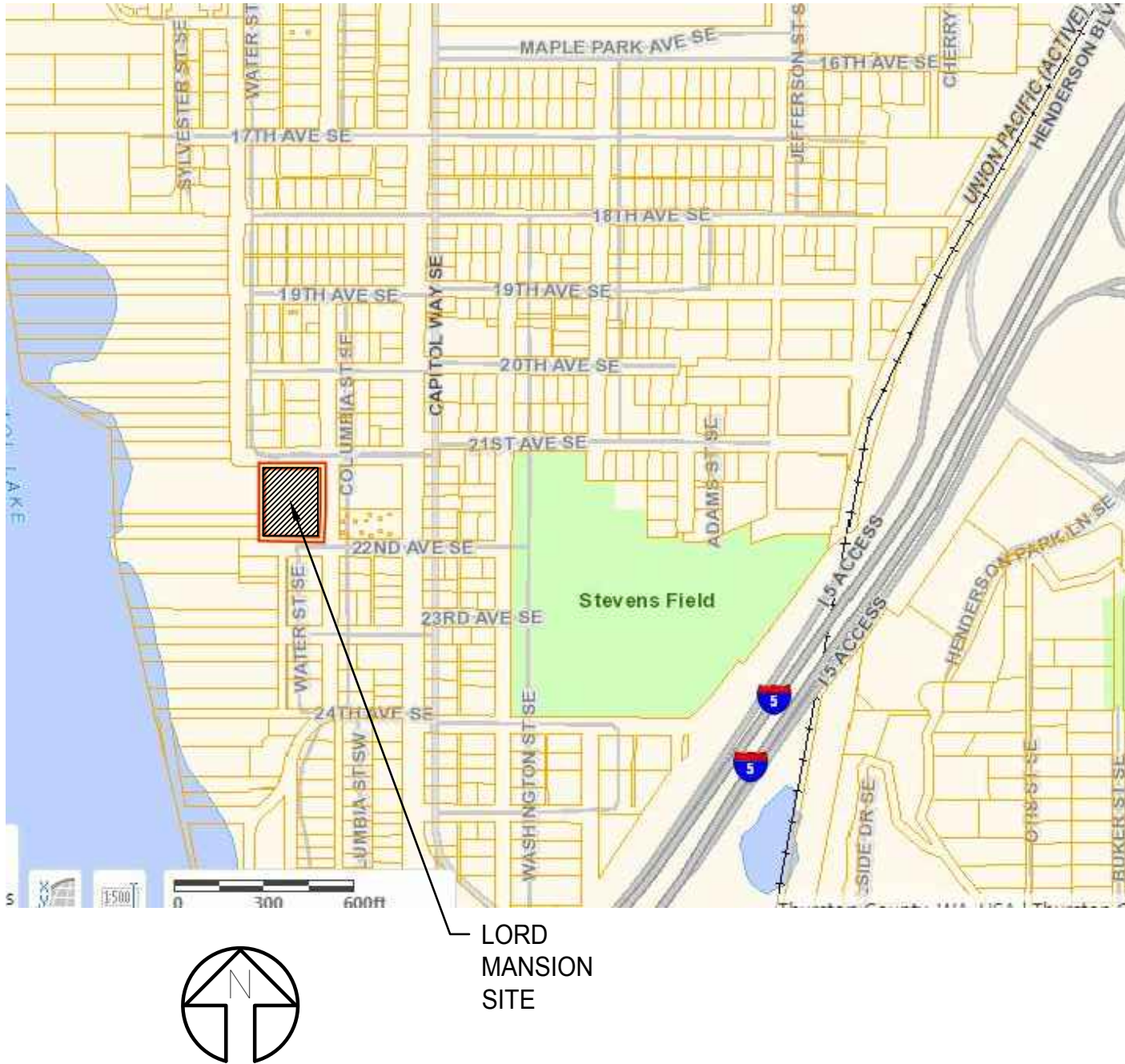


LORD MANSION STRUCTURAL REPAIR

rolluda architects
architecture planning interior design

105 S. Main Street Suite 323
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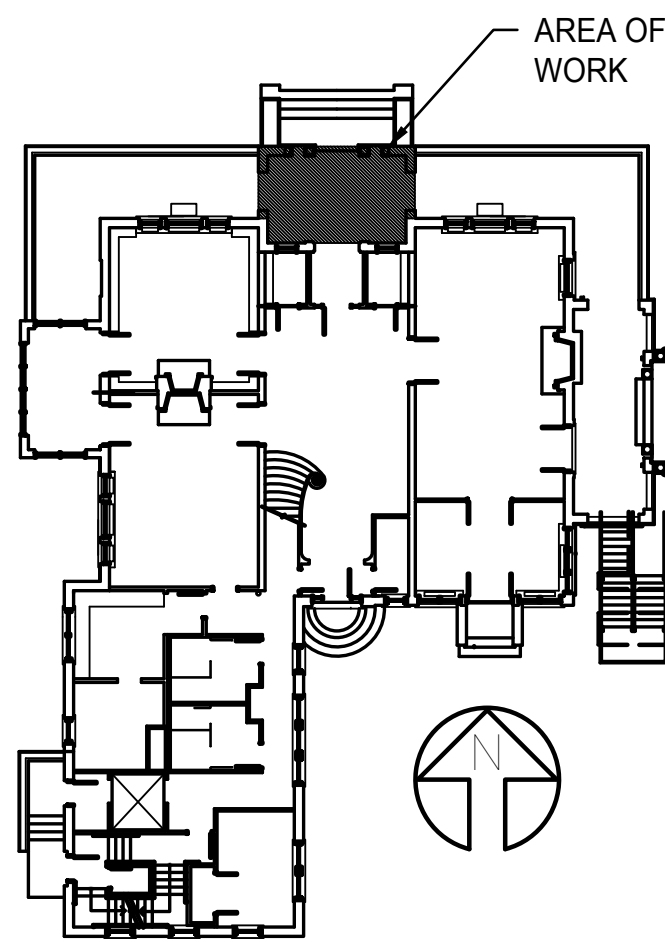
VICINITY MAP



SCOPE OF WORK

OVERALL SCOPE:

ROOF: REMOVE & REPLACE ENTIRE SUBSTRATE & ROOF SYSTEM WITH A STRUCTURALLY SOUND, POSITIVE DRAINING WATERPROOF SYSTEM.
PARAPET: REMOVE WALL FINISHES, PROVIDE ANCHORED SHEATHING, FLASHING, STRUCTURAL BRACING.
ROOF STRUCTURE: REPLACE CEILING. REMOVE ALL ROTTEN WOOD AT SILL & CRIPPLE WALLS. REPLACE DAMAGED DECORATIVE PLASTER AT BEAMS & SOFFIT PERIMETER.
PATCH, PAINT & SEAL
PLASTER/STUCCO COVERED UNREINFORCED MASONRY COLUMNS: REMOVE SOURCE OF WATER INTRUSION.REMOVE & REPLACE THE ENTIRE PLASTER/STUCCO SURFACE.
ANCHOR THE UNREINFORCED MASONRY TO THE WOOD ROOF STRUCTURE. REPAIR MASONRY.PROVIDE HISTORIC STUCCO SYSTEM WITH FINISH TO MATCH ORIGINAL BUILDING. PAINT.
STONE COLUMNS & CAST STONE: PER STRUCTURAL DRAWINGS
COPPER DOWNSPOUTS: REPAIR ALL JOINTS & SUPPORTING STRAPS. MODIFY TO RECEIVE NEW DRAINS.



PROJECT DATA

PROJECT ADDRESS:

211 21 st AVE SW
OLYMPIA, WA 98501

PARCEL NUMBER

51100200100

(PROPERTY) LEGAL DESCRIPTION

SECTION: S23182W
SECTION 23 TOWNSHIP 18
RANGE 2W PLAT GRAINGERS
ADDITION TO OLYMPIA
BLA0015830L TR A DOCUMENT 3313735

PROJECT DIRECTORY

OWNER

THE EVERGREEN STATE COLLEGE
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STRUCTURAL

PCS STRUCTURAL SOLUTION

TEL: (206) 292-5076
CONTACT: RICK OEHMCKE, PE
EMAIL: roehmcke@pcs-structural.com

DRAWING INDEX

GENERAL

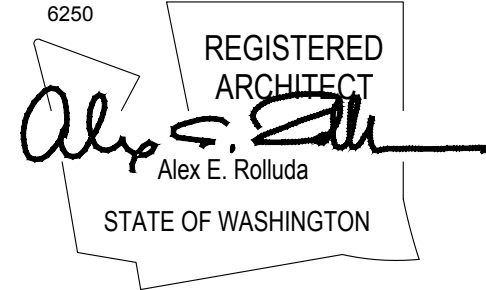
SHEET # SHEET NAME
G1.01 ARCHITECTURAL COVER SHEET

ARCHITECTURAL

A1.01 SITE PLAN
A2.01 ELEVATION, FLOOR PLAN, ROOF PLAN,
RCP & SECTION
A2.02 DETAILS
A2.03 EXISTING PHOTO DETAILS

STRUCTURAL

S0.01 GENERAL NOTES
S0.02 GENERAL NOTES
S2.01 FRAMING PLANS
S2.02 SECTIONS & DETAILS



LORD MANSION STRUCTURAL REPAIRS

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ABBREVIATION

AC ASPHALTIC CONCRETE
ACC ACCESSIBLE
ACP ACOUSTICAL CEILING PANEL
ACST ACOUSTICAL
AD AREA DRAIN
ADDM ADDENDUM
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AHU AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
ANOD ANODIZED
APPROX APPROXIMATE
APT APARTMENT
ARCH ARCHITECT, ARCHITECTURAL
AUTO AUTOMATIC
AV AUDIO VISUAL
AWP ACOUSTICAL WALL PANEL(S)

BB BULLETIN BOARD
BD BOARD
BLDG BUILDING
BLKG BLOCKING
BO BOTTOM OF
BOT BOTTOM
BRG BEARING
BRZ BRONZE
BSMT BASEMENT
BUR BUILT UP ROOFING

