

GENERAL REQUIREMENTS

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH FABRICATION OF STAIRS, ROOF AND/OR FLOOR TRISLES.

1. DRAWINGS SHALL NOT BE SEALED FOR CONSTRUCTION. ARCHITECT'S DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, SPEC OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION. LARGER SCALE DRAWINGS AND WHITE TOP SPECIFICATIONS TAKE PRECEDENCE.

2. IN THE EVENT THAT CERTAIN FEATURES OR DETAILS ARE NOT FULLY SHOWN, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

3. ALL PRODUCTS AND MATERIALS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATION, CONTACT THE ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY THAT ALL MATERIALS INSTALLED SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.

4. PROVIDE 22" x 22" x 2" ACCESS WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.

5. PROVIDE HANDRAILS 34" HIGHER THAN STAIRS ON ALL STAIRS BY THREE OR MORE RISERS. RETURN RAILS TO WALL OR VERTICAL RISER. HANDRAILS SHALL BE 120" UNIFORM. THE FULL LENGTH OF STAIR HANDRAILS MAY BE INTERRUPTED BY A NEWEL AT A CORNER. PROMOTE CHAIRRAILS AT BASED FLOORS, BALCONIES, ETC. 30" ON NORS ABOVE GRADE OR FLOOR FINISH. HANDRAILS SHALL BE MIN. 38" HIGH UNLESS NOTED OTHERWISE AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE. HANDRAILS SHALL HAVE MAX. 2 1/4" CROSS SECTION.

6. PROVIDE MINIMUM 2x6 FLOORING AT ENTRY FLOOR. INTERNAL, BULKHEADS, CHASES AND MEMPHYS FOR WALLS OVER 9' SHALL BE OPEN WOOD FLOORING AND HAVE UTILITY, PROVIDE 3/4" DIA. END BRACKETING, NOT TO EXCEED 300 LBS. UNLESS OTHERWISE SPECIFIED.

7. PROVIDE MINIMUM 6" CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7" AND TREADS SHALL BE AT LEAST 10" WITH 1" RISING. UNLESS LOCAL JURISDICTION REQUIRES OTHERWISE MAX. RISE AT EXTERIOR DOORS SHALL BE 7" 1/2.

8. THE CONTRACTOR SHALL SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO PREVENT THE TRANSFER OF GASES & MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND RETURNED TO MANUFACTURER'S SPECIFICATIONS.

9. SHOW ALL CONCRETE STAIRS, PORTING, WALLS AND GARAGE SLABS 1/2" IN 12" TO DRAIN. UNLESS NOTED ON PLAN.

10. ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.

11. ELEMENTS SHALL EXTEND A MINIMUM OF 2" ABOVE ROOF STRUCTURE WITHIN 10 FEET, BUT NO LESS THAN 1" AT POINT OF ROOF PENETRATION.

12. FLOOR JOIST/STRINGS AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS 1/2" IN. OR PROVIDE DOUBLE PLATE.

13. PRIVATE GARAGES SHALL BE SEPARATED FROM ADJACENT DWELLING AND AT THE WITH MINIMUM 3/4" DIA. END OR GARAGE SIDE AND 2x6 MINUTE SELF-CLOSING DOOR. WHEN BENEATH LIVING SPACE SHALL 3/4" DIA. END OR CEILING & ALL SUPPORTING STRUCTURE.

SITE WORK

2.1. PROVIDE GRADE SIGNERS CLEARLY VISIBLE FROM THE STREET. SIGNAGE SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FORMING AS REQUIRED. NO SIGNING SHALL BE PLACED ON UNSUPPORTED MATERIAL EXCEEDING LESS THAN 1200 PSI OR WEIGHTS.

2.2. SOIL BEARING CAPACITY SHALL BE DETERMINED BY THE CONTRACTOR.

2.3. BACKFILL SHALL ONLY BE CLEAN SANDS CONTAINING NO ORGANIC MATTER. GRADED WITH POSITIVE SLOPE. MAX. 4" IN FIRST 10', THEN 1/4" PER FOOT. FINISH SHALL BE CONNECTED TO 6% DENSITY AS PER ASTM D1557 METHOD B.

