DIMENSION PLAN NOTES

- Interior Stud Walls. All main floor walls to be 7'-8", all second floor walls to be 7'-8", unless otherwise noted. Interior walls shall be constructed of #2 spruce minimum 2 x 4 wood studs at 16" on center (OC). Provide single bottom plates and double top plates throughout. Provide solid blocking at mid-height of
- Exterior Stud Walls. Walls shall be constructed of #2 spruce 2×6 wood studs at 16" on center (OC), wide single bottom plates and double top plates throughout. Provide R-19" batt insulation at all locations were on plans. Exterior sheathing shall be 1/2" osb. Gypsum Wallboard. Sheath walls and ceilings with 1/2" gypsum wallboard as shown in details
- Water Resistant Drywall. Provide water resistant 1/2" drywall around all showers, tubs and
- Fire Resistant Drywall. Provide 5/8" Type "X" fire code gyps around gas water heaters and as required by code. **Pressure Treated Lumber.** All wood members exposed to weather or in contact with wood masonry, or soil shall be pressure treated.
- 7. **Nailing Schedule.** Except as noted otherwise, all wood framing components shall be fastened as specified in the SCBCI, section 1705 and table 1705.1 fastening schedule. Contractor shall provide all fastening devices necessary and suited for each application. Fastenings subject to moisture shall be hot-dip galvanized to ASTM A-153-80. All metal connections and fabrications shall comply with AISC specifications. **Headers.** Provide $2 - 2 \times 10 \# 2$ SPF with continuous 1/2" plywood flitch plate. Provide double jack for openings 4-0" or greater unless noted otherwise.
- 10. **Columns.** Install decorative interior wood columns, to withstand structural roof load, finish as specified by owner. Optional Fur Downs. Provide wood frame fur downs as shown above wall cabi
- **Insulation.** 5 1/2 " R-19 batt insulation shall be installed at all exterior walls and as not an shall consist of 9" to 12" of loose blown fiberglass insulation to provide an r-30 rating. It is also in floor system between first and second floor to provide an r-19 rating. ım spacing. If attic is to be used for
- Ceiling Joists. Typical 2×6 S.Y.P. at 24" on center maxisubstitute 2×10 at 16" on center.
- 14. 13. Vaulted and Raised Ceilings. Provide ceiling treatment as shown. Angled Walls. All angled walls are to be 12:12 unless otherwise noted.

15.

