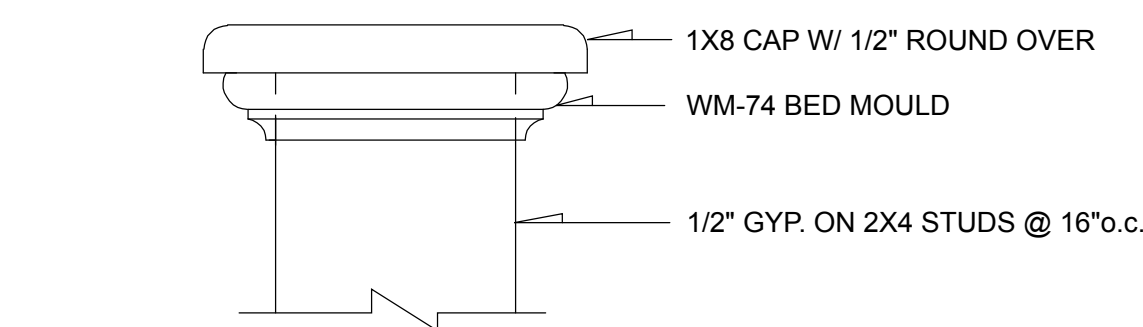
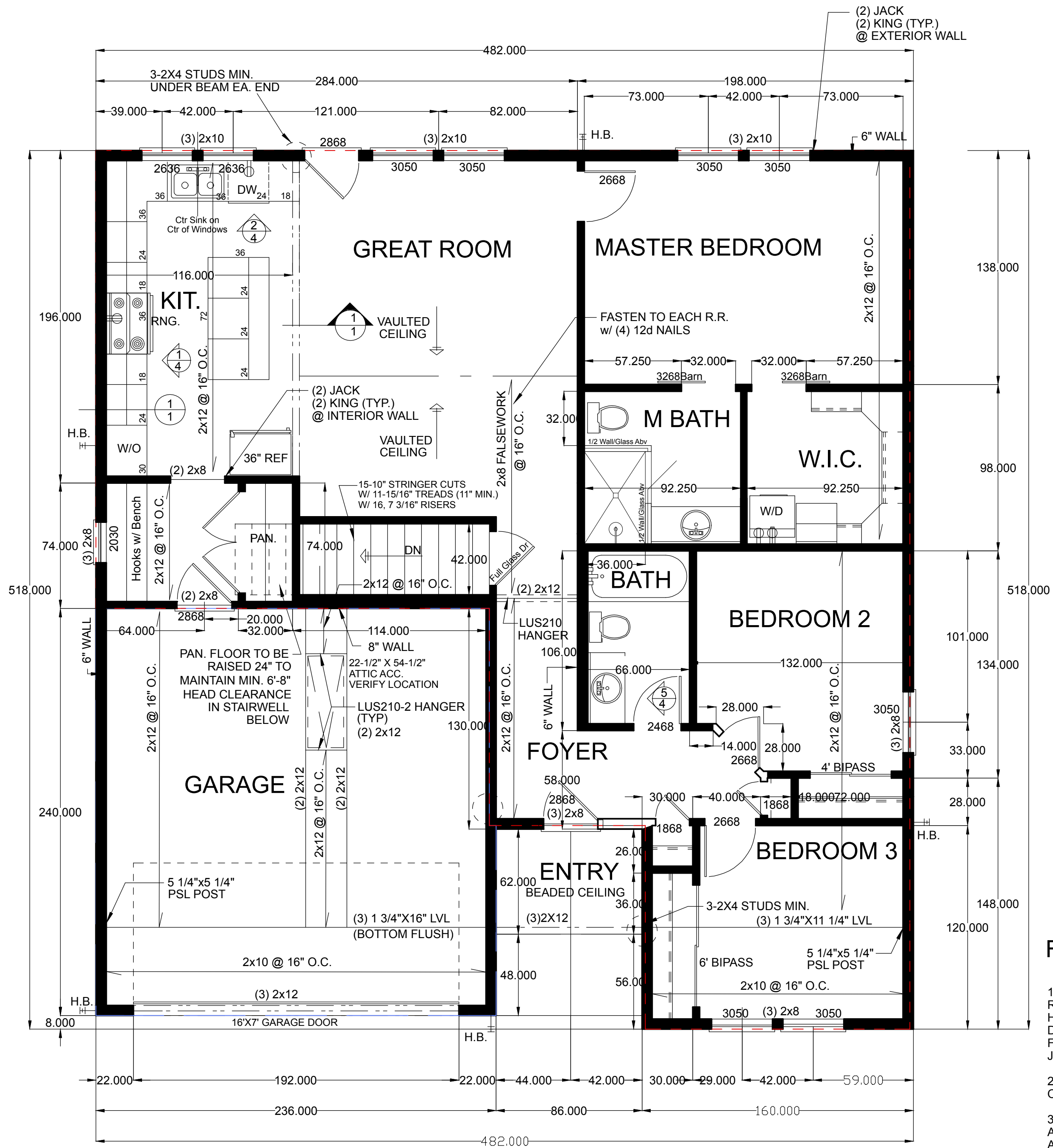




NOTE:
ALL DIMENSIONS ARE FROM EXTERIOR STUD WALL.
WHEN LAYING 8"X12"X16" COURSES, ALLOW 4" TO ALL
EXTERIOR DIMENSIONS FOR OPTIONAL BRICK LEDGE.



SEE SECTION 5 FOR REINFORCEMENT INFORMATION



1 WALL CAP DETAIL
3" = 1'-0"

FLOOR PLAN SPECIFICATIONS

HEAT/COOLED: 1250 SQ. FT.
GARAGE, STORAGE: 390 SQ. FT.
PORCHES: 39 SQ. FT.
TOTAL: 1679 SQ. FT.

NOTE:

- 1.- ALL CEILINGS TO BE 8" UNLESS NOTED.
- 2.- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
- 3.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
- 4.- HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.
- 5.- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES. REFERENCE IRC SECTION G2419
- 6.- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOLDS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8

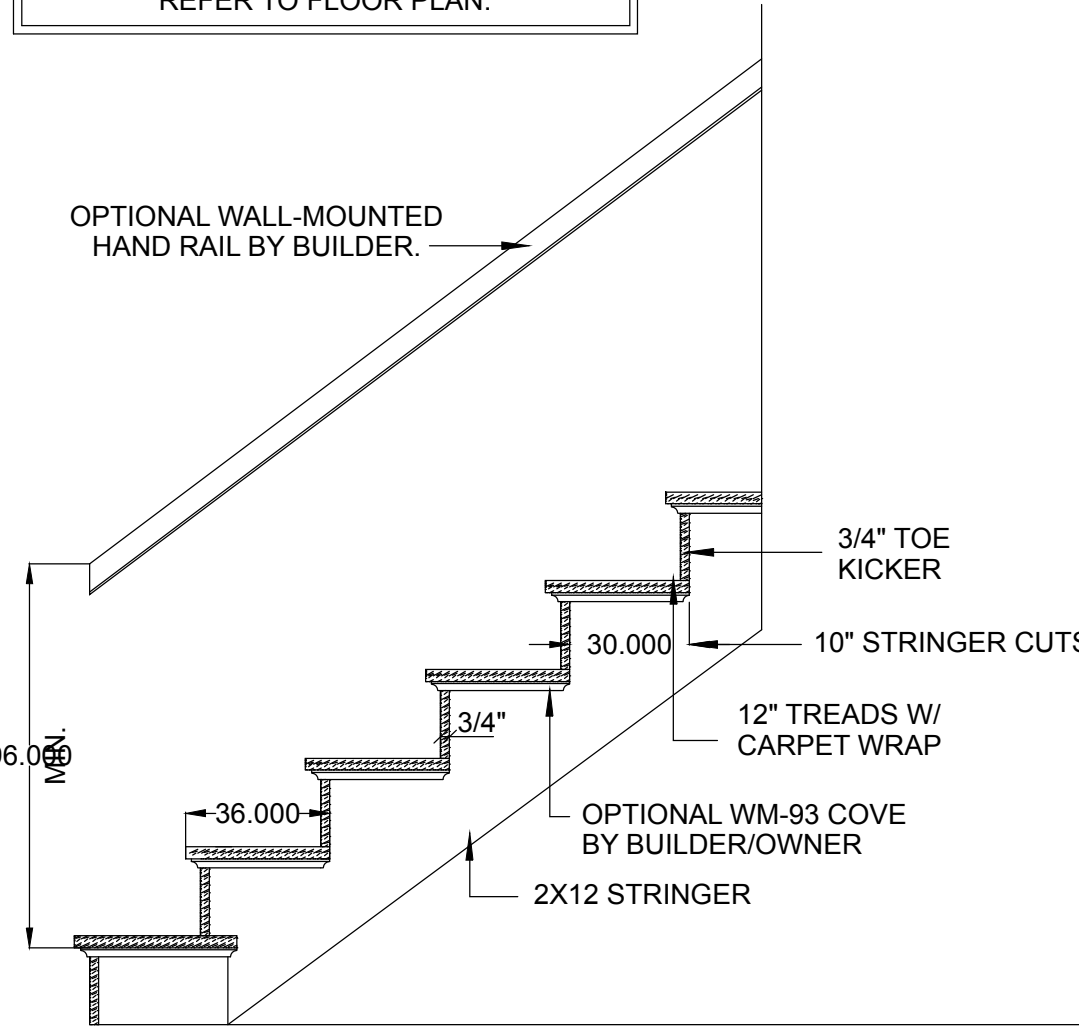
NOTE:

- 1.- OWNER TO VERIFY & APPROVE ALL ELECTRICAL & POSSIBLE FLOOR OUTLET LOCATIONS NOT NOTED.
- 2.- PROVIDE ARC-FAULT INTERRUPTER PROTECTION FOR ALL BEDROOMS. REFERENCE IRC SECTION E3802
- 3.- OWNER TO LOCATE AND VERIFY PHONE & CABLE JACKS.
- 4.- SEE OWNER FOR ALL OUTDOOR ELECTRICAL NEEDS AND LIGHTING.

NOTE:

STAIR RISE HEIGHT AND RUN DISTANCE ARE NOT SPECIFIED ON THIS DETAIL AND SECTION. FOR RISE AND RUN SPECS. REFER TO FLOOR PLAN.

OPTIONAL WALL-MOUNTED HAND RAIL BY BUILDER.



2 STAIR SECTIONAL

SCALE 3/4" = 1'-0"

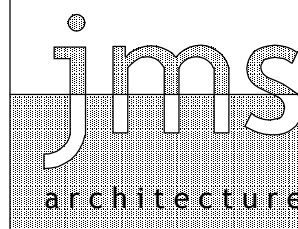
FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVEING REQUIREMENTS.
7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOLDS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.
17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXHAUST FAN		FLOOD LIGHT
	CEILING FAN		WALL MOUNTED LIGHT
	CEILING FAN W/ LIGHT		ELECTRICAL OUTLET
	EXHAUST FAN W/ LIGHT		220V ELECTRICAL OUTLET
	HEAT, LIGHT AND VENT		CEILING MOUNTED OUTLET
	LIGHT		FLOOR MOUNTED OUTLET
	4' FLORESCENT LIGHT		HIDDEN OUTLET
	2' X 4' FLORESCENT LIGHT		SWITCHED OUTLET
	6" RECESSED CAN LIGHT		BREAKER BOX
	3" RECESSED CAN LIGHT		PHONE

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MAIN LEVEL FLOOR & ELECTRICAL PLAN

Date: 03.28.23

Revisions:

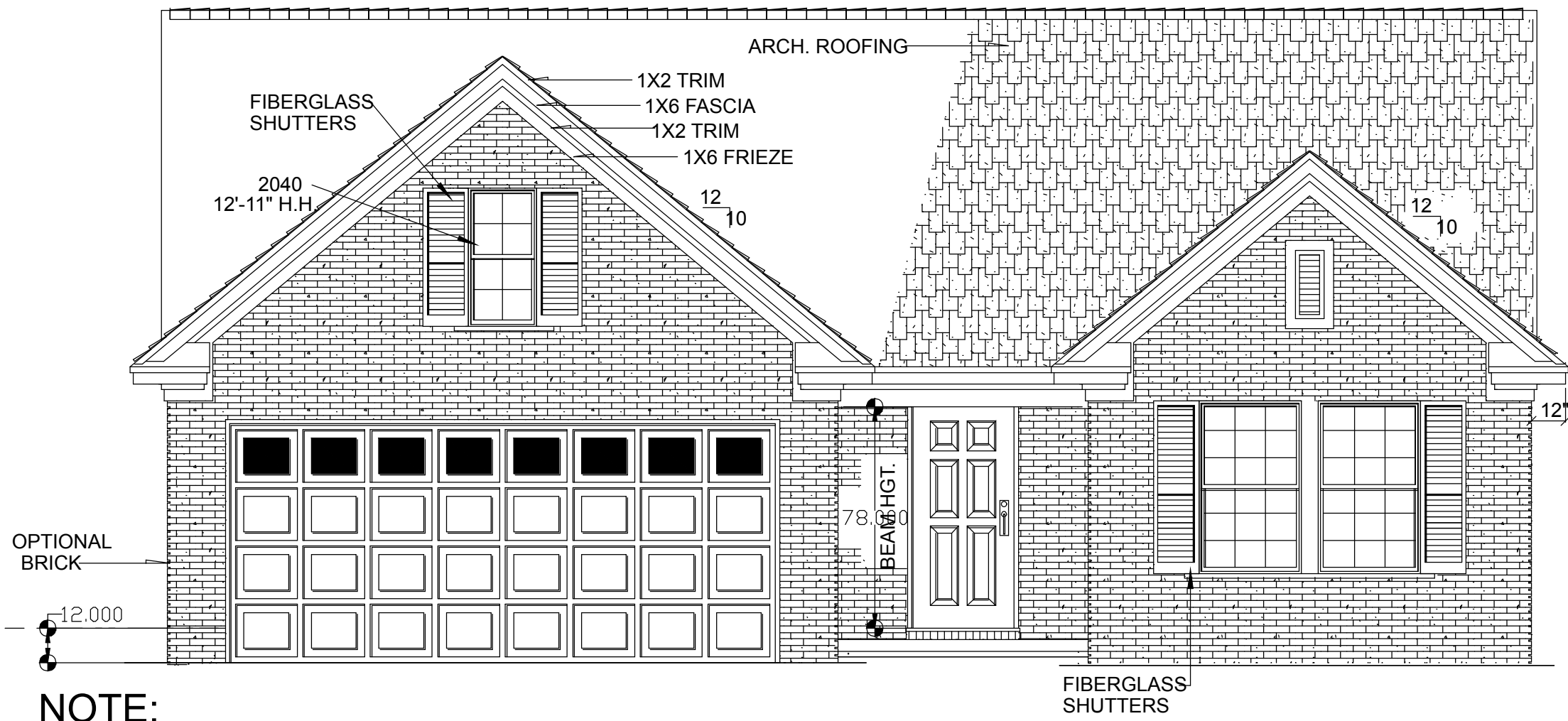
Scale: 1/4" = 1'-0"

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Project No.:

File Name: A-2.1

A-2.1



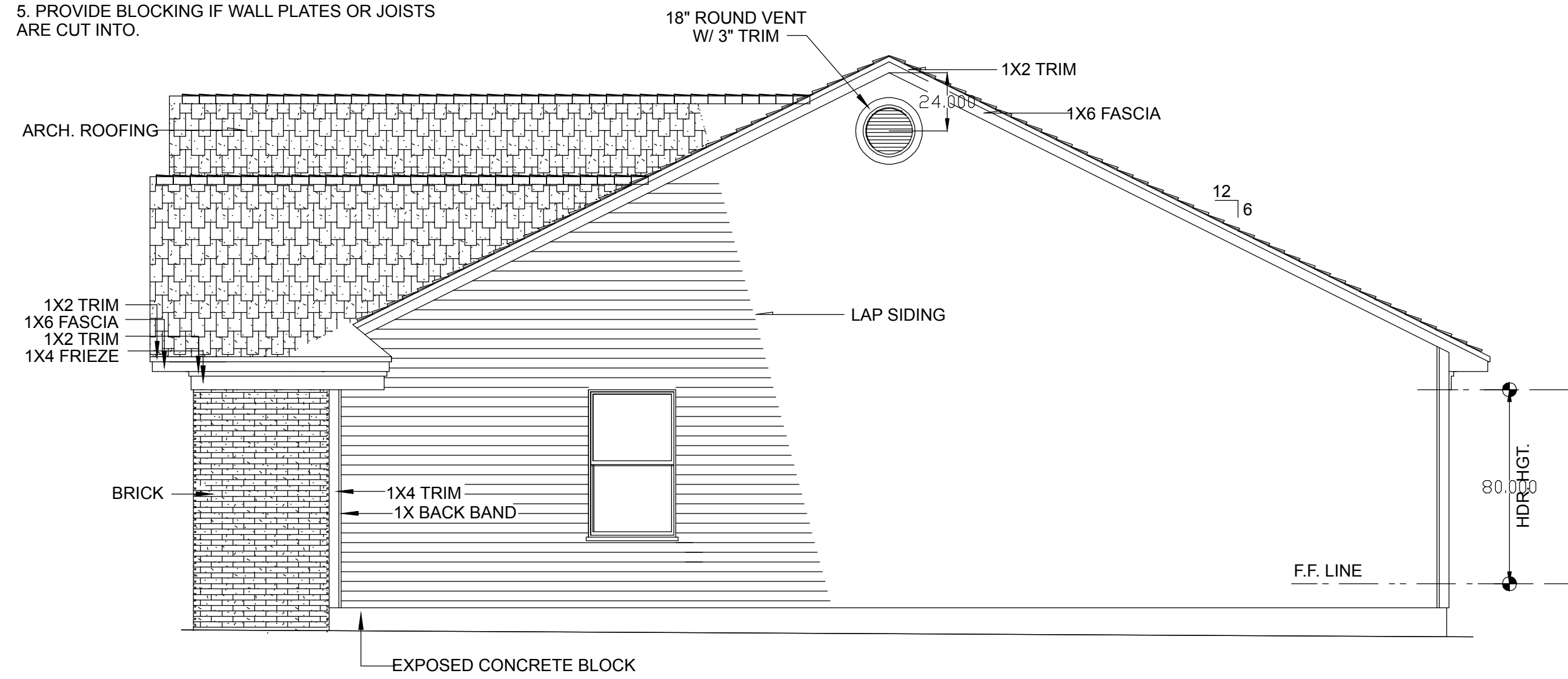
NOTE:
DIM. TO GARAGE
F.F. LINE (VARIES)

SECTION NOTES: FRONT ELEVATION A

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS
3. PROVIDE 2X6 COLLAR TIES AT 48" O.C.
4. PROVIDE CONTINUOUS 2X6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX.
5. PROVIDE 2X4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45 MINIMUM ANGLE.
6. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

PLUMBING NOTES:

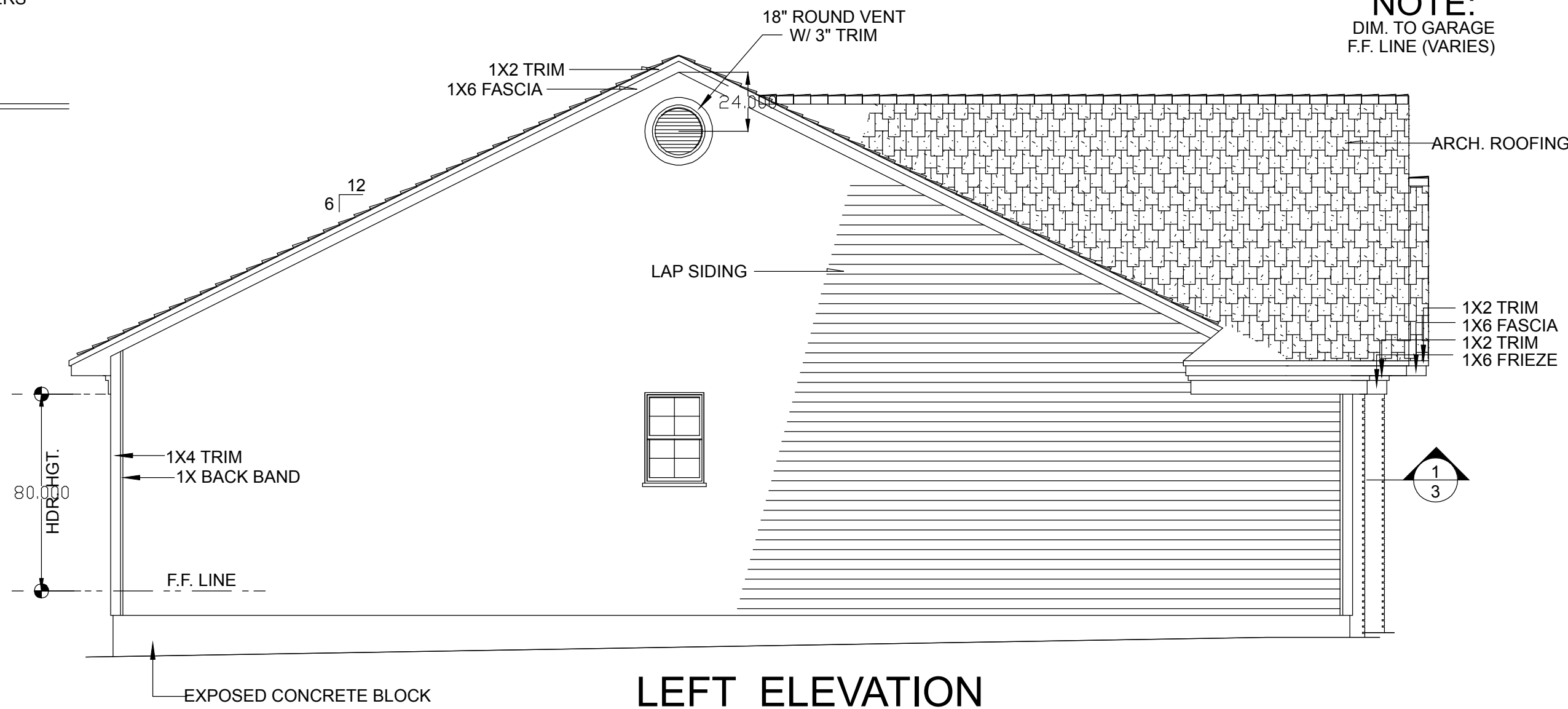
1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
3. ALL GAS WATER HEATERS SHALL BE VENTED AT TOPOUT.
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.



RIGHT ELEVATION

INSULATION NOTES:

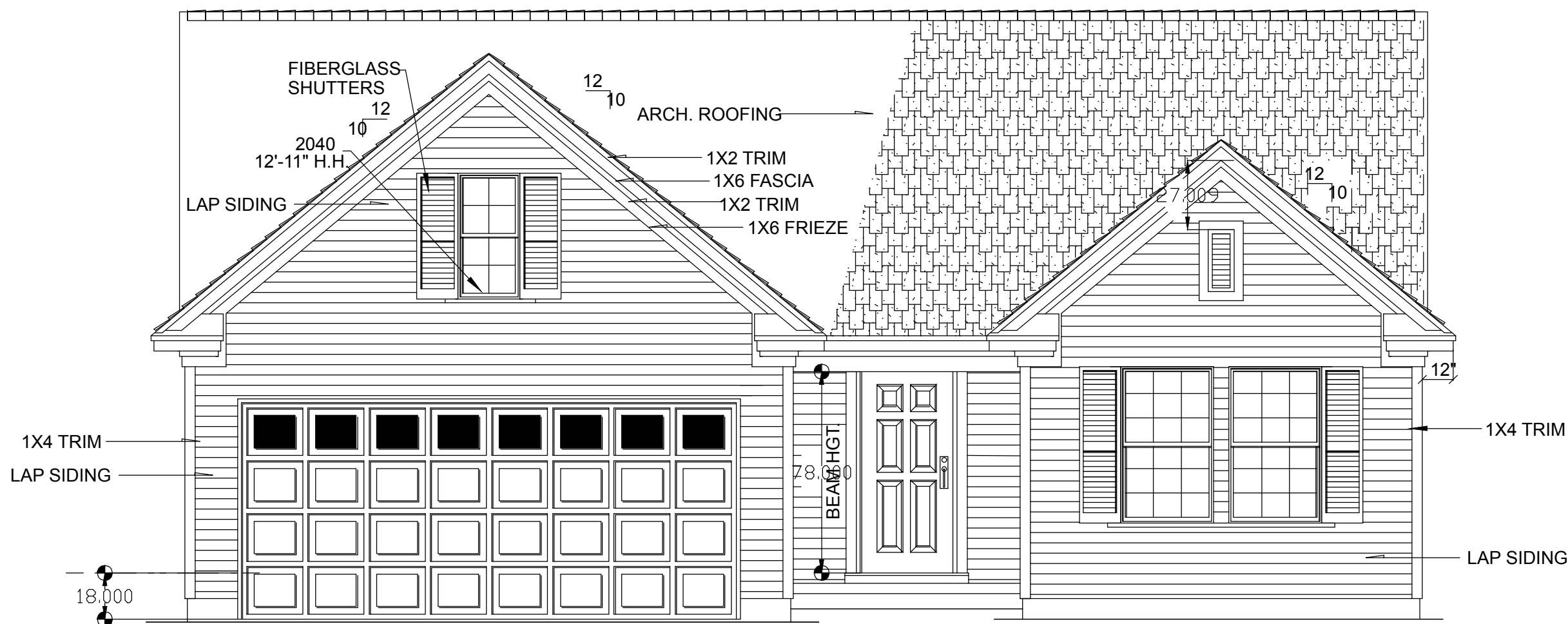
1. PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-38 INSULATION IN FLAT CEILINGS AND R-30 BLANKET INSULATION IN VAULTED CEILINGS. ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
3. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.
4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.
5. SLAB EDGE INSULATION R-5.
6. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.



