ShayCore™
PASSION FOR EXCELLENCE

11235 St Johns Industrial Pkwy, Suite 4
Jacksonville, FL 32246
Phone (904) 551-2592
Fax (904) 239-3027
shaycore.com
CGC1520488

May 8, 2020

Total Elevator/Ramp $313,022.91 +

JWB Real Estate Capital
Attention: Mr. Alex Sifakis
7563 Phillips Highway, Suite 109
Jacksonville, FL 32256

Re: Porter Mansion Renovation
Preliminary Budget Estimate
Jacksonville, Florida

Dear Alex:

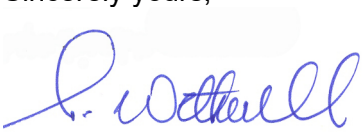
ShayCore is pleased to present the enclosed Preliminary Budget Estimate dated 05/07/20 for the referenced project. This Estimate is based on the Concept Design documents dated 04/01/20 prepared by Robbins Design Studio (enclosed), general information provided by JWB, and your discussions with David Monk regarding the project.

Included in the Estimate are several allowances and assumptions

- Construction duration is anticipated to be four (4) months.
- A geotechnical analysis/report was not available, so we have assumed the existing water table will not limit the intended design and soils are appropriate for the new construction.
- An environmental assessment (Phase 1) was not available, so we have assumed there will be no required abatement of lead, asbestos, or other hazardous materials.
- Allowances of $5,500 for exterior rot repairs and $7,500 for exterior caulking & sealants.
- Allowances of $4,100 for interior trim repairs and $4,000 for rebuild of the side (north) entry door and hardware repairs. This entry is “permanently” sealed closed and is likely to require some destructive removal.
- Allowance of $5,700 for hardwood flooring buffing and coating in work areas.
- Allowance of $9,300 for fire sprinkler additions in the elevator shaft and toilet rooms. This assumes adequate water supply and static pressure are available through the city utility without the addition of a fire pump.
- A new 1,000 amp electrical service with new distribution panels is assumed with service requirements based on communications with JEA.
- Allowance of $2,900 for landscaping and irrigation repairs. This assumes no additional landscaping or irrigation will be required to meet City minimums.

Upon your review, if you should have any questions regarding the information contained in this Proposal, please do not hesitate to contact me or David at your convenience. We look forward to working with you.

Sincerely yours,



Steven H. Wetherell, LEED® AP
President

Enclosures (2)

cc: David B. Monk

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11235 St. Johns Industrial Parkway, Jacksonville, FL 32246

PROPOSAL
PORTER MANSION PRELIMINARY ESTIMATE
JWB
5/7/2020
ESTIMATOR *DAVID MONK*
CGC 1520488

Description	Total	Comments
Div. 1- GENERAL REQUIREMENTS		
GENERAL CONDITIONS	$97,931.03	GENERAL CONDITIONS
SUBTOTAL		$97,931.03
Div. 2- EXISTING CONDITIONS		
DEMOLITION	$28,942.53	DEMO PER PLANS ASSUMES NO ASBESTOS OR LEAD ABATEMENT
SUBTOTAL		$28,942.53
Div. 3- CONCRETE		
CONCRETE SUBCONTRACTOR	$163,988.51	F/I CONCRETE ELEVATOR PIT WITH WATERPROOFING, CMU WALLS, SHAFT LID, FILL CELL, EXTERIOR BRICK WORK, RAMP AND FOOTINGS INCLUDED, EXISTING FOOTER PILES INCLUDED
SUBTOTAL		$163,988.51
Div. 5- METAL		
STRUCTURAL STEEL	$78,160.92	F/I NEW RAILINGS, STAIRS, HOIST BEAM AND STRUCTURAL MEMBERS PER STRUCTURAL PLANS AND SPECS
SUBTOTAL		$78,160.92
Div. 6- WOODS, PLASTICS & COMPOSITES		
ROUGH CARPENTRY	$24,862.07	F/I BLOCKING FOR RESTROOMS AND DRAFT STOP, REFRAME FLOOR JOIST TO ELEVATOR SHAFT AND SHORE FLOORS
FINISH CARPENTRY	$4,137.93	ALLOWANCE FOR INTERIOR TRIM REPAIRS
MILLWORK	$16,091.95	F/I NEW CUSTOM COUNTERS AND SINKS IN RESTROOMS THROUGHOUT
SOFFITS, FASCIA	$3,931.03	F/I CEILING AND EXTERIOR SOFFITS ON PORCH
SUBTOTAL		$49,022.99
Div. 7- THERMAL & MOISTURE		
BITUMINOUS DAMP PROOFING	$2,816.09	F/I WATERPROOFING AT ELEVATOR PIT
FIBER CEMENT SIDING	$13,103.45	F/I COLUMNS AND TRIM FOR NEW EXTERIOR PORCH, ALLOWANCE FOR ROT REPAIRS ON EXTERIOR OF $5,500
JOINT SEALING	$7,471.26	ALLOWANCE FOR EXTERIOR CAULKING AND SEALING
SUBTOTAL		$23,390.80

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Description	Total	Comments
Div. 8- OPENINGS		
EXTERIOR DOORS	$4,022.99	ALLOWANCE TO REBUILD SIDE ENTRY DOOR AND REPAIR HARDWARE
INTERIOR DOORS	$12,408.05	F/I NEW INTERIOR DOORS TO MATCH EXISTING, 1 3/4" SOLID CORE WOOD STAIN GRADE
SUBTOTAL		$16,431.03
Div. 9- FINISHES		
GWB (DRYWALL)	$3,218.39	REPAIR INTERIOR WALLS FROM DEMO AND PREP FOR PAINTING
METAL FRAMED WALL ASSEMBLY	$37,931.03	FRAME NEW RESTROOMS AND WALLS PER PLAN, ENCASE ELEVATOR SHAFT, FINISH GWB TO A LEVEL 4
ACOUSTICAL CEILINGS	$7,816.09	REPAIR CEILINGS FOR ELEVATOR SHAFT, NEW CEILINGS IN RESTROOMS
FLOOR TILE	$9,482.76	F/I NEW FLOOR TILE IN RESTROOM THROUGHOUT, INCLUDES HARDIE UNDERLAYMENT
RESTROOM WALL TILE	$19,275.86	F/I WAINSCOT TILE TO 5' AFF IN ALL NEW RESTROOMS
HARDWOOD FLOORING	$5,747.13	ALLOWANCE TO BUFF AND COAT FLOORS IN WORK AREAS
PAINT	$58,206.90	PRIME AND PAINT INTERIOR AND EXTERIOR WALLS, INTERIOR AND EXTERIOR PAINTED DOORS AND TRIM, CLEANING OF BASEBOARDS ON FIRST FLOOR
SUBTOTAL		$141,678.16
Div. 10- SPECIALTIES		
SIGNAGE/SPECIALTIES	$3,735.63	NFPA AND ADA SIGNAGE, KNOX BOX, AND FIRE EXTINGUISHERS
RESTROOM ACCESSORIES	$5,287.36	F/I RESTROOM ACCESSORIES FOR ALL RESTROOMS
SUBTOTAL		$9,022.99
Div. 14- CONVEYING		
ELEVATORS	$104,022.99	F/I 3300 MRL TRACTION ELEVATOR WITH $3000 ALLOWANCE FOR STATE INSPECTIONS AND TEMP SERVICE
SUBTOTAL		$104,022.99
Div. 21- FIRE SUPPRESSION		

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Description	Total	Comments
FIRE SPRINKLER SUBCONTRACTOR	$9,367.82	ALLOWANCE TO F/I SPRINKLERS IN ELEVATOR SHAFT AND NEW RESTROOM LAYOUT PENDING ENGINEERING
SUBTOTAL		$9,367.82
Div. 22- PLUMBING		
PLUMBING SUBCONTRACTOR	$79,310.34	ALLOWANCE TO F/I NEW PLUMBING ROUGH, TOPOUT AND TRIM PER PLANS
SUBTOTAL		$79,310.34
Div. 23- HVAC		
MECHANICAL SUBCONTRACTOR	$16,666.67	F/I MINI SPLIT TO CONDITION ELEVATOR SHAFT, LIFT EXISTING RTU'S AND REPLACE ROTTED CURB ADAPTERS AND SERVICE UNITS
SUBTOTAL		$16,666.67
Div. 26- ELECTRICAL		
ELECTRICAL SUBCONTRACTOR	$100,500.00	ALLOWANCE TO F/I 1000A SERVICE WITH NEW DISTRIBUTION PANELS, ELEVATOR SERVICE, NEW HVAC CIRCUITS, FIRE ALARM FOR ELEVATOR, SHUNT TRIPS AND TELEPHONE LINES FOR ELEVATOR, $30,500 IS THE ELEVATOR ELECTRICAL COST INCLUDING FIRE ALARM AND PHONE LINES
SUBTOTAL		$100,500.00
Div. 28- ELECTRONIC SAFETY & SECURITY		
FIRE ALARM	$13,793.10	REPLACE EXISTING FIRE ALARM SYSTEM TO BRING BUILDING TO CURRENT CODE, INCLUDES NEW REQUIRED PULL STATIONS
SUBTOTAL		$13,793.10
Div. 31- EARTHWORK		
ROUGH GRADING	$5,517.24	SITEWORK TO PREP FOR NEW RAMP AND STAIRS
FINISH GRADING	$1,494.25	FINAL HAND GRADE AROUND NEW BRICK WALLS
DEWATERING	$17,241.38	ALLOWANCE FOR DEWATERING
FILL DIRT	$505.75	HAUL OFF ELEVATOR PIT FILL AND DISPOSE
SOIL TREATMENT	$252.87	BORATE TREAT ELEVATOR PIT
SUBTOTAL		$25,011.49

