GENERAL NOTES

1. ALL WORK PERTAINING TO SHEETING, BRACING, SUPPORT OF ADJOINING LOTS AND SIDEWALKS, PLACEMENT OF FOUNDATION CONCRETE ON SOIL SUBGRADE IS SUBJECT TO CONTROLLED INSPECTION.DESIGN FOR SHEETING & BRACING SHALL BE DONE BY ENGINEER IN CHARGE OF CONTROLLED INSPECTION & PAID BY THE CONTRACTOR.
2. PROPER NOTICES SHALL BE GIVEN FOR PERFORMANCE OF THE CONTROLLED INSPECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYC BLDG CODE: "BEFORE ANY WORK IS COMMENCED ON AN ITEM OF CONSTRUCTION REQUIRING CONTROLLED INSPECTION, ALL PERSONS RESPONSIBLE FOR SUCH CONTROLLED INSPECTION SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO SUCH COMMENCEMENT."
3. NOTICE SHALL BE PROVIDED BY THE PROJECTS OWNER TO ADJOINING PROPERTY OWNERS IN ACCORDANCE WITH THE NYC BLDG CODE: "NO FOUNDATION OF EARTHWORK PERMIT SHALL BE ISSUED UNLESS AND UNTIL AT LEAST FIVE DAYS PRIOR WRITTEN NOTICE OF THE PERMIT APPLICATION SHALL HAVE BEEN GIVEN BY THE APPLICANT TO THE OWNERS OF ALL ADJOINING LOTS, BUILDINGS AND SERVICE FACILITIES, WHICH MAY BE AFFECTED BY THE PROPOSED FOUNDATION WORK OR EARTHWORK OPERATIONS."
4. NOTICE SHALL BE PROVIDED BY THE PROJECTS OWNER TO ADJOINING PROPERTY OWNERS IN ACCORTDANCE WITH THE NYC BLDG CODE: "AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN TO COMMISSIONER BEFORE THE COMMENCEMENT OF ANY WORK, FOR WHICH A PERMIT HAS BEEN ISSUED."
5. ALL WORK PERFORMED IN CONNECTION WITH SHEETING, BRACING, UNDERPINNING, EXCAVATION SHALL ADHERE TO THE APPLICABLE PROVISIONS OF THE NEW YORK CITY BUILDING CODE, THE NEW YORK STATE CODE, REGULATIONS OF THE NEW YORK STATE DEPARTMENT OF LABOR AND OSHA.
6. PRIOR TO COMMENCEMENT OF MASS EXCAVATION, THE ADJOINING PROPERTIES, AND STREETS SHALL BE VISUALLY SURVEYED BY THE CONTRACTOR, SUITABLY MARKED WITH PERMANENT MONITORING POINTS, TO BE MEASURED DURING CONSTRUCTION FOR THE PURPOSES OF DETERMINING CONSTRUCTION-RELATED EFFECTS. REPORT WITH PHOTOGRAPHS SHALL BE PROVIDED TO ARCHITECT IN TRIPLICATE COPIES. A PRE-CONSTRUCTION DAMAGE CONDITION SURVEY OF THE ADJOINING PROPERTIES SHALL BE MADE IN WRITTEN AND PICTORIAL FORM, AND TWO COPIES SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE.
7. ANY WATER INFLOW INTO THE EXCAVATION SHALL BE CONTROLLED BY SUMPING OR OTHER SUITABLE METHODS. DISPOSAL OF WATER SHALL BE MADE OUT OF THE EXCAVATED AREA IN ACCORDANCE WITH LOCAL REGULATION. THE ELEVATION OF THE WATER LEVELS BEYOND THE LIMITS OF THE PROJECT SITE SHALL NOT BE LOWERED SO AS TO PREVENT DISTRESS TO ADJOINING STRUCTURES.
8. A COMPETENT REPRESENTATIVE OF THE CONTRACTOR SHALL INSPECT THE SUBGRADE OF THE EXCAVATION, ANY AND ALL BRACING AND BLOCKING, AT THE COMMENCEMENT OF EACH SHIFT, TO ASSURE INTEGRITY, PRIOR TO PERMITTING WORKMEN TO WORK WITHIN ANY EXCAVATED AREA.
9. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY EXCAVATION RESTRAINT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. IF A SHEETING OR BRACING SYSTEM IS TO BE UTILIZED, THE DETAILS OF SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
10. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SUBGRADE CONDITIONS PRIOR TO START OF WORK. THESE DRAWINGS DISCOUNT UNDERGROUND WATER CONDITIONS (PER REQUEST OF OWNER'S REPRESENTATIVE) UPON COMPLETION OF EXCAVATION.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CONCRETE INSTITUTE (ACI) 318.11.
2. ALL CONCRETE, EXCEPT AS SPECIFICALLY NOTED HEREIN, SHALL BE STONE CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS AND SHALL HAVE A MINIMUM CEMENT CONTENT OF AT LEAST 5-1/2 BAGS PER CUBIC YARD. CONCRETE FOR SLAB ON GRADE SHALL BE 3500 PSI CONCRETE. CONCRETE ON METAL DECK SHALL BE LIGHT WEIGHT, 3000 PSI CONCRETE. CONCRETE FOR FOOTINGS SHALL BE 3000 PSI AND FOUNDATION MAT SHALL BE 4000 PSI.
3.
a) REINFORCING FOR REINFORCED CONCRETE ELEMENTS, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL BE DEFORMED STEEL IN ACCORDANCE WITH ASTM-A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD POINT OF 60,000 PSI.
b) REINFORCING FOR COLUMN TIES AND BEAM STIRRUPS, SHALL BE DEFORMED STEEL IN ACCORDANCE WITH ASTM-A615, GRADE 40 AND SHALL HAVE A MINIMUM YIELD POINT OF 40,000 PSI.
4. WELDED WIRE FABRIC SHALL HAVE A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI.
5. MINIMUM REINFORCEMENT PROTECTION, UNLESS OTHERWISE SHOWN, SHALL BE 3/4" FOR SLABS AND INTERIOR FACES OF WALLS, 1-1/2" FOR BEAMS AND GIRDERS, 2" FOR EXTERIOR FACES OF WALLS, 3" FOR FOOTINGS AND OTHER STRUCTURAL CONCRETE DEPOSITS.
6. NO CONCRETE SHALL BE POURED UNTIL THE REQUIRED PRELIMINARY TEST (PER NYCBC) HAS BEEN MADE AND APPROVED.
7. ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. CONSTRUCTION JOINTS, SUCH AS DAYS END POUR JOINTS, SHALL BE LOCATED IN THE MIDDLE TO THIRD OF THE SPAN. MAIN REINFORCING SHALL RUN THROUGH THE JOINT. ROUGHEN AND SCARIFY JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND. WET THOROUGHLY AND SLUSH JOINT WITH 1:2 MORTAR, 1/2" THICK, NOT MORE THAN 5 MINUTES BEFORE FRESH CONCRETE IS POURED AGAINST SURFACE.
8. ALL OPENING IN FOUNDATION WALLS, UNLESS OTHERWISE SHOWN, SHALL HAVE 2#6 BARS ADDITIONAL ON ALL SIDES AND SHALL EXTEND 2'-6" BEYOND EDGES OF OPENINGS.
9. THE CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND WHERE REQUIRED, INSTALL ALL BUILT-IN-WORK, SLEEVES, OPENING, INSERTS, ETC. AS REQUIRED FOR A CONCRETE JOB. LOCATION OF SLEEVES AND OPENINGS NOT SHOWN ON PLANS IS SUBJECT OF APPROVAL OF STRUCTURAL ENGINEER.
10. PROVIDE VERTICAL DOVETAIL INSERTS AT 2'-0" O.C. MAXIMUM IN ALL CONCRETE SURFACES FACES WITH 1'-3" OR GREATER HEIGHT OF BRICK OR BLOCK.
11. ALL REBARS IN SLAB TO BE SUPPORTED BY PLASTIC COATED CHAIRS PER ACI CODE.
12. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL (LATEST EDITION).
13. ALL REINFORCING SHALL BE SUPPORTED IN FORMS, SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WRED TOGETHER, IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE" (LATEST EDITION).
14. SLUMP OF CONCRETE SHALL NOT EXCEED 4" UNLESS A HIGH RANGE WATER-REDUCING ADMIXTURE IS USED. THE SLUMP OF WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 4". THE SLUMP OF CONCRETE CONTAINING A HIGH RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 8".
15. CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED. AIR CONTENT SHALL BE BETWEEN 4 AND 8 PERCENT.
16. COARSE AGGREGATE SIZE SHALL BE NO. 57 OR LARGER. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR REVIEW BY THE PROJECT MANAGER WELL IN ADVANCE OF CONCRETE PLACEMENT. CONCRETE MIX DESIGN SHALL INCLUDE ALL STRENGTH DATA NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT SPECIFICATIONS FOR EITHER THE TRIAL BATCH OR FIELD EXPERIENCE METHOD.
17. THE CONCRETE CONTRACTOR SHALL INCLUDE IN HIS PRICE THE ADDITIONAL COST OF CONCRETE DUE TO THE DEFLECTION OF METAL DECK, STEEL BEAMS AND GIRDERS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM WITH AISC SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION (LRFD), AS AMENDED TO DATE.
2. ALL STEEL TO BE ASTM-572 (Fy=50 KSI), BASE PLATES CONNECTIONS, ETC. TO BE ASTM A36, Fy=36 KSI.
3. SHOP CONNECTIONS - WELDED OR HIGH STRENGTH BOLTED. FIELD CONNECTIONS - HIGH STRENGTH BOLTED UNLESS OTHERWISE SHOWN. ALL WELDED CONNECTIONS SHALL DEVELOP THE FULL STRENGTH OF THE MEMBERS, UNLESS OTHERWISE NOTED.
4. BOLT STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION LATEST EDITION: HIGH STRENGTH BOLTS A-325 FRICTION TYPE. WELDING ELECTRODES: AMERICAN WELDING SOCIETY A 5.1 E-70 SERIES.
5. ALL BOLTS SHALL BE MINIMUM 3/4" DIA. A 325-F. OPEN HOLES 13/16" DIA. UNLESS OTHERWISE SHOWN OR NOTED. NO SLOTTED HOLES PERMITTED.
6. CONNECTION DESIGN: SHEAR CONNECTIONS: FOR NON-COMPOSITE BEAMS USE THE REACTIONS CAUSED BY THE UNIFORM LOAD REQUIRED TO STRESS THE OUTER FIBERS TO 0.75 Fy, UNLESS OTHERWISE NOTED. FOR COMPOSITE BEAMS USE TWO TIMES AFOREMENTIONED REACTION.
7 ALL SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS, AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE UNLES OTHERWISE NOTED. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED.
8. THE FRAME SHALL BE CARRIED UP TRUE AND PLUMB, AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND THE OPERATION OF SAME. SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE STEEL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY.
9. PROVIDE ALL REQUIRED PLATES, GUSSETS, STIFFENERS, BOLTS, BEAM FILLER METAL, LINTELS, ETC., WHETHER SHOWN ON THE DRAWINGS OR NOT.
10. THE MINIMUM ANGLE THICKNESS SHALL BE 3/8". THE MINIMUM BOLTS SHALL BE 3/4"DIA., AND THE MINIMUM WELD SHALL BE 1/4".
11. ANCHOR BOLTS, BASE PLATES OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRE-SET BY TEMPLATES OR SIMILAR METHODS. ALL PLATES SHALL BE IN FULL BEDS OR NON-SHRINK GROUT.
12. STRUCTURAL MEMBERS, WHICH REQUIRE SPRAY-ON FIRE PROOFING, SHALL HAVE THE RATING INDICATED ON THE DRAWINGS OR SPECIFICATIONS.
13. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BEFORE FABRICATING OR ERECTING ANY WORK, ALL IN ACCORDANCE WITH THE SPECIFICATIONS.
14. STRUCTURAL STEEL DETAILS, NOT SPECIFICALLY SHOWN, SHALL BE SIMILAR TO THOSE FOR MOST SIMILAR SITUATIONS AS DETERMINED BY THE ARCHITECT.
15. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE (AISC 303-2005), EXCEPT AS MODIFIED IN THESE NOTES AND THE PROJECT SPECIFICATIONS.
16. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS. CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. CONNECTION DETAILS INDICATED ON THE DRAWINGS SHALL BE INCORPORATED INTO FABRICATOR'S CONNECTION DESIGN. ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THE FABRICATOR'S ENGINEER WITH THE ENGINEER'S SEAL MAY BE QUALIFIED "FOR DESIGN OF CONNECTIONS ONLY."
17. SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
18. UNLESS NOTED OTHERWISE, BEAMS SHALL BEAR 8" MINIMUM ON CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.

