



20184 Phillips Street Rehoboth Beach DE
19971
302.226.1994

"Claw"

1818 Coastal Highway
Dewey Beach , DE 19971

Project Number: Project Number

Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Building Designer.

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ISSUED:

Cover Sheet

A001

Printed: 4/7/22

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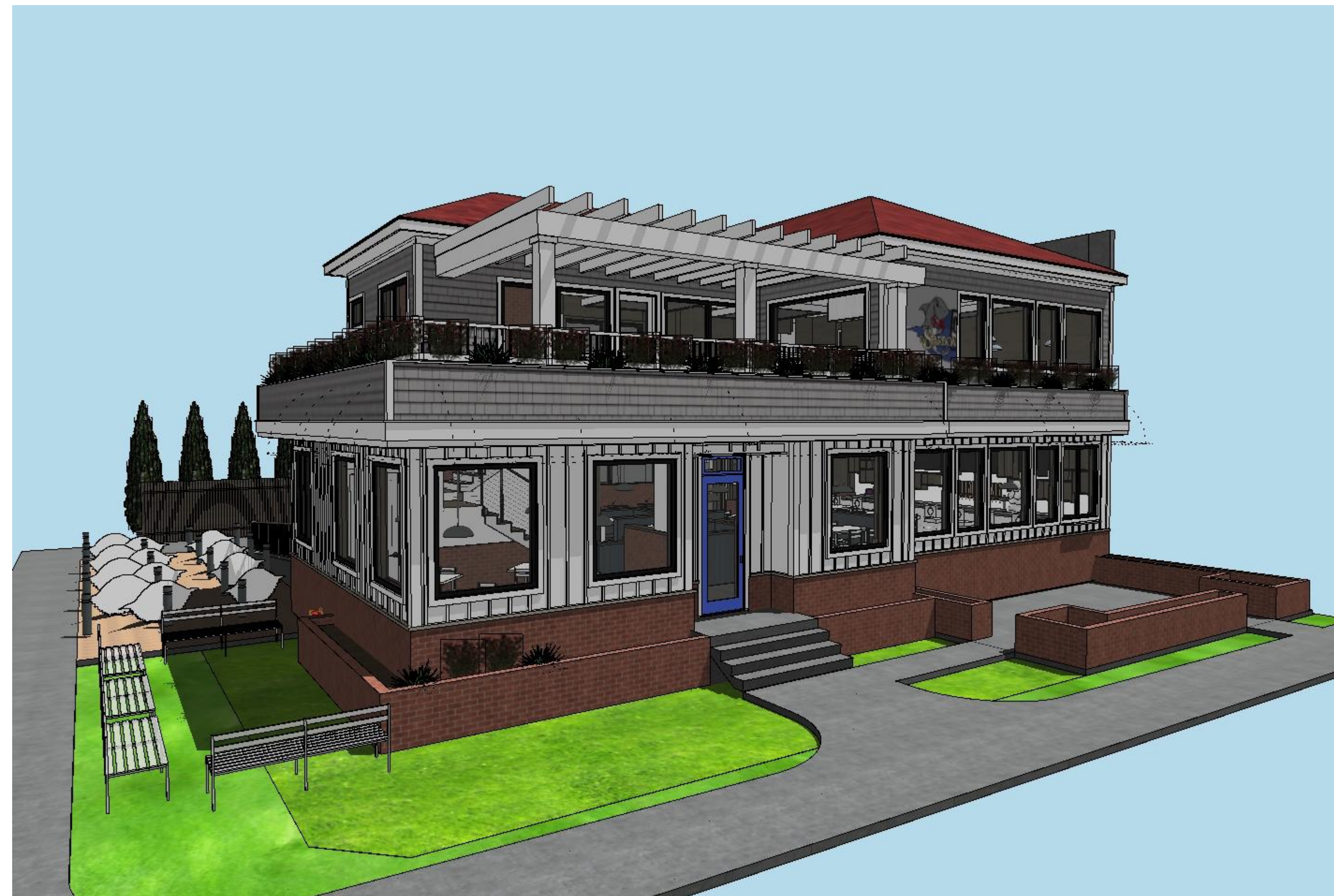
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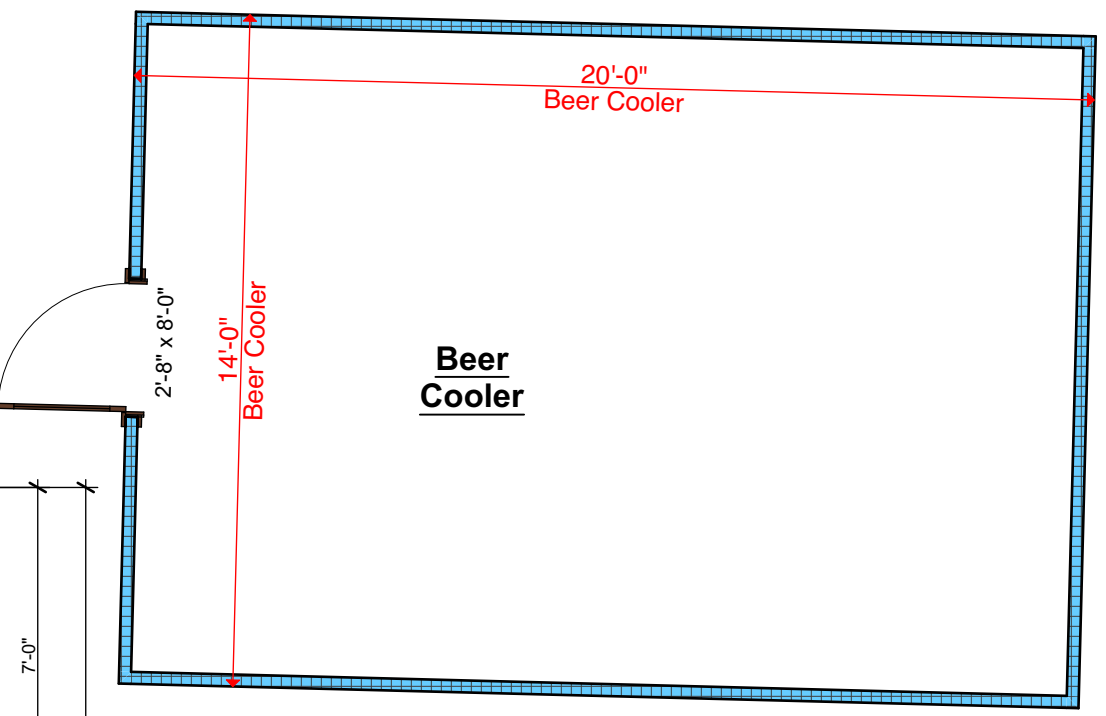
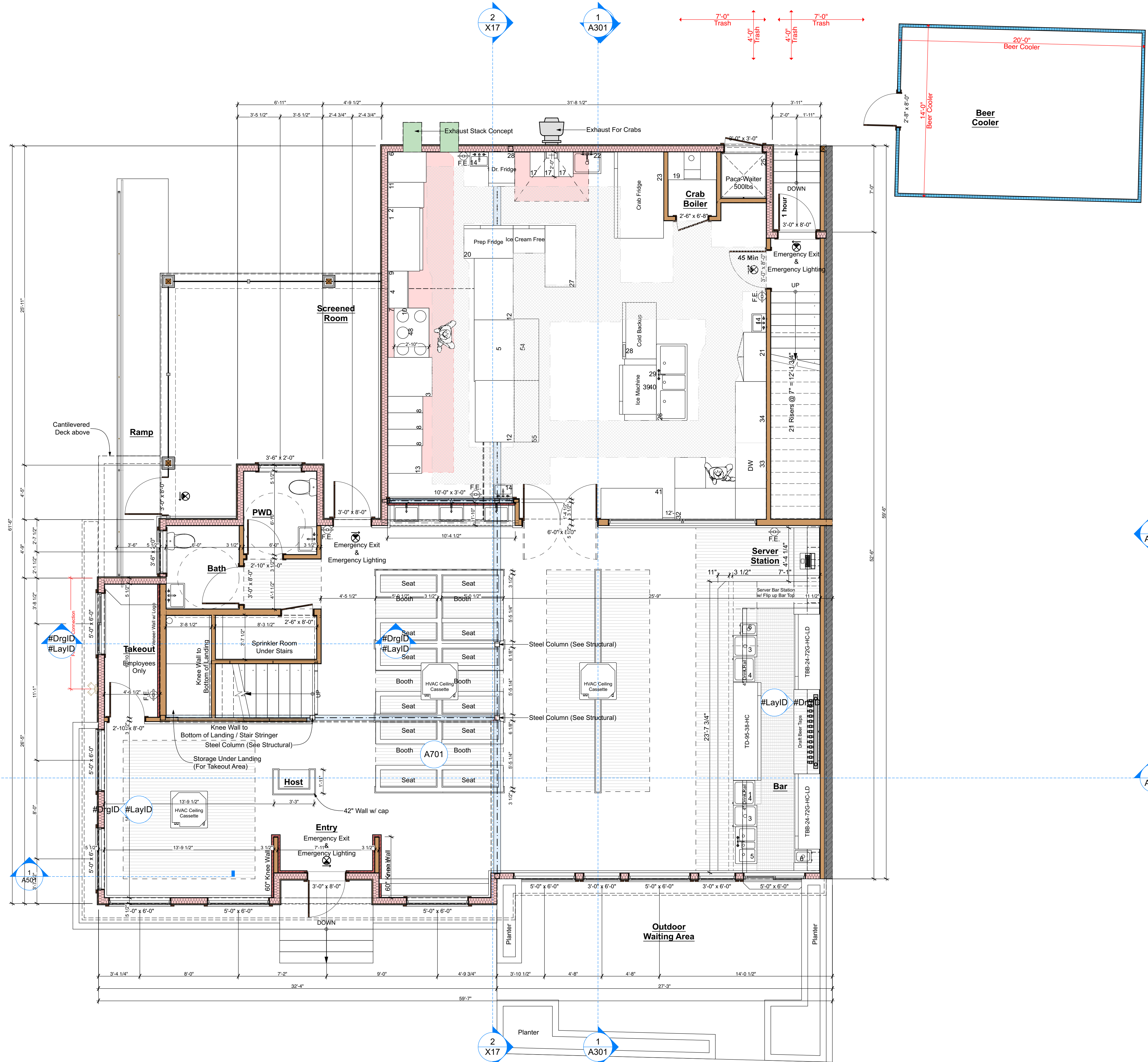
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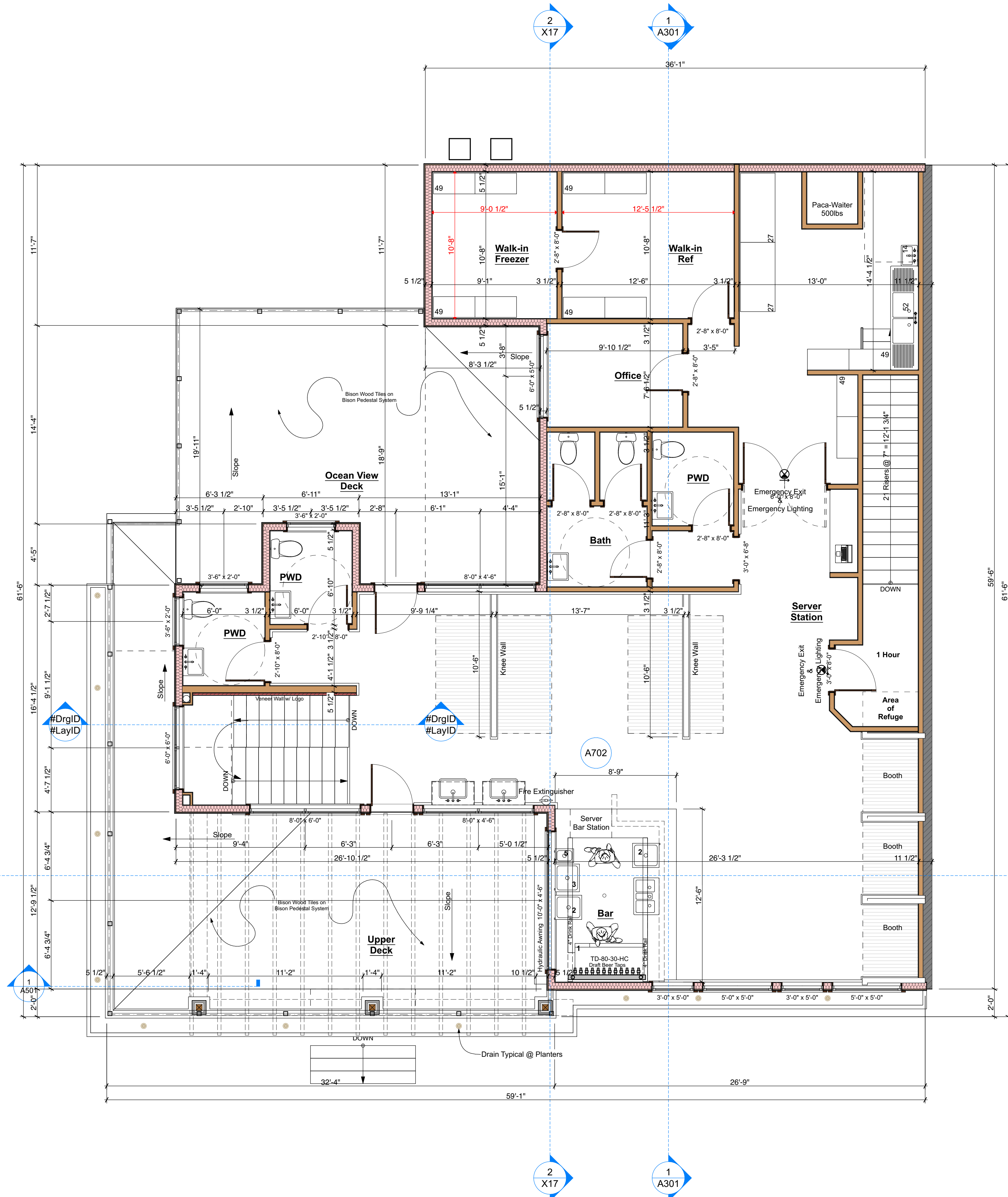
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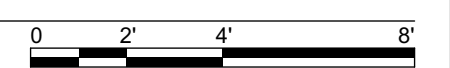
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1 A102 Upper Level
SCALE: 1/4" = 1'-0"



ISSUED:

Upper Level Plan

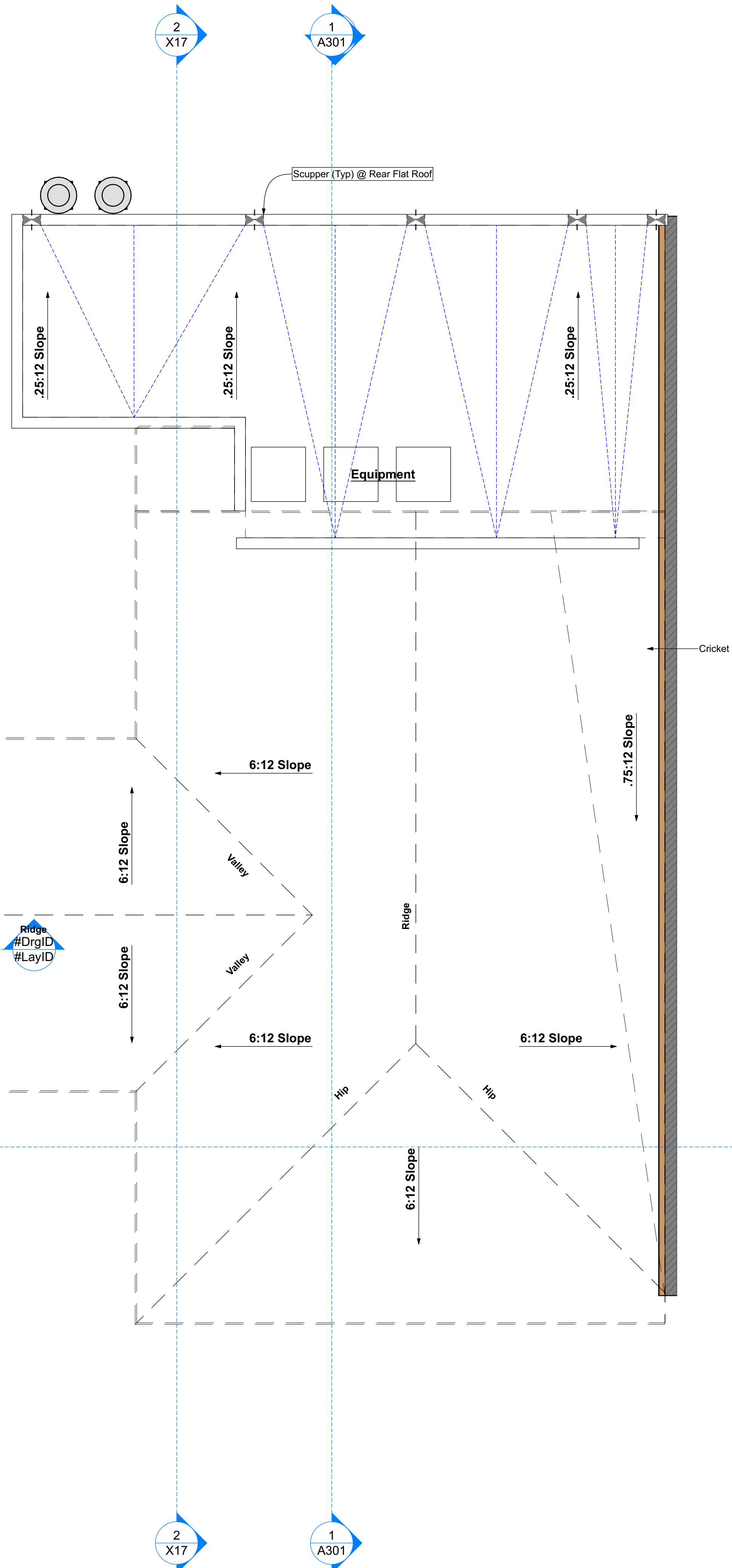
A102

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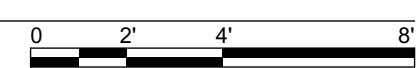
Roof Plan

A103

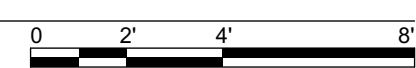




1 West Elevation
A201 SCALE: 1/4\"/>



2 North Elevation
A201 SCALE: 1/4\"/>



ISSUED:

North and West
Elevations

A201



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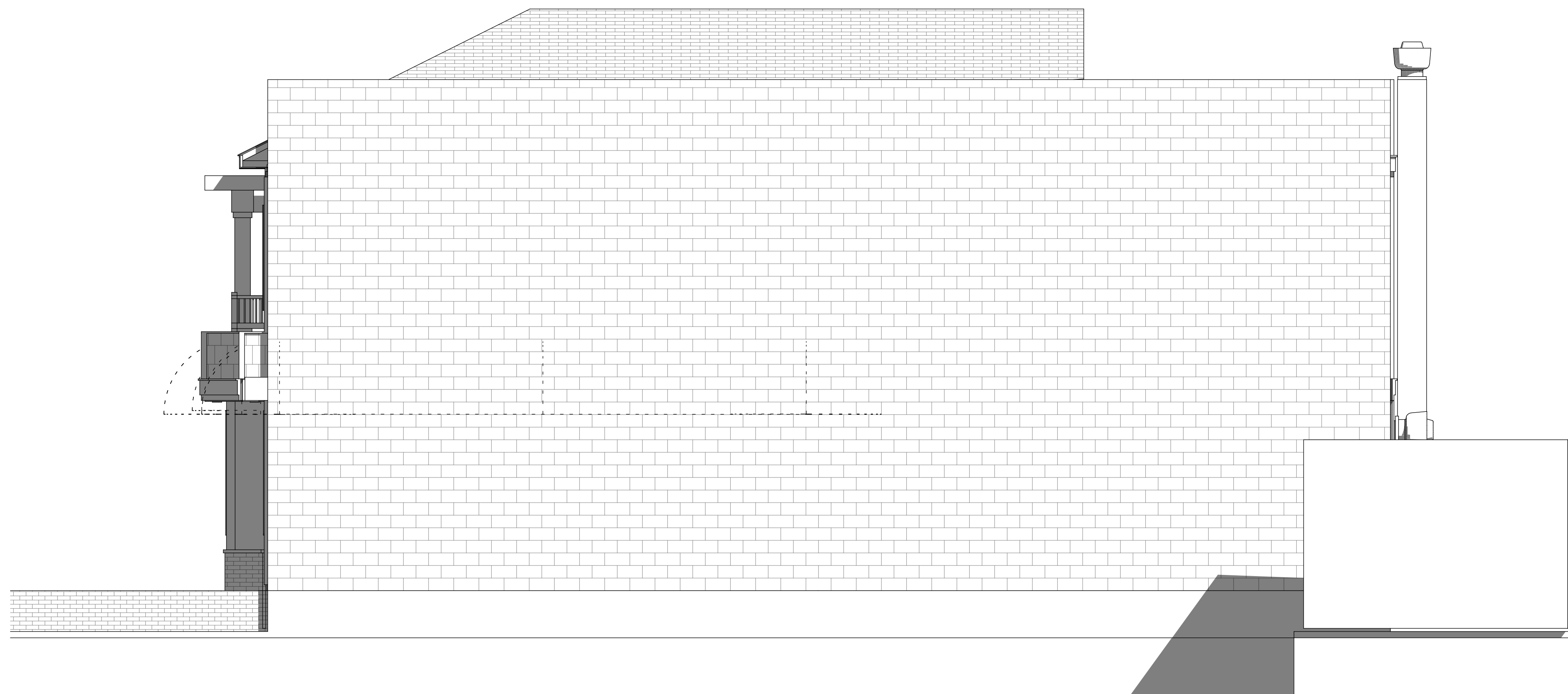
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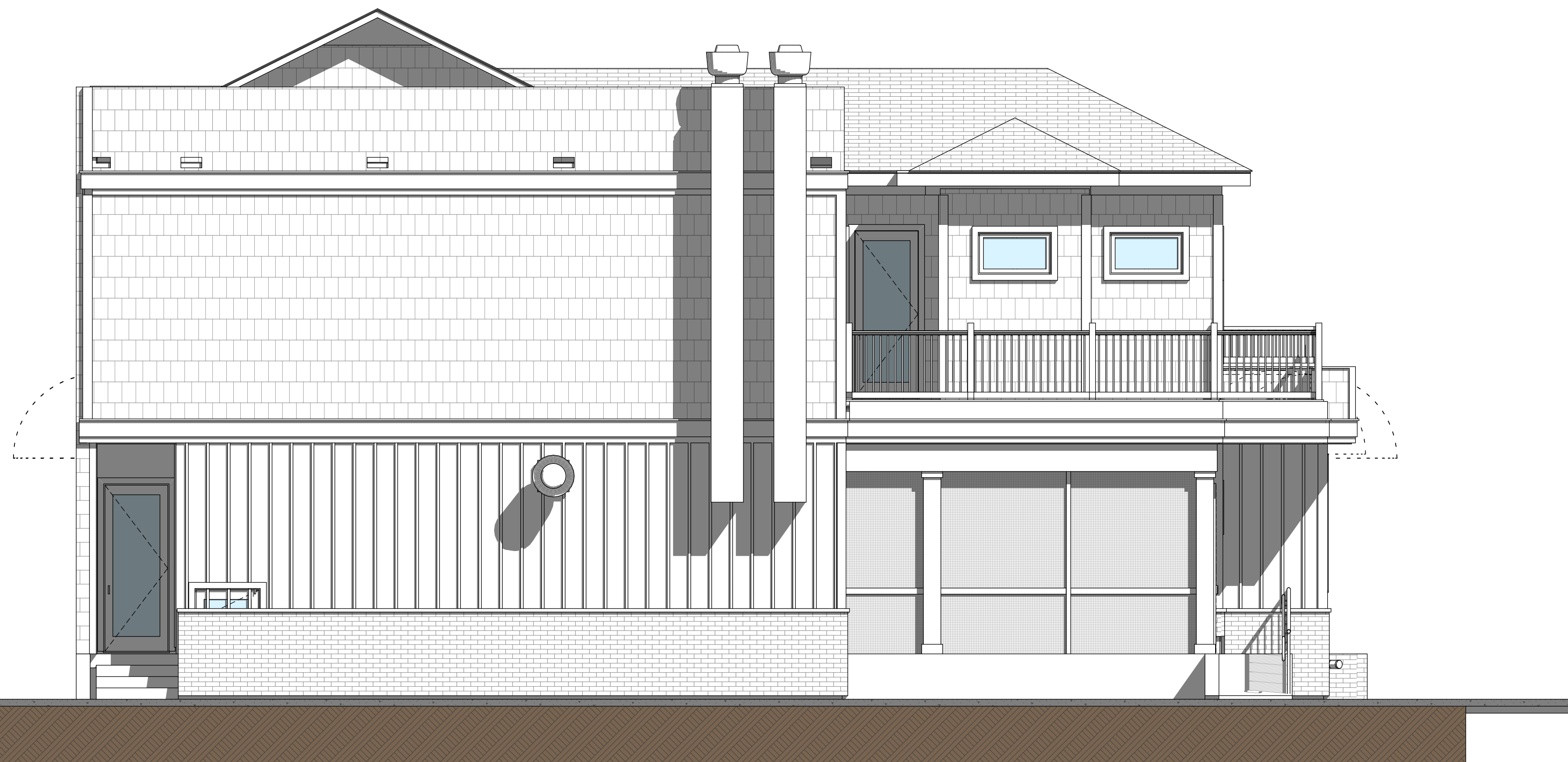
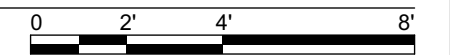
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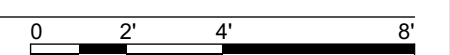
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2 South Elevation
A202 SCALE: 1/4" = 1'-0"



