FOUNDATION NOTES:

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE AMERICAN CONCRETE INSTITUTE (ACI) NO. 318.

2. CONCRETE SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 318.

3. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION STEEL SHALL BE BURIED IN SOD TO MINIMIZE CONCRETE COMPRESSION DAMAGE.

4. NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST MASONRY OR WOODEN WALLS.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTROL OF SATURATED SOIL AND TO VERIFY DESIGN BEARING PRESSURE OF 2,000 PSF.

GENERAL NOTES:

3. THE WORK OUTLINE AND SPECIFICATION SECTION IS SUBJECT TO LATER MODIFICATION DURING THE COURSE OF THE JOB.

4. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND BRACING FOR ALL STRUCTURAL WORK.

5. UNLESS OTHERWISE NOTED, BEAM CONNECTIONS SHALL BE AISC "SIMPLE WELDING CONNECTIONS" WITH ASTM A325 BOLTS DESIGNED FOR ONE HALF THE TENSION CAPACITY FOR THE STEEL CONSTRUCTION, INCLUDING ALL OTHER LOADS SHOWN.

6. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN. BOND BEAMS FOR ALL JOISTS SHALL BE PROVIDED, IN ADDITION TO THE REQUIRED STANDARD BEAMS, AT INTERSECTIONS OF THE JOISTS.

7. PROVIDE L4x4x"

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY WALLS AND CONSTRUCTION SHALL COMPLY WITH THE AMERICAN CONCRETE INSTITUTE (ACI) NO. 530.

2. CONCRETE MASONRY WALLS SHALL MEET AT A MINIMUM OF 1 HORIZONTAL BELT STAIRS ON EACH FLOOR.

3. UNLESS OTHERWISE NOTED, BEAM CONNECTIONS SHALL BE AISC "SIMPLE WELDING CONNECTIONS" WITH ASTM A325 BOLTS DESIGNED FOR ONE HALF THE TENSION CAPACITY FOR THE STEEL CONSTRUCTION, INCLUDING ALL OTHER LOADS SHOWN.

4. PROVIDE WELDS WITH MINIMUM SIZE REQUIRED BY TABLE J2.4 AISC 360.

5. PROVIDE L4x4x"

STEEL DECK NOTES:

1. STEEL DECK SHALL BE IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE "STEEL FRAMING - GENERAL PROVISIONS" AND "NORTH AMERICAN STANDARD FOR STEEL FRAMING - DESIGN, CONSTRUCTION, AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH IN THIS SPECIFICATION ARE SUBJECT TO UTILITY COMMISSIONS APPROVAL.

2. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN. BOND BEAMS FOR ALL JOISTS SHALL BE PROVIDED, IN ADDITION TO THE REQUIRED STANDARD BEAMS, AT INTERSECTIONS OF THE JOISTS.

3. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN. BOND BEAMS FOR ALL JOISTS SHALL BE PROVIDED, IN ADDITION TO THE REQUIRED STANDARD BEAMS, AT INTERSECTIONS OF THE JOISTS.

4. PROVIDE BOLTS OR WELDS WITH MINIMUM SIZE REQUIRED BY TABLE J2.4 AISC 360.

5. PROVIDE L4x4x"

CAST-IN-PLACE CONCRETE NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) NO. 318.

2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSION STRENGTH IN ACCORDANCE WITH THE FOLLOWING:

   A. BOLTED ON-GRADE.. 3,000 PSI

   B. FOOTINGS... 3,000 PSI

3. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN. BOND BEAMS FOR ALL JOISTS SHALL BE PROVIDED, IN ADDITION TO THE REQUIRED STANDARD BEAMS, AT INTERSECTIONS OF THE JOISTS.

4. PROVIDE WELDS WITH MINIMUM SIZE REQUIRED BY TABLE J2.4 AISC 360.

5. PROVIDE L4x4x"

CONCRETE DECK NOTES:

1. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN. BOND BEAMS FOR ALL JOISTS SHALL BE PROVIDED, IN ADDITION TO THE REQUIRED STANDARD BEAMS, AT INTERSECTIONS OF THE JOISTS.

2. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN. BOND BEAMS FOR ALL JOISTS SHALL BE PROVIDED, IN ADDITION TO THE REQUIRED STANDARD BEAMS, AT INTERSECTIONS OF THE JOISTS.

3. PROVIDE WELDS WITH MINIMUM SIZE REQUIRED BY TABLE J2.4 AISC 360.

4. PROVIDE L4x4x"

5. PROVIDE L4x4x"

MASONRY, WOOD, AND METAL FRAMING NOTES:

1. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN. BOND BEAMS FOR ALL JOISTS SHALL BE PROVIDED, IN ADDITION TO THE REQUIRED STANDARD BEAMS, AT INTERSECTIONS OF THE JOISTS.

2. PROVIDE WELDS WITH MINIMUM SIZE REQUIRED BY TABLE J2.4 AISC 360.

3. PROVIDE L4x4x"

4. PROVIDE L4x4x"

5. PROVIDE L4x4x"
1. Refer to architectural drawings for dimensions to nonbearing walls, control joints, and openings.

2. Unless otherwise noted, all elevations are based on a finished first floor reference of 0'-0". Refer to architectural drawings for finished floor materials.

3. Top of all footings shall be at elevation -1'-4" unless otherwise noted.

4. Utility locations are not shown on plan. The contractor shall coordinate the locations, sizes, and inverts of utilities. At locations where utilities pass below the top of footing elevation, step the top of footing down on each side per the "Stepped Footing Detail" and sleeve the utility through the foundation wall. The contractor may, at his option, sleeve the utility through the foundation per the "Typical Pipe Sleeve Detail." All penetrations in masonry walls greater than 1'-4" require a bond beam/bearing.

