

1.0 BUILDING CODES USED FOR DESIGN

DESIGN IS IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE, 2012 EDITION

1.1 DESIGN LOADS

- A. ROOF LIVE LOAD = 20 PSF  
B. ROOF DEAD LOAD = 15 PSF  
C. FLOOR LIVE LOAD = 100 PSF  
D. FLOOR DEAD LOAD = 15 PSF

BASIC WIND SPEED = 90 MPH (3 SEC GUST)

WIND IMPORTANCE FACTOR = 1.00

KIND EXPOSURE CATEGORY = 'B'

OCCUPANCY CATEGORY = 2

INTERNAL PRESSURE COEFFICIENTS = +/- 0.18

COMPONENTS AND CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED USING WIND PRESSURES IN ACCORDANCE WITH ASCE 7.

SEISMIC OCCUPANCY CATEGORY = 1

SEISMIC IMPORTANCE FACTOR = 1

SEISMIC SITE CLASS = C

MAPPED 0.2 SEC SPECTRAL RESPONSE ACCELERATION  $S_s$  = 0.50

MAPPED 1.0 SEC SPECTRAL RESPONSE ACCELERATION  $S_1$  = 0.15

DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENT  $S_{DS}$  = 0.30

DESIGN SPECTRAL RESPONSE AL ACCELERATION COEFFICIENT  $S_{d1}$  = 0.20

SEISMIC DESIGN CATEGORY = C

1.2 NEW CONSTRUCTION

1. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY AT ANY SIMILAR CONDITION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OR ENGINEER PRIOR TO CONSTRUCTION.
4. THE STEEL FRAMING MEMBERS SHOWN RELY ON BUILDING COMPONENTS OTHER THAN STRUCTURAL STEEL FOR FINAL STRUCTURAL STABILITY (PREVIOUSLY REFERRED TO AS A NON-SELF-SUPPORTING STEEL FRAME BY THE AISC CODE OF STANDARD PRACTICE). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROVISION OF ANY AND ALL TEMPORARY BRACING AND SHORING AGAINST WIND, ERECTION AND ALL CONSTRUCTION LOADS UNTIL ALL ELEMENTS, MEMBERS AND CONNECTIONS (FLOORS, ROOFS, SHEAR WALLS, ETC.) AS SHOWN ON THE CONTRACT DOCUMENTS ARE COMPLETELY INSTALLED. THE STRUCTURAL MEMBERS SHOWN ON THE CONTRACT DOCUMENTS ARE DESIGNED FOR THE ANTICIPATED LOADS THAT THE STRUCTURE WILL BE SUBJECTED TO ONLY AFTER ALL STRUCTURAL ELEMENTS ARE IN PLACE AND FINAL CONNECTIONS ARE COMPLETE.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENING SIZES, PAD SIZES AND LOCATIONS WITH THE RESPECTIVE SUB-CONTRACTORS.

1.4 MISCELLANEOUS

1. ALL ANCHOR BOLTS FOR MECHANICAL AND ELECTRICAL EQUIPMENT ARE FURNISHED AND LOCATED BY THE RESPECTIVE CONTRACTORS AND SET BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHER CONTRACTORS FURNISH THEIR OWN CONCRETE PADS.
2. ALL PIPE SLEEVES ARE FURNISHED BY AND LOCATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS AND SET BY THE GENERAL CONTRACTOR.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENING SIZES, PAD SIZES AND LOCATIONS WITH THE RESPECTIVE SUB-CONTRACTORS.
4. ALL CORE DRILLING SHALL BE DONE BY THE MECHANICAL AND ELECTRICAL CONTRACTORS FOR THEIR OWN WORK UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. NO REINFORCING SHALL BE CUT, VERIFY LOCATION OF REINFORCING BEFORE CORE DRILLING. THERE SHALL NOT BE ANY CORE DRILLING THROUGH BEAMS OR COLUMNS. MAXIMUM CORE HOLE THROUGH SLABS SHALL BE PIPE DIAMETER PLUS 1".

1.5 SHOP DRAWINGS

1. SHOP DRAWINGS, UNLESS OTHERWISE NOTED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND INDICATED ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE DRAWINGS INDICATING THEY HAVE BEEN REVIEWED.
3. SHOP DRAWINGS SHALL BE FURNISHED FOR ALL STRUCTURAL COMPONENTS. ALL SUBMITTALS TO BE MINIMUM THREE (3) SETS OF PRINTS.
4. REVIEW OF SHOP DRAWINGS BY ENGINEER DOES NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR - CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK WITH THAT OF OTHER TRADES, AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

2.0 EXCAVATION AND EARTHWORK

1. THE SOILS AND FOUNDATION ENGINEERING REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
2. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING NET ALLOWABLE BEARING PRESSURES:
- SPREAD FOOTINGS = 2,000 PSF
  - WALL FOOTINGS = 2,000 PSF
- RETAINING AND BASEMENT WALL DESIGN VALUES -
- EQUIVALENT FLUID PRESSURE (ACTIVE) - 40 PCF
  - EQUIVALENT FLUID PRESSURE (AT-REST) - 60 PCF
  - EQUIVALENT FLUID PRESSURE (PASSIVE) - 300 PCF
- COEFFICIENT OF FRICTION - 0.30
- SOIL DENSITY - 120 PCF
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED, PRIOR TO CONCRETE PLACEMENT, BY A SOILS ENGINEER TO VERIFY SUITABLE BEARING MATERIAL OF CAPACITY AS SPECIFIED.
4. NOTIFY THE OWNER'S REPRESENTATIVE WHEN ADDITIONAL EXCAVATION IS REQUIRED TO REACH SUITABLE BEARING MATERIAL.
5. THE SOILS ENGINEER SHALL CERTIFY THAT ALL FOUNDATIONS WERE PLACED ON MATERIAL WITH THE BEARING VALUE AS SPECIFIED.
6. WITHIN THE EXCAVATION AREA OF THE FOUNDATIONS, ALL VEGETATION, TOPSOIL, PREVIOUSLY PLACED FILL AND UNSUITABLE SOILS SHALL BE REMOVED. ALL FOOTINGS TO BEAR ON VIRGIN SOILS OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL.

2.1 FOUNDATION / UNDERGROUND MECHANICAL COORDINATION

1. UNDERGROUND SEWER, WATER, GAS LINES, ETC., CROSSING CONTINUOUS WALL FOUNDATIONS SHALL NOT PASS THROUGH FOOTINGS. WHERE PIPE OCCURS ABOVE TOP OF FOOTING, SLEEVE THROUGH WALL. WHERE PIPE OCCURS IN FOOTING DEPTH, DROP TOP OF FOOTING SUCH THAT PIPE PASSES JUST ABOVE FOOTING. IF TOP OF PIPE IS LESS THAN 6" BELOW BOTTOM OF FOOTING, PROVIDE 1" COMPRESSIBLE FOAM INSULATION BELOW FOOTING FOR WIDTH OF TRENCH.

3.0 CONCRETE

1. ALL CONCRETE WORK INCLUDING FORMING, REINFORCING, MIXING, PLACING AND CURING SHALL BE DONE IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE INCLUDING BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318 AND SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 308.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF  $f'_c$  = 3,000 PSI FOR FOUNDATIONS, FOOTINGS AND PIERS.  $f'_c$  = 4,000 PSI FOR SLABS, COLUMNS, BEAMS AND RETAINING WALL STEMS.
3. MIX DESIGNS SHALL BE IN ACCORDANCE WITH METHOD 1 OR METHOD 2.
4. ALL CONCRETE EXPOSED TO FREEZING / THAWING SHALL HAVE A MINIMUM AIR CONTENT OF 4.5% TO 7.5%.
5. ALL CONCRETE SHALL HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.50.
6. CONCRETE SHALL ARRIVE AT THE JOBSITE WITH A SLUMP OF 3" TO 5".
7. DEPOSIT CONCRETE AS NEAR AS PRACTICAL TO FINAL POSITION TO AVOID SEGREGATION DUE TO RE-HANDLING OR FLOWING.
8. CONCRETE SHALL BE VIBRATED INTO FORMS WHILE PLACING, WITHOUT OVER-VIBRATING. REINFORCING SHALL HAVE MINIMUM CONCRETE COVER OF - CONCRETE EXPOSED TO SOIL = 3" CONCRETE EXPOSED TO AIR = 2"
9. SLAB-ON-GRADE SHALL BE PLACED IN CONTINUOUS STRIPS PER ACI RECOMMENDATIONS.
10. COORDINATE CONCRETE WORK WITH THAT OF OTHER TRADES TO ALLOW FOR SETTING OF SLEEVES, ACCESSORIES, ETC.
11. ALL ANCHOR BOLTS SHALL BE IN PLACE PRIOR TO POURING OF CONCRETE.
12. CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE AT JOB SITE FOR REVIEW BY INSPECTOR.
13. DESIGN OF CONCRETE STRUCTURAL ELEMENTS INCLUDING WALLS, FORMED SLABS, BEAMS AND COLUMNS IS IN ACCORDANCE WITH ACI 318-05.

3.1 JOINTS IN CONCRETE

1. CONSTRUCTION AND/OR CONTROL JOINTS SHALL BE MADE AS DETAILED ON THE DRAWINGS. SAW-CUT CONTROL JOINTS SHALL BE INSTALLED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
2. CONSTRUCTION AND/OR CONTROL JOINTS FOR SLAB-ON-GRADE CONSTRUCTION SHALL BE LOCATED ON COLUMN LINES.
3. MAXIMUM SPACING OF CONSTRUCTION AND/OR CONTROL JOINTS IN SLAB-ON-GRADE CONSTRUCTION SHALL BE AS SHOWN ON DRAWINGS.
4. CONSTRUCTION OR CONSTRUCTION JOINTS IN CONCRETE FOUNDATION WALLS SHALL BE SPACED NO FURTHER THAN 20 FEET APART.
5. CONSTRUCTION JOINTS FOR ELEVATED SLABS SHALL BE LOCATED AT THE CENTER OF THE SPAN. REINFORCEMENT SHALL BE CONTINUOUS ACROSS ALL CONSTRUCTION JOINTS.
6. MAXIMUM SPACING OF CONSTRUCTION AND/OR CONTROL JOINTS IN RETAINING WALLS SHALL BE 20'-0".
7. MAXIMUM SPACING OF EXPANSION JOINTS IN RETAINING WALLS SHALL BE 100'-0".

3.2 CONCRETE REINFORCEMENT

1. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
2. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
4. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI RECOMMENDATIONS FOR PLACING REINFORCING BARS.
5. ALL REINFORCEMENT SPLICES SHALL BE LAPPED PER ACI REQUIREMENTS MINIMUM UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT AT CORNERS AND INTERSECTIONS.
6. TOP BARS SHALL BE HOOKED AT END SPANS.
7. REINFORCEMENT TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.106 AND THE WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4 STRUCTURAL WELDING CODE - REINFORCING STEEL, BY THE AMERICAN WELDING SOCIETY.

4.0 MASONRY

1. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90. COMPRESSIVE STRENGTH OF MASONRY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD. NET AREA COMPRESSIVE STRENGTH,  $f_m$ , SHALL BE 1500 PSI.
2. MORTAR AND ITS INGREDIENTS AS DELIVERED TO THE MASON SHALL CONFORM TO ASTM C 270, TYPE S.
3. MASONRY CEMENT SHALL CONFORM TO ASTM C 91, TYPE S.
4. GROUT FOR REINFORCED AND NON-REINFORCED MASONRY SHALL CONFORM TO ASTM C 476. MINIMUM GROUT COMPRESSIVE STRENGTH SHALL BE 2500 PSI.
5. MASONRY CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS OF THE MASONRY STANDARDS JOINT COMMITTEE (ACI 530-05/ASCE 5-05/ TMS 402).
6. MASONRY BONDING SHALL BE RUNNING BOND UNLESS NOTED OTHERWISE.

5.0 STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL MEMBERS IS TO BE IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AS INDICATED IN THE NINTH EDITION OF THE MANUAL OF STEEL CONSTRUCTION FOR ALLOWABLE STRESS DESIGN UNLESS NOTED OTHERWISE.
2. ALL CONNECTIONS SHALL BE BOLTED OR WELDED AND SHALL BE DESIGNED FOR THE END REACTIONS INDICATED ON PLANS. IF REACTIONS ARE NOT INDICATED, CONNECTIONS SHALL BE DESIGNED TO DEVELOP 60% OF THE ALLOWABLE UNIFORM LOAD TABULATED IN THE NINTH EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION FOR ALLOWABLE STRESS DESIGN UNLESS NOTED OTHERWISE. NUMBER OF BOLTS MUST SATISFY MINIMUM REQUIREMENTS AS FOLLOWS -
- (1) BOLTS PER CONNECTION FOR 8" AND 10" DEEP MEMBERS
  - (2) BOLTS PER CONNECTION FOR 12" AND 14" DEEP MEMBERS
  - (3) BOLTS PER CONNECTION FOR 16" AND 18" DEEP MEMBERS
  - (4) BOLTS PER CONNECTION FOR 21" AND 24" DEEP MEMBERS
  - (5) BOLTS PER CONNECTION FOR 27" AND DEEPER MEMBERS
3. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS -
- WIDE FLANGE SHAPES, CHANNELS - ASTM A992
  - ANGLES AND PLATES - ASTM A36
  - PIPE SHAPES - ASTM A53, GRADE B OR ASTM A501
  - TUBE SHAPES - ASTM A500, GRADE B
4. ALL FILLER METALS USED IN WELDING SHALL BE TO KSI YIELD, LOW-HYDROGEN.
5. ALL WELDING SHALL BE BY CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS AND MEET AISC MINIMUM REQUIREMENTS FOR WELD SIZE. ALL WELDED JOINTS SHALL CONFORM TO THE PROVISIONS OF AWS D1.1-04 STRUCTURAL WELDING CODE BY AMERICAN WELDING SOCIETY. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED WELDERS IN THE TYPE OF CONSTRUCTION INVOLVED. WELDER CERTIFICATION SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.
6. BOLTS SHALL BE HIGH-STRENGTH A-325 BOLTS. CONNECTIONS SHALL CONFORM TO RCSC-2004, THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS. CONNECTIONS ARE BEARING TYPE. BOLTS SHALL BE TIGHTENED TO SNUG-TIGHT CONDITION.
7. DESIGN OF SPECIAL CONNECTIONS BETWEEN STEEL FRAMING COMPONENTS BY OTHER THAN THE PROJECT STRUCTURAL ENGINEER-OF-RECORD SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA INCLUDING, BUT NOT LIMITED TO, BRACE END CONNECTIONS, MOMENT RESISTING CONNECTIONS, MODIFIED BEAM SEAT CONNECTIONS, AND MEMBER SPLICE CONNECTIONS.
8. STEEL COLUMN BASE PLATES SHALL BE SIZE AS SHOWN ON PLAN WITH 3/4" DIAMETER ANCHOR BOLTS (A307) AND 1" OF NON-METALLIC, NON-SHRINK GROUT FOR UNIFORM BEARING.
9. UNLESS NOTED OTHERWISE, STRUCTURAL STEEL SUPPLIER IS TO FURNISH 4 3/8" X 3/8" X 1/4" SHOP WELDED ANGLE FRAMES AT ALL ROOF OPENINGS. VERIFY SIZE AND LOCATION WITH CONTRACTOR.
10. ALL PLATES USED IN BOLTED CONNECTIONS SHALL HAVE ROLLED OR GAS CUT EDGES.
11. ALL STRUCTURAL STEEL AND MISCELLANEOUS METALS SHALL BE PRIME PAINTED WITH ONE COAT OF FABRICATOR'S STANDARD RUST-INHIBITIVE PRIMER OR AS INDICATED IN THE PROJECT SPECIFICATIONS. TOUCH UP ALL DISTURBED AREAS AFTER ERECTION. STEEL TO BE FIRE-PROOFED SHALL RECEIVE PAINT/FINISH PROCESS COMPATIBLE WITH FIRE-PROOFING.
12. ADJUSTABLE MASONRY TIES SHALL BE FURNISHED AT 16" O.C. VERTICALLY AND 24" HORIZONTALLY ON ALL STEEL MEMBERS ENCASED IN OR ADJACENT TO MASONRY WALLS, WHETHER OR NOT SUCH ANCHORS ARE SHOWN ON THE DRAWINGS. TIES SHALL BE CAPABLE OF TRANSMITTING FORCES PERPENDICULAR TO THE PLANE OF THE WALLS.
13. SPLICE MEMBERS ONLY WHERE INDICATED AND ACCEPTED ON SHOP DRAWINGS.
14. DO NOT CORRECT FABRICATION ERRORS BY GAS-CUTTING WITHOUT PERMISSION OF ENGINEER. DO NOT FLAME CUT HOLES OR ENLARGE HOLES BY BURNING.

