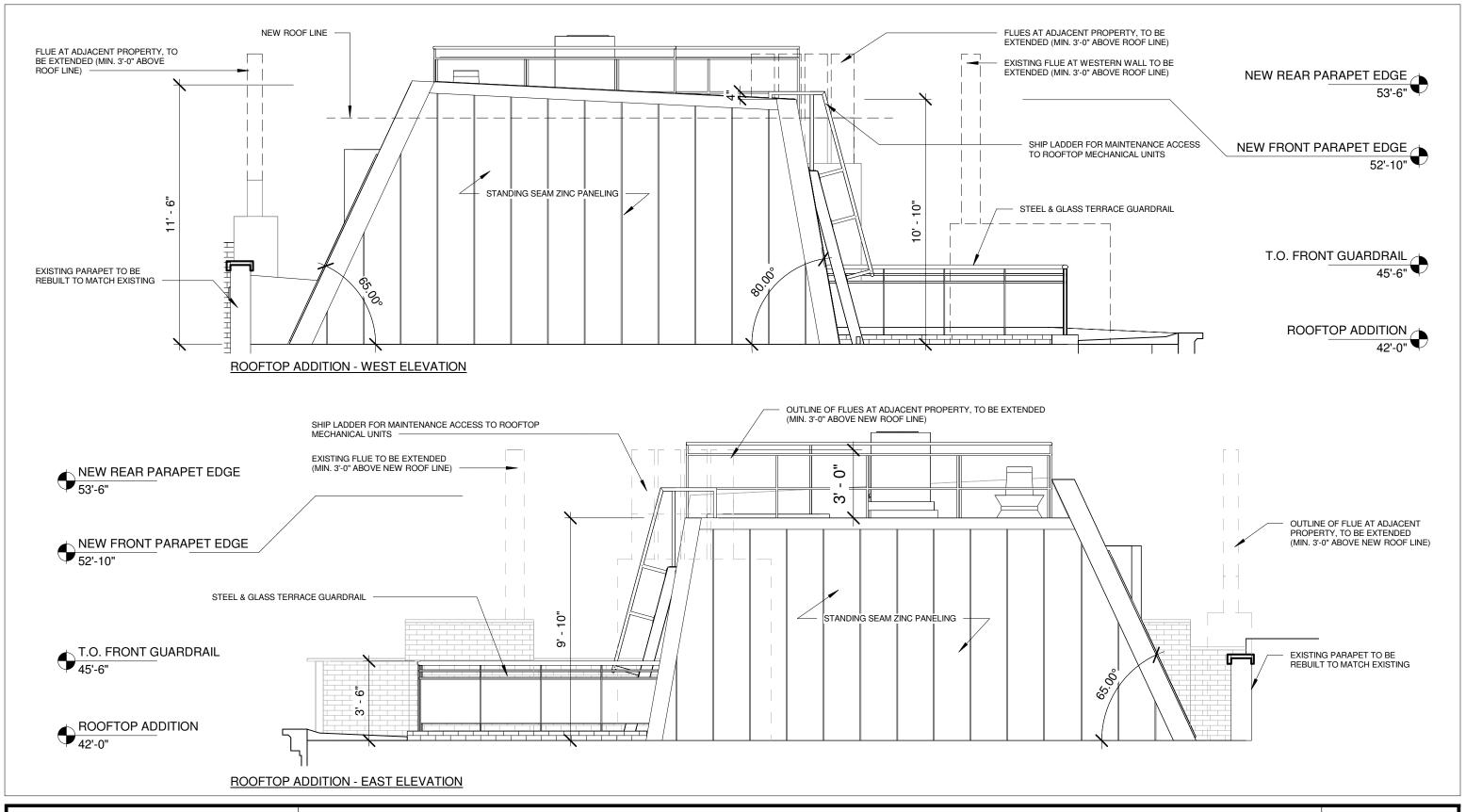


ROOFTOP - PROPOSED ROOFTOP ADDITION ROOF PLAN

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	02.07.2024
DWN	EI
BX GE#	11 of 45





ROOFTOP - PROPOSED ROOFTOP ADDITION ELEVATIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
PXGF#	12 of 45



44 HORATIO STREET STUDIO WINDOW ADDITION APPROVED IN 2015



65 HORATIO STREET STUDIO WINDOW ADDITION APPROVED IN 2020



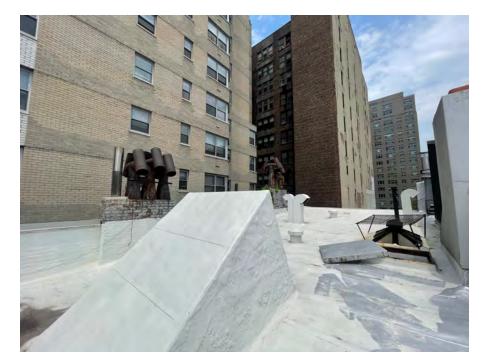


PRECEDENTS - LPC APPROVED ROOF ADDITIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

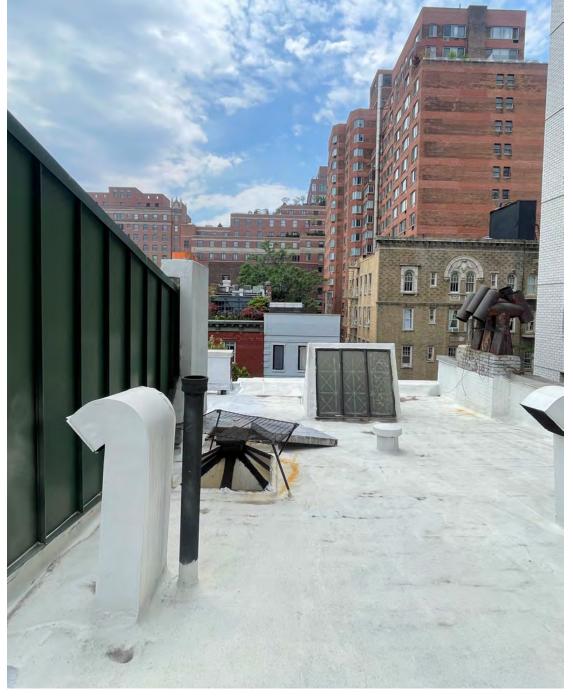
	PROJ. #	2307.00
	SCALE	
	DATE	02.07.2024
	DWN	EI
Γ	PXGF#	13 of 45



LOOKING NORTHWEST FROM EXISTING SKYLIGHT



LOOKING SOUTHEAST FROM REAR OF ROOFTOP



LOOKING SOUTH



LOOKING WEST FROM PROPERTY LINE



LOOKING NORTH

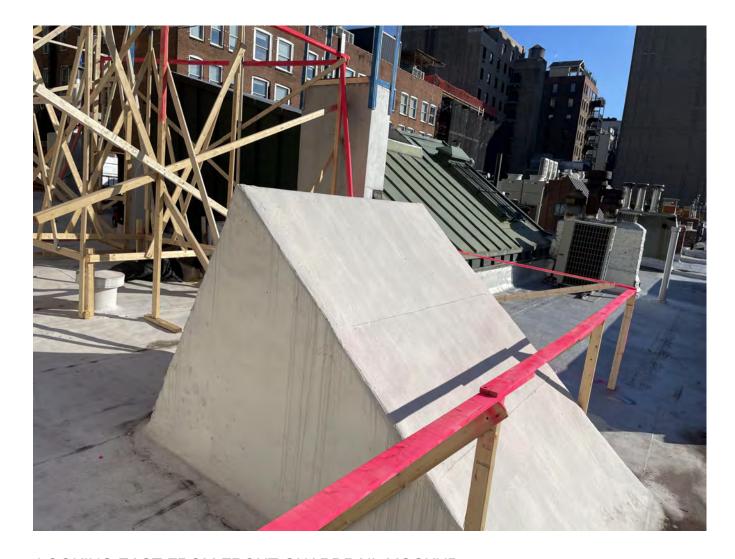




ROOFTOP - EXISTING CONDITIONS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PRO	J. #	2307.00
SCAL	E.	
DATE	=	02.07.2024
DWN		EI
BXC F	= #	14 of 45







LOOKING WEST FROM FRONT GUARDRAIL MOCKUP





ROOFTOP - ADDITION MOCKUP PHOTOS

13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. # 2307.00
SCALE

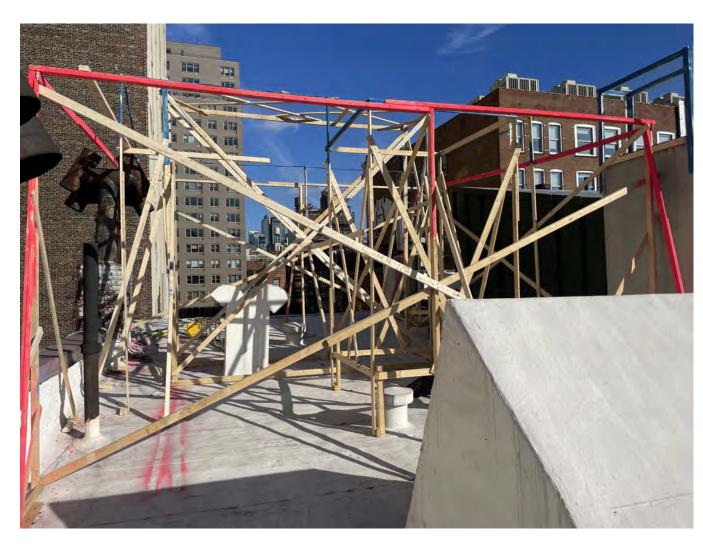
DATE 02.07.2024

DWN EI

BXGE # 15 of 45



LOOKING SOUTH FROM ROOFTOP ADDITION MOCKUP



LOOKING NORTH FROM ROOFTOP ADDITION MOCKUP





ROOFTOP - ADDITION MOCKUP PHOTOS

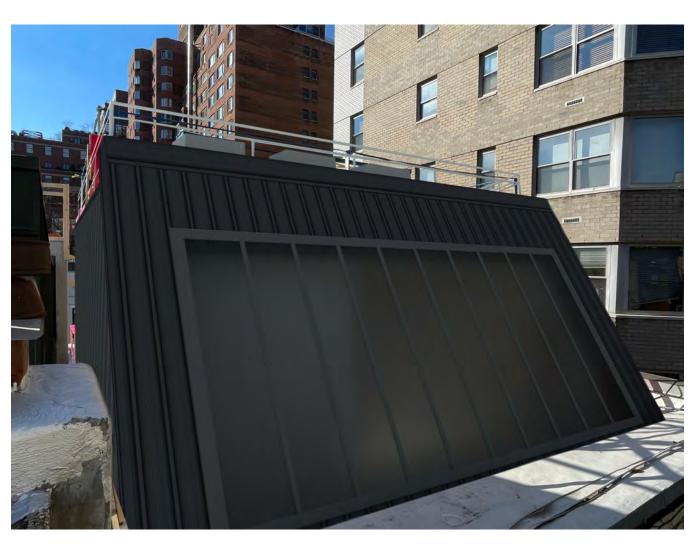
13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGE#	16 of 45



LOOKING SOUTH FROM ROOFTOP ADDITION MOCKUP



RENDERED ADDITION MONTAGE





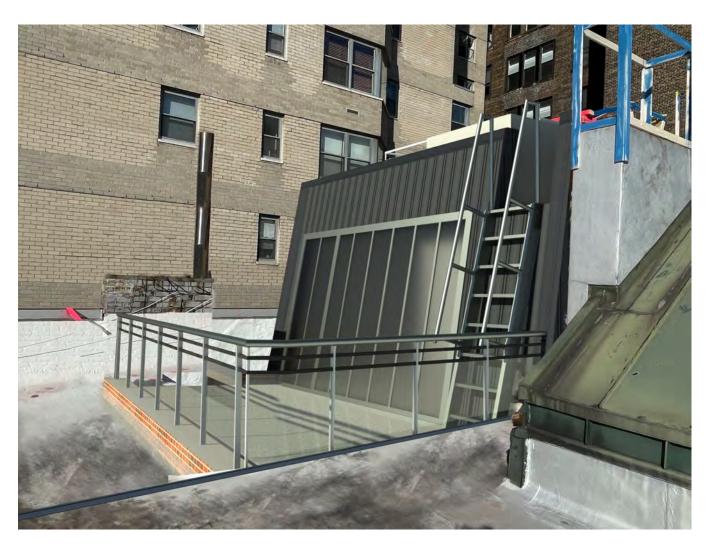
13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXCE#	17 of 45



LOOKING NORTHEAST FROM ROOFTOP ADDITION MOCKUP



RENDERED ADDITION MONTAGE





13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. #	2307.00	
SCALE		
DATE	02.07.2024	
DWN	EI	
BX GE#	18 of 45	





ROOFTOP ADDITION - CONES OF VISIBILITY

ROOFTOP ADDITION - PHOTO / RENDER LOCATIONS





ROOFTOP ADDITION - VISIBILITY LOCATIONS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGF#	19 of 45



MOCKUP ADDITION VIEWED FROM NORTH SIDE 13TH STREET





RENDERED ADDITION
VIEWED FROM NORTH SIDE 13TH STREET







13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
DWCF #	20 of 4E









RENDERED ADDITION (FLUE EXTENSIONS) VIEWED FROM SOUTH SIDE 13TH STREET



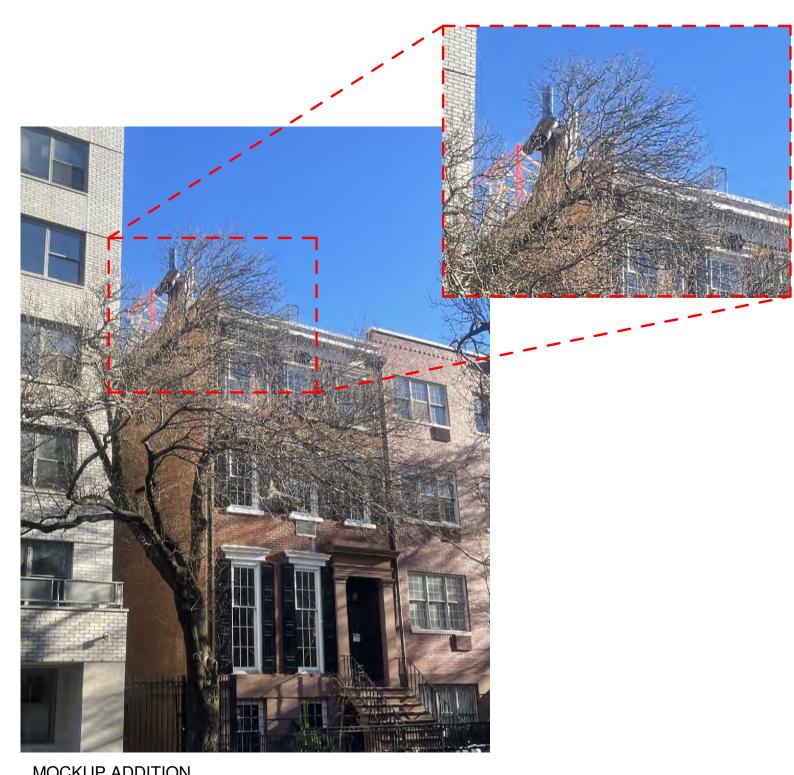




13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGE#	21 of 45







RENDERED ADDITION
VIEWED FROM SOUTHWEST SIDE 13TH STREET



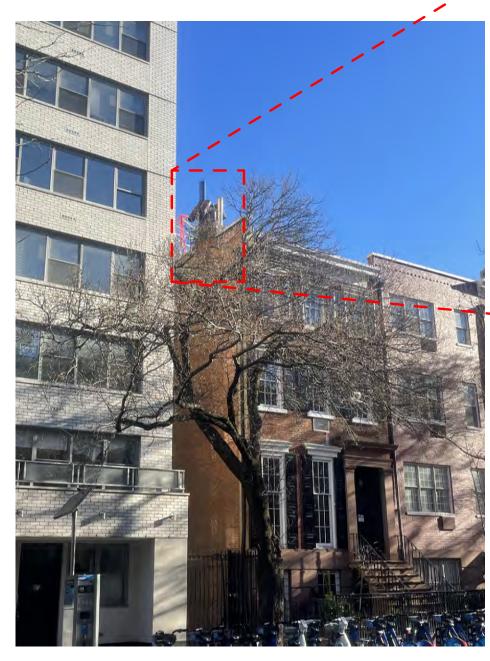




13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	22 of 45



MOCKUP ADDITION VIEWED FROM SOUTHWEST CORNER 13TH STREET





RENDERED ADDITION VIEWED FROM SOUTHWEST CORNER 13TH STREET







13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
DXCE #	22 of 45



MOCKUP ADDITION VIEWED FROM SOUTHWEST CORNER 13TH STREET





RENDERED ADDITION
VIEWED FROM SOUTHWEST CORNER 13TH STREET

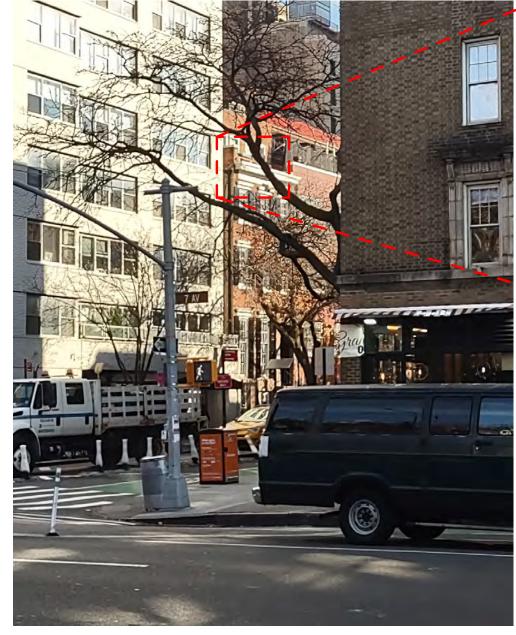






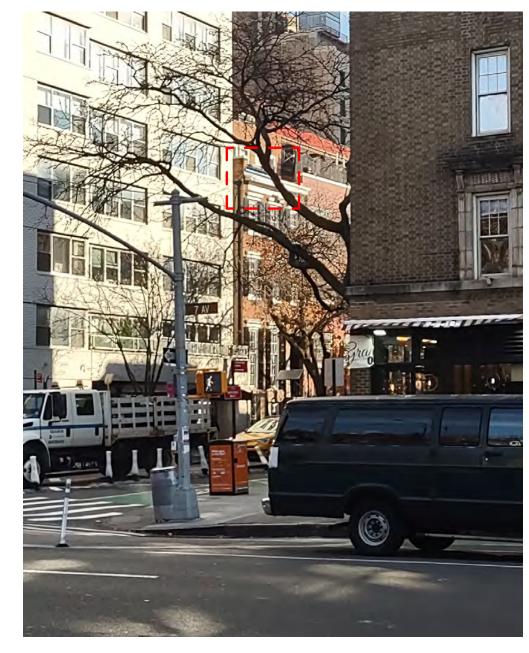
13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXCF#	24 of 45









RENDERED ADDITION (GUARD RAIL)
VIEWED FROM SOUTHWEST CORNER ACROSS 7TH AVE





13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGE#	25 of 45



MOCKUP ADDITION VIEWED FROM SOUTH SIDE OF 14TH STREET



RENDERED ADDITION
VIEWED FROM NORTH SIDE OF 14TH STREET





13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGE#	26 of 45



MOCKUP ADDITION VIEWED FROM NORTH SIDE OF 14TH STREET





RENDERED ADDITION
VIEWED FROM NORTH SIDE OF 14TH STREET



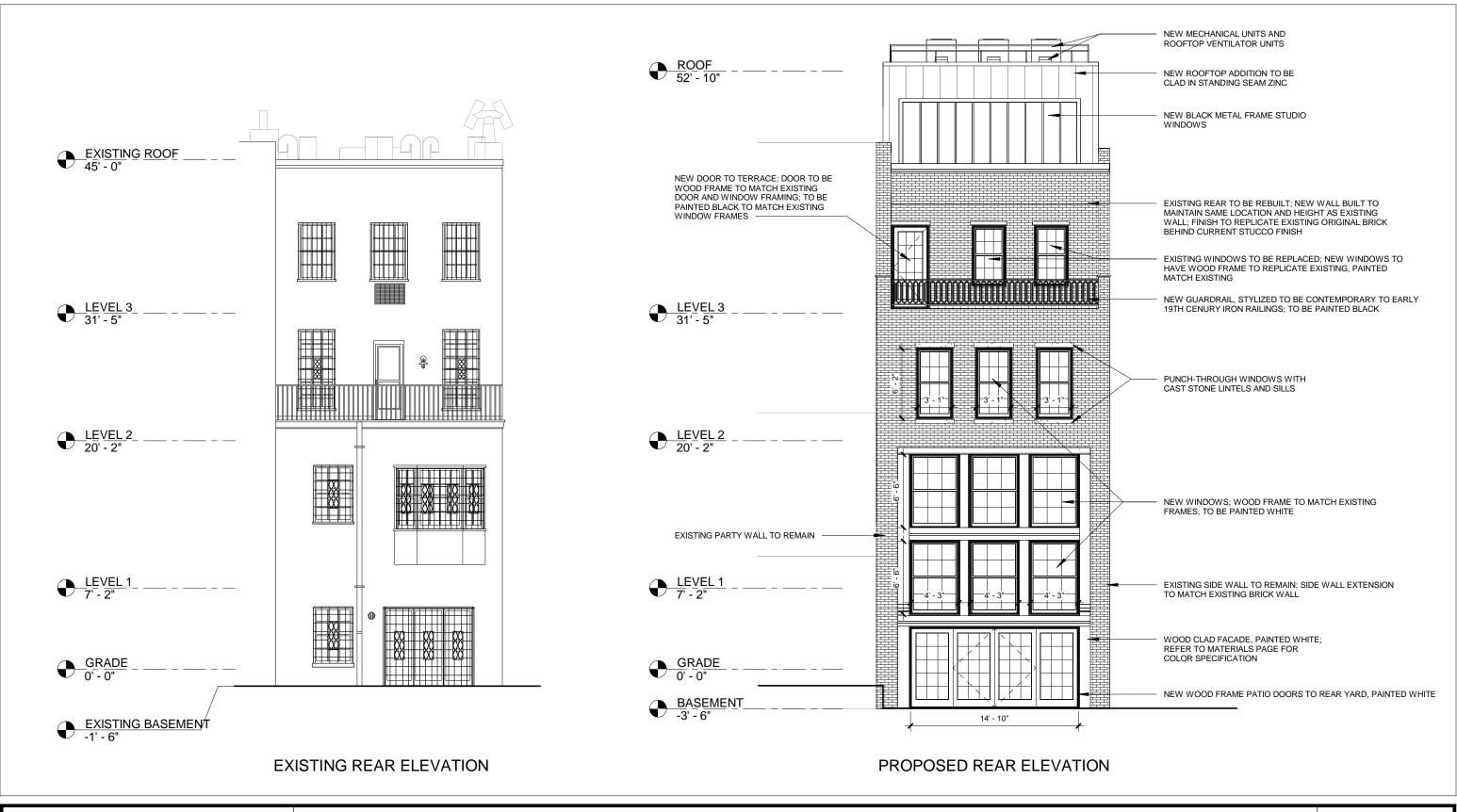




13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGE#	27 of 45







REAR - EXISTING AND PROPOSED ELEVATIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/8" = 1'-0"
DATE	02.07.2024
DWN	EI
BXGE#	28 of 45



REAR FACADE; BASEMENT LEVEL THROUGH LEVEL 3



LEVEL 2 AND LEVEL 3 - REAR FACADE CLOSE-UP VIEW

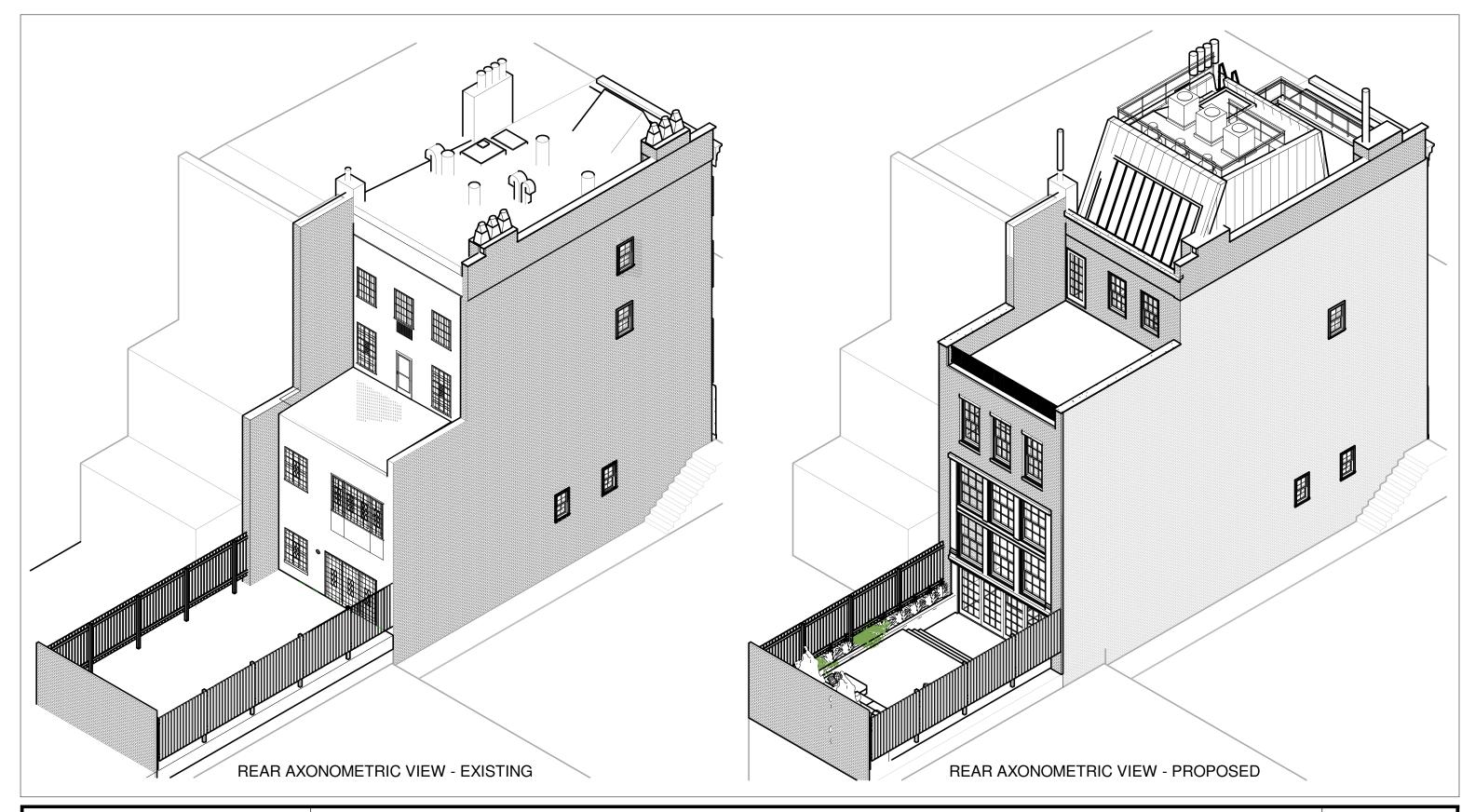




REAR - EXISTING CONDITIONS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	29 of 45







EXISTING AND PROPOSED AXONOMETRIC VIEWS (REAR)

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
DWCE#	20 of 45







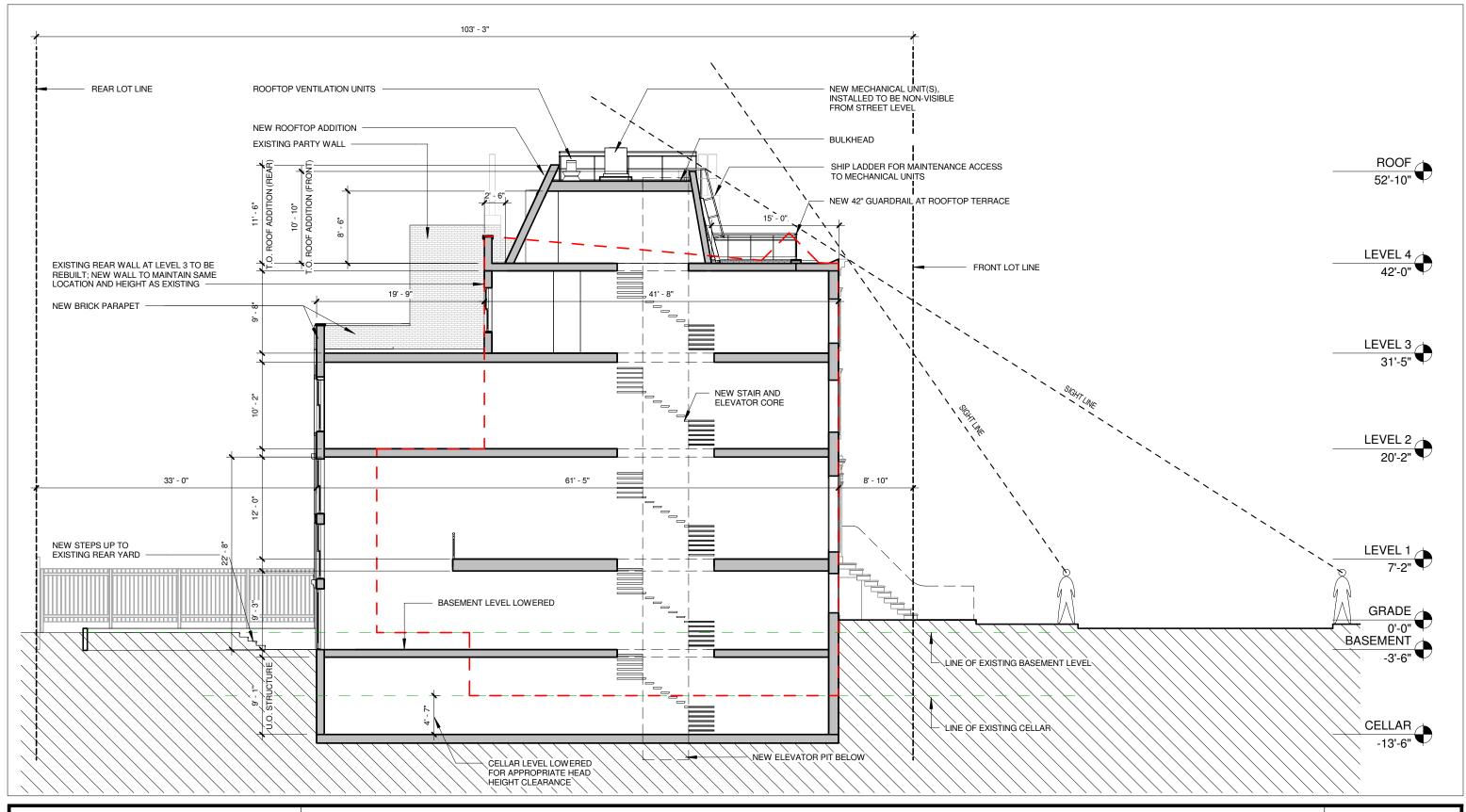


REAR - EXISTING AND PROPOSED REAR ADDITION MONTAGE VIEWS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGF #	31 of 45





