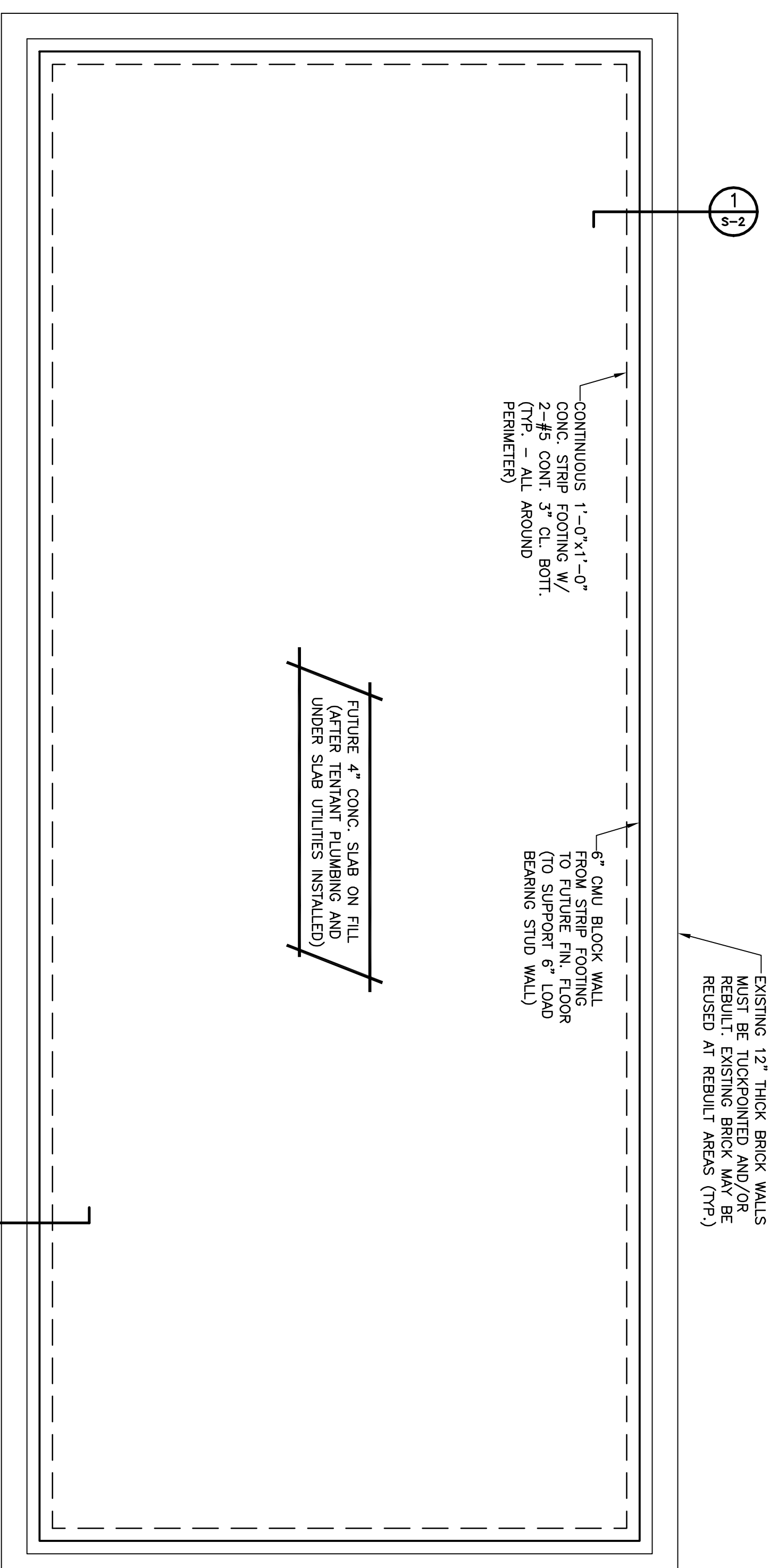


2ND FLOOR PLAN
1/4"=1'-0"



GROUND FLOOR & FOUNDATION PLAN
1/4"=1'-0"

GENERAL NOTES:

A GEOTECHNICAL SUB-SURFACE INVESTIGATION HAS NOT BEEN PERFORMED FOR THIS PROJECT. FOUNDATION DESIGN IS BASED ON SUSPECTED SUB-SURFACE CONDITIONS TYPICAL FOR THE AREA. FOOTINGS ARE SIZED FOR A SOIL BEARING VALUE OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THE CAPABILITY OF THE SOIL STRATA TO SUPPORT FOUNDATIONS PRIOR TO ERECTING THE BUILDING ON THE SITE. FOUNDATION SHALL EXTEND TO A MINIMUM OF FROST PENETRATION DEPTH, TO A DEPTH WHERE SOIL MOISTURE CONTENT DOES NOT FLUCTUATE. A MINIMUM DEPTH OF 24" INTO ORIGINAL SOIL AND A MINIMUM DEPTH TO ACHIEVE 2000 PSF BEARING CAPACITY (WHICHEVER IS GREATER). NOTIFY THE OWNER SHOULD ANY UNUSUAL SOIL CONDITIONS BE ENCOUNTERED.

FOUNDATIONS:
1. FOOTINGS SHALL BEAR IN NATURAL SOILS. FOOTINGS ARE SIZED FOR A SOIL BEARING VALUE OF 2000 PSF. THE BOTTOM OF PERIMETER FOUNDATIONS SHALL EXTEND TO A MINIMUM DEPTH OF 24 INCHES BELOW INTO ORIGINAL SOIL. NOTIFY THE OWNER SHOULD ANY UNUSUAL SOIL CONDITIONS BE ENCOUNTERED.

CONCRETE:

1. CONCRETE SHALL CONFORM TO THE BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE (ACI 318).
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS OF $f'c = 3000$ PSI (MIN).
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60.
4. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE:
 - (a) CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ----- 3 IN.
 - (b) EXPOSED TO EARTH OR WEATHER ----- 2 IN.
5. LAP ALL CONTINUOUS REINFORCING 30 BAR DIAMETER MINIMUM, UNLESS NOTED OTHERWISE. AT EXTERIOR BUILDING CORNERS, PROVIDE 3'-0" X 3'-0" CORNER BARS, SAME SIZE AND NUMBER AS DETAILED HORIZONTAL BARS.
6. DOWEL ALL FOOTINGS WHERE THEY ABUT WITH SAME REINFORCEMENT AS DETAILED HORIZONTALLY AND WITH 2'-0" MINIMUM LAP.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOADBEARING CONFORMING TO ASTM C 90 ALL LOCATIONS. MORTAR SHALL BE GRADE S FOR BELOW GROUND LEVEL AND EITHER TYPE N OR TYPE S FOR ABOVE GROUND CONFORMING TO ASTM C-270.
2. HORIZONTAL JOINT REINFORCING SHALL BE TRUSS TYPE FABRICATED WITH SINGLE PAIR 9 GAGE SIDE RODS AND 9 GAGE CONTINUOUS DIAGONAL CROSSRODS SPACED NOT MORE THAN 16" O.C. REINFORCEMENT SHALL BE FOR TOTAL WIDTH OF SINGLE AND MULTIPLE WIDTH UNIT WALLS.
3. FILLED CELLS INDICATED ON PLAN SHALL BE FILLED WITH 2000 PSI GROUT IN LIFTS OF 48" HIGH. TERMINATE LIFT 1-1/2" BELOW BED JOINT TO CREATE SHEAR KEY TO NEXT LIFT. LAP REINFORCING 30 DIAMETERS AT EACH LIFT.
4. MASONRY WALLS ARE UNSTABLE AND REQUIRE TEMPORARY CONSTRUCTION BRACING UNTIL INSTALLATION OF PERMANENT CONNECTION. TEMPORARY CONSTRUCTION BRACING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TIMBER FRAMING:

1. LUMBER SHALL HAVE THE FOLLOWING MINIMUM MATERIAL PROPERTIES:
 $F_b = 1100$ PSI
 $E = 1,600,000$ PSI
 WHERE TWO-PLY OR MORE ARE INDICATED TO BE USED TOGETHER, THEY SHALL BE FASTENED BY WOOD GLUING AND NAILING WITH 3 ROWS (TOP ROW, MID-DEPTH ROW, AND BOTTOM ROW) 16d NAILS @ 12" O.C. EACH ROW, EACH FACE FOR THE ENTIRE LENGTH OF THE MEMBERS. NAIL SPACING ROWS SHALL BE STAGGERED FOR APPROXIMATELY A 4" SPACING BETWEEN NAILS OF ADJOINING ROWS.
2. ALL MEMBER CONNECTIONS SHALL HAVE SIMPSON OR APPROVED EQUAL 18 GAGE METAL FRAMING ANCHORS OR CLIPS CONNECTING MEMBERS SHALL BE SIZED AND INSTALLED FOR CARRYING ANY COMBINATION OF DEAD, LIVE AND WIND LOADS.

