

general notes structural

general

- the contractor shall verify dimensions and conditions of the job and site and notify the architect of and discrepancies or difficulties that might effect the cost, coordination or safety of the project prior to proceeding.
- the general contractor shall coordinate all disciplines, and shall verify size and locations of all openings shown on architectural drawings with dimensions call for on, electrical, mechanical structural and plumbing drawings. all errors, discrepancies, or other difficulties shall be called to the attention of the architect for resolution prior to proceeding.
- all designs and construction techniques shall meet the requirement of the interntional building code as amended by local building code officials
- these drawing are for use on a single specific building project only. any other use is not authorized without written permission signed and sealed by a principal of agmp.

foundation

- spread footing, grade beams and retaining walls are designed to bear on engineered fill or undisturbed soil capable of sustaining a minimum 2,000 psf.
- retaining structures shall be designed for a lateral load of 40 pcf or the equivalent fluid pressure.
- the general contractor shall provide for the deflection of surface water or ground water seepage from all foundation excavations until forms have been striped or exterior foundation wall water proofing has been applied.
- no concrete footing or foundations shall be placed on standing water, ground softened from excess water or frozen ground.
- all foundation excavations shall be inspected for suitable bearing capacity prior to placement of steel and or concrete. any indications of organic material, trash or other debris shall call for immediate inspection by a soils engineer qualified and approved by the architect or structural engineer.

