

GENERAL NOTES

1. CONTRACTOR SHALL ADHERE TO CLIENT CONSTRUCTION SPECIFICATIONS, UNLESS NOTED OTHERWISE. CONTRACTOR SHOULD NOTE THAT ADDITIONAL CONSTRUCTION NOTES AND SPECIFICATIONS ARE INCLUDED ON INDIVIDUAL DRAWINGS.
2. THIS PLAN SET HAS A LIST OF GENERAL ABBREVIATIONS AND SYMBOLS AND MATERIALS LEGENDS LISTED ON IT. SOME SYMBOLS, MATERIALS, AND ABBREVIATIONS MAY NOT BE UTILIZED ON THIS SPECIFIC PROJECT.
3. ALL CONSTRUCTION SHALL BE PERFORMED PER THE LATEST EDITION OF THE I.S.P.W.C., THE CITY OF McCALL SUPPLEMENTAL STANDARDS, AND THESE PLANS AND SPECIFICATIONS. SOME EXCEPTIONS TO THE CITY STANDARDS SUCH AS WATERLINE BURY DEPTH AND USE OF AV-TEK DOUBLE ECCENTRIC BUTTERFLY VALVES HAVE BEEN PRE-APPROVED BY THE CITY. WHERE OTHER CONTRADICTIONS EXIST, THE MORE STRINGENT POLICY SHALL BE USED AS DETERMINED BY THE CITY AND ENGINEER.
4. CONTRACTOR SHALL PROVIDE A ONE (1) WEEK NOTICE TO ENGINEER, OWNER, AND PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OSHA STANDARDS FOR TRENCH EXCAVATIONS.
6. DEPTH OF COVER SHALL BE A MINIMUM OF 5 FEET 6 INCHES MEASURED FROM THE FINISHED GRADE GROUND SURFACE TO THE TOP OF THE PIPE UNLESS OTHERWISE SHOWN ON THE PLANS. PIPES SHALL BE LOWERED, AS REQUIRED, TO AVOID CONFLICTS WITH EXISTING UTILITIES AND TO MAINTAIN SPECIFIED AND REQUIRED SEPARATIONS.
7. GATE VALVE AND CURB STOP BOXES, IF ANY, SHALL BE SET AS SHOWN IN THE CONSTRUCTION DETAILS, AS APPLICABLE.
8. EXCESS EXCAVATED MATERIAL INCLUDING PIPE, STUMPS, ROOTS, SOIL MATERIALS, ASPHALT AND CONCRETE PAVEMENT, SIDEWALK, CURB AND GUTTER, AND ANY OTHER ITEMS THE CITY DOES NOT WISH TO SALVAGE SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY, INCIDENTAL TO THE CONTRACT.
9. CONTRACTOR SHALL BE REQUIRED TO CLEAN STREETS AND SIDEWALKS AND REPAIR ALL DAMAGE TO THE CONDITION THEY WERE IN PRIOR TO THE START OF CONSTRUCTION. ALL REPAIRS AND CLEANING WILL BE COMPLETED BEFORE PAYMENT FOR ASSOCIATED BID ITEMS WILL BE MADE.
10. ALL BOLTS AND ANCHOR BOLTS INSTALLED THROUGHOUT THE PROJECT SHALL BE STAINLESS STEEL, UNLESS OTHERWISE NOTED IN THE DRAWINGS AND SPECIFICATIONS.
11. CONTRACTOR SHALL SALVAGE A MINIMUM DEPTH OF 6 INCHES OF EXISTING TOPSOIL FROM SITE, FREE FROM VEGETATION, FOR REPLACEMENT DURING RESTORATION.
12. CONTRACTOR TO PROVIDE AND MAINTAIN ADEQUATE DEWATERING EQUIPMENT TO REMOVE AND DISPOSE OF ANY SURFACE AND GROUNDWATER ENTERING THE TRENCH.
13. THE CONTRACTOR SHALL PROVIDE MARKER TAPE IN ALL TRENCHS AND TRACER WIRE ON ALL ON SITE WATER PIPE.
14. THE AERIAL PHOTOGRAPHY SHOWN ON THE CONSTRUCTION PLAN SHEETS MAY NOT REFLECT CURRENT CONDITIONS. THEREFORE, ACTUAL FIELD CONDITIONS MAY VARY FROM THOSE DISPLAYED IN THE CONSTRUCTION PLANS.
15. ITEMS NOT INCLUDED IN THE BID FORM AS A PAY ITEM BUT INCLUDED ELSEWHERE IN THE PLANS SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE CONSIDERED INCIDENTAL ITEMS.
16. DEFLECTIONS FROM A STRAIGHT LINE OR GRADE ARE TO BE MADE WITH FITTINGS, DEFLECTED JOINTS, SHORTER PIPE SECTIONS, OR A COMBINATION OF THESE METHODS TO CONFORM TO THE ALIGNMENT AND PROFILE INDICATED ON THE DRAWINGS AND SPECIFIED. DEFLECTED JOINTS ARE NOT TO EXCEED THE VALUES SPECIFIED FOR THE PIPE JOINT. CONTRACTOR TO SUBMIT METHOD TO MEASURE DEFLECTION OF PIPE JOINTS.
17. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS.
18. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE.
19. CONTRACTOR SHALL INCORPORATE PROPER EROSION CONTROL MEASURES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFICIENCIES WITH THE INSTALLATION OF ALL THE PIPELINES AND ALL APPURTENANCES INSTALLED ON THE PROJECT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
21. CONTRACTOR SHALL FOLLOW THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND GUIDES FOR TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION.
22. THE CONTRACTOR SHALL FOLLOW THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND GAINING APPROVAL OF ANY NECESSARY TRAFFIC CONTROL PLANS. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL THROUGHOUT THE ENTIRETY OF THE PROJECT IF PUBLIC TRAFFIC IS AFFECTED BY CONSTRUCTION ACTIVITIES.
23. CONTRACTOR SHALL LIMIT ALL WORK TO WITHIN THE CONSTRUCTION LIMITS AND SHALL NOT IMPEDE TRAFFIC ON ROADWAYS.
24. CONTRACTOR SHALL MAINTAIN INGRESS/EGRESS ACCESS TO INDIVIDUAL PROPERTY OWNERS AT ALL TIMES. CONTRACTOR SHALL COORDINATE DETOURS AND ANY TEMPORARY CLOSURES WITH EACH PROPERTY OWNER. CONTRACTOR SHALL KEEP DURATION OF ALL CLOSURES AND DETOURS TO A MINIMUM.

25. CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF 24 HOURS PRIOR TO ANY WATER SERVICE DISRUPTIONS. SERVICE DISRUPTIONS SHALL BE KEPT TO A MINIMUM.
26. THE CONTRACTOR SHALL UTILIZE HAND TAMPERS AND PNEUMATIC TAMPERS TO OBTAIN THE REQUIRED COMPACTION OF THE PIPE BED AND THE BACKFILL, AS SPECIFIED.
27. THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE HOISTING EQUIPMENT TO HANDLE THE PIPE WHILE UNLOADING AND PLACING IT IN ITS FINAL POSITION WITHOUT DAMAGE TO THE PIPE, PIPE, FITTINGS, VALVES, AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, HAULED TO AND DISTRIBUTED AT THE SITE OF THE PROJECT BY THE CONTRACTOR. MATERIALS SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. UNDER NO CIRCUMSTANCES SHALL ANY MATERIALS BE DROPPED. PIPE HANDLED ON SKIDWAYS MUST NOT BE SKIDDED OR ROLLED AGAINST PIPE ALREADY ON THE GROUND. IN DISTRIBUTING THE MATERIALS AT THE SITE OF WORK EACH PIECE SHALL BE UNLOADED OPPOSITE OR NEAR THE PLACE WHERE IT IS TO BE LAID IN THE TRENCH. MATERIALS SHALL BE HANDLED IN SUCH A MANNER THAT NO DAMAGE TO THE PIPE WILL RESULT.
28. NON-POTABLE WATER PIPELINE CROSSINGS: ALL NON-POTABLE WATER PIPELINE CROSSINGS SHALL BE INSTALLED WITH A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN PIPE OUTSIDE WALLS. ALL POTABLE PIPELINE SHALL BE INSTALLED ABOVE NON-POTABLE WHEN POSSIBLE. POTABLE PIPELINES INSTALLED ABOVE AND WITHIN 5 FEET OF A NON-POTABLE PIPELINE, AND ALL POTABLE PIPELINES INSTALLED BELOW A NON-POTABLE PIPELINE SHALL HAVE A FULL 20-FOOT LENGTH OF POTABLE PIPELINE CENTERED ON THE NON-POTABLE PIPELINE. WHEN POTABLE PIPELINES ARE INSTALLED BENEATH AN EXISTING NON-POTABLE PIPELINE THE NON-POTABLE PIPELINE SHALL BE REPLACED BY A FULL 20-FOOT LENGTH OF NON-POTABLE PIPELINE CENTERED OVER THE POTABLE PIPELINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THIS PROCEDURE SHALL ALSO BE FOLLOWED FOR INSTALLATIONS OF NON-POTABLE PIPE. IF A POTABLE WATER PIPELINE IS INSTALLED BELOW A NON-POTABLE WATER PIPELINE, THE NON-POTABLE WATER PIPELINE MUST BE SUPPORTED THROUGH THE CROSSING TO PREVENT SETTLING PER IDAPA 58.01.08.542.07.c.iii.(2).
29. NON-POTABLE PIPELINES AND/OR POTABLE PIPELINES THAT IS TO BE PLACED PARALLEL TO EACH OTHER SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
30. CUTTING PIPE: CUTTING SHALL COMPLY WITH PIPE MANUFACTURER'S RECOMMENDATIONS. CUTS SHALL BE SMOOTH, STRAIGHT, AND AT RIGHT ANGLES TO PIPE AXIS. SHARP CORNERS SHALL BE REMOVED AND THE PIPE BEVELED TO MANUFACTURER'S RECOMMENDATION.
31. CONTRACTOR SHALL INSTALL ALL PIPE WITH PIPE BEDDING AS INDICATED IN THE DETAILS, UNLESS OTHERWISE NOTED IN THE DRAWINGS AND SPECIFICATIONS.
32. RESTRAINING REQUIREMENTS: ALL VALVES, TEES, CROSSES, AND BENDS SHALL BE CONNECTED TO THE WATER MAIN WITH AN APPROVED JOINT RESTRAINT. COSTS OF ALL RESTRAINTS SHALL BE INCIDENTAL TO THE FITTINGS.
33. POTABLE WATER MAIN TEST: NEWLY LAID WATER MAIN SHALL BE HYDROSTATICALLY PRESSURE TESTED AT 150 PSI FOR TWO (2) HOURS. LEAKAGE SHALL NOT EXCEED 5% PRESSURE DROP FOR 1 HOUR.

* PRESSURE SHALL BE MAINTAINED AT PLUS OR MINUS (±) 5% OF SPECIFIED TEST PRESSURE FOR DURATION OF TEST.
34. AFTER THE CONTRACTOR HAS COMPLETED THE INSTALLATION OF THE UTILITIES AND ANY CLEANUP ITEMS, CONTRACTOR SHALL MAKE A WRITTEN REQUEST TO THE ENGINEER FOR A FINAL INSPECTION. UPON RECEIPT OF THIS REQUEST, THE ENGINEER WILL SET A DATE AND TIME FOR THE FINAL INSPECTION. DURING THE FINAL INSPECTION, GATE VALVES WILL BE CHECKED TO SEE IF THEY ARE ACCESSIBLE AND OPERABLE. ANY DEFICIENCIES FOUND WILL PROMPTLY BE CORRECTED BEFORE FINAL PAYMENT WILL BE MADE. THE FINAL INSPECTION REQUEST FORM IS ATTACHED AS PART OF THE SPECIFICATIONS.
- UTILITY NOTES
1. THE APPROXIMATE LOCATION OF KNOWN EXISTING UNDERGROUND UTILITY LINES ARE SHOWN ON THE PLANS. OTHER UNKNOWN UTILITIES MAY EXIST. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES OR REPAIRING ANY DAMAGE WHICH OCCURS BECAUSE OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES. NOT ALL OVERHEAD UTILITIES, PERMANENT OR TEMPORARY, ARE SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, ELEVATION, SIZE, AND MATERIAL OF THE EXISTING UNDERGROUND PIPING AT THE POINTS OF CONNECTION. APPROVED TRANSITIONS SHALL BE USED TO MAKE ALL CONNECTIONS. PRECISE LOCATION AND ARRANGEMENT OF CONNECTIONS OF NEW PIPELINES WITH EXISTING PIPELINES ARE TO BE FIELD VERIFIED. PROVIDE FITTINGS, ADAPTERS, SOLID SLEEVE CLOSURES, HARNESSSED MECHANICAL COUPLINGS, AND ROTATE FITTINGS, AND DEFLECT JOINTS AS REQUIRED TO MAKE CONNECTIONS. PROVIDE TEMPORARY PLUG WITH FACTORY OUTLET SIZED AS REQUIRED FOR CONTRACTOR'S TESTING AND DISINFECTION WORK BEFORE MAKING CONNECTION. ANY DIFFERENT FITTINGS NECESSARY TO MAKE ALL CONNECTIONS SHALL BE INCIDENTAL.
3. THE PROTECTION, TEMPORARY SUPPORT, ADJUSTMENT, OR REQUIRED RELOCATION OF ANY UTILITIES AND STRUCTURES (UNDERGROUND, SURFACE, OR OVERHEAD) IS TO BE COORDINATED WITH THE CONTRACTOR AND THE OWNER OF EACH UTILITY BEFORE CONSTRUCTION/INSTALLATION IS STARTED.
4. EARTHWORK ACTIVITIES ARE NOT ALLOWED OUTSIDE CONSTRUCTION LIMITS OR R.O.W. UNLESS APPROVED BY THE ENGINEER.
5. TRENCH BOX TECHNIQUES SHALL BE UTILIZED TO LIMIT WIDTHS OF OPEN-CUT TRENCHES.
6. WHERE EXISTING UTILITY WIRES (TELEPHONE, ELECTRIC, FIBER OPTIC) ARE LOCATED ADJACENT TO OR ABOVE THE PROPOSED WORK, CONTRACTOR SHALL TEMPORARILY

SUPPORT EXISTING WIRES AND INSTALL PIPING UNDER EXISTING WIRES. ANY DECISION TO HAVE THE EXISTING UTILITIES RELOCATE WIRES WILL BE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HAVE THE UTILITY COMPANY PROVIDE AN ON-SITE REPRESENTATIVE TO INSPECT THE EXCAVATION AND TEMPORARY SUPPORT OF THE EXISTING UTILITY WIRES TO ENSURE THEY CONCUR WITH THE METHOD USED FOR TEMPORARY SUPPORT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETION OF WORK AS INDICATED AND MEETING ALL UTILITY REQUIREMENTS TO ENSURE A FINAL INSTALLATION THAT BENEFITS BOTH THE CITY AND THE UTILITY COMPANY.

7. UNKNOWN UTILITIES ARE ANTICIPATED TO EXIST WITHIN THE PROJECT AREA AND ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL LOCATE ALL UTILITIES AND COMPLETE ALL PROJECT WORK WHILE PROTECTING UTILITIES. PROTECTION OF UTILITIES SHALL BE INCIDENTAL TO THE PROJECT.
8. SHOULD GROUND WATER BE ENCOUNTERED DURING EXCAVATION, THE GENERAL CONTRACTOR SHALL MAKE PROVISIONS TO DE-WATER EXCAVATION AS NECESSARY TO MAINTAIN SAFE WORKING CONDITIONS. DE-WATERING WATER SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT IMPACT ADJACENT PROPERTIES.

COORDINATION NOTES

1. CONTRACTOR SHALL COORDINATE SUPPORT OF UTILITY CROSSINGS AND/OR EXISTING UTILITY RELOCATIONS WITH UTILITY COMPANY, TRAFFIC CONTROL ISSUES WITH THE OWNER, AND MOBILITY ISSUES WITH OTHER CONSTRUCTION SITES IN THE AREA.
2. CONTRACTOR SHALL COORDINATE THE OPERATION OF EXISTING PIPELINES, VALVES, AND HYDRANTS WITH CITY PERSONNEL. GREAT CARE MUST BE USED IN OPERATING VALVES AND HYDRANTS ON THE EXISTING WATER SYSTEM. ANY MAIN BREAKS CAUSED BY CONTRACTOR WILL BE CORRECTED AND PAID FOR BY CONTRACTOR.
3. CONTRACTOR SHALL PRESSURE TEST PIPELINE AND REPAIR ANY LEAKS. CONTRACTOR MUST PROVIDE ENGINEER 48 HOURS NOTICE PRIOR TO TESTING.

PROTECTION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE, STORE, AND REPLACE ANY EXISTING TRAFFIC SIGNS AFFECTED BY CONSTRUCTION ACTIVITY. ANY SIGNS DAMAGED OR LOST AS A RESULT OF THE PROJECT WILL BE REPLACED BY THE CONTRACTOR AND THE COST FOR REPLACEMENT SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL PAYMENT.
2. MISCELLANEOUS ITEMS SUCH AS AND NOT LIMITED TO, MAILBOXES, STREET LIGHTS, TRAFFIC LIGHTS, SIGNS, FENCES, POLES, TREES, ETC. SHALL BE PROTECTED OR REMOVED AND REINSTALLED BY THE CONTRACTOR INCIDENTAL TO THE CONTRACT.
3. PROTECTION OR REMOVAL OF TREES, SHRUBS, AND LANDSCAPING IS TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE COORDINATED WITH THE ENGINEER AND THE PROPERTY OWNER.
4. CONTRACTOR MUST RE-ESTABLISH ANY DISTURBED PROPERTY PINS OR CONTROL POINTS WITH SERVICES OF REGISTERED LAND SURVEYOR (RLS) REGISTERED IN IDAHO. CONTRACTOR MUST SUBMIT CERTIFICATE OF SURVEY FOR EACH PROPERTY WITH RE-ESTABLISHED PROPERTY PINS. THE COST FOR RLS SERVICES SHALL BE INCIDENTAL.
5. ANY EXISTING STRUCTURES DISTURBED BY CONSTRUCTION, INCLUDING CURB AND GUTTER, CONCRETE AND BITUMINOUS ROADS AND SIDEWALKS, FENCING, RETAINING WALLS, ETC., ARE TO BE RESTORED TO THEIR ORIGINAL LOCATION AND CONDITION.