1 East Elevation
A202 SCALE: 1/4" = 1'-0"



ISSUED:

South and East
Elevations

A202

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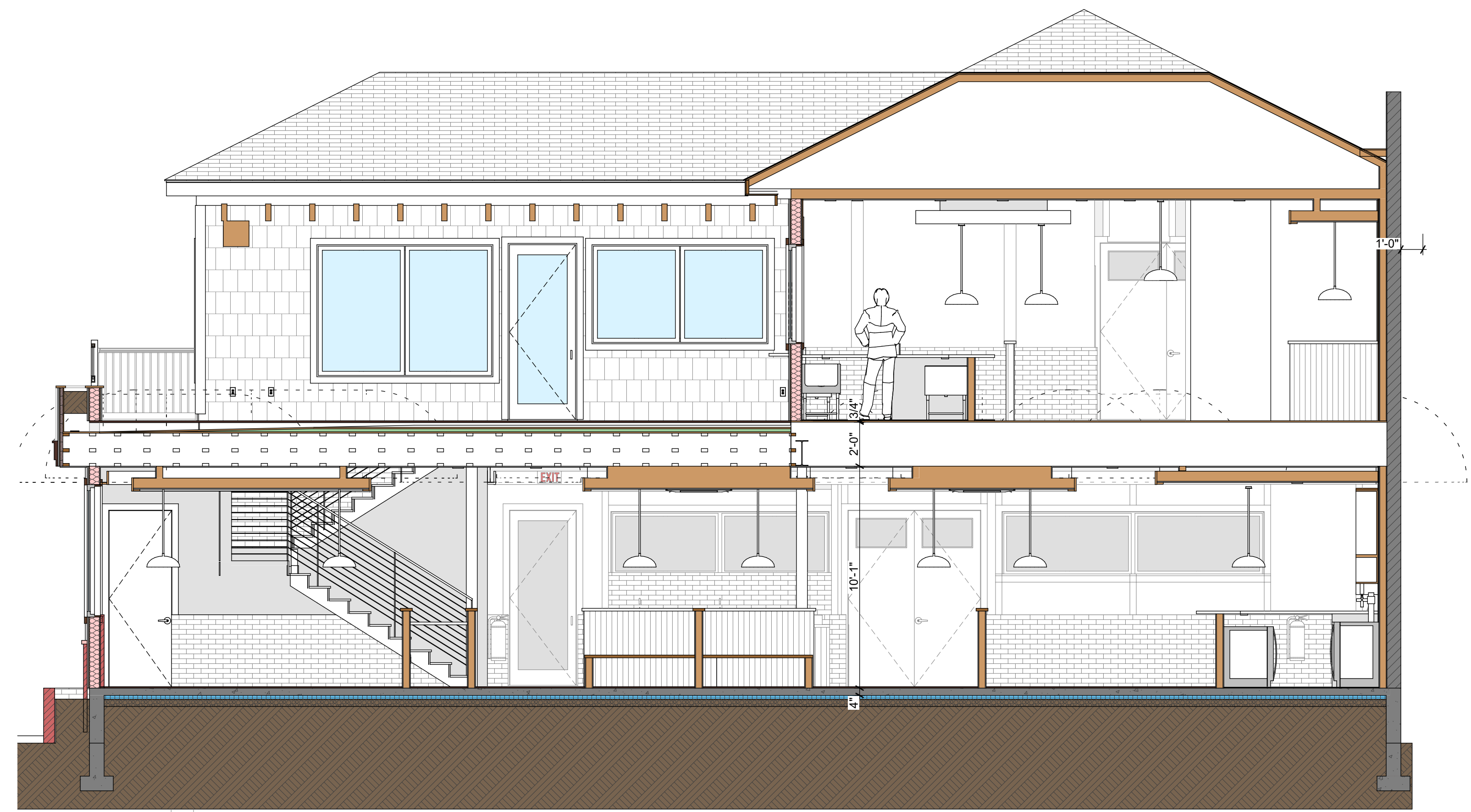
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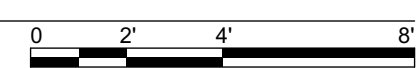
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1 Building Section B
A302 SCALE: 1/4" = 1'-0"



ISSUED:

Sections

A302

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Patron Space	
Storage and Kitchen	



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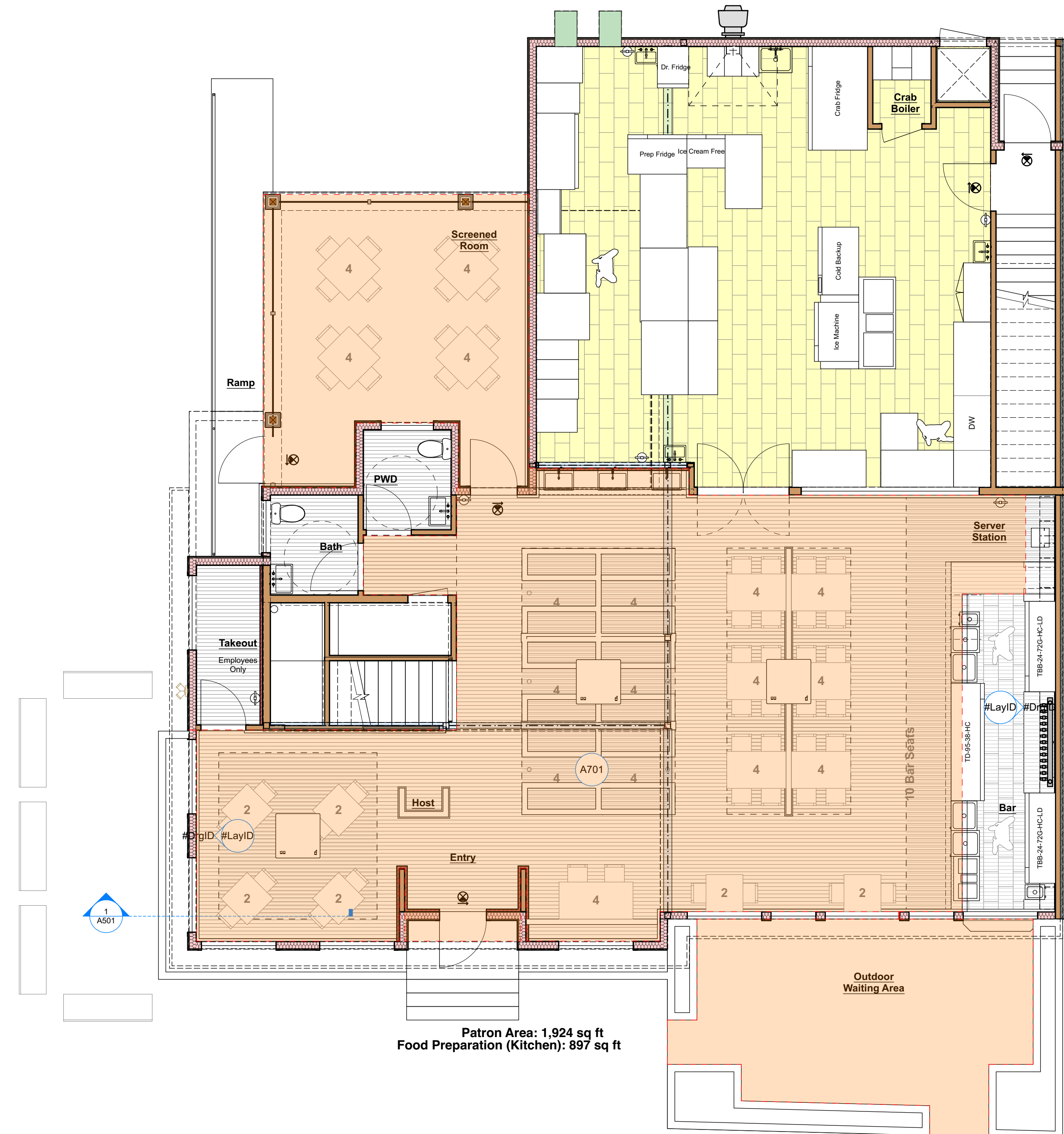
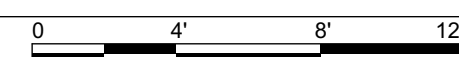
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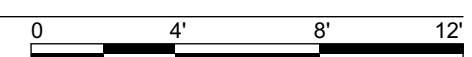
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1 Upper Level - Patron Calculation
SCALE: 3/16" = 1'-0"



2 Main Level - Patron Area
SCALE: 3/16" = 1'-0"



ISSUED:

Zoning Plan - Patron Calculations

A601

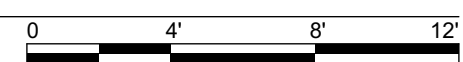
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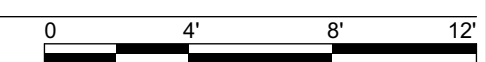
Exterior Restaurant Space
Interior Restaurant Space



1 Upper Level
A602 SCALE: 3/16" = 1'-0"



2 Main Level
A602 SCALE: 3/16" = 1'-0"



ISSUED:

Seating Compliance Plan

A602

CLAW



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PHONE: 302-703-1770

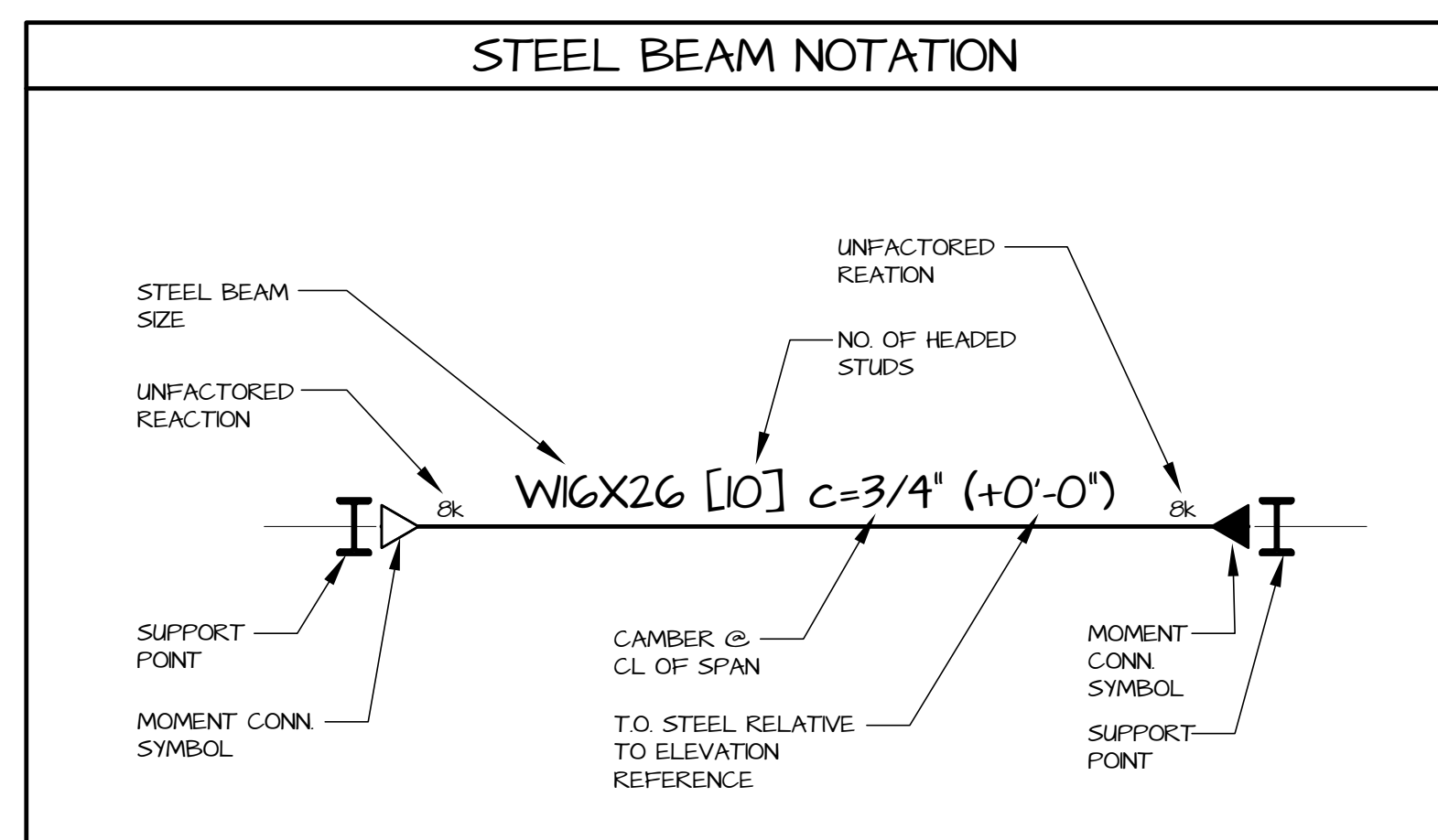
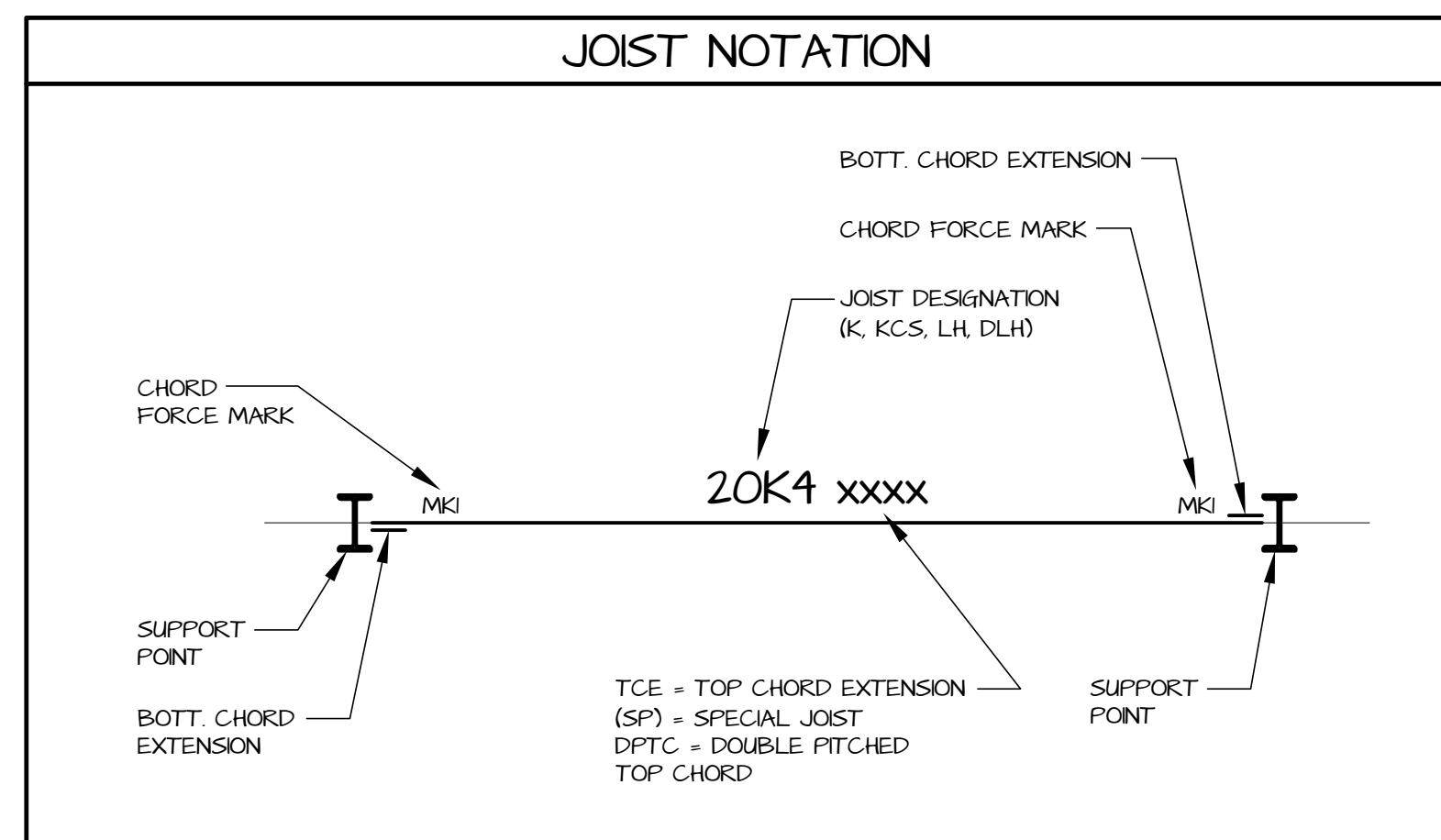
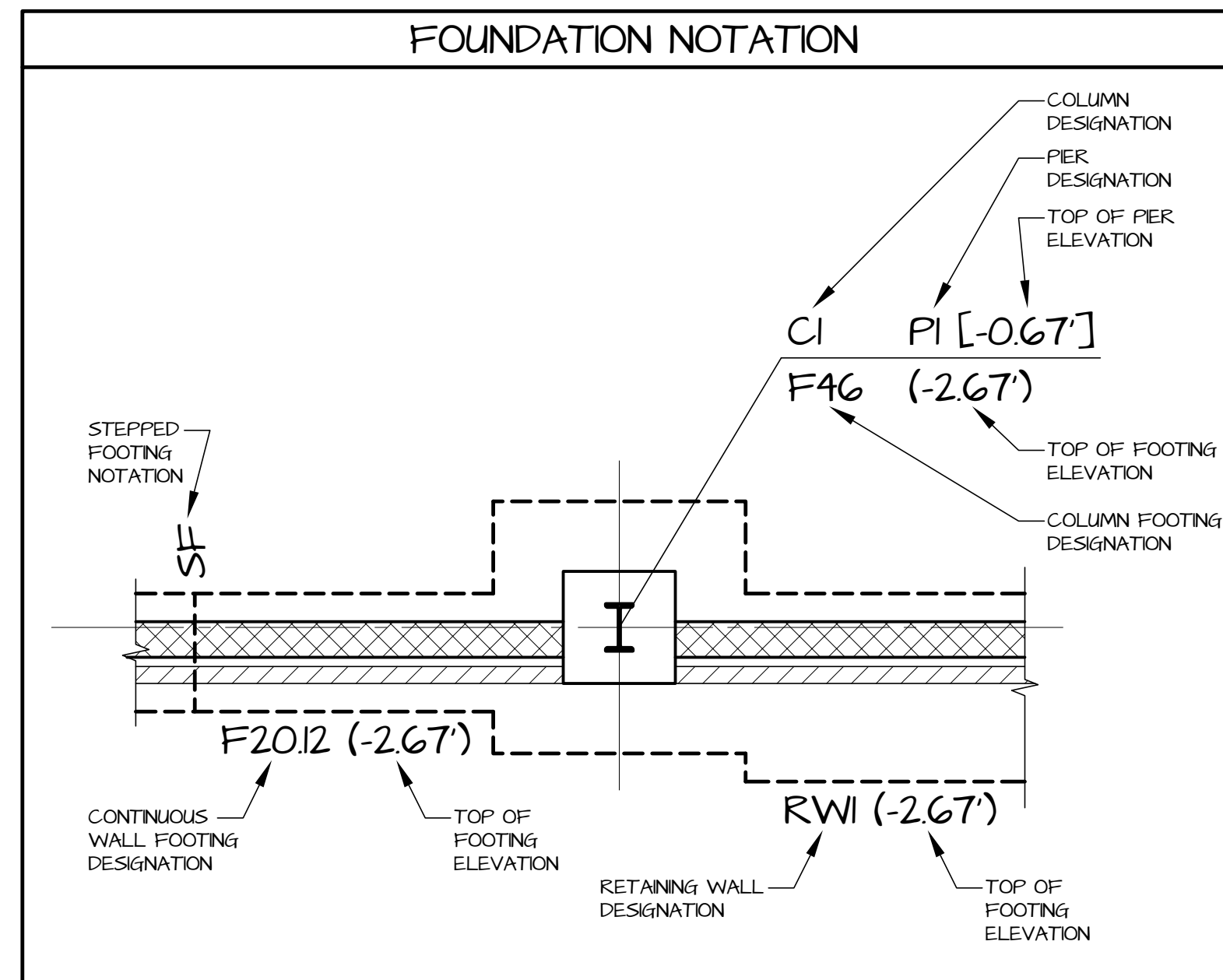
JOB NUMBER: 128.005
CONTACT: J. BAKER

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ISSUED:

Structural Cover Sheet

S001



DRAWING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	LW	LIGHT WEIGHT CONCRETE
ADDL	ADDITIONAL	LL	LIVE LOAD
ADJ	ADJACENT	LG	LONG
ALT	ALTERNATE	LLH	LONG LEG HORIZONTAL
APPROX	APPROXIMATE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECTURAL	LP	LOW POINT
BM	BEAM	MFR. MANUF	MANUFACTURER
BKG	BEARING	MAX	MAXIMUM
BP	BEARING PLATE	MECH	MECHANICAL
BS	BOTH SIDES	MEP	MECHANICAL, ELECTRICAL, PLUMBING
BOTT	BOTTOM	MIN	MINIMUM
B.O.	BOTTOM OF BUILDING	MISC	MISCELLANEOUS
CANT LE	CANTILEVER LEFT END	NS	NEAR SIDE
CANT RE	CANTILEVER RIGHT END	NOM	NOMINAL
CIP	CAST IN PLACE	NBL	NON-BEARING INLET
CL	CENTER LINE	NBMH	NON-BEARING METAL HEADER
CLR	CLEAR	NBWH	NON-BEARING WOOD HEADER
COL	COLUMN	NW	NORMAL WEIGHT CONCRETE
CONC	CONCRETE	N/A	NOT AVAILABLE
CC	CONCRETE COLUMN	NC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CONN	CONNECTION	o/c	ON CENTER
CJ	CONTROL JOINT/ CONSTRUCTION JOINT	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
COORD	COORDINATE	OD	OUTSIDE DIAMETER
DL	DEAD LOAD	PL	PLATE
DIA. Ø	DIAMETER	PCF	POUNDS PER CUBIC FOOT
DM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DBL	DOUBLE	PSI	POUNDS PER SQUARE INCH
DWLS	DOWELS	P/C	PRECAST CONCRETE
DN	DOWN	PREFAB	PREFABRICATED
DWG	DRAWING	PT	PRESSURE TREATED
EF	EACH FACE	RAD	RADIUS
EW	EACH WAY	REF	REFER OR REFERENCE
EWEP	EACH WAY EACH FACE	RENF	REINFORCING
EOS	EDGE OF SLAB	REBAR	REINFORCING BAR
EL	ELEVATION	REQD	REQUIRED
ELEV	ELEVATOR	RW	RETAINING WALL
EQ	EQUAL	RD	ROOF DRAIN
EQUIP	EQUIPMENT	RR	ROOF RAFTER
EXIST/ (E)	EXISTING	SM	SIMILAR
EJ	EXPANSION JOINT	SOB	SLAB ON GRADE
EXT	EXTERIOR	SPEC	SPECIFICATION
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SG	SQUARE
FN	FINISH	SS	STAINLESS STEEL
FF	FINISH FLOOR	STD	STANDARD
FLR	FLOOR	STL	STEEL
FD	FLOOR DRAIN	SF	STEPPED FOOTING
FT	FOOT	STIFF	STIFFENER
FDN	FOUNDATION	THK	THICK THICKNESS
FRM	FRAMING	TS	THICKENED SLAB
GALV	GALVANIZED	TSF	THICKENED SLAB FOOTING
GA	GAUGE	T&B	TOP & BOTTOM
GT	GIRDER TRUSS	TO	TOP OF
GB	GRADE BEAM	T.O.B	TOP OF BEAM
HS	HAUNCHED SLAB	T.O.C	TOP OF CONCRETE
HP	HIGH POINT	T.O.F	TOP OF FOOTING
HB	HOST BEAM	TOP	TOP OF PARAPET
HK	HOOK	T.O.S	TOP OF SLAB
HORIZ	HORIZONTAL	T.O.STL	TOP OF STEEL
HEF	HORIZONTAL EACH FACE	T.O.W	TOP OF WALL
HIF	HORIZONTAL INSIDE FACE	TDS	TURNED DOWN SLAB
HOF	HORIZONTAL OUTSIDE FACE	TYP	TYPICAL
IBC	INTERNATIONAL BUILDING CODE	UNO	UNLESS NOTED OTHERWISE
INT	INTERNATIONAL BUILDING CODE	VERT	VERTICAL
K	KIPS (1000lbs)	WWF	WELDED WIRE FABRIC
KSF	KIPS PER SQUARE FOOT	WF	WIDE FLANGE
L	ANGLE	W	WIDTH WIDE
LBS	POUNDS	w/	WITH
		w/o	WITHOUT
		WD	WOOD

