

GENERAL NOTES

DESIGN

Design conforms to Uniform Building Code, 1967 Edition. Design live loads: Roof 20 psf, Floor 40 psf. Dimensions refer to rough concrete surfaces, face of studs, or top of sheathing unless otherwise indicated.

FOUNDATIONS

Foundations conform to recommendations of soil report by Miller, Harding & Associates, Soil Engineers. Footings shall bear on existing engineered fill. *Pile lengths shall be determined by soil engineer.*

CONCRETE WORK

Forms shall be properly constructed conforming to concrete surfaces as shown on the drawings, sufficiently tight to prevent leakage, sufficiently strong and braced to maintain their shape and alignment until no longer needed to support the concrete. Forms for exposed concrete shall be plywood using as large sheets as possible, with all joints tightly fitted and blocked, and shall produce a finished concrete surface which is smooth, true and free from blemishes according to accepted standards for Architectural Concrete.

Forms and shoring shall not be removed until the concrete has attained sufficient strength to withstand all loads to be imposed without excessive stress, creep or deflection. Reinforcing bars shall conform to ASTM A-15 & A-305, intermediate grade unless noted, securely tied in place so as to maintain their exact position before and during the placement of the concrete. Wire mesh shall conform to ASTM A-185, and in slabs may be raised into position during the concrete pouring operation. Lap mesh 6" min. Lap bars 24 diameters unless noted. Reinforcing bar fabrication and placing shall conform to the Manual of Standard Practice of the Western Reinforcing Steel Fabricating Association unless otherwise indicated.

Clear distances, steel to forms, unless noted:

Beams	1 1/2"
Surfaces in contact with earth	Formed - 2"
	Unformed - 3"

Clear distance between bars - 2"

Shop drawings shall be submitted to the Architect for approval prior to fabrication. Concrete shall be ready mixed conforming to UBC 26-15-67, having the following 28 days strengths:

Footings, slabs on grade	= 2500 psi.
Precast concrete beams	= 3000 p.s.i.
Precast piles	= 5000 psi.

Slump shall be the minimum consistent with proper placing, in general:

Footings, slabs	2 1/4" to 3"
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Use 1/2" maximum aggregate wherever clearances permit. Use 3/4" maximum aggregate only where necessary for proper placing. All concrete except slabs on grade 6" thick or less shall be mechanically vibrated so as to completely fill the forms without causing undue segregation. Any defects in the hardened concrete shall be satisfactorily repaired. Defective work which cannot be satisfactorily repaired shall be replaced.

PRECAST CONCRETE PILES

Precast concrete piles shall be manufactured by Ben C. Gerwick Inc. Basalt Rock Co., Inc. or others equally qualified according to the details as shown on Sheet 4. Piles may be pre-tensioned or post-tensioned, plain, fabricated or job fabricated. Wire or strands for pre-tensioning or post-tensioning shall conform to ASTM A421-59T or A416-59T. Concrete strengths shall be as indicated in concrete section of General Notes. Shop details shall be submitted to the Engineer prior to fabrication for approval. *Prestress F noted is effective force after losses.* Precast prestressed concrete piles shall conform to UBC Sec. 2810. 12" sq. piles shall have 6-1/2" strands. 14" sq. piles shall have 8-1/2" strands.

CARPENTRY

Framing lumber shall meet the following minimum standard except where otherwise shown:

Use	Specie	Grade	Authority
Mudstills	D.F.	Pressure Treated	See 2517(b) UBC
Plywood	D.F.	Structural II, CC Exterior, or Standard Exterior	UBC 2501
Horizontal framing lumber (including rafters)	D.F.	1500F Industrial Construction	NCLA
4 x 4 & smaller	D.F.	1500F Industrial Construction	NCLA
2 x 6 & larger	D.F.	Standard	NCLA
All other framing lumber unless noted	D.F.	Standard	NCLA

Stud walls shown on plan are bearing or shear walls below framing level. Unless otherwise noted, stud walls shall be 2 x 4 @ 16" o.c. Minimum framing nailing shall conform to table 25N UBC 1967. Block joists at all supports. Double joists under parallel partitions. Block under perpendicular partitions. Nail doubled joists with two rows, 16d @ 16" o.c. each row. Bridging shall be 2 x 3 minimum or approved metal type, indicated by "M" on plans.

