GENERAL REQUIREMENTS

- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH FABRICATION OF STAIRS, ROOF AND / OR FLOOR TRUSSES.
- 2. DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION. WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, SPECS OR DETAILS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION, LARGER SCALE DRAWINGS AND WRITTEN SPECIFICATION HAVE PRECEDENCE.
- 3. IN THE EVENT THAT CERTAIN FEATURES OR DETAILS ARE NOT FULLY SHOWN, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 4. ALL PRODUCTS AND MATERIALS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATION, CONTACT THE ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY THAT ALL MATERIAL INSTALLED SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- PROVIDE 22 1/2" X 30" ATTIC ACCESS OR CRAWL SPACE WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.
- 6. PROVIDE HANDRAILS 34" 38" ABOVE NOSINGS ON ALL STAIRS W FOUR OR MORE RISERS. RETURN RAILS TO WALL OR NEWEL. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR. HANDRAILS MAY BE INTERRUPTED BY A NEWEL AT A TURN. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC.. 30" OR MORE ABOVE GRADE OR FLOOR BELOW, GUARDS SHALL BE MIN. 36" HIGH (UNLESS NOTED OTHERWISE) AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE. HANDRAILS SHALL HAVE MAX. 2" GRIP CROSS SECTION AND BE 1 1/2" MAX. OFF WALL.
- PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES, AND MIN-HEIGHT FOR WALLS OVER 9' TALL. FIRE CHAULK OPENINGS AROUND WIRE, PIPE, & VENTS. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GYP. BRD. DRAFTSTOPPING, NOT TO EXCEED 500 S.F. UNLESS FULLY SPRINKLERED.
- 8. PROVIDE A MINIMUM OF 6'-9" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 8 1/4" AND TREADS SHALL BE AT LEAST 9" WITH 1" NOSING, UNLESS NOTED OTHERWISE IN DRAWINGS. MIN. WINDER TREADS SHALL NOT BE 10" AT 12" FROM NARROW END. NOT LESS THAN 6" AT ANY LOCATION. MAX. RISER AT EXTERIOR DOORS SHALL BE 13/4".
- THE CONTRACTOR SHALL SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS & MOISTURE, SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
- 10. SLOPE ALL CONCRETE STOOPS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
- II. ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS, AND TRUGGES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
- 12. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITHIN 10 FEET, BUT NOT LESS THAN 3' AT POINT OF ROOF PENETRATION.
- 13. PRIVATE GARAGES SHALL BE SEPARATED FROM ADJACENT DWELLING AND ATTIC WITH MINIMUM 5/8" GYPSUM BOARD ON GARAGE SIDE, AND 20 MINUTE SELF-CLOSING DOOR. WHEN BENEATH LIVING SPACE INSTALL 5/8" RATED 6.B. ON CEILING & ALL SUPPORTING STRUCTURE.

SPECIFICATIONS:

- I.I GENERAL CONDITIONS
- 12 CONSTRUCTION SHALL COMPLY WITH THE LATEST ADDITION OF THE CODES NOTED ON THE COVER SHEET AND ALL APPLICABLE LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
- 1.3 ALL CONSTRUCTION SHALL BE CLASSIFIED AS NOTED ON THE COVER SHEET.
- 1.4 DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. GENERAL CONTRACTORS AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
- 15 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND / OR OWNER.

SITE WORK

- 2.1 PROVIDE HOUSE NUMBERS CLEARLY VISIBLE FROM THE STREET.
- 2.2 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REGUIRED. NO FOOTINGS SHALL BE PLACED ON UNSUITABLE MATERIAL (PROVIDING LESS THAN 1500 PSF CAPACITY).

