

STRUCTURAL NOTES

- A. PROJECT REFERENCES:
1. CODE: WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK.
- CODES AND STANDARDS
- | | |
|-------------------------|-----------------------------------|
| BUILDING CODE | PA BC 2021 / IBC 2021 / ASCE 7-16 |
| RISK CATEGORY | II |
| FMI APPROVED PARAMETERS | NO |
2. PROJECT SPECIFICATIONS: NOTES AND SPECIFICATIONS GIVEN ON THE STRUCTURAL DRAWINGS ARE EXCEPTS FROM THE RELATING PROJECT SPECIFICATIONS. THEY ARE NEITHER COMPLETE NOR DO THEY REPLACE THE CONTRACT SPECIFICATIONS.
 3. MATERIAL STANDARDS: REFERENCED STANDARDS OR PUBLICATIONS SHALL PERTAIN TO MOST CURRENT DATA, STANDARD OR PUBLICATION..

- B. TEMPORARY BRACING, SHORING AND METHODS: CONTRACTOR RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF SHORING, BRACING, OTHER TEMPORARY SUPPORTS, AND METHODS OF CONSTRUCTION.
1. STABILITY: THE CONTRACTOR SHALL INSURE THE STABILITY OF ALL ELEMENTS INCLUDING, BUT NOT LIMITED TO EXCAVATION, FLOORS, ROOFS, WALLS, FOUNDATIONS, AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. THE STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE DURING THE ENTIRE CONSTRUCTION PERIOD. BRACE BASEMENT/PT WALLS UNTIL SUPPORTING FLOORS ARE PLACED AND WALL/FLOOR HAS REACHED DESIGN STRENGTH. BACKFILL BOTH SIDES OF WALLS SIMULTANEOUSLY
 2. LOADING: THE BUILDING IS DESIGNED ONLY FOR PERMANENT LOADS APPLIED TO THE STRUCTURE IN ITS FINAL CONFIGURATION. DO NOT PLACE MATERIAL OR EQUIPMENT ON FLOORS OR FLOORS IN EXCESS OF THE INDICATED DESIGN LIVE LOADS, AVOID IMPACT LOADS.
 3. SURCHARGE: IN NO CASE SHALL HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION/BASEMENT WALL.. IF THE CONTRACTOR DEEMS IT NECESSARY TO OPERATE SUCH EQUIPMENT CLOSER THAN 8'-0", THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND, AT HIS OWN EXPENSE, PROVIDE ADEQUATE SUPPORTS OR WALL BRACES TO WITHSTAND THE ADDITIONAL LOADS SUPERIMPOSED FROM SUCH EQUIPMENT.
 4. SITE SAFETY: THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR MAINTAINING CONDITIONS OF PUBLIC AND WORKER SAFETY DURING EXECUTION OF THE WORK. THIS SHALL INCLUDE COMPLIANCE WITH ALL OSHA, STATE AND LOCAL REGULATIONS/LAWS AS WELL AS PREPARING AND FILING A SITE SAFETY PLAN OR PROVIDING OTHER WRITTEN SAFETY ASSURANCES AS REQUIRED. ALL CONSTRUCTION METHODS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE IBC, "SAFEGUARDS DURING CONSTRUCTION".
 5. DAMAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY MEASURES TO PROTECT THE PREMISES INCLUDING EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM ANY DAMAGE AND REPAIR ALL DAMAGE CAUSED BY THE CONTRACTOR WITH NEW MATERIALS TO MATCH EXISTING TO THE SATISFACTION OF THE OWNER, ARCHITECT AND/OR ENGINEER.

- C. REVIEW AND COORDINATION:
1. EXISTING CONDITIONS, DIMENSIONS, AND ACCESSIBILITY SHALL BE VERIFIED BY ALL CONSTRUCTION TRADES IN FIELD, PRIOR TO SHOP DRAWING PREPARATIONS AND PROCEEDING WITH THE WORK. IF EXISTING CONDITIONS DO NOT PERMIT EXECUTION OF THE WORK IN ACCORDANCE WITH THE SHOWN DETAILS, THE CONTRACTOR MUST SUBMIT A SKETCH WITH PROPOSED MODIFICATION APPROVAL MUST BE GRANTED BY THE ENGINEER PRIOR TO START OF WORK.
 2. CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL COORDINATE STRUCTURAL PLANS, DETAILS AND DIMENSIONS WITH ALL OTHER CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES WITHIN OR BETWEEN OTHER CONSTRUCTION DOCUMENTS SHALL BE NOTIFIED TO THE ENGINEER AND ARCHITECT PRIOR TO BID AND EXECUTION OF THE WORK.
 - MATERIAL STRENGTHS OR QUANTITIES: IF DISCREPANCIES OCCUR REGARDING MATERIAL STRENGTHS OR QUANTITIES, HIGHER STRENGTH, AND GREATER QUANTITY SHALL BE USED.
 - DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS ARE GENERATED BY OTHER DISCIPLINES, WITH THE EXCEPTION OF DIMENSIONS OF STRUCTURAL MEMBERS. ANY DIMENSIONS OR ELEVATIONS OMITTED OR NOT SHOWN ON THE STRUCTURAL DRAWINGS SHOULD BE OBTAINED FROM THE OTHER TRADE CONSTRUCTION DOCUMENTS.
 3. INTENT: ALL DETAILS, SECTIONS, AND NOTES ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
 4. BID: UNLESS DRAWING IS PART OF THE FULL SET OF DOCUMENTS LABELED "ISSUED FOR BID," DO NOT CONSIDER IT AS THE BASIS FOR A BID. ALL ESTIMATES BASED ON OTHER DRAWINGS ARE USED AT THE ESTIMATOR'S SOLE RISK.
 5. CHANGES REQUESTED BY THE CONTRACTOR WILL BE DONE AT NO COST TO THE OWNER. APPROVAL OF CONTRACTOR REQUESTED CHANGES IN NO WAY STATES OR IMPLIES APPROVAL OF A CHANGE IN SCOPE OR CHANGE IN CONTRACT COST. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 6. ERRORS: COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTORS EXPENSE.

- D. SUBMITTALS:
1. REVIEW SCHEDULE: SUBMIT SHOP DRAWINGS FOR REVIEW AT LEAST 14 DAYS (10 WORKING DAYS) BEFORE RETURNED SUBMITTALS WILL BE NEEDED. ANY REVIEW THAT IS REQUIRED MORE QUICKLY WILL BE AT THE CONTRACTORS EXPENSE.
 2. COMPLETENESS: A CONTRACTOR'S STAMP CERTIFYING THAT THEY HAVE VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAVE CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS MUST BE PRESENT ON ALL SUBMITTALS FOR REVIEW BY THE ENGINEER OF RECORD. IF REVIEWS OF INCOMPLETE SHOP DRAWINGS/SUBMITTALS ARE REQUIRED, THOSE SUBMITTALS SHALL BE MARKED AS INCOMPLETE UNTIL THEY BEAR SUCH STAMP FROM THE G.C.
 3. ORIGINAL DOCUMENTS: IN NO CASE SHALL THE CONTRACT DOCUMENTS BE USED/REPRODUCED AS A BASIS FOR SHOP DRAWINGS. SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS NOT COPIES OF THE CONTRACT DOCUMENTS.
 4. REJECTION: SUBMITTALS NOT MEETING THE CRITERIA LISTED IN THIS SECTION WILL NOT BE REVIEWED.
 5. DELEGATED DESIGN: DELEGATED DESIGNS SHALL CLEARLY INDICATE THE APPLICABLE CODES, DESIGN CRITERIA, CONNECTION DETAILS, AND LOAD CAPACITY OF COMPONENTS/SYSTEMS BEING PROVIDED.
 - a. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CONSTRUCTION FOR THE FOLLOWING:
 - SHORING SYSTEMS FOR EXCAVATIONS AND SOIL RETENTION
 - TEMPORARY BRACING, ERECTION BRACING
 - CONCRETE MIX DESIGNS
 - STEEL FRAMING CONNECTIONS
 - STEEL DECK & ATTACHMENT ALTERNATES
 - MISC. STEEL - STAIRS / HANDRAILS / ETC.
 - COLD FORM METAL FRAMING
 - STOREFRONT/CURTAIN WALL ASSEMBLIES
 - CLADDING/SCREENING ELEMENTS
 - b. DELEGATED ELEMENTS AND CONNECTIONS SHALL BE ARRANGED SUCH THAT NO ECCENTRICITIES OR TORSION IS CREATED ON THE PRIMARY STRUCTURE. ADDITIONAL BRACING TO RESOLVE SUCH FORCE SHALL BE DETAILED BY THE DELEGATED DESIGNER AND FURNISHED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING EMBED ITEMS AND HARDWARE AS REQUIRED.

E. SPECIAL INSPECTIONS (STRUCTURAL)

1. RESPONSIBILITIES
- THIRD PARTY INSPECTION AGENCY SHALL BE CONTRACTED BY THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING AND OBTAINING PERMITS AND SIGN-OFFS FROM THE DEPARTMENT OF BUILDINGS.
 - SPECIAL INSPECTIONS AND TESTS, STATEMENTS OF SPECIAL INSPECTIONS, RESPONSIBILITIES OF CONTRACTORS, SUBMITTALS TO THE BUILDING OFFICIAL, AND STRUCTURAL OBSERVATIONS SHALL MEET THE APPLICABLE REQUIREMENTS OF IBC CHAPTER 17.
2. STATEMENT OF SPECIAL INSPECTIONS: MATERIALS, PROCEDURES AND WORKMANSHIP OF LISTED STRUCTURAL ELEMENTS SHALL BE VERIFIED FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS PER THE CORRESPONDING REFERENCES.
3. INSPECTION DEFINITIONS:
- C - CONTINUOUS: CONSTANT MONITORING OF IDENTIFIED TASKS BY A SPECIAL INSPECTOR OVER THE DURATION OF PERFORMANCE OF SAID TASKS.
 - P - PERIODIC: INTERMITTANTLY INSPECTED DURING THE COURSE OF EACH WORK DAY TO INSURE THAT APPLICABLE REQUIREMENTS ARE BEING MET.
- INSPECTIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS AT CONTRACTOR'S RISK.

STATEMENT OF SPECIAL INSPECTIONS (IBC '21)				
INSPECTION	VERIFICATION AND INSPECTION ITEM	IBC 16	REFERENCE	TYPE
STEEL				
WELDING OF STEEL	WELDING OF STRUCTURAL STEEL	1705.2	AISC 360 N.5.4 AWS D1.1	C,P
JOINT DETAILS	BRACING AND STIFFENING, MEMBER LOCATIONS AND APPLICATIONS OF JOINT DETAILS AT EACH CONNECTION	1705.2	AISC 360 N.5.7	C
HIGH-STRENGTH BOLTING	SNUG-TIGHT JOINTS, PRETENSIONED JOINTS AND SLIP-CRITICAL JOINTS	1705.2	AISC 360 N.5.6 RCSC	C,P
COLD-FORMED STEEL DECK	COLD-FORMED STEEL FLOOR AND ROOF DECK	1705.2.2	SDI QA/QC	P
CONCRETE				
CAST IN PLACE	CONCRETE DESIGN MIX, SAMPLING, FORMWORK, PLACEMENT AND MAINTENANCE	1705.3	ACI 318 CH 20, 22, 26	P
POST-INSTALLED ANCHOR	ANCHORS INSTALLED IN HARDENED CONCRETE	1705.3	ACI 318, 17.8.2	C
SOILS & FOUNDATION				
SUBGRADE	EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT, LOAD BEARING REQUIREMENTS	1705.6, 1804	IBC 1705.6, 1804	P
COMPACTED FILL	COMPACTED FILL, MAXIMUM LIFT THICKNESS PER GEOTECHNICAL REPORT	1705.6, 1804	IBC 1705.6, 1804	C
BORING/TEST PITS	SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS)	1705.6, 1803	IBC 1705.6, 1803	P
STRUCTURAL STABILITY				
EXCAVATION	EXCAVATION, FILLING, SHEETING, SHORING AND BRACING	1705.6, 1804, 1805, 3304	IBC 1705.6, 1804, 1805, 3304	P
FABRICATION				
FABRICATED ITEMS	FABRICATION OF STRUCTURAL LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES	1704.2.5	IBC 1705.11	P

DEMOLITION NOTES:

- A. DEMOLITION OF BUILDINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. DEMOLITION OF WALLS AND PARTITIONS SHALL PROCEED IN A SYSTEMATIC MANNER, AND ALL WORK ABOVE EACH TIER OF FLOOR BEAMS SHALL BE COMPLETED BEFORE ANY OF THE SUPPORTING STRUCTURAL MEMBERS ARE DISTURBED.
 2. STRUCTURAL STEEL, REINFORCED CONCRETE, AND HEAVY TIMBER BUILDINGS, OR PORTIONS THEREOF, SHALL BE DEMOLISHED COLUMN LENGTH-BY-COLUMN LENGTH AND TIER-BY-TIER. STRUCTURAL MEMBERS SHALL BE CHAINED OR LASHED IN PLACE TO PREVENT ANY UNCONTROLLED SWING OR DROP.
 3. SKELETON-STEEL: IN BUILDINGS OF "SKELETON-STEEL" CONSTRUCTION, THE STEEL FRAMING MAY BE LEFT IN PLACE DURING THE DEMOLITION OF MASONRY. WHERE THIS IS DONE, ALL STEEL BEAMS, GIRDERS, AND SIMILAR STRUCTURAL SUPPORTS SHALL BE CLEARED OF ALL LOOSE MATERIAL AS THE MASONRY DEMOLITION PROGRESSES DOWNWARD.
 4. MASONRY WALLS INCLUDING BRICK VENEER WALLS, OR OTHER SECTIONS OF MASONRY, SHALL NOT BE LOOSENED OR PERMITTED TO FALL UPON THE FLOORS OF THE BUILDING IN SUCH MASSES AS TO EXCEED THE SAFE CARRYING CAPACITIES OF THE FLOORS OR THE STABILITY OF STRUCTURAL SUPPORTS.
 5. STRUCTURAL OR LOAD-SUPPORTING MEMBERS ON ANY FLOOR SHALL NOT BE CUT OR REMOVED UNTIL ALL STORIES ABOVE SUCH A FLOOR HAVE BEEN DEMOLISHED AND REMOVED. THIS PROVISION SHALL NOT PROHIBIT THE CUTTING OF FLOOR BEAMS FOR THE DISPOSAL OF MATERIALS OR FOR THE INSTALLATION OF EQUIPMENT NECESSARY TO SAFELY COMPLETE THE DEMOLITION, SO LONG AS THE CUTTING DOES NOT NEGATIVELY IMPACT THE SAFETY OF THE FLOOR SYSTEM BEING CUT. COORDINATE WITH A LICENSED ENGINEER PRIOR TO CUTTING WORK/TEMPORARY OPENINGS.
 6. CONTRACTOR REVIEW: LAYOUT/FRAMING SHOWN ON DEMO PLANS IS BASED UPON LIMITED VISUAL INSPECTION OF BUILDING. CONTRACTOR MUST VISIT THE SITE AND VERIFY EXISTING FRAMING, STUDY EXISTING PHYSICAL CONDITIONS AND REVIEW DRAWINGS. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.
- B. TEMPORARY SHORING, AS REQUIRED FOR WALL/FRAMING STABILITY, SHALL BE PROVIDED BY A LICENSED ENGINEER PRIOR TO DEMOLITION. DESIGN DRAWINGS AND CALCULATIONS FOR ALL SHORING SHALL BE PROVIDED FOR ARCHITECT AND ENGINEER OF RECORD REVIEW. SUCH SHORING SHALL BE APPLIED IN ANY CASE WHERE LATERAL BRACING IS BEING REMOVED FROM STANDING FRAMING, NOT LIMITED TO THE FOLLOWING CONDITIONS:

- a. FOUNDATION/BASEMENT WALLS WHERE FLOOR FRAMING/SLABS ARE REMOVED, DEMOLISHED, OR OTHERWISE COMPROMISED SHALL HAVE THE TOP AND BOTTOM WALL CONTINUOUSLY BRACED AGAINST LATERAL EARTH PRESSURE.
 - b. LIMIT ON WALL HEIGHTS: NO WALL SECTION, WHICH IS MORE THAN ONE STORY OR 12 FEET (3658 MM) IN HEIGHT, SHALL BE PERMITTED TO STAND ALONE WITHOUT LATERAL BRACING.
- C. COLUMNS/POST FRAMING THAT IS BRACED AT FLOOR LEVELS BY TWO ORTHOGONAL DIRECTIONS SHALL BE SHORED IF DEMOLITION WORK COMPROMISES EITHER PRIMARY COLUMN BRACING DIRECTION. THIS IS PARTICULARLY CRITICAL AT MULTI-SPAN COLUMN CONDITIONS WHERE THE POTENTIAL OF REMOVING FLOOR FRAMING CAN LEAD TO SIGNIFICANT INCREASES IN THE BUCKLING LENGTH OF THE COLUMN.
- D. TEMPORARY PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE FOLLOWING:
1. ADJACENT OR EXISTING STRUCTURES, SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN OR ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS.
 2. PEOPLE AND VEHICULAR TRAFFIC AROUND BUILDING DEMOLITION AREA AND OCCUPIED PORTIONS OF STRUCTURES AND ADJACENT STRUCTURES.
 3. WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- E. SAFETY ZONE SHALL BE MAINTAINED AROUND ALL DEMOLITION AREAS TO PREVENT NON-AUTHORIZED PERSONS FROM ENTERING THE ZONE. WHERE MECHANICAL DEMOLITION EQUIPMENT, OTHER THAN HANDHELD DEVICES, IS TO BE USED FOR DEMOLITION OF THE BUILDING, THE SAFETY ZONE SHALL BE EQUAL TO OR GREATER THAN HALF THE HEIGHT OF THE BUILDING TO BE DEMOLISHED. SUCH A SAFETY ZONE MAY BE REDUCED AT A RATE IN RATIO TO THE EXTENT OF DEMOLITION, AS DEMOLITION OCCURS. FOR EXAMPLE, AT THE TIME 50% OF THE DEMOLITION IS COMPLETE, THE SAFETY ZONE MAY BE REDUCED BY 50%.
- F. MECHANICAL DEMOLITION EQUIPMENT SHALL NOT BE USED WHERE THE STRUCTURE UNDERGOING DEMOLITION IS PHYSICALLY CONNECTED TO A STRUCTURE NOT BEING DEMOLISHED.
- G. PROTECTED SPACE: ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS.
- H. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER METHODS TO LIMIT DUST AND DIRT FROM SCATTERING OR RISING INTO THE AIR, COMPLY WITH ALL GOVERNING REGULATION PERTAINING TO ENVIRONMENTAL PROTECTION.

STRUCTURAL LOADS

LOADS INDICATED ARE FOR AREAS OF NEW CONSTRUCTION ONLY, U.O.N.

EXISTING STRUCTURE IS ASSUMED ADEQUATE FOR CONTINUED USE AND HAS NOT BEEN CHECKED FOR CODE UPDATES OR LOADS EXCEPT WHERE IMPACTED BY NEW CONSTRUCTION.

ROOF DEAD LOAD		CANOPY DEAD LOAD	
TOTAL	15 PSF	TOTAL	20 PSF
ROOF DECK CONST.	2 PSF	SHEATHING	2.5 PSF
FRAMING	3 PSF	FRAMING	3 PSF
ROOFING/INSULATION	4.5 PSF	ROOFING/INSULATION	8 PSF
CEILING	2 PSF	CEILING/SOFFIT	4.5 PSF
MEP	3.5 PSF	MEP	2 PSF

FLOOR DEAD LOAD	
TOTAL	45 PSF
DECK/SLAB CONST.	35 PSF
STEEL FRAMING	5 PSF
FLOORING	1 PSF
CEILING	2 PSF
MEP	2 PSF

LIVE LOAD	
ROOF	20 PSF
OFFICES + PARTITIONS	65 PSF
LOBBIES	100 PSF
CORRIDORS: 1ST FL	100 PSF
CORRIDORS: 2ND FL & UP	80 PSF
STAIRS & EXITS	100 PSF

LIVE LOAD REDUCTION MAY BE APPLIED PER BUILDING CODE.

SNOW LOAD		
GROUND SNOW LOAD	Pg	30 PSF
IMPORTANCE FACTOR	Is	1.0
EXPOSURE FACTOR	Ce	1.0
THERMAL FACTOR	Ct	1.0
FLAT-ROOF SNOW LOAD (θ < 5°)	Pf	21 PSF
MINIMUM SNOW LOAD	Pmin	20 PSF
DESIGN SNOW LOAD	Pd	21 PSF
FLAT-ROOF SNOW LOAD HAS BEEN USED IN CALCULATION OF SNOW DRIFT VALUES PER ASCE-7.		

