

REVISIONS:

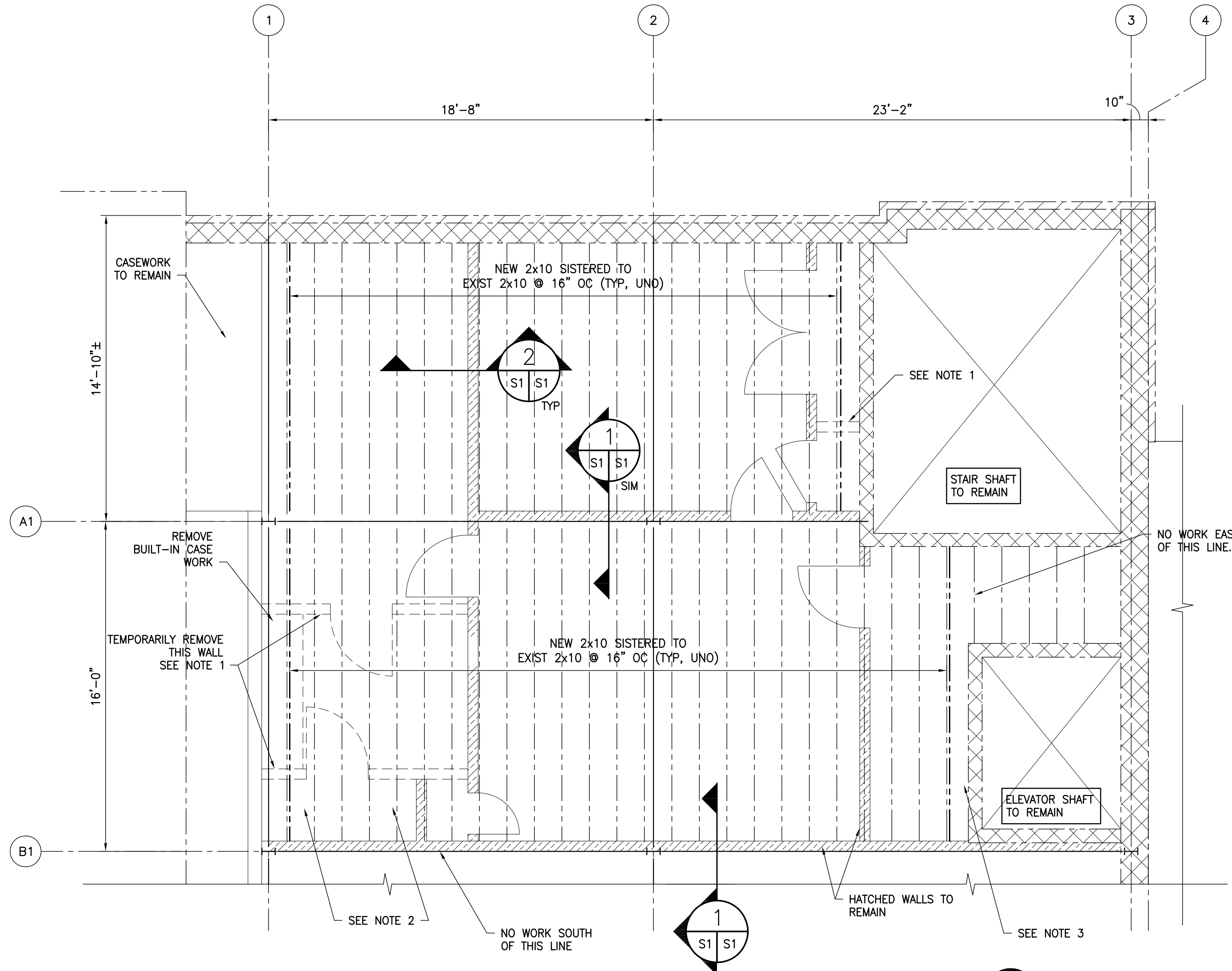


PARTIAL STRUCTURAL REHABILITATION OF BEDFORD COUNTY ADMINISTRATION BUILDING
BEDFORD, VA

STRUCTURAL PLANS AND DETAILS

DATE ISSUED: 11/18/17
SCALE: AS NOTED
JOB. NO. 263-036
DESIGNED: JLL
DRAWN: JLL
CHECKED: JLL
APPROVED: JLL

DRAWING NO. S1
SHEET 1 OF 1
REVISION



PARTIAL PLAN - SECOND FLOOR
SCALE: 1/4"=1'-0" (FORMER REGISTRAR OFFICE)

