GENERAL NOTES & SPECIFICATIONS

BRAEMAR AT MONTEBELLO ASSISTED LIVING FACILITY

ROCKLAND COUNTY, NEW YORK

LIST OF ABBREVIATIONS

&	AND	KSI	KIPS PER SQUARE INCH
@	AT	L	ANGLE
A.B.	ANCHOR BOLT	LBS.	POUNDS
A.F.F.	ABOVE FINISHED FLOOR	L.L.B.B.	LONG LEGS BACK-TO-BACK
ANCH.	ANCHOR	L.L.H.	LONG LEG HORIZONTAL
APPD.	APPROVED	L.L.V.	LONG LEG VERTICAL
APPROX.	APPROXIMATELY	LONG.	LONGITUDINAL
ARCH.	ARCHITECT	LT.	LIGHT
B.B.	BACK-TO-BACK	LVL	LAMINATED VENEER LUMBER
B.F.	BALLOON-FRAMED	MANUF.	MANUFACTURER
B.L.	BRICK LEDGE	MAX.	MAXIMUM
BLDG.	BUILDING	MC	MISCELLANEOUS CHANNEL
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MIN.	MINIMUM
B.O.C.	BOTTOM OF CONCRETE	#	NUMBER OF POUNDS OR REBAR SIZE DESIGNATION
B.O.F.	BOTTOM OF FOOTING	N.	NORTH
B.O.S.	BOTTOM OF SLAB	N.B.L.	NON-BEARING LINTEL
BOT.	BOTTOM	N.S.	NEAR SIDE
B.O.W.	BOTTOM OF WALL	N-S	NORTH-SOUTH
BRG.	BEARING	NOM.	NOMINAL
BRIDG.	BRIDGING	N.T.S.	NOT TO SCALE
B.S.	BOTH SIDES	O.C.	ON CENTER
BSMT.	BASEMENT	O.F.	OUTSIDE FACE
BTWN.	BETWEEN	O.H.	OPPOSITE HAND OR OVERHEAD
B.W.A.	BEARING WALL ABOVE	OPNG.	OPENING
B.W.P.	BRACED WALL PANEL / SHEAR WALL	OPP.	OPPOSITE
C	CHANNEL SECTION	O.S.B.	ORIENTED STRAND BOARD
C.C.	CENTER TO CENTER	P.A.	POST ABOVE
CANT'D	CANTILEVERED	P.C.	PRE-CAST
CL	CENTER LINE	P.C.F.	POUNDS PER CUBIC FOOT
C.I.P.	CAST IN PLACE	P.C.W.P.	PRECAST WALL PANEL
C.J.	CEILING JOISTS OR CONTROL JOINT	P.E.	PROFESSIONAL ENGINEER
CLR.	CLEAR	PEN.	PENETRATION
CMU	CONCRETE MASONRY UNIT	PERIM.	PERIMETER
CNTR.	CENTER	PERP.	PERPENDICULAR
COL.	COLUMN	PIPE	PIPE COLUMN
CONC.	CONCRETE	PL	PLATE
CONN.	CONNECTION	+/-	PLUS OR MINUS
CONST.	CONSTRUCTION	PLF	POUNDS PER LINEAR FOOT
CONT.	CONTINUOUS	PRELIM.	PRELIMINARY
C.W.P.	CONCRETE WALL PANEL	PSF	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	PSI	POUNDS PER SQUARE INCH
DEPR.	DEPRESS OR DEPRESSION	PSL	PARALLEL STRAND LUMBER
DET.	DETAIL	P.T.	PRESSURE TREATED OR PRESERVATIVE TREATED
DIA.	DIAMETER	P.W.	PLYWOOD
DIAG.	DIAGONAL	QTY.	QUANTITY
DIM.	DIMENSION	R.	REMAINING
DO	DITTO	RAD.	RADIUS
DWG.	DRAWING	R.C.	REINFORCED CONCRETE
DWL.	DOWEL	RE	REFER TO
E.	EAST	RECT.	RECTANGULAR
EA.	EACH	REF.	REFERENCE
E.E.	EACH END	REINF.	REINFORCING
E.F.	EACH FACE	REQ.	REQUIRED
E.J.	EXPANSION JOINT	RND.	ROUND
EL.	ELEVATION	R.R.	ROOF RAFTERS
ELEV.	ELEVATOR	R.T.	ROOF TRUSSES
ENG.	ENGINEER	S	STANDARD BEAM
E.O.R.	ENGINEER OF RECORD	S.	SOUTH
EQ.	EQUAL	SCHED.	SCHEDULE
E.S.	EACH SIDE	SECT.	SECTION
EXIST.	EXISTING	SF	STEP FOOTING
EXP.	EXPANSION	S.G.E.T.	STRUCTURAL GABLE END TRUSS
EXT.	EXTERIOR	SHT.	SHEET
E.W.	EACH WAY	SIM.	SIMILAR
E.W.E.F.	EACH WAY, EACH FACE	S.L.B.B.	SHORT LEGS BACK-TO-BACK
E.W.B.	EACH WAY, BOTTOM	SP.	SPACE
E.W.T.	EACH WAY, TOP	SPEC.	SPECIFICATION
E-W	EAST-WEST	SPA.	SPACING
FAB.	FABRICATION	SQ.	SQUARE
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STAG.	STAGGER OR STAGGERED
F.J.	FLOOR JOISTS	STIFF.	STIFFENER
FLG.	FLANGE	STL.	STEEL
FLR.	FLOOR	STRP.	STIRRUP
FND.	FOUNDATION	STRUCT.	STRUCTURAL
F.S.	FAR SIDE	S.W.	SHEAR WALL
FT.	FOOT	SYM.	SYMMETRICAL
F.A.	FLOOR TRUSSES	T	TOP
FTG.	FOOTING	T & B	TOP AND BOTTOM
GA.	GAGE	TEMP.	TEMPORARY
GALV.	GALVANIZED	T & G	TONGUE AND GROOVE
G.L.	GLU-LAM	T.O.B.	TOP OF BEAM
GR.	GRADE	T.O.C.	TOP OF CONCRETE
G.B.	GRADE BEAM	T.O.F.	TOP OF FOOTING
G.C.	GENERAL CONTRACTOR	T.O.S.	TOP OF STEEL
G.T.	GIRDER TRUSS	T.O.W.	TOP OF WALL
G.W.B.	GYPSUM WALL BOARD	TR.	TRUSS
GYP.	GYPSUM	T.S.	STRUCTURAL TUBE
H.E.F.	HORIZONTAL, EACH FACE	TRANS.	TRANSVERSE
HDR.	HEADER	TYP.	TYPICAL
H.I.F.	HORIZONTAL, INSIDE FACE	U.N.O.	UNLESS NOTED OTHERWISE
HNGR.	HANGER	VAR.	VARIES
H.O.F.	HORIZONTAL, OUTSIDE FACE	V.E.F.	VERTICAL, EACH FACE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HSS	HOLLOW STRUCTURAL SECTION	V.I.F.	VERTICAL, INSIDE FACE OR VERIFY IN FIELD
HT.	HEIGHT	V.O.F.	VERTICAL, OUTSIDE FACE
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	W.	WEST
I.F.	INSIDE FACE	W/	WITH
I.J.	ISOLATION JOINT	W/O, W.O.	WITHOUT
INT.	INTERIOR	WD.	WOOD
J.S.	JACK STUD	WF	WIDE FLANGE SECTION
JST.	JOIST	W.P.	WATERPROOF
JT.	JOINT	WT	WIDE FLANGE T SECTION
K	KIPS (1000 LBS.)	WT.	WEIGHT
KLF	KIPS PER LINEAR FOOT	W.W.F.	WELDED WIRE FABRIC
K.S.	KING STUD	XS	EXTRA STRONG (PIPE COLUMN)
KSF	KIPS PER SQUARE FOOT	XXS	DOUBLE-EXTRA STRONG (PIPE COLUMN)

GENERAL

1. GOVERNING CODE: 2020 NEW YORK STATE BUILDING CODE (REFERRED TO HEREAFTER AS IBC.)

2. DESIGN LOADS, PSF:
   A. CODE MINIMUM DESIGN LOADS
   RISK CATEGORY: III

   ROOF:
   SEE PLAN FOR MECH. UNITS, DRIFTS AND SPECIAL CONDITIONS IN ADDITION TO MINIMUM DESIGN LOADS.

   SNOW:
   I. GROUND SNOW (P_G): 30 PSF
   II. FLAT ROOF SNOW (P_F): PF=0.7 C_E C_T I_S P_G (23 PSF MIN.)
   III. SNOW EXPOSURE FACTOR (C_E): 1.0
   IV. SNOW IMPORTANCE FACTOR (I_S): 1.1
   V. THERMAL FACTOR (C_T): 1.0

   RAIN:
   I. RAIN LOAD (R): 20 PSF
   II. AVG. STANDING HEAD (D_S): 2.5 IN.
   III. MAX. HYDRAULIC HEAD (D_H): 1.0 IN.
   VALUES ARE BASED ON ROOF OVERFLOW DRAINS & SCUPPERS SIZED AND SPACED FOR MAXIMUM HYDRAULIC HEADS INDICATED. CONTACT MULHERN & KULP IF HYDRAULIC HEADS ARE GREATER.

   WIND:
   I. SPEED (MPH): 122
   II. WIND IMPORTANCE FACTOR (I_W): 1.0
   III. EXPOSURE CATEGORY: B

   SEISMIC:
   I. SEISMIC IMPORTANCE FACTOR (I_E): 1.25
   II. MAPPED SPECTRAL RESPONSE: S_S: 0.282 S_1: 0..061
   III. SITE CLASS: C
   IV. SPECTRAL RESPONSE COEFF.: S_{DS}: 0.25 S_{D1}: ..061
   V. SEISMIC DESIGN CATEGORY: B
   VI. BASIC SEISMIC-FORCE-RESISTING SYS: INTERMEDIATE REINFORCED MASONRY WALLS
   VII. DESIGN BASE SHEAR: 1047 KIPS
   VIII. SEISMIC RESPONSE COEFF. (C_S): 0.075
   IX. RESPONSE MOD. FACTOR (R): 3.0
   X. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

3. REFER TO IBC, CHAPTER 35 FOR APPLICABLE VERSION OF ALL CODES REFERENCED HEREAFTER, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR TO CONFORM TO THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS. IF STRUCTURAL DRAWINGS ARE USED FOR LAYING OUT COLUMN CENTERS AND WALL LINES, ALL DIMENSIONS SHALL FIRST BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS. SURVEY LAYOUT FOR THE BUILDING SHALL BE CHECKED AND BE CLOSED BEFORE WORK IS COMMENCED.
5. IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS OR SPECIFICATIONS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR GREATER QUANTITY, STRENGTH OR SIZE INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
6. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
7. MINOR DETAILS OR INCIDENTAL ITEMS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION SHALL BE INCLUDED AS REQUIRED.
8. STRUCTURAL DRAWINGS SHALL NOT BE UTILIZED TO DETERMINE THE EXTENT OF WORK. THE CONTRACTOR SHALL COORDINATE LOCATION OF ALL STRUCTURAL ELEMENTS, SLAB ON METAL DECK, DEPRESSIONS, AND TERRAZZO FINISHES WITH ARCHITECTURAL DRAWINGS AND RESOLVE ALL CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
9. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING THE WORK.
10. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC. SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.
11. SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. IF THE CONTRACTOR WISHES TO USE DETAILS OTHER THAN THOSE SHOWN ON THE DRAWINGS, SUCH DETAILS SHALL BE SUBMITTED FOR APPROVAL, AND APPROVAL CONFIRMED, BEFORE SHOP DRAWINGS ARE COMMENCED.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS. APPROPRIATE SAFETY MEASURES SATISFYING LOCAL AND OSHA REQUIREMENTS SHALL BE PROVIDED.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED HIMSELF WITH ALL EXISTING CONDITIONS. ANY QUESTIONS OR DISCREPANCIES FOUND WITH REGARD TO THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
14. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE ARCHITECT.
15. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR WORK THAT HE DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S PLANS AND/OR SPECIFICATIONS.
16. THE STRUCTURAL ENGINEER'S REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO FOLLOW THE INTENT OF THE CONTRACT DRAWINGS, UNLESS A WRITTEN REQUEST FOR A CHANGE HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER.
17. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. PROVIDE ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

DESIGN LOAD SCHEDULE

AREA COMPONENT	4" S.O.G. (PUBLIC)	4" S.O.G. (RESIDENTIAL)	TYP. FLOOR (PUBLIC)	TYP. FLOOR (RESIDENTIAL)	ROOF (PLANK)	ROOF (LIGHT GAGE)	LANDING			
CONCRETE SLAB	50	50								
E8 PLANK (ROOF)					54					
H10 PLANK (FLOOR)			71	71						
8" SOLID PLANK							100			
PARTITIONS		10		10						
FLOOR FINISH	2	2	2	2			2			
CEILING FINISH			2	2	2		2			
GYPCRETE			10	10						
ROOFING / INSULATION					8					
MECH. / ELEC. / PLUMBING			3	3	5					
MISC.			3	3	5					
LG ROOF						25				
TOTAL DEAD LOAD	52	62	91	101	74	25	104			
TOTAL LIVE LOAD	100*	40*	100*	40*	20	20	100*			
TOTAL LOAD	152	102	191	141	94	45	204			

NOTES:
- ALL LOADS SHOWN ARE IN POUNDS PER SQUARE FOOT
- * INDICATES LIVE LOAD IS REDUCIBLE PER IBC
- SEE GENERAL NOTES ON PAGE S0.0 FOR ADDITIONAL LOADS INCLUDING SNOW, WIND, & SEISMIC LOAD PARAMETERS.

FOUNDATIONS & EARTHWORK

1. FOUNDATIONS SHALL BEAR ON UNDISTURBED VIRGIN SOIL AND/OR CONTROLLED COMPACTED FILL MATERIAL PROVIDING A BEARING PRESSURE OF 4000 PSF MINIMUM, BASED ON A SUBSURFACE EXPLORATION PROGRAM CARRIED OUT BY SESI CONSULTING ENGINEERS AND DESCRIBED IN REPORT NO. 9403, DATED 5/16/16. ALL EARTHWORK AND SUBGRADE PREPARATION SHALL BE EXECUTED AS PER THE RECOMMENDATIONS DESCRIBED IN THIS REPORT. THE SLAB-ON-GRADE DESIGN WAS BASED ON ACHIEVING A WESTERGAARD MODULUS OF SUBGRADE REACTION, K, EQUAL TO OR BETTER THAN 100 PCI. IN ADDITION, ALL FOUNDATION WALLS BELOW GRADE WERE DESIGNED FOR A SOIL FRICTION ANGLE OF 34 DEGREES.
2. ALL REQUIREMENTS FOR SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. THE SERVICES OF A GEOTECHNICAL ENGINEER OR APPROVED TESTING AGENCY SHALL BE RENDERED TO VERIFY THAT THE SUBSURFACE SITE CONDITIONS MEET THE DESIGN PARAMETERS NOTED ABOVE. NOTIFY ARCHITECT OR STRUCTURAL ENGINEER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR. CONDITIONS THAT DO NOT MEET THE MINIMUM STANDARDS CITED ABOVE WILL RENDER THIS FOUNDATION AND SLAB DESIGN VOID, IN WHICH CASE THE STRUCTURAL ENGINEER SHALL BE CONTACTED TO PROVIDE NEW FOUNDATION DESIGN.
3. FOOTINGS ARE TO BEAR AT LOWEST OF FOLLOWING REQUIREMENTS:
   A. ELEVATIONS NOTED ON DRAWINGS.
   B. SOIL SUITABLE FOR DESIGN BEARING PRESSURE, AS DETERMINED BY GEOTECHNICAL ENGINEER.
   C. FROST DEPTH (AS DETERMINED BY LOCAL BUILDING DEPARTMENT) WITH RESPECT TO FINISH GRADE.
   D. SLOPE OF 1 VERTICAL TO 2 HORIZONTAL FROM NEAREST ADJACENT FOUNDATION.
4. PROTECT ALL EXISTING UNDERGROUND UTILITIES WITHIN WORK AREAS. CONSULT EXISTING MECHANICAL DRAWINGS RELEVANT TO SUCH UTILITIES.
5. BACKFILL SHALL BE GRANULAR MATERIAL APPROVED BY GEOTECHNICAL ENGINEER, DEPOSITED AND MACHINE COMPACTED IN 8-INCH MAXIMUM LAYERS. COMPACTION SHALL HAVE A MINIMUM OF 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D698 (STANDARD PROCTOR) AS VERIFIED BY TESTING LABORATORY.
6. EXCAVATE ALL FOUNDATIONS TO REASONABLY EXACT OUTLINE AND DEPTH, AVOIDING OVER-EXCAVATION AND CAVE-IN OF SURROUNDING MATERIALS AFTER SLAB SUBGRADE WORK IS COMPLETE. BOTTOMS OF ALL FOUNDATIONS SHALL BE DRY AND LEVEL PRIOR TO POURING.
7. PROTECT SUBGRADE UNDER ALL FOOTINGS AND SLABS ON GRADE FROM FREEZING DURING CONSTRUCTION.
8. NO FILL OR BACKFILL SHALL BE PLACED AGAINST RETAINING OR FOUNDATION WALLS UNTIL GROUT OR CONCRETE HAS ATTAINED DESIGN STRENGTH AND SUPPORTING MEMBERS ARE IN PLACE, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM STRUCTURAL ENGINEER.