2.4. PROVIDE 4" MINIMUM CONTINUOUS DRAINAGE AND NUMBER OF SANDFILL FOUNDATION. OPTIONAL INTERIOR DRAIN TILE MAY BE INSTALLED AT THE BUILDERS DISCRETION.

2.5. PROVIDE POSITIVE DRAINAGE BASED ON FINISH 1/4" MIN. 4" DIA. NEW 1200 PSI OR MORE WHEN REQUIRED BY LOCAL JURISDICTION AND IN ACCORDANCE WITH APPROVED 4" OF THE SO.

2.6. APPLY TERRAZZO WITH 2" SET OF FINISH STRUCTURE IN ACCORDANCE WITH LOCAL AND AIA STANDARDS. TERRAZZO MUST HAVE A 3/8" CHAIRPORT. EXISTING CAR AND DRIVEWAYS SHALL BE REFINISHED WHILE INSTALLING TERRAZZO TO 1/4" FROM TO FINISH. SOLID, OR TOP WALL, SLIDING, BRACING, ETC. SHALL BE SHOWN UPON THE FULL DRAWING OF THE BUILDING IS ON THE WALLS.

CONCRETE

3.1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE STANDARDS, ACI-308, ACI-309, & ACI-318.

3.2. CONCRETE FOOTINGS SHALL HAVE MINIMUM 30 DAY COMPRESSIVE STRENGTH OF 4000 PSI (THREE CYCLES) NOTES.

3.3. ALL OTHER CONCRETE SLABS EXCEPT GARAGES SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.

3.4. FOUNDATION WALLS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR WALLS AND FINISH. WEATHER & 3/8" DIA. FOR SEVERE WEATHER.

3.5. REINFORCING STEEL SHALL BE AS PER AIA, WELDED WIRE MESH (WWM) WITH A-BARS. REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY OCCUR OR AS NOTED ON COVER SHEET.

3.6. EXTERIOR CONCRETE AND GARAGE SLABS SHALL BE SET TO 2 1/4" AIR ENTRAINED AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.

3.7. ALL INTERIOR CONCRETE SLABS 20 FEET OR MORE IN ANY DIMENSION SHALL HAVE WIRE CONTROL JOINTS OR FIBER REINFORCEMENT. PROVIDE A CONCRETE MATERIAL AT ALL JOINT FOUR JOINTS.

3.8. PROVIDE VAPOR BARRIERS UNDER ALL SLABS. 6 MIL POLYETHYLENE, LAP ALL EDGES 2', LAP OVER 4" POSITIVE FULL.

3.9. THE BOTTOM OF ANY FOOTING SHALL BE PLACED AT MINIMUM FROST DEPTH AS NOTED ON COVER SHEET.

3.10. FORMED WALL VERTICAL REINFORCING WHEN REQUIRED SHALL BE PLACED MIN. 3" FROM SOIL FACE.

3.11. WATERPROOF FOUNDATION WALLS WITH A MEMBRANE DRAINING FROM THE TOP OF THE FOOTING TO FINISH GRADE. LAY 4" GRAIN TELL IN FOOTING. 3" GRAIN GRAVEL SHALL EXTEND 1/2" BEYOND FOOTING AND 8" ABOVE DRAIN TO DRAINAGE OR A SUMP PUMP PER ENGINEER'S DRAWING.

VERTICAL MASONRY

4.1. ALL MASONRY CONSTRUCTION & WALLS SHALL CONFORM TO ACI-318 & ACI-308.12.

4.2. THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FULL FINISHED FROM THE TOP OF THE BLOCK SHALL BE THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING HEIGHTS ARE FOR UNBARRICADED WALLS WHERE FACED: SOIL PROVIDED WITHIN 10 FEET DRAINAGE.

Table with 2 columns: TYPE OF WALL, HEIGHT OF WALL. Rows include 8" CMU (HOLLOW), 12" CMU (HOLLOW), 12" CMU (SOLID).

HEIGHTS MAY BE INCREASED WITH THE APPROVAL OF THE LOCAL JURISDICTION. OR ENGINEERING. CORNER & MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM OR, GRADE A SOLID BLOCK OR ASTM C-90, GRADE B STAINWORK AND AT 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 3000 PSI.