WIND LOAD		
BASIC WIND SPEED	V	115 MPH
WIND EXPOSURE CATEGORY*	B	
BASE WIND PRESSURE	qh	± 22.5 PSF

WALL COMPONENTS & CLADDING WIND LOAD (UNFACTORED)					
ZONE	AREA	10 FT²	50 FT²	100 FT²	200 FT²
ZONE 4 (NEGATIVE)	-26.4	-23.9	-22.8	-21.7	-20.3
ZONE 5 (NEGATIVE)	-32.5	-27.5	-25.3	-23.2	-20.3
ZONE 4&5 (POSITIVE)	24.4	21.9	20.8	19.7	18.3
• POSITIVE PRESSURE: ACTING TOWARDS SURFACE (psf) • NEGATIVE PRESSURE: ACTING AWAY FROM SURFACE (psf) • INTERNAL PRESSURE COEFFICIENT, GCp1 +/-0.18. • CORNER ZONE DIMENSION, a = 8'-0". • ALL MIN. DESIGN WIND PRESSURES MUST BE AT LEAST +/- 16PSF.					

SEISMIC LOAD	
IMPORTANCE FACTOR	Ie 1.0
MAPPED SPEC. ACCL. (SHORT)	Se 0.188g
MAPPED SPEC. ACCL. (1s)	S1 0.048g
LONG PERIOD - TRANSITIONAL	TL 6 SECONDS
SEISMIC DESIGN CATEGORY	B
SITE CLASSIFICATION	D (ASSUMED)
BASE SEISMIC FORCE	EXISTING STRUCTURAL STEEL NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE (ASSUMED)
RESISTING SYSTEM	
RESPONSE MODIF. FACTOR	R 3.0
DEFLECTION AMPL. FACTOR	Cd 3.0
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE

STRUCTURAL DRAWINGS LIST

SHEET NUMBER	SHEET NAME	ISSUED FOR PERMIT - 10/30/25		ISSUED FOR BID - 6/16/26		ISSUED FOR CONSTRUCTION (TBD)
		ISSUED FOR PERMIT - 10/30/25	ISSUED FOR BID - 6/16/26	ISSUED FOR PERMIT - 10/30/25	ISSUED FOR BID - 6/16/26	
S001	GENERAL STRUCTURAL NOTES	X	X			
S002	GENERAL SHEET SPECS	X	X			
S101	FOUNDATION PLAN	X	X			
S102	SECOND FLOOR FRAMING PLAN	X	X			
S103	THIRD FLOOR FRAMING PLAN	X	X			
S104	FOURTH FLOOR FRAMING PLAN	X	X			
S105	ROOF FRAMING PLAN	X	X			
S106	ROOF SCREEN FRAMING PLAN	X	X			
S301	FOUNDATION SECTIONS	X	X			
S302	FLOOR TYP. DETAILS & SECTIONS	X	X			
S303	FLOOR SECTIONS	X	X			
S304	ROOF TYP. DETAILS & SECTIONS	X	X			
S305	ROOF SECTIONS	X	X			
S700	SITE ELEMENTS PLANS & SECTIONS	X	X			

NORR

One Penn Center
1617 JFK Boulevard, Suite 1600
Philadelphia, PA 19103 U.S.A.
norr.com

CLIENT:

MONTGOMERY COUNTY

426 SWEDEN STREET, P.O. BOX 311
NORRISTOWN, PA 19004

PROJECT TEAM

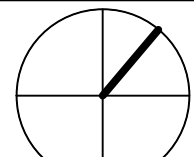
C

B

WILLOW GROVE ANNEX

102 NORTH YORK ROAD
WILLOW GROVE, PA 19090

MONTGOMERY COUNTY



PROJECT NORTH

REV	DATE	DESCRIPTION	DRW	CHK
A	2025.02.20	ISSUED FOR BID		
B	2025.02.20	ISSUED FOR BID		
C	2025.07.15	ISSUED FOR BID		
D	2025.08.07	ISSUED FOR CLIENT REVIEW		
E	2025.03.30	ISSUED FOR PERMIT		
F	2025.06.16	ISSUED FOR BID		

PROJECT NUMBER: NPH23-0136-00
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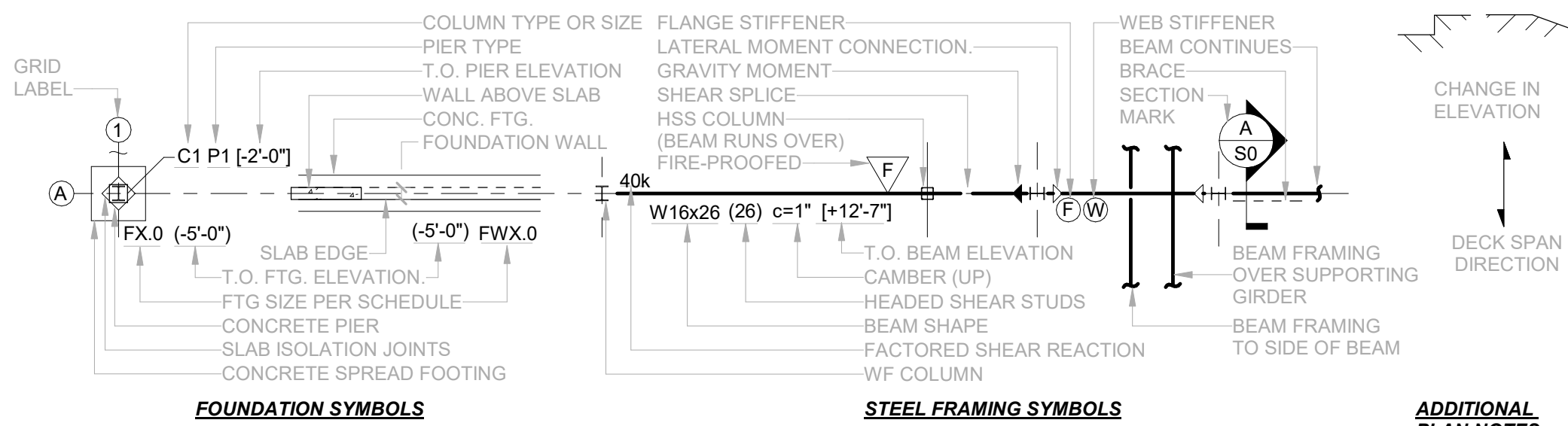
SHEET TITLE

GENERAL STRUCTURAL NOTES

SHEET NUMBER

S001

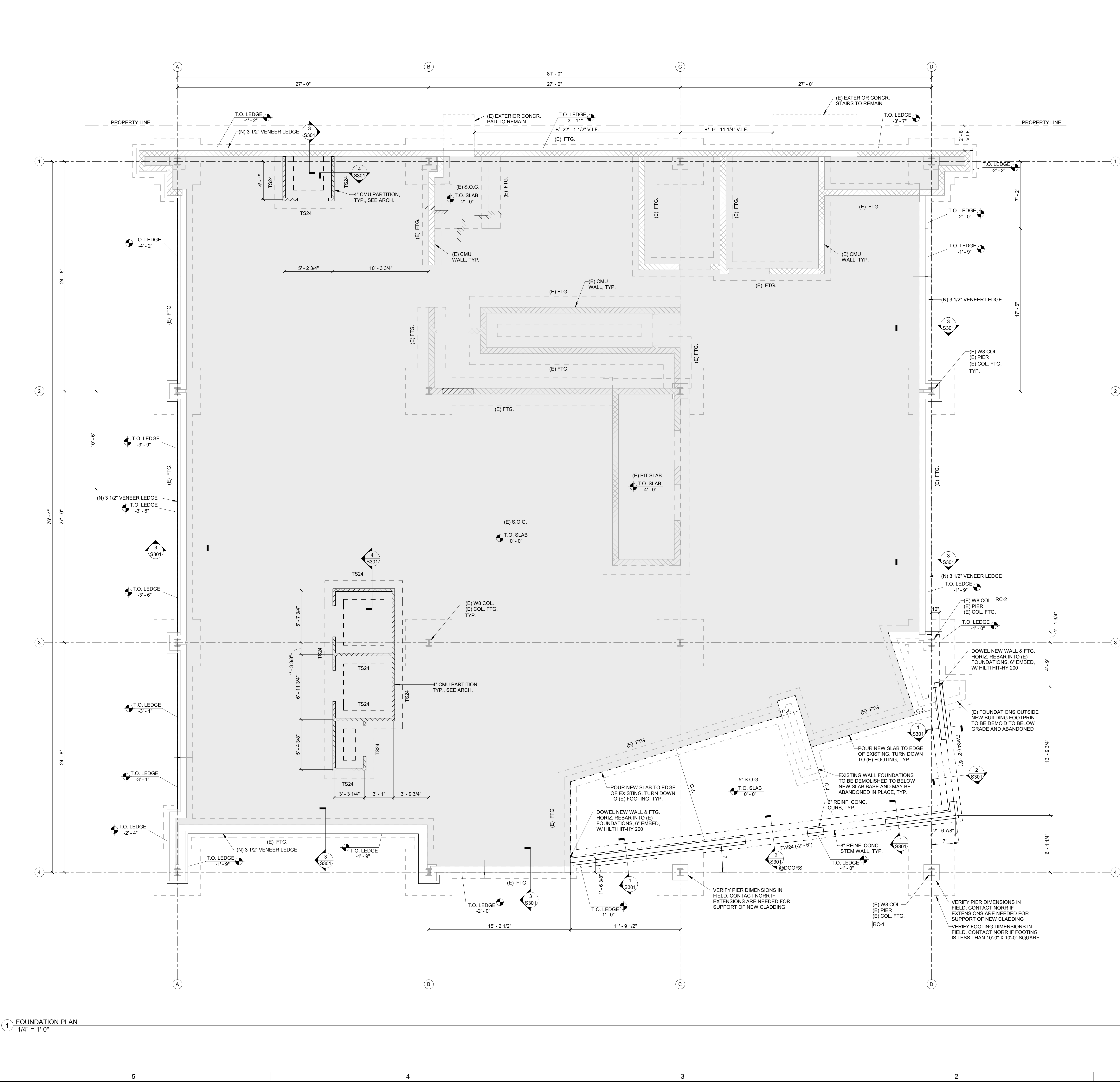
STRUCTURAL SYMBOL LEGEND



FOUNDATION SYMBOLS

STEEL FRAMING SYMBOLS

ADDITIONAL PLAN NOTES



FOUNDATION SHEET NOTES

- ELEVATION:** G.C. TO VERIFY IN FIELD EXISTING ELEVATIONS IN ALL AREAS OF WORK. ELEVATIONS SHALL BE AS REFERENCED FROM DATUM OF **279.70' = 0'-0"** AT TOP OF EXISTING GROUND FLOOR SLAB.
 - T.O. SLAB **+X'-X"** INDICATES TOP OF SLAB, TYPICAL **0'-0"** U.N.O.
 - [+X'-X"]** INDICATES TOP OF PIER, TYPICAL **1'-0"** U.N.O.
 - [+X'-X"]** INDICATES TOP OF FOOTING
 - ALL INTERIOR FOOTINGS ARE TYPICAL **(1'-0")** U.N.O.
 - EXTERIOR FOOTINGS ARE PER ELEVATION SHOWN ON PLAN.
 - 6x6 W2.9xW2.9** DENOTES NEW **5" SLAB ON GRADE** REINFORCED WITH WELDED WIRE FABRIC (WWF) POURED OVER VAPOR BARRIER AND CLEAN COMPACTED STONE FILL PER GEOTECHNICAL RECOMMENDATIONS.
 - EXISTING** DENOTES EXISTING SLAB ON GRADE TO REMAIN.
 - SEE ARCHITECTURAL DEMOLITION DRAWINGS FOR AREAS OF EXISTING SLAB ON GRADE AND FOUNDATIONS TO BE REMOVED.
 - REFERENCE:** NEW FOUNDATIONS HAVE BEEN DESIGNED WITH CONFORMANCE TO THE ASSUMED VALUES INDICATED IN THE FOUNDATION CRITERIA TABLE BELOW. VALUES SHALL BE CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- | FOUNDATION CRITERIA | |
|----------------------------|-----------|
| GEOTECHNICAL ENGINEER | (TBD) |
| GEOTECH REPORT DATE | (TBD) |
| BEARING CAPACITY (ASSUMED) | 2,000 PSF |
| FROST DEPTH | 42" |
- FOOTING ELEVATIONS** SHALL BE INSPECTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING CONCRETE.
 - FROST DEPTH:** ALL EXTERIOR FOOTINGS SHALL BE PROTECTED FROM FROST BY EXTENDING BELOW THE FROST DEPTH INDICATED ON FOUNDATION CRITERIA TABLE.
 - COORDINATE ALL DIMENSIONS AND SECTIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
 - ALL UNDERSLAB PIPING, CONDUIT, AND UTILITIES SHALL BE INSTALLED PRIOR TO POURING SLAB-ON-GRADE.
 - REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF NEW PIPING UNDER NEW AND EXISTING SLABS. CUT AND REMOVE EXISTING SLAB AS NEEDED TO INSTALL PIPING, THEN BACKFILL AND REPLACE SLAB PER TYPICAL DETAILS.
 - REFERENCE THE GENERAL NOTES SHEET FOR CONCRETE STRENGTHMIX INFORMATION FOR NEW FOUNDATION WORK.
 - PERIMETER FROST WALL FOUNDATIONS AND GRADE BEAMS SHALL HAVE REINFORCEMENT KEPT CONTINUOUS THROUGH INTERSECTIONS AND ALL OTHER FOUNDATION ELEMENTS.
 - EXISTING FOUNDATIONS ARE SHOWN FOR REFERENCE ONLY AND ARE ASSUMED BASED ON ENGINEERING JUDGMENT. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ELEVATION, LOCATION, AND SIZE OF ALL EXISTING FOUNDATIONS IN THE AREAS OF WORK PRIOR TO STARTING NEW CONSTRUCTION. IF FIELD CONDITIONS ARE FOUND TO DIFFER FROM WHAT IS SHOWN, NOTIFY NORR FOR DIRECTION PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - DO NOT UNDERMINE OR EXCAVATE BELOW THE BOTTOM OF EXISTING FOUNDATIONS AT ANY TIME DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING, EXCAVATION SUPPORT, AND/OR UNDERPINNING REQUIRED TO MAINTAIN STABILITY OF EXISTING STRUCTURE DURING CONSTRUCTION. ALL SHORING, EXCAVATION SUPPORT, AND UNDERPINNING DESIGN SHALL BE BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA AND SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

FOUNDATION SYMBOLS & NOTATIONS:

- "FX.X" INDICATES **SPREAD FOOTING**. "FWX.X" INDICATES **CONTINUOUS WALL FOOTING**. "TS.X" INDICATES **THICKENED SLAB**. SEE FOOTING SCHEDULE THIS SHEET FOR SIZE AND REINFORCEMENT AND DETAILS FOR ADDITIONAL INFORMATION.
- "BP.X" INDICATES **BASE PLATE TYPE** PER SCHEDULE.
- "PX" INDICATES **CONCRETE PIER** PER SCHEDULE.
- "C.J." INDICATES **CONTROL JOINT** PER TYP. DETAILS. PLACE CONTROL JOINTS IN NEW SLABS-ON-GRADE AT 15'-0" O.C. E.A. DIRECTION. AT ALL INSIDE CORNERS, AND AS INDICATED ON PLANS.
- "RC.X" INDICATES EXISTING COLUMN REQUIRES REINFORCING. SEE DETAILS FOR REINFORCING.

CONTINUOUS FOOTING SCHEDULE

Type	WIDTH	THICKNESS	REINF. (CONT.)	REINF. (TRANS.)
FW24	24"	12"	(3) #4	#5 @ 12" O.C.
TS24	24"	12"	(3) #4	#5 @ 12" O.C.

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1617 JFK Boulevard, Suite 1600
Philadelphia, PA 19103 U.S.A.
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CLIENT:
MONTGOMERY COUNTY
425 SWEDEN STREET, P.O. BOX 311
NORRISTOWN, PA 19004

PROJECT TEAM

WILLOW GROVE ANNEX
102 NORTH YORK ROAD
WILLOW GROVE, PA 15090
MONTGOMERY COUNTY

PROJECT NORTH

REV.	DATE	DESCRIPTION	DRAWN BY
A	2025.05.20	ISSUED FOR SET	
B	2025.05.20	ISSUED FOR DD	
C	2025.07.15	ISSUED FOR 80% CD	
D	2025.08.07	ISSUED FOR CLIENT REVIEW	
E	2025.10.30	ISSUED FOR PERMIT	
F	2026.06.16	ISSUED FOR BID	

PROJECT NUMBER: **NPH23-0136-00**
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SHEET TITLE
FOUNDATION PLAN

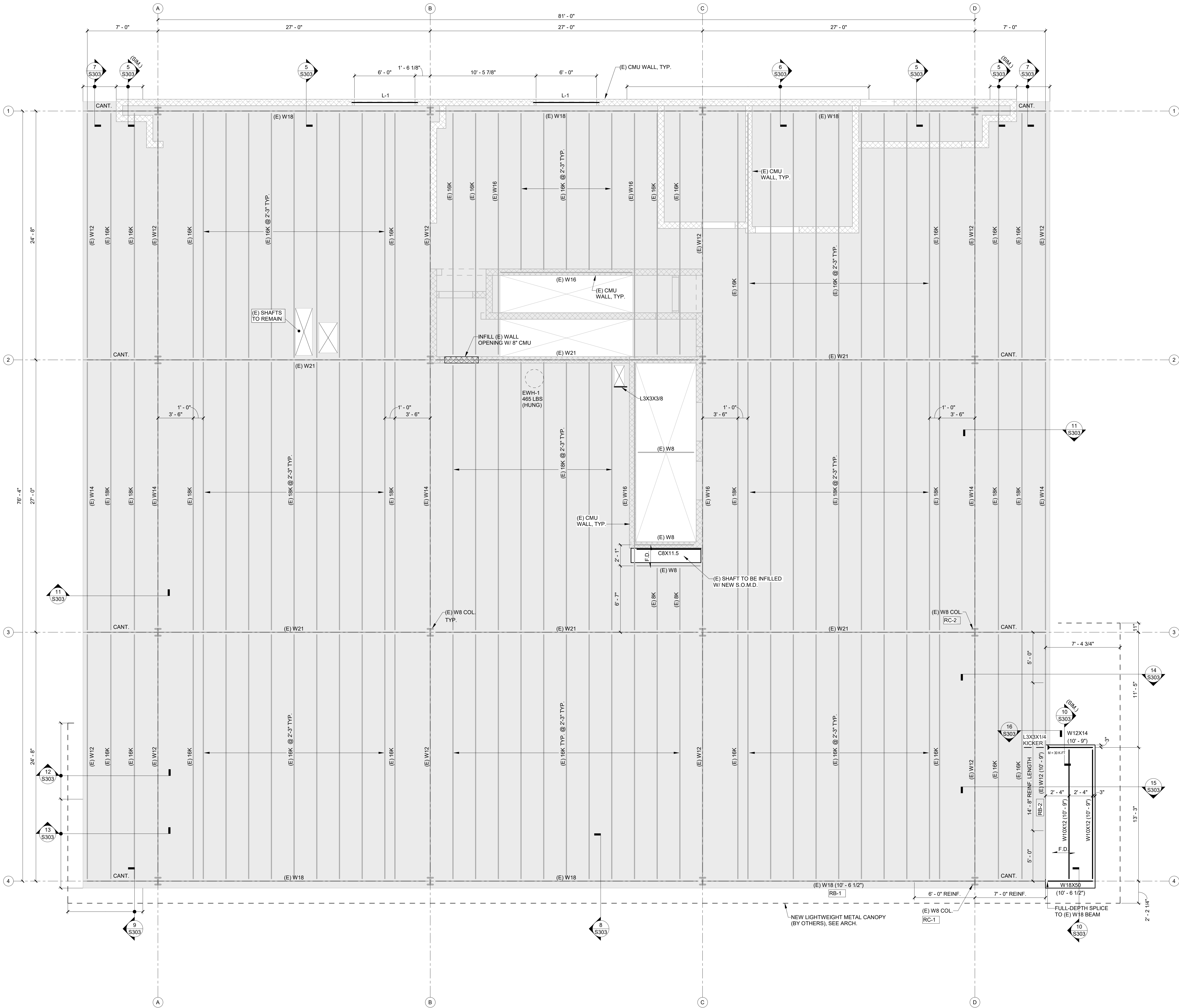
SHEET NUMBER
S101

1 FOUNDATION PLAN
1/4" = 1'-0"

LEVEL ELEVATIONS

LEVEL	ELEVATION
01 - FIRST FLOOR	+0'-0"
02 - SECOND FLOOR	+11'-0"
03 - THIRD FLOOR	+22'-0"
04 - FOURTH FLOOR	+33'-0"
B.O. ROOF DECK	+44'-7"