Dryer Vent. Provide and install dryer vent duct to building exterior thr

- Paint. Painted surfaces shall consist of a primer coat and two finish coats Hose Bibs. Provide hose bibs where shown on plan.
- Carpet. Floor substrate shall be free of dirt and debris before pad and carpet installation.
- 20. I will be ins Vinyl or Tile Flooring. Installer to provide appropriate underlays oring are to be laid. Hardwood Floors. Installer to lay a 15# felt paper vapor barrier underneath all areas where hardwoods t on all surfaces v
- **Optional Wall Covering.** Installer shall insure that wall covering supplied shall all be from the same cturers run, of inform color, texture and pattern. Installer shall use appropriate primers, sealers and
- Attic Access Panel. Provide and install attic access pull-down stair where shown on plans. Trim g to match door and window trim. Confirm size of opening per local and state codes.
- Windows. Vinyl, double-hung, clear glazed, insulated windows painted as specified. Confirm that openings are compliant with all applicable codes concerning egress, lighting and ventilation requirements. Temper all glass 2'-0" from door, above whirlpool tubs and windows less than 18" from floor. Trim windows with casing. Living space windows shall comply with BOCA Code requirements for emergency escape. Minimum net clear opening shall be 5.7 sq.ft., minimum net clear width shall be 20", minimum net clear height shall be 24", and sill height shall not exceed 24" above floor. Provide manufacturer's egress hardware at bedroom windows in each bedroom without exterior door.
- Windows and Doors. Provide metal flashing over all windows and doors in exterior walls through vide pan flashing under all exterior doors. Provide all wall, base, cap, thru-wall flashing and/or counter shing, etc. as required to prevent the entrance of water.
- 25. **Plumbing.** Provide and install type "L" copper piping for all water pipes. Coordinate location and drainage for all plumbing fixtures with plumbing contractor. Install water heater in suitable location, and confirm that installation is compliant with all applicable codes..
- **Connection of Deck.** Provide and install joist hangers to cose. Install every 12" to 16" on center (OC) ect the 2 x 10 deck joists to the
- **Fireplace and Flue.** Provide and install prefabricated fireplace and flue as per ations. Confirm that equipment and installation conform to U.L. requirements.
- **Sliding Glass Doors.** Vinyl, clear glazed, insulated sliding glass doors painted as specified. Temper all Trim interior with casing.
- **Bathroom Layout.** Bathroom counter layout and bathroom fixture locations are shown for din only. Bathroom vanity counter / cabinet style, type, finish and color to be determined by owner.
- **Shower Unit.** Walk-in shower unit, 36" x 36". Shower tile type / style to be determined by owner actor responsible to properly install drain & sewer plumbing connection from shower pan with adequa on all runs to sewer connection.
- Jacuzzi Bathtub. Jacuzzi style, corner installed soaking bathtub. Tub and faucet type, color and style Water Closet. Water closet type / style per owner. Contractor responsible to properly install sewer g connection with anti-siphon, VTR pipe and adequate slope on all runs to sewer connection.
- 34. **Kitchen Layout.** Kitchen counter layout and appliance locations are shown for dime only. Counter / cabinet style, type, finish and color to be determined by owner. Bathtub. Standard 30" x 60" bathtub insert with shower head. Tub and faucet type, color and style by onal location
- **Service Panel.** Interior electric service panel. Size and make to be deteor. All work per national electric code (NEC). ed Electrical
- 37. **Tenant Separation Wall.** Provide and install double stud wall to be constructed of #2 SPRUCE. minimum 2 x 4 wood studs @ 16" o. C. Provide single bottom plates and double top plates throughout. Sheath walls with 5/8" type "x" fire code gypsum wallboard as shown in. Provide solid blocking at mid-height of all walls. **Disconnect Panel.** Exterior main disconnect panel and meter base. Electric service to be a ound from service pole. Provide lighting Arrestor in MDP. Ground meter base as required. electric code (NEC).

: run . All work per

Over 1" x 8" sheathing to each bearing, face nail Built-up corner studs Built-up girders and beams, of three members	1" x 8" sheathing or less to each bearing, face nail	1" brace to each stud and plate, face nail	Rafter to plate, toe nail	Ceiling joists to parallel rafters, face nail	Ceiling joists, laps over partitions, face nail	Continuous header to stud, toe nail	Ceiling joists to plate, toe nail	Continuous header, two pieces	Top plates, lap and intersections face nail	Doubled top plates, face nail	Doubled studs, face nail	Stud to sole plate, toe nail	Top or sole plate to stud, end nailed	Sole plate to joist or blocking, face nail	2" subfloor to joist or girder, blind and face nail	Over I"x 6" subfloor to each joist, face nail	I" x 6"subfloor or less to each joist, face nail	Ledger strip	Bridging to joist, toenail each end	Joist to sill or girder, toe nail	Joist to Band Joist, face nail	CONNECTION	NAILING SCHEDULE TABLE 1705.1 FASTENING SCHEDULE
od common 16d common 20d common	8d common	8d common	8d common	•	•	8d common	8d common	16d common	1	10d common	10d common	8d common	16d common	16d common	16d common	8d common	8d common	16d common	8d common	8d common	16d common	FASTENER	(UNLESS NOTI
24" OC 32" OC at top and bottom and staggered 2 ends and at each splice) N	· N	ω	3-16d or 4-10d common	3-16d or 4-10d common	သ	W	16" OC along each edge	2-16d or 3-10d common	_ 6_ OC	24" OC	4	N	_ତ୍ର OC	N	W	2	3 at each joist	N	W	W	NUMBER or SPACING	(UNLESS NOTEDOTHERWISE)

NAILING ZONE

Wood Connectors. All pre-fabricated, pre-engineered wood connectors are as ong-tie 1999 catalog and Hughes Manufacturing, Inc. 1999 catalog. Connectors shall instructions given in the above referenced catalogs. Alternate manufacture may be a seed specific allowable loads.