4.3. FINISHING OVER CURB WALLS TO BE NO LESS THAN 3/4" POLYURETHANE SHEATHING ARISING FROM FINISH TO FINISHED GRADE.

4.4. MASONRY UNITS PROVIDE LIGHT WEIGHT FIBERGLASS UNITS FOR ALL OPENINGS AND RECESSES IN CURB WALLS. PROVIDE 1/4" DIA. FOR EACH 4" OF WALL THICKNESS. REINFORCE EACH UNIT WITH TWO #4 BARS AT TOP AND BOTTOM AND WITH #4 TIES SPACED 8" O.C. UNLESS OTHERWISE NOTED. REINFORCE UNITS TO HAVE MINIMUM 8" BEARING AT EACH END. SUCH UNITS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.

4.5. USE TYPE "M" MORTAR FOR MASONRY IN CONTACT WITH WATER. USE TYPE "S" MORTAR FOR EXTERIOR ABOVE GRADE LEAD SINKING AND NON-LOAD BEARING WALLS.

4.6. MASONRY VENEER SHALL BE INSTALLED OVER A MOISTURE BARRIER OR APPROVED WATER REPELLENT SHEATHING. THROUGH WALL FLASHING AND WEBS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER MAY PENETRATE INTO THE BUILDING ENVELOPE. MASONRY VENEER SHALL BEAR ON MIN. 4" TIE TO TIE TO BACKSPAT 24" O.C. HORIZ. & 24" O.C. VERT. 12" FROM EDGE OF OPENING. VENEER SHOULD NOT EXCEED 3" ABOVE TOP OF FOUNDATION. CORNER CORNER ENDS MAY BE 35" MAX.

4.7. IF BRICK LEGS ARE RECESSED INTO FOUNDATION WALLS, THE RECESSED AREA SHALL BE MIN. 2" THICK FOR CURB WALLS AND 6" FOR FINISHED IN PLACE WALLS.

4.8. PROVIDE WEAP DOORS ABOVE ALL FLASHING AT A MAX. OF 33" O.C. MAINTAIN MIN. 1" AIR SPACE BETWEEN VENEER & SHEATHING.

4.9. MANUFACTURED TIE STONE VENEER SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

METALS

5.1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-572.

5.2. STAMP ANCHORS OR ANCHOR BOLTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND STORED IN DRY LOCATION.

5.3. PRESURE TREATED LUMBER SHALL CONFORM WITH ASTM A-164 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.

5.4. JOISTS AND GIRDERS SHALL BE PLANS FOR SIZE, SPACING, MINIMUM GRADES AND SPECS. ITEM PER AND STRUCTURE OR OTHER SHALL BE NON-FERROUS SHEETS ONLY. MAX. MOISTURE CONTENT SHALL NOT EXCEED 10%.

5.5. PROVIDE DOUBLE SOLID JOISTS UNDER ALL PARALLEL MEMBERS OVER 2' IN LENGTH UNLESS MANUFACTURER'S SHOP DRAWINGS SHOW OTHERWISE.

5.6. WHEN ENGINEERING BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR IRL, THEY ARE INTERCHANGEABLE. IRLS ARE 2400 PSI NO OTHER SUBSTITUTIONS ARE TO BE MADE WITHOUT ARCHITECT'S APPROVAL. ALL SUCH BEAMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

5.7. BRACING WALL STUDS SHALL BE MINIMUM 2x6 STUDS. STUDS OR BETTER AT 12" O.C. LAP ALL JOISTS TOP PLATE JOIN A MIN. OF 4".

5.8. EXTERIOR WALLS, UP TO 12' SUPPORTING TO FINISH & 120' SHALL BE 2x6 @ 16" O.C. SUPPORTING TO FINISH AND 120' SHALL BE 2x8 @ 16" O.C.

5.9. INTERIOR NON-BEARING WALLS MAY BE 2x4 @ 16" O.C. LATERAL WALL BRACING SHALL BE PROVIDED BY CONTINUOUS, APPROVED STRUCTURAL SHEATHING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC. ALTERNATIVE WALL BRACING MUST COMPLY WITH SECTION 5.10.