LEFT ELEVATION

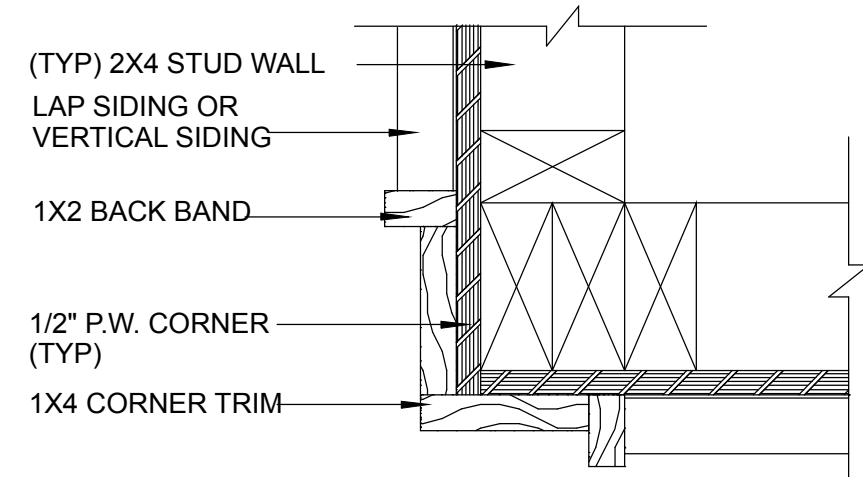
ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

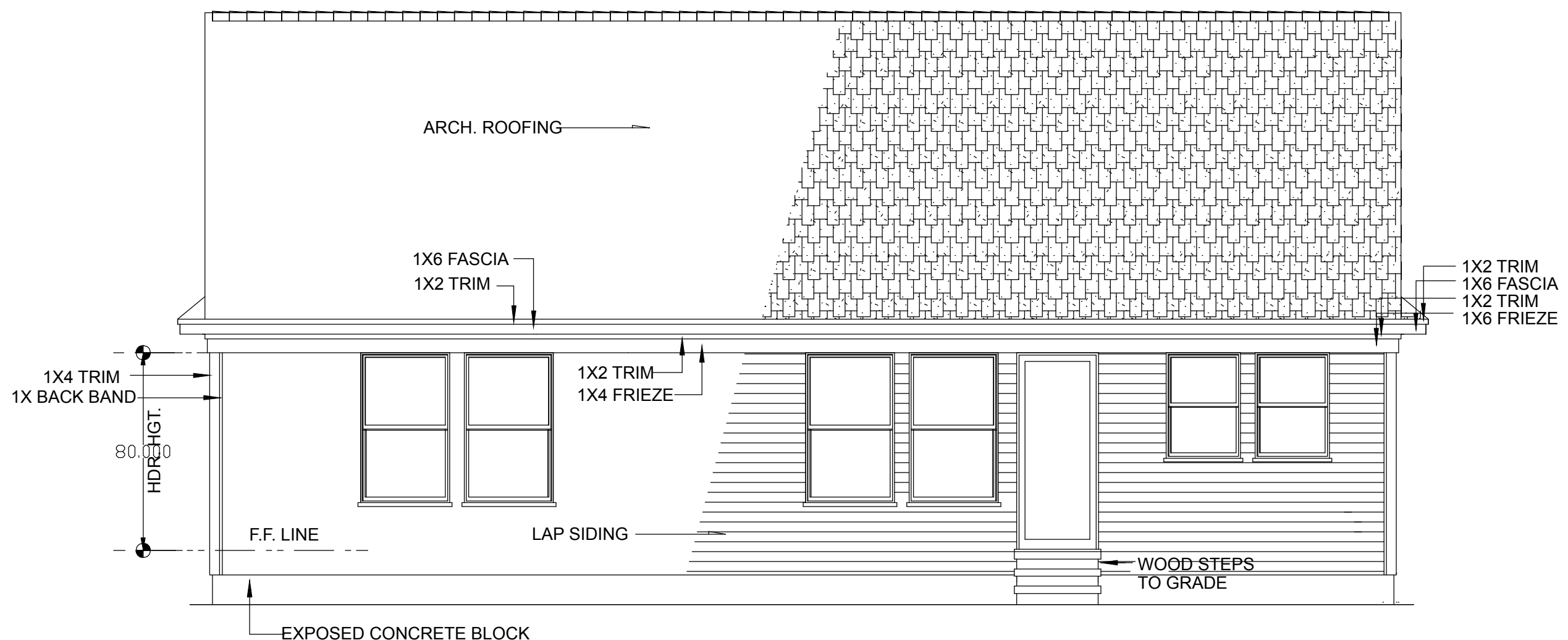


NOTE:
DIM. TO GARAGE
F.F. LINE (VARIES)

