

3/20/2020 5:59 PM C:\USERS\THORNTON\GOOGLE_DRIVE\JF_ARCHITECT\PROJECTS_2019_19-012_GERACE_RESIDENCE_ADDITION_AKRON_NY_JF_400-CONSTRUCTION_DOCUMENTATION_GERACE_RESIDENCE_1901-SPECIFICATIONS.DWG Plot:3/20/2020 5:59 PM

GENERAL:

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
2. CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS
4. SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURER-DESIGNED COMPONENTS AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE RESIDES.
5. SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS' (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.
7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE MOST RECENT EDITION OF THE LOCAL BUILDING CODES. ALL WORK SHALL COMPLY WITH MANUFACTURERS' RECOMMENDATIONS.
9. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE UNIFORM BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
11. ALL WORK TO BE IN ACCORDANCE WITH CURRENT AGEC REPORT AND CURRENT AMEC EARTH & ENVIRONMENTAL REPORT (EARTH WORK OPERATIONS AT SEWER LINE.)

CONCRETE:

1. ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 3" OR LESS. MIN CEMENT CONTENT SHALL BE 575 LBS PER CUBIC YARD.
2. ALL FOOTINGS, FOUNDATIONS AND INTERIOR SLABS SHALL BE NORMAL WT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 2,500 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 4 IN. OR LESS. MIN CEMENT CONTENT SHALL BE 504 LBS PER CU YD.
3. ALL CONCRETE WHICH IS SUSPENDED OR USED IN A RETAINING WALL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
4. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
5. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
6. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
7. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.

FOOTINGS, FOUNDATIONS AND SLAB ON GRADE:

1. ALL FOOTINGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE AS NOTED UNDER DESIGN CRITERIA. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX DENSITY, BASED ON ASTM D1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX IN. IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO INTO COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE. (GEOTECHNICAL REPORT MAY SUPERSEDE THIS NOTE)
3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
6. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
7. ALL SLABS ON GRADE SHALL BE OVER 4 IN. OF -3/4 IN. FREE-DRAINING GRANULAR FILL, BEARING ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL (SEE NOTE #2). TYPICAL SLABS SHALL BE REINFORCED WITH 6 x 6 - W14 x W14 WELDED WIRE FABRIC. (GEOTECHNICAL REPORT MAY SUPERSEDE THIS NOTE)
8. ALL EXTERIOR FOOTINGS SHALL BE 10" THICK AND PROPERLY FORMED. INTERIOR FOOTINGS SHALL ALSO BE 10" THICK, BUT MAY BE MONOLITHIC WITH SLAB.
9. RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS.
10. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH, FIELD VERIFY.
11. INTERIOR FOOTINGS MUST BE FORMED AND POURED WITH EXTERIOR FOOTINGS.

CONCRETE REINFORCING:

1. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS A.S.T.M. A616 GRADE 60.
2. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 59 BAR DIA. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90 DEG. TURN OR A SEPARATE CORNER BAR.
3. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
 - 3.1. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER (GRADE BMS, WALLS, ETC.), AND SLABS ON GRADE..... 2 IN.
 - 3.2. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS)..... 3 IN.
4. IN ALL CASES MINIMUM COVER SHALL NOT BE LESS THAN THE DIAMETER OF ADJACENT BARS.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
6. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL 315 AND ACI STANDARD 318-95.
7. PLACE (2) EXTRA #5 BARS EA. VERTICAL SIDE AND TOP OF ALL OPENINGS IN FOUNDATION WALL TO EXTEND 24" PAST FACE. (OR AS NOTED ON PLANS)