5.10. RAFTERS - SEE PLAN FOR SIZE, SPACING, MINIMUM GRADES AND SPECS.

5.11. DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTIONS SHALL BE IN ACCORDANCE WITH TRUSS AND CONNECTION TYPE. STRUCTURAL DESIGN OR RECONSTRUCTION SHALL BE BY A REGISTERED ENGINEER.

5.12. BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS.

5.13. ALL WOODEN CASE STRUCTURE SHALL MEET THE PERFORMANCE REQUIREMENTS AND ALL OTHER REQUIREMENTS OF APPLICABLE A, COMMERCIAL STANDARDS FOR THE TYPE, GRADE AND SPECIES OF WOOD, AND SHALL BE CERTIFIED BY AN APPROVED TESTING AGENCY.

5.14. FLOOR SHEATHING SHALL CONFORM WITH SECTION 5.10. EXCEPT FOR SHEATHING BASED ON "A" OR "B" SPEC. ALL DIMENSIONS SHALL BE AS NOTED ON THE DRAWINGS.

5.15. WOOD STRUCTURAL PANEL JOIST BRACING SHALL CONFORM WITH SECTION 5.10. INSTALLATION PER SHALL BE 24" LATERAL WALL BRACING BASED ON 16" O.C. JOISTS.

5.16. FACED END STUD SHALL BEAR THE "A" OR "B" GRADE REQUIREMENTS.

5.17. ALL THE JOISTS SHALL BE STAGGERED AND SHALL BE SET ALONG THE CENTERLINES OF SPAN (MEMBER).

5.18. THE TRUSS GRAIN OF WOOD SHALL BE AT 90 DEGREE ANGLE OF THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.

5.19. WALLS SHALL BE PLACED A MINIMUM 30" FROM THE EDGE OF SHEET.

5.20. ALL FLOORS SHALL BE CEILING AND MAINTAINED WITH AN APPROVED ELASTOMERIC STRUCTURAL ADHESIVE AND 34 CONCRETE WALLS SPACED 6" O.C. AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.

5.21. ALL THE INTERIOR SHEATHING SHALL BE PROVIDED WITH WRITTEN VERIFICATION FROM THE TREATMENT COMPANY CERTIFYING THAT THE TREATMENT USED MEET ALL CODES AND STANDARDS TO PROTECT AGAINST CORROSION.

5.22. DOORS IN TOP OR BOTTOM OF SOLID JOIST SHALL NOT EXCEED 1/2" OF DEPTH AND SHALL NOT EXCEED CENTER THIRD OF SPAN.

5.23. DOORS IN JOIST JOINT SHALL NOT EXCEED 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/2" DEPTH.

5.24. UNLESS NOTED OTHERWISE ON THESE DRAWINGS, STRUCTURAL WOOD AND DOOR JACK STUDS SHALL BE MIN. 2x6 GRADE, ED OR BETTER, PROVIDED SINGLE JACK STUDS AT OPENINGS LESS THAN 4" AND DOUBLE JACK STUDS AT OPENINGS UP TO 4".

5.25. ALL FASTENERS SHALL BE IN ACCORDANCE WITH THE TABLE SCHEDULED IN THE TABLE WITHIN THESE DRAWINGS. ALL FASTENERS SHALL BE INSTALLED TO PROVIDE CONTINUOUS SUPPORT TO THE FOUNDATION.

5.26. UNLESS NOTED OTHERWISE ON THESE DRAWINGS, STRUCTURAL WOOD AND DOOR JACK STUDS SHALL BE MIN. 2x6 GRADE, ED OR BETTER, PROVIDED SINGLE JACK STUDS AT OPENINGS LESS THAN 4" AND DOUBLE JACK STUDS AT OPENINGS UP TO 4".

5.27. ALL FASTENERS SHALL BE IN ACCORDANCE WITH THE TABLE SCHEDULED IN THE TABLE WITHIN THESE DRAWINGS. ALL FASTENERS SHALL BE INSTALLED TO PROVIDE CONTINUOUS SUPPORT TO THE FOUNDATION.

WOOD

6.1. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE CONSTRUCTION MATERIALS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND STORED IN DRY LOCATION.

