

- STRUCTURAL NOTES:**
- Foundation**
- 1) All footings shall bear on soil having minimum safe bearing capacity of 3000 lbs. per square foot. Confirm in field prior to placing footings.
- 2) Elevations given correspond to the completed bottom of footings and are minimum depth which are not to be constructed as limiting in any way the depth required to reach good bearing.
- 3) No footings shall be placed in water or on frozen ground. After footings are placed they shall be protected against frost.
- 4) All footing excavations are to be finished by hand.
- 5) Form sides of footings as required for accuracy.
- Cast-In-Place Concrete**
- 1) All concrete work shall conform to the latest edition of the ACI Building Code.
- 2) All concrete for slabs shall attain 4000-PSI compressive strength at 28 days.
- 3) All concrete for exterior walls, w/c 6% air-entrainment.
- 4) Concrete for footings and foundation walls shall attain a compressive strength of 3000 PSI @ 28 days.
- 5) Cold weather concreting shall be in accordance with ACI-306.
- 6) Cold weather concreting shall be adequately protected against damage due to excessive heating, construction equipment, material and methods (ice, rain, snow, excessive heat and freezing temperatures).
- 7) Early drying out of concrete surfaces during the first 24 hours shall be carefully guarded against. All surfaces shall be moist cured or protected using a membrane-curing agent as applied as soon as forms are removed. If membrane curing agent is used, exposure shall not to damage coating.
- 7) Bending, rack walking, cutting or substitute reinforcement other than as shown on the contract drawings is prohibited unless architect gives specific approval for each case.
- 8) Concrete shall be conveyed, placed and finished in a workmanlike manner.
- 9) Prior to making repairs, contractor shall obtain permission from architect to make repairs for other than minor honeycombing.
- 10) All concrete exposed to weather, and garage slabs shall be air-entrained 6%±1%

100

- 1) All reinforcing bar details shall conform to the latest ACI code and detailing manual.
- 2) All bars shall be ASTM A-615, Grade 60.
- 3) Welded wire fabric shall be ASTM A-185.
- 4) Clearance of main reinforcing from adjacent surfaces unless shown otherwise shall be:
 - A) Uniform surfaces in contact with ground or exposed to the weather: 3"
 - B) Bottom surfaces of slabs on grade: 5"
 - C) Formed surfaces in contact with ground or exposed to weather:
 - 1) 45 bars or smaller: 1/2"
 - 2) Bars larger than #5: 3/4"
 - 3) Bars larger than #5: 1"
 - D) In or near wall or slab less than the diameter of the bar: 1"
- 5) Tolerances for placing reinforcing shall be:
 - A) Top: +/- 1/4" and for members with an effective depth of 24 inches or less, +/- 1/8"
 - B) Bottom: +/- 1/4" and for members with an effective depth of more than 24 inches, +/- 1/8"

MAX BUILDING H

- Examining Lumber:**
1. joists, ties, braces and rafters shall be Hem Fir No.2 grade or better as graded by WCLB or WMPA.
 2. Studs shall be equal to Hem Fir No. Douglas Fir Stud Grade or better as graded by WCLB or WMPA.
 3. All lumber in contact with concrete shall be Pressure Treated.
 4. All lumber or sizes specified, as based on ILAVE (Venezkyan) 206 Parallel PSL.
- Bar gaps may be utilized to avoid control or construction joints.

- 5) All LVL sizes specified are based on IL-lev (Weyerhaeuser) 2.0E Microtralan LVL load tables. Any substitutions by GC must be capable of supporting loads of specified Microtralan LVL.

- 5) All plywood to have exterior glue.
- 6) Wood subfloor to be 3/4" minimum tongue and groove.

—

- 1) Contractor shall verify all dimensions, sections and elevations on the job.
- 2) Consult The Architectural, Mechanical and Electrical drawings for verification of location and dimensions of chases, inlets, openings, sleeves, wastes, drips, reveals, depressions, equipment pads and other product requirements.
- 3) All foundation walls shall be braced during the operations of back filling.

