

SEISMIC AND WIND DESIGN COMPONENTS: RESIDENTIAL

- CODE CLASSIFIES THE DELAWARE VALLEY AS SEISMIC DESIGN CATEGORY "C". NOTE: DETACHED ONE AND TWO FAMILY DWELLINGS ARE EXEMPT FROM THE SEISMIC REQUIREMENTS OF THIS CODE.
- CODE CLASSIFIES BUCKS AND MONTGOMERY COUNTIES AS HAVING WIND SPEEDS OF 90 MPH. THE LOWER (MOST EASTERLY) PART OF BUCKS COUNTY IS RATED WITH WIND SPEEDS OF 100 MPH. "CRITICAL LOAD PATH" ANCHORAGE IS REQUIRED. SEE NOTES ELSEWHERE.

DESIGN LOADS THE PROJECT HAS BEEN DESIGNED WITH THESE LOADS

DESIGN LOADS	ROOFS	SLEEPING FLOORS	SLEEPING FLOOR DECK	ATTIC FLOOR NO STORAGE	BALCONIES /DECKS
DEAD LOAD (PSF)	15	15	25	10	10
LIVELOAD (PSF)	30	40	40	20	60
TOTAL (PSF)	45	55	65	30	70

WOOD FRAMING "BASIC"

- STANDARDS: ALL ROUGH CARPENTRY TO COMPLY WITH "MANUAL OF HOUSE FRAMING" BY NATIONAL FOREST PRODUCTS ASSOC., THE 2009 ICC RESIDENTIAL CODE, AND WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOC.
- STRUCTURAL LUMBER (WALL STUDS, FLOOR CEILING JOISTS) OF NOMINAL 2" THICKNESS SHALL BE KILN DRIED (MAX. 19% MOISTURE CONTENT) #2 HEM-FIR WITH MIN. FB 1,200.
- ALL WOOD, IN PARTICULAR SILL PLATES, IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR HEAVY HOT DIPPED GALVANIZED.
- ALTERNATIVE "MAN MADE" SILL PLATES CAN REPLACE PRESSURE TREATED CHEMISTRY NEGATIVE FEATURES. LOOK AT "BORAL" OR OTHER FLYASH COMPOSITES. BENEFIT IS NORMAL GALVANIZED ANCHORS CAN BE USED.
- THE JOINT BETWEEN MASONRY FOUNDATION WALL AND WALL SILL PLATES SHALL RECEIVE POLYPROPYLENE FOAM SILL PLATE INSULATION.
- MAINTAIN CLEAR LINES OF CONNECTIVITY FROM FOUNDATION TO RIDGE. ALIGN STUDS FROM FLOOR TO FLOOR, ALIGN RAFTERS AND TRUSSES WITH STUDS BELOW. SEE CONTINUOUS LOAD PATH NOTES.
- WITH PROVIDE TWO (2) FLOOR JOISTS DIRECTLY BELOW PARALLEL WALLS AND PARTITIONS ABOVE. IF WALLS ABOVE ARE CHASES FOR PIPES OR DUCTS, PUT JOISTS EITHER SIDE AND INSTALL SOLID BLOCKING AT 16" O.C. MIN. ALSO, PROVIDE ONE (1) ADDITIONAL JOIST 8" INSIDE OF ROOMS ABOVE TO TAKE FURNITURE AND BOOKCASE LOADS AT ROOM PERIMETERS PARALLEL TO FLOOR FRAMING.
- ALL FLOORS AND ALL ATTIC ACCESSIBLE CEILING JOISTS SHALL BE "BRIDGED" WITH SOLID BLOCKING, FULL DEPTH, STAGGERED, AS FOLLOWS: AT MID-SPANS, AT TOPS OF BEAMS, NO DIAGONAL METAL OR WOOD.
- ALL RAFTERS OR ROOF TRUSSES TO BE SOLIDLY BLOCKED ALONG THE TOP PLATE OF EXTERIOR WALLS.
- WIND BRACING HORIZONTAL: ALL WALLS SHALL BE COMPLETELY SHEATHED WITH APA RATED, 4-PLY, 1/2 INCH THICK PLYWOOD, LAID HORIZONTALLY, PLACE "FILLER STRIPS" IN MIDDLE OF WALL. VERTICAL JOINTS SHALL BE FULLY SUPPORTED ON STUDS. NAILING, USING 80 COMMON NAILS, ALL AROUND SHEET PERIMETERS SHALL BE 4" O.C., INTERIOR FIELD NAILING SHALL BE 6" O.C. NOTE: NAILS IN THE PRESSURE TREATED SILL PLATE MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
- SUB-FLOOR DECKS: SHALL BE ADVANTECK, 3/4", TONGUE & GROOVED, COMPOSITE DECKING. GLUE IN PLACE AND SCREW @ 4" O.C. ALONG ALL SHEET PERIMETERS AND 16" O.C. AT INTERIOR FIELD. ALL JOINTS SHALL BE FULLY SUPPORTED.
- ROOF SHEATHING: SHALL BE EXTERIOR GRADE PLYWOOD, MIN. 1/2" THICK WITH RAFTER SPACING OF 16" O.C. SEE NOTES ABOUT RADIANT BARRIERS, NAIL SAME AS WALL SHEATHING. PROVIDE TWO (2) SIMPSON STRONG-TIE "P5CL" SHEATHING CONTINUITY CLIPS IN EACH RAFTER BAY AT JOINTS BETWEEN SHEATHING.
- LUAN UNDERLAYMENTS SHALL ALL BE FABRICATED WITH EXTERIOR GRADE GLEU.

