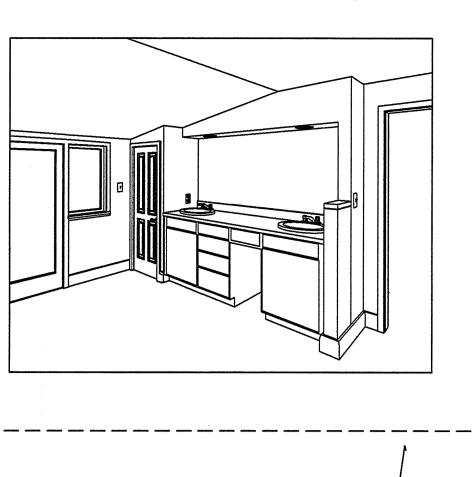
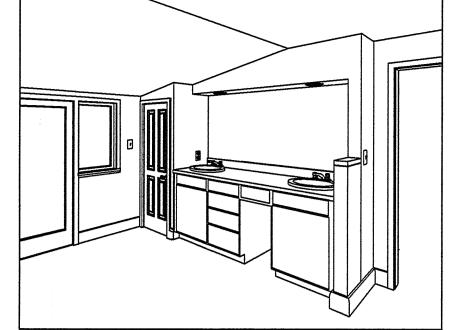
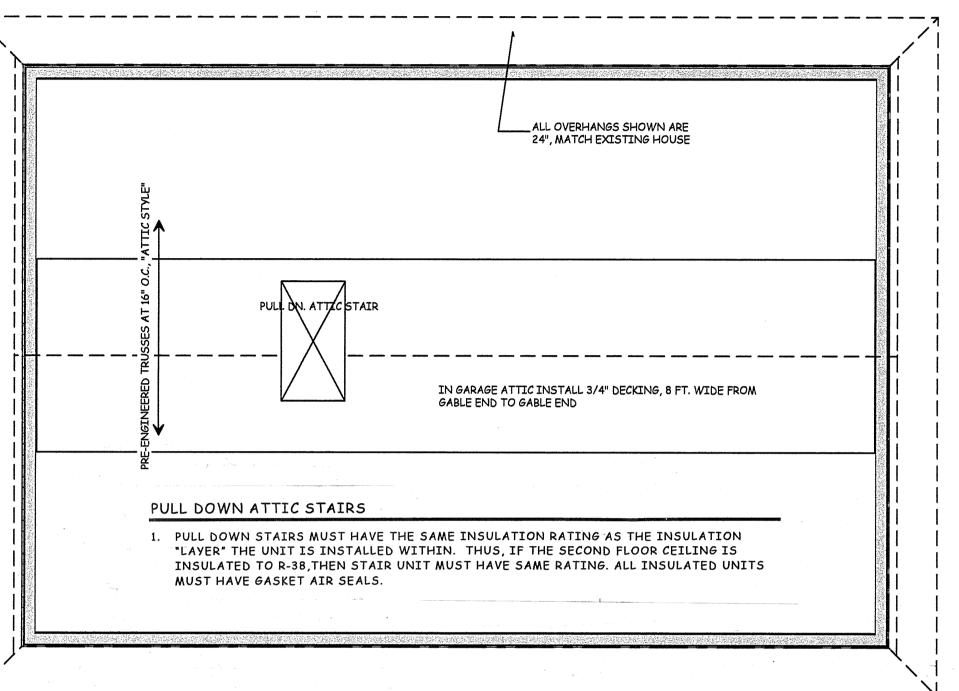
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BELOW SLAB RIGID INSULATION BOARD

INSULATION BOARD PLACED BELOW INTERIOR CONCRETE SLABS SHALL BE DOW "BLUEBOARD" STYROFOAM, OR EQ., A MINIMUM OF 2-INCHES THICK, R-10, TIGHTLY

CONCRETE SEALER (IF DESIRED)

- 2. CONCRETE SEALER FOR ALL HORIZONTAL INTERIOR AND EXTERIOR SLABS WHERE INDICATED SHALL BE "SEALTIGHT INTEX" BY W.R. MEADOWS, INC., P.O. BOX 543, ELGIN, ILLINOIS 60121, (312)683-4500.
- 3. INTEX IS A NON-YELLOWING WATER BASE ACRYLIC CURING AND SEALING COMPOUND. APPLICATION SHALL BE TWO COATS, PER MANUFACTURES RECOMMENDATIONS WITH MINIMUM OF 24 HOURS BETWEEN COATS. APPLICATOR SHALL PROVIDE THE ARCHITECT WITH RECEIPT SHOWING THE QUANTITY OF MATERIAL SUPPLIED TO THE SITE.