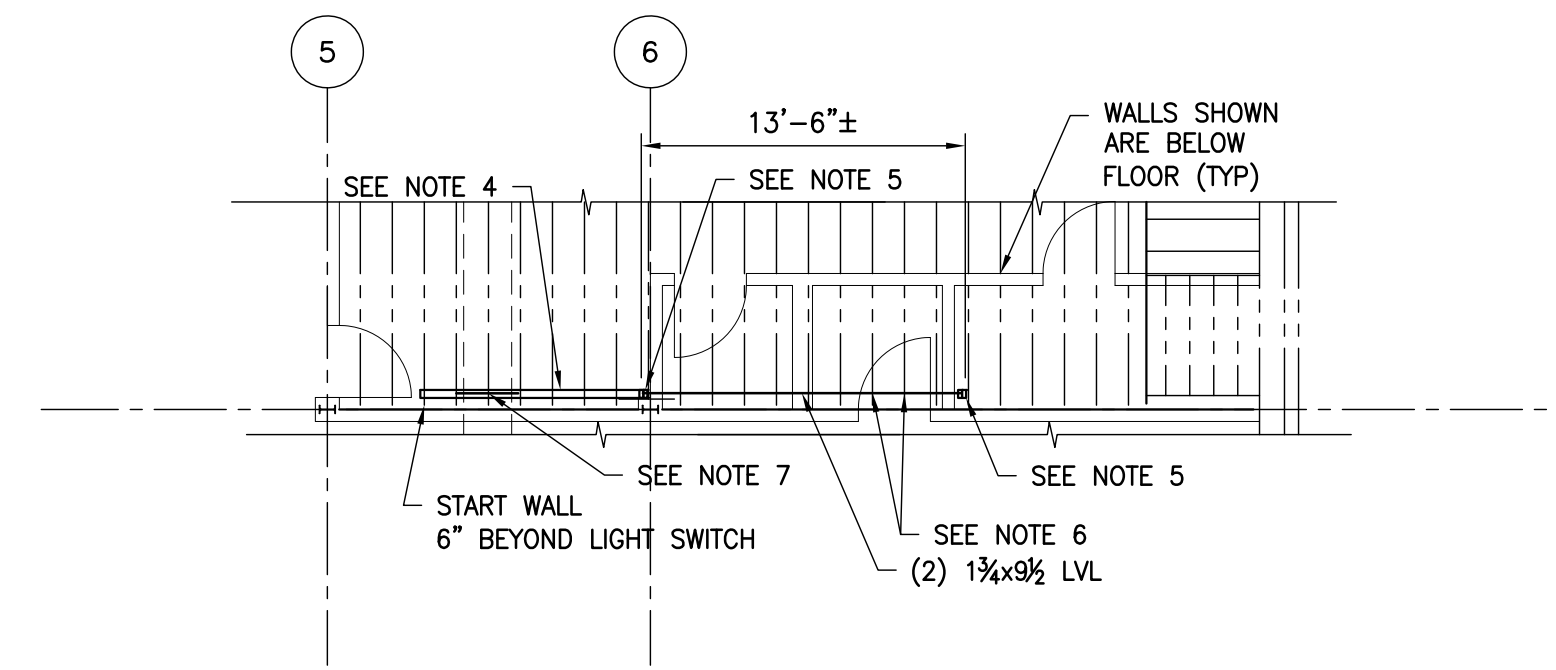


KEY NOTES

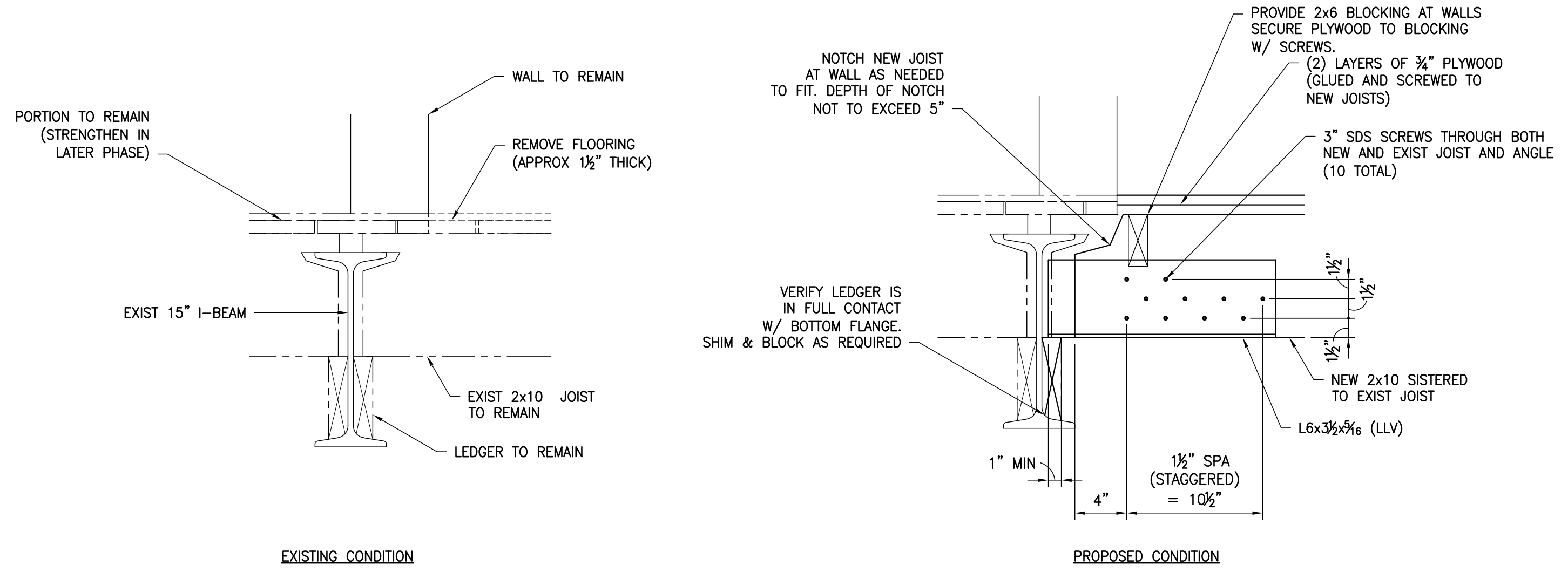
- TEMPORARILY REMOVE INDICATED WALLS. REPLACE IN-KIND STUDS, DRYWALL, ELECTRICAL OUTLETS, DOORS AND DOOR FRAMES. IT IS PERMISSIBLE TO SALVAGE AND REUSE DOORS AND FRAMES. WALLS SHOULD BE IN CONDITION READY TO PRIME. PRIME AND PAINT IS NOT PART OF THIS CONTRACT. CEILINGS AROUND WALLS SHOULD BE REPLACED TO MATCH EXISTING CONDITION. CASEWORK THAT IS REMOVED DOES NOT HAVE TO BE REPLACED.
- EXIST BATHROOM. REMOVE AND SALVAGE EXISTING SINK AND TOILET. REMOVE TILE FLOOR AND INDICATED WALL. AFTER JOISTS ARE SISTERED, RECONSTRUCT WALL AND PROVIDE SUB-FLOOR AND ROUGH-IN OPENINGS FOR TOILET AND SINK. COORDINATE LOCATION WITH OWNER.