CAB CABINET
CB CATCH BASIN
CEM CEMENT, CEMENTITIOUS
CER CERAMIC
CG CORNER GUARD
CH COAT HOOK
CI CAST IRON
CJ CONTROL JOINT
CIP CAST-IN-PLACE
CL CENTERLINE
CLG CEILING
CLO CLOSET
CLR CLEAR
CMU CONCRETE MASONRY UNIT
CO CLEAN OUT, CASSED OPENING
COL COLUMN
COMM COMMUNICATION
CONC CONCRETE

CONN CONNECTION, CONNECT
CONSTR CONSTRUCTION
CONT CONTINUOUS, CONTINUE
CORR CORRIDOR
CPT CARPET
CSWK CASEWORK
CTR CENTER
CU CUBIC

D DEEP, DEPTH
DBL DOUBLE
DEMO DEMOLISH, DEMOLITION
DET DETAIL
DF DRINKING FOUNTAIN
DIA DIAMETER
DIAG DIAGONAL, DIAGRAM
DIM DIMENSION
DIV DIVIDE, DIVISION
DMPF DAMPPROOF, DAMPPROOFING
DN DOWN
DR DOOR, DRESSING ROOM
DS DOWNSPOUT
DW DISHWASHER
DWG DRAWING
DWR DRAWER

E EAST / EXISTING
EIFS EXTERIOR INSULATION AND
FINISH SYSTEM
EXPANSION JOINT
EJ
EL ELEVATION
ELEC ELECTRIC, ELECTRICAL
ELEV ELEVATOR
ENCL ENCLOSE, ENCLOSURE
EP ELECTRIC PANEL
EQ EQUAL
EQUIP EQUIPMENT
EGCB EXTERIOR GYPSUM CEILING
BOARD
EXP EXPANSION, EXPOSED
EXIST EXISTING
FA FIRE ALARM
FCIO FURNISHED BY CONTRACTOR/
INSTALLED BY OWNER
FD FLOOR DRAIN
FDC FIRE DEPARTMENT
CONNECTION
FDTN FOUNDATION
FE FIRE EXTINGUISHER

FH FIRE HYDRANT
FHC FIRE HOSE CABINET
FIG FIGURE
FIN FINISH, FINISHED
FLEX FLEXIBLE
FLR FLOOR, FLOORING
FLUOR FLUORESCENT
FO FACE OF, FINISHED OPENING
FOIC FURNISHED BY OWNER/
INSTALLED BY CONTRACTOR
FP FIRE PROTECTION, FIREPROOF
FR FRAME, FIRE RATED
FRMG FRAMING
FRT FIRE RETARDANT TREATED
FT FOOT, FEET
FTG FOOTING
FUT FUTURE
FVC FIRE HOSE VALVE CABINET
FWC FABRIC WALL COVERING
FWP FABRIC WRAPPED PANEL(S)

GA GAGE
GALV GALVANIZED
GEN GENERAL, GENERATOR
GFRG GLASS-FIBER
REINFORCED CONCRETE
GLASS-FIBER
REINFORCED GYPSUM
GLASS-FIBER
REINFORCED PLASTIC
GLASS
GYP GYPSUM
GYP BD GYPSUM BOARD
H HIGH
HB HOSE BIBB
HCWD HOLLOW CORE WOOD
HD HAND DRYER
HDBD HARDBOARD
HDW HARDWARE
HDWD HARDWOOD
HM HOLLOW METAL
HO HOLD OPEN
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HVAC HEATING, VENTILATING,
AND AIR CONDITIONING

ID INSIDE DIAMETER
INCL INCLUDE, INCLUDING
INFO INFORMATION
INSUL INSULATE, INSULATION
INT INTERIOR
IWD INDIRECT WASTE DRAIN
JAN JANITOR
JT JOINT

KIT KITCHEN
L LONG
LAM LAMINATE, LAMINATED
LAU LAUNDRY
LAV LAVATORY
LT LIGHT
LTG LIGHTING
MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MED MEDIUM
MEMB MEMBRANE
MEZZ MEZZANINE
MGT MANAGEMENT
MFL MAXIMUM FORESEEABLE LOSS
MFR MANUFACTURE, MANUFACTURE
MH MANHOLE
MIN MINIMUM, MINUTE
MISC MISCELLANEOUS
MO MASONRY OPENING
MS MOP SINK
MTD MOUNTED
MTL METAL
MVBL MOVABLE

N NORTH
NIC NOT IN CONTACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

O
OC ON CENTER
OH OVERHEAD
OD OUTSIDE DIAMETER
OPNG OPENING

OPP OPPOSITE
ORD OVERFLOW ROOF DRAIN
OTS OPEN TO STRUCTURE ABOVE

P
PBD PARTICLEBOARD
PRCST PRECAST
PD PLANTER DRAIN
PERP PERPENDICULAR
PLAM PLASTIC LAMINATE
PLAS PLASTER
PLYWD PLYWOOD
PNL PANEL
PL PROPERTY LINE
PR PAIR
PRKG PARKING
PROP PROPERTY
PT PAINT, POINT, PRESSURE
TREATED PARTITION

R
RCP RADIUS, RISER
RD REFLECTED CEILING PLAN
ROF ROOF DRAIN, ROAD
REF REFER TO, REFERENCE
REF REFRIGERATOR
REINF REINFORCED, REINFORCING
REQD REQUIRED
REV REVISED, REVISION
RFG ROOFING
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY

S
SCWD SOLID CORE WOOD
SCHED SCHEDULE
SD STORM DRAIN
SECT SECTION
SGL SINGLE
SHT SHEET
SHTHG SHEATHING
SIM SIMILAR
SPEC SPECIFICATION
SPKLR SPRINKLER
SPKR SPEAKER
SQ SQUARE
SS SERVICE SINK
SST STAINLESS STEEL

STC SOUND TRANSMISSION CLASS
STD STANDARD
STL STEEL
STOR STORAGE
STRUCT STRUCTURAL
SUSP SUSPENDED
T
T TREAD
T&G TONGUE AND GROOVE
TEL TELEPHONE
TEMP TEMPERATURE, TEMPORARY
TER TERRAZZO
THK THICK, THICKNESS
TMPD TEMPERED
TO TOP OF
TSTAT THERMOSTAT
TV TELEVISION
TYP TYPICAL

U
UGND UNDERGROUND
UNFIN UNFINISHED
UON UNLESS OTHERWISE NOTED
VERT VERTICAL
VEST VESTIBULE
VNR VENEER
VR VAPOR RETARDER
VWC VINYL WALLCOVERING
VIF VERIFY IN FIELD

W
W WEST, WIDE
W/ WITH
W/O WITHOUT
WC WATER CLOSET, WALLCOVERING
WD WOOD
WH WALL HYDRANT
WP WATERPROOFING, WORK POINT
WR WATER RESISTANT

WT WEIGHT
WWF WELDED WIRE FABRIC
XFMR TRANSFORMER

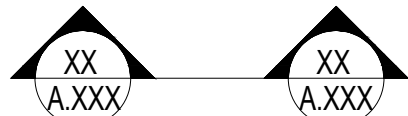
BUILDING CODE CRITERIA

APPLICABLE CODES:

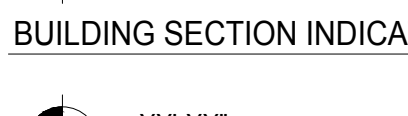
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 UNIFORM PLUMBING CODE

ZONING: R-6-12

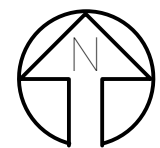
REFERENCE SYMBOLS



BUILDING SECTION INDICATOR



WALL SECTION INDICATOR



SCALE : 1"=20'-0"

LORD MANSION
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Design: SN
Drawn: GK
Checked: AR
Project No. 228-AE-18-301

