City of Harrisonburg, Virginia
OFFICE OF WATER & SEWER SUPERINTENDENT
345 S. Main St.
22801
Telephone (703) 434-0060

UTILITY INSTALLATION NOTES

1. All utilities which are to be dedicated to the City of Harrisonburg Municipal Water System shall be constructed and tested to conform to Commonwealth of Virginia/State Board of Health Waterworks Regulations, latest edition. Installation and cost responsibility shall conform to the Harrisonburg City Code of Ordinances, latest edition, Title 7, Chapter 2 and to the City of Harrisonburg Subdivision Ordinance. Article VII, Sections 7.3 and 7.7, respectively. The City will reserve the right to require AWWA approved procedures for construction and testing where ambiguities arise. Acceptance of plans and accompanying specifications does not supercede the above requirements.

2. All utilities which are to be dedicated to the City of Harrisonburg Municipal Sanitary Sewer System shall be constructed and tested to conform to the Commonwealth of Virginia Severage Regulations, latest edition. Installation and cost responsibility shall conform to Harrisonburg City Code of Ordinances, latest edition, Title 7, Chapter 3 and the Engineering Memorandum dated December 26, 1985 and revised June 1, 1987 and to the City of Harrisonburg Subdivision Ordinance, Article VII, Sections 7.3 and 7.7, respectively. The City will reserve the right to require WPCF recommended procedures for construction and testing where ambiguities arise. Acceptance of plans and accompanying specifications does not supercede the above requirements.

3. TAPPING PROCEDURES FOR ADJOINING MAINS

a) The City of Harrisonburg will make all taps to existing and active water mains. Tapping procedures shall require developer/contractors to furnish all materials, testing and excavation/backfill, etc.. Tapping work shall be by City forces. Such fees are as set forth in Harrisonburg City Code of Ordinances, latest edition, Title 7, Chapter 4, Section 7-4-23 and 7-4-24 or as established by the Office of the Superintendent of Water and Sewer. The referenced fees shall be borne by the developer/contractor.

b) Developer/contractor shall make connections between proposed and existing sewer mains. Such adjoinments shall be at proposed or existing manholes. All existing manholes shall be core drilled and all manholes shall be equipped with a flexible boot.

4. Utility easements for public mains shall be twenty (20) feet minimum width.

5. The developer/contractor shall notify the Office of the Superintendent of Water and Sewer (703) 434-9959 prior to beginning construction.

6. All hydrostatic, low pressure air, mandrel, and/or exfiltration/infiltration testing shall be performed in the presence of the City inspector. Testing shall be at the location as designated on the plans.

7. Bacteriological testing for water mains shall be conducted by the City Department of Water and Sewer upon acceptance of hydrostatic pressure testing and deposit of fees.

8. THE CITY OF HARRISONBURG SHALL MAKE ALL CONNECTIONS TO ACTIVE SANITARY SEWER LINES, EXTENDING LATERAL TO THE EXISTING EASEMENT LINE. FEES FOR WORK COMPLETED BY THE CITY OF HARRISONBURG WILL BE AS ESTABLISHED IN THE HARRISONBURG CITY CODE OF ORDINANCES, LATEST EDITION, TITLE 7, CHAPTER 4, SECTIONS 7-4-22 AND 7-4-41 FOR WATER AND SEWER, RESPECTIVELY. SCHEDULING OF WORK BY CITY FORCES SHALL BE MADE UPON PAYMENT OF FEES (6 WEEKS ALLOWANCE MINIMUM)

UTILITIES

A. All water, sanitary sewers, and storm sewers shall be constructed as shown on these drawings.

B. All water lines shall be ductile iron pipe with mechanical joint in conformance with ANSI A21.51 (AWWA C151) or ductile iron pipe "Super Bell Tite" complying with the AWWA C151, with fittings complying with AWWA C110 and rubber gaskets complying with AWWA C111. Coatings shall be bituminous standard thickness. Linings shall be standard thickness cement mortar. Pipe thickness shall be Class 52. Rubber gasket joints shall conform to ANSI/AWWA C111.

C. All water line fittings shall be mechanical joint ductile iron pipe and shall conform to ANSI A21.10, with a pressure rating of 250 psi. All fittings shall be coated with a bituminous coating in accordance with ANSI A21.51 and cement-lined in accordance with ANSI A21.4.

D. All gate valves shall be solid wedge type conforming to AWWA Specifications for O-ring pressure seal valves. Valves shall be suitable for 150 psi working pressure. Valves shall open by turning counterclockwise with a 2-inch square operating nut. All valves shall be provided 5 1/4 inch valve boxes and covers marked "WATER". Valve boxes shall be screw type for traffic usage.

E. Unless otherwise noted, all sanitary sewer pipe shall be polyvinyl chloride pipe (PVC) plastic gravity sewer pipe and shall be manufactured of Type 1, Grade 1, 2000 psi design stress compound designated on PVC 1120 in conformance with ASTM D-3034. Pipe and fittings shall meet and/or exceed all of the requirements of ASTM D-3034 PSM SDR 35, for heavy wall PVC.

F. PVC pipe shall be shipped and stored so that warping of pipe does not occur. Only pipe within PPI tolerances shall be installed. Pipe joints shall be 13 feet minimum length.

G. PVC pipe shall be joined by bell and spigot. The pipe joint shall be tightly sealed against infiltration and exfiltration by means of a locked-in rubber sealing ring conforming to ASTM D-3212. The connection shall also permit the thermal expansion or contraction of the pipe and installation shall comply with ASTM D-2321.

H. Sanitary sewer manholes shall be constructed of precast reinforced manhole sections and eccentric cone conforming to ASTM C-478 and coated inside and outside with bitumastic compound equal to Tarmastic-100. Manhole joints shall have rubber gaskets complying with ASTM C-443.

I. All manholes shall be provided with steps. Steps shall be aluminum, steel or cast iron encased in corrosion-resistant rubber or plastic. All steps shall conform to OSHA standards.

J. All manholes shall be provided with frames and covers which shall be Dewey Brothers No. 2001, NEENAH R-1764. The frames and covers shall conform to ASTM specifications A-48. Each cover shall be provided two "pick holes" and the marking "Sanitary Sewer" or "Sewer" cast in its body.

K. Connection between manhole and pipe shall be flexible and comply with ASTM C-923.

L. All sanitary sewers shall be tested for infiltration. Infiltration rate shall not exceed 50 gallons per day per inch mile.

M. Prior to acceptance by City, sewers shall have visual inspection and PVC lines shall be tested with mandrell in presence of City Inspector per City memo dated December 26, 1985 and revised June 1, 1987.

N. Service tap at highest point on each line will be used for hydrostatic testing.

O.) ELECTRIC SERVICE AND TRANSFORMER TO BE PROVIDED BY THE HARRISONBURG ELECTRIC COMMISSION (H.E.C.). CONTRACTOR SHALL PROVIDE CONCRETE PAD FOR TRANSFORMER PER H.E.C. REQUIREMENTS.

UTILITY AND GRADING NOTES

1. The existing underground utilities shown hereon are based upon available information. The Contractor shall be responsible for determining the exact location of all utilities before commencing work and for any damages which occur by his failure to locate or preserve these underground utilities. If during construction operations the Contractor should encounter utilities other than those shown on the plans, he shall immediately notify the engineer and take necessary and proper steps to protect the facility and assure the continuance of service.

2. Any discrepancies found between the drawings and site conditions or any inconsistencies or ambiguities in the drawings shall be immediately reported to the Owner, who shall promptly correct such inconsistencies or ambiguities. Work done by the Contractor without direction after his discovery of such discrepancies, inconsistencies, or ambiguities, shall be done at the Contractor's risk.

3. The Contractor shall be responsible for acquiring all necessary permits before any construction begins. Contractor shall notify Miss Utility (800-552-7001) 48 hours prior to excavation. Contractor shall coordinate installation and relocation of applicable electric, telephone, CATV and gas services.

4. All construction shall conform to the standards and specifications of the City of Harrisonburg.

5. Construction limits shall be the property lines, or as shown.

6. Maintain 3 ft. minimum cover over waterlines and 4 ft. over sanitary lines unless otherwise indicated.

7. Topsoil and seed all graded or disturbed areas not otherwise covered.

8. See architect's plans for additional construction details.

9. TOPO BASED ON PLANS ENTITLED "SITE PLAN FOR PROPOSED PARKING AREA" PREPARED BY PHR+A DATED 3-29-83, PLANS ENTITLED "SITE IMPROVEMENTS" PREPARED BY HARLAND BARTHOLOMEW + ASSOCIATES, INC. DATED 5-12-80, AND FIELD SUPPLEMENT BY PHR+A.

10. Dimensions are to outside of foundation wall or property line.

11. When any drain inlet has an accumulation of sediment in the bottom equal to 1/4 of the outlet pipe diameter, it shall be cleaned immediately.

12. Grade areas adjacent to building to achieve drainage away from the structure and to prevent ponding.

13. Perform permanent seeding, landscaping, and mulching as soon after finish grading as conditions permit.

14. All construction is to be in accordance with local authority standards and specifications.

15. Drainage improvements shall be installed in accordance with the standards and specifications of the Virginia Department of Highways and Transportation and the City of Harrisonburg.

16. All underground utilities located under the pavement or on the right-of-way adjacent to pavement shall be installed prior to laying base material.

17. Compaction of public utility trenches shall be to a minimum of 95% of standard proctor density for suitable material. At least two (2) compaction tests per 1000 lineal feet of pipe line are required.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
The purpose of this project is to construct a building addition. The site is located between West Rock and West Wolfe Streets just east of Black's Run.. The site drains easterly to Black's Run.

EXISTING SITE CONDITIONS
The site is occupied by an existing building with accompanying parking and landscaped areas.

ADJACENT PROPERTY
Adjacent areas are improved by parking and building areas.

SOILS
The site is mostly improved with the exception of a landscaped area to the north of the existing building. Soil type is predominately silty clay.

CRITICAL EROSION AREAS
There are no critical erosion areas on the site.

EROSION AND SEDIMENT CONTROL MEASURES
All structural erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook.

Silt Fence - 1.06: A temporary silt fence sediment barrier shall be constructed of posts and filter to intercept and detain sediment. Silt fence shall be installed where indicated on plan.

Inlet Protection - 1.08: Inlet protection shall be provided at existing and new storm inlets as indicated on plan.

Outlet Protection 1.36: Outlet protection per VDOT EC-1, type A shall be provided at storm outfalls where indicated on plan.

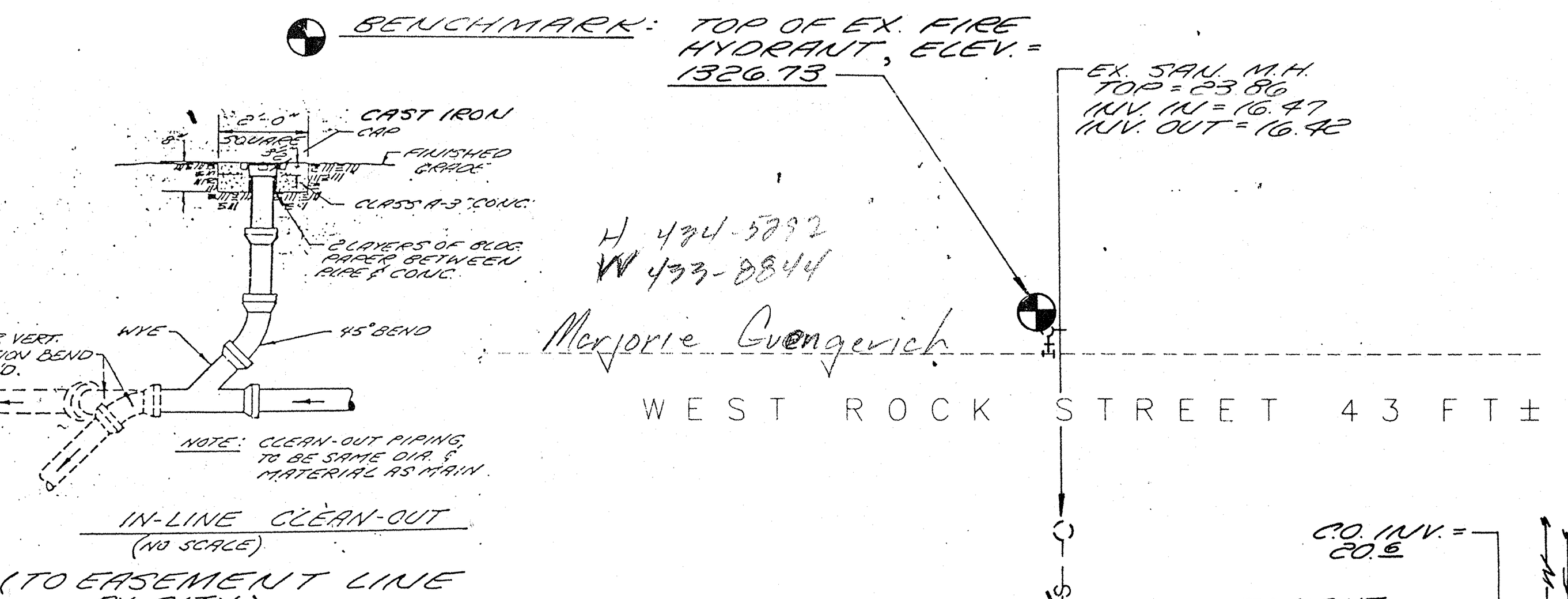
Sodding - 1.67: Sod shall be installed in graded area along Black's Run for immediate stabilization of stream bank.

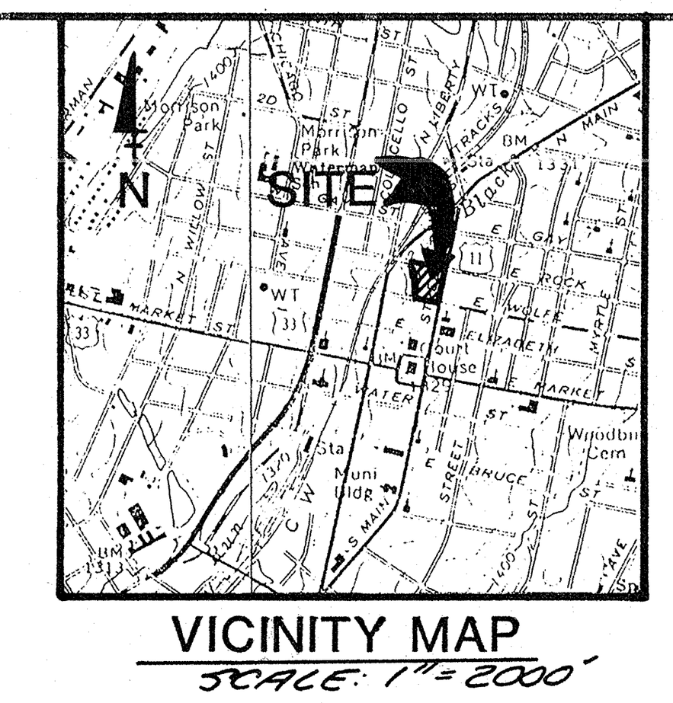
MANAGEMENT STRATEGIES
1. Construction shall be sequenced so that grading operations can begin and end as quickly as possible.
2. Barriers and other measures intended to trap sediment on site must be constructed as a first step in grading and be made functional before upslope land disturbance takes place.
3. The construction of underground storm and sanitary sewer and water service utility lines shall be subject to the following criteria:
   A. Where consistent with safety and space considerations, excavated material is to be placed on the uphill side of trenches.
   B. Trench dewatering devices shall discharge in a manner which will not adversely affect flowing streams, drainage systems or offsite property.
4. The Contractor shall be responsible for the installation and maintenance of all erosion and sediment control practices.

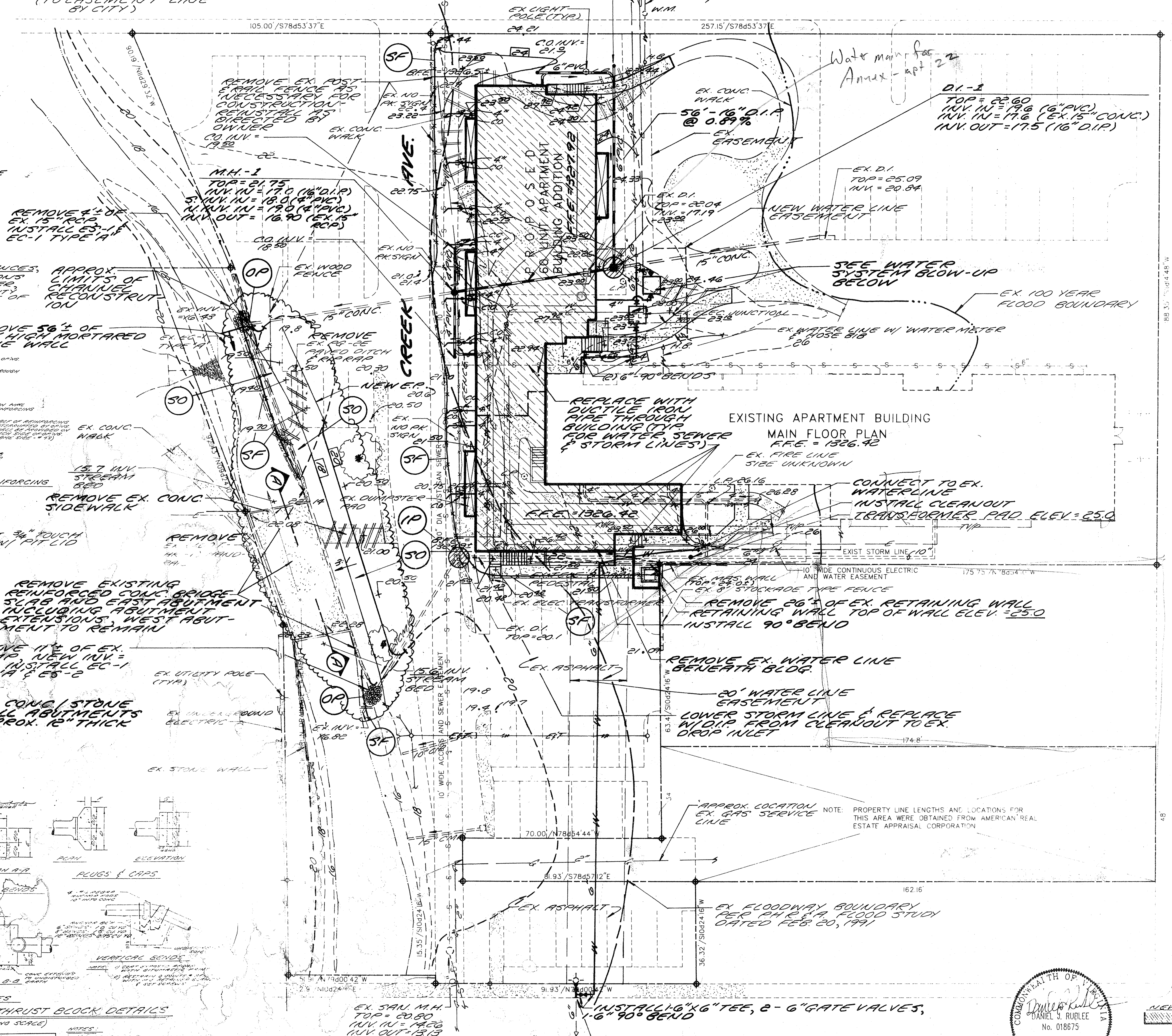
PERMANENT STABILIZATION
All areas disturbed by construction shall be stabilized within 7 days after final grade is reached on any portion of the site. Seeding shall be performed per recommendations of the local SCS representative and shall be maintained until a uniform stand of grass is established to the satisfaction of the Owner.

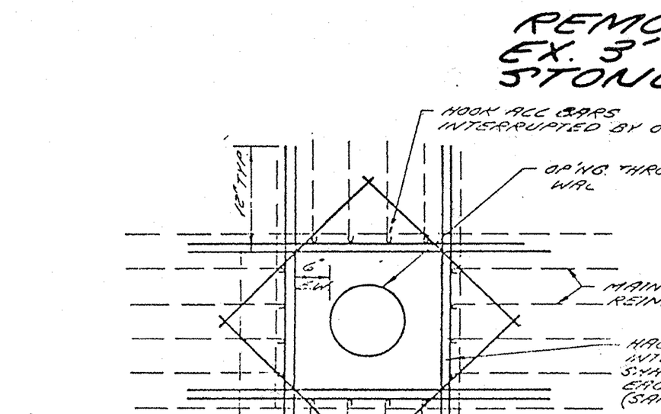
STORMWATER MANAGEMENT
The site area represents less than 1 percent of the total contributing drainage area for Blacks Run. Therefore, no stormwater management is required or proposed.

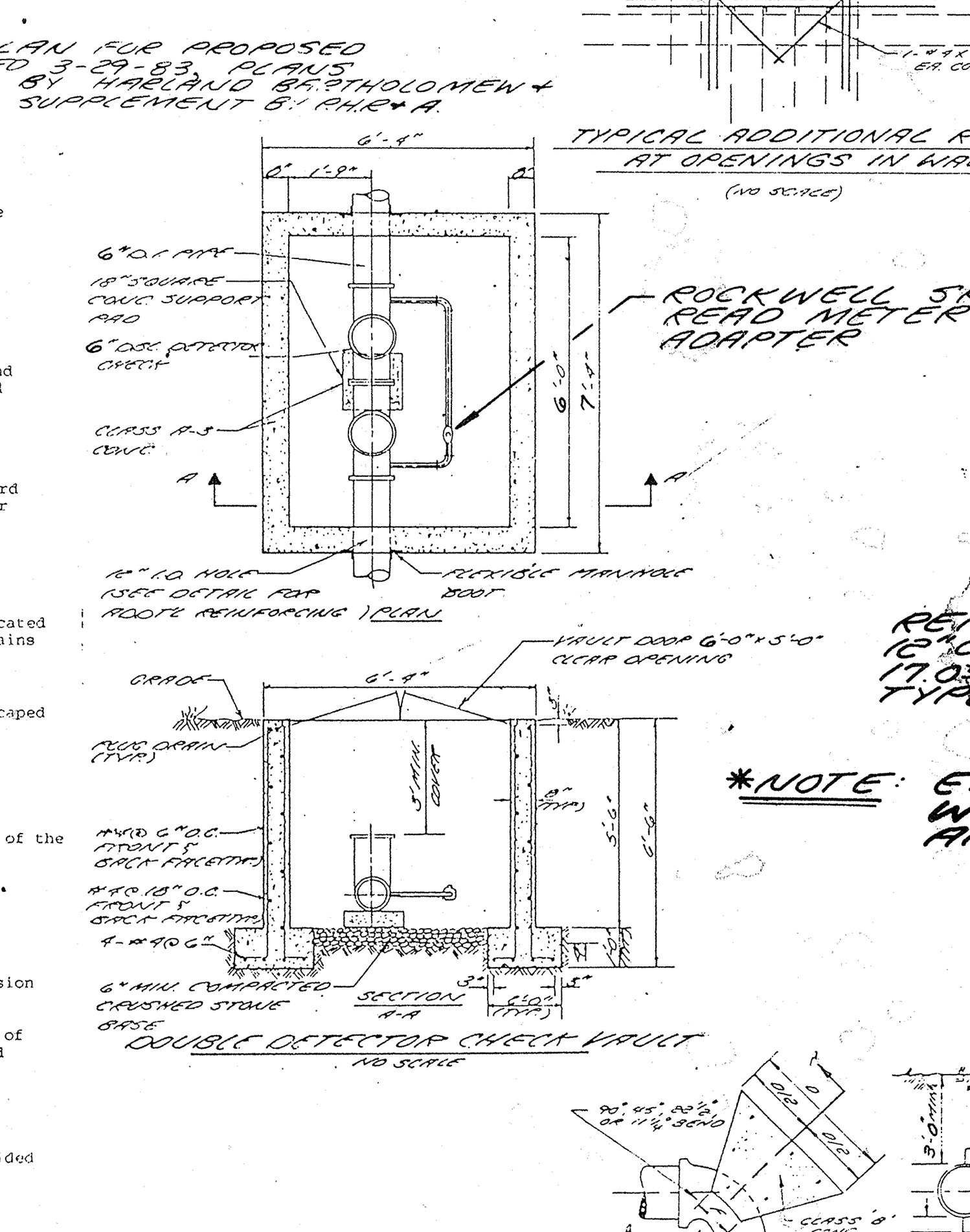
MAINTENANCE
1. In general, all erosion and sediment control measures shall be checked weekly and after each significant rainfall, and shall be maintained according to the guidelines set forth in the Virginia Erosion and Sediment Control Handbook.
2. All temporary erosion and sediment control measures shall be disposed of within 30 days after final site stabilization is achieved or after the temporary measures are no longer needed, unless otherwise authorized by the local program administrator. Trapped sediment and other disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized per the above guidelines to deter further erosion and sedimentation.

