

GENERAL

1.

THE CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING AND ADVISE ENGINEER OF ANY VARIATIONS. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION.
2.

THE CONTRACTOR SHALL CONTACT "MISS UTILITY OF VIRGINIA" 72 HOURS BEFORE ANY EXCAVATION WORK IS BEGUN. "MISS UTILITY OF VIRGINIA" MAY BE REACHED AT 1-800-552-7001.
3.

THE CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4.

THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL OPENINGS AND EQUIPMENT PADS WITH THE MECHANICAL AND ELECTRICAL EQUIPMENT DETAILS AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR THE PROPER DISTRIBUTION OF ALL UTILITY LINES THROUGHOUT THE BUILDING.
5.

SEE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF WINDOW AND DOOR OPENINGS AND FOR OTHER INFORMATION NOT SHOWN.
6.

THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING FOR THE STRUCTURE SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND, THEREFORE, REQUIRE ADDITIONAL SUPPORT TO MAINTAIN STABILITY BEFORE COMPLETION.
7.

UNLESS OTHERWISE NOTED, ALL ELEVATIONS INDICATED FOR FOUNDATION WORK ARE REFERENCED TO MEAN SEA LEVEL AND ALL ELEVATIONS INDICATED FOR STEEL, MASONRY OR COLD-FORMED STEEL WORK ARE REFERENCED FROM A FIRST FLOOR FINISHED FLOOR DATUM ELEVATION 0'-0".

CONCRETE

1.

ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OR COMPACTED, ENGINEERED FILL. ALL FOOTING EXCAVATIONS SHALL BE APPROVED BY A QUALIFIED SOILS TECHNICIAN OR ENGINEER. REPORT ANY DISCREPANCIES WITH THE SOILS REPORT TO THE ENGINEER PRIOR TO PLACING CONCRETE.
2.

UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI FOR FOUNDATIONS, 3500 PSI FOR SLAB-ON-GRADE, AND 4000 PSI FOR ALL OTHER CONCRETE IN 28 DAYS.
3.

UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE GRADE 60, DEFORMED BARS, CONFORMING TO ASTM A-615. REINFORCING STEEL TO BE WELDED SHALL BE ASTM A-706, DEFORMED.
4.

REINFORCING STEEL SHALL NOT BE WELDED UNLESS APPROVED BY THE ENGINEER.
5.

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-SP-66- LATEST EDITION).
6.

UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, ALL CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

a.

3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.

b.

1.1/2" FOR NO. 5 BARS AND SMALLER FOR CONCRETE EXPOSED TO EARTH OR WEATHER.

c.

2" FOR NO.6 BARS AND LARGER FOR CONCRETE EXPOSED TO EARTH OR WEATHER.

d.

3/4" FOR NO. 11 BARS AND SMALLER IN SLABS, WALLS OR JOISTS FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.

e.

1.1/2" FOR BARS IN COLUMNS OR BEAMS FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
7.

ALL BAR SPLICES SHALL BE CLASS "B" TENSION SPLICES UNLESS OTHERWISE NOTED.
8.

ALL EMBEDDED STRUCTURAL STEEL SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE F1554 GRADE 36 UNLESS OTHERWISE NOTED.
9.

PROVIDE TWO (2) #5 BARS ON ALL SIDES OF OPENINGS IN CONCRETE WALLS WHERE LARGEST DIMENSION EXCEEDS 12". EXTEND BARS 2'-0" BEYOND EDGE OF OPENING.
10.

PROVIDE 2-#4 DIAGONAL BARS IN THE TOP FACE OF SLAB-ON-GRADE AT ALL RE-ENTRANT CORNERS.
11.

EXTEND REINFORCING BARS PAST RE-ENTRANT CORNERS A MINIMUM OF TENSION DEVELOPMENT LENGTH (Ld).
12.

INTERSECTING WALLS SHALL BE KEYED IF PLACED SEPARATELY. RUN HORIZONTAL WALL REINFORCING CONTINUOUSLY INTO INTERSECTING WALL.
13.

CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" X 45 DEGREE CHAMFER UNLESS NOTED OTHERWISE.
14.

UNLESS OTHERWISE NOTED, REINFORCE ALL CONCRETE SLABS-ON-GRADE WITH 6X6 - W2.9 X W2.9 WELDED WIRE FABRIC.
15.

WELDED WIRE FABRIC REINFORCING SHALL LAP ONE FULL MESH AND BE SECURELY WIRED AT EACH SIDE AND END.
16.

ALL DIMENSIONS AT FLOOR DEPRESSIONS SHALL BE VERIFIED FROM ARCHITECTURAL DRAWINGS PRIOR TO PLACING SLABS.
17.

ADHESIVE ANCHORS SHALL BE HEAVY DUTY, TWO COMPONENT ADHESIVE ANCHOR CONSISTING OF A SELF-CONTAINED ADHESIVE CAPSULE. ADHESIVE RESIN SHALL BE VINYL URETHANE METHACRYLATE WITH A COMPATIBLE HARDENER. THE ANCHOR ROD SHALL BE AN ALL THREADED ROD MEETING THE REQUIREMENTS OF ASTM A36 STEEL.

STRUCTURAL WOOD

1.

ALL DESIGN, DETAILING, FABRICATION AND ERECTION OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA).
2.

THE FOLLOWING MATERIALS SHALL APPLY:

a.

ROOF DECKING SHALL BE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) 112-81 SELECTED TONGUE AND GROOVE, SOUTHERN PINE WITH 15 PERCENT MAXIMUM MOISTURE CONTENT. NOMINAL DIMENSIONS SHALL MATCH THE CROSS SECTIONAL DIMENSIONS OF THE EXISTING ROOF PLANKS.

b.

ALL PLYWOOD SHALL BE APA RATED AS INDICATED ON DRAWINGS.

c.

ALL BOLTS USED FOR WOOD FASTENING SHALL CONFORM TO ASTM A307, LOW-CARBON STEEL EXTERNALLY AND INTERNALLY THREADED STANDARD FASTENERS.

d.

STEEL FOR PLATES SHALL BE ASTM A36. WELDING SHALL BE PERFORMED USING E70XX ELECTRODES.

e.

LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1.
3.

NAILING SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1, 2009 VIRGINIA UNIFORM STATE BUILDING CODE.
4.

UNLESS OTHERWISE NOTED, PLYWOOD SHALL BE INSTALLED CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND NAILED TO ALL SUPPORTS AT 6 INCHES ON CENTER WITH 6d NAILS FOR PANELS 1/2 INCH AND LESS AND 8d FOR GREATER THICKNESSES. ALL PANEL JOINTS SHALL OCCUR OVER FRAMING. PROVIDE EDGE SUPPORT WHERE INDICATED ON DRAWINGS OR AS RECOMMENDED BY APA.
5.

WOOD I-BEAMS SHALL BE A MINIMUM OF 14" IN DEPTH AND CAPABLE OF SUPPORTING THE DESIGN LOADS WITH A MAXIMUM LIVE LOAD DEFLECTION OF L/480 FOR FLOORS AND L/240 FOR ROOFS. SIZE AND TYPE OF I-BEAM SHALL BE DETERMINED BY THE I-BEAM MANUFACTURER BASED ON THE DESIGN LOADS. BLOCKING, BRIDGING AND ALL OTHER RELATED ITEMS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, INDUSTRY STANDARDS AND THE MANUFACTURER'S RECOMMENDATIONS. THE DESIGN SHALL BE PERFORMED AND SEALED BY AN ENGINEER LICENSED IN THE COMMONWEALTH OF VIRGINIA. DESIGN OF I-BEAM TO UTILIZE 50 PSF LIVE LOAD OR VUSBC WHICHEVER LOADING IS GREATER.
6.

OPENINGS CUT IN THE WOOD I-BEAMS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7.

LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE OF THE SIZES SHOWN ON THE DRAWINGS. PROVIDE A MINIMUM 3½" BEARING LENGTH FOR ALL LVL BEAMS BEARING ON WALLS. STRENGTH REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
8.

ALL WOOD I-BEAM TO LEDGER CONNECTIONS SHALL BE MADE WITH THE APPROPRIATE TYPE OF GALVANIZED JOIST HANGER. ALL HANGERS SHALL BE CAPABLE OF SUPPORTING A REACTION OF 1,200 POUNDS.
9.

ALL WOOD 2X RAFTER TO LVL GIRDER OR LOAD BEARING STUD WALL CONNECTIONS SHALL BE MADE WITH THE APPROPRIATE TYPE OF GALVANIZED SINGLE SIDED HURRICANE/SEISMIC ANCHORS. ALL HANGERS SHALL BE CAPABLE OF SUPPORTING A REACTION OF 250 POUNDS.

MASONRY

NOTE: THESE NOTES APPLY TO WALLS SHOWN ON THE STRUCTURAL DRAWINGS ONLY.

1.

UNLESS NOTED OTHERWISE, THE TOP COURSE OF ALL CONCRETE MASONRY WALLS SHALL BE A BOND BEAM REINFORCED WITH 2 - #4 REINFORCING BARS.
2.

BOND BEAMS SHALL BE CONTINUOUS THROUGH ALL CORNERS AND SHALL TIE ALL WALL TERMINATIONS TO THE PERPENDICULAR WALL AT WALL INTERSECTIONS.
3.

UNLESS NOTED OTHERWISE, ALL CONCRETE MASONRY WALLS SHALL HAVE VERTICAL REINFORCEMENT CONSISTING OF 1 - #4 REINFORCING BAR, IN A FULLY GROUTED CELL, AT A MINIMUM OF 48-INCHES C/C, AT ALL WALL CORNERS, ENDS OF WALLS AND AT EACH SIDE OF OPENINGS. REINFORCEMENT SHALL EXTEND FROM SUPPORT TO SUPPORT.
4.

UNLESS NOTED OTHERWISE, ALL CONCRETE MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCEMENT CONSISTING OF 1 - #4 REINFORCING BAR, IN A FULLY GROUTED BOND BEAM, AT THE TOP AND BOTTOM OF ALL WALL OPENINGS. REINFORCEMENT SHALL EXTEND A MINIMUM OF 16" PAST THE EDGE OF THE OPENING.
5.

ALL CONCRETE MASONRY WALLS SHALL HAVE JOINT REINFORCEMENT, AS DEFINED IN THE SPECIFICATIONS, PLACED HORIZONTALLY ON 16" CENTERS. REINFORCEMENT SHALL EXTEND INTO INTERSECTING WALLS.
6.

MASONRY VENEER IS TO BE SUPPORTED ON L3½"x6"x¾" SLV FOR WINDOW AND DOOR OPENINGS. ANGLE TO BE ATTACHED TO HEADERS OVER 6'-0" W/ ½"x4" LONG LAG SCREWS AT 16"

DESIGN CRITERIA

1. GOVERNING CODES:

VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2012 EDITION)
INTERNATIONAL BUILDING CODE (2012 EDITION)
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318 - 2010 EDITION)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 - 2010 EDITION)

2. OCCUPANCY CATEGORY: II

3. ROOF LOADS:

FRAMING..... 5 PSF (OR SELF WEIGHT)
INSULATION..... 2 PSF
SHINGLES..... 1 PSF
SHEATHING..... 1 PSF
SUSPENDED UTILITIES..... 3 PSF
SUSPENDED CEILING..... 3 PSF

LIVE LOAD..... 20 PSF
ROOF SNOW LOAD..... 20 PSF
SNOW IMPORTANCE FACTOR (I) 1.0

IN ADDITION TO THE ABOVE LISTED LOADS, AFFECTED ROOF FRAMING MEMBERS SHALL BE DESIGNED FOR CONCENTRATED OR SPECIAL UNIFORM LOADS AS SHOWN ON THE ROOF FRAMING PLAN OR MEP PLANS DUE TO ROOF MOUNTED EQUIPMENT.

4. FLOOR LOADS:

FRAMING..... 3 PSF (OR SELF WEIGHT)
FLOOR COVERING..... 1 PSF
CEILING..... 2 PSF
MISCELLANEOUS SUSPENDED..... 2 PSF
STAIRS..... 100 PSF
SHEATHING..... 2 PSF
LIVE LOAD..... 40 PSF

5. WIND LOADS:

DESIGN WIND SPEED..... 115 MPH
EXPOSURE CATEGORY..... C (MAIN RESISTING SYSTEM)
EXPOSURE CATEGORY..... C (COMPONENTS AND CLADDING)
IMPORTANCE FACTOR (I)..... 1.0
BUILDING HEIGHT LESS THAN 60 FEET

6. SEISMIC LOADS:

SEISMIC-FORCE RESISTING SYSTEMS: LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS.

SHORT PERIOD (Ss)..... 0.7
1-SECOND PERIOD (S1) 0.10
SOIL SITE CLASSIFICATION D
SHORT PERIOD - DESIGN SPECTRAL RESPONSE ACCELERATION 0.37
1-SECOND PERIOD - DESIGN SPECTRAL RESPONSE ACCELERATION 0.16
FUNDAMENTAL PERIOD..... 0.24
SEISMIC IMPORTANCE FACTOR..... 1.0
SEISMIC DESIGN CATEGORY..... C
OCCUPANCY CATEGORY..... II
RESPONSE MODIFICATION FACTOR (FOR LIGHT-FRAMED WALLS)..... 6.5
SYSTEM OVER-STRENGTH FACTOR (FOR LIGHT-FRAMED WALLS)..... 3
DEFLECTION AMPLIFICATION FACTOR (FOR LIGHT-FRAMED WALLS)..... 4
SEISMIC RESPONSE COEFFICIENT (Cs)..... 0.016
BASE DESIGN SHEAR..... 148.9 KIPS
PROCEDURE USED : EQUIVALENT LATERAL FORCE

7. SEE DRAWINGS FOR ADDITIONAL LOCALIZED LOADINGS.

STRUCTURAL STEEL

1.

ALL STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE REQUIREMENTS OF ANGLES, PLATES, AND OTHER MISCELLANEOUS MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36, A53, A992, OR A572.
2.

ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR BUILDINGS, ASD DESIGN, 14TH EDITION.