FIRESTOPPING

- INSTALLATION SHALL BE BEFORE ROUGHING IN OF ANY PLUMBING, ELECTRICAL OR HVAC WORK.
- FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRESTOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AND STUDDO OFF SPACES OF MASONRY OR CONCRETE WALLS, AT THE CEILING AND FLOOR LEVEL.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, OVER CABINETS, DROP CEILINGS, COVE CEILINGS, ETC.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN;
- IN EXTERIOR CORNICES, SOFFITS, AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED OF COMBUSTIBLE CONSTRUCTION OR WHEN ERECTED WITH COMBUSTIBLE FRAMES, AT MAX. INTERVALS OF 20 FT. IF NON-CONTINUOUS, THEY SHALL HAVE CLOSED ENDS, WITH AT LEAST 4" OF SEPARATION BETWEEN SECTIONS.
- IN CONCEALED SPACES FORMED BY FLOOR SLEEPERS IN AREAS OF NOT MORE THAN 100 SQ.FT.; OR THE SPACE MAY BE COMPLETELY FILLED WITH NONCOMBUSTIBLE MATERIALS.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE U.L. RATED SYSTEMS AND MATERIALS.
- FIRESTOPPING SHALL CONSIST OF 2-INCH NOMINAL LUMBER WITH TIGHT JOINTS, OR TWO THICKNESS OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32-INCH PLYWOOD WITH JOINTS BROKEN BY 1/2" OVERLAP, OR OTHER APPROVED MATERIALS SECURELY FASTENED IN PLACE.
- FIRESTOPPING AT CHIMNEYS AND FIREPLACES: WHERE A "SPACE" MUST BE MAINTAINED BETWEEN COMBUSTIBLE MATERIALS INSTALL FOLDED METAL PANS TO STOP FLOW OF AIR BETWEEN FLOORS AND INTO OTHER VOIDS.
- THE INTEGRITY OF ALL FIRESTOPS SHALL BE MAINTAINED AND SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.