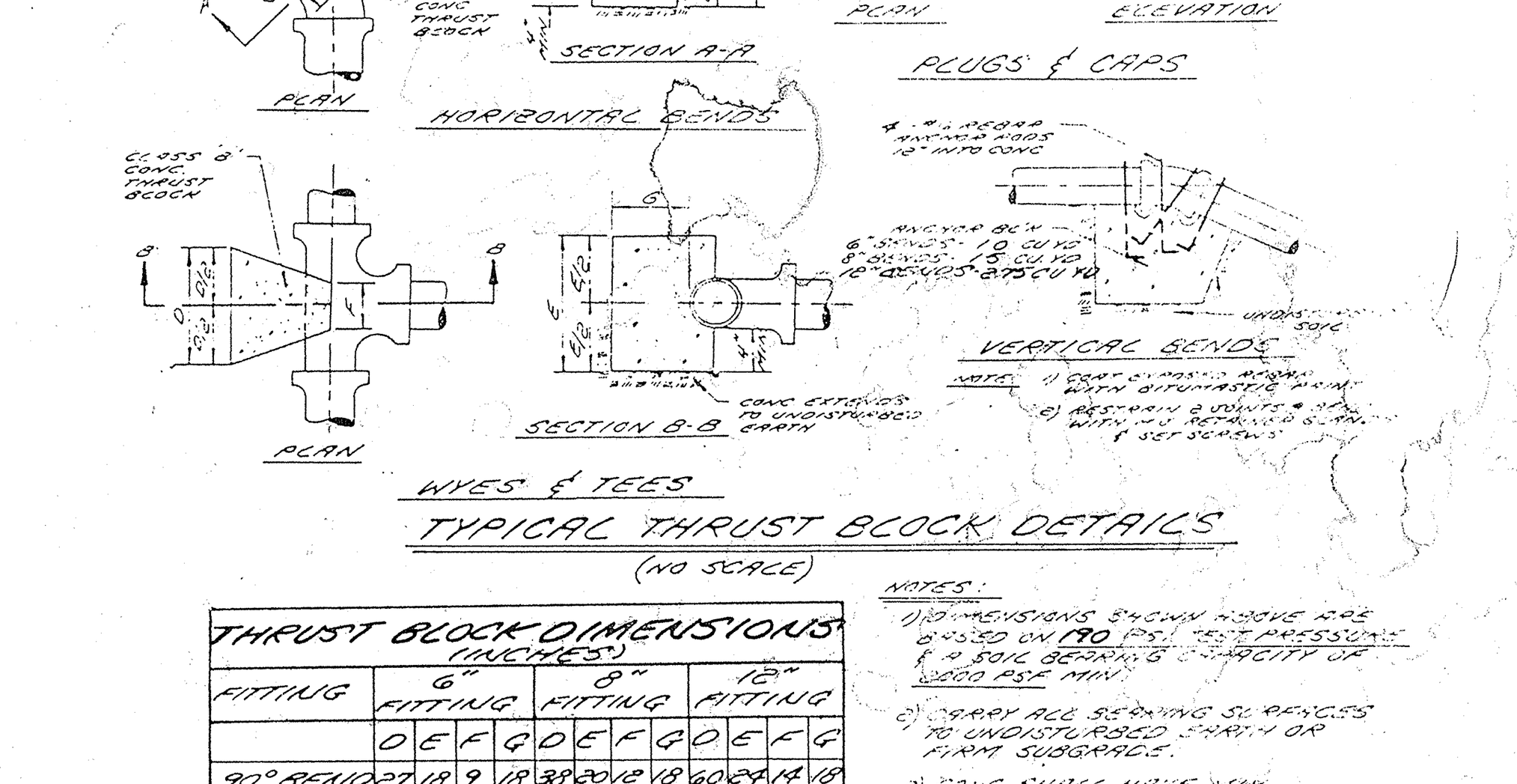








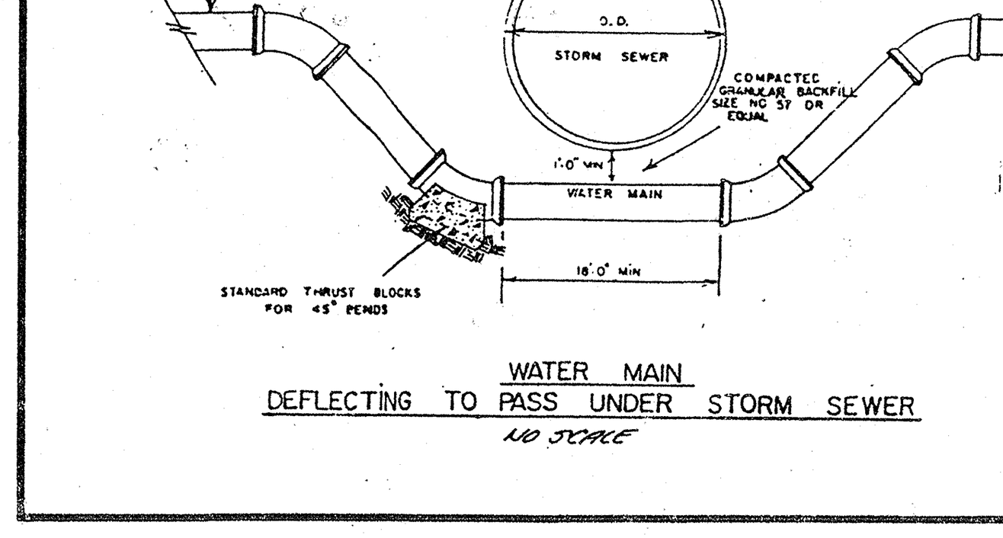




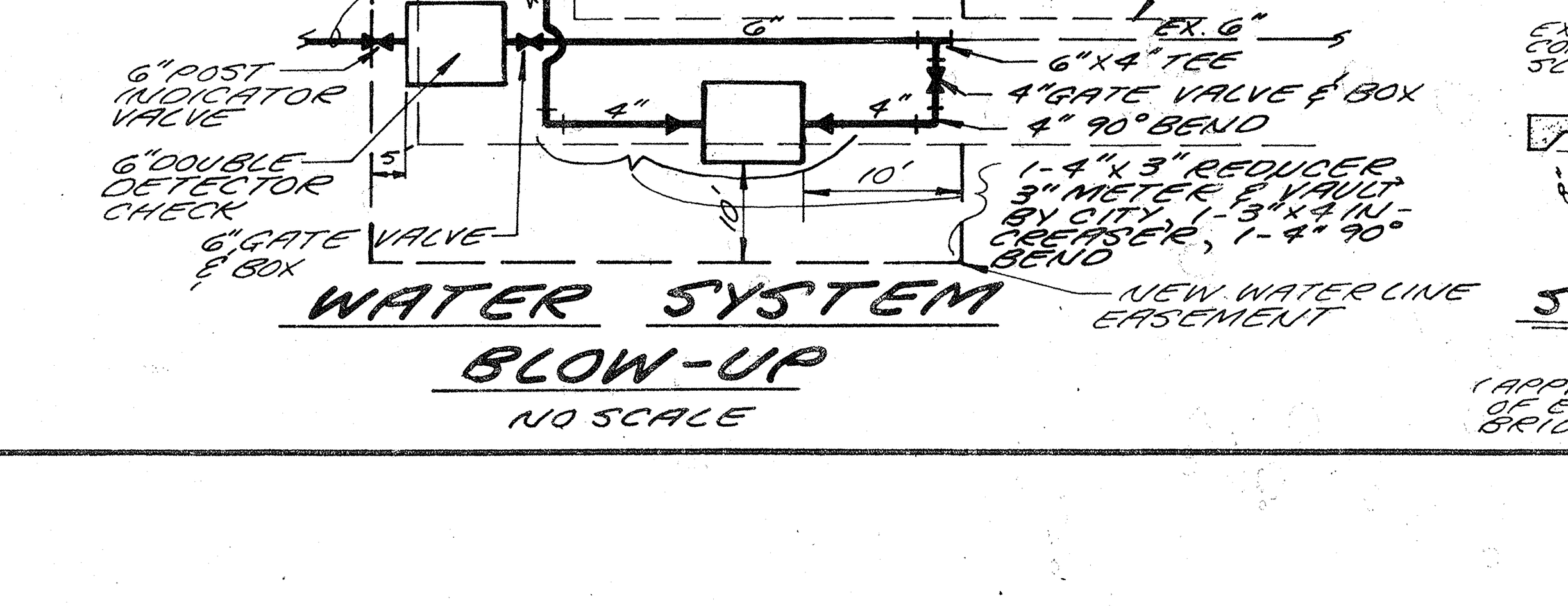
THRUST BLOCK DIMENSIONS (INCHES)

FITTING	6" FITTING D	E	F	G	8" FITTING D	E	F	G	12" FITTING D	E	F	G
90° BEND	27	18	9	18	38	20	12	18	60	24	14	18
45° BEND	16	16	8	9	24	18	10	9	38	20	12	12
22½° BEND	10	16	8	9	16	18	10	9	24	20	12	12
11¼° BEND	8	14	6	8	10	16	8	8	16	18	10	10
TEES	18	24	15	10	24	40	15	12	40	54	15	15
PLUGS & CAPS	18	36	12	10	34	40	14	12	40	54	18	18

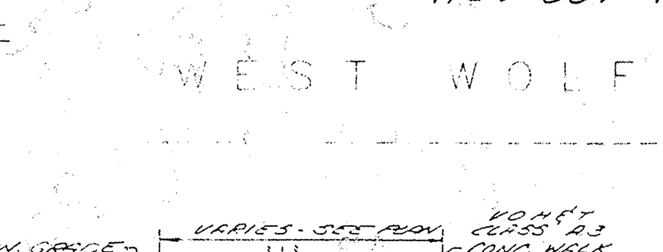
NOTES:
1) DIMENSIONS SHOWN ABOVE ARE BASED ON 190 PSI TEST PRESSURE & A SOIL BEARING CAPACITY OF 2000 PSF MIN.
2) CARRY ALL BEARING SURFACES TO UNDISTURBED EARTH OR FIRM SUBGRADE.
3) CONC. SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2200 PSI (VDOT CLASS B-2).

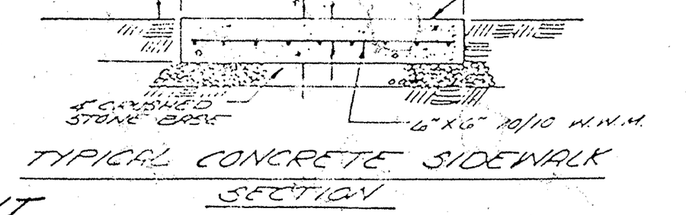


WATER MAIN
DEFLECTING TO PASS UNDER STORM SEWER
NO SCALE



WATER SYSTEM BLOW-UP
NO SCALE


TYPICAL CONCRETE SIDEWALK SECTION


SECTION A-A
(NO SCALE)
(APPROXIMATE SECTION OF EX. REINFORCED CONC. BRIDGE SLAB)

PROPERTY LINE INFORMATION SOURCES:

UNLESS NOTED OTHERWISE, ALL INFORMATION PERTAINING TO PROPERTY LINES AND EASEMENTS, INCLUDING THEIR LOCATION, LENGTH, AND THEIR BEARING, ARE ALL AS THEY APPEAR ON DRAWINGS MARKED "ROCK STREET SUBDIVISION", SHEETS 1 AND 2 (OF 2), AS PREPAIRED BY THE DEPARTMENT OF ENGINEERING FOR THE CITY OF HARRISONBURG, VA. ALL DATED 8/2/83.

SITE PLAN

SCALE: 1"=20'

CONTOUR INTERVAL: 2'

COMMONWEALTH OF VIRGINIA — DANIEL J. RUBLEE — No. 018675 — PROFESSIONAL ENGINEER

EROSION CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
1.06	SILT FENCE	SF	—x—x—x—
1.08	STORM DRAIN INLET PROTECTION	IP	
1.36	OUTLET PROTECTION	OP	
1.67	SODDING	SO	(SO)

SECTION 12.05 of COMMONWEALTH OF VIRGINIA WATERWORKS REGULATIONS

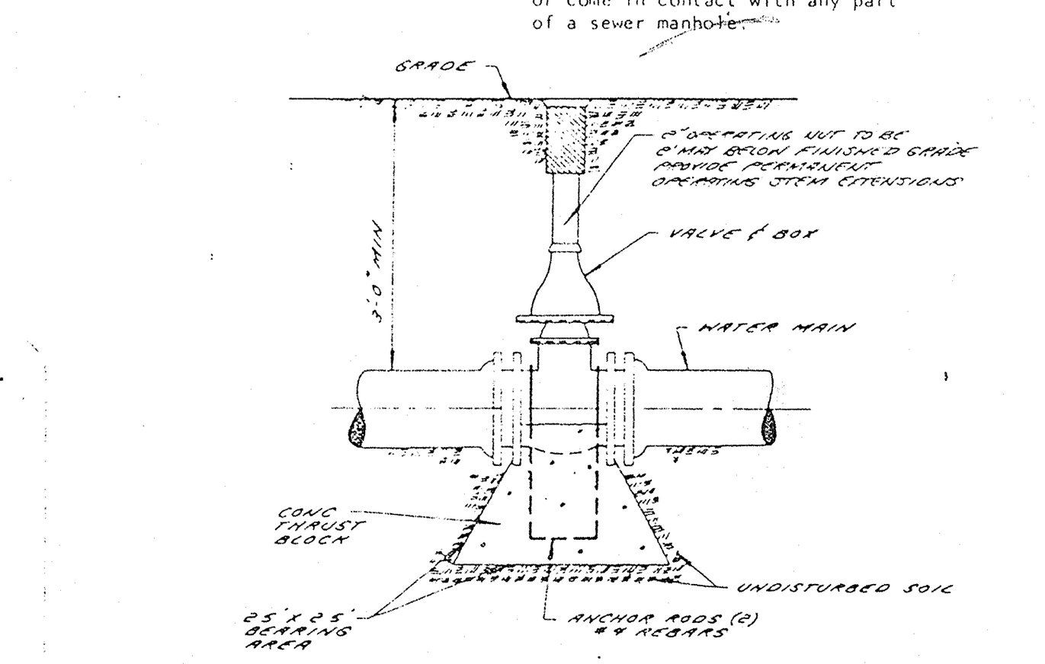
12.05 Separation of Water Lines and Sewers

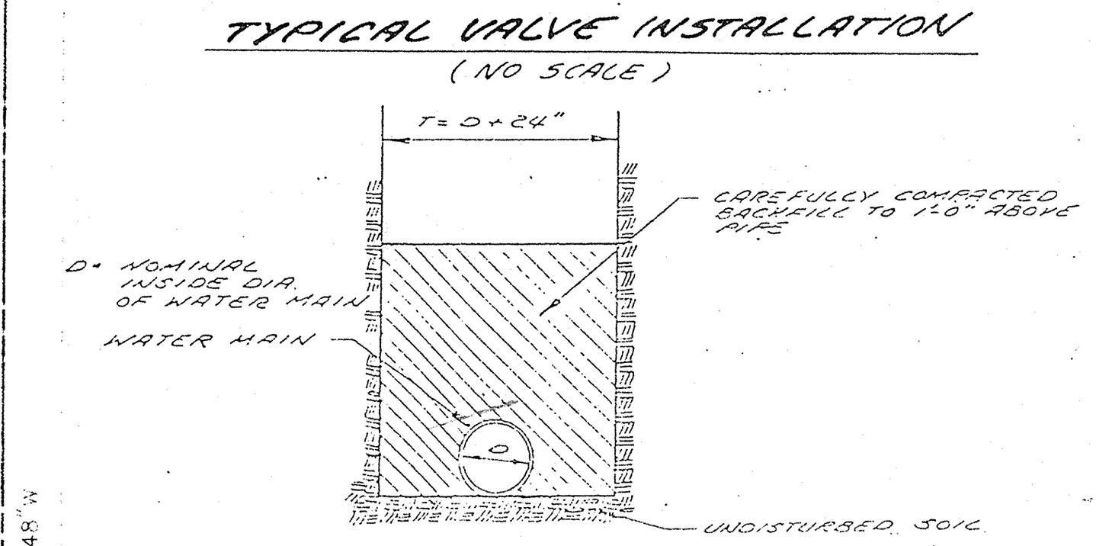
12.05.01 General - The following factors shall be considered in providing adequate separation:
a. Materials and types of joints for water and sewer pipes,
b. Soil conditions,
c. Service branch connections into the water line and sewer lines,
d. Compensating variations in the horizontal and vertical separations,
e. Space for repairs and alterations of water and sewer pipe, and
f. Offsetting of pipes around manholes.

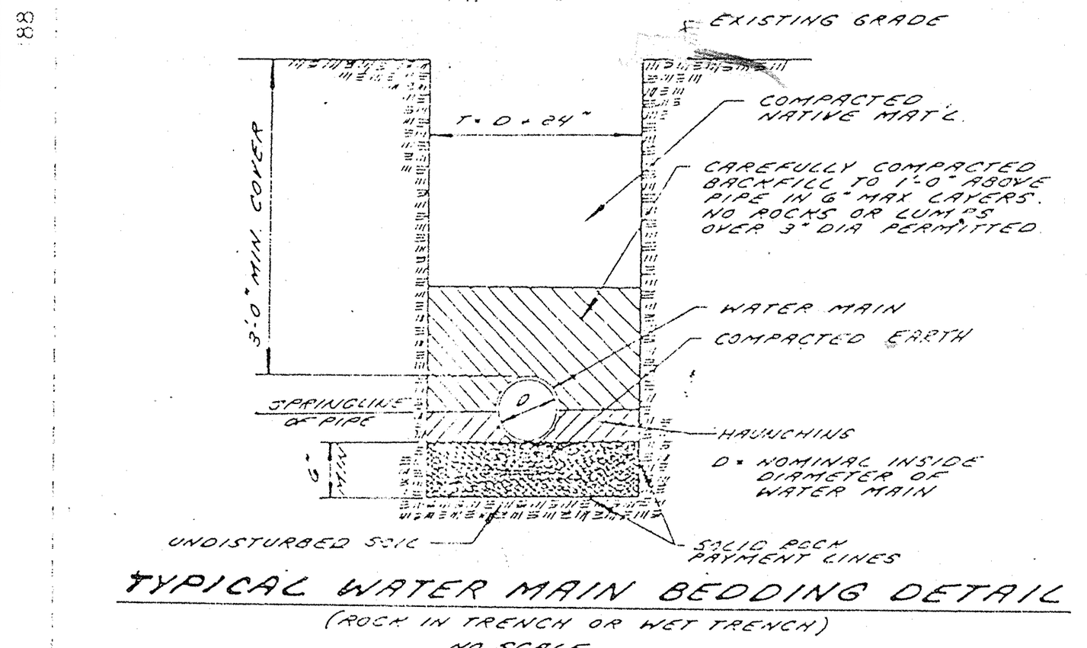
12.05.02 Parallel Installation
a. Normal conditions - Water lines shall be laid at least ten feet horizontally from a sewer or sewer manhole whenever possible, the distance shall be measured edge-to-edge.
b. Unusual conditions - When local conditions prevent a horizontal separation of ten feet, the water line may be laid closer to a sewer or sewer manhole provided that:
1. The bottom (invert) of the water main shall be at least eighteen inches above the top (crown) of the sewer.
2. Where this vertical separation cannot be obtained, the sewer shall be constructed of AWWA approved water pipe, pressure tested in place without leakage prior to backfilling.
3. The sewer manhole shall be of water-tight construction and tested in place.

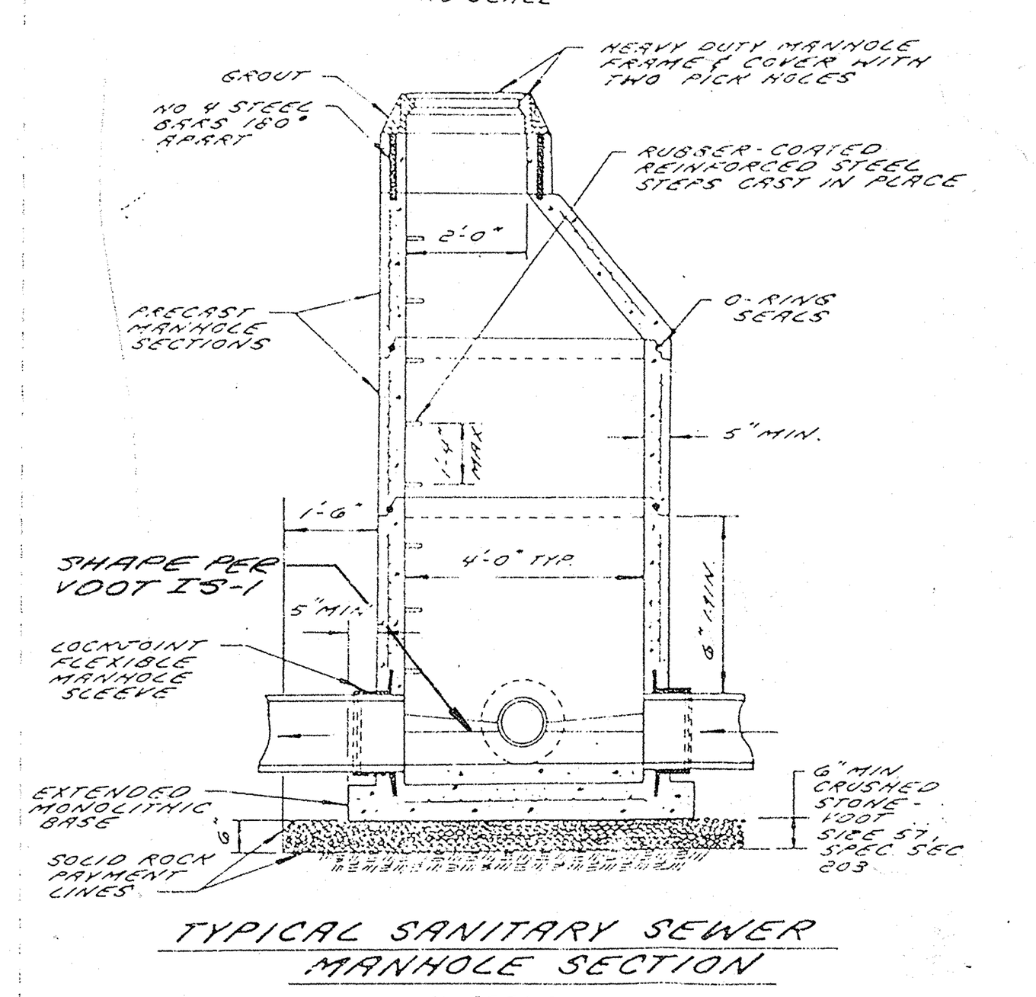
12.05.03 Crossing
a. Normal conditions - Water lines crossing sewers shall be laid to provide a separation of at least 18 inches between the bottom of the water line and the top of the sewer whenever possible.
b. Unusual conditions - When local conditions prevent a vertical separation described in 12.05.03a, the following construction shall be used:
1. Sewers passing over or under water lines shall be constructed of the materials described in 12.05.02b2.
2. Water lines passing under sewers shall, in addition, be protected by providing:
a. A vertical separation of at least 18 inches between the bottom of the sewer and the top of the water line,
b. Adequate structural support of the sewers to prevent excessive deflection of the joints and
c. That the length of the water line be centered at the point of the crossing so that joints shall be equidistant and as far as possible from the sewer.

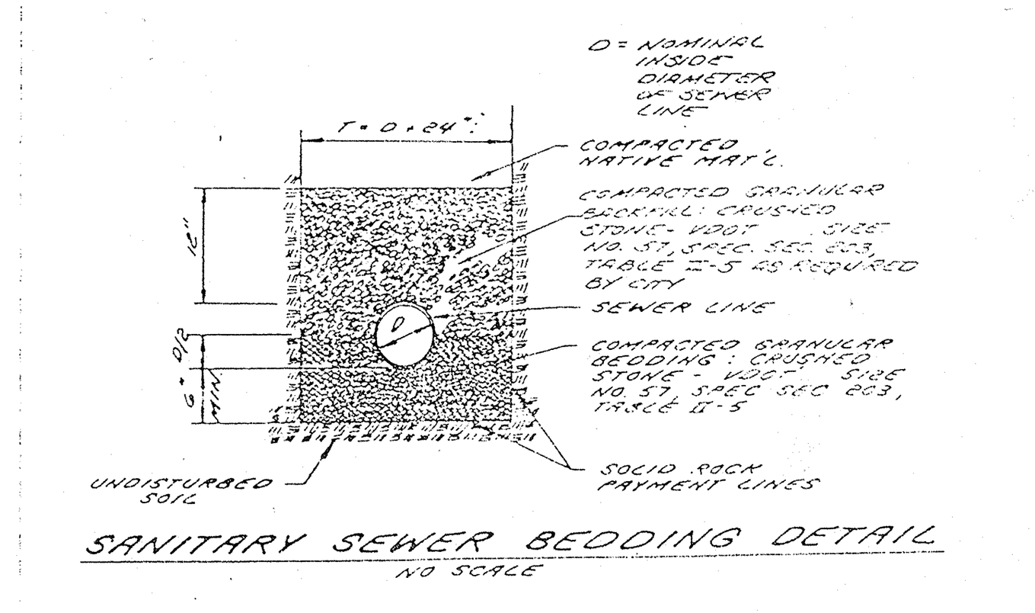
12.05.04 Sewers or Sewer Manholes - No water pipes shall pass through or come in contact with any part of a sewer manhole.


TYPICAL VALVE INSTALLATION
(NO SCALE)


TYPICAL WATER MAIN BEDDING DETAIL
(NO ROCK IN TRENCH)
NO SCALE


TYPICAL WATER MAIN BEDDING DETAIL
(ROCK IN TRENCH OR WET TRENCH)
NO SCALE


TYPICAL SANITARY SEWER MANHOLE SECTION
NO SCALE


SANITARY SEWER BEDDING DETAIL
NO SCALE

LEGEND

NEW	EXISTING	DESCRIPTION
		BUILDING
		SIDEWALK
		EDGE OF PAVEMENT
—s 8"—	—s 10"—	SANITARY SEWER
—w 6"—	—w 6"—	WATER LINE
	—E—E—	UNDERGROUND ELECTRIC CABLE
	—T/P—T/P—	UNDERGROUND TELEVISION / PHONE CABLE
15" RCP	15" CONC.	STORM SEWER & STRUCTURE
18	— 18 —	CONTOURS
20	— 20 —	
+ 20.50	22.28	SPOT ELEVATIONS
		UTILITY POLE & GUY
	L.P.	LIGHT POLE
	W.M. H.B.	HOSE BIB & WATER METER
		FENCE
		MASONRY WALL
		FLOW LINE 'BLACK'S RUN'
//////		TO BE REMOVED
	—OH—OH—	OVERHEAD ELEC. & TELEPHONE LINES
	—G 2"—G—	GAS LINE
	B.F.E.	BASE FLOOD ELEVATION (INFORMATION PER SCS STUDY DATED SEPT. 1974)

REVISIONS

NORTH

PHR&A
Offices: Fairfax, Va. Bridgewater, Va. Leesburg, Va. Rockville, Md. Virginia Beach, Va. Chantilly, Va. Winchester, Va.

McCLINTOCK, MODISETT AND ASSOCIATES, P.C.
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

PROPOSED ADDITIONS TO: LINEWEAVER APARTMENTS
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

JOB: 9036
DATE: OCT. 21, 1991
DRAWN: EPM

PHRA #7378-20

105.00' / S 78d 53' 37" E

257.15' / S 78d 53' 37" E

188.35' / S 11d 14' 48" W

175.75' / N 78d 54' 10" W

63.4' / S 10d 24' 16" W

50.42'

EXISTING APARTMENT BUILDING
GROUND FLOOR PLAN

GROUND FLOOR PLAN

scale: 1/8" = 1'-0"

FOR 1/4" ENLARGEMENT OF THIS AREA – SEE SHEET A-3

NEW HANDRAIL AT TOP OF NEW TRANSFORMER PLATFORM - SEE DETAIL 'B' ON A-10

SEE SITE PLAN FOR DEMO AND REMOVAL OF EXISTG RETAING WALL AND FOR NEW GRAD'G REQUIREMENTS.

FOR DETAILS OF NEW RETAING WALL, NEW STAIRS, NEW TRANSFORMER LOCATION, SEE STRUCTURAL PLANS.