WOOD

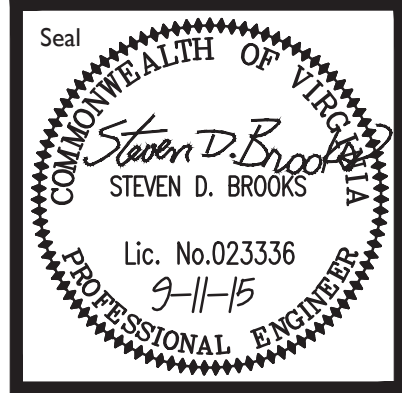
1.

UNLESS OTHERWISE NOTED, ALL LOADBEARING WALLS AND RAFTERS SHALL BE NO. 2 SOUTHERN PINE, YELLOW PINE, OR DOUGLAS FIR SPACED AT 16".
2.

ALL WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION).
3.

UNLESS OTHERWISE NOTED, ALL HEADERS OVER DOORS AND WINDOWS 8 FT. OR LESS IN WIDTH SHALL BE CONSTRUCTED OF 2-2X10'S WITH OSB SPACERS. HEADERS SHALL BE CONSTRUCTED OF 3-2X12'S WITH OSB SPACERS FOR OPENINGS OVER 8 FT. IN WIDTH.
4.

SEE THE ARCHITECTURAL DRAWINGS FOR SUPPLEMENTARY INFORMATION.



BRISTOL REDEVELOPMENT & HOUSING AUTHORITY

THE VILLAGE AT OAKVIEW

BRISTOL, VIRGINIA

BRHA - TYO-1460.00.MF.0915

GENERAL NOTES AND DESIGN CRITERIA

Purpose of Document Issue											
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Designed	JMB
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Date	SEP. 11, 2015
File No.	S001

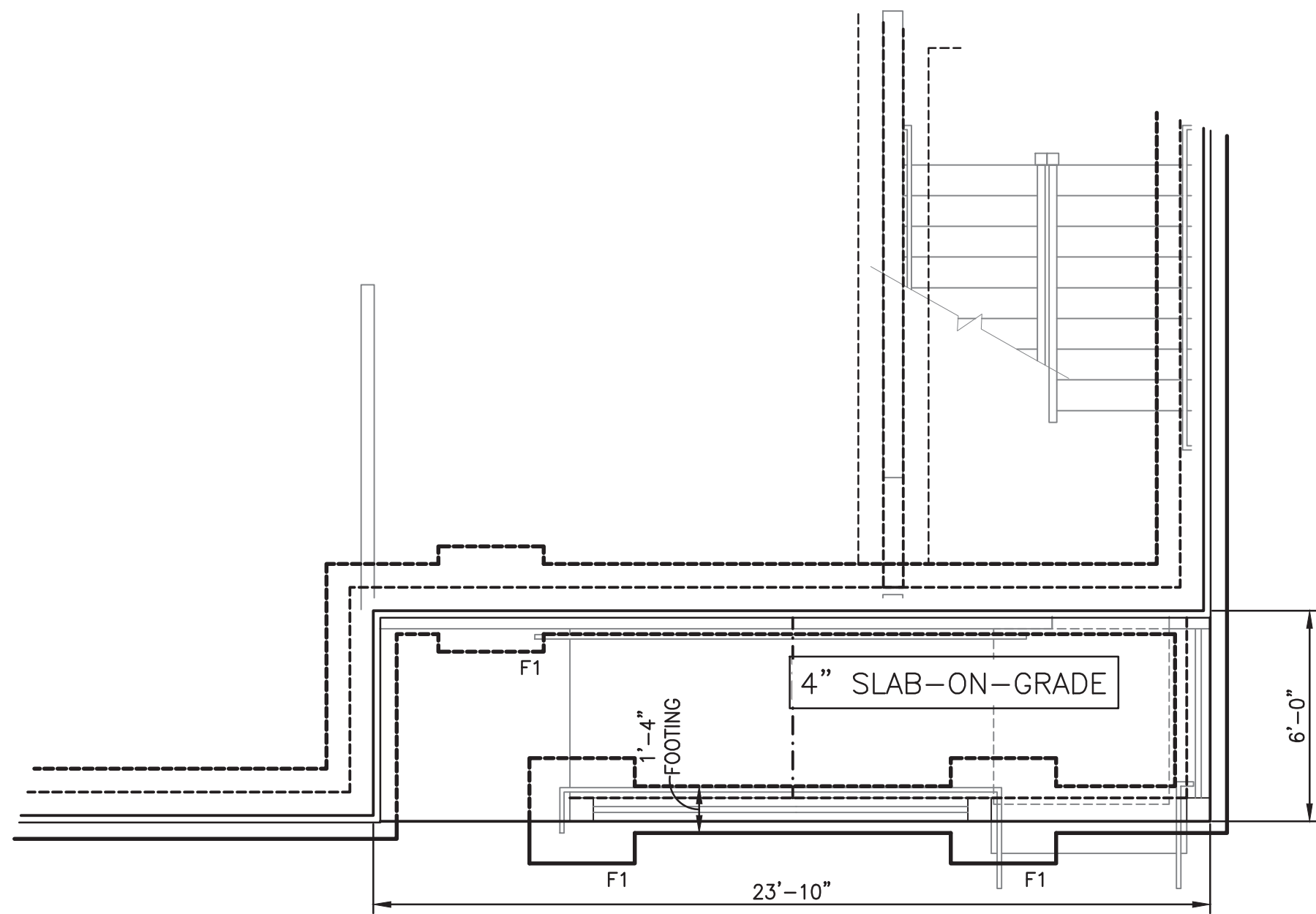
Project No.

12655-05



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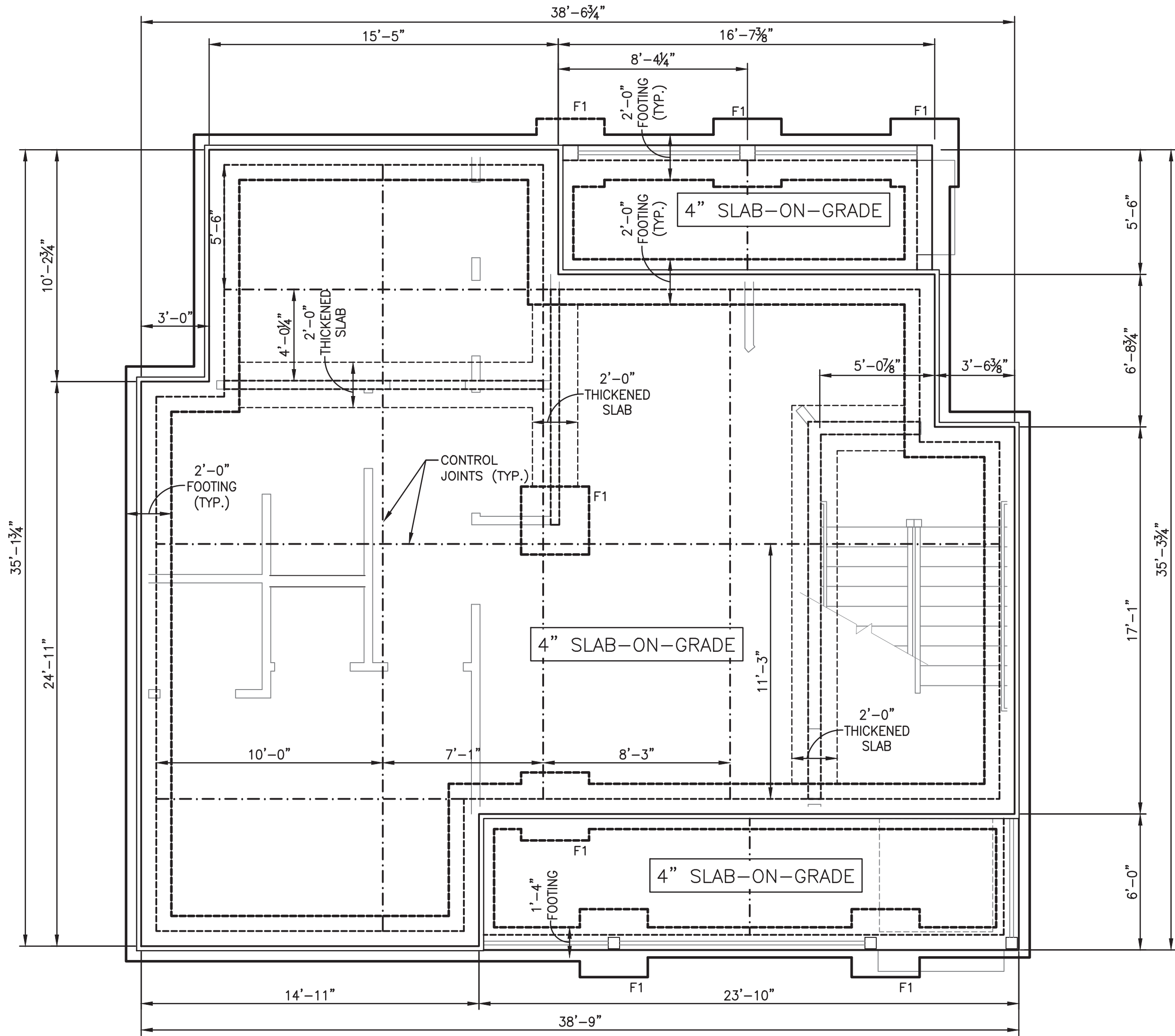
S001



ALTERNATE FRONT PORCH DESIGN

SCALE: 1/4"=1'-0"

PLAN NORTH



FOUNDATION/SLAB PLAN BUILDING A & D

SCALE: 1/4"=1'-0"

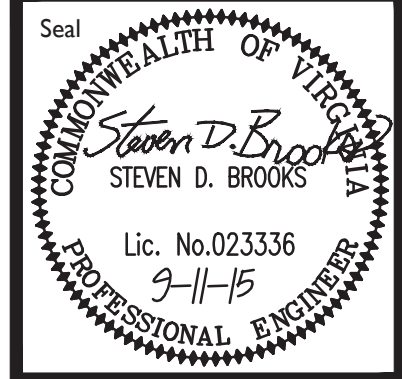
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T/FDN EL.=MAINTAIN 2'-0" BELOW GRADE

PLAN NORTH

FOUNDATION SCHEDULE

MARK	FOOTING SIZE	FOOTING REINFORCING	REMARKS
F1	3'-0" X 3'-0" X 12"	4-#5 EACH WAY	

- NOTES:
- SEE SHEET S001 FOR GENERAL NOTES.
 - SEE SHEET S200 FOR GENERAL CONCRETE DETAILS.
 - SEE ARCH BUILDING SECTIONS FOR FOUNDATION REINFORCEMENT.
 - SEE ARCH DRAWINGS FOR LOCATIONS OF DOORS, WINDOWS, AND INTERIOR WALLS.



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FOUNDATION/SLAB PLAN BUILDING A

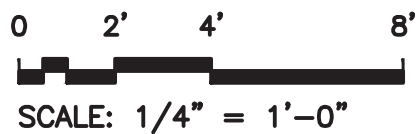
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S100A

