FOUNDATION NOTES

1. CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR CONTROLLED FILL CAPABLE OF SUPPORTING A DESIGNED SOIL PRESSURE OF A MIN. OF 2000 PSF.

2. CONCRETE FOOTING SHALL EXTEND AT LEAST 12" INTO UNDISTURBED SOIL AND FOOTING BOTTOM SHALL BE A MIN. 16" BELOW FINISH GRADE. SEE ENGINEERING SITE PLAN FOR FINISH FLOOR GRADE ELEVATION TO DETERMINE FOOTING DEPTH.

3. ALL FOOTING ELEVATIONS ARE MAXIMUM AND SHALL BE LOWERED AS NECESSARY TO OBTAIN THE DESIGN BEARING PRESSURE OR TO MAINTAIN ADEQUATE COVER OVER THE FOOTINGS.

4. ANY EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS OF FOOTING DETAILS AS INDICATED ON FOUNDATION PLAN.

5. CONCRETE FOOTINGS THAT WHERE DUG PRIOR TO FOUNDATION POUR WHICH CONTAIN WATER SHALL HAVE ALL WATER REMOVED FROM FOOTING BEFORE MAKING POUR.

6. CONCRETE FOR FOOTINGS AND SLAB AREAS SHALL OBTAIN A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.

7. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM STANDARDS A-615 GRADE 60.

8. CONTROLLED FILL UNDER SLABS AND FOOTINGS SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUN DRY DENSITY IN ACCORDANCE ASTM D-1557.

9. SUBCONTRACTORS SHALL FIELD CHECK AND VERIFY DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER.

10. ALL WOOD COMING IN DIRECT CONTACT WITH MASONRY SHALL BE SALT TREATED. ALL FASTENERS IN CONTACT WITH TREATED LUMBER TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

DRAWING NOTES

1. DOTTED LINE INDICATES 20" WIDE x 8" THICK CONTINUOUS FOOTING.

2. LOCATION OF 8"x16" CMU PIER SYSTEM WITH 4" OR 8" SOLID CMU CAP, PIERS OVER 32" HIGH SHALL BE SOLID FILLED WITH MORTAR. SEE DETAILS

3. LOCATION OF 8"x16" FOUNDATION VENTS WITH CLOSING FEATURE AND INSECT SCREEN.

4. 4" THICK (3000 PSI) CONCRETE FLOOR SYSTEM WITH FIBERGLASS REINFORCING OVER 4" OF 95% COMPACTED SAND FILL.

5. PROVIDE PREFORMED EXPANSION JOINT AT PERIMETER OF CONCRETE SLAB SYSTEM.

6. LOCATION OF REAR SALT TREATED DECK SYSTEM.

7. INDICATES FACE OF BLOCK OR BRICK & FACE OF WOOD STUD ABOVE, SEE FOUNDATION DETAILS.

8. PROVIDE 1/2" DIA. x 12" LONG ANCHOR BOLTS 12" FROM EACH CORNER AND 6'-0" O.C. MASONRY SUBCONTRACTOR SHALL REVIEW PLANS AND SECTIONS IN ADDITION TO FOUNDATION DRAWINGS AS TO DETERMINE LOCATION OF DOOR AND WINDOW OPENING AND ANCHOR BOLT REQUIREMENTS.

9. LOCATION OF CONTINUOUS 3 - 2x10 #2 PINE - SALT TREATED GIRDER SYSTEM.

10. CONTRACTOR SHALL REMOVE ALL EXCESS DEBRIS AND INSTALL 4" OF SAND FILL AND 4 MIL. POLY VAPOR BARRIER AS REQUIRED TO RAISE FOUNDATION GRADE LEVEL ABOVE EXTERIOR PERIMETER GRADE.

11. CONTRACTOR SHALL PROVIDE COMPACTED SAND FILLED PORCHES WITH 4" CMU SUPPORT BLOCK AT PERIMETER OF SLAB AREAS.

12. LOCATION OF SIDE ENTRY DOOR. (IF APPLICABLE)

13. PROVIDE EXTENDED FOOTINGS FOR PORCH STEPS.

14. CONTRACTOR SHALL VERIFY LOCATION OF MECHANICAL EQUIPMENT, WELL, PUMP, ALL PLUMBING STUB UPS AND FLOOR DRAINS IN SLAB PRIOR TO POURING OF CONCRETE SLAB SYSTEM AND START OF FRAMING.

15. LOCATION OF 18" x 24" FOUNDATION ACCESS DOOR.

ROOF NOTES

*NOTE:
Provide adequate cross ventilation per IRC code R806.2 for all concealed attic and rafter spaces. Venting to consist of cornice and ridge vents.

ATTIC VENTILATION NOTES:

TOTAL ATTIC AREA 3057 square feet

MINIMUM REQ. VENTILATION
--1 to 300
with upper ventilation 10.2 square feet

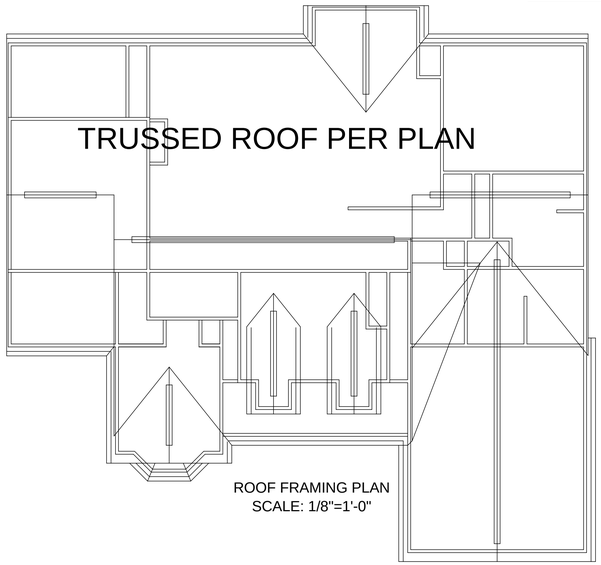
*Provide continuously vented soffits and continuous ridge vents as shown.

*NOTE:
Main Roof is Trussed, Refer to the following notes for stick framed areas

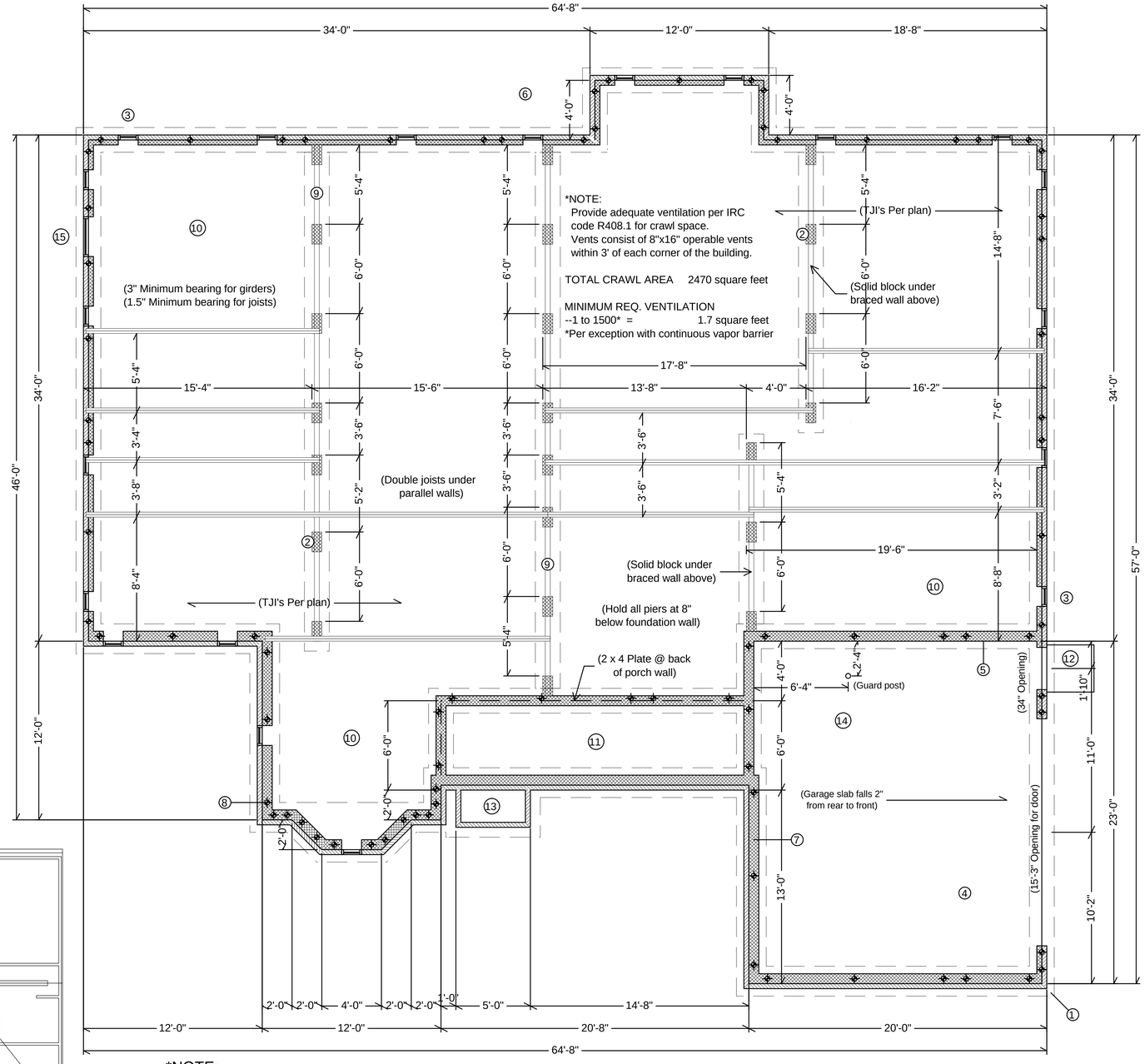
ROOF FRAMING:
1. Simpson H-5 rafter tie @ each rafter.
2. Minimum bearing for all rafters and joists to be 1-1/2".
3. 2 x 4 collar ties @ 4' o.c.

