GENERAL STRUCTURAL NOTES:

1. ALL STRUCTURES ARE DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE AS AMENDED & OCCUPIED BY NEW YORK STATE.

2. DESIGN LOADS:
RISK CATEGORY: II

LIVE LOADS:
ROOF LIVE LOAD: 20 PSF

SNOW LOAD:
GROUND SNOW LOAD: 25 PSF
SNOW EXPOSURE FACTOR: 1.00
THERMAL FACTOR: 1.00
IMPORTANCE FACTOR: 1.00
FLAT ROOF SNOW LOAD: 20 PSF

WIND LOAD:
BASIC WIND SPEED (3 SECOND GUST): 115 MPH
RISK CATEGORY: II
WIND EXPOSURE CATEGORY: B

SEISMIC LOAD:
SEISMIC IMPORTANCE FACTOR: 1.00
SITE CLASS: D
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_S: 0.297
S_1: 0.061
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_{DS}: 0.310
S_{D1}: 0.098
SEISMIC DESIGN CATEGORY, SDC: B
SEISMIC FORCE RESISTING SYSTEM: ORDINARILY REINFORCED MASONRY SHEAR WALL
SEISMIC RESPONSE COEFFICIENT, CS: 0.10
RESPONSE MODIFICATION COEFFICIENT, R: 6.5
DESIGN BASE SHEAR, V: 23 KIPS

GENERAL

1. ALLOWABLE SOIL BEARING PRESSURE 2000 PSF
2. REFER TO GEOTECHNICAL INVESTIGATION AND FOUNDATION REPORT PERFORMED BY GEOTECHNICAL ENGINEERING SERVICES, P.C. DATED MARCH 12, 2021 FOR SPECIFIC RECOMMENDATIONS BEYOND THOSE STATED IN GENERAL NOTES.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE INSTALLATION.
4. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER/ FABRICATOR/ DESIGNER'S WRITTEN INSTRUCTIONS FOR PREPARATIONS AND INSTALLATION OF MATERIALS.
5. DO NOT CHANGE SIZE NOR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS IDENTIFIED AS TYPICAL APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR AND/ OR SUBCONTRACTORS ARE SOLELY RESPONSIBLE FOR EXECUTING THE WORK AND MAINTAINING THE WORK SITE IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES AND STANDARDS.
8. CONTRACTOR SHALL PROVIDE PROTECTIVE BARRICADES, SIGNS AND LIGHTING TO PREVENT ANY UNAUTHORIZED PASSAGE INTO WORK AREA.
9. PROTECT ALL EXISTING AND NEW BUILDING ELEMENTS FROM DAMAGE. CONTRACTOR SHALL RESTORE ALL DAMAGED ELEMENTS TO ORIGINAL OR BETTER CONDITION.
10. DO NOT UNDERMINE EXISTING BUILDING FOUNDATIONS WITHOUT ADEQUATE SHORING.
11. BRACE BUILDING UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED.
12. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK AND HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILING TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.
13. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ ENGINEER IN WRITING OF ALL PROPOSED DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS, OR EQUIPMENT SHOWN ON THE DRAWINGS AND MAKE ONLY THOSE DEVIATIONS OR SUBSTITUTIONS ACCEPTABLE TO THE ARCHITECT/ ENGINEER. NO CHANGES SHALL BE MADE WITHOUT APPROVAL BY THE ARCHITECT/ ENGINEER.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDER AND/ OR INSTALLATION OF MATERIAL.
15. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT/ ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN EXISTING CONDITIONS AND/ OR ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS.
16. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED OR APPROVED EQUAL.

EXCAVATION AND FILL:

