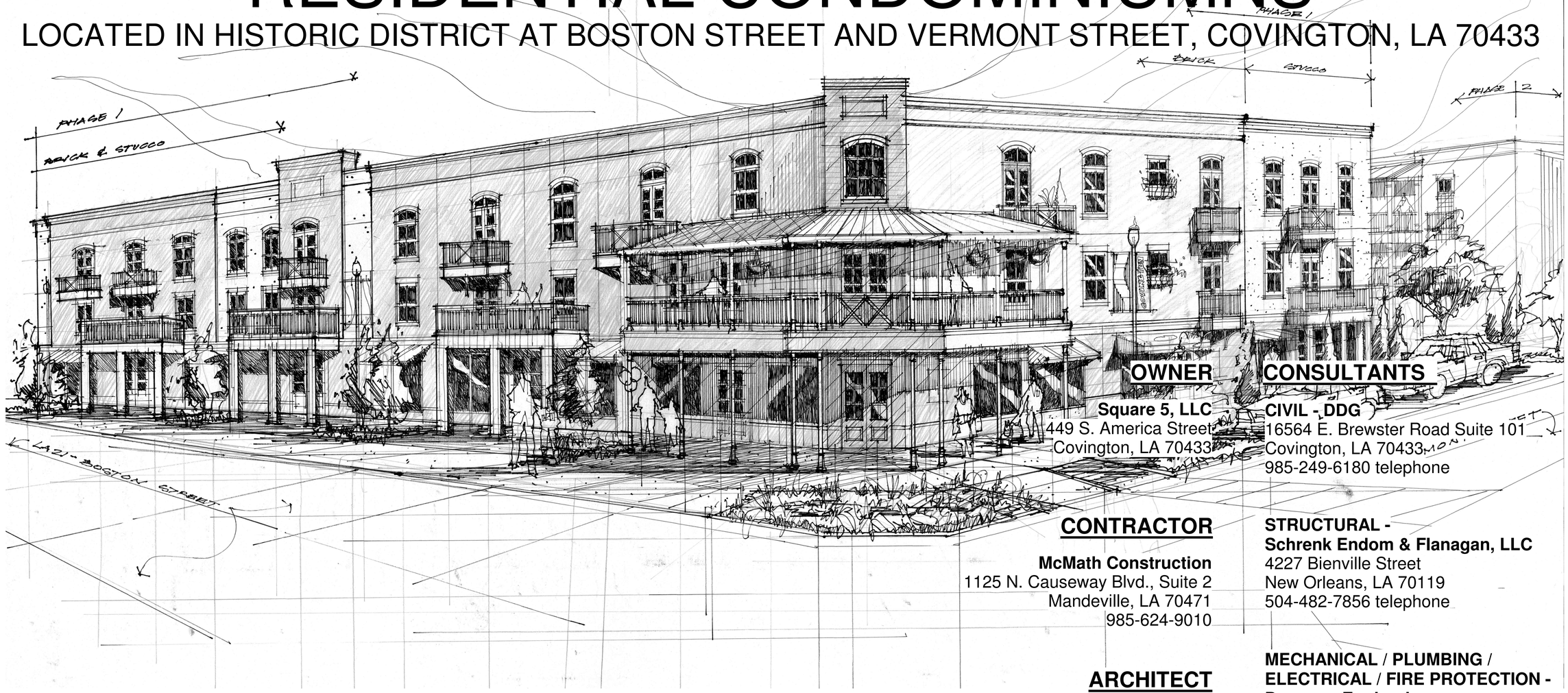
SQUARE 5

OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMNS

LOCATED IN HISTORIC DISTRICT AT BOSTON STREET AND VERMONT STREET, COVINGTON, LA 70433



OWNER

Square 5, LLC
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Covington, LA 70433

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CONTRACTOR

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100% Design Development Set – Not for Construction 11/15/23

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Date 11-15-2023

COVER SHEET

Job No. 223040

Drawn by MAH | Checked by KJW

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Sheet No.

ABBREVIATIONS

FLR	FLOOR
ADA ACT	AMERICANS WITH DISABILITIES
ADD'L	ADDITIONAL
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
BD	BOARD
BLDG	BUILDING
BLK	BLOCKING
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DIAM	DIAMETER
DS	DOWN SPOUT
DTLS	DETAILS
DWGS	DRAWINGS
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXP	EXPANSION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FRP	FIBERGLASS REINFORCED PANEL
GB	TYPE-X GYPSUM BOARD
GYP	GYPSUM
HC	HANDICAPPED
HGT	HEIGHT
HORZ	HORIZONTAL
HM	HOLLOW METAL
HND	HAND
HT	HEIGHT
HTS	HEIGHTS
HVAC	MECHANICAL
ID	INSIDE DIAMETER/DIMENSION
LAV	LAVATORY
SYS	SYSTEM
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURING
MN	MINIMUM
MIR	MIRROR
MNF	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NO.	NUMBER
O.C.	ON CENTER
OD	OUTSIDE DIAMETER/DIMENSION
OPP	OPPOSITE
OPP/HD	OPPOSITE HAND
PLYWD	PLYWOOD
PR	PAIR
REINF	REINFORCED
REQ'D	REQUIRED
SAT	SUSPENDED ACOUSTICAL TILE
IBC	INTERNATIONAL BUILDING CODE
SC	SOLID CORE
SCHD	SCHEDULE
SHT	SHEET
SM	SIMILAR
STL	STEEL
STRUCT	STRUCTURAL
TOB	TOP OF BEAM
TOS	TOP OF SLAB
TRTD	TREATED
TS	TACK STRIP
TYP	TYPICAL
U.L.	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VT	VINYL TILE
W/	WITH
WC	WATER CLOSET
WD	WOOD

NOTE: THESE ARE THE MOST COMMON ARCHITECTURAL ABBREVIATIONS, IN ADDITION TO OTHER GRAMMATICAL ABBREVIATIONS USED IN THESE DRAWINGS. ALSO REFER TO THE STRUCTURAL, MECHANICAL, & ELECTRICAL DRAWINGS FOR OTHER ABBREVIATIONS.

VICINITY MAP

PROJECT NORTH

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ARCHITECTURAL | STRUCTURAL | ELECTRICAL

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SHEET	STRUCTURAL

MECHANICAL

SHEET	PLUMBING AND FIRE PROTECTION

SHEET	ELECTRICAL

CIVIL

SHEET	CIVIL

LANDSCAPE

SHEET	LANDSCAPE

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ISSUE | DATE

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Project Location

INDEX OF DRAWINGS, ABBREVIATIONS, VICINITY MAP

Job No. 223040

Drawn by BDS | Checked by KAB

A0.1
Sheet No.

GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY, STATE, AND NATIONAL CODES AND STANDARDS.

2. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR TAXES, PERMITS AND LICENSES AS A RESULT OF THIS WORK DESCRIBED HERE IN UNLESS NOTED OTHERWISE.

3. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK. A SITE VISIT PRIOR TO BID IS STRONGLY RECOMMENDED. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

4. A FULL TIME SUPERINTENDENT, EXPERIENCED IN AND SKILLED IN THIS TYPE OF WORK SHALL BE ON THE JOB SITE DURING WORK TIMES. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND DIRECTIONS GIVEN TO HIM, SHALL BE AS IF GIVEN DIRECTLY TO THE CONTRACTOR. SUCH DIRECTIONS SHALL ONLY BE AUTHORIZED IF ISSUED BY THE ARCHITECT.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REMOVAL OF CONSTRUCTION DEBRIS ON A DAILY BASIS.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS TOILET FACILITIES, TRASH REMOVAL, TELEPHONE AND SECURED STORAGE AREAS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FENCING OFF AND SECURING ANY AREA REQUIRED FOR STORAGE OF MATERIALS AND EQUIPMENT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CLEAN UP AND REPAIRS TO THIS AREA AS A RESULT OF HIS WORK OR THE WORK OF ANY OF HIS SUBCONTRACTORS.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING, AT HIS OWN EXPENSE, CONSTRUCTION THAT IS DAMAGED BY HIS WORK OR ANY SUB CONTRACTOR'S WORK. THE NEW REPAIR OR REPLACEMENT WORK SHALL BE DONE TO THE OWNER'S SATISFACTION, OR THE OWNER SHALL HAVE THE RIGHT TO REPAIR OR REPLACE DAMAGED CONSTRUCTION ON HIS OWN AT THE CONTRACTOR'S EXPENSE.

8. SMOKING WITHIN THE ENCLOSED BUILDING IS STRICTLY PROHIBITED. SMOKING WILL NOT BE ALLOWED ON CAMPUS IN ANY LOCATION.

9. PROVIDE SUFFICIENT WASTE RECEPTACLES EQUIPPED WITH HEAVY DUTY PLASTIC BAGS FOR TRASH AS A RESULT OF EATING ACTIVITIES. REMOVE TRASH DAILY AND DISPOSE OF IN THE CONTRACTOR-PROVIDED TRASH DUMPSTER.

10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. FAILURE OF THE CONTRACTOR TO MAINTAIN THE SITE IN A CLEAN CONDITION SHALL BE CAUSE FOR THE OWNER TO PERFORM SUCH CLEANING, THE COST OF WHICH SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT REQUEST.

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO USE FIRE RATED CAULKING AT ALL PENETRATIONS (FROM CONDUIT, PLUMBING PIPING, DUCTWORK, ETC) THROUGH RATED WALLS.

CONSTRUCTION NOTES

1. DIMENSIONS INDICATED ON FLOOR PLAN THAT LOCATE METAL STUD WALLS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

2. SIZE OF ALL INTERIOR METAL STUD WALLS SHALL BE 3 5/8" AT 16" O.C. UNLESS NOTED OTHERWISE.

WALLS AND PARTITIONS

1. 2 HOUR AND 1 HOUR SEPARATION WALLS: WALLS EXTEND FROM FLOOR TO UNDERSIDE OF ROOF DECK UNLESS NOTED OTHERWISE. SEE PARTITION TYPES.

2. NON-FIRE RATED WALLS: STUDS EXTEND FROM FLOOR TO ABOVE CEILING AND BRACED TO STRUCTURE AS INDICATED BY PARTITION TYPES.

3. METAL STUD WALLS SHALL BE HORIZONTALLY BRACED AT EVERY 4'-0" O.C. VERTICALLY. BRACING SHALL BE CONTINUOUS AND INSTALLED AS PER METAL STUD MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

INSULATION

TEMPERATURE CONTROL

1. INSTALL THERMAL INSULATION AT EXTERIOR METAL STUD WALLS AND ROOF AREAS.

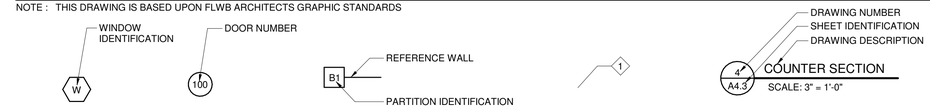
2. INSTALL POULTRY NETTING FOR SUSPENDED THERMAL INSULATION AT ROOF AREAS OF BUILDING WHERE REQUIRED.

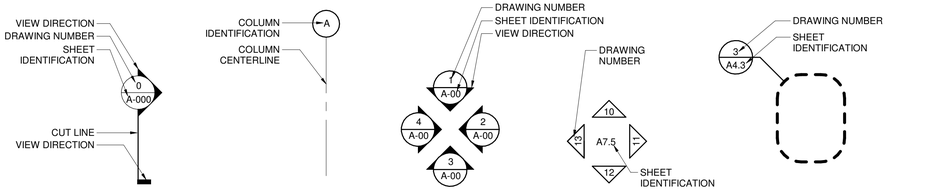
ACOUSTICAL CONTROL

3. INSTALL SOUND ATTENUATION BATTS AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE. REFER TO PLANS AND BUILDING SECTIONS FOR LOCATIONS AND EXTENTS OF SOUND ATTENUATION BATTS INSTALLED IN CEILING AREAS.

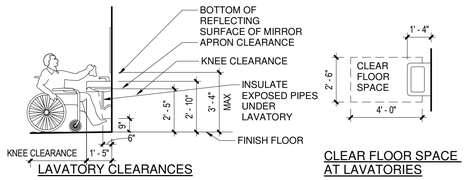
SYMBOLS:

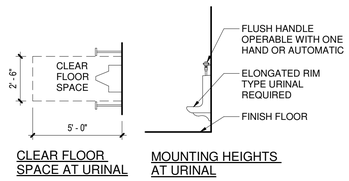
NOTE : THIS DRAWING IS BASED UPON FLWB ARCHITECTS GRAPHIC STANDARDS



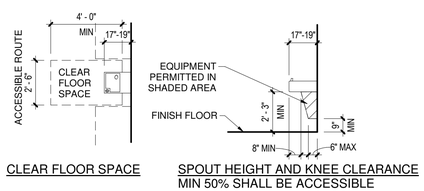


ADULT ACCESSIBILITY REQUIREMENTS

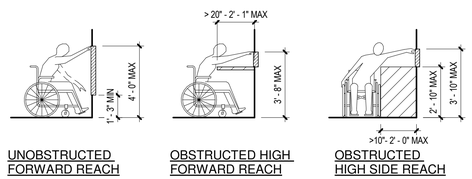




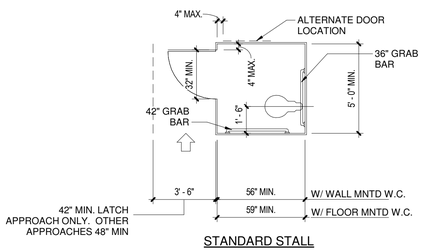
LAVATORIES **URINALS**

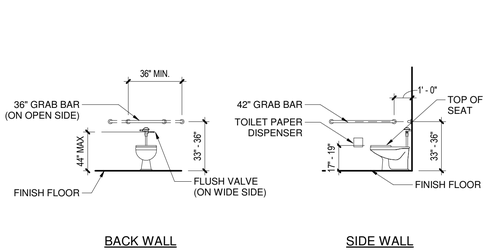


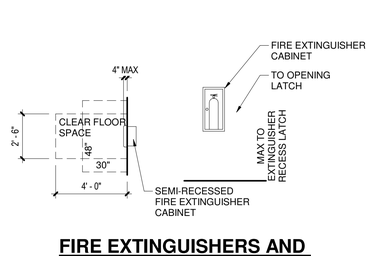
DRINKING FOUNTAINS AND WATER COOLERS



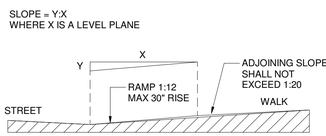
ACCESSIBLE REACH RANGES

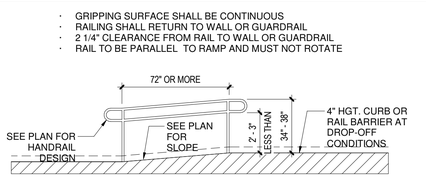


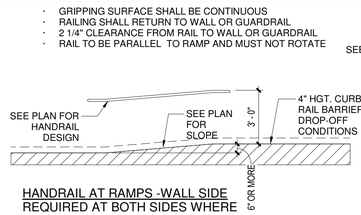


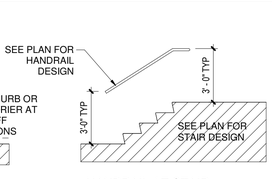


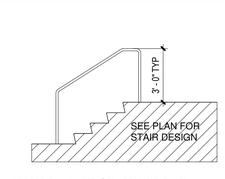
ACCESSIBILITY



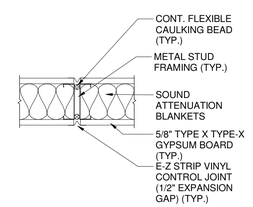


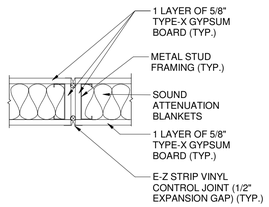


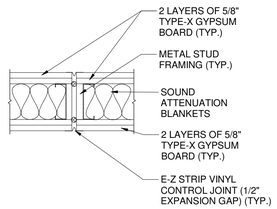


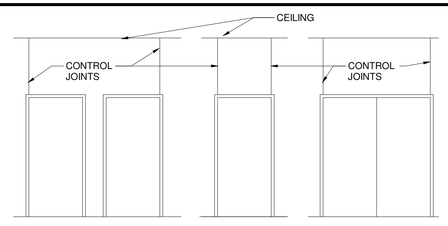


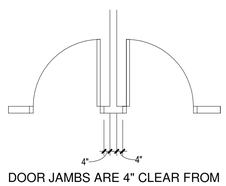
CONTROL JOINTS



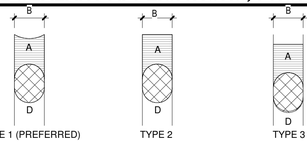








VERTICAL SEALANT APPLICATIONS, PROPERTIES AND TERMINOLOGY



SEALANT DEPTH

THE SEALANT DEPTH DEPENDS ON THE SEALANT WIDTH. THE FOLLOWING GUIDELINES ARE NORMALLY ACCEPTED PRACTICE FOR A RECOMMENDED MINIMUM WIDTH TO 1/4 INCH, THE DEPTH SHOULD BE 1/4 INCH.

1. FOR JOINTS IN CONCRETE MASONRY OR STONE, THE DEPTH OF THE SEALANT MAY BE EQUAL TO THE SEALANT WIDTH IN JOINTS UP TO 1/2 INCH. FOR JOINTS 1/2 INCH TO 1 INCH WIDE, THE SEALANT DEPTH SHOULD BE 1/2 INCH.

2. FOR JOINTS 1 TO 2 INCH WIDE, THE SEALANT DEPTH SHOULD NOT BE GREATER THAN ONE HALF THE SEALANT WIDTH. FOR WIDTHS EXCEEDING 2 INCHES, THE DEPTH SHOULD BE DETERMINED BY THE SEALANT MANUFACTURER. FOR SEALANT WIDTHS OVER 1/4 INCH IN METAL, GLASS AND OTHER NONPOROUS SURFACE JOINTS, THE SEALANT DEPTH SHOULD BE A MINIMUM OF ONE HALF THE SEALANT WIDTH AND SHOULD IN NO CASE EXCEED THE WIDTH.

3. WHEN DETERMINING LOCATION OF THE JOINT FILLER IN THE JOINT, CONSIDERATION SHOULD BE GIVEN TO THE REDUCTION IN SEALANT DEPTH WITH CONCAVE AND RECESSED TOOLED JOINTS AND THE JOINT SHOULD BE DESIGNED ACCORDINGLY.

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Date 11-15-2023

Project Location

SYMBOLS, GENERAL NOTES, ACCESSIBILITY REQUIREMENTS

Job No. 223040

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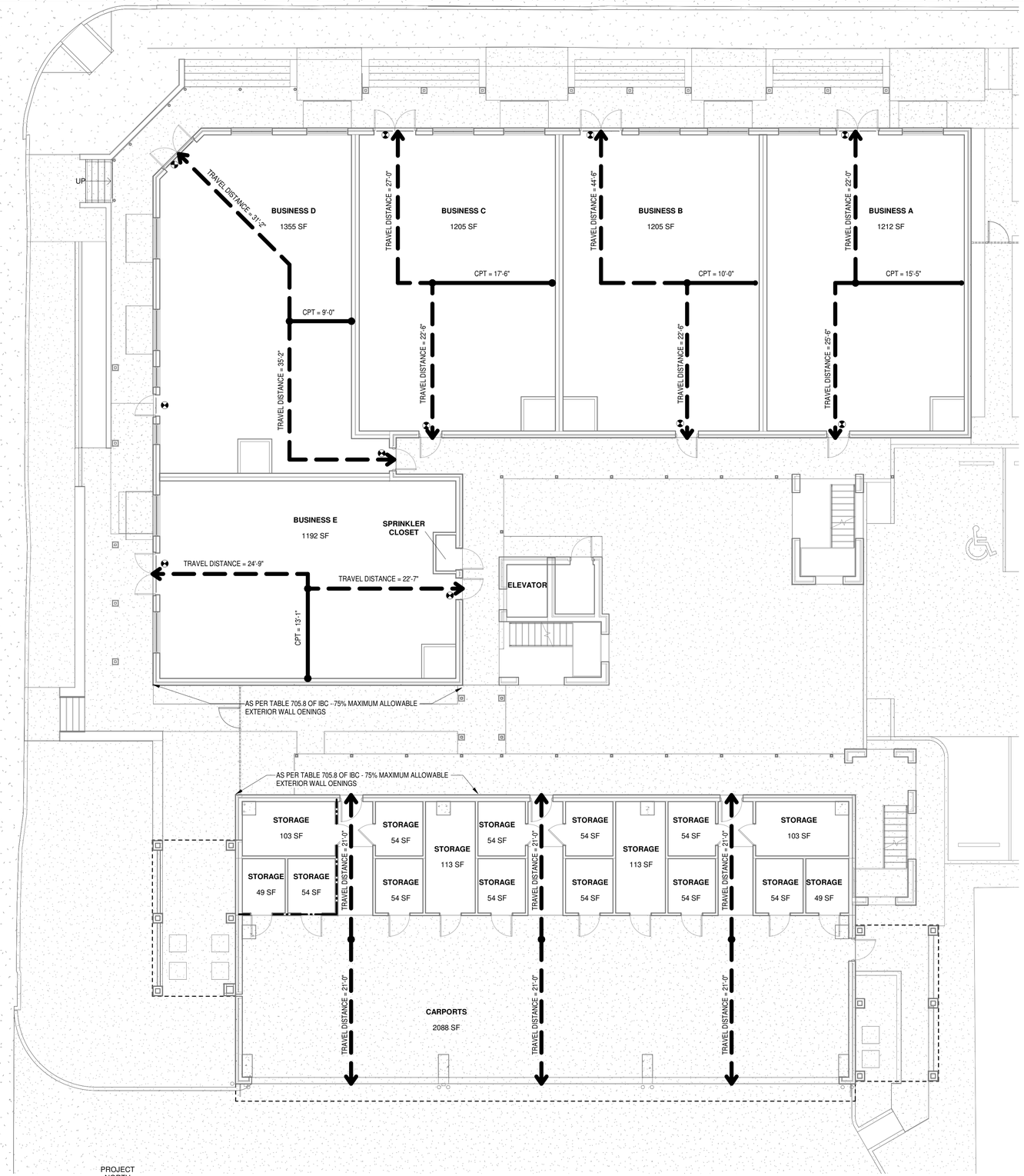

PROJECT NORTH

1 / A0.3 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

CODE DATA

INTERNATIONAL BUILDING CODE 2021

OCCUPANCY: MIXED USE
BUSINESS
RESIDENTIAL 2
MISCELLANEOUS U

OCCUPANT LOAD (TABLE 1004.1.1): BUSINESS AREAS = 1 / 100 SF

SEPARATION OF OCCUPANCIES (TABLE 508.4): R / B - 1 HOUR
R / U - 2 HOURS

CONSTRUCTION TYPE (TABLE 601): V (B)

PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS (EXTERIOR)	0 HOURS
BEARING WALLS (INTERIOR)	0 HOURS
NON-BEARING WALLS (EXTERIOR)	0 HOURS
NON-BEARING WALLS (INTERIOR)	0 HOURS
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HOURS
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HOURS

FIRE WALL FIRE-RESISTANCE RATINGS (TABLE 706.4): A, B & U - 2 HOURS PERMITTED IN TYPE V CONSTRUCTION

INTERIOR FINISH (TABLE 803.13 - SPRINKLERED): (B, R-2)

EXIT ENCLOSURES	CLASS C
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACES	CLASS C

AUTOMATIC SPRINKLER REQUIREMENTS (TABLE 504.3): REQUIRED (BUILDING IS FULLY SPRINKLERED)

OCCUPANCY CATEGORY (TABLE 1604.5): II

BASIC WIND SPEED (FOR RISK CATEGORY II BUILDING): 130 MPH

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8): 75% ON WALLS BETWEEN BUILDINGS
NO LIMIT ON OTHER PORTIONS OF EXTERIOR WALLS

ILLUMINATION OF EGRESS PATH REQUIRED

AREA CALCULATION

PHASE 1 / BUILDING 1

FIRST FLOOR -	6,900 S.F. BUSINESS USE
SECOND FLOOR -	6,900 S.F. RESIDENTIAL USE
THIRD FLOOR -	6,900 S.F. RESIDENTIAL USE
	20,700 SQUARE FEET TOTAL

PHASE 2 / BUILDING 2

FIRST FLOOR -	4,500 S.F. CARPORT AND STORAGE AREAS
SECOND FLOOR -	4,500 S.F. RESIDENTIAL USE
THIRD FLOOR -	4,500 S.F. RESIDENTIAL USE
	13,500 SQUARE FEET TOTAL

OCCUPANT LOAD

PHASE 1 / BUILDING 1

FIRST FLOOR -	6,900 S.F. BUSINESS USE -	1 OCC./100 SF = 69 OCCUPANTS
SECOND FLOOR -	6,900 S.F. RESIDENTIAL USE-	1 OCC/200 SF = 35 OCCUPANTS
THIRD FLOOR -	6,900 S.F. RESIDENTIAL USE-	1 OCC/200 SF = 35 OCCUPANTS
	20,700 SQUARE FEET TOTAL -	139 TOTAL OCCUPANTS

PHASE 2 / BUILDING 2

FIRST FLOOR -	3430 S.F. CARPORT -	1 OCC/300 = 12 OCCUPANTS
	1070 S.F.STORAGE AREAS -	1 OCC/300 - 4 OCCUPANTS
SECOND FLOOR -	4,500 S.F. RESIDENTIAL USE -	1 OCC/200 SF = 23 OCCUPANTS
THIRD FLOOR -	4,500 S.F. RESIDENTIAL USE -	1 OCC/200 SF = 23 OCCUPANTS
	13,500 SQUARE FEET TOTAL -	62 TOTAL OCCUPANTS

LEGEND

- AREA OF WORK NOT IN CONTRACT
- NEW METAL STUD CONSTRUCTION, RE: PARTITION TYPES.
- EXISTING TO REMAIN
- TEMPORARY WALL
- 20 MIN. NON-RATED SMOKE TIGHT PARTITION
- 1 HOUR FIRE RESISTANCE RATED SMOKE BARRIER COMPARTMENT WITH 20 MINUTE DOORS
- 1 HOUR FIRE RATED PARTITION WITH 3/4 HOUR DOORS
- 1 HOUR FIRE RATED PARTITION WITH 1 HOUR DOORS
- 2 HOUR FIRE RATED PARTITION WITH 1 1/2 HOUR DOORS
- 2SEP — EXISTING 2 HOUR HORIZONTAL SEPARATION (HORIZONTAL EXIT)
- TRAVEL DISTANCE TO EXIT (TD)
- COMMON PATH OF TRAVEL (CPT)
- FEC-R — FIRE EXTINGUISHER CABINET - SEMI RECESSED
- FE — WALL MOUNTED FIRE EXTINGUISHER
- E — EXISTING EXIT LIGHT
- T — TEMPORARY EXIT LIGHT
- CEILING MOUNTED EXIT LIGHT, (RE: ELECTRICAL).
- WALL MOUNTED EXIT LIGHT, (RE: ELECTRICAL).
- CEILING MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROWS, (RE: ELECTRICAL).

CEILING NOTE:
THE SUSPENDED CEILING WILL BE CAPABLE OF RESISTING THE PASSAGE OF SMOKE PURSUANT TO OSFM INTERPRETIVE MEMORANDUM 2000-14 AND NFPA 101:18.3.6.2.1. THEREFORE, SMOKE RESISTANCE OF THE EGRESS CORRIDORS IS PROVIDED AT THE CEILING LEVEL

CODE DATA

N.F.P.A. 101 LIFE SAFETY CODE 2015

OCCUPANCY: ONE & TWO FAMILY DWELLINGS (CHAPTER 24)+
NEW BUSINESS OCCUPANCY (CHAPTER 39)

OCCUPANT LOAD (TABLE 7.3.1.2): BUSINESS AREAS = 1 / 100 SF
RESIDENTIAL AREAS = 1/200 SF

SEPARATION OF OCCUPANCIES (TABLE 6.1.14.4.1 (A)): 1 HOUR (SPRINKLERED)

CONSTRUCTION TYPE (TABLE A8.2.1.2): V(000)

EXTERIOR BEARING WALLS	0 HOURS
INTERIOR BEARING WALLS	0 HOURS
COLUMNS (SUPPORTING MORE THAN 1 FLOOR)	0 HOURS
BEAMS, GIRDERS, AND TRUSSES (SUPPORTING MORE THAN 1 FLOOR)	0 HOURS
FLOOR-CEILING ASSEMBLIES	0 HOURS
ROOF ASSEMBLIES	0 HOURS
INT NON-BEARING WALLS	0 HOURS
EXT NON-BEARING WALLS	0 HOURS

HORIZONTAL EXITS (30.2.2.5/7.2.4.1.2): PERMITTED

AREA OF REFUGE (30.2.2.12.1): PERMITTED

MIN. NUMBER OF EXITS (30.2.4.3): 2 PER FLOOR

DEAD END CORRIDOR (30.2.5.4.2): 50 FT

COMMON PATH OF TRAVEL, (30.2.5.3.2): 50 FT

TRAVEL DISTANCE FROM UNIT DOOR TO EXIT (TABLE A.31.1): 200 FT

TRAVEL DISTANCE WITHIN UNIT (TABLE A.31.1): 125 FT

MAXIMUM SINGLE PATH CORRIDOR DISTANCE (TABLE A.31.1): 35 FT

VERTICAL OPENING PROTECTION (18.3.1/8.6.5):
CONNECTING 3 STORIES OR LESS = 1 HOUR
CONNECTING MORE THAN 3 STORIES = 2 HOURS

PROTECTION FROM HAZARDS (TABLE 30.3.2.1.1):
BOILER/HEATER ROOMS: 1 HOUR AND SPRINKLERS
GIFT OR RETAIL SHOP: 1 HOUR AND SPRINKLERS
STORAGE OUTSIDE OF DWELLING UNITS: 1 HOUR OR SPRINKLERS

INTERIOR FINISH (TABLE A.31.1):

LOBBIES OR CORRIDORS	CLASS A, B OR C
OTHER SPACES	CLASS A, B OR C

ANNUNCIATION (30.3.4.3.4): NOT REQUIRED

(30.3.4.5) SMOKE ALARM SHALL BE PROVIDED IN EVERY SLEEPING AREA, OUTSIDE OF EVERY SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT

CORRIDOR SEPARATION (30.3.6.1.2): 1/2 HOUR

DOORS (30.3.6.2.1): 20 MIN WITH CLOSER

SUBDIVISION OF BUILDING SPACES (30.3.7.2):
DWELLING UNITS SHALL BE SEPARATED FROM EACH OTHER BY WALLS AND FLOORS CONSTRUCTED AS FIRE BARRIERS HAVING A MINUMUM 1/2 HOUR FIRE RESISTANCE RATING

IECC 2021

CLIMATE ZONE: FIGURE C301.1 - ZONE 2A

FIRST FLOOR -	APPLY COMMERCIAL ENERGY EFFIENCY STANDARDS
SECOND FLOOR -	APPLY RESIDENTIAL ENERGY EFFICIENCY STANDARDS
THIRD FLOOR -	APPLY RESIDENTIAL ENERGY EFFICIENCY STANDARDS

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT - TABLE C402.1.4
MINIMUM REQUIREMENTS - R-VALUE METHOD

ROOFS	BUSINESS	RESIDENTIAL
INSULATION ENTIRELY ABOVE ROOF	R-25 CI	R-25 CI
ATTIC AND OTHER	R-38	R-38
WALLS ABOVE GRADE		
WOOD FRAMED AND OTHER	R-13 + R-3.8 CI OR R-20	R-13 + R-3.8CI OR R-20

BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT REQUIREMENTS

FIXED FESESTRATION	0.45
OPERABLE FENESTRATION	0.60
ENTRANCE DOORS	0.77

C402.5.1 - CONTINUOUS AIR BARRIER SALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE

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SQUARE 5
OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMS
LOCATED IN HISTORIC DISTRICT AT BOSTON STREET & VERMONT STREET
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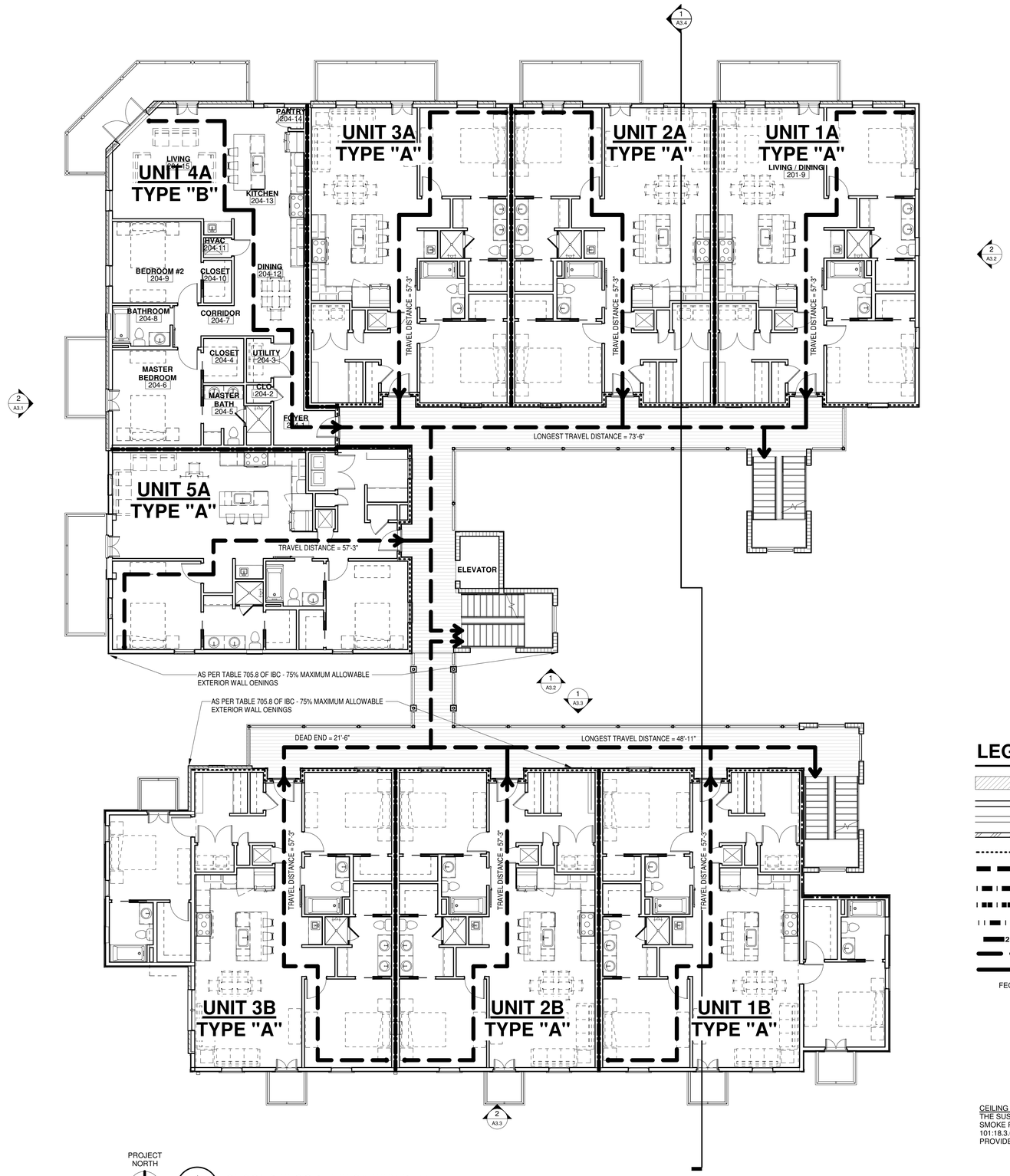
Project Location