FOOTING PLACEMENT FOR FOUNDATION WALLS

- BOTTOMS OF ALL FOOTINGS (OR EARTH BORN WALLS) SHALL BEAR ON UNDISTURBED SOILS CAPABLE OF SUPPORTING THE ASSUMED DESIGN LOAD OF 3,000 PSF. THE CONTRACTOR SHALL EXAMINE AND VERIFY THE SOIL CONDITIONS BEFORE ALLOWING CONCRETE FOOTINGS AND FOUNDATIONS TO BE INSTALLED. IF SOILS EXHIBIT A LESSER VALUE, NOTIFY THE ARCHITECT IMMEDIATELY, AS THE FOUNDATION DESIGN MUST BE RE-EVALUATED AND POSSIBLY REDESIGNED.
- 2. THE SOIL IN THE TRENCHES FOR ALL FOOTINGS SHALL BE INSPECTED BY A MUNICIPAL OFFICIAL BEFORE ANY FOOTINGS ARE PLACED. PROVIDE INSPECTION CERTIFICATE.
- 3. 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.
- 4. 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.
- 5. FOOTINGS AND SLABS SHALL NOT BE PLACED ON FROZEN SOILS.
- 6. 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.
- 7. 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.
- 8. 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 OR 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.

PIER FOUNDATIONS (AT DECKS)

- 1. BOTTOMS OF ALL PIERS SHALL BEAR ON UNDISTURBED SOILS CAPABLE OF SUPPORTING THE ASSUMED DESIGN LOAD OF 3,000 PSF. THE CONTRACTOR SHALL EXAMINE AND VERIFY THE SOIL CONDITIONS BEFORE ALLOWING CONCRETE TO BE POURED. IF SOILS EXHIBIT A LESSER VALUE, NOTIFY THE ARCHITECT IMMEDIATELY, AS THE FOUNDATION DESIGN MUST BE RE-EVALUATED.
- 2. SEE DRAWINGS FOR AUGURED PIER DIAMETER. 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.

PERMITS AND MUNICIPAL APPROVALS:

UNDER EAVES

PERMITS. HE SHALL START THE PERMIT PROCESS AND MAINTAIN THE RESPONSIBILITY FOR COORDINATION & INSPECTIONS THROUGHOUT THE PROJECT.

-MEMPIRANE ROOFING

CLOSET

HVAC

FIELD INSTALLED FIBERGLAS NOOF SIMILAR TO

ATTICE SCREEN, SET HT. IN FIELD

SHORE DECKS, THEN "FLOAT" DECKING AS

REMOVABLE "PALLETS." 2 - INTERIOR ROOF

DRAINS THRU RAFTERS TO RE

SCIPPER SLOT

UPPER BED SUITE

-GLIDING WINDOW

- 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
- 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
- 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 SHEETS, EQUIPMENT ENERGY RATINGS, ETC.) NECESSARY

- 1. THE GENERAL CONTRACTOR WILL PREPARE AND APPLY FOR ALL REQUIRED CONSTRUCTION
- PARTS, VARIED REQUIREMENTS, AND FORMS.
- 3. THE ARCHITECT'S DRAWINGS DESCRIBE THE: A) STRUCTURAL DESIGN; B) THE EXTERIOR SPECIFICATIONS FOR OTHER WORK.
- TO SUPPORT THESE PERMIT SECTIONS.

SECOND FLOOR PLAN

ALL OVERHANGS SHOWN ARE 24' TO MATCH EXISTING HOUSE

> THIS BOX BUILT AND FLASHED INTO ROOF FOR FUTURE FAMILY ROOM AND/OR DECK FIREPLACES,

INSTALL ROOF CAP FOR NOW

DELETED

SKYLIGHT TO

HOOD VENT STACK

DECKING IN ATTIC

WHOLE HOUSE FAN SYSTEM: FAN ON GABLE WALL PUTS

NEGATIVE PRESSURE IN ATTIC, LOUVERS INTO THE FIRST

FL. CLG, AND STAIR WALL TO 2nd. FL. ALLOW PULLING OF

ATTIC@ ADDITION

DR., CUT FOR HT.

