

WOOD FRAMING - BASIC

FOLLOWS: AT MID-SPANS, AT TOPS OF BEAMS

1. 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.

2. 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.

3. ALL WOOD, IN PARTICULAR SILL PLATES, IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED, OR "BORAL." ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR HEAVY HOT DIPPED GALVANIZED.

4. THE JOINT BETWEEN MASONRY FOUNDATION WALL AND TIMBER WALL SILL PLATES SHALL RECEIVE A CAPILLARY BREAK AND SILL SEALER OF POLYPROPYLENE FOAM SILL PLATE INSULATION.

5. 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. 6. 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. 7. ALL FLOORS AND ALL ATTIC ACCESSIBLE CEILING JOISTS SHALL BE "BRIDGED" WITH SOLID BLOCKING, FULL DEPTH, STAGGERED, AS

8. ALL RAFTERS OR ROOF TRUSSES TO BE SOLIDLY BLOCKED ALONG THE TOP PLATE OF EXTERIOR WALLS.

9. WIND BRACING HORIZONTAL: ALL WALLS SHALL BE COMPLETELY SHEATHED WITH APA RATED, 47PLY, 1/2 INCH THICK PLYWOOD, LAID HORIZONTALLY, PLACE "FILLER STRIPS" IN MIDDLE OF WALL. VERTICAL JOINTS SHALL BE FULLY SUPPORTED ON STUDS. NAILING, USING 81 COMMON NAILS, ALL AROUND SHEET PERIMETERS SHALL BE 4" O.C., INTERIOR FIELD NAILING SHALL BE 6" O.C. NOTE: ZIP WALL SYSTEMS REQUIRE TWICE THE STANDARD NAILING. NOTE: NAILS IN THE PRESSURE TREATED SILL PLATE MUST BE STAINLESS STEEL OR HOT DIPPED

10. SUB-FLOOR DECKS: SHALL BE ADVANTECK, 3/4", TONGUE & GROOVED, COMPOSITE DECKING, GLUE IN PLACE AND SCREW @ 6" O.C. ALONG ALL SHEET PERIMETERS AND 16" O.C. AT INTERIOR FIELD. ALL JOINTS SHALL BE FULLY SUPPORTED.

11. ROOF SHEATHING: SHALL BE EXTERIOR GRADE PLYWOOD, MIN. 1/2" THICK WITH RAFTER SPACING OF 16" O.C. NAIL SAME AS WALL SHEATHING. PROVIDE TWO (2) SIMPSON STRONG-TIE "PSCL" SHEATHING CONTINUITY CLIPS IN EACH RAFTER BAY AT JOINTS BETWEEN

12. LUAN UNDERLAYMENTS SHALL ALL BE CERTIFIED AS FABRICATED WITH EXTERIOR GRADE GLUE.

### FIRE STOPPING:

1. INSTALLATION SHALL BE BEFORE ROUGHING IN OF ANY PLUMBING, ELECTRICAL OR HVAC WORK.

A. 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:

B. IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AND STUDDED OFF SPACES OF MASONRY OR CONCRETE WALLS, AT THE CEILING AND FLOOR LEVEL;

C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, SOFFITS OVER CABINETS, DROP CEILINGS, COVE CEILINGS, ETC.

D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN;

INSTALL FOLDED METAL PANS TO STOP FLOW OF AIR BETWEEN FLOORS AND INTO OTHER VOIDS.

E. IN EXTERIOR CORNICES 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.

F. IN THE SPACE BEHIND COMBUSTIBLE TRIM AND FINISH WHERE PERMITTED AND ALL OTHER HOLLOW SPACES WHERE PERMITTED IN FIRE RESISTANCE RATED CONSTRUCTION AT 10' INTERVALS; OR THE SPACE SHALL BE COMPLETELY FILLED WITH NONCOMBUSTIBLE

G. 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.

H. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE U.L. RATED SYSTEMS AND MATERIALS.

2. 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 BACKED BY 23/32-INCH PLYWOOD, OR OTHER APPROVED MATERIALS SECURELY FASTENED IN PLACE.