FIRST FLOOR LIFE SAFETY PLAN

Job No. 223040

Drawn by MAH | Checked by KJW

Sheet No. A0.3



PROJECT NORTH

1 / A0.4 SECOND FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"

LEGEND

- AREA OF WORK NOT IN CONTRACT
- NEW METAL STUD CONSTRUCTION, RE: PARTITION TYPES.
- EXISTING TO REMAIN
- TEMPORARY WALL
- 20 MIN. NON-RATED SMOKE TIGHT PARTITION
- 1 HOUR FIRE RESISTANCE RATED SMOKE BARRIER COMPARTMENT WITH 20 MINUTE DOORS
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- 2 HOUR FIRE RATED PARTITION WITH 1 1/2 HOUR DOORS
- 2SEP — EXISTING 2 HOUR HORIZONTAL SEPARATION (HORIZONTAL EXIT)
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Project Location

SECOND FLOOR LIFE SAFETY PLAN

Job No. 223040

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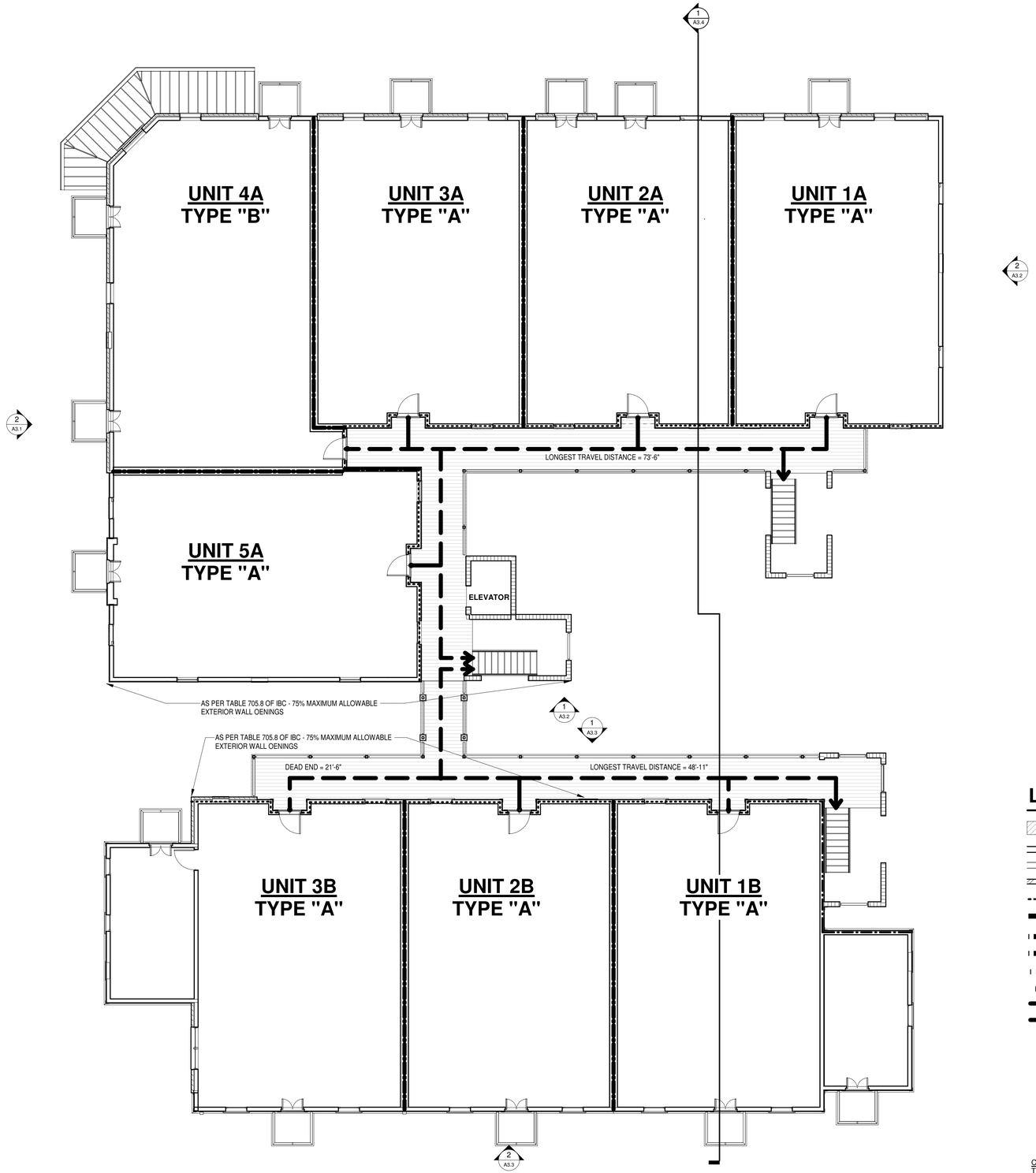

PROJECT NORTH

1 A0.5 THIRD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

LEGEND

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SEE SECOND FLOOR PLAN FOR SAME TYPICAL UNIT LAYOUTS

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Date 11-15-2023

Project Location

THIRD FLOOR LIFE SAFETY PLAN

Job No. 223040

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EAST BOSTON STREET
(LA HWY 21 - BUSINESS 190)

NORTH VERMONT STREET

NEW HAMPSHIRE STREET (SIDE)

(20' ALLEY)

3 - STORY LIVE / WORK CONDOMINIUM BUILDING

FIRST FLOOR: RETAIL / OFFICE AND UPPER FLOORS: 10 RESIDENTIAL UNITS MAXIMUM

(PHASE 1 / BUILDING 1)

20,700 SQ.FT. +/- UNDER BEAM

(6,900 SQ. FT. RETAIL / OFFICE 1ST FLOOR)

5 RESIDENTIAL UNITS MAXIMUM PER FLOOR ON SECOND AND THIRD FLOORS, TBD BY MARKET

(TWO & THREE BEDROOM UNITS)

FIRST FLOOR SLAB ELEV. = 23.50'

(1 FOOT ABOVE BOSTON STREET CROWN ELEV.)

ADJACENT ART GALLERY

(TENANT ONLY)

(NOT-A-PART & OWNED BY DEVELOPER)

(MINOR SITEWORK UPGRADES/ REVISIONS ONLY)

SLAB ELEV. = 23.80'

3 - STORY RESIDENTIAL CONDOMINIUM BUILDING

(PHASE 2 / BUILDING 2)

13,500 SQ.FT. +/- UNDER BEAM

9 COVERED PARKING SPACES ON FIRST FLOOR & STORAGE FOR RESIDENTIAL UNITS)

(TWO & THREE BEDROOM UNITS)

FIRST FLOOR SLAB ELEV. = 23.0'

1 SITE PLAN (A1.1)
1" = 10'-0"

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SITE PLAN

Job No. 223040

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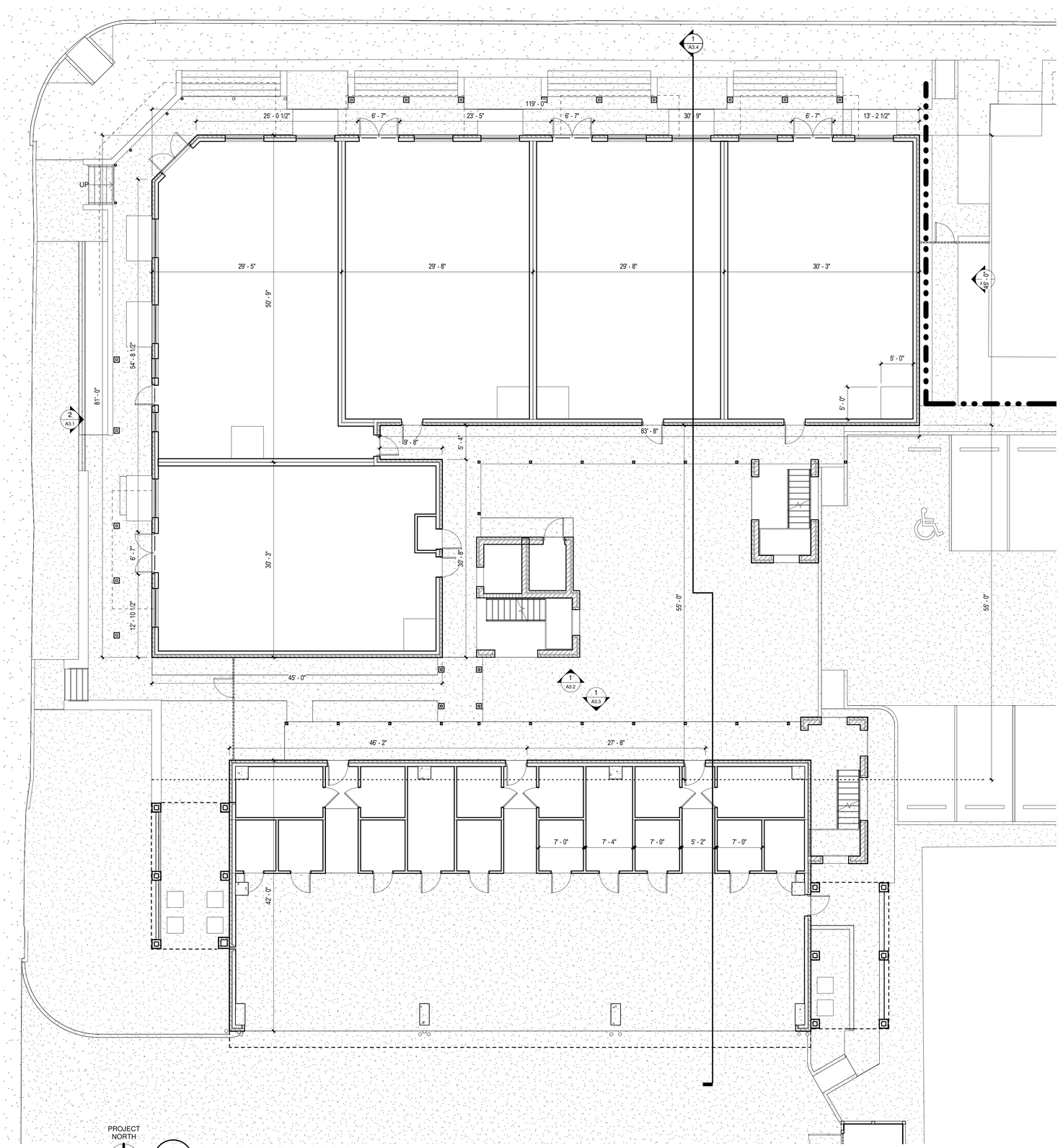

PROJECT NORTH

1 A2.1 FIRST FLOOR PLAN - OVERALL

1/8" = 1'-0"

LEGEND

- AREA OF WORK NOT IN CONTRACT
- NEW METAL STUD CONSTRUCTION, RE: PARTITION TYPES.
- EXISTING TO REMAIN
- TEMPORARY WALL
- EXISTING TO BE DEMOLISHED
- 1 HOUR FIRE RATED WALL CONSTRUCTION, RE: PARTITION WALL TYPES.
- 2 HOUR FIRE RATED WALL CONSTRUCTION, RE: PARTITION WALL TYPES.
- SMOKE TIGHT CONSTRUCTION WALL BUILT OF NON-COMBUSTIBLE MATERIALS, RE: PARTITION WALL TYPES.
- FEC-R — FIRE EXTINGUISHER CABINET - SEMI RECESSED
- FE — WALL MOUNTED FIRE EXTINGUISHER
- CG-1 — CORNER GUARD, FLUSH MOUNTED
- EC-1 — ENDCAP, FLUSH MOUNTED
- CR — CARD READER
- PP — PUSH PLATE/ DOOR ACTIVATOR

WALL NOTES:

1. TYPICAL INTERIOR METAL STUDS SHALL BE 3 5/8", 6", OR 8". SEE PARTITION TYPES FOR SIZE AND HEIGHT OF WALL CONSTRUCTION.
2. SOUND ATTENUATION BLANKETS FULL HEIGHT IN ALL FULL HEIGHT INTERIOR METAL STUD WALLS.
3. RESTROOM FLOORS SHALL BE RECESSED 1 1/2" TO ALLOW FOR CERAMIC TILE MORTAR BED TO SLOPE TO DRAIN. SLAB RECESS SHALL ALIGN WITH INSIDE EDGE OF METAL STUD WALL.

KEYNOTES: (FIRST FLOOR PLAN)

X.

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SQUARE 5

OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMNS

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Project Location

FIRST FLOOR PLAN - OVERALL

Job No. 223040

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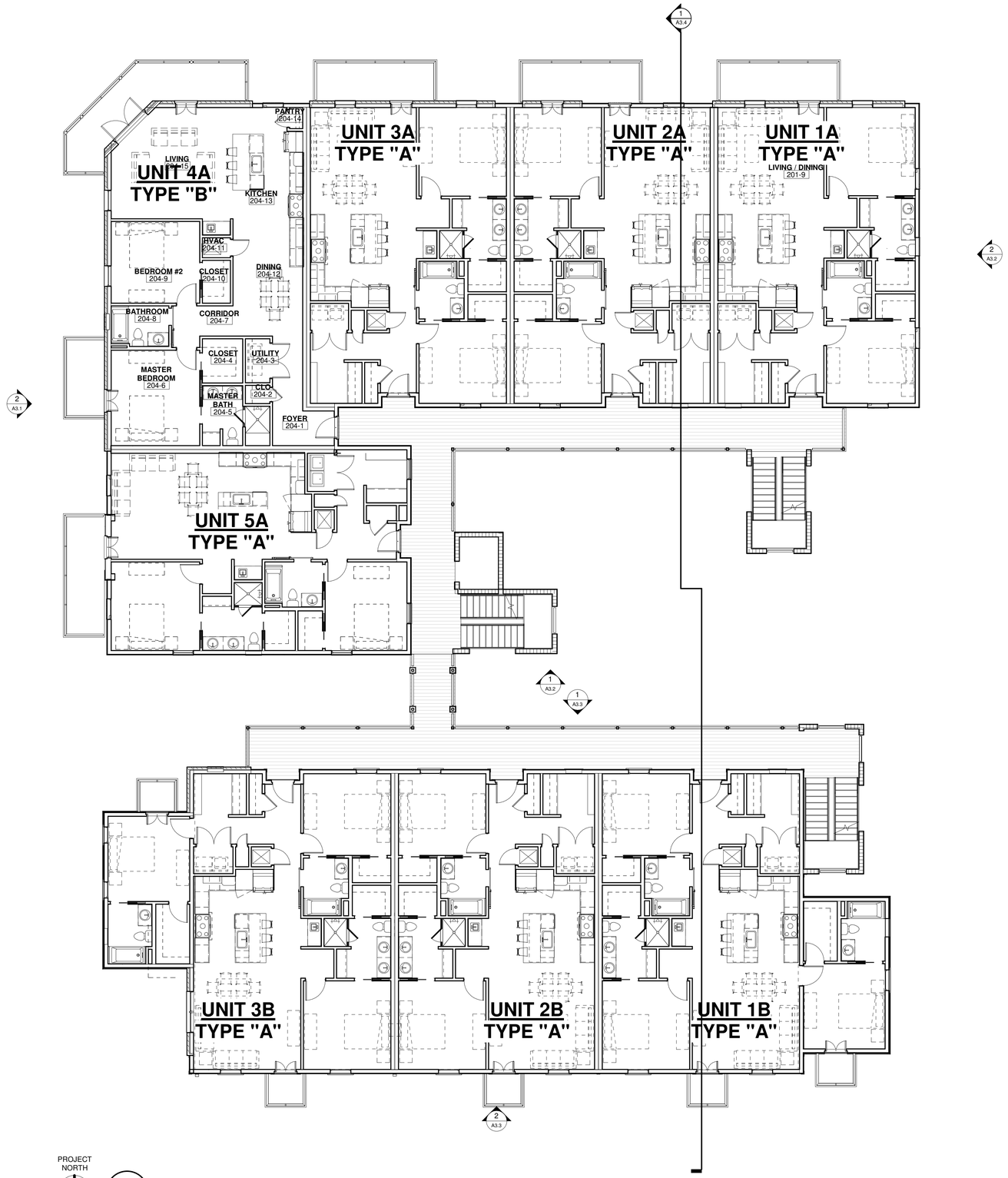

PROJECT NORTH

1 / A2.2 SECOND FLOOR PLAN - OVERALL
1/8" = 1'-0"

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Project Location

SECOND FLOOR PLAN - OVERALL

Job No. 223040

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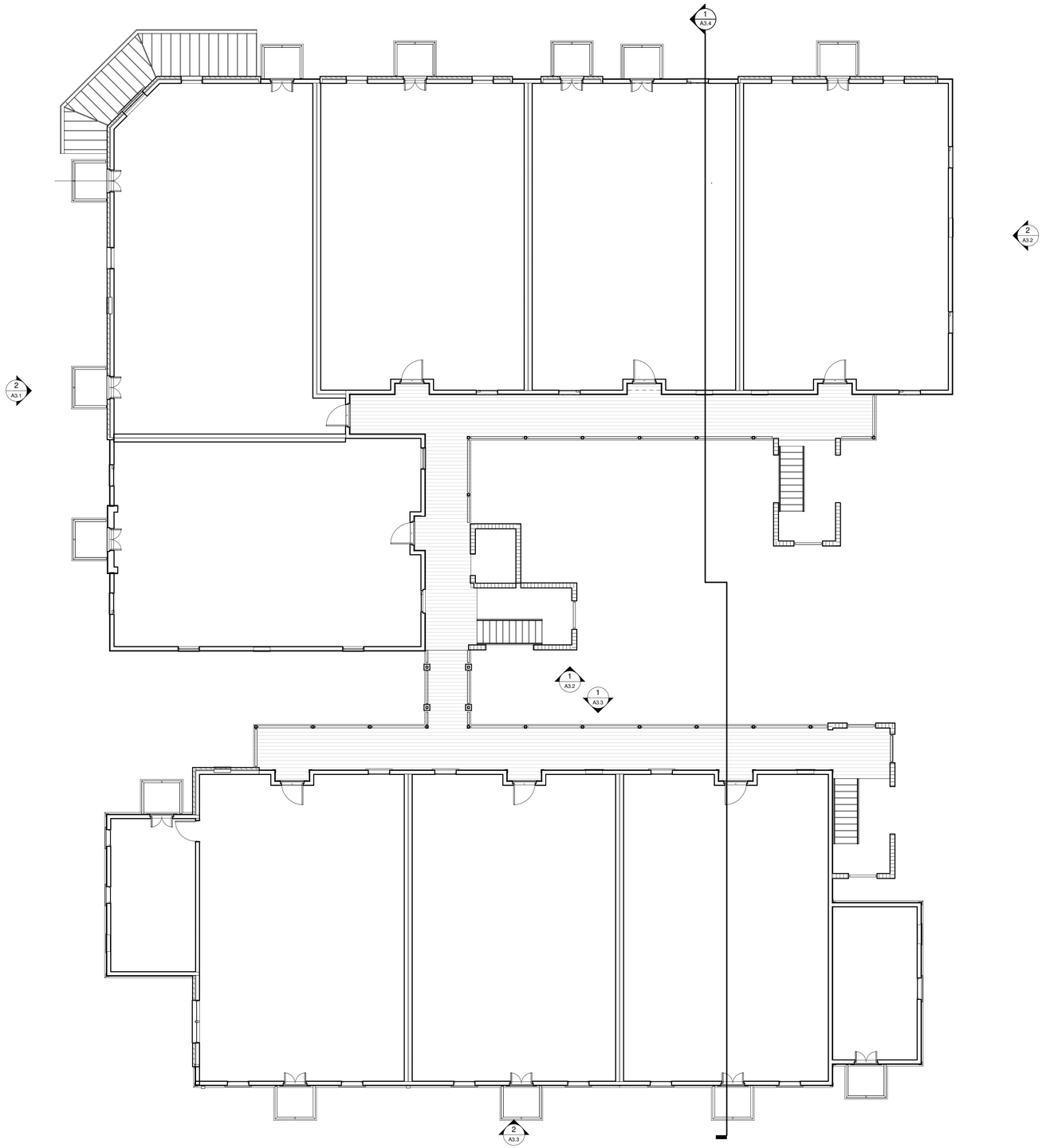

PROJECT NORTH

1 A2.3 THIRD FLOOR PLAN - OVERALL
1/8" = 1'-0"

SEE SECOND FLOOR PLAN FOR SAME TYPICAL UNIT LAYOUTS

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THIRD FLOOR PLAN - OVERALL

Job No. 223040

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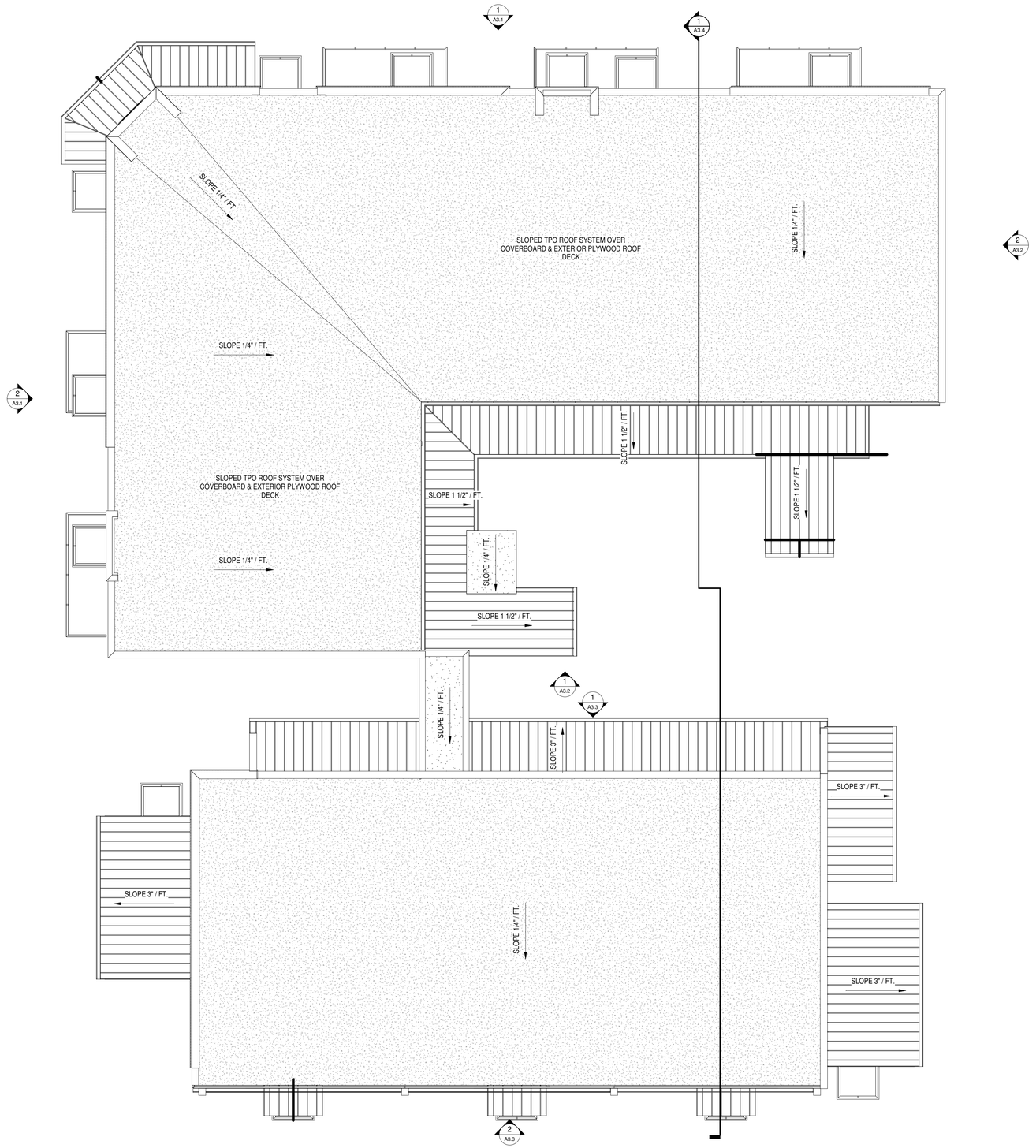

PROJECT NORTH

1 / A2.4 ROOF PLAN - OVERALL

1/8" = 1'-0"

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ROOF PLAN - OVERALL

Job No. 223040

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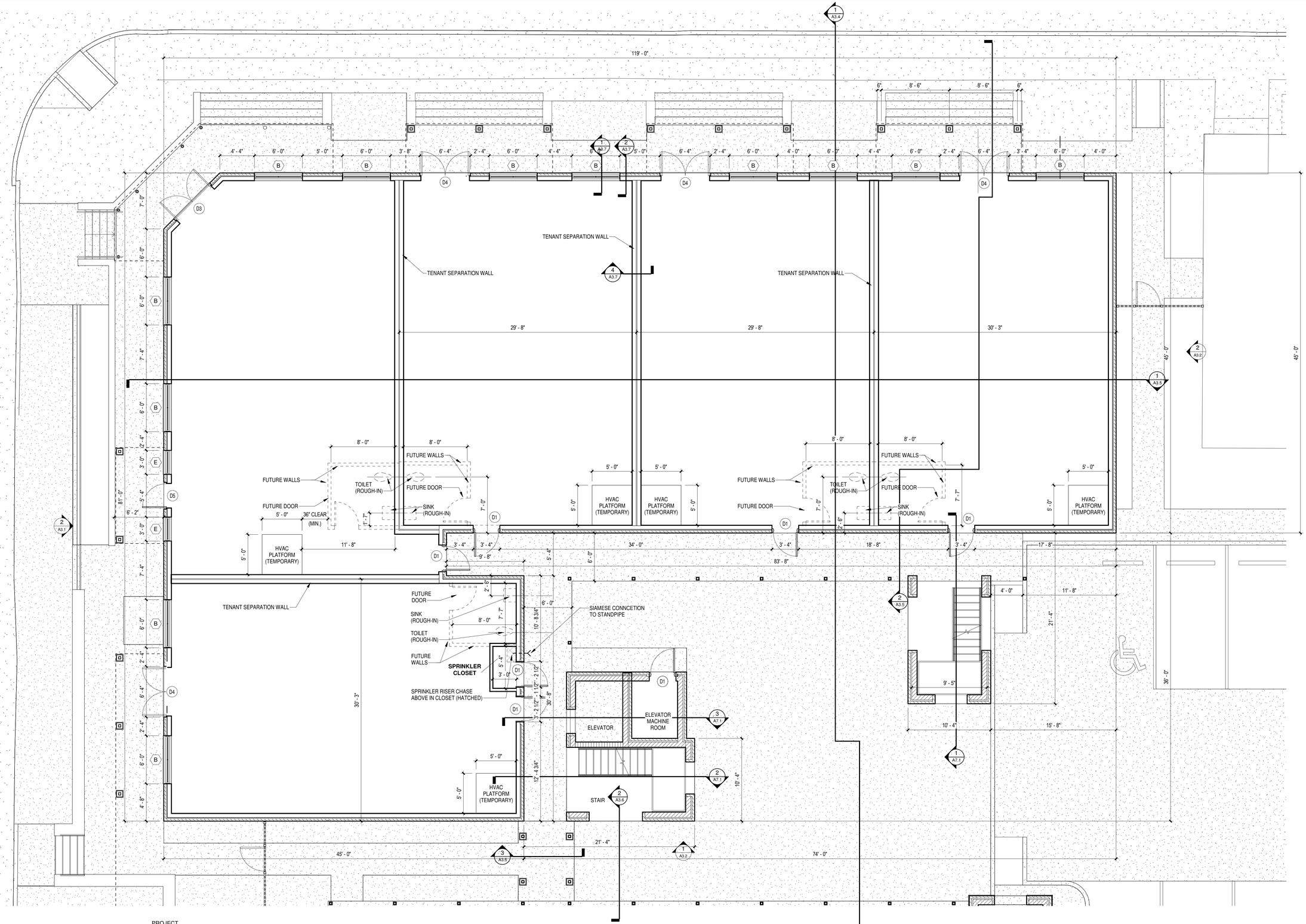

PROJECT NORTH

1 A2.5 FIRST FLOOR PLAN - BUILDING A

3/16" = 1'-0"

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Project Location

FIRST FLOOR PLAN (BUILDING A)

Job No. 223040

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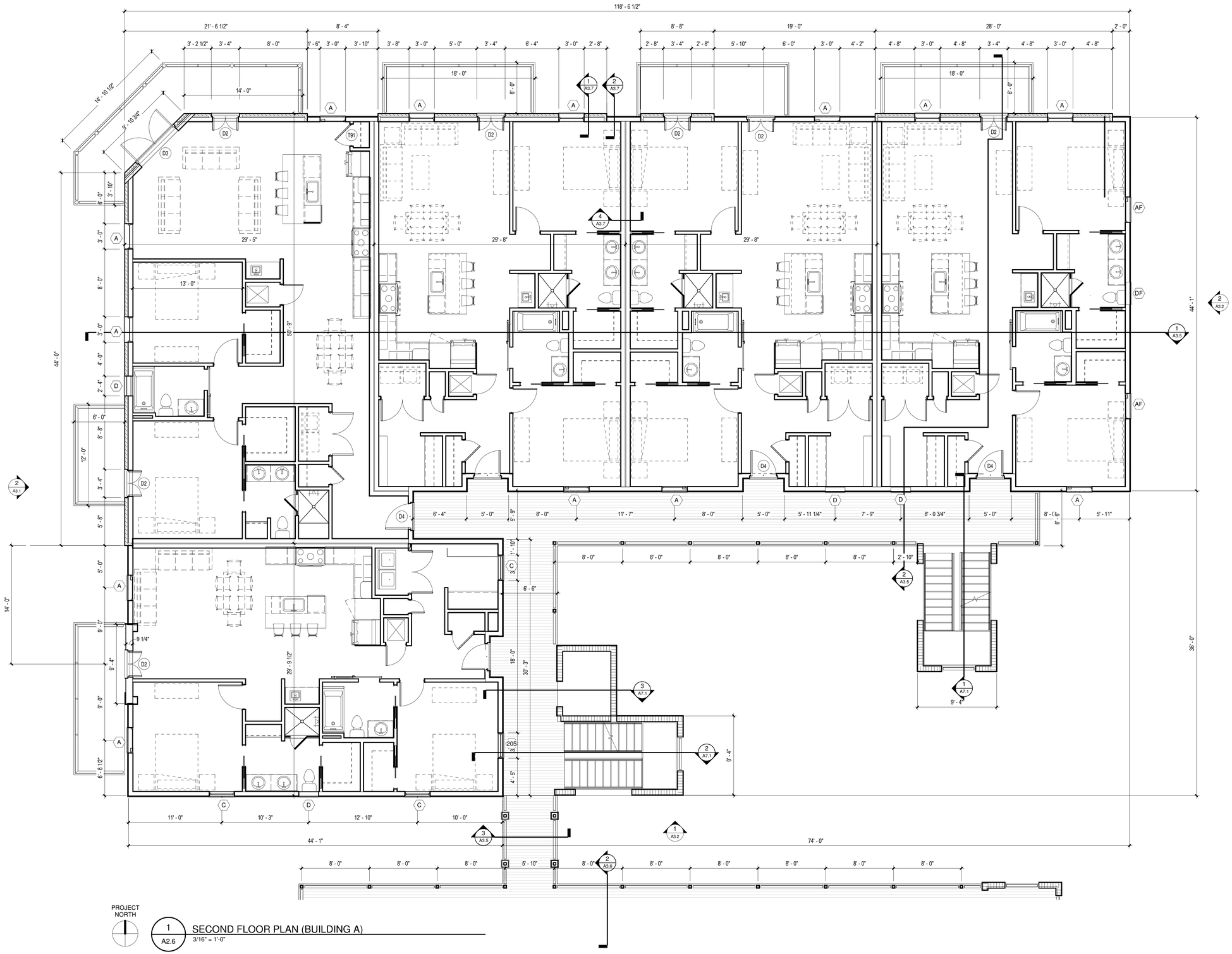

PROJECT NORTH

1 A2.6 SECOND FLOOR PLAN (BUILDING A)
3/16" = 1'-0"

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SECOND FLOOR PLAN (BUILDING A)

Job No. 223040

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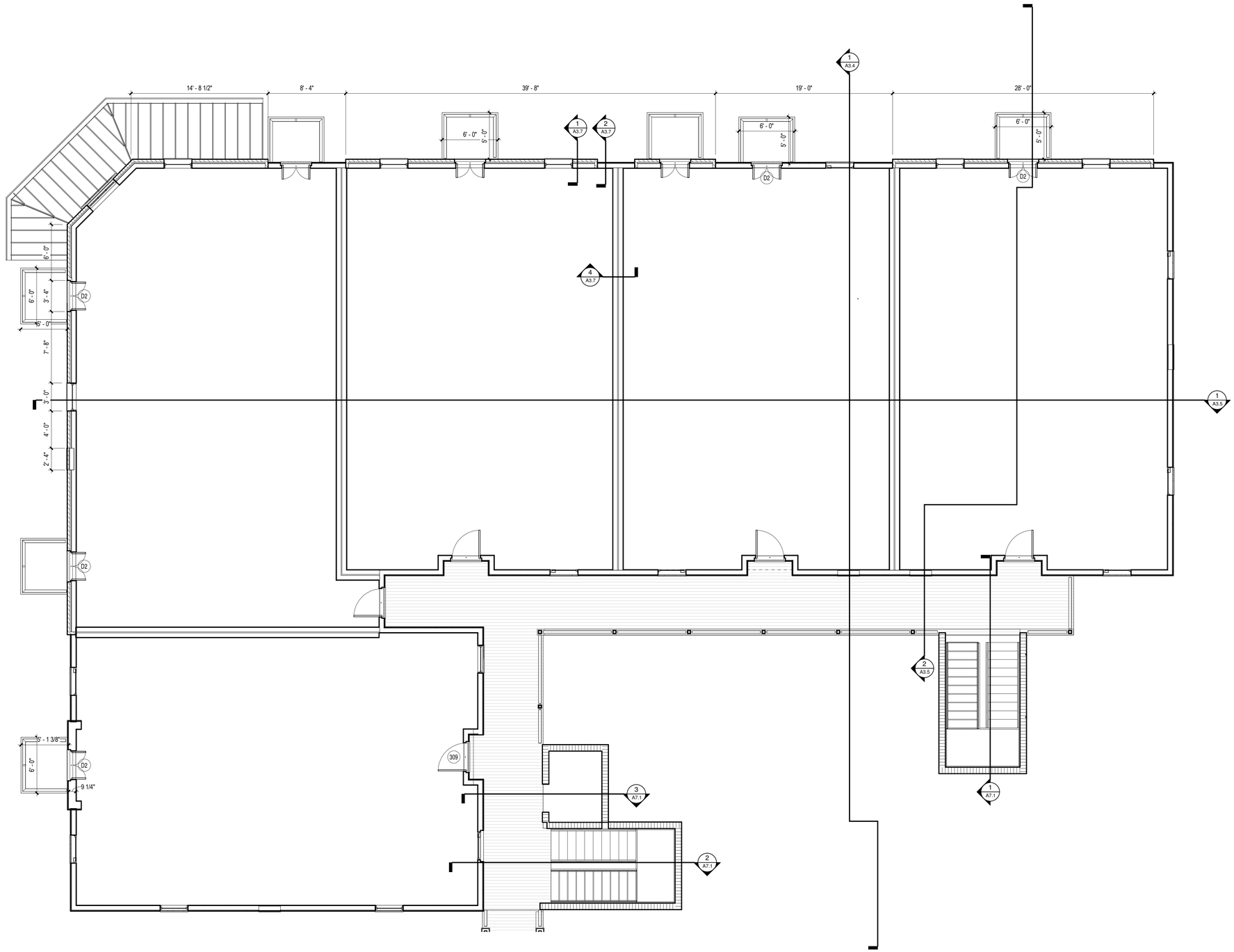

PROJECT NORTH

1 / A2.7 THIRD FLOOR PLAN (BUILDING A)

3/16" = 1'-0"

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OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMNS

LOCATED IN HISTORIC DISTRICT AT BOSTON STREET & VERMONT STREET
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100% DD SET (NOT FOR CONSTRUCTION)

Date
11-15-2023

Project Location

THIRD FLOOR PLAN (BUILDING A)

Job No. 223040

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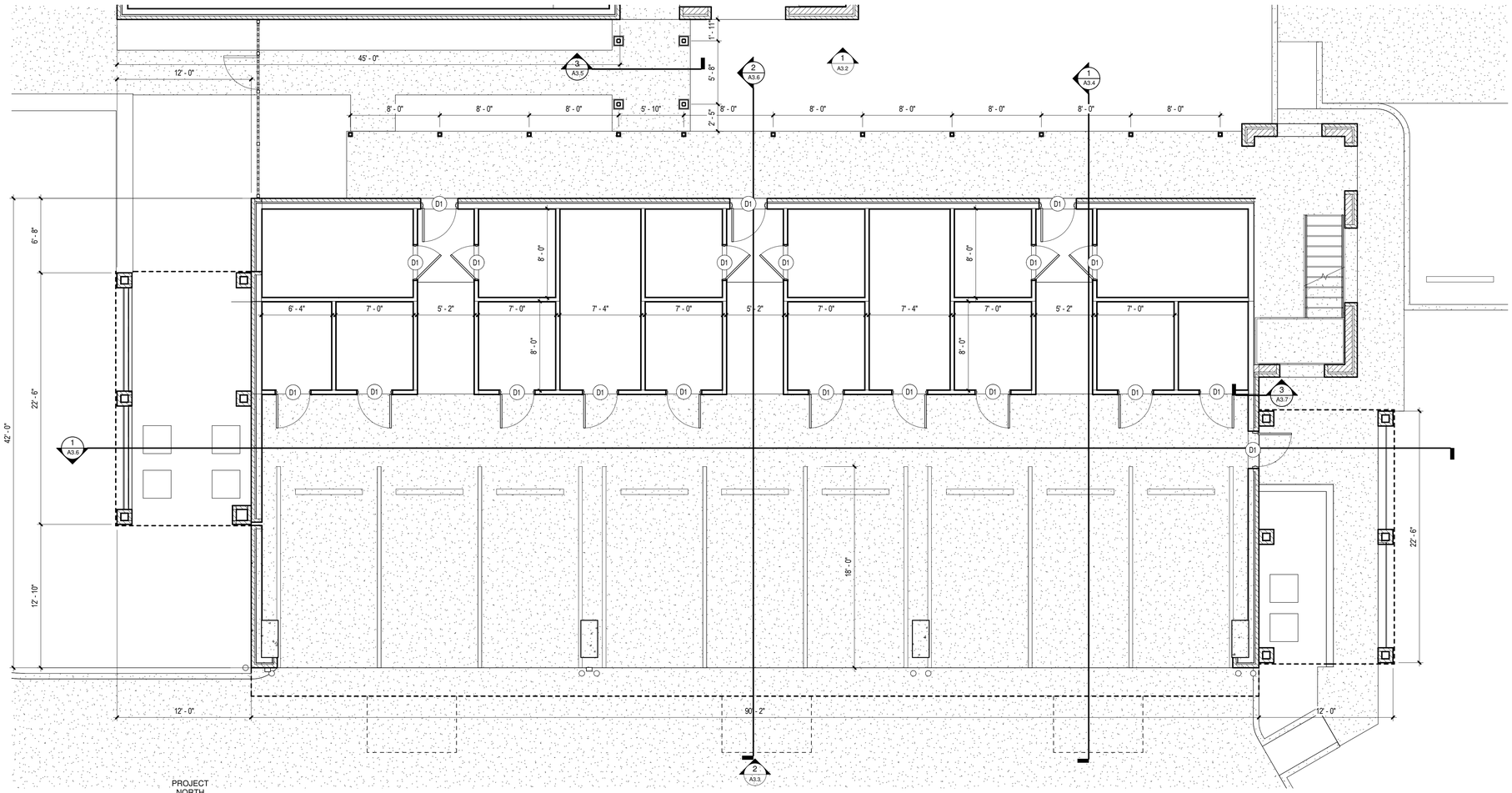
A2.7
Sheet No.



