

GENERAL STRUCTURAL NOTES

I. GENERAL

- The contractor shall ensure that no construction load exceeds the design live loads indicated on the structural drawings and that these loads are not put on the structural members prior to the time that all framing members and their connections are in place.
- The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place.
- Dimensions - Use written dimensions only. Do not scale from this drawing.
- The structural drawings shall govern the work for all structural features, unless noted otherwise. The architectural drawings shall govern the work for all dimensions.
- No change in size or dimension of structural members shall be made without the written approval of the professional of record.
- Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team.
- If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.
- Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
- In case of conflict between the General Notes and details, the most stringent requirements shall govern.
- Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field prior to fabrication/erection. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
  - If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Architect/Engineer immediately and provide a sketch of the condition with his proposed modification of the details given on the Contract Documents. Do not commence work until condition is resolved and modification is approved by the Architect.
  - Verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the Structural Engineer.
  - Where alterations involve the existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
  - With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.

II. DESIGN BASIS

- Applicable Codes and Standards
  - International Residential Code 2015
- Design Live Loads
  - Roof - 20 psf
  - Decks - 60 psf
  - Living Floors - 40 psf

III. MATERIALS

A. CONCRETE

- Concrete shall be designed and detailed in accordance with the Building Code Requirements for Structural Concrete (ACI 318 latest edition), and constructed in accordance with the CRSI Manual of Standard Practice and ACI 301.
- All concrete shall be normal weight and have a minimum 28-day compressive strength of 3,000 psi with a 5" slump unless noted otherwise on the drawings.
- Materials for concrete shall be Type 1 cement (ASTM C 150) & normal weight aggregates (ASTM C33).
- Lap splices shall be per indicated below:
  - #3: 1'-3"; #4: 1'-8"; #5: 2'-2"
  - Welded wire fabric: One spacing + 2"
- Corner bars shall be provided for all horizontal reinforcing bars at the intersections and corners of all strip footings, beams, and walls unless noted otherwise. Corner bars shall be of the same size and grade as the horizontal reinforcing they connect. See Typical Details for more information.
- Typical minimum concrete protective covering for reinforcement shall be 1-1/2"; minimum cover shall be 2" on surfaces in contact with the earth and 3" at earth-formed surfaces.
- Provide 6 mil minimum mil vapor barrier below all concrete at grade level. Vapor barrier shall be continuous with 12" lap to accommodate pouring direction. Barrier shall only be cut at pile locations.
- Where existing concrete at the first floor is removed to install new utilities, etc. the Contractor shall notify with EOR of the location and extend of any removal prior to performing the Work. Where possible, existing reinforcement shall not be cut, damaged, or bent. Whenever reinforcement is compromised, it shall be brought to the attention of EOR and repaired or replaced as directed.

