General Notes:

1.) The contractor shall comply with all local, state and federal regulations.

2.) General Contractor shall field verify all dimensions and conditions and shall notify architect of and discrepancies prior to start of construction.

3.) Mechanical and electrical systems are to be done on a design/build basis by the contractor, and shall meet all applicable codes and standards. Consult with owner prior to installation of these systems.

4.) Contractor shall be responsible for securing all necessary permits and fees.

5.) Provide shelving and hanging rods as applicable at all closets.

6.) All closets shall have the same floor treatment as the adjacent room.

7.) All dimensions are to face of framing unless noted otherwise.

8.) All closets shall be provided with hanging rod at 5'-4" AFF. with shelf above unless otherwise noted.

9.) Provide 4 shelves spaced 12"o.c. vertically in all linen closets.

10.) Contractor shall discuss all finish selections with Owner prior to construction. If proposed construction does not meet min. substrate req'ts of selected finishes, notify Architect.

11.) Provide submittals and samples for owner/Architect review for any new finishes. Consult with owner for final finishwork, cabinetry, fixture selctions.

Foundation Notes:

1.) All concrete shall have a strength of 3000 p.s.i. at 28 days (min.) Any other slabs exposed to weather shall have a strength of 3500 p.s.i. at 28 days (min.)

2.) All footings shall bear on undisturbed soil and shall be a minimum of 4'-0" below finish grade.

3.) All foundation/footing steps shall have sloped bottom of footing.

4.) Provide 1/2" dia. anchor bolts at 6'-0" o.c. and 12" from corners. Bolts shall extend min. 1'-0" into concrete.

5.) Concrete slabs shall be 4" thk. on 6 mil. poly. vapor barrier over 6" min. compacted gravel fill. (Exterior & garage slabs shall be 5" thick) Field verify soil conditions and provide wire mesh or fiber mesh as req'd.

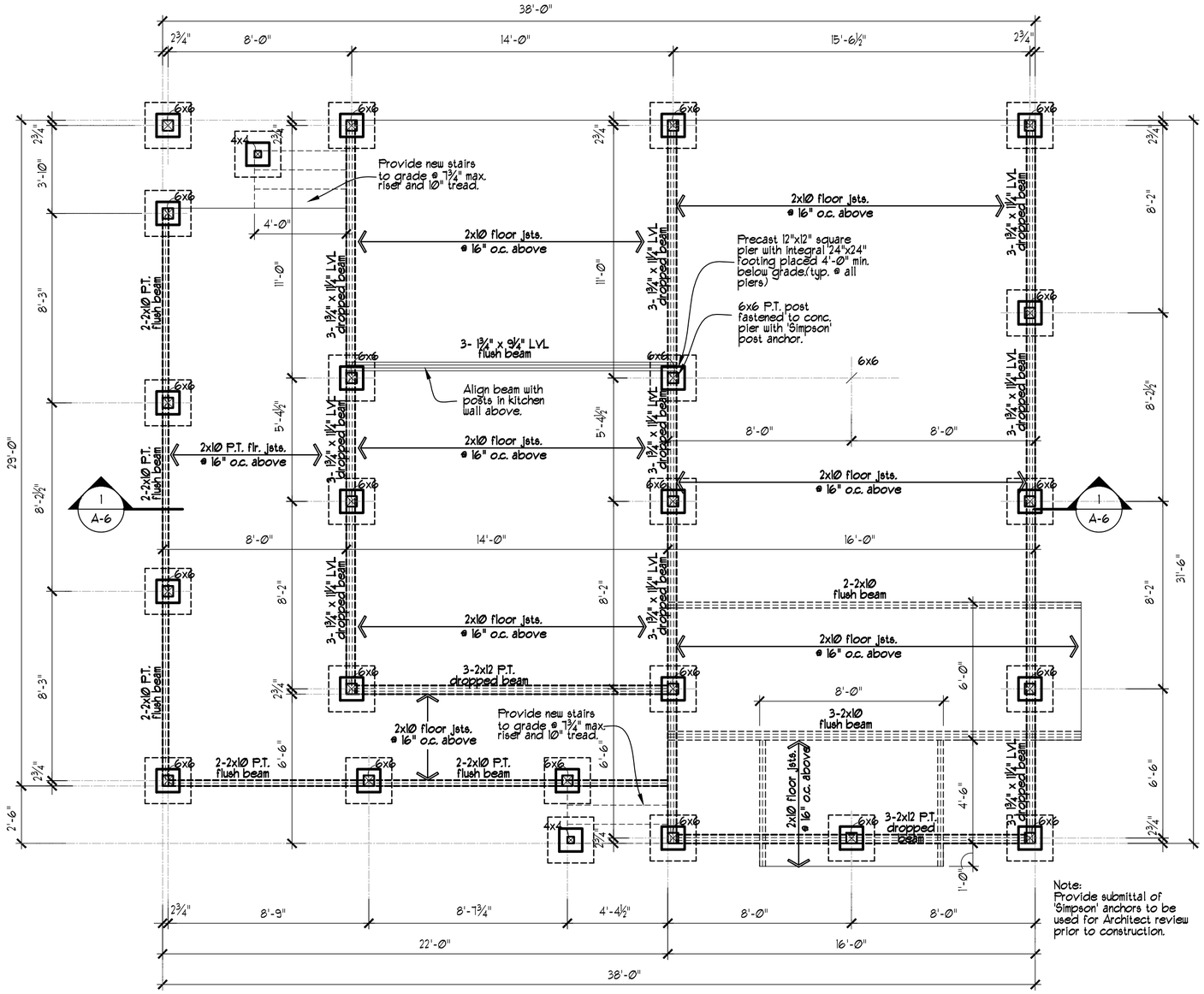
6.) Provide structural fill (95% compaction) under all concrete slabs where backfill is required.

7.) Any wood in direct contact with concrete or within 8" of grade shall be pressure treated lumber.

8.) Provide sleeves for piping, mechanical & electrical services as required (typ.)

9.) Contractor to verify T.O.W. (top of wall) elevation with finish grade.

10.) Contractor shall be responsible for verifying soil conditions. Substandard soils shall require a structural engineer to determine proper reinforcement for foundation walls and slabs.



1 FOUNDATION PLAN

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

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Project
McAndrew Cottage
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Sheet Description
Foundation Plan

Date: 1-10-13
Revisions:
5-22-13

Drawn By: TC/CH

A-1