

**GENERAL NOTES:**

- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF "INTERNATIONAL BUILDING CODE - 2018", AND ALL REFERENCED CODES INCLUDED THEREIN.
- EXAMINE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF ITEMS.
- EACH CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL COMPONENTS OF THE WORK, INCLUDING DESCRIPTION OF CONSTRUCTION METHODS AND SEQUENCING WHERE APPLICABLE. NO PERFORMANCE OF THE WORK SHALL COMMENCE WITHOUT REVIEW OF THE SHOP DRAWINGS BY THE DESIGN PROFESSIONAL.
- THE COMPLETED BUILDING SHALL BE HANDICAP ACCESSIBLE AND SHALL CONFORM TO THE "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES -ICC/ANSI A117.1-2009".
- EACH CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, TOLERANCES, CONSTRUCTION CONDITIONS, ETC. AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL DIMENSIONS GIVEN TO FACE OF FRAMING, FACE OF CONCRETE, OR CENTERLINE OF STEEL, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH STEEL COLUMN MANUFACTURER FOR DELIVERY AND INSTALLATION OF THE STRUCTURAL STEEL FRAME.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A PA ONE-CALL.
- THE TOWNSHIP RESERVES THE RIGHT TO ELIMINATE ANY PORTION OF THE WORK AT ANYTIME.

**STRUCTURAL DESIGN LOADS:**

- DESIGN GRAVITY LOADS:
  - ROOF DEAD LOAD = 10 PSF
  - SNOW LOAD = 30 PSF
  - COLLATERAL LOAD = 5 PSF
  - ROOF LIVE LOAD = 20 PSF
  - FLOOR LIVE LOAD = 50 PSF (OFFICES)
  - FLOOR LIVE LOAD = 125 PSF (LIGHT STORAGE)
- BASIC WIND SPEED = 115 MPH
- WIND EXPOSURE WIND EXPOSURE = "B"
- WIND IMPORTANCE FACTOR = (I) 1.0
- EARTHQUAKE LOADS = PER IBC - 2018

**GEOTECHNICAL NOTES:**

- FOOTINGS WHICH WILL BE EXPOSED TO FROST PENETRATION SHOULD BE A MINIMUM OF 36 INCHES BELOW FINISH GRADE.
- FOOTINGS WHICH WILL BEAR IN UNDISTURBED RESIDUUM SHOULD BE POSITIONED NOT LESS THAN 18 INCHES BELOW EXISTING GROUND SURFACE ELEVATIONS, UNLESS APPROVED BY GEOTECHNICAL ENGINEER.
- WHEN BEDROCK IS ENCOUNTERED AT FOUNDATION BEARING ELEVATION, IT SHOULD BE REMOVED TO A LEVEL THAT IS TWO FEET BELOW BEARING. FOUNDATION BEARING SHOULD SUBSEQUENTLY BE RE-ESTABLISHED WITH STRUCTURAL FILL MATERIAL. IN THE HORIZONTAL DIRECTION, THE ROCK SHOULD BE REMOVED NOT LESS THAN 6 INCHES BEYOND THE SIDES OF THE FOUNDATIONS. FOUNDATION CONSTRUCTION SHOULD NOT PERMIT THE SIDES OF FOOTINGS TO MAKE CONTACT WITH THE BEDROCK. ALL FOOTING SUBGRADES SHOULD BE PROBED TO ENSURE AT LEAST 15 INCHES OF CONSOLIDATED STRATA IS POSITIONED BELOW BEARING ELEVATION.
- IT SHOULD BE ANTICIPATED THAT THE BEARING CAPACITY OF THE EXISTING UNDISTURBED OVERBURDEN AT CERTAIN LOCATIONS WITHIN THE FOOTPRINT OF THE ADDITION STRUCTURE WILL NOT HAVE THE DESIGN STRENGTH OF 2,500 P.S.F. THEREFORE SOME REHABILITATION OF THE FOUNDATION SUBGRADE MAY BE REQUIRED IN ORDER TO REALIZE SUCH A BEARING VALUE.
- ALL BACKFILL PLACED WITHIN THE FOOTPRINT OF THE PROPOSED ADDITION SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY WITHIN TWO (2) PERCENT, PLUS OR MINUS, OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD COMPACTION TEST, ASTM DESIGNATION D 698.
- ALL BACKFILL SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING EIGHT (8) INCHES IN THICKNESS. WHERE HANDHELD EQUIPMENT SUCH AS "WACKER" TYPE TAMPERS AND "WALK BEHIND" ROLLERS ARE EMPLOYED FOR COMPACTION, THE LOOSE LIFT THICKNESS SHOULD BE REDUCED TO A MAXIMUM OF SIX (6) INCHES.
- THE COMPACTION EQUIPMENT TO BE USED FOR PROOF ROLLING THE FOOTPRINT SUBGRADE SHOULD CONSIST OF A SMOOTH DRUM VIBRATORY ROLLER HAVING A TOTAL STATIC WEIGHT OF AT LEAST 10,000 POUNDS. THE VIBRATORY ROLLER SHOULD BE OPERATED IN A FREQUENCY RANGE OF 100 TO 1300 VIBRATIONS PER MINUTE (V.P.M.). AT 1300 V.P.M. THE DYNAMIC FORCE SHOULD BE AT LEAST 20,000 POUNDS AND THE TOTAL APPLIED FORCE (STATIC WEIGHT PLUS DYNAMIC FORCE) SHOULD BE AT LEAST 30,000 POUNDS.
- ALL FOUNDATION WORK, INCLUDING BUT NOT LIMITED TO PROOF ROLLING, FOOTING PREPARATION AND FILL/BACKFILL PLACEMENT, SHOULD BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF A PROFESSIONAL GEOTECHNICAL ENGINEERING FIRM TO ENSURE THE SPECIFIED BEARING CAPACITY IS AVAILABLE AT THE FOOTING SUBGRADE ELEVATIONS AND THE SPECIFIED DEGREE OF COMPACTION IS OBTAINED ON A LAYER BY LAYER BASIS.
- IN THE EVENT DESIGN CONSIDERATIONS CHANGE OR UNUSUAL CONDITIONS ARE DISCOVERED DURING CONSTRUCTION, A LICENSED PROFESSIONAL GEOLOGIST SHOULD BE NOTIFIED IMMEDIATELY SO ADDITIONAL AND/OR REVISED RECOMMENDATIONS CAN BE DEVELOPED AS REQUIRED.

