GENERAL ARCHITECTURAL REQUIRMENTS

A. GENERAL REQUIREMENTS

1. ALL PLANS, DESIGNS AND ART ILLUSTRATED ON THESE DRAWINGS ARE PROPRIETARY IN NATURE, AND ARE DISCLOSED FOR THE LIMITED PURPOSE FOR WHICH THEY WERE DELIVERED AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF GERALD GARAPICH, A.I.A. AND ASSOCIATES. ALL RIGHTS RESERVED.

2. CONSTRUCTION SHALL CONFORM WITH THE UNIFORM BUILDING CODE, EDITION 1985 (HEREINAFTER REFERRED TO AS THE CODE), ALL LOCAL CODES, ALL APPLICABLE ORDINANCES AND REGULATIONS, THE SPECIFICATIONS AND THE DRAWINGS.

3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK SUBJECT TO APPROVAL OF THE ARCHITECT.

4. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION, E.G. WALLS, JAMB, ETC. SHALL ALIGN ACROSS VOIDS.

5. "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN AND WITH ARCHITECT.

6. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

7. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, CENTER LINE OF COLUMN, OR TO FACE OF FRAMING OR EDGE OF SLAB UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLATES, OR TOP OF PLYWOOD SHEATHING UNLESS OTHERWISE NOTED.

9. FOR ITEMS DESCRIBED AS "BASE BUILDING" REFER TO DRAWINGS AND SPECIFICATIONS.

10. THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BY ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.

B. CONTRACTOR

1. CONTRACTOR TO PROVIDE THREE COPIES OF BROCHURES, SHOP DRAWINGS AND/OR FINISH MATERIAL SAMPLES TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

3. ALL TEMPORARY UTILITIES REQUIRED TO PERFORM THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.

4. BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ANY EXISTING OR NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.

5. EACH TRADE WILL BE HELD RESPONSIBLE FOR KNOWLEDGE OF GENERAL NOTES LISTED HEREIN AND/OR ELSEWHERE WITHIN THE CONTRACT DOCUMENTS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUB-CONTRACTORS AND SHALL SUPERVISE THE WORK AND COORDINATE ALL PORTIONS THEREOF.

7. CONTRACTOR WILL BE HELD TO HAVE STUDIED THE DRAWINGS, TO HAVE VISITED THE SITE, AND TO HAVE SATISFIED HIMSELF REGARDING ALL EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE. SUCH CONDITIONS SHOULD BE REFLECTED AND QUALIFIED IN THE FINAL BID.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND NEW WORK. ANY WORK DAMAGED FOR ANY REASON SHALL BE REPLACED AT NO COST TO THE OWNER.

9. SUBSTITUTIONS, REVISIONS OR CHANGES MAY BE ALLOWED ONLY IF ITEMS ARE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED BY THE ARCHITECT IN DESIGN AND PERFORMANCE. THE CONTRACTOR IS LIABLE FOR REPLACEMENT, REPAIR AND DELAYS CAUSED BY ANY UNAUTHORIZED SUBSTITUTIONS. COMPLETE SPECIFICATIONS AND DRAWINGS ARE REQUIRED IN COMPARING ALTERNATIVE ITEMS. THE ARCHITECT RESERVES THE RIGHT TO REJECT FOR ANY REASON.

10. ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW AND ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND IN CONFORMANCE WITH THE PLANS.

11. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF SPECIAL OWNER-SUPPLIED EQUIPMENT NOT SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND/OR EQUIPMENT MANUFACTURER FOR PROPER SIZE AND LOCATION OF ANY REQUIRED POWER, FOUNDATION DEPRESSIONS, DRAINS AND/OR PLUMBING REQUIREMENTS.

12. THE CONTRACTOR SHALL CONSULT THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATION OF ALL SLEEVES THROUGH WALLS AND FLOOR SLABS.

13. ALL CONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO GERALD GARAPICH, A.I.A. AND ASSOCIATES FOR APPROVAL BEFORE PROCEEDING WITH WORK.

14. GENERAL CONTRACTOR WILL COORDINATE ANY OVERTIME DEMOLITION CUTTING AND RUBBISH REMOVAL WITH BUILDING PERSONNEL.

15. THE CONTRACTOR AND SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMANS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.

17. CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK, HE SHALL PERFORM A FINAL CLEAN-UP, CLEAN ALL GLASS SURFACES AND LEAVE THE WORK VACUUM-CLEAN.

18. CONTRACTOR SHALL GUARANTEE FOR ONE (1) YEAR THAT ALL OF THE WORK UNDER THE CONTRACT IS FREE FROM FAULTY MATERIALS, WATER-TIGHT, AND LEAK-PROOF IN EVERY PARTICULAR AND FREE FROM IMPROPER WORKMANSHIP.

19. CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATE ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ITEMS.

C. FIRE REQUIREMENTS

1. CONTRACTOR TO SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPATION.

2. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS, AND FIRE ALARM SYSTEMS MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.

3. PROVIDE AND INSTALL ONE 2A10BC RATED FIRE EXT. AND CAB. FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR-TRAVEL DISTANCE NOT TO EXCEED 75 FEET. PROVIDE OTHER LOCATIONS PER FIRE MARSHALL.

4. ALL WALL, CEILING AND FLOOR FINISHES TO HAVE A FLAME SPREAD CLASSIFICATION OF III OR BETTER.

5. PROTECT ALL INTERIOR OPENINGS IN ONE CORRIDOR WALLS AND CEILINGS, DOOR AND FRAME MUST BE 20 MINUTE FIRE ASSEMBLY WITH SELF CLOSERS OR AUTOMATIC CLOSERS WITH SMOKE SEALS (SEC. 3305H).

6. ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND MUST SWING IN THE DIRECTION OF EXIT.

7. EXIT ENCLOSURES AND SHAFT ENCLOSURES SHALL BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION WITH OPENINGS PROTECTED IN ACCORDANCE WITH U.B.C. CHAPTER 33.

8. EXITS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED MEANS OF EGRESS TO A PUBLIC WAY.

9. EXIT SIGNS AND ILLUMINATION SHALL CONFORM TO U.B.C. CHAPTER 33.

10. ALL EXIT SIGNS AT STAIRS AND EXIT DOORS TO THE OUTSIDE OF THE BUILDING SHALL BE ILLUMINATED TYPE.

11. PROVIDE TWO SEPARATE CIRCUITS FOR EXIT SIGNS. ONE CIRCUIT MUST BE INDEPENDENT OF OTHER ELECTRICAL CIRCUITS. PROVIDE TWO SEPARATE SOURCES OF POWER FOR EXIT SIGNS.

12. FIRE SUPPRESSION AND CONTROL SYSTEMS SHALL EACH HAVE SEPARATE SUBMITTAL AND PERMIT.

13. FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

14. INTERIOR FINISH MUST CONFORM TO THE REQUIREMENTS OF CHAPTER 42 - UNIFORM BUILDING CODE.

15. ALL DECORATIVE MATERIALS ARE REQUIRED TO BE MAINTAINED IN A FLAME RETARDANT CONDITION.

D. HANDICAP

1. ALL PRIMARY ENTRANCES TO THE BUILDING SHALL BE MADE ACCESSIBLE TO THE HANDICAPPED.

2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

3. WIDTH AND HEIGHTS. EVERY REQUIRED EXIT DOORWAY SHALL BE A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN THREE (3) FEET IN WIDTH AND NOT LESS THAN SIX (6) FEET EIGHT (8) INCHES IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32 INCHES.

4. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WIDTH REQUIREMENT. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR THE PHYSICALLY HANDICAPPED.

5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATION DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARD. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.

6. CONSTRUCTION. THE BOTTOM TEN (10) INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A TEN (10) INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

7. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT, UNLESS OTHERWISE NOTED.

8. COORDINATE STRIPE PAINTING AND IDENTITY OF HANDICAPPED PARKING STALLS WITH BLUE TRAFFIC PAINT OR AS REQUIRED BY CLARK COUNTY, NEVADA.

