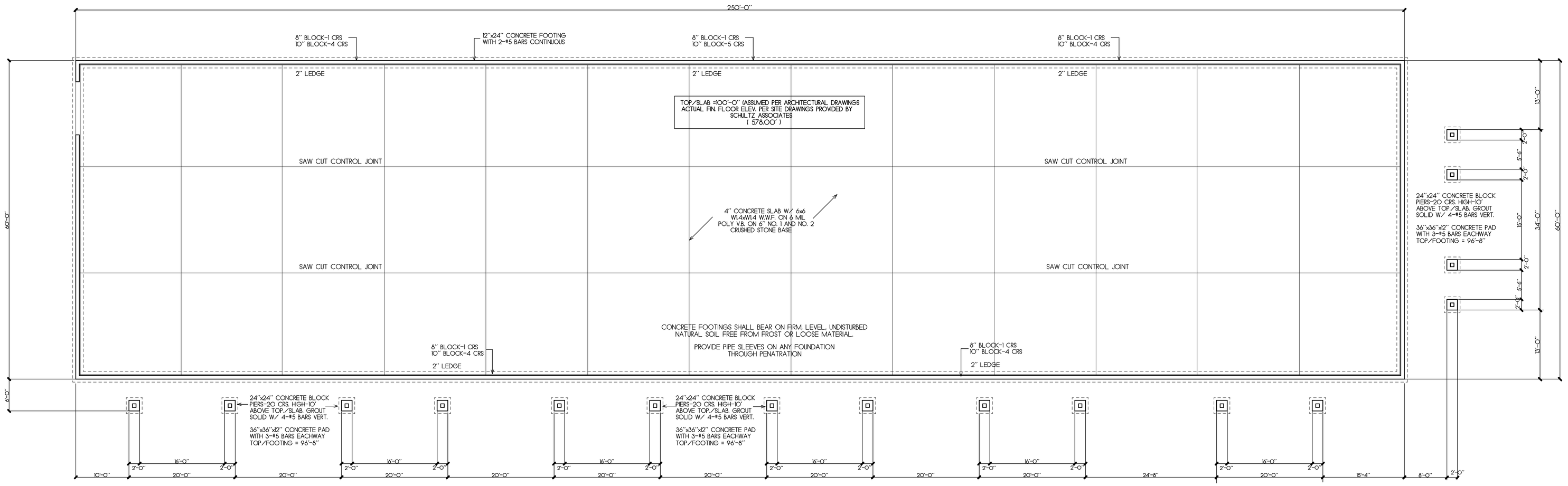
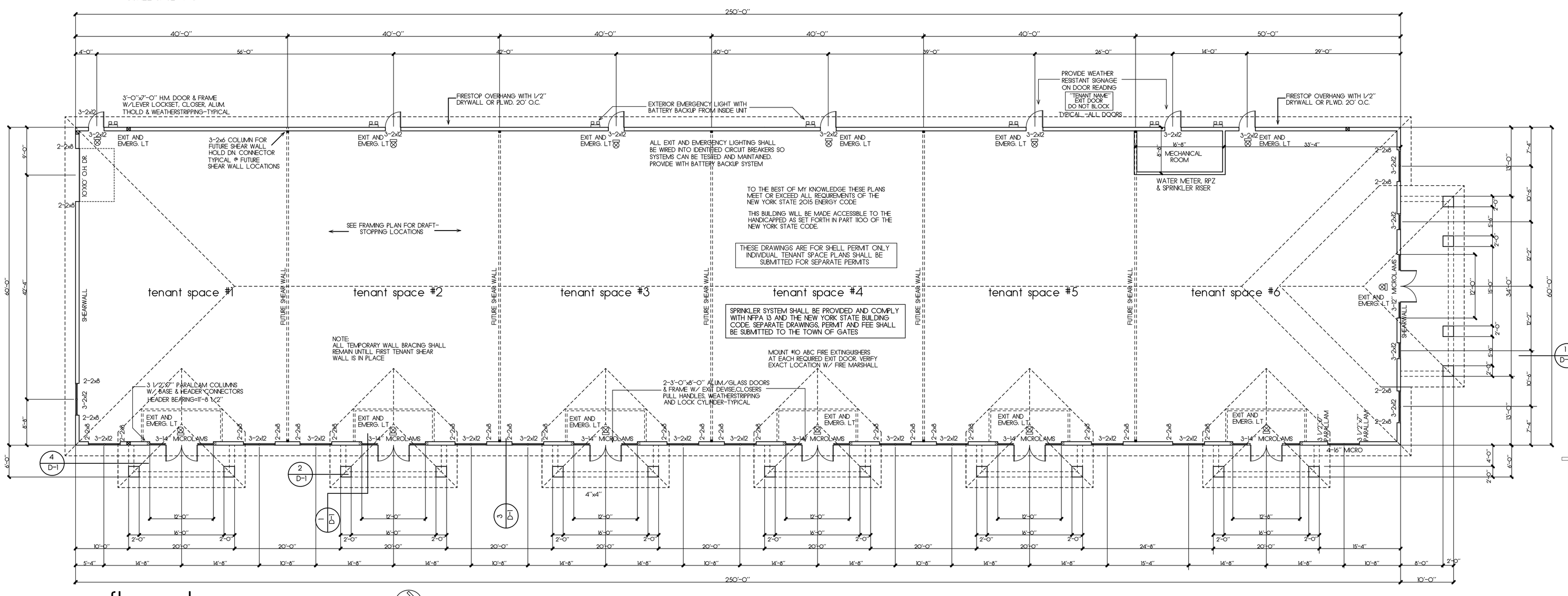