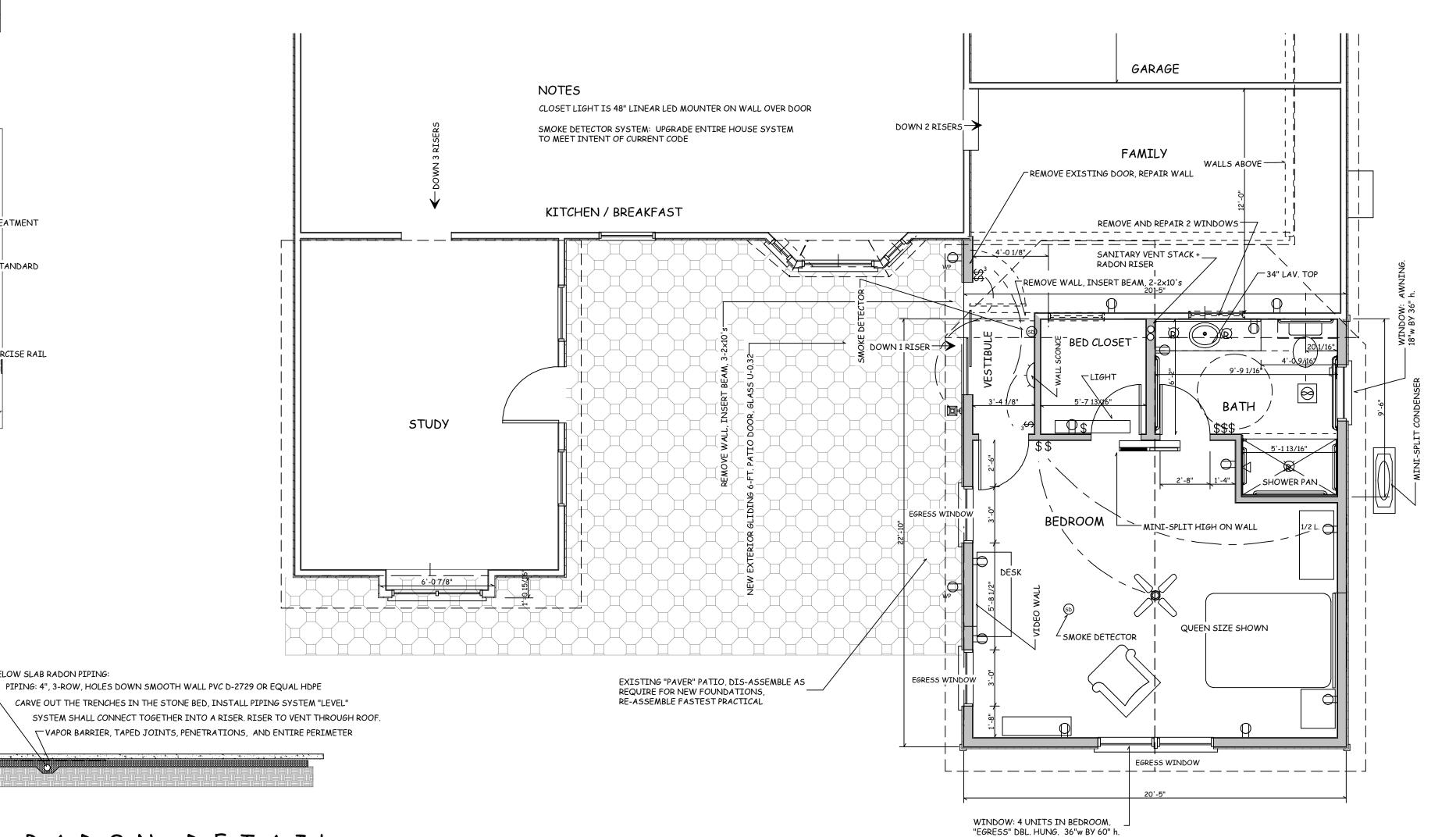
3. FIRESTOPPING AT CHIMNEYS AND FIREPLACES: WHERE A "SPACE" MUST BE MAINTAINED BETWEEN COMBUSTIBLE MATERIALS

BRING UTILITIES FROM HOUSE BASEMENT THROUGH THE BASEMENT WALL, "WET UTILITIES" TO REMAIN MIN. 36" BELOW GRADE, THEN "RISE" TO DESTINATION THROUGH THE NEW SLAB. RUN SEPARATE WIDE SWEEP CONDUIT FOR LOW VOLTAGE AND LINE VOLTAGE. FOOTING HOOKS: MAX. 8" FROM ANY CORNER OR END,\_\_\_\_ AND MAX. 48" O.C. ALONG WALLS \_RADON & SANITARY RISER, VENT THROUGH ROOF TRUSS TYPE HORIZONTAL JOINT REINFORCING, 16" O.C. VERTICAL BELOW SLAB RADON PIPING 7 FOOTINGS: 3.000 PSI CONC. 20" WIDE x\_\_\_\_\_ 10" THICK, w/ 2 #4 BARS CONTINUOUS \_1/2" CEMENT PARGING ENTIRE FOUNDATION WALL: 8" LT. WT. BLOCK,\_ WALL, ALL AROUND FILLED SOLID w/ 3,000 PSI CONC.

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# FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



RADON DETAIL

BELOW SLAB RADON PIPING:

GROUND FLOOR PLAN

INTERIOR ELEVATIONS SCALE: 1/2" = 1'-0"

