GENERAL CONSTRUCTION NOTES:

1.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL SHOULD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH THE FABRICATION OF ROOF AND/OR FLOOR TRUSSES.
2.
WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS SPECS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
3.
PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
4.
ALL CLOSETS TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
5.
PROVIDE 22-1/2" x 30" ATTIC ACCESS WITH SWITCHED LIGHT UNLESS OTHERWISE NOTED.
6.
PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
7.
PROVIDE HANDRAILS 36"-38" ABOVE NOSINGS ON ALL STAIRS W/ THREE OR MORE RISERS. RETURN RAILS TO WALL OR NEWEL. REQUIRED HANDRAILS SHALL BE CONTINOUS THE FULL LENGTH OF STAIR. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC.. 30" OR MORE ABOVE GRADE OR FLOOR BELOW GUARDS SHALL BE MIN 36" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
8.
PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED PROVIDE 1/2" G.B. DRAFTSTOPING, NOT TO EXCEED 500 S.F.
9.
PROVIDE A MINIMUM OF TWO DIAGONAL BRACES AT APPROX 45 DEGREE ANGLE AT MIDPOINT OF SPAN FROM BOTTOM CHORD TO RIDGE OF ROOF TRUSSES. INSTALL OTHER BRACES AS REQUIRED BY THE TRUSS MANUFACTURES SHOP DRAWINGS AND IN COMPLIANCE WITH HIB 91 SUPPLIED BY MANUFACTURER.
10.
PROVIDE A MINIMUM OF 6'-9" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-3/4" AND TREADS SHALL BE AT LEAST 10" WITH 1-1/4" NOSING.
AGE FROM DWELLING.
11.
PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS\ SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFELS IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
12.
MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
13.
ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES, AND JAMBS
14.
SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURES SPECIFICATIONS.
15.
SLOPE ALL STOOPS, PORCHES, WALKS, AND GARAGE SLABS 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.
16.
ALL DESIGNS FOR MANUFACTURED FLOOR JOIST, RAFTERS,AND TRUSSES SHALL BE CERTIFIED BY THE MANAFACTURE. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURES SHOP DRAWINGS AND RECOMMENDATIONS.
17.
CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITH IN 10 FEET, BUT OT LESS THAN 3' AT POINT OF ROOF PENETRATION.
18.
FLOOR JOIST/TRUSSES AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS +/- 1" UNLESS USE OF DOUBLE TOP PLATE
19.
PRIVATE GARAGES SHALL BE SEPARATED FROM DWELLING AND ATTIC WITH 5/8" GYPMSUM BOARD ON GARAGE SIDE. IF PERMIT IS ISSUED UNDER THE IRC CODE, PROVIDE ONE-HOUR RATED SEPARTION BETWEEN GARAGE AND LIVING SPACES OVER OR IN ACCORDANCE WITH SPECIFIC REQUIREMENTS OF THE LOACL JURISDICTION.
20.
PROVIDE MINIMUM 6" STEP DOWN INTO GARAGE FROM DWELLING.

SPECIFICATIONS:

1.0
GENERAL CONDITIONS
1.01
CONSTRUCTION SHALL COMPLY WITH THE LATEST ADDITION OF INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS AND APPLICABLE LOCAL CODES AND AMENDMENTS.
1.01.1
ALL CONSTRUCTION SHALL BE CLASSIFIED AS " USE GROUP R-3, TYPE 5-B CONSTRUCTION" WHEN REVIEWD UNDER IRC 2021
1.02
DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. GENERAL CONTRACTORS AND MANAFACTURES ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.

1.03
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES BOUNDARIES, AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATLEY ANY DISCREPENCIES TO THE ARCHITECT AND OR OWNER.
1.04
DESIGN LIVE LOADS

ROOF:	30 PSF
SLEEPING FLOORS:	40 PSF
LIVING FLOORS:	40 PSF
EXTERIOR DECKS:	60 PSF
STAIRS:	80 PSF
GARAGE SLABS:	150 PSF

ATTIC AREAS
UNACCESSIBLE: 10 PSF
ACCESIBLE: 20 PSF
DESIGN DEAD LOADS
ROOF: 10 PSF
CEILING: 10 PSF
SLEEPING FLOORS: 15 PSF
LIVING FLOORS: 20 PSF
WIND LOAD: 16 PSF (EXPOSURE C)
FLUID PRESSURE: 30 PCF MAXIMUM
LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION TO WALLS TO BE ENGINEERED
SOIL BEARING 2000 PSF (ASSUMED)
GUARD RAILS: 200# AT ANY POINT IN ANY DIRECTION