foundation plan

SCALE 3/32"=1'-0"



floor plan

SCALE 3/32"=1'-0"

15,000 S.F.

FOUNDATIONS

CONTRACTOR SHALL NOTIFY SITE ENGINEER AND ARCHITECT IF SITE CONDITIONS, SUCH AS ADVERSE GROUND WATER OR SOIL CONDITIONS WARRANT MODIFICATIONS TO THE FOUNDATION DESIGN

FOOTINGS MAY BE POURED NEAT AGAINST SIDES OF EXCAVATIONS ONLY IF SLOUGHING OR RAVELING DOES NOT OCCUR

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS

BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTILL- CONCRETE AND GROUT HAS REACHED SUFFICIENT STRENGTH TO RESIST DAMAGE OR STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD DECK IS IN PLACE, OR SUFFICENT WALL BRACING IS IN PLACE

STRUCTURAL BACKFILL

STRUCTURAL BACKFILL OF WELL GRADED SAND AND GRAVEL OR CRUSHER RUN STONE SHALL BE PLACED IN 6" MAX. LIFTS AND COMPACTED TO A MIN. DENSITY OF 95% (UNDER SLABS AND BUILDINGS) AND 90% (ELSEWHERE) OF MAX. DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D698

BACKFILL SHALL BE FREE OF EXCESIVE VEGATATION, DEBRIS OR OTHER DELETERIOUS MATERIALS AND CONTAIN NO PARTICLES LARGER THAN 3" IN DIA. AND NO MORE THAN 10% PASSING THE #200 SIEVE

FOOTINGS

FOOTING SHALL BE PLACED AT A MIN OF 42" BELOW GRADE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS

FINAL 3" OF EXCAVATION SHALL BE REMOVED BY HAND TOOL OPERATIONS IN ORDER TO ASSURE UNDISTURBED BEARING SURFACES.

BOTTOM SURFACE OF FOOTING SHALL NOT SLOPE MORE THAN 1/3 UNLESS OTHERWISE INDICATED ON THE DRAINGS

NO EXCAVATION SHALL BE MADE LOWER AND CLOSER THAN 1/3 UNLESS INDICATED ON THE DRAWINGS

FOOTINGS AND SLABS SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND

ALL FOOTINGS SHALL BEAR ON FIRM AND CLEAN SOIL. THE SOIL BEARING SHOULD BE VERIFIED AT THE FOOTINGS BY AN ACCEPTED TESTING METHOD

CONCRETE MASONRY
CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90 TYPE I, GRADE N

MORTAR - ASTM C270, TYPE S f. fm=1500 PSI

BLOCK FILL- COURSE GROUT 3,000 PSI

CONCRETE

FOUNDATION DESIGN IS BASED ON A MIN. SOIL BEARING CAPACITY OF 2,500 PSF, BUILDER SHALL NOTIFY ARCHITECT IF CAPACITY IS LESS

PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER UNDER CONCRETE INTERIOR SLABS.