LUMBER (Unless otherwise noted)
Rafters- 2 x 8 @ 16" oc SYP #2
Ridge- 2 x 10 @ 16" oc SYP #2
Ceiling Joists- 2 x 6 @ 16" oc SYP #2
(Ridge height must be greater than the end cut of rafters)

VAULTED AREAS
Rafters- 2 x 10 @ 16" oc SYP #2
(Furred 2 x 8 Rafters used if span allows)
Ridges- 2 x 12 @ 16" oc SYP #2
Collar Ties- 2 x 6 @ 16" oc SYP #2



ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



*NOTE:
1. Brick / Stone veneer front.

FOUNDATION PLAN
SCALE = 1/4"=1'-0"

CODE COMPLIANCE DATA	
PROJECT TYPE:	Residential
BUILDING CODE:	IRC 2009
USE GROUP:	R-3

*NOTE: Refer to Sheets 4, 5, and 6 for Specifications, Wall Sections and Details.

Model: Pitchkettle Ranch

Date: 3-20-12

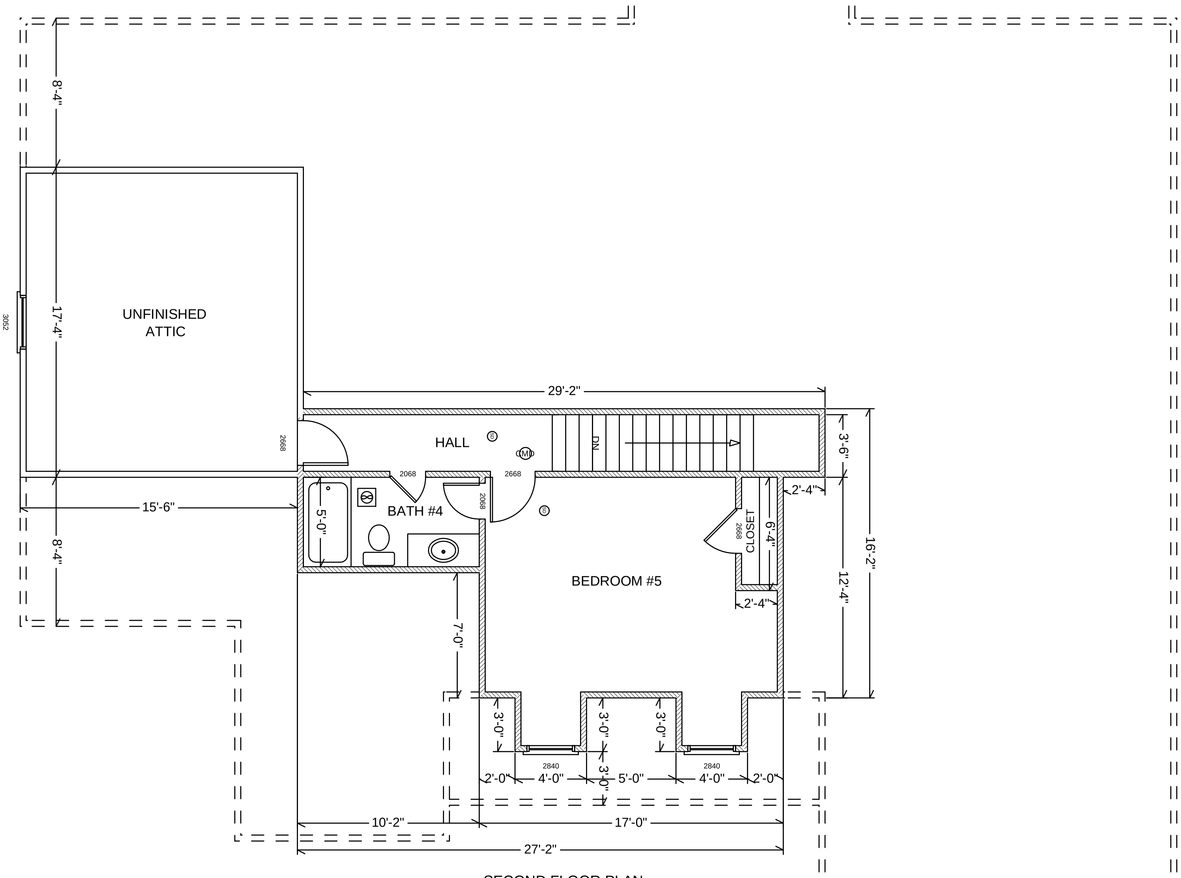
Sheet # 1 of 6

Revisions :

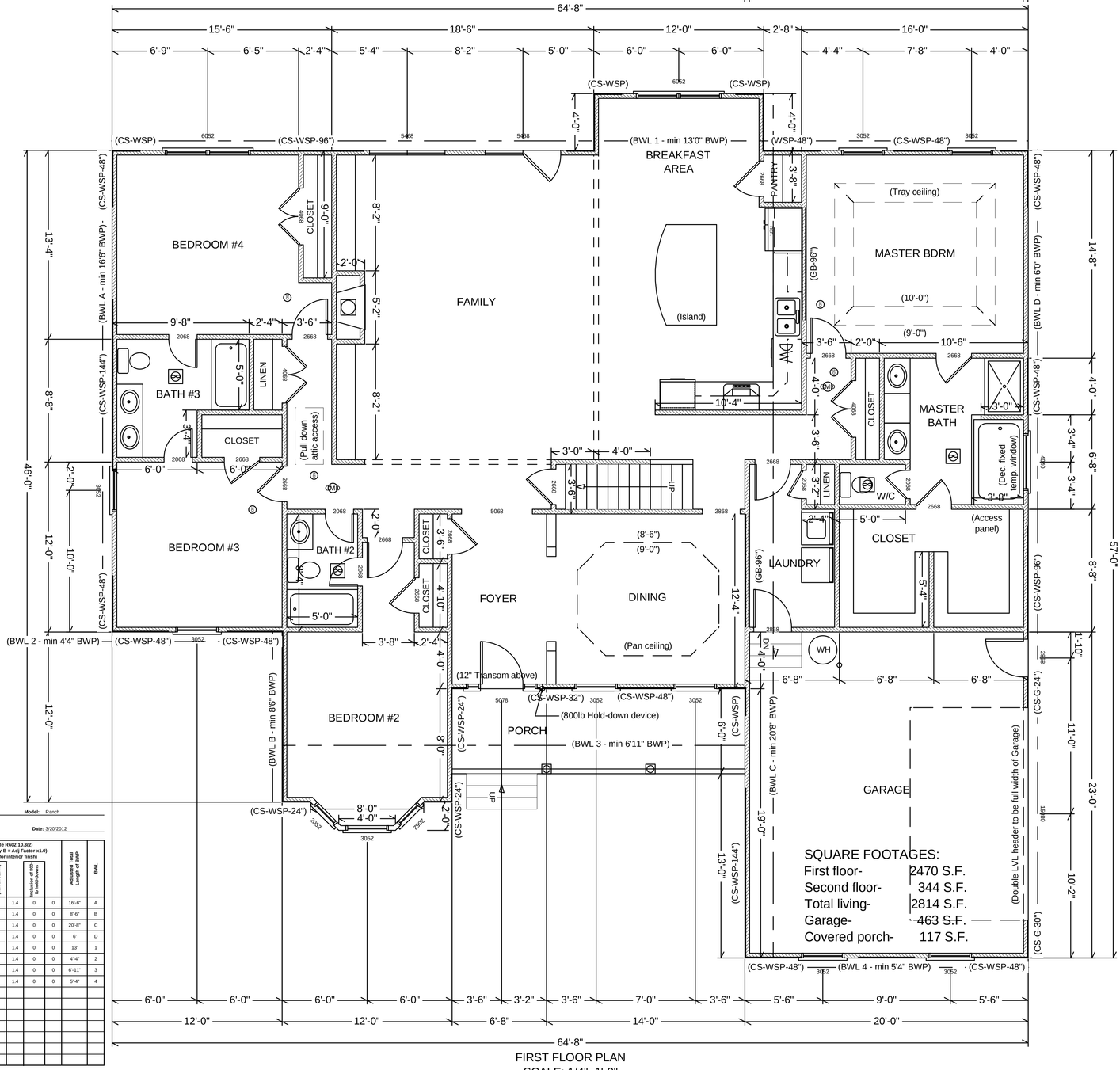
Drawn by:
D.C. Moore
1936 General Booth Blvd
Va Beach, VA 23454

Construction plans for:

Found & Roof Plans



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGES:

First floor-	2470 S.F.
Second floor-	344 S.F.
Total living-	2814 S.F.
Garage-	463 S.F.
Covered porch-	117 S.F.

