

**GENERAL PROJECTS NOTES**

1. GENERAL
  - A) THESE GENERAL NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS UNLESS OTHERWISE SHOWN OR NOTED
  - B) UNLESS OTHERWISE INDICATED, ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO:
    - 2012 INTERNATIONAL BUILDING CODE (IBC)
    - 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
    - 2012 UNIFORM MECHANICAL CODE
    - 2012 UNIFORM PLUMBING CODE
    - 2011 NATIONAL ELECTRICAL CODE
    - 2012 INTERNATIONAL FIRE CODE
    - 2009 INTERNATIONAL ENERGY CONSERVATION CODE

2. DESIGN LOADS
  - RISK CATEGORY II
  - A) SNOW LOAD: EXPOSURE C, NOT SHELTERED, COLD ROOF, ROOF SNOW LOAD 20-PSF MIN. GROUND SNOW 10-PSF MIN, ROOF DEAD LOAD 20-PSF MIN.
  - B) WIND LOAD: EXPOSURE "C" ENCLOSED, VULT-115MPH. SITE CLASS D, SEISMIC USE GROUP I, SEISMIC DESIGN CATEGORY D
  - C) SEISMIC LOAD: S<sub>s</sub>=77%, S<sub>1</sub>=28% (FOR SITE CLASS B) I<sub>e</sub>=1.0, R=6.5, SIGMA=2.5
  - D) FROST DEPTH: 18"
  - E) MAXIMUM SOIL BEARING: 1500 PSF

3. FOUNDATION NOTES
  - A) ALL FOUNDATION EXCAVATIONS TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL
  - C) OVER EXCAVATION OF MATERIAL SHALL BE BACKFILLED WITH CONCRETE
  - D) ALL BACKFILL AROUND FOOTINGS, BEHIND WALLS AND UNDER SLABS SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE DENSITY
  - E) INTERIOR SLABS SHALL BE UNDERLAIN WITH 6 INCHES OF AGGREGATE BASE. AGGREGATE BASE SHALL CONFORM TO STANDARD SPECIFICATIONS FOR TYPE 2, CLASS B, AGGREGATE BASE

4. REINFORCED CONCRETE
  - A) REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF IBC
  - B) ALL CONCRETE USED IN FOUNDATION AND SLABS ON GRADE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:
    - 1) FOUNDATIONS: 3,000 PSI
    - 3) INTERIOR SLABS ON GRADE: 4,000 PSI
    - 2) EXTERIOR CONCRETE EXPOSED TO WEATHER: 4,000 PSI
  - C) STRUCTURAL DESIGN BASED ON F<sub>c</sub> 2,500 PSI. THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.

- F) USE NORMAL WEIGHT CONCRETE (145 PCF) FOR ALL CONCRETE. USE TYPE II CEMENT UNLESS NOTED OTHERWISE. USE TYPE V CEMENT IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 0.2% OR MORE
- H) EXTERIOR SLABS ON GRADE SHALL CONTAIN NOT LESS THAN 5% NOR MORE THAN 6% ENTRAINED AIR
- I) WEATHER PROTECTION:
  - 1) IN HOT WEATHER, FOLLOW RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING ACT 305
  - 2) IN COLD WEATHER, FOLLOW RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING ACT 306

5. REINFORCING STEEL
  - A) ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60
  - B) WELDED WIRE MESH SHALL CONFORM TO ASTM A185, FURNISH IN FLAT SHEETS
  - C) ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE, STEM WALL VERT'S MAT BE WET SET IN FOOTING.
  - D) ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE
  - E) CONCRETE COVERAGE FOR REINFORCING STEEL SHALL BE THE CLEAR DISTANCE TO THE EXTERIOR FACE OF THE BAR AS FOLLOWS:
    - 1) FOUNDATIONS POURED AGAINST GROUND: 3 INCHES
    - 2) FORMED SURFACES EXPOSED TO GROUND OR WEATHER: 2 INCHES
    - 3) SLAB ON GRADE: AS SHOWN ON PLANS

6. MISCELLANEOUS STRUCTURAL STEEL
  - A) ALL MISCELLANEOUS STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A-36. ALL W SECTIONS SHALL CONFORM TO ASTM A572, GRADE 50
  - B) ALL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B
  - C) ALL STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B
  - D) ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS
  - E) ALL WELDING SHALL CONFORM TO CURRENT AISC AND AWS 1.1 SPECIFICATIONS, AND SHALL BE PERFORMED BY CERTIFIED WELDERS
  - F) USE E70XX ELECTRODES
  - G) ALL FOUNDATION BOLTS SHALL BE ASTM A-36 GALVANIZED ALL THREAD OR A307 UNFINISHED BOLTS
  - H) ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCASED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PRIMER PAINT