APPLICABLE CODES AND SPECIFICATIONS:

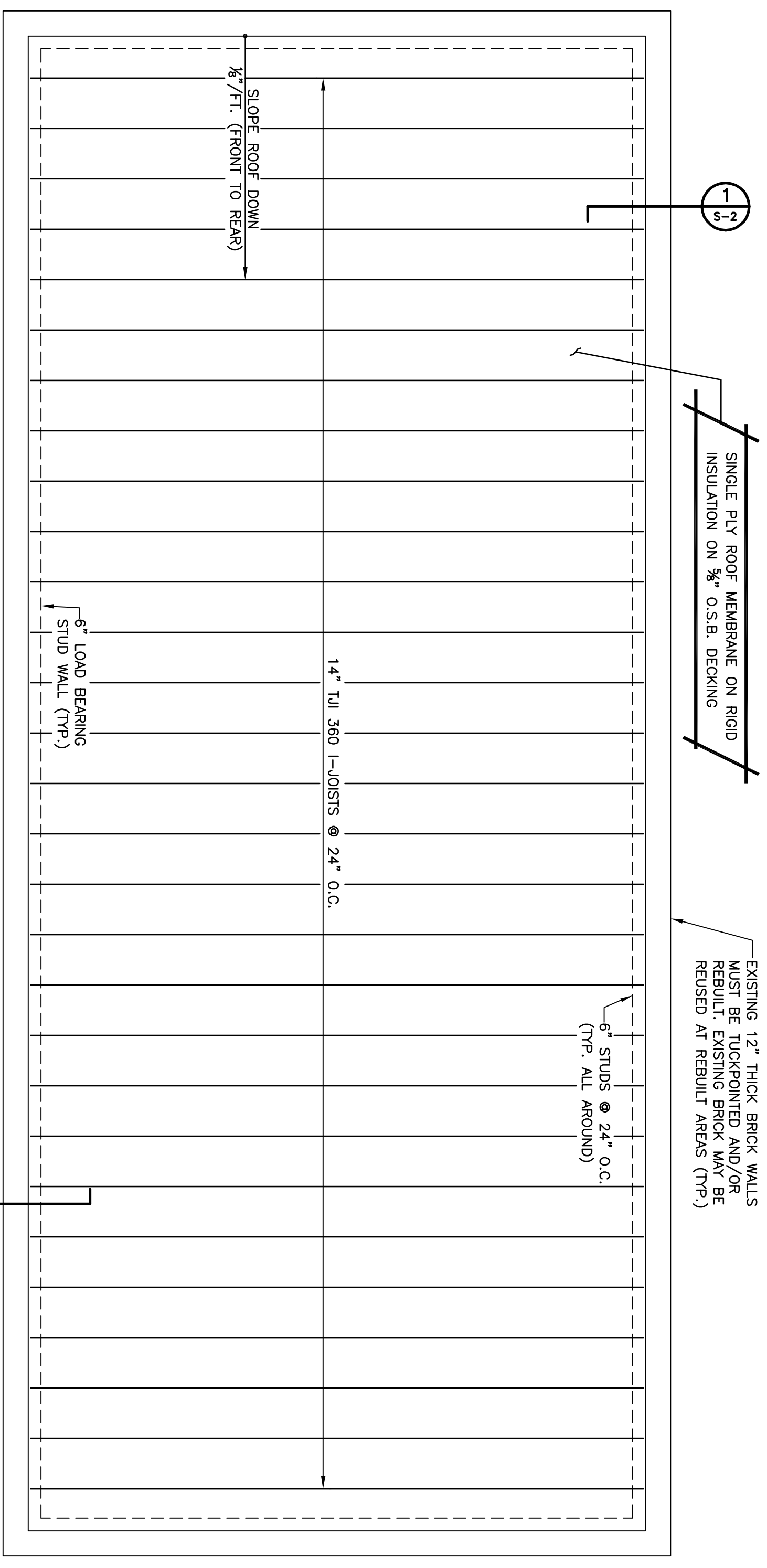
- INTERNATIONAL BUILDING CODE
- AMERICAN CONCRETE INSTITUTE
- CONCRETE REINFORCING STEEL INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- NATIONAL CONCRETE MASONRY ASSOCIATION
- AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
- AMERICAN PLYWOOD ASSOCIATION