REVISIONS

NORTH

McCLINTOCK, MODISETT
AND ASSOCIATES, P.C.
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

LINEWEAVER APARTMENT
ANNEX
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

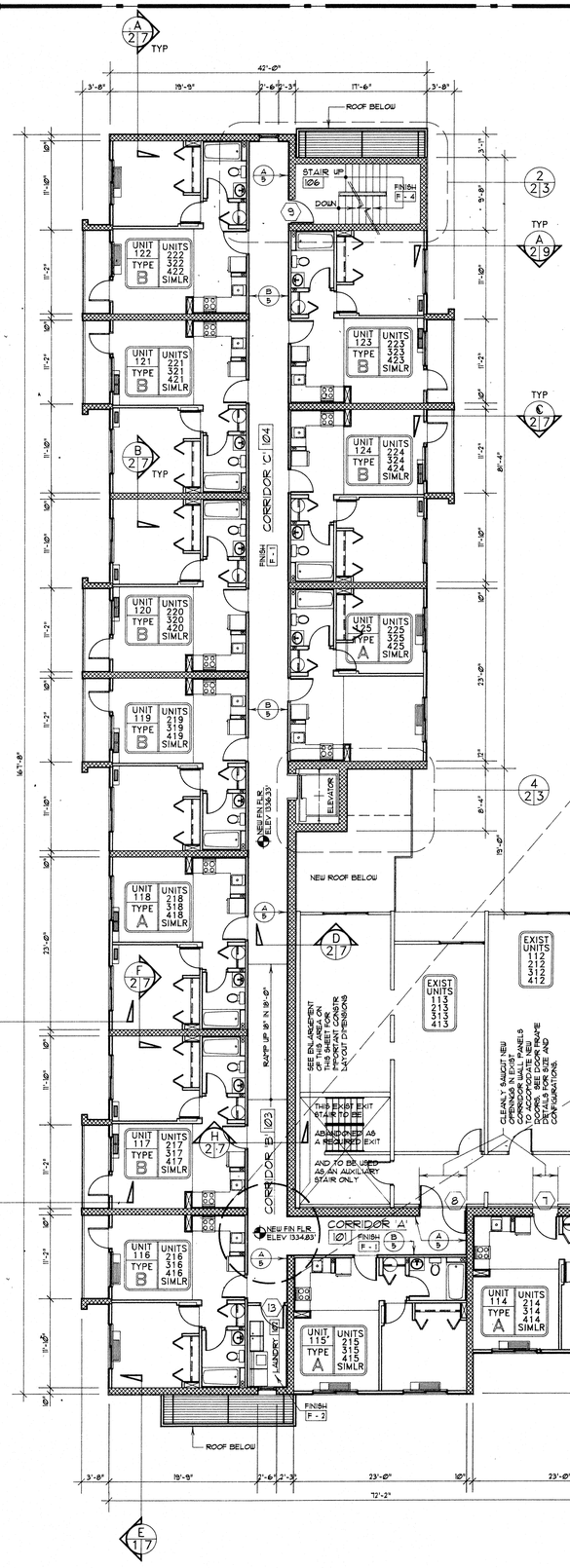
NEW GROUND FLOOR PLAN
SCALE: 1/8" = 1'- 0"

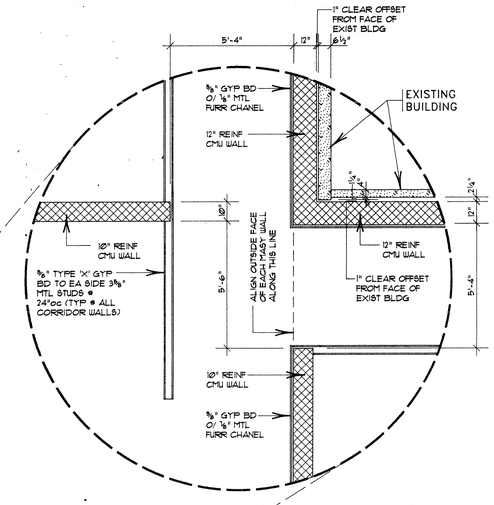
COMM. 9110
SHEET A-1
REVISED
DATE 10/21/91
DRAWN SMW

FILE: LA-FP

105.00' / S 78d 53' 37" E

257.15' / S 78d 53' 37" E





BUILDING ALIGNMENT

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

FIRST FLOOR PLAN

scale: 1/8" = 1'-0"

NOTE: FLOORS 2 THROUGH 4 SIMILAR TO THIS FLOOR PLAN

REVISIONS

NORTH

NEW FIRST FLOOR PLAN

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

McCLINTOCK, MODISETT AND ASSOCIATES, P C

ARCHITECTS and PLANNERS

HARRISONBURG, VIRGINIA

LINEWEAVER APARTMENT ANNEX

LINEWEAVER ANNEX, CORPORATION

HARRISONBURG, VIRGINIA

COMM 9110

SHEET A-2

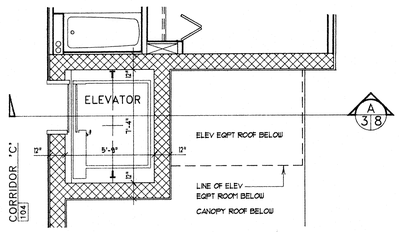
REVISED

DATE 10/21/91

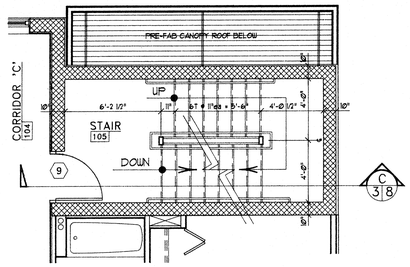
DRAWN SMW

FILE: LA-2FP

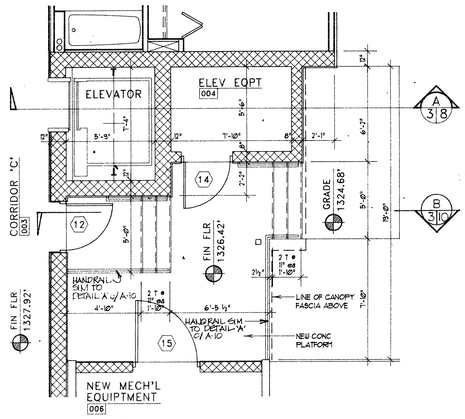
52-55



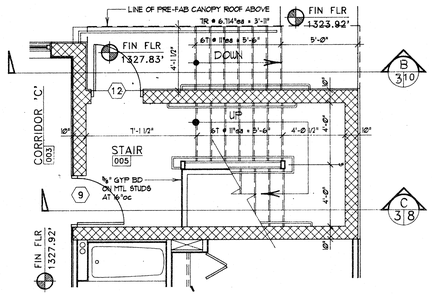
ELEVATOR PLAN (3/1/3)
scale: 1/4" = 1'- 0"



STAIR PLAN (2/2/3)
scale: 1/4" = 1'- 0"



ELEVATOR PLAN (3/1/3)
scale: 1/4" = 1'- 0"



STAIR PLAN (1/1/3)
scale: 1/4" = 1'- 0"

UNIT ROOM FINISH SCHEDULE

ROOM MARK	ROOM NAME	FLOOR MATL	FLOOR FIN	BASE MATL	BASE FIN	N-WALL MATL	N-WALL FIN	E-WALL MATL	E-WALL FIN	S-WALL MATL	S-WALL FIN	W-WALL MATL	W-WALL FIN	CEILING MATL	CEILING FIN	CEILING HT	REMARKS
Ø1	KITCHEN	CT	SV	V	COVE	——	——	GB	SWC	GB	SWC	GB	P	PCP / GB	SA / P	T9 / T0	
Ø2	LIVING ROOM	CT	CPT	V	STRT	GB	P	CMU	P	——	——	GB	P	PCP	SA	T'-9"	
Ø3	HALL	CT	SV	V	COVE	GB	P	——	——	GB	P	GB	P	GB	P	T'-Ø"	
Ø4	CLOSET	CT	SV	V	COVE	GB	P	GB	P	GB	P	GB	P	GB	P	T'-Ø"	
Ø5	BATH	CT	SV	V	COVE	GB	SWC	GB	SWC	GB	SWC	GB	SWC	GB	P	T'-Ø"	
Ø6	BEDROOM	CT	CPT	V	STRT	GB	P	GB	P	GB	P	CMU	P	PCP	SA	T'-9"	
Ø7	CLOSET	CT	CPT	V	STRT	GB	P	GB	P	GB	P	GB	P	PCP	SA	T'-9"	
Ø8	BALCONY	PC	——	——	——	——	——	R1 ·	SS	R1	SS	R1	SS	PC	——	T'-9"	

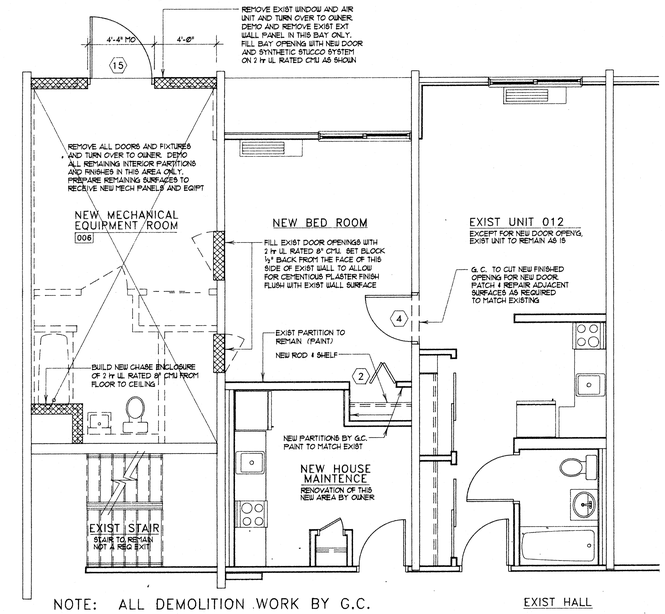
ABBREVIATIONS

A&G	- ALUMINUM and GLASS
ALUM	- ALUMINUM
CPT	- CARPET
CT	- CONCRETE TOPPING
GB	- GYPSUM BOARD
HCW	- HOLLOW CORE WOOD
MTL	- METAL
NATL	- NATURAL
P	- PAINT
PC	- PRECAST CONCRETE
PCP	- PRECAST CONCRETE PLANK
RI	- RIGID INSULATION
RS	- ROLLED STEEL
SA	- SPRAY ACOUSTICAL
SCW	- SOLID CORE WOOD
SS	- SYNTHETIC STUCCO
STRT	- STRAIGHT
SV	- SHEET VINYL
SWC	- SEAMLESS WALL COVERING
V	- VINYL

UNIT DOOR SCHEDULE

DOOR MARK	LOCATION	TYPE	MATL	SIZE	FRAME TYPE	FRAME MATL	FRAME DETL	HDWR SET	REMARKS
1	ENTRY TO UNIT	B	SCW	3⁰ x 6⁸ x 1¾"	3	RS	7		20 min UL RATING
2	CLOSET	C	WD	3⁰ x 6⁸ x 1⅜"	4	RS	9		BI-FOLD
3	BATH	E	HCW	2⁸ x 6⁸ x 1⅜"	3	RS	8		
4	BEDROOM	E	HCW	2⁸ x 6⁸ x 1⅜"	3	RS	8		
5	CLOSET	A	WD	PR 3⁰ x 6⁸ x 1⅜"	4	RS	9		BI-FOLD
6	BALCONY	G	HM	2⁸ x 6⁸ x 1¾"	——	MTL	10, 11		FIRE-HUNG DOOR

NOTE: SEE MASTER DOOR SCHEDULE FOR DOOR DETAILS AND TYPES



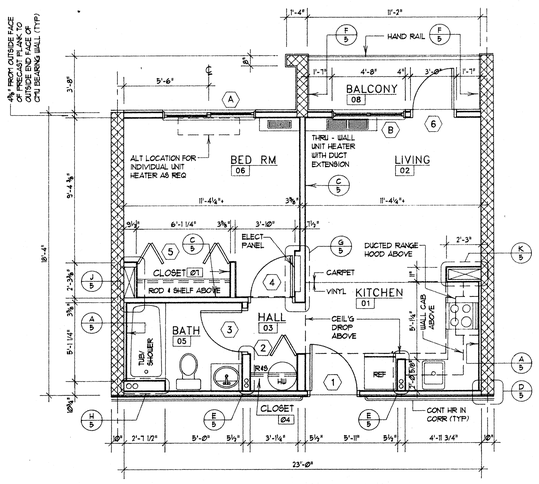
NOTE: ALL DEMOLITION WORK BY G.C.

RENOVATED UNITS

EXISTING GROUND FLOOR UNITS 12 & 13
scale: 1/4" = 1'-0"

N O T E:

REFER TO MECH'L DRAW'GS TO VERIFY THE NUMBER & TYPE OF THRU-WALL UNIT HEATER PACK-AGES REQ IN EACH SPECIFIC APARTMENT UNIT LOCATION

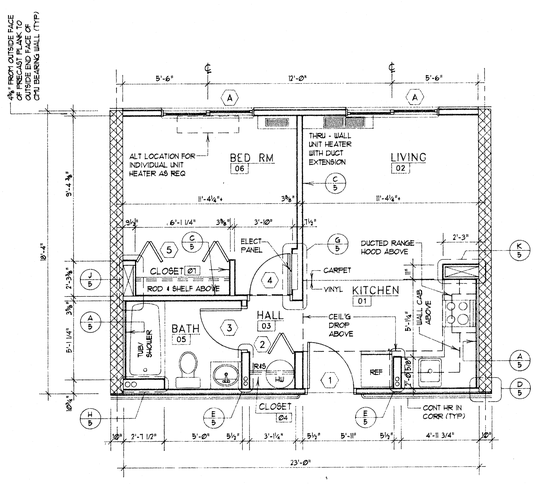


UNIT TYPE 'B' FLOOR PLAN

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

N O T E:

WITH REGARD TO THE SCHEDULES ABOVE, NORTH WILL BE ORIENTED UP AS INDICATED BY ARROW AT LEFT FOR THE INDIVIDUAL UNIT PLANS BELOW.



UNIT TYPE 'A' FLOOR PLAN

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

REVISIONS

NORTH

LINEWEAVER APARTMENT ANNEX

LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

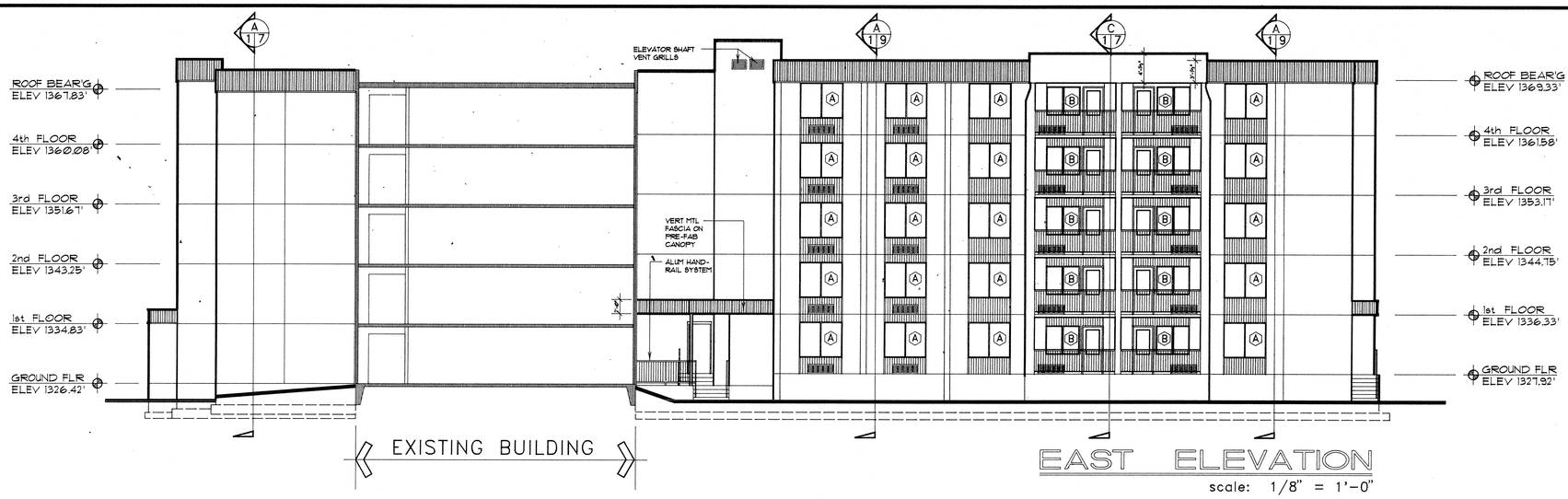
ENLARGED PLANS and SCHEDULES

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

McCLINTOCK, MODISETT AND ASSOCIATES, PC
ARCHITECTS and PLANNERS
HARRISONBURG and WARRENTON, VA

COMM 9110
SHEET A-3
REVISED
DATE 10/21/91
DRAWN SMW

FILE: LA-UNITS

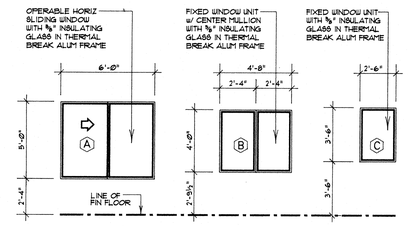


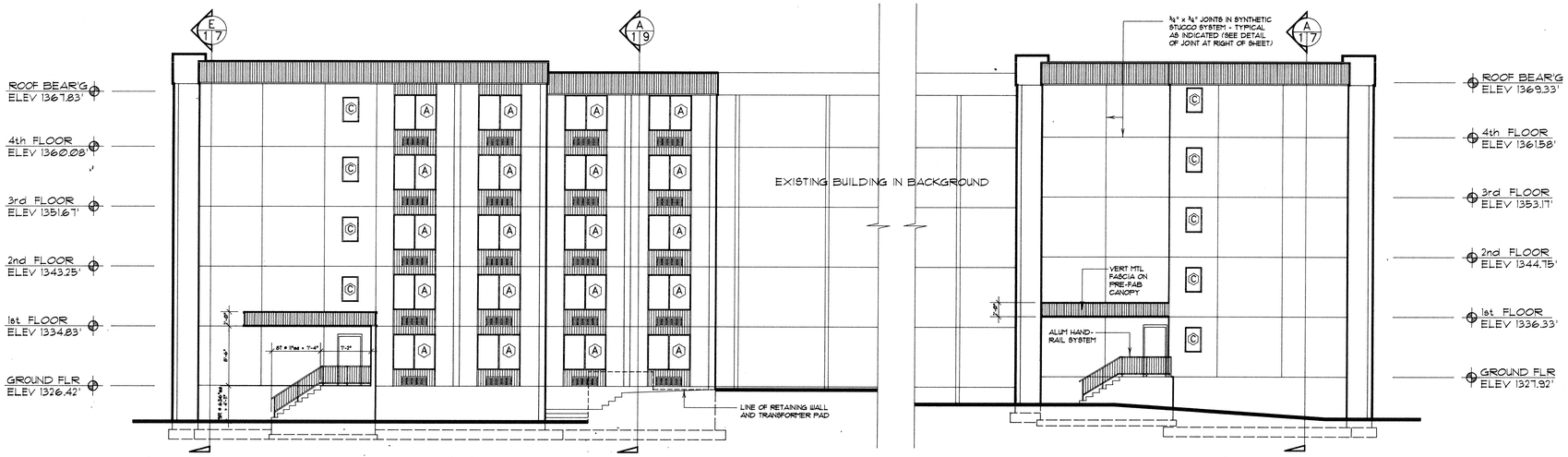
EAST ELEVATION

scale: 1/8" = 1'-0"

WINDOW TYPES

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



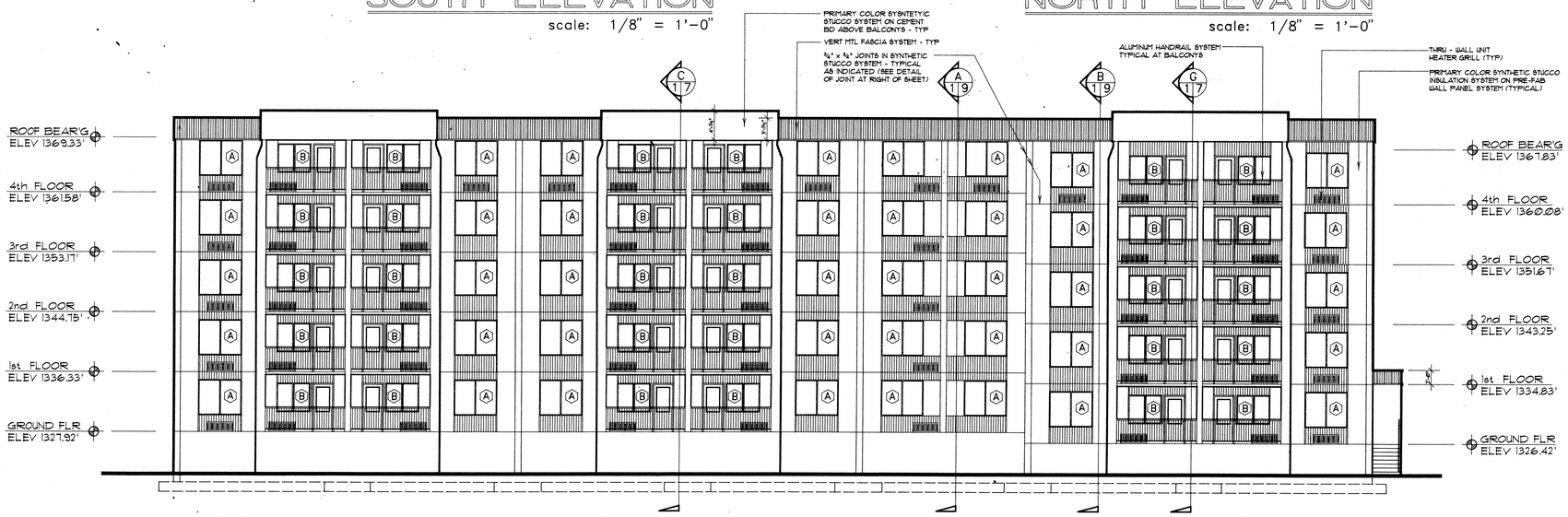


SOUTH ELEVATION

scale: 1/8" = 1'-0"

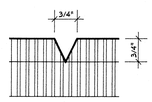
NORTH ELEVATION

scale: 1/8" = 1'-0"



WEST ELEVATION

scale: 1/8" = 1'-0"



TYPICAL JOINT DETAIL FOR SYNTHETIC STUCCO INSULATION SYSTEM

REVISIONS

NORTH

EXTERIOR ELEVATIONS

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

LINEWEAVER APARTMENT ANNEX

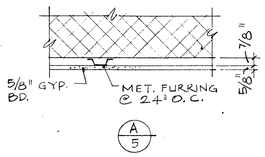
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

McCLINTOCK, MODISETT AND ASSOCIATES, PC
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

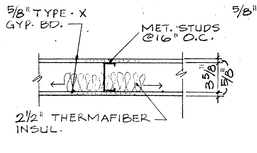
COMM	REVISED
9110	
SHEET	DATE
A-4	10/21/91
	DRAWN
	SMW

FILE: LA-ELEV

1:19.02

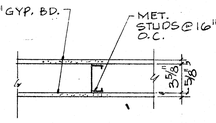


A/5

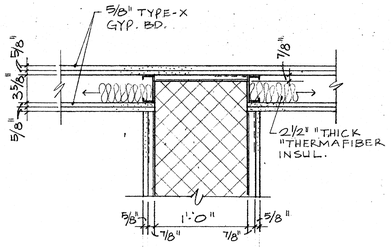


B/5

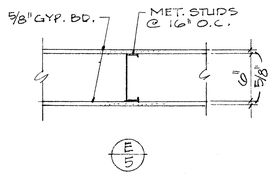
SEE FLOOR PLANS FOR LOCATIONS



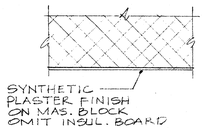
C/5



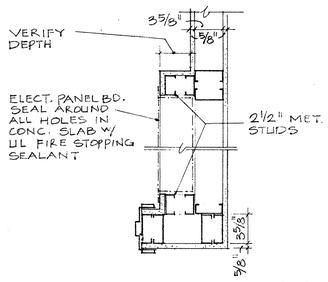
D/5



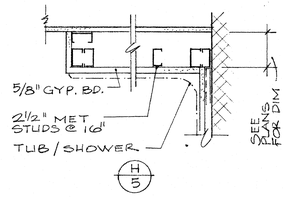
E/5



F/5



G/5



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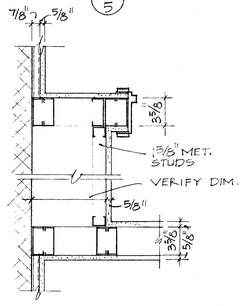
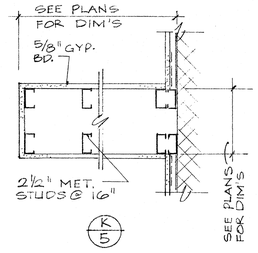


J/5



K/5

PARTITION DETAILS

(REFER TO DRAWING A-3)

MASTER INTERIOR FINISH SCHEDULE

FINISH NUMBER	FLOOR	BASE	WALLS	CEILING	LOCATION AND REMARKS
	FINISHES IN UNITS A & B, FLOOR PLANS		REFER TO 1/4" SCALE		
F-1	RVT	VBC	EPX GB	STFC	IN CORRIDORS CONTINUOUS HANDRAIL IN ALL CORRIDORS
F-2	SV	VBC	EPX GB	STFC	IN LAUNDRY ROOM
F-3	SV	VBC	EPX GB & MB	STFC	IN TRASH ROOMS
F-4	CONC	———	MB	CONC	IN STAIR PAINT ALL EXPOSED STEEL.
F-5	CONC	———	MB	CONC	IN ELEV. EQUIP. RM., MECH./ ELECT. RM., GEN. & COMPACT. RM'S.

FINISH SCHEDULE ABBREVIATIONS:

CONC = CONCRETE - UNPAINTED
EPX GB = EPOXY PAINT ON GYPSUM BOARD
EPX MB = EPOXY PAINT ON MASONRY BLOCK
RVT = REINFORCED VINYL TILE
STFC = SPRAYED TEXTURED FINISH ON CONCRETE
SV = SHEET VINYL
VBC = VINYL BASE - COVED
MB = MASONRY BLOCK - UNPAINTED

COMMONWEALTH OF VIRGINIA
C.E. McCLINTOCK
No. 1229
ARCHITECT

FILE: LWAC-BDR

REVISIONS

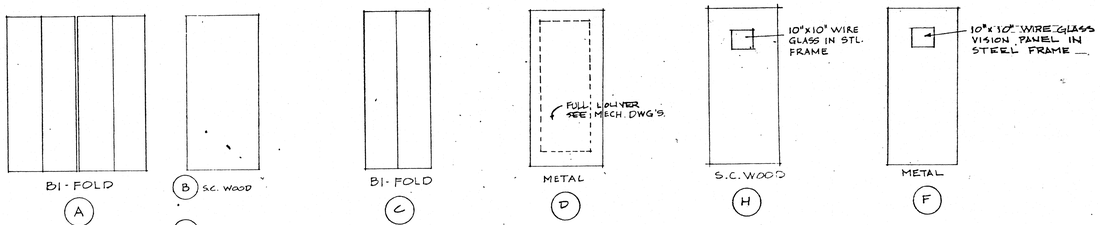
NORTH

MASTER INTERIOR FINISH SCHEDULE

McCLINTOCK, MODISETT AND ASSOCIATES, P.C.
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

PROPOSED ADDITIONS & ALTERATIONS TO:
LINEWEAVER APARTMENTS
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

COMM 9036
SHEET A-5
REVISED 10-21-91
DATE 4-29-91
DRAWN



DOOR TYPES

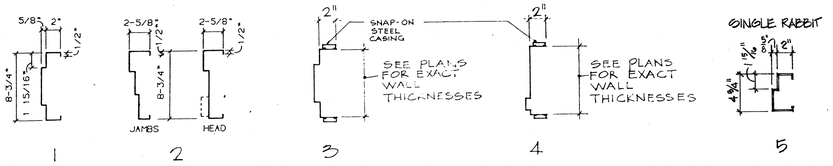
3/8" = 1'-0"

MASTER DOOR SCHEDULE

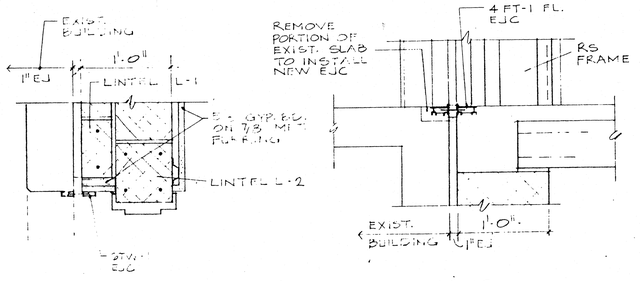
DOOR NO.	LOCATION	DOOR TYPE	DOOR MATERIAL	SIZE W	SIZE H	SIZE T	FRAME TYPE	FRAME MATERIAL	FRAME DETAIL	HARDWARE NO.	REMARKS
1											
2											
3											
4											
5											
6											
7	HALL INTO UNIT	B	SC WD	3'-0"	6'-8"	1 3/4"	1	RS	1,2		20 MIN. LABEL THRES. T-1
8	CORRIDOR 'A'	(2)H	SC WD	3'-0"	6'-8"	1 3/4"	2	RS	2,3,4		1 1/2 HR 'B' LABEL THRES. T-2
9	STAIR	H	SC WD	3'-0"	6'-8"	1 3/4"	1	RS	12		1 1/2 HR 'B' LABEL THRES. T-2
10	NOT USED										
11	CORRIDOR 'B' TO EXTERIOR	F	MET	3'-0"	6'-8"	1 3/4"	1	RS	5,6		THRES. T-1
12	TO EXTERIOR	F	MET	3'-0"	6'-8"	1 3/4"	1	RS	13,6		THRES. T-1
13	LAUNDRY	B	SC WD	3'-0"	6'-8"	1 3/4"	3	RS	7		
14	ELEV. EQUIP. RM.	D	MET	3'-0"	6'-8"	1 3/4"	1	RS	18		1 1/2 HR 'B' LABEL
15	NEW MECHANICAL ROOM	D*	MET	4'-0"	8'-0"	1 3/4"	5	RS	14		THRES. T-1/*NO LOUVERS REQ.

