

DESIGN

BUILDING CODE
2012 INTERNATIONAL BUILDING CODE

DEAD LOAD **LIVE LOAD**
SEE PLAN SEE PLAN

SNOW LOAD
GROUND SNOW (Pg) = 5 PSF
FLAT ROOF SNOW LOAD (P_f) = 8.5 PSF (INCLUDES RAIN ON SNOW LOAD)
SNOW EXPOSURE FACTOR (Ce) = 1.0
SNOW IMPORTANCE FACTOR (Is) = 1.0
SNOW THERMAL FACTOR (Ct) = 1.0

WIND LOAD
ULTIMATE DESIGN WIND SPEED, 3-SECOND GUST (V_{ult}) = 140 MPH
NOMINAL DESIGN WIND SPEED, 3-SECOND GUST (V) = 110 MPH
WIND EXPOSURE CATEGORY = B
RISK CATEGORY = II
ENCLOSURE CLASSIFICATION = ENCLOSED
INTERNAL PRESSURE COEFF. = +/- 0.18
WIND ANALYSIS PROCEDURE = DIRECTIONAL PROCEDURE
APARTMENT NET NOMINAL WIND UPLIFT = 17.8 PSF
CLUBHOUSE & ANCILLARY NET NOMINAL WIND UPLIFT = 16.2 PSF

ZONE		ULTIMATE					NOMINAL				
		EFFECTIVE AREA (SF)					EFFECTIVE AREA (SF)				
		10	20	50	100	500	10	20	50	100	500
ROOF	1	32.3	31.4	30.2	29.3	-	18.3	17.8	17.2	16.7	-
	2	56.2	51.7	45.7	41.2	-	30.7	27.4	23.1	19.8	-
	3	56.2	51.7	45.7	41.2	-	46.2	38.2	27.8	19.8	-
WALL	4	38.2	36.7	34.6	33.0	29.3	23.6	22.6	21.3	20.4	18.1
	5	47.2	44.0	39.8	36.7	29.3	29.1	27.2	24.6	22.6	18.1

NOTE: COMPONENTS AND CLADDING ELEMENTS NOT SPECIFICALLY DESIGNED ON THESE DRAWINGS SHALL BE DESIGNED TO THE WIND PRESSURES STIPULATED BY ASCE 7-10 FOR THE TRIBUTARY AREA OF THE SPECIFIC COMPONENT.

SEISMIC LOAD
RISK CATEGORY = II
SEISMIC IMPORTANCE FACTOR (I_e) = 1.0
OCCUPANCY CATEGORY = II
S_s = 0.101 S₁ = 0.055
SITE CLASS = D
S_{0.8} = 0.107 S_{d1} = 0.088
SEISMIC DESIGN CATEGORY = B
SEISMIC ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE

MISCELLANEOUS

- THE FOLLOWING NOTES APPLY TO ALL PROJECT RELATED STRUCTURAL DRAWINGS. THIS INCLUDES THESE DRAWINGS, FIELD SKETCHES AND RESPONSES TO REQUESTS FOR INFORMATION (RFIs), UNLESS OTHERWISE INDICATED.
- THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING PERTINENT ASPECTS OF ALL DISCIPLINES INTO THEIR SHOP DRAWINGS AND WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS.
- NO OPENINGS OR MODIFICATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL DESIGN, ADEQUACY, SAFETY AND STABILITY OF TEMPORARY BRACING AND SHORING THAT MAY BE REQUIRED AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED ON THE STRUCTURAL FRAMING. APPLIED CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF ANY STRUCTURAL BUILDING ELEMENT.
- THE CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION LIFECYCLE.
- DO NOT SCALE THESE DRAWINGS; USE DIMENSIONS. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD, REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- WHERE A SECTION OR DETAIL IS CUT ON THE PLAN, IT IS UNDERSTOOD TO BE REPRESENTATIVE OF ALL LIKE OR SIMILAR CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECTS OR ENGINEER'S PRESENCE AT THE JOB SITE OR REVIEW OF WORK DOES NOT IMPLY CONFIRMATION OF THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE WITH OSHA REGULATIONS.
- CONSULT ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION, SIZES, AND EXTENT OF CHASES, INSERTS, RECESSES, RIDGES, FINISHES, DEPRESSIONS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD IN WRITING OF ALL CONDITIONS ENCOUNTERED IN THE FIELD THAT ARE CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
- STRUCTURAL CONTRACT DOCUMENTS SHALL NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR ANY MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR OR SUBCONTRACTOR.
- REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AND PUBLISHED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPE, AND LOCATION OF DEPRESSIONED FLOOR AREAS. THE CONTRACTOR SHALL COMPARE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.