1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



- FLOOR SHEET NOTES**
- LEVEL ELEVATION TABLE SHOWS TOP OF EXISTING SLAB ELEVATION MEASURED RELATIVE TO DATUM AT GROUND FLOOR SLAB 0'-0". TOP OF SLAB FOR ALL NEW SLABS AND INFILL SHALL MATCH EXISTING TOP OF SLAB ELEVATION.
 - TOP OF NEW FRAMING SHALL BE TIGHT TO UNDERSIDE OF EXISTING METAL DECK, U.O.N.
 - AND "F.D." DENOTES NEW **9/16" (20 GA) GALV. STEEL FORM DECK** TOPPED WITH **2 1/2" NORMAL WEIGHT CONCRETE (8" TOTAL THICKNESS)** WITH WELDED WIRE FABRIC: **(W16) 5x5 - W2 2xW2 2**. WWF SHALL BE FIRMLY SUPPORTED OFF OF DECK ALLOWING 1" COVER FROM TOP OF SLAB. MATCH EXISTING T.O. SLAB ELEVATION.
 - DENOTES EXISTING FLOOR TO REMAIN.
 - EXISTING FLOOR SLAB AND SUPPORTING STRUCTURE TO REMAIN, U.O.N. WHERE EXISTING FLOOR IS TO BE REMOVED. STEEL FRAMING SHALL NOT BE CUT OR REMOVED UNTIL FLOOR OR ROOF BEING SUPPORTED IS EITHER REMOVED OR SUPPORTED BY TEMPORARY SHORING.
 - DENOTES SPAN OF DECK. ALL NEW DECK DESIGNATIONS ARE BASED ON 3-SPAN CONDITION. CONTRACTOR TO COORDINATE DECK GAUGE FOR DIFFERING SPAN CONDITIONS.
 - TYPICAL INTERIOR EDGE OF SLAB (E.O.S.) DIMENSION SHALL BE **8"** AND FORMED WITH LIGHT GAUGE POUR STOPS. U.N.O.
 - TYPICAL EXTERIOR E.O.S. DIMENSION SHALL BE COORDINATED WITH ARCHITECTURAL SECTIONS AND FORMED WITH **1/4" BENT PLATE** U.N.O.
 - PROVIDE FULL-DEPTH DOUBLE ANGLE CONNECTIONS AT ALL BEAM-BEAM AND BEAM-COLUMN CONNECTIONS. U.O.N. SINGLE-ANGLE AND SHEAR-PLATE CONNECTIONS ARE PERMITTED WHERE GEOMETRY PROHIBITS USE OF DOUBLE-ANGLES.
 - INDICATES GRAVITY MOMENT CONNECTION. SEE TYPICAL DETAILS. ERECTOR SHALL PROVIDE POSITIVE CAMBER/DEFLECTION AT CANTILEVERS LOCATIONS TO ENSURE BEAMS ARE INSTALLED/TIGHTENED INTO A LEVEL POSITION.
 - STEEL BEAM CONNECTIONS SHALL BE DESIGNED FOR 15K (LRFD) MINIMUM OR HIGHER REACTION AS INDICATED ON PLAN.
 - CONNECTIONS OF FACADE TO SLAB AND STEEL FRAMING SHALL BE DESIGNED BY CURTAIN WALL MANUFACTURER AND SUBMITTED FOR REVIEW. ALL CONNECTIONS TO STRUCTURE SHALL ALLOW FOR VERTICAL RELATIVE MOVEMENT BETWEEN STRUCTURE AND FACADE.
 - "L-X" INDICATES GALVANIZED STEEL LINTEL OR PRECAST LINTEL. PROVIDE 6" MIN BEARING EACH END. GROUT SOLID FOR MIN. OF (2) COURSES AT EACH BEARING POINT. FOR NEW LINTELS IN EXISTING WALLS, SEE C/S302. FOR NEW LINTELS IN NEW NON-BEARING WALLS, SEE D/S302.
 - STEEL ANGLE FRAMING SHALL BE PROVIDED AROUND ALL NEW FLOOR OPENINGS PER PLANS AND PER TYPICAL DETAIL SHEETS.
 - STEEL ANGLE WEB REINFORCING SHALL BE PROVIDED AT ALL NEW POINT LOAD LOCATIONS ON EXISTING JOISTS SUCH AS EQUIPMENT AND PIPING HANGERS, RTU SUPPORTS, FLOOR OPENING SUPPORTS, ETC.. PER TYPICAL DETAILS, REFER TO PLANS FOR APPROX. LOCATIONS & COORD. W/ MEP DRAWINGS AND EXISTING CONDITIONS IN FIELD.
 - ALL NEW CUTS AND OPENINGS FOR DUCTS AND PIPING SHALL BE LOCATED BETWEEN EXISTING JOISTS. U.N.O. DO NOT CUT OR MODIFY EXISTING JOISTS OR BEAMS FOR NEW OPENINGS UNLESS INDICATED ON PLAN.
 - REFER TO ARCHITECTURAL DRAWINGS FOR FIREPROOFING AND PAINTING REQUIREMENTS. ANY EXISTING FIREPROOFING OR PAINT DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO LIKE-NEW CONDITION UPON COMPLETION OF FRAMING MODIFICATIONS.
 - EXISTING STRUCTURE IS SHOWN FOR REFERENCE ONLY. EXISTING STRUCTURE IS BASED ON INFORMATION CONTAINED IN PLANS AND DETAILS. MONTGOMERY COUNTY COURT HOUSE ANNEX IN WILLOW GROVE DATED MARCH 3, 1997 BY ARTHUR HALL ADAMS ARCHITECT AND ELTON ENGINEERS, INC. AND LIMITED VISUAL OBSERVATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS AND SIZES AND ELEVATIONS OF ALL EXISTING STRUCTURE IN THE AREAS OF WORK PRIOR TO STARTING CONSTRUCTION. IF FIELD CONDITIONS ARE FOUND TO DIFFER FROM WHAT IS SHOWN, NOTIFY NORR FOR FURTHER DIRECTION PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - "RB-X" INDICATES EXISTING BEAM REQUIRES REINFORCING, SEE DETAILS FOR REINFORCING.
 - "RC-X" INDICATES EXISTING COLUMN REQUIRES REINFORCING, SEE DETAILS FOR REINFORCING.

LEVEL ELEVATIONS	
LEVEL	ELEVATION
01 - FIRST FLOOR	+0' - 0"
02 - SECOND FLOOR	+11' - 0"
03 - THIRD FLOOR	+22' - 0"
04 - FOURTH FLOOR	+33' - 0"
B.O. ROOF DECK	+44' - 7"

D

CLIENT:
MONTGOMERY COUNTY
425 SWEDIE STREET, P.O. BOX 311
NORRISTOWN, PA 19004

PROJECT TEAM

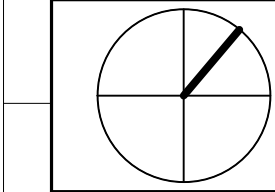
C

B

WILLOW GROVE ANNEX

102 NORTH YORK ROAD
WILLOW GROVE, PA 19090

MONTGOMERY COUNTY



PROJECT NORTH

REV	DATE	DESCRIPTION	DRW	CHK
A	2025.01.14	ISSUED FOR SET		
B	2025.02.20	ISSUED FOR DD		
C	2025.07.15	ISSUED FOR 87% CD		
D	2025.08.07	ISSUED FOR CLIENT REVIEW		
E	2025.03.30	ISSUED FOR PERMIT		
F	2026.06.16	ISSUED FOR BID		

PROJECT NUMBER: **NPPH23-0136-00**
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SHEET TITLE:
SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S102



<u>LEVEL ELEVATIONS</u>	
LEVEL	ELEVATION
01 - FIRST FLOOR	+0' - 0"
02 - SECOND FLOOR	+11' - 0"
03 - THIRD FLOOR	+22' - 0"
04 - FOURTH FLOOR	+33' - 0"
B.O. ROOF DECK	+44' - 7"

LEVEL ELEVATION TABLE SHOWS TOP OF EXISTING SLAB ELEVATION MEASURED RELATIVE TO DATUM AT GROUND FLOOR SLAB 10'-0". TOP OF SLAB FOR ALL NEW SLABS AND INFLU SLAB MATCH EXISTING TOP OF SLAB ELEVATION.

2. TOP OF NEW FRAMING SLAB TO BE TIGHT TO UNDERSIDE OF EXISTING METAL DECK, U.O.N.

3. AND "D" DENOTES NEW 9/16" (20 GA) GALV. STEEL FORM DECK TOPPED WITH 2.17" NORMAL WEIGHT CONCRETE (IS' TOTAL THICKNESS) WITH WELDED WIRE FABRIC W10W 6x6 - W2 @ 12W2. WELD BEING FIRMLY SUPPORTED OFF OF DECK ALLOWING 1" COVER FROM TOP OF SLAB. MATCH EXISTING 2" SLAB ELEVATION.

4. DENOTES EXISTING FLOOR TO REMAIN.

5. EXISTING FLOOR SLAB AND SUPPORTING STRUCTURE TO REMAIN, U.O.N. WHERE EXISTING FLOOR IS TO BE REMOVED, STEEL FRAMING SLAB NOT BE CUT OR REMOVED UNTIL FLOOR OR SHORING SUPPORTED IS EITHER REMOVED OR SUPPORTED BY TEMPORARY SHORING.

6. DENOTES SPAN OF DECK. ALL NEW DECK DESIGNATIONS ARE BASED ON 3-SPAN CONTINUOUS. CONTRACTOR TO COORDINATE DECK GAUGE FOR DIFFERING SPAN CONDITIONS.

7. TYPICAL INTERIOR DECK STAB (E.O.S.) DIMENSION SHALL BE 6" AND FORMED WITH LIGHT GAUGE FOUR STOPS U.N.O.

8. TYPICAL EXTERIOR E.O.S. DIMENSION SHALL BE COORDINATED WITH ARCHITECTURAL SECTIONS AND FORMED WITH 1/4" BENT PLATE U.N.O.

9. PROVIDE FULL-DEPTH DOUBLE ANGLE CONNECTIONS AT ALL BEAM-BEAM AND BEAM-COLUMN CONNECTIONS, U.N.O. SINGLE-ANGLE AND SHEAR-PLATE CONNECTIONS ARE PERMITTED WHERE GEOMETRY PROHIBITS USE OF DOUBLE-ANGLES.

10. INDICATES GRAVITY MOMENT CONNECTION. SEE TYPICAL DETAILS. ERECTOR SHALL PROVIDE POSITIVE CAMBER/DEFLECTION AT CANTILEVERS LOCATIONS TO ENSURE BEAMS ARE INSTALLED TIGHTENED INTO A LEVEL POSITION.

11. STEEL BEAM CONNECTIONS SHALL BE DESIGNED FOR 15K (LRFD) MINIMUM OR HIGHER BASED ON DESIGNATION PLAN.

12. CONNECTIONS OF FACADE TO SLAB AND STEEL FRAMING SHALL BE DESIGNED BY CURTAIN WALL MANUFACTURER AND SUBMITTED FOR REVIEW. ALL CONNECTIONS TO STRUCTURE SHALL ALLOW FOR VERTICAL RELATIVE MOVEMENT BETWEEN STRUCTURE AND FACADE.

13. "L-X" INDICATES GALVANIZED STEEL LINTEL OR PRECAST LINTEL. PROVIDE 8" MIN BEARING CHAIRS ENH. GROUT SOLID FOR MIN. OF (2) COURSES AT EACH BEARING POINT. FOR NEW LINTELS IN EXISTING WALLS, SEE CS302; FOR NEW LINTELS IN NEW NON-BEARING WALLS, SEE DS302.

14. STEEL ANGLE FRAMING SHALL BE PROVIDED AROUND ALL NEW FLOOR OPENINGS PER PLANS AND PER TYPICAL DETAIL SHEETS.

15. STEEL ANGLE WELD REINFORCING SHALL BE PROVIDED AT ALL NEW POINT LOAD LOCATIONS ON EXISTING JOISTS SUCH AS EQUIPMENT AND PIPING HANGERS, RTU UNITS, ETC. SEE DETAIL SHEETS. PROVIDE DETAIL PER TYPICAL DETAIL SHEETS FOR APPROX. LOCATIONS AND COORD. W/ MEP DRAWINGS AND EXISTING CONDITIONS IN FIELD.

16. ALL NEW CUTS AND OPENINGS FOR DUCTS AND PIPING SHALL BE LOCATED BETWEEN EXISTING JOISTS, U.N.O. DO NOT CUT OR MODIFY EXISTING JOISTS OR BEAMS FOR NEW OPENINGS UNLESS INDICATED ON PLAN.

17. REFER TO ARCHITECTURAL DRAWINGS FOR FIREPROOFING AND PAINTING REQUIREMENTS. ANY GROUING FIREPROOFING OR PAINT DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO LIKE-NEW CONDITION UPON COMPLETION OF FRAMING MODIFICATIONS.

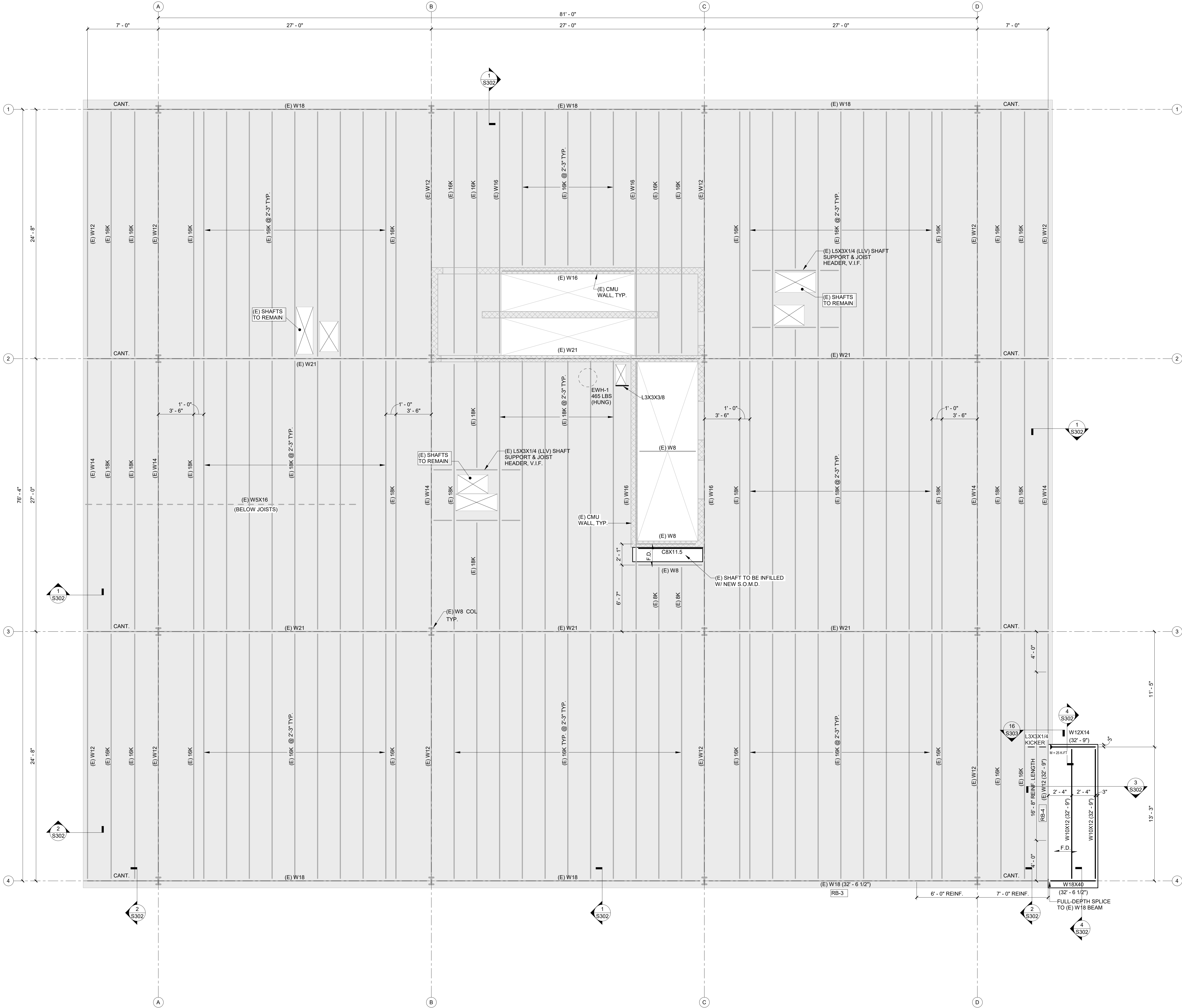
18. EXISTING STRUCTURE IS SHOWN FOR REFERENCE ONLY. EXISTING STRUCTURE IS BASED ON INFORMATION CONTAINED IN PLANS AND DETAILS, MONTGOMERY COUNTY CONSTRUCTION ANNEX IN 1987, REVISED, APPROVED MARCH 3, 1987 BY ARTHUR HALL, ADAMS ARCHITECT AND ELTON ENGINEERS, INC., AND LIMITED VLSL OBSERVATIONS.

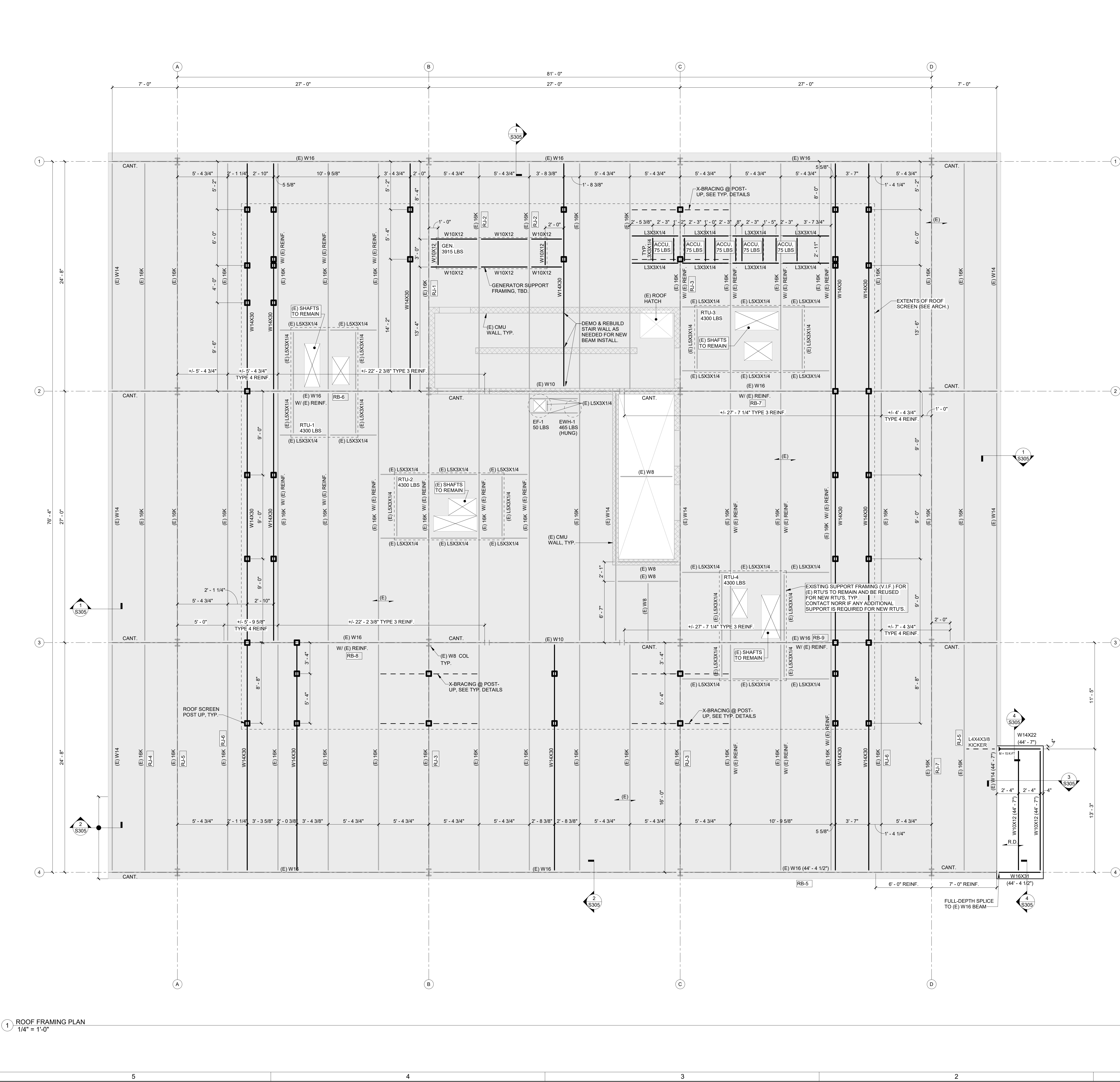
19. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS AND SIZES AND ELEVATIONS OF ALL EXISTING STRUCTURE IN THE AREAS OF WORK PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST NOTIFY OWNER FOR FURTHER DIRECTION PRIOR TO PROCEEDING WITH CONSTRUCTION.