DRAWING SYMBOLS

	MOMENT CONNECTION - BEAM TO BEAM OR BEAM TO COLUMN - SEE PLAN FOR REQUIRED CONNECTION MOMENT CAPACITY, IF NO LOAD SHOWN, PROVIDE FULL CAPACITY OF BEAM IN ADDITION TO FULL DEPTH SHEAR CONNECTION
	FLEXIBLE MOMENT CONNECTION (FMC) - BEAM TO COLUMN CONNECTION. SEE PLAN FOR REQUIRED CONNECTION MOMENT. IF NO LOAD SHOWN, SEE TYPICAL DETAILS.
	SLIDING CONNECTION & EXPANSION JOINT
	CRIPPLE POINT IN STEEL MEMBER - SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION
	CHANGE IN SLAB ELEVATION
	SPOT ELEVATION LOCATION
	SLAB/ DECK CONSTRUCTION TAG - SEE SCHEDULE FOR ADDITIONAL INFORMATION
	UTILITY LINE - COORDINATE SIZE & INVERT w/ UTILITY DRAWINGS
	SLAB CONTROL/ CONSTRUCTION JOINT - SEE TYPICAL DETAILS FOR ADDITIONAL INFORMATION
	FLOOR DRAIN - COORDINATE SIZE & LOCATION w/ ARCHITECTURAL & PLUMBING DRAWINGS
	TRENCH DRAIN - COORDINATE SIZE & LOCATION w/ ARCHITECTURAL & PLUMBING DRAWINGS
	SLOPE OF FLOOR/ ROOF/ SLAB
	SECTION MARK
	BUILDING ELEVATION
	DETAIL/ ENLARGED PLAN CALLOUT
	MECHANICAL UNIT D & WEIGHT
	WALL TAG
	LEVEL DESIGNATION
	STRUCTURAL GRID DESIGNATION
	EXISTING STRUCTURAL GRID DESIGNATION

DRAWING MATERIALS

	CONCRETE/ PRECAST CONCRETE		SHEAR WALLS
	COMPACTED EARTH / SITEWORK		RIGID INSULATION
	CRUSHED STONE		GROUT
	CONCRETE MASONRY UNIT		MASONRY UNIT
	AREA OF OVERFRAMING		MECHANICAL UNIT
	BRICK VENEER		WOOD
	STONE VENEER		STEEL
	PLYWOOD SHEATHING/ DECKING		METAL DECKING

DRAWING LIST

SHEET NUMBER	SHEET NAME
S001	COVER SHEET
S002	GENERAL NOTES
S003	SCHEDULES
S101	FOUNDATION PLAN
S102	SECOND FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S500	TYPICAL FOUNDATION DETAILS
S501	FOUNDATION SECTIONS
S50	FRAMING SECTIONS & DETAILS

OBJECT SPECIFICATIONS & GENERAL NOTES

GENERAL

COMPLETE ALL WORK PER THE DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN.

TOOLS AND METHODS INCLUDING ALL WORK RELATED TO THE STAGING, CONSTRUCTION PRACTICES, AND SAFETY OF THE PROJECTS RISKS AND PROPERTY SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE AND CODES AND STANDARDS. ENGINEER SITE VISITS ARE FOR THE REVIEW OF THE STRUCTURAL WORK FOR GENERAL CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS AND ARE NOT FOR THE REVIEW OF CONTRACTOR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO PROJECT SAFETY AND MEANS AND METHODS OF CONSTRUCTION.

ALL DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE AS WELL AS ALL REFERENCED STANDARDS CONTAINED THEREIN.

THE CONTRACTOR IS RESPONSIBLE FOR THE EVALUATION AND COMPLIANCE WITH LOADING RESTRICTIONS FOR MEANS AND METHODS OF CONSTRUCTION AS WELL AS STAGING FOR OTHER TRADES.

SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH CHAPTER 17 OF THE REFERENCED INTERNATIONAL BUILDING CODE. SUBMIT ALL REPORTS TO THE ENGINEER OF RECORD FOR REVIEW. AT THE COMPLETION OF THE PROJECT, THE SPECIAL INSPECTION REPORT SHALL BE COMPLETED AND SUBMITTED TO THE ENGINEER OF RECORD.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS OF ELEMENTS.

STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED TO CREATE SHOP DRAWINGS OR SHORING DOCUMENTATION WITHOUT THE EXPRESS WRITTEN CONSENT OF PILOTTOWN ENGINEERING.

DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH THE OTHER DISCIPLINE DRAWINGS. THE HORIZONTAL AND VERTICAL DIMENSIONS CONTAINED ON THE STRUCTURAL DRAWINGS WERE DEVELOPED BY OTHER DISCIPLINES FOR THE PURPOSE OF THIS PROJECT.

ALL STRUCTURAL DOCUMENTS ARE TO BE USED IN COORDINATION WITH ALL OTHER DISCIPLINES INCLUDING THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.

ALL CHANGES SPECIFICALLY APPROVED, ALL REQUESTED CHANGES IN WORK BY THE CONTRACTOR ARE CONSIDERED TO BE COMPLETED AT AN ADDITIONAL COST AND ARE SUBJECT TO THE APPROVAL OF THE DESIGN TEAM AND OWNER.

REFER TO THE ARCHITECTURAL DOCUMENTS FOR ALL WATERPROOFING AND FIREPROOFING LOCATIONS AND DETAILS.

DRAWING REQUIREMENTS

ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY PILOTTOWN ENGINEERING AND THE DESIGN TEAM FOR THE FOLLOWING ITEMS: THIS PROJECT:

CONCRETE MIX DESIGNS INCLUDING ALL LABORATORY TESTING, MATERIALS, ETC.

REINFORCING SHOP DRAWINGS

ANCHOR BOLT AND CONCRETE EMBEDDED ASSEMBLIES

STEEL FRAMING

WOOD TRUSS FRAMING

MASONRY PRODUCTS

ALL ADMIXTURES, SEALANTS, HARDENERS, AND COATINGS

CONTRACTORS TO ALLOW FOR A 10 BUSINESS DAY REVIEW PERIOD BY THE DESIGN TEAM FOR ALL SHOP DRAWINGS NOTED ABOVE.

THE CONTRACTOR IS RESPONSIBLE TO SUBMITTED SHOP DRAWINGS IN A TIMELY MANNER AND ALL SUBMITTED DRAWINGS SHALL BE REVIEWED BY THE CONSTRUCTION MANAGER PRIOR TO SUBMISSION.

SEPARATED DESIGN SUBMITTALS REQUIRE THE REVIEW AND APPROVAL FROM A PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED WITH CALCULATIONS AND SIGNED AND SEALED DRAWINGS PRIOR TO REVIEW.

GENERAL CONSTRUCTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN COORDINATION AND INSTALLATION OF SHORING AND STABILIZATION OF STRUCTURE AS REQUIRED TO ALLOW TO PERFORM THE WORK CONTAINED IN THE DRAWINGS AND SPECIFICATIONS.

DIMENSIONS SHOWN REFERRING TO EXISTING STRUCTURES ARE FOR REFERENCE ONLY. ALL DIMENSIONS RELATED TO EXISTING FOUNDATIONS AND FRAMING SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INFORMATION RELATING TO THE EXISTING STRUCTURE THAT HAS BEEN DISCOVERED DUE TO DEMOLITION AND REMOVAL OF FINISHES.

FOUNDATIONS

THE TOP OF FOOTINGS SHALL BEAR ON (UNDISTURBED VIRGIN SOIL AND / OR CONTROLLED COMPACTED FILL) CAPABLE OF SUPPORTING 2500 PSF.

THE TOP OF FOOTING SUBGRADE MUST BE INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE FOUNDATIONS. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN THE SPECIFIED WORKING PRESSURE AND ALL REPORTS TO BE SUBMITTED TO THE ENGINEER OF RECORD.

THE TOP OF ALL FOOTINGS SUBJECT TO FREEZE THAW CONDITIONS SHALL BE A MINIMUM 2 FEET - 4 INCHES BELOW FINISHED GRADE.

CONCRETE

CONCRETE SHALL BE READY-MIX AND PROPORTIONED ON THE BASIS OF LABORATORY TRIAL MIXTURE OR FIELD TEST DATA OR BOTH ACCORDING TO ACI 301 AND ACI 308 DESIGN MIXTURES SHALL MEET THE REQUIREMENTS BELOW BASED ON CONCRETE ELEMENT LOCATIONS:

INTERIOR SLABS ON GRADE:

MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS

EXPOSURE CATEGORY: F0

EXTERIOR SLABS ON GRADE:

MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS

EXPOSURE CATEGORY: F2

6% AIR-ENTRAINMENT (+/- 15%)

FOOTINGS AND FOUNDATION WALLS:

MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS

EXPOSURE CATEGORY: F0

THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF DESIGN MIXTURES FOR EACH APPLICATION/LOCATION USED IN CONSTRUCTION NOTED ABOVE AND ON THE DRAWINGS.

CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

ACI BUILDING CODE (ACI 308).

ACI DETAILING MANUAL (MNL-66).

SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

REINFORCING STEEL SHALL BE MANUFACTURED AND CONFORM TO ASTM DESIGNATION A615 GRADE 60. ALL BARS TO BE LAPPED WITH MINIMUM 48 BAR DIAMETERS UNLESS OTHERWISE NOTED.

W/WF SHALL BE MANUFACTURED FROM HIGH STRENGTH STEEL CONFORMING TO ASTM A064/A064M. ALL W/WF SHALL LAP A MINIMUM OF 6 INCHES.

USE TRANSVERSE REINFORCING (SWB) IN BOTTOM LAYER OF CONTINUOUS FOOTINGS. PROVIDE CORNER BARS IN FOOTINGS TO MATCH CONTINUOUS REINFORCEMENT. EXTEND WALL FOOTING REINFORCING INTO COLUMN FOOTINGS A MINIMUM OF 2 FEET.

WIDE KEYS IN CONCRETE WALLS, PIERS, GRADE BEAMS, AND FOOTINGS AT INTERSECTIONS UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCEMENT AT WALL CORNERS AND TEE INTERSECTIONS.

CONCRETE SHALL ACHIEVE A MINIMUM OF 70% OF THE DESIGN STRENGTH PRIOR TO STEEL ERECTION. WRITTEN CONFIRMATION OF THIS STRENGTH SHOULD BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF STEEL ERECTION.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL STRUCTURAL STEEL SHAPES AND GRADES SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):

- WIDE FLANGE (W) SHAPES, ASTM A992/A992M GRADE 50
- S, M, AND HP SHAPES, ASTM A572 GRADE 50
- HSS STRUCTURAL SECTIONS, ASTM A500 GRADE B, F_y = 46 KSI
- HSS ROUND SECTIONS, ASTM A500 GRADE C, F_y = 46 KSI
- STEEL PIPE SECTIONS, ASTM A53, GRADE B, F_y = 35 KSI
- ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
- ANCHOR BOLTS, ASTM F1554

2. CLEAN ALL STEEL IN ACCORDANCE WITH SSPC-SP3 AND PROVIDE A SHOP COAT OF RUST INHIBITIVE PAINT. STEEL CONTRACTOR TO COORDINATE PRIMER LOCATION WITH SLIP CRITICAL BOLTED CONNECTION LOCATIONS AS REQUIRED.

3. STEEL TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENCASEMENT SHALL REMAIN CLEANED AND UNPAINTED.

4. ALL LINTELS SHALL BE GALVANIZED AND PAINTED.

5. ALL VENEER SHELF ANGLES SHALL BE HOT DIP GALVANIZED.

6. ALL EXPOSED STEEL TO THE WEATHER ELEMENTS (DRAINAGE FRAMING, SCREEN WALL FRAMING, CANOPY FRAMING, ETC.) SHALL BE GALVANIZED AND PAINTED.

7. ANY POINTS OF WELDING ON GALVANIZED MEMBERS SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT AS REQUIRED BY THE STEEL ERECTOR.

8. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL BE FABRICATED AND ERECTED AS FOLLOWS:

- ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC-SP6 PRIOR TO PAINTING.
- ALL WELDS SHALL BE GRIND SMOOTH TO THE APPROVAL OF THE ENGINEER OF RECORD AND THE ARCHITECT.
- ALL PAINT SHALL BE TOUCHED UP TO THE APPROVAL OF THE ARCHITECT.
- STEEL SHALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT COMPATIBLE WITH THE FINISH PAINT PRODUCT.

9. ORIENT ALL BEAMS MILL CAMBER UPWARD DURING FABRICATION AND ERECTION.

10. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED AS DESCRIBED IN LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE; AWS D11 TO PERFORM THE TYPE OF WORK REQUIRED.

11. ALL BEAM TO GIRDER CONNECTIONS SHALL BE AS DESIGNED BY THE FABRICATOR SUBJECT TO THE ENGINEER'S APPROVAL. THE FOLLOWING CONNECTIONS ARE PERMITTED:

- DOUBLE ANGLE
- SHEAR PLATE
- SINGLE ANGLE
- FABRICATOR SHALL ADHERE TO ALL OSHA FEDERAL REGISTER STANDARDS WITH REGARD TO CONNECTION DESIGN

12. UNLESS NOTED OTHERWISE ON THE DRAWINGS, BEAM TO GIRDER CONNECTIONS SHALL BE DESIGNED FOR THE FOLLOWING:

- COMPOSITE BEAM TO GIRDER, A MINIMUM OF 200% OF THE MAXIMUM BEAM END REACTION INDICATED BY THE AISC MAXIMUM TOTAL UNIFORM LOAD TABLES.
- NON-COMPOSITE BEAM TO GIRDER, A MINIMUM OF 50% OF THE MAXIMUM BEAM END REACTION INDICATED BY THE AISC MAXIMUM TOTAL UNIFORM LOAD TABLES.

13. ALL CONNECTIONS TO BE DESIGNED BY THE STEEL FABRICATOR AND TO CONSIST OF THE FOLLOWING:

- BOLTED WITH A MINIMUM OF 3/4" A325N HIGH STRENGTH BOLTS
- WELDED CONNECTIONS

14. ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS SHALL BE AS DESIGNED BY THE FABRICATOR SUBJECT TO THE ENGINEER'S APPROVAL. THE FOLLOWING CONNECTIONS ARE REQUIRED:

- FULL DEPTH DOUBLE ANGLE CONNECTIONS. BOLTS SHALL BE AT 3-INCH O/C VERT.
- ISC TYPE 2 PR / FLEXIBLE MOMENT CONNECTIONS (LOCATIONS SHOWN ON DRAWINGS). FULL DEPTH DOUBLE ANGLE CONNECTIONS WITH TOP AND BOTTOM CLIP ANGLES AS INDICATED IN THE DRAWINGS.

15. PIPE AND TUBE COLUMN CONNECTIONS:

- PROVIDE A MINIMUM 3/8 INCH THICK, FULL DEPTH THRU-PLATE UNLESS OTHERWISE NOTED ON THE DRAWINGS.

16. PROVIDE TYPICAL BOLTED CONNECTIONS WITH TENSION CONTROLLED BOLTS CONFORMING TO THE REQUIREMENTS OF ASTM F1552 AND F2280.

17. SEPARATE ALL ALUMINUM AND STEEL MEMBERS AS REQUIRED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.

18. ALL STEEL WELDING RODS SHALL BE AS FOLLOWS:

- E70XX FOR STEEL CONNECTIONS

19. CONTRACTOR TO SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.

20. STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR THE PURPOSE OF SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF WALLS AND FRAMING THAT EXIST AT THE TIME OF THE STEEL ERECTION.

MASONRY

1. ALL MASONRY UNITS SHALL BE NORMAL WEIGHT MASONRY UNITS MEETING ASTM C90 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI (F_m) (AVERAGE OF 3 TESTS).

2. ALL MASONRY UNITS TO BE GROUTED SOLID BELOW GRADE AND WHERE INDICATED IN DRAWINGS.

3. STAIR TOWERS AND ELEVATOR SHAFTS SHALL BE GROUTED SOLID. PROVIDE REINFORCING AS SHOWN ON THE DRAWINGS.

4. ALL CMU SHALL BE Laid IN A FULL BED OF MORTAR.

5. CONTRACTOR TO CONSTRUCT COLUMN PIERS INTEGRALLY WITH FOUNDATION AND ABOVE GRADE WALLS AND CONTINUE HORIZONTAL WALL REINFORCEMENT THROUGH THE PIER.

6. ALL COLUMN PIERS AND WALLS SHALL BE GROUTED MONOLITHICALLY WITH THE SURROUNDING AREA.

7. THE FOLLOWING BLOCK STRENGTHS ARE REQUIRED UNLESS ASSEMBLY STRENGTH IS JUSTIFIED VIA THE PRISM TEST:

- 2800 PSI ON GROSS AREA FOR SOLID INDIVIDUAL UNITS.
- 1900 PSI ON NET AREA OF HOLLOW INDIVIDUAL UNITS.

8. ALL MASONRY MORTAR SHALL BE ASTM C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

9. ALL MORTAR SHALL BE FIELD-TESTED PER ASTM C780.

10. COMPRESSIVE STRENGTH VALUES DETERMINED THROUGH ASTM C780 IN THE FIELD ARE NOT EXPECTED TO ACHIEVE THE COMPRESSIVE STRENGTHS OF LABORATORY TESTED ASTM C270 SPECIFICATION MORTARS.

11. GROUT SHALL BE A HIGH SLUMP MIX PROPORTIONED IN ACCORDANCE WITH ASTM C476 THAT ACHIEVES THE COMPRESSIVE STRENGTH OF THE MASONRY (F_m) NOT LESS THAN 2000 PSI AT 28 DAYS.

12. ALL GROUT SHALL BE TESTED USING FIELD OBTAINED CYLINDERS IN ACCORDANCE WITH ASTM C109.

13. ALL CONCRETE MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530/ASCE 5/TMS 402 AND THE SPECIFICATION FOR MASONRY STRUCTURES ACI 530/ASCE 6/TMS 602.

14. ALL BRICK MASONRY UNITS SHALL BE GRADE SW IN ACCORDANCE WITH ASTM C246 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI BONDED TOGETHER WITH TYPE S MORTAR.

15. PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT, MIN 9 GA. AT 16" ON CENTER. VERTICAL IN ALL MASONRY WALLS. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8 INCHES ON CENTER IN ALL PARAPETS. USE SHOP FABRICATED SPECIAL PIECES AT ALL CORNERS AND TEES.

TIMBER

1. ALL STRUCTURAL TIMBER FRAMING, WALLS, BLOCKING, ETC. SHALL BE HEM FIR #2 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS: F_b = 850 PSI, F_v = 50 PSI, E = 1,800,000 PSI.

2. ALL STRUCTURAL TIMBER FOR WOOD TRUSS FRAMING SHALL SOUTHERN YELLOW PINE (SYP) #3 MINIMUM STRESS GRADE LUMBER OR

APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS: F_b = 500 PSI, F_v = 175 PSI, E = 1,000,000 PSI.

3. ALL GLUE-LAMINATED BEAMS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE, DOUGLAS FIR, OR APPROVED EQUAL. CONFORMING TO AITC 17 'STANDARD SPECIFICATION FOR STRUCTURAL GLUE-LAMINATED TIMBER OF SOFTWOOD SPECIES'. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS: F_b = 2,400 PSI, F_v = 20 PSI, E = 1,700,000 PSI.

4. ALL MICROLAM BEAMS (LVLs) SHALL BE AS ENGINEERED AND MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS: F_b = 2,600 PSI, F_v = 285 PSI, E = 2,000,000 PSI.

5. ALL PARALLAM BEAMS (PSLs) SHALL BE AS ENGINEERED AND MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS: F_b = 2,900 PSI, F_v = 290 PSI, E = 2,000,000 PSI.

6. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTIONS 'CONSTRUCTION MANUAL'.

7. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS:

- AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL.
- AMERICAN WOOD COUNCIL, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
- AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION.
- AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.

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

- THE NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, TPI 1.
- RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, DSB-89.
- GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, BCSI.

9. ALL PRE-ENGINEERED WOOD JOISTS (T.J., T.J.L., T.J.M., T.J.S., T.J.W., etc.) AS NOTED ON PLAN SHALL BE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL BRACING AND BRIDGING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

10. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED AS THE FINAL CONNECTION UNLESS OTHERWISE APPROVED BY THE ENGINEER. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.

11. WOOD FLOOR TRUSSES AND WOOD ROOF TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSS FABRICATOR. SIGNED AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL. DESIGNS SHALL REFLECT THE LOADING SHOWN IN THE STRUCTURAL DOCUMENTS. TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED HANGERS AND CONNECTORS AS REQUIRED.

12. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" O/C. MAX SPACING FOR ALL WOOD JOISTS AND WOOD RAFTERS.

13. PROVIDE ADDITIONAL X-BRIDGING AS REQUIRED BY THE FABRICATOR.

14. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING OR CROSS BRIDGING FOR ALL SPANS.

15. TREATED LUMBER SHALL BE PROVIDED AT ALL LOCATIONS WHERE LUMBER IS IN CONTACT WITH CONCRETE AND MASONRY FOUNDATION WALLS OR AT THE EXTERIOR OF THE BUILDING.

16. SHEATHING FOR EXTERIOR WALLS SHALL BE MIN 1/2" THICK (NOMINAL), 32/16 SPAN RATING, APA STRUCTURAL RATED SHEATHING, EXPOSURE 1. ALL SHEATHING SHALL BE PLACED HORIZONTALLY AND SECURED IN ACCORDANCE WITH THE WALL SCHEDULE SHOWN ON THE STRUCTURAL DRAWINGS. ALL JOINTS IN SHEATHING SHALL BE STAGGERED.

17. SHEATHING FOR FLOORS SHALL BE 3/4" THICK, 20' SPAN RATING, APA STRUCTURAL RATED SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS.

18. SHEATHING FOR ROOFS SHALL BE 5/8" THICK (NOMINAL), 32/16 SPAN RATING, APA STRUCTURAL RATED SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. USE PANEL CLIPS, TONGUE & GROOVE, OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS.