Joists hangers and other metal framing accessories are referred to on plans by particular type as manufactured by Simpson Company, San Leandro, California. Accessories of other manufacture with equivalent load carrying characteristics may be used. Sills at bearing or shear walls shall be bolted on concrete with 1/2" diameter minimum anchor bolts at 4'-0" o.c. maximum. Plywood wall sheathing shall be 3/8" plywood. Plywood roof sheathing shall be 3/8" plywood. Plywood floor sheathing shall be 5/8" plywood.

Plywood floor and roof sheathing shall be laid with the grain of the outer plies perpendicular to the framing members. End joints shall be staggered. Wall sheathing may be applied vertically. Block all unsupported edges of plywood sheathing. Where edge blocking is not called for at the roof, ply-clips or an equal connector shall be installed midspan between each support. For floor sheathing edge blocking may be omitted if tongue and groove plywood is used.

shall be 6" o.c. all edges and over shear walls, 12" o.c. all intermediate supports. Typical nailing Unless noted, nails shall be 8d.

Fire stopping, backing for interior finishes, non bearing walls and other non structural framing is not necessarily shown on structural drawings. Wood piles shall conform to UBC Section 2810 and have a minimum 2 ton capacity.

GYPSUM WALLBOARD

All gypsum wallboard shall be installed in accordance with the provisions of UBC Sec. 4710. Gypsum lath shall be applied perpendicular to the studs. Gypsum sheathing board four feet wide may be applied parallel or perpendicular to studs. Two foot wide pieces shall be applied perpendicular to the studs. Gypsum wallboard may be applied parallel or perpendicular to studs.

Gypsum wallboard shall be nailed as follows:

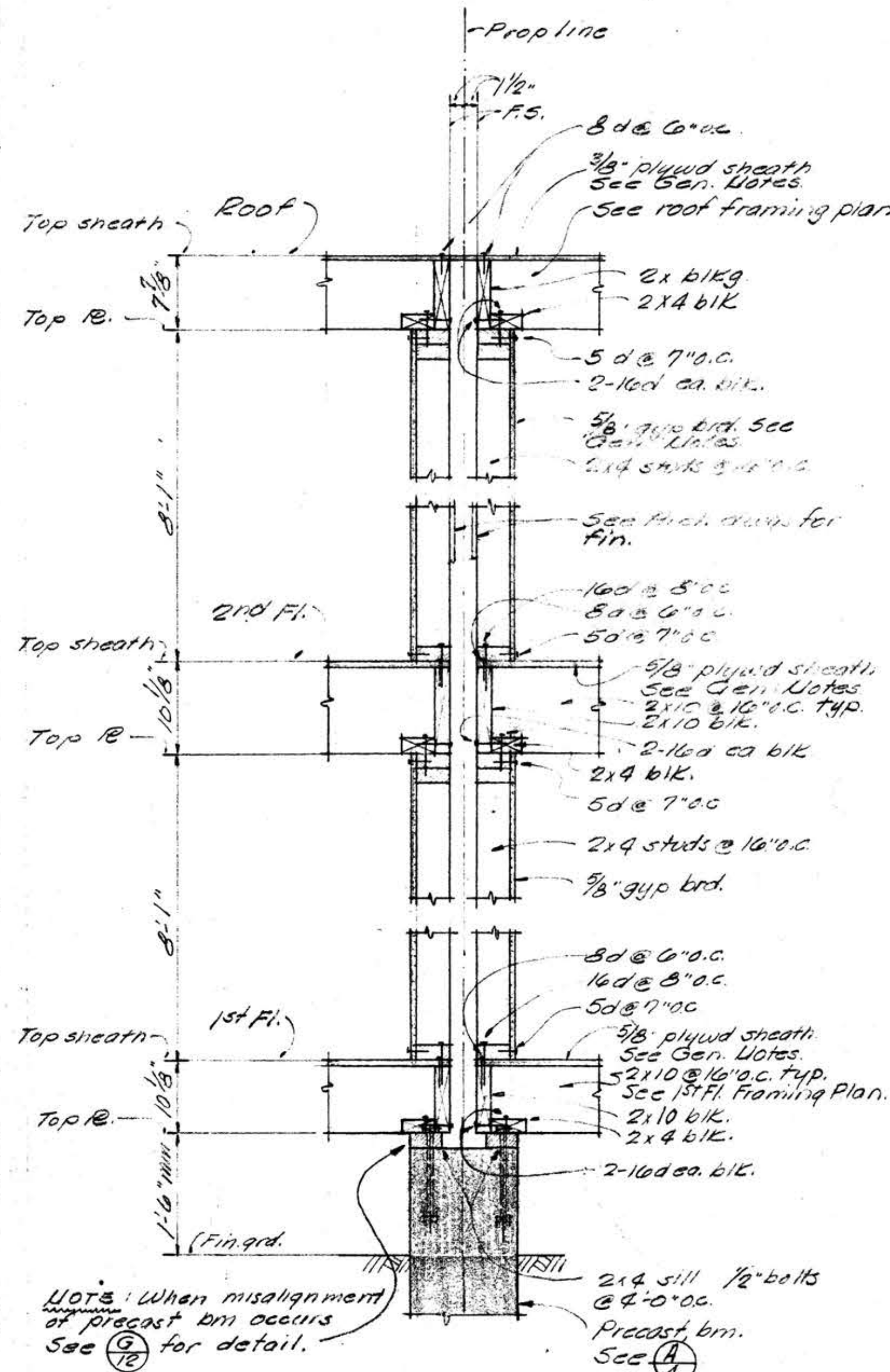
Typical nailing - 1/2" thickness, no edge blocking required - 5d cooler nails at 7" o.c.