6.2. PRESURE TREATED LUMBER SHALL CONFORM WITH ASTM A-164 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.

6.3. JOISTS AND GIRDERS SHALL BE PLANS FOR SIZE, SPACING, MINIMUM GRADES AND SPECS. ITEM PER AND STRUCTURE OR OTHER SHALL BE NON-FERROUS SHEETS ONLY. MAX. MOISTURE CONTENT SHALL NOT EXCEED 10%.

6.4. PROVIDE DOUBLE SOLID JOISTS UNDER ALL PARALLEL MEMBERS OVER 2' IN LENGTH UNLESS MANUFACTURER'S SHOP DRAWINGS SHOW OTHERWISE.

6.5. WHEN ENGINEERING BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR IRL, THEY ARE INTERCHANGEABLE. IRLS ARE 2400 PSI NO OTHER SUBSTITUTIONS ARE TO BE MADE WITHOUT ARCHITECT'S APPROVAL. ALL SUCH BEAMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

6.6. BRACING WALL STUDS SHALL BE MINIMUM 2x6 STUDS. STUDS OR BETTER AT 12" O.C. LAP ALL JOISTS TOP PLATE JOIN A MIN. OF 4".

6.7. EXTERIOR WALLS, UP TO 12' SUPPORTING TO FINISH & 120' SHALL BE 2x6 @ 16" O.C. SUPPORTING TO FINISH AND 120' SHALL BE 2x8 @ 16" O.C.

6.8. INTERIOR NON-BEARING WALLS MAY BE 2x4 @ 16" O.C. LATERAL WALL BRACING SHALL BE PROVIDED BY CONTINUOUS, APPROVED STRUCTURAL SHEATHING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPEC. ALTERNATIVE WALL BRACING MUST COMPLY WITH SECTION 6.10.

6.9. RAFTERS - SEE PLAN FOR SIZE, SPACING, MINIMUM GRADES AND SPECS.

6.10. DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTIONS SHALL BE IN ACCORDANCE WITH TRUSS AND CONNECTION TYPE. STRUCTURAL DESIGN OR RECONSTRUCTION SHALL BE BY A REGISTERED ENGINEER.

6.11. BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS.

6.12. ALL WOODEN CASE STRUCTURE SHALL MEET THE PERFORMANCE REQUIREMENTS AND ALL OTHER REQUIREMENTS OF APPLICABLE A, COMMERCIAL STANDARDS FOR THE TYPE, GRADE AND SPECIES OF WOOD, AND SHALL BE CERTIFIED BY AN APPROVED TESTING AGENCY.

6.13. FLOOR SHEATHING SHALL CONFORM WITH SECTION 6.10. EXCEPT FOR SHEATHING BASED ON "A" OR "B" SPEC. ALL DIMENSIONS SHALL BE AS NOTED ON THE DRAWINGS.

6.14. WOOD STRUCTURAL PANEL JOIST BRACING SHALL CONFORM WITH SECTION 6.10. INSTALLATION PER SHALL BE 24" LATERAL WALL BRACING BASED ON 16" O.C. JOISTS.

6.15. FACED END STUD SHALL BEAR THE "A" OR "B" GRADE REQUIREMENTS.

6.16. ALL THE JOISTS SHALL BE STAGGERED AND SHALL BE SET ALONG THE CENTERLINES OF SPAN (MEMBER).

6.17. THE TRUSS GRAIN OF WOOD SHALL BE AT 90 DEGREE ANGLE OF THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.

6.18. WALLS SHALL BE PLACED A MINIMUM 30" FROM THE EDGE OF SHEET.

6.19. ALL FLOORS SHALL BE CEILING AND MAINTAINED WITH AN APPROVED ELASTOMERIC STRUCTURAL ADHESIVE AND 34 CONCRETE WALLS SPACED 6" O.C. AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.

6.20. ALL THE INTERIOR SHEATHING SHALL BE PROVIDED WITH WRITTEN VERIFICATION FROM THE TREATMENT COMPANY CERTIFYING THAT THE TREATMENT USED MEET ALL CODES AND STANDARDS TO PROTECT AGAINST CORROSION.