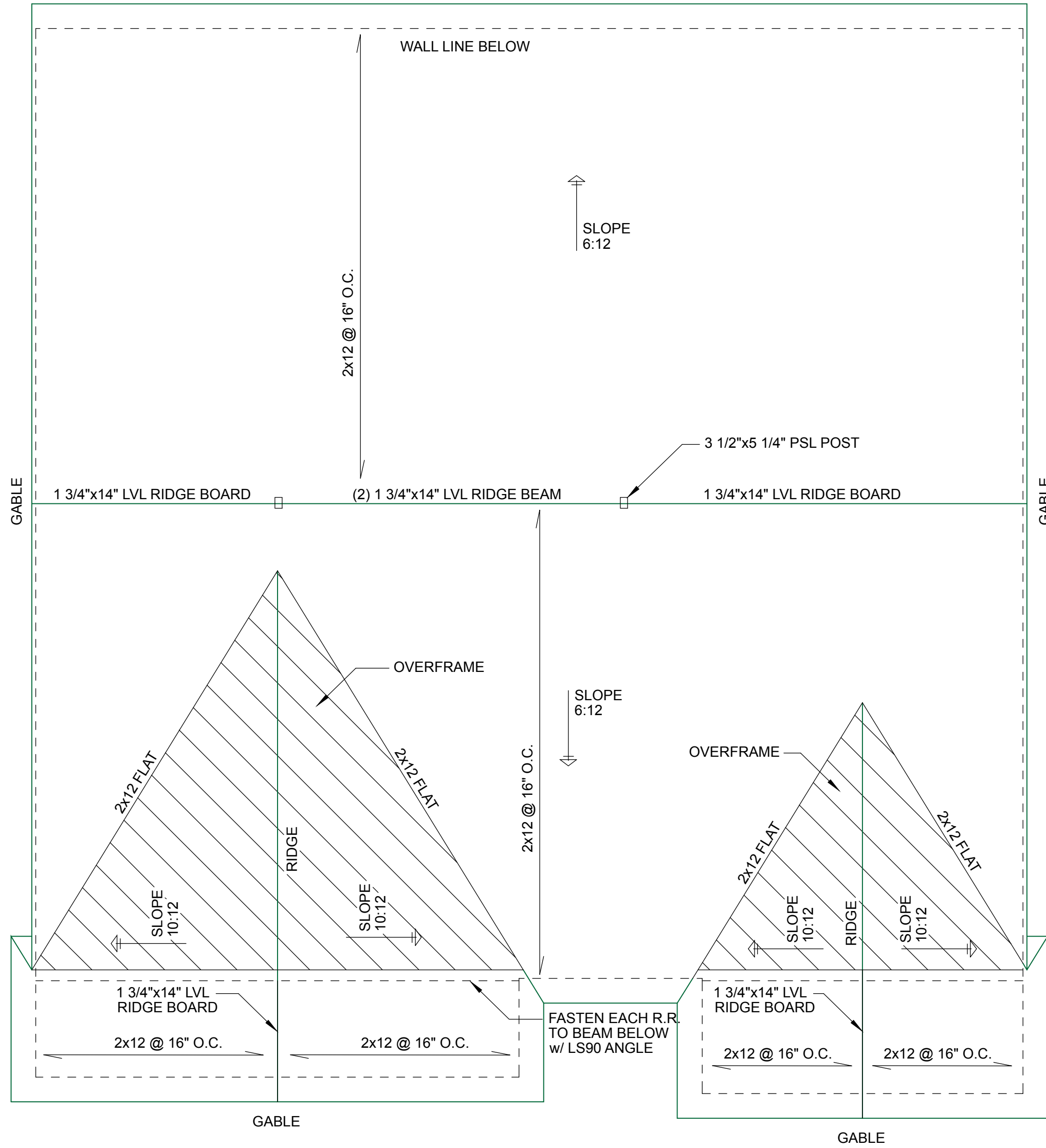
FRONT ELEVATION B



1 CORNER 1X4 TRIM DETAIL
3" = 1'-0"



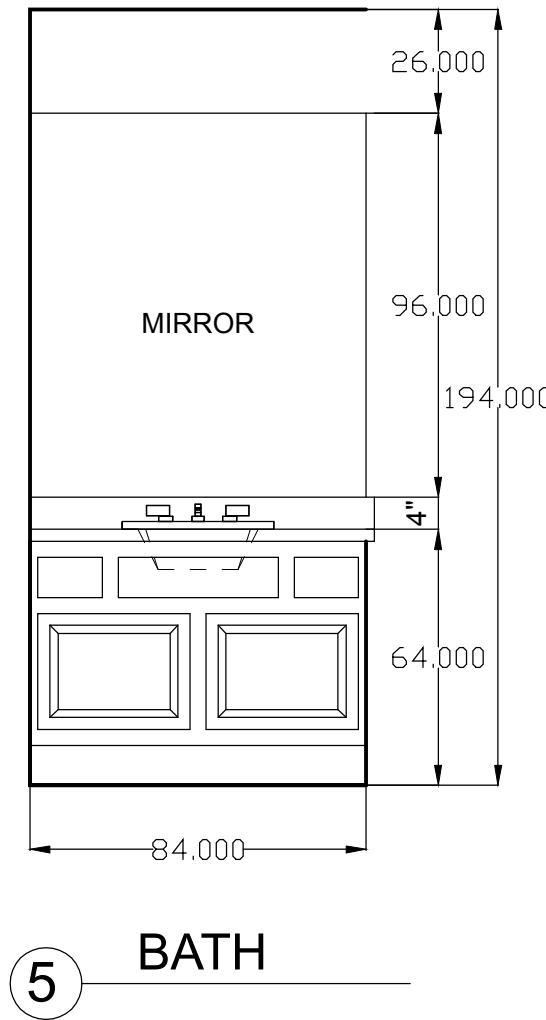
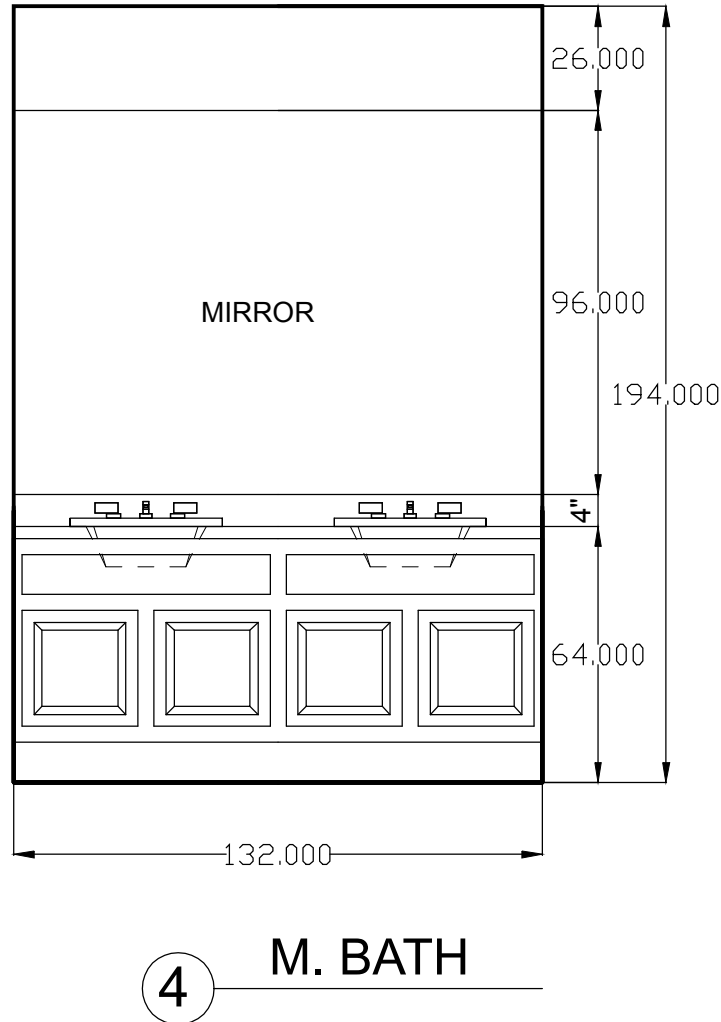
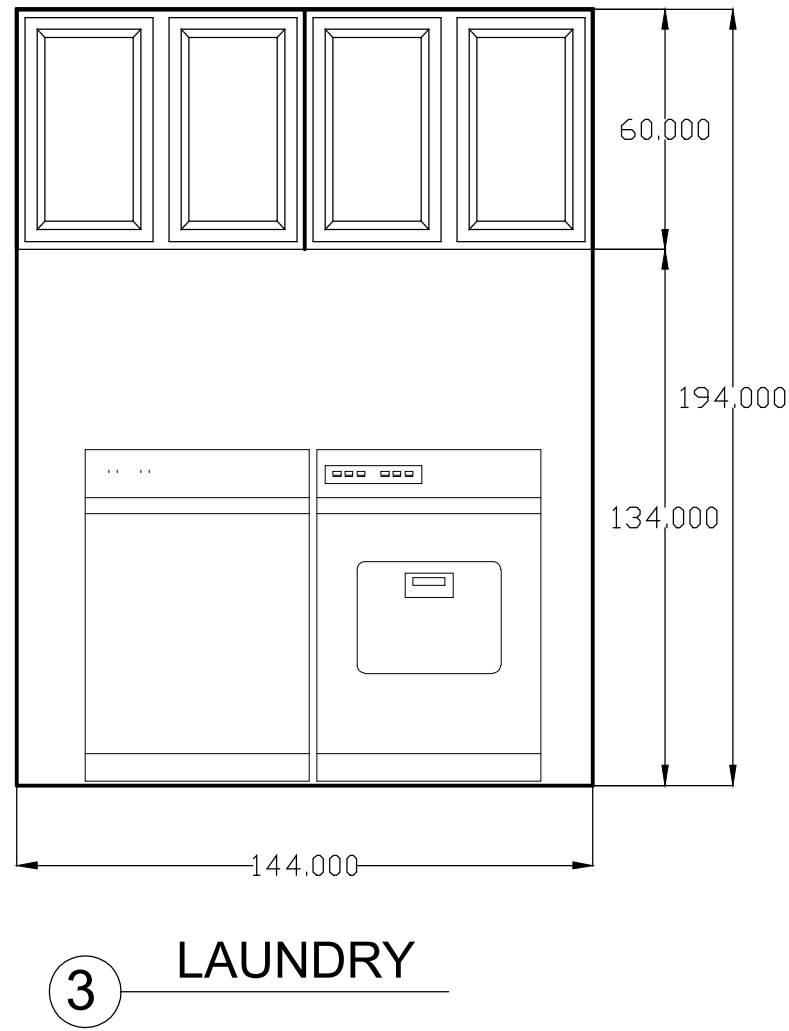
