

EXISTING CONDITIONS

- 1. GENERAL
A. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, ELEVATIONS AND OTHER CONDITIONS OF THE EXISTING BUILDING NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE STRUCTURE TO THE EXISTING...
B. WORK SHOWN ON THE DRAWINGS IS NEW, UNLESS NOTED AS EXISTING.
C. EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WERE OBTAINED FROM LIMITED SITE OBSERVATION.
D. DEMOLITION, CUTTING, DRILLING, ETC. OF EXISTING WORK MUST BE PERFORMED WITH GREAT CARE SO AS NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING...
E. THE CONTRACTOR MUST SAFELY SHORE EXISTING CONSTRUCTION WHEREVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF NEW WORK...
2. DESIGN
A. EXISTING CONSTRUCTION HAS NOT BEEN VERIFIED FOR CONFORMANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODE EXCEPT FOR AREAS DIRECTLY AFFECTED BY MODIFICATIONS INDICATED IN THESE DRAWINGS.
B. DESIGN IS BASED ON THE FOLLOWING EXISTING STRUCTURE MATERIAL PROPERTIES
a. SMASONRY WALL COMPRESSIVE STRENGTH (Fm).....1,500 PSI
3. CONCRETE
A. THE FACE OF ALL CONCRETE SURFACES CUT FROM EXISTING CONCRETE MUST BE THOROUGHLY CLEANED, ALLOW SURFACE TO COMPLETELY DRY, COAT WITH AN APPROVED BONDING AGENT AND FINISH WITH AN APPROVED PATCHING COMPOUND...
MISCELLANEOUS
1. CONTRACT DOCUMENTS
A. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL CONTRACT DOCUMENTS AND LATEST ADDENDA AND TO SUBMIT SUCH DOCUMENTS TO ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS...
2. DRAWING CONFLICTS
A. THE GENERAL CONTRACTOR MUST 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...
3. RESPONSIBILITY OF THE CONTRACTOR FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION
A. ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE STRUCTURAL ENGINEER TO RESIST THE REQUIRED CODE FORCES THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY...
4. RESPONSIBILITY OF THE CONTRACTOR FOR CONSTRUCTION LOADS
A. THE STRUCTURE HAS BEEN DESIGNED FOR THE LOADS IDENTIFIED WITHIN THESE STRUCTURAL DRAWINGS THAT ARE ANTICIPATED TO BE APPLIED TO THE FINAL STRUCTURE ONCE COMPLETED AND OCCUPIED...
SUBMITTALS, RFIs AND SUBSTITUTIONS
1. SUBMITTAL REQUIREMENTS
A. ALL SHOP DRAWINGS MUST BE REVIEWED AND ELECTRONICALLY STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
B. CONTRACTOR MUST PROVIDE THE SUBMITTAL IN ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) PER THE SPECIFICATIONS.
C. THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIAL REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED MUST NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS...
2. REPRODUCTION
A. THE USE OF ELECTRONIC FILES OR REPRODUCTIONS OF THESE CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES THEIR ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES THEMSELVES TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.
3. SUBMITTAL AND RFI COMMENTS AND RESPONSES
A. UNLESS ACCOMPANIED BY A FORMAL CHANGE ORDER, RESPONSES TO QUESTIONS AND RFIs, COMMENTS MADE DURING THE REVIEW OF SUBMITTALS, AND DIRECTIVES PROVIDED IN ANY FORM, BY THE ENGINEER TO THE CONTRACTOR DURING THE CONSTRUCTION PROCESS ARE CLARIFICATIONS OF THE CONTRACT DOCUMENTS UNLESS STATED OTHERWISE...
4. CONTRACTOR SUBSTITUTIONS
A. SUBSTITUTION REQUESTS FOR MATERIALS OR PRODUCTS SPECIFIED IN THE STRUCTURAL DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD AND MUST INCLUDE THE FOLLOWING:
1. AN INTERNATIONAL CODE COUNCIL (ICC) REPORT THAT COMPLIES WITH THE BUILDING CODE UNDER WHICH THE PROJECT IS PERMITTED.
2. ICC REPORTS THAT HAVE BEEN DISCONTINUED AT THE TIME OF PRODUCT INSTALLATION WILL NOT BE ACCEPTED.
3. COMPREHENSIVE INSTALLATION INSTRUCTIONS.
4. CALCULATIONS DEMONSTRATING THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE (MINIMUM) TO THE PRODUCTS SPECIFIED.
5. A DOCUMENT OF THE COST SAVINGS TO THE OWNER.

FOUNDATIONS

- 1. BEARING PRESSURES
A. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
B. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS MUST BE INSPECTED BY THE SPECIAL INSPECTOR TO EXPLORE THE EXTENT OF LOOSE, SOFT, EXPANSIVE OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. DIRECTION FOR CORRECTIVE ACTION WILL BE PROVIDED WHERE REQUIRED.
2. MISCELLANEOUS
A. UNBALANCED BACKFILLING MUST NOT BE DONE AGAINST MASONRY OR CONCRETE WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING...
B. THE CONTRACTOR MUST BE SOLELY RESPONSIBLE FOR CONTROL OF GROUNDWATER AND SURFACE RUNOFF THROUGHOUT THE CONSTRUCTION PROCESS...
CONCRETE
1. CODE
A. CONCRETE MUST BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI) 301.
2. MATERIALS
A. REINFORCING
a. BARS - ASTM A615, GRADE 60, DEFORMED.
b. WELDED STEEL WIRE - ASTM A1064-SHEET TYPE, ROLL TYPE IS NOT ACCEPTABLE.
B. CONCRETE
a. MUST BE NORMAL WEIGHT, UNLESS NOTED OTHERWISE.
b. MUST OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS
\* SHALLOW FOUNDATIONS.....3,000 PSI
\* INTERIOR SLABS ON GRADE.....3,500 PSI
3. MISCELLANEOUS
A. ALL EMBEDDED ITEMS MUST BE PROPERLY PLACED, ACCURATELY POSITIONED AND MAINTAINED SECURELY IN PLACE PRIOR TO AND DURING CONCRETE PLACEMENT...
B. REINFORCING STEEL MUST BE CONTINUOUS UNLESS OTHERWISE NOTED...
C. MINIMUM CONCRETE COVER FOR REINFORCING STEEL MUST BE AS INDICATED...
D. LAP ALL REINFORCEMENT AS FOLLOWS UNLESS NOTED OTHERWISE:

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B. REINFORCING STEEL MUST BE CONTINUOUS UNLESS OTHERWISE NOTED...
C. MINIMUM CONCRETE COVER FOR REINFORCING STEEL MUST BE AS INDICATED...
D. LAP ALL REINFORCEMENT AS FOLLOWS UNLESS NOTED OTHERWISE:

Table with 7 columns: BAR SIZE, COMPRESSION SPLICE, LAP SPLICE DIMENSION (IN), OTHER, TOP BARS, OTHER, TOP BARS. Rows #3 through #9.

