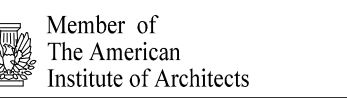


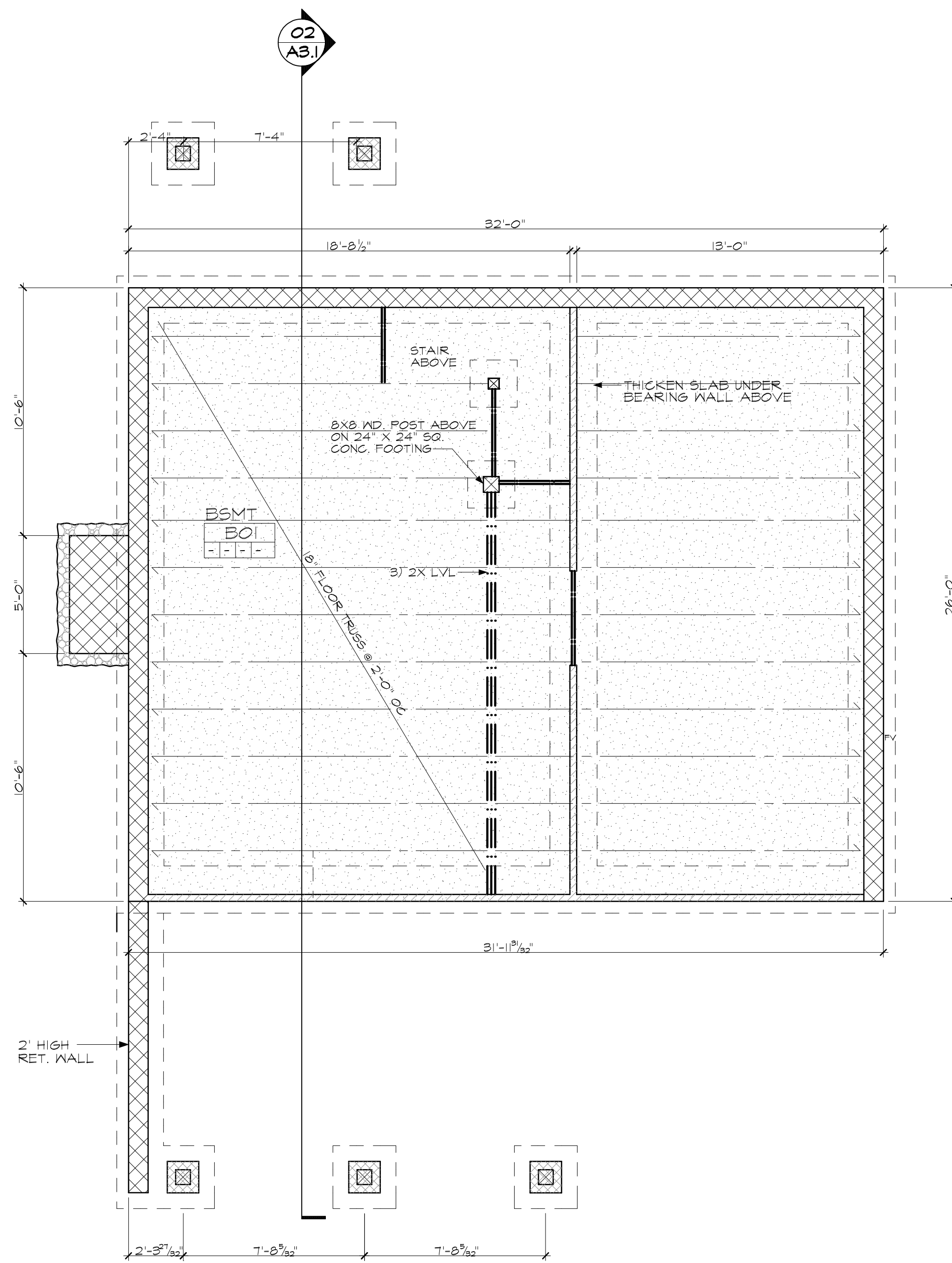
YURKO
DESIGN & ARCHITECTURE