1. THE BOTTOM OF ALL CONCRETE FOUNDATIONS SHALL REST ON STRATUM 1 – APPROVED FILL OR STRATUM 2 – DENSE TO VERY DENSE SAND AND GRAVEL MATERIAL.
2. REMOVE ALL UNSUITABLE MATERIAL INCLUDING WOOD FRAGMENTS, GLASS, BRICK, AND ORGANICS WITHIN FIVE FEET OF THE SPECIFIED FOUNDATIONS. DO NOT UNDERMINE EXISTING FOUNDATIONS.
3. ALL FILL MATERIALS SHALL BE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR DENSITY (ASTM D1557). SEE SPECIFICATIONS FOR COMPACTION AND FIELD TESTS.
4. ALL FILL MATERIAL SHALL BE PLACED IN A MAXIMUM LOOSE LIFT THICKNESS OF 8 INCHES AND AS DIRECTED BY THE ON-SITE SOILS TESTING AGENCY. CRUSHED STONE SHALL BE PLACED IN LISTS NOT TO EXCEED 12 INCHES IN LOOSE THICKNESS.
5. PROVIDE A MINIMUM OF SIX INCHES OF 3/4" COMPACTED CRUSHED STONE BELOW BUILDING FOUNDATIONS AND SLABS ON GRADE.
6. ALL FILL MATERIALS SHALL BE PLACED WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE AT THE TIME OF COMPACTION.
7. THE CONTRACTOR SHALL NOT COMMENCE FOUNDATION CONSTRUCTION WORK PRIOR TO INSPECTION AND APPROVAL OF THE BEARING SOIL BY THE OWNER'S SPECIAL INSPECTOR. SOILS TO BE TESTED BY SOIL PENTROMETER OR EQUAL TO VERIFY MINIMUM ALLOWABLE BEARING PRESSURE.
8. ALL EXCAVATIONS INTO UNDISTURBED SOILS SHALL BE PROOF ROLLED USING A VIBRATORY SMOOTH DRUM ROLLER WEIGHING AT LEAST 10 TONS OR AS APPROVED BY ON-SITE TESTING AGENCY. SEE GENERAL NOTES FOR WORK SCOPE COORDINATION.
9. ALL EXCAVATIONS SHALL BE DEWATERED AS NECESSARY TO MAINTAIN GROUNDWATER AT LEAST 24" BELOW FOOTING BEFORE PLACING OF CONCRETE.

EXCAVATION WITHIN FIVE FEET OF EXISTING BUILDING FOUNDATIONS

1. EXCAVATION FOR NEW FOUNDATIONS SHALL BE CONDUCTED UNDER THE CONTINUOUS OBSERVATION OF THE ON-SITE GEOTECHNICAL TESTING AGENCY.
2. EXCAVATION SHALL BE PERFORMED WITH EXTREME CAUTION AND WITH HAND OPERATED EQUIPMENT ONLY. BACKHOES OR SIMILAR EARTH MOVING EQUIPEMENT IS PROHIBITED.
3. DO NOT UNDERMINE EXISTING BUILDING FOUNDATIONS OR REMOVE INTERLOCKING RUBBLE FOUNDATION STONES WITHOUT WRITTEN APPROVAL BY THE ON-SITE GEOTECHNICAL TESTING AGENCY.
4. EXCAVATE ONLY THE FOOTING WIDTH REQUIRED TO CONSTRUCT FOUNDATIONS ADJACENT TO THE EXISTING BUILDING FOUNDATIONS.

STRUCTURAL FILL
STRUCTURAL FILL SHALL CONSIST OF CRUSHER RUN STONE, FREE OF CLAY, ORGANICS AND FRIABLE OR DELETETERIOUS PARTICLES. CRUSHER STONE SHALL MEET THE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, ITEM 304.12 – TYPE 2 SUBBASE WITH THE FOLLOWING GRADATION.

SIEVE SIZE DISTRIBUTION	PERCENT FINER BY WEIGHT
2 INCH	100
¼ INCH	25 - 65
NO. 4	5 - 40
NO. 200	0 - 10

STRUCTURAL FILL MAY BE USED TO RAISE SITE GRADES AND PLACED OVER SUITABLE INDIGENOUS SOIL BEARING SUBGRADES FOLLOWING THE REMOVAL OF EXISTING MAN PLACED FILL SOILS AND OTHER UNSUITABLE SOILS WHICH EXTEND BELOW THE PROPOSED BUILDING FOOTING BEARING GRADE.

GRANULAR FILL
SUITABLE SOIL MATERIAL, WELL GRADED FROM COURSE TO FINE AND CLASSIFIED AS GW, GP, GM, SW, SP AND SM SOILS USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487) AND HAVING NO MORE THAN 85 PERCENT BY WEIGHT MATERIAL PASSING THE NO. 4 SEIVE, NO MORE THAN 20 PERCENT MATERIAL BY WEIGHT PASSING THE NO. 200 SEIVE AND FREE OF PARTICLES LARGER THAN 6 INCHES. SUITABLE GRANULAR FILL MATERIAL SHALL BE FREE OF TOPSOIL, ASPHALT, CONCRETE RUBBLE, WOOD, DEBRIS, CLAY, AND OTHER DELETERIOUS MATERIALS. GRANULAR FILL MAY BE USED AS FOUNDATION BACKFILL AND AS SUBGRADE TO RAISE SITE GRADES BENEATH PAVEMENT CONSTRUCTION.