CONCRETE MASONRY

- 1. CODE
A. CONCRETE MASONRY MATERIALS AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (TMS402)
2. MATERIALS
A. CONCRETE MASONRY UNITS MUST CONFORM TO ASTM C 90 AND MUST BE MADE WITH LIGHTWEIGHT (105 PCF) AGGREGATE...
B. MORTAR MUST BE PORTLAND CEMENT/LIME TYPE M OR S CONFORMING TO ASTM C270 PROPORTIONS SPECIFICATION...
C. REINFORCING STEEL MUST COMPLY WITH ASTM A615, GRADE 60...
D. GROUT MUST COMPLY WITH ASTM C476 AND MUST BE PROPORTIONED TO OBTAIN A DOCUMENTED 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI...
E. HORIZONTAL JOINT REINFORCING MUST BE LADDER TYPE AND COMPLY WITH ASTM A951.
3. DESIGN
A. BASED ON THE UNIT STRENGTH METHOD, THE DESIGN MASONRY ASSEMBLAGE STRENGTH IS fm = 2000 PSI
4. GROUING AND REINFORCEMENT
A. ALL BOND BEAMS, REINFORCED CELLS, CELLS BELOW GRADE AND CELLS WITH EMBED PLATES OR ANCHORS MUST BE GROUDED SOLID...
B. ALL REINFORCED CMU WALLS MUST HAVE REINFORCEMENT CONTINUOUSLY FROM FOUNDATION TO TOP OF WALL...
C. PROVIDE REINFORCING STEEL DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM THE SUPPORTING STRUCTURE...
D. LAP ALL REINFORCING AS FOLLOWS UNLESS NOTED OTHERWISE:

Table with 5 columns: BAR SIZE, REINFORCING EACH FACE, REINFORCING CENTERED (6" CMU, 8" CMU, 12" CMU). Rows #4 through #8.