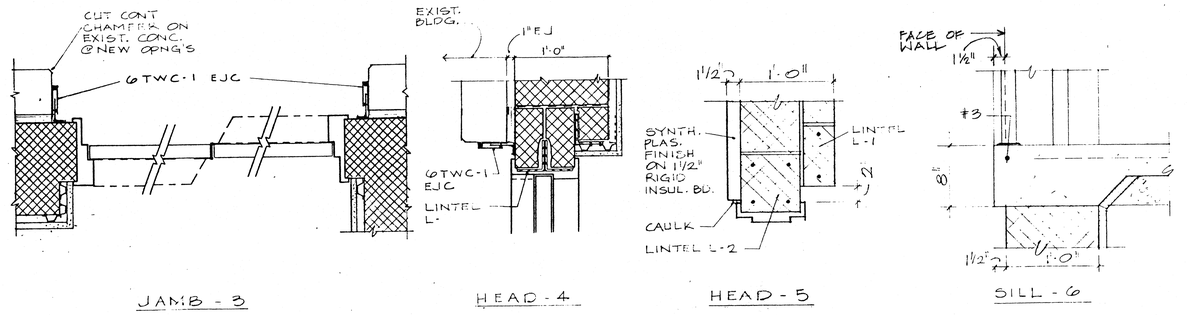
DOOR SCHEDULE ABBREVIATIONS

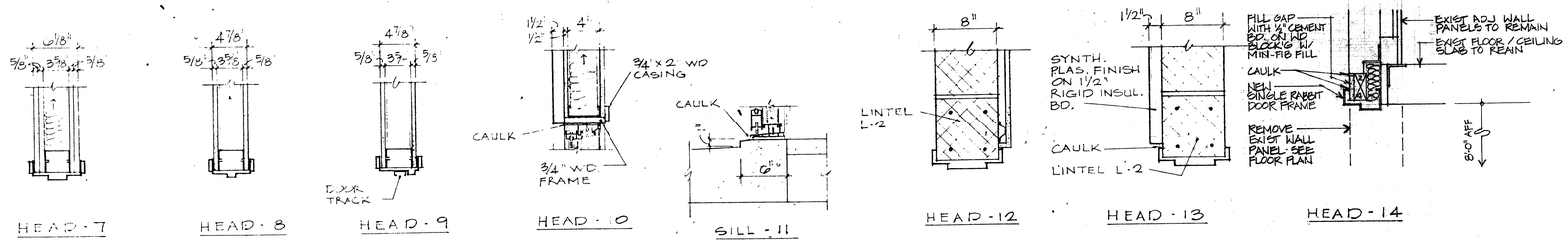
SC = SOLID CORE
HC = HOLLOW CORE
MET = METAL
ALUM = ALUMINUM
RS = ROLLED STEEL
WD = WOOD



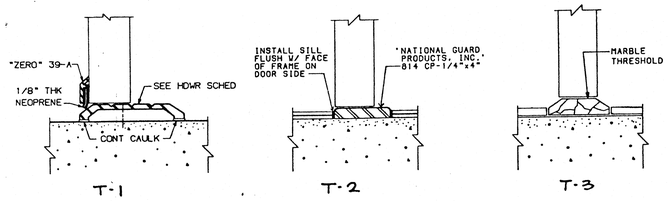
DOOR FRAME TYPES







DOOR FRAME DETAILS



THRESHOLD TYPES

REVISIONS

NORTH

MASTER DOOR SCHEDULE & DETAILS

PROPOSED ADDITIONS & ALTERATIONS TO:
LINEWEAVER APARTMENTS
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

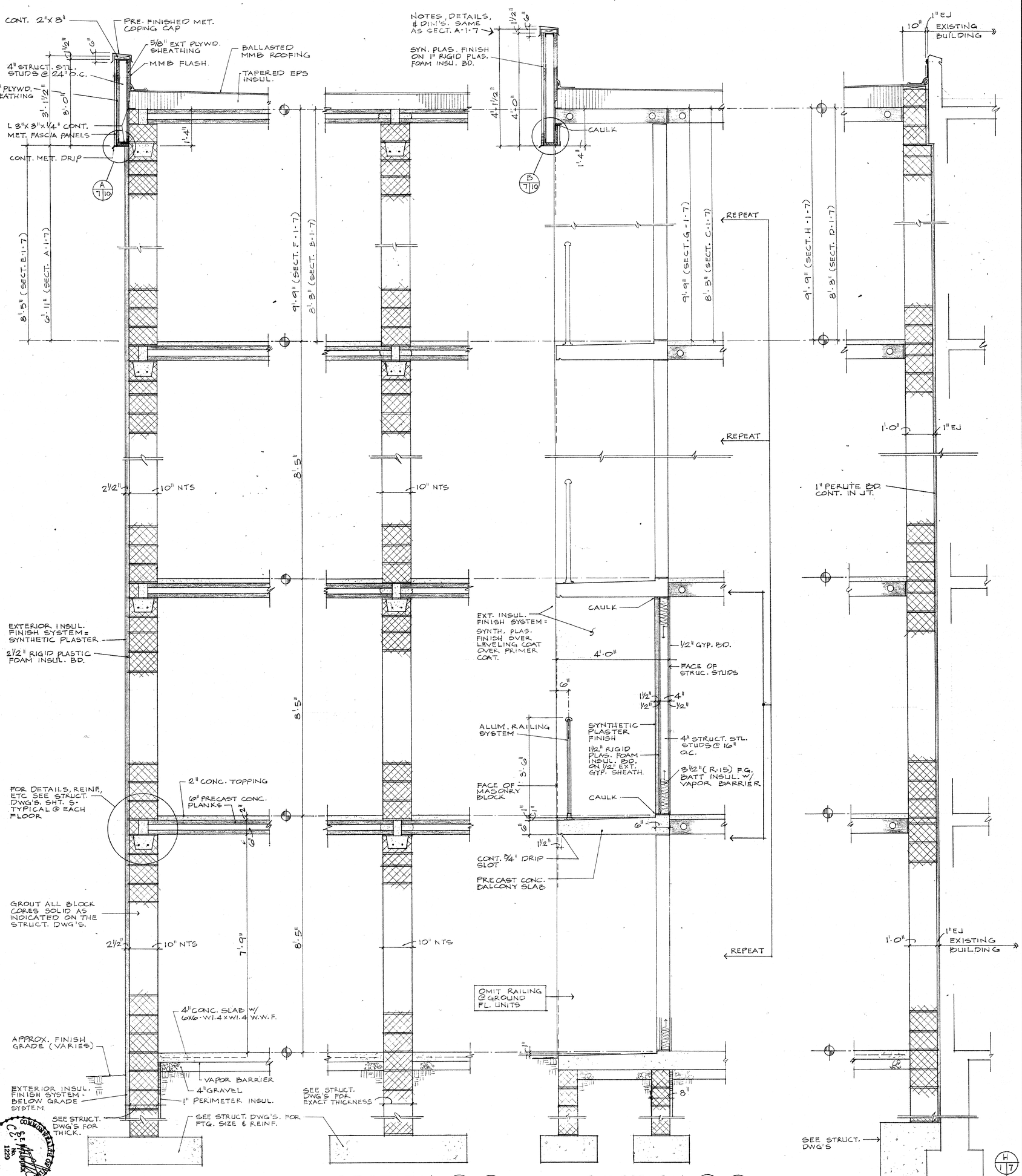
McCLINTOCK, MODISETT AND ASSOCIATES, P.C.
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
C.E. McCLINTOCK
No. 1229
ARCHITECT

JOB NO.	REVISED	DATE	DRAWN
9036	10/21/91	4-24-91	

SHEET A-6

FILE: LINC-DOR

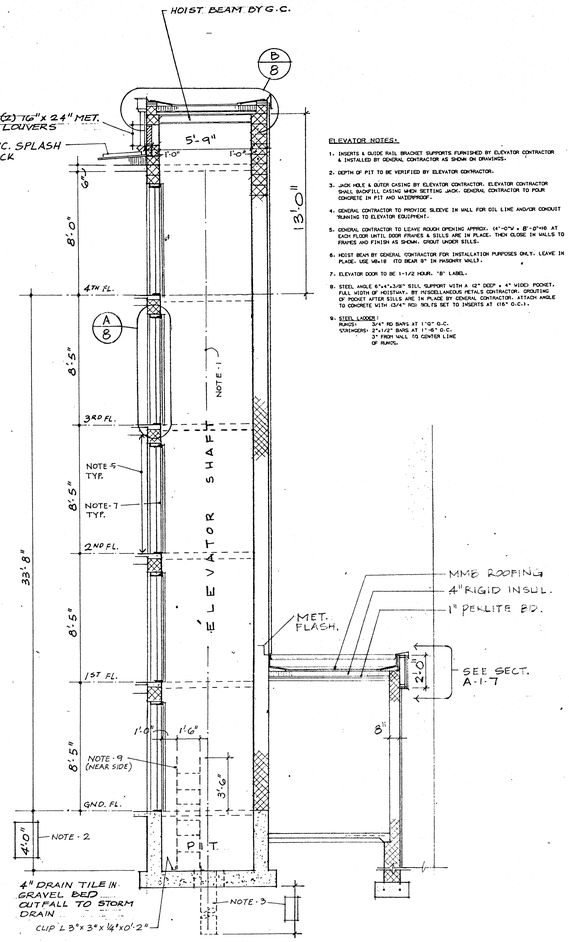


FILE: LWAC-BDR

COMM 9036	REVISED 10-21-91	PROPOSED ADDITIONS & ALTERATIONS TO: LINEWEAVER APARTMENTS	McCLINTOCK, MODISETT AND ASSOCIATES, PC
SHEET A-7	DATE 4-29-91	LINEWEAVER ANNEX CORPORATION	ARCHITECTS and PLANNERS
	DRAWN	HARRISONBURG, VIRGINIA	HARRISONBURG, VIRGINIA

NORTH

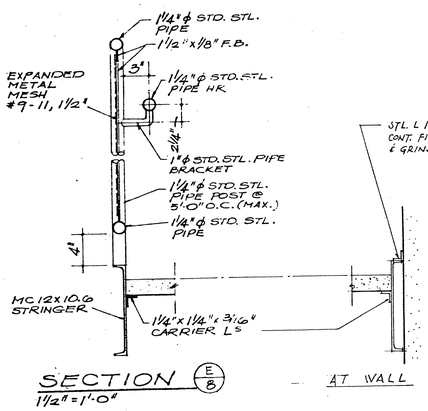
REVISIONS



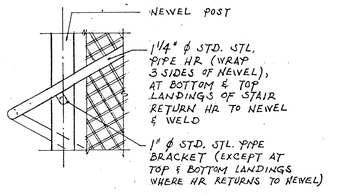
ELEVATOR NOTES:

1. INSERTS & GUIDE RAIL BRACKET SUPPORTS FURNISHED BY ELEVATOR CONTRACTOR & INSTALLED BY GENERAL CONTRACTOR AS SHOWN ON DRAWINGS.
2. DEPTH OF PIT TO BE VERIFIED BY ELEVATOR CONTRACTOR.
3. JACK HOLE & OUTER CASING BY ELEVATOR CONTRACTOR. ELEVATOR CONTRACTOR SHALL BACKFILL CASING WHEN SETTING JACK. GENERAL CONTRACTOR TO POUR CONCRETE IN PIT AND WATERPROOF.
4. GENERAL CONTRACTOR TO PROVIDE SLEEVE IN WALL FOR OIL LINE AND/OR CONDUIT RUNNING TO ELEVATOR EQUIPMENT.
5. GENERAL CONTRACTOR TO LEAVE ROUGH OPENING APPROX. (4'-0"W x 8'-0"H) AT EACH FLOOR UNTIL DOOR FRAMES & SILLS ARE IN PLACE. THEN CLOSE IN WALLS TO FRAMES AND FINISH AS SHOWN. GROUT UNDER SILLS.
6. HOIST BEAM BY GENERAL CONTRACTOR FOR INSTALLATION PURPOSES ONLY. LEAVE IN PLACE. USE W8x18 ITO BEAR 8" IN MASONRY WALLS.
7. ELEVATOR DOOR TO BE 1-1/2 HOUR. "B" LABEL.
8. STEEL ANGLE 6"x4"x3/8" SILL SUPPORT WITH A 12" DEEP x 4" WIDE POCKET. FULL WIDTH OF HOISTWAY. BY MISCELLANEOUS METALS CONTRACTOR. GROUTING OF POCKET AFTER SILLS ARE IN PLACE BY GENERAL CONTRACTOR. ATTACH ANGLE TO CONCRETE WITH (3)¾" MOI BOLTS SET TO INSERTS AT 0'6" O.C.).
9. STEEL LADDER:
   RUNGS: ¾" RD BARS AT 1'-0" O.C.
   SIDERAILS: 2"x1½" BARS AT 1'-6" O.C.
   2" FROM WALL TO CENTER LINE OF RUNGS.

SECTION (A/8)
1/4" = 1'-0"



SECTION (E/8)
1½" = 1'-0"



DETAIL (D/8)
1½" = 1'-0"
(AS SHOWN & OPPOSITE HAND)

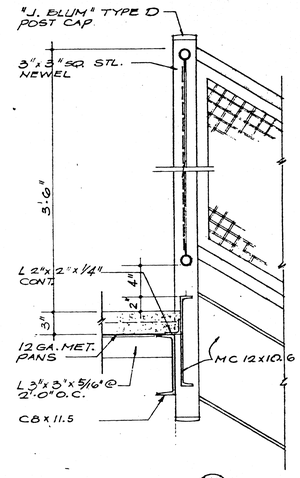
STAIR NOTES:

STRINGERS - MC 12 x 10.6 (UNLESS SHOWN OTHERWISE)

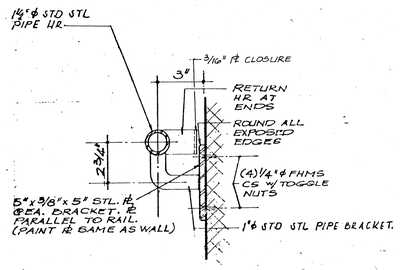
TREADS - EXPOSED CONC. ON 12 GA. METAL PANS ON 1¼" x 1¼" x 3/16" CARRIER ANGLES.

LANDINGS - EXPOSED CONC. FILL ON 12 GA. METAL PANS ON 3" x 3" x 5/16" ANGLES AT 24" O.C. (MAX.) UNLESS INDICATED OTHERWISE.

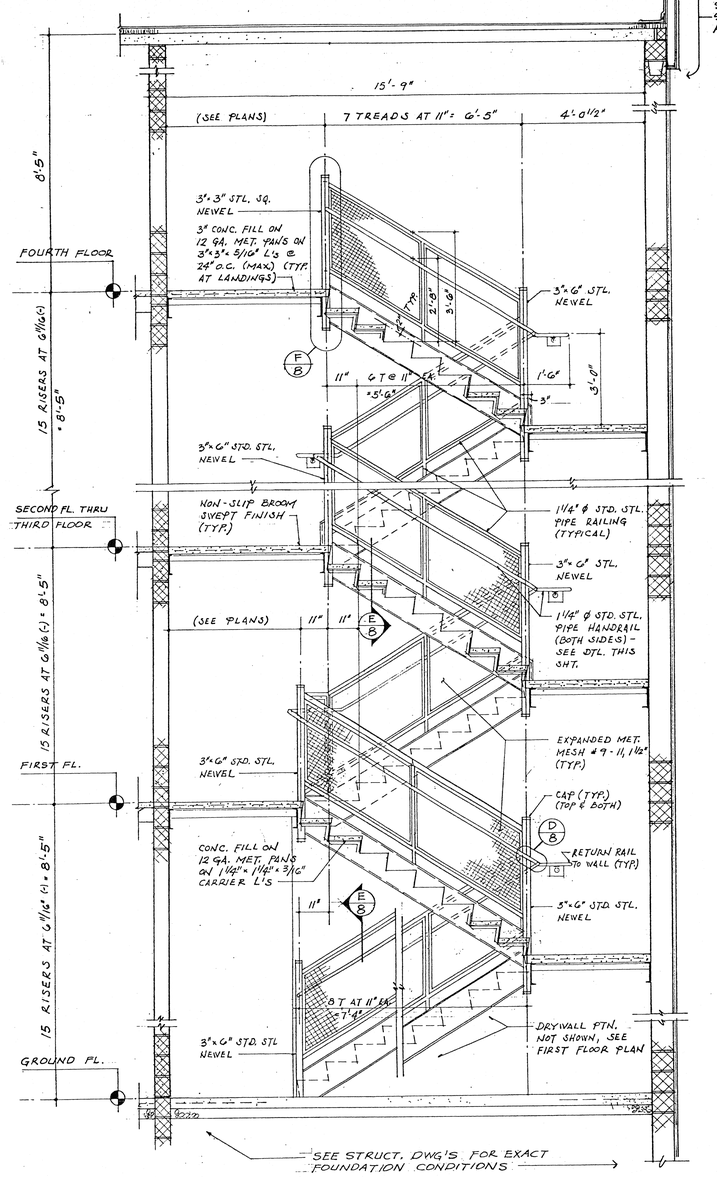
HANDRAILS - 1¼" ϕ STD. STL. PIPE TO EXTEND 1'-0", WHERE POSSIBLE, BEYOND THE TOP AND BOTTOM STEP IF A GUARD OR WALL EXISTS AND SHALL RETURN TO WALL OR POST AT THE ENDS.



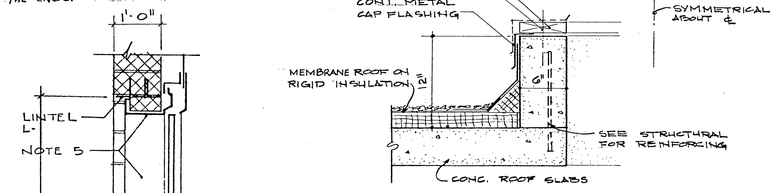
SECTION (F/8)
1½" = 1'-0"



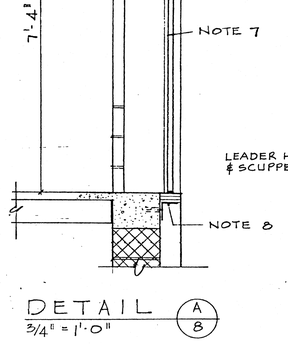
DETAIL - HANDRAIL BRACKET AT WALL
3" = 1'-0"



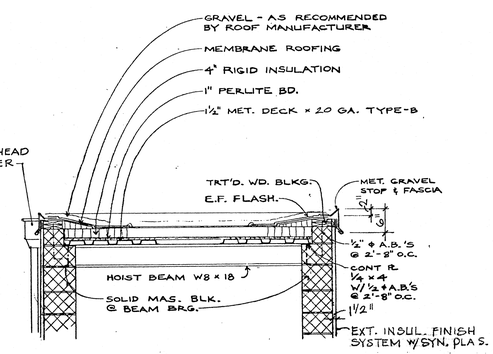
SECTION (C/8)



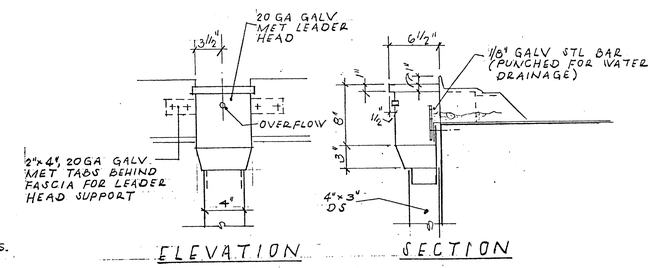
CONC. CURB AT TRASH CHUTE (C/8)
1½" = 1'-0"



DETAIL (A/8)
3/4" = 1'-0"



DETAIL (B/8)



ELEVATION SECTION

DETAILS - LEADER HEAD & SCUPPER
1½" = 1'-0"

COMMONWEALTH OF VIRGINIA
C.E. McCLINTOCK
No. 1229
ARCHITECT

FILE: LWC-8DR

REVISIONS

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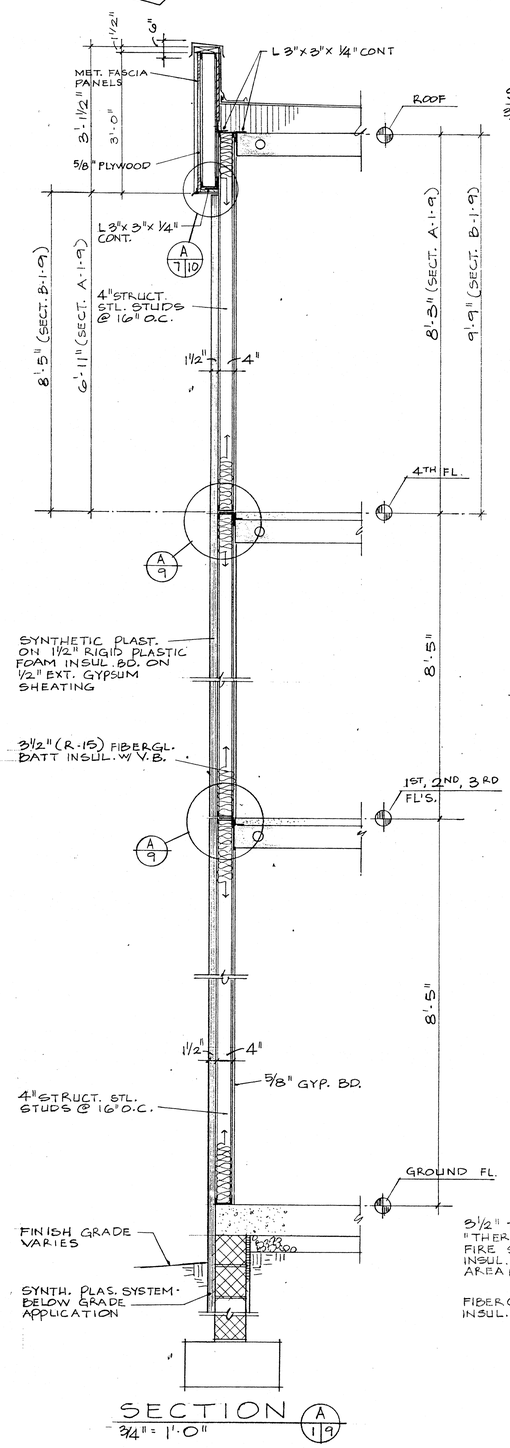
McCLINTOCK, MODISETT AND ASSOCIATES, P.C.
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

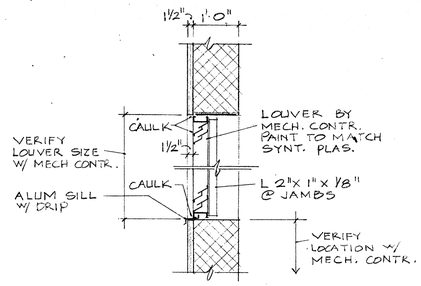
PROPOSED ADDITIONS & ALTERATIONS TO:
LINEWEAVER APARTMENTS
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

COMM.	9036
REVISED	10-21-91
DATE	4-29-91
SHEET	A-8
DRAWN	

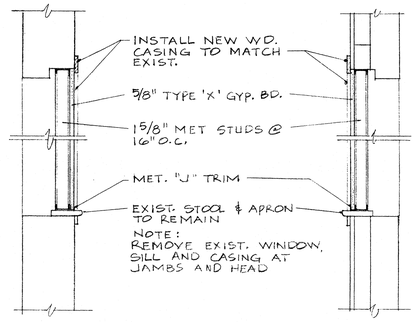
NOTES, DETAILS, ETC. IN THIS AREA SAME AS SECT. A-1-7



SECTION
3/4" = 1'-0"
A 1/9



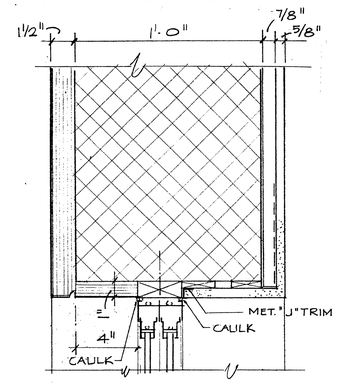
SECTION THRU LOUVER
3/4" = 1'-0"



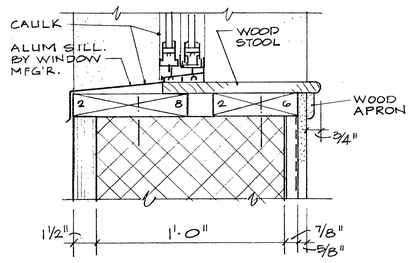
SECTION AT EXIST. WINDOW OPENING IN EXIST. STAIRWELL