SITE WORK:

2.01
EXCAVATION SHALL BE SUFFICENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON SOFT OR FROZEN MATERIAL
2.02
MINIMUM SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF AT ALL WALL AND PIER FOOTINGS. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THAT THIS ABOVE BEARING CAPACITY IS OBTAINABLE, OR TO NOTIFY THE ARCHITECT IF SPECIAL DESIGN IS REQUIRED.
2.03
BACKFILL AND COMPACTION: USE ONLY CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADED WITH POSITIVE SLOPE. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 90% DENSITY AS PER ASTM D1557 METHOD D.
2.04
PROVIDE 4" MINIMUM CONTINOUS DRAIN TILE AROUND PERIMITER OF BASEMENT FOUNDATION LOACTION TO BE DETERMINED BY LOCAL CODES FOR INSIDE OR OUTSIDE OF FOUNDATION. PROVIDE UNDER SLAB VENTING AS REQUIRED BY LOCAL JURISDICTION.

CONCRETE:

3.01
CONCRETE WORK SHALL CONFIRM TO AMERICAN CONCRETE INSITUTE STANDARD 318-83.
3.02
CONCRETE FOOTINGS SHALL HAVE MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (UNLESS OTHERWISE NOTED)
3.03
ALL INTERIOR CONCRETE SLABS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
3.04
REINFORCING RODS: ASTM A-615 AND A-305 MESH: 6x6-1.4/1.4 WWF ASTM A-185 REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST.
3.05
ALL INTERIOR CONCRETE SLABS 30 FEET OR MORE IN ANY DIMENSION SHALL HAVE WWF, CONTROL JOINTS, OR FIBER REINFORCEMENT.
3.06
VAPOR BARRIER UNDER ALL SLABS EXCEPT GARAGES: 6 MIL POLYETHYLENE, LAP ALL EDGES 6", LAY OVER 4" GRAVEL BED.
3.07
EXTERIOR CONCRETE SLABS 5% TO 7% AIR ENTRAINED AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3.08
FOUNDATION WALLS: POURED IN PLACE WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. (SEE 4.01)
3.09
THE BOTTOM OF ANY FOOTING SHALL BE A MINIMUM OF 2'-8" BELOW FINISH GRADE: DEEPER IF LOCAL FROST CONDITIONS WARRANT.

MASONRY:

4.01.0
THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING: HEIGHTS ARE FOR UNREINFORECED WALLS WHERE UNSTABLE SOIL OR GROUND WATER CONDITIONS DO NOT EXIST.

TYPE OF WALL	HEIGHT OF FILL
8" CMU HOLLOW	4'-0"
12" CMU HOLLOW	6'-0"
8" POURED CONCRETE	7'-0"
10" POURED CONCRETE	8'-0"

HEIGHTS MAY BE INCREASED WITH THE APPROVAL OF THE LOCAL JURISDICTION, OR REINFORCING.
4.01.1
WALLS OVER 9'-0" OR ON UNSTABLE SOIL SHALL BE ENGINEERED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