NOTES:
1. ASSUMES 2" CLEAR MASONRY COVER

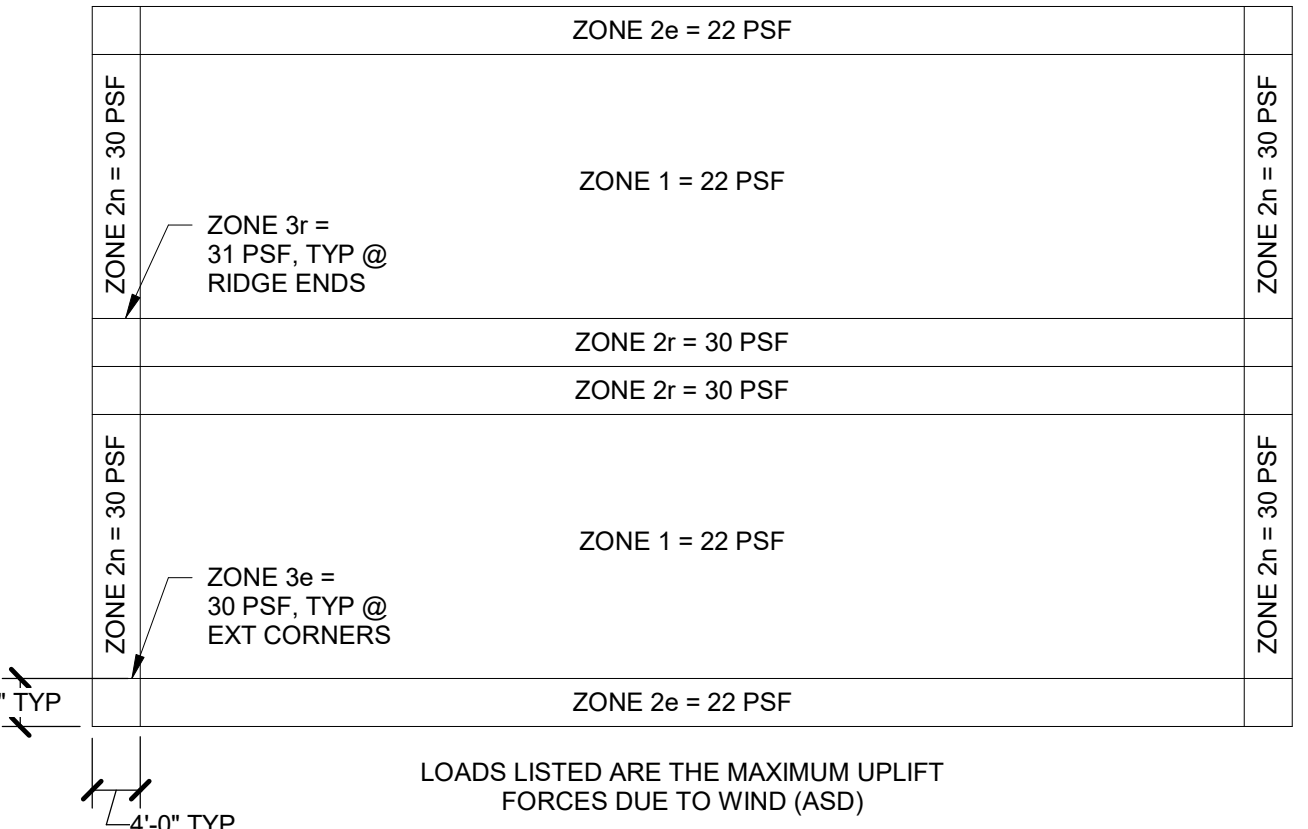
STRUCTURAL STEEL

- 1. CODE
A. STRUCTURAL STEEL MUST BE IN ACCORDANCE WITH THE 15TH EDITION OF AISC 360 "THE SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND THE 2016 EDITION OF AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIAL
A. ALL HOT ROLLED STRUCTURAL SHAPES, PLATES AND BARS MUST BE NEW STEEL CONFORMING WITH ASTM A6.
B. UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL STEEL SHAPES MUST CONFORM TO THE FOLLOWING:
A. M, S, C, MC AND L SHAPES .....ASTM A36
B. PLATES AND BARS.....ASTM A36, Fy=36 KSI
C. NUTS.....ASTM A563
D. WASHERS.....ASTM F436
E. THREADED RODS.....ASTM A36 (UNLESS NOTED OTHERWISE)
F. HEADED STUD ANCHORS.....ASTM A29, Fu=68 KSI
G. WELDING ELECTRODES.....E70XX, LOW HYDROGEN
3. MEMBERS
A. STEEL MEMBERS MUST BE SPICED ONLY WHERE INDICATED.
4. GALVANIZING
A. THE FOLLOWING MUST BE HOT-DIP GALVANIZED AND MUST CONFORM TO ASTM A123 OR A153, GALVANIZE AFTER FABRICATION WHERE PRACTICAL...
B. LINTELS AND LTEL ASSEMBLIES SUPPORTING MASONRY IN EXTERIOR WALLS
c. ALL STEEL EXPOSED TO WEATHER IN THE FINAL CONDITION
d. ITEMS IDENTIFIED AS GALVANIZED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS
5. MISCELLANEOUS
A. SHOP AND FIELD WELDING MUST CONFORM TO AWS STANDARDS AND MUST BE PERFORMED BY WELDERS CERTIFIED FOR THE WELDS TO BE MADE.
B. FIELD-CUTTING OF STRUCTURAL STEEL MEMBERS BY ANY TRADE IS NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
C. PAINT ALL STRUCTURAL STEEL WITH ONE COAT OF RUST INHIBITIVE PAINT, EXCEPT EMBEDDED ITEMS, AND ITEMS NOTED OTHERWISE IN THE DRAWINGS.

DESIGN CRITERIA

- 1. BUILDING CODE
A. THE CONSTRUCTION DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE FOLLOWING CODES:
a. THE 2018 VIRGINIA CONSTRUCTION CODE [FOR THE NEW PORTIONS OF THE BUILDING]
b. THE 2018 VIRGINIA EXISTING BUILDING CODE
c. THE 2016 EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7).
2. LIVE LOADS
A. ROOF.....20 PSF
B. HANDRAILS AND GUARDRAILS
A. THE HANDRAIL AND GUARDRAIL SYSTEMS MUST BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS OR 50 POUNDS PER LINEAR FOOT APPLIED IN ANY DIRECTION AT ANY POINT ON THE HANDRAIL OR TOP RAIL TO PRODUCE THE MAXIMUM LOAD EFFECT ON THE ELEMENT BEING CONSIDERED AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE...
3. BUILDING RISK CATEGORY.....II
4. WIND LOADS
A. WIND PRESSURES ARE BASED ON THE FOLLOWING CRITERIA:
a. ULTIMATE DESIGN WIND SPEED, 3 SECOND GUST .....Vw=115 MPH
b. WIND EXPOSURE CATEGORY.....C
c. INTERNAL PRESSURE COEFFICIENT (GCPI).....+/-0.18
d. DESIGN WIND BASE SHEAR
\* PLAN EAST-WEST DIRECTION (TOTAL).....16.2 KIPS
\* PLAN NORTH-SOUTH DIRECTION (TOTAL).....73.3 KIPS
FOR COMPONENT AND GLADDING PRESSURES, REFER TO THE WIND LOAD DIAGRAMS AND LEGEND.
5. SNOW LOADS
A. SNOW LOADS ARE BASED ON THE FOLLOWING CRITERIA:
a. GROUND SNOW LOAD (Pg).....20 PSF
b. SNOW LOAD IMPORTANCE FACTOR (I).....1.0
c. SNOW EXPOSURE FACTOR (Ce).....1.0
d. THERMAL FACTOR (Ct).....1.0
6. SEISMIC FORCES
A. THE STRUCTURE AND COMPONENTS OF THE BUILDING HAVE BEEN DESIGNED FOR SEISMIC FORCES BASED ON THE FOLLOWING CRITERIA:
a. 0.2 SECOND SPECTRAL ACCELERATION (SS).....0.131 G
b. 1 SECOND SPECTRAL ACCELERATION (S1).....0.044 G
c. SITE CLASS.....D
d. SITE COEFFICIENT, SHORT PERIOD (Fa).....1.6
e. SITE COEFFICIENT, 1 SECOND PERIOD (Fv).....2.4
f. 0.2 SECOND SPECTRAL RESPONSE COEFFICIENT (SDS).....0.136 G
g. 1 SECOND SPECTRAL RESPONSE COEFFICIENT (SD1).....0.07 G
h. IMPORTANCE FACTOR.....1.00
i. ANALYTICAL PROCEDURE
\* EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM
\* ORDINARY PLAIN MASONRY SHEAR WALLS
k. RESPONSE MODIFICATION FACTOR.....R = 1.5
l. SYSTEM OVER STRENGTH FACTOR.....OMEGA = 2.5
m. DEFLECTION AMPLIFICATION FACTOR.....Cd = 1.25
n. SEISMIC DESIGN CATEGORY.....2
o. BUILDING HEIGHT.....Hn = 13.25 FT
p. FUNDAMENTAL PERIOD.....T = 0.152 SEC
q. SEISMIC RESPONSE COEFFICIENT.....0.093
r. EFFECTIVE SEISMIC WEIGHT.....719 KIPS
s. DESIGN SEISMIC BASE SHEAR.....67 KIPS
7. BUILDING MOVEMENT AND DEFLECTION LIMITS
A. THE FOLLOWING PROVISION MUST BE MADE FOR LOAD DEFLECTION IN THE DESIGN, FABRICATION AND INSTALLATION OF THE BUILDING CLADDING, PARTITIONS, GLASS WALLS AND OTHER ELEMENTS SUPPORTED AND ATTACHED TO THE STRUCTURE.
a. ROOF-MEMBER
\* LIVE LOAD.....L/240
\* TOTAL LOAD.....L/180
b. MEMBERS SUPPORTING MASONRY
\* DEAD + LIVE LOAD.....L/600