SECTION AT EXIST. WINDOW OPENING IN EXIST. CORRIDOR

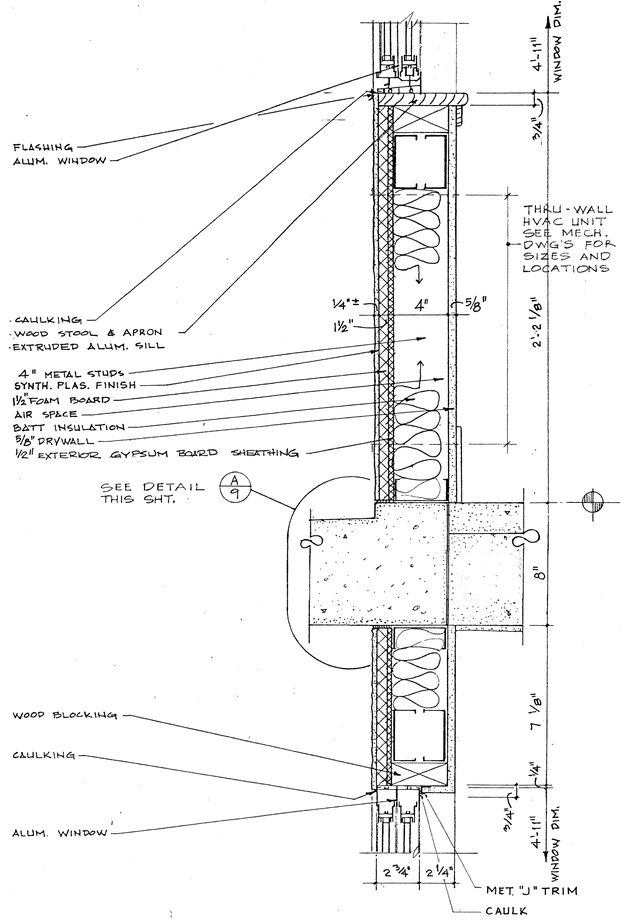
DETAIL A 9
1½" = 1'-0"



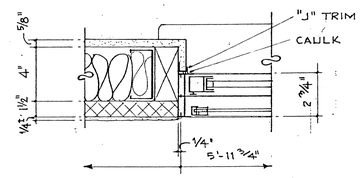
DETAIL B 9
(HEAD SHOWN - JAMB SIMILAR)



DETAIL C 9



DETAIL D 9



DETAIL E 9

REVISIONS

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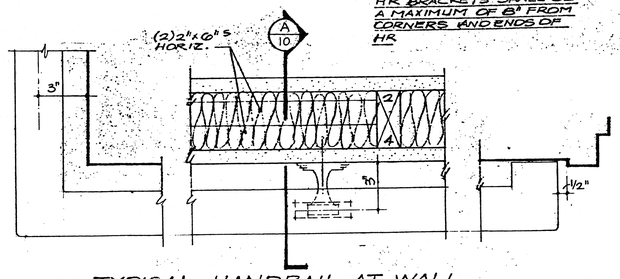
HARRISONBURG, VIRGINIA

LINEWEAVER APARTMENT ANNEX
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

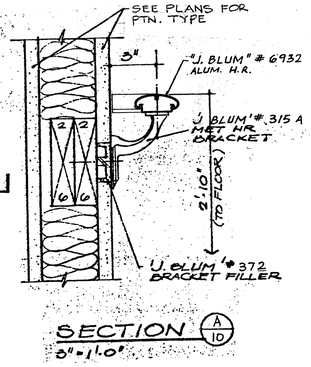
COMMONWEALTH OF VIRGINIA
C.E. McCLINTOCK
No. 1229
ARCHITECT

COMM.	9036
SHEET	A-9
REVISED	10-21-91
DATE	4-29-91
DRAWN	CC

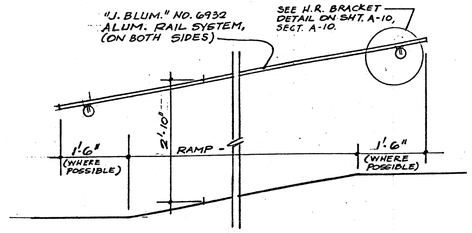
NOTES
ALL HR BRACKETS TO BE A MAXIMUM OF 4'-0" O.C.
HR BRACKETS SHALL BE A MAXIMUM OF 8" FROM CORNERS AND ENDS OF HR



TYPICAL HANDRAIL AT WALL
3"=1'-0"

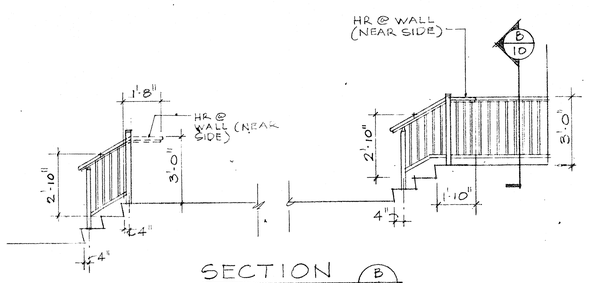


SECTION A 10
3"=1'-0"

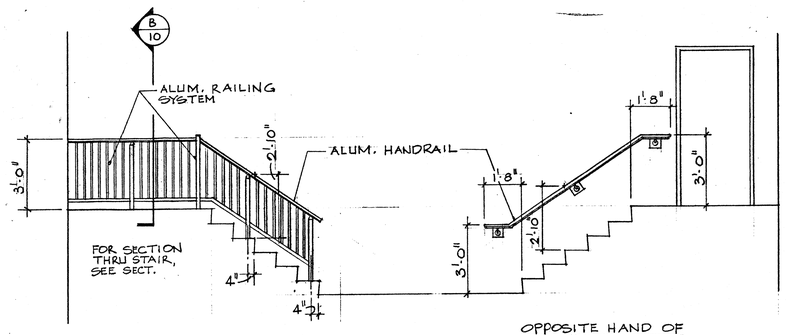


NOTE:
MAX. HANDRAIL BRACKET SPACING 5'-0"

TYPICAL PROFILE THRU RAMP
NO SCALE

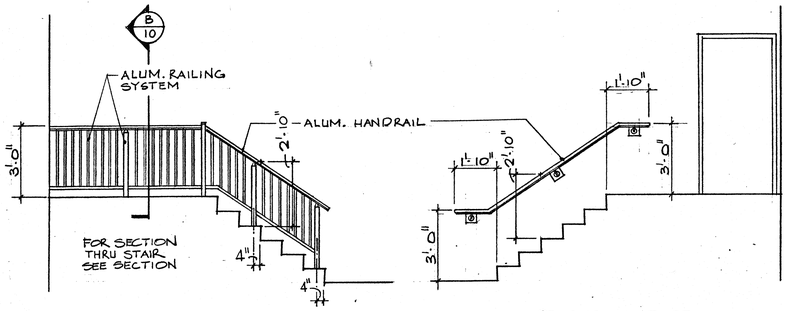


SECTION B 3/10
3/8" = 1'-0"



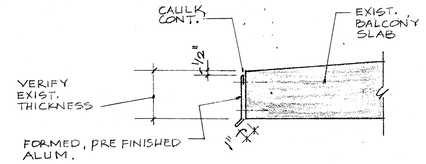
SECTION A 1/10
3/8" = 1'-0"

OPPOSITE HAND OF SECTION A 1/10
3/8" = 1'-0"

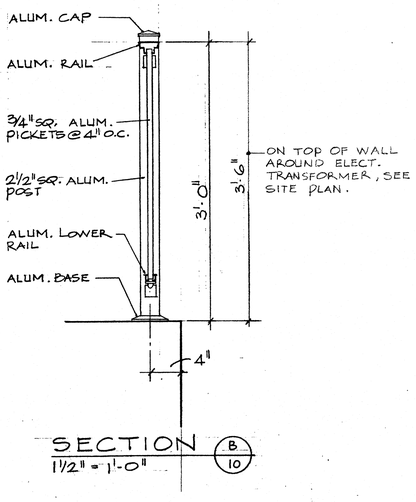


SECTION A 3/10
3/8" = 1'-0"

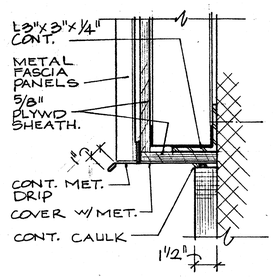
OPPOSITE HAND OF SECTION A 3/10
3/8" = 1'-0"



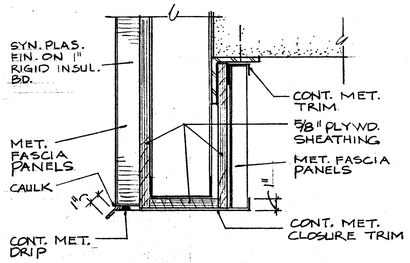
SECTION @ EXIST. BALCONY SLABS



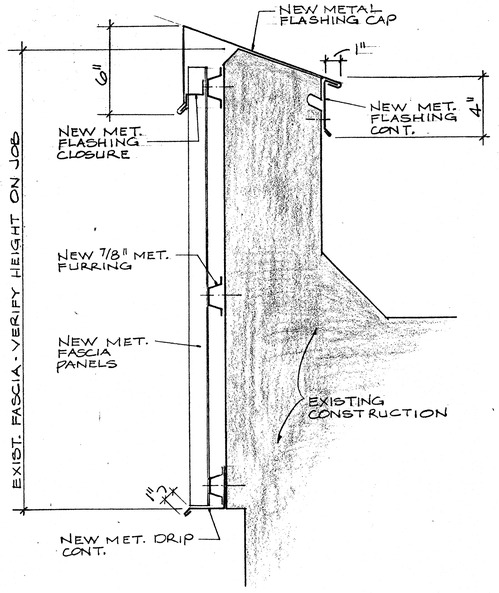
SECTION B 10
1½" = 1'-0"



SECTION A 7/10
3" = 1'-0"



SECTION B 7/10
3" = 1'-0"



SECTION THRU EXIST. FASCIA

COMMONWEALTH OF VIRGINIA
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No. 1229
ARCHITECT

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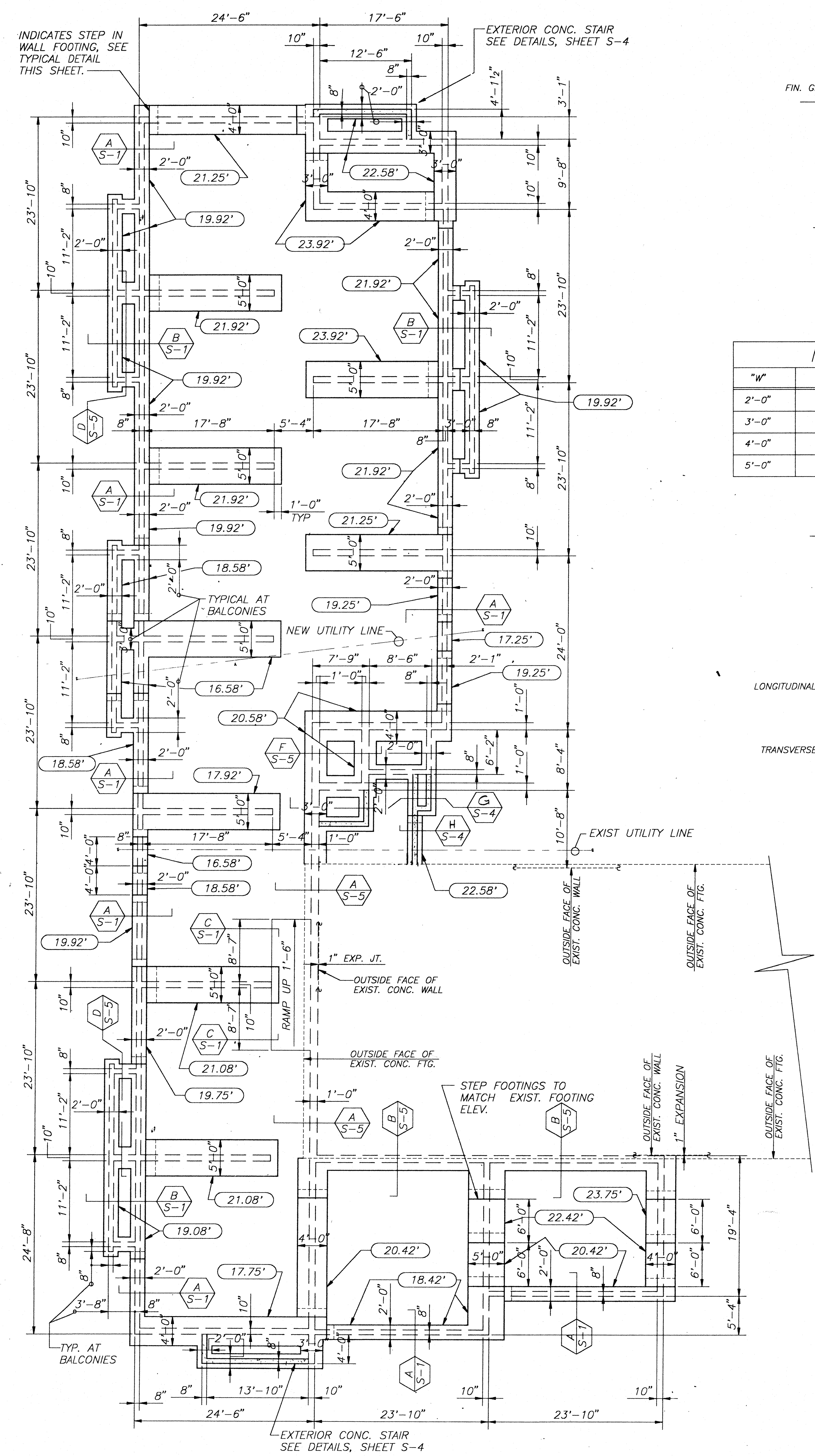
HARRISONBURG, VIRGINIA

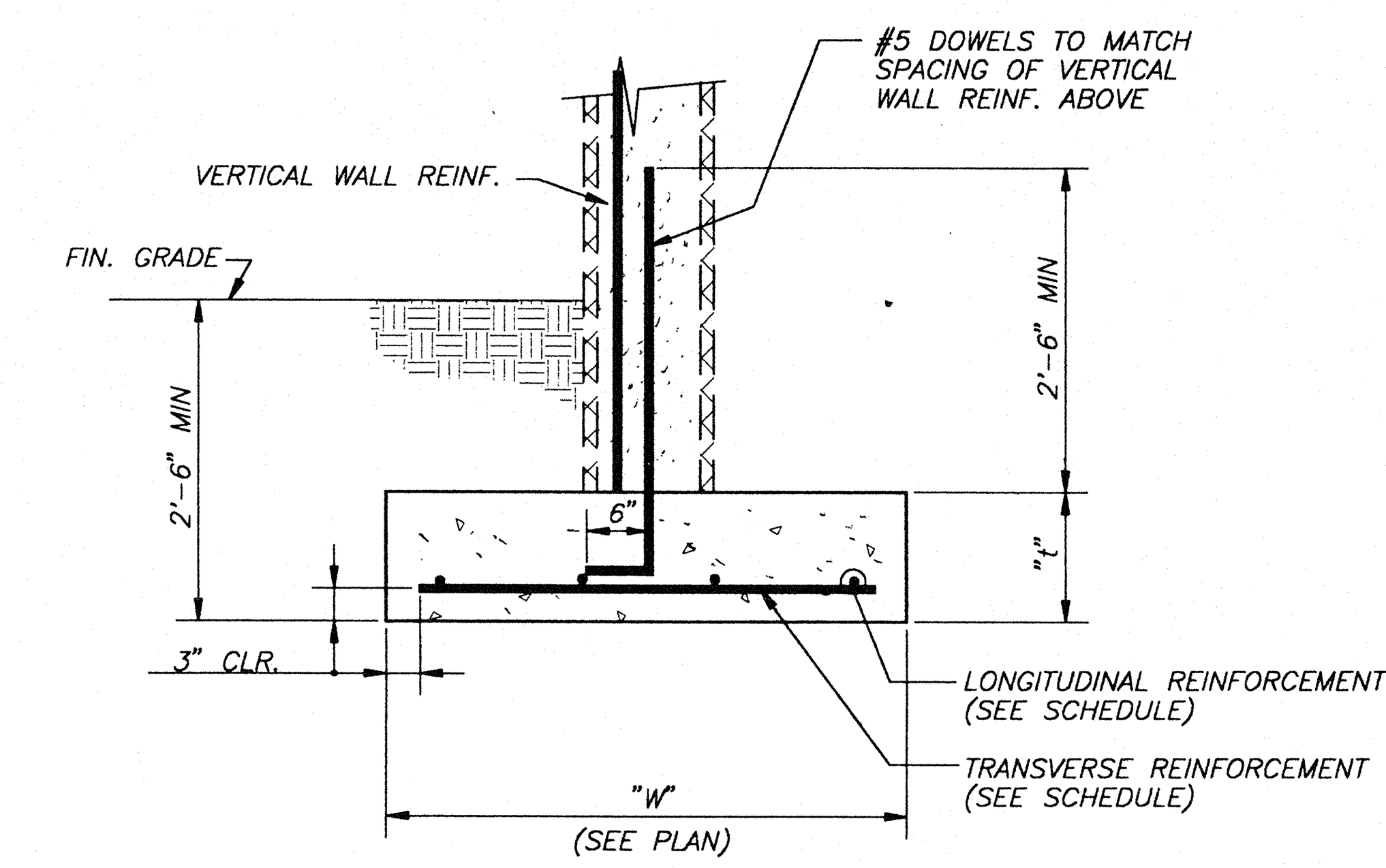
LINEWEAVER APARTMENT ANNEX
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

COMM	REVISED	DRAWN
9036	10-21-91	
SHEET	DATE	
A-10	4-29-91	



FOUNDATION PLAN $\frac{1}{8}" = 1'-0"$

1. TYPICAL BUILDING FOUNDATION SHALL BE CONTINUOUS CONCRETE FOOTINGS BELOW MASONRY WALLS (SEE TYPICAL MASONRY WALL FOOTING, THIS SHEET) FOOTINGS SHALL BEAR ON 2'-0" MINIMUM OF STRUCTURAL FILL (SEE TYPICAL DETAIL THIS SHEET).
2. (00.0') INDICATES TOP OF FOOTING ELEVATION.
3. LOWER PRESCRIBED FOOTING ELEVATIONS AS REQUIRED AT NEW OR EXISTING UTILITY LINES RUNNING EITHER PARALLEL OR PERPENDICULAR TO THE WALLS (SEE TYPICAL DETAILS THIS SHEET).
4. TOP OF SLAB ELEVATION SHALL BE 1326.42' AT BASE OF RAMP AND 1327.92' AT TOP OF RAMP.

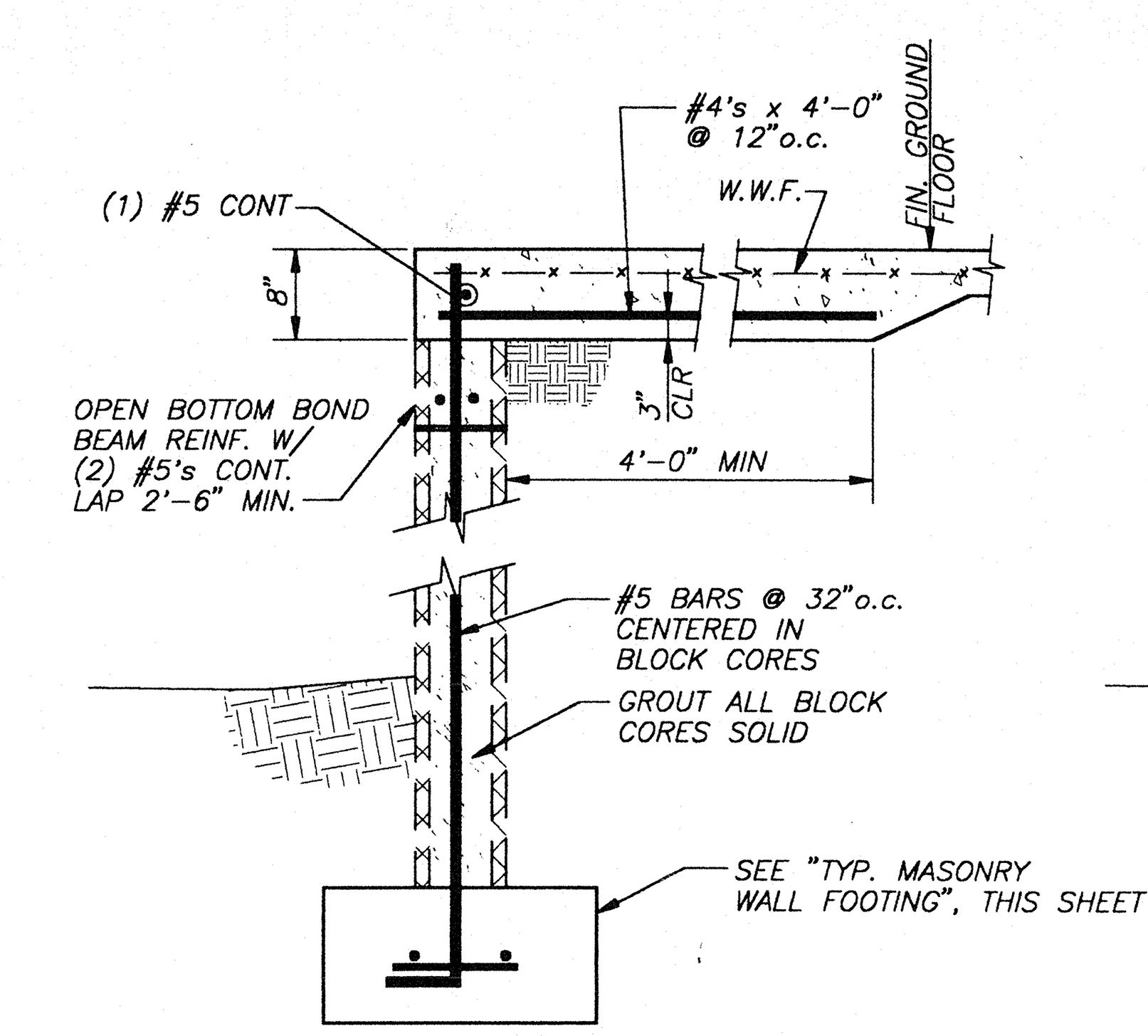


– UNLESS NOTED OTHERWISE, MASONRY WALLS ARE CENTERED ON THE FOOTING .

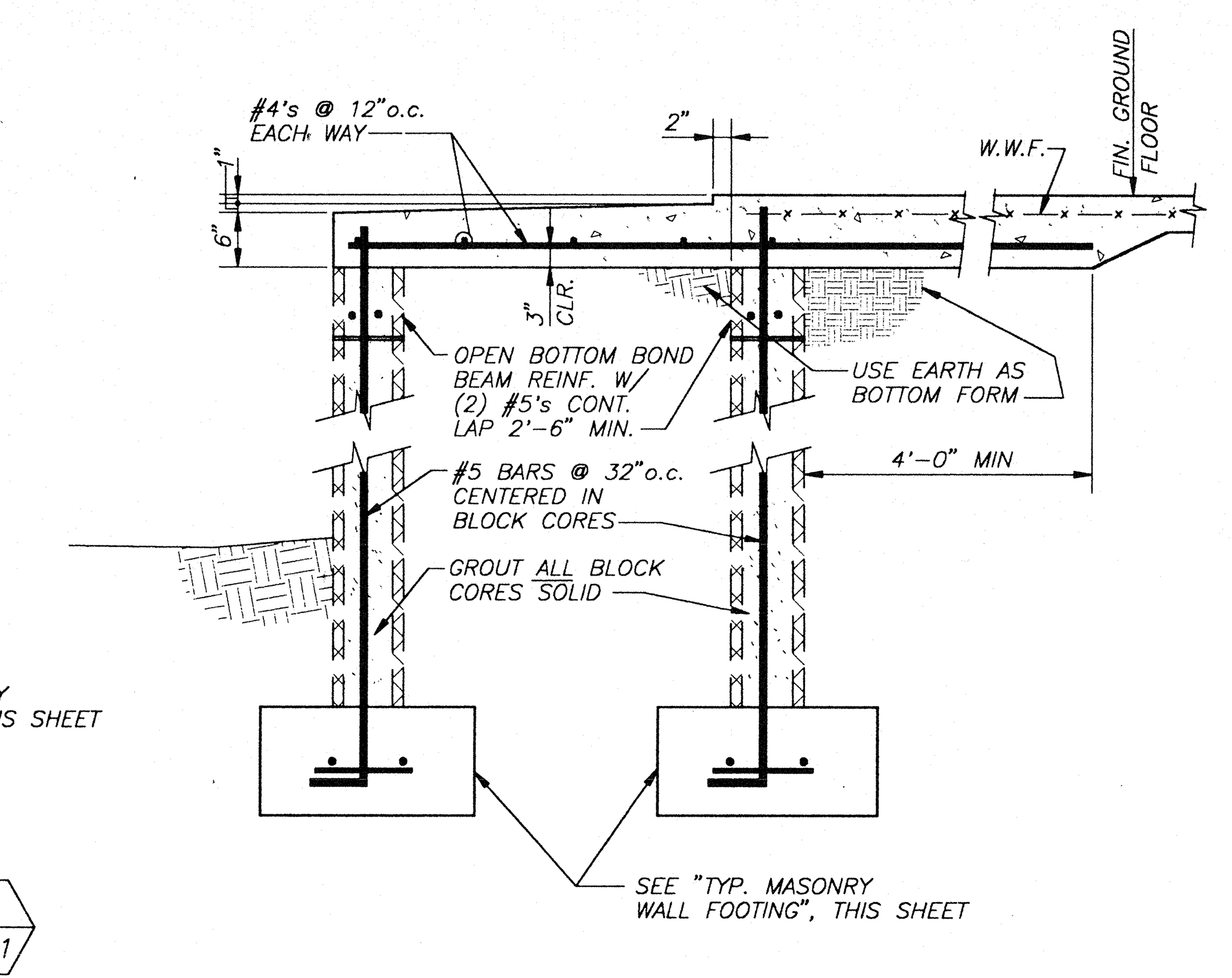
MASONRY WALL FOOTING SCHEDULE

"W"	"t"	LONGITUDINAL REINFORCEMENT	TRANSVERSE REINFORCEMENT
2'-0"	1'-0"	(2) #5's	#3's @ 24"o.c.
3'-0"	1'-0"	(3) #5's	#4"s @ 16"o.c.
4'-0"	1'-2"	(4) #5's	#5's @ 16"o.c.
5'-0"	1'-4"	(4) #5's	#5's @ 16"o.c.