CONCRETE

1. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE". CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
2. ALL CONCRETE SHALL BE READY MIX AND DESIGNED IN ACCORDANCE WITH ACI 301. DESIGN MIXES AND ADMIXTURES SHALL BE SUBMITTED FOR APPROVAL.
3. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
   A. FOOTINGS AND GRADE BEAMS: 4000 PSI
   B. FOUNDATION WALLS: 4000 PSI
   C. SLABS ON GRADE: 4000 PSI
   D. CAST-IN-PLACE STRUCTURAL SLABS: 4000 PSI
   E. CAST-IN-PLACE BEAMS, COLUMNS, AND PIERS: 4000 PSI
   F. ALL EXPOSED CONCRETE: 4000 PSI
   G. ALL OTHER CONCRETE, U.O.N.: 3000 PSI
4. ALL CONCRETE SHALL HAVE: A SLUMP OF 4" (PLUS OR MINUS 1"), 2 TO 4 PERCENT AIR ENTRAINMENT, AND A MAX. WATER/CEMENT RATIO OF 0.50.
5. PROVIDE 4-6 PERCENT AIR ENTRAINMENT FOR ALL EXPOSED CONCRETE.
6. SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL INCLUDING FULL INFORMATION FOR PLACING ALL REINFORCING, WITHOUT REFERENCE TO THE DESIGN DRAWINGS.
7. ALL CONCRETE REINFORCING BARS SHALL BE FROM BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC SHALL BE ASTM A185. WWF SHALL BE LAPPED AT LEAST 8 INCHES AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8 INCHES.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
   A. 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
   B. 2" CONCRETE EXPOSED TO EARTH OR WEATHER, #6 THROUGH #18 BARS.
   C. 1 1/2" CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BAR AND SMALLER.
   D. 1 1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH - FOR THE PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS IN BEAMS AND COLUMNS.
   E. 3/4" CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH - FOR SLABS, WALLS, AND JOISTS, #11 BAR AND SMALLER.
9. PROVIDE CORNER BARS TO MATCH SIZE AND SPACING OF HORIZONTAL REINFORCING AT CORNERS OF ALL CONCRETE WALL, FOOTING AND GRADE BEAM CONSTRUCTION. CORNER BARS SHALL LAP HORIZONTAL REINFORCEMENT A MINIMUM OF 48 BAR DIAMETERS, U.N.O.
10. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. AS NECESSARY TO SUPPORT REINFORCING STEEL. SUPPORT ITEMS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS WHICH ARE PLASTIC TIPPED OR STAINLESS STEEL.
11. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS AND AT SLABS EDGES.
12. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 48 BAR DIAMETERS, EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS. FOR BEAMS AND ELEVATED SLABS, LAP BOTTOM STEEL AT THE SUPPORT AND TOP STEEL OVER THE MIDSPAN, UNLESS OTHERWISE NOTED.
13. REFER TO TYPICAL DETAILS FOR SPECIFICATIONS ON CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS.
14. HORIZONTAL KEYWAYS IN CONSTRUCTION JOINTS SHALL BE PROVIDED IN BEAMS, SUPPORTED SLABS, AND WALL FOOTINGS WITH A DEPTH OF 1 1/2" AND HEIGHT EQUAL TO ONE THIRD OF THE MEMBER'S DEPTH. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONSTRUCTION JOINTS MAY BE USED ONLY AT LOCATIONS SHOWN ON THE DRAWINGS OR AT OTHER LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.
15. CONSTRUCTION JOINTS IN GRADE BEAMS SHALL BE LOCATED WITHIN MIDDLE THIRD OF SPANS WITH ALL REINFORCEMENT PASSING THROUGH JOINTS. JOINTS SHALL BE BULKHEADED AND PROVIDED WITH HORIZONTAL SHEAR KEYS AT 1/3 POINTS. ROUGHEN CONSTRUCTION JOINT SURFACES OF CONCRETE TO IMPROVE BOND.
16. STRUCTURALLY SUPPORTED SLABS ON GRADE BEAMS SHALL HAVE CONSTRUCTION JOINTS LOCATED WITHIN MIDDLE THIRD OF SPANS WITH ALL REINFORCEMENT PASSING THROUGH JOINTS. PROVIDE JOINTS WITH BULKHEADS HAVING CONTINUOUS CHAMFERED SHEAR KEYS.
17. COMPOSITE CONCRETE DECKS SHALL BE LIMITED TO POUR AREAS NOT TO EXCEED 3600 SQUARE FEET. CONSTRUCTION JOINTS SHALL BE LOCATED AT 1/3 POINTS OF GIRDERS AND AT MIDSPACING OF BEAMS WITH WELDED WIRE FABRIC REINFORCING BARS PASSING THROUGH THE BULKHEADS. SUBMIT LOCATIONS TO STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO PLACING CONCRETE.
18. ALL CONCRETE, INCLUDING FOUNDATION WORK, IS TO BE VIBRATED. VIBRATORS SHALL NOT BE USED TO TRANSPORT CONCRETE.
19. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI COMMITTEE 304. CONCRETE SHALL NOT BE SUBJECT TO DROPS IN EXCESS OF 5 FEET.
20. CONDUITS, PIPES AND SLEEVES SHALL NOT BE LARGER THAN 1/3 OVERALL THICKNESS OF SLAB, WALL OR BEAM IN WHICH THEY ARE EMBEDDED UNLESS OTHERWISE NOTED ON DRAWING OR APPROVED BY STRUCTURAL ENGINEER. INSERTS SHALL NOT BE PLACED CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER. REFER TO ACI 318 AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. ALL INSERTS ARE TO BE REVIEWED BY ENGINEER PRIOR TO INSTALLATION AND PLACEMENT OF CONCRETE.
21. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS, INSERTS, EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, SLOPES, ETC., AS REQUIRED BY OTHER TRADES. THESE ITEMS SHALL BE FURNISHED AND INSTALLED PRIOR TO PLACEMENT OF CONCRETE.
22. ALL ANCHOR BOLTS SHALL BE IN PLACE PRIOR TO POURING CONCRETE
23. CONTRACTOR SHALL PROVIDE 3/4 INCH CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS, AND WALLS UNLESS OTHERWISE INDICATED ON THE ARCHITECTURAL DRAWINGS.
24. SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL SLAB DETAILS INDICATED ON THE CONSTRUCTION DOCUMENTS.
25. PROVIDE 6 INCHES CRUSHED STONE UNDER ALL SLAB-ON-GRADE LOCATIONS UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT.
26. POROUS FILL FOR SLABS SHALL BE A UNIFORMLY GRADED MEDIUM COURSE STONE AGGREGATE TO PROVIDE, WHEN COMPACTED, A LEVEL, STABLE AND WELL DRAINING SUB-BASE FOR THE SLAB. USE #57 CRUSHED NATURAL STONE OR EQUAL.
27. PRIOR TO POURING FLOOR SLABS, REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL WORK TO BE COMPLETED IN OR BELOW THE FLOOR.
28. AFTER ALL UNDER-SLAB WORK HAS BEEN INSTALLED, CONTRACTOR SHALL FIELD CONFIRM THE DENSITY OF THE SOIL. ANY SOFT, PUMPING, OR OTHERWISE UNSTABLE OR UNSUITABLE SUBGRADE SOIL THUS DETECTED SHALL BE UNDERCUT AND REPLACED WITH SUITABLE FILL PLACED AND COMPACTED AS DIRECTED BY GEOTECHNICAL ENGINEER. ANY AREAS WHERE THE COMPACTED SUB-GRADE IS DEPRESSED BY MORE THAN 2" SHALL BE FILLED WITH SUITABLE MATERIAL AND RE-COMPACTED.
29. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND AT OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
30. PROVIDE 1/2 INCH PREFORMED EXPANSION JOINTS IN SLABS WHERE INDICATED. REFER TO TYPICAL SLAB JOINT DETAILS.
31. WHERE INTERIOR SLABS ABUT MASONRY OR CONCRETE WALLS, THE SLAB SHALL BE THICKENED TO 8" MINIMUM ADJACENT TO WALL. PROVIDE 1/2 INCH THICK PRE-MOLDED JOINT FILLER ALL AROUND SLABS-ON-GRADE WHERE ABUTTING CONCRETE/MASONRY WALLS, UNLESS OTHERWISE NOTED.
32. COLUMNS SHALL BE ISOLATED FROM THE FLOOR SLAB WITH FULL CONSTRUCTION JOINTS AND COMPRESSIBLE MATERIAL. SLAB BLOCK-OUTS AROUND COLUMNS SHALL BE DIAMOND OR CIRCULAR IN SHAPE, AND OF A UNIFORM SIZE.
33. RAMPS, SLOPING SLABS, STEPS, AND SLABS EXPOSED TO WEATHER SHALL RECEIVE A LIGHT BROOMED FINISH, U.O.N.
34. LOCATE WELDED WIRE FABRIC 1-1/2 INCHES BELOW TOP OF SLAB.

PRECAST/PRESTRESSED CONCRETE PLANK

1. ALL PRECAST/PRESTRESSED WORK SHALL BE IN CONFORMANCE WITH PRECAST/PRESTRESSED CONCRETE INSTITUTE AND THE REQUIREMENTS OF ACI 318 AND THE PROJECT STANDARDS AND SPECIFICATIONS.
2. PRECAST CONCRETE PLANK SHALL BE PRETENSIONED, HOLLOW CORE, FLAT SLABS BY A RECOGNIZED MANUFACTURER, DESIGNED FOR SUPERIMPOSED LOADS LISTED INCLUDING PARTITIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR NON-BEARING PARTITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPANNING DIRECTION OF PRECAST MEMBERS.
4. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROPOSED CONSTRUCTION WITH FULL INFORMATION FOR PLACING ALL REINFORCING WITHOUT REFERENCE TO DESIGN DRAWINGS
5. ALL OPENINGS IN PRECAST CONCRETE MUST BE PROVIDED BY OR APPROVED IN WRITING BY THE PRECAST MANUFACTURER. NO REINFORCEMENT IN PRECAST CONCRETE IS TO BE CUT WITHOUT PRIOR APPROVAL OF PRECAST MANUFACTURER.
6. THE PRECAST MANUFACTURER SHALL COORDINATE ALL OPENINGS IN PRECAST MEMBERS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS. THE MANUFACTURER SHALL SUPPLY HEADERS, HANGERS, INSERTS ATTACHMENTS AND APPURTENANCES AS REQUIRED AT OPENINGS.
7. GENERAL CONTRACTOR IS TO PROVIDE OPENINGS FOR ALL DUCTS AND PIPES PENETRATING PLANK.
8. ALL GROUT KEYS SHALL BE PROPERLY FILLED WITH A MINIMUM 3000 PSI GROUT FOR FULL LENGTH AND PROPERLY TIED INTO BEARING POINTS AS DETAILED IN DRAWINGS.
9. FABRICATE PLANK TO A LENGTH TOLERANCE OF ± ½ INCH.
10. NO FIELD CUTTING OF PLANK FOR OPENINGS WILL BE PERMITTED. FOR OPENINGS UP TO 8 INCHES IN DIAMETER FIELD DRILLING OR CORING MAY BE ALLOWED PROVIDED THAT ALL SUCH OPENINGS BE MARKED AND APPROVED BY THE PRECAST CONTRACTOR PRIOR TO ANY DRILLING OR CORING. ALL OPENINGS OVER 8 INCHES IN DIAMETER MUST BE SHOP-FORMED OR FRAMED. (SEE NOTES 5, 6 & 11)
11. PRECAST MANUFACTURER TO SELECT PLANK REINFORCEMENT TO SUPPORT ALL DEAD AND LIVE LOADS WITH ANY ONE STRAND CUT.
12. PRECAST MEMBERS SHALL BE DESIGNED BY THE MANUFACTURER FOR COMPOSITE ACTION TO SUPPORT SUPERIMPOSED LIVE LOADS AS GIVEN IN THE NOTES PLUS THE DEAD LOAD OF PRECAST AND TOPPING AND A SUPERIMPOSED DEAD LOAD OF 10 PSF AT FLOOR SLABS.
13. TOPPING SLAB OVER PRECAST MEMBERS SHALL BE AS NOTED ON THE DRAWINGS
14. ANCHOR DOWELS AND SPECIAL REINFORCING SHALL BE PLACED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH THE DRAWINGS.
15. PRECAST UNITS SHALL HAVE 3" MINIMUM BEARING AT ENDS. BEARING WIDTHS AT THE SIDES OF THE UNITS SHALL BE 3" MINIMUM, UNLESS A GREATER SIDE BEARING AREA IS REQUIRED BY THE PRECAST MANUFACTURER.
16. GENERAL CONTRACTOR SHALL PROVIDE A LEVEL AND ADEQUATE BEARING SURFACE FOR ALL PRECAST UNITS. PROVIDE SHIMS AS REQUIRED. SHIMS MUST BE CONTINUOUS FOR THE FULL WIDTH OF PLANK. NO POINT SHIMMING IS ALLOWED. USE KOROLATH SHIMS OR APPROVED EQUAL.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL BE IN CONFORMANCE WITH "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 360 (STEEL CONSTRUCTION MANUAL, 14TH EDITION.
2. MATERIALS STANDARDS (UNLESS NOTED OTHERWISE ON DRAWINGS OR IN PROJECT SPECIFICATIONS):
   A. ALL STEEL WF BEAMS SHALL BE ASTM A992, 50,000 PSI YIELD.
   B. ALL ANGLES, CHANNELS AND PLATES SHALL BE ASTM A36, 36,000 PSI YIELD.
   C. PIPE SHAPES: ASTM A53, GRADE B, 35,000 PSI YIELD.
   D. HSS RECTANGULAR SHAPES: ASTM A500, GRADE B, 46,000 PSI YIELD.
   E. HSS ROUND SHAPES: ASTM A500, GRADE B, 42,000 PSI YIELD.
   F. ANCHOR BOLTS: ASTM F1554, GRADE 36
   G. THREADED RODS: ASTM A36, UNLESS OTHERWISE NOTED.
   H. ALL OTHER SHAPES SHALL BE ASTM A36, 36,000 PSI YIELD, UNLESS OTHERWISE NOTED.
3. SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. MINIMUM BOLT SHALL BE 3/4" DIAMETER, ASTM A325N, U.N.O. MINIMUM SIZE WELD, UNLESS OTHERWISE NOTED, IS TO BE 3/16 INCH FILLET, E70XX ELECTRODES. ELECTRODES SHALL BE SUITED TO STEEL GRADE.
4. FIELD CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED, 3/4" DIAMETER, ASTM A325N, U.N.O. BEAM AND SHEAR CONNECTIONS WITH HIGH-STRENGTH BOLTS ARE TO BE BEARING TYPE, UNLESS NOTED OTHERWISE. WHERE FIELD-WELDING IS NOTED, IT SHOULD BE PERFORMED BY CERTIFIED WELDERS ONLY.
5. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1.
6. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" AS APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC).
7. ALL CONNECTIONS SHALL BE FULL DEPTH CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS AS FOLLOWS:
   A. WF COLUMNS: DOUBLE ANGLE SHEAR CONNECTION. BOLTS SHALL BE AT 3 INCH O.C. VERT., U.N.O.
   B. HSS AND PIPE COLUMNS: 3/8" THICK (MIN.), FULL DEPTH THRU-PLATE. BOLTS SHALL BE AT 3" O.C. VERT.
   C. BEAM TO GIRDER: FULL DEPTH, SINGLE ANGLE SHEAR CONNECTION TO BE SUBMITTED FOR REVIEW AND APPROVAL
   D. DESIGN STANDARD CONNECTIONS FOR THE LARGER OF EITHER THE SHEAR SHOWN ON THE DRAWINGS (INDICATED AS "V= K" AT THE MEMBER ENDS) OR 55% OF THE TOTAL LOAD CAPACITY, DERIVED FROM THE "MAXIMUM TOTAL UNIFORM LOAD TABLES" IN PART 3 OF THE AISC MANUAL, 14TH EDITION. IN NO CASE SHALL THE ANGLE SIZE AND MINIMUM NUMBER OF ROWS OF BOLTS FOR THE GIVEN BEAM SIZE BE LESS THAN THAT SHOWN IN TABLE 1, PART 10 OF THE AISC MANUAL, 14TH EDITION.
8. WELD HEADED STUDS TO EMBEDDED BEARING PLATES TO DEVELOP THE FULL TENSION CAPACITY OF THE STUD.
9. FIELD CONNECTIONS BY CUTTING OR BURNING ARE PROHIBITED, EXCEPT BY SPECIFIC APPROVAL OF THE ENGINEER.
10. COLUMN STIFFENERS:
    A. WHERE COLUMN STIFFENERS ARE NOTED, PROVIDE MINIMUM SIZE WELDS ON BOTH SIDES OF STIFFENER PLATES, UNLESS NOTED OTHERWISE.
    B. FIELD WELDING OF SOME COLUMN STIFFENER PLATES IS ACCEPTABLE TO FACILITATE THE ERECTION OF STEEL.
11. STEEL FRAMING SHALL BE PROPERLY BRACED UNTIL AFTER FINAL CONNECTIONS ARE MADE.
12. STRUCTURAL AND MISCELLANEOUS STEEL FABRICATORS SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING ALL FIELD DIMENSIONS NECESSARY FOR THE COMPLETION OF THEIR WORK.
13. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED. IF THE FABRICATOR PROPOSES USING DETAILS OTHER THAN THOSE SHOWN, SUCH DETAILS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE DETAILED SHOP DRAWINGS HAVE BEEN SUBMITTED. COORDINATE ALL DETAILING TO INCLUDE STRUCTURAL STEEL INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS.
14. SHOP DRAWINGS SHALL INCLUDE THE EXACT LOCATION AND SIZE OF ALL ROOF AND FLOOR OPENINGS FOR MECHANICAL EQUIPMENT. SEE TYPICAL DETAIL FOR FRAMING AROUND OPENINGS.
15. STEEL SHAPES, PLATES, ETC. WHICH ARE EXPOSED TO WEATHER SHALL BE GALVANIZED OR PAINTED WITH A RUST INHIBITING, EPOXY PAINT SYSTEM.
16. ALL STEEL BEAMS SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC-SP2 OR BETTER.
17. PROVIDE ONE COAT OF STANDARD SHOP PAINT ON ALL UNGALVANIZED PIECES EXCEPT AT AREAS TO BE FIELD WELDED.
18. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENCASEMENT.
19. TOUCH UP FIELD WELDS AND ANY DAMAGED AREAS OF PAINT IN FIELD AFTER WELDING WITH A ZINC RICH PAINT.
20. ALL STEEL LINTELS AND SHELF ANGLES SHALL BE PRIMED AND HAVE TWO (2) FINISH COATS OF APPROVED RUST INHIBITIVE PAINT OR BE HOT DIPPED GALVANIZED.
21. ALL STEEL BEAMS SHALL BE FABRICATED AND ERECTED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.
22. FABRICATOR SHALL SUPPLY LOOSE ANGLES OVER ALL MASONRY OPENINGS AND RECESSES UNLESS NOTED OTHERWISE. LINTELS NOT SCHEDULED ON DRAWINGS SHALL CONSIST OF A SINGLE ANGLE WITH A 3 1/2 INCH LEG HORIZONTAL FOR EACH 4 INCHES OF WALL THICKNESS. ANGLES SHALL BE AS FOLLOWS:

MASONRY OPENING	ANGLE SIZE	BEARING EACH END
4'-0" OR LESS	5 X 3 1/2 X 1/4"	4"
4'-0" TO 6'-0"	5 X 3 1/2 X 1/4"	6"
6'-0" TO 8'-0"	5 X 3 1/2 X 3/8"	8"

MASONRY

1. ALL WORK FOR MASONRY INCLUDING COMPOSITION, QUALITY AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND CONSTRUCTION OF MASONRY SHALL COMPLY WITH ACI 520/ASCE 5/TMS 402, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", AND ACI 530.1/ASCE 6/TMS 602 "SPECIFICATION FOR MASONRY STRUCTURES."
2. HOLLOW LOAD BEARING CMU UNITS SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (F'M = 1500> PSI), UNLESS OTHERWISE NOTED ON PLANS.
3. MORTAR TYPE SHALL BE PORTLAND CEMENT/LIME, TYPE S CONFORMING TO ASTM C270 FROM FIELD OBTAINED TEST CUBES UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS. MASONRY CEMENT SHALL NOT BE USED.
4. ALL GROUT SHALL BE A DESIGN MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SMALL AGGREGATE CONCRETE (<3/8") WITH A MAXIMUM SLUMP OF 8 INCHES MEETING THE REQUIREMENTS OF ASTM C476 FROM FIELD OBTAINED TEST CYLINDERS.
5. ALL MORTAR MIXES, GROUT MIXES AND ADMIXTURE SHALL BE SUBMITTED FOR APPROVAL.
6. ALL CMU SHALL BE GROUTED SOLID BELOW GRADE.
7. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR
8. ALL BOND BEAMS ARE TO BE CONTINUOUS FOR ENTIRE LENGTH OF WALL, UNLESS OTHERWISE NOTED.
9. ALL OPENINGS SHALL HAVE TWO CELLS WITH ONE #4 REBAR, EACH SIDE OF OPENING, UNLESS NOTED OTHERWISE. EXTEND VERTICALS 2 FEET BEYOND FACE OF OPENING. ALL WALL INTERSECTIONS SHALL HAVE CORNER BARS MATCHING SIZE AND SPACING OF HORIZONTAL REINFORCEMENT. PROVIDE (1) #4 BAR GROUTED SOLID FULL HEIGHT AT CORNERS OF ALL EXTERIOR MASONRY WALL CONSTRUCTION, UNLESS NOTED OTHERWISE.
10. VERTICAL REINFORCEMENT FOR CMU SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 8'-0". REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS GROUTED SOLID.
11. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 SPECIFICATION. REINFORCING STEEL SHALL BE LAPPED MINIMUM 48 BAR DIAMETERS.
12. HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD LADDER OR TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT, (2)W1.7 AT 16" ON CENTER VERTICAL IN ALL MASONRY, U.N.O. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8 INCHES ON CENTER IN ALL PARAPETS.
13. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". PROVIDE SHOP FABRICATED 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.
14. GROUT ALL CELLS SOLID BELOW BEAM BEARING POINTS U.N.O.
15. ALL BRICK VENEER MASONRY UNITS SHALL BE GRADE SW WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND BONDED TOGETHER WITH TYPE N MORTAR, U.N.O.
16. HIGH LIFT GROUTING IS ALLOWED; FOR GROUTING PROCEDURES, SEE NCMA "TEK" SERIES (6 TO 8 FEET MAXIMUM HEIGHT LIFTS RECOMMENDED). PUMPING VIA GROUT PUMP IS PERMITTED; HOWEVER, CONCRETE DELIVERY MUST BE SCHEDULED TO PERMIT PLACEMENT OF ALL MATERIAL DELIVERED WITHIN ONE HOUR. MAXIMUM HALF TRUCK CAPACITY LOADS ARE RECOMMENDED (1 HOUR ON SITE MAXIMUM PERMITTED WAITING TIME).
17. REFER TO PLANS FOR SPECIFICATIONS OF LINTELS FOR ALL MASONRY OPENINGS OR RECESSES. COORDINATE ALL OPENING REQUIREMENTS WITH ALL TRADES, DRAWING REQUIREMENTS, AND/OR APPROVED MECHANICAL CUTS AND SHOP DRAWINGS.
18. ALL PRECAST CONCRETE LINTELS SHALL BE REINFORCED AS NOTED ON THE NON-BEARING MASONRY LINTEL SCHEDULE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI, UNLESS NOTED OTHERWISE.
19. ALL LINTELS SHALL BEAR ON WALL AT EACH END A MINIMUM DISTANCE OF 8 INCHES FOR SPANS UP TO 8'-0" AND 1 INCH PER FOOT OF SPAN THEREAFTER, UNLESS NOTED OTHERWISE.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCH'L SPECIFICATIONS.
2. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED UPON REVIEW.
3. VERIFY ALL DIMENSIONS WITH THE ARCHITECT.
4. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DOCUMENTS SHALL BE CLOUDED BY MANUFACTURER OR FABRICATOR.
5. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
6. THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER OR ARCHITECT ARE NOT TO BE CONSIDERED CHANGES TO CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO CONTRACT DOCUMENTS.
7. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY.
8. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.
9. SHOP DRAWINGS FOR ALL STRUCTURAL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK.
10. REVIEW PERIOD SHALL BE A MINIMUM OF TWO (2) WEEKS.