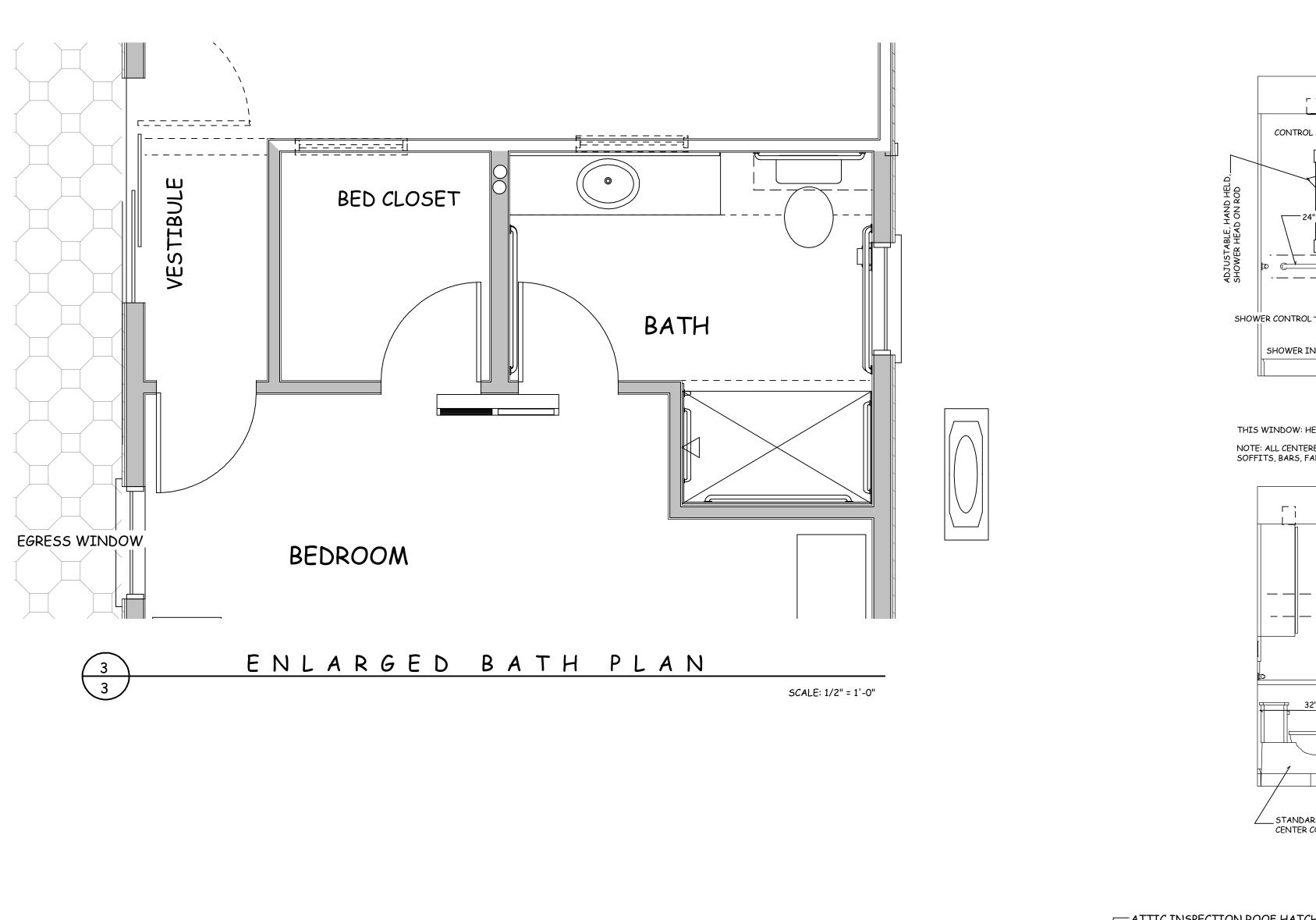
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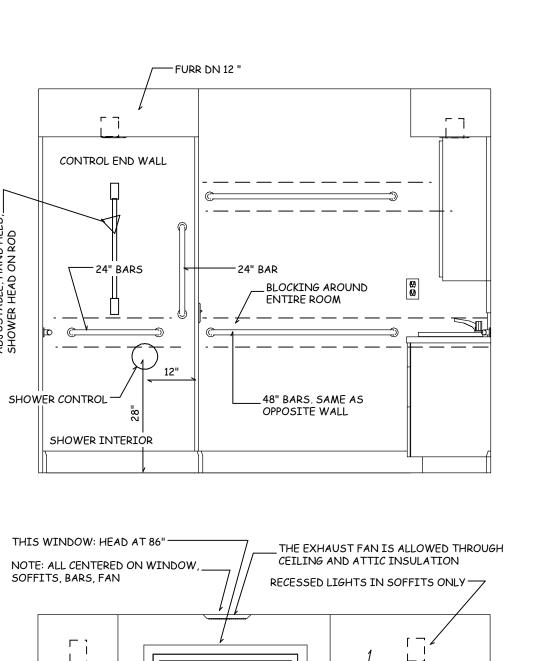
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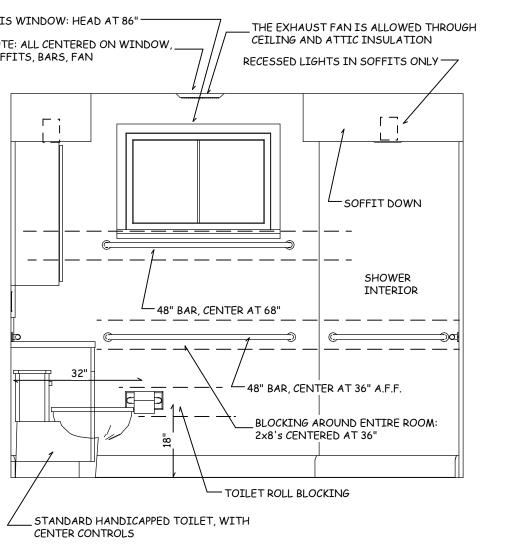
PLANS VALID FOR PERMITS