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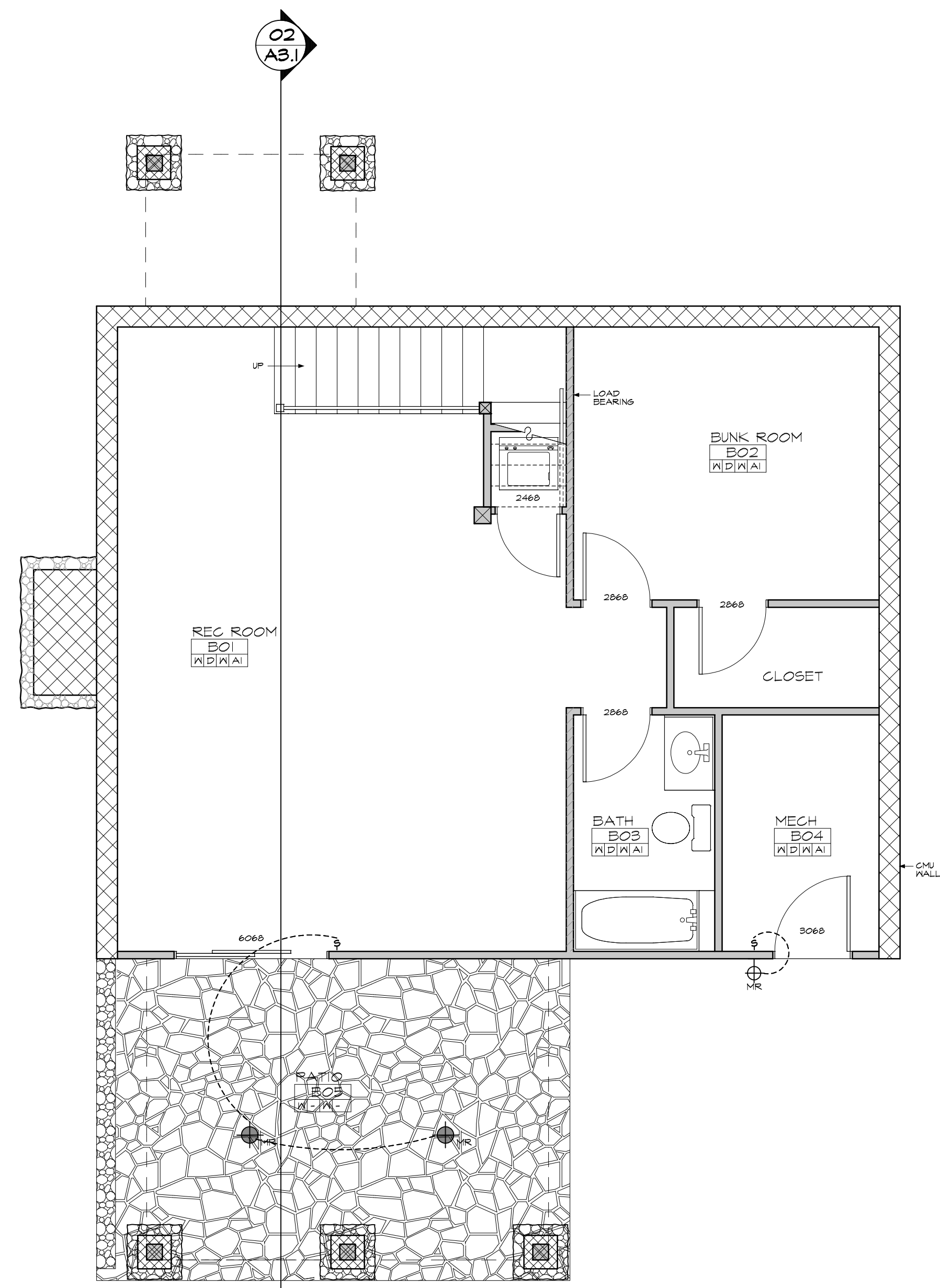


