

CONCRETE NOTES:

- A. SPECIFICATIONS : ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 ALL HOT WEATHER CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 305 ALL COLD WEATHER CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 306 4. ALL FORMWORK SHALL BE IN ACCORDANCE WITH ACI 347. PROVIDE CLASS "A" TOLERANCE CONCRETE SURFACES EXPOSED TO VIEW. PROVIDE CLASS "C" TOLERANCE FOR
- ALL OTHER CONCRETE SURFACES FORM ALL STEM WALLS, PEDESTALS AND GRADE BEAMS FOOTINGS MAY BE POURED AGAINST EXCAVATED TRENCH WALLS PROVIDED TRENCH WALLS ARE STABLE, WITHOUT SLOUGHING SOIL.
- C. FOOTINGS: 1. UNLESS DIMENSIONED OTHERWISE, CENTER CONTINUOUS FOOTINGS ON WALL.
 2. WHERE COLUMN & WALL FOOTINGS INTERSECT, CAST THESE MONOLITHIC AND CONTINUE WALL FOOTING REINFORCING THROUGH THE COLUMN FOOTING. 3. CENTER COLUMN FOOTINGS ABOUT COLUMN CENTER LINES BOTH WAYS UNLESS DIMENSIONED OTHERWISE. 4. ALL FOOTINGS SHALL BEAR AT THE MINIMUM DEPTH REQUIRED BY THE LOCAL BUILDING
- D. CONCRETE REINFORCING I. PROVIDE VERTICAL DOWELS IN CONTINUOUS FOOTING, SAME SIZE AND SPACING AS THE VERTICAL WALL STEEL. 2. FOR OPENINGS I'O" AND LARGER IN WALLS AND STRUCTURAL SLABS UNLESS NOTED OR DETAILED, PROVIDE #5 BAR x 4'-0" AT ALL CORNERS, (2) #5s AT EACH SIDE, TOP AND BOTTOM. 3. UNLESS OTHERWISE NOTED OR DETAILED, PROVIDE CORNER BARS THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCING AT THE CORNERS AND INTERSECTION OF ALL WALLS, UNLESS OTHERWISE NOTED, REBAR SPLICES SHALL BE 40 BAR DIAMETER LAP SPLICES AT ALL BEAMS, REINFORCING SPLICES SHALL BE LAPPED A MINIMUM OF 2'-0" FOR THE TOP REINFORCING STEEL. THE SPLICE SHALL BE PLACED AT THE MIDSPAN OF THE BEAM. FOR THE

OFFICIAL OR THE MINIMUM DEPTH SHOWN ON THESE DRAWINGS, WHICHEVER IS GREATER.

- BOTTOM REINFORCING STEEL THE SPLICE SHALL BE PLACED AT THE BEARING POINT OF THE BEAM. E. CONSTRUCTION JOINTS: I. UNLESS OTHERWISE NOTED, CONSTRUCTION JOINTS FOR STRUCTURAL SLABS, BEAMS AND GRADE BEAMS SHALL BE AT MIDSPAN. SUBMIT PROPOSED CONSTRUCTION JOINT LOCATIONS & DETAILS TO ENGINEER FOR REVIEW. F. SLABS ON GRADE :
- I. FOR EXPOSED SLABS(NOT TO BE COVERED BY OTHER FINISH MATERIALS), UNLESS OTHERWISE NOTED, PROVIDE #3 STEEL REINFORCING BARS @ 16" O.C. EACH WAY, CHAIRED AT MID DEPTH OF SLAB, HOOKING OR LIFTING REINFORCING DURING SLAB POUR WILL NOT BE PERMITTED. 2. PROVIDE SLAB CONTROL JOINTS AT 16'-0" O.C. MAXIMUM, BOTH DIRECTIONS UNLESS CLOSER JOINT SPACING IS INDICATED ON THE PLAN. 3. WHERE THICKENED SLABS ARE INTERRUPTED BY SLAB JOINTS, PROVIDE (2) #4 BARS THROUGH JOINT. PROVIDE PAPER OR POLY SLEEVE AND GREASE FOR DOWELS ON ONE SIDE OF
- MAINTAIN SURFACE FLATNESS WITH A MAXIMUM VARIATION OF $\frac{1}{8}$ " IN 10 FEET. 5. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR LEVEL AT WALLS AND SLOPE SURFACES UNIFORMLY TO DRAINS. 6. CONSTRUCT SLABS OVER A MINIMUM OF 5 INCHES OF COMPACTED GRANULAR SUB-BASE.
 G. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR CAST-IN-PLACE CONCRETE
- REINFORCEMENT I. CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH 3" COVER 2. CONCRETE EXPOSED TO EARTH OR WEATHER 2" COVER - #6 TO #II BARS
- #5 BARS 3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND :
- SLABS, WALLS, JOISTS #11 BARS & SMALLER ₹" COVER - BEAMS, COL'S, PRIMARY REINF. TIES, STIRRUPS, SPIRALS l_2^{\perp} " COVER
- H. CURING MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