20. "RB-X" INDICATES EXISTING BEAM REQUIRES REINFORCING. SEE DETAILS FOR REINFORCING.

21. "RC-X" INDICATES EXISTING COLUMN REQUIRES REINFORCING. SEE DETAILS FOR REINFORCING.

FOURTH FLOOR FRAMING PLAN
1/4" = 1'-0"





ROOF SHEET NOTES

1. LEVEL ELEVATION TABLE SHOWS BOTTOM OF EXISTING DECK ELEVATION MEASURED RELATIVE TO DATUM AT GROUND FLOOR SLAB 0'-0". BOTTOM OF DECK FOR ALL NEW ROOF DECK AND INFILL SHALL MATCH EXISTING DECK ELEVATION.
2. TOP OF NEW FRAMING SHALL BE TIGHT TO UNDERSIDE OF EXISTING METAL DECK, U.O.N.
3. DENOTES NEW **TYPE B 1 1/2" X 22 GA** GALVANIZED METAL ROOF DECK.
4. DENOTES EXISTING ROOF DECK TO REMAIN.
5. EXISTING ROOF DECK AND SUPPORTING STRUCTURE TO REMAIN, U.O.N. WHERE EXISTING ROOF IS TO BE REMOVED, STEEL FRAMING SHALL NOT BE CUT OR REMOVED UNTIL ROOF BEING SUPPORTED IS EITHER REMOVED OR SUPPORTED BY TEMPORARY SHORING.
6. DENOTES SPAN OF DECK. ALL NEW DECK DESIGNATIONS ARE BASED ON 3-SPAN CONDITION. CONTRACTOR TO COORDINATE DECK GAUGE FOR DIFFERING SPAN CONDITIONS.
7. TYPICAL INTERIOR EDGE OF SLAB (E.O.S.) DIMENSION SHALL BE **8"** AND FORMED WITH LIGHT GAUGE FOUR STOPS, U.O.N.
8. TYPICAL EXTERIOR E.O.S. DIMENSION SHALL BE COORDINATED WITH ARCHITECTURAL SECTIONS AND FORMED WITH **1/4" BENT PLATE** U.O.N.
9. PROVIDE FULL-DEPTH DOUBLE ANGLE CONNECTIONS AT ALL BEAM-BEAM AND BEAM-COLUMN CONNECTIONS, U.O.N. SINGLE-ANGLE AND SHEAR-PLATE CONNECTIONS ARE PERMITTED WHERE GEOMETRY PROHIBITS USE OF DOUBLE-ANGLES.
10. INDICATES GRAVITY MOMENT CONNECTION. SEE TYPICAL DETAILS. ERECTOR SHALL PROVIDE POSITIVE CAMBER/DEFLECTION AT CANTILEVERS LOCATIONS TO ENSURE BEAMS ARE INSTALLED/TIGHTENED INTO A LEVEL POSITION.
11. STEEL BEAM CONNECTIONS SHALL BE DESIGNED FOR 15K (LRFD) MINIMUM OR HIGHER REACTION AS INDICATED ON PLAN.
12. CONNECTIONS OF FACADE TO DECK AND STEEL FRAMING SHALL BE DESIGNED BY CURTAIN WALL MANUFACTURER AND SUBMITTED FOR REVIEW. ALL CONNECTIONS TO STRUCTURE SHALL ALLOW FOR VERTICAL RELATIVE MOVEMENT BETWEEN STRUCTURE AND FACADE.
13. "LX" INDICATES GALVANIZED STEEL LINTEL OR PRECAST LINTEL. PROVIDE 8" MIN BEARING EACH END. GROUT SOLID FOR MIN. OF (2) COURSES AT EACH BEARING POINT. FOR NEW LINTELS IN EXISTING WALLS, SEE C/S302. FOR NEW LINTELS IN NEW NON-BEARING WALLS, SEE D/S302.
14. STEEL ANGLE FRAMING SHALL BE PROVIDED AROUND ALL NEW ROOF OPENINGS, MECHANICAL UNITS, AND ROOF DRAINS PER PLANS AND PER TYPICAL DETAIL SHEETS.
15. STEEL ANGLE WEB REINFORCING SHALL BE PROVIDED AT ALL NEW POINT LOAD LOCATIONS ON EXISTING JOISTS SUCH AS EQUIPMENT AND PIPING HANGERS, RTU SUPPORTS, ROOF OPENING SUPPORTS, ETC., PER TYPICAL DETAILS. REFER TO PLANS FOR APPROX. LOCATIONS & COORD. W/ MEP DRAWINGS AND EXISTING CONDITIONS IN FIELD.
16. ALL ROOF TOP UNIT LOCATIONS AND SIZES MUST BE COORDINATED BY THE CONTRACTOR AGAINST FINAL UNIT SELECTION. DIMENSIONS NOTED INDICATE APPROXIMATE LOCATIONS ONLY FOR THE PURPOSE OF SUPPORT DESIGN.
17. ALL NEW CUTS AND OPENINGS FOR DUCTS AND PIPING SHALL BE LOCATED BETWEEN EXISTING JOISTS, U.O.N. DO NOT CUT OR MODIFY EXISTING JOISTS OR BEAMS FOR NEW OPENINGS UNLESS INDICATED ON PLAN.
18. REFER TO ARCHITECTURAL DRAWINGS FOR FIREPROOFING AND PAINTING REQUIREMENTS. ANY EXISTING FIREPROOFING OR PAINT DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO LIKE-NEW CONDITION UPON COMPLETION OF FRAMING MODIFICATIONS.
19. EXISTING STRUCTURE IS SHOWN FOR REFERENCE ONLY. EXISTING STRUCTURE IS BASED ON INFORMATION CONTAINED IN "PLANS AND DETAILS. MONTGOMERY COUNTY COURT HOUSE ANNEX IN WILLOW GROVE" DATED MARCH 3, 1997 BY ARTHUR HALL, ADAMS ARCHITECT AND ELTON ENGINEERS, INC., AND LIMITED VISUAL OBSERVATIONS.
20. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS AND SIZES AND ELEVATIONS OF ALL EXISTING STRUCTURE IN THE AREAS OF WORK PRIOR TO STARTING CONSTRUCTION. IF FIELD CONDITIONS ARE FOUND TO DIFFER FROM WHAT IS SHOWN, NOTIFY NORR FOR FURTHER DIRECTION PRIOR TO PROCEEDING WITH CONSTRUCTION.
21. "RB-X" INDICATES EXISTING BEAM REQUIRES REINFORCING, SEE DETAILS FOR REINFORCING.
22. "RJ-X" INDICATES EXISTING BAR JOIST REQUIRES REINFORCING, SEE DETAILS FOR REINFORCING.

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Philadelphia, PA 19103 U.S.A.
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CLIENT:
MONTGOMERY COUNTY
425 SWIDE STREET, P.O. BOX 311
NORRISTOWN, PA 19004

PROJECT TEAM

WILLOW GROVE ANNEX

102 NORTH YORK ROAD
WILLOW GROVE, PA 19090

MONTGOMERY COUNTY

PROJECT NORTH

REV	DATE	DESCRIPTION	ISSUED FOR
A	2025 01 14	ISSUED FOR SD	ISSUED FOR SD
B	2025 02 20	ISSUED FOR DD	ISSUED FOR DD
C	2025 07 15	ISSUED FOR 80% CD	ISSUED FOR 80% CD
D	2025 08 07	ISSUED FOR CLIENT REVIEW	ISSUED FOR CLIENT REVIEW
E	2025 10 30	ISSUED FOR PERMIT	ISSUED FOR PERMIT
F	2026 06 16	ISSUED FOR BID	ISSUED FOR BID

PROJECT NUMBER: **NPPH23-0136-00**
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SHEET TITLE:
ROOF FRAMING PLAN

SHEET NUMBER:
S105



<u>LEVEL ELEVATIONS</u>	
LEVEL	ELEVATION
01 - FIRST FLOOR	+0' - 0"
02 - SECOND FLOOR	+11' - 0"
03 - THIRD FLOOR	+22' - 0"
04 - FOURTH FLOOR	+33' - 0"
B.O. ROOF DECK	+44' - 7"

1. TOP OF STEEL ELEVATIONS ARE RELATIVE TO GROUND FLOOR SLAB ELEVATION (DATUM)
0'-0"
2. ALL ROOF SCREEN STEEL AND CONNECTIONS SHALL BE GALVANIZED.
3. REFER TO ARCH. DRAWINGS FOR SCREEN CLADDING AND ATTACHMENTS TO FRAMING.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND SIZE OF ALL EXISTING STRUCTURE IN THE AREA OF WORK PRIOR TO STARTING CONSTRUCTION. FIELD CONDITIONS ARE FOUND TO CLASH WITH NEW STRUCTURE. CONTACT NORK FOR DIRECTION PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. ALL SUPPORTING BEAM AND JOIST REINFORCING AND NEW STRUCTURE SHALL BE INSTALLED BEFORE ROOF SCREEN INSTALLATION.

CLIENT:

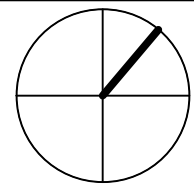
MONTGOMERY COUNTY
425 SWEDE STREET, P.O. BOX 311
NORRISTOWN, PA 19404

PROJECT TEAM

B
WILLOW GROVE ANNEX

102 NORTH YORK ROAD
WILLOW GROVE, PA 19090

MONTGOMERY COUNTY



PROJECT
NORTH

[illegible]

PROJECT NUMBER: **NPPH23-0136-00**
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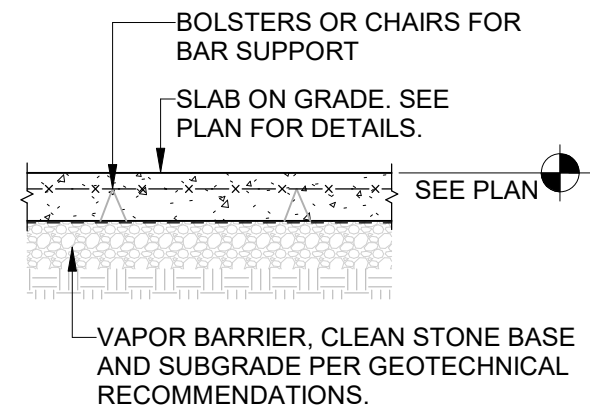
ROOF SCREEN FRAMING PLAN

SHEET NUMBER.

S106

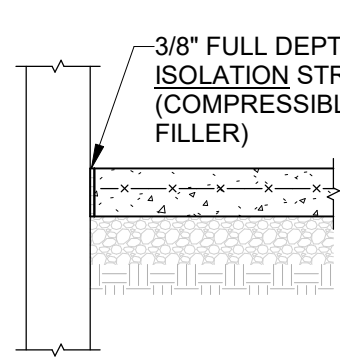
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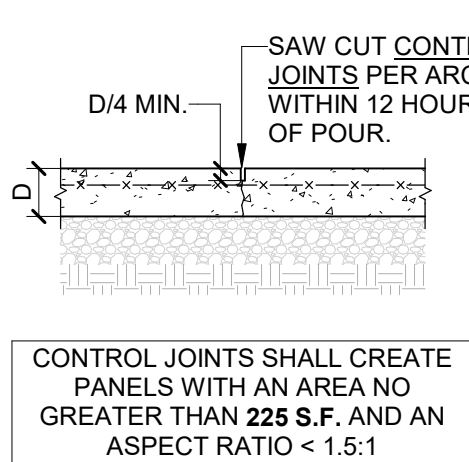


NOTE:
• AREAS OF POLISHED CONCRETE OR TERRAZO TILE FLOORS SHALL BE REINFORCED WITH #3 TOP BARS @18" O.C. EA. WAY.

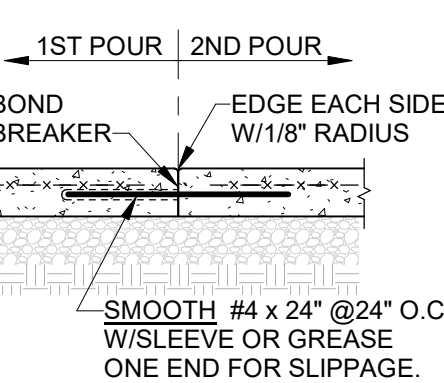
A SLAB ON GRADE CONSTRUCTION
N.T.S.



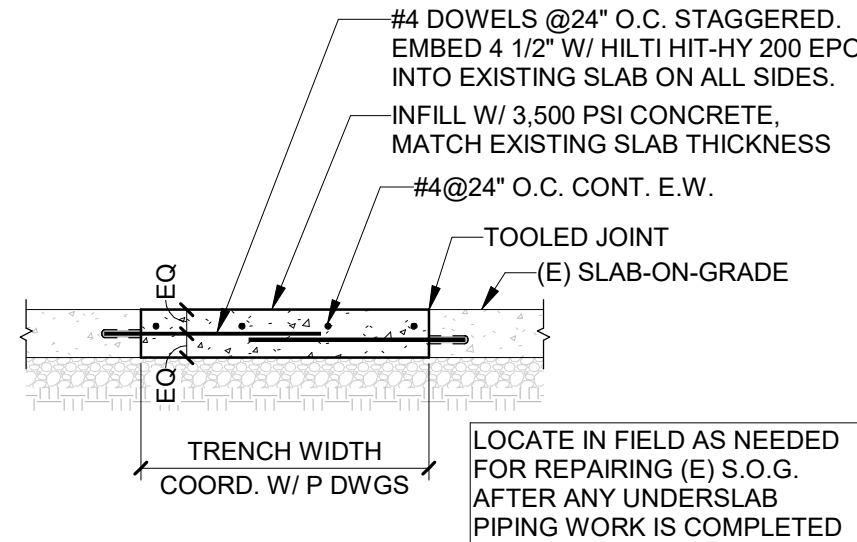
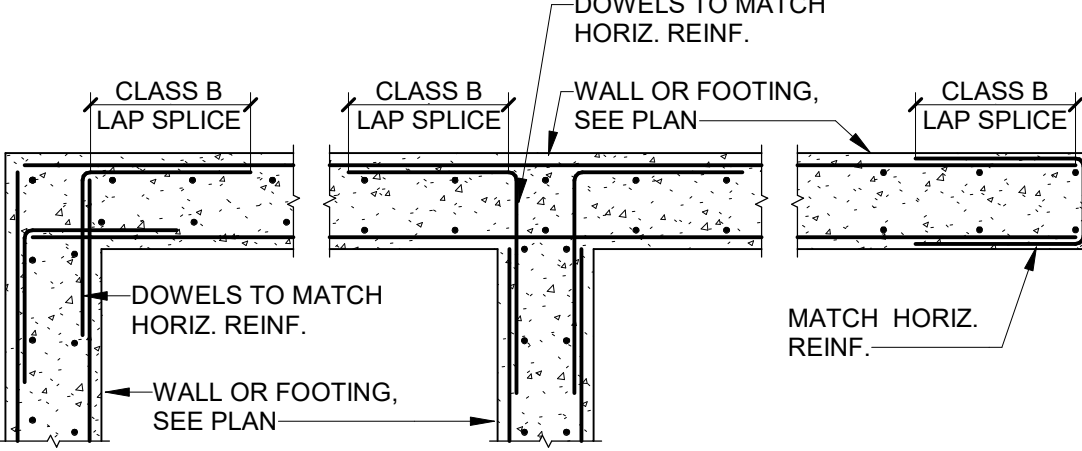
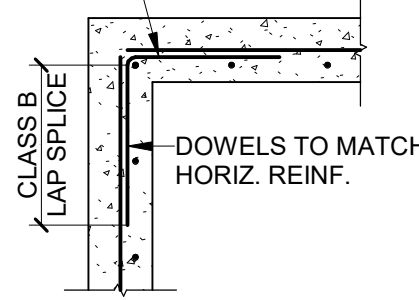
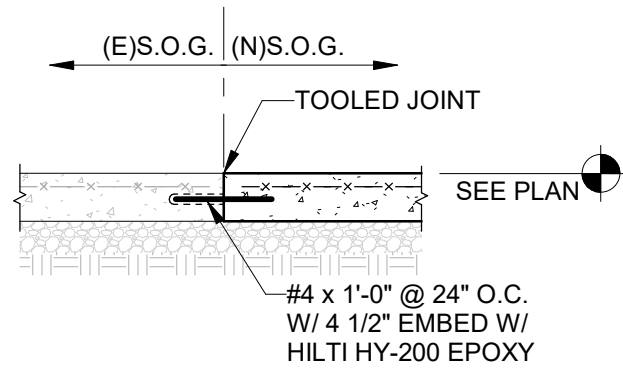
B TYPICAL SLAB ON GRADE JOINTS
N.T.S.



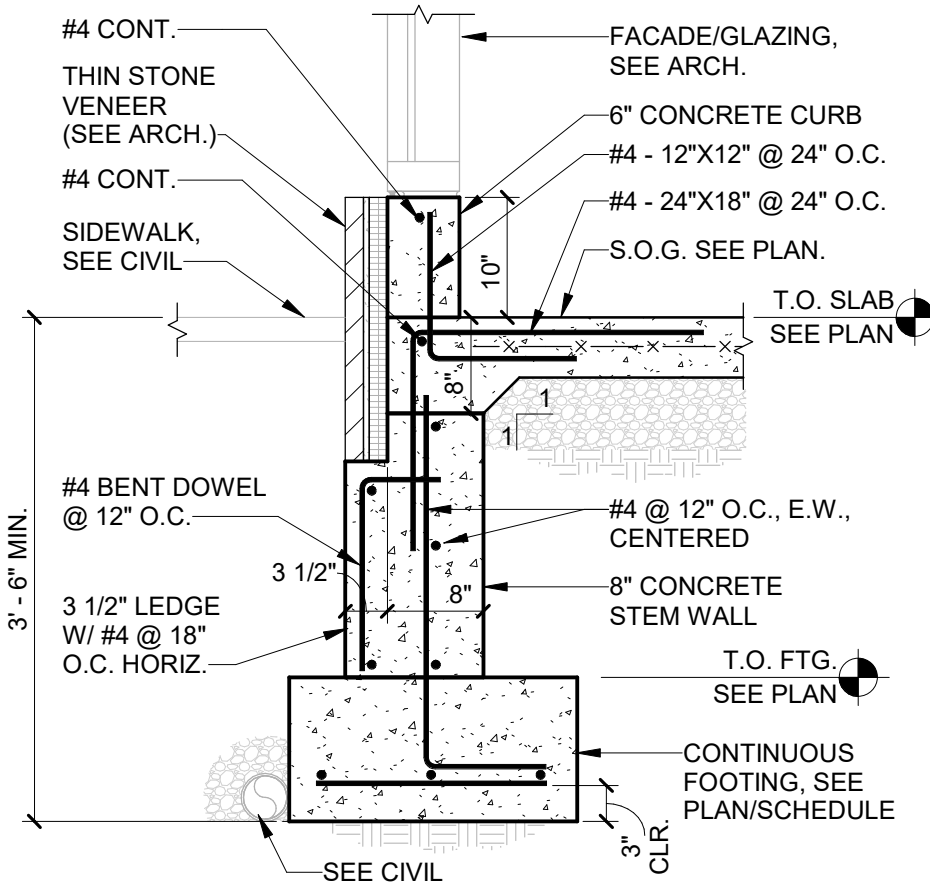
C NEW SLAB TO (E)S.O.G. JOINT
N.T.S.