**7. WOOD FRAMING**

- A) ALL FRAMING LUMBER SHALL BE AS FOLLOWS:
- 1) TJ ..... TJ/110 SERIES OR APA PFI-400 SERIES
  - 2) PSL ..... 2.0E FB 2,900 PSI
  - 3) LVL ..... 1.9E FB 2,600 PSI
  - 4) GLB ..... 24F-V4
  - 5) APB ..... ANTHONY POWER BEAM 2.1E FB = 3,000 PSI
  - 6) 6X POST AND HEADER ..... DF #1
  - 7) 4X AND SMALLER ..... DF #2
  - 8) BEARING STUDS ..... DF OR HF #2
- INTERIOR NON BEARING STUDS AND PLATES MAY BE CONSTRUCTION GRADE MATERIAL
- B) APA RATED SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GLUE IN ACCORDANCE WITH THE REQUIREMENTS OF IBC. THE GRADE, THICKNESS AND PANEL IDENTIFICATION INDEX SHALL BE AS SHOWN ON THE DRAWINGS
- C) ALL GLUE LAMINATED BEAMS SHALL BE MARKED WITH APA/EWS TRADEMARK AND IN ACCORDANCE WITH THE PROVISIONS OF ALL IBC AND ANSI STANDARDS.
- D) ALL FRAMING CLIPS AND DEVICES SHALL BE SIMPSON "STRONG TIE" OR APPROVED EQUAL
- E) MINIMUM WALLING FOR CONNECTIONS NOT INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH IBC AND MANUFACTURE.
- F) TRUSS JOINTS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE W/ THE REQUIREMENTS OF THE MANUFACTURER

**8. CONCRETE MASONRY UNITS**

- A) CONCRETE MASONRY UNITS: ALL BLOCK SHALL CONFORM TO ASTM C90, LATEST EDITION
- B) MORTAR: MORTAR SHALL BE PROPORTIONED AS NECESSARY TO CONFORM TO THE REQUIREMENTS OF THE IBC FOR TYPE S MORTAR
- C) GROUT: GROUT SHALL HAVE A MINIMUM STRENGTH OF 2,000 PSI. CEMENT CONTENT OF THE GROUT SHALL BE INCREASED, AS NECESSARY TO ACHIEVE THE SPECIFIED MASONRY ASSEMBLY STRENGTH, EQUAL OR EXCEED THE CONCRETE MASONRY UNIT STRENGTH, PSI. ALL GROUT ADDITIVES SHALL RECEIVE THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AND BUILDING OFFICIAL
- D) ADMIXTURES: THE USE OF ADMIXTURES SHALL NOT BE PERMITTED IN MORTAR OR GROUT UNLESS SUSTAINING DATA HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER
- E) AGGREGATES: SAND FOR MORTAR SHALL CONFORM TO ASTM C144 EXCEPT THAT NOT LESS THAN 3% OF THE SAND SHALL PASS THE NUMBER 100-SIEVE
- F) WATER: WATER USED FOR MORTAR AND GROUT SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, SALTS, ALKALI, AND ORGANIC MATERIALS
- G) MIXING: PLACE THE SAND, CEMENT, AND WATER IN THE MIXER IN THAT ORDER FOR EACH BATCH OF SITE MIXED MORTAR OR GROUT AND MIX FOR A PERIOD OF AT LEAST 2 MINUTES, ADD THE LIME AND CONTINUE MIXING FOR AS LONG AS NEEDED TO SECURE A UNIFORM MASS, BUT IN NO CASE LESS THAN 10 MINUTES. RETEMPER MORTAR ONLY BY ADDING WATER INTO THE MORTAR AND THEN CAREFULLY WORKING THE WATER INTO THE MORTAR. RETEMPERING THE MORTAR BY DASHING WATER OVER THE MORTAR SHALL NOT BE PERMITTED. ANY MORTAR THAT IS UNUSED WITHIN 2 ½ HOURS OR GROUT THAT IS UNUSED WITHIN 1 ½ HOURS AFTER INITIAL MIXING SHALL BE REMOVED FROM THE WORK
- H) REQUIRED STRENGTH: THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF THE MASONRY WALL ASSEMBLAGE AT 28 DAYS SHALL BE 1,500 PSI. IN ADDITION TO ALL OTHER REQUIREMENTS, MASONRY CONSTITUENTS SHALL POSSESS THE REQUIRED PROPERTIES TO ACHIEVE THIS REQUIRED STRENGTH
- I) REINFORCEMENT: REINFORCING STEEL SHALL CONFORM TO ASTM A615. REINFORCEMENT SHALL BE FULLY EMBEDDED IN GROUT. SEE STRUCTURAL NOTES FOR SIZE, GRADE, LAP, ETC.
- J) PREPARATION: BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LANTANCE AND ALL LOOSE MATERIAL
- K) LAYING: IN PLACING MORTAR IN HEAD JOINTS, COMPLETELY COVER THE THICKNESS OF THE FACE SHELLS OF THE UNITS WITH MORTAR. LAY ALL MASONRY WITH COMMON OR RUNNING BOND. WHEN WALLS ARE ENDED TEMPORARILY, THE MASONRY UNITS SHALL NOT PROJECT IN ALTERNATE COURSES (TOOTHING) UNLESS APPROVED BY THE ENGINEER. ALL MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. THE VERTICAL ALIGNMENT SHALL BE SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED VERTICAL FLUE CONFORMING TO THE REQUIREMENTS IN THE IBC
- L) REINFORCEMENT PLACING: PLACE ALL HORIZONTAL BARS IN BOND BEAM UNITS. WHEN 2 BARS USED, STAGGER LAPS A MINIMUM OF 5'-0". VERTICAL REINFORCING SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS
- M) IMBEDDED ITEMS: ALL IMBEDDED ITEMS (BOLTS ETC.) SHALL BE SECURED IN PLACE PRIOR TO GROUTING. PROVIDE A MINIMUM OF 1" GROUT AROUND ALL BOLTS IN MASONRY
- N) GROUTING PREPARATION: CLEAN ALL CELLS AND BOND BEAMS OF EXCESSIVE MORTAR PROTRUSIONS AND OTHER DEBRIS BEFORE GROUTING
- O) GROUT POUR: MAXIMUM GROUT WITHOUT CLEANOUTS 5'-0" IN BLOCK WALLS.
- P) GROUTING WALL: ALL CELLS CONTAINING REINFORCING AND IMBEDDED ITEMS SHALL BE SOILDLY FILLED WITH GROUT
- Q) GROUT CONSOLIDATION: ALL GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION USING A LOW HEAD VELOCITY VIBRATOR FOR A FEW SECONDS IMMEDIATELY AFTER PLACING. RECONSOLIDATION BY VIBRATION MUST BE DONE AFTER THE INITIAL WATER LOSS AND BEFORE INITIAL SET
- R) CONSTRUCTION JOINTS: WHEN GROUTING IS STOPPED FOR A PERIOD OF 1 HOUR OR LONGER, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT POUR 1-1 ½ INCHES MINIMUM BELOW THE UPPERMOST UNIT, EXCEPT AT TOP OF WALL
- S) WALL CLEANING AND PROTECTION: REMOVE CONCRETE SCUM AND GROUT STAINS ON THE WALL IMMEDIATELY. AFTER THE WALL IS CONSTRUCTED, DO NOT SATURATE WITH WATER FOR CURING OR ANY OTHER PURPOSE