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MARK	DATE	DESCRIPTION
	01/24/20	FINAL BID / PERMIT
	06/03/22	ISSUE FOR BID
	08/08/22	ISSUED FOR CONSTRUCTION

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
TRD/KQ	DTF/ARM	KSS	HLC

PROJECT No:	DATE:	SCALE:
01E-16001	08/08/2022	AS SHOWN

CLIENT

MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS

FOR CONSTRUCTION

SHEET TITLE

GENERAL NOTES

DRAWING No.

S0.0

SHEET No.

OF

8/8/2022 1:25:31 PM

SPECIAL INSPECTION REQUIREMENTS

BRAEMAR AT MONTEBELLO ASSISTED LIVING FACILITY

ROCKLAND COUNTY, NEW YORK

STRUCTURAL OBSERVATIONS

1. PRIOR TO INITIATING CONSTRUCTION, THE GENERAL CONTRACTOR, A REPRESENTATIVE OF THE BUILDING OWNER, AND PROJECT ARCHITECT SHALL MEET WITH A REPRESENTATIVE FROM M&K TO DISCUSS CONSTRUCTION PRACTICES AND PROCEDURES OF THE MAJOR STRUCTURAL SYSTEMS, ESTABLISH PROCEDURES AND GUIDELINES FOR REQUESTING INFORMATION FROM M&K, AND TO REVIEW THE STRUCTURAL OBSERVATIONS, SPECIAL INSPECTIONS, AND TESTING REQUIREMENTS OUTLINED IN THE CONSTRUCTION DOCUMENTS.
2. M&K MAY VISIT THE PROJECT AT APPROPRIATE INTERVALS DURING CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTORS' WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CLIENT HAS NOT RETAINED M&K TO MAKE DETAILED INSPECTIONS NOR TO PROVIDE EXHAUSTIVE OR CONTINUOUS PROJECT REVIEW AND OBSERVATION SERVICES. M&K DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL HAVE NO RESPONSIBILITY FOR, FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. IF THE CLIENT DESIRES MORE EXTENSIVE PROJECT OBSERVATION OR FULL-TIME PROJECT REPRESENTATION, THE CLIENT SHALL REQUEST SUCH SERVICES BE PROVIDED BY M&K AS ADDITIONAL SERVICES.
3. M&K DOES NOT GUARANTEE THE PERFORMANCE OF, AND HAS NO RESPONSIBILITY FOR, THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT.
4. STRUCTURAL OBSERVATIONS PERFORMED BY M&K SHALL NOT BE CONSIDERED A SUBSTITUTION FOR THE QUALITY CONTROL PROGRAMS AND PROCEDURES OF ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT.
5. STRUCTURAL OBSERVATIONS PERFORMED BY M&K SHALL NOT BE CONSIDERED A SUBSTITUTION FOR THE REQUIRED SPECIAL INSPECTIONS LISTED.
6. M&K SHALL PROVIDE STRUCTURAL OBSERVATION/SITE VISIT REPORTS TO THE CLIENT FOLLOWING EACH VISIT TO THE JOB SITE. DEFICIENCIES OR DEVIATIONS LISTED IN THE REPORT MUST BE RESOLVED TO THE SATISFACTION OF M&K. M&K SHALL NOTIFY THE CODE OR BUILDING OFFICIAL IN WRITING OF ANY OUTSTANDING OR UNRESOLVED STRUCTURAL DEFICIENCIES OR DEVIATIONS PRIOR TO THE COMPLETION OF CONSTRUCTION.

SPECIAL INSPECTIONS

GENERAL:

1. SPECIAL INSPECTIONS AND TESTS SHALL BE PERFORMED FOR THIS PROJECT FOR ALL STRUCTURAL SYSTEMS OF THE CONSTRUCTION TYPES LISTED HEREIN. THE BUILDING OWNER OR A REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE BUILDING OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE THE SPECIAL INSPECTIONS AND TESTS.
2. THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTIONS AND TESTING ACTIVITIES SHALL BE SUBMITTED TO THE BUILDING OFFICIAL, AND ARE SUBJECT TO APPROVAL OF THE BUILDING OFFICIAL AND/OR THE STRUCTURAL ENGINEER. QUALIFIED SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE AND RELATED EXPERIENCE OR TRAINING FOR INSPECTION OF THE PARTICULAR CONSTRUCTION TYPES REQUIRING SPECIAL INSPECTIONS.
3. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED TO M&K IF REQUESTED.
4. THE CONSTRUCTION OR WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION OR TESTING PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS OR TESTS.
5. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS AND TESTS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION AND TESTING REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, AND STRUCTURAL ENGINEER OF RECORD. REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
6. DISCREPANCIES BETWEEN THE INSPECTED CONSTRUCTION AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE BUILDING CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, AND STRUCTURAL ENGINEER OF RECORD, PRIOR TO COMPLETION OF THE PHASE OF CONSTRUCTION IN QUESTION.
7. SPECIAL INSPECTORS SHALL SUBMIT A FINAL REPORT DOCUMENTING ALL REQUIRED SPECIAL INSPECTIONS AND TESTS DIRECTLY TO THE STRUCTURAL ENGINEER OF RECORD AND TO THE BUILDING OFFICIAL. THE REPORT SHALL DOCUMENT THE REQUIRED SPECIAL INSPECTIONS AND TESTS, THE CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTION RECORDS, AND SHALL INDICATE THAT THE FINAL INSPECTED CONSTRUCTION IS IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
8. SPECIAL INSPECTIONS SHALL BE PERFORMED ON A PERIODIC OR CONTINUOUS BASIS IF INDICATED HEREAFTER AS (PERIODIC) OR (CONTINUOUS). PERIODIC AND CONTINUOUS SPECIAL INSPECTIONS SHALL BE DEFINED AS FOLLOWS:
   - A. CONTINUOUS SPECIAL INSPECTIONS:
     THE FULL-TIME OBSERVATION AND/OR TESTING OF WORK REQUIRING SPECIAL INSPECTION BY A QUALIFIED SPECIAL INSPECTOR WHO IS PRESENT WHEN AND WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED.
   - B. PERIODIC SPECIAL INSPECTIONS:
     THE PART-TIME OR INTERMITTENT OBSERVATION AND/OR TESTING OF WORK REQUIRING SPECIAL INSPECTION BY A QUALIFIED SPECIAL INSPECTOR WHO IS PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED, AND AT THE COMPLETION OF THE WORK.
9. A STATEMENT OF SPECIAL INSPECTIONS SHALL BE PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PER THE REQUIREMENTS OF IBC SECTION 1704.3 FOR ALL SYSTEMS IDENTIFIED HEREIN AS REQUIRING SPECIAL INSPECTIONS.
10. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF MAIN WIND/SEISMIC FORCE RESISTING SYSTEMS, DESIGNATED SEISMIC SYSTEMS, OR A WIND/SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS, SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND BUILDING OWNER PRIOR TO THE COMMENCEMENT OF WORK FOR THE SYSTEM OR COMPONENT FOR WHICH HE IS RESPONSIBLE. THE STATEMENT SHALL CONTAIN ACKNOWLEDGEMENT OF THE SPECIAL INSPECTIONS REQUIREMENTS LISTED HEREIN OR IN THE STATEMENT OF SPECIAL INSPECTIONS FOR THE SYSTEMS OR COMPONENTS FOR WHICH THE CONTRACTOR IS RESPONSIBLE.
11. IMPLEMENTATION OF THE SPECIAL INSPECTIONS PROGRAM SHALL NOT BE CONSIDERED A SUBSTITUTION FOR THE QUALITY CONTROL PROGRAMS AND PROCEDURES OF ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT.

SHOP FABRICATION

1. THE SPECIAL INSPECTION REQUIREMENTS LISTED HEREIN SHALL APPLY TO THE FABRICATION OF STRUCTURAL, LOAD-BEARING, AND LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES THAT IS PERFORMED ON THE PREMISES OF A FABRICATION SHOP. THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY-CONTROL PROCEDURES AND SHALL REVIEW THESE PROCEDURES TO CONFIRM THAT THEY ARE SUFFICIENT FOR THE FABRICATION TO CONFORM TO THE CONSTRUCTION DOCUMENTS.
2. THE SPECIAL INSPECTION REQUIREMENTS LISTED HEREIN FOR FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES ARE NOT REQUIRED WHEN THAT WORK IS PERFORMED ON THE PREMISES OF A FABRICATION SHOP THAT IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION BY A QUALIFIED AND APPROVED SPECIAL INSPECTIONS AGENCY. FOR SHOP FABRICATION TO QUALIFY FOR THIS EXEMPTION, ONE COPY OF BOTH THE DOCUMENTATION OF THE SHOP'S APPROVAL STATUS, AND OF THE CERTIFICATE OF COMPLIANCE FROM THE FABRICATOR STATING THAT THE FABRICATION IS IN CONFORMANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

STEEL CONSTRUCTION

1. STRUCTURAL STEEL:
   SPECIAL INSPECTIONS AND TESTING FOR STRUCTURAL STEEL, INCLUDING ALL STRUCTURAL STEEL MEMBERS (i.e. STRUTS, COLLECTORS, CHORDS, FOUNDATION ELEMENTS) AND THEIR CONNECTIONS, SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360. REQUIRED INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   - A. WELDS (AISC 360 SECTION N5.4)
     CONT.
   - B. HIGH STRENGTH BOLTS, NUTS, AND WASHERS (AISC 360 SECTION N5.6) CONT.
   - C. GALVANIZED STRUCTURAL STEEL MAIN MEMBERS (AISC 360 SECTION 5.7) CONT.
2. METAL DECK:
   - A. SPECIAL INSPECTIONS AND QUALIFICATION OF WELDING SPECIAL INSPECTORS FOR COLD-FORMED STEEL FLOOR AND ROOF DECK SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF SDI QA/QC.
   - B. INSPECTIONS OF METAL DECK USED IN COMPOSITE CONSTRUCTION SHALL ALSO COMPLY WITH THE REQUIREMENTS OF AISC 360 SECTION N6.
3. OPEN-WEB STEEL JOISTS AND JOIST GIRDERS:
   SPECIAL INSPECTIONS OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS SHALL BE IN ACCORDANCE WITH IBC SECTION 1705.2.3 AND IBC TABLE 1705.2.3:
   - A. END CONNECTIONS - WELDED OR BOLTED PERIODIC
   - B. BRIDGING - HORIZONTAL OR DIAGONAL PERIODIC
4. COLD FORMED STEEL TRUSSES:
   FOR COLD FORMED STEEL TRUSSES SPANNING 60 FEET OR MORE, SPECIAL INSPECTOR SHALL VERIFY THAT TEMPORARY INSTALLATION RESTRAINT/BRACING AND PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING IS INSTALLED IN ACCORDANCE WITH APPROVED TRUSS SUBMITTAL PACKAGE.

CONCRETE CONSTRUCTION

1. CONCRETE CONSTRUCTION, INCLUDING REINFORCING STEEL AND FORMWORK, SHALL BE INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS IN IBC SECTION 1705.3:
   - A. REINFORCEMENT - INCLUDING PRESTRESSING AND PLACEMENT PERIODIC
   - B. REINFORCING BAR WELDING (SEE TABLE)
     PERIODIC/CONT.
   - C. ANCHORS CAST IN CONCRETE
     PERIODIC
   - D. ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS (SEE TABLE)
     PERIODIC/CONT.
   - E. VERIFY DESIGN MIX USE
     PERIODIC
   - F. CONCRETE STRENGTH, SLUMP, AIR CONTENT, AND TEMPERATURE TESTING CONT.
   - G. CONCRETE AND SHOTCRETE APPLICATION TECHNIQUES CONT.
   - H. CURING TEMPERATURES AND TECHNIQUES
     PERIODIC
   - I. PRE-STRESSED FORCE APPLICATION AND TENDON GROUTING CONT.
   - J. ERECTION OF PRECAST MEMBERS
     PERIODIC
   - K. VERIFY POST-TENSIONED CONCRETE STRENGTH PRIOR TO FORM REMOVAL PERIODIC
   - L. SHAPE, LOCATION, AND DIMENSIONS OF MEMBER FORMWORK PERIODIC

MASONRY CONSTRUCTION

1. SPECIAL INSPECTIONS AND TESTS OF MASONRY CONSTRUCTION, INCLUDING VERTICAL MASONRY FOUNDATION ELEMENTS, SHALL BE PERFORMED IN ACCORDANCE WITH THE QUALITY ASSURANCE PROGRAM REQUIREMENTS OF TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6.
2. REINFORCING STEEL WELDING SHALL BE INSPECTED PRIOR TO, DURING, AND AFTER WELDING IN ACCORDANCE TO AISC 360 TABLES N5.4-1, N5.4-2, AND N5.4-3 RESPECTIVELY.

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TRD/KQ	DTF/ARM	KSS	HLC

PROJECT No:	DATE:	SCALE:
01E-16001	08/08/2022	AS SHOWN

CLIENT

MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

**MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK**

CONTRACT

STATUS

FOR CONSTRUCTION

SHEET TITLE

SPECIAL INSPECTION NOTES

DRAWING No.

S0.1

SHEET No.

OF

FOOTING SCHEDULE

TYPE MARK	TYPE COMMENTS	WIDTH	REINFORCEMENT
F30	36" x 36" x 12"	3' - 0"	(4) #5 E.W.B.
F50	60" x 60" x 14"	5' - 0"	(5) #5 E.W.B.
F60	72" x 72" x 16"	6' - 0"	(7) #5 E.W.B.
F70	84" x 84" x 20"	7' - 0"	(8) #6 E.W.B.
F80	96" x 96" x 20"	8' - 0"	(8) #6 E.W.B.
F90	108" x 108" x 24"	9' - 0"	(11) #6 E.W.B.
F20.12	24" x 12" Cont.	2' - 0"	(2) #5 Cont. + #5 @ 12" o.c. Trans.
F40	48" x 12" Cont.	4' - 0"	(4) #5 E.W.B.
F50.16	60" x 16" Cont.	5' - 0"	
F66.20	78" x 20" Cont.	6' - 6"	SEE 9/SD1.1
F86.24	102" x 24" Cont.	8' - 6"	SEE SECTION 11/SD1.1

GRADE BEAM SCHEDULE

TYPE MARK	TYPE	WIDTH	LONGITUDINAL REINFORCEMENT	TIES
GB-1	Grade Beam - 36" x 28"	3' - 0"	(6) #7 BARS TOP & BOTTOM	#4 @ 12" o.c.
GB-2	Grade Beam - 60" x 28"	5' - 0"	(10) #7 BARS TOP & BOTTOM	#4 @ 12" o.c.

CONC PIER SCHEDULE

TYPE MARK	SIZE (in.)	VERT. REINF.	TIES
P-1	18 x 18	(8) #6	#3 @ 12" o.c.
P-2	24 x 24	(8) #7	#3 @ 12" o.c.
P-3	12 x 36	(8) #6	#3 @ 12" o.c.

COLUMN SCHEDULE

TYPE MARK	TYPE
C-1	HSS6X6X3/8
C-2	HSS6X6X1/2
C-3	HSS8X8X3/8
C-4	HSS8X8X1/2
C-5	W10X54
C-6	HSS4X4X3/8
C-7	W8X28

FOUNDATION NOTES

- TOP OF 1st FLR. SLAB EL. = 408.00' = DATUM EL. = (0.00')
- (_____) INDICATES TOP OF CONCRETE FOOTING, PIER, SLAB, OR WALL ELEVATION RELATIVE TO DATUM.
- 'F__' INDICATES REINFORCED CONCRETE FOOTING. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- 'C-__' INDICATES STEEL COLUMN. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- 'P-__' INDICATES REINFORCED CONCRETE PIER. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- 'S.F.' INDICATES STEPPED FOOTING LOCATION. REFER TO DETAIL F/SD1.0 FOR ADDITIONAL INFORMATION.
- 'GB-1' INDICATES COLUMN BASE PL. SEE BASE PL. SCHEDULE
- 'GB-__' INDICATES REINFORCED CONCRETE GRADE BEAM. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- ARCHITECT TO REVIEW & VERIFY ALL DIMENSIONS.
- COORDINATE ALL UNDER-SLAB PIPING & UTILITIES PRIOR TO POURING CONCRETE SLAB-ON-GRADE.
- VERIFY ALL SLAB SLOPES, STEPS, & ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS FOR SIZES & LOCATIONS OF FLOOR DRAINS.
- BASEMENT WALLS SHALL BE BRACED PRIOR TO BACKFILLING BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF 1st FLOOR FRAMING AND DECKING.
- 'T.D.S.' INDICATES TURNED DOWN SLAB. SEE M/SD1.0 FOR MORE INFO.

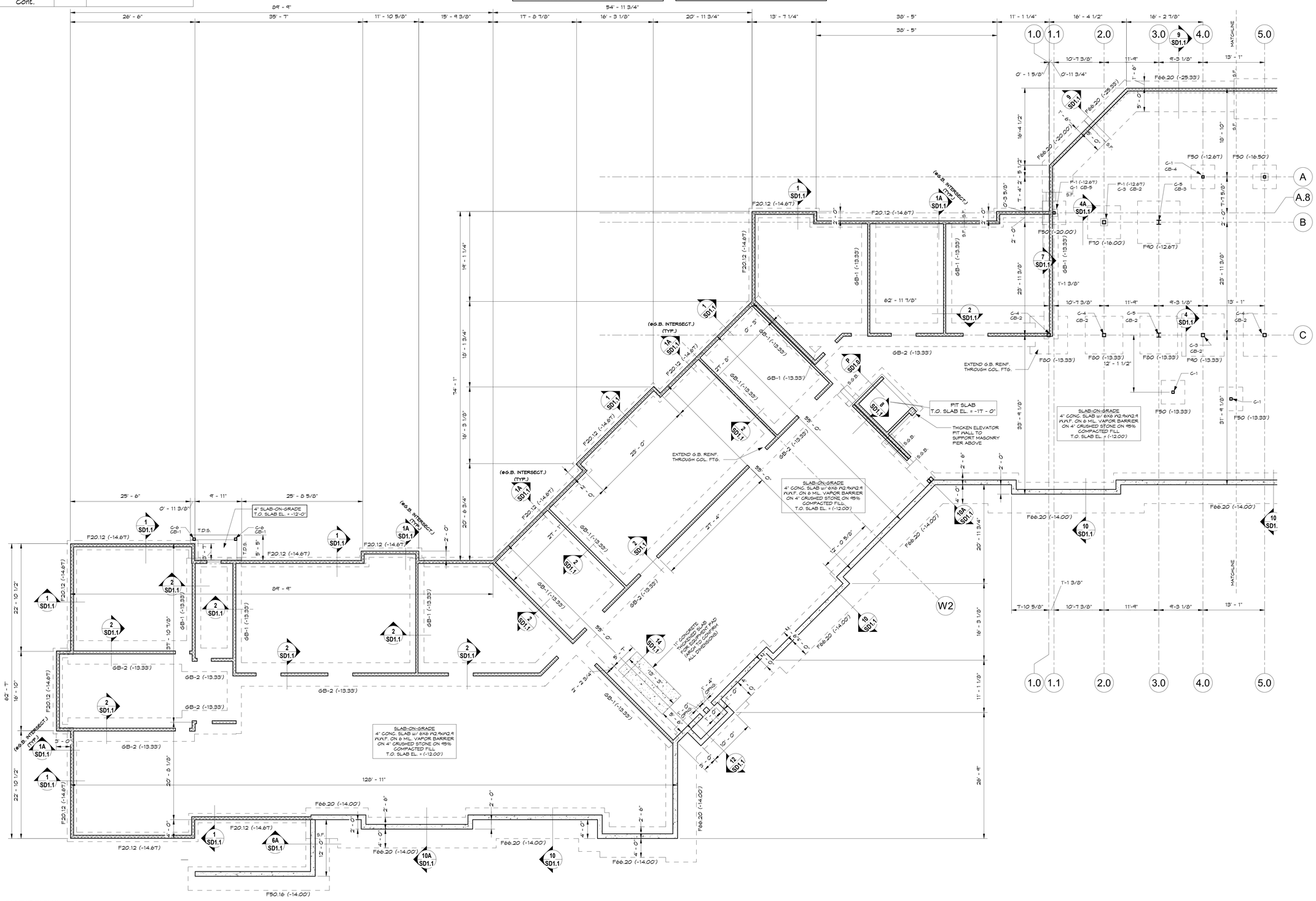
MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

COLUMN BASE PLATE SCHEDULE

MARK	SIZE	ANCHOR	DETAIL**
CB-1	1'-2"x10"x10"	(4) 5/8" DIA. A.B.	B-1
CB-2	1'x14"x14"	(4) 3/4" DIA. A.B.	B-1
CB-3	1 1/2"x16"x16"	(4) 3/4 THREADED ROD W/ PLATE WASHER ASSEMBLY	B-4
CB-4	1"x12"x12"	(4) 3/4" DIA. A.B.	B-1
CB-5	1"x1'-4"x12"	(4) 3/4" DIA. A.B.	B-2
CB-6	1/2"x9"x9"	(3) 3/4" DIA. A.B.	B-5
CB-7	1/2"x9"x12"	(4) 3/4" DIA. A.B.	B-2

NOTE:
- ALL EXPOSED BOLTS SHALL BE GALVANIZED.
- **: SEE A/SD1.1 FOR TYPICAL BASE PLATE TYPES.