1

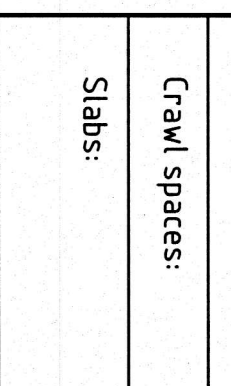
- 4) All masonry and concrete walls are to be braced during construction until permanently restrained at the top.
- Additional Structural Notes:**
- 1) All wall connections shall be by direct bearing on full width of supporting member, or by suspension through the hanger connections. All rafters shall be overlapped with ceiling joists and side nailed with 6 - 16d nails minimum. All other nailing shall be per IRC code.
- 2) Combined rafter/underlayment shall be 3/4" thick tongue and groove with APA span rating.

- 4) metal in contact with the stainless steel shall not be of a type which is susceptible to galvanic corrosion. The metal in contact with the stainless steel shall not exceed the composition of type 304 stainless steel or type 316 stainless steel.



NOTES:		
1) This addition complies with the revisions to the 2021 IRC, Chapter 11 Energy Efficiency per the Review and Advisory Council (RAC) in the PA Bulletin 55-45.		
2) All ceiling lighting adjacent to attics or roofs to be labeled as "air tight" units and be listed to AIST E283 standards.		
3) Supply and return ducts in attics shall be insulated to a minimum of R-4. All other ducts shall be insulated to a minimum of R-6.		
	Required under the 2021 IRC, Chapter 11 Energy Efficiency per the Review and Advisory Council (RAC) in the PA Bulletin 55-45.	Proposed
Windows and glass:	U-Factor = .32 max (Low-E glass)	High Performance Low-E glass (U-factor=.32 max)
Skylights:	U-Factor = .55 max	Not applicable
Basement walls:	R-10 (if using continuous insulation) R-13 (if insulating in a framed wall)	Not applicable

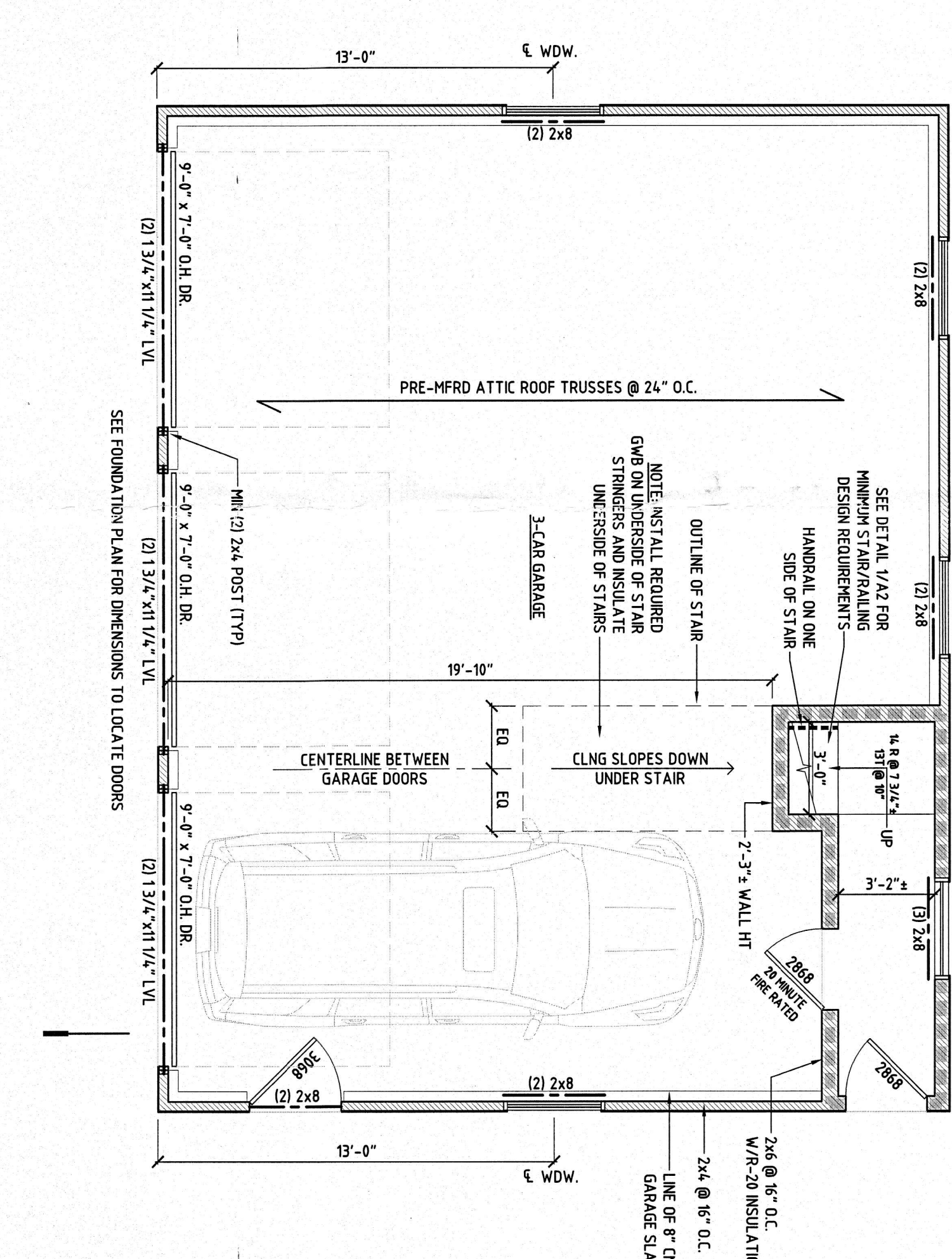
Roofs / Attics:	R-13 cavity insulation in combination with R-5 conti R-4.9 with regular construction R-30 allowed if full height of uncompressed insula over 100% of the ceiling area R-30 allowed with cathedral ceiling (limited to 500 the total insulated ceiling area, whichever is less)
-----------------	--