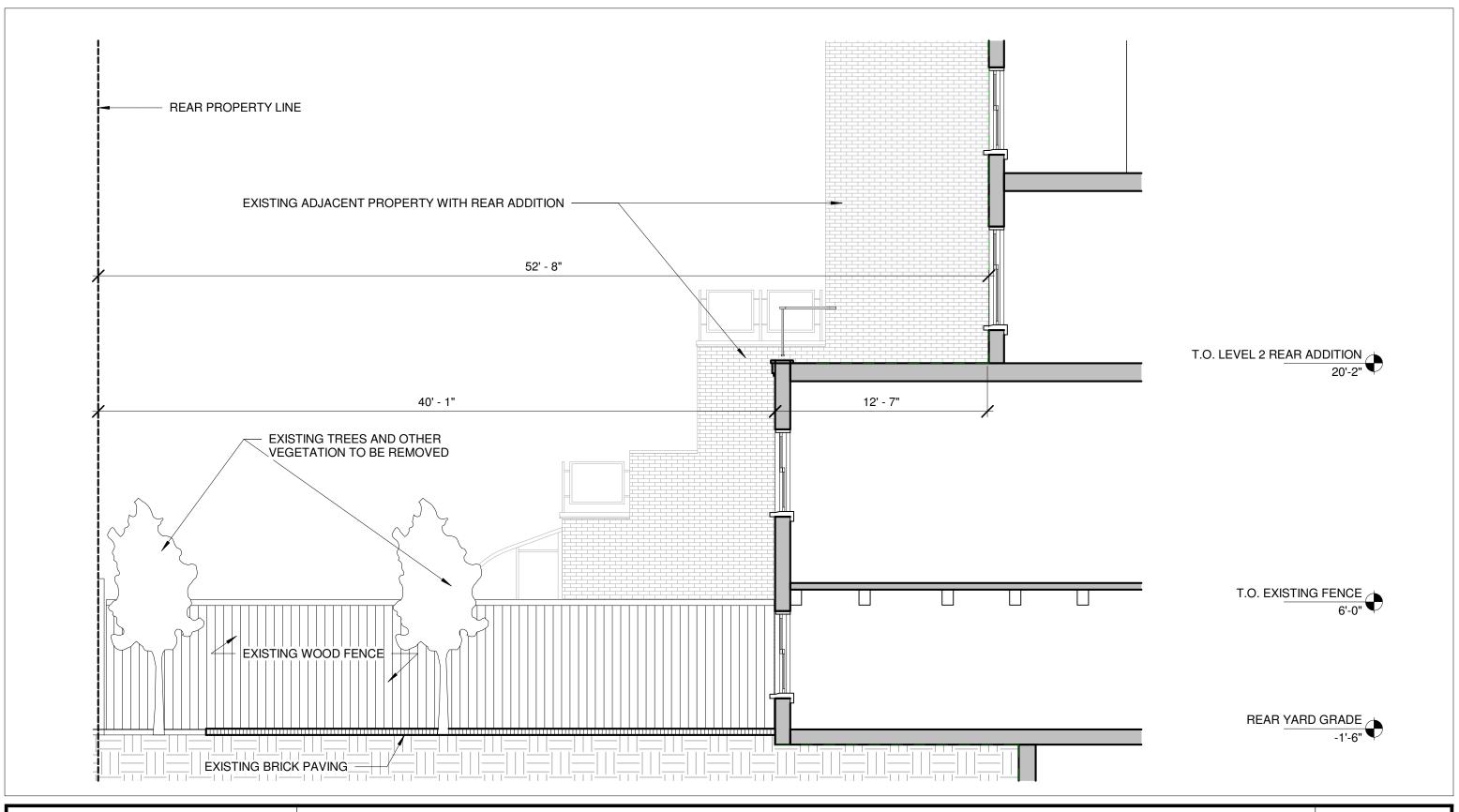


PROPOSED LONG SECTION

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/32" = 1'-0'
DATE	02.07.2024
DWN	Е
BXGF#	32 of 45





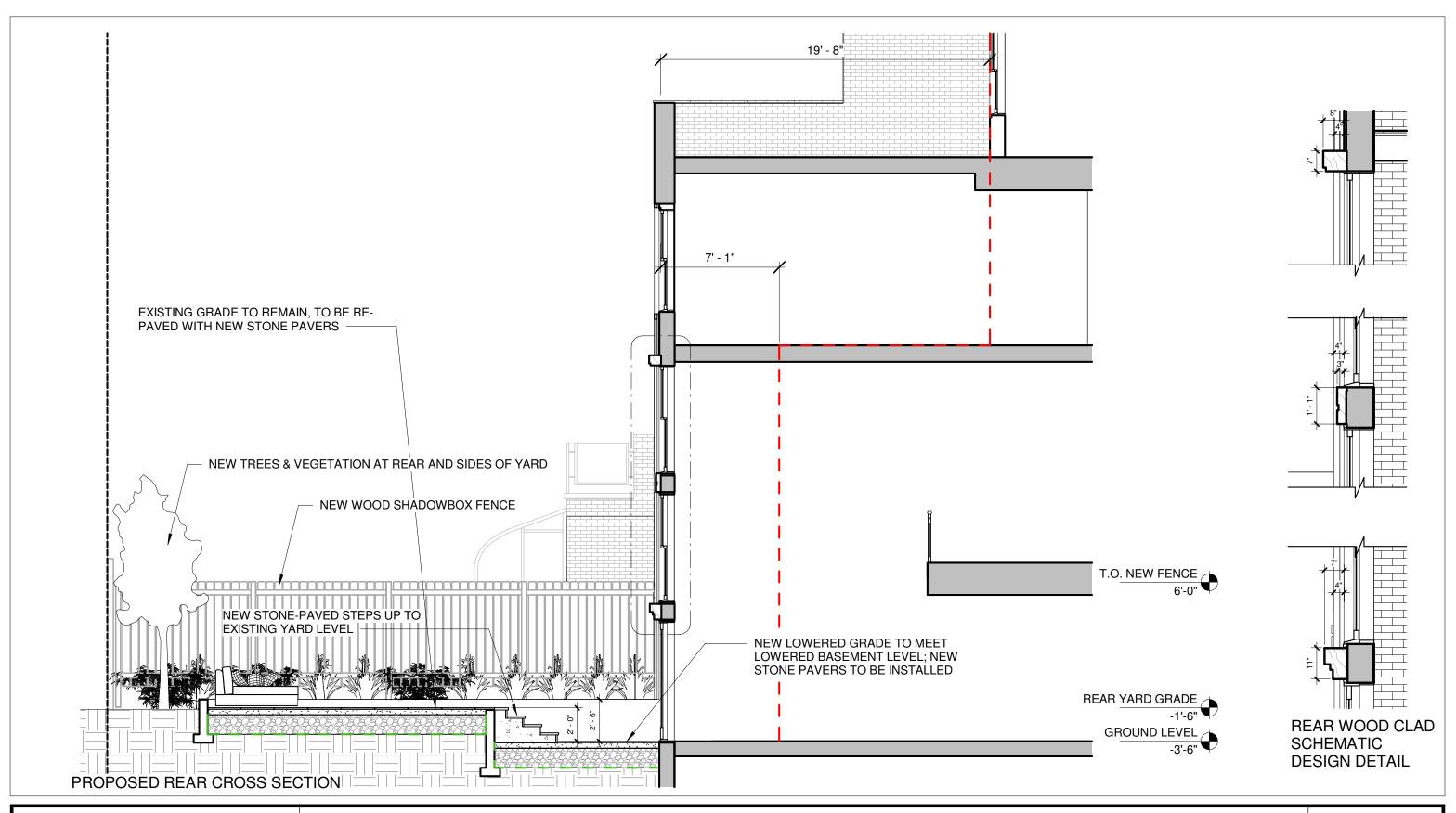


REAR - EXISTING REAR ADDITION AND YARD CROSS SECTION

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	02.07.2024
DWN	EI
BXGE#	33 of 45





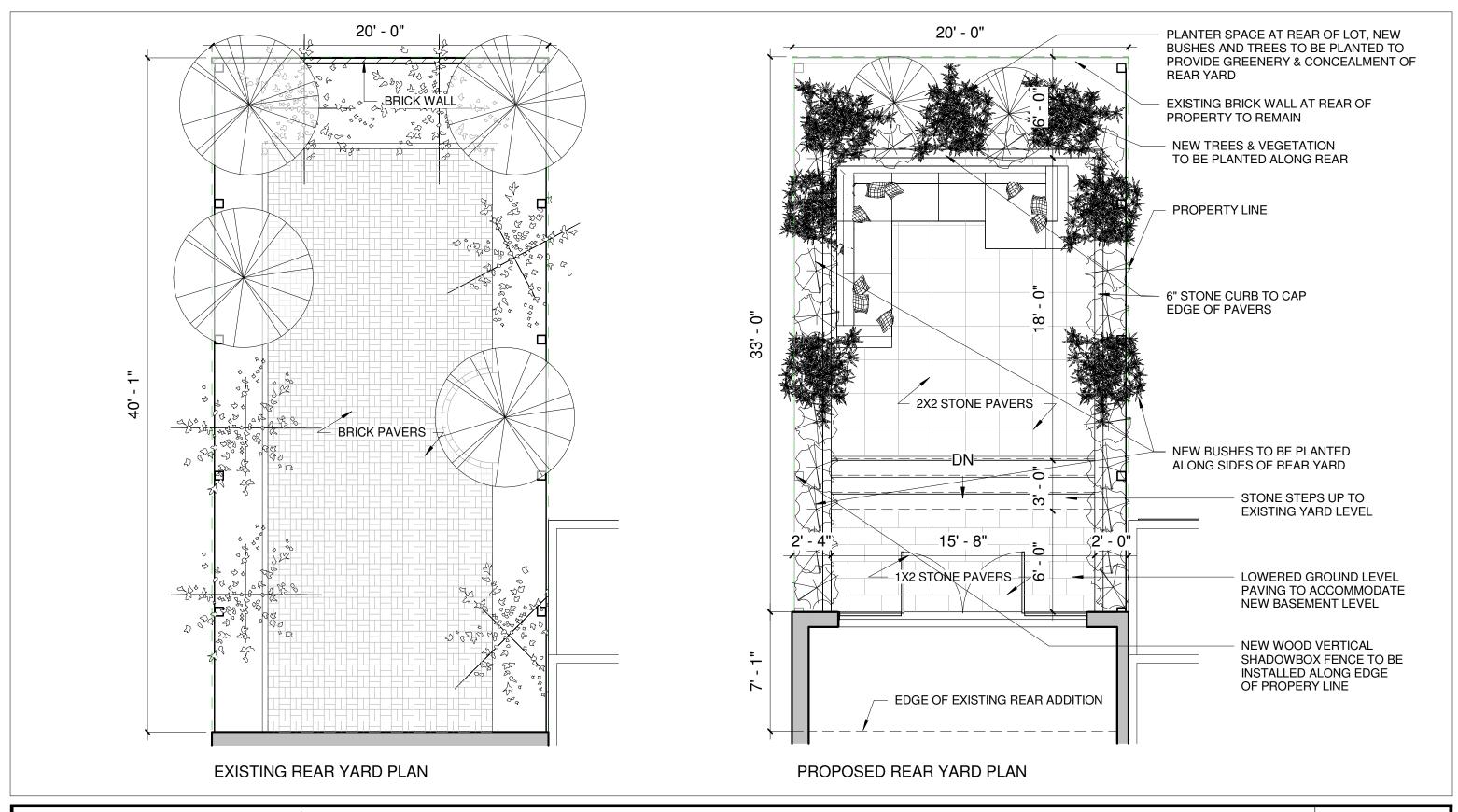


REAR - PROPOSED REAR ADDITION CROSS SECTION

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	As indicated
DATE	02.07.2024
DWN	EI
BXGE#	34 of 45





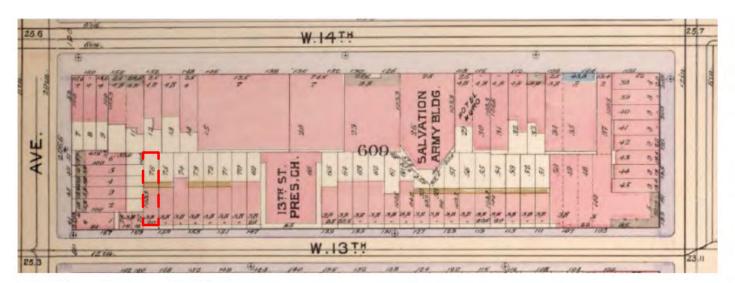


REAR - EXISTING AND PROPOSED REAR YARD PLAN

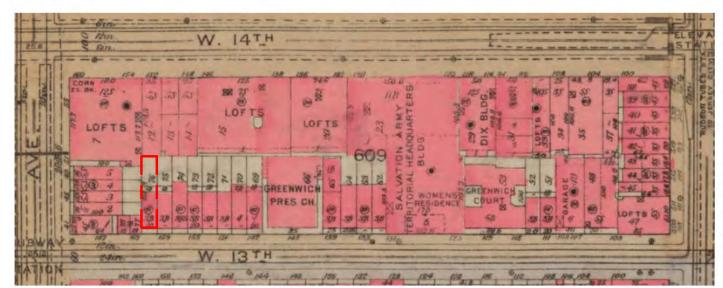
13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

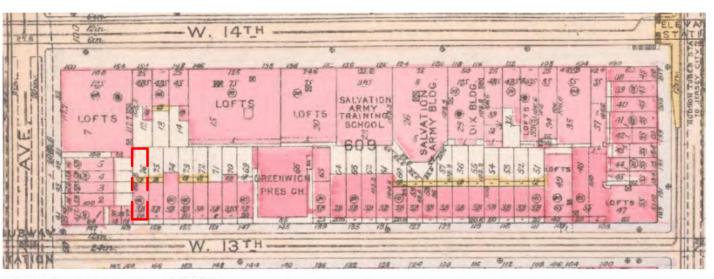
PROJ. # 2307.00
SCALE 3/16" = 1'-0"
DATE 02.07.2024
DWN EI
BXGE # 35 of 45



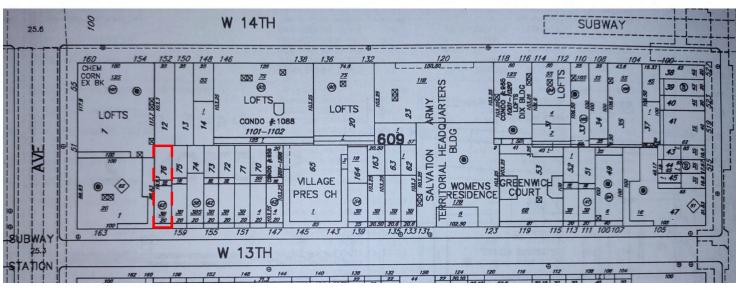
1899 BROMLEY MAP (NYPL)



1930 BROMLEY MAP (NYPL)



1916 BROMLEY MAP (NYPL)

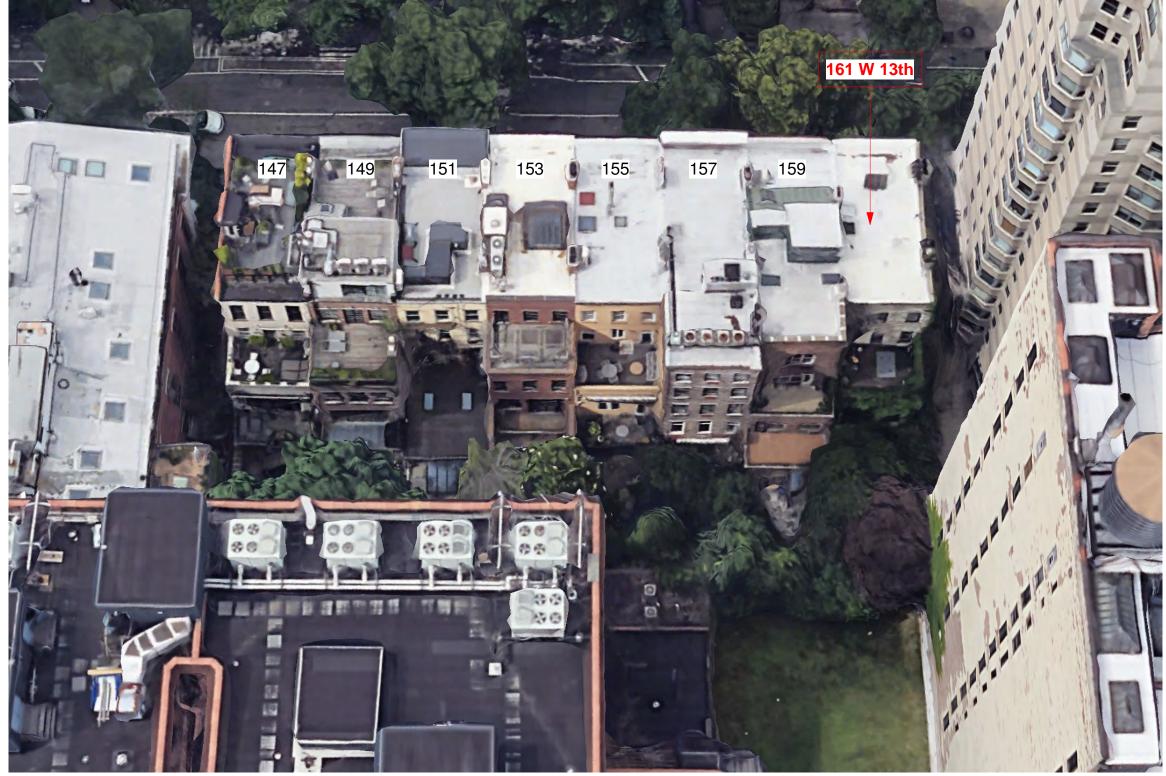


2018 SANBORN MAP (NYPL)



HISTORIC BLOCK PLANS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011 PROJ. # 2307.00
SCALE
DATE 02.07.2024
DWN EI
BXGE # 36 of 45



2024 SATELLITE IMAGE OF EXISTING HOUSING BLOCK REAR(S)





EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ.#	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	37 of 45







EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGF#	38 of 45

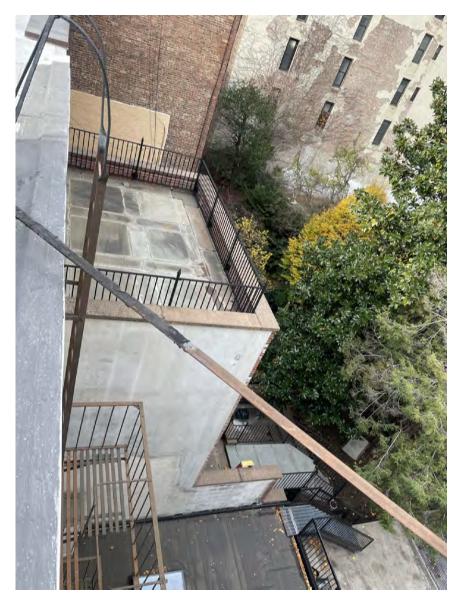
SITE PHOTOS OF EXISTING REAR ADDITIONS ON BLOCK



155 W 13th ST



155-153 W 13th ST



153-151 W 13th ST

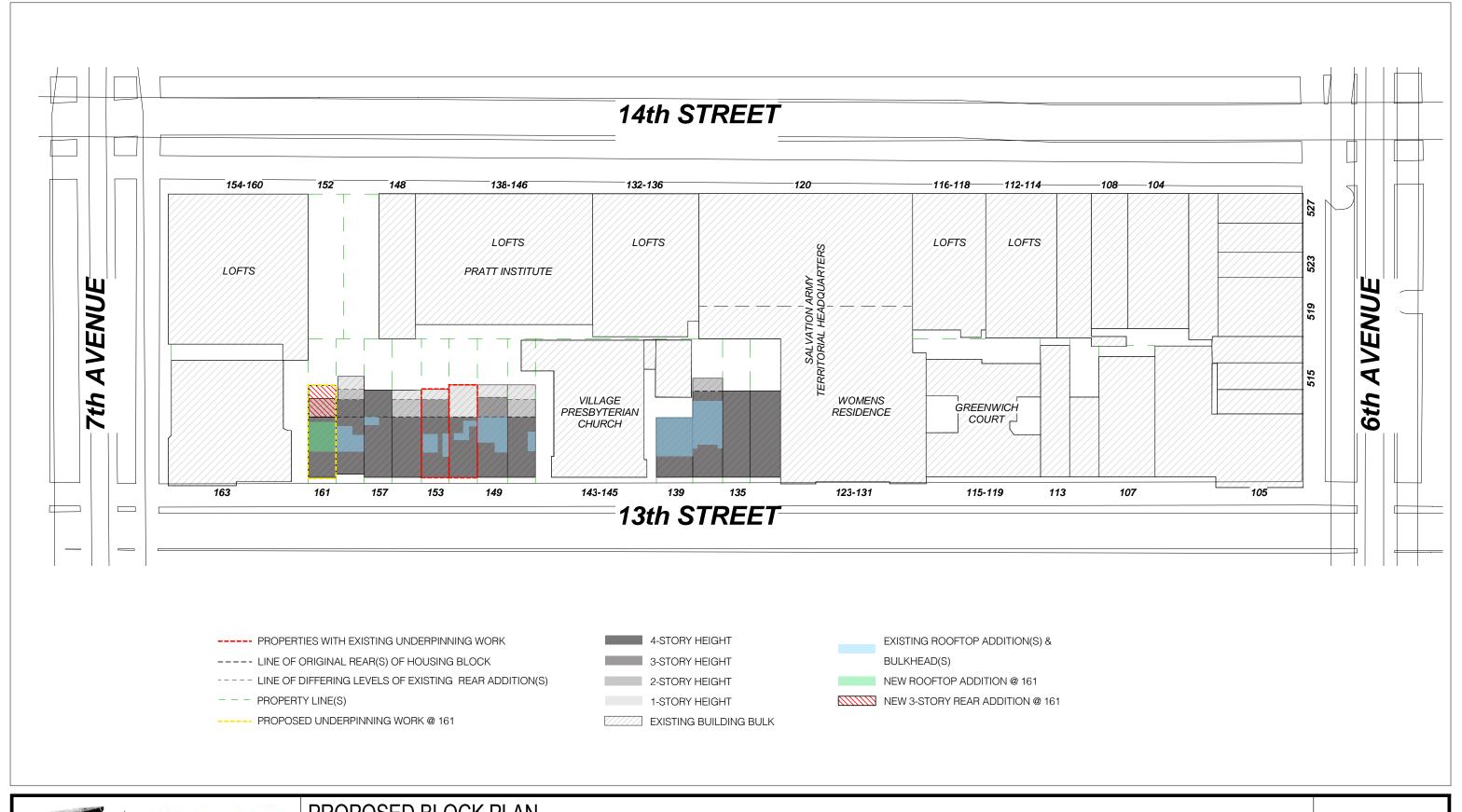




EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PXCE#	30 of 45







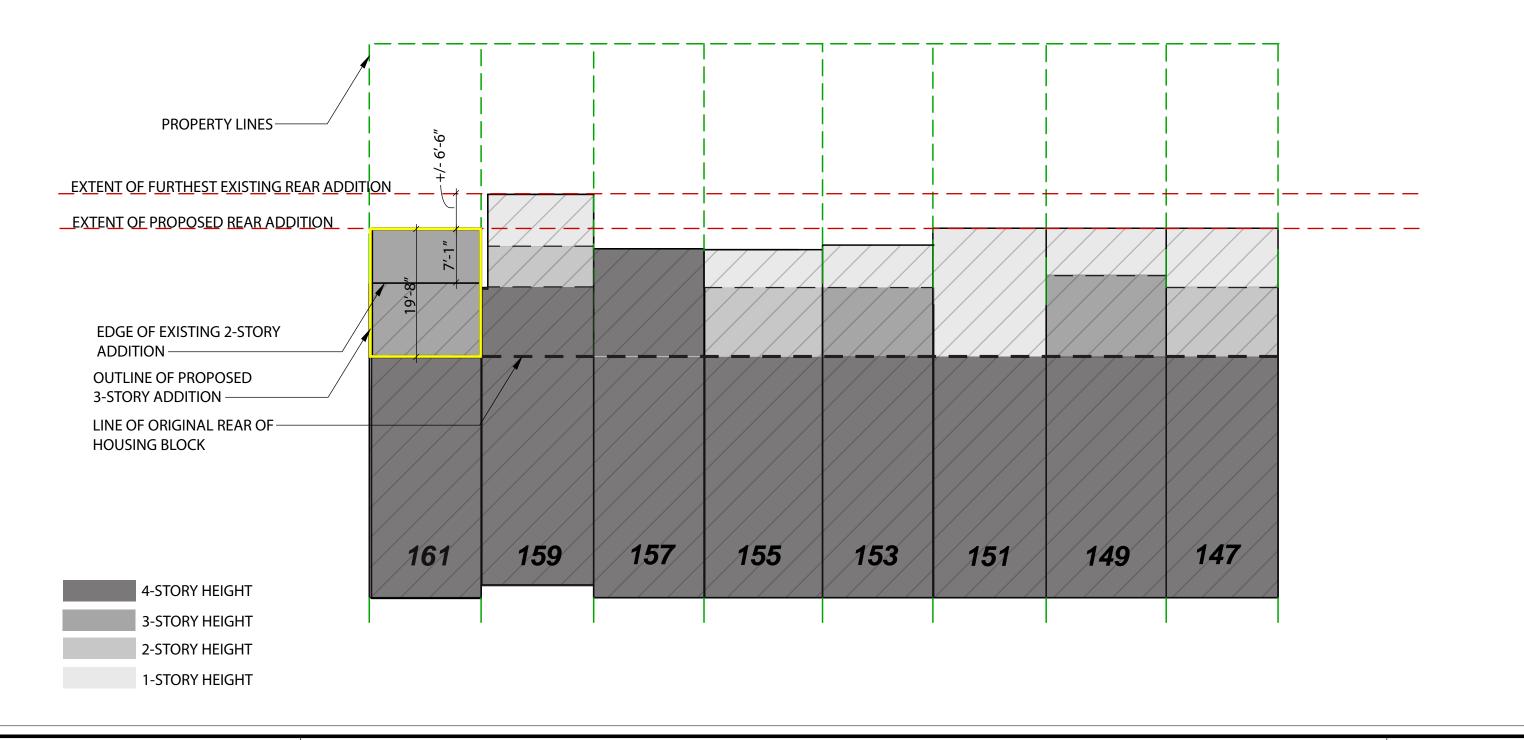
PROPOSED BLOCK PLAN

13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/2" = 1'-0"
DATE	01.30.2024
DWN	EI
BXGE#	40 of 45

WEST 13TH STREET HOUSING BLOCK: 161 W 13TH - 147 W 13TH



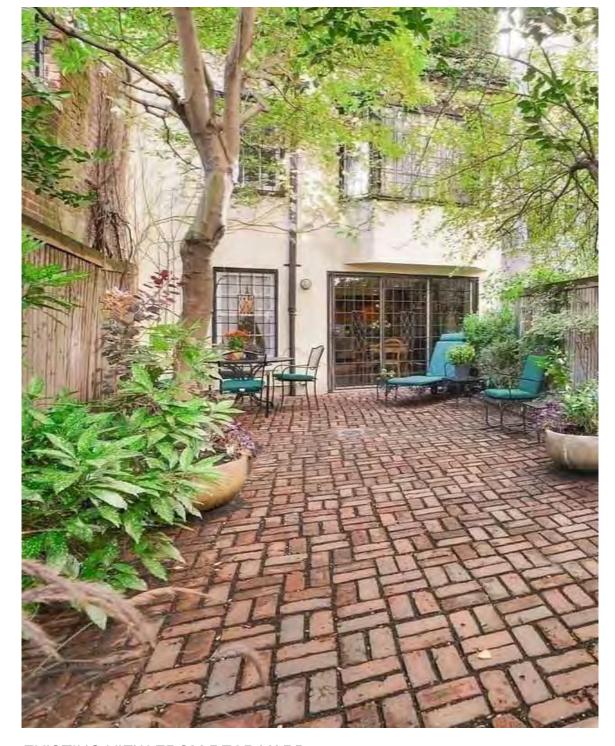




PROPOSED BLOCK DIAGRAM

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	01.30.2024
DWN	EI
BXGE#	41 of 45







PROPOSED VIEW FROM REAR YARD





PROPOSED REAR ADDITION - RENDERED VIEWS

13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. # 2307.00
SCALE
DATE 02.07.2024
DWN EI
BXGE # 42 of 45



EXISTING REAR VIEW FROM 14TH STREET



PROPOSED REAR VIEW FROM 14TH STREET



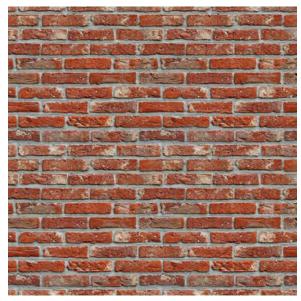


PROPOSED REAR - EXISTING AND PROPOSED MONTAGE VIEWS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

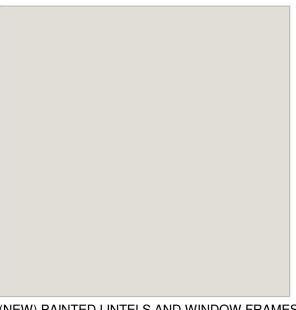
PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGF#	43 of 45



(EXISTING) BRICK EXTERIOR WALL



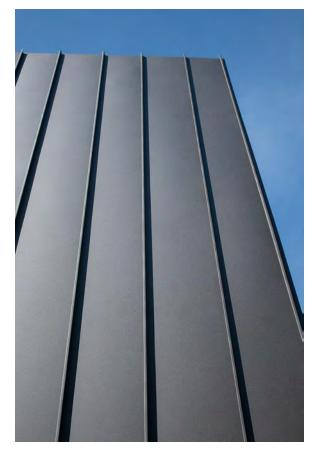
(EXISTING) BROWNSTONE EXTERIOR STONE; MATCHING BROWNSTONE STUCCO TO BE USED FOR PATCHING LOCATIONS; BROWNSTONE-STYLE CAST STONE TO BE USED FOR LINTELS AND SILLS



