STRUCTURAL GENERAL NOTES

GOVERNING CODE: 2012 INTERNATIONAL BUILDING CODE (IBC) AND ALL LOCAL AMENDMENTS, EXCEPT AS NOTED;

DESIGN LOADS:
RISK CATEGORY: II, Standard
ROOF LIVE LOADS:
Roof Snow Load: 30 psf
FLOOR LIVE LOADS :
Occupancy or Use:
Corridor: 100psf
WIND LOADS:
Ultimate Wind Speed: 168 mph
Wind Exposure: C
SEISMIC LOADS:
Spectral Response Acceleration Coefficients
Short Period S_S: 0.239g S_{DS}: 0.252g
One Second S_1: 0.062g S_{D1}: 0.099g
Soils Site Class: D
Seismic Design Category: B

STRUCTURAL STEEL:
Structural steel shall be d etailed, fabricated and erected in accordance with the "Specification for Structural Steel Build ings" (AISC 360) and the "Code of Standard Practice for Steel Buildings and Bridges" (AISC303) by the American Institute of Steel Construction (AISC).
All structural steel shall conform to the ASTM Standards and grades indicated below, unless noted otherwise on the drawings or details.
Other rolled shapes, including plates, channels, and angles: ASTM A36, 36 ksi yield.
Welding shall be done by a certified welder in accordance with the AISC documents listed above, the American WeldingSociety (AWS) D1.1: 2000 Structural Welding C ode, and the recommendations for use of E70XX electrodes. Where not specifically noted, minimum weld shall be 3/16" fillet by length of contact edge.
All post-installed anchors shall have current International C ode Council Evaluation Service (ICC-ES) reports and shall be installed in accordance with the manufacturer's requirements.
Expansion anchors shall be approved "wedge" type unless specifically noted to be "sleeve" type as noted on the structural drawings
Chemical anchors shall be approved epoxy or similar adhesive type as appropriate for installation in solid and non-solid base materia ls.
Grout beneath column base and beam bearing plates shall have a minimum 28-day, compressive strength of 5,000 psi and shall be non-shrink, non-metallic, and tested in accordance with ASTM C1107.

STRUCTURAL WOOD & TIMBER:
Design is based on ANSI/AF&PA NDS "National Design Specification for Wood Construction with Supplement: Design Values for Wood Construction" and ANSI/AF&PA SDPWS "Special Design Provisions for Wind and Seismic."
2x framing lumber shall be S4S Hem-Fir No. 2 and better unless noted otherwise.
All lumber shall be 19% or less maximum moisture content, unless noted otherwise.
Solid timber beams and posts shall be Kiln Dried Douglas Fir-Larch No. 1.
Fasteners for use with treated wood shall comply with 2012 IBC.
Wood in contact with concrete shall be pressure-treated Douglas Fir-Larch or Southern Yellow Pine.
Preservative treated wood shall be treated in accordance with AWPA U1 and AWPA M4.
Conventional light framing shall comply with IBC.
Minimum nailing shall be provided as specified in IBC Table R602.3(1) "Fastener Schedule for Structural Members."
Metal framing anchors shown or required, shall be Simpson Strong-Tie or equal code approved connectors and installed with the number and type of nails recommended by the manufacturer to develop the maximum rated capacity. Notethat heavy-dutyhangers and skewed hangers may not be stocked locally and require special order from the factory.
Lead holes for lag screws shall be 40%-70% of the shank diameter at the threaded section and equal to the shank diameter at the unthreaded section per NDS Section 11.1.3.
Connector bolts and Lag screws shall conform to ANSI/ASME B18.2.1and ASTM SAE J429 Grade 1
Nails and Spikes shall conform to ASTM F1667.
Wood Screws shall conform to ANSI/ASME B18.6.1.