6.0 STRUCTURAL WOOD

1. WOOD FRAMING SHALL CONFORM TO SPECIFICATIONS AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
2. WOOD FRAMING, EXCEPT AS NOTED BELOW, 2 INCHES TO 4 INCHES THICK, 2 INCHES AND WIDER SHALL BE NO. 2 S-P-F OR EQUIVALENT WITH THE FOLLOWING CHARACTERISTICS -
- A.  $F_b$  = 875 PSI
  - B.  $F_c$  = 425 PSI
  - C.  $E$  = 1,400,000 PSI
  - D.  $F_v$  = 70 PSI
  - E.  $F_c(I)$  = 100 PSI
3. WOOD FRAMING FOR FLOOR JOISTS, POSTS AND HEADERS, 2 IN. TO 4 IN. THICK, 2 INCHES AND WIDER SHALL BE NO. 2 SOUTHERN YELLOW PINE OR EQUIVALENT WITH THE FOLLOWING CHARACTERISTICS -
- A.  $F_b$  = 1500 PSI
  - B.  $F_c$  = 565 PSI
  - C.  $E$  = 1,600,000 PSI
  - D.  $F_v$  = 90 PSI
  - E.  $F_c(I)$  = 1650 PSI
4. ALL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
5. LAMINATED VENEER LUMBER (LVL) SHALL BE SOUTHERN YELLOW PINE OR EQUIVALENT WITH THE FOLLOWING CHARACTERISTICS -
- A.  $F_b$  = 2,800 PSI
  - B.  $F_c$  = 500 PSI
  - C.  $E$  = 2,000,000 PSI
  - D.  $F_v$  = 285 PSI
  - E.  $F_c(I)$  = 2,700 PSI
6. UNLESS NOTED OTHERWISE, FASTENING SHALL BE PER LOCAL BUILDING CODE.
7. CONNECTORS AND FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER, INCLUDING, BUT NOT LIMITED TO, ANCHOR BOLTS, POKER ACTUATED FASTENERS, NAILS, SCREWS, BOLTS AND METAL FRAMING HARDWARE. (ZINC COATING WEIGHTS SHALL COMPLY WITH EITHER ASTM A 153M OR ASTM A 641 MINIMUM REQUIREMENTS).
8. WOOD WHICH IS EITHER EMBEDDED IN EARTH OR CONCRETE, OR PLACED ON CONCRETE IN DIRECT CONTACT WITH EARTH, OR DIRECTLY EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE-TREATED INCLUDING BUT NOT LIMITED TO POSTS, BEAMS, COLUMNS, JOISTS, SLEEPERS, SILLS AND SOLE PLATES.

6.1 STRUCTURAL DIAPHRAGMS

1. PLYWOOD SHEATHING DIAPHRAGMS -
- A. ALL ROOF DECK SHEATHING SHALL BE APA RATED SHEATHING, STRUCTURAL I, EXTERIOR PLYWOOD.
  - B. ROOF SHEATHING SHALL BE 5/8" THICK MIN. (40/20).
  - C. WALL SHEATHING SHALL BE 1/2" THICK MIN. (24/0).
  - D. STAGGER ENDS OF SHEETS.
  - E. PROVIDE CONTINUOUS 2X BLOCKING AT EDGES OF ALL SHEETS. (WALL SHEATHING ONLY).
  - F. FASTEN EDGES OF SHEETS AT 6" O.C. MAXIMUM.
  - G. FASTEN FIELD OF SHEETS AT 12" O.C. MAXIMUM.
  - H. USE MINIMUM 8d NAILS FOR ATTACHMENT TO WOOD FRAMING MEMBERS.
2. DRYWALL SHEATHING DIAPHRAGMS -
- A. CEILING SHEATHING SHALL BE 1/2" THICK MIN.
  - B. WALL SHEATHING SHALL BE 1/2" THICK MIN.
  - C. STAGGER ENDS OF SHEETS.
  - D. PROVIDE CONTINUOUS 2X BLOCKING AT EDGES OF ALL SHEETS.
  - E. FASTEN EDGES OF SHEETS AT 4" O.C. MAXIMUM.
  - F. FASTEN FIELD OF SHEETS AT 12" O.C. MAXIMUM.
  - G. USE MINIMUM NO. 11 GAGE, 1/3-3/4" DIAMOND POINT FOR ATTACHMENT TO FRAMING MEMBERS.

6.2 PRE-ENGINEERED TRUSSES

1. SUBMIT TRUSS SHOP DRAWINGS SHOWING LAYOUT OF MEMBERS, BRIDGING, BRACING, ERECTION DETAILS AND DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF GEORGIA FOR APPROVAL PRIOR TO FABRICATION. ALL HARDWARE REQUIRED FOR CONNECTIONS BETWEEN TRUSSES SHALL ALSO BE DESIGNED AND SPECIFIED BY THE REGISTERED TRUSS DESIGN ENGINEER. CONTRACTOR SHALL INSURE THAT ALL TRUSSES ARE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN A BUILDING IN ACCORDANCE WITH TRUSS PLATE INSTITUTE'S BUILDING COMPONENT SAFETY INFORMATION BOOKLET BCS1 (1-09). ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT AND PLUMB AND IN SAFE CONDITION UNTIL DECKING AND PERMANENT TRUSS BRACING HAS BEEN FASTENED BEFORE APPLICATION OF ANY LOADS. SEE TRUSS DESIGN DRAWINGS FOR BRACING REQUIREMENTS. MATERIAL USED IN BRACING SHALL BE FURNISHED BY THE ERECTION CONTRACTOR.
3. CONNECTORS SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY OR APPROVED EQUAL.
4. ALL TRUSS PLANS SHALL BE AVAILABLE ON JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER OF RECORD.
5. SUBMIT ONE COPY OF THE G A PE STAMPED WOOD TRUSS DRAWINGS, REVIEWED BY DPOR, TO SANDY SPRINGS, PRIOR TO ERECTING TRUSSES IN ACCORDANCE WITH SECTION 2305.4.1.2. NO INSPECTIONS ABOVE THE SUPPORTS OF THESE TRUSSES WILL BE PERFORMED UNTIL THESE DRAWINGS ARE SUBMITTED.

FASTENING SCHEDULE

CONNECTION	FASTENER	NUMBER OR SPACING
Joist to band joist, face nail	16d common	3
Joist to sill or girder, toe nail	8d common	3
Bridging to joist, toe nail each end	8d common	2
Sole plate to joist or blocking, face nail	16d common	16" o.c.
Top or sole plate to stud, end nail	16d common	2
Stud to sole plate, toe nail	8d common	4
Doubled studs, face nail	10d common	24" o.c.
Doubled top plate, face nail	10d common	16" o.c.
Top plates, top and intersections, face nail	-	2-16d or 3-10d common
Continuous header, two pieces	16d common	16" o.c. along each edge
Ceiling joists to plate, toe nail	8d common	3
Continuous header to stud, toe nail	8d common	3
Ceiling joists, laps over partitions, face nail	-	3-16d or 4-10d common
Ceiling joists to parallel rafters, face nail	-	3-16d or 4-10d common
Rafter to plate, toe nail	8d common	3
Built-up corner studs	16d common	24" o.c.
Built-up girders and beams, of three members	20d common	32" o.c. at top and bottom and staggered 2 ends and at each splice.
2x4s to sole plate, end nail	16d common	2 each end

SCHEDULE OF SPECIAL INSPECTION SERVICES						
PROJECT		APPLICABLE TO THIS PROJECT				
MATERIAL / ACTIVITY	SERVICE	Y/N	EXTENT	AGENT*	DATE COMPLETED	
1704.2 Inspection of Fabricators						
Verify fabrication/quality control procedures.	In-plant review	N				
Structural steel fabricator	Submit Certificate of Compliance	Y	Continuous	CMT		
1704.3 Steel Construction						
Material verification of high-strength bolts, nuts, and washers.	Review material markings and certificates of compliance	Y	Periodic	CMT		
Inspection of high-strength bolting: a. Snug-tight joints	Field inspection	Y	Periodic	CMT		
Material verification of structural steel:						
a. Identification markings	Field inspection	Y	Periodic	CMT		
b. Certified mill tests	Review submittals	Y	Each submittal	DPoR		
Weld filler materials.	Review certificate of compliance and field verification	Y	Periodic	CMT		
Structural steel welding:	Shop and field inspection					
a. Complete and partial penetration groove welds		N	Continuous			
b. Multi-pass fillet welds		N	Continuous			
c. Single-pass fillet welds > 5/16"		N	Continuous			
d. Single-pass fillet welds < 5/16"		Y	Periodic	CMT		
1704.4 Concrete Construction						
Inspection of reinforcing steel installation.	Field inspection	Y	Periodic.	CMT		
Verify use of approved design mxx	Field review	Y	Periodic	DPoR		
Fresh concrete sampling.	Field testing	Y	Continuous	CMT		
Inspection of anchors and reinforcing steel installed in hardened concrete: verify anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torqu	Field inspection	Y	Periodic	CMT		
Inspection of concrete and shotcrete placement for proper application techniques	Field inspection	Y	Continuous	CMT		
Concrete and shotcrete curing operations.	Field inspection	Y	Periodic	CMT		
Concrete strength testing and verification of compliance with construction documents	Field testing and review of laboratory reports	Y	Periodic	CMT		
Inspection of formwork for shape, lines, location and dimensions	Field inspection	Y	Periodic	CMT		
1704.5 Masonry Construction						
Verify proportions of site prepared mortar, grout and prestressing grout for bonded tendons.	Field and submittal review	Y	Periodic	CMT		
Verify construction of mortar joints.	Field inspection	Y	Periodic	CMT		
Verify location of reinforcement and connectors, and placement of prestressing tendons and anchorages.	Field inspection	Y	Periodic	CMT		
Verify size and location of structural masonry elements.	Field and submittal review	Y	Periodic	CMT		
Verify type, size, and location of anchors, including details of anchorage of masonry to structural members, frames, or other construction.	Field inspection	Y	Level 1 - Periodic	CMT		
			Level 2 - Continuous			
Verify size, grade, and type of reinforcement.	Field inspection	Y	Periodic	CMT		
Verify wetting of reinforcing bars.	Field inspection	N	Continuous	CMT		
Verify protection of masonry during hot/cold weather	Field inspection	Y	Periodic	CMT		
Verify grout space is clean prior to grouting.	Field inspection	Y	Level 1 - Periodic	CMT		
			Level 2 - Continuous			
Verify grout placement complies with code and construction document provisions.	Field inspection	Y	Continuous	CMT		
Observe preparation of prisms required by construction documents	Field inspection	Y	Continuous	CMT		
Verify compliance with required testing and inspection provisions of construction documents and the approved submittals.	Field testing and inspection	Y	Periodic	CMT		
1704.7 Soils						
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Field inspection	Y	Periodic	CMT		
Verify excavations are extended to proper depth and have reached proper material.	Field inspection	Y	Periodic	CMT		
Perform classification and testing of controlled fill materials.	Field inspection	Y	Periodic	CMT		
Verify use of proper materials, densities, and lift thicknesses during placement and compaction of controlled fill	Field inspection	Y	Continuous	CMT		
Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly	Field inspection	Y	Periodic	CMT		



Market District

Commercial T5  
Buildings 1 & 2

Charlotte Drive  
Milton, GA

JACK L. BELL, PE

2875 Ashbourn Drive

Alpharetta, GA 30022

PE: (404) 406-6672

jbell@jbellsohn.net

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D. TRACY WARD

EST. 1993

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Issue Date 08/26/2019

Date Description  
08/26/2019 Preliminary Review

Project Name Strawberry Fields

Project Number 17027-02

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Designed by JLB

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STRUCTURAL  
NOTES

S-1.0

Sheet Number



JACK L. BELL, PE

2875 Abbotswell Drive  
Alpharetta, GA 30022  
Ph: (404) 406-6672  
jbellpe@bellsouth.net

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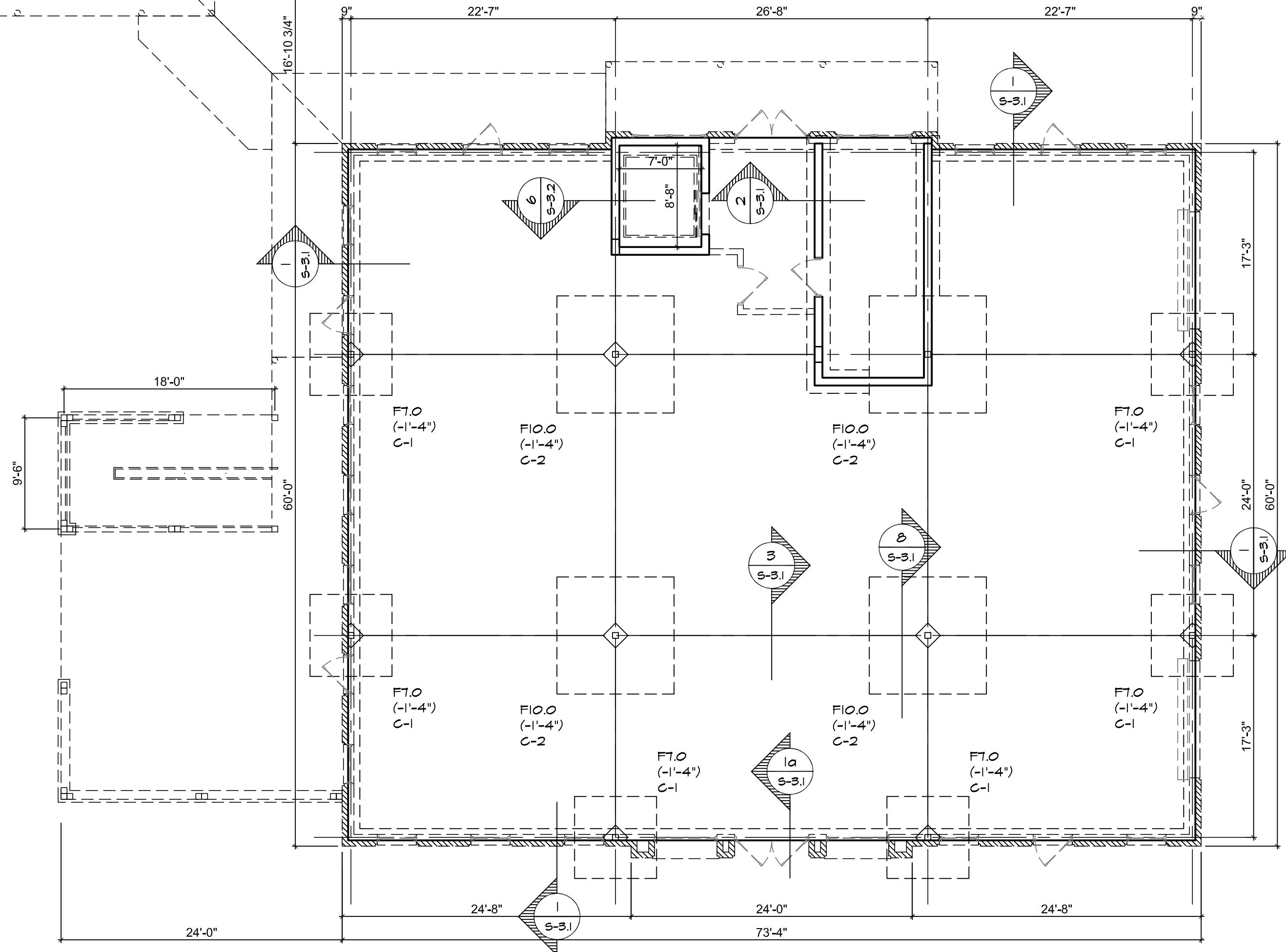
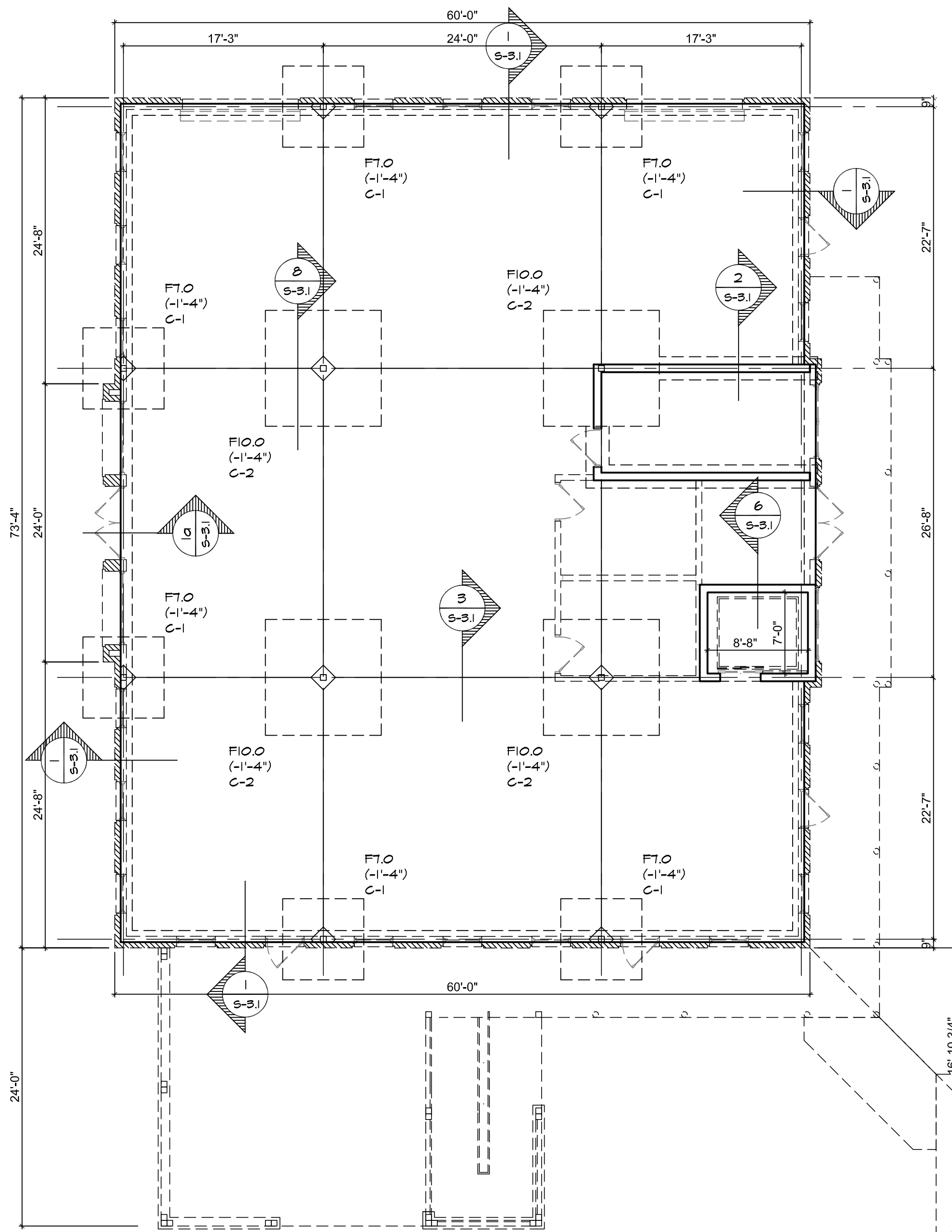
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Description FOUNDATION PLAN

Sheet Number

S-1.1



# FOUNDATION PLAN

S-1.1 SCALE: 1/8" = 1'-0"

NOTES:

1. FOOTING ELEVATIONS INDICATED AS (X'-X") ARE REFERENCED FROM FINISH FLOOR ELEVATION.
2. FOOTING MARKS ARE AS FOLLOWS:  
F-X' : FOOTING REFERENCE, SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING.  
(X'-X") TOP OF FOOTING ELEVATION, SEE NOTE 1.  
C-X' : COLUMN REFERENCE, SEE COLUMN SCHEDULE FOR SIZE.