1 FOUNDATION PLAN - West
SCALE: 1/8" = 1'-0"

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DRAWING No.	SHEET No.
S1.0	OF

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COLUMN SCHEDULE	
TYPE MARK	TYPE
C-1	HSS6X6X3/8
C-2	HSS6X6X1/2
C-3	HSS8X8X3/8
C-4	HSS8X8X1/2
C-5	W10X54
C-6	HSS4X4X3/8
C-7	W8X28

COLUMN BASE PLATE SCHEDULE			
MARK	SIZE	ANCHOR	DETAIL**
CB-1	1'-2"x10"x10"	(4) 5/8" DIA. A.B.	B-1
CB-2	1'x14"x14"	(4) 3/4" DIA. A.B.	B-1
CB-3	1 1/2"x16"x16"	(4) 3/4 THREADED ROD W/ PLATE WASHER ASSEMBLY	B-4
CB-4	1'x12"x12"	(4) 3/4" DIA. A.B.	B-1
CB-5	1'x1'x12"	(4) 3/4" DIA. A.B.	B-2
CB-6	1'-2"x1'x1"	(3) 3/4" DIA. A.B.	B-5
CB-7	1'-2"x1'x12"	(4) 3/4" DIA. A.B.	B-2

NOTE:
- ALL EXPOSED BOLTS SHALL BE GALVANIZED
- **: SEE A/SD1.1 FOR TYPICAL BASE PLATE TYPES.

FOUNDATION NOTES

- TOP OF 1st FLR. SLAB EL. = 409.00' = DATUM EL. = (0.00')
- (-___.__) INDICATES TOP OF CONCRETE FOOTING, PIER, SLAB, OR WALL ELEVATION RELATIVE TO DATUM.
- "F..." INDICATES REINFORCED CONCRETE FOOTING. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- "C-..." INDICATES STEEL COLUMN. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- "P-..." INDICATES REINFORCED CONCRETE PIER. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- "S.F." INDICATES STEPPED FOOTING LOCATION. REFER TO DETAIL F/SD1.0 FOR ADDITIONAL INFORMATION.
- GB-1" INDICATES COLUMN BASE PL. SEE BASE PL. SCHEDULE
- "GB-..." INDICATES REINFORCED CONCRETE GRADE BEAM. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
- ARCHITECT TO REVIEW & VERIFY ALL DIMENSIONS.
- COORDINATE ALL UNDER-SLAB PIPING & UTILITIES PRIOR TO POURING CONCRETE SLAB-ON-GRADE.
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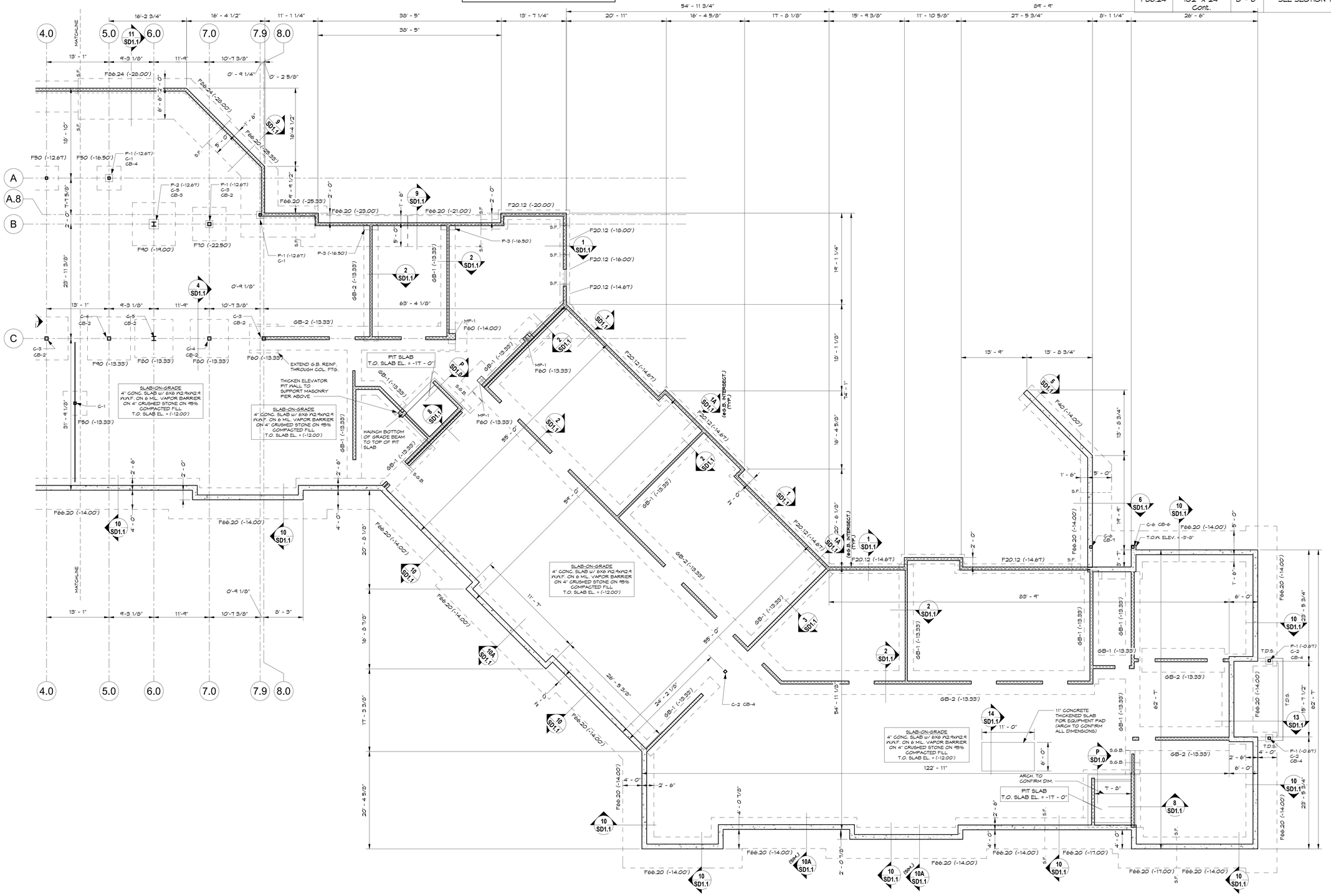
- REFER TO ARCHITECTURAL DRAWINGS FOR SIZES & LOCATIONS OF FLOOR DRAINS.
- BASEMENT WALLS SHALL BE BRACED PRIOR TO BACKFILLING BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF 1st FLOOR FRAMING AND DECKING.
- T.O.S.: INDICATES TURNED DOWN SLAB. SEE M/SD1.0 FOR MORE INFO.

CONC PIER SCHEDULE			
TYPE MARK	SIZE (in.)	VERT. REINF.	TIES
P-1	18 x 18	(8) #6	#3 @ 12" o.c.
P-2	24 x 24	(8) #7	#3 @ 12" o.c.
P-3	12 x 36	(8) #6	#3 @ 12" o.c.

MASONRY PIER SCHEDULE		
MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

GRADE BEAM SCHEDULE				
TYPE MARK	TYPE	WIDTH	LONGITUDINAL REINFORCEMENT	TIES
GB-1	Grade Beam - 36" x 28"	3' - 0"	(6) #7 BARS TOP & BOTTOM	#4 @ 12" o.c.
GB-2	Grade Beam - 60" x 28"	5' - 0"	(10) #7 BARS TOP & BOTTOM	#4 @ 12" o.c.

FOOTING SCHEDULE			
TYPE MARK	TYPE COMMENTS	WIDTH	REINFORCEMENT
F30	36" x 36" x 12"	3' - 0"	(4) #5 E.W.B.
F50	60" x 60" x 14"	5' - 0"	(5) #5 E.W.B.
F60	72" x 72" x 16"	6' - 0"	(7) #5 E.W.B.
F70	84" x 84" x 20"	7' - 0"	(8) #6 E.W.B.
F80	96" x 96" x 20"	8' - 0"	(8) #6 E.W.B.
F90	108" x 108" x 24"	9' - 0"	(11) #6 E.W.B.
F20.12	24" x 12" Cont.	2' - 0"	(2) #5 Cont. + #5 @ 12" o.c. Trans.
F40	48" x 12" Cont.	4' - 0"	(4) #5 E.W.B.
F50.16	60" x 16" Cont.	5' - 0"	
F66.20	78" x 20" Cont.	6' - 6"	SEE 9/SD1.1
F86.24	102" x 24" Cont.	8' - 6"	SEE SECTION 11/SD1.1



1 FOUNDATION PLAN - East
SCALE: 1/8" = 1'-0"

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Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
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NEW YORK

CONTRACT

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FOR CONSTRUCTION

SHEET TITLE
FOUNDATION PLAN

DRAWING No.	SHEET No.
S1.1	OF

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FRAMING NOTES

- TOP OF 1st FLR. SLAB EL. = 408.00' = DATUM EL. = (0.00')
- PRECAST PLANK BEARING ELEVATION IS 11" BELOW FINISHED FLOOR ELEVATION AT 1st-3rd FLOORS, U.N.O.
- PRECAST PLANK BEARING ELEVATION IS 8" BELOW TOP OF ROOF ELEVATION AT ROOF FRAMING, U.N.O.
- ALL STRUCTURAL STEEL CONNECTIONS SHALL BE FULL-DEPTH SHEAR CONNECTIONS, U.O.N. ON PLAN. REFER TO TYP. DETAILS ON S02.1 FOR ADD'L. INFORMATION.
- REFER TO STEEL BEAM FRAMING PLAN KEY FOR ADDITIONAL INFORMATION.
- 'C-_' INDICATES STEEL COLUMN. REFER TO COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
- 'CB-_' INDICATES CONCRETE BEAM. REFER TO CONCRETE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
- '_.k' INDIACTES SERVICE LOAD BEAM REACTION IN KIPS. ALL BEAM REACTIONS NOT LABELED SHALL BE DESIGNED FOR 10k MINIMUM (2 BOLT CONNECTION)
- PRECAST PLANK DIAPHRAGM SHALL BE DESIGNED FOR THE INDICATED DIAPHRAGM FORCE TO BE TRANSFERRED TO CMU WALL AT EACH LOCATION SHOWN. SPECIFIED FORCES ARE UNFACTORED SEISMIC FORCES THAT HAVE NOT BEEN ADJUSTED FOR THE LOAD COMBINATIONS OF ASCE 7-10, SECTIONS 2.3 & 2.4.
- ARCHITECT SHALL VERIFY ALL SLAB OPENING, SLAB STEP, & SLAP EDGE DIMENSIONS ARE COORDINATED WITH ARCH'L DRAWINGS.
- CONTRACTOR SHALL COORDINATE SIZE & LOCATION OF ALL OPENINGS SHOWN ON THE ARCHITECTURAL & M.E.P. DRAWINGS.
- PLANK OPENINGS INDICATED ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL COORDINATE SIZE & LOCATION OF ALL OPENINGS SHOWN ON THE ARCHITECTURAL & M.E.P. DRAWINGS.

STEEL BEAM FRAMING PLAN KEY

LEGEND

TYPE MARK	INDICATES SLAB TYPE OR OVERFRAMING DIRECTION
	INDICATES CMU BEARING WALL
	INDICATES BEARING OR SHEAR WALL ABOVE

CMU WALL SPECIFICATIONS

- ALL EXTERIOR WALLS, STAIRS, ELEVATOR, AND BEARING WALLS ARE TO BE 8" CMU (U.N.O.)
- INTERIOR SHEARWALLS PARALLEL TO PLANK SHALL BE 8" CMU (U.N.O.)
- WALL REINFORCING SHALL BE AS FOLLOWS:
  ELEVATOR AND STAIR TOWERS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi. GROUT ALL CELLS SOLID AT BASEMENT

  EXTERIOR WALLS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi.

  8" INTERIOR WALLS
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi.
  8" CORRIDOR WALLS:
  - BASEMENT FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT ALL CELLS SOLID.
  - 1ST THROUGH 3RD FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT AT REINFORCEMENT LOCATIONS ONLY.

  8" INTERIOR WALLS
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi.
- PROVIDE REINFORCED BOND BEAM w/ (1) #5 BAR @ EA. FLOOR LEVEL & ROOF LEVEL. VERTICAL REINFORCEMENT SHALL RUN CONTINUOUS THROUGH BOND BEAMS.
- PROVIDE DUR-O-WALL HORIZONTAL JOINT REINF. @ 16" O.C. HORIZONTAL JOINT REINF. SHALL CONSIST OF (2) W1.7 JOINT REINFORGINS AT 16" O.C.

CONC PIER SCHEDULE

TYPE MARK	SIZE (in.)	VERT. REINF.	TIES
P-1	18 x 18	(8) #6	#3 @ 12" o.c.
P-2	24 x 24	(8) #7	#3 @ 12" o.c.
P-3	12 x 36	(8) #6	#3 @ 12" o.c.

COLUMN SCHEDULE

TYPE MARK	TYPE
C-1	HSS6X6X3/8
C-2	HSS6X6X1/2
C-3	HSS8X8X3/8
C-4	HSS8X8X1/2
C-5	W10X54
C-6	HSS4X4X3/8
C-7	W8X28

BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
BP-1	3/8" x 6" x 0'-6"	(1) 5/8" x 5" HEADED STUD
BP-2	3/8" x 6" x 0'-4"	(1) 5/8" x 5" HEADED STUD
BP-3	3/4" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-4	3/4" x 7" x 0'-7"	(1) 5/8" x 5" HEADED STUD
BP-5	5/8" x 7-1/2" x 0'-7 1/2"	(1) 5/8" x 6" HEADED STUD
BP-6	1" x 10" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-7	1" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-8	3/8" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS

STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W8X20

NOTES:
- MIN. 8" BRG. END w/ "B-4" BRG. PL. GROUT ALL CELLS SOLID BELOW BEAM.

MASONRY HEADER SCHEDULE

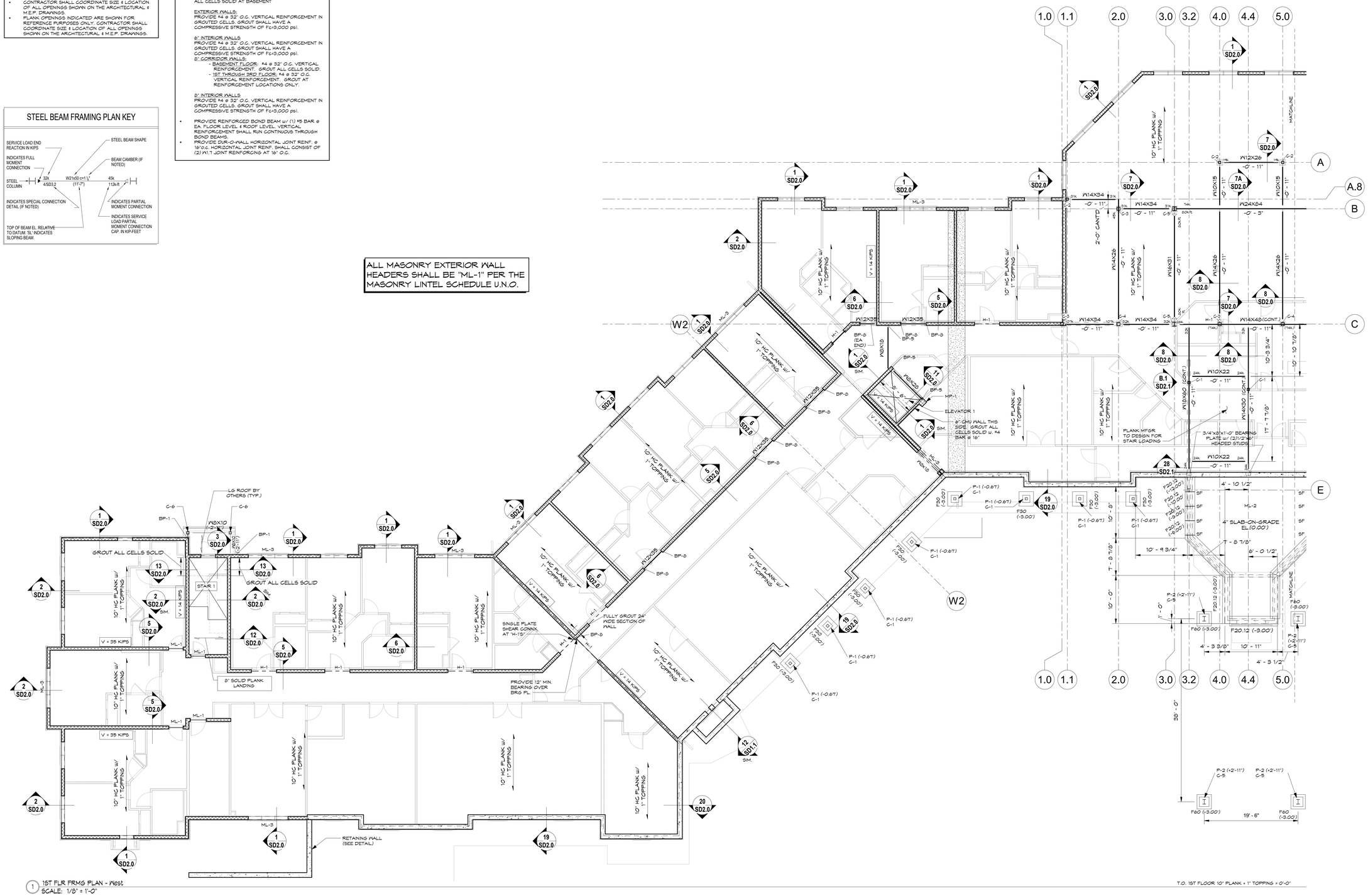
MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
ML-2	(2) #5	-	-	8"
ML-3	(2) #5	(1) #5	#3 @ 16" o.c.	32"

NOTES:
- SEE A/SD4.0 FOR TYPICAL MASONRY OPENING DETAIL
- *: DEPTH "d" IS A MINIMUM HEIGHT ABOVE ROUGH OPENING. COORDINATE AS REQUIRED w/ ARCH. DWG.

MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

ALL MASONRY EXTERIOR WALL HEADERS SHALL BE "ML-1" PER THE MASONRY LINTEL SCHEDULE U.N.O.



1 1ST FLR FRMG PLAN - West
SCALE: 1/8" = 1'-0"

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SHEET TITLE
FIRST FLOOR FRAMING PLAN

DRAWING No.
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SHEET No.
OF

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MASONRY HEADER SCHEDULE

MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
ML-2	(2) #5	-	-	8"
ML-3	(2) #5	(1) #5	#3 @ 16" o.c.	32"

NOTES:
- SEE A/SD4.0 FOR TYPICAL MASONRY OPENING DETAIL
- *: DEPTH 'd' IS A MINIMUM HEIGHT ABOVE ROUGH OPENING. COORDINATE AS REQUIRED W/ ARCH. DWG.

MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
BP-1	3/8" x 6" x 0'-6"	(1) 5/8" x 5" HEADED STUD
BP-2	3/8" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-3	3/4" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-4	3/4" x 7" x 0'-7"	(1) 5/8" x 5" HEADED STUD
BP-5	5/8" x 7-1/2" x 0'-1 1/2"	(1) 5/8" x 6" HEADED STUD
BP-6	1" x 10" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-7	1" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-8	3/8" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS

STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W8X20

NOTES:
- MIN. 8" BRG. END w/ "B-4" BRG. PL. GROUT ALL CELLS SOLID BELOW BEAM.

CONC PIER SCHEDULE

TYPE MARK	SIZE (in.)	VERT. REINF.	TIES
P-1	18 x 18	(8) #6	#3 @ 12" O.C.
P-2	24 x 24	(8) #7	#3 @ 12" O.C.
P-3	12 x 36	(8) #6	#3 @ 12" O.C.

COLUMN SCHEDULE

TYPE MARK	TYPE
C-1	HSS6X6X3/8
C-2	HSS6X6X1/2
C-3	HSS8X8X3/8
C-4	HSS8X8X1/2
C-5	W10X54
C-6	HSS4X4X3/8
C-7	W8X28

LEGEND

- TYPE MARK — INDICATES SLAB TYPE OR OVERFRAMING DIRECTION
- INDICATES CMU BEARING WALL
- INDICATES BEARING OR SHEAR WALL ABOVE

CMU WALL SPECIFICATIONS

- ALL EXTERIOR WALLS, STAIRS, ELEVATOR, AND BEARING WALLS ARE TO BE 8" CMU (U.N.O.)
- INTERIOR SHEARWALLS PARALLEL TO PLANK SHALL BE 8" CMU (U.N.O.)
- WALL REINFORCING SHALL BE AS FOLLOWS:
  ELEVATOR AND STAIR TOWERS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi. GROUT ALL CELLS SOLID AT BASEMENT

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  8" CORRIDOR WALLS:
  - BASEMENT FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT ALL CELLS SOLID.
  - 1ST THROUGH 3RD FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT AT REINFORCEMENT LOCATIONS ONLY.