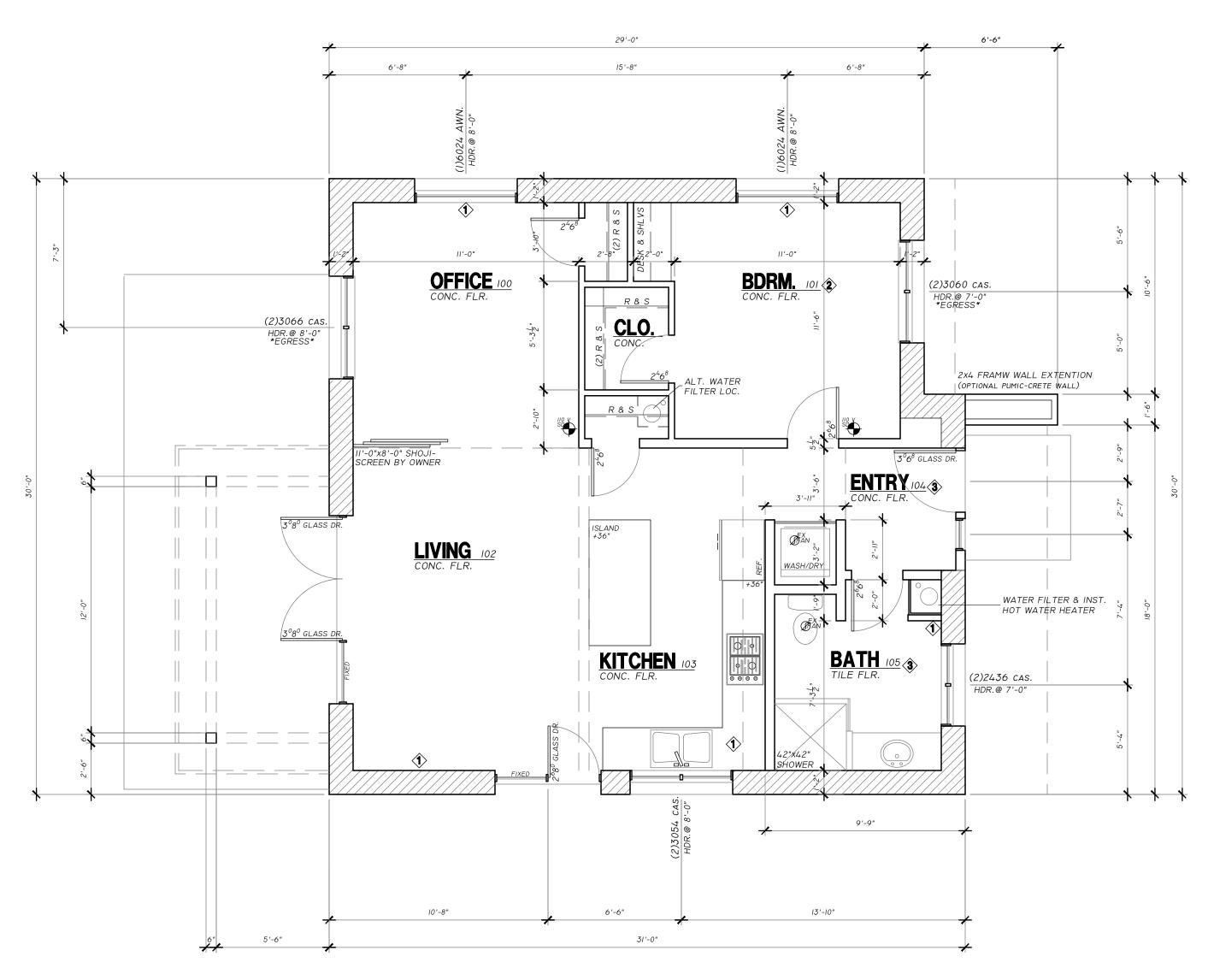
FOUNDATION GENERAL NOTES

- 1 AVOID SCALING DRAWINGS. FOUNDATION CONTRACTOR TO TAKE CARE TO NOTE LOCATION OF SILL PLATES FOR PURPOSE OF LOCATING ANCHOR BOLTS/ STRAPS.
- 2. FOOTINGS TYPICAL 16"W X 12" D (MIN.) CONCRETE W/ (2)#4s CONTINUOUS AND A CUT KEYWAY WHERE APPLICABLE. FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH OR ENGINEERED FILL. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 18" BELOW FINISHED GRADE (TYP.)
- 3. FOUNDATION WALLS ARE DESIGNED FOR A MAXIMUM 4'-0" UNBALANCED FILL FROM TOP OF SLAB TO FINISHED GRADE. CONSULT ARCHITECT OR ENGINEER IF DEEPER FILL CONDITIONS EXIST.
- 4. PROVIDE 1/2" ANCHOR BOLTS AT MAX 72"o.c. FOR ALL FOUNDATION WALLS AND SLABS WHERE REQ'D FOR PLATE ATTACHMENT - MINIMUM 10" EMBEDMENT. LOCATE ANCHOR BOLTS MAX. 12" FROM
- 5. PROVIDE SLAB CONTROL JOINTS AT MAXIMUM 20'-0" EACH WAY AS REQUIRED BY FINISH. FOR EXPOSED SLABS ONLY
- 6. FOUNDATION WALLS TO BE COATED WITH SPRAY OR BRUSH APPLIED BITUMINOUS MATERIAL. IF HABITABLE SPACES ARE TO BE LOCATED BELOW GRADE. WALLS ARE TO BE WATERPROOFED WITH MIN. 6 MIL POLYVINYL CHLORIDE MEMBRANE OR EQUAL (TYP.)
- 7. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE CZC PRESSURE TREATED (TYPICAL)

CMU OR "ICF" BLOCK PIER OR WALL ON CONC. FOOTING - SEE PLAN FOR WALL THICKNESS

CONCRETE MASONRY NOTES:

- A. UNLESS OTHERWISE NOTED, PROVIDE GALVANIZED STANDARD TRUSS TYPE "DUR-O-WAL" AT ALTERNATE COURSES FOR HORIZONTAL REINFORCING IN C.M.U. PROVIDE CONTINUOUS CONCRETE FILLED BOND BLOCK WITH (2)#5 BARS CONTINUOUS AT TOP OF ALL MASONRY WALLS AND CONTINUOUS ALL SIDES AT ALL JOIST BEARING ELEVATIONS. EXTEND VERTICALS THRU BOND BLOCK COURSES UNLESS OTHERWISE NOTED OR DETAILED. UNLESS OTHERWISE NOTED OR DETAILED, VERTICAL REINFORCING IN ALL CONC. MASONRY WALLS
- SHALL BE PER "ASTM-A615-60" . ALL CMU WALLS SHALL BE REINFORCED AS FOLLOWS UNLESS OTHERWISE NOTED OR DETAILED: -NO. 5 BARS-
- (3) VERTICALS AT ALL CORNERS
- (I) VERTICAL AT END OF ALL DISCONTINUOUS WALL RUNS (I) VERTICAL EACH SIDE OF ALL MASONRY OPENINGS
- (I) VERTICAL AT 32" O.C. IN ALL STRAIGHT WALL RUNS (I) VERTICAL EACH SIDE OF ALL CONTROL JOINTS
- PROVIDE VERTICAL DOWELS SAME AS VERTICAL BARS TOP AND BOTTOM OF EACH VERTICAL-EXTEND 30 DIAMETERS INTO ABUTTING CONSTRUCTION - 40 DIAMETERS INTO CONCRETE FILLED
- D. UNLESS OTHERWISE SHOWN, PROVIDE MASONRY CONTROL JOINTS, No. 8 WIDE FLANGE RAPID CONTROL JOINT ON MASONRY WALLS AT THE FOLLOWING LOCATIONS: AT 12'-0" FROM ALL CORNERS AT 32'-0" o.c. IN ALL STRAIGHT WALL RUNS
- E. ALL MASONRY WORK SHALL HAVE A MINIMUM OF $\frac{1}{2}$ " CLEARANCE TO STEEL CONSTRUCTION. ALL BELOW GRADE CELLS SHALL BE GROUTED SOLID.
- PROVIDE TRUSS TYPE JOINT REINFORCING AT EVERY OTHER COURSE (TYPICAL) G. GROUT WALLS IN MAXIMUM 4 FOOT LIFTS.





