

Southwest Perspective

Legend: OmniClass# OmniClassTitle...Project notes, (references) (IBC / IRC reference).

22-0100 00 General Requirements...All work must meet the requirements of all locally adopted codes and ordinances including the Building Code (22-01 00 10) and the Accessibility Code (22-01 00 20), as well as all requirements, drawings, details, specifications and references in these construction documents.

22-0100 10 Building Code...All work must meet the requirements of the 2012 edition of the IRC.

22-01 00 20 Accessibility Code...All work must meet the requirements of the 2009 version of ANSI 119.1

22-0300 00 Administrative Requirements...Progress Meetings (22-01 31 19 23), Preliminary Closeout Review (22-01 77 13) and Final Closeout Review (22-01 77 16) shall occur according to the construction Progress Schedule (22-01 32 16). All changes subsequent to the issuance of the construction documents shall be by change-order or addendum.

22-0131 00 Project Management and Coordination...The Contractor is fully responsible for the construction and its conformance with all General Requirements (22-01 00 00) in order to be eligible for payment by the Owner. The Owner, under separate contract, may enlist the services of the Architect as a consultant to assess and confirm in writing the compliance of the work with the General Requirements (22-01 00 00). Otherwise, the Architect's liability is waived except for non-conformance of the design with applicable codes and ordinances. The presence of a representative of the Architect or Owner on the job site does not constitute approval of the work.

22-0131 13 Project Coordination...Contact Sustainable Architecture, PLLC with any questions regarding these documents or discrepancies between the design and actual conditions. All structural coordination notes are superseded by structural notes provided by the Structural Engineer.

22-0131 13 10 Dimensioning...The data given in the design documents is for design purposes only and not guaranteed to a level of accuracy suitable for construction; the Contractor shall obtain exact locations, measurements, levels, etc. at the site, and shall adapt his work to the actual site conditions -- and shall preserve the integrity of the design. Do not scale drawings. All notes and noted dimensions take precedence over scaled values, visual representations, or assumed information shown. Dimensioning guidelines are as follows: vertical dimensions are measured from finished floor elevation "FFE" -- i.e. top of slab or subfloor prior to installation of the finished floor -- unless noted otherwise, -- door frames not dimensioned are to be placed as shown: 5" from the face of stud at adjacent corners, centered along the wall length, or to match existing conditions, -- windows not elevated shall be placed vertically to have same head height as doors exterior doors taking precedence-- coordinate with the Exterior Window & Door Schedule, --stairs are dimensioned to face of nosing for riser, tread and handrail elevation dimensions, with handrails at 36"t, and guardrails at 42"t.

22-01 31 19 13 Pre-Construction Meetings...The Owner, Architect and Contractor shall have an on-site pre-construction meeting to review the contract documents and to confirm Owner, Architect and Contractor responsibilities, and schedule and fee requirements. The Owner fails to have the meeting at Owner's risk.

22-0131 19 23 Progress Meetings...The Contractor shall adhere to the construction progress schedule (22-01 32 16), and shall notify the Architect or Owner at each construction milestone (22-01 32 16) so progress meetings can occur to inspect the work, authorize payment and approve construction to proceed. Architect's assessments are only recommendations; the Owner is ultimately responsible for payment and authorization and the Architect is not a de facto mediator.

22-0131 23 Project Web Site...The Architect has created a secure web FTP server where the construction documents will reside -- including drawings, project requirements and specifications. Login access information and the contents of the server are private and shall not be shared with any party without Architect permission.

22-0132 16 Construction Progress Schedule...The construction progress schedule shall be negotiated between the Owner, Architect and Contractor, during the pre-construction meeting. It shall be coordinated with any draw schedule in place. If the project falls behind schedule, the Owner may be entitled to Contractor fee discounts as negotiated in the pre-construction meeting. The construction milestones are as follows: 1) just prior to each concrete pour, 2) at completion of exterior wall and roof framing, 3) at completion of interior framing, 4) at completion of fenestration and Weather-Resistive Barrier (36-11 21 00 07) but before finishes, 5) at completion of plumbing, mechanical, electrical and fire protection but before finishes, 6) at completion of exterior and interior finishes, 7) at completion of millwork and casework installation, 8) at preliminary closeout review (22-01 77 13), and 9) at Final Closeout Review (22-01 77 16).

22-0171 16 Acceptance of Conditions, Substitution...Substitutions, including products identified as "or equal," must be approved by the Architect. The Architect shall review any proposed changes for violations of the general requirements. The Architect may be entitled to additional design fees compensating for loss of intellectual property due to said changes. If the Contractor, Owner or their Agents explicitly after the work so that it does not conform with these Documents without the Architect's written approval, (e.g. alter the design, substitute a material or system, use a construction detail or method of attachment from what is shown) such action will relieve the Architect of any liability regarding possible subsequent failure, property damage or personal liability.

22-0177 13 Preliminary Closeout Review...Within 1 week after the preliminary closeout review progress meeting, the Architect will issue a Completion and Correction List (22-01 78 13), and establish a date for the Final Closeout Review (22-01 77 16).

22-0177 16 Final Closeout Review...At the final closeout review, the Architect will inspect against the Completion and Correction List (22-01 78 13), and if all items are handled satisfactorily a substantial-completion certificate will be issued. Closeout preparation items include but are not limited to the following procedures: 1) Remove all construction debris, scraps, material, and equipment from site. 2) All glass shall be free of all manufacturer's tags, shall be cleaned on both sides, and shall be scratch free. 3) All millwork, doors, wall materials, painted surfaces, fixtures & fittings, mechanical grilles, ductwork, etc. are to be wiped down and free of dirt or other foreign matter. 4) All ductwork shall be power brush cleaned, vacuumed, and sanitized before owner takes possession. 5) All hard and soft floor surfaces are to be cleaned per manufacturer's specifications. 6) All areas used for storage, and all travel routes to and from the Project are to be returned to their original condition at the completion of Work. Any items not required in the construction documents will be handled under separate contract between the Owner and Contractor, and the Owner-Architect contract will be considered closed.

22-0178 13 Completion and Correction List...A completion and correction list ("punch list") will list all notable items that are officially deemed a discrepancy between the project requirements and the work. All items must be resolved for the final closeout review to commence.

22-0178 13 Operation and Maintenance Data...At the final closeout review (22-01 77 13), the Contractor shall provide a file to the Owner containing manufacturer specifications, operation and maintenance instructions, and warranties for all products and systems installed by the Contractor.

22-01 00 00 General Requirements

All documents below are hereby incorporated into the Construction Documents.

Legend: OmniClass# OmniClassTitle...Project notes, (references) (IBC / IRC reference).

36-11 21 00 Product Literature

36-11 21 00 01 Specifier's Guide for Trus Joist Beams, Headers and Columns... Weyerhaeuser (www.woodbywy.com/library/ >Design & Specification >G-9000)

36-11 21 00 02 USP Connector Guide for Trus Joist Products...Weyerhaeuser requirements (http://www.woodbywy.com/library/ >Design & Specification >5036)

36-11 21 00 03 Specifier Guide...TrimJoist (http://www.trimjoist.com/2008Guide.pdf)

36-11 21 00 04 Architectural Design Manual (online)...Pella "Impervia" windows and French doors (http://professional.pella.com/ adm >Pella Brand>Pella Impervia), (http://professional.pella.com/installation-systems/residential)

36-11 21 00 05 CertainTeed Shingle Applicator's Manual...CertainTeed (http://www.certainteed.com/resources/Landmarkinstall.pdf)

36-11 29 13 Professional Practice Guides and Standards

36-11 29 13 01 Details for Conventional Wood Construction...American Forest & Paper Association (https://www.cochise.az.gov/ sites/default/files/community_development/BSDRef%20AFPA%20-%20Conventional%20Wood%20Frame%20Construction %20Details.pdf)

36-11 29 13 02 PS 2-10 Performance Standard for Wood-Based Structural-Use Panels...APA Engineered Wood Association (http:// shop.iccsafe.org/ps-2-10-performance-standard-for-wood-based-structural-use-panels-download-2.html)

36-11 29 13 03 E305 Engineered Wood Construction Guide...APA Engineered Wood Association (http://shop.iccsafe.org/apa-e30-engineered-wood-construction-guide-download.html)

36-11 29 13 04 Moisture protection of exterior walls, an installer's guide...National Association of Homebuilders (NAHB) Research Center (http://www.nahb.org/~media/sites/NAHB/DUPLICATE/A_M_DUPS/FinalNAHB_brochure_731200821042PM.ashx?la=en)

36-11 29 13 05 National Gypsum Construction Guide...National Gypsum Company (http://www.nationalgypsum.com/RESOURCES/ construction-guide/NGCConstGuide.pdf)

36-11 29 13 06 Architectural Woodwork Standards...Architectural Woodworking Institute (http://eggsgindustries.com/wp-content/ uploads/pdf/AWS-Editiion-2.pdf)

36-11 29 13 07 "KERDI" shower system...Schulter Systems (http://www.schluter.com/schluter-us/en_US/Shower-System/KERDI-SHOWER-KIT/Schluter%20AE-KERDI-SHOWER-KIT/p/KERDI-SHOWER-KIT)

36-11 00 00 General References

Site Plan

SCALE: 1"=100'

Legend: OmniClass# OmniClassTitle...Project notes, (references) (IBC / IRC reference).