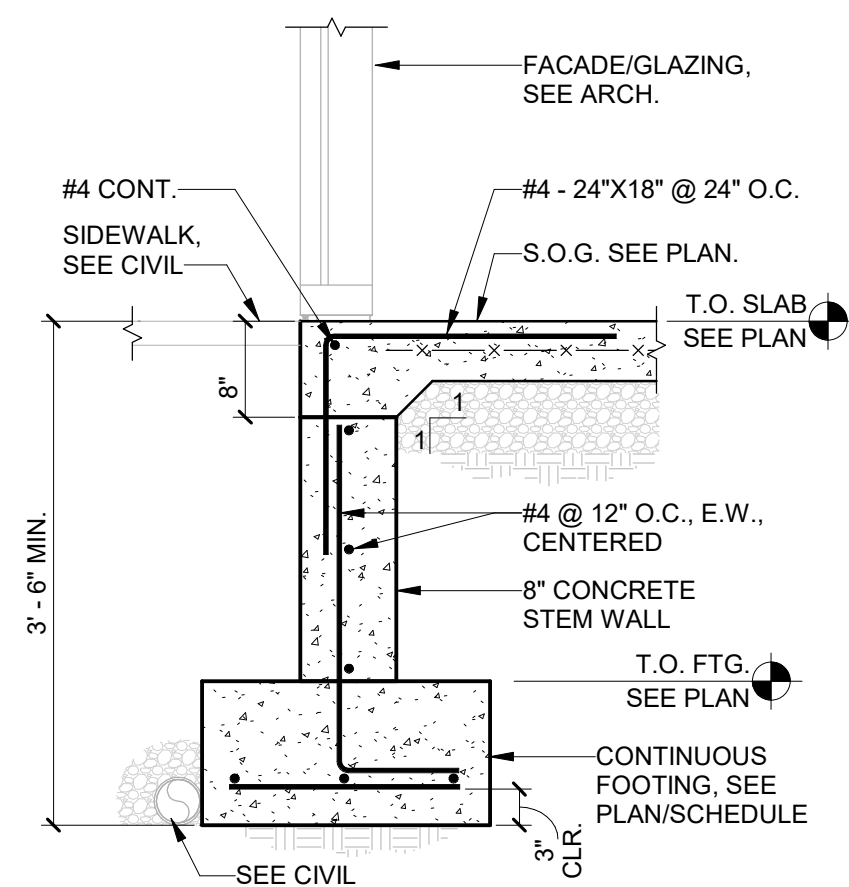
D CONC. WALL/FOOTING INTERSECTION PLAN DETAILS
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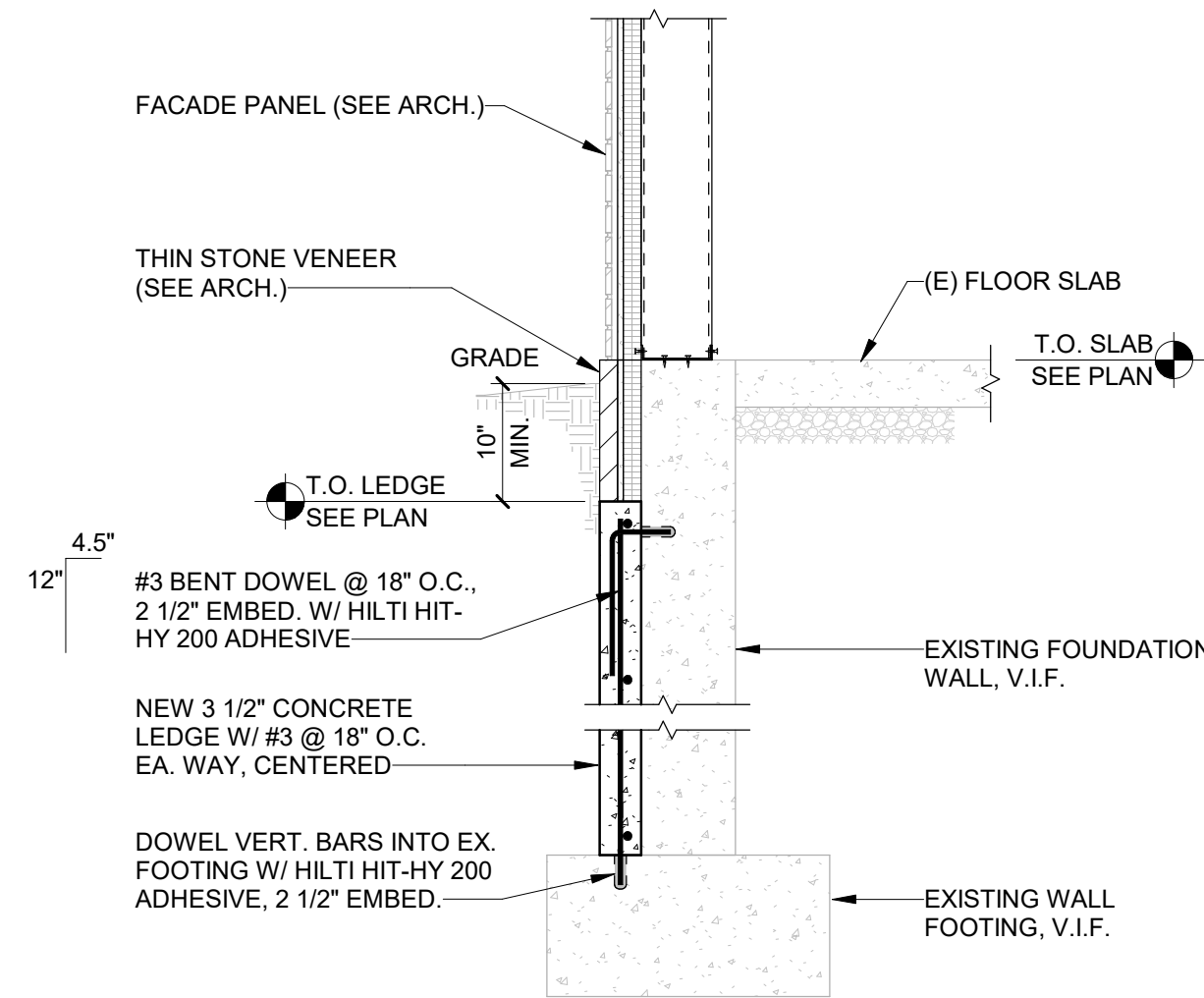
E TRENCH INFILL DETAIL
N.T.S.



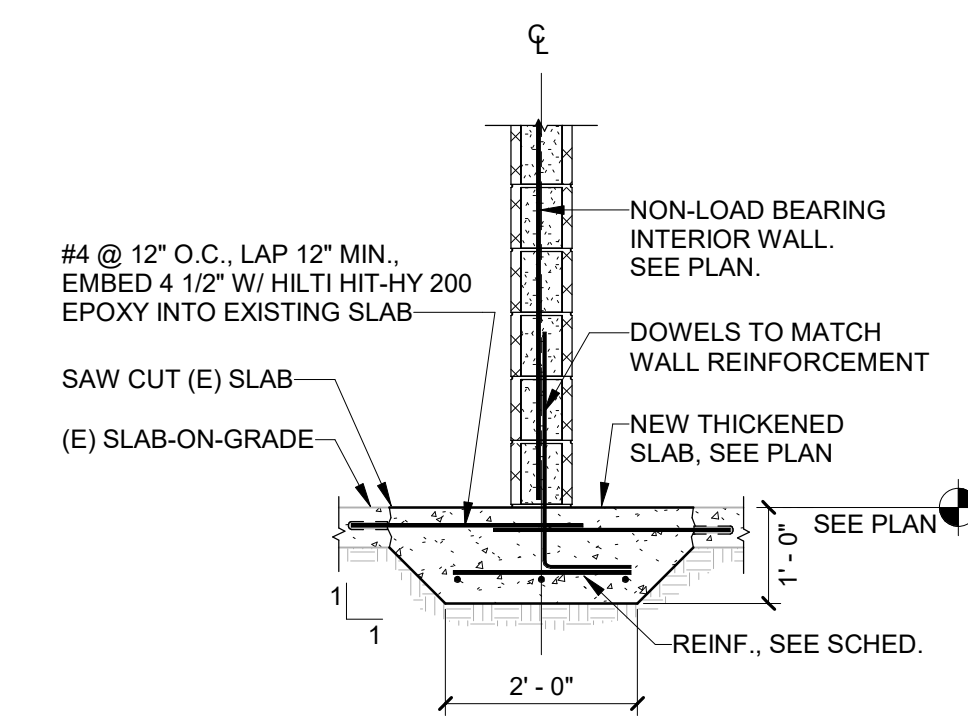
1 STEM FOOTING AT CURB
3/4" = 1'-0"



2 STEM FOOTING AT DOOR
3/4" = 1'-0"



3 SECTION AT NEW VENEER LEDGE
3/4" = 1'-0"



4 NON-LOAD BEARING WALL FOOTING
1/2" = 1'-0"

NORR

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1617 JFK Boulevard, Suite 1600
Philadelphia, PA 19103 U.S.A.
norr.com

D

CLIENT:

MONTGOMERY COUNTY
425 SWEDEN STREET, P.O. BOX 311
NORRISTOWN, PA 19004

PROJECT TEAM

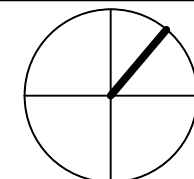
C

B

WILLOW GROVE ANNEX

102 NORTH YORK ROAD
WILLOW GROVE, PA 19090

MONTGOMERY COUNTY



**PROJECT
NORTH**

A

REV.	DATE	DESCRIPTION	DRW. CHK.
1	2025.05.20	ISSUED FOR SET	
2	2025.05.20	ISSUED FOR DD	
3	2025.07.15	ISSUED FOR 80% CD	
4	2025.08.07	ISSUED FOR CLIENT REVIEW	
5	2025.03.30	ISSUED FOR PERMIT	
6	2026.06.16	ISSUED FOR BID	

PROJECT NUMBER: **NPPH23-0136-00**
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SHEET TITLE

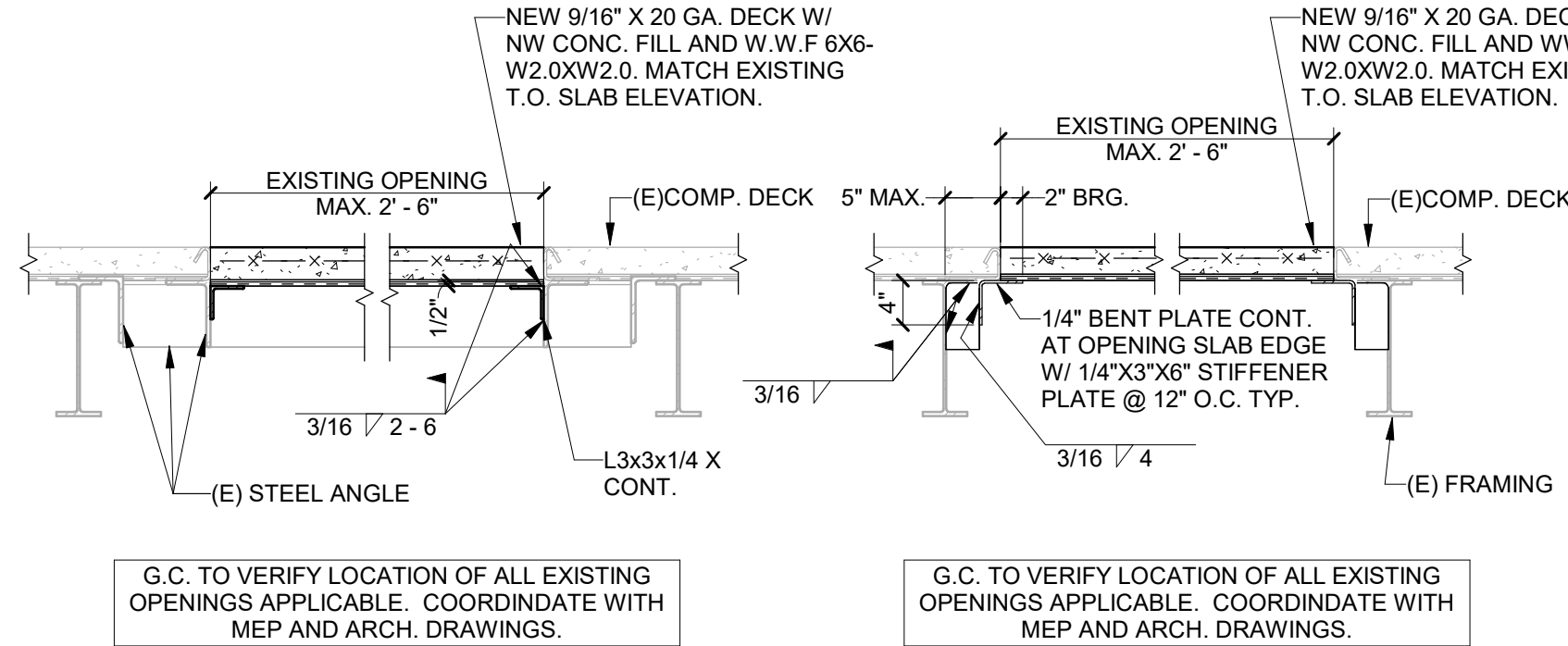
**FOUNDATION
SECTIONS**

SHEET NUMBER

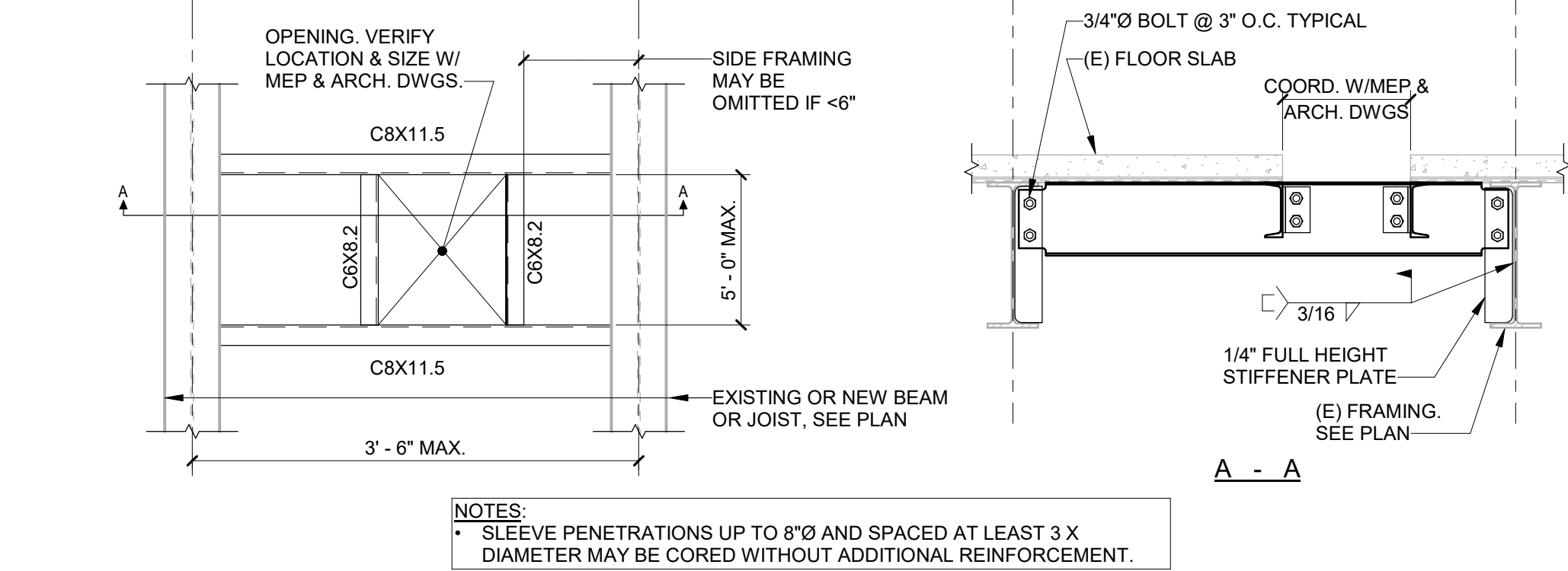
S301

Autodesk Docs/Willow Grove Annex/NPH23-0136-WillowGroveAnnex_ST_R23.rvt

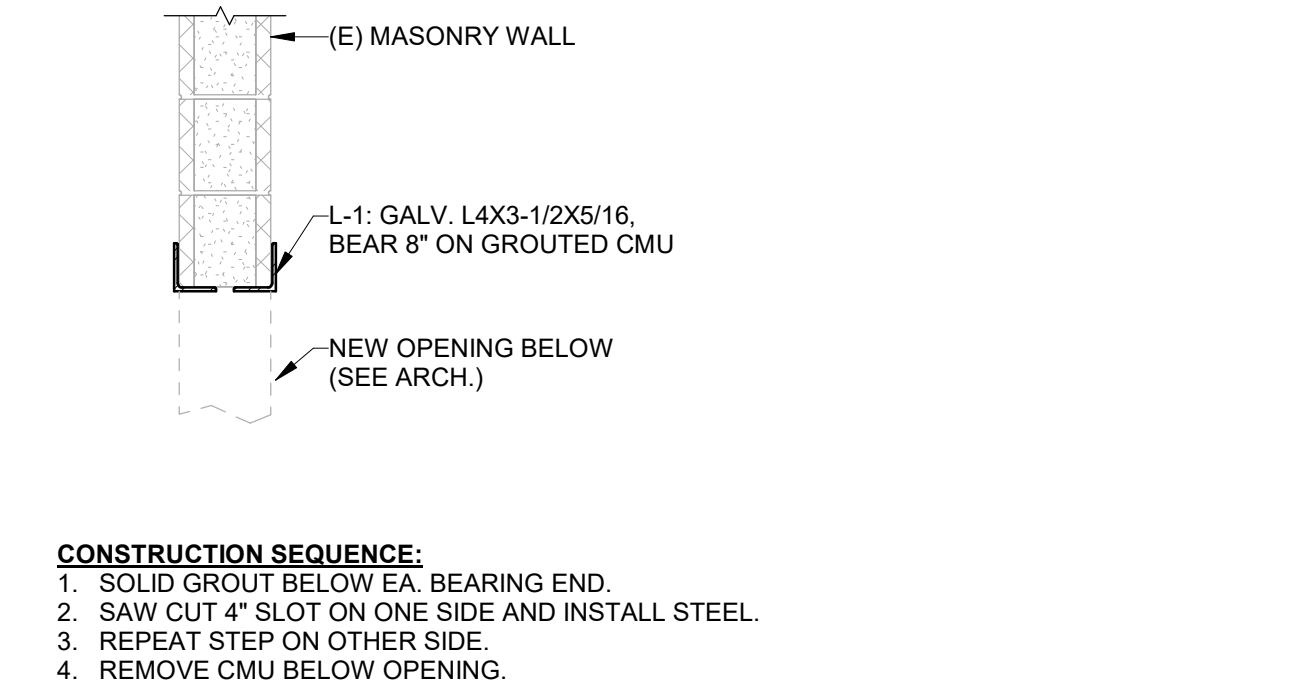
6/12/2026 6:10:36 PM



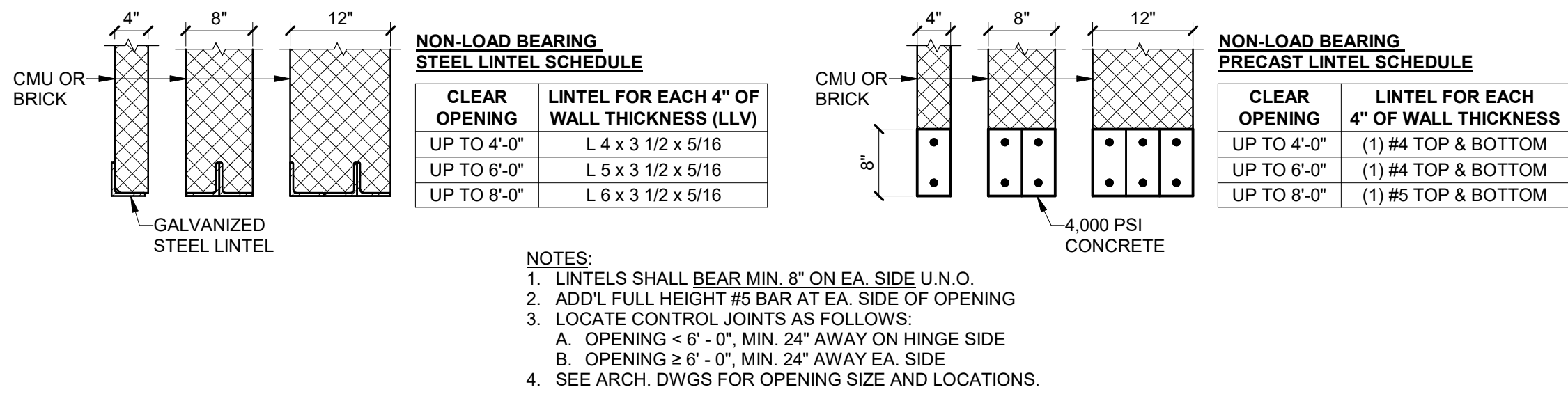
A FLOOR OPENING INFILL
N.T.S.