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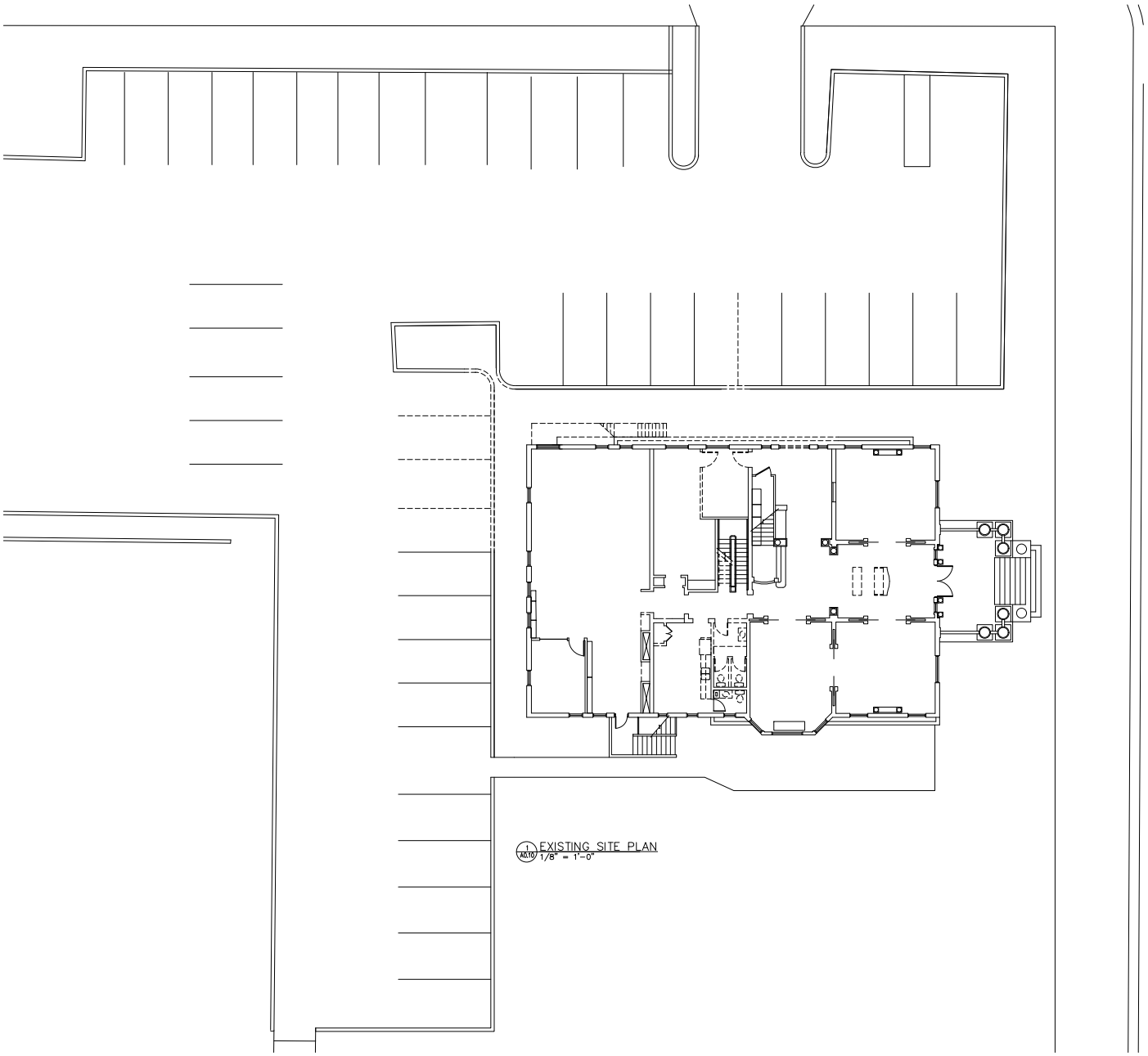
	JWB
	5/7/2020
	ESTIMATOR *DAVID MONK*
11235 St. Johns Industrial Parkway, Jacksonville, FL 32246	CGC 1520488

Description	**Total**	**Comments**
Div. 32- EXTERIOR IMPROVEMENTS		
LANDSCAPING	$2,873.56	ALLOWANCE TO REPAIR LANDSCAPING
SUBTOTAL		$2,873.56
DIVISION TOTALS	$975,132.18	
GENERAL LIABILITY INSURANCE	$11,028.75	
BUILDERS RISK	$8,483.65	
PROJECT TOTAL	$994,644.58	
CLARIFICATIONS		



1 A0.10 EXISTING SITE PLAN
1/8" = 1'-0"

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

North

ROBBINS DESIGN STUDIO

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AA26003378
40 East Adams Street, Ste. 04
Jacksonville, FL 32202

PORTER MANSION
CONCEPT DESIGN

510 N. JULIA STREET
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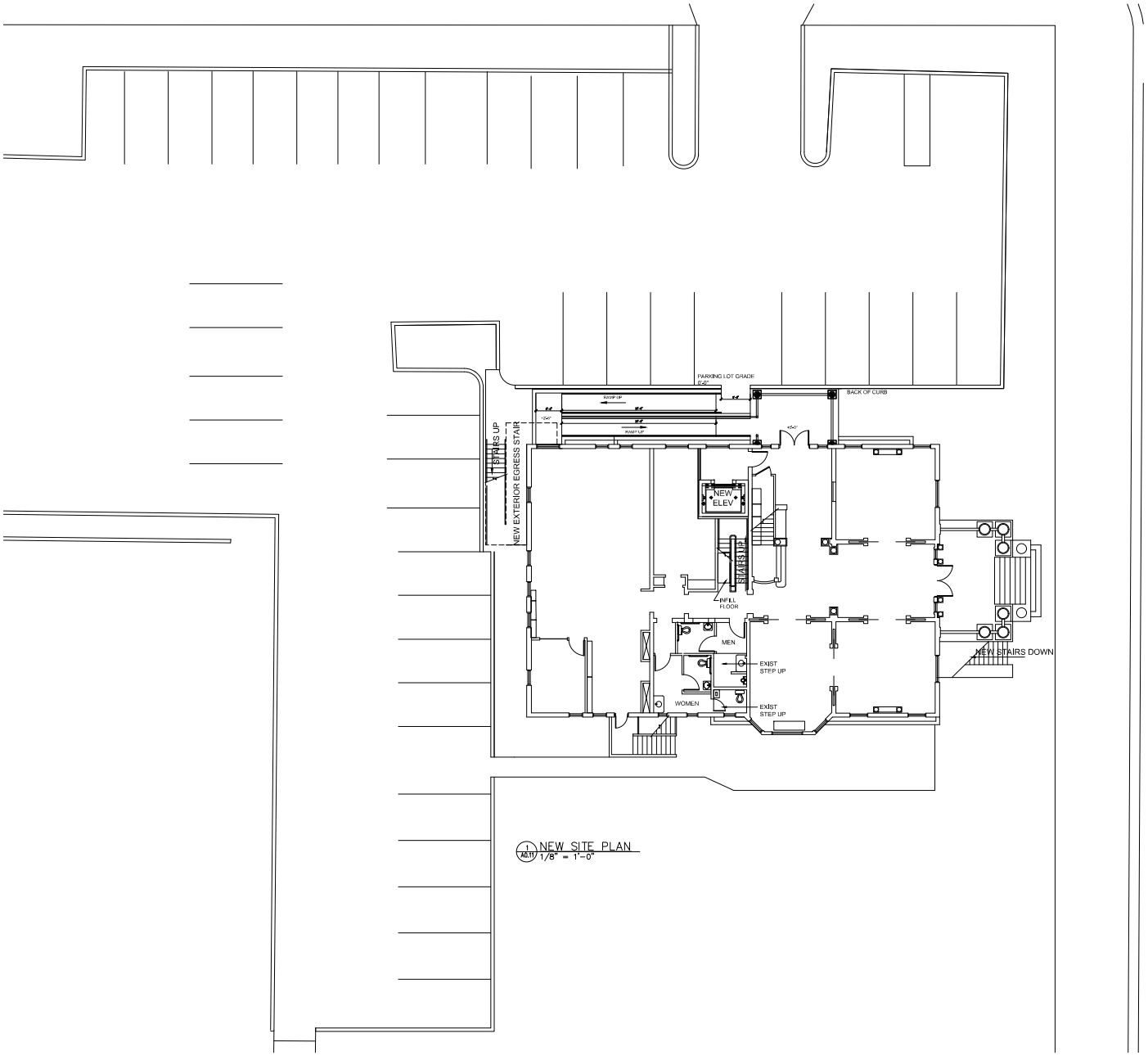
CONCEPT
DESIGN

