DIMENSION PLAN NOTES

1. 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 all walls.

2. Exterior Stud Walls. Walls shall be constructed of #2 spruce 2 x 6 wood studs at 16" on center (OC). Provide single bottom plates and double top plates throughout. Provide R-19" batt insulation at all locations shown on plans. Exterior sheathing shall be 1/2" osb .

3. Gypsum Wallboard. Sheath walls and ceilings with 1/2" gypsum wallboard as shown in details.

4. Water Resistant Drywall. Provide water resistant 1/2" drywall around all showers, tubs and whirlpools.

5. Fire Resistant Drywall. Provide 5/8" Type "X" fire code gypsum wallboard on walls and ceilings in garage, around gas water heaters and as required by code.

6. Pressure Treated Lumber. All wood members exposed to weather or in contact with wood masonry, concrete 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.

8. Headers. Provide 2 - 2 x 10 #2 SPF with continuous 1/2" plywood flitch plate. Provide double jack supports for openings 4'-0" or greater unless noted otherwise.

9. Optional Fur Downs. Provide wood frame fur downs as shown above wall cabinets.

10. Columns. Install decorative interior wood columns, to withstand structural roof load, finish as specified by owner.

11. Insulation. 5 1/2 " R-20 Dense-Pac cellulose insulation shall be installed at all exterior walls and as noted. Ceiling insulation shall consist of 12" of loose blown cellulose insulation to provide an R-50 rating. Install Dense-Pac cellulose insulation in floor system between first floor and basement to provide a minimum of R-19 rating.

12. Ceiling Joists. Typical 2 x 6 S.Y.P. at 24" on center maximum spacing. If attic is to be used for storage, substitute 2 x 10 at 16" on center.

13. Vaulted and Raised Ceilings. Provide ceiling treatment as shown.

14. 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 through slab, crawlspace, etc.

16. Hose Bibs. Provide hose bibs where shown on plan.

17. Paint. Painted surfaces shall consist of a primer coat and two finish coats minimum.

18. Carpet. Floor substrate shall be free of dirt and debris before pad and carpet installation.

19. Vinyl or Tile Flooring. Installer to provide appropriate underlayment on all surfaces where tile and vinyl flooring are to be laid.

20. Hardwood Floors. Installer to lay a 15# felt paper vapor barrier underneath all areas where hardwoods will be installed.

21. Optional Wall Covering. Installer shall insure that wall covering supplied shall all be from the same manufacturers run, of inform color, texture and pattern. Installer shall use appropriate primers, sealers and adhesives.

22. Attic Access Panel. Provide and install attic access pull-down stair where shown on plans. Trim opening to match door and window trim. Confirm size of opening per local and state codes.

23 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 IRC 2009 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.

24. Windows and Doors. Provide metal flashing over all windows and doors in exterior walls throughout. Provide pan flashing under all exterior doors. Provide all wall, base, cap, thru-wall flashing and/or counter flashing, 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..

26. 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" on center (OC)

27. Fireplace and Flue. Provide and install prefabricated fireplace and flue as per manufacturers specifications. Confirm that equipment and installation conform to U.L. requirements.

28. Sliding Glass Doors. Vinyl, clear glazed, insulated sliding glass doors painted as specified. Temper all glass. Trim interior with casing.

29. Bathroom Layout. Bathroom counter layout and bathroom fixture locations are shown for dimensional location only. Bathroom vanity counter / cabinet style, type, finish and color to be determined by owner.

30. Shower Unit. Walk-in shower unit, 36" x 36". Shower tile type / style to be determined by owner. Contractor responsible to properly install drain & sewer plumbing connection from shower pan with adequate slope on all runs to sewer connection.

31. Water Closet. Water closet type / style per owner. Contractor responsible to properly install sewer plumbing connection with anti-siphon, VTR pipe and adequate slope on all runs to sewer connection.