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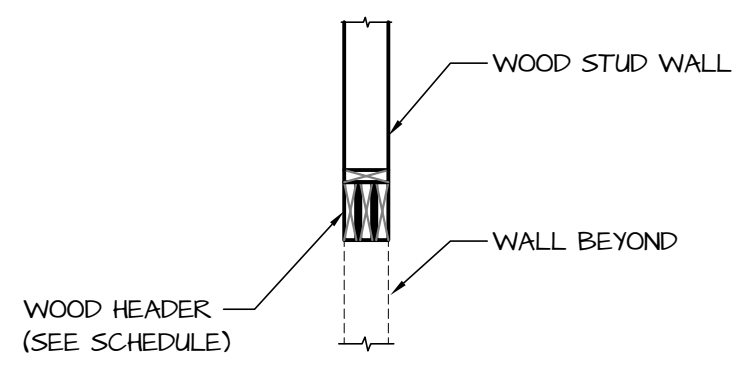
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General Notes

S002

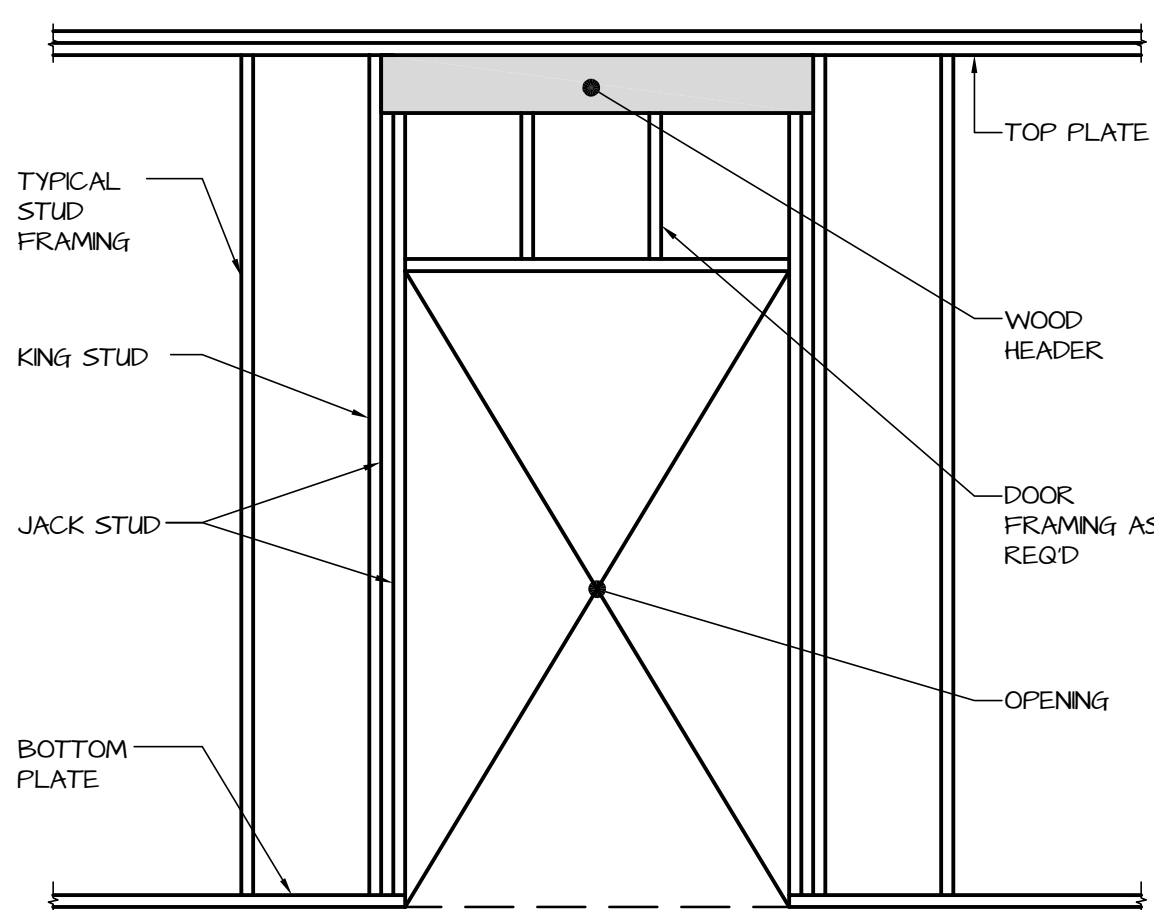
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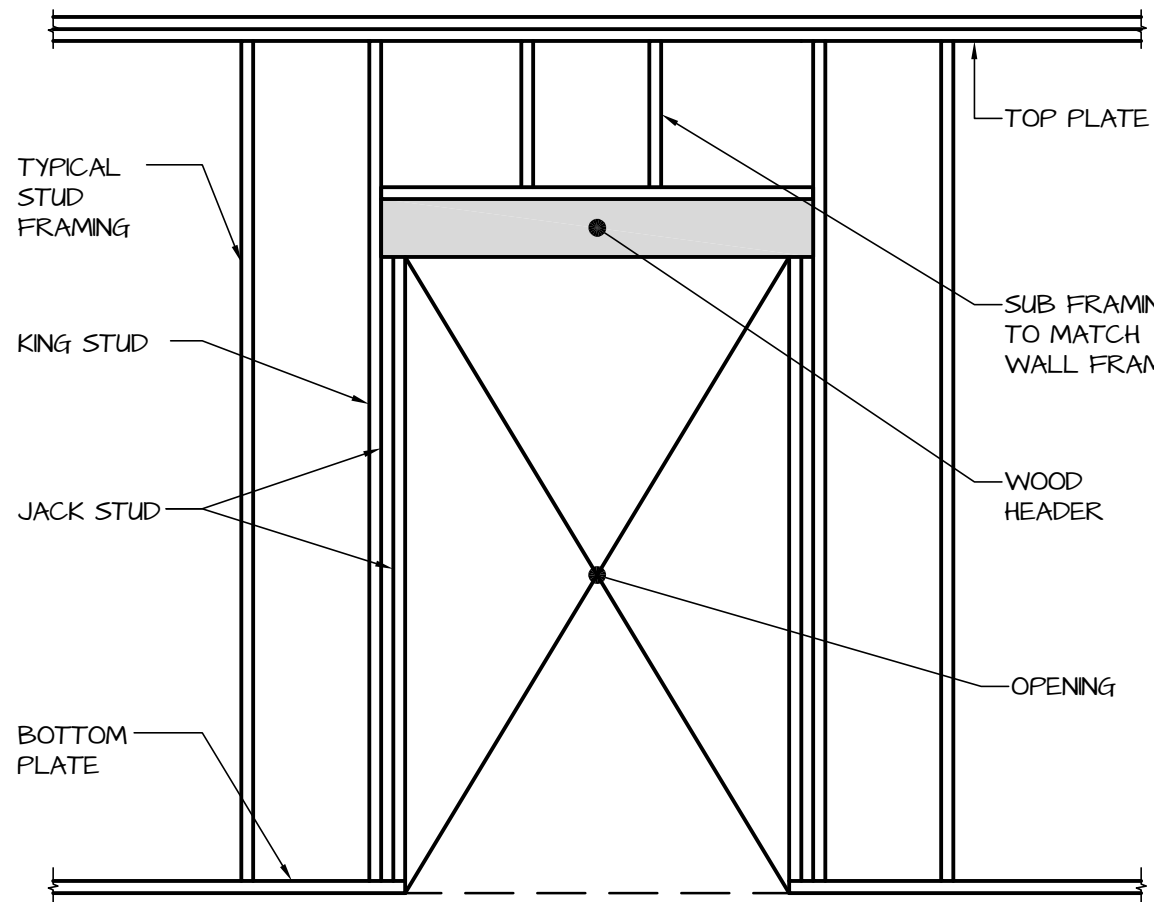
TYPICAL WOOD HEADER DETAIL
(NON-BEARING WALLS)

WIDTH OF OPENING	WOOD STUD LINTEL SIZE ¹	JAMB STUDS ²
UP TO 6'-0"	(#) 2x6	(2) STUDS
6'-0" TO 8'-0"	(#) 2x8	(2) STUDS
8'-0" TO 12'-0"	(#) 2x10	(2) STUDS
12'-0" TO 14'-0"	(#) 2x12	(2) STUDS

¹ TYPICAL WALL THICKNESS W/ # OF STUDS ((2) FOR 2x4, (3) FOR 2x6)
² JACK & (1) KING STUD MINIMUM



ALTERNATE WOOD HEADER CONSTRUCTION



TYPICAL WOOD HEADER CONSTRUCTION

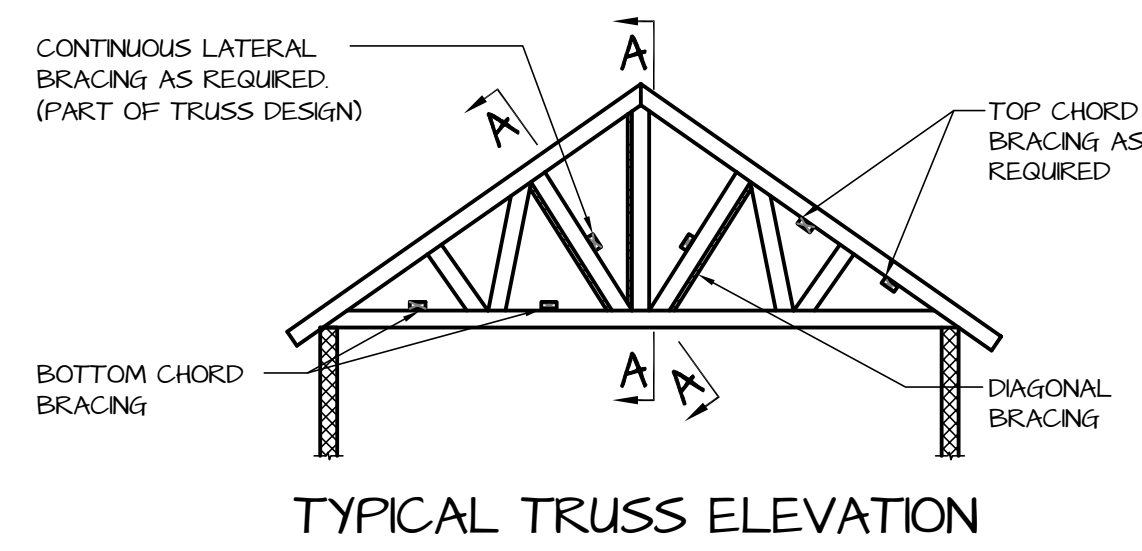
MARK	DESCRIPTION	JACK STUDS	KING STUDS	SECTION	REMARKS
H1	(3) 2x8	(2) 2x	(1) 2x		
H2	(3) 2x10	(2) 2x	(2) 2x		
H3	(3) 2x12	(2) 2x	(2) 2x		
H4	(2) 2x10	(2) 2x	(1) 2x		
H5	(2) 1-3/4"x18" LVL	(3) 2x	(2) 2x		
H6	5-1/2"x8-7/8" GLULAM	-	-		

MARK	DIMENSIONS		REINFORCING		REMARKS
	WIDTH	LENGTH	VERTICAL	TES	
PI	18"	18"	(4) #8		

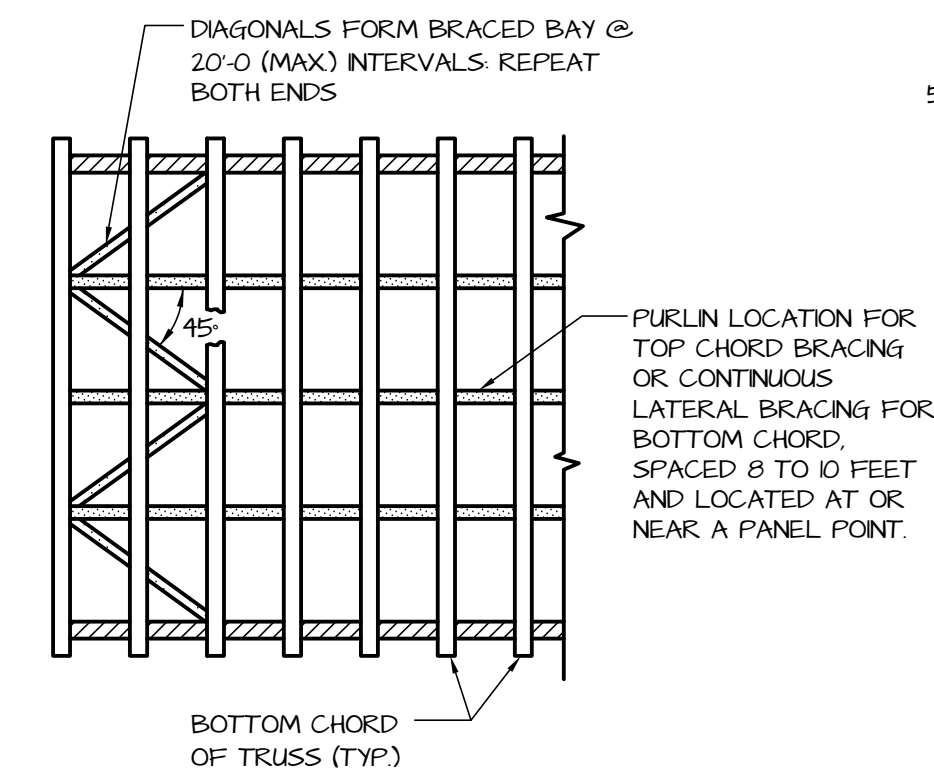
MARK	SIZE	BASE PLATE	ANCHOR BOLTS	BOLT GRADE (F1554)	REMARKS

MARK	DESCRIPTION	WIDTH
A	2x6 @ 16' o/c	0'-5 1/2'
B	2x4 @ 16' o/c	0'-3 1/2'

MARK	SECTION	DESCRIPTION
SI		4" CONCRETE SLAB ON GRADE W/ 6x6-W14x14 WWF OVER 4" CRUSHED STONE
SIA		4" CONCRETE (w/ 6% AIR ENTRAINMENT) SLAB ON GRADE W/ 6x6-W14x14 WWF OVER 4" CRUSHED STONE
DI		3/4" T&G PLYWOOD FLOOR SHEATHING
D2		5/8" PLYWOOD ROOF SHEATHING (w/ PANEL CLIPS)

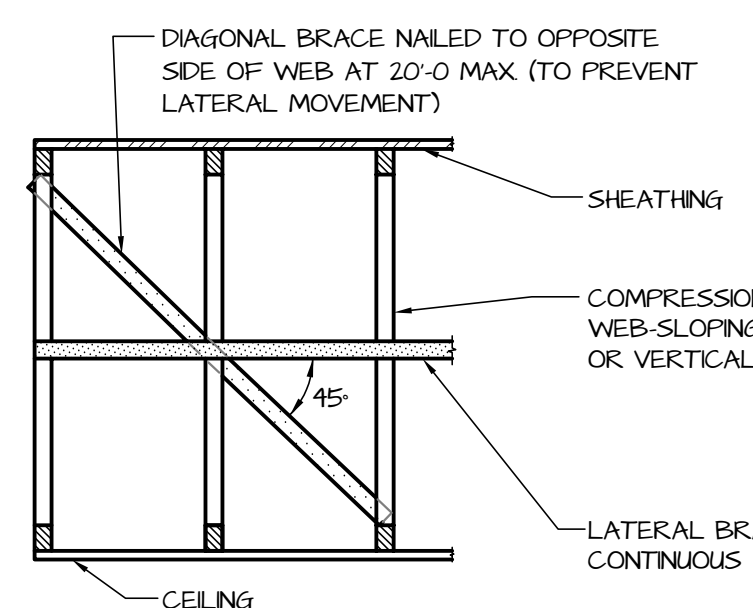


TYPICAL TRUSS ELEVATION



TOP/ BOTTOM CHORD BRACING

- TRUSS NOTES**
- WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE 'BUILDING COMPONENT SAFETY INFORMATION' MANUAL PUBLISHED MAY 2008 AND THE 'TRUSS PLATE INSTITUTE' BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS, BWT-7G.
 - BRACING IN THE PLANE OF WEB MEMBERS.
 - THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
 - LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
 - A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED ONE AT EACH VERTICAL WEB MEMBER CLOSURE TO BEARING LOCATIONS.
 - THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8 TO 10 FEET NAILED TO TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END IF BUILDING EXCEEDS 60 FEET IN LENGTH. DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
 - TOP CHORD BRACING.
 - IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT REQUIRED.
 - IF FURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
 - WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS AND DRAWINGS ARE TO BE SUBMITTED FOR REVIEW.



SECTION A-A

TO ROOF BRG EL. (SEE PLAN)	SF1			SF2		
	HD1	IC1	HD1	HD1	IC1	HD1
TO SECOND FLOOR EL. (SEE PLAN)	SF1			SF2		
TO FIRST FLOOR EL. (SEE PLAN)	HD2			HD2		

SHEAR WALL ELEVATIONS

- NOTES:
1. SW... INDICATES SHEAR TYPE. SEE SCHEDULE FOR ADDITIONAL INFORMATION.
2. HD... INDICATES HOLD DOWN TYPE. SEE SCHEDULE FOR ADDITIONAL INFORMATION.

MARK	SHEATHING	FASTENER	PLAN VIEW
SF1	1/2" WOOD SHEATHING w/ BLOCKING (ONE SIDE)	8d NAILS @ 6' o/c SPACING @ EDGES, 12' o/c IN FIELD	
SF2	1/2" GYPSUM SHEATHING w/ BLOCKING (BOTH SIDES)	6d NAILS @ 4' o/c SPACING @ EDGES, 12' o/c IN FIELD	

MARK	TYPE	SPACING	NOTES
IC1	1/4"Ø SDS SCREW w/ 2" EMBEDMENT TOP & BOT.	16' o/c	CONNECTION THRU-FLOOR (SEE DETAIL)
IC2	1/2"Ø ANCHOR BOLT w/ 3"x3"x3/16" WASHER PLATES	48' o/c	CONNECTION TO FOUNDATION WALL

MARK	SIMPSON TYPE	FASTENERS	NOTES
HD1	SIMPSON HDU2-SDS25 HOLD-DOWN	5/8"Ø	T&B @ FLOOR TO FLOOR
HD2	SIMPSON HDU2-SDS25 HOLD-DOWN	5/8"Ø	ANCHOR TO CONC. SLAB

- NOTES:
1. ALL SHEAR WALL ENDS TO HAVE (3) STUD POSTS

MARK	DIMENSIONS		REINFORCING		REMARKS
	WIDTH	THICKNESS	LONGITUDINAL	TRANSVERSE	
FZ02	2'-0"	12"	(3) #4	#4 @ 24" o/c	

MARK	DIMENSIONS		REINFORCING		REMARKS
	DIAMETER	DEPTH	VERTICAL REIN	TES	
FS24	2'-0"	3'-0"	(4) #4	#3 @ 12" o/c	

MARK	DIMENSIONS			REINFORCING	REMARKS
	WIDTH	LENGTH	THICKNESS		
F4G	4'-6"	4'-6"	12"	(6) #5 EWB	
F50	5'-0"	5'-0"	14"	(6) #5 EWB	

ITEM	SYMBOL	VALUE
ULTIMATE WIND SPEED	V _{ULT}	130 MPH
ALLOWABLE WIND SPEED	V _{ASD}	115 MPH
RISK CATEGORY	-	II
WIND EXPOSURE CATEGORY	-	D
INTERNAL PRESSURE COEFFICIENT	G _{C,pi}	± 0.18

ITEM	SYMBOL	VALUE
SITE CLASS	-	D
SPECTRAL RESPONSE ACC. (0.2 SEC)	-	-
MAPPED	S _S	0.096
DESIGN	S _{DS}	0.102
SPECTRAL RESPONSE ACC. (1 SEC)	-	-
MAPPED	S ₁	0.044
DESIGN	S _{D1}	0.07
RISK CATEGORY	-	II
IMPORTANCE FACTOR	I	1.0
SEISMIC DESIGN CATEGORY	-	B
ANALYSIS PROCEDURE	-	EQUALIZED LATERAL FORCE
SEISMIC FORCE RESISTING SYSTEM	-	SHEAR WALL PANELS
RESPONSE MOD FACTOR	R	6-1/2
SEISMIC RESPONSE COEFFICIENT	C _s	0.06
DESIGN BASE SHEAR	V	3.0 KIPS

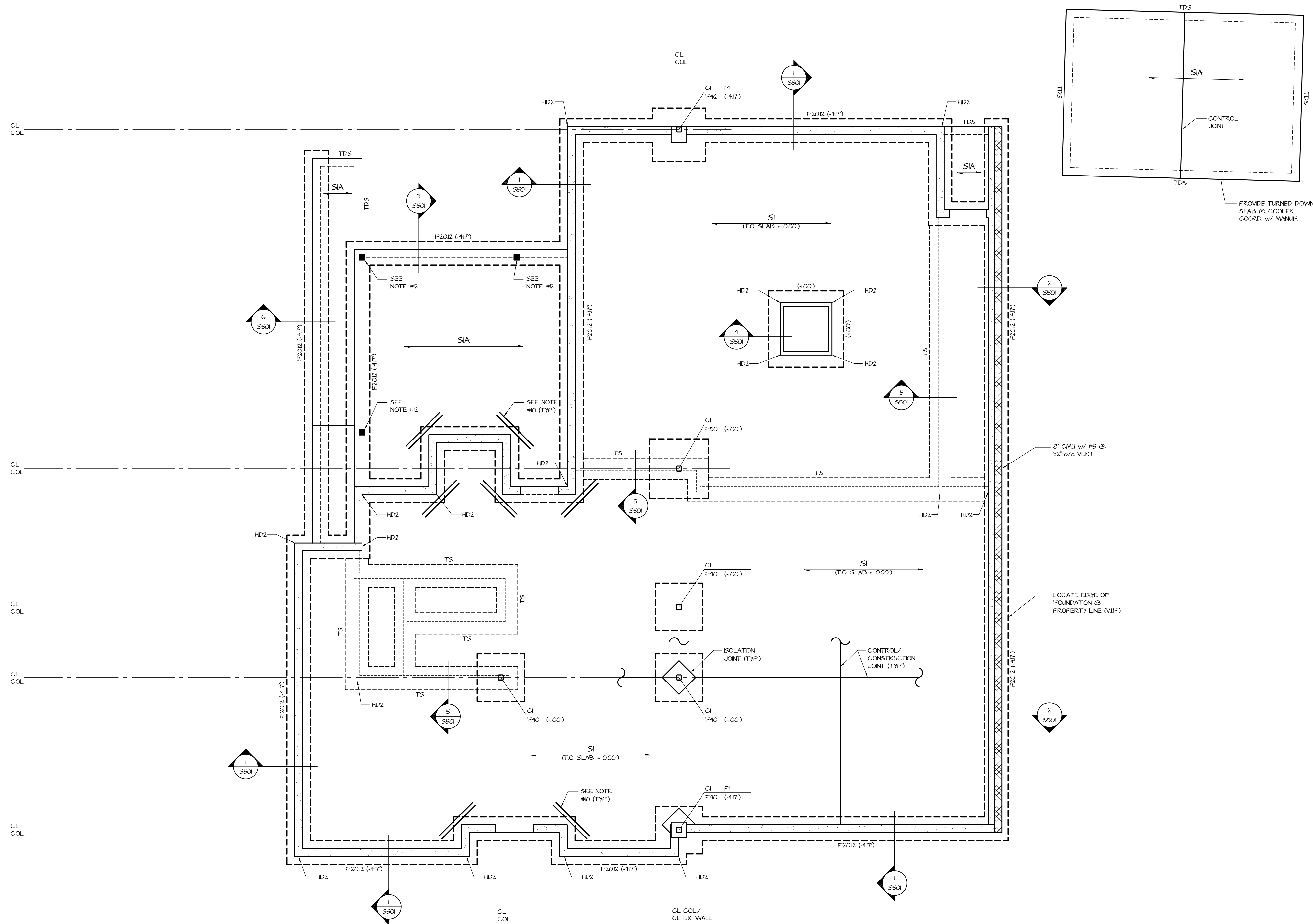
ITEM	SYMBOL	VALUE
GROUND SNOW LOAD	P _g	20 PSF
EXPOSURE FACTOR	C _e	1.0
IMPORTANCE FACTOR	I	1.0
THERMAL FACTOR	C _T	1.1
FLAT-ROOF SNOW LOAD	P _F	20 PSF

DEAD LOAD COMPONENT	LOCATION			
	SLAB ON GRADE	2ND FLOOR	ROOF	MECH. ROOF
4" CONCRETE SLAB ON GRADE	50			
ROOFING & INSULATION			10	10
FRAMING		8	8	8
CEILING		2	2	2
COLLATERAL		2	2	2
MECHANICAL		3	3	3
TOTAL DEAD LOAD	50	15	25	30
TOTAL LIVE LOAD	100	100	30	30
TOTAL LOAD	150	115	55	60

ISSUED:

Schedules

S003

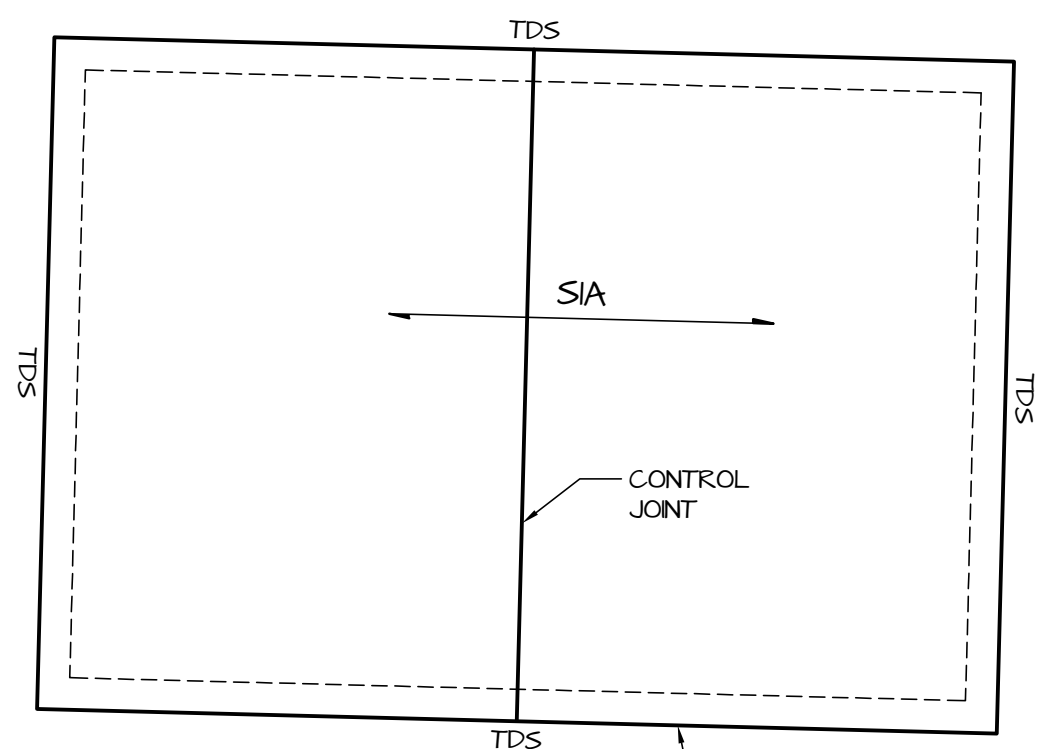


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTES

1. TOP OF SLAB EL. = DATUM EL. (0.00') UNLESS NOTED OTHERWISE THUS [.]
2. SEE PLAN FOR TOP OF FOOTING ELEVATION BELOW DATUM ELEVATION
3. TOP OF PER EL. = [-0.67'] BELOW DATUM UNLESS NOTED OTHERWISE THUS [.]
4. TS INDICATES THICKENED SLAB. SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION.
5. SF INDICATES STEEPED FOOTING. SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION.
6. TDS INDICATES TURNED DOWN SLAB. SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION.
7. S./ D. INDICATES FLOOR/ ROOF CONSTRUCTION. SEE SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.
8. COORDINATE ALL UNDER SLAB PIPING WITH ARCHITECTURAL/MECHANICAL DRAWINGS.
9. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO BUILDING LAYOUT.
10. PROVIDE (2) #4 x 4'-0" LG. CONCRETE CORNER BARS IN SLAB.
11. (F) INDICATES FOOTING ELEVATION TO BE COORDINATED IN FIELD W/ EXISTING FOOTING ELEVATION.
12. PROVIDE 6x6 WOOD POST (P1) W/ SIMPSON ABUGG POST BASE.