- 23 SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE CONTRACTOR.
- 2.4 BACKFILL SHALL ONLY BE CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADED WITH POSITIVE SLOPE, MIN. 6" IN FIRST 10'. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 40% DENSITY AS PER ASTM DI557 METHOD D.
- 2.5 PROVIDE 4" MINIMUM CONTINUOUS DRAIN TILE AROUND PERIMETER OF BASEMENT FOUNDATION, OPTIONAL INTERIOR DRAINTILE MAY BE INSTALLED AT THE BUILDERS DISCRETION.
- 2.6 PROVIDE PASSIVE UNDER SLAB RADON VENTING W/ MIN. 3" DIA. VENT THRU ROOF WHEN REGUIRED BY LOCAL JURISDICTION AND IN ACCORDANCE WITH APPENDIX F OF THE IRC. SEE NOTE 12.5
- 2.7 APPLY TERMITCIDE WITHIN 2 FEET OF ENTIRE STRUCTURE IN ACCORDANCE WITH LOCAL AND APA STANDARDS. TREATMENT MUST HAVE 5 YEAR GUARANTEE.
- 2.8 EXTREME CARE AND PROPER MEASURES SHALL BE USED WHILE INSTALLING BACKFILL SO AS NOT TO DAMAGE, BULGE, OR TIP WALL. SHORING, BRACING, ETC., SHALL BE EMPLOYED UNTIL THE FULL DEAD LOAD OF THE BUILDING IS ON THE WALLS.

CONCRETE

- 3.1 CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE STANDARDS: ACI 318-05 \$ 332-05
- 32 CONCRETE FOOTINGS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (UNLESS OTHERWISE NOTED).
- 33 ALL INTERIOR CONCRETE SLABS EXCEPT GARAGES SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
- 3.4 FOUNDATION WALLS: SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR MODERATE WEATHER & 3500 PSI FOR SEVERE WEATHER W/5% TO 1% AIR ENTAINMENT.
- 35 REINFORCING STEEL SHALL MEET ASTM A-615 AND A-305, MESH: 6X6 - 1.4 / 1.4 WIMF ASTM A-185. REINFORCING IN FOOTINGS IS REGUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST OR AS NOTED ON THE COVER SHEET.
- 3.6 EXTERIOR CONCRETE AND GARAGE SLABS SHALL BE 5% TO 1% AIR ENTRAINED AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR MODERATE WEATHER & 3500 PSI FOR SEVERE WEATHER.
- 3.7 ALL INTERIOR CONCRETE SLABS 30 FEET OR MORE IN ANY DIMENSION SHALL HAVE WAF, CONTROL JOINTS, OR FIBER REINFORCEMENT. PROVIDE 1/2" EXPANSION MATERIAL AT ALL COLD POUR JOINTS.
- 3.6 PROVIDE VAPOR BARRIERS UNDER ALL SLABS; 6 MIL POLYETHYLENE, LAP ALL EDGES 6", LAY OVER 4" POROUS FILL.
- 3.9 THE BOTTOM OF ANY FOOTING SHALL BE PLACED AT MINIMUM PROST
- 3.10 POURED WALL VERTICAL REINFORCING WHEN REQUIRED SHALL BE PLACED I 1/2" FROM INSIDE FACE OF WALL.

VERTICAL MASONRY

DEPTH AS NOTED ON COVER SHEET

- 4.1 ALL MASONRY CONSTRUCTION & MATERIALS SHALL CONFORM TO ACI-530-05 & ACI-530.I-05.
- 4.2 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING: HEIGHTS ARE FOR UNREINFORCED WALLS AND WHERE BACKFILL SOIL PROVIDES MEDIUM TO POOR DRAINAGE. HEIGHT OF FILL TYPE OF WALL

4'-0**"** 8" C.M.J. (HOLLOW) 5'-0**"** 12" C.M.J. (HOLLOW) 12" C.M.J. (SOLID) HEIGHTS MAY BE INCREASED WITH THE APPROVAL OF THE LOCAL JURISDICTION, OR REINFORCING.

- 4.3 CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM C-90. GRADE A SOLID BLOCK OR ASTM C-145, GRADE B STANDARDS AND BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 2000 PSI.
- 4.4 PARGING OVER CMU WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISHED GRADE.
- 45 MASONRY LINTELS: PROVIDE LIGHT WEIGHT PRE-CAST LINTELS FOR ALL OPENINGS AND RECESSES IN CMU WALLS. PROVIDE (1) 4X8 LINTEL FOR EACH 4" OF WALL THICKNESS. REINFORCE EACH LINTEL WITH TWO #4 BARS AT TOP AND BOTTOM AND WITH #2 TIES SPACED 9" O.C., UNLESS OTHERWISE NOTED. PRECAST LINTEL TO HAVE MINIMUM 8" BEARING AT EACH END. SUCH LINTELS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
- 4.6 USE TYPE "M" MORTAR FOR MASONRY IN CONTACT WITH EARTH.
- 4.1 USE TYPE "S" MORTAR FOR EXTERIOR ABOVE GRADE LOAD BEARING AND NON-LOAD BEARING WALLS, AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED.
- 4.8 MASONRY VENEER SHALL BE INSTALLED OVER A MOISTURE BARRIER OR APPROVED WATER REPELLENT SHEATHING. THROUGH-WALL FLASHING AND WEEP'S SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER MAY POTENTIALLY ENTER THE BUILDING ENVELOPE.