2.	Header Stud Requirement
	2 header studs (each side) 1'- 6" to 6' - 0"
	3 header studs (each side) 6' - 0" to 12' - 0"
	4 header studs (each side) 12' - 0" to 18" - 0"
	2 header studs req. (1) full length stud

Bearing Wall Nail Pattern 1. Plywood 3 header studs req. (2) full length studs 4 header studs req. (2) full length studs

		4.				
2. Zone 2	1. Zone 1	Floor nailing pattern		Gypsum		I. Plywood
use 8d common nails at 6" on center	use 8d common nails at 12" on center		(edge) use 5d nails at 7" on center	(field) use 5d nails at 10" on center	(edge) use 8d nails at 6" on center	(field) use 8d nails at 12" on center

Gypsum Wallboard. 1/2" gypsum ceiling: use 5d nails at 7" on center Alternate Nails. Senco 2 1/4" x .131 and Paselode 2 1/4" x .099 pneu nails. Nailed at 5" on center edges and at 10" on center field.

use 8d common nails at 4" on center

- Second Floor Nailing 8d at 6" on center edges (glue & nail) at 12" on center field
- Second Floor Nailing. 8d at 6" on center edges (glue & nail) at 12" on center field

ROOF FRAMING PLAN NOTES

- **Roof Framing.** Roof framing shall consist of #2 SPF 2 x 6 rafters at 24" on ce ips and valleys. When ridge, hip or valley span is greater than 28'-0" use laminates and valleys. **Roof Assembly.** Provide 30 year Asphalt Dimensional shingles over 15# felt span rated plywood installed with plywood "H" clips. ver 1/2" APA rated, code
- 4. **Nailing Schedule.** Except as noted otherwise, all wood frau the SBCCI, section 1705 and Table 1705.1 fastening schedule. 3. **Roof Decking.** Roof decking 5/8" exp. 1 C-D plywood with edge clips & galv (OC) on edge, and 6" on center (OC) in field, stagger sheathing. At gable ends, nail shee edge and 6" on center (OC) in field, 48" into roof decking. anized 8d nails at 6" on center athing at 4" on center (OC) on ed as specified in
- Ceiling Joists. Typical 2×6 SPF at 24" on center (OC) maximum to 2×10 at 16" on center (OC). **Headers.** Provide $2 - 2 \times 10 \# 2$ SPF with continuous 1/2" plywood flitch plate. ungs 4'-0" or greater unless noted otherwise. spacing. If attic is be to used for storage Provide double jack supports
- Fascia and Soffit. Press board soffit with vents pine or cedar fascia with drip strip.
- Code Compliance. Contractor to verify that size and spacing of all structura ble codes before construction begins. Vaulted and Raised Ceilings. Provide ceiling treatment as shown. nbers meet all
- Attic Ventilators. Provide turbine vents located on the back side of the roof is us ridge vent to be Cor-a-vent or equivalent, allowing for air circulation in atti as shown on roof plan. Provide c space.

21.

Flashing. 20" wide galvanized flashing shall be used on all valleys. Provide metal flashing over all windows ors in exterior walls throughout. Provide pan flashing under all exterior doors. Provide all wall, base, cap, all flashing and/or counter flashing, etc. as required to prevent the entrance of water.