AIR THROUGH HOUSE REVIEW WITH ARCHITECT FOR

FRESH AIR EXCHANGER

DOOR TO SECOND FI

FUTURE CLOSET

WALK-IN CLOSET

-2x12 RIDGE BM

SOFFIT - EGRESS WINDOW

ALIGN w/ BELOW

84" HEAD HT. 24" H. SILL -

TIGHT DUCTWORK GETTING FROM EXISTING

BEFORE INSULATIONS ARE INSTALLED, SPRAY SHERWIN WILLIAMS

SHEATHING, AND ON THE INSIDE FACE (BETWEEN THE STUDS) OF ALL

PAINTING SHALL BE POLYURETHANE OR LATEX, WITH NO SILICONES.

SEISMIC AND WIND DESIGN COMPONENTS: RESIDENTIAL

PERMITTED MATERIALS: ALL EXTERIOR CAULKING SHALL BE TWO-PART POLYURETHANE

A. BETWEEN ALL EXTERIOR DISSIMILAR MATERIALS WHERE A MECHANICAL CONNECTION

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

1. INTERNATIONAL RESIDENTIAL CODE CLASSIFIES THE DELAWARE VALLEY AS SEISMIC

INTERNATIONAL RESIDENTIAL CODE CLASSIFIES BUCKS AND MONTGOMERY COUNTIES

AS HAVING WIND SPEEDS OF 90 MPH. THE LOWER (MOST EASTERLY) PART OF BUCKS

RESIDENCE DESIGN LOADS THE PROJECT HAS BEEN DESIGNED WITH THESE LOADS

FLOORS

CERAMIC,

SLATE OR

STONE

25

FLOORS

WOOD,

CARPET OR

VCT

15

40

55

DESIGN CATEGORY "C." NOTE: DETACHED ONE AND TWO FAMILY DWELLINGS ARE EXEMPT

COMPONENT BASED. NO SILICONE CAULKS ARE PERMITTED UNLESS THE APPLICATION IS

FOR A "GLASS TO GLASS" ADHESIVE. ALL CAULKS USED IN PREPARATION FOR INTERIOR

"E-BARRIER" PAINT ON THE UNDERSIDE (INTERIOR) OF ALL ROOF

SIDE TO NEW, STUDY SECTION DRAWINGS

ROOF FRAMING STARTING POINT: THE OBJECT IS TO

-MERGE THE NEW ROOF WITH EXISTING, ADJUST WALL

WEST AND SOUTH FACING WALL SHEATHING

WHERE TO APPLY: CAULKING SHALL BE PROVIDED:

FROM THE SEISMIC REQUIREMENTS OF THIS CODE.

COUNTY IS RATED WITH WIND SPEEDS OF 100 MPH.

ROOFS

WOOD OR

ASPHALT

SHINGLES

30

45

DOES NOT MAKE A WATERTIGHT SEAL.

PLATE HT. AS REQUIRED.

RADIANT BARRIERS:

FINISH SURFACES.

CAULKING

DESIGN

DEAD LOAD (PSF)

LIVE LOAD (PSF)

TOTAL (PSF)

LOADS

ON LANDING

LINE OF 3/4" PLYWOOD DECKING IN ATTIC

42" SQ. CLG. LOUVER FOR WHOLE HOUSE FAN

42" SQ. WALL LOUVER

- FOR WHOLE HOUSE FA

THIS WALL LINES UP WITH

PAIGINAL WALL BELOW

EMERGENCY MEANS OF EGRESS: SPECIAL RESIDENTIAL

NOT REQUIRE ANY SPECIAL HARDWARE OR KEY.

THE TREAD NOSING, THE SAME APPLIES TO LANDINGS.

THIS REQUIREMENT IS MET.

HANDRAILS BOTH SIDES.

DOOR SWINGS OVER THE STAIR.

AND THE HANDRAIL.

ADDITIONAL REQUIREMENTS.

NOSING OF THE TREADS.

DIAMETER OR MORE.

WITHOUT AN INTERMEDIATE LANDING.