- 4.9 MASONRY VENEER SHALL BEAR ON MIN. 4 INCH LEDGE W TIES TO BACK-UP AT 24" O.C. HORIZ. & 16" O.C. VERT, 12" FROM EDGE OF OPENINGS, VENEER SHOULD NOT EXCEED 30' ABOVE TOP OF FOUNDATION, EXCEPT GABLE ENDS MAY BE 38' MAX.
- 4.10 IF BRICK LEDGES ARE RECESSED INTO FOUNDATION WALLS, THE RESULTING STEM WALL SHALL BE MIN. & INCHES THICK FOR CMU WALLS AND 6" FOR POURED IN PLACE WALLS.
- 4.11 PROVIDE WEEP HOLES ABOVE ALL FLASHING AT A MAX. OF 33" O.C., MAINTAIN MIN. I INCH AIR SPACE BETWEEN VENEER & SHEATHING.
- 4.12 ONLY IF APPLICABLE AND SHOWN IN THE DRAWINGS, FOR ATTACHED DWELLINGS, MASONRY FIREWALLS SHALL BE CONSTRUCTED OF CLASSIFICATION D-2, 8" CMU IN ACCORDANCE WITH UL-1405 TO PROVIDE 2-HOUR SEPARATION FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
- 4.13 BEAMS OR HEADERS BEARING ON MASONRY FIREWALLS SHALL HAVE MIN. 4" MASONRY SEPARATION FROM ADJACENT DWELLING. AND SHALL BE FIRE CUT.
- 4.14 MANUFACTURED "THIN" STONE VENEER SHALL BE INSTALLED PER MANUFACTURER'S REGUIREMENTS AND NER602

- 5.1 ALL STRUCTURAL ST'L SHALL CONFORM TO ASTM SPECIFICATION A-36.
- 52 STRAP ANCHORS OR ANCHOR BOLTS SHALL BE BUILDING INSPECTOR APPROVED. MINIMUM (2) 1/2" DIA, BOLTS PER SECTION OR PLATING, 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 6'-0" O.C. MAXIMUM STRAP SPACING NOT TO EXCEED MANUFACTURE'S RECOMMENDATION. REPTER TO SHEET AD-1.
- 53 METAL JOIST HANGERS SHALL BE USED AT ALL FLUSH CONNECTIONS TO SUPPORT THE FULL CAPACITY OF THE JOIST OR BEAM. CONNECTORS USED FOR P.T. LUMBER SHALL BE CORROSION RESISTANT AS APPROVED BY THE MANUFACTURE, ALUM. FLASHING SHALL NOT BE USED IN DIRECT CONTACT WITH P.T. LUMBER.
- 5.4 NAILS: USE NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE CURRENT MODEL CODE OR MANUFACTURER'S RECOMMENDED STANDARDS.
- 55 VENEER TIES SHALL BE I" WIDE, 226A., 6ALVANIZED STEEL INSTALLED 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY.
- 5.6 PROVIDE STEEL LINTELS FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALL SO IF NOT SPECIFICALLY DETAILED PROVIDE (1) STEEL ANGLE FOR EACH 4" OF WALL THICKNESS. STEEL ANGELES TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.
- 5.7 LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS): I-I 3 1/2" X 3 1/2" X 5/16" STEEL ANGLE UP TO 3' OPG. L-2 4" X 3 1/2" X 5/16" STEEL ANGLE 3' TO 5' OPG. STEEL ANGLE 5' TO 6'-6" OPG. L-3 5" X 3 1/2" X 3/8" STEEL ANGLE UP TO 9' OPG. L-4 6" X 3 1/2" X 1/2"
- 5.8 LINTELS SHOWN SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
- 5.9 ALL STEEL ANGLES IN MASONRY WALLS SHALL BE FLASHED AND PAINTED.
- 5.10 COAT ALL FERROUS METALS EXCEPT COMPLETELY PRE-FINISHED FACTORY ITEMS, WITH RUST INHIBITIVE PAINT.
- 5.11 ADJUSTABLE STEEL COLUMNS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH CURRENT MODEL CODE STANDARDS IN O.D. SIZES SPECIFIED.
- 5.12 WOOD PLATE ATTACHMENT TO STEEL BEAMS SHALL BE WITH 1/2" DIA. Bolts at 24" Staggered O.C.,

