

EARTHWORK

- 1. SITE PREPARATION FOR THE BUILDING PAD SHALL CONSIST OF THE REMOVAL OF EXISTING PAVEMENT, VEGETATION, ORGANIC MATTER AND ANY ADDITIONAL MATERIAL AS NECESSARY TO PROVIDE THE REQUIRED AMOUNT OF FILL UNDER THE BUILDING.
2. THE SUBGRADE SHALL BE PROOFROLLED WITH A HEAVY, RUBBER-TIRED VEHICLE (STATIC WEIGHT OF AT LEAST 20 TONS AND WITH TIRE PRESSURES OF AT LEAST 90 PSI).
3. SUBGRADE SHALL THEN BE SCARIFIED AND MOISTURE CONDITIONED TO MATCH THE BUILDING PERIMETER TO A SIX (6) INCH DEPTH AND THEN RECOMPACTED TO BETWEEN 95 AND 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D698).
4. SELECT FILL MATERIAL FOR THE BUILDING PAD SHALL BE AN INORGANIC SANDY CLAY WITH A LIQUID LIMIT BETWEEN 26 AND 40 AND PLASTICITY INDEX BETWEEN 12 AND 20.
5. SELECT FILL SHALL BE PLACED IN EIGHT INCH LOOSE LIFTS AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D698).
6. SELECT FILL MATERIAL SHALL BE TESTED DURING PLACEMENT OF EACH LIFT FOR THE ATTERBERG LIMITS IN ACCORDANCE WITH ASTM D4318-98 METHOD B "STANDARD TEST METHOD FOR LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX OF SOILS" TO VERIFY THAT THE SELECT FILL MATERIAL IS IN ACCORDANCE WITH THE ORIGINALY APPROVED SELECT FILL MATERIAL.
7. CONTRACTOR SHALL MAINTAIN A CLEAN EXCAVATION THAT IS FREE OF WATER 100% OF THE TIME.
8. THE SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD DURING BUILDING PAD INSTALLATION AND WHEN THE BUILDING PAD AND BUILDING ARE COMPLETED.
9. PLUMBING AND UTILITY TRENCHES WITHIN THE BUILDING PAD SHALL HAVE PIPING BEDDED ON 6" MINIMUM OF CEMENT STABILIZED SAND WITH 4" MINIMUM ALL AROUND.
10. PROVIDE A MINIMUM TWELVE (12) INCH FAT CLAY CAP (PI>50) FOR A MINIMUM OF 5'-0" AROUND THE PERIMETER OF THE BUILDING.

SITE DRAINAGE

- 1. GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND SLABS. WATER SHALL NOT BE ALLOWED TO POND ADJACENT TO THE BUILDING FOUNDATIONS OR SLABS.
2. AS A MINIMUM REQUIREMENT, ALL DOWNSPOUTS FROM ROOF DRAINS AND GUTTERS SHALL BE COLLECTED AND PIPED AWAY FROM THE BUILDING.
3. TREES AND VEGETATION SHALL NOT BE ALLOWED WITHIN A DISTANCE EQUAL TO THREE QUARTERS THEIR ULTIMATE HEIGHT AWAY FROM THE BUILDING.
4. IRRIGATE VEGETATION AND SOILS ADJACENT TO BUILDING (NO MORE THAN 15 MINUTES THREE TIMES A WEEK) ON AN AS NEEDED BASIS TO MAINTAIN UNIFORM SOIL MOISTURE CONDITIONS AROUND THE PERIMETER OF THE BUILDING FOLLOWING CONSTRUCTION.