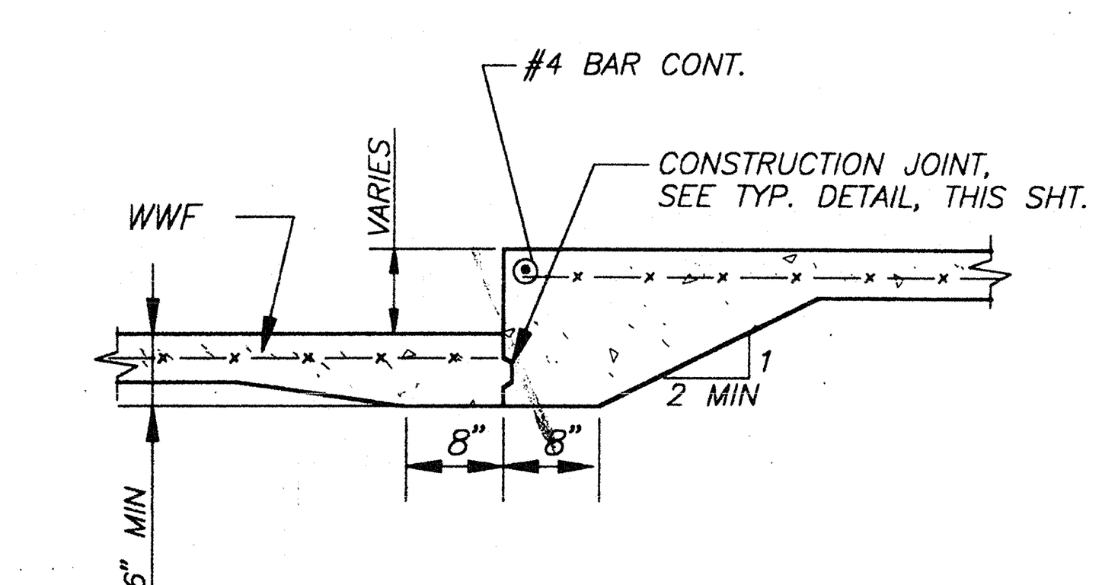
TYPICAL MASONRY WALL FOOTING
$\frac{3}{4}" = 1'-0"$



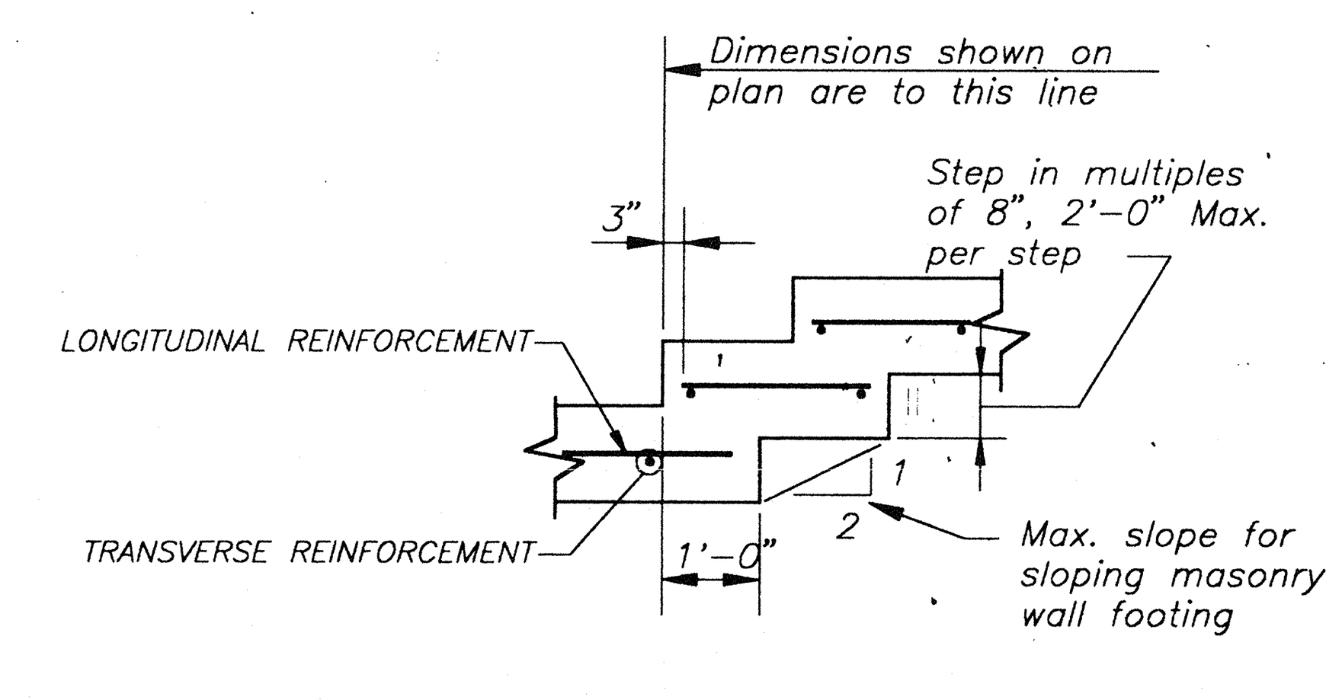
SECTION (A / S-1)
$\frac{3}{4}" = 1'-0"$



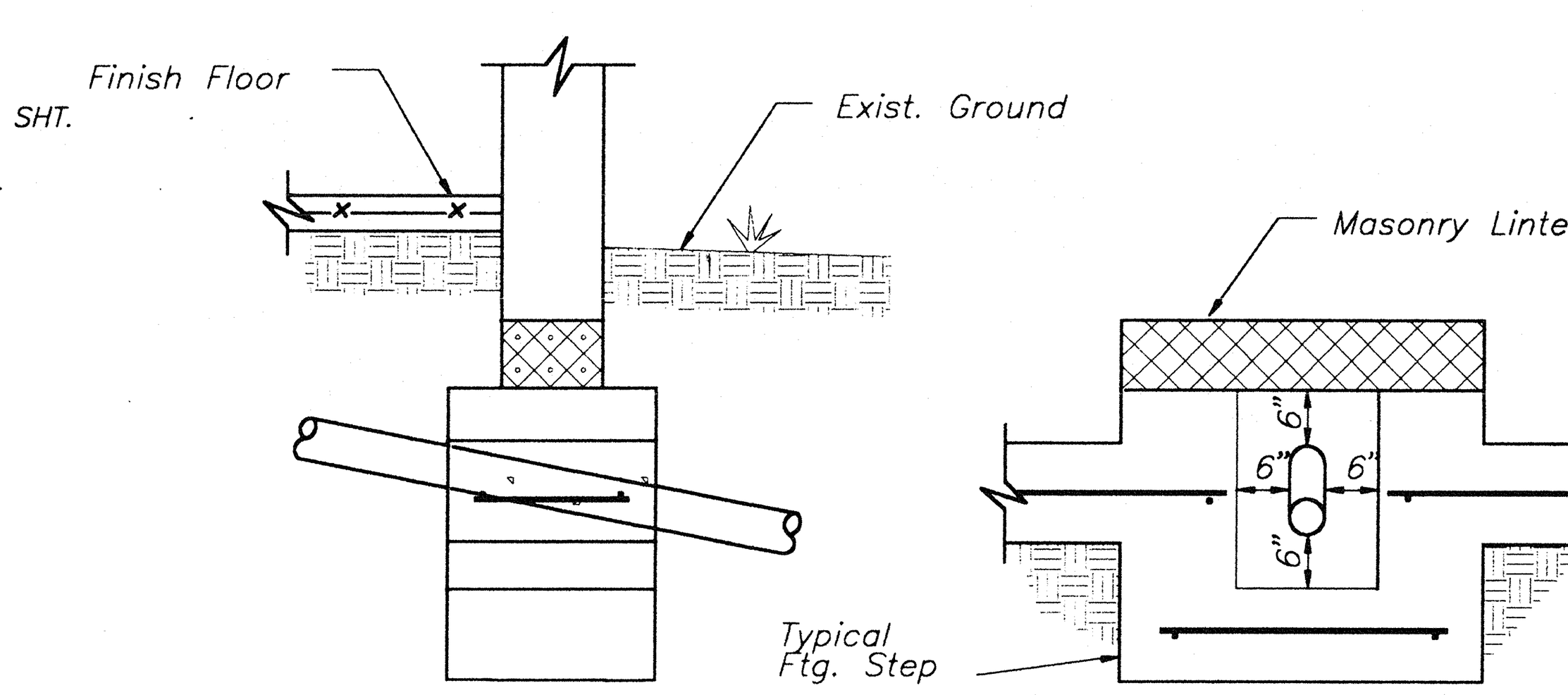
SECTION (B / S-1)
$\frac{3}{4}" = 1'-0"$



SECTION (C / S-1)
$\frac{3}{4}" = 1'-0"$

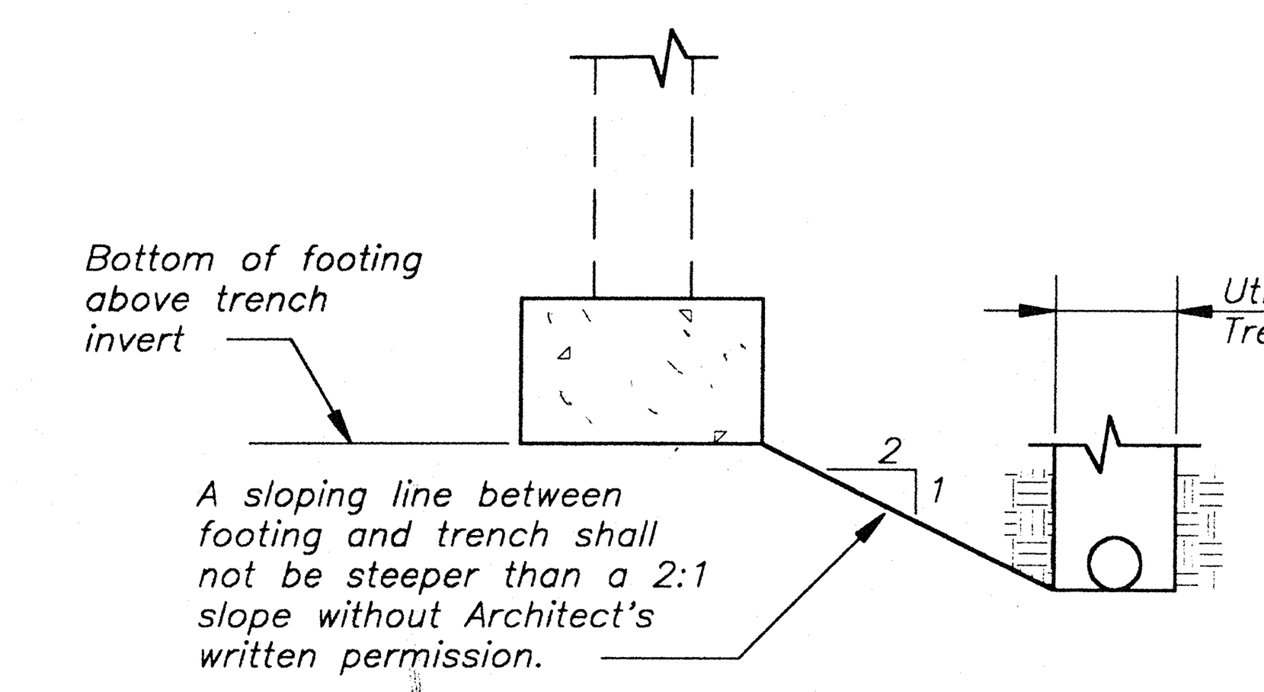


TYPICAL STEP IN MASONRY WALL FOOTING DETAIL
NO SCALE

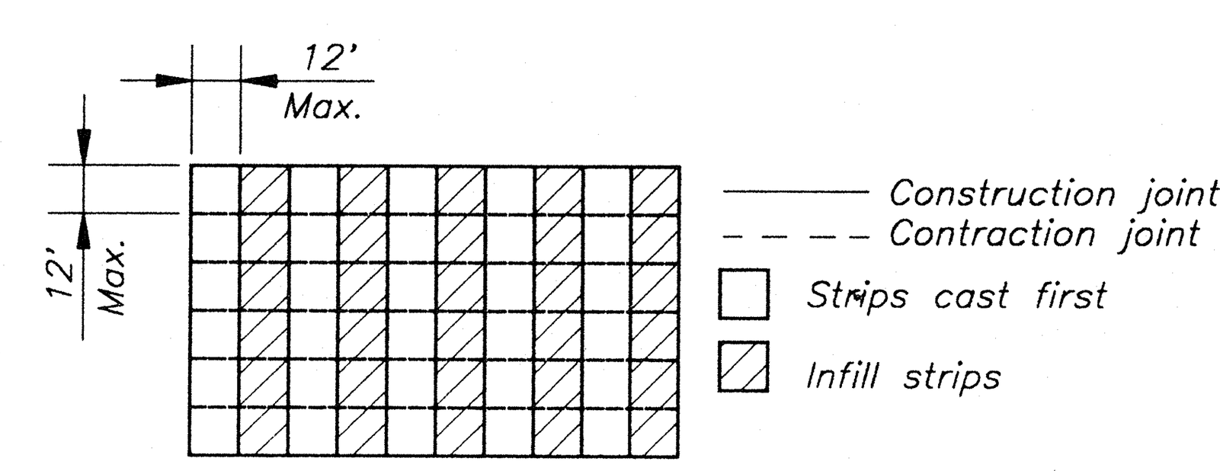


TYPICAL DETAIL FOR LETTING UNDERGROUND PIPES PASS THRU MASONRY WALL FOOTING
No Scale

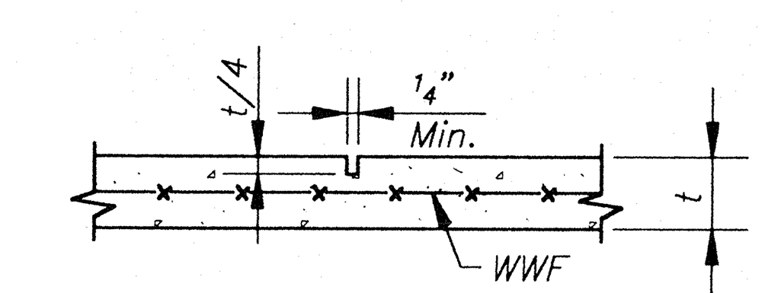
Use this detail with "Typ. Masonry Wall Ftg.";where underground pipes would pass below bottom of Wall Ftg., step footings down and follow detail above.



TYPICAL DETAIL OF FOOTING PARALLEL TO UTILITY TRENCH
No Scale

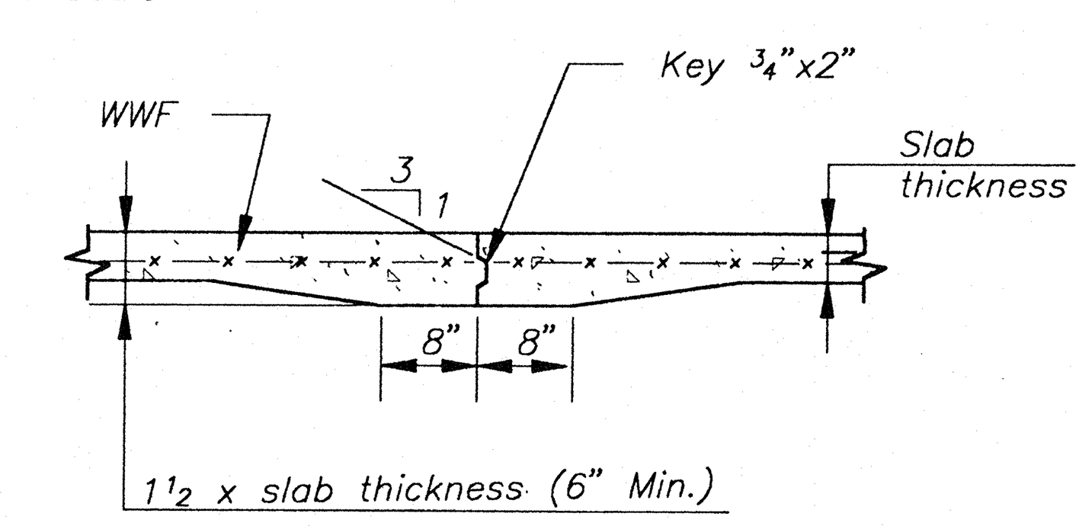


SLAB ON GRADE PLACING SEQUENCE
No Scale



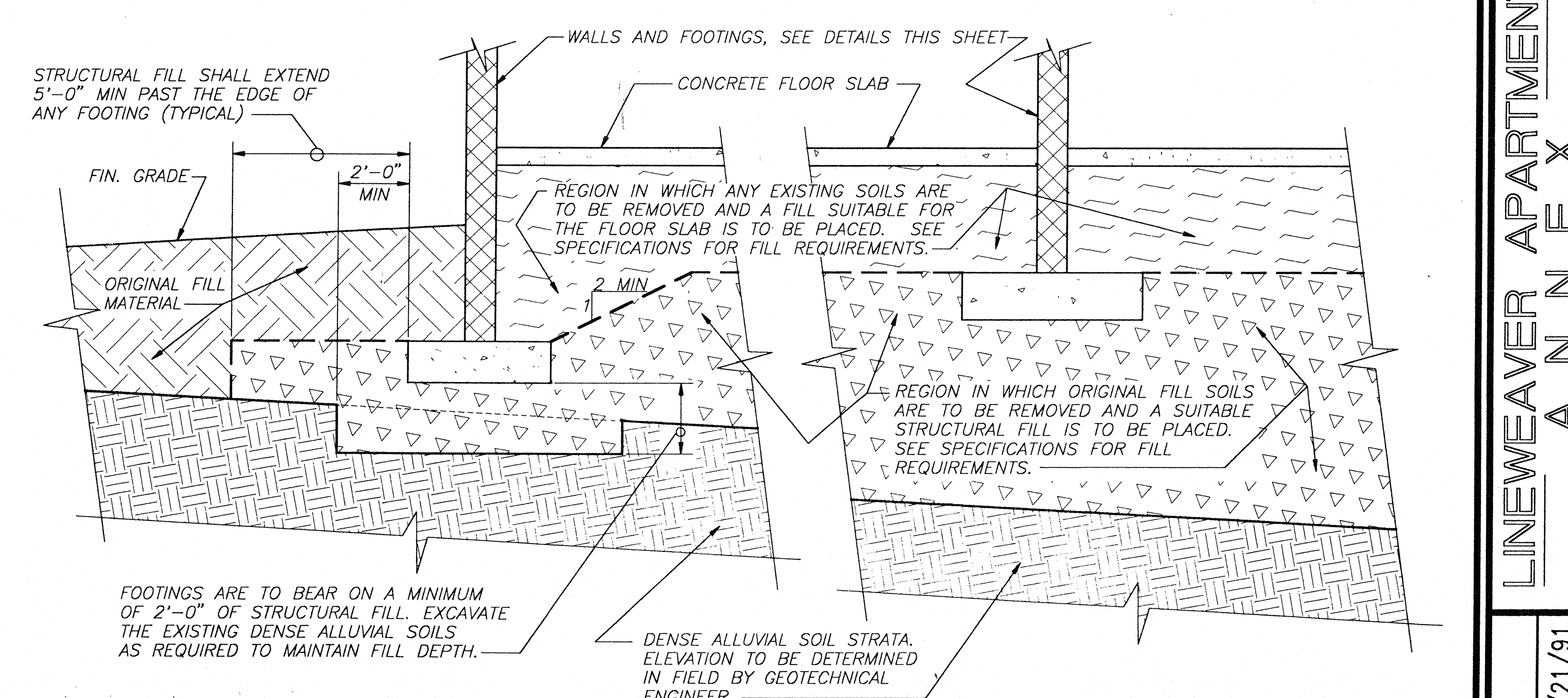
Joint to sawcut soon after concrete hardens.

TYPICAL CONTRACTION JOINT DETAIL
No Scale



SLAB CONSTRUCTION JOINT
(Formed) No Scale

Note, preformed metal keys may be used in lieu of formed keys



TYPICAL DETAIL OF STRUCTURAL FILL AT FOOTINGS
NO SCALE

REVISIONS

NORTH

FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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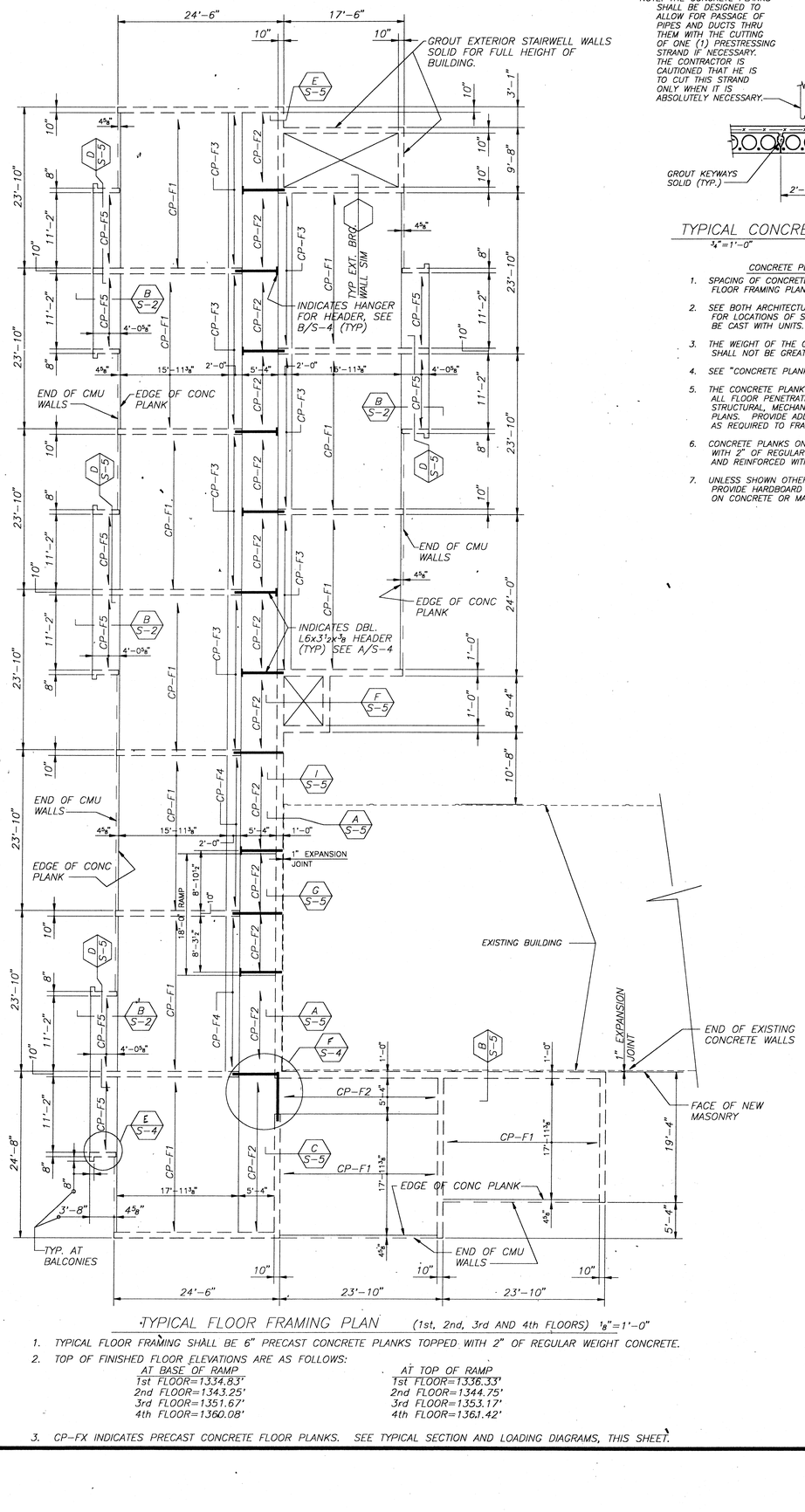
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

LINEWEAVER APARTMENT ANNEX
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

COMM 9110 | REVISED | DATE 10/21/91 | DRAWN RKH | SHEET S-1



TYPICAL FLOOR FRAMING PLAN (1st, 2nd, 3rd AND 4th FLOORS) ⅛"=1'-0"

1. TYPICAL FLOOR FRAMING SHALL BE 6" PRECAST CONCRETE PLANKS TOPPED WITH 2" OF REGULAR WEIGHT CONCRETE.
2. TOP OF FINISHED FLOOR ELEVATIONS ARE AS FOLLOWS:

AT BASE OF RAMP	AT TOP OF RAMP
1st FLOOR=1334.83'	1st FLOOR=1336.33'
2nd FLOOR=1343.25'	2nd FLOOR=1344.75'
3rd FLOOR=1351.67'	3rd FLOOR=1353.17'
4th FLOOR=1360.08'	4th FLOOR=1361.42'

3. CP-FX INDICATES PRECAST CONCRETE FLOOR PLANKS. SEE TYPICAL SECTION AND LOADING DIAGRAMS, THIS SHEET.

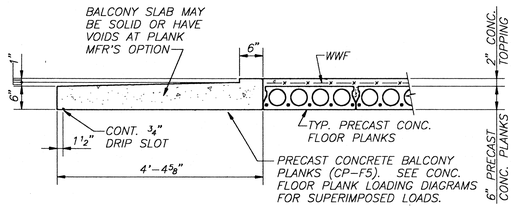
NOTE: THE CONCRETE PLANKS SHALL BE DESIGNED TO ALLOW FOR PASSAGE OF PIPES AND DUCTS THRU THEM WITH THE CUTTING OF ONE (1) PRESTRESSING STRAND IF NECESSARY. THE CONTRACTOR IS CAUTIONED THAT HE IS TO CUT THIS STRAND ONLY WHEN IT IS ABSOLUTELY NECESSARY.

TYPICAL CONCRETE FLOOR PLANK

¾"=1'-0"

CONCRETE PLANK NOTES

1. SPACING OF CONCRETE PLANK UNITS IS SHOWN ON FLOOR FRAMING PLANS.
2. SEE BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF STEEL SHAPES AND INSERTS TO BE CAST WITH UNITS.
3. THE WEIGHT OF THE GROUTED UNITS AND TOPPING SHALL NOT BE GREATER THAN 75 PSF.
4. SEE "CONCRETE PLANK LOADING DIAGRAMS", THIS SHEET.
5. THE CONCRETE PLANK MANUFACTURER SHALL COORDINATE ALL FLOOR PENETRATIONS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS. PROVIDE ADDITIONAL REINFORCEMENT OR HEADERS AS REQUIRED TO FRAME AROUND ALL PENETRATIONS.
6. CONCRETE PLANKS ON FLOOR LEVELS SHALL BE TOPPED WITH 2" OF REGULAR WEIGHT CONCRETE (f'c=3000PSI) AND REINFORCED WITH 6"x6"/W1.4xW1.4 W.W.F.
7. UNLESS SHOWN OTHERWISE PLANKS SHALL BEAR 3"MIN. PROVIDE HARDBOARD BEARING PAD FOR PLANKS BEARING ON CONCRETE OR MASONRY.