Mandeville Cabin

Lot #77
1780
Lake James



01 Foundation Plan
scale 1/4" = 1'-0"



02 Basement Plan
scale 1/4" = 1'-0" area = 832 sf

General Notes

- THE AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT, LATEST EDITION ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES CAN BE FOUND IN THE PROJECT MANUAL.
- THE CONTRACT DOCUMENTS CONSIST OF THE OWNER/CONTRACTOR AGREEMENT, PROJECT MANUAL, GENERAL NOTES AND SPECIFICATIONS, CONSTRUCTION DRAWINGS AND ANY SUBSEQUENTLY ISSUED ADDENDUM OR CHANGE ORDERS. THESE DOCUMENTS REPRESENT COOPERATIVE AND CONTINUOUS WORK. INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THESE DOCUMENTS SUPPLIED AND SHALL BE AS THOUGH FULLY COVERED BY ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS TO BE PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WHICH DOES NOT CONFORM TO THE REVIEWED SAMPLES SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE EXPENSE OF THE CONTRACTOR. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR. REQUIRED VERIFICATIONS AND SUBMITTALS ARE TO BE MADE IN ADEQUATE TIME AS TO NOT DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW (WHERE CALLED FOR) ANYWHERE WITHIN THESE CONTRACT DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE THE WORK IS BEGUN AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS AND IS SUBJECT TO REPLACEMENT AS SET FORTH IN PARAGRAPH 15 ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS A NEED FOR INSPECTION AS REQUIRED BY STATE AND LOCAL CODES OR ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL, AND STATE OSHA REGULATIONS AND FOR THE PROTECTION OF ALL WORK UNTIL IT HAS BEEN DELIVERED TO THE OWNER AND THE CONTRACTOR HAS VACATED THE PROPERTY.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS WITH "N.T.S." INDICATES THAT THE DRAWING IS NOT TO SCALE.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILING, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

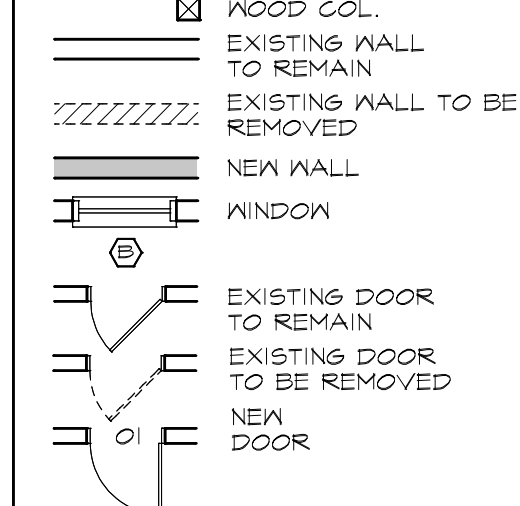
Conc. Foundation Wall Reinforcing Schedule

WALL TYPE 1 (12")
SOIL CLASS. GA GP SA SP
MS- #5 REBAR @ 56" OC HORIZ & VERT
SOIL CLASS. GM GC SM SM-SC
MS- #4 REBAR @ 12" OC H & V
WALL TYPE 2 (8")
SOIL CLASS. GA GP SA SP
MS- #4 REBAR @ 48" OC HORIZ & VERT
SOIL CLASS. GM GC SM SM-SC
MS- #5 REBAR @ 48" OC H & V