2009 IRC Braced Wall Line lengths table

Model: Ranch

Job: Pitchkettle Ranch

Date: 3/20/2012

Wall	Minimum Total Length of Braced Wall (BWL) R602.10.3(3)	Adjustment Factors per table R602.10.3(2) (All BWL's use Exposure Category B + Adj Factor x1.0) (All BWL use Gypsum board for interior finish)								BWL Adjustment Factor	Wall
		Roof eave-to-ridge height	Wall height (Floor-to-ceiling height)	Wall height (Floor-to-floor)	# of WAL (per plan direction)	Cripple wall	No Gypsum wall BWL to hold-down	No Gypsum wall BWL to hold-down			
A	9.5'	12'	1.3	9'	0.95	4	1.4	0	0	16'-6"	A
B	7.5'	6'	0.85	9'	0.95	4	1.4	0	0	8'-6"	B
C	15.5	9'	1	9'	0.95	4	1.4	0	0	20'-8"	C
D	4'	12'	1.12	9'	0.95	4	1.4	0	0	6'	D
1	7.5'	15'	1.3	9'	0.95	4	1.4	0	0	13'	1
2	2.5	12'	1.3	9'	0.95	4	1.4	0	0	4'-4"	2
3	4'	15'	1.3	9'	0.95	4	1.4	0	0	6'-11"	3
4	4'	9'	1	9'	0.95	4	1.4	0	0	5'-4"	4

*Linear interpolation used

Sheet # 2 of 6

Date: 3-20-12

Model: Pitchkettle Ranch

Floor Plans

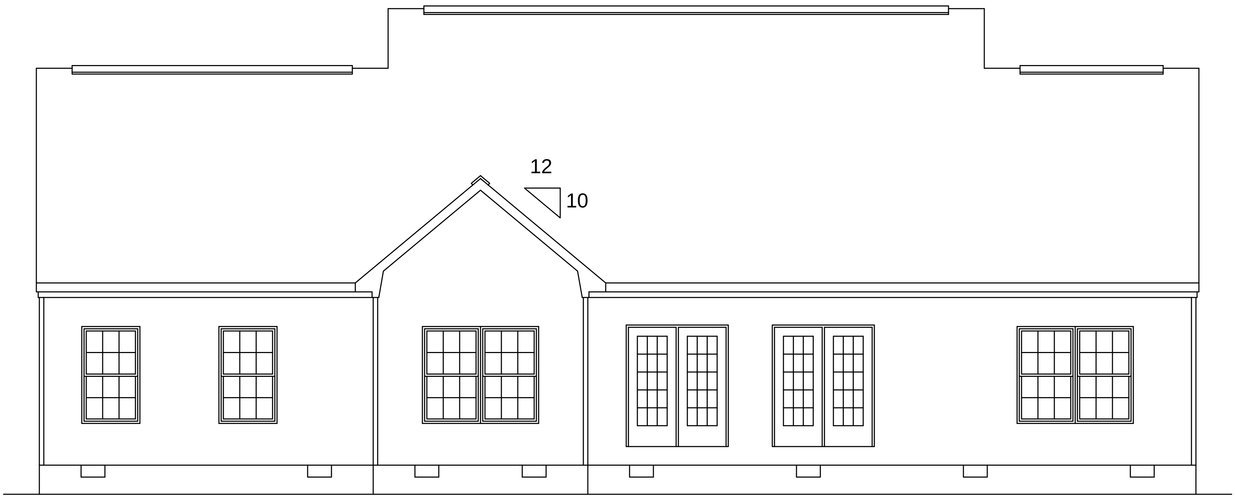
Construction plans for:

Drawn by:
D.C. Moore
1936 General Booth Blvd
Va Beach, VA 23454

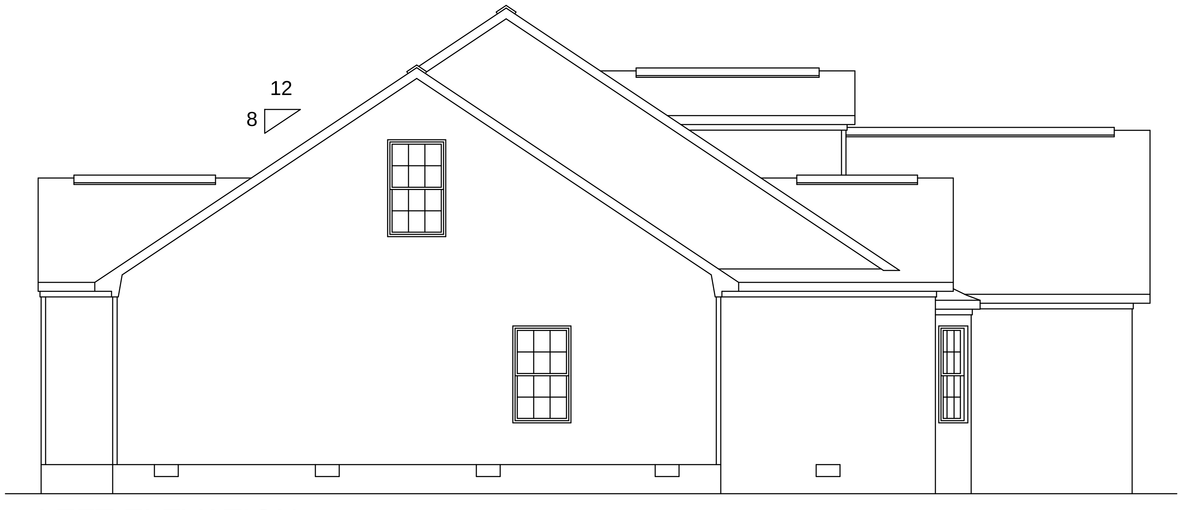
Revisions :

Pitchkettle Ranch

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



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

Sheet # 3 of 6	Model: Pitchkettle Ranch Date: 3-20-12	Elevations	Construction plans for:	Drawn by: D.C. Moore 1936 General Booth Blvd Va Beach, VA 23454

Revisions :

SPECIFICATIONS

1.0 GENERAL
THE WORK SHALL COMPLY WITH THE 2009 I.R.C., ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, REGULATIONS AND AMENDMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE WORK SHALL COMPLY WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL.

1.03 FIELD CONDITIONS AND DIMENSIONS
ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THIER SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE BUILDER SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES IN INFORMATION AND OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND INFORMATION ON THE DRAWINGS PRIOR TO CONSTRUCTION.

1.04 TYPICAL CONDITIONS
THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS INDICATED OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN OR DETAILED. THE CHARACTER AND QUALITY OF THE WORK SHALL BE THE SAME AS THAT INDICATED FOR SIMILAR CONDITIONS.

1.05 DRAWING COORDINATION
THE CONTRACTOR SHALL COORDINATE AND COMPARE ALL DRAWINGS BETWEEN THE DIFFERENT TRADES AND SHALL PROMPTLY NOTIFY THE SUPERINTENDANT OF ANY DISCREPANCIES WHICH MAY BE FOUND.

1.06 STRUCTURAL NOTES
IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS THE STRUCTURAL NOTES SHALL TAKE PRECEDENCE.

1.07 TEMPORARY BRACING
USE TEMPORARY BRACING AS REQUIRED TO STABILIZE FOUNDATION AND BASEMENT WALLS IF REQUIRED AND SUPERSTRUCTURE UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

1.08 LIVE LOADS
ALL FRAMING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING LOADS:

BEDROOM AREAS	30 PSF	STAIRS	100 PSF
LIVING AREAS	40 PSF	RAILINGS	50 PSF
BALCONIES, DECKS	60 PSF	ROOF	20 PSF
GARAGES	50 PSF	SNOW LOAD	15 PSF
BASEMENT WALLS	45 PSF	ATTIC FLOOR	20 PSF
WIND LOAD	100 MPH	3 Sec gust (EXP "B")	

1.09
MECHANICAL UNITS AND ANY OTHER EQUIPMENT WITH WEIGHTS SHOWN IN PLAN AND SUPPORTED BY THE STRUCTURE WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS AND HAVING A WEIGHT IN EXCESS OF 400 POUNDS SHALL BE BROUGHT TO THE SUPT'S ATTENTION PRIOR TO INSTALLATION.

1.10
THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

1.11
PRODUCT LITERATURE AND MANUFACTURER'S RECOMMENDATIONS COMPLY WITH THE MANUFACTURERS OR FABRICATORS INSTRUCTIONS OR RECOMMENDATIONS FOR THE PREPARATION OF SUBTRATES AND INSTALLATION AND USE OF MATERIAL.

1.12 TREATMENT FOR TERMITE CONTROL
E.P.A. APPROVED TERMITE INTERCEPTION TO 2' BEYOND PERIMETER LINE OF STRUCTURE.

1.13 FIRE RATED ASSEMBLIES
IT IS THE RESPONSIBILTY OF THE GENERAL CONTRACTOR AND THIER SUBCONTRACTORS TO VERIFY AND CONSTRUCT ALL RATED ASSEMBLIES TO COMPLY EXACTLY WITH THE REQUIREMENTS OF THE TEST REPORTS LISTED. THE BUILSER SHALL BE NOTIFIED PROMPTLY OF ANY CHANGE IN MATERIALS. ALL FIRE RATED ASSEMBLIES ARE CONTINUOUS UNLESS OTHERWISE NOTED. ASSEMBLY MATERIALS SHALL TAKE PRECEDENCE OVER MATERIALS SPECIFIED IN THESE DRAWINGS.