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DATE REVISION BY

STATE OF OHIO
ANDREW JAMES BORSE
REG. NO. 8854
REGISTERED PROFESSIONAL ENGINEER

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

PREPARED FOR:

THE JEFFERS

SHEET TITLE

GENERAL NOTES

SCALE _____
DRAWN BY HE-DM-GA
CHECKED BY _____
START DATE _____
JOB NO. _____

SHEET NUMBER
SN-1

3. DESIGN AND CONSTRUCTION OF THIS PROJECT IS PER THE 2018 "INTERNATIONAL BUILDING CODE (IBC)" WITH THE INCLUSION OF LOCAL AMENDMENTS
2. REFER TO PROCESS, ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, STAIRS, FINISHES, DRAINS, WATERPROOFING, RAILINGS, MECHANICAL UNIT LOCATIONS, INSERTS, EMBEDDED ITEMS, ANCHORAGES, AND OTHER NON-STRUCTURAL ITEMS
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR: COORDINATING DETAILS, ACCURACY OF THE WORK, VERIFICATION OF ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES, MEANS AND METHODS OF CONSTRUCTION, AND FOR PERFORMING THE WORK IN A SAFE AND SECURE MANNER
4. STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE
5. DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK
6. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, INCLUDING FOUNDATIONS. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNLESS APPROVED BY THE ENGINEER OF RECORD.
8. CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.
9. PROTECT EXISTING CONSTRUCTION FROM DAMAGE DURING CONSTRUCTION OF NEW ADDITIONS. MAKE NO CUTS OR ALTERATIONS TO EXISTING CONSTRUCTION, OTHER THAN THOSE SHOWN ON THE DRAWINGS, WITHOUT THE APPROVAL OF THE ARCHITECT/ENGINEER. PATCHING SHALL MATCH THAT OF WORK PREVIOUSLY COMPLETED.
10. SPECIAL INSPECTIONS SHALL BE PROVIDED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY PER CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND AS NOTED WITHIN THE CONTRACT DOCUMENTS. REPORTS DOCUMENTING THE RESULTS OF THE TESTING AND INSPECTIONS SHALL BE SUBMITTED FOR REVIEW AND RECORD.

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT GEOTECHNICAL REPORT (ALL WEST, PROJECT NUMBER 524-604G).
2. FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING PRESSURE INDICATED WITHIN THE DESIGN CRITERIA AND LOADS TABLE AND SHALL BE FIELD VERIFIED, WHEN ASSUMED VALUES ARE NOTED, WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT ALL SUBGRADES AND PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF FOUNDATIONS.
4. FOUNDATIONS, WHERE PRESENT, SHALL BEAR ON EITHER COMPETENT NATIVE SOIL OR COMPACTED STRUCTURAL FILL.
5. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL BE CENTERED UNDER COLUMNS, PIERS, WALLS, ETC.
6. RETAINING WALLS HAVE BEEN DESIGNED FOR THE LISTED LATERAL EARTH PRESSURE AND SURCHARGE, ASSUMING A WELL GRADED AND DRAINED CONDITION.
7. PLACE ALL BACKFILL ACCORDING TO PROJECT SPECIFICATIONS. BRACE ALL WALLS AS REQUIRED PRIOR TO AND DURING THE PLACEMENT OF BACKFILL AND UNTIL SUPPORT FOR THE WALLS ARE IN PLACE.

1. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER OF RECORD PRIOR TO USING POST INSTALLED ANCHORS FOR MISSING OR MISPLACED ANCHORS.

1. LAP SPLICES OF DEFORMED BARS SHALL BE CLASS B, SEE REINFORCING SPLICE AND DEVELOPMENT TABLE FOR LENGTHS, UNLESS OTHERWISE NOTED.
2. REINFORCING STEEL SHALL NOT BE WELDED.

4. DOWELS AND OTHER MISCELLANEOUS STEEL EMBEDDED ITEMS SHALL BE LOCATED AND HELD IN SPECIFIED POSITION PRIOR TO PLACEMENT OF CONCRETE AND SHALL NOT BE PUSHED INTO CONCRETE FOLLOWING CONCRETE POUR.

5. PROVIDE 200' OF #5 REBAR & #6 IN 20' LENGTHS TO BE USED AS DIRECTED BY

1. A CONCRETE MIX DESIGN FOR EACH UNIQUE COMBINATION OF STRENGTH, APPLICATION, COARSE AGGREGATE GRADATION, AND WATER CEMENT RATIO SPECIFIED SHALL BE PREPARED BY THE SUPPLIER OR AN INDEPENDENT TESTING LABORATORY AND BE SUBMITTED FOR REVIEW PRIOR TO CASTING ANY CONCRETE.
2. ALL FORMWORK SHALL BE DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED ACCORDING TO ACI 347, "RECOMMENDED STANDARD PRACTICE FOR CONCRETE FORMWORK".
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK.
4. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" WHERE NOT SPECIFICALLY SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.
5. UNLESS OTHERWISE NOTED, TOLERANCES FOR CONCRETE FORMWORK SHALL CONFORM TO ACI STANDARD 117, "STANDARD TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".
6. DO NOT USE ADMIXTURES CONTAINING CALCIUM CHLORIDE.
7. CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." CONFORM TO THE REQUIREMENTS OF ACI 305 "HOT WEATHER CONCRETING" OR ACI 306 "COLD WEATHER CONCRETING" WHEN WEATHER CONDITIONS DICTATE.
8. OPENINGS IN CONCRETE SHALL BE REINFORCED AS NOTED IN THE STANDARD DETAILS.
9. SEE STANDARD DETAILS FOR CORNER BAR REINFORCING AT WALL CORNERS.
10. PROVIDE DOWELS TO SUPPORTING MEMBER WITH BARS SIZED AND SPACED TO MATCH TYPICAL VERTICAL REINFORCING. DOWELS SHALL HAVE STANDARD HOOKS EMBEDDED INTO SUPPORTING CONCRETE WITH LAP SPLICE TO VERTICAL REINFORCING, UNLESS NOTED OTHERWISE.
11. A 6 INCH GRANULAR BASE SHALL BE PROVIDED BETWEEN THE SLAB ON GRADE AND SUBGRADE. A VAPOR BARRIER SHALL BE PROVIDED AT ALL SLABS ON GRADE THAT RECEIVE MOISTURE SENSITIVE COATINGS/COVERINGS.
12. SEE STANDARD DETAILS FOR SLAB ON GRADE CONSTRUCTION AND CONTRACTION JOINTS.

CAST IN PLACE CONCRETE (NON-PRESTRESSED) COVER	
ACI 350 - ENVIRONMENTAL STRUCTURES	
UNLESS NOTED OTHERWISE ON DRAWINGS	COVER (in)
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
EXPOSED TO EARTH, LIQUID, WEATHER, OR BEARING ON WORK MAT OR SLABS SUPPORT EARTH COVER	
SLABS, JOISTS:	2
BEAMS, COLUMNS:	
STIRRUPS, SPIRALS, AND TIES	2
PRIMARY REINFORCEMENT	2 1/2
WALLS:	2
FOOTINGS, BASE SLABS:	
FORMED SURFACES	2
TOP OF FOOTINGS AND BASE SLABS	2
CONDITIONS NOT COVERED ABOVE	
SLAB, JOISTS:	
No. 11 AND SMALLER	3/4
No. 14 AND No. 18 BARS	1 1/2
BEAMS, COLUMNS:	
STIRRUPS, SPIRALS, AND TIES	1 1/2
PRIMARY REINFORCEMENT	2
WALLS:	
No. 11 AND SMALLER	3/4
No. 14 AND No. 18 BARS	1 1/2
SLAB ON GRADE / SLAB ON METAL DECK	CENTERED

WIND DESIGN (STRENGTH LEVEL, UNO)		
MAIN WIND FORCE RESISTING SYSTEM	BASIC WIND SPEED	V 120 MPH
	EXPOSURE CATEGORY	B
	BUILDING TYPE	ENCLOSED
	INTERNAL PRESSURE COEFFICIENT	GCPi +/-0.18
SEISMIC DESIGN		
	SEISMIC DESIGN CATEGORY	D
	SEISMIC FORCE RESISTING SYSTEM	N/A
	IMPORTANCE FACTOR	Ie 1.25
	SITE CLASS	C
	SPECTRAL RESPONSE ACCELERATION	Ss 0.423g
		S1 0.137g
	SPECTRAL DESIGN RESPONSE COEFFICIENT	Sds 0.412g
	Sd1 0.212g	

FOUNDATIONS		
	SOIL BEARING PRESSURE (STRIP FOOTING)	fbrg 2000 PSF
	SOIL BEARING PRESSURE (PIER 5' EMBED)	fbrg 3000 PSF
	SOIL BEARING PRESSURE (PIER >7' EMBED)	fbrg 4000 PSF
	LATERAL EARTH PRESSURE (AT REST)	55 PSF
	RETAINING WALL SURCHARGE	100 PSF

MATERIAL STRENGTHS ¹		
CONCRETE		
	28 DAY COMPRESSIVE STRENGTH f_c	
	WATER BEARING STRUCTURE 4500 PSI	
	FOUNDATION WALLS / PIERS	4000 PSI
	SLAB ON GRADE	4000 PSI
	ELEVATED SLAB / BEAMS	5000 PSI
	GROUT (NON SHRINK / NON METALLIC)	5000 PSI

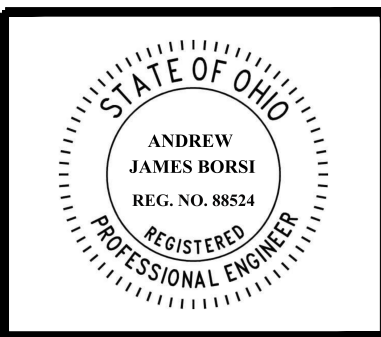
REINFORCING STEEL		
	REINFORCING BARS	ASTM A615, GRADE 60, DEFORMED

STRUCTURAL STEEL		
STRUCTURAL MEMBERS	WIDE FLANGE (W) & TEE (WT) ASTM A992, Fy=50 KSI	
	CHANNEL (C & MC) & ANGLE (L) ASTM A36, Fy=36 KSI	
	STRUCTURAL BARS & PLATES ASTM A36, Fy=36 KSI	
FASTENERS HIGH	STRENGTH BOLTS	ASTM A325-N
	ANCHOR RODS	ASTM F1554, GRADE 36
	THREADED RODS	ASTM A36
	COMMON BOLTS	ASTM A307
	SHEAR STUD CONNECTORS	ASTM A108
WELDS	WELD ELECTRODES	E70XX

POST INSTALLED ANCHORS		
ADHESIVE ANCHORS	HILTI HIT-HY200	ANCHORAGE TO CONCRETE
EXPANSION ANCHORS	HILTI KWIK BOLT 3	ANCHORAGE TO CONCRETE
SCREW ANCHORS	HILTI KWIK HUS-EZ	ANCHORAGE TO CONCRETE
	(OR APPROVED EQUALS)	
1. SEE GENERAL NOTES & SPECS FOR ADDITIONAL REQUIREMENTS		

REQUIRED SPECIAL INSPECTION OF SOILS ^{1,2}		
VERIFICATION & INSPECTION	CONTINUOUS	PERIODIC
VERIFY MATERIAL BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY		X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X
1. ALL SPECIAL INSPECTION IN ACCORDANCE WITH CURRENT IBC		
2. SEE GENERAL NOTES & SPECS FOR ADDITIONAL REQUIREMENTS		

#	DATE	REVISION	BY



The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

PREPARED FOR:

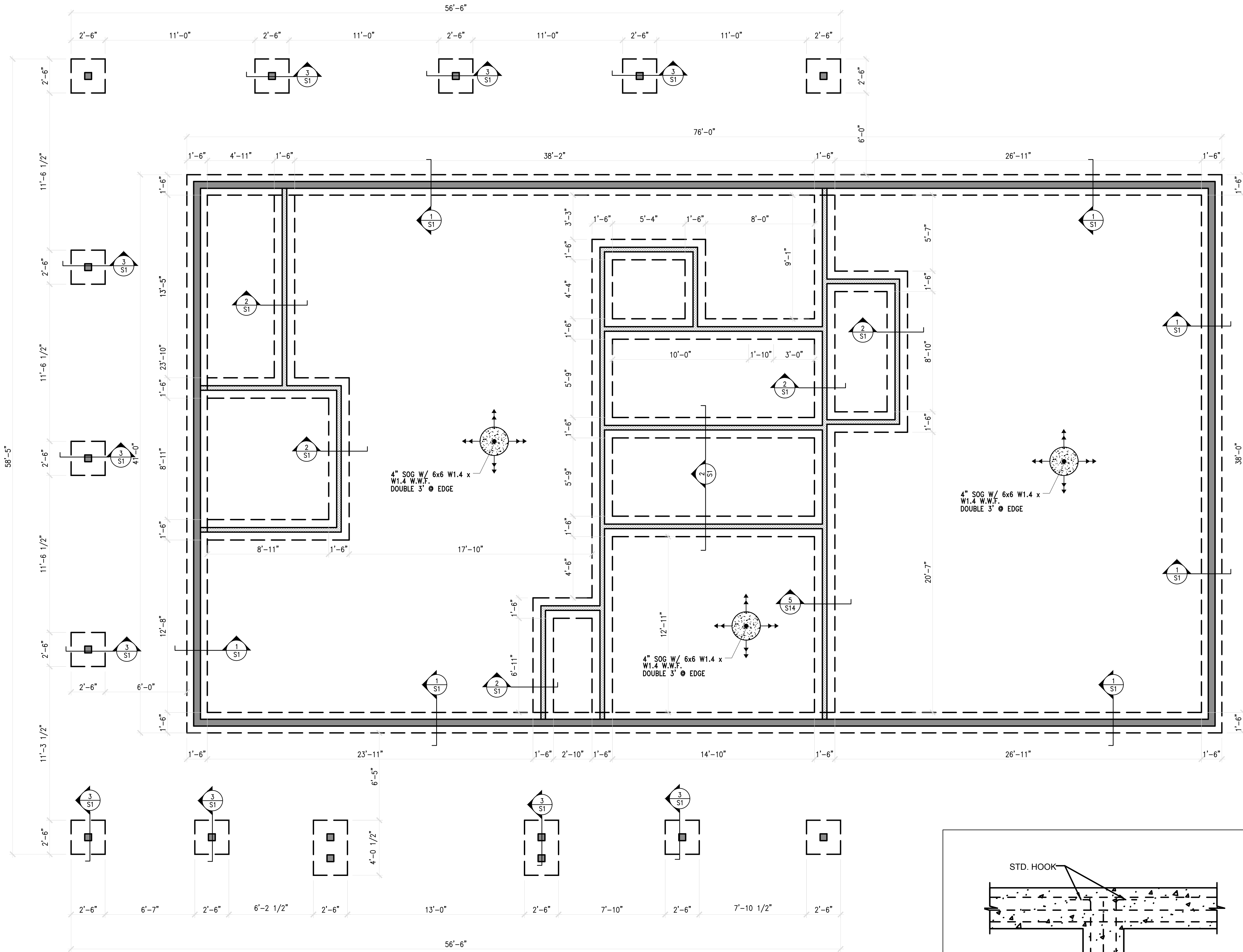
THE JEFFERS

SHEET TITLE

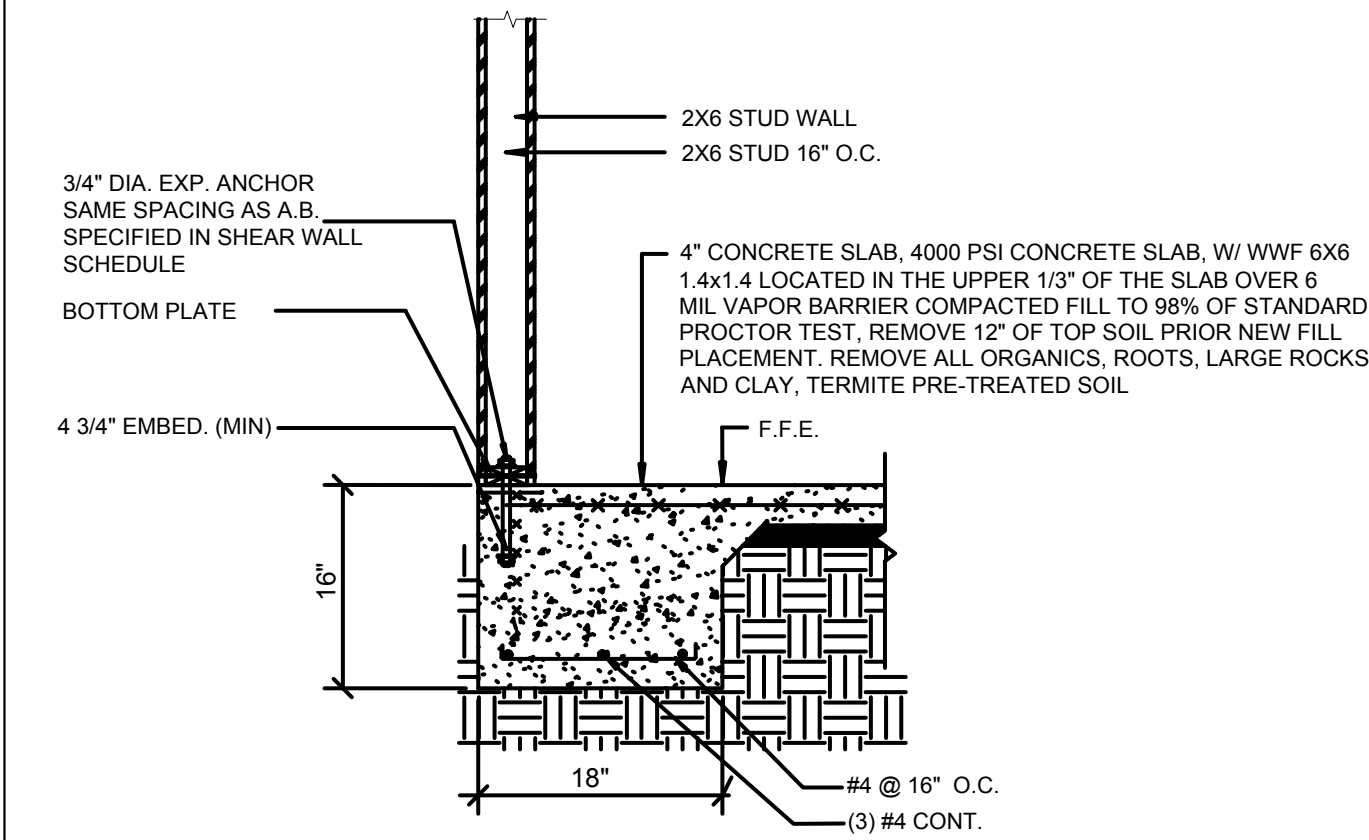
STRUCTURE NOTES

SCALE _____
DRAWN BY HE-DM-GA
CHECKED BY _____
START DATE _____
JOB NO. _____

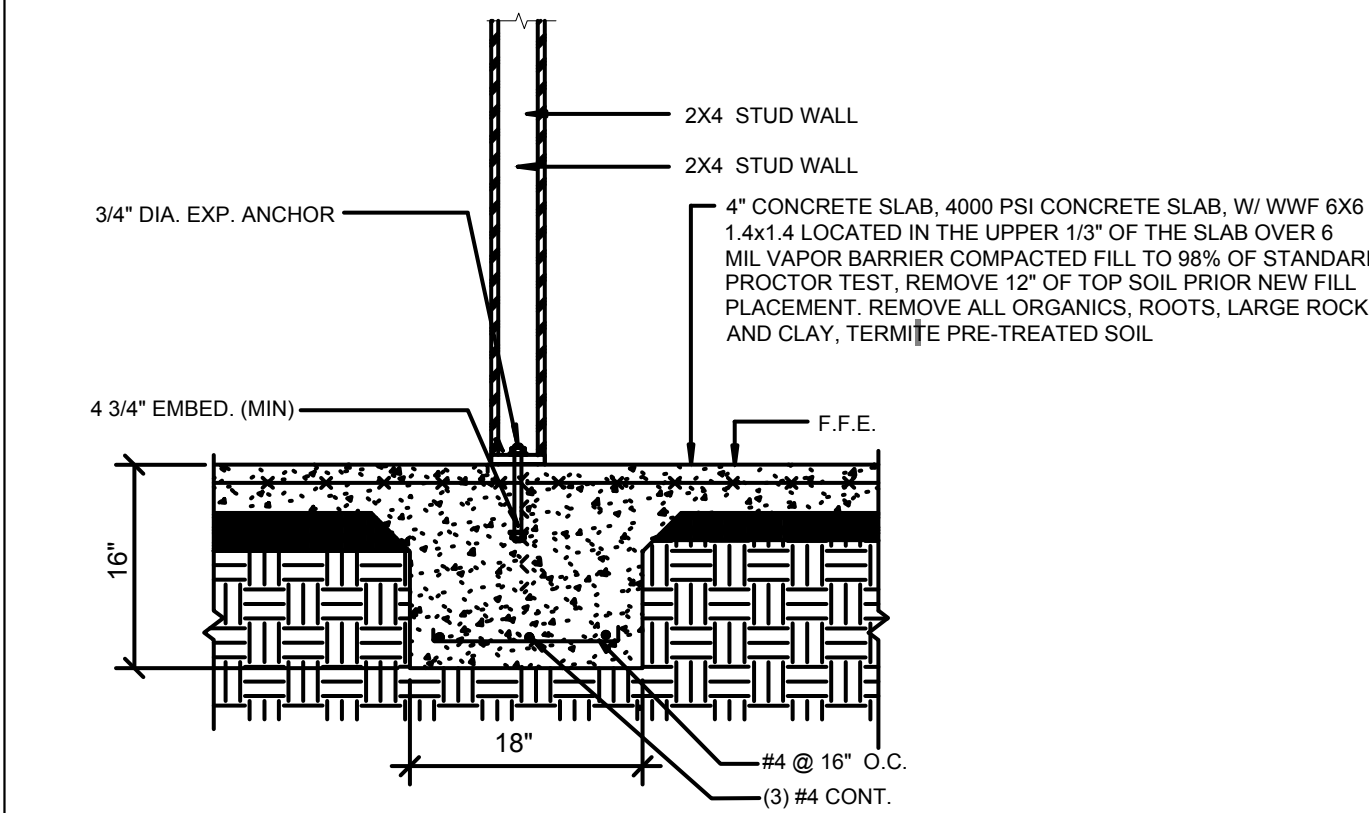
SHEET NUMBER
SN-2



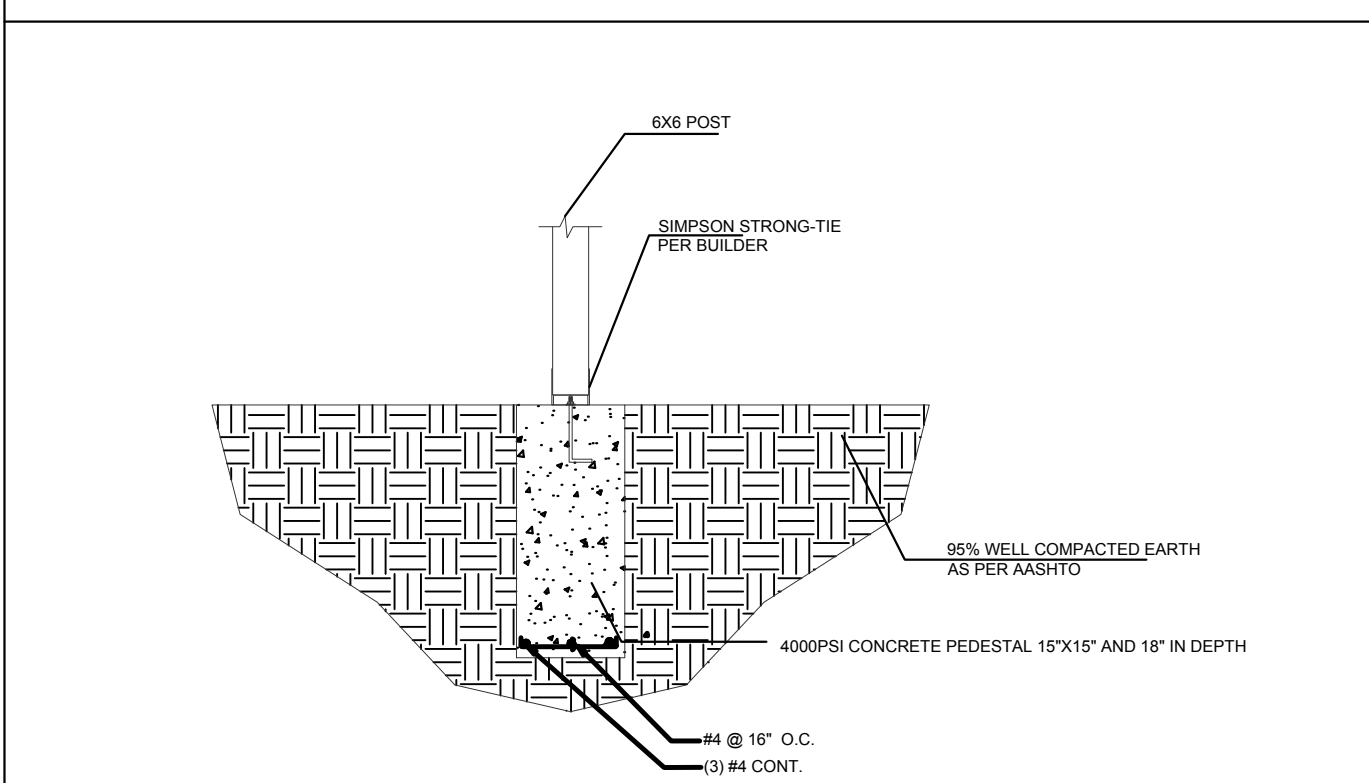
1 FOUNDATION AND SLAB PLAN
SCALE : 1/4"=1'-0"



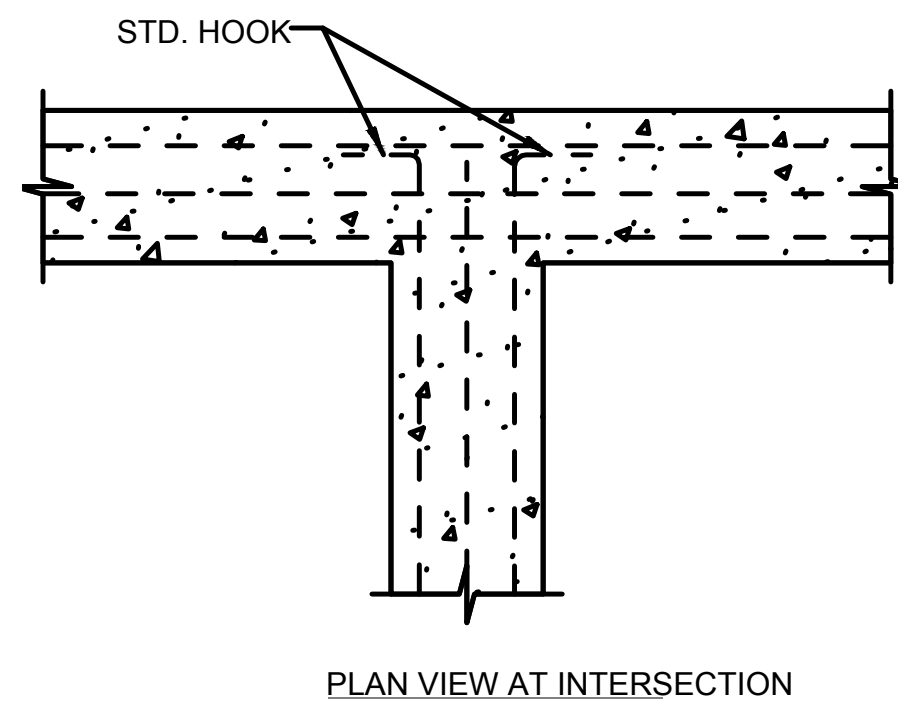
EXTERIOR WALL FOOTING
(01) N.T.S



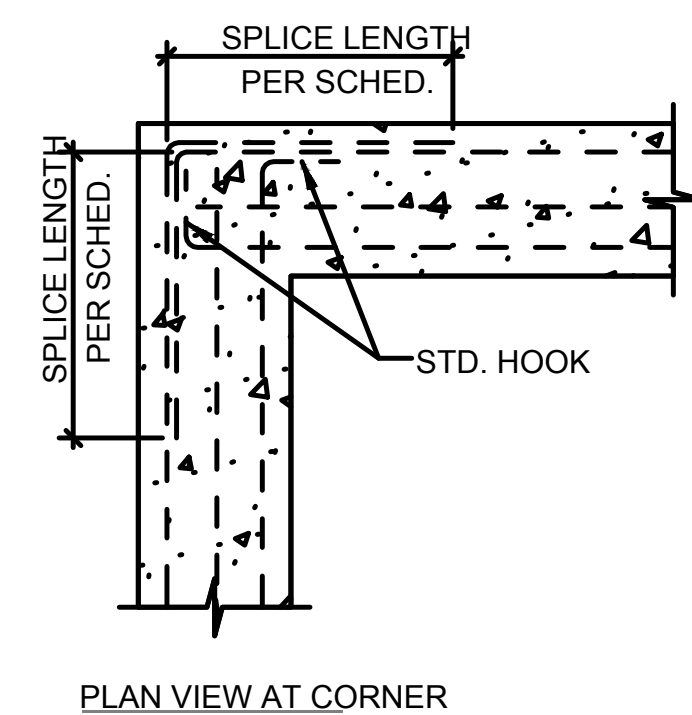
INTERIOR WALL FOOTING
(02) N.T.S



PIER AND POST DETAIL
(03) N.T.S



REINF. AT FOOTING INTERSECTION
(05) N.T.S



REINF. AT FOOTING INTERSECTION
(04) N.T.S

#	DATE	REVISION	BY

STATE OF OHIO
ANDREW JAMES BORSI
REG. NO. 88524
REGISTERED PROFESSIONAL ENGINEER

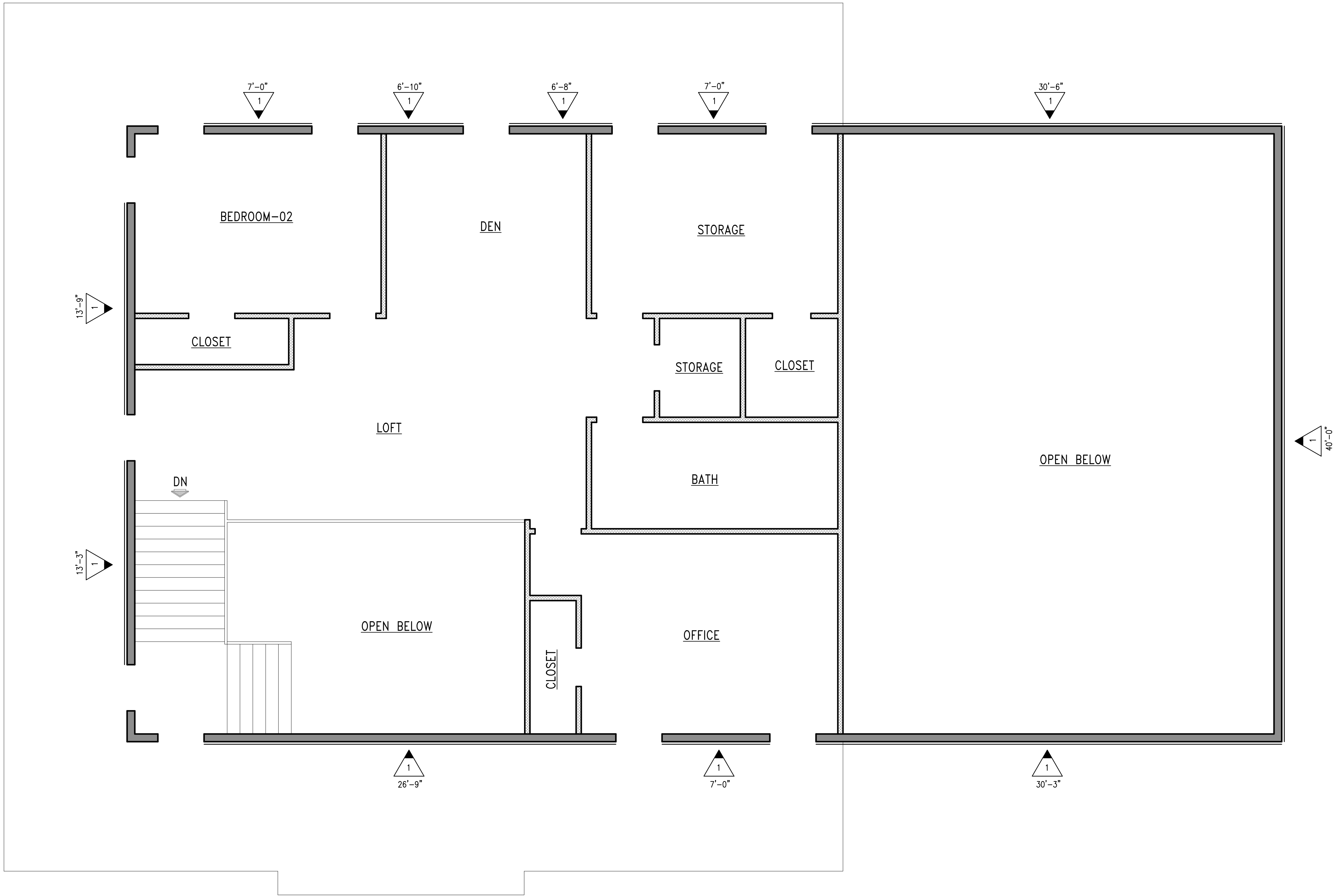
The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

PREPARED FOR:
THE JEFFERS

SHEET TITLE
FOUNDATION AND SLAB PLAN

SCALE
DRAWN BY: HE-DM-GA
CHECKED BY:
START DATE:
JOB NO.:

SHEET NUMBER
S-1



5 SECOND FLOOR WALL BRACING PLAN
SCALE : 1/4"=1'-0"

#	DATE	REVISION	BY

STATE OF OHIO
ANDREW JAMES BORSI
REG. NO. 88524
REGISTERED PROFESSIONAL ENGINEER

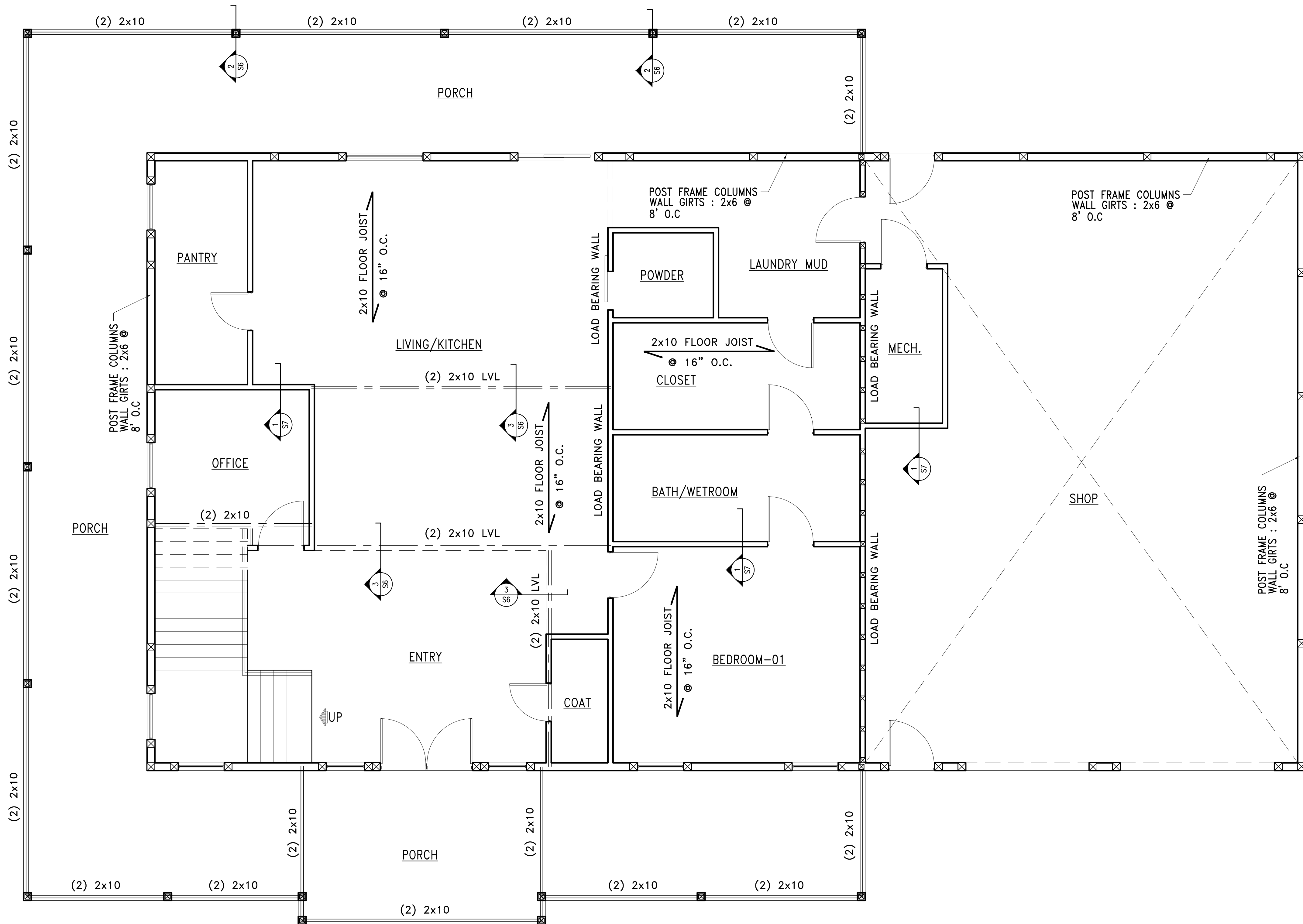
The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