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL SHALL BE ASTM A-36 (EXCEPT FOR TUBE COLUMNS, WHICH SHALL BE ASTM A-500-B, Fy= 46 ksi) AND SHALL COMPLY WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OF THE A.I.S.C. AND WITH THE A.I.S.C. CODE OF STANDARD PRACTICE.
2. ALL BOLTS FOR STEEL TO STEEL, SHALL BE 3/4" DIA. A-325-N HIGH STRENGTH, TIGHTEN TO SPECIFIED TORQUE AS PER A.I.S.C. REQUIREMENTS. BOLTS FOR CONCRETE AND STEEL TO WOOD, SHALL BE ASTM A307, U.N.O.
3. ALL WELDING SHALL CONFORM TO AWS D1.1-85 REQUIREMENTS AND SHALL BE MADE WITH E70XX ELECTRODES BY WELDERS CERTIFIED FOR THE WELD TO BE DONE.
4. ALL BEARING PLATES FOR BEAMS OR COLUMNS RESTING ON MASONRY OR CONCRETE, SHALL BE UNDERLAIN FULLY WITH A HIGH COMPRESSIVE, NON-SHRINK GROUT.
5. PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STEEL ITEMS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER.
6. ALL STRUCTURAL STEEL SHALL BE PROPERLY PRIMED AND PAINTED.
7. ALL STEEL BEAMS SHALL HAVE WEB STIFFENERS EACH SIDE OF WEB BEARING ENDS. STIFFENER TO BE SAME TO BE SAME THICKNESS AS WEB OF BEAM. (TYP.)
8. STEEL DECK TO MEET REQUIREMENTS OF THE STEEL JOIST INST. AND THE STEEL DECK INST.
9. ANY BEARING PLATES NOT DETAILED SHALL BE SAME THICKNESS AS FLANGE OF BEAM BEING SUPPORTED, WIDTH SHALL BE 4" WIDER THAN SUPPORTED MEMBER, AND DEPTH SHALL BE 6" MIN. BEARING PLATES TO HAVE (2) 3/4" DIA. NELSON STUDS (MIN., OR EQUAL)

LUMBER:

1. MEMBER GRADES SHALL BE AS FOLLOWS:
GLU-LAM BEAMS (Simple Span) - 24F-V4 DF/DF (Carthilivered)
JOISTS - DFL #2 OR BETTER
HEADERS - DFL #2 OR BETTER
POSTS - DFL #1 OR BETTER
STUDS NON-BEARING WALLS - EXTERIOR DFL #2 OR BTR.
INTERIOR DOUG. FIR STUD GRADE OR BTR.
STUDS BEARING WALLS - DFL #2 OR BETTER
PRE-FAB TRUSSES/JOISTS - AS PER MANUFACTURER
SILL PLATES IN CONTACT W/CONCRETE - DFL #2 PRESSURE TREATED
2. ALL EXTERIOR WALLS SHALL BE SHEATHED AS PER SHEAR WALL SCHEDULE.
3. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
4. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER.
5. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2 IN. NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
6. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART, FOR SPANS OF 14 FT AND GREATER.
7. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIA EQUAL TO 3 TIMES THE BOLT DIA UNLESS SHOWN OTHERWISE IN DETAILS.
8. MIN NAILING SHALL BE AS PER 2304.9.1, 2000 IBC. SEE ATTACHED SCHEDULE.
9. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE ATTACHED SCHEDULE.
10. TRUSSES SHALL HAVE BRIDGING & BLOCKING AS RECOMMENDED BY THE MANUFACTURER. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.
11. ALL LUMBER IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED D.F. OR REDWOOD
12. STUD WALLS BEARING TWO FLOOR LOADS; MIN. 3X4 OR 2X6 STUDS WITH MAX. SPACING AT 16" O.C.
13. MINIMUM 2X10 WALL BLOCKING IS REQUIRED FOR SHOWER BASE/PAN.
14. INSTALL FIRE BLOCKING AS REQUIRED BY CODE IN WALLS, SOFFITS, DROPPED CEILINGS, AND AT THE FLOOR AND CEILING LEVELS OF CHASES/SHAFTS.
15. DIAGONAL BRACING OF ROOF SYSTEM TO END WALLS REQUIRED.