  6" INTERIOR WALLS
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi.
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- PROVIDE DUR-O-WALL HORIZONTAL JOINT REINF. @ 16" O.C. HORIZONTAL JOINT REINF. SHALL CONSIST OF (2) W1.7 JOINT REINFORCING AT 16" O.C.

FRAMING NOTES

- TOP OF 1st FLR. SLAB EL. = 408.00' = DATUM EL. = (0.00')
- PRECAST PLANK BEARING ELEVATION IS 11" BELOW FINISHED FLOOR ELEVATION AT 1st-3rd FLOORS, U.N.O.
- PRECAST PLANK BEARING ELEVATION IS 5" BELOW TOP OF ROOF ELEVATION AT ROOF FRAMING, U.N.O.
- ALL STRUCTURAL STEEL CONNECTIONS SHALL BE FULL-DEPTH SHEAR CONNECTIONS, U.O.N. ON PLAN. REFER TO TYP. DETAILS ON SD2.1 FOR ADDL. INFORMATION.
- REFER TO STEEL BEAM FRAMING PLAN KEY FOR ADDITIONAL INFORMATION.
- 'C-' INDICATES STEEL COLUMN. REFER TO COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
- 'CB-' INDICATES CONCRETE BEAM. REFER TO CONCRETE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
- '...K' INDICTES SERVICE LOAD BEAM REACTION IN KIPS. ALL BEAM REACTIONS NOT LABELED SHALL BE DESIGNED FOR 10K MINIMUM (2 BOLT CONNECTION)
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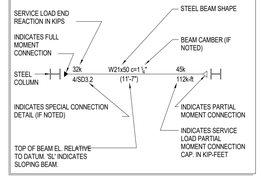
ALL MASONRY EXTERIOR WALL HEADERS SHALL BE "ML-1" PER THE MASONRY LINTEL SCHEDULE U.N.O.

STEEL BEAM FRAMING PLAN KEY



1 1ST FLR FRMG PLAN - East
SCALE: 1/8" = 1'-0"

T.O. 1ST FLOOR 10" PLANK + 1" TOPPING = 0'-0"

H2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

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	06/03/22	ISSUE FOR BID
	08/08/22	ISSUED FOR CONSTRUCTION

"ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL"

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
TRD/KQ	DTF/ARM	KSS	HLC

PROJECT No.:	DATE:	SCALE:
01E-16001	08/08/2022	AS SHOWN

CLIENT
MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS
FOR CONSTRUCTION

SHEET TITLE
FIRST FLOOR FRAMING PLAN

DRAWING No.
S2.1

SHEET No.
OF

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FRAMING NOTES

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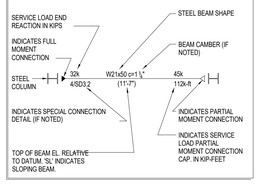
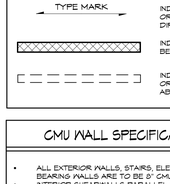
STEEL BEAM FRAMING PLAN KEY



LEGEND



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  ELEVATOR AND STAIR TOWERS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi. GROUT ALL CELLS SOLID AT BASEMENT

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COLUMN SCHEDULE

TYPE MARK	TYPE
C-1	HSS6X6X3/8
C-2	HSS6X6X1/2
C-3	HSS8X8X3/8
C-4	HSS8X8X1/2
C-5	W10X54
C-6	HSS4X4X3/8
C-7	W8X28

BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
BP-1	3/8" x 6" x 0'-6"	(1) 5/8" x 5" HEADED STUD
BP-2	3/8" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-3	3/4" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-4	3/4" x 7" x 0'-7"	(1) 5/8" x 5" HEADED STUD
BP-5	5/8" x 7'-1/2" x 0'-7 1/2"	(1) 5/8" x 6" HEADED STUD
BP-6	1" x 10" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-7	1" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-8	3/8" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS

STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W8x20

NOTES:
- MIN. 5" BRG. END w/ "B-4" BRG. PL. GROUT ALL CELLS SOLID BELOW BEAM.

MASONRY HEADER SCHEDULE

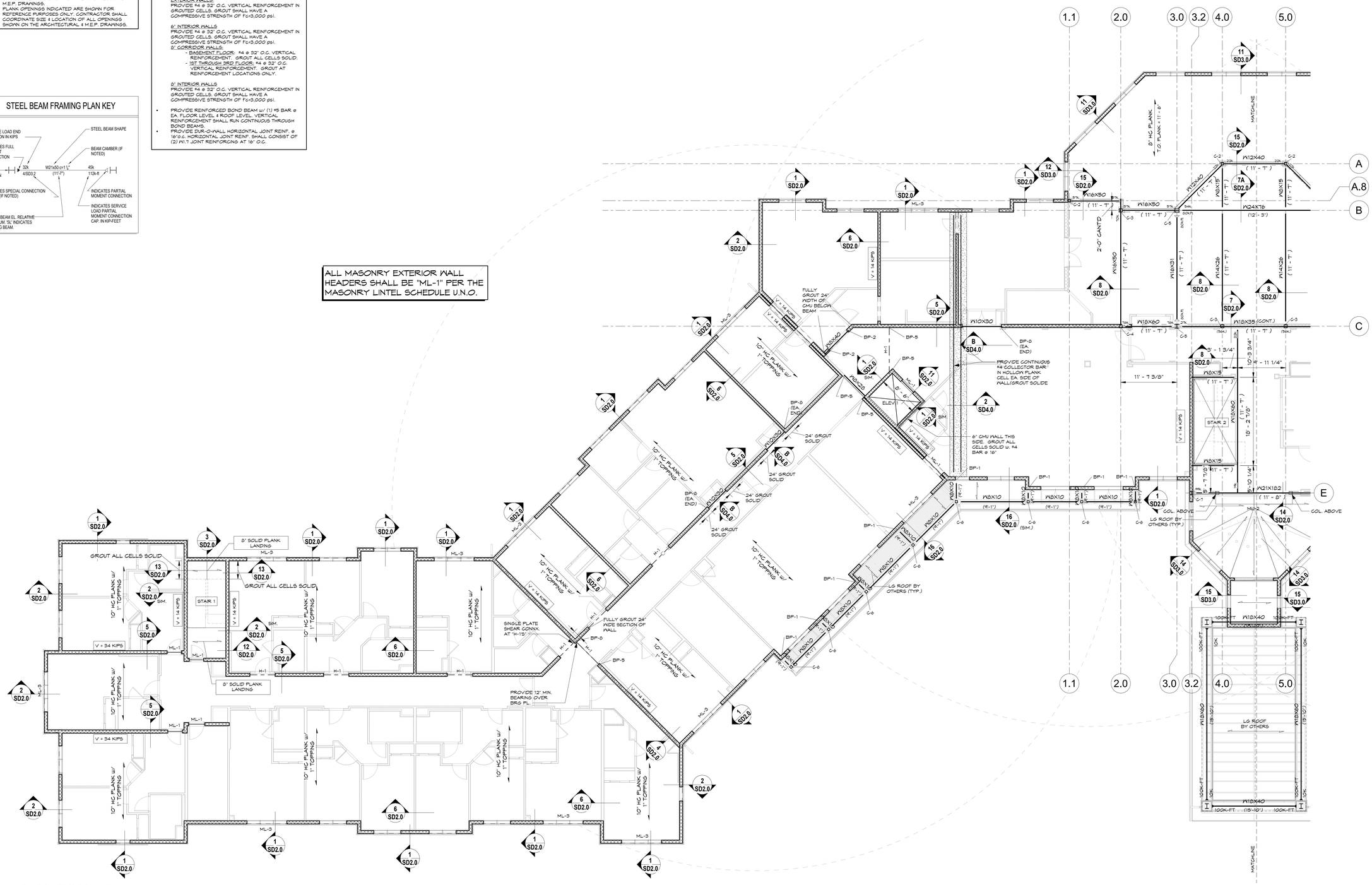
MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
ML-2	(2) #5	-	-	5"
ML-3	(2) #5	(1) #5	#3 @ 16" o.c.	32"

NOTES:
- SEE A/SD4.0 FOR TYPICAL MASONRY OPENING DETAIL
- * DEPTH "d" IS A MINIMUM HEIGHT ABOVE ROUGH OPENING. COORDINATE AS REQUIRED w/ ARCH. DWG.

MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

ALL MASONRY EXTERIOR WALL HEADERS SHALL BE "ML-1" PER THE MASONRY LINTEL SCHEDULE U.N.O.



1 2ND FLR FRMG PLAN - West
SCALE: 1/8" = 1'-0"

H 2 M architects + engineers

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MARK	DATE	DESCRIPTION
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DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
TRD/KQ	DTF/ARM	KSS	HLC
PROJECT No: 01E-16001	DATE: 08/08/2022	SCALE: AS SHOWN	

CLIENT

MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS

FOR CONSTRUCTION

SHEET TITLE

SECOND FLOOR FRAMING PLAN

DRAWING No.

S3.0

SHEET No.

OF

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MASONRY HEADER SCHEDULE

MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
ML-2	(2) #5	-	-	8"
ML-3	(2) #5	(1) #5	#3 @ 16" o.c.	32"

NOTES:
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MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #8

BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
BP-1	3/8" x 6" x 0'-6"	(1) 5/8" x 5" HEADED STUD
BP-2	3/8" x 6" x 0'-9"	(1) 5/8" x 5" HEADED STUD
BP-3	3/4" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-4	3/4" x 7" x 0'-7"	(1) 5/8" x 5" HEADED STUD
BP-5	5/8" x 7-1/2" x 0'-7 1/2"	(1) 5/8" x 6" HEADED STUD
BP-6	1" x 10" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
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BP-8	3/8" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS

STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W6x20

NOTES:
- MIN. 8" BRG. END w/ "B-4" BRG. PL. GROUT ALL CELLS SOLID BELOW BEAM.

COLUMN SCHEDULE

TYPE MARK	TYPE
C-1	HSS6X6X3/8
C-2	HSS6X6X1/2
C-3	HSS8X8X3/8
C-4	HSS8X8X1/2
C-5	W10X54
C-6	HSS4X4X3/8
C-7	W8X28

LEGEND

TYPE MARK (arrow)	INDICATES SLAB TYPE OR OVERFRAMING DIRECTION
(hatched wall)	INDICATES CMU BEARING WALL
(dashed outline)	INDICATES BEARING OR SHEAR WALL ABOVE

STEEL BEAM FRAMING PLAN KEY

SERVICE LOAD END REACTION IN KIPS
INDICATES FULL MOMENT CONNECTION
STEEL COLUMN
INDICATES SPECIAL CONNECTION DETAIL (IF NOTED)
TOP OF BEAM EL. RELATIVE TO DATUM. 'SL' INDICATES SLOPING BEAM.
STEEL BEAM SHAPE
BEAM CAMBER (IF NOTED)
INDICATES PARTIAL MOMENT CONNECTION
INDICATES SERVICE LOAD PARTIAL MOMENT CONNECTION CAP. IN KIP-FEET
32k
4/SD3.2
W21x50 c=1 1/4"
(11'-7")
45k
112k-ft

FRAMING NOTES

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- WALL REINFORCING SHALL BE AS FOLLOWS:

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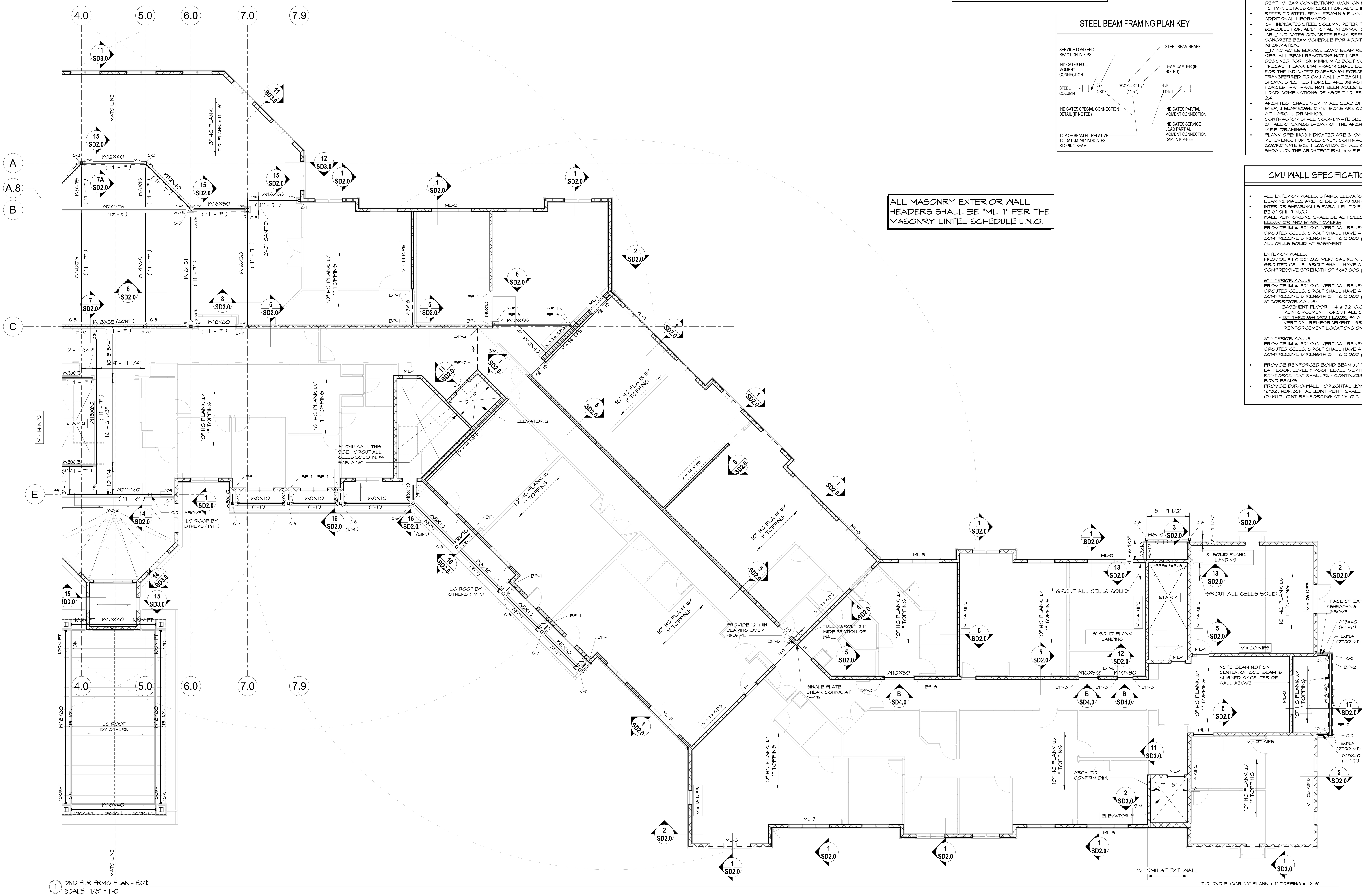

1 2ND FLR FRMG PLAN - East
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SHEET TITLE
SECOND FLOOR FRAMING PLAN

DRAWING No.
S3.1

SHEET No.
OF

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- 'C-' INDICATES STEEL COLUMN. REFER TO COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
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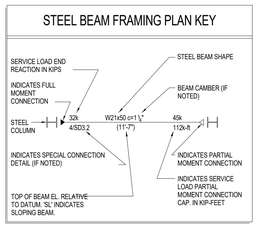
- '_K' INDICATES SERVICE LOAD BEAM REACTION IN KIPS. ALL BEAM REACTIONS NOT LABELED SHALL BE DESIGNED FOR 10K MINIMUM (2 BOLT CONNECTION)
- PRECAST PLANK DIAPHRAGM SHALL BE DESIGNED FOR THE INDICATED DIAPHRAGM FORCE TO BE TRANSFERRED TO CMU WALL AT EACH LOCATION SHOWN. SPECIFIED FORCES ARE UNFACTORED SEISMIC FORCES THAT HAVE NOT BEEN ADJUSTED FOR THE LOAD COMBINATIONS OF ASCE 7-10, SECTIONS 2.3 & 2.4.
- ARCHITECT SHALL VERIFY ALL SLAB OPENING, SLAB STEP, & SLAP EDGE DIMENSIONS ARE COORDINATED WITH ARCH. DRAWINGS.
- CONTRACTOR SHALL COORDINATE SIZE & LOCATION OF ALL OPENINGS SHOWN ON THE ARCHITECTURAL & M.E.P. DRAWINGS.
- PLANK OPENINGS INDICATED ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL COORDINATE SIZE & LOCATION OF ALL OPENINGS SHOWN ON THE ARCHITECTURAL & M.E.P. DRAWINGS.

STEEL BEAM FRAMING PLAN KEY



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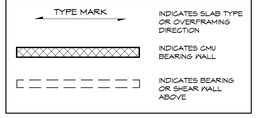


CMU WALL SPECIFICATIONS

- ALL EXTERIOR WALLS, STAIRS, ELEVATOR, AND BEARING WALLS ARE TO BE 8" CMU (U.N.O.)
- INTERIOR SHEARWALLS PARALLEL TO PLANK SHALL BE 8" CMU (U.N.O.)
- WALL REINFORCING SHALL BE AS FOLLOWS:
  ELEVATOR AND STAIR TOWERS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF F'c=3,000 psi. GROUT ALL CELLS SOLID AT BASEMENT

  EXTERIOR WALLS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF F'c=3,000 psi.

  6" INTERIOR WALLS
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF F'c=3,000 psi.
  8" CORRIDOR WALLS:
  - BASEMENT FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT ALL CELLS SOLID.
  - 1ST THROUGH 3RD FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT AT REINFORCEMENT LOCATIONS ONLY.

  8" INTERIOR WALLS
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF F'c=3,000 psi.
- PROVIDE REINFORCED BOND BEAM w/ (1) #5 BAR @ EA. FLOOR LEVEL & ROOF LEVEL. VERTICAL REINFORCEMENT SHALL RUN CONTINUOUS THROUGH BOND BEAMS.
- PROVIDE DUR-O-WALL HORIZONTAL JOINT REINF. @ 16"O.C. HORIZONTAL JOINT REINF. SHALL CONSIST OF (2) W1.7 JOINT REINFORCING AT 16" O.C.

COLUMN SCHEDULE

TYPE MARK	TYPE
C-1	HSS6X6X3/8
C-2	HSS6X6X1/2
C-3	HSS8X8X3/8
C-4	HSS8X8X1/2
C-5	W10X54
C-6	HSS4X4X3/8
C-7	W8X28

BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
BP-1	3/8" x 6" x 0'-6"	(1) 5/8" x 5" HEADED STUD
BP-2	3/8" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-3	3/4" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-4	3/4" x 7" x 0'-7"	(1) 5/8" x 5" HEADED STUD
BP-5	5/8" x 7'-1/2" x 0'-7 1/2"	(1) 5/8" x 6" HEADED STUD
BP-6	1" x 10" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-7	1" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-8	3/8" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS

STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W6x20

NOTES:
- MIN. 5" BRG. END w/ "B-4" BRG. PL. GROUT ALL CELLS SOLID BELOW BEAM.