PREPARED FOR:
THE JEFFERS

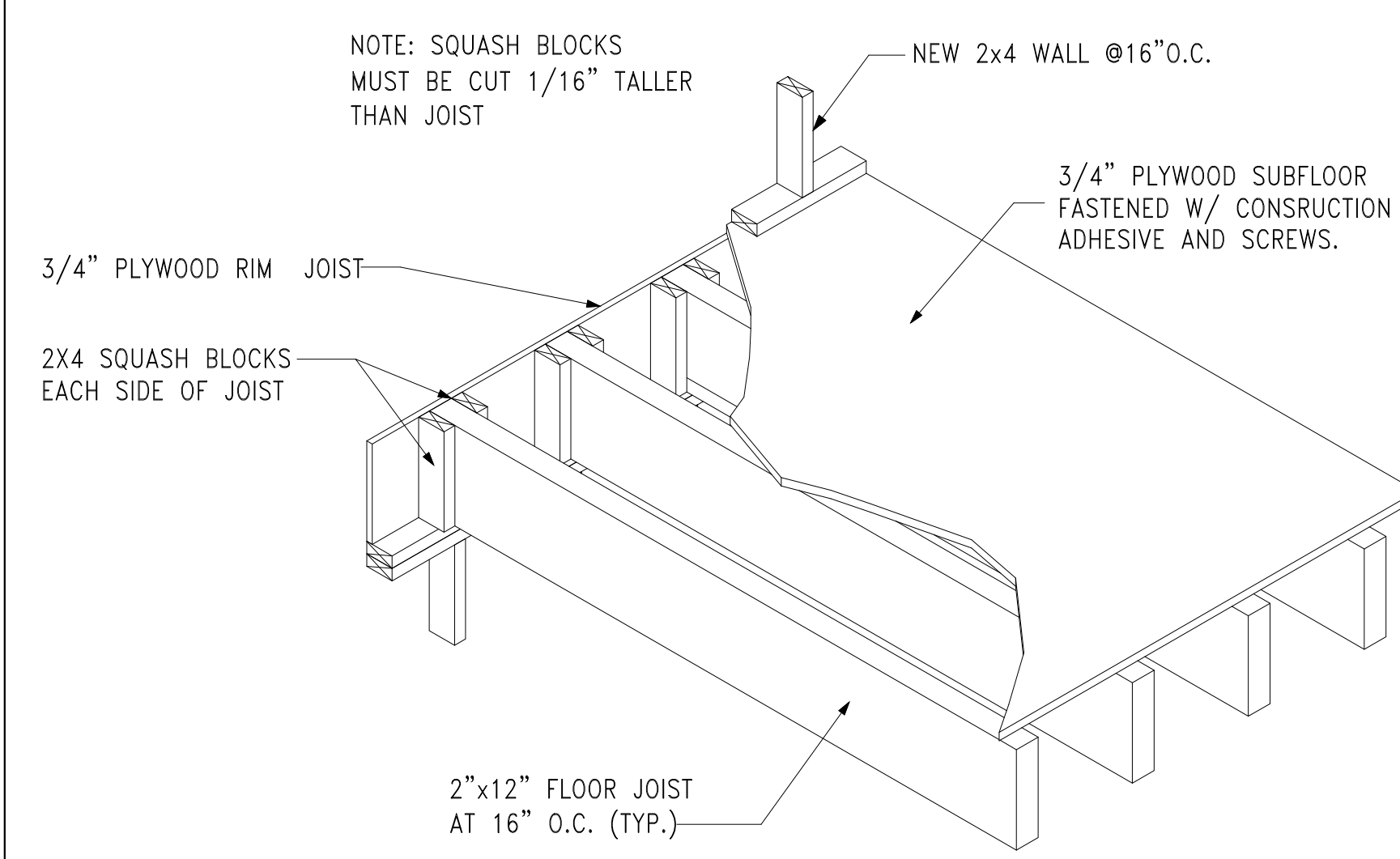
SHEET TITLE
**2ND FL.WALL
BRACING PLAN**

SCALE
DRAWN BY HE-DM-GA
CHECKED BY
START DATE
JOB NO.

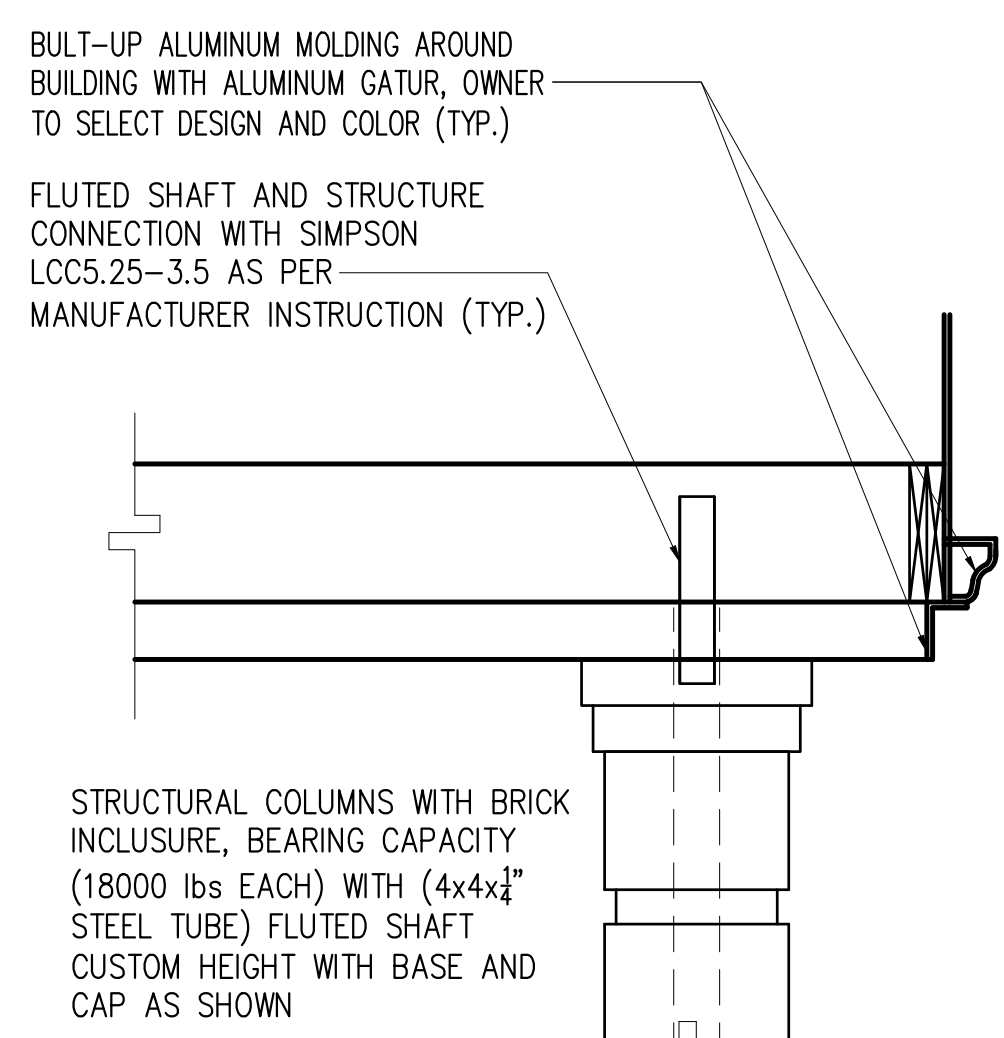
SHEET NUMBER
S-5



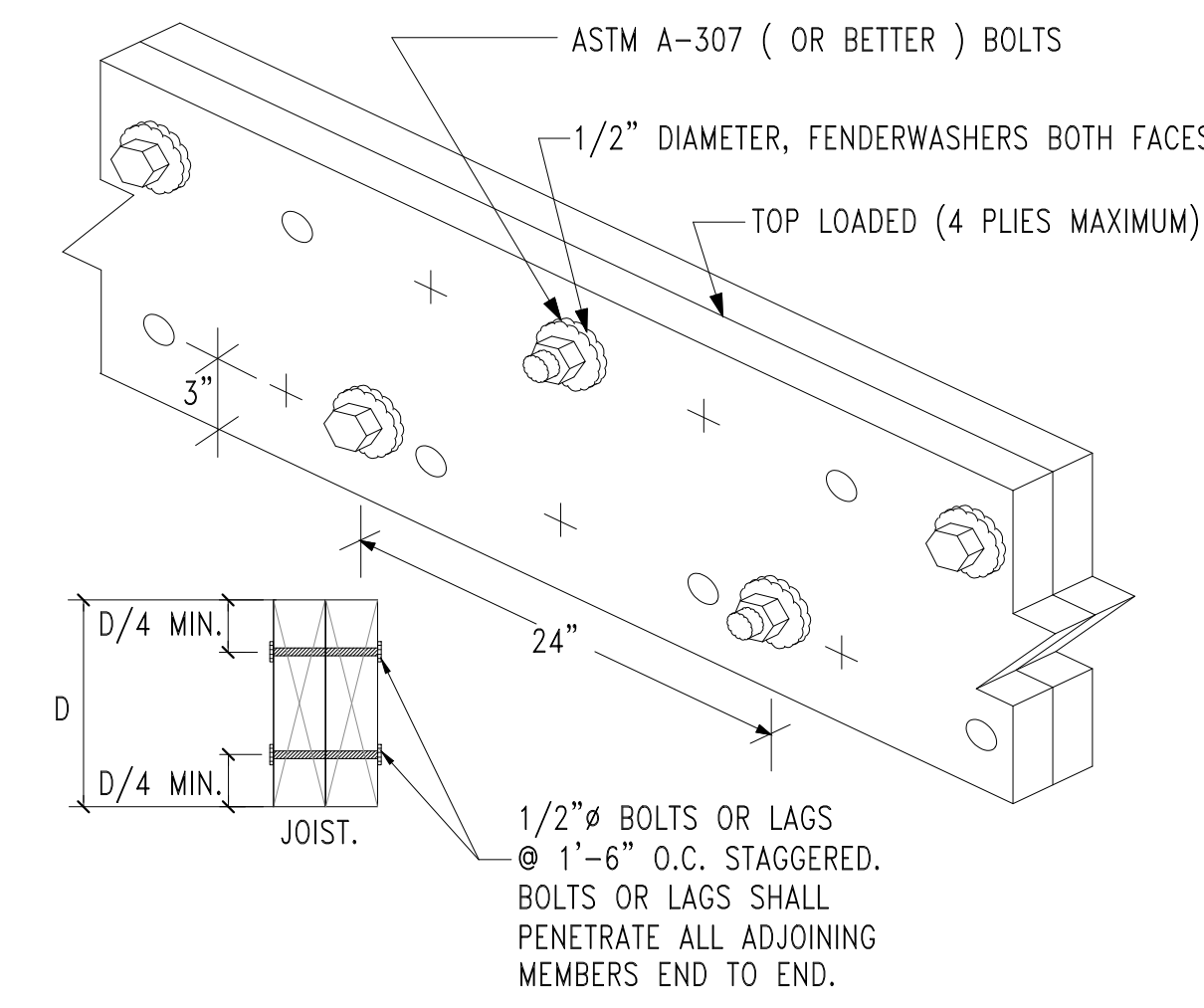
6 FIRST FLOOR FRAMING PLAN
SCALE : 1/4"=1'-0"



WOOD FLOOR DETAIL (TYP.)
(01) N.T.S



COLUMN CONNECTION DETAIL (TYP.)
(02) N.T.S



MULTIPLE WOOD BEAM CONSTRUCTION DETAIL (TYP.)
(03) N.T.S

#	DATE	REVISION	BY

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ANDREW JAMES BORSE
REG. NO. 88524
REGISTERED PROFESSIONAL ENGINEER

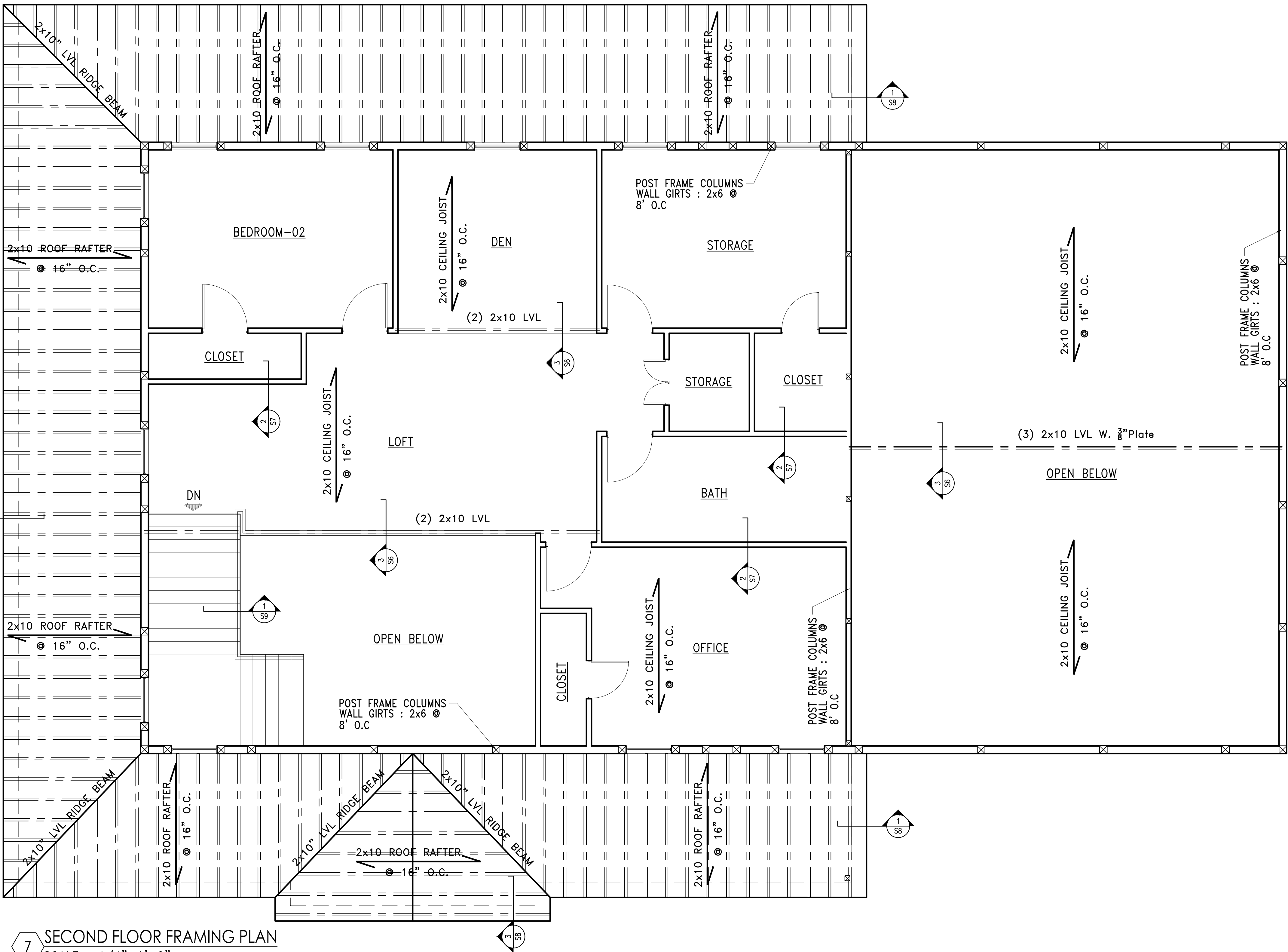
The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

PREPARED FOR:
THE JEFFERS

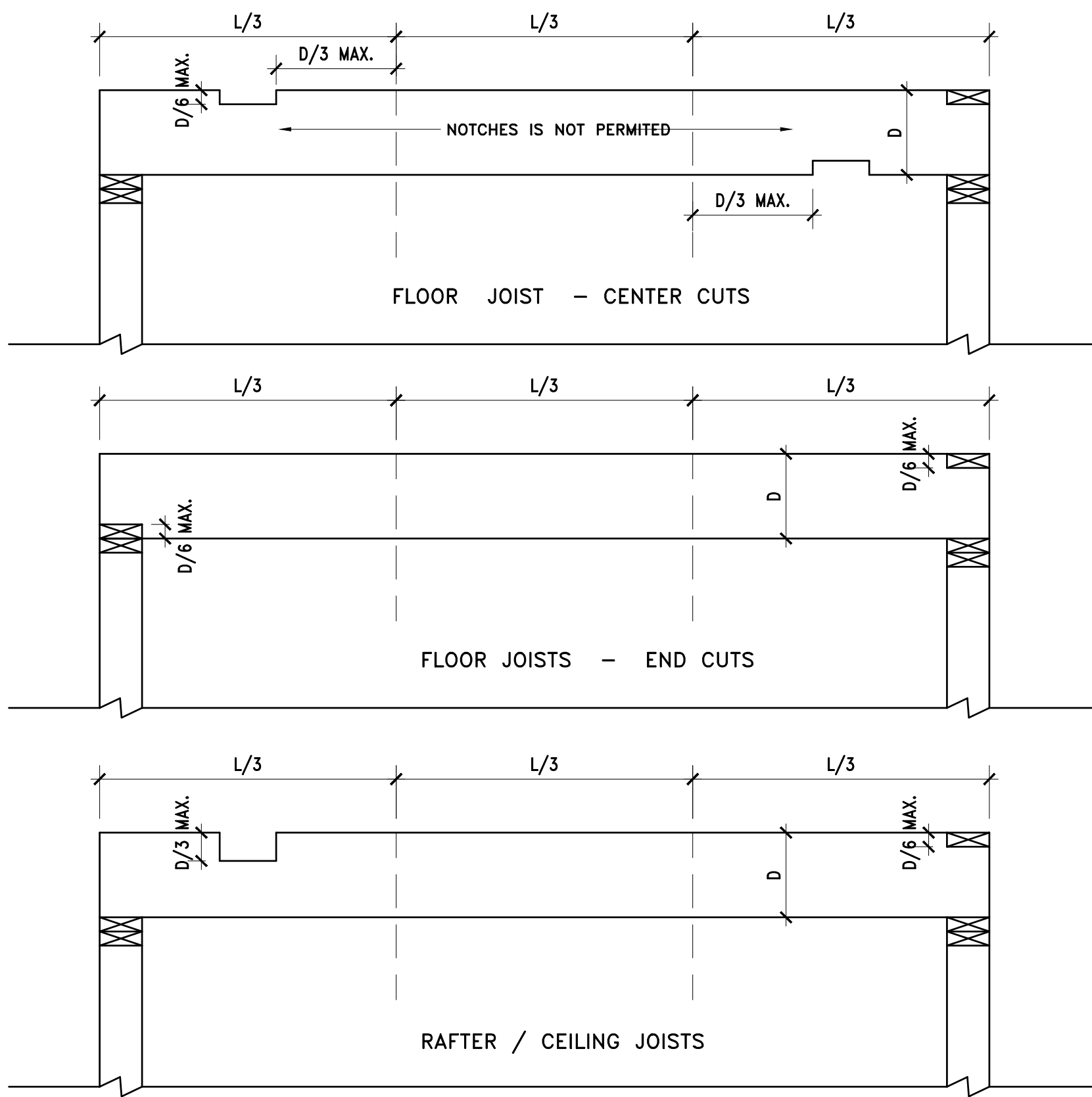
SHEET TITLE
**1ST FL. FRAMING
PLAN AND DETAIL**

SCALE
DRAWN BY HE-DM-GA
CHECKED BY
START DATE
JOB NO.