- 6.1 ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE "CONSTRUCTION MANUAL" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND STORE IN DRY LOCATION.
- 6.2 PRESSURE TREATED LUMBER SHALL CONFORM WITH AWPA U-I. FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE, TREAT ALL FIELD CUTS PER AWPA M-4.
- 6.3 JOISTS AND GIRDERS: SEE PLANS FOR SIZE, SPACING AND MINIMUM GRADE AND SPECIES. HEM FIR AND SPRUCE-PINE-FIR (SPF) SHALL BE NORTHERN SPECIES ONLY. MAX. MOISTURE CONTENT SHALL NOT EXCEED 19%
- 6.4 PROVIDE DOUBLE SOLID JOISTS UNDER ALL PARALLEL PARTITIONS OVER 5'-0" IN LENGTH UNLESS MANUFACTURER'S SHOP DRAWINGS SHOW OTHERWISE.
- 6.5 WHEN ENGINEERED BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR PSL. THEY ARE INTERCHANGEABLE. (MIN. F/b = 2600 PSI) NO OTHER SUBSTITUTIONS ARE TO BE MADE WITHOUT ARCHITECT'S APPROVAL. ALL SUCH BEAMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S WRITTEN INSTRUCTIONS.
- 6.6 BEARING WALL FRAMING SHALL BE MINIMUM SPF STUD GRADE, KD OR BETTER AT 16" O.C. LAP ALL DOUBLE TOP PLATE JOINTS A MIN. OF 24".
- 6.7 EXTERIOR WALLS, UP TO 10' SUPPORTING (1) FLOOR & ROOF MAY BE 2X4 @ 16" O.C. SUPPORTING (2) FLOORS AND ROOF SHALL BE 2X6 @ 16" O.C., COMPLY W/ IRC-R6023
- 6.8 INTERIOR NON-BEARING WALLS MAY BE SPF #3 2X4 STUDS, 24" O.C.

