

1. General Requirements

- A. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- B. Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing, of any discrepancies before proceeding with the work or shall be responsible for same.
- C. Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- D. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- E. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- F. If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- G. AIA General Conditions of the Contract for Construction are a part of this project.
- H. All construction is to be in compliance with the following code:  
International Residential Code (IRC) 2012 Edition
- I. This project is an Owner/Builder project wherein the Owner is performing as the Contractor. The Owner is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding this project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- J. The drawings contained on this sheet are instruments of professional service and as such are the exclusive property of the Architect. Any use or duplication of these plans without the written consent of the Architect is strictly forbidden.

2. Structural Specifications

A. General Requirements

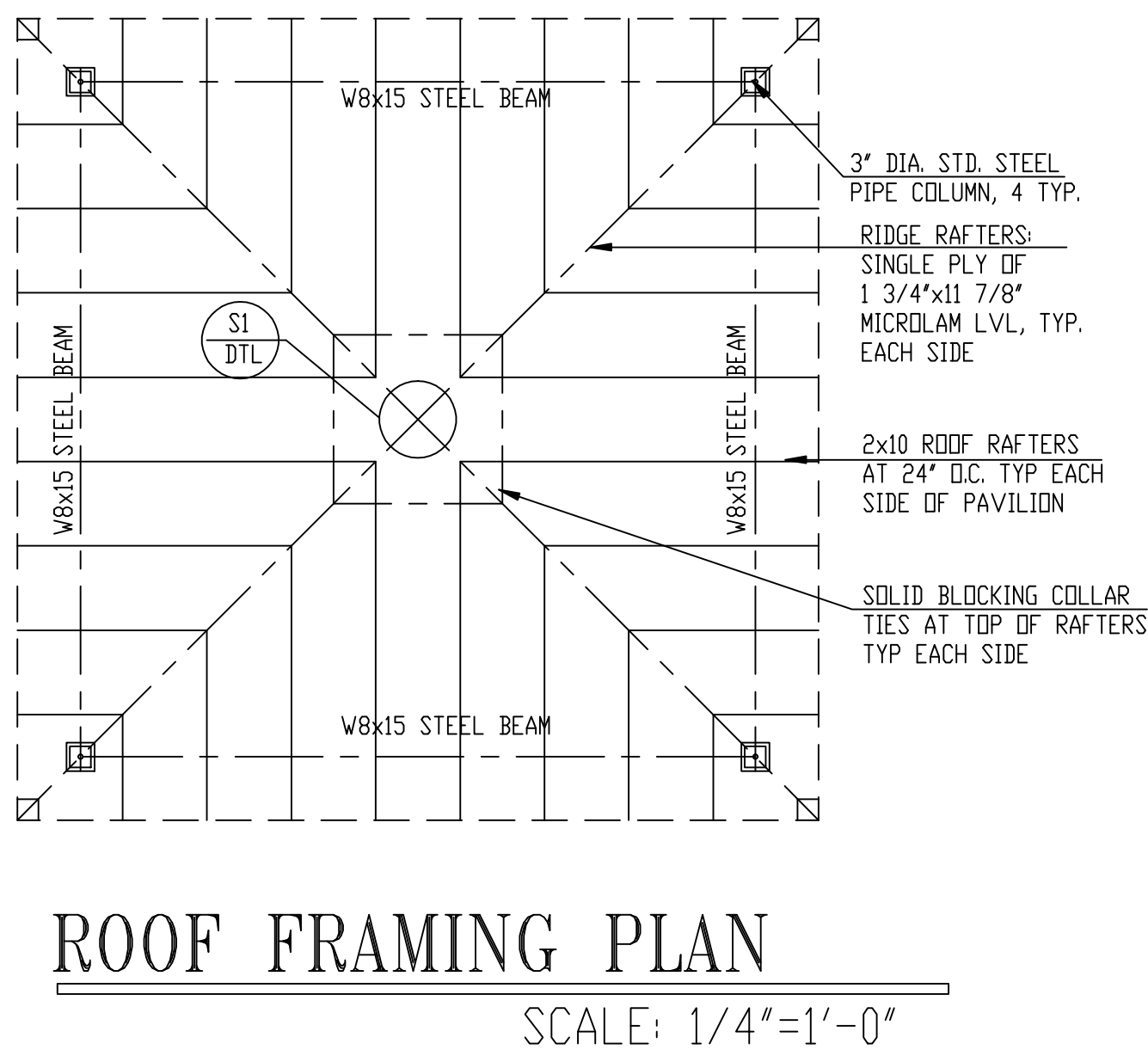
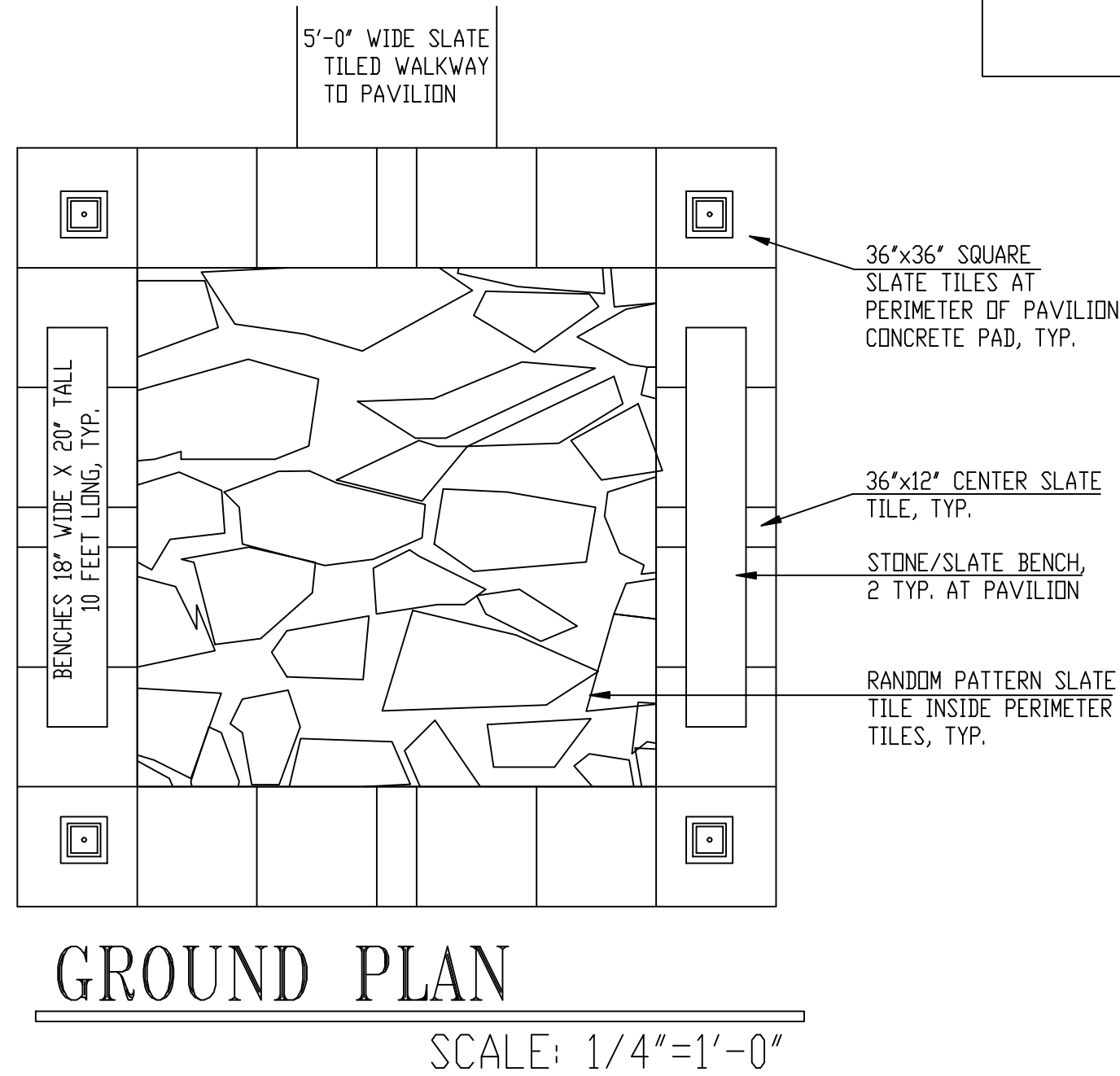
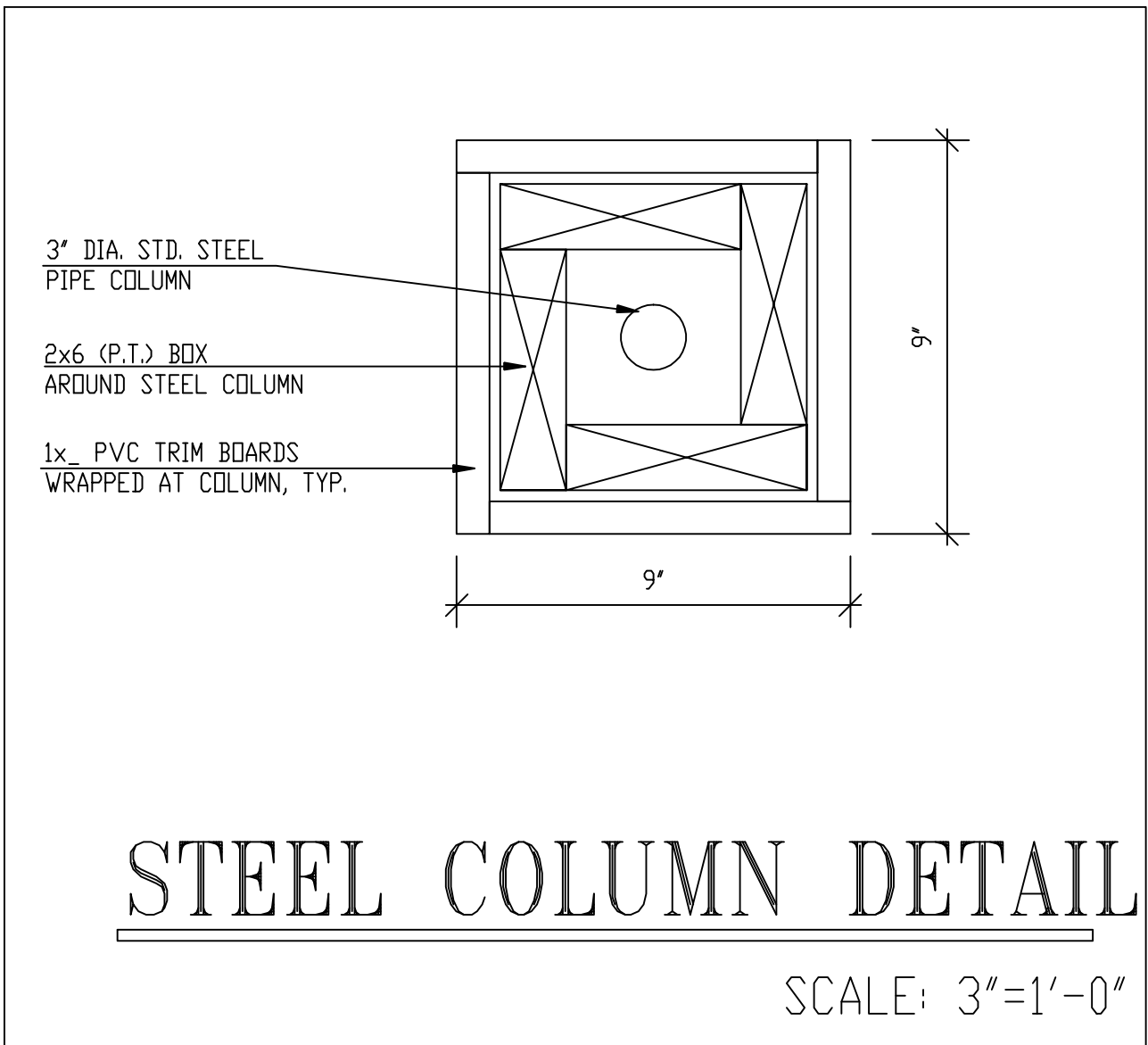
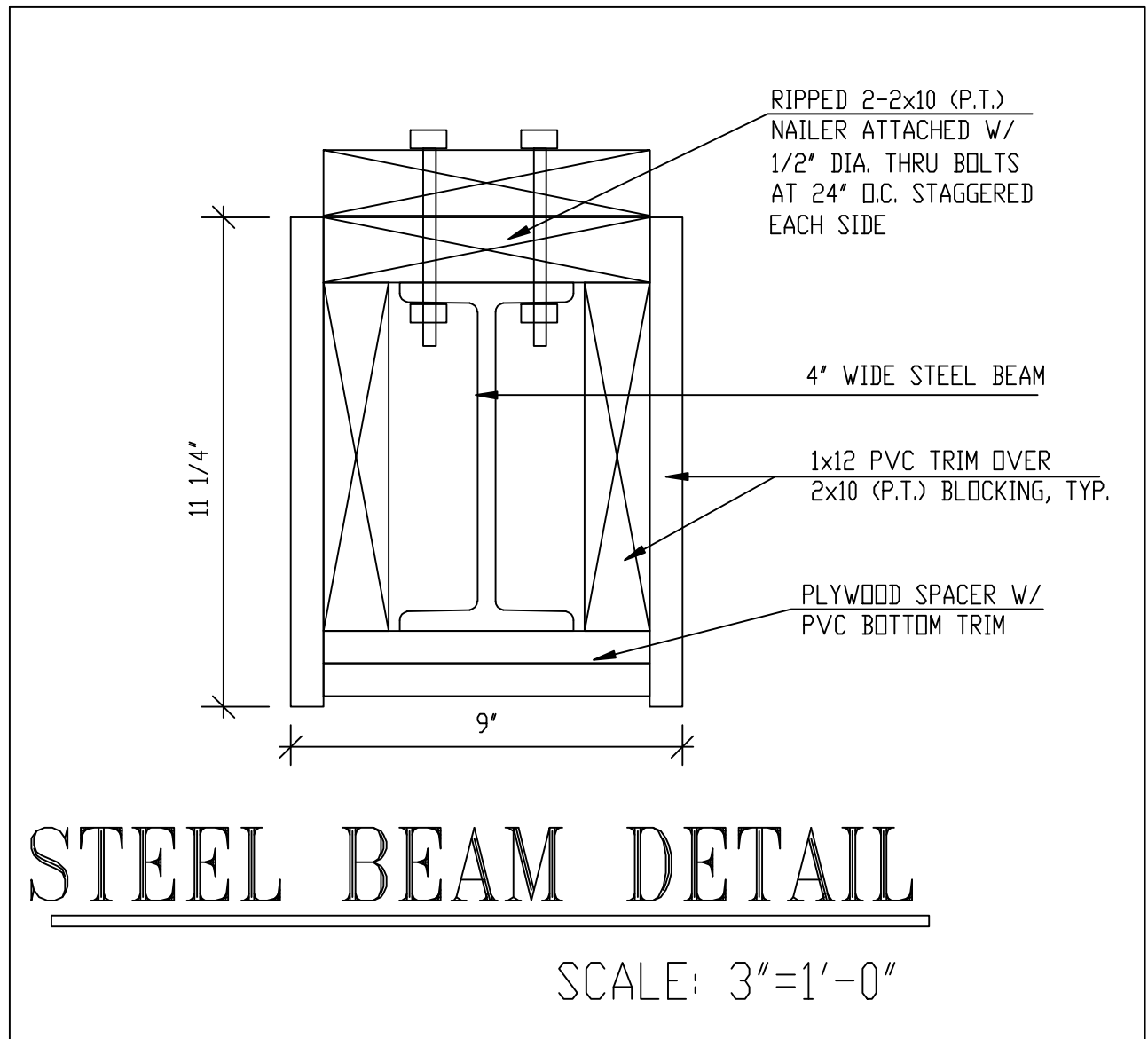
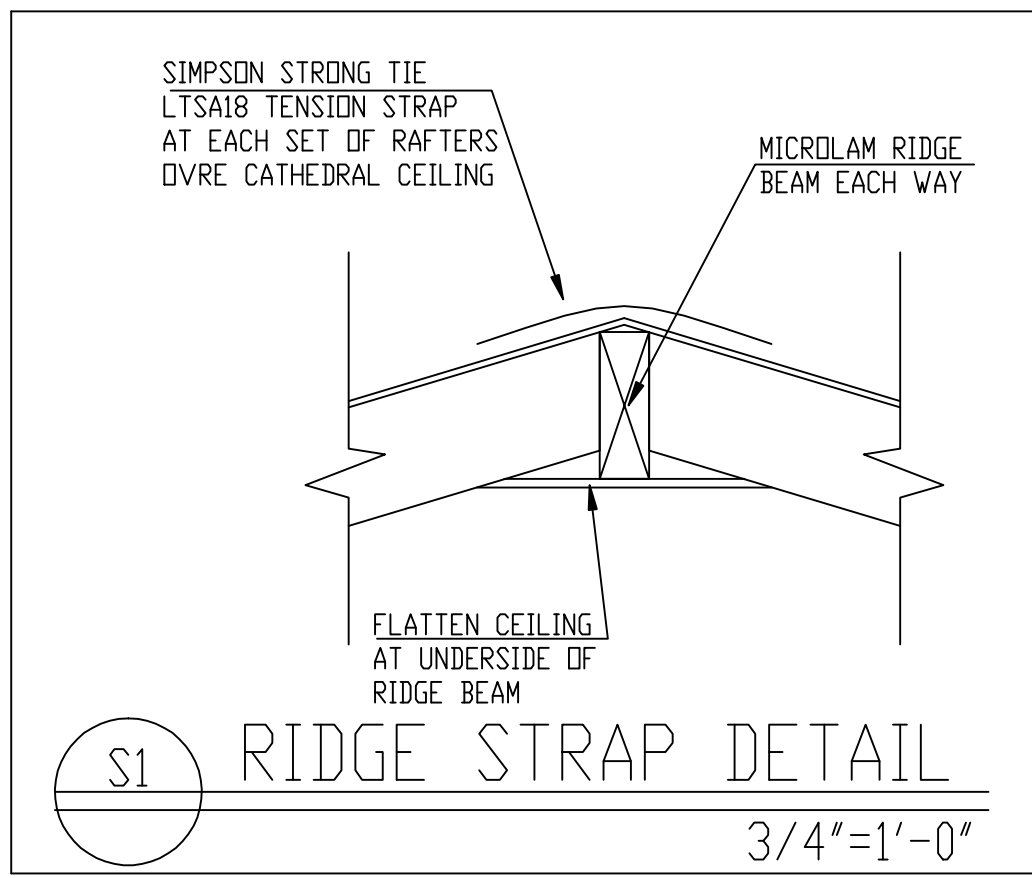
- The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
- These requirements may be superceded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to the following conditions:  
Bearing capacity: Min. 2000 psf, field verify, under all footings and slab.  
Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
- Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
- All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 16", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