PROJECT NORTH

1 / A2.8 FIRST FLOOR PLAN - BUILDING B

3/16" = 1'-0"

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FIRST FLOOR PLAN (BUILDING B)

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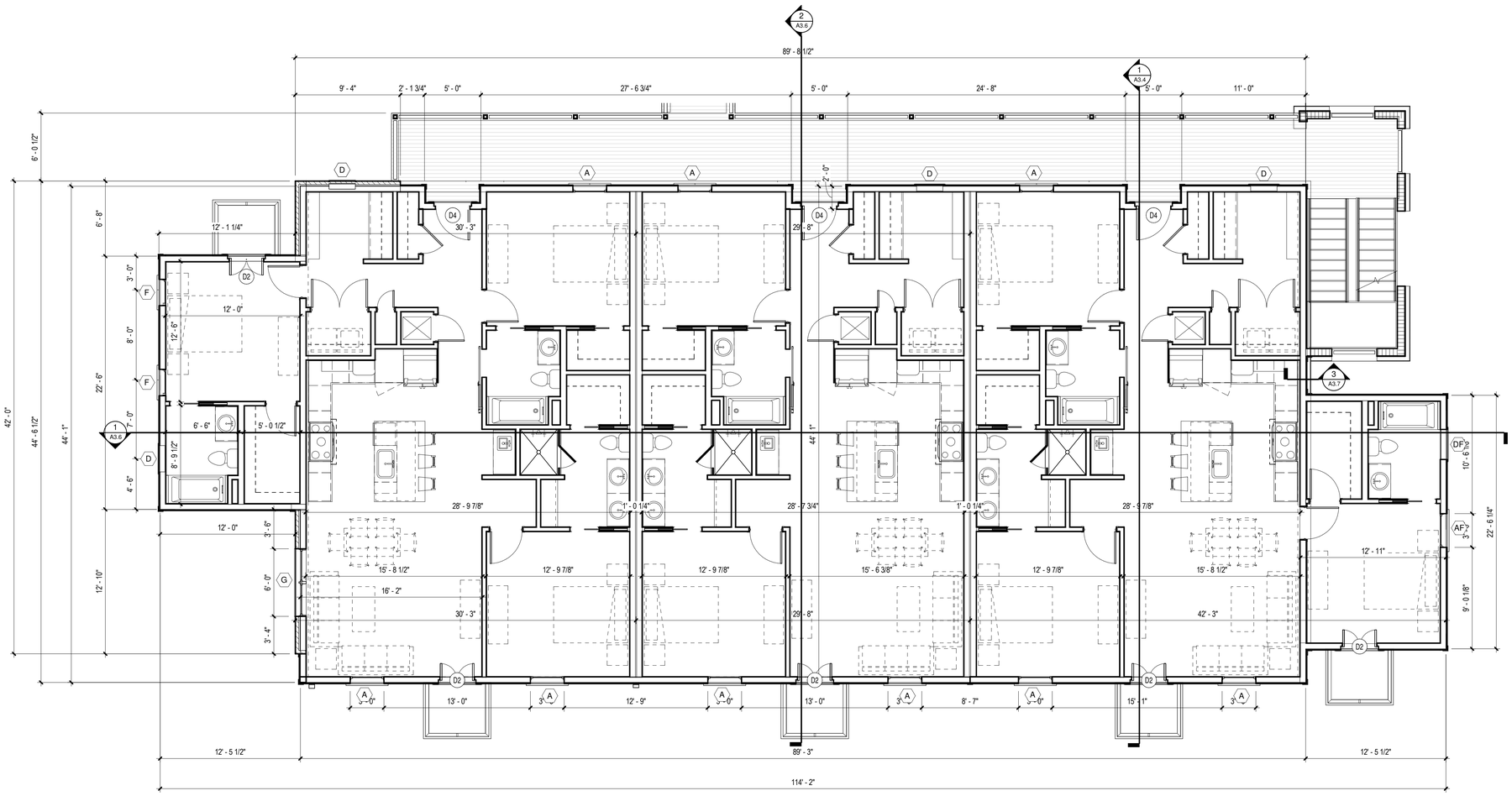

PROJECT NORTH

1 / A2.9 SECOND FLOOR PLAN (BUILDING B)

3/16" = 1'-0"

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SECOND FLOOR PLAN (BUILDING B)

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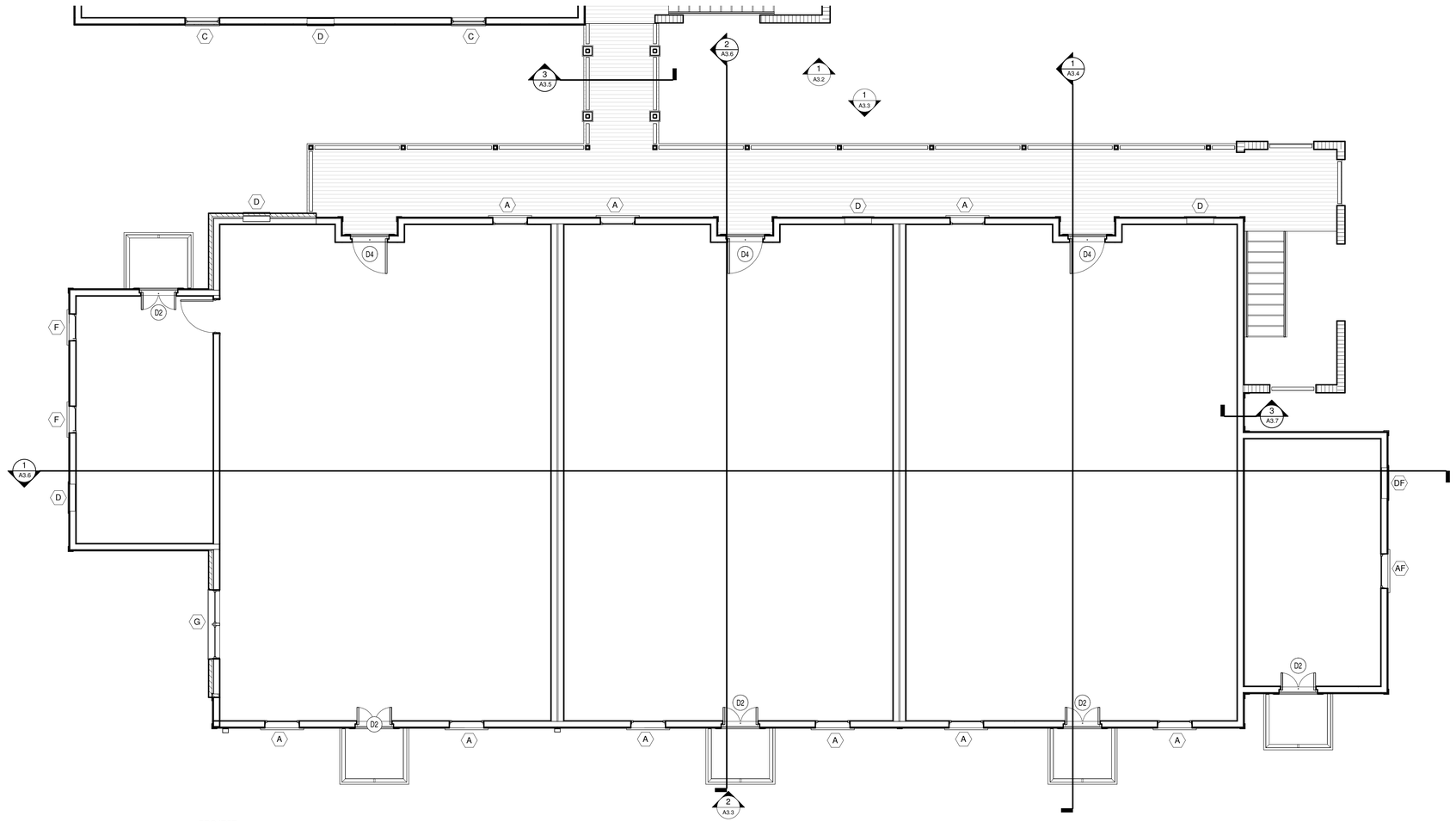

PROJECT NORTH

1 / A2.10 THIRD FLOOR PLAN - (BUILDING B)

3/16" = 1'-0"

SEE SECOND FLOOR PLAN FOR SAME TYPICAL UNIT LAYOUTS

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THIRD FLOOR PLAN (BUILDING B)

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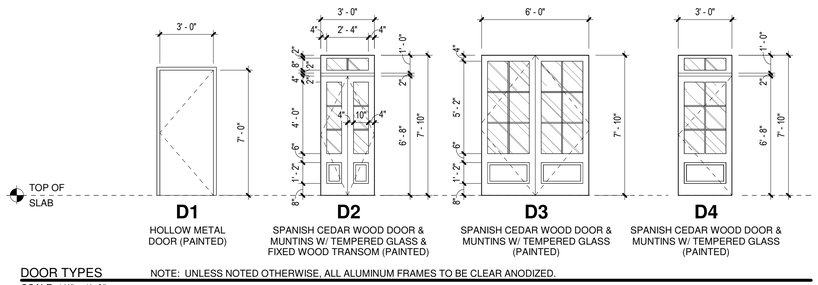


D1 HOLLOW METAL DOOR (PAINTED)

D2 SPANISH CEDAR WOOD DOOR & MUNTINS W/ TEMPERED GLASS & FIXED WOOD TRANSOM (PAINTED)

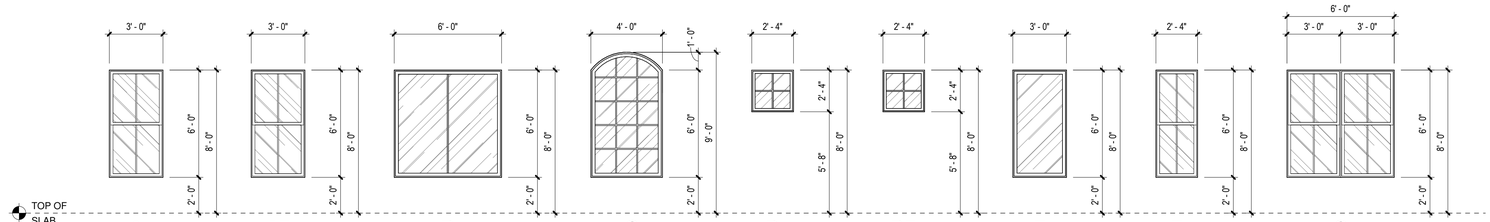
D3 SPANISH CEDAR WOOD DOOR & MUNTINS W/ TEMPERED GLASS (PAINTED)

D4 SPANISH CEDAR WOOD DOOR & MUNTINS W/ TEMPERED GLASS (PAINTED)

DOOR TYPES

NOTE: UNLESS NOTED OTHERWISE, ALL ALUMINUM FRAMES TO BE CLEAR ANODIZED.

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



A VINYL SINGLE-HUNG WINDOW WITH LOW E INSULATED GLAZING AND INSECT SCREEN ON LOWER PANE (2 OVER 2 MUNTINS)

AF VINYL SINGLE-HUNG WINDOW WITH LOW E INSULATED **FIRE RATED GLAZING & FRAME** WITH INSECT SCREEN ON LOWER PANE (2 OVER 2 MUNTINS)

B VINYL FIXED WINDOW WITH LOW E INSULATED GLAZING AND SCREEN ON LOWER PANE (1 VERTICAL MUNTIN)

C VINYL FIXED RADIUSED TOP WITH LOW E INSULATED GLAZING (MUNTINS TBD)

D VINYL FIXED WINDOW WITH LOW E INSULATED GLAZING (2 OVER 2 MUNTINS)

DF VINYL FIXED WINDOW WITH LOW E INSULATED **FIRE RATED GLAZING & FRAME** (2 OVER 2 MUNTINS)

E VINYL FIXED WINDOW WITH LOW E INSULATED GLAZING (2 OVER 2 MUNTINS)

F VINYL SINGLE-HUNG WINDOW WITH LOW E INSULATED GLAZING AND INSECT SCREEN ON LOWER PANE (2 OVER 2 MUNTINS)

G VINYL PAIR SINGLE-HUNG WINDOW WITH LOW E INSULATED GLAZING AND INSECT SCREENS ON LOWER PANES (2 OVER 2 MUNTINS)

WINDOW TYPES

NOTE: UNLESS NOTED OTHERWISE, ALL ALUMINUM FRAMES TO BE CLEAR ANODIZED.

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

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DOOR & WINDOW SCHEDULES & TYPES

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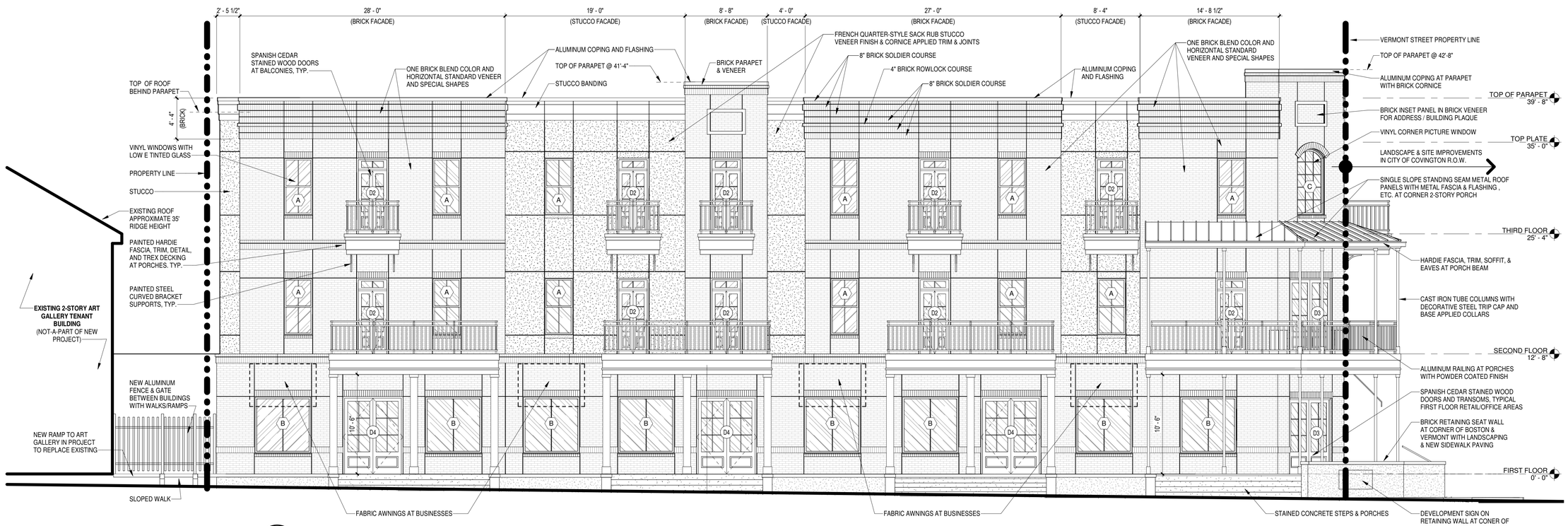
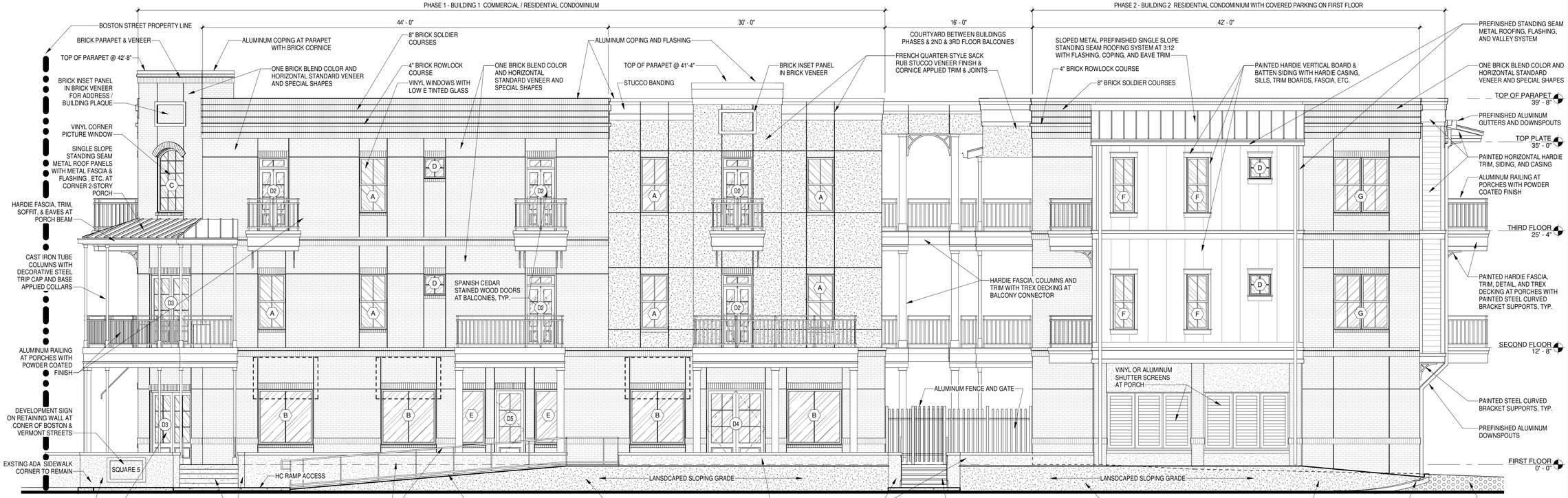


1 / A3.1 EXTERIOR ELEVATION - NORTH (BUILDING A - BOSTON STREET)
3/16" = 1'-0"



2 / A3.1 EXTERIOR ELEVATION - WEST (VERMONT STREET)
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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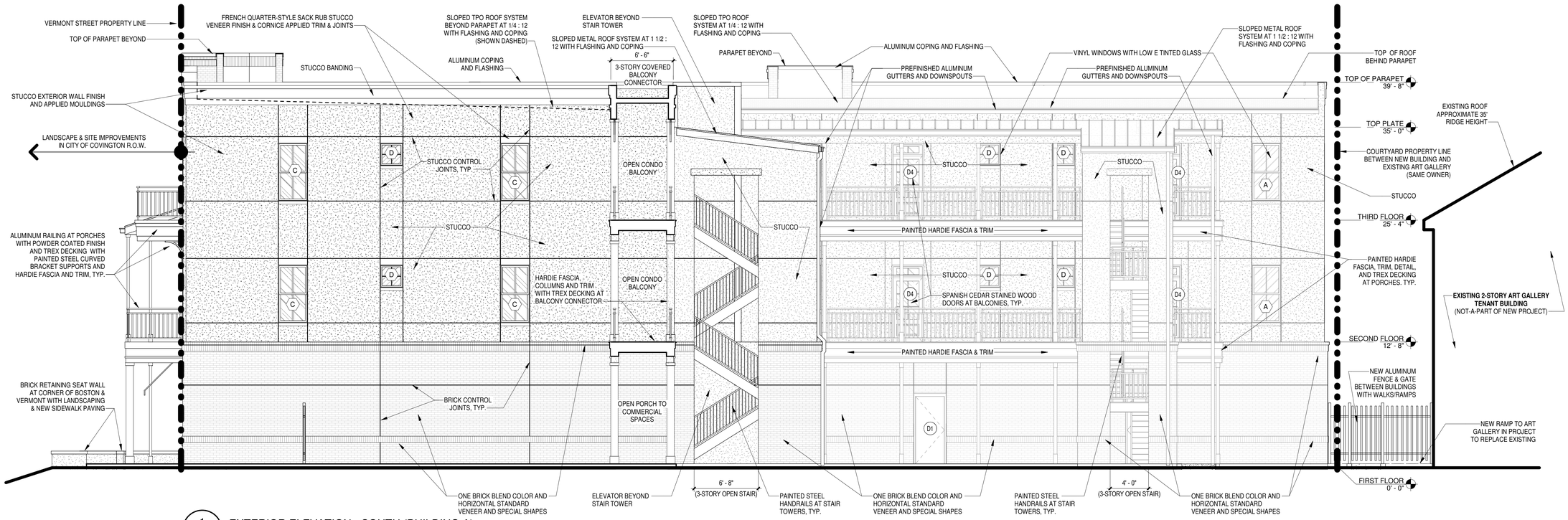
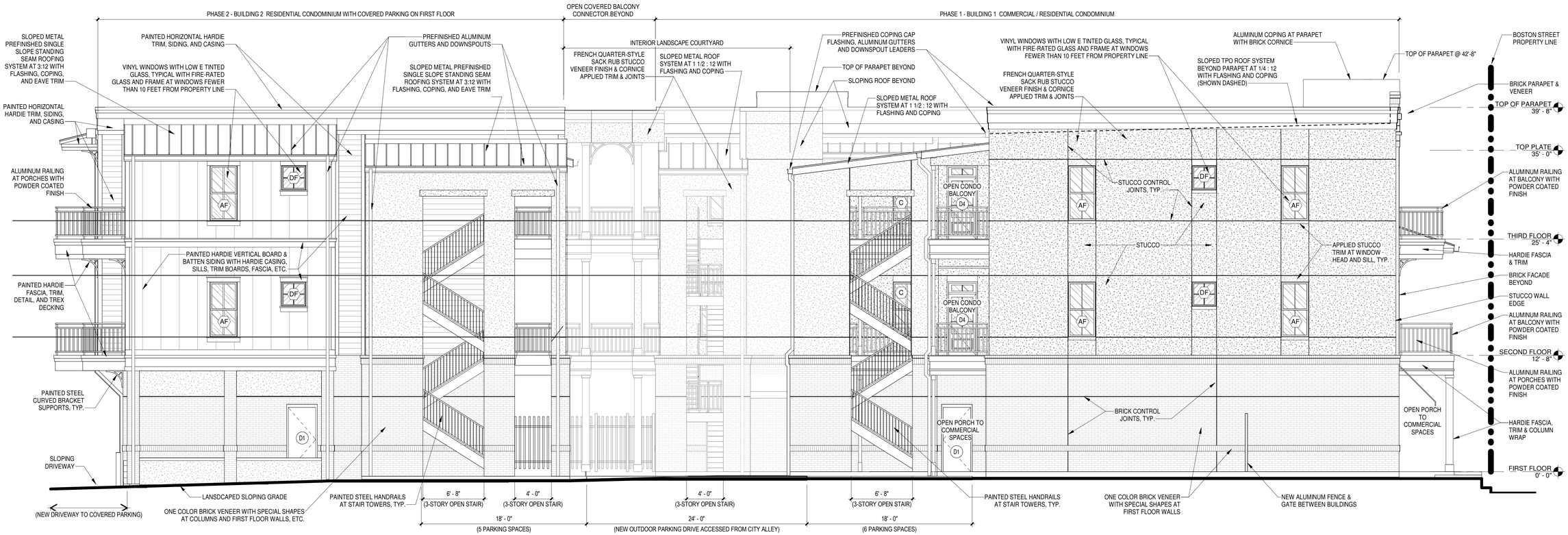


1 / A3.2 EXTERIOR ELEVATION - SOUTH (BUILDING A)
3/16" = 1'-0"



2 / A3.2 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

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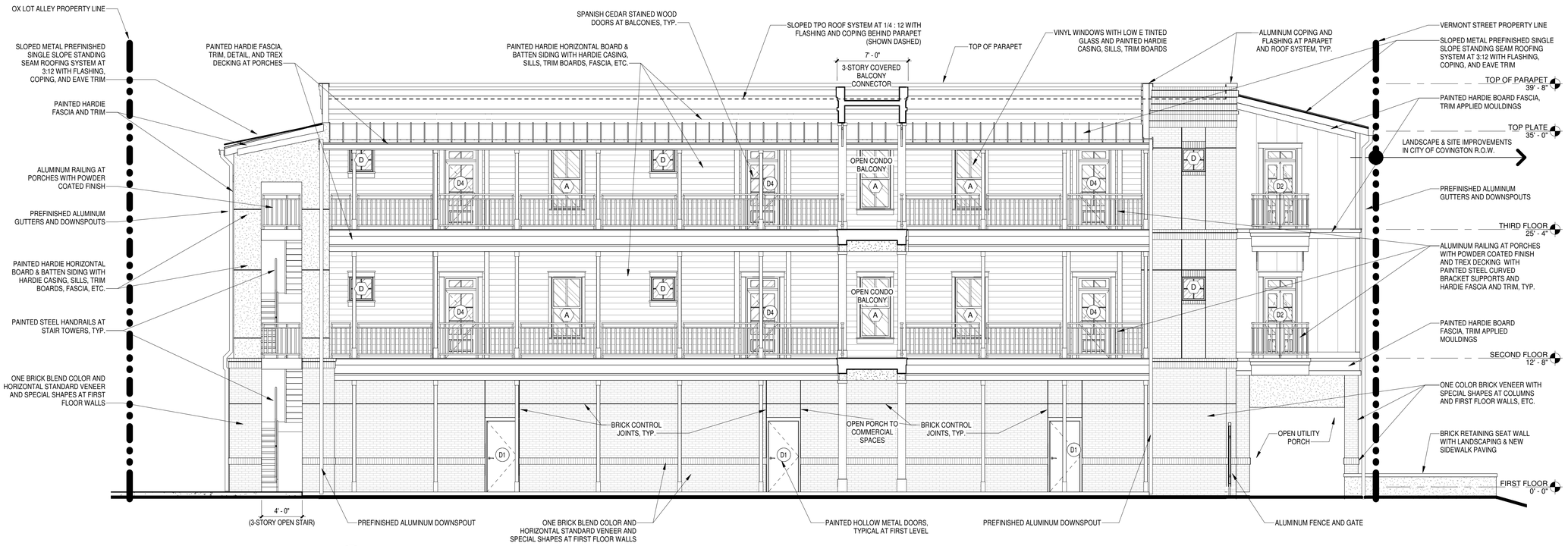
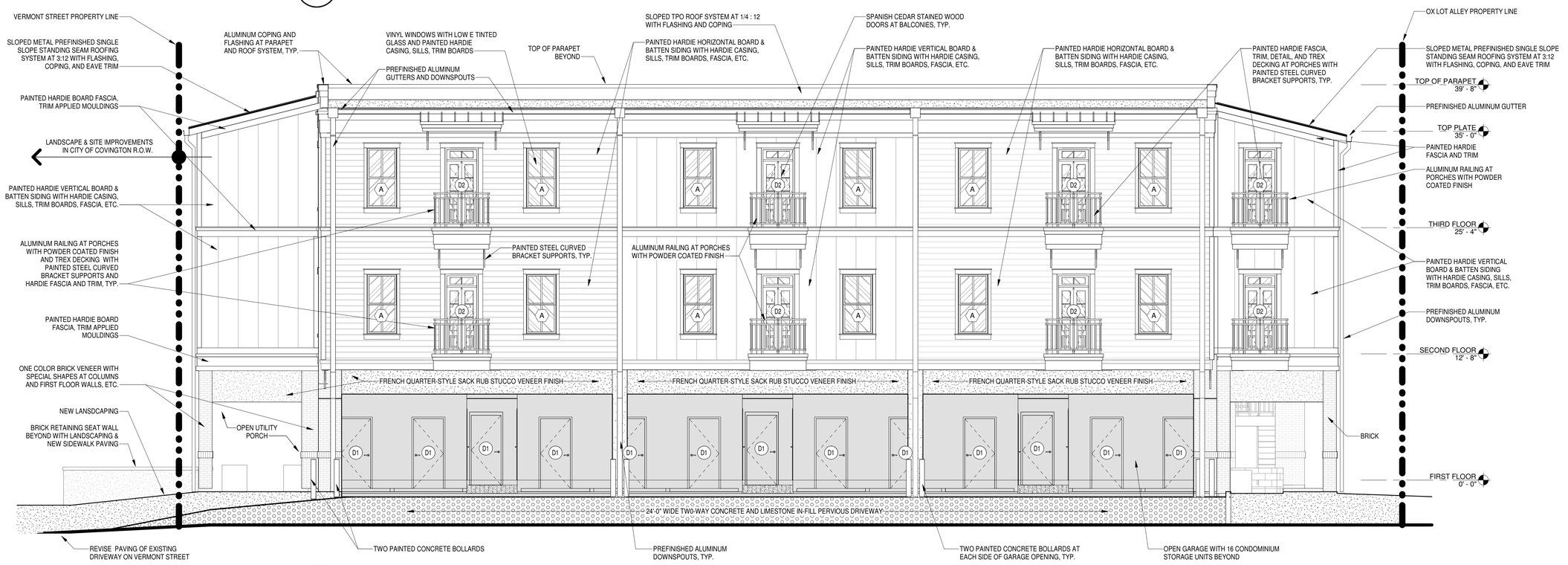


1 A3.3 EXTERIOR ELEVATION - NORTH (BUILDING B)
3/16" = 1'-0"



2 A3.3 EXTERIOR ELEVATION - SOUTH (BUILDING B)
3/16" = 1'-0"

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1 / A3.4 SITE SECTION
1/8" = 1'-0"