STRUCTURAL GLUED LAMINATED TIMBER:
Materials, manufacture, and quality control shall be in conformance with ANSI/AITC A190.1 "Structural Glued Laminated Timber" and AITC 117 "Standard Specifications for Structural Glued Laminated Timber of Softwood Species, Design and Manufacturing Requirements."
Simple span beams shall be Douglas Fir Combination Symbol 24F-V4 DF/DF with no camber.
Continuous and cantilevered members shall be Douglas Fir Combination Symbol 24F-V8 DF/DF withno camber.
All glued laminated timber shall have less than 16% moisture content, unless noted otherwise.
Members shall be Architectural appearance grade.
Adhesives shall meet the requirements for wet conditions of service .
Seal all cut edges and ends.
The fabricator shall furnish all items of connection steel and hardware for joining timber members to each other and to their supports; exclusive of anchorage embedded in masonry, setting plates, and items fwlc-welded to structural steel.

FIELD VERIFICATION OF EXISTING CONDITIONS:
The general contractor shall thoroughly inspect and survey the existing structure to verify conditions that affect the work shown on the drawings.
Thegeneral contractor shall report any variations or discrepancies to the architect and structural engineer before proceeding.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:
The structural drawings illustrate and describe the completed structure with elements in their final positions, properly supported, connected, and/or braced.
The structural drawings illustrate typical and representative details to assist the general contractor. Details shown apply at all similar conditions unless otherwise indicated. Although due diligence has been applied tomake the drawings as complete as possible, not every detailis illustrated andnot every exceptional condition is addressed.
All proprietary connections and elements shall be installed in accordance with the manufacturers' recommendations.
All workshall be accomplished in a workmanlike manner and in accordance with the applicable codes and localordinances.
Thegeneral contractor is responsible for coordination of all work, includinglayout and dimension verification, materials coordination, shop drawing review, and the work of subcontractors. Any discrepancies or omissions discovered in the course of the workshall be immediately reported to the architect and structural engineer for resolution. Continuation of work without notification ofdiscrepancies relieves the architect and structural engineer from all consequences.
Unless otherwise specifically indicated, the structural drawings do not describe methods of construction.
The general contractor, in the proper sequence, shall perform or supervise all work necessary to achieve the final completed structure, and to protect the structure, workmen, and others during construction. Such work shall include, but not be limited to temporary bracing, shoring for construction equipment, shoring for excavation, formwork, scaffolding, safety devices and programs of all kinds, support and bracing for cranes and other erection equipment.
Temporary bracingshall remain in place until all floors, walls, roofs and any other supporting elements are in place.
The architect and structural engineer bear no responsibility for the above items, and observation visits tothe site do not in any way include inspections of these items.
These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at ANY OTHER building site. Plans shall not beused for construction at any other building site without specific review bythe engineer.

PRECAUTIONARY NOTES ON STRUCTURAL BEHAVIOR:
Where the framing element spans are long, applied loading will naturally cause substential deflection. Interior elements hung from the roof structure will deflect with the roof.
The foundation design shown assumes that the ownerbuilder is awareof the potential presence of expansive soils. Use of these plans is indication that the ownerbuilder accepts the risks associated with building on this site, especially those related to slab on grade construction in finished areas. Anthem, LLC will not be held liable for damages caused by slab movement.

LETTERS OF CONSTRUCTION COMPLIANCE:
The general contractor shall determine fromthe local building authority, at the time the building permit is obtained, whether any letters of construction compliance will be requested from the structural engineer.
The contractor shallnotify the structural engineer of all such requirements in writing prior to the start of construction.
Two d ay advance notice shall be given when requesting site visits necessary as the basis for the compliance letter.
The general contractor shall provide copies of all third-party testing and inspection reports to the architect and structuralengineer a minimum of one week prior to the date that the compliance letter is needed.