FOUNDATION

1. ALL FOOTINGS TO REST ON UNDISTURBED SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 3 TONS PER SQUARE FOOT.
2. ISOLATED FOOTINGS SHALL BE LOWERED OR RAISED, AND PIERS SHALL BE ADDED, REDUCED OR INCREASED IN HEIGHT, ALL AS APPROVED BY THE ENGINEER, WHERE UNDISTURBED SOIL OF THE SPECIFIED BEARING CAPACITY IS FOUND AT A LOWER OR HIGHER ELEVATION THAN SHOWN ON THE PLANS.
3. BACKFILLING AGAINST FOUNDATION WALLS SHALL NOT BE DONE UNTIL CONCRETE HAS ATTAINED SUFFICIENT STRENGTH AND WALLS ARE PROPERLY SHORED OR BRACED.
4. EDGES OF FOOTINGS SHALL NOT BE PLACED AT A GREATER THAN 1 (VERTICAL) TO 2 (HORIZONTAL) SLOPE WITH RESPECT TO ANY ADJACENT FOOTINGS.
5. THE CONTRACTOE SHALL SAFEGUARD AND PROTECT ALL EXCAVATIONS.
6. THE DESIGN OF THE FOUNDATION IS BASED ON SOIL INVESTIGATION.
7. ALL WORK SHALL BE SUPERVISED BY SOIL MECHANICS.
8. IF SO DERECTED BY SOIL MECHANICS, A PILE FOUNDATION MAY BE REQUIRED.
9. SUPPORTING FORM WORK SHALL NOT BE REMOVED UNTIL A MINIMUM OF 36 HOURS HAS ELAPSED AFTER COMPLETION PLACING CONCRETE.
10. PRIOR OF EXCAVATION OF NEW FOOTINGS CONTRACTOR SHALL VERIFY ALL EXISTING FOOTING ELEVATIONS AND PROJECTIONS ADJACENT TO NEW FOOTINGS. A PROFESSIONAL ENGINEER SHALL PREPARE AND SIGN AND SEAL A DRAWING SHOWING ALL EXISTING CONDITIONS AND UNDERPINNING DETAILS FOR ENGINEER'S ON RECORD REVIEW. NO NEW FOOTINGS SHALL BE PLACED PRIOR TO ENGINEER'S ON RECORD APPROVAL.
11. ALL UNDERPINNING, SHEETING, SHORING OR OTHER CONSTRUCTION REQUIRED FOR THE SUPPORT OF ADJACENT PROPERTIES OR BUILDINGS SHALL BE SUBJECT TO CONTROLLED INSPECTION AS ESTABLISHED BY NEW YORK CITY BUILDING CODE, C26.112.6. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER ACCEPTABLE TO THE ENGINEER ON RECORD TO PROVIDE THE REQUIRED FORMS (10F & 10E) FOR FILING WITH THE BUILDING DEPARTMENT.
12. THE FOUNDATION CONTRACTOR SHALL PREPARE DRAWINGS SHOWING ANY NECESSARY UNDEREPINNING, BRACING AND SHEETING OR OTHER CONSTRUCTION REQUIRED FOR THE SUPPORT OF ADJACENT PROPERTIES OR BUILDINGS. NO WORK SHALL BEGIN UNTIL SUCH DRAWINGS HAVE BEEN SUBMITTED TO THE ENGINEER ON RECORD AND REVIEWED BY HIM.
13. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 0.05 %%% CHLORIDE IONS ARE NOT PERMITTED.
14. ALL FOUNDATIONS BELOW GRADE MUST BE WATERPROOFED BY CONTRACTOR.
15. ALL SLABS ON GROUND SHALL BE POURED IN ALTERNATIVE CHECKERBOARD PATTERN WITH EACH PANEL NOT GREATER THAN 800 SF, BUT NO DIMENSION MORE THAN 30'-0". CLOSE GAPS NOT EARLIER THAN 72 HOURS AFTER LAST ADJACENT POUR IS COMPLETED.
16. UNLESS OTHERWISE NOTED, ALL SLABS ON GROUND SHALL BE 5" THICK, 3000 PSI STONE CONCRETE, REINFORCED WITH 6x6-10-/10 WELDED WIRE MESH, PLACED 1" BELOW TOP OF SLAB. ALL SLABS ON GROUND TO BE PLACED ON 6 MIL POLYETHYLENE FILM OVER 6" GRAVEL BED.
17. WHEN EXCAVATIONS ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDES SHALL BE SHORED AS PER SECTION 27-1032(a). PROVIDE GUARDRAILS OR FENCE AT EXCAVATIONS AS PER SECTION 27-1032(b).

MASONRY NOTES

1. MASONRY UNITS SHALL BE CLEARLY IDENTIFIED TO SHOW THE GRADE OF UNIT AND THE COMPRESSIVE STRENGTH WHERE CALLED FOR THE PLANS. REINFORCING BARS SHALL BE ROLLED TO IDENTIFY GRADE OF STEEL AND SIZE, AND TAGGED.
2. MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS: CONCRETE MASONRY UNITS
SOLID LOADBEARING ASTM C145
HOLLOW LOADBEARING ASTM C90
CAST STONE
HOLLOW NON-LOADBEARING ASTM C 129 (NO EXPOSURE)
METAL ANCHORS AND TIES
ZINC COATING ON IRON OR STEEL ASTM A173 1965
ZINC COATING ON WIRE ASTM A116 1965
COPPER COATED WIRE GRADE 30 HS ASTM B227 1965
3. PROVIDE STANDARD GALVANIZED DUR-O-WALL REINFORCING EVERY OTHER COURSE #9 GA WIRE EACH WAY.
4. CONTROL JOINTS TO BE DUR-O-WALL RAPID CONTROL JOINT, OR APPROVED EQUAL.
5. AT ALL OPENINGS 4'-0" OR GREATER, FILL JAMS SOLID, FILL MASONRY SOLID.
6. MORTAR TO BE TYPE "M" OR "S", ASTM C270.
7. ALL MASONRY TO BE PROPERLY BONDED AND BRACED.
8. BONDING: ALL MULTIPLE WYTHE MASONRY WALLS BY THE FOLLOWING METHODS:
a) PREFABRICATED JOINT REINFORCEMENT MIN. ONE CROSS WIRE EVERY MAXIMUM VERTICAL SPACING NOT TO EXCEED 16 INCHES.
b) GROUT BOND, BY PURGING BACK O BRICK. SS-S-721 1964 FED SPECIFICATION
c) BRICK HEADERS WHERE SHOWN ON THE DRAWINGS.
9. INTERSECTING WALLS AND PARTITIONS SHALL BE BONDED BY EITHER A TRUE MASONRY BOND BY LAYING AT LEAST 50% OF THE UNITS 3 IN. ON THE UNIT BELOW OR BY 1/4 IN BY 1-1/2 IN. METAL ANCHORS, ENDS BENT UP 2 IN. OR CROSS PINS ANCHORS 2 FT. LONG MAXIMUM VERTICAL SPACING 4FT. OF OTHER EQUIVALENT.
10. WALLS AT JOINING OR INTERSECTION STRUCTURAL FRAMING SHALL BE ANCHORED WITH FLEXIBLE METAL ANCHORS TO STRUCTURAL MEMBERS.
11. CHASES NOT TO BE DEEPER THAN 1/8 OF THE WALL THICKNESS.
12. LINTELS TO HAVE MINIMUM BEARING ON WALL AT EACH END FOR AT LEAST 6IN.
13. PARAPET WALLS, ALL CELLS IN HOLLOW MASONRY UNITS TO BE FILLED SOLIDLY. PROVIDE JOINT REINFORCEMENT AT ALL CORNERS EXTENDING AT LEAST 4FT. IN BOTH DIRECTIONS. PROVIDE COPING AND WEATHERPROOF FLASHING. HEIGHT OF PARAPET NOT TO EXCEED THREE TIMES THE THICKNESS, UNLESS REINFORCED.
14. PROVIDE TEMPORARY BRACING WHEREVER NECESSARY TO SUPPORT LOADS.
15. MIX MORTAR FOR A MINIMUM 5 MIN. MORTAR MAY BE RETEMPERED BY ADDING WATER AND EMIXING. MORTAR SHALL BE USED WITHIN 2-1/2 HOURS OF INITIAL MIXING.
16. THICKNESS OF MORTAR BETWEEN MASONRY UNITS AND REINFORCEMENT MIN 1/4IN. BARS OR WIRE 1/4IN. OR LESS IN DIAMETER EMBEDDED IN HORIZONTAL MORTAR JOINTS SHALL HAVE AT LEAST 5/8 IN HORIZONTAL COVER.
17. PROTECT MASONRY DURING FREEZING OR NEAR FREEZING WEATHER. NO FROZEN MATERIAL SHALL BE USED. HEAT SAND OR WATER TO REMOVE FROST. MAINTAIN MIN. 40 DEG. F. AIR TEMPERATURE ON BOTH SIDES FOR A PERIOD OF 48 HOURS IF TYPE N OR O MORTAR IS USED. DO NOT USE CHEMICALS TO LOWER FREEZING TEMPERATURE.
18. STORE MATERIALS IN A MANNER THAT THEY ARE KEPT FREE OF EXCESSIVE DIRT OR WETNESS.
19. MASONRY WORK SHALL PROCEED ONLY AFTER CERTIFICATES IDENTIFYING MASONRY STRENGTH & TYPE HAVE BEEN REVIEWED AND APPROVED STRUCTURAL ENGINEER.
20. FILL MASONRY VOIDS SOLID UNDER ALL BEARING PLATES. ALSO ALL JAMBS, AND AT BLOCKS MIN.
21. WHERE BRICKS ARE MISSING AT EXISTING BRICKWALLS, FILL IN NEW BRICKS TO RESULT IN SOLID CONSTRUCTION OF MINIMUM THICKNESS REQUIRED. ALL SUCH BRICKS SHALL BE BONDED BY TOOTHING. PROVIDE SUCH REPAIRS THROUGHOUT AS NEEDED.
22. ALL REINFORCEMENT SPLICES SHALL BE MIN.40 RE-BAR DIAMETER.
23. SEISMIC PROVISIONS:
a) MIN. WALL REINFORCEMENT #4 AT 48 INCHES ON CENTER, VERTICAL.
b) DUR-O-WALL, #9 GA WIRE @ 16" O.C. – JOINT REINFORCEMENT.
c) 2 #4 AROUND OPENINGS.
24. DUE TO THE FLOOR HEIGHTS, ALL WALLS HIGHER THAN 8 FT MUST BE PROPERLY BRACED BEFORE CONCRETE FLOOR SLAB WILL BE IN PLACE. CONCRETE BLOCK WALLS DEVELOP CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE OF CONCRETE, CREEP AND RESTRAINING EFFECTS OF WALLS AND OTHER STRUCTURAL ELEMENTS TO WHICH THE BEAMS/SLABS ARE TIED.
THE CRACKS FORMED ARE NORMALLY COSMETIC. THE SLAB MAINTAINS ITS SERVICEBILITY AND STRENGTH REQUIREMENTS. IT'S POSSIBLE, THAT A NUMBER OF HAIR CRACKS, WHICH WOULD NORMALLY SPREAD OVER A WIDE AREA, WILL INTEGRATE INTO A SINGLE CRACKWITH A WIDTH EXCEEDING 0.01 INCH. IT IS EMPHASIZED, THAT ALTHOUGH SPECIAL EFFORT IS MADE TO REDUCE THE POTENTIAL CAUSES AND NUMBER OF SUCH CRACKS, IT IS NOT PRACTICAL TO PROVIDE TOTAL ARTICULATION BETWEEN THE FLOOR/ROOF SYSTEM AND ITS SUPPORTS AND THEREBY ACHIEVE COMPLETE INHIBITION OF ALL CRACKS.
MOST SUCH CRACKS DEVELOP OVER THE FIRST TWO YEARS OF THE LIFE OF THE FLOOR SYSTEM. CRACKS WHICH ARE WIDER THAN 0.01 INCH MAY NEED TO BE PRESSURE EPOXIED. PROVIDE ALLOWANCE FOR SUCH CRACKS.
THE OBJECT OF THE JOINTS PROVIDED IS TO ALLOW MOVEMENT. MOVEMENTS DUE TO CREEP AND SHRINKAGE MAY BE NOTICEABLE AT JOINTS UP TO TWO YEARS AFTER CONSTRUCTION, BEYOND WHICH MOVEMENTS DUE TO VARIATIONS IN TEMPERATURE WILL PERSIST.
THESE DRAWINGS ARE RELEASED FOR BIDDING, OR CONTRACTS ONLY IF THEY HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND IF THEY HAVE BEEN ACCEPTED BY THE OWNER.