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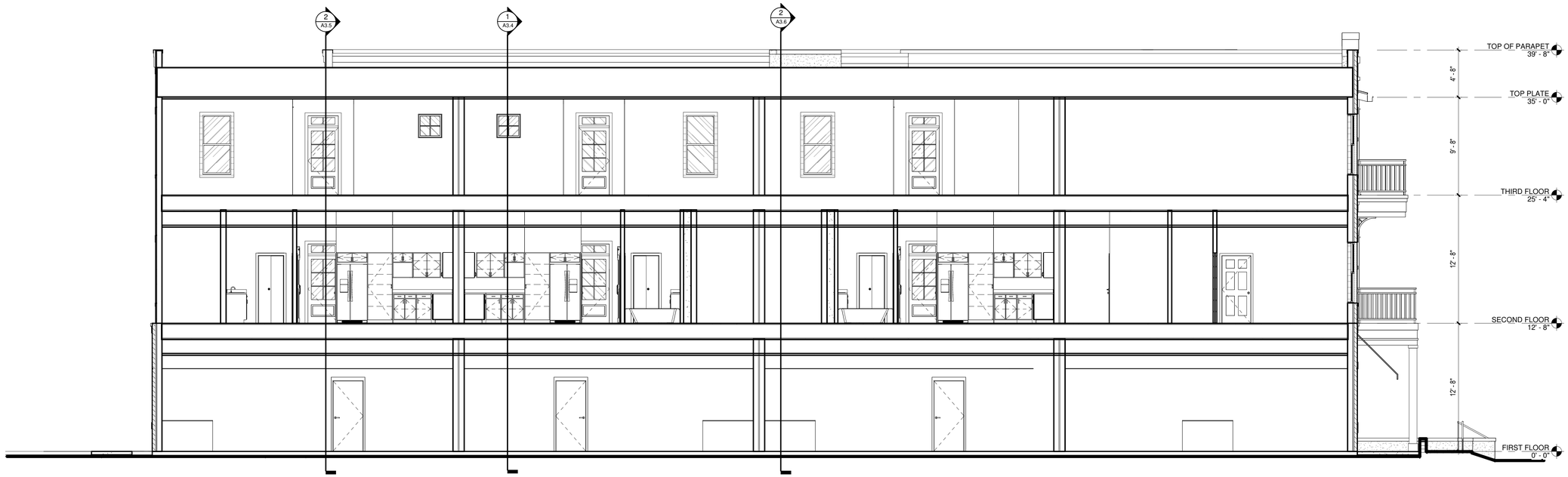
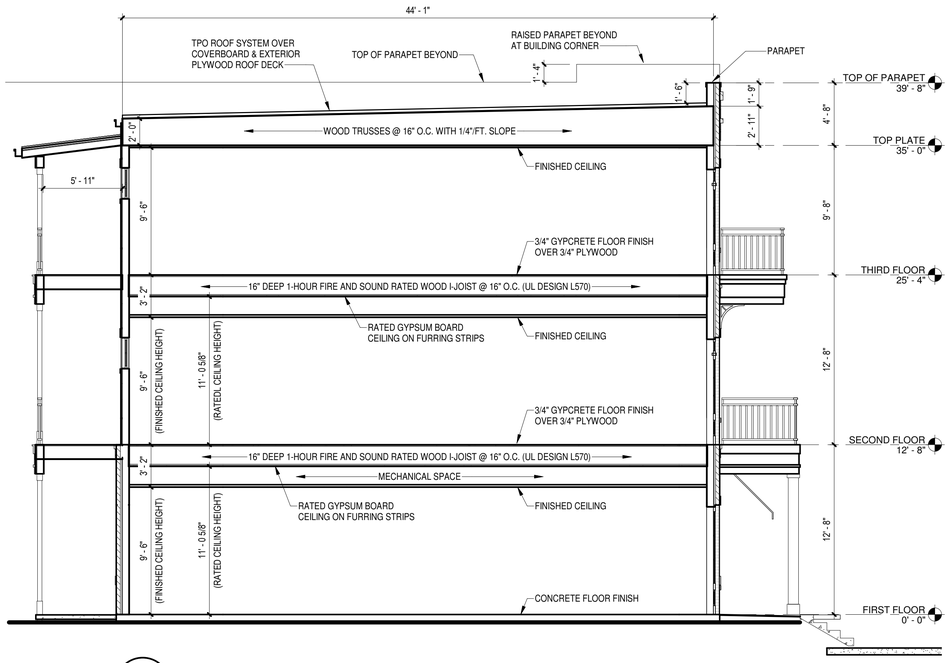
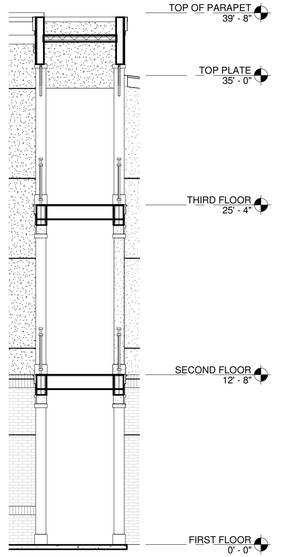


1 A3.5 LONGITUDINAL BUILDING SECTION - BUILDING A
3/16" = 1'-0"



2 A3.5 TRANSVERSE BUILDING SECTION - BUILDING A
3/16" = 1'-0"



3 A3.5 BUILDING WALKWAY CONNECTOR
3/16" = 1'-0"

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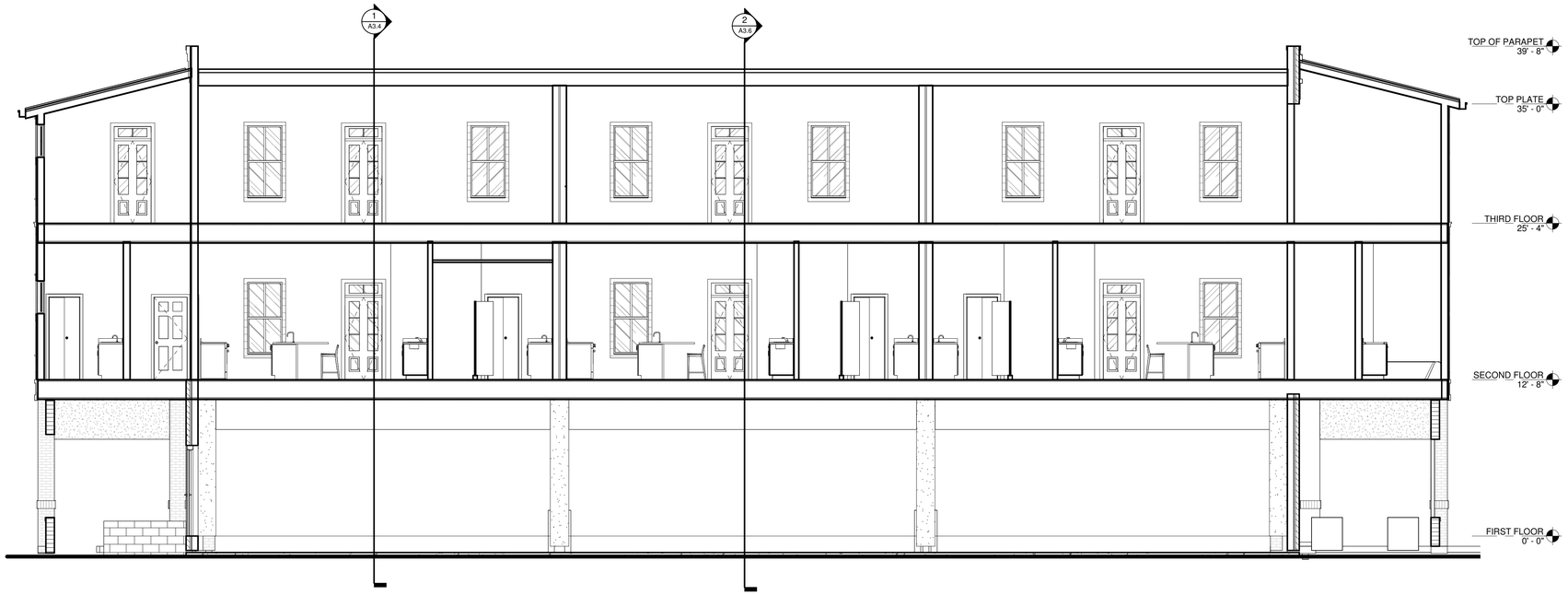
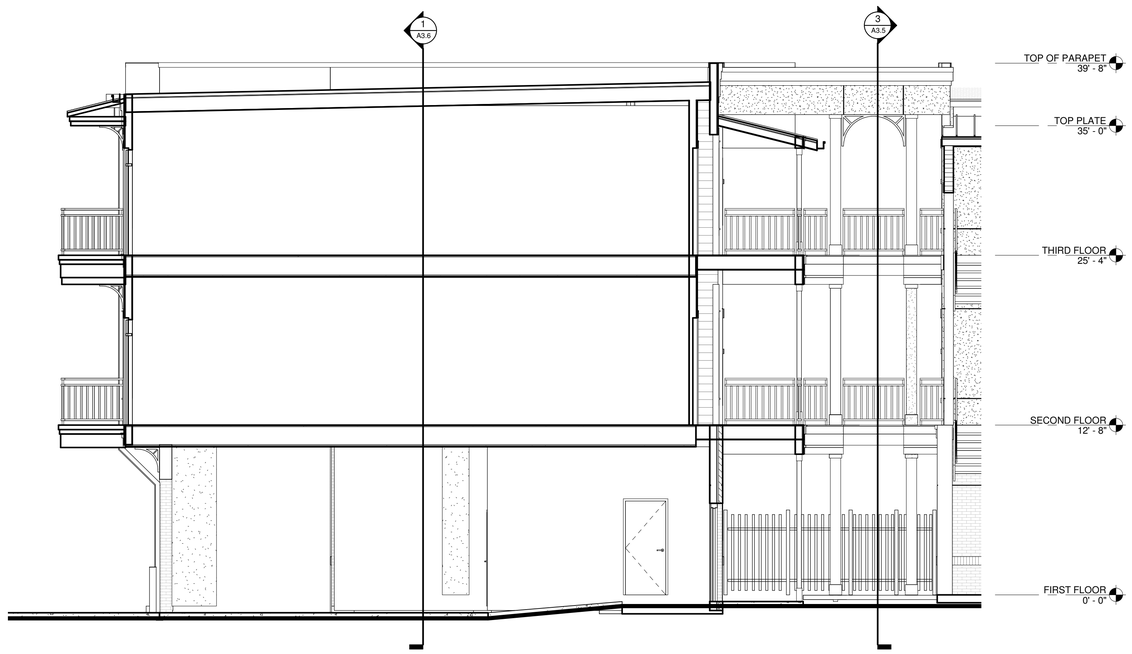


1 / A3.6 LONGITUDINAL BUILDING SECTION - BUILDING B
3/16" = 1'-0"



2 / A3.6 TRANSVERSE BUILDING SECTION - BUILDING B
3/16" = 1'-0"

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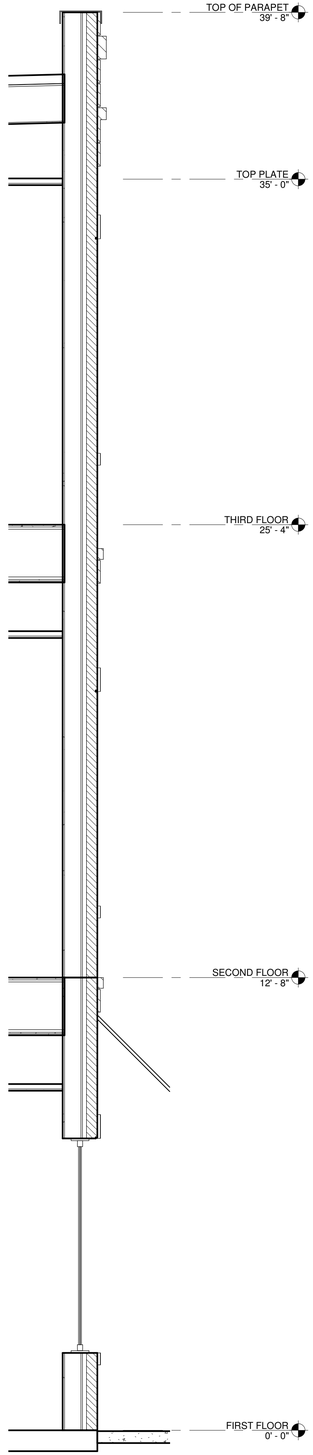
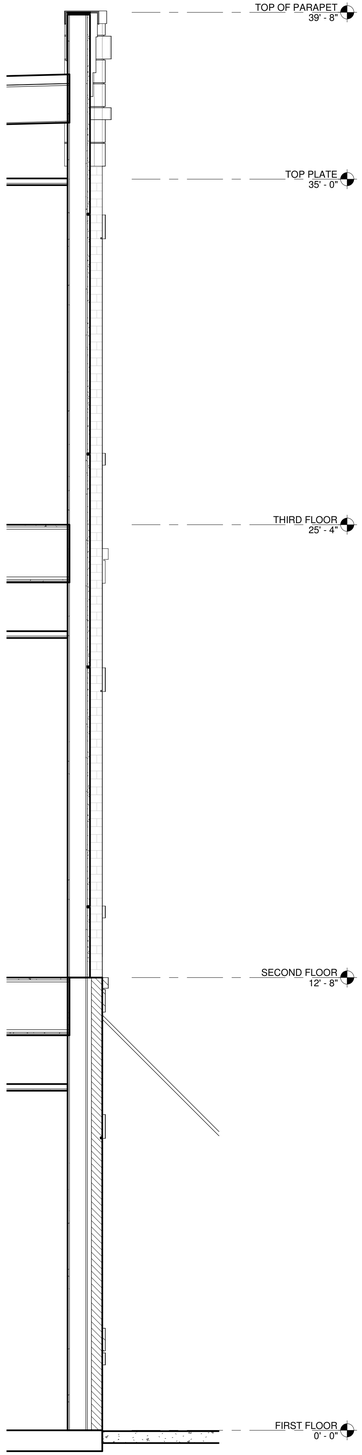
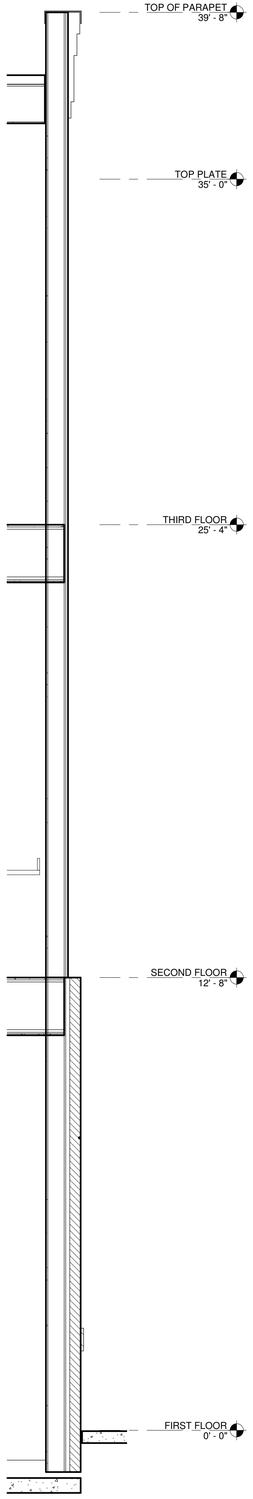


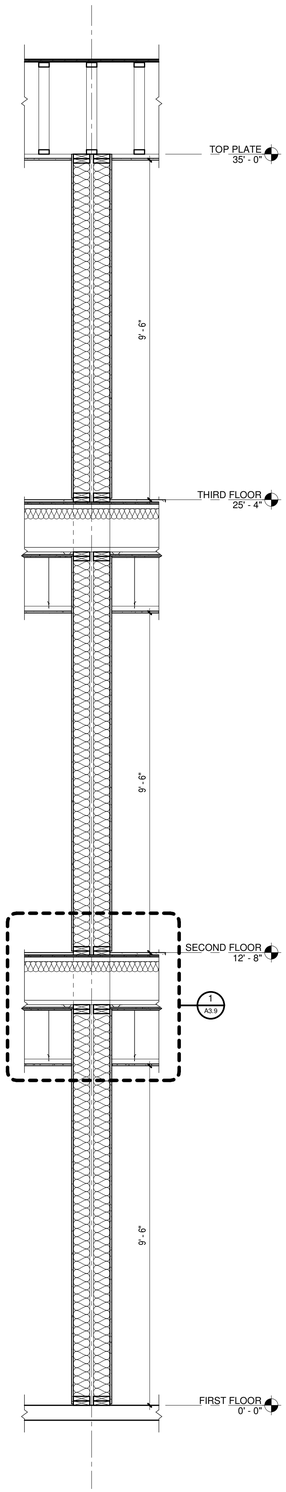
1 A3.7 WALL SECTION - BRICK (BUILDING A)
1/2" = 1'-0"



2 A3.7 WALL SECTION - BRICK & STUCCO (BUILDING A)
1/2" = 1'-0"



3 A3.7 WALL SECTION - BRICK & HARDIE (BUILDING B)
1/2" = 1'-0"



4 A3.7 WALL SECTION - TYPICAL 1-HR FLOOR/WALL TENANT SEPARATION
1/2" = 1'-0"

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WALL SECTIONS

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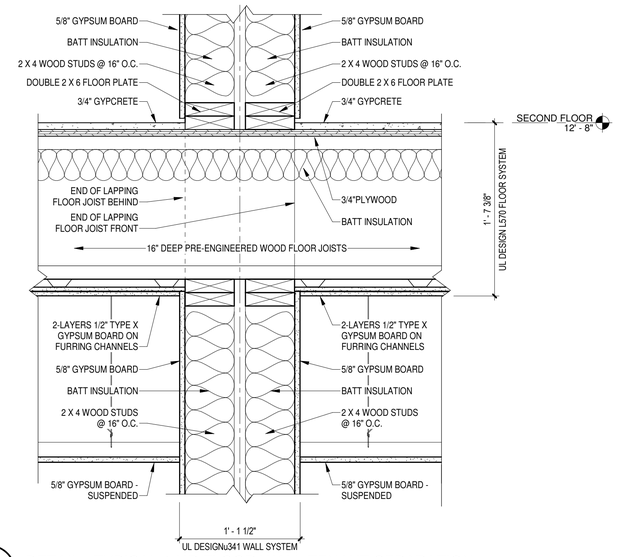

1 / A3.9 DETAIL - TYPICAL 1-HR FLOOR/WALL TENANT SEPARATION

1 1/2" = 1'-0"

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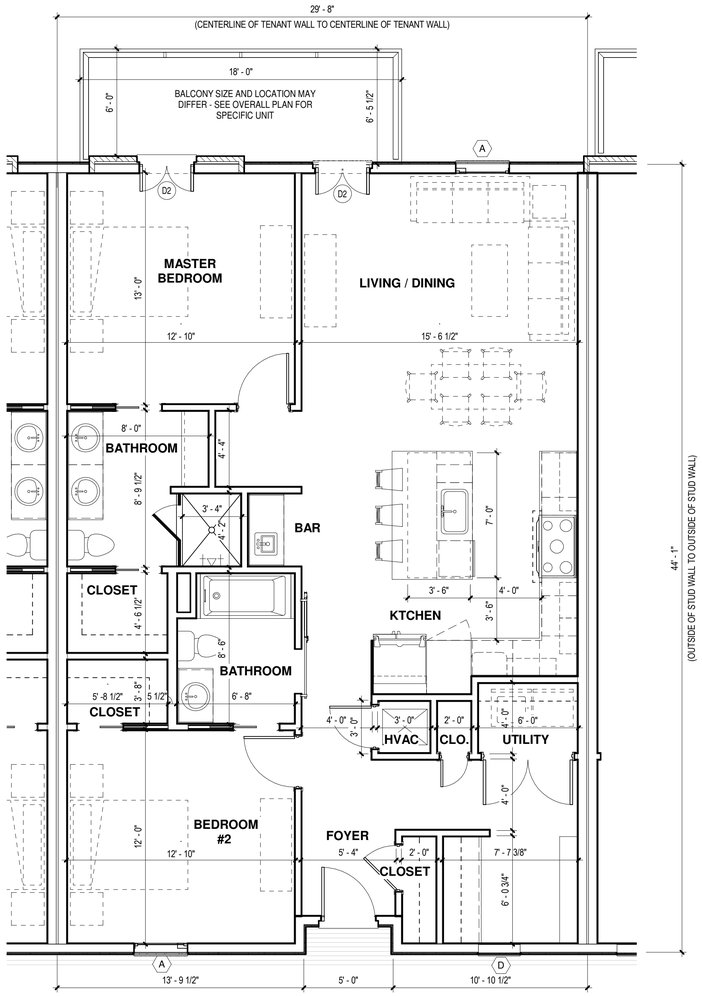
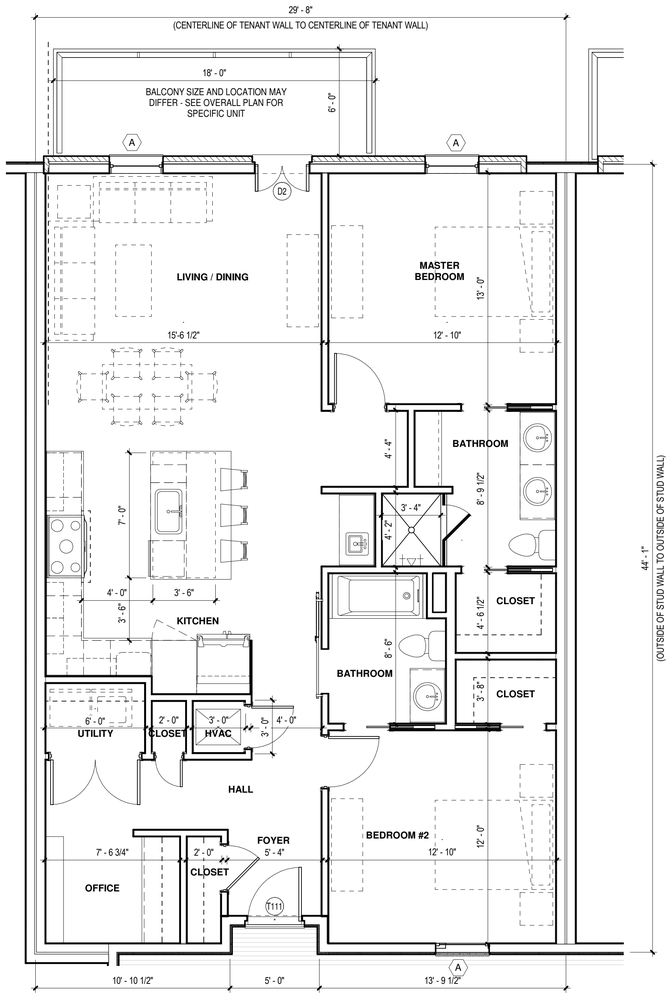
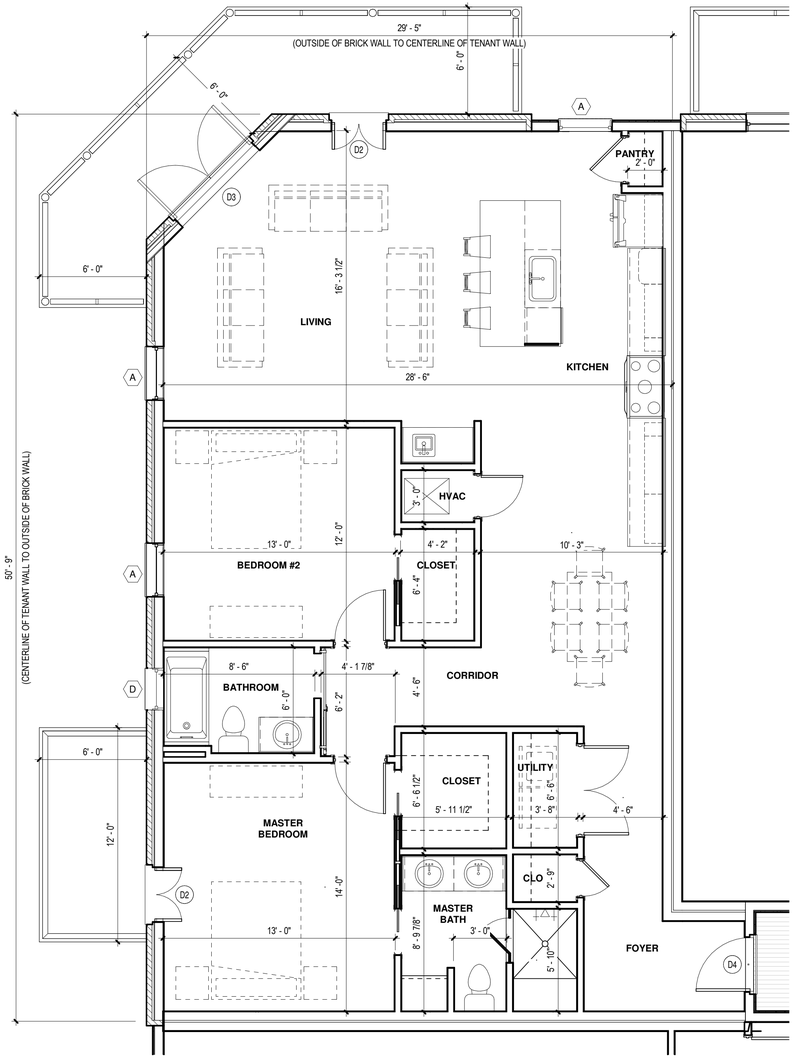


1 A4.1 TYPICAL UNIT "A"
1/4" = 1'-0"



2 A4.1 TYPICAL UNIT "A" (OPPOSITE HAND)
1/4" = 1'-0"



3 A4.1 TYPICAL UNIT "B"
1/4" = 1'-0"

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Date
11-15-2023

Project Location

ENLARGED UNIT PLANS

Job No. 223040

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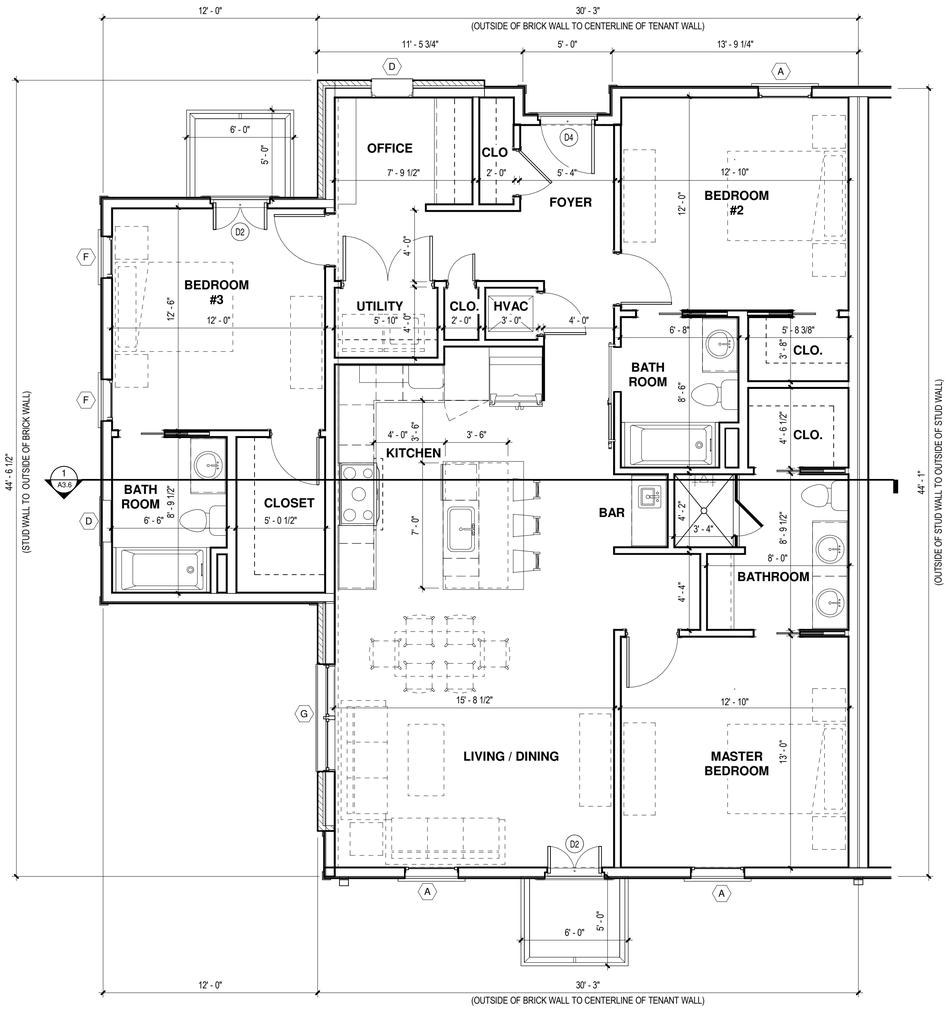

1 A4.2 THREE BEDROOM UNIT - A
1/4" = 1'-0"

2 A4.2 THREE BEDROOM UNIT - B
1/4" = 1'-0"

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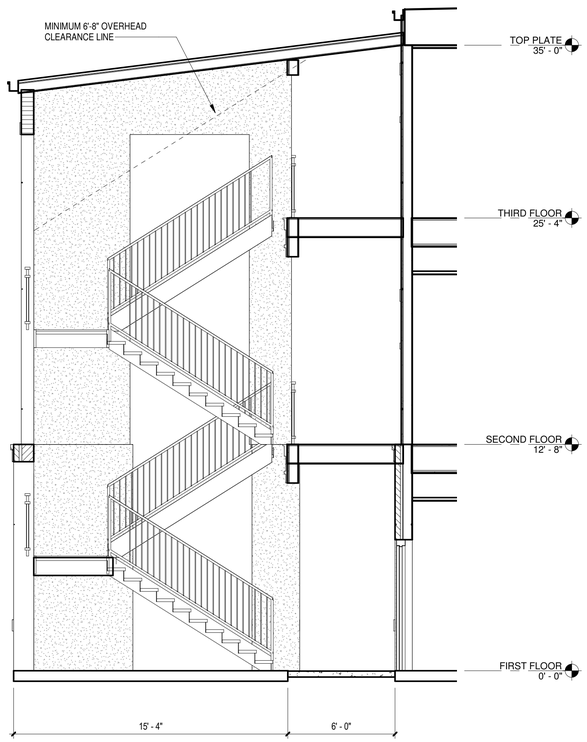
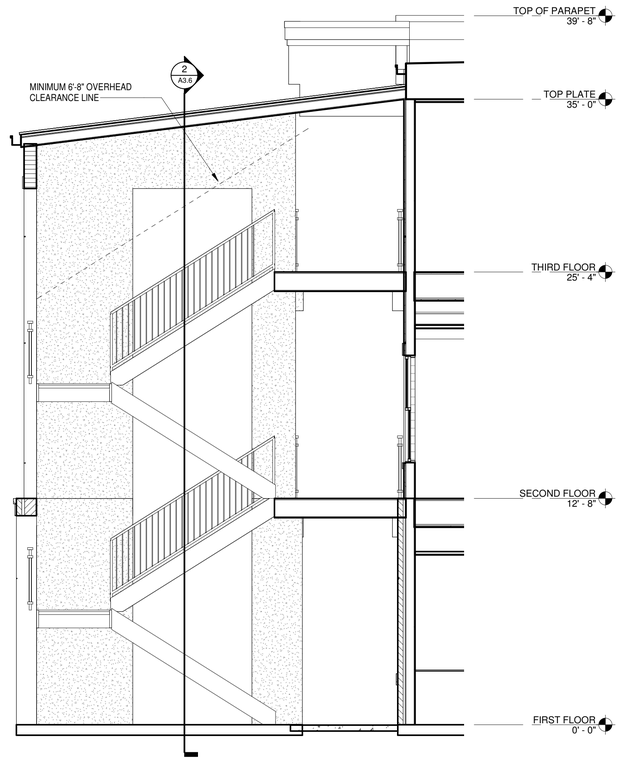
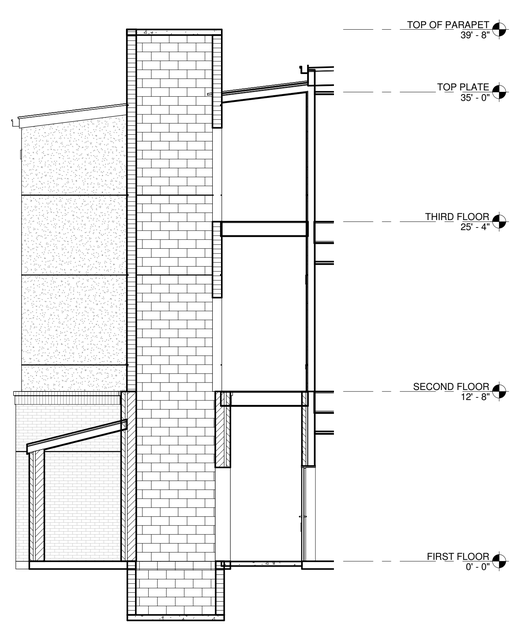


1 A7.1 BUILDING A - STAIR 1 SECTION
1/4" = 1'-0"



2 A7.1 BUILDING A - STAIR 2 SECTION
1/4" = 1'-0"



3 A7.1 BUILDING A - ELEVATOR SECTION
3/16" = 1'-0"

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STAIR AND RAMP PLANS, SECTIONS AND DETAILS

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1 / A10.1 3D (Northwest Orthographic)

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3D ORTHOGRAPHIC VIEWS

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1 / A10.2 3D (Southeast Orthographic)

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3D ORTHOGRAPHIC VIEWS

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1 / A10.3 3D View (Corner Boston & Vermont Perspective)

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3D PERSPECTIVE VIEWS

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1 A10.5 3D View (Vermont Perspective)

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3D PERSPECTIVE VIEWS

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1 A10.6 3D View (Courtyard Perspective)

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1 A10.7 3D View (Boston Perspective)

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DESIGN CRITERIA

1. DESIGN CRITERIA: 2021 IBC, 2022 FORTIFIED MULTIFAMILY
2. WIND DESIGN PARAMETERS
   - 2.1. BASIC WIND SPEED: V_{ULT} = 138 MPH, V_{ASD} = 107 MPH
   - 2.2. EXPOSURE: C
   - 2.3. SEISMIC DESIGN PARAMETERS
   - 2.4. SITE CLASS: E
   - 2.5. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
   - 2.6. LATERAL SYSTEM: LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.
3. LIVE LOADS
   - 3.1. 1ST FL CORRIDORS AND ASSEMBLY AREAS: 100 PSF
   - 3.2. 1ST FL OFFICES: 50 PSF
   - 3.3. 1ST FL RESIDENTIAL: 40 PSF
   - 3.4. CORRIDORS ABOVE 1ST FL: 40 PSF
   - 3.5. 2ND, 3RD, 4TH FL RESIDENTIAL: 40 PSF
   - 3.6. BALCONIES & DECKS: 60 PSF
   - 3.6. PARTITION (ALL FLOORS): 15 PSF
   - 3.7. ROOF: 20 PSF
4. GROUND SNOW LOAD (Pg): 0 PSF
5. FOUNDATION DESIGN IN ACCORDANCE WITH DESIGN PARAMETERS SET FORTH IN GEOTECH REPORT NO. G22-117 BY STRATUM ENGINEERING AND TESTING, LLC DATED MARCH 23, 2023.
6. MECHANICAL EQUIPMENT LOADS: THE GENERAL CONTRACTOR SHALL SUBMIT ACTUAL WEIGHTS OF EQUIPMENT TO BE USED IN THE PROJECT TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF LOADS USED IN THE DESIGN, AND SHALL REPORT ANY CHANGES IN LOCATION, NUMBER OF PIECES, AND WEIGHTS OF EQUIPMENT AS SHOWN ON THE MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS AT LEAST TWO WEEKS PRIOR TO FABRICATION AND CONSTRUCTION OF THE SUPPORTING STRUCTURE.
7. SPECIAL NOTES REGARDING ELEVATORS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT
   - 7.1. PRIOR TO THE DETAILING OF ANY STRUCTURAL MATERIALS INVOLVED IN THE SUPPORT OF ELEVATORS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT, THE GENERAL CONTRACTOR SHALL FURNISH TO THE ARCHITECT, ALL INFORMATION RELATIVE TO LOADS AND DIMENSIONS, ETC. OF THE ACTUAL EQUIPMENT WHICH IS TO BE USED. ALL FOUNDATION DETAILS SHOWN ON THESE DRAWINGS ARE TENTATIVE UNTIL SUCH TIME THAT THIS INFORMATION IS REVIEWED BY THE ARCHITECT.
   - 7.2. THE CONTRACTOR SHALL PROVIDE AND COORDINATE THE INSTALLATION OF ELEVATOR SILL ANGLES AND OTHER ACCESSORY ATTACHMENTS WIT THE ELEVATOR MANUFACTURER'S REQUIREMENTS. ANCHORS SHALL BE CAST-IN WELD STUDS OR APPROVED EQUAL. ALL OTHER ELEVATOR EMBEDMENTS REQUIRED SHALL BE PROVIDED AND COORDINATED BY THE GENERAL CONTRACTOR.