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Date: 07/16/2018

Drawing Title

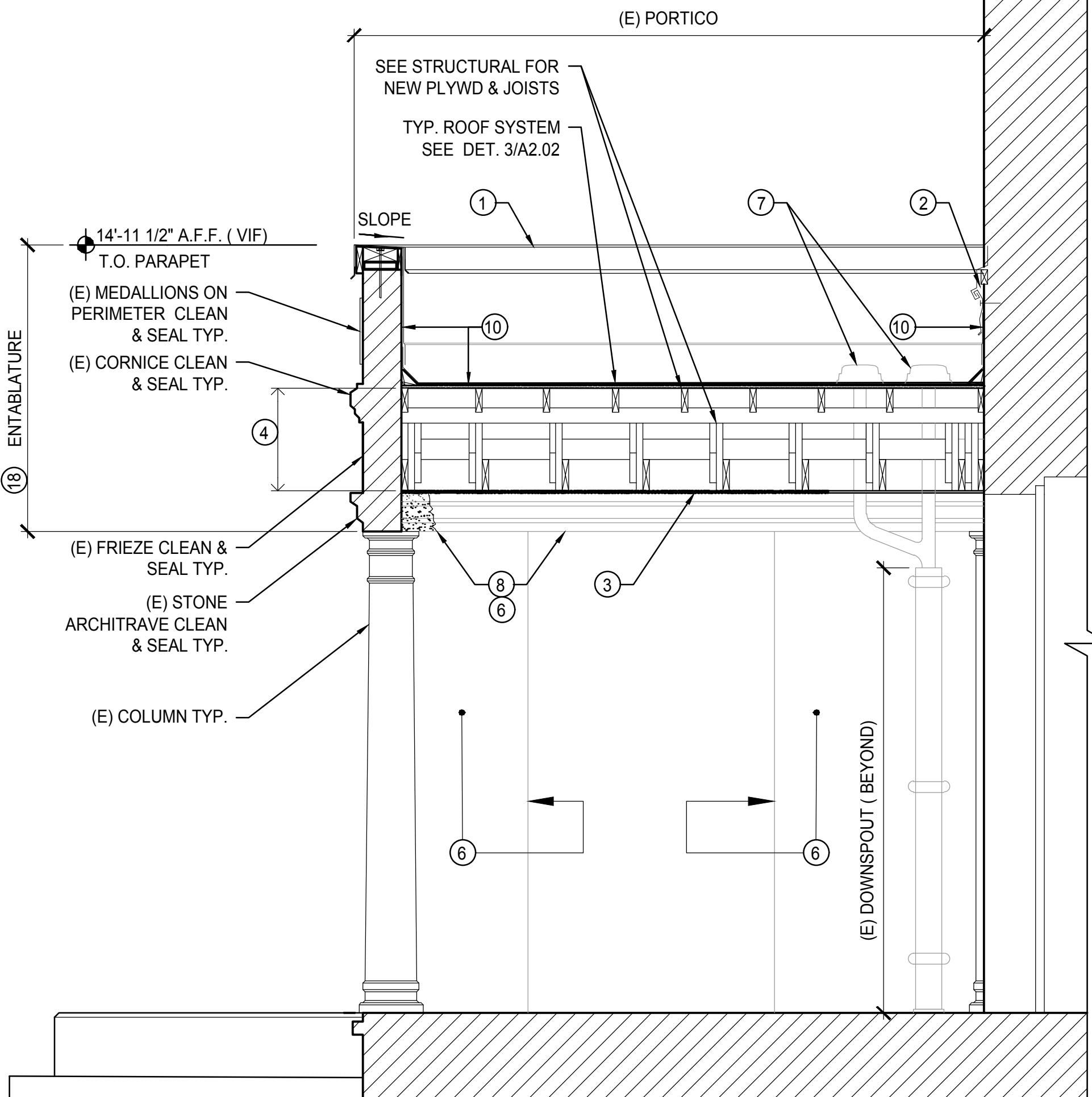
DETAILS

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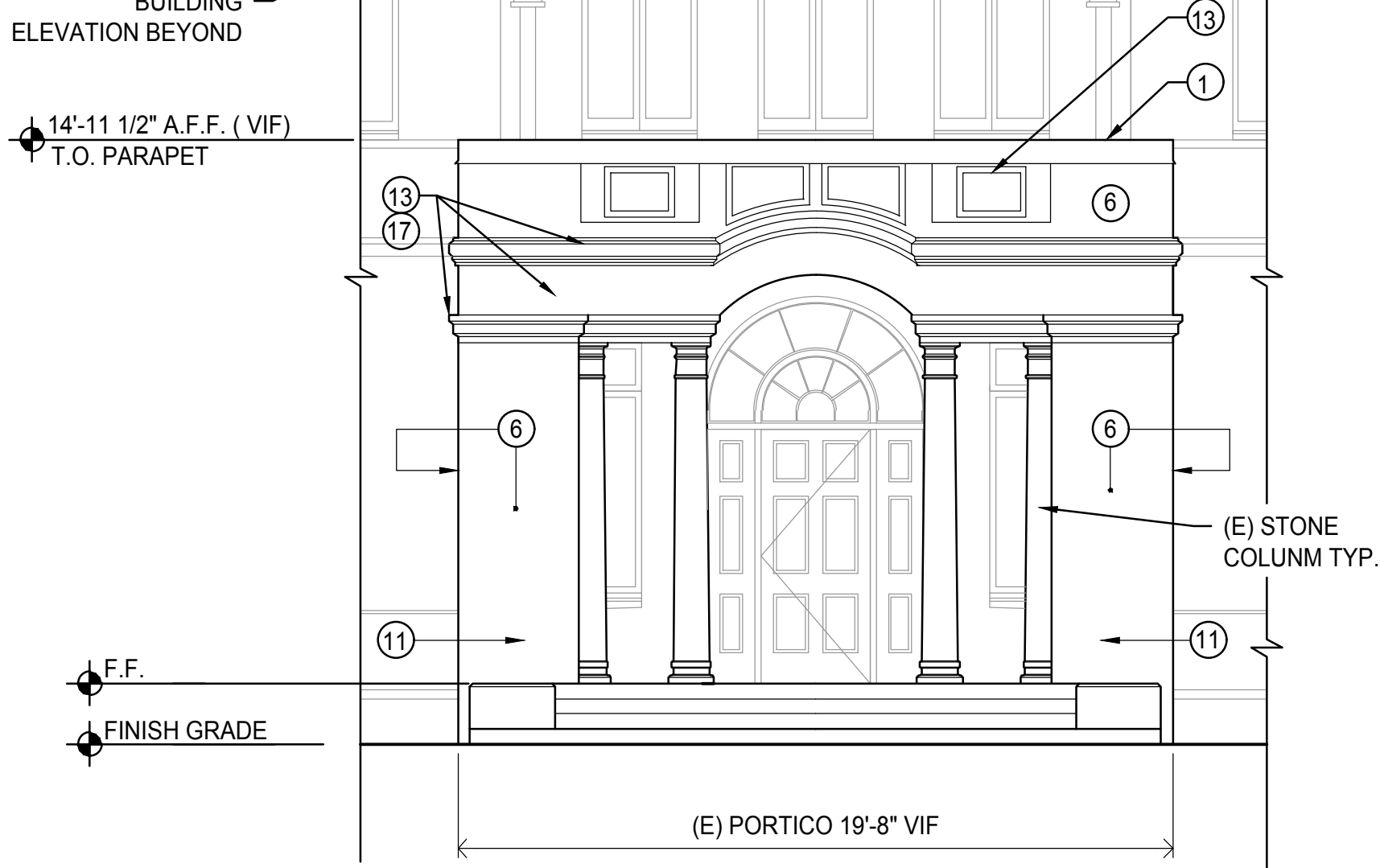
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KEY NOTES:

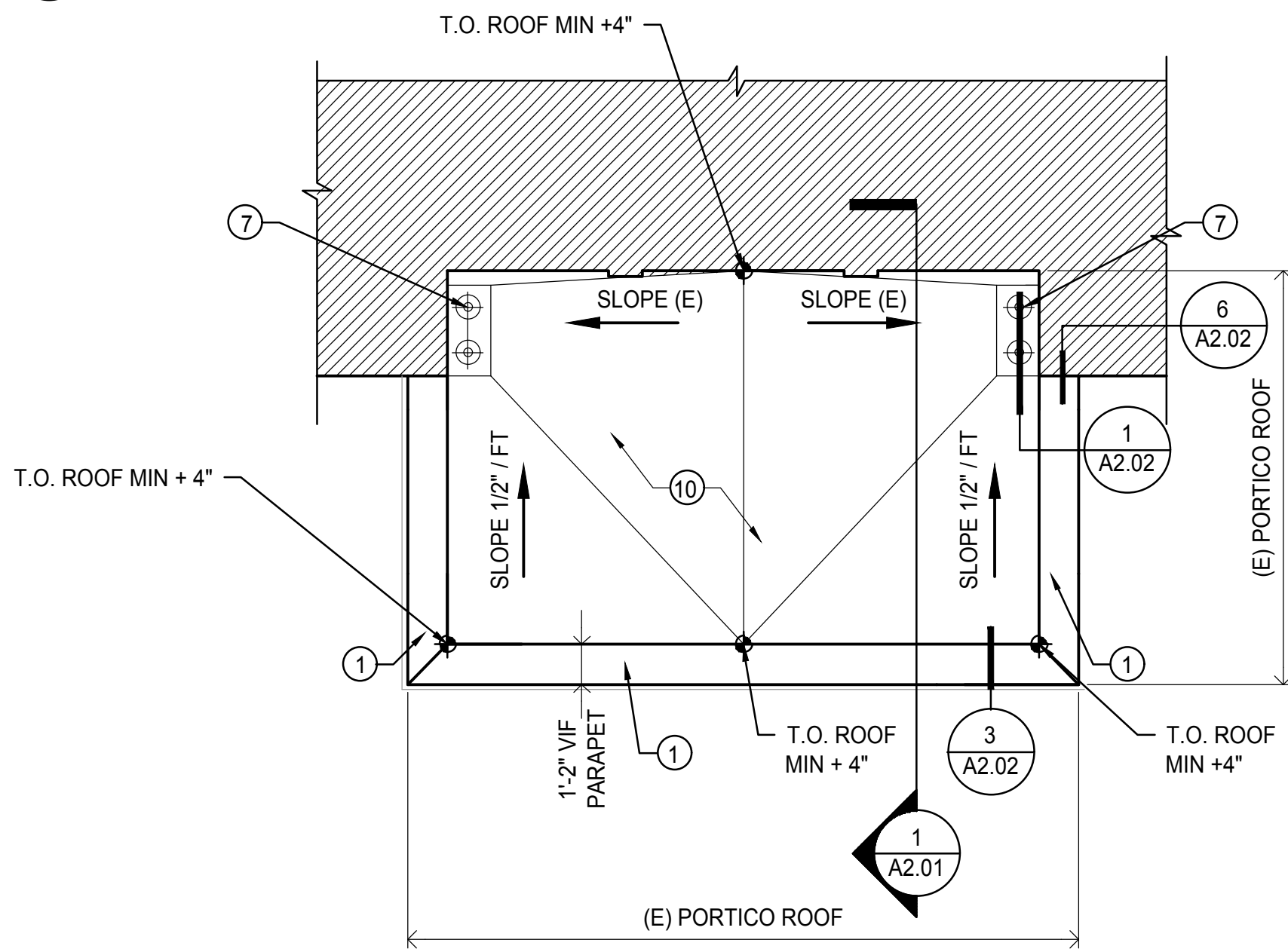
- 1 PREFINISHED METAL COPING.
- 2 COUNTERFLASHING SEE DET. 4/A2.02
- 3 INSTALL PLASTER & GYPSUM PLASTER BOARD TO (E) FRAMING .
- 4 (E) WOOD FRAME ROOF STRUCTURE. SEE STRUCTURAL FOR SCOPE OF WORK.
- 5 PROVIDE MIN 1 SQ.FT. OF VENTING AREA FOR EACH 150 SQ. FT OF ENCLOSED BAY.
- 6 PAINT TO MATCH EXISTING.
- 7 ROOF DRAIN & OVERFLOW DRAIN.
- 8 REPAIR & REPLACE DAMAGED STUCCO MOLDING. PROVIDE STUCCO SYSTEM W/FINISH TO MATCH EXISTING ADJACENT. PATCH & REPLACE ~ 12" @ EA. LOCATION
- 9 MODIFY, REPAIR & REINSTALL (E) DOWNSPOUTS & SUPPORTING STRAPS. PROVIDE SHEET MTL TRANSITION TO RECEIVE NEW ROOF DRAINS.
- 10 NEW OR EXISTING SURFACES (PARAPET & (E) BUILDING WALL) WHERE EPDM APPLIED TO BE PREPARED PER EPDM MANUFACTURER REQUIREMENTS.
- 11 REPAIR CRACKED & MISSING STUCCO. FINISH TO MATCH (E) ~ 36 LF
- 12 NOT USED
- 13 STONE FRIEZE ARCHITRAVE , MEDALLIONS, CORNICE CLEAN, SEAL , REMOVE STAINING.
- 14 INSIDE PLASTER MOLDING REPAIR TO MATCH ORIGINAL PROFILE
- 15 (E) LIGHTING FIXTURE TO REMAIN.
- 16 (E) BARREL VAULTED CEILING
- 17 (E) SAND STONE ARCHITRAVE TO CLEAN, REPAIR & SEAL.
- 18 (E) ENTABLATURE REPAIR TO MATCH ORIGINAL PROFILE, TYP. SEE 1/A2.01
- 19 REMOVE CEILING.
- 20 REMOVE (E) SHORING.