BUILDING SYSTEMS: DESIGN-BUILD PROCEDURE FOR THE "TRADES"

- FOR SMALL ALTERATION, ADDITION OR RENOVATION PROJECTS, IT IS SIMPLY NOT COST EFFECTIVE FOR THE OWNER TO ENGAGE PROFESSIONAL ARCHITECTS OR ENGINEERS TO DESIGN AND PREPARE PERMIT DOCUMENTS FOR PLUMBING, SPRINKLER SYSTEMS, HVAC, ELECTRICAL, AND ALARM SYSTEMS.
- IN GENERAL, THE ARCHITECTURAL DRAWINGS WILL LOCATE MAJOR EQUIPMENT, AND WHERE APPROPRIATE IDENTIFY SPECIAL NEEDS AND CONDITIONS.
- THE PERTINENT CODES AND TRADE STANDARDS, INCLUDING ENERGY CONSERVATION AND HANDICAPPED ACCESSIBILITY, SET FORTH THE REQUIREMENTS AND BEST PRACTICES WHICH APPLY TO EACH TRADE. EACH TRADE SYSTEM GENERALLY REQUIRES MUNICIPAL INSPECTION AND TESTING, LEADING TO A FINAL OCCUPANCY PERMIT.
- PROCESS: PROJECT MANAGER (PM), SHALL IDENTIFY CONTRACTOR(S) PROVEN COMPETENT FOR THE SCALE AND USES INTENDED. SELECTED CONTRACTORS SHALL OBTAIN ALL PROJECT DOCUMENTATION AVAILABLE, INCLUDING IN-PERSON FIELD VERIFICATIONS, FOR A FULL UNDERSTANDING OF THE PROJECT.
- DO NOT MAKE ASSUMPTIONS, IT IS EXPECTED THE CONTRACTOR WILL COORDINATE WITH THE MUNICIPALITY, SHALL MAKE INTRODUCTIONS TO THE APPROPRIATE INSPECTORS, TO BE FAMILIAR WITH INSPECTION PROCEDURES AND REQUIREMENTS.
- THE SELECTED CONTRACTOR SHALL PRESENT A CONTRACT. CONTRACT MUST INCLUDE A DETAILED SCHEDULE OF VALUES (SOMETIMES CALLED A DRAW SCHEDULE) AND TIME SCHEDULE WITH COMPLETION DATE. SCHEDULE OF VALUES SHALL INCLUDE A "DESIGN FEE" SUFFICIENT TO SECURE THE TRADE PERMIT, INCLUDING PREPARATION OF SHOP DRAWINGS, PERMIT APPLICATION FROM PREPARATION TO APPROVAL, AND PERMIT FEE.
- SHOP DRAWINGS DO NOT HAVE TO BE COMPLICATED. PROVIDE MANUFACTURER'S CALCULATIONS, PRACTICAL ENGINEERING INPUT AND CATALOG CUTS OF PROPOSED EQUIPMENT. USE SIMPLE SINGLE LINE SCHEMATICS TO DESCRIBE INSTALLATION, TO ASSIST THE WORK, THE TRADE SUBCONTRACTORS MAY USE THE ARCHITECT'S DRAWINGS AS BACKGROUNDS.
- THE INFORMATION SHALL BE REVIEWED, VALUE ENGINEERED AS APPROPRIATE, FINALIZING THE CONTRACT NEGOTIATIONS. TRADE CONTRACTOR SHALL REVISE HIS PROPOSAL DESCRIPTIONS AS MAY BE REQUIRED FOR COORDINATING THE CONSTRUCTION TEAM AND MUNICIPALITY.
- PM SHALL COORDINATE: "PERMITTING" HAS BECOME A MULTI-PART PROCESS. THERE ARE SEPARATE REVIEW REQUIREMENTS AND FORMS FOR: A) HANDICAPPED ACCESSIBILITY (WHEN REQUIRED); B) BUILDING STRUCTURAL DESIGN AND COMPONENTS; C) ENERGY CONSERVATION; D) PLUMBING; E) SPRINKLERS; F) HEATING VENTILATING AND AIR-CONDITIONING; G) ELECTRICAL; AND G) ALARMS.