32. Jacuzzi Bathtub. Jacuzzi style, corner installed soaking bathtub. Tub and faucet type, color and style by owner.

33. Bathtub. Standard 30" x 60" bathtub insert with shower head. Tub and faucet type, color and style by owner.

34. Kitchen Layout. Kitchen counter layout and appliance locations are shown for dimensional location only. Counter / cabinet style, type, finish and color to be determined by owner.

35. Service Panel. Interior electric service panel. Size and make to be determined by Licensed Electrical contractor. All work per national electric code (NEC).

36 Disconnect Panel. Exterior main disconnect panel and meter base. Electric service to be run underground from service pole. Provide lighting Arrestor in MDP. Ground meter base as required. All work per national electric code (NEC).

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.

NAILING SCHEDULE (UNLESS NOTEDOTHERWISE)
TABLE 1705.1 FASTENING SCHEDULE

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

NAILING ZONE

1. Wood Connectors. All pre-fabricated, pre-engineered wood connectors are as specified within Simpson Strong-tie 1999 catalog and Hughes Manufacturing, Inc. 1999 catalog. Connectors shall be installed in accordance with the instructions given in the above referenced catalogs. Alternate manufacture may be allowed, provided they equal or exceed 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
   - 3 header studs req. (2) full length studs
   - 4 header studs req. (2) full length studs

3. Bearing Wall Nail Pattern
   1. Plywood (field) use 8d nails at 12" on center
      (edge) use 8d nails at 6" on center
   2. Gypsum (field) use 5d nails at 10" on center
      (edge) use 5d nails at 7" on center

4. Floor nailing pattern
   1. Zone 1 use 8d common nails at 12" on center
   2. Zone 2 use 8d common nails at 6" on center
   3. Zone 3 use 8d common nails at 4" on center

5. Gypsum Wallboard. 1/2" gypsum ceiling: use 5d nails at 7" on center

6. Alternate Nails. Senco 2 1/4" x .131 and Paselode 2 1/4" x .099 pneumatic nails may be used in lieu of 8d common nails. Nailed at 5" on center edges and at 10" on center field.

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

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

ROOF FRAMING PLAN NOTES

1. Roof Framing. Roof framing shall consist of #2 SPF 2 x 6 rafters at 24" on center (OC) maximum and 2 x 8 ridges, hips and valleys. When ridge, hip or valley span is greater than 28'-0" use laminated veneer lumber for strength.

2. Roof Assembly. Provide 30 year Asphalt Dimensional shingles over 15# felt over 1/2" APA rated, code certified, span rated plywood installed with plywood "H" clips.

3. Roof Decking. Roof decking 5/8" exp. 1 C-D plywood with edge clips & galvanized 8d nails at 6" on center (OC) on edge, and 6" on center (OC) in field, stagger sheathing. At gable ends, nail sheathing at 4" on center (OC) on edge and 6" on center (OC) in field, 48" into roof decking.

4. Nailing Schedule. Except as noted otherwise, all wood framing components shall be fastened as specified in the SBCCI, section 1705 and Table 1705.1 fastening schedule.

5. Headers. Provide 2 - 2 x 10 #2 SPF with continuous 1/2" plywood flitch plate. Provide double jack supports for openings 4'-0" or greater unless noted otherwise.

6. Ceiling Joists. Typical 2 x 6 SPF at 24" on center (OC) maximum spacing. If attic is be to used for storage, substitute 2 x 10 at 16" on center (OC).

7. Fascia and Soffit. Pressure treated southern yellow pine or cedar fascia with white aluminum drip strip. Hardi-board soffit with vents

8. Vaulted and Raised Ceilings. Provide ceiling treatment as shown.

9. Code Compliance. Contractor to verify that size and spacing of all structural framing members meet all applicable codes before construction begins.

10. Attic Ventilators. Provide turbine vents located on the back side of the roof as shown on roof plan. Provide continuous ridge vent to be Cor-a-vent or equivalent, allowing for air circulation in attic space.

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

12. Bracing and Shoring. Contractor to provide adequate bracing and shoring during the construction process.

13. Stud and Joist Integrity. Studs and joists shall not be cut to install plumbing and/or wiring without adding metal or wood side pieces to strengthen member back to original capacity and maintain structural integrity.