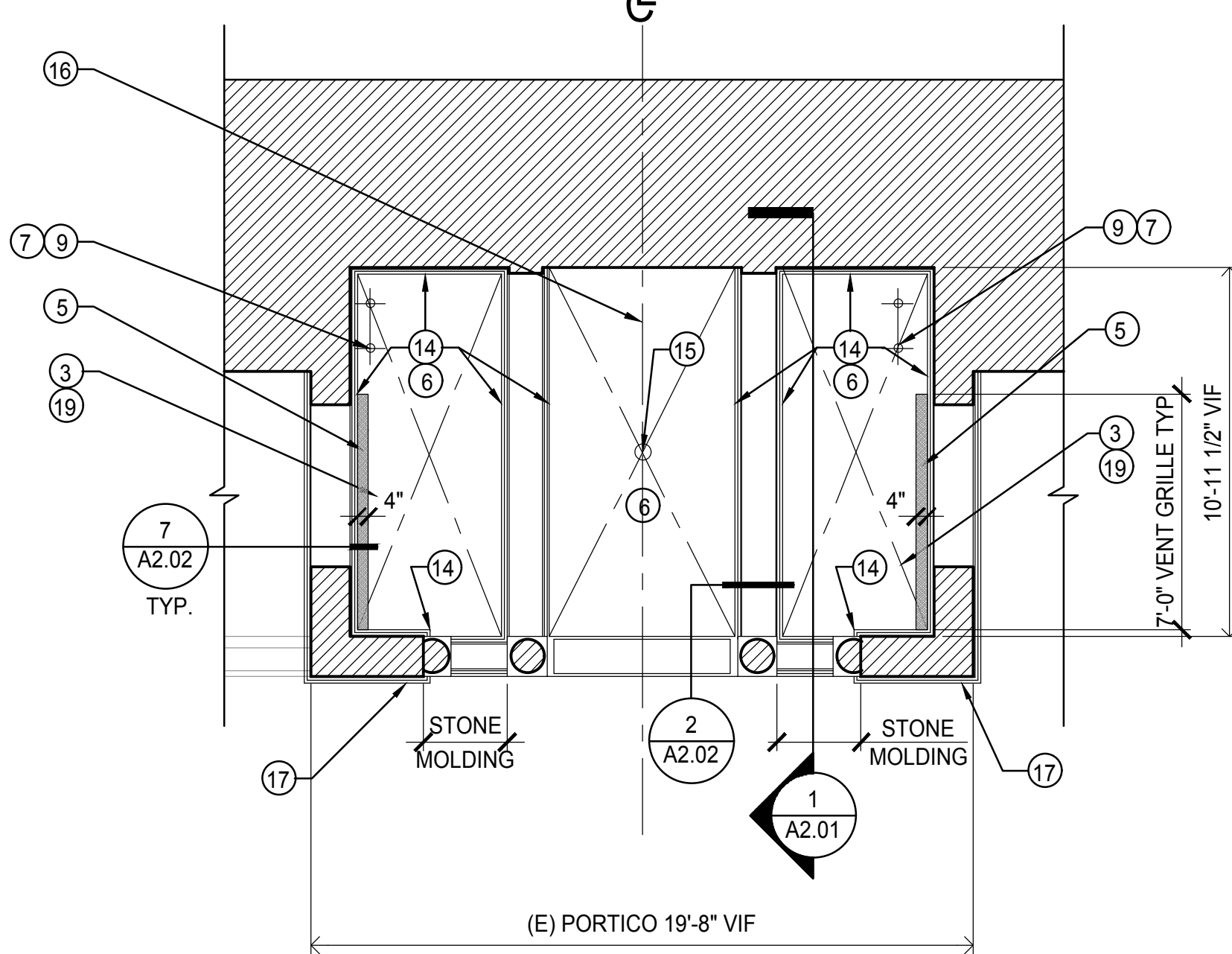
1 PORTICO SECTION
SCALE : 1/4"=1'-0"



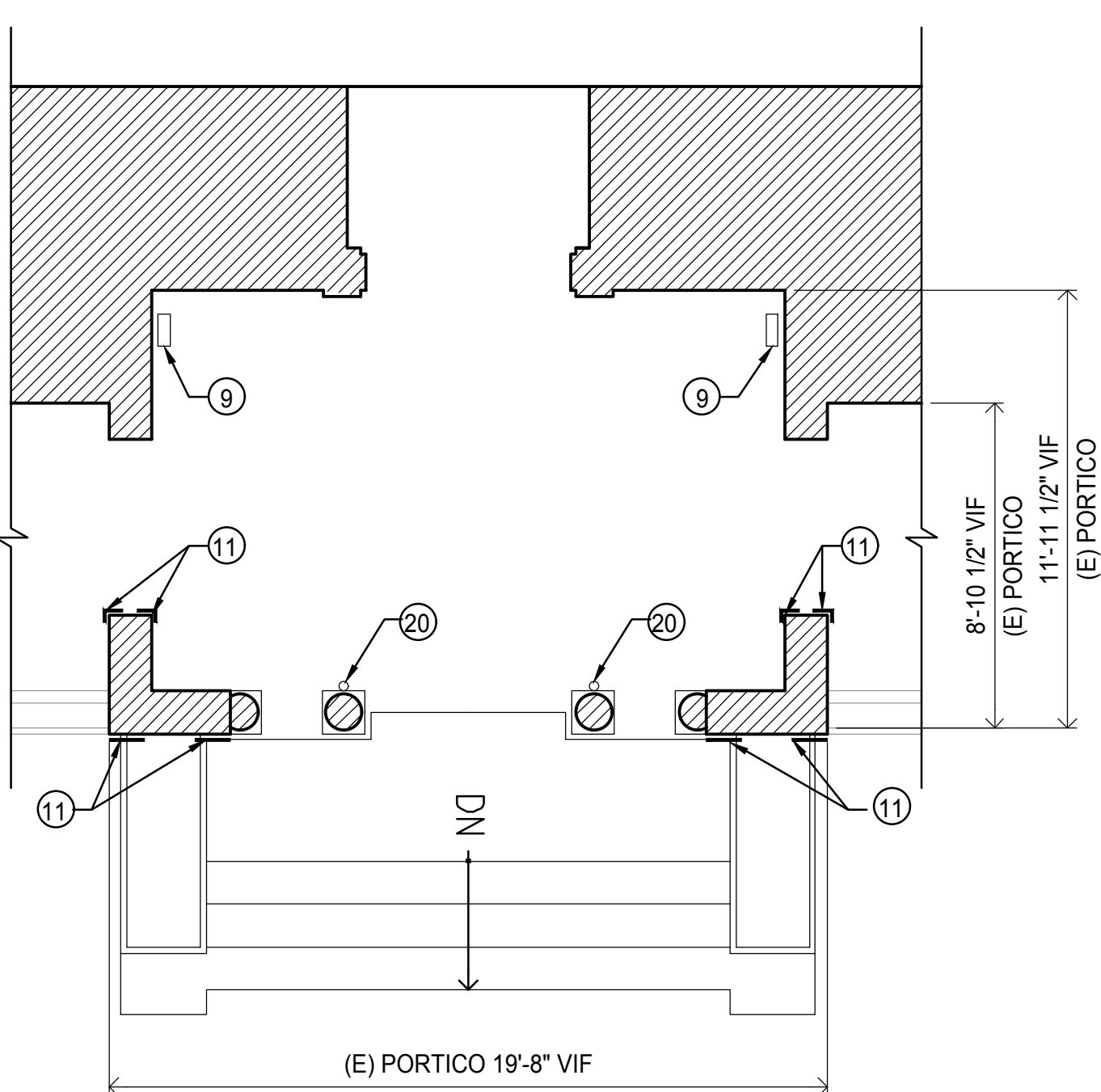
2 PORTICO FRONT ELEVATION
SCALE : 1/4"=1'-0"