1.14
MECHANICAL/PLUMBING/ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.

1.15
ALL SHEATHING PENETRATIONS CAUSED BY ERECTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURED SPECIFICATIONS.

1.16
EACH SUBCONTRACTOR FOR THEIR TRADE IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENING, ETC. THAT MIGHT BE REQUIRED.

1.17
FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED.

2.0 SITE WORK
SEE SITE PLAN ATTACHED FOR DRIVE-WAY REQUIREMENTS, WALKS AND LANDSCAPE REQUIREMENTS FOR PROPERTY.

2.01 EXCAVATION
SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH. NO FOOTINGS SHALL BE PLACED ON SOFT MATERIAL.

2.02 BACKFILL AND COMPACTION-
USE ONLY CLEAN, WELL GRADED EARTH CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINE THE ASTM d698 STANDARD PROCTOR TEST.

2.03 FOUNDATIONS-
ALL FOUNDATIONS ARE TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL NOT LESS THAN 1'-O" BELOW EXISTING GRADE OR 2'-6" BELOW ADJACENT FINISHED EXTERIOR GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN 1:2 SLOPE (VERTICAL TO HORIZONTAL) FROM BOTTOM EDGE OF FOOTING TO BOTTOM OF ANY ADJACENT FOUNDATION. SOIL BEARING VALUE ASSUMED TO BE 1,500 PSF MINIMUM UNLESS OTHERWISE NOTED ON DRAWINGS. THE BUILSER IS TO BE NOTIFIED IMMEDIATELY SHOULD INSUFFICIENT BEARING CAPACITY OR HIGH WATER TABLE BE ENCOUNTERED.

2.04 INSPECTIONS-
FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE GIVEN NOTICE FOR THIS INSPECTION.

3.0 CONCRETE-
SHALL REACH MINIMUM COMPRESSIVE STRENGTH OF (Fc) (SEE TABLE BELOW). ALL CONCRETE TO BE IN ACCORDANCE WITH ACI 301 SPECIFICATION. CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH TO CONCRETE (1)

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (FC)
WEATHERING POTENTIAL MODERATE BASEMENT WALLS AND FOUNDATION NOT EXPOSED TO THE WEATHER	3,000
INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2,500
FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	3,000

(1) STRENGHT AT 28 DAYS PSI

3.01 REINFORCING RODS- (if required)
SHALL CONFORM TO ASTM A-615 GRADE 60WWF SHALL CONFORM TO ASTM A-185, MESH 6X6, WI.4X W1.4 PROVIDE REINFORCING IN FOOTINGS AS INDICATED ON DRAWINGS. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS.
ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.

3.02 SLABS ON GRADE-
4" THICK WITH FIBERMESH FIBERS IN SLAB, SLABS POURED ON 6 MIL POLY. FILM VAPOR BARRIER ON MINIMUM 4" SAND FILL, OVERLAP JOINTS OF BARRIER 12" SEAL OR TAPE PENETRATIONS BY PLUMBING AND AVOID PUNCTURING OF FILM. SEAL EDGES TO FOUNDATION WALLS.
AREAS OF CONCRETE SLAB SHALL BE DEPRESSED THICKENED SLAB SYSTEMS TO RECEIVE BEARING WALLS, SEE WORKING DRAWING DETAILS.
SLAB INSULATION SHALL BE 1" FOAM TYPE EXTENDED INTO LIVING AREA MINIMUM 2'-0" THE ENTIRE PERIMETER OF FLOOR SLAB SYSTEM. SEE DETAILS.

4.0 MASONRY

4.01 CONCRETE MASONRY UNITS (CMU)-
TO BE ASTM C- 90 GRADE A FOR LOAD BEARING MASONRY. SOLID BLOCK ASTM C- 145 GRADE B. MINIMUM NET COMPRESSIVE STRENGTH 2,000 PSI.

4.02 MORTAR TYPE-
TO BE ASTM C-270 TYPE COMPRESSIVE STRENGTH 2,000 PSI.

4.03 MASONRY REINFORCEMENTS
A. HORIZONTAL REINFORCEMENTS- DURAWIRE AT 16" O.C. VERTICALLY (NO REINFORCING REQUIRED ON WALLS LESS THAN 4 COURSES HIGH).

4.04 SOLID MASONRY-
PROVIDE MINIMUM 8" DEEP BELOW ALL CONCENTRATED LOADING CONDITIONS.
TOP COURSES OF BLOCK FOUNDATION WALLS SHALL BE FILLED OR SOLID INCLUDING THE COURSES UNDER ANY STEEL BEAM WHERE APPLICABLE.

4.05 LINTELS-
SUPPORTING MASONRY VENEER SHALL BE GALVANIZED OR COATED WITH A RUST INHIBITIVE PRIMER AND SIZED FOR WALL OPENINGS SHALL BE AS FOLLOWS:
3-1/2 x 3-1/2 x 1/4--TO 78" LENGTH
3-1/2 x 4 x 1/4--84" TO 12' LENGTH
3-1/2 x 5 x 5/16--13' TO 18' LENGTH

4.06 MASONRY VENEER CONSTRUCTION-
CONTRACTOR SHALL INSTALL BRICK VENEER WITH GALV. MASONRY WALL TIES SPACED AT 24" O.C. HORIZONTALLY AND 24" O.C. VERTICALLY.
IT SHALL BE THE RESPONSIBILITY OF THE MASONRY CONTRACTOR TO ASSURE THE PROPER INSTALLATION OF ALL FOUNDATION VENTS AND ACCESS DOORS AND TO PROVIDE FINAL CLEANING OF BRICK VENEER.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS OR APPROVED GALVANIZED TIE DOWNS SHALL BE PROVIDED AT MAXIMUM 6'-O" O.C. INTERVALS AND PLACED 12" FROM THE END OF EACH SECTION WITH MINIMUM TWO ANCHOR BOLTS PER SECTION OF WALL. ANCHOR BOLT SHALL BE MINIMUM 1/2" DIAMETER AND SHALL BE EMBEDDED IN FOUNDATION IN DEPTH MINIMUM 7" OF POURED IN PLACE CONCRETE OR GROUTED IN MASONRY UNIT. ANCHOR BOLT CAN BE SUBSTITUTED WITH METAL STRAP PER MANUFACTURERS SPECIFICATIONS. ALL BEARING PLATES SHALL BEAR ON MINIMUM 8" DEEP SOLID MASONRY.

5.02 STEEL-
A) ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, ETC. TO BE GALVANIZED STEEL.

B) ALL STRUCTURAL STEEL TO CONFORM TO ASTM-36. PIPE TO BE A53. TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AICS STRUCTURAL STEEL DETAILING MANUAL. CONNECTIONS SHALL BE CAPABLE OF SUPPORTING ALLOWABLE UNIFORM LOAD STRESS OF 24 KSI. BOLTED FIELD CONNECTION SHALL BE 3/4" DIAMETER HIGH STRENGTH BOLTS MEETINGS ASTM SPEC. A-325. BOLTED JOINTS TO BE BEARING TYPE USING THE TURN-OF-THE-NUT METHOD OF TIGHTENING. EXCEPT ADD HARDENED WASHER UNDER TURNED ELEMENT.

5.03 NAILING SCHEDULE-
AS PER I.R.C. AND OTHER APPLICABLE BUILDING CODES, OR MANUFACTURERS RECOMMENDED STANDARDS, BUT NOT LESS THAN THAT REQUIRED BY CODE.

5.04 PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON MASONRY.

6.0 WOOD

6.01 SILL PLATE-
PLATE TREATED TO MEET AMERICAN WOOD PRESERVES INSTITUTE STANDARD LP-2 OR LP-4 WHERE INDICATED ON PLANS.

6.02 ALL EXPOSED EXTERIOR LUMBER- OR LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH INDUSTRY STANDARDS.

6.03 MAXIMUM MOISTURE CONTENT- OF ALL LUMBER SHALL BE 19%. LUMBER MAY BE KILN DRIED BUT DRYING PROCESS MUST BE REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING AND KILN DRIED LUMBER SHALL BE COMPARABLE TO AIR DRIED STOCK.

6.04 STRENGTH OF FRAMING MATERIALS-
ALL FRAMING LUMBER SHALL BE SPF GRADE
2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES:
A. -BENDING STRESS "Fb" = 1000 PSI FOR SINGLE MEMBER USE
-BENDING STRESS "Fb" = 1150 PSI FOR REPETITIVE MEMBER USE
-HORIZONTAL SHEAR "Fv"= 90 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc"= 405 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc11"=875 PSI
-MODULES OF ELASTICITY "E"- 1,400,000 PSI

B. ALL STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:

-BENDING STRESS "Fb" = 1200 PSI FOR SINGLE MEMBER USE
-BENDING STRESS "Fb" = 1400 PSI FOR REPETITIVE MEMBER USE
-HORIZONTAL SHEAR "Fv" = 90 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc11" = 1000 PSI
-MODULES OF ELASTICITY "E" = 1,600,000 PSI

C. PLYWOOD LAMINATED (MICROLAM) BEAMS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737 PER IRC 2006 SECTION R502.

D. PREFABRICATED WOOD I-JOISTS STRUCTURAL CAPACITIES AND DESIGN PROVISIONS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5055 PER IRC 2006 SECTION R502.