- 6.9 LATERAL WALL BRACING SHALL BE PROVIDED BY CONTINUOUS, APPROVED STRUCTURAL SHEATHING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECS. ALTERNATE WALL BRACING MUST COMPLY WY SECTION 602.10 OF THE IRC. AND AC269
- 6.10 RAFTERS SEE PLANS FOR SIZE, SPACING, MINIMUM GRADE AND SPECIES.
- 6.11 DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE TPI-1-2002, STRUCTURAL DESIGN OR MODIFICATION SHALL BE BY A REGISTERED PROFESSIONAL
- 6.12 BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE TRUSS PLATE INSTITUTE, INC. PUBLICATION: BCSI-1-03. INSTALL MIN. OF (2) 2X4 DIAGONAL BRACES AT APPROX. 45 DEGREES, FROM BOTTOM CHORD TO RIDGE IN EACH ROOF SECTION.
- 6.13 ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REGUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF WOOD, AND SHALL BE IDENTIFIED BY AN APPROVED TESTING AGENCY.
- 6.14 PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED TO JOISTS IN ACCORDANCE WITH APA RECOMMENDATIONS. LEAVE 1/16" SPACE AT ALL EDGES FOR EXPANSION OR AS PER MANUF. RECOMMENDATIONS.
- 6.15 PLYWOOD ROOF SHEATHING SHALL BE INSTALLED WITH PANEL CLIPS (I PER BAY). LEAVE 1/16" SPACE AT PANEL ENDS. 6.16 REFERENCE TO NOMINAL THICKNESS SHALL MEAN THE FOLLOWING
- ACTUAL THICKNESS AND SPECIFICATIONS 3/4" = 23/32" APA RATED STURDI-FLOOR 24 O.C. EXPOSURE 5/8" = 19/32" APA RATED STURDI-FLOOR 24 O.C. EXPOSURE 1/2" = 15/32" APA RATED SHEATHING 32/16 EXPOSURE 1/16" = 1/16" RATED SHEATHING (OSB) 24/16, EXPOSURE
- 6.17 ONLY IF APPLICABLE AND SHOWN ON THE DRAWINGS ATTACHED DWELLINGS W 2 HOUR RATED FIRE SEPARATION SHALL HAVE FIRE RESISTANT TREATED (F.R.T.) ROOF SHEATHING 4-FEET EACH SIDE OF THE PARTYWALL CENTERLINE. PLYWOOD SHALL BE CERTIFIED NOT TO CAUSE ACID HYDROLYSIS AT MOST CONDITIONS AT TEMPERATURE BELOW 400 F. ALTERNATIVES TO THE USE OF F.R.T. SHALL ONLY BE AS APPROVED BY THE LOCAL JURISDICTION. THE INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D MAY ALLEVIATE THE NEED FOR F.R.T., IN CERTAIN JURISDICTIONS - VERIFY WITH BUILDING CODE OFFICIAL.
- 6.18 ALL WOOD LESS THAN 8" FROM GRADE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED PER CURRENT AWPA STANDARDS.
- 6.19 NOTCHES IN TOP OR BOTTOM OF SOLID JOIST SHALL NOT EXCEED 1/6 OF DEPTH AND SHALL NOT OCCUR IN CENTER THIRD OF SPAN.
- 6.20 HOLES BORED IN SOLID JOIST SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/3 DEPTH.
- 6.21 UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR HEADERS SHALL BE MIN. SPF NO. 2 (Fb = 875) PSI) OF SIZE SPECIFIED ON DRAWINGS. OPENINGS 3' OR LESS SHALL HAVE MIN. (2) - 2XIO HEADERS.
- 6.22 UNLESS NOTED ELSEWHERE, ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR JACK STUDS SHALL BE MIN. STUD GRADE, KD OR BETTER. PROVIDE SINGLE JACK STUDS AT OPENINGS LESS THAN 4'-O" AND DOUBLE JACK STUDS AT OPENINGS UP TO 7'-O".
- 6.23 ALL FASTENERS SHALL BE IN ACCORD WITH TABLE R602.3 AND R403.16 OF THE IRC. ATTACH BASEMENT WALL PLATES TO SLAB w/ 3" POWER DRAVEN DRIVE PING @ 16" O.C.
- 6.24 MULTIPLE STUDS OR POSTS SHALL BE BLOCKED SOLID THROUGH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO THE

THERMAL & MOISTURE PROTECTION

- 1.1 DAMPPROOFING: APPY (1) COAT OF BITUMINOUS 3#/ SY OF ACRYLIC MODIFIED CEMENT OR ANY APPROVED WATERPROOFING TO EXTERIOR OF ALL BELOW GRADE WALLS AT BSM'T CONDITIONS.
- 1.2 SLAB VAPOR BARRIER: 6 MIL POLYETHYLENE SHEET WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES 6".
- 13 SILL SEALER: 1/2" X 5 1/2" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER.
- 1.4 PROVIDE APPROVED CORROSION RESISTIVE FLASHING AT THE INTERSECTIONS OF MASONRY AND WOOD FRAME CONSTRUCTION. OVER PROJECTING WOOD TRIM, WHERE DECKS, PORCHES, ETC. ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT WALL AND ROOF INTERSECTIONS, AT CHIMNEY AND ROOF INTERSECTIONS, IN ROOF VALLEYS, AT ALL ROOF PENETRATIONS, AND ALL WALL OPENINGS.
- 15 UNLESS OTHERWISE SPECIFIED ON DRAWINGS PROVIDE AND INSTALL THERMAL INSULATION AS SHOWN ON THE COVER SHEET. ALL INSULATION SHALL INCLUDE AN INTEGRAL VAPOR BARRIER POSITIONED IN DIRECT CONTACT WITH THE WARM SIDE OF THE WALL / CEILING / FLOOR. EXPOSED INSULATION IN UNFINISHED SPACE SHALL HAVE A MIN. FS-25 FACING, BLOWN OR SPRAYED INSULATION SHALL BE INSTALLED PER N-1101.4.1 OF THE IRC WITH DEPTH MARKERS. PROVIDE SLAB PERIMETER INSULATION WHERE FIN. GRADE IS LESS THAN 12" ABOVE SLAB. POST CERTICATE INDICATING ALL MATERIAL 'R' VALUES AND GLAZING 'U' VALUES.