FOUNDATIONS

- 1. PREPARED GRADE AREA UNDER ALL BUILDING SLABS AND GRADE BEAMS SHALL BE COVERED WITH A 15 MIL WATER VAPOR RETARDER MEETING THE REQUIREMENTS OF ASTM E 1745 (LATEST EDITION), CLASS A OR BETTER WITH MAXIMUM WATER PERMEANCE OF 0.01 PERMS WHEN TESTED IN ACCORDANCE WITH ASTM E96.
2. FOUNDATION DETAILING SHOWN ON THE DRAWINGS IS BASED ON A FOUNDATION DESIGN SPECIFIED IN THE SOIL REPORT BY QC LABORATORIES, INC., REPORT NO. 2521637, DATED JANUARY 28, 2025.
3. FOUNDATION DETAILING SHOWN ON THE DRAWINGS IS BASED ON A MINIMUM OF FOUR FEET OF SELECT FILL MATERIAL BENEATH THE FLOOR SLAB AND SHALL EXTEND TO 5'-0" BEYOND THE BUILDING PERIMETER.
4. FOUNDATION DETAILING SHOWN ON THE DRAWINGS IS BASED ON A MINIMUM OF ONE FOOT OF SELECT FILL MATERIAL BENEATH THE FLOOR SLAB AND SHALL EXTEND TO 5'-0" BEYOND THE BUILDING PERIMETER.
5. ALL BACKFILL FOR BURIED PIPES AND CONDUIT WITHIN THE BUILDING PAD AND EXTENDING OUT MINIMUM 5'-0" BEYOND THE BUILDING SHALL BE BACKFILLED WITH SELECT FILL BACKFILL.
6. CONDUITS SHALL NOT BE PLACED IN THE CONCRETE SLAB.
7. THE FLOOR SLAB SUBGRADE SHALL BE PROPERLY COMPACTED, PROOF ROLLED AND SHALL BE FREE OF STANDING WATER, MUD AND FROZEN SOILS.

- 8. SLABS ON GROUND SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS (REFER TO TYPICAL DETAILS) AT EACH COLUMN LINE AND IN EACH DIRECTION.
9. WHERE SLABS ARE TO RECEIVE SENSITIVE ARCHITECTURAL FLOOR FINISHES, ALL JOINTS IN THE SLAB CONSTRUCTION SHALL BE PLACED TO ALIGN WITH JOINTS IN THE FLOOR FINISHES.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING OF WALLS WHICH ARE ULTIMATELY SUPPORTED TOP AND BOTTOM.
11. EXCAVATIONS FOR SPREAD FOOTING, COMBINED FOOTING, CONTINUOUS FOOTINGS AND/OR MAT FOUNDATIONS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE.
12. REINFORCEMENT PLACEMENT SEQUENCE FOR FOOTINGS AND MATS IS NOTED FOR MAJOR REINFORCEMENT BAR LAYERS ONLY.
13. FOUNDATION CONDITIONS THAT DIFFER FROM THOSE NOTED IN THE CONTRACT DOCUMENTS OR AS DESCRIBED IN THE GEOTECHNICAL REPORT SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT, GEOTECHNICAL ENGINEER AND SER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.
14. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SER AT LEAST 48 HOURS PRIOR TO PLACEMENT OF CONCRETE IN FOOTINGS.
15. ALL FOOTINGS SHALL BE CONSOLIDATED WITH A CONCRETE VIBRATOR AS PER THE REQUIREMENTS OF ACI 318 AND ACI 308R, LATEST EDITION.

TIMBER NOTES

- 1. TIMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS, NATIONAL FOREST PRODUCTS ASSOCIATES LATEST EDITION.
2. MATERIALS FOR FRAMING LUMBER SUBJECT TO BENDING STRESSES SUCH AS BEAMS, JOISTS, RAFTERS, HEADERS, AND OTHER HORIZONTAL MEMBERS SHALL BE SOUTHERN PINE NO. 2 KD (MC 15) CONSTRUCTION MINIMUM, UNLESS A HIGHER GRADE IS SHOWN ON THE DRAWINGS.
3. MATERIALS FOR STUD WALLS AND COLUMNS SHALL BE SOUTHERN PINE NO. 2 GRADE TIMBER OR EQUIVALENT DOUGLAS FIR-LARCH UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
4. MATERIALS MUST BE GRADE MARKED.
5. LAMINATED STRUCTURAL LUMBER (LSL), OTHER THAN GLULAM MEMBERS, SHALL BE PARALLEL STRAND LUMBER HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES:
6. PLYWOOD ROOF DECKING SHALL BE APA RATED CD INTERIOR WITH EXTERIOR GLUE, THICKNESS AS SHOWN ON THE DRAWINGS.

Table with 2 columns: Property and Value. Properties include Maximum Bending Stress (Fb), Modulus of Elasticity (E), Maximum Compressive Stress (Fc), and Maximum Shear Stress (Fv).

Table with 4 columns: Roof Zone Nailing Patterns (End Ridge, Panel Field) and All Others. Values specify nail spacing in O.C.