Bracing and Shoring. Contractor to provide adequate bracing and shoring du

Joist and Rafter Bearing. Joists and rafters shall be cut to have hong member. **Stud and Joist Integrity.** Studs and joists shall not be cut to install plumbing wood side pieces to strengthen member back to original capacity and maintain g and/or wiring without adding n structural integrity. ct for the full width of the

- Scale. Do 1 Codes. All work shall be performed in accordance with these plans and specifications and comply with all applicable national, state and local building codes. It is the bility of the contractor to insure compliance with said codes. drawings, these are conceptual plans. All shop drawings shall be reviewed by the architect/designer/engineer
- Job Site. Prior to submitting bid, contractor shall visit job site and notify owner of any conditions not included in these documents which require No changes to plans to be made without written approval by the architect/designer/engineer. Report any discrepancies to the architect/designer/engineer.
- ons. All dim ns are to face of stud walls or mas onry foundation. Contractor to verify all dimen ns prior to cons
- Plan Review. These plans are conceptual in nature and therefore shall be reviewed by structural and mechanical engineers prior to construction. All shop drawings shall and reviewed by an engineer prior to fabrication and erection. No site inspection has occurred. The owner is responsible for all site conditions, including but not limited on, drainage, soil bearing, wind loads and other subsurface conditions.
- Changes or Modifications to Plans. Any minor or required changes or modifications to this plan do not reduce or void the copyrights covering this set of plans in any rations to this plan, for any reason, should be attempted by an architect or engineer only. Architect/Designer/Engineer accepts no responsibility for the quality and teness of any changes attempted. Please remember that even a simple change to one area of a home can greatly affect many other areas in the home and only a qualified ional is equipped to fully understand the ramifications of any change or modification.
- Installation. All materials, supplies and equipment shall be installed per manufacturers recommendations and per applicable codes and requirements. The hitect/designer/engineer shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures in connection with work, for the acts or omissions of the contractor, sub-contractor, or any other person performing any of the work, or for the failure of any of them to carry out the work in contract documents.
- Material Storage. Materials ed on site shall be pro age by mo
- Safety. The general contractor is responsible for all safety precautions or safety programs used to provide a safe working environment on the job site. General contractor ble for all structural shoring and bracing during construction.
- 10. **Products used.** Manufacturer's names and model number listed in the specifications or on the schedules are for the purpose of establishing a quality specific design configuration. Equal products, as approved by the architect/designer/engineer, will be acceptable from other manufacturers.
- 11. **Workmanship.** All work to be first rate, high quality, and acc to the trade involved. omplished in a workn er by skilled craftsn
- **Permits.** Prior to construction, the contractor/owner shall be responsible to obtain all required permits, approvals and final certificate of occupancy. No on shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all the permitting authorities. Prior to or/owner to verify service with utility agency and schedule on-site inspection to locate utility.
- 13. **Contract Documents.** These Contract Documents are the property of the Architect and shall not be used without his or her written consent. The Contract Docu not be used for issue of a building permit unless signed and sealed by the Architect.

FRAMING PLAN NOTES

- Wood Framing. All wood framing shall be fabricated and installed per AITC and TPI s shall have a minimum extreme fiber stress in bending (FB) = 1000 PSI. Unless noted a. Structural light framing size 2" to 4" thick x 2" to 4" wide no. 2 or better.

 b. Stud size 2" to 4" thick x 2" to 6" wide- stud grade.
 c. Structural joists and planks size 2" to 4" thick x 2" to 4" wide standard or better.
 d. Light framing size 2" to 4" thick x 2" to 4" wide standard or better. onal the
- Exterior Stud Walls. Walls shall be constructed of #2 Spuce minimum 2 x 6 wood studs at 16" on center (OC) Provide single bottom plates and double top plates thout. Provide R-21 insulation at all locations shown on plans. Exterior sheathing shall be 1/2" OSB. Exterior finish shall be vinyl.