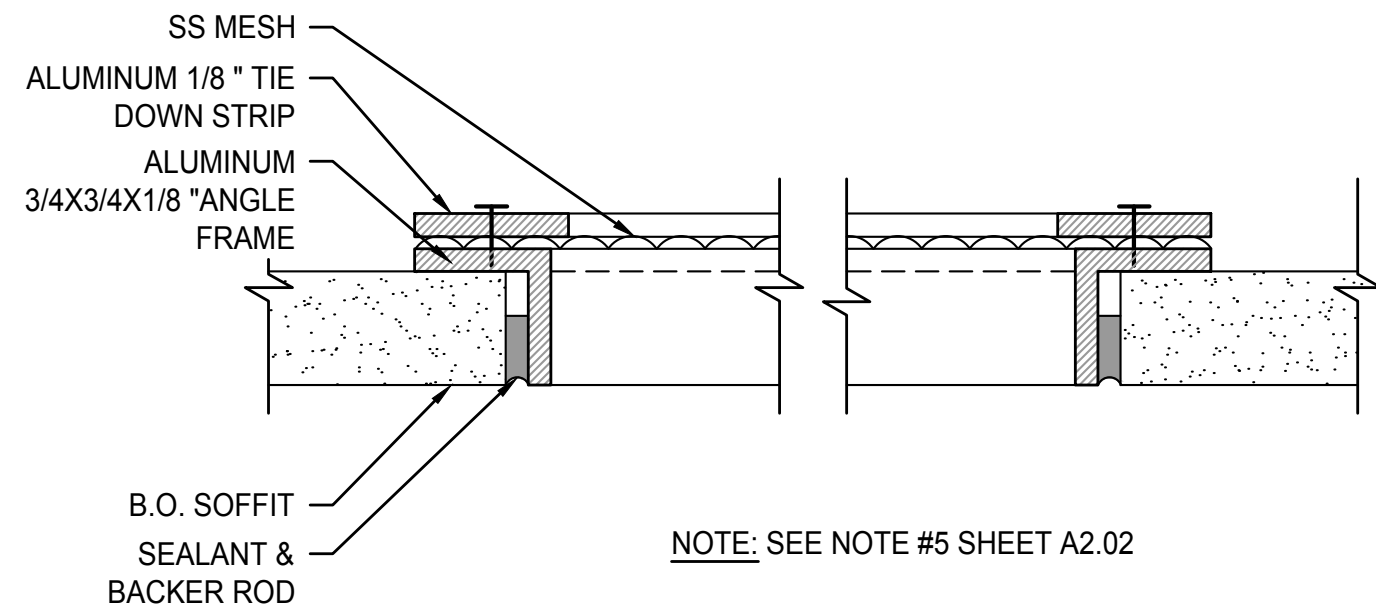
3 PORTICO ROOF PLAN
SCALE : 1/4"=1'-0"