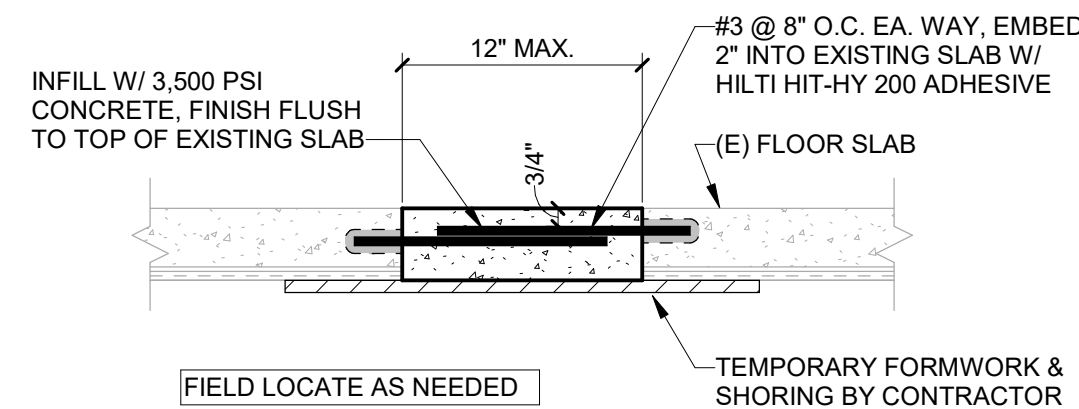
B NEW OPENING AT (E) SLAB-ON-METAL DECK
N.T.S.



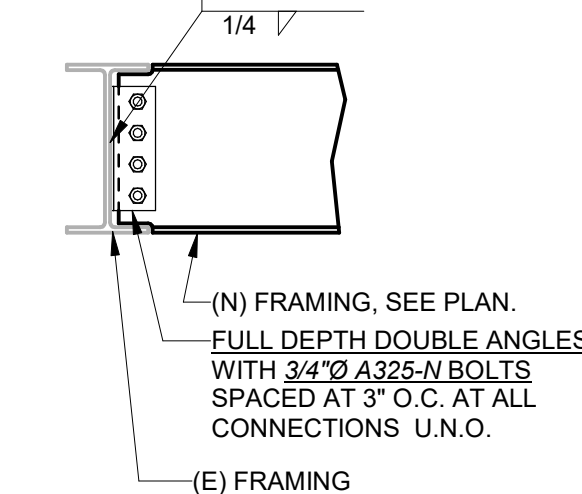
C STEEL LINTEL @ (E) MASONRY WALL @ NEW OPENINGS
N.T.S.



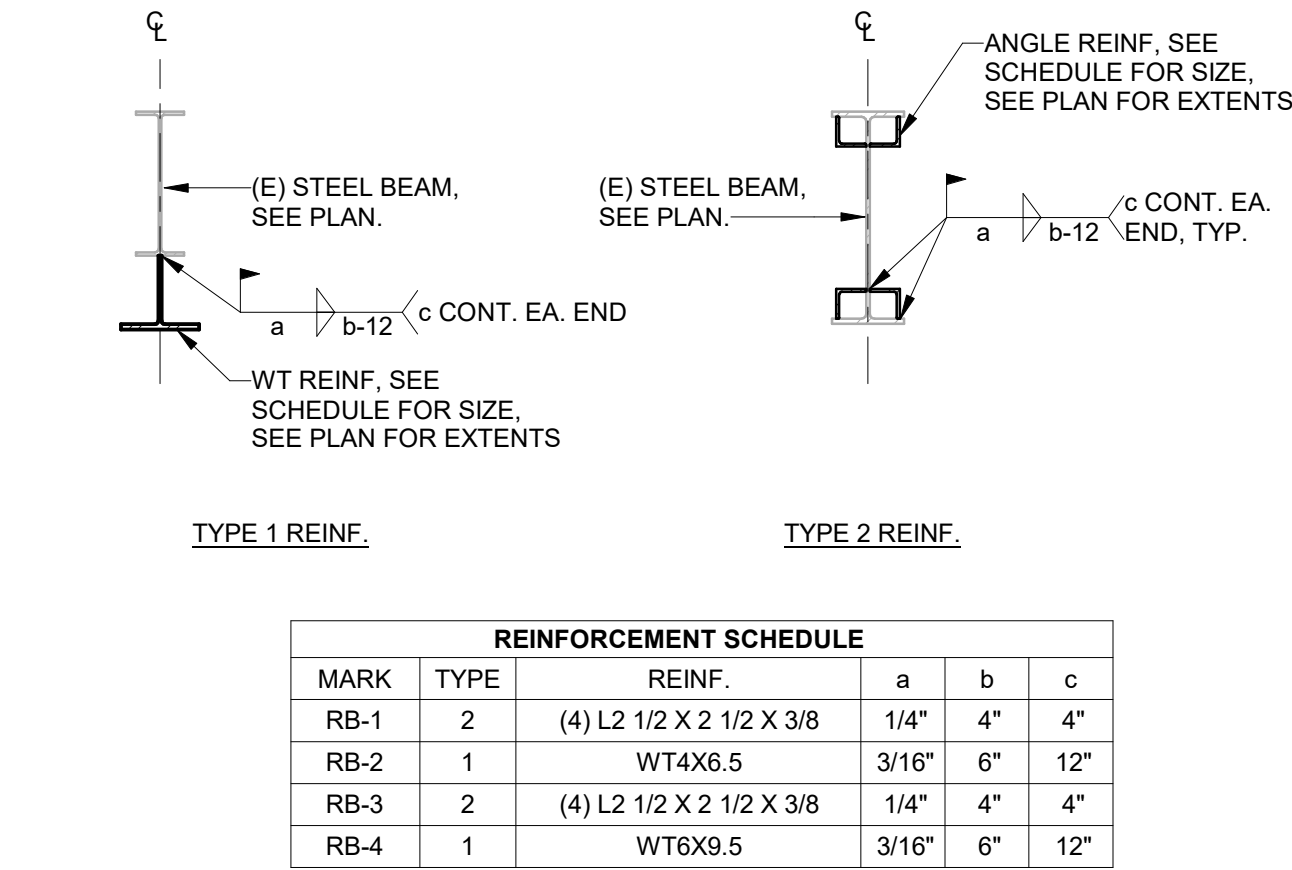
D TYPICAL LINTEL AT NON-LOAD BEARING WALL
N.T.S.



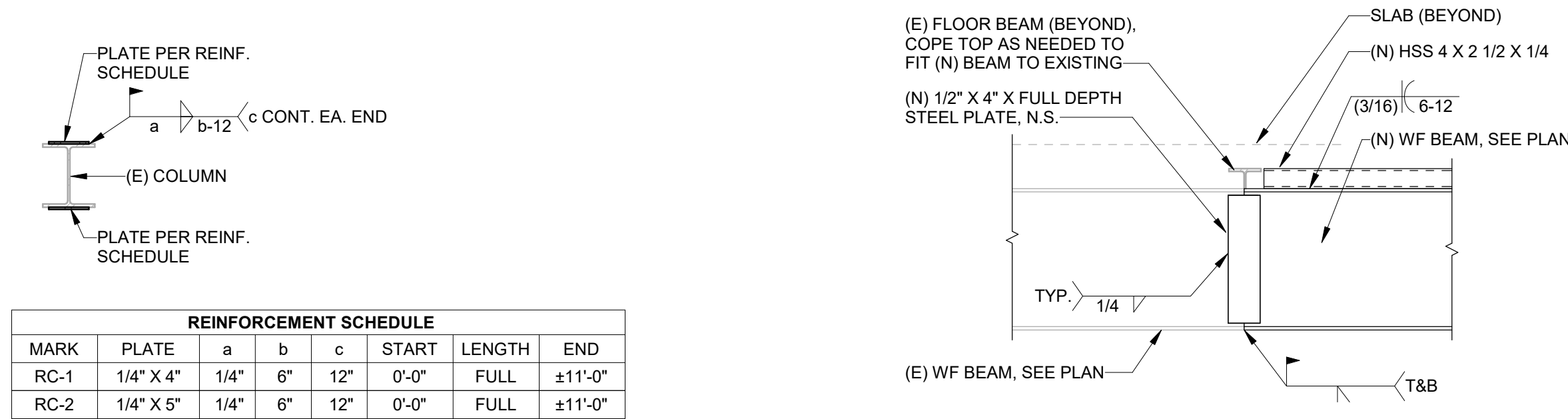
E TYP. SLAB INFILL AT SMALL OPENINGS
N.T.S.



F FRAMING TO (E) W-BEAM
N.T.S.

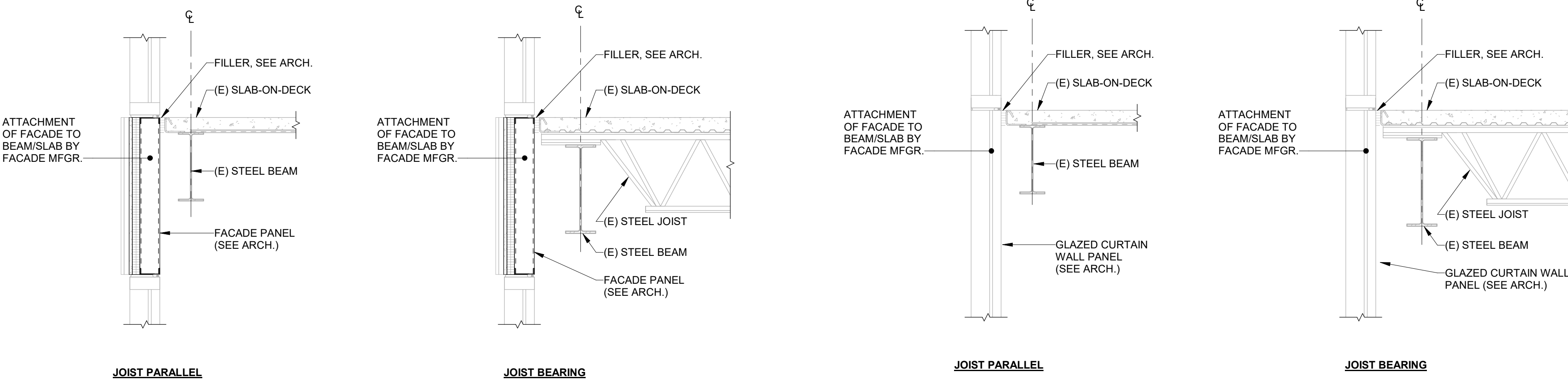


G W-BEAM REINFORCEMENT
N.T.S.



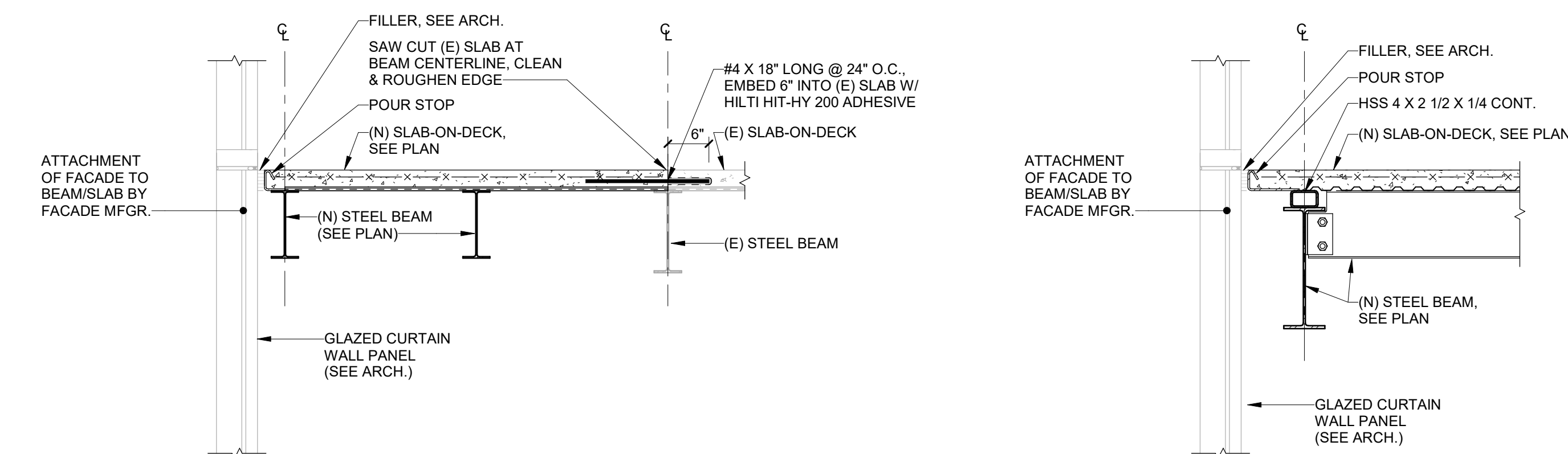
H WF COLUMN REINFORCEMENT
N.T.S.

J CANTILEVER BEAM EXTENSION DETAIL
N.T.S.



1 PERIMETER AT LEVELS 3&4 - TYPICAL
3/4\"/>

2 PERIMETER AT LEVELS 3&4 - GLAZING
3/4\"/>



3 PERIMETER AT LEVELS 3&4 - EAST @ EXPANSION
3/4\"/>

4 PERIMETER AT LEVELS 3&4 - SOUTH @ EXPANSION
3/4\"/>

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Philadelphia, PA 19103 U.S.A.
norr.com

D

CLIENT:
MONTGOMERY COUNTY
425 SWEDEN STREET, P.O. BOX 311
NORRISTOWN, PA 19004

PROJECT TEAM

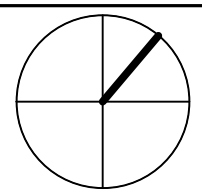
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WILLOW GROVE ANNEX

B

102 NORTH YORK ROAD
WILLOW GROVE, PA 19090

MONTGOMERY COUNTY



PROJECT
NORTH

A

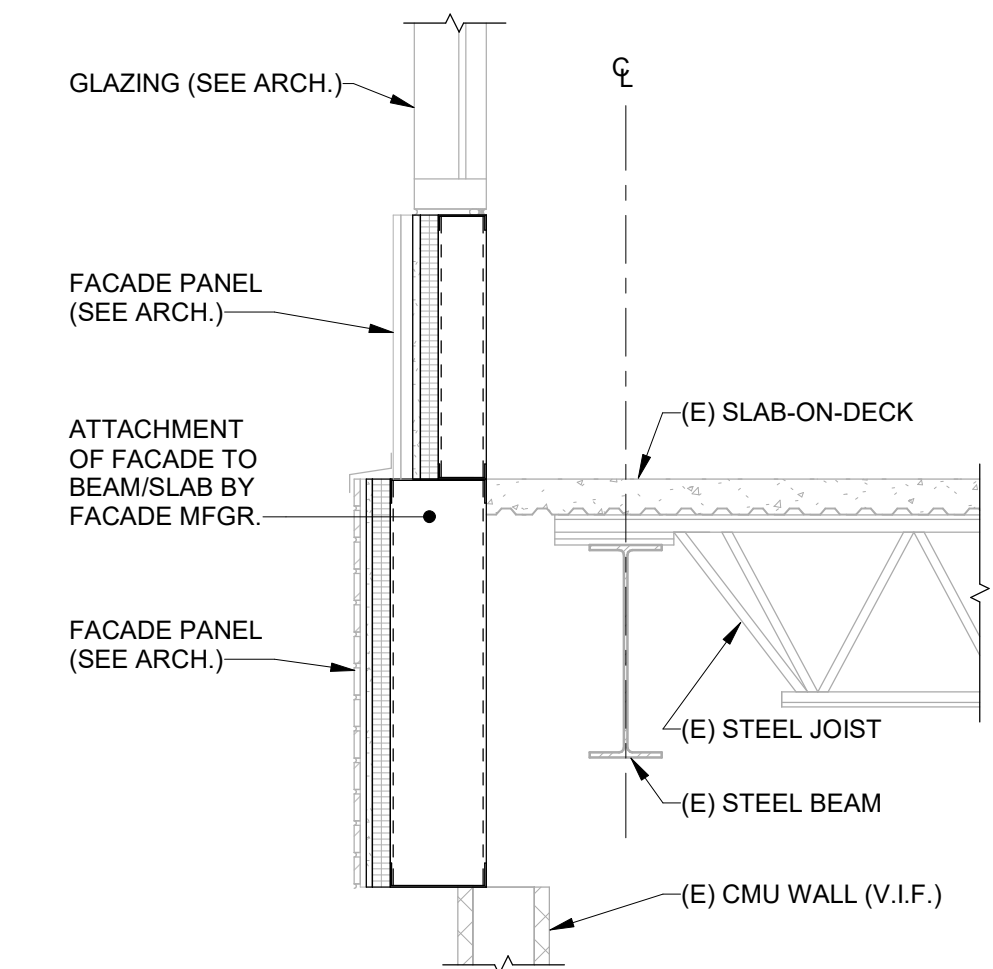
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1	2025.02.20	ISSUED FOR SD		
2	2025.02.20	ISSUED FOR DD		
3	2025.07.15	ISSUED FOR 8% CD		
4	2025.08.07	ISSUED FOR CLIENT REVIEW		
5	2025.03.30	ISSUED FOR PERMIT		
6	2025.06.16	ISSUED FOR BID		

PROJECT NUMBER: NPH23-0136-00
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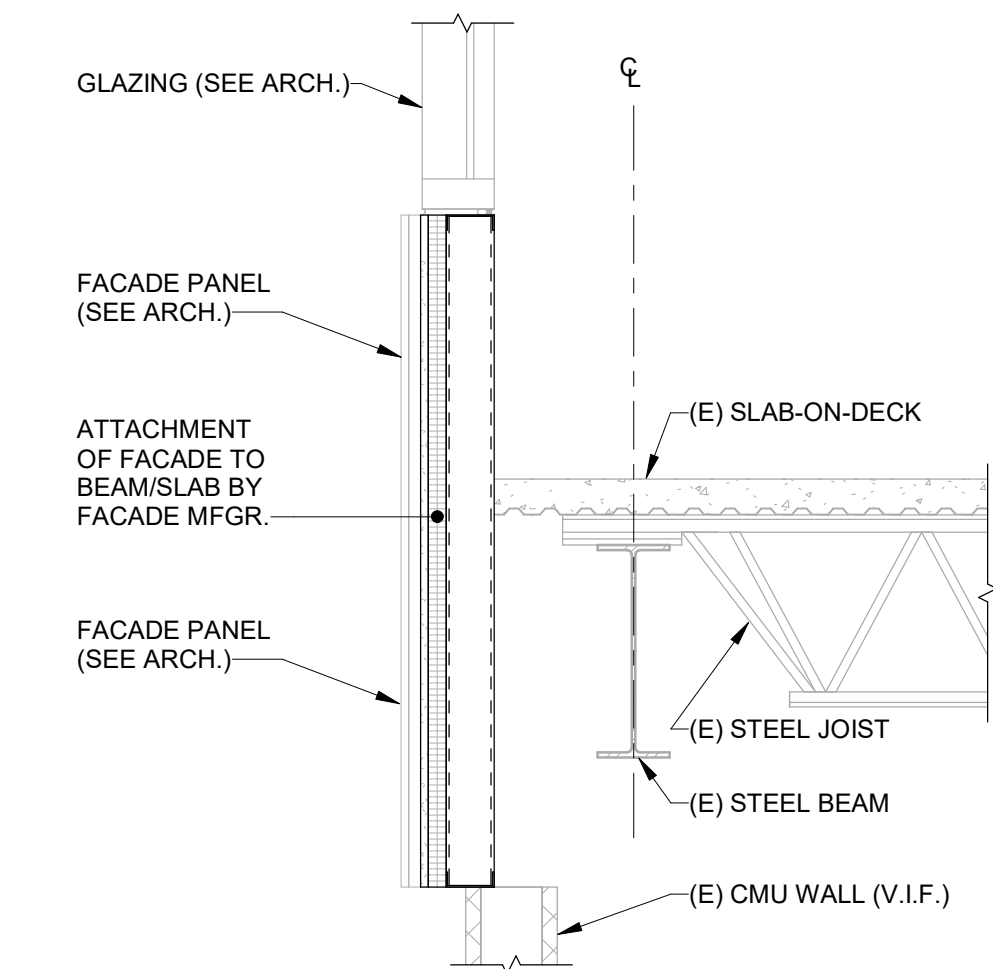
SHEET TITLE:
FLOOR TYP.
DETAILS &
SECTIONS