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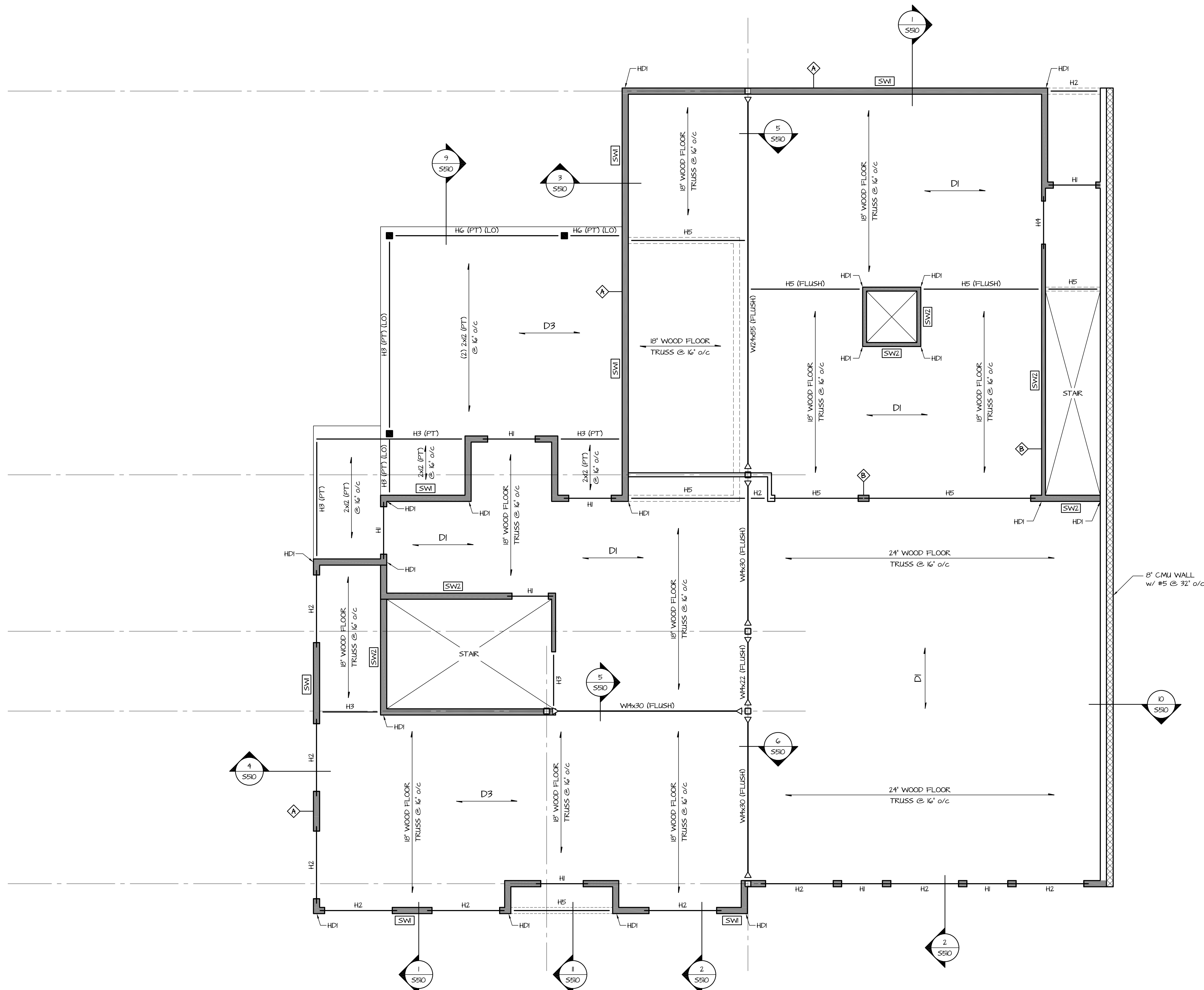
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CONTACT: J. BAKER

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Foundation Plan

S101



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

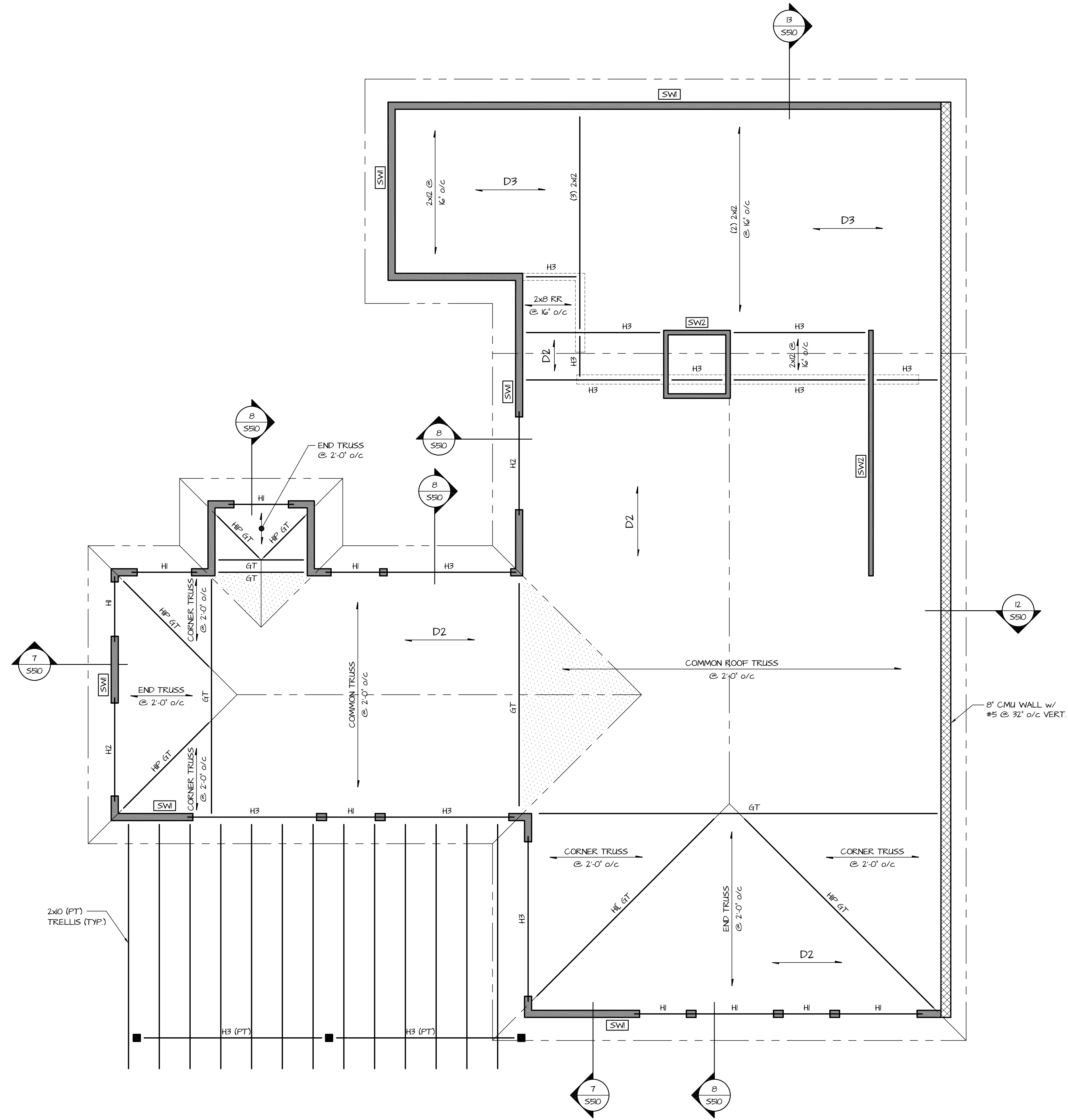
NOTES:

1. TOP OF PLYWOOD EL. = () ABOVE DATUM EL.
2. 'S.' / 'D.' INDICATES FLOOR/ ROOF CONSTRUCTION. SEE SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.
3. 'H.' INDICATES HEADER. SEE SCHEDULE FOR ADDITIONAL INFORMATION.
4. PROVIDE TRIPLE JAMB STUDS @ ALL LVL. GLB. & GIRDER TRUSS BEARING LOCATIONS UNLESS NOTED OTHERWISE.
5. PROVIDE MINIMUM (2) JAMB STUDS @ EACH END OF HEADER UNLESS NOTED OTHERWISE.
6. 'GT' INDICATES GIRDER TRUSS.
7. ALL STEEL FOR WF MEMBERS SHALL BE ASTM A992.
8. 'SW.' INDICATES SHEARWALL. SEE SCHEDULE FOR ADDITIONAL INFORMATION.
9. 'PT' INDICATES PRESSURE TREATED LUMBER.
10. 'W.' INDICATES WALL DESIGNATION. SEE SCHEDULE ON DWG. S003.

ISSUED:

Second Floor Framing
Plan

S102



ROOF FRAMING PLAN

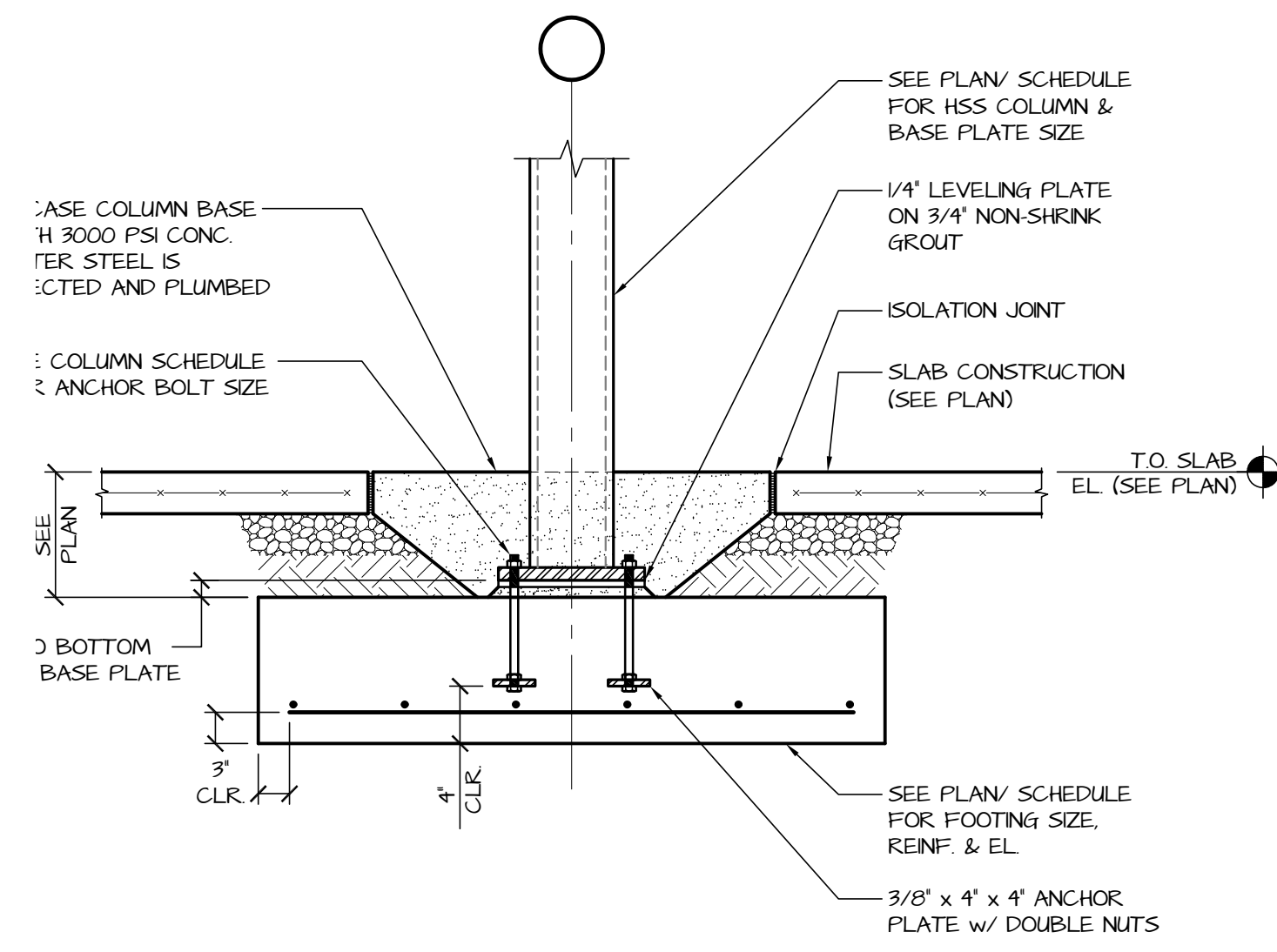
SCALE: 1/4" = 1'-0"

- NOTES:
1. RR: INDICATES ROOF RAFTER
2. GT: INDICATES GIRDER TRUSS

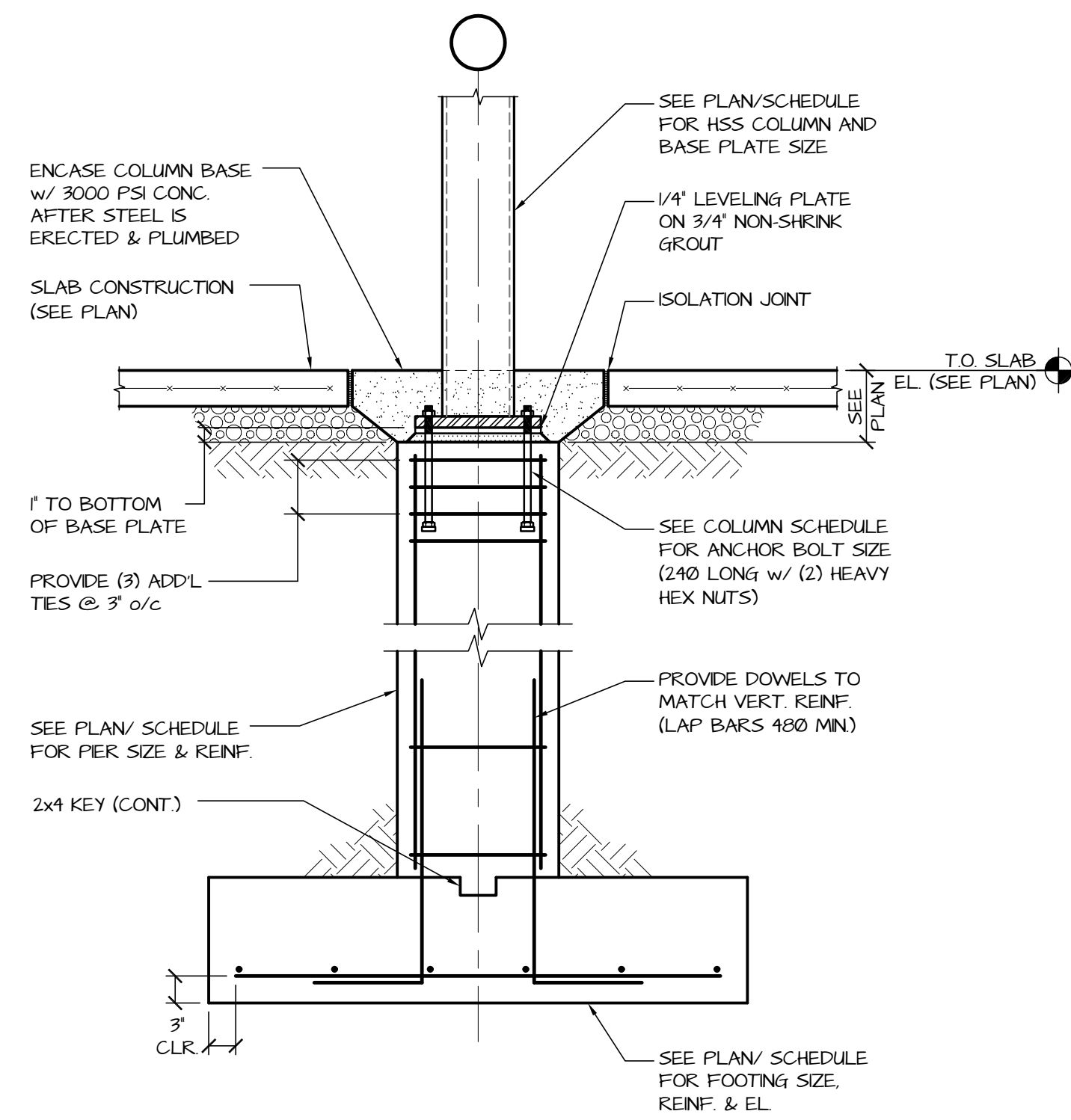
ISSUED:

Roof Framing Plan

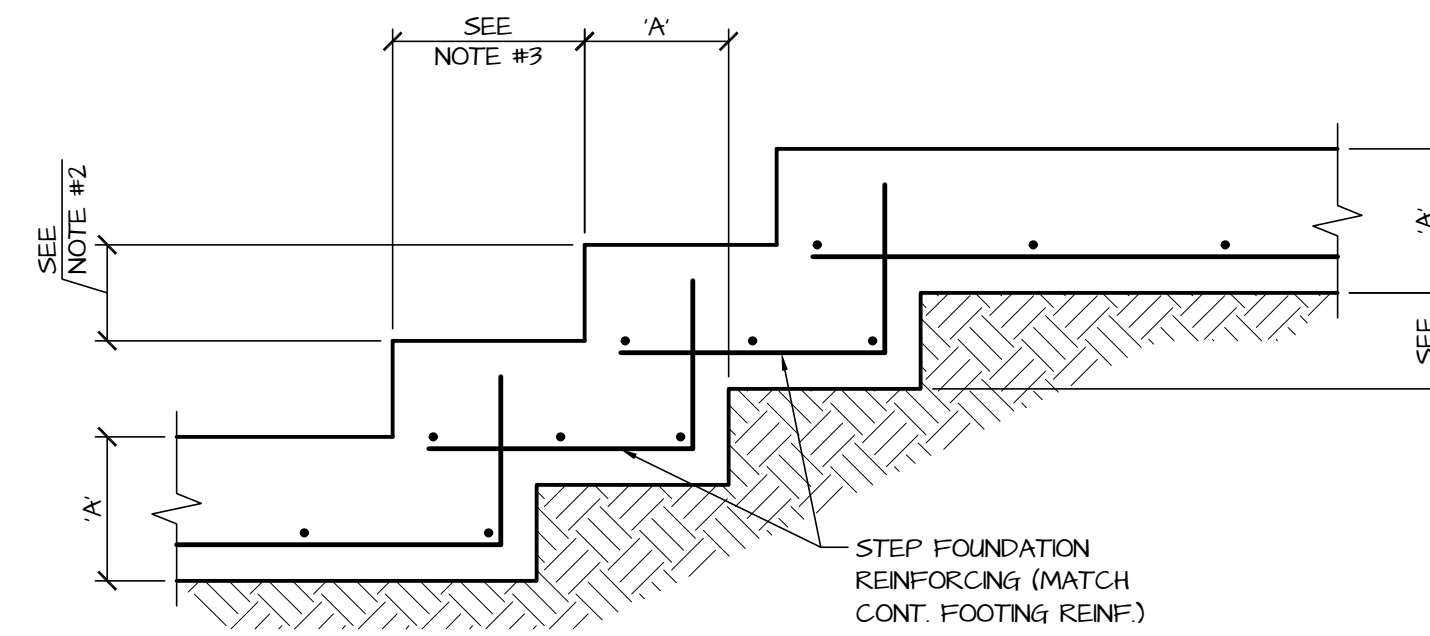
S103



TYPICAL COLUMN FOOTING DETAIL

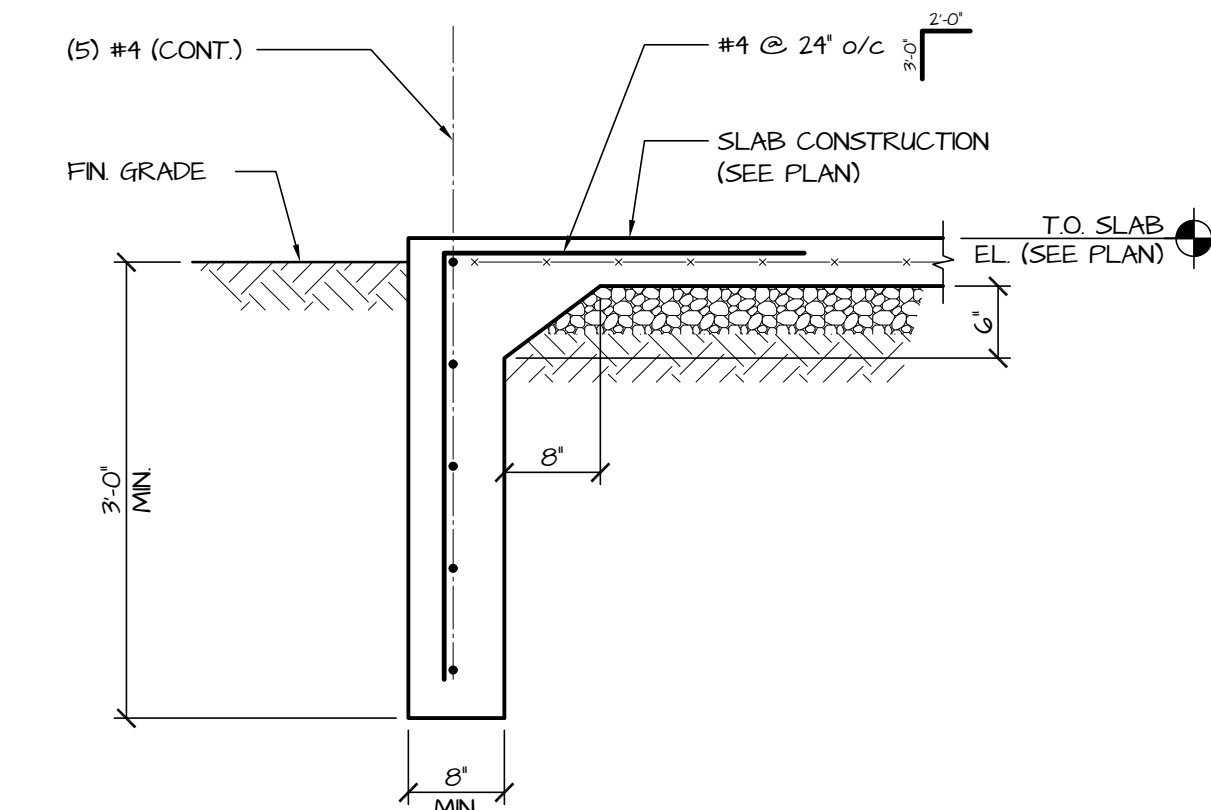


TYPICAL COLUMN FOOTING w/ PIER DETAIL

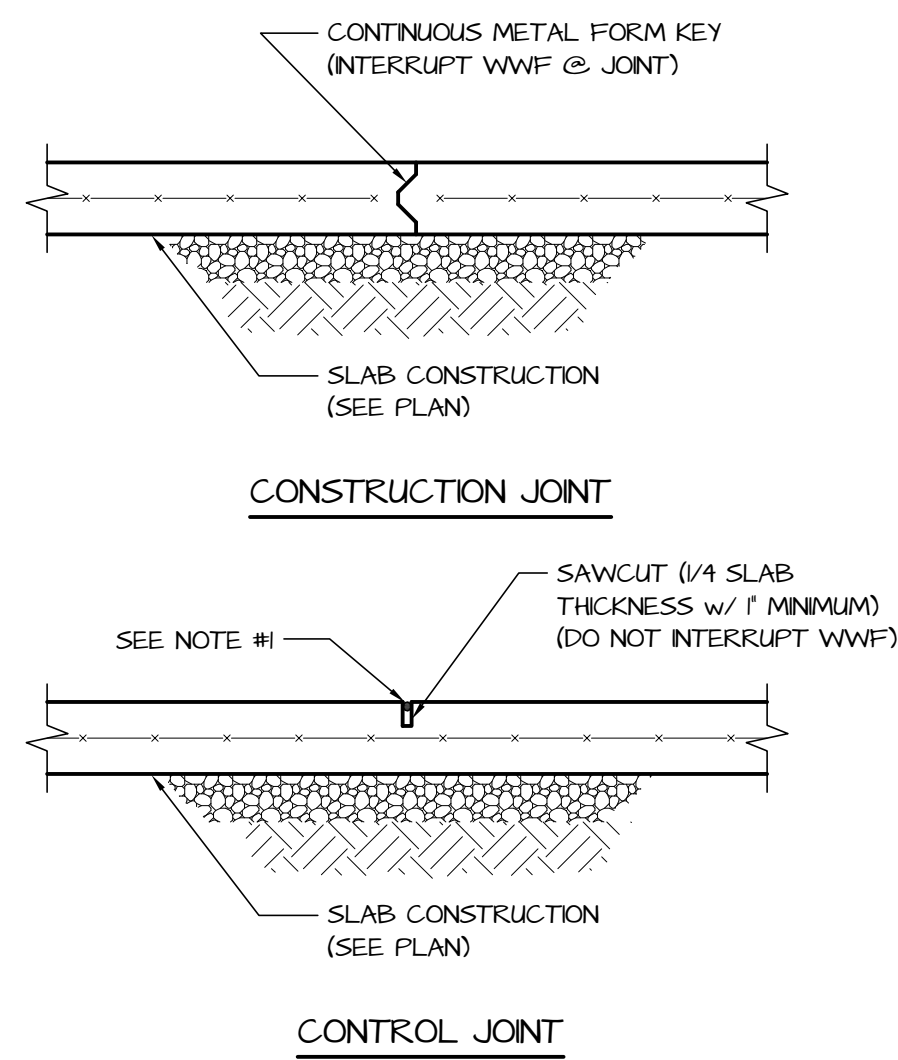


TYPICAL STEPPED FOOTING DETAIL

- NOTES:
1. 'A' INDICATES FOOTING THICKNESS. (SEE PLAN/SCHEDULE).
 2. SEE PLAN FOR FOOTING STEP HEIGHT (MAX 24").
 3. DIMENSION = 2 TIMES STEP HEIGHT.

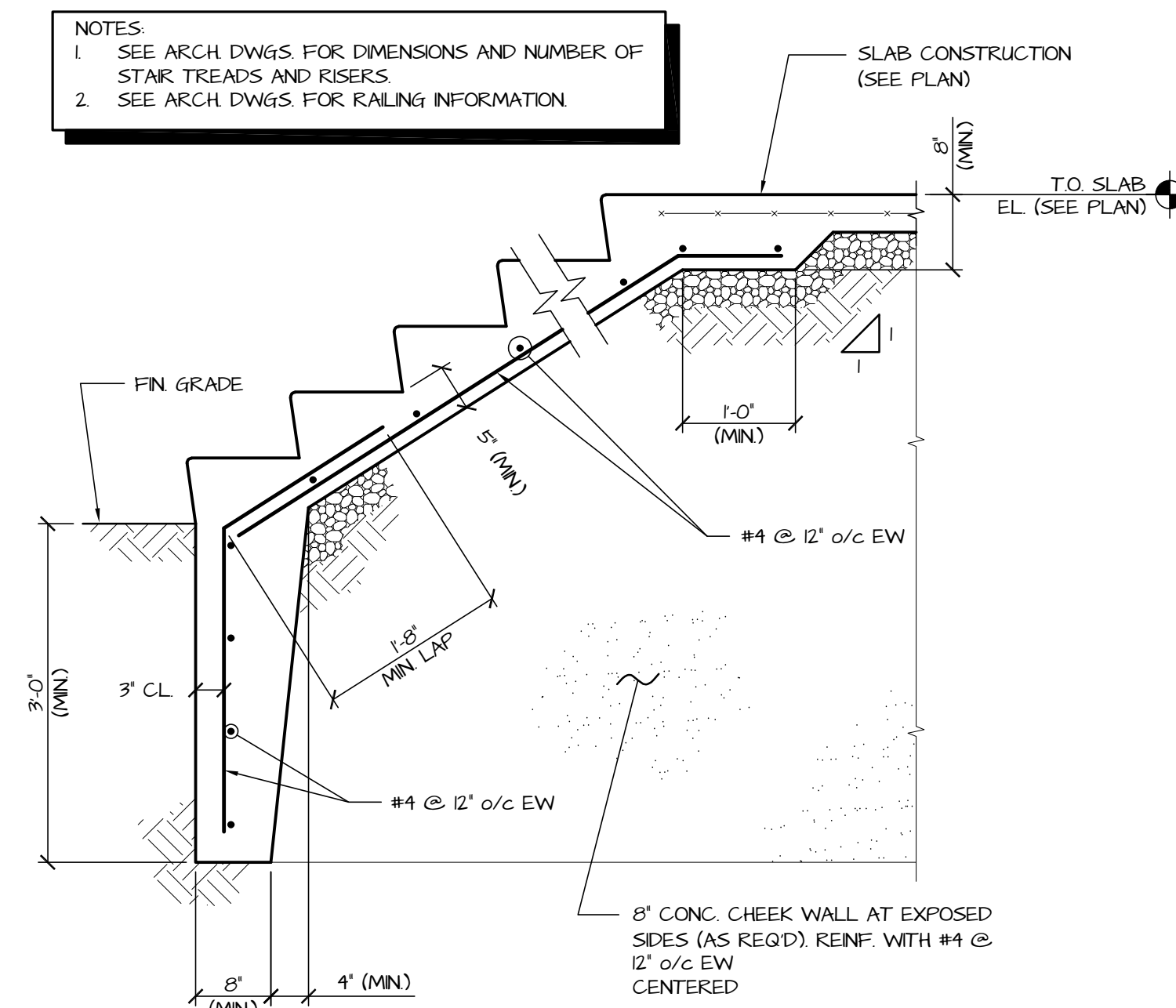


TYPICAL TURNED DOWN SLAB DETAIL



TYPICAL SLAB ON GRADE JOINT DETAILS

- NOTES:
1. PROVIDE SEM-RIGID FILLER @ HIGH VEHICLE TRAFFIC AREAS.
 2. CONSTRUCTION JOINTS & CONTROL JOINTS SHALL CREATE PANELS OF 225sqft (MAX), LENGTH TO WIDTH RATIO NOT TO EXCEED 1/2 : 1.
 3. SAWCUT INTERIOR SLABS WITHIN 24 HOURS OF CONCRETE POUR. SAWCUT EXTERIOR SLABS WITHIN 12 HOURS OF CONCRETE POUR OR COVER TO PREVENT EXCESSIVE MOISTURE EVAPORATION.



TYPICAL EXTERIOR CONCRETE STAIR ON GRADE DETAIL



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302.226.1994

"Claw"

1818 Coastal Highway
Dewey Beach, DE 19971

Project Number: Project Number

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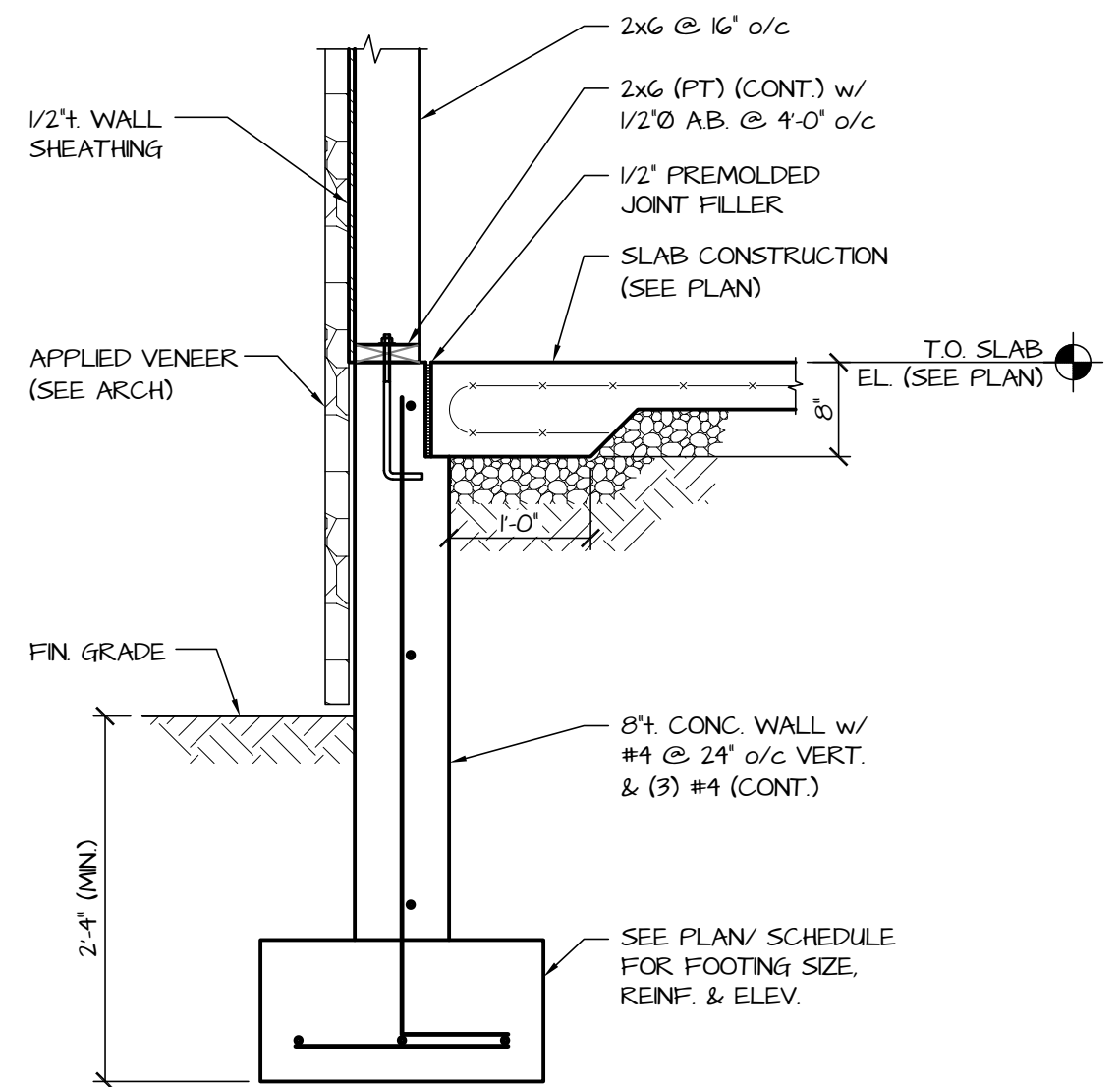
JOB NUMBER: 128.005
CONTACT: J. BAKER

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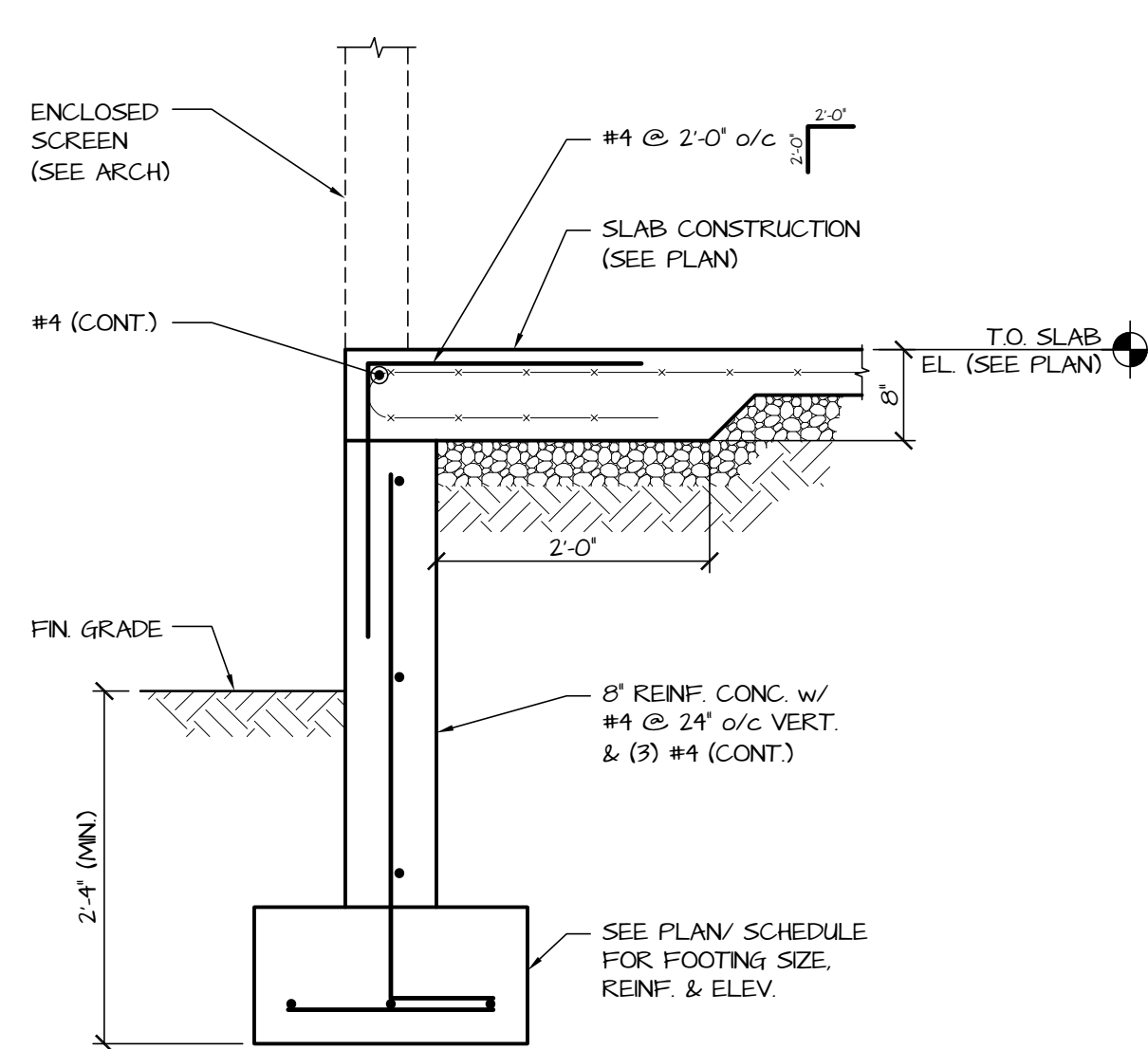
ISSUED:

Typical Foundation
Details

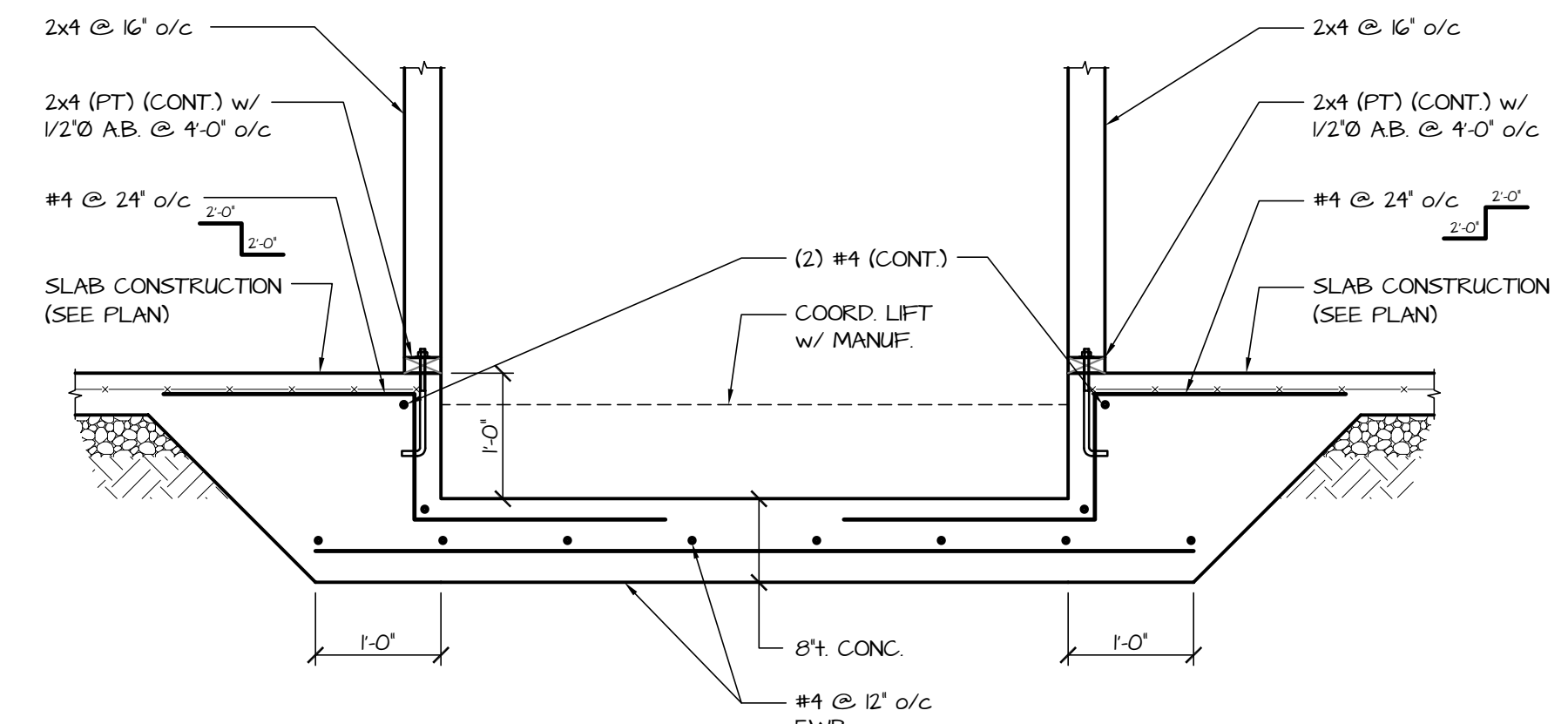
S500



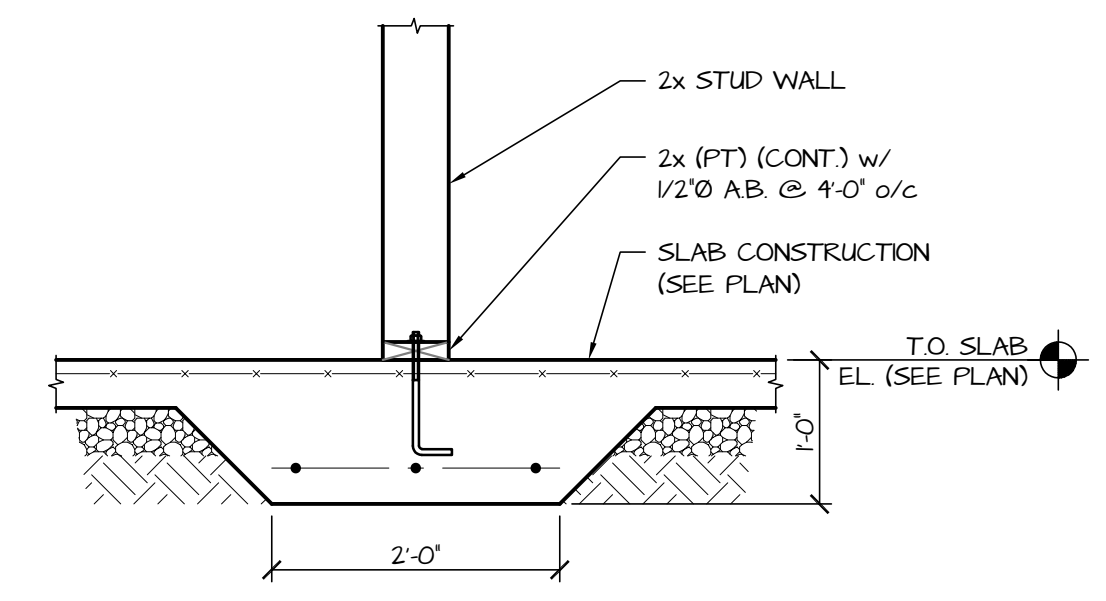
SECTION 1
S501



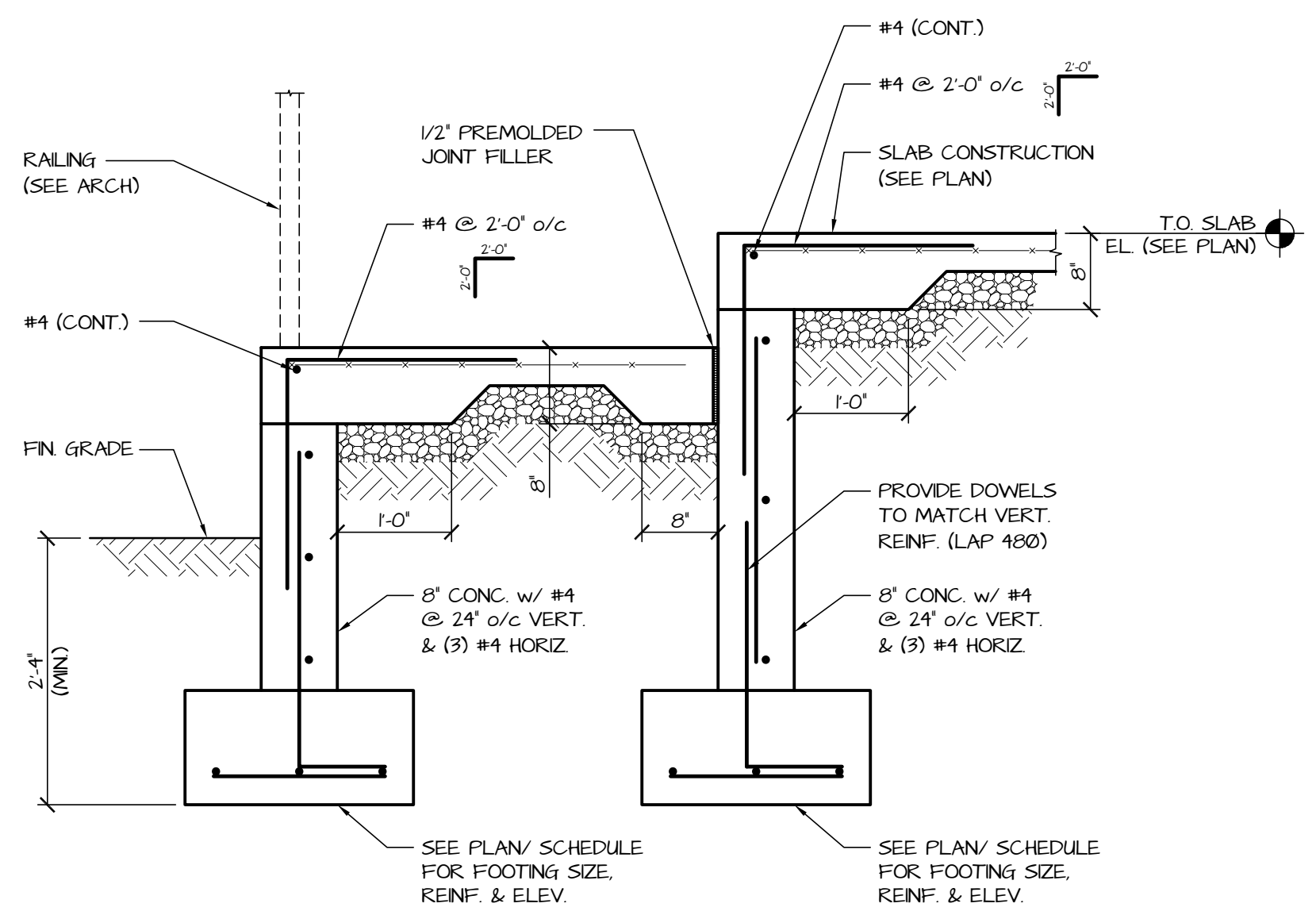
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S501