(NEW) PAINTED LINTELS AND WINDOW FRAMES



(NEW) PAINTED DOORS AND WINDOW FRAMES



(NEW) STANDING SEAM ZINC STUDIO ADDITION



(EXISTING) BLUESTONE EXTERIOR GARDEN PAVING



(NEW) REAR YARD MARBLE PAVING



(NEW) REAR YARD GRANITE PAVING

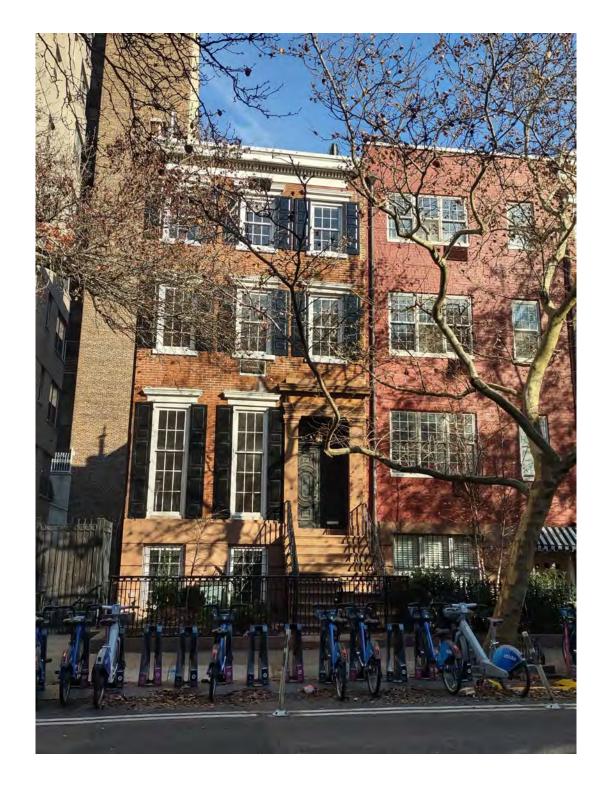


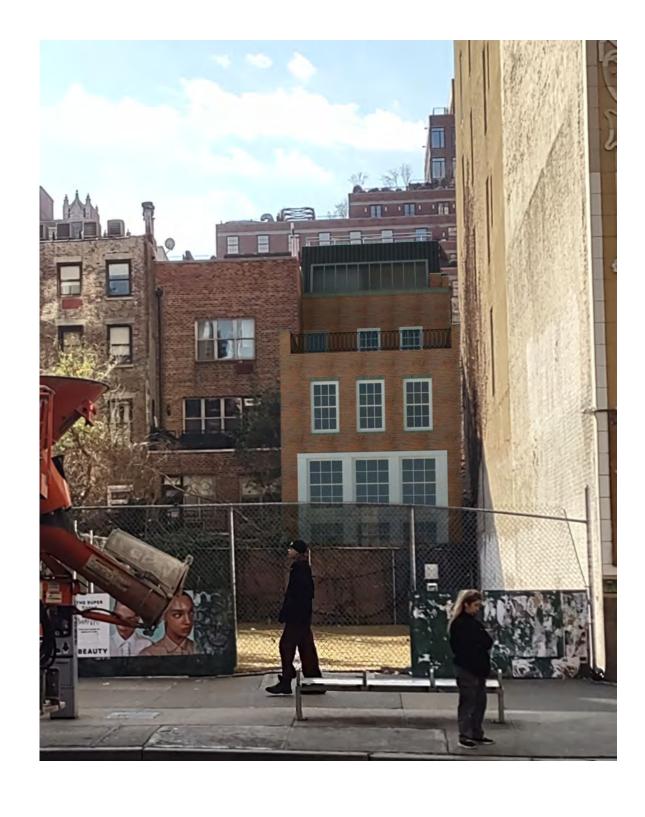


PROPOSED MATERIALS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PXGF #	44 of 45









RENDERED IMAGES

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	45 of 45

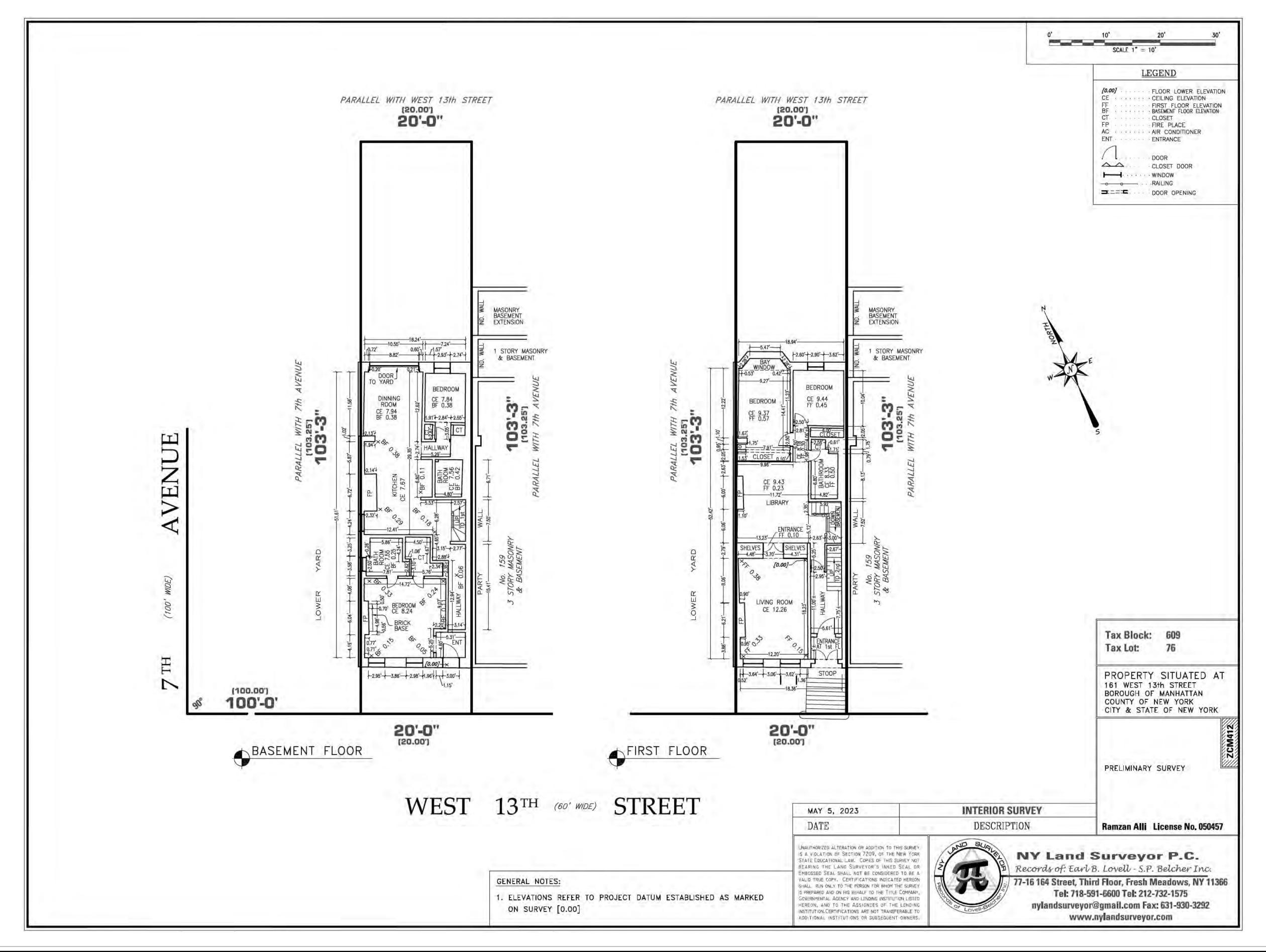
APPENDIX





APPENDIX

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011 PROJ. # 2307.00
SCALE
DATE 02.07.2024
DWN EI
BXGE # 0 of 15

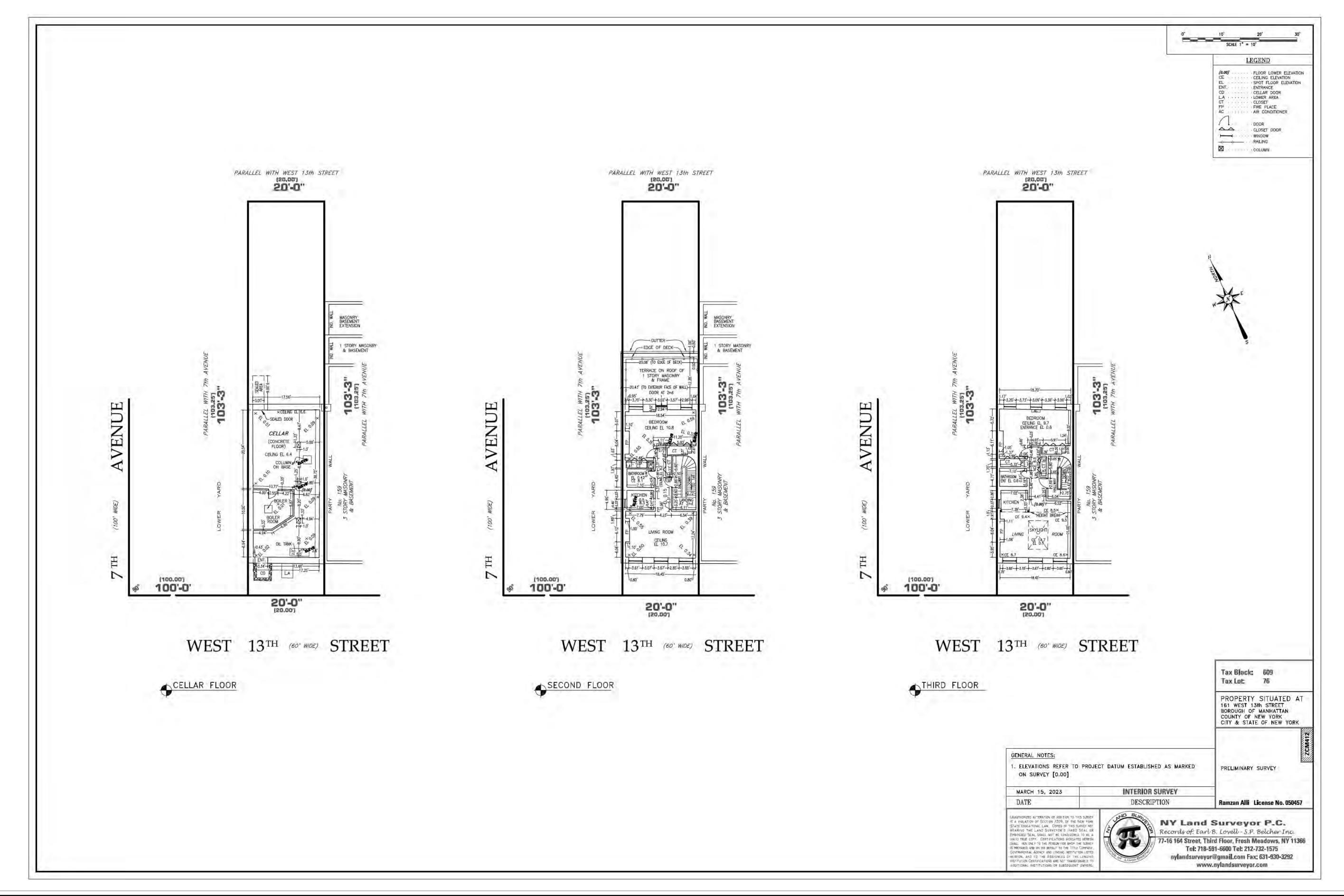






SITE SURVEY

161 W 13TH STREET NEW YORK NY 10011

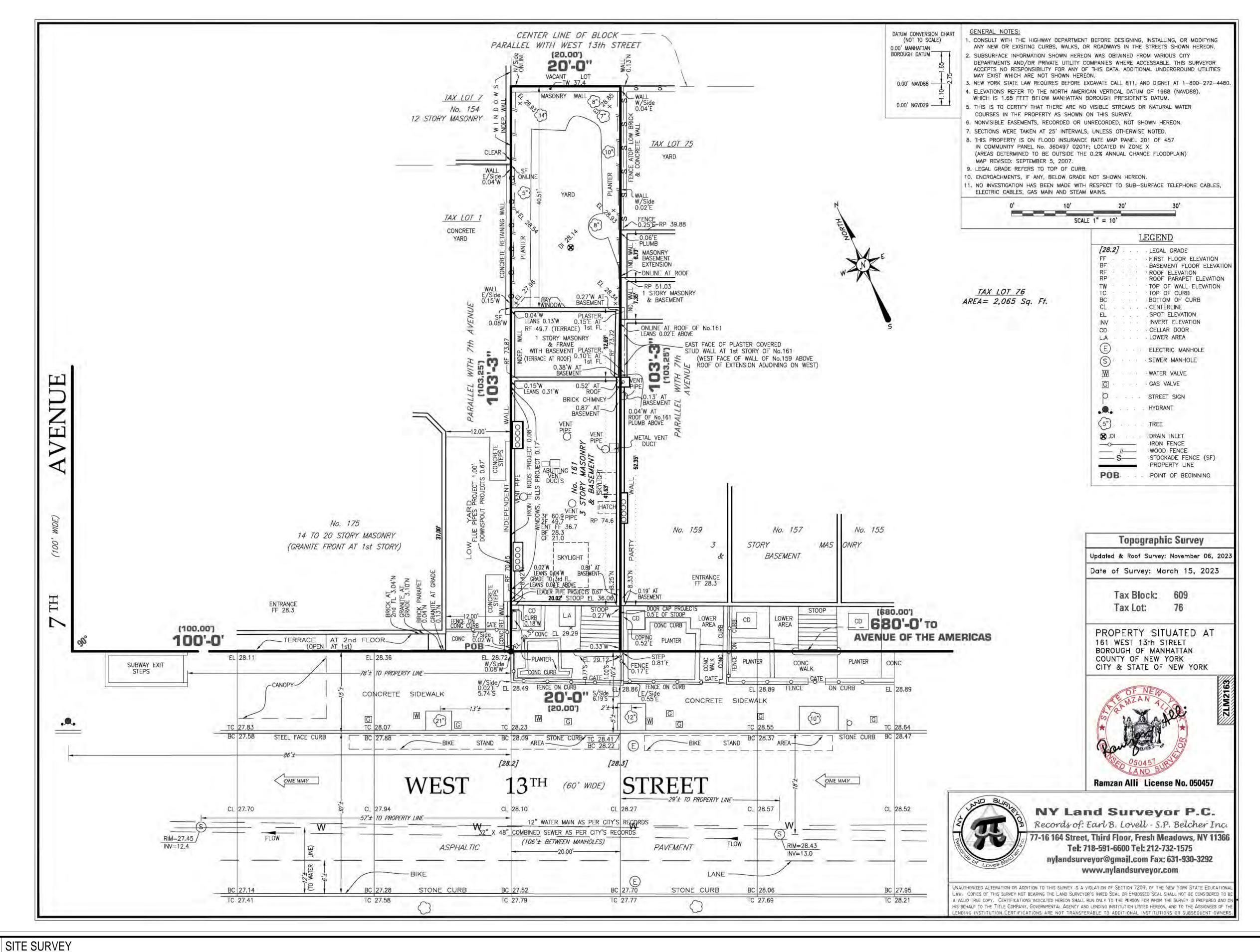






SITE SURVEY

______LPC-AP.02



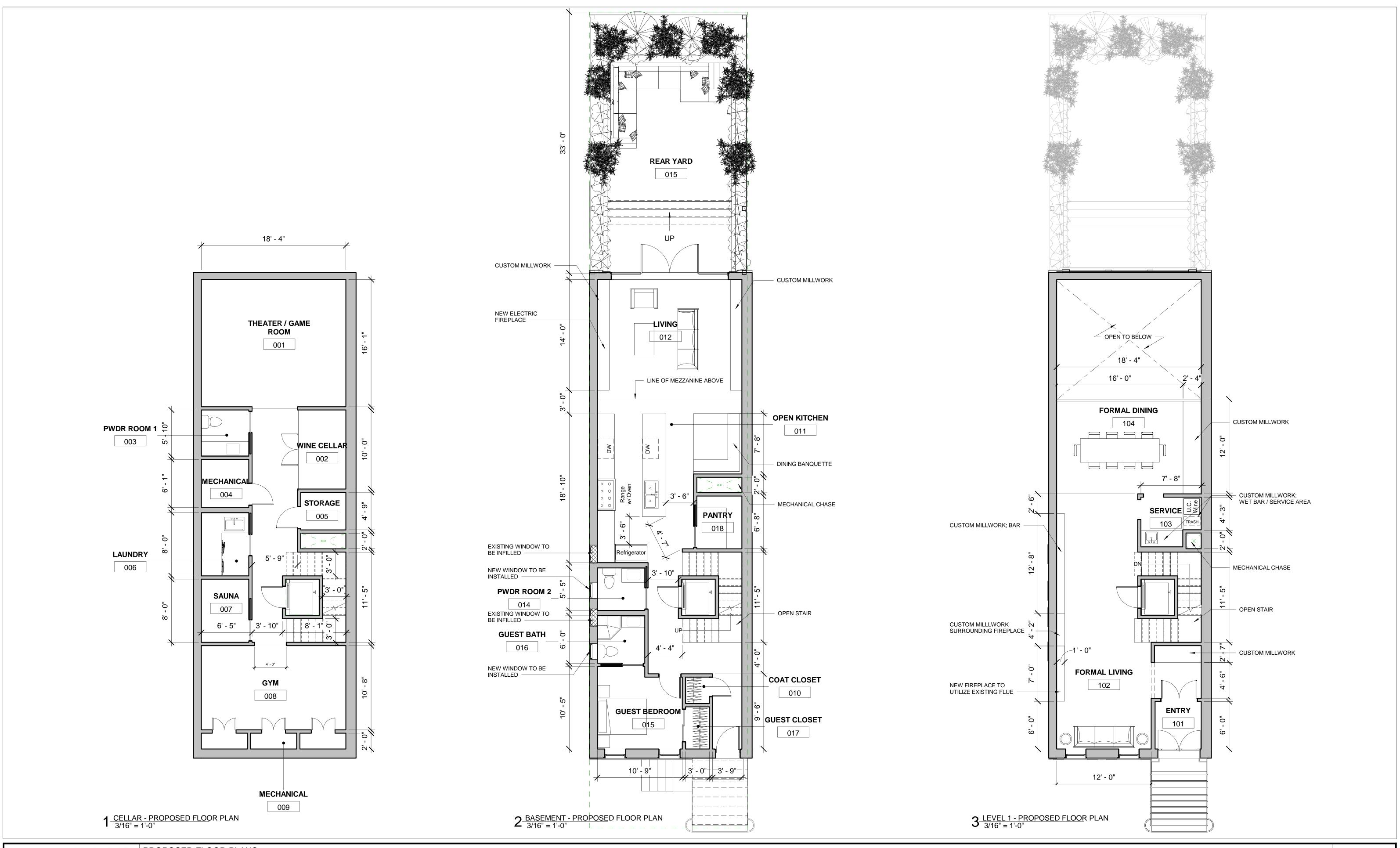




PROJ. # 2307.00
SCALE

DATE 02.07.2024

DWN BY: EI
PAGE # 3 of 15







PROPOSED FLOOR PLANS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011 PROJ. # 2307.00
SCALE 3/16" = 1'-0"
DATE 02.07.2024
DWN BY: EI



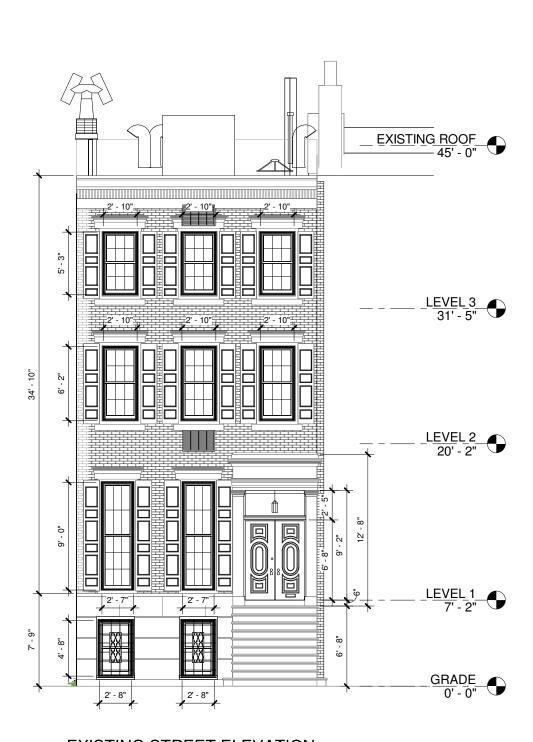


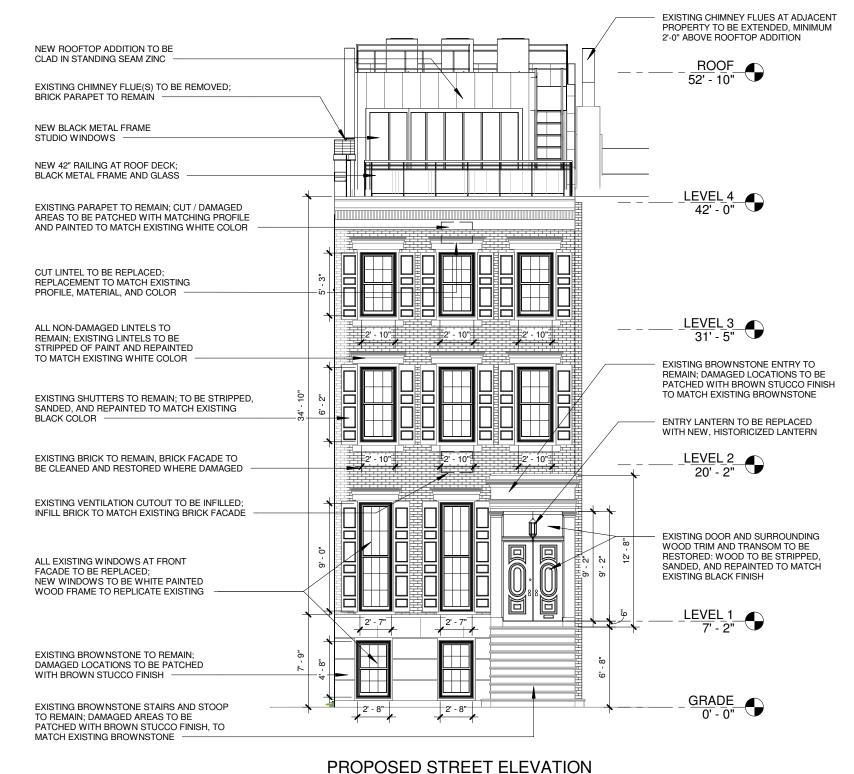


PROPOSED FLOOR PLANS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. # SCALE DATE DWN BY: PAGE # 2307.00 3/16" = 1'-0" 02.07.2024 EI 5 of 15





EXISTING STREET ELEVATION

11101 0025 0111221 222171



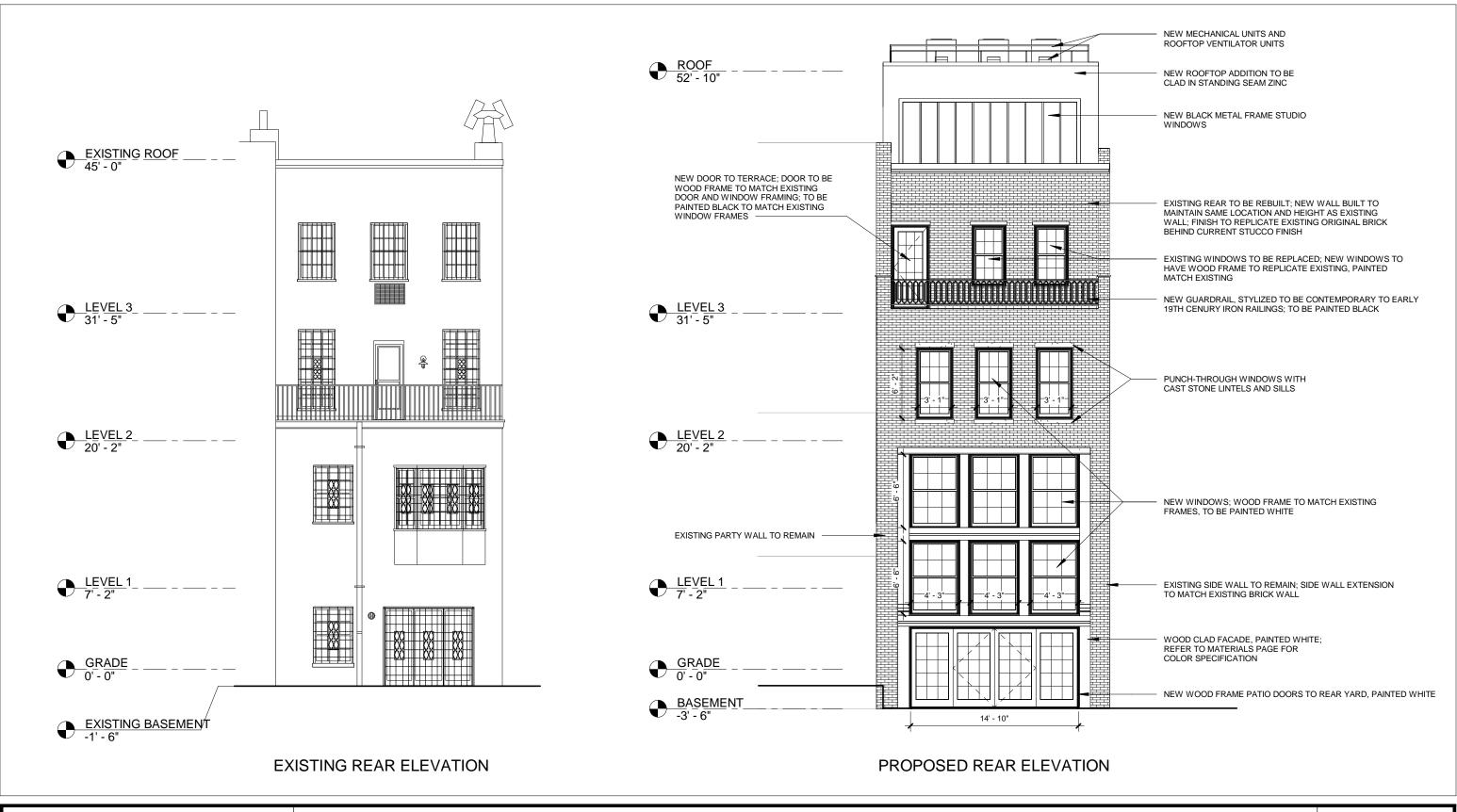


EXISTING AND PROPOSED STREET ELEVATION

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/8" = 1'-0"
DATE	02.07.2024
DWN	EI
PXGF #	6 of 15







REAR - EXISTING AND PROPOSED ELEVATION

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/8" = 1'-0"
DATE	02.07.2024
DWN	EI
BXGE#	7 of 15



327 W 4th STREET STUDIO WINDOW ADDITION APPROVED IN 2017



79-81 CHARLES STREET STUDIO WINDOW ADDITION APPROVED IN 2022





PRECEDENTS - LPC APPROVED ROOF ADDITIONS

13TH STREET TOWNHOUSE 161 W 13TH STREET

NEW YORK NY 10011

PROJ. # 2307.00
SCALE
DATE 02.07.2024
DWN EI
BXGE # 8 of 15



27 EAST 11TH STREET
ADDITION WITH WOOD CLADDING, APPROVED IN 2013



25 EAST 11TH STREET

ADDITION WITH BOWED 2-STORY WOOD CLAD PROJECTING BAY,
APPROVED IN 2022



338 WEST 12TH STREET

TEA PORCH INSPIRED REAR ADDITION, APPROVED IN 2023



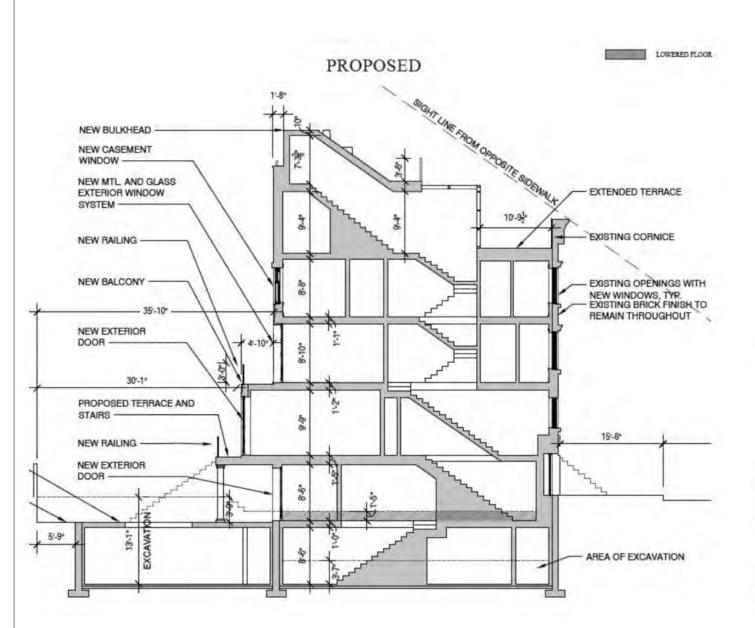


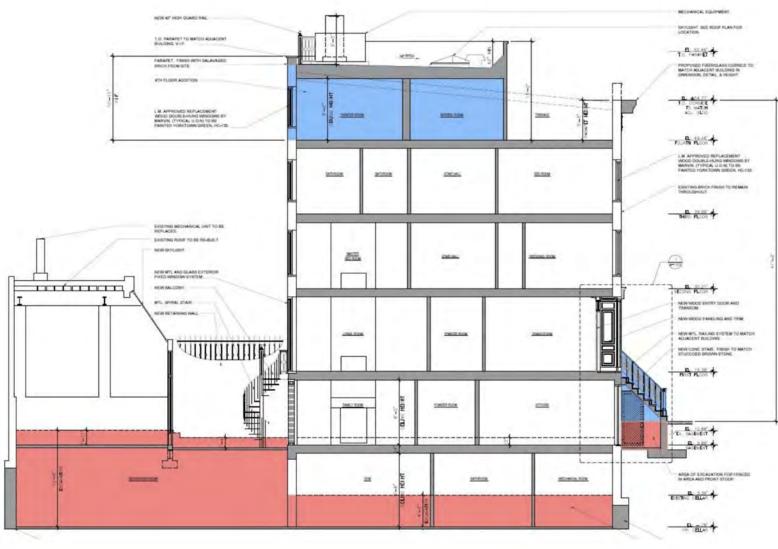
PRECEDENTS - LPC APPROVED WOOD REAR ADDITIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00	1
SCALE		ı
DATE	02.07.2024	
DWN	EI	
BX GE#	9 of 15	





338 WEST 12TH STREET

ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2023

340 WEST 12TH STREET

ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2015





PRECEDENTS - LPC APPROVED EXCAVATIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	10 of 15