14. Joist and Rafter Bearing. Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member.

GENERAL NOTES

1. Scale. Do not scale drawings, these are conceptual plans. All shop drawings shall be reviewed by the architect/designer/engineer of record prior to fabrication and erection.

2. 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 responsibility of the contractor to insure compliance with said codes.

3. Job Site. Prior to submitting bid, contractor shall visit job site and notify owner of any conditions not included in these documents which require corrective or additional actions. No changes to plans to be made without written approval by the architect/designer/engineer . Report any discrepancies to the architect/designer/engineer.

4. Dimensions. All dimensions are to face of stud walls or masonry foundation. Contractor to verify all dimensions prior to construction.

5. 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 be prepared 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 to: orientation, drainage, soil bearing, wind loads and other subsurface conditions.

6. 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 way. Modifications 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 completeness 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 professional is equipped to fully understand the ramifications of any change or modification.

7. Installation. All materials, supplies and equipment shall be installed per manufacturers recommendations and per applicable codes and requirements. The architect/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 the 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 accordance with the contract documents.

8. Material Storage. Materials stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful affects.

9. 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 responsible 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 of manufacturer or a 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 accomplished in a workmanlike manner by skilled craftsmen using accepted practices and methods appropriate to the trade involved.

12. Permits. Prior to construction, the contractor/owner shall be responsible to obtain all required permits, approvals and final certificate of occupancy. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all the permitting authorities. Prior to construction, contractor/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 Documents shall not be used for issue of a building permit unless signed and sealed by the Architect.

FRAMING PLAN NOTES

1. Wood Framing. All wood framing shall be fabricated and installed per AITC and TPI and national design specifications for wood construction. All structural wood members shall have a minimum extreme fiber stress in bending (FB) = 1000 PSI. Unless noted otherwise the following minimum lumber grades shall be used:
   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.

2. 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 all walls.

3. 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 throughout. Provide R-21 insulation at all locations shown on plans. Exterior sheathing shall be 1/2" OSB . Exterior finish shall be vinyl.

4. 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 along panel edges and 6" on center at immediate supports.

5. Pressure Treated Lumber. All wood members exposed to weather or in contact with wood masonry, concrete or soil shall be pressure treated.

6. 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 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.

7. Headers. Provide 3 - 2 x 10 #2 SPF with continuous 1/2" plywood flitch plate. Provide double jack supports for openings 4'-0" or greater unless noted otherwise. Provide 2-16d nails at 6" on center at all headers.

8. Beam Supports. Provide multiple stud and/or jack supports from bearing points to slab foundation under all wood headers or beams.

9. Fur Downs. Provide wood frame fur downs above wall cabinets.

10. Columns. Construct structural wood frame columns with 2 x 4 studs and finish surfaces as specified. Finish interior columns according to finish schedule. Finish exterior columns as shown on elevations.

11. 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".

12. 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.

13. Vaulted and Raised Ceilings. Provide ceiling treatment as shown.

14. Floor Joists. As Shown. Provide double floor joists under all partition walls unless otherwise noted.

15. Wood I-beams. Use pre-engineered wood I-beams in first floor framing system. Consult an engineer and manufacturer for exact size and location. Provide 2 x 4 blocking at ends of wood I-beams for support. Provide wood I-beams under all partition walls unless otherwise noted.

16. Code Compliance. Contractor to verify that size and spacing of all structural framing members meet all applicable codes before construction begins.

17. Bracing and Shoring. Contractor to provide adequate bracing and shoring during the construction process.

18. Stud and Joist Integrity. Studs and joists shall not be cut to install plumbing and/or wiring without adding metal or wood side members to strengthen member back to original capacity and maintain structural integrity.

19. Joist and Rafter Bearing. Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member.

20. Subfloor. Use 3/4" tongue and groove Advantec subfloor to be installed with both nails and approved subfloor adhesive.

21. 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" on center (OC)

22. Load Data. Confirm prior to construction, live loads, dead loads, snow loads, wind loads, lateral loads, seismic zoning and other special loading requirements so that adjustments can be made to the plans.