WOOD FRAMING & "CONTINUOUS LOAD PATH" ANCHORAGE

- R301.1 THE CONSTRUCTION OF BUILDING AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION.
- THE CONTINUOUS LOAD PATH ANCHORAGE REQUIREMENTS ARE THIS BUILDING CODE'S METHOD OF ACHIEVING A MINIMUM, FIELD OBSERVABLE, BUILDING FRAME "STIFFENING" AND "ANCHORAGE" SYSTEM. THE GOAL IS SAFER STRUCTURES, BETTER ABLE TO RESIST REASONABLE WIND AND SEISMIC ACTIVITY. THE BASIC CONCEPT USES A CONTINUOUS "LINE" OF BUILDING ELEMENTS, SUCH AS WALL STUDS, AND MECHANICAL ANCHORS LINKING THE ROOF RIDGES TO FOUNDATION WALL FOOTING. IMAGINE IT LIKE A BIG TENT, WITH "GUY WIRES" FROM THE ROOF RIDGE TO THE GROUND.
- IT IS UNDERSTOOD FOR MOST BUILDINGS, A CONSISTENT RHYTHM OF COMPLETELY LINEAR LINES OF CONNECTIVITY CANNOT BE ACHIEVED BECAUSE "THINGS GET IN THE WAY, SUCH AS DOORS AND WINDOWS. HOWEVER, THE CODE DESCRIBES "INTENT." IT IS THE CONTRACTOR'S RESPONSIBILITY TO INTERPRET AND MAKE EVERY REASONABLE EFFORT TO ACHIEVE THE GOAL BY USING THE COMPONENTS DESCRIBED, IN THE QUANTITIES PRESCRIBED, AND IN THE LOCATIONS BEST SUITED. EXAMPLE: LINES OF CONNECTIVITY ARE REQUIRED AT CORNERS AND MAX 48" O.C. FOR A 40 FT WALL, THIS MEANS 11 ANCHORS, DISTRIBUTED INTELLIGENTLY ALONG THIS WALL.
- WALL AND ROOF SHEATHINGS CREATE CONTINUOUS "DIAPHRAGMS." THESE HELP PREVENT BUILDING RACKING AND TWISTING. USE "APA" RATED MATERIALS. SHEATHING MATERIAL MUST HAVE GOOD QUALITIES TO ABSORB THE REQUIRED NAILING WITHOUT BREAKING, RESIST TEARING, AND HAVE GOOD NAIL RETENTION. INSTALL THE LARGEST POSSIBLE SIZE SHEETS. STAGGER JOINTS, SUPPORT ALL JOINTS PROPERLY, AND NAIL IT WELL.
- CORNERS ARE IMPORTANT: MAKE STRONG BUILDING BY MAKING STRONG CORNERS. INSTALL ANCHORS AS CLOSE AS POSSIBLE TO BOTH SIDES OF EACH CORNER.
- THE SYSTEMS MECHANICAL PLATES AND CONNECTORS CAN BE INSTALLED ON EITHER THE INSIDE OR OUTSIDE FACE OF THE STUDS, HOWEVER IT MUST BE CONSISTENT THROUGHOUT. (THIS ARCHITECT BELIEVES IT IS BEST ON THE INSIDE FACE OF WOOD STUD WALLS. RAFTER TO TOP PLATE CONNECTIONS ARE MUCH EASIER. USE SAW-ALL TO SLOT PLYWOOD DECKING FOR THE FLOOR TO FLOOR STRAPS, COVER WITH THE INTERIOR GYPSUM BOARD)
- IT ALL LINKS AS FOLLOWS: THE FOUNDATION FOOTING IS ANCHORED TO THE FOUNDATION WALL; THE WALL IS MADE "MONOLITHIC;" THE BOTTOM WALL PLATES ARE ANCHORED TO THE FOUNDATION WALL; THE BOTTOM PLATES ARE THEN ANCHORED TO THE WALL STUD FRAMING ABOVE. UPPER FLOOR WALLS ARE STRAPPED TO LOWER WALLS; THE WALL STUDS ARE ANCHORED TO THE WALL STUD FRAMING BELOW; THE RAFTERS ARE ANCHORED TO THE TOP WALL PLATE; AND FINALLY THE RAFTERS ARE STRAPPED TOGETHER AT THE TOP OF THE ROOF.
