COFFEY COUNTY HOUSING AUTHORITY
313 NEOSHO STREET
BURLINGTON, KANSAS 66839-1639
MODEL #2015-01

LIST OF DRAWINGS

A-000	COVER SHEET
A-100	GENERAL NOTES
A-101	FLOOR PLAN
A-201	SCHEDULES
A-301	ELEVATIONS
A-302	ELEVATIONS
A-401	WALL DETAIL, ROOF PLAN, TRUSS GEOMETRY
P-100	PLUMBING NOTES
P-101	PLUMBING PLAN
S-100	FOUNDATION NOTES
S-101	FOUNDATION PLAN
S-102	FOUNDATION DETAILS

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR DESIGNER.

2. GENERAL CONSTRUCTION SHALL EQUAL OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE.

CONTACT INFORMATION

RONDA GILBERT
COFFEY COUNTY HOUSING AUTHORITY 313 NEOSHO
BURLINGTON, KANSAS 66839
620.364.8895
ccha@coffeycountyks.org

DESIGNER

K. HECTOR GIRARDIN
TECHCAD SERVICES, LLC
166 W 110th STREET
CARBONDALE, KS 66414
785.249.3884
hector@techcadservices.com

APPLICABLE CODES

2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2008 NATIONAL ELECTRICAL CODE (NEC)

CODE SUMMARY

OCCUPANCY	R-3
TYPE OF CONSTRUCTION	V-B
ALLOWABLE AREA	UNLIMITED
ACTUAL AREA	1,062 SF
ALLOWABLE HEIGHT	40 FEET
ALLOWABLE STORIES	3
ACTUAL HEIGHT	17'-4"
ACTUAL STORIES	1

TECHCAD SERVICES, LLC — Building Designer, CAD Drafting Services, Factory Built Consulting

NO	DATE:	DESCRIPTION
	5/16	ADDED MISC. NOTATIONS

REVISIONS

BY: KHG APP:

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY BURLINGTON, KANSAS

REF:
PROJ NO:
DATE: DEC 4, 2015
DRAWN BY: KH GIRARDIN
CHK'D BY:
DRAWING: A-000

2015-01 PLAN SET.DWG

GENERAL:

1. THESE DRAWINGS ARE BASED UPON AVAILABLE INFORMATION. BEFORE EXECUTING ANYTHING HEREIN SHOWN, EXAMINE ACTUAL JOB CONDITIONS. REPORT ANY DISCREPANCY, ERROR, OMISSIONS, OR DIFFICULTY AFFECTING THE WORK TO THE BUILDING DESIGNER FOR REVIEW. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF EXISTING CONDITIONS.

2. THE BUILDING SYSTEM SHOWN ON THESE DRAWINGS MUST BE ERECTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS USING STANDARD ERECTION PROCEDURES AND ANY MANUFACTURER'S RECOMMENDATIONS.

3. ANY DEVIATIONS FROM THE PLANS (AND SPECIFICATION AS PROVIDED WITHIN THE PLANS) IS SUBJECT TO WRITTEN APPROVAL FROM THE DESIGNER. ANY DEVIATION FROM THE STANDARD ERECTION PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS IS SUBJECT TO THE WRITTEN APPROVAL FROM THE MANUFACTURER.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED PRIOR TO CONSTRUCTION.

5. ALL DETAILS AND SECTIONS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

6. DO NOT SCALE THE DRAWINGS, CALCULATE REQUIRED DIMENSIONS. ALL DIMENSIONS SHOWN ARE TO THE FINISHED FACE OF MATERIAL UNLESS OTHERWISE INDICATED.

7. ANY EXISTING SURFACES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED PRIOR TO COMPLETION OF WORK.

8. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK AS SHOWN OR INFERRED BY THE DRAWINGS.

DESIGN:

1. CODES, SPECIFICATION AND STANDARDS (LATEST EDITIONS, U.N.O.)

   ALL CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS, EXCEPT WHERE NOTED TO THE CONTRARY ON THE DRAWINGS AND SPECIFICATIONS OR WHERE MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR SHOWN

   MCIB "SPECIFICATIONS FOR CONCRETE WORK"

2. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

   - 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
   - 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
   - 2008 NATIONAL ELECTRICAL CODE (NEC)

DESIGN LOADS:

- DEAD LOAD: ACTUAL MATERIAL WEIGHT
- FLOOR LIVE LOAD: 40 PSF
- ROOF LIVE LOAD: 20 PSF
- ROOF SNOW LOAD: 30 PSF (UN-REDUCED)
- WIND LOADING:
  - WIND SPEED: 100 MPH
  - EXPOSURE: "C"
  - STRUCTURE TYPE: ENCLOSED
  - IMPORTANCE: 1.00
- SEISMIC DESIGN CATEGORY: B

ROUGH CARPENTRY:

1. ALL STRUCTURAL LUMBER SHALL BE SYS #2 SOUTH PINE (SP) (OR BETTER) WITH A MINIMUM MOISTURE CONTENT OF NINETEEN (19) PERCENT.

2. ALL NON-STRUCTURAL LUMBER SHALL BE SPF #2 (OR BETTER).

3. ALL MATERIAL IN CONTACT WITH THE EARTH OR CONCRETE SHALL BE ACQ TREATED OR EQUAL.

4. ALL WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MEET THE REQUIREMENTS OF PS-1 OR PS-2, RESPECTIVELY, UNLESS NOTED OTHERWISE ON THE DRAWINGS. WALL PANELS TO BE USED ON THE EXTERIOR SHALL BE COMPATIBLE WITH THE ARCHITECTURAL EXTERIOR FINISH MATERIAL.

5. ALL ENGINEERED WOOD PRODUCTS (LAMINATED VENEER LUMBER (LVL), OR PARALLEL STRAND LUMBER (PSL)) SHALL BE MANUFACTURED TO THE FOLLOWING MINIMUM PROPERTIES:
   - ALLOWABLE BENDING STRESS: 2,950 PSI
   - ALLOWABLE SHEAR STRESS: 285 PSI
   - MODULUS OF ELASTICITY: 1,900,00 PSI

6. ALL BOLTS FOR CONSTRUCTION SHALL BE ASTM A307, GRADE A, OR ASTM A36.

7. ALL NAILS SHALL BE COMMON WIRE NAILS, UNLESS NOTED OTHERWISE ON THE DRAWINGS

8. ALL METAL FRAMING ACCESSORIES ARE STANDARDS OF SIMPSON STRONG-TIE AND ARE TO BE ATTACHED PER SIMPSON STRONG-TIE RECOMMENDATIONS.

9. HEADERS, BEAMS AND LINTELS SHALL BE CONSTRUCTED AS PER THE DRAWINGS WITH A MINIMUM OF (2) BEARING STUDS AND (1) FULL HEIGHT STUD AT ALL OPENINGS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

10. STRUCTURAL PANELS SHALL BE PLACED WITH THE FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS WITH THE END JOINTS STAGGERED FOUR (4) FEET, TYPICALLY.

11. THE QUALITY AND SIZE OF FASTENERS SHALL BE IN ACCORDANCE WITH THE CODE OF RECORD, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PRE-FABRICATED / PRE-ENGINEERED WOOD TRUSSES:

1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (TPI) DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES AND THE NATIONAL DESIGN SPECIFICATION FOR ANSI/ NFOPA WOOD CONSTRUCTION. PROVIDE TEMPORARY AND PERMANENT BRACING ON ALL TRUSSES, AS REQUIRED, TO PROVIDE MEMBER AND TRUSS STABILITY.