MASONRY HEADER SCHEDULE

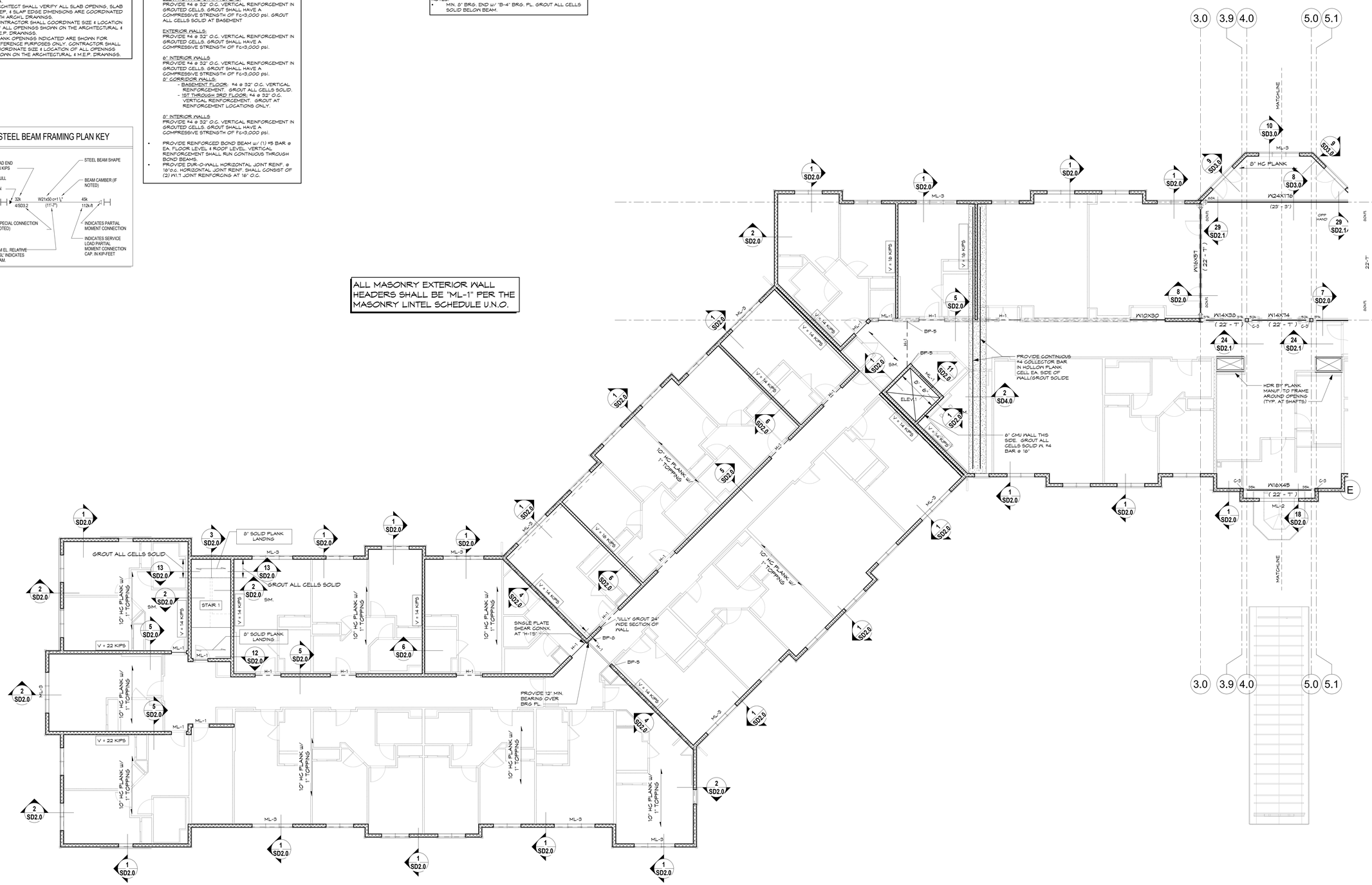
MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
ML-2	(2) #5	-	-	8"
ML-3	(2) #5	(1) #5	#3 @ 16" o.c.	32"

NOTES:
- SEE A/SD4.0 FOR TYPICAL MASONRY OPENING DETAIL
- *: DEPTH 'd' IS A MINIMUM HEIGHT ABOVE ROUGH OPENING. COORDINATE AS REQUIRED w/ ARCH. DWG.

MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

ALL MASONRY EXTERIOR WALL HEADERS SHALL BE "ML-1" PER THE MASONRY LINTEL SCHEDULE U.N.O.



1 3RD FLR FRMG PLAN - West
SCALE: 1/8" = 1'-0"

H2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS:
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RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

MARK	DATE	DESCRIPTION
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	06/03/22	ISSUE FOR BID
	08/08/22	ISSUED FOR CONSTRUCTION

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
TRD/KQ	DTF/ARM	KSS	HLC

PROJECT No.:	DATE:	SCALE:
01E-16001	08/08/2022	AS SHOWN

CLIENT
MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS
FOR CONSTRUCTION

SHEET TITLE
THIRD FLOOR FRAMING PLAN

DRAWING No.
S4.0

SHEET No.
OF

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MASONRY HEADER SCHEDULE

MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
ML-2	(2) #5	-	-	8"
ML-3	(2) #5	(1) #5	#3 @ 16" o.c.	32"

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MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
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STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W6x20

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COLUMN SCHEDULE

TYPE MARK	TYPE
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LEGEND

- TYPE MARK — INDICATES SLAB TYPE OR OVERFRAMING DIRECTION
- INDICATES CMU BEARING WALL
- INDICATES BEARING OR SHEAR WALL ABOVE

FRAMING NOTES

- TOP OF 1st FLR. SLAB EL. = 403.00' = DATUM EL. = (0.00')
- PRECAST PLANK BEARING ELEVATION IS 11" BELOW FINISHED FLOOR ELEVATION AT 1st-3rd FLOORS, U.N.O.
- PRECAST PLANK BEARING ELEVATION IS 5" BELOW TOP OF ROOF ELEVATION AT ROOF FRAMING, U.N.O.
- ALL STRUCTURAL STEEL CONNECTIONS SHALL BE FULL-DEPTH SHEAR CONNECTIONS, U.O.N. ON PLAN. REFER TO TYP. DETAILS ON S/D2.1 FOR ADD'L INFORMATION.
- REFER TO STEEL BEAM FRAMING PLAN KEY FOR ADDITIONAL INFORMATION.
- 'C-' INDICATES STEEL COLUMN. REFER TO COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
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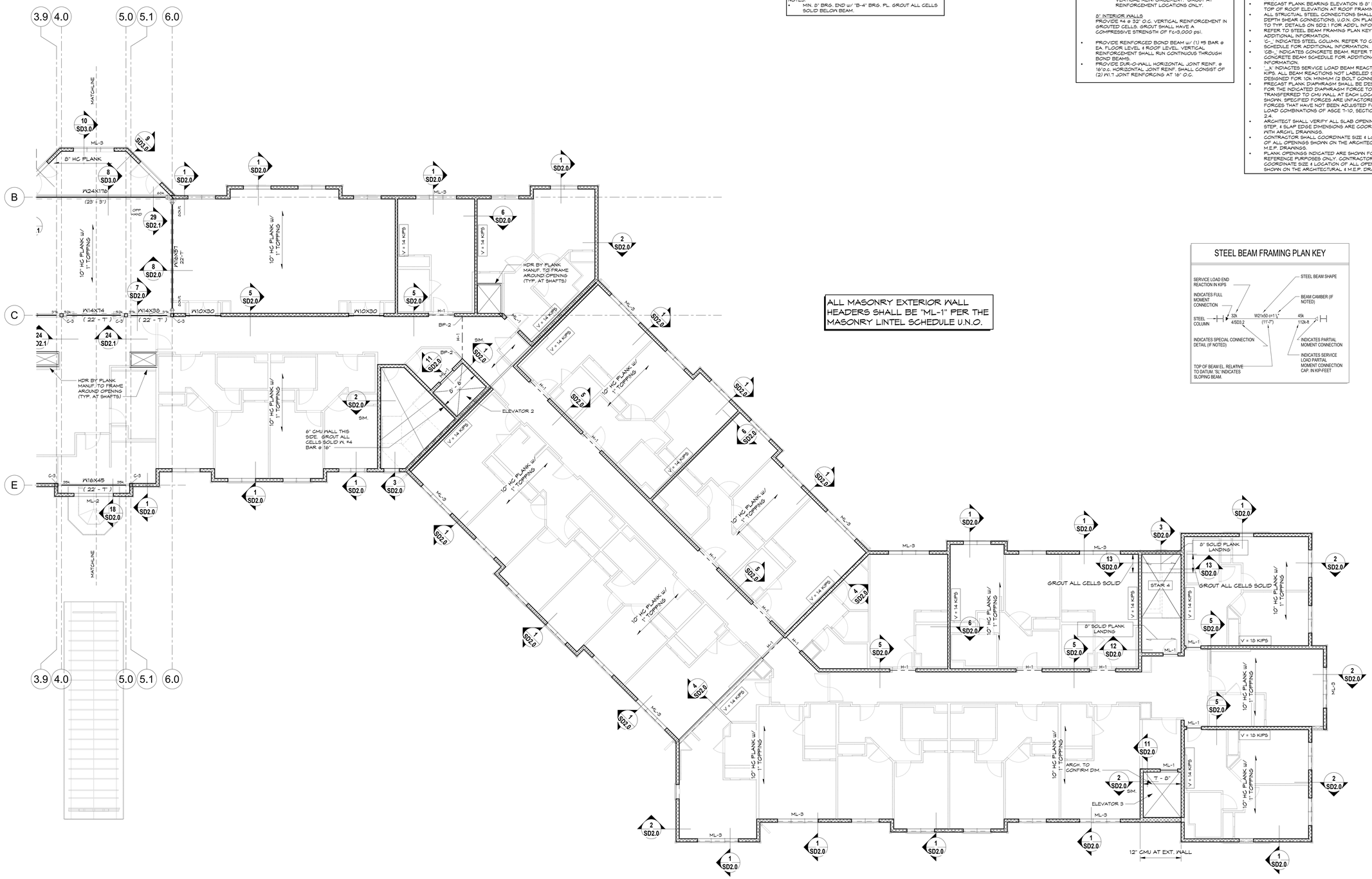
STEEL BEAM FRAMING PLAN KEY



1 3RD FLR FRMG PLAN - East
SCALE: 1/8" = 1'-0"

T.O. 3RD FLOOR 10" PLANK + 1" TOPPING = 23'-6"

H2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS:
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MARK	DATE	DESCRIPTION
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	06/03/22	ISSUE FOR BID
	08/08/22	ISSUED FOR CONSTRUCTION

"ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL"

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
TRD/KQ	DTF/ARM	KSS	HLC

PROJECT No.:	DATE:	SCALE:
01E-16001	08/08/2022	AS SHOWN

CLIENT
MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS
FOR CONSTRUCTION

SHEET TITLE
THIRD FLOOR FRAMING PLAN

DRAWING No.
S4.1

SHEET No.
OF

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FRAMING NOTES

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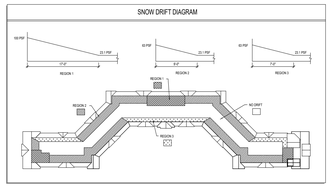
SNOW DRIFT DRIFT DIAGRAM



BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
BP-1	3/8" x 6" x 0'-6"	(1) 5/8" x 5" HEADED STUD
BP-2	3/8" x 6" x 0'-9"	(1) 5/8" x 5" HEADED STUD
BP-3	3/4" x 6" x 0'-8"	(1) 5/8" x 5" HEADED STUD
BP-4	3/4" x 7" x 0'-7"	(1) 5/8" x 5" HEADED STUD
BP-5	5/8" x 7-1/2" x 0'-7 1/2"	(1) 5/8" x 6" HEADED STUD
BP-6	1" x 10" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-7	1" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS
BP-8	3/8" x 7" x 1'-0"	(2) 5/8" x 6" HEADED STUDS

STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W8x20

NOTES:
- MIN. 5" BRG. END w/ "B-4" BRG. PL. GROUT ALL CELLS SOLID BELOW BEAM.

MASONRY HEADER SCHEDULE

MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
ML-2	(2) #5	-	-	8"
ML-3	(2) #5	(1) #5	#3 @ 16" o.c.	32"

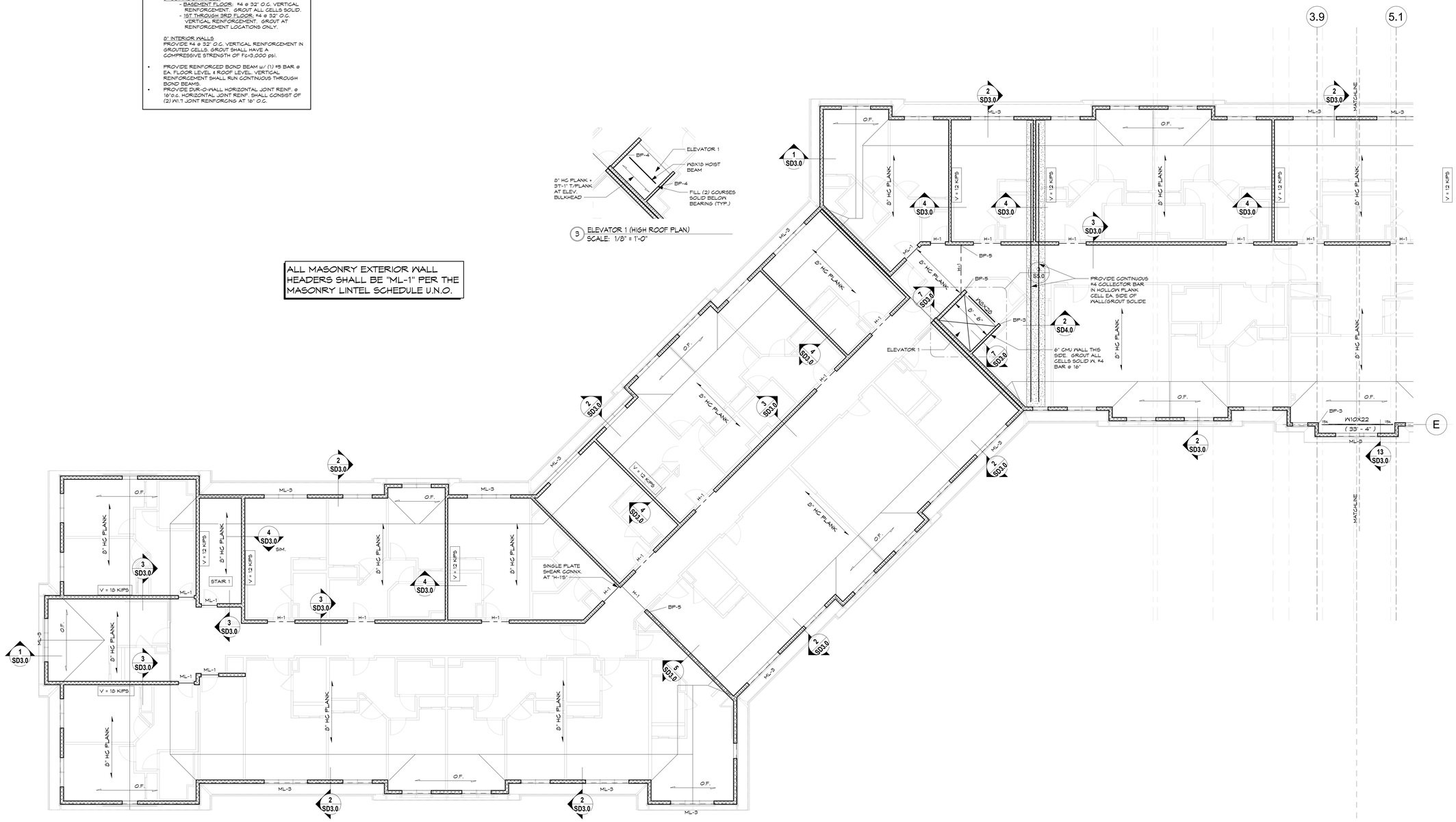
NOTES:
- SEE A/SD4.0 FOR TYPICAL MASONRY OPENING DETAIL
- *: DEPTH "d" IS A MINIMUM HEIGHT ABOVE ROUGH OPENING. COORDINATE AS REQUIRED w/ ARCH. DWG.

MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #5

ALL MASONRY EXTERIOR WALL HEADERS SHALL BE "ML-1" PER THE MASONRY LINTEL SCHEDULE U.N.O.

3 ELEVATOR 1 (HIGH ROOF PLAN)
SCALE: 1/8" = 1'-0"



1 ROOF FRMG PLAN - West
SCALE: 1/8" = 1'-0"

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SHEET TITLE
ROOF FRAMING PLAN

DRAWING No.
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OF

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MASONRY HEADER SCHEDULE

MARK	BOTTOM BARS	TOP BARS	STIRRUPS	d*
ML-1	(2) #5	-	-	32"
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MASONRY PIER SCHEDULE

MARK	SIZE (w x L)	VERTICAL REINFORCEMENT
MP-1	16" x 16"	(4) #8

BEARING PLATE SCHEDULE

MARK	SIZE (t x w x L)	ANCHORS (dia. x L)
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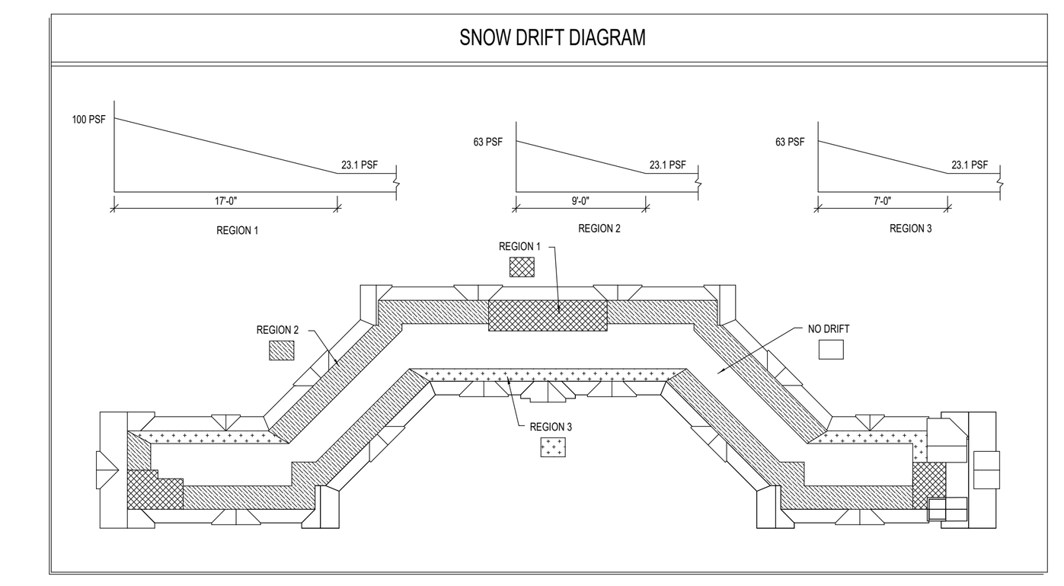
STEEL HEADER SCHEDULE

MARK	SIZE
H-1	W6x20

NOTES:
- MIN. 8" BRG. END w/ "B-4" BRG. PL. GROUT ALL CELLS SOLID BELOW BEAM.

SNOW DRIFT DIAGRAM



LEGEND

TYPE MARK — INDICATES SLAB TYPE OR OVERFRAMING DIRECTION

INDICATES CMU BEARING WALL

INDICATES BEARING OR SHEAR WALL ABOVE

CMU WALL SPECIFICATIONS

- ALL EXTERIOR WALLS, STAIRS, ELEVATOR, AND BEARING WALLS ARE TO BE 8" CMU (U.N.O.)
- INTERIOR SHEARWALLS PARALLEL TO PLANK SHALL BE 6" CMU (U.N.O.)
- WALL REINFORCING SHALL BE AS FOLLOWS:
  ELEVATOR AND STAIR TOWERS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi. GROUT ALL CELLS SOLID AT BASEMENT

  EXTERIOR WALLS:
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi.

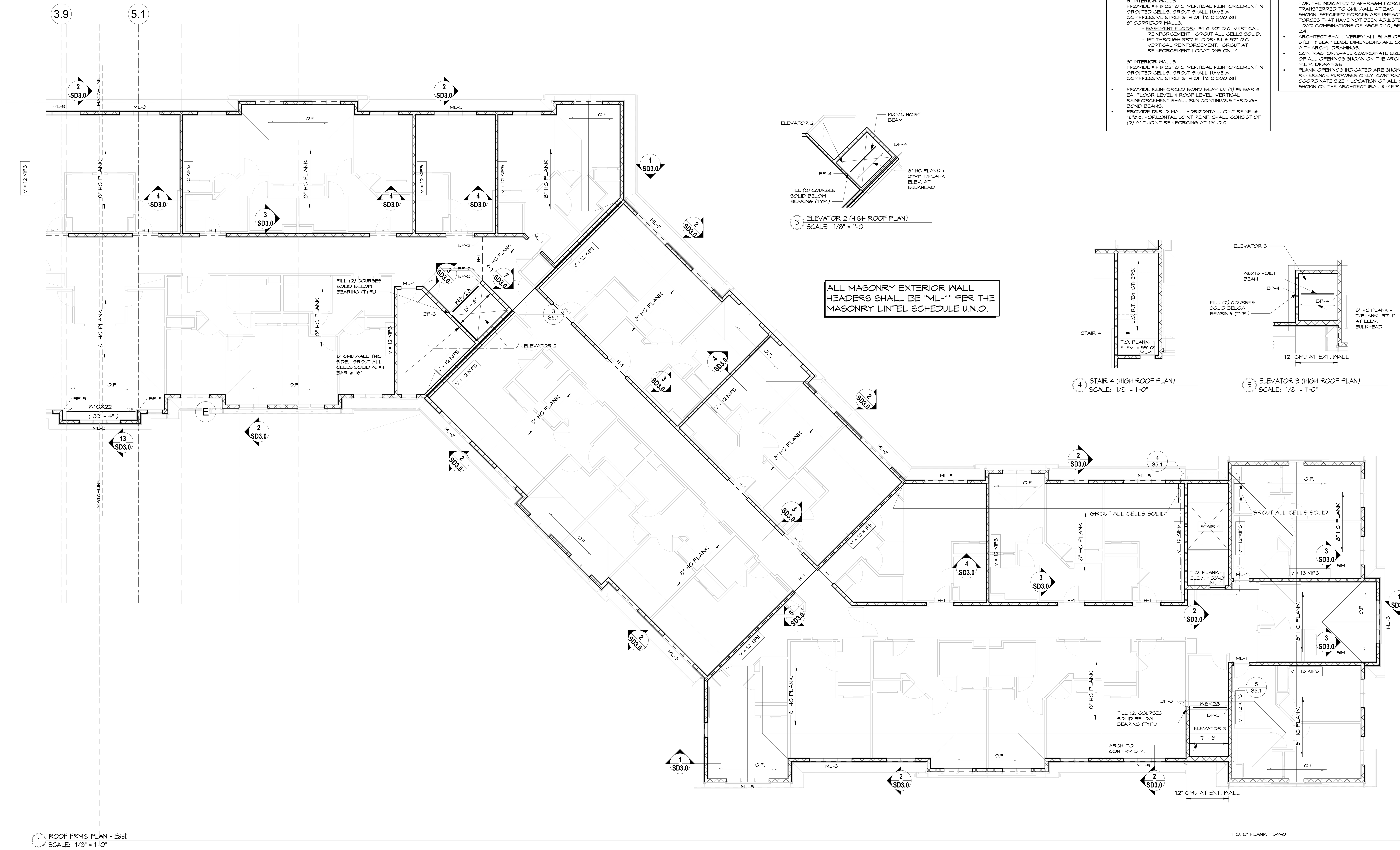
  6" INTERIOR WALLS
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi.
  8" CORRIDOR WALLS:
  - BASEMENT FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT ALL CELLS SOLID.
  - 1ST THROUGH 3RD FLOOR: #4 @ 32" O.C. VERTICAL REINFORCEMENT. GROUT AT REINFORCEMENT LOCATIONS ONLY.