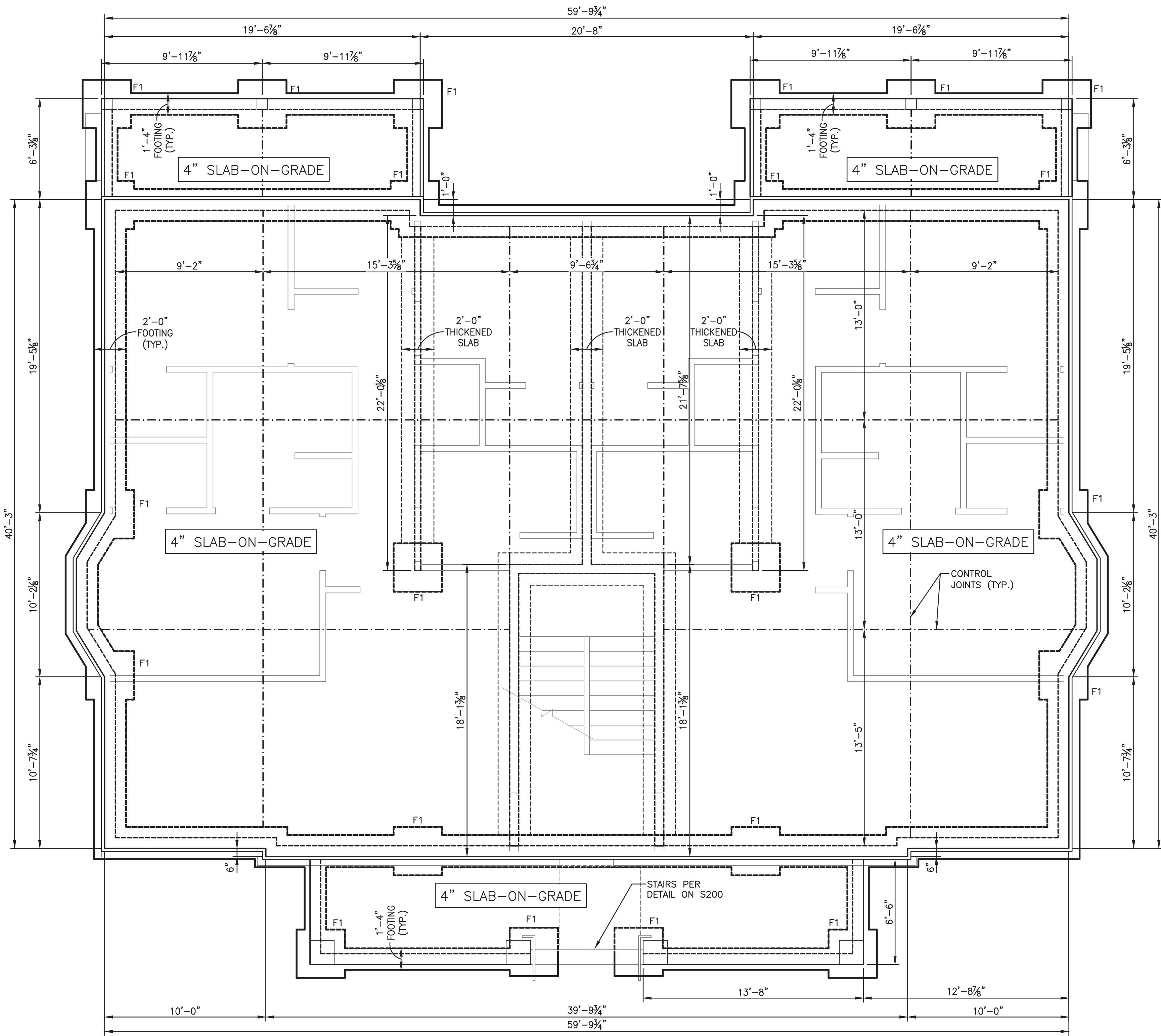


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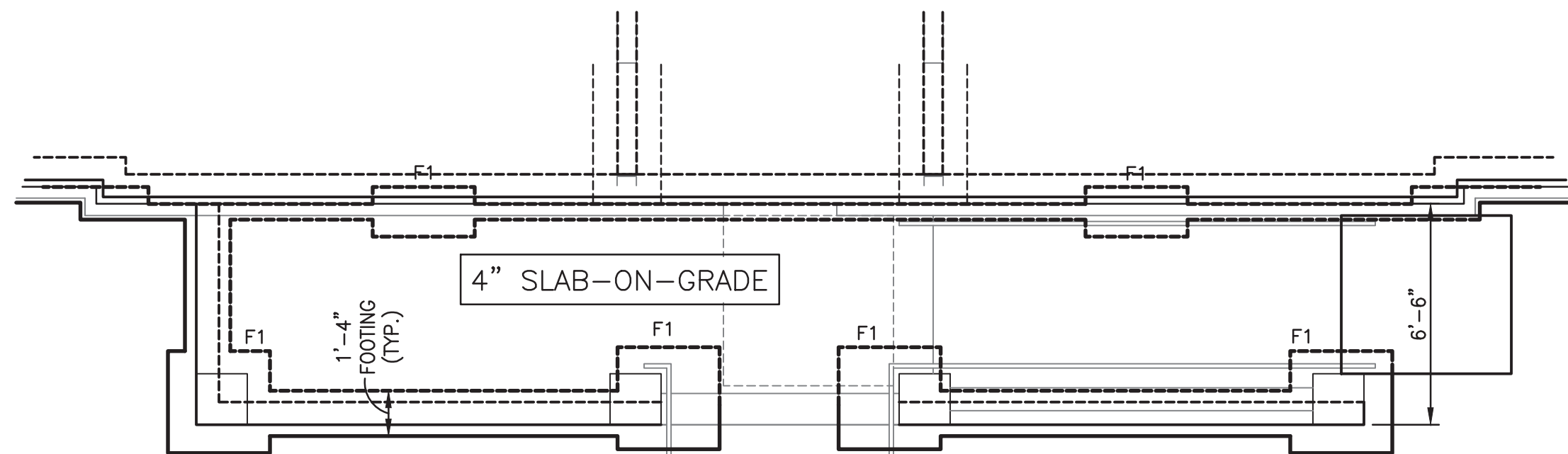
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FOUNDATION/SLAB PLAN BUILDING B

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

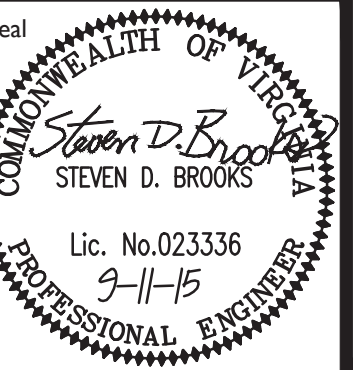
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T/FDN EL.=MAINTAIN 2'-0" BELOW GRADE



ALTERNATE FRONT PORCH DESIGN

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

- NOTES:
1. SEE SHEET S001 FOR GENERAL NOTES.
 2. SEE SHEET S200 FOR GENERAL CONCRETE DETAILS.
 3. SEE ARCH. BUILDING SECTIONS FOR FOUNDATION REINFORCEMENT.
 4. SEE ARCH. DRAWINGS FOR LOCATIONS OF DOORS, WINDOWS, AND INTERIOR WALLS.



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THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA

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FOUNDATION/SLAB PLAN BUILDING B

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Date SEP. 11, 2015

File No. S101B

Project No.
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Sheet No.

S101B

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SCALE: 1/4" = 1'-0"

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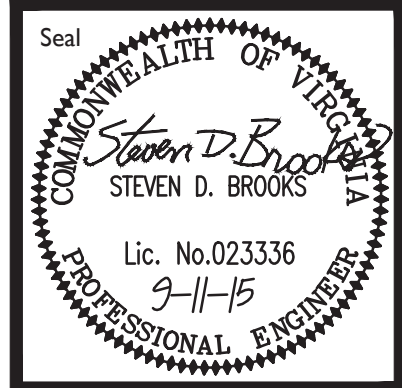
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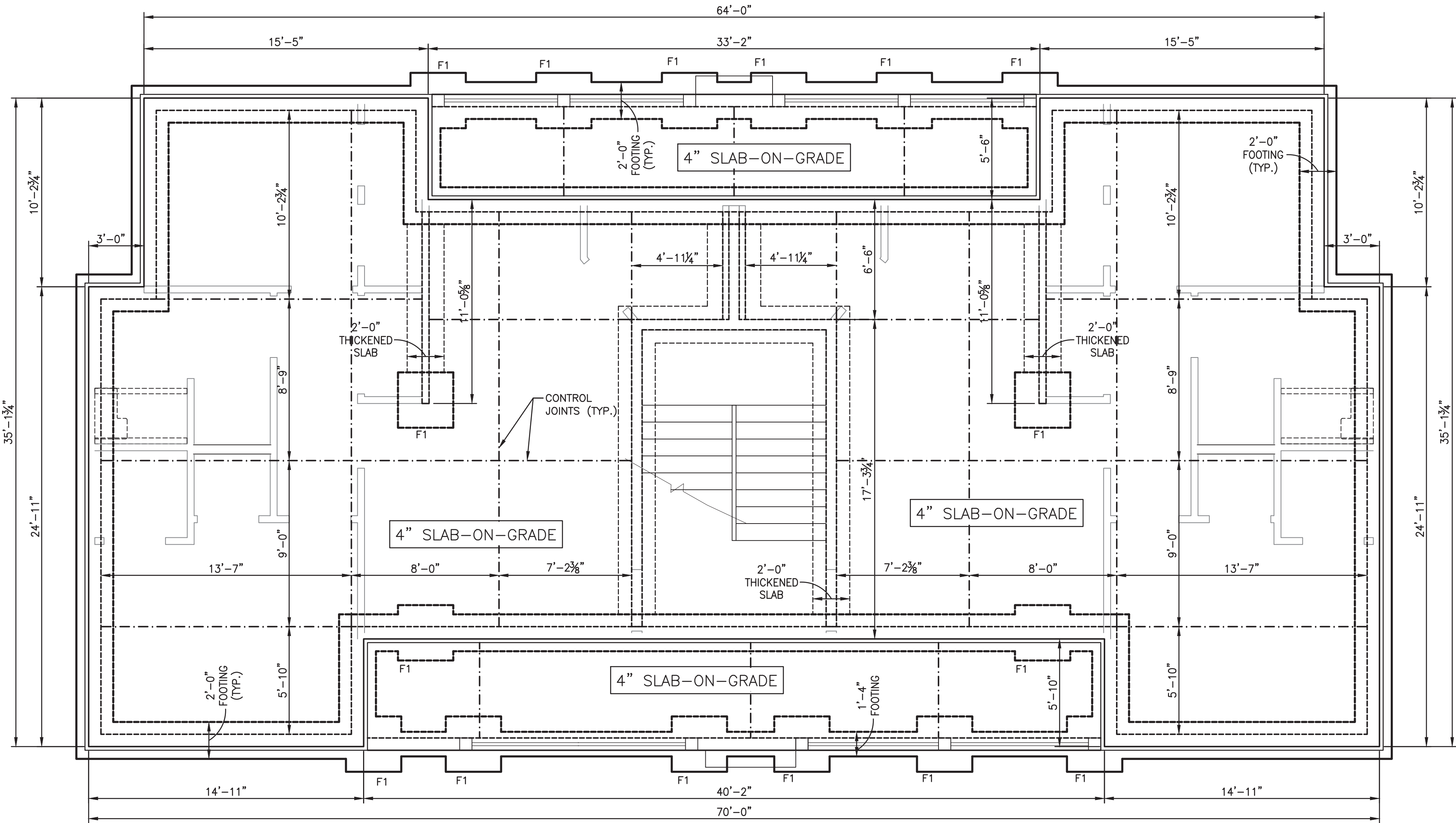
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- NOTES:
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 4. SEE ARCH DRAWINGS FOR LOCATIONS OF DOORS, WINDOWS, AND INTERIOR WALLS.



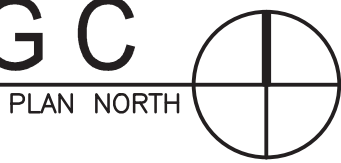
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FOUNDATION/SLAB PLAN BUILDING C



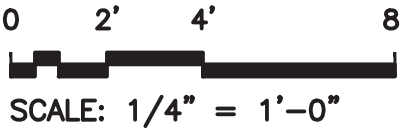
FOUNDATION/SLAB PLAN BUILDING C

SCALE: 1/4"=1'-0"
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T/FDN EL.=MAINTAIN 2'-0" BELOW GRADE



FOUNDATION SCHEDULE

MARK	FOOTING SIZE	FOOTING REINFORCING	REMARKS
F1	3'-0" X 3'-0" X 12"	4-#5 EACH WAY	



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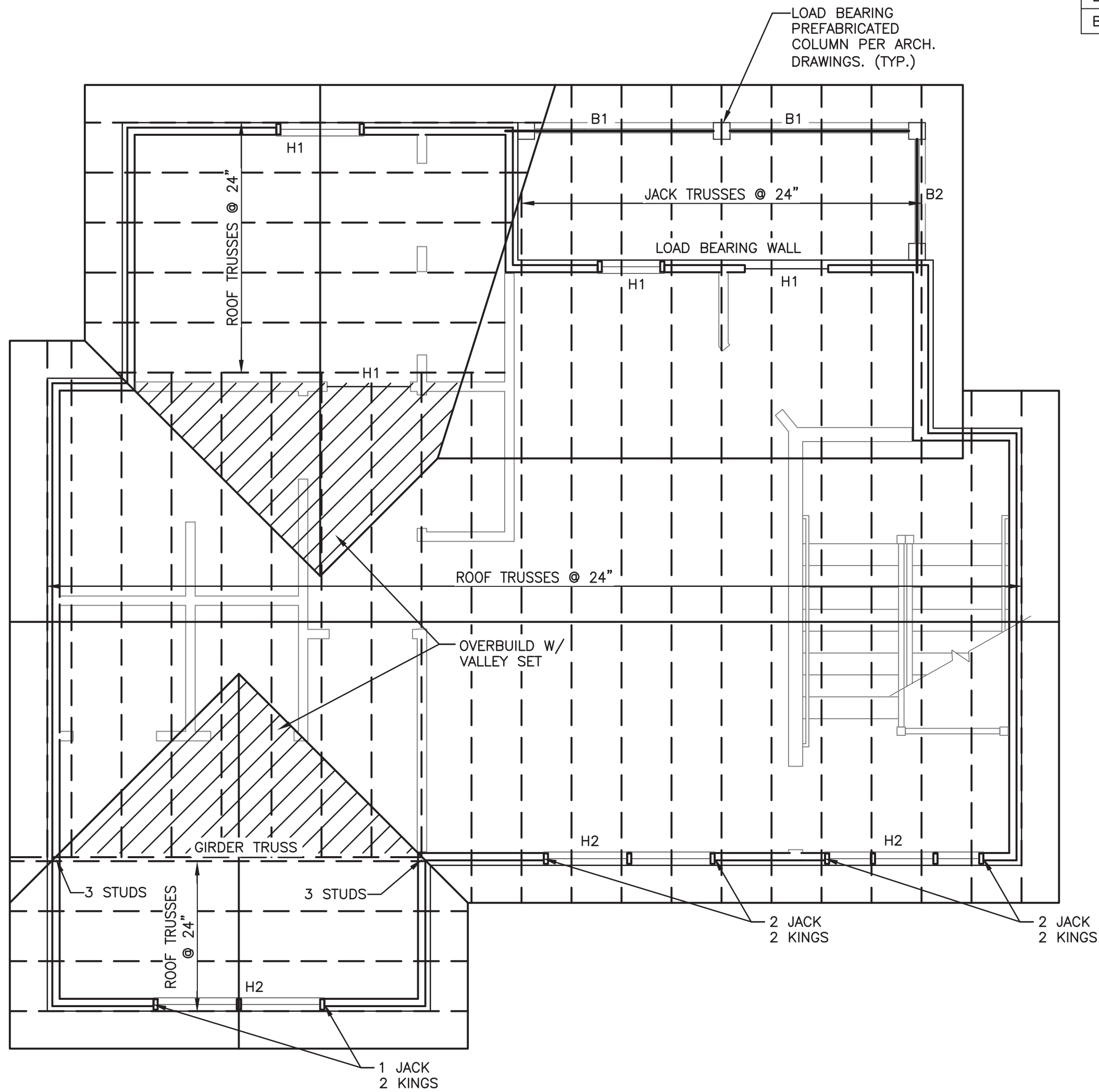
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S102C