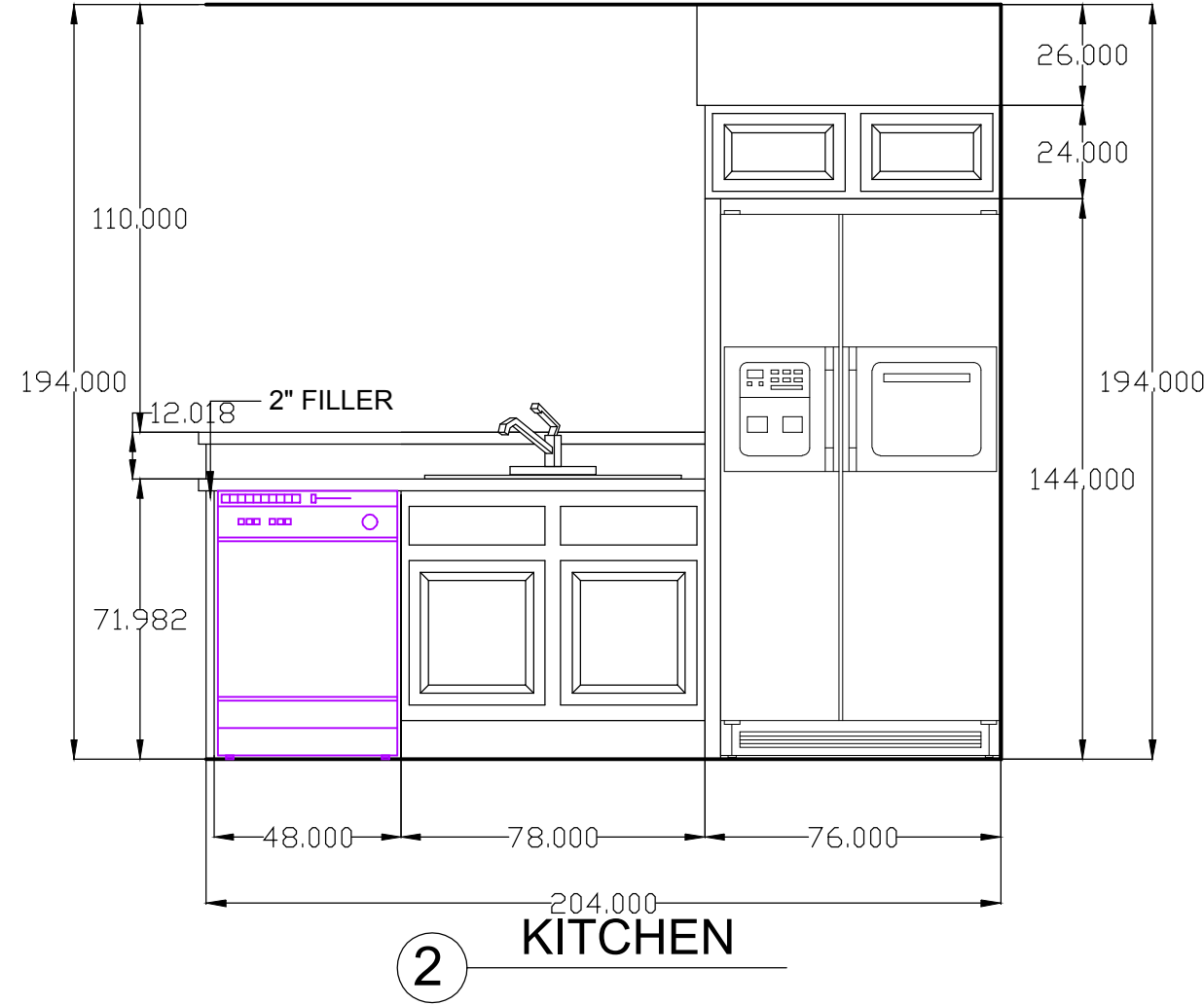
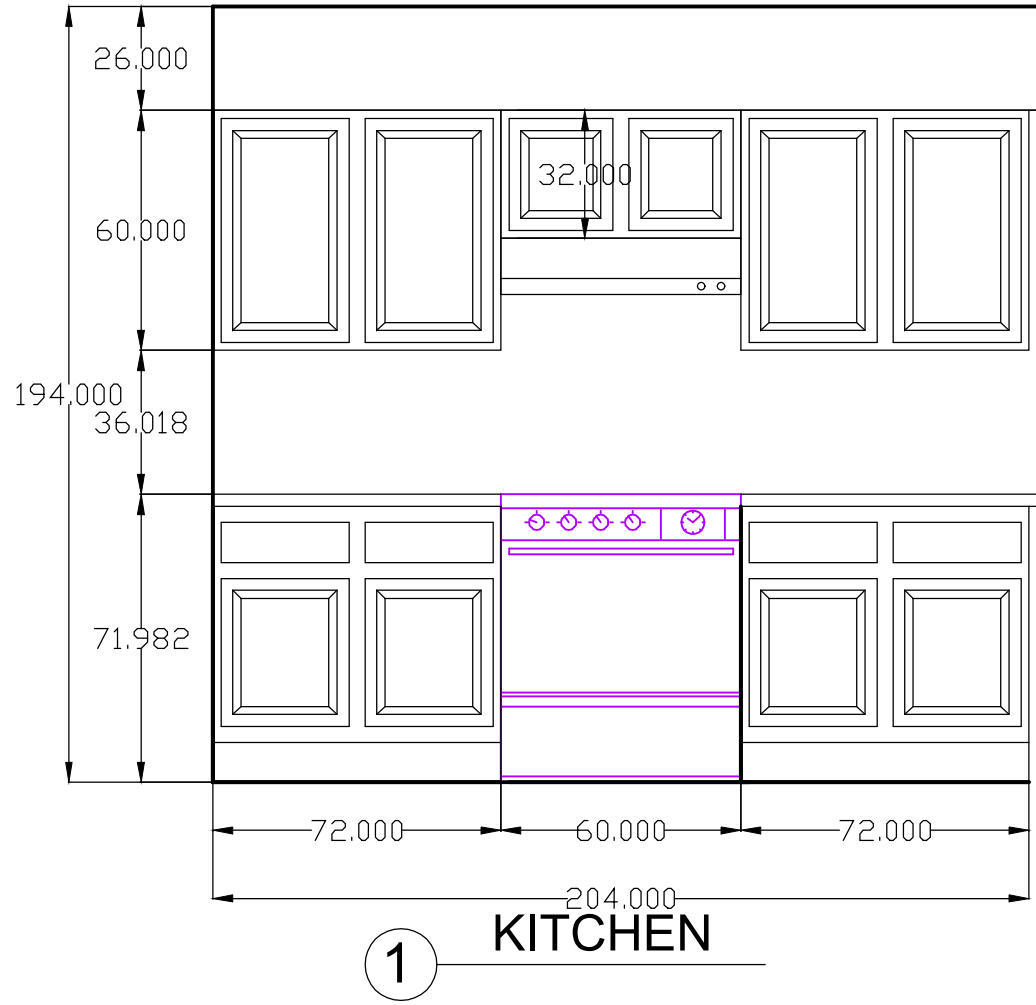
REAR ELEVATION



ROOF PLAN

1/4" = 1'-0"

NOTE:
1.- MAIN ROOF PITCH TO BE 6:12 UNLESS NOTED.
2.- MAIN PLATE LINE TO BE 8'-1" UNLESS NOTED.



