GENERAL NOTES

- EXCAVATION, BACKFILL, AND GRADING
 - All excavations for footings shall be placed on natural, undisturbed soil. 2. All excavations for footings shall be placed on undisturbed soil and below frost depth (30 Min). Tops of foundation shall be
 - placed a minimum of 6" above finished grade.
 - 3. Finish grading shall be done so as to provide positive drainage away from all building foundations. grade shall slope away 6" minimum for the first 10' of building. no negative slope driveways.
- WEATHER PROTECTION
- Install roof underlayment per IRC R905.1.1
- 2. Install water and resistive barier at all exterior walls per IRC R703.1 and R703.2 **C.** CONCRETE
- 1. Install foundation and footing reinforcement as per Foundation Wall and Footing Schedule.
- **D.** WINDOWS
- All window tops shall be at door header height, i.e 6'-8" (unless otherwise noted on plans). Windows located 24" or closer to any exterior door must be tempered.
 - 3. All windows in sleeping rooms shall be measured to the opening of the window and not be more than 44" above the finished floor with an operable opening no less than 5.7 sq.ft. the window height shall not be less than 24", with a net clear width of no less than 20".
- E. VENTILATION
 - Ventilation shall be provided in all crawl spaces by means of screened vents placed to provide cross ventilation.
 - Enclosed attics and spaces between rafters shall have clear ventilation to outside.
 - 3. There shall be no gas connections allowed in any rooms used for sleeping or any corridors leading to or through any sleeping room.
- **F.** FIRE PROTECTION AND WARNING
 - 1. Fireplace chimneys shall extend 24" min. above any roof within a 10' radius.
 - 2. Smoke/ Carbon Monoxide detectors are required to meet local codes. Wire all smoke/C.M. detectors in series with battery backup. 3. Walls/ wall coverings are subject to local codes and regulations under the county where the Avrame home lot is located and must be met.
- **G.** STAIRWAYS Max rise = $7^{-\frac{3}{4}}$ and min. tread depth= 11" shall apply with current national and local building codes.
 - 2. Min. headroom= 6'-8" and min. width= 36.
 - 3. Every landing should be 36" min. in width and length. 4. Any door opening at the top of any interior flight of stairs must swing away from stairs.
 - 5. Landings shall have a 36" min. depth and width, and clear min. head height of 80"
- **H.** RAILING
 - Handrails are required at all stairways that have more than 3 risers.
 - 2. Handrails should be placed between 34" and 38" above stair nosing.
 - Handrails deeper than $2\frac{1}{4}$ " shall have finger grooves $\frac{3}{4}$ " x $\frac{1}{4}$ " deep, the full length of one side of the rail. Return handrails to end.
- 4. Balusters for handrails and guardrails shall be spaced so that a 4" sphere cannot pass through.
- PLUMBING
- Toilets shall be 1.6 gallon flush type.
 - All work performed by a licensed plumber. 3. Provide pressure regulator and shut off valve.
 - 4. Interior waste and vent lines shall be A.B.S.
 - 5. Back water valves should only be used on the drains for plumbing fixtures that are below the level of the nearest upstream manhole. The fixtures that are above the nearest upstream manhole should not discharge through the back water valve.
 - 6. It shall be the sole responsibility of the Contractor/Builder to follow all codes & regulations pertaining the type of water heater to be used in the specific State and County where the building site is located.
 - 7. All showers, & kitchen faucets shall be 1.75 GPM or less. Lavatory faucets shall be 1.0 GPM or less.

FRAMING NOTES

- 1. All dimensions on floor plans are to rough framing. walls calculated to be $3\frac{1}{2}$ wide for dimensioning.
- 2. All structural sheathing shall be APA rated and shall not exceed maximum span rating. Floor sheathing shall be 1-1 tongue and groove.
- 3. Spike together all 2 x laminated built up beams using at least 16d nails at no less than 7" O.C. staggered.
- 4. Trusses are to be engineered, designed and constructed by manufacturer to meet all local loads and codes.
- Truss anchors shall be provided at each end of all the trusses. (install to meet local requirements). 6. Bi-pass doors shall be framed one inch smaller in width than door. Example: A 5'-0" slider shall have a 59: rough opening. Also, bi-fold
- doors shall be framed one inch wider than door and 82" in height. Bi-pass doors shall be 83" in height. 7. Interior framing that is non-bearing shall be provided where required.
- 8. Framing will include all furr downs, ceiling joists, and plantshelves as per architectural drawings.
- 9. All hangers (joist, rafter, and beam) shall be installed as per manufacturers specs.
- 10. Multiple plates and ledgers shall be nailed with 16d nails at 8" O.C.
- 11. Block all horizontal edges of plywood wall sheathing with 2" nominal blocking.
- 12. All ledger bolts shall have plate washers with a minimum diameter equal to three times the bolt diameter unless shown otherwise in
- 13. Minimum nailing shall be 6" O.C. at panel edges & 12" O.C. in the field.
- 14. Walk-in closet shelves 16" in depth. All other closets shall be 7" deep. Space saver closets shall have an upper shelf at 84" A.F.F. and a lower shelf at 42" A.F.F. Located shelves in single shelf closets at 72" A.F.F.
- 15. Wood beams made of two or more pieces shall have the pieces securely bolted or nailed together to prevent separation and to insure mutual load sharing. Each interconnected piece shall be continuous between supports shall have the same width as the composite
- 16. All framing studs shall be 16" O.C. Max. All floor sheathing with face grain at right angles to framing and glue. Glue must comply with APA specs. Floor joists shall be blocked at all bearing points. Block all horizontal edges of wall sheathing with 2x4 blocking.
- 17. All roof sheathing shall be $\frac{5}{8}$ " (typ.) rated CDX sheathing nailed with 8d mail at 6" O.C. at panel edges, supported edges, and all blocking
- 18. All wood that is connected to concrete, steel, and wood to wood (except stud to plate) shall be connected with Simpson (or equivalent) connectors. Sheathing shall be placed no less than $\frac{1}{2}$ from edge of panel and driven flush but shall not fracture the surface of the
- 19. These shall be the member grades used on this structure: Glue-Lam beams (simple span) 24F-V4 DF/DF (cantilevered) 24F-V8 DF/DF
 - DF 2# (or better) DF 2# (or better) Headers Posts DF 2# (or better)
 - Sill plates in contact w/ concrete DF #2(pressure treated)
- Pre-Fab trusses or joists
- DF stud grade (or better) U.N.O As per manufacturers spec.'s

PROJECT INFORMATION

SCOPE OF WORK

SINGLE FAMILY RESIDENCE

STRUCTURAL ENGINEER

McNEIL ENGINEERING 8610 SOUTH SANDY PARKWAY SANDY, UT 84070

801-255-7700 mcneilengineer.com

JURISDICTION

FORT WHITE

CODES

2020 FLORIDA BUILDING CODE - 7TH EDITION 2017 NATIONAL ELECTRICAL CODE

CONSTRUCTION

TYPE OF CONSTRUCTION OCCUPANCY CLASSIFICATION R3 NUMBER OF STORIES 2 W/O BASEMENT 28'-1¹/₂" **BUILDING HEIGHT**

BUILDING AREAS

LOWER LEVEL 0 SQ. FT. MAIN LEVEL 1,100 SQ. FT. LOFT LEVEL 435 SQ. FT. FINISHED AREA 1,535 SQ. FT. UNFINISHED AREA TOTAL AREA

0 SQ. FT. 1,535 SQ. FT.

INDEX OF DRAWINGS

COVER SHEET A0.2 SURVEY PLAN

ARCHITECTURAL

FLOOR PLANS EXTERIOR ELEVATIONS A2.1 BUILDING SECTIONS & DETAILS A3.1 ELECTRICAL

STRUCTURAL

MECHANICAL, ELECTRICAL, & PLUMBING PLANS

S501

FOOTING AND FOUNDATION PLAN S1.2 FRAMING PLANS 5001 5002 S201



AVRAME U.S.A HAS DESIGNED THIS STRUCTURE IN CONJUNCTION WITH A LICENSED ENGINEER TO MEET OR EXCEED LOCAL BUILDING CODES. AVRAME ASSUMES NO LIABILITY FOR THE ACCURACY AND CRAFTSMANSHIP OF THE OWNER/BUILDER IN FOLLOWING THE PLANS.

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION.

THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- 1. VERIFY ALL DIMENSIONS 2. REVIEW ALL STAIR REQUIREMENTS
- 3. VERIFY COMPLIANCE WITH LOCAL CODES
- 4. VERIFY ALL FOUNDATION HOLDOWN LOCATIONS
- VERIFY ACTUAL SITE CONDITIONS

ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

 \bigcup BD ORT

TRIO 150 DRAWN FOR ONE-TIME USE FOR

 \Box

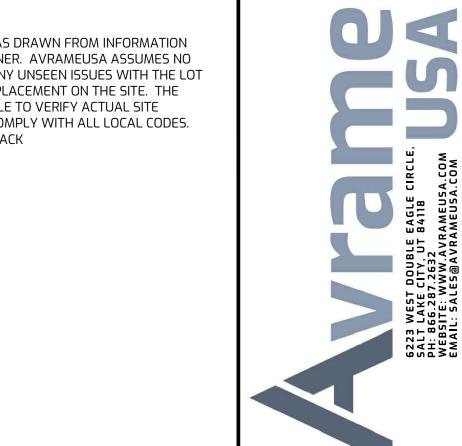
AVRAME U.S.A

10/26/2021 ISSUE DATE REVISIONS

REVISION DELTA

COVER SHEET

THIS SURVEY PLAN WAS DRAWN FROM INFORMATION PROVIDED BY THE OWNER. AVRAMEUSA ASSUMES NO RESPONSIBILITY FOR ANY UNSEEN ISSUES WITH THE LOT AND THE STRUCTURE PLACEMENT ON THE SITE. THE BUILDER IS RESPONSIBLE TO VERIFY ACTUAL SITE CONDITIONS AND TO COMPLY WITH ALL LOCAL CODES. EASEMENTS AND SETBACK



 $\overline{\mathsf{A}}$ MHITE BD FORT

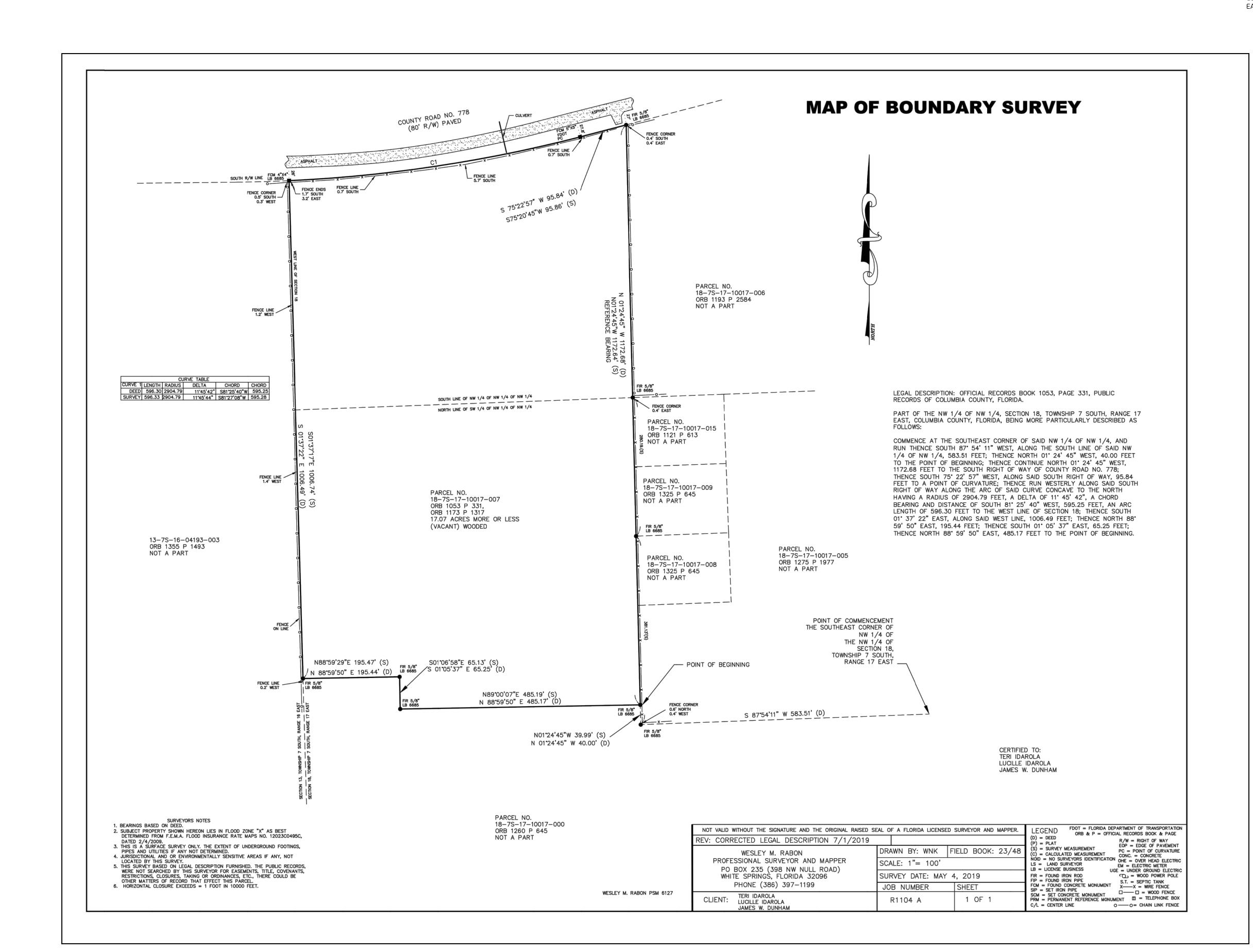
TRIO 150 PROJECT (021)

DRAWN FOR ONE-TIME USE FOR AVRAME U.S.A

ISSUE DATE 10/26/2021 **REVISIONS**

REVISION DELTA

SURVEY PLAN



	WINDOW SCHEDULE								
	QTY. WIDTH HEIGHT HEAD U-FACTOR SHGC TYPE REMARKS								
1	2	3'-0"	5'-0"	6'-8"	-	-	SINGLE HUNG	-	
2	1	6'-0"	3'-0"	6'-7"	-	-	SLIDER	-	
(3)	1	4'-8 5/16"	7'-6 3/4"	7'-8 1/4"	-	-	TRAP. PICT.	SEE ELEVATION	
4	2	1'-10 3/4"	7'-6 3/4"	7'-8 1/4"	-	1	PICTURE		
5	1	4'-8 5/16"	7'-6 3/4"	7'-8 1/4"	-	-	TRAP. PICT.	SEE ELEVATION	
6	1	6'-7"	5'-8 3/8"	5'-10 1/8"	-	-	TRIANGLE. PICT.	SEE ELEVATION	
7	5	1'-9"	3'-1 7/8"	72	-	-	SKYLIGHT	VELUX VSS - FIXED SKYLIGHT - CO4 - OWNER TO DETERMINE HEAD HEIGHT	
8	3	1'-9"	3'-9 3/4"	た	-	-	SKYLIGHT	VELUX VSS - FIXED SKYLIGHT - CO6 - OWNER TO DETERMINE HEAD HEIGHT	

							DOOF	R SCHEDULE	
	QTY.	WIDTH	HEIGHT	THICK	U-FACTOR	SHGC	TYPE	REMARKS	
Α	1	16'-0"	7'-10"	13/4"	-	-	EXT. SLIDER	EXTERIOR SLIDER, FULL LITE,. INSULATED, LOW E, WEATHER STRIP, THRESHOLD, LOCKSET	
В	2	6'-0"	6'-8"	13/4"	-	-	EXT. FRENCH	EXTERIOR FRENCH, FULL LITE,. INSULATED, LOW E, WEATHER STRIP, THRESHOLD, LOCKSET	
С	6	2'-8"	6'-8"	13/4"	-	-	INT. SWING		
	<u> </u>								

KEYED NOTES

1) STANDING SEAM METAL ROOF WITH SEAMS @ 16" O.C. INSTALLED PER MANUFACTURERS SPECIFICATIONS OVER ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS. (2) SIDING AND TRIM PER OWNER ON TYVEK

HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C. 3 "Z" CONT. METAL FLASHING ABOVE ALL NEW DOORS, WINDOWS, AND HORIZ. TRIM

(4) FASCIA PER OWNER

5) SOFFIT PER OWNER

(6) CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING. (7) VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4"ø CONTINUOUS FOUNDATION DRAIN, SET IN GRAVEL, DRAIN TO SUMP. ALL SIDES OF FOUNDATION. BACKFILL FOUNDATION WITH

GRANULAR FILL @ 95% COMPACTION. 8) NON-VENTED ROOF PER REScheck REPORT AND IRC R806.5

9 INSULATION PER REScheck REPORT. INSTALL MIN. 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE

INSIDE (WARM SIDE). IRC R702.7 (10) TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER; GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION. (11) GUARDRAIL AT STAIRWAY TO BE 36" TALL

W/ NO OPENINGS ALLOWING THE PASSAGE OF A SPHERE 4" IN DIAMETER. (12) 4" CONCRETE FLOOR SLAB. REINFORCED PER ENGINEER. OVER 6 MIL VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6"

OVER 6" GRANULAR FILL. (R506.2.3) ANY EDGE OF SLAB LESS THAN 12" BELOW GRADE SHALL BE INSULATED - R10 @ 4 FEET OR R15 @ 4 FEET FOR HEATED SLABS (IECC, SECTION 402.2.8 (13) CONDITIONED CRAWL SPACE

(14) CRAWL SPACE ACCESS. SEE FLOOR FRAMING PLANS FOR DETAILS.