23. Porch Floor. Porch floor joists to be 2x8 pressure treated at 16" on center (OC) fasten to (2) 2x10 beam with Simpson H5 each crossing. For porch decking, install 2x6 pressure treated yellow pine (CCA=.40) with (2) 3" galvanized wood screws each crossing.

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.

1.1 ALL WORK TO BE PERFORMED ACCORDING TO APPLICABLE LOCAL, STATE OR FEDERAL CODES AND/OR ORDINANCES. SECURE ALL ALL PERMITS REQUIRED.

1.2 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.

1.3 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

1. Design. Design of pre-engineered timber trusses shall comply with TPI design specifications for metal connected wood trusses and ABCCI / SSTD 10-97 standard for hurricane resistant residential construction. Truss supplier to field verify all dimensions, quantities and roof slope.

2. Truss Engineering Submittals. Submit truss engineering to structural engineer of record for review prior to fabrication. The submittal shall indicate design loads, wind speed, height above bearing, type of exposure and uplift and lateral loads at bearing points.

3. Truss Bracing. Contractor shall provide all bracing required by truss manufacturer's design. Temporary bracing shall also be provided in accordance with TPI "commentary and recommendations for bracing wood trusses BWT-76"

4. Roof Rafters. Roof rafter framing to be #2 SPF contractor shall provide all structural shoring and bracing, and shall refer to TPI "commentary and recommendations for bracing wood trusses HIB-91" during construction.

FOUNDATION PLAN NOTES

1. Soil Bearing. Foundations designs shown here are based on a soil bearing value of 2500 PSF. Foundations and slabs are designed to uniformly bear on well-compacted, well-drained non-expansive soils. A certified soils engineer shall review foundation designs and building loads and compare with subsurface soil investigation. Should on-site observations show that foundation designs are not satisfactory, a structural engineer will be contacted immediately to redesign foundations to accommodate conditions.

2. Concrete Work. All concrete work shall be in accordance with "the building code requirements for reinforced concrete" ACI 318, latest addition and "specifications for structural concrete for buildings," ACI 301.

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.

4. Finished Grade. Keep finished grade a minimum of 6 1/2" below finished floor elevation. Slope grade away from building to allow water to drain away from building.

5. Concrete Strength. Concrete slabs, patios, and foundations shall be constructed of a minimum 3000 psi after 28 days. Provide 3 test cylinders, and 4"-5" slump test each truck.

6. Expansion Joint. Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs abut stem-wall foundation. Provide 1 1/2" deep, saw-cut expansion joints, every 15'-20' each way, cut within 4 hours of pour.

7. Monolithic Perimeter Foundation/Slab. 12" below finished grade by 12" wide perimeter foundation poured monolithically with 3 - #5 steel rebar continuous. Confirm that footer extends below frost line. Provide 10 gauge 6" x 6" welded wire mesh to extend from slab to bottom 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 requirements.

10. Patio Column Footing. Thicken patio slab at column locations to 12". Width shown on plans. Coordinate column anchor as required.

11. Slab Finish. Provide steel trowel finish for all interior slab areas and garage. Create broom finish texture for all exterior slabs.

12. Stemwall and Poured Concrete Wall Footers. Footers shall be 10" deep by 20" wide minimum. Provide 3 - #5 rebar continuous. Footers shall bear on undisturbed soil where possible.

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.

14. Concrete Masonry Units (CMU). Shall be in accordance with ASTM C90 or C145, Grade N, Type 1, hollow core load bearing CMU and shall have a minimum net compression strength of 1900 PSI. All concrete masonry work to be in accordance with ACI 531.1.

15. Mortar. Shall be type "M" or "S" in accordance with ASTM c270. Grout minimum 28 day strength shall be 2000 psi with a maximum aggregate of 3/8" and a 8" to 11" slump. Masonry to be laid in running bond with smooth tooled joints.

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".

17. Horizontal wall Reinforcement . Horizontal wall reinforcement shall be 9 gauge, ladder type "dur-o-wall" at 16" on center (OC) vertical, unless noted otherwise.