GENERAL NOTES

1. THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS AND SPECIFICATIONS FORM A PART OF THESE DRAWINGS AND SHOULD BE USED ACCORDINGLY.
2. SEE SPECIFICATIONS FOR INFORMATION NOT SHOWN ON DRAWINGS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
4. ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT CLAIMED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. IF CONDITIONS AND DIMENSIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PREPARATION OF SHOP DWGS.
5. THE PROJECT SPECIFICATIONS SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REVIEW THE SPECIFICATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. ANY DESCREPANCIES MUST BE REPORTED TO THE ARCHITECT AND/OR ENGINEER PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
7. **TYPICAL DETAILS:** DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER.
8. DRAWING CONFLICTS : THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCY BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
9. ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE STRUCTURAL ENGINEER TO RESIST THE REQUIRED CODE VERTICAL AND LATERAL FORCES THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE STRUCTURE IS TIED TOGETHER AND COMPLETED.
10. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE.
11. INTERMITTENT SITE OBSERVATION BY FIELD REPRESENTATIVES OF SCHRENK, ENDOM & FLANAGAN, LLC. IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS OR TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST GROSS DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL INVESTIGATE THE EXISTING ADJACENT BUILDING, SEWERS AND OTHER UTILITIES AND SHALL TAKE PROPER AND NECESSARY PRECAUTIONS TO PROTECT SAME FROM DAMAGE DUE TO THE EXECUTION OF NEW WORK. SHOULD DAMAGE OCCUR DUE TO THE CONTRACTOR'S NEGLIGENCE, THE COST AND RESPONSIBILITY FOR REPAIRING OR REPLACING THE WORK IN ITS ORIGINAL CONDITION SHALL BE BORNE BY THE CONTRACTOR AT NO COST TO THE OWNER.
13. CONTRACTOR SHALL COORDINATE LOCATIONS, SIZES, EXTENT, ETC. OF CURBS, DEPRESSIONS, SLOPES, RECESSES, EMBEDDED ITEMS, OPENINGS IN SLAB, ETC. WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DRAWINGS.
14. THE INFORMATION SHOWN ON THESE DRAWINGS FOR INDICATED ITEMS IS SCHEMATIC IN NATURE AND MAY BE INCOMPLETE.
15. NO PIPING SHALL PASS THROUGH BEAMS WITHOUT THE PERMISSION OF THE ARCHITECT: PIPES THAT PASS THROUGH BEAMS SHALL PASS WITHIN THE MIDDLE THIRD OF THE BEAM LENGTH AND DEPTH.
16. SEE OTHER DRAWINGS (HVAC, PLUMBING, ETC.) FOR THE INSTALLATION OF PIPE AND DUCT SLEEVES. THESE SLEEVES SHALL BE STEEL AND SHALL NOT INTERFERE WITH THE STRUCTURAL FRAMING, NOR SHALL THEY IMPAIR THE STRENGTH OF THE STRUCTURE.
17. PIPE SIZES INDICATED ARE NOMINAL DIAMETERS (TYP).
18. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS.
19. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON NEW OR EXISTING CONSTRUCTION, SUCH THAT THE LOADING DOES NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
20. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY SCHEDULING OF ALL REQUIRED PRODUCT SUBMITTALS, INSPECTIONS, AND ANY OTHER CONSTRUCTION DOCUMENTATION. PLEASE NOTE THAT SHOP DRAWINGS THAT AFFECT THE STRUCTURAL PLANS WILL NEED TO BE SUBMITTED BEFORE CONSTRUCTION STARTS.
21. FRAMING SHALL ENSURE A CONTINUOUS LOAD PATH FROM POINT OF APPLICATION TO THE FOUNDATION. THIS INCLUDES, BUT IS NOT LIMITED TO, GRAVITY, UPLIFT AND LATERAL LOADS.
22. THIS OFFICE SHALL BE CONSULTED PRIOR TO MODIFYING ANY STRUCTURAL MEMBER, TO INCLUDE PENETRATIONS AND PERFORATIONS, EXCEPT AS PERMITTED BY CODE OR THESE DOCUMENTS.
23. WHERE REFERENCE IS MADE TO TEST STANDARDS FOR MATERIALS OR PROCEDURES, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/ OR ADDENDA.
24. ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A REGISTERED ENGINEER. THE SUPPLIER OF ENGINEERED STRUCTURAL COMPONENTS SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN AND SHALL USE THE ENTIRE SET OF CONTRACT DOCUMENTS TO INCLUDE ALL LOADS AND DETAIL REQUIREMENTS ASSOCIATED WITH ALL DISCIPLINES. THE SUPPLIER SHALL PROVIDE ANY ADDITIONAL MATERIAL REQUIRED TO MEET THEIR REQUIREMENTS FOR ISTALLATION, INCLUDING, BUT NOT NECESSARILY LIMITED TO, WIDER BEARING PLATES, SHIMS, AND ERECTION BOLTS.
25. FIELD INSTALLATION CREWS SHALL BE FURNISHED WITH INSTALLATION PLANS AND/OR SHOP DRAWINGS WHICH ARE LARGE-SCALE ENOUGH TO BE EASILY READ. SHEETS FROM 8-1/2X11 OFFICE PRINTERS ARE NOT ACCEPTABLE, EXCEPT IN THE CASE OF REPAIR DETAILS.

FOUNDATION

1. CONSTRUCTION DEWATERING
   - 1.1. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF CONSTRUCTION DEWATERING REQUIRED FOR THE EXCAVATION. PROVIDE ADEQUATE DRAINAGE TO DRAIN SURFACE WATER AWAY FROM THE CONSTRUCTION AREA.
   - 1.2. MOTORIZED EQUIPMENT SHALL NOT BE ALLOWED ON EXPOSED CLAY SURFACES WHEN WET.
2. VAPOR RETARDER
   - 2.1. POUR 1ST FLOOR SLAB AREAS ON 15 MIL VAPOR RETARDER ATOP COMPACTED STRUCTURAL FILL.
   - 2.2. BENEATH EXTERIOR PILE SUPPORTEDSTRUCTURAL SLABS, IT IS ACCEPTABLE TO USE A 6 MIL POLYETHYLENE SHEET.

TIMBER PILES

1. TREATED CLASS 5 (6 IN. MIN. TIP / 8 IN. MIN. BUTT) TIMBER PILES ●
2. DESIGN LOAD = 11 TON / PILE.
3. CONTRACTOR SHALL INFORM THE EOR OF ANY TIMBER PILES THAT HAVE DAMAGED OR "MUSHROOMED" PILE BUTTS.
4. REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION.

CONCRETE

1. ALL CONCRETE SHALL CONFORM WITH THE ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE.
2. CONCRETE MATERIAL PROPERTIES
   - 2.1. 4000 PSI 28 DAY COMP. STRENGTH (NORMAL WEIGHT) UON @ (WALLS, SLABS, PILE CAP & GRADE BEAMS)
   - 2.2. 3000 PSI 28 DAY COMP. STRENGTH (NORMAL WEIGHT) PEA-GRAVEL MIX AT REINFORCED CMU CELLS.
   - 2.3. MAX. WATER/CEMENT RATIO AT FIRST FLOOR SLABS = 0.45
   - 2.4. SUBMIT PROPOSED CONCRETE MIX DESIGNS TO ARCHITECT AND TESTING LABORATORY CONCURRENTLY FOR REVIEW/APPROVAL.
   - 2.5. COORDINATE ALL SLAB FINISHES WITH ARCHITECTURAL DOCUMENTS.
   - 2.6. ALL PUMPED CONCRETE MUST CONTAIN SUPERPLASTICIZER.
   - 2.7. CONCRETE TEMPERATURE SHALL NOT EXCEED A MAXIMUM OF 90° F BEFORE PLACEMENT.
   - 2.8. THE TIME FROM BATCH TO POINT OF DISCHARGE SHALL NOT EXCEED 90 MINUTES.
   - 2.9. NO CALCIUM CHLORIDE ADDITIVES ARE ALLOWED.
6. CONTRACTOR SHOULD AVOID ADDING WATER TO CONCRETE AFTER INITIAL SITE MIXING.
7. THE DESIGN OF CONCRETE MIXES, LOCATING OF CONSTRUCTION JOINTS IN SLABS, STAGGERING OF POUR PLACEMENTS, LOCATION OF POUR STRIPS, AND PLACEMENT AND CURING PROCEDURES ARE TO BE PERFORMED BY THE CONTRACTOR IN A MANNER THAT WILL MINIMIZE SHRINKAGE CRACKING OF THE SLABS. IN ADDITION TO MATERIALS SPECIFICALLY DESIGNATED TO BE USED IN CONCRETE PLACEMENTS, REINFORCING STEEL MAY BE ADDED TO THE SLAB AND/OR FIBER REINFORCING MAY BE ADDED TO THE CONCRETE MIX AT THE CONTRACTOR'S OPTION. THE CONTRACTOR SHALL REPAIR ALL SHRINKAGE CRACKS DESIGNATED AS UNACCEPTABLE BY THE ARCHITECT BY INJECTION GROUTING WITH NO ADDITIONAL COST TO THE CONTRACT. REPAIR MATERIAL SHALL BE APPROPRIATE FOR THE APPLICATION AS RECOMMENDED BY THE MANUFACTURER. PRODUCTS SHALL BE BY SIKA CORPORATION, OR MASTER BUILDERS.
8. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW PRIOR TO THE DEVELOPMENT OF SLAB CONVENTIONAL AND POST-TENSION REINFORCING SHOP DRAWINGS, A PROPOSED SLAB CONSTRUCTION JOINT LAYOUT PLAN, ALONG WITH PROPOSED METHODS FOR CONTROLLING SHRINKAGE CRACKING IN THE SLABS.
9. CONTRACTOR SHOULD MECHANICALLY VIBRATE CONCRETE DURING PLACEMENT.
10. CONTRACTOR SHALL PROTECT CONCRETE FROM DAMAGE DO TO COLD OR HOT WEATHER CONCRETING IN COMPLIANCE WITH ACI - 305 AND ACI - 306.
11. ALL PILE CAPS ARE TO BE CENTERED UNDER BEAMS AND COLUMNS UNLESS OTHERWISE NOTED.
12. CONDUIT SHALL NOT BE PLACED WITHIN THE FORMED SLABS. CONDUITS AT THE FIRST FLOOR SLAB SHALL BE PLACED BENEATH THE SLAB AS SHOWN ON THE DRAWINGS. LIKEWISE, CONDUITS SHALL NOT BE PLACED IN GRADE BEAMS.

MILD-STEEL REINFORCEMENT

1. ALL MILD-STEEL REINFORCEMENT (REBAR) SHALL BE DETAILED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH CRSI-MANUAL OF STANDARD PRACTICE AND ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE.
2. ALL REBAR SHALL CONFORM TO ASTM A615 (GRADE 60).
3. ALL LAP SPLICES SHALL BE CLASS B.
4. ALL REBAR & WWR SHALL BE SECURELY FIXED IN PLACE PRIOR TO CONCRETE PLACEMENT.
5. REBAR SHALL HAVE A MINIMUM OF 3" CLEAR COVER (CC) AT BEAM BOTTOM, 2" CC AT BEAM SIDES, AND 1-1/2" CC AT SLAB TOP & BOTTOM UON.
6. ALL STEEL WELDED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A497 (GRADE 60).
7. ALL WWR SHALL BE FLAT SHEETS.
8. ALL WWR SHEETS SHALL BE LAPPED 2 MESH SQUARES.
8. FOR PILE CAPS AND GRADE BEAMS, USE CONCRETE WEDGES FOR REINFORCING STEEL SUPPORTS (BRICK OR MASONRY BLOCK IS NOT ACCEPTABLE). 1ST FL SLAB REBAR TO BE SUPPORTED BY SAND CHAIRS @ 30" O.C. MAX. E.W.
9. SECTIONS DO NOT INDICATE ALL CONCRETE REINFORCING. CHECK SCHEDULES AND NOTES FOR PILE CAPS, BEAM, COLUMN AND SLAB REINFORCING.
10. CONTRACTOR SHALL PROVIDE REINFORCING BARS AROUND ALL OPENINGS 8" OR GREATER IN SLABS AS SHOWN ON THE DWGS.
11. PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH REQUIREMENTS OF ACI - 315 UON.

POST-INSTALLED ANCHORS

1. ALL BOLTS INTO HOLLOW CMU USE HILTI HIT-HY 270 SYSTEM W/ INSERT SCREEN OR APPROVED EQUAL.
2. ALL BOLTS AND REINFORCING BARS INTO CAST CONCRETE OR CONCRETE FILLED CMU USE HILTI HIT-HY 200 ADHESIVE ANCHOR APPROVED EQUAL.
3. ADHESIVE ANCHORS HOLES SHALL BE PREPARED AND ANCHORS SHAL BE INSTALLED IN STRICT CONFORMANCE W/ PRODUCT MANUFACTURER'S RECOMMENDATIONS

WOOD FRAMING

1. GENERAL
   - 1.1. ALL WOOD FRAMING, FABRICATION, & ERECTION SHALL CONFORM TO THE WFCM 2018, SDPWS 2015 FOR HIGH WIND AREAS (UON).
   - 1.2. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS OF STRESS - GRADE LUMBER AND ITS FASTENINGS" (LATEST EDITION) AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
   - 1.3. ALL FRAMING MATERIALS INCLUDING BUT NOT LIMITED TO: LUMBER AND ENGINEERED WOOD FRAMING MEMBERS ALONG WITH PLYWOOD AND/OR OSB SHEATHING SHALL BE PROPERLY STAGED AND STACKED ON BLOCKS AT A MINIMUM OF 6 IN. ABOVE GRADE AND PROTECTED AND KEPT DRY FROM INCLEMENT WEATHER AND EXCESSIVE MOISTURE ABSORPTION.
   - 1.4. ALL FRAMING LUMBER SHALL BE (**SURFACE DRY (S-DRY) **) OR (**KILN DRIED (KD)**) OR (**HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION**). (**AIR DRIED SURFACE GREEN (S-GRN) LUMBER SHALL REQUIRE MOISTURE METER TESTING BY QUALIFIED INDEPENDENT TESTING LABORATORY AND APPROVAL BY THE STRUCTURAL ENGINEER.**) (**IF MOISTURE CONTENT MORE THAN 19%, AMEND CONNECTION VALUES PER NDS TABLE 7.3.3**)
   - 2.5. ALL FRAMING MEMBERS SHALL BE KILN-DRIED NO.2 SOUTHERN YELLOW PINE (SYP) VISUALLY GRADED LUMBER (UON).
3. WALL FRAMING
   - 3.1. 1ST FL STUDS AND BOTT PL SHALL BE KILN-DRIED STRUCT SELECT SYP VISUALLY GRADED LUMBER.
   - 3.2. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, EXPOSED TO WEATHER, OR WITHIN 6 IN. OF FINISHED GRADE OR 4 IN. OF HARDSCAPE SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 FOR USE CATEGORY UC4B-GROUND CONTACT, HEAVY DUTY.
   - 3.3. SILL PLATES SHALL BE LAID OUT SO THAT EA. INDIVIDUAL SILL PLATE IS INSTALLED IN 15 FT MINIMUM LENGTHS. CONTRACTOR MAY TRIM FINAL TWO SILL PLATES IN EA. WALL TO 7 ½ FT MINIMUM, IN ORDER TO ACCOMADATE BUILDING DIMENSIONS.
   - 3.4. EA. INDIVIDUAL SILL PLATE SHALL HAVE AN ANCHOR BOLTS AT THE PLAN REQUIRED SPACING AND WITHIN 6 IN. FROM EA. INDIVIDUAL SILL PL END. WHERE PRE-SET ANCHOR BOLTS DO NOT FALL OUT WITHIN 6 IN. OF INDIVIDUAL SILL PL END, CONTRACTOR MAY INSTALL 5/8" Ø HDG WEDGE-SET ANCHORS, WITH 4 IN. MINIMUM EMBED.
   - 3.5. CONTRACTOR SHALL CONSULT E.O.R. BEFORE DRILLING INTO ANY POST-TENSION FOUNDATION.
   - 3.6. WHERE NOTCHES EXCEED 1/3 THE WIDTH OF THE SILL, INSTALL ONE 5/8 " Ø HDG WEDGE-SET ANCHOR EA. SIDE OF NOTCH.
   - 3.7. WHERE DOUBLE SILL PLATES (3x) ARE SPECIFIED, CONTRACTOR SHALL ENSURE THAT PRESET ANCHOR BOLTS STAND PROUD OF FINAL SILL HEIGHT BY 1-1/2 IN.
   - 3.8. WHERE DOUBLE SILL PLATES (3x) ARE SPECIFIED, MEMBERS SHALL BE FASTENED TOGETHER IN THE SAME MANNER AS DOUBLE TOP PLATES, WITH 4' MINIMUM SPLICE LENGTHS.
   - 3.9. WHERE DOUBLE SILL PLATES (3x) ARE SPECIFIED, EXTERIOR WALL EDGE NAILING APPLIES TO BOTH INDIVIDUL PLATES (2 ROWS).
   - 3.10. ALL STUDS SHALL BE CONTINUOUS FROM TOP TO BOTTOM PLATE.
   - 3.8. ALL NOTCHES IN STUDS FOR MEP REQUIRE 24 GAUGE X 1-1/2 IN. GALV. STEEL STRAP OVER NOTCH.
   - 3.9. UON PROVIDE 3 STUDS UNDER BEARING POINTS OF BEAMS. STUDS SHALL BE FASTENED TOGETHER WITH FRAMING NAILS AT 4" O.C. AND 2" FROM END. ENSURE STUD PK HAS TIGHT FIT T&B.
   - 3.10. TOP PL SHALL SPLICE WITHIN THE CENTER THIRD OF WALL SECTION. SPLICE SHALL HAVE A MIN. LAP OF 48" AND SHALL BE FASTENED IN ACCORDANCE W/ FASTENING SCHEDULE.
   - 3.11. TOP PL SHALL LAP AT CORNERS & PERPENDICULAR WALLS AND SHALL BE FASTENED ACCORDING TO FRAMING SCHEDULE.
   - 3.12. UON PROVIDE 3 STUDS UNDER BEARING POINTS OF BEAMS. STUDS SHALL BE FASTENED TOGETHER WITH FRAMING NAILS AT 4" O.C. AND 2" FROM END. ENSURE STUD PACK HAS TIGHT FIT T& B.
   - 3.13. TOP PLATE SHALL SPLICE WITHIN THE CENTER THIRD OF WALL SECTION. SPLICE SHALL HAVE A MIN. LAP OF 48" AND SHALL BE FASTENED IN ACCORDANCE W/ FASTENING SCHEDULE.
   - 3.14. TOP PLATE SHALL LAP AT CORNERS & PERPENDICULAR WALLS AND SHALL BE FASTENED ACCORDING TO FRAMING SCHEDULE.
4. ENGINEERED WOOD I-JOISTS
   - 4.8. ALL FLOOR JOISTS REQUIRE A NO.2 2x4 x JOIST HEIGHT SYP SQUASH BLOCK ON EA. SIDE.
   - 4.9. FLOOR JOISTS SHALL HAVE STRONG-BACK BRACING EVENLY SPACED AT 10 FT. MINIMUM INCREMENTS FROM END.
   - 4.10. ALL JOIST & BEAM HANGERS SHALL BE SIMPSON STRONG-TIE OR EQUAL AND BE SPECIFICALLY FABRICATED FOR USE WITH EA. SPECIFIC FRAMING MEMBER.
   - 4.11. ALL FASTENER HOLES IN PRE-ENGINEERED METAL HARDWARE SHALL BE FILLED WITH THE PROPER SIZE FASTENER IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. DECKING & SHEATHING
   - 5.4. WALL SHEATHING SHALL BE 15/32" PLYWOOD, (STRUCTURAL I) EXPOSURE 1, APA RATED 32/16. EXTERIOR WALL SHEATHING SPECIFICALLY MANUFACTURED TO RESIST SHEAR AND UPLIFT MAY BE INSTALLED AS SINGLE CONTINUOUS PIECE WITH FACE GRAIN (LONG SIDE) PARALLEL TO STUDS.
   - 5.5. CONTRACTOR SHALL FASTEN SHEATHING AS PER THE FASTENING SCHEDULE PROVIDED IN STRUCTURAL PLANS. EDGE NAILING APPLIES TO TOP & BOTTOM PLATE, PANEL EDGES, BLOCKING, & MEMBERS ADJACENT TO OPENINGS.
   - 5.6. SHEATHING SHALL BE INSTALLED W/ ⅛ IN. GAP BETWEEN PANELS.
   - 5.7. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY BRACING OF WALLS DURING CONSTRUCTION.
   - 5.8. CONTRACTOR SHALL ENSURE THAT ALL STRUCTURAL WALLS ARE ADEQUATELY BRACED PRIOR TO INSTALLATION OF ROOF SHEATHING.
   - 5.9. CONTRACTOR SHOULD INSTALL WALL SHEATHING PRIOR TO ROOF SHEATHING.
   - 5.10. FLOOR DECKING SHALL BE 23/32" T&G APA RATED PLYWOOD, EXPOSURE 1 STANDARD C-D INTERIOR WITH EXTERIOR GLUE (STURDY FLOOR) WITH PANEL SPAN RATING OF 48/24. GLUE & NAIL DECKING PER SCHEDULE WITH FACE GRAIN ACROSS SUPPORTS USING EXTERIOR GRADE GLUE.
   - 5.11. CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF FLOOR DECK(S) TO AVOID PROLONGED PONDING OF STORM WATER.
   - 5.12. ROOF DECKING SHALL BE 19/32" APA RATED PLYWOOD. STRUCTURAL 1, EXPOSURE 1 WITH AN APA PANEL SPAN RATING OF 40/20. INSTALL DECKING WITH FACE GRAIN ACROSS SUPPORTS.
   - 5.13. REFER TO PLANS AND FRAMING SCHEDULE FOR BLOCKING REQUIREMENTS.
6. ENGINEERED LUMBER
   - 6.1. LAMINATED VENEER LUMBER: (LVL) Fb = 3,100psi, E = 2,000ksi
7. PRE-ENGINEERED METAL HARDWARE (PEMH)
   - 7.1. ALL PEMH SHALL BE SIMPSON STRONG-TIE OR PRE-APPROVED EQUAL.
   - 7.2. ALL PEMH SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
   - 7.3. ALL ANCHOR BOLTS SHALL BE GRADE 36, HOT-DIP GALVANIZED IN ACCORDANCE W/ ASTM F2329.
   - 7.4. PRE-SET INSTALLATION REQUIRES PRE-ASSEMBLED ANCHOR BOLT (P.A.B.) W/ HEX NUT AND WASHER.
   - 7.5. DRILL HOLES FOR POST-INSTALLED ANCHORS W/ CARBIDE TIPPED DRILLS MEETING DIAMETER REQUIREMENTS OF ANSI B212.15.
   - 7.6. CONCRETE SHALL BE IN DRY CONDITION, IF WET OR SATURATED CONCRETE CONDITIONS EXIST, CONSULT W/ E.O.R. PRIOR TO INSTALLATION.
   - 7.7. EXTERIOR CONDITION APPLIES TO ANY A.B. WITHIN 6" OF EDGE OF CONCRETE IN ANY DIRECTION.
   - 7.8. HOLDDOWN ANCHORS IN 2X4 WALLS SHALL BE PLACED A MINIMUM OF 2" FROM E.O.C.
   - 7.9. ALL PEMH SHALL BE HDG (G185) ZMAX OR EQUAL, IN ACCORDANCE WITH ASTM A653 WHEN AVAILABLE.
   - 7.10. PEMH INSTALLED IN DRY SERVICE LOCATIONS MAY BE STANDARD (G90) ZINC-GALVANIZED WHEN ZMAX OR EQUAL COATING IS UNAVAILABLE
8. BOLTS
   - 8.1. BOLT HOLES IN WOOD AND STEEL SHALL BE THE DIAMETER OF THE BOLT PLUS 1/16" MAX.
   - 8.2. BOLTS IN WOOD SHALL BE MACHINE BOLTS UNLESS OTHERWISE NOTED. ALL MACHINE BOLTS SHALL HAVE CUT THREADS.
   - 8.3. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
   - 8.4. PROVIDE PLATE WASHER UNDER HEAD AND NUT OF BOLT WHERE BEARING IS AGAINST WOOD (INCLUDING HOLDOWN BOLTS). LENGTH OF THREAD SHALL BE SUCH THAT THREADS DO NOT BEAR AGAINST WOOD.
   - 8.5. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED AT COMPLETION OF THE JOB IMMEDIATELY BEFORE CLOSING WITH FINISH CONSTRUCTION.
9. DRIVEN FASTENERS (NAILS)
   - 9.1. ALL FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE EXTERIOR GRADE GALVANIZED NAILS INCLUDING STUD TO BOTTOM PL CONNECTIONS.
   - 9.2. ALL FASTENERS FOR EXTERIOR ROOF AND WALL SHEATHING SHALL BE EXTERIOR GRADE GALVANIZED RING-SHANK NAILS.
   - 9.3. CONTRACTOR SHALL INSTALL DRIVEN FASTENERS SO THAT HEAD IS FLUSH WITH FACE OF MEMBER.
   - 9.4. SHEATHING FASTENERS SHALL BE INSPECTED FOR PROPER NAILING PATTERN AND OVERDRIVEN NAILS PRIOR TO INSTALLATION OF THE WEATHER RESISTIVE BARRIER (WRB).
   - 9.5. CONTRACTOR SHALL INSTALL (1) ADD'L NAIL FOR EVERY (2) OVERDRIVEN NAILS FOUND IN SHEATHING PRIOR TO INSTALLATION OF THE WRB.

ABBREVIATIONS

(B)	BELOW
(N)	NEW
Ø	DIAMETER
&	AND
@	AT
AA	ADHESIVE ANCHOR
AB	ANCHOR BOLT
ABV	ABOVE
AC	ASPHALT CONCRETE
ADDL	ADDITIONAL
ADJ	ADJACENT
AGGR	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY for TESTING and MATERIALS
ATR	ALL THREAD ROD
AWG	AMERICAN WIRE GAUGE
BTWN	BETWEEN
BLDG	BUILDING
BM	BEAM,
BOF	BOTTOM OF FOOTING
BOTT	BOTTOM
BP	BASE PLATE
BRG	BEARING
BS	BOTH SIDES
℄	CENTER LINE
C	CHANNEL
CANT	CANTILEVER
CBR	CAMBER
CC	CLEAR COVER
CIP	CAST IN PLACE
CL	CENTER LINE
CJ	CONSTRUCTION JOINT (COLD JOINT)
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
CNT	CENTER
DBL	DOUBLE
DK,DKG	DECK, DECKING
DEMO	DEMOLITION
DET	DETAIL
DP	DEEP
DL	DEEP LEG
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DO	DITTO "THE SAME"
DR	DROP
DWL	DOWEL
DWG	DRAWING
EA	EACH
E.A.	EXPANSIVE ANCHOR
EE	EACH END
EF	EACH FACE
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
ELEC	ELECTRICAL
ELEV	ELEVATION
EMBED	EMBEDMENT
EOS	EDGE OF SLAB
EOC	EDGE OF CONCRETE
EJ	EXPANSION JOINT
EV	EVERY
EPS	EXPANDED POLYSTYRENE
EXCAV	EXCAVATION
EXP	EXPANSION
EXT	EXTERIOR
FF	FAR FACE
FDN	FOUNDATION
FI

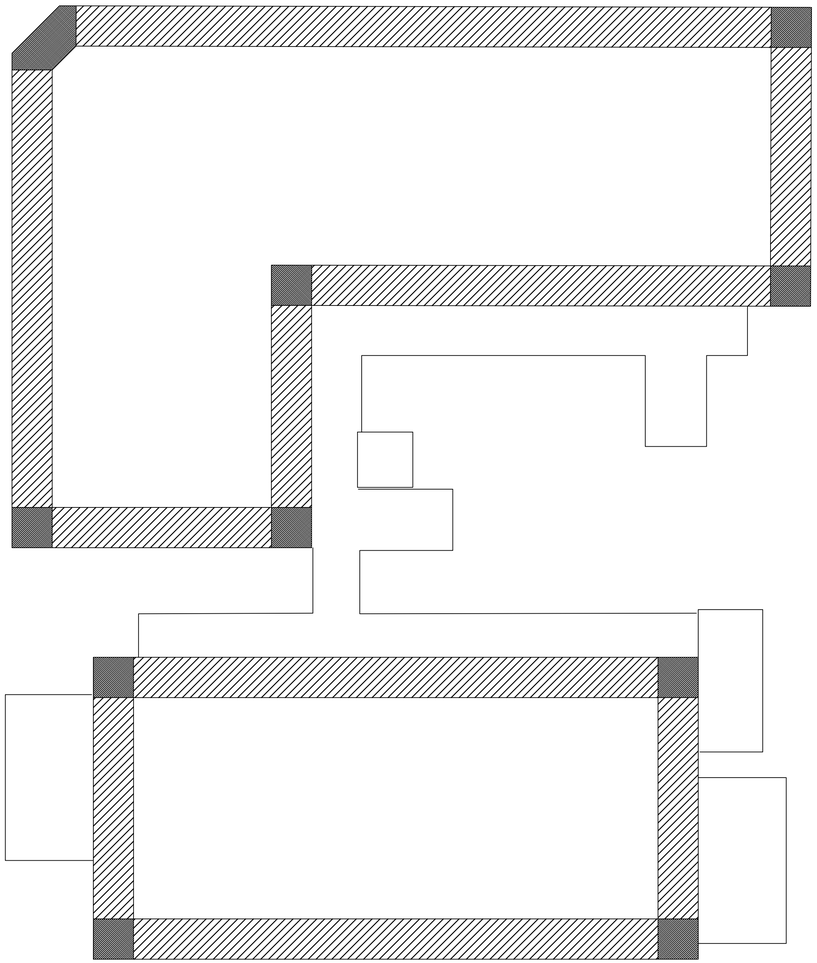
SPECIAL INSPECTION PER THE 2021 IBC:

1. THE OWNER WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE REQUIRED SPECIAL INSPECTION ITEMS.
2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON FROM AN APPROVED AGENCY WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
3. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR
   THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH:
   A. THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.
   B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL-OF-RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL-OF-RECORD, UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
   C. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE.
4. WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF OTHER SPECIFIED TESTING, DUPLICATE INSPECTIONS SHALL NOT BE REQUIRED.
5. STRUCTURAL OBSERVATION (AS DEFINED IN CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE) IS NOT REQUIRED, UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL.

	LIST OF SPECIAL INSPECTIONS	CONT.	PERIODIC	N/A	REFERENCED STANDARD
SOIL					IBC TABLE 1705.6
	1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	-	X	
	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	-	X	
	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	-	X	-	
	4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	-	-	
	5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	X	-	
CONCRETE					IBC TABLE 1705.3
	1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	-	X	-	ACI 318: 3.5, 7.1-7.7
	2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 2B	-	-	X	SEE OTHER STEEL SECTION
	3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED	-	X	-	ACI 318: 8.1.3, 21.2.8
	4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS	-	X	-	ACI 318: 3.8.6, 8.1.3, 21.2.8
	5. VERIFYING USE OF REQUIRED DESIGN MIX	-	X	-	ACI 318: CH. 4, 5.2-5.4
	6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	-	-	ASTM C172; ASTM C31; ACI 318: 5.6, 5.8
	7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	-	ACI 318: 5.9, 5.10
	8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	-	ACI 318: 5.11-5.13
	9. INSPECTION OF PRESTRESSED CONCRETE: A. APPLICATION OF PRESTRESSING FORCES B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM	 X X	 - -	 - -	 ACI 318: 18.20 ACI 318: 18.18.4
	10. ERECTION OF PRECAST CONCRETE MEMBERS	-	-	X	ACI 318: CH. 16
	11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	-	X	-	ACI 318: 6.2
	12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	-	ACI 318: 6.1.1
WOOD					IBC SECTION 1705.5
	1. FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN-WINDFORCE OR SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS	X	-	-	IBC 1705.10.1, 1705.11.2
	2. NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO COMPONENTS OF THE MAIN-WINDFORCE OR SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS WHERE THE FASTENER SPACING IS 4" OC OR LESS	-	X	-	IBC 1705.10.1, 1705.11.2
	3. HIGH-LOAD DIAPHRAGMS WITH MULTIPLE ROWS OF FASTENERS DESIGNED PER IBC 2306.2 A. VERIFY GRADE AND THICKNESS OF SHEATHING B. VERIFY NOMINAL SIZE OF FRAMING AT ADJOINING PANEL EDGES C. VERIFY NAIL OR STAPLE DIAMETER AND LENGTH D. NUMBER OF FASTENER LINES AND THE SPACING OF FASTENERS	 X X X X	 - - - -	 - - - -	IBC 1705.5.1
	4. VERIFY THE TEMPORARY INSTALLATION RESTRAINT/BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED IN ACCORDANCE WITH THE APPROVED TRUSS SUBMITTAL PACKAGE FOR METAL PLATE CONNECTED WOOD TRUSSES SPANNING 60' OR GREATER	X	-	-	IBC 1705.5.2
	5. SPECIAL INSPECTION OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH IBC 1704.2.5. SPECIAL INSPECTION IS NOT REQUIRED IN AN APPROVED FABRICATOR'S SHOP.				IBC 1705.5
FOUNDATIONS					IBC TABLE 1705.7
	1. DRIVEN PILES A. VERIFY PILE MATERIALS, SIZES, AND LENGTHS COMPLY WITH THE REQUIREMENTS B. DETERMINE CAPACITIES OF TEST PILES AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED C. OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PILE D. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS, AND DOCUMENT ANY PILE DAMAGE	 X X X X	 - - - -	 - - - -	
	2. CAST-IN-PLACE PILES OR PIERS A. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PILE/PIER. B. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PILE DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES C. FOR CONCRETE PILES: PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3	 X X -	 - - X	 - - -	IBC TABLE 1705.8
	3. FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH TABLE 1705.3, REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				

	LIST OF SPECIAL INSPECTIONS	CONT.	PERIODIC	N/A	REFERENCED STANDARD
WIND RESISTANCE					IBC SECTION 1705.10
	1. SPECIAL INSPECTION FOR WIND RESISTANCE IS REQUIRED WHEN: A. WIND EXPOSURE CATEGORY B WHEN THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN OR EQUAL TO 143 MPH (NOMINAL DESIGN WIND SPEED GREATER THAN OR EQUAL TO 110 MPH) B. WIND EXPOSURE CATEGORY C WHEN THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN OR EQUAL TO 155 MPH (NOMINAL DESIGN WIND SPEED GREATER THAN OR EQUAL TO 120 MPH)				
	2. STRUCTURAL WOOD A. FIELD GLUING OPERATIONS OF WOOD ELEMENTS OF THE MAIN-WINDFORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS B. NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO COMPONENTS OF THE MAIN-WINDFORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS WHERE THE FASTENER SPACING IS 4" OC OR LESS	 X -	 - X	 - -	 IBC 1705.10.1, 1705.11.2 IBC 1705.10.1, 1705.11.2
	3. COLD-FORMED STEEL LIGHT FRAME CONSTRUCTION A. WELDING OPERATIONS OF ELEMENTS OF THE MAIN-WINDFORCE-RESISTING SYSTEM B. SCREW ATTACHMENT, BOLTING, ANCHORING AND OTHER FASTENING TO COMPONENTS OF THE MAIN-WINDFORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS C. EXCEPTIONS: SPECIAL INSPECTION IS NOT REQUIRED WHERE THE SHEATHING IS GYMPSUM OR FIBERBOARD. SPECIAL INSPECTION IS NOT REQUIRED WHERE THE SHEATHING IS STRUCTURAL PANEL OR STEEL SHEET ON ONE SIDE OF THE SHEAR WALL, SHEAR PANEL, OR DIAPHRAGM ASSEMBLY AND THE FASTERNER SPACING OF THE SHEATHING IS MORE THAN 4" OC	 - - -	 X X X	 - - -	 IBC 1705.10.1, 1705.11.2 IBC 1705.10.1, 1705.11.2 IBC 1705.10.1, 1705.11.2
	4. WIND RESISTING COMPONENTS A. ROOF CLADDING B. WALL CLADDING	 -	 X	 -	 IBC 1705.10.1, 1705.11.2 IBC 1705.10.1, 1705.11.2
MASONRY					ARTICLE 1.15, TMS-602/ ACI 530.1-11
	1. INSPECTION TASKS PRIOR TO CONSTRUCTION A. REVIEW MATERIAL CERTIFICATES, MIX DESIGNS, TEST RESULTS, AND CONSTRUCTION PROCEDURES.	-	X	-	
	2. INSPECTION TASKS AS CONSTRUCTION BEGINS A. PROPORTIONS OF SITE-PREPARED MORTAR B. CONSTRUCTION OF MORTAR JOINTS C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES D. LOCATION OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES E. PRESTRESSING TECHNIQUE F. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	 - - - - - -	 X X X X X X	 - - - - - -	 TABLE 1.19.2, TMS-402/ ACI 530-11