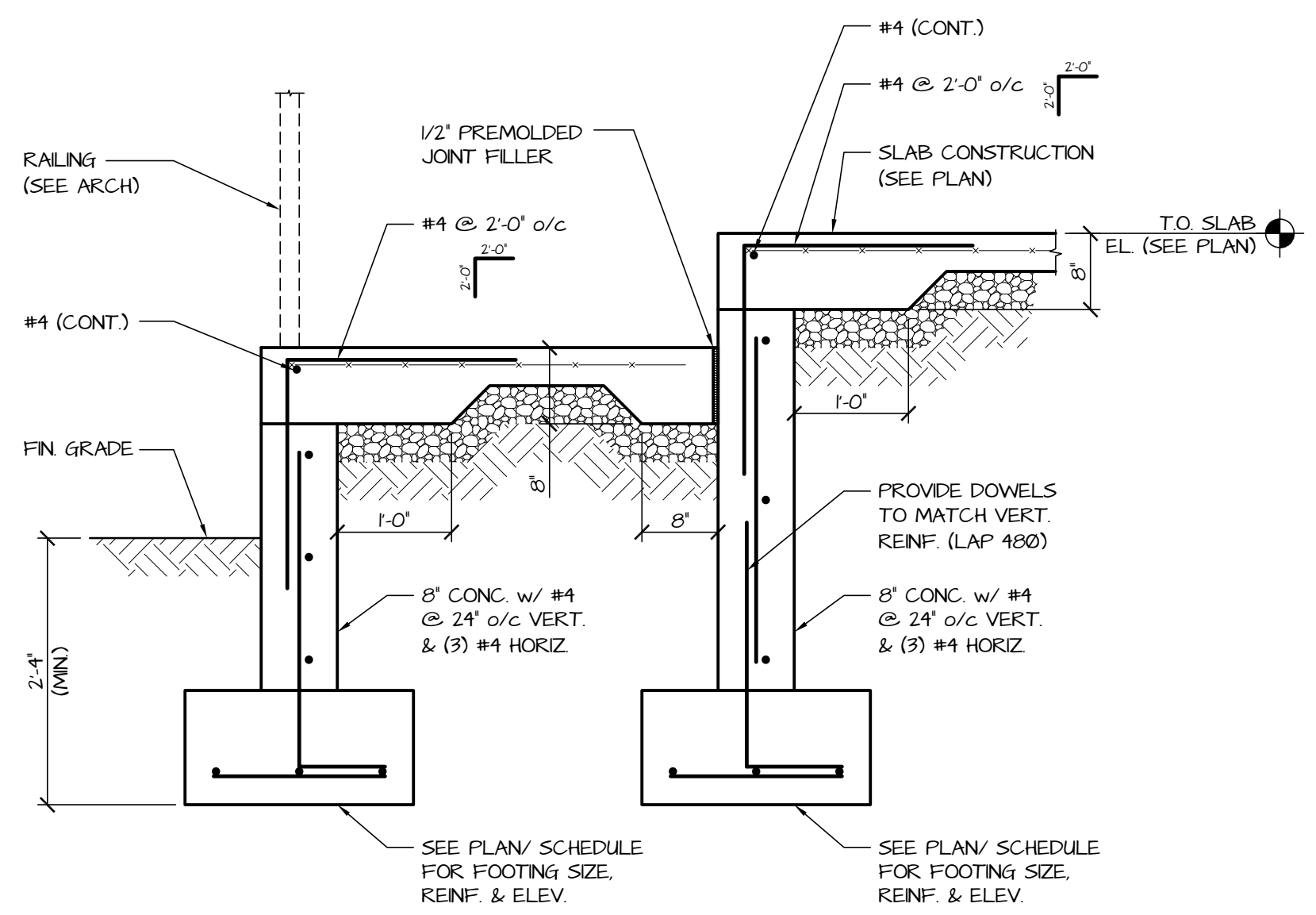
SECTION 3
S501



SECTION 4
S501



SECTION 5
S501



SECTION 6
S501



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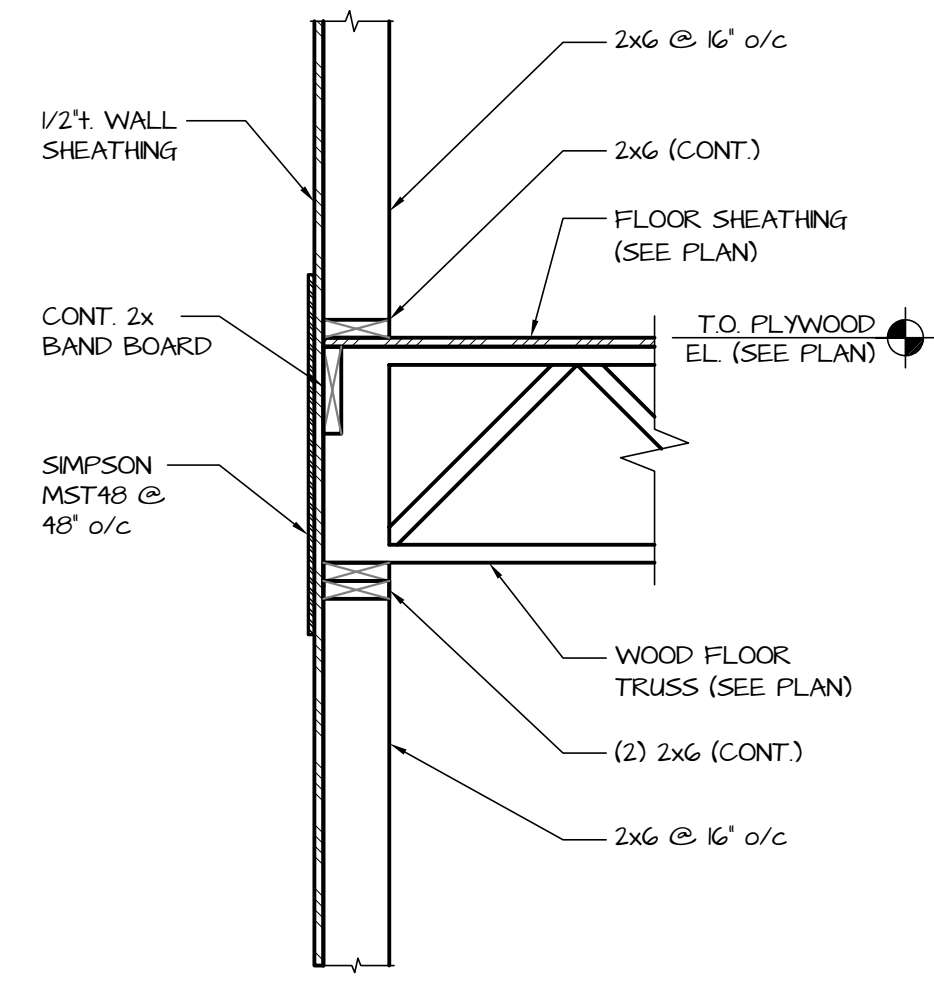
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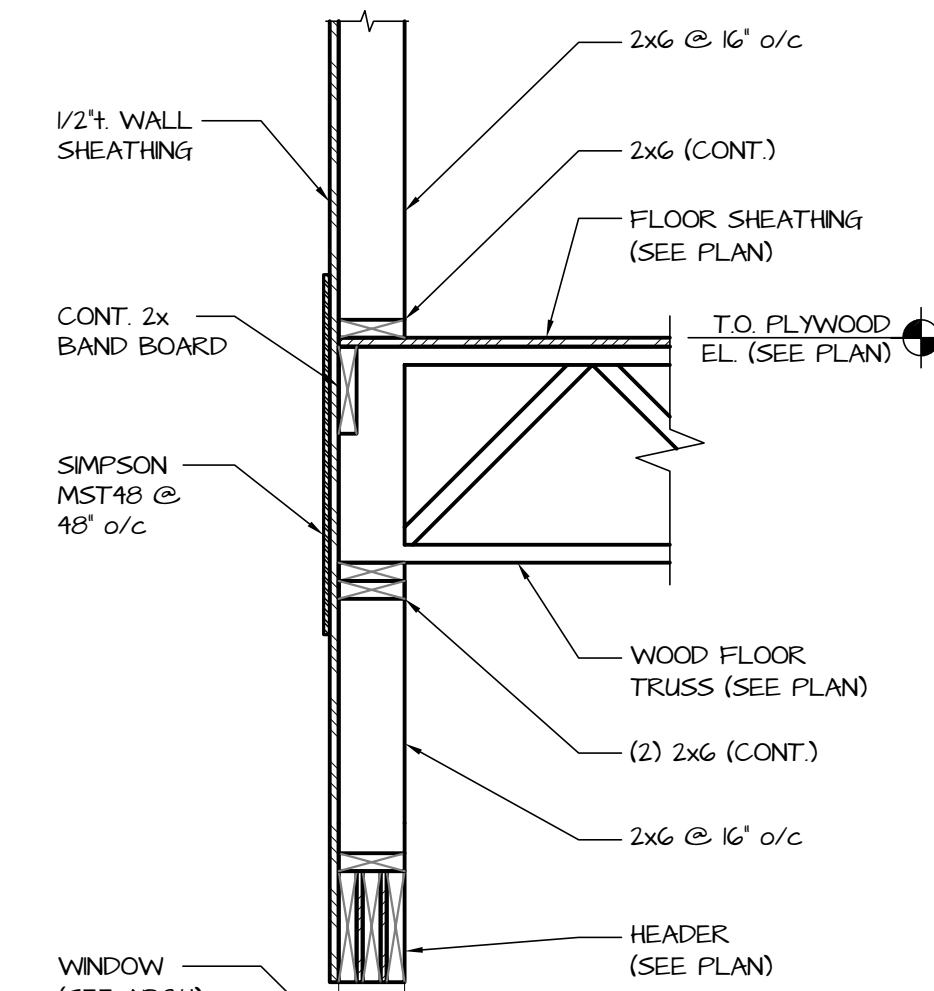
ISSUED:

Foundation Sections

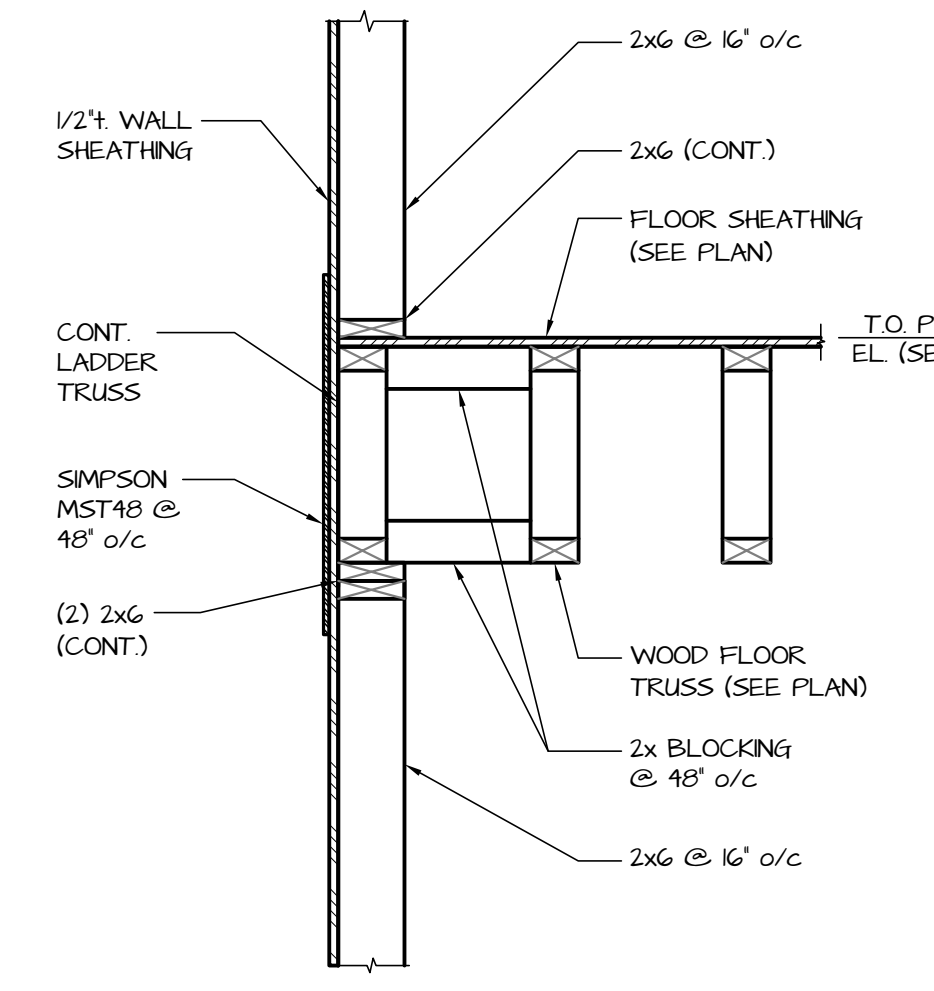
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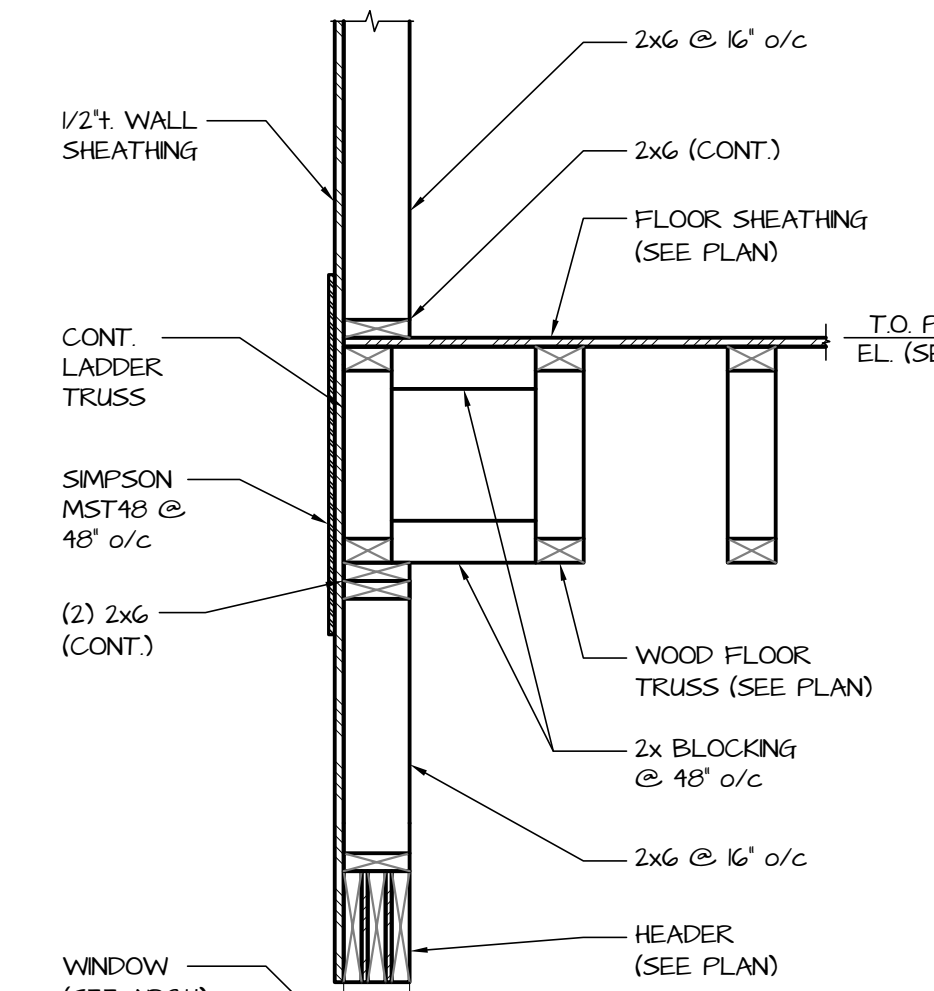
SECTION 1
S510