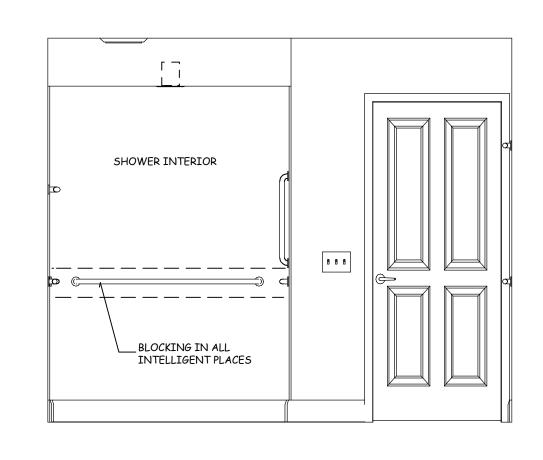
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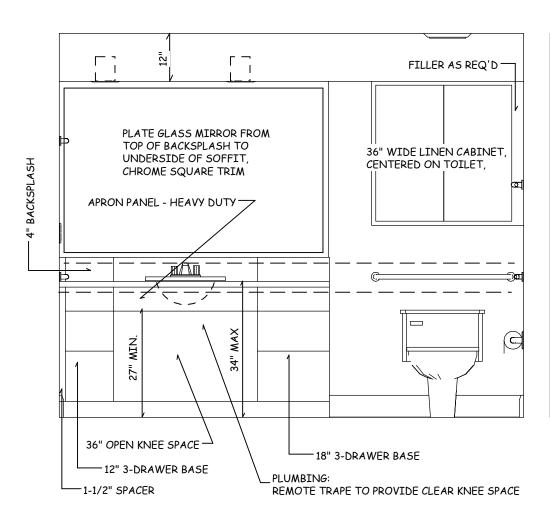
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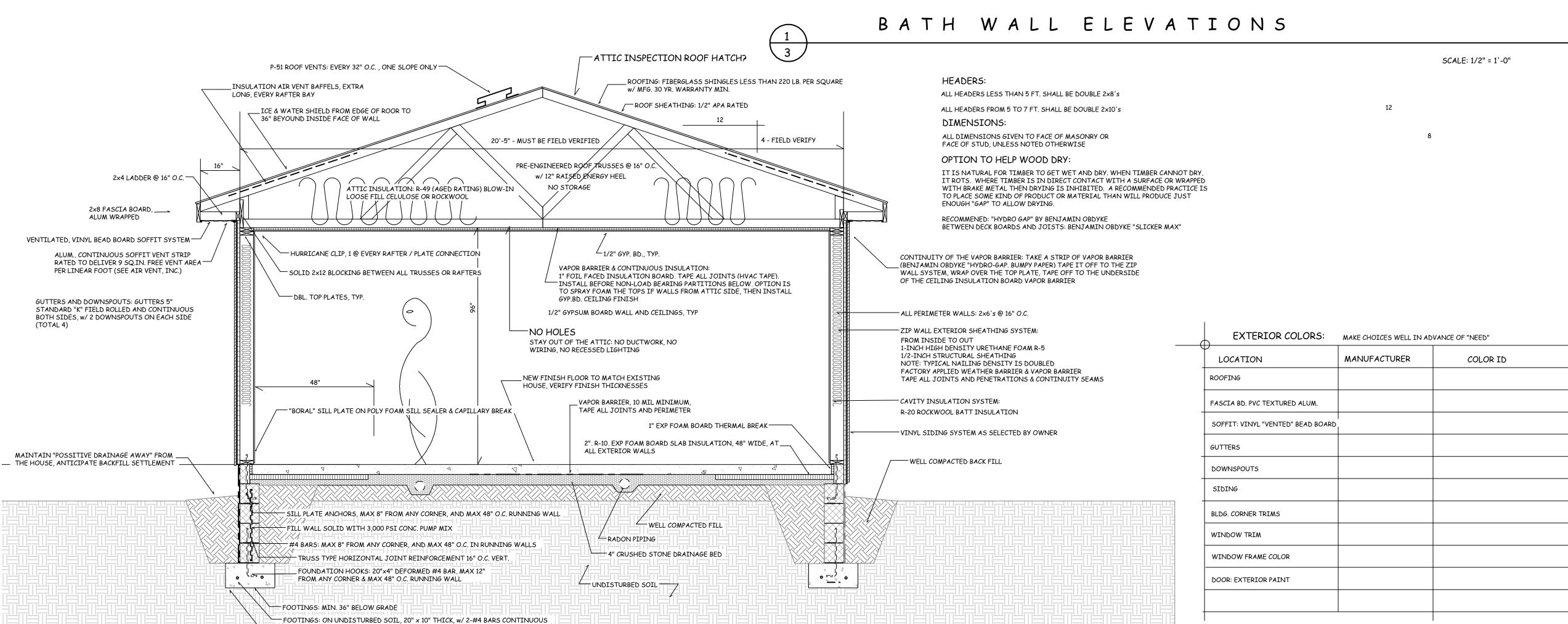












CONSTRUCTION SECTION

FOOTINGS SHALL BEAR ON UNDISTURBED

SOILS WITH DESIGN LOAD OF 3,000 PSF.

SCALE: 1/2" = 1'-0"

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CDA Comm. # 2019-3096

Sheet No.

PLANS VALID FOR PERMITS ONLY WITH AN "IMPRESSED

SEAL" AND SIGNED IN "RED"

#### INSURANCE: CONTRACTORS SHALL PROVIDE PROOF OF INSURENCE, INCLUDING COMMERCIAL GENERAL LIABILITY, WORKMEN'S COMPENSATION, AND AUTOMOBILE LIABILITYM MINIMUM LIMITS SHALL BE AS FOLLOWS:

CONTRACTOR INSURANCES						
COMMERCIAL GENERAL LIABILITY		LIMITS				
	EACH OCCURRENCE	\$ 1,000,000.00				
	MED. EXP. (ANY ONE PERSON)	\$ 5,000.00				
	GENERAL AGGREGATE	\$ 2,000,000.00				
	PRODUCTS - COMP/OP AGG	\$ 1,000,000.00				
AUTOMOBILE LIABILITY						
	COMBINED SINGLE LIMIT	\$ 1,000,000.00				
UMBRELLA LIABILITY						
	EACH OCCURRENCE	\$ 3,000,000.00				
	GENERAL AGGREGATE	\$ 3,000,000.00				

1. BEFORE DOING ANY WORK AT THE SITE, CERTIFICATES SHALL BE PROVIDED DIRECT FROM THE CONTRACTOR'S AGENT, VERIFYING THAY OWNER AND ARCHITECT ARE NAMED AS "ADDITIONAL NAMED INSURED" ON CONTRACTOR'S LIABILITY AND UMBRELLA

2. OWNER AND ARCHITECT SHALL BE GIVEN 30 DAYS NOTICE BEFORE ANY POLICIES EXPIRE. CONTRACTORS SHALL MAINTAIN THIS REQUIREMENT FOR A MIN. OF 365 DAYS AFTER FINAL PAYMENT.