structural steel

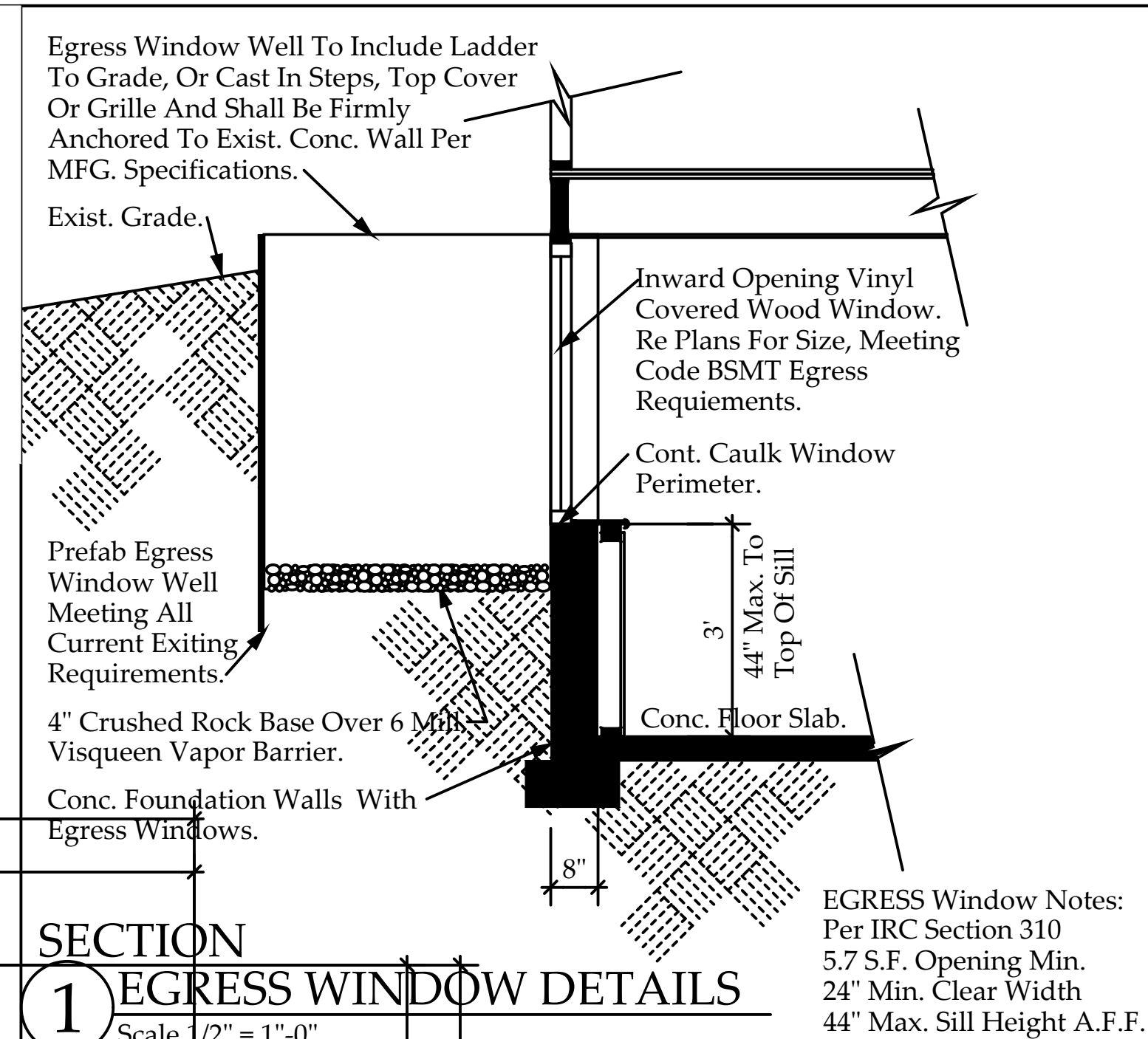
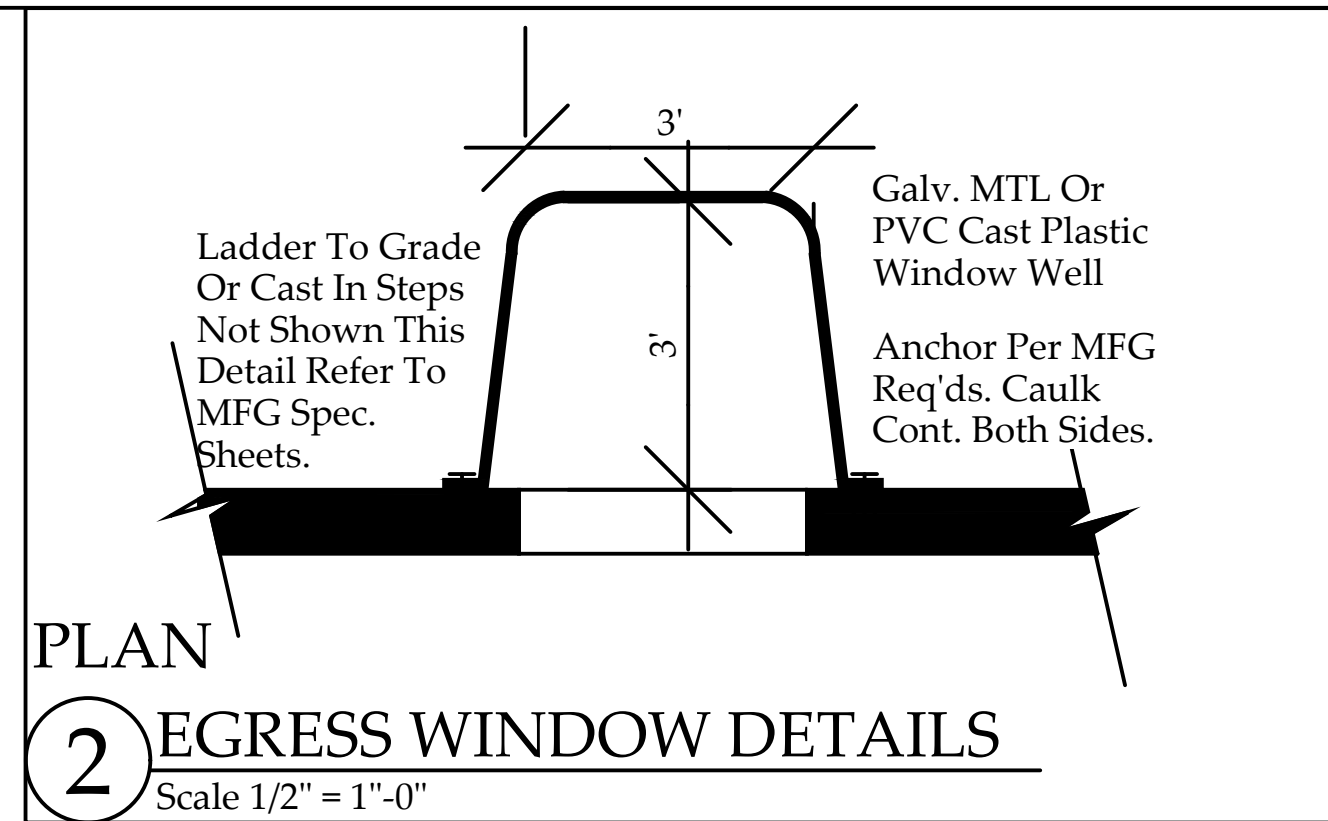
- all structural and misc. steel shall be astm a36 grade steel fabrication and erection shall be in accordance with the latest edition of the aisc manual of steel construction.
- in case of discrepancies between structural steel plans and plans of other trades, such discrepancies shall be call the attention of the architect or structural engineer for resolution immediately, prior to fabrication if possible.
- all steel connections shall be welded or bolted. all beam connection shall be designed for the indicated reactions or at least 1/2 of the beam shear capacity, whichever is greater
- all bolts not otherwise called out shall be 3/4" round ab25n.
- all welding shall conform to american welding society recommendations.
- all anchor bolts shall be 1/2" diameter astm a307, unless otherwise noted.