MISCELLANEOUS (CONTINUED)

- PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. OPENINGS 1'-4" IN WIDTH OR LENGTH (AND LESS) ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL REQUIRED OPENINGS. ALL MECHANICAL OPENING LOCATIONS, UNIT OPERATING WEIGHTS, AND SIZES SHALL BE VERIFIED WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN ORDER TO COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO REVIEW THE COMPLETE CONSTRUCTION DOCUMENT SET FOR PRICING AND COORDINATION PURPOSES. REFER TO ARCHITECTURAL DOCUMENTS REGARDING ADDITIONAL RELATED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL CRITERIA ITEMS AND REQUIREMENTS.

SUBMITTALS

- STRUCTURAL DRAWINGS GIVE REPRESENTATIVE DETAILS AND ARE NOT INTENDED TO SHOW ALL CONDITIONS THAT MAY BE PRESENT. SHOP DRAWINGS SHALL DETAIL ALL CONDITIONS IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS AS INDICATED IN THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES TO ARCHITECT AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATE MAY IMPACT REVIEW SCHEDULE.
- ANY MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DIFFERENT FROM THE MATERIALS OR PRODUCTS SPECIFIED IN THE STRUCTURAL CONTRACT DOCUMENTS WILL BE CONSIDERED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED:
 - A COST SAVINGS TO THE OWNER IS DOCUMENTED AND SUBMITTED WITH THE REQUEST.
 - THE MATERIAL OR PRODUCT HAS BEEN APPROVED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO) AND THE ICBO REPORT IS SUBMITTED WITH THE REQUEST.
 SUBMITTALS NOT SATISFYING THE ABOVE CRITERIA WILL NOT BE CONSIDERED.
- REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER OF RECORD DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
- COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL FABRICATED AND SPECIALTY BUILDING COMPONENTS INCLUDING (BUT NOT LIMITED TO) PRECAST CONCRETE, COLD-FORMED METAL FRAMING, GUARDRAILS, SKYLIGHTS, CANOPIES, WINDOW SYSTEMS, AND STAIRS. SHOP DRAWINGS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE.
- ALL APPROVED SUBMITTALS, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, SHALL BE MADE AVAILABLE ON THE JOBSITE FOR REVIEW BY THE INSPECTOR.
- REPRODUCTION OF CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS IS NOT PERMITTED.