21-07 Sitework...Sitework consists of site preparation (20-07 10), site improvements (20-07 20), liquid and gas site utilities (21-07 30) and electrical site improvements (21-07 40).

21-07 10 Site Preparation...Site preparation consists of site clearing (21-07 10 10) and site earthwork (21-07 10 70).

21-07 10 10 Site Clearing...Site clearing consists of earth stripping and stockpiling (21-07 10 10 50).

21-07 10 10 50 Earth Stripping and Stockpiling...Minimize the area of earth stripping to within and around the building pad perimeter and minimal area necessary for access. Remove only those trees smaller than 2" diameter. Protect existing landscaping.

21-07 10 70 Site Earthwork...Site earthwork consists of grading (21-07 10 70 10), excavation and fill (21-07 10 70 10), and erosion and sedimentation controls (21-07 10 70 10).

21-07 10 70 10 Grading...Grade the site as indicated in the civil plan to accommodate the storm drainage system (21-07 30 30).

21-07 10 70 20 Excavation and Fill...The building pad consists of moistened virgin earth or engineered fill as specified, compacted to 95% of maximum Proctor density to achieve a minimum load bearing value of 1500psi for residential loading. If such values are not achieved, a soils report is required. In the absence of a soils report, all Architect liability for foundation issues or failures is waived. Excavate the minimum area necessary to establish the building pad. Preserve and protect all adjacent landscaping unless removal is authorized by the Owner. At the perimeter of the building pad, slope up the line of excavation at 1:1 to meet existing grade above, backfill with a layer of sand and gravel inside to achieve a slope of 12:1. Backfill with Owner-selected gravel inside that line ensuring a minimum of 6" clearance to finish floor elevation. Extend gravel bed out beyond all eave drip lines while maintaining positive slope away from the building. Excavation for site plumbing shall be per IRC. (P2604)

21-07 10 70 35 Erosion and Sedimentation Controls...Provide silt fencing at the site contour indicated on the civil plan.

21-07 20 site improvements...Site improvements consist of pedestrian pavement (21-07 20 30), site development (21-07 20 60) and landscaping (21-07 20 80).

21-07 20 60 Site Development...Site development consists of retaining walls (21-07 20 60 60).

21-07 20 60 60 Retaining Walls...Where slopes of 4:1 are not sufficient to traverse the distance between critical site elements, retaining walls (36-11 21 00 11) are required.

21-07 20 80 Landscaping...Prior to landscaping, all construction debris shall be disposed of off-site unless, at owner's request, it is to be salvaged in a site-constructed enclosure at Owner expense. Excavation soil shall be retained and redistributed neatly prior to landscaping. Landscaping adjacent to the finished structure for minimum 2' out shall consist of gravel-beds with positive slope away in all directions with plantings restricted to planter boxes. Termitte prevention systems (22-31 31 16 16, 1/A2.01) shall be provided in that zone. Outside that zone, landscaping must be coordinated with the owner to provide complete ground-cover and associated irrigation (21-07 10 30 10 50). Xeriscaping (36-11 43 00 01) is recommended.

21-07 30 Liquid and Gas Site Utilities...The Contractor is responsible for the natural gas connection. (Chp. 24)

21-07 30 10 Water Utilities...The Contractor is responsible for the domestic water connection. (Chp. 26)

21-07 30 10 50 Site Irrigation Water Distribution...The site irrigation is system to be designed under separate contract upon request by the Owner. Rainwater harvesting is recommended.

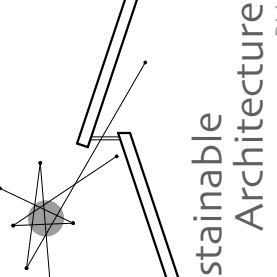
21-07 30 20 20 Sanitary Sewerage Piping...The Contractor is responsible for the sanitary sewerage piping and all site connections (21-04 20 20), (Chp. 30-32)

21-07 30 30 Storm Drainage System...Use gutters and downspouts at all eaves to match existing.

21-07 30 30 30 Culverts, Swales, French Drains...Provide swales and French drains as required to ensure positive drainage from all areas of the site to off-site stormwater systems.

21-07 00 Sitework

project number: 3831101	Construction Documents	Issue: 8/3/22
Appendix:		



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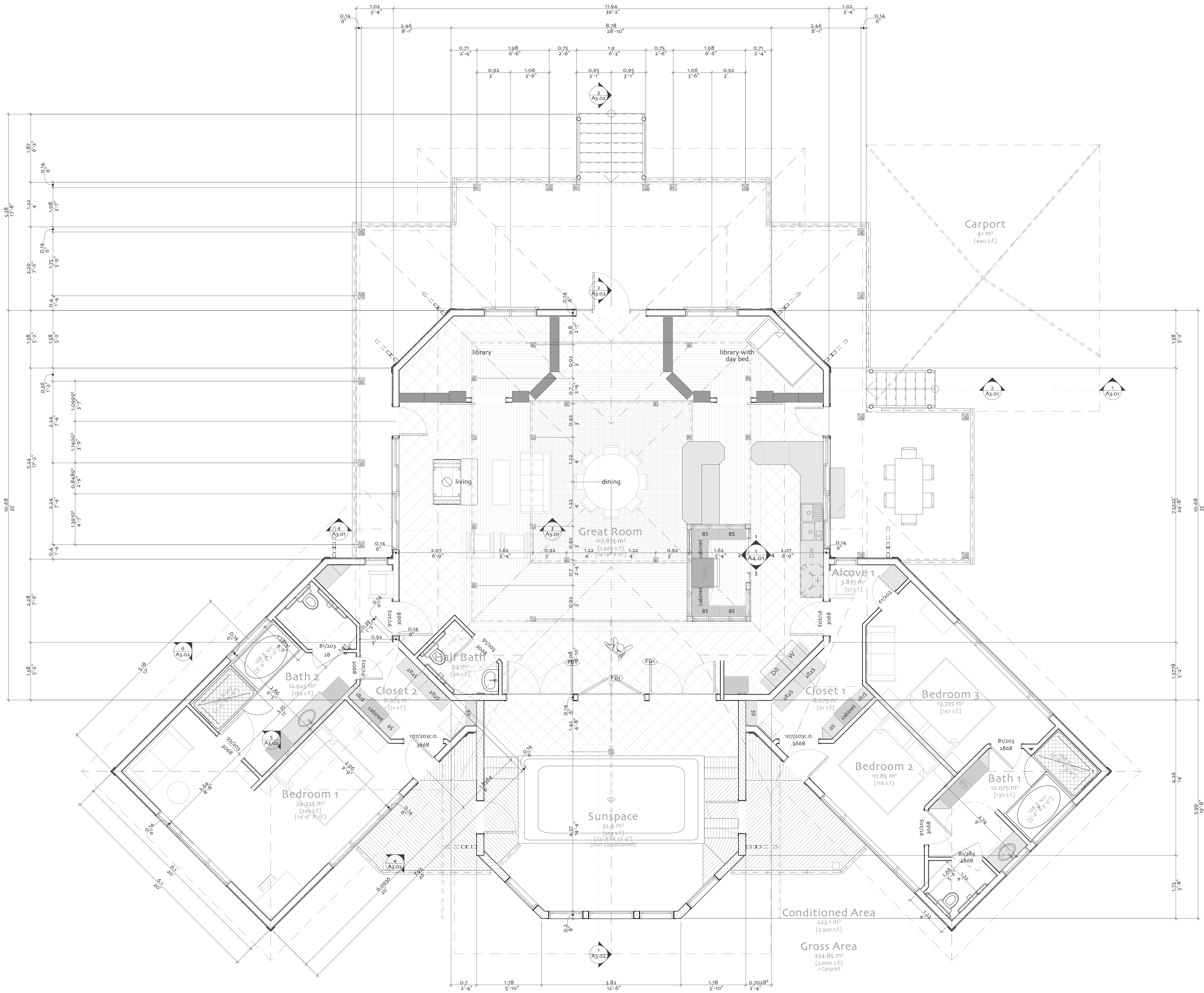
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De La Paz residence
4229 Old Ferry Road
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Site Plan and
General
Information