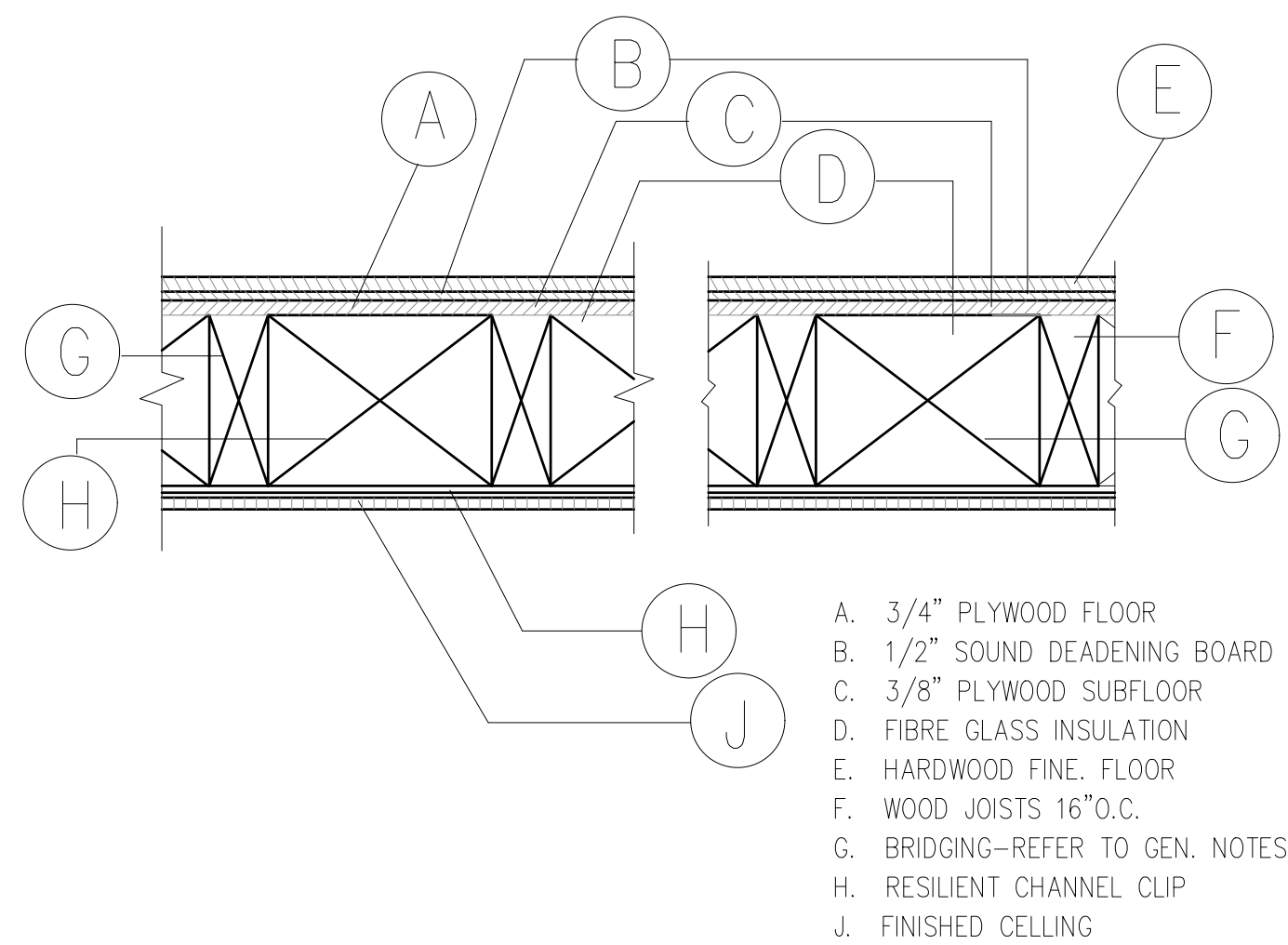
SHEET NUMBER
S-6



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



CUTTING DRILLING AND NOTCHING DETAIL AS PER
R502.8 (TYP.) (01) N.T.S



COLUMN CONNECTION DETAIL (02) N.T.S

#	DATE	REVISION	BY

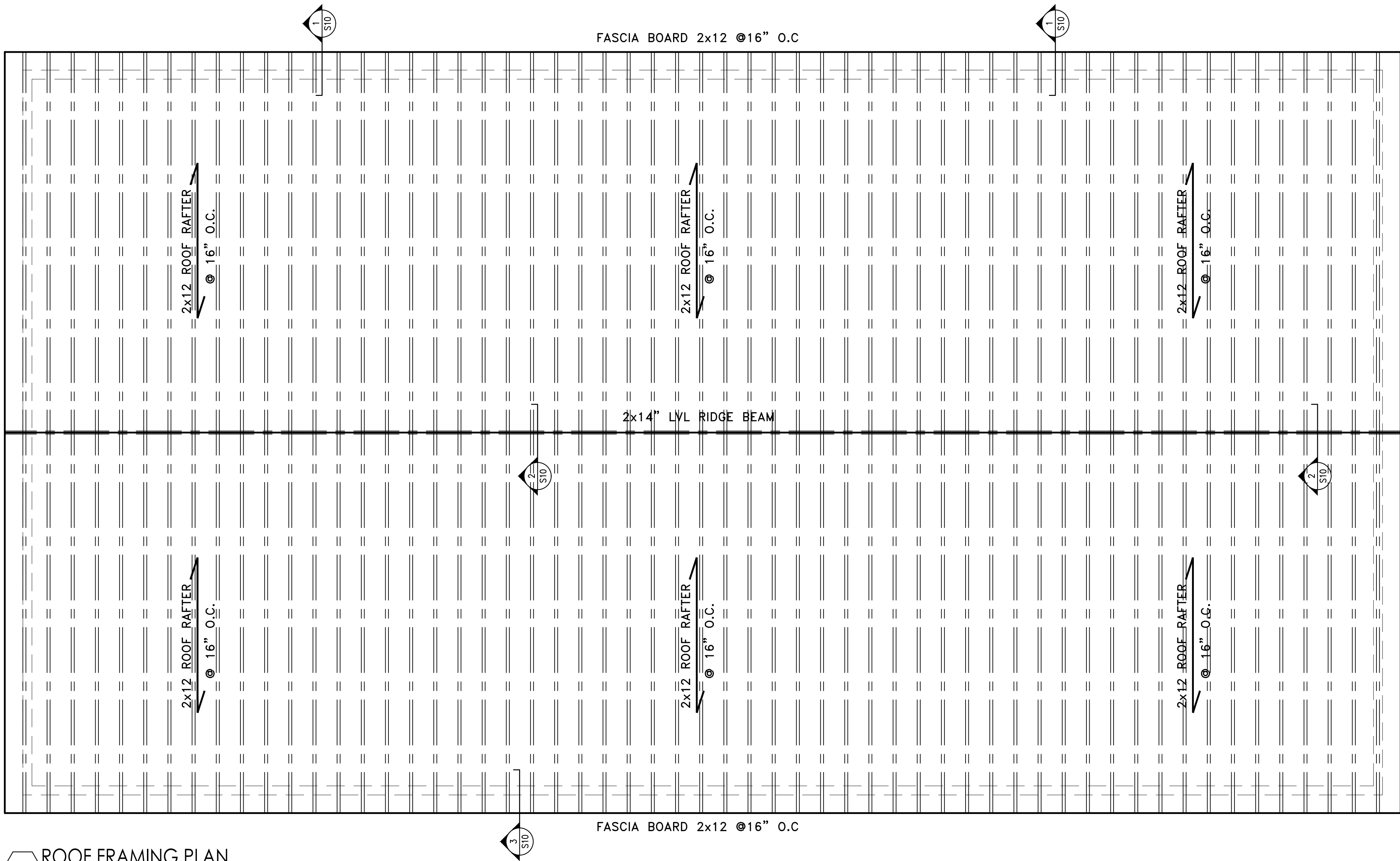
STATE OF OHIO
ANDREW JAMES BORSH
REG. NO. 88524
REGISTERED PROFESSIONAL ENGINEER

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

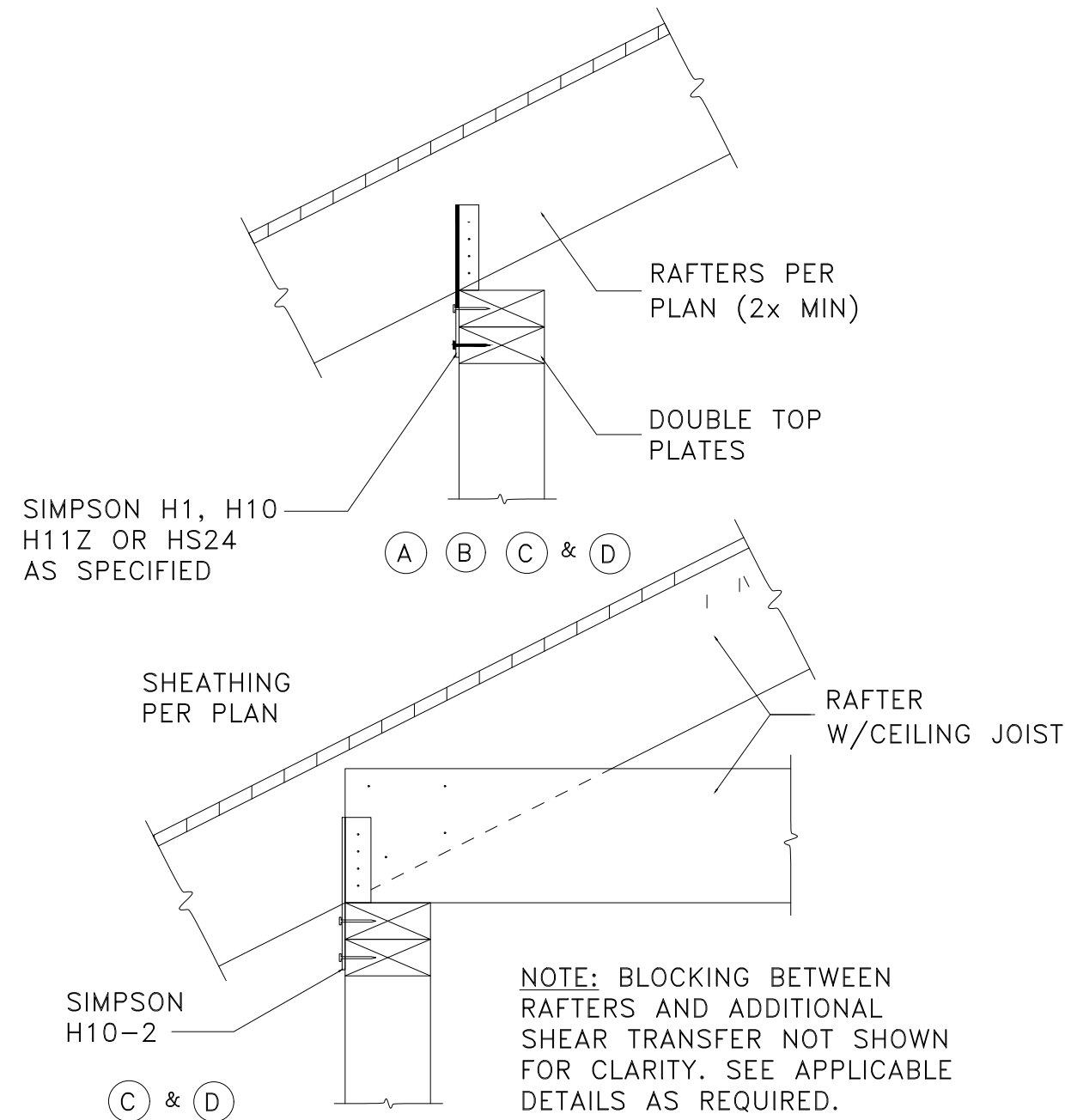
PREPARED FOR:
THE JEFFERS

SHEET TITLE
**2ND FL.
FRAMING PLAN**

SCALE
DRAWN BY: HE-DM-GA
CHECKED BY:
START DATE:
JOB NO.:
SHEET NUMBER
S-7



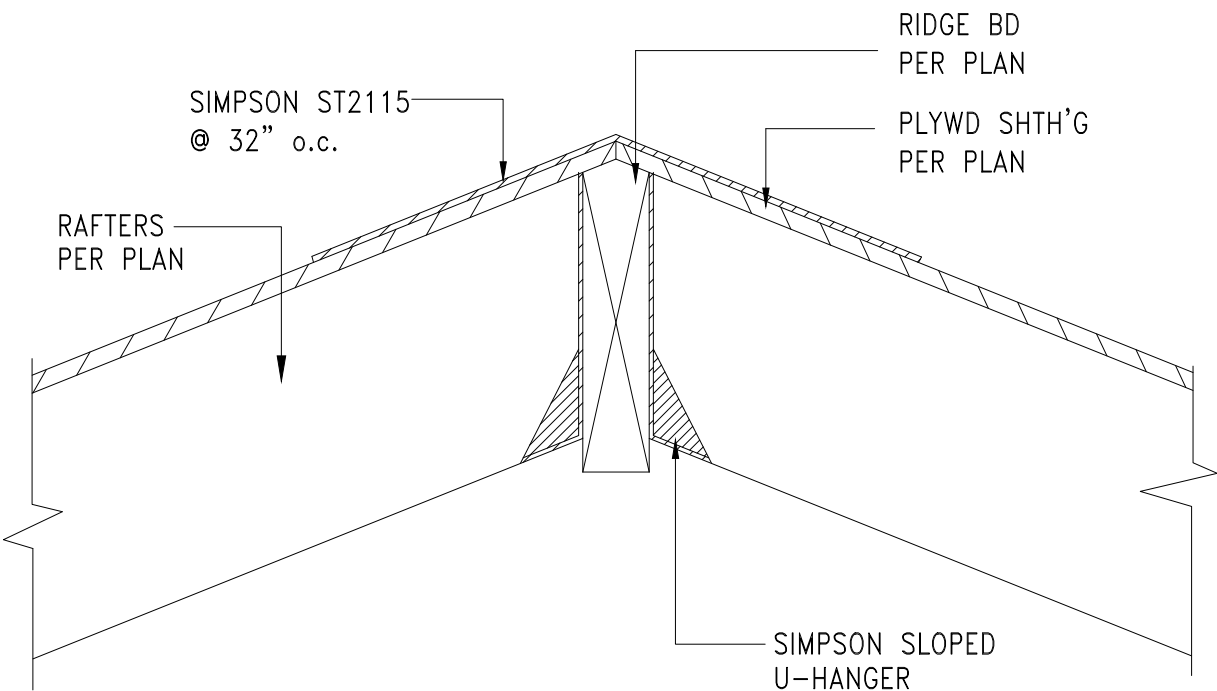
8 ROOF FRAMING PLAN
SCALE : 1/4"=1'-0"



RAFTER TIE TO TOP PLATE

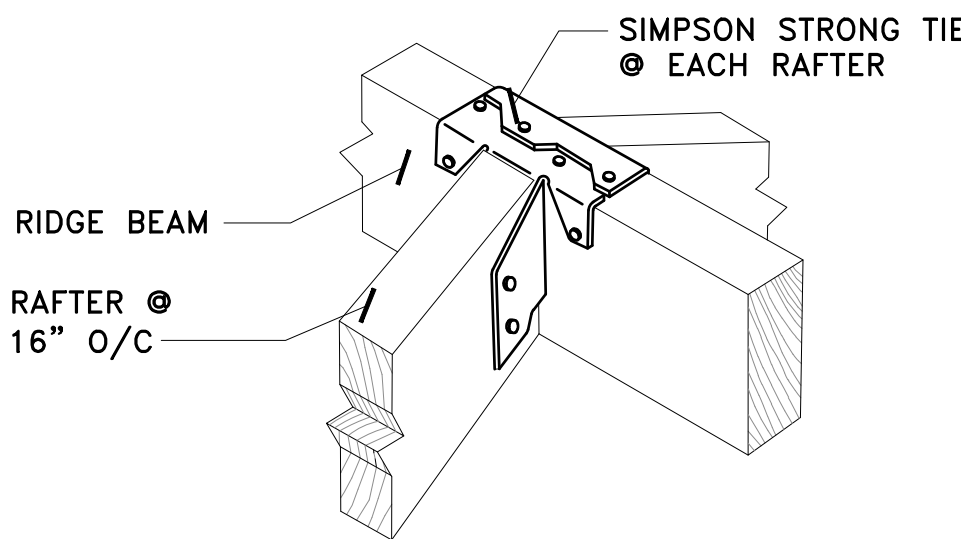
DETAIL MARK	SIMPSON PIECE	FASTENERS - NAILS	
		RAFTER	TOP PLATE
A	H1	6-8d x 1 1/2	4-8d
B	H10, H10R	8-8d x 1 1/2	8-8d x 1 1/2
C	H11Z	6-16d x 2 1/2	6-16d x 2 1/2
D	H10-2	6-10d	6-10d
E	HS24	2-8d SLANT	8-8d