ABBREVIATIONS KEY

AB	Anchor Rod (Bolt)	EF	Each Face	LVL	Laminated Veneer Lumber (generic)	RO	Rough Opening
ADDL	Additional	EJ	Expansion Joint	LW	Light Weight	SC	Slip Critical
AFF	Above Finished Floor	EL	Elevation	MASY	Masonry	SCH	Schedule
ALT	Alternative	EN	Edge Nailing	MATL	Material	SDST	Self Drilling Self Tapping
AMT	Amount	ENGR	Engineer	MAX	Maximum	SECT	Section
APPROX	Approximate	EQ	Equal	MECH	Mechanical	SF	Square Feet
ARCH	Architect, Architectural	EQUIP	Equipment	MEZZ	Mezzanine	SHT	Sheet
ASD	Allowable Stress Design	EQUIV	Equivalent	MFR	Manufacturer, -er, -rd	SHTG	Sheathing
AVG	Average	ES	Each Side	MIN	Minimum	SIM	Similar
BC	Bottom of Concrete	EST	Estimate	MTL	Metal	SL	Sloped
BL	Brick Ledge	E-W	East to West	NIC	Not In Contact	SOG	Slab On Grade
BLK	Block	EXC	Excavate	N-S	North to South	SP	Space, -s
BLKG	Blocking	EXP	Expansion	NTS	Not to Scale	SPEC	Specifications
BM	Beam	EXT	Exterior	OD	Outside Diameter	SQ	Square
BOT	Bottom	FDN	Foundation	OF	Outside Face	STD	Standard
BRG	Bearing	FF	Finished Floor	OH	Opposite Hand	STL	Steel
CANT	Cantilever	FIG	Figure	OPNG	Opening	STIFF	Stiffener
CF	Cubic Foot	FL	Flush	OPP	Opposite	STRUCT	Structure (Structural)
CIP	Cast In Place	FLR	Floor	OSB	Oriented Strand Board	SY	Square Yard
CJ	Construction Joint (Control Joint)	FP	Full Penetration	PAF	Powder Actuated Fastener	SYM	Symmetrical
CLG	Ceiling	FTG	Footing	PC	Precast	T&B	Top and Bottom
CLR	Clear	GA	Gage (Gauge)	PE	Pre-engineered (trusses)	T&G	Tongue and Groove
CMU	Concrete Masonry Unit	GALV	Galvanized	PEN	Penetration	TB	Top of Beam
COL	Column	GC	General Contractor	PERP	Perpendicular	TC	Top of Concrete
COM	Common	GEN	General	PKT	Pocket	TJ	Top of Joist
CONC	Concrete	GL	Glue Laminated (Glu-lam)	PL	Property Line	TL	Total Load, Top of Ledge
CONN	Connection	GR	Grade	PLF	Pounds per Linear Foot	TM	Top of Masonry
CONT	Continue (Continuous)	GT	Girder Truss	PSF	Pounds per Square Foot	T.O	Top of
CONSTR	Construction	GYP BD	Gypsum Board	PSI	Pounds per Square Inch	TRANS	Transverse
COORD	Coordinate, Coordination	HAS	Headed Anchor Stud	PSL	Parallel Strand Lumber (generic)	TYP	Typical
CS	Countersink	HNGR	Hanger	PT	Pressure Treated	ULT	Ultimate
CTR	Center	HORIZ	Horizontal	P.T	Post Tensioned	UNO	Unless Noted Otherwise
CY	Cubic Yard	HT	Height or Heavy Timber	PV	Photovoltaic	VERT	Vertical
DAB	Deformed Anchor Bar	ID	Inside Diameter	QTY	Quantity	VIF	Verify in Field
DIAG	Diagonal	INT	Interior	R	Radius	WA	Wedge Anchor
DIM	Dimension	K	Kip (1,000 lbs)	RE	Reference (refer to)	WF	Wide Flange
DL	Dead Load	LGS	Light Gage Stud	RECT	Rectangle	WP	Work Point
DN	Down	LL	Live Load	REINF	Reinforcement	WT	Weight
DP	Drilled Pier	LLH	Long Leg Horizontal	REQ	Required	WWF	Welded Wire Fabric
DWG	Drawing	LLV	Long Leg Vertical	REQMT	Requirement	XS	Extra Strong
EA	Each	LSH	Long Side Horizontal	RET	Retaining Wall	XSECT	Cross Section
ECC	Eccentric	LSV	Long Side Vertical	RM	Room	XXS	Double Extra Strong
E-E	End to End	LT	Light	RMO	Rough Masonry Opening		

