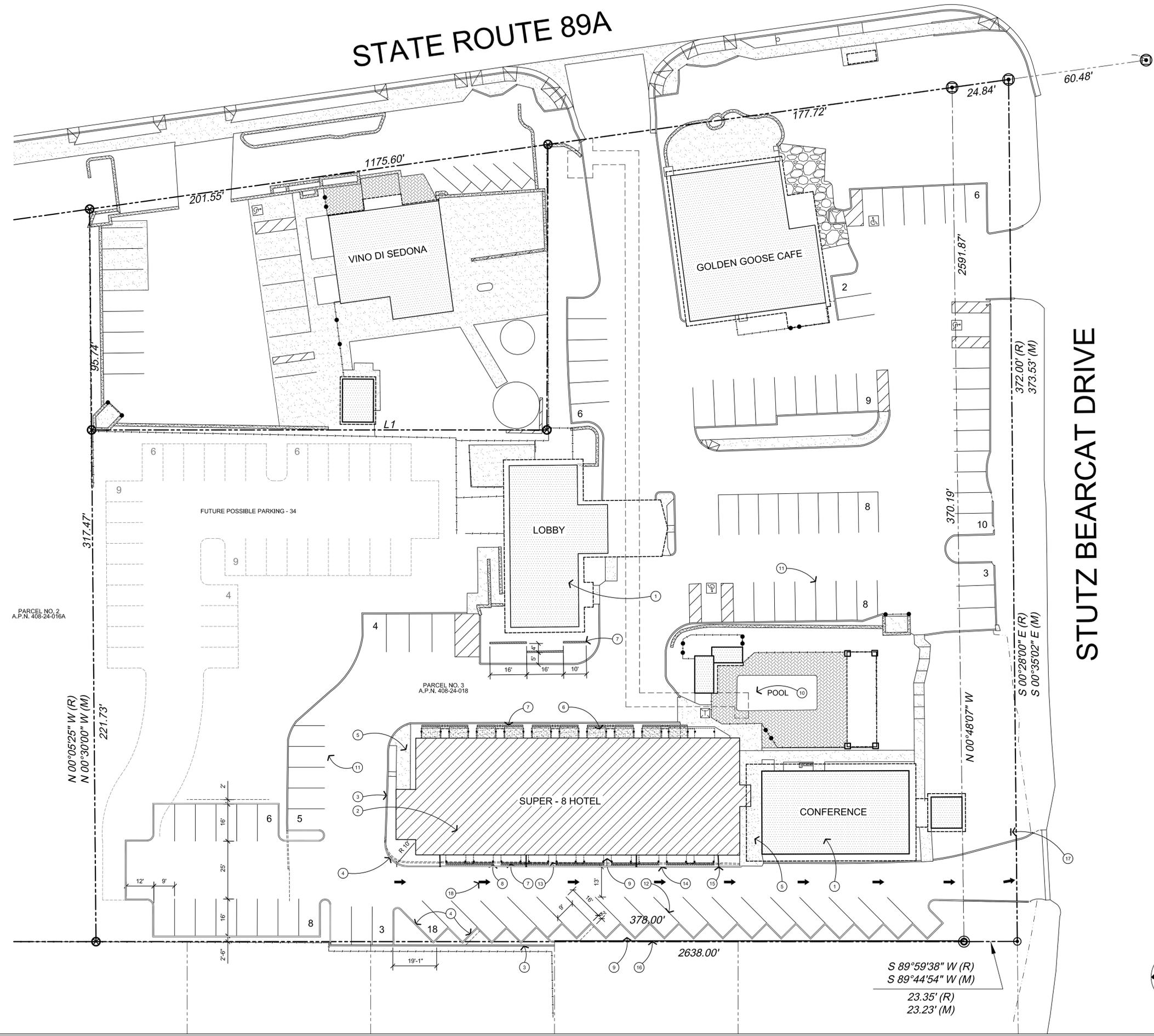


STATE ROUTE 89A



- ### KEYNOTES
- INDICATES EXISTING STRUCTURE
 - INDICATES CURRENT PROJECT
 - EXISTING CONC CURB
 - NEW 6"W x 4"H CONCRETE CURB
 - EXISTING CONCRETE SLAB
 - NEW CONC SLAB ON GRADE
 - 3'-4" HIGH 6x4x16 CMU WALL W/ SANDBLASTED FINISH
 - LINE OF BALCONY ABOVE
 - PLANTING
 - EXISTING POOL
 - EXISTING PARKING
 - RESTRIPING OF EXISTING PARKING
 - REMOVE EXISTING CURB AS INDICATED
 - REMOVE EXISTING ASPHALT PAVING AS INDICATED
 - EXTEND EXISTING ROOF DRAINS THRU CURB TO EDGE OF PAVING
 - 6' HIGH WOOD FENCE TO MATCH EXISTING
 - ONE WAY "DO NOT ENTER" SIGNAGE
 - ONE WAY PAINTED ARROWS

PROJECT DATA

ADDRESS: 2545 STATE ROUTE 89A
 ZONING: C-2
 LOT AREA: 116,718 S.F. = 2,679 ACRES

PARKING REQUIRED:

HOTEL:	66 ROOMS + 10 = 76
MTG ROOM:	2,495 S.F./175 = 14
RESTAURANT - DINING:	3,442 S.F./100 = 34
OUTDOOR DINING:	945 S.F./200 = 5
TOTAL:	129

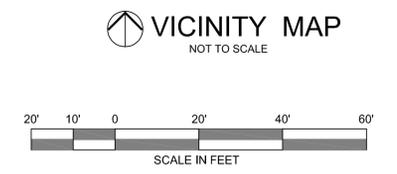
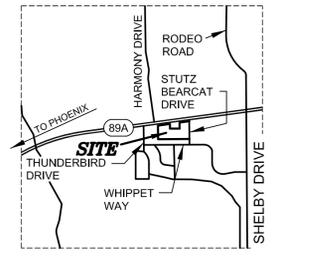
PARKING PROVIDED: TOTAL = 96

LEGAL

OF A PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

Parcel No. 3
 A portion of the South half of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:
 BEGINNING at the South quarter corner of said Section 11, a brass cap, and also being the TRUE POINT OF BEGINNING;
 THENCE North 89 degrees 59 minutes 38 seconds East, a distance of 378.00 feet to a point;
 THENCE North 0 degrees 05 minutes 25 seconds East, a distance of 221.73 feet to a 5/8 inch rebar;
 THENCE East, a distance of 198.30 feet to a 1/2 inch rebar;
 THENCE North 0 degrees 13 minutes 00 seconds East, a distance of 123.54 feet to a 1/2 inch rebar on the South right of way line of U.S. Highway 89A;
 THENCE North 92 degrees 19 minutes 00 seconds East along the right of way line, a distance of 201.00 feet to 1/2 inch rebar;
 THENCE South 0 degrees 28 minutes 00 seconds East, a distance of 372.00 feet to a point;
 THENCE North 89 degrees 59 minutes 38 seconds West, a distance of 23.35 feet to the TRUE POINT OF BEGINNING.

- ### CODES
- 2006 INTERNATIONAL RESIDENTIAL CODE
 - 2006 INTERNATIONAL BUILDING CODE
 - 2006 INTERNATIONAL MECHANICAL CODE
 - 2006 INTERNATIONAL PLUMBING CODE
 - 2006 INTERNATIONAL FUEL GAS CODE
 - 2005 NATIONAL ELECTRIC CODE



SITE PLAN

SCALE: 1" = 20'-0"



SUPER 8 HOTEL SEDONA, ARIZONA

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF EDWARD B. SAWYER, ARCHITECT AND MAY NOT BE REPRODUCED OR REPRODUCED HEREIN WITHOUT THEIR WRITTEN PERMISSION.

CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT.