ROOF PLAN UPLIFT FORCES



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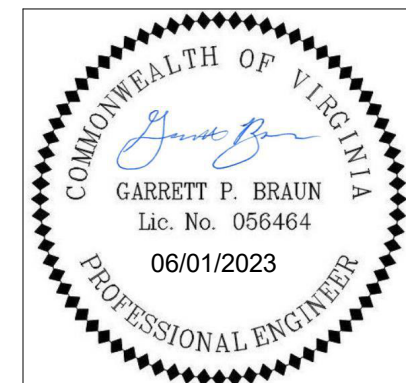
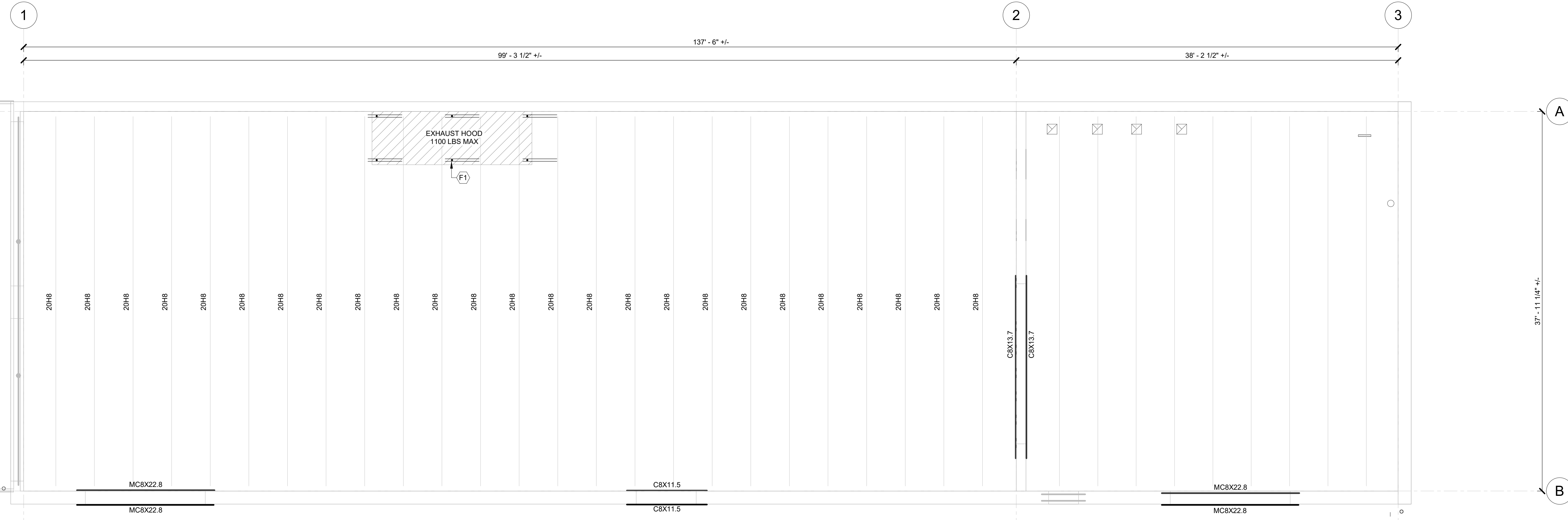


Table with columns: #, REVISION, DATE, DRAWN / GPR, CHECKED / GPR, SCALE / 1/8" = 1'-0", ISSUE DATE / 05/30/23, JOB NUMBER / R22.045, SHEET / S0.01, GENERAL NOTES

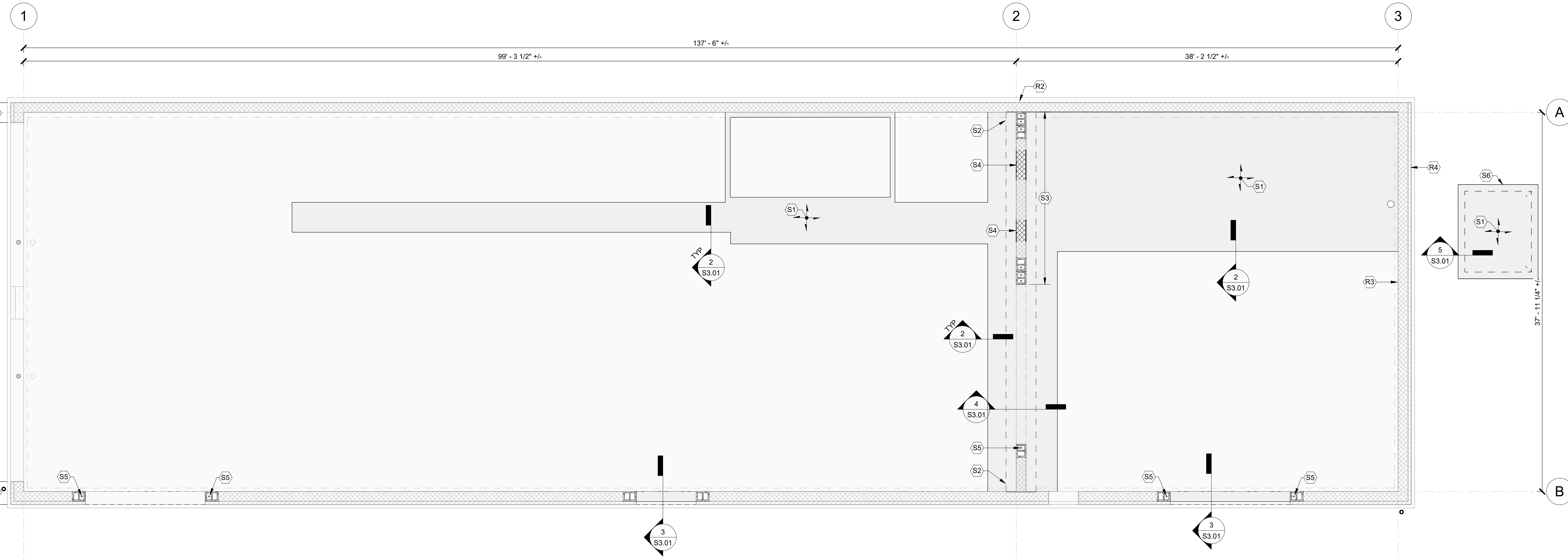


JOB NUMBER / SHEET	ISSUE DATE /	SCALE /	DRAWN / GPR		CHECKED / GPR		# REVISION	DATE
			DATE	BY	DATE	BY		
R22.045 / S1.01	06/01/23	As indicated						