ALL HABITABLE BASEMENTS IN EXCESS OF 200 SQ.FT., AND ALL SLEEPING ROOMS SHALL

SHALL BE 20 INCHES; D) THE SILL HEIGHT OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR; E) WHEN THE INTERIOR WINDOW SILL IS MORE THAN 72

INCHES ABOVE GRADE, THEN THE INTERIOR SILL HEIGHT SHALL NOT BE LESS THAN 24

THIS EMERGENCY OPENING, PROVIDE THE MANUFACTURER'S CATALOG CUTS VERIFYING

PROJECT MORE THAN 4.5" INTO STAIR. THE MIN. CLEAR WIDTH OF STAIRS BETWEEN

2. MINIMUM STAIR HEADROOM SHALL NOT BE LESS THAN 80" MEASURED VERTICALLY FROM

40 PSF, AND/OR THE TREADS SHALL BE ABLE TO SUPPORT A CONCENTRATED LOAD OF 300

POUNDS APPLIED OVER A 4 SQ.INCH AREA, WHICHEVER PRODUCES THE GREATER STRESS.

TRAVEL. A LANDING IS NOT REQUIRED AT THE TOP OF INTERIOR STAIRS, PROVIDED NO

5. LANDINGS: AT THE TOP AND BOTTOM OF STAIRS SHALL BE A LANDING OF EQUAL WIDTH

TO THE STAIR SERVED, AND MIN. DEPTH OF 36" MEASURED IN THE DIRECTION OF

7. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES

PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF FOUR (4) OR MORE RISERS.

RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE

8. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS FROM A

WALL OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS

9. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1.25 TO 2

INCHES, OR A NONCIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT

LEAST 4 INCHES BUT NOT MORE THAN 6.25 INCHES AND A LARGEST CROSS-SECTION

DIMENSION NOT EXCEEDING 2.25 INCHES, OR THE SHAPE SHALL PROVIDE EQUIVALENT

GRASP ABILITY. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. SEE CODE FOR

GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A

GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE

12. EXCEPTION: THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL

13. HANDRAIL AND GUARDRAIL DESIGN SHALL BE OF SUFFICIENT STRENGTH TO RESIST A

OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE PERMITTED TO BE OF A

SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION ALONG THE TOP, INFILL BALUSTRADES SHALL BE DESIGNED TO RESIST A HORIZONTALLY APPLIED LOAD OF 50 POUNDS APPLIED ON AN AREA OF 1 SQ.FT., WHERE DEFLECTION OF ALL

TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE

10. GUARDRAILS: PORCHES, STAIR LANDINGS, BALCONIES OR RAISED FLOOR SURFACES

11. GUARDRAILS SHALL HAVE INTERMEDIATE RAILS (BALUSTRADE) OR ORNAMENTAL

SIZE THAT A SPHERE 6-INCHES IN DIAMETER CANNOT PASS THROUGH

MEMBERS (HORIZONTAL AND VERTICAL) SHALL BE LIMITED TO L/240.

CLOSURES WHICH DO NOT ALLOW THROUGH PASSAGE OF AN OBJECT OF 4-INCH

LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE

POINT DIRECTLY ABOVE THE TOP AND BOTTOM RISER. ENDS SHALL BE RETURNED TO THE

ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL

6. HEIGHT OF VERTICAL TRAVEL: NO STAIR SHALL RISE MORE THAN 144" VERTICAL

HANDRAILS SHALL NOT BE LESS THAN 31.5" WITH ONE HANDRAIL, AND 27" WITH

3. TREAD DEPTH MIN. IS 10" NOSING TO NOSING. STAIR RISER MAX. HEIGHT IS 7.75".

4. STAIRS SHALL BE DESIGNED TO SUPPORT A UNIFORMLY DISTRIBUTED LIVE LOAD OF

2. WHERE A WINDOW (INCLUDING ACCESSORIES SUCH AS EGRESS AREAWAY) PROVIDES

RESIDENTIAL STAIRS (STRAIGHT), HANDRAILS, AND GUARDRAILS

1. STAIRWAY WIDTH SHALL NOT BE LESS THAN 36" CLEAR. HANDRAILS SHALL NOT

INCHES ABOVE FINISHED FLOOR; F) THE OPERATION OF THE EMERGENCY OPENING SHALL

HAVE A MINIMUM OF ONE ALTERNATE OPENABLE EMERGENCY ESCAPE AND RESCUE

OPENING, GENERALLY AN "EGRESS WINDOW." EACH OPENING SHALL: A) HAVE A MINIMUM NET CLEAR OPEN AREA OF 5.7 SQUARE FEET; B) THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES; C) THE MINIMUM NET CLEAR OPENING WIDTH

BALCONIES

/DECKS

SPACED

DECK BD'S

10

60

70

FLOOR

INFINISHED

SHEATHING

15

35