B. SOIL-SUPPORTED FOUNDATIONS

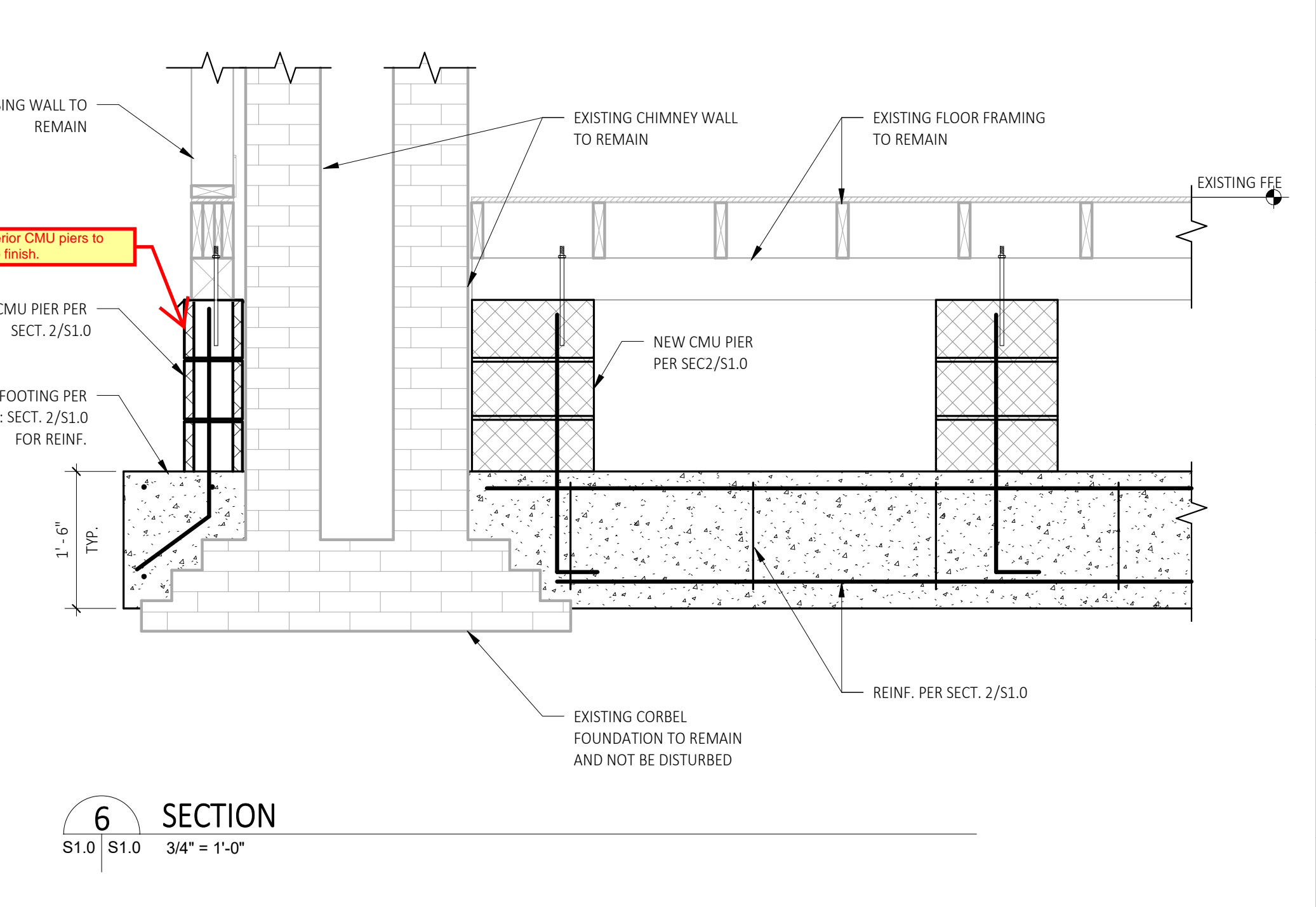
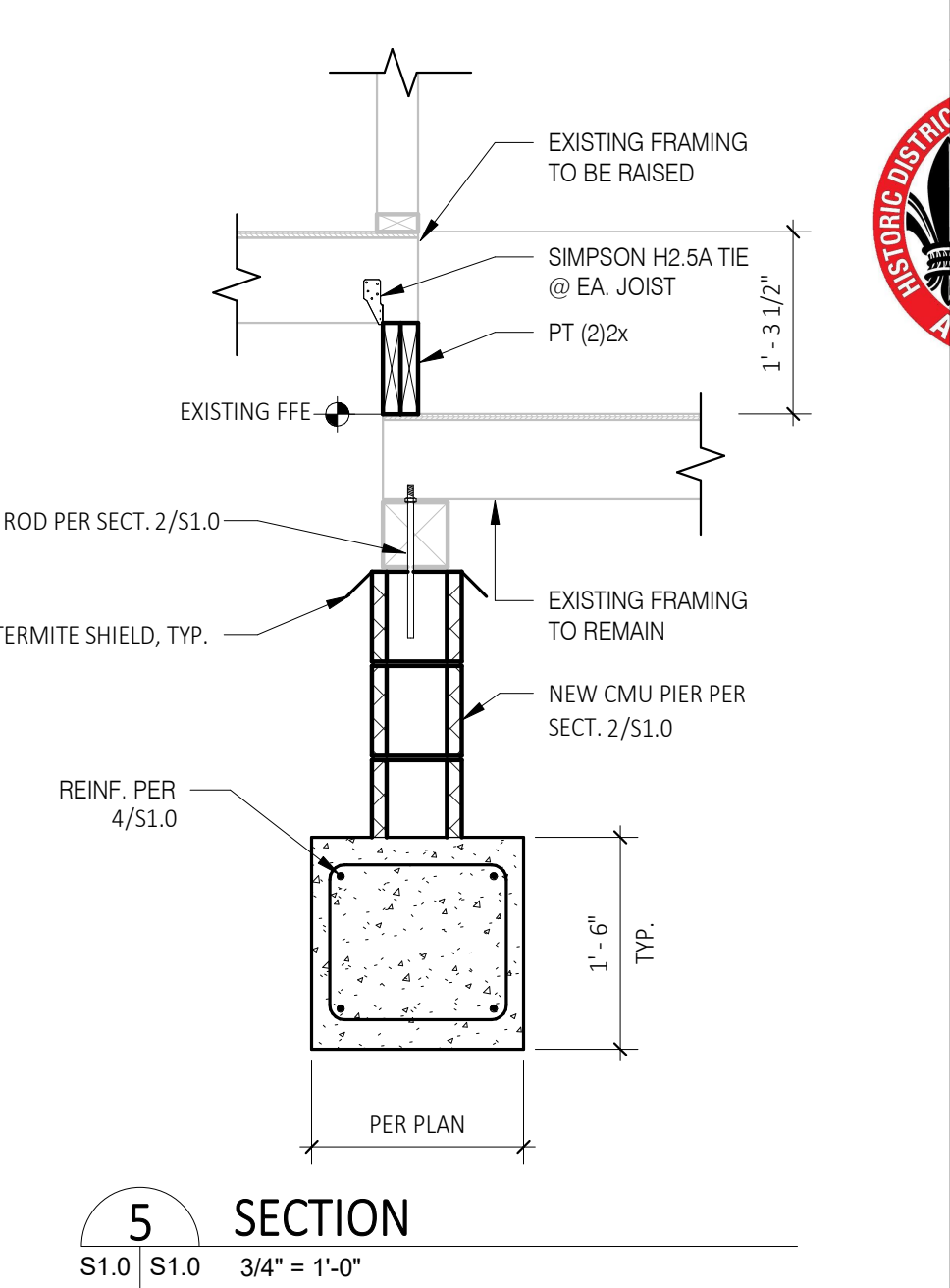
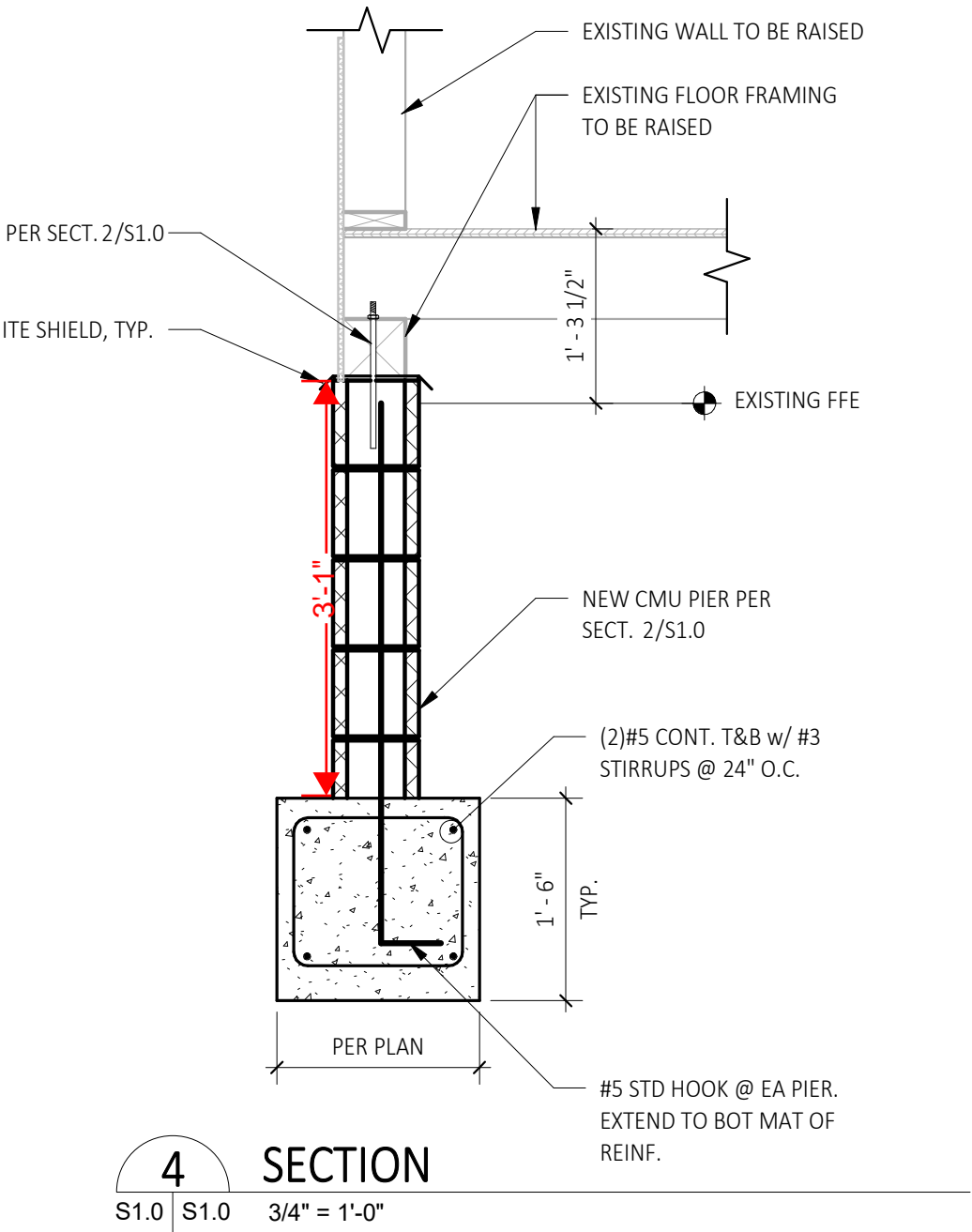