SITE PLAN

SCALE: 1" = 20'-0"

EDWARD B. SAWYER, JR., AIA
 ARCHITECT - 18420 N. 92ND STREET
 SUITE 205 - SCOTTSDALE, ARIZONA 85060
 PHONE: 602-791-4315

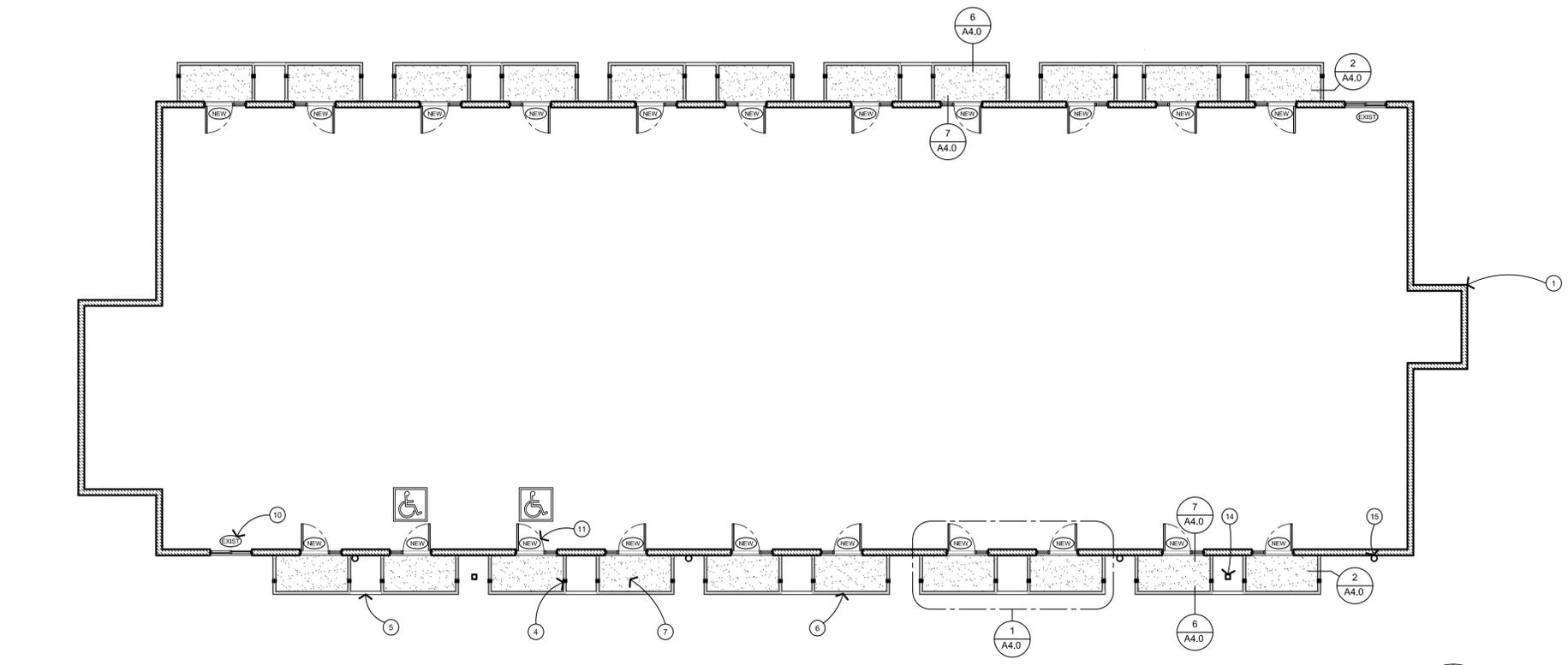
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	2-12-16
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A1.0	7



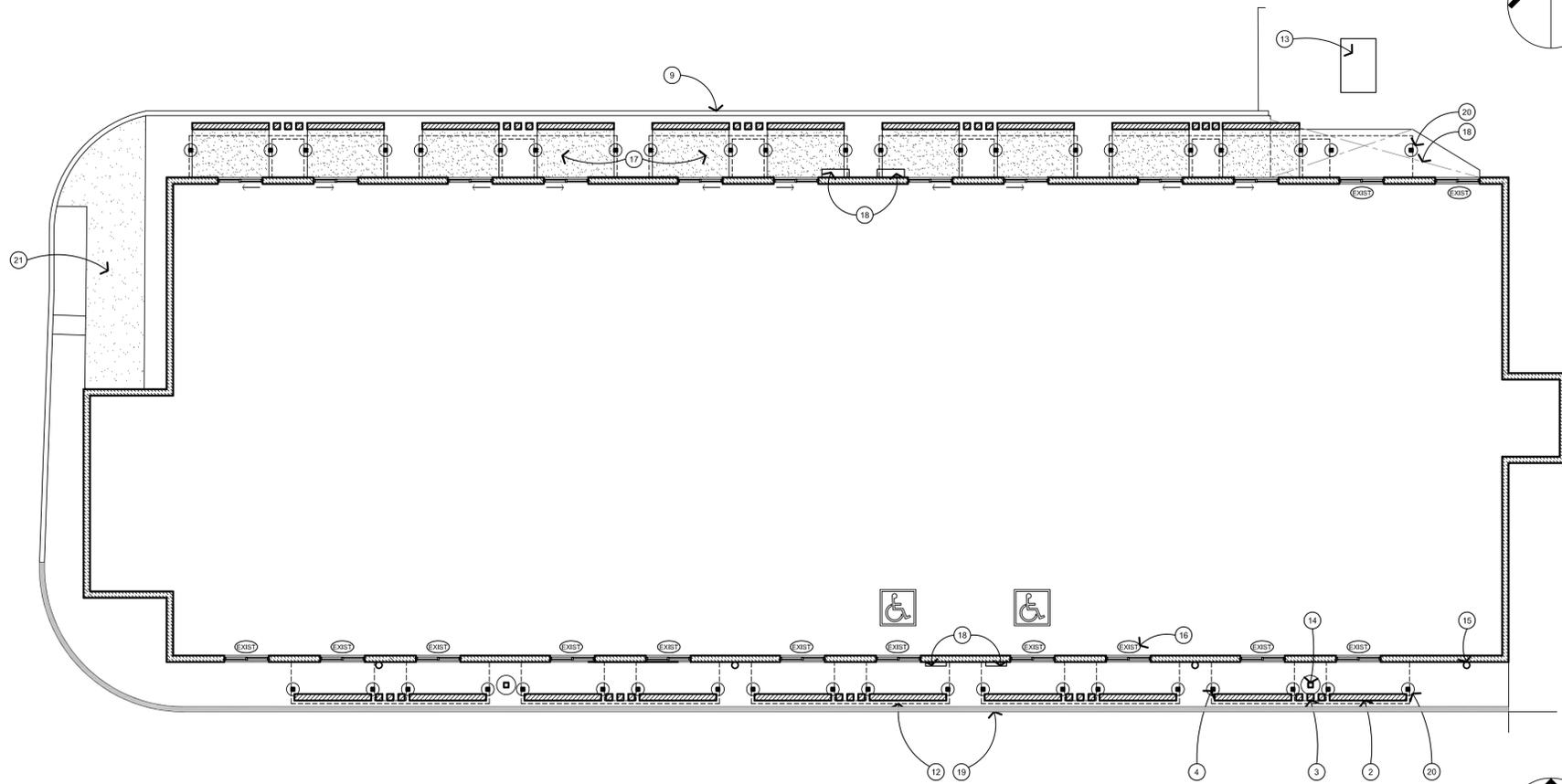
- KEYNOTES**
- EXIST CMU WALL W/ STUCCO FINISH
 - 8x4x16 CMU WALL SANDBLASTED FINISH
 - 8x8 CMU PIER SANDBLASTED FINISH
 - 4 x 4 STEEL TUBE COLUMN
 - 4 x 8 STEEL BEAM FRAME
 - 2 x 2 STEEL TUBE GUARDRAIL
 - CONCRETE SLAB ON METAL DECK
 - 4" CONCRETE SLAB ON GRADE
 - EXIST 6" CONCRETE CURB
 - EXIST SLIDING WINDOW
 - NEW 36" STOREFRONT DOOR AND SIDELIGHT
 - LINE OF BALCONY ABOVE
 - EXIST ELECTRICAL TRANSFORMER
 - EXIST POLE LIGHT
 - EXIST ROOF DRAIN
 - INDICATES EXISTING WINDOW
 - 4" CONCRETE SLAB ON GRADE
 - SAWCUT AND REMOVE EXIST CONC THIS AREA
 - NEW 6" CONCRETE CURB
 - 16"Ø CONC AROUND STL COLUMN SEE DTL 3/A4.1
 - EXISTING CONC SLAB