2. ROOF TRUSSES SHALL BE DESIGNED AND CONSTRUCTED FOR A MAXIMUM TOTAL DEFLECTION OF 1/ 360TH AND TO SAFELY SUPPORT THE FOLLOWING LOADS:

   A. TOP CHORD:
      LIVE LOAD = 20 PSF
      DEAD LOAD = 4 PSF

   B. BOTTOM CHORD:
      LIVE LOAD = 0 PSF
      DEAD LOAD = 5 PSF

   C. ADDITIONAL LOADS: (NOT LIMITED TO)
      SNOWDRIFT, BRACE REACTIONS, AND UPLIFT.

3. SHOP DRAWING SUBMITTALS, DRAWINGS, AND INFORMATION SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE KANSAS. DRAWINGS SHALL INCLUDE THE SPECIES, SPECIES GROUP, SIZES, AND ALLOWABLE STRESS GRADES OF LUMBER TO BE USED. THE ROOF PITCH, SPAN, CAMBER, CONFIGURATION, AND SPACING FOR EACH TYPE OF TRUSS SHALL BE PROVIDED. METAL PLATE CONNECTORS SHALL BE SPECIFIED AND SHALL INCLUDE, AS A MINIMUM, THE TYPE, SIZE, MATERIAL, FINISH, AND LOCATION AS WELL AS ANY NECESSARY SPECIAL BEARING DETAILS. THE DRAWINGS SHALL SHOW ALL REQUIRED TEMPORARY OR PERMANENT BRACING WHICH MAY AFFECT THE OVERALL STRUCTURAL CAPACITY AND PERFORMANCE OF THE TRUSSES. THE SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE WITH THE PLANS.

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

NO	DATE:	DESCRIPTION	BY	APP:
	5/16	ADDED MISC. NOTATIONS	KHG	

REVISIONS

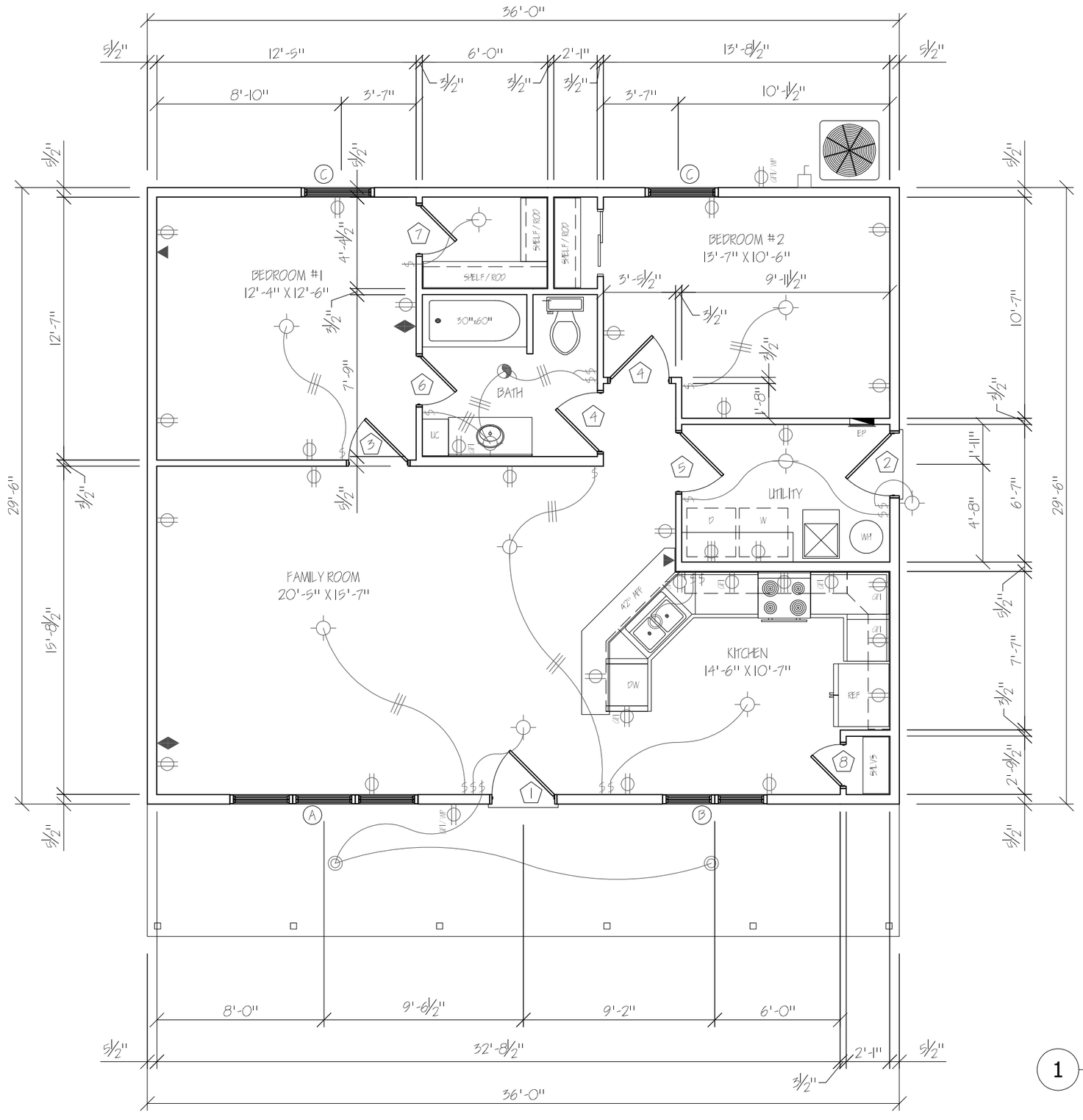
SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:
PROJ NO:
DATE: DEC 4, 2015
DRAWN BY: KH GIRARDIN
CHK'D BY:

DRAWING: A-100

2015-01 PLAN SET.DWG



1 FLOOR PLAN

Scale: 3/16" = 1'-0"

NO	DATE:	DESCRIPTION	BY	APP:
	5/16	ADDED MISC. NOTATIONS	KHG	

REVISIONS

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:
PROJ NO:
DATE: DEC 4, 2015
DRAWN BY: KH GIRARDIN
CHK'D BY:

DRAWING: A-101

2015-01 PLAN SET.DWG

DOOR SCHEDULE

LABEL	WIDTH	HEIGHT	SWING	STYLE	HARDWARE	U-FACTOR	REMARKS
1	3'-0"	6'-8"	RIGHT	6 PANEL	KEYED LEVER w/ DEADBOLT	0.190	INSULATED
2	3'-0"	6'-8"	RIGHT	6 PANEL	KEYED LEVER w/ DEADBOLT	0.190	INSULATED / 20 MINUTE LISTED
3	2'-10"	6'-8"	RIGHT	FLAT	PRIVACY LEVER		
4	2'-10"	6'-8"	LEFT	FLAT	PRIVACY LEVER		
5	2'-10"	6'-8"	LEFT	FLAT	PASSAGE LEVER		
6	2'-4"	6'-8"	LEFT	FLAT	PRIVACY LEVER		
7	2'-4"	6'-8"	LEFT	FLAT	PASSAGE LEVER		
7	2'-0"	6'-8"	LEFT	FLAT	PASSAGE LEVER		