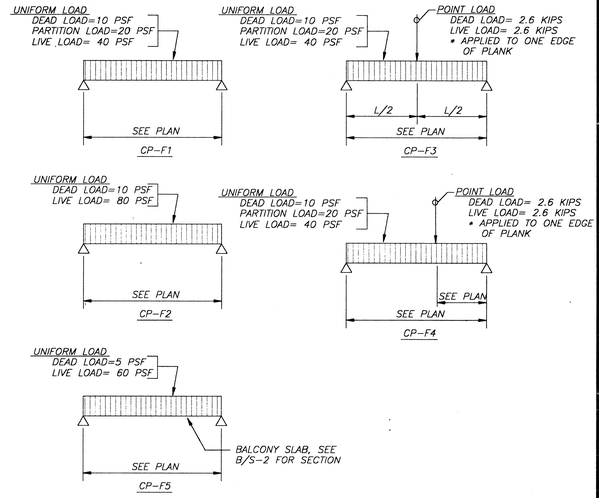


PRECAST CONCRETE BALCONY PLANK

SECTION

¾" = 1'-0"

B S-2

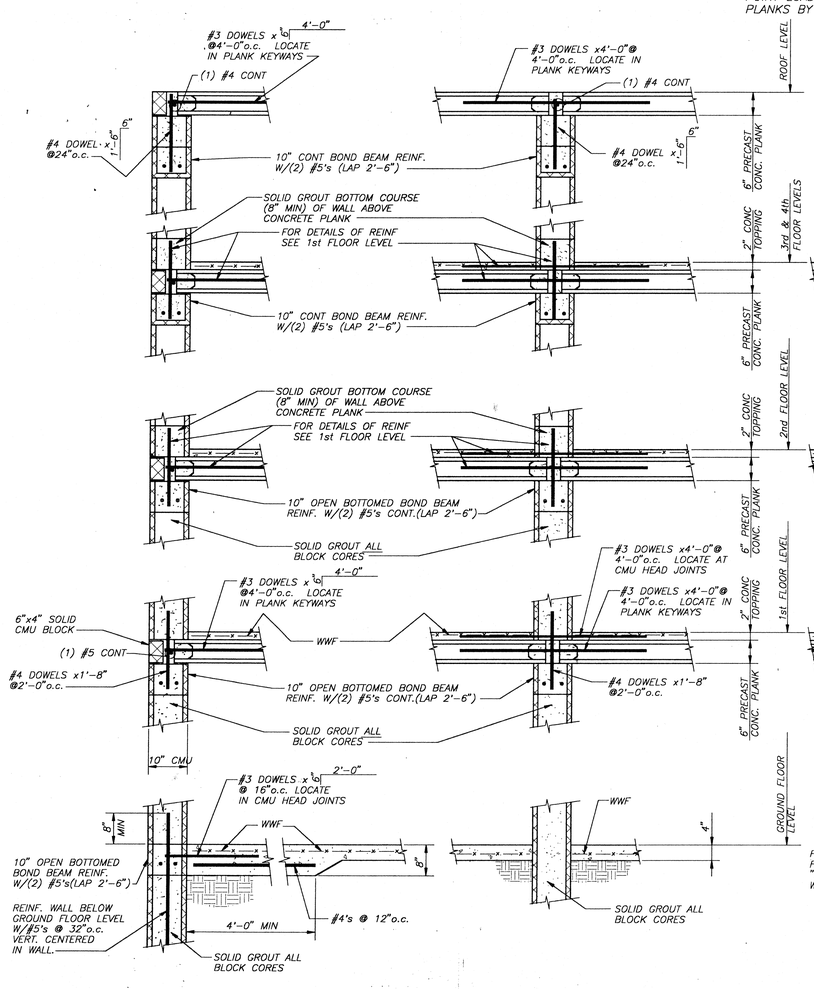


CONCRETE FLOOR PLANK LOADING DIAGRAMS

NO SCALE

NOTE: UNIFORM LOADS INDICATED ARE SUPERIMPOSED LOADS. THEY ARE IN ADDITION TO THE DEAD LOAD OF THE PLANKS.

POINT LOADS INDICATED ARE TOTAL LOADS APPLIED TO ONE SIDE OF THE PLANKS BY A STEEL HANGER.



TYPICAL EXTERIOR BEARING WALL

¾"=1'-0"

TYPICAL INTERIOR BEARING WALL

¾"=1'-0"

SECTION

¾" = 1'-0"

A S-2

REVISIONS

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TYPICAL FLOOR FRAMING PLAN

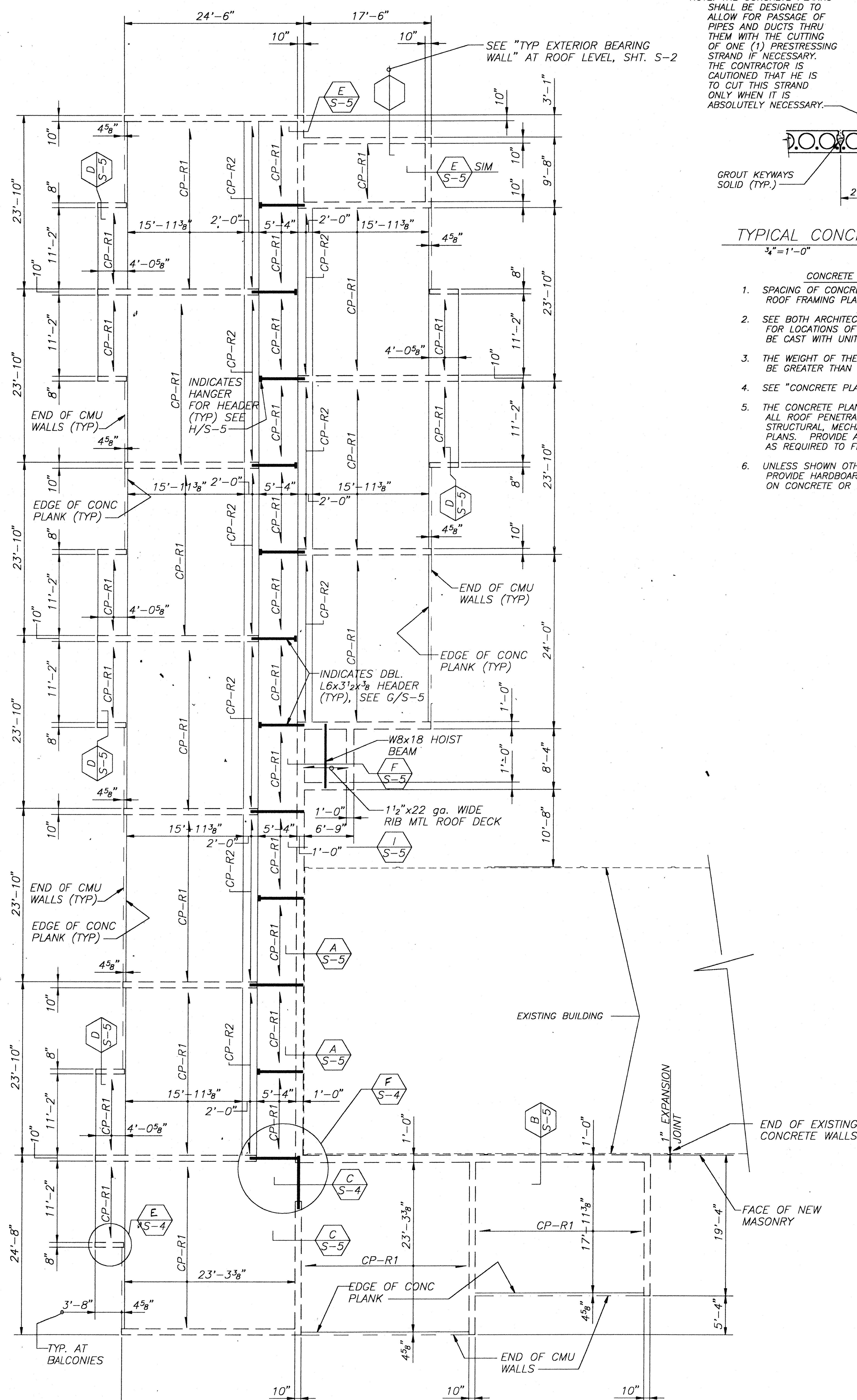
SCALE: 1/8" = 1'-0"

LINEWEAVER APARTMENT ANNEX

LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

McCLINTOCK, MODISETT AND ASSOCIATES, PC
ARCHITECTS and PLANNERS
HARRISONBURG, VIRGINIA

COMM 9110
SHEET S-2
REVISED
DATE 10/21/91
DRAWN RKH

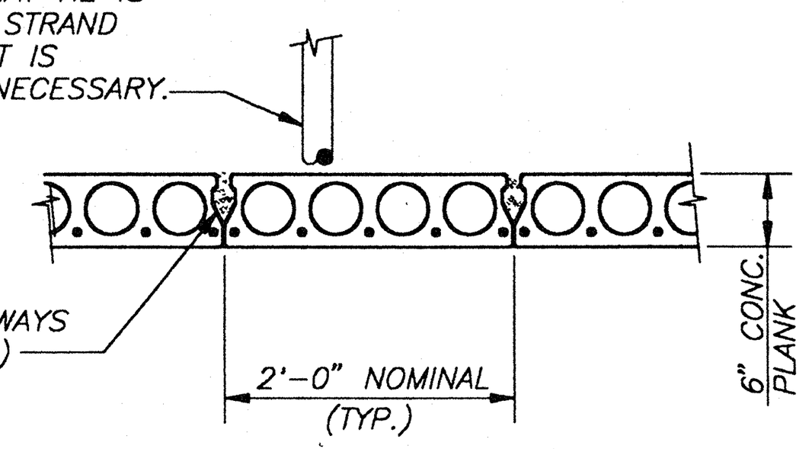


ROOF FRAMING PLAN

1/8"=1'-0"

1. TYPICAL ROOF FRAMING SHALL BE 6" PRECAST CONCRETE PLANK.
2. TOP OF ROOF PLANK ELEVATION SHALL BE 1369.83'.
3. CP-RX INDICATES CONCRETE ROOF PLANKS. SEE TYPICAL DETAIL AND LOADING DIAGRAMS, THIS SHEET.
4. ROOF OVER ELEVATOR SHAFT SHALL BE 1 1/2"x22ga METAL ROOF DECK. SEE F/S-5 FOR ELEVATION OF DECK.

NOTE: THE CONCRETE PLANKS SHALL BE DESIGNED TO ALLOW FOR PASSAGE OF PIPES AND DUCTS THRU THEM WITH THE CUTTING OF ONE (1) PRESTRESSING STRAND IF NECESSARY. THE CONTRACTOR IS CAUTIONED THAT HE IS TO CUT THIS STRAND ONLY WHEN IT IS ABSOLUTELY NECESSARY.

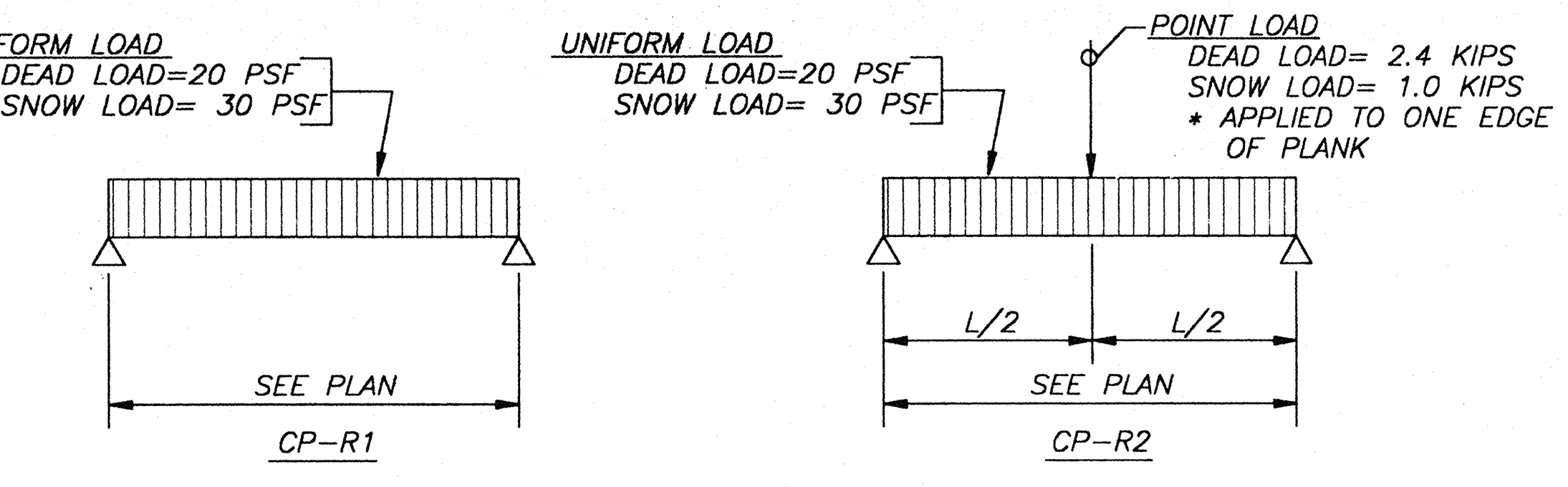


TYPICAL CONCRETE ROOF PLANK

3/4"=1'-0"

CONCRETE PLANK NOTES

1. SPACING OF CONCRETE PLANK UNITS IS SHOWN ON ROOF FRAMING PLAN.
2. SEE BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF STEEL SHAPES AND INSERTS TO BE CAST WITH UNITS.
3. THE WEIGHT OF THE GROUTED UNITS SHALL NOT BE GREATER THAN 50 PSF.
4. SEE "CONCRETE PLANK LOADING DIAGRAMS", THIS SHEET.
5. THE CONCRETE PLANK MANUFACTURER SHALL COORDINATE ALL ROOF PENETRATIONS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS. PROVIDE ADDITIONAL REINFORCEMENT OR HEADERS AS REQUIRED TO FRAME AROUND ALL PENETRATIONS.
6. UNLESS SHOWN OTHERWISE PLANKS SHALL BEAR 3" MIN. PROVIDE HARDBOARD BEARING PAD FOR PLANKS BEARING ON CONCRETE OR MASONRY.



CONCRETE ROOF PLANK LOADING DIAGRAMS

NO SCALE

NOTE: UNIFORM LOADS INDICATED ARE SUPERIMPOSED LOADS. THEY ARE IN ADDITION TO THE DEAD LOAD OF THE PLANKS.

POINT LOADS INDICATED ARE TOTAL LOADS APPLIED TO ONE SIDE OF THE PLANKS BY A STEEL HANGER.

GENERAL NOTES

I. DESIGN LOADS:

1. DESIGN LOADS SHALL BE IN ACCORDANCE WITH 1990 BOCA CODE AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
2. DESIGN LIVE LOADS:

GRAVITY LOADS:

STAIRWAYS.................................100 PSF
TOILETS...................................60 PSF
PARTITIONS................................20 PSF OR ACTUAL
CORRIDORS.................................80
ALL OTHER.................................40 PSF

ROOF:

SNOW......................30 PSF GROUND SNOW LOAD (I = 1.0, Ce = 0.7)
WIND LOADS...............70 MPH BASIC WIND SPEED (I = 1.0, EXPOSURE "B")

II. FOUNDATIONS:

1. CENTERLINES OF FOOTINGS ARE LOCATED ON CENTERLINES OF WALLS UNLESS NOTED OTHERWISE.
2. FOUNDATION DESIGN PRESSURE 4,000 PSF.
3. (0.00') INDICATES ELEVATION OF FOOTINGS.
4. ALL FOOTINGS TO BEAR ON STRUCTURAL BACKFILL UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS AND GEOTECHNICAL REPORT.
5. FOR FILL AND/OR BACKFILL SUPPORTING FLOOR SLABS, USE SAND, CRUSHED STONE OR GRAVEL, UNLESS OTHERWISE NOTED; SEE SPECIFICATIONS AND GEOTECHNICAL REPORT.
6. WHERE FILL AND/OR BACKFILL OCCURS ON BOTH SIDES OF NON-RETAINING WALLS, PLACE FILL IN EQUAL LIFTS SO THAT DIFFERENCE BETWEEN EACH SIDE IS NO GREATER THAN 1'-0" AT ANY TIME.
7. UNLESS SHOWN OTHERWISE ON DRAWINGS, ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 2'-6" BELOW FINISHED GRADE.
8. IF DURING CONSTRUCTION, THE GENERAL CONTRACTOR ENCOUNTERS OR DISCOVERS ANY PART OF AN EXISTING UTILITY LINE WITHIN THE CONSTRUCTION LIMITS OF THE NEW ADDITION, HE SHALL CONTACT THE ARCHITECT OR HIS REPRESENTATIVE AS SOON AS POSSIBLE. THE CONTRACTOR SHALL CEASE WORKING IN THE AREA OF THE UTILITY LINE UNTIL THE NECESSARY DECISIONS ARE MADE CONCERNING ADJUSTMENTS TO FOOTINGS AND WALLS IN THOSE AREAS AFFECTED.
9. SOILS AROUND FOOTING EXCAVATIONS SHALL BE PROTECTED FROM DRYING, FREEZING, WETTING AND REMOLDING PRIOR TO THE PLACING OF CONCRETE. SEE GEOTECHNICAL REPORT FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
10. BACKFILL AGAINST RETAINING WALLS SHALL BE SUFFICIENTLY PERMEABLE TO PERMIT WATER DRAINAGE AND PREVENT HYDROSTATIC PRESSURE. SEE GEOTECHNICAL REPORT.

III. CONCRETE:

1. ALL FLOOR SLABS, STOOPS, AND WALKS ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH WWF 6x6-W1.4xW1.4 UNLESS OTHERWISE NOTED.
2. POUR SLAB-ON-GRADE IN LONG-STRIP PATTERN WITH CONTRACTION JOINTS AND CONSTRUCTION JOINTS PLACED NO GREATER THAN 12'-0" APART-SEE DETAILS ON STRUCTURAL DRAWINGS.
3. ALL CONCRETE FOR SLABS SHALL HAVE 28-DAY COMPRESSIVE STRENGTH (f'c) OF 3,000 PSI. LABORATORY-CURED TEST CYLINDERS SHALL SHOW AN EXCESS STRENGTH OF 15%.
4. CONCRETE MATERIALS, REINFORCING, FORMWORK, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
5. PORTLAND CEMENT SHALL CONFORM TO REQUIREMENTS OF ASTM C-150, TYPE I
6. CONCRETE EXPOSED TO THE EXTERIOR OR SUBJECTED TO FREEZE-THAW CYCLE SHALL BE AIR ENTRAINED 6%, PLUS OR MINUS 1-1/2%.
7. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, ASTM A615 GR 60.
8. ALL WELDED WIRE FABRIC SHALL BE OF ASTM A185 STEEL.
9. ACCESSORIES (BOLSTERS, CHAIRS, ETC.) SHALL BE GALVANIZED, OR SHALL BE PROVIDED WITH PLASTIC TIPS WHERE THE BEAM OR SLAB SOFFIT IS TO BE EXPOSED IN THE FINISHED WORK AND/OR EXPOSED TO EARTH OR WEATHER.
10. IN PLACING CONCRETE, THE FREE FALL SHALL BE LIMITED TO 5 FEET.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL NECESSARY FORMS, BRACING, SHORING, AND RESHORING.
12. DETAIL REINFORCING STEEL IN ACCORDANCE WITH ACI 315.
13. SEE SHEETS S-2 AND S-3 FOR CONCRETE PLANK NOTES AND LOADING DIAGRAMS.

IV. MASONRY:

1. DESIGN COMPRESSIVE MASONRY STRENGTH (f'm) SHALL BE 1,500 PSI.
2. MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ACI 530.
3. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, ASTM A615 GR 60.
4. UNLESS OTHERWISE NOTED ON PLAN, ALL MASONRY WALLS SHALL HAVE AS A MINIMUM STANDARD NO. 9 WIRE HORIZONTAL GALVANIZED JOINT REINFORCING SPACED AT 16 INCHES O.C. MAXIMUM. LAP HORIZONTAL JOINT REINFORCING A MINIMUM OF 6 INCHES AND STOP AT CONTROL JOINTS. MORTAR FOR ALL MASONRY WALLS SHALL BE TYPE M BELOW GROUND FLOOR, TYPE M OR S ABOVE GROUND FLOOR, AND CONFORM TO ASTM C270. LOAD BEARING CONCRETE MASONRY UNITS SHALL BE LIGHTWEIGHT AS FOLLOWS:

SOLID – ASTM C145, GRADE N, TYPE II
HOLLOW – ASTM C90, GRADE N, TYPE II

5. WHERE MASONRY WALLS ARE VERTICALLY REINFORCED, CORES CONTAINING REINFORCING SHALL BE COMPLETELY FILLED WITH GROUT. GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI AND CONFORM TO ASTM 476. ALL REINFORCING BARS SHALL BE COMPLETELY ENCASED IN GROUT.
6. PROVIDE "OPEN-BOTTOMED" OR "KNOCK-OUT" BOND BEAM UNITS IN WALLS WHICH ARE GROUTED SOLID OR WHEN REINFORCED PASSES THROUGH BOND BEAM.

V. STRUCTURAL STEEL, JOISTS, AND METAL DECK:

1. ALL STRUCTURAL STEEL SHALL BE ASTM A36 STEEL (EXCEPT AS OTHERWISE SHOWN).
2. WELD SIZES SHOWN ON STRUCTURAL DRAWINGS ARE BASED ON THE E70XX WELDING ELECTRODE SERIES AND SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY.
3. ALL BOLTED CONNECTIONS SHOWN ON STRUCTURAL DRAWINGS SHALL BE 3/4" ASTM A325-X BOLTS UNLESS OHTERWISE SHOWN.
4. ALL ANCHOR BOLTS AND SAG RODS SHALL BE 3/4" ASTM A307 BOLTS UNLESS OTHERWISE SHOWN.
5. STRUCTURAL STEEL AT OR BELOW GRADE SHALL BE PROTECTED BY A MINIMUM OF 3" CONCRETE COVER.
6. SHEAR CONNECTORS SHALL BE NELSON STUDS, OR APPROVED EQUAL, SHOP WELDED USING EQUIPMENT AND METHODS RECOMMENDED BY THE MANUFACTURER OF THE CONNECTORS – SEE DRAWINGS FOR SIZES AND SPACINGS. STUDS SHALL BE SHOP TESTED TO VERIFY ATTACHMENT TO PLATES.
7. ALL LINTELS AND BEAM BEARING PLATES BEARING ON MASONRY SHALL BEAR ON ONE COURSE OF SOLID CONCRETE BLOCK OR ON BRICK AT LEAST THREE COURSES HIGH. ALL BEAMS AND LINTELS SHALL EXTEND 8" INTO WALL UNLESS OTHERWISE SHOWN.
8. FABRICATION AND INSTALLATION OF METAL ROOF DECK SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.
9. ROOF DECK SHALL BE 22 GAUGE, WIDE RIB, 1-1/2" DEEP, PAINTED STEEL DECK.

IX. COORDINATION:

1. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED IN CLOSE COORDINATION WITH ARCHITECTURAL DRAWINGS; ANY DIMENSIONS, DISCREPANCY, OR OMISSION SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL UNIT SUPPORTS, CURBS, PADS, AND OPENINGS WITH EQUIPMENT PURCHASED FOR THE PROJECT. SHOP DRAWINGS SUBMITTED SHALL INDICATE ACTUAL MECHANICAL REQUIREMENTS.
3. THE CONTRACTOR SHALL REFER TO ALL ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS AND PROVIDE LINTELS FOR SPECIAL CONDITIONS REQUIRED FOR BOTH INTERIOR AND EXTERIOR WALL OPENINGS AS DESCRIBED IN MASONRY AND STRUCTURAL STEEL PORTIONS OF THE GENERAL NOTES.
4. CONTRACTOR SHALL VERIFY REQUIRED EXISTING DIMENSIONS PRIOR TO FABRICATION OR CONSTRUCTION.
5. NO CONSTRUCTION LOADS IN EXCESS OF DESIGN LIVE LOADS LISTED SHALL BE PLACED ON ANY AREA UNLESS ADEQUATE SHORING OR OTHER METHOD IS PROVIDED TO SUPPORT THE EXCESSIVE LOADS.

REVISIONS

NORTH

ROOF FRAMING PLAN
SCALE: 1/8" = 1'- 0"

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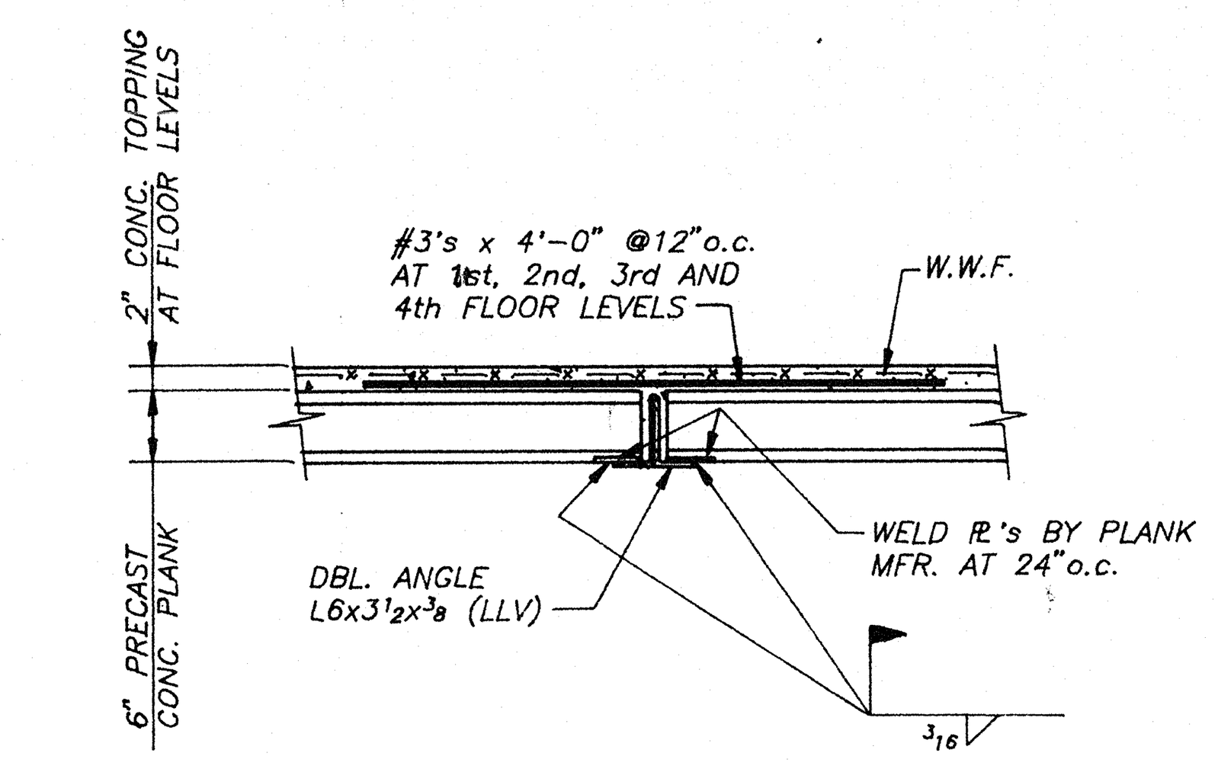
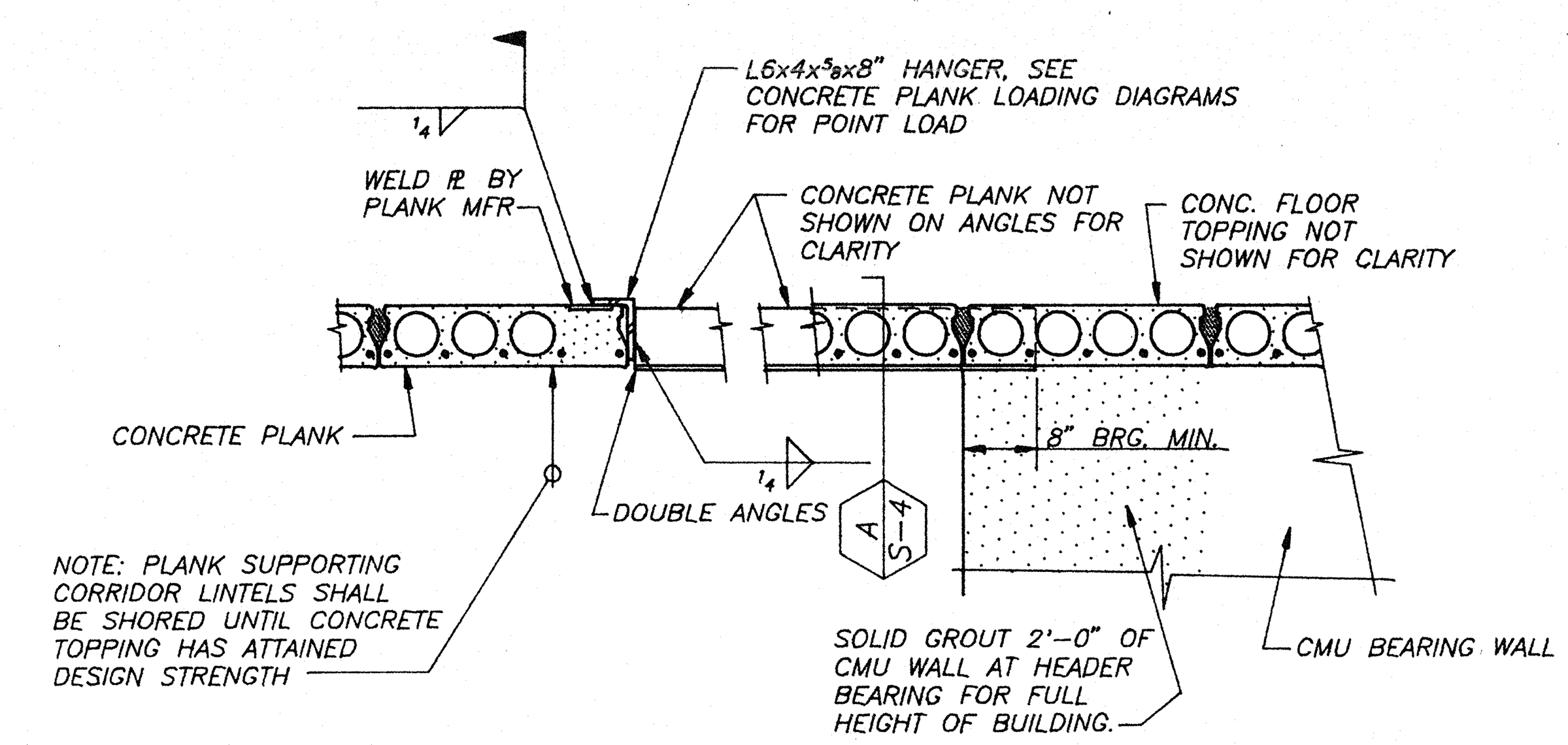
LINEWEAVER APARTMENT ANNEX
LINEWEAVER ANNEX CORPORATION
HARRISONBURG, VIRGINIA