5/8" thickness, no edge blocking reqd - 5d cooler nails @ 7" o.c.

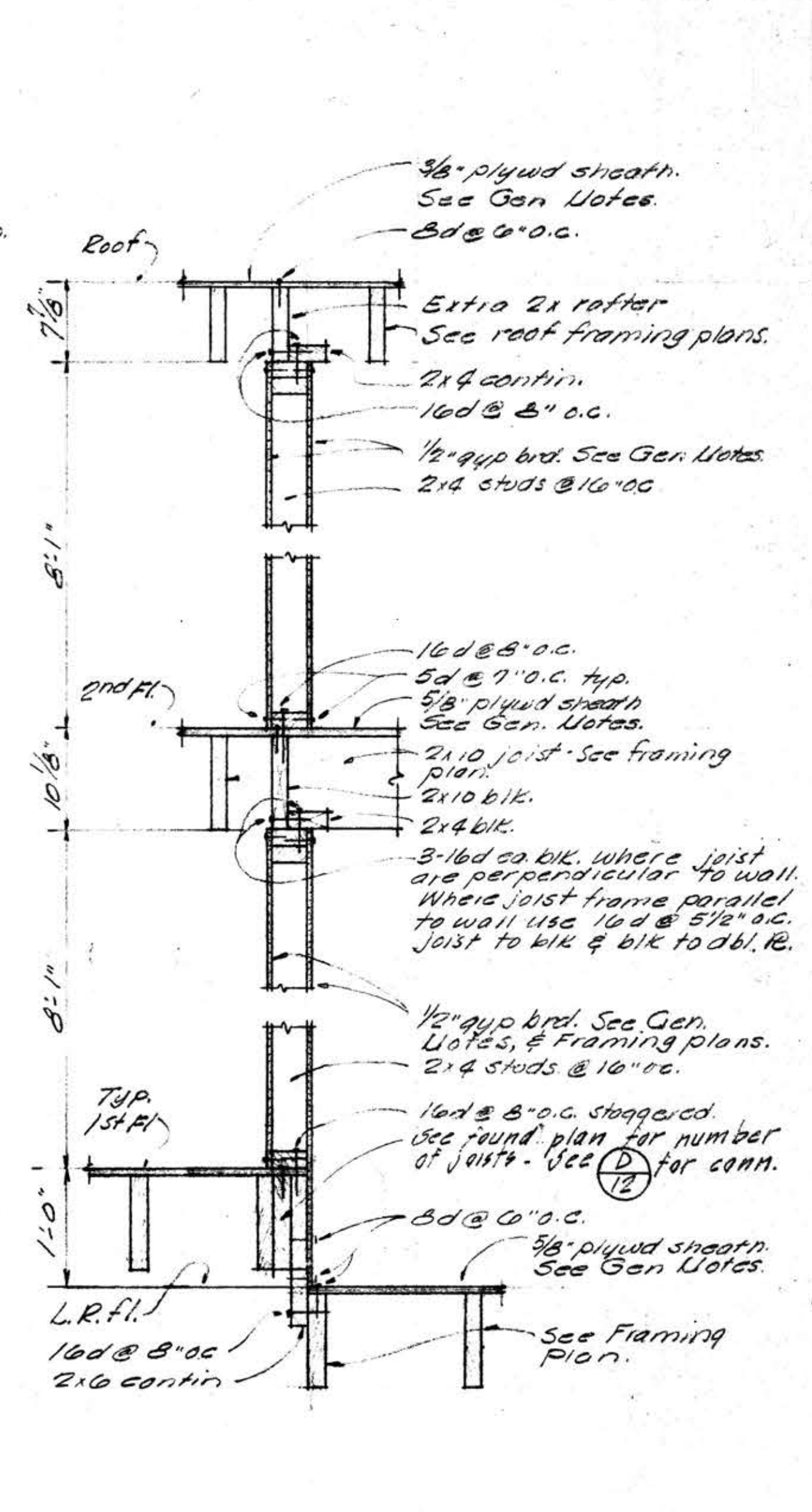
Shear wall - special nailing - See Framing plans for shear wall locations.