**SUPER 8 HOTEL
SEDONA, ARIZONA**

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2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1ST & 2ND FLOOR PLANS
SCALE: 1/8" = 1'-0"

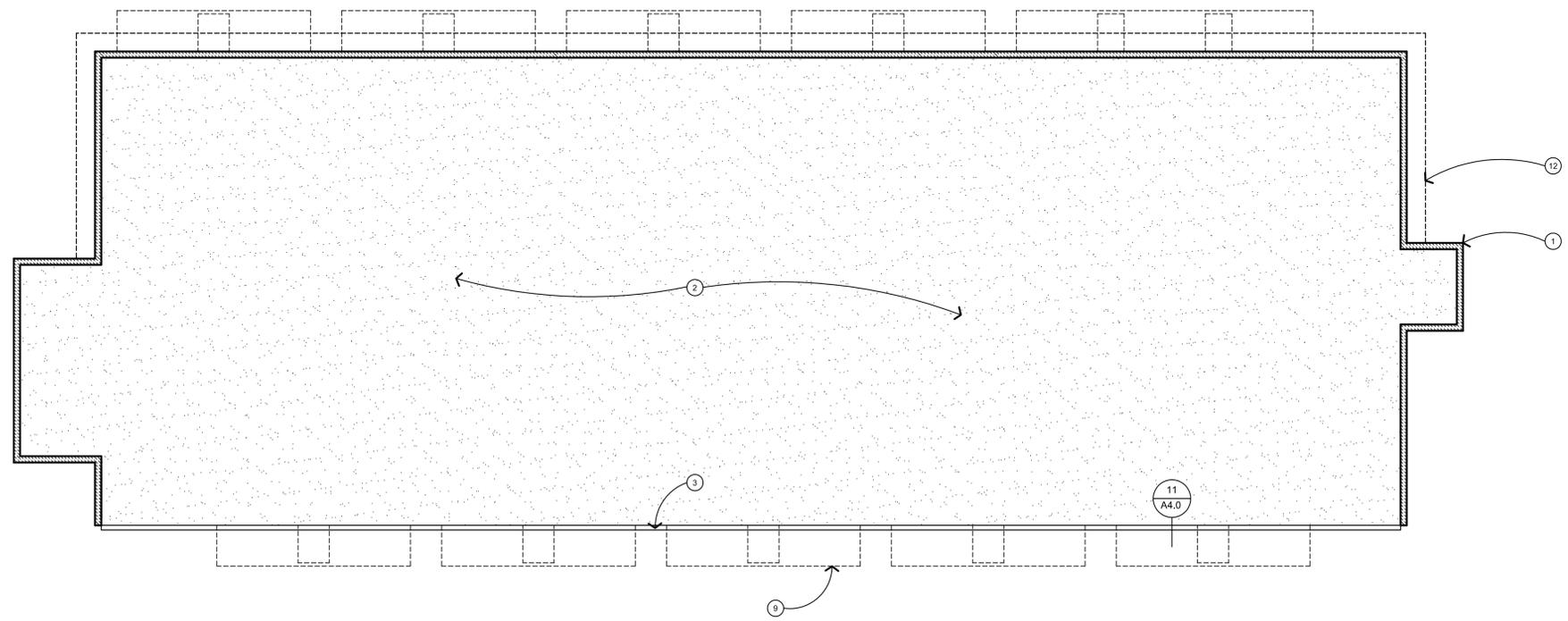
ESM
EDWARD B. SAWYER JR., AIA
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SUITE 205 - SCOTTSDALE, ARIZONA 85066
PHONE 602-791-4315

DATE	8-15-15
	2-12-16
SHEET	OF
A2.0	7

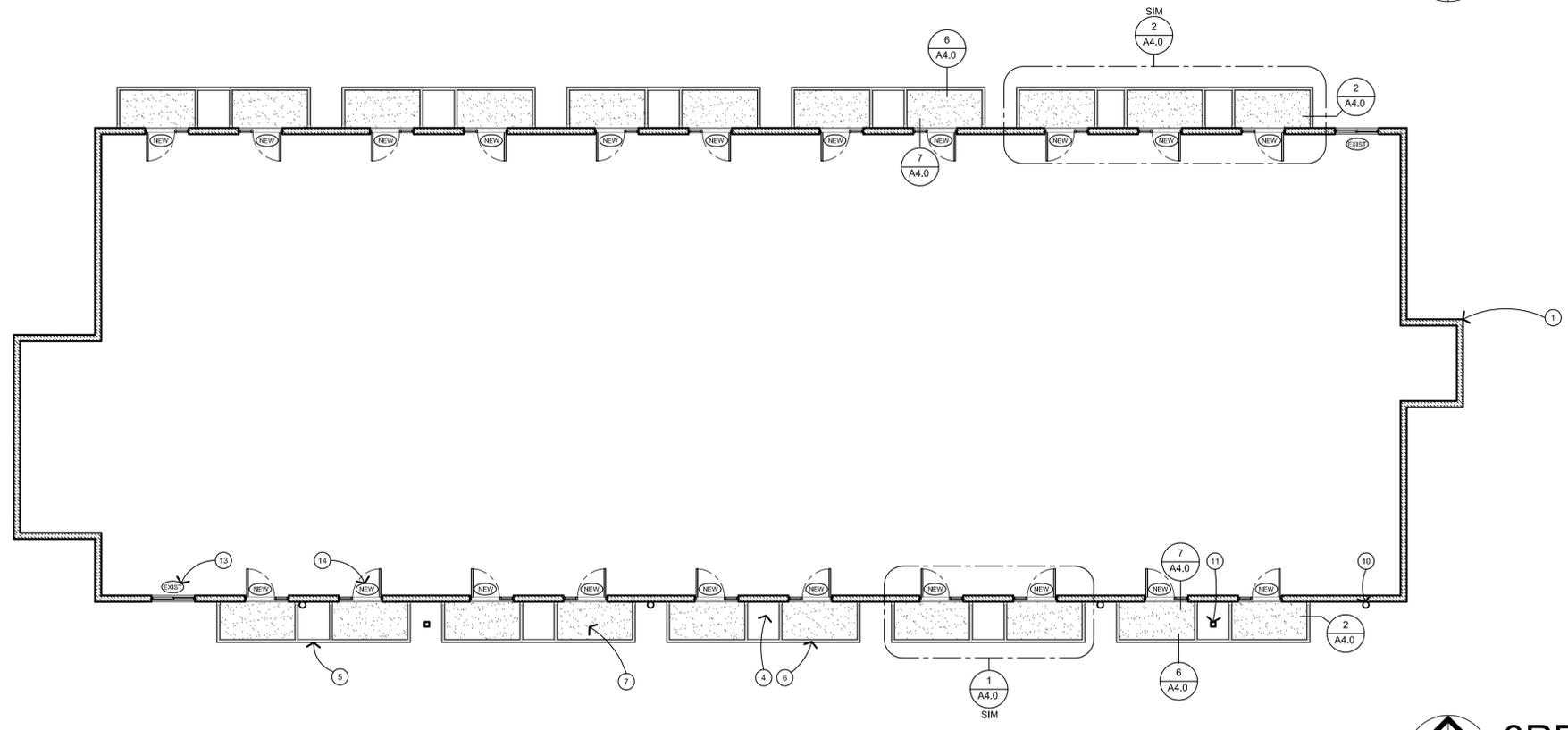


**SUPER 8 HOTEL
SEDONA, ARIZONA**

- KEYNOTES**
1. EXIST CMU WALL W/ STUCCO FINISH
 2. EXISTING ROOF
 3. EXIST GUTTER & DOWN SPOUTS
 4. OPEN AREA
 5. W8 x 15 STEEL BEAM FRAME
 6. 2 x 2 STEEL TUBE GUARDRAIL
 7. CONCRETE SLAB ON METAL DECK
 8. NEW SLIDING GLASS DOOR
 9. BALCONY BELOW SEE 3RD FLR PLAN
 10. EXISTING ROOF DRAIN
 11. EXISTING LIGHT POLE
 12. REMOVE EXISTING MANSART OVERHANG & PATCH & FINISH WALL TO MATCH EXISTING WALL
 13. EXIST SLIDING WINDOW
 14. NEW 36" STOREFRONT DOOR AND SIDELIGHT