- READ ALL NOTES ABOUT ANCHORAGE IN THE MASONRY SECTIONS, THERE IS A CONSISTENCY OF LAYOUT FOR BOTH MASONRY AND WOOD FRAMING, THE IMPLICATION IS, IT SHOULD ALL LINE UP.
- FOR BUILDINGS WITH ROOF AND FLOOR SPANS OF LESS THAN 20 FEET, THIS STARTS WITHIN AS CLOSE AS POSSIBLE TO EXTERIOR CORNERS (BOTH SIDES), AND THEN RE-OCCURS ALONG WALLS AT NOT GREATER THAN 48 INCH INTERVALS.
- ALL PRODUCTS REFERENCED HEREIN AND TO BE USED ON THIS JOBSITE ARE BY SIMPSON STRONG-TIE BECAUSE THEY SUPPORT THE INDUSTRY WITH EXTENSIVE TESTING, EDUCATION, AND FIELD SUPPORT. ALL ANCHORS SHALL BE INSTALLED PER MFG.'S. RECOMMENDATIONS, BE ATTENTIVE TO NAIL SIZES AND LENGTHS. THE SIMPSON CATALOG SHALL BE ON THE JOBSITE, NO ALTERNATE MANUFACTURERS ARE ALLOWED.
- SILL PLATE ANCHORING: SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL AS FOLLOWS: ANCHOR BOLTS SHALL BE MIN. ONE-HALF INCH DIAMETER DEFORMED OR THREADED ROD WITH MIN. EMBEDMENT OF 7 INCHES INTO CONCRETE OR SOLID FILLED MULTI COURSE MASONRY, THE WASHER IN CONTACT WITH THE SILL PLATE SHALL BE MIN. 2 INCHES SQUARE AND 1/8" THICK AT 8" INTERVALS. LOWER WALLS: THE ANCHOR BOLT SHALL NOT BE MORE THAN 7" DIAMETERS (3-1/2") FROM ENDS. IN ADDITION, ANCHORS SHALL BE PLACED ALONG WALLS AT INTERVALS NOT EXCEEDING 48 INCHES. IF ANCHOR BOLTS ARE "CAST" INTO THE FOUNDATION WALL AND "MISS" THESE OBJECTIVES, THEN SUPPLEMENT AS REQUIRED BY DRILLING AND SETTING EPOXY BOLTS OR SIMPSON "TITEN HD" MASONRY SCREWS.
- NOTE, SOMETIMES IT IS MORE PRACTICAL TO BUILD THE WALL, TILT IT UP, THEN DETERMINE THE BEST ANCHOR LOCATIONS. USE OF THE SIMPSON "TITEN HD" WOOD SCREWS, ALLOWS ANCHORS CLOSER TO CORNERS AND BETTER COORDINATION WITH "UPLIFT" SILL PLATE TO WALL ANCHORS.
- WIND BRACING "UPLIFT": A) SILL PLATE TO WALL STUD ANCHORAGE: USE SIMPSON #5SP WITH Z-MAX HOT DIPPED GALVANIZED COATING (BECAUSE OF PRESSURE TREATED PLATE, ALSO USE STAINLESS STEEL NAILS). USE A PAIR (INSIDE AND OUT) LOCATED AT BLDG. CORNERS, THEN SINGLE UNITS AT SPACING NOT EXCEEDING 48" O.C. (SAME AS FOUNDATION ANCHOR BOLTS). B) WALL STUD TO TOP DOUBLE PLATE. USE SAME PRODUCT AT THE SILL PLATE TO WALL STUD ANCHOR, LOCATED ON THE SAME STUD. THESE TOP AND BOTTOM ANCHORS SHOULD BE IN "ALIGNMENT."
- WALL-TO-WALL ANCHORAGE: WHERE WALLS CONTINUE ABOVE A FLOOR DECK, THE CONTINUITY OF UPLIFT ANCHORAGE SHALL BE MAINTAINED. UPPER WALL STUDS MUST BE LOCATED INLINE WITH LOWER WALL STUDS. USING THE SAME STUDS WHICH HAVE THE SILL PLATE TO STUD ANCHORS, INSTALL SIMPSON #CS STRAPS.
- WALL TO RAFTER ANCHORAGE: EVERY RAFTER SHALL BE ANCHORED TO THE WALL TOP PLATE USING ONE "HURRICANE CLIP", SIMPSON #H2.5A. ALL CEILING JOISTS (OR FLOOR JOISTS) SHALL BE SECURELY NAILED TO THE RAFTER.
- RAFTER TO RIDGE BEAM (OR OTHER EXISTING STRUCTURE): USE SIMPSON #L5TA STRAPS.