#### RESIDENTIAL CODES:

- CODES: ALL WORK SHALL COMPLY WITH THE CONTROLLING REGULATORY CODES. THESE DOCUMENTS (DRAWINGS) SHALL INCLUDE BY REFERENCE ALL STATE, MUNICIPAL AND OTHER REGULATORY CODES.
- GENERAL CONTRACTOR AND TRADE SUB-CONTRACTORS SHALL COMMUNICATE WITH THE MUNICIPALITY TO VERIFY TO THE CODES IN USE, AND REQUIRED TYPES AND FREQUENCY OF INSPECTIONS.
- ALL CONTRACTORS AND TRADESMEN ARE EXPECTED TO BE CURRENT WITH THESE CODE AND HAVE COPIES ON SITE FOR REFERENCE AS REQUIRED. TO OBTAIN: INTERNATIONAL CODE COUNCIL, PUBLICATIONS, 4051 WEST FLOSSMOOR ROAD, COUNTRY CLUB HILLS, IL 60478-5795, 888-422-7233.

FOR RESIDENTIAL WORK, THE CODES WHICH APPLY ARE:

INTERNATIONAL RESIDENTIAL CODE, 2015

INTERNATIONAL RESIDENTIAL CODE, 2018 (CERTAIN PARTS, ESPECIALLY

INTERNATIONAL BUILDING CODE, 2015

ICC ELECTRICAL CODE, 2006 (UTILIZES NATIONAL ELECTRIC CODE STANDARDS)

INTERNATIONAL ENERGY CONSERVATION CODE, 2015 (PLUS CERTAIN PARTS OF

INTERNATIONAL FUEL GAS CODE, 2015

INTERNATIONAL MECHANICAL CODE, 2015

#### GENERAL NOTES:

1. PROJECT GUARANTEE: THE CONTRACTOR(S) AND ALL SUBCONTRACTORS UNDER HIS RESPONSIBILITY SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL FOR A MINIMUM OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION. WITHIN THE ONE-YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL REMAIN RESPONSIBLE TO THE OWNER FOR PROMPT AND DILIGENT REPAIR OR REPLACEMEN' OF FAILED MATERIALS AND OR WORKMANSHIP.

2. COMPONENTS, EQUIPMENT AND INSTALLATIONS THAT ARE PROTECTED WITH EXTENDED MANUFACTURER'S WARRANTIES SHALL BE IDENTIFIED TO THE OWNER. THE OWNER SHALL RECEIVE RECEIPTS AND VALIDATED WARRANTEE REGISTRATIONS DEMONSTRATING THESE EXTENDED PROTECTIONS. TITLE TO ALL EQUIPMENT AND COMPONENTS WITH WARRANTIES SHALL BE MADE IN THE OWNER'S

3. QUALITY OF WORKMANSHIP AND MATERIALS: THE CONTRACTOR(S) AGREES HE SHALL ENGAGE WORKMEN WHOSE WORK SHALL COMPLY WITH THE HIGHEST STANDARDS OF THEIR RESPECTIVE TRADE ASSOCIATIONS.

A IT IS UNIDEDSTOOD THE ADCHITECT HAS NOT DETAILED OD SPECTETED ALL ASPECTS OF THE WORK WHICH ADE A "COMMONILY UNDERSTOOD CONSTRUCTION PRACTICE". IF INTERPRETATIONS OR CLARIFICATIONS ARE REQUIRED, THE CONTRACTOR(S) SHALL SECURE

5. CONSTRUCTION DEBRIS: ALL CONSTRUCTION MATERIAL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE GC. DAILY CLEANUP SHALL BE IN CONTAINERS OR DUMPSTERS MAINTAINED BY THE GC. DO NOT BURY OR BURN ANY MATERIAL AT THE SITE. 6. SITE SAFETY: THE GENERAL CONTRACTOR TAKES CHARGE OF ORGANIZING AND EXECUTING THE WORK AT THE SITE. THUS, THE GC IS

## RES. DESIGN LOADS THE PROJECT HAS BEEN DESIGNED WITH THESE LOADS

SUCH INFORMATION FROM THE ARCHITECT OR THE OWNER BEFORE PROCEEDING.

RESPONSIBLE FOR ALL SITE SAFETY PRECAUTIONS AND ALL SITE SUPERVISION.

DESIGN LOADS	ROOFS	FLOORS	FLOORS	ATTIC FLOORS	BALCONY DECKS
	WOOD OR ASPHALT SHINGLES	WOOD, CARPET OR VCT	CERAMIC SLATE, OR STONE	UNFINISHED PLYWOOD	SPACED DECKING
LIVE LOAD (PSF)	30	40	40	10	60
DEAD LOAD (PSF)	15	15	25	10	10
TOTAL (PSF)	45	55	65	20	70

## PREFABRICATED WOOD TRUSSES

1. TRUSS DESIGN STANDARD: DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES PUBLISHED BY TRUSS PLATE INSTITUTE (TPI). QUALITY CONTROL MANUAL PUBLISHED BY TPI.