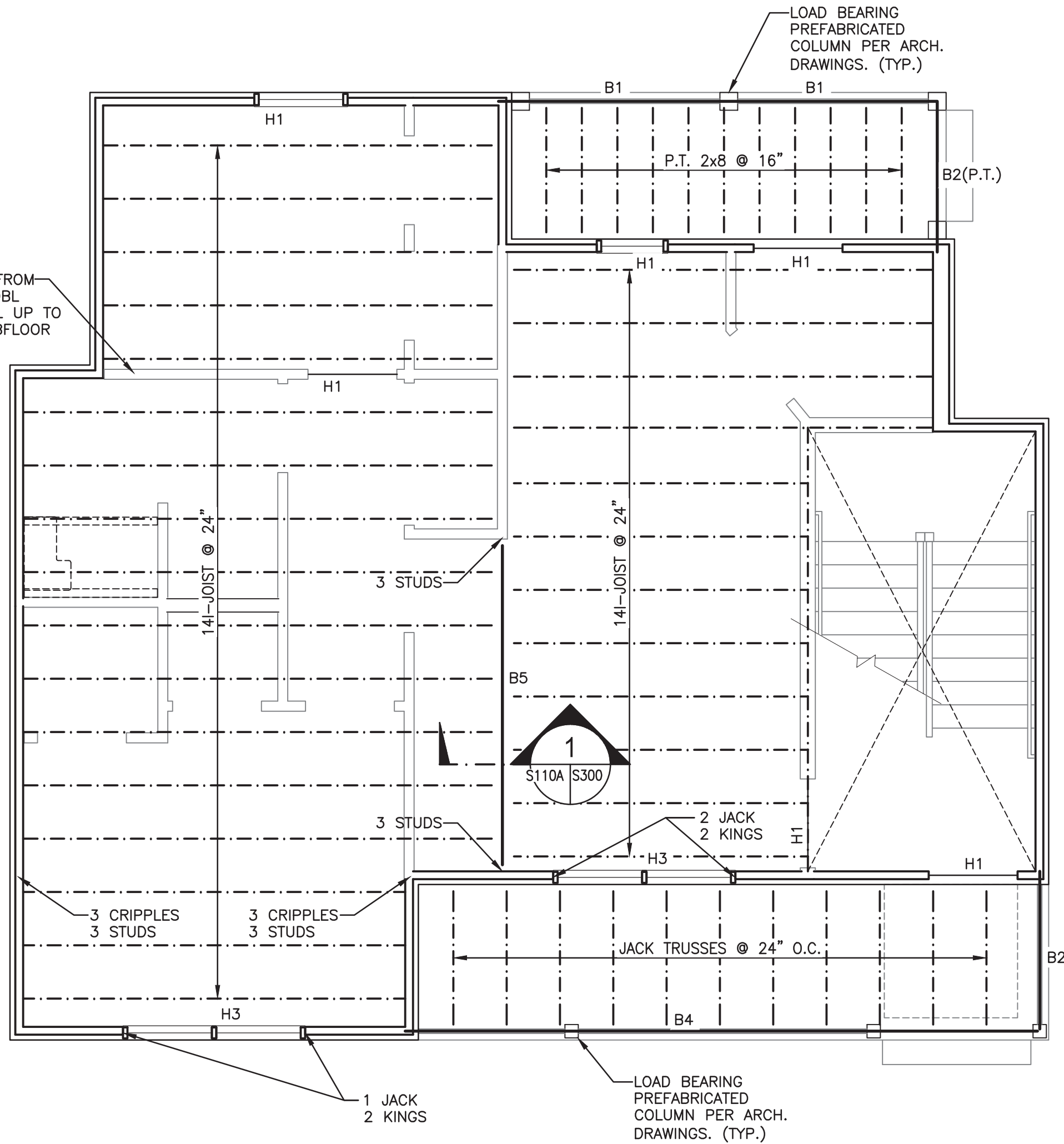
ROOF FRAMING PLAN BUILDINGS A & D

SCALE: 1/4"=1'-0"
TRUSS BRG. EL.=19'-5" U.N.O.

PLAN NORTH

BEAM SCHEDULE	
B1	2-2x8
B2	2-2x10
B3	2-2x12
B4	2-1 3/4"x9 1/4"LVL
B5	2-1 3/4"x11 1/8"LVL
B6	2-1 3/4"x14"LVL

HEADER SCHEDULE	
H1	2-2x6
H2	2-2x8
H3	2-2x10
H4	2-2x12
H5	2-1 3/4"x9 1/4"LVL

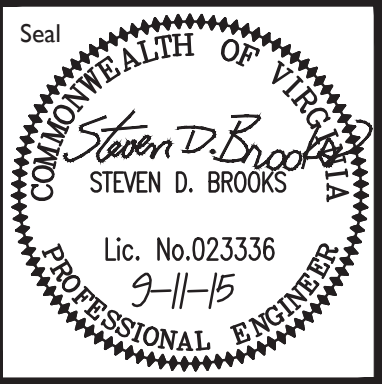


FLOOR FRAMING PLAN BUILDINGS A & D

SCALE: 1/4"=1'-0"
JOIST BRG. EL.=9'-0" U.N.O.
BEAM BRG. EL.=7'-6" U.N.O.

PLAN NORTH

- NOTES:
1. SEE SHEET S001 FOR GENERAL NOTES.
 2. SEE SHEET S300 FOR FRAMING DETAILS.
 3. SUPPORT ALL EDGES OF EXTERIOR SHEATHING WITH 2x4 BLOCKING BETWEEN STUDS.
 4. ALL LOAD BEARING AND NON-LOAD BEARING STUD WALL TO BE 2x4@16" U.N.O.
 5. SEE ARCH DRAWINGS FOR LOCATIONS OF DOORS, WINDOWS, AND INTERIOR WALLS.
 6. ALL BRICK ANGLES TO BE L3"x3"x3/8" W/8" BEARING ON EACH SIDE.



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FRAMING PLANS BUILDINGS A & D

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File No.	S110A

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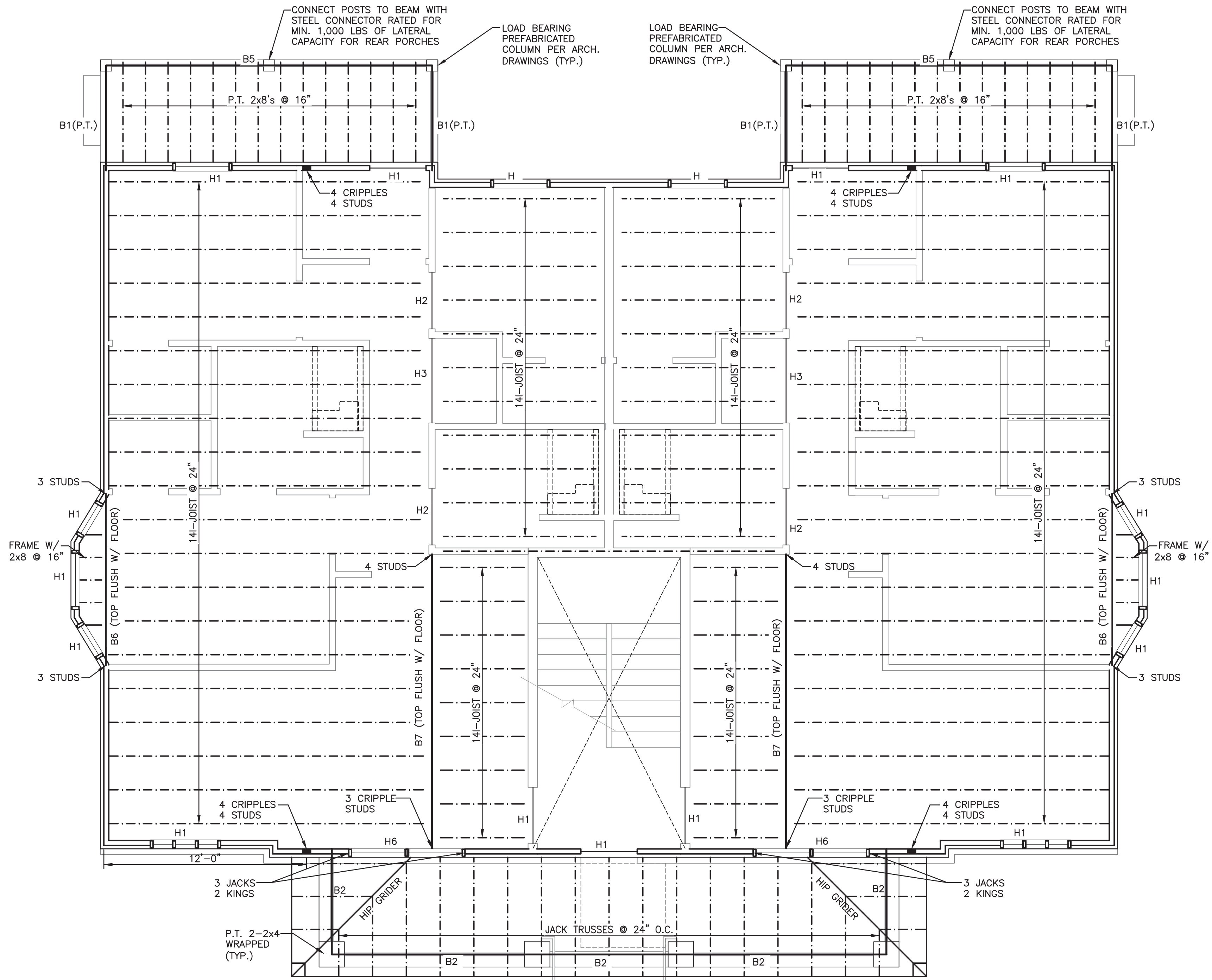
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SCALE: 1/4" = 1'-0"

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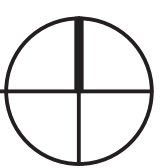
BEAM SCHEDULE	
B1	2-2x8
B2	2-2x10
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B4	2-1 3/4"x9 1/2"LVL
B5	2-1 3/4"x11 1/8"LVL
B6	2-1 3/4"x14"LVL
B7	2-1 3/4"x16"LVL

HEADER SCHEDULE	
H1	2-2x6
H2	2-2x8
H3	2-2x10
H4	2-2x12
H5	2-1 3/4"x9 1/2"LVL
H6	2-1 3/4"x14"LVL

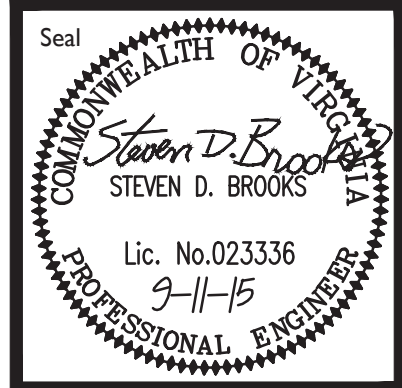


FLOOR FRAMING PLAN BUILDING B

SCALE: 1/4"=1'-0"
JOIST BRG. EL.=9'-0" U.N.O.
BEAM BRG. EL.=7'-0" U.N.O.



- NOTES:
- SEE SHEET S001 FOR GENERAL NOTES.
 - SEE SHEET S300 FOR FRAMING DETAILS.
 - SUPPORT ALL EDGES OF EXTERIOR SHEATHING WITH 2x4 BLOCKING BETWEEN STUDS.
 - ALL LOAD BEARING AND NON-LOAD BEARING STUD WALL TO BE 2x4@16" U.N.O.
 - SEE ARCH. DRAWINGS FOR LOCATIONS OF DOORS, WINDOWS, AND INTERIOR WALLS.
 - ALL BRICK ANGLES TO BE L3"x3"x3/8" W/8" BEARING ON EACH SIDE.



BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TYO-1460.00.MF.0915

FLOOR FRAMING PLAN BUILDING B

Purpose of Document Issue	
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Project No.
12655-05



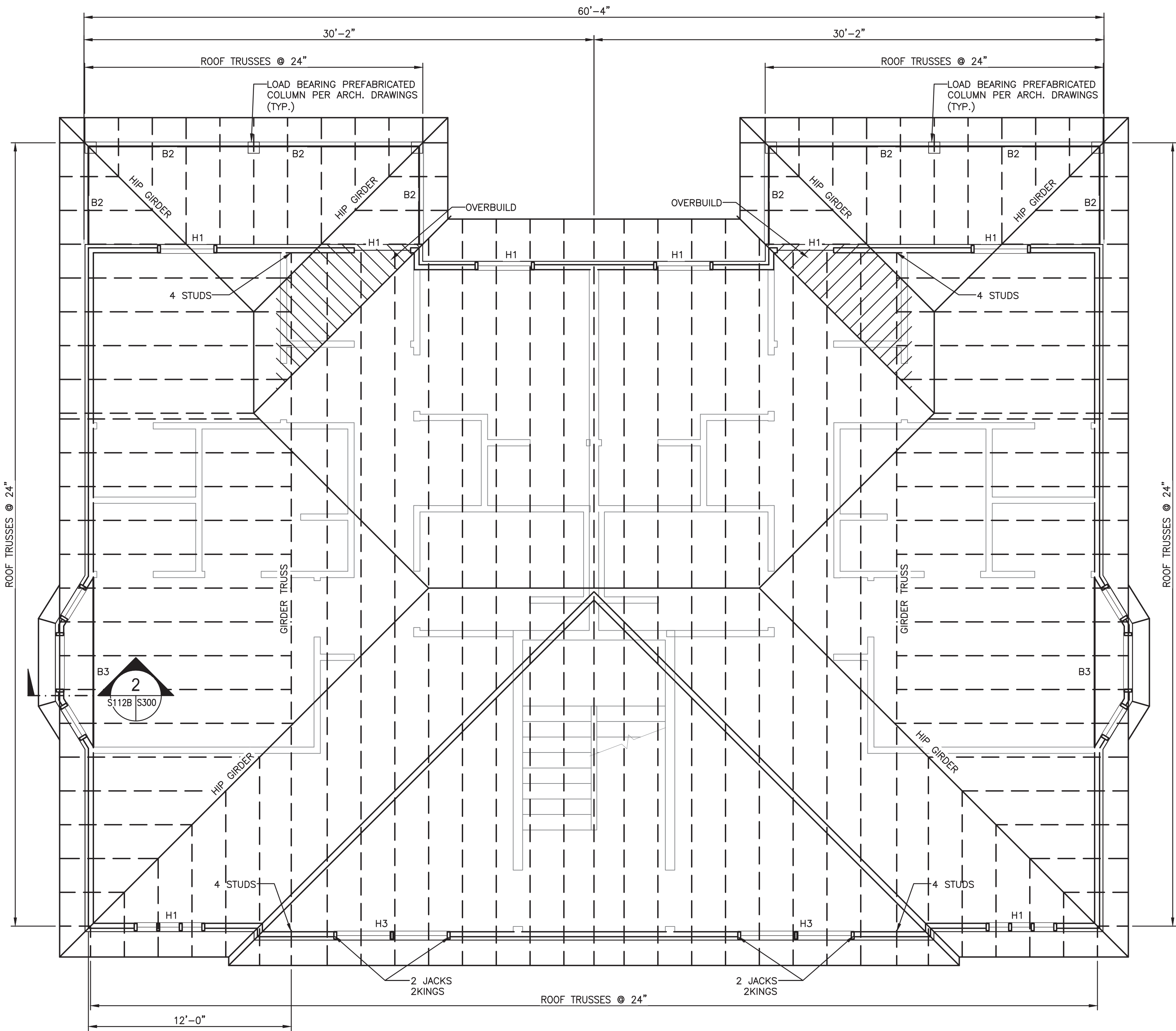
Sheet No.
S111B

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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Date/Time: Sep 16, 2015 - 4:02pm

User: matt_thompson

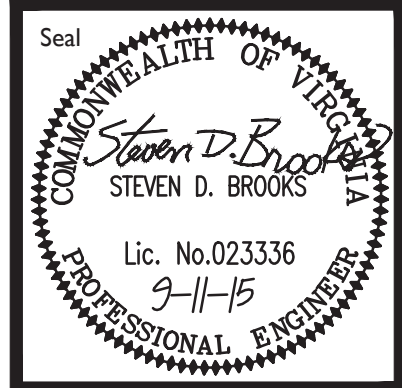


ROOF FRAMING PLAN BUILDING B
SCALE: 1/4" = 1'-0"
TRUSS BRG. EL.=19'-5" U.N.O.