B. Concrete

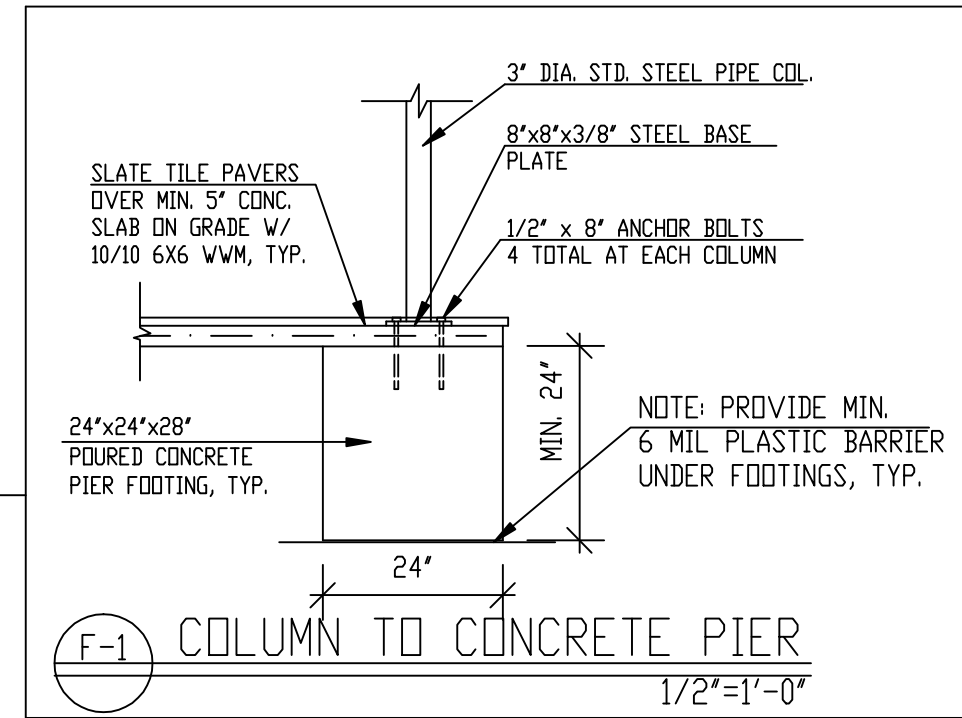
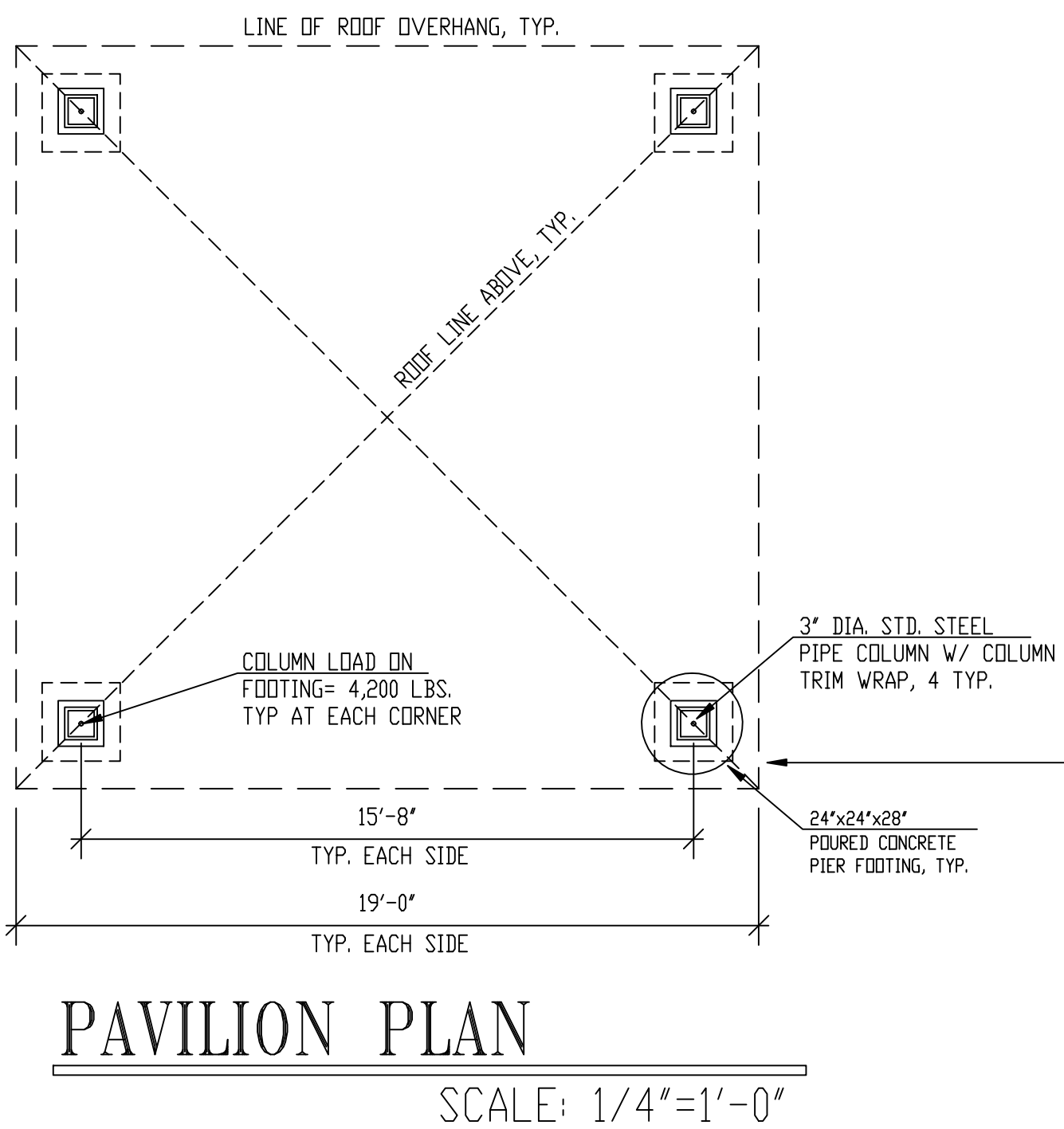
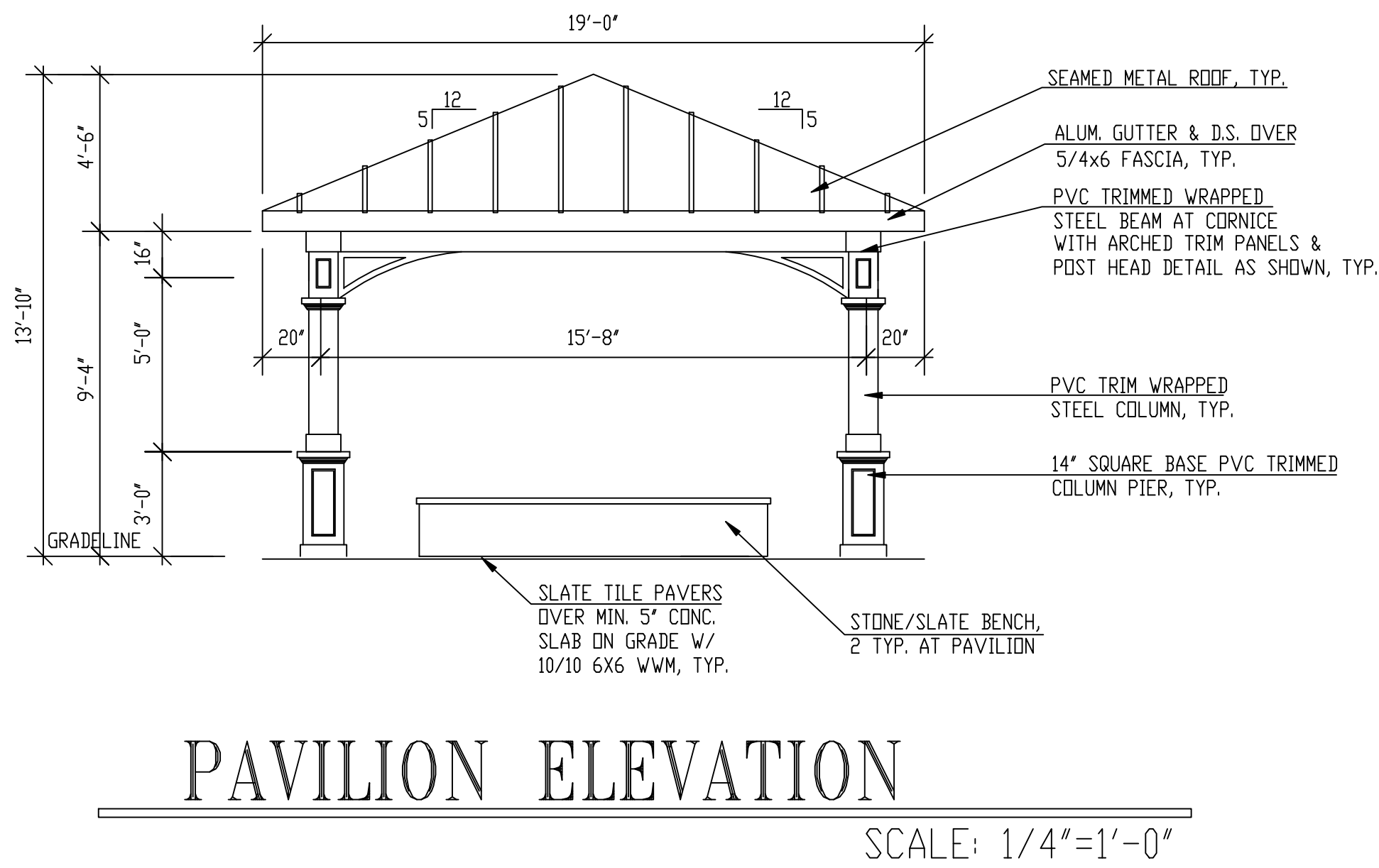
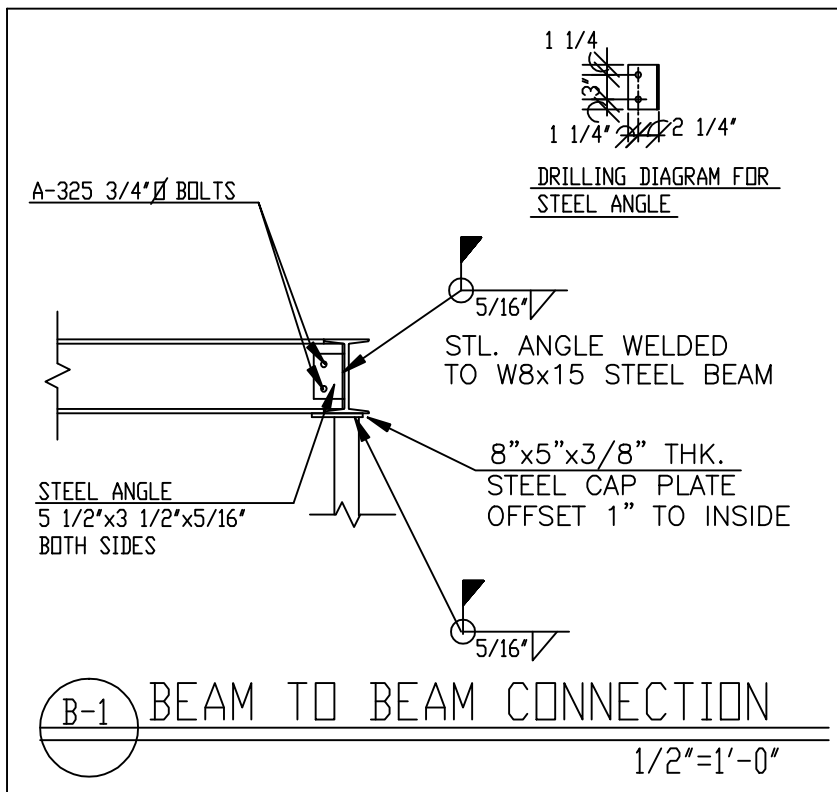
- All concrete shall attain the following 28 day compressive strengths:  
-Foundation Walls, Footings, Piers and Interior Slabs . . . 3000 psi  
-All other slabs on grade (including garage slabs) . . . 3500 psi.
- Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
- Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
- Maximum slump 5".
- All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
- Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
- All concrete work shall be in accordance with ACI 318.