**FOUNDATION, SLAB AND ROOF FRAMING PLANS**



**2 ROOF FRAMING PLAN**  
SCALE: 3/16" = 1'-0"



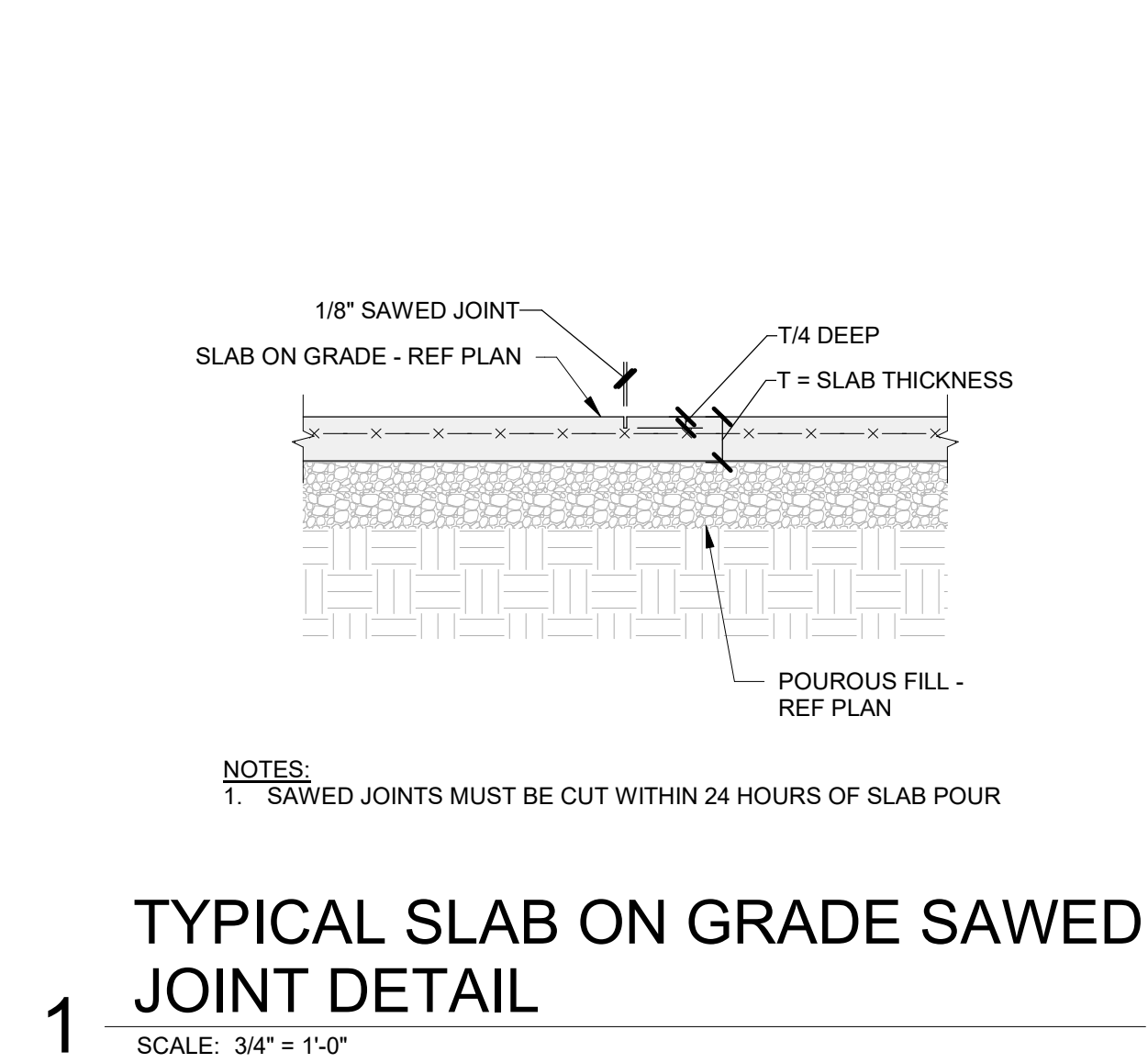