20 \bigcap HITE TBD

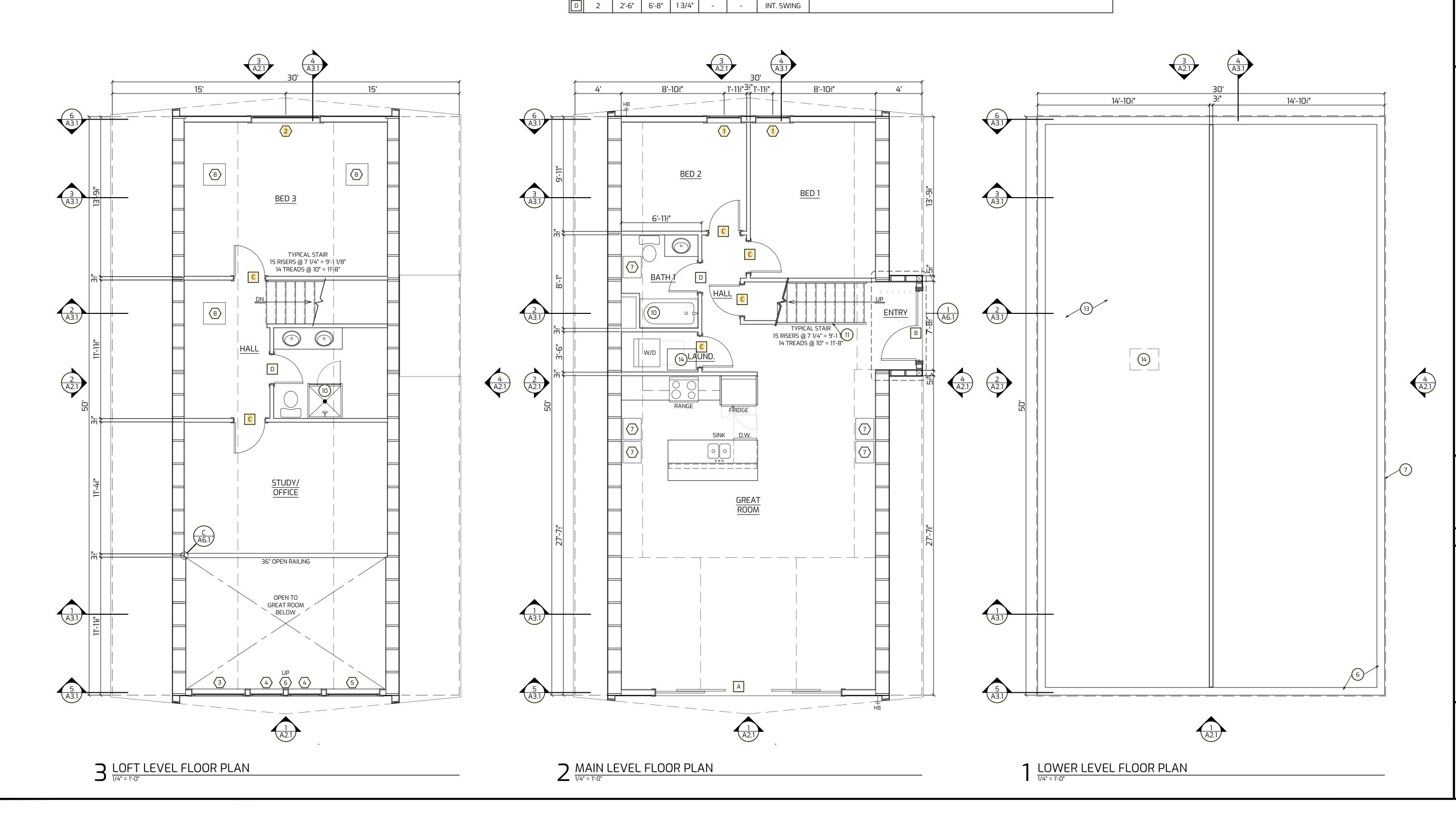
TRIO 150 PROJECT (021)

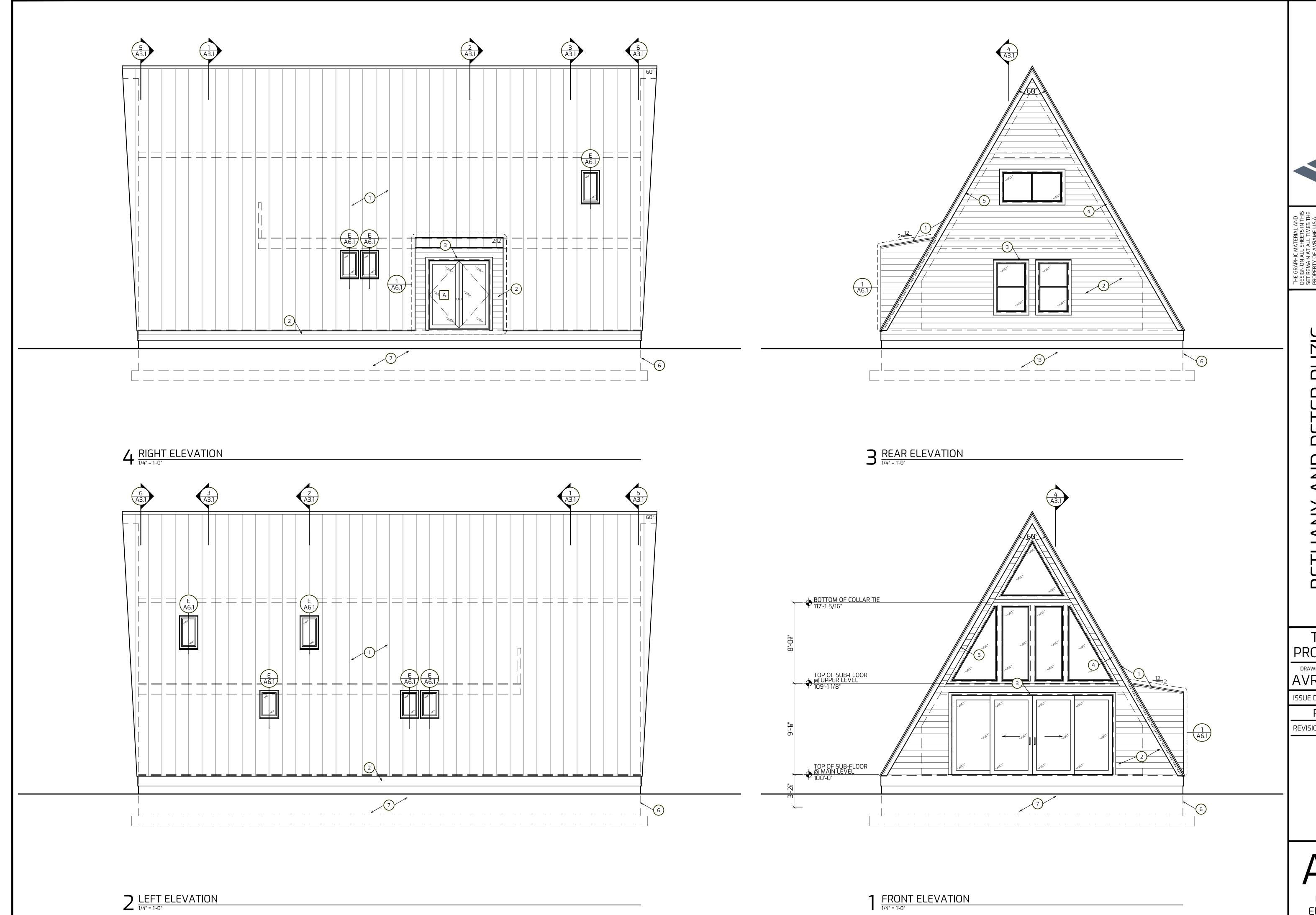
DRAWN FOR ONE-TIME USE FOR AVRAME U.S.A

ISSUE DATE 10/26/2021 REVISIONS

REVISION DELTA

FLOOR PLANS





6223 WEST DOUBLE EAGLE CIRCLE.
SALT LAKE CITY, UT 84118
PH: 866.287.2632
WEBSITE: WWW.AVRAMEUSA.COM
EMAIL: SALES@AVRAMEUSA.COM

SET REMAIN AT ALL TIMES THE PROPERTY OF AVRAME U.S.A. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF AVRAME U.S.A. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW COPYRIGHT AVRAME U.S.A. ALL RIGHTS RESERVED

AND PETER RUZIC

TRIO 150 PROJECT (021)