- ELEVATOR ACCESS TO HUMAN RESOURCES SHOULD BE DISRUPTED AS MINIMAL AS POSSIBLE. SCHEDULE CONSTRUCTION WORK IN THIS AREA TO MINIMIZE DISRUPTIONS.
- PROVIDE 2x4 STUD WALL. SPACE STUDS TO ALIGN WITH JOISTS. MAX SPACING OF STUDS SHALL BE 16". ENCLOSE ALL FRAMING IN 3/4" GYP BOARD AND PREP SURFACE TO RECEIVE PAINT. ANCHOR 2x4 TO SLAB W/ PAF OR 3/8" TAPCON SCREWS AT 16" SPA. SHIM T/PLATE SNUG TO UNDERSIDE OF EXISTING JOISTS.
- PROVIDE (3) 2x4 EACH SIDE OF BEAM. ENCASE POSTS W/ GYP BOARD AND PREP SURFACE TO RECEIVE PAINT.
- REMOVE EXISTING POSTS AND PROVIDE A SHIM/BLOCKING TO FULLY ENGAGE TEMPORARILY SUPPORTED JOISTS WITH NEW BEAM. NEW BEAM SHALL BE MIN 1" BELOW EXISTING JOISTS IN ORDER TO NOT ENGAGE OTHER FLOOR JOISTS.
- PROVIDE (3) 2x6 SPF HEADER ABOVE MECHANICAL DUCT SPACE. PROVIDE MIN (1) KING STUD ON EACH END.