	LIST OF SPECIAL INSPECTIONS	CONT.	PERIODIC	N/A	REFERENCED STANDARD
MASONRY CONT.	3. INSPECTION TASKS PRIOR TO GROUTING A. GROUT SPACE B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS E. CONSTRUCTION OF MORTAR JOINTS	 - - - -	 X X X X	 - - - -	
	4. INSPECTION TASKS DURING MASONRY CONSTRUCTION A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS B. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION C. WELDING OF REINFORCEMENT D. PREPERATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (<40 F) OR HOT* WEATHER (>90 F) E. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE G. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS H. OBSERVATION OF GROUT SPECIMENS, MORATAR SPECIMENS, AND/OR PRISMS	 - - X - X - -	 X X - X - X X	 - - - - - - -	
	5. MINIMUM TESTING A. VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) FOR SELF-CONSOLIDATING GROUT B. VERIFICATION OF f'_m AND f'_{AAC} C. VERIFICATION OF PROPORTIONS OF MATERIALS IN PREMIXED OR PRE-BLENDED MORTAR AND GROUT	 - -	 X X	 - -	
STRUCTURAL STEEL					IBC SECTION 1705.2
	1. INSPECTION TASKS PRIOR TO WELDING A. WELDING PROCEDURE SPECIFICATIONS AVAILABLE B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE C. MATERIAL IDENTIFICATION, INCLUDING TYPE OR GRADE D. WELDER IDENTIFICATION SYSTEM E. FIT UP OF GROOVE WELDS INCLUDING JOINT GEOMETRY i. JOINT PREPARATION ii. DIMENSIONS - ALIGNMENT, ROOT OPENING, ROOT FACE, AND BEVEL iii. CLEANLINESS - CONDITION OF STEEL SURFACES iv. TACKING - TACK WELD QUALITY AND LOCATION v. BACKING TYPE AND FIT IF APPLICABLE F. CONFIGURATION AND FINISH OF ACCESS HOLES G. FIT-UP OF FILLET WELDS i. DIMENSIONS - ALIGNMENT, GAPS AT ROOT ii. CLEANLINESS - CONDITION OF STEEL SURFACES iii. TACKING - TACK WELD QUALITY AND LOCATION	 X X - - - - - 	 - - X X X X X 	 - - - - - - - 	 AISC 360 TABLE N5.4-1 AWS D1.1/D1.1M
	2. INSPECTION TASKS DURING WELDING A. USE OF QUALIFIED WELDERS B. CONTROL AND HANDLING OF WELDING CONSUMABLES i. PACKAGING ii. EXPOSURE CONTROL C. NO WELDING OVER CRACKED TACK WELDS D. ENVIRONMENTAL CONDITIONS i. WIND SPEED WITHIN LIMITS ii. PRECIPITATION AND TEMPERATURE E. WPS FOLLOWED i. SETTINGS ON WELDING EQUIPMENT ii. TRAVEL SPEED iii. SELECTED WELDING MATERIALS iv. SHIELDING GAS TYPE/FLOWRATE v. PREHEAT APPLIED vi. INTERPASS TEMPERATURE MAINTAINED (MIN/MAX.) vii. PROPER POSITION (F, V, H, OH) F. WELDING TECHNIQUES i. INTERPASS AND FINAL CLEANING ii. EACH PASS WITHIN PROFILE LIMITATIONS iii. EACH PASS MEETS QUALITY REQUIREMENTS	 -



1 S0.3 COMPONENTS & CLADDING WIND PRESSURES PLAN
3/32" = 1'-0"

COMPONENTS AND CLADDING DESIGN PRESSURES (PSF)															
ZONE / EWA (FT^2)	1 (FIELD OF ROOF INTERIOR)		1 (FIELD OF ROOF EXTERIOR)		2 (ROOF EDGE PERIMETER)		3 (ROOF CORNER)		4 (WALL FIELD)		5 (WALL EDGE)		6 (OVERHANGS)	
≤10														
20														
50														
100														
200														
≥500														

NOTES:
1. WIND PRESSURES ARE BASED ON THE ULTIMATE DESIGN WIND SPEED AND SHOULD BE USED WITH LRFD LOAD COMBINATIONS. TO CONVERT TO ASD ALLOWABLE PRESSURES, MULTIPLY THE TABULATED PRESSURES BY 0.6.
2. EWA IS THE EFFECTIVE WIND AREA OF A STRUCTURAL COMPONENT.
3. FOR ZONE DEFINITIONS, SEE ASCE 7-16 FIGURES X AND X .
4. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
5. PARAPET DESIGN PRESSURES SHALL BE XX PSF ON THE WINDWARD FACE AND -XX/-XX PSF ON THE LEEWARD FACE IN ZONES 2/3 RESPECTIVELY. COMBINEDPARAPET DESIGN PRESSURES SHALL BE XX/XX PSF IN ZONES 2/3 RESPECTIVELY.
6. OVERHANG DESIGN PRESSURES ACTING ON THE SOFFIT ALONE SHALL BE TAKEN AS +XX/-XX PSF IN ZONE 4 AND +XX/-XX IN ZONE 5.

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COMPONENTS & CLADDING PRESSURES

Job No. 223040

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Sheet No.

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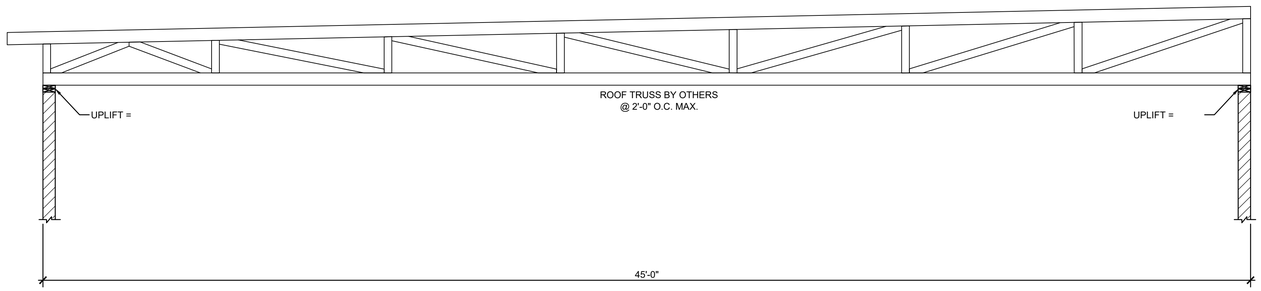

1 S0.5 ROOF TRUSS WIND PRESSURES
N.T.S.

WOOD ROOF TRUSS LOADING CRITERIA:
1. ALL LOADS ARE ASD SERVICE LEVEL.
2. TRUSS DESIGNER SHALL USE 5 PSF DEAD LOAD IN ADDITION TO THE TRUSS SELFWEIGHT WHEN CALCULATING NET UPLIFT DUE TO WIND FORCES FOR CONNECTOR & TRUSS DESIGN.
3. BOTTOM CHORD SHALL BE DESIGNED FOR A DL = 10 PSF, U.N.O.

WOOD ROOF TRUSS GENERAL NOTES (SEE SPEC 061920):
1. REFER TO SPECS. FOR ADDT'L INFORMATION ON ROOF TRUSSES
2. TRUSS MANUF. TO PROVIDE SUPPLEMENTAL BRIDGING TO SUPPORT CEILINGS, MECH. DUCTWORK, LIGHT FIXTURES, ETC.
3. TRUSS DESIGN SHALL BEAR THE NAME AND SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN LOUISIANA. TRUSS DESIGN FABRICATION DATA SHALL INCLUDE THE FOLLOWING: METAL CONNECTORS, THEIR GAUGE THICKNESS, NORMAL SPAN, SPACING OF TRUSSES AND THE SPECIES AND STRESS GRADES OF LUMBER TO BE USED AS MEMBERS DESIGN LOADINGS OF TRUSSES AND ALLOWABLE STRESS INCREASE, CAMBER AND PERMANENT BRACING REQUIRED TO PREVENT COMPRESSION BUCKLING OF INDIVIDUAL TRUSS MEMBERS,SHOW ALL CONNECTIONS USING SIMPSON CONNECTORS OF TRUSSES INTERSECTING OTHER TRUSSES. THE MANUFACTURER SHALL DESIGN ALL TRUSS-TO-TRUSS & TRUSS-TO-SUPPORT CONNECTIONS AND SHALL BE DETAILED ON THE SHOP DRAWING. SUBMIT CALCULATIONS TO THE ARCHITECT FOR REVIEW. SPACING SHALL NOT EXCEED 2'-8" O.C.
4. ALL TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH BRACING WOOD TRUSSES COMMENTARY (BWT-76 AND HET-80). AS PUBLISHED BY THE TRUSS PLATE INSTITUTE.
5. FIELD ERECTION OF THE TRUSSES, INCLUDING ITEMS SUCH AS PROPER HANDLING, SAFETY PRECAUTIONS, TEMPORARY BRACING TO PREVENT TOPPLING OR DOMINOING OF THE TRUSSES DURING ERECTION AND ANY OTHER SAFEGUARDS OR PROCEDURES CONSISTENT WITH GOOD BUILDING ERECTION PRACTICES AND GOOD WORKMANSHIP SHALL BE THE RESPONSIBILITY OF THE GENERAL AND/OR FRAMING SUB-CONTRACTOR.
6. ADDITIONAL PERMANENT BRACING:
   DIAGONAL BRACING: AT ROOF 2x6 MEMBERS AT 45° SPACED AT EACH LINE OF BOTTOM CHORD BRACING ATTACHED TO EACH TRUSS CROSSED.
   BOTTOM CHORD BRACE: SPACING SHALL NOT EXCEED 8'-0"o.c.
   BRACING NOTED ON THE PLANS IS IN ADDITION TO ALL BRACING TEMPORARY & PERMANENT SPECIFIED BY THE TRUSS MANUFACTURER.
7. ALL NON-BEARING STUD WALLS SHALL BE STOPPED ½" BELOW THE BOTTOM OF THE TRUSSES UNLESS SCHEDULED BY THE ARCHITECT TO EXTENT TO THE ROOF. CONNECT EACH TRUSS TO ALL NON-BEARING PARTITIONS WITH SIMPSON ST6 CLIP OR APPROVED EQUAL.

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ROOF TRUSS WIND PRESSURES

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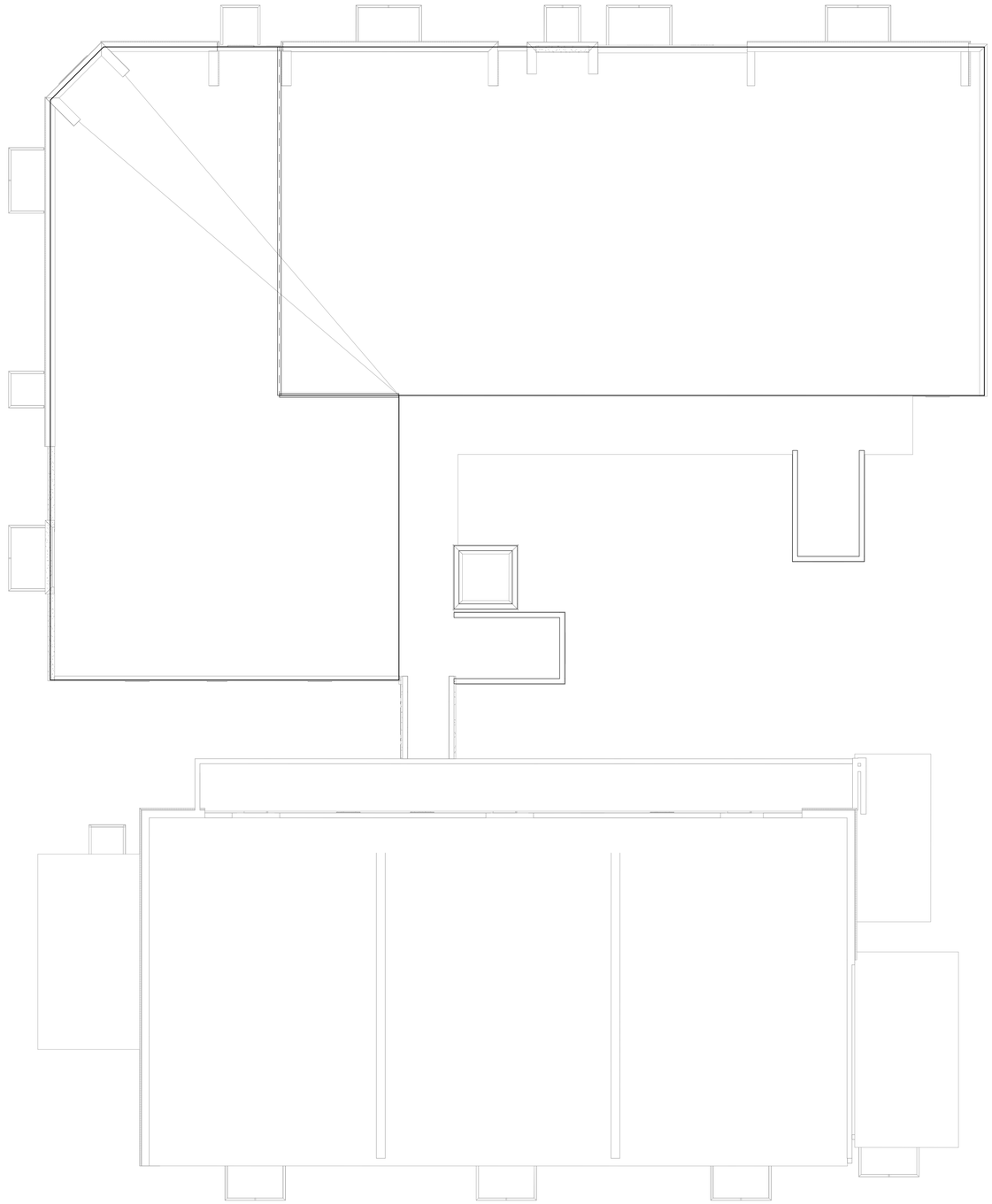

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1 S0.5 ROOF EQUIPMENT LOCATION PLAN

1/8" = 1'-0"

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ROOF EQUIPMENT LOCATION PLAN

Job No. 223040

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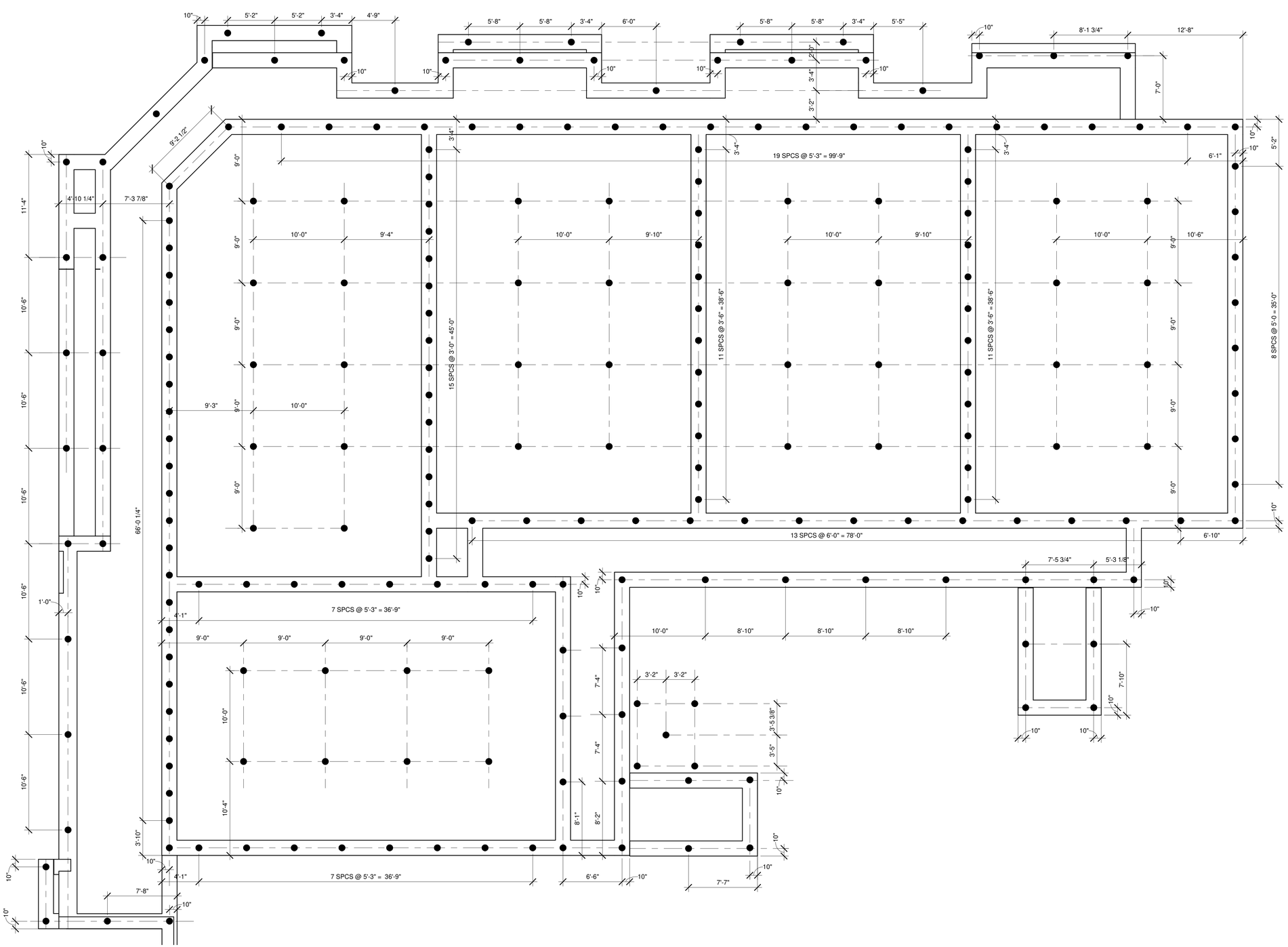

PROJECT NORTH

1 / S1.1 PILE LAYOUT PLAN - BUILDING A

3/16" = 1'-0"

PILE LAYOUT PLAN LEGEND/NOTES

MARK	DESCRIPTION
●	TIMBER PILE.

EL. 0'-0" =_____. SEE CIVIL DOCS. & PROJECT SURVEY

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PILE LAYOUT PLAN - BUILDING A

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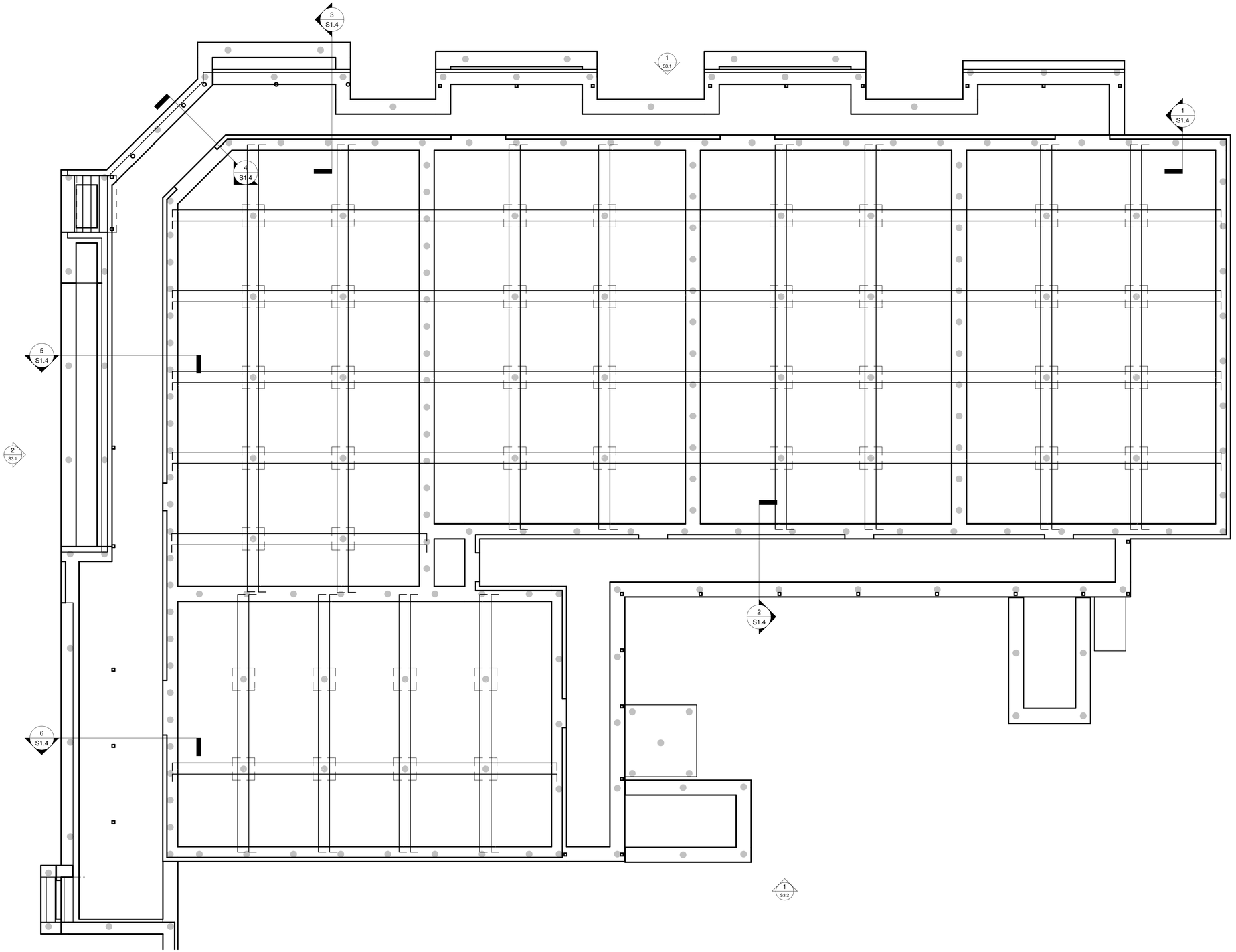

GRADE BEAM & CONCRETE PLAN LEGEND/NOTES	
MARK	DESCRIPTION
A	5" THICK CONRETE SLAB W/ _____
B	
C	
	CHANGE IN SLAB ELEVATION
	DENOTES SLOPED SURFACE WITH THE ARROW POINTING DOWNSLOPE.
X'-XX"	TOP OF CONCRETE ELEVATION (NOT ALL SHOWN). REFER TO CIVIL DOCS. FOR TOP OF SLAB WITH RESPECT TO AN ESTABLISHED DATUM.
X'-XX"	TOP OF GRADE BEAM ELEVATION. (NOT ALL SHOWN)
EL. 0'-0" =_____ . SEE CIVIL DOCS. & PROJECT SURVEY	

PROJECT NORTH

1 / S1.2 GRADE BEAM LAYOUT PLAN - BUILDING A

3/16" = 1'-0"

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GRADE BEAM LAYOUT PLAN - BUILDING A

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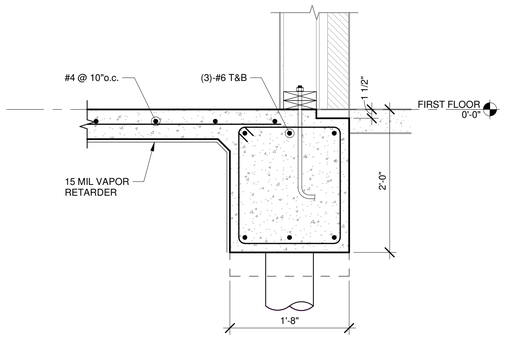
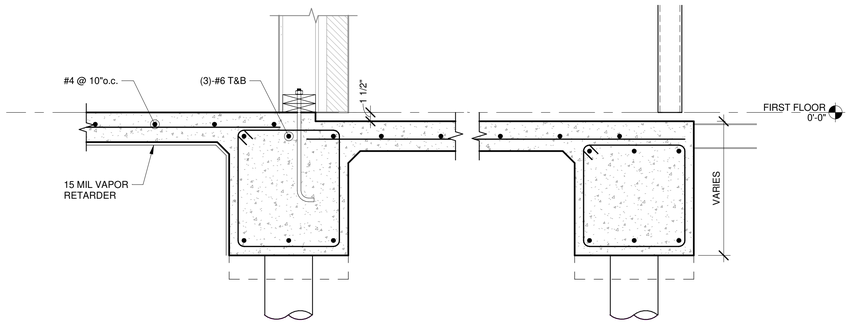
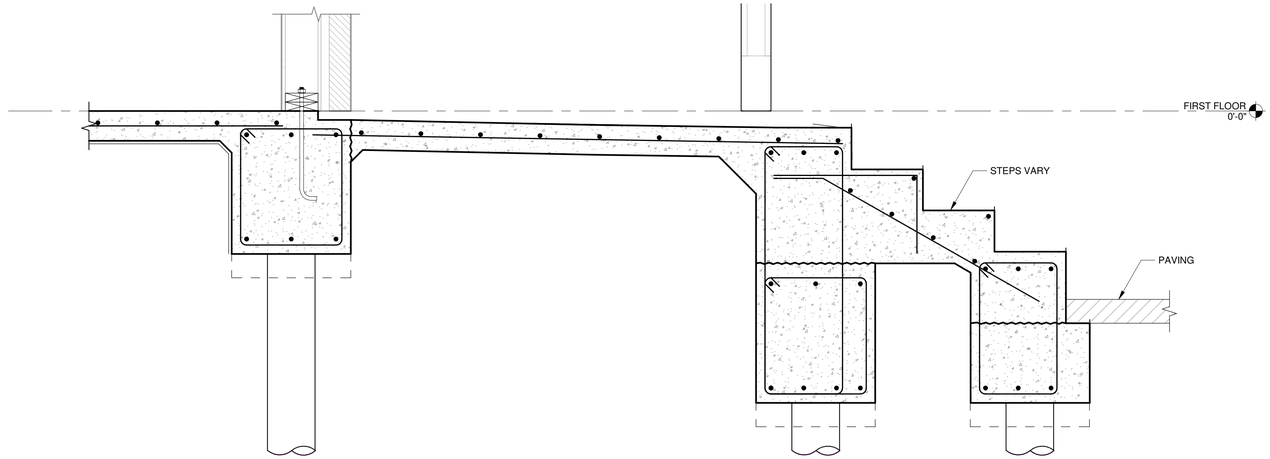


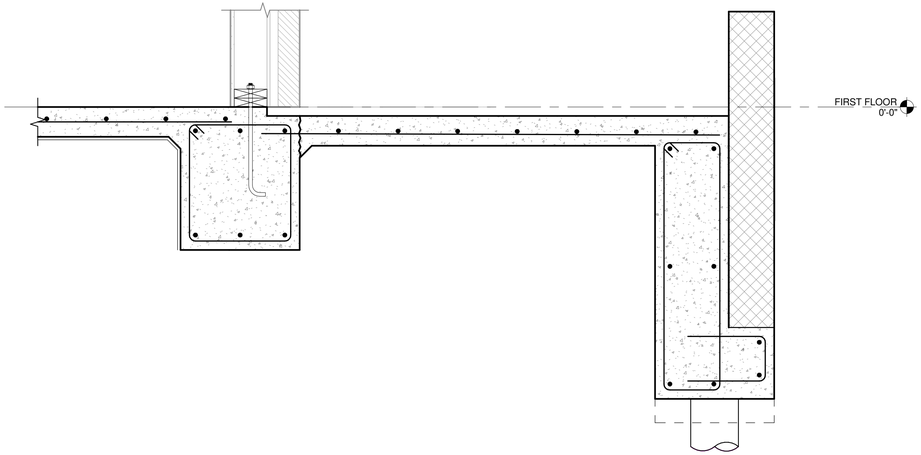
1 S1.4 TYPICAL EXTERIOR GB
1" = 1'-0"



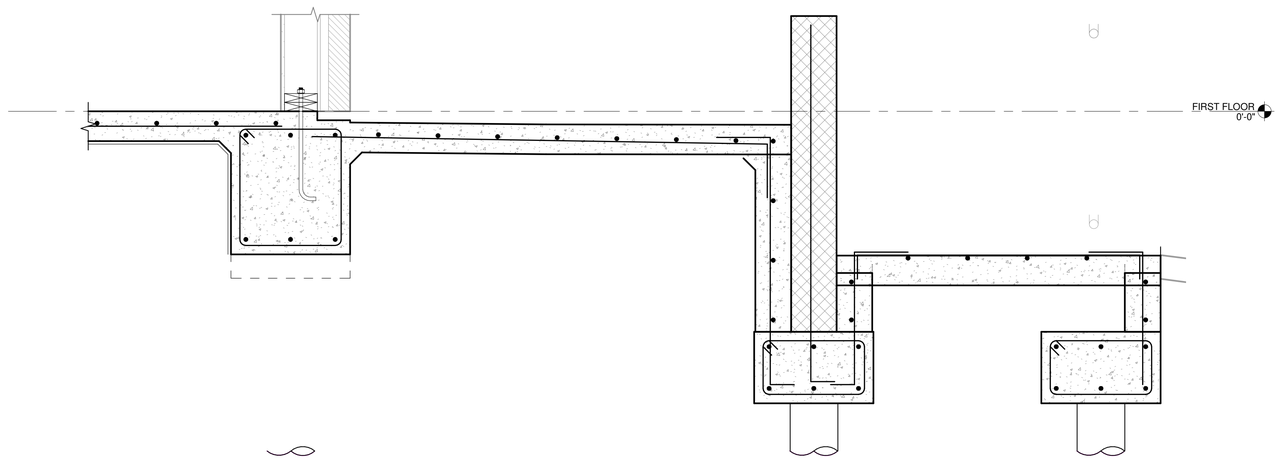
2 S1.4 EXTERIOR GB @ PORCH
1" = 1'-0"



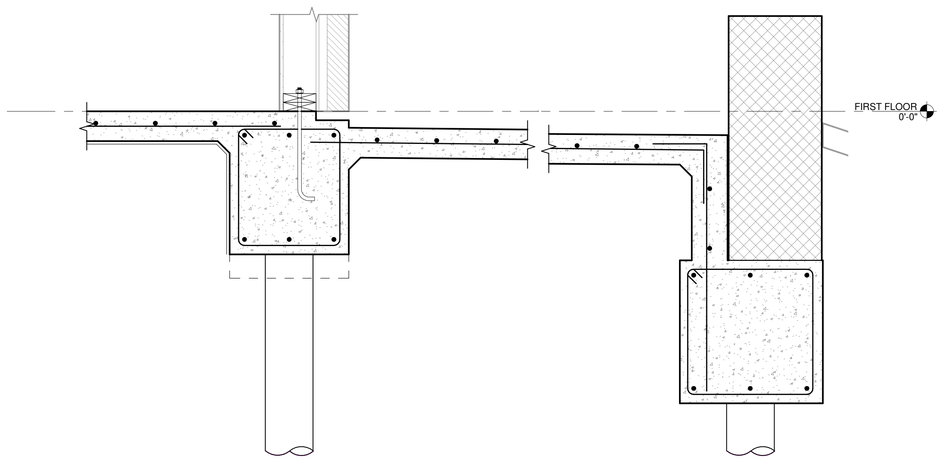
3 S1.4 SECTION
1" = 1'-0"



4 S1.4/4
1" = 1'-0"



5 S1.4 SECTION
1" = 1'-0"



6 S1.4 SECTION
1" = 1'-0"

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FOUNDATION SECTIONS

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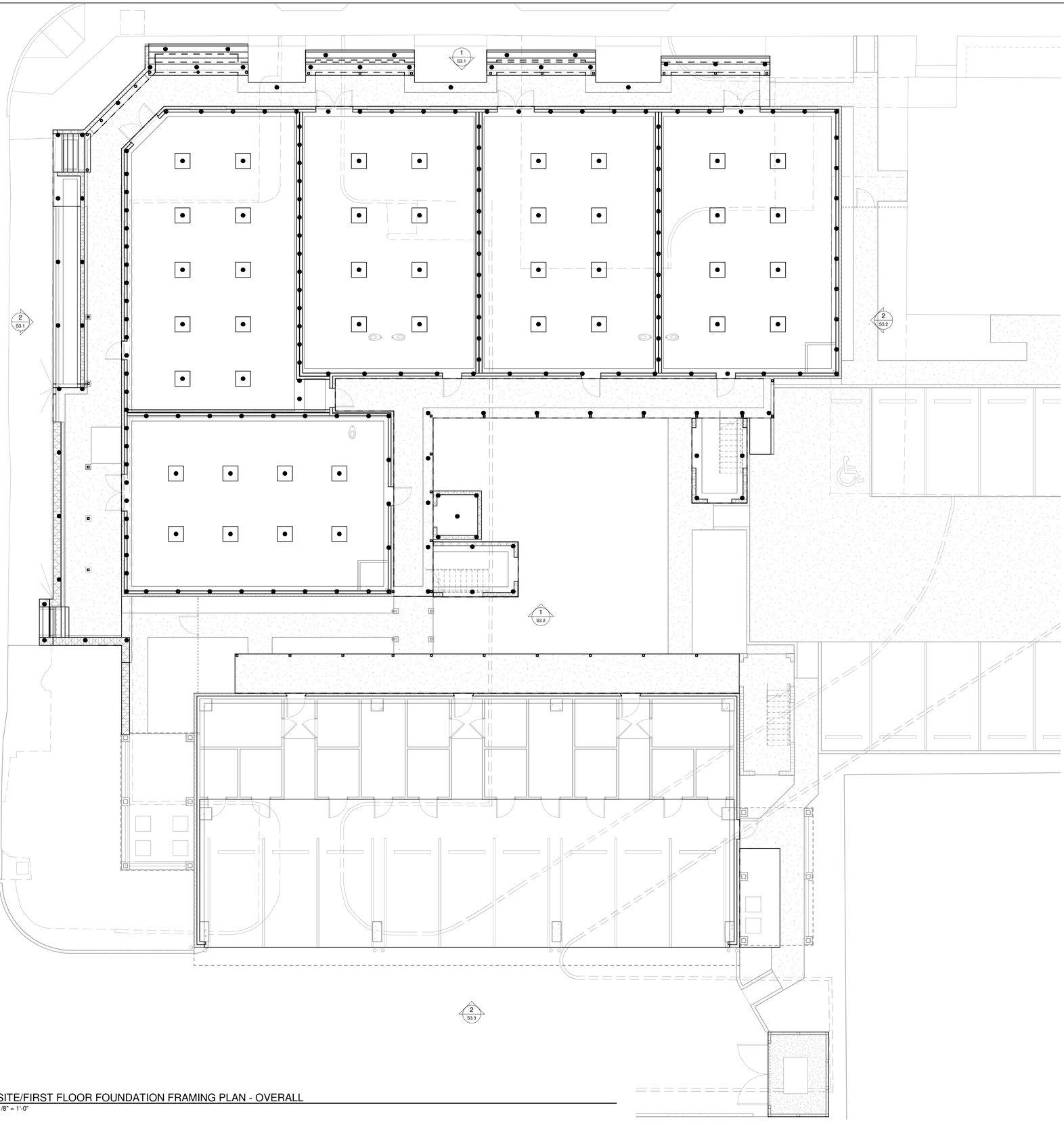

PROJECT NORTH

1 / S2.1 SITE/FIRST FLOOR FOUNDATION FRAMING PLAN - OVERALL

1/8" = 1'-0"