C1.01



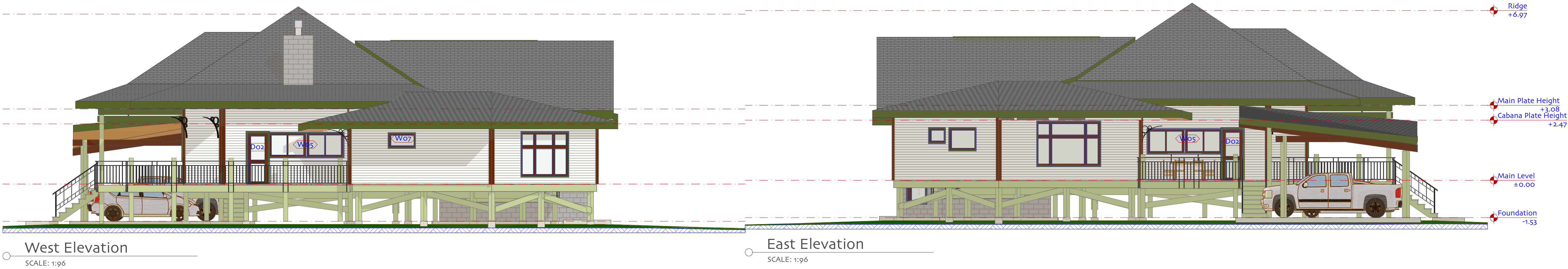
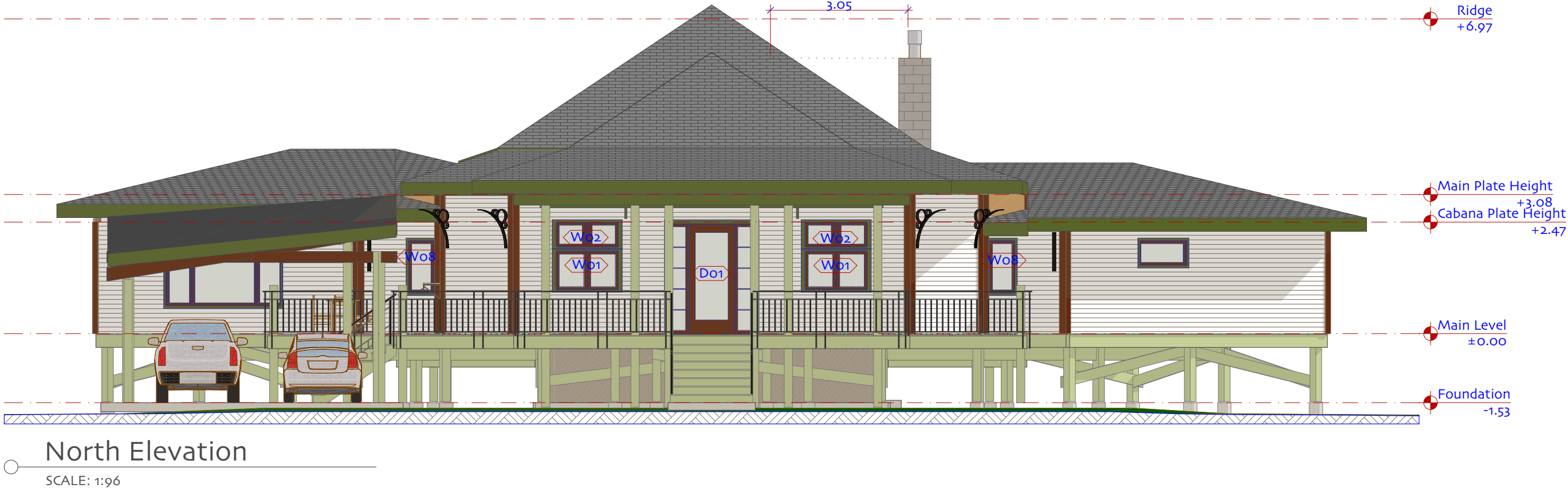
Main Level
SCALE: 1:48

Notes	dimensions, fiberglass entrance door	dimensions, fiberglass entrance	dimensions, fiberglass entrance	dimensions, fiberglass entrance	between Great Room and Sunspace	double casement	picture	picture flanked by 3' wide casements	picture	picture
ID	Wo3	Wo3	Wo4	Wo4	Wo4	Wo5	Wo6			
2D Symbol										
Elevation										
Nominal Size or R.O.	4'-1 1/16" x 5'-0 1/2"	4'-1 1/16" x 6'-0 1/2"	12'-1" x 6'-0 1/2"	12'-1" x 6'-0 1/2"	9' x 6'-0 1/2"	10'-1" x 3'-4 1/2"	3'-7" x 4'-0 1/2"			
Unit Dimensions	---	---	---	---	---	---	---			
Notes	picture flanked by 3' wide casements	picture flanked by 3' wide casements		picture flanked by 3' wide awnings	picture flanked by 3' wide awnings	XOOX glider	picture			

ID	Wo7	Wo7	Wo7	Wo8
2D Symbol				
Elevation				
Nominal Size or R.O.	3'-1 1/4" x 2'-0 15/16"	5'-1 1/4" x 3'-0 3/4"	5'-1" x 2'-0 1/2"	2'-1" x 4'-0 1/2"
Unit Dimensions	---	---	---	---
Notes			picture flanked by 3' wide awnings	casement

4

Door and Window Legend

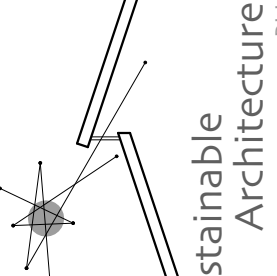


project number: 3831101

Construction Documents

Issue: 8/3/22

Addenda:

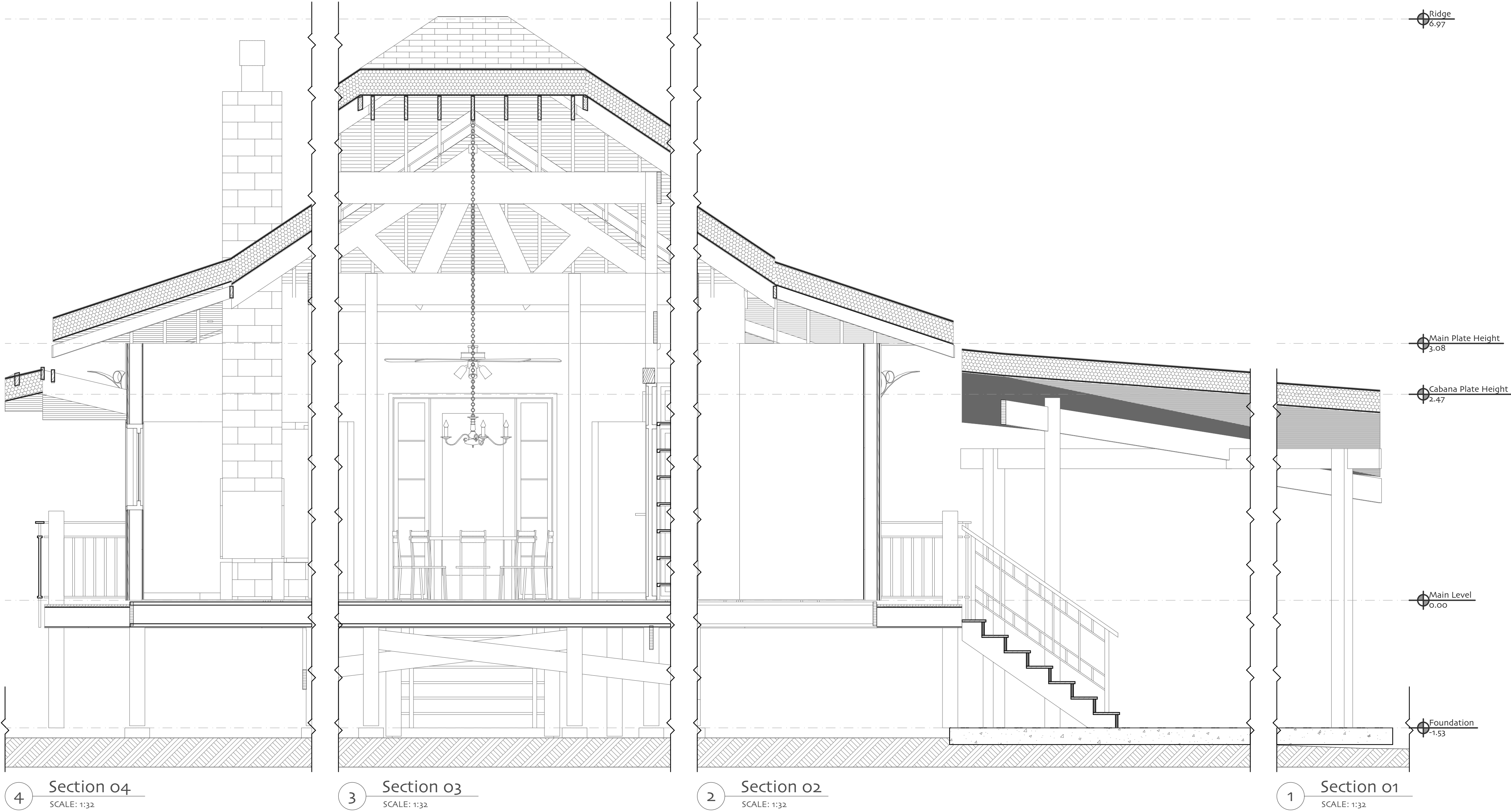
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Exterior