WINDOW SCHEDULE

LABEL	WIDTH	HEIGHT	MINIMUM REQUIRED				REMARKS
			LIGHT	VENT	U-FACTOR	SHGC	
A	9'-0"	5'-0"	9.52	4.76	0.30	0.40	TRIPLE UNIT / LOW-E GLAZING
B	5'-0"	5'-0"	5.21	2.60	0.30	0.40	DOUBLE UNIT / LOW-E GLAZING
C	3'-6"	5'-0"	12.33	6.17	0.30	0.40	SINGLE UNIT / LOW-E GLAZING

NOTE: WINDOW SIZES ARE NOMINAL, ACTUAL SIZES SHALL BE PER CHOSEN MANUFACTURER'S SPECIFICTIONS

ELCETRICAL LEGEND

	LIGHT		DUPLEX RECEPTACLE
	FAN / LIGHT	GFI	GFI DUPLEX RECEPTACLE
	RECESSED CAN LIGHT		240 RECEPTACLE
S	SWITCH		CABLE
J	J-BOX		TELEPHONE / DATA
EP	SERVICE PANEL		DISCONNECT
	METER	WP	WATER PROOF
	AC CONDENSING UNIT / HEAT PUMP		

2015-01 PLAN SET.DWG

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

REVISIONS

NO	DATE:	DESCRIPTION	BY	APP:
	5/16	ADDED MISC. NOTATIONS	KHG	

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:

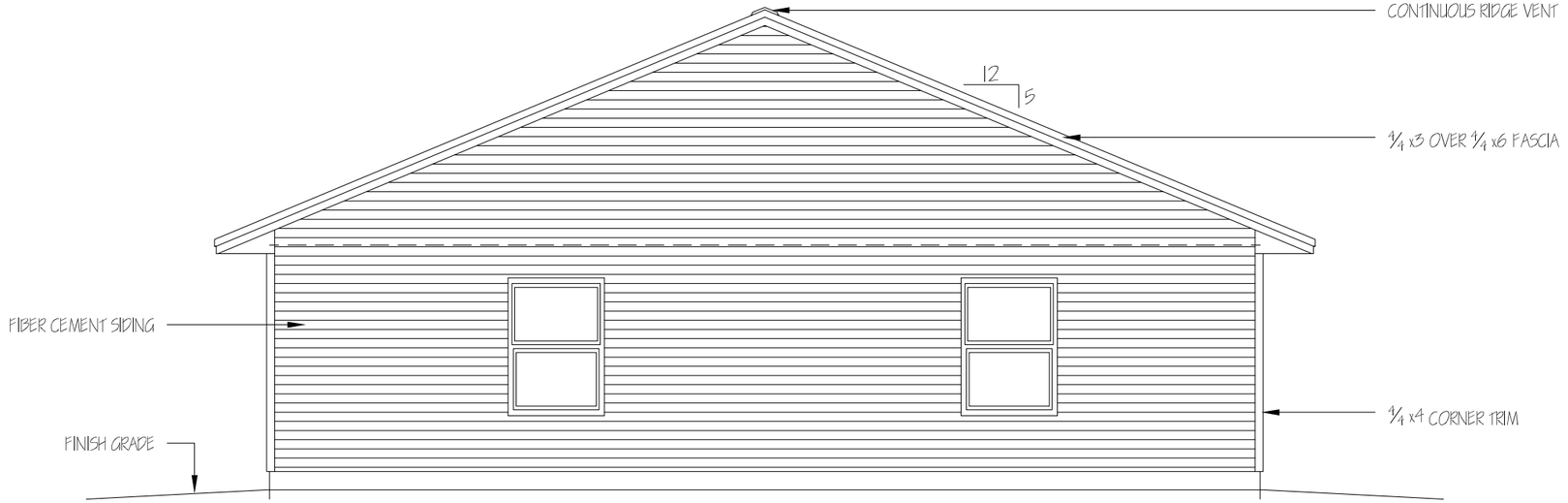
PROJ NO:

DATE: DEC 4, 2015

DRAWN BY: KH GIRARDIN

CHK'D BY:

DRAWING: A-201



2 REAR ELEVATION

Scale: 3/16" = 1'-0"

1 FRONT ELEVATION

Scale: 3/16" = 1'-0"

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

REVISIONS

NO	DATE:	DESCRIPTION	BY	APP:
	5/16	ADDED MISC. NOTATIONS	KHG	

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:

PROJ NO:

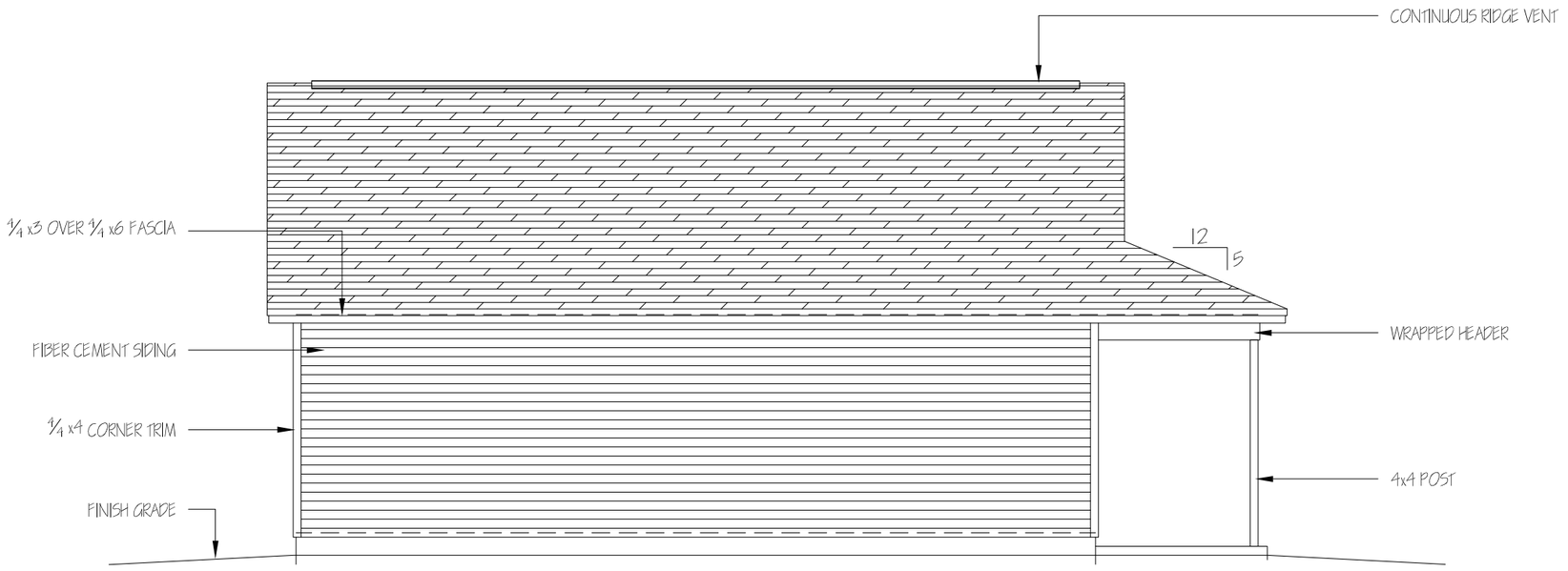
DATE: DEC 29, 2015

DRAWN BY: KH GIRARDIN

CHK'D BY:

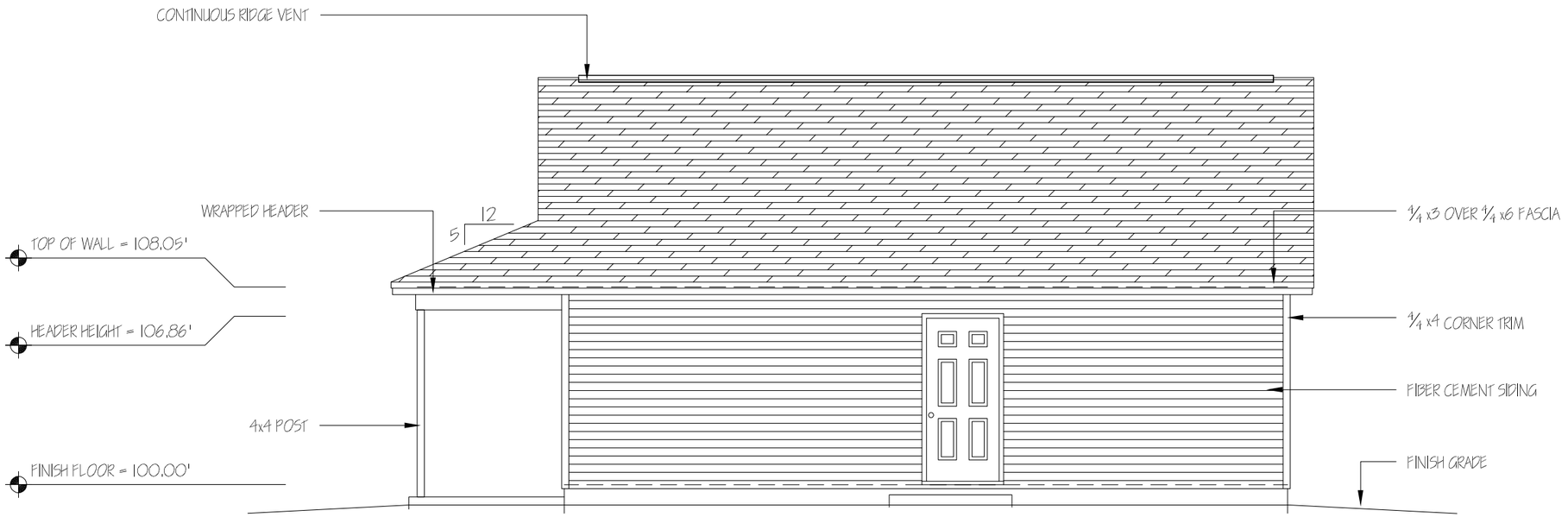
DRAWING: A-301

2015-01 PLAN SET.DWG



2 LEFT ELEVATION

Scale: 3/16" = 1'-0"



1 RIGHT ELEVATION

Scale: 3/16" = 1'-0"

2015-01 PLAN SET.DWG

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

NO	DATE:	DESCRIPTION	BY	APP:
	5/16	ADDED MISC. NOTATIONS	KHG	

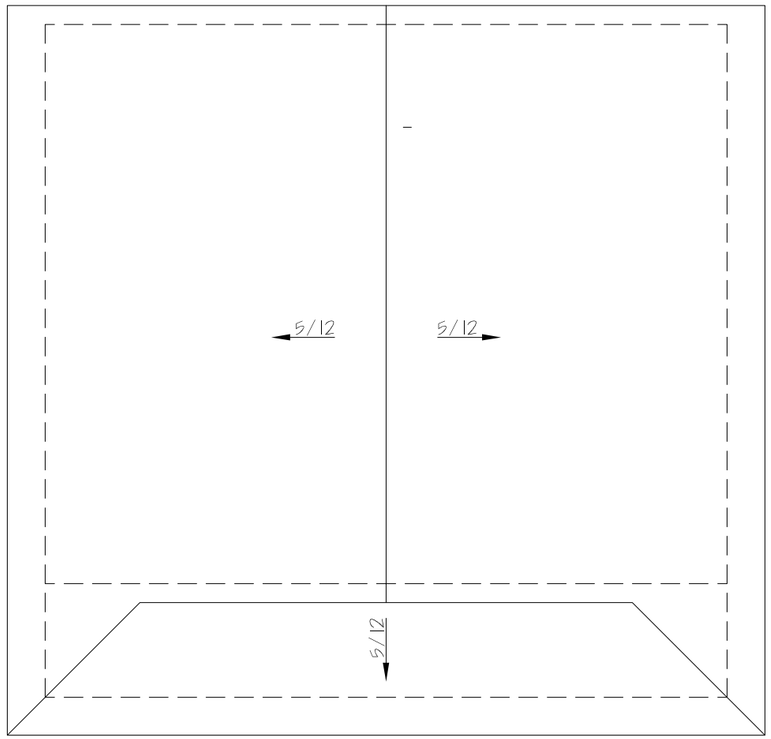
REVISIONS

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

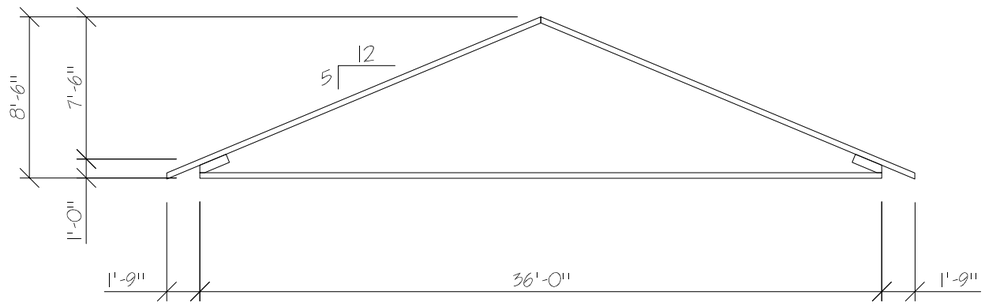
PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:
PROJ NO:
DATE: DEC 29, 2015
DRAWN BY:KH GIRARDIN
CHK'D BY:

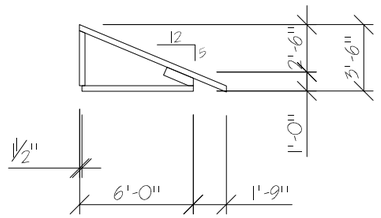
DRAWING: A-302



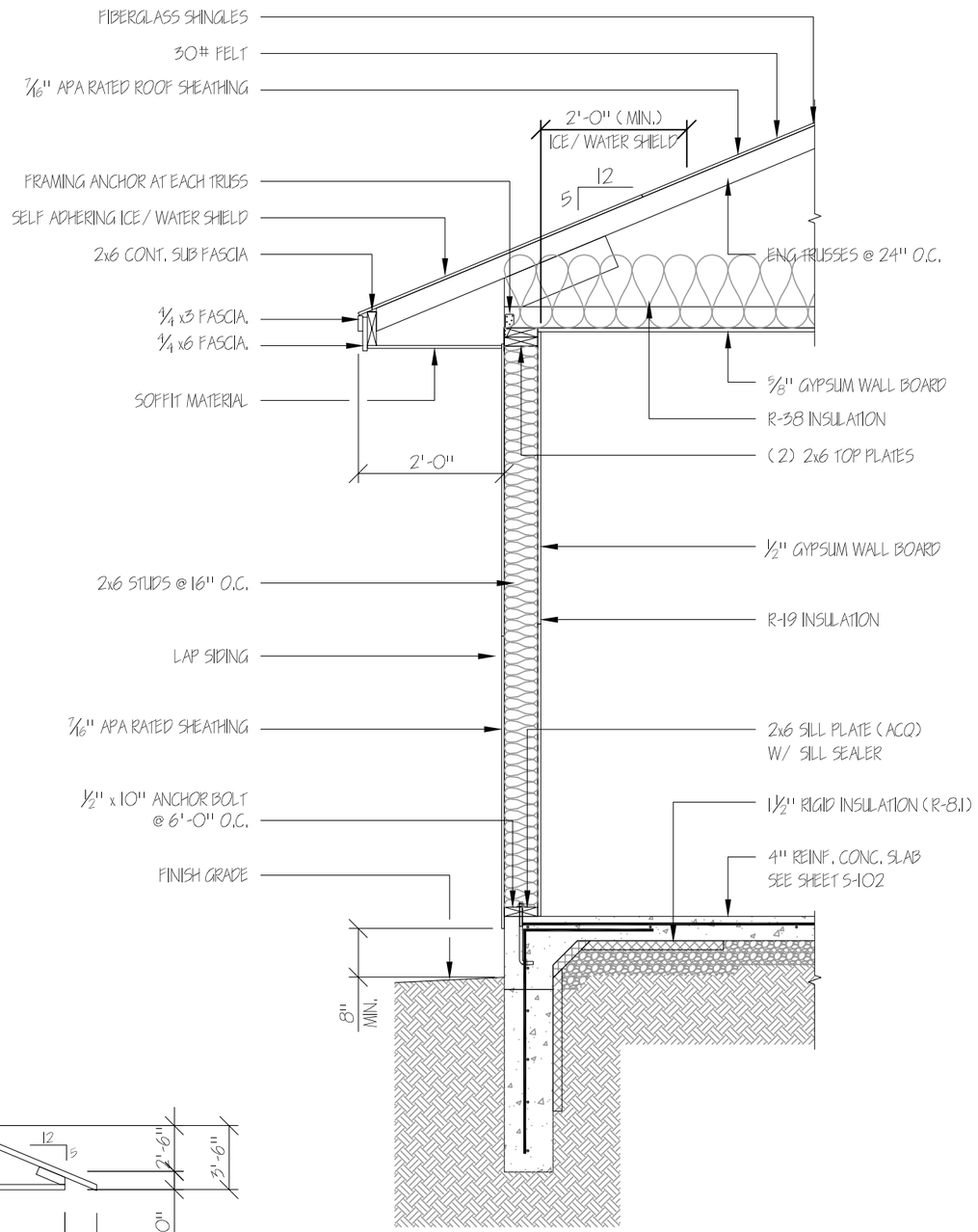
2 ROOF PLAN
Scale: 1/8" = 1'-0"



3 COMMON ROOF TRUSS
Scale: 1/8" = 1'-0"



4 MONO PORCH TRUSS
Scale: 1/8" = 1'-0"



1 WALL SECTION
Scale: 1/2" = 1'-0"

NO	DATE:	DESCRIPTION	BY	APP:
	5/16	ADDED MISC. NOTATIONS	KHG	

REVISIONS

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:
PROJ NO:
DATE: DEC 4, 2015
DRAWN BY: KH GIRARDIN
CHK'D BY:

DRAWING: A-401

2015-01 PLAN SET.DWG

PLUMBING:

GENERAL

1. DWV SYSTEMS ROUGH IN AND FINISHED PLUMBING SHALL BE TESTED PER IRC P2503.5
2. WATER SUPPLY SYSTEM SHALL BE TESTED PER IRC P2503.7
3. PIPING IN CONCEALED LOCATIONS, INSTALLED THROUGH FRAMING MEMBERS SHALL BE PROTECTED BY SHIELD PLATES WHEN LESS THAN 1½" FROM MEMBER EDGE.
4. PIPING SHALL BE SUPPORTED PER IRC P2605
5. A WATER TIGHT PAN SHALL BE INSTALLED BENEATH THE WATER HEATER WHEN IT IS INSTALLED WHERE DAMAGE MAY RESULT FROM LEAKAGE PER IRC P2801.5

WATER SUPPLY

1. FULL OPEN VALVE SHALL BE PROVIDED AT THE WATER SERVICE ENTRANCE PER IRC P2903.9.1.
2. THE WATER SUPPLY SHALL BE PROTECTED FROM CONTAMINATION PER IRC P2902.
3. WATER SUPPLY MAINS, BRANCHS, AND RISERS SHALL BE SIZED PER IRC P2903.7. (PRESSURE RANGE - 40 TO 49 PSI)
   - MINIMUM WATER SERVICE SHALL BE ¾"
   - MINIMUM BRANCH MAINS SHALL BE ¾"
   - BRANCH MAINS SHALL BE ½" WITH LESS THAN 3 FIXTURES UNITS
4. SHUT OFF VALVES SHALL BE PROVIDED AT EACH PLUMBING FIXTURE PER IRC P2903.9.4.
5. WATER SUPPLY PIPING IN UNCONDITIONED SPACES SHALL BE INSULATED.
6. EXTERIOR HOSE BIBBS SHALL BE FROST PROOF PER IRC P2903.10.
7. WATER HAMMER ARRESTORS SHALL BE INSTALLED ON QUICK CLOSING VALVES PER IRC P2903.5
8. THERMAL EXPANSION CONTROL SHALL BE PROVIDED PER IRC P2903.4.

DRAIN, WASTE, AND VENT

1. DRAIN, WASTE, AND VENT (DWV) PIPING SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
2. PVC PIPING SHALL BE SUPPORTED PER IRC TABLE 2605.1 48" MAXIMUM HORIZONTAL SPACING.
3. CHANGE IN DIRECTION IN THE DRAINAGE PIPING SHALL BE PER IRC TABLE P3005.1
   - VERTICAL TO HORIZONTAL, LONG SWEEP FITTING
   - HORIZONTAL TO HORIZONTAL, LONG SWEEP FITTING
4. DRAINAGE PIPING CLEANOUTS SHALL BE PROVIDED PER IRC P3005.2.4.
5. STAND PIPES SHALL BE A MINIMUM 18" AND A MAXIMUM OF 42" ABOVE THE TRAP PER IRC P2706.2.
6. OPEN VENT PIPES THAT EXTEND THROUGH THE ROOF SHALL TERMINATE 12" MIN. ABOVE THE ROOF.
7. VENTS SHALL BE SIZED PER IRC P3113.1. MINIMUM VENT THROUGH THE ROOF SHALL BE ONE HALF THE REQUIRED BUILDING SEWER
8. VENTS THROUGH THE ROOF SUBJECT TO FROST CLOSURE SHALL BE A MINIMUM OF 3", VENTS LESS THAN 3" SHALL BE INCREASED IN SIZE A MINIMUM OF 12" BELOW THE ROOF PER IRC P3103.2.
9. MAXIMUM DISTANCE OF FIXTURE TRAP FROM VENT SHALL BE PER IRC TABLE 3105.1.
10. PVC PIPING SHALL BE PROTECTED FROM UV EXPOSURE.