## FOOTING SCHEDULE

MARK	SIZE	THK.	REINFORCEMENT	REMARKS
F1.0	1'-0" X 1'-0"	16"	(1) #6 E.W.	PROVIDE 3" COVER (MIN) FOR ALL REINFORCING.
F10.0	10'-0" X 10'-0"	16"	(10) #6 E.W.	
WALL FT6 (TYP)	2'-0" CONT.	12"	(3) #5 CONT.	

## PILASTER SCHEDULE

MARK	SIZE	REINFORCEMENT	REMARKS
P-1	8" X 16"	(4) #5 VERTICAL	

1. DOWEL PILASTER REINFORCING INTO FOOTING.

## COLUMN SCHEDULE

MARK	SIZE	REMARKS
C-1	HSS 6x6x1/2	
C-2	HSS 10x10x5/8	

4" CONCRETE SLAB ON GRADE  
REINF. W/ 6X6-H14X11.4 WWF  
CENTER OF SLAB  
OVER 10-mil VAPOR BARRIER  
FINISH FLOOR ELEV. = 0'-0"



Market District

Commercial T5  
Buildings 1 & 2

Charlotte Drive  
Milton, GA

JACK L. BELL, PE  
2875 Abbotswell Drive  
Alpharetta, GA 30022  
PE: (404) 406-6672  
jbellpe@bellsouth.net

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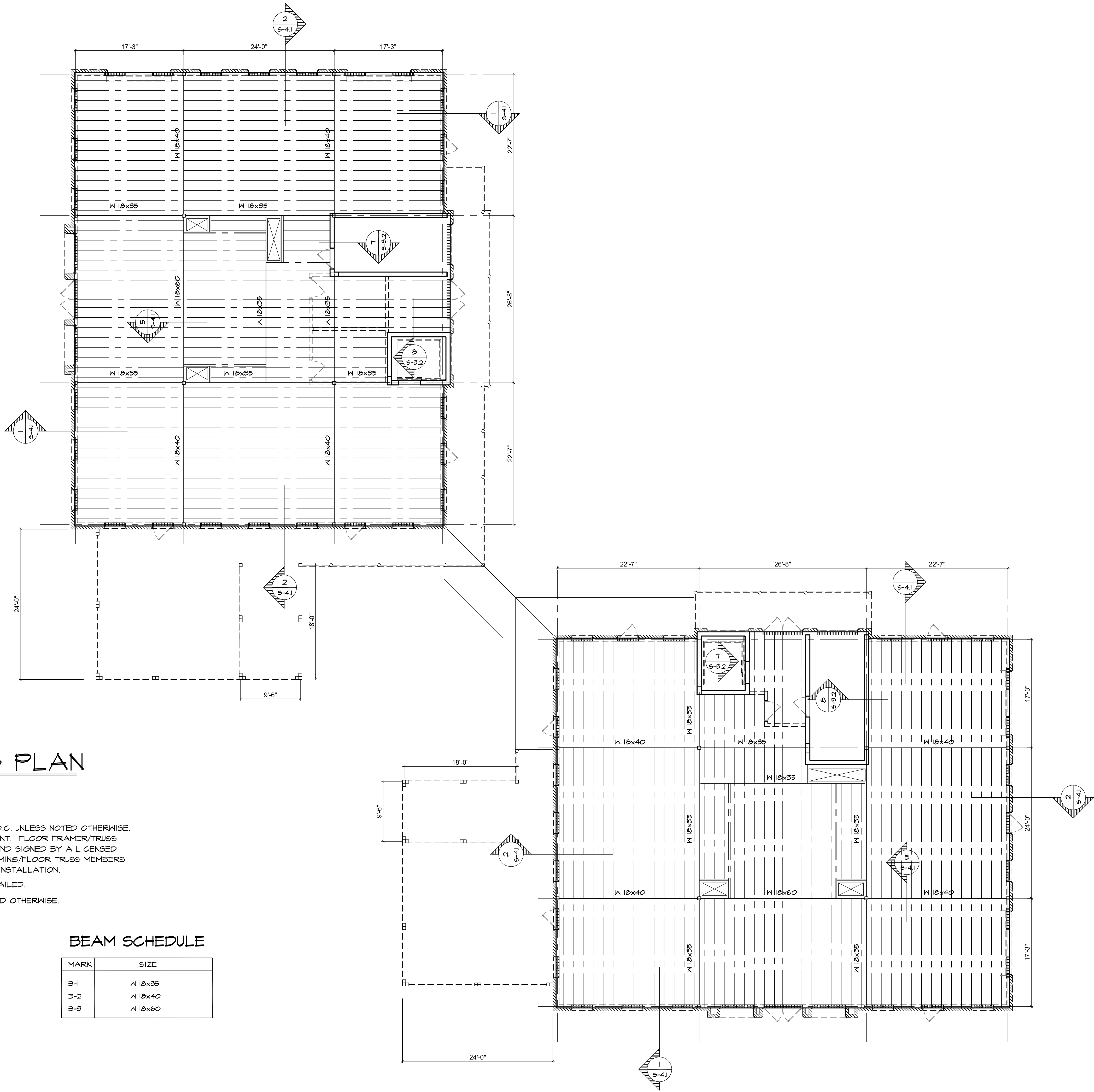
Designed by JLB

Checked by DTW

Description2nd FLOOR FRAMING PLAN

Sheet Number

S-2.1







Market District

Commercial T5  
Buildings 1 & 2

Charlotte Drive  
Milton, GA

JACK L. BELL, PE  
2875 Abbotswell Drive  
Alpharetta, GA 30022  
PE: (404) 406-6672  
jbelle@bellsouth.net

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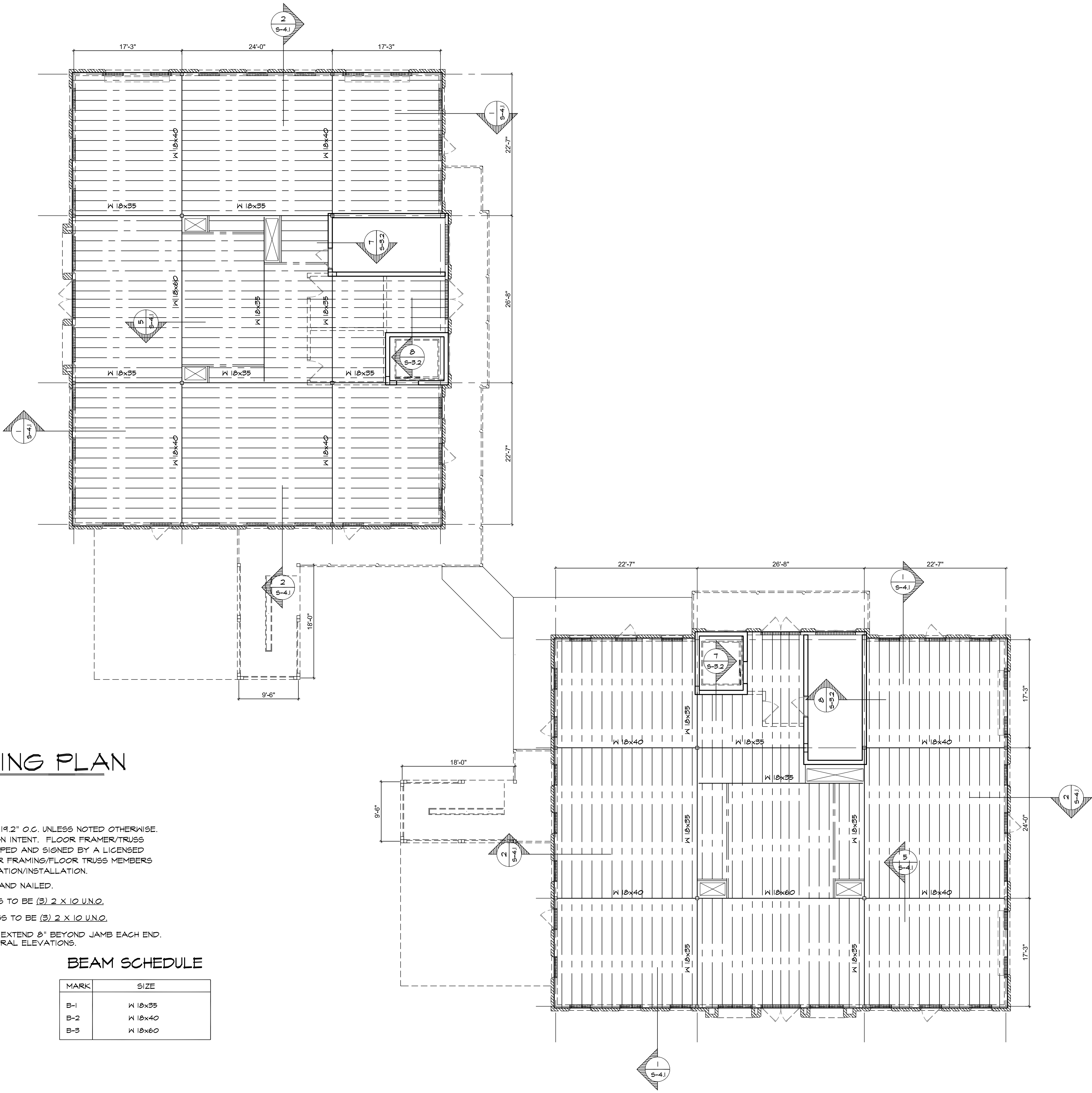
Designed by JLB

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Description3rd FLOOR FRAMING PLAN

Sheet Number

S-2.2



3rd FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"

- FLOOR FRAMING NOTES -
- FLOOR FRAMING TO BE PRE-ENGINEERED TRUSSES @ 19.2" O.C. UNLESS NOTED OTHERWISE. FLOOR FRAMING PLAN INDICATES STRUCTURAL DESIGN INTENT. FLOOR FRAMER/TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS STAMPED AND SIGNED BY A LICENSED ENGINEER IN THE STATE OF GEORGIA FOR ALL FLOOR FRAMING/FLOOR TRUSS MEMBERS TO CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION/INSTALLATION.
  - PROVIDE 3/4" T&G PLYWOOD SUB-FLOORING, GLUED AND NAILED.
  - LINTELS FOR INTERIOR LOADBEARING WALL OPENINGS TO BE (3) 2 X 10 U.N.O.
  - LINTELS FOR EXTERIOR LOADBEARING WALL OPENINGS TO BE (3) 2 X 10 U.N.O.
  - PROVIDE 4 6x6x3/8 LOOSE LINTELS FOR MASONRY. EXTEND 8" BEYOND JAMB EACH END. RADIUS ANGLES AS REQUIRED TO MATCH ARCHITECTURAL ELEVATIONS.