- NOTES:
- SEE SHEET S001 FOR GENERAL NOTES.
 - SEE SHEET S300 FOR FRAMING DETAILS.
 - SUPPORT ALL EDGES OF EXTERIOR SHEATHING WITH 2x4 BLOCKING BETWEEN STUDS.
 - ALL LOAD BEARING AND NON-LOAD BEARING STUD WALL TO BE 2x4@16" U.N.O.
 - SEE ARCH. DRAWINGS FOR LOCATIONS OF DOORS, WINDOWS, AND INTERIOR WALLS.
 - ALL BRICK ANGLES TO BE L3"x3"x3/8" W/8" BEARING ON EACH SIDE.

BEAM SCHEDULE	
B1	2-2x8
B2	2-2x10
B3	2-2x12
B4	2-1 3/4"x9 1/4"LVL
B5	2-1 3/4"x11 1/8"LVL
B6	2-1 3/4"x14"LVL

HEADER SCHEDULE	
H1	2-2x6
H2	2-2x8
H3	2-2x10
H4	2-2x12
H5	2-1 3/4"x9 1/4"LVL



BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
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ROOF FRAMING PLAN BUILDING B

Purpose of Document Issue	
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File No.	S112B

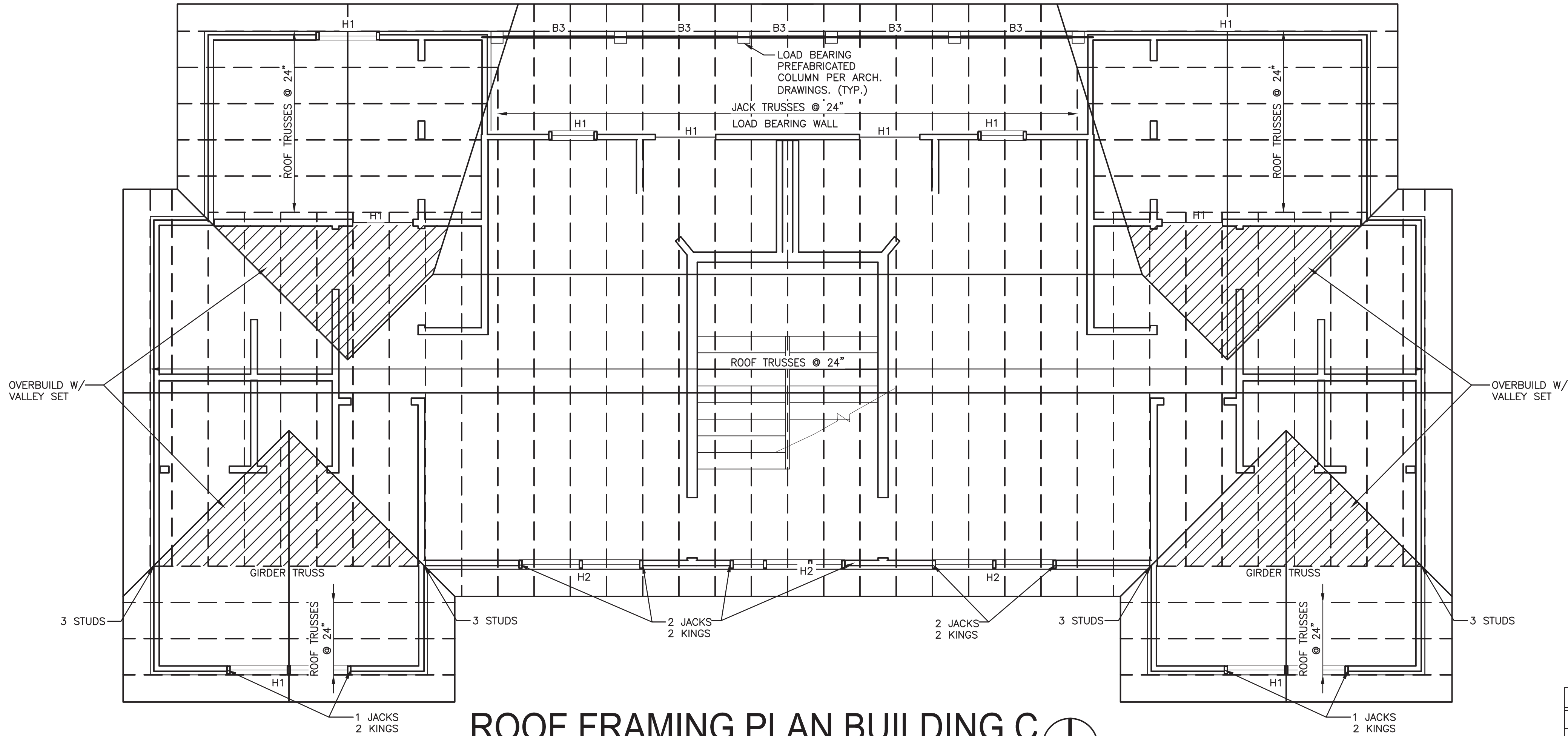
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S112B

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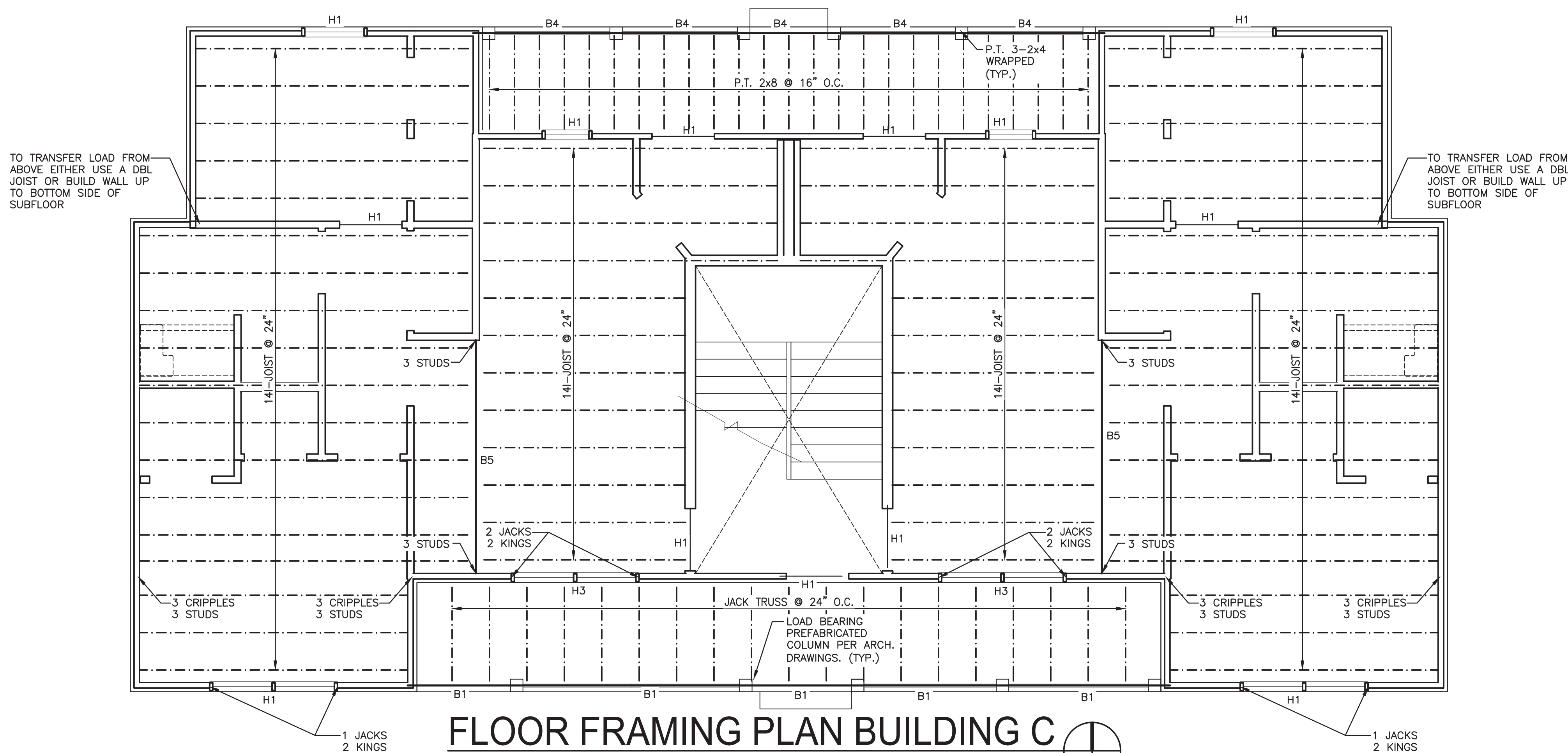
ROOF FRAMING PLAN BUILDING C

SCALE: 1/4"=1'-0"
TRUSS BRG. EL.=19'-5" U.N.O.

PLAN NORTH

BEAM SCHEDULE	
B1	2-2x8
B2	2-2x10
B3	2-2x12
B4	2-1 3/4"x9 1/4"LVL
B5	2-1 3/4"x11 7/8"LVL
B6	2-1 3/4"x14"LVL

HEADER SCHEDULE	
H1	2-2x6
H2	2-2x8
H3	2-2x10
H4	2-2x12
H5	2-1 3/4"x9 1/4"LVL



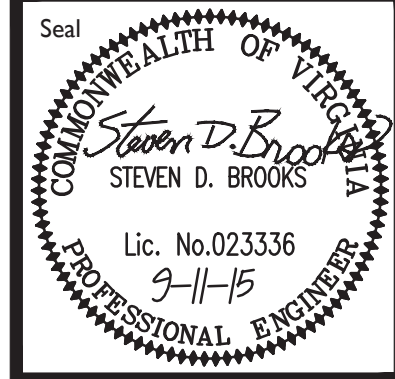
FLOOR FRAMING PLAN BUILDING C

SCALE: 1/4"=1'-0"
JOIST BRG. EL.=9'-0" U.N.O.
BEAM BRG. EL.=7'-6" U.N.O.

PLAN NORTH

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

- NOTES:
1. SEE SHEET S001 FOR GENERAL NOTES.
 2. SEE SHEET S300 FOR FRAMING DETAILS.
 3. SUPPORT ALL EDGES OF EXTERIOR SHEATHING WITH 2x4 BLOCKING BETWEEN STUDS.
 4. ALL LOAD BEARING AND NON-LOAD BEARING STUD WALL TO BE 2x4@16" U.N.O.
 5. SEE ARCH DRAWINGS FOR LOCATIONS OF DOORS, WINDOWS, AND INTERIOR WALLS.
 6. ALL BRICK ANGLES TO BE L3"x3"x3/8" W/8" BEARING ON EACH SIDE.



BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
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FOUNDATION/SLAB PLAN BUILDING C

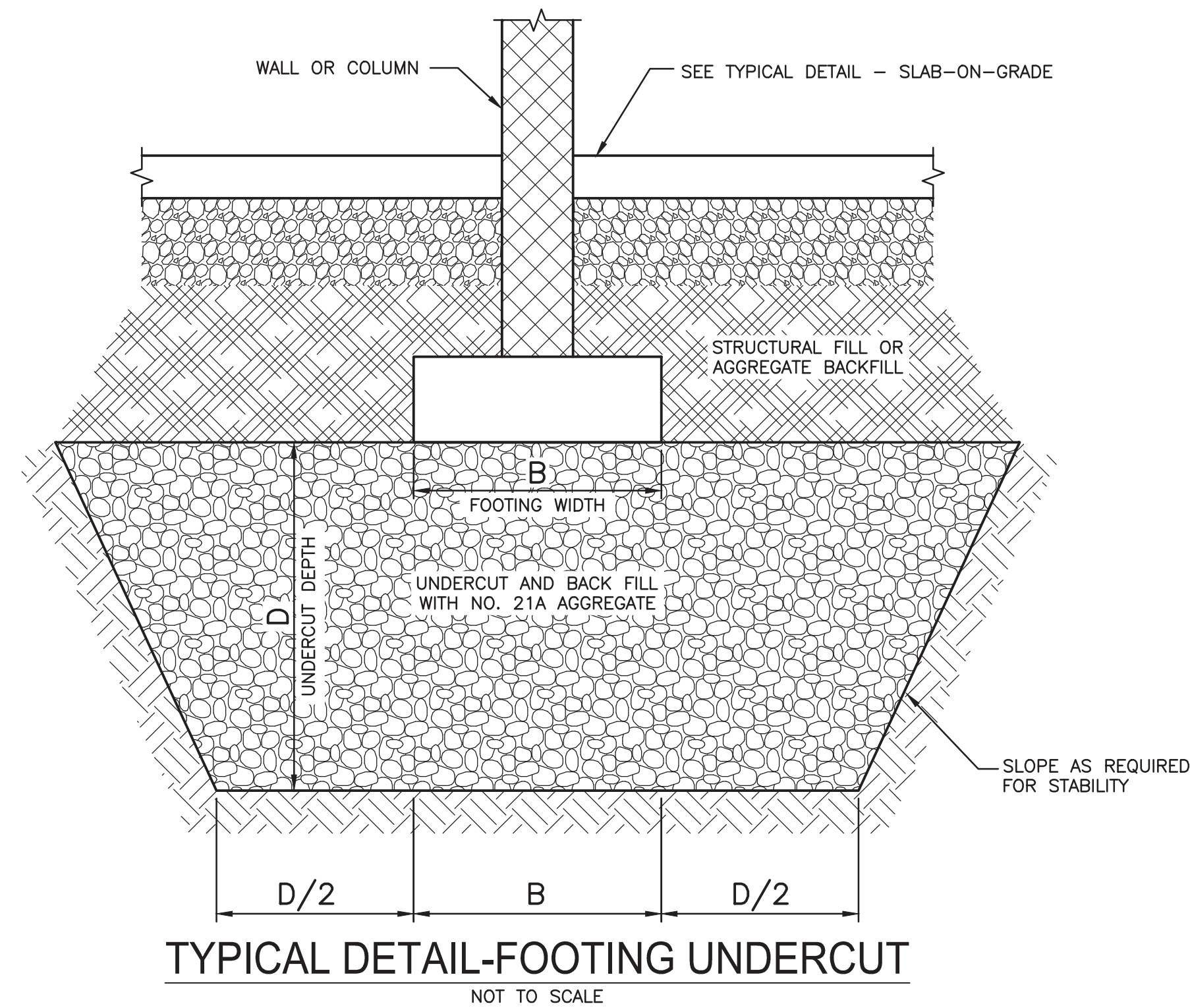
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Date	SEP. 11, 2015
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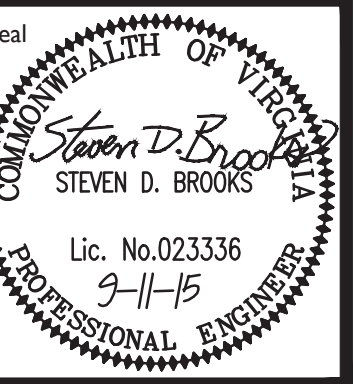
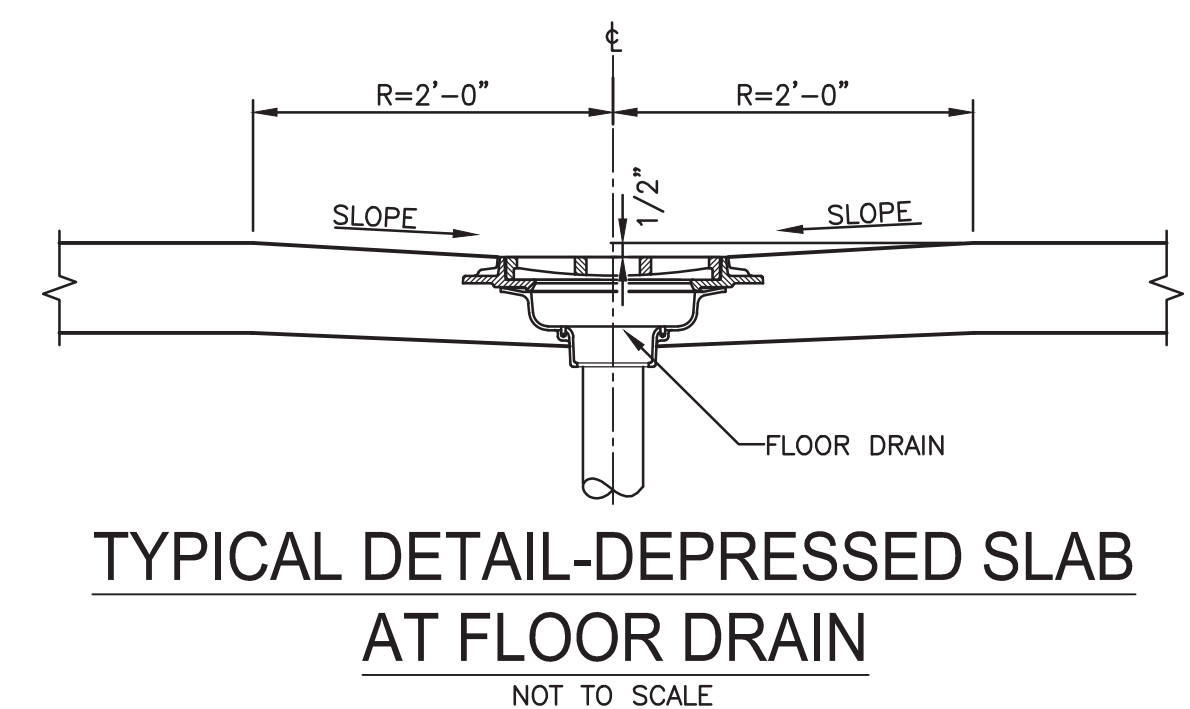
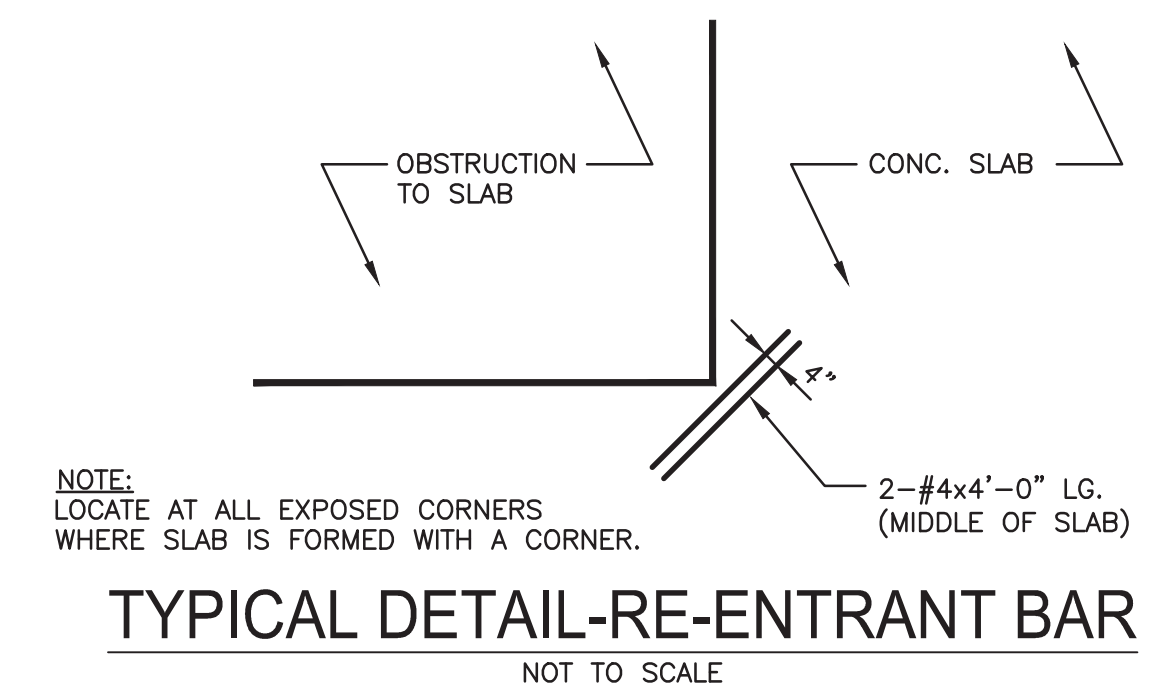