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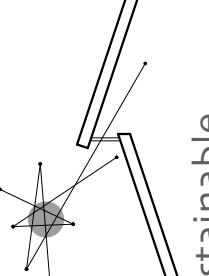
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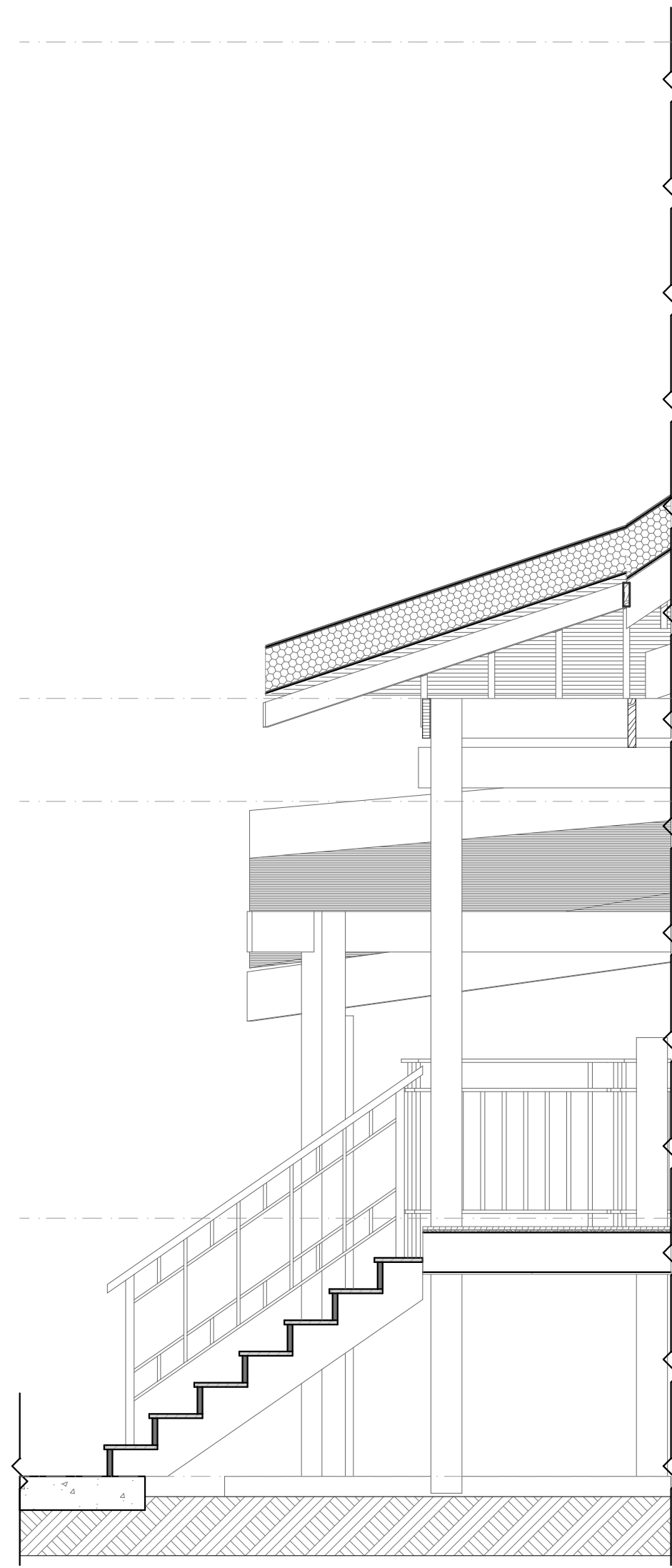
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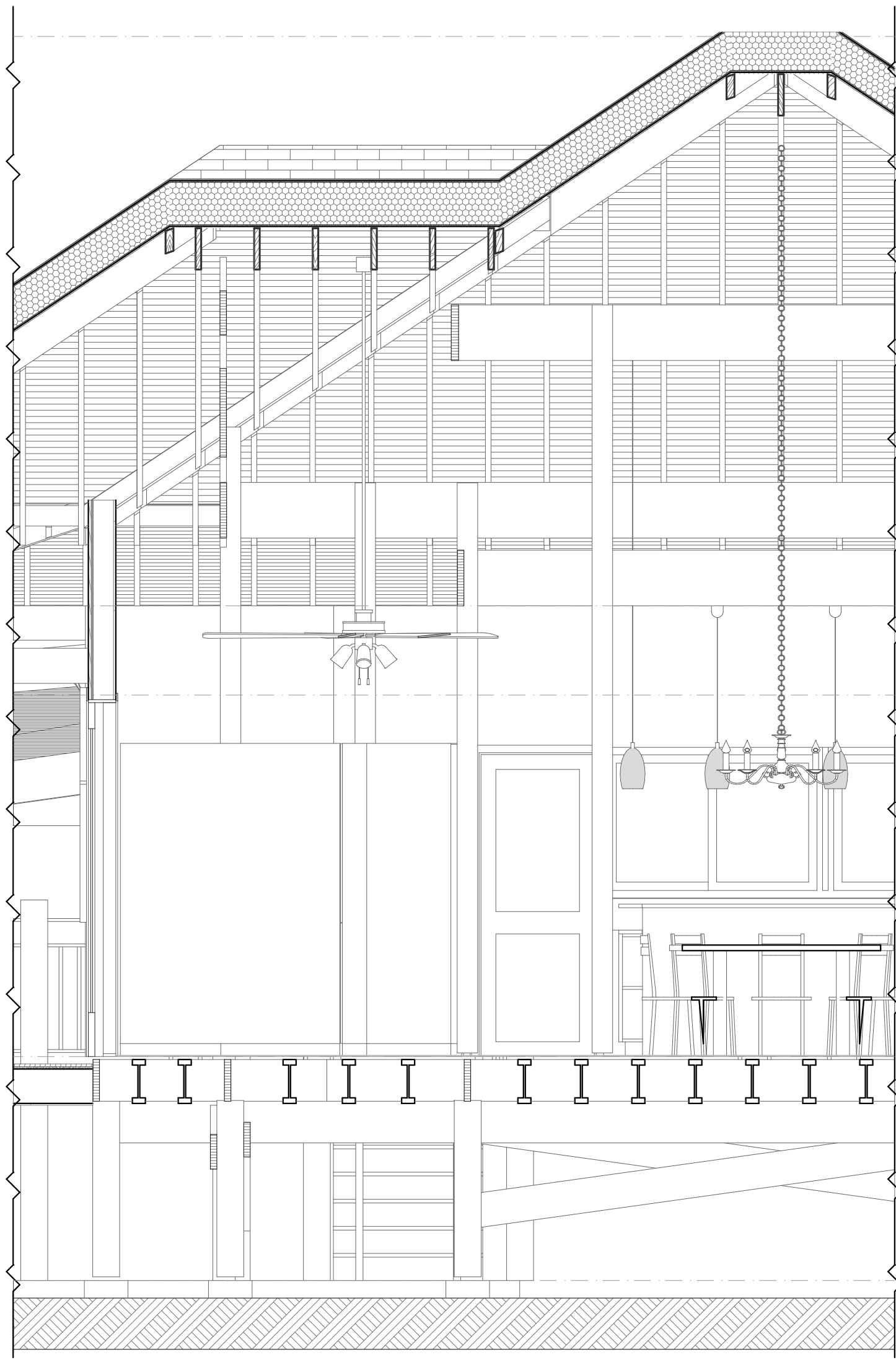
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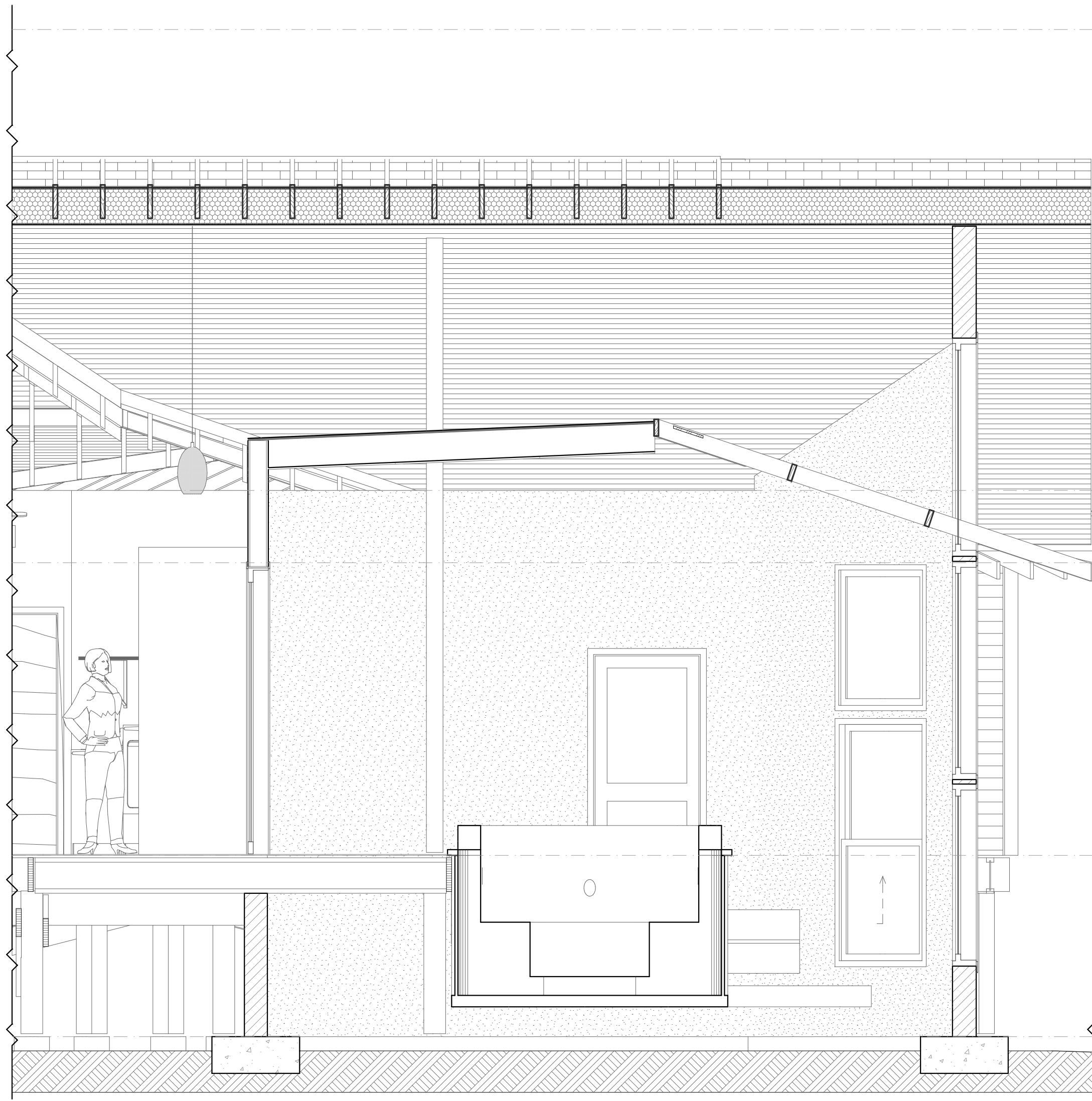
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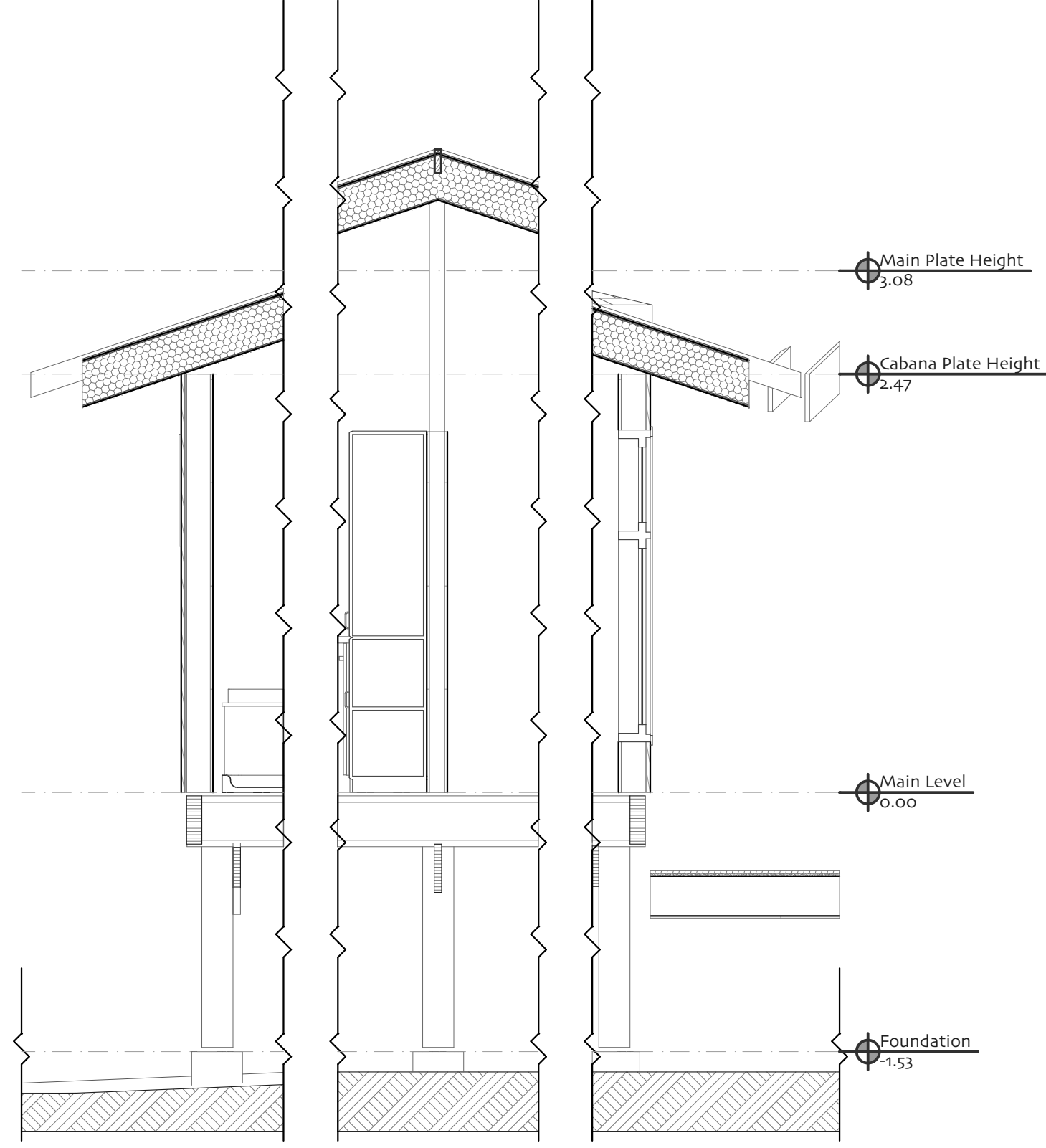
3 Section 07
SCALE: 1:32