CONCRETE:

1. DESIGN STRENGTH:
STRUCTURAL CONCRETE - 4,000 PSI @ 28 DAYS.
2. STANDARDS:
DESIGN ACI 318 - LATEST EDITION: PCI DESIGN HANDBOOK - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE.
DESIGN ACI 315 - LATEST EDITION: PCI DESIGN HANDBOOK - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT, AMERICAN CONCRETE INSTITUTE.
3. REINFORCING:
MESH - ASTM A-185 (FLAT SHEETS),
BARS - ASTM A-615 GRADE 60.
4. AIR CONTENT:
ALL CONCRETE SHALL BE AIR ENTRAINED IN ACCORDANCE WITH SPECIFICATION SECTION 033000.
5. CONCRETE COVER OVER BARS:
CONCRETE DEPOSITED ON GROUND - 3"
FORMED CONCRETE EXPOSED TO GROUND, WEATHER OR WATER - 2"
WALLS & SLABS NOT DIRECTLY EXPOSED TO GROUND, WATER OR WEATHER – 1 ½"
6. LAP SPLICES ARE ACI-318 CLASS B SPLICES
7. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
8. EXPOSED, ABOVE GRADE WALLS SHALL HAVE A TYPE "B" FINISH.

MASONRY NOTES:

1. STANDARDS:
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
(ACI 530.1-02/ ASCE 5-02/ TMS 402-02
SPECIFICATION FOR MASONRY STRUCTURES
(ACI 530.1-02/ ASCE 6-02/ TMS 602-02)
2. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (f'm) = 2000 PSI.
3. HOLLOW LOAD BEARING UNITS: ASTM C90, NORMAL WEIGHT
4. HOLLOW NON-LOAD BEARING UNITS: ASTM C129
5. REINFORCEMENT: DEFORMED REINFORCING BARS - ASTM A615
6. JOINT REINFORCEMENT: 9 GAGE HOT-DIP GALVANIZED LADDER TYPE - ASTM A153, ASTM A951.
7. MORTAR OF TYPE AND COLOR SPECIFIED THAT CONFORMS TO ASTM C270.
8. PROPORTION COARSE OR FINE GROUT IN ACCORDANCE WITH ASTM C476. MINIMUM ULTIMATE COMPRESSIVE STRENGTH = 3,000 PSI AT 28 DAYS IN ACCORDANCE WITH ASTM C1019.
9. FULLY GROUT ALL REINFORCED BLOCK CORES. DO NOT PLACE MORTAR IN BLOCK CORES.
10. PLACE GROUT IN A CONTINUOUS LIFT WITHIN UNOBSTRUCTED CORES. PROVIDE HORIZONTAL CONSTRUCTION JOINT BETWEEN LIFTS BY STOPPING GROUT 1 1/2" BELOW A HORIZONTAL MORTAR JOINT.
11. MAXIMUM GROUT PLACEMENT HEIGHT SHALL BE IN ACCORDANCE WITH ACI 530.1-02 SPECIFICATION FOR MASONRY STRUCTURES TABLE 7.
12. CONSOLIDATE GROUT AT TIME OF PLACEMENT IN 12" LIFT HEIGHT OR LESS BY MECHANICAL VIBRATION OR BY PUDDLING. CONSOLIDATE GROUT LIFTS MORE THAN 12" IN HEIGHT BY MECHANICAL VIBRATION AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.
13. DO NOT USE GROUT OR MORTAR ADMIXTURES CONTAINING CALCIUM CHLORIDES, AIR-ENTRAINMENT OR ANTIFREEZE COMPOUNDS.
14. SECURE REINFORCEMENT USING APPROVED PREFABRICATED CORROSION RESISTANT METAL BAR POSITIONERS PRIOR TO GROUT PLACEMENT.
15. PROVIDE VERTICAL REINFORCEMENT WITHIN 16" OF EACH SIDE OF OPENINGS AND WITHIN 8" OF EACH SIDE OF MOVEMENT JOINTS. REINFORCE TWO CELLS EACH SIDE OF ROUGH OPENINGS GREATER THAN 6'-0" WIDE
16. VERTICALLY REINFORCE AND GROUT THREE CELLS AT BUILDING CORNERS AND WITHIN 8" OF THE END OF WALLS.
17. PROVIDE CONTINUOUS REINFORCED BOND BEAM AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS AND WITHIN 16" OF THE TOP OF WALLS. PROVIDE HORIZONTAL REINFORCEMENT AT TOP AND BOTTOM OF WALL OPENINGS. EXTEND NOT LESS THAN 24" PAST OPENINGS.
18. PROVIDE HORIZONTAL LADDER TYPE JOINT REINFORCING AT 16" ON CENTER VERTICALLY.