E. CUTTING AND NOTCHING OF FLOOR JOISTS IS PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

F. STRESS GRADE LUMBER SHALL BE CLEARLY STAMPED WITH THE LUMBER INSPECTION ASSOCIATION SEAL SHOWING THE STRESS GRADE. ALL FABRICATION, ERECTION AND OTHER PROCEDURES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS."

G. PREFABRICATED TIMBER SHALL BE INSTALLED AND BRACED PER MANUFACTURES' RECOMMENDATION. TIMBER MEMBER SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.

H. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN BOTH MEMBERS IN A MANNER SUCH THAT MEMBERS SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS.

6.05 WOOD FLOOR TRUSSES-
SHALL BE DESIGNED AND FABRICATED BY THE TRUSS MANUFACTURER AND SHALL COMPLY WITH NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS. SUBMIT SHOP DRAWINGS AND CALCULATIONS TO THE JURISDICTIONAL PLAN REVIEWER AS REQUIRED BY GOVERNMENT AUTHORITY.
THE DESIGN AND DETAIL OF ALL TRUSSES SHALL MEET THE REQUIREMENTS OF FHA G4541.1 DESIGN CRITERIA FOR TRUSSED RAFTERS, THE "NATIONAL SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS", AND ALL APPLICABLE BUILDING CODES.

6.06 WOOD STUDS-
AT BEARING WALL TO BE 2X4'S AT 16" O.C. EXCEPT AT GRADE FLOOR BEARING WALL OF BUILDINGS MORE THAN TWO STORIES HIGH SHALL BE 2X4'S AT 12" O.C. WHERE HEIGHT OF STUD WALL EXCEEDS 10' -0" PROVIDE 2X6'S AT 16" O.C. SEE PLANS FOR STUD SIZES AND SPACING AT WALLS -TYPICAL. ALL BEARING PARTITIONS TO BE BRACED MIDWAY BETWEEN ALL STORIES. WALL STUDS TO BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES: COMPRESSION PARALLEL TO GRAIN Fc= 425 PSI Fb REP = 650 PSI, E = 1,200,000. HOLES BORED IN BEARING WALLS STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.

WHEREVER HEIGHT OF STUD WALL EXCEEDS 10'-0" IN ADDITION TO PROVIDING 2 X 6'S AT 16" O.C., STUDS SHALL EXTEND CONTINUOUSLY, IN ONE PIECE, TO FULL HEIGHT OF THE WALL, UNLESS NOTED OTHERWISE.

6.07 WOOD JOISTS-
SHALL HAVE A MINIMUM BEARING OF 1 1/2". WOOD FLOOR TRUSSES TO HAVE MINIMUM BEARING AS PER MANUFACTURERS RECOMMENDATIONS. ALL RAFTERS AND TRUSSES SHALL BE CONNECTED AT BEARING POINTS WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR, MINIMUM 18 GA, WITH CAPACITY TO RESIST 450# LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

A. PREFAB JOISTS AND BEAM HANGERS SHALL BE SIZED AND ATTACHED FOR MANUFACTURES RECOMMENDATIONS. HOLES THROUGH WOOD IS SHALL NOT EXCEED MANUFACTURES RECOMMENDATIONS. NO CUTS OR HOLES ARE ALLOWED THROUGH TOP OR BOTTOM CHORD.

B. WOOD FLOOR JOISTS SHALL BE PER DEPTH AND SPACING SHOWN ON DRAWINGS. SUPPLIER SHALL CONFIRM THAT MEMBERS PROVIDED CAN CARRY THE LOADING DESIGNATED IN SECTION 1.08.

C. PROVIDE 2-3/4" EXTERIOR PLYWOOD BANDS @ ALL PERIMETER BEARING WALLS. PROVIDED SQUASH BLOCK AND STIFFENERS AS REQUIRED TO DISTRIBUTE LOADING AND SHEAR REINFORCING AS REQUIRED @ CONCENTRATED LOADS.

D. TRUSSES, TRUSS JOISTS AND FLOOR JOISTS SHALL ALIGN DIRECTLY OVER STUDS WITH AN OFFSET OF NO MORE THAN ONE INCH, INSTALL ADDITIONAL STUDS AS REQUIRED.

E. ALL PREFABRICATED TRUSSES AND TRUSS JOIST SHALL BE DESIGNED FOR THE FOLLOWING LOADS UNLESS NOTED OTHERWISE:

ROOF:
SNOW LOAD - 15 PSF
LIVE LOAD - 20 PSF
DEAD LOAD - TOP CHORD - 7 PSF
DEAD LOAD - BOTTOM CHORD - 10 PSF

FLOOR:
LIVE LOAD - 40 PSF
DEAD LOAD - 15 PSF

SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR REVIEW.

F. PREFABRICATED TRUSS JOISTS SHALL BE DESIGNED TO RESIST THE LOADINGS SHOWN WITH A MAXIMUM LIVE LOAD DEFLECTION OF L/480 OF THE SPAN.

6.08 ALL HEADERS OVER ALL FRAMED OPENINGS TO BE AS SHOWN BELOW UNLESS NOTED OTHERWISE:

ONE STORY ABOVE-	ROOF ONLY ABOVE- 2-2X6 - OPENINGS UP TO 4'-2"
2-2X8 - OPENINGS UP TO 4'-5"	2-2X8 - OPENINGS UP TO 5'-4"
2-2X10 - OPENINGS UP TO 5'-5"	2-2X10 - OPENINGS UP TO 6'-6"
2-2X12 - OPENINGS UP TO 6'-3"	2-2X12 - OPENINGS UP TO 7'-6"

6.09 PLYWOOD-
ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

6.10 PLYWOOD-
SUBFLOOR TO BE 3/4" T AND G PLYWOOD STANDARD STURD-I-FLOOR D.F.P.S. UNLESS OTHERWISE NOTED. ROOF DECK -7/16" OSB- D.F.P.S. WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED. DIRECT BEARING AT ALL EDGES, GLUED AND NAILED. ALL ENDS JOINTS SHALL BE STAGGERED. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES. USE PLYWOOD CLIPS WITH 1/2" ROOF PLYWOOD (IF APPLICABLE).

6.11 ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 3/8" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O/C AND SHALL BE STAGGERED. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.

6.12 INTERIOR TRIM-
2-1/4" OR 3 1/4" WINDOWS & DOOR CASINGS AND 3-1/2" OR 4 1/2" BASE MAY BE FINGER JOINTED, TRADITIONAL PROFILE OR AS INDICATED ON DRAWINGS.

6.13 INTERIOR STAIRS- FABRICATED AND WOOD TRIMMED ON SITE UNLESS OTHERWISE NOTED.

Revisions :

Specifications 1

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6.14 SHELVING-
UNLESS INDICATED OTHERWISE NOTED ON DRAWINGS CONTRACTOR SHALL INSTALL VINYL WRAP WIRE SHELVING.

6.15 RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR EXCEEDING 3 RISERS IN HEIGHT OR 30" ABOVE GRADE.

6.16 HANDRAILS-
AT STAIR (IF APPLICABLE) 34" HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

6.17 GUARDRAIL-
NOT LESS THAN 42" HEIGHT MEASURED VERTICALLY, EXCEPT FOR BUILDINGS OF USE GROUP R-3 SHALL BE NOT LESS THAN 36". CONSTRUCT SUCH THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING.

7.0 THERMAL AND MOISTURE PROTECTION

7.01 SILL SEAL- (FOR SLAB FLOOR CONSTRUCTION)
1/2" X 3 1/2" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES.

7.02 INSULATION

7.021 WALLS-
R-13, 3-5/8" BATT INSULATION WITH KRAFT PAPER FACE VAPOR BARRIER, MIN. UNLESS OTHERWISE NOTED.

7.022 CEILINGS AT ROOF-
R-38 BLOWN INSULATION IN ACCESSIBLE ATTIC AREAS OR R-30 FIBERGLASS BATT WITH VAPOR BARRIER AT VAULTED CEILINGS WHERE AREA DOES NOT EXCEED 500 SQFT PER IRC 2006 SECTION N1102.

7.023 PERIMETER SLAB INSULATION TO BE RIGID EXTERIOR GRADE, MIN. R-10 EXTENDING 4" VERTICALLY AND 2'-0" HORIZONTALLY, MIN. PERIMETER INSULATION TO BE EXTRUDED POLYSTYRENE CLOSED CELL.

7.024 VAPOR BARRIERS TO FACE WARM SIDE OF SPACE (INTERIOR) UNLESS NOTED OTHERWISE ON DRAWINGS.

7.03 ROOFING

7.031 SHINGLES-
235# ASPHALT OR FIBERGLASS SHINGLES CLASS 'C' OR BETTER ON #15 ROOFING FELT ON SLOPES OF 4" TO 12" OR GREATER. ON SLOPES LESS THAN 4" TO 12" BUT GREATER THAN 2" to 12" PROVIDE DOUBLE COVERAGE ASPHALT/FIBERGLASS SHINGLES ON TWO LAYERS #15 ROOFING FELT. SHINGLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND APPLICABLE BUILDING CODES.