4.02
CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM-C-90 GRADE A SOLID BLOCK OR ASTM C-145 GRADE B STANDARDS AND TO BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 2000 PS.
4.03
PARGING OVER CMU WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISH GRADE. PARGING AND POURED CONCRETE WALLS SHALL BE COVERED WITHA COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE BELOW GRADE (SEE 7.0)
4.04
EXTREME CARE AND PROPER MEASURES SHALL BE USED SO AS NOT TO DAMAGE, BULGE OR TIP WALL. SHORING BRACING, ETC... SHALL BE EMPLOYED UNTIL THW FULL DEAD LOAD OF THE BUILDING IS ON THE WALLS
4.05
MASONRY LINTELS: PROVIDE LIGHT WEIGHT PRE-CAST LINTELS FOR ALL OPENINGS AND ACCESSES 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" OC UNLESS OTHERWISE NOTED. PRECAST LINTEL TO HAVE MINIMUM 8" BEARING ON EACH END. SUCH LINTELS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS
4.06
USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
4.07
USE TYPE "N" MORTAR FOR EXTERIOR ABOVE- GRADE LOAD BEARING AND NON-LOAD BEARING WALLS, AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED
4.08
MASONRY VENEER SHALL BE INSTALLED OVER 15# FELT OR APPROVED WATER REPELLENT SHEATHING. THROUGH WALL FLASHING AND WEEPS SHALL BE PROVIDED AT ANY LOCATION WHERE INTERIOR SPACE PROJECTS BEYOND FACE OF VENEER, IE, BAY WINDOWS, OFF-SET CHIMNEYS ETC.
4.09.0
IF APPLICABLE AND SHOWN IN THE DRAWINGS FOR ATTACHED DWELLINGS, MASONRY PARTY WALLS SHALL BE CONSTRUCTED OF CLASSIFICATION D-2, 8" CMU IN ACCORDANCE WITH UL-U905 TO PROVIDE 2-HOUR SEPARATION FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING. SEE 6.08.4
4.09.1
BEAMS OR HEADERS BEARING ON MASONARY PARTY WALLS SHALL HAVE MIN. 4" MASONRY SEPARATION FROM ADJACENT DWELLING AND SHALL BE FIRE CUT.

METALS:

5.01
STRAP ANCHORS OR ANCHOR BOLTS SHALL BE BOCA CODE AND BUILDING INSPECTOR APPROVED. MINIMUM (2) 1/2" BOLTS PER SECTION AT 6'-0" O.C. MAXIMUM, STRAP SPACING BY MANUFACTURE
5.02
METAL JOIST HANGERS (STANDARD WOOD LEDGER) SHALL BE USED WHERE REQUIRED AT JOISTS WITHOUT DIRECT BEARING AND BE 18 GA. GALVANIZED STEEL USE ALL NAILS SPECIFIED BY THE MANUFACTURE.
5.03
NAILS: USE NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE BOCA CODE, APPENDIX C, OR MANAFACTURES RECOMMENDED STANDARDS.
5.04
VENEER TIES SHALL BE 1" WIDE, 22 GA, GALVANIZED STEEL INSTALLED 24" OC HORIZONTALLY AND 16" OC VERTICALLY
5.05.0
STEEL LINTELS FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALL NOT SPECIFICALLY DETAILED: PROVIDE (1) STEEL ANGLE FOR EACH 4" OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM OF 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3-1/2" : UNLESS OTHERWISE SHOWN.
5.05.1
LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):
L-1 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.
L-3 5" x 3-1/2" x 3/8" STEEL ANGLE 5' TO 6'-6" OPG.
L-4 6" x 3-1/2" x 1/2" STEEL ANGLE UP TO 9' OPG.
L-5 6" x 4" x 5/8" STEEL ANGLE UP TO 10' OPG.
L-6 8" OR 9" x 4" x 9/16" STEEL ANGLE 16' GARAGE DOOR OPG.
LINTELS SHOWN SHALL NOT SUPPORT ANY SUPERIMPOZED LOADS.
5.05.2
ALL STEEL ANGLES IN MASONARY WALLS ARE TO BE FLASHED AND PAINTED.
5.05.3
PAINT ALL EXTERIOR FERROUS OR GALVANIZED METALS EXCEPT COMPLETELY PRE FINISHED FACTORY ITEMS.
5.06
ADJUSTABLE STEEL COLUMNS SHOWN ON THE DRAWINGS SHALL BE MANAFACTURED BY TAPCO (BOCA NO. 88-59), AFCO (BOCA NO. 91-42) OR CARDINAL (BOCA NO. 88-40) IN O.D. SIZES SPECIFIED.

WOOD:

6.01
ALL STRUCTRUAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE "CONSTRUCTION MANUAL" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
6.02
PRESSURE TREATED WOOD IS TO MEET AMERICAN WOOD PRESERVERS INSTITUTE STANDARD LP-2 OR PL-4