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OVERALL SITE/FIRST FLOOR FOUNDATION FRAMING PLAN

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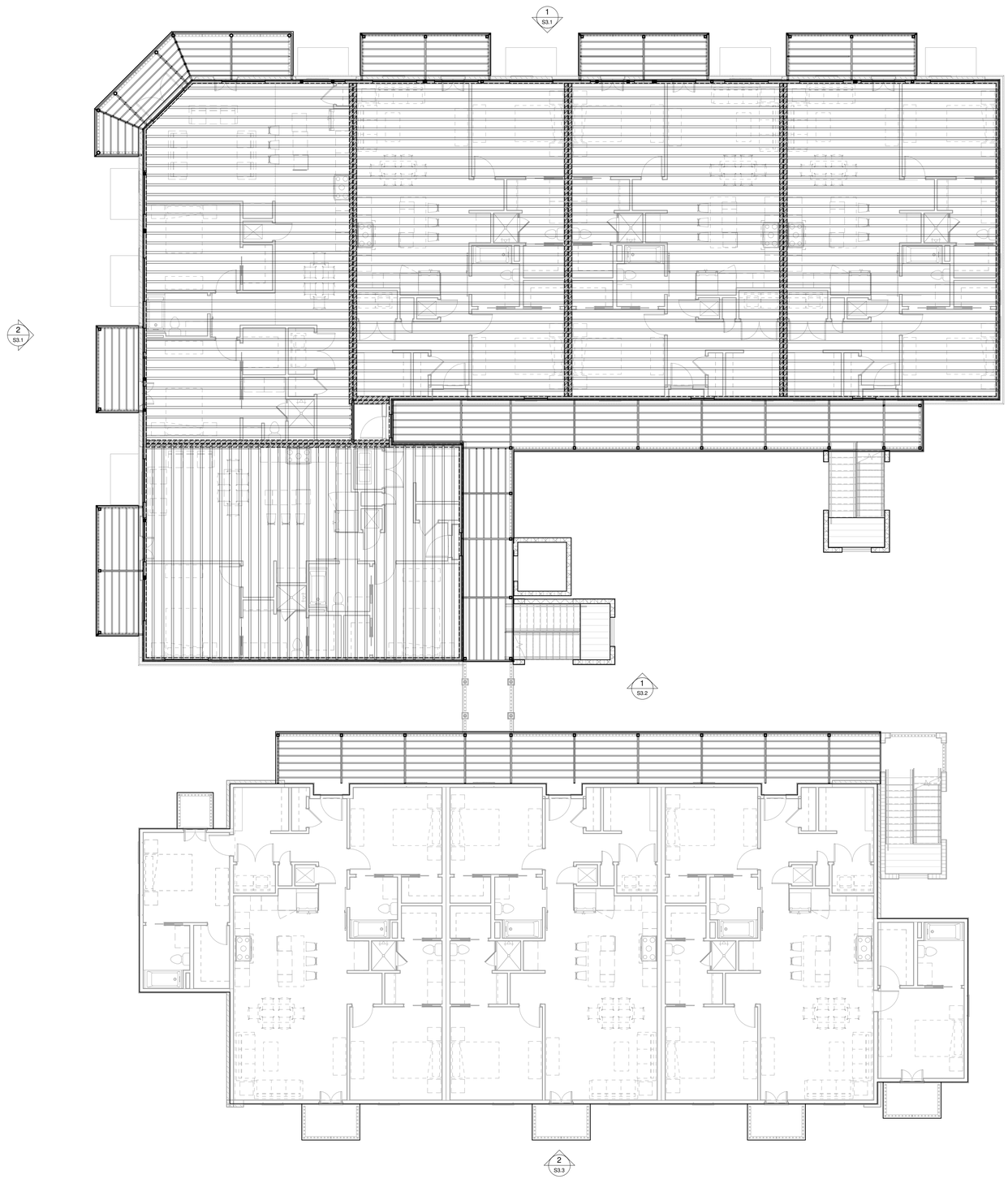

PROJECT NORTH

1 / S2.2 SECOND FLOOR FRAMING PLAN - OVERALL

1/8" = 1'-0"

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OVERALL SECOND FLOOR FRAMING PLAN

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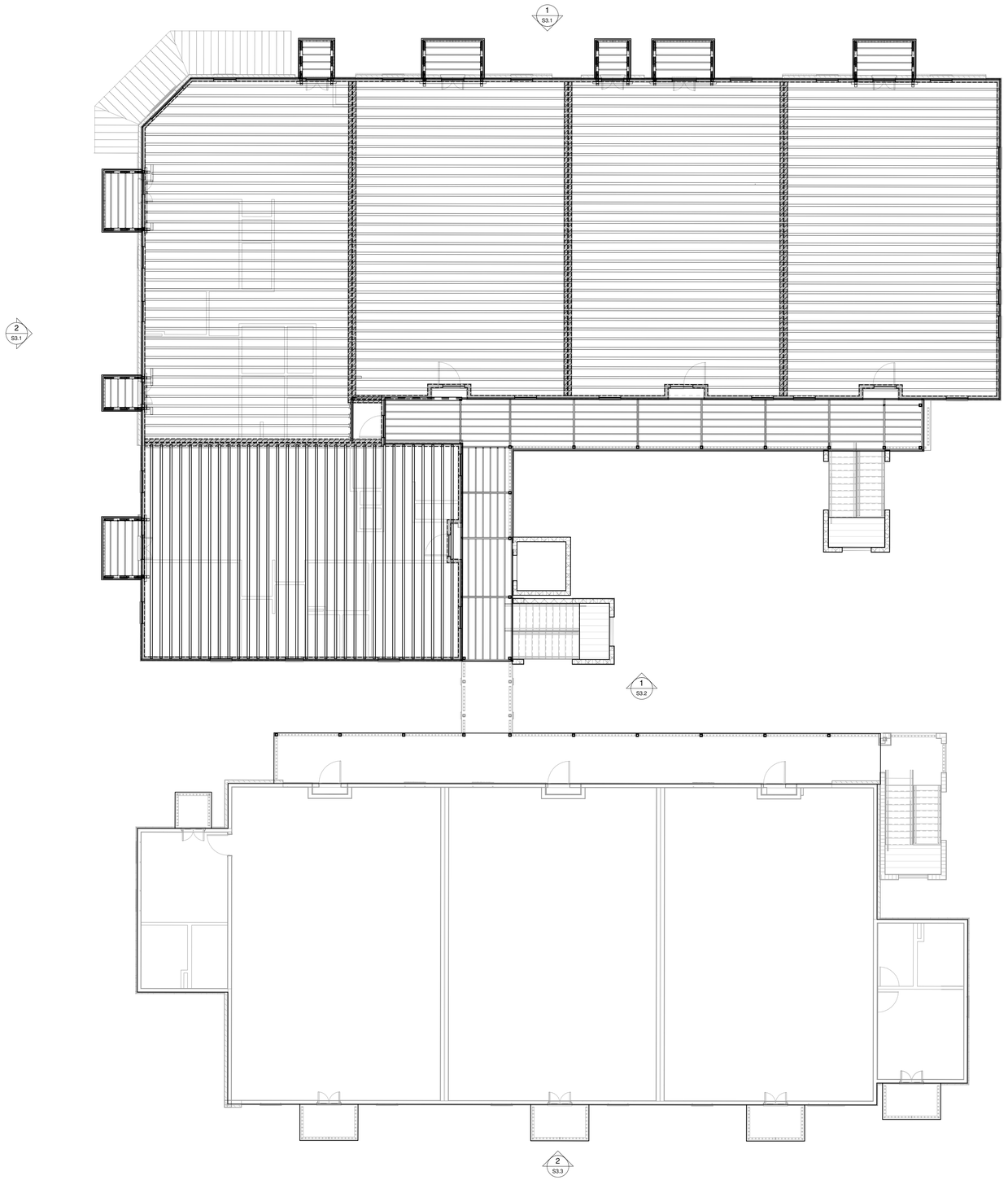

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1 S2.3 THIRD FLOOR FRAMING PLAN - OVERALL

1/8" = 1'-0"

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OVERALL THIRD FLOOR FRAMING PLAN

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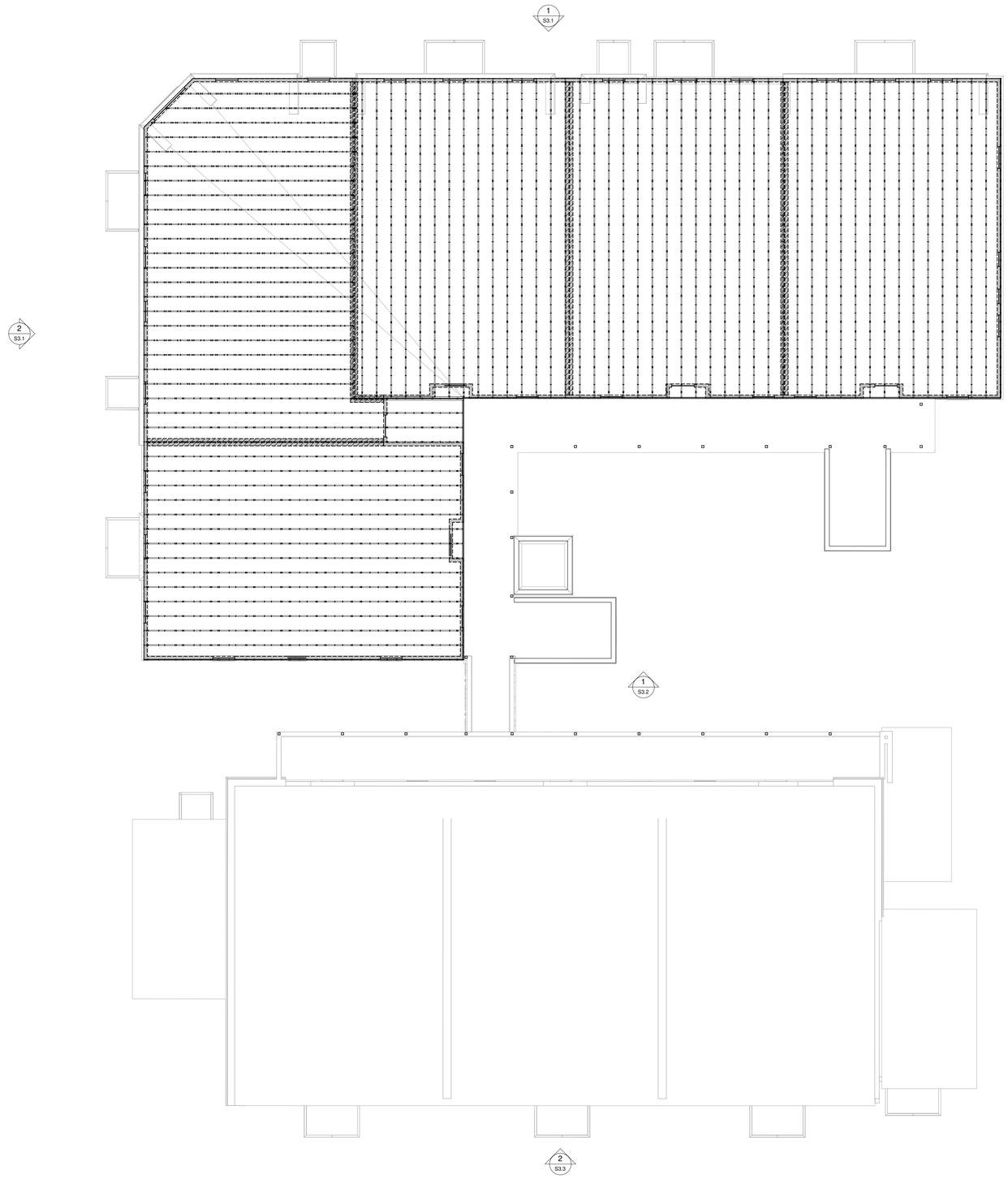

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1 / S2.4 ROOF FRAMING PLAN - OVERALL

1/8" = 1'-0"

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OVERALL ROOF FRAMING PLAN

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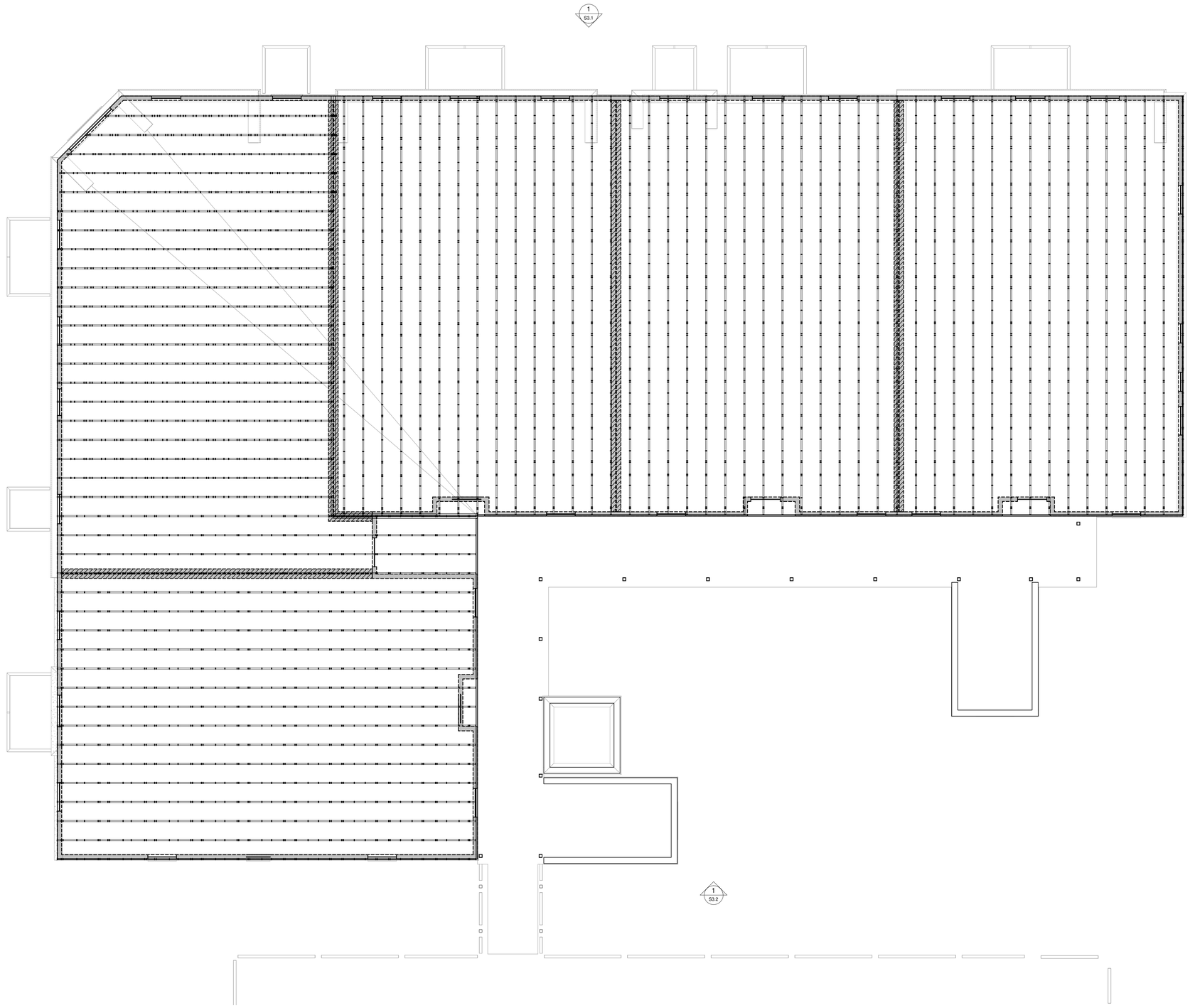

ROOF FRAMING PLAN LEGEND/NOTES

MARK	DESCRIPTION
	LOADBEARING STUD WALL
	SHEARWALL. SEE TYP. DETAILS.
▬	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
-	CS14 TENSION STRAP, REFER TO SHEET ____.

FLOOR JOIST MAY BE SHIFTED LATERALLY 3" MAX. TO AVOID MEP.

PROJECT NORTH

1 S2.4A ROOF FRAMING PLAN - BUILDING A

3/16" = 1'-0"

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SQUARE 5

OFFICE AND RETAIL MIXED USE AND RESIDENTIAL CONDOMINIUMNS

LOCATED IN HISTORIC DISTRICT AT BOSTON STREET & VERMONT STREET
COVINGTON, LA 70433

Date

Project Location

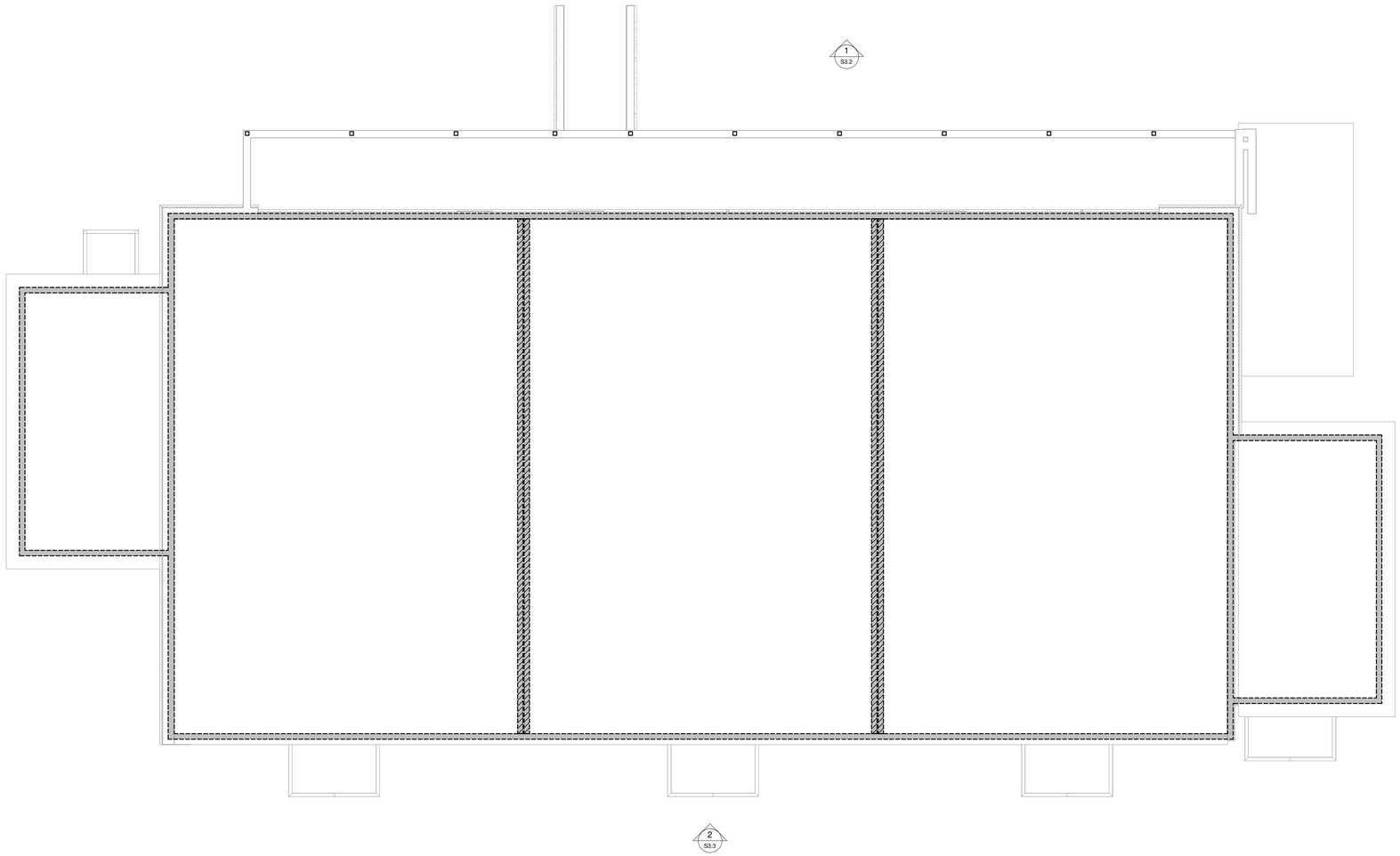
ROOF FRAMING PLAN
BUILDING A

Job No. 223040

Drawn by MKG | Checked by JPS

S2.4A
Sheet No.

ROOF FRAMING PLAN LEGEND/NOTES	
MARK	DESCRIPTION
	LOADBEARING STUD WALL
	SHEARWALL. SEE TYP. DETAILS.
▬	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
-	CS14 TENSION STRAP, REFER TO SHEET ____.
FLOOR JOIST MAY BE SHIFTED LATERALLY 3" MAX. TO AVOID MEP.	



PROJECT NORTH

1 S2.4B ROOF FRAMING PLAN - BUILDING B

3/16" = 1'-0"

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Project Location

ROOF FRAMING PLAN
BUILDING B

Job No. 223040

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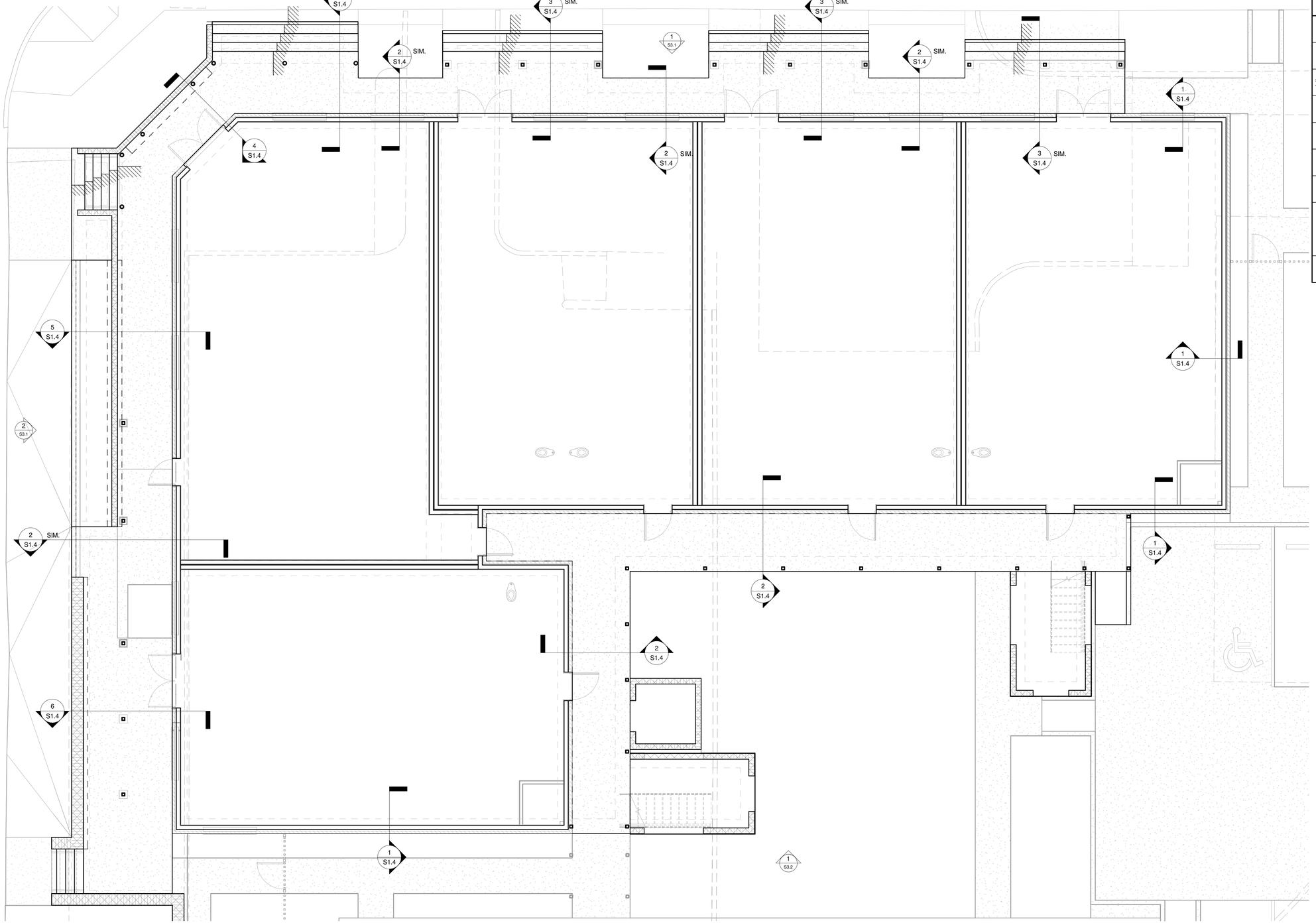

SITE/FIRST FLOOR PLAN LEGEND/NOTES

MARK	DESCRIPTION
	LOADBEARING STUD WALL
	CMU SHEARWALL. SEE TYP. DETAILS
	CHANGE IN SLAB ELEVATION
	DENOTES SLOPED SURFACE WITH THE ARROW POINTING DOWNSLOPE.
	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
	CS14 TENSION STRAP, REFER TO SHEET _____.
	APPROXIMATE LOCATION OF SANITARY SEWER PIPE IN SLAB. SEE MEP DWGS.
	5/8"ø x 12" LONG HDG AB @ 24"o.c.. COORDINATE LAYOUT W/ STUD PACKS. A.B. MAY BE SHIFTED 6" TO AVOID STUDS WHERE PRESET A.B. CONFLICTS W/ STUD. CUT A.B. FLUSH W/ BOT. PL. & INSTALL (1) 5/8"ø x 8" HDG WEDGE SET A.B. W/ IN 6" OF CUT A.B.

EL. 0'-0" =_____ . SEE CIVIL DOCS. & PROJECT SURVEY

PROJECT NORTH

1 / S2.5 FIRST FLOOR FOUNDATION FRAMING PLAN - BUILDING A

3/16" = 1'-0"

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FIRST FLOOR FOUNDATON FRAMING PLAN BUILDING A

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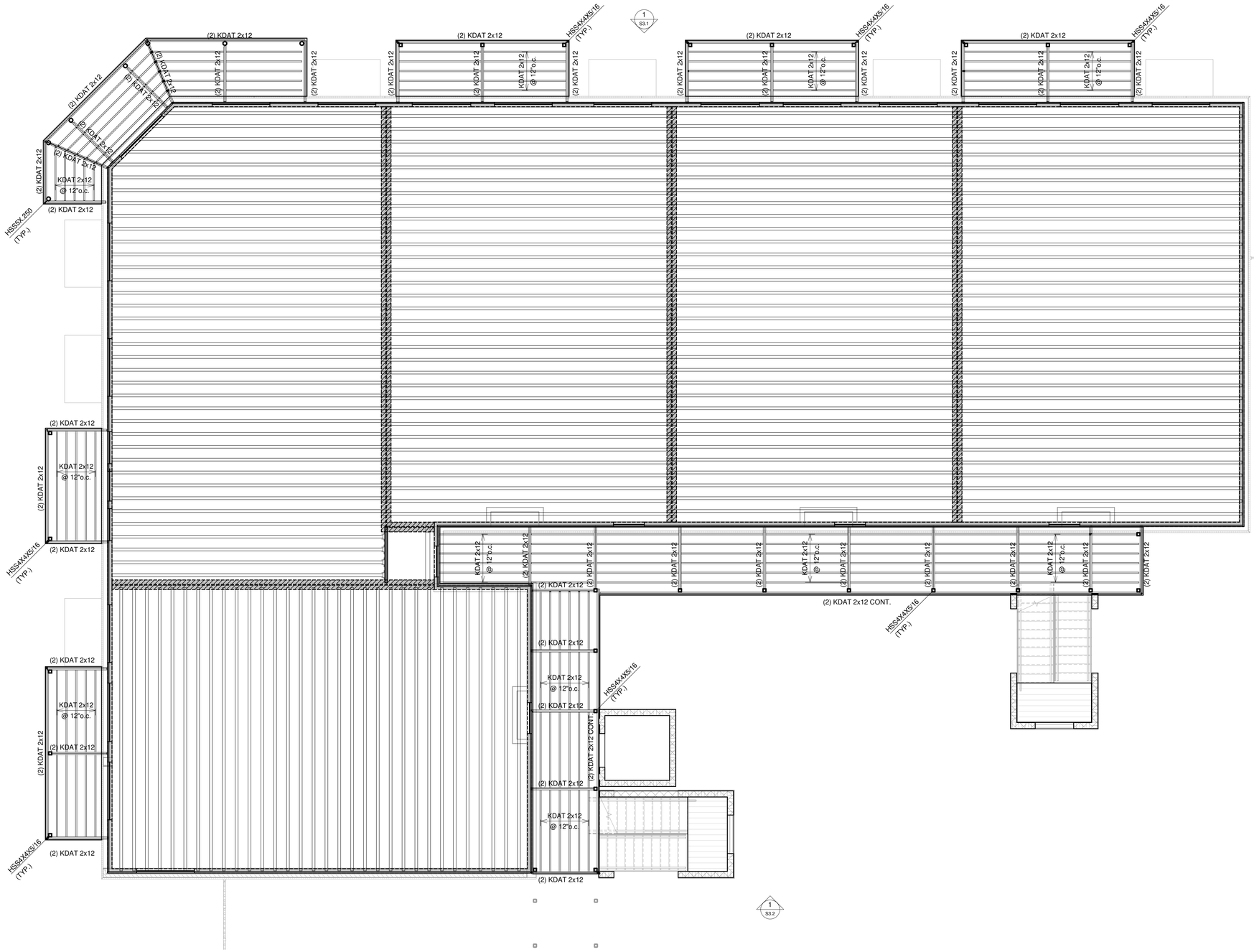

PROJECT NORTH

1 S2.6 SECOND FLOOR FRAMING PLAN - BUILDING A

3/16" = 1'-0"

SECOND FLOOR LOADBEARING WALL PLAN LEGEND/NOTES

MARK	DESCRIPTION
	LOADBEARING STUD WALL
	SHEARWALL. SEE TYP. DETAILS.
▬	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
-	CS14 TENSION STRAP, REFER TO SHEET _____.
o	APPROXIMATE LOCATION OF SANITARY SEWER PIPE (SEE MEP DWGS.). FLOOR JOIST LOCATION MEY BE ADJUSTED A MAXIMUM OF 3" TO ACCOMODATE PIPE

FLOOR JOIST MAY BE SHIFTED LATERALLY 3" MAX. TO AVOID MEP.

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SECOND FLOOR FRAMING PLAN - BUILDING A

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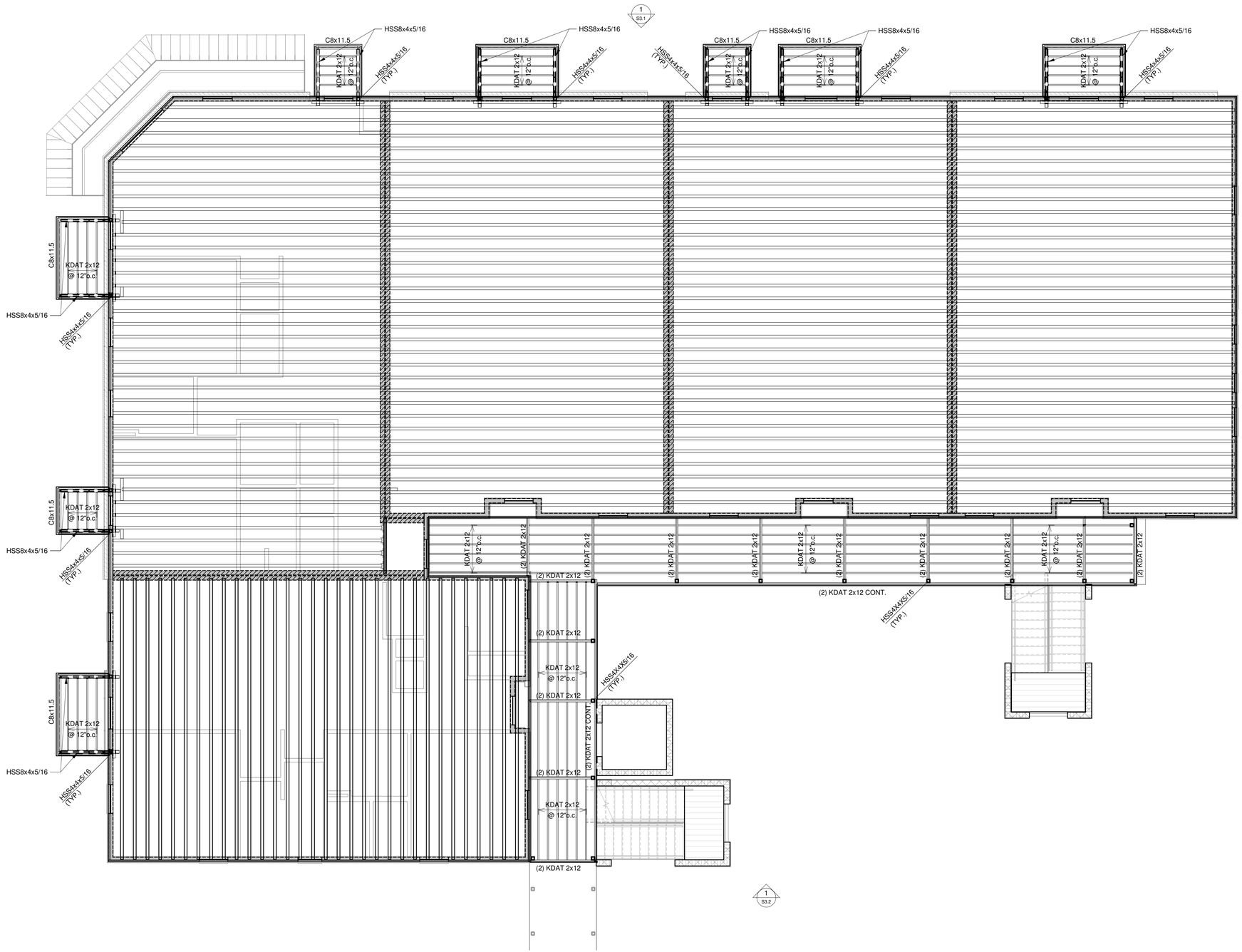

PROJECT NORTH

1 / S2.7 THIRD FLOOR FRAMING PLAN - BUILDING A

3/16" = 1'-0"

THIRD FLOOR LOADBEARING WALL PLAN LEGEND/NOTES

MARK	DESCRIPTION
	LOADBEARING STUD WALL
	SHEARWALL. SEE TYP. DETAILS.
▬	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
▬	CS14 TENSION STRAP, REFER TO SHEET _____.
○	APPROXIMATE LOCATION OF SANITARY SEWER PIPE (SEE MEP DWGS.). FLOOR JOIST LOCATION MEY BE ADJUSTED A MAXIMUM OF 3" TO ACCOMODATE PIPE

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THIRD FLOOR FRAMING PLAN
BUILDING A

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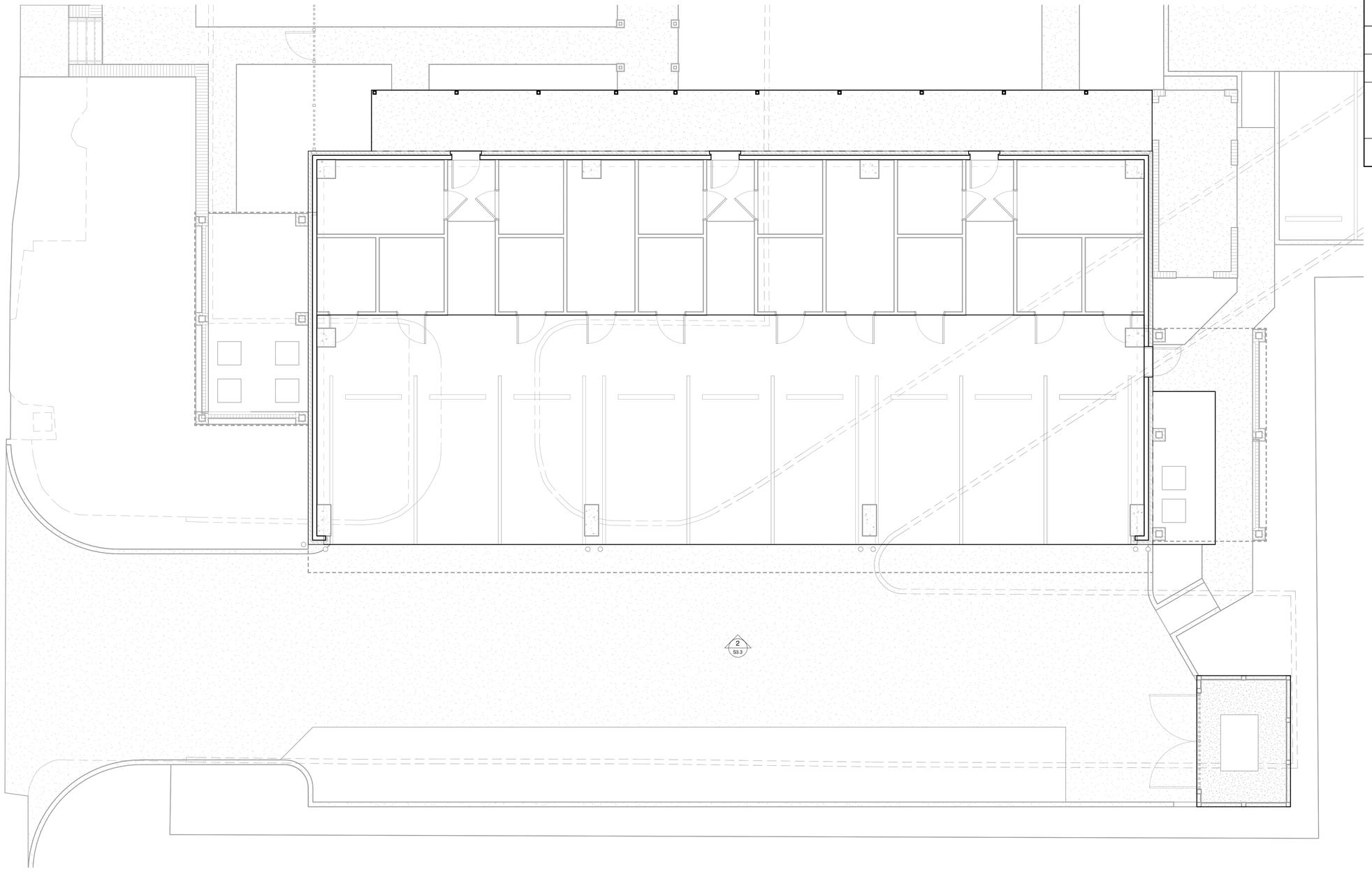

PROJECT NORTH

1 / S2.8 FIRST FLOOR FOUNDATION FRAMING PLAN - BUILDING B

3/16" = 1'-0"

SITE/FIRST FLOOR PLAN LEGEND/NOTES

MARK	DESCRIPTION
	LOADBEARING STUD WALL
	CMU SHEARWALL. SEE TYP. DETAILS
	CHANGE IN SLAB ELEVATION
	DENOTES SLOPED SURFACE WITH THE ARROW POINTING DOWNSLOPE.
	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
	CS14 TENSION STRAP, REFER TO SHEET _____.
	APPROXIMATE LOCATION OF SANITARY SEWER PIPE IN SLAB. SEE MEP DWGS.
	5/8"ø x 12" LONG HDG AB @ 24"o.c., COORDINATE LAYOUT W/ STUD PACKS. A.B. MAY BE SHIFTED 6" TO AVOID STUDS WHERE PRESET A.B. CONFLICTS W/ STUD. CUT A.B. FLUSH W/ BOT. PL. & INSTALL (1) 5/8"ø x 8" HDG WEDGE SET A.B. W/ IN 6" OF CUT A.B.