7.032 VALLEY FLASHING and CRICKETS REQUIRED
OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND MIN. 8" FROM CENTER LINE EACH WAY. CLOSED VALLEY FLASHING SHALL BE 2 LAYERS 90# MINERAL SURFACED CAP SHEET WITH BOTTOM LAYER MINIMUM 12" WIDE AND TOP LAYER 24" WIDE, CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 36" WIDE FOIL ROOFING MATERIAL NOT LESS THAN NO. 50 IN VALLEY OVER THE UNDERLAYMENT OR MAY BE WOVEN.

7.033 RIDGE-FLASHING
INSTALL AS PER MANUFACTURERS SPECIFICATIONS.

7.04 EXTERIOR WALLS

7.041 FLASHING-
TO BE NERVASTRAL PLASTIC PROVIDED AT BOTTOM AND SIDES OF ALL EXTERIOR DOOR OPENINGS IN SUCH A MANNER TO BE LEAK PROOF.

7.042 FLASH AND COUNTER FLASH-
ALL ROOF TO WALL CONDITIONS, MINIMUM NO. 26 U.S. GAUGE CORROSION RESISTANT ALUMINUM STEP FLASHING AS REQUIRED TO MAINTAIN MIN, HEIGHT.

7.043 FLASH ALL EXTERIOR OPENINGS AND ALL BLDG. CORNERS WITH APPROVED WATERPROOF BLDG. PAPER TO EXTEND AT LEAST 4" BEHIND WALL COVERING.

7.044 FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.

7.045 EXTERIOR SHEATHING
7/16" O.S.B. SHEATHING INSTALLED PER MANUFACTURERS SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.

7.05 FIRESTOPPING -
SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS:

1. IN EXTERIOR OR INTERIOR STUD WALLS, AT CEILING AND FLOOR LEVELS AND SO PLACED THAT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IS NOT MORE THAN 10'.
2. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND BETWEEN STUDS IN LINE WITH STAIR RUN.
3. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH LOOSE NONCOMBUSTIBLE MATERIAL (2" MIN. THICKNESS), PLACED IN NONCOMBUSTIBLE SUPPORTS TIGHTLY FITTED TO THE CHIMNEY.
4. OTHER LOCATIONS NOT MENTIONED ABOVE SUCH AS HOLES FOR PIPES, SLEEVES, BEHIND FRAMING STRIPS AND OTHER SIMILAR PLACES WHICH COULD AFFORD A PASSAGE FOR FLAMES.

7.051 FIRESTOPS
WHEN OF WOOD, SHALL BE MIN. 2" NOMINAL THICKNESS AND MAY ALSO BE MADE OF GYPSUM BOARD, MINERAL WOOL OR OTHER NONCOMBUSTIBLE MATERIAL.

7.052 DRAFTSTOPPING
PROVIDE DRAFT STOPPING WHERE REQUIRED IN ACCORDANCE WITH APPLICABLE CODES.

7.06 VENTILATION -
PROVIDE ADEQUATE CROSS VENTILATION (MINIMUM AS REQUIRED BY CODE), FOR ALL CONCEALED ATTIC AND RAFTER SPACES. PROVIDE CROSS VENTILATION AS REQUIRED BY CODE FOR CRAWL SPACES. SEE ROOF PLANS FOR VENT LOCATIONS.

7.07 GUTTERS AND LEADERS -
IF APPLICABLE, PRE-FINISHED ALUMINUM LEAD TO SPLASH BLOCKS.

7.08 ALL WOOD SHALL BE MINIMUM 8" ABOVE FINISH GRADE OR PRESSURE TREATED LESS THAN 8" ABOVE FINISH GRADE. ALL SIDING SHALL BE MINIMUM 6" ABOVE FINISH GRADE.

7.09 FLASHING -
WHEN VENEER OF BRICK, CLAY TILE, CONCRETE OR NATURAL OR ARTIFICIAL STONE ARE USED 30 MIL PLASTIC FLASHING SHALL BE ATTACHED TO THE SHEATHING WHEREVER NECESSARY TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.

7.10 ROUGH CARPENTRY CONTRACTORS SHALL SEAL WITH CONSTRUCTION ADHESIVE, PLATES AT FLOOR AND CEILING, AND CAULK ALL WINDOW AND DOOR FLANGES/JAMS AND ALL PANEL BUTT JOINTS PRIOR TO AND DURING ERECTION.

7.11 ALL PIPES, DUCTS, VENTS, WIRING, AND CHASES WHICH PENETRATE CEILINGS DIRECTLY BELOW A TRUSS OR ROOF ASSEMBLY SHALL BE FIRESTOPPED.

8.0 DOORS AND WINDOWS

8.01 EXTERIOR ENTRANCE DOORS - 1-3/4" SOLID WOOD CORE OR HOLLOW METAL MIN. 20 GAUGE FILLED WITH SOLID SLAB POLYSTYRENE INSULATION PERMANENTLY BONDED TO PANELS. PROVIDE 1-1/2 PAIR HINGES FOR DOORS UP TO 7'-2" IN HEIGHT AND 2 PAIR DOORS TO 8'0" IN HEIGHT. SEE DRAWINGS FOR RAISED PANEL DESIGN. PROVIDE COMPLETE WEATHER STRIPPING AND METAL THRESHOLD.

8.02 GARAGE TO HOUSE DOORS - IF APPLICABLE - TO BE 20 MIN. METAL OR SOLID WOOD CORE 1-3/4", FIRE-RATED.
SEE PLANS FOR STYLE AND SIZES REQUIRED.

8.03 INTERIOR DOORS - TO BE HOLLOW CORE WOOD WITH WOOD VENEER OR PLASTIC LAMINATE FACING.

8.04 DOOR SIZES - REFER TO FLOOR PLANS.

8.05 OVERHEAD GARAGE DOOR SHALL BE TESTED IN ACCORDANCE WITH ASTM E330 OR ANSI/ DASMA108.

8.1 WINDOWS
ALL WINDOWS TO BE VINYL / PVC AND SELF FLASHING. SIZES AS SPECIFIED ON DRAWINGS. ALL WINDOWS TO HAVE A MINIMUM DESIGN PRESSURE RATING OF +/- 25 PSF AND MIN 0.35 FENESTRATION U-FACTOR.

8.11 GENERAL
GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS ENTRY DOORS AND SIDELIGHTS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES AND STORM DOORS SHALL BE FULLY TEMPERED IN ACCORDANCE WITH THE IRC CODE. FIXED PANELS WITH AREA IN EXCESS OF 9 SQ. FT. WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING UNLESS A HORIZONTAL MEMBER NOT LESS THAN 1 1/2" WIDTH LOCATED BETWEEN 24" AND 36" ABOVE THE WALKING SURFACE SHALL BE FULLY TEMPERED. SEE R308 IN 2006 IRC FOR EXCEPTIONS TO HAZARDOUS LOCATIONS. IF APPLICABLE.

8.12 WEATHER PROOFING
ALL SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR SHALL BE FULLY WEATHERSTRIPPED, CAULKED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. PROVIDE MAXIMUM AIR INFILTRATION AS FOLLOWS:

1. WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM PER FOOT OF SUCH CRACK.

8.13 EMERGENCY EGRESS
EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS OR RESCUE. EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND MINIMUM OPENING WIDTH OF 20". GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT.

8.14 ALL OPERABLE WINDOWS
SHALL HAVE NONCORROSIVE SCREENS AND SASH LOCKS.

9.0 FINISHES

9.01 GYMSUM WALLBOARD (PLASTER FINISH / SPRAYED CEILING) SHALL BE INSTALLED IN ACCORDANCE WITH U.S. GYPSUM RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF IRC AND OTHER APPLICABLE CODES. TYPICAL INTERIOR PARTITIONS TO HAVE 1/2" TAPERED EDGE TAPED AND FINISHED. PROVIDE 5/8" TYPE "X" FIRE-RATED GYPSUM BOARD AT WALLS & CEILINGS WHERE CALLED FOR ON THE DRAWINGS, WHICH SEPARATE GARAGE AND LIVING AREAS WHERE REQUIRED BY CODE.

9.02 GYPSUM WALLBOARD
SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.

9.03 SUPPORT ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON FRAMING MEMBERS EXCEPT THOSE EDGES PERPENDICULAR TO FRAMING MEMBERS.

9.04 MOISTURE RESISTANT GYPSUM BOARD
PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND WHENEVER MOISTURE CONDITIONS CAN EXIST OR AS REQUIRED BY CODE.

9.05 J. BEAD
SHOULD BE USED WITH M.R. GYP. BD. AND WHEREVER MOISTURE CONDITION CAN EXIST.

9.06 CERAMIC TILE
CERAMIC TILE SHALL BE GLAZED TILE OF DIFFERING SIZES, THIN SET APPLICATION ON WATER RESISTANT DRYWALL OR CEMENTUOUS BACKER BOARD. PROVIDE BASE AND MISCELLANEOUS TRIM. TILE COLOR AS SELECTED BY OWNER. PROVIDE MARBLE THRESHOLD FOR TRANSITION BETWEEN CERAMIC FLOOR TILE AND OTHER FLOOR FINISHES. FLOOR TILE SHALL BE NON SLIP. ALL OTHER DECORATIVE TILE WORK SHALL BE SPELLED OUT IN CONTRACT BETWEEN OWNER & CONTRACTOR OR AS INDICATED BY ALLOWACE.

9.07 RESILIENT FLOORING
SHALL BE SHEET VINYL OR VINYL COMPOSITION TILE INSTALLED AS PER MANUFACTURES SPECIFICATIONS AND IN ACCORDANCE WITH ALLOWANCE.

