

PROJECT SHALL BE PER THE INTERNATIONAL BUILDING CODE (IBC), LATEST EDITION. LOCAL CODES SHALL GOVERN

GENERAL REQUIREMENTS:

1) CONTRACTOR/BUILDER SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, AND SERVICES NECESSARY FOR CONSTRUCTION TO CONFORM TO BUILDING DOCUMENTS.

2) THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE SAFETY OF ALL PERSONNEL IN OR AROUND THE JOBSITE, INCLUDING SHORING AND TEMPORARY BRACING.

3) ANY TRIMMING OF TREES OR VEGETATION SHALL BE DONE ONLY WITH THE APPROVAL OF THE OWNER.

4) CONTRACTOR / BUILDER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THESE PLANS, INCLUDING DIMENSIONS AND FIELD IMPLEMENTATION.

5) CLEAN UP--THE CONTRACTOR OR BUILDER WILL BE RESPONSIBLE FOR GENERAL UPKEEP OF THE CONSTRUCTION SITE INCLUDING BUT NOT LIMITED TO REMOVING AS MUCH DEBRIS AND RUBBISH DURING CONSTRUCTION AS POSSIBLE, AND TO LEAVE CONSTRUCTION SITE CLEAN PRIOR TO STOP WORK EACH WORKING DAY.

6) THE WORK SHALL COMPLY TO THE MOST RECENT GOVERNING AGENCY CODES. IN CASE THERE IS CONFLICTS BETWEEN CONTRACT DOCUMENTS AND CODE REQUIREMENTS THE MOST RESTRICTIVE WILL APPLY.

7) ALL CONTRACTOR TRADES SHALL PROVIDE A CONSTRUCTION SCHEDULE ON A WEEKLY BASIS TO THE BUILDER/OWNER STATING FINISHING OF WORK.

8) ALL CONCERNS NEED TO BE ADDRESSED TO DESIGNER IN WRITING PRIOR TO COMMENCING OF ANY WORK.

ROOF SHEATHING

SHEATHING SHALL BE 7/16" APA RATED SHEATHING WITH SPAN RATING 32/16. RUN PLYWOOD PERPENDICULAR TO TRUSSES OF ROOF MEMBERS. NAIL PANEL EDGES AT 4" OC AND 10" OC AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

ENGINEERED FLOOR

ENGINEERED FLOOR TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SHALL MEET OR EXCEED THE DESIGN VALUES FOR NOTED MATERIALS FOR A PRODUCT REPLACEMENT. PROVIDE FULL DEPTH BLOCKING FOR JOIST AT THE SUPPORTS AND POINT LOADS ALL BEAMS AND HEADERS NOT CALLED OUT ON THE PLANS SHALL BE 6X8 DF UP TO 6'-0" CLEAR SPAN AND 6X10 DF TO 8'-0" CLEAR SPAN.

TRUSSES

2X4 MSR 1650F TC AND BC MIN FOR TRUSSES WITH 8'-0" TC AND 10'-0" MAX BC PANEL LENGTH ON HORIZONTAL LENGTH. TRUSS MANUFACTURER TO SEND ALL TRUSS DESIGNS AND LAYOUT TO IMPERIAL DESIGN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY CUTTING OR FABRICATION. NO TRUSSES SHALL BE FABRICATED UNDER ANY CIRCUMSTANCES PRIOR TO DESIGN REVIEW. (FIELD MEASURE TO CHECK FOR DELIVERABILITY, POWERLINES, AND TRUSS PRODUCT FIT IS THE RESPONSIBILITY OF THE TRUSS COMPANY.)

ENERGY NOTES

CEILING R4.1 BLOWN 0 BATT
WALL R2.1

9) ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH EACH MANUFACTURERS MOST RECENT WRITTEN SPECIFICATIONS AND ALL WORK SHALL BE OF THE HIGHEST QUALITY FOR EACH TRADE INVOLVED.

10) THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY WORK THAT CAN NOT BE EXECUTED OR FULL GUARANTEED WITHIN THE INTENT OF THE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID TO OWNER.

11) DO NOT CUT AND PATCH STRUCTURAL WORK IN A MANNER THAT REDUCES DEFLECTION LIMITS OR THE CARRYING CAPACITY OF A MEMBER WITHOUT PRIOR APPROVAL FROM OWNER/DESIGNER OF RECORD

12) ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS OR ANY OTHER SECTIONS CONTRACTOR/BUILDER SHALL REVIEW ALL DIMENSIONS AND NOTIFY THE DESIGNER OF RECORD WITH ANY DIMENSION DISCREPANCIES PRIOR TO COMMENCING OF ANY WORK. DO NOT SCALE DRAWINGS

SITE WORK:

1) ALL WORK SHALL BE IN CONFORMANCE WITH SOILS, COMPACTON, AND GEOLOGICAL REPORTS.

2) PRIOR TO COMMENCING ANY WORK THE CONTRACTOR SHALL VERIFY THAT ALL GRADING, PREPARATION, CUTTING SLOPES PLACEMENT FORMING, EXCAVATION, FOOTINGS AND PIER DEPTHS, AND REINFORCMENTS AS WELL AS BACKFILL AND COMPACTION IS DONE PER SOILS REPORT AND APPROVED PLANS.

3) THE SITE PLAN IS NOT A SURVEY. IT IS FOR BUILDING AND SITE LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ALL SETBACKS GROUND WATER, PROPERTY LINES AND EASEMENTS AND WHERE DISCREPANCIES OCCUR TO IMMEDIATELY NOTIFY DESIGNER.