PERMITS AND MUNICIPAL APPROVALS:

- THE GENERAL CONTRACTOR, NOT SUB-CONTRACTORS, WILL PREPARE AND APPLY FOR ALL REQUIRED CONSTRUCTION PERMITS. HE SHALL START THE PERMIT PROCESS AND MAINTAIN THE RESPONSIBILITY FOR COORDINATION & INSPECTIONS THROUGHOUT THE PROJECT.
- IN THE FEASIBILITY ANALYSIS THE OWNER MAY HAVE INITIATE THE BUILDING PERMIT AND ZONING REVIEW PROCESS. HOWEVER, BEFORE INITIATION OF WORK AT SITE, ANY AND ALL PERMIT APPLICATIONS SHALL BE MODIFIED TO SHOW THE CONTRACTOR AS APPLICANT, AND BE ACCOMPANIED BY PROOFS OF INSURANCE AS MAY BE REQUIRED BY THE MUNICIPALITY OR LENDING INSTITUTION.
- THE ARCHITECT'S DRAWINGS DESCRIBE: A) THE OVERALL DESIGN INTENT; B) THE STRUCTURAL SYSTEM; C) THE EXTERIOR ENVELOPE; D) AND ENERGY CONSERVATION REQUIREMENTS. IN GENERAL, THE ARCHITECT IS DESCRIBING THE OVERALL BUILDING SHELL, AND LOCATING THE MAJOR FIXTURES AND EQUIPMENT. THE ARCHITECT MAY, OR MAY NOT, INCLUDE PERFORMANCE SPECIFICATIONS FOR OTHER WORK.
- UNDER THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, PERMITTING IS A MULTI-PART PROCESS, WITH SECTIONS RELATING TO MAJOR TRADES. BECAUSE ALL PARTS ARE INTER-RELATED, SOME MUNICIPALITIES REQUIRE ALL PARTS BE SUBMITTED AT THE SAME TIME. THIS REQUIRES PLANNING AND COORDINATION BY THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. THE PROCESS MAY INCLUDE SEPARATE CONTRACTOR AND HIS SUB-CONTRACTORS. THE PROCESS MAY INCLUDE SEPARATE REVIEWERS (THIRD PARTY) FOR DIFFERENT PARTS, VARIED OR VAGUE REQUIREMENTS, FORMS, ETC. IT IS THE GC'S RESPONSIBILITY TO DETERMINE WHAT THIS MUNICIPALITY REQUIRES AND SATISFY THEM.
- THE CONTRACTOR(S) IS RESPONSIBLE FOR PROVIDING ALL OTHER TRADE INPUT REQUIRED TO COMPLETE THE PERMIT PROCESS. THE ARCHITECT IS NOT PROVIDING REQUIRED TO COMPLETE THE PERMIT PROCESS. THE ARCHITECT IS NOT PROVIDING DESIGN AND DOCUMENTATION OR INSTALLATION DETAILS FOR PLUMBING, SPRINKLER, DESIGN AND DOCUMENTATION OR SECURITY SYSTEMS WORK. THE GC HVAC, ELECTRICAL, DATA, COMMUNICATIONS OR SECURITY SYSTEMS WORK. THE GC MUST ENGAGE QUALITY SUBCONTRACTORS WITH THE EXPERTISE AND CAPABILITY TO PROVIDE ANY DOCUMENTATION (SHOP DRAWINGS, EQUIPMENT SIZING, PLUMBING RISER DIAGRAMS, DESIGN LAYOUTS, HEAT GAIN & HEAT LOSS CALCULATIONS, ELECTRICAL LOAD CALCULATIONS, CATALOG CUT SHEETS, EQUIPMENT ENERGY RATINGS, ETC.) NECESSARY TO SUPPORT THESE PERMIT SECTIONS.