4 PORTICO RCP
SCALE : 1/4"=1'-0"

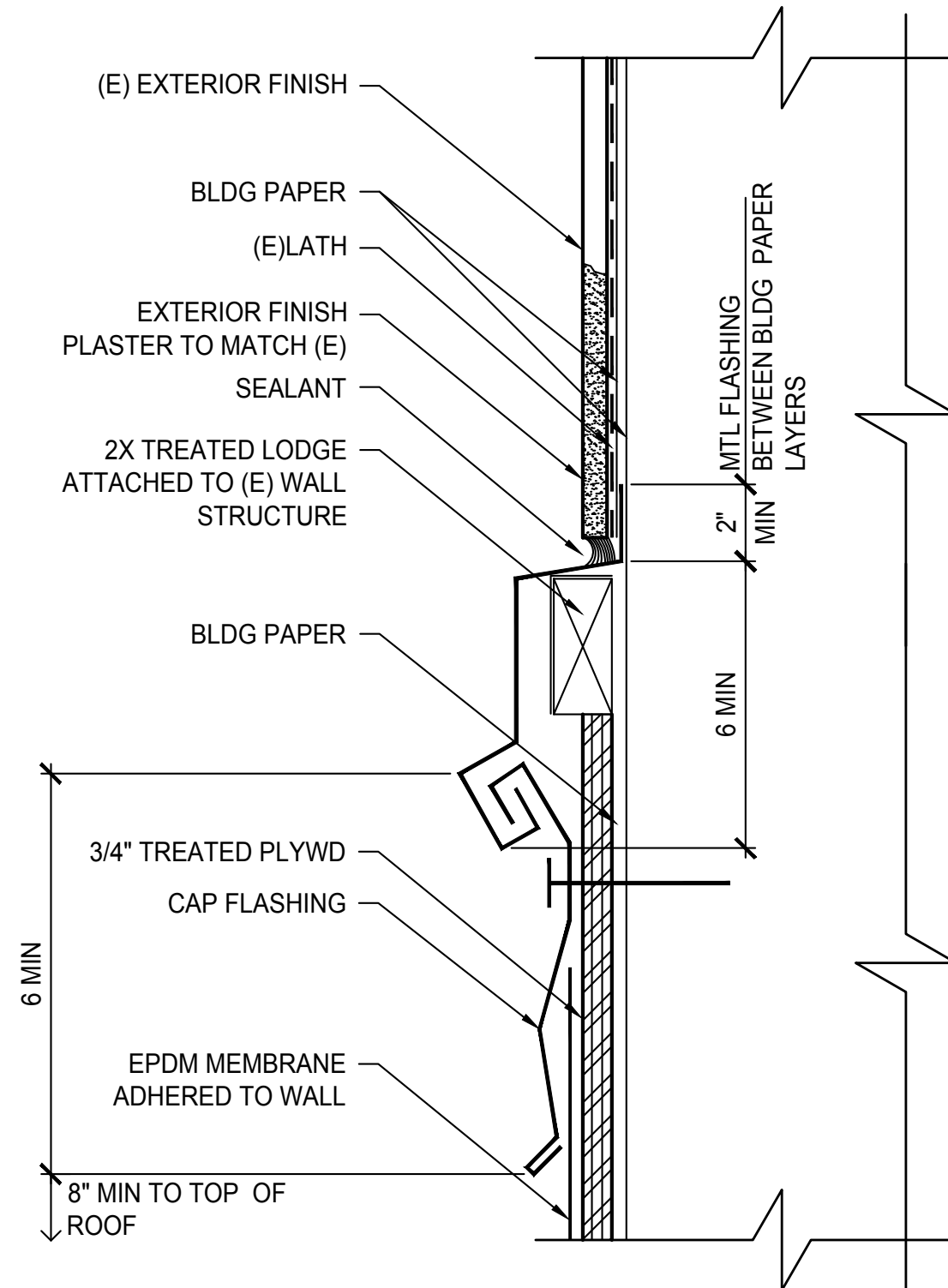


5 PORTICO FLOOR PLAN
SCALE : 1/4"=1'-0"

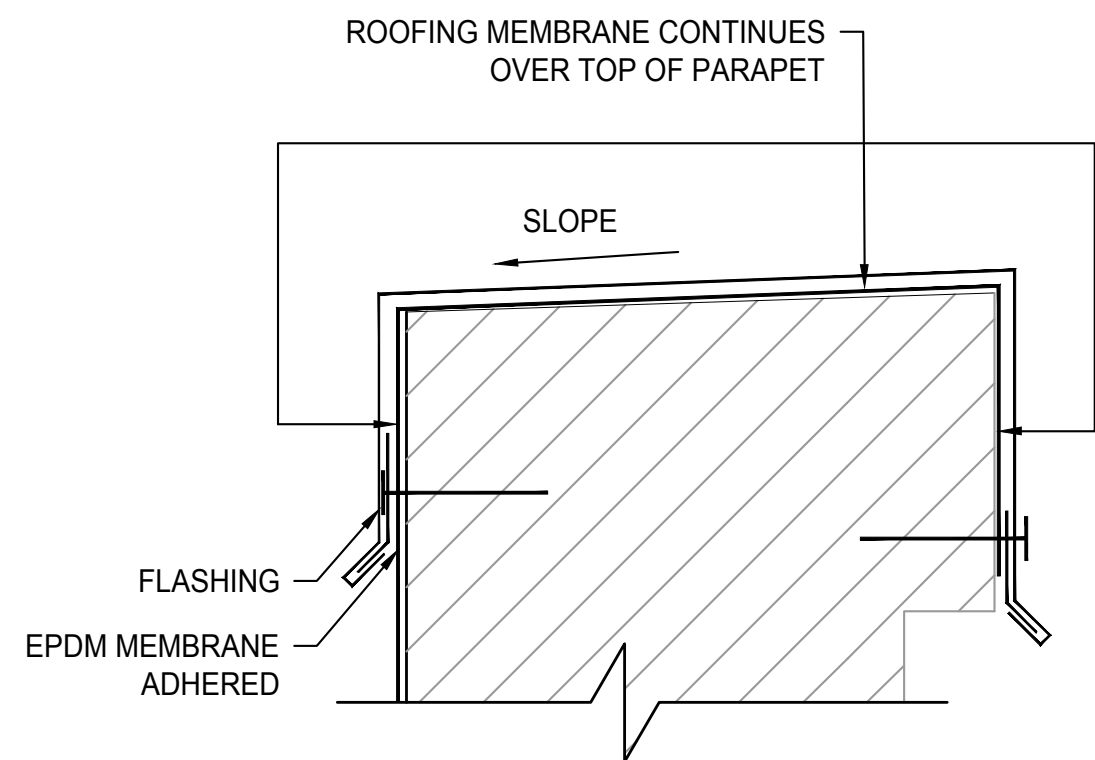


NOTE: SEE NOTE #5 SHEET A2.02

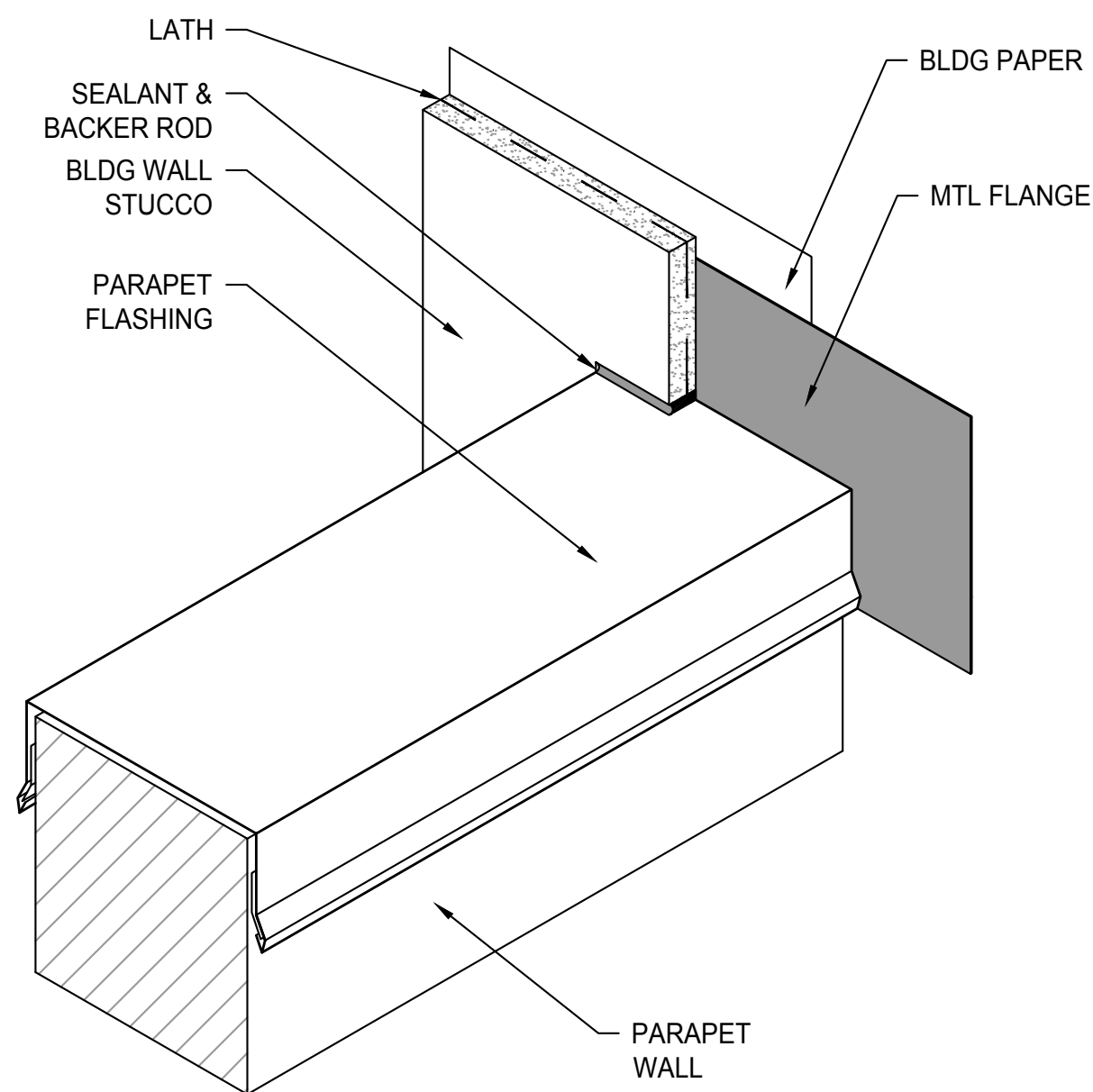
7 SOFFIT VENT GRILLE
SCALE :1'-0"=1'-0"



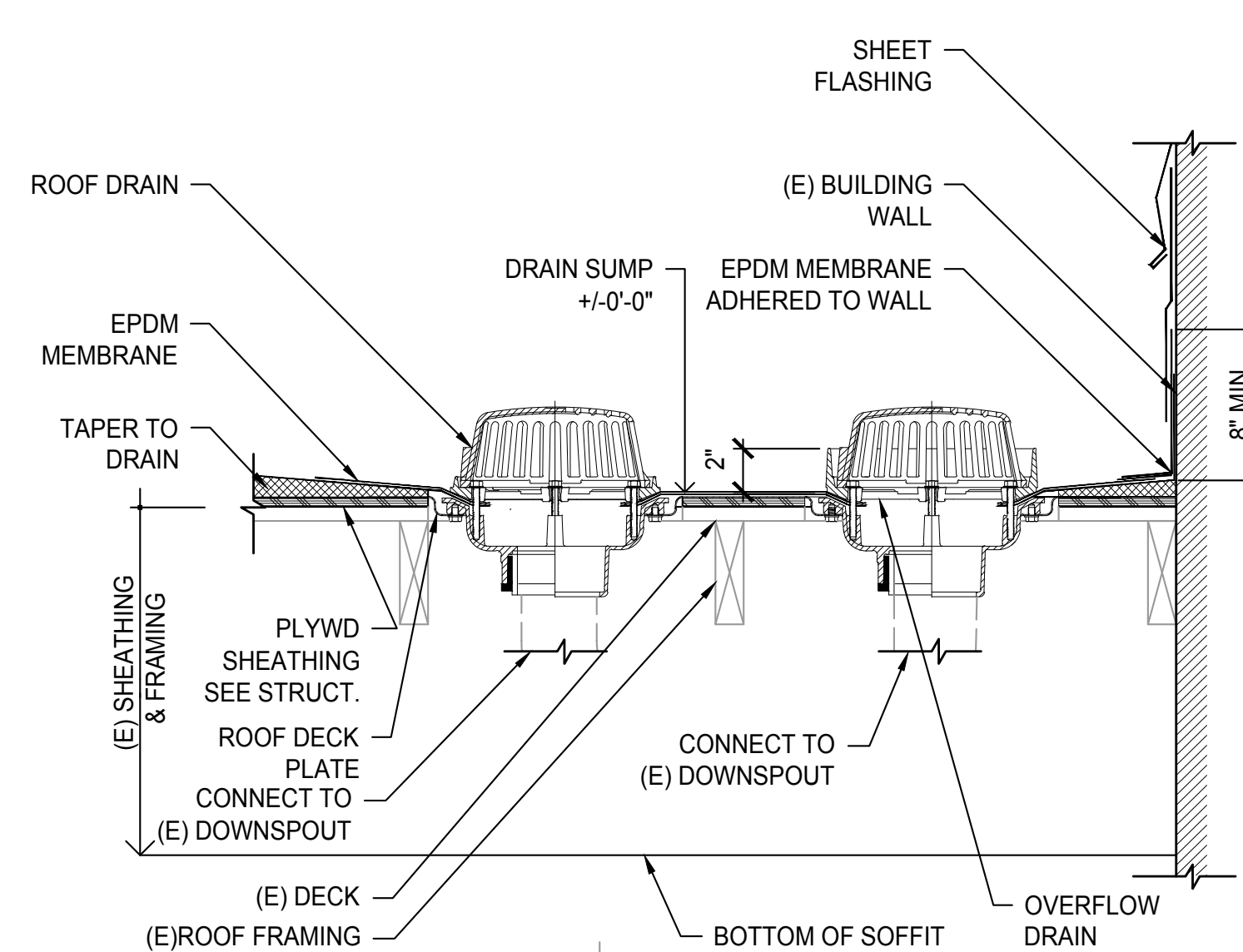
4 CAP FLASHING
SCALE :3\"/>



5 CAP FLASHING
SCALE :3\"/>



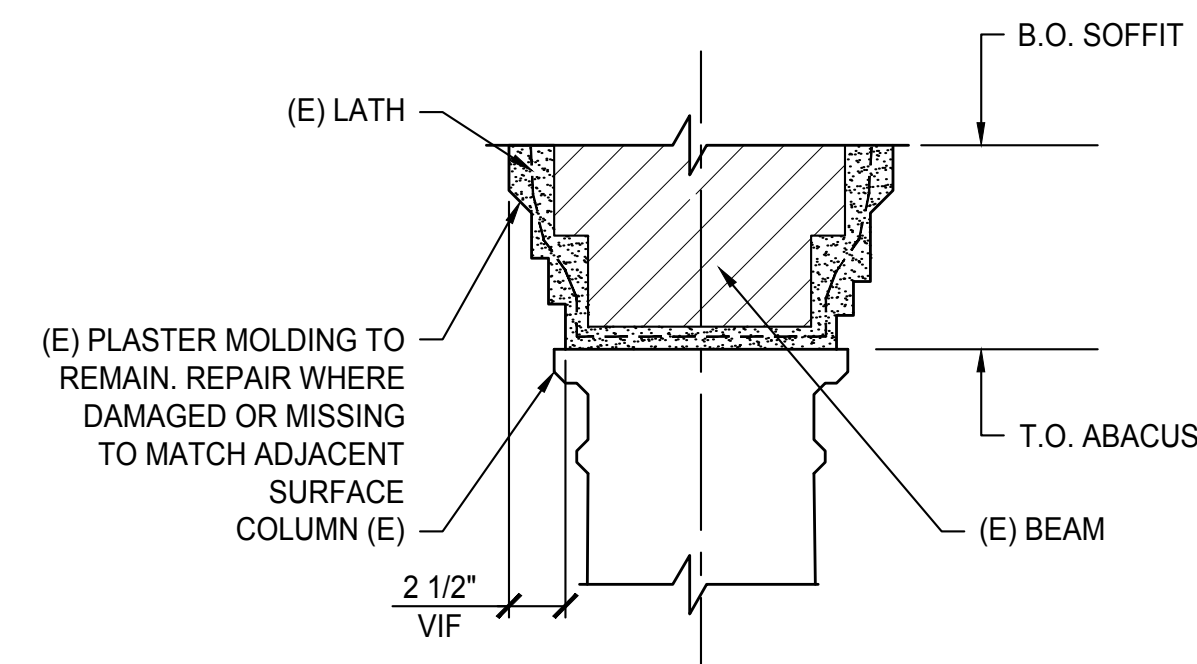
6 PARAPET TO WALL TRANSITION
SCALE :1 1/2\"/>