- 16 ROOFING: UNLESS NOTED OTHERWISE, ROOFING SHALL BE MIN. CLASS "C" FIBERGLASS BASED ASPHALT SHINGLES OVER 15 LB. FELT. ATTACH STRIP SHINGLE W/ MIN. OF 4 FASTENERS. EAVE FLASHING TO A POINT 24" INSIDE OF INTERIOR FACE OF WALL LINE SHALL BE INSTALLED AS SPECIFIED ON THE COVER SHEET. USE DOUBLE UNDERLAYMENT FOR ROOF SLOPES LESS THEN 4:12 PITCH.
- 7.7 PROVIDE AND INSTALL CONTINUOUS STRUCTURAL WOOD PANEL SHEATHING IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS AND MODEL CODE REGUIREMENTS.
- 1.8 PROVIDE SIDING MATERIAL AS SHOWN ON DRAWINGS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALL OVER 15# FELT OR EGUIVALENT WATER RESISTIVE BARRIER MEETING ASTM DTT9 STANDARDS.
- 1.9 GUTTERS SHALL BE 032" PREFINISHED ALLMINUM GUTTERS WITH .024" PREFINISHED ALUMINUM LEADERS. LEAD TO SPLASH BLOCKS OR AS REQUIRED BY THE LOCAL JURISDICTION, COORDINATE WITH SITE PLAN.
- 1,10 PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS / RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

DOORS AND WINDOWS

- 8.1 THE CONTRACTOR SHALL VERIFY & COORDINATE ROUGH OPENINGS FOR ALL DOORS & WINDOWS PRIOR TO START OF CONSTRUCTION. INSTALLATION SHALL BE IN ACCORD W MANUFACTURER'S INSTRUCTIONS.
- 82 EACH SLEEPING ROOM AND BASEMENT SPACE (UNLESS AMENDED OTHERWISE BY LOCAL JURISDICTION) SHALL HAVE AT LEAST ONE OPERABLE WINDOW PROVIDING 5.7 S.F. (5.0 S.F. AT GRADE CONDITIONS) OF NET CLEAR OPENINGS AS CERTIFIED BY THE MANUFACTURERPERS, WITH A SILL HEIGHT NOT MORE THAN 44" A.F.F. OR OTHER CLEAR DIRECT MEANS OF EGRESS TO THE OUTSIDE. WINDOW WELLS, IF REQUIRED, SHALL BE MIN. 3'X3'.
- 83 SAFETY (TEMPERED) GLAZING SHALL BE PROVIDED IN:
 - * GLASS DOORS, & SIDELIGHTS * SHOWER AND TUB ENCLOSURES AND WINDOWS WITHIN
 - 6 FEET OF TUB
 - * GLAZING ON STAIR LANDINGS * FIXED PANELS GREATER THAN 9 S.F., WITHIN 18" A.F.F.

 - * GLAZING WITHIN 12" OF A STAIR RAILING. * GLAZING WITHIN 24" RADIUS OF CLOSED DOORS.
- 8.4 IF APPLICABLE PROVIDE SELF-CLOSING DOOR BETWEEN DWELLING AND GARAGE. DOOR SHALL BE I 3/4" THICK SOLID WOOD OR INSULATED STEEL W/ MIN. 20 MIN. RATING.