9.08 UNDERLAYMENT
PROVIDE SUITABLE FLOOR UNDERLAYMENT FOR ALL CERAMIC TILE AND RESILIENT FLOORING.

9.09 CARPET & HARDWOOD FLOORING
ALL CARPET AND HARDWOOD FLOORING ALLOWANCES SHALL BE SPELLED OUT IN CONTRACT PROPOSAL ALLOWANCES.

9.10 PAINT, INTERIOR

CEILINGS	LATEX FLAT, 2 COATS (BOTH SPRAYED)
WALLS	FOR DRYWALL FINISH: LATEX FLAT, 2 COATS (ONE SPRAYED / 2ND SPRAYED AND BACK ROLLED)FOR PLASTER FINISH: LATEX FLAT, 2 COATS (BOTH SPRAYED)
TRIM	LATEX SEMI-GLOSS, 2ND COAT BRUSH APPLIED OVER ONE COAT FLAT SPRAYED.
GARAGE	INTERIOR OF SERVICE DOOR AND INTERIOR CASING (IF PRESENT) ALWAYS TO BE PAINTED ONE COAT (SPRAYED OR BRUSHED). IF GARAGE IS SPECIFIED TO BE PAINTED, LATEX FLAT, 1 COAT (SPRAYED).

KITCHEN AND BATHROOMS

CEILING	LATEX SEMI-GLOSS ON 2ND COAT
WALLS	LATEX SEMI-GLOSS ON 2ND COAT

9.11 PAINT, EXTERIOR

TRIM	LATEX (1) COAT PRIME (1) COAT FINISH. SAND BETWEEN COATS AS NECESSARY.

10.0 SPECIALTIES

10.01 BATH VANITIES - AS SELECTED BY (OWNER) AND AS PER ALLOWNCE

10.02 BATH FIXTURES - AS SELECTED BY (OWNER) AND AS PER ALLOWANCE

11.0 EQUIPMENT
ALL APPLIANCES ALLOWANCES SHALL BE SPELLED OUT IN BASE CONTRACT AS PROVIDED BY THE BUILDER.

12.0 FURNISHINGS
NONE

13.0 SPECIAL CONSTRUCTION PER CONTRACT (IF APPLICABLE)
OWNER TO SUPPLY THE FOLLOWING UNITS TO BE INSTALLED BY THE CONTRACTOR :

14.0 CONVEYING SYSTEMS
NONE

15.0 MECHANICAL

15.01 H.V.A.C.
KITCHEN AND BATH VENTILATION METAL DUCTS TO EXTERIOR WHERE INDICATED AND/OR REQUIRED BY APPLICABLE CODES. COMPLETE INSTALLATION CIRCULATING AIR COMBUSTION TO MEET ALL REQUIREMENTS OF THE MANUFACTURER AND THE STATE. SYSTEM SHALL BE SINGLE OR DUAL ZONE STRAIGHT AIR WITH GAS OR ELECTRIC HEAT UNLESS SPECIFIED OTHERWISE.

15.02 PLUMBING
SANITARY; COLD AND HOT WATER; AND ALL OTHER PIPING SHALL CONFORM TO THE REQUIREMENTS, LOCAL AND STATE.

15.3 PROVIDE MINIMUM 21" WALKING SPACE IN FRONT OF ALL PLUMBING FIXTURES IN BATHROOMS AND 14" X 30" ACCESS PANEL AT TUB CONNECTIONS UNLESS OTHERWISE NOTED. ALL SHOWER STALLS SHALL HAVE A MINIMUM OF 30" IN ANY DIRECTION. WATER CLOSETS TO BE A MINIMUM OF 15" FROM SIDEWALLS TO CENTERLINE OF FIXTURE.

PLUMBING CONTRACTOR SHALL PROVIDE THE FOLLOWING HOOK-UPS FOR WATER AND SANITARY SEWER CONNECTIONS:

1. WATER SERVICES SHALL BE CONNECTED TO CITY SUPPLIED WATER METER AT PROPERTY LINE.

2. SEWER CONNECTION : PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SEWER LINE TO TAP AT ROAD.

16.0 ELECTRICAL
SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER CO. AND ALL APPLICABLE LOCAL REGULATIONS. OBTAIN ALL PERMITS AND PAY FEES REQUIRED FOR THIS WORK. HAVE THE INSTALLATION INSPECTED AND APPROVED BY AN INSPECTION AGENCY OF THE FIRE UNDERWRITER'S ASSOCIATION. SUBMIT A CERTIFICATE OF FINAL APPROVAL BY THE INSPECTION AGENCY UPON COMPLETION. FIXTURES AND APPARATUS AS SELECTED BY BUILDER. UNLESS OTHERWISE NOTED.

16.01 SMOKE DETECTORS
ARE REQUIRED AND SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, IN EACH BEDROOM, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS (IF APPLICABLE) BUT NOT IN UNINHABITABLE SPACES. ALL DETECTORS SHALL BE APPROVED AND LISTED IN ACCORDANCE WITH UL217 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

16.02 CARBON MONOXIDE DETECTORS
ARE REQUIRED AND SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. ALL DETECTORS SHALL BE APPROVED AND LISTED IN ACCORDANCE WITH UL217 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

CLEARING OF THE LOT WILL INCLUDE THE FOLLOWING:

1. REMOVAL OF ALL TREES WITHIN 10'-0" OF THE RESIDENCE.
2. CUTTING BACK TREE LIMBS WHICH ARE TOO CLOSE TO RESIDENCE ON TREES TO REMAIN.
3. REMOVAL OF TREE STUMPS, ROOTS AND DEBRIS ON LOT BOTH MANMADE AND NATURAL.
4. INSTALLING NECESSARY TOP SOIL WERE REQUIRED TO OBTAIN PROPER GRADE FOR DRAINAGE.
5. IN THE EVENT LARGE TREES ARE ENCOUNTERED ON SITES, IT SHALL BE THE OPTION OF THE BUILDER TO EITHER REMOVE STUMP OR GRIND DOWN BELOW GRADE SURFACE AND BACKFILL AREA.

BUILDER WILL GRADE AND SEED THE LOT AS REQUIRED TO MAINTAIN A POSITIVE DRAINAGE FOR THE PROPERTY IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS. OWNER SHALL BE MADE AWARE THAT IN INSTANCES OF HEAVY RAIN THE SUBDIVISION WATER RUNOFF MANAGEMENT PLAN SPECIFICALLY RESTRICTS THE WATER FLOW FROM THE PROJECT IN ORDER TO PREVENT SILT RUNOFF INTO LOCAL WATERWAYS. THIS COULD CAUSE LOTS TO TAKE UP TO 24 HOURS TO DRAIN OFF.

Revisions :

Specifications 2

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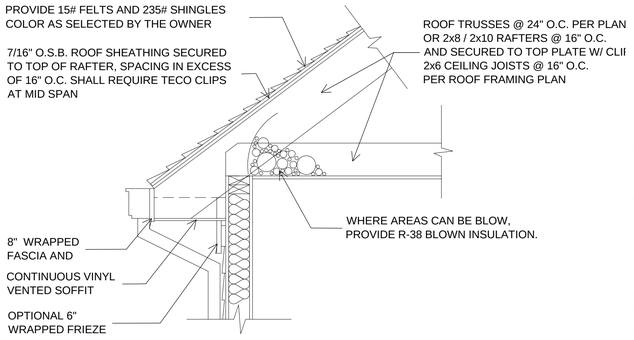
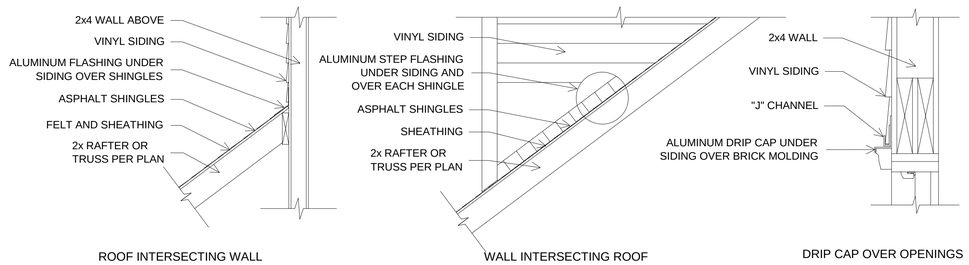


CORNICE / FRAMING DETAIL AT FLAT CLG.