SITE PLAN
EXISTING

NO :	DATE :	REVISION

COMMISSION NO.: 20-006
ISSUE DATE: 04-01-20
DRAWN BY: BR
CHECKED BY:

A0.10



1 A0.11 NEW SITE PLAN
1/8" = 1'-0"

0 4' 8' 16' 24'
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SITE PLAN
NEW

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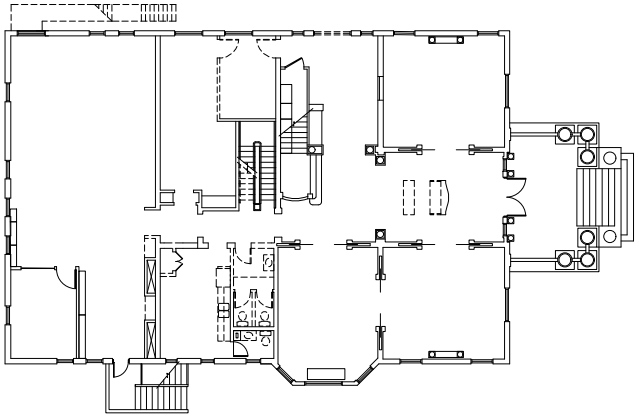
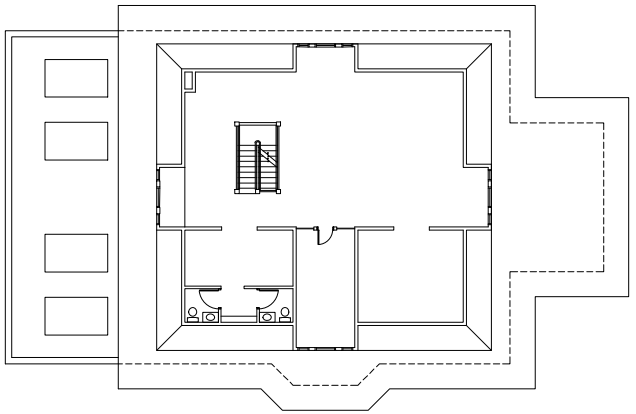
CHECKED BY:

A0.11

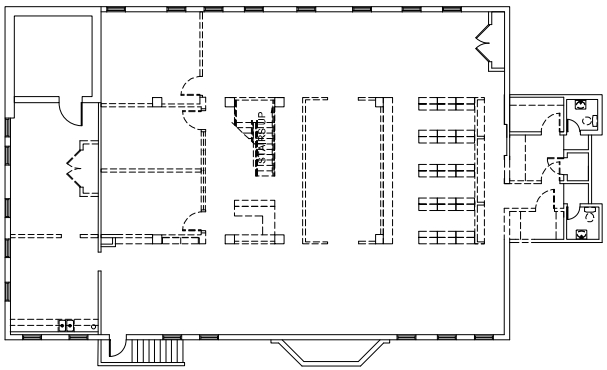
BASEMENT - OPTION 01
- RESTAURANT IN BASEMENT
- OFFICE LEVELS 1 THRU ATTIC



2 / A1.0 LEVEL 1 FLOOR PLAN – DEMO
1/8" = 1'-0"



2 / A1.0 ATTIC FLOOR PLAN – DEMO
1/8" = 1'-0"



1 / A1.0 BASEMENT FLOOR PLAN – DEMO
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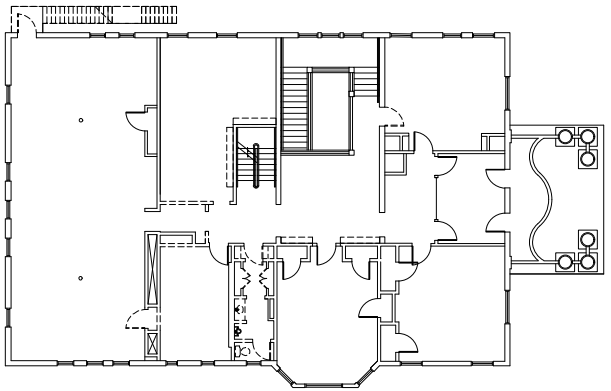

3 / A1.0 LEVEL 2 FLOOR PLAN – DEMO
1/8" = 1'-0"

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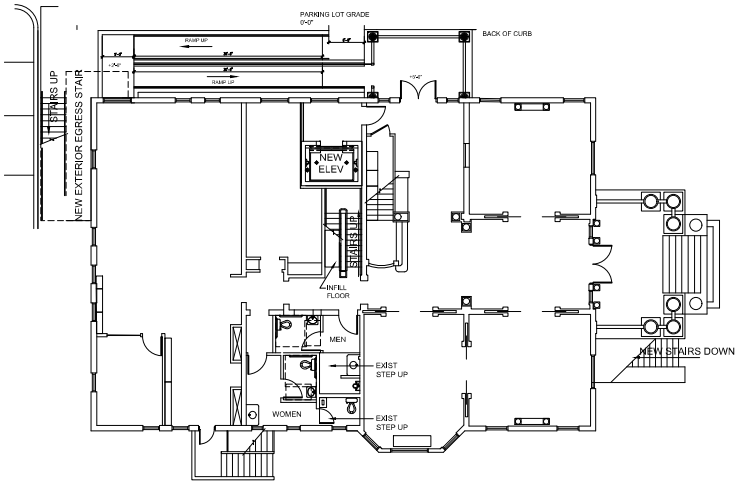

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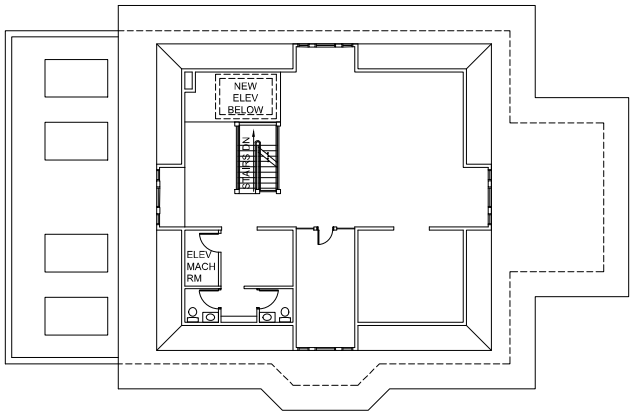

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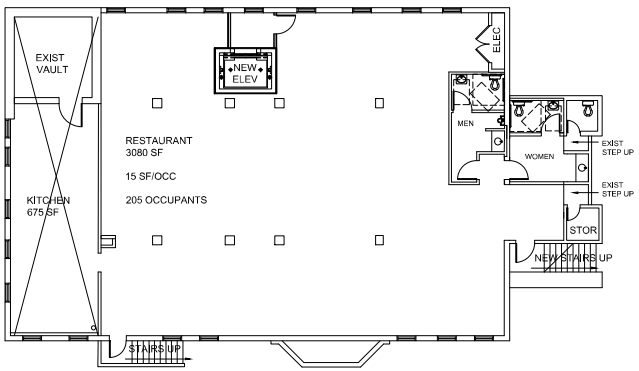