LEGEND

XK, YT	"X" King studs, "Y" Trimmer studs, studs to match wall thickness		CMU
C	Indicates column continuous through level shown		Concrete
A	Indicates column above level shown, see next level framing plan for size; install squash blocking in floor cavity of equal size and equal column size below to foundation - unless noted otherwise		Earth fill
XXXX	Indicates column type below level shown		Porous fill (i.e. gravel)
	Indicates cropped header or beam		Interior wood bearing wall
	Beam, Joist, or Truss bears on wall or beam below		Wood shear wall
	Beam, Joist, or Truss connected to support with metal hanger	<E>	Indicates 'existing'
	Beam, Joist, or Truss connected to support with concealed hanger	<N>	Indicates 'new'
	Indicates span direction	<R>	Indicates 'to be removed'
	Indicates step in floor elevation		Indicates location of bend in bent beam
XX-XX"	Indicates top of concrete slab or wood subfloor elevation	SWX	Indicates shear wall. See schedule for sheathing type and nailing
(XX'-XX") (XX'-XX")	Indicates top of footing or pier elevation Indicates minimum pier penetration into bedrock	HDX	Indicates holdown. See schedule for description
FXX	Continuous spread footing. See schedule for size and reinforcing	MFX	Indicates rigid frame
FX.X	Isolated pad footing. See schedule for size and reinforcing		Moment connection
TC=XX'-XX" BC=XX'-XX"	Indicates top of concrete elevation Indicates bottom of concrete elevation	BX	Indicates braced frame
STEP TC STEP BC	Indicates step in top of concrete elevation Indicates step in bottom of concrete elevation	[XX'-XX"]	Indicates top of steel beam elevation
TL=XX'-XX"	Indicates top of concrete ledge elevation	FD	Indicates floor drain
PKT XXYxZ XX'-XX"	Indicates beam pocket in concrete wall (X=width, Y=height, Z= ledge depth in inches) with bottom of pocket elevation		Indicates shoring
STEP TL	Indicates step in top of concrete ledge elevation	SLOPE	Indicates direction of slope.
	Indicates brace location		

SHEET INDEX

Sheet Number	Sheet Name
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S 1.01	LOWER LEVEL FRAMING PLAN
S 1.02	MAIN LEVEL FRAMING PLAN
S 1.03	UPPER LEVEL FRAMING PLAN

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4/11/19

Revision Number	Date	Description

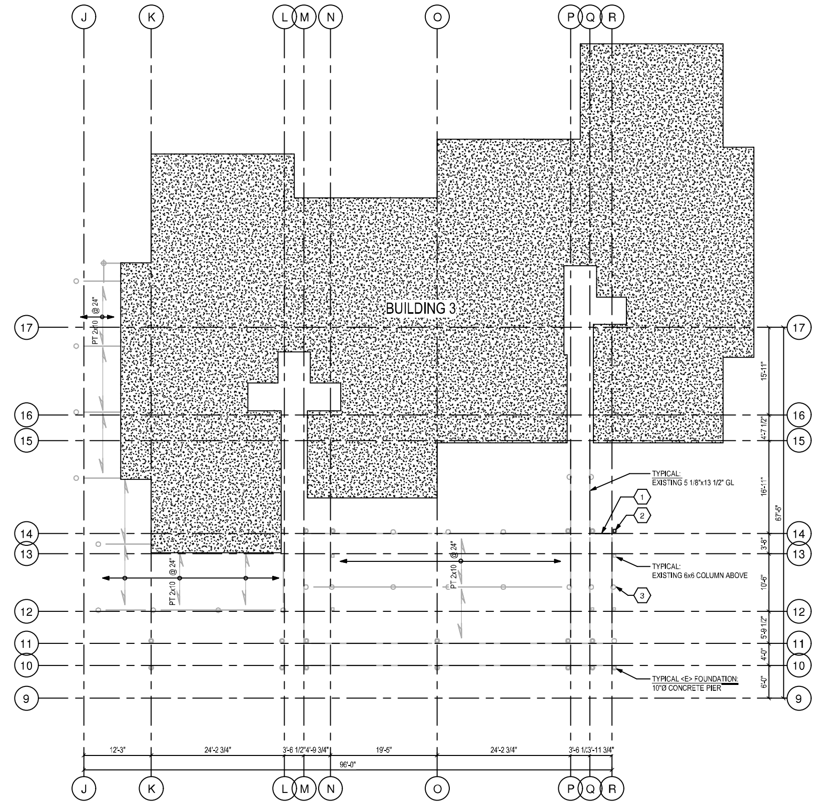
Somerset Condominiums Walkway Repairs

1530-1598 Bradley Dr.