FOUNDATIONS

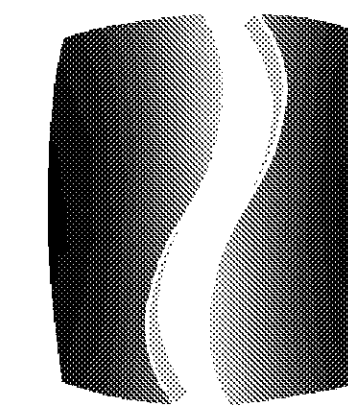
- SPREAD AND CONTINUOUS FOUNDATIONS SHALL BEAR ON SOIL CAPABLE OF SUSTAINING AN ASSUMED NET ALLOWABLE BEARING PRESSURE OF 2.5 AND 2.0 KSF, RESPECTIVELY UNDER FULL SERVICE LIVE AND DEAD LOAD BEARING ON EXISTING SOILS OR NEWLY PLACED COMPACTED STRUCTURAL FILL.
- THE SITE SHALL BE PREPARED IN ACCORDANCE WITH CIVIL DRAWINGS, PROJECT SPECIFICATIONS AND THE REPORT OF GEOTECHNICAL INVESTIGATION AS PREPARED BY STRATUM ENGINEERING, LLC (SEE PROJECT #G14-036) DATED JUNE 2, 2014. A QUALIFIED GEOTECHNICAL ENGINEER SHALL VERIFY ALL ASSUMPTIONS AND REPORT ANY VARIATIONS OR DISCREPANCIES TO THE ENGINEER.
- THE FOOTINGS HAVE BEEN POSITIONED AT THE ESTIMATED ELEVATION WHICH WILL PROVIDE SUITABLE BEARING. HOWEVER, IF ADEQUATE BEARING CAPACITY IS NONEXISTENT AT THESE ESTIMATED ELEVATIONS, THE FOOTING SHALL BE LOWERED TO AN ELEVATION WHERE THE PRESCRIBED SAFE BEARING CAPACITY EXISTS (AS RECOMMENDED BY A QUALIFIED GEOTECHNICAL ENGINEER).
- FOOTINGS MAY BE CAST INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
- EXCAVATION FOR FOOTINGS SHALL BE CUT TO ACCURATE SIZE AND DIMENSIONS AS SHOWN ON PLANS. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED AND SUBGRADE BROUGHT TO A REASONABLE TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE.
- IN AREA OF THE BUILDING, EXISTING ORGANIC MATERIAL, UNSUITABLE SOIL, ABANDONED FOOTINGS AND ANY OTHER EXISTING UNSUITABLE MATERIALS SHALL BE REMOVED. ANY FILL MATERIAL REQUIRED AT THE SITE SHALL BE OF A SIMILAR TYPE SOIL THAT IS PRESENT AT THIS SITE AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER. ROCKS GREATER THAN 6 IN. SHALL BE EXCLUDED FROM STRUCTURAL FILL LIFTS. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NO GREATER THAN 12 INCHES IN DEPTH AND SHALL BE COMPACTED TO AT LEAST 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED COMPACTION TEST (ASTM D1557). THE UPPER 12" OF FILL BENEATH STRUCTURAL AREAS SHOULD BE COMPACTED TO 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY. ADEQUATE FIELD DENSITY AND MOISTURE CONTENT TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY TO ENSURE COMPLIANCE.
- FOOTING CONCRETE SHALL BE CAST ON THE SAME DAY THE EXCAVATION IS APPROVED. IF THE BEARING SURFACE IS ALLOWED TO BECOME DISTURBED IN ANY WAY, IT SHALL BE REWORKED TO THE SATISFACTION OF AN INDEPENDENT TESTING AGENCY PRIOR TO CASTING OF THE CONCRETE.
- ALL EXCAVATIONS AND STRUCTURE BEARING PADS SHALL BE INSPECTED BY AN INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL.
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" BELOW FINAL GRADE FOR FROST PROTECTION AND 2'-0" BELOW GRADE FOR SUITABLE BEARING.
- NO EXCAVATION SHALL BE CLOSER THAN AT A SLOPE OF 2:1 (2 HORIZONTAL TO 1 VERTICAL) TO A FOOTING. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PRESERVE SAFETY AND PREVENT CAVING.
- ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE PLACED.
- BACKFILL AGAINST WALLS SHALL BE PLACED IN 6" LIFTS AND SHALL BE DEPOSITED EVENLY AGAINST EACH SIDE OF WALL UNTIL THE LOWER FINAL GRADE IS REACHED. BACKFILL SHALL NOT BE PLACED AGAINST WALLS DEPENDENT UPON TOP AND BOTTOM SLABS/FOUNDATION FOR SUPPORT UNTIL SUCH SLABS HAVE ATTAINED MINIMUM SUFFICIENT BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PROCESS. RETAINING WALLS ARE NOT DESIGNED TO CANTILEVER AT ANY TIME UNLESS EXPLICITLY NOTED ON DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AN ADEQUATE DRAINAGE SYSTEM FOR ALL BACKFILL CONDITIONS PER CIVIL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