DIMENSIONS: DO NOT SCALE DRAWINGS:

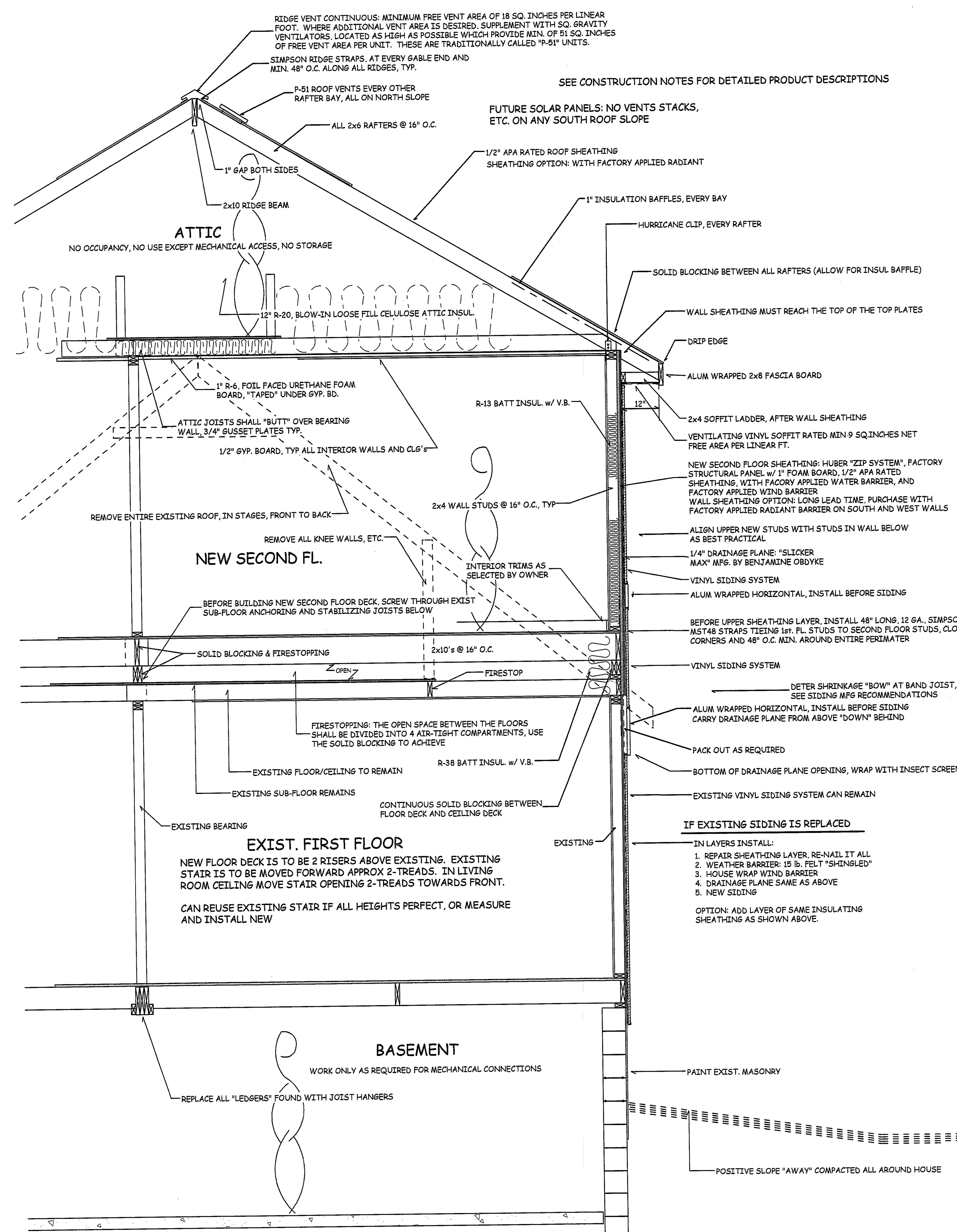
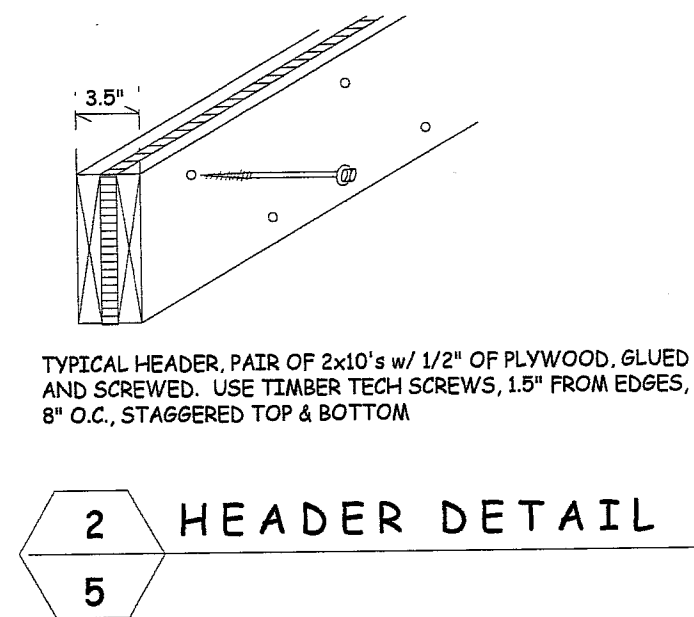
- ALL DIMENSIONS ARE GIVEN TO "FACE OF MASONRY" OR "FACE OF STUD". CHECK ALL DIMENSIONS BEFORE PROCEEDING. FOR "CLEAR" OPENINGS BETWEEN FINISHES, SUBTRACT FINISH THICKNESS FROM DIMENSIONS GIVEN. LOOK FOR THE CORRECT DIMENSIONAL INFORMATION, OR SEEK CLARIFICATION FROM THE ARCHITECT.