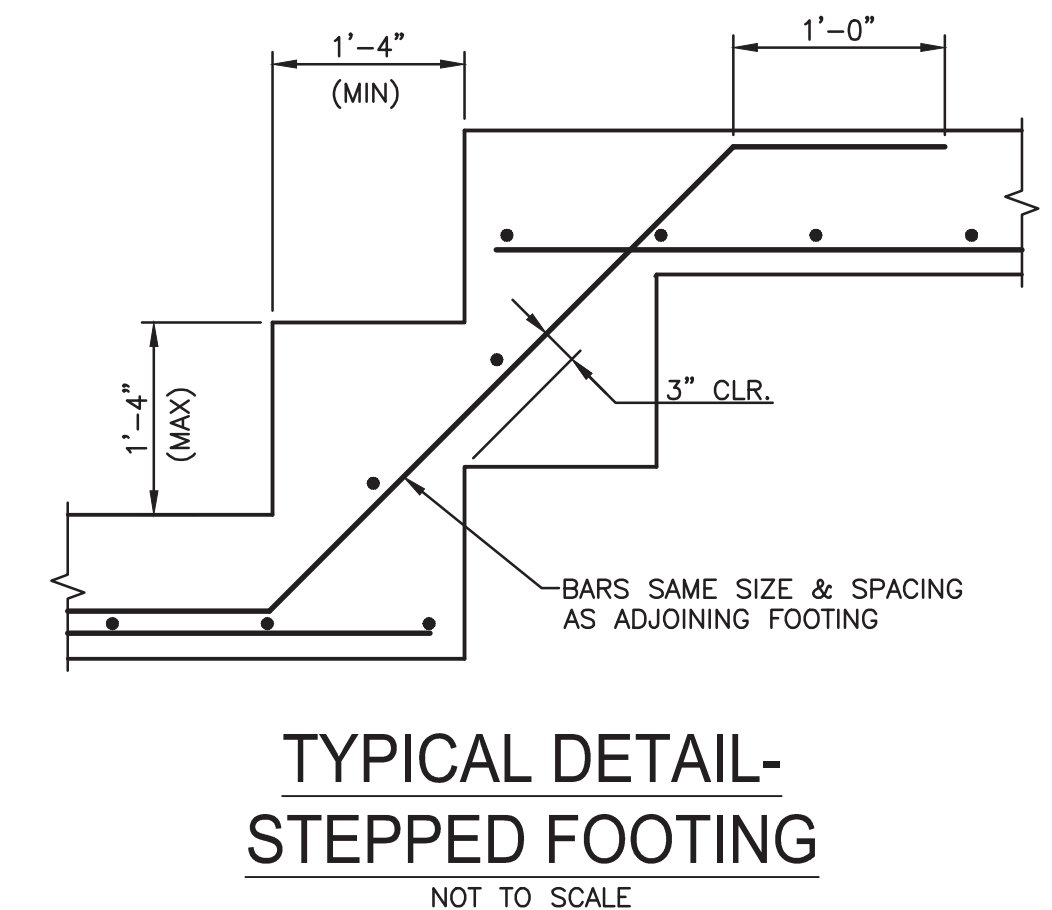
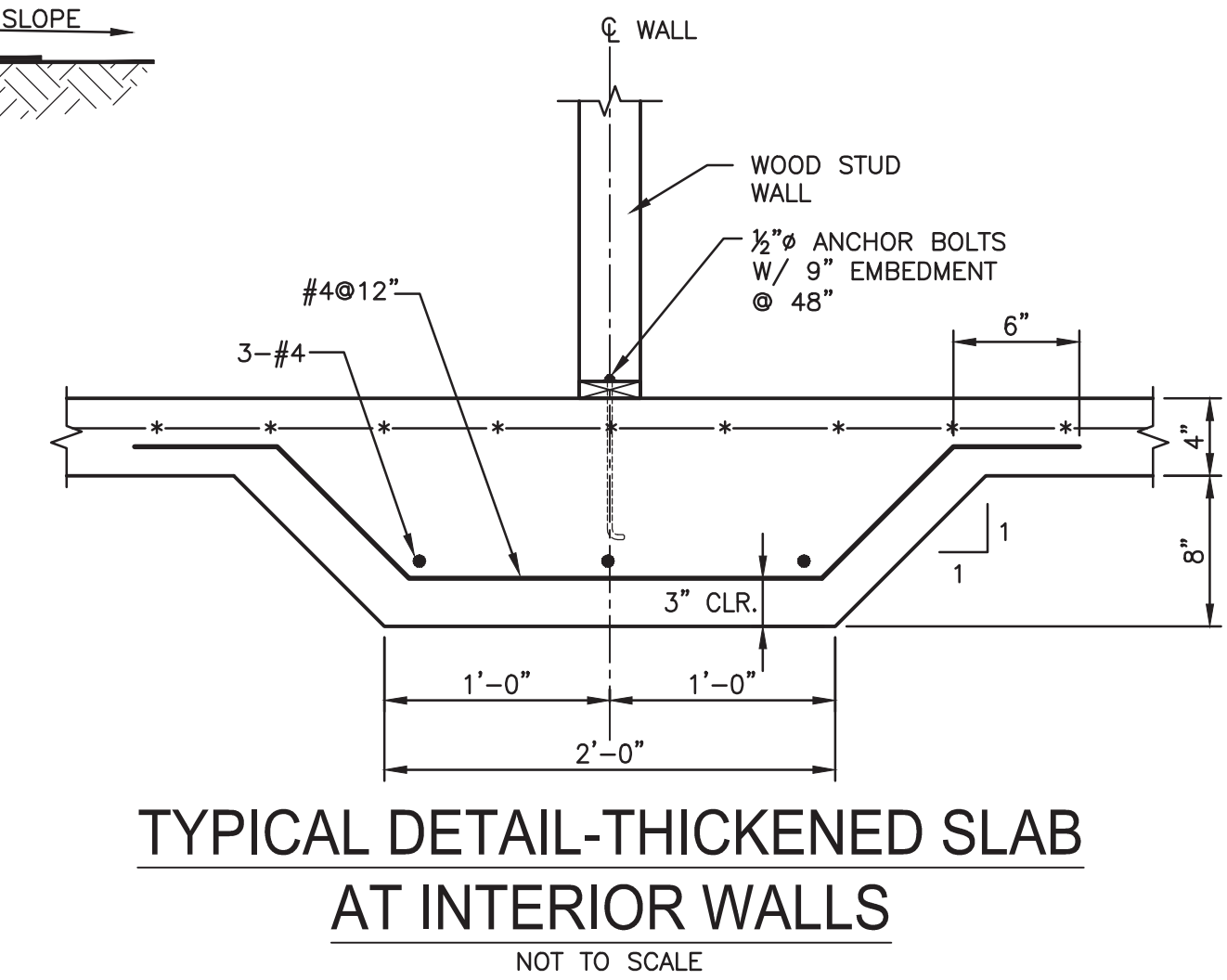
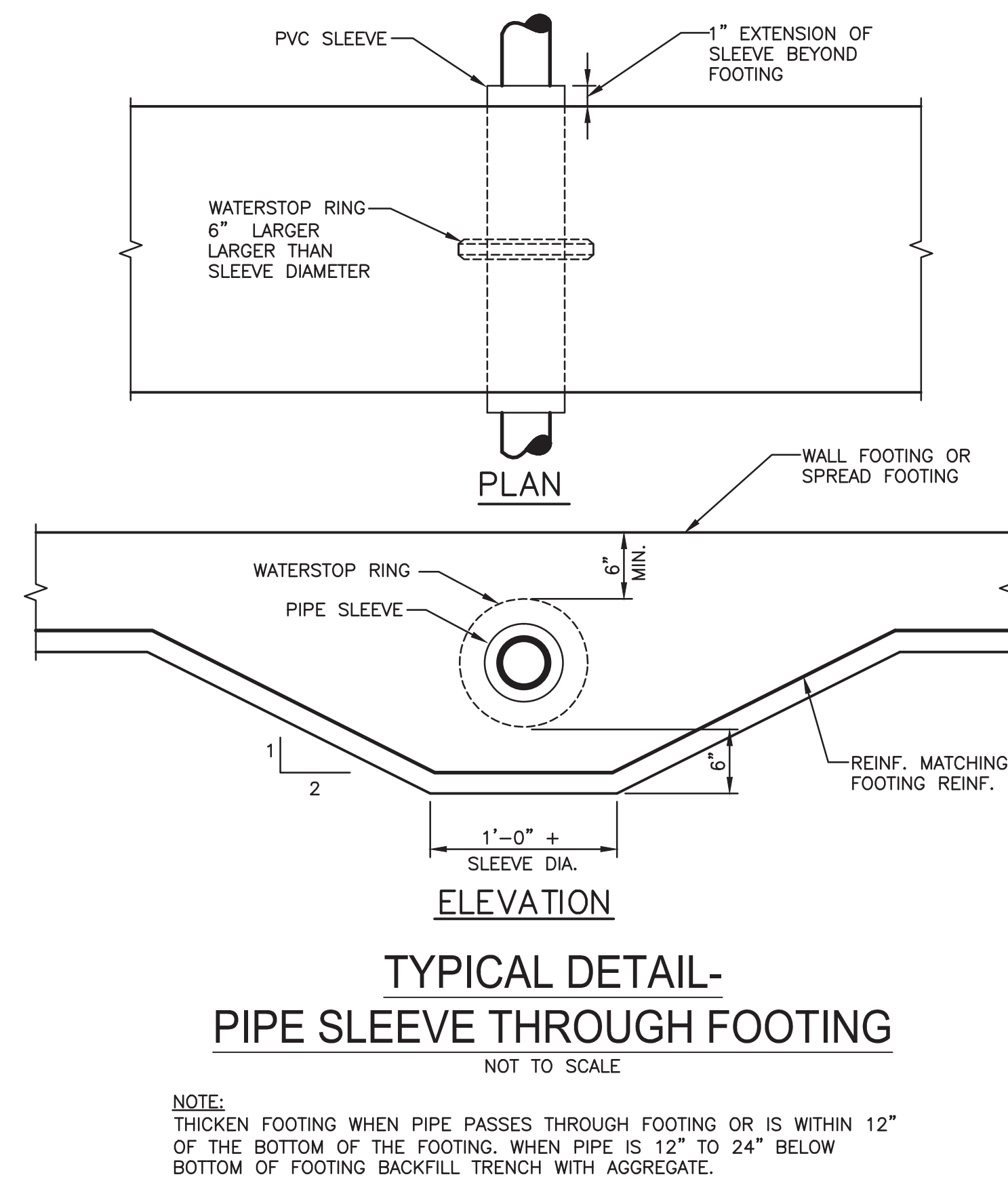
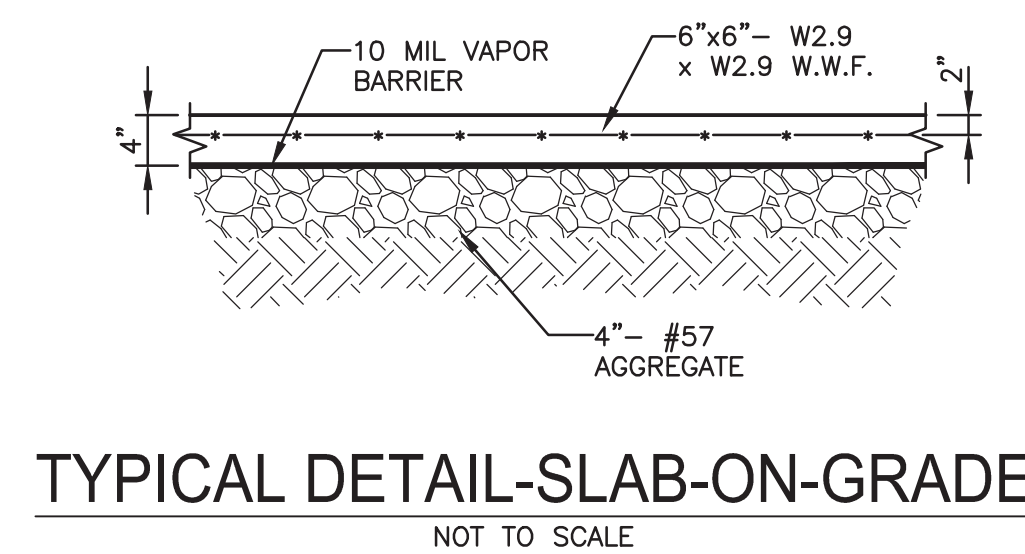
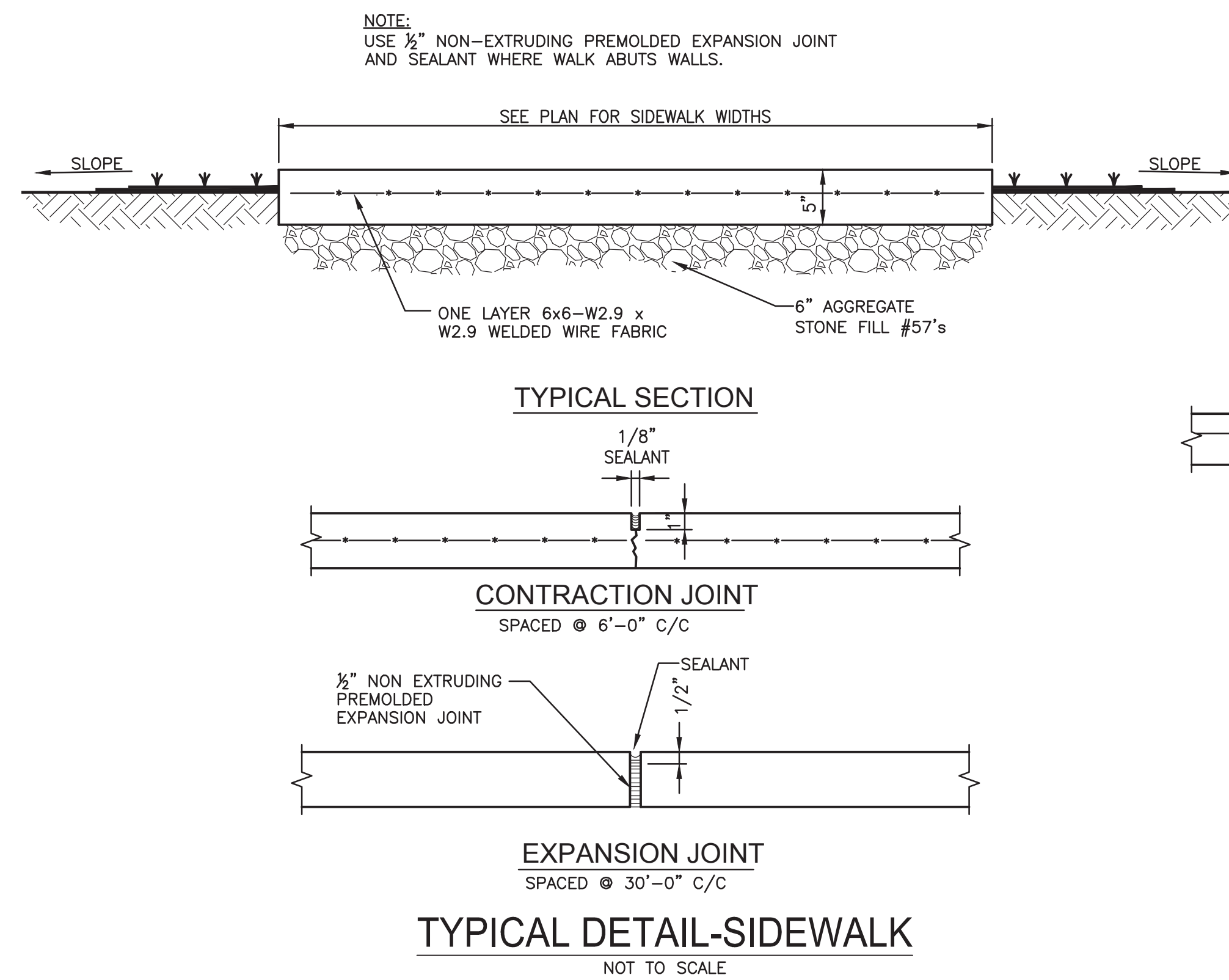
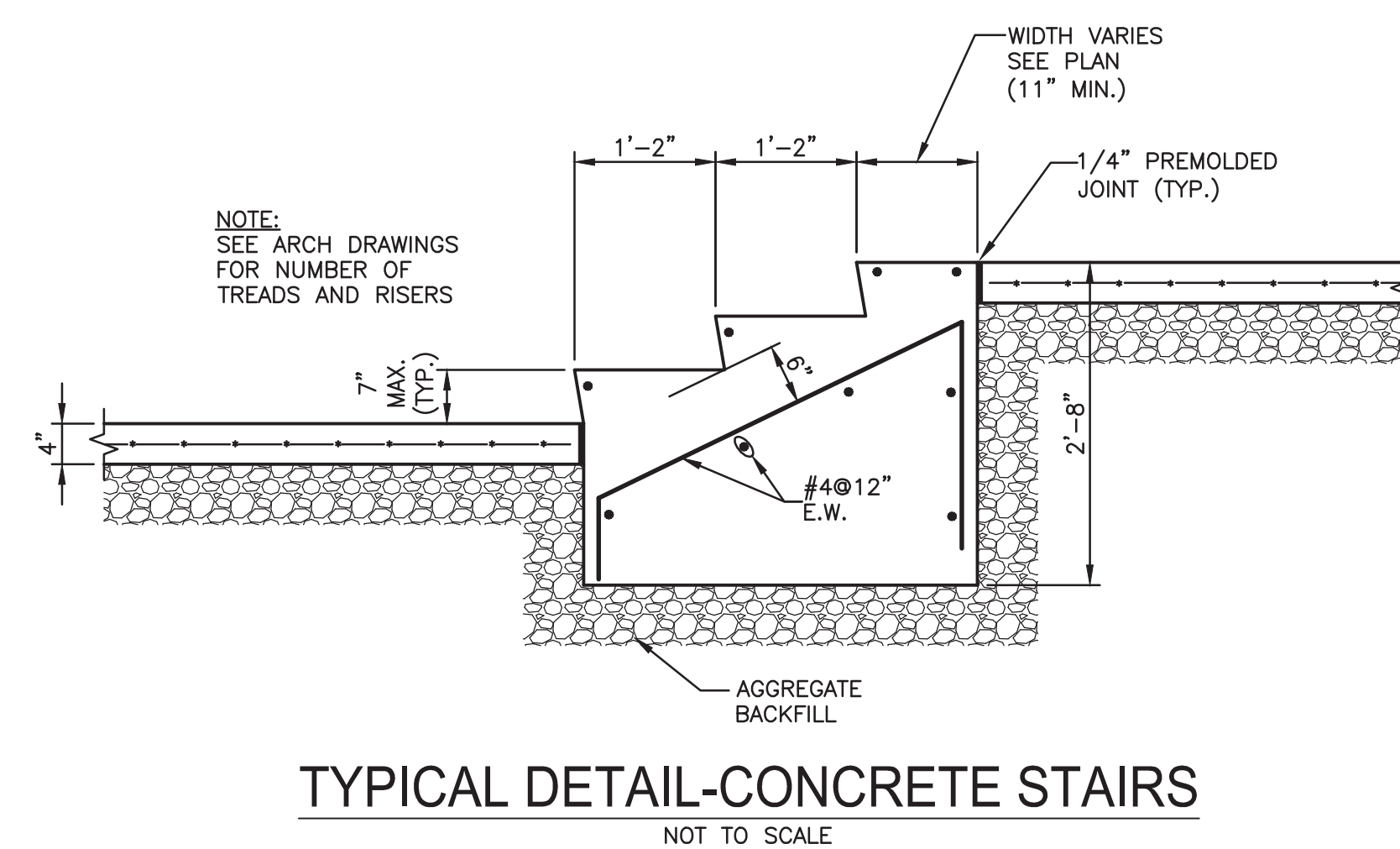
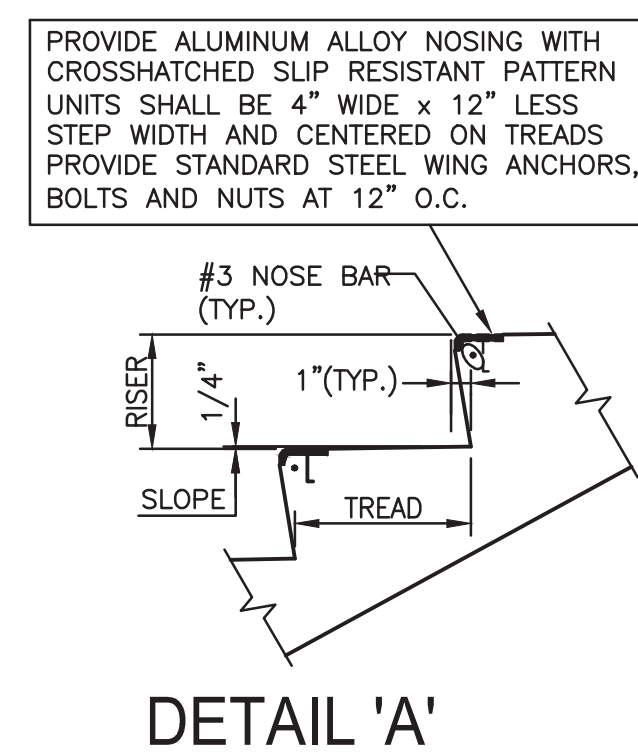
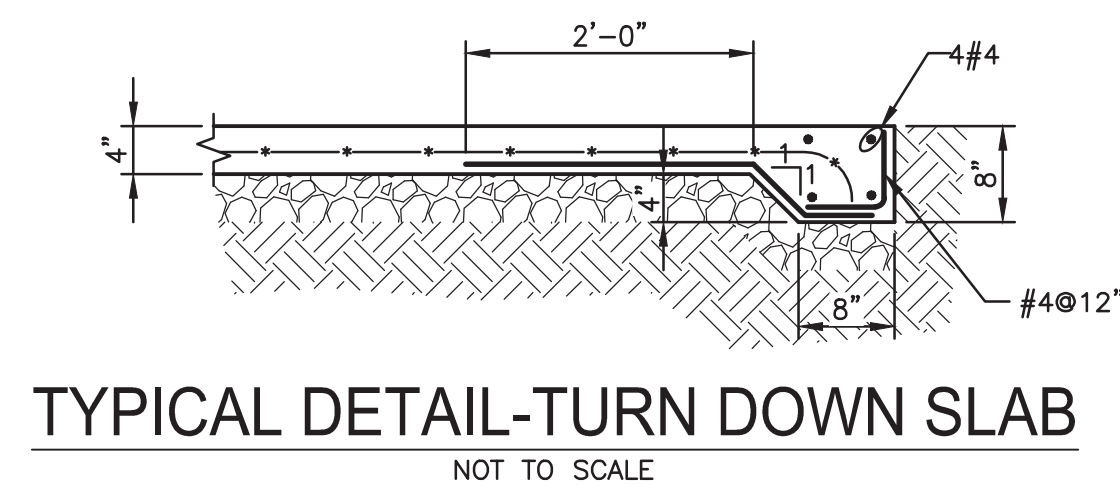
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S113C