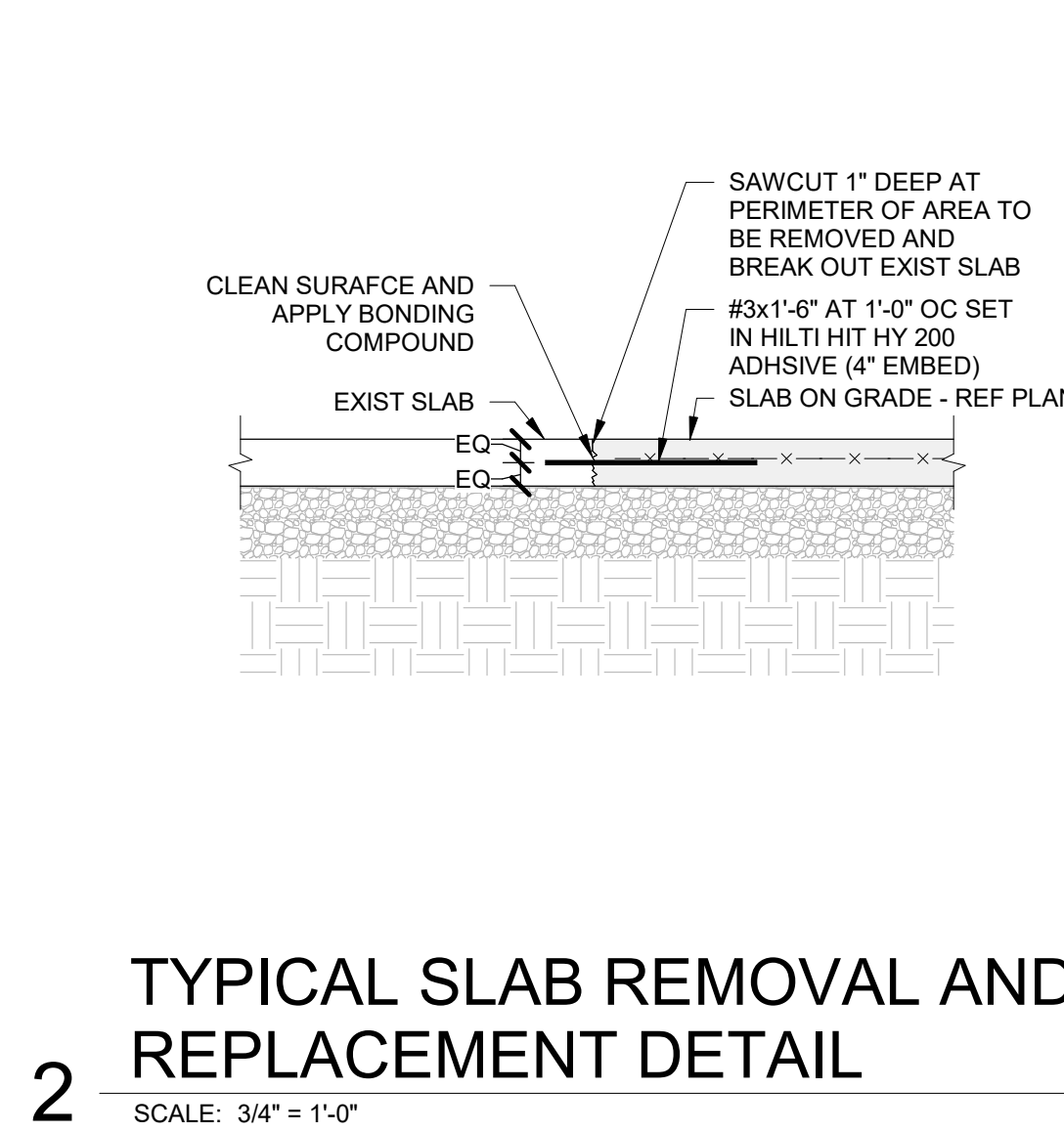
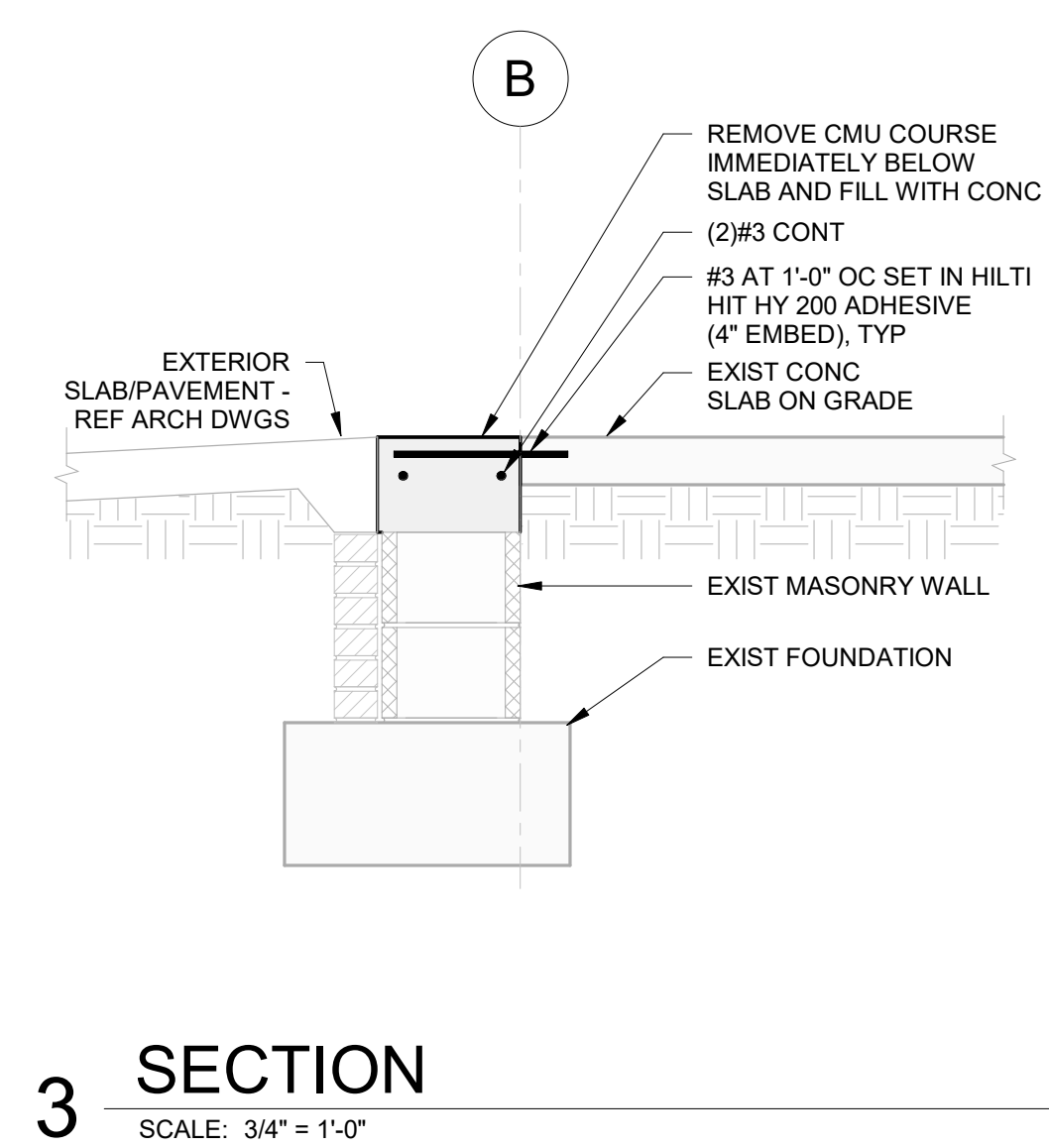