FIELD CHANGES:

- CHANGES: THE ARCHITECT HAS NO AUTHORITY TO MAKE IMPROMPTU CHANGES IN THE FIELD OR BY PHONE. ALL PROPOSED CHANGES OR SUBSTITUTIONS, WITHOUT EXCEPTION, SHALL BE SUBMITTED IN WRITING, WITH SUPPORT MATERIALS, FOR AUTHORIZATION.
- WHEN CHANGES AFFECT THE STRUCTURAL OR BUILDING SHELL, THOSE CHANGES SHALL BE DIRECTED TO THE ARCHITECT PROMPTLY IN WRITING FOR REVIEW AND APPROVAL.

BEFORE YOU DIG:

- CALL THE PA "ONE CALL SYSTEM." STOP! BEFORE YOU DIG IT IS MANDATORY TO CALL THE PENNSYLVANIA "ONE CALL SYSTEM." 1-800-242-1776. ALL CONTRACTORS, INCLUDING SUB-CONTRACTORS, SHOULD MAKE THEIR OWN NOTIFICATION. NOTE, THE ONLY PARTY PROTECTED BY THE NOTIFICATION IS THE CALLER.



DATE: 04/18/2016
07/04/2016

REVISION DESCRIPTION

START UP FOR PERMIT APPLICATION

REV. #

ONLY VALID FOR PERMITS w/ EMBOSSED SEAL & ORIGINAL SIGNATURE IN "RED"

Eric C. Van Reed, Architect
PA-R0008010X
Creative Design Associates, Inc.
ARCHITECTURE • INTERIORS • SITE & SPACE PLANNING

1826 Meadowbrook Road
SECOND FLOOR ADDITION
Lower Southampton Township, Bucks County, Pennsylvania

Sheet No. 5

Comm. No. 2016-3041 of 6