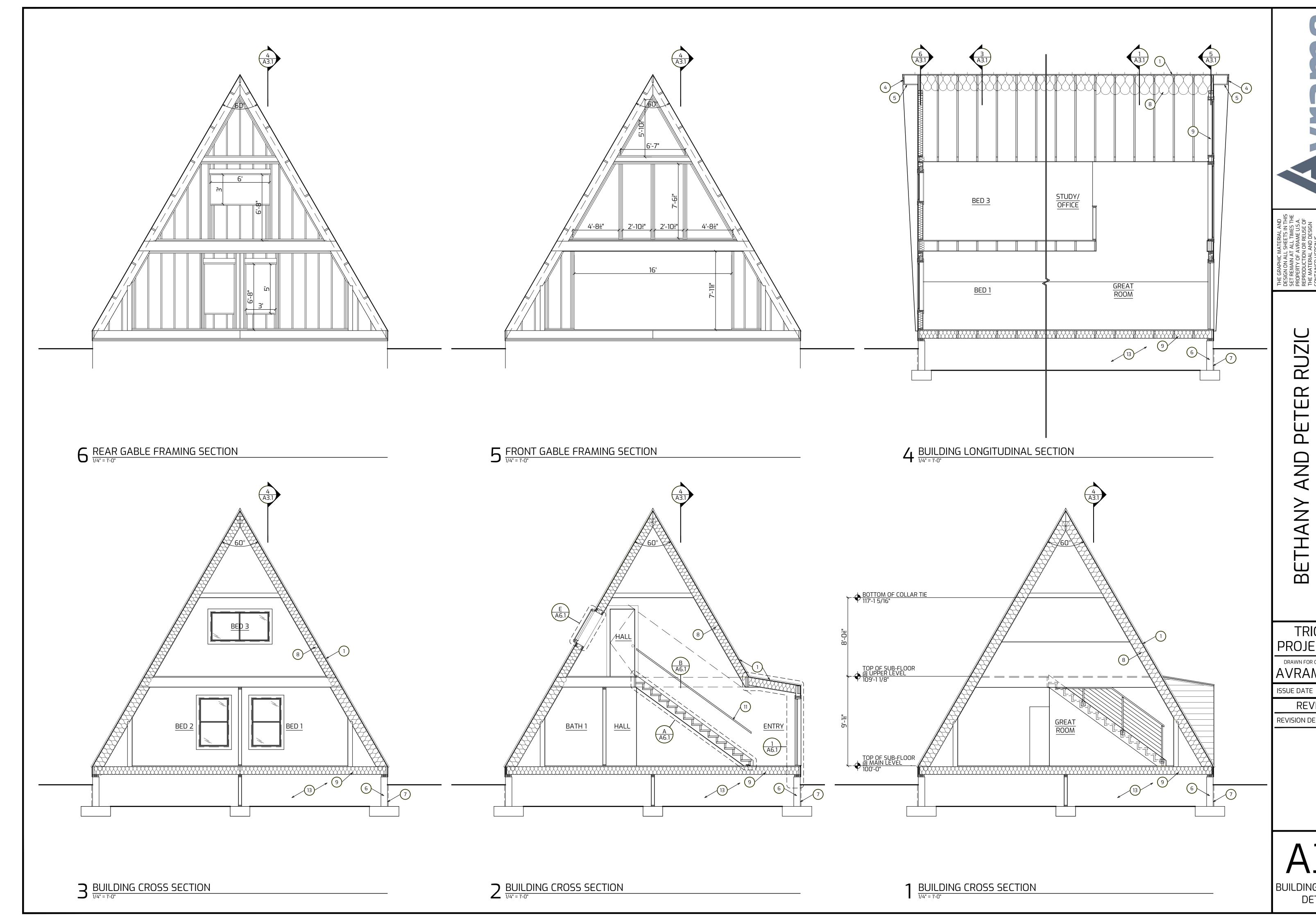
AVRAME U.S.A.

ISSUE DATE 10/26/2021
REVISIONS

REVISION DELTA

A2.

EXTERIOR ELEVATIONS



HITE TBD

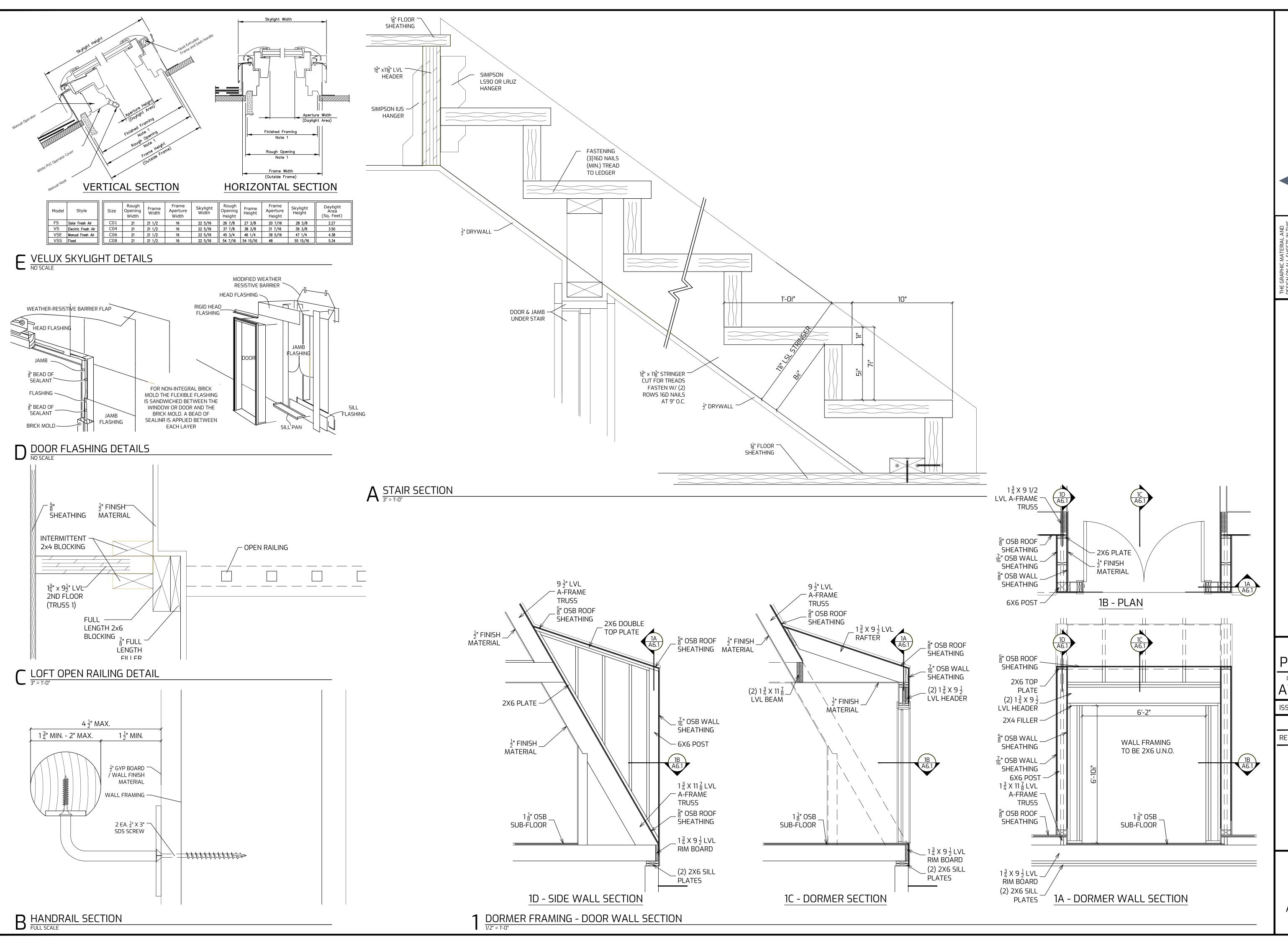
TRIO 150 PROJECT (021)

DRAWN FOR ONE-TIME USE FOR AVRAME U.S.A.

ISSUE DATE 10/26/2021 REVISIONS

REVISION DELTA

BUILDING SECTIONS DETAILS



RUZIC TBD BETHANY

32038

HITE

FORT

TRIO 150 PROJECT (021) DRAWN FOR ONE-TIME USE FOR AVRAME U.S.A

ISSUE DATE 10/26/2021 REVISIONS

REVISION DELTA

ARCHITECTURAL

DETAILS

- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY W/ 2016 CRC & 2014 NEC

- INSTALL OUTLETS SO NO POINT ALONG ANY WALL IS MORE THAN 6' FROM OUTLET.

- INSTALL RECEPTACLES ALONG KITCHEN COUNTERTOPS SO NO POINT ALONG ANY WALL IS MORE THAN 2' FROM AN OUTLET. - ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, UNFINISHED BASEMENTS AND OUTSIDE OUTLETS TO BE GFCI PROTECTED. - FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A

SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. - PROVIDE A MIN. OF 30" OF CLEARANCE SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3" ALONG SIDE AND BACK.

- ELECTRICAL PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HEADROOM CLEARANCE. - UFER GROUND REQUIRED

- ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY, LIVING, DINING, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION, OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. -E4002.14 AND -E3901.1 WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. - PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS

SOUND UPON ACTIVATION OF ONE ALARM. - A MIN. OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES OUTLETS IN THE KITCHEN.

- PROVIDE APPROVED BOXES OF SUPPORT FOR FAN/LIGHT COMBOS

- PROVIDE ALL BEDROOM OUTLETS, LIGHTS, SWITCHES, AND SMOKE DETECTORS W/ ARC-FAULT PROTECTION. - ALL EXTERIOR OUTLETS TO BE GFCI WETHER PROOF.

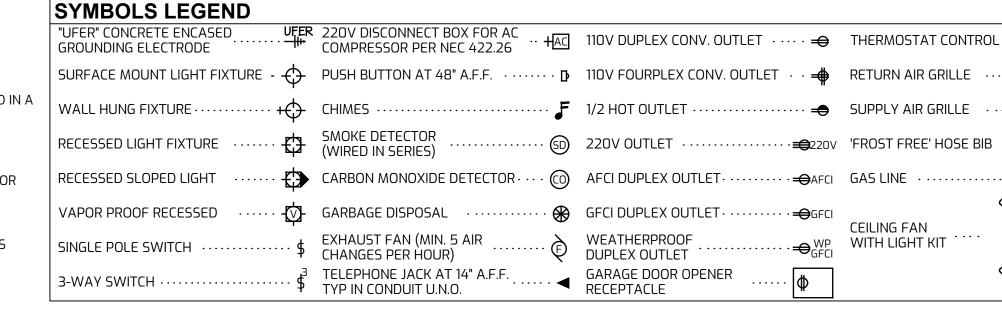
- ALL EXTERIOR OUTLETS SHALL HAVE BUBBLE COVERS & 110V OUTLET WITH 25' OF AC UNIT.