Nailing applies to gypsum board on both sides of walls.

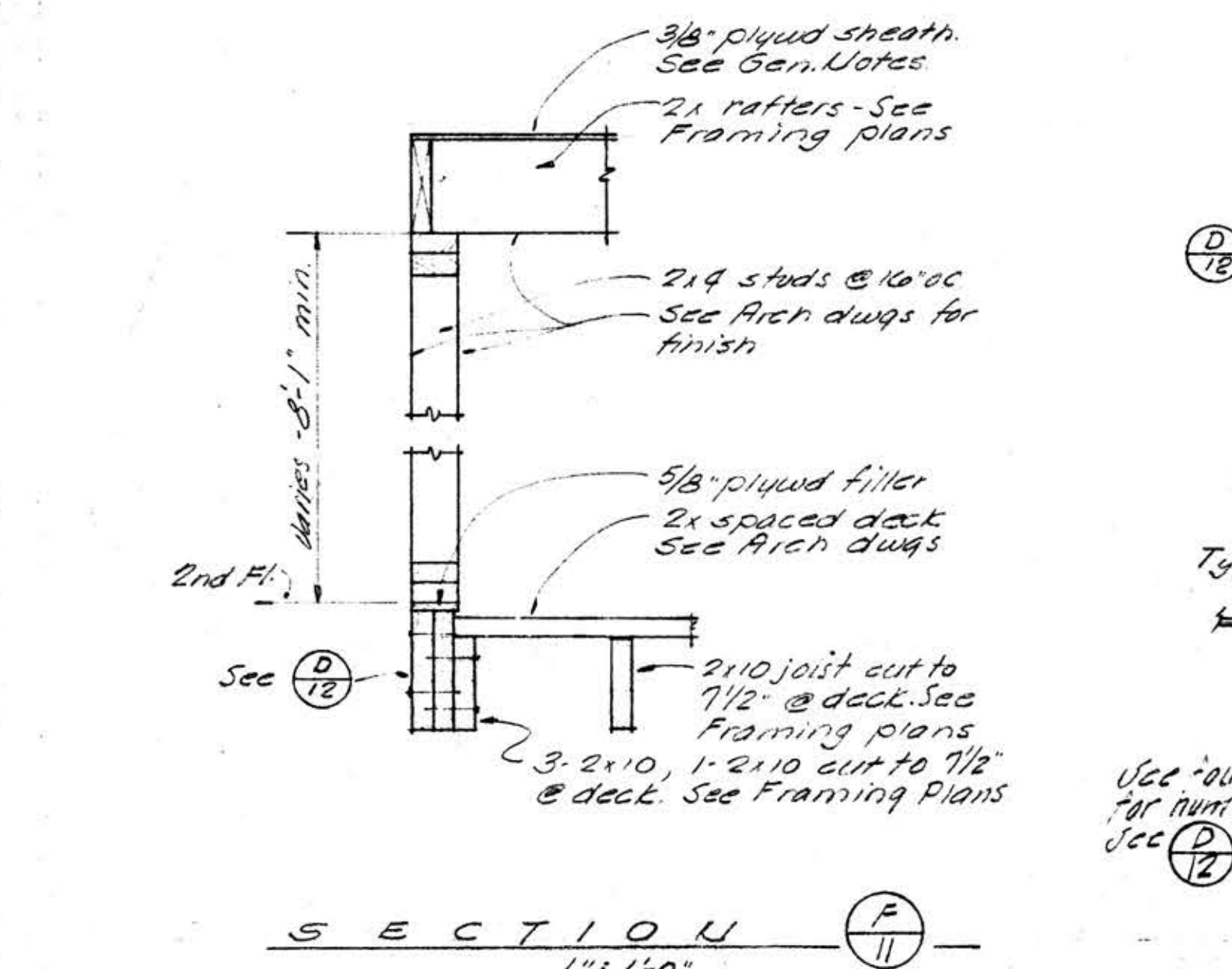
1/2" thickness, block all edges, 5d cooler nails @ 4" o.c.