60-62 W9th STREET 1940s TAX PHOTO



75 BEDFORD STREET 1940s TAX PHOTO



204-216 W13th STREET 1940s TAX PHOTO



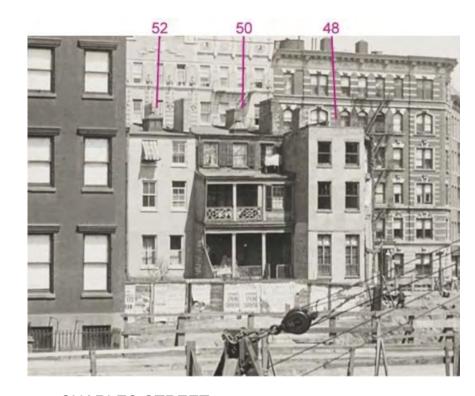


PRECEDENTS - HISTORIC STUDIO ADDITIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00	
SCALE		
DATE	02.07.2024	_
DWN	EI	
BXGE#	11 of 15	



50 CHARLES STREET
REAR TEA PORCH IN 1916, VIEWED FROM SEVENTH AVENUE





18 COMMERCE STREET
REAR TEA PORCH IN 1914 (ABOVE) AND IN 2023 (BELOW) WITH 1920 COLONIAL REVIVAL ALTERATION



58 MORTON STREET RECONSTRUCTED TEA PORCH



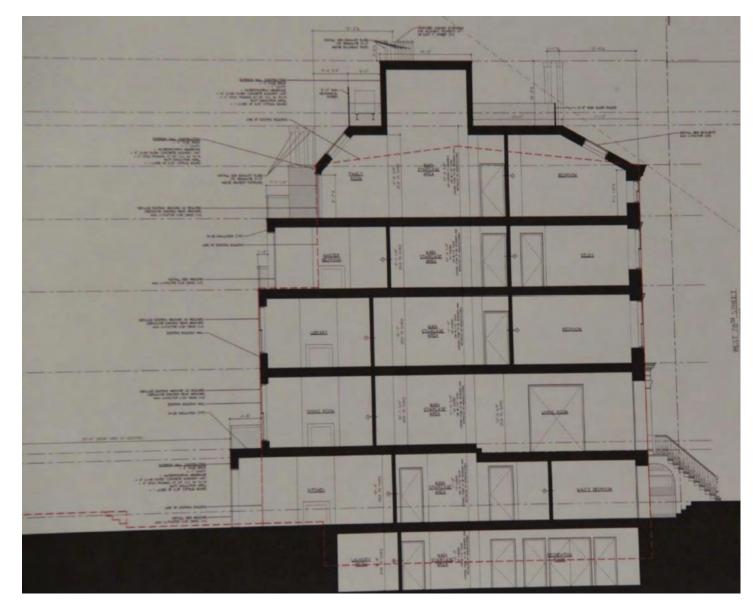


HISTORIC WOOD ADDITIONS IN THE GREENWICH VILLAGE DISTRICT

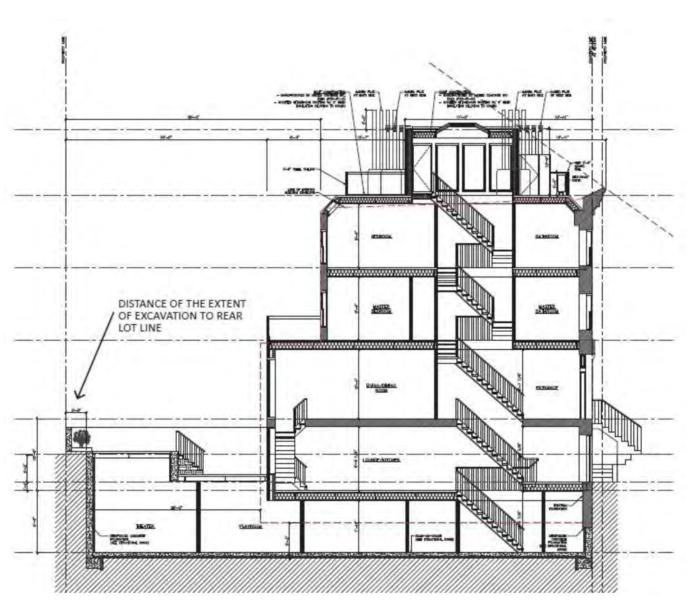
13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	12 of 15



27 EAST 11TH STREET
ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2013



246 WEST 12TH STREET
ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2018



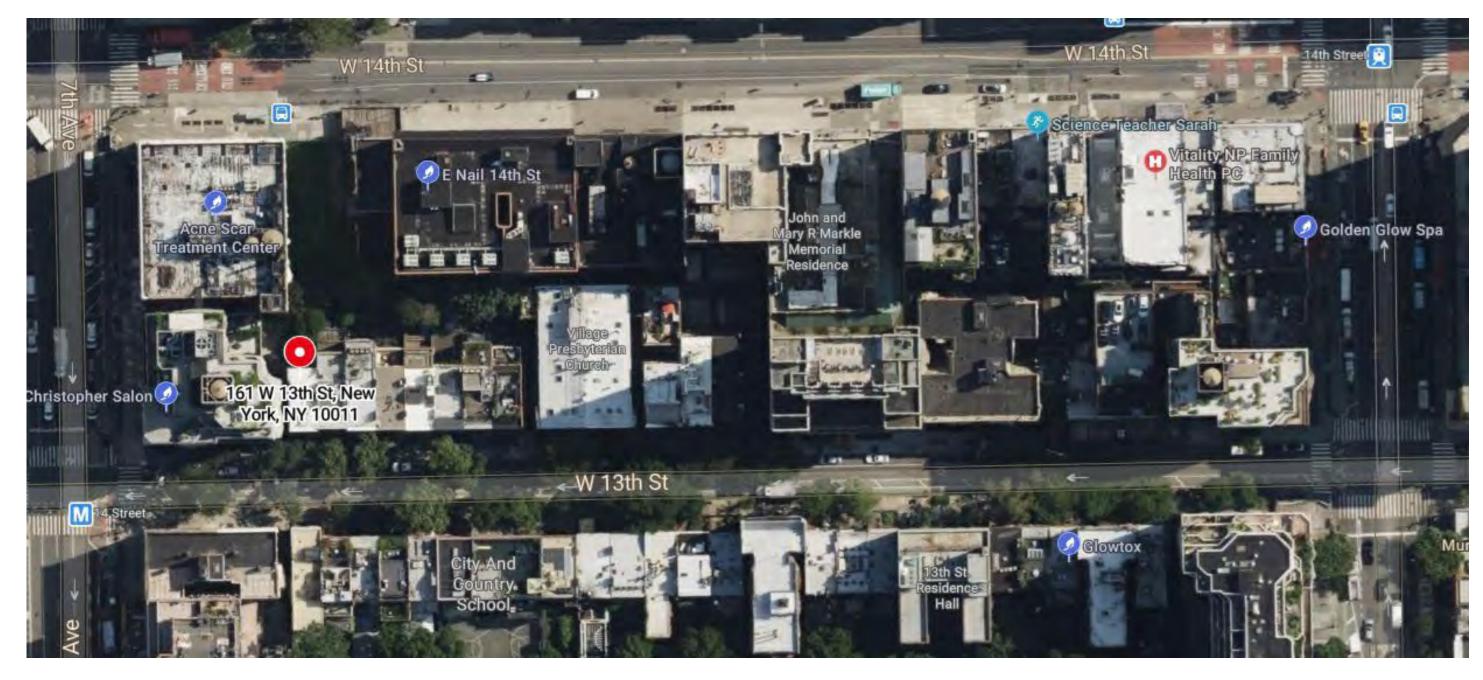


LPC APPROVED EXCAVATIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	12 of 15



2024 SATELLITE IMAGE





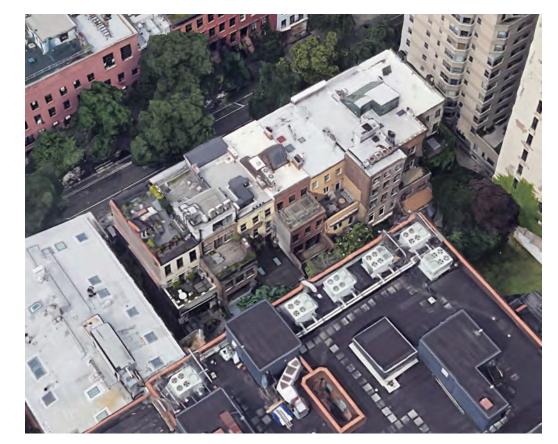
EXISTING BLOCK

13TH STREET TOWNHOUSE

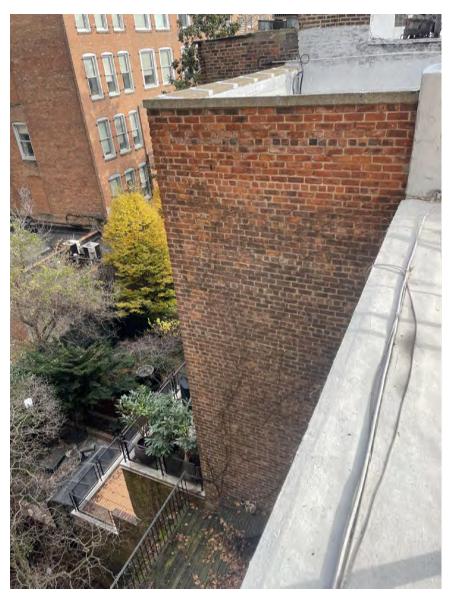
161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BX GE#	14 of 15

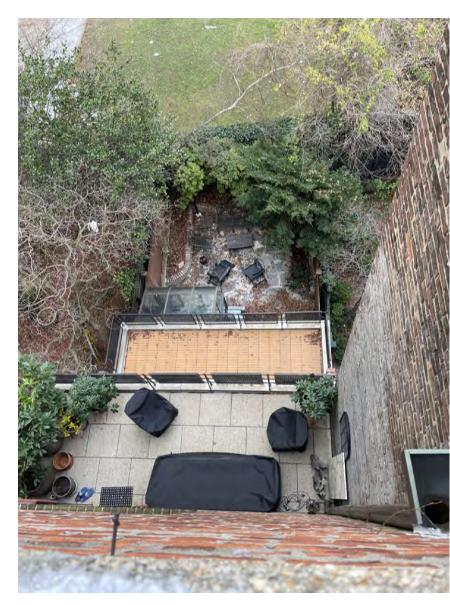
SITE PHOTOS OF EXISTING REAR ADDITIONS ON BLOCK



2024 SATELLITE IMAGE OF EXISTING REAR ADDITIONS



159 W 13th ST 159 W 13th ST







EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE 161 W 13TH STREET NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
BXGE#	15 of 15

GOVERNING CODES BUILDING & DESIGN CODES A. NEW YORK CITY BUILDING CODE 2022 EDITION B. AISC ALLOWABLE STRESS DESIGN 360-16 AND CODE OF STANDARD PRACTICE C. AISI SIOO 2016 EDITION OF THE COLD-FORMED STEEL DESIGN MANUAL D. AMS DI.I-2015 STRUCTURAL MELDING CODE - STEEL E. ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 2014 EDITION F. STRUCTURAL MELDED WIRE REINFORCEMENT MANUAL OF STANDARD PRACTICE, WIRE REINFORCEMENT G. TMS 402 BUILDING CODE FOR MASONRY DESIGN, 2016 EDITION J. NDS CODE FOR WOOD DESIGN, 2018 EDITION WITH 2018 SUPPLEMENT <u>DESIGN LOADS</u> DEAD LOADS A. ROOF DEAD LOAD B. FLOOR DEAD LOAD 20 PSF C. ROOF TERRACE DEAD LOAD 25 PSF LIVE LOADS A. ROOF LIVE LOAD B. SLAB ON GRADE 100 PSF 40 PSF C. TYPICAL FLOOR SNOW LOADS CE: EXPOSURE FACTOR = 0.9 CR: THERMAL FACTOR = I.C PG: GROUND SNOW LOAD = 25 PSF PF = FLAT ROOF SNOW LOAD = 0.7(CE)(CR)(I)(PG) = 18.9 PSF + DRIFT <u>WIND LOADS</u> A. BASIC WIND SPEED - 120 mph B. WIND LOAD IMPORTANCE FACTOR = LO C. WIND EXPOSURE CATEGORY B FOR MAIN WINDFORCE-RESISTING SYSTEM . WIND EXPOSURE CATEGORY B FOR COMPONENTS AND CLADDING E. WIND DESIGN PRESSURES - MWFRS EARTHQUAKE DESIGN DATA A. SEISMIC IMPORTANCE FACTOR, I = 1.0 B. SEISMIC USE GROUP = I C. MAPPED SPECTRAL RESPONSE ACCELERATIONS D. SITE CLASS = D E. CUMULATED SPECTRAL RESPONSE COEFFICIENTS F. SEISMIC DESIGN CATEGORY = B G. BASIC SEISMIC-FORCE RESISTING SYSTEM: LIGHT FRAMED WALL USING FLAT STRAP BRACING H DESIGN BASE SHEAR V=C6W I. SEISMIC RESPONSE COEFFICIENT J. RESPONSE MODIFICATION FACTOR, R = 4 K. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE ANALYSIS L. SYSTEM OVERSTRENGTH FACTOR (WHEN REQUIRED) Ω_0 = 2.5 DESIGN LOAD COMBINATIONS C. DL + (Lr OR S OR R) . DL + 0.75 (LL) + 0.75 (Lr OR S OR R) . DL + (0.6W OR 0.7E) F. DL + 0.75LL + 0.75 (0.6W) + 0.75 (Lr OR S OR R) G. DL + 0.75LL + 0.75 (0.7E) + 0.755 H. 0.6DL + (0.6W OR 0.7E)

<u>GENE</u>	RAL	NOTES
l.	FEDER CONDI BY AN EMPLO THE JO CONST	SHALL BE PERFORMED IN ACCORDANCE WITH THE "NEW YORK CITY BUILDING CODE 2022 EDITION" AND ALI RAL, STATE AND CITY LAWS, BYLAWS, ORDINANCES AND REGULATIONS IN ANY MANNER AFFECTING THE PURCT OF THIS WORK AS MELL AS ALL ORDERS OR DECREES WHICH HAVE BEEN PROMULGATED OR ENACTED IN Y LEGAL BODIES OR TRIBUNALS HAVING AUTHORITY OR JURISDICTION OVER THE WORK, MATERIALS, OYEES OR CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERSONNEL SAFETY ON LOBSITE. GUIDELINES FOR CONSTRUCTION SAFETY SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE STRUCTION INDUSTRY OSHA SAFETY AND HEALTH STANDARDS (1926 STANDARDS), AND ANY LOCAL NANCES OR CODES WHICH MAY BE APPLICABLE.

2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS AND DETAILS, THE MOST RIGID

3. SFE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY AND DRYWALL NON-LOAD BEARING PARTITIONS. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT THE HEADS OF ALL SUCH PARTITIONS.

CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE-REQUIRED

H. SJI 100 RECOMMENDED CODE OF STANDARD PRACTICE FOR STEEL JOISTS AND JOIST GIRDERS, 2015 4. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO THE CONTRACTOR IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT

> 5. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTORS

6. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC.) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES

7. 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 AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRAC DOCUMENTS. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE

8. THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, DRAWINGS AND CALCULATIONS FOR ALL PERFORMANCE ASSEMBLIES IDENTIFIED IN THE GENERAL NOTES AND LISTED BELOW: THE DESIGN OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION, ALL SUBMIT SHALL BEAR THIS ENGINEER'S SEAL AND SIGNATURE. REVIEW SHALL BE FOR GENERAL CONFORMANCE WITH THE

PROJECT REQUIREMENTS AS INDICATED ON THE DRAWINGS AND IN THE GENERAL NOTES. A. NON-LOAD BEARING STUD WALL AND CURTAIN WALL SYSTEMS AND RELATED CONNECTIONS DESIGNS SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL LOADS REQUIRED BY APPLICABLE BUILDING CODES, BACK UP SYSTEM AND CURTAIN WALL SHALL BE DESIGNED FOR A MAXIMUM DEFLECTION OF 1/600 OF THE SPAN, OR 3/8", WHICHEVER IS LESS, AT THE APPLICABLE DESIGN WIND LOAD.

B. METAL STAIRS AND METAL RAILINGS: DESIGNS SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL OADS REQUIRED BY APPLICABLE BUILDING CODES, WHERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED BY THE STRUCTURAL ENGINEER OF RECORD TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE INDUCED IN THESE STRUCTURAL MEMBERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND NSTALLING HARDWARE AS REQUIRED BY THE STAIR DESIGN.

9. SHOP DRAWINGS FOR ALL STRUCTURAL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK, REVIEW PERIOD SHALL BE A MINIMUM OF TWO (2) WEEKS. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.

IO. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE

II. THE CONTRACTOR SHALL COORDINATE PRINCIPAL OPENINGS IN THE STRUCTURE AS INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES CURBS, INSETS, ETC. NOT INDICATED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

12. THE INSPECTION AND TESTING OF ALL SUBGRADE AND COMPACTED EARTHWORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL CONSULTANT. CONTRACTOR SHALL NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER 24 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOOTINGS, IF UNSUITABLE SUBGRADE SOILS ARE ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS PREPARED BY A SEOTECHNICAL CONSULTANT TO THE STRUCTURAL ENGINEER FOR APPROVAL.

13. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE

14. THE SLAB-ON-GRADE SHALL BE UNDERLAIN BY A MINIMUM OF SIX INCHES OF STABLE GRANULAR MATERIAL

15. THE SUBGRADE AND EACH LAYER OF FILL OR BACKFILL SHALL BE COMPACTED TO A DRY DENSITY AT LEAST EQUAL TO 95% OF THE MAXIMUM DRY DENSITY ATTAINED BY THE MODIFIED PROCTOR TEST ASTM D1557-70.

16. METHODS, PROCEDURES AND THE SEQUENCES (OTHER THAN THAT NOTED ON THE DRAWINGS) OF CONSTRUCTION MAINTAIN AND INSURE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF

IT. DUE TO LACK OF SPECIFIC GEOTECHNICAL INFORMATION, THIS SLAB HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF K = _____ PCI AND DESIGN LOADING OF _____ PSF. THE DESIGNER IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS. 18. DETAILS LABELED "TYPICAL DETAILS" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT

ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ENGINEER OF CONFLICTS REGARDING APPLICABILITY OF "TYPICAL

19. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC... SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS. 20.DO NOT LOAD THE SLAB ON GRADE OR SUPPORTED SLAB WITH ERECTION CRANES OR ERECTION EQUIPMENT. THE SLABS HAVE NOT BEEN DESIGNED FOR CRANE LOADS AND WILL REQUIRE AN INCREASE IN THICKNESS AND/OR

REINFORCEMENT. OBTAIN A/E APPROVAL ON PROPOSED CRANE SUPPORT PLAN FOR SLABS PRIOR TO 21. DO NOT STORE OR STACK CONSTRUCTION MATERIALS ON POURED OR ERECTED FLOORS/ROOFS IN EXCESS OF 80 PERCENT OF LIVE LOAD. GENERAL CONTRACTOR WILL ENSURE THAT ALL SUB-CONTRACTORS ARE INFORMED OF

CHANGES IN TYPE SIZE OR NUMBER OF PIECES OF FOUIPMENT SHALL BE REPORTED TO THE ARCHITECT FOR

VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT

LOADING RESTRICTIONS, AVOID IMPACT WHEN PLACING MATERIALS ON POURED OR ERECTED FLOORS OR ROOF, 22, LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNITS SHOWN ON THE MECHANICAL DRAWINGS, ANY

FOUNDATIONS FOUNDATIONS HAVE BEEN DESIGNED AND FOOTING ELEVATIONS ESTABLISHED ON THE BASIS OF A SUBSURFACE INVESTIGATION REPORT AND RECOMMENDATIONS PREPARED BY BIG APPLE GROUP DATED 9/05/2023 SEE TH

REPORT FOR ADDITIONAL REQUIREMENTS, THE REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THE CONSTRUCTION DOCUMENTS THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING ALLOWABLE SOIL BEARING PRESSURES AT A BEARING DEPTH OF APPROXIMATELY 36" BELOW FINISHED FLOOR.

......4000 PSF (NET) THE FOOTING LEVEL SHALL BE TESTED USING DROP-BAR PERCUSSION TEST OR PENETROMETER TO A DEPTH OF 3 OR

THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, OR AS

EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY

LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, HAND EXCAVATE AROUND UTILITIES

SEE THE GEOTECHNICAL REPORT FOR EXCAVATION, BACKFILL AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE INCLUDING COMPACTION REQUIREMENTS. REMOVE EXISTING VEGETATION, TOPSOIL, AND UNSATISFACTORY SOILS MATERIALS, PROOF ROLL SUBGRADE TO OBTAIN UNIFORMLY DENSIFIED SUBSTRATA PRIOR TO PLACING FILL MATERIAL EVENLY IN 8" THICK (MAXIMUM)

LAYERS AND COMPACTING TO REQUIRED DENSITY THE OWNER SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ARCHITECT, TO PERFORM SOIL TESTING AND INSPECTION. THE ENGINEER SHALL INSPECT THE SUBGRADE TO VERIFY BEARING LEVELS AND ENSURE THAT THE SAFE BEARING CAPACITY MEETS OR EXCEEDS THE

DESIGN VALUE INDICATED ABOVE. REPORTS SHALL BE SUBMITTED TO THE ARCHITECT OUTLINING THE WORK

IF CONDITIONS PROVE TO BE UNACCEPTABLE AT THE BEARING ELEVATIONS SHOWN. THE FOOTING BEARING ELEVATIONS MAY NEED TO BE LOWERED BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. FINAL BEARING ELEVATIONS AND BACKFILL RECOMMENDATIONS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO FIELD MODIFICATION. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY THE SUBGRADE IS

APPROVED BY THE GEOTECHNICAL ENGINEER. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S

PROVIDE A CONTINUOUS WATERSTOP AT ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS IN THE ELEVATOR 8. WELDED WIRE FABRIC WHEN USED SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. PIT AND ALL OTHER PIT WALLS. THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO

ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION, ANY SHEETING OR SHORING REQUIRED FOR DEWATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. BACKFILL SHALL BE BROUGHT UP SIMULTANEOUSLY ON EACH SIDE OF WALLS AND GRADE BEAMS WITH A GRADE

DIFFERENCE NOT TO EXCEED 2'-O" AT ANY TIME DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT SLAB ON GRADE AND ALL FRAMED SLABS ARE IN

PLACE AND HAVE ATTAINED THE SPECIFIED DESIGN STRENGTH. PROVIDE TEMPORARY SHORING WHERE REQUIRED. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE NEED TO USE FOUNDATION REBAR AS A GROUNDING ELECTRODE SYSTEM AND SHALL BE RESPONSIBLE FOR INSTALLING THE BONDING CLAMP PRIOR TO

15. CONTRACTOR SHALL TREAT SOIL BELOW SLAB FOR TERMITES. 16. DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.

DESIGN, FABRICATION, AND CONSTRUCTION OF WOOD FRAMING SHALL COMPLY WITH THE "THE NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION" 2018 (WITH 2018 SUPPLEMENT)

2. KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW HUMIDITY.

3. COMPLY WITH GRADING RULES OF GRADING AGENCY FOR SPECIES OF TIMBER USED.

WOLLB - WEST COAST LUMBER INSPECTION BUREAU MMPA - WESTERN MOOD PRODUCTS ASSOCIATION

4. ALL GRADES OF TIMBER MUST FULFILL THESE REQUIREMENTS FOR SPECIES, STRESS RATINGS, MOISTURE CONTENT

AND OTHER PROVISIONS AS SHOWN AND SPECIFIED. 5. MINIMUM STRESS RATING: EXCEPT WHERE INDICATED AS "NON-STRESS RATED". PROVIDE TIMBER WHICH HAS BEEN EITHER GRADED OR TESTED AND CERTIFIED WITH ALLOWABLE STRESS RATINGS BASED ON DOUGLAS FIR-LARCH #2 (PSI) OF: Fb = 900, Ft = 575, Fc = 1350, Fc PERPENDICULAR = 625, Fv = 180, and E = 1,600,000.

MOISTURE CONTENT: EXCEPT AS OTHERWISE INDICATED, PROVIDE TIMBER DRIED TO MAXIMUM MOISTURE CONTENT OF 19%, AND INCLUDE "S-DRY" OR SIMILAR INDICATION IN GRADE MARKING OR CERTIFICATION OF GRADE.

DRESSING: PROVIDE TIMBER WHICH HAS BEEN DRESSED ON 4 SIDES (545) AT MILL, PRIOR TO GRADING. COMPLY

8. PSL (PARALLAM) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

Fb = 2,900 PSI FOR I2" DEPTH FOR OTHER MULTIPLY BY [12/d]0.111 Fv = 290 PSI

E = 2,000,000 PSI 9. LVL (LAMINATED VENEER LUMBER) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY

MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS OR AS NOTED ON THE DRAWINGS. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY: Fb = 2,600 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY [12/d]0.136

Fy = 285 PSI E = 1,900,000 PSI

IO. ALL STRUCTURAL FLOOR FRAMING SHALL BE DOUG-FIR NO.2 OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL

Fy = 180 PSI

Fc^ = 625 PSI (PERPENDICULAR TO GRAIN)

II. BASED DESIGN VALUES FOR WOOD STUD AND BRACING SHALL BE DOUG-FIR OR DOUG FIR STUD GRADE OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

Ft = 400 PSI Fc = 850 PSI (PARALLEL TO GRAIN)

12. PLYWOOD FOR ROOF SHEATHING SHALL BE MINIMUM 3/4" FOR FLAT ROOFS AND ROOFS WITH SUPPORTS GREATER THAN 16" O.C. SPACING AND 5/6" MINIMUM FOR SLOPED ROOFS (GREATER THAN 30°) WITH SUPPORTS NO MORE THAN 16" O.C. SPACING AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING. EXTERIOR. 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS, PROVIDE ONE PANEL EDGE CLIP

13. PLYWOOD FOR FLOOR SHEATHING SHALL BE MINIMUM 3/4" AND EACH SHALL CONFORM TO APA PSI RATED HEATHING, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO

14. EXTERIOR WALL PLYWOOD SHEATHING SHALL BE MINIMUM 15/32" AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, 32/16, EXTERIOR, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS. REFER TO TYPICAL DETAILS FOR FASTENING AND LAPPING REQUIREMENTS FLOOR FLOOR. MINIMUM EDGE PANEL FASTENING SPACING SHALL BE 6" AND 12" O.C. FIELD SPACING. RE: SHEAR WALL PLAN, IF APPLICABLE, FOR ADDITIONAL REQUIREMENTS.

15. FOR WOOD FRAMING MARKED TJI, REFER TO THE MANUFACTURER REQUIREMENTS FOR NAILING AND ADDITIONAL REINFORCEMENT REQUIREMENTS.

16. SEE THE INTERNATIONAL BUILDING CODE FOR MINIMUM BRACING AND NAILING REQUIREMENTS.

17. PROVIDE AN ADDITIONAL JOIST UNDER PARALLEL NON-LOAD BEARING PARTITIONS THAT SPAN MORE THAN 1/3 THE

18. ALL JOISTS AND RAFTERS SHALL BE RIGIDLY BRACED AT INTERVALS NOT EXCEEDING 8'-O" ON CENTER. IN THE WOOD STRUCTURE IS A NON-SELE SUPPORTING FRAME AND IS DEPENDENT UPON DIAPHRAGM ACTION OF THE PANELS AND ATTACHMENT TO THE SHEAR WALL FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES, PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR STABILITY AND FOR RESISTANCE TO MIND AND SEISMIC FORCES UNTIL THESE ELEMENTS ARE COMPLETE AND ARE CAPABLE OF PROVIDING THIS SUPPORT.

<u>Cast-in-place concrete</u>

2. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE THE FOLLOWING COMPRESSIVE STRENGTH (FC') AT 28 DAYS:

TRUCTURAL CONCRETE (ACI-318-19), AND CONSTRUCTED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD

CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR

F00TINGS......3000 PSI SLABS ON GRADE.....4000 PSI

AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS

THE CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW. COMPRESSIVE STRENGTH MUST BE SUBSTANTIATED BY A SUITABLE EXPERIENCE RECORD OR BY THE METHOD OF LABORATORY TRIAL BATCHES, THE PERTINENT CRITERIA OF CHAPTER 4 OF ACI 318-11 SHALL APPLY TO THE PROPORTIONING OF MIX DESIGNS AND TO THE ACCEPTANCE OF CONCRETE PRODUCED FOR THE JOB. IF DURING CONSTRUCTION ANY CLASS CONCRETE FAILS TO MEET THE ACCEPTANCE CRITERIA, THE CONTRACTOR SHALL TAKE SUCH STEPS AS ARE DEEMED NECESSARY BY THE STRUCTURAL ENGINEER TO IMPROVE SUBSPOUENT TEST RESULTS AT NO ADDITIONAL COST TO THE OWNER THE ONTRACTOR SHALL ALSO BEAR THE COST OF SPECIAL INVESTIGATION, TESTING, OR REMEDIAL WORK NECESSARY BECAUSE OF EVIDENCE OF LOW STRENGTH OR NON-CONFORMING CONCRETE OR MORKMANSHIP

4. MAXIMUM WATER/CEMENT RATIOS: B. INTERIOR SLABS

CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (144 PCF +) WITH ALL CEMENT CONFORMING TO ASTM CI5O, TYPE I MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM

6. WHERE NOTED, LIGHTWEIGHT SLAB CONCRETE (IIO PCF ± 5) SHALL BE PROVIDED WITH ALL CEMENT CONFORMING TO ASTM CI50, TYPE I OR II. MAXIMUM AGGREGATE SIZE SHALL BE 3/4" AND CONFORM TO ASTM C330. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-04a, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM A615-04a, GRADE 40, UNLESS NOTED OTHERWISE. THE "N" DESIGNATION SHALL BE ACCEPTED IN LIEU OF THE " DESIGNATION REQUIREMENT, HOWEVER, OTHER REQUIREMENTS SHALL BE MET. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY

FABRIC SHALL BE LAPPED TWO MESHES AT SPLICES.

9. GROUT SHALL BE NONSHRINKABLE GROUT CONFORMING TO ASTM C827, AND SHALL HAVE SPECIFIED COMPRESSIVE TRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

IO. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS: (SEE ACI 318-11

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH B. CONCRETE EXPOSED TO EARTH OR WEATHER #6 BARS AND LARGER #5 BARS AND SMALLER C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS BEAMS AND COLUMNS II. PRIMARY REINFORCEMENT, TIES, STIRRUPS, OR SPIRALS

12. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE, IF REQUIRED, ADDITIONAL BARS, STIRRUPS OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.

13. PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE

14. BONDING AGENT SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE.

THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLABS WITHIN 12 INCHES OF COLUMN FACE OR FACE OF BEARING WALL. NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS OR SLABS SUBJECTED TO FLUIDS

16. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER DRIVEN FASTENERS WILL BE PERMITTED WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE FASTENERS WILL NOT SPALL THE CONCRETE AND HAVE THE SAME CAPACITY AS CAST-IN-PLACE INSERTS. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.

THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE, TO THE ELEVATION INDICATED ON HE DRAWINGS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONCRETE REQUIRED DUE TO FORMWORK, METAL PECK, AND FRAMING DEFLECTION TO ACHIEVE THIS FINISHED TOP OF SLAB ELEVATION. THE CONTRACTOR SHALL PROVIDE FOR A MINIMUM OF 5/8" AVERAGE THICKNESS FOR ADDITIONAL CONCRETE DURING PLACEMENT FOR ALL SLABS SUPPORTED AND FORMED ON STEEL DECK OVER THE ENTIRE FLOOR AREA. THE CONTRACTOR SHALL PROVIDE THE MEANS BY WHICH THE MAXIMUM AND MINIMUM CONCRETE SLAB THICKNESS CAN BE MONITORED AND VERIFIED DURING AND AFTER THE PLACING AND FINISHING OPERATIONS.

IØ. CONSTRUCTION JOINTS FOR SLABS ON METAL DECK SHALL BE LOCATED MIDWAY BETWEEN BEAMS WHERE THE JOINT IS PARALLEL TO THE BEAM SPAN. JOINTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN WHERE THE JOINT IS PERPENDICULAR TO THE BEAM SPAN. ANY STOP IN CONCRETE WORK MUST BE MADE WITH VERTICAL BULKHEADS, UNLESS OTHERWISE SHOWN. ALL REINFORCING IS TO BE CONTINUOUS THROUGH JOINTS.

19. PREPARE CONCRETE TEST CYLINDERS FROM EACH DAY'S POUR, CYLINDERS SHALL BE PROPERLY CURED AND STORED. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM CIT2.

20.RETAIN LABORATORY TO PROVIDE TESTING SERVICE. SLUMP PER ASTM C143L AIR CONTENT PER ASTM C231 OR CIT3, CYLINDER TESTS PER ASTM C3I AND C39. ONE SET OF SIX (6) CYLINDERS FOR EACH 50 CUBIC YARDS FOR EACH MIX USED. REPORTS OF ALL TESTS TO BE SUBMITTED TO THE ARCHITECT

21. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-89. 22, WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE

AMERICAN WELDING SOCIETY STANDARD DI.I-04 & 01.4-98. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX. 23. HORIZONTAL JOINTING WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENT, VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL

24. SLABS SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS AT EACH COLUMN LINE IN EACH DIRECTION. (REFER TO PLAN) ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED, SUCH THAT THE MAXIMUM SPACING

BETWEEN CONSTRUCTION AND/OR CRACK CONTROL JOINTS DOES NOT EXCEED 30X SLAB THICKNESS IN INCHES AND LENGTH TO WIDTH RATIO 1.5:1. 25. REPAIR CONCRETE EXHIBITING VOIDS DUE TO SNAP TIES, "HONEYCOMBS," ROCK POCKETS, AND RUNS, SPALLS OR OTHERWISE DAMAGED SURFACES WITH DRY PACK OR CEMENT GROUT. AND FINISH FLUSH WITH ADJOINING SURFACES. AT THE DISCRETION OF THE STRUCTURAL ENGINEER OR AS QUALIFIED BY LAB TESTING, EXCESSIVE HONEYCOMBS OR

EXPOSED REINFORCEMENT THAT JEOPARDIZE THE DESIGN, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF 26. PROVIDE TWO (2) #3 X 4'0" AT ALL RE-ENTRANT CORNERS, PLACED ON THE DIAGONAL WITH I I/2" CLEARANCE FROM

ROUGHENING THE CONTACT SURFACE IN AN APPROVED MANNER TO A FULL AMPLITUDE OF APPROX. 1/4 INCHES. LEAVING THE CONTACT SURFACE FREE AND CLEAR OF LAITANCE. REINFORCED (DOWELLED) JOINTS SHALL HAVE BINDER ADDITIVE APPLIED PRIOR TO POUR.

27. CONSTRUCTION JOINTS BETWEEN FOOTINGS AND PILASTERS AND SIMILAR JOINTS SHALL BE PREPARED BY

28. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE INDICATED. 29. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT FINISHED SURFACES FROM STAINS OR ABRASIONS, NO FIRE SHALL BE ALLOWED IN DIRECT CONTACT WITH CONCRETE. PROVIDE ADEQUATE PROTECTION AGAINST INJUTIOUS ACTION BY SUN OR WIND. FRESH CONCRETE SHALL BE THOROUGHLY PROTECTED FROM HEAVY RAIN, FLOWING WATER,

30.TOPS OF FOUNDATIONS SHALL BE TROWEL FINISHED AND SMOOTH. REFER TO DRAWINGS FOR BASE PLATE

31. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZERS, CONCRETE FOR THE PREPARATION OF TEST CYLINDERS SHALL BE TAKEN FROM THE HOSE END FOR CONCRETE PLACED BY PUMP. 32. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOBSITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE REQUIREMENTS OF THE CONCRETE SUPPLIER AND PUMPER TO ENSURE PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR PROPER USE OF RETARDANTS AND OTHER ADDITIVES. USE OF CALCIUM E CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE

33. PLACE CONCRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL COMPLY WITH ACI RECOMMENDATIONS 302 AND 304 FOR GARAGES.

A. CONTINUOUSLY WATERED BURLAP

C. SPRAYED-ON LIQUID MEMBRANE 35. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR REQUIREMENTS, PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS DEVELOP USING WET BURLAP. PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL OR OTHER INJURIOUS

36. SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT -I" FROM TOP OF SLAB.

34. PROVIDE 7 DAY CURING IMMEDIATELY AFTER FINISHING USING ONE OF THE FOLLOWING METHODS:

37. PROVIDE POUR STOP MATERIAL WHERE NOT INDICATED ON PLAN AS REQUIRED TO COMPLETE JOB.

38. HOT WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN HOT WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 305R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS 39, COLD WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN COLD WEATHER CONDITIONS THAT COULD

ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURE OUTLINED IN ACI 306R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS

Υ	N	SPECIAL INSPECTIONS	CODE/SECTION
	Х	STRUCTURAL STEEL- WELDING	BC 1705.2.I
	Х	STRUCTURAL STEEL- DETAILS	BC 1705.2.2
	Х	STRUCTURAL STEEL- HIGH STRENGTH BOLTING	BC 1705.2.3
	Х	STRUCTURAL STEEL- SEISMIC RESISTANCE	BC 1705.2.4
	Х	STRUCTURAL STEEL- OPEN WEB STEEL JOISTS AND GIRDERS	BC 1705.2.7
	Х	STRUCTURAL COLD-FORMED STEEL	BC 1705.2.6
Х		CONCRETE - CAST-IN-PLACE	BC 1705.3
	Х	CONCRETE - PRECAST	BC 1705.3
	Х	CONCRETE - PRESTRESSED	BC 1705.3
X		MASONRY	BC 1705.4
	Х	WOOD - INSTALLATION OF HIGH-LOAD DIAPHRAGMS	BC 1705.5.1
		WOOD - METAL-PLATE-CONNECTED TRUSSES	BC 1705.5.2
	Х	WOOD - PREFABRICATED I-JOISTS	BC 1705.5.3
X		SUBSURFACE CONDITIONS - FILL PLACEMENT, IN-PLACE DENSITY, SUBGRADE INSPECTIONS	BC 1705.6
X		SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS) [TR 4]	BC 1705.6
	Х	DEEP FOUNDATION ELEMENTS [TR 5]	BC 1705.7
	Х	HELICAL PILES [TR 5H]	BC 1705.9
Х		VERTICAL MASONRY FOUNDATION ELEMENTS	BC 1705.19
Х		STRUCTURAL STABILITY - ALTERATIONS TO EXISTING STRUCTURES	BC 1705.25.1
X		CONSTRUCTION OPERATIONS INFLUENCING ADJACENT STRUCTURES	BC 1705.25.2
Х		EXCAVATIONS	BC 1705.25.3
X		UNDERPINNING	BC 1705.25.4
	Х	POST-INSTALLED ANCHORS	BC 1705.37
X		CONCRETE DESIGN MIX [TR 3]	BC 1905.3
X		CONCRETE SAMPLING AND TESTING [TR 2]	BC 1905.6
X		FINAL	28-116.2.4.2, BC 110.5, DIRECTIVE 14 OF 1975, ANI I RCNY \$101-10

SPECIAL INSPECTIONS SCHEDULE

'I HEREBY REQUEST EXEMPTION FOR THE CONCRETE WORK AS NOTED BELOW: "THE TOTAL STRUCTURAL CONCRETE SPECIFIED FOR THE PROJECT IS LESS THAN 50 CUBIC YARDS (38 CUBIC METERS)."° "THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, F'C, NO GREATER THAN 2500 POUNDS PER SQUARE INCH (PSI) (17.2 MPA), REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE CONSTRUCTION; AND THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI (28 MPA)." "THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDING BULLETIN 2009-026, ITEM IV, AND I HEREBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR-2 AND TR-3 FORM."

SC TO SUBMIT DESIGNS MIX TO ARCHITECT BY THE CONCRETE PRODUCER ON PRODUCER'S LETTERHEAD WITH DOCUMENTATION OF SAMPLE TESTING OF THIS EXACT DESIGN MIX FROM THE PLANT WITH 7 DAY AND 28 DAY BREAKS AND STANDARD DEVIATIONS FOR DESIGN ENGINEER'S APPROVAL PRIOR TO POURING CONCRETE. THE DESIGN ENGINEER'S APPROVED DESIGN MIX SHALL THEN BE SUBMITTED TO THE SPECIAL INSPECTOR FOR THE CAST-IN-PLACE SPECIAL INSPECTION SIGN OFF.

TOTAL CONCRETE CUBIC YARDS

CONCRETE AT FOUNDATIONS

TOTAL VOLUME = TBD

OCCUPANT SAFETY NOTES

REQUIRED EGRESS NOT TO BE IMPEDED DURING COURSE OF CONSTRUCTION. CONSTRUCTION TO BE CARRIED ON DURING NORMAL WORKING HOURS FROM BA.M. TO 5 P.M. SECURITY & FIRE SAFETY SHALL BE MAINTAINED DURING COURSE OF CONSTRUCTION WORK. DUST CREATED DURING THE COURSE OF CONSTRUCTION SHALL BE MAINTAINED AND KEPT UNDER

CONSTRUCTION IS TO BE CONFINED TO THE INTERIOR ONLY AND WILL NOT CREATE DUST DIRT OR OTHER SUCH INCONVENIENCES TO OTHER OCCUPANTS IN THE BUILDING.

NOISE TO BE CONTROLLED DURING NORMAL WORKING HOURS THE WORK SHALL BE SO PERFORMED, AND SUCH TEMPORARY FACILITIES AND UTILITIES FURNISHED, AS NOT TO INTERFERE WITH ACCESS TO AND OCCUPIED PARTS OF THE EXISTING BUILDING AND SO AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH THE OPERATION OF THE BUILDING ESSENTIAL SERVICES THERE OF, THE CONTRACTOR SHALL WORK OUT A TIME LINE SCHEDULE WITH THE OWNER AND OBTAIN WRITTEN APPROVAL OF THE OWNER (2) WEEKS IN ADVANCE OF WORK WHICH MAY OR WILL CAUSE INTERFERENCE.

WHEN INSTALLATION OF PARTIAL OR NEW SYSTEM REQUIRES SHITTOOWN OF AN OPERATING SYSTEM THE CONNECTION TO THE SYSTEM SHALL BE PERFORMED ONLY AFTER WRITTEN NOTIFICATION OF ESTIMATED SHUT-DOWN PERIOD HAS BEEN

ALL RUBBISH SHALL BE COLLECTED AND REMOVED FROM THE SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL PARTS OF THE PRESENT BUILDING AND THEIR CONTENTS AND THEIR OCCUPANTS.

PROPER PROTECTION SHALL BE PROVIDED AROUND ALL AREAS IN WHICH DEMOLITION OR NEW IS TO BE CARRIED SO AS TO PREVENT DIRT, OR DUST FROM ENTERING THE ACTIVE PORTIONS OF BUILDING. PROTECTIVE MEASURES SHALL CONSIST OF DUST-TIGHT STUD AND PLYWOOD PROPERLY HUNG TARPAULINS, DEPENDING ON THE TYPE OF WORK TO BE DONE.

<u>STRUCTURAL SCOPE OF WORK</u> CONCRETE UNDERPINNING & BENCHING FOR LOWERED CELLAR FLOOR

<u>Drawing list</u>

SOE-100 GENERAL NOTES SOE-IOI SITE OF EXCAVATION & DETAILS

PROFESSIONAL ENGINEERS ADDRESS: P.O. BOX 628 FARMINGDALE, NJ 07727 PHONE 732.938.2666 732.938.2661 ALL DRAWINGS AND WIN IT LEWAL SAFEARMS
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK
OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING
FOR THE PURPOSE OF COPYING THIS WORK OR REVISING
SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THEF OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PERSECUTED TO THE FULLEST EXTENT OF SEAL AND SIGNATURE: NEW YORK PROFESSIONAL ENGINEER LICENSE NUMBER: 102752 DOB APPROVAL STAMP

PROJECT TITLE:

 \approx

DOB BSCAN STICKER

DOB NOW JOB #:

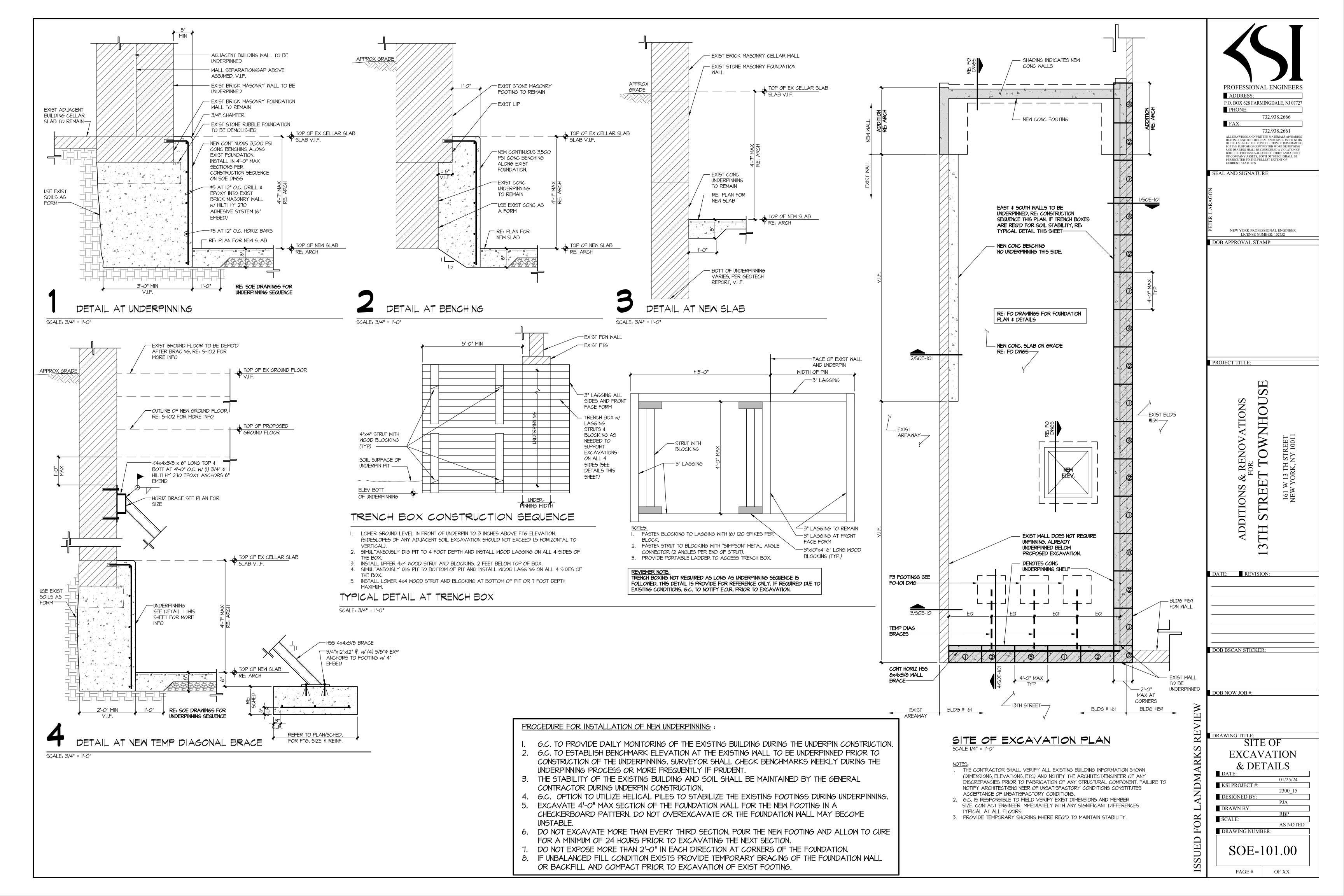
DRAWING TITLE GENERAL NOTES

01/25/24 2300 15 **DESIGNED B** DRAWN BY

OF XX

PAGE#

DRAWING NUMBER:



GOVERNING CODES <u>FOUNDATIONS</u> FOUNDATIONS HAVE BEEN DESIGNED AND FOOTING ELEVATIONS ESTABLISHED ON THE BASIS OF A BUILDING & DESIGN CODES SUBSURFACE INVESTIGATION REPORT AND RECOMMENDATIONS PREPARED BY BIG APPLE GROUP DATED 09/05/2023. SEE THE REPORT FOR ADDITIONAL REQUIREMENTS. THE REQUIREMENTS CONTAINED IN THE A. NEW YORK CITY BUILDING CODE 2022 EDITION GEOTECHNICAL REPORT ARE PART OF THE CONSTRUCTION DOCUMENTS. B. AISC ALLOWABLE STRESS DESIGN 360-16 AND CODE OF STANDARD PRACTICE 2. THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING ALLOWABLE SOIL BEARING PRESSURES AT A BEARING DEPTH OF APPROXIMATELY 36" BELOW FINISHED FLOOR. C. AISI SIOO 2016 EDITION OF THE COLD-FORMED STEEL DESIGN MANUAL D. AMS DI.I-2015 STRUCTURAL WELDING CODE - STEEL THE FOOTING LEVEL SHALL BE TESTED USING DROP-BAR PERCUSSION TEST OR PENETROMETER TO A DEPTH OF 3 OR 4 FEET BELOW BEARING LEVELS TO ENSURE ADEQUATE BEARING MATERIALS COMPLY WITH BORING E. ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 2014 EDITION F. STRUCTURAL WELDED WIRE REINFORCEMENT MANUAL OF STANDARD PRACTICE, WIRE REINFORCEMENT 3. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, OR AS REQUIRED BY LOCAL BUILDING CODES. G. TMS 402 BUILDING CODE FOR MASONRY DESIGN, 2016 EDITION 4. EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND H. SJI 100 RECOMMENDED CODE OF STANDARD PRACTICE FOR STEEL JOISTS AND JOIST GIRDERS, 2015 UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, HAND EXCAVATE J. NDS CODE FOR WOOD DESIGN, 2018 EDITION WITH 2018 SUPPLEMENT 5. SEE THE GEOTECHNICAL REPORT FOR EXCAVATION, BACKFILL AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE INCLUDING COMPACTION REQUIREMENTS.

<u>DESIGN LOADS</u>

١.	DEAD LOADS	
	A. ROOF DEAD LOAD	20 PSF
	B. FLOOR DEAD LOAD	20 PSF
	C. ROOF TERRACE DEAD LOAD	25 PSF
2.	LIVE LOADS	
	A. ROOF LIVE LOAD	25 PSF
	B. SLAB ON GRADE	100 PSF
	C. TYPICAL FLOOR	40 PSF
3.	SNOW LOADS	

CR: THERMAL FACTOR = 1.0 PG: GROUND SNOW LOAD = 25 PSF PF = FLAT ROOF SNOW LOAD = 0.7(CE)(CR)(I)(PG) = 18.9 PSF + DRIFT A. BASIC WIND SPEED - 120 mph

B. WIND LOAD IMPORTANCE FACTOR = 1.0 C. WIND EXPOSURE CATEGORY B FOR MAIN WINDFORCE-RESISTING SYSTEM D. MIND EXPOSURE CATEGORY B FOR COMPONENTS AND CLADDING E. WIND DESIGN PRESSURES - MWFRS

A. SEISMIC IMPORTANCE FACTOR, I = 1.0 3. SEISMIC USE GROUP = I C. MAPPED SPECTRAL RESPONSE ACCELERATIONS II. SI = 0.06 D. SITE CLASS =

EARTHQUAKE DESIGN DATA

E. CUMULATED SPECTRAL RESPONSE COEFFICIENTS 1.5D5 = 0.13II. SDI = 0.096 F. SEISMIC DESIGN CATEGORY = B

G. BASIC SEISMIC-FORCE RESISTING SYSTEM: LIGHT FRAMED WALL USING FLAT STRAP BRACING H DESIGN BASE SHEAR V=C6W I. SEISMIC RESPONSE COEFFICIENT J. RESPONSE MODIFICATION FACTOR, R = 4

K. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE ANALYSIS L. SYSTEM OVERSTRENGTH FACTOR (WHEN REQUIRED) Ω_0 = 2.5 M. REDUNDANCY FACTOR, p = 1.0

DESIGN LOAD COMBINATIONS C. DL + (Lr OR S OR R) D. DL + 0.75 (LL) + 0.75 (Lr OR S OR R) DL + (0.6W OR 0.7E) F. DL + 0.75LL + 0.75 (0.6W) + 0.75 (Lr OR S OR R)

G. DL + 0.75LL + 0.75 (0.7E) + 0.759

H. 0.6DL + (0.6W OR 0.7E)

GENERAL NOTES

WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "NEW YORK CITY BUILDING CODE 2022 EDITION" AND ALL EDERAL, STATE AND CITY LAWS, BYLAWS, ORDINANCES AND REGULATIONS IN ANY MANNER AFFECTING THE CONDUCT OF THIS WORK AS WELL AS ALL ORDERS OR DECREES WHICH HAVE BEEN PROMULGATED OR ENACTED BY ANY LEGAL BODIES OR TRIBUNALS HAVING AUTHORITY OR JURISDICTION OVER THE WORK, MATERIALS, EMPLOYEES OR CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERSONNEL SAFETY ON THE JOBSITE. GUIDELINES FOR CONSTRUCTION SAFETY SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE CONSTRUCTION INDUSTRY OSHA SAFETY AND HEALTH STANDARDS (1926 STANDARDS), AND ANY LOCAL ORDINANCES OR CODES WHICH MAY BE APPLICABLE.

2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS AND DETAILS, THE MOST RIGID

SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY AND DRYWALL NON-LOAD BEARING PARTITIONS. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT THE HEADS OF ALL SUCH PARTITIONS. CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE-REQUIRED

4. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO THE CONTRACTOR IMPROPER INSTALLATION OF TRUCTURAL ELEMENTS OR OTHER ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT

5. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING THE WORK.

6 THE CONTRACTOR SHALL VERIEY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC.) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.

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 AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS, DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE

8. THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, DRAWINGS AND CALCULATIONS FOR ALL PERFORMANCE ASSEMBLIES IDENTIFIED IN THE GENERAL NOTES AND LISTED BELOW. THE DESIGN OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION, ALL SUBMITTALS . BEAR THIS ENGINEER'S SEAL AND SIGNATURE. REVIEW SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT REQUIREMENTS AS INDICATED ON THE DRAWINGS AND IN THE GENERAL NOTES.

A. NON-LOAD BEARING STUD WALL AND CURTAIN WALL SYSTEMS AND RELATED CONNECTIONS SNS SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL LOADS REQUIRED BY APPLICABLE BUILDING CODES, BACK UP SYSTEM AND CURTAIN WALL SHALL BE DESIGNED FOR A MAXIMUM DEFLECTION OF /600 OF THE SPAN, OR 3/8", WHICHEVER IS LESS, AT THE APPLICABLE DESIGN WIND LOAD.

3. METAL STAIRS AND METAL RAILINGS: DESIGNS SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL OADS REQUIRED BY APPLICABLE BUILDING CODES, WHERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED BY THE STRUCTURAL ENGINEER OF RECORD TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE NDUCED IN THESE STRUCTURAL MEMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING HARDWARE AS REQUIRED BY THE STAIR DESIGN.

9. SHOP DRAWINGS FOR ALL STRUCTURAL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK, REVIEW PERIOD SHALL BE A MINIMUM OF TWO (2) WEEKS. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR REGIRMITTAL AS SHOE DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.

IO. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE

II. THE CONTRACTOR SHALL COORDINATE PRINCIPAL OPENINGS IN THE STRUCTURE AS INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSETS, ETC. NOT INDICATED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

12. THE INSPECTION AND TESTING OF ALL SUBGRADE AND COMPACTED EARTHWORK SHALL BE CONDUCTED UNDER HE SUPERVISION OF A QUALIFIED GEOTECHNICAL CONSULTANT. CONTRACTOR SHALL NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER 24 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOOTINGS, IF UNSUITABLE SUBGRADE SOILS ARE ENCOUNTERED. THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS PREPARED BY A GEOTECHNICAL CONSULTANT TO THE STRUCTURAL ENGINEER FOR APPROVAL.

13. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.

14. THE SLAB-ON-GRADE SHALL BE UNDERLAIN BY A MINIMUM OF SIX INCHES OF STABLE GRANULAR MATERIAL. 15. THE SUBGRADE AND EACH LAYER OF FILL OR BACKFILL SHALL BE COMPACTED TO A DRY DENSITY AT LEAST

EQUAL TO 95% OF THE MAXIMUM DRY DENSITY ATTAINED BY THE MODIFIED PROCTOR TEST ASTM DI557-70. 16. METHODS, PROCEDURES AND THE SEQUENCES (OTHER THAN THAT NOTED ON THE DRAWINGS) OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO MAINTAIN AND INSURE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF

WORK WITH MECHANICAL AND ELECTRICAL WORK.

17. DUE TO LACK OF SPECIFIC GEOTECHNICAL INFORMATION, THIS SLAB HAS BEEN DESIGNED USING A SUBGRADE MODILUS OF K = _____ PCI AND DESIGN LOADING OF _____ PSF. THE DESIGNER IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED

18. DETAILS LABELED "TYPICAL DETAILS" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ENGINEER OF CONFLICTS REGARDING APPLICABILITY OF "TYPICAL

DETAILS". 19. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC... SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWING 20.DO NOT LOAD THE SLAB ON GRADE OR SUPPORTED SLAB WITH ERECTION CRANES OR ERECTION EQUIPMENT. THE

SLABS HAVE NOT BEEN DESIGNED FOR CRANE LOADS AND WILL REQUIRE AN INCREASE IN THICKNESS AND/OR

REINFORCEMENT. OBTAIN A/E APPROVAL ON PROPOSED CRANE SUPPORT PLAN FOR SLABS PRIOR TO COMMENCING WORK. 21. DO NOT STORE OR STACK CONSTRUCTION MATERIALS ON POURED OR ERECTED FLOORS/ROOFS IN EXCESS OF 80 PERCENT OF LIVE LOAD. GENERAL CONTRACTOR WILL ENSURE THAT ALL SUB-CONTRACTORS ARE INFORMED OF LOADING RESTRICTIONS. AVOID IMPACT WHEN PLACING MATERIALS ON POURED OR ERECTED FLOORS OR ROOF. 22, LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNITS SHOWN ON THE MECHANICAL DRAWINGS ANY

CHANGES IN TYPE, SIZE, OR NUMBER OF PIECES OF EQUIPMENT SHALL BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT

REMOVE EXISTING VEGETATION, TOPSOIL, AND UNSATISFACTORY SOILS MATERIALS. PROOF ROLL SUBGRADE TO OBTAIN UNIFORMLY DENSIFIED SUBSTRATA PRIOR TO PLACING FILL MATERIAL EVENLY IN 8" THICK (MAXIMUM) LAYERS AND COMPACTING TO REQUIRED DENSITY. 7. THE OWNER SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE

APPROVAL OF THE ARCHITECT, TO PERFORM SOIL TESTING AND INSPECTION. THE ENGINEER SHALL INSPEC THE SUBGRADE TO VERIFY BEARING LEVELS AND ENSURE THAT THE SAFE BEARING CAPACITY MEETS OR EXCEEDS THE DESIGN VALUE INDICATED ABOVE. REPORTS SHALL BE SUBMITTED TO THE ARCHITECT OUTLINING THE WORK PERFORMED AND TEST RESULTS.

8. IF CONDITIONS PROVE TO BE UNACCEPTABLE AT THE BEARING ELEVATIONS SHOWN, THE FOOTING BEARING ELEVATIONS MAY NEED TO BE LOWERED BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. FINAL BEARING ELEVATIONS AND BACKFILL RECOMMENDATIONS MUST BE APPROVED BY THE STRUCTURA ENGINEER PRIOR TO FIELD MODIFICATION. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY

THE SUBGRADE IS APPROVED BY THE GEOTECHNICAL ENGINEER. 9. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S

IO. PROVIDE A CONTINUOUS WATERSTOP AT ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS IN THE ELEVATOR PIT AND ALL OTHER PIT WALLS.

II. THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS O ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. ANY SHEETING OR SHORING REQUIRED FOR DEWATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. BACKFILL SHALL BE BROUGHT UP SIMULTANEOUSLY ON EACH SIDE OF WALLS AND GRADE BEAMS WITH A GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME.

13. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT SLAB ON GRADE AND ALL FRAMED SLABS ARE IN PLACE AND HAVE ATTAINED THE SPECIFIED DESIGN STRENGTH. PROVIDE TEMPORARY SHORING WHERE 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE NEED TO USE FOUNDATION REBAR AS A

GROUNDING ELECTRODE SYSTEM AND SHALL BE RESPONSIBLE FOR INSTALLING THE BONDING CLAMP PRIOR

TO PLACEMENT OF THE CONCRETE.

15. CONTRACTOR SHALL TREAT SOIL BELOW SLAB FOR TERMITES. 16. DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.

MASONRY NOTES

I. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TMS 402-2016 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES' 2. CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS INDICATED BY THE ARCHITECTURAL DRAWINGS. PROVIDE FULL BED AND HEAD JOINTS.

3. MASONRY UNITS SHALL BE MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'm) OF 2000 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS. UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.

4. BOND BEAMS SHALL BE PROVIDED AT THE TOPS OF ALL CMU WALLS AND AT HORIZONTAL INTERVALS NOT TO EXCEED EIGHTEEN (18) TIMES THE WALL (CMU) THICKNESS. UNLESS INDICATED ON DRAWINGS, REINFORCE ALL BOND BEAMS WITH A MINIMUM 2 CONTINUOUS #5 BARS WITH MINIMUM 3000 PSI SMALL AGGREGATE CONCRETE (NOTE: MORTAR MIX DOES NOT CONSTITUTE GROUT). PROVIDE WALL ANCHORS TO ALL BUILDING COLUMNS AT MAXIMUM 48" VERTICAL AND AT ALL BOND BEAMS.

5. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, GROUT SHALL CONFORM TO ASTM C476 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000

PSI. SLUMP OF GROUT SHALL BE 8 TO 10 INCHES AND THE MAXIMUM AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404). HORIZONTAL JOINT REINFORCING: ASTM A82; 9-GAUGE TRUSS-TYPE, GALVANIZED.

8. DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60 AND SHALL BE FULL HEIGHT OF WALLS JNLESS OTHERWISE NOTED. PROVIDE BAR SPACERS AND POSITIONERS AS REQUIRED TO PROPERLY LOCATE AND STABILIZE REINFORCING DURING GROUTING OPERATIONS. GROUT ALL REINFORCED CELLS SOLID WITH GROUT.

9. PROVIDE AND INSTALL TEMPORARY BRACING REQUIRED INSURING STABILITY OF ALL WALLS DURING CONSTRUCTION AND UNTIL ERECTION OF ATTACHED STRUCTURAL FRAMING IS COMPLETED. IO. IPROVIDE GALVANIZED HORIZONTAL JOINT REINFORCEMENT IN ALL WALLS AND PARTITIONS AT 16" O.C. UNLESS

OTHERWISE SHOWN OR NOTED. PROVIDE ONE (I) PIECE PREFABRICATED UNITS AT 8" O.C. AT ALL WALL CORNERS AND 21. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-89. II. ILAP SPLICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS.

12. GROUT PLACEMENT SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE 13. ALLOW GROUT IN REINFORCED CMU WALLS TO CURE A MINIMUM OF 48 HOURS BEFORE IMPOSING CONCENTRATED OR

OTHER LOADS FROM ABOVE. 14. PROVIDE MASONRY ANCHORS AT 16" O.C. SET ON COURSING AND ATTACHED TO ALL BEAMS, COLUMNS, PARTITIONS, AND WALLS ABUTTING OR EMBEDDED IN MASONRY UNLESS NOTED OTHERWISE ON ARCHITECTURAL AND STRUCTURAL

15. IALL MASONRY PIERS AND PARTITIONS SHALL BE TOOTHED TO ADJACENT MASONRY WALLS. PROVIDE TIES TO ADJACENT FLOOR AND ROOF CONSTRUCTION IN ACCORDANCE WITH DETAILS ON DRAWING

THE CONTRACTOR SHALL VERIEY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC.. AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION. 17 ALL MASONRY WORK TO BE EXECUTED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS FOR COLD WEATHER CONSTRUCTION FOUND IN THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI

STRUCTURES (ACI 530.1-05/ASCE 6-05) WITH THE FOLLOWING ADDITIONS: FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F, THE TEMPERATURE OF THE NEWLY LAID MASONRY OR NEWLY GROUTED MASONRY SHALL BE MAINTAINED ABOVE 32 DEGREES F FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN ACI

530-95/ASCE 5-95) AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR MASONRY

THE TESTING AND INSPECTION AGENCY SHALL MONITOR THE PROPORTIONING, MIXING, AND CONSISTENCY OF MORTAR AND GROUT, THE PLACEMENT OF MORTAR, GROUT, AND MASONRY UNITS, AND THE PLACEMENT OF REINFORCING STEEL FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ALL WALL SECTIONS AND PIERS LESS THAN TWO SQUARE FEET IN CROSS-SECTIONAL AREA SHALL BE FULLY

20. PROVIDE VERTICAL MASONRY CONTROL JOINTS AT MAXIMUM 25'-O" ON CENTER UNLESS DETAILED ON ARCHITECTURAL DRAWINGS, COORDINATE LOCATIONS WITH ARCHITECT

CONFORM TO EARTHQUAKE REQUIREMENTS OF $\underline{\text{TMS 402-16}}$, SPECIFICALLY SECTION 7.4.3 FOR SEISMIC DESIGN CATEGORY C REQUIREMENTS

MASONRY REINFORCING LAP SPLICE LENGTH (IN.) NOMINAL WALL THICKNESS NOMINAL WALL THICKNESS

CAST-IN-PLACE CONCRETE

CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318-19), AND CONSTRUCTED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD

. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE
AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE
2. WIDE FLANGE SHAPES: THE FOLLOWING COMPRESSIVE STRENGTH (FC') AT 28 DAYS:

WALL /PIERS 4000 PSI SLABS ON GRADE 4000 PSI

AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE. MAXIMUM AGGREGATE SIZE SHALL BE I-I/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS

THE CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW, COMPRESSIVE STRENGTH MUST BE SUBSTANTIATED BY A SUITABLE EXPERIENCE RECORD OR BY THE METHOD OF LABORATORY TRIAL BATCHES. THE PERTINENT CRITERIA OF CHAPTER 4 OF ACI 318-11 SHALL APPLY TO THE PROPORTIONING OF MIX DESIGNS AND TO HE ACCEPTANCE OF CONCRETE PRODUCED FOR THE JOB. IF DURING CONSTRUCTION ANY CLASS CONCRETE FAILS TO MEET THE ACCEPTANCE CRITERIA, THE CONTRACTOR SHALL TAKE SUCH STEPS AS ARE DEEMED NECESSARY B HE STRUCTURAL ENGINEER TO IMPROVE SUBSEQUENT TEST RESULTS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL ALSO BEAR THE COST OF SPECIAL INVESTIGATION, TESTING, OR REMEDIAL WORK NECESSARY BECAUSE OF EVIDENCE OF LOW STRENGTH OR NON-CONFORMING CONCRETE OR WORKMANSHIP.

4. MAXIMUM WATER/CEMENT RATIOS: B. INTERIOR SI ABS

> C. EXTERIOR SLABS CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (144 PCF +) WITH ALL CEMENT CONFORMING TO ASTM CI50, TYPE AXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM

6. WHERE NOTED, LIGHTWEIGHT SLAB CONCRETE (IIO PCF ± 5) SHALL BE PROVIDED WITH ALL CEMENT CONFORMING TO ASTM CI50, TYPE I OR II. MAXIMUM AGGREGATE SIZE SHALL BE 3/4" AND CONFORM TO ASTM C330 CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-04a, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM A615-04a, GRADE 40, UNLESS NOTED OTHERWISE. THE "N" DESIGNATION SHALL BE ACCEPTED IN LIEU OF THE "S" DESIGNATION REQUIREMENT, HOWEVER, OTHER REQUIREMENTS SHALL BE MET. REINFORCEMENT BARS SHALL NOT

8. WELDED WIRE FABRIC WHEN USED SHALL CONFORM TO ASTM AI85. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO MESHES AT SPLICES.

BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY

9. GROUT SHALL BE NONSHRINKABLE GROUT CONFORMING TO ASTM C827, AND SHALL HAVE SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED

10. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS: (SEE ACI 318-11 SECTION 7.7 FOR CONDITIONS NOT NOTED)

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH B. CONCRETE EXPOSED TO EARTH OR WEATHER #6 BARS AND LARGER #5 BARS AND SMALLER C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND #II BARS AND SMALLER II. PRIMARY REINFORCEMENT, TIES, STIRRUPS, OR SPIRALS

12. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE, IF REQUIRED, ADDITIONAL BARS, STIRRUPS OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.

13. PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE INSPECTION AGENCY.

14. BONDING AGENT SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE. 15. PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB

THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER, ALUMINUM CONDUITS PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLABS WITHIN 12 INCHES OF COLUMN FACE OR FACE OF BEARING WALL, NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS OR SLABS SUBJECTED TO FLUIDS. INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER DRIVEN FASTENERS WILL BE PERMITTED WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE

INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID LLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS. THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE. TO THE ELEVATION INDICATED ON DECK, AND FRAMING DEFLECTION TO ACHIEVE THIS FINISHED TOP OF SLAB ELEVATION, THE CONTRACTOR SHALL

PROVIDE FOR A MINIMUM OF 5/8" AVERAGE THICKNESS FOR ADDITIONAL CONCRETE DURING PLACEMENT FOR ALL SLABS SUPPORTED AND FORMED ON STEEL DECK OVER THE ENTIRE FLOOR AREA. THE CONTRACTOR SHALL OVIDE THE MEANS BY WHICH THE MAXIMUM AND MINIMUM CONCRETE SLAB THICKNESS CAN BE MONITORED AND VERIFIED DURING AND AFTER THE PLACING AND FINISHING OPERATIONS. IB. CONSTRUCTION JOINTS FOR SLABS ON METAL DECK SHALL BE LOCATED MIDWAY BETWEEN BEAMS WHERE THE JOINT IS PARALLEL TO THE BEAM SPAN, JOINTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN WHERE THE JOINT

IS PERPENDICULAR TO THE BEAM SPAN. ANY STOP IN CONCRETE WORK MUST BE MADE WITH VERTICAL BULKHEADS, INLESS OTHERWISE SHOWN. ALL REINFORCING IS TO BE CONTINUOUS THROUGH JOINTS 19. PREPARE CONCRETE TEST CYLINDERS FROM EACH DAY'S POUR. CYLINDERS SHALL BE PROPERLY CURED AND STORED. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172.

20. RETAIN LABORATORY TO PROVIDE TESTING SERVICE. SLUMP PER ASTM C143L AIR CONTENT PER ASTM C231 OR CIT3, CYLINDER TESTS PER ASTM C3I AND C39. ONE SET OF SIX (6) CYLINDERS FOR EACH 50 CUBIC YARDS FOR EACH MIX USED. REPORTS OF ALL TESTS TO BE SUBMITTED TO THE ARCHITECT.

22, WELDING OF REINFORGEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD DI.I-04 & 01.4-98. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX

23. HORIZONTAL JOINTING WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRAC DOCUMENT. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL 24, SLABS SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS AT EACH COLUMN LINE IN EACH DIRECTION (REFER TO PLAN) ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED, SUCH THAT THE MAXIMUM SPACING BETWEEN CONSTRUCTION AND/OR CRACK CONTROL JOINTS DOES NOT EXCEED 30X SLAB THICKNESS IN INCHES AND

LENGTH TO WIDTH RATIO 1.5:1 25. REPAIR CONCRETE EXHIBITING VOIDS DUE TO SNAP TIES. "HONEYCOMBS." ROCK POCKETS, AND RUNS, SPALLS OR OTHERWISE DAMAGED SURFACES WITH DRY PACK OR CÉMENT GROUT, AND FINISH FLUSH WITH ADJOINING SURFACES. AT THE DISCRETION OF THE STRUCTURAL ENGINEER OR AS QUALIFIED BY LAB TESTING, EXCESSIVE HONEYCOMES OR 30.100% OF FULL PENETRATION WELDS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING WITH ASTM E164. EXPOSED REINFORCEMENT THAT JEOPARDIZE THE DESIGN, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF

. PROVIDE TWO (2) #3 X 4'0" AT ALL RE-ENTRANT CORNERS, PLACED ON THE DIAGONAL WITH I 1/2" CLEARANCE FROM THE CORNER AND TOP OF SLAB. REFER TO DETAIL.

27. CONSTRUCTION JOINTS BETWEEN FOOTINGS AND PILASTERS AND SIMILAR JOINTS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE IN AN APPROVED MANNER TO A FULL AMPLITUDE OF APPROX. 1/4 INCHES, LEAVING THE CONTACT SURFACE FREE AND CLEAR OF LAITANCE. REINFORCED (DOWELLED) JOINTS SHALL HAVE BINDER ADDITIVE APPLIED PRIOR TO POUR.

28. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT FINISHED SURFACES FROM STAINS OR ABRASIONS, NO FIRE SHALL BE ALLOWED IN DIRECT CONTACT WITH CONCRETE. PROVIDE ADEQUATE PROTECTION AGAINST INJUTIOUS ACTION BY SUN OR WIND. FRESH CONCRETE SHALL BE THOROUGHLY PROTECTED FROM HEAVY RAIN, FLOWING WATER,

AND MECHANICAL INJURY 30. TOPS OF FOUNDATIONS SHALL BE TROWEL FINISHED AND SMOOTH. REFER TO DRAWINGS FOR BASE PLATE

31. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZERS. CONCRETE FOR THE PREPARATION OF TEST CYLINDERS SHALL BE TAKEN FROM THE HOSE END FOR CONCRETE PLACED BY PUMP.

32. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOBSITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE REQUIREMENTS OF THE CONCRETE SUPPLIER AND PUMPER TO ENSURE PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR PROPER USE OF RETARDANTS AND OTHER ADDITIVES, USE OF CALCIUM E CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE

33. PLACE CONCRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX, DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL COMPLY WITH ACI RECOMMENDATIONS 302 AND 304 FOR GARAGES. 34. PROVIDE 7 DAY CURING IMMEDIATELY AFTER FINISHING USING ONE OF THE FOLLOWING METHODS:

A. CONTINUOUSLY WATERED BURLAP C. SPRAYED-ON LIQUID MEMBRANE

35 REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR REQUIREMENTS, PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS DEVELOP USING WET BURLAF PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL OR OTHER INJURIOUS

36. SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT -I" FROM TOP OF SLAB.

37. PROVIDE POUR STOP MATERIAL WHERE NOT INDICATED ON PLAN AS REQUIRED TO COMPLETE JOB.

38. HOT WEATHER CONCRETING; WHEN CONCRETING IS TO BE DONE IN HOT WEATHER CONDITIONS THAT COULD DVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 305R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS. 39. COLD WEATHER CONCRETING; WHEN CONCRETING IS TO BE DONE IN COLD WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 306R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS.

STRUCTURAL STEEL

RAISED PATTERN FLOOR PLATE:

CONNECTION TO BE MADE.

FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO "THE STEEL CONSTRUCTION MANUAL" FIFTEENTH EDITION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION INCLUDING THE 2016 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE 2014 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH

BOLTS AND ANSI/AISC 303-16 CODE OF STANDARD PRACTICE. ASTM A992 OR A572, GRADE 50. 3. STRUCTURAL SHAPES & PLATES: ASTM A36, A572 OR A992.

4. STEEL PIPE: ASTM A53, GRADE B. 5. STEEL TUBING (SQUARE OR RECT.): ASTM A500, GRADE B.

6. GALVANIZED STRUCTURAL STEEL A. STRUCTURAL SHAPES AND RODS B. BOLTS, FASTENERS AND HARDWARE ASTM AI53.

8. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 55, OR ASRM A307 UNLESS NOTED OTHERWISE. BOLTS SHALL BE DESIGNED AS BEARING TYPE BOLTS, EXCEPT AS NOTED HEREIN OR ON PLAN, BEARING BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SNUG TIGHT" CONDITION AS OUTLINED IN THE AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A 490 BOLTS, AS REVISED 1985. BOLTS IN BRACING CONNECTIONS, MOMENT CONNECTIONS OR OTHER CONNECTIONS NOTED ON THE DRAWINGS ARE CONSIDERED TO BE SLIP-CRITICAL BOLTS AND SHALL BE TIGHTENED BY THE TURN-OF-NUT METHOD OR SHALL UTILIZE LOAD INDICATOR TYPE BOLTS INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER, CONNECTION BOLTS SHALL HAVE

HARDENED WASHER PLACED UNDER THE ELEMENT TO BE TIGHTENED. O. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN AND DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED IN THE CONTRACT DOCUMENTS. TYPICAL CONNECTION DETAILS ARE INDICATED ON THE DRAWINGS FOR DESIGN INTENT ONLY. THE FABRICATOR SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER PREPARE THE CONNECTION DESIGNS, AND SUCH DESIGNS SHALL BE SUBMITTED FOR REVIEW WITH THE SHOP DRAWINGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "MANUAL OF STEE CONSTRUCTION" FIFTEENTH EDITION. PROVIDE DOUBLE ANGLE CONNECTIONS OR KNIFE PLATE CONNECTIONS FULL DEPTH OF THE SUPPORTING BEAM, MINIMUM (2) BOLTS PER BEAM, UNLESS NOTED OTHERWISE. ALL CONNECTIONS SHALL BE DESIGNED AND DETAILED TO DEVELOP A MINIMUM END REACTION OF 12.0 KIPS UNLESS NOTED OTHERWISH ON PLAN. ALL BEAM TO COLUMN CONNECTIONS SHALL BE DESIGNED FOR THE MINIMUM SHEAR REACTION INDICATED ABOVE IN COMBINATION WITH A IO KIP AXIAL FORCE (ACTING IN BOTH TENSION AND COMPRESSION). ALL FORCES LISTED ARE ALLOWABLE STRESS LEVEL FORCES UNLESS NOTED OTHERWISE

PRIOR TO DETAILING CONNECTIONS FOR STRUCTURAL STEEL, THE STEEL FABRICATOR SHALL SUBMIT FOR REVIEW REPRESENTATIVE DETAILS AND CALCULATIONS FOR EACH TYPE OF STRUCTURAL STEEL CONNECTION TO BE UTILIZED. AFTER REVIEW, THE CONNECTIONS MAY BE INCORPORATED INTO SHOP DRAWINGS, ALONG WITH A TABLE OF DESIGN CAPACITIES FOR THE RANGE OF CONNECTIONS TO BE USED.

12. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD DI.I-04&01.4-98, I-80 ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.I OR AWS A5.5 CLASS ETOXX, LOW HYDROGEN. MINIMUM WELD

13. CUTS, HOLES, COPING, ETC. REQUIRED FOR OTHER TRADES OR FIELD CONDITIONS SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTTING OR BURNING OF MAIN STRUCTURAL MEMBERS IN THE FIELD WILL NOT BE

15. THE GENERAL CONTRACTOR AND STEEL ERECTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE

14. STEEL MEMBERS SHOWN ON PLAN SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE.

16. WELDING TO THE EXISTING STEEL WILL NOT BE ALLOWED AND THE CONTRACTOR SHALL ANTICIPATE USING FIELD BOLTED CONNECTIONS TO THE EXISTING STEE 17. BEAMS AND GIRDERS SHALL HAVE BEAM WEB HOLES AS INDICATED ON THE STRUCTURAL DRAWINGS. ALL HOLES SHALL BE CENTERED AT MID-DEPTH OF THE BEAM UNLESS OTHERWISE NOTED. ALL RECTANGULAR WEB HOLES SHALL

HAVE A MINIMUM CORNER RADIUS OF 5/8" OR THICE THE THICKNESS OF THE BEAM WEB, WHICHEVER IS GREATER.

ALL WEB OPENINGS SHALL BE MACHINE OXYGEN CUT. MANUAL CUTTING OR BURNING IS NOT PERMITTED. COORDINATE LOCATION AND SIZE OF HOLE WITH MECHANICAL CONTRACTOR PRIOR TO REVIEW BY THE STRUCTURAL ENGINEER. . ALL STEEL SHALL BE PAINTED WITH SHOP STANDARD PRIMER UNLESS NOTED OTHERWISE 1. STEEL ANGLES AND PLATES ALONG WITH BOLTS AND WASHERS, IN DIRECT CONTACT WITH EXTERIOR FINISH

MASONRY, AND ALL EXTERIOR EXPOSED STRUCTURAL STEEL, SHALL BE PAINTED WITH INORGANIC ZINC PRIMER EQUIVALENT TO SOUTHERN COATINGS CHEMTEC 600. 20. SPANDRELS AND COLUMNS ADJACENT TO MASONRY SHALL HAVE ADJUSTABLE MASONRY TIES.

21. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED

WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND

22. BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE CONTRACT DOCUMENTS, WHERE NO UPWARD CAMBER IS INDICATED, ANY MILL CAMBER SHALL BE DETAILED UPWARD IN THE BEAMS. CAMBER INDICATED ON PLAN IS AFTER

23. HEADED CONCRETE ANCHORS SHALL BE NELSON OR KSM HEADED CONCRETE ANCHORS (OR APPROVED EQUAL) AND SHALL CONFORM TO ASTM AIOB. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE STUD WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD, WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY OR THE KSM WELDING SYSTEMS COMPANY

24. DEFORMED BAR ANCHORS (D.B.A.) SHALL BE NELSON OR KSM DEFORMED BAR ANCHORS (OR APPROVED EQUAL), AND SHALL BE MADE FROM COLD-DRAWN WIRE CONFORMING TO ASTM A496. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY OR THE KSM WELDING

25. PROVIDE LOOSE OR HANGING LINTELS NOT SHOWN ON DRAWINGS AS REQUIRED TO COMPLETE JOB. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONTACT STRUCTURAL ENGINEER AS PER ANY DESIGN INFORMATION REQUIRED. FIELD WELD ALL ADJUSTABLE LINTEL CONNECTIONS AFTER FINAL ALIGNMENT.

26. FIELD WELDED SURFACES WITHIN FOUR (4) INCHES OF WELD SHALL BE CLEANED AND GROUND SMOOTH. AFTER WELDING COAT THE EXPOSED AREA WITH APPROPRIATE PRIMER/PAINTS AS SPECIFIED.

RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THESE ELEMENTS ARE COMPLETE AND ARE CAPABLE OF

27. IF STEEL IS GALVANIZED, COAT THE EXPOSED AREA WITH GALVANIZING REPAIR PAINT. GALVANIZING REPAIR PAINT SHALL BE A HIGH ZINC DUST CONTENT PAINT COMPLYING WITH FEDERAL SPECIFICATIONS DOD-P-21035A OR SSPC-PAINT-20, COLD GALVANIZING COMPOUND BY ZRC PRODUCTS CO. OR EQUAL. 28. THE STEEL STRUCTURE IS A NON-SELF-SUPPORTING STEEL FRAME AND IS DEPENDENT UPON DIAPHRAGM ACTION OF THE METAL (ROOF/FLOOR) DECK AND ATTACHMENT TO THE MASONRY WALLS FOR STABILITY AND FOR RESISTANCE O WIND AND SEISMIC FORCES. PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR STABILITY AND FOR

PROVIDING THIS SUPPORT. 29. VISUALLY INSPECT ALL FILLET WELDS, IO% OF ALL FIELD FILLET WELDS IN PRIMARY CONNECTIONS AND MULTI-PASS WELDS SHALL BE TESTED BY THE MAGNETIC PARTICLE METHOD, COMPLYING WITH EIOS, PERFORMED ON THE ROOT PASS AND ON THE FINISHED WELD

31. 100% OF WELDS IN BEAM AND COLUMN MOMENT CONNECTIONS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING

32. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENCASEMENT.

33. ALL DISSIMILAR METALS SHALL BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND/OR CORROSIVE EFFECTS. 34. ALL BRACING OR TRUSS CONNECTIONS, WHICH HAVE NOT BEEN SPECIFICALLY DETAILED, SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION FOR THE FORCES NOTED ON THE ELEVATIONS AND DETAILS. THIS SHALL INCLUDE ALL GUSSET PLATES, FILLER PLATES, ANGLES, STIFFENERS, BOLTS OR WELDS, OR OTHER MATERIAL REQUIRED FOR THE CONNECTION. STAMPED CALCULATIONS FOR THE CONNECTION DESIGN SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR REVIEW BY THE ENGINEER

5. GUSSET PLATE CONNECTIONS SHALL BE SIZED FOR 100% OF THE AXIAL FORCES INDICATED ON THE ELEVATIONS. DESIGN ALL GUSSET PLATES AND CONNECTORS AS REQUIRED FOR COMPLIANCE WITH AISC. PROVIDE STIFFENER PLATES AS REQUIRED AT THE GUSSET PLATE CONNECTIONS.

36. THE NET AREA (REFER TO AISC SECTION B2 AND B3) AT THE CONNECTION OF ANY BRACING MEMBER SHALL NOT BE LESS THAN 85 PERCENT OF THE GROSS CROSS SECTIONAL AREA OF THE MEMBER. ADDITIONAL PLATES SHALL BE ADDED AS NECESSARY TO MAINTAIN THE MINIMUM NET CROSS SECTIONAL AREA. SUCH PLATES SHALL EXTEND A MINIMUM DISTANCE EQUAL TO THE DEPTH OF THE MEMBER PAST THE LAST ROW OF BOLTS. 37. ALL CONNECTIONS SHALL BE SYMMETRICAL ABOUT THE AXIS OF THE MEMBER CONNECTED. PROVIDE ONLY ONE

GRADE OF BOLT FOR EACH BOLT DIAMETER TO BE USED IN THE CONNECTIONS, DO NOT MIX GRADE OF BOLTS 38. PROVIDE WASHERS FOR ALL CONNECTIONS WITH STANDARD, OVERSIZE AND SHORT-SLOTTED HOLES, FOR LONG-SLOTTED HOLES PROVIDE WASHERS OR A CONTINUOUS BAR OF SUFFICIENT SIZE TO COMPLETELY COVER THE

special inspections schedule

Y N SPECIAL INSPECTIONS

SLOT. PLATE WASHERS OR BARS TO BE MINIMUM OF 5/16" THICK FOR LONG-SLOTTED HOLES. 39. MILL STEEL COLUMN ENDS TO FIT FLUSH WITH BASE PLATE, CAP PLATE AND END PLATES. FIELD ASSEMBLY OF THESE STEEL ELEMENTS TO THE COLUMNS IS PROHIBITED

CODE/SECTION

•	I IN	SPECIAL INSPECTIONS	CODESECTION
X		STRUCTURAL STEEL- WELDING	BC 1705.2.I
Х		STRUCTURAL STEEL- DETAILS	BC 1705.2.2
Х		STRUCTURAL STEEL- HIGH STRENGTH BOLTING	BC 1705.2.3
	Х	STRUCTURAL STEEL- SEISMIC RESISTANCE	BC 1705.2.4
	Х	STRUCTURAL STEEL- OPEN WEB STEEL JOISTS AND GIRDERS	BC 1705.2.7
	Х	STRUCTURAL COLD-FORMED STEEL	BC 1705.2.6
Х		CONCRETE - CAST-IN-PLACE	BC 1705.3
	X	CONCRETE - PRECAST	BC 1705.3
	X	CONCRETE - PRESTRESSED	BC 1705.3
Х		MASONRY	BC 1705.4
	Х	WOOD - INSTALLATION OF HIGH-LOAD DIAPHRAGMS	BC 1705.5.I
		WOOD - METAL-PLATE-CONNECTED TRUSSES	BC 1705.5.2
	Х	WOOD - PREFABRICATED I-JOISTS	BC 1705.5.3
X		SUBSURFACE CONDITIONS - FILL PLACEMENT, IN-PLACE DENSITY, SUBGRADE INSPECTIONS	BC 1705.6
X		SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS) [TR 4]	BC 1705.6
	Х	DEEP FOUNDATION ELEMENTS [TR 5]	BC 1705.7
	Х	HELICAL PILES [TR 5H]	BC 1705.9
Х		VERTICAL MASONRY FOUNDATION ELEMENTS	BC 1705.19
Х		STRUCTURAL STABILITY - ALTERATIONS TO EXISTING STRUCTURES	BC 1705.25.I
X		CONSTRUCTION OPERATIONS INFLUENCING ADJACENT STRUCTURES	BC 1705.25.2
Х		EXCAVATIONS	BC 1705.25.3
X		UNDERPINNING	BC 1705.25.4
X		POST-INSTALLED ANCHORS	BC 1705.37
X		CONCRETE DESIGN MIX [TR 3]	BC 1905.3
X		CONCRETE SAMPLING AND TESTING [TR 2]	BC 1905.6
X		FINAL	28-116.2.4.2, BC 110.5, DIRECTIVE 14 OF 1975, AND 1 RCNY \$101-10

MOOD CONSTRUCTION

DESIGN, FABRICATION, AND CONSTRUCTION OF WOOD FRAMING SHALL COMPLY WITH THE "THE NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION" 2018 (WITH 2018 SUPPLEMENT)

2. KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW HUMIDITY.

3. COMPLY WITH GRADING RULES OF GRADING AGENCY FOR SPECIES OF TIMBER USED. SPIB - SOUTHERN PINE INSPECTION BUREAU MCLIB - MEST COAST LUMBER INSPECTION BUREAU

WWPA - WESTERN WOOD PRODUCTS ASSOCIATION 4. ALL GRADES OF TIMBER MUST FULFILL THESE REQUIREMENTS FOR SPECIES, STRESS RATINGS,

5. MINIMUM STRESS RATING: EXCEPT WHERE INDICATED AS "NON-STRESS RATED", PROVIDE TIMBER WHICH HAS BEEN EITHER GRADED OR TESTED AND CERTIFIED WITH ALLOWABLE STRESS RATINGS 3ASED ON DOUGLAS FIR-LARCH #2 (PSI) OF: Fb = 900, Ft = 575, Fc = 1350, Fc PERPENDICULAR = 625, Fv = 180, and E = 1,600,000.

6. MOISTURE CONTENT: EXCEPT AS OTHERWISE INDICATED, PROVIDE TIMBER DRIED TO MAXIMUM MOISTURE CONTENT OF 19%, AND INCLUDE "S-DRY" OR SIMILAR INDICATION IN GRADE MARKING OR CERTIFICATION OF GRADE. DRESSING: PROVIDE TIMBER WHICH HAS BEEN DRESSED ON 4 SIDES (\$45) AT MILL, PRIOR TO

GRADING, COMPLY WITH GRADE SIZES. . PSL (PARALLAM) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY EMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS.

Fb = 2,900 PSI FOR I2" DEPTH FOR OTHER MULTIPLY BY [12/d]0.111 Fv = 290 PSI Fc^ = 650 PSI E = 2,000,000 PS

THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

 LVL (LAMINATED VENEER LUMBER) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS OR AS NOTED ON THE DRAWINGS. THE FOLLOWING MINIMUM STRUCTURAL

Fb = 2,600 PSI FOR I2" DEPTH FOR OTHER MULTIPLY BY [I2/d]0.I36 Fc^ = 750 PSI E = 1,900,000 PS

O. ALL STRUCTURAL FLOOR FRAMING SHALL BE DOUG-FIR NO.2 OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

Fb = 900 PSI Fv = 180 PSI Fc^ = 625 PSI (PERPENDICULAR TO GRAIN) E = 1,600,000 PSI

BASED DESIGN VALUES FOR WOOD STUD AND BRACING SHALL BE DOUG-FIR OR DOUG FIR STUD GRADE OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

Fc = 850 PSI (PARALLEL TO GRAIN)

Fv = 180 PSI

I2. PLYWOOD FOR ROOF SHEATHING SHALL BE MINIMUM 3/4" FOR FLAT ROOFS AND ROOFS WITH SUPPORTS GREATER THAN 16" O.C. SPACING AND 5/8" MINIMUM FOR SLOPED ROOFS (GREATER THAN 30°) WITH SUPPORTS NO MORE THAN 16" O.C. SPACING AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, EXTERIOR, 48" X 46" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS. PROVIDE ONE PANEL EDGE CLIP BETWEEN SUPPORTS.

13. PLYWOOD FOR FLOOR SHEATHING SHALL BE MINIMUM 3/4" AND EACH SHALL CONFORM TO APA PS RATED SHEATHING, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS.