PLUMBING FIXTURE SCHEDULE

PLAN MARK	FIXTURE DESCRIPTION	FITTINGS AND TRIM	REMARKS	PLUMBING FIXTURE PIPE SIZE			
				WASTE	VENT	CW	HW
L-1	19" DROP-IN VITREOUS CHINA, 3 HOLE LAV. WITH FAUCET HOLES ON 8" CENTERS. OR ACCEPTALBLE EQUIVALANT.	4" CENTERSET FAUCET WITH LEVER HANDLE AND TEMPERTURE LIMITING DEVICE, ½" CONNECTIONS, WITH POP-UP HOLE. 2.0 GPM SPRAY		1¼"	1¼"	½"	½"
WC-1	1.6 GALLON, FLUSH TANK WATER CLOSET, PRESSURE-ASSISTED SIPHON JET, VITREOUS CHINA ELONGATED BOWL AND TANK, 16 ½" HIGH, TWO PIECE, 12" ROUGH-IN, FURNISHED WITH POLISHED CHROME FLUSH ACTUATOR.	WHITE, SOLID PLASTIC, SEAT FOR ELONGATED BOWL, INTEGRAL BUMPERS, EXTERNAL CHECK HINGES WITH STAINLESS STEEL POST		3"	2"	½"	---
T-1	ONE PIECE FIBERGLASS 36" X 60" x 32" TUB/ SHOWER	TUB / SHOWER VALVE WITH TEMPERTURE LIMITING DEVICE. 3.0 GPM SPRAY		2"	1½"	½"	½"
S-1	STAINLESS STEEL DOUBLE BOWL TOP MOUNT, 4 HOLE SINK. WITH FAUCET HOLES ON 4" CENTERS. OR ACCEPTALBLE EQUIVALANT.	4" CENTERSET FAUCET WITH LEVER HANDLE AND TEMPERTURE LIMITING DEVICE, ½" CONNECTIONS, 2.0 GPM SPRAY		2"	1½"	½"	½"

REMARKS:
1.
2.
3.
4.

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

NO	DATE:	DESCRIPTION
	5/16	ADDED MISC. NOTATIONS

REVISIONS

BY: KHG APP:

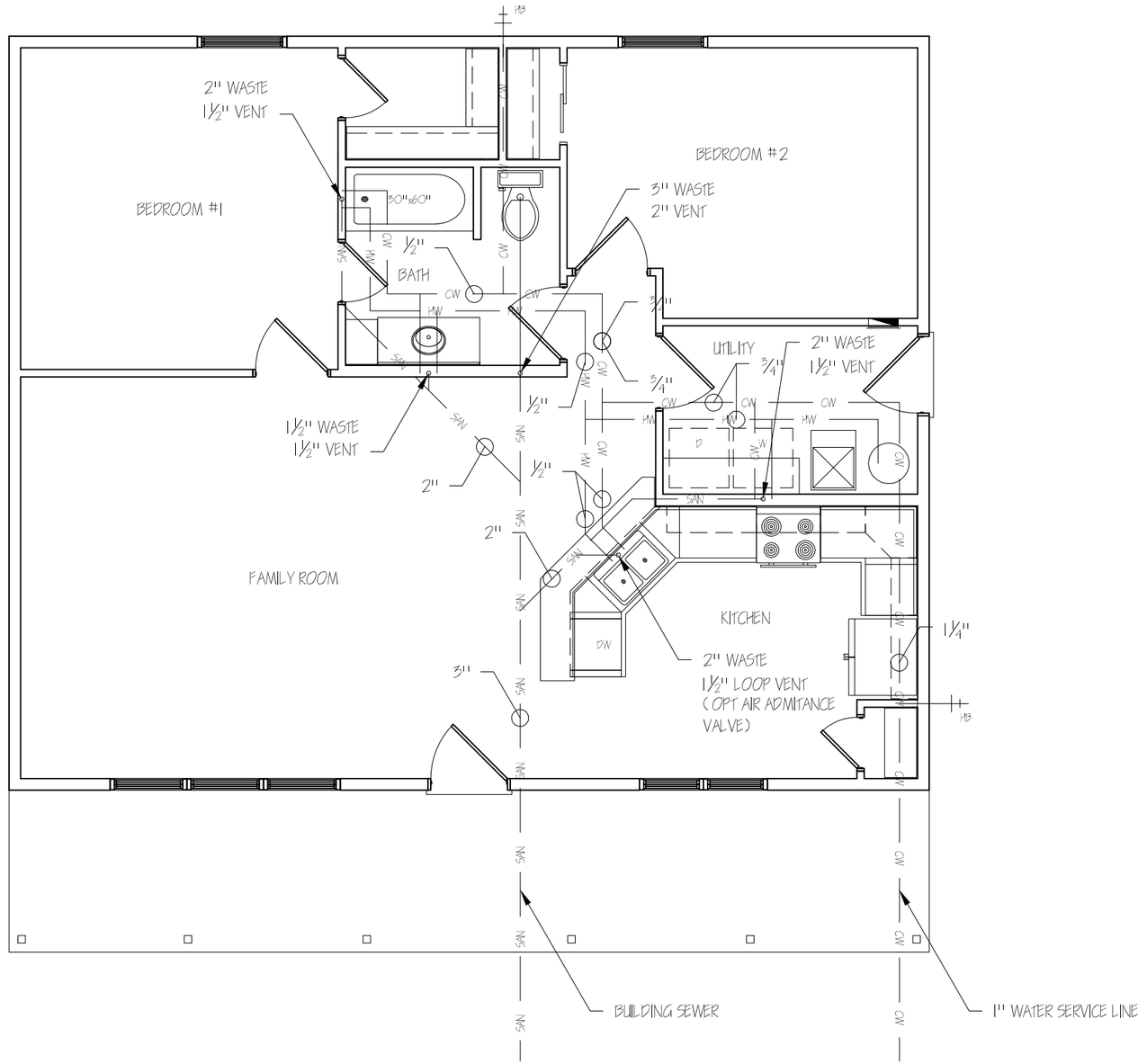
SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:
PROJ NO:
DATE: DEC 4, 2015
DRAWN BY:KH GIRARDIN
CHK'D BY:

DRAWING: P-100

2015-01 PLAN SET.DWG



1 PLUMBING PLAN

Scale: 3/16" = 1'-0"

2015-01 PLAN SET.DWG

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

REVISIONS

NO	DATE:	DESCRIPTION	BY	APP:

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:

PROJ NO:

DATE: DEC 4, 2015

DRAWN BY: KH GIRARDIN

CHK'D BY:

DRAWING: P-101

FOUNDATION:

1. ALL FOOTING FOUNDATIONS HAVE A DESIGN ALLOWABLE PRESSURE OF 2,000 PSF.

2. ZONES OF SOIL ENCOUNTERED AT THE BOTTOM OF THE FOOTING EXCAVATIONS DEEMED INDEQUATE SHALL BE REPLACED OR REMEDIATED AS DIRECTED BY THE DESIGNER.