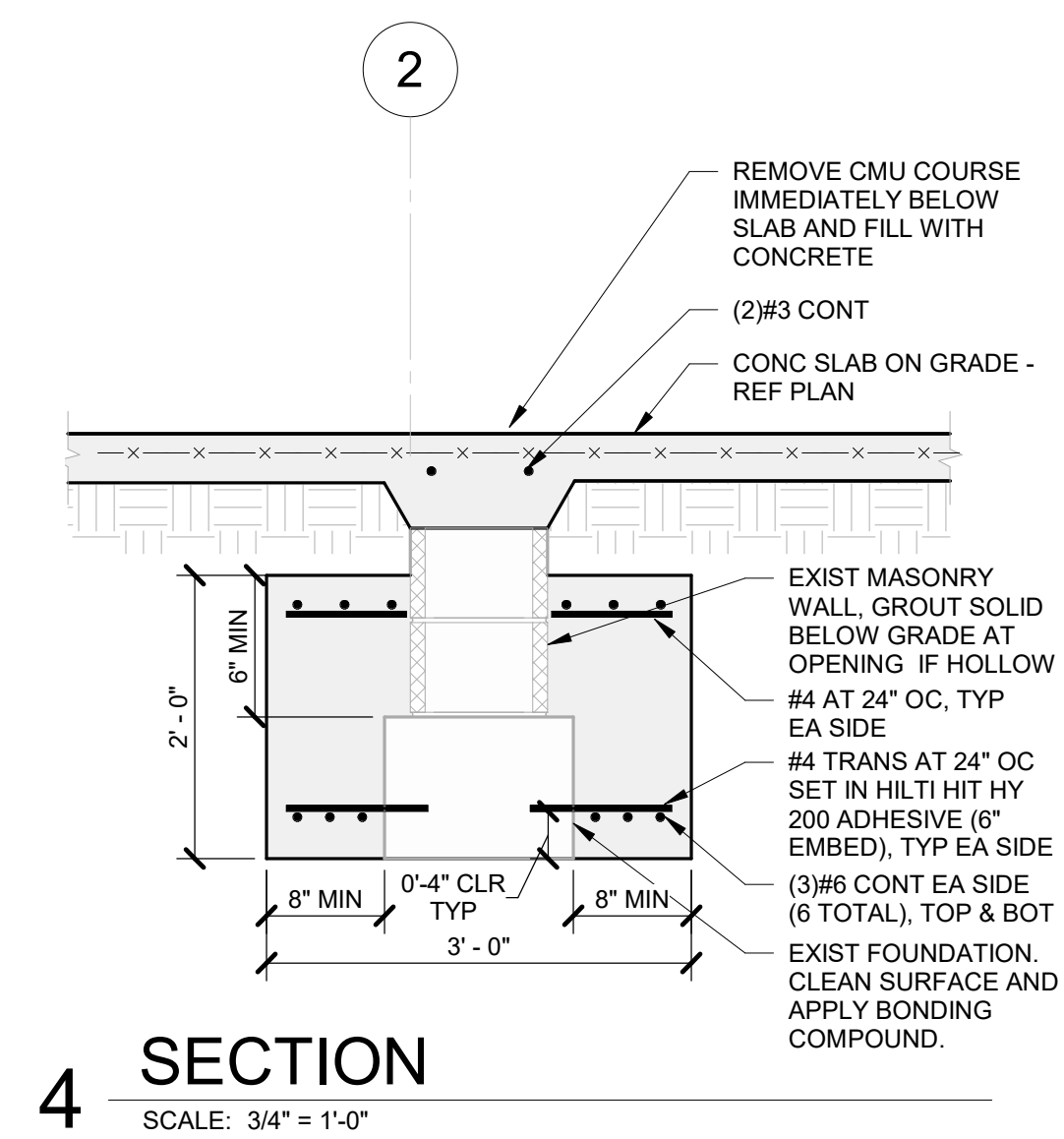
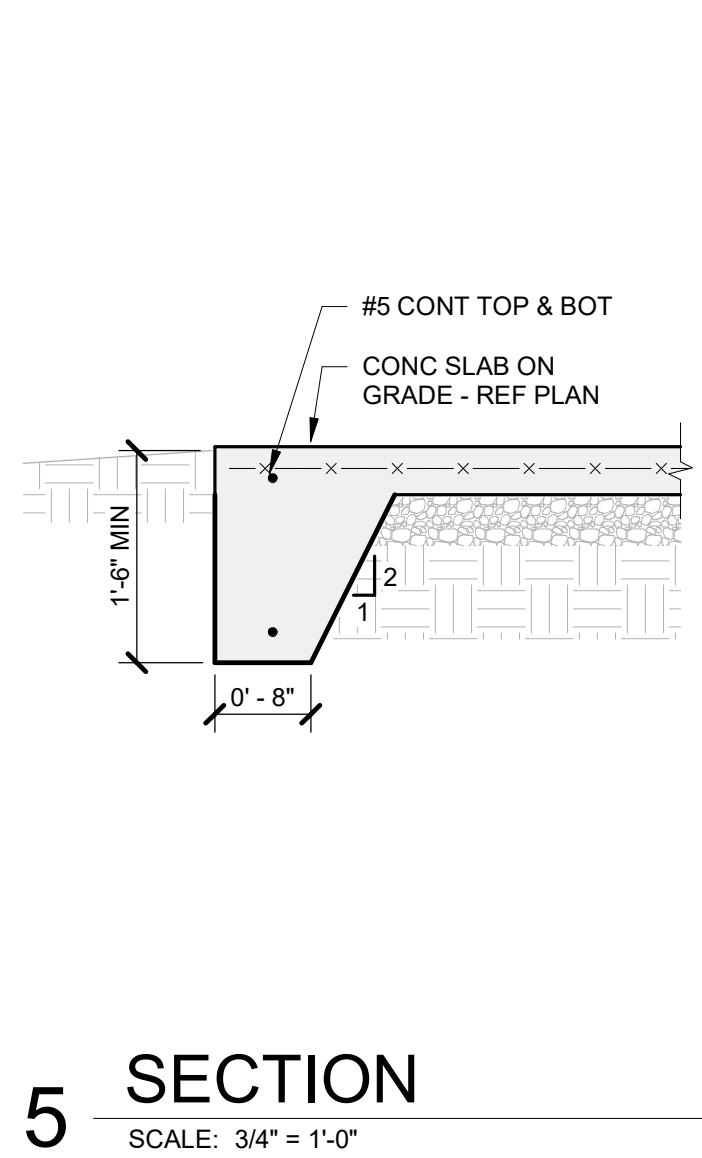
**1 FND AND SLAB ON GRADE PLAN**  
SCALE: 3/16" = 1'-0"