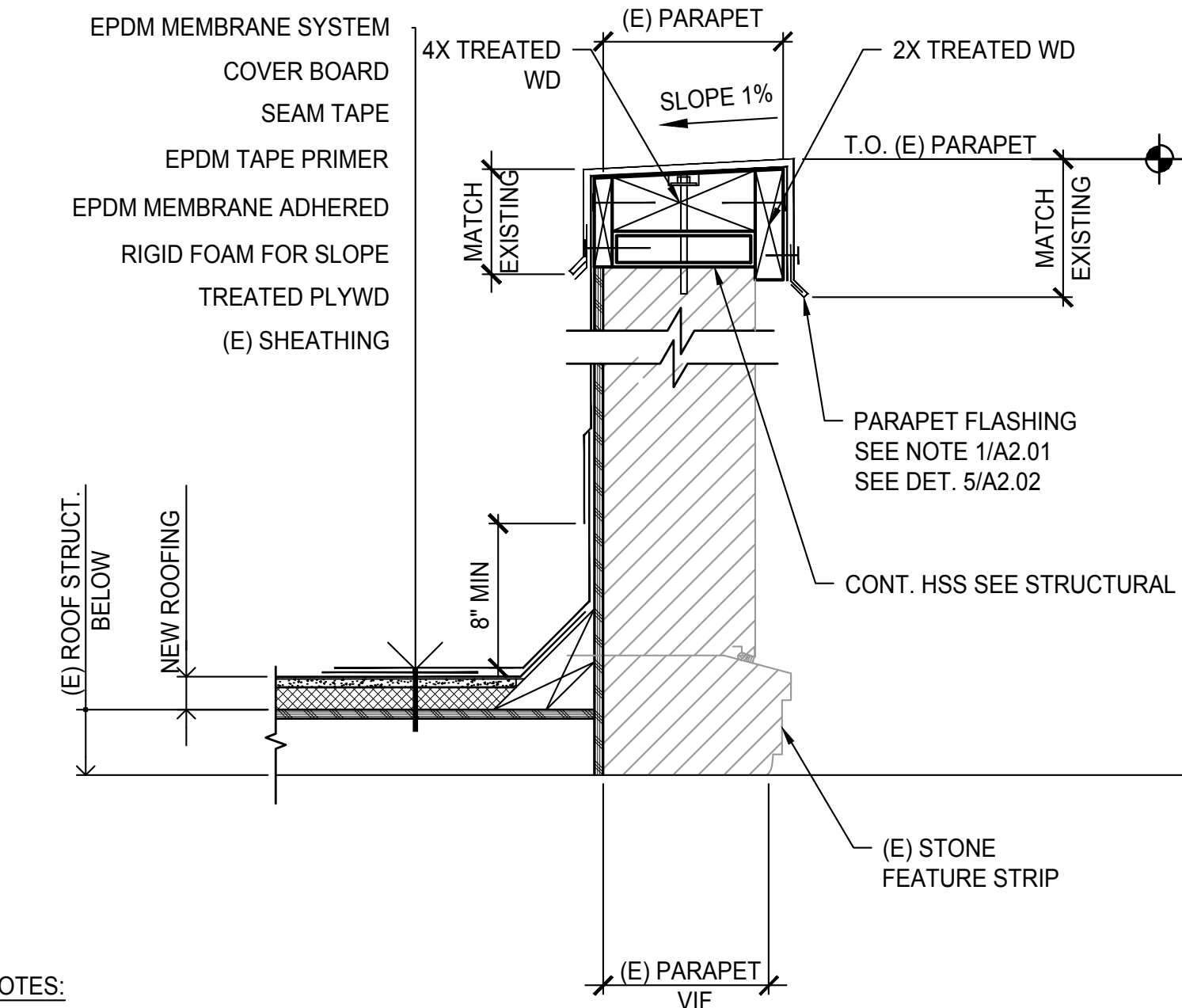
NOTES:

1. MODIFY (E) DOWNSPOUTS TO RECEIVE ROOF DRAIN
2. DRAIN INSTALLATION PER MANUFACTURER MANUAL
3. EPDM BASE & WALL FLASHING WITH COPING PER MANUFACTURER MANUAL
4. PROVIDE ADAPTER FOR TRANSITION BETWEEN ROUND DRAIN PIPE & RECTANGULAR DOWNSPOUT. REMOVE (E) OVERFLOW ELBOW

1 ROOF DRAIN & OVERFLOW DRAIN
SCALE :1'-1/2\"/>



2 (E) BEAM WITH MOLDING
SCALE :1 1/2\"/>



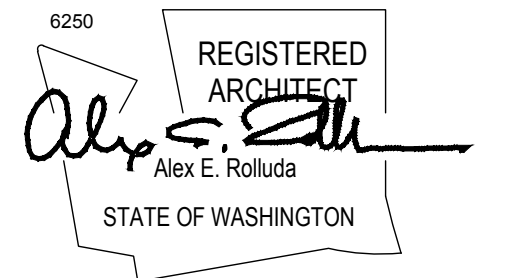
NOTES:

1. EPDM BASE & WALL FLASHING WITH COPING PER MANUFACTURER MANUAL

3 PARAPET FLASHING COPING
SCALE :1 1/2\"/>

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LORD MANSION
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REVISION	DATE

Design: SN
GK
Drawn: SN
Checked:
Project No. 228-AE-18-301

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Date: 07/16/2018

Drawing Title

DETAILS

Drawing Number

A2.02



6 (E) BARREL VAULTED CEILING



4 (E) DOWN SPOUTS



6 SHORING & (E) BEAM W/PLASTER MOLDING



1 (E) PORTICO ROOF WITH DRAINAGE CHANNEL



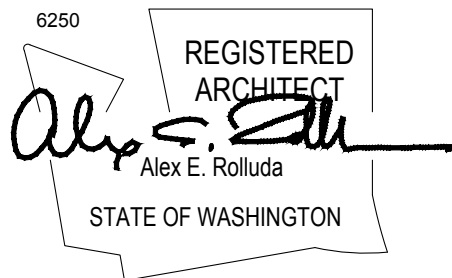
2 (E) ENTABLATURE (SIDE)



3 (E) ENTABLATURE (FRONT)

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Drawn: GK
Checked: AR
Project No. 228-AE-18-301

Issuance
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Date: 07/16/2018
Drawing Title

**EXISTING
PHOTO DETAILS**

Drawing Number

A2.03

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARD NO. 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

STANDARDS
ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

CONTRACT DRAWINGS / DIMENSIONS

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED, SUCH AS WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

DESIGN CRITERIA

VERTICAL LOADS

AREA	DESIGN DEAD LOAD	LIVE LOAD (2)	PARTITION LOAD	CONCENTRATED LOADS
ROOF		25 PSF (1)		300#

LATERAL FORCES

LATERAL LOADS ARE UNCHANGED AS PART OF THIS REPAIR. THE EXTERIOR URM WALLS OF THE ENTRY HAVE BEEN ANCHORED BACK INTO THE MAIN BUILDING AND THE ROOF DIAPHRAGM HAS BEEN TIED INTO THE URM PARAPET WALLS.

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH REBAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLE SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO BID, ALONG WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER (LICENSED IN THE STATE IN WHICH THE PROJECT OCCURS) DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

CONCRETE ANCHORS:

- ADHESIVE ANCHORS: HILTI HIT-HY 200 (ICC-ESR-3187)
 - CONCRETE SHALL BE A MINIMUM OF 21 DAYS OLD AT TIME OF INSTALLATION.
 - CONCRETE SHALL BE IN THE TEMPERATURE RANGE AS REQUIRED BY THE CONCRETE MANUFACTURER.
 - HOLE SHALL BY HAMMER-DRILLED ONLY.
 - HOLE SHALL BE DRY AT TIME OF INSTALLATION.
 - INSTALLER OF HORIZONTAL OR UPWARDLY INCLINED (ANY POSITION EXCEPT DIRECTLY DOWNWARD) ANCHORS SHALL ALSO BE CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
- EXPANSION ANCHORS: KWIKBOLT TZ (ICC ESR-1917) BY HILTI, INC. OR STRONG-BOLT 2 (ICC ESR-3037) BY SIMPSON STRONG TIE, INC.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC. OR TITEN HD (ICC ESR-2713) BY SIMPSON STRONG TIE, INC.

MASONRY ANCHORS (SOLID GROUTED MASONRY):

- ADHESIVE ANCHORS: HILTI HIT-HY 70 (ICC-ESR-2682) OR SIMPSON SET-XP (IAPMO ER-265)
- EXPANSION ANCHORS: KWIKBOLT III (ICC ESR-1385) BY HILTI, INC. OR STRONG-BOLT 2 (IAPMO ER-240) BY SIMPSON STRONG TIE, INC.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3056 BY HILTI, INC. OR TITEN HD (ICC ESR-1056) BY SIMPSON STRONG TIE, INC.

MASONRY ANCHORS (HOLLOW MASONRY):

- ADHESIVE ANCHORS: HILTI HIT-HY 70 WITH SCREEN TUBES AT HOLLOW CMU & UNREINFORCED BRICK MASONRY (ICC-ESR-2682 & ICC-ESR-3342) BY HILTI, INC. OR SIMPSON SET-XP WITH SCREEN TUBES AT HOLLOW CMU (IAPMO ER 265) OR SIMPSON SET WITH SCREEN TUBES AT UNREINFORCED BRICK MASONRY (ICC-ESR-1772) USING THE APPROPRIATE SIZE SCREEN TUBE REQUIRED BY THE MANUFACTURER.

STRUCTURAL STEEL

DETAILING, FABRICATION AND ERECTION

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION, THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, JUNE 22, 2010, THE AISC CODE OF STANDARD PRACTICE, APRIL 14, 2010 AND THE AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS JUNE 22, 2010.

STEEL MEMBERS ARE EQUALLY SPACED BETWEEN COLUMNS AND/OR DIMENSION POINTS UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDES, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS. WELD EXTENSION TABS, COPES, SURFACE ROUGHNESS VALUES AND TAPERS OF UNEQUAL PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL CURRENT OSHA REQUIREMENTS.

HOLES, COPES OR OTHER CUTS OR MODIFICATIONS OF THE STRUCTURAL STEEL MEMBERS SHALL NOT BE MADE IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

MATERIAL PROPERTIES

WIDE FLANGE SECTIONS: ASTM A992 (Fy = 50 KSI)

OTHER SHAPES AND PLATES: ASTM A36 (Fy = 36 KSI) TYP. U.N.O.; ASTM A572 (Fy = 50 KSI) WHERE INDICATED

HOLLOW STRUCTURAL SECTIONS: RECTANGULAR & SQUARE - ASTM A500 GRADE B (Fy = 46 KSI) ROUND - ASTM A500 GRADE B (Fy = 42 KSI)

MACHINE BOLTS (M.B.): ASTM A307, GRADE A

WELDING

STRUCTURAL STEEL: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D1.1.

CERTIFICATION: ALL WELDING SHALL BE PERFORMED BY WABO/AWS CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING.