SMOKE DETECTORS AND CARBON MONOX. DETECTORS ARE REQUIRED TO BE INTERCONNECTED SO IF ONE SOUND, ALL SOUND. - ALSO ALL DETECTORS ARE TO BE WIRED WITH PRIMARY POWER, AND BATTERY BACKUP.

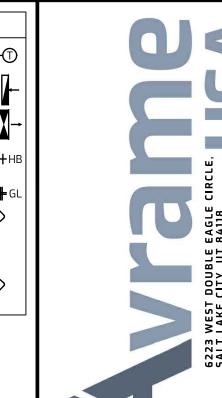
- CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS INCLUDING ANY "BONUS ROOMS".

- ALL ELECTRICAL RECEPTACLES AND SWITCHES ARE UP A MIN. 18" ABOVE THE FLOOR, IN THE GARAGE OR ANY ROOM WITH ACCESS FROM GARAGE. - A 125-VOLT, SINGLE PHASE, 15-OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT

BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS. - ALL ELECTRICAL BOXES IN GARAGE TO BE 2-HOUR RATED.



LOWER LEVEL MECHANICAL, ELECTRICAL, AND PLUMBING PLAN



· = RETURN AIR GRILLE

SUPPLY AIR GRILLE

CEILING FAN

2 M늪 TBD

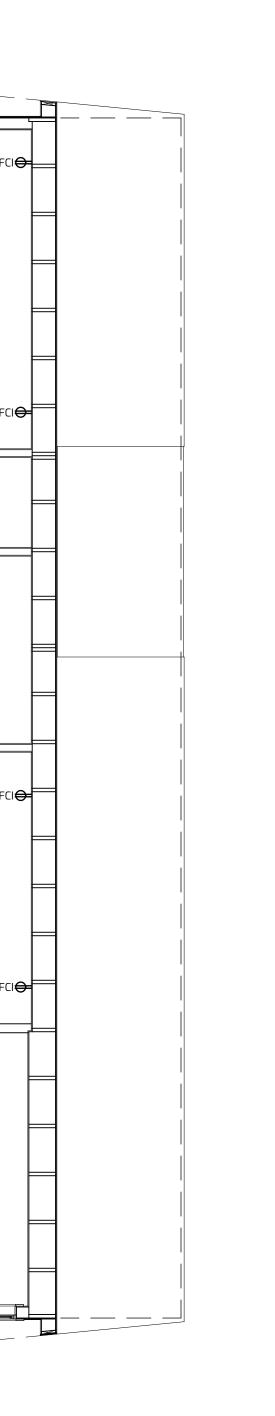
TRIO 150 PROJECT (021)

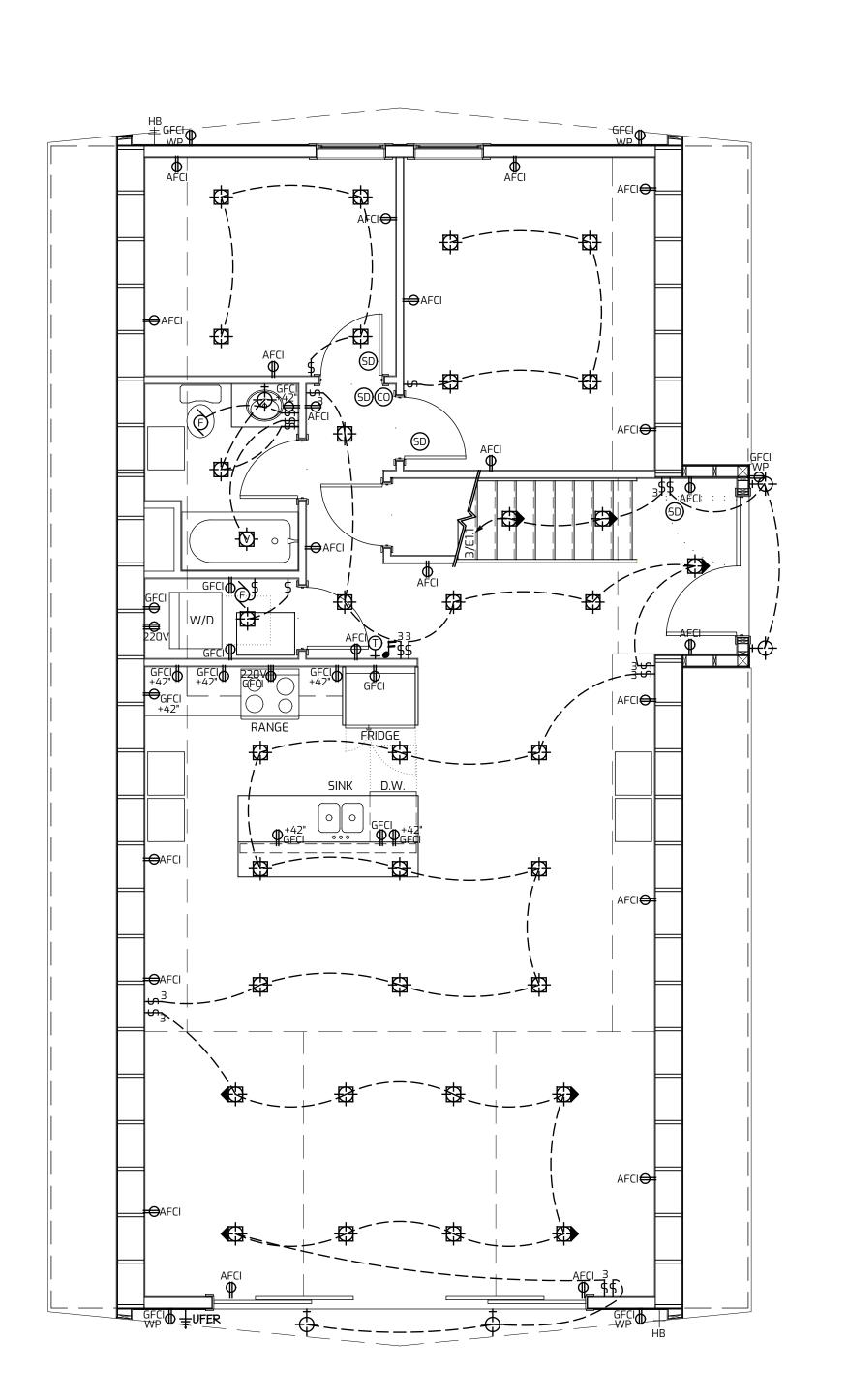
AVRAME U.S.A

REVISIONS

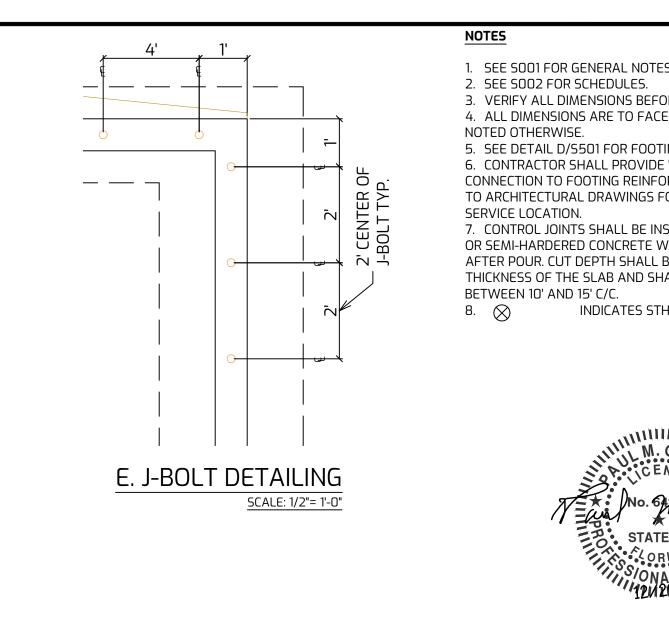
REVISION DELTA

M.E.P. PLANS





SEE 2/M1.1 FOR LIGHTING THIS AREA



FT1-2C

_2x4 STUD WALL 16" C/C

FT1-3C-

1'-4"

1. SEE SOO1 FOR GENERAL NOTES AND LEGEND.

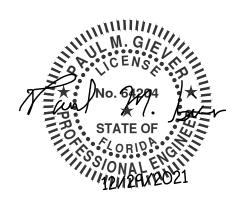
3. VERIFY ALL DIMENSIONS BEFORE PLACING CONCRETE. 4. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS

5. SEE DETAIL D/S501 FOR FOOTING STEP INFORMATION. 6. CONTRACTOR SHALL PROVIDE "UFER" GROUND CONNECTION TO FOOTING REINFORCEMENT, REFER TO ARCHITECTURAL DRAWINGS FOR ELECTRICAL

7. CONTROL JOINTS SHALL BE INSTALLED IN HARDENED OR SEMI-HARDERED CONCRETE WITHIN 18 HOURS AFTER POUR. CUT DEPTH SHALL BE ONE-FOURTH THE THICKNESS OF THE SLAB AND SHALL BE SPACED

BETWEEN 10' AND 15' C/C.