2. WOOD STRUCTURAL DESIGN STANDARD: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY N.F.P.A.

3. GRADING OF LUMBER: PROVIDE LUMBER GRADED BY A RECOGNIZED AGENCY, WITH RULES AND SERVICE COMPLYING WITH REQUIREMENTS OF AMERICAN LUMBER STANDARDS COMMITTEE AND PS 20. USE ONLY LUMBER PIECES WHICH BEAR INSPECTION SERVICE GRADE MARK, UNLESS OTHERWISE INDICATED.

4. FABRICATOR'S QUALIFICATIONS: MINIMUM OF 3 YEARS EXPERIENCE IN SUCCESSFUL FABRICATION OF TRUSSES COMPARABLE TO TYPE INDICATED FOR THIS PROJECT

5. SHOP DRAWINGS: PROVIDE, SHOWING SPECIES, SIZES AND STRESS GRADES OF LUMBER TO BE USED; PITCH, SPAN, CONFIGURATION AND SPACING FOR EACH TYPE OF TRUSS REQUIRED, TYPE, SIZE, MATERIAL, FINISH, DESIGN VALUES, AND LOCATION OF METAL CONNECTOR PLATES; AND BEARING AND ANCHORAGE DETAILS SHALL BE SUBMITTED FOR REVIEW BY ARCHITECT BEFORE FABRICATION OF TRUSSES

6. CERTIFICATION: SHOP DRAWINGS MUST BEAR THE SEAL OF A PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER.

7. LOADING: LIVE + DEAD LOADS FOR EASTERN PA.

TOP CHORD ROOF TRUSSES - LIVE LOAD 30 PSF + DEAD LOAD TRUSSES + SHEATHING AND ROOFING @ 12 PSF

BOTTOM CHORD ROOF TRUSSES - LIGHT STORAGE AND DRYWALL @ 20 PSF

#### PERMITS AND MUNICIPAL APPROVALS:

1. THE GENERAL CONTRACTOR 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.

2. 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 MAY INCLUDE SEPARATE REVIEWERS (THIRD PARTY) FOR DIFFERENT PARTS, VARIED REQUIREMENTS, AND FORMS.

3. THE ARCHITECT'S DRAWINGS DESCRIBE THE: A) STRUCTURAL DESIGN; B) THE EXTERIOR ENVELOPE; C) 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

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL OTHER TRADE INPUT REQUIRED TO COMPLETE THE PERMIT PROCESS. THE ARCHITECT IS NOT PROVIDING DESIGN AND DOCUMENTATION OR INSTALLATION DETAILS FOR PLUMBING, SPRINKLER, HVAC, ELECTRICAL, 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

#### DESIGN - BUILD PROCEEDURE FOR THE TRADES

1. FOR SMALL ALTERATION, ADDITION OR RENOVATION PROJECTS, IT IS 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.

2. IN GENERAL, THE ARCHITECTURAL DRAWINGS WILL LOCATE MAJOR EQUIPMENT, AND WHERE APPROPRIATE IDENTIFY SPECIAL NEEDS AND CONDITIONS.

3. THE OWNER WILL WILL SELECT TRADE CONTRACTORS CAPABLE OF BEST-PRACTICE DESIGN AND PERMIT DOCUMENT PREPARATION, INCLUDING ENERGY CONSERVATION AND HANDICAPPED ACCESSIBILITY.

4. SELECTED CONTRACTORS SHALL OBTAIN ALL PROJECT DOCUMENTATION AVAILABLE, INCLUDING IN-PERSON FIELD VERIFICATIONS, FOR A FULL UNDERSTANDING OF THE PROJECT.

5. 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.

6. 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.

7. 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

8. SHOP DRAWINGS DO NOT HAVE TO BE COMPLICATED. PROVIDE MANUFACTURE'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.

#### CAULKING

1. PERMITTED MATERIALS: ALL CAULKING SHALL BE POLYURETHANE COMPONENT BASED. NO SILICONE CAULKS ARE PERMITTED UNLESS THE APPLICATION IS FOR A "GLASS TO GLASS" ADHESIVE.

2. ALL CAULKS USED IN PREPARATION FOR INTERIOR PAINTING SHALL BE LATEX, WITH NO SILICONES.

3. WHERE TO APPLY: CAULKING SHALL BE PROVIDED:

A. BETWEEN ALL EXTERIOR DISSIMILAR MATERIALS WHERE A MECHANICAL CONNECTION DOES NOT MAKE A WATERTIGHT SEAL.

B. AROUND THE PERIMETERS OF ALL DOORS AND WINDOWS BETWEEN SURROUNDING FINISH SURFACES.

## CONCRETE WORK

1, CODES AND STANDARDS: ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI-347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK; ACI-304, "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"; READY MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C-94.

2. COMPRESSIVE STRENGTH OF CONCRETE 3,000 PSI AT 28 DAYS. MAX. SLUMP OF ALL CONC. SHALL BE 4".

3. IN LIEU OF TESTING, CONTRACTOR SHALL PROVIDE CERTIFIED MIX RECEIPTS, DELIVERED TO OWNER.

4. USE AIR-ENTRAINING ADMIXTURE IN ALL CONCRETE THAT IS EXPOSED TO FREEZING AND THAWING, PROVIDING NOT LESS THAN 4% NOR MORE THAN 6% ENTRAINED AIR.

