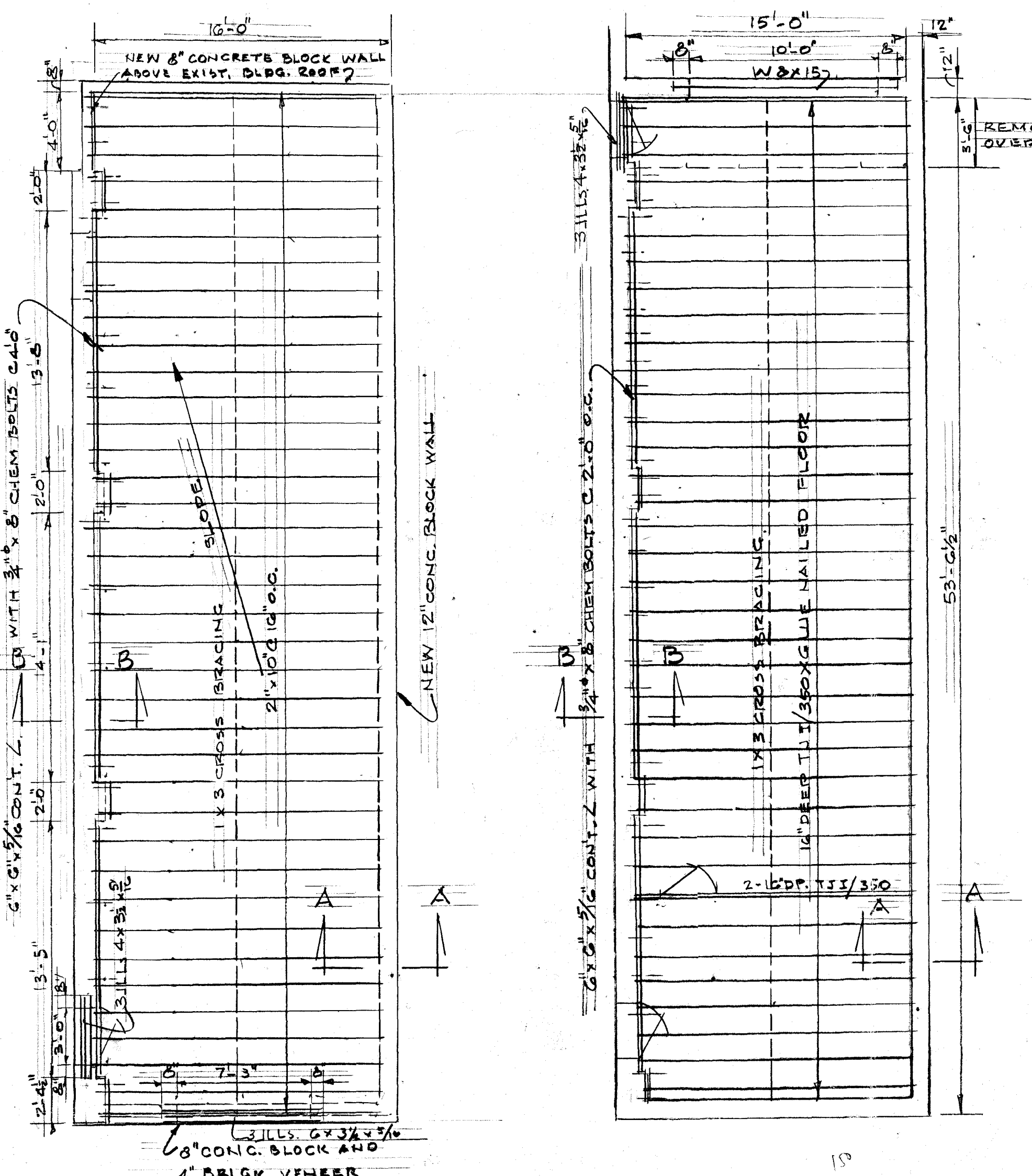
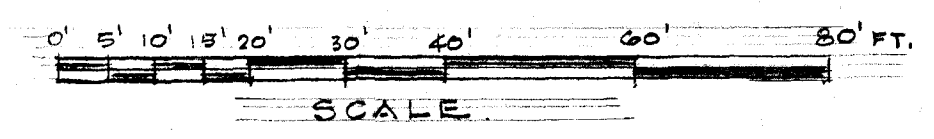
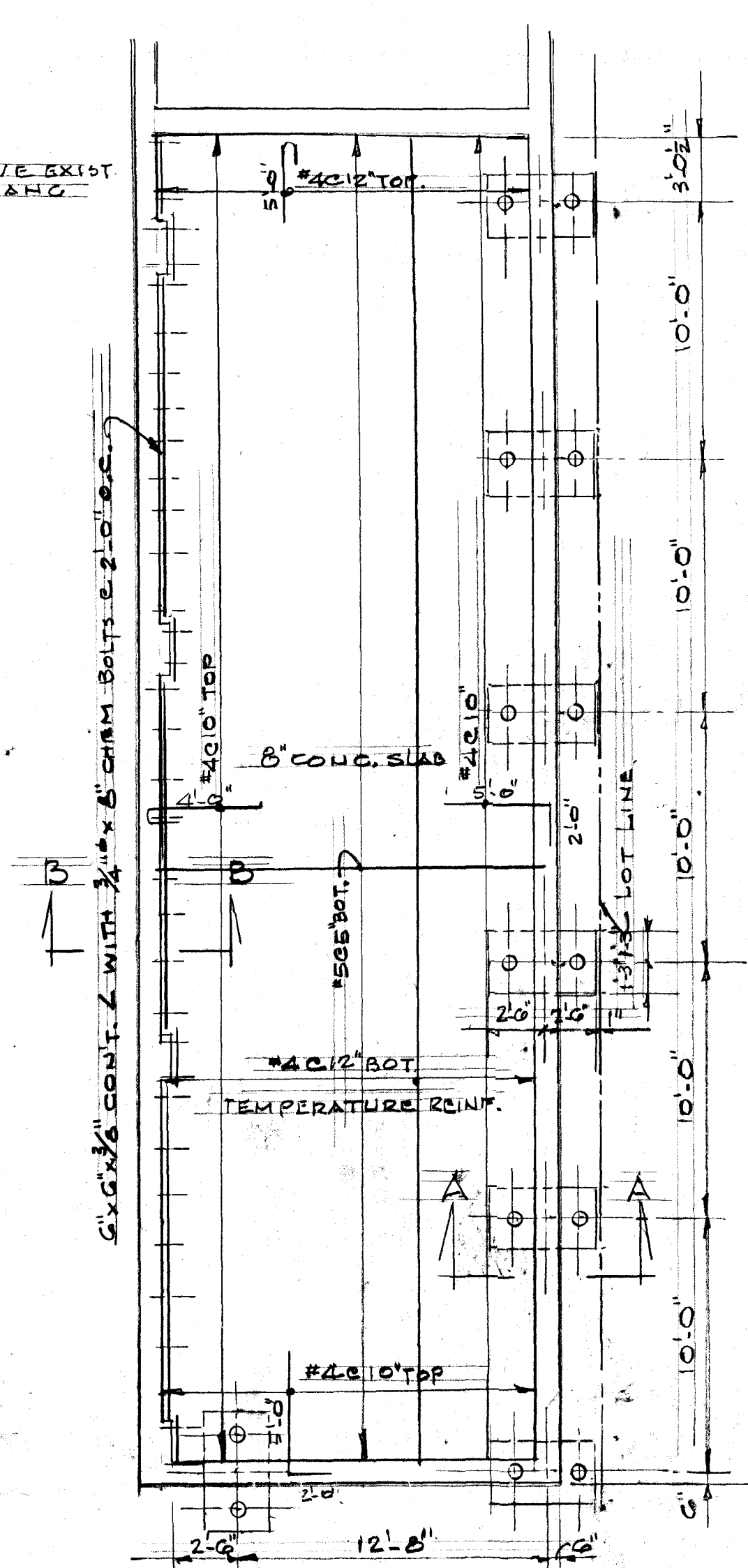