LIGHT GAGE METAL FRAMING - WALL MANUFACTURER

1. ALL WORK SHALL CONFORM TO AISI, AWS, ASTM, AISC.
2. SPACING FOR METAL FRAMES IS 2' - 0" O.C. MAXIMUM.
3. FRAMING MATERIAL IS GALVANIZED LIGHTWEIGHT STEEL FRAMING MANUFACTURED IN ACCORDANCE WITH A.S.T.M. C-955.

MATERIAL	A.S.T.M	Fy
18, 20 GA A -	446 GRADE A	33 K.S.I.
12, 14, 16 GA A -	446 GRADE D	50 K.S.I.

GALVANIZING CONFORMS TO A.S.T.M. A - 527, G - 60.
4. WELDED ELECTRODES - E6012 OR AWS E7014, SCREWS ARE SELF-TAPING.
5. TOUCH-UP WELDED AREAS WITH ZINC RICH PAINT.
6. ALL EXISTING DIMENSIONS ARE TO BE VERIFIED IN THE FIELD.
7. CONTRACTOR SHALL EXECUTE ALL WORK APPROVED SHOP DRAWINGS.
8. SUBMIT STRUCTURAL CALCULATIONS PREPARED BY MANUFACTURER'S ENGINEER FOR REVIEW BY ARCHITECT AND SEALED BY LICENSED ENGINEER.
9. RETAIN A QUALIFIED REPRESENTATIVE FOR PERIODIC ON-SITE REVIEW TO ENSURE, THAT FABRICATION AND INSTALLATION COMPLIES WITH RECOMMENDATIONS, CALCULATIONS AND QUALITY ASSURANCE PROGRAM. SUBMIT FIELD VISIT REPORTS SIGNED AND SEALED, BI-WEEKLY TO THE ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, SHIMMING AND BE RESPONSIBLE FOR SAFETY DURING CONSTRUCTION.
11. AT OPENINGS BUILD-UP JAMBS WITH MULTIPLE STUDS. PROVIDE REINFORCED CONNECTIONS AT JAMBS PER CALCULATIONS. TYPICALLY MULTIPLE STUD CONNECTIONS TO FLOOR ARE EXPECTED AT JAMBS.

CONTROLLED INSPECTIONS

1. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL RETAIN THE SERVICES OF PROFESSIONAL ENGINEER OR ANOTHER ACCEPTABLE LICENSED PROFESSIONAL WHO SHALL HAVE PROVEN EXPERIENCE ACCEPTABLE TO THE OWNER AND ARCHITECT.
2. THE CONTRACTOR'S ENGINEER SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. HE SHALL PROVIDE CONTROLLED INSPECTION SERVICES AS FOLLOW:
A. STRUCTURAL STEEL - WELDING AND HIGH STRENGTH BOLTING;
B. STABILITY AND INTEGRITY OF STRUCTURES DURING CONSTRUCTION OPERATIONS;
C. SHORING AND BRACING;
D. SUBGRADE;
E. MASONRY: - MORTAR, BLOCK, BRICK; - THICKNESS; - REINFORCEMENT; - PLACEMENT; - HEADERS; - BOLTING.
F. CONCRETE
3. THE ENGINEER SHALL PREPARE PLANS, CALCULATIONS, AND NOTES IN THE FORM OF SHOP DRAWINGS FOR ALL ITEMS OF WORK WHICH DIFFER FROM WHAT IS SHOWN ON THE STRUCTURAL DRAWINGS DUE FIELD CONDITIONS. HE SHALL ALSO PREPARE PLANS IN THE FORM OF SHOP DRAWINGS, CALCULATIONS AND NOTES FOR ALL TEMPORARY SHORES AND BRACES, AND CLEARLY INDICATE METHOD OF INSTALLATION, SEQUENCE OF OPERATIONS, AND QUALITY CONTROL.
4. THESE SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER OF RECORD AND ARCHITECT PRIOR CONSTRUCTION. WORK SHALL BE EXECUTED FROM REVIEWED SHOP DRAWINGS ONLY.
5. COPIES OF SUCH DRAWINGS, WHICH INCLUDE THE ARCHITECT'S COMMENTS, SHALL BE FILED WITH DEPARTMENT OF BUILDINGS (ON AMENDED FORMS). ADDITIONALLY, AT COMPLETION OF WORK, FORMS INCLUDING ALL INSPECTION REPORTS PREPARED BY THE CONTRACTOR'S ENGINEER SHALL BE FILED WITH DEPARTMENT OF BUILDINGS.
6. THE CONTROLLED INSPECTION ENGINEER SHALL DETERMINE THE FREQUENCY OF INSPECTION NEEDED AND WHETHER HE OR SHE SHOULD INSPECT THE SITE PERSONALLY OR SEND A PERSON UNDER HIS OR HER SUPERVISION. AT A MINIMUM, THE SITE MUST BE INSPECTED TWICE, ONCE AT A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ONCE DURING CONSTRUCTION OPERATIONS.
7. THE CONTROLLED INSPECTION ENGINEER SHALL MAINTAIN A LOG IN HIS OR HER OFFICE WHICH INCLUDES THE FOLLOWING INFORMATION:
(i) ADDRESS OF THE PREMISES, JOB NUMBER, CONTRACTOR NAME AND ADDRESS, AND
(ii) DATE AND TIME OF EACH INSPECTION INCLUDING:
(A) NAMES OF PERSONNE WHO INSPECTED THE SITE, AND
(B) ANY SIGNIFICANT OBSERVATIONS OR INSTRUCTIONS GIVEN RELATING TO ANY OF THE FOLLOWING:
(1) DEVIATIONS FROM THE CONTRACT DOCUMENTS;
(2) ANTICIPATED FIELD CONDITIONS;
(3) PROPER EXECUTION OF THE WORK;
(4) GOOD ENGINEERING PRACTICE;
(5) SAFE JOB-SITE CONDITIONS;
(6) PRECAUTIONS TAKEN TO MAINTAIN SAFE CONDITIONS, IF WORK IS STOPPED FOR ANY REASON.
(iii) THE DATE OF AND PARTICIPANTS IN ANY CONVERSATIONS WITH THE CONTROLLED INSPECTION ENGINEER OCCURING OFF-SITE AND RELATING TO ANY SIGNIFICANT OBSERVATIONS OR INSTRUCTIONS.
8. THE CONTROL INSPECTION ENGINEER SHALL RETAIN A COPY OF THE DOCUMENTS DESCRIBED ABOVE INHIS OR HER OFFICE AND SHALL PROVIDE A COPY TO THE CONTRACTOR AND/OR OWNER TO BE KEPT AT THE CONSTRUCTION SITE.
9. THE CONTROLLED INSPECTION ENGINEER RESPONSIBLE FOR CONTROLLED INSPECTION SHALL REPORT UNSAFE CONDITIONS TO THE DEPARTMENT OF BUILDINGS AND/OR ANY OTHER AFFECTED PARTIES OR AGENCIES.
10. UPON REQUEST OF THE DEPARTMENT, THE CONTROLLED INSPECTION ENGINEER SHALL MAKE AVAILABLE FOR REVIEW BY THE DEPARTMENT DOCUMENTS AND THE LOG DESCRIBED ABOVE.