2 Section 06
SCALE: 1:32



1 Section 05
SCALE: 1:32



6 Section 10
SCALE: 1:32

5 Section 09
SCALE: 1:32

4 Section 08
SCALE: 1:32

OmniClass# OmniClassTitle...Project notes. (references) (IBC / IRC references).

21-03 00 Interiors...Interiors consist of Interior Partitions (21-03 10 10), Interior Doors (21-03 10 30), Tile Flooring (21-03 20 30 20), Painting (22-09 91), Interior finish carpentry (22-06 20 23), Millwork (22-06 22), and Toilet Accessories (22-10 28 13).

21-03 10 10 Interior Partitions...Interior Partitions shall meet all requirements of Gypsum Board Assemblies (22-09 29) and Rough Carpentry (22-06 10). See Assembly Types, 1/A1 on for lumber grade.

21-03 10 30 Interior Doors...Install interior doors with maximum 1/8" clearance at top and sides, and 1/4" clearance at bottom. Doors shall have an allowable warp tolerance of 6mm (1/4"). All 4 corners are to be square and the hypotenuse measurements must be within 1/8" of each other. Shim to ensure frames are plumb and level.

21-03 20 30 Tile Flooring...Size, color and texture of all tile is to be as selected by Owner. Static coefficient of friction for all tile shall be minimum 0.6 and 0.8 for sloped surfaces wet. Ceramic tile areas to receive painted wood base; porcelain tile to receive porcelain tile cove base. Concrete beneath subfloor is to be clean and dust free, cured, flat and level. Roll-in showers are to be constructed using Kerdi pan system (36-11 29 13 07) or equal. Verify plumbing and other services are located properly before performing work. Use organic adhesive Type I in all areas exposed to prolonged moisture. Use tile manufacturer-recommended mortar bed materials, mortar bond coat materials, grout, sealant, cleavage membrane, waterproofing membranes and backer board as required. Install tile to manufacturer recommended tolerances. For floors, install per TCA Handbook method F11 with cleavage membrane lapped 2" in all directions; mortar bed thickness is 1 1/4 to 2 inches; standard grout. At tiled shower stall receptors install per method B415, mortar bed floor; and W244, thin set over cementitious backer unit walls. At bathtub surrounds install per method B412, over cementitious backer units with waterproofing membrane. Thoroughly clean all surfaces after installation; remove wayward grout. Provide an additional 2% of each product type to Owner.

22-09 91 Painting...Interior paint shall be latex based, zero VOC paint. A primer and one finished coat is required (unless pre-primed). Luon doors require two primer coats. Finish shall be semi-gloss for all walls; gloss for all paint grade trim, posts and post wraps, exposed beams or beam wraps, millwork and doors; flat for ceilings. Stain grade posts or beams, 6-panel doors and millwork shall receive 2 coats of semi-transparent stain, alkyd or oil resin base. Submit 2 extra gallons of each paint and color.

22-09 29 Gypsum Board Assemblies...Gypsum Board shall be regular 13mm (1/2"), except board shall be moisture resistant extending 2 feet in all directions from all wet areas. Material Standard for Gypsum Board Finish is ASTM C1396. Finish standard is C840 and GAI6 Level 4. Joint treatment shall be 3 coat system with paper or fiberglass tape complying with ASTM C474 and C840. There shall be not more than 2mm (1/16") difference in true plane at joints between adjacent boards before finishing and not more than 3mm per 2.5m (1/8":10') deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work. After finishing, joints shall not be visible. Install boards vertically. Do not allow butt-to-butt joints or joints that do not fall over framing members. Repair surface defects (36-11 29 13 05, pages 101 through 105).

22-06 10 00 Rough Carpentry...Interior ceilings are to be constructed according to Gypsum Board Assemblies (22-09 29). Lumber is to be stamped with American Softwood Lumber Standard and inspection agency stamps DOC PS 20. Product standard for plywood: DOC PS 1, APA PRP-108. All carpentry to be level and plumb, all door and window installations shimmied to level and plumb. All lumber must be FSC certified. Fastening requirements are per (T.R602.10(1)). Provide blocking for Toilet Accessories (22-10 28 13) and Millwork (22-06 22).

22-06 20 23 Interior Finish Carpentry...Interior finish carpentry including wood base, door casing, window stool and aprons, crown moulding at the top of millwork, and crown moulding at the top of all wall partitions where there is no ceiling is to meet AWI standards, custom grade (36-11 29 13 06).