5. NO CONCRETE, SLABS, OR FOOTINGS SHALL BE PLACED UNTIL SUBGRADE PREPARATION IS INSPECTED AND APPROVED BY THE

6. FINISHES: EXPOSED TO VIEW VERTICAL SURFACES SHALL HAVE A RUBBED FINISH IN ACCORDANCE WITH ACI-301. FLOOR SLABS SHALL HAVE A STEEL TROWEL FINISH. EXTERIOR WALKWAYS TO HAVE BROOM FINISH.

## BELOW SLAB VAPOR BARRIERS

1. BELOW ALL INTERIOR GROUND SUPPORTED CONCRETE SLABS, INCLUDING GARAGES, SHALL BE INSTALLED A VAPOR BARRIER, RADON / METHANE BARRIER. THE LOWER THE WATER VAPOR PERMEANCE RATING OF THE BARRIER, THE MORE RESISTIVE IT IS TO RADON AND METHANE.

2. ALL VAPOR BARRIERS SHALL BE PLACED ON THE PREPARED SUB GRADE. BELOW ANY INSULATION BOARDS. THE V.B. SHALL BE EXTENDED UP EDGES TO BE VISIBLE ABOVE THE SLAB, REMOVE EXCESS AFTER SLAB HAS CURED. FOR THE V.B. TO PERFORM AS A GOOD RADON GAS BARRIER ALL PENETRATIONS SHALL BE SEALED AND ALL JOINTS LAP SPLICED A MINIMUM OF 6-INCHES, AND TAPED PER MFG. RECOMMENDATIONS.

3. PRODUCT SHALL BE A HIGH QUALITY POLYETHYLENE PLASTIC, AT LEAST 8-MILS THICK. THE MINIMUM PERM RATING SHALL BE "CLASS 1" VAPOR RETARDER, PERM RATING OF 0.10 OR LESS, CONFORMING TO ASTM E96. MEMBRANE SHALL MEET ASTM

## FOOTING PLACEMENT FOR FOUNDATION WALLS

1. BOTTOMS OF ALL FOOTINGS (OR EARTH BORN WALLS) SHALL BEAR ON UNDISTURBED SOILS CAPABLE OF SUPPORTING THE ASSUMED DESIGN LOAD OF 3,000 PSF.

2. THE CONTRACTOR SHALL EXAMINE AND VERIFY THE SOIL CONDITIONS BEFORE ALLOWING CONCRETE FOOTINGS AND FOUNDATIONS TO BE INSTALLED. IF SOILS EXHIBIT A LESSER BEARING VALUE, NOTIFY THE ARCHITECT IMMEDIATELY, AS THE FOUNDATION DESIGN MUST BE RE-EVALUATED AND POSSIBLY REDESIGNED.

3. THE SOIL IN THE TRENCHES FOR ALL FOOTINGS SHALL BE INSPECTED BY A MUNICIPAL OFFICIAL BEFORE ANY FOOTINGS ARE PLACED. PROVIDE INSPECTION CERTIFICATE.

4. THE BOTTOM ELEVATION SHOWN FOR ALL FOOTINGS IS THE MINIMUM, AND SHALL BE NO LESS THAN 36 INCHES BELOW FINAL EXTERIOR GRADE. SOIL CONDITIONS MAY REQUIRE ADDITIONAL DEPTH.

5. ALL FOOTING EXCAVATIONS FOR FOUNDATION WALLS ENCLOSING CRAWLSPACES OR OTHER OCCUPIED SPACE SHALL BE MADE WIDE ENOUGH TO ALLOW FOR THE PLACEMENT OF FOUNDATION DRAINAGE PIPING AND DRAINAGE STONE BELOW THE TOP OF THE FOOTING AND THUS MUST BE "FORMED" AS A MINIMUM ON THE EXTERIOR SIDE. IF ALLOWED BY THE MUNICIPALITY, FOOTING FOR "SLABS ON GRADE" MAY BE PLACED IN TRENCH FORMED FOOTINGS.

6. FOOTINGS AND SLABS SHALL NOT BE PLACED ON FROZEN SOILS.

7. FOOTING CONCRETE SHALL BE MINIMUM 3,000 PSI DESIGN MIX @ 28 DAYS. IN LIEU OF TESTING, CONCRETE SUPPLIER SHALL PROVIDE MIX CERTIFICATE TO CONTRACTOR FOR DELIVERY TO OWNER.

8. WHERE PIPES PASS THROUGH A FOOTING, THE FOOTING SHALL BE MINIMUM OF 12 INCHES THICK SOLID BELOW, STEP AS REQUIRED, INSTALL SLEEVE MINIMUM OF PIPE DIAMETER PLUS 2 INCHES.

9. FOOTING TO FOUNDATION WALL ANCHORAGE: INSTALL HOOKS FORMED FROM #4 DEFORMED REINFORCING BARS. VERTICAL LEG SHALL BE 20 INCHES LONG, AND HOOK SHALL BE 3-INCHES. BOTTOM OF HOOK SHALL BE 3 INCHES FROM BOTTOM OF FOOTING. INSTALL NOT MORE THAN 12 INCHES FROM ANY CORNER (BOTH SIDES) AND THEN NOT MORE THAN 48 INCHES ON CENTER FOR ENTIRE LENGTH OF WALLS. ALIGN HOOKS TO BE CENTERED IN FOUNDATION THICKNESS AND IN BLOCK CORES IF CMU WALLS.