- NOTES:
1. ALL WALL AND COLUMN FOOTINGS SHALL BE UNDERCUT PER THIS DETAIL.
 2. $D = 1.5 \times B$ FOR WALL FOOTINGS



BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
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GENERAL CONCRETE DETAILS

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File No.	S200

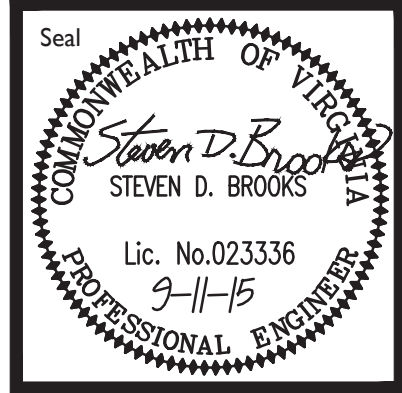
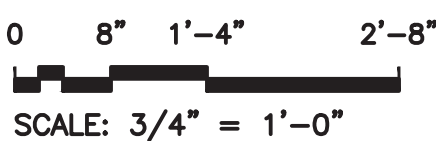
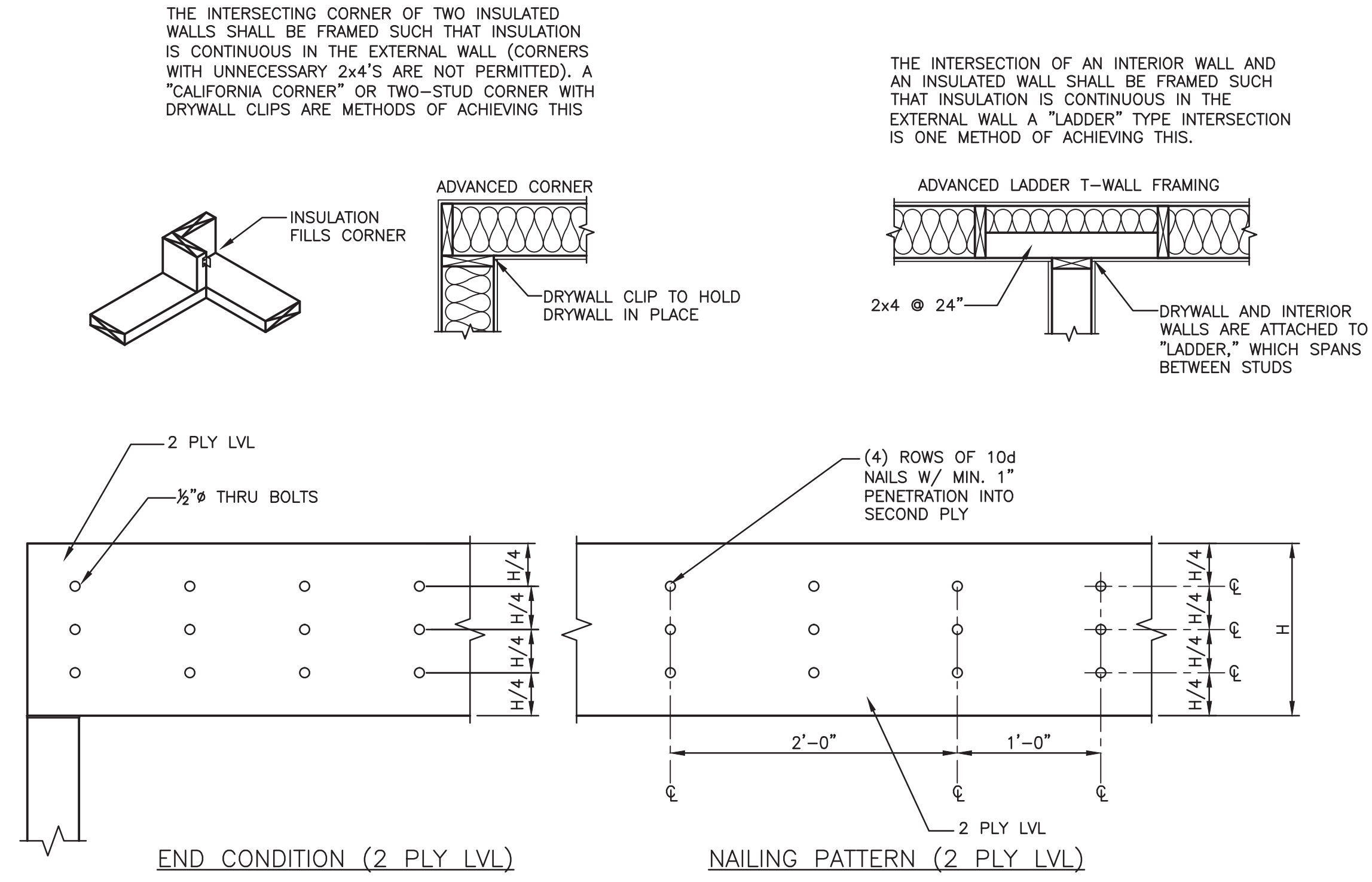
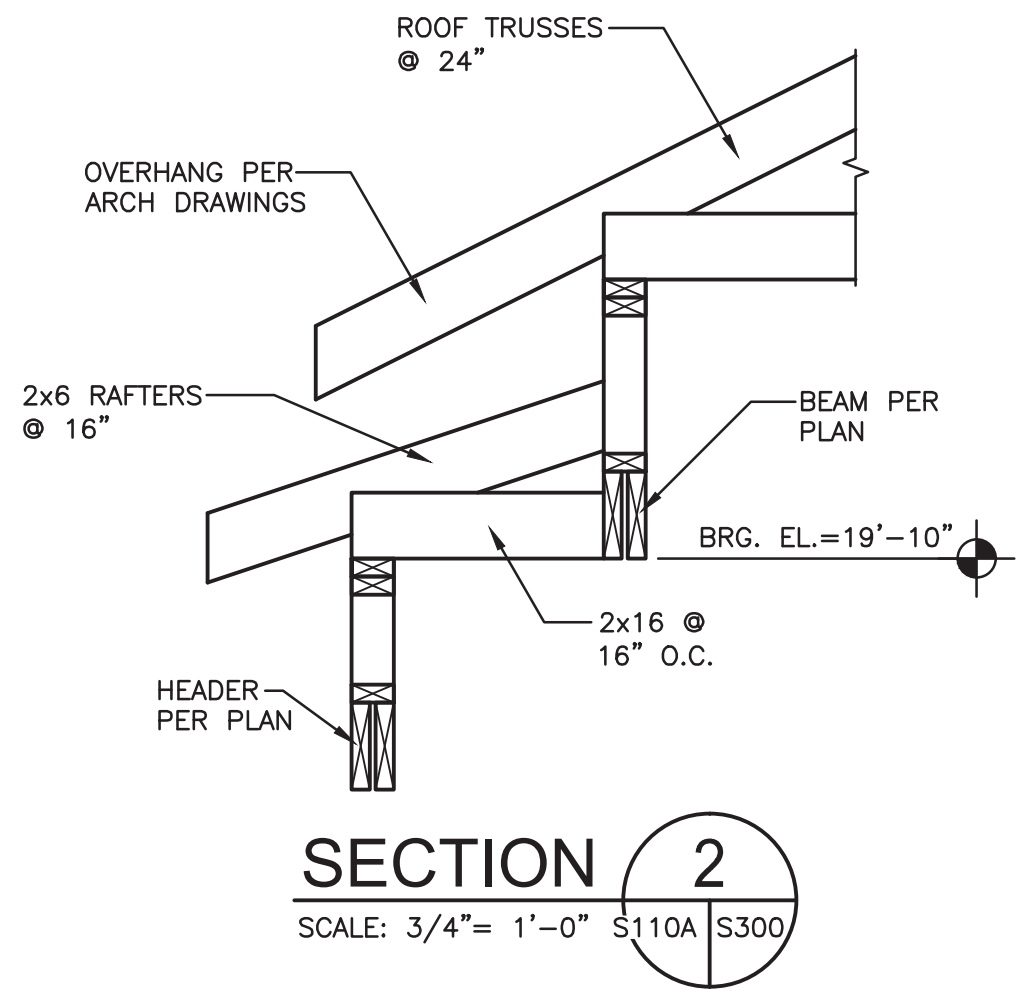
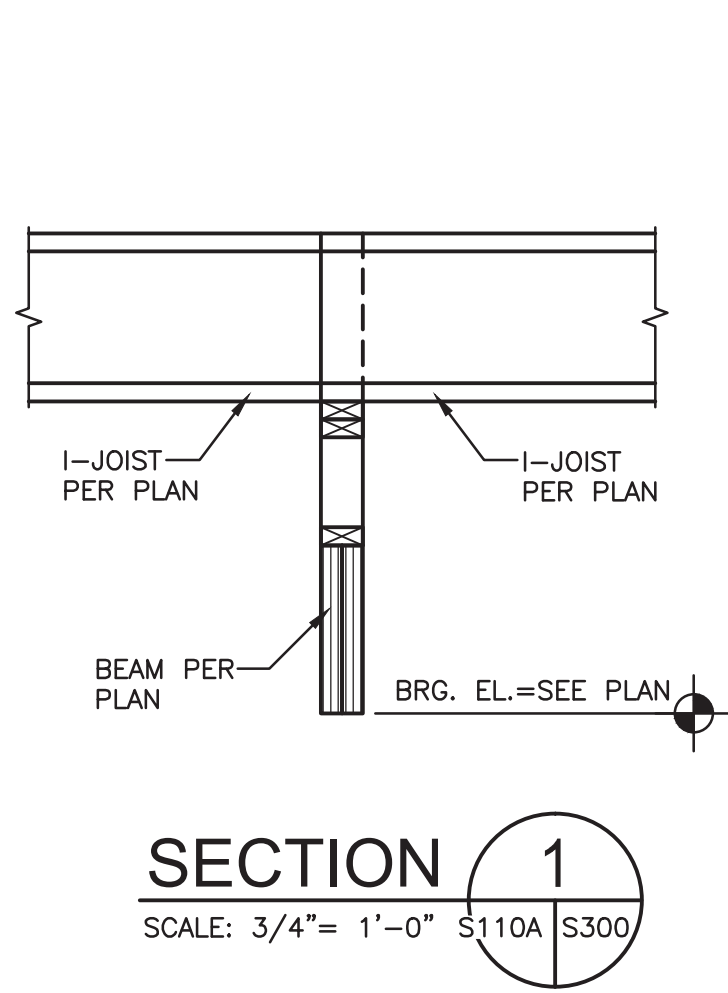
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12655-05



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S200

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THE VILLAGE AT OAKVIEW
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FRAMING SECTIONS AND DETAILS

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S300