E. ENERGY REQUIREMENTS

1. INSULATION SHALL CONFORM TO SPECIFICATIONS.

2. OPENINGS IN ENERGY INSULATED WALLS SHALL BE PROPERLY WEATHER-STRIPPED OR GASKETED TO LIMIT AIR INFILTRATION.

F. MISCELLANEOUS REQUIREMENTS

1. ALL PENETRATIONS FOR ELECTRICAL AND PLUMBING SHALL BE MADE BY THE PRE-SELECTED MECHANICAL AND ELECTRICAL CONTRACTORS. ALL PENETRATIONS MADE FOR ELECTRICAL AND PLUMBING SHALL BE BACK FILLED WITH SOILS BY THE MECHANICAL AND ELECTRICAL CONTRACTORS WHERE APPLICABLE. NO FLOOR SLAB SHALL BE REPLACED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS.

2. ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.

3. PARTITIONS SHALL BE CONTINUOUS OVER DOORS SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES TO STRUCTURE ABOVE.

4. ALL MECHANICAL AND PLUMBING CHASES TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.

5. ALL SUSPENDED CEILING FRAMING SYSTEMS SHALL BE DESIGNED FOR LATERAL FORCES LABEL 23J U.B.C. WHERE SUBSTANTIATING DESIGN CALCULATIONS ARE NOT PROVIDED, HORIZONTAL RESTRAINT SHALL BE EFFECTED BY 4 #12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN FOUR FEET FROM THE WALL ATTACHMENT OF RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED.

6. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

7. EXTERIOR APPLICATION OF DRYWALL BACKING SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR EXPANSION AND CONTRACTION MOVEMENT AND SHALL BE ONLY OF THE TYPE USED IN AN EXTERIOR APPLICATION.

8. LATHING, PLASTERING AND GYPSUM DRYWALL SHALL CONFORM WITH THE CODE, CHAPTER 47. GYPSUM DRYWALL FASTENERS SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE JOINTS ARE TAPED. ALL DRYWALL SHALL BE 5/8 TYPE "X" UNLESS OTHERWISE NOTED.

9. IN ALL INSTANCES PROVIDE ISOLATION OF ALUMINUM FROM ADJACENT STEEL.

10. ALL "ARCHITECTURAL" WELDS AS AT STAIR RAILS, ETC., SHALL BE GROUND SMOOTH, U.O.N.

11. ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PENETRATIONS THROUGH ROOF REQUIRED BY TENANT IMPROVEMENTS. ALL SUCH PENETRATIONS NOT SHOWN ON THESE DOCUMENTS SHALL BE DONE AT TENANT'S SOLE COST AND EXPENSE.

12. MECHANICAL VENTILATION FOR PUBLIC TOILETS SHALL BE IN THE AMOUNT OF ONE COMPLETE AIR CHANGE EVERY FIVE MINUTES MINIMUM.

13. PENETRATION OF PLUMBING THROUGH FLOORS SHALL BE SEALED WITH NON-HARDENING SEALANT OR GASKETING.

14. RETAINING WALLS SHALL BE WATERPROOFED ON THE SIDE ADJOINING THE GRADE. PROTECTION BOARD SHALL BE PART OF WATERPROOFING ASSEMBLY UNLESS NOTED OTHERWISE.

15. INSTALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATION OF THE MANUFACTURER.

16. CONSTRUCTION VISIBLE THROUGH SCREEN VENTS AND GRILLES SHALL BE PAINTED ONE COAT OF FLAT BLACK.

17. ALL EXTERIOR DOORS AND THRESHOLD SHALL BE FULLY WEATHER-STRIPPED.

18. PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS, LIGHT FIXTURES, AND ALL OTHER ITEMS REQUIRING SAME.

GENERAL STRUCTURAL NOTES

STRUCTURAL
GENERAL NOTES

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

2. DO NOT SCALE THE DRAWINGS.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE:
   THE 1988 EDITION OF THE UNIFORM BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED

5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
   SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.
   SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
   SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
   FLOOR AND ROOF FINISHES. STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
   DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
   ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
   SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOUNTS.

7. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

8. OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.

9. ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST REVISION.

10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

11. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

12. DESIGN LIVE LOADS:
    ROOF: 20 PSF (REDUCIBLE)

13. DESIGN DEAD LOADS:
    ROOF: 18 PSF

FOUNDATION

1. FOUNDATION DESIGN BASED ON SOIL REPORT BY THE FOLLOWING COMPANY:
   WESTERN TECHNOLOGIES, INC.
   REPORT #4128J073
   DATED MARCH 21, 1988
   COPIES ARE AVAILABLE FOR REVIEW AT THE ARCHITECT'S OFFICE.