**STRUCTURAL STEEL:**

- STEEL SUPPLIER SPECIFICATIONS SHALL OVERRIDE THE FOLLOWING NOTES BELOW WHEN THEY ARE MORE STRINGENT.
- STRUCTURAL STEEL SHALL BE NEW STEEL CONFORMING TO THE FOLLOWING:
  - W-SHAPE BEAMS . . . . .ASTM A992 (Fy = 50 KSI)
  - HSS COLUMNS . . . . .ASTM A500 GRADE B (Fy = 46 KSI)
  - L-SHAPE ANGLE LINTELS. . . . .ASTM A36 (Fy = 36 KSI)
  - CONVENTIONAL BOLTS. . . . .ASTM A325
  - BASE PLATES . . . . .ASTM A36 (Fy = 36 KSI)
  - ANCHOR RODS. . . . .ASTM F1554 GRADE 36 (Fy = 36KSI)
- ANCHOR BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS. PLATES SHALL BE SET IN FULL BEDS OF NON-SHRINK GROUT.
- WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX OR F7X-EXXX WITH LOW HYDROGEN.
- FIELD CUTTING OF STRUCTURAL STEEL OR ANY FIELD MODIFICATIONS OF STRUCTURAL STEEL SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY DESIGN PROFESSIONAL FOR EACH SPECIFIC CASE.
- STRUCTURAL STEEL MEMBERS AND CONNECTIONS EXPOSED TO THE WEATHER SHALL BE PRIMED AND PAINTED.
- STRUCTURAL STEEL FRAMING SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CORRESPOND WITH REPRESENTATIVES OF STEEL MANUFACTURING. DESIGN REACTIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO ORDERING.
- FOUNDATION ELEMENTS WERE DESIGNED BASED ON DESIGN REACTIONS PROVIDED BY STEEL COLUMN MANUFACTURER. FINAL DESIGN REACTIONS OR ANY REVISED CALCULATIONS DRAWINGS, ETC... SHOULD BE PROVIDED TO OUR OFFICE FOR EVALUATION.

**CONCRETE NOTES:**

- CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-11)".
- USE AIR-ENTRAINING ADMIXTURE IN ALL CONCRETE EXPOSED TO FREEZING AIR.
- UNLESS OTHERWISE NOTED, NORMAL WEIGHT CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'c) AND BE OF A TYPE AS FOLLOWS:
  - (A) PIERS AND FOOTERS. . . . . 3,000 PSI
  - (B) SLAB ON GRADE. . . . . 4,000 PSI
- CONTROL AND SAW JOINTS SHOWN ON DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST TOGETHER WITH DRAWINGS OF THE PROPOSED JOINT LOCATIONS FOR APPROVAL OF THE DESIGN PROFESSIONAL.
- MINIMUM OF 72 HOURS SHALL ELAPSE BETWEEN ADJACENT CONCRETE PLACEMENTS.