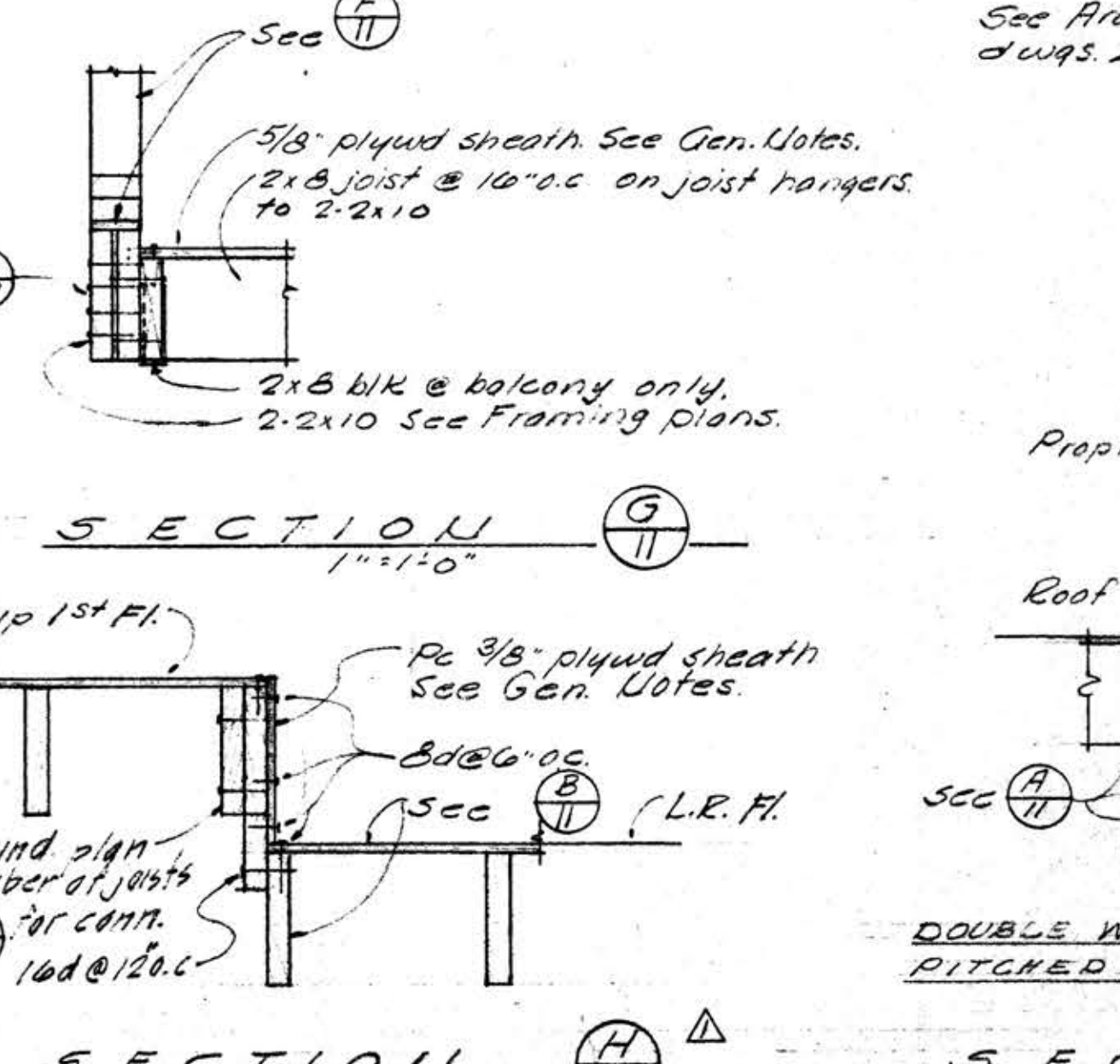
TYP PARTY WALL SECTION SECTION A



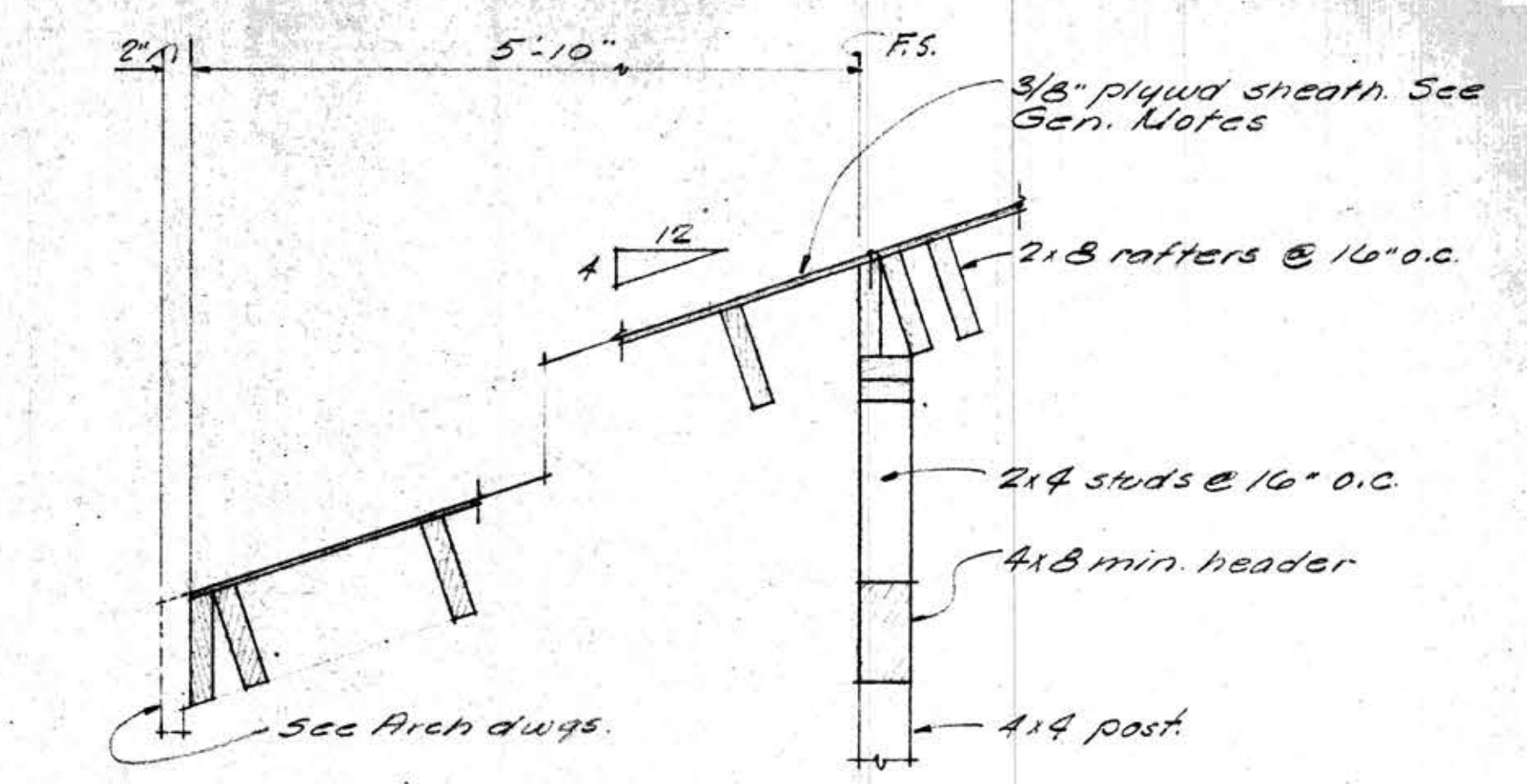
TYP INTERIOR WALL SECTION B



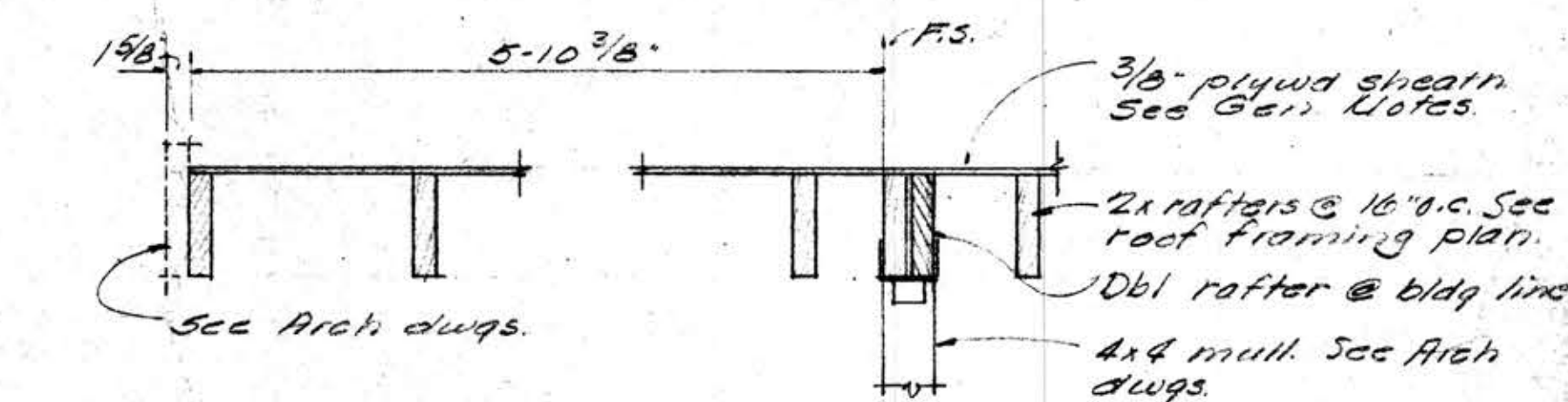