BEAM SCHEDULE

MARK	SIZE
B-1	W 18x35
B-2	W 18x40
B-3	W 18x60



Market District

Commercial T5  
Buildings 1 & 2

Charlotte Drive  
Milton, GA

JACK L. BELL, PE

2875 Abbotswell Drive  
Alpharetta, GA 30022  
PE: (404) 406-6672  
jbellepe@bellsouth.net

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Issue Date

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Date

Description

08/26/2019

Preliminary Review

Project Name

Strawberry Fields

Project Number

17027-02

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JLB

Designed by

JLB

Checked by

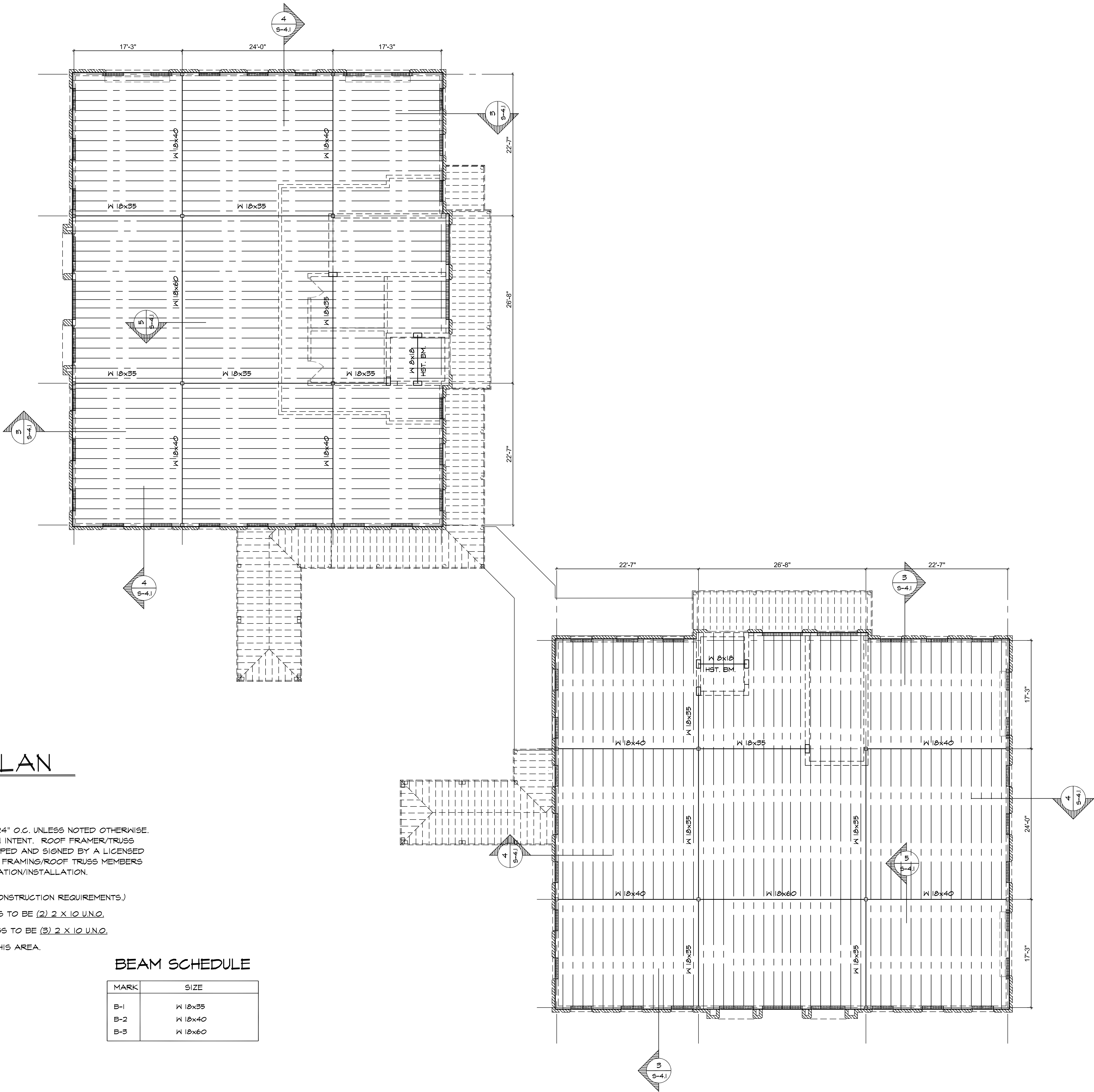
DTW

Description

ROOF FRAMING PLAN

Sheet Number

S-2.3



1 ROOF FRAMING PLAN  
S-2.3 SCALE: 1/8" = 1'-0"

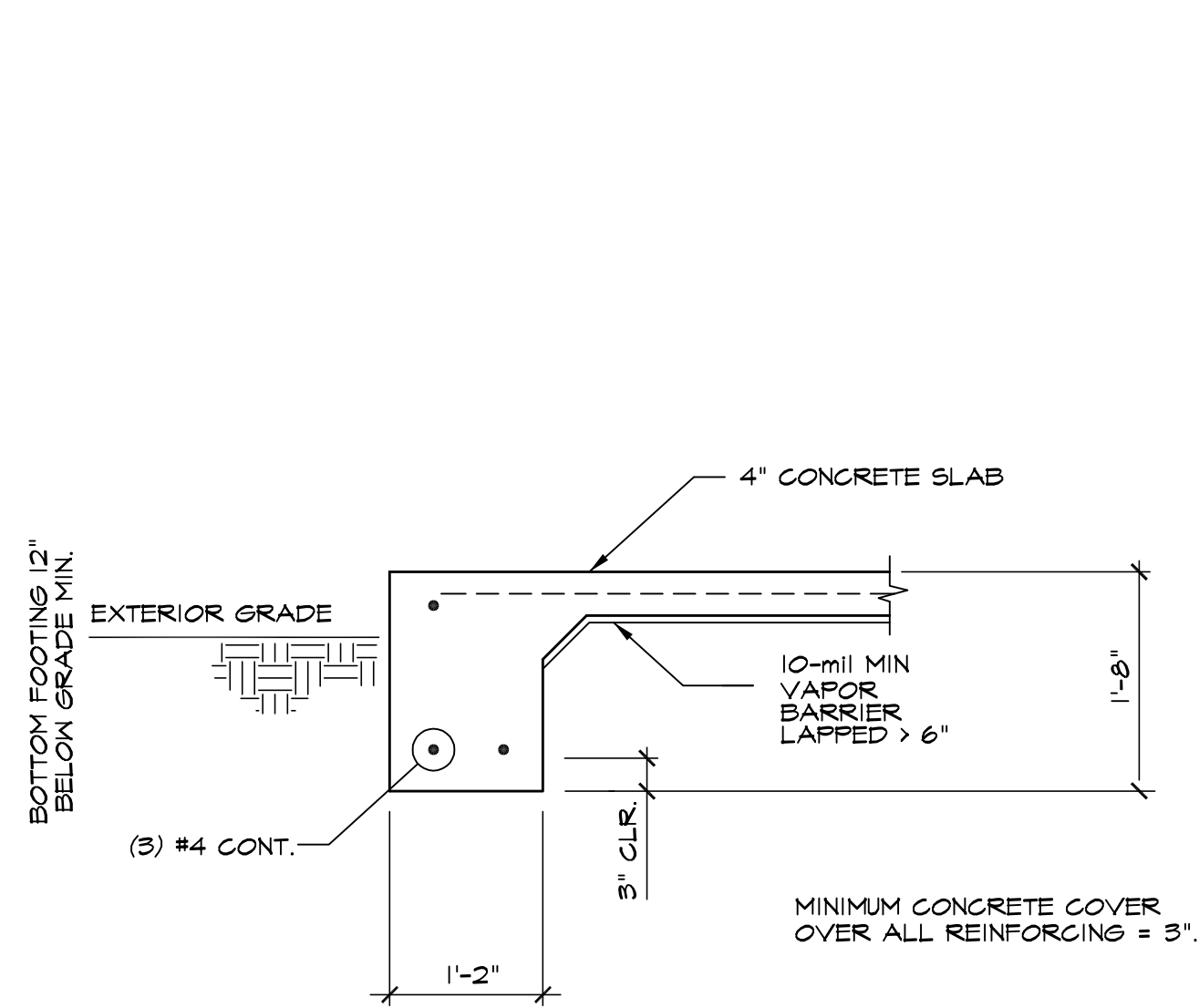
ROOF FRAMING NOTES -

1. ROOF FRAMING TO BE PRE-ENGINEERED TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE. ROOF FRAMING PLAN INDICATES STRUCTURAL DESIGN INTENT. ROOF FRAMER/TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS STAMPED AND SIGNED BY A LICENSED ENGINEER IN THE STATE OF GEORGIA FOR ALL ROOF FRAMING/ROOF TRUSS MEMBERS TO CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION/INSTALLATION.
2. ROOF IS TO BE SHEATHED WITH 5/8" OSB SHEATHING. (SEE NOTE 6.1, SHEET S-100 FOR ROOF SHEATHING CONSTRUCTION REQUIREMENTS.)
3. LINTELS FOR INTERIOR LOADBEARING WALL OPENINGS TO BE (2) 2 X 10 U.N.O.
4. LINTELS FOR EXTERIOR LOADBEARING WALL OPENINGS TO BE (3) 2 X 10 U.N.O.
5. REINFORCE TRUSSES FOR MECHANICAL UNIT LOADS THIS AREA.

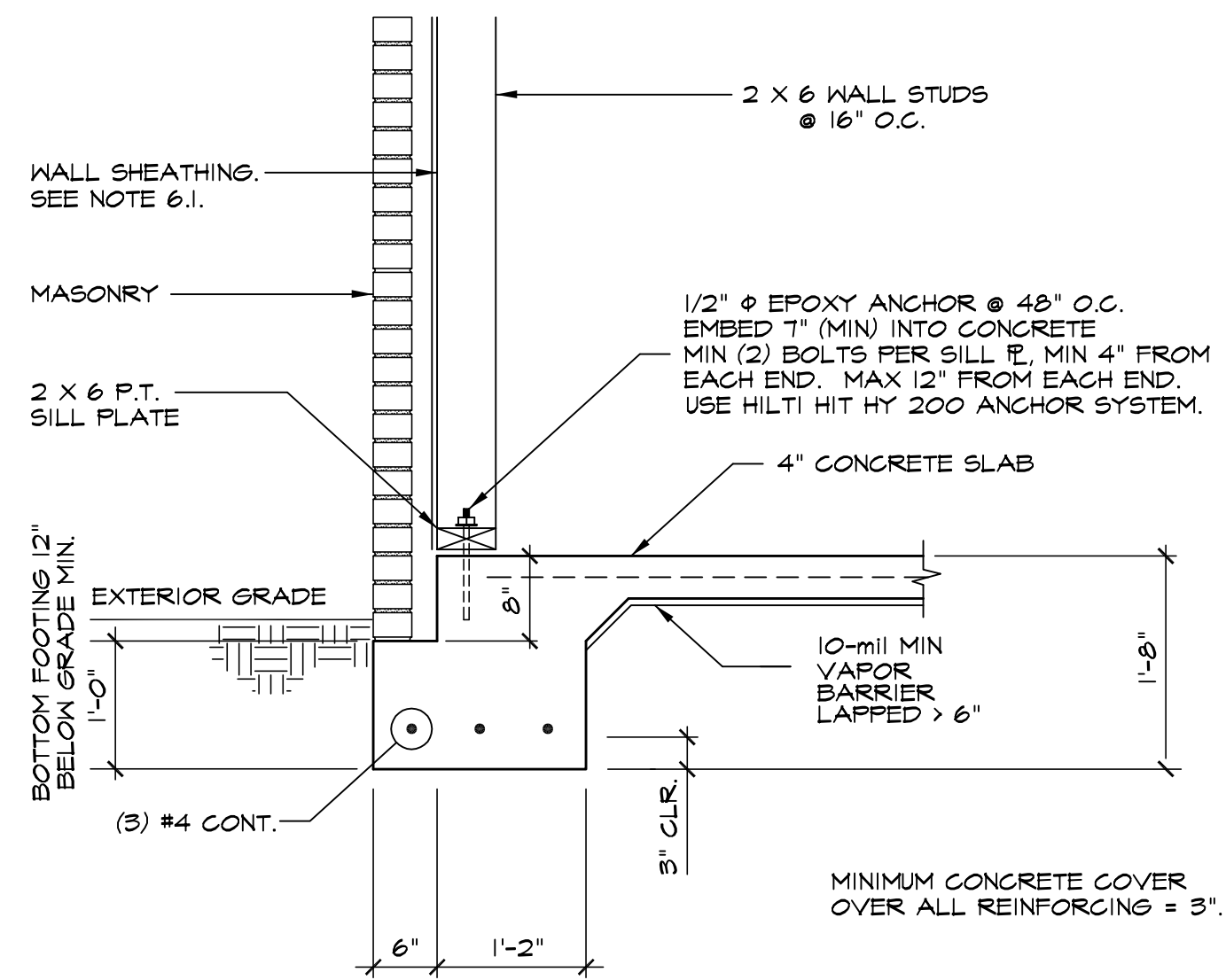
BEAM SCHEDULE

MARK	SIZE
B-1	W 18x35
B-2	W 18x40
B-3	W 18x60

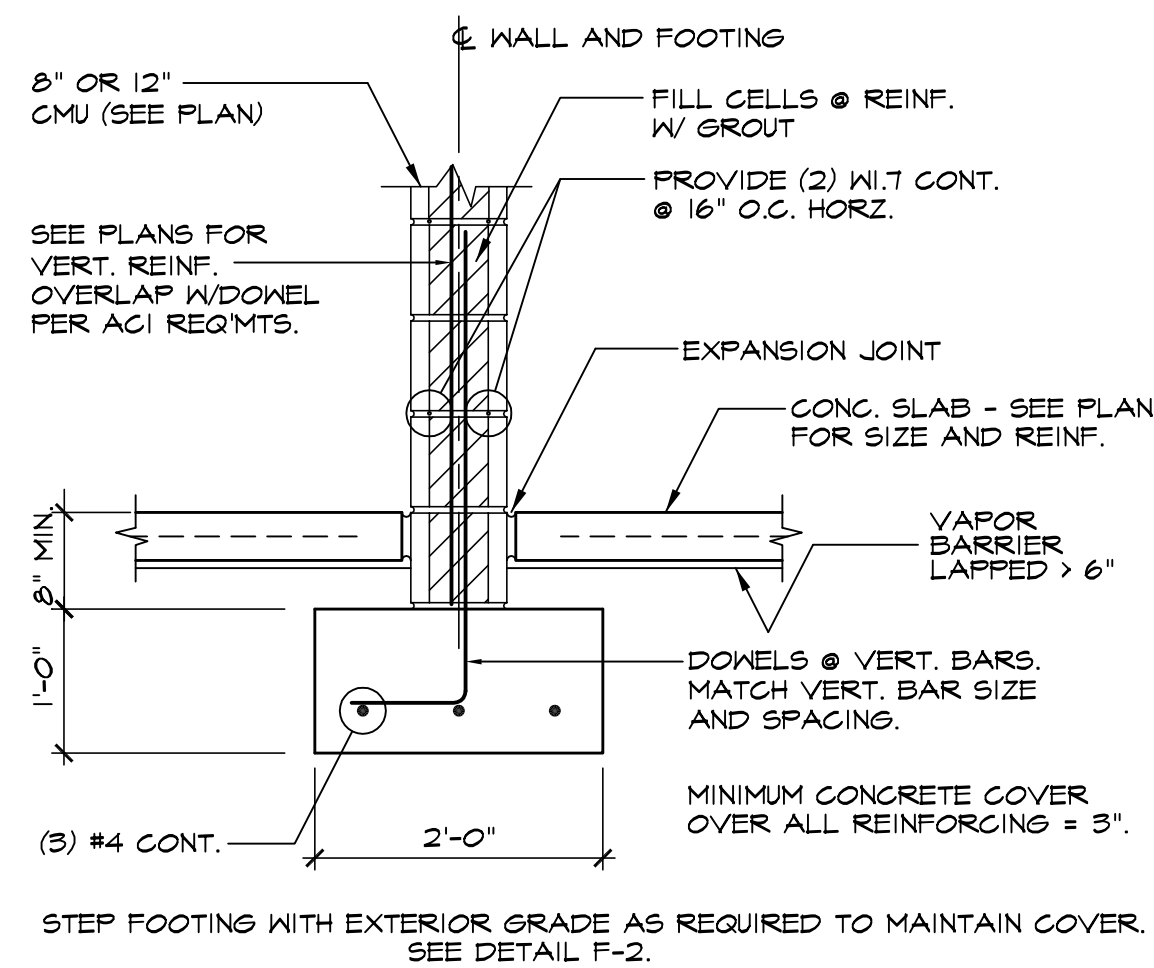




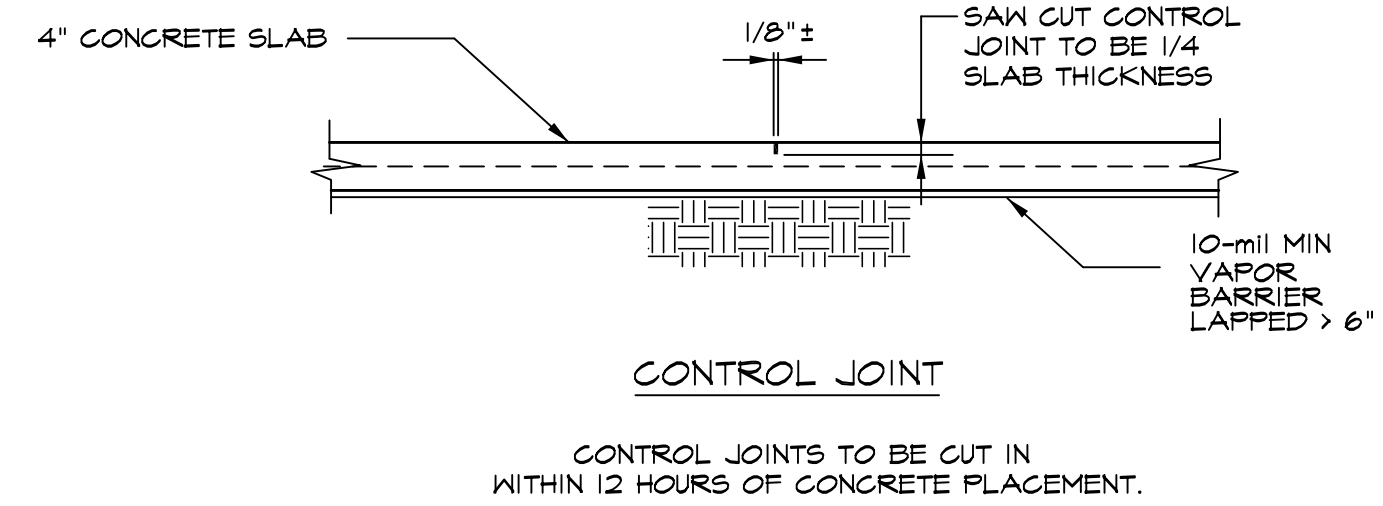
SLAB TURN-DOWN 1a



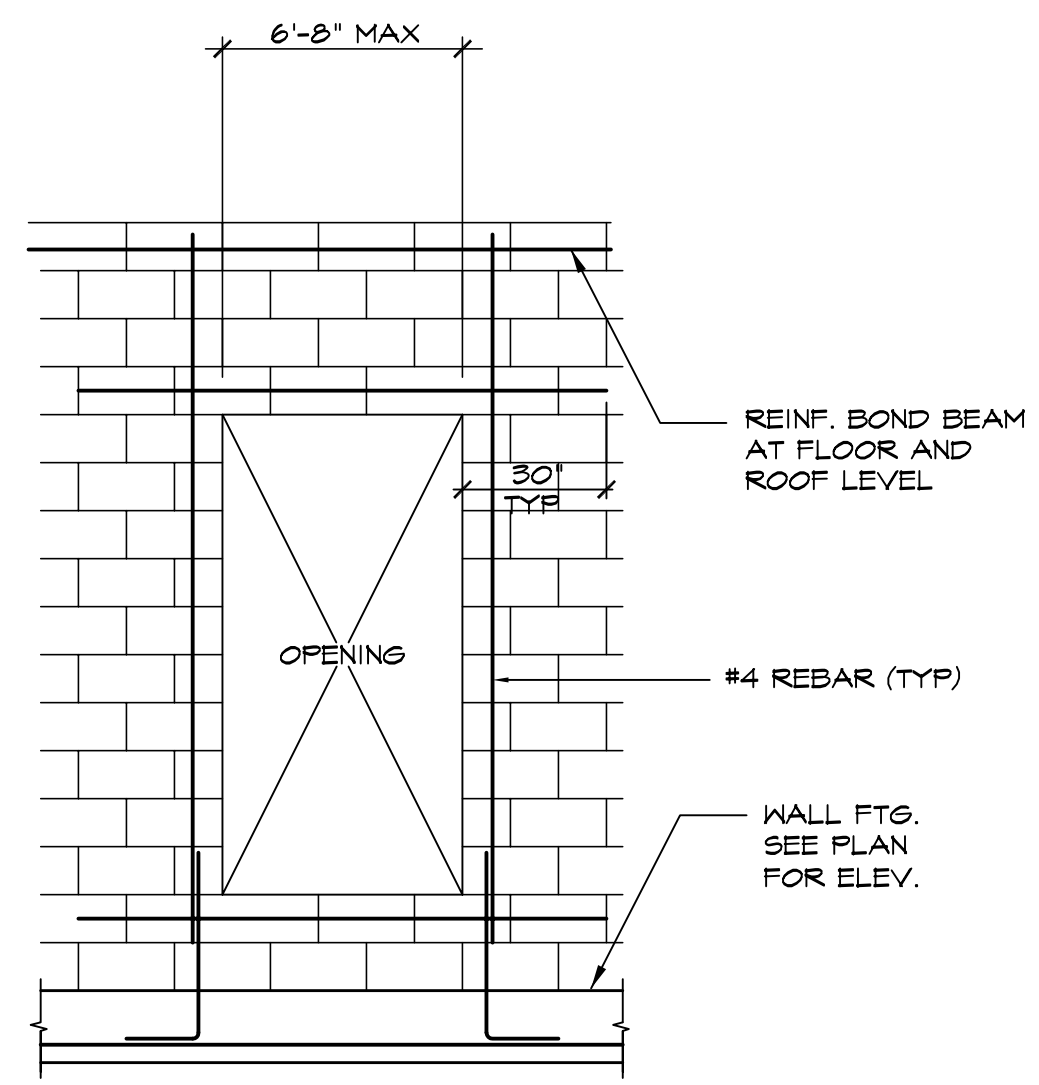
SLAB TURN-DOWN 1  
TYP. @ EXTERIOR WALLS