**REINFORCEMENT:**

- REINFORCEMENT WORK OF DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-05), "ACI DETAILING MANUAL - 2004 (SP-66)," "CRSI MANUAL OF STANDARD PRACTICE" (MSP-186), AND "STRUCTURAL WELDING CODE -REINFORCING STEEL" (AWS DI. 4-92).
- STEEL REINFORCEMENT, UNLESS OTHERWISE NOTED SHALL CONFORM TO THE FOLLOWING:
  - (A) BARS, TIES, & STIRRUPS = ASTM A615 GRADE 60 (Fy=60,000 PSI)
  - (B) WELDED WIRE FABRIC (WWF) = ASTM A185
- MILD STEEL REINFORCEMENT SHALL CONFORM TO ASTM A 615, INCLUDING BARS FOR CONCRETE REINFORCEMENT, GRADE 60 (Fy = 60 KSI). ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI DETAILING MANUAL, ACI SP-66.
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A 185, "SPECIFICATIONS FOR WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT".
- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS OTHERWISE NOTED, SHALL BE AS FOLLOWS:
  - A) 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
  - B) CONCRETE EXPOSED TO EARTH OR WEATHER:
    - NO. 6 THROUGH NO. 18 BARS = 2"
    - NO. 5 BAR, W31 OR D31 WIRE AND SMALLER = 1 1/2"
  - C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
    - SLABS, WALLS, JOISTS:
      - NO. 14 AND NO. 18 BARS = 1 1/2"
      - NO. 11 BAR AND SMALLER = 1"
    - BEAMS, GIRDERS, AND COLUMNS:
      - PRIMARY REINFORCEMENT, TIES, STIRRUPS = 1 1/2"
- THE FOLLOWING SHALL BE USED FOR ALL REINFORCING LAP LENGTHS AND DEVELOPMENT LENGTHS UNLESS NOTED OTHERWISE ON PLANS:
 

BAR SIZE	LAP OR DEVELOPMENT LENGTH
#3	18"
#4	24"
#5	30"
#6	36"
#7	42"
#8	48"
- PROVIDE #4 HAIRPIN BARS AT ALL COLUMN BASE PLATES AS NEAR AS PRACTICAL TO THE ANCHOR BOLTS, DEVELOPED 5'-0" INTO THE SLAB AT MID-DEPTH OF SLAB IN ACCORDANCE WITH ACI 318-11.

**FOUNDATION NOTES:**

- FOUNDATION SUITABILITY MUST BE VERIFIED IN THE FIELD BY A GEOTECHNICAL ENGINEER (OWNER PROVIDED).
- THE BOTTOM OF ALL FOOTINGS SHALL HAVE A MINIMUM SAFE BEARING CAPACITY OF 2,500 PSF. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL EXTEND 3'-0" MINIMUM BELOW FINISH GRADE AND 1'-0" MINIMUM INTO UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- FOUNDATIONS ARE TO BE CONSTRUCTED ON UNDISTURBED SUITABLE VIRGIN SOIL OR COMPACTED STRUCTURAL FILL.
- FOR ALL UNSUITABLE FOUNDATION MATERIAL REMEDIAL ACTION SHALL BE AFFECTED AND MAY CONSIST OF THE FOLLOWING (WITH PRIOR APPROVAL BY THE OWNER AND A GEOTECHNICAL ENGINEER):
  - A) ROCK PARTIALLY UNDER FOUNDATIONS OR SLAB SHALL BE REMOVED TO TWO FEET BELOW BOTTOM OF FOUNDATION AND EXCAVATION SHALL BE BACKFILLED WITH APPROVED COMPACTED (95%) STRUCTURAL FILL.
  - B) SOFT UNSUITABLE MATERIAL UNDER FOUNDATIONS OR SLAB SHALL BE REMOVED TO REQUIRED DEPTH AND EXCAVATION SHALL BE BACKFILLED WITH APPROVED COMPACTED (95%) STRUCTURAL FILL.
  - C) UNUSUAL CONDITIONS WILL REQUIRE RECOMMENDATION BY GEOTECHNICAL ENGINEER WITH THE AID OF CORE BORINGS.
  - D) ALL FILL MATERIAL BELOW THE BUILDING SHALL BE COMPACTED 95% STRUCTURAL FILL. A GEOTECHNICAL ENGINEER SHALL VERIFY REQUIRED MATERIALS AND DENSITY.
- ALL PIERS AND FOOTINGS ARE NOT CONCENTRIC WITH COLUMNS.
- ALL FILLS WILL BE PLACED IN 4" COMPACTED LIFTS FOR THE TOP THREE FEET AND COMPACTED IN 6" LIFTS DEEPER THAN THREE FEET, COMPACT TO THE FOLLOWING MAXIMUM DRY DENSITIES IN ACCORDANCE WITH ASTM D-1557 (MODIFIED COMPACTION TEST):
 