C. Steel

- All structural steel specified in these documents shall conform to ASTM A-36.
- Steel pipe shall conform to ASTM A-53.
- All welds shall comply with AWS standards.
- All bolts in bolted steel connections shall conform to ASTM A-325.
- All required steel anchors straps, caps, joist hangers shall be constructed of code approved galvanized steel.
- All connections shall conform to AISC standards.



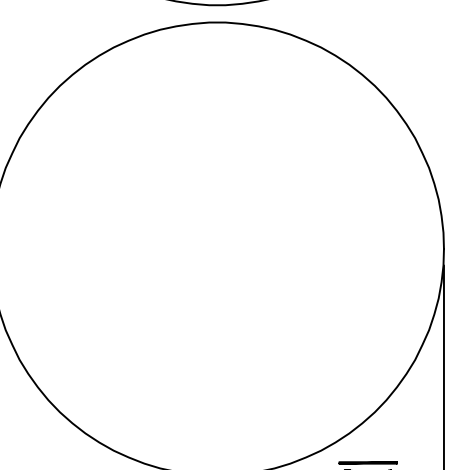
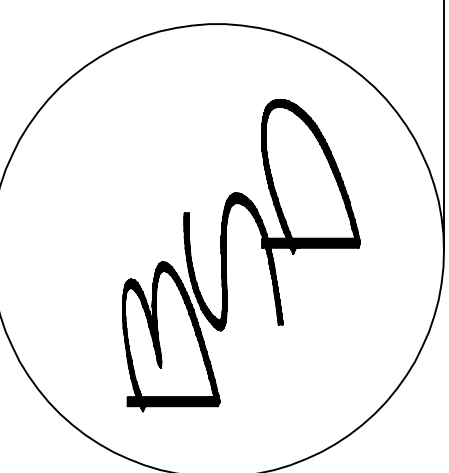
DESIGN DATA:	
ROOF:	
TRUSSES:	
LIVE LOAD:	30 PSF
DEAD LOAD:	
TOP CHORD:	7 PSF
BOTTOM CHORD:	10 PSF
SUPRA SLATE:	
TOTAL TRUSS LOAD:	47 PSF
RAFTERS:	
LIVE LOAD:	30 PSF
DEAD LOAD:	15 PSF
TOTAL RAFTER LOAD:	45 PSF



Date

CONST. SET 5/8/18

Sekas Homes, Ltd.  
Cadence on Center St.  
Open Pavilion



Battle Street Designs  
STEVEN G. ROBINSON  
LICENSED ARCHITECT  
117 Battle Street, S.W., Vienna, Virginia 22180 703-242-2521

Sheet Number

PAV