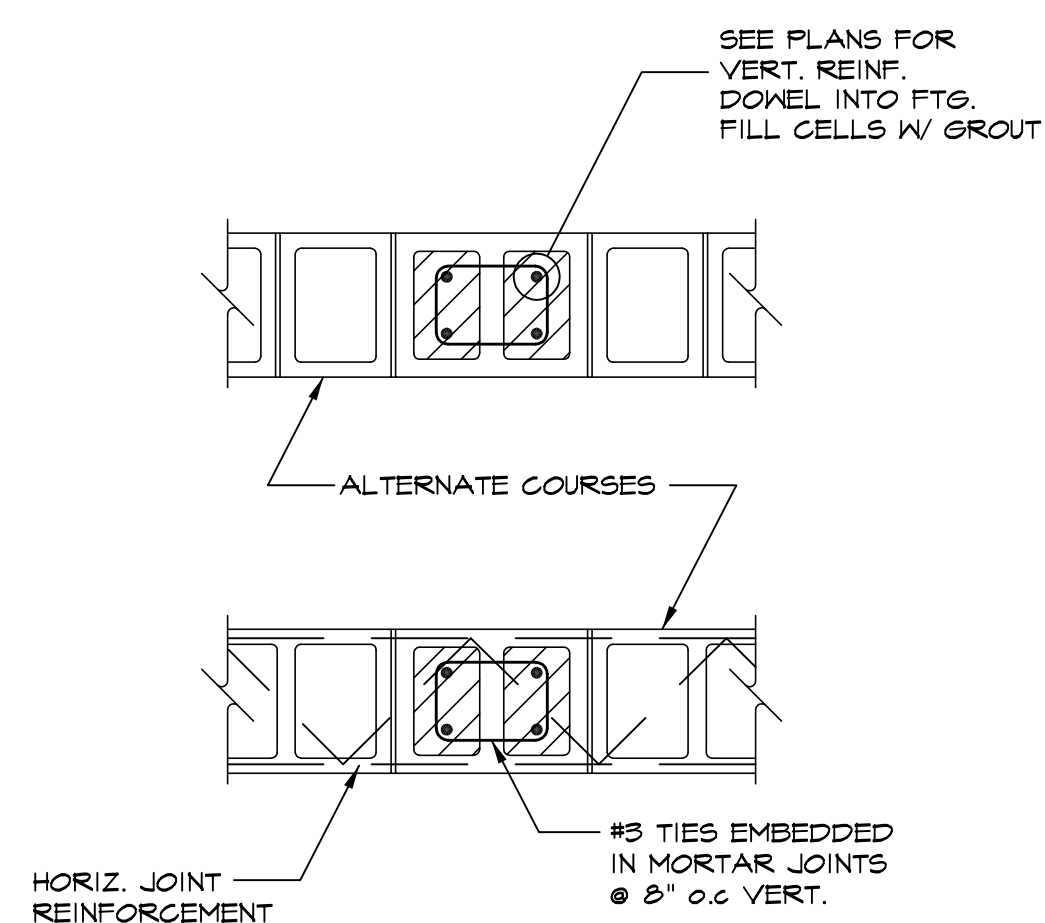
CONTINUOUS WALL FOOTING SECTION 2



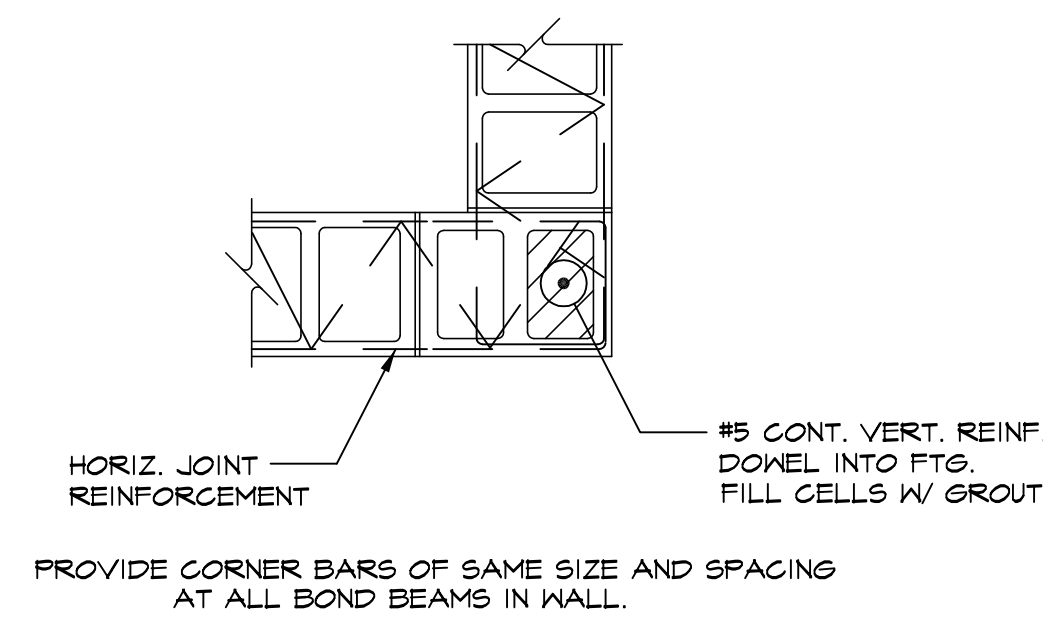
CONSTRUCTION/CONTROL JOINT 3



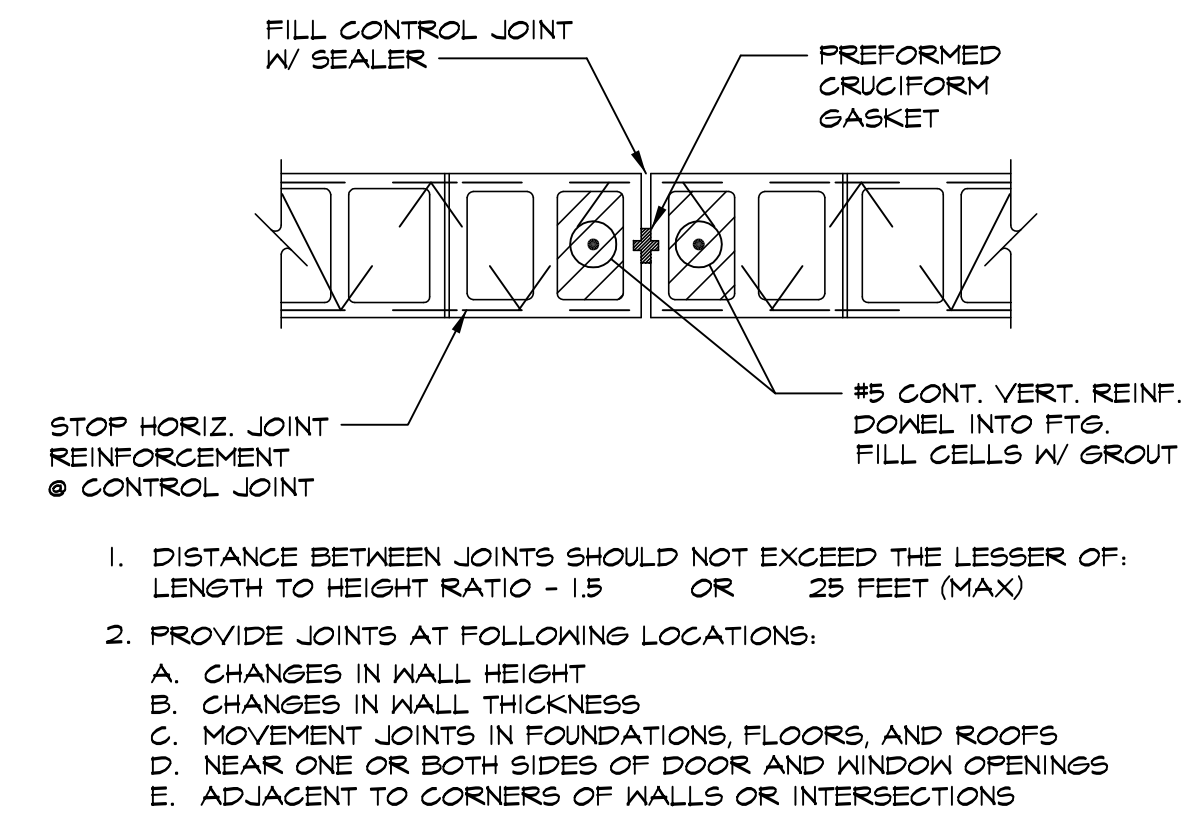
WALL REINFORCEMENT AT MASONRY OPENINGS 4  
REINFORCING SHOWN IN THIS DETAIL IS IN ADDITION TO VERTICAL WALL REINFORCING SPECIFIED ON PLANS.



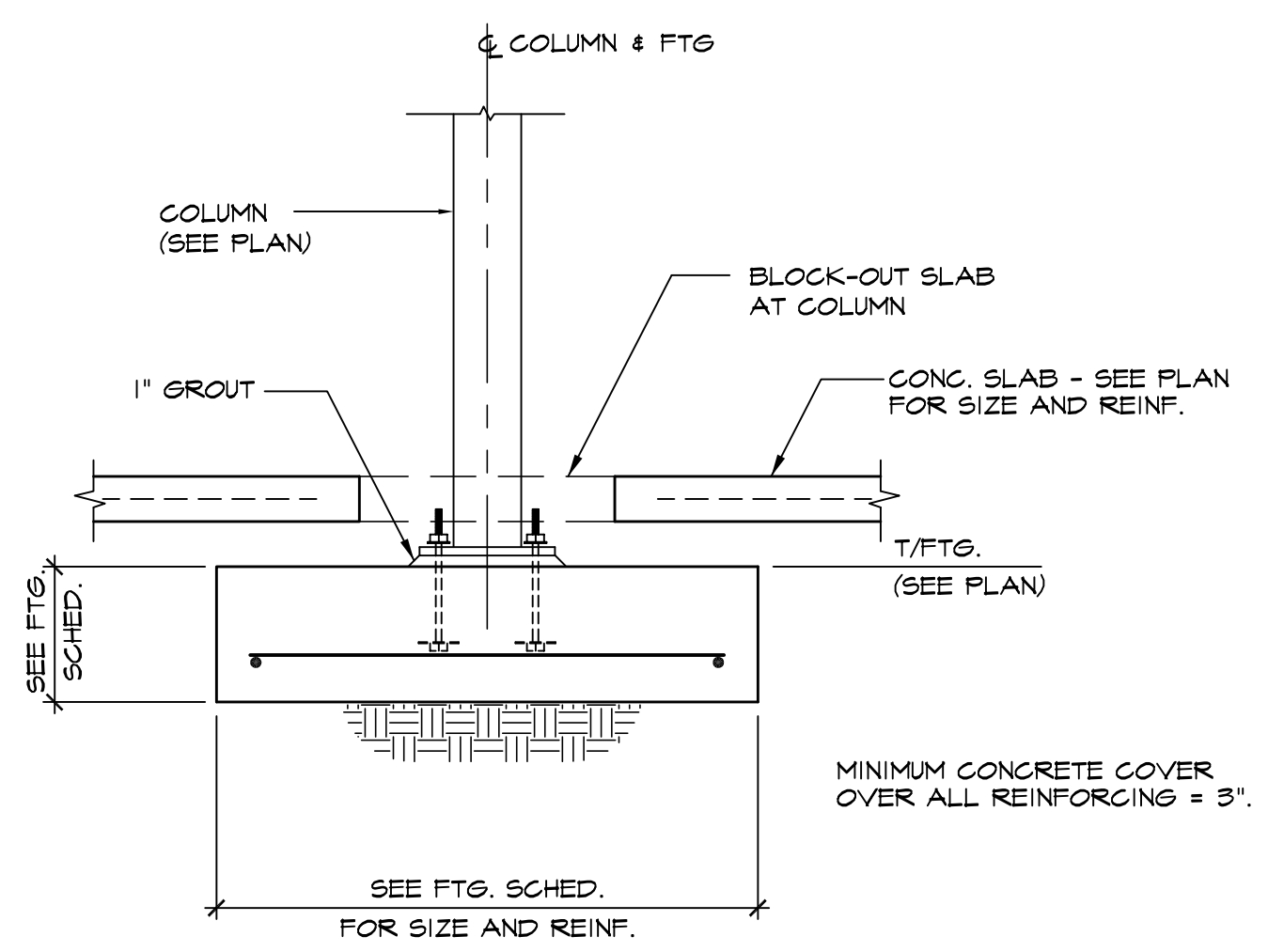
PILASTER REINFORCEMENT 5



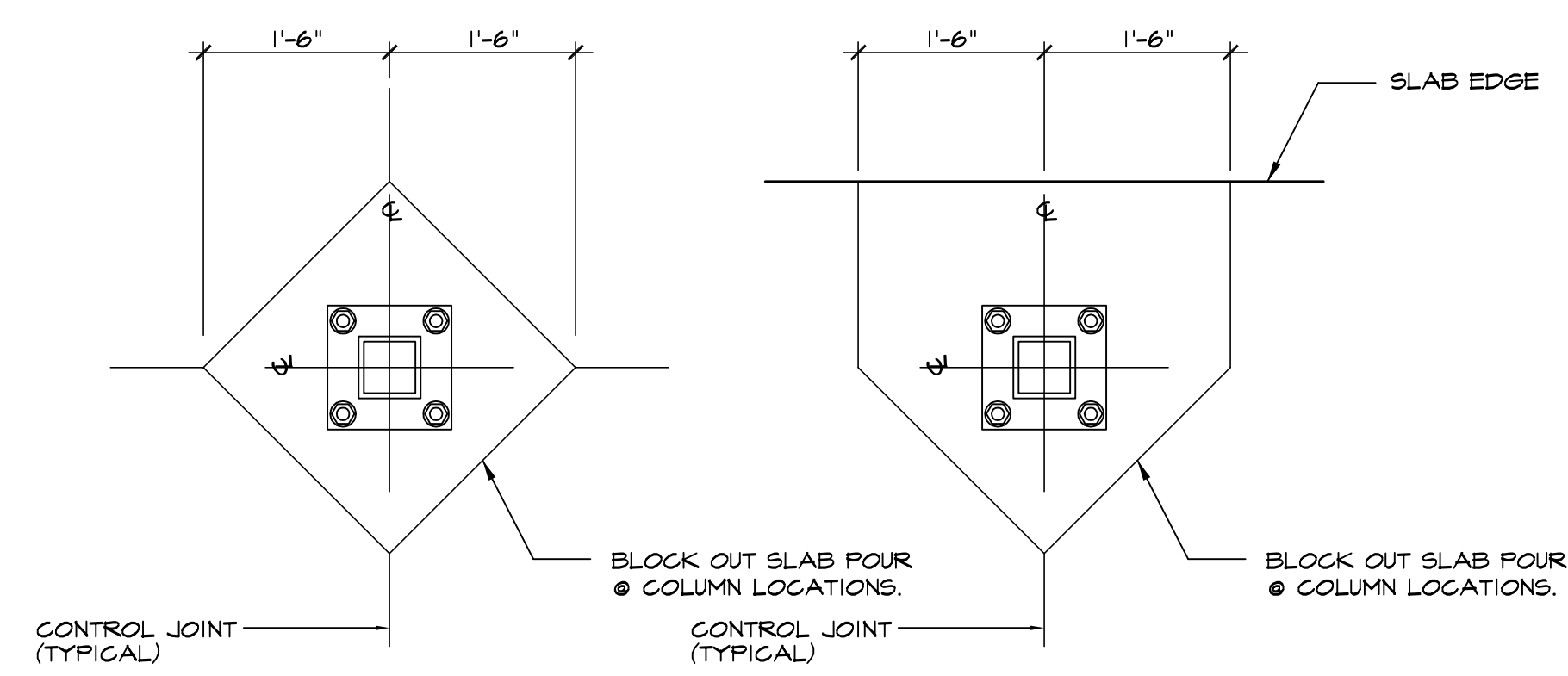
CORNER REINFRCMNT 6  
TYPICAL AT ALL MASONRY ENDS AND CORNERS.