STRUCTURAL STEEL NOTES

1. FABRICATION, WELDING, ERECTION, AND INSPECTION CONFORMS TO THE AISC MANUAL OF STEEL CONSTRUCTION – LATEST EDITION
2. WIDE FLANGE SECTIONS: ASTM A992, GRADE 50 (50 KSI)
3. STEEL CHANNELS, ANGLES, PLATES: ASTM GRADE 36 (36 KSI)
4. HOLLOW STRUCTURAL SHAPES: ASTM A500 GRADE B (46 KSI)
5. BOLTS: ASTM A325
6. HEADED ANCHORS: ASTM F1554
7. STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED OR TWO PART EPOXY PAINTED
8. PERFORM WELDING IN ACCORDANCE WITH AWS D1.1
9. PROVIDE 1/4" FILLET WELDS UNLESS SPECIFIED OTHERWISE
10. STEEL C8 BEAM TO WIDE FLANGE BEAM CONNECTIONS ARE MADE WITH 3/8" AISC SINGLE ANGLE AND TWO ¾ INCH DIAMETER A325 BOLTS UNLESS SPECIFIED OTHERWISE.
11. STEEL WIDE FLANGE BEAM TO HSS COLUMN CONNECTIONS ARE MADE WITH 3/8" AISC SHEAR TAB AND TWO ¾ INCH DIAMETER A325 BOLTS UNLESS SPECIFIED OTHERWISE.
12. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL.

WOOD NOTES:

DIMENSION LUMBER:
SPECIES: DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE
GRADE: NO. 2 OR BETTER
MINIMUM ALLOWABLE BENDING STRESS, Fb = 900 PSI
MINIMUM ALLOWABLE SHEAR STRESS, Fv = 175 PSI
MINIMUM ALLOWABLE COMPRESSIVE STRESS, Fc = 1,350 PSI
MINIMUM MODULUS OF ELASTICITY, E = 1,600,000 PSI

SOLID SAWN TIMBER:
SPECIES: DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE
GRADE: NO. 2 OR BETTER
MINIMUM ALLOWABLE BENDING STRESS, Fb = 750 PSI
MINIMUM ALLOWABLE SHEAR STRESS, Fv = 165 PSI
MINIMUM ALLOWABLE COMPRESSIVE STRESS, Fc = 575 PSI
MINIMUM MODULUS OF ELASTICITY, E = 1,200,000 PSI

LAMINATED VENEER LUMBER(LVL):
APA-EWS LVL STRESS CLASS: 2.0E-2900F
STANDARD: APA-EWS PRL-501 AND ASTM 5456.
MINIMUM ALLOWABLE BENDING STRESS, Fb = 2,900 PSI
MINIMUM ALLOWABLE SHEAR STRESS, Fv = 285 PSI
(SHEAR STRESS WITH LOAD APPLIED EDGEWISE)
MINIMUM ALLOWABLE COMPRESSIVE STRESS, Fc = 2,750 PSI
(COMPRESSIVE STRESS WITH LOAD APPLIED PARALLEL TO GRAIN)
MINIMUM MODULUS OF ELASTICITY, E = 2,000,000 PSI

COLD FORMED METAL FRAMING - EXTERIOR WINDOW OPENINGS

1. BASIS OF DESIGN IS CLARK DETRICH HDS FRAMING SYSTEM.
2. SUBMIT FULLY DETAILED SHOP DRAWINGS FOR APPROVAL. ALTERNATE SEALED ENGINEERED DESIGNS MAY BE SUBMITTED FOR REVIEW.
3. PROVIDE ALL MEMBER CONNECTIONS IN ACCORDANCE WITH CLARK DETRICH PUBLISHED LITERATURE.
4. PROVIDE 3 7/8" - 97 MIL (50 KSI) HDS JAMB STUD EACH SIDE OF WINDOW CONTINUOUS FROM FOUNDATION TO TOP OF ROOF PARAPET
5. PROVIDE 3 7/8" - 54 MIL (50 KSI) HDS HEADER AND SILL WITH MATCHING "HDSC" HEADER AND SILL SUPPORT BRACKETS FOR WINDOW OPENINGS LESS THAN 8'-0" WIDE.
6. PROVIDE 3 7/8" - 68 MIL (50 KSI) HDS HEADER AND SILL WITH MATCHING "HDSC" HEADER AND SILL SUPPORT BRACKETS FOR WINDOW OPENINGS 8'-0" to 10'-0" WIDE.
7. ANCHOR HDS JAMB STUDS TO CONCRETE FOUNDATION WITH 68 MIL "T-SERIES" T683 CLIP AND 1/2" DIAMETER ADHESIVE ANCHOR (4 1/2" EMBEDMENT).
8. ANCHOR HDS JAMB STUDS AND CRIPPLE STUDS TO CONTINUOUS STRUCTURAL STEEL PERIMETER FLOOR AND ROOF ANGLE WITH 68 MIL FASTCLIP "FCSC" SLIDE CLIP.
9. CRIPPLE STUDS ARE 4" - 43 MIL STUDS WITH 1 5/8" FLANGE AT 16" ON CENTER WITH 43 MIL TRACKS.
10. PROVIDE 68 MIL CONTINUOUS TOP TRACK AT TOP OF PARAPET WALL.