4) ALL DRAINS SHALL DRAIN TO AN APPROVED PERFORATED GRAVEL TRENCH WHICH SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE FOUNDATION WITH A RIGID PIPE AND SHALL DRAIN THROUGH THE PROPERTY STORMWATER DETENTION SYSTEM OR APPROVED DRAINAGE LOCATION INTO CITY APPROVED DRAINAGE SITE.

WALL SHEATHING

SHEATHING SHALL BE 7/16" APA RATED SHEATHING. SPAN RATING 24/0 PANELED END JOINTS SHALL OCCUR AT SUPPORTS. NAIL EDGES WITH 8D NAILS AT 6" OC AND 10" OC AT SUPPORTS UNO.

GLUED-LAMINATED TIMBER OR LVL PRODUCTS

6BL TIMBER SHALL BE DOUGLAS FIR 24F V4 WITH A 2400 PSI BENDING - MOE 1.8M PSI FABRICATOR OR DISTRIBUTOR SHALL PROVIDE SPECIFICATION TO BUILDING DEPT AND DESIGNER OF RECORD PRIOR TO DELIVERING MATERIALS FOR APPROVAL. ALL BEAMS SHALL BE CHECKED BY MANUFACTURER OR DISTRIBUTOR AND AN L/480 LIVE LOAD OR / L/360 TOTAL LOAD WITH A MAXIMUM LIVE LOAD DEFLECTION OF 1/2" AND MAXIMUM TOTAL LOAD DEFLECTION OR 3/4" UP TO 20' BEAM AND 1" FROM 20' AND ABOVE

CONCRETE:

1) PROVIDE EXPANSION AND CONTROL JOINTS APPLIED PER INDUSTRY STANDARDS. VERIFY JOINTS WITH DESIGNER/OWNER

2) UNDERGROUND PIPING SHALL BE A MINIMUM OF 24" BELOW GROUND LEVEL TO PREVENT FREEZING.

FOUNDATIONS:

MATERIALS USED TO PRODUCE PRECAST CONCRETE FOUNDATIONS SHALL MEET THE FOLLOWING REQUIREMENTS.

1. ALL CONCRETE USED IN THE MANUFACTURE OF PRECAST CONCRETE FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI (34 470 KPA) AT 28 DAYS. CONCRETE EXPOSED TO A FREEZING AND THAWING ENVIRONMENT SHALL BE AIR ENTRAINED WITH A MINIMUM TOTAL AIR CONTENT OF 5 PERCENT.
2. STRUCTURAL REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615, A106 OR A996. THE MINIMUM YIELD STRENGTH OF REINFORCING STEEL SHALL BE 40,000 PSI (GRADE 40) (276 MPA). STEEL REINFORCEMENT FOR PRECAST CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM CONCRETE COVER OF 7 INCH (179.1 MM).
3. PANEL-TO-PANEL CONNECTIONS SHALL BE MADE WITH GRADE II STEEL FASTENERS.
4. THE USE OF NONSTRUCTURAL FIBERS SHALL CONFORM TO ASTM C 1116.
5. GROUT USED FOR BEDDING PRECAST FOUNDATIONS PLACED ON CONCRETE FOOTINGS SHALL MEET ASTM C 1107.

SMOKE DETECTORS

PROVIDE SMOKE DETECTORS IN EA SLEEPING ROOM AND THROUGHOUT RESIDENCE PER SECTION 313-2003 IRC

FLOOR SHEATHING

FLOOR SHEATHING TO BE 3/4" T&G APA RATED SHEATHING WITH 48/24 RATING. RUN PLYWOOD PERPENDICULAR TO JOISTS. GLUE AND NAIL TO ALL JOISTS.

GENERAL NOTES:

ALL CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF CODES AND LOCAL GOVERNING AGENCIES.

THESE PLANS ARE FOR GENERAL CONSTRUCTION ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER TO SELECT MATERIALS, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT AS REQUIRED

THE CONTRACTOR AND EACH INDIVIDUAL TRADE PROFESSIONAL WILL BE RESPONSIBLE FOR QUALITY CONTROL PRACTICES AND STANDARDS FOR THIS PROJECT AND INTEGRATION WITH OTHER TRADES.

THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, UTILITIES AND CONDITIONS AND IF DISCREPANCIES OCCUR, THEY MUST BE REPORTED TO THE DESIGNER. THE CONTRACTOR SHALL VERIFY ALL OPENINGS IN THE FLOOR OR ROOF AND COMMUNICATE THEM WITH THE TRUSS AND EWP DESIGNERS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT ON THE REQUIRED INSPECTIONS

FINISH GRADE SHALL PROVIDE DRAINAGE AWAY FROM BUILDING.

ALL ROOF DRAINAGE TO BE DIVERTED TO APPROVED DRAINAGE GUTTERS AND PIPING

SEISMIC -- SITE CLASS "D"

REVISIONS	BY

William Edwards Summers
 For more information visit www.williams-summers.com
 or call 1-888-655-7284
 easybuildingplans.com

SHEET TITLE
 GENERAL SPECIFICATIONS

PROJECT
 PORT GAMBLE SKULLAM HOUSING
 AUTHORITY
 32000 LITTLE BOSTON ROAD NE
 KINGSTON, WA 98346

Date	08/12/2020
Scale	NTS
Drawn	A.N
Job	
Sheet	A1