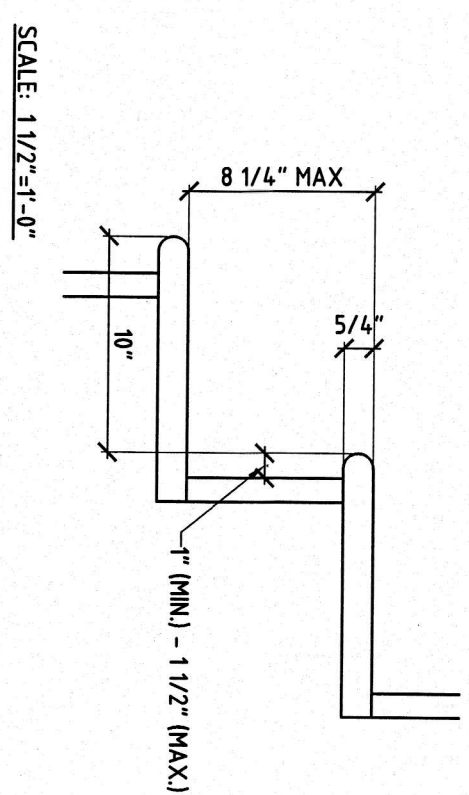


—

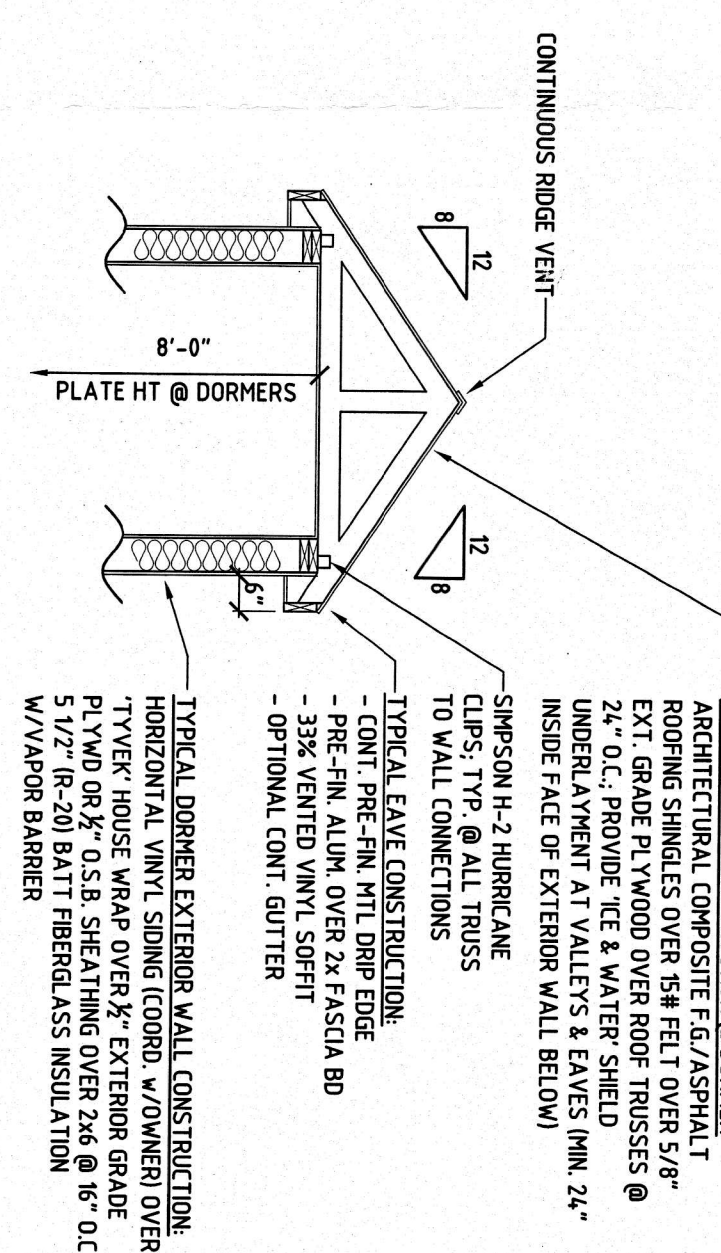
-

Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