MASONRY CONTROL JOINT 7  
TYPICAL AT ALL MASONRY WALLS.  
SEE ARCH. ELEVATIONS FOR EXACT LOCATIONS.



COLUMN / SPREAD FOOTING SECTION 8  
NOTE: SEE DETAIL 1 FOR BASEPLATE AND ANCHOR BOLTS



SLAB BLOCK-OUT @ COLUMNS 9

JACK L. BELL, PE  
2875 Abbotswell Drive  
Alpharetta, GA 30022  
Ph: (404) 406-6672  
jbellpe@bellsouth.net

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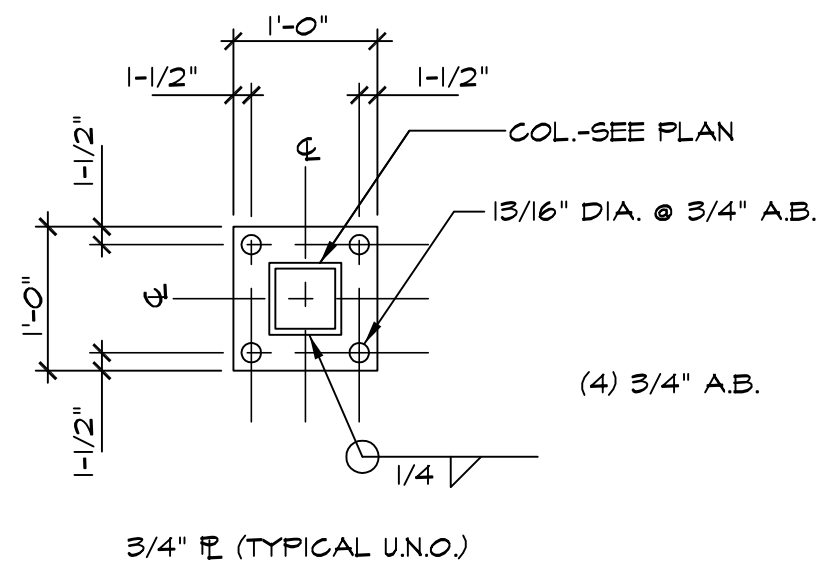
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Designed by JLB

Checked by DTW

Description FOUNDATION DETAILS

Sheet Number S-3.1

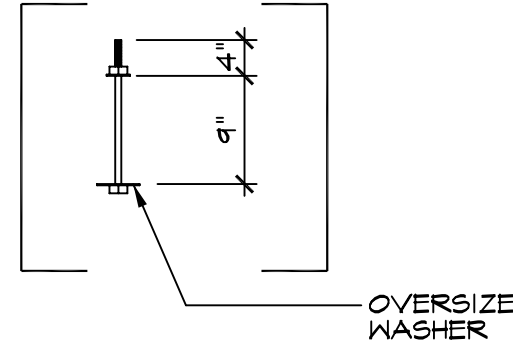


NOTES:

COLUMN TO BE CENTERED ON BASE PL. (TYP.)

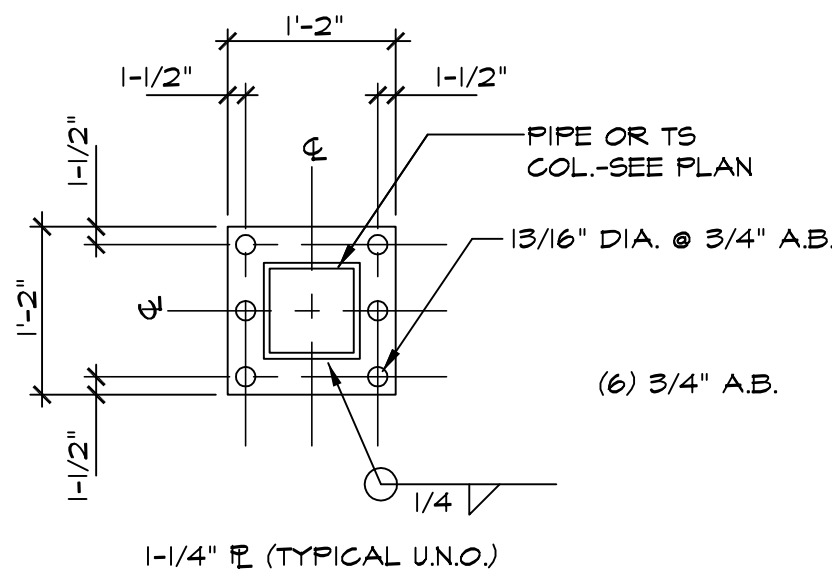
ANCHOR BOLT PROJECTION TO BE 4" (TYP. U.N.O.)

PROVIDE MIN. 1" NON-SHRINK GROUT BELOW BASE PL.



BASE PLATE DETAIL

1

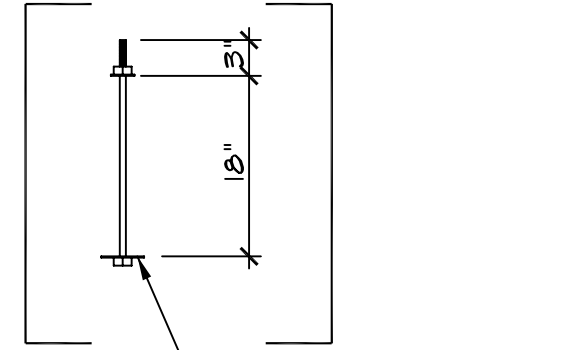


NOTES:

1. COLUMN TO BE CENTERED ON BASE PL. (TYP.)

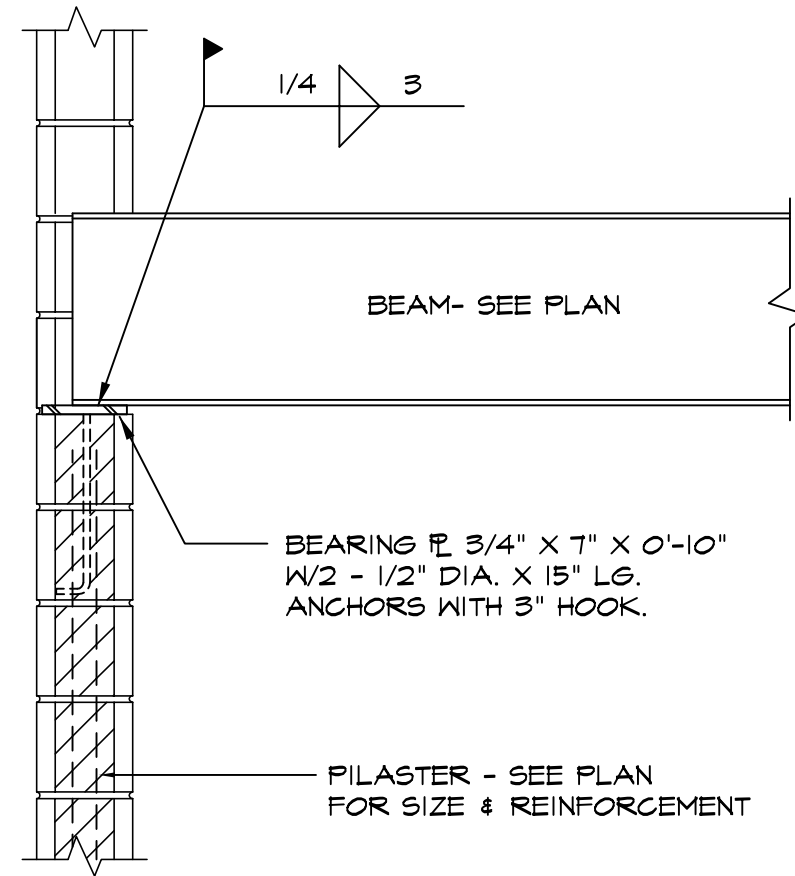
2. ANCHOR BOLT PROJECTION TO BE 4" (TYP. U.N.O.)