CONCRETE

- ALL CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-08 AND ACI 301-05.
- CEMENT USED SHALL BE TYPE I OR III CONFORMING TO ASTM C-150. CONCRETE SHALL DEVELOP A MINIMUM 28 DAY STRENGTH AND DENSITY AS FOLLOWS:

	STRENGTH (PSI)	DENSITY (PCF)
FOOTINGS, WALLS, SLAB ON GRADE, POST-TENSIONED SLABS	3000	145 - 150
TOPPING SLAB (BALCONIES)	3000	115-120
- AGGREGATE SHALL BE WELL GRADATED AND SHALL CONFORM TO THE FOLLOWING:

	1" COARSE AGGREGATE (ASTM C-33)	¾" COARSE AGGREGATE (ASTM C-33)
FOOTINGS, WALLS, SLAB ON GRADE		
TOPPING SLABS		
- CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR REVIEW IN ADVANCE OF CONCRETE PLACEMENT. CONCRETE MIX DESIGN SHALL INCLUDE ALL STRENGTH DATA NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT SPECIFICATIONS BY EITHER THE TIRL BATCH OR FIELD EXPERIENCE METHOD AND SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE. RESULTS OF ALL COMPRESSIVE STRENGTH TESTS SHALL BE MADE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE INSPECTOR.
- ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE.
- NO ADDITIONAL WATER SHALL BE ADDED TO CONCRETE AT THE JOB SITE.
- AT LOCATIONS WHERE NEW CONCRETE IS PLACED ADJACENT TO EXISTING CONCRETE, ROUGHEN AND CLEAN INTERFACE AND APPLY BONDING AGENT (SIKADUR 32 HI-MOD OR APPROVED EQUAL).
- MINIMUM CONCRETE COVER UNLESS NOTED OTHERWISE:
 - #1 BARS AND SMALLER: ¾ INCHES
 - UNFORMED SURFACE IN CONTACT WITH THE GROUND: 3 INCHES
 - BASEMENT WALLS: 2 INCHES EXTERIOR
¾ INCHES INTERIOR
 - FORMED SURFACES EXPOSED TO EARTH OR WEATHER:
#6 BARS AND LARGER: 2 INCHES
#5 BARS AND SMALLER: 1½ INCHES
 - FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER:
BEAMS, GIRDS AND COLUMNS: 1½ INCHES
SLABS, WALLS, AND JOISTS: ¾ INCHES
- SLAB-ON-GRADE SHALL BE SAW CUT IMMEDIATELY AFTER CONCRETE HARDENS. CONTRACTOR TO SUBMIT LAYOUT AND CONSTRUCTION SCHEDULE ("SOFT-CUT" INTERNATIONAL OR SIM.)
- PROVIDE TEMPORARY SHORING AND BRACING OF ALL STRUCTURAL AND MISCELLANEOUS ELEMENTS UNTIL CONCRETE HAS OBTAINED 80% OF DESIGN STRENGTH AND ALL PERMANENT BRACING ELEMENTS ARE INSTALLED.
- PLACEMENT OF CONCRETE, COLD WEATHER AND HOT WEATHER PRECAUTIONS, MATERIAL AND PROPORTIONING REQUIREMENTS, REBAR COVER AND DETAILING SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318-08.
- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS FOR SLAB FINISHES, SLAB DEPRESSIONS, ELEVATIONS AND ENCASED OR EMBEDDED ITEMS.
- PIPES AND CONDUITS EMBEDDED IN CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - NO MATERIAL HARMFUL TO CONCRETE (SUCH AS, BUT NOT LIMITED TO, ALUMINUM) IS PERMITTED.
 - NO EMBEDMENT OR PENETRATION WHICH IMPAIRS THE STRUCTURAL STRENGTH OR INTEGRITY IS PERMITTED.
 - CONDUITS AND PIPES SHALL NOT HAVE A DIAMETER THAT EXCEEDS ½ THE OVERALL THICKNESS OF THE STRUCTURAL ELEMENT IN WHICH THEY ARE EMBEDDED.
 - MINIMUM CENTER TO CENTER SPACING SHALL NOT BE CLOSER THAN 3 DIAMETERS OR WIDTHS.
 - PLACEMENT SHALL OCCUR ABOVE BOTTOM LAYER OF REINFORCEMENT AND BELOW TOP LAYER OF REINFORCEMENT AND SHALL NOT CAUSE REINFORCEMENT TO BE CUT, BENT, OR DISPLACED IN ANY MANNER.