099

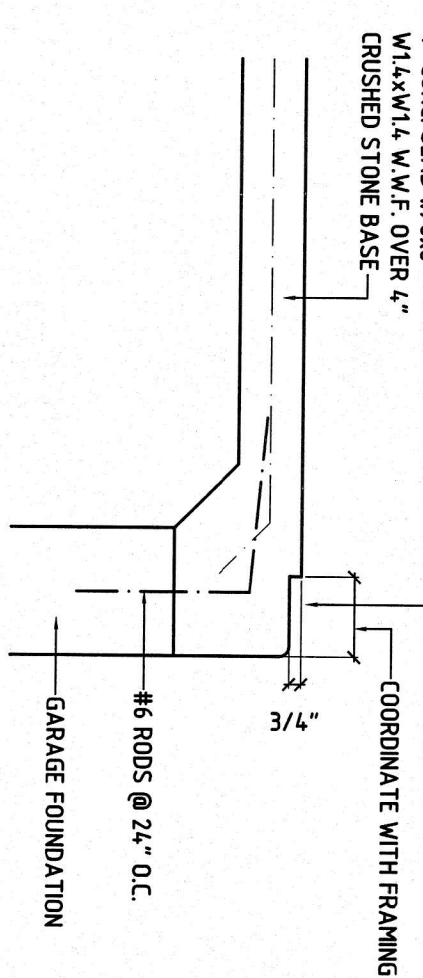

$$1/4''=1'-0''$$



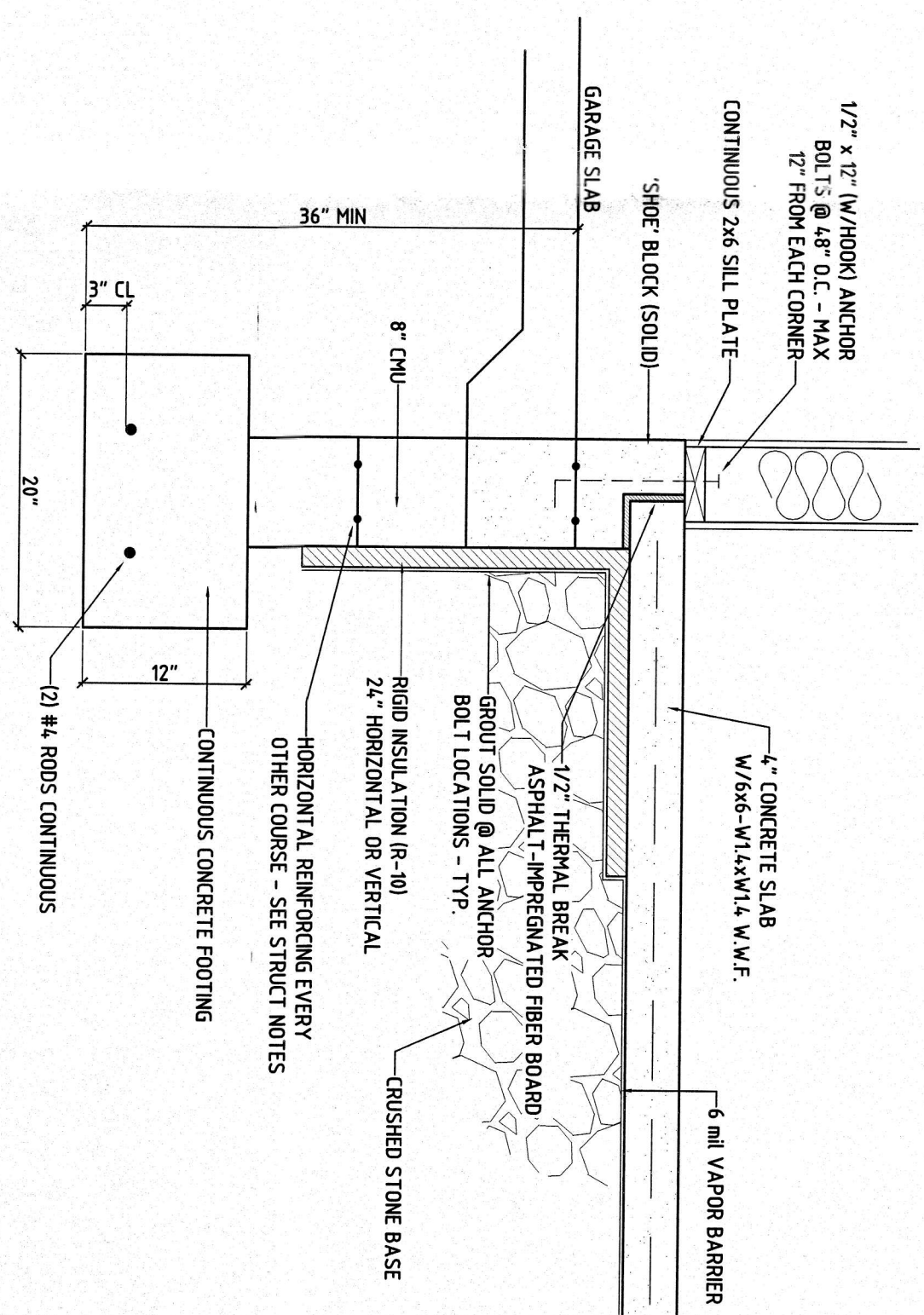