FINISHES

- 4.1 DRYWALL: 1/2" TAPERED EDGE GYPSUM BOARD APPLIED, TAPED, AND FINISHED IN ACCORDANCE WITH GYPSUM ASSOCIATION GA-216 AND ASTM C-840.
- 9.2 5/8" GYPSUM BOARD IS TO BE USED TO COMPLETELY SEPARATE GARAGE FROM LIVING AREA, APPLIED ON GARAGE SIDE PER THE PLANS, OR IN MANOR ACCEPTABLE TO LOCAL JURISDICTION.
- 43 IF APPLICABLE AND AS SHOWN ON THE DRAWINGS, PROVIDE FIRE RESISTANT RATED ASSEMBLIES AS DETAILED FOR PARTYWALLS OR OTHER RATED WALLS OR FLOORS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TESTING AGENCY'S REQUIREMENTS.
- 9.4 UNDERSIDE & WALLS OF ACCESSIBLE, ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED W 1/2" GYPSUM BOARD.
- 4.5 WHEN CERAMIC TILE IS USED, GLASS MESH MORTOE BOARD, OR APPROVED EQUAL, IS REQUIRED AT TUB AND SHOWER SURROUNDS. VAPOR BARRIER SHALL BE OMITTED BEHIND W.R. BOARD AT EXTERIOR WALLS.
- 4.6 PAINT (INTERIOR) UNLESS DIRECTED OTHERWISE: CEILINGS: (1) COAT PRIMER, (1) COAT FLAT LATEX FINISH WALLS: (1) COAT PRIMER, (1) COAT FLAT LATEX FINISH TRIM: (1) COAT PRIMER, (1) COAT SEMI-6LOSS ENAMEL FINISH
- 9.7 PAINT (EXTERIOR) UNLESS DIRECTED OTHERWISE: 1) TRIM: (1) COAT PRIMER (1) COAT EXTERIOR GRADE EXTERIOR LATEX ENAMEL.
- 9.8 CERAMIC TILE WALLS SHALL BE GLAZED MOSAIC TILE OVER GLASS MESH MORTAR UNITS. USE THIN SET ORGANIC ADHESIVE, DRY-SET LATEX PORTLAND MORTAR (ANSI A1085) OVER CEMENT BOARD. FLOORS TILE SHALL BE GLAZED MOSAIC TILE OVER MINIMUM 5/8" PLYWOOD UNDERLAYMENT, SCREWED 12" O.C. TO SUBFLOOR OR AS RECOMMENDED BY MANUFACTURE. USE EPOXY MORTAR AND GROUT APPLICATION (ANSI A118.3). JOIST SPACING SHALL NOT EXCEED 192° O.C.
- 4.9 RESILIENT FLOORS SHALL BE SHEET VINYL RESILIENT FLOORING. OVER 1/4" MIN. FIBERBOARD OR PLYWOOD UNDERLAYMENT OR AS DIRECTED BY THE OWNER.

SPECIALTIES

- IO.I IF APPLICABLE PREBUILT FIREPLACES AND CHIMNEYS SHALL BE U.L. APPROVED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CHAPTERS 10 & 24 OF THE IRC
- 102 TOILET AND BATH ACCESSORIES SHALL BE AS SPECIFIED BY THE

- 10.3 MIRRORS: MIRROR QUALITY & SIZES PER PLANS, OR AS SPECIFIED BY THE OWNER.
- 10.4 Provide either shower rods 80" A.F.F. or tempered or SAFETY LAMINATE GLASS DOORS, AS SPECIFIED BY THE OWNER.

MECHANICAL

- II.I HVAC AND PLIMBING CONTRACTORS SHALL COORDINATE ALL OPENINGS IN JOISTS, TRUSSES, ETC. WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. ALL WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL MECHANICAL AND PLUMBING CODES.
- 11.2 PROVIDE ONE DAMPER REGISTER PER 400 SQUARE FOOT OF UNFINISHED BASEMENT SPACE IF APPLICABLE.
- II.3 PROVIDE MIN. 50 CFM EXHAUST FANS AT EACH BATH, AND VENT TO EXTERIOR AIR VIA ROOF OR WALL CAP.
- 11.4 IF APPLICABLE & REGUIRED BY THE GOVERNING LANG PROVIDE FIRE SUPPRESSION SYSTEMS IN ACCORDANCE WITH NFPA 13D. CONFIRM SUCH REQUIREMENTS WITH THE LOCAL JURISDICTION BEFORE PROCEEDING WITH ANY WORK.
- 11.5 ALL DUCTWORK THAT PENETRATES A RATED WALL OR RATED FLOOR ASSEMBLY SHALL BE PROVIDED WITH FIRE DAMPERS.
- II.6 DUCTHORK IN UNCONDITIONED SPACES SHALL BE INSULATED TO A

11.1 DEVELOPED LENGTH OF DRYER VENTS SHALL NOT EXCEED 25 FEET

- OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. II.8 ALL VENTS AND FLUES SHALL BE INSTALLED WITH A MINIMUM OF I" CLEARANCE TO ADJACENT WOOD FRAMING, GREATER IF SPECIFIED
- II.9 ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE TWO PIPE

BY MANUFACTURER.