6.21. DOORS IN TOP OR BOTTOM OF SOLID JOIST SHALL NOT EXCEED 1/2" OF DEPTH AND SHALL NOT EXCEED CENTER THIRD OF SPAN.

6.22. DOORS IN JOIST JOINT SHALL NOT EXCEED 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/2" DEPTH.

6.23. UNLESS NOTED OTHERWISE ON THESE DRAWINGS, STRUCTURAL WOOD AND DOOR JACK STUDS SHALL BE MIN. 2x6 GRADE, ED OR BETTER, PROVIDED SINGLE JACK STUDS AT OPENINGS LESS THAN 4" AND DOUBLE JACK STUDS AT OPENINGS UP TO 4".

6.24. ALL FASTENERS SHALL BE IN ACCORDANCE WITH THE TABLE SCHEDULED IN THE TABLE WITHIN THESE DRAWINGS. ALL FASTENERS SHALL BE INSTALLED TO PROVIDE CONTINUOUS SUPPORT TO THE FOUNDATION.

6.25. UNLESS NOTED OTHERWISE ON THESE DRAWINGS, STRUCTURAL WOOD AND DOOR JACK STUDS SHALL BE MIN. 2x6 GRADE, ED OR BETTER, PROVIDED SINGLE JACK STUDS AT OPENINGS LESS THAN 4" AND DOUBLE JACK STUDS AT OPENINGS UP TO 4".

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THERMAL & MOISTURE PROTECTION

7.1. WATERPROOF FOUNDATION WALLS WITH A MEMBRANE DRAINING FROM THE TOP OF THE FOOTING TO FINISH GRADE. LAY 4" GRAIN TELL IN FOOTING. 3" GRAIN GRAVEL SHALL EXTEND 1/2" BEYOND FOOTING AND 8" ABOVE DRAIN TO DRAINAGE OR A SUMP PUMP PER ENGINEER'S DRAWING.

7.2. STAR VAPOR BARRIER (S-V), POLYETHYLENE SHEET, WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES OF WALL, SLABS & 3" x 3" COMPRESSION & REINFORCEMENT SHALL BE INSTALLED AT THE INTERSECTIONS OF WOOD FRAME CONSTRUCTION, OVER PROJECTING WOOD TRIM, WOOD DECK, PORCHES, ETC. ALL ATTACHED TO WOOD FRAME CONSTRUCTION AT WALL/ROOF INTERSECTIONS, AT CORNERS AND ROOF INTERSECTIONS, ON ROOF VALLEYS, AT ALL EDGE PENETRATIONS, AND AT WALL PENETRATIONS IF RECOMMENDED BY WINDOW AND DOOR MANUFACTURERS.

7.3. UNLESS OTHERWISE SPECIFIED ON DRAWINGS, PROVIDE AND INSTALL THERMAL INSULATION AS SHOWN ON THE COVER SHEET. ALL INSULATION SHALL BE ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.4. ROOFING UNLESS NOTED OTHERWISE, ROOFING SHALL BE MIN. CLASS "B" ASPHALT/FLY ASH BASED SINGLE PLY OVER 1/8" IN. ATTACH STRIP DIRECTLY BY MIN. OF 4" SPACING. DAYS FLASHING TO A PLANK 2" ABOVE THE INTERSECTING WALL. STRIP MAY BE INSTALLED AT THE OPPOSITE END OF THE FLASHING AND SECURED ON THE COVER SHEET, BUT DO NOT UNDERLAYMENT FOR ROOF SLOPES LESS THAN 4:12 PITCH.

7.5. PROVIDE AND INSTALL CONTINUOUS STRUCTURAL WOOD PANEL SHEATHING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MODEL CODE REQUIREMENTS.

7.6. PROVIDE SHEATHING MATERIAL AS SHOWN ON DRAWINGS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALL OVER SHEATHING OR EXISTING WEATHER RESISTIVE MATERIALS, AIR INTRUSION BARRIER OR MOISTURE RESISTANT SHEATHING (SEE SECTION 5.10) STANDARDS.

7.7. GUTTERS SHALL BE 2" FINISHED ALUMINUM LEADERS WITH 1/2" FINISHED ALUMINUM CHAINES LEADS TO FLASH RAUERS OR AS REQUIRED BY THE LOCAL JURISDICTION. COORDINATE WITH SECTION 5.10.