14. EXTERIOR WALL PLYWOOD SHEATHING SHALL BE MINIMUM 15/32" AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, 32/16, EXTERIOR, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS. REFER TO TYPICAL DETAILS FOR FASTENING ND LAPPING REQUIREMENTS FLOOR TO FLOOR. MINIMUM EDGE PANEL FASTENING SPACING SHALL BE 6" AND 12" O.C. FIELD SPACING. RE: SHEAR WALL PLAN, IF APPLICABLE, FOR ADDITIONAL

15. FOR WOOD FRAMING MARKED TJI, REFER TO THE MANUFACTURER REQUIREMENTS FOR NAILING AND ADDITIONAL REINFORCEMENT REQUIREMENTS. 16. SEE THE INTERNATIONAL BUILDING CODE FOR MINIMUM BRACING AND NAILING REQUIREMENTS.

17. PROVIDE AN ADDITIONAL JOIST UNDER PARALLEL NON-LOAD BEARING PARTITIONS THAT SPAN MORE PROJECT TITLE: THAN 1/3 THE SPAN OF THE JOIST.

I8. ALL JOISTS AND RAFTERS SHALL BE RIGIDLY BRACED AT INTERVALS NOT EXCEEDING δ '-O" ON

19. THE WOOD STRUCTURE IS A NON-SELF SUPPORTING FRAME AND IS DEPENDENT UPON DIAPHRAGM ACTION OF THE PANELS AND ATTACHMENT TO THE SHEAR WALL FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES, PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR BILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THESE ELEMENTS ARE

HEREBY REQUEST EXEMPTION FOR THE CONCRETE WORK AS

COMPLETE AND ARE CAPABLE OF PROVIDING THIS SUPPORT.

NOTED BELOW: "THE TOTAL STRUCTURAL CONCRETE SPECIFIED FOR THE PROJECT IS LESS THAN 50 CUBIC YARDS (38 CUBIC METERS)." "THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, F'C, NO GREATER THAN 2,500 POUNDS PER SQUARE INCH (PSI) (17.2 MPA), REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE CONSTRUCTION; AND THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI (28 MPA)." "THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDING BULLETIN 2009-026, ITEM IV, AND I HEREBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR-2 AND TR-3 FORM."

GC TO SUBMIT DESIGNS MIX TO ARCHITECT BY THE CONCRETE PRODUCER ON PRODUCER'S LETTERHEAD WITH DOCUMENTATION OF SAMPLE TESTING OF THIS EXACT DESIGN MIX FROM THE PLANT WITH 7 DAY AND 28 DAY BREAKS AND STANDARD DEVIATIONS FOR DESIGN ENGINEER'S APPROVAL PRIOR TO POURING CONCRETE. THE DESIGN ENGINEER'S APPROVED DESIGN MIX SHALL THEN BE SUBMITTED TO THE SPECIAL INSPECTOR FOR THE CAST-IN-PLACE

TOTAL CONCRETE CUBIC YARDS

CONCRETE AT FOUNDATIONS

TOTAL VOLUME = TBD

OCCUPANT SAFETY NOTES

SPECIAL INSPECTION SIGN OFF.

REQUIRED EGRESS NOT TO BE IMPEDED DURING COURSE OF CONSTRUCTION. CONSTRUCTION TO BE CARRIED ON DURING NORMAL WORKING HOURS FROM &A.M. TO 5 P.M. SECURITY & FIRE SAFETY SHALL BE MAINTAINED DURING COURSE OF CONSTRUCTION WORK, WHERE STRUCTURAL WORK IS TO BE DONE, SAFETY OF TENANTS IS TO BE MAINTAINED DUST CREATED DURING THE COURSE OF CONSTRUCTION SHALL BE MAINTAINED AND KEPT

CONSTRUCTION IS TO BE CONFINED TO THE INTERIOR ONLY AND WILL NOT CREATE DUST DIRT OR OTHER SUCH INCONVENIENCES TO OTHER OCCUPANTS IN THE BUILDING. NOISE TO BE CONTROLLED DURING NORMAL WORKING HOURS. THE WORK SHALL BE SO PERFORMED, AND SUCH TEMPORARY FACILITIES AND UTILITIES FURNISHED, AS NOT TO INTERFERE WITH ACCESS TO AND OCCUPIED PARTS OF THE EXISTING BUILDING AND SO AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH THE OPERATION OF THE BUILDING ESSENTIAL SERVICES THERE OF. THE CONTRACTOR SHALL WORK OUT A TIME LINE SCHEDULE WITH THE

OWNER AND OBTAIN WRITTEN APPROVAL OF THE OWNER (2) WEEKS IN ADVANCE OF WORK WHICH MAY OR WILL CAUSE INTERFERENCE WHEN INSTALLATION OF PARTIAL, OR NEW SYSTEM REQUIRES SHUTDOWN F AN OPERATING SYSTEM THE CONNECTION TO THE SYSTEM SHALL BE PERFORMED ONLY AFTER WRITTEN NOTIFICATION OF ESTIMATED SHUT-DOWN PERIOD HAS BEEN APPROVED BY OWNER.

ALL RUBBISH SHALL BE COLLECTED AND REMOVED FROM THE SITE BY THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL PARTS OF THE

PROPERLY HUNG TARPAULING, DEPENDING ON THE TYPE OF WORK TO BE DONE.

PRESENT BUILDING AND THEIR CONTENTS AND THEIR OCCUPANTS PROPER PROTECTION SHALL BE PROVIDED AROUND ALL AREAS IN WHICH DEMOLITION OR NEW IS TO BE CARRIED SO AS TO PREVENT DIRT, OR DUST FROM ENTERING THE ACTIVE PORTIONS BUILDING. PROTECTIVE MEASURES SHALL CONSIST OF DUST-TIGHT STUD AND PLYWOOD

NEW ADDITION & RENOVATION TO EXIST TOWNHOUSE, CONCRETE UNDERPINNING & BENCHING

STRUCTURAL SCOPE OF WORK

FOR LOWERED CELLAR FLOOR <u>DRAWING LIST</u>

S-100 GENERAL NOTES -IOI FOUNDATION PLAN & DETAILS S-IO2 GROUND LEVEL & LEVEL I FRAMING PLANS S-IO3 LEVEL 2 & LEVEL 3 FRAMING PLANS S-104 LEVEL 4 & ROOF FRAMING PLANS S-301 FRAMING DETAILS S-401 TYPICAL DETAILS

PROFESSIONAL ENGINEERS ADDRESS P.O. BOX 628 FARMINGDALE, NJ 07727

PHONE

732.938.2661 ALL DRAWINGS AND WIN IT LEWAL SAFEARMS
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK
OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING
FOR THE PURPOSE OF COPYING THIS WORK OR REVISING
SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THE OF COMPANY ASSETS, BOTH OF WHICH SHALL BE

PERSECUTED TO THE FULLEST EXTENT OF

732.938.2666

EAL AND SIGNATURE:

NEW YORK PROFESSIONAL ENGINEER LICENSE NUMBER: 102752

OOB APPROVAL STAMP

DATE: REVISION:

8

DOB BSCAN STICKER

OOB NOW JOB #:

DRAWING TITLE **GENERAL**

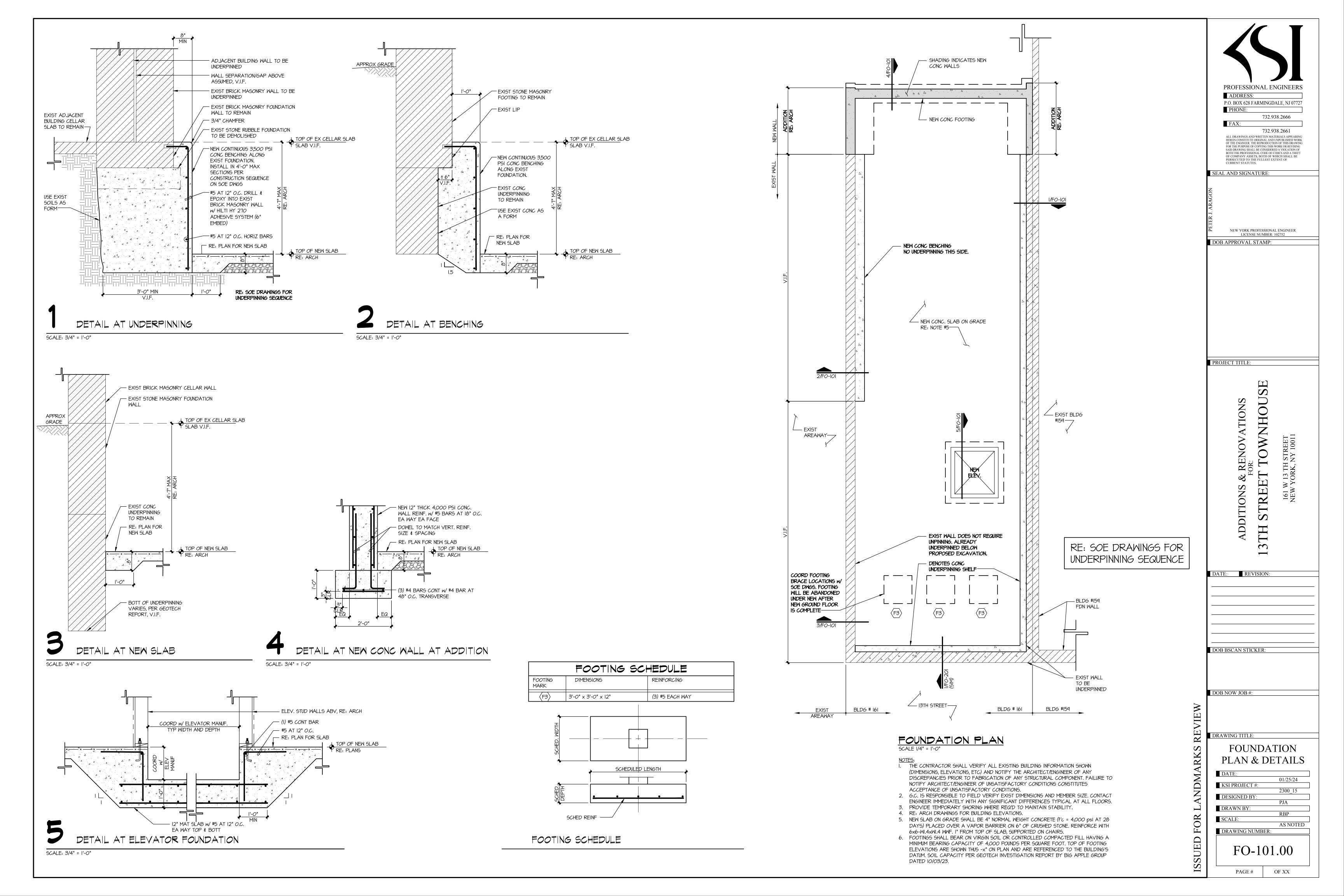
01/25/24 KSI PROJECT # 2300 15 DESIGNED B DRAWN BY AS NOTED

NOTES

PAGE#

S

DRAWING NUMBER:



HEADER SCHEDULE		
H-I	(2) 2x8'5	
H-2	(2) 2xIO'5	
H-3	(2) 2xl2'5	
H-4	(3) 2x8'5	
H-5	(3) 2xIO'5	
H-6	(3) 2x12'5	

	FLITCH BEAM
FB-I	(2) 1-3/4x11-7/8 w/ 1/2"x11.5" STL PLATE BOLT w/ 1/2" DIA. BOLTS AT 12" O.C. STAGGERED.
FB-2	(3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.

HANGER SCHEDULE

PRE-ENGINEERED BEAMS

COLUMN SCHEDULE		
C-I	3" DIA. STND PIPE COLUMN	
C-2	4" DIA. STND PIPE COLUMN	
C-3	5" DIA. STND PIPE COLUMN	

COLUMN SCHEDULE			DIMENSIONAL	LUMBER
	3" DIA. STND PIPE COLUMN		2x8	LU526
2	4" DIA. STND PIPE COLUMN		(2) 2x8'5	LUS26-2
3	5" DIA. STND PIPE COLUMN		2xIO	LUS28
			(2) 2x10'5	LUS28-2
POST SCHEDULE			2xl2	LU5210
			(2) 2xl2'5	LUS210-2
	(2) 2x4'5	'		
2	(2) 2x6'S		HANGER SC	
3 (3) 2x4'5			HANGER SC	

-	
P-I	(2) 2x4'5
P-2	(2) 2x6'5
P-3	(3) 2x4'5
P-4	(3) 2x6'5
P-5	4x4
P-6	6x6
P-7	3-I/2x3-I/2 PSL POST
P-8	3-I/2x5-I/4 PSL POST
P-9	5-I/4x5-I/4 PSL POST

		, ,,,,,		
	4x4	JOIST	TTL FLANGE	HANGER
	6x6		MIDTH	
	3-I/2x3-I/2 PSL POST	(1) 9-1/2 110	1 3/4"	ITSI.8I/9.5
	3-1/2x5-1/4 PSL POST	(1) 9-1/2 230	2 5/16"	ITS2.37/9.
	5-1/4x5-1/4 PSL POST	(1) 11-7/8 110	1 3/4"	ITSI.8I/II.8
		(1) 11-7/8 230/360	2 5/16"	ITS2.37/II.
=	BEAM SCHEDULE	(1) 11-7/8 560	3 1/2"	ITS3.56/II.
<u>_</u>	DEAM SCHEDULE	(I) 14 230/360	2 5/16"	ITS2.37/I4
	I-3/4x9-I/2 LVL	(1) 14 560	3 1/2"	ITS3.56/I4
	3-1/2x9-1/2 PSL	(2) 9-1/2 110	3 1/2"	MIT49.5
	5-1/4x9-1/2 PSL	(2) 9-1/2 230	4 5/8"	MIT359.5-:
	7x9-1/2 PSL	(2) 11-7/8 110	3 1/2"	MIT4II.88
	1-3/4xII-7/8 LVL	(2) 11-7/8 230/360	4 5/8"	MIT3511.88
	3-1/2x11-7/8 PSL	(2) 11-7/8 560	7"	HB7.12/11.8
	5-I/4xII-7/8 PSL	(2) 14 230/360	4 5/8"	MIT3514-2
	7xII-7/8 PSL	(2) 14 560	7"	HB7.12/14*
	I-3/4xI4 LVL	* REQUIRES WEB ST	, FIFFENERS	1
)	3-1/2x14 PSL	HANGER	2 SCHE1	 ⊃UI =
	5-1/4×14 PSI			

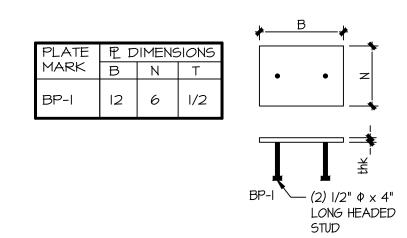
B-I	I-3/4x9-I/2 LVL
B-2	3-1/2x9-1/2 PSL
B-3	5-I/4x9-I/2 PSL
B-4	7x9-1/2 PSL
B-5	I-3/4xII-7/8 LVL
B-6	3-1/2x11-7/8 PSL
B-7	5-1/4x11-7/8 PSL
В-8	7xII-7/8 PSL
B-9	I-3/4xI4 LVL
B-IO	3-1/2x14 PSL
B-II	5-I/4xI4 PSL
B-I2	7xI4 PSL
B-13	I-3/4xI6 LVL
B-14	3-1/2x16 PSL
B-15	5-I/4xI6 PSL
B-16	7xI6 PSL

3-I3	I-3/4xI6 LVL	1-3/4x9-1/2 LVL	MIT9.5
3-14	3-1/2x16 PSL	3-1/2×9-1/2 PSL	HB3.56/9.5
3-15	5-1/4x16 PSL	5-1/4x9-1/2 PSL	HGLTV5.37 H=9.5
3-16	7x16 PSL	1-3/4xII-7/8 LVL	MITII.88
		3-1/2x11-7/8 PSL	HGLTV3.511
PC	ST BASE SCHED.	5-1/4x11-7/8 PSL	HGLTV5.37 H=II.8
-44	ABA44 SIMPSON - 4x4 POST	7xII-7/8 PSL	HGLTV7 H=II.875
- 44 -66	ABA66 SIMPSON - 6x6 POST	1-3/4x14 LVL	MITI.81/14
-00	ADAGG SIMIFSON - EXC FOST	3-1/2x14 PSL	HGLTV3.514
		5-1/4x14 PSL	HGLTV5.37 H=14
20	OST CAP SCHED.	7xI4 PSL	HGLTV7 H=14
C-44	CC44 SIMPSON - 4x4 POST	1-3/4x16 LVL	MITI.81/16
PC-66	CC66 SIMPSON - 6x6 POST	3-1/2x16 PSL	HGLTV3.516
		5-1/4x16 PSL	HGLTV5.37 H=16
		7x16 PSL	HGLTV7 H=16

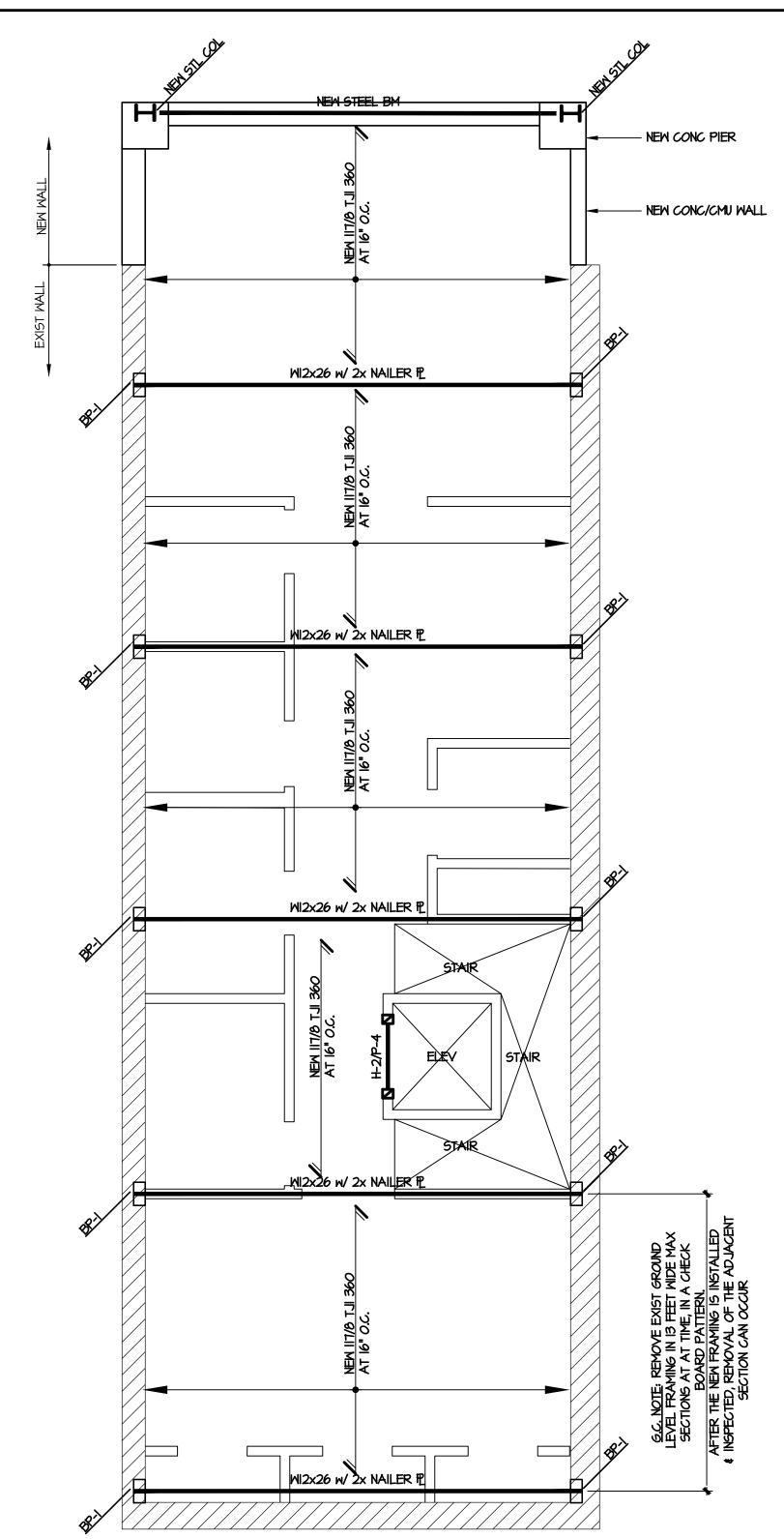
P	OST CAP SCHED.
PC-44	CC44 SIMPSON - 4x4 POST

SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.

- PROVIDE 1/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER
- 3. FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (3) ROWS OF 16d NAILS AT 8" O.C.
- . FOR 2x10 AND 2x12 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (4) ROWS OF 16d NAILS AT 8" O.C.
- NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS REQUIREMENTS.
- PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

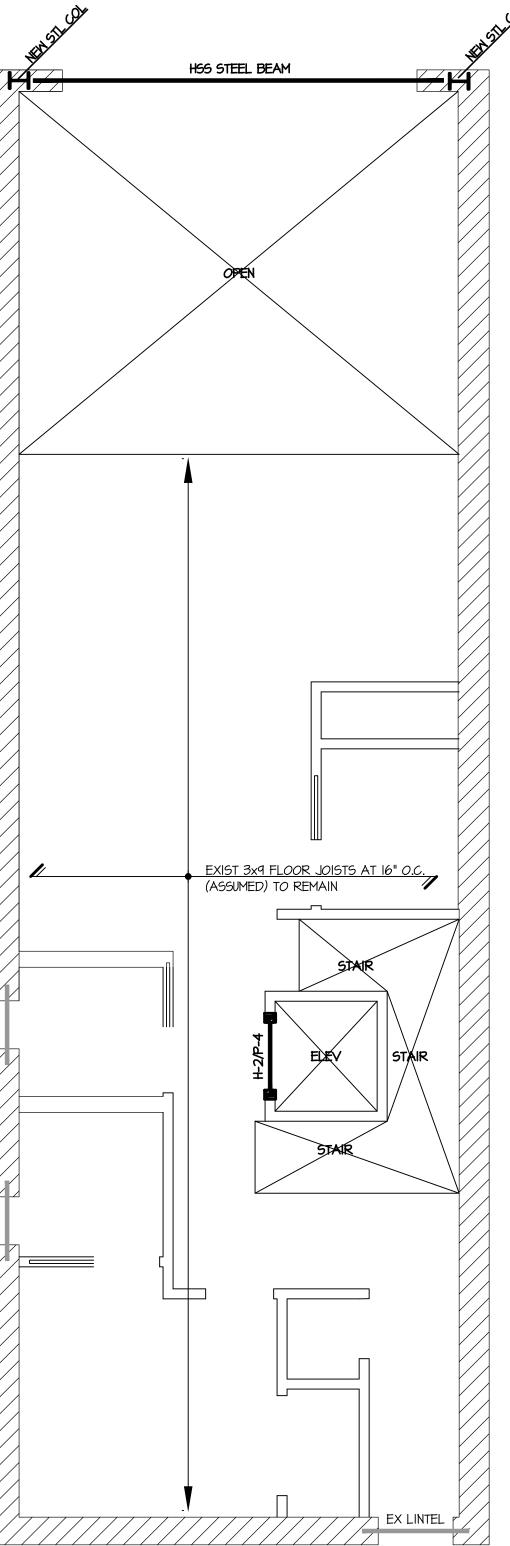


BEARING PLATE SCHEDULE



GROUND LEVEL FRAMING PLAN

- I. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
- 2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
- 3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY. 4. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS
- REFERENCED FROM THE BUILDING'S DATUM. 5. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
- 6. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
- 7. ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN. 8. ALL RIM JOIST SHALL BE 1-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.
- 9. ALL HEADERS TO BE MIN. (2) 2xIO'S IN 2x4 EXTERIOR WALL AND (3) 2xIO'S IN 2X6
- EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN. 10. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE
- JACK STUD AND KING STUD.
- II. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS. 12. FOR TYPICAL DETAILS SEE DRAWING SO401
- 13. FOR GENERAL NOTES SEE DRAWING S-100 14. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR
- FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER.
- 15. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- 16. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED.
- 17. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO
- 18. L-I DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. W/ (I) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.



LEVEL | FRAMING PLAN

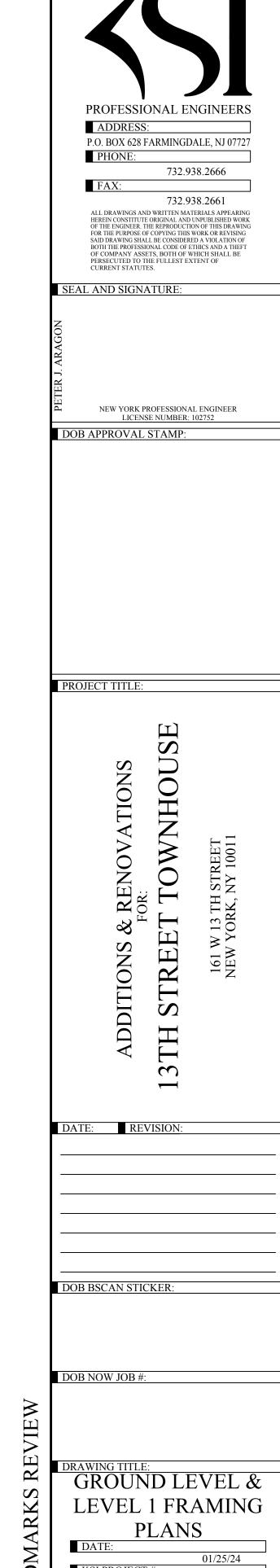
- I. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
- 2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT
- ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY. 4. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS
- REFERENCED FROM THE BUILDING'S DATUM.
- 5. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. 6. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
- 7. ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN. 8. ALL RIM JOIST SHALL BE I-I/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.
- 9. ALL HEADERS TO BE MIN. (2) 2xIO'S IN 2x4 EXTERIOR WALL AND (3) 2xIO'S IN 2X6
- EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN. 10. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE
- JACK STUD AND KING STUD.
- REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS. 12. FOR TYPICAL DETAILS SEE DRAWING S-401

HEADER/BEAM END ONLY.

- 13. FOR GENERAL NOTES SEE DRAWING S-100
- 14. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER.
- 15. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE
- JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- 16. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED. 17. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE.

POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO

18. L-I DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. W/ (1) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.



KSI PROJECT #: 2300 15 DESIGNED BY DRAWN BY DRAWING NUMBER:

S-102.00

PAGE#

HE	ADER SCHEDULE
H-I	(2) 2x8'5
H-2	(2) 2xIO'5
H-3	(2) 2xl2'5
H-4	(3) 2x8'5
H-5	(3) 2xIO'5
H-6	(3) 2xl2'5

	FLITCH BEAM
FB-I ((2) 1-3/4xII-7/8 w/ I/2"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.
FB-2 ((3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.

HANGER SCHEDULE

DIMENSIONAL LUMBER

WOOD I-JOISTS

PRE-ENGINEERED BEAMS

COLUMN SCHEDULE				
C-I	3" DIA. STND PIPE COLUMN			
C-2	4" DIA. STND PIPE COLUMN			
C-3	5" DIA. STND PIPE COLUMN			

C-I	3" DIA. STND PIPE COLUMN		2x8	LU526
7-2	4" DIA. STND PIPE COLUMN		(2) 2x8'5	LUS26-2
5-3	5" DIA. STND PIPE COLUMN		2xIO	LU528
			(2) 2x10'5	LUS28-2
POST SCHEDULE			2xl2	LUS210
•			(2) 2x12'5	LUS210-2
P-I	(2) 2x4'5	'		
P-2	(2) 2x6'5		IIANAED C	
-3	(3) 2x4'5		HANGER S	しコロレ

	·
P-I	(2) 2x4'5
P-2	(2) 2x6'5
P-3	(3) 2x4'5
P-4	(3) 2x6'5
P-5	4x4
P-6	6x6
P-7	3-1/2x3-1/2 PSL POST
P-8	3-1/2x5-1/4 PSL POST
P-9	5-I/4x5-I/4 PSL POST

-	1 1 1			
-5	4x4	JOIST	TTL FLANGE WIDTH	HANGER
-6	6x6	4.		
-7	3-1/2x3-1/2 PSL POST	(1) 9-1/2 110	1 3/4"	ITSI.81/9.
-8	3-1/2x5-1/4 PSL POST	(1) 9-1/2 230	2 5/16"	ITS2.37/
-9	5-1/4x5-1/4 PSL POST	(1) 11-7/8 110	I 3/4"	ITSI.8I/II.
		(1) 11-7/8 230/360	2 5/16"	ITS2.37/
=	BEAM SCHEDULE	(1) 11-7/8 560	3 1/2"	ITS3.56/
		(1) 14 230/360	2 5/16"	ITS2.37/
-1	1-3/4x9-1/2 LVL	(1) 14 560	3 1/2"	ITS3.56/
-2	3-1/2x9-1/2 PSL	(2) 9-1/2 110	3 1/2"	MIT49.5
-3	5-1/4x9-1/2 PSL	(2) 9-1/2 230	4 5/8"	MIT359.5
-4	7x9-1/2 PSL	(2) 11-7/8 110	3 1/2"	MIT411.88
-5	1-3/4x11-7/8 LVL	(2) 11-7/8 230/360	4 5/8"	MIT3511.8
-6	3-1/2x11-7/8 PSL	(2) 11-7/8 560	7"	HB7.I2/II.
-7	5-1/4x11-7/8 PSL	(2) 14 230/360	4 5/8"	MIT3514-
-8	7x11-7/8 PSL	(2) 14 560	7"	HB7.12/14
-9	I-3/4xI4 LVL	* REQUIRES WEB ST	TIFFENERS	ı
-10	3-I/2xI4 PSL	HANGER	SCHET	
11	E I/A.IA DCI			

B-I	I-3/4x9-I/2 LVL
B-2	3-1/2x9-1/2 PSL
B-3	5-I/4x9-I/2 PSL
B-4	7x9-1/2 PSL
B-5	I-3/4xII-7/8 LVL
B-6	3-1/2x11-7/8 PSL
B-7	5-1/4xII-7/8 PSL
B-8	7xII-7/8 PSL
B-9	I-3/4xI4 LVL
B-10	3-1/2x14 PSL
B-II	5-1/4x14 PSL
B-I2	7xI4 PSL
B-I3	I-3/4xI6 LVL
B-14	3-1/2x16 PSL
B-15	5-1/4x16 PSL
B-16	7x16 PSL

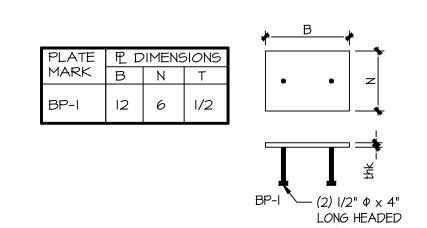
	I-3/4xI6 LVL	I-3/4x9-I/2 LVL	MIT9.5
	3-1/2x16 PSL	3-1/2x9-1/2 PSL	HB3.56/9.5
	5-1/4x16 PSL	5-1/4x9-1/2 PSL	HGLTV5.37 H=9
	7x16 PSL	1-3/4x11-7/8 LVL	MITII.88
		3-1/2x11-7/8 PSL	HGLTV3.5II
0	OST BASE SCHED.	5-1/4x11-7/8 PSL	HGLTV5.37 H=II
	ABA44 SIMPSON - 4x4 POST	7xII-7/8 PSL	HGLTV7 H=II.87
	ABA66 SIMPSON - 6x6 POST	I-3/4xI4 LVL	MITI.81/14
	TABLES SITTI SON CACTOST	3-1/2x14 PSL	HGLTV3.514
_	OCT CAR COURT	5-1/4x14 PSL	HGLTV5.37 H=14
	OST CAP SCHED.	7xI4 PSL	HGLTV7 H=14
14	CC44 SIMPSON - 4x4 POST	1-3/4x16 LVL	MITI.81/16
66	CC66 SIMPSON - 6x6 POST	3-1/2x16 PSL	HGLTV3.516
		5-1/4x16 PSL	HGLTV5.37 H=16
		7xI6 PSL	HGLTV7 H=16

SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.