PROVIDE ALL NECESSARY TIE BARS, SPACER BARS, CHAIRS, ETC TO SECURE REINFORCING IN PLACE BEFORE PLACING CONCRETE

A. STANDARDS-LATEST EDITION OF ACI.
B. DESIGN STRENGTH AT 28 DAYS.

1. FOOTINGS, WALLS AND PIERS-3,000 PSI
2. SLAB ON GRADE-INTERIOR 2,500 PSI
EXTERIOR 3,500 PSI

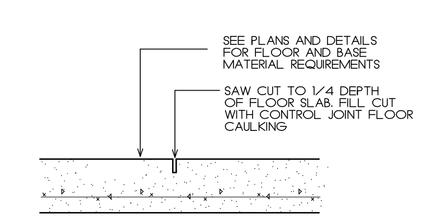
REINFORCING-
BARS- ASTM A615, GRADE 60
TRUSSED MASONRY JOINT REINFORCING ASTM A82

LAP SPLICES OF REINFORCING BARS SHALL BE 40 BAR DIA BUT NOT LESS THAN 24"

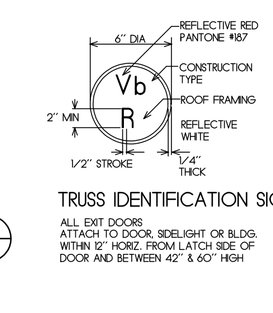
FILL BLOCK CORSE SOLID UNDER LINTELS, BEAM POCKETS, AND ALL BEARING PLATES WITH 3,000 PSI GROUT

KEEP CORES OF REINFORCED MASONRY FREE OF MORTAR DROPPINGS

ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 AND SHALL BE 1/2" DIA MIN. AND 12" LONG. PLACEMENT OF ANCHOR BOLTS SHALL BE 12" FROM END PLATE, 6'-0" O.C. AND MIN. OF 2-ANCHOR BOLTS IN ANY ONE SECTION LOCATE IN MIDDLE THIRD OF PLATE AT LEAST 1 1/8" FROM THE EDGE OF A 2x4 AND 1 3/4" FROM THE EDGE OF A 2x6.

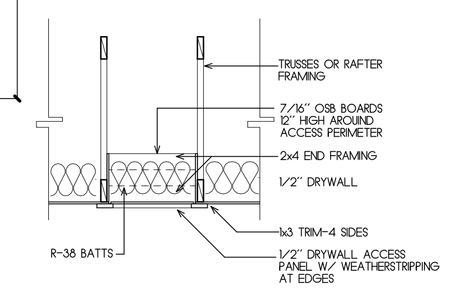


SAW CUT CONTROL DETAIL



TRUSS IDENTIFICATION SIGN

ALL EXIT DOORS
ATTACH TO DOOR, SIDELIGHT OR BLDG.
WITHIN 12" HORZ. FROM LATCH SIDE OF
DOOR AND BETWEEN 42" & 60" HIGH



ATTIC ACCESS PANEL

VERIFY LOCATION IN FIELD IN EACH TENANT SPACE

SIZE = 22"x30"

JOB. NO 17007

NOTE:
A COMPLETE SET OF "APPROVED FOR CONSTRUCTION" DRAWINGS SHALL BE MAINTAINED ON THE JOB SITE AND MADE AVAIABLE TO THE FIELD INSPECTORS AT ALL TIMES TO ASSIT THEM IN CARRYING OUT THEIR RESPONSIBLITES. SUCH DRAWINGS SHALL CONTAIN ALL AMENDMENTS OR CAHNAGES TO SAME, BE SIGNED BY PERSON APPROVING SAME AND INDICATE THE DATES OF SUCH APPROVALS. IF DRAWINGS ARE NOT AVAILABLE, INSPECTION MAY BE CANCELLED.

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PROPOSED RETAIL PLAZA
AT
#2997 BUFFALO ROAD

TOWN OF GATES, NEW YORK

REVISIONS

No.	DATE	DESCRIPTION

A-1

MAY 13, 2017