2. FOOTINGS ARE DESIGNED BASED ON ALLOWABLE SOIL PRESSURE OF 2000 PSF.

3. CONTRACTOR SHALL PROVIDE FOR PROPER DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.

4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY AND ADEQUATELY RETAIN THE EARTH BANKS.

5. EXCAVATIONS FOR FOOTINGS SHALL BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY SOILS ENGINEER WHEN INSPECTION OF EXCAVATION IS READY. SOILS ENGINEER TO SUBMIT LETTER OF COMPLIANCE TO THE OWNER.

6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.

7. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE SOILS ENGINEER, FOOTING ELEVATIONS OR FOOTING DESIGN WILL BE ALTERED BY CHANGE ORDER.

8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS, TO THE APPROVAL OF THE SOILS ENGINEER. FLOODING WILL NOT BE PERMITTED.

9. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING TYPES OF WORK. SEE PROJECT SPECIFICATIONS FOR SPECIFIED REQUIREMENTS.
   ALL CONCRETE WORK FOR STRENGTHS GREATER THAN 2000 PSI, EXCEPT FOR NONSTRUCTURAL CONCRETE.

CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318) AND THE 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS' (ACI 301) LATEST APPROVED EDITIONS, WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.

2. REINFORCED CONCRETE DESIGN IS BY THE 'ULTIMATE STRENGTH DESIGN METHOD'.

3. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER.

4. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS & TYPES:

LOCATION IN STRUCTURE	STRENGTH PSI	TYPE
FOOTINGS	3000	HARD ROCK
SLABS ON GRADE	2500	HARD ROCK

5. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE V.

6. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

7. FLY ASH SHALL NOT BE USED AS A CONCRETE ADDITIVE IN THIS PROJECT.

8. CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO ASTM C-94.

9. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614 AND PROJECT SPECIFICATIONS. SANDBLAST ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.

10. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
    CONCRETE POURED DIRECTLY AGAINST EARTH, 3 IN. CLEAR TO REINFORCING.
    FORMED CONCRETE WITH EARTH BACKFILL, 2 IN. CLEAR.
    SLABS ON GRADE 2 IN. CLEAR TO TOP OF SLAB.

11. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

12. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.

13. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30 PERCENT OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.

14. CURING COMPOUNDS USED ON CONCRETE THAT IS TO RECEIVE A RESILIENT TILE FINISH SHALL BE APPROVED BY THE TILE MANUFACTURER BEFORE USE.

15. MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-469, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED CONCRETE 28-DAY STRENGTH.

16. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.00048 INCHES/INCH.

REINFORCING STEEL FOR CONCRETE

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318 LATEST APPROVED EDITION), AND THE 'MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION' (1973 ED.) BY THE C.R.S.I. AND THE W.C.R.S.I., AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.

2. DEFORMED REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60, EXCEPT TIES, STIRRUPS AND REINFORCING BARS IN NON-STRUCTURAL CONCRETE SUCH AS SLABS ON GRADE, WHICH MAY BE GRADE 40, UNLESS NOTED OTHERWISE.

3. WELDING OF REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH 'RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, ETC.', AMERICAN WELDING SOCIETY, AWS-D1.4. SEE SPECIFICATIONS.

4. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

6. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.

7. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.

8. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

9. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.

WOOD

1. FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 GRADE, UNLESS OTHERWISE NOTED. STUDS SHALL BE DOUGLAS FIR STUD GRADE FOR 2 X 4, AND NO. 2 GRADE FOR LARGER PIECES, UNLESS OTHERWISE NOTED.

2. ALL PLYWOOD SHALL BE CC OR CD CONFORMING TO PRODUCT STANDARD PS 1-74. USE PLYWOOD NAILS SAME GA OR LARGER AS COMMON WIRE NAILS, WITH LENGTHS AT LEAST EQUAL TO 1/2 LENGTH OF COMMON NAIL REQUIRED PLUS PLYWOOD THICKNESS.