  8" INTERIOR WALLS
  PROVIDE #4 @ 32" O.C. VERTICAL REINFORCEMENT IN GROUTED CELLS. GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF f'c=3,000 psi.

- PROVIDE REINFORCED BOND BEAM w/ (1) #5 BAR @ EA. FLOOR LEVEL & ROOF LEVEL. VERTICAL REINFORCEMENT SHALL RUN CONTINUOUS THROUGH BOND BEAMS.
- PROVIDE DUR-O-WALL HORIZONTAL JOINT REINF. @ 16"o.c. HORIZONTAL JOINT REINF. SHALL CONSIST OF (2) W1.7 JOINT REINFORCING AT 16" O.C.

FRAMING NOTES

- TOP OF 1st FLR. SLAB EL. = 408.00' = DATUM EL. = (0.00')
- PRECAST PLANK BEARING ELEVATION IS 11" BELOW FINISHED FLOOR ELEVATION AT 1st-3rd FLOORS, U.N.O.
- PRECAST PLANK BEARING ELEVATION IS 8" BELOW TOP OF ROOF ELEVATION AT ROOF FRAMING, U.N.O.
- ALL STRUCTUAL STEEL CONNECTIONS SHALL BE FULL-DEPTH SHEAR CONNECTIONS, U.O.N. ON PLAN. REFER TO TYP. DETAILS ON SD2.1 FOR ADD'L INFORMATION.
- REFER TO STEEL BEAM FRAMING PLAN KEY FOR ADDITIONAL INFORMATION.
- 'C-_' INDICATES STEEL COLUMN. REFER TO COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
- 'CB-_' INDICATES CONCRETE BEAM. REFER TO CONCRETE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
- '__k' INDIACTES SERVICE LOAD BEAM REACTION IN KIPS. ALL BEAM REACTIONS NOT LABELED SHALL BE DESIGNED FOR 10k MINIMUM (2 BOLT CONNECTION)
- PRECAST PLANK DIAPHRAGM SHALL BE DESIGNED FOR THE INDICATED DIAPHRAGM FORCE TO BE TRANSFERRED TO CMU WALL AT EACH LOCATION SHOWN. SPECIFIED FORCES ARE UNFACTORED SEISMIC FORCES THAT HAVE NOT BEEN ADJUSTED FOR THE LOAD COMBINATIONS OF ASCE 7-10, SECTIONS 2.3 & 2.4.
- ARCHITECT SHALL VERIFY ALL SLAB OPENING, SLAB STEP, & SLAP EDGE DIMENSIONS ARE COORDINATED WITH ARCH'L DRAWINGS.
- CONTRACTOR SHALL COORDINATE SIZE & LOCATION OF ALL OPENINGS SHOWN ON THE ARCHITECTURAL & M.E.P. DRAWINGS.
- PLANK OPENINGS INDICATED ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL COORDINATE SIZE & LOCATION OF ALL OPENINGS SHOWN ON THE ARCHITECTURAL & M.E.P. DRAWINGS.



ALL MASONRY EXTERIOR WALL HEADERS SHALL BE "ML-1" PER THE MASONRY LINTEL SCHEDULE U.N.O.

3 ELEVATOR 2 (HIGH ROOF PLAN)
SCALE: 1/8" = 1'-0"

4 STAIR 4 (HIGH ROOF PLAN)
SCALE: 1/8" = 1'-0"

5 ELEVATOR 3 (HIGH ROOF PLAN)
SCALE: 1/8" = 1'-0"

1 ROOF FRMG PLAN - East
SCALE: 1/8" = 1'-0"

T.O. 8" PLANK = 34'-0"

H2M architects + engineers

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p 215-646-8001 ▸ mulhernkulp.com

MARK	DATE	DESCRIPTION
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DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
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Braemar at Montebello Assisted Living Residence

**MONTEBELLO CROSSING
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(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK**

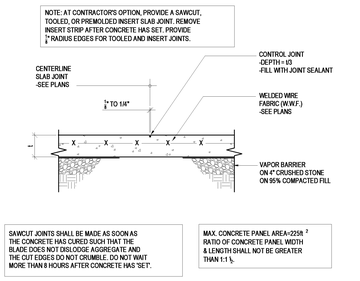
CONTRACT

STATUS
FOR CONSTRUCTION

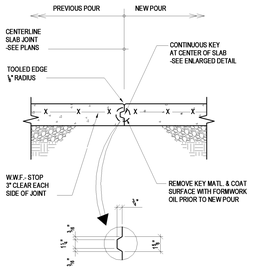
SHEET TITLE
ROOF FRAMING PLAN

DRAWING No.
S5.1

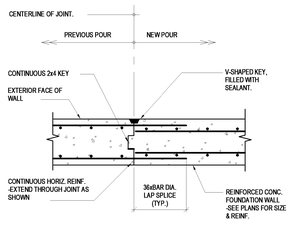
SHEET No.
OF



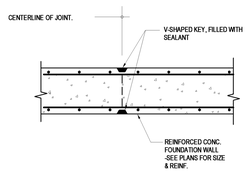
A TYPICAL DETAIL
CONC. SLAB CONTROL JOINT
SCALE: 3/4"=1'-0" LOCATE EVERY 15' o.c.



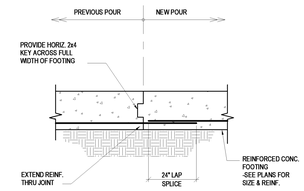
B TYPICAL DETAIL
CONC. SLAB CONSTRUCTION JOINT
SCALE: 3/4"=1'-0" LOCATE AS REQUIRED



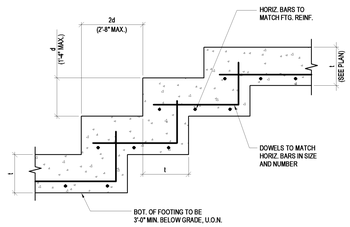
C TYPICAL DETAIL
FND WALL CONSTRUCTION JOINT
SCALE: 3/4"=1'-0" LOCATE AS REQUIRED



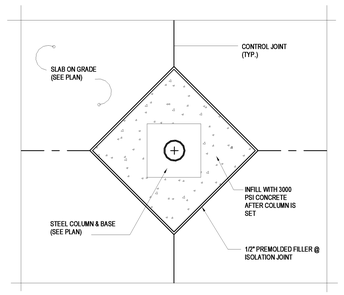
D TYPICAL DETAIL
FND WALL CONTROL JOINT
SCALE: 3/4"=1'-0" LOCATE EVERY 25-30 FEET ALONG WALL



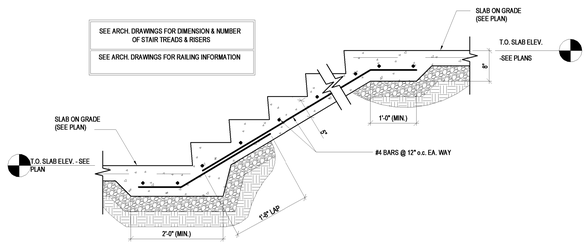
E TYPICAL DETAIL
CONT. FOOTING CONSTRUCTION JOINT
SCALE: 3/4"=1'-0"



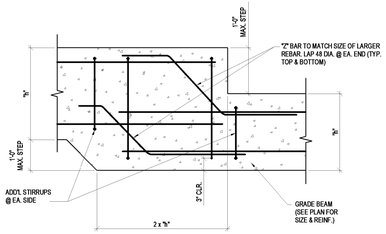
F TYPICAL
STEPPED FOOTING DETAIL
SCALE: 3/4"=1'-0"



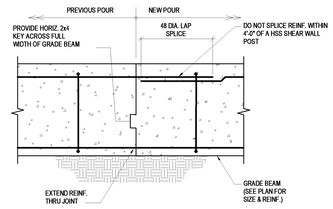
G TYPICAL DETAIL
COLUMN ISOLATION JOINT
SCALE: N.T.S.



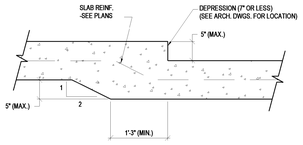
H CONCRETE STAIRS ON GRADE
SCALE: N.T.S.



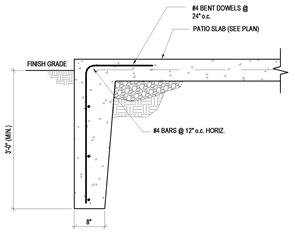
J TYP. GRADE BEAM STEP DOWN DETAIL
SCALE: N.T.S. LOCATE AS REQ'D



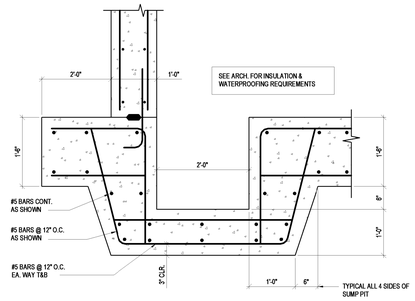
K TYPICAL DETAIL
CONT. GRADE BEAM CONSTRUCTION JOINT
SCALE: N.T.S. LOCATE AS REQ'D.



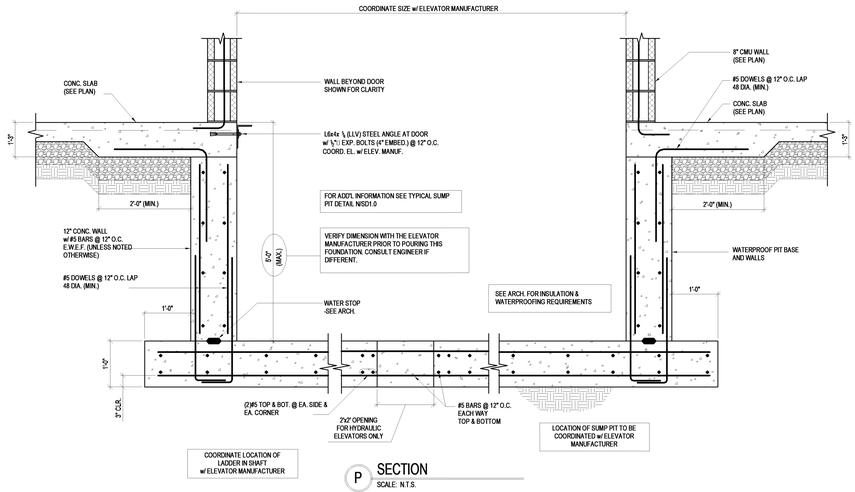
L SLAB DEPRESSION DETAIL
SCALE: N.T.S.



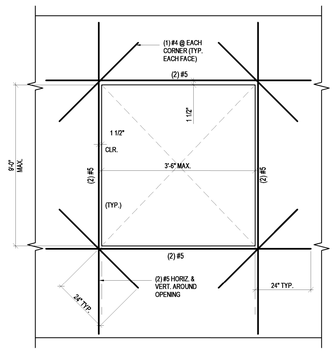
M TYPICAL PATIO EDGE TURNDOWN
SCALE: 3/4"=1'-0"



N TYPICAL DETAIL
SUMP PIT
SCALE: 3/4"=1'-0"



P SECTION
SCALE: N.T.S.



S DETAIL @ CONCRETE WALL OPENING, U.N.O.
NOT TO SCALE

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SHEET TITLE
TYPICAL FOUNDATIOND DETAILS

DRAWING No.
SD1.0

SHEET No.
OF

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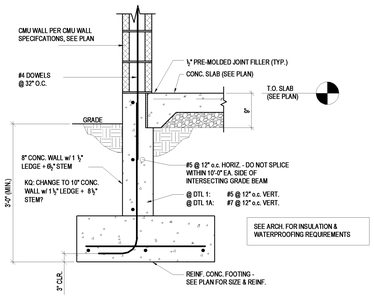

1 SECTION
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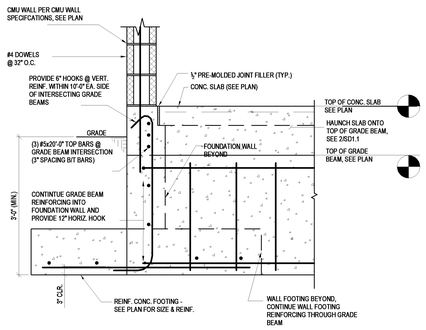
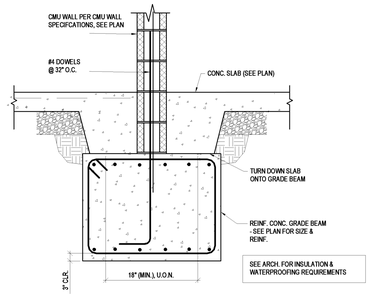


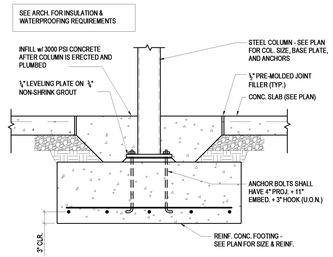
1A SECTION
SCALE: 3/4"=1'-0"



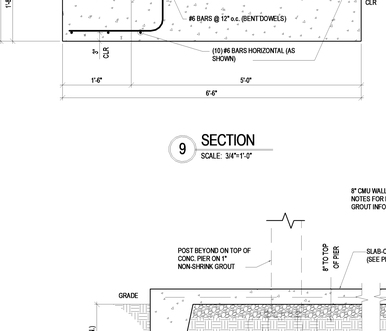
2 SECTION
SCALE: 3/4"=1'-0"

NOT USED

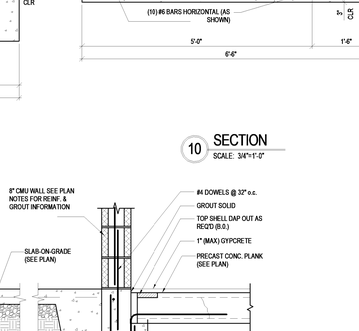
3 SECTION
SCALE: 3/4"=1'-0"



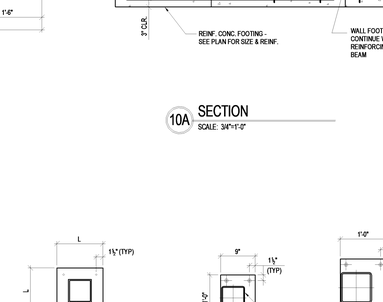
4 SECTION
SCALE: 3/4"=1'-0"



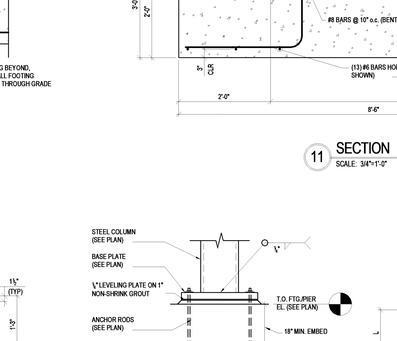
4A SECTION
SCALE: 3/4"=1'-0"



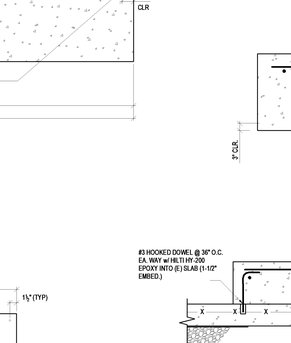
5 SECTION
SCALE: 3/4"=1'-0"



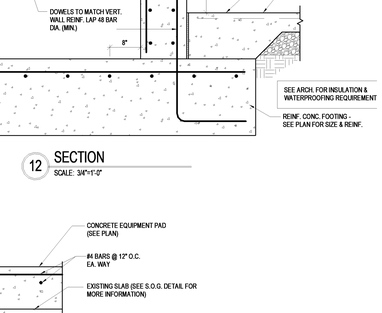
6 SECTION
SCALE: 3/4"=1'-0"



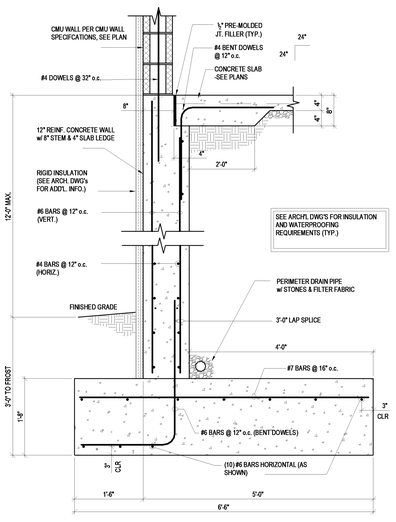
6A SECTION
SCALE: 3/4"=1'-0"



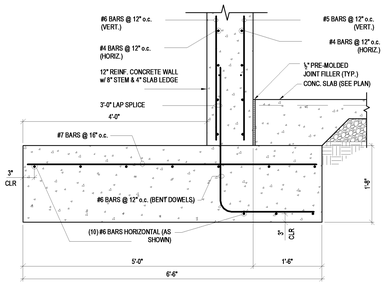
7 SECTION AT PERIMETER COLUMNS
SCALE: 3/4"=1'-0"



8 SECTION
SCALE: 3/4"=1'-0"



9 SECTION
SCALE: 3/4"=1'-0"



10 SECTION
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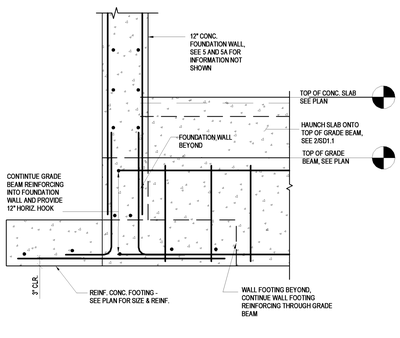

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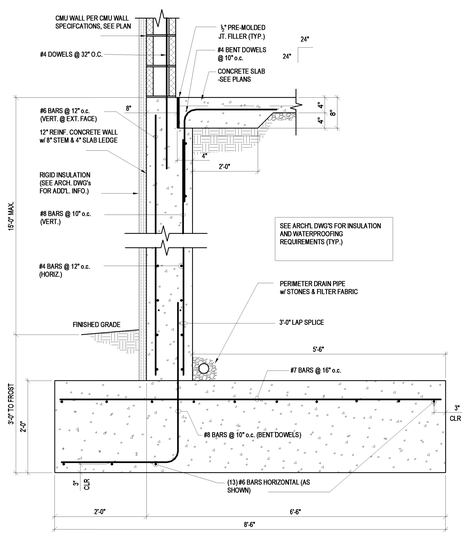

11 SECTION
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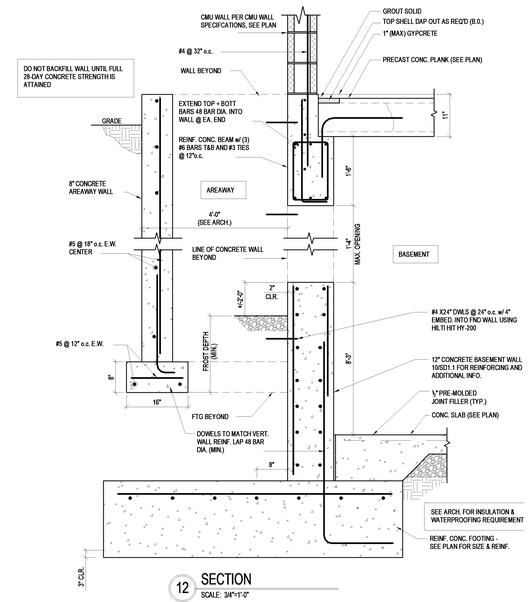

12 SECTION
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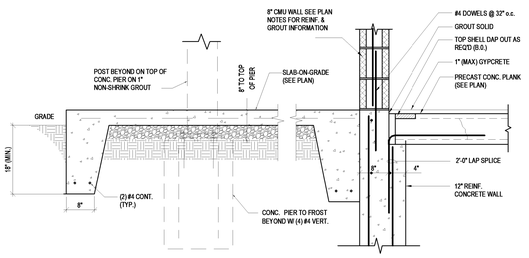
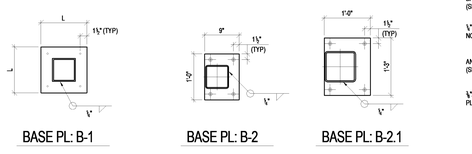
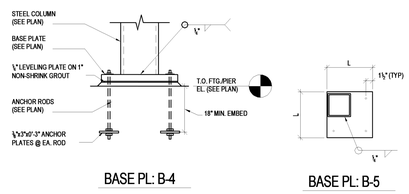
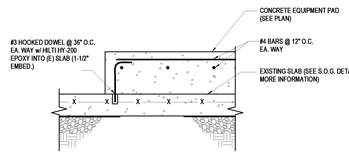


13 PATIO SLAB DETAIL
SCALE: 3/4"=1'-0"



A TYPICAL BASE PLATE DETAILS
SCALE: 3/4"=1'-0"





TYPICAL DETAIL
14 CONC. EQUIPMENT PAD SLAB
SCALE: 3/4"=1'-0" LOCATE EVERY 15' o.c.