TYP REAR DECK SECTION SECTION C



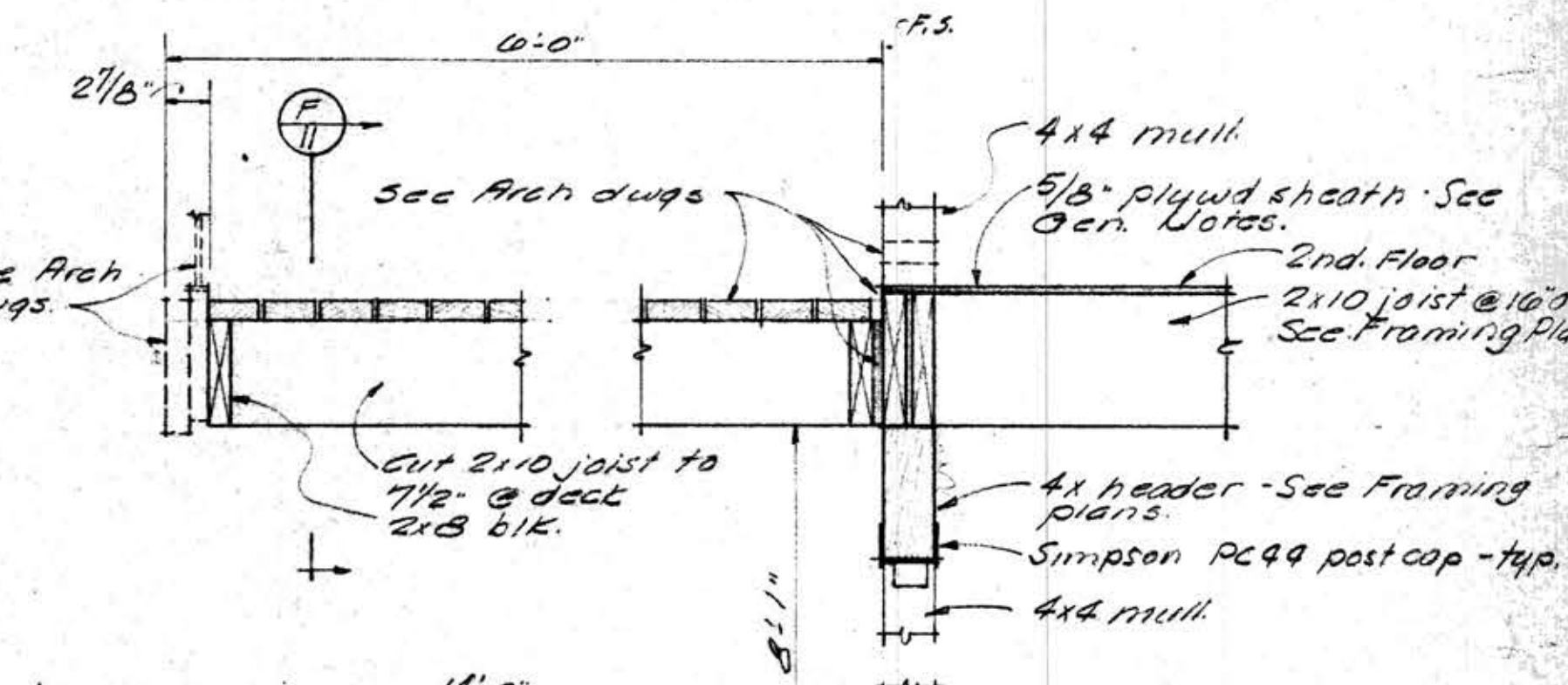
TYP SECTION SECTION D



ROOF OVERHANG AT REAR DECK - PITCHED ROOF SECTION G