7.8. PROVIDE NIGHT VENTS, MOIST VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MINIMUM 12" HIGH WITH VENTILATION FOR PROHIBITIVELY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARBONADE BATTLES IN EACH TRUSS/WALLS TO MAINTAIN FREE AIR FLOW. ALL MOISTURE GASES SHALL BE OPEN TO MAIN ROOF AT 2" TO ALLOW FREE AIR FLOW.

DOORS AND WINDOWS

8.1. THE CONTRACTOR SHALL VERIFY & COORDINATE ROOF OPENINGS FOR ALL DOORS & WINDOWS PRIOR TO START OF CONSTRUCTION. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

8.2. ALL DOOR TRICK SHALL BE PROVIDED WITH WEBS OF DOORS IN ACCORDANCE WITH SECTION 5.11.

8.3. EXTERIOR WINDOWS AND DOORS SHALL BE IN ACCORDANCE WITH SECTION 5.11.

8.4. WINDOW FALL PREVENTION DEVICES SHALL BE INSTALLED WHEN THE WINDOW IS IN BELOW 2' FROM THE INTERIOR FLOOR IN ACCORDANCE WITH SECTION 5.11.

8.5. ALL WINDOWS SHALL HAVE INSULATED GLASS.

8.6. MASHMENTS SHALFABLE AT YARDS, AND ENTRY SLIDING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENINGS SHALL HAVE A SELF-CLOSING, NOT TO EXCEED 44" ABOVE THE FLOOR.

8.7. ALL EXTERIOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 57 SQUARE FEET WITH A MINIMUM NET CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20".

8.8. BELOW GRADE EMERGENCY ESCAPE PASSWAYS SHALL HAVE A MINIMUM NET AREA OF 57 SQUARE FEET AND A MINIMUM CLEAR WIDTH OF 24" AND A MINIMUM CLEAR HEIGHT OF 20".

8.9. SAFETY EMERGENCY GLASSING SHALL BE PROVIDED BY: - GLASS DOORS & SCREENS - SHOWER AND TUB ENCLOSURES AND WALKING SURFACES - GLAZING ON STAIR HANDRAILS - EXIST FINISHES GREATER THAN 9/16" WITHIN 16" OF A.F.F. - GLAZING WITHIN 12" OF A STAIR HANDRAIL - GLAZING WITHIN 34" RANGES OF CLOSED DOORS

8.10. IF APPLICABLE, PROVIDE SELF-CLOSING DOOR RETURN DAMPER AND GARAGE DOOR SHALL BE 1" THICK W/ MIN. 20 MINUTE RATING.

FINISHES

9.1. GYPSUM WALLBOARD SHALL COMPLY WITH ASTM C84 AND 844 WITH APPROVED JOINTS.

9.2. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF IRC AS WELL AS STATE AND LOCAL CODES AND ORDINANCES.

9.3. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL MOISTURE PROTECTION IS PROVIDED. STORAGE PROVISIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. A MINIMUM 24 HOURS DRYING PERIOD SHALL BE PROVIDED FOR ALL JOINTS SHALL BE BUTTED TOGETHER. JOISTS AND JOISTS SHALL BE SUPPORTED ON FRAMING MEMBERS.

9.4. THE SEAMING AND FINISHING OF FASTENERS SHALL COMPLY WITH THE IRC AS WELL AS STATE AND LOCAL CODES.

9.5. PROVIDE WATER RESISTANT JACOBS IN COMPLIANCE WITH ASTM C 1364, 1364C, 1364F, 1364G, 1364H, 1364I AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS ANCHOR BANDA FOR WALLS. THE ATTOR AND SHOWER ADA AND WALL PANELS IN SHOWER AREAS.

9.6. FIRE RESISTIVE CONSTRUCTION, GARAGE CHIMNEY, WALLS AND SHERMANS WHERE APPROPRIATE TO A DRILLING UNIT SHALL BE OF 1/2" TYPE 2 OR OTHER TYPE CONSTRUCTION WITH MINIMUM 2" TO 2 1/2" THICKNESS. UNLESS OTHERWISE NOTED.

9.7. FLOOR FINISHES SHALL BE IN ACCORDANCE WITH SECTION 5.10.

9.8. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.9. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.10. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.11. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.12. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.13. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.14. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