ROOF PLAN
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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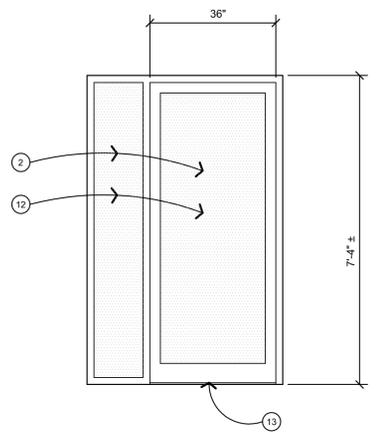
**3RD FLOOR PLAN &
ROOF PLAN**
SCALE: 1/8" = 1'-0"

ES&M
EDWARD B. SAWYER, JR., AIA
ARCHITECT - 18420 N. 92ND STREET
SUITE 205 - SCOTTSDALE, ARIZONA 85060
PHONE - 602-791-4315

DATE	8-15-15
	2-12-16
SHEET	OF
A2.1	7



- KEYNOTES**
1. EXIST CMU WALL W/ STUCCO FINISH
 2. NEW 36" STOREFRONT DOOR AND SIDELIGHT
 3. 4 x 4 x 1/4 STEEL TUBE COLUMN
 4. W8 x15 STEEL BEAM
 5. 2 x 2 STEEL TUBE GUARDRAIL
 6. TEMPERED SOLAR GREY GLASS
 7. 8x4x16 CMU WALL W/ SANDBLASTED FINISH SEE DTL 10/A4.1
 8. EXISTING WINDOW
 9. EXISTING GUTTER
 10. EXISTING ROOF DRAIN
 11. EXISTING LIGHT POLE
 12. TEMPERED GLASS
 13. ALUMINUM THRESHOLD



TYP STOREFRONT DOOR
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

EDWARD B. SAWYER JR., AIA
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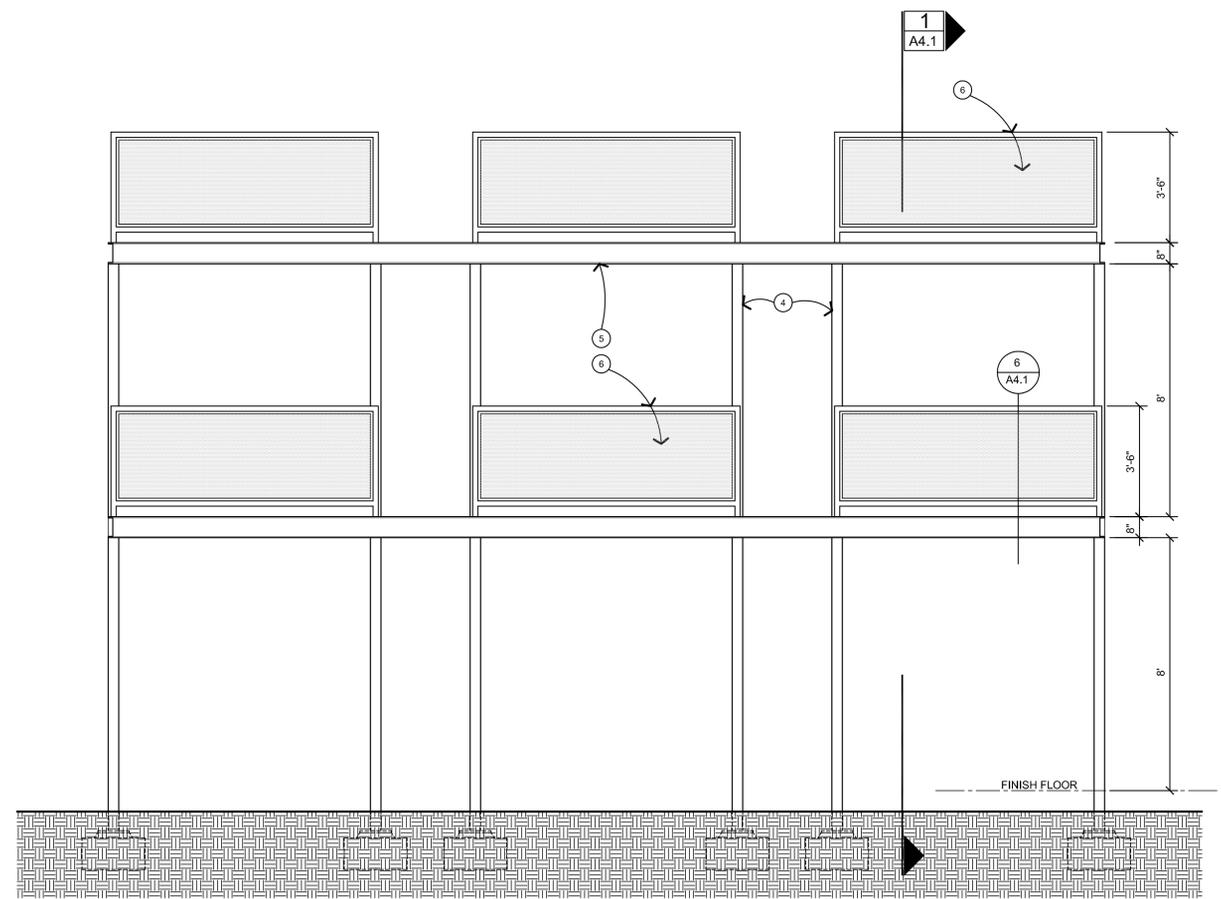
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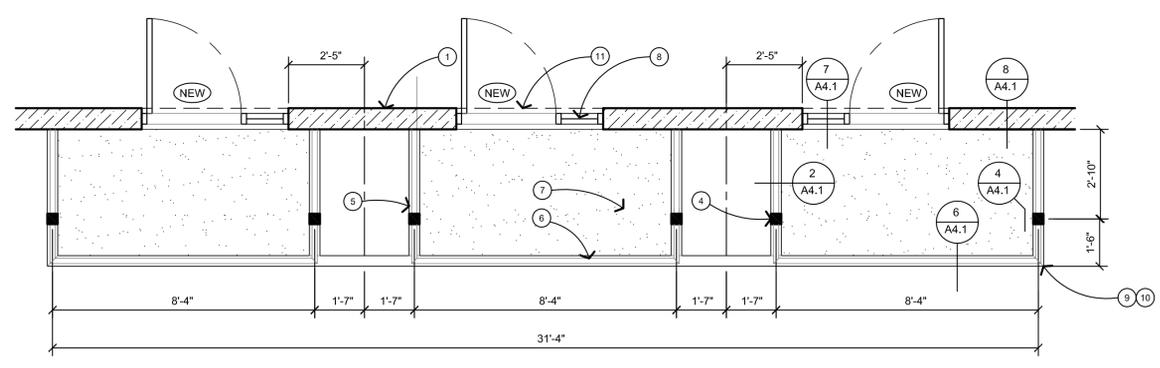
**SUPER 8 HOTEL
SEDONA, ARIZONA**

- KEYNOTES**
- EXIST CMU WALL W/ STUCCO FINISH
 - 8x4x16 CMU WALL W/ SANDBLASTED FINISH SEE DTL 10/A4.1
 - FINH GRADE VARIES
 - 4 x 4 x 1/4 STEEL TUBE COLUMN
 - W8 x 15 STEEL BEAM FRAME
 - 2 x 2 STEEL TUBE GUARDRAIL THREE SIDES W/ TEMPERED SOLAR GREY GLASS PANELS
 - CONCRETE SLAB ON METAL DECK
 - NEW 36" STOREFRONT DOOR AND SIDELIGHT
 - MITER STEEL BEAMS, WELD CONT & GRIND SMOOTH
 - MITER STEEL GUARDRAIL, WELD CONT & GRIND SMOOTH
 - REMOVE WALL BELOW EXISTING WINDOW TYP. PATCH & FINISH TO MATCH EXISTING READY TO RECEIVE NEW SLIDING GLASS DOOR