 Plywood Sheathing. Plywood sheathing shall be APA structural I, group 1 size and span rating as shown on the drawings. Nail with 10d nails at 3" on center alon and 6" on center at immediate supports. **Interior Stud Walls.** All main floor walls to be 7-8", all second floor walls to be 7-8", unled studs at 16" on center (OC). Provide single bottom plates and double top plates throughout. s otherwise noted. Interior walls shall Provide solid blocking at mid-height
- Pressure Treated Lumber: All wood i
- fastening schedule. CA-153-80. All metal Nailing Schedule. Except as noted otherwise, all wood framing components shall be fastened as specified in the southern building code, section 1705 and table 1705.1 g schedule. Contractor shall provide all fastening devices necessary and suited for each application. Fastenings subject to moisture shall be hot-dip galvanized to ASTM 0. All metal connections and fabrications shall comply with AISC specifications.
- 7. **Headers.** Provide 3 2 x 10 #2 SPF with con 2-16d nails at 6" on center at all headers. ous 1/2" plywood flitch plate. Provide double jack supports for openings 4'-0" or greater otherwise. Provide
- Beam Supports. Provide multiple stud and/or jack supports from bea to slab four
- Fur Downs. Provide wood frame fur downs above wall cabinets.
- Columns. Construct structural wood frame columns with 2×4 studs and finish surfaces as specified. as shown on elevations.
- 12. Cross Bridging. Place one row of cross bridging on all spans over 8'-0" and two rows of cross bridging on all spans over 16'-0". Ceiling Joists. Typical 2 x 8 spruce at 16" on center maximum spacing. If attic is to be used for storage, substitute 2 x 10 at 16" on center.
- Vaulted and Raised Ceilings. Provide ceiling tre ent as shown.
- 13. Floor Joists. As Shown. Provide double floor joists under all partition walls unless otherwise noted.
- 15. at ends **Wood I-beams.** Use pre-engineered wood I-beams in first floor framing system. Consult an engineer and me f wood I-beams for support. Provide wood I-beams under all partition walls unless otherwise noted.
- 17. 16. Bracing and Shoring. Contractor to provide adequate bracing and shoring during the co Code Compliance. Contractor to verify that size and spacing of all structural framing members meet all applicable codes before construction begins
- Stud and Joist Integrity. Studs and joists shall not be cut to install plumbing and/or wiring without adding metal or wood side capacity and maintain structural integrity.
- 19. 20. Subfloor. Use 3/4" tongue and groove Advantec subfloor to be installed with both nails and approved subfloor adhesive. Joist and Rafter Bearing. Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member

Connection of Deck. Provide and install joist hangers to connect the 2 x 10 deck joists to the main house. Install every 12" to 16"

tion, live loads, dead loads, snow loads, wind loads, lateral loads, seismic zoni

- **Porch Floor.** Porch floor joists to be 2x8 pressure treated at 16" on center (OC) fasten to (2) 2x10 beam treated yellow pine (CCA=.40) with (2) 3" galvanized wood screws each crossing. with Simpson H5 each crossing. For porch decking, install 2x6
- 24. **Tenant Separation Wall.** Provide and install double stud wall to be constructed of #2 spruce minimum 2 x 4 wood studs at 16" O. C. Provide single bottom plates and double top plates throughout. (UNLESS OTHERWISE NOTED). Sheath walls with 5/8" Type "X" fire code gypsum wallboard as shown in details. Provide solid blocking at PANEL EDGES of all walls.
- ALL WORK TO BE PERFORMED ACCORDING TO APPLICABLE LOCAL, STATE OR FEDERAL CODES AND/OR ORDINANCES. SECURE ALL ALL PERMITS REQUIRED.
- DESIGN AND INSTALLATION OF ALL MECHANICAL SYSTEMS IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE SPECIFIC TRADES AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURDICTION.
- DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS IS THE RESPONSIBILITY OF THE SUBCONTRACTORS FOR THE SPECIFIC TRADES AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURDICTION.