8. \times INDICATES STHD14 HOLDOWN. SEE H/S501.



32038 'HITE, TBD

TRIO 150 PROJECT (021)

DRAWN FOR ONE-TIME USE FOR AVRAME U.S.A. ISSUE DATE 10/26/2021

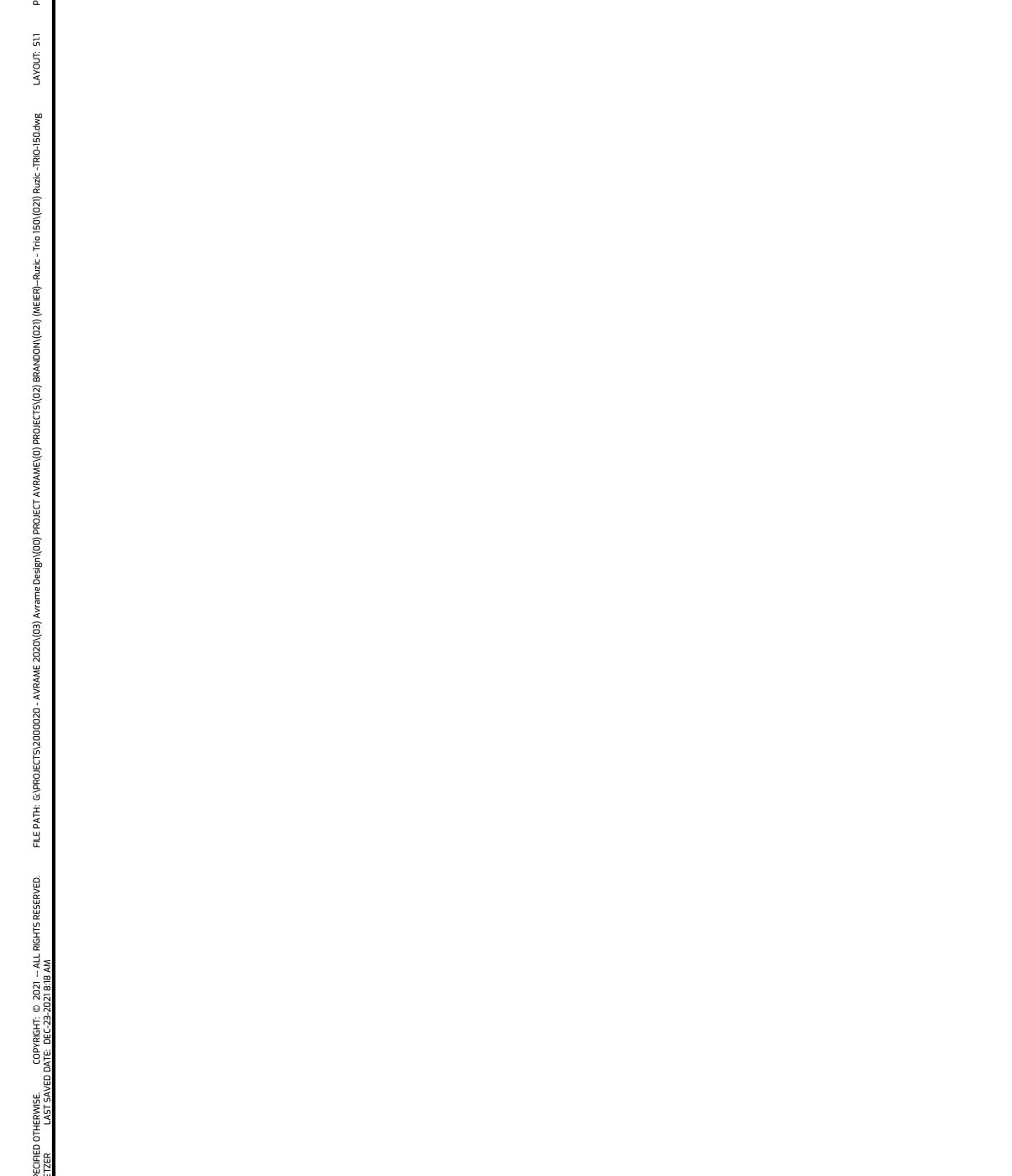
REVISIONS

REVISION DELTA

FOOTING AND FOUNDATION PLAN

1 FOOTING AND FOUNDATION PLAN

1/4" = 1'-0"



TRIO 150 PROJECT (021) DRAWN FOR ONE-TIME USE FOR

AVRAME U.S.A ISSUE DATE 10/26/2021

REVISIONS

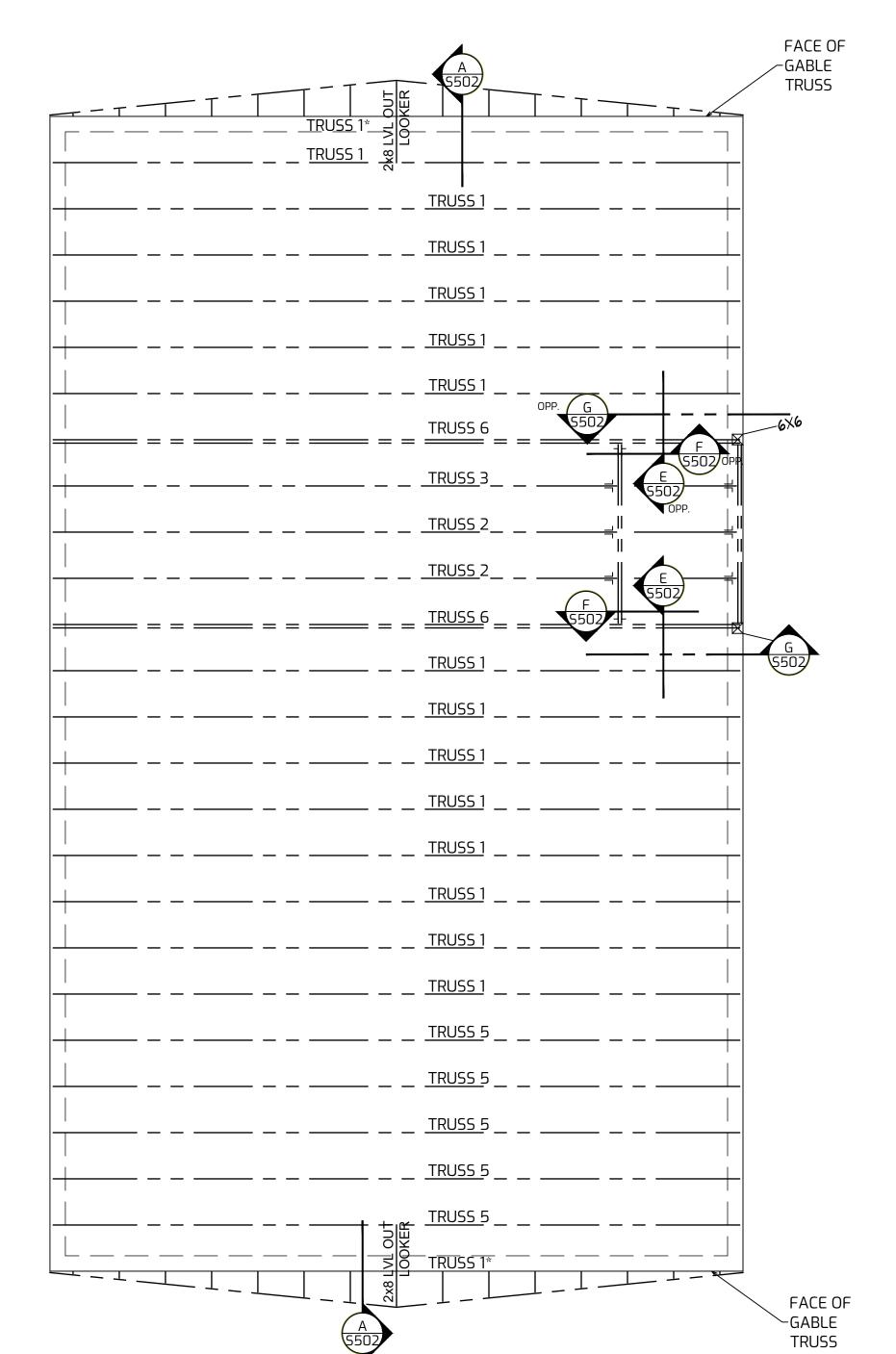
REVISION DELTA

FRAMING PLANS

FACE OF —GABLE TRUSS _2ND LEVEL __1³/₄"x11⁷/₈" LVL BEAM —SIMPSON 'IUS' ADD 1¾"x 11½" LVL —SISTERED TO TRUSS a 2ND LEVEL 1³/₄"x9¹/₂"LVL/ AT 24" C7C FACE OF GABLE TRUSS

1 MAIN LEVEL FRAMING PLAN

1/4" = 1'-0"



3 TRUSS PLAN
1/4" = 1'-0"

2 LOFT LEVEL FRAMING PLAN

FOUNDATIONS FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING OF 1,500 PSF.