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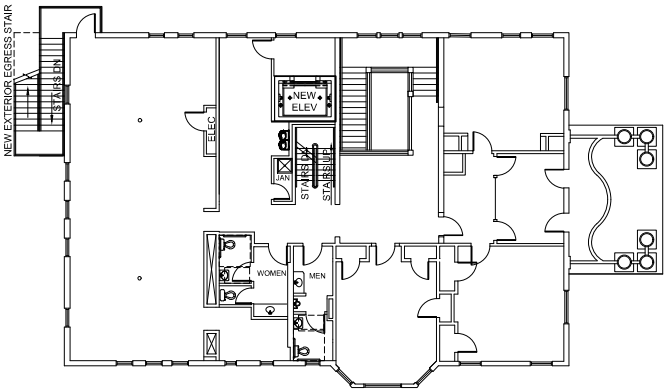

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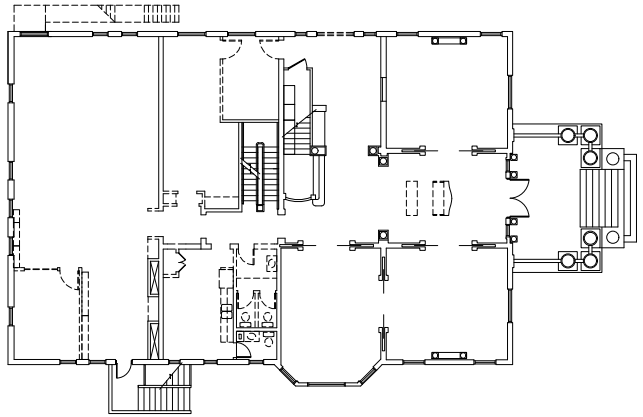
A1.1

BASEMENT - OPTION 02
- RESTAURANT IN BASEMENT & LEVEL 1
- OFFICE LEVELS 2 AND ATTIC



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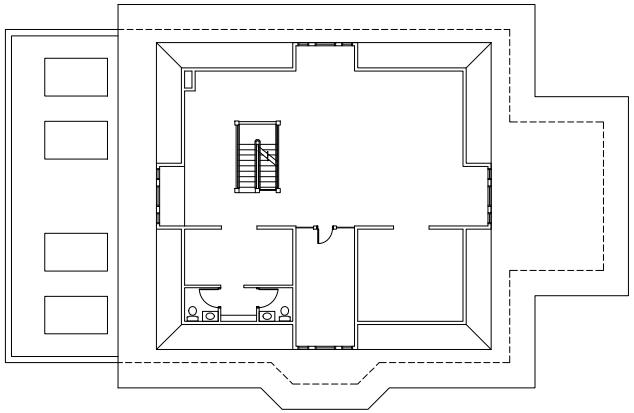

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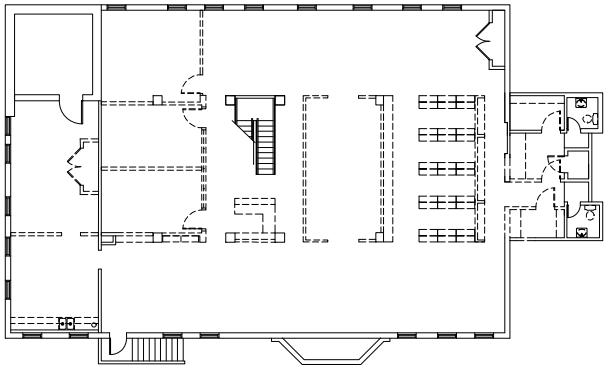

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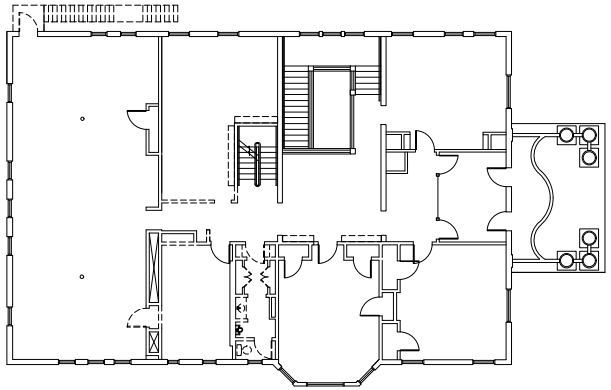

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OPTION 02
DEMO
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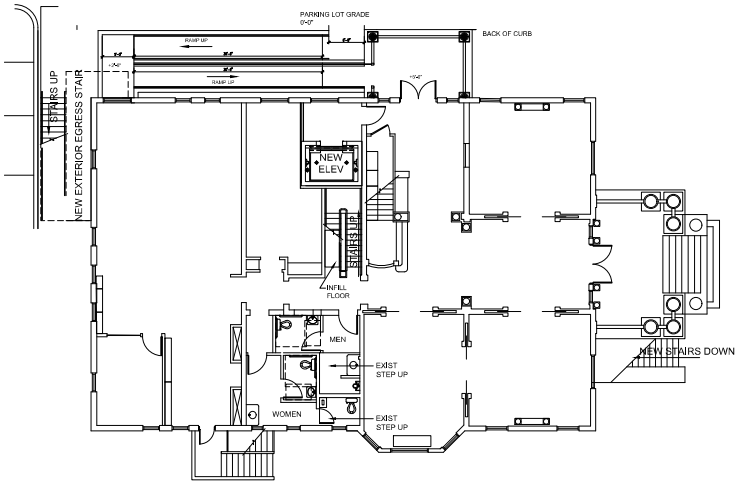
- RESTAURANT IN BASEMENT & LEVEL 1
- OFFICE LEVELS 2 AND ATTIC



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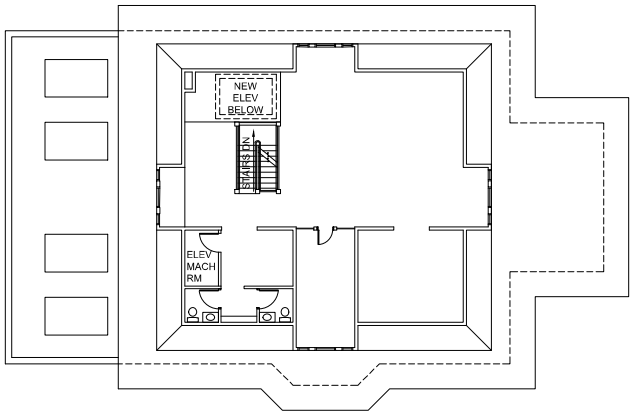

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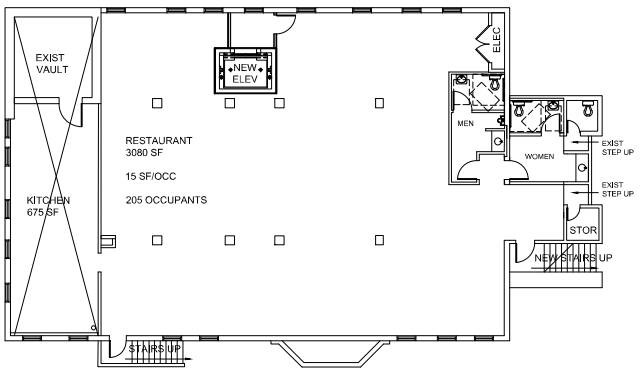

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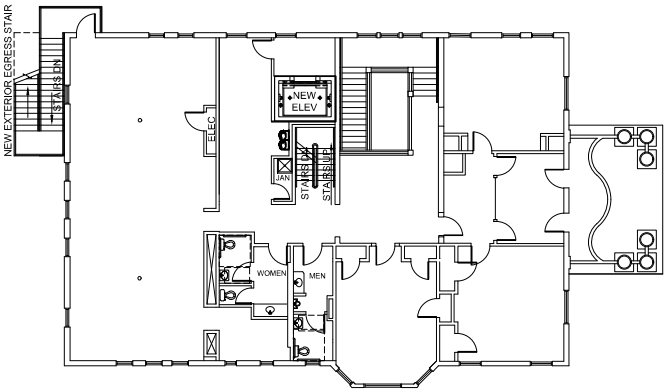