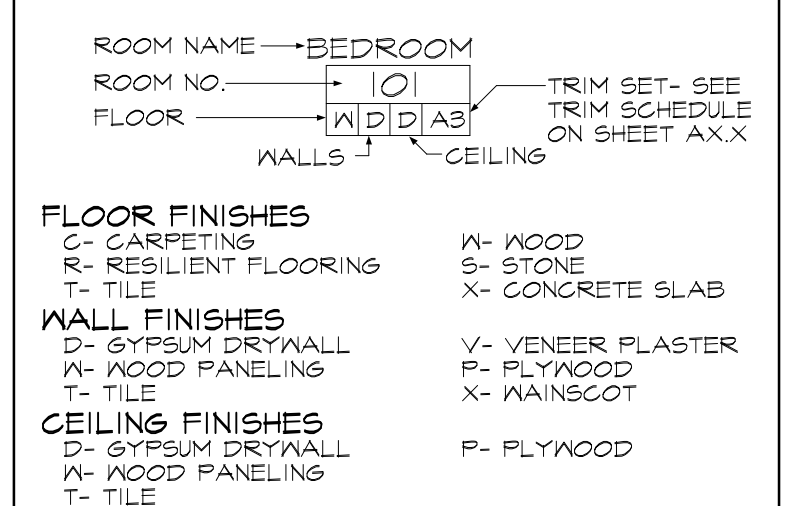
FOUNDATION WALL TYPE	FOOTING WIDTH	FOOTING THICKNESS	REBAR SIZE	CONTINUOUS REBAR QTY.	2'-0" X 4'-0" REBAR SPACING
8"	18"	10"	#4	2	4' OC
12"	24"	10"	#4	3	4' OC
16"	32"	10"	#4	3	2' OC
8X16 PIER	32"X24"	10"	#4	3	8' OC
16X16 PIER	24"X24"	10"	#4	3	8' OC
CHIMNEY	EXTEND 12" OUTSIDE CMU	10"	#4		8' OC
OTHER	EXTEND 12" OUTSIDE CMU	10"	#4		8' OC

- ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A BEARING CAPACITY OF 3000 PSF MINIMUM.
- CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL FINE SAND AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C59 TYPE 1 PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
FOOTINGS.....3000 PSI
EXTERIOR SLAB ON GRADE.....3000 PSI
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ANCHOR BOLTS, CLIPS, INSERTS, CONNECTION PLATES, SLEEVES, SLOTS, AND OTHER REQUIRED ITEMS IN ACCORDANCE WITH THE DRAWINGS, AND IN COOPERATION WITH OTHER TRADES PRIOR TO PLACING CONCRETE.
- CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60, REINFORCEMENT DESIGNATED AS CONTINUOUS SHALL LAP #6 BAR DIAMETERS AT SPLICES, U.O.N.
- PROVIDE 3" CONCRETE COVERAGE, SIDES AND BOTTOM, FOR FOOTING REINFORCING BARS.
- OVERLAP ALL SPLICES IN CONTINUOUS REINFORCING BARS 1'-8" MINIMUM.
- THICKENED SLAB, WHERE INDICATED TO BE 12" DEEP X 1'-4" WIDE (U.O.N.) AT BOTTOM WITH (3) #4 BARS, CONTINUOUS.
- PROVIDE FOUNDATION DAMPPROOFING PER SPECIFICATION SECTION 07150 "DAMP-PROOFING" AND THE I.C.C. BUILDING CODE.
- FOUNDATION WALL DETAILS REFERENCED ARE BASED ON HEIGHTS AND UNBALANCED FILL CONDITIONS INTERPRETED FROM SITE PLAN AND AVAILABLE SITE SURVEY INFORMATION. CONTRACTOR SHALL VERIFY FIELD CONDITIONS OF BOTH WALL HEIGHTS AND HEIGHT OF UNBALANCED FILL AND COORDINATE REQUIRED DETAILS. LIMITS OF MAXIMUM WALL HEIGHT AND MAXIMUM UNBALANCED FILL SHOWN AT EACH DETAIL SHALL BE STRICTLY OBSERVED.
- WHERE SOLID ROCK PROHIBITS EXCAVATION FOR FOOTINGS, A LEVEL SURFACE MUST BE PROVIDED AND FOOTINGS MUST BE FINISHED TO THE LEVELLED SOLID ROCK. SEE FINISHED DETAIL.
- GRADE/SPACE AREAS TO BE EXCAVATED ONLY TO PROVIDE 24" MINIMUM CLEARANCE BETWEEN WOOD FRAMING AND GROUND.
- CUT FOOTINGS INTO UNDISTURBED EARTH 1'-0" MIN. BEAR FOOTINGS ON UNDISTURBED EARTH. PLACE BOTTOM OF EXTERIOR FOOTINGS 2'-0" MIN. AND INTERIOR FOOTINGS 1'-4" MIN. BELOW FIN. GRADE.
- STEP FOOTINGS WHERE REQUIRED IN RATIO OF TWO HORIZONTAL TO ONE VERTICAL. MAX. VERTICAL STEP, 4". FORM SO FOOTINGS ARE CONTINUOUS.
- FOUNDATION WALLS, PIERS, AND FILASTERS TO BE CONSTRUCTED OF CONCRETE MASONRY UNITS (CMU) UNLESS NOTED OTHERWISE.
- CONSTRUCT CONCRETE SLAB(S)-ON-GRADE 4" THICK REINFORCED W/ 6X6 W/4 X W/4 WAF OVER 6 MIL POLYETHYLENE OVER 4" CRUSHED STONE BASE.
- ALL CONCRETE REINFORCEMENT BARS AND W/M SHALL BE ACCURATELY AND SECURELY TIED AND ANCHORED IN PLACE TO PREVENT DISLOCATION DURING THE CONCRETE PLACEMENT OPERATION.
- PROVIDE CORNER REINFORCEMENT, #6 BAR DIAMETERS X36 BAR DIAMETERS AT EACH CONTINUOUS FOOTING CHANGE IN DIRECTION.
- MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE COMMITTEE 318, SECTION 7.1 U.O.N. (3" TYPICAL).
- WELDED WIRE MESH SHALL CONFORM TO ASTM A185. MESH SHALL BE FURNISHED IN FLAT SHEETS. LAP ONE FULL MESH.