Y	N	SPECIAL INSPECTIONS		
X		STRUCTURAL STEEL – WELDING		BC 1704.3.1
X		STRUCTURAL STEEL – DETAILS		BC 1704.3.2
X		STRUCTURAL STEEL – HIGH STRENGTH BOLTING		BC 1704.3.3
X		STRUCTURAL COLD-FORMED STEEL		BC 1704.3.4
X		CONCRETE – CAST-IN-PLACE		BC 1704.4
		CONCRETE – PRECAST		BC 1704.4
		CONCRETE – PRESTRESSED		BC 1704.4
X		MASONRY		BC 1704.5
		WOOD – INSTALLATION OF HIGH-LOAD DIAPHRAGMS		BC 1704.6.1
		WOOD – INSTALLATION OF METAL-PLATE-CONNECTED TRUSSES		BC 1704.6.2
		WOOD – INSTALLATION OF PREFABRICATED I-JOISTS		BC 1704.6.3
X		SUBGRADE INSPECTION		BC 1704.7.1
X		SUBSURFACE CONDITIONS – FILL PLACEMENT & IN-PLACE DENSITY		BC 1704.7.2; BC 1704.7.3
X		SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS)	■ TR4	BC 1704.7.4
		DEEP FOUNDATION ELEMENTS	■ TR5	BC 1704.8
		HELICAL PILES (BB # 2014-020)	■ TR5H	BC 1704.8.5
X		VERTICAL MASONRY FOUNDATION ELEMENTS		BC 1704.9
		WALL PANELS, CURTAIN WALLS, AND VENEERS	■	BC 1704.10
		SPRAYED FIRE-RESISTANT MATERIALS		BC 1704.11
		MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS		BC 1704.12
		EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)		BC 1704.13
		ALTERNATIVE MATERIALS - OTCR BUILDINGS BULLETIN #		BC 1704.14
		SMOKE CONTROL SYSTEMS		BC 1704.15
		MECHANICAL SYSTEMS		BC 1704.16
		FUEL-OIL STORAGE AND FUEL-OIL PIPING SYSTEMS		BC 1704.17
		HIGH-PRESSURE STEAM PIPING (WELDING)		BC 1704.18
		HIGH TEMPERATURE HOT WATER PIPING (WELDING)		BC 1704.18
		HIGH-PRESSURE FUEL-GAS PIPING (WELDING)		BC 1704.19
X		STRUCTURAL STABILITY – EXISTING BUILDINGS		BC 1704.20.1
X		EXCAVATIONS—SHEETING, SHORING, AND BRACING		BC 1704.20.2
		UNDERPINNING		BC 1704.20.3; BC 1814
		MECHANICAL DEMOLITION		BC 1704.20.4
		RAISING AND MOVING OF A BUILDING		BC 1704.20.5
		SOIL PERCOLATION TEST - PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES	■	BC 1704.21.1.2
		PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION		BC 1704.21.2
		INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS INSTALLATION		BC 1704.22
		SOIL PERCOLATION TEST - INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS	■	BC 1704.22
		SPRINKLER SYSTEMS		BC 1704.23
		STANDPIPE SYSTEMS		BC 1704.24
		HEATING SYSTEMS		BC 1704.25
		CHIMNEYS		BC 1704.26
		FIRE-RESISTANT PENETRATIONS AND JOINTS		BC 1704.27
		ALUMINUM WELDING		BC 1704.28
		FLOOD ZONE COMPLIANCE (ATTACH FEMA ELEVATION/DRY FLOODPROOFING CERTIFICATE WHERE APPLICABLE)		BC 1704.29; BC G105
		LUMINOUS EGRESS PATH MARKINGS	■ TR7	BC 1704.30; BC 1024.8
		EMERGENCY AND STANDBY POWER SYSTEMS (GENERATORS)		BC 1704.31
		POST-INSTALLED ANCHORS (BB# 2014-018, 2014-019)		BC 1704.32
		SEISMIC ISOLATION SYSTEMS		BC 1707.8
X		CONCRETE DESIGN MIX	■ TR3	BC 1905.3; BC 1913.5
X		CONCRETE SAMPLING AND TESTING	■ TR2	BC 1905.6; BC 1913.10
		PROGRESS INSPECTIONS		
		PRELIMINARY		28-116.2.1, BC 110.2
X		FOOTING AND FOUNDATION		BC 110.3.1
		LOWEST FLOOR ELEVATION		BC 110.3.2
		STRUCTURAL WOOD FRAME		BC 110.3.3
X		ENERGY CODE COMPLIANCE INSPECTIONS	■ TR8	BC 110.3.5
X		FIRE-RESISTANCE RATED CONSTRUCTION		BC 110.3.4
		PUBLIC ASSEMBLY EMERGENCY LIGHTING		28-116.2.2
		FINAL		28-116.2.4.2, BC 110.5, DIRECTIVE 14 of 1975, and 1 RCNY 101-10

JOB SITE CHARACTERISTIC

ROOF SNOW LOAD:	p/f=0.7*C/e*C/t*I*P/g;	Eq.7-1 (ASCE 7-10);
	C/e=1.0;	Table 7-2 (ASCE 7-10);
	B - EXPOSURE CATEGORY	26.7 (ASCE 7-10);
	C/t=1.0;	Table 7-3 (ASCE 7-10);
	I/S=1.0;	Table 1604.5.2 (NYC BC 2014);
	Category II building:	Table 1.5-1 (ASCE 7-10);
	P/g=25psf;	FIG.7-1 (ASCE 7-10);
	p/f=0.7*1.0*1.0*1.0*25psf=17.5psf;	
WIND DESIGN DATA:	p/s = ΔIwPs30	1609.6.2.1.1 (NYC BC 2014);
	V = 98 mph (3-second gust);	1609.3 (NYC BC 2014);
	I/W = 1.0;	Table 1604.5.2 (NYC BC 2014),
	Category II building:	Table 1604.5 (NYC BC 2014);
	B - EXPOSURE CATEGORY	1609.4.3 (NYC BC 2014);
	Mean roof height (50ft);	
	Δ = 1.16;	Table 1609.6.2.1(4) (NYC BC 2014);
	Ps30 =	(see) Table 1609.6.2.1(1) (NYC BC 2014);
	p/s = 20psf	1609.6.2.1.1 (NYC BC 2014);
EARTHQUAKE DESIGN DATA:	I/E = 1.0;	Table 1604.5.2 (NYC BC 2014);
	Category II building:	Table 1604.5 (NYC BC 2014);
	S/s = 0.281g;	1613.5.1 (NYC BC 2014);
	S/1 = 0.073g;	1613.5.1 (NYC BC 2014);
	Site class - D;	Table 1613.5.2 (NYC BC 2014);
	S/DS = 0.293g;	1613.5.4 (NYC BC 2014);
	S/D1 = 0.12g;	1613.5.4 (NYC BC 2014);
	Seismic design category - B;	Table 1613.5.6 (NYC BC 2014);
	Moment-resiting frame system (C-4);	Table 1613.8 (NYC BC 2014);
	Ra/=3.5; Ω/0g/ =3; C/db/=3;	Table 1613.8 (NYC BC 2014);
	C/s = S/DS / (R/I/E) = 0,084; W = 15kip	
	V = C/s x W = 0,084 x 25kip = 2.1kip	
	Equivalent Lateral Force Analysis	

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PLAN EXAMINERS SIGN & SEAL :

PROJECT TITLE

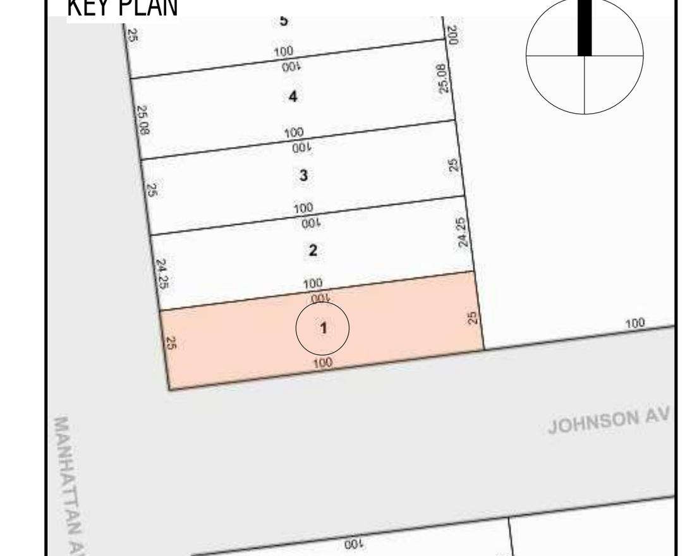
**ALT1. PROP. 6 FAMILY
3 STORY W/ CELLAR
RESIDENTIAL BUILDING**

REV. #	DESCRIPTION	DATE

PROJECT NUMBER:

B-612 141 JOHNSON AVE

KEY PLAN



FILING NUMBER:

322066009

BIS BAR CODE STICKER:

SHEET TITLE:

GENERAL NOTES

SHEET #: FO-001.00

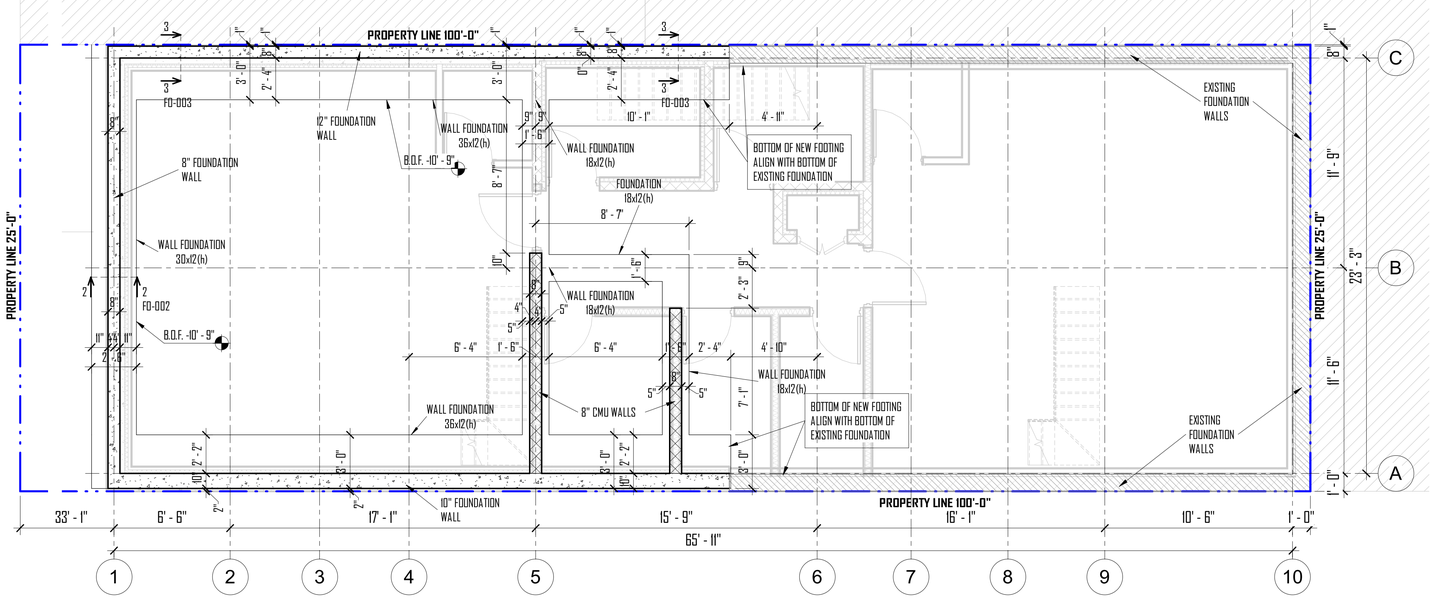
DATE: 01.18.2019

PAGES: 1 OF 7

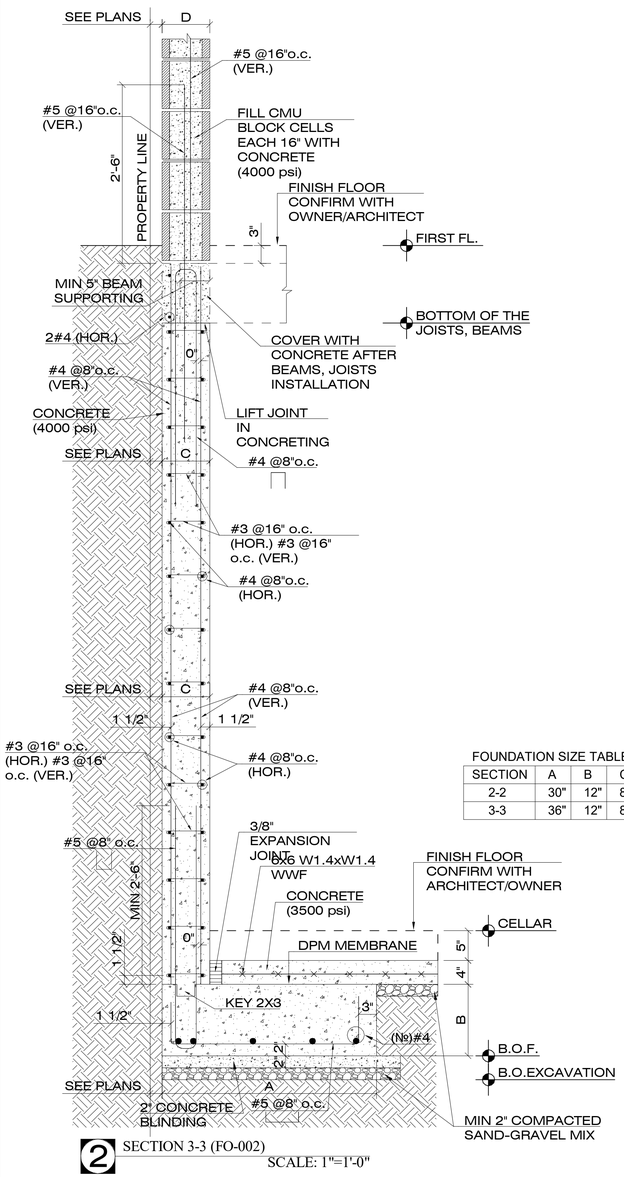
ARCHITECT SIGN & SEAL

NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENT OF N.Y.C. BUILDINGS CODE 2014.
2. REINFORCEMENT STEEL - ASTM A615 GRADE 60. STEEL - ASTM A6 Fy=50 ksi.
3. ACCURATE AND CONFIRM LOCATION AND DIMENSIONS SNAP OF DOORS, WINDOWS AND OPENINGS WITH ARCHITECTURAL, M.E.P. DRAWINGS.
4. ELEVATIONS SEE ARCH. DRAWINGS. ELEVATIONS TO BE VERIFIED WITH THE PROJECT ARCHITECT. OTHERWISE ELEVATIONS ARE NOT TO BE USED FOR CONSTRUCTION.
5. BASE PLANE / FIRST FL. ELEVATION = 0'-0" CONFORMS N.A.V.D ELEVATION = 30.79'
6. ALL CONTINUOUS REINFORCING BARS TO BE OVER LAPPED 40 BAR DIAMETERS AT SPLICES.
7. ALL COLUMNS HAVE CENTRAL SNAP UNLESS OTHERWISE SHOWN ON PLANS.
8. FILL CMU BLOCK CELLS EACH 16"o.c. WITH CONCRETE. CONCRETE STRENGTH TO BE 4000 psi.
9. EXCAVATED AREA TO BE BACKFILLED WITH GOOD SOIL CLASS 3B OR STRONGER (NO ORGANIC SOIL, DERBIES, CRASHED BRICK OR CONCRETE, ETC.) PROVIDE BACKFILL BY LAYERS OF SOIL NOT MORE THAN 12 THICK. EACH LAYER MUST BE WELL COMPACTED.
10. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS U.O.N. ON PLAN ND SHALL BE NORMAL WEIGHT CONCRETE.
    I) MAT FOUNDATION AND FOUNDATION WALLS: 4000 PSI
    II) CONCRETE FOR CMU WALL: 4000 PSI
    III) 1ST FLOOR SLAB: 4000 PSI. SLAB ON GRADE: 3500 PSI



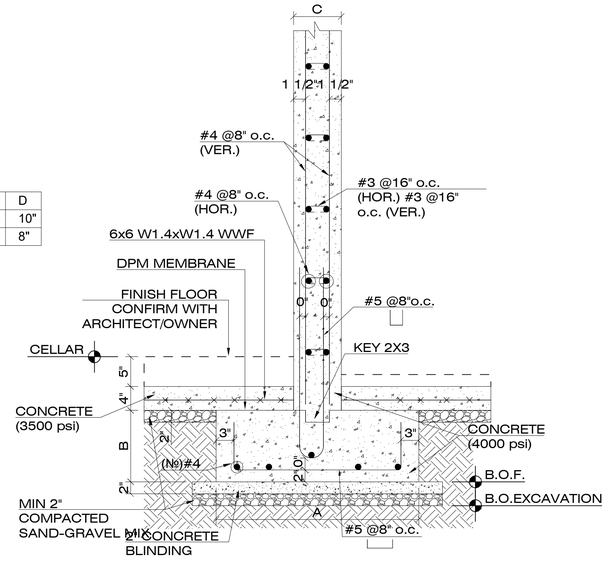
1 FO-002.00 **GENERAL LAYOUT OF NEW FOOTINGS, FOUNDATION WALLS**
1/4" = 1'-0"



2 SECTION 3-3 (FO-002)
SCALE: 1"=1'-0"

FOUNDATION SIZE TABLE

SECTION	A	B	C	D
2-2	30"	12"	8"	10"
3-3	36"	12"	8"	8"



3 SECTION 2-2 (FO-002)
SCALE: 1"=1'-0"

LEGEND

- OPENING
- CONCRETE WALL
- CMU WALL
- CFS STUD WALL
- EXISTING WALL
- EXISTING WALL
- MOMENT CONNECTION (CAPACITY 50 FT-KIP)
- CFS (COLD FORMED STEEL) JOISTS OR STEEL BEAM
- B.O.F. - BOTTOM OF FOOTING
- T.O.F. - TOP OF FOOTING
- T.O.W. - TOP OF WALL

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PLAN EXAMINERS SIGN & SEAL :

PROJECT TITLE

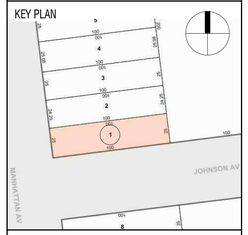
ALT1. PROP. 6 FAMILY 3 STORY W/ CELLAR RESIDENTIAL BUILDING

REV. #	DESCRIPTION	DATE

PROJECT NUMBER:

B-612 141 JOHNSON AVE

KEY PLAN



FILING NUMBER:

322066009

BIS BAR CODE STICKER:

SHEET TITLE:

GENERAL LAYOUT OF NEW FOOTINGS, FOUNDATION WALLS

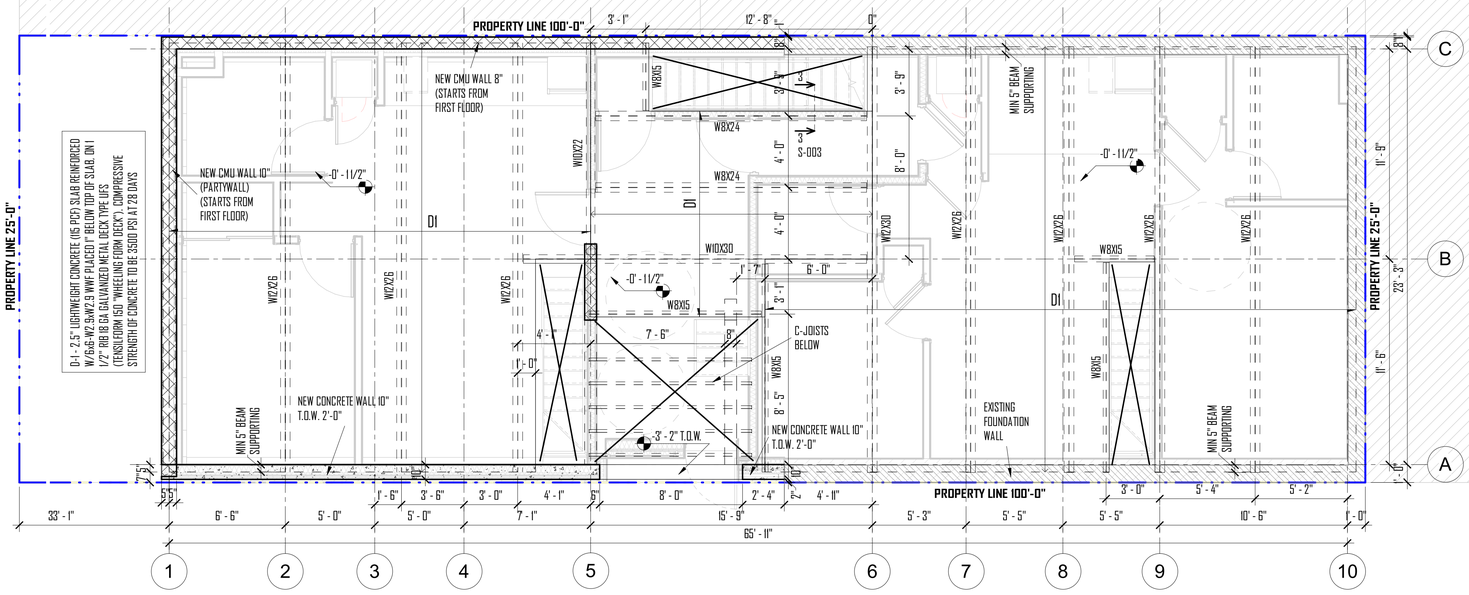
SHEET #:

FO-002.00

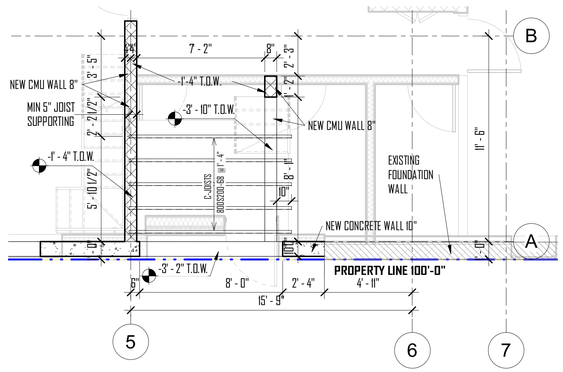
DATE: **01.18.2019**

PAGES: **2 OF 7**

ARCHITECT SIGN & SEAL



1 S-001.00 **GENERAL LAYOUT OF JOISTS ABOVE CELLAR**
1/4" = 1'-0"



3 S-001.00 **GENERAL LAYOUT OF JOISTS ON BASE PLAN**
1/4" = 1'-0"

2 S-001.00 **GENERAL LAYOUT OF JOISTS ABOVE 1ST. FL.**
1/4" = 1'-0"

NOTES:

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    I) MAT FOUNDATION AND FOUNDATION WALLS: 4000 PSI
    II) CONCRETE FOR CMU WALL: 4000 PSI
    III) 1ST FLOOR SLAB: 4000 PSI. SLAB ON GRADE: 3500 PSI

LEGEND

- OPENING
- CONCRETE WALL
- CMU WALL
- CFS STUD WALL
- EXISTING WALL
- EXISTING WALL
- MOMENT CONNECTION (CAPACITY 50 FT-KIP)
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B.O.F. - BOTTOM OF FOOTING
T.O.F. - TOP OF FOOTING
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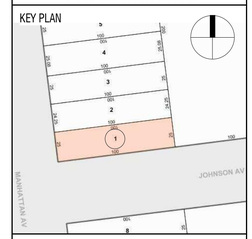
REV. #	DESCRIPTION	DATE

PROJECT NUMBER:
B-612 141 JOHNSON AVE

KEY PLAN



FILING NUMBER:
322066009

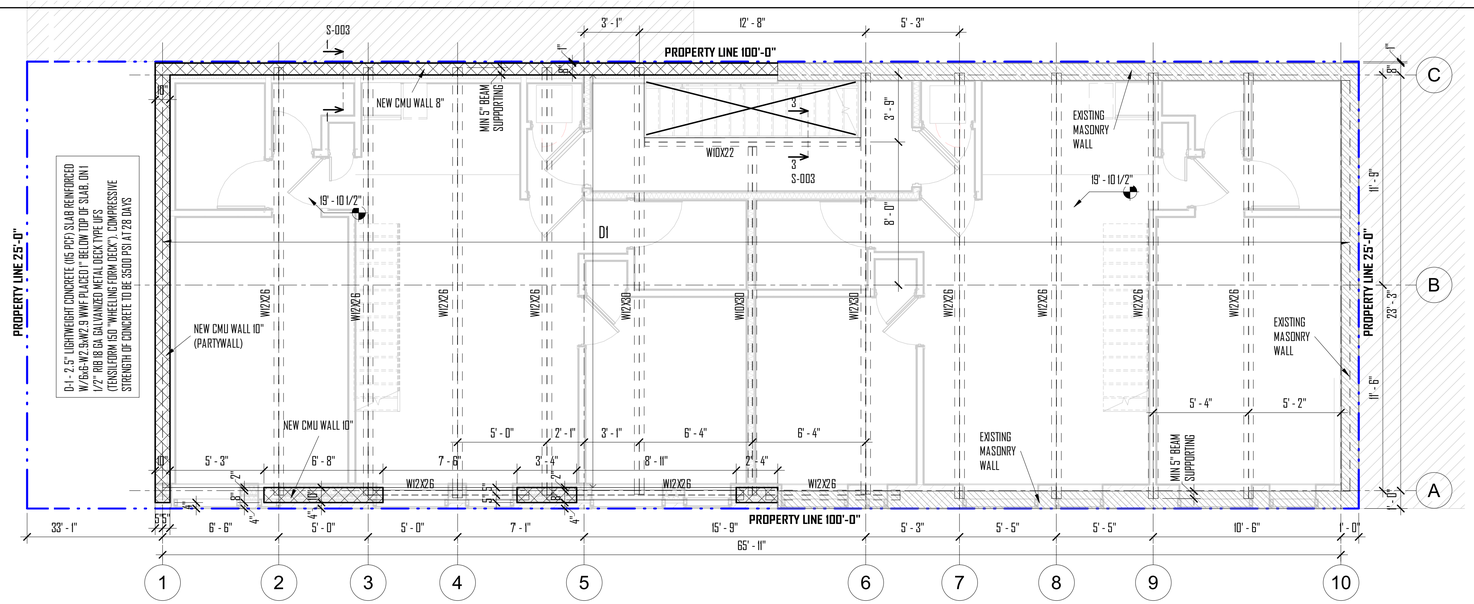
BIS BAR CODE STICKER:

SHEET TITLE:
GENERAL LAYOUT OF JOISTS ABOVE CELLAR, 1ST. FL.

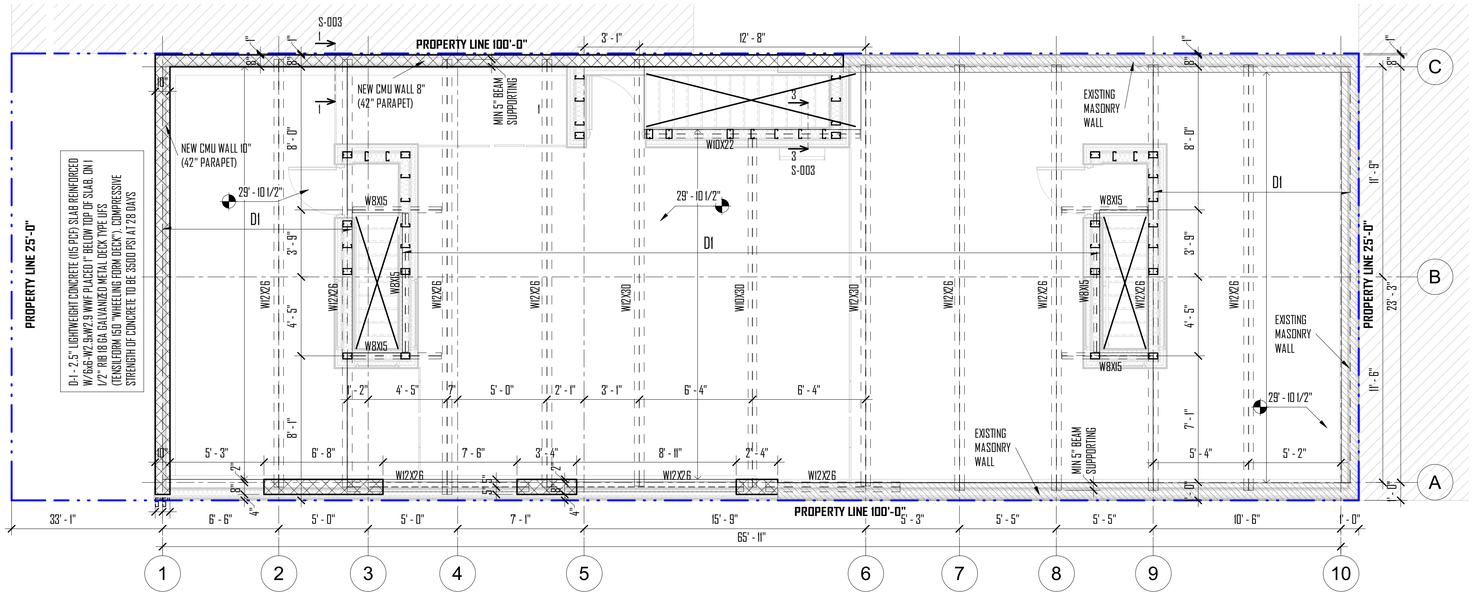
SHEET #:
S-001.00

DATE: **01.18.2019**
PAGES: **3 OF 7**

ARCHITECT SIGN & SEAL



1 S-002.00 **GENERAL LAYOUT OF JOISTS ABOVE 2ND. FL.**
1/4" = 1'-0"



2 S-002.00 **GENERAL LAYOUT OF JOISTS ON THE ROOF**
1/4" = 1'-0"

NOTES:

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    III) IST FLOOR SLAB: 4000 PSI. SLAB ON GRADE: 3500 PSI

LEGEND

- OPENING
- CONCRETE WALL
- CMU WALL
- CFS STUD WALL
- EXISTING WALL
- EXISTING WALL
- MOMENT CONNECTION (CAPACITY 50 FT-KIP)
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- B.O.F. - BOTTOM OF FOOTING
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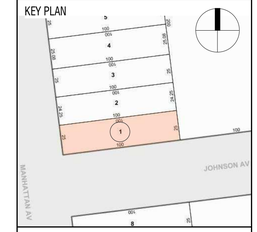
ALT1. PROP. 6 FAMILY 3 STORY W/ CELLAR RESIDENTIAL BUILDING

REV. #	DESCRIPTION	DATE

PROJECT NUMBER:
B-612 141 JOHNSON AVE

KEY PLAN



FILING NUMBER:
322066009

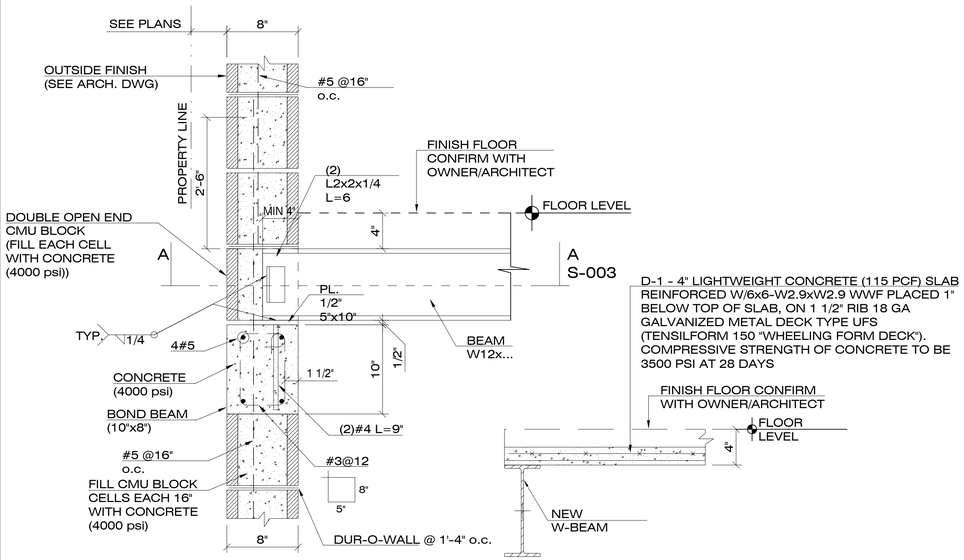
BIS BAR CODE STICKER:

SHEET TITLE:
GENERAL LAYOUT OF JOISTS ABOVE 2ND. FL., ON THE ROOF

SHEET #: S-002.00

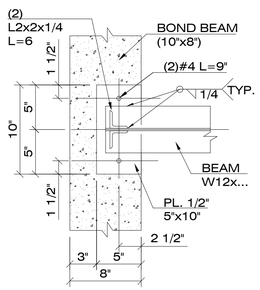
DATE: **01.18.2019**
PAGES: **4 OF 7**

ARCHITECT SIGN & SEAL

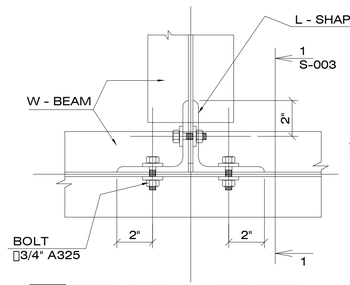


1 SECTION 1-1 (S-001, S-002)
SCALE: 1 1/2"=1'-0"

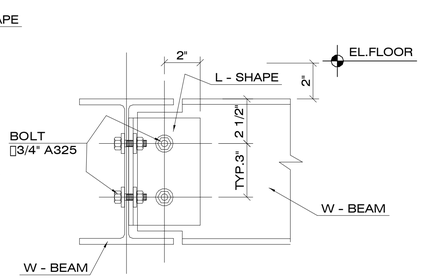
2 SECTION 3-3 (S-001)
SCALE: 1 1/2"=1'-0"



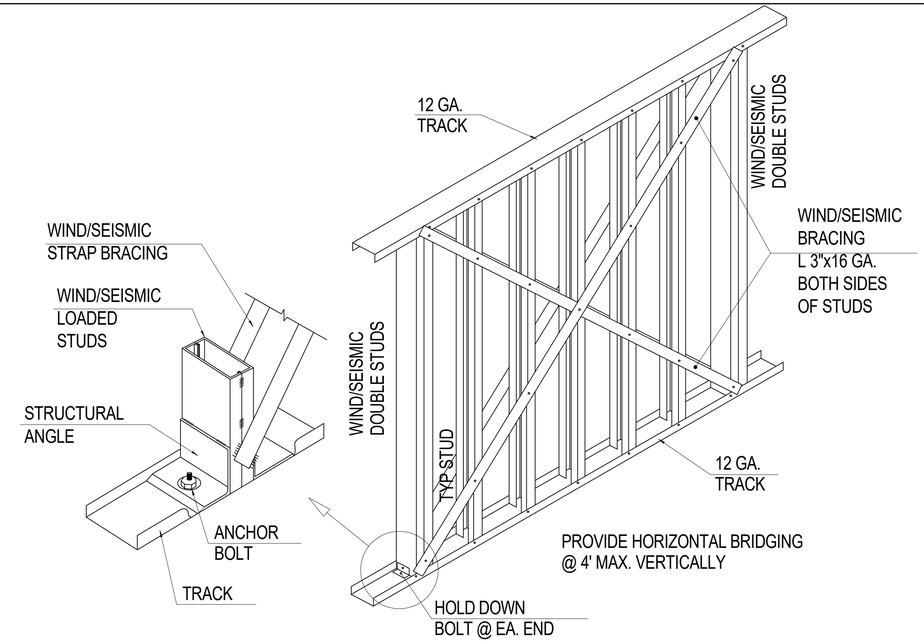
3 SECTION A-A (S-003)
SCALE: 1 1/2"=1'-0"



4 TYPICAL DETAIL CONNECTION
W - BEAM WITH W - BEAM
SCALE: 3"=1'-0"



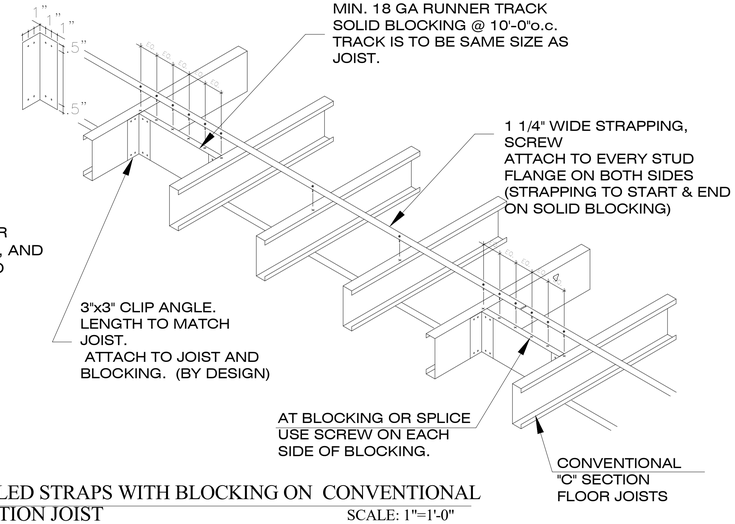
5 SECTION 1-1 (S-003)
SCALE: 3"=1'-0"



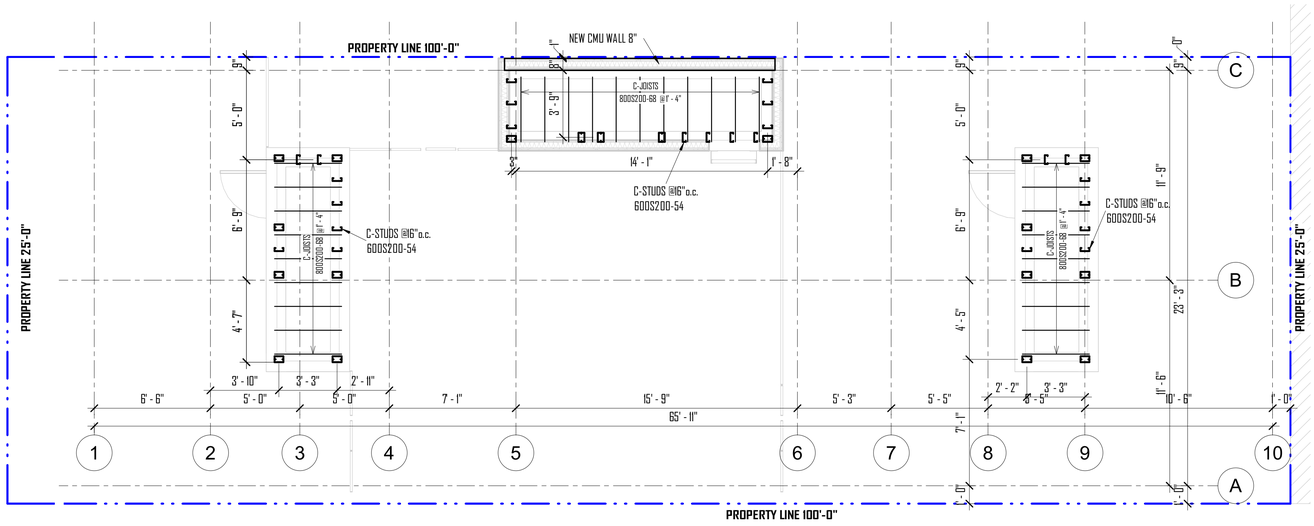
NOTE: NO. OF FASTENERS WILL VARY WITH STRENGTH REQUIRED

6 TYPICAL WIND SHEAR STUD WALL DETAIL
SCALE: N.T.S

NOTE: IF TOP CHORD IS
CONTINUOUSLY
SHEATHED
TOP STRAP IS NOT REQ'D.



7 COILED STRAPS WITH BLOCKING ON CONVENTIONAL SECTION JOIST
SCALE: 1"=1'-0"



8 BULKHEAD
S-003.00 1/4" = 1'-0"

BLOCKING NOTE: PLACE BLOCKING AT END OF FLOOR JOISTS, ATTACH TO ALL OPENINGS, AND AT 10'-0"o.c. PERPENDICULAR TO JOIST MAX.

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ARCHITECTURE
PROGRAM MANAGEMENT
CONSULTING

PLAN EXAMINERS SIGN & SEAL :

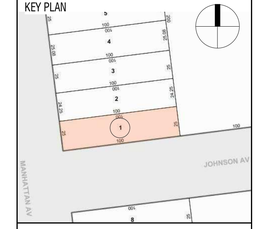
PROJECT TITLE

**ALT1. PROP. 6 FAMILY
3 STORY W/ CELLAR
RESIDENTIAL BUILDING**

REV. #	DESCRIPTION	DATE

PROJECT NUMBER:
B-612 141 JOHNSON AVE

KEY PLAN



FILING NUMBER:
322066009

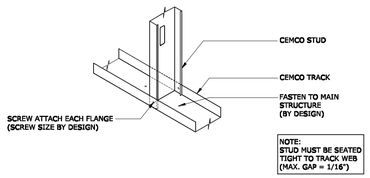
BIS BAR CODE STICKER:

SHEET TITLE:
BULKHEAD. SECTIONS, DETAILS

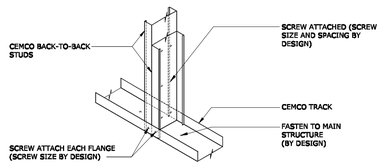
SHEET #:
S-003.00

DATE: 01.18.2019
PAGES: 5 OF 7

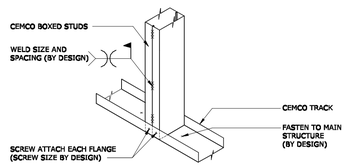
ARCHITECT SIGN & SEAL



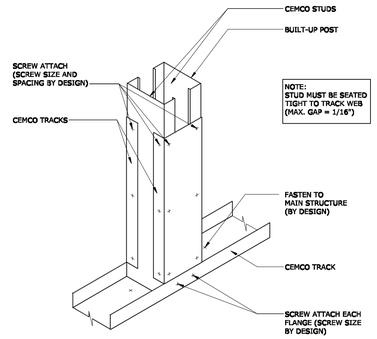
1 SINGLE STUD - TRACK CONNECTION DETAILS



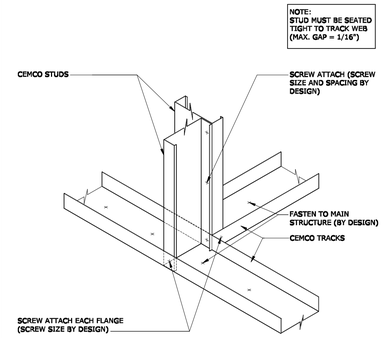
2 BACK-TO-BACK STUDS - TRACK CONNECTION DETAILS



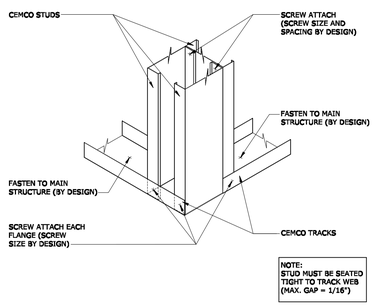
3 BOXED STUDS - TRACK CONNECTION DETAILS



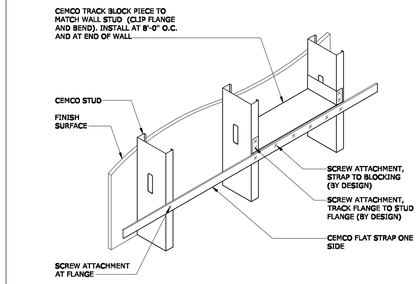
4 BUILT-UP MEMBER - TRACK CONNECTION DETAIL