SHEAR WALL NOTES:

1. ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS SHOWN ON THE PLANS SHALL SHEATHED AND NAILED AS PER SHEAR WALL SCHEDULE LOCATED ON PLANS.
2. BLOCK ALL HORIZONTAL PLYWOOD EDGES WITH 2 IN. NOMINAL OR WIDER FRAMING.
3. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING.
4. PROVIDE HOLDDOWNS (SEE DETAILS), EMBEDDED IN CONCRETE WHERE INDICATED ON FOOTING AND FOUNDATION PLAN AND FLOOR PLANS.
5. ANCHOR BOLTS FOR ALL SHEAR WALLS SHALL BE 1/2" MIN DIA. SPACED AT 32" MAX, WITH MIN. 10" EMBED. A-BOLTS SHALL COMPLY W/ IBC 2000, SEC., 1805


FLOOR SHEATHING NOTES:

1. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T & G, OSB (32/16) SHEATHING NAILED WITH 10d NAILS AT 8" o.c. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP ON SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS), AND ALL BLOCKING; 10d AT 10" o.c. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8" MIN FROM EDGE OF PANEL.
2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
3. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

ROOF SHEATHING NOTES:

1. TYPICAL ROOF SHEATHING SHALL BE 7/16" APA RATED 32/16 CDX OR OSB SHEATHING UNBLOCKED W/ CLIPS. NAIL ALL SHEATHING WITH 8d NAILS @ 6" O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKING; 8d NAILS @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN FROM EDGE OF PANEL.
2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED (SEE TYPICAL DETAILS), PLACE CLIPS AT UNSUPPORTED EDGES.
3. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

PERMIT SET



HAVEN
architecture

716.646.8251
www.havenarchitecture.com

WARNING: IT IS A VIOLATION OF SECTION 2049 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER IN ANY WAY PLANS SPECIFICATIONS OR REPORTS TO WHICH THE SEAL OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER HAS BEEN APPLIED.

DOCUMENT STATUS

PRELIMINARY PROGRESS
 BID SET PERMIT SET
 FINAL FOR CONSTRUCTION

ISSUED BY JACOB FLITTON ARCHITECT PLLC

GERACE RES.
11240 Hiller Road
Akron NY 14001

Job #	19-012
Revisions	
Date:	2020.03.30

COPYRIGHT 2020
JACOB FLITTON ARCHITECT, PLLC
ALL RIGHTS RESERVED

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF JACOB FLITTON ARCHITECT, PLLC AND MAY NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JACOB FLITTON ARCHITECT, PLLC.

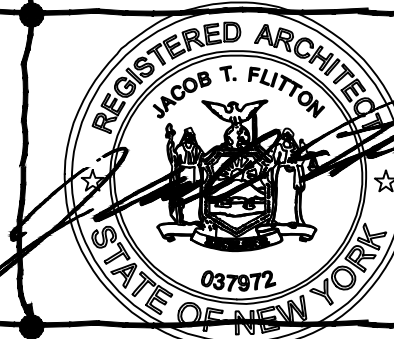
THE RECIPIENT BY ACCEPTING THIS DOCUMENT AGREES HERETO AND AGREES THAT THIS DOCUMENT WILL NOT BE COPIED OR REPRODUCED IN PART OR IN WHOLE AND THAT ANY SPECIAL FEATURES RELATIVE TO THIS DESIGN SHALL NOT BE INCORPORATED INTO ANY OTHER PROJECT UNLESS PRIOR AGREEMENT HAS BEEN OBTAINED IN WRITING. THESE DOCUMENTS WILL BE RETURNED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF JACOB FLITTON ARCHITECT, PLLC. NO RIGHTS TO OWNERSHIP OR INVENIENSIBLE OR SHALL BE LOST BY THE FILING OF THIS DOCUMENT WITH ANY AND ALL PUBLIC AUTHORITIES FOR THE PURPOSE OF COMPLIANCE WITH CODES AND/OR ORDINANCES, I.E. BUILDING PERMIT, ETC.

PROPERTY RIGHTS TO THESE DOCUMENTS SHALL NOT BE LOST UNDER BANKRUPTCY OR FORECLOSURE ACTIONS THAT MAY ARISE AT ANY TIME DURING THE EXECUTION OF THIS PROJECT.

Title: **Structural Notes**

TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL PLANS, DRAWINGS, SPECIFICATIONS, ETC., INCLUDED IN THIS DRAWING & PERMIT PACKAGE ARE IN COMPLIANCE WITH THE MOST CURRENT IRC 2015 (AS ADOPTED BY NEW YORK STATE) ENERGY CODE.



Sheet: **A9.1**