- GENERAL NOTES**
- A. FIELD VERIFY ALL DIMENSIONS



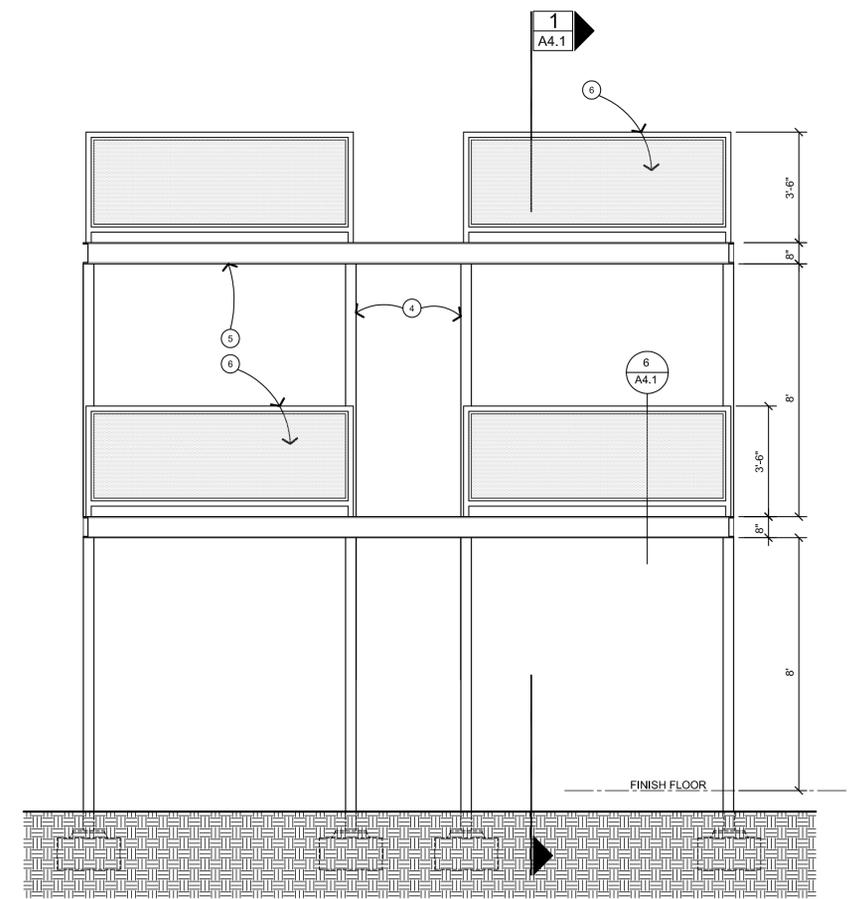
ELEVATION



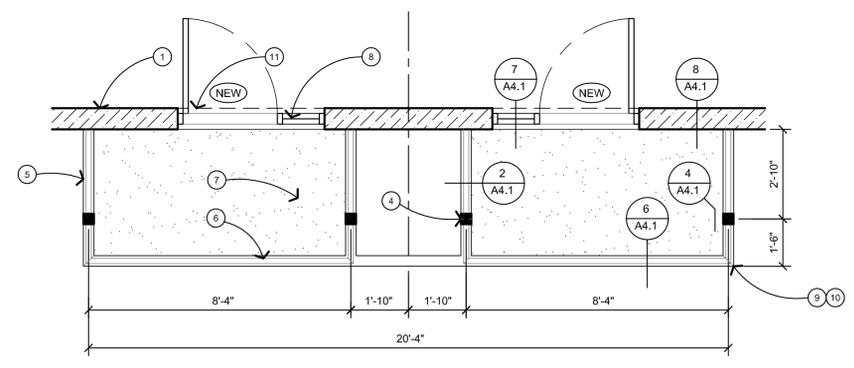
PLAN

2 TYPICAL BALCONY - B

SCALE: 3/8" = 1'-0"



ELEVATION



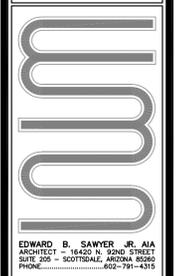
PLAN

1 TYPICAL BALCONY - A

SCALE: 3/8" = 1'-0"

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BALCONY DETAILS
SCALE: 3/8" = 1'-0"