6.03
JOISTS AND GIRDERS: SEE PLANS FOR SIZE, SPACING AND MINIMUM GRADE AND SPECIES. HEM FIR AND SPRUCE PINE FIR (SPF) SHALL BE NOTHERN SPECIES ONLY.
6.03.1
PROVIDE DOUBLE JOIST UNDER ALL PARRELL PARTIIONS OVER 5'-0" IN LENGTH UNLESS MANAFACTURED JOIST SYSTEM HAS BEEN SPECIFIED.
6.03.2
WHEN LAMINATED BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR PSL, THEY ARE INTERCHANGEABLE. (MIN. F/B=2800 PSI)
6.04.0
BEARING WALL STUDS: MINIMUM SPF STUD GRADE, KD OR BETTER
6.04.1
EXTERIOR WALLS, INTERIOR BEARING WALLS AND WALLS BACKING UP CERAMIC TILE SHALL BE MINIMUM 2x4 STUDS 16" OC UNLESS OTHERWISE NOTED
6.04.2
INTERIOR NON BEARING WALLS MAY BE SPF #2 2x4 STUDS 24" OC
6.05
LATERAL WALL BRACING
SEE WALL BRACING PLAN FOR DETAILS
6.06
RAFTERS - SEE PLANS FOR SIZE, SPACING, MINIMUM GRADE AND SPECIES.
6.07.0
DESIGN FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUE TPI-82
6.07.1
BRACING WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUE, INC. PUBLICATION BRACING WOOD TRUSSES COMMENTARY AND RECMONDDATIONS HIB-91.
6.08.0
PLYWOOD: ALL PLYWOOD USED STRUCTRUALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIRMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE GRADE AND SPECIES OF WOOD, AND SHALL BE IDENTIFIED BY AN APPROVED TESTING AGENCY.
6.08.1
PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED TO JOIST IN ACCORDANCE WITH APA RECOMENDATINS. LEAVE 1/16" SPACE AT ALL EDGES FOR EXPANSION.
6.08.2
PLYWOOD ROOF SHEATHING SHALL BE INSTALLED WITH PANEL CLIPS (1 PER BAY) LEAVE 1/16" SPACE AT PANEL ENDS.
6.08.3
REFERANCE NONMINAL THICKNESS SHALL MEAN THE FOLLOWING ACTUAL THICKNESS AND SPECIFICATIONS
3/4" = 23/32" APA RATED STURDI-FLOOR 24 OC EXPOSURE
5/8" = 19/32" APA RATED STURDI-FLOOR 24 OC EXPOSURE
1/2" = 15/32" APA RATED SHEATHING 32/16 EXPOSURE
7/16" = 7/16" RATED SHEATHING (OSB) 24/16 EXPOSURE
6.08.4
FOR ATTACHED DWELLINGS, PROVIDE FIRE RESISTANT TREATED (F.R.T) ROOF SHEATHING 4-FEET EACH SIDE OF PARTYWALL CENTERLINE. PLYWOOD SHALL BE CERTIFIED NOT TO CAUSE ACID HYDROLYSIS AT MOISTURE CONDITIONS AT TEMPETURE BELOW 400 F. ALTERNATIVES TO THE USE OF F.R.T SHALL ONLY BE AS APPROVED BY THE LOCAK JURISDICTION. THE INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFIPA 130 MAY ALLEVIATED THE NEED FOR F.R.T IN CERTAIN JURISDICTIONS - VERIFY WITH THE BUILING CODE OFFICIAL
6.09
ALL WOOD LESS THAN 8" FROM GRADE OR IN DIRECT CONTACT WITH CONCRETE OR MASONARY SHALL BE ACQ 40 PRESSURE TREATED.
6.10
NOTCHES IN TOP OR BOTTOM OF A JOIST SHALL NOT EXCEED 1/6 OF DEPTH AND SHALL NOT OCCUR IN CENTER THIRD OF SPAN.
6.11
HOLES BORED IN A JOIST SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/3 THE DEPTH.
6.12
UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR HEADERS SHALL BE MIN. SPF NO.2 (Fb = 875 PSI) AND THE FOLLOWING SIZES:

SUPPORTING	MAX OPENING	HEADER
ROOF	5'-0"	2-2x8
	6'-0"	2-2x10
	8'-0"	2-2x12
ROOF + 1 STORY	4'-0"	2-2x8
	6'-0"	2-2x10
	7'-0"	2-2x12
ROOF + 2 STORY	4'-0"	2-2x10
	5'-0"	2-2x12

FOR OPENINGS GREATER THAN THOSE NOTED, CONSULT THE ARCHITECT OR ENGINEER IF NOT NOTED ON THE DRAWINGS

THERMAL & MOISTURE PROTECTION:

7.01.0
DAMPROOFING: APPLY (1) COAT OF ASPHALST EMULSION TO EXTERIOR OF ALL BELOW GRADE WALLS AT BASEMENT CONDITIONS. WHEN HABITABLE SPACE OCCURS BELOW GRADE, PROVIDE WATERPROOFING MEMBRANE, AQUESEOUS BASED ELASTOMETRIC, VINYL ACRYLIC MASTIC, 35 MIL MIN. THICKNESS, OR OTHER APPROVED EQUAL

7.01.1
SLAB VAPOR BARRIER: 10 MIL POLYETHYLENE SHEET WHER NOTED ON DRAWINGS. OVERLAY ALL EDGEDS 6"
7.02
SILL SEALER: 1/2" x 5-1/2" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER
7.03
PROVIDE CORROSION - RESISTIVE FLASHING AT INTERSECTIONS OD MASONARY AND WOOD FRAME CONSTRUCTION OVER PROJECTING WOOD TRIM, WHERE DECKS, PORCHES, ETC. ATTACH TO WOOD FRAME CONSTRUCTION, AT WALL AND ROOF INTERSECTIONS, AT CHIMNEY AND ROOF INTERSECTIONS . IN ROOF VALLEYS, AT ALL ROOF PENETRATIONS, AND AT WALL OPENINGS IF RECOMENDED BY WINDOW AND DOOR MANAFACTURE
7.04.0
UNLESS OTHERWISE SPECIFIED ON DRAWINGS PROVIDE AND INSTALL THERMAL INSULATION AS FOLLOWS:
7.04.1
WALLS :
1) 2x6 STUD WALLS R-21 FIBERGLASS BATTS WITH INTERGAL VAPOR BARRIER (2021 IECC ALTERNATIVE)
7.04.2
FLOORS OVER GARAGE: R-38 FIBERGLASS BATTS WITH INTERGAL VAPOR BARRIER
CANTILEVERED FLOORS: R-38 FIBERGLASS BATTS WITH INTERGAL VAPOR BARRIER
7.04.3
INTERIOR CEILINGS AT ROOF: R-49 FIBERGLASS BATT WITH INTERGAL VAPOR BARRIER. COMBINATION R-11 BATT AND R-38 BLOWIN INSULATION, OR R-49 BLOWN, ADDITIONAL FREE VENTILATION IS REQUIRED IF VAPOR BARRIER IS NOT USED. (2021 IECC ALTERNATIVE)
7.04.4
BASEMENT FOUNDATION WALLS: R-13 FIBERGALSS BATT WITH F.S.25 FACING
CRAWL SPACE WALLS: R-21 WITH F.S.25 FACING
7.04.5
SLAB PERIMETERS EXPOSED TO OUTSIDE OR WITHIN 30" OF GRADE: R4.5x24" EITHER VERTICAL OR HORIZONTAL FROM SLAB WALL INTERSECTION.
7.05
ROOFING: UNLESS NOTED OTHERWISE, ROOFING SHALL BE MIN. 220# CLASS "C" FIBERGLASS BASED ASPHALT SHINGLES OVER 15 POUND FELT. EAVE FLASHING TO A POINT 24" INSIDE OF INTERIOR FACE OF WALL LINE MAY BE ALSO INSTALLED AT THE OWNERS DISCRECTION.
7.06
WALL SHEATHING: AS SHOWN ON DRAWINGS AND INSTALLED IN ACCORDANCE WITH MANAFACTURES RECOMMENDATIONS.
7.07
SIDING MATERIAL: AS SHOWN ON DRAWINGS AND INSTALLED PER MANAFACTURES INSTUCTIONS.
7.08
GUTTERS AND LEADERS: .032" PREFINISHED ALUMINUM GUTTERS WITH .024" PREFINISHED ALUMINUM LEADERS LEAD TO CONCRETE SPLASH BLOCKS OR AS REQUIRED.