18. Precast Masonry Headers. Precast masonry headers are to be used at each masonry opening. Precast headers to be rated for 870 PLF gravity & 502 PLF for uplift loads and sized to have 8" bearing each side. See shop drawing attachment for span and rated load capacities.

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.
   d. Others per ACI

20. Anchor Bolts. Provide 5#8 " anchor bolts in filled cells at 36" on center maximum and at all window locations and each side of door.

21. Vapor Barrier. Provide 6-mil polyethylene reinforced vapor barrier in all crawl space areas and under all slabs, between ground and concrete.

22. Compressor Condenser Pad. Provide concrete slab for air conditioner compressor as required by equipment manufacturer. Coordinate placement with finish grading and site conditions.

23. Corner Bars. Provide #4 rebar corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2'-0", with a 90 degree bend.

24. Control Joints. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 225 square feet and the length of that area not more than twice the width.

25. Crawl Space Access. Provide access door to crawl space. Determine exact location n field.

26. Crawl Space Ventilation. Provide ventilation through sternwall into crawl space every 8' of sternwall perimeter.

27. Garage Slab. Provide positive drainage of garage slab (1/4"=1'-0" slope), and taper lip at garage door.

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

29. Backfill Against Walls. Do not backfill against foundation, until home is completely framed and roof structure is in place.

30. Termite Treat. Treat foundations under all slabs and crawlspace areas between vapor barrier and ground to conform with HUD minimum standards.

31. Poured Concrete Walls. Provide poured in place walls using 3000 psi concrete and extensive steel reinforcing as per engineering recommendations. Install necessary rebar, per engineering documents.

THE IRC 2009 AND IECC 2009 CODES ARE TO BE USED FOR CONSTRUCTION

CONTRACT SET

SEE COVER SHEET FOR GENERAL NOTES

INFORMATION SHOWN ON THE COVER SHEET APPLIES TO ALL TRADES FOR THE WORK OF THIS PROJECT, AND INCLUDES TYPICAL NOTES AND SPECIFIC CODE REQUIREMENTS FOR THOSE TRADES.

CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.

THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE DESIGNER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS' ERRORS OR OMMISIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

COPYRIGHT

THE MATERIAL CONTAINED IN THESE DRAWINGS AND THE DESIGN THEY ARE INTENDED TO CONVEY ARE THE EXCLUSIVE PROPERTY OF Chretien Construction Inc. POSSESSION AND USE HEREOF IS GRANTED ONLY CONFIDENTIALLY IN CONNECTION WITH CONSTRUCTION OF THE BUILDING DEPICTED HEREIN AS AUTHORIZED BY Chretien Construction Inc. . THE RECIPIENT AGREES TO ABIDE BY THESE RESTRICTIONS. ANY USE, REPRODUCTION OR DISCLOSURE OF ANY INFORMATION, IN WHOLE OR IN PART, CONTAINED HEREIN, WITHOUT WRITTEN PERMISSION OF Chretien Construction Inc., IS EXPRESSLY PROHIBITED.

CHRETIEN CONSTRUCTION INC
CARL M CHRETIEN SR
35 BERRY RD
SACO, ME 04072
207-284-5843

CHRETIEN
CONSTRUCTION INC.
QUALITY CONSTRUCTION
FROM START TO FINISH
1-207-284-5843

carl-ch@chretienconstructioninc.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

Member
NAHB National Association of Home Builders
NFPA MEMBER
MEMBER ICC INTERNATIONAL CODE COUNCIL

Diana & Jason Nelson

Nelson Remodel

88 Codman
Portland ME

GENERAL NOTES

COPYRIGHT 2005:	CHRETIEN CONSTRUCTION INC
PROJECT NUMBER:	20114
DATE:	8/22/11
DRAWN BY:	CARL M CHRETIEN
CHECKED BY:	CMC

G-002

SHEET INDEX:	2
TOTAL SHEETS:	17
SCALE:	1 1/2" = 1'-0"

9/29/2011 6:45:29 PM

X:\Nelson\Nelson4-2.rvt