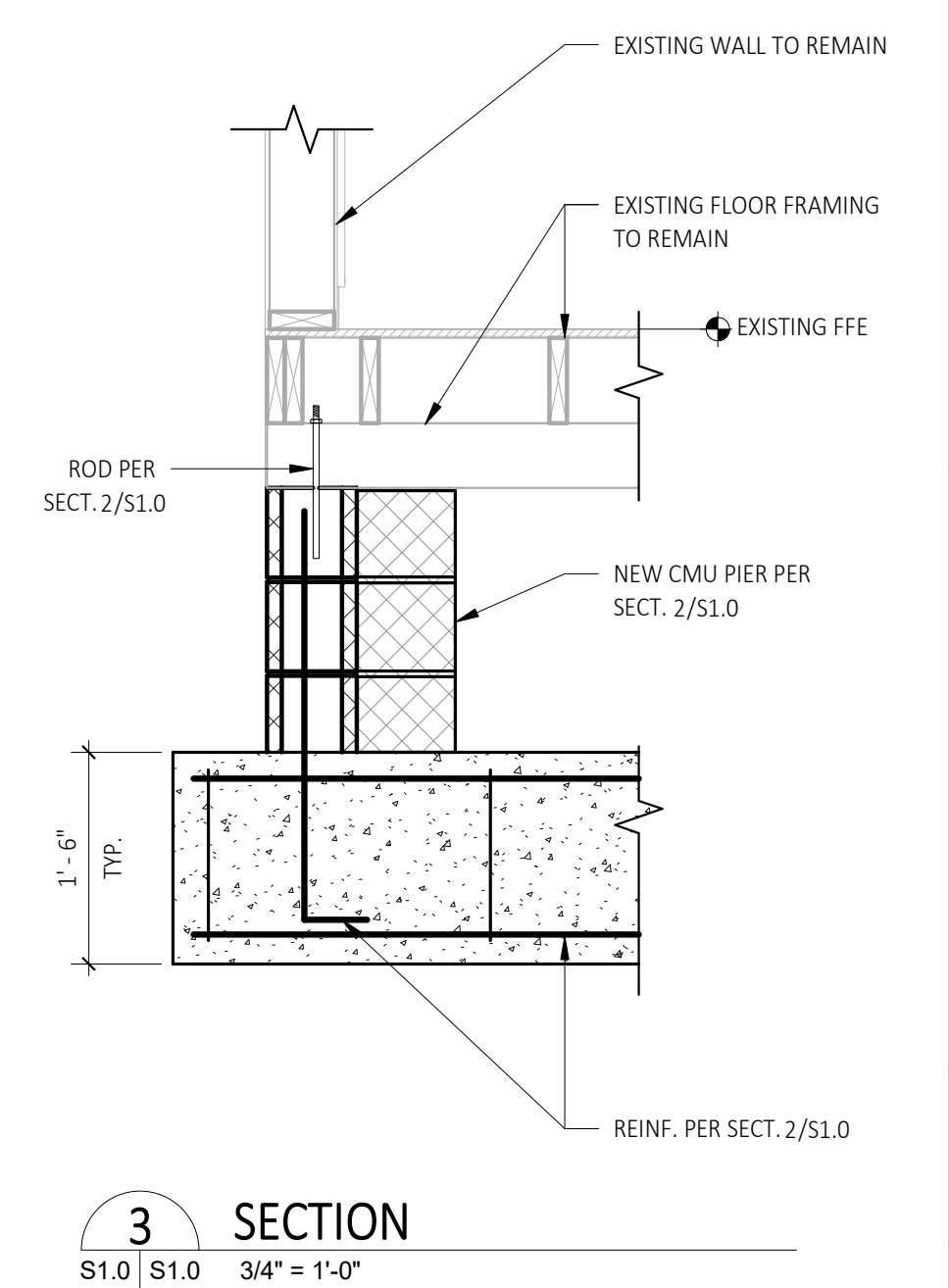
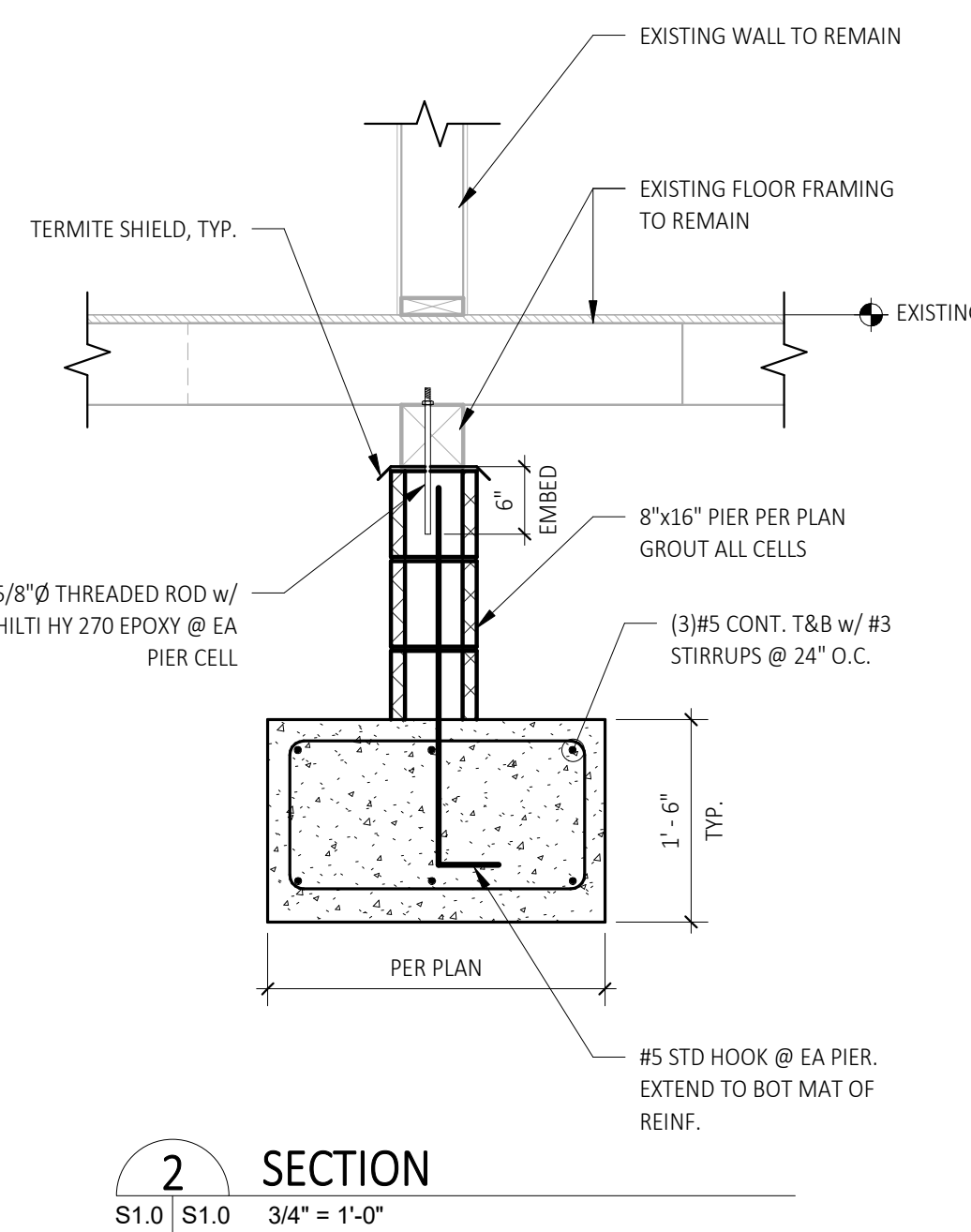
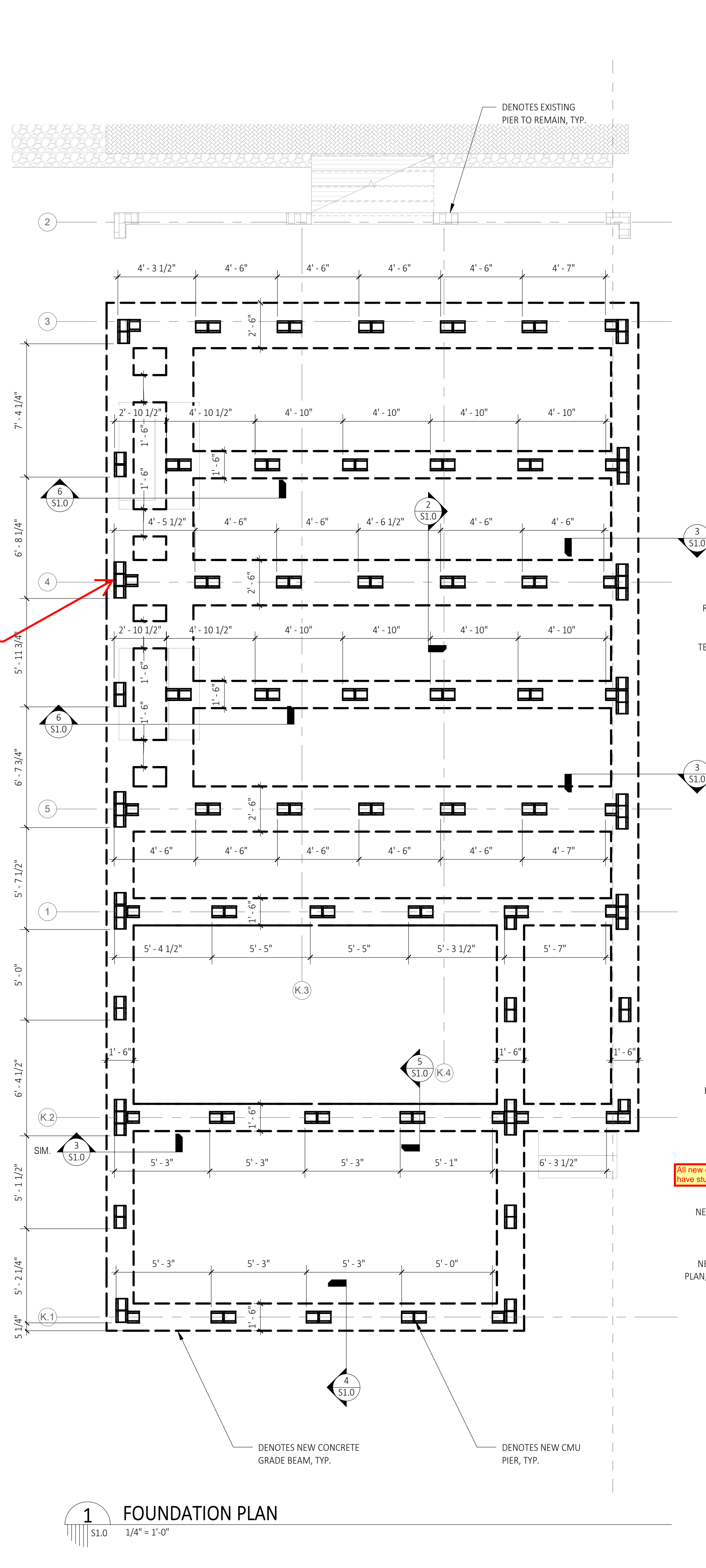
- Foundation design is based on an assumed allowable soil bearing capacity of 750 psf.
- Strip area of all gravel, surface vegetation, topsoil, and any debris. Remove all existing structures, foundations, and below grade site features.
- Place footings on undisturbed soil or engineered fill. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling.
- Sheeting, shoring, and associated excavation shall be performed in accordance with OSHA guidelines and is the Contractor's responsibility.