3. ALL BOLTS SHALL CONFORM TO ASTM A-307. BOLT HOLES SHALL BE 1/16 IN. MAXIMUM LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.

4. STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD. USE HEAVY PLATE OR MALLEABLE IRON WASHERS FOR ALL BOLTS DESIGNED TO ACT IN TENSION. SEE DRAWINGS FOR LOCATION.

   HEAVY PLATE WASHER SIZES SHALL BE AS FOLLOWS:
   1/2 IN. BOLT .... 2 X 2 X 1/4
   5/8 IN. BOLT .... 2-1/2 X 2-1/2 X 1/4
   3/4 IN. BOLT .... 3 X 3 X 1/4
   7/8 IN. BOLT .... 3-1/2 X 3-1/2 X 5/16
   1 IN. BOLT .... 4 X 4 X 3/8
   1-1/8 IN. BOLT .... 4 X 4 X 7/16

5. ALL WALLS NOT SOLIDLY SHEATHED OR CONTAINING SHEAR PANELS SHALL HAVE A 1 X 6 DIAGONAL LET-IN BRACE AT EACH END AND AT 25 FT. O.C. LET-IN BRACE SHALL EXTEND DIAGONALLY FROM BOTTOM OF LOWEST PLATE TO TOP OF UPPER PLATE AT AN ANGLE SUFFICIENT TO INCLUDE FOUR STUD SPACES.

6. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 IN. FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND SPACED AT INTERVALS NOTED.

7. ALL STUD PARTITIONS OR WALLS OVER 10 FT. HIGH SHALL HAVE 2 X BRIDGING, SAME WIDTH AS THE STUD, PREFERABLY AT MID-HEIGHT BUT NOT TO EXCEED INTERVALS OF 8 FT.

8. DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEERS' APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATES IN INTERIOR, BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.

9. APPROVED CROSS-BRIDGING OR SOLID BLOCKING SHALL BE SPACED AS FOLLOWS:
   FOR RAFTERS MORE THAN 8 IN. IN DEPTH, AT 10 FT. O.C. MAXIMUM
   FOR FLOOR JOISTS MORE THAN 4 IN. IN DEPTH, AT 8 FT. O.C. MAXIMUM

10. NAILED CONNECTIONS SHALL CONFORM TO THE MINIMUM NAILING SCHEDULE BELOW, EXCEPT AS OTHERWISE NOTED. ALL NAILS SHALL BE COMMON WIRE NAILS. WHERE DRIVING OF NAILS CAUSE SPLITTING, HOLES FOR THE NAILS SHALL BE SUB-DRILLED.

    JOISTS OR RAFTERS TO SIDES OF STUDS, OR RIM JOISTS TO JOISTS
    8 INCH JOISTS OR LESS, FACE NAILS (END NAILS AT RIM JOIST) . 3 - 16d NAILS
    FOR EACH ADDITIONAL 4 INCHES IN DEPTH OF JOIST . . . . 1 - 16d NAILS
    JOISTS OR RAFTERS AT ALL BEARING, TOE NAILS EACH SIDE . . . . . . 2 - 10d NAILS
    RIM JOIST TO PLATE, TOE NAILS . . . . .16d AT 16" O.C.
    BEAM OR GIRDER TO POST, TOE NAILS . . . . 4 - 16d NAILS
    BLOCKING BETWEEN JOISTS, RAFTERS OR STUDS
    TO JOIST, RAFTER OR STUD, TOE NAILS EACH END . . . . 2 - 10d NAILS
    TO JOIST OR RAFTER BEARINGS, TOE NAILS EACH SIDE . . . . 2 - 10d NAILS
    CROSS BRIDGING TO JOIST OR RAFTER, TOE NAILS EACH END . . . . . . 2 - 8d NAILS
    SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL. . . . . .16d AT 16" O.C.
    POST TO PLATE, TOE NAILS. . . . . 4 - 16d NAILS
    DOUBLE TOP PLATES (MIN. 4 FEET LAP AT SPLICES)
    LOWER PLATE TO TOP OF STUDS, END NAILS . . . . 2 - 16d NAILS
    UPPER PLATE TO LOWER PLATE, FACE NAILS . . . . .16d AT 16" O.C.
    LAPS AT CORNERS AND INTERSECTIONS, FACE NAILS. . . . . 2 - 16d NAILS
    AT EACH SIDE OF THE 4 FT. MIN. LAP SPLICE. . . . . 8 - 16d NAILS
    DOUBLE STUDS OR BUILT-UP CORNER STUDS, FACE NAILS . . . . .16d AT 24" O.C.
    STUDS TO BEARINGS, TOE NAILS EACH SIDE. . . . . 2 - 10d NAILS
    DOUBLE JOISTS RAFTERS OR HEADERS. . . . . .16d AT 16" O.C.
    RIBBONS TO STUDS - OE INCH RIBBONS (1X4 MIN) . . . . 2 - 8d NAILS
    - TWO INCH RIBBONS (2X4 MIN) . . . . 2 - 16d NAILS
    DIAGONAL LET-IN BRACE (1X6 MIN) TO EACH STUD AND PLATE,
    FACE NAILS . . . . 3 - 8d NAILS