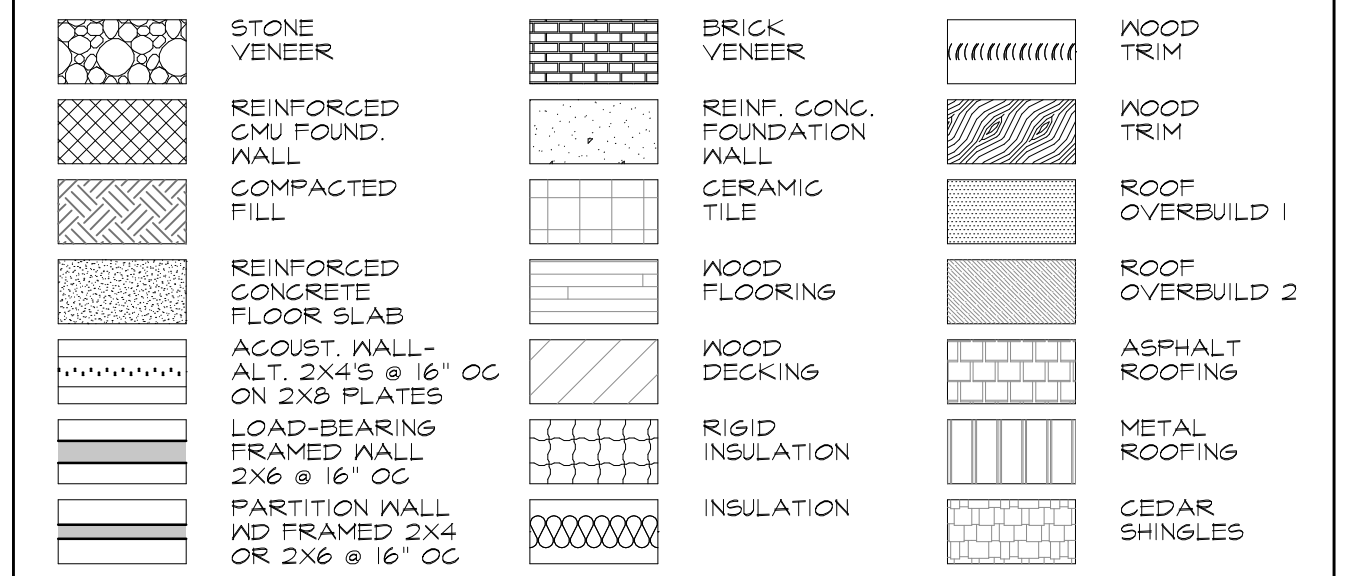
Plan Legend



Rm. Finish & Trim Legend



Plan Hatches



Job number: 11005-4
Designed by: J.E.Y.
Drawn by: J.E.Y.
Checked by: J.E.Y.
Date: 08/03/11
Revision: 09/30/11

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SHEET NUMBER:
A1.1
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