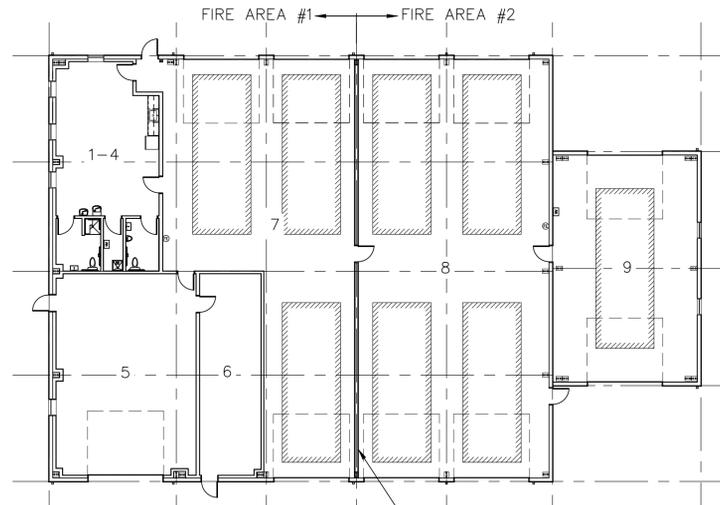
BELOW FOUNDATION:	95%
BELOW SLAB-ON-GRADE:	95%
LANDSCAPED FILLS:	90%
- THE FOUNDATION PLAN WAS DEVELOPED USING PRELIMINARY DESIGN LOADS AND BASE PLATE CONFIGURATIONS FROM THE PEMB SUPPLIER AMERICAN BUILDINGS. FINAL DESIGN OF THE PEMB PACKAGE MAY REQUIRE REVISIONS TO THE FOUNDATION SYSTEM. IF AN ALTERNATE PEMB SUPPLIER IS USED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A CERTIFIED FOUNDATION SYSTEM DESIGN. ALL SHOP DRAWINGS AND/OR CERTIFIED DRAWINGS MUST BE SUBMITTED TO OUR OFFICE FOR REVIEW PRIOR TO CONSTRUCTION.
- FINAL COLUMN REACTIONS MUST BE PROVIDED TO OUR OFFICE FOR REVIEW AND APPROVAL.

**MASONRY CONSTRUCTION:**

- CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1-05/ASCE 7-05.
- MORTAR SHALL CONFORM TO ASTM C270, TYPE M PORTLAND CEMENT/LIME MORTAR HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- THE COMPRESSIVE STRENGTH OF THE MASONRY PRISM, F'm, AS DETERMINED BY ASTM E447 SHALL BE A MINIMUM OF 1700 PSI.
- PROVIDE EXPANSION JOINTS AT 25'-0" (MAX) IN ALL EXPOSED CMU MASONRY. JOINTS SHALL BE ALIGNED WITH EXPANSION JOINTS IN FLOOR SLAB.

**PEMB - DESIGN BASIS**

THE FOUNDATION PLAN WAS DEVELOPED USING PRELIMINARY DESIGN LOADS AND BASE PLATE CONFIGURATIONS FROM THE PEMB SUPPLIER AMERICAN BUILDINGS. FINAL DESIGN OF THE PEMB PACKAGE MAY REQUIRE REVISIONS TO THE FOUNDATION SYSTEM. IF AN ALTERNATE PEMB SUPPLIER IS USED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A CERTIFIED FOUNDATION SYSTEM DESIGN. ALL SHOP DRAWINGS AND/OR CERTIFIED DRAWINGS MUST BE SUBMITTED TO OUR OFFICE FOR REVIEW PRIOR TO CONSTRUCTION.



