

A. APPLICABLE CODES:
 1. GENERAL DESIGN CODE: IRC 2015
 2. CONCRETE WORK SHALL FOLLOW ACI 318, ACI 301 AND ACI 308
 3. MASONRY WORK SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (TMS 402/08/ACI 530/ASCE-08) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530/ASCE 6)
 4. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION, EXCEPT CHAPTER 4.2.1 CODE OF STANDARD PRACTICE
 5. WOOD FRAMING SHALL FOLLOW THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION LATEST EDITION, PROVIDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 6. ALL CONSTRUCTIONS AND MATERIALS SHALL MEET THE APPLICABLE PROVISIONS OF THE FOLLOWING STANDARDS AND CODES:
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
 - AMERICAN CONCRETE INSTITUTE (ACI)
 - NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
 - AMERICAN FOREST AND PAPER ASSOCIATION
 - NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA)

B. DESIGN LOADS:
 1. GRAVITY LOADS:
 1.1 FLOORS
 a. ROOMS OTHER THAN SLEEPING ROOMS 40 PSF (LIVE LOAD)
 b. SLEEPING ROOMS 30 PSF (LIVE LOAD)
 c. ROOF TERRACE LOAD 40 PSF (LIVE LOAD)
 d. FLOOR ASSEMBLY 12 PSF (DEAD LOAD)
 1.2 SNOW LOADS
 a. GROUND SNOW LOADS 30 PSF (LIVE LOAD)
 b. FLAT ROOF SNOW LOAD 21 PSF (LIVE LOAD)
 c. SNOW DRIFT DESIGNED PER CODE.

2. FOUNDATION
 2.1 FOUNDATION DESIGN ASSUMED SOIL BEARING VALUE OF 1,500 PSF FOR NEW FOOTINGS.
 2.2 THE SOIL BEARING VALUE TO BE VERIFIED IN FIELD BY THE GEOTECHNICAL ENGINEER.
 2.3 ALL FOUNDATION AND SOIL WORK SHALL FOLLOW THE SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER AND OSHA REGULATIONS.
3. DEFLECTION LIMITS
 3.1 FLOOR JOISTS (LIVE LOAD) SPAN/360
 3.2 FLOOR JOISTS (TOTAL LOAD) SPAN/240
 3.3 ROOF RAFTERS (LIVE LOAD) SPAN/240
 3.4 ROOF RAFTERS (TOTAL LOAD) SPAN/180