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ROOF PLAN
INTERIOR ELEVATIONS
& FRAMING DETAILS

Date: 03.28.23

Revisions:

Scale: 1/4" = 1'-0"

Drawn By: JMS

Project No.:

File Name: A-4.0

A-4.0

1.0 GENERAL		e. SNOW IMPONANCE FACTOR (IS) 1.0 f. ADDITIONAL DRIFT LOAD AT CONDITIONS PER ASCE-7		THAN 25% OF THE TOTAL CEMENTITIOUS WEIGHT. ADGRETE SHALL CONFORM TO ASTM C33. WATER SHALL CONFORM TO ASTM C1102 AND THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45.		5.8 BRACING, LAGGING, ETC. REQUIRED TO INSURE THE STRUCTURAL INTEGRITY/STABILITY OF THE EXISTING BUILDINGS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT LOCATION AND ENGAGED BY THE CONTRACTOR.		*** DELETE BELOW IF NO COMPOSITE BEAMS ***		6. WELDING SHALL BE PERFORMED BY CERTIFIED WLDERS AND IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE AND STANDARDS" (AISC 360) AND THE AMERICAN WELDING SOCIETY, LATEST EDITION. USE E70XX ELECTRODES.		n. JAMB POSTS FOR 5/8" PSL OR (3)-1/4" LVL HEADERS OVER OPENINGS FROM 4'-1" TO 8'-0" SHALL BE A 3/4"x5/8" PSL JACK STUD AND THREE (3) KING STUDS, UNLESS NOTED OTHERWISE.			
1.1 SHOP DRAWINGS		2.4 WIND LOAD: a. BASIC WIND SPEED (D SECT. GUST) 115 MPH b. WIND IMONANCE FACTOR (IW) 1.0 c. WIND EXPOSURE CATEGORY B d. INTERNAL PRESSURE COEFFICIENT +/- 0.18		4.7 ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE MIX DESIGN. ADMIXTURES SHALL BE USED AND MIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.		5.9 CONCRETE FOR UNDERPINNING SHALL ATTAIN 4000 PSI MINIMUM IN 72 HOURS. USE TYPE I CEMENT TO PERMIT DRY PACKING (LOAD TRANSFER) IN 24 HOURS. TYPE I CEMENT MAY BE USED PROVIDED THAT INCREASED CEMENT FACTOR IS EMPLOYED TO PRODUCE EQUIVALENT STRENGTH. CONCRETE SHALL OBTAIN AT LEAST 75% OF ITS DESIGN STRENGTH PRIOR TO EXCAVATING ADJACENT PITS.		7.6 EXISTING STEEL SHALL BE THOROUGHLY CLEANED PRIOR TO FIELD WELDING AND/OR PAINTING WITH SPECIFIED COATINGS.		7.7 EXISTING STEEL SHALL BE THOROUGHLY CLEANED PRIOR TO FIELD WELDING AND/OR PAINTING WITH SPECIFIED COATINGS.		7.8 FIELD WELDED SURFACES SHALL BE CLEANED, GROUND SMOOTH, AND COATED WITH APPROPRIATE PRIMER/PAINT AS SPECIFIED.			
b. NO PORTION OF THE STRUCTURAL CONTRACT DRAWINGS MAY BE REPRODUCED FOR SUBMITTAL AS SHOP DRAWINGS UNLESS AUTHORIZED BY INNOVATIVE STRUCTURAL ENGINEERS IN WRITING. VIOLATION OF THIS PROVISION WILL RESULT IN THE REJECTION OF THE SHOP DRAWINGS AND WILL BE RETURNED NOT REVIEWED BY THE STRUCTURAL ENGINEER.		2.5 SEISMIC LOAD: ***PHILADELPHIA DEFAULT*** a. SEISMIC COEFFICIENT (C) 0.08 b. SEISMIC IMONANCE FACTOR (IE) 1.0 c. SPECTRAL RESPONSE ACCEL. - SHORT (SS) 0.2 d. SPECTRAL RESPONSE ACCEL. - 1 SEC. (S1) 0.06 e. SITE CLASS (S) D (ASSUMED) f. SPECTRAL RESPONSE COEFF. - SHORT (SS) 0.213 g. SPECTRAL RESPONSE COEFF. - 1 SEC. (S1) 0.096 h. SEISMIC DESIGN CATEGORY B i. BASIC SEISMIC FORCE RESISTING SYSTEM: j. MOMENT RESISTING FRAME BUILDING FRAME SYSTEM, LOAD BEARING WALL SYSTEM k. SEISMIC-RESPONSE COEFFICIENT (CS) 0.048 l. RESPONSE MODIFICATION FACTOR (R) 3.5 m. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE		4.8 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW, A CONCRETE MIX DESIGN FOR EACH TYPE OF CONCRETE, PREPARED IN ACCORDANCE WITH THE SPECIFICATIONS.		5.10 CONTRACTOR SHALL DEVELOP AND SUBMIT A PROPOSED SCHEDULE OF UNDERPINNING SEQUENCE FOR REVIEW BY THE ARCHITECT AND ENGINEER. COMPLETE RECORDS OF ALL UNDERPINNING PROCEDURES WILL BE MADE BY THE CONTRACTOR ON A DAILY BASIS.		6.1 MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "BUILDING CODE FOR MASONRY STRUCTURES" (ACI 530) AND THE SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1) OF THE AMERICAN CONCRETE INSTITUTE.		7.9 HEADED SHEAR STUDS CONNECTORS SHALL CONFORM TO ASTM A108, GRADE 1015 OR 1020, COLD FINISHED CARBON STEEL.					
c. SHOP DRAWINGS SHALL BEAR THE GENERAL CONTRACTOR'S STAMP OF APPROVAL, WHICH SHALL CONSTITUTE CERTIFICATION THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOP DRAWINGS NOT REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL WILL BE REJECTED.		3.0 EARTHWORK AND FOUNDATIONS		4.9 REINFORCEMENT: a. DEFORMED BARS: ASTM A615, GRADE 60 b. WELDED WIRE FABRIC: ASTM A185		5.11 THE CONTRACTOR SHALL ENGAGE A TESTING AGENCY TO MONITOR ALL UNDERPINNING CONCRETE PLACEMENT FOR CONFORMANCE WITH APPLICABLE ACI REQUIREMENTS.		7.10 ALL INTERIOR STEEL SHALL BE PAINTED WITH RUST INHIBITIVE PRIMER.		7.11 STEEL EXPOSED TO THE EXTERIOR SHALL BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A-336: WHEN GALVANIZED STEEL IS FIELD WELDED PROVIDE APPROPRIATE VENTILATION MEASURES. WELDED SURFACES SHALL BE GROUND SMOOTH AND COATED WITH GALVANIZING REPAIR PAINT. GALVANIZING REPAIR PAINT SHALL BE A HIGH ZINC DUST CONTENT PAINT COMPLYING WITH MILITARY SPECIFICATIONS MIL-P-21035 (RHPS) OR SSPC-Paint-20.		7.12 DO NOT PAINT STEEL WHERE ENCASED WITH CONCRETE, TO AVOID CORROSION OF REINFORCING STEEL. PAINT SHALL BE APPLIED TO THE TOP FLANGE OF COMPOSITE BEAMS OR AT S.C. BOLT AREAS.			
d. CHANGES TO SHOP DRAWINGS THAT ARE RE-SUBMITTED MUST BE CLOUDED OR OTHERWISE CLEARLY INDICATE THE CHANGES THAT HAVE BEEN MADE TO A PREVIOUSLY ISSUED AND REVIEWED DRAWING.		3.1 EXCAVATION SHALL BE PERFORMED WITHIN OSHA GUIDELINES, SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES, AS REQUIRED.		4.11 REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STRUTS, OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR BARS.		6.0 MASONRY		7.13 STRUCTURAL STEEL FABRICATOR SHALL PROVIDE FOR VERTICAL AND HORIZONTAL FIELD ADJUSTMENT OF SUPPORT ASSEMBLIES.		7.14 THE STRUCTURAL STEEL FABRICATOR, AND/OR GENERAL CONTRACTOR, SHALL VERIFY EXISTING DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCY FOUND SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PREPARATION OF SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE FIELD MEASUREMENTS AND CONDITIONS.		7.15 CUTS, HOLES, COPING, ETC. REQUIRED FOR OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN THE FIELD WILL NOT BE PERMITTED.			
e. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH WRITTEN NOTICE OF DEVIATIONS OF ANY TYPE FROM THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE NOTICE MUST BE RECEIVED PRIOR TO SHOP DRAWING SUBMITTAL. THE CONTRACTOR REMAINS LIABLE FOR ANY DEVIATION UNLESS REVIEWED BY THE STRUCTURAL ENGINEER AND ACKNOWLEDGED IN WRITING, PRIOR TO RECEIPT OF THE SHOP DRAWINGS.		3.2 ENGINEERED (CONTROLLED) COMPACTED FILL WITHIN THE BUILDING FOOTPRINT SHALL BE CONSTRUCTED PRIOR TO FOOTING EXCAVATION.		4.12 REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER: a. CAST AGAINST EARTH: 3" b. EXPOSED TO WEATHER: 1-1/2" c. NO. 5 OR SMALLER: 1-1/2" d. NO. 6 OR LARGER: 2" e. CONCRETE NOT EXPOSED TO WEATHER: 3/4" f. SLABS, WALLS, JOISTS: 3/4" g. BEAMS AND COLUMNS: 1-1/2"		6.2 MORTAR FOR STRUCTURAL MASONRY SHALL CONFORM TO ASTM C270. MATERIALS INCLUDE: PORTLAND CEMENT - ASTM C150, TYPE I, MORTAR - ASTM C207. TYPE 3 MORTAR SHALL BE USED FOR MASONRY. TYPE M MORTAR SHALL BE USED FOR VENEER WORK. TYPE N MORTAR SHALL BE USED FOR VENEER WORK.		7.16 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.17 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.18 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.			
f. SHOP DRAWINGS WILL BE RETURNED NOT LATER THAN 10 WORKING DAYS AFTER RECEIPT BY THE STRUCTURAL ENGINEER.		3.3 SATISFACTORY FILL MATERIALS ARE THOSE COMPLYING WITH ASTM D2487, GROUP 3 OR 4, OR 5M, SW, AND 8% ON SITE BORROW MATERIAL SHALL BE TESTED TO DETERMINE SUITABILITY FOR USE AS FILL MATERIAL.		4.13 REINFORCING BAR SPICES SHALL BE CLASS 'B' TENSION LAP PER ACI 318 U.N.O. LAP WELDED WIRE FABRIC TWO FULL WELD LENGTHS AT SPICES AND WIRE TIE TOGETHER.		6.3 GROUT SHALL CONFORM TO ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI U.N.O. SLUMP SHALL BE 8 TO 10 INCHES. MAXIMUM AGGREGATE SIZE SHALL BE 3/8".		7.19 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.20 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.21 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.			
g. SHOP DRAWINGS SUBMITTED FOR STRUCTURAL REVIEW SHALL CONSIST OF TWO (2) SETS OF PLOTS AND ONE (1) SET OF REPRODUCIBLE. ONE (1) MARKED UP PRINT AND ONE MARKED UP REPRODUCIBLE WITH THE STRUCTURAL ENGINEER'S COMMENTS AND REVISIONS. THE CONTRACTOR SHALL SUBMIT THIS REQUIREMENT APPLIES TO SHOP DRAWINGS FOR STRUCTURAL REVIEW ONLY AND IT SUPERSEDES ANY OTHER REQUIREMENTS INDICATED ON ANY OTHER DRAWINGS OR IN ANY SECTION OF THE SPECIFICATIONS.		3.4 COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DENSITY OF MODIFIED PROCTOR (ASTM D1557): UNDER BUILDING FOUNDATIONS: 98% UNDER BUILDING SLABS, STEPS, PAVEMENT: 95%		4.14 WELDED WIRE FABRIC SHALL BE PLACED 2" FROM THE TOP OF SLABS OR WITHIN THE UPPER THIRD OF THE SLAB THICKNESS, WHICHEVER IS CLOSEST TO THE SURFACE, U.N.O.		6.4 CONCRETE MASONRY UNITS: HOLLOW BLOCK SHALL CONFORM TO ASTM C90, TYPE 1, HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1,800 PSI ON THE NET AREA (UNIT STRENGTH). SOLID BLOCKS SHALL CONFORM TO ASTM C90, TYPE 1, HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1,800 PSI ON THE NET AREA (UNIT STRENGTH). (F/M) SHALL BE 1,500 PSI, U.N.O.		7.22 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.23 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.24 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.			
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i. THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR STRUCTURAL FEATURES, UNLESS OTHERWISE NOTED. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH RELATED WORK.		3.6 NO SUBSURFACE INVESTIGATION REPORT HAS BEEN PROVIDED FOR THIS PROJECT. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE INFORMATION SHOWN ON EXISTING BUILDING DRAWINGS (IF APPLICABLE). SPREAD FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2,000 PSF. CONCRETE SLABS ON GRADE HAVE BEEN DESIGNED TO BEAR ON PROPERLY COMPACTED SUBGRADE SOILS. PROVIDE 6" (MIN) GRANULAR SUBGRADE BENEATH SLABS ON GRADE. PENN DOT 2B OR 87' SUBGRADE. THE ASSUMED AT REST LATERAL EARTH PRESSURE IS 55 PSF PER FOOT AND THE ASSUMED ACTIVE LATERAL EARTH PRESSURE IS 45 PSF PER FOOT.		4.16 ANCHOR RODS SHALL BE ASTM F1554, GRADE 36, U.N.O.		6.6 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPICES OF 48 BAR DIAMETERS MINIMUM, U.N.O. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING WITHIN CMU CELLS.		7.28 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.29 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.30 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.			
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p. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH WRITTEN NOTICE OF DEVIATIONS OF ANY TYPE FROM THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE NOTICE MUST BE RECEIVED PRIOR TO SHOP DRAWING SUBMITTAL. THE CONTRACTOR REMAINS LIABLE FOR ANY DEVIATION UNLESS REVIEWED BY THE STRUCTURAL ENGINEER AND ACKNOWLEDGED IN WRITING, PRIOR TO RECEIPT OF THE SHOP DRAWINGS.		3.13 COORDINATE SITE RETAINING WALL DRAIN LOCATIONS WITH ARCHITECTURAL, MECHANICAL AND/OR CIVIL DRAWINGS OR PLACE 4" WEEP HOLES AT 10 FT. O.C.		4.23 FOR CAST IN PLACE CONCRETE, TEST TWO LAB-CURED TEST CYLINDERS FOR COMPRESSIVE STRENGTH AT THREE DAYS, SEVEN DAYS AND 28 DAYS IN ACCORDANCE WITH ASTM C31. FOR WET MIX SHOTCRETE, TEST TWO THREE (3) INCH SIX INCH DIAMETER CORES FOR COMPRESSIVE STRENGTH AT THREE (3), SEVEN (7), AND TWENTY-EIGHT (28) DAYS IN ACCORDANCE WITH ASTM C1604.		6.13 MASONRY WALLS SHALL BE SECURELY BRACED UNTIL FLOOR AND/OR ROOF SYSTEMS HAVE BEEN INSTALLED AND ARE CAPABLE OF STABILIZING THE WALLS.		7.50 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.51 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.52 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.			
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r. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH WRITTEN NOTICE OF DEVIATIONS OF ANY TYPE FROM THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE NOTICE MUST BE RECEIVED PRIOR TO SHOP DRAWING SUBMITTAL. THE CONTRACTOR REMAINS LIABLE FOR ANY DEVIATION UNLESS REVIEWED BY THE STRUCTURAL ENGINEER AND ACKNOWLEDGED IN WRITING, PRIOR TO RECEIPT OF THE SHOP DRAWINGS.		3.15 COORDINATE FOUNDATION DRAIN LOCATIONS WITH ARCHITECTURAL, MECHANICAL AND/OR CIVIL DRAWINGS.		4.25 APPROACH PITS MAY NEED TO BE LAGGED AND BRACED, DEPENDING ON THE STABILITY OF THE SOIL. TIMBER LAGGING OF PITS THAT WILL REMAIN IN PLACE FOLLOWING COMPLETION OF UNDERPINNING SHALL BE PRESSURE-TREATED.		6.15 ANCHOR RODS SHALL BE ASTM F1554, GRADE 36, U.N.O.		7.56 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS. UNLESS NOTED OTHERWISE, STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.		7.57 THE CONTRACTOR SHALL PROVIDE SIX (					