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PHONE: 602-791-4315

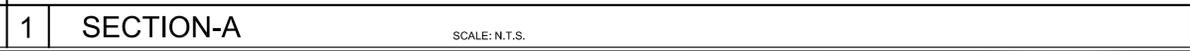
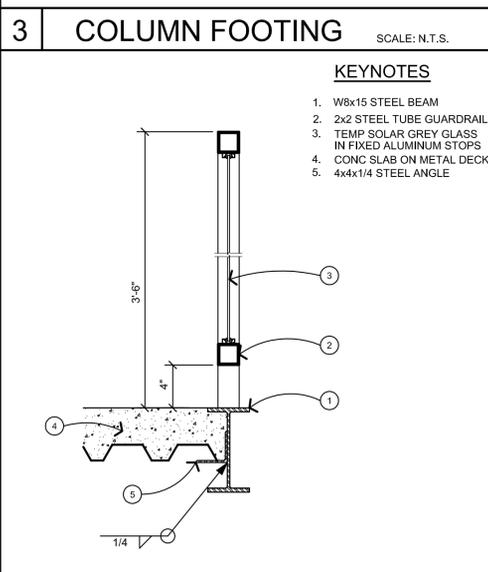
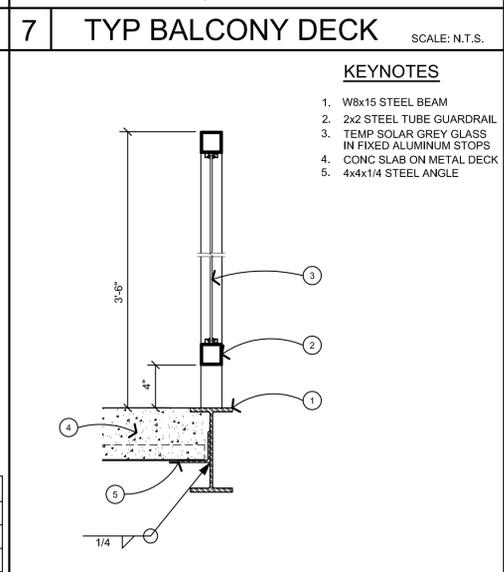
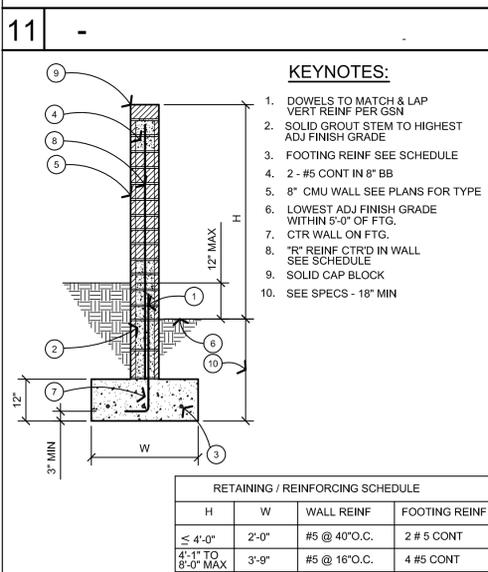
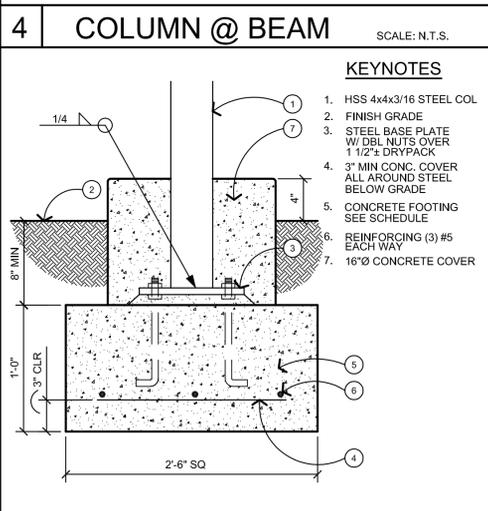
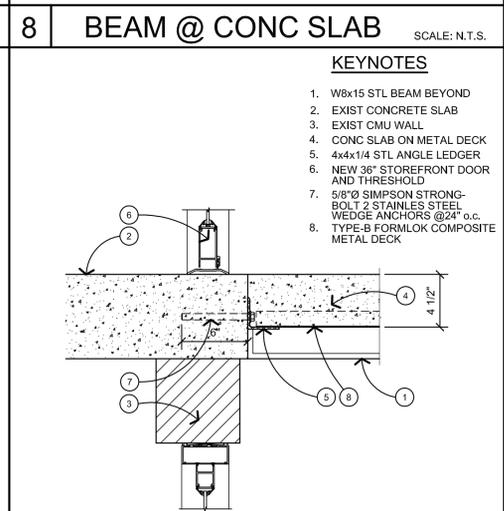
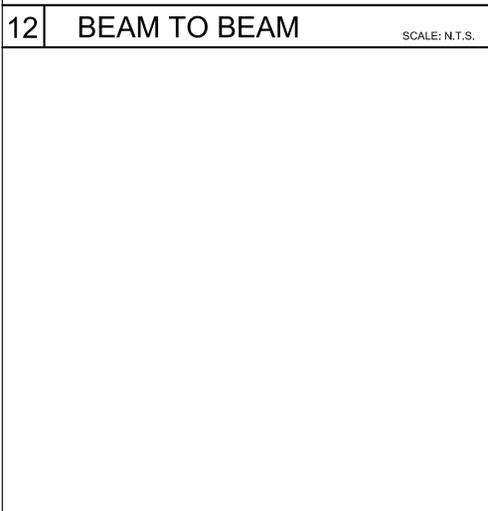
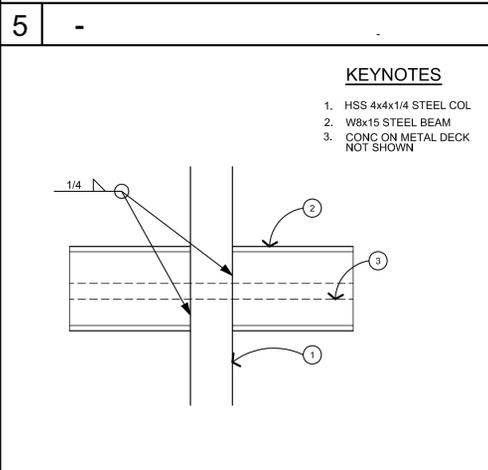
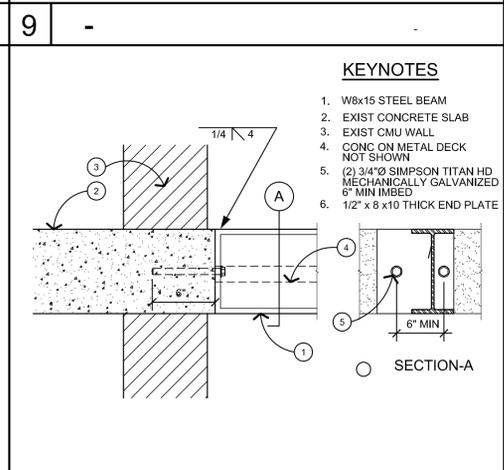
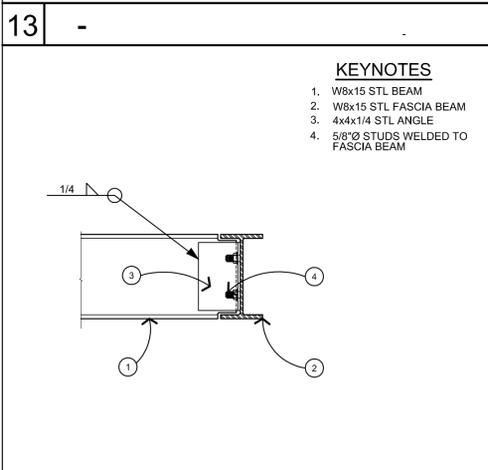
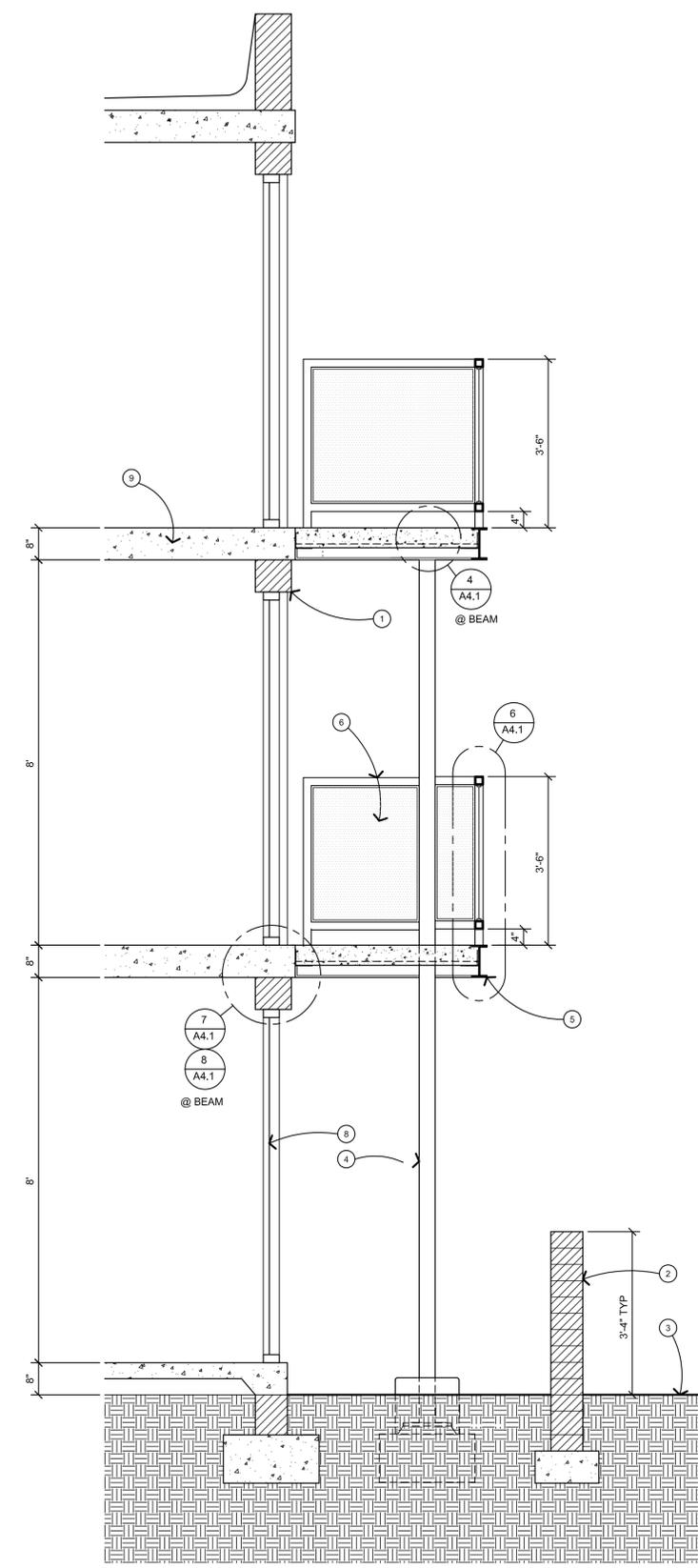
DATE: 8-15-15
2-12-16

SHEET OF
A4.0 7



**SUPER 8 HOTEL
SEDONA, ARIZONA**

- KEYNOTES**
- EXIST CMU WALL W/ STUCCO FINISH
 - 8x4x16 CMU WALL W/ SANDBLASTED FINISH SEE DTL 10/A4.1
 - FINISH GRADE VARIES
 - 4 x 4 x 1/4 STEEL TUBE COLUMN
 - W8x15 STEEL BEAM FRAME
 - 2 x 2 STEEL TUBE GUARDRAIL THREE SIDES W/ TEMPERED SOLAR GREY GLASS PANELS
 - CONCRETE SLAB ON METAL DECK
 - NEW 36" STOREFRONT DOOR AND SIDELIGHT
 - EXIST CONC SLAB



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CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT.