SHEET NUMBER

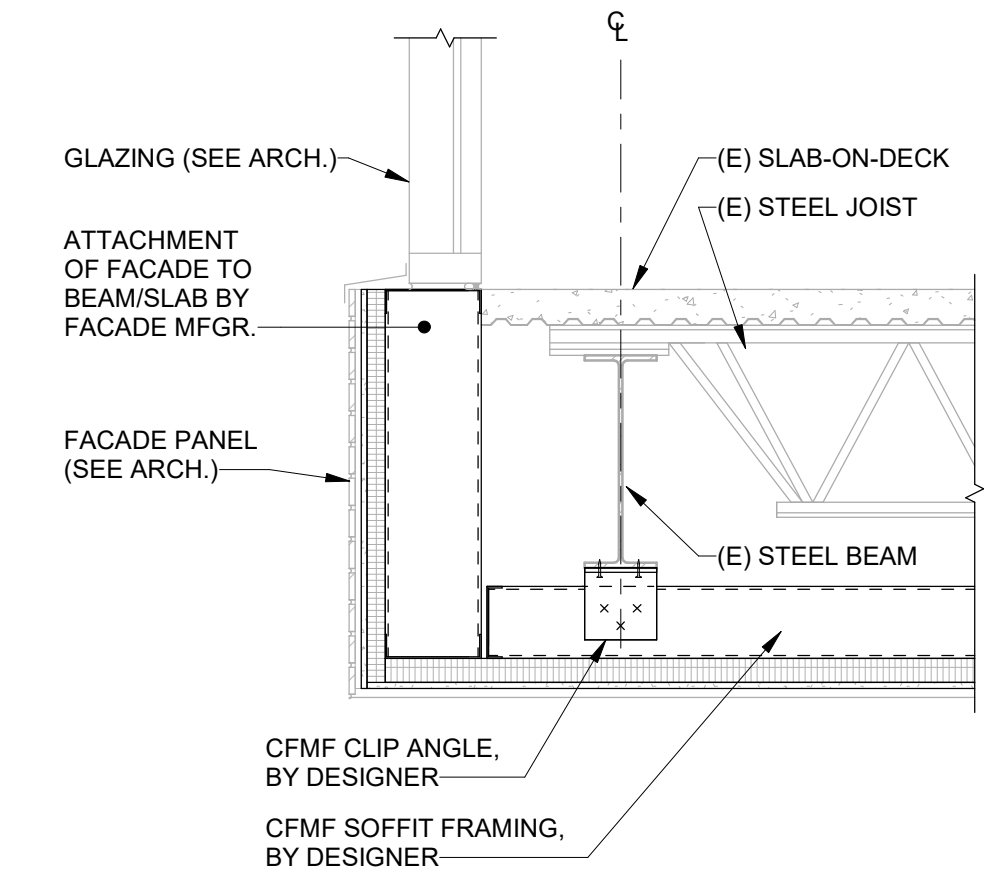
S302



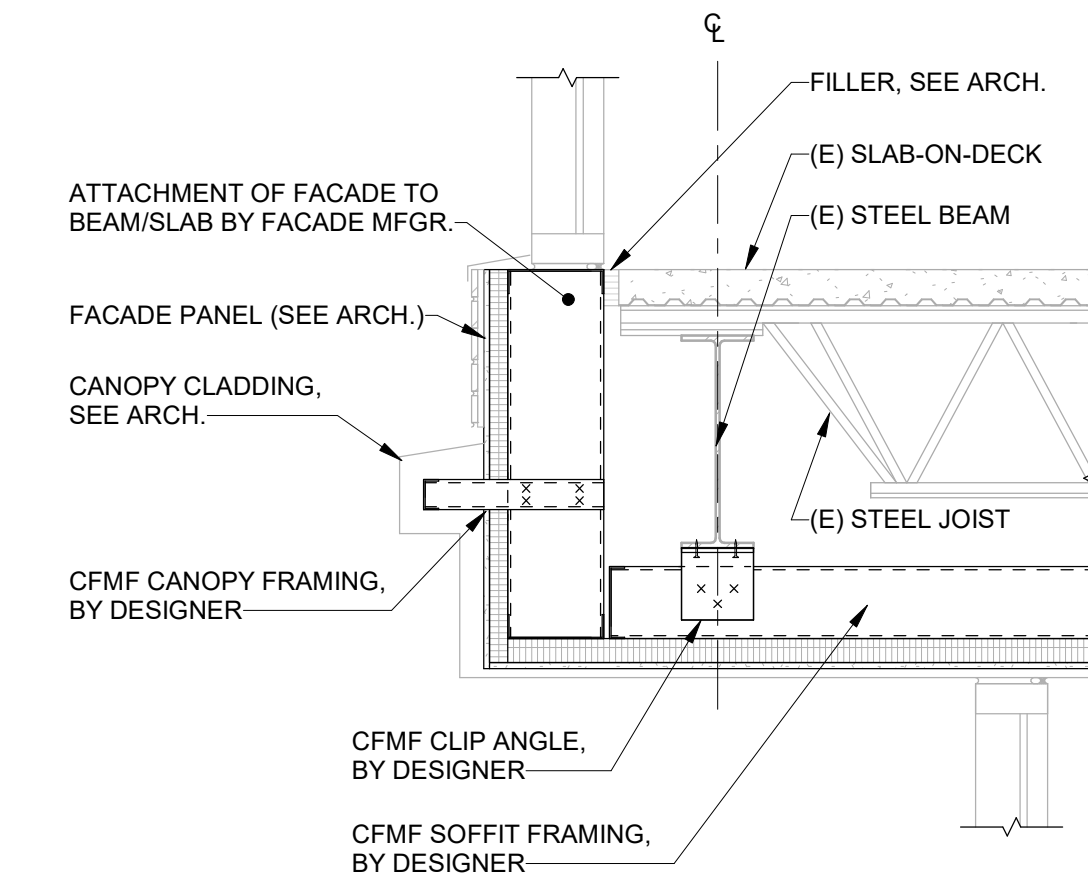
5 PERIMETER AT FLOOR - LEVEL 2 NORTH
3/4" = 1'-0"



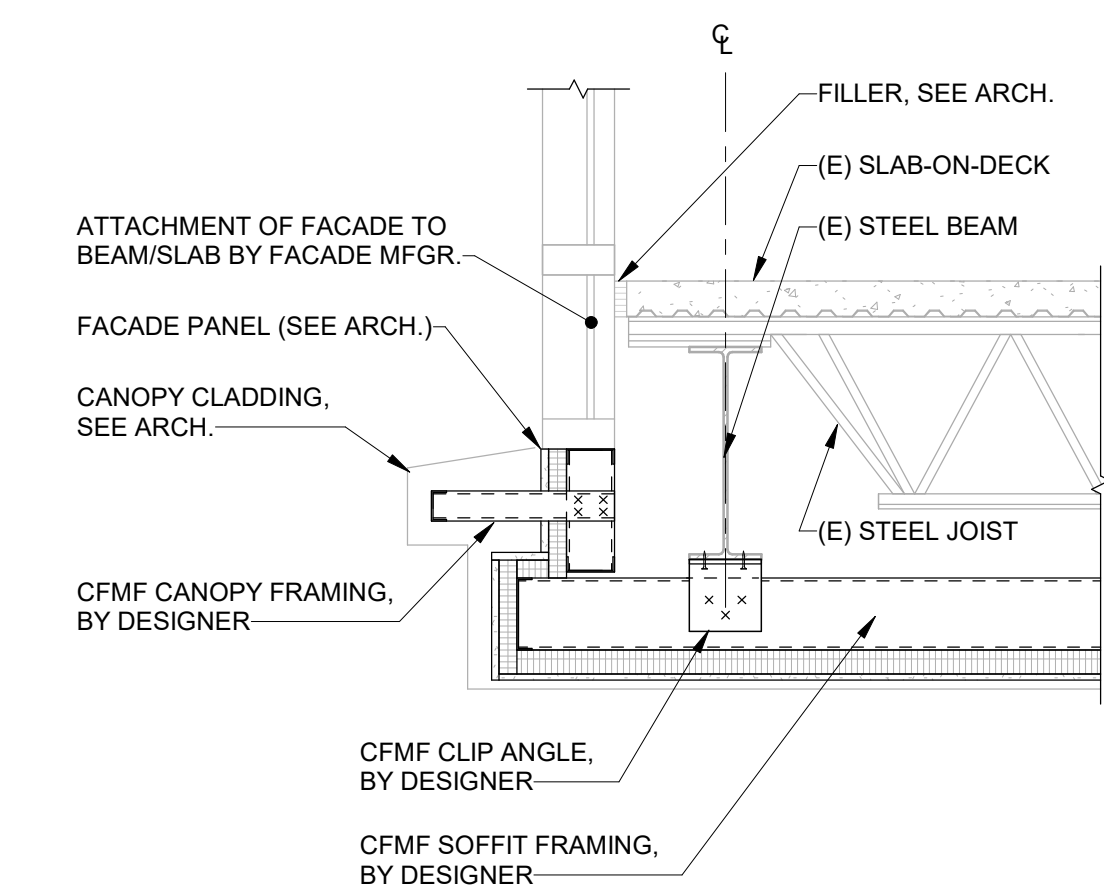
6 PERIMETER AT FLOOR - LEVEL 2 NORTH
3/4" = 1'-0"



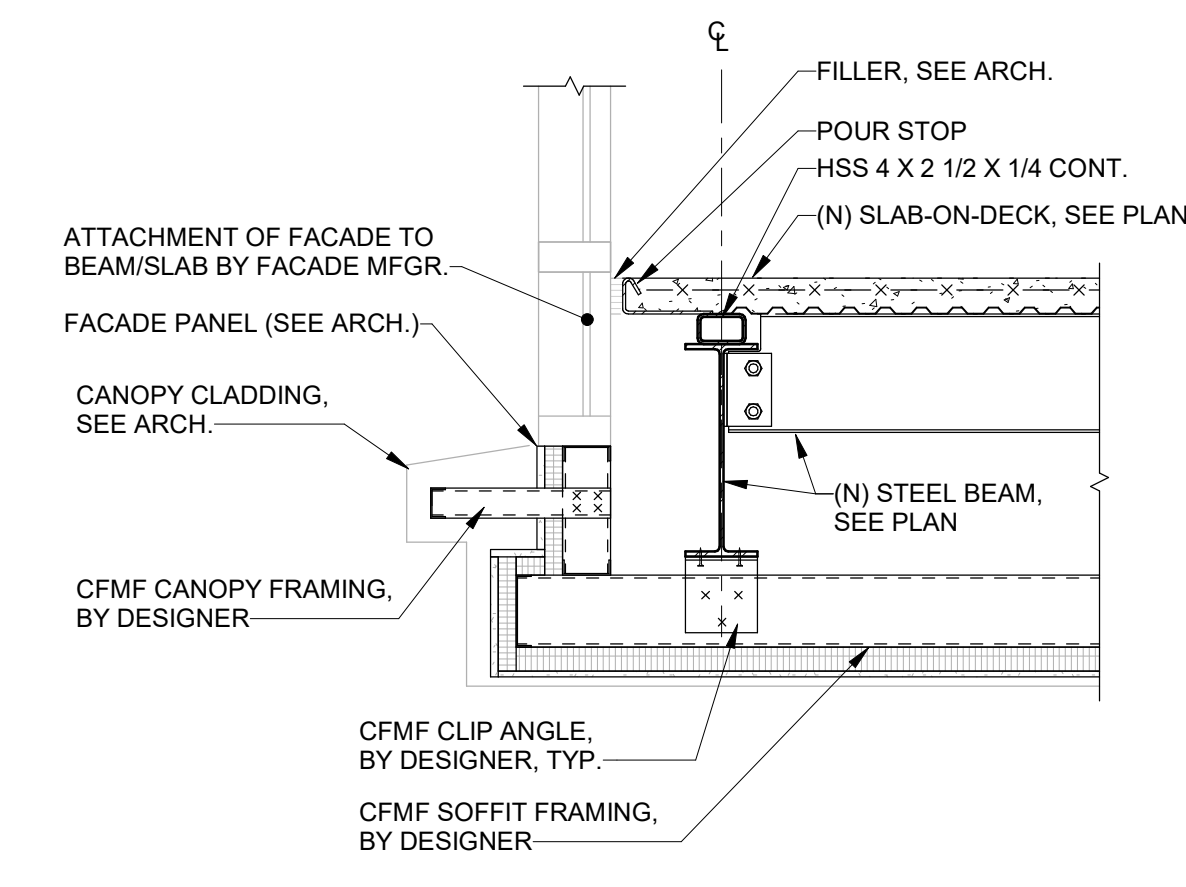
7 PERIMETER AT FLOOR - LEVEL 2 NORTH
3/4" = 1'-0"



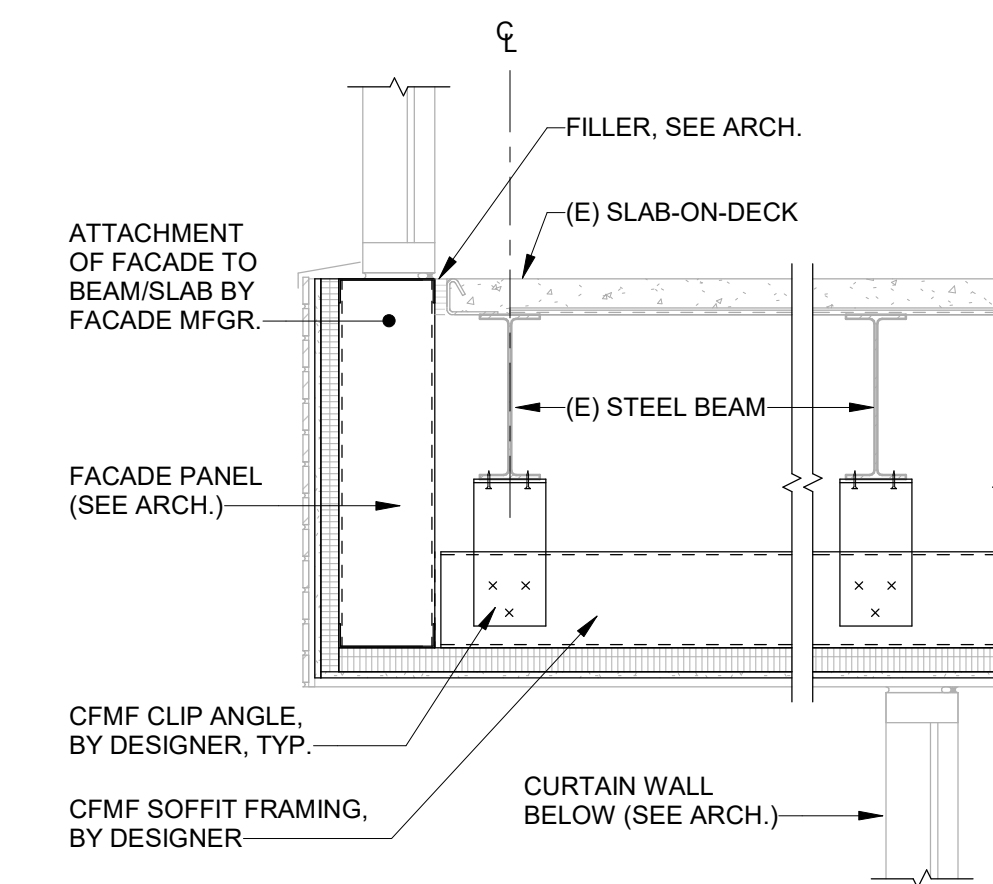
8 PERIMETER AT FLOOR - LEVEL 2 SOUTH
3/4" = 1'-0"



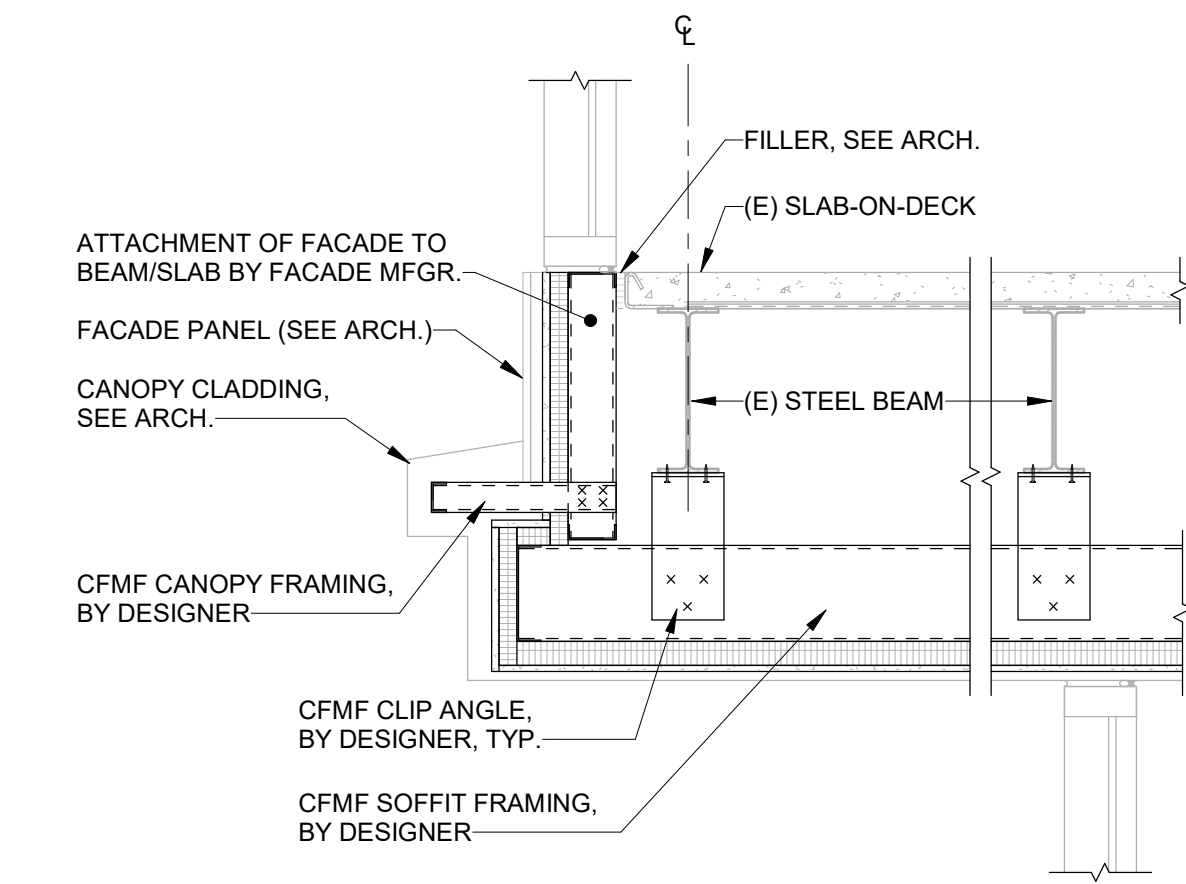
9 PERIMETER AT FLOOR - LEVEL 2 SOUTH
3/4" = 1'-0"