22-06 20 23 01 Interior Finish Carpentry, balcony balustrade...Install guardrail balustrade to match existing stair railing. Top rail at 915mm (36") AFF and bottom horizontal rails are to match existing bottom stair rail. The guard rail at 107cm (42") AFF is to be the profiled rail matching the top rail of the existing stair railing.

22-06 20 23 02 Interior Finish Carpentry, wood stair and balcony edge...Remove carpet from stair. Finish stair with AWI custom grade stained wood stair. Trim out stringer and edges of balcony with stain-grade 1x8 to match new beam in between Kitchen and Living Room. Trim out edges of existing roof to match where demolished for new clerestory dormer. Run trim around foyer to match balcony edge at same elevation.

22-06 22 Millwork...Millwork consists of site-fabricated, site-built Owner-selected fixed furnishings. Millwork is to be AWI custom grade (36-11 29 13 06), universal design for potential wheelchair accessibility. All countertops are to be at 864mm (34") AFF. Sink cabinets are to be fabricated with potential for removal of front for future wheelchair forward-approach knee space under-sink plumbing insulated. Bath vanities are to be maximum 21-inches deep. The cooktop controls are to be along side the burners rather than beyond. The pantry cabinet and base cabinets are to have internal or external drawers or pull-out racks at Owner request.

21-05 10 20 30 Casework...Casework consists of fully finished shop-built fixed furnishings installed and trimmed out by the Contractor. Unless approved by Owner, all fixed furnishings, "built-ins," including kitchen cabinetry and bath vanities, and other Owner-requested built-ins via change-order, are to be Millwork (22-06 22).

22-10 28 13 Toilet Accessories...Toilet Accessories including at a minimum towel bars and hooks, toilet paper dispensers, bathroom mirrors, and optional wall-mounted soap dispensers and soap dishes are as selected by the Owner and installed by the Contractor. Provide grab bars at shower and toilet in Master Bathroom. All mounting heights and clearances are per the latest ANSI 117.1.

