

THE FOLLOWING BUILDING CODES AND STANDARDS SHALL BE REFERENCED DURING CONSTRUCTION:

IBC 2009 ASCE 7	EDITION OF THE IBC INTERNATIONAL BUILDING CODE AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 301 AISC	AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ACI 318 ASTM NDS	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AMERICAN SOCIETY OF TESTING AND MATERIALS NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION, 2005.

REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.

EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.

THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.

USE DEFORMED BILLET-STEEL REINFORCING BARS, GRADE 60, IN CONFORMANCE WITH ASTM A615. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED PRIOR TO CONCRETE PLACEMENT, AND SHALL BE SECURED AGAINST DISPLACEMENT.

THE CONTRACTOR SHALL SUBMIT REINFORCING SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCING FABRICATION. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES". SHOP DRAWINGS SHALL SHOW REINFORCING STEEL PLACEMENT DETAILS AND SECTIONS.

MINIMUM CONCRETE COVER FOR REINFORCEMENT	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	2 INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN SLABS AND WALLS (FOR PRIMARY REINFORCEMENT, TIES, AND STIRRUPS)	1½ INCHES
CONCRETE NOT EXPOSED TO EARTH OF WEATHER IN COLUMNS AND BEAMS	1½ INCHES

CONTINUOUS REINFORCEMENT SHALL BE TENSION LAP SPLICED PER LAP SPLICE LENGTH TABLE, U.N.O.

LAP SPLICE LENGTH TABLE								
BAR SIZE	#3	#4	#5	#6	#7	#8	#9	
MIN LAP SPLICE (INCHES)	18	24	30	36	48	64	81	

REINFORCEMENT HOOKS SHALL CONFORM TO STANDARD HOOKS ACCORDING TO ACI 318. WELDING OF REINFORCEMENT IS NOT PERMITTED, U.N.O.

GENERAL NOTES SCALE: NTS

LIVE LOAD:
FIRST FLOOR LIVING SPACE = 40 PSF
SECOND FLOOR LIVING SPACE = 30 PSF

SNOW LOADS:
GROUND SNOW LOAD, Pg = 60 PSF
SNOW EXPOSURE FACTOR, Ce = 1.0
SNOW LOAD IMPORTANCE FACTOR, I = 1.0
THERMAL FACTOR, Ct = 1.1
FLAT ROOF SNOW LOAD, Pf = 46.2 PSF + DRIFT

WIND LOADS:
BASIC WIND SPEED = 100 MPH
IMPORTANCE FACTOR, Iw = 1.0
WIND EXPOSURE B
MAIN WINDFORCE-RESISTING SYSTEM (INCLUDES WINDWARD + LEeward) = 15 PSF

DESIGN CRITERIA SCALE: NTS

ALL CONCRETE WORK, INCLUDING MATERIAL SELECTION, ADMIXTURES, MIXING, AND PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES. IN ADDITION, REFERENCE THE FOLLOWING CONCRETE STANDARDS AND SPECIFICATIONS:

ACI 318	AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ACI 301	AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 305	STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING
ACI 306	STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING
ACI 308	STANDARD PRACTICE FOR CURING CONCRETE

REQUIRED CONCRETE PARAMETERS ARE AS FOLLOWS:

LOCATION	MAX W/C RATIO	f'c	AIR-ENTRAINMENT
INT. CONC./WALLS/SLABS	.52	3,000 PSI	2% ± 1½%
FOUNDATIONS, FOOTINGS, & FOUNDATION WALLS	.52	3,000 PSI	5-7%
INT. SLAB-ON-GRADE	.47	4,000 PSI	2% ± 1½%
EXT. SLAB-ON-GRADE	.45	4,000 PSI	6% ± 1½%

WHERE: W/C = WATER TO CEMENT RATIO AND
f'c = COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS

MAXIMUM AGGREGATE SIZE SHALL BE ¾", IN CONFORMANCE WITH ASTM C33. USE PORTLAND CEMENT TYPE II, IN CONFORMANCE WITH ASTM 150. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260. ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE" ASTM C 494. FLY ASH USED AS ADMIXTURES SHALL CONFORM TO ASTM C 618. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE IS NOT PERMITTED.