STRUCTURAL COVER SHEET

CAD: EWH | CHECK: CMS
ANTHEM JOB#: 18-145
DATE: 3/27/2019

S 0.01



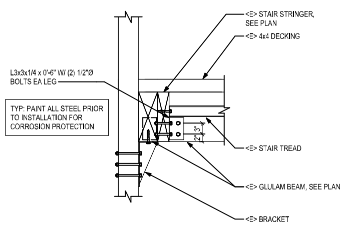
LOWER LEVEL FRAMING PLAN

3/32" = 1'-0"

PLAN NORTH

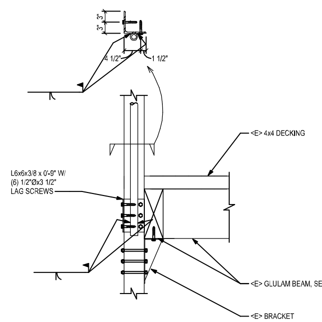
0 2' 4' 8'

LOWER LEVEL FRAMING PLAN HEX NOTES	
X	DESCRIPTION
1	NEW (2) PT 2X8 WITH HUC28-2Z EACH END
2	CONNECT NEW COLUMN TO EXISTING FOUNDATION WITH ABU66 & 1/2"Ø EPOXY ANCHOR WITH 6" EMBED
3	ADD 1/2"Øx4" LAG SCREWS AT EXISTING STEEL BASE CONNECTION



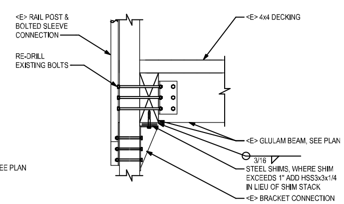
1 STRINGER CONNECTION REPAIR

3/4" = 1'-0"



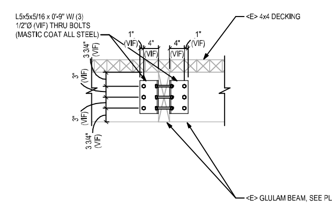
2 RAILING SLEEVE REPAIR

3/4" = 1'-0"



3 BEAM LEVELLING DETAIL

3/4" = 1'-0"



5 BEAM CONNECTION REPLACEMENT

3/4" = 1'-0"

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Revision Number	Date	Description

Somerset Condominiums Walkway Repairs

1530-1598 Bradley Dr.