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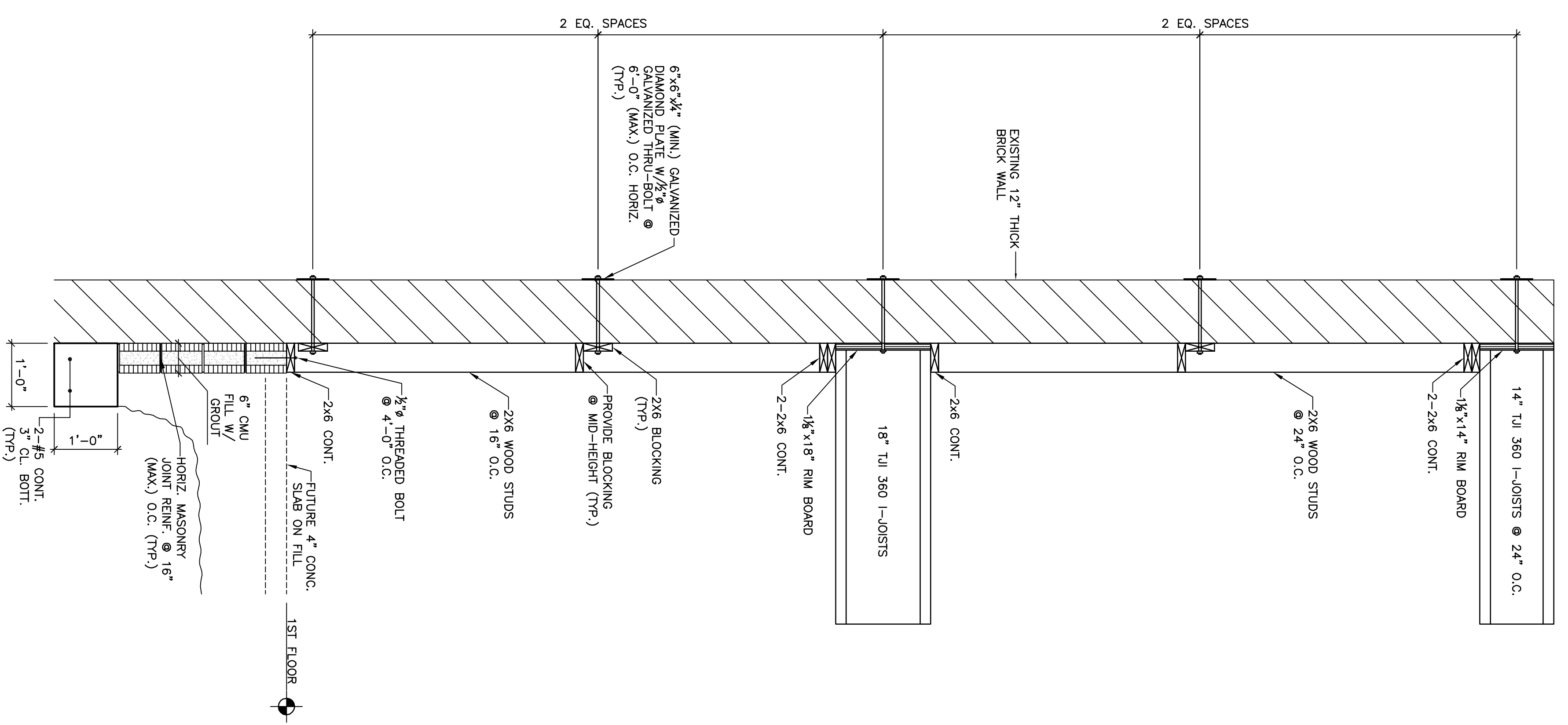
KIRKSEY RESTORATION
MONTGOMERY, AL

Sheet title:
**GROUND + FOUNDATION
AND 2ND FLOOR PLANS
WITH GENERAL NOTES**

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ROOF FRAMING PLAN
1/4"=1'-0"



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MONTGOMERY, AL

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