C. GENERAL:
 1. THE METHOD OF CONSTRUCTION AND THE SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT ON COMPLETION OF WORK ACCORDING TO THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AND LATERAL STABILITY OF THE BUILDING AND PORTIONS THEREOF DURING CONSTRUCTION.
 3. CONTRACTOR TO FOLLOW OSHA REGULATIONS DURING CONSTRUCTION.
 4. CONTRACTOR TO VERIFY IN FIELD ALL ASSUMED BEARING WALLS AND FRAMING DIRECTIONS ARE CORRECT AND NOTIFY ENGINEER OF ANY DISCREPANCY.
 5. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AND OTHER TRADES PRIOR TO THE SUBMISSION OF SHOP DRAWINGS AND CONSTRUCTION.
D. CONCRETE:
 1. ALL REINFORCING SHALL BE DEFORMED BILLET STEEL GRADE 60 CONFORMING TO A615 AND DETAILED, FABRICATED AND PLACED CONFORMING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES.
 ALL WELDED WIRE FABRIC SHALL CONFORM WITH ASTM 185. ALL MESH EDGES SHALL LAP A MINIMUM OF 2 SQUARES.
 2. NEW SLAB ON GRADE VAPOR BARRIER SHALL BE 6 MIL POLYETHYLENE
 3. CONCRETE STRENGTH AT 28 DAYS:
 a. 3000 PSI - SLAB ON GRADE, FOOTINGS AND FOUNDATION WALLS
 b. 5000 PSI - COLUMNS
 c. 3500 PSI - GARAGE SLABS AND OTHER HORIZONTAL SURFACES EXPOSED TO WEATHER.
 4. SLUMP: 4" +/- 1" AT POINT OF DISCHARGE INTO FORMS AT VERTICAL ELEMENTS; 6" +/- 1" AT POINT OF DISCHARGE INTO FORMS FOR HORIZONTAL ELEMENTS.
 5. A CONCRETE TESTING LABORATORY SHOULD PERFORM TESTS ON SITE (ALL TESTS SHOULD BE PERFORMED AFTER THE ADDITION OF WATER TO THE MIX):
 a. CYLINDER STRENGTH TEST PER ASTM C39 (ONE SET OF 5 CYLINDERS/50 CUBIC YARDS AND PORTIONS OF THEREOF). TEST TWO CYLINDERS AT 7 DAYS AND TWO CYLINDERS AT 28 DAYS. KEEP THERMAL CYLINDER IN RESERVE.
 b. SLUMP TEST PER ASTM C143.
 6. CONCRETE COVER BETWEEN FACE OF REBAR AND FACE OF CONCRETE ELEVATION SHALL BE:
 a. 3" CONCRETE CAST AGAINST EXPOSED EARTH
 b. FOR FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH PROVIDE 1.5" COVER
 c. FOR FORMED CONCRETE EXPOSED TO WEATHER AND EARTH PROVIDE 1.5" COVER FOR BARS #5 AND SMALLER AND 2" FOR BARS #6 THROUGH #18.
 7. PROVIDE 6% AIR ENTRAINMENT +/- 1% FOR ALL CONCRETE EXPOSED TO WEATHER.
 8. PROVIDE PROPERLY TIED BOLSTERS, CHAIRS, SPACERS AS REQUIRED TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCEMENT IN PLACE.
 9. MINIMUM REINFORCEMENT LAP SPLICES PER ACI 318 WITH MINIMUM 36 BAR DIAMETERS.
 10. PROVIDE CORNER BARS AT ALL WALL, BEAM AND FOOTING INTERSECTIONS UNLESS NOTED OTHERWISE. MATCH CONTINUOUS REINFORCEMENT.
 11. DO NOT ADD WATER TO THE MIX ON SITE WITHOUT THE APPROVAL OF THE INSPECTION ENGINEER AND DO NOT EXCEED SLUMP LIMITATIONS.
 12. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
 13. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
 14. ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS.
 15. ALL GROUT FOR REPAIRING DEFECTIVE AREAS SHALL BE PREMIXED NON SHRINKABLE, NON-METALLIC FORMULA CONFORMING WITH ASTM C827 AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI WITHIN 24 HOURS AND 6,000 PSI WITHIN 28 DAYS.
 16. PROVIDE KEVED JOINTS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND AT ALL CONCRETE JOINTS.
 17. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES AND SLAB RECESSES AS REQUIRED BY OTHER TRADES PRIOR TO POURING THE CONCRETE.
 NO SLEEVE OPENINGS OR INSERTS ARE ALLOWED IN THE BEAMS, COLUMNS OR JOISTS UNLESS APPROVED BY THE ENGINEER.
 18. CONTRACTOR SHOULD VERIFY EMBEDDED ITEMS, INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC. BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH THE REBAR.
 19. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND RESHORING.

20. PROVIDE SAW CUT SLAB CONTROL JOINTS AT 15'-0" ON CENTER EACH WAY.
 21. ALL KEY WAYS SHALL BE 1.5"x3.5".
E. WOOD:
 1. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED.
 2. HEADERS SHALL BE MINIMUM 1EM FR #2 WITH THE FOLLOWING DESIGN VALUES:
 Fd = 850 PSI
 Fc perpendicular = 405 PSI
 Fv = 150 PSI
 E = 1,300,000 PSI
 3. ALL BEARING WALLS TO BE SPRUCE PINE FIR #2 WITH THE FOLLOWING DESIGN VALUES:
 Fd = 875 PSI
 Fc perpendicular = 1,150 PSI
 E = 1,400,000 PSI
 4. WALL TOP AND BOTTOM PLATES TO BE 2x6 SOUTHERN PINE #2 WITH THE FOLLOWING DESIGN VALUES:
 Fd = 1,250 PSI
 Fv = 175 PSI
 Fc perpendicular = 565 PSI
 E = 1,600,000 PSI
 5. ALL 6x6 PRESERVATIVE TREATED POSTS TO BE SOUTHERN PINE #2 WITH THE FOLLOWING DESIGN VALUES FOR WET SERVICE CONDITION:
 Fd = 850 PSI
 Fc perpendicular = 525 PSI
 Fv perpendicular = 375 PSI
 E = 1,200,000 PSI
 6. THE MULTIPLE PLIES OF LVL BEAMS TO BE CONNECTED TOGETHER PER MANUFACTURER'S RECOMMENDATIONS AND HAVE THE FOLLOWING DESIGN VALUES FOR 100% LOAD DURATION:
 Fd = 2,500 PSI (12" DEPTH)
 Fc perpendicular = 750 PSI
 Fv = 285 PSI
 E = 2,000,000 PSI
 7. PARALLEL PSL COLUMNS 1.8E TO HAVE THE FOLLOWING DESIGN VALUES FOR 100% LOAD DURATION:
 Fd = 2,400 PSI (12" DEPTH)
 Fc parallel = 2,500 PSI
 E = 1,800,000 PSI
 8. PRESERVATIVE TREATED LUMBER REQUIREMENTS:
 a. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH AN EXTERIOR WALL TO BE ACP (ALKALINE COPPER QUATERNARY) OR MCA (MICRONIZED COPPER AZOLE) TREATED.
 b. ALL STEEL FASTENERS, HANGERS (ETC) IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE HOT DIP GALVANIZED WITH MINIMUM 185 COATING OR STAINLESS STEEL.
 c. ALL INTERIOR WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE SODIUM BORATE TREATED WOOD.
 9. LAYOUTS ARE FOR REFERENCE ONLY. DO NOT USE THESE DRAWINGS AS SHOP DRAWINGS.