1	STAIR DETAIL
A2	AS NOTED



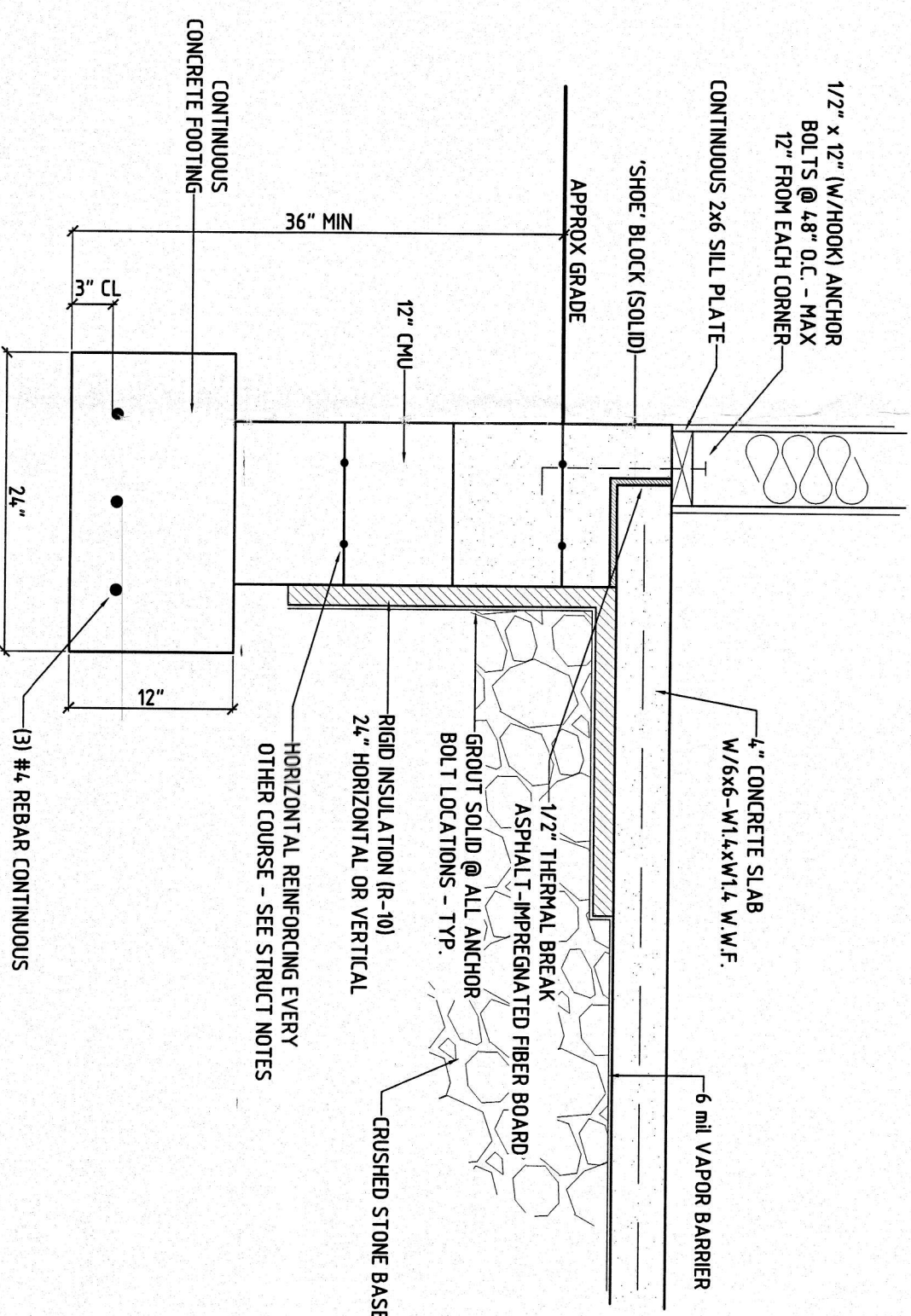
BUILDING SECTION



A	BUILDING SECTION
A2	3/8"=1'-0"