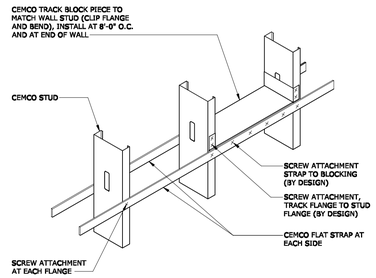
5 WALL INTERSECTION STUDS - TRACK CONNECTION DETAIL



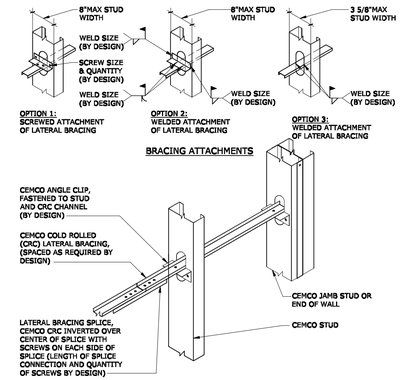
6 CORNER STUDS - TRACK CONNECTION DETAIL



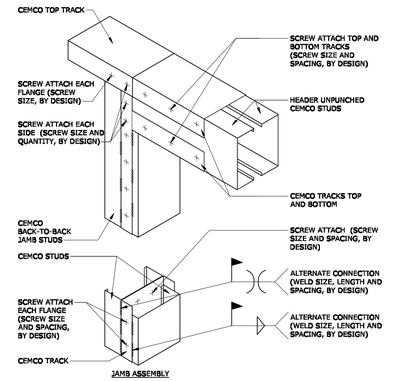
7 BRIDGING - SINGLE FLAT STRAP WITH BLOCKING



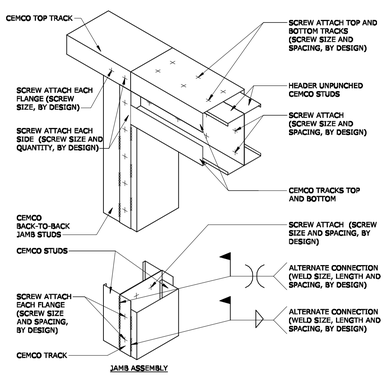
8 BRIDGING - DOUBLE FLAT STRAP WITH BLOCKING



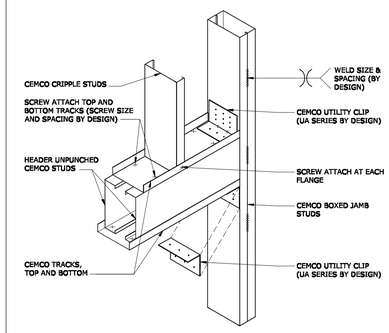
9 BRIDGING - COLD ROLLED CHANNEL WITH CLIP ANGLE



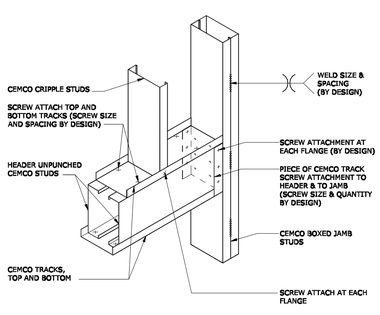
10 TOP OF WALL BEARING BOXED HEADER, BACK-TO BACK JAMB



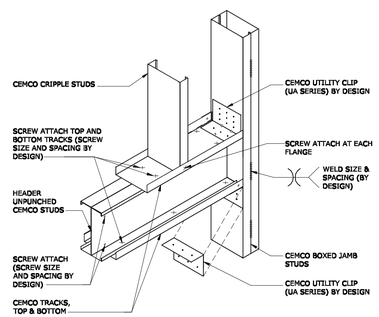
11 TOP OF WALL BEARING BACK-TO-BACK HEADER, BACK-TO-BACK JAMB



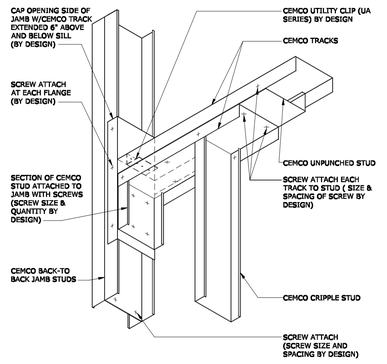
12 LARGE OPENING (BOXED HEADER-BOXED JAMB)



13 LARGE OPENING (BOXED HEADER-BOXED JAMB)



14 LARGE OPENING (BACK TO BACK HEADER-BOXED JAMB)



15 LARGE OPENING BOXED SILL

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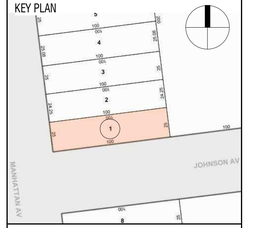
ALT1. PROP. 6 FAMILY 3 STORY W/ CELLAR RESIDENTIAL BUILDING

REV. #	DESCRIPTION	DATE

PROJECT NUMBER:

B-612 141 JOHNSON AVE

KEY PLAN



FILING NUMBER:

322066009

BIS BAR CODE STICKER:

SHEET TITLE:

GENERAL SECTIONS AND DETAILS FOR COLD-FORMED STEEL. PART 1

SHEET #:

S-004.00

DATE: 01.18.2019

PAGES: 6 OF 7

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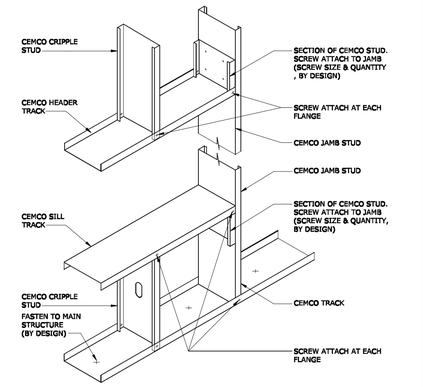
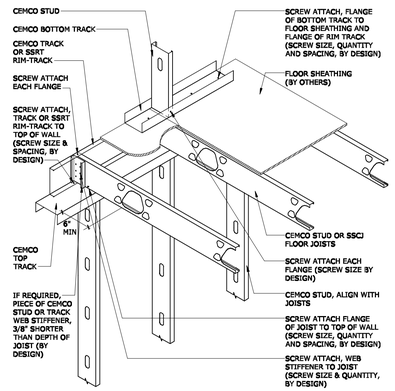
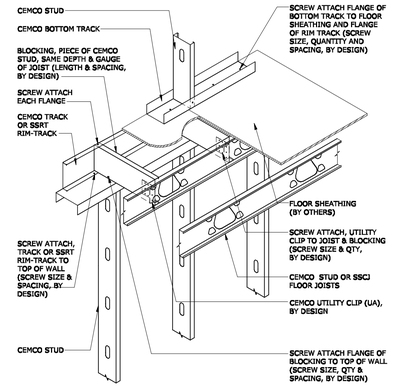


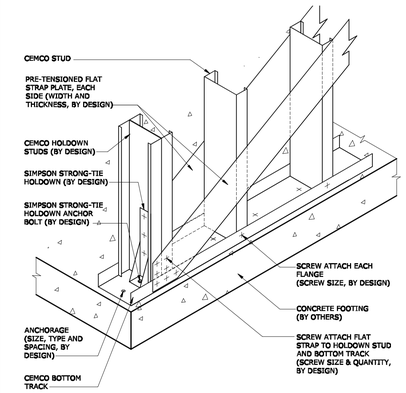
1 SMALL OPENING SINGLE TRACK HEADER & SILL, SINGLE JAMB



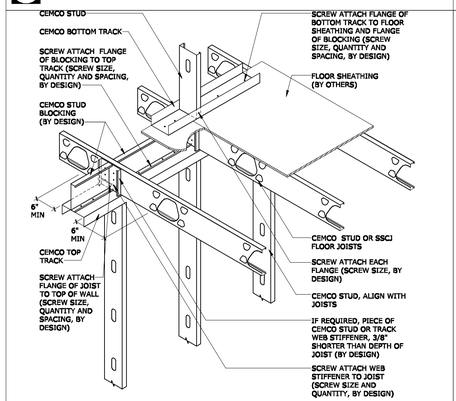
2 EXTERIOR WALL - JOIST PERPENDICULAR TO WALL



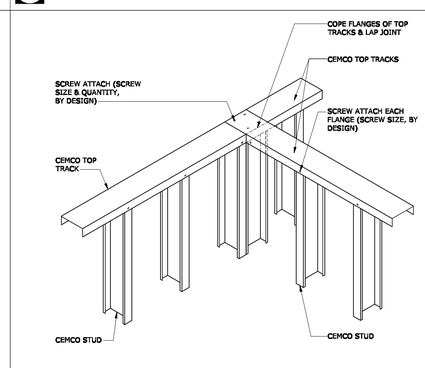
3 EXTERIOR WALL-JOIST PARALLEL TO WALL



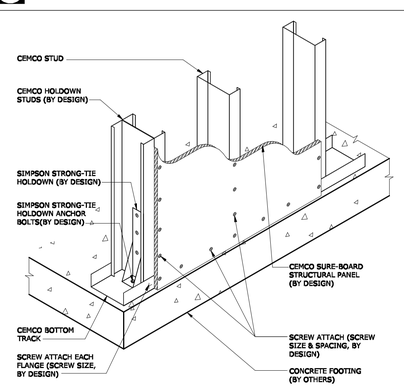
4 EXTERIOR WALL - JOIST PERPENDICULAR TO WALL



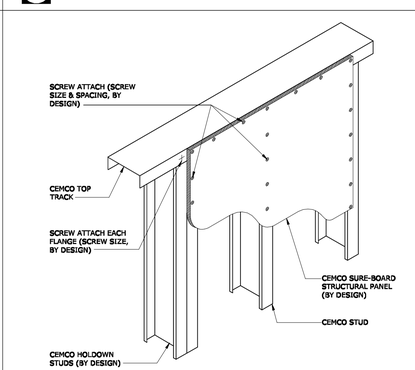
5 INTERIOR WALL: CONTINUOUS JOISTS BEARING OVER STUD WALL



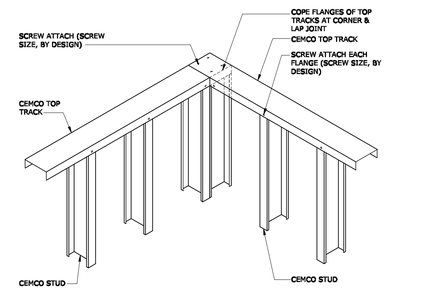
6 INTERIOR WALL CORNER TIE



7 SHEARWALL - CEMCO SURE-BOARD STRUCTURAL PANEL



8 SHEARWALL - CEMCO SURE-BOARD STRUCTURAL PANEL



9 EXTERIOR WALL CORNER TIE

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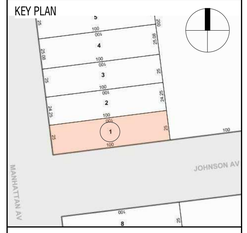

FILING NUMBER:

322066009

BIS BAR CODE STICKER:

SHEET TITLE:

GENERAL SECTIONS AND DETAILS FOR COLD-FORMED STEEL. PART 2

SHEET #:

S-005.00

DATE: **01.18.2019**

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