3. PROVIDE MIN. 1" NON-SHRINK GROUT BELOW BASE PL.



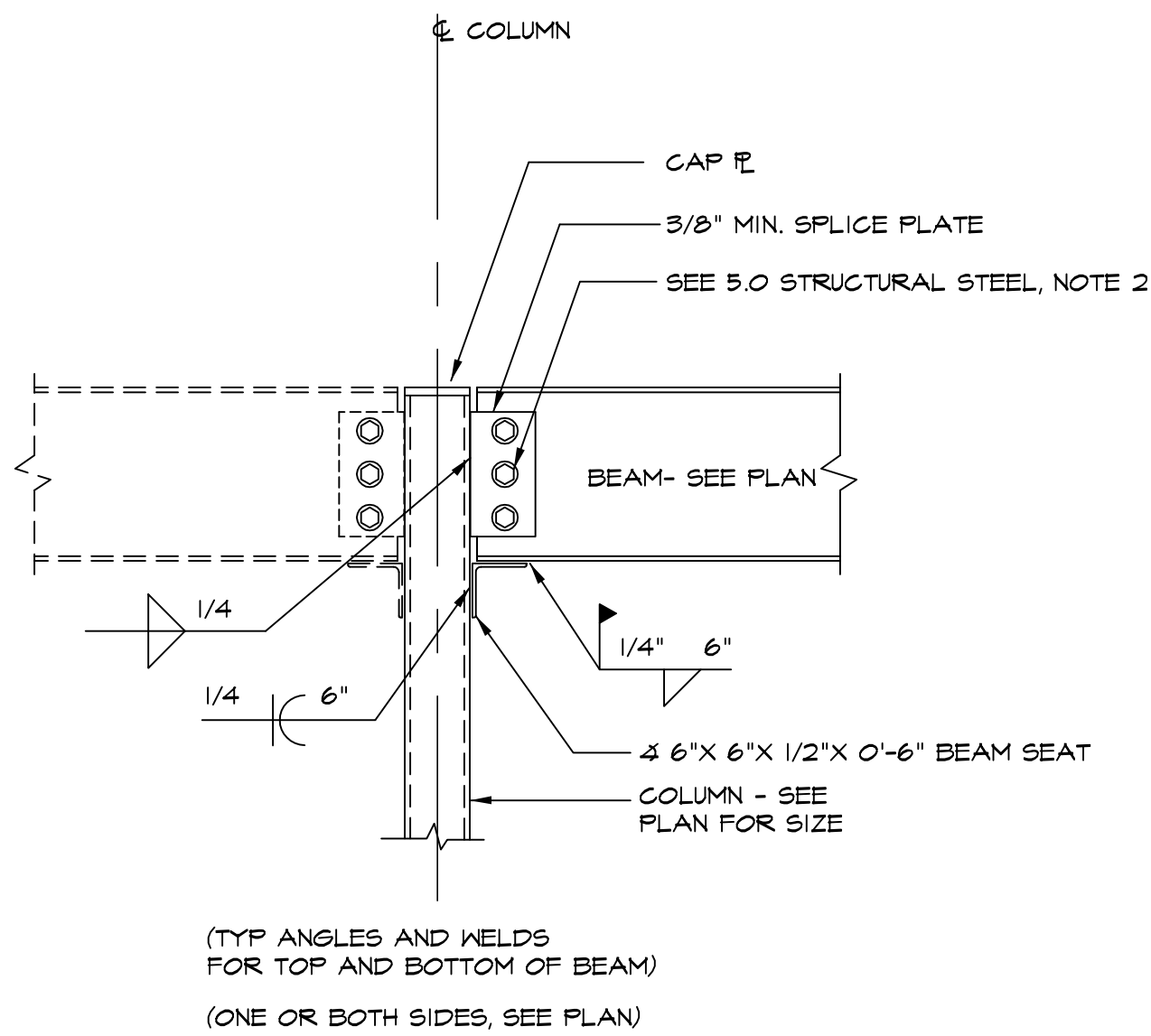
BASE PLATE DETAIL

2



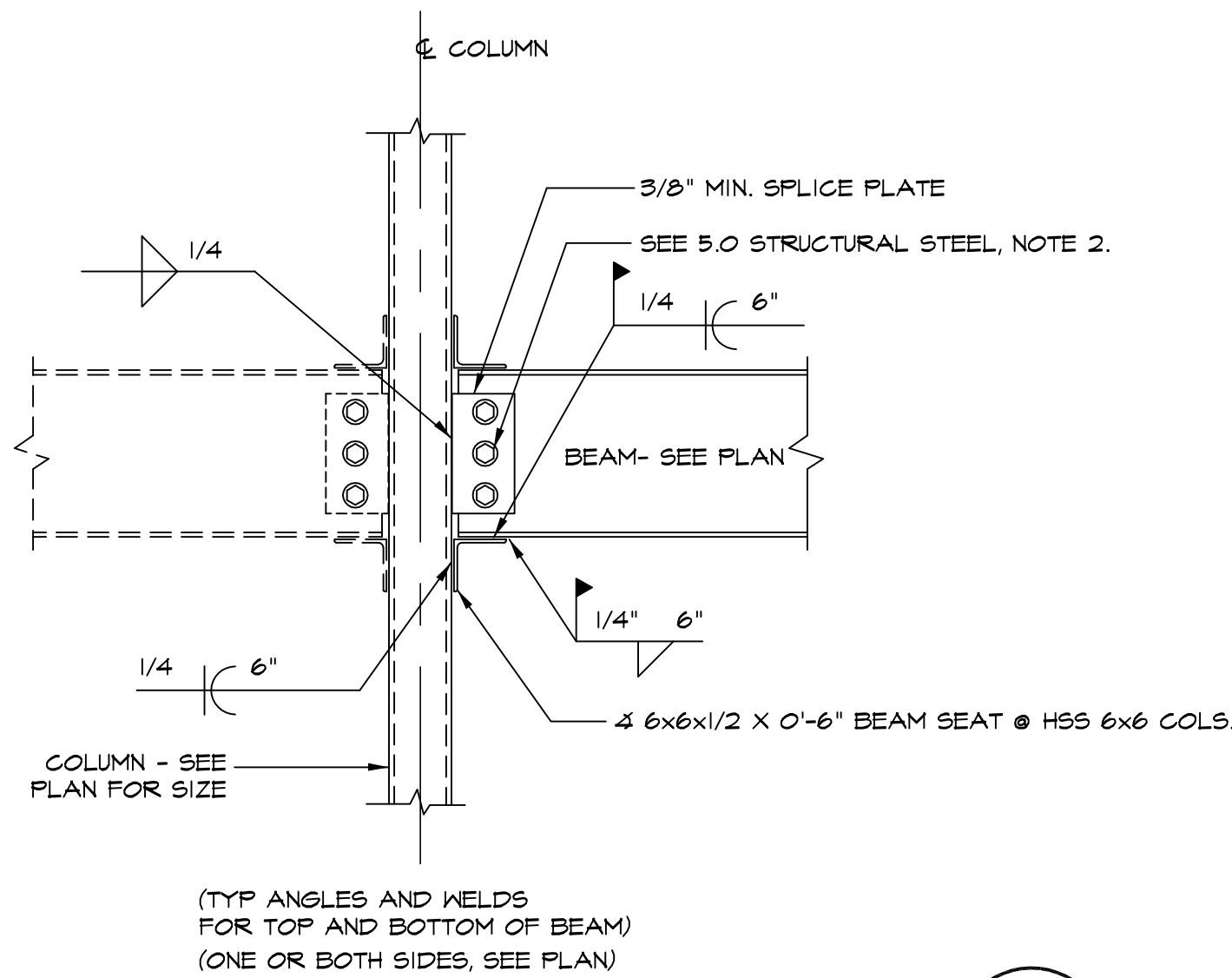
BEAM BEARING ON PILASTER

3



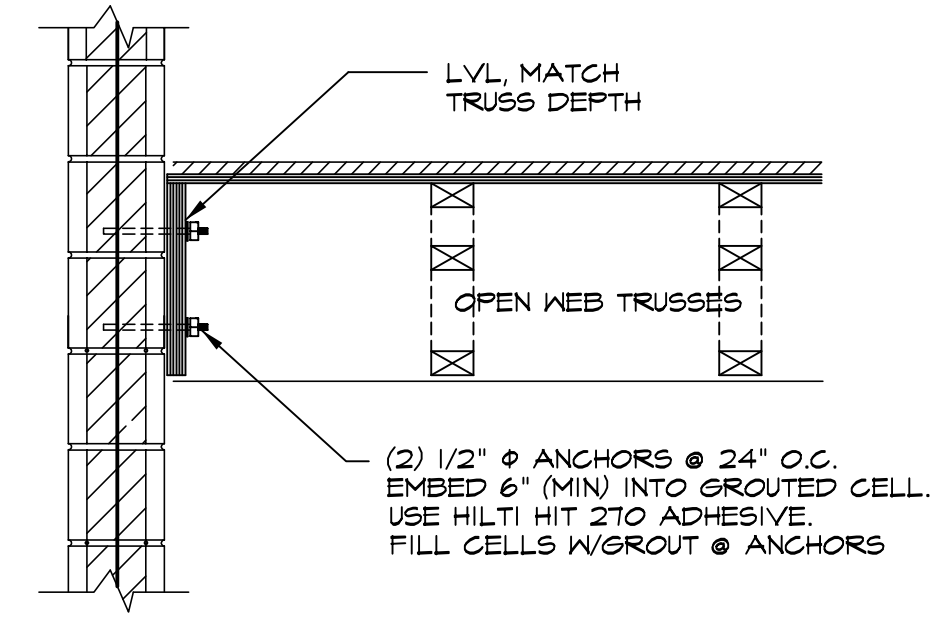
WF BEAM / HSS COL DETAIL

4



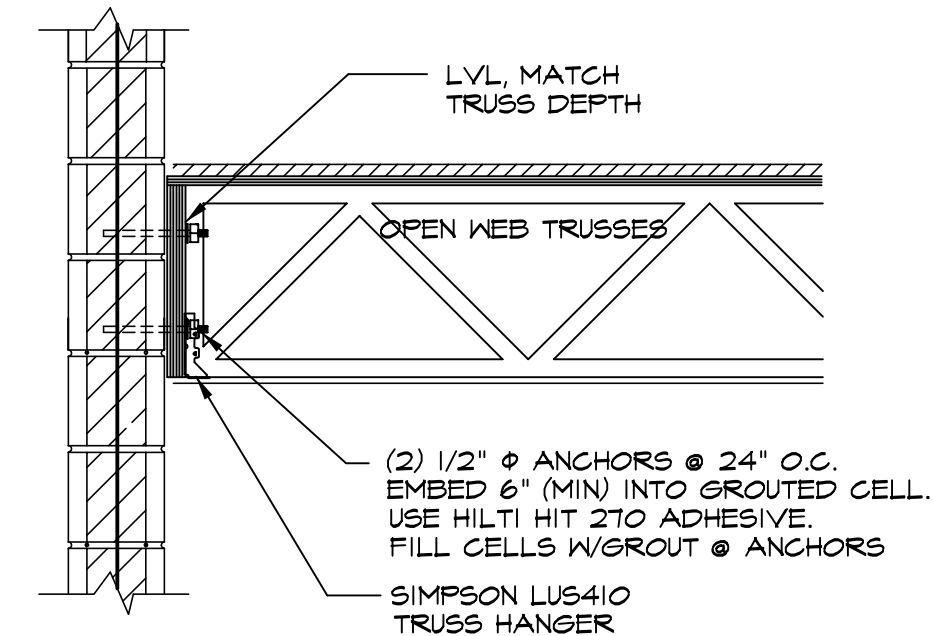
WF BEAM / HSS COL DETAIL TYPICAL

5



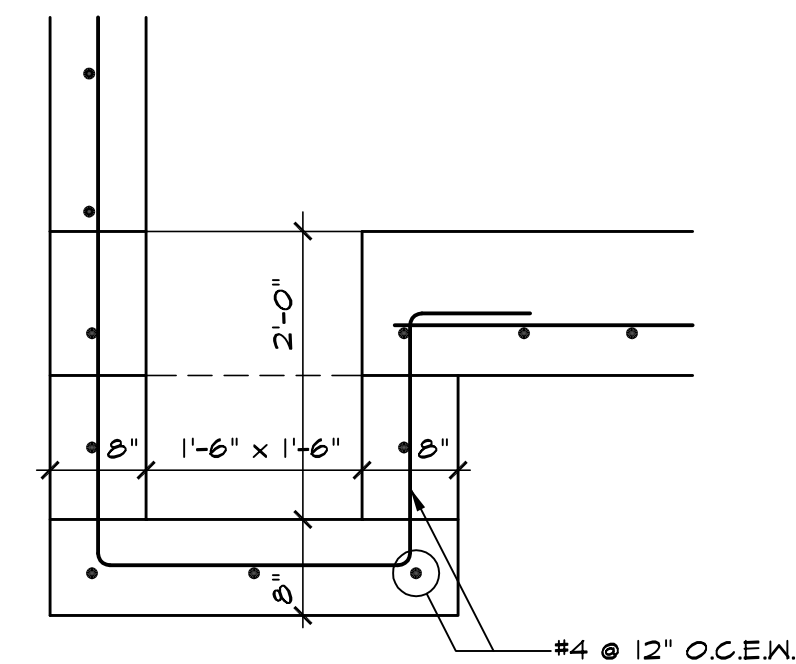
WALL SECTION @ MASONRY

8

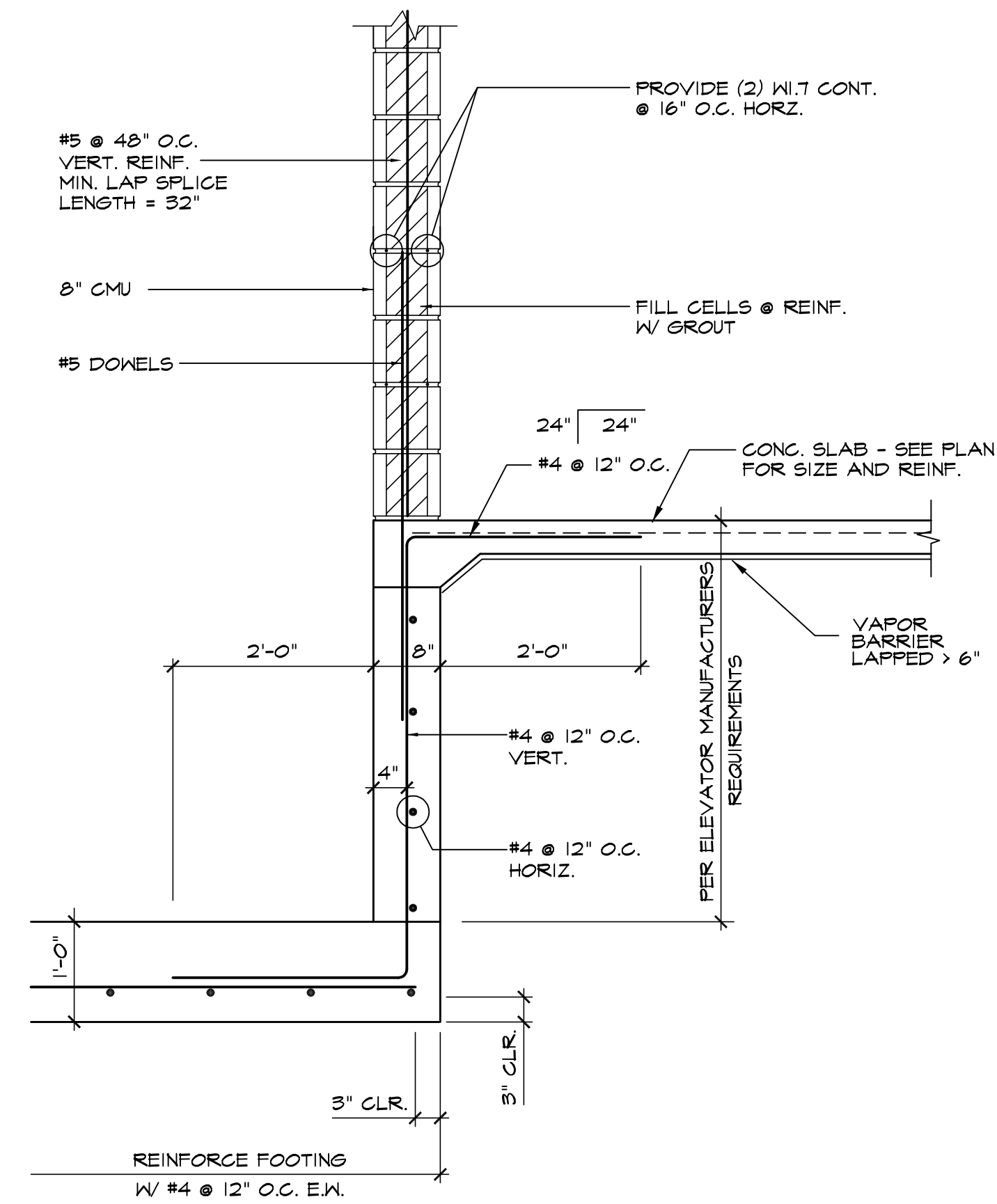


WALL SECTION @ MASONRY

7



SUMP



PIT WALL SECTION

6



JACK L. BELL, PE  
2875 Abbotswell Drive  
Alpharetta, GA 30022  
P: (404) 406-6672  
jbell@jbellsmith.net

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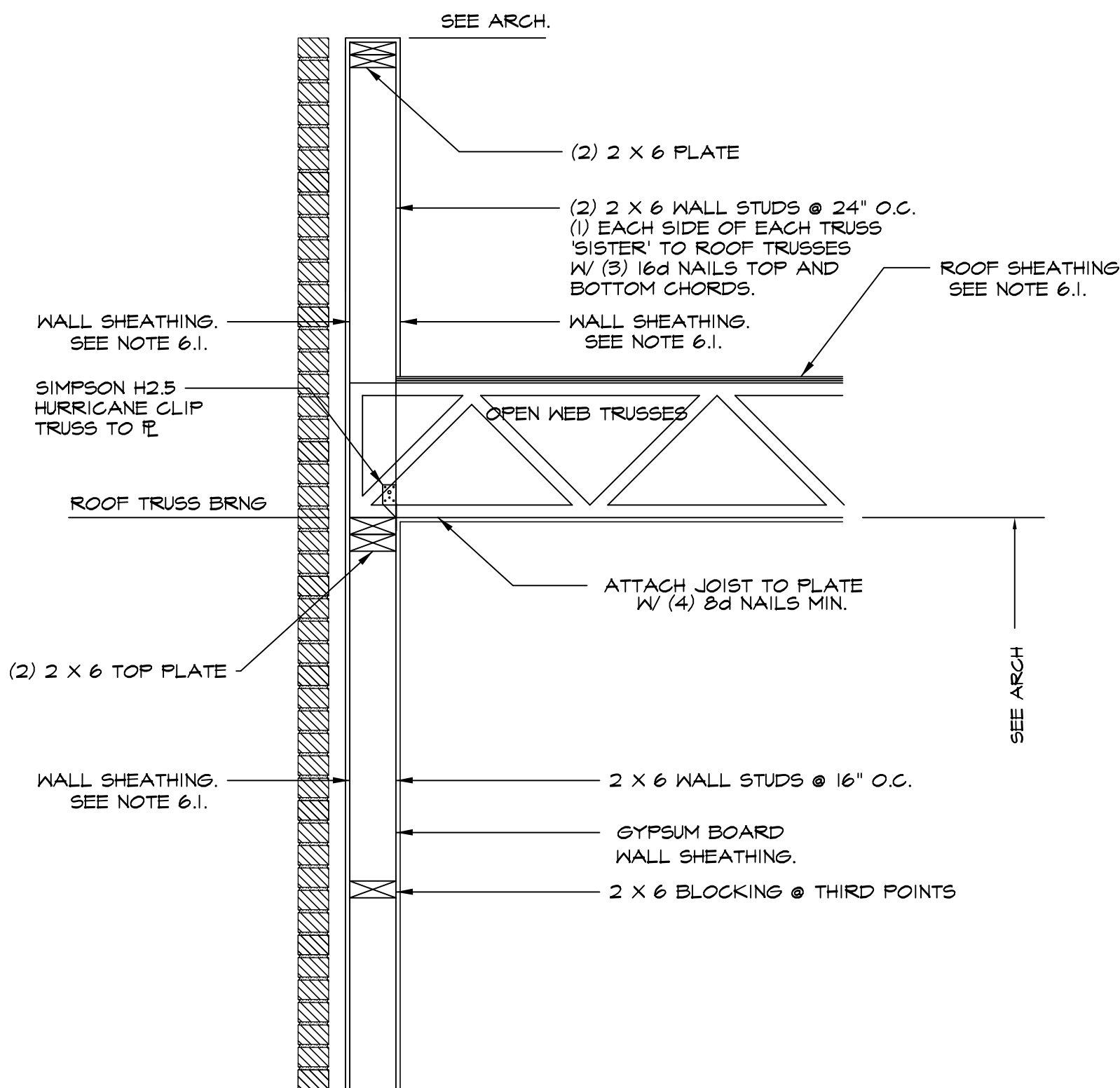
Designed by JLB