→ PLAN GENERAL NOTES

- I. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTORS AVOID SCALING DRAWINGS. 2. ALL GLASS WINDOWS WITH 9 SQ. FT. OR MORE OF GLASS AREA, AND LESS THAN 18" ABV. FIN. FLOOR, ALL GLASS DOORS AND WINDOW WITHIN 24" OF DOORS, ALL GLASS WINDOWS AT TUBS AND GLASS SHOWER/ TUB ENCLOSURES TO BE TEMPERED GLASS (TYPICAL)
- 3. ALL SMOKE DETECTORS TO BE 110 VOLT WITH BATTERY BACKUP AND INTERCONNECTED SO THAT IF ONE SOUNDS, ALL SOUND. PROVIDE CARBON MONOXIDE DETECTORS AT ALL SMOKE DETECTOR LOCATIONS (TYPICAL) 4. ALL WINDOWS AND DOORS SHOWN ARE PELLA "450" SERIES. WINDOWS TO
- BE METAL CLAD WOOD WINDOWS, FINAL COLOR SELECTION TO BE ANNODIZED BRONZE OR DETERMINED BY OWNER. 5. CEILING HEIGHT THIS FLOOR TO BE 8'-12" ABOVE FLOOR SLAB UNLESS
- OTHERWISE NOTED (REAR WALL IS TALLER SEE STRUCTURE)
- 6. ALL INTERIOR DOORS TO BE SMOOTH PRE-HUNG FACTORY SLABS IN
- RABBITED JAMBS. HARDWARE TO BE DETERMINED BY OWNER. 7. ALL WINDOW CALLOUTS ARE IN INCHES PER MANF. SIZES. ALL DOOR
- 8. ALL INTERIOR WALLS ARE 2x4 FRAME CONSTRUCTION UNLESS BELOW). PROVIDE 2x6 FRAME WALLS AT ALL INTERIOR DOORS.

— "ICF" STEM WALL(TYP)

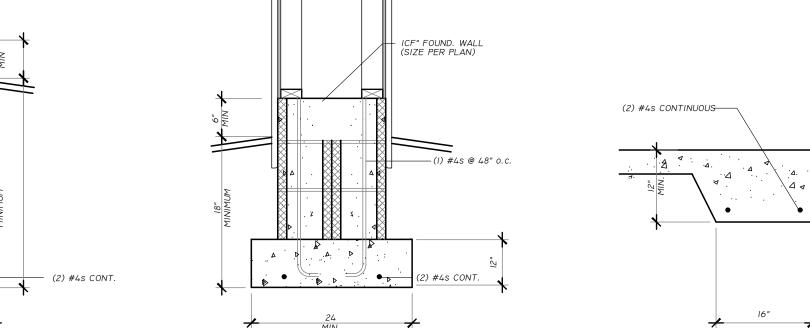
(I) #4s @ 48" o.c.-

CALL-OUTS ARE FEET & INCHES (2668 = 2'-6"x6'-8") OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 14" PUMICE-CRETE (SEE 14" PUMICE-CRETE MASONRY WALL WITH BOND BEAM ON CONCRETE FLOOR SLAB

- ** FLOOR PLAN KEYNOTES **
- HEATING/COOLING SUPPLIED BY "MINI-SPLIT" PACKS IN 1 LOCATIONS DETERMINED BY OWNER. WATER HEATING SUPPLIED BY POINT OF DEMAND "INSTANT-HOT" UNITS
- WOOD T&G SLOPED CATHEDRAL CEILING WITH BATT INSULATION ABOVE (OPTIONAL DRYWALL CLG.)

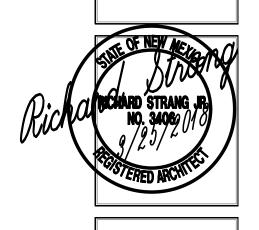
TYPICAL CONCRETE CONTROL JOINT AS SHOWN

- TYPICAL 8'-12" FRAME & DRYWALL CEILING









GROUP

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SCALE AS NOTED

DATE

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REVISED

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