RAFTER TIR TO PLATE (TYP.) (01) N.T.S



RIDGE BEAM AND RAFTER CONNECTION DETAIL
N.T.S

RIDGE BEAM AND RAFTER CONNECTION DETAIL
(TYP.) (02) N.T.S



RAFTER AND RIDGE BEAM
CONNECTION DETAIL (TYP.)
N.T.S

RAFTER AND RIDGE BEAM CONNECTION DETAIL
(TYP.) (03) N.T.S

#	DATE	REVISION	BY

STATE OF OHIO
ANDREW JAMES BORSE
REG. NO. 88524
REGISTERED PROFESSIONAL ENGINEER

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PREPARED FOR:
THE JEFFERS

SHEET TITLE
**ROOF FRAMING
PLAN AND DETAIL**

SCALE
DRAWN BY: HE-DM-GA
CHECKED BY:
START DATE:
JOB NO:
SHEET NUMBER
S-8



NOTE:

1. PROVIDE SMOKE SEALS AT RATED DOORS (TYP).
2. REFER ALSO TO DOOR SCHEDULE, A5.01
3. REFER ALSO TO FLOOR PLANS FOR TYP. WALL SECTIONS AND FURTHER REFERENCE FOR WALL FRAMING AND DETAILS

PER STRUCTURAL
GYP. BD. AT EACH SIDE
ACOUSTIC BATT INSULATION WHERE OCCURS
SEE WALL TYPE IN PLAN

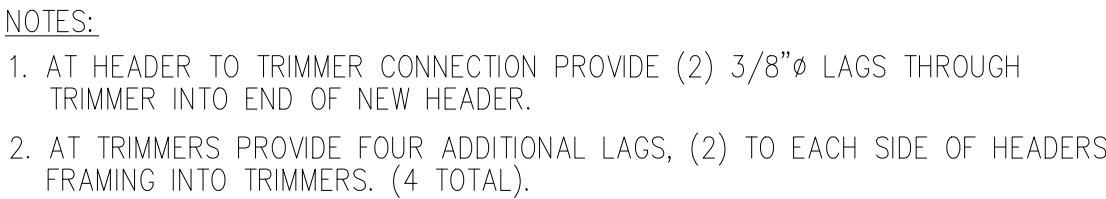
WITH WALL TYPE
COORD.

DOOR, SEE
SCHEDULE

TILE @ RESTROOM,
WHERE OCCURS
TILE GROUT @
RESTROOM DOOR

This diagram shows a cross-section of a wall and a door. The wall is composed of structural elements (hatched) and gypsum board (GYP. BD.) on both sides. Acoustic batt insulation is shown in the center of the wall. The door is shown on the left, with a note to see the schedule. The floor is shown at the bottom, with tile and grout. A vertical dimension line on the right indicates the wall type and coordination.

INTERIOR DOOR JAMB @ WOOD STUD



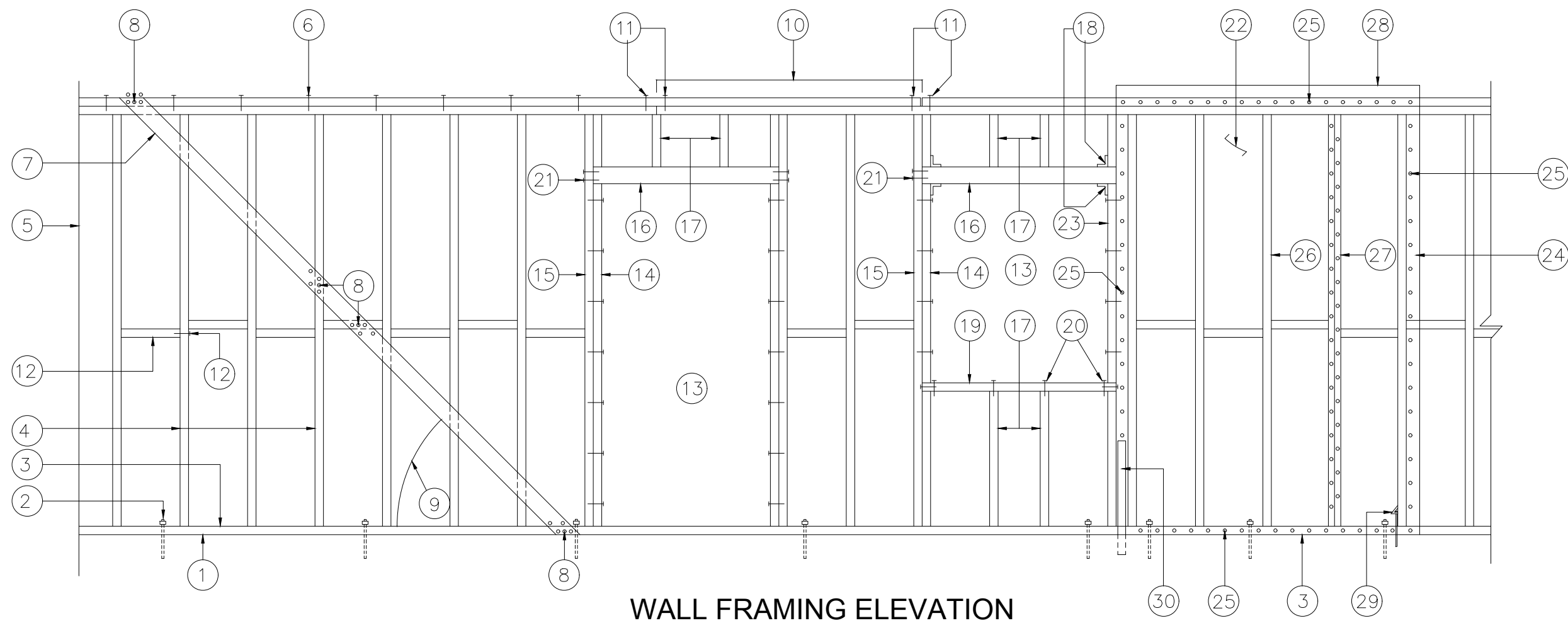
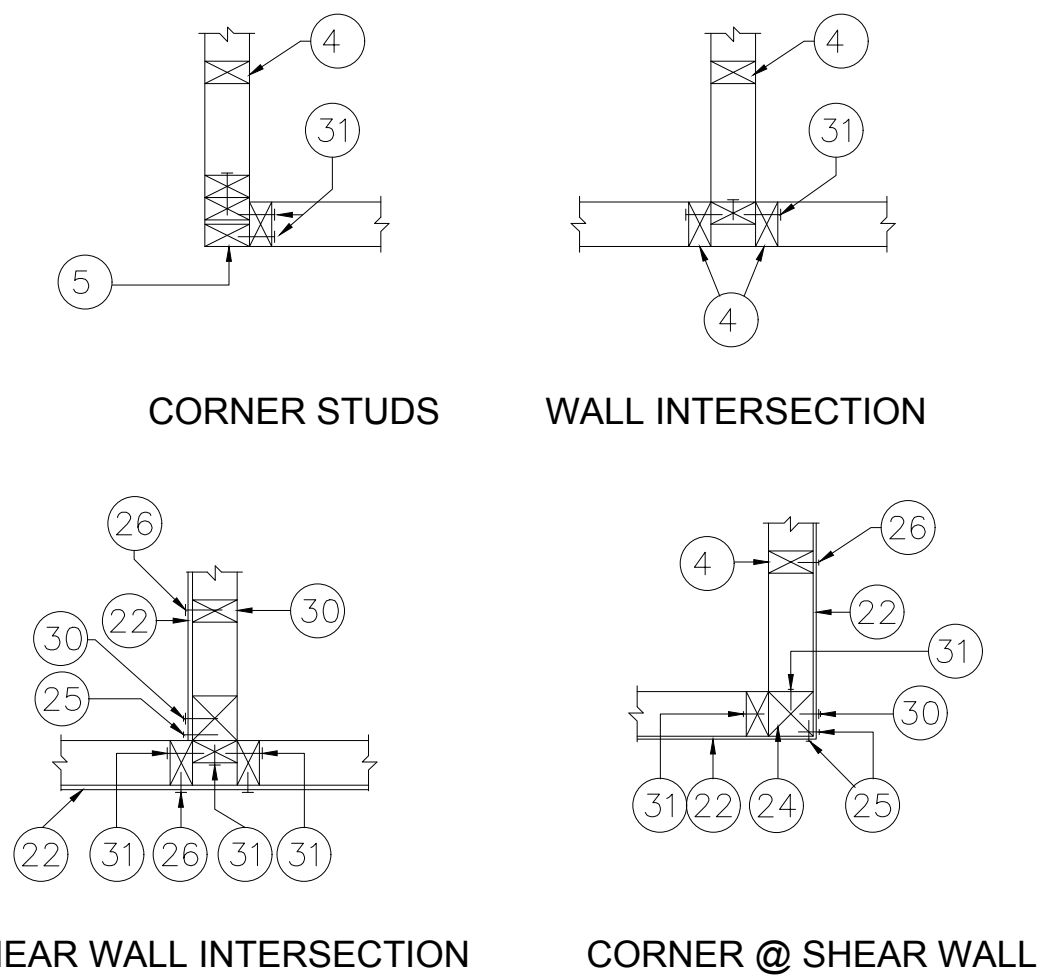
TYP. DETAIL AT HEADER/TRIMMER
NOT TO SCALE



INTERIOR DOOR JAMB @ WOOD STUD (02)

TYP. DETAIL AT HEADER / TRIMMER (03)

EXTERIOR OUTSIDE CORNER FRAMING (03)



SHEAR WALL SET (05)

WALL FRAMING ELEVATION (06)

- | | | |
|--|---|---|
| 1.- TOP OF SLAB OR FOUNDATION WALL PER PLAN. | 12.- 2X BLOCKING AS REQUIRED PER U.B.C. | 27.- USE 3X STUD @ PANEL JOINT IF SHEAR PANEL EDGE NAILING IS SPACED @ 2" O.C., STAGGER NAILS |
| 2.- ANCHOR BOLTS PER PLAN: MAX. SPACING: 72" O/C AND WITHIN 12" OF SILL ENDS; MIN. (2) A.B.'S PER PIECE OF SILL PLATE (U.N.O.) | 13.- OPENING WHERE OCCURS | 28.- EXTEND PLYWOOD ABOVE TOP PLATE IF INDICATED ON PLAN OR DETAILS |
| 3.- 2X SILL PLATE | 14.- 2X TRIMMER W/ 16d @ 12" O/C STAGGERED TO KING STUD U.N.O. | 29.- HOLDOWN OR POST ANCHOR PER PLAN |
| 4.- 2X STUDS @16" O.C. U.N.O., W/ (2) 16d END NAILS OR 4- 8d TOE NAILS EA. END TO TOP & SILL PLATES. | 15.- 2X KING STUD. USE DBL. KING STUD @ OPENINGS OVER 8'-10" WIDE, U.N.O. | 30.- INSTALL POST ANCHOR PER PLAN ON OUTSIDE FACE OF PLYWOOD SHEAR PANEL U.N.O. |
| 5.- CORNER STUDS OR POST PER PLAN. | 16.- HEADER PERPLAN | 31.- NAIL CORNER & MULTIPLE STUDS TOGETHER W/16d @ 12" O/C STAGGERED |
| 6.- (2) 2X TOP PLATE, NAILED TOGETHER W/16d @ 16" O/C U.N.O. | 17.- CRIPPLE STUDS @ 16" O/C U.N.O. | |
| 7.- AS A TEMPORARY BRACNG, USE 1X4 OR 1X6 DIAGONAL LET-IN BRACE @ EA. CORNER (OR NEAR THE CORNER) & @ MAX. 25' INTERVALS; ALT: SIMPSON WB STRAPS, INSTALLED IN PAIRS | 18.- ATTACH HEADER TO TRIMMER & KING STUD W/ SIMPSON A34 EA. END @ OPENINGS OVER 10'-0" WIDE (U.N.O.) | |
| 8.- NAIL BRACE TO PLATES, STUDS, & BLOCKING W/ (2) 8d @ EA. BR'G | 19.- 2X WINDOW SILL, U.N.O. | |
| 9.- MIN. 45' , MAX 60 ; BRACE TO COVER MIN. (3) STUD SPACES. | 20.- (2) 16d FACE NAILS OR (3) 8d TOE NAILS U.N.O. | |
| 10.- TOP PLATE SPLICES TO OCCUR DIRECTLY ABOVE STUD OR POST & SHALL LAP MIN. 48" | 21.- (2) 16d END NAILS PER 2" OF HEADER DEPTH | |
| 11.- (2) 16d END NAILS EA. SIDE JOINT @ SPICE LAPS & | 22.- PLYWOOD SHEAR PANEL PER PLAN | |
| | 23.- TRIMMER @ SHEAR PANEL PER PLAN | |
| | 24.- POST @ END OF SHEAR PANEL PER PLAN | |
| | 25.- SHEAR PANEL EDGE NAIL'G PER SCHEDULE | |
| | 26.- SHEAR PANEL FIELD NAIL'G PER SCHEDULE | |

PREPARED FOR:

THE JEFFERS

SHEET TITLE

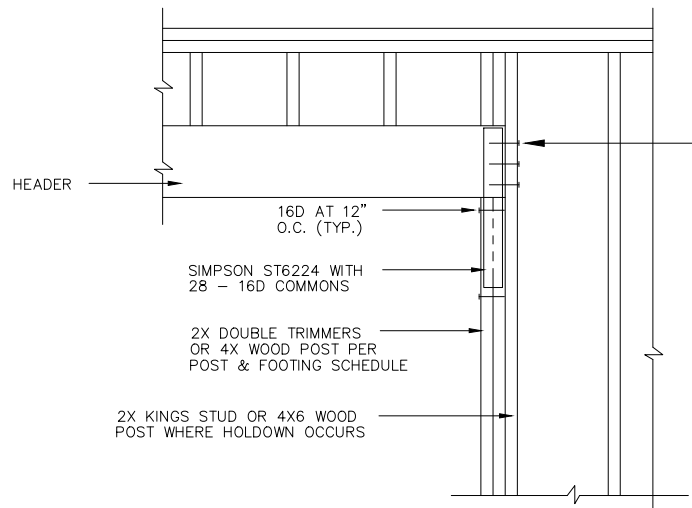
FRAMING DETAILS

SCALE _____
DRAWN BY HE-DM-GA

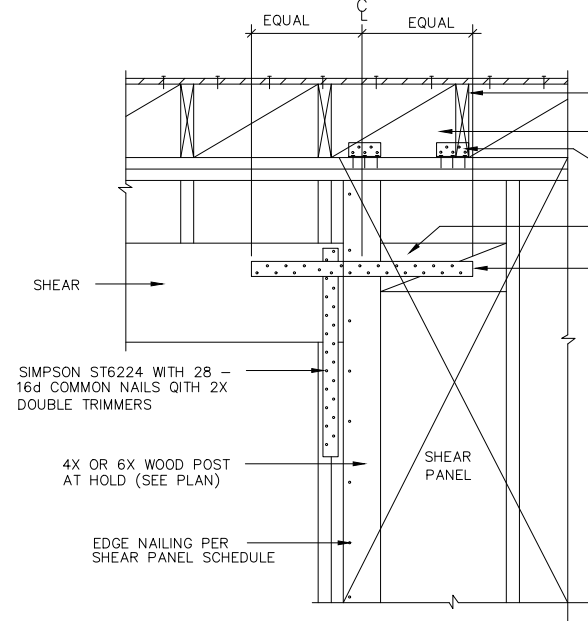
START DATE _____

SHEET NUMBER

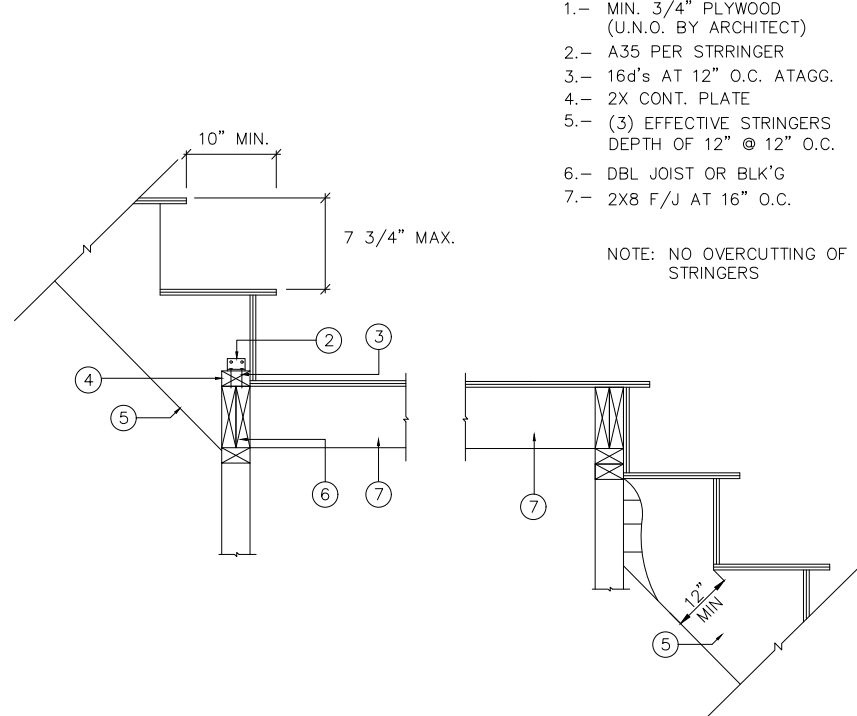
S-10



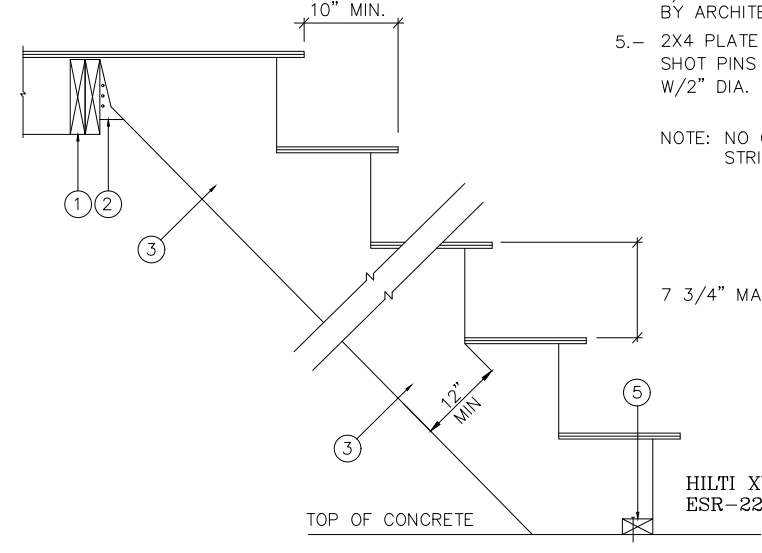
TYPICAL POST/BEAM CONNECTION
SCALE: N.T.S.



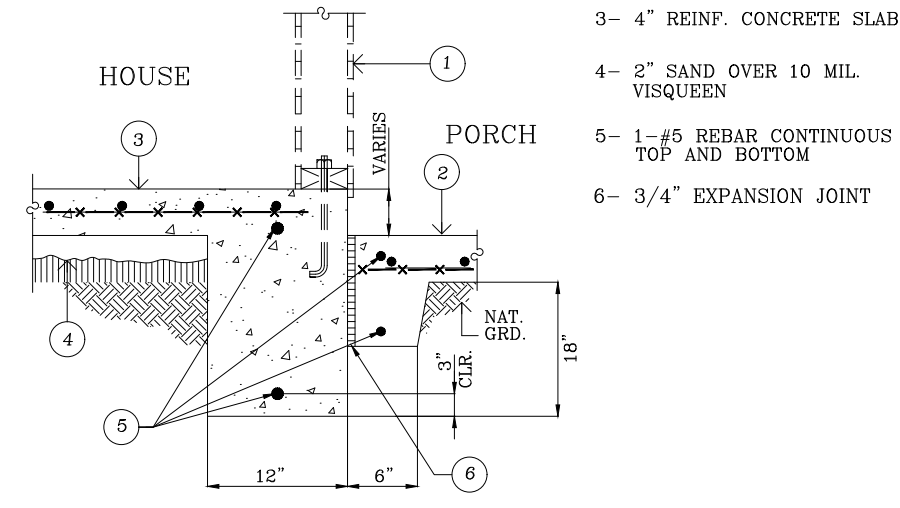
DRAW STRAP DETAIL
SCALE: N.T.S.



STRINGER AND LANDING
SCALE: N.T.S.

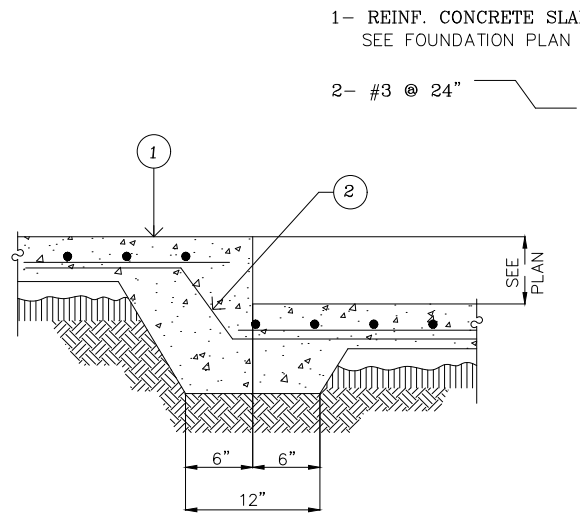


STRINGER AT HEADER AND BASE
SCALE: N.T.S.

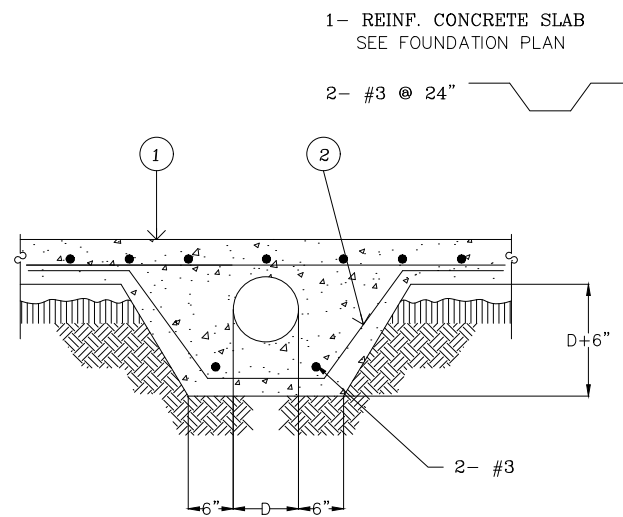


HOUSE TO PORCH
SCALE: N.T.S.

- 1- FACE OF STUD (WHERE OCCURS)
- 2- CONCRETE PORCH SLAB
- 3- 4" REINF. CONCRETE SLAB
- 4- 2" SAND OVER 10 MIL VISQUEEN
- 5- 1-#5 REBAR CONTINUOUS TOP AND BOTTOM
- 6- 3/4" EXPANSION JOINT

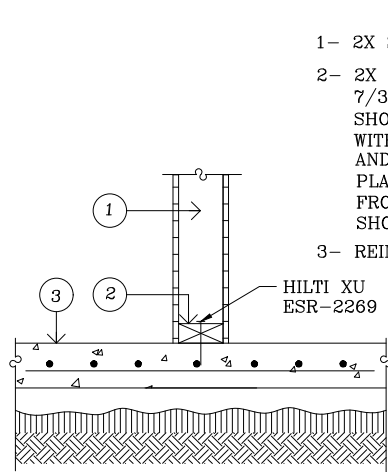


SLAB STEP DETAIL
SCALE: N.T.S.

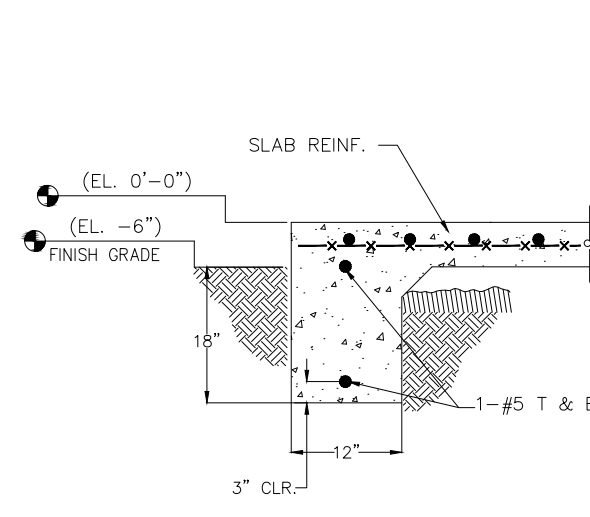


EMBEDDED PIPE DETAIL
SCALE: N.T.S.

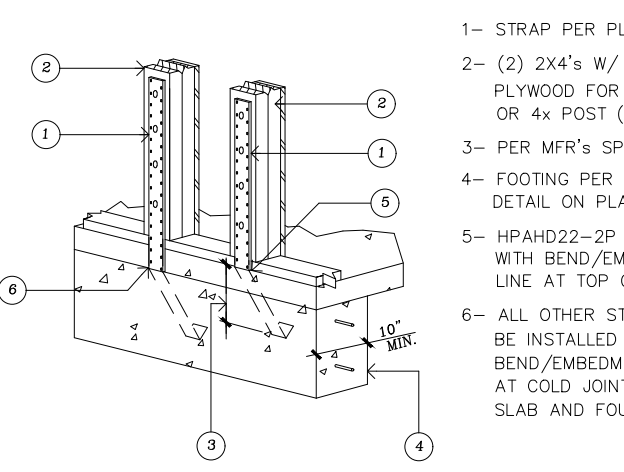
NOTE: EMBEDDED PIPE TO PVC OR APPROVED EQUAL.



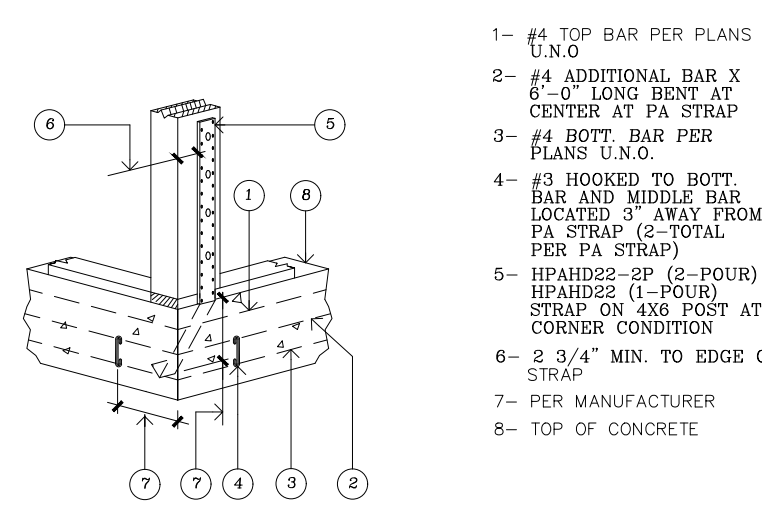
DETAIL
SCALE: N.T.S.



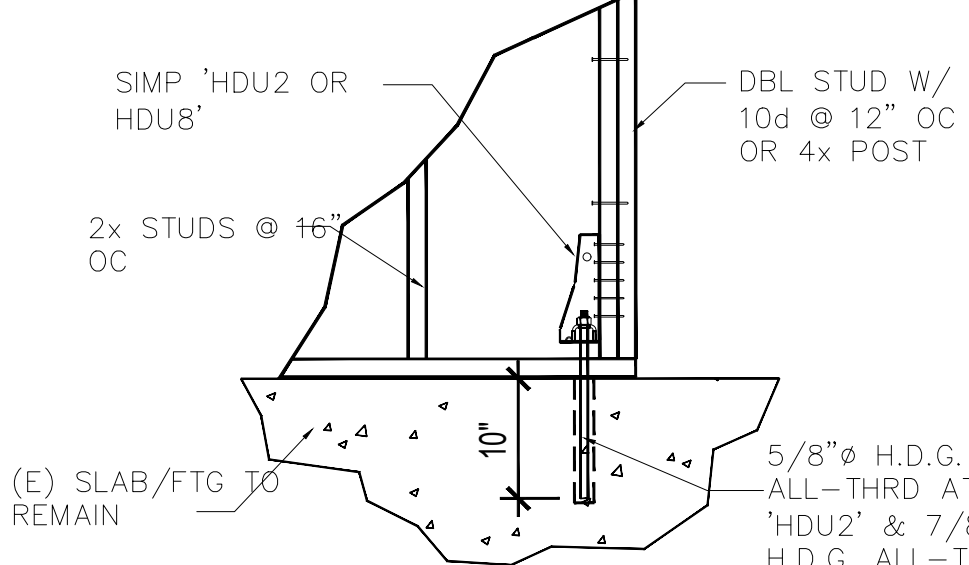
BEAM SLAB EDGE DETAIL WITH DROPPED GRADE
SCALE: N.T.S.



HOLDOWN INSTALLATION
SCALE: N.T.S.

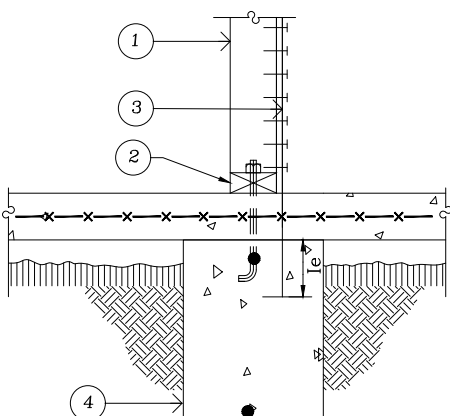


HOLDOWN INSTALLATION AT CORNER
SCALE: N.T.S.



HDU DETAIL
SCALE: N.T.S.

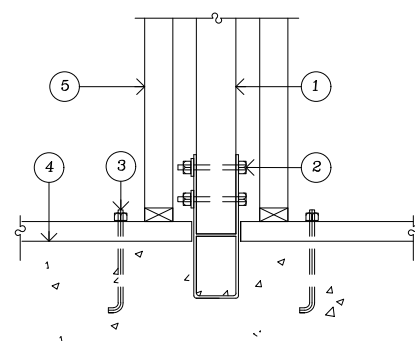
5/8"Ø H.D.G. ALL-THRD AT 'HDU2' & 7/8"Ø H.D.G. ALL-THRD AT 'HDU8'



HOLDOWN AT INTERIOR FOOTING
SCALE: N.T.S.

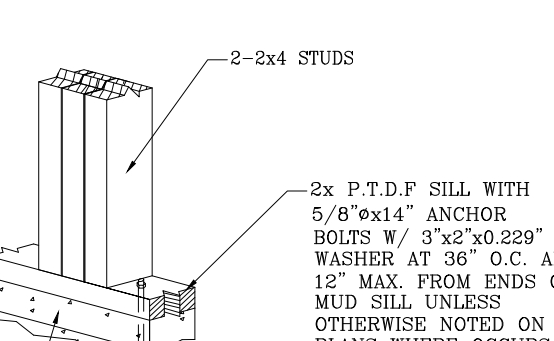
- 1- POST OR DBL. STUD
- 2- 2X P.T.D.F. SILL WITH 5/8" DIA. X 3 1/2" ANCHOR BOLT @ 48" O.C. AND 12" MAX. FROM CORNERS UNLESS OTHERWISE NOTED ON PLANS
- 3- REFER TO PLANS AND TABLE BELOW FOR CONNECTION TYPE
- 4- GRADE BEAM WITH REINF.

SIMPSON HOLDOWN	1x	NO. OF NAILS
FA -28	4"	(16) 10d
HFA-28	6"	(22) 10d
HFA-35	8 1/4"	(28) 10d

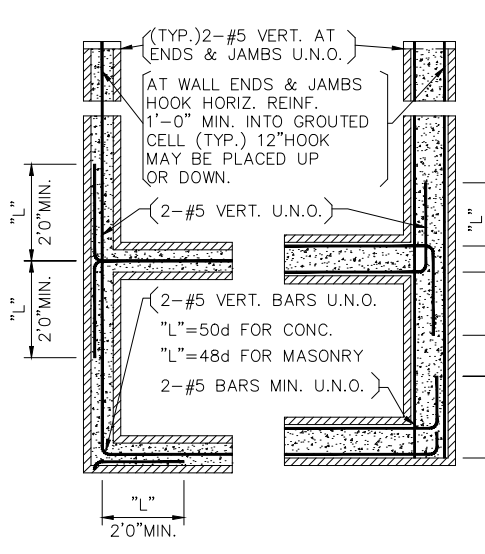


COLUMN BASE
SCALE: N.T.S.

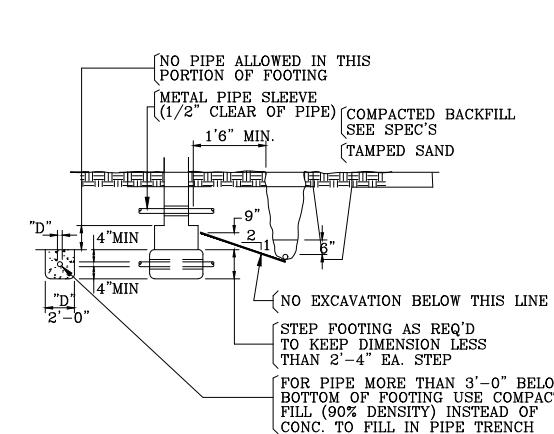
- 1- POST PER PLAN
- 2- COLUMN BASE CBRQ/LCB/ MCB PER PLAN
- 3- PLATE AND ANCHOR BOLTS WHERE OCCURS
- 4- TOP OF CONCRETE
- 5- BUILT-UP 2x4 WALL (SEE ARCH. DWS. WHERE OCCURS)



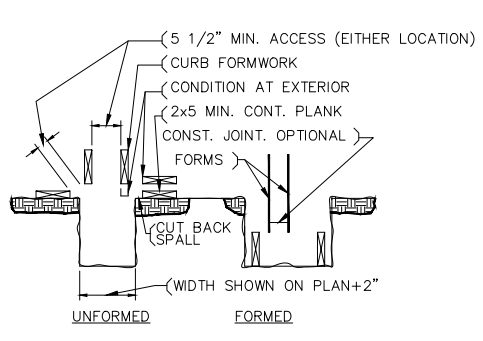
DETAIL
SCALE: N.T.S.



REBAR PLACEMENT DETAIL
SCALE: N.T.S.

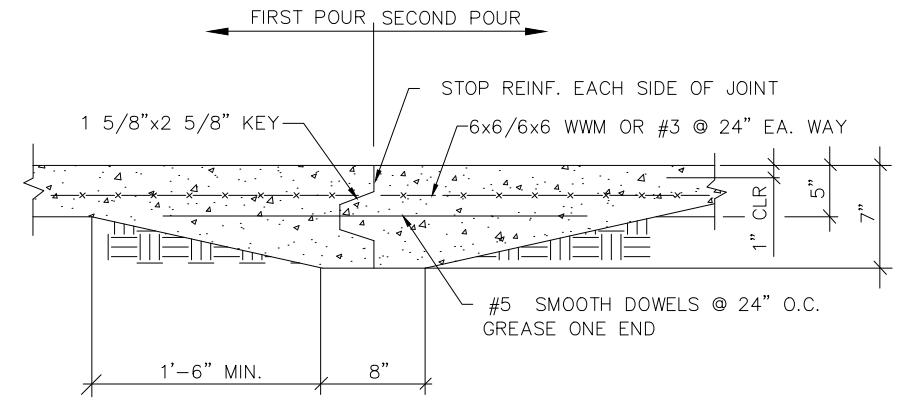


PIPE TRENCH LOCATIONS
SCALE: N.T.S.

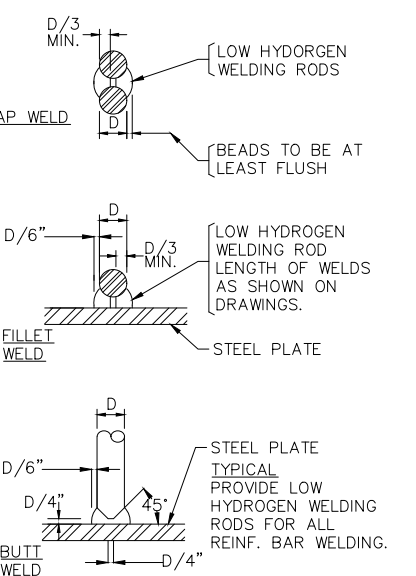


FOUNDATION FORMWORK
SCALE: N.T.S.

- NOTES:
1. FOUNDATION CONCRETE MAY BE PLACED IN NEAT EXCAVATIONS.
 2. PROVIDED THE TRENCH WALLS ARE STABLE.
 3. WHEN SIDES OF FOOTINGS PADS ARE FORMED PADS & STEM MAY BE POURED NON-STRUCTURALLY.
 4. STAKES ARE NOT PERMITTED WITHIN FOOTINGS SECTION.

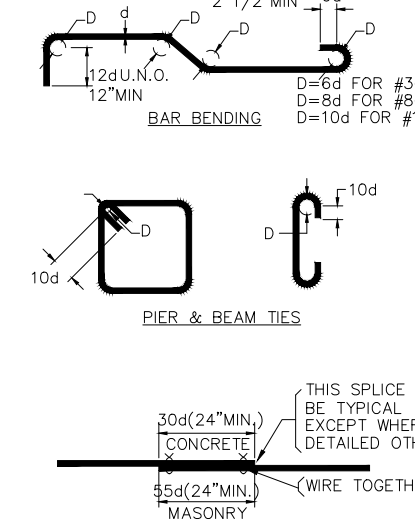


CONSTRUCTION JOINT
SCALE: N.T.S.

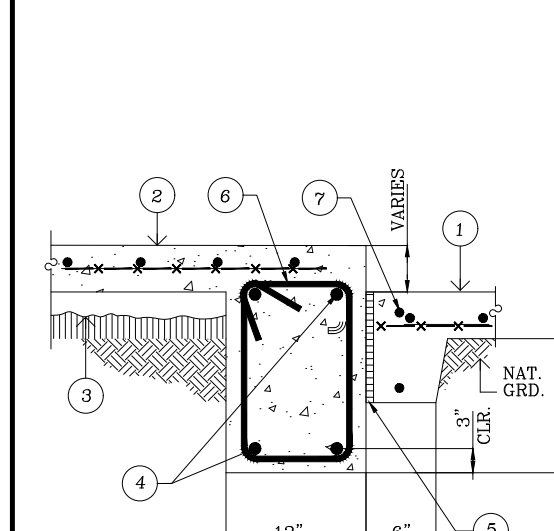


TYPICAL REBAR WELDING
SCALE: N.T.S.

NOTE: ALL REBARS SHALL BE OF WELDABLE GRADE (SEE S-1 FOR MATERIAL SPECIFICATIONS).

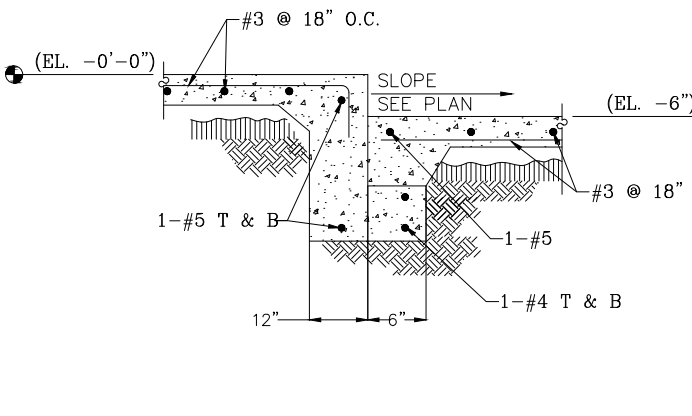


TYPICAL REBAR BENDING
SCALE: N.T.S.

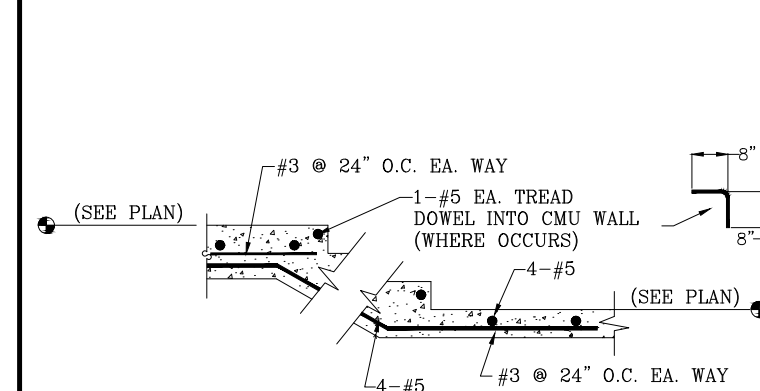


GRADE BEAM DETAIL
SCALE: N.T.S.

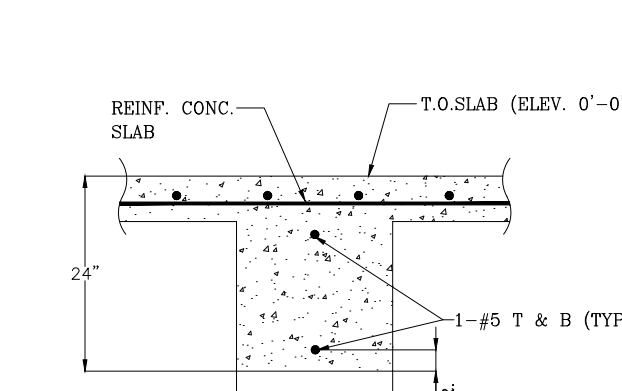
- 1- CONCRETE PORCH SLAB
- 2- 4" REINF. CONCRETE SLAB
- 3- 2" SAND OVER 10 MIL VISQUEEN
- 4- 2-#5 REBAR CONTINUOUS TOP AND BOTTOM
- 5- 3/4" EXPANSION JOINT
- 6- #3 @ 12" O.C.
- 7- 1-#5 REBAR CONTINUOUS TOP AND BOTTOM



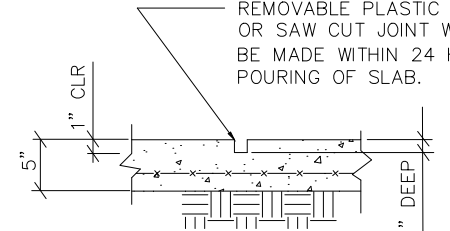
DETAIL
SCALE: N.T.S.



STAIR DETAIL
SCALE: N.T.S.



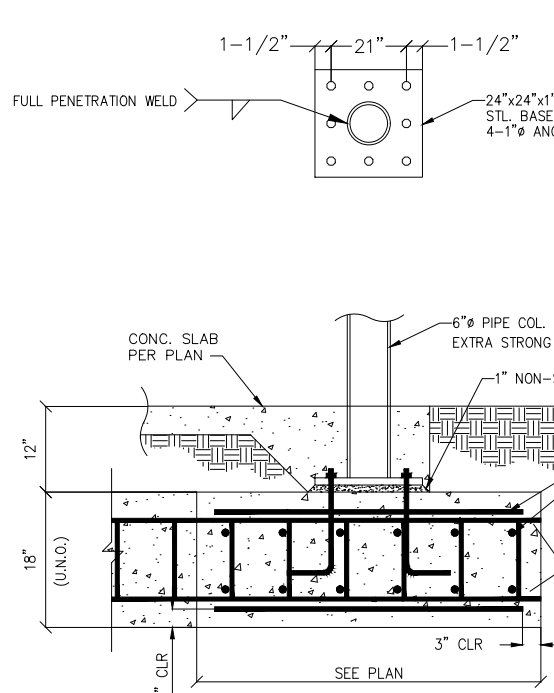
DETAIL
SCALE: N.T.S.



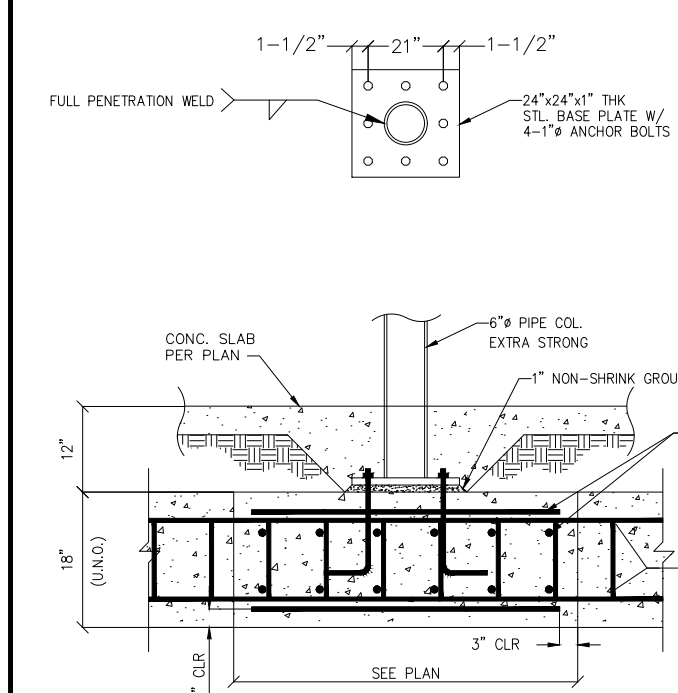
WEAKENED PLANE
SCALE: N.T.S.

- NOTE:
1. ALL SLAB REINFORCING STEEL ARE AS CALLED FOR ON PLAN.
 2. PROVIDE CONSTRUCTION JOINT AND WEAKENED PLANE AS CALLED FOR BY SPECIFICATION OR AS SHOWN ON PLAN, BUT NOT TO EXCEED SPACING OF 20'-0"

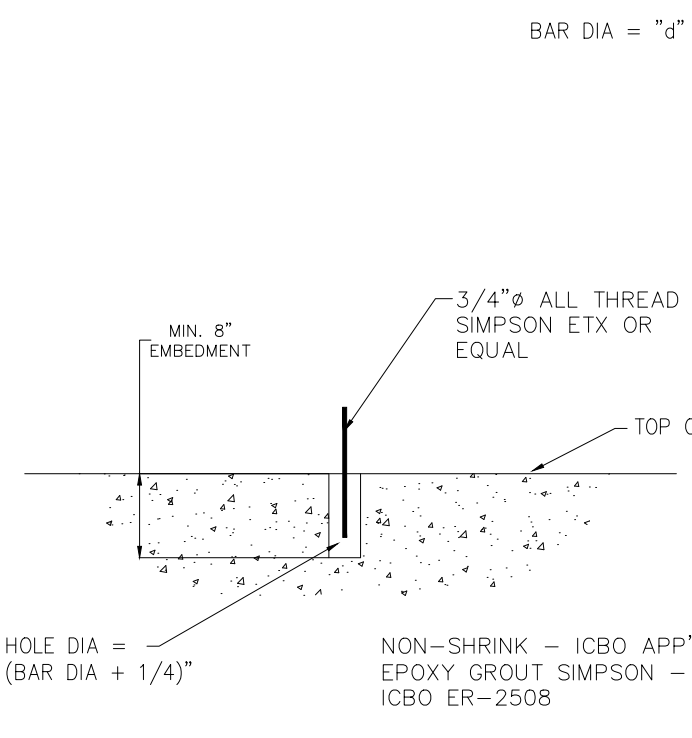
TYP. SLAB-ON-GRADE DETAILS
SCALE: N.T.S.



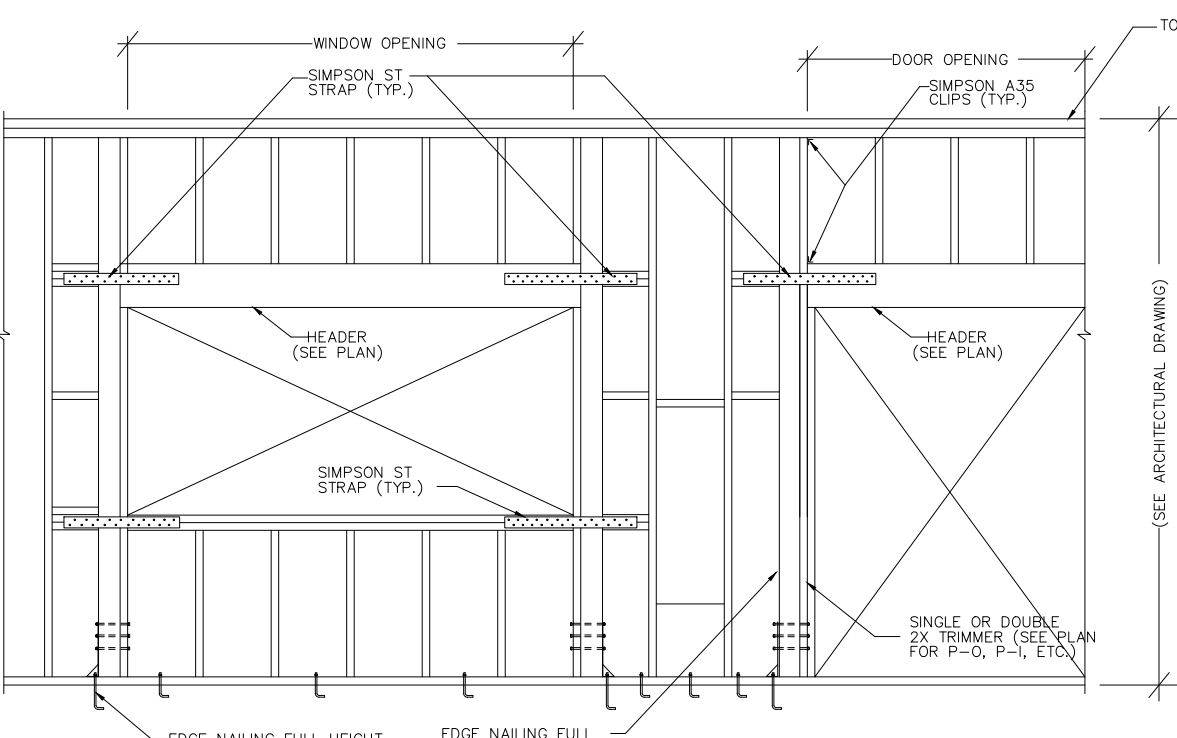
PAD FTG @ EDGE TUBE STEEL COL.
SCALE: N.T.S.



PAD FTG @ INTERIOR TUBE STEEL COL.
SCALE: N.T.S.



DOWELLING OF VERT. R/F INTO (E) CONC. FDNS.
SCALE: N.T.S.



TYPICAL WALL ELEVATION AND HEADER SCHEDULE
SCALE: N.T.S.

CLEAR OPENING	HEADER SIZE	REMARKS
10'-0" TO 12'-0"	4X4 OR 4X6	
12'-0" TO 14'-0"	4X6 OR 6X6	
14'-0" TO 16'-0"	4X6 OR 6X6	
16'-0" TO 18'-0"	4X6 OR 6X6	
18'-0" TO 20'-0"	4X6 OR 6X6	
20'-0" TO 22'-0"	4X6 OR 6X6	
22'-0" TO 24'-0"	4X6 OR 6X6	
24'-0" TO 26'-0"	4X6 OR 6X6	
26'-0" TO 28'-0"	4X6 OR 6X6	
28'-0" TO 30'-0"	4X6 OR 6X6	
30'-0" TO 32'-0"	4X6 OR 6X6	
32'-0" TO 34'-0"	4X6 OR 6X6	
34'-0" TO 36'-0"	4X6 OR 6X6	
36'-0" TO 38'-0"	4X6 OR 6X6	
38'-0" TO 40'-0"	4X6 OR 6X6	
40'-0" TO 42'-0"	4X6 OR 6X6	
42'-0" TO 44'-0"	4X6 OR 6X6	
44'-0" TO 46'-0"	4X6 OR 6X6	
46'-0" TO 48'-0"	4X6 OR 6X6	
48'-0" TO 50'-0"	4X6 OR 6X6	
50'-0" TO 52'-0"	4X6 OR 6X6	
52'-0" TO 54'-0"	4X6 OR 6X6	
54'-0" TO 56'-0"	4X6 OR 6X6	
56'-0" TO 58'-0"	4X6 OR 6X6	
58'-0" TO 60'-0"	4X6 OR 6X6	
60'-0" TO 62'-0"	4X6 OR 6X6	
62'-0" TO 64'-0"	4X6 OR 6X6	
64'-0" TO 66'-0"	4X6 OR 6X6	
66'-0" TO 68'-0"	4X6 OR 6X6	
68'-0" TO 70'-0"	4X6 OR 6X6	
70'-0" TO 72'-0"	4X6 OR 6X6	
72'-0" TO 74'-0"	4X6 OR 6X6	
74'-0" TO 76'-0"	4X6 OR 6X6	
76'-0" TO 78'-0"	4X6 OR 6X6	
78'-0" TO 80'-0"	4X6 OR 6X6	
80'-0" TO 82'-0"	4X6 OR 6X6	
82'-0" TO 84'-0"	4X6 OR 6X6	
84'-0" TO 86'-0"	4X6 OR 6X6	
86'-0" TO 88'-0"	4X6 OR 6X6	
88'-0" TO 90'-0"	4X6 OR 6X6	
90'-0" TO 92'-0"	4X6 OR 6X6	
92'-0" TO 94'-0"	4X6 OR 6X6	
94'-0" TO 96'-0"	4X6 OR 6X6	
96'-0" TO 98'-0"	4X6 OR 6X6	
98'-0" TO 100'-0"	4X6 OR 6X6	

- NOTE: 1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR DETAILS.
2. PROVIDE 2X TRIMMER AND KING STUD TYPICAL U.S. NAILING PER NAILING SCHEDULE.

PREPARED FOR:

THE JEFFERS

SHEET TITLE

TYPICAL DETAILS

SCALE

DRAWN BY HE-DM-GA

CHECKED BY

START DATE

JOB NO.

SHEET NUMBER

S-11