F. CARPENTRY:
 1. PROVIDE SOLID BLOCK UNDER ALL BEARING WALLS AND POSTS CONTINUOUSLY TO THE FOUNDATIONS.
 2. PROVIDE SOLID BLOCKING BETWEEN THE JOISTS AND RAFTERS AT ALL BEARING POINTS.
 3. PROVIDE SOLID BLOCKING AT MAXIMUM 8'-0" O.C. ALONG THE JOISTS AND RAFTERS SPANS.
 4. LUMBER SHALL BEAR THE STAMP OF THE MANUFACTURER'S ASSOCIATION AND BE FULLY SURFACED ON ALL FOUR SIDES (S4S).
 5. LUMBER TO BE SOUND, SEASONED AND FREE OF WAIRP.
 6. ALL WOOD MEMBERS SHALL COMPLY WITH THE AMERICAN SOFT WOOD LUMBER STANDARD PS20 LATEST EDITION.
 7. THE MAXIMUM MOISTURE CONTENT OF WOOD MEMBERS SHALL BE 19%.
 8. ROOF SHEATHING TO BE 5/8" APA RATED SHEATHING EXPOSURE 1 OR EXTERIOR, NAILED TO ROOF MEMBERS WITH 8d COMMON NAILS AT 6" ON CENTER AND 12" ON CENTER IN FIELD. USE PLYWOOD CLIPS IF EDGES OF THE PANELS ARE BETWEEN THE FRAMING MEMBERS UNLESS NOTED OTHERWISE.
 9. PLYWOOD OR OSB SUBFLOOR SHALL BE 3/4" THICK TONGUE AND GROOVE APA RATED 48/24. NAIL PLYWOOD/OSB TO FRAMING MEMBERS WITH 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD UNLESS NOTED OTHERWISE ON PLANS. INSTALL 100% GULF LINE OF PANELS TO FRAMING MEMBERS.
 10. EXTERIOR SIDING WALL SHEATHING TO BE 7/16" APA RATED EXPOSURE 1 NAILED AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD UNLESS NOTED OTHERWISE ON PLANS.
 11. ALL WOOD TOP PLATE SPLICES SHALL BE MINIMUM 4'-0" STAGGERED.
 12. ALL WALL SHEATHING TO BE CONTINUOUS BETWEEN THE TOP PLATES AND THE BOTTOM PLATE OF THE WALL ABOVE.
 13. FASTEN ALL MULTIPLE PLY MEMBERS TOGETHER WITH MINIMUM 2 ROWS OF 10d NAILS AT 12" ON CENTER (FOR BEAMS UP TO 12" DEEP) AND 3 ROWS FOR DEEPER BEAMS. NAILS TO BE STAGGERED.
 14. DOUBLE STUDS TO BE NAILED TOGETHER WITH 12d NAILS AT 8" ON CENTER.
 15. STUDS TO BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS WITH TRIPLE STUDS AT CORNERS.
 16. PROVIDE MID HEIGHT BLOCKING WHERE WALL SHEATHING IS REQUIRED TO HAVE PANEL EDGE NAILING.
 17. EXTERIOR WALL SILL PLATES ANCHORAGE SHALL BE DONE WITH 1/2" DIAMETER ANCHOR BOLTS PLACED AT 4'-0" ON CENTER WITH MINIMUM 7" EMBEDMENT IN CONCRETE AND 12" MAXIMUM FROM THE SILL PLATE END.
 18. 1/2" DIAMETER EXPANSION ANCHOR BOLTS WITH MINIMUM 3 1/2" EMBEDMENT IN CONCRETE AT 30" ON CENTER AND 12" MAXIMUM FROM THE SILL PLATE END SHALL BE USED AT THE INTERIOR BEARING OR SHEAR WALLS.
 19. ENGINEERED WOOD LUMBER SHALL CONFORM WITH THE PRODUCT SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF WEYERHAEUSER LEVEL MANUFACTURED PRODUCTS.