- 7. PLYWOOD FLOOR DECKING SHALL BE APA RATED CD INTERIOR WITH EXTERIOR GLUE, THICKNESS AS SHOWN ON THE DRAWINGS.
8. PLYWOOD WALL SHEATHING SHALL BE APA RATED CD INTERIOR WITH EXTERIOR GLUE, THICKNESS AS SHOWN ON THE DRAWINGS.
9. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL WITH JOISTS.
10. UNLESS OTHERWISE NOTED ON THE PLANS PROVIDE FIVE JOISTS DIRECTLY BELOW ALL LOAD BEARING PARTITIONS WHEN FLOOR JOISTS ARE PARALLEL TO PARTITIONS.
11. BRIDGING BETWEEN JOISTS AND RAFTERS SHALL BE 1x4 WOOD OR 16 GAGE HOT-DIP GALVANIZED STEEL CROSS-BRIDGING OR 2x SOLID BRIDGING AT ALL BEARING LOCATIONS.
12. BEAMS MADE UP OF MULTIPLE 2x PIECES SHALL NOT BE SPLICED EXCEPT OVER SUPPORTS.
13. PROVIDE TRIPLE STUDS AT ALL CORNERS AND AT ALL BEAM BEARINGS THROUGH TO FOUNDATION UNLESS NOTED OTHERWISE.
14. ANCHOR WOOD SILLS (PRESSURE TREATED) TO CONCRETE WITH 1/2" DIA. x 9" LONG HOT-DIP GALVANIZED, HOOKED ANCHOR BOLTS WITH 9/16" WIDE TYPE 'B' HOT-DIP GALVANIZED WASHERS EMBEDDED 7" MINIMUM AT 48 INCHES MAX. O.C. AT CORNERS AND DOOR OPENINGS PROVIDE ONE ANCHOR BOLT AT 8 INCHES IN EACH DIRECTION FROM CORNER.
15. HOLES NO GREATER THAN 1/3 THE DEPTH OF THE JOIST MAY BE CUT HORIZONTALLY THRU JOISTS AND SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST.
16. PREFABRICATED TIMBER TRUSSES SHALL BE FABRICATED BY A CERTIFIED TIMBER TRUSS MANUFACTURER.
17. TRUSSES SHALL BE FABRICATED WITH WOOD CHORDS AND WEBS IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1, LATEST EDITION, BY THE TRUSS PLATE INSTITUTE.
18. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING FOR TIMBER TRUSSES.
19. TRUSS MANUFACTURER SHALL SUBMIT DRAWINGS FOR APPROVAL SHOWING ALL MEMBER FORCES, SIZES AND CONNECTORS.
20. TYPICAL TRUSS LOADING IS SHOWN ON THE DRAWINGS.
21. AT BUILDING ENDS, SPECIAL GABLE-END TRUSSES SHALL BE USED.
22. PLANS AND DETAILS FOR FRAMING ARE A SCHEMATIC REPRESENTATION OF THE FRAMING AT VARIOUS LOCATIONS AND CONDITIONS ON THIS PROJECT.
23. JOIST AND RAFTER HANGERS, TIES, HOLDDOWNS AND OTHER PRE-ENGINEERED CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL.

- 24. INSTALL A SIMPSON "HIO" OR TWO (2)-"H2.5A" METAL TIES AT THE CONNECTION BETWEEN ALL RAFTERS OR TRUSS ENDS WHERE THEY BEAR ON A WOOD SUPPORT FOR 10'-0" IN ANY DIRECTION FROM BUILDING CORNERS.
25. INSTALL A SIMPSON "H2.5A" METAL TIE AT THE TOP AND A SIMPSON "H3" METAL TIE AT THE BOTTOM OF EVERY EXTERIOR STUD WHERE THE STUD JOINS THE TOP PLATE AND SILL PLATE.
26. ALL TIMBER OUTSIDE THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED. ALL CONNECTIONS OUTSIDE THE BUILDING ENVELOPE SHALL BE MADE WITH HOT-DIP GALVANIZED BOLTS OR NAILS.

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Table with 2 columns: Issued For and Date. Rows include Client Approval, Bidding, Permit, and Construction.

REVISIONS

Table with 3 columns: Mark, Description, Date. Revision table with empty rows.

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DRAWING TITLE GENERAL NOTES

Table with 2 columns: Field and Value. Fields include Drawn By (AD), Checked By (BG), Approved By (BG), and Sheet No. (S0.01).