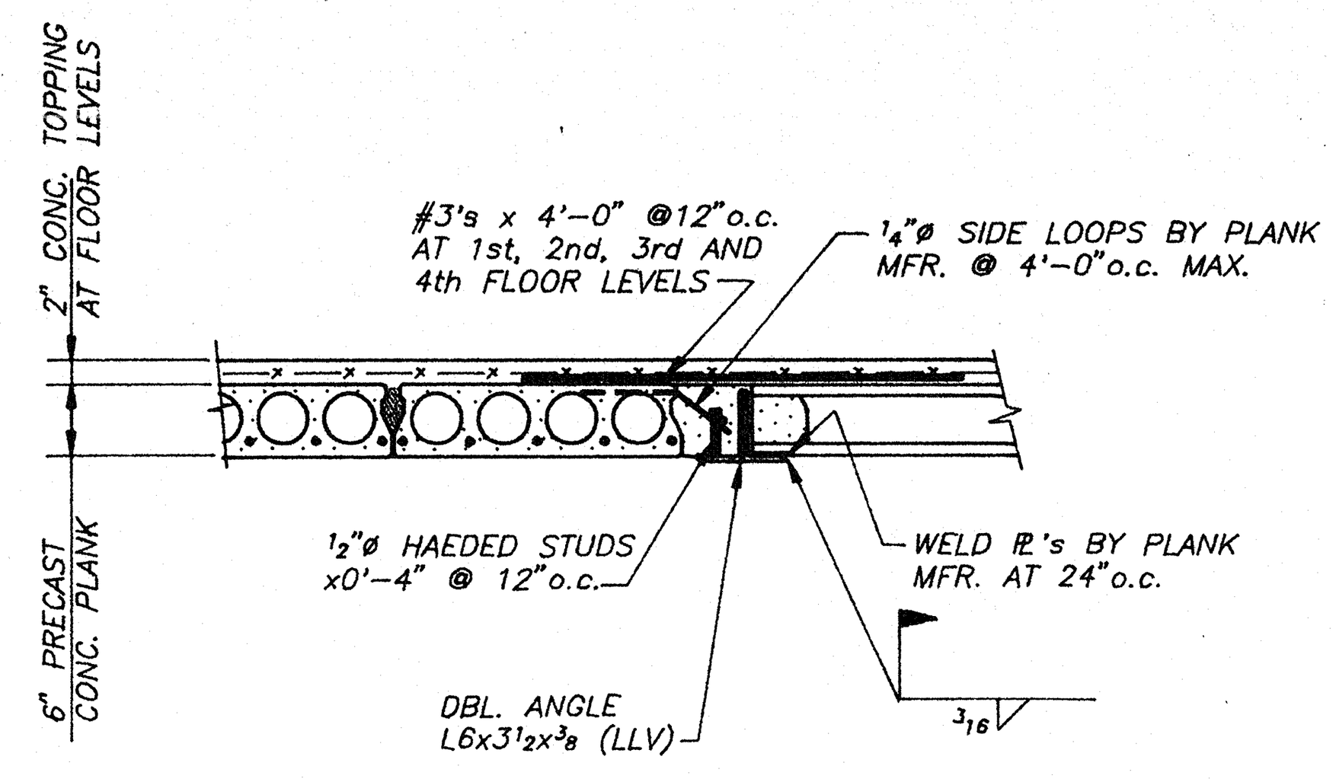
COMM 9110
REVISED
SHEET S-3
DATE 10/21/91
DRAWN RKH



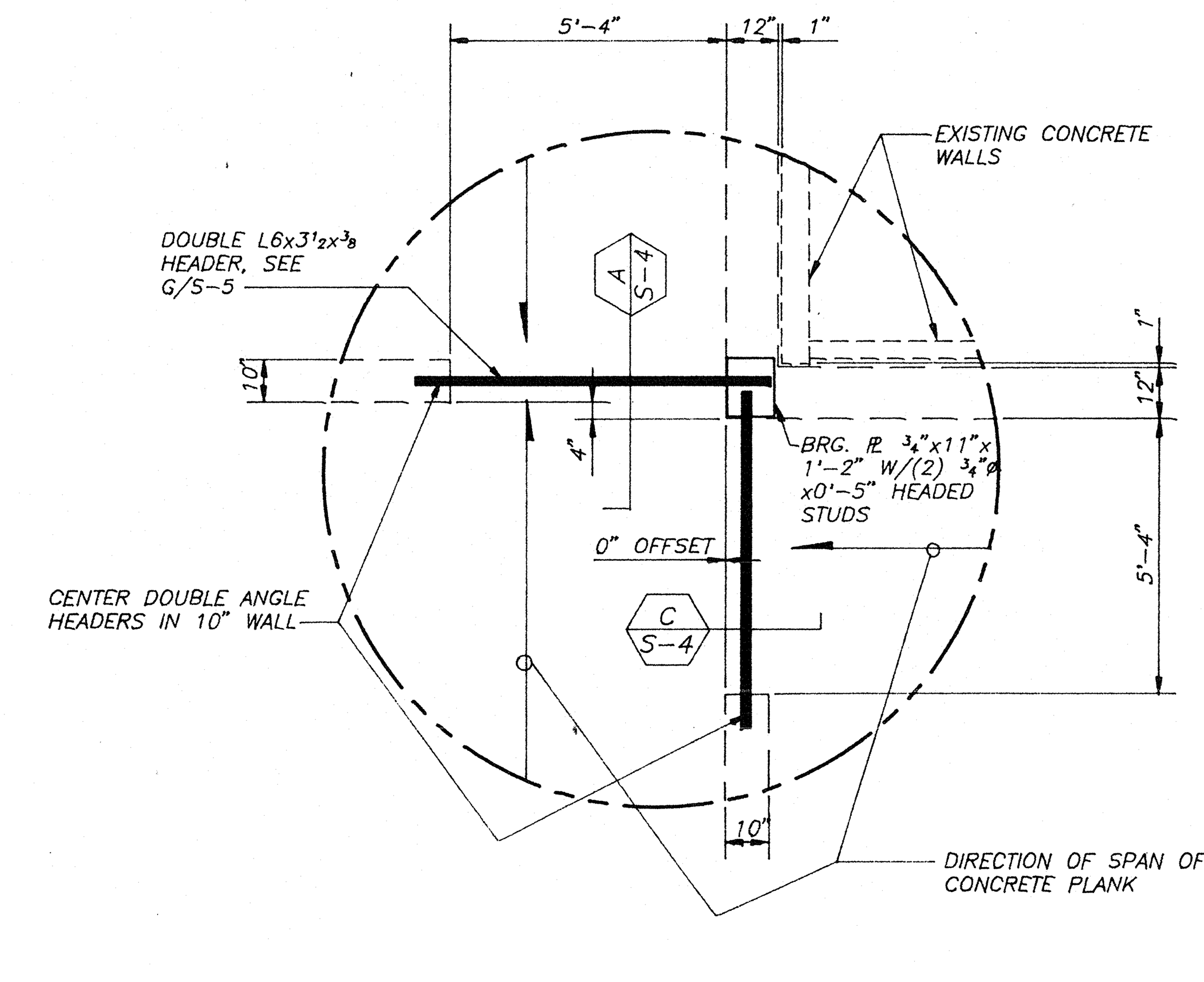
SECTION (A / S-4)
3/4" = 1'-0"



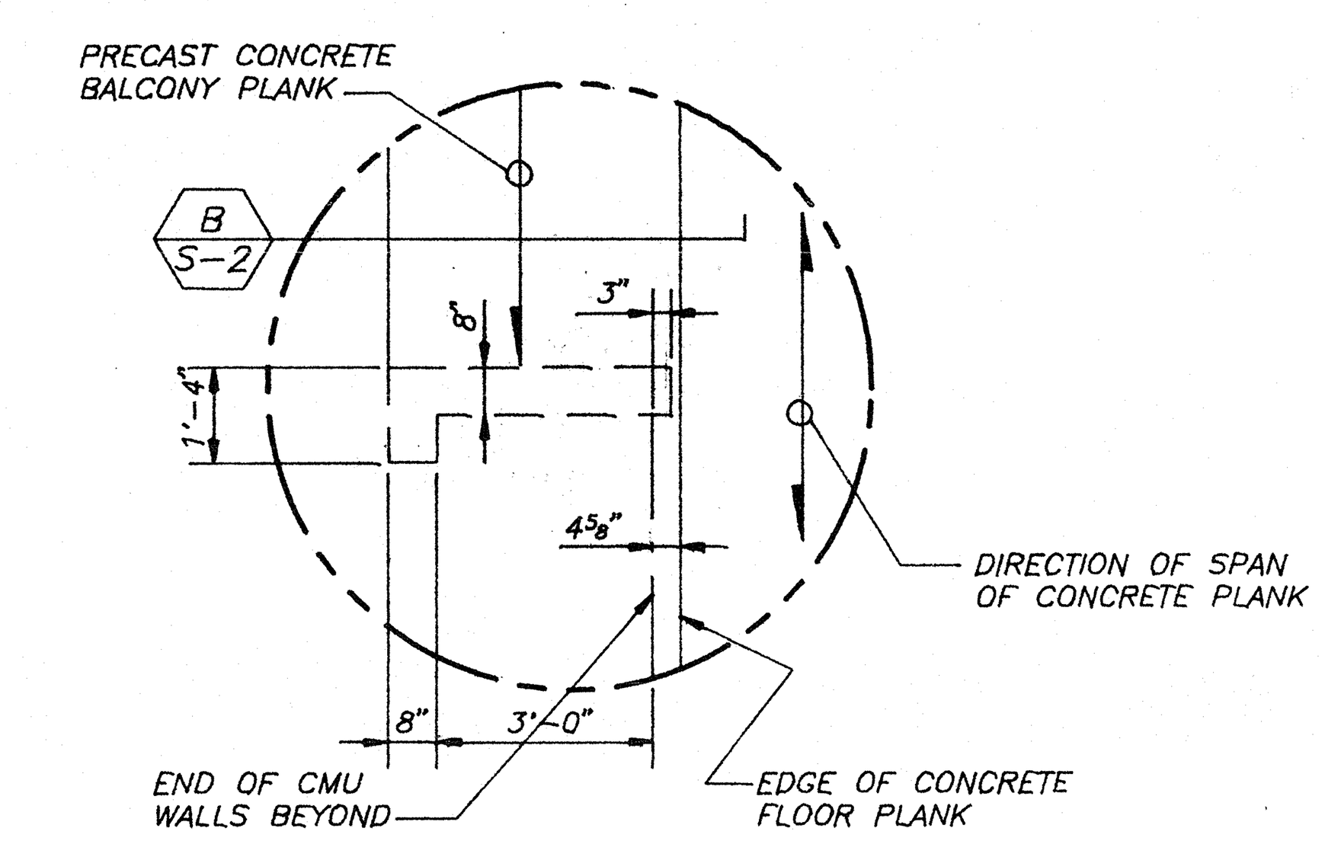
SECTION (H / S-5)
3/4" = 1'-0"



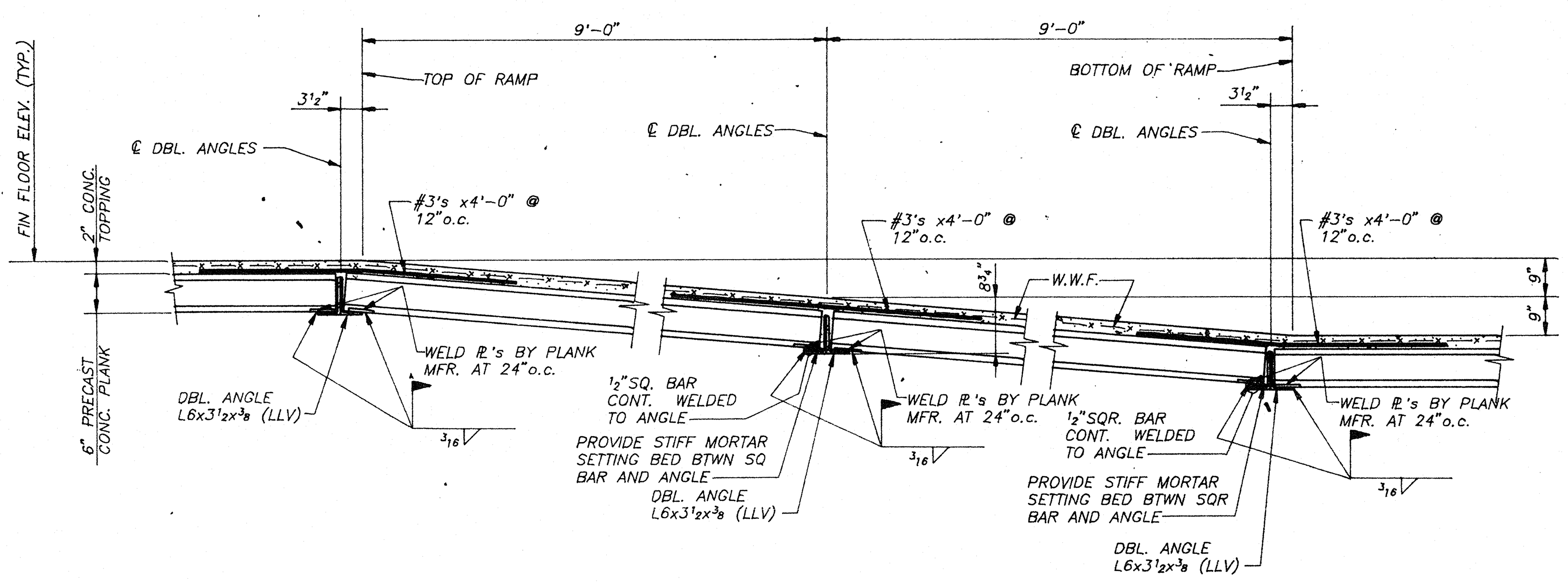
SECTION (C / S-4)
3/4" = 1'-0"



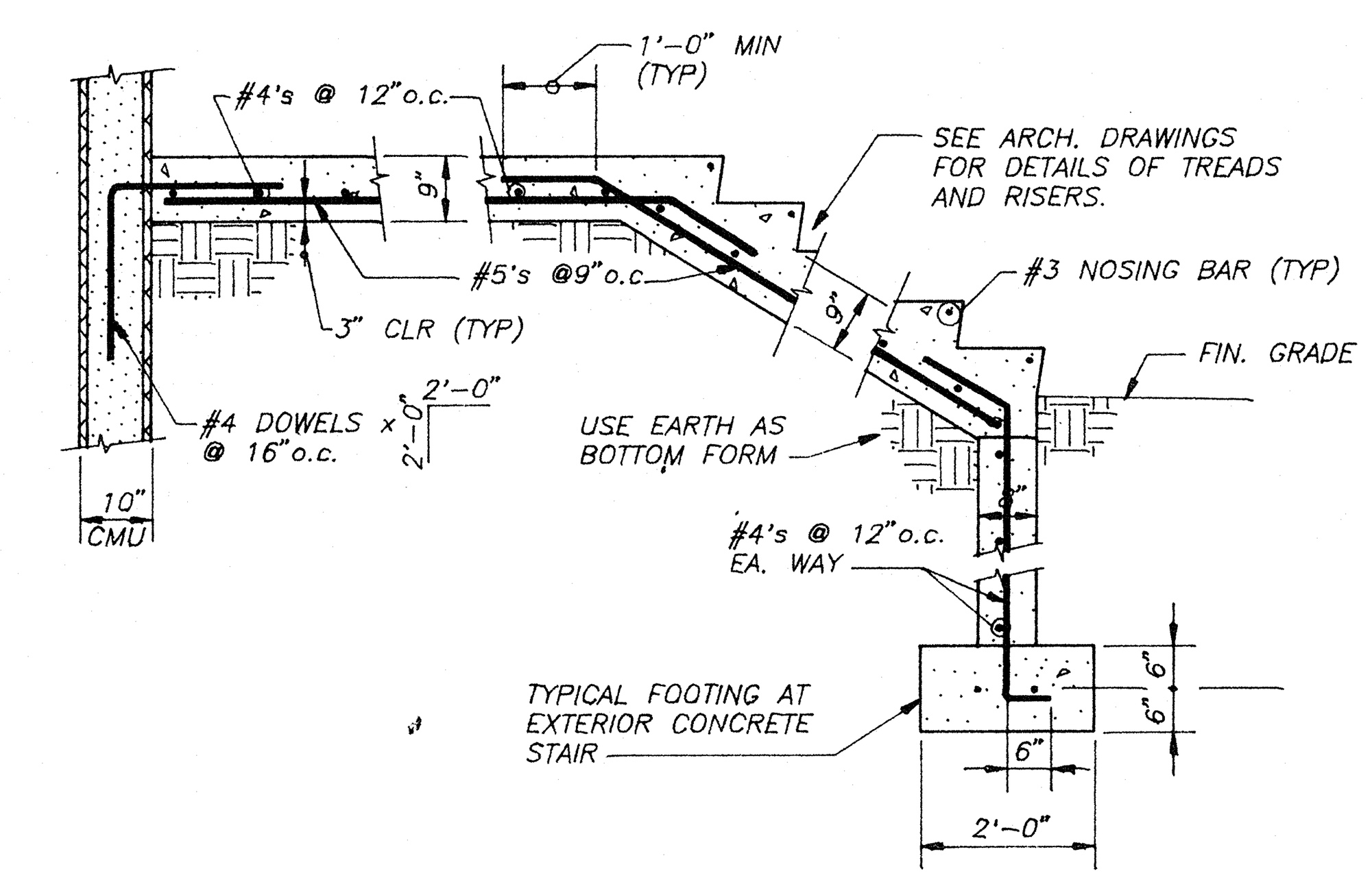
PARTIAL PLAN (F / S-4)
3/8" = 1'-0"



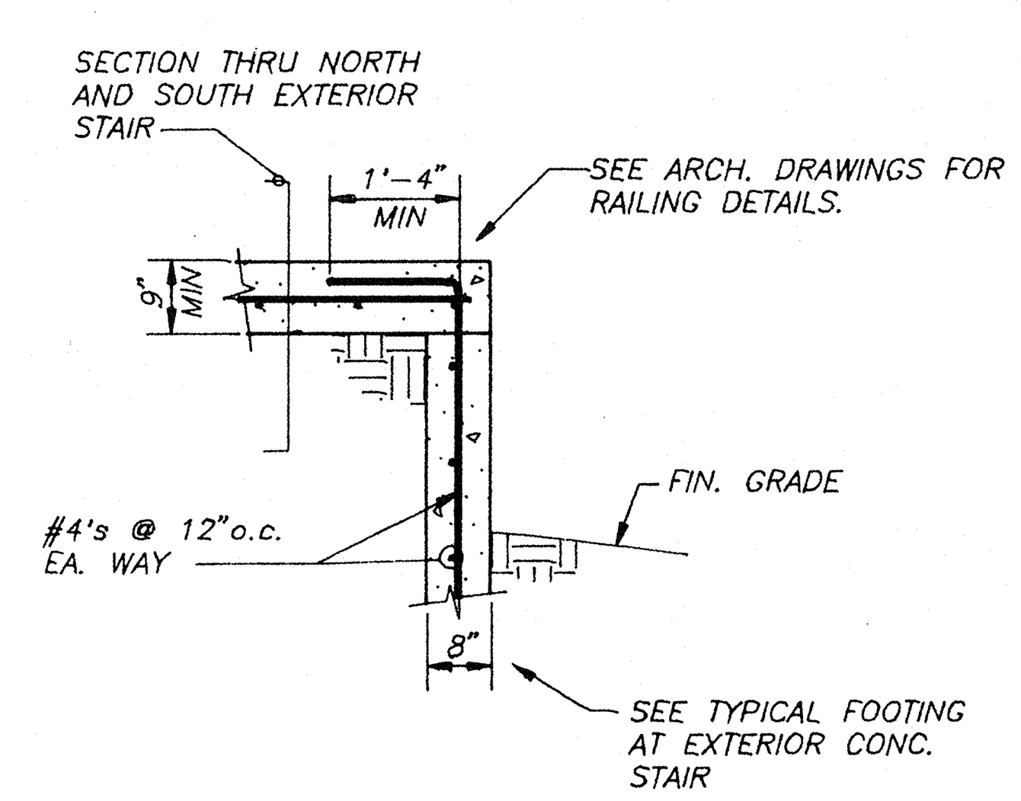
PARTIAL PLAN (E / S-4)
3/8" = 1'-0"



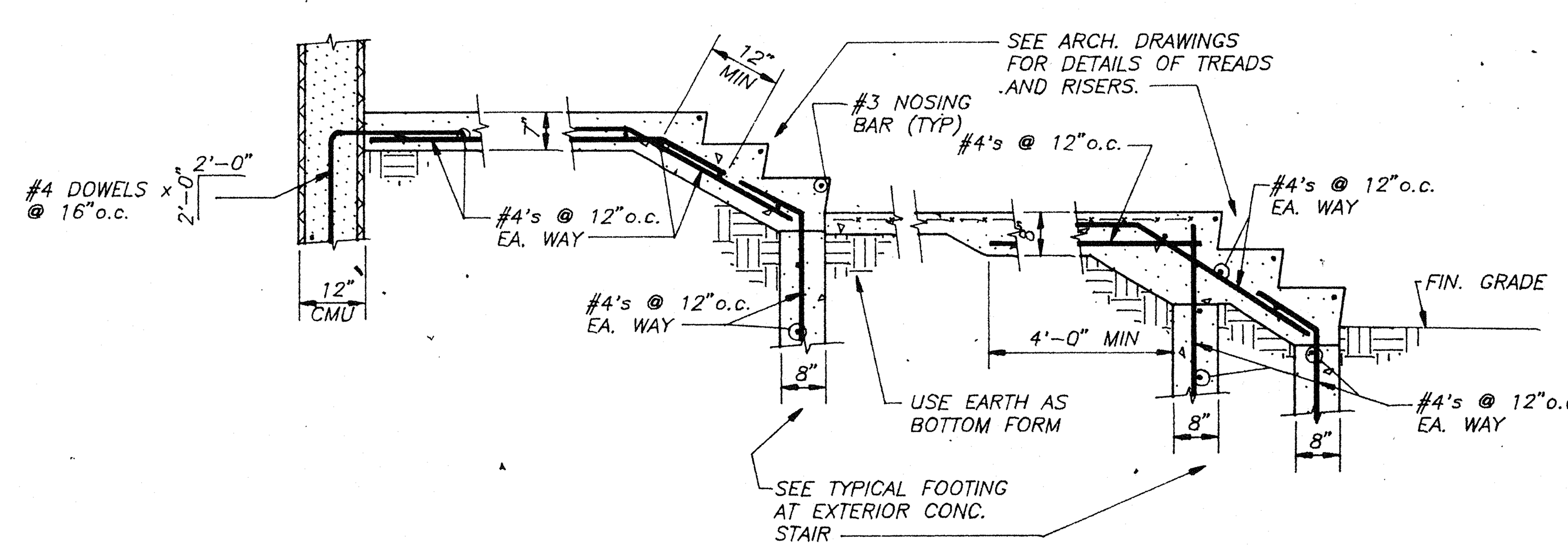
SECTION (D / S-4)
3/4" = 1'-0"



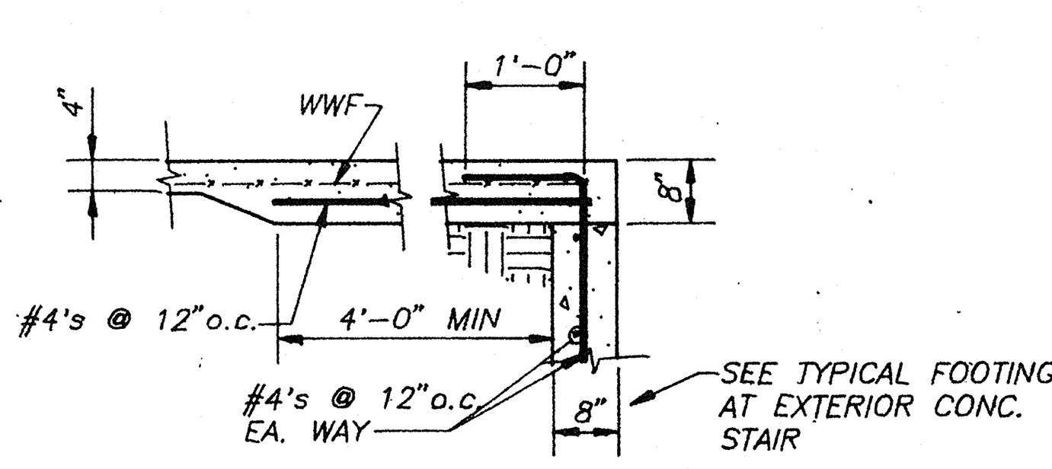
SECTION THRU NORTH AND SOUTH EXTERIOR STAIR
1/2" = 1'-0"



SECTION THRU SIDE WALL OF NORTH AND SOUTH EXTERIOR STAIR
1/2" = 1'-0"



SECTION (G / S-4)
3/4" = 1'-0"



SECTION (H / S-4)
1/2" = 1'-0"

REVISIONS

DETAILS
SCALE: 3/4" = 1'-0"

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COMM	9110
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DETAILS
SCALE: 3/4" = 1'-0"

REVISIONS			

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