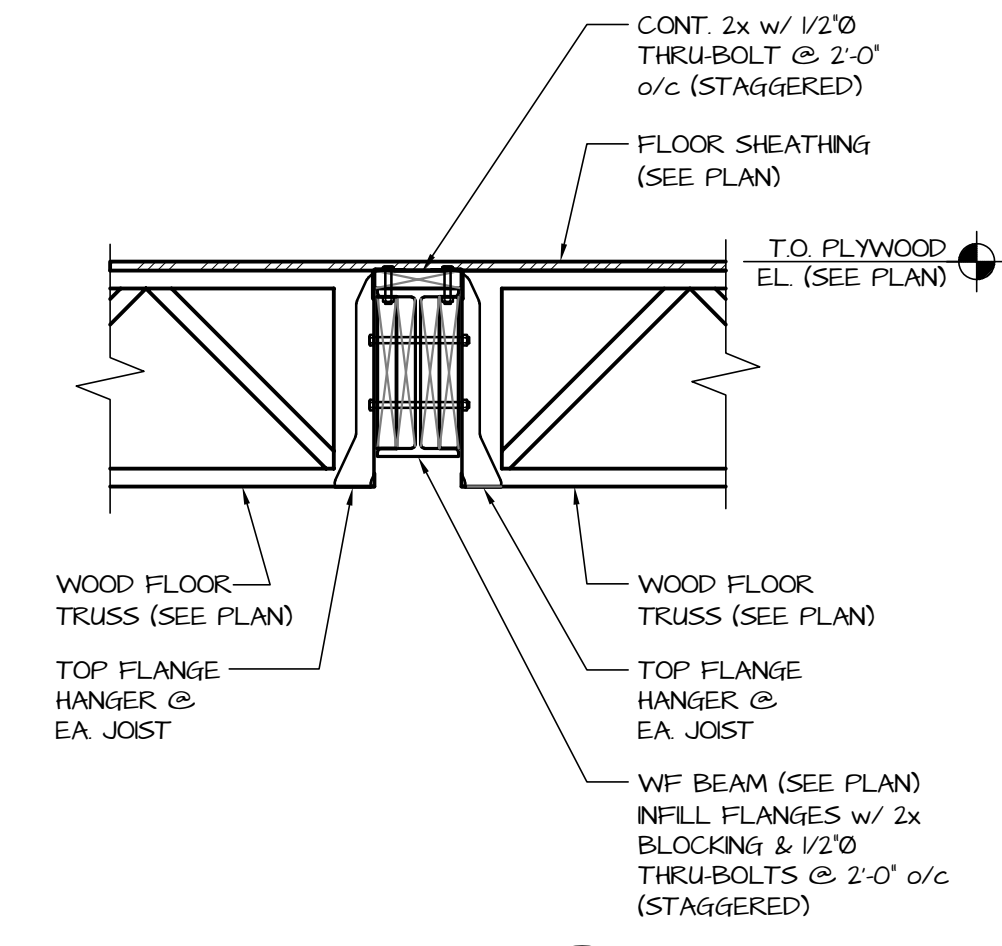
SECTION 2
S510



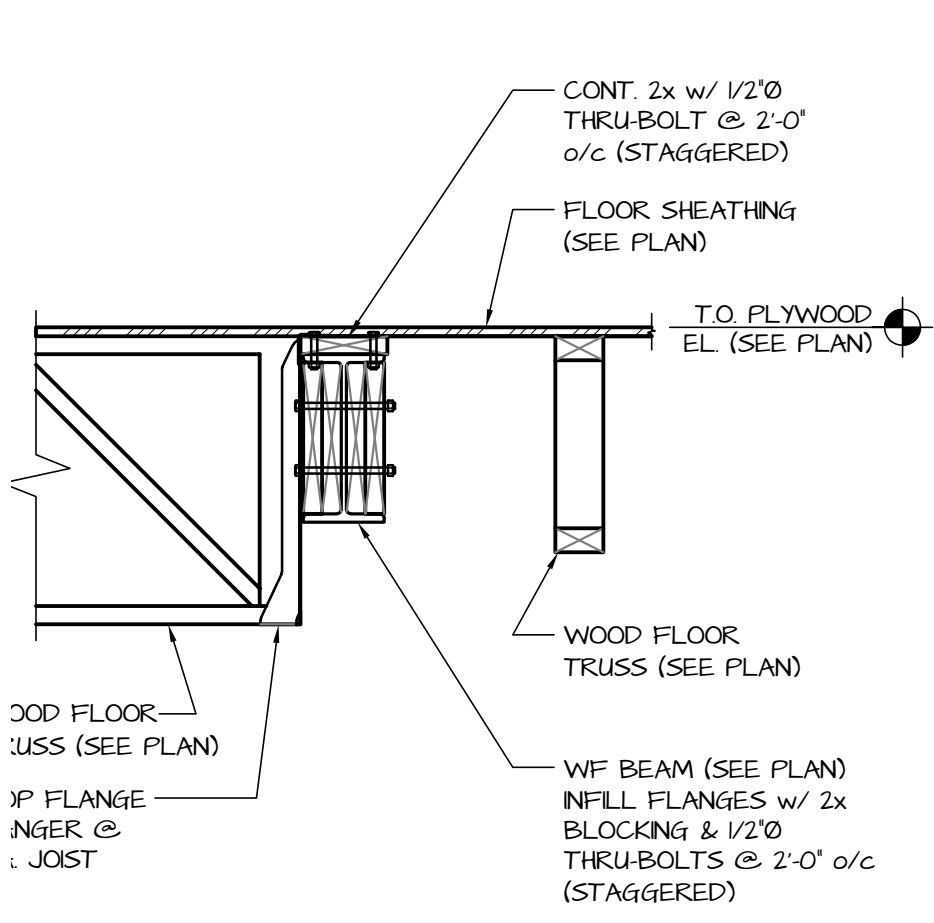
SECTION 3
S510



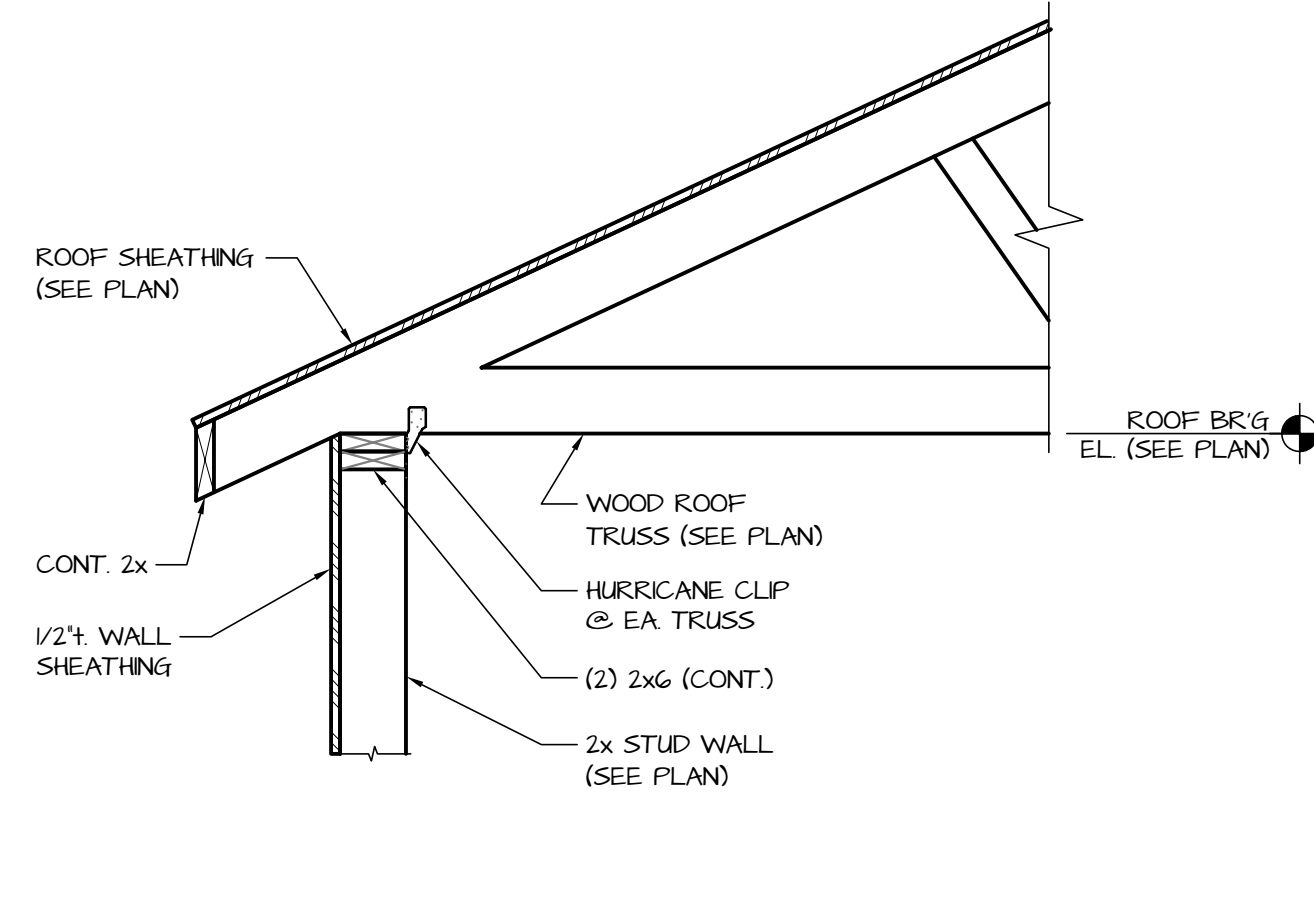
SECTION 4
S510



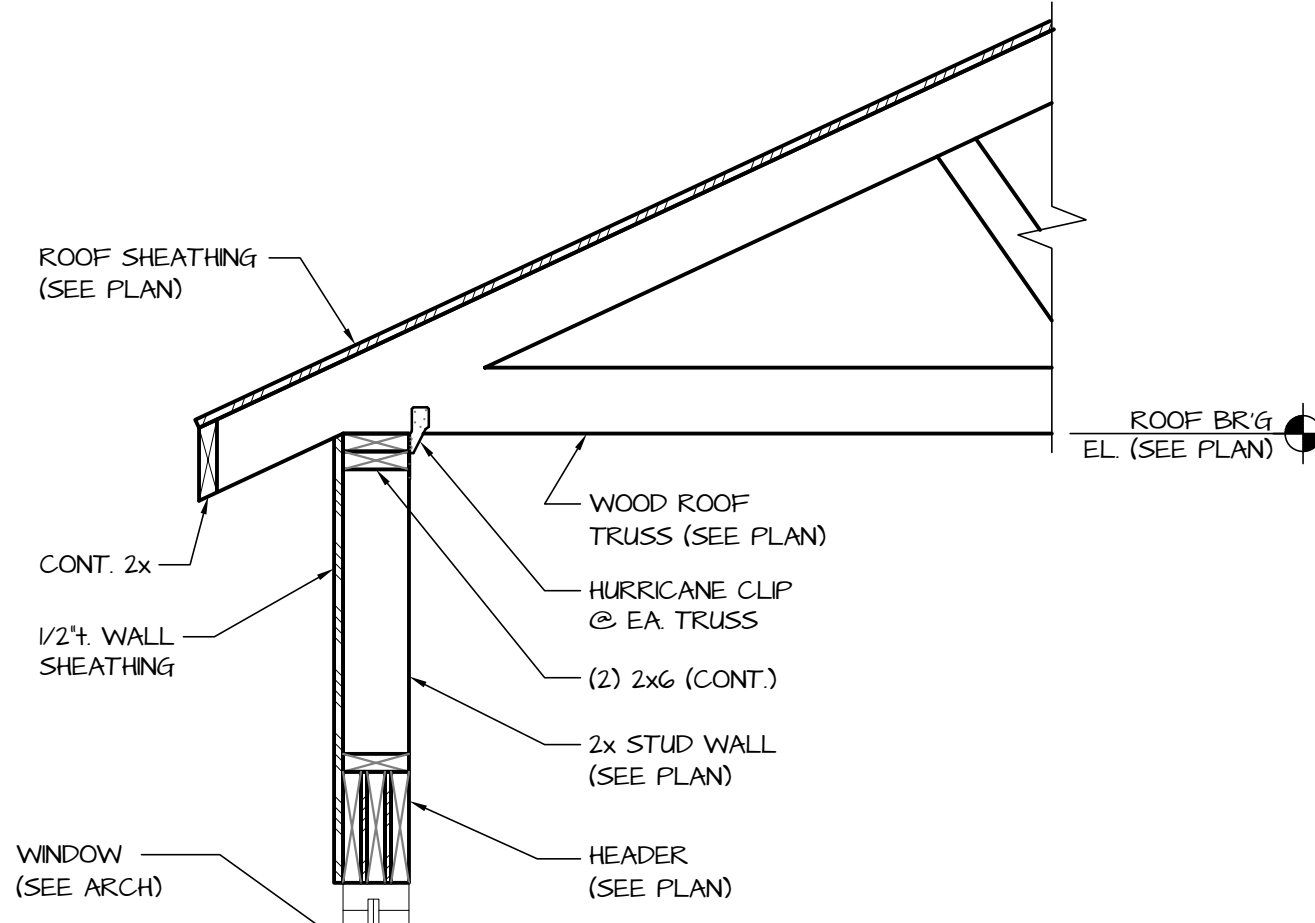
SECTION 5
S510



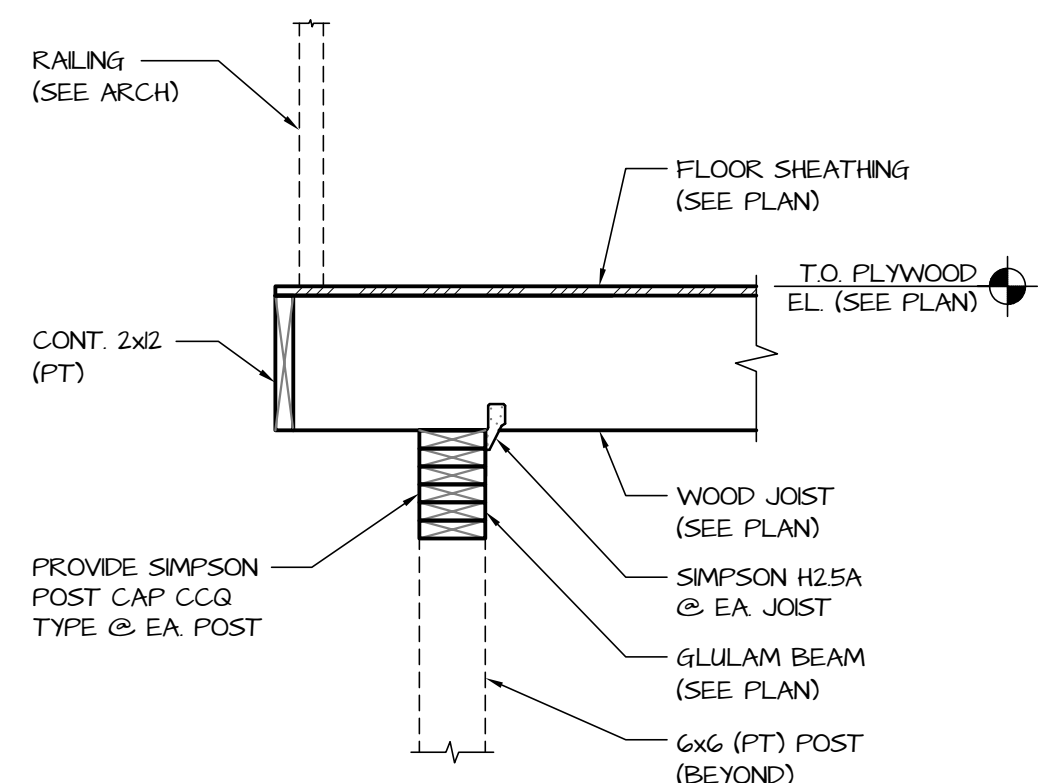
SECTION 6
S510



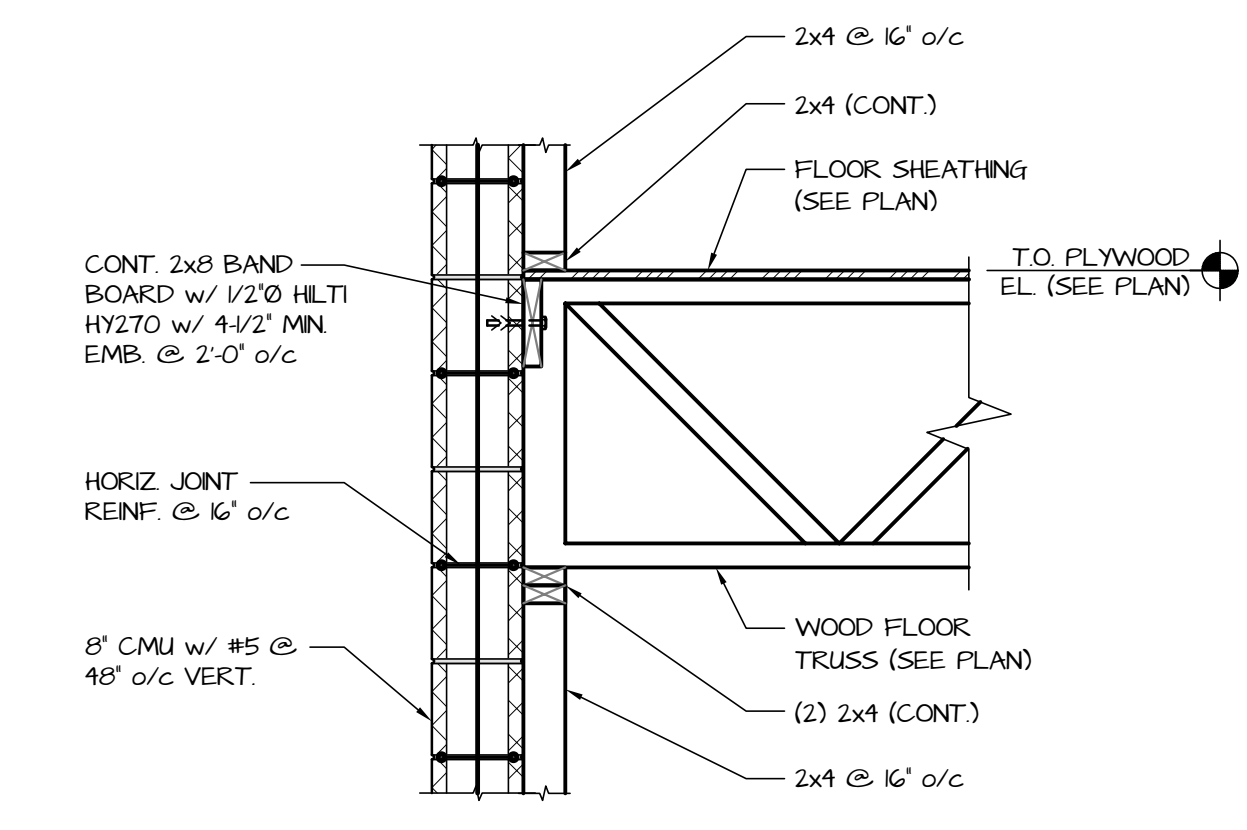
SECTION 7
S510



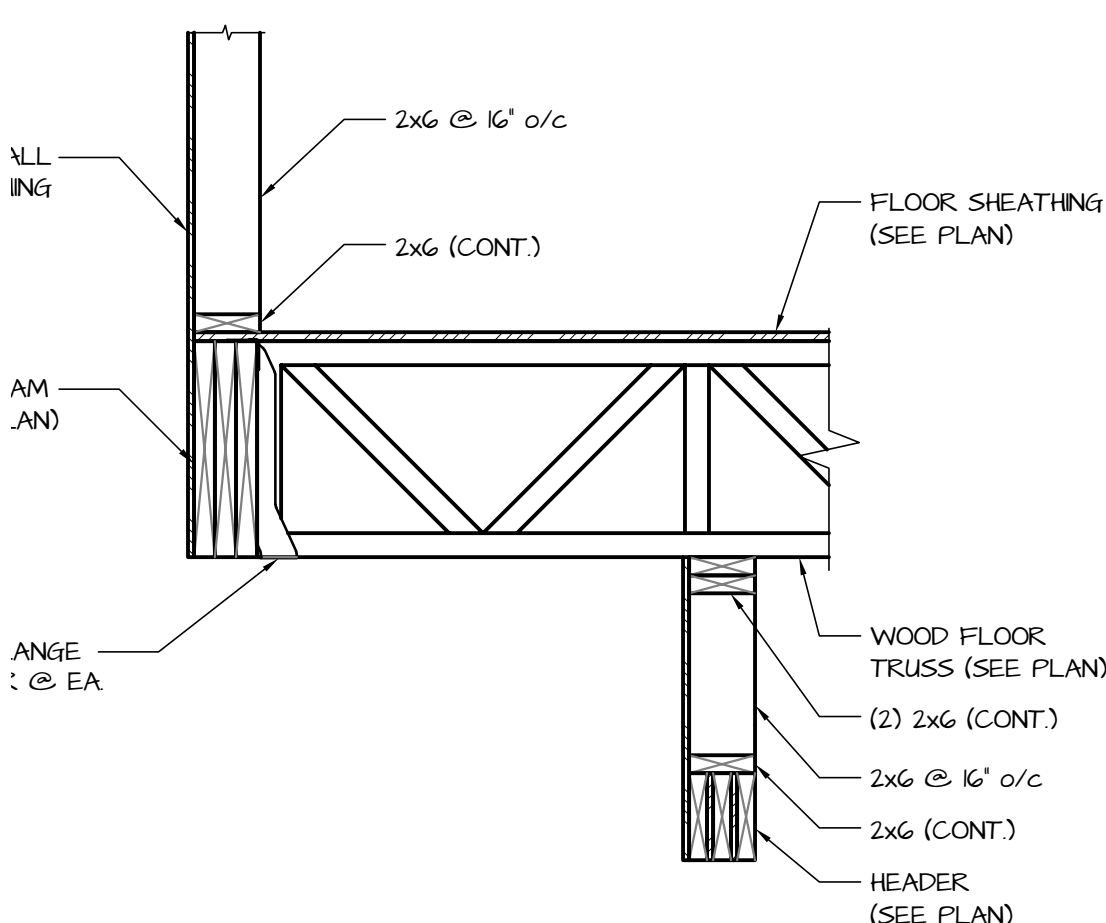
SECTION 8
S510



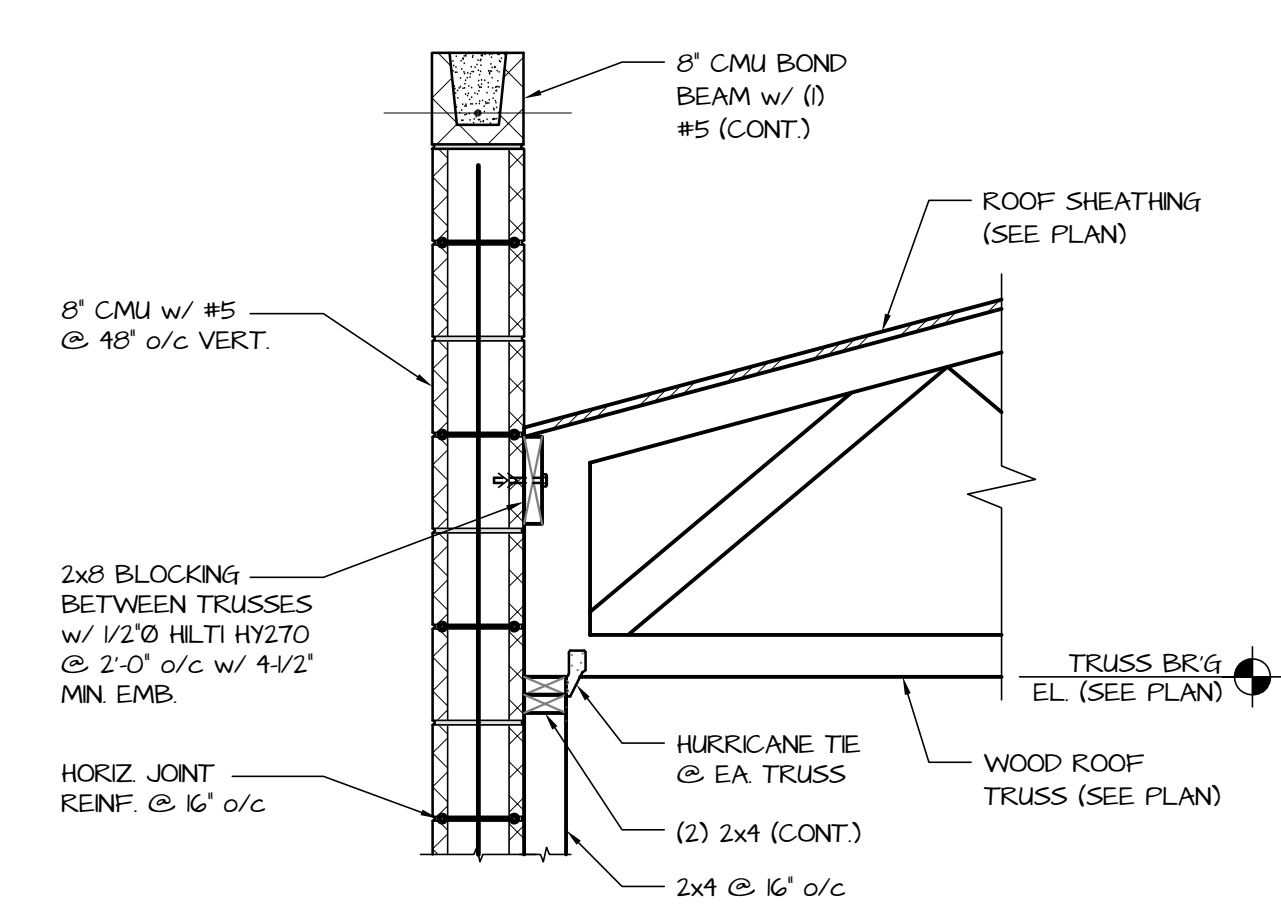
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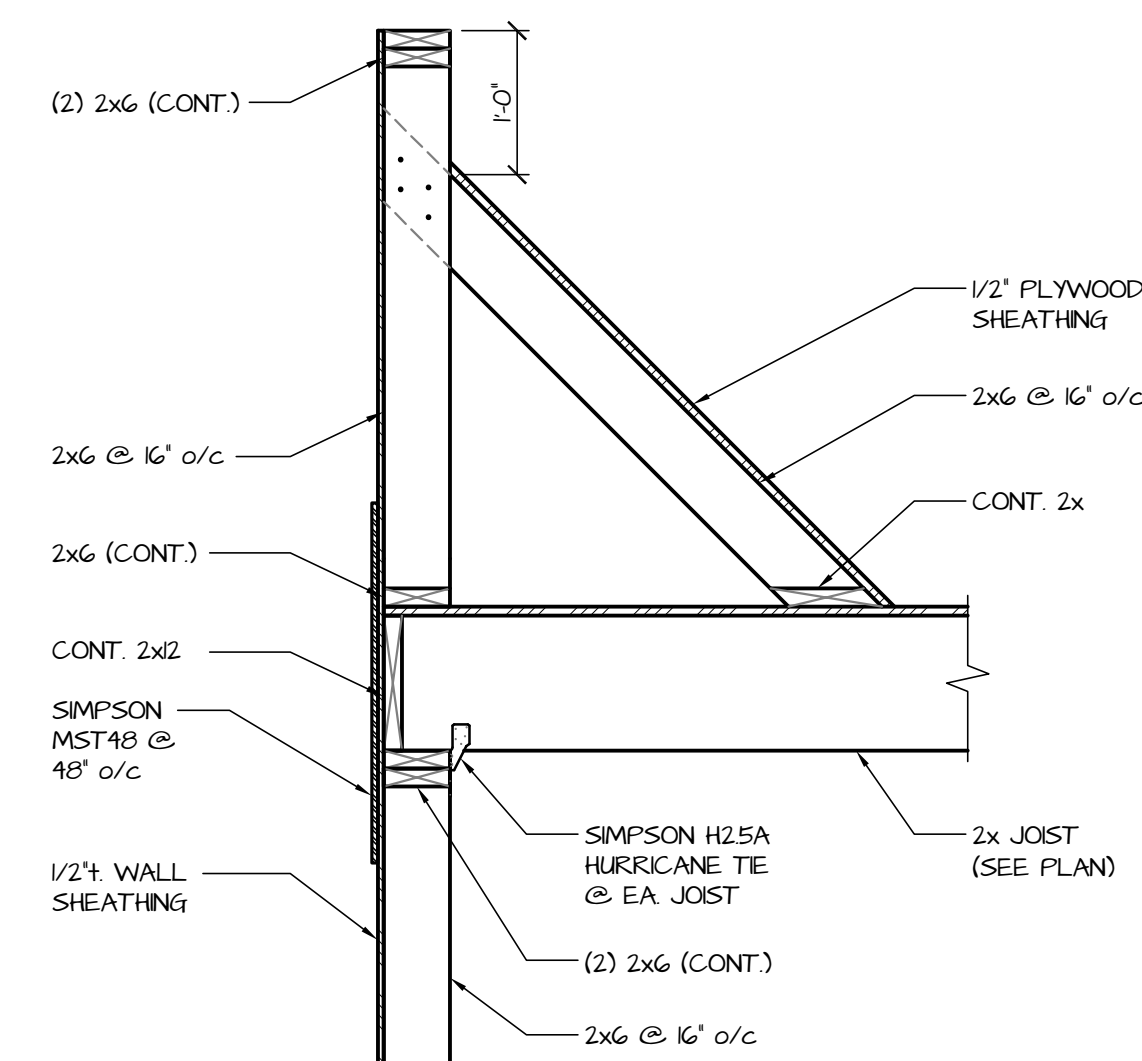
SECTION 10
S510



SECTION 11
S510



SECTION 12
S510



SECTION 13
S510



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ISSUED:

Framing Sections and Details

S510