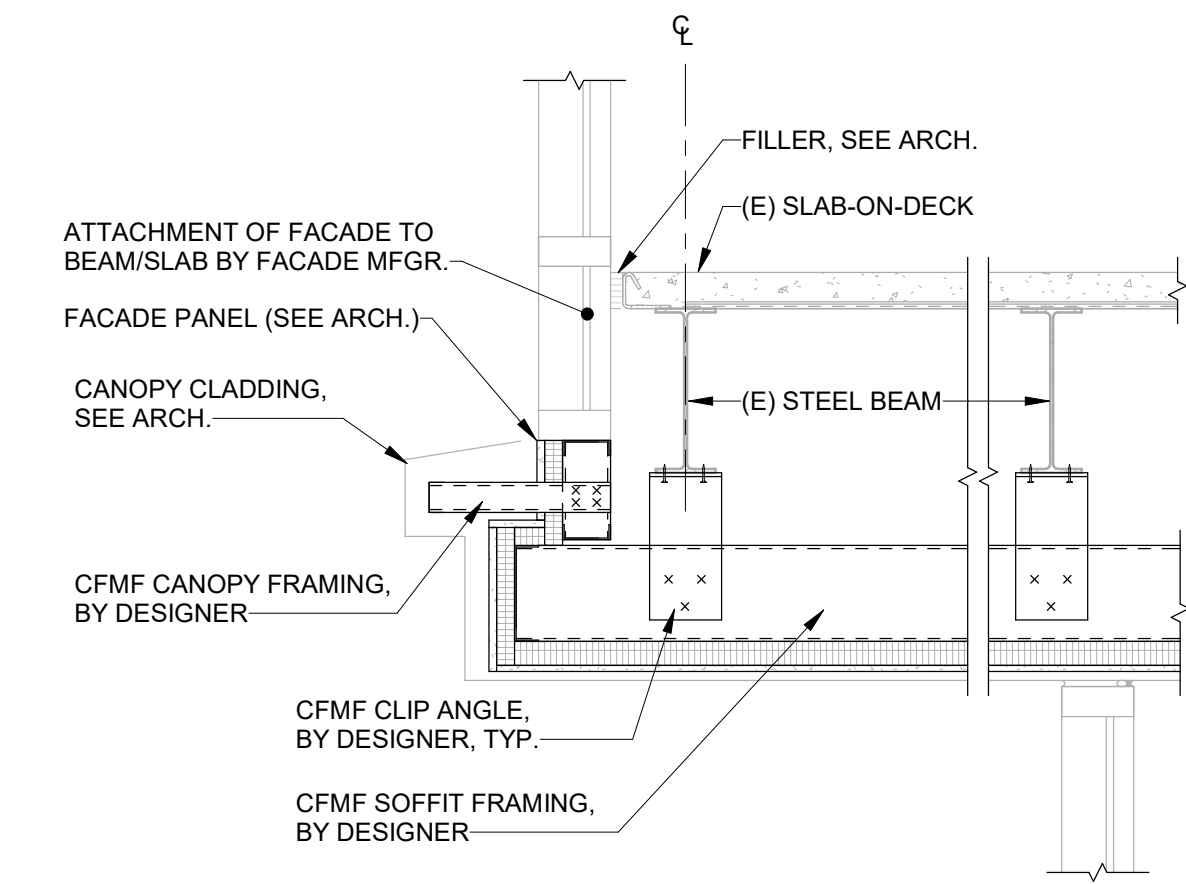
10 PERIMETER AT FLOOR - LEVEL 2 SOUTH @ EXPANSION
3/4" = 1'-0"



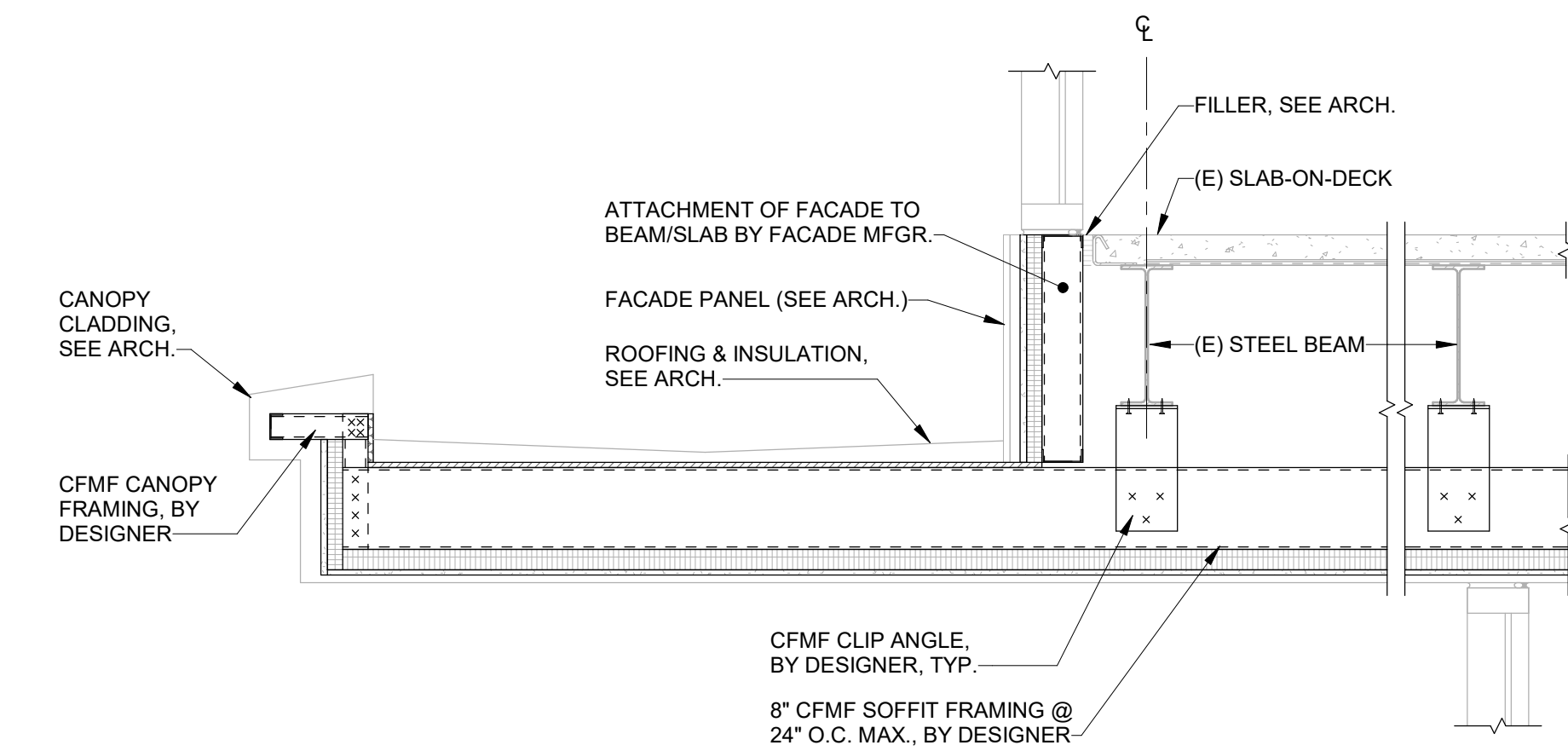
11 PERIMETER AT FLOOR - LEVEL 2 EAST & WEST
3/4" = 1'-0"



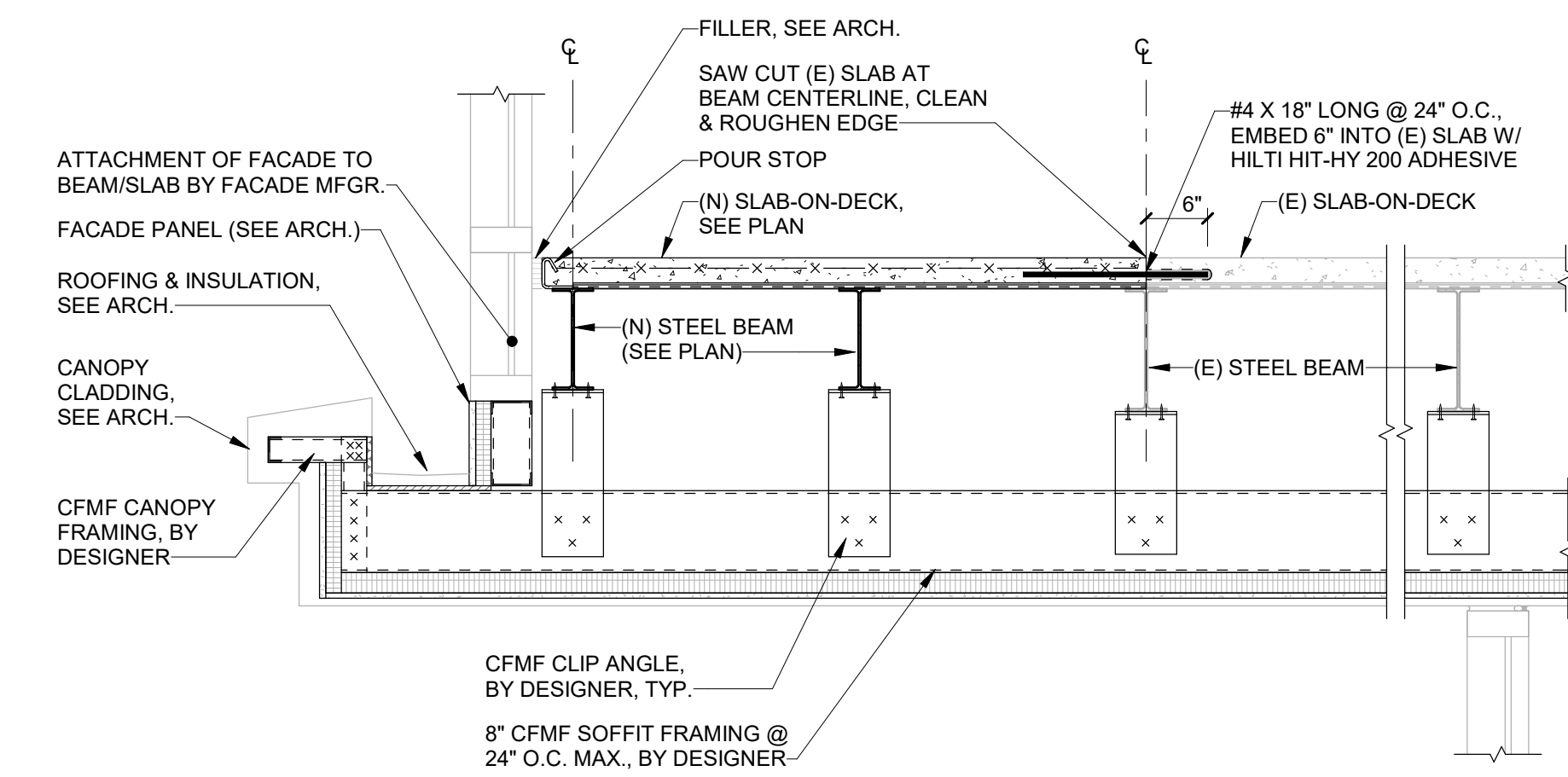
12 PERIMETER AT FLOOR - LEVEL 2 WEST @ CANOPY
3/4" = 1'-0"



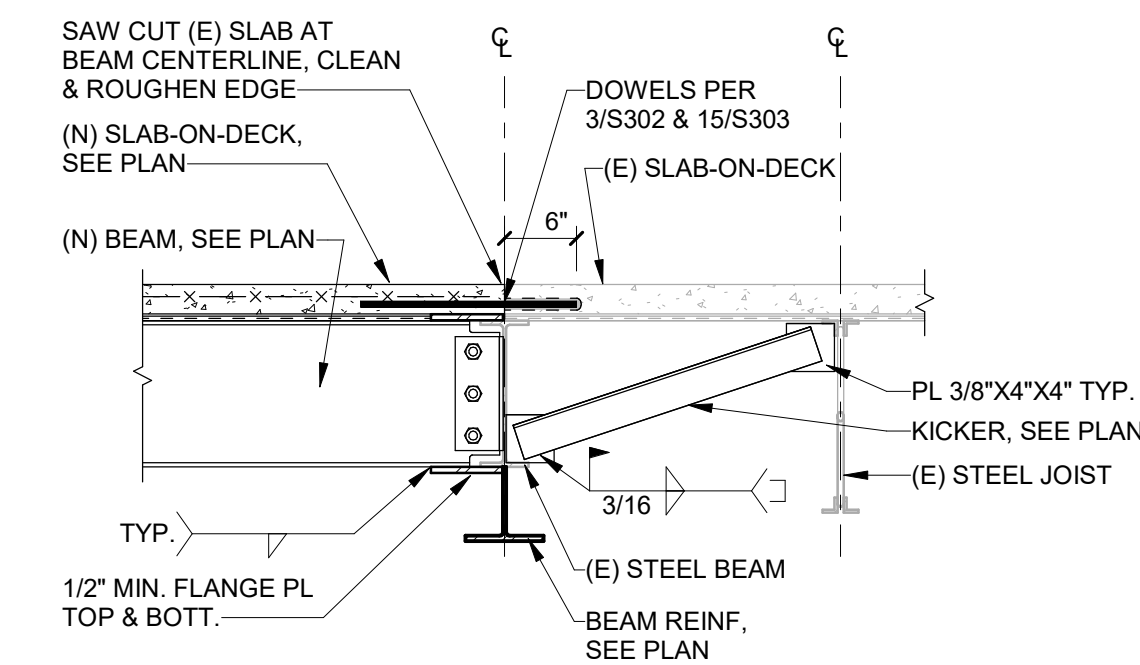
13 PERIMETER AT FLOOR - LEVEL 2 WEST @ CANOPY
3/4" = 1'-0"



14 PERIMETER AT FLOOR - LEVEL 2 EAST @ CANOPY
3/4" = 1'-0"



15 PERIMETER AT FLOOR - LEVEL 2 EAST @ EXPANSION
3/4" = 1'-0"



16 EXPANSION CONNECTION TO (E) PERIMETER BEAM
3/4" = 1'-0"

D

CLIENT:
MONTGOMERY COUNTY
425 SWEDEN STREET, P.O. BOX 311
NORRISTOWN, PA 19004

PROJECT TEAM

C

WILLOW GROVE ANNEX

102 NORTH YORK ROAD
WILLOW GROVE, PA 15090

MONTGOMERY COUNTY

B



PROJECT NORTH

A

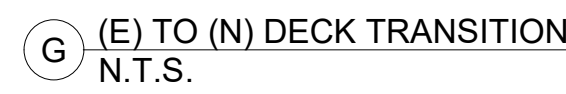
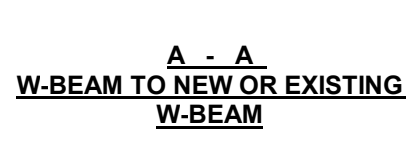
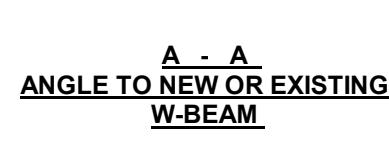
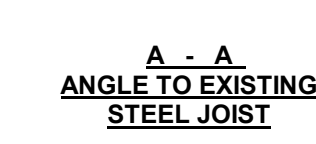
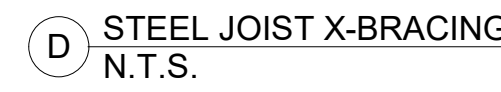
REV	DATE	DESCRIPTION	DRW	CHK
1	2023.05.20	ISSUED FOR SD		
2	2023.05.20	ISSUED FOR DD		
3	2023.07.15	ISSUED FOR 80% CD		
4	2023.08.07	ISSUED FOR CLIENT REVIEW		
5	2023.10.30	ISSUED FOR PERMIT		
6	2023.08.16	ISSUED FOR BD		

PROJECT NUMBER: **NPPH23-0136-00**
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SHEET TITLE:
FLOOR SECTIONS

SHEET NUMBER

S303

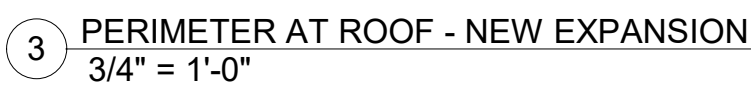


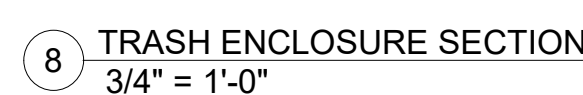
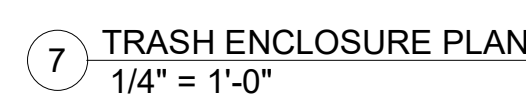
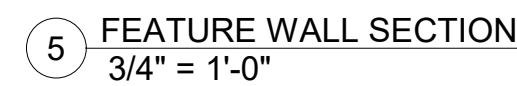
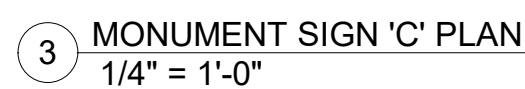
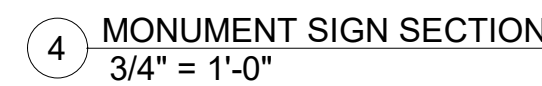
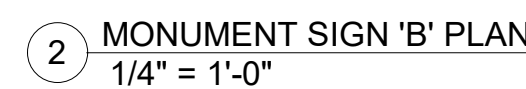
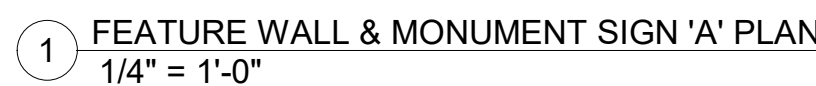
W-BEAM REINFORCEMENT
N.T.S.

		REINFORCEMENT SCHEDULE					
MARK	TYPE	L	S1	S2	F1	F2	F3
	RJ-1	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-2	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-3	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-4	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-5	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-6	24"-8"	5'-0"	12'-8"	0'-0"	13'-0"	11'-8"
	RJ-7	24"-8"	20'-0"	N/A	0'-0"	15'-0"	9'-8"



		REINFORCEMENT SCHEDULE					
MARK	TYPE	L	S1	S2	F1	F2	F3
	RJ-1	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-2	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-3	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-4	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-5	24"-8"	FULL LENGTH		FULL LENGTH		
	RJ-6	24"-8"	5'-0"	12'-8"	0'-0"	13'-0"	11'-8"
	RJ-7	24"-8"	20'-0"	N/A	0'-0"	15'-0"	9'-8"





ELEVATION: G.C. TO VERIFY IN FIELD EXISTING ELEVATIONS IN ALL AREAS OF WORK. ELEVATIONS ARE REFERENCED RELATIVE TO LOCAL GRADE AT THE LOCATION OF THE SITE ELEMENTS, REFER TO CIVIL GRADING & SITE PLANS FOR GRADE ELEVATIONS.

2. **LOCATIONS:** REFERENCE TO CIVIL DRAWINGS & ARCHITECTURAL SITE PLANS FOR LOCATIONS OF ALL SITE ELEMENTS.

3. **REFERENCE:** NEW FOUNDATIONS HAVE BEEN DESIGNED WITH CONFORMANCE TO THE ADOPTED VALUES INDICATED IN THE FOUNDATION CRITERIA TABLE BELOW. VALUES SHALL BE CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

<u>FOUNDATION CRITERIA</u>	
GEOTECHNICAL ENGINEER	(TBD)
GEOTECH REPORT DATE	(TBD)
BEARING CAPACITY (ASSUMED)	2,000 PSF
FROST DEPTH	42"

4. **FOOTING ELEVATIONS AND SOIL BEARING CAPACITY** SHALL BE INSPECTED AND APPROVED BY A SPECIAL INSPECTOR OR LICENSED GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING CONCRETE.

5. **FROST DEPTH:** ALL EXTERIOR FOOTINGS SHALL BE PROTECTED FROM FROST BY EXTENDING BELOW THE FROST DEPTH INDICATED ON FOUNDATION CRITERIA TABLE.

6. COORDINATE ALL DIMENSIONS AND SECTIONS WITH ARCHITECTURAL AND CIVIL DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

7. COORDINATE WALL AND SIGN FINISHES, SIGNAGE, AND LIGHTING WITH ARCHITECTURAL AND ELECTRICAL PLANS.

8. REFERENCE THE GENERAL NOTES SHEET FOR CONCRETE STRENGTH/MIX INFORMATION AND MASONRY MATERIAL AND CONSTRUCTION SPECIFICATIONS FOR NEW FOUNDATION WORK.

FOUNDATION SYMBOLS & NOTATIONS:

1. "FSX-X" INDICATES SITE *SPREAD* FOOTING. "FSW-X" INDICATES *CONTINUOUS* SITE WALL FOOTING. SEE FOOTING SCHEDULE THIS SHEET FOR SIZE AND REINFORCEMENT AND DETAILS FOR ADDITIONAL INFORMATION.

<u>CONTINUOUS SITE WALL FOOTING SCHEDULE</u>				
Type	WIDTH	THICKNESS	REINF. (CONT.)	REINF. (TRANS.)
FSW24	24"	12"	(2) #5 T&B	#5 @ 12" O.C. T&B
FSW24A	24"	12"	(2) #5 BOTT.	#5 @ 12" O.C. BOTT.
FSW36	36"	12"	(3) #5 T&B	#5 @ 12" O.C. T&B

NORR	
One Penn Center 1617 JFK Boulevard, Suite 1600 Philadelphia, PA 19103 U.S.A. norr.com	
CLIENT: MONTGOMERY COUNTY 425 SWEDD STREET, P.O. BOX 311 NORRISTOWN, PA 19004	
PROJECT TEAM	
WILLOW GROVE ANNEX	
102 NORTH YORK ROAD WILLOW GROVE, PA 19090	
MONTGOMERY COUNTY	
 PROJECT NORTH	
DRAW / CHECK	DESCRIPTION
A	ISSUED FOR SD
B	ISSUED FOR DD
C	ISSUED FOR BDC CD
D	ISSUED FOR CLIENT REVIEW
E	ISSUED FOR PERMIT
F	ISSUED FOR BID
G	
H	
I	
J	
K	
L	
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U	
V	
W	
X	
Y	
Z	
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SHEET TITLE SITE ELEMENTS PLANS & SECTIONS	
SHEET NUMBER S700	