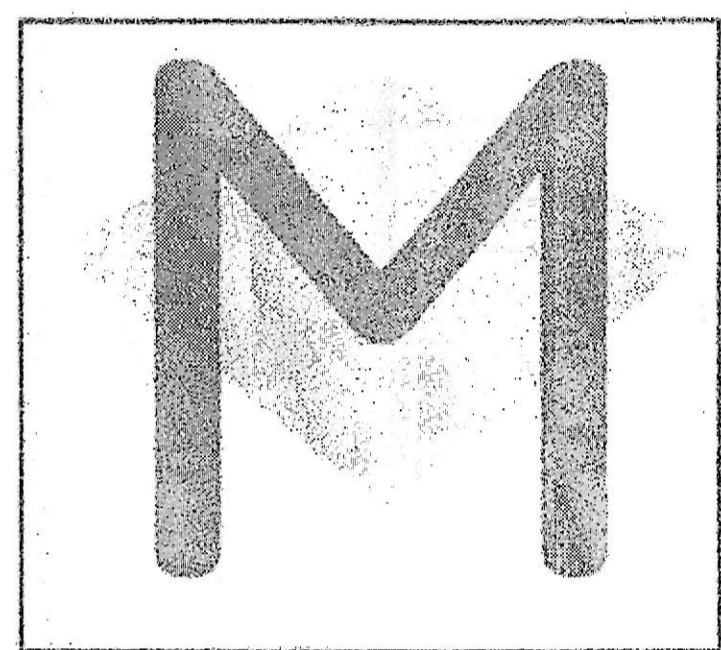
G. STRUCTURAL STEEL:
 1. ALL STEEL BEAMS TO HAVE Fy = 50 KSI.
 2. ANCHOR BOLTS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE.
 3. NON SHRINK GROUT TO BE NON METALLIC, SHRINKAGE RESISTANT GROUT, FRESHED, NON CORROSIVE, NON STAINING PRODUCT CONTAINING SILICA SANDS, PORTLAND CEMENT, SHRINKING COMPENSATING AGENTS, PLASTICIZING AND WATER REDUCING AGENTS, COMPLYING WITH CE-CRD-621.
 4. ONE COAT OF SHOP RUST INHIBITIVE PAINT SHALL BE APPLIED TO ALL STRUCTURAL STEEL (INTERIOR OR EXTERIOR) EXCEPT FOR CORROSION RESISTANT STEEL AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.
 5. DO NOT PAINT STRUCTURAL STEEL AREAS TO BE WELDED.
 6. PROVIDE A MINIMUM BEARING OF 4" FOR ALL BEAMS SUPPORTED ON CONCRETE/MASONRY.
 7. ELECTROD USED FOR WELDING TO BE E70XX (Fu=70KSI).

H. ABBREVIATIONS:
 ADDL = ADDITIONAL
 ARCH = ARCHITECTURAL
 BE.W. = BOTTOM EACH WAY
 BM = BEAM
 BOT. = BOTTOM
 BRG. = BEARING
 CANT. = CANTILEVERED
 CLR. = CLEAR
 CONC. = CONCRETE
 CONT. = CONTINUOUS
 DWGS. = DRAWINGS
 EA. = EACH
 ELEV. = ELEVATION
 EQ. = EQUIVALENT
 EXP. = EXPANSION

EXT. = EXTERIOR
 E.W. = EACH WAY
 FL. = FLOOR
 FTG. = FOOTING
 INFO. = INFORMATION
 LLV. = LONG L. VERTICAL
 LLH. = LONG L. HORIZONTAL
 MIN. = MINIMUM
 MAX. = MAXIMUM
 MFR. = MANUFACTURER
 N.T.S. = NOT TO SCALE
 O.C. = ON CENTER
 PL. = PLATE
 PLYWD. = PLYWOOD
 SIM. = SIMILAR
 STL. = STEEL
 SUBFL. = SUBFLOOR
 T.O.A. = TOP OF
 TYP. = TYPICAL
 UNO. = UNLESS NOTED OTHERWISE
 VIF. = VERIFY IN FIELD
 W. = WITH
 WD. = WOOD

DRAWING INDEX	
DWG. NO.	DESCRIPTION
S-000	GENERAL NOTES
S-100	FOUNDATION PLAN & DETAILS
S-110	FRAMING PLANS
S-120	FRAMING PLANS

DATE: 06/22/2020
 SCALE: SEE DRAWINGS
 DRAWING: S-000



GENERAL NOTES
 4015 WOODLEA AVE.,
 BALTIMORE, MD 21206
MAY DESIGN GROUP

DRAWING: GENERAL NOTES
PROJECT: 4015 WOODLEA AVE., BALTIMORE, MD 21206
CLIENT: MAY DESIGN GROUP

STRUCTURES

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