PLOT PLAN

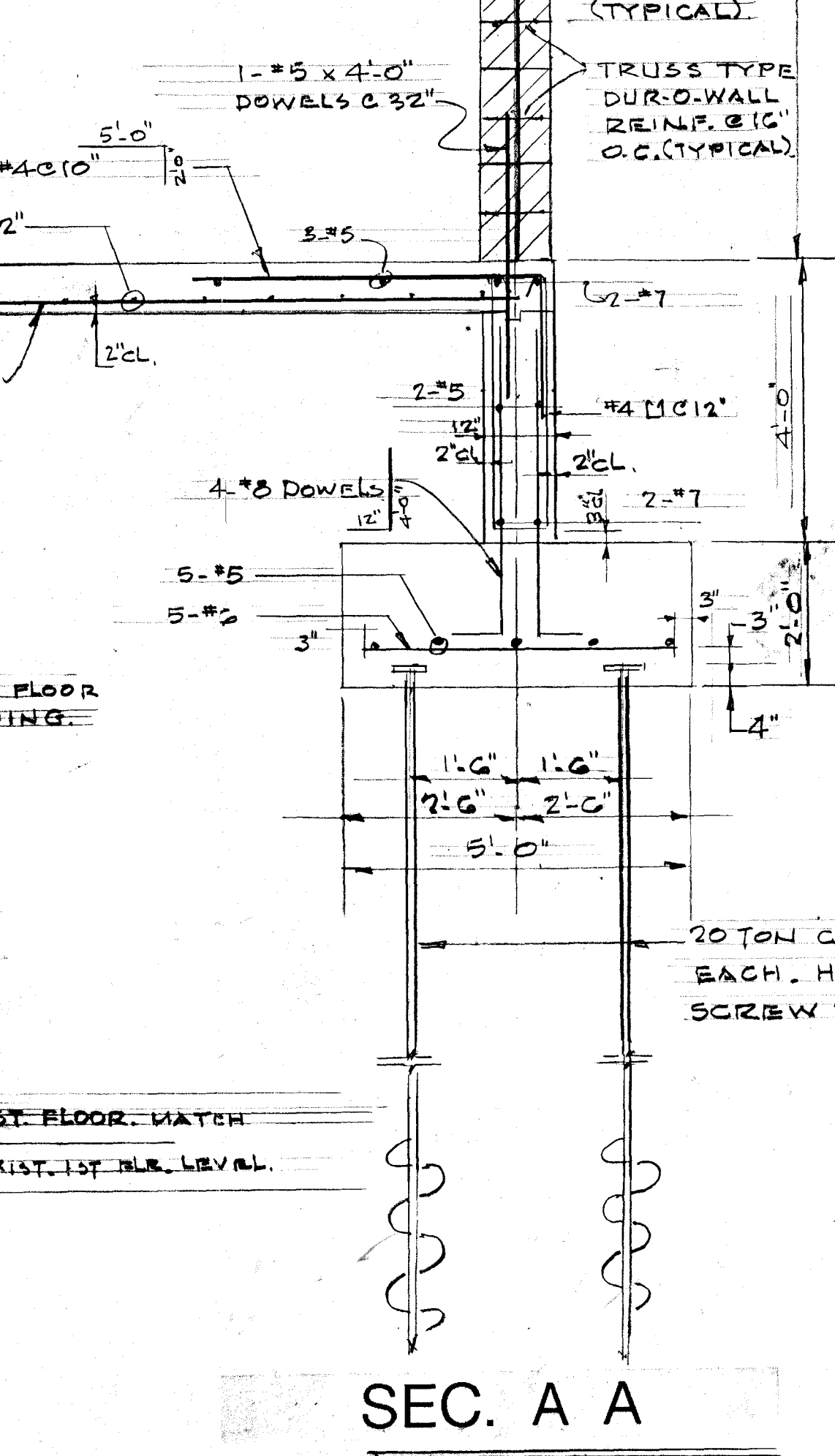
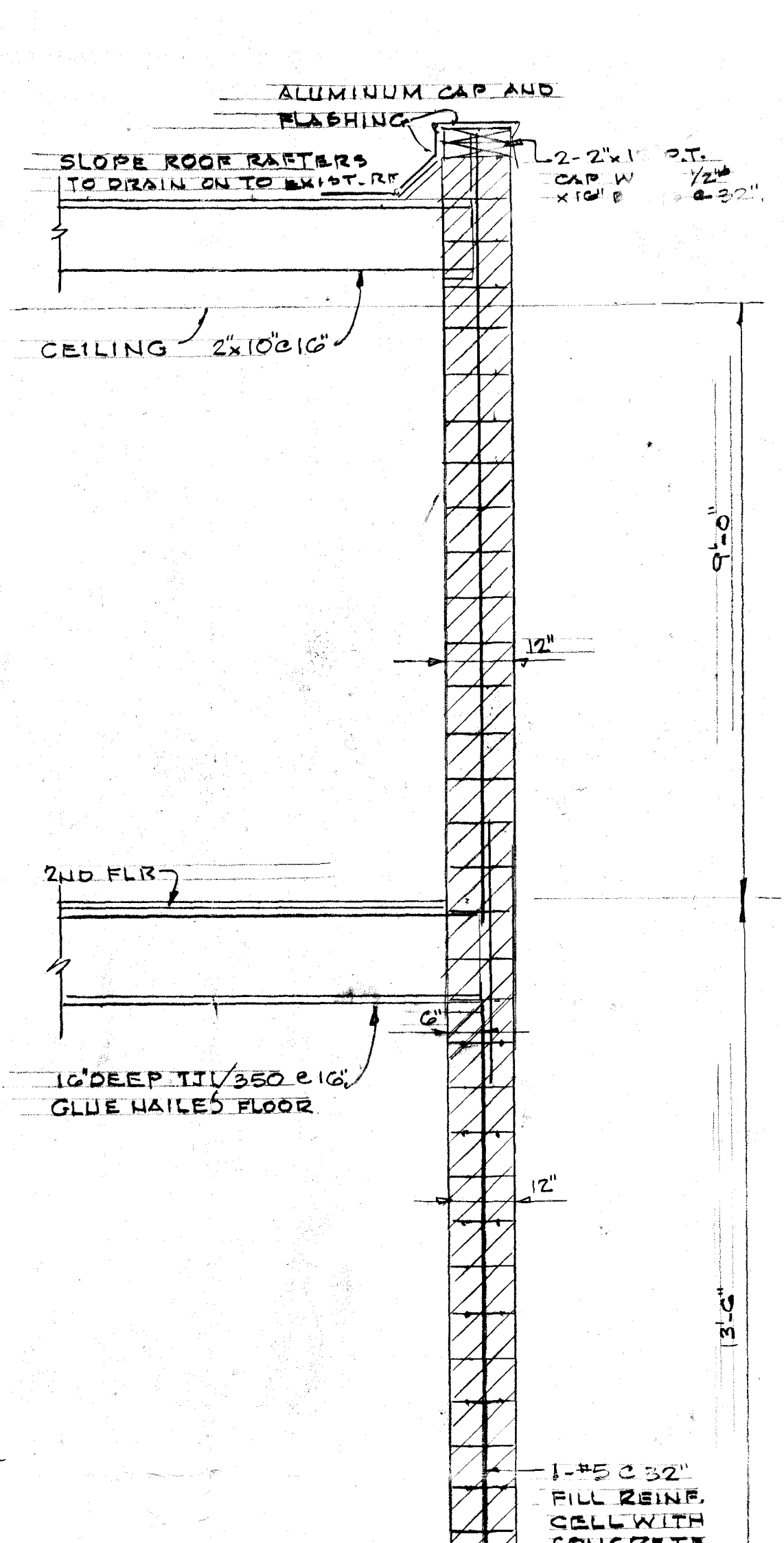


ROOF FRAMING PLAN

SECOND FLOOR FRAMING PLAN



FOUNDATION AND FIRST FLOOR FRAMING PLAN



- CONCRETE NOTES:
- All concrete shall be controlled concrete, mixed and placed under the supervision of an approved control engineer.