REINFORCED CONCRETE WALL REINFORCING					
REINFORCING STEEL					
WALL THICKNESS	WALL LOCATION	VERITCAL INSIDE FACE	VERTICAL OUTSIDE FACE	HORIZONTAL	NOTES
10"	PERIMETER BASEMENT FOUNDATION	#5@12"	#5@16"	#5@16" EACH FACE	
15"-16"	PERIMETER BASEMENT FOUNDATION	#5@12"	#5@12"	#5@12" EACH FACE	
15"	BASEMENT WALLS BETWEEN GRID LINES 5 AND 6	#5@12"	#5@12"	#5@12" EACH FACE	ALONG GRID LINES B AND C
12"	ELEVATOR SHAFT BELOW PIT SLAB	#5@12"	#5@12"	#5@12" EACH FACE	INTERIOR SHAFT WALLS
8"	ELEVATOR SHAFT BELOW PIT SLAB	#5@8" WALL CENTER	N/A	#5@8" WALL CENTER	INTERIOR SHAFT WALLS
8"	BASEMENT ACCESS	#5@8" WALL CENTER	N/A	#5@8" WALL CENTER	

NOTES:
1. SEE FOUNDATION PLAN FOR WALL LOCATIONS
2. PROVIDE REINFORCING BARS IN LONGEST PRACTICAL LENGTH
3. PROVIDE HOOKED FOOTING DOWELS TO MATCH VERTICAL BAR SIZE AND SPACING.
4. PROVIDE CLASS B TENSION LAP SPLICE UNLESS DETAILED OTHERWISE
5. PROVIDE 90 AND 180 DEGREE BENDS ON VERTICAL BARS AT TOP OF WALLS AS SHOWN
6. EXTEND HORIZONTAL BARS THROUGH PIERS
7. PROVIDE DIAGONAL BARS EACH FACE AT CORNERS OF WALL OPENINGS
8. PROVIDE CORNER BARS AT WALL CORNERS AND T-INTERSECTIONS
9. CHAMFER THE TOP OF EXPOSED CONCRETE WALLS UNLESS SHOWN OTHERWISE

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NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation

Governor Andrew M. Cuomo — Commissioner Erik Kulleseid

Architect:
Saratoga Associates
21 Congress Street, Suite 201
Saratoga Springs, NY 12866
SARATOGA ASSOCIATES
Landscape Architects, Architects, Engineers, and Planners, P.C.

Engineer:
Barton and Loguidice
443 Electronics Parkway
Liverpool, NY 13088
Barton & Loguidice

Exhibit Designer:
AMAZE DESIGN
PO Box 51905
Boston, MA 02205-9761
amaze DESIGN

NYS OPRHP Taconic Region
9 Old Post Rd, PO Box 308
Staatsburg, New York 12580
(845) 889-4100
Regional Director: Linda Cooper
District Manager: Garrett Jobson

Project Title:
Philipse Manor Hall State Historic Site
Construction of Elevator/Restroom Addition, Interior and Exterior Rehabilitation and Site Enhancements

Project Location:
29 Warburton Ave, Yonkers, NY, 10701

Key Plan

REVISIONS

Rev No	Description	Date

Drawn By: RAD
Design By: GJM
Checked By: MCF
Approved By: MCF
Date: 5/28/2021

Seal and Signature
STATE OF NEW YORK — MATTHEW C. FOLLMER — 070743 — LICENSED PROFESSIONAL ENGINEER

Sheet Title:
GENERAL STRUCTURAL NOTES

Bid Documents

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S001

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