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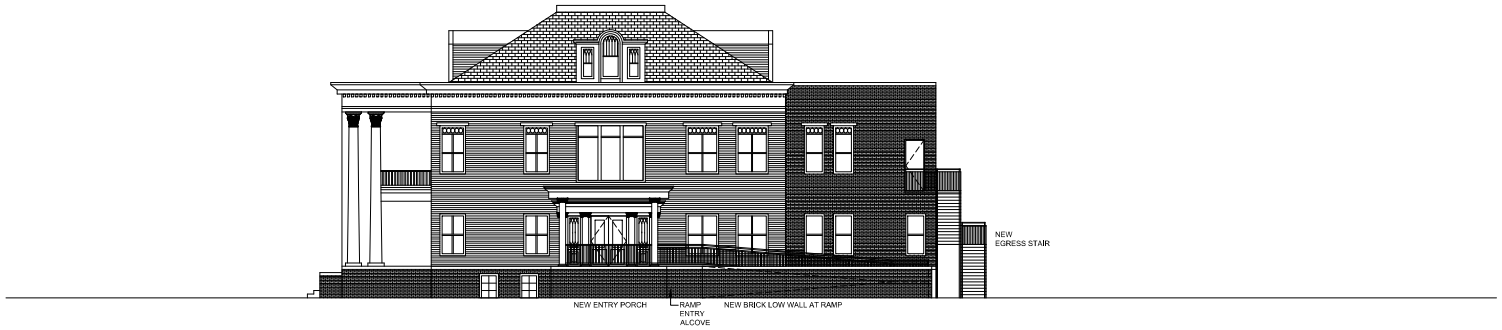
2 / A3.0 EXISTING NORTH ELEVATION
1/8" = 1'-0"



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NORTH
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GENERAL NOTES

100. DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:

A. FLORIDA BUILDING CODE, SIXTH EDITION (2017)

100.2 GRAVITY LOADS:

A. FLOOR LIVE LOADS:

1. OFFICES __________ 50 PSF / 2000 LB.
2. PARTITIONS __________ 15 PSF
3. STAIRS __________ 100 PSF

B. ROOF LIVE LOADS:

1. ROOF __________ 20 PSF

100.3 LATERAL LOADS:

A. WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1):

1. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), Vult = 125 MPH
2. NOMINAL DESIGN WIND SPEED (3 SECOND GUST), Vasd = 97 MPH
3. RISK CATEGORY = II
4. EXPOSURE CATEGORY = C
5. ENCLOSURE CLASSIFICATION = ENCLOSED
6. INTERNAL PRESSURE COEFFICIENT (GCpi) = +/- 0.18
7. COMPONENTS AND CLADDING PRESSURES: SEE "COMPONENTS AND CLADDING WIND LOADS" TABLE, AND "COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM"

110. GENERAL

110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON ATLANTIC ENGINEERING SERVICES CADD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATLANTIC ENGINEERING SERVICES AND ARE INVALID.

110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.

110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.

110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.

110.5 THE METHOD AND FREQUENCY OF ATTACHING MECHANICAL EQUIPMENT UNITS, ETC., TO THE STRUCTURAL ELEMENTS SHALL BE SUBJECT TO THE ENGINEER'S REVIEW AND APPROVAL.

110.6 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.

110.7 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.

110.8 THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SEQUENCING AND ALL TEMPORARY SHORING AND STABILIZATION THAT IS REQUIRED TO PERFORM THEIR WORK. THE CONTRACTOR SHALL PREPARE SHORING AND STABILIZATION PLANS TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE PLANS ARE TO INDICATE, AT A MINIMUM, SEQUENCE OF CONSTRUCTION, LOCATION OF PROPOSED TEMPORARY SHORING, SCAFFOLDING, BRACING, ETC. WHERE REQUIRED, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA FOR THE DESIGN OF TEMPORARY SHORING AND BRACING. THE REVIEW OF THE PROPOSED SHORING AND STABILIZATION PLAN IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR WORK IN A SAFE AND SATISFACTORY MANNER.

110.9 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED.

110.10 STRUCTURAL WORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL NOTES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED TESTING AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL TESTING WORK, AS REQUIRED.

120. SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS

120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ATLANTIC ENGINEERING SERVICES AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. FABRICATED STRUCTURAL STEEL
B. REINFORCING STEEL FOR CONCRETE AND MASONRY
C. CONCRETE MIX DESIGN
D. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS
E. PRE-FABRICATED STAIRS, PLATFORMS, HANDRAILS AND GUARDS

120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPES, AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.

120.3 ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION CLOUDED OR OTHERWISE IDENTIFIED ON THE RESUBMITTED SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.

120.4 THE CONTRACTOR SHALL DESIGN AND SUBMIT CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA, FOR ALL DELEGATED DESIGN COMPONENTS. DESIGN OF THESE COMPONENTS SHALL MEET ALL RELEVANT REQUIREMENTS OF THE APPLICABLE DESIGN BUILDING CODES. DELEGATED DESIGN COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

A. PREFABRICATED STAIRS, PLATFORMS, HANDRAILS AND GUARDS

120.5 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO ATLANTIC ENGINEERING SERVICES IN PDF FILE FORMAT (ISO 32000-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. ATLANTIC ENGINEERING SERVICES WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.

120.6 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

200. FOUNDATIONS - GENERAL

200.1 FOUNDATIONS HAVE BEEN DESIGNED UTILIZING THE FOLLOWING "PRESUMPTIVE LOAD BEARING VALUES OF SOILS" INDICATED IN SECTION 1806 OF THE 2009 INTERNATIONAL BUILDING CODE:

A. ALLOWABLE FOUNDATION PRESSURE = 2000 PSF
B. ALLOWABLE LATERAL BEARING = 150 PSF/FT
C. COEFFICIENT OF FRICTION-SLIDING = 0.25

200.2 NO BACKFILLING AGAINST FOUNDATION WALLS SHALL BE PERMITTED UNTIL SUPPORTING STRUCTURAL ELEMENTS HAVE BEEN PLACED AND HAVE BECOME CAPABLE OF FURNISHING THE NECESSARY SUPPORT FOR THE WALLS. PROVIDE TEMPORARY SHORING WHERE REQUIRED. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF THE WALL, BACKFILL BOTH SIDES SIMULTANEOUSLY WITH A GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME. CONTRACTOR SHALL USE EXTREME CAUTION DURING BACKFILLING TO PREVENT DAMAGE TO FOUNDATION WALLS. THE USE OF HEAVY EQUIPMENT FOR BACKFILLING IS NOT RECOMMENDED.

200.3 THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. PROVIDE FOR DEWATERING AS NECESSARY.

200.4 THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION. SUCH EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AS REQUIRED.

200.5 CONCRETE SLABS ON GRADE HAVE BEEN DESIGNED TO BEAR ON COMPACTED SUBGRADE SOILS OR PROPERLY COMPACTED FILL AS RECOMMENDED BY A LICENSED GEOTECHNICAL ENGINEER SUBJECT TO THE APPROVAL OF THE ARCHITECT AND ENGAGED BY THE CONTRACTOR.

200.6 PROVIDE FLEXIBLE SHEET MEMBRANE VAPOR RETARDER BETWEEN THE CONCRETE FLOOR SLAB AND THE COMPACTED BEARING SOILS. VAPOR RETARDER SHALL BE IN ACCORDANCE WITH ASTM E1745, CLASS A. INSTALL VAPOR RETARDER PER ASTM E1643. LAP JOINTS 6 INCHES AND SEAL WITH RECOMMENDED ADHESIVE TAPE.

200.7 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE. MATERIAL ON WHICH FOUNDATIONS ARE TO BEAR SHALL HAVE AT LEAST THE ABOVE NOTED CAPACITY. ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 1'-0" BELOW FINISHED GRADE.

200.8 UNLESS OTHERWISE SHOWN ON DRAWINGS, STEP SHALLOW FOUNDATIONS BELOW ALL SANITARY AND WATER LINES. ENCASE ALL SANITARY AND NON-PRESSURIZED PIPE WITH A SLEEVE AND 3000 PSI GROUT.

200.9 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ARCHITECT, TO INSPECT THE FOUNDATIONS, BEARING LEVELS, ETC., AND VERIFY THAT THE MATERIAL ON WHICH FOUNDATIONS BEAR HAS AT LEAST THE ABOVE NOTED CAPACITY. THE GEOTECHNICAL ENGINEER SHALL PROVIDE A MINIMUM OF ONE BORING ON THE EXTERIOR AT THE NEW STAIRS AND ONE BORING AT THE NEW ELEVATOR.

210. HELICAL PIERS

210.1 HELICAL PIERS SHALL BE DESIGNED, FABRICATED, INSTALLED, AND TESTED IN ACCORDANCE WITH ICC-ES ACCEPTANCE CRITERIA 358 AND THE GEOTECHNICAL REPORT NO. 1263571 PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED SEPTEMBER 4, 2015. THE GEOTECHNICAL EVALUATION, FOUNDATION DESIGN CRITERIA, AND RECOMMENDATIONS HAVE BEEN SOLELY PROVIDED THE GEOTECHNICAL ENGINEER OF RECORD.

210.2 HELICAL PIERS SHALL BE REQUIRED TO ACHIEVE AN ALLOWABLE (UNFACTORED) AXIAL LOAD CAPACITY OF 24,000 LBS. THE FACTOR OF SAFETY SHALL BE AT LEAST TWO (2) BASED ON TORQUE MONITORING.