 - Maximum water/cement ratio shall not exceed 5.60.
 - Maximum slump shall not exceed 3".
 - Maximum coarse aggregate diameter shall not exceed 3/4" diameter.
 - All slabs on grade shall be poured in alternating panels not exceeding 900 square feet; otherwise, the slab shall be sawcut while the concrete is still green, in panels not to exceed 900 square feet.
 - All concrete shall be placed without horizontal joints, except where specifically located on drawings.
 - Vertical construction joints and stops in the concrete work shall be made at midspans.
 - Provide dowels of an area equal to 0.002 x gross concrete area, at construction joints. The dowels shall be 3'-0" long, placed at the opposite face of the section from the main reinforcing; or, where there are no main reinforcing, place at the center of the concrete section.
 - Minimum Compressive Strength of Concrete at the end of 28 days:
 - (a) All concrete, except as noted: 3,000 psi
 - (b) Exterior concrete: slabs, pads, walks, etc. 4,000 psi
 - All work performed under this section shall conform to the specifications of the American Concrete Institute.

- REINFORCING NOTES:
- All reinforcement, except for ties and stirrups, shall conform to ASTM 615-60.
 - All reinforcement for ties and stirrups shall conform to ASTM 615-40.
 - All welded wire fabric shall conform to ASTM A185-70 specifications.
 - All reinforcement shall be inspected and approved by the Architect or his Engineer prior to the placement of any concrete.
 - The Contractor shall submit a reproducible sepi and four prints of shop drawings, showing all reinforcing details, chair bars, high chairs, slab bolsters, etc. to the Architect for his approval. The Contractor shall receive written approved shop drawings from the Architect or his Engineer prior to the fabrication of reinforcement.
 - Clearances of Main Reinforcing from adjacent concrete surfaces shall be as follows:
 - a. footings: 3 inches
 - b. sides of foundation walls, exposed faces of foundations, sides of columns/piers, slabs on grade from top surface: 2 inches
 - c. interior faces of foundations, top reinforcing in slabs exposed to the weather: 1-1/2 inches
 - d. top steel of interior slabs: 1 inch
 - Maximum deviation from these requirements shall be 1/4" of sections 10" or less, 1/2" for sections greater than 10".

- WOOD NOTES:
- All lumber shall have a moisture content of not more than 19%.
 - All framing lumber shall be SPF, or better, having a minimum: fb=1,000 psi, fv=70 psi, E=1,300,000 psi.
 - All L.V.L. lumber denoted on plans shall have a minimum: fb=2,800 psi, fv=285 psi, E=2,300,000 psi.
 - All joist spans shall have one row of 1" x 3" cross bridging at midspan and not more than 8' - 0" o.c.
 - All stud bearing walls shall have one row of 2x horizontal blocking at 1/2 stud height, and not more than 6' - 0" o.c. maximum.
 - Provide and install all necessary timber connectors with adequate strength.
 - Provide double joint below partitions parallel to joist framing.
 - Provide solid bridging below partitions perpendicular to joist framing.
 - Provide solid bridging between joist framing members when bearing on stud partitions or beams.
 - Provide a continuous band joint at exterior stud walls.
 - Provide diagonal metal strap bracing at all corners and wall intersections, at the inside face of studs, from top plate to floor plate at 45°, Simpson type "CWB", or equal.
 - All built-up beams shall be bolted with 1/2" diameter bolts, meeting A307 standards, or, as noted on drawings.
 - All work performed shall conform to the latest National Wood Design specifications.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 4'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