WINDOW SCHEDULE										
MARK	TYPE	SIZE	ENERGY STD.	MFG. & CAT. NUMBER	NOTES					
$\langle \mathbf{A} \rangle$	PAIR DOUBLE HUNG	MAX ROUGH WIDTH = 72" MAX ROUGH HEIGHT = 60"	U FACTOR = 0.32</th <th>PAIR IFDH3050E</th> <th>EGRESS WINDOW</th>	PAIR IFDH3050E	EGRESS WINDOW					
$\langle B \rangle$	DOUBLE HUNG	MAX ROUGH WIDTH = 36" MAX ROUGH HEIGHT = 60"	U FACTOR = 0.32</th <th>IFDH3050E</th> <th>EGRESS WINDOW</th>	IFDH3050E	EGRESS WINDOW					
$\langle c \rangle$	AWNING	MAX ROUGH WIDTH = 36" MAX ROUGH HEIGHT = 24"	U FACTOR = 0.32</th <th>IFAWN3020</th> <th colspan="2">TEMPERED GLASS IN BATH</th>	IFAWN3020	TEMPERED GLASS IN BATH					
1	SLIDING PATIO	MAX ROUGH WIDTH = 72"	U FACTOR = 0.32</th <th>IFSPD6068-XO</th> <th>TEMPERED GLASS</th>	IFSPD6068-XO	TEMPERED GLASS					

<sup>1.</sup> ALL WINDOWS SHOWN ARE "ALL ULTREX". INTEGRITY BY MARVIN IF DIFFERENT MFG IS SELECTED, VERIFY ROUGH OPENNING SIZING

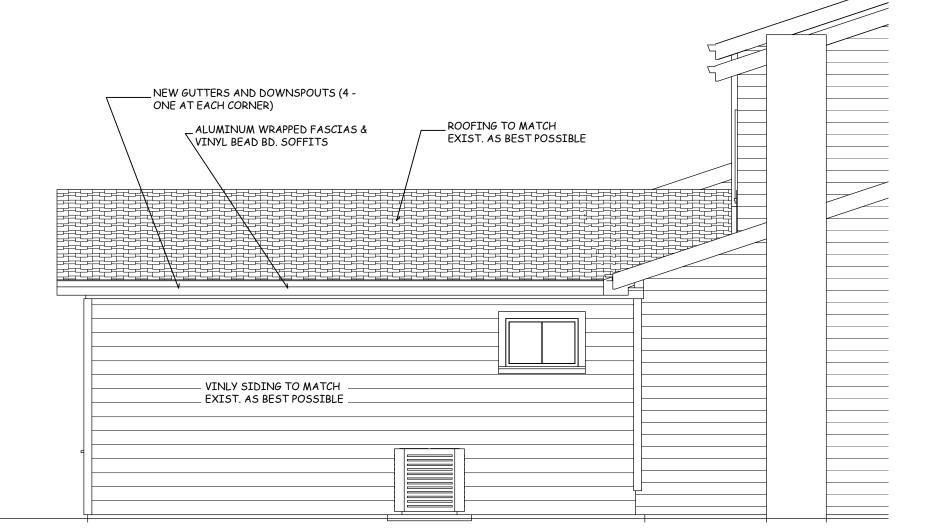
2. EXTERIOR COLOR \_

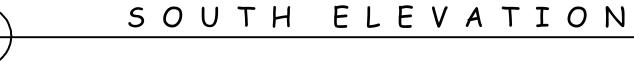
WINDOW HARDWARE FINISH \_\_\_\_\_\_ 5. PROVIDE MFG. INSECT SCREENS

6. WINDOW EXTENSION JAMBS: CAREFULLY CHECK WALL THICKNESSES, VARIES





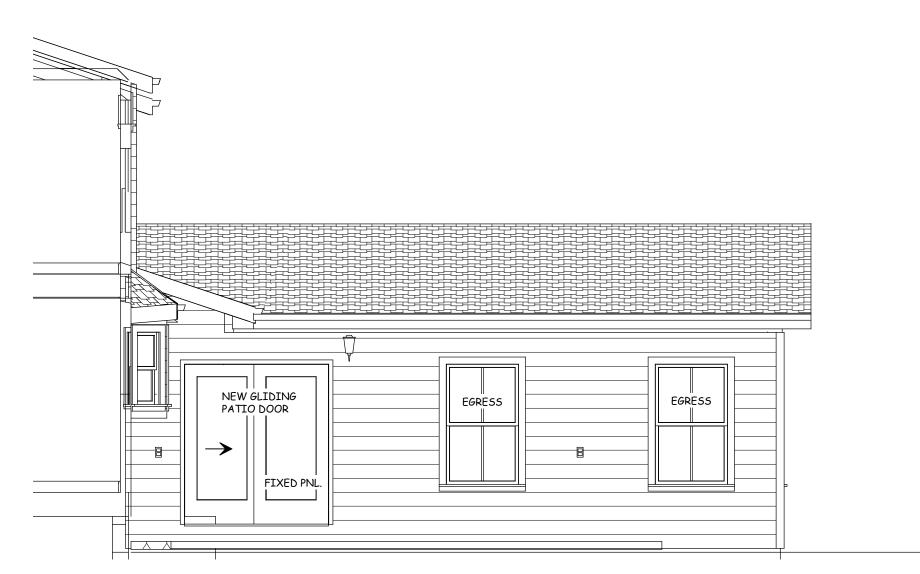






EGRESS

EAST ELEVATION



NORTH ELEVATION

PLANS VALID FOR PERMITS ONLY WITH AN "IMPRESSED SEAL" AND SIGNED IN "RED

S  $\Omega$ 

CDA Comm. # 2019-3096

Sheet No.

SCALE: 1/4" = 1'-0"