DOORS & WINDOWS:

8.01
REVIEW IS UNDER THE 2021 IRC CODE (UNAMENED)
ALL INTERIOR DOORS, EXCEPT CLOSETS LESS THAN 10 SQFT SHALL BE MIN. 2'-6" IN WIDTH.
8.02
EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW PROVIDING 5.7 SQFT OF NET CLEAR OPENING WITH A SILL HEIGHT NOT MORE THAN 44" A.F.F
8.03
SAFTEY GLAZING (TEMPERED) SHALL BE PROVIDED IN
SLIDING GLASS DOORS
SHOWER AND TUB ENCLOSURES AND WINDOWS WITHIN 6 FEET OF TUB
SIDELIGHTS
FIXED PANEL GREATER THAN 9 SQFT WITHIN 18" A.F.F OR WITHIN 36" OF A WALKING SURFACE.
GLAZING WITHIN 12" OF A STAIR RAILING.
8.04
PROVIDED SELF-CLOSING DOOR BETWEEN DWELLING AND GARAGE. DOOR SHALL BE 1-3/4" THICK SOLID WOOD OR INSULATED STEEL W/ MIN. 20 MINUTE FIRE RATING.

FINISHES:

9.01.0
DRYWALL: 1/2" TAPERED EDGE GYPSUM BOARD APPLIED, TAPED AND FINISHED IN ACCORDANCE WITH GYPSUM ASSOCIATION GA-216 AND ASTM-C-840
9.01.1
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. (SEE GENERAL CONSTRUCTION NOTE #19)
9.01.2
PROVIDE RATED ASSEMBILIES AS DETAILED IN THE DRAWINGS FOR PARTYWALLS OR OTHER RATED WALLS OR FLOORS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TESTING AGENCY'S REQUIRMENTS.
9.02 WHEN CERAMIC TILE IS USED, WATER RESISTANT GYPSUM BOARD 1/2" THICK, OR APPROVED EQUAL, IS REQUIRED AT TUB AND SHOWER SURROUNDS TO A HEIGHT OF 36" ABOVE TUB OR SHOWER PAN. GLASS MESH AND CEMENT BOARD IS AN ACCEPTABLE ALTERNATE.

9.03
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-GLOSS ENAMEL FINISH
9.04
PAINT (EXTERIOR) UNLESS DIRECTED OTHERWISE:
1) TRIM: (1) COAT PRIMER (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.
9.05
CERAMIC TILE:
WALLS: GLAZED MOSAIC TILE OVER WATER RESISTANT GYPSUM BOARD OR GLASS MESH MORTAR UNITS. USE THIN SET ORGANIC ADHESIVE (ANSI A108.4) OVER GYPSUM BOARD AND DRY-SET LATEX PORTLAND MORTAR (ANSI A108.5) OVER CEMENT BOARD
FLOORS: GLAZED MOSAIC TILE OVER MINIMUM 5/8" PLYWOOD UNDERLAYMENT, SCREWED 12" OC TO SUBPLOOR. USE EPOXY MORTAR AND GROUT APPLICATION (ANSI A118.3)
9.06
RESILENT FLOORS: SHEET VINYL RESILENT FLOORING OVER 1/4" MIN. FIBERBOARD OR PLYWOOD UNDERLAYMENT.

SPECIALTIES:

10.01
FIREPLACES: PRE-BUILT U.L APPROVED, SELECTED BY THE OWNER, AND INSTALLED ACCORDING TO CODE AND MANUFACTURES RECOMMENDATIONS, IF APPLICABLE
10.02
TOILET AND BATH ACCESORIES PER PLANS, OR BY OWNER
10.02.1
MIRRORS: MIRROR QUALITY & SIZES PER PLANS, OR BY OWNER
10.02.3
PROVIDE TWO TOWEL BARS FOR EACH FULL BATH, ONE PER POWDER ROOM.
10.02.4
PROVIDE EITHER SHOWER RODS 80" AFF OR TEMPERED OR SAFTEY LAMINATE GLASS DOORS, PER OWNER

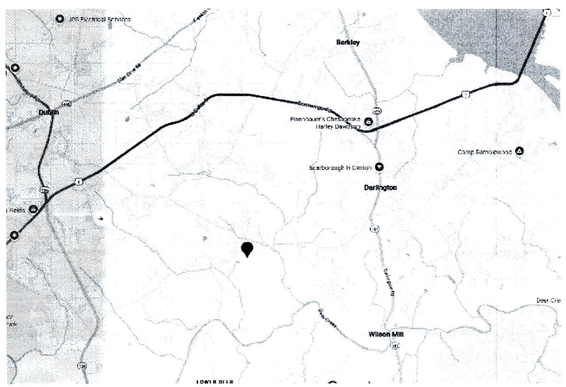
MECHANICAL:

15.01
HVAC AND PLUMBING CONTRACTORS SHALL COORDINATE ALL OPENINGS IN JOIST, TRUSSES, ETC., WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL MECHANICAL AND PLUMBING CODES.
15.02
PROVIDE ONE DAMPERED REGISTER PER 900 SQUARE FOOT OF UNFINISHED BASEMENT SPACE.
15.03
PROVIDE EXHAUST FANS AT EACH BATH AND VENT TO EXTERIOR OF HOUSE
15.04
DETACHED DWELLINGS CONSTRUCTED IN THE STATE OF MARYLAND AND ALL ATTACHED DWELLINGS CONSTRUCTED IN THE STATE OF MARYLAND SHALL INCLUDE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFIPA 130.
15.05
ALL DUCTWORK THAT PENETRATES ALL RATED WALL OR FLOOR ASSEMBLY SHALL BE PROVIDED WITH FIRE DAMPERS.
15.06
ALL VENTS AND FLUES SHALL BE INSTALLED WITH MINIMUM OF 2" CLEARANCE TO ADJACENT WOOD FRAMING GREATER IF SPECIFIED BY MANAFACTURE.
15.07
ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE TWO PIPES LARGER THAN THE SUBJECT PIPE.
15.08
PROVIDE OVER FLOW PANS AND DRAINS FOR WASHER AND OR WATER HEATER WHEN LOCATED ON WOOD FLOOR SYSTEM.
15.09
PROVIDE HOSE BIBBS (FREEZE-PROOF OR WITH SHUT OFFS) AT FRONT AND REAR OF SINGLE FAMILY DWELLINGS.
15.10
PROVIDE 1-1/2" CONDENSATION LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE OUT FALL OR TO SUMP PUMP IF PROVIDED.

ELECTRICAL:

16.01
WORK SHALL CONFORM TO THE REQUIRMENTS OF THE NATIONAL ELECTRICAL CODE. THE LOCAL POWER COMPANY AND ALL APPLICABLE LOCAL REGULATIONS. FIXTURES AND APPLIANCES AS SLECTED BY THE OWNER.
16.02
ALL RECEPTACLES AT KITCHEN COUNTERS, VANITIES AND REFRIGERATOR TO BE 42" AFF ALL OTHERS TO BE 16" AFF
16.03
PROVIDE G.F.I RECCEPTACLES AT ALL WET LOCATIONS IN ACCORDANCE WITH NEC
16.04
PROVIDE HARDWIRED SMOKE DETECTORS AT EACH FLOOR LEVEL WITH IN 10' OF SLEEPING AREA, NOT CLOSER THAN FOUR FEET FROM RETURN AIR INLETS. ALL DETECORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY. IF PERMIT IS ISSUED UNDER 2015 IBC CODE AND DWELLINGS IS NOT SPRINKLERED, INSTALL ADDITIONAL SMOKE DETECTORS IN EACH SLEEPING ROOM.

LOCATION MAP:



ADAMS RESIDENCE
1839 TRAPPE CHURCH RD
DARLINGTON MD 21034

SPRINKLER NOTE:
THE STRUCTURE SHALL BE FULLY SPRINKLERED. THE SPRINKLER SYSTEM SHALL BE DESIGNED BY A LICENCED / CERTIFIED FIRE SPRINKLER CONTRACTOR.

ALARM NOTES:
1) SMOKE ALARMS SHALL BE INSTALLED AND COMPLY WITH NFPA 72 AND IRC SECTION R314.
2) CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND COMPLY WITH IRC SECTION R215

PERMIT NOTE:
THE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS WILL BE OBTAINED BY THE RESPECTIVE CONTRACTORS ON THE PROJECT.

LIST OF DRAWINGS:

ARCHITECTURAL

C-S COVERSHEET
A-1 FRONT- REAR ELEVATIONS
A-2 LEFT- RIGHT ELEVATIONS
A-3 1ST FLOOR PLAN
A-4 2ND FLOOR PLAN
A-5 BUILDING SECTIONS
A-6 BUILDING SECTIONS

STRUCTURAL

S-1 FOUNDATION PLAN
S-2 1ST FLOOR FRAMING PLAN
S-3 2ND FLOOR FRAMING PLAN

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 15453, EXPIRATION DATE: JULY 2, 2027

GEOFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON, MARYLAND 21204

STATE OF MARYLAND —