 - PLACEMENT SHALL MAINTAIN A MINIMUM CLEARANCE FROM REINFORCEMENT OF 3 REINFORCING BAR DIAMETERS OR ¾" FROM WELDED WIRE FABRIC REINFORCEMENT.
 - PLUMBING AND ELECTRICAL CONDUITS SHALL BE PLACED BELOW SLAB ON GRADE.
- UNLESS NOTED OTHERWISE, PROVIDE CONSTRUCTION JOINTS IN SLABS ON GRADE AT APPROXIMATELY 50 FEET IN EACH DIRECTION. PROVIDE CONTROL JOINTS IN SLABS ON GRADE NOT TO EXCEED 16 FEET ON CENTER IN EACH DIRECTION, UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER.
- FORMING SHALL BE OF WOOD, STEEL, OR FIBERGLASS OF SATISFACTORY QUALITY AND CONDITION.
- NO ADMIXTURES SHALL BE ADDED TO THE CONCRETE UNLESS APPROVED BY THE ENGINEER.
- REINFORCING SHALL CONFORM TO ASTM A615, GR60 UNLESS NOTED OTHERWISE.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 GRADE 60.
- REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED IN ACCORDANCE WITH ACI 318-09 (MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES) AND CRSI MSP-1 "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- ALL "CONTINUOUS" REINFORCEMENT SHALL HAVE MINIMUM LAP OF "B" TYPE (ACI 318-08, SECTION 12.15.1) AT SPLICES UNLESS NOTED OTHERWISE.
- PROVIDE REINFORCING CHAIRS FOR ALL SLAB-ON-GRADE REINFORCING. WELDED WIRE FABRIC REINFORCING SHALL NOT BE "PULLED UP" DURING PLACEMENT.
- SUBMIT REINFORCING PLACEMENT AND DETAIL (SHOP) DRAWINGS FOR REVIEW. NO REINFORCING BARS SHALL BE INSTALLED UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND RETURNED.
- ALL REINFORCING SHALL BE SUPPORTED IN FORMS SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- WHERE WELDED WIRE FABRIC REINFORCEMENT IS SPECIFIED IN SLABS ON GRADE PLACEMENT SHALL BE 1" BELOW TOP OF SLAB FOR 4" THICK SLABS OR 2" BELOW TOP OF SLAB FOR 6" THICK SLABS. OVERLAP EACH REINFORCING SHEET TWO FULL PANELS AND TIE CROSS WIRES ON EACH SIDE.
- SCHEDULED OR DETAILED REINFORCING STEEL SHALL NOT BE TACK WELDED FOR ANY REASON. WELDED REINFORCING STEEL AND/OR SPLICES ARE PERMITTED ONLY WHERE SHOWN ON DRAWINGS. WHERE WELDING IS PERMITTED IT SHALL CONFORM TO AWS D1.4, STRUCTURAL WELDING CODE - REINFORCING STEEL.
- WHERE FOOTINGS, WALLS, OR OTHER STRUCTURAL ELEMENTS INTERSECT, CORNER OR TEE, PROVIDE CORNER BARS WITH REQUIRED LAP LENGTHS TO PROVIDE CONTINUITY OF HORIZONTAL STEEL REINFORCING UNLESS NOTED OTHERWISE.
- WHERE DOWELS, BOLTS OR INSERTS ARE CALLED TO BE ANCHORED TO CAST IN PLACE OR PRECAST CONCRETES USING EPOXY ADHESIVES, USE ANCHORAGE SYSTEM EQUAL TO HILTI DOWELING (HY-150 MAX). FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. ALTERNATE ANCHORAGE SYSTEMS MAY BE PERMITTED WITH STRUCTURAL ENGINEER'S APPROVAL.



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SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

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PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY IS/ITV

DRAWING TITLE

GENERAL NOTES

SHEET NUMBER

S0.1

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346