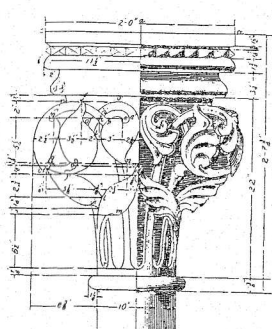
4 FOUNDATION DETAIL

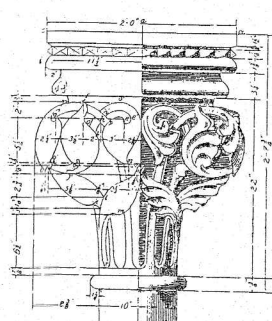


3 FOUNDATION DETAIL
A2 1"-1-0"

FOUNDATION DETAIL

5 FOUNDATION DETAIL





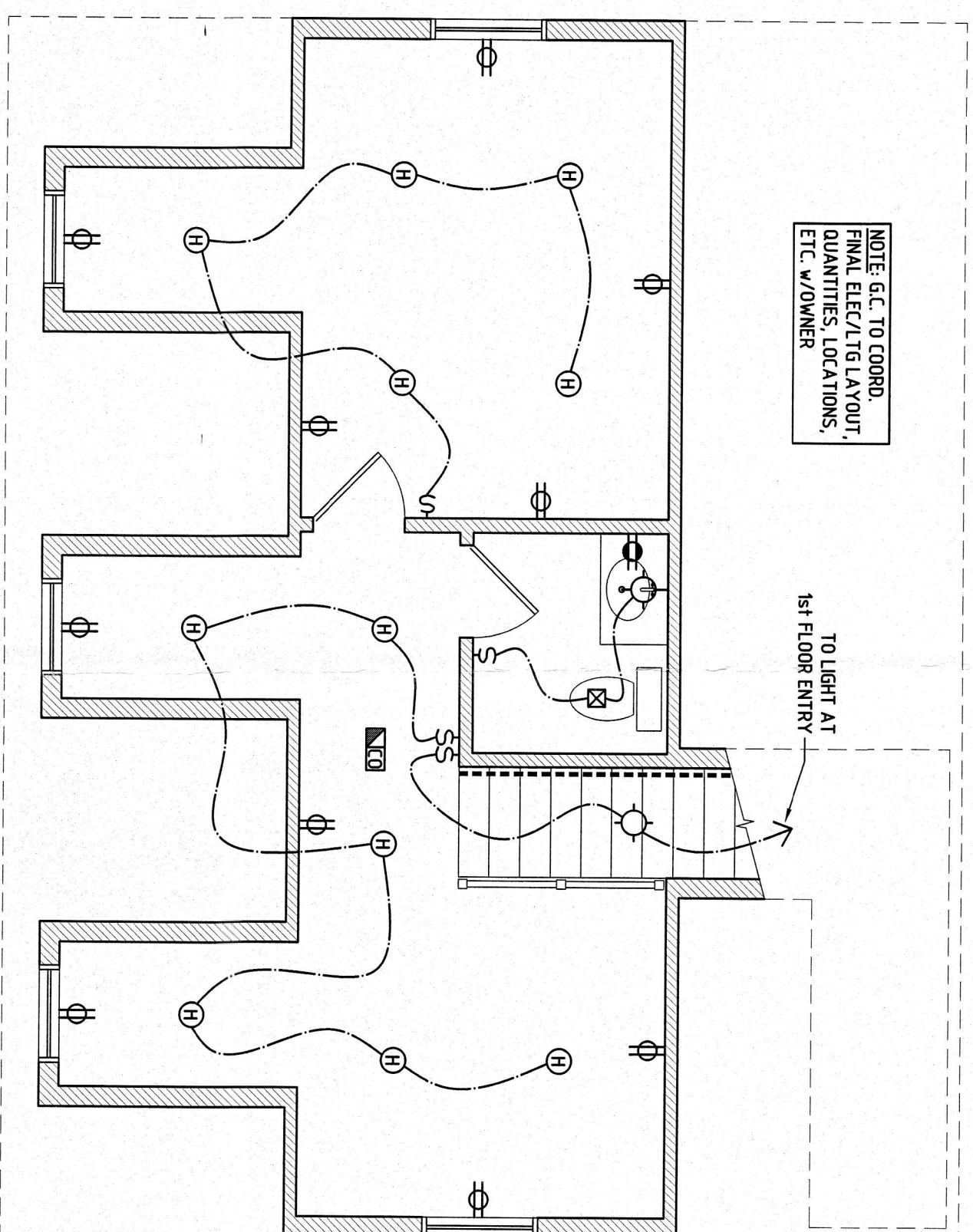
EDELMAN RESIDENCE
212 HILLSIDE AVENUE
JENKINTOWN, PA 19490

Drawn by: BTJ PMV	Completed by:
Scribed as received	Date:
Formulas	Date:

2022051

A3

SHEET 3 OF 3

 $1/4"=1'-0"$

1/4"=1'-0'

1/4"=1'-0"