SCALE: 1" = 1'-0"

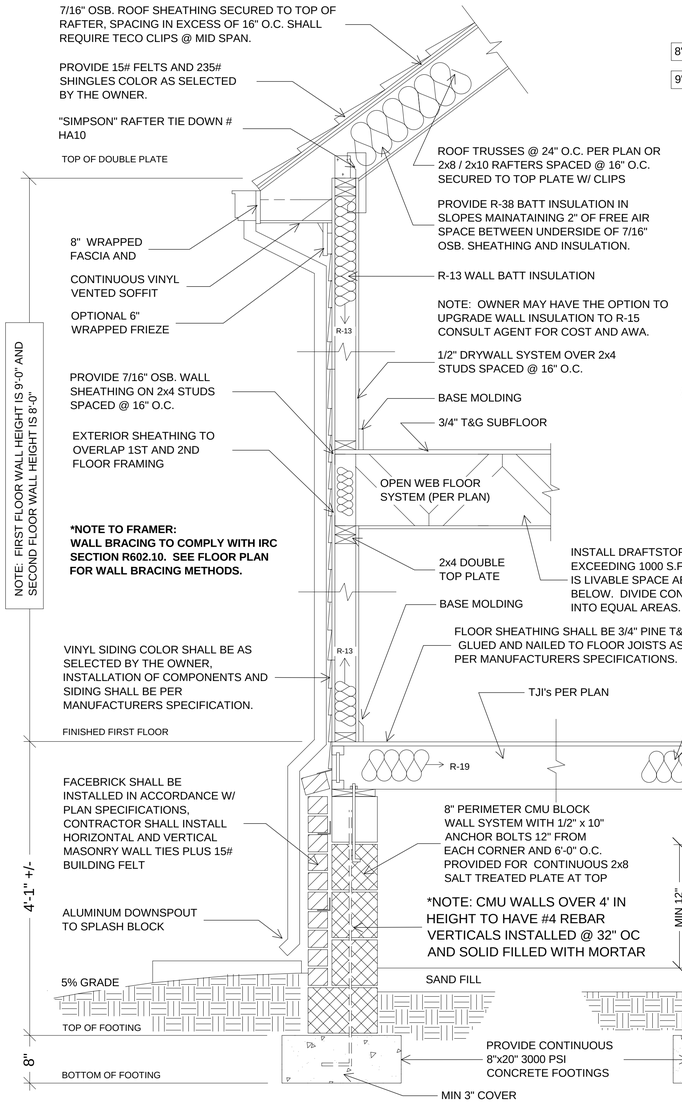
STAIR SECTION NOTES:

1. SECOND FLOOR SYSTEM CONSISTING OF TRUS JOISTS PER MANUFACTORS DESIGN.
2. NEWEL OR STARTING POST SECURED TO FIRST RISER AND/OR TREAD AS REQUIRED TO OBTAIN SECURE INSTALLATION DEPENDING ON LAYOUT OF STAIR SYSTEM AND UNIT DESIGN, SEE PLAN.
3. PICKETS SHALL BE PAINTED, COLONIAL TYPE OR AS SELECTED BY THE BUILDER, 2 PER TREAD, SPACED SO THAT A 4" SPHERE COULD NOT PASS THROUGH.
4. HANDRAIL SHALL BE OAK OR FINISH HEMLOCK, STAIN COLOR AS SELECTED BY THE OWNER. HEIGHT TO BE BETWEEN 34" AND 38" HIGH.
5. PROVIDE WOOD ROSETTE AT HANDRAIL WHERE IT DIES INTO END WALL.
6. PROVIDE 2x12 STAIR STRINGERS (3 MIN. REQUIRED AT STAIR RUN.)
7. PROVIDE 2x4 MID WALL SUPPORT BELOW STAIR AND IN CLOSET DEPENDING ON CLOSET LAYOUT, SEE PLAN.
8. PROVIDE DECORATIVE SKIRT BOARD AND FINISH END TRIM AT EACH TREAD.
9. PROVIDE 5/4" TREADS AND 3/4" RISERS AT STEPS, CONSULT AWA'S FOR FINISH ON STEPS. (PAINTED/ CARPETED/WOOD STAINED)
10. PROVIDE 1x8 SKIRT BOARD AT WALL.
11. SUPPORT WALL OR HEADER DEPENDING ON STAIR DESIGN CONSULT PLAN.
12. PROVIDE NOSING MIN 3/4" MAX 1-1/4" AT EACH TREAD.
13. SOME STAIR SYSTEMS MAY HAVE INTERMEDIATE LANDING, CONSULT FLOOR PLAN FOR TYPE AND LOCATION. TREAD AND RISERS SHALL STILL BE AS INDICATED ON SECTION.

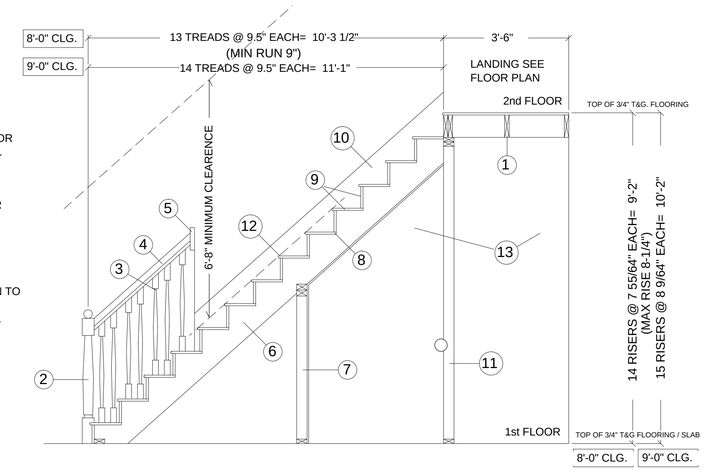


FLASHING DETAILS

NO SCALE

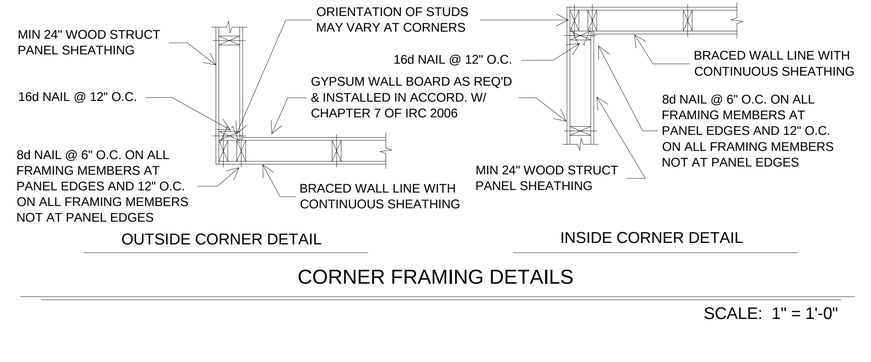


SOLID FOUNDATION WALL SECTION



STAIR SECTION FOR 8'-0" AND 9'-0" CEILING SYSTEMS.

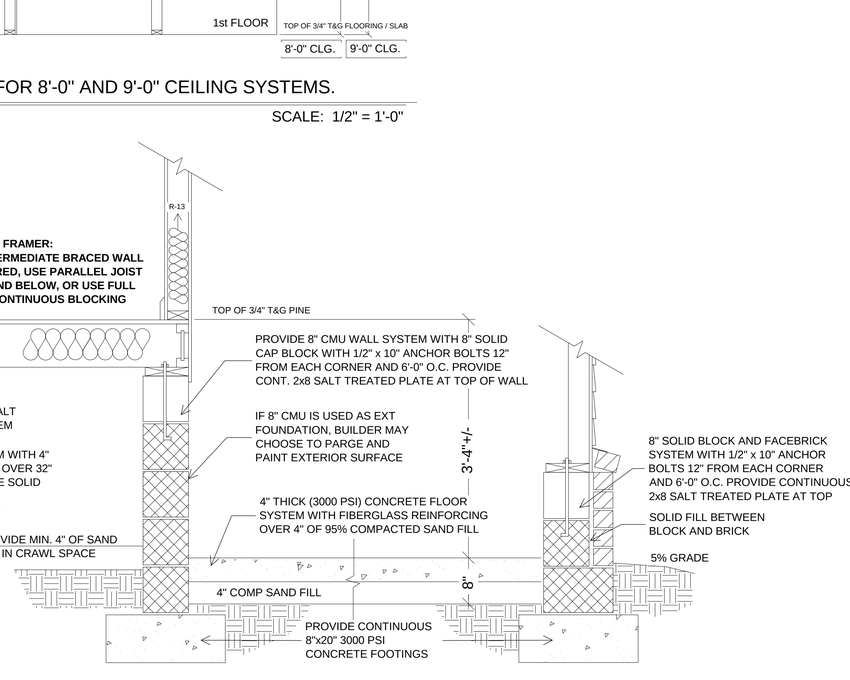
SCALE: 1/2" = 1'-0"



CORNER FRAMING DETAILS

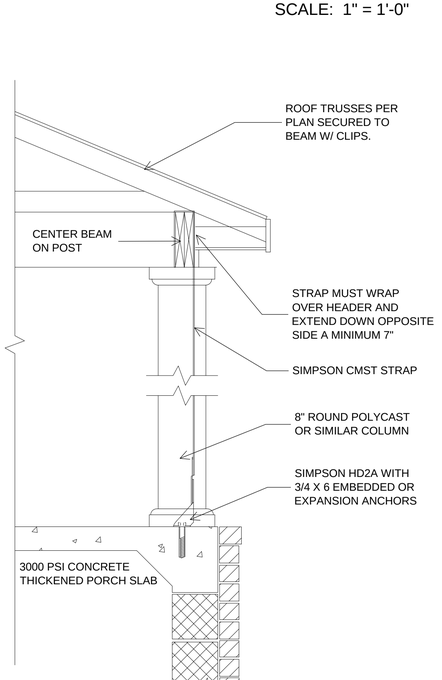
SCALE: 1" = 1'-0"

PIER SECTION



REAR GARAGE / EXT CMU WALL SECTION

EXTERIOR GARAGE WALL SECTION



PORCH SECTION / COLUMN CONNECTION DETAILS

ALL SECTIONS SCALE: 1" = 1'-0"

Revisions :

Sections & Details (Crawl)

Sheet # 6 of 6