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Description FRAMING DETAILS

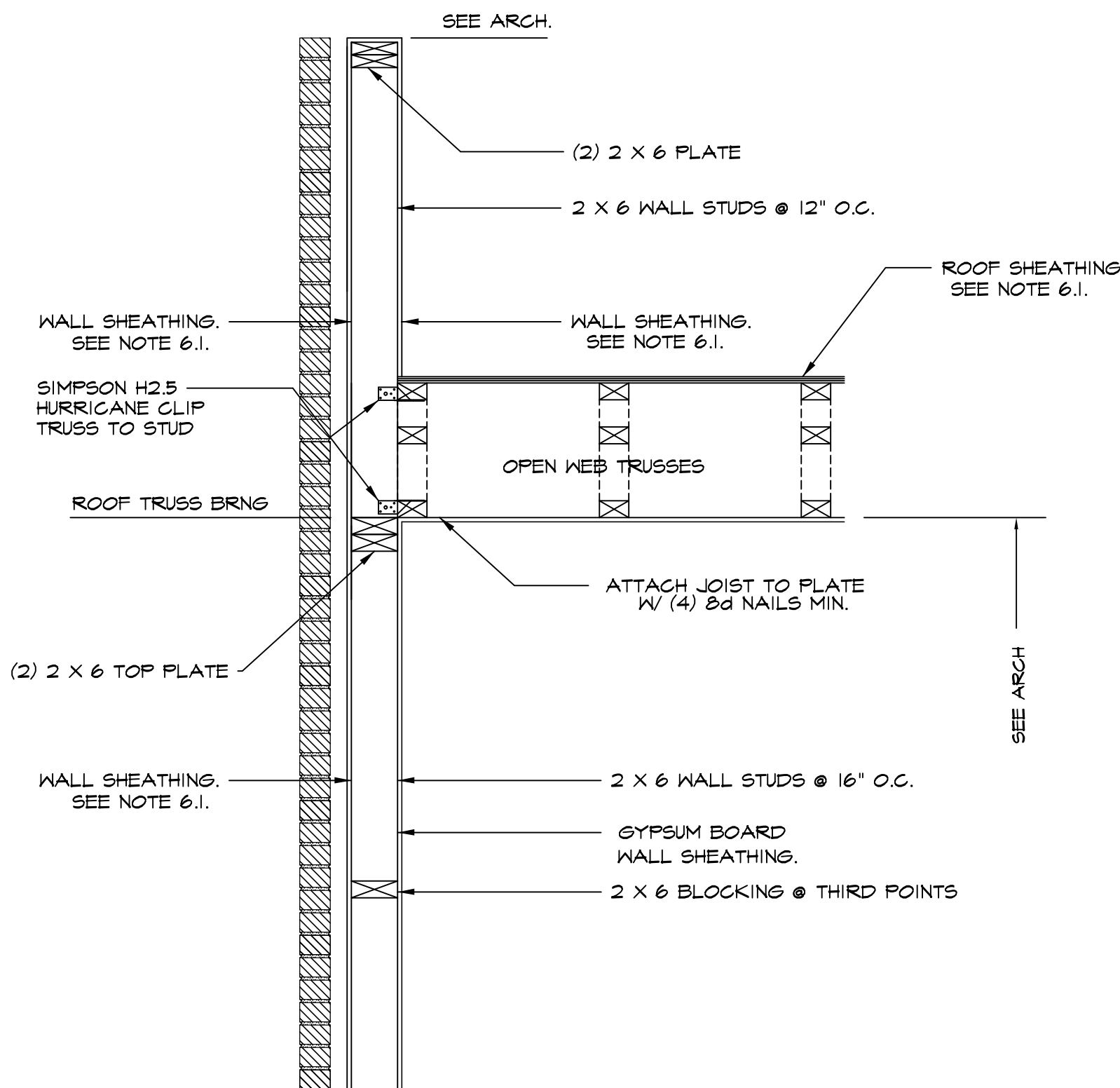
Sheet Number

S-4.1



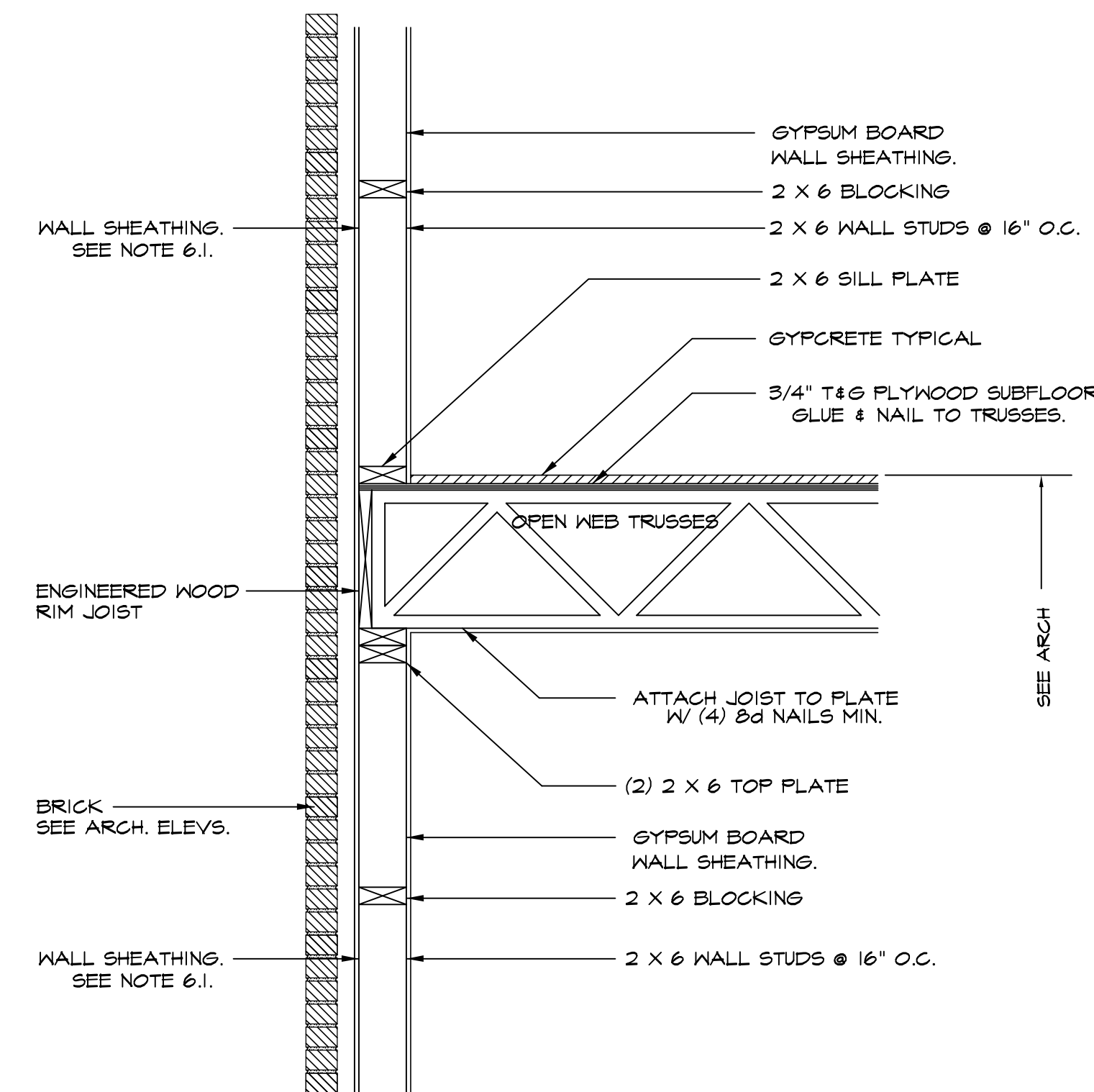
FRAMING DETAIL

3



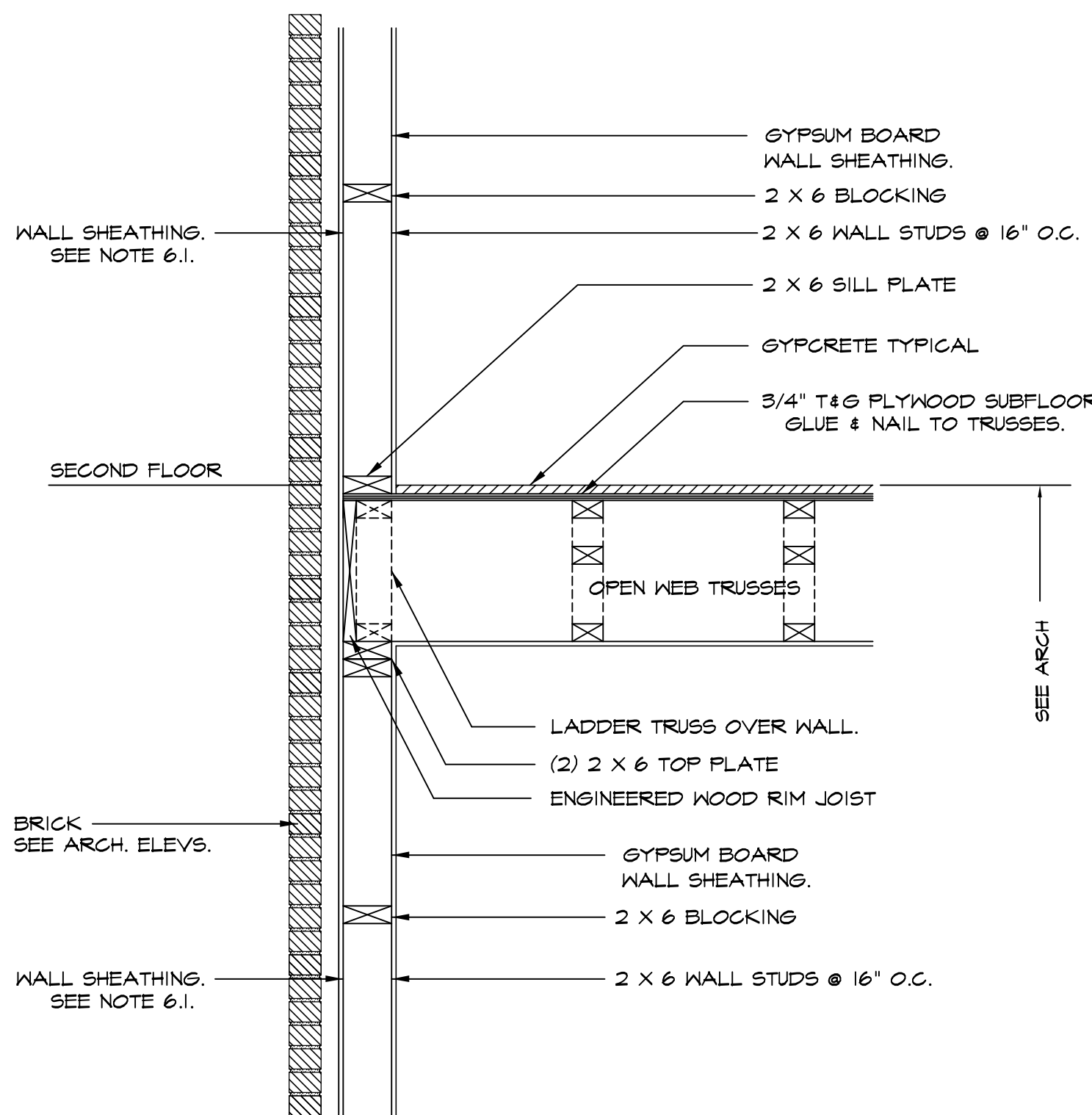
FRAMING DETAIL

4



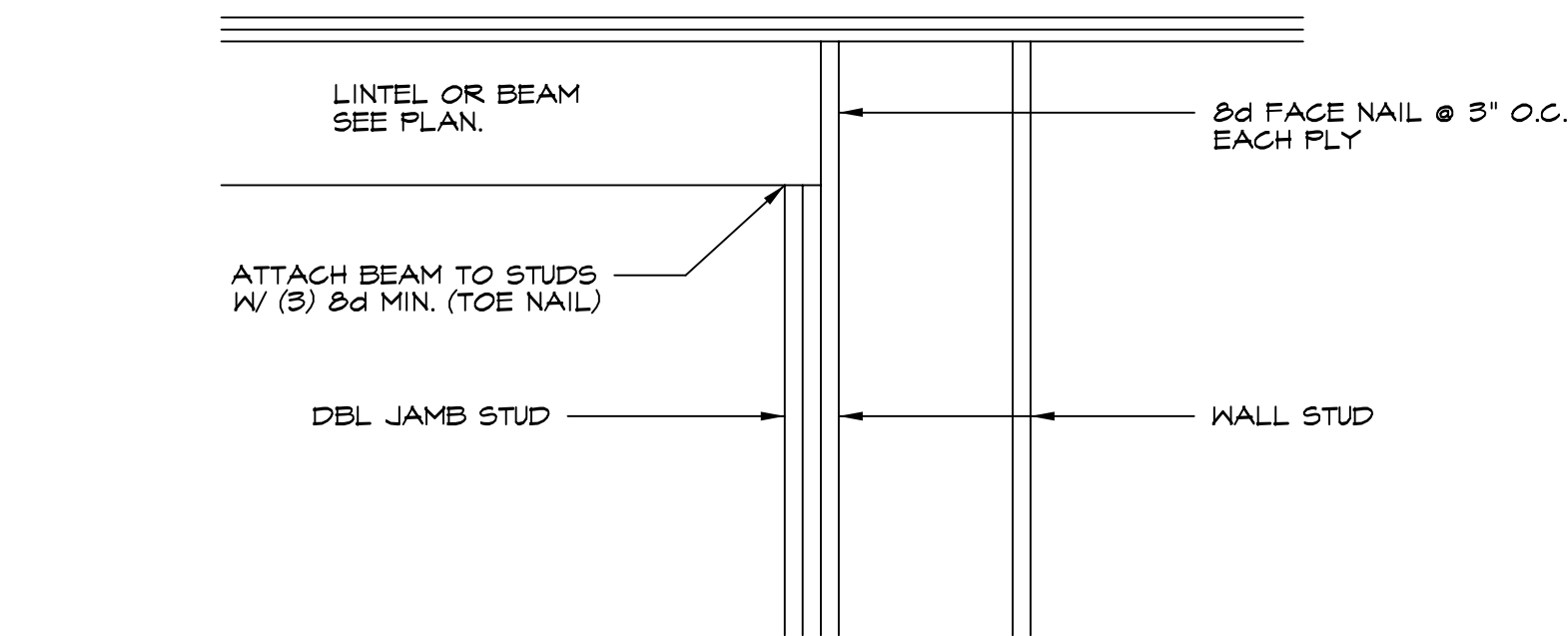
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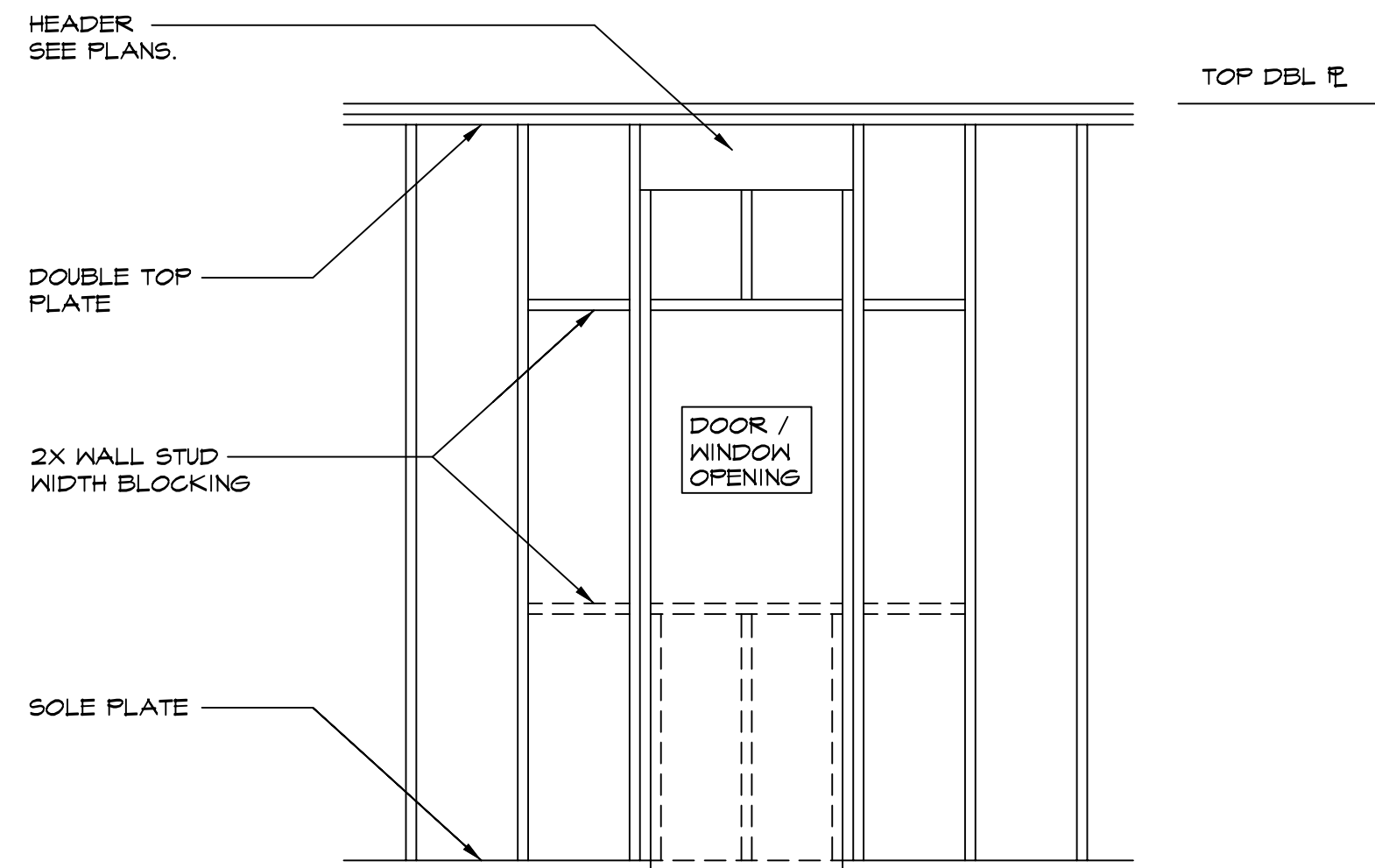


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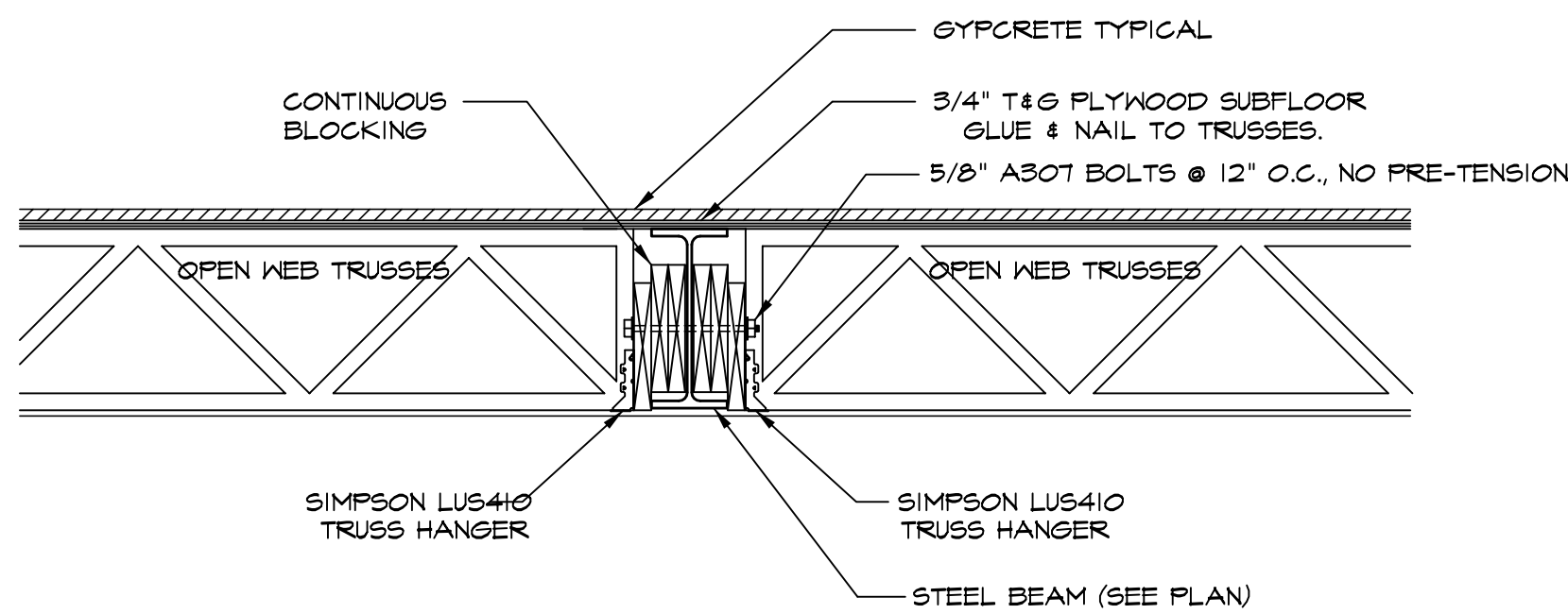


TYPICAL LINTEL  
BEARING DETAIL



SEE STRUCTURAL NOTE 6.1 FOR DIAPHRAGM FASTENER SCHEDULE.

TYPICAL BLOCKING @  
WALL OPENINGS



FRAMING DETAIL

5