210.3 HELICAL PIERS SHALL BE HOT-DIP GALVANIZED AND HAVE A MINIMUM ROUND SHAFT DIAMETER OF 3-1/2". GEOTECHNICAL ENGINEER SHALL DETERMINE IF PILE SHAFT CONNECTIONS SHOULD BE WELDED OR THREADED. APPLY A MINIMUM OF 3 COATS OF COLD GALVANIZING PAINT TO ALL FIELD WELDED AREAS.

210.4 HELICAL PIER DEFLECTION AT 100 PERCENT OF THE SPECIFIED 12 TON (24,000 LBS) ALLOWABLE AXIAL COMPRESSION LOAD SHALL NOT EXCEED 1/2 INCH.

210.5 HELICAL PIER MANUFACTURER SHALL SUBMIT ENGINEERED CALCULATIONS, DETAILS, AND INSTALLATION INSTRUCTIONS PREPARED BY THE MANUFACTURER'S DELEGATED SPECIALTY ENGINEER.

210.6 HELICAL PIER EMBEDMENT DEPTH SHALL BE DETERMINED BY THE HELICAL PIER MANUFACTURER'S DELEGATED SPECIALTY ENGINEER AND THE GEOTECHNICAL ENGINEER MONITORING THE INSTALLATION OF THE PIERS.

210.7 CONTRACTORS BIDDING ON THE PROJECT SHALL CONSULT WITH A HELICAL PIER SPECIALTY ENGINEER AND GEOTECHNICAL ENGINEER TO DETERMINE THE HELICAL TYPE AND EMBEDMENT LENGTH PRIOR TO SUBMITTING THEIR BID. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY ADDITIONAL GEOTECHNICAL ENGINEERING AND CONSULTING SERVICES AND FOR THE TOTAL COST OF THE PIERS TO ACHIEVE THE HELICAL PIER REQUIREMENTS.

210.8 THE CONTRACTOR SHALL RETAIN THE SERVICES OF THE GEOTECHNICAL ENGINEER OF RECORD TO PERFORM ALL IN-SITU TESTING AND MONITORING REQUIRED FOR THE GEOTECHNICAL ENGINEER TO CERTIFY ALL INSTALLED HELICAL PIERS HAVE AT LEAST THE SPECIFIED ALLOWABLE (UNFACTORED) AXIAL COMPRESSION CAPACITY WITH A MINIMUM FACTORY OF SAFETY OF TWO (2) BASED ON TORQUE MONITORING. THE GEOTECHNICAL ENGINEER SHALL OBSERVE AND MONITOR THE HELICAL PIER INSTALLATION AND PROVIDE A SIGNED AND SEALED CERTIFICATION LETTER FOLLOWING THE COMPLETION OF THE WORK.

210.9 PRIOR TO PROCEEDING WITH CONSTRUCTION, THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY THE REQUIREMENTS AND RECOMMENDATIONS IN THEIR REPORT HAVE BEEN PROPERLY INTERPRETED AND IMPLEMENTED.

210.10 THE CONTRACTOR SHALL MONITOR GROUNDWATER CONDITIONS AT THE SITE AND INSTALL CONTROL SYSTEMS AS NECESSARY TO INSURE THE GROUNDWATER LEVEL IS AT LEAST TWO FEET BELOW FOUNDATION EXCAVATIONS AND THE SURFACE OF ANY EXCAVATION. THE GROUNDWATER CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

210.11 THE CONTRACTOR SHALL PROTECT AND/OR RELOCATE ALL UNDERGROUND UTILITIES, CONDUITS, IRRIGATION PIPES, STORMWATER PIPES, ELECTRICAL LINES, ETC. WITHIN THE CONSTRUCTION AREA, INCLUDING THOSE CONFIRMED TO BE ABANDONED. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UNDERGROUND UTILITY SERVICE OR STRUCTURE.

210.12 THE EXPENSE OF ALL GEOTECHNICAL SERVICES, DELEGATED ENGINEERING, CONSULTING, TESTING, AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

300. REINFORCED CONCRETE

300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.

300.2 MINIMUM DESIGN COMPRESSION STRENGTH (f'c) REQUIRED AT 28 DAYS:

A. FOUNDATIONS __________ 4000 PSI
B. INTERIOR SLABS ON GRADE __________ 4000 PSI

300.3 MAXIMUM WATER TO CEMENTITIOUS MATERIALS RATIO:

A. FOUNDATIONS __________ 0.55
B. SLABS ON GRADE __________ 0.45

300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I, II OR I/II OR BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C495, TYPE IP. MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 1-1/2" FOR FOUNDATIONS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.

300.5 THE CONTRACTOR SHALL BE PERMITTED TO FURNISH CONCRETE MIXES UTILIZING PORTLAND CEMENT OR BLENDED HYDRAULIC CEMENT SUPPLEMENTED WITH FLY ASH, NATURAL POZZOLAN, SLAG CEMENT AND/OR SILICA FUME CONFORMING TO THE SPECIFICATION REQUIREMENTS OF TABLE 26.4.1.1.1 (a) IN ACI 318.

300.6 MIXING WATER SHALL CONFORM TO ASTM C1602.

300.7 ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26.4.1.4.1 OF ACI 318.

300.8 ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE-CONTAINING COMPOUNDS AS A FUNCTIONAL INGREDIENT.

300.9 LIMIT WATER SOLUBLE CHLORIDE ION CONTENT IN CONCRETE FROM ALL SOURCES TO 0.15 PERCENT BY WEIGHT OF CEMENT FOR NONPRESTRESSED CONCRETE.

300.10 REINFORCEMENT

A. DEFORMED BARS __________ ASTM A615, GRADE 60
B. WELDED WIRE REINFORCING __________ ASTM A1064

300.11 COVER FOR CAST-IN-PLACE CONCRETE REINF., UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS (REFER TO ACI 117 FOR ALLOWABLE CONSTRUCTION TOLERANCES):

A. FOUNDATIONS __________ 3"
B. SLABS CAST AGAINST EARTH __________ 2" FOR 4" SLABS; DEPTH/3 FOR SLABS GREATER THAN 4".

300.12 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:

A. WELDED WIRE REINFORCING __________ 8"
B. ALL OTHERS __________ CLASS "B" TENSION, CASE "1" MINIMUM, UNO

300.13 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:

	3000 PSI		4000 PSI	
SIZE	TOP BARS	ALL OTHERS	TOP BARS	ALL OTHERS
#3 (#10)	28	22	24	19
#4 (#13)	37	29	32	25
#5 (#16)	47	36	40	31
#6 (#19)	56	43	48	37

300.14 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE REINFORCING SHALL BE CHAIRED.

300.15 ALL TIES/STIRRUPS SHALL HAVE 135 DEGREE BENDS UNLESS OTHERWISE APPROVED BY ENGINEER.

300.16 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI 301 TO THE STRUCTURAL ENGINEER FOR REVIEW.

300.17 THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING LABORATORY, SUBJECT TO THE APPROVAL OF THE OWNER, TO SAMPLE AND TEST CONCRETE AT THE POINT OF PLACEMENT PER ACI 301. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER. TESTING SHALL INCLUDE AT LEAST THE FOLLOWING:

A. RECORD THE TEMPERATURE AND PERFORM ONE SLUMP TEST PER ASTM C 143 FOR EACH 10 CY OF CONCRETE PLACED.

B. CAST AND LABORATORY CURE SIX (6) CONCRETE COMPRESSIVE STRENGTH TEST CYLINDERS IN ACCORDANCE WITH ASTM C 31 FOR EACH 50 CY OF EACH CLASS OF CONCRETE OR FRACTION THEREOF PLACED PER DAY. TEST (IN ACCORDANCE WITH ASTM C 39) TWO (2) CYLINDERS AT 7 DAYS, TWO (2) CYLINDERS AT 28 DAYS AND RETAIN TWO (2) CYLINDERS FOR TESTING AT 56 DAYS IN THE EVENT THE 28 DAY CYLINDERS DO NOT MEET THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH.

350. CONCRETE/MASONRY ANCHORS

350.1 ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.2 THE "HAS-E THREADED ROD" SHALL CONFORM TO ISO 898 CLASS 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI. THE NUT SHALL CONFORM TO SAE J995 GRADE 5.