WELDED CONNECTIONS INSPECTION:

- ALL WELDING SHALL BE CHECKED BY VISUAL MEANS AND BY OTHER METHODS DEEMED NECESSARY BY THE WELDING INSPECTOR.

THE STANDARDS OF ACCEPTANCE FOR WELDS TESTED BY ULTRASONIC METHODS SHALL CONFORM TO AWS D1.1.

ALL WELDS FOUND TO BE DEFECTIVE SHALL BE REPAIRED AND REINSPECTED BY THE SAME METHODS ORIGINALLY USED, AND THIS REPAIR AND REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

GENERAL REQUIREMENTS

BOLTED CONNECTIONS INSPECTION: CONNECTIONS MADE WITH BEARING TYPE BOLTS SHALL BE INSPECTED PER SECTION 9.1 AND CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL BE INSPECTED PER SECTION 9.3 OF RCSC SPECIFICATION.

ADHESIVE ANCHOR RODS: ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

FINISH: STRUCTURAL STEEL SHALL BE UNPAINTED, UNLESS NOTED OTHERWISE, AND SHALL BE CLEAN OF LOOSE RUST, LOOSE MILL SCALE, OIL, GREASE AND OTHER FOREIGN SUBSTANCES AND SHALL MEET THE REQUIREMENTS OF SSPC-SP1. WHERE STRUCTURAL STEEL IS NOTED TO BE PAINTED, ALL AREAS COMPRISING THE FAYING SURFACES OF BOLTED CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL COMPLY WITH THE REQUIREMENTS OF THE RCSC SPECIFICATION. WHERE STRUCTURAL STEEL IS NOTED TO BE GALVANIZED, IT SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123, A384, AND A385. ALL SURFACES WITHIN TWO INCHES OF ANY FIELD WELD LOCATION SHALL BE FREE OF MATERIALS THAT WOULD PREVENT PROPER WELDING OR PRODUCE OBJECTIONABLE FUMES. FIELD TOUCH-UP OF PRIMED, PAINTED, AND GALVANIZED SURFACES SHALL BE PERFORMED TO REPAIR COATING ABRASIONS, AS WELL AS TO PROTECT ALL AREAS AT CONNECTIONS.

CARPENTRY

NAILS: CONNECTION DESIGNS ARE BASED ON "COMMON WIRE" NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)	TRACKER** EMBOSSED HEAD / COLOR
8d	0.131	2-1/2	3 / BLUE
10d	0.148	3	4 / WHITE
16d	0.162	3-1/2	6 / ORANGE
20d	0.192	4	-

FOR DIAPHRAGM OR SHEAR WALL NAILING THE FOLLOWING FASTENER TYPES MAY BE USED AT EQUIVALENT SPACING TO THAT SPECIFIED ON PLANS

FASTENER TYPE	DIAMETER (INCHES)	LENGTH (INCHES)	EQUIVALENT SPACING (INCHES)	TRACKER** EMBOSSED HEAD / COLOR
8d COMMON WIRE	0.131	2-1/2	6 4 3	3 / BLUE
8d "DIPPED GALV. BOX"	0.131	2-1/2	6 4 3	3E / NONE
8d "SHINY BOX"	0.113	2-1/2	4-1/2 3 2-1/2	1 / BLUE
12 GA. STAPLES	0.1055	1-7/8*	6 5-1/2 4	-
14 GA. STAPLES	0.080	1-1/2*	6 4 3	-
15 GA STAPLES	0.072	1-1/2*	5 3 2-1/2	-
10d COMMON WIRE	0.148	3	6 4 3	4 / WHITE
10d "HOT DIPPED GALV. BOX"	0.148	3	6 4 3	F4 / NONE
10d "SHINY BOX"	0.128	3	4-1/2 3 2-1/4	3 / WHITE

*BASED ON 15/32" PLYWOOD OR OSB.

**REFERENCE TO EMBOSSED HEAD/COLOR CODED NAILS PER TRACKERS SYSTEM.

WOOD SHEATHING (STRUCTURAL): SHEATHING ON ROOF SURFACES SHALL BE PLYWOOD ONLY. SHEATHING ON FLOOR AND WALLS SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). PLYWOOD SHEATHING SHALL BE 5-PLY MINIMUM WHERE INDICATED AS PERFORMANCE CATEGORY 3/4" OR THICKER. WOOD SHEATHING SHALL BE "STRUCTURAL I" CONFORMING TO PS1-09 AND/OR PS2-10. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS FOLLOWS: ROOF FRAMING AT 32"O.C. (48/24); ROOF FRAMING AT 24"O.C. (32/16); WALLS (32/16); FLOORS (48/24) ALL WOOD SHEATHED WALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS OTHERWISE NOTED.

FRAMING LUMBER:

STANDARDS. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES.

SPECIES AND GRADE (BASE DESIGN VALUE)

- 6x BEAMS AND HEADERS. "DOUG FIR-LARCH" NO. 1 (Fb=1350 PSI, Fv=170 PSI)
- 2x TO 4x JOISTS, PURLINS AND HEADERS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI, Fv=180 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fv=150 PSI)
- 6x POSTS AND COLUMNS. "DOUG FIR-LARCH" NO. 1 (Fc=1000 PSI)
- EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4x COLUMNS. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
- INTERIOR NON-BEARING STUD WALLS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI. Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI)
- 2x & 3x T&G DECKING: "DOUG FIR-LARCH" COMMERCIAL (Fb=1450 PSI, E=1700 KSI)
- THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc=1350 PSI), OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
- UTILITY & STANDARD GRADES NOT PERMITTED.

STRUCTURAL COMPOSITE LUMBER (SCL): SHALL BE MANUFACTURED BY REDBUILT LLC., OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS CONFORMING TO A CURRENT EVALUATION REPORT.

MINIMUM DESIGN VALUES:

- 2x SCL: Fb = 1700 PSI, Fv = 285 PSI, E = 1300 KSI
- 1-3/4" SCL: Fb = 2600 PSI, Fv = 285 PSI, E = 1800 KSI
- 3-1/2" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
- 5-1/4" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
- RIMBOARD: APA/EWS PERFORMANCE RATED RIM (PRR-401) 1-1/4" MINIMUM THICKNESS

MEMBERS HAVE BEEN DESIGNED TO SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

PRESERVATIVE TREATED WOOD REQUIREMENTS:

TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED.

		APPLICATION	SPECIFIED MATERIAL	PRESERVATIVE TREATMENT (1)	CONNECTORS & FASTENERS (2)(3)
EXPOSURE	DRY	FOUNDATION SILL PLATES, TOP PLATES & LEDGERS ON CONCRETE OR MASONRY WALLS (4)	2x, 4x, 6x (FIR), OR GLULAM (SP)	SBX	GALV (G60)
				ACQ, CBA, CA	GALV (G185)
	WET	FRAMING, DECKING, POSTS & LEDGERS	2x, & 4x (FIR)	ACQ, CBA, CA	GALV (G185)
			2x, & 4x (CEDAR)	NONE	GALV (G90)
		BEAMS & COLUMNS	6x (FIR), OR GLULAM (SP)	ACQ, CBA, CA	GALV (G185)
			6x OR GLULAM (CEDAR)	NONE	GALV (G90)

- CCA: CHROMATED COPPER ARSENATE NOT PERMITTED
SBX: DOT SODIUM BORATE
ACQ: ALKALINE COPPER QUAT
CBA & CA: COPPER AZOLE
FIR: DOUG-FIR OR HEM-FIR
SP: SOUTHERN PINE
- CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC. FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHERS AND NUTS. NAILS, SPIKES, WOOD SCREWS, ETC.
- G60, G90 & G185 PER ASTM A653 FOR COLD-FORMED STEEL CONNECTORS. BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR STRUCTURAL STEEL CONNECTORS. HOT-DIP GALVANIZED PER ASTM A153 FOR FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.
- AT CONTRACTORS OPTION, LEDGERS AND TOP PLATES A MINIMUM OF 8 FEET ABOVE GRADE ON CONCRETE OR MASONRY WALLS MAY BE UN-TREATED IF COMPLETELY SEPARATED FROM THE WALL BY A SELF ADHERING ICE & WATER SHIELD BARRIER (40 MIL MINIMUM).

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LORD MANSION
STRUCTURAL REPAIRS

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REVISION	DATE

Design: RMO
Drawn: DLM
Checked: RMO

Project No. 228-AE-18-301

Issuance

PERMIT SET

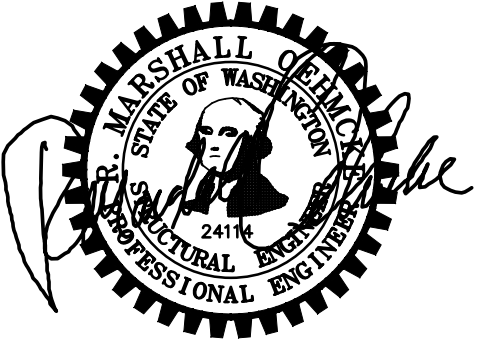
Date: 7/16/2018

Drawing Title

GENERAL NOTES

Drawing Number

S0.01



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FRAMING PLANS

S2.01



- ① (2) 1 3/4"x12 PSL ON EXISTING CRIPPLE WALL OVER EXISTING BEAM - SUSPEND BEAM.
- ② R AND R DETERIORATED BEAM END.
- ③ R AND R DETERIORATED SILL PLATE/CRIPPLE WALL.
- ④ ADD STEEL CHANNEL AT URM/CAST STONE.
- ⑤ R AND R EXISTING DETERIORATED ROOF SHEATHING.
- ⑥ ADD 3/4" PLYWOOD SHEATHING TO EXISTING ROOF.
- ⑦ STEEL STRAP/ANCHOR TO EXISTING URM.
- ⑧ H568x2x1/4 AT TOP OF URM PARAPET.
- ⑨ TYPICAL REPOINT MASONRY SEALANT TO JOISTS.
- ⑩ REPLACE EXISTING 2x8 JOISTS WITH 2x8 AT 16" ON CENTER.

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