STRUCTURAL NOTES

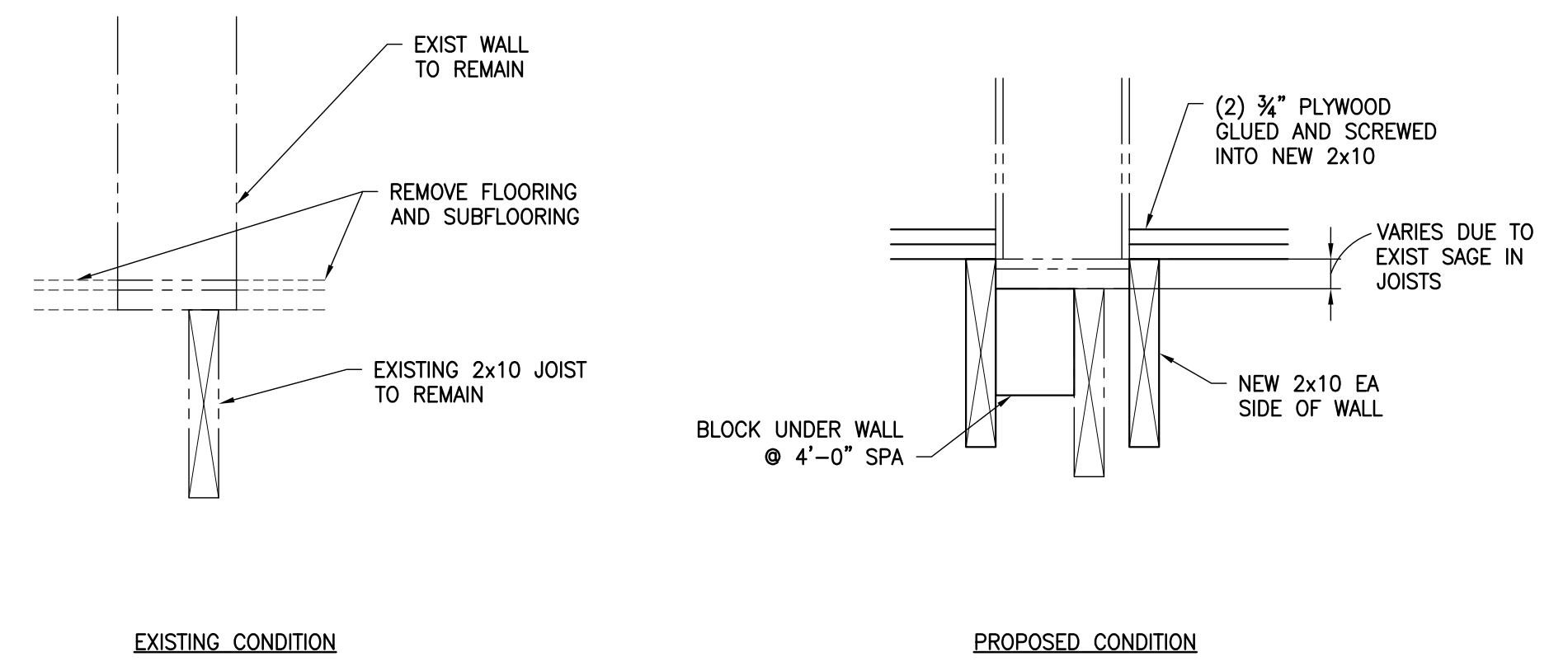
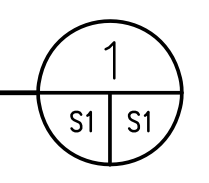
- GENERAL REQUIREMENTS**
 - THIS PLAN SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE PROJECT MANUAL "PARTIAL STRUCTURAL REHABILITATION OF BEDFORD COUNTY ADMINISTRATION BUILDING - IFB NO. 2017-01-18 ADMIN001."
 - THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND INCLUDED IN THE DESIGN OF SHORING, BRACING, FORMWORK, AND OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.
 - DIMENSIONS ARE BASED ON EXISTING DRAWINGS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - THE GENERAL SCOPE OF WORK SHALL INCLUDE THE FOLLOWING. THE GENERAL STEPS BELOW WERE USED AS THE DESIGN BASIS:
 - REMOVE AND SALVAGE SINK AND TOILET FROM RESTROOM. REMOVE AND DISCARD INDICATED CASEWORK.
 - TEMPORARILY REMOVE AND STORE ANY OTHER EQUIPMENT FIXED TO FLOORS.
 - REMOVE FLOOR, SUB-FLOOR(S) AND INDICATED WALLS.
 - SISTER EXISTING JOISTS W/ NEW 2x10 JOISTS.
 - PROVIDE JOISTS AND BLOCKING AT WALLS AS INDICATED.
 - PROVIDE (2) LAYERS OF 3/4" PLYWOOD, GLUED AND SCREWED AT 6" SPA. INTO EACH NEW JOIST. (FLOOR AND BASE MOLD ARE NOT PART OF THIS CONTRACT, WILL BE PERFORMED BY OWNER.)