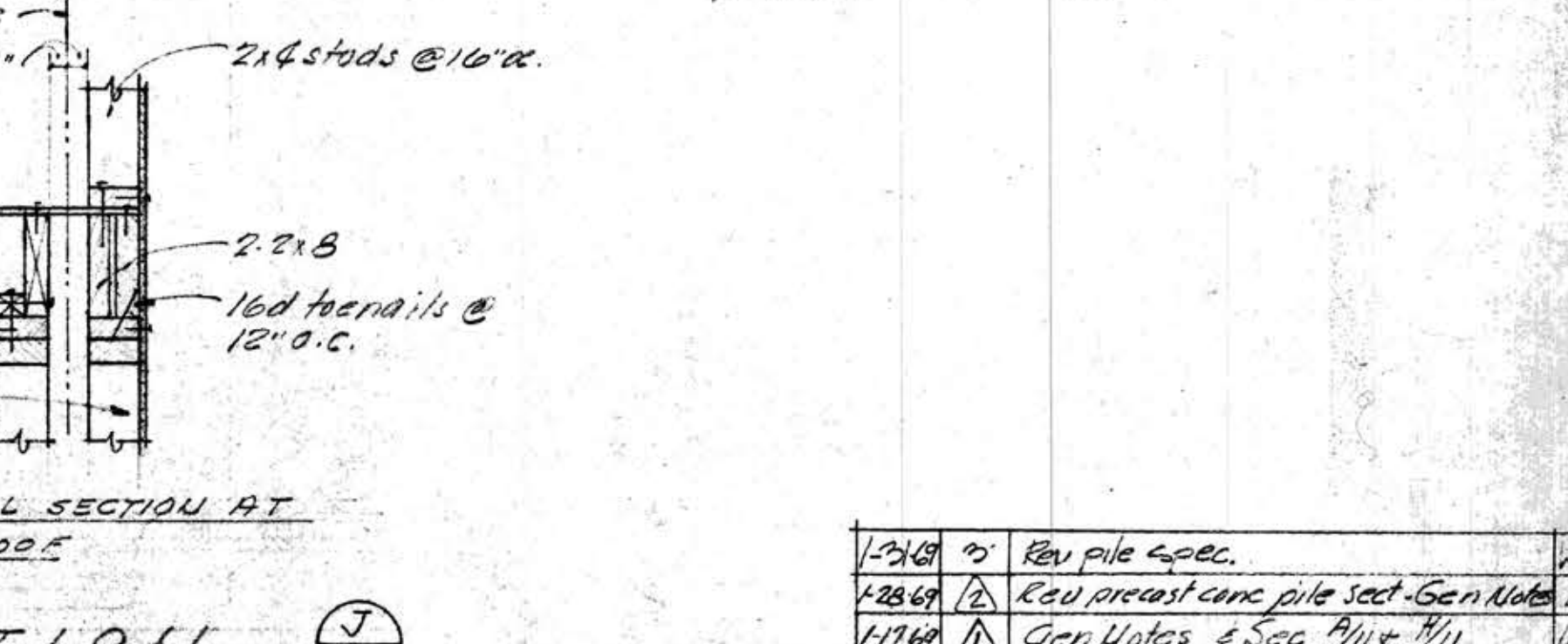
ROOF OVERHANGS AT REAR DECK - FLAT ROOM SECTION H



TYP SECTION SECTION I



TYP REAR DECK SECTION SECTION J



DOUBLE WALL SECTION AT PITCHED ROOF SECTION K

1-24-68	2	Rev pile spec.	MR
1-28-68	3	Rev precast and pile spec - Gen Notes	WR
1-17-69	4	Gen Notes & Sec 411 & 411	WR
DATE	NO.	REVISION	BY