II.IO PROVIDE OVERFLOW PANS AND DRAINS FOR WASHER AND/OR W WATER HEATER WHEN LOCATED IN FINISHED AREAS.

SIZES LARGER THAN THE SUBJECT PIPE.

- II.II PROVIDE HOSE BIBBS (FREEZE-PROOF OR WITH SHUT OFFS) AT FRONT AND REAR OF DWELLINGS, OR AS SHOWN IN THE DRAWINGS.
- 11.12 PROVIDE I 1/2" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE OUTFALL OR TO SUMP PUMP IF PROVIDED OR AS DIRECTED BY LOCAL JURISDICTION.
- II.13 PIPING SHALL BE INGULATED PER IRC-NIIO3 & PREGGURE TESTED
- 11.14 IF APPLICABLE, CRAWL SPACES SHALL BE CONDITIONED W/ SUPPLIES AND RETURNS LOCATED TO INSURE EVEN AIR DISTRIBUTION.
- CONFORMING TO ASSE 1024 OR CSA B64.6 WHERE WATER SERVICE ENTERS THE DWELLING, ADJACENT TO WATER METER.

II.15 PROVIDE A DUAL CHECK VALVE TYPE BACKFLOW PREVENTER

- 10" SEPARATION.
- II.17 ALL WALL CAPS SHALL BE WEATHER PROTECTED AND SCREENED. ILIB IN THE STATE OF MARYLAND INSTALL CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH STATE LAWS.

ELECTRICAL

- 12.1 WORK SHALL CONFORM TO THE REGUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY, AND ALL APPLICABLE LOCAL REGULATIONS. FIXTURES AND APPLIANCES, AS SPECIFIED BY THE OWNER OR AS NOTED IN THE
- 12.2 ALL RECEPTACLES AT KITCHEN COUNTERS, VANITIES AND REFRIGERATOR TO BE 42" AFF. ALL OTHERS TO BE 13" AFF. SWITCHES SHALL BE 48" MAX. AFF...
- 12.3 PROVIDE G.F.I. RECEPTACLES AT ALL WET LOCATIONS AND IN ACCORDANCE WITH NEC REGUIREMENTS.
- 12.4 PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH SLEEPING ROOM AND AT EACH FLOOR LEVEL WITHIN 10' OF EACH SLEEPING AREA. NOT CLOSER THAN 4' FROM RETURN AIR INLETS. ALL DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY AND BE UL-217 LISTED.
- 125 IF REGUIRED BY THE LOCAL JURISDICTION PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE RADON EXTRACTION FAN (WSWITCH) LOCATED IN ATTIC SPACE OR AS SPECIFIED BY THE OWNER.
- 12.6 ALL BRANCH CIRCUITS SERVING BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS PER NEC.
- 12.7 ALL PERMANENT APPLIANCES SHALL BE PROVIDED WITH BRANCH CIRCUIT OVER CURRENT DISCONNECTION DEVICES. FOR APPLIANCES RATED OVER 300 VOLTS-AMPS OR 1/8hp. DISCONNECT SHALL BE WITHIN LINE OF SIGHT
- 12.8 PROVIDE #4 REBAR FOOTING GROUND 20' LONG w/ 6" TURN-UP, w/ #4 BARE COPPER CONNECTOR TO PANEL.

SYMBOLS

DETAIL NUMBER

SHEET NUMBER

DUPLEX OUTLET

220V DUPLEX OUTLET WALL SWITCH



(R)— RECESSED MOUNTED LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

 \bigcirc EXHAUST FAN

SMOKE DETECTOR

TELEPHONE JACK TELEVISION JACK

(MH) WATER HEATER AIR HANDLER

GAS FURNACE

CONCRETE

CONCRETE MASONRY MASONRY VENEER

BATT INSULATION

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dw taylor

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8-28-08

PROJECT TITLE MICHAEL HOMES LLC

PROJECTNAME

NOTED

CONTENT

RESIDENTIAL **SPECIFICATIONS**

PROJECT NUMBER DRAWING NUMBER