 - RECONSTRUCT WALLS IN-KIND, INCLUDING ELECTRICAL OUTLETS, SWITCHES, DOORS/FRAMES, ETC. WALLS TO BE MUDDERED AND SANDED AND READY FOR PRIMING. (PAINTING IS NOT PART OF THIS CONTRACT.) EXISTING DOORS AND DOOR FRAMES MAY BE REUSED.
 - REPLACE PORTION OF CEILING AROUND WALLS AS REQUIRED TO MATCH EXISTING CONDITION.
 - PROVIDE ROUGH-IN OPENING FOR SINK AND TOILET. COORDINATE W/ OWNER. (FIXTURES ARE NOT PART OF THIS CONTRACT.)
 - REPLACE OTHER EQUIPMENT AS REQUIRED.
- APPLICABLE CODES AND STANDARDS**
 - VIRGINIA UNIFORM STATEWIDE BUILDING CODE" (IBC 2012).
 - AISC, "MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN".
- DESIGN LOADS**
 - LIVE LOAD: 65 PSF (50 PSF OFFICE, PLUS 15 PSF PARTITION ALLOWANCE)
- MATERIALS**
 - STRUCTURAL LUMBER: SOUTHERN PINE NO. 2 (OR BETTER)
 - STRUCTURAL AND MISCELLANEOUS STEEL: STEEL PLATE, ANGLE & CHANNEL: ASTM A36
 - STRUCTURAL SCREWS: WHEN SDS SCREWS ARE INDICATED IN PLANS, THE SDS REFERS TO SIMPSON STRONG-DRIVE SDS WOOD SCREWS (3/8"), OR APPROVED EQUAL. OTHER SCREWS SHALL BE STANDARD #10 WOOD SCREWS W/ AT LEAST 1" PENETRATION INTO BASE MATERIAL.



PARTIAL PLAN - FIRST FLOOR
SCALE: 1/8"=1'-0" (IT SPACE)



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



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