Sd1 =

SEISMIC DESIGN CATEGORY

WOOD SHEAR PANELS

DESIGN BASE SHEAR

ANALYSIS PROCEDURE

SEISMIC RESPONSE COEFFICIENT

CONCRETE

EQUIVALENT LATERAL FORCE PER ASCE 7-10, 12.8

CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DESIGN IS BASED UPON A COMPRESSIVE STRENGTH OF 2500 PSI WITH NO SPECIAL INSPECTION REQUIRED PER IBC 1705.3 REQUIRED.

15 PSF

40 PSF

20 PSF

±0.18

0.048

0.076

R = 6.5

0.01

0.01W

SEISMIC FORCE RESISTING SYSTEM AND RESPONSE MODIFICATION FACTOR:

Pg=0 PSF

V (ULT) = 121 MPH

CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS: STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS. SPECIFICATIONS FOR STRUCTURAL CONCRETE. ACI 302.1R - GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION. ACI 305R - HOT WEATHER CONCRETING.

ALL CONCRETE USED IN HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL CONTAIN AN ACCEPTABLE ADMIXTURE TO PRODUCE AIR-ENTRAINED CONCRETE WITH A TOTAL OF 4.5 PERCENT AIR CONTENT.

THE USE OF SUPER PLASTICIZERS AND WATER REDUCERS IS ALLOWED, BUT NOT REQUIRED. ALL ADMIXTURES SHALL BE CHLORIDE FREE.

ACI 306 R- COLD WEATHER CONCRETING.

UNLESS NOTED OTHERWISE, ALL CONCRETE FLAT WORK SHALL CONFORM TO THE FOLLOWING FINISHING TOLERANCES 1/8" GAP UNDER A 10'-0" STRAIGHT EDGE.

ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM SECTION A615.

ALL DETAILING, FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-SP-66).

REINFORCEMENT LAP HOOKS, ETC.; SHALL BE PER THE REINFORCEMENT TABLE UNLESS

NOTED OTHERWISE.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT: A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3" B. CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THROUGH #18 BARS: 2"

#5 BAR, W31 OR D31 WIRE AND SMALLER: 1 1/2" C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS #14 AND 18 BARS: 1 1/2" #11 BAR AND SMALLER: 3/4"

BEAMS, COLUMNS

PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1 1/2" D. REINFORCING SHALL EXTEND TO THE END OF THE CONCRETE AND MAINTAIN THE COVER LISTED ABOVE AT THE ENDS.

10. THOROUGHLY CLEAN FORMS AND ADJACENT SURFACES TO RECEIVE CONCRETE. REMOVE CHIPS, WOOD, SAWDUST, DIRT, OR ANY OTHER DEBRIS PRIOR TO CONCRETE PLACEMENT.

11. CLEAN REINFORCING OF LOOSE RUST, MILL SCALE, DIRT, OR ANY OTHER FOREIGN MATERIAL. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT.

12. PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT POINT OF PLACEMENT NOT LESS THAN 3" AND NOT MORE THAN 5" PRIOR TO SUPERPLASTICIZER. ADDITION OF WATER TO READY-MIX CONCRETE IN THE FIELD SHALL BE ALLOWED IF ON TRIP TICKET BEFORE DISCHARGE AND TESTING.

13. DEPOSIT CONCRETE IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. IF THE POUR IS TO BE DISCONTINUOUS, CONTRACTOR SHALL USE CONSTRUCTION JOINTS, AS DETAILED ON THE DRAWINGS OR APPROVED BY THE

14. UNLESS NOTED OTHERWISE, REINFORCING IS NOT TO EXTEND THROUGH CONSTRUCTION JOINTS OF FLOOR SLABS-ON-GRADE.

15. REPAIR ALL SURFACE DEFECTS INCLUDING TIE HOLES, MINOR HONEYCOMBING AND OTHER VISUAL IRREGULARITIES WITH CEMENT MORTAR. MORTAR FOR PATCHING SHALL BE THE SAME COMPOSITION AS THAT USED IN THE CONCRETE. PATCHING SHALL BE DONE AS SOON AS THE FORMS ARE REMOVED.

16. PROVIDE (1) 2'-0" LONG #4 REBAR AT ALL RE-ENTRANT CORNERS FOR SLABS, PITS, RECESSES, OR SLAB THICKNESS CHANGES IN THE TOP 1/3 OF THE SLAB-ON-GRADE.

17. GROUT MATERIAL FOR BASE PLATES, SLEEVES, AND EMBEDDED STEEL SHALL BE NONMETALLIC, NON-SHRINK, PREPACKAGED GROUT CONFORMING TO ASTM C 1107.

18. AT CONTRACTORS OPTION TO REDUCE SHRINKAGE CRACKS FIBER REINFORCING MAY BE USED FOR SLABS ON GRADE. FIBERS SHALL BE EITHER POLYPROPYLENE OR NYLON. POLYPROPYLENE FIBERS SHALL BE MANUFACTURED BY THE FIBERMESH COMPANY, NYLON COMPANY, OR APPROVED EQUAL AND SHALL COMPLY WITH ASTM C1116, TYPE III. NYLON FIBERS SHALL BE MANUFACTURED BY THE NYLON COMPANY, OR ENGINEER APPROVED EQUAL.

19. SHEET VAPOR RETARDER FOR UNDER SLABS ON GRADE SHALL BE ASTM E1745. CLASS A. 10-MIL MINIMUM THICKNESS. JOINTS SHALL BE TAPED PER MANUFACTURER'S REQUIREMENTS.

CONCRETE - POST INSTALLED ANCHORS

1. SPECIAL INSPECTIONS ARE REQUIRED PER IBC CHAPTER 17.

ANCHORS SHALL BE INSTALLED IN CONCRETE THAT IS A MINIMUM OF 21 DAYS OR AS

RECOMMENDED BY THE MANUFACTURER. ADHESIVE ANCHORS SHALL CONFORM TO THE FOLLOWING:

A. HILTI HIT-HY 200 FAST CURE HYBRID ADHESIVE. ANCHORS SHALL BE ASTM A193 GRADE B7 C. INSTALL PER ESR-3187.

THE ENGINEER OF RECORD IN WRITING.

4. EXPANSION ANCHORS SHALL CONFORM TO THE FOLLOWING: A. HILTI KWIK BOLT-TZ EXPANSION ANCHORS. B. INSTALL PER ESR-1917 C. EXTERIOR ANCHORS SHALL BE STAINLESS STEEL OR GALVANIZED.

5. SUBSTITUTION OF MANUFACTURED PRODUCT IS NOT PERMITTED UNLESS APPROVED BY

ANCHOR RODS

ANCHOR RODS SHALL BE ASTM F1554 GRADE 55 WITH CLASS 1A THREADS, UNLESS NOTED

2. FURNISH ANCHOR RODS PREFABRICATED WITH MATCHING DOUBLE HEAVY HEX NUTS JAMMED AT THE END EMBEDDED IN CONCRETE.

FURNISH HARDENED PLATE WASHERS AND MATCHING HEAVY HEX NUTS FOR SECURING THE BASE PLATE TO THE ANCHOR RODS.

A RIGID TEMPLATE SHALL BE USED TO LOCATE ANCHOR RODS WHILE PLACING CONCRETE.

5. NO HEATING OR BENDING OF THE ANCHOR RODS IS PERMITTED.

6. HOLES IN THE BASE MATERIAL SHALL NOT BE ENLARGED BY BURNING.

SEE IBC FASTENING SCHEDULE (TABLE 2304.10.1) FOR GENERAL FRAMING NAILING REQUIREMENTS AND REFER TO FRAMING NAIL SCHEDULE PROVIDED FOR NAIL

2. TIMBER MATERIALS SHALL CONFORM TO THE FOLLOWING GRADES UNLESS NOTED

A. WALL STUDS, TOP PLATES, BOTTOM PLATES, BEAMS, COLUMNS, AND MISCELLANEOUS LIGHT FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER. GLULAM BEAMS (GLB) SHALL BE 24F-V4 DF/DF. C. LAMINATED VENEER LUMBER (LVL) SHALL BE WESTERN SPECIES, 1.8E,F_b=2,600 PSI.

3. FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE (48/24) APA RATED, PER PS 1-07. FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO THE FLOOR JOISTS. PROVIDE #10 SCREWS AT 6" C/C AT SUPPORTED PANEL EDGES AND AT BLOCKING OVER WALL LINES AND AT 12" C/C IN SUPPORTS IN PANEL FIELD. NO DIAPHRAGM BLOCKING IS REQUIRED.

SHEETS SHALL BE LAID IN A STAGGERED PATTERN WITH LONG DIMENSION PERPENDICULAR TO JOISTS.

WALL SHEATHING AT SHEAR WALLS SHALL BE 7/16" APA RATED PLYWOOD WITH 8d NAILS AT 6" C/C AT EDGES AND 12" C/C FIELD. NAILING SHALL BE STAGGERED AT ADJACENT PANEL EDGES. BOTTOM PLATE ANCHORS SHALL BE HOOKED ANCHORS WITH 3"x3"x0.229" PLATE WASHERS.

ROOF SHEATHING SHALL BE 5/8" APA RATED OSB WITH 8d NAILING 6" C/C AT ALL SUPPORTED PANEL EDGES, BLOCKING LINES, DRAG STRUTS, AND AT 12" C/C AT SUPPORTS IN PANEL FIELD.