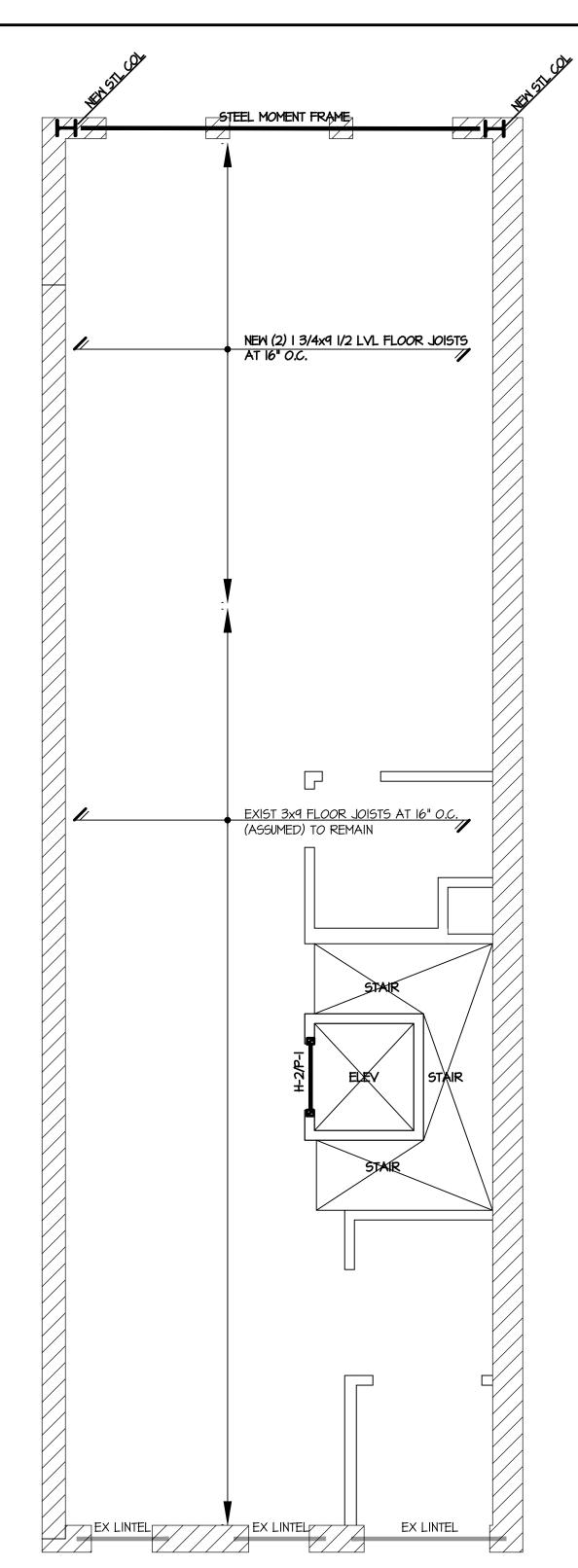
- PROVIDE I/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER
- 3. FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY w/ (3) ROWS OF 16d NAILS
- FOR 2XIO AND 2XI2 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (4) ROWS OF 16d NAILS AT 8" O.C.
- NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS REQUIREMENTS.

DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP



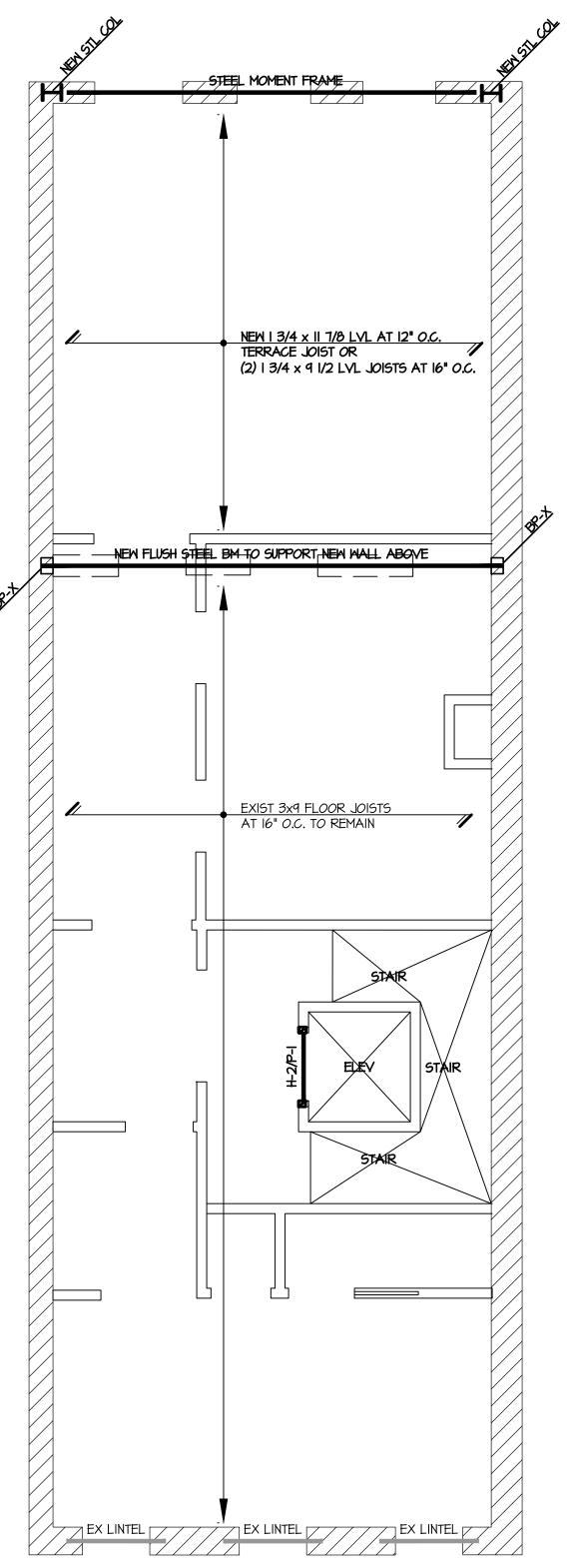
BEARING PLATE SCHEDULE



LEVEL 2 FRAMING PLAN

I. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.

- 2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
- PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY. 4. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED
- STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS
- REFERENCED FROM THE BUILDING'S DATUM. 5. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
- 6. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
- 7. ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN. 8. ALL RIM JOIST SHALL BE 1-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF
- 3400 LB/FT TYPICAL ALL FLOORS. 9. ALL HEADERS TO BE MIN. (2) 2xIO'S IN 2x4 EXTERIOR WALL AND (3) 2xIO'S IN 2X6
- EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN. 10. ALL OPENINGS IN THE EXTERIOR WALL 6'-0" AND GREATER SHALL HAVE A DOUBLE
- JACK STUD AND KING STUD. II. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
- 12. FOR TYPICAL DETAILS SEE DRAWING S-401
- 13. FOR GENERAL NOTES SEE DRAWING S-100 14. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR
- ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER. 15. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- 16. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24"
- O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED. 17. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.
- 18. L-I DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. W/ (I) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.



LEVEL 3 FRAMING PLAN

I. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.

- 2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT
- ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS. 3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY. 4. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS
- REFERENCED FROM THE BUILDING'S DATUM. 5. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
- 6. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER. 7. ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN.
- 8. ALL RIM JOIST SHALL BE 1-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.
- 9. ALL HEADERS TO BE MIN. (2) 2xIO'S IN 2x4 EXTERIOR WALL AND (3) 2xIO'S IN 2X6
- EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN. 10. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE
- JACK STUD AND KING STUD.
- II. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS. 12. FOR TYPICAL DETAILS SEE DRAWING S-401

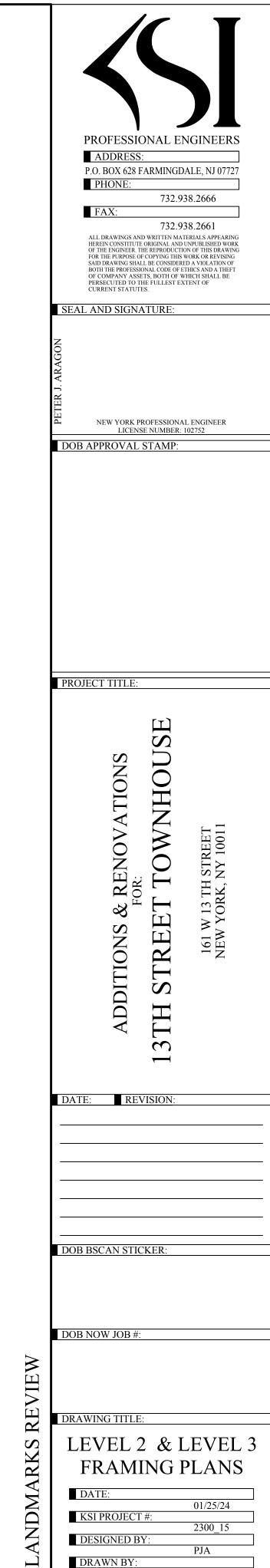
HEADER/BEAM END ONLY.

- 13. FOR GENERAL NOTES SEE DRAWING S-100 14. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR
- ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER. 15. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- 16. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED.

17. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE.

18. L-I DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. W/ (1) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.

POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO



DRAWING NUMBER:

PAGE#

S-103.00

HE	ADER SCHEDULE
H-I	(2) 2x8'5
H-2	(2) 2xIO'5
H-3	(2) 2xl2'5
H-4	(3) 2x8'5
H-5	(3) 2xIO'5
H-6	(3) 2xl2'5

B-8 | 7x11-7/8 PSL

(3) 2x12'5		HANGER SC	,HEI
COLUMN SCHEDULE		DIMENSIONAL	- <u>L</u> l
3" DIA STND PIPE COLUMN	1		111526

FLITCH BEAM

(2) I-3/4xII-7/8 w/ I/2"xII.5" STL PLATE BOLT W/ 1/2" DIA. BOLTS AT 12" O.C. STAGGERED. FB-2 (3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS

AT 12" O.C. STAGGERED.

COLUMN SCHEDULE		DIMENSIONAL LUMB		
C-I	3" DIA. STND PIPE COLUMN	2x8	LU526	
C-2	4" DIA. STND PIPE COLUMN	(2) 2x8'5	LUS26-2	
C-3	5" DIA. STND PIPE COLUMN	2xIO	LUS28	
		(2) 2x10'5	LUS28-2	
F	POST SCHEDULE	2xl2	LUS210	
		(2) 2xl2'5	LUS210-2	
P-I	(2) 2x4'5			

	(0) 0 (10			
P-2	(2) 2x6'5	HANGER	SCHET	⊃ III =
P-3	(3) 2x4'5	HANCE		
P-4	(3) 2x6'5	WOOD I-JOISTS		
P-5	4x4	JOIST	TTL FLANGE	HANGER
P-6	6x6	30.01	MIDTH	TIV WIGETY
P-7	3-I/2x3-I/2 PSL POST	(1) 9-1/2 110	I 3/4"	ITSI.8I/9.5
P-8	3-I/2x5-I/4 PSL POST	(1) 9-1/2 230	2 5/16"	ITS2.37/9.5
P-9	5-1/4x5-1/4 PSL POST	(1) 11-7/8 110	I 3/4"	ITSI.8I/II.88
		(1) 11-7/8 230/360	2 5/16"	ITS2.37/II.88
=	BEAM SCHEDULE	(1) 11-7/8 560	3 1/2"	ITS3.56/II.88
	DEAM SCHEDULE	(1) 14 230/360	2 5/16"	ITS2.37/I4
B-I	I-3/4x9-I/2 LVL	(1) 14 560	3 1/2"	ITS3.56/I4
B-2	3-1/2x9-1/2 PSL	(2) 9-1/2 110	3 1/2"	MIT49.5
B-3	5-I/4x9-I/2 PSL	(2) 9-1/2 230	4 5/8"	MIT359.5-2
B-4	7x9-1/2 PSL	(2) 11-7/8 110	3 1/2"	MIT4II.88
B-5	I-3/4xII-7/8 LVL	(2) 11-7/8 230/360	4 5/8"	MIT35II.88-2
B-6	3-1/2x11-7/8 PSL	(2) 11-7/8 560	7"	HB7.12/11.88*
B-7	5-1/4x11-7/8 PSL	(2) 14 230/360	4 5/8"	MIT3514-2

B-9	1-3/4x14 LVL	* REQUIRES WEB STIFF	FENERS
B-10	3-1/2x14 PSL	HANGER	SCHEDULE
B-II	5-1/4x14 PSL		
B-I2	7xI4 PSL	PRE-ENGINE	ERED BEAM
B-13	I-3/4xI6 LVL	1-3/4×9-1/2 LVL	MIT9.5
B-I4	3-1/2x16 PSL	3-1/2×9-1/2 PSL	HB3.56/9.5
B-I5	5-1/4x16 PSL	5-1/4x9-1/2 PSL	HGLTV5.37 H=9.5
B-16	7x16 PSL	I-3/4xII-7/8 LVL	MITII.88
		3-1/2x11-7/8 PSL	HGLTV3.5II
PC	OST BASE SCHED.	5-1/4x11-7/8 PSL	HGLTV5.37 H=11.87
PB-44	ABA44 SIMPSON - 4x4 POST	7xII-7/8 PSL	HGLTV7 H=11.875
PB-66	ABA66 SIMPSON - 6x6 POST	1-3/4x14 LVL	MITI.81/14
12 00	7.67.66 3111 3611 676 1 631	3-1/2x14 PSL	HGLTV3.514
	OCT CAD COUED	5-1/4x14 PSL	HGLTV5.37 H=14
	OST CAP SCHED.	7x14 PSL	HGLTV7 H=14
PC-44	CC44 SIMPSON - 4x4 POST	1-3/4x16 LVL	MITI.81/16
PC-66	CC66 SIMPSON - 6x6 POST	3-1/2x16 PSL	HGLTV3.516

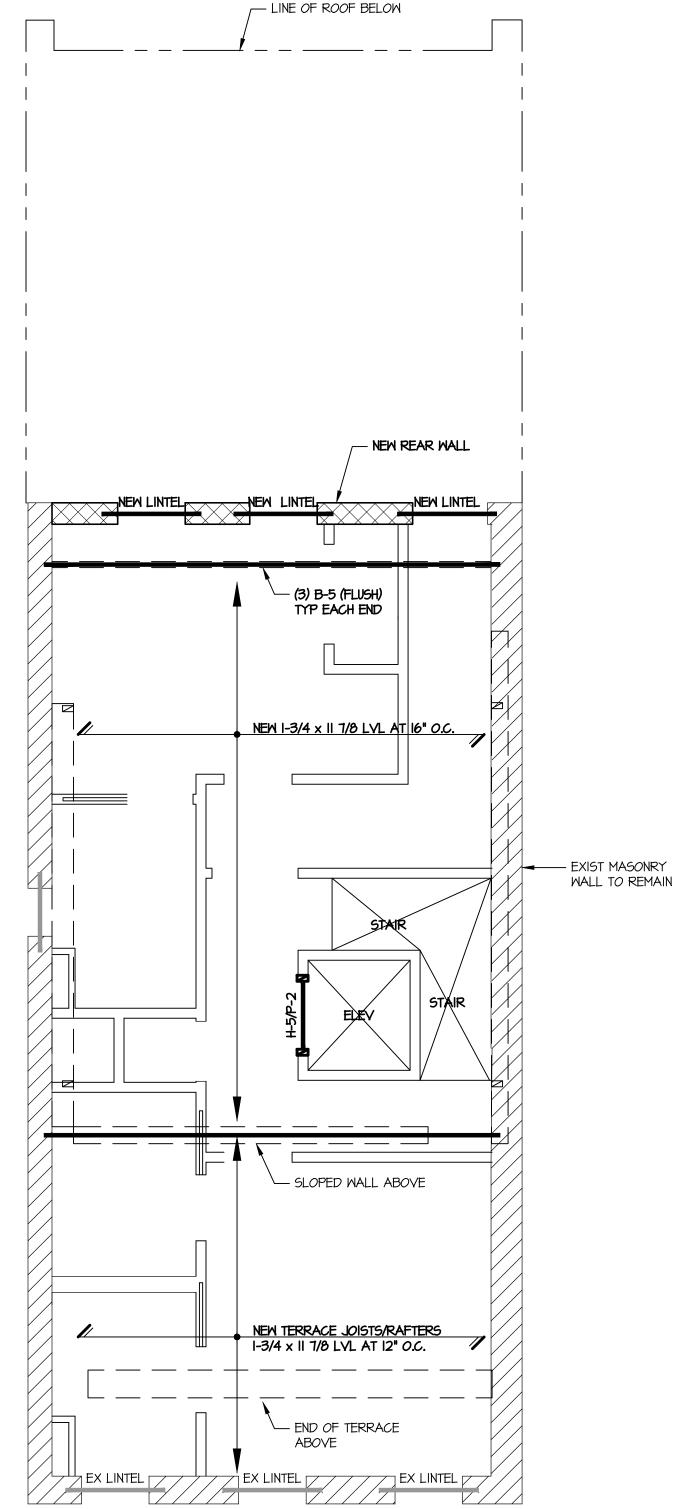
(2) 14 560

HB7.I2/I4*

	5-1/4x9-1/2 PSL	HGLTV5.37 H=9.5
	I-3/4xII-7/8 LVL	MITII.88
	3-1/2x11-7/8 PSL	HGLTV3.511
SE SCHED.	5-1/4x11-7/8 PSL	HGLTV5.37 H=11.875
PSON - 4x4 POST	TxII-7/8 PSL	HGLTV7 H=11.875
PSON - 6x6 POST	1-3/4x14 LVL	MITI.81/14
	3-1/2x14 PSL	HGLTV3.514
D COUED	5-1/4x14 PSL	HGLTV5.37 H=14
AP SCHED.	7xI4 PSL	HGLTV7 H=14
ON - 4x4 POST	1-3/4x16 LVL	MITI.81/16
ON - 6x6 POST	3-1/2x16 PSL	HGLTV3.516
_	5-1/4x16 PSL	HGLTV5.37 H=16
	7x16 PSL	HGLTV7 H=16
NOTES FOR REQUIRED WOOD	SPECIES AND GRADE.	

NO.	TES:
۱.	SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.

- PROVIDE 1/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER
- . FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (3) ROWS OF 16d NAILS AT 8" O.C.
- . FOR 2x10 AND 2x12 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (4) ROWS OF 16d NAILS AT 8" O.C.
- NAIL OR BOLT MULTIPLE LYL BEAMS AND HEADERS PER MANUFACTURERS REQUIREMENTS.
- PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.



LEVEL 4 FRAMING PLAN

- NOTES:

 I. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN

 THE ADDITION THE ADDITION THE ADDITION OF ANY (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES
- ACCEPTANCE OF UNSATISFACTORY CONDITIONS. 2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT
- ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
- 4. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS
- REFERENCED FROM THE BUILDING'S DATUM. 5. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
- 6. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER. ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN.
- 8. ALL RIM JOIST SHALL BE I-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.
- 9. ALL HEADERS TO BE MIN. (2) 2xIO'S IN 2x4 EXTERIOR WALL AND (3) 2xIO'S IN 2X6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
- 10. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE
- JACK STUD AND KING STUD. II. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
- 12. FOR TYPICAL DETAILS SEE DRAWING S-401 13. FOR GENERAL NOTES SEE DRAWING S-100
- 14. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER.
- 15. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- 16. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED. 17. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE.
- HEADER/BEAM END ONLY. 18. L-I DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. w/ (I) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.

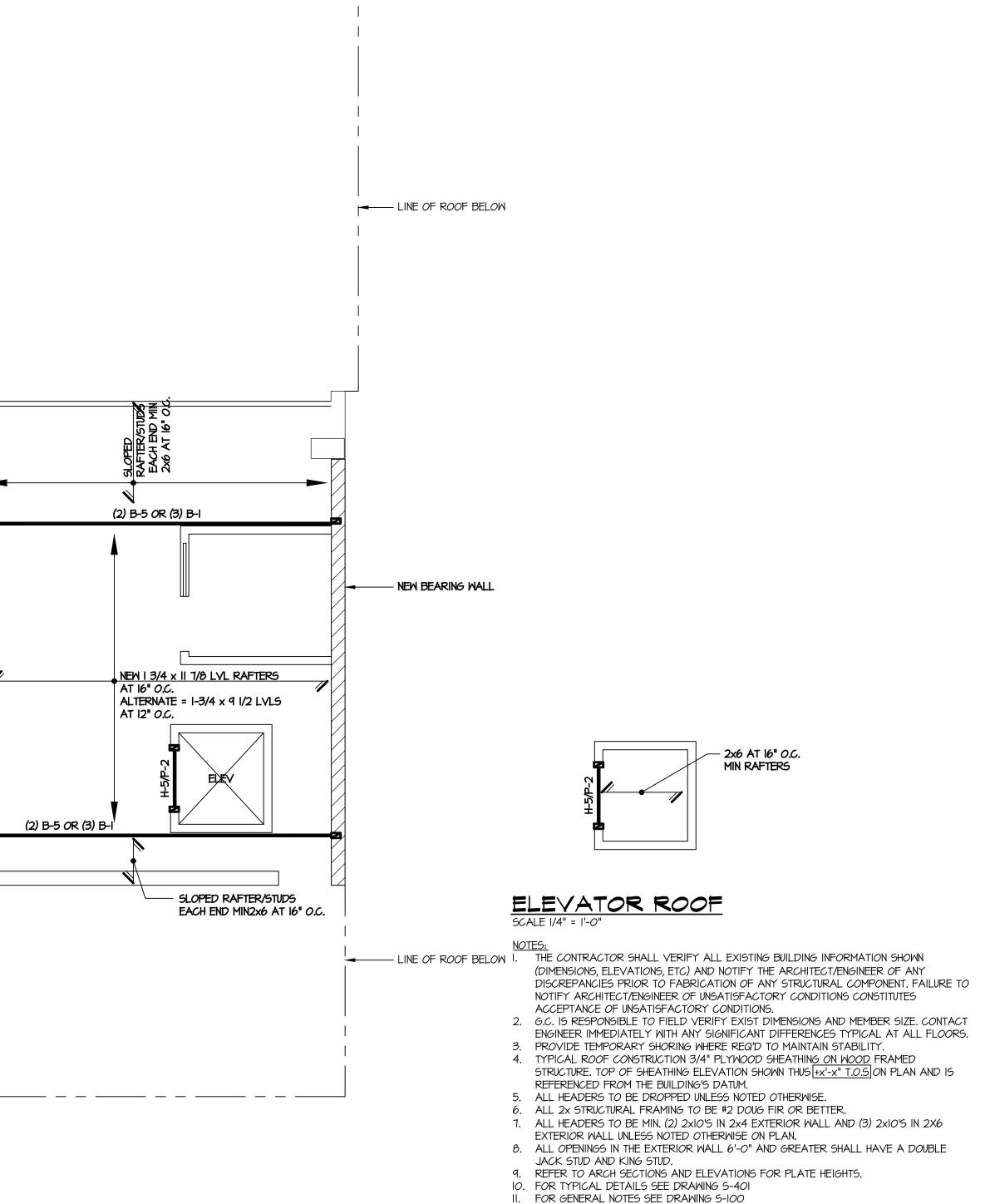
POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO



- I. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES
- 2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT
- 3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
- REFERENCED FROM THE BUILDING'S DATUM.
- 5. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
- 6. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
- 8. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE
- JACK STUD AND KING STUD.
- IO. FOR TYPICAL DETAILS SEE DRAWING S-401

HEADER/BEAM END ONLY.

- II. FOR GENERAL NOTES SEE DRAWING S-100
- ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL ROOF
- FRAMING THAT IS PRE-ENGINEERED LUMBER OR ROOF TRUSS CONSTRUCTION.
- HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- WALL TOP PLATE OR BEAM. 15. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE.



12. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FRAMING IN

FRAMING THAT IS PRE-ENGINEERED LUMBER OR ROOF TRUSS CONSTRUCTION.

14. PROVIDE SIMPSON H2.5A HURRICANE CLIPS AT ALL ROOF RAFTER CONNECTION TO

13. INSTALL PROPER HANGERS AT ALL ROOF RAFTERS. THE INSTALLATION OF THE HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.

POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO

WALL TOP PLATE OR BEAM.

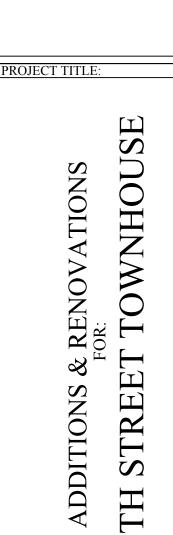
HEADER/BEAM END ONLY.

ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL ROOF

15. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE.

ROOF FRAMING PLAN

- ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
- ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
- 4. TYPICAL ROOF CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS
- 7. ALL HEADERS TO BE MIN. (2) 2xIO'S IN 2x4 EXTERIOR WALL AND (3) 2xIO'S IN 2X6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
- 9. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
- 12. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FRAMING IN
- 13. INSTALL PROPER HANGERS AT ALL ROOF RAFTERS. THE INSTALLATION OF THE
- 14. PROVIDE SIMPSON H2.5A HURRICANE CLIPS AT ALL ROOF RAFTER CONNECTION TO POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO
- 16. L-I DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. w/ (I) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.



PROFESSIONAL ENGINEERS

P.O. BOX 628 FARMINGDALE, NJ 07727

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PERSECUTED TO THE FULLEST EXTENT OF CURRENT STATUTES.

NEW YORK PROFESSIONAL ENGINEER

LICENSE NUMBER: 102752

732.938.2666

732.938.2661

ADDRESS:

SEAL AND SIGNATURE:

DOB APPROVAL STAMP

PHONE:

DOB BSCAN STICKER: DOB NOW JOB #:

DATE: REVISION:

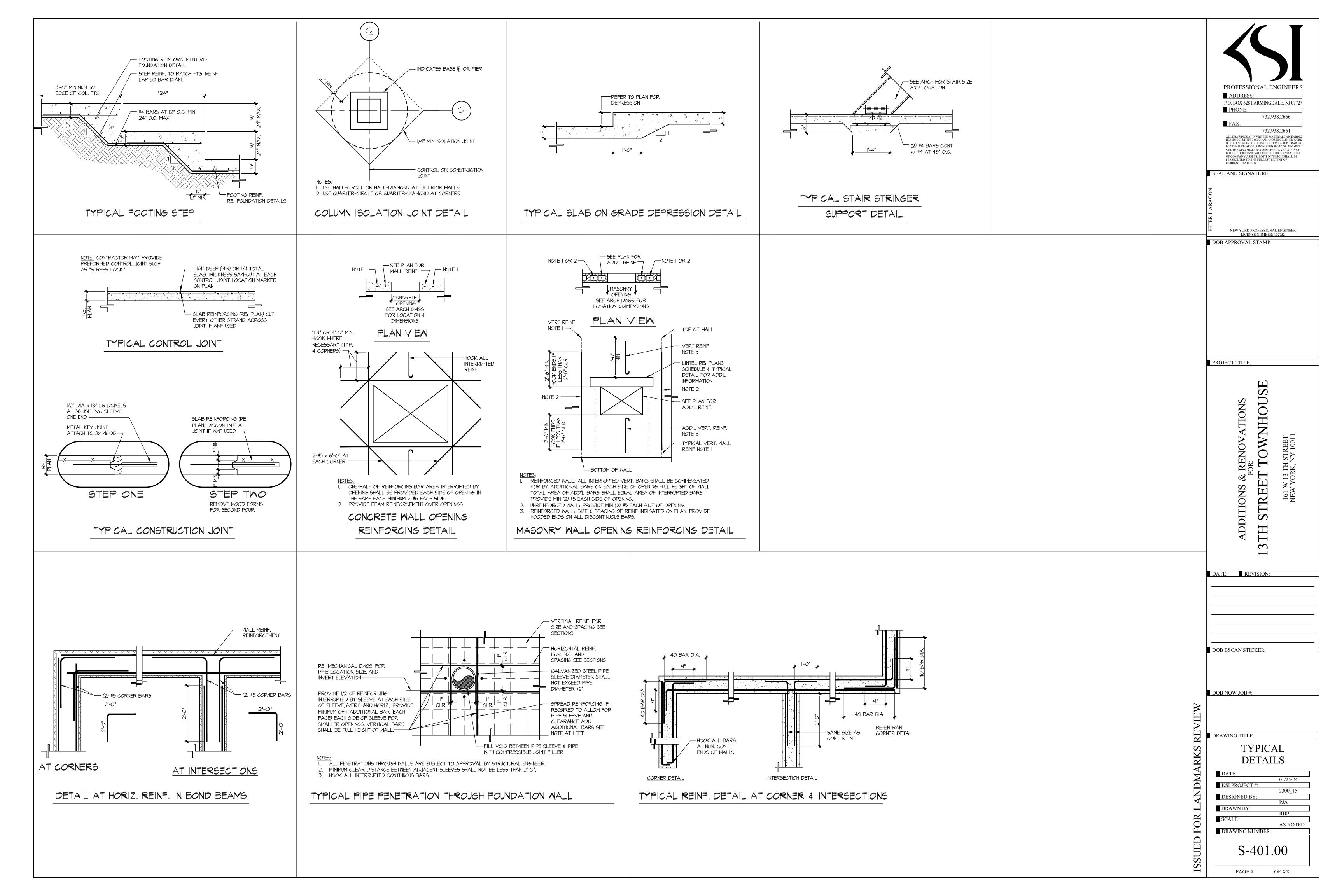
DRAWING TITLE LEVEL 4 & ROOF FRAMING PLANS

01/25/24 KSI PROJECT #: 2300 15 **DESIGNED BY** DRAWN BY DRAWING NUMBER:

S-104.00

PAGE#

ISSUED





The current proposal is:

Preservation Department – Item 2, LPC-24-04601

161 West 13th Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 827 0325 3309

Passcode: 350506

By Phone: 1 646-558-8656 US (New

York) 877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.