DETAILS
SCALE: AS SHOWN

JWM

EDWARD B. SAWYER JR., AIA
ARCHITECT - 16420 N. 92ND STREET
SUITE 205 - SCOTTSDALE, ARIZONA 85080
PHONE - 602-791-4315

DATE: 8-15-15
2-12-16

SHEET OF
A4.1 7



**SUPER 8 HOTEL
SEDONA, ARIZONA**

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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT.

SPECIFICATIONS



EDWARD B. SAWYER, JR., AIA
ARCHITECT - 16420 N. 92ND STREET
SUITE 200 - SCOTTSDALE, ARIZONA 85258
PHONE - 480-538-5132

DATE 8-15-15

SHEET OF
A5.0 7

BUILDING CODE:

2006 EDITION OF THE INTERNATIONAL BUILDING CODE.

FOUNDATIONS:

SPREAD FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL 18" MINIMUM BELOW ADJACENT FINISHED GRADE. FINISHED GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET FOR PERIMETER FOOTINGS. DESIGN SOIL BEARING VALUE = 1500 PSF.

CONCRETE:

SPECIFIED 28 DAY COMPRESSIVE STRENGTH F_c:

FOUNDATIONS (DESIGN BASED ON 2,500 PSI)3,000 PSI
INTERIOR SLAB ON GRADE (NOT MOISTURE SENSITIVE)3,000 PSI
SLAB ON GRADE3,500 PSI

GENERAL:

ALL CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE ACI. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED UNLESS NOTED OTHERWISE. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED. NO OTHER ADMIXTURES PERMITTED WITHOUT APPROVAL. FOR CONCRETE WITHOUT PLASTICIZER, MAXIMUM SLUMP 4 1/2" AT POINT OF PLACEMENT (U.N.O. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON STRUCTURAL ENGINEER'S APPROVAL.

FOR REINFORCING INFORMATION, SEE REINFORCING SECTION OF G.S.N., PLANS, SCHEDULES AND DETAILS.

UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE EMBEDMENT OF CONDUITS, PIPES, SLEEVES, ETC. OF ANY MATERIAL SHALL NOT BE PERMITTED WITHIN ANY CONCRETE STRUCTURAL ELEMENT (IE: COLUMNS, BEAMS, ELEVATED SLABS, ETC.) OR STRUCTURAL CONCRETE TOPPING WITHOUT THE EXPRESSED APPROVAL OF THE STRUCTURAL ENGINEER.

FLY ASH - IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS, SHALL BE LIMITED TO 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT. FLY ASH SHALL BE INCLUDED IN THE CALCULATION OF W/C RATIOS SPECIFIED ABOVE. FLY ASH ADDITIVES SHALL NOT BE USED ON SLABS WITH A BURNISHED OR ACID FINISH.

TEST DATA FOR EACH CONCRETE MIX SHALL BE SUBMITTED FOR REVIEW PER CHAPTER 5 OF ACI 318. REFERENCE FIGURE R5.3 FOR SUBMITTAL REQUIREMENTS AND OPTIONS. CONCRETE MIX DESIGNS THAT ARE SUBMITTED WITHOUT THE APPROPRIATE TEST DATA CANNOT BE REVIEWED.

SLABS ON GRADE:

MAXIMUM SLUMP WITHOUT PLASTICIZER AT POINT OF PLACEMENT SHALL BE 5 INCHES. MIX DESIGNS SHALL TAKE CARE TO PROVIDE THE LARGEST POSSIBLE SIZE OF COURSE AGGREGATE WHILE MAINTAINING CONCRETE WORKABILITY. NOMINAL MAXIMUM AGGREGATE SIZE SHALL NOT BE LESS THAN 3/4 INCH NOR MORE THAN 1/3 THE DEPTH OF THE SLAB. MIX DESIGNERS SHALL SUBMIT SLAB ON GRADE DESIGNS WITH SHRINKAGE CHARACTERISTICS NOT EXCEEDING 0.00078 IN/IN TO MEET THE REQUIREMENTS OF ACI 308R-06, FIGS.6 FOR TYPICAL CONCRETE. SLABS SHALL BE PLACED ON A FLAT, SMOOTH, FIRM, COMPACTED SUBGRADE.

CONCRETE SHALL BE MIXED, PLACED, FINISHED AND CURED PER LATEST EDITION OF ACI 302.1 FOR THE APPROPRIATE FLOOR CLASS TYPE PER TABLE 1.1 AND SECTION 7. CURING COMPOUND SHALL BE COMPATIBLE WITH ARCHITECTURAL FLOOR FINISH.

SLABS ON GRADE SHALL BE VIBRATED ONLY AT TRENCHES, FLOOR DUCTS, TURNDOWNS, ETC. CAST CLOSURE POUR AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. UNLESS APPROVED OTHERWISE IN WRITING BY THE ARCHITECT, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (CONSTRUCTION OR SAW CUT) PER TYPICAL DETAILS, AS SHOWN ON THE FOUNDATION PLAN, SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 150 SQUARE FEET. CONSTRUCTION CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT. SLAB REINFORCING, WHERE SHOWN, SHALL NOT EXTEND MORE THAN 125 FEET WITHOUT STOPPING THE REINFORCEMENT AT A CONTROL JOINT.

VAPOR BARRIER IF REQUIRED BY ARCHITECTURAL SPECIFICATION OR SOILS REPORT SHALL CONSIST OF A MINIMUM 10 MIL MATERIAL LAPPED A MINIMUM OF 6 INCHES AND TAPED PER MANUFACTURER RECOMMENDATIONS. THE BARRIER SHALL BE PLACED ON TOP OF A SMOOTH AND COMPACTED SUBGRADE SURFACE. THE FLOOR SLAB SHALL BE PLACED OVER A FOUR INCH LAYER OF COMPACTED AGGREGATE BASE COURSE ON TOP OF THE VAPOR BARRIER. ANY DAMAGE TO VAPOR BARRIER SHALL BE REPAIRED PRIOR TO AGGREGATE COURSE PLACEMENT. CARE SHALL BE TAKEN TO KEEP MOISTURE AWAY FROM THE COMPACTED SUBBASE. SUBGRADE MUST BE ALLOWED TO DRY AFTER RAINS PRIOR TO SLAB PLACEMENT. FLOOD CURING IS NOT ALLOWED. SAND IS NOT AN ALTERNATIVE FOR THE SUBBASE COURSE.

MASONRY:

GENERAL:

HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N, f'_m = 1,500 PSI, RUNNING BOND, MORTAR TYPE S, 1,900 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN 5 TO 10 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 6'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 6'-0", WHEN APPROVED BY THE STRUCTURAL ENGINEER AND BUILDING OFFICIAL. GROUT LIFTS MAY BE GREATER THAN 6'-0" IF IT CAN BE DEMONSTRATED BY CONTRACTOR THAT THE GROUT SPACES CAN BE PROPERLY FILLED. FILL CELLS SOLIDLY WITH GROUT IN LIFTS AND STOP POURS 1 1/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR POINTS. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUNS OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.

VERTICAL REINFORCING:

1 #5 IN CENTER OF GROUT AT CENTER OF WALL. CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.

HORIZONTAL REINFORCING:

2 #5 IN MINIMUM 16" DEEP GROUTED CONTINUOUS BOND BEAM AT ELEVATED FRAMING ASSEMBLIES. 1 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF PARAPETS AND FREESTANDING WALLS. PLACE THESE BARS CONTINUOUS THRU CONTROL JOINTS PER TYPICAL DETAIL. TO MAINTAIN BOND BEAM CONTINUITY, INSTALL BENT BARS PER TYPICAL DETAILS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS. STANDARD WEIGHT (NO. 9 GAUGE) WIRE (HOHMANN AND BARNARD INC. OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C. ALL JOINT REINFORCING SHALL BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL. FOR INTERIOR WALLS ONLY - JOINT REINFORCING MAY BE MILL GALVANIZED AT CONTRACTORS OPTION.