H 2 M architects + engineers

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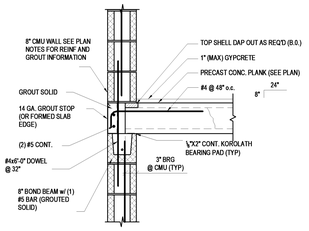

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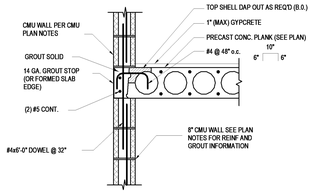

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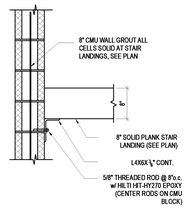

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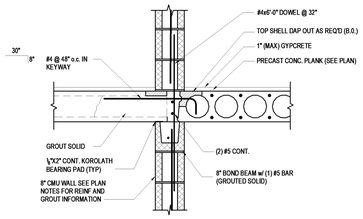

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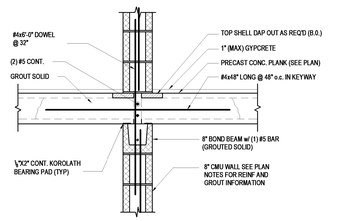

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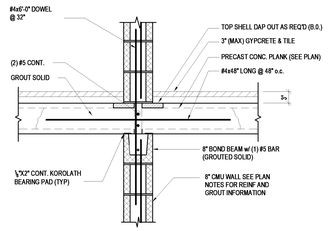

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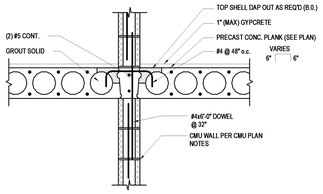

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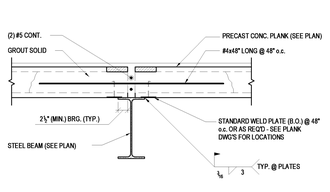

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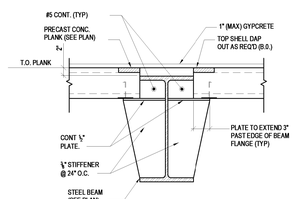

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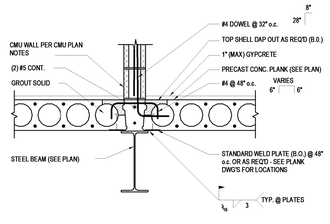

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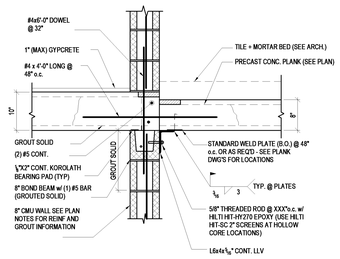

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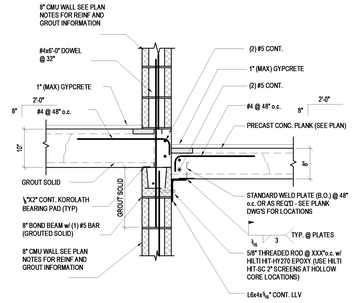

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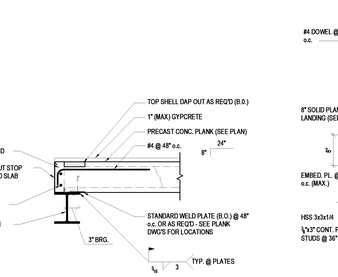

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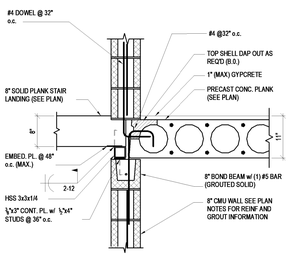

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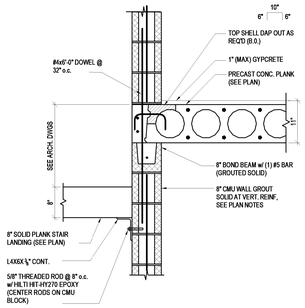

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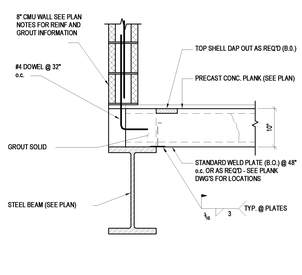

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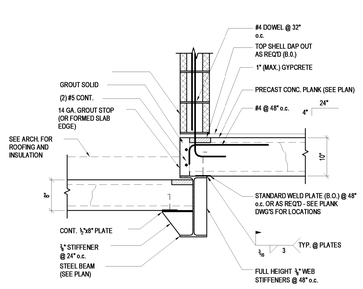

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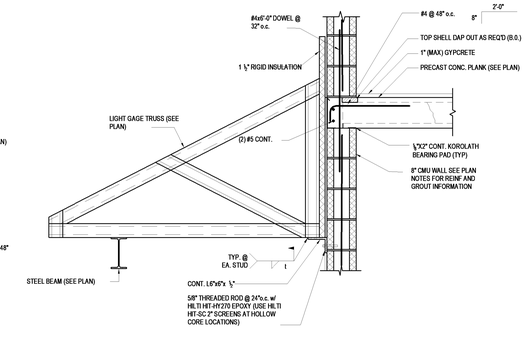

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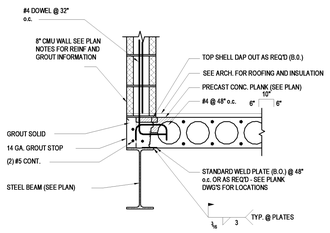

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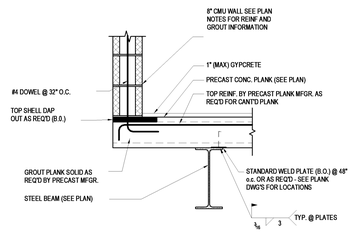

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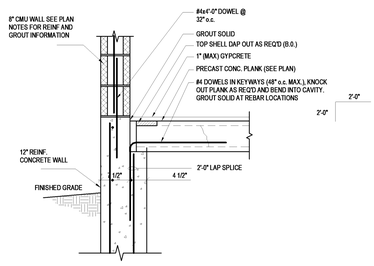

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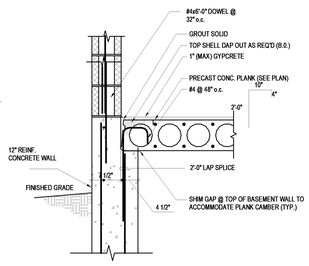

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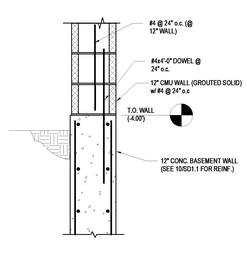

21 SECTION
SCALE: 3/4"=1'-0"

H2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS:

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p 215-646-8001 • mulhernkulp.com

MARK	DATE	DESCRIPTION
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	06/03/22	ISSUE FOR BID
	08/08/22	ISSUED FOR CONSTRUCTION

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
TRD/KQ	DTF/ARM	KSS	HLC

PROJECT No:	DATE:	SCALE:
01E-16001	08/08/2022	AS SHOWN

CLIENT

MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
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VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS

FOR CONSTRUCTION

SHEET TITLE

FLOOR FRAMING DETAILS

DRAWING No.

SD2.0

SHEET No.

OF

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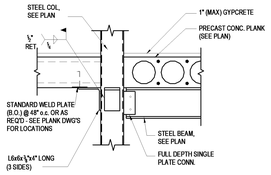

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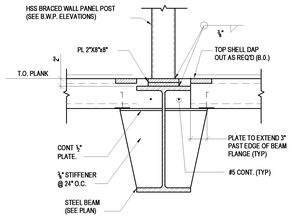

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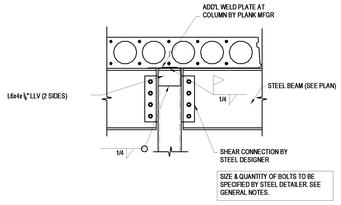

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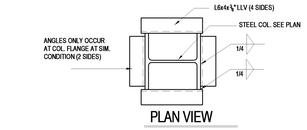
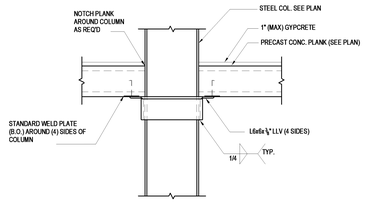


PLAN VIEW



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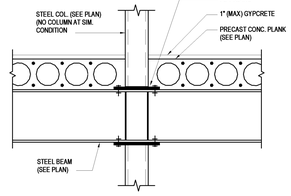

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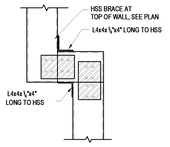

PLAN VIEW

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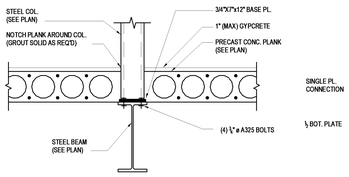

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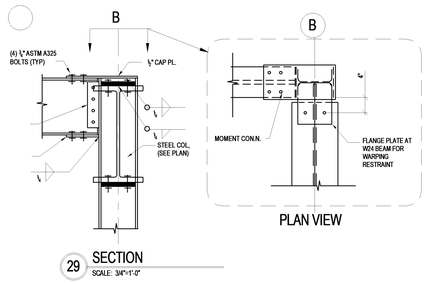

PLAN VIEW

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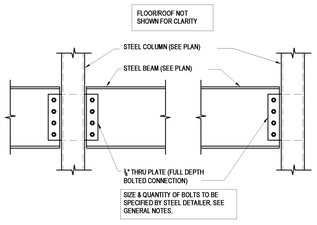

TYPICAL SHEAR CONNECTION DETAIL @ HSS

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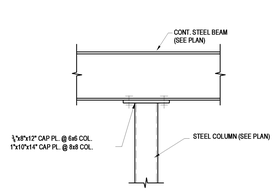

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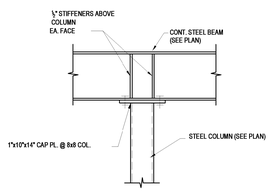

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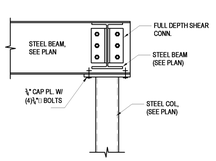

C CAP PL. DETAIL
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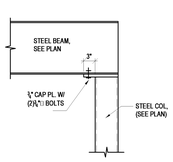

D CAP PL. DETAIL
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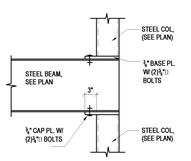

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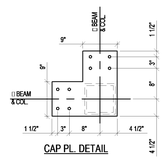

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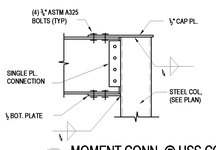
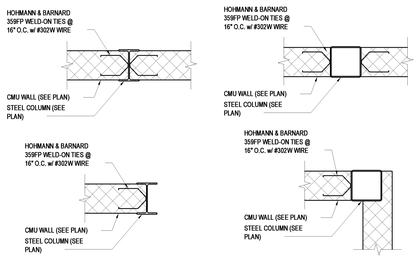


F MOMENT CONN. @ HSS COL.
SCALE: 3/4"=1'-0"



TYPICAL MASONRY TIES AT COLUMNS

G SCALE: 3/4"=1'-0"

H 2 M architects + engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

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CONTRACT

STATUS

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SHEET TITLE

FLOOR FRAMING DETAILS

DRAWING No.

SD2.1

SHEET No.

OF

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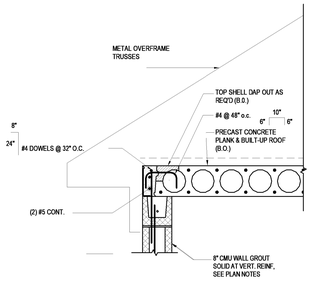

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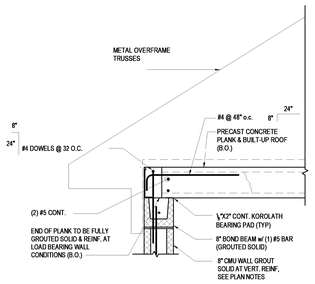

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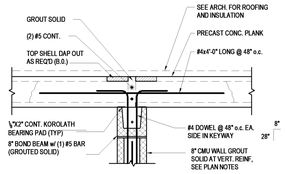

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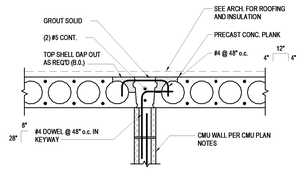

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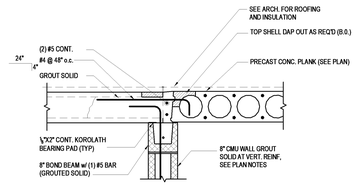

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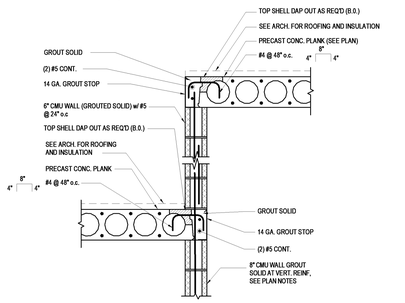

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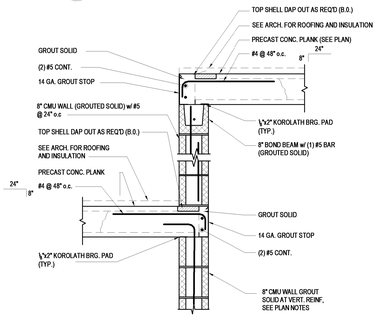

7 SECTION
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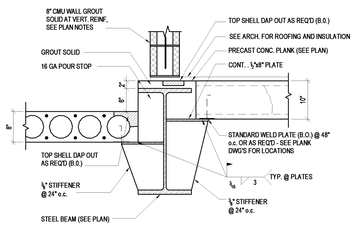
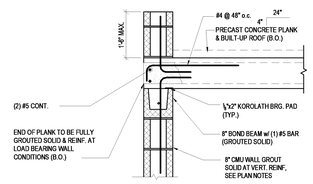


8 SECTION
SCALE: 3/4"=1'-0"



9 LOW PARAPET WALL SECTION
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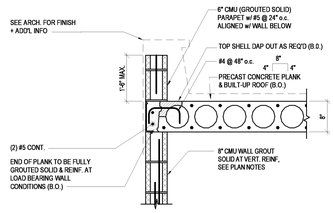

10 LOW PARAPET WALL SECTION
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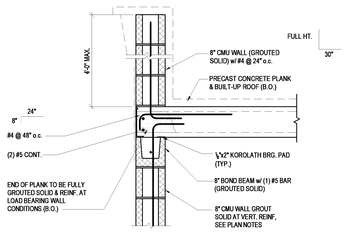

11 SECTION
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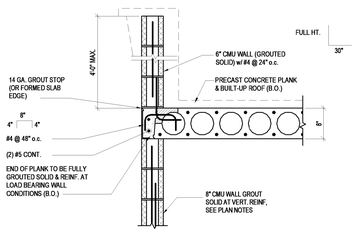

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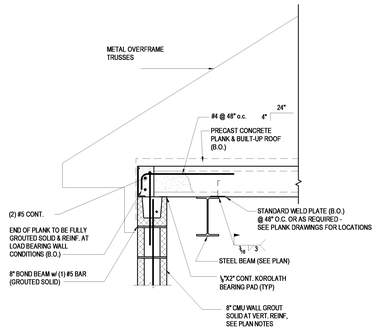

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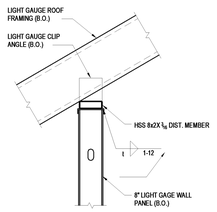

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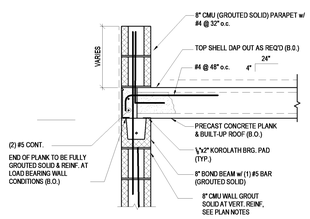

15 SECTION
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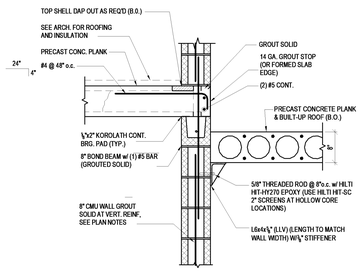

16 SECTION
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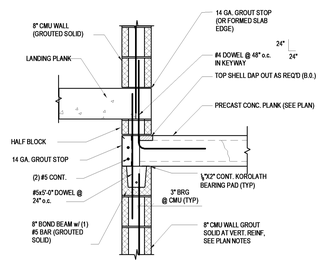

17 SECTION
SCALE: 3/4"=1'-0"

H2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS:
MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

MARK	DATE	DESCRIPTION
	01/24/20	FINAL BID / PERMIT
	06/03/22	ISSUE FOR BID
	08/08/22	ISSUED FOR CONSTRUCTION

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
TRD/KQ	DTF/ARM	KSS	HLC

PROJECT No:	DATE:	SCALE:
01E-16001	08/08/2022	AS SHOWN

CLIENT
MONTEBELLO REALTY GROUP LLC

Braemar at Montebello Assisted Living Residence

MONTEBELLO CROSSING
250 LAFAYETTE AVENUE
(NYS ROUTE 59)
VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS
FOR CONSTRUCTION

SHEET TITLE
ROOF FRAMING DETAILS

DRAWING No.
SD3.0

SHEET No.
OF

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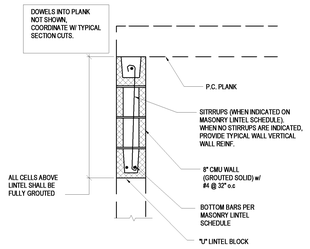
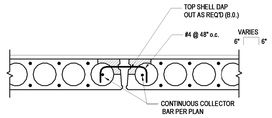


1 TYPCIAL OPENING SECTION
SCALE: 3/4"=1'-0"



2 COLLECTOR DETAIL
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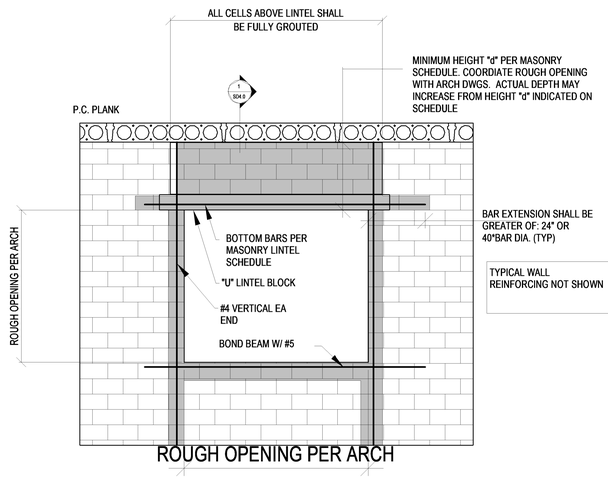
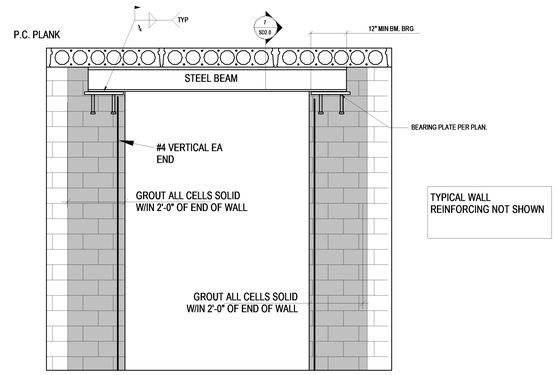


A TYPCIAL OPENING ELEVATION
SCALE: N.T.S.



B OPENING ELEVATION @ STEEL BEAM
SCALE: N.T.S.

H2M architects + engineers
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Melville, NY 11747
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VILLAGE OF MONTEBELLO
NEW YORK

CONTRACT

STATUS
FOR CONSTRUCTION

SHEET TITLE
MASONRY OPENING DETAILS

DRAWING No.
SD4.0

SHEET No.
OF

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