11. U.N.O., PRE-MANUFACTURED FRAMING CONNECTORS CALLED FOR ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE CONNECTORS, OR APPROVED EQUAL.

GLUED LAMINATED WOOD

1. GLUED LAMINATED WOOD BEAMS SHALL BE DOUGLAS FIR, COMBINATION 24F-V4 IN ACCORDANCE WITH SECTION 2511 AND STANDARDS NO. 25-10 AND 25-11 OF THE U.B.C. AND WITH AITC 117-71. USE EXTERIOR TYPE ADHESIVES UNLESS OTHERWISE NOTED.

2. BEAMS SHALL BE 'INDUSTRIAL' APPEARANCE GRADE UNLESS OTHERWISE NOTED.

3. ALL LAMINATIONS FOR 'GLU-LAM' BEAMS SHALL BE 1-1/2 IN. THICK AND OF THE WIDTH SHOWN OR NOTED. ALL LAMINATIONS SHALL BE PARALLEL TO THE BOTTOM EDGE OF THE BEAM, EXCEPT AS NOTED.

4. PROVIDE STANDARD CAMBERS FOR BEAMS EXCEPT AS NOTED ON THE DRAWINGS.

5. THE GLUED LAMINATED WOOD FABRICATOR SHALL FURNISH SHOP DRAWINGS FOR THE ARCHITECT TO REVIEW BEFORE FABRICATION.

WOOD TRUSSES

1. WOOD TRUSSES ARE TO BE FABRICATED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE STANDARD "LIGHT METAL PLATE CONNECTED WOOD TRUSS DESIGN". DEVIATION FROM THIS STANDARD WILL RESULT IN THE REJECTION OF THE TRUSSES.

2. TRUSS VENDOR IS TO SUBMIT DESIGN CALCULATIONS BY A REGISTERED ENGINEER AND SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS ARE TO SHOW ALL BRACING REQUIRED BY DESIGN AND SIZES AND POSITIONING OF CONNECTION PLATES. DESIGN CALCULATIONS SHALL INCLUDE CONNECTION CALCULATIONS AS WELL AS I.C.B.O. APPROVALS.

3. ALL TRUSS MEMBERS SHALL BE DOUGLAS FIR, NO. 1 GRADE OR BETTER WITH TOP CHORDS 2 x 6 MINIMUM.

4. DESIGN LOADS SHALL BE:
   A. ROOF LIVE LOAD. . . . . .20 P.S.F.
   B. ROOF DEAD LOAD. . . . . .18 P.S.F.
   C. CEILING LIVE LOAD . . . .10 P.S.F. (NON-CONCURRENT WITH ROOF L.L.)
   D. CEILING DEAD LOAD . . . . 3 P.S.F.

RECORD DRAWING

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27-153

PHASE I (VARIETY CLUB)
"D" STREET / JEFFERSON AVENUE
NEIGHBORHOOD FACILITY PROJECT

GENERAL NOTES

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GN. 2

2

As Built - 6 71-25

GENERAL ARCHITECTURAL REQUIREMENTS

GENERAL STRUCTURAL NOTES

RECORD DRAWING

GENERAL NOTES

GN. 2