LOWER LEVEL FRAMING PLAN

CAD: LDB	CHECK: CMS
ANTHEM JOB#:	18-145
DATE:	3/27/2019

S 1.01

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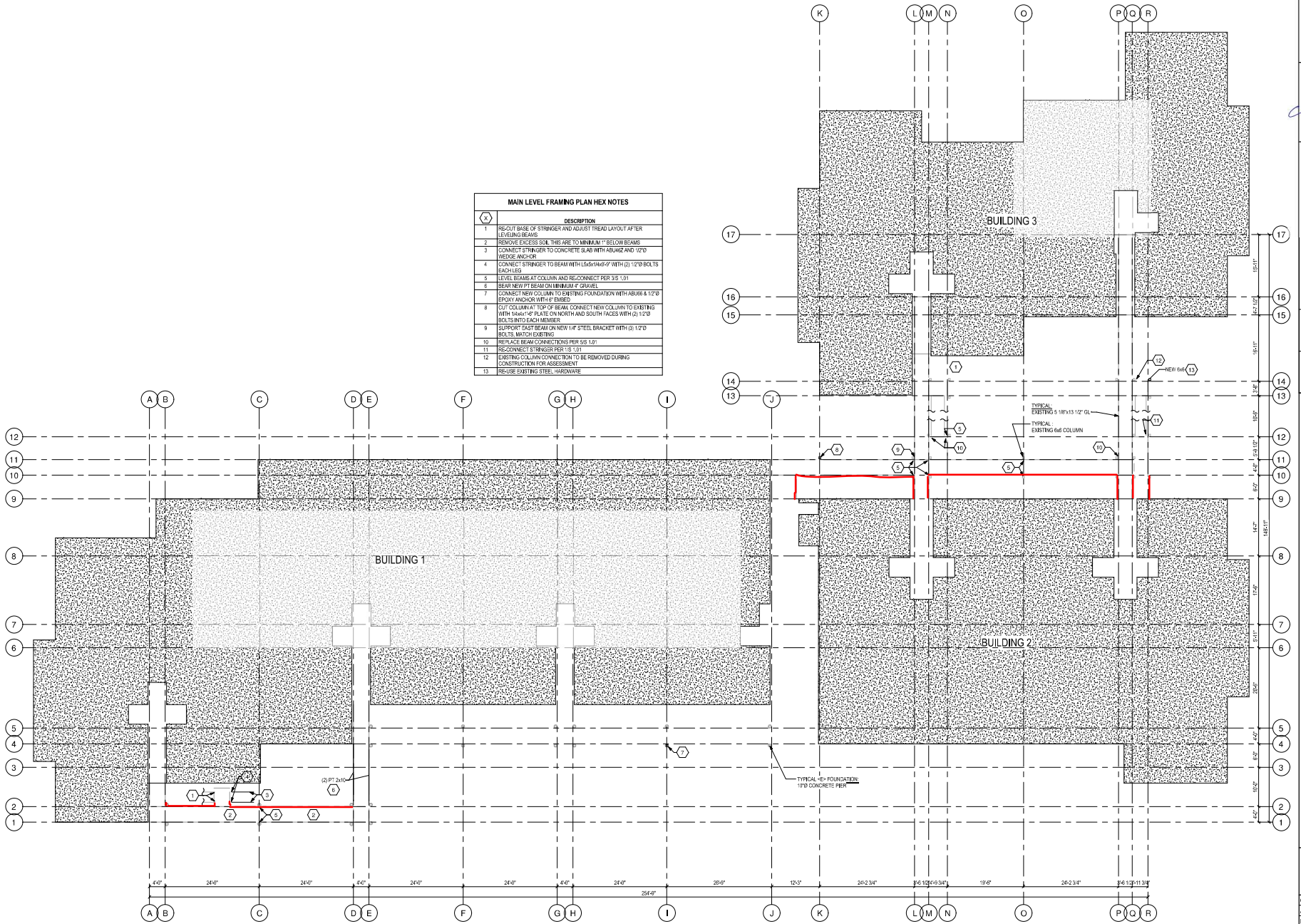

MAIN LEVEL FRAMING PLAN
3/32" = 1'-0"
PLAN NORTH

MAIN LEVEL FRAMING PLAN HEX NOTES

X	DESCRIPTION
1	RE-CUT BASE OF STRINGER AND ADJUST TREAD LAYOUT AFTER LEVELING BEAMS
2	REMOVE EXCESS SOIL THIS ARE TO MINIMUM 1" BELOW BEAMS
3	CONNECT STRINGER TO CONCRETE SLAB WITH ABU46Z AND 1/2"Ø WEDGE ANCHOR
4	CONNECT STRINGER TO BEAM WITH L5x5x1/4x6'-9" WITH (2) 1/2"Ø BOLTS EACH LEG
5	LEVEL BEAMS AT COLUMN AND RE-CONNECT PER 3/S 1.01
6	BEAR NEW PT BEAM ON MINIMUM 4" GRAVEL
7	CONNECT NEW COLUMN TO EXISTING FOUNDATION WITH ABU66 & 1/2"Ø EPOXY ANCHOR WITH 6" EMBED
8	CUT COLUMN AT TOP OF BEAM, CONNECT NEW COLUMN TO EXISTING WITH 14x4x1/4" PLATE ON NORTH AND SOUTH FACES WITH (2) 1/2"Ø BOLTS INTO EACH MEMBER
9	SUPPORT EAST BEAM ON NEW 1/4" STEEL BRACKET WITH (3) 1/2"Ø BOLTS, MATCH EXISTING
10	REPLACE BEAM CONNECTIONS PER 5/S 1.01
11	RE-CONNECT STRINGER PER 1/S 1.01
12	EXISTING COLUMN CONNECTION TO BE REMOVED DURING CONSTRUCTION FOR ASSESSMENT
13	RE-USE EXISTING STEEL HARDWARE

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4/11/2019

Revision Number	Date	Description

Somerset Condominiums Walkway Repairs

1530-1598 Bradley Dr.