**PLAN KEY NOTES**

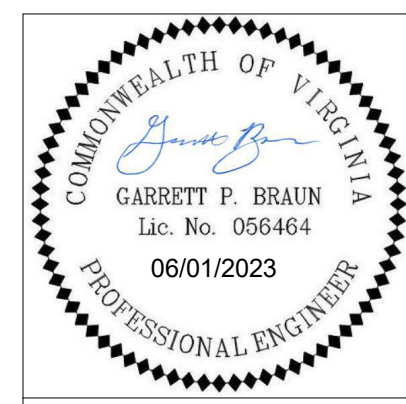
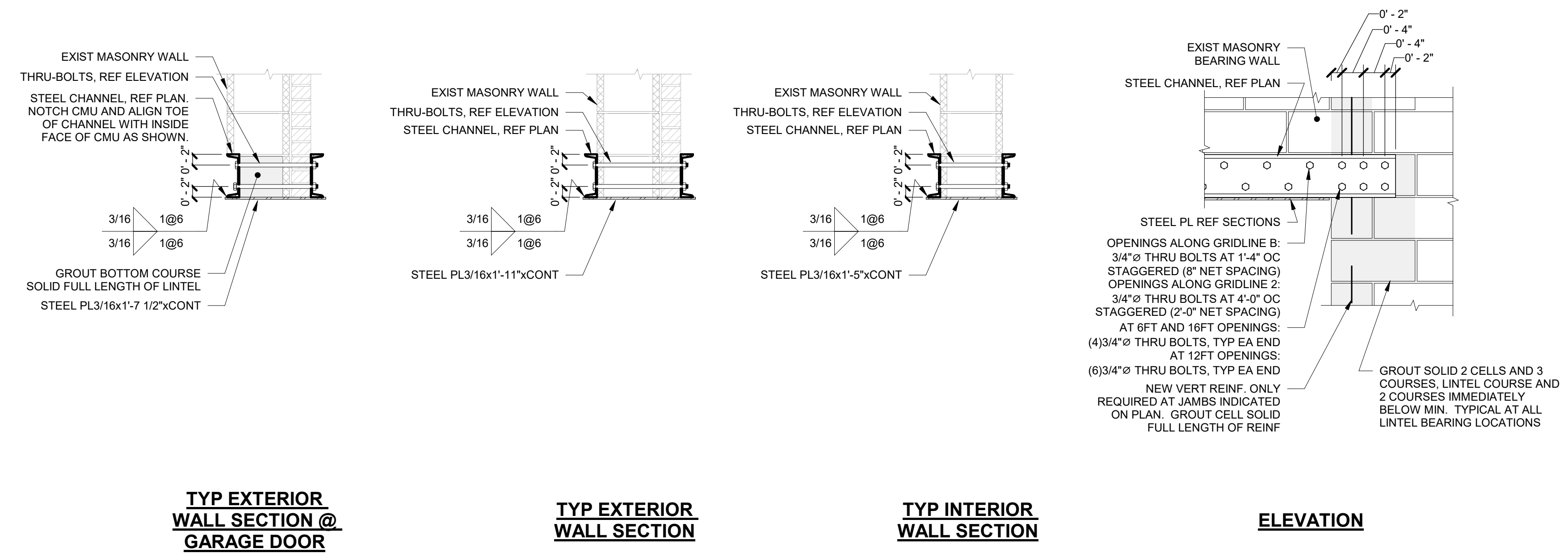
- F1 (2)L3x3x1/4 BACK TO BACK SPACED TO ALLOW FOR THREADED ROD FROM HOOD (6 LOCATIONS TOTAL). CONNECT TO BOTTOM FLANGE OF JOISTS WITH 3/16" FILLET WELD, TYP.
- R1 EXISTING BRICK VENEER IS PULLING AWAY FROM WALL. REMOVE AND REBUILD BRICK VENEER TO MATCH EXIST.
- R2 SIGNIFICANT DISPLACEMENT OF CMU AT EXTERIOR. REMOVE AND REBUILD DISPLACED AND CRACKED BLOCK TO MATCH EXISTING. REPOINT CRACKED MORTAR JOINTS.
- R3 SIGNIFICANT STEP CRACK AT TOP OF CMU WALL AND SEPARATION BETWEEN BLOCKS. REMOVE AND REBUILD BLOCK TO PROVIDE 1/2" MAX MORTAR JOINTS. REPOINT CRACKED MORTAR JOINTS.
- R4 STEP CRACK IN BRICK VENEER. REPOINT MORTAR JOINT AND REPLACE DAMAGED BRICK.
- S1 4" CONCRETE SLAB-ON GRADE OVER 10 MIL VAPOR RETARDER AND 4" POUROUS FILL UNLESS NOTED OTHERWISE. REINFORCE SLAB WITH 6# W2 1W/2 1 WELDED WIRE REINFORCING PLACED 1" CLEAR BELOW TOP OF SLAB. MAINTAIN REINFORCEMENT IN POSITION DURING CONCRETE PLACEMENT.
- S2 DOWEL CONT REINF BARS AT BOTTOM OF NEW FTG INTO EXIST PERPENDICULAR FOOTINGS WITH HILTI HIT HY 200 ADHESIVE (9" EMBED)
- S3 REINFORCE MASONRY WALL TO REMAIN WITH (3)6# VERT CENTERED (1" PER CELL) EACH END. BAR MUST BE DOWELED INTO EXISTING CONCRETE FOUNDATION WITH HILTI HIT HY 200 ADHESIVE (9" EMBED)
- S4 INFILL EXISTING OPENING WITH 1/2" CMU TO MATCH EXIST
- S5 PROVIDE #5 VERT CENTERED IN FIRST FULL CELL IMMEDIATELY ADJACENT TO NEW OPENING. BAR MUST EXTEND FROM TOP OF SLAB ON GRADE TO JOIST BEARING.
- S6 EQUIPMENT PAD. COORDINATION DIMENSIONS AND LOCATION WITH MECH DRAWINGS.

**PLAN NOTES**

1. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO NON-BEARING WALLS, WALL CONTROL JOINTS AND OPENINGS. UNLESS NOTED OTHERWISE, ALL ELEVATIONS ARE BASED ON A TOP OF FIRST FLOOR SLAB REFERENCE OF 0'-0". REFER TO CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATION.
2. FLOOR DRAINS AND FLOOR SINKS ARE NOT SHOWN ON PLAN. REFER TO PLUMBING DRAWINGS FOR LOCATIONS.
3. REFER TO CIVIL DRAWINGS FOR EXTERIOR CONCRETE SLABS AND PAVING.
4. ALL FOUNDATIONS MUST BE CENTERED ON COLUMNS AND WALLS ABOVE UNLESS NOTED OTHERWISE.



**6 TYPICAL STEEL LINTEL DETAIL**  
SCALE: 3/4" = 1'-0"



JOB NUMBER /	ISSUE DATE /	SCALE /	DRAWN /	# REVISION	DATE
R22.045	11/18/21	3/4" = 1'-0"	GPR / GPR		
SHEET /			CHECKED /		
<b>S3.01</b>					

**TYPICAL SLAB AND MASONRY DETAILS**

NOTES:  
1. SAWED JOINTS MUST BE CUT WITHIN 24 HOURS OF SLAB POUR