concrete

- all concrete except exterior flatwork shall develop a minimum compressive strength of 3,000 psi at 28 days, with not less than 500 pounds of cement per cubic yard of concrete regardless of strengths obtained, not over 6-1/2 gallons of water per 100 pounds of cement and not more than a 4" slump.
- concrete for exterior flatwork shall have a minimum compressive strength of 4,000 psi at 28 days, with not less than 600 pounds of cement per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not more than a 4" slump. provide all exterior flatwork cement with ± 1% air entrainment and additional fibermesh reinforcing.
- all concrete is reinforced concrete unless specifically called out as unreinforced. reinforce all concrete not otherwise shown with the same steel as in similar sections or areas. any details not shown shall be detailed per aci 315 and meet the requirements of aci 318, current edition.
- all reinforcing steel shall conform to the requirements of astm a615 grade 60 steel except stirrups and ties, which shall be grade 60 bendable steel.
- clear minimum coverage of concrete over reinforcing
 

concrete placed against earth	3"
formed concrete against earth	2"
slabs or joists	1"
beams or columns	1-1/2"
other	2"

 all coverage shall be nominal (2) bar diameter minimum.
- all reinforcing dowels shall be the same size and spacing as main reinforcing bars of adjoining members and shall be lap spliced 40 bar diameters or 24" minimum unless noted otherwise.
- at corners of all walls, beams and grade beams supply corner bars extending 40 bar diameters or 24" minimum each direction. in outside face of wall, match size and spacing of horizontal bars, where there are no vertical bar in outside face of wall supply (3)- #4 vertical support bars for corner bars.
- bars marked continuous and all vertical steel shall be lapped 40 bar diameters or 2'-0" minimum as splices and construction joints, unless shown otherwise. splice top bars near mid span and bottom bars over supports, unless otherwise noted.
- at all holes in concrete walls and slabs, add (2)-#5 bars of length equal to opening dimension plus 60 bar diameters at each of four sides. also add (2) -#5 x 5'-0" long diagonally at each corner of the hole.
- openings in 8" thick walls and slabs shall be similarly reinforced but with (1)-#5 or for installation of this misc. reinf.)
- accessories shall be as specified in the latest edition of the aci detailing handbook. maximum accessory spacing shall be 4'-0" o.c. all accessories shall be plastic coated or shall have plastic coated feet.
- all slabs and stairs nor shown otherwise shall be reinforced with 6 x 6 - 10/10 wwf. all exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with 6 x 6 - 10/10 wwf. porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" o.c., hooked or embedded 40 bar diameters in to these members. slope porches 1/8" per foot for drainage unless noted otherwise.