MAXIMUM SLUMP AFTER THE ADDITION OF A WATER-REDUCING ADMIXTURE IS 8 INCHES.

CONCRETE EXPOSED TO FREEZING AND THAWING, INCLUDING FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, AND EXTERIOR WALKWAYS SHALL BE AIR ENTRAINED WITH AIR CONTENT BETWEEN 5% AND 6%. CONTRACTOR SHALL NOT PLACE CONCRETE ON FROZEN GROUND OR IN WATER. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING NEAR-FREEZING OR FREEZING WEATHER. REFERENCE ACI 306, AS NOTED ABOVE, FOR RECOMMENDATIONS FOR COLD WEATHER CONCRETING.

CONTRACTOR SHALL SUBMIT PROPOSED CONCRETE MIX DESIGN AND LABORATORY TESTS OF FABRICATED CYLINDERS VERIFYING CONCRETE STRENGTH OR PERFORMANCE HISTORY OF MIX TO ENGINEER FOR ACCEPTANCE PRIOR TO PLACEMENT OF CONCRETE. CONCRETE USED ON SITE SHALL BE FIELD TESTED IN ACCORDANCE WITH AND IN THE PRESENCE OF AN APPROVED TESTING AGENCY. FIELD TESTING INFORMATION SHALL INDICATE SLUMP, AIR CONTENT, AND TEMPERATURE. COMPRESSION TEST 1 CYLINDER AT 7 DAYS AND 2 AT 28 DAYS. HOLD AN ADDITIONAL CYLINDER FOR A 56 DAY BREAK, IF NECESSARY. PROVIDE A SET OF 4 CYLINDERS FOR EACH PLACEMENT AND PER 50 CUBIC YARDS OF CONCRETE PLACED. THE OWNER SHALL PAY FOR ALL CONCRETE TESTING.

CONSTRUCTION JOINTS IN WALLS SHALL BE PERMITTED AS DETAILED ON THE STRUCTURAL DRAWINGS. SURFACES OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL NOT EXCEED A SPACING OF 40 FEET.

WHERE ELECTRICAL CONDUIT/ RADIANT HEATING TUBES RUN IN THE SLAB, THEY SHALL BE LOCATED AT MID-DEPTH OF THE SLAB. ALUMINUM CONDUIT AND SLEEVES ARE NOT PERMITTED.

ANCHOR BOLTS SHALL CONFORM TO ASTM F1554. ANCHOR BOLTS SHALL HAVE HEAVY HEX NUTS AND LOCK WASHERS.

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CONCRETE NOTES SCALE: NTS

CONCRETE REINFORCING NOTES SCALE: NTS

SUBGRADE PREPARATION AND DETERMINATION (INCLUDING ALLOWABLE BEARING PRESSURE, STRUCTURAL FILL GRADATION REQUIREMENTS, COMPACTION REQUIREMENTS AND POST-CONSTRUCTION SETTLEMENT ANALYSIS) BENEATH FOOTINGS AND SLABS-ON-GRADE AND BEHIND FOUNDATION WALLS SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER. ALL FILL USED TO SUPPORT FOUNDATIONS AND SLABS-ON-GRADE SHALL CONSIST OF A WELL-GRADED, GRANULAR MATERIAL PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. STRUCTURAL SLABS SHALL BE CONSTRUCTED ON A MINIMUM 12" THICK LAYER OF STRUCTURAL FILL SOIL WITH PROPERTIES PER THE GEOTECHNICAL ENGINEER.

PRESUMED ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN = 2,000 PSF. BEARING CAPACITIES SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER. MINIMUM FROST DEPTH COVER = 4'-6" FOR EXTERIOR FOOTINGS BELOW FINAL EXTERIOR GRADE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL, UNLESS NOTED OTHERWISE. BEARING ELEVATIONS SHALL BE LOWERED WHERE SUITABLE SOILS ARE NOT ENCOUNTERED. WHERE OVEREXCAVATION HAS OCCURRED, CONTRACTOR MAY PLACE LEAN CONCRETE ON TOP OF NATIVE SOIL. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER IF ANY UNSUITABLE SOILS ARE ENCOUNTERED PRIOR TO PLACING FOUNDATIONS.

FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES OF THE WALL. FOUNDATION WALLS AND SLAB-ON-GRADES SHALL REACH THEIR FULL 28 DAY COMPRESSIVE STRENGTH PRIOR TO BACKFILLING. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS WHEN BACKFILL IS PLACED PRIOR TO CONCRETE ACHIEVING ITS FULL 28 DAY STRENGTH. BACKFILL FOR FOUNDATION WALLS IS BASED ON DRAINED CONDITIONS. SEE ARCHITECTURAL, CIVIL, AND MECHANICAL DRAWINGS FOR FOUNDATION DRAINAGE SYSTEM.

PROTECT FOUNDATIONS FROM FROST AND KEEP BOTTOM OF TRENCH DRY DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED NEAR OR ABOVE THE BASE OF THE FOOTINGS, EXCAVATIONS SHALL BE DEWATERED DURING CONSTRUCTION. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND BRACING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

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FOUNDATION NOTES SCALE: NTS

ALL LUMBER SHALL BE VISUALLY GRADED AND STAMPED WITH GRADE DESIGNATION, SPECIES, AND ADDITIONAL INSPECTION INFORMATION, U.N.O..

CARE SHALL BE TAKEN TO PROTECT TIMBER FROM WEATHER AND DAMPNESS. DO NOT STACK IN SUCH A WAY AS TO CAUSE WARPING OR PREVENT ADEQUATE AIR CIRCULATION.

WOOD GRADES AND SPECIES:
1. SPRUCE-PINE-FIR, No.1/No.2 OR BETTER FOR TYPICAL LUMBER (JOISTS, WALLS, ETC) U.N.O.
2. USE SOUTHERN YELLOW PINE FOR EXTERIOR EXPOSURE APPLICATIONS AND WHERE SHOWN ON DRAWINGS AS PRESERVATIVE PRESSURE TREATED LUMBER (PT OR PPT).
3. WHERE NOTED LVL ON DRAWINGS, PROVIDE VERSA LAM 3100 BY BOISE CASCADE, OR EQUIVALENT, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

A. LVL PROPERTIES:
Fb = 3100 PSI Fc = 2510 PSI (PARALLEL TO GRAIN)
Fv = 285 PSI Fc = 750 PSI (PERPENDICULAR TO GRAIN)
Ft = 1555 PSI E = 2,000,000 PSI

STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.

PROVIDE PRESSURE TREATED OR WOLVANIZED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE. ALL CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED, U.N.O.

NOMINAL SIZES ARE TYPICALLY REFERENCED ON THE DRAWINGS. PROVIDE ACTUAL SIZES AS SET FORTH IN U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS20-99.

ALL PLYWOOD SHALL BE APA RATED CDX SHEATHING:
1. USE ½" PLYWOOD WALL SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO WALL STUDS. STAGGER PANEL ENDS AND BLOCK ALL PANEL EDGES.
2. USE ¾" PLYWOOD ROOF SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS. USE SHEATHING CLIPS BETWEEN SHEETS WHERE BLOCKING IS NOT REQUIRED.
3. USE ¾" PLYWOOD FLOOR SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS.

PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.

PROVIDE FIRESTOPPING AND BLOCKING PER CODE. SEE ARCHITECTURAL DWGS FOR MORE INFORMATION

WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPLICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.

FASTENERS SHALL COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF REFERENCED BUILDING CODE, U.N.O. ON DRAWINGS, SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED, UNLESS OTHERWISE NOTED IN BOCA OR ON THE DRAWINGS. NAIL MULTIPLE LVL'S TOGETHER AS RECOMMENDED BY THE MANUFACTURER USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" o.c. STAGGERED. ALL FASTENERS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.

ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT.

PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.

SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

WOOD NOTES SCALE: NTS

ANCHOR BOLT ADDITIONAL ARCHITECT AND

BOTTOM OF FOOTING BUILDING BEAM BOTTOM BEARING BETWEEN

STRUCTURAL STEEL CHANNEL CANTILEVER CAST-IN-PLACE CONCRETE CONTROL JOINT CENTERLINE CLEAR CONCRETE MASONRY UNIT CONSTRUCTION JOINT COLUMN CONNECTION CONTINUOUS CONTRACTOR COMPLETE PENETRATION WELD CUBIC YARD

DIAMETER DIMENSION DISCONTINUOUS DRAWING

EXISTING EACH FACE ELEVATION EQUAL EQUIPMENT EACH SIDE EACH WAY EXPANSION EXTERIOR

FOOTING DESIGNATION FOUNDATION FINISH FLOOR FLANGE FLOOR FOOT FOOTING FIELD VERIFY

GAGE GALVANIZED

HORIZONTAL HOLLOW STRUCTURAL SHAPE HEIGHT

INSIDE FACE INCH INFORMATION JOINT

KIP (1 KIP = 1,000 LBS) KIPS PER SQUARE INCH

ANGLE DOUBLE ANGLE POUND LINEAR FOOT LONG LEG HORIZONTAL LONG LEG VERTICAL

MAXIMUM MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS

NF NO NS NTS

OC OF OPNG OPP

P PL PP PREFAB PSF PSI

REINFORCING REQUIRED ROOF DRAIN

SC SECT SHEATH SIM SOG SPAC SPECSS STD STIFF STL STR STRUCT

T T&B TOC, T/CONC T/FTG, TOF TEMP T/SHELF T/SLAB T/STL T/WALL TS TYP

UNO

VER, VERT WF

W W/O WP WT WWF

SLIP CRITICAL SECTION SHEATHING SIMILAR SLAB-ON-GRADE SPACING SPECIFICATIONS STAINLESS STEEL STANDARD STIFFENER STEEL STRAIGHT STRUCTURAL

TOP TOP AND BOTTOM TOP OF CONCRETE TOP OF FOOTING TEMPERATURE TOP OF SHELF TOP OF SLAB TOP OF STEEL TOP OF WALL STRUCTURAL TUBING TYPICAL