**9. ELECTRICAL**

ALL ELECTRICAL SHALL BE SIZED AND DESIGNED BY A LIC. ELECTRICAL CONTRACTOR AND CONFORM TO 2011 NATIONAL ELECTRICAL CODE UNLESS OTHERWISE NOTED

**10. PLUMBING**

ALL PLUMBING SHALL BE SIZED AND DESIGNED BY A LIC. PLUMBING CONTRACTOR AND CONFORM TO 2012 UNIFORM PLUMBING CODE UNLESS OTHERWISE NOTED.

**11. HEATING / REFRIGERATION**

HEATING / REFRIGERATION SHALL BE SIZED AND DESIGNED BY A LICENSED HVAC CONTRACTOR AND CONFORM TO 2012 UNIFORM MECHANICAL CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE



INV. LIC. 0667856  
 102 MCLEOD ST - YERINGTON NV. 89447 - 1-775-463-5173  
 CONTRACTOR PRIME WEST CONSTRUCTION  
 PRINT NAME JOHN E. MATTICE  
 SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

**YERINGTON ELECTRIC**

INV. LIC. A56487  
 227 NORTH MAIN ST. - YERINGTON NV. 89447 - 1-775-463-2132  
 CONTRACTOR YERINGTON ELECTRIC  
 PRINT NAME TIM DANE  
 SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

ADDRESS: 8 EAST PURSEL LANE  
 YERINGTON NV 89447  
 APN: 001-681-07  
 LOT SIZE: 78 ACRES  
 ZONE: RRS  
 FLOOD ZONE: C-0477-C  
 OCCUPANCY: R-1  
 SET BACKS: FRONT- 110'  
 BACK- 1,180'  
 SIDES- 1,000'  
 MEMBRANE SOFT: 5,000'

**SHEET INDEX**

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|-----|-------|
| 1.0 | NOTES |
| 2.0 | SITE  |
| 3.0 | PLAN  |

**1.0 NOTES**

Scale: N/A