TIMBER TRUSSES

- Design. Design of pre-en, ABCCI / SSTD 10-97 standard for gineered timber trusses shall comply with TPI design specifications for metal connected wood trusses and hurricane resistant residential construction. Truss supplier to field verify all dimensions, quantities and roof
- Truss Bracing. Contractor ided in accordance with TPI "co Truss Engineering Submi al shall indicate design loads. shall provide all bracing required by truss manufacturer's design. Temporary bracing shall also be mmentary and recommendations for bracing wood trusses BWT-76" **itals.** Submit truss engineering to structural engineer of record for review prior to fabrication. The wind speed, height above bearing, type of exposure and uplift and lateral loads at bearing points.
- Roof Rafters. Roof rafter ntary and recommendations framing to be #2 SPF contractor shall provide all structural shoring and bracing, and shall refer to TPI for bracing wood trusses HIB-91" during construction.

FOUNDATION PLAN NOTES

- Soil Bearing. Foundations d nly bear on well-compacted, we nd compare with subsurface soi ral engineer will be contacted in s designs shown here are based on a soil bearing value of 2500 PSF. Foundations and slabs are designed to well-drained non-expansive soils. A certified soils engineer shall review foundation designs and building soil investigation. Should on-site observations show that foundation designs are not satisfactory, a limmediately to redesign foundations to accommodate conditions.
- 3. **Minimum Footing Penetration.** Extend bottom of all foundations at building perimeter a minimum of 12" below finished grade. Footings shall bear upon undisturbed solid soil or upon soil compacted to a density of at least 95% of standard proctor maximum dry density (ASTM D1557) for a depth of at least three feet (3") below the bottom of the footing. **Concrete Work.** All concrete work shall be in accordance with "the building code requirements for reinforced concrete" ACI 318, dition and "specifications for structural concrete for buildings," ACI 301.
- Finished Grade. Keep finished grade a drain away from building. m of 6 1/2" below finished floor elevation. Slope grade away from building to allo
- **Concrete Strength.** Concrete slabs, patios, and foundations shall be constructed of a minimum 3000 psi after 28 days. Provide 3 test s, and 4"-5" slump test each truck.
- **Expansion Joint.** Provide on. Provide 1 1/2" deep, sav 1/2" thick by 4" wide bituminous expansion joint material at all surfaces v -cut expansion joints, every 15'-20' each way, cut within 4 hours of pour.
- Monolithic Perimeter Foundation/slab. 12" below finished grade by 12" wide perimeter foundation poured monolithically with 3 steel rebar continuous. Confirm that footer extends below frost line. Provide 10 gauge 6" x 6" welded wire mesh to extend from slab to trom of monolithic footer. Footings shall bear on undisturbed soil where possible.
- 8. **Floor Slab.** 4" thick concrete slab reinforced with 10 gauge 6" x 6" welded wire mesh continuous. Place slab over termite treated (pest ban tubes under slab in walls termite treatment system), well compacted granular fill and 6 mil vapor barrier. This slab to be square, level and smooth, troweled with hard steel trowel to a smooth finish. No water to be added during finishing work. For patio or porch slab, slope away from building at 1/4" to 1-0" as shown on plan.
- 9. **Welded Wire Mesh.** Welded wire mesh shall be 6 x 6 w1.4 / w1.4, conforming with ASTM A-185. Welded wire mesh to be laid 1-1/2" above fill with minimum 8" lap each side. Optional: fiber-mesh admixture can be used as recommended by local building code
- Patio Column Footing. Th cken patio slab at column locations to 12". Width shown on plans. Coordinate colur
- **Stemwall and Poured Concrete Wall Footers.** Footers shall be 10" deep by 20" wide minimum. Provide 3 #5 rebar continual bear on undisturbed soil where possible. Slab Finish. Provide steel to vel finish for all interior slab areas and garage. Create broom finish textu re for all exterior slabs.
- 14. CMU aı 13. **Stemwalls.** Shall be 8" x 8" x 16" CMU, block laid in running bond. Use type "M" mortar and smooth tooled joints. Fill all cells. Provide 9 gauge horizontal, ladder type reinforcing steel at 16" on center (OC) vertical, or as required. Concrete Masonry Units (CMU). Shall be in accordance with ASTM C90 or C145, Grade N, Type 1, hollow core load bearing d shall have a minimum net compression strength of 1900 PSI. All concrete masonry work to be in accordance with ACI 531.1.
- 16. **Grouting.** Provide clean-outs at base of all masonry cells containing vertical reinforcing for inspection prior to grouting. Grout shall conform to ASTM C476 for fill cell application and shall have a minimum 28 day compressive strength of 3000 psi. Maximum aggregate size of 3/8". Mortar. Shall be type "M" m aggregate of 3/8" and a 8" or "S" in accordance with ASTM c270. Grout minimum 28 day strength shall be 2000 psi with a to 11" slump. Masonry to be laid in running bond with smooth tooled joints.
- Horizontal wall Reinforcer unless noted otherwise. e**nt.** Hori shall be 9 gauge, ladder type "dur vall" at 16" on ce enter (OC)
- 19. **Reinforcing Steel.** Shall be minimum ASTM A-615, Grade 60, deformed type new billet steel conforming to ACI 301, ACI 315, ACI 318 and CRSI manual of standard practice, latest editions. All reinforcement splices shall be: #5 bars 25" minimum; #7 bars 35" minimum. Concrete cover of reinforcing steel shall be as follows:

 a. Footings: 3" bottom and sides, 2" top.
 b. Beams: 1-1/2" bottom, sides and top.
 c. Slabs on grade: 2" bottom, ³/₄" top. 18. **Precast Masonry Headers.** PLF gravity & 502 PLF for uplift load . Precast masonry headers are to be used at each masonry opening. Precast headers to be rated for 870 ids and sized to have 8" bearing each side. See shop drawing attachment for span and rated load capacities
- Vapor Barrier. Provide 6-mil polyethylene reinforced vapor barrier in all crawl space Anchor Bolts. Provide 🖔 " hor bolts in filled cells at 36" on c and at all windo and under all slabs, between gro und each side of doo
- Compressor Condenser Pad. Provide concrete slab for air con ate placement with finish grading and site conditions.

ner compressor as required by equip

- Corner Bars. Provide #4 rebar corner bars at all corners and intersections of footers, beams and walls. Each side should overlap with a 90 degree bend.
- **Control Joints.** Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be are feet and the length of that area not more than twice the width. Crawl Space Access. Prov ide access door to crawl space. Dete

25.

Garage Slab. Provide posit Crawl Space Ventilation. Provide ventilation through stemwall into crawl space every 8' of stemwall perimeter ve drainage of garage slab (1/4"=1'-0" slope), and taper lip at garage door.

Brick Ledge. Provide 5" wide brick ledge around entire perimeter of building.

Termite Treat. Treat foun standards. Backfill Against Walls. Do not backfill ag ns under all slabs and crawlspace areas betw until home is completely framed and roof struc een vapor barrier and gro ind to co nform with HUD

INSULATION TO MEET THE MAINE STATE MODEL ENERGY CODE.

Poured Concrete Walls. I endations. Install necessary

rovide poured in place walls using 3000 psi concrete and exten ebar, per engineering documents.

ive steel reinforcing as per eng

GENERAL NOTES

G-002

CONTRACT SET

MARK DATE DESCRIPTION PROJECT NO: 20071 CAD DWG FILE: G-002 GENERAL NOTES.DWG CHK'D BY: Carl M Chretien Sr. CHK'D BY: CMC COPYRIGHT: Chretien Construction Inc.	HARK REMODEL LOFT ROBERT HARK 145 ANDERSON STREET PORTLAND, ME	CONSULTANTS	CHRETIEN CONSTRUCTION INC. Carl M Chretien 35 Berry Rd. Saco, ME 04072 (207)284-5843 cchretie@maine.rr.com