VERTICAL VERIFY IN FIELD

STRUCTURAL STEEL WIDE FLANGE WITH WITHOUT WORK POINT WEIGHT WELDED WIRE FABRIC

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UNO

VER, VERT WF

W W/O WP WT WWF

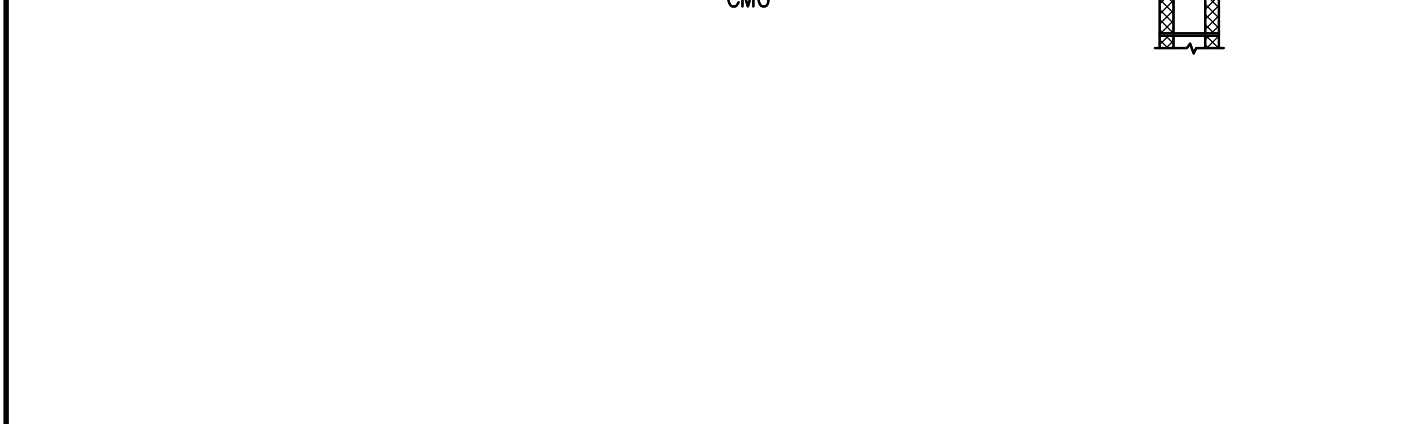
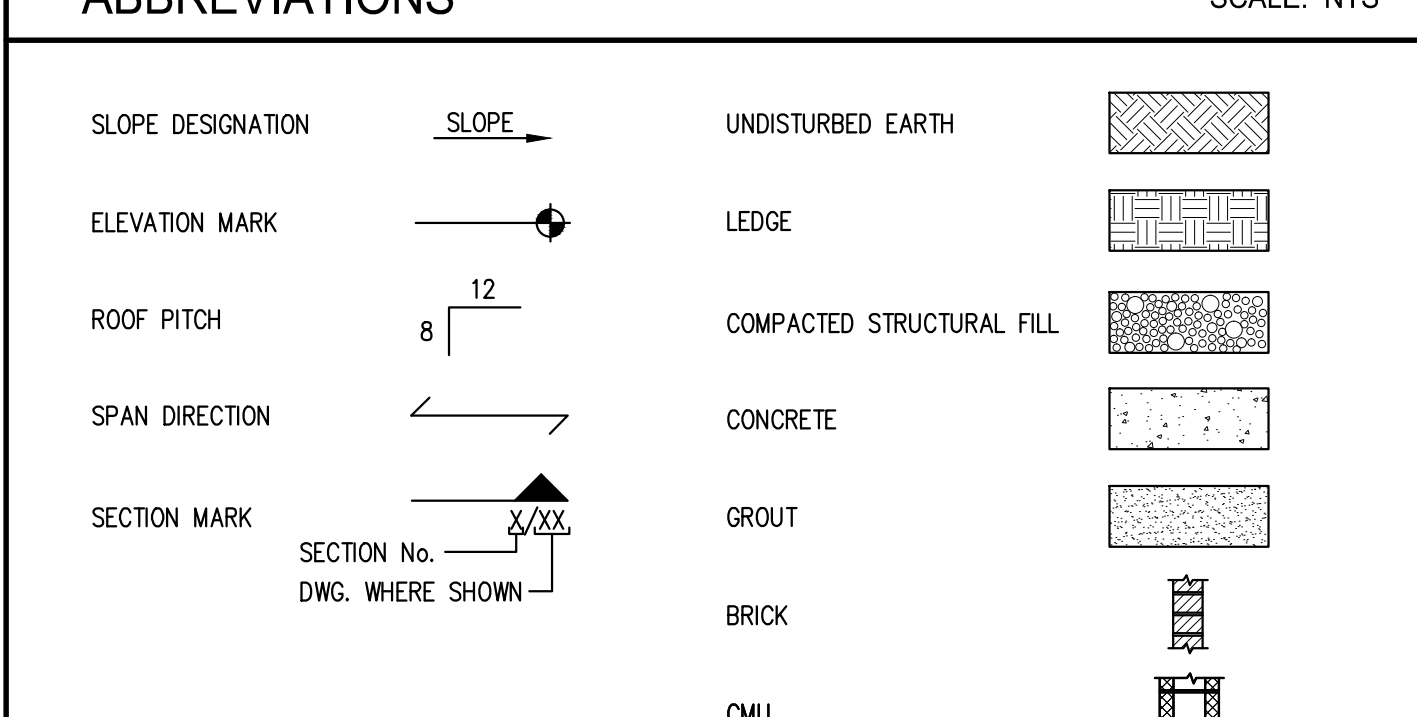
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ABBREVIATIONS SCALE: NTS



Drawing Title

Structural Notes

Drawing Number

S000

LEGEND SCALE: NTS

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Stamp

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