3. MOISTURE CONTENT OF THE SOIL SHALL NOT BE ALLOWED TO CHANGE AFTER EXCAVATION.

4. CONCRETE SHALL NOT BE PLACED ON FROZEN OR SATURATED GROUND.

5. THE BASE OF THE EXCAVATION SHALL BE FREE OF WATER AND LOOSE SOIL PRIOR TO PLACEMENT OF CONCRETE.

6. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY UNUSAL SOIL CONDITIONS THAT ARE IN VARIANCE WITH THE PLAN DRAWINGS OR WHEN DIFFERENT BEARING MATERIAL IS EVIDENT AND THERE IS A QUESTION OF BEARING CAPACITY.

CONCRETE CONSTRUCTION:

1. CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LASTEST AMERICAN CONCRETE INSTITUTE DOCUMENTS, ACI-301, 304, 305, 306, 315, 318, AND 347 AND CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE UNLESS OTHERWISE NOTED IN THESE CONTRACT DOCUMENTS.

2. CONCRETE FOR FOOTINGS: F'c = 3,000 psi (28 DAY)

3. CONCRETE FOR FLATWORK: F'c = 3,500 psi (28 DAY)

4. REINFORCING STEEL:
   A. ASTM A615 GRADE 40 STEEL
   B. MINIMUM SPLICE LAP = 30 BAR DIAMETERS
   C. HORIZONTAL REINFORCING STEEL SHALL BE CONTINOUS AROUND THE CORNERS AND SHALL MEET THE REQUIREMENTS OF MINIMUM SPLICE LAP.
   D. WELDED WIRE REINFORCEMENT SHALL MEET ASTM A706, GRADE 60.

5. CONCRETE SLUMP SHALL BE A MINIMUM OF 5" + / - (ASTM C-143) AS DELIVERED IN THE FIELD. THE CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY.

6. AGGREGATE SIZE = 3/4" (MAXIMUM)

7. THER SHALL BE NO HORIZONTAL CONSTRUCTION JOINTS IN ANY CONCRETE POURS UNLESS SHOWN ON THE PLANS OR APPROVED IN WRITING BY THE DESIGNER.

8. REINFORCING STEEL COVERAGE SHALL BE IN ACCORDANCE WITH ACI 315 UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. MINIMUM CLEAR COVERAGE OF CONCRETE OVER REINFORCEING STEEL SHALL NOT BE LESS THAN THE FOLLOWING (UNLESS NOTED OTHERWISE):

   A. CONCRETE PLACED AGAINST TRENCHED EARTH: 3"
   B. CONCRETE PLACED AGAINST FORM IN EARTH: 2"
   C. UN-TIED ELEMENTS (ELEVATED SLABS AND WALLS): 1"
   D. TIED ELEMENTS (COLUMNS AND ELEVATED BEAMS): 1 1/2"

10. FLY ASH MAY BE USED AT A RATE NOT TO EXCEED 15% OF THE TOTAL CEMENT CONTENT.

11. CONCRETE EXPOSED TO WEATHER, PARKED VEHICLES, AND / OR DE-ICING CHEMICAL SHALL CONTAIN 6% (±1%) ENTRAINED AIR BY VOLUME.

12. STIRRUPS AND TIES SHALL COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE (CRSI) SUPPLEMNTARY REQUIREMENTS FOR IMPROVED BENDABILITY

13. MINIMUM LAP DISTANCE AND HOOK LENGTHS SHALL BE AS FOLLOWS:

BAR	MIN. LAP	90° HOOK
#3	15"	6"
#4	20"	8"
#5	24"	10"
#6	30"	12"

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

NO	DATE:	DESCRIPTION	BY	APP:
		REVISIONS		

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:

PROJ NO:

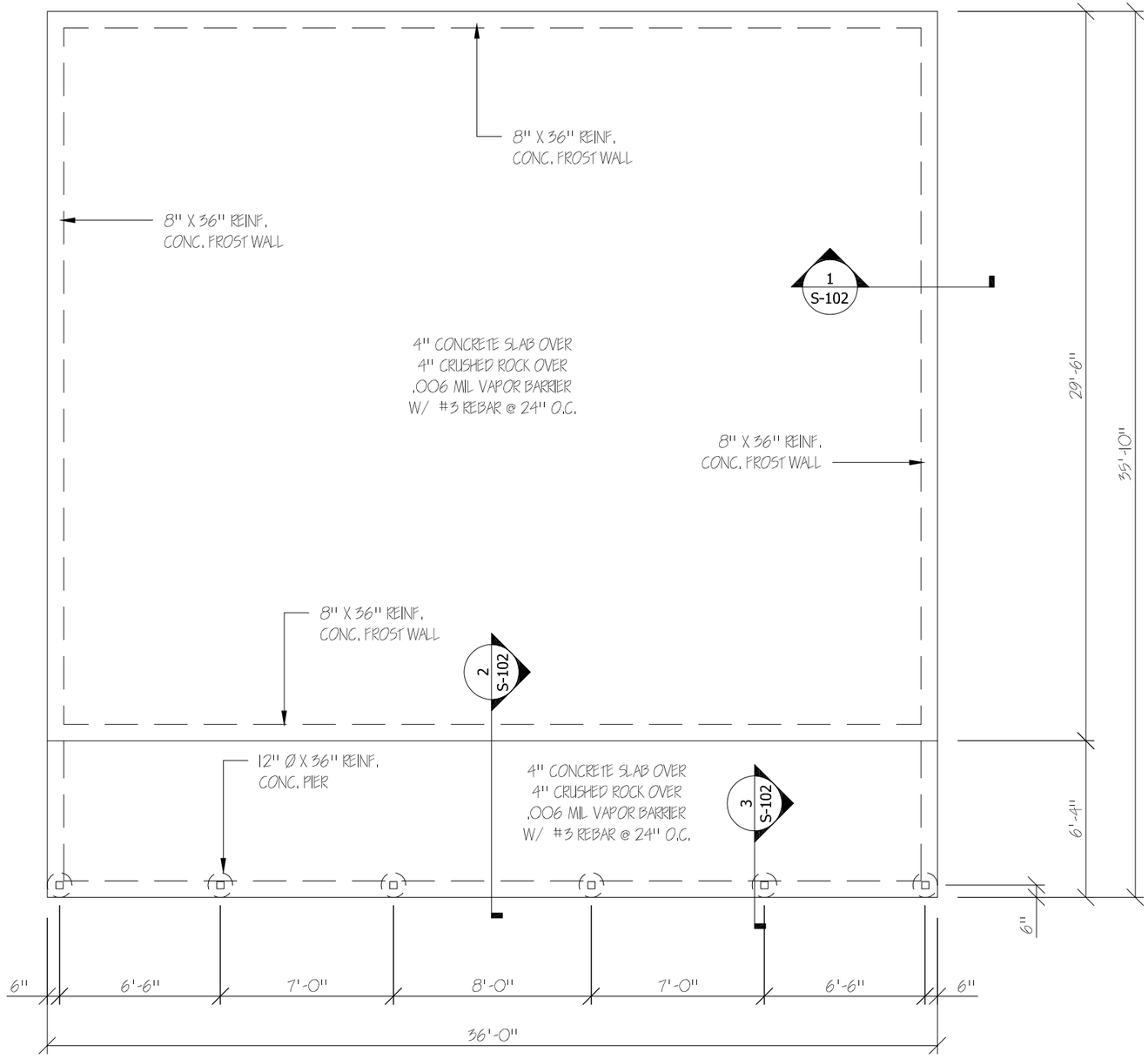
DATE: DEC 4, 2015

DRAWN BY:KH GIRARDIN

CHK'D BY:

DRAWING: S-100

2015-01 PLAN SET.DWG



1 FOUNDATION PLAN

Scale: 3/16" = 1'-0"

NO	DATE:	DESCRIPTION	BY	APP:
		REVISIONS		

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:

PROJ NO:

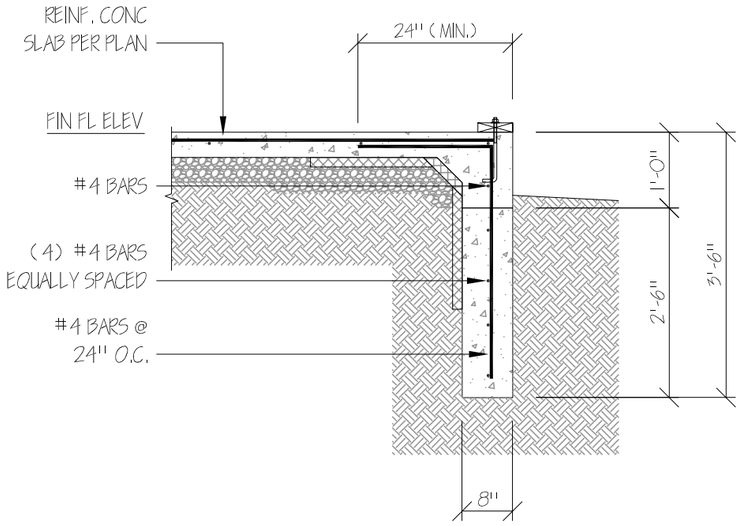
DATE: DEC 4, 2015

DRAWN BY:KH GIRARDIN

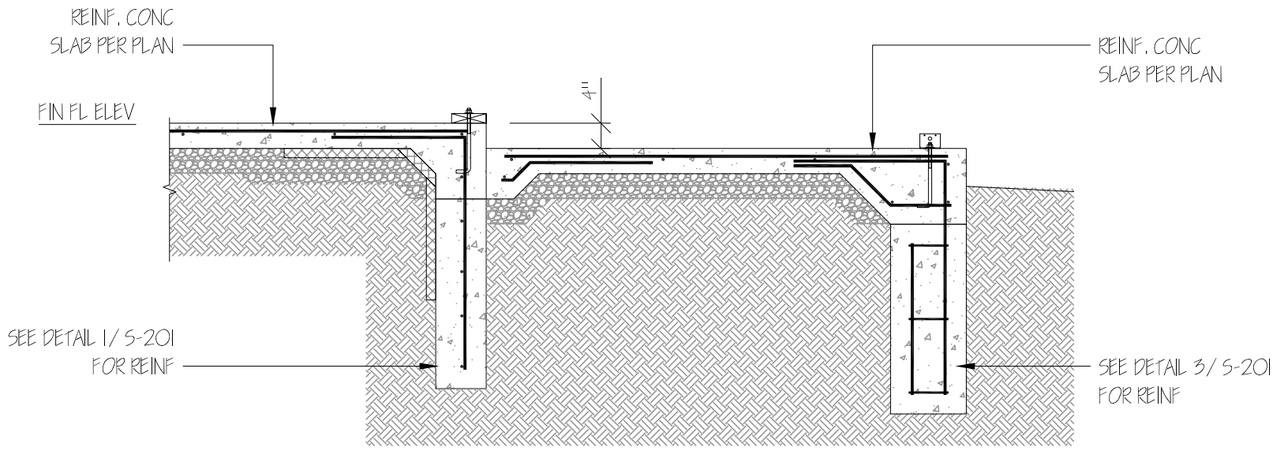
CHK'D BY:

DRAWING: S-101

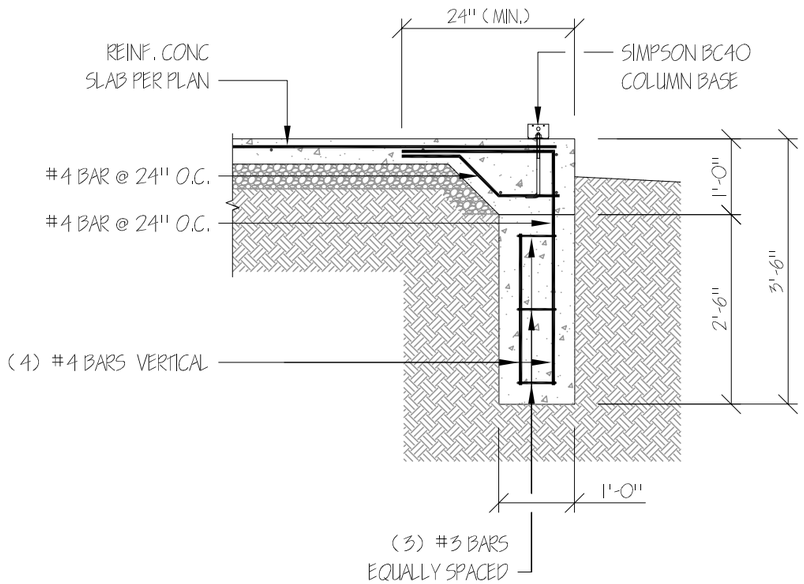
2015-01 PLAN SET.DWG



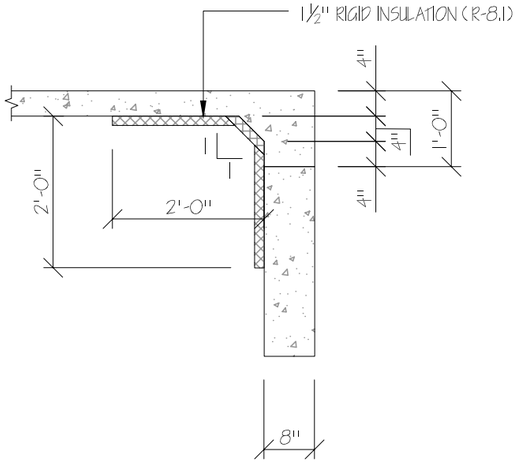
1 FROST WALL DETAIL
Scale: 1/2" = 1'-0"



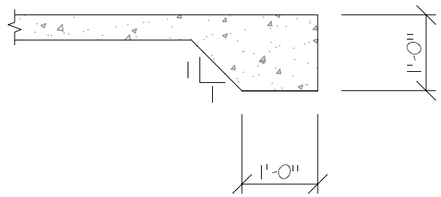
2 PORCH SLAB DETAIL
Scale: 1/2" = 1'-0"



3 PIER FOOTING DETAIL
Scale: 1/2" = 1'-0"



INSULATED SLAB DETAIL



PORCH SLAB DETAIL

4 THICKEN SLAB DETAIL
Scale: 3/8" = 1'-0"

TECH CAD SERVICES, LLC
Building Designer
CAD Drafting Services
Factory Built Consulting

NO	DATE:	DESCRIPTION	BY	APP:
		REVISIONS		

SHEET TITLE: AFFORDABLE HOUSING MODEL #2015-01

PROJECT: COFFEY COUNTY HOUSING AUTHORITY
BURLINGTON, KANSAS

REF:
PROJ NO:
DATE: DEC 4, 2015
DRAWN BY: KH GIRARDIN
CHK'D BY:
DRAWING: S-102

2015-01 PLAN SET.DWG