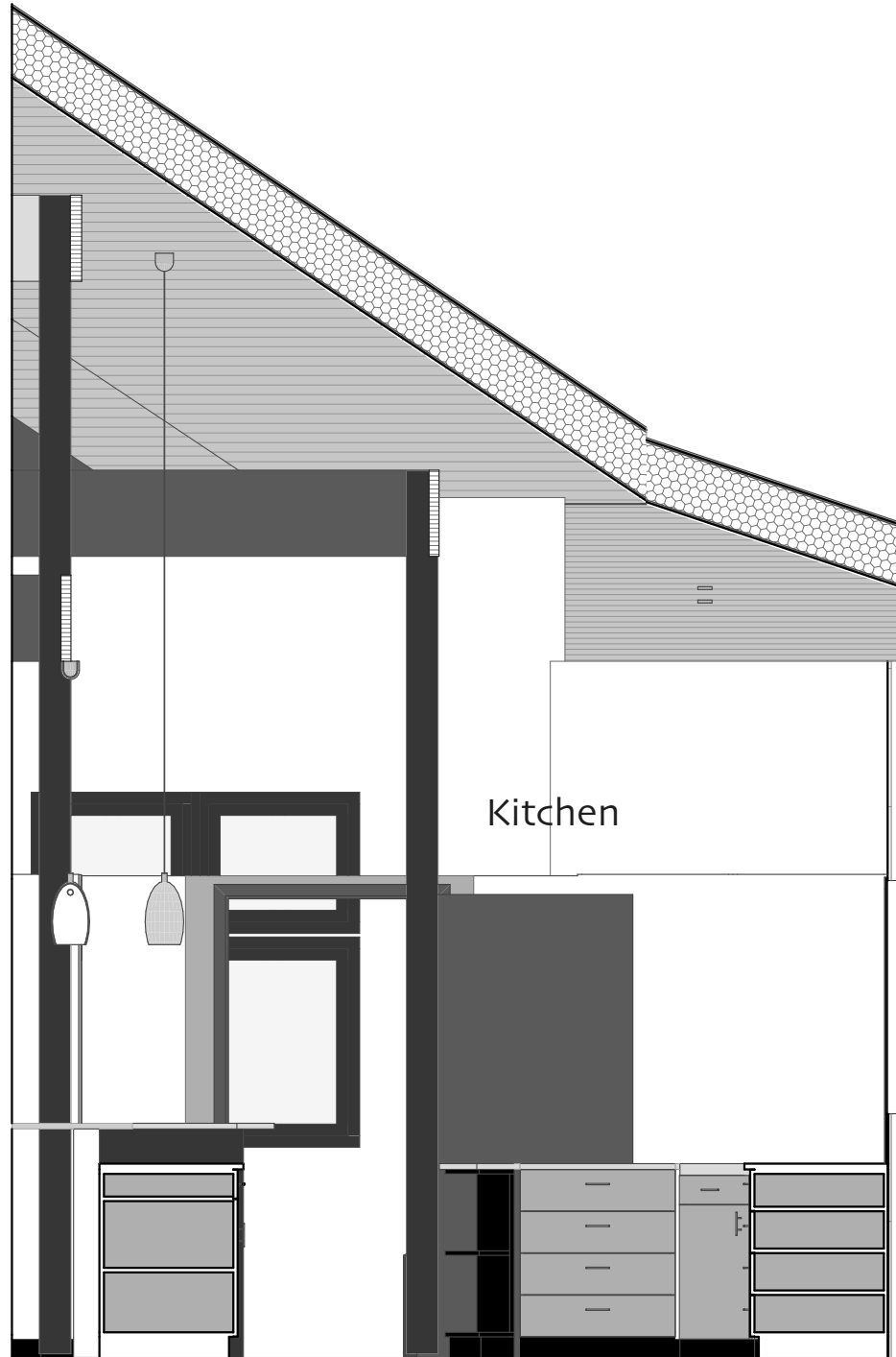
5 21-03 00 Interiors



View 5, Interior Perspective



2 Great Room W
SCALE: 1:32



1 Great Room N
SCALE: 1:32

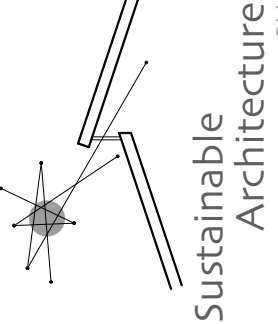


3 Great Room S
SCALE: 1:32



4 Great Room E
SCALE: 1:32

project number: 383101	Addenda:	Construction Documents	issue: 8/3/22



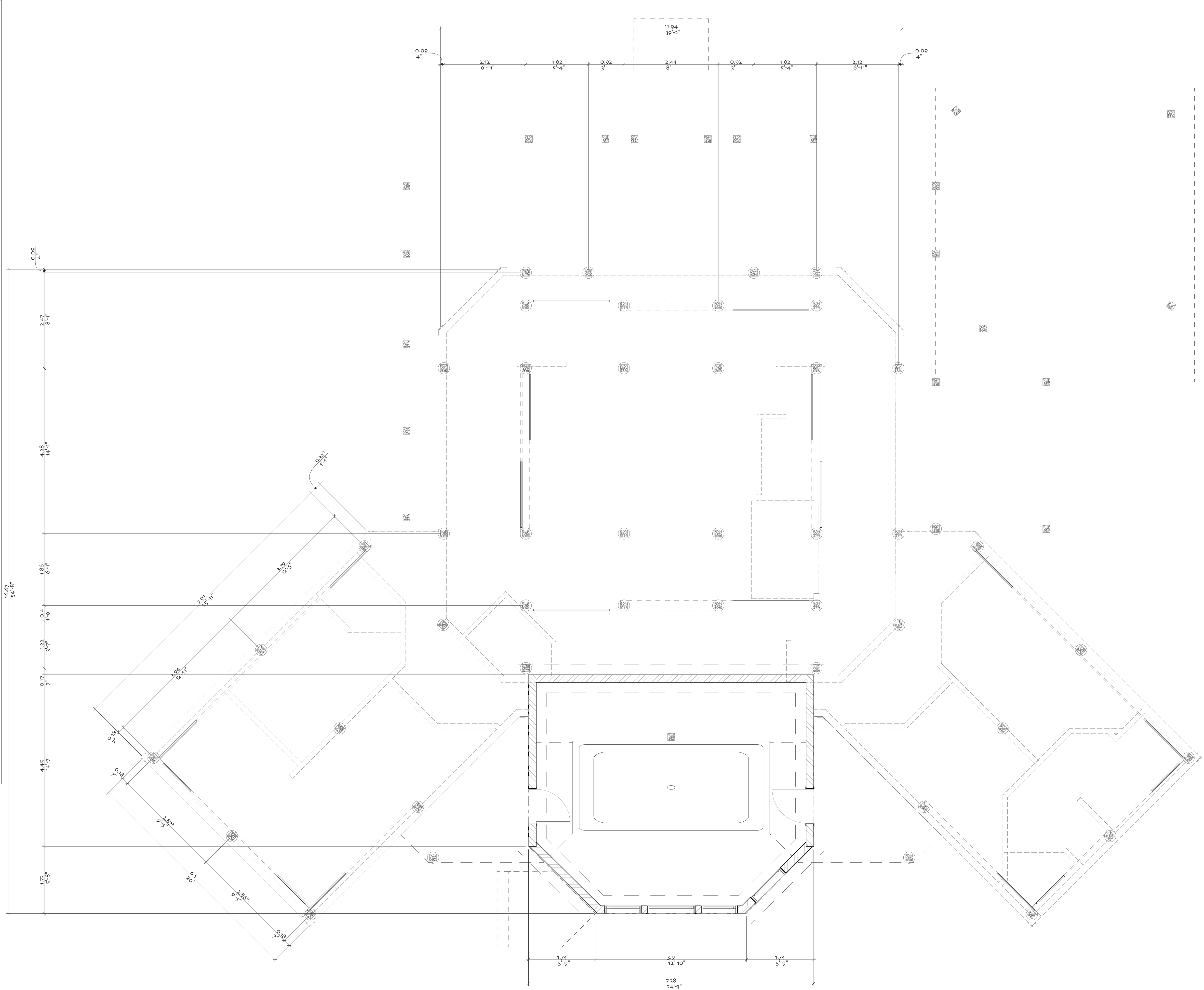
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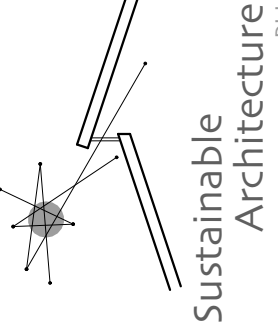
OmniClass# OmniClassTitle...
Project notes including (references). {IBC / IRC reference}
21-01 10 Foundations...
Foundations consist of Standard Foundations (21-01 10 10).
21-01 10 10 Standard Foundations...
Standard Foundations consist of Wall Foundations (21-01 10 10 10) and Column Foundations (21-01 10 10 30). Assumed soil capacity is 1500psf. Minimum rebar cover on bottoms and sides of all foundations is 76mm [3"]
21-01 10 10 10 Linear Foundations...
Linear Foundations consist of Strip Footings (21-01 10 10 20) and Turned Down Slab Edges (21-01 10 10 40 40).
21-01 10 10 20 Strip Footings...
The bottom of all footings shall be at the elevation listed on the foundation plan, or a minimum of 31cm [12"] below undisturbed ground, whichever is lower. The tops of the footings must be level, and the bottom cannot exceed a 10-percent slope; footings shall be stepped when this is unavoidable. (R403.1.3.2)
21-01 10 10 21 strip footing, 1-story lightweight construction...
31cmW x 20cmD [12" x 8"] with (1) #3 bar.
21-01 10 10 22 strip footing, 1-story masonry veneer construction...
31cmW x 25cmD [12" x 10"] with (1) #4 bar.
21-01 10 10 23 strip footing, 1-story mass construction...
41cmW x 25cmD [16" x 10"] with (1) #3 bar top and bottom.
21-01 10 10 24 strip footing, 2-story lightweight construction...
38cmW x 25cmD [15" x 10"] with (1) #3 bar top and bottom.
21-01 10 10 25 strip footing, 2-story veneer construction...
53cmW x 31cmD [21" x 12"] with (1) #4 bar top and bottom.
21-01 10 10 26 strip footing, 2-story mass construction...
74cmW x 31cmD [29" x 12"] with (1) #4 bar top and bottom.
21-01 10 10 27 strip footing, 3-story lightweight construction...
58cmW x 31cmD [23" x 12"] with (1) #4 bar top and bottom.
21-01 10 10 28 strip footing, 3-story veneer construction...
81cmW x 31cmD [32" x 12"] with (1) #4 bar top and bottom.
21-01 10 10 29 strip footing, 3-story mass construction...
107cmW x 31cmD [42" x 12"] with (1) #4 bar top and bottom.
21-01 10 10 30 Strip Footing for Walls for Subgrade Enclosure...
Reinforcement shall be (1) #4 bar placed 10cm [4"] from the bottom and tied to Wall for Subgrade Enclosure (21-01 20 10) reinforcement.
21-01 10 10 33 strip footing for Walls for Subgrade Enclosure, 1-story...
41cmW x 25cmD [16" x 10"]
21-01 10 10 36 strip footing for Walls for Subgrade Enclosure, 2-story...
74cmW x 31cmD [29" x 12"]
21-01 10 10 39 strip footing for Walls for Subgrade Enclosure, 3-story...
107cmW x 31cmD [42" x 12"]
21-01 10 10 40 turned down slab edge...
Pour turned down slab edges along with the slab so the top of footing is level with the top of slab. Tie top steel to slab steel.
21-01 10 10 41-40 turned down slab edge sizing and reinforcement...
Use sizing and reinforcement specified for corresponding strip footing (i.e. for 21-01 10 10 10 42, see 21-01 10 10 10 22). See building sections for beam cross section.
21-01 10 10 60 thickened slab...
Pour thickened slab along with the slab so the top of footing is level with the top of slab. Tie top steel to slab steel.
21-01 10 10 61-69 thickened slab sizing and reinforcement...
Use sizing and reinforcement specified for corresponding strip footing (i.e. for 21-01 10 10 62, see 21-01 10 10 10 22). See building sections for beam cross section.
21-01 10 10 30 Column Footings...
Column Footings consist of Spread Footings (21-01 10 10 30 10) and Piers (21-01 10 10 30 40).
21-01 10 10 30 10 Spread Footings...
Concrete Spread Footings are 31cm [12"] thick with #4 bars [12"] on center each way at bottom 1/3 depth and top 1/3 depth. Where footing is integral with a slab, the top of footing is the top of slab; tie top steel to slab steel. Where columns or posts occur on concrete, set column zinc-coated post base using epoxy-set anchor bolts or drilled "red heads".
21-01 10 10 30 40 Piers...
Provide professionally certified "Piertech" drilled augured piers, or engineered concrete piers where shown on foundation plan. For deck posts on zinc-coated 25mm [1"] stand-off base, concrete piers are to be 8" diameter, elevated 15cm [6"] above grade and extending to 92cm [36"] below grade.
21-01 20 Subgrade Enclosures...
Subgrade Enclosures include Walls for Subgrade Enclosures (21-01 20 10).
21-01 20 10 Walls for Subgrade Enclosure...
Walls for Subgrade Enclosure may be ICF knee walls (21-01 20 11) or concrete masonry knee walls (21-01 20 12). Horizontal reinforcement shall be a minimum of one continuous #4 bar placed 92cm [36"] on center vertically within (1) bar located within 31cm [12"] of the top of the wall. Vertical reinforcement shall be #4 bars @ 122cm [48"oc] extending downward to 76mm [3"] clear of the bottom of the footing with a standard hook, and have specified sill anchorage (21-01 20 30).
21-01 20 11 Walls for Subgrade Enclosure... ICF Knee Walls...
Install insulated concrete form (ICF) crawlspace walls to meet all requirements found in Logix ICF manual (36-11 21 00 01). ICF Foundation Wall shall be 16cm [6 1/4"] core minimum unless noted otherwise in the assembly types legend. Concrete shall have a compressive strength of 2,500f.c. Maximum slump shall not be greater than 15cm [6"] and maximum aggregate should be less than 19mm [3/4"]. Foundation walls must extend above finished ground a minimum 15cm [6"]. Install vapor retarder (21-01 40 90 20).
21-01 20 12 CMU / Cast-In-Place Concrete Walls for Subgrade Enclosure...
Concrete masonry unit (CMU) wall shall be nominal 8-inch minimum unless noted otherwise in the assembly types legend, fully grouted. Concrete shall have a compressive strength of 2,500f.c. Maximum slump shall not be greater than 15cm [6"] and maximum aggregate 19mm [3/4"]. Foundation walls must extend above finished ground a minimum 15cm [6"]. Install Vapor Retarder (21-01 40 90 20) and Perimeter Insulation (21-01 40 90 10).
21-01 20 30 Sill Anchorage...
The project is in seismic zone D-o and thus shall have treated 2X sill plates anchored to the top of the concrete wall with anchor bolts @ 122cm [48"] on center minimum and located not more than 7 bolt diameters, or 9cm [3 1/2"], from each end. Anchor bolts shall be minimum 19mm [1/2"] diameter and shall extend 18cm [7"] into the foundation wall. Plate washers shall be installed between the sill plate and the nut, and are to be 6mm X 76mm [229" X 3"] with maximum 17mm [11/16"] hole diameter; a slotted hole is permitted up to 45mm [1 3/4"] in length. Provide Termite Shield (21-01 40 90 30).
21-01 40 Slab On Grade...
Slab On Grade shall be minimum 10cm [4"] thick with a compressive strength of 3000f.c over Vapor Retarder (21-01 40 90 20) and granular mat. Interior concrete to be stained with saw-cut joints at 120cm [4"] on center both directions or to have Owner-selected floor finish. Provide sawcut joints every 2.5m [10'] on center at all exterior slabs.
21-01 40 90 10 Perimeter Insulation...
Provide R4.5 polystyrene insulation to the exterior face of encapsulated crawlspace walls and at the outside top and exterior face of all at-grade Turned Down Slab Edges (21-01 10 10 10 41) and extending out 31cm [1"] horizontally. Tyvek-tape all seams. For basement or crawlspace walls are adjacent to occupy-able space provide R6+ polyisocyanurate insulation as part of the Waterproofing (21-01 40 90 30) system.
21-01 40 90 20 Vapor Retarder...
Vapor Retarder shall be a 6-mil polyethylene with joints lapped minimum 15cm [6"] above all grade conditions beneath all construction. Retarder shall extend up the interior face of all encapsulated crawlspace walls and under the sill but over the Termite Shield (21-01 40 90 30).
21-01 40 90 30 Waterproofing...
Where basement or crawlspace walls are adjacent to occupy-able space, including root cellars and underground storm shelters, apply "Carlisle" waterproofing system to exterior below grade surfaces by consisting of: primer 702wb, membrane 860, R6+ insulation and protection board 620o, or as recommended by Carlisle. Follow all manufacturer's instructions. Provide "waterstop-RX" or equal gasket at center line of footing and base of wall.
21-01 40 90 30 Termite Shield...
Sill plates shall be protected against decay and termites with formed metal flashing installed beneath the vapor retarder and extending out 25mm [1"].
21-01 60 Water and Gas Mitigation...
Water and Gas Mitigation consists of Foundation Underdrain (21-01 60 10 10).
21-01 60 10 10 Foundation Underdrain...
Surround the lowest extent of the foundation with 4" diameter "sock pipe" placed above the outside top face of the footing in a bedding of graded gravel 19mm [3/4"] to 13mm [1/2"]. Ensure positive slope into swales or an off-site drainage system.
21-01 60 20 10 Radon Mitigation...
Consult the home insurance provider prior to construction and notify the Architect of any additional requirements.