LAP SPLICES:

LAP SPLICES FOR VERTICAL AND HORIZONTAL REINFORCING SHALL BE PER TYPICAL DETAIL. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS. LAP HORIZONTAL LADDER TYPE JOINT REINFORCING 12" MINIMUM.

FOR ADDITIONAL REINFORCING INFORMATION, SEE REINFORCING SECTION OF G.S.N., PLANS, SCHEDULES AND DETAILS.

REINFORCING:

ALL REINFORCING PER CRSI SPECIFICATIONS AND HANDBOOK. ASTM A615 (F_y = 60 KSI / GRADE 60) DEFORMED BARS FOR ALL BARS #5 AND LARGER. ASTM A615 (F_y = 40 KSI / GRADE 40) DEFORMED BARS FOR ALL BARS #4 AND SMALLER. WHERE SHOWN ON DRAWINGS ALL GRADE 60 REINFORCING TO BE WELDED SHALL BE ASTM A706. WELDED WIRE FABRIC PER ASTM A185. WIRE PER ASTM A672. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERAGES AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
EXPOSED TO EARTH OR WEATHER
#6 OR LARGER 2"
#5 AND SMALLER 1 1/2"

FLAT SLAB 3/4"
WALLS SEE SCHEDULE AND/OR DETAILS
PRECAST CONCRETE WALL PANELS SEE PANEL ELEVATION DETAILS
ALL OTHER PER LATEST EDITION OF ACI 318

ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. DUCT-TAPE COVERED REINFORCING IS NOT AN ACCEPTABLE CHAIR.

ALL DIMENSIONS REFERENCED IN DRAWINGS AS "CLEAR" SHALL BE FROM FACE OF STRUCTURE TO EDGE OF REINFORCING, AND SHALL NOT BE LESS THAN STATED, NOR GREATER THAN "CLEAR" DIMENSION PLUS 3/8". ALL OTHERS SHALL BE PLUS OR MINUS 1/4" TYPICAL UNLESS NOTED OTHERWISE.

FIELD BENDING OR STRAIGHTENING OF DEFORMED BARS SHALL BE LIMITED TO #5 BARS AND SMALLER AND SHALL BE FIELD BENT OR STRAIGHTENED ONLY ONCE. ANY BEND SHALL BE LIMITED TO 90 DEGREES. IF FIELD BENDING OR STRAIGHTENING OF #6 BARS OR LARGER IS REQUIRED, OR IF A SECOND BEND IS REQUIRED FOR #5 BARS AND SMALLER, HEAT SHALL BE APPLIED FOR BENDING OR STRAIGHTENING. CONTRACTOR SHALL SUBMIT PROCEDURE FOR APPLYING HEAT TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BENDING OR STRAIGHTENING BARS.

LAP SPLICES IN CONCRETE:

ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH.

LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.

DRYPACK:

DRYPACK SHALL BE 5,000 PSI NON-SHRINK GROUT, FIVE STAR OR EQUIVALENTS. INSTALL DRYPACK UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL DRYPACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO SUPPORTED FRAMING BEING INSTALLED.

STRUCTURAL STEEL:

GENERAL:

ALL CONSTRUCTION PER LATEST AISC HANDBOOK. ALL WIDE FLANGE STEEL SHALL BE ASTM A992 (F_y = 50 KSI). ALL PIPE STEEL SHALL BE ASTM A500 (F_y = 42 KSI) OR ASTM A53, TYPE E OR S, GRADE B (F_y = 35 KSI). ALL TUBE STEEL SHALL BE ASTM A500 (F_y = 46 KSI). ALL MISCELLANEOUS STEEL UNLESS NOTED OTHERWISE SHALL BE ASTM A36 (F_y = 36 KSI). THE TERMS PIPE AND ROUND HOLLOW STRUCTURAL SHAPE (HSS) ARE USED SYNONYMOUSLY THROUGHOUT THESE DOCUMENTS ALONG WITH THE TERMS TUBE STEEL AND RECTANGULAR OR SQUARE HSS.

ALL STRUCTURAL ROLLED STEEL MEMBERS WITH F_y GREATER THAN 36 KSI ARE TO BE IDENTIFIED WITH AN ASTM SPECIFICATION MARK OR TAG PER IBC SEC. 2203.1.

UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. ALL BOLTS SHALL BE INSTALLED WITH STEEL WASHERS AT SHORT SLOTTED HOLES USING SNUG TIGHT INSTALLATION, UNLESS NOTED OTHERWISE.

EXPANSION AND EPOXY ANCHORS:

ALL EXPANSIVE ANCHORAGE FOR CONCRETE INSTALLATION ONLY SHALL BE PER SIMPSON "STRONG-BOLT" WEDGE ANCHOR (ICC ESR-1771) OR APPROVED EQUIVALENT. ALL EXPANSIVE ANCHORAGE FOR MASONRY INSTALLATION ONLY SHALL BE PER SIMPSON "WEDGE-ALL" ANCHOR (ICC ESR-1398) OR APPROVED EQUIVALENT. ALL ADHESIVE (EPOXY) ANCHORAGE FOR CONCRETE SHALL BE PER SIMPSON "SET-XP" SYSTEM WITH DUAL SIDE BY SIDE CARTRIDGES (ICC ESR-2508) OR APPROVED EQUIVALENT. ALL ADHESIVE (EPOXY) ANCHORAGE FOR MASONRY SHALL BE PER SIMPSON "SET" SYSTEM WITH DUAL SIDE BY SIDE CARTRIDGES (ICC ESR-1772) OR APPROVED EQUIVALENT. ALL ANCHORS SHALL BE INSTALLED WITH STEEL WASHERS AT SHORT SLOTTED HOLES USING SNUG TIGHT INSTALLATION UNLESS NOTED OTHERWISE.

STEEL ERECTION NOTE:

PER OSHA, STEEL MEMBERS AND DIAGONAL BRACING CANNOT BE RELEASED FROM HOISTING CABLES UNTIL ALL BOLTS OR WELDS AT MEMBER ENDS ARE COMPLETE.

WELDING:

UNLESS NOTED OTHERWISE, ALL WELDS PER LATEST EDITION OF THE AWS STANDARDS. ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. CERTIFICATES SHALL BE THOSE ISSUED BY AN ACCEPTED TESTING AGENCY. ALL WELDING DONE BY E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. FOR GRADE 60 REINFORCING BARS, USE E90 SERIES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS; THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS AND FIELD WELDS SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW.

HIGH STRENGTH HEADED STUDS SHALL BE AUTOMATIC WELDED CONFORMING TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR STUD WELDING", CONFORMANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL QUALITY CONTROL TESTING PROVISIONS OF THE AFOREMENTIONED PUBLICATIONS.

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 HARD COPY SUBMITTAL SETS OF EACH ITEM TO ARCHITECT FOR REVIEW, UNLESS NOTED OTHERWISE. ELECTRONIC SUBMITTALS ARE NOT ACCEPTABLE.

THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED UPON CONTRACTOR'S REVIEW.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.

MANUFACTURER OR FABRICATOR SHALL CLOUD ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DOCUMENTS. ANY OF THE AFOREMENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY.

THE ARCHITECT HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.

THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER OR ARCHITECT SHALL NOT BE CONSIDERED CHANGES TO CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ITEMS ARE CONSTRUCTED TO CONTRACT DOCUMENTS.

THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY.

REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

GENERAL NOTES:

THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. EXCEPT WHERE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA. ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A REGISTERED ENGINEER RECOGNIZED BY THE BUILDING CODE JURISDICTION OF THIS PROJECT.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS WITH THE APPROPRIATE TRADE DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS CHOSEN, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, APPROVALS AND THE COORDINATION OF THE WORK WITH ALL RELATED TRADES AND SUPPLIERS.