C. CONCRETE MASONRY

- Masonry has been designed in accordance with the Building Code Requirements for Masonry Structures (TMS 402-11/ACI 530-11/ASCE 5-11) and shall be constructed in accordance with the Specifications for Masonry Structures (TMS602-11/ACI 530.1-11/ASCE 6-11), commonly referred to as the MSJC Code, except where otherwise modified by these General Notes and Specifications.
- Minimum 28-day compressive strength of masonry, f'm, shall be 2,000 psi, unless noted otherwise.
- Lap splices for deformed reinforcing bars used in masonry construction shall be per provided lap splice schedule for concrete masonry reinforcement.
- Provide bond beams with a minimum of two (2) #5 continuous horizontal reinforcing bars in all masonry walls at each framing level.
- All cells containing vertical reinforcing steel, lintel beams and bond beams are to be solid grouted.
- See CMU lintel schedule located in the Typical Details for lintels.

D. ADHESIVE ANCHORS AND DOWELS

- Substitution of expansion or adhesive anchors for embedded anchors shall not be permitted unless specifically approved in writing by the Structural Engineer of Record prior to pouring the concrete containing the anchors.
- Unless noted otherwise, Hilti HIT-HY 270 epoxy system shall be used for an adhesive anchor in brick and concrete masonry.
- Unless noted otherwise, Hilti HIT-HY 200 epoxy system shall be used for an adhesive anchors or dowels in concrete.
- Where base material is hollow block brick or other material containing pockets or voids, a screen tube, per manufacturer's recommendations, shall be employed in the system.



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PROFESSIONAL OF RECORD

FOUNDATION PLAN & DETAILS

SHEET NUMBER:  
**S1.0**