21-01 00 Substructure



Foundation
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Addenda:		



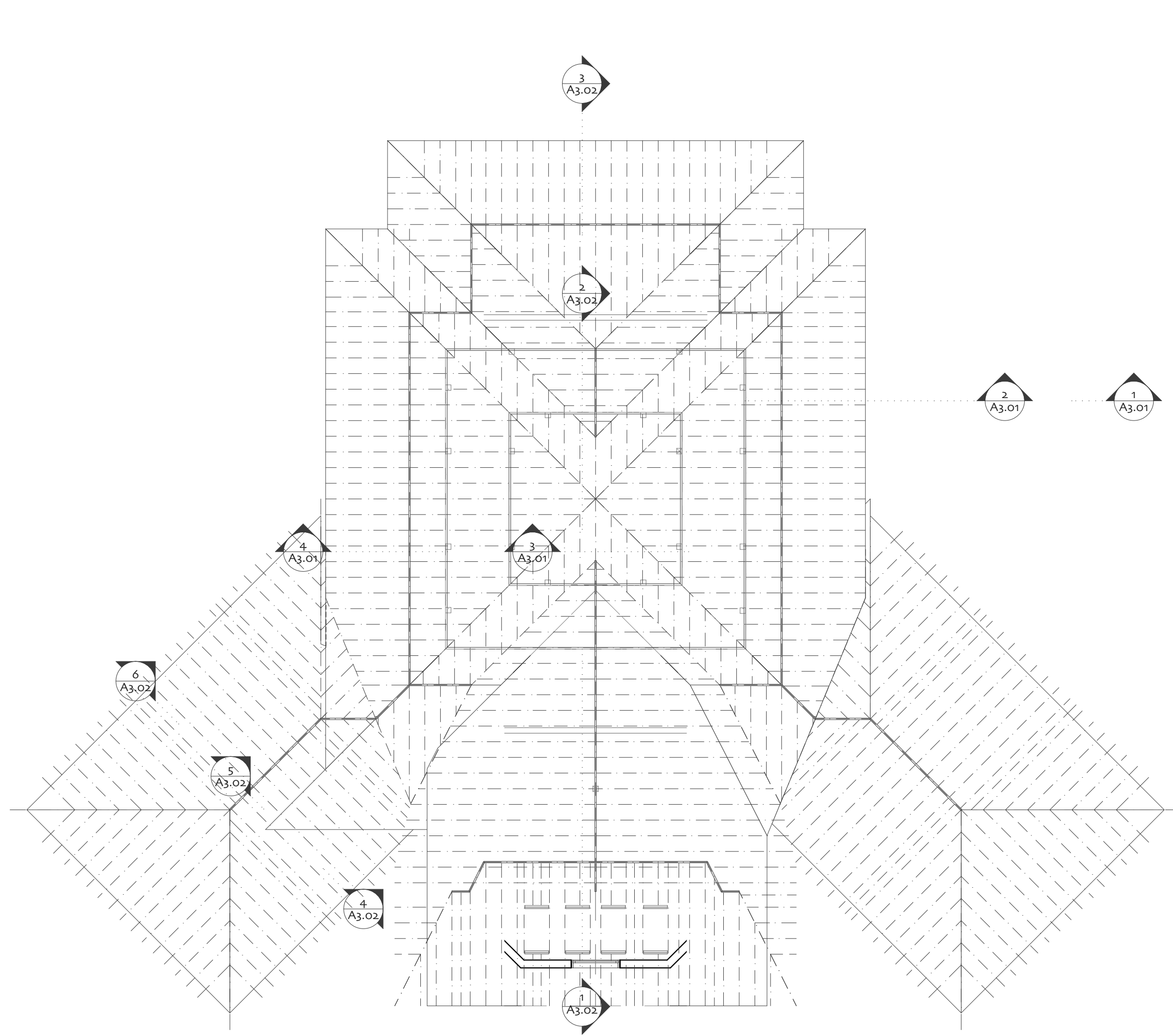
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Foundation

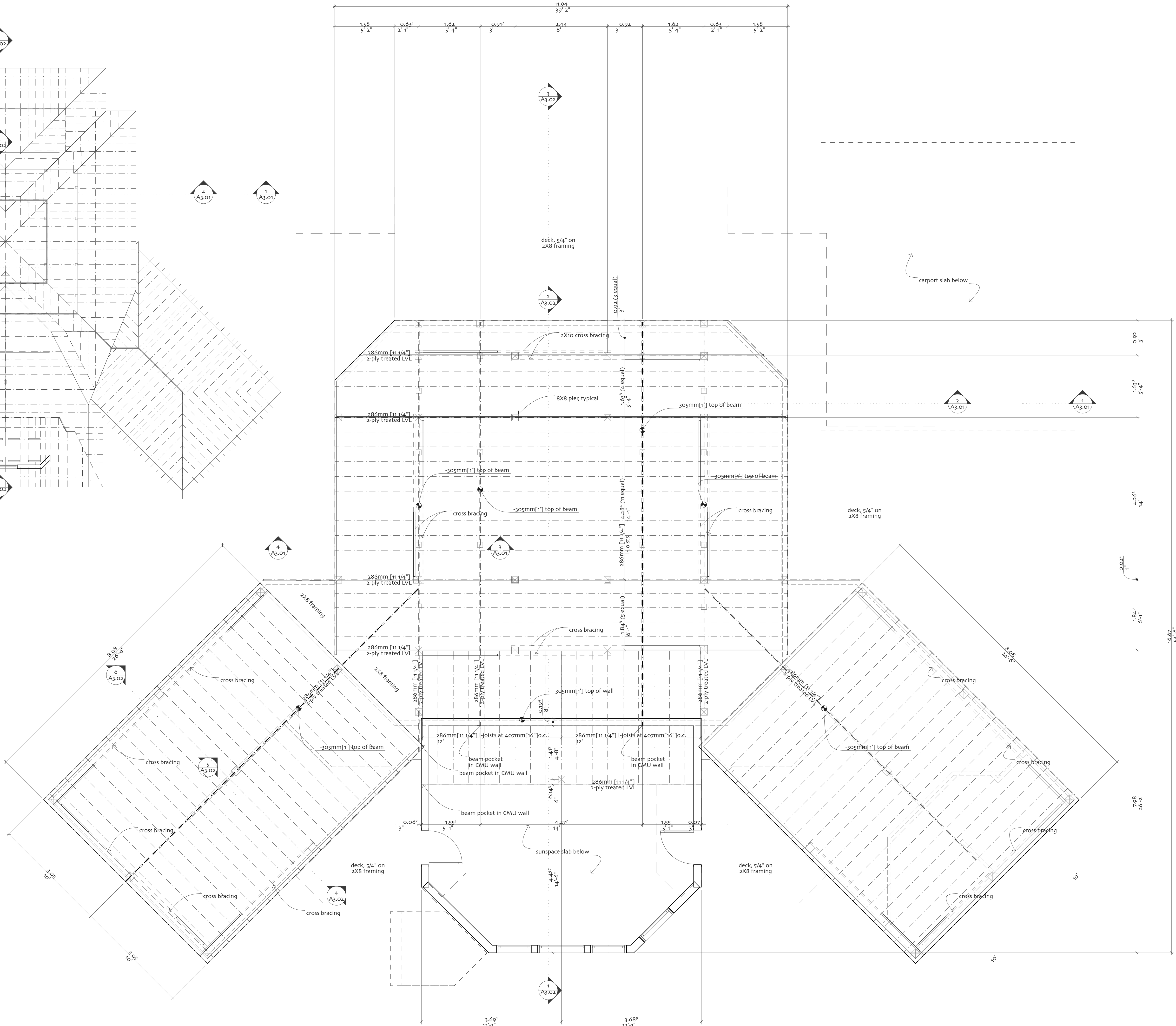
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Roof Framing Plan

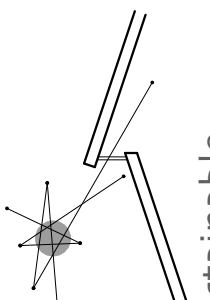
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Main Level Framing

SCALE: 1:48

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