MAIN LEVEL FRAMING PLAN

CAD:	LDB	CHECK:	CMS
ANTHEM JOB#:			18-145
DATE:			3/27/2019

S 1.02

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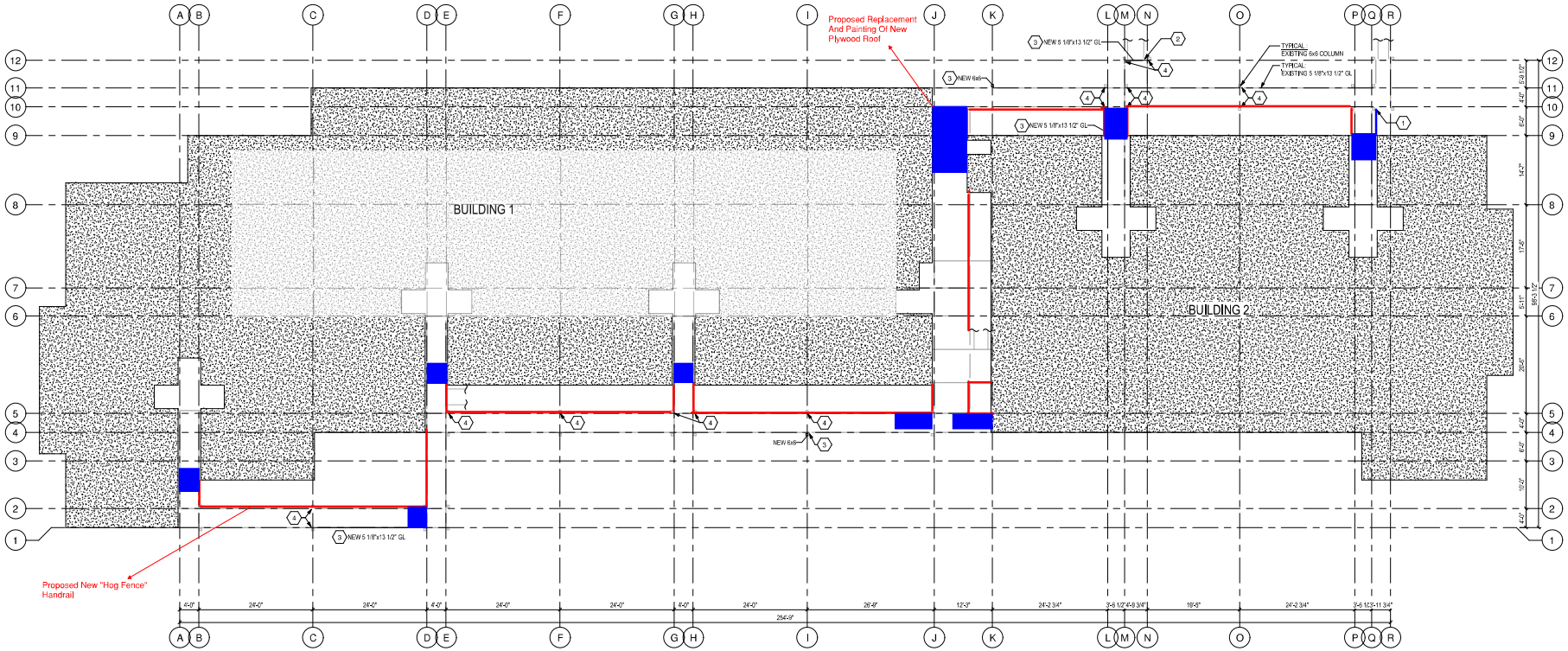
UPPER LEVEL FRAMING PLAN HEX NOTES	
X	DESCRIPTION
1	RE-CONNECT RAILING PER 2/S 1.01
2	RE-CONNECT STRINGER PER 1/S 1.01
3	RE-USE EXISTING STEEL HARDWARE
4	LEVEL BEAMS AT COLUMN AND RE-CONNECT PER 3/S 1.01



UPPER LEVEL FRAMING PLAN
3/32" = 1'-0"

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4/11/2019

Revision Number	Date	Description

Somerset Condominiums
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UPPER LEVEL FRAMING PLAN

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DATE:			3/27/2019

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