350.3 ALL EXTERIOR THREADED RODS, NUTS AND WASHERS SHALL BE AISI 316 STAINLESS STEEL.

350.4 ALL SCREW ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HILTI KWIK HUS-EZ" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.5 ALL ADHESIVE ANCHORS FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HILTI HIT-HY 270 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

350.6 ALL ADHESIVE ANCHORS FOR ANCHORING TO HOLLOW MASONRY SHALL BE HILTI "HIT-HY 270 ADHESIVE ANCHORS" WITH PLASTIC MESH SCREEN TUBES INDICATED ON THE DRAWINGS AND MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.7 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

420. MASONRY

420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY.

420.2 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE M OR S.

420.3 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:

A. COMPRESSIVE STRENGTH (F'c) OF GROUT = F'm AS INDICATED BELOW BUT NO LESS THAN 2,000 PSI.
B. SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.
C. MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404).

420.4 LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO: PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I; LIME CONFORMING TO ASTM C207; MORTAR CEMENT CONFORMING TO ASTM C1329; AND MASONRY CEMENT CONFORMING TO ASTM C91.

420.5 PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM C90. FURNISH CONCRETE BLOCK WITH NET AREA COMPRESSIVE STRENGTH AS SPECIFIED BY TABLE 2 OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.4 B.2 BASED ON THE UNIT STRENGTH METHOD.

420.6 MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF MASONRY:

F'm __________ 1900 PSI

420.7 HORIZONTAL JOINT REINFORCING FOR ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE GALVANIZED TRUSS OR LADDER TYPE DUR-O-WAL, OR EQUIVALENT AS APPROVED BY THE ENGINEER WITH 2-9 GAUGE LONGITUDINAL WIRE AND 9 GAUGE CROSS WIRE, SPACED AT 16" CENTER TO CENTER, UNLESS NOTED OTHERWISE. PROVIDE ADDITIONAL LAYERS OF JOINT REINFORCEMENT IN THE FIRST TWO COURSES ABOVE AND BELOW A MASONRY OPENING. PROVIDE LAP AS RECOMMENDED BY MANUFACTURER WITH A MINIMUM OF 6". DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS. PROVIDE "L" SHAPE AND "T" SHAPE DUR-O-WAL AT ALL INTERSECTION CORNERS WITH 8" MINIMUM LAP. SEE TYPICAL DETAILS.

420.8 FULL BED AND HEAD JOINTS SHALL BE USED.

420.9 ALL MASONRY WALLS SHALL BE SECURELY BRACED UNTIL FLOOR OR ROOF SYSTEM HAS BEEN INSTALLED AND HAS BECOME CAPABLE OF STABILIZING THE WALLS.

420.10 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.

420.11 GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.

420.12 PROVIDE FINE GROUT PER ASTM C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.

420.13 PROVIDE CONTROL JOINTS IN MASONRY CONSTRUCTION PER THE TYPICAL DETAILS. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT WIDTH AND LOCATIONS. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CONTROL JOINT LAYOUT TO THE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE MASONRY CONTROL JOINTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES UNLESS OTHERWISE INDICATED ON DRAWINGS:

A. CONTROL JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING OF 20 FEET ON CENTER IN THE WALL FIELD AND A MAXIMUM OF 10 FEET FROM BUILDING CORNERS
B. LOCATE CONTROL JOINTS AT MAJOR HEIGHT CHANGES, CHANGES IN WALL THICKNESS AND AT WALL OPENINGS.
C. CONTROL JOINTS SHALL BE A MINIMUM WIDTH OF 3/8" AND SHALL UTILIZE COMPRESSIBLE MATERIAL WITH A MINIMUM EXTENSIBILITY OF 60%.

420.14 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES OF 48 BAR DIAMETERS MINIMUM UNLESS 40 BAR DIAMETERS IS PERMITTED PER TYPICAL DETAILS OR SECTIONS. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.

510. STRUCTURAL STEEL

510.1 ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH ANSI/AISC 360 - 10 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS." LOADS, FORCES AND MOMENTS INDICATED ARE SERVICE LEVEL AND ARE INTENDED FOR USE WITH THE ALLOWABLE STRENGTH DESIGN PROVISIONS OF THE CODE.

510.2 GRADE OF STEEL __________ ASTM A36

510.3 ALL BOLTS SHALL BE ASTM A325, TYPE 1, 3/4" DIAMETER MINIMUM, UNLESS OTHERWISE NOTED. WHERE NECESSARY DUE TO CONNECTION REQUIREMENTS THE CONTRACTOR MAY UTILIZE ASTM A490, TYPE 1 BOLTS. THE USE OF BOLTS WITH DIFFERENT ASTM DESIGNATIONS AND THE SAME DIAMETER IS PROHIBITED.

510.4 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE, AWS D1.1, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY. ELECTRODES SHALL BE E70XX FOR MANUAL ARC WELDING AND F7X-EXXX FOR SUBMERGED ARC WELDING.

510.5 ALL STRUCTURAL STEEL WORK, EXCEPT PORTIONS OF MEMBERS TO BE WELDED, FIELD BOLTED, OR FIREPROOFED, SHALL BE SHOP PAINTED WITH THE FABRICATORS STANDARD PRIMER APPLIED TO A THICKNESS OF 1 MIL ON STEEL THAT HAS BEEN PREPARED IN ACCORDANCE WITH SSPC-SP2. ADDITIONAL AREAS SHALL BE FIELD PAINTED AFTER WELDING.

510.6 BOLT AND WELD TESTING:

A. ALL SHOP AND FIELD BOLTS SHALL BE TESTED PER AISC REQUIREMENTS.
B. ALL WELDS SHOULD BE VISUALLY INSPECTED.

610. STRUCTURAL LUMBER

610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.

610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (NOT INCORPORATING THE SIZE ADJUSTMENT FACTOR (CF)) AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:

A. Fb.(BENDING) __________ 750 PSI
B. Fv.(SHEAR) __________ 175 PSI
C. Fc.(COMPRESSION) __________ 1,250 PSI
D. Ft.(TENSION) __________ 450 PSI
E. E __________ 1,400,000 PSI

610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY-MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.

610.4 STRUCTURAL STEEL PLATES, ANGLES, ETC., SHALL BE ASTM A36. CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MISCELLANEOUS METALS FOR REVIEW BY STRUCTURAL ENGINEER.

610.5 ALL BOLTS SHALL BE 5/8" DIAMETER ASTM A307 UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.

610.6 NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER.

610.7 ONE ROW OF BRIDGING SHALL BE PROVIDED AT CENTER LINE OF JOIST SPAN OR AS INDICATED ON THE DRAWINGS.

610.8 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND LP-22.

610.9 ALL WOOD JOISTS BEARING ENDS SHALL BE ANCHORED TO SUPPORT IN WOOD FRAMING WITH A TYPE A34 FRAMING ANCHOR, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.

610.10 ALL WOOD JOIST OR HEADERS ENDS WHICH FRAME INTO BEAMS SHALL BE HUNG WITH THE FOLLOWING JOISTS HANGERS, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., OR WITH APPROVED SUBSTITUTES WITH THE FOLLOWING WORKING LOAD CAPACITIES.

JOIST SIZE	SIMPSON HANGER	LOAD CAPACITY
2X6	U26	705 LBS.
2X8	U26	705 LBS.
2X10	U210	1,175 LBS.
2X12	U210	1,175 LBS.
2-2X6	HU26-2	990 LBS.
2-2X8	HU28-2	1,303 LBS.
2-2X10	HU210-2	1,666 LBS.
2-2X12	HU212-2	2,016 LBS

ROBBINS DESIGN STUDIO

Robbins Design Studio, P.A.
AA26003378
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Jacksonville, FL 32202