**PROPOSED USE DIAGRAM**

**BUILDING CODE REVIEW:**

- PROJECT DESCRIPTION:**

THE PURPOSE OF THIS PROJECT IS CONSTRUCT A NEW EQUIPMENT BUILDING FOR SOUTHAMPTON TOWNSHIP. THE WORK WILL INCLUDE THE CONSTRUCTION OF NEW FOOTINGS AND PIERS, A SLAB WITH TURN DOWN FROST WALLS, A PRE-ENGINEERED METAL BUILDING (PEMB), AND THE ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING FOR THE NEW BUILDING. THE TOWNSHIP HAS PREPARED THE SITE TO THE SLAB SUBGRADE.
- MUNICIPALITY:** SOUTHAMPTON TOWNSHIP  
CUMBERLAND COUNTY  
PENNSYLVANIA
- APPLICABLE CODES:**
  - INTERNATIONAL BUILDING CODE (IBC) 2018
  - INTERNATIONAL MECHANICAL CODE (IMC) 2018
  - INTERNATIONAL PLUMBING CODE (IPC) 2018
  - INTERNATIONAL ENERGY CODE (IEC) 2018
  - INTERNATIONAL FIRE CODE (IFC) 2018
  - INTERNATIONAL ELECTRICAL CODE (NEC) 2018
  - ACCESSIBILITY (ANSI A117.1) 2009
  - (IBC- CH. 11, App. E) 2018
- BUILDING AREAS (USE GROUP):**
  - TOTAL PROPOSED AREA (S-1) 8,250 SF
- CONSTRUCTION TYPE:** V-B
- MAXIMUM HEIGHT:** ALLOWED = 1 STORY / 40 FEET  
PROPOSED = 1 STORY / 25 FEET
- A 3-HOUR FIRE BARRIER IS REQUIRED TO SEPARATE THE BUILDING INTO TWO FIRE AREAS OF LESS THAN 5,000 SQUARE FEET PER FIRE AREA.
- NO AUTOMATIC SPRINKLERS ARE REQUIRED. A FIRE ALARM AND DETECTION SYSTEM WILL BE INCLUDED.
- FIRE EXTINGUISHERS WILL BE PROVIDED EVERY 75 FEET.
- OCCUPANT LOAD:**
  - FIRE AREA #1: 4,260 S.F. / 200 OCC./S.F. = 21.30 OCC
  - FIRE AREA #2: 3,990 S.F. / 200 OCC./S.F. = 19.95 OCC
  - TOTAL OCCUPANT LOAD = 42
- MEANS OF EGRESS:-36" WIDTH PROVIDED**
  - THREE (3) EXITS PROVIDED DIRECTLY TO GRADE
  - 90' TRAVEL DISTANCE PROVIDED(100' MAX ALLOWED FOR SPACES WITH ONE EXIT)
  - MEANS OF EGRESS ILLUMINATION PER ELECTRICAL
- PLUMBING REQUIREMENTS**

	REQUIRED	PROPOSED
WATER CLOSETS	2	2
LAVATORIES	2	2
DRINKING FOUNTAINS	1	1
SERVICE SINK	1	1

**SHOP DRAWINGS (REQUIRED):**

- PRE-ENGINEERED METAL BUILDING
- FOUNDATION AND SLAB
- RADIANT FLOOR HEATING
- REINFORCEMENT STEEL AND ANCHOR BOLTS

**FIRE AREA SUMMARY (SF)**

<b>FIRE AREA #1:</b>	
ROOMS 1-4	= 705
ROOM 5	= 990
ROOM 6	= 435
ROOM 7	= 2,130
TOTAL	= 4,260
<b>FIRE AREA #2</b>	
ROOM 8	= 2,830
ROOM 9	= 1,162
TOTAL	= 3,990

**Engineer's Stamp:**

I certify that to the best of my knowledge and belief this plan is true and correct and the Owner may rely upon the accuracy thereof.



Gregory Scott LEBO, P.E. # 49870-E

NOT FOR CONSTRUCTION - ISSUED FOR BID AND PERMIT 08-21-23

GENERAL NOTES  
CONSTRUCTION DRAWINGS  
FOR  
TOWNSHIP EQUIPMENT BUILDING  
SOUTHAMPTON TWP. CUMBERLAND COUNTY, PA

Drawn By: DNF  
Designed By: BSC  
Checked By: GSL  
File: 2022-SH-009  
Date: 8/21/2023  
Scale: AS NOTED  
Drawing No. C-2

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NO.	REVISION NOTES	DATE

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