**Architecture Graphics Management & Planning**

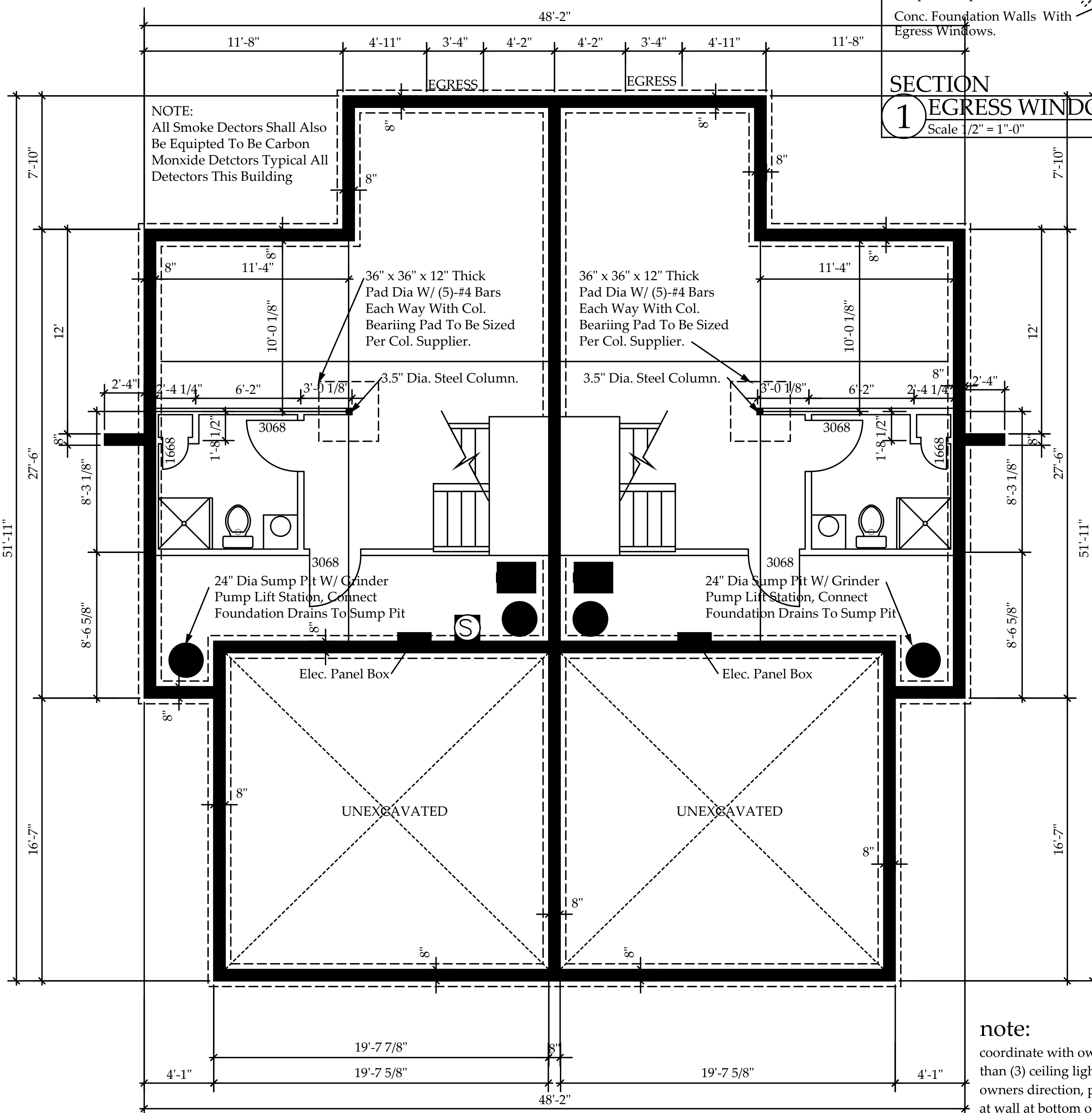
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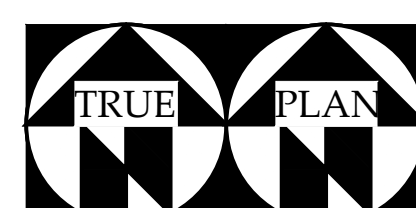
Roy Browne Architect of Record

**SEQUOIA DUPLEX ALT #1**  
**205 & 207 Orchard Court**  
**LEE'S SUMMIT, MO**

RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
**06/07/2024**



**note:**  
 coordinate with owner & provide not less than (3) ceiling light fixtures located per owners direction, provide switch located at wall at bottom of stairs.



**BASEMENT FLOOR PLAN**  
 Scale 1/4" = 1'-0"

**note:**  
 this drawing is for general layout information only. refer to the S-1 structural sheet for reinforcing, thicknesses and pad sizes

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1	Date	APRIL, 26, 2024
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3	REVISION	
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