EL. 0'-0" =_____ . SEE CIVIL DOCS. & PROJECT SURVEY

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FIRST FLOOF FOUNDATION FRAMING PLAN BUILDING B

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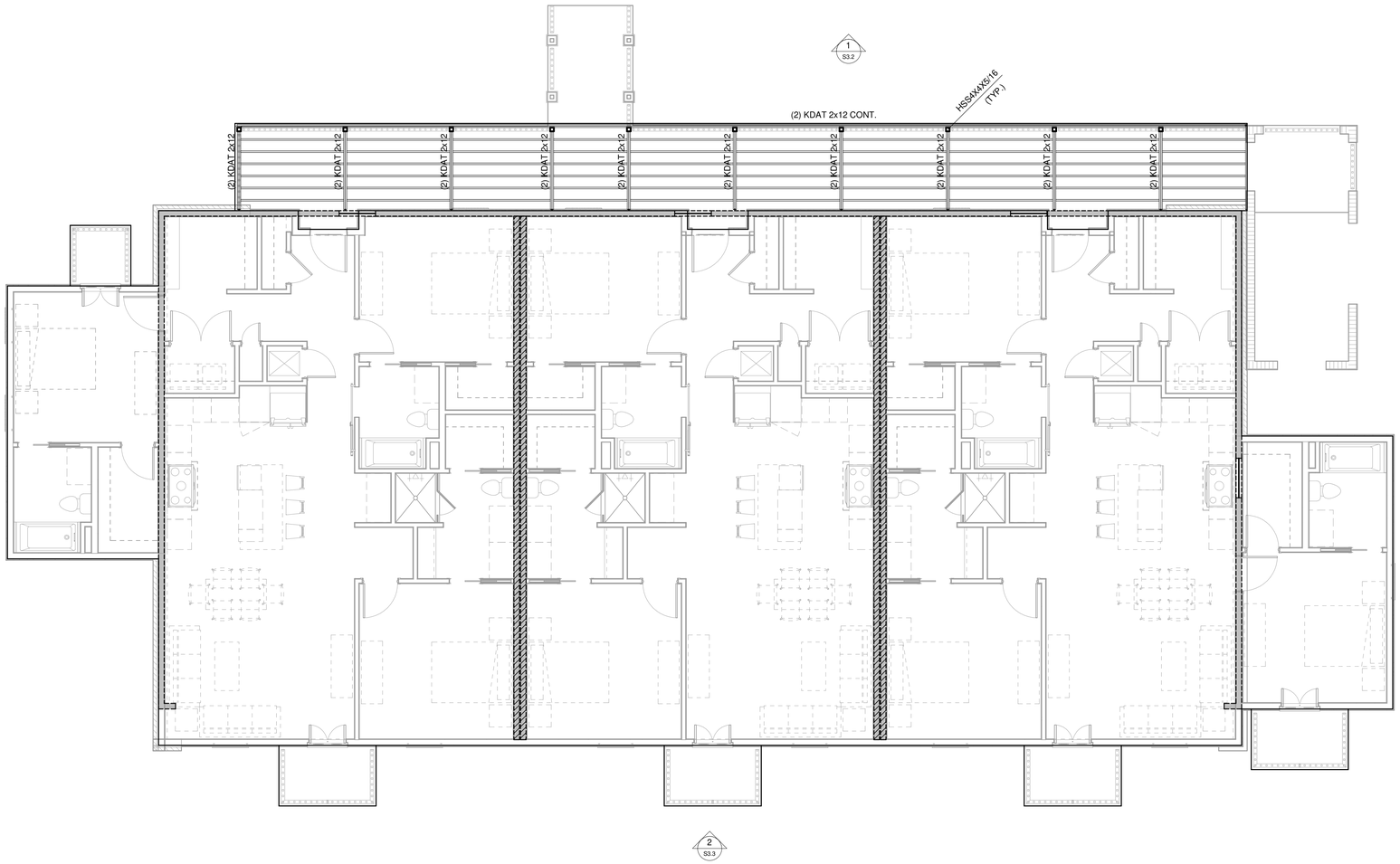

SECOND FLOOR LOADBEARING WALL PLAN LEGEND/NOTES

MARK	DESCRIPTION
	LOADBEARING STUD WALL
	SHEARWALL. SEE TYP. DETAILS.
▬	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
▬	CS14 TENSION STRAP, REFER TO SHEET ____.
○	APPROXIMATE LOCATION OF SANITARY SEWER PIPE (SEE MEP DWGS.). FLOOR JOIST LOCATION MEY BE ADJUSTED A MAXIMUM OF 3" TO ACCOMODATE PIPE

FLOOR JOIST MAY BE SHIFTED LATERALLY 3" MAX. TO AVOID MEP.

PROJECT NORTH

1
S2.9

SECOND FLOOR FRAMING PLAN - BUILDING B

3/16" = 1'-0"

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SECOND FLOOR FRAMING PLAN - BUILDING B

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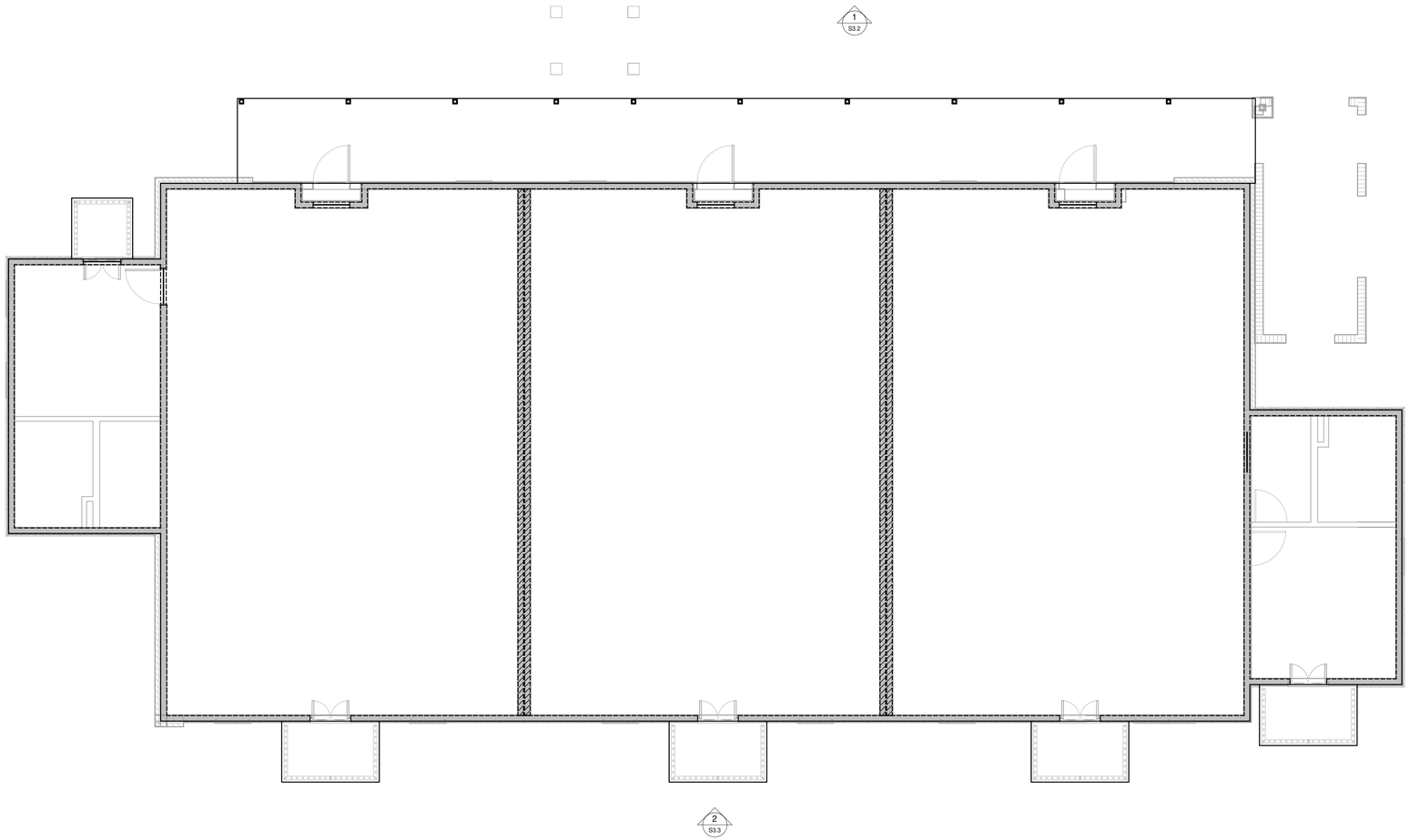
THIRD FLOOR LOADBEARING WALL PLAN LEGEND/NOTES	
MARK	DESCRIPTION
	LOADBEARING STUD WALL
	SHEARWALL. SEE TYP. DETAILS.
▬	TENSION ANCHOR ROD AT END OF SHEARWALL FULL HEIGHT. (UNO) SEE TYP. DETAILS.
–	CS14 TENSION STRAP, REFER TO SHEET _____.
○	APPROXIMATE LOCATION OF SANITARY SEWER PIPE (SEE MEP DWGS.). FLOOR JOIST LOCATION MEY BE ADJUSTED A MAXIMUM OF 3" TO ACCOMODATE PIPE
FLOOR JOIST MAY BE SHIFTED LATERALLY 3" MAX. TO AVOID MEP.	



PROJECT NORTH

1 / S2.10 THIRD FLOOR FRAMING PLAN - BUILDING B

3/16" = 1'-0"

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THIRD FLOOR FRAMING PLAN
BUILDING B

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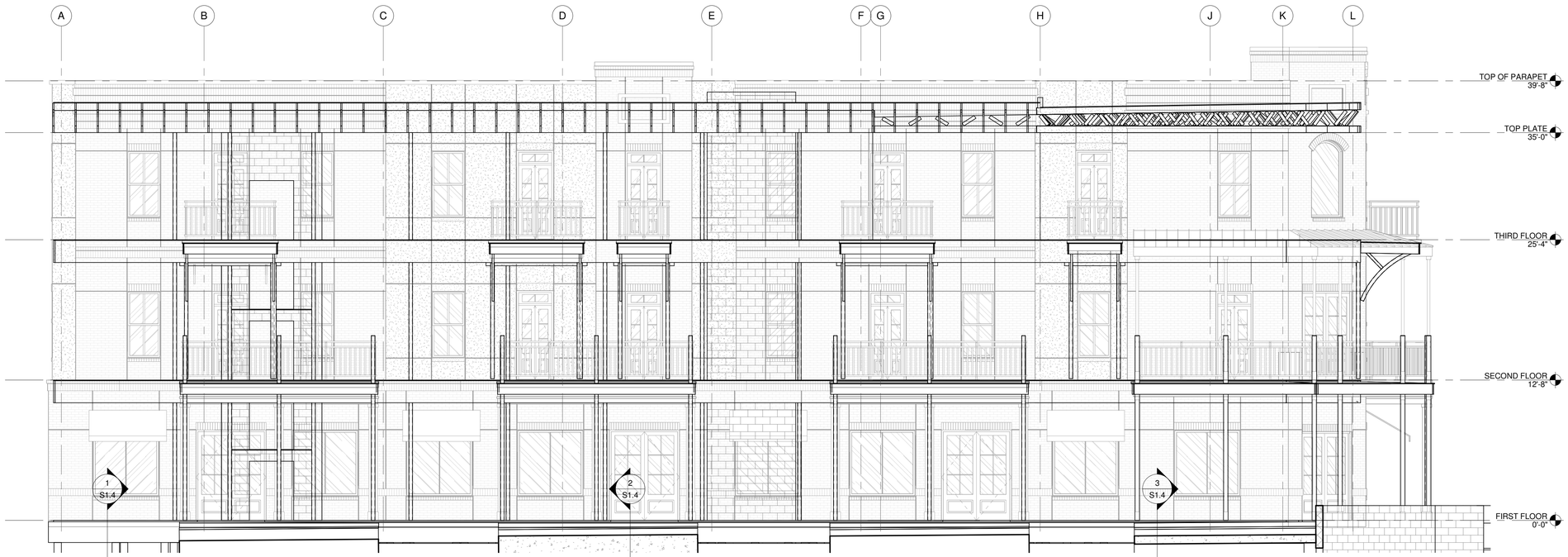
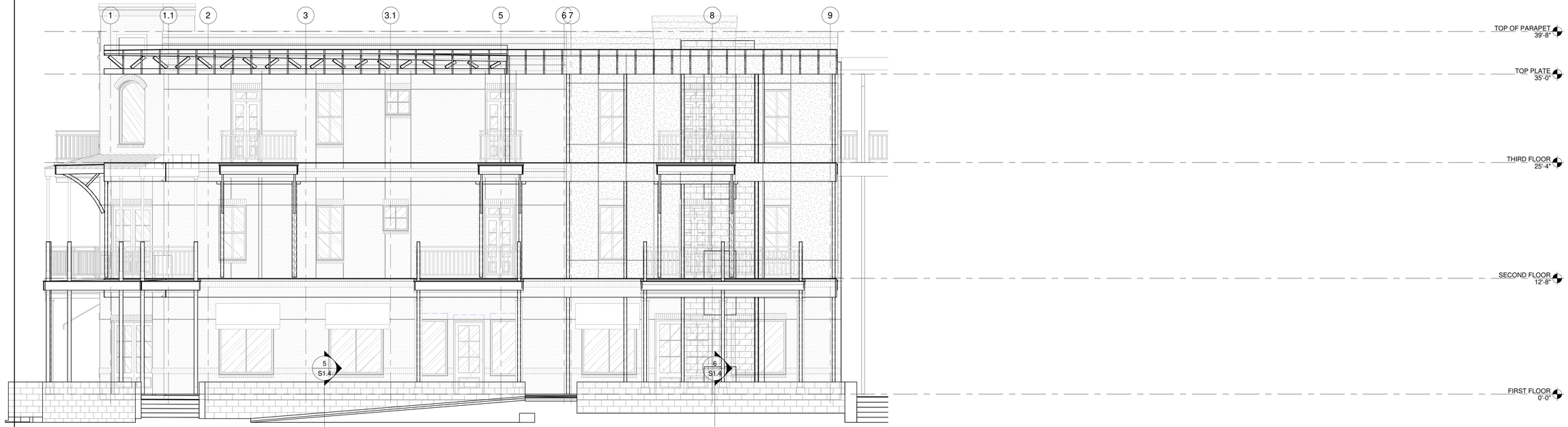
S2.10
Sheet No.



1 S3.1 EXTERIOR ELEVATION - NORTH (BUILDING A -BOSTON STREET)

3/16" = 1'-0"



2 S3.1 EXTERIOR ELEVATION - WEST (VERMONT STREET)

3/16" = 1'-0"

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EXTERIOR ELEVATIONS

Job No. 223040

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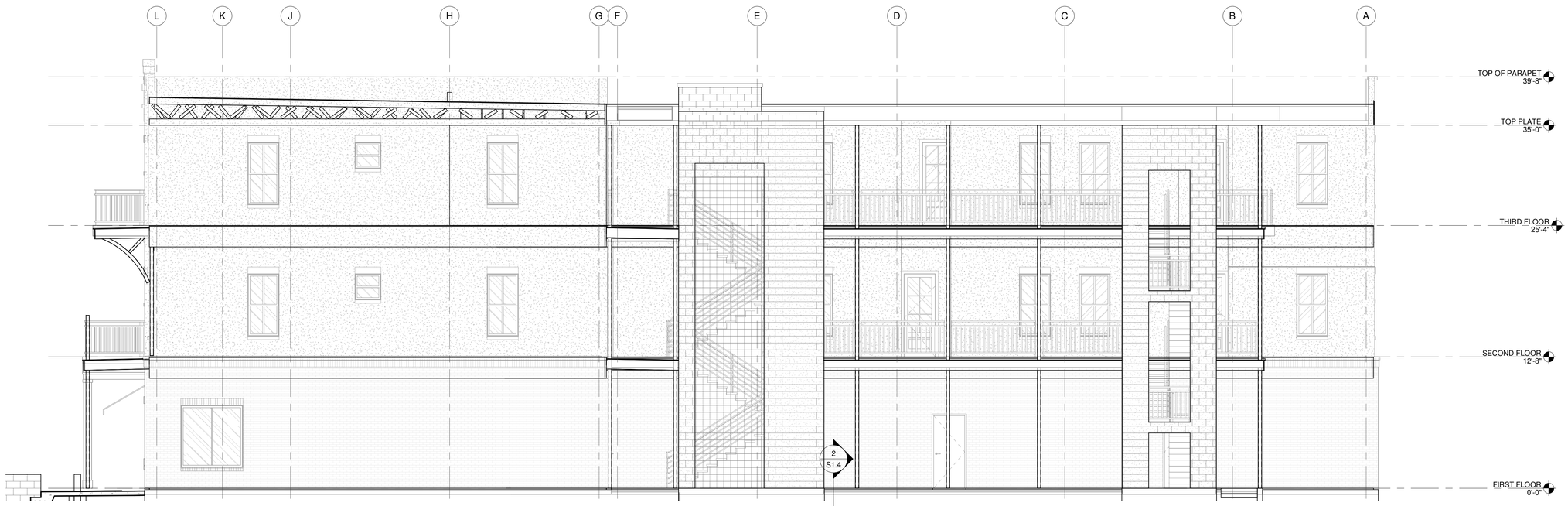
Sheet No.



1 / S3.2 EXTERIOR ELEVATION - SOUTH (BUILDING A)

3/16" = 1'-0"

2 / S3.2 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"

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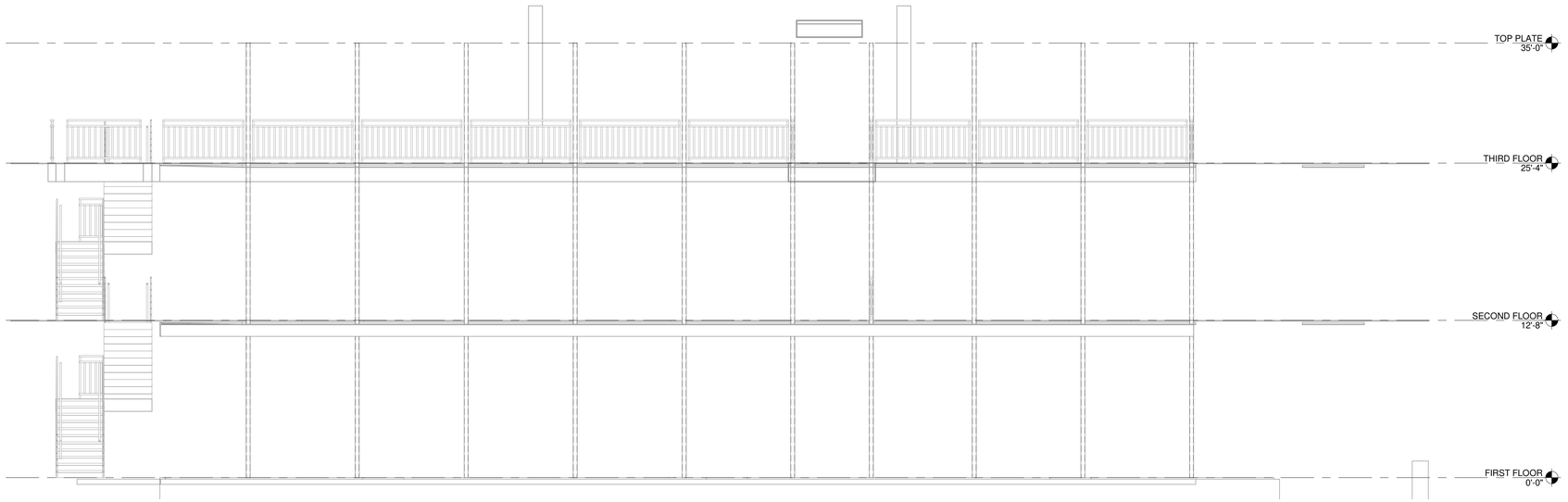
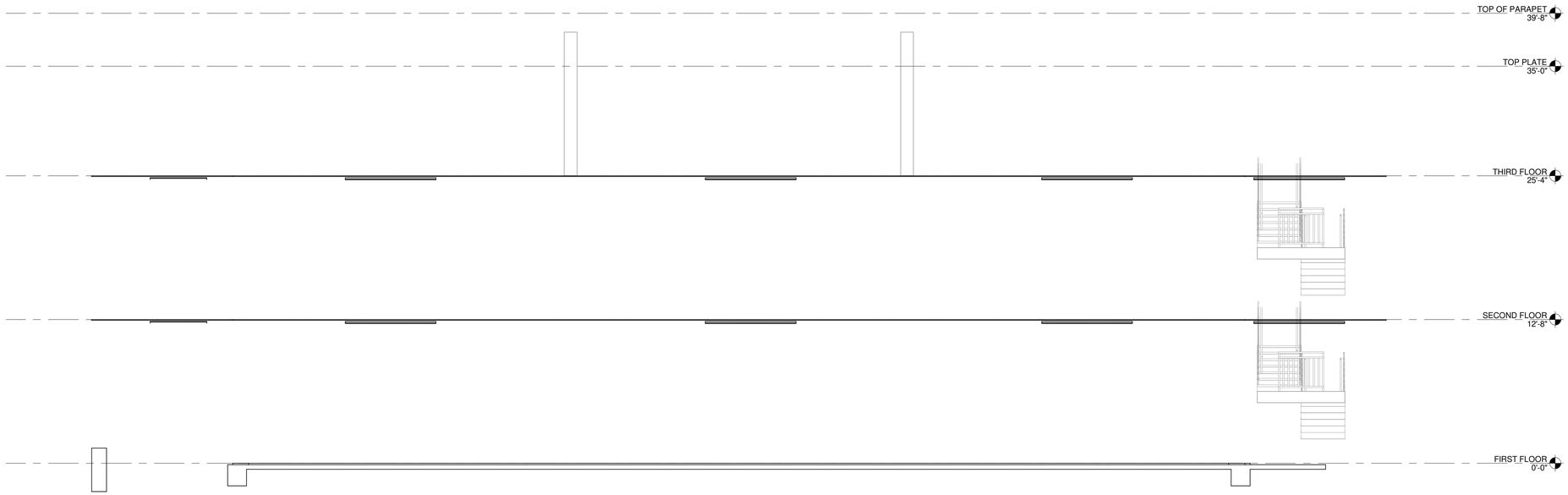
S3.2
Sheet No.



1 S3.3 EXTERIOR ELEVATION - NORTH (BUILDING B)
3/16" = 1'-0"



2 S3.3 EXTERIOR ELEVATION - SOUTH (BUILDING B)
3/16" = 1'-0"

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Job No. 223040

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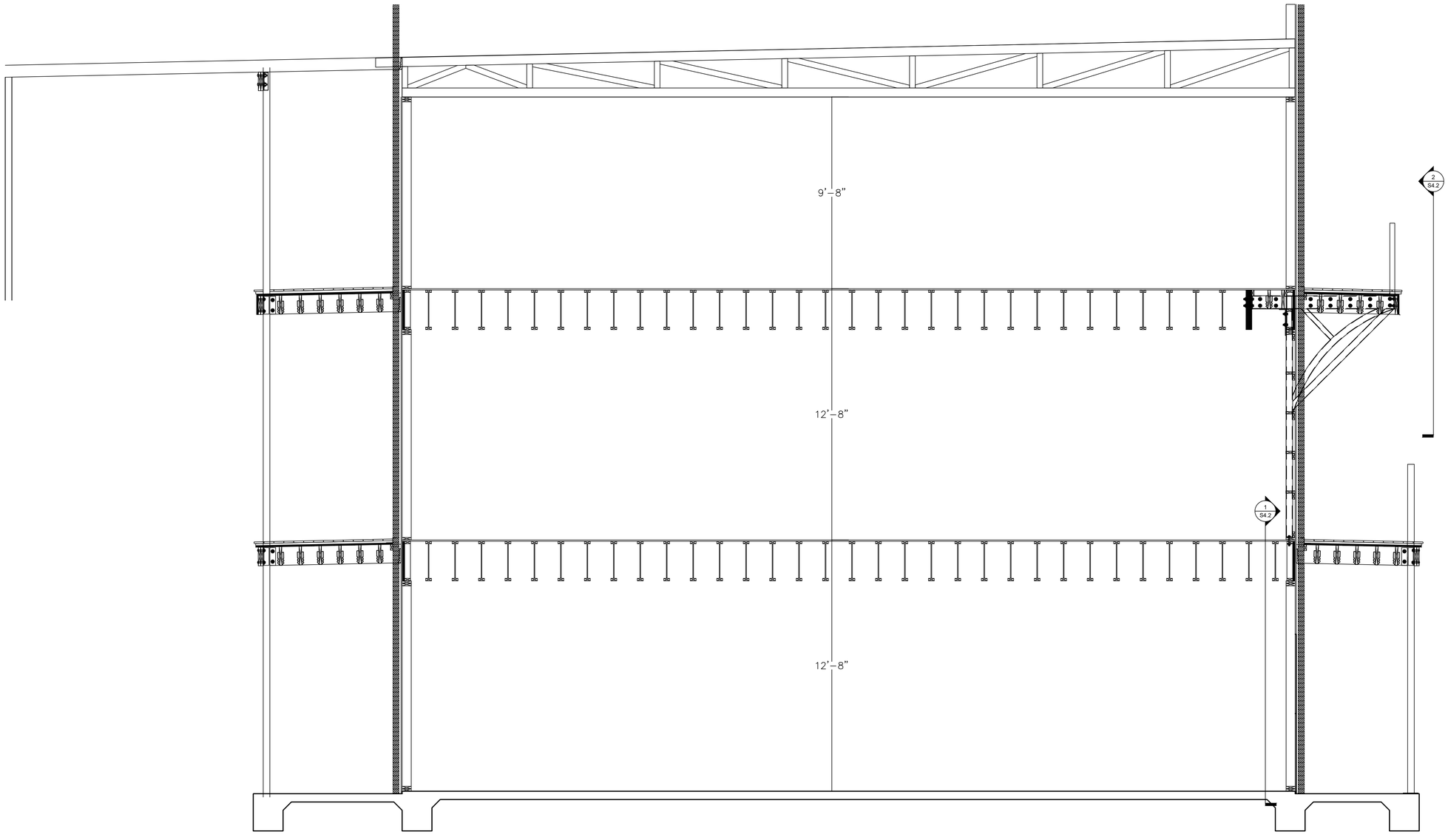

1 S4.1 BUILDING SECTION
3/8" = 1'-0"

mdamare Nov 15, 2023 - 11:11am E:\Struct\7137 - Square 5\Struct model and CAD\CAD\7137 S4.1.dwg

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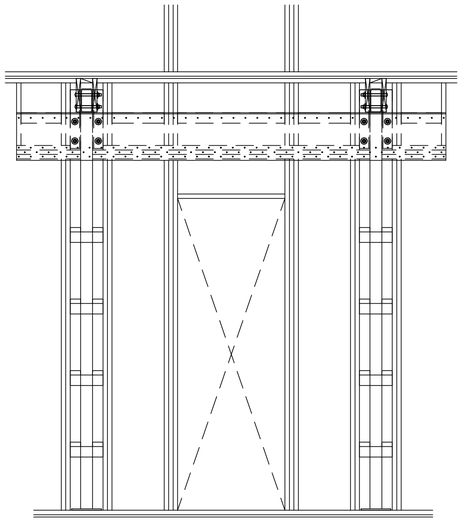
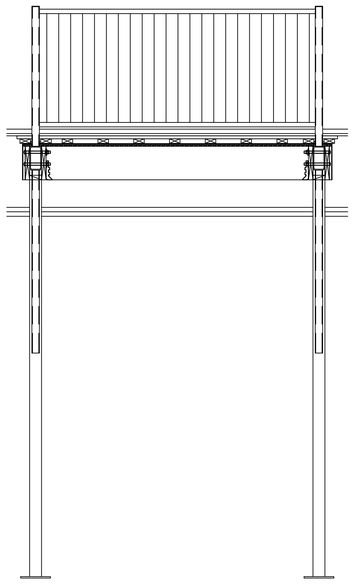
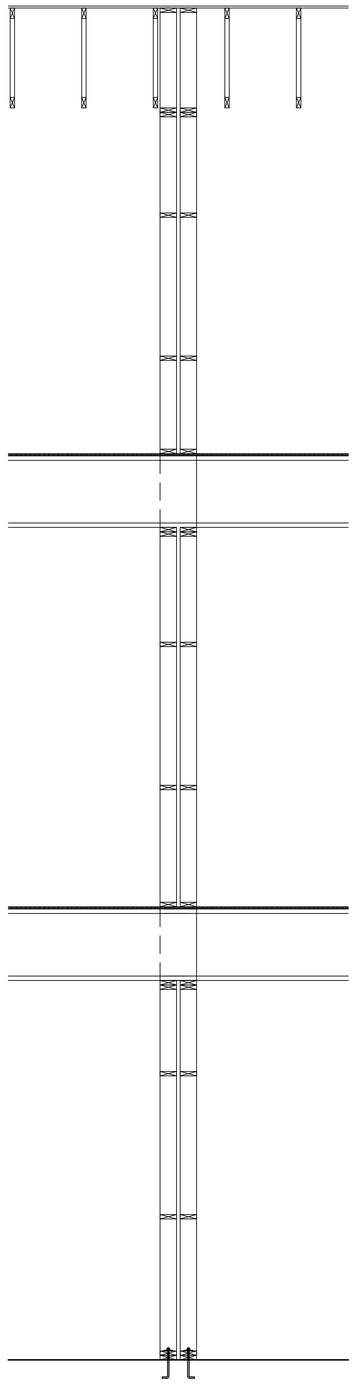


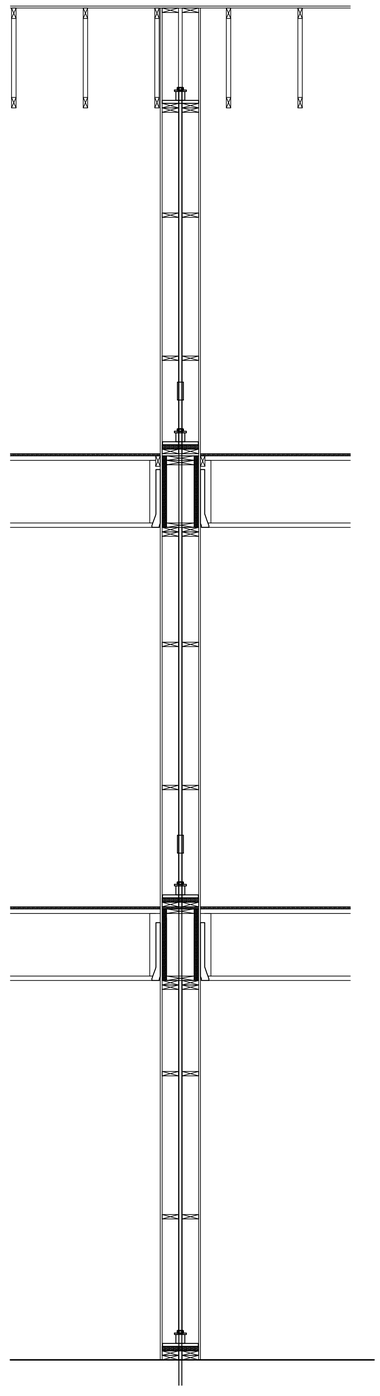
1 S4.2 BUILDING SECTION
1/2" = 1'-0"



2 S4.2 BUILDING SECTION
1/2" = 1'-0"



3 S4.2 BUILDING SECTION
1/2" = 1'-0"



4 S4.2 BUILDING SECTION
1/2" = 1'-0"

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