5. Unless otherwise indicated, extend wall footings a minimum of 1'-0" beyond ends of walls.

6. Slab on grade joints shall be sawed joints, or keyed construction joints unless specifically denoted to be keyed construction joints. Refer to architectural plans for floor finish joint locations.

7. Place 1-#4 x 3'-0" in middle of slab at reentrant corners where a slab control joint does not occur.

8. Refer to architectural drawings for exact limits of slab depressions.

9. Floor drains and floor sinks are not shown on plan. Refer to plumbing drawings for quantity and location.

10. Refer to civil drawings for exterior concrete slabs and paving.

FOUNDATION PLAN NOTES:

N1. 4" Concrete slab-on-grade over vapor retarder and 4" depth of porous fill unless otherwise indicated. Reinforce slab with #4 @ 2'-0" O.C. if not provided elsewhere. Place 6x6 4/3" steel reinforcement at 1'-0" depth below top of slab. Refer to architectural drawings for bonded floor finishes, columns, or special requirements.

N2. Knock-out panel for future opening. Refer to detail on Sheet S5.1.

N3. Refer to typical CMU details for special reinforcing patterns at wall end and under beam above.

COLUMN FOOTING SCHEDULE

<table>
<thead>
<tr>
<th>MARK</th>
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<td>CF4</td>
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<td>#6 EA WAY BOT</td>
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<td>4&quot; 4&quot;</td>
<td>1'-0&quot;</td>
<td>#6 EA WAY BOT</td>
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WALL FOOTING SCHEDULE

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<td>3/8&quot; COMB BOTTOM</td>
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TOWNE POINT SHOPS
400 TOWNE POINT ROAD
PORTSMOUTH, VIRGINIA

ARCHITECT: WOODSON, PALMER, KELLY, MILLER & LAMBERT, PLLC
CONTRACTOR: R. M. GAMES COMPANY
CONSTRUCTION: 4-4-301A

S1.1
1. REFER TO FOUNDATION PLAN AND ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
2. JOIST BEARING ELEVATIONS ARE SHOWN ON PLAN. INTERMEDIATE ELEVATIONS SHALL BE STRAIGHT LINES BETWEEN GIVEN ELEVATIONS. INTERPOLATE AS REQUIRED FOR INTERMEDIATE BEARING ELEVATIONS, UNLESS OTHERWISE NOTED.
3. COORDINATE AND VERIFY ALL MEMBER LOCATIONS, DIMENSIONS, WEIGHTS, OPENING SIZES, AND CURB DIMENSIONS FOR ALL MECHANICAL EQUIPMENT WITH THE ACTUAL EQUIPMENT FURNISHED. INCLUDE THIS INFORMATION ON THE JOIST AND STRUCTURAL STEEL SHOP DRAWINGS.
4. PROVIDE BOTTOM CHORD EXTENSIONS AT ALL JOISTS ON COLUMN CENTERLINES.

**ROOF FRAMING PLAN NOTES:**

R1. MECHANICAL UNIT. MAXIMUM WEIGHT OF 1,200 POUNDS. COORDINATE EXACT LOCATION WITH MECHANICAL DRAWINGS. REFER TO "TYPICAL ROOF TOP MECHANICAL UNIT SUPPORT DETAILS" ON SHEET S5.3.
R2. BEAM BOTTOM FLANGE BRACE. REFER TO "TYPICAL JOIST TO BEAM CONNECTION DETAIL" ON SHEET S5.3.
R3. DIAGONAL BRACE. REFER TO SECTIONS ON SHEET S3.1.
R4. PROVIDE 36/7 DECK PATTERN WITH 4-#10 SCREWS PER SIDE LAP THIS AREA.
R5. PREFABRICATED COLD-FORMED METAL TRUSSES AT 48" OC MAXIMUM SPACING.
R6. HALF-TRUSSES AT ALCOVE.
R7. 'X'-BRACING BY COLD-FORMED METAL TRUSS SUPPLIER.
R8. 14 GAGE RIDGE PLATE.
R9. EXTEND KCS JOIST TAIL TO SUPPORT END OF TRUSS ABOVE.

**ROOF FRAMING PLAN KEY NOTES:**

W16x26 (TYP)
W14x22 (JBE = +14'-8")
W18x35
W18x40
20K4
W14x22W14x22
16K4
W18x35 W18x35
16KCS2
W18x35
4'-0" 7'-0"
7'-0" 4'-0"
JBE = +16'-0"
W10x22 (HIGH)
HSS6x6x14 (LOW)
BUILT-UP ROOF
16KCS2
20KCS3
20KCS2
20K4
16K4
16KCS3
20KCS2
20K4
20KCS2
20K4
20KCS2
20K4
B
2'-2" 5'-0" 4'-0" 4'-0" 4'-0" 5'-0" 2'-2"
4'-4" 4'-4" 4'-4" 4'-4" 1'-2"
3,4" 3,4"

SIM TO
B
SIM TO
NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS; FOR DUCT OPENINGS REFER TO MECHANICAL DRAWINGS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR WIDTH OF LINTEL.
3. SCHEDULE APPLIES ONLY TO LINTELS NOT OTHERWISE SHOWN ON THE DRAWINGS.

TYPICAL SECTION

TYPICAL JAMB

JAMB AT CONTROL JOINT

TYPICAL BOND BEAM

REINFORCING DETAILS

STONED BOND BEAM DETAIL

TYPICAL STEEL BEAM BEARING ON MASONRY DETAILS

TYPICAL MASONRY ANCHORAGE DETAILS

TYPICAL CONCRETE MASONRY REINFORCING DETAILS

TYPICAL DETAILS

TOWNE POINT SHOPS
3800 TOWNE POINT ROAD
ANNANDALE, VIRGINIA