JUDE T KOSTAGE PE
53931

PORTER MANSION CONCEPT DESIGN

510 N. JULIA STREET
JACKSONVILLE, FL 32202

CONCEPT DESIGN

GENERAL NOTES

NO	DATE	REVISION

COMMISSION NO.: 20-006
ISSUE DATE: 04-10-20
DRAWN BY: DCO
CHECKED BY: JTK

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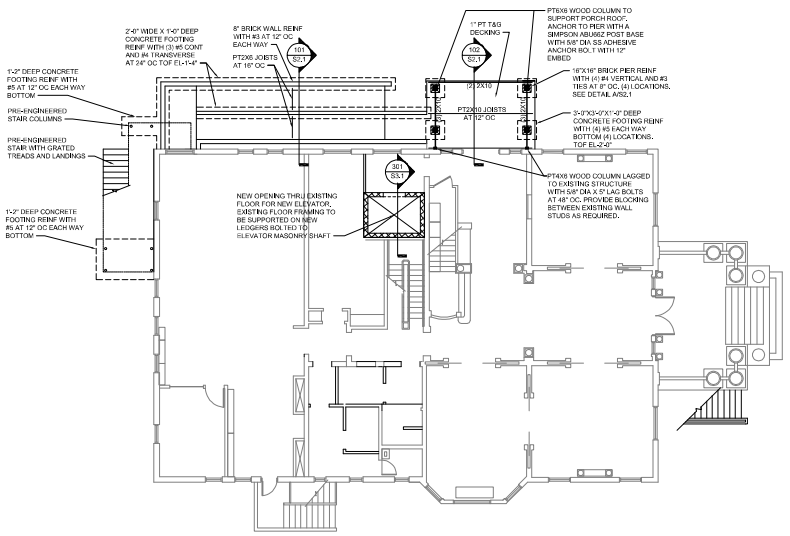
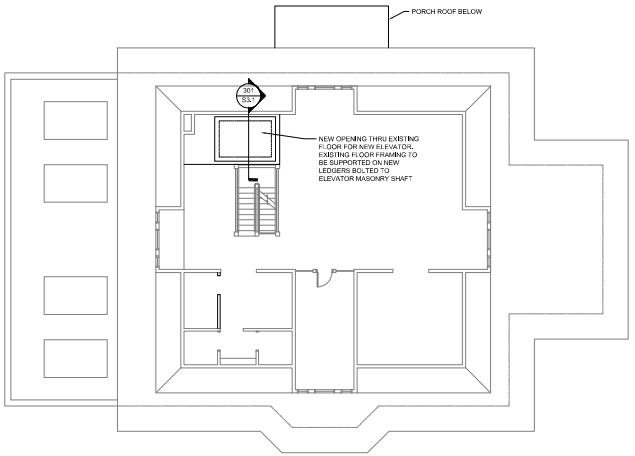
FL COA #791
AES Project #320-'03

S0.1



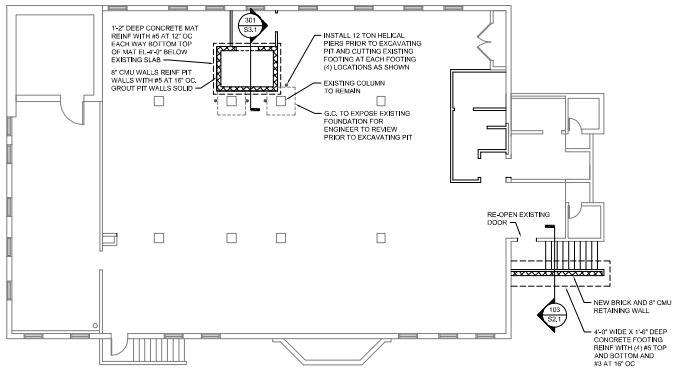
LEVEL 1 FRAMING PLAN

SCALE: 1/8" = 1'-0"



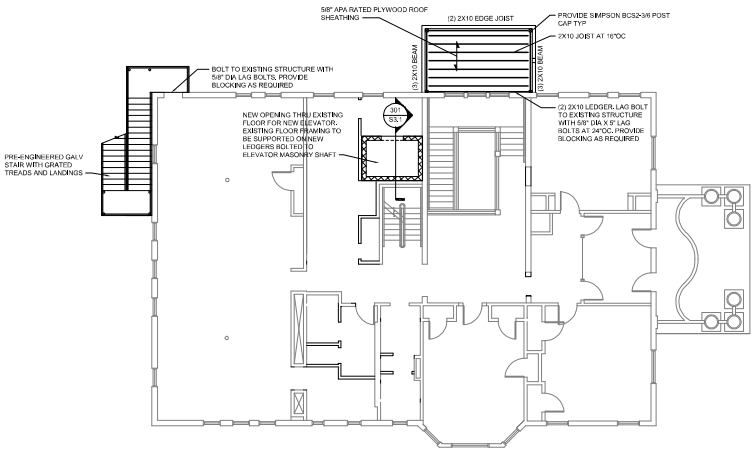
ATTIC FRAMING PLAN

SCALE: 1/8" = 1'-0"



FOUNDATION AND BASEMENT PLAN

SCALE: 1/8" = 1'-0"



LEVEL 2 FRAMING PLAN

SCALE: 1/8" = 1'-0"

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OPTION 01
NEW FLOOR PLANS

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S1.1

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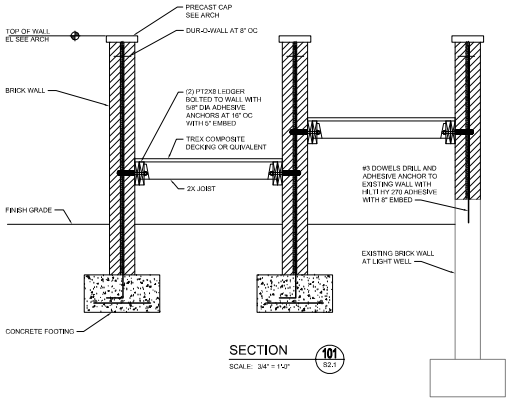
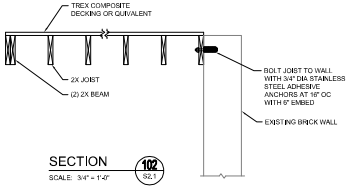
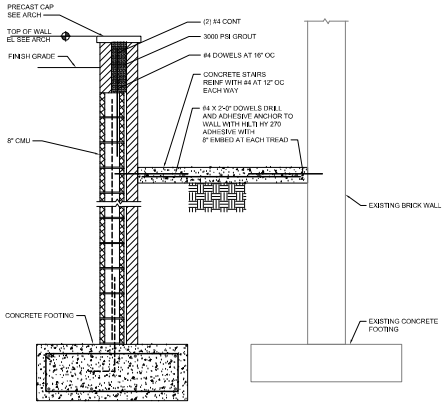


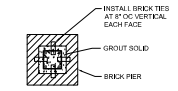
SECTION
SCALE: 3/4" = 1'-0"
101
S2.1



SECTION
SCALE: 3/4" = 1'-0"
102
S2.1



SECTION
SCALE: 3/4" = 1'-0"
103
S2.1



DETAIL
SCALE: 3/4" = 1'-0"
A
S2.1

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S2.1

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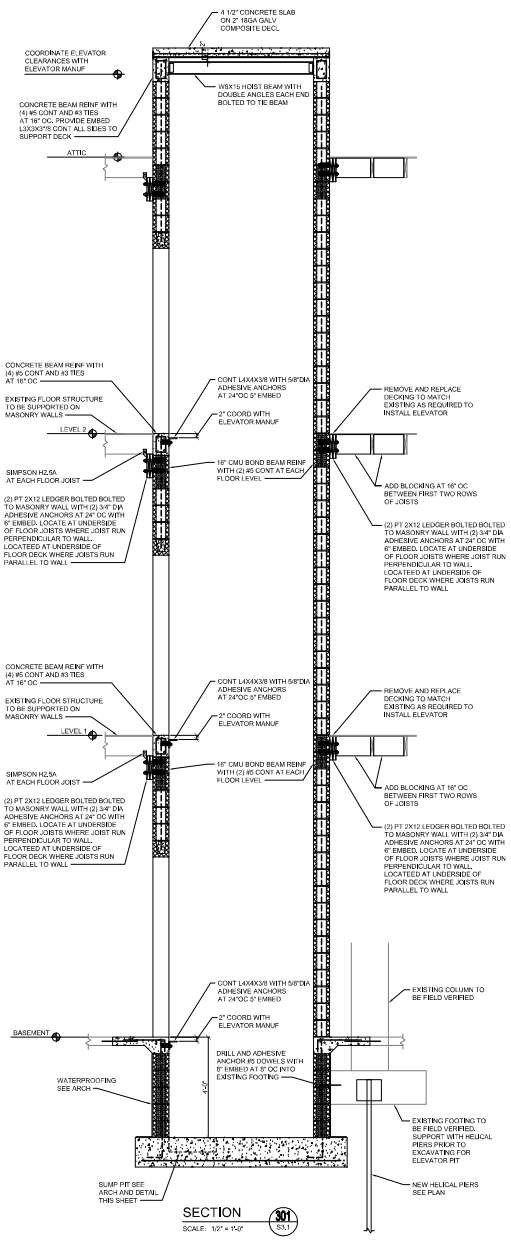
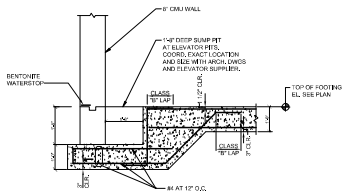


SECTION 301 S3.1

SCALE: 1/2" = 1'-0"



TYPICAL ELEVATOR SUMP PIT DETAIL

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ELEVATOR SECTION

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S3.1

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