ALL NAILING REQUIREMENTS LISTED ARE BASED UPON THE USE OF COMMON WIRE NAILS (NOT SINKERS, BOX, ETC.) UNLESS NOTED OTHERWISE.

TIMBER DESIGNATED AS TREATED SHALL BE PRESSURE TREATED IN ACCORDANCE WITH

AWPA STANDARD C2. 8. UNLESS NOTED OTHERWISE, ALL TIMBER HEADERS SHALL BE PER THE PROVIDED

THE FOLLOWING CONDITIONS SHALL REQUIRE THE USE OF TREATED LUMBER IN ACCORDANCE TO IBC 2304.12: A. LUMBER IN DIRECT CONTACT WITH CONCRETE, MASONRY, OR SOIL. LUMBER IN MOIST OR WET ENVIRONMENTS.

LUMBER USED IN EXTERIOR APPLICATIONS AND/OR NOT PROTECTED BY A VAPOR

11. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE BY SIMPSON STRONG-TIE COMPANY, AS SPECIFIED IN THE LATEST EDITION OF THEIR CATALOG. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER.

10. ALL METAL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED.

12. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

13. UNLESS NOTED OTHERWISE, STUD WALLS SHALL BE 2x4 AT 16 INCHES C/C AT INTERIOR

WALLS AND 2x6 AT 16 INCHES C/C AT EXTERIOR WALLS.

14. UNLESS NOTED OTHERWISE, BOTTOM PLATES OF STUD WALLS SHALL BE CONNECTED TO SUPPORTING STRUCTURE PER THE FOLLOWING: TO CONCRETE: 1/2" ANCHOR RODS EMBEDDED 7" INTO CONCRETE AT 6'-0" MAX AND

WITHIN 12" FROM ENDS/CORNERS. USE A 3"x3"x1/4". PLATE WASHER. B. TO TIMBER: PER IBC FASTENING SCHEDULE (TABLE 2304.10.1).

CJ

CLR

COC

COL

CONC

CONN

CONT

CTR

CP

DET

DIA

DIAG

DIM

DL

DSL

EΑ

EL OR ELEV

DOUBLE

DETAIL

DIAMETER

DIAGONAL

DIMENSION

DEAD LOAD

EACH FACE

ELEVATION

EACH

DRIFT SNOW LOAD

<u>LEGEND</u> ANCHOR BOLT AMERICAN CONCRETE INSTITUTE **AESS** ARCHITECTURALLY EXPOSED STRUCTURAL STEEL AFF ABOVE FINISH FLOOR **AISC** AMERICAN INSTITUTE OF STEEL CONSTRUCTION ALT ALTERNATE **APA** AMERICAN PLYWOOD ASSOCIATION ANCHOR ROD ARCH ARCHITECTURAL ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS BEAM BOF **BOTTOM OF FOOTING** BASE PLATE NUMBER BP# BRG BEARING C/C CENTER TO CENTER CIP

CAST-IN-PLACE CONSTRUCTION JOINT CLEARANCE CLEAR CENTER LINE OF COLUMN COLUMN CONCRETE CONNECTION CONTINUOUS CENTER CONTROL POINT PENNY (NAIL)

REF REFERENCE REINF REINFORCEMENT; REINFORCING REQD REQUIRED SCALE SAWN CONTROL JOINT SECT SECTION SIMILAR SNOW LOAD SOG SLAB ON GRADE STD STANDARD SPEC SPECIFICATION SQUARE STIFF STIFFENER STL STEEL STRUC STRUCTURAL T&B TOP AND BOTTOM T&G TONGUE AND GROOVE TOC TOP OF CONCRETE TOD TOP OF DECK TOF TOP OF FOOTING TOP OF STEM WALL TYP TYPICAL UNO UNLESS NOTED OTHERWISE VERT VERTICAL WIDE; WIDTH WITH WITHOUT WIDE FLANGE **WORK POINT** WIND UPLIFT LOAD WELDED WIRE FABRIC SHEAR WALL

WOOD COLUMN

HOLDOWN

SNOW DRIFT

EMBED

FT#

FTG

GB

GLB

HSS

ICBO

LSL

LVL

MC

MECH

MEP

MIN

EMBEDMENT

FOUNDATION

FINISH FLOOR

FOOT; FEET

FOOTING

FOOT TYPE - NUMBER

GLUE-LAMINATED BEAM

HOLLOW STRUCTURAL SECTION

INTERNATIONAL COUNCIL OF BUILDING OFFICIALS

GYPSUM BOARD

INCH; INCHES

JOIST BEARING

POUND; POUNDS

LINEAR FOOT

MAXIMUM

MINIMUM

NORTH

MECHANICAL

MANUFACTURER

MISCELLANEOUS

NORTH-SOUTH

NOT TO SCALE

OPPOSITE HAND

PERPENDICULAR

POUNDS PER CUBIC FOOT

POUNDS PER LINEAR FOOT

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

NEAR SIDE

OVERSIZE

POINT

KIPS PER SQUARE INCH

LAMINATE STRAND LUMBER

LAMINATE VENEER LUMBER

MISCELLANEOUS CHANNEL

MECHANICAL, ELECTRICAL AND PLUMBING

NORTHERN FOREST PRODUCTS ASSOCIATION

INTERIOR

KIP; KIPS

JOIST

FLOOR

EACH WAY

Meier 12 W. Kennewick Ave Kennewick, WA 99336 P: 509.735.1589 F: 509.783.5075 www.meierinc.co

STATE OF STATE OF CORIDA 112112AX2021 APPROVAL

DRAWN | JMM | 8/19/21 CHECKED | PMG | 8/19/21 APPROVED PMG 8/19/21

> G Z

DWG. NO.

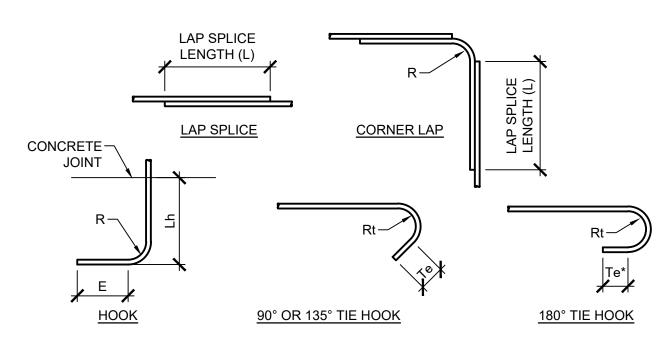
Ш

Ш

ַ' עַ

ISSUE DATE: 12/28/21

SCALE: AS INDICATED 8785.09



BAR	LAP SPLICES	CORNE	ERS AND HO	TIES			
SIZE	L ^{1,2}	R^1	Lh ^{1,3}	E ¹	Rt ¹	Te ¹	Te*1
#3	17"	1 1/8"	6 5/8"	4 1/2"	3/4"	3"	2 1/2"
#4	23"	1 1/2"	8 7/8"	6"	1"	3"	2 1/2"
#5	29"	1 7/8"	11"	7 1/2"	1 1/4"	3 3/4"	2 1/2"
#6	42"	2 1/4"	13 1/4"	9"	2 1/4"	9"	3"
#7	71"	2 5/8"	19 1/4"	10 1/2"	2 5/8"	10 1/2"	3 1/2"
#8	93"	3"	22"	12"	3"	12"	4"

LENGTHS ARE BASED ON ACI 318-14 FOR fc = 3000 psi.
 LENGTHS ARE BASED ON CLASS B TENSION SPLICES, STAGGERING OF SPLICES IS NOT REQUIRED.
 Lh = EMBEDMENT REQUIRED FOR TENSION HOOKS

CONCRETE REINFORCING BAR SCHEDULE

COMMON NAIL DIMENSIONS							
SIZE	DIAMETER	LENGTH					
8d	0.131"	2 1/2"					
10d	0.148"	3"					
12d	0.148"	3 1/4"					
16d	0.162"	3 1/2"					

NAIL TABLE

				FOOTING TYPE — DIMENSION WIDTH								
				FOOTING TYPE—DIMENSION WIDTH FT1-2C—DIMENSION LENGTH								
10		DIMENSIONS		REINFORCEMENT								
16	W	L	Т	EQ SP	REMARKS/DETAILS							
TRIP FC	OOTING	3										
5	2'-0"	CONTINUOUS	0'-10"	(2) #5 LONGITUDINAL DIRECTION, #5 AT 16" C/C TRANSVERSE DIRECTION								
3	3'-0"	CONTINUOUS	0'-12"	(3) #5 LONGITUDINAL DIRECTION, #5 AT 16" C/C TRANSVERSE DIRECTION								
FOOTING W L T TYPE 1: STRIP FOOTINGS FT1-2C 2'-0" CONTINUOUS 0'-10"				EQ SP (2) #5 LONGITUDINAL DIRECTION, #5 AT 16" C/C TRANSVERSE DIRECTION								

FOOTING SCHEDULE

12 W. Kennewick Ave. Kennewick, WA 99336 P: 509.735.1589 F: 509.783.5075 www.meierinc.com

APPROVAL APPROVED PMG 8/19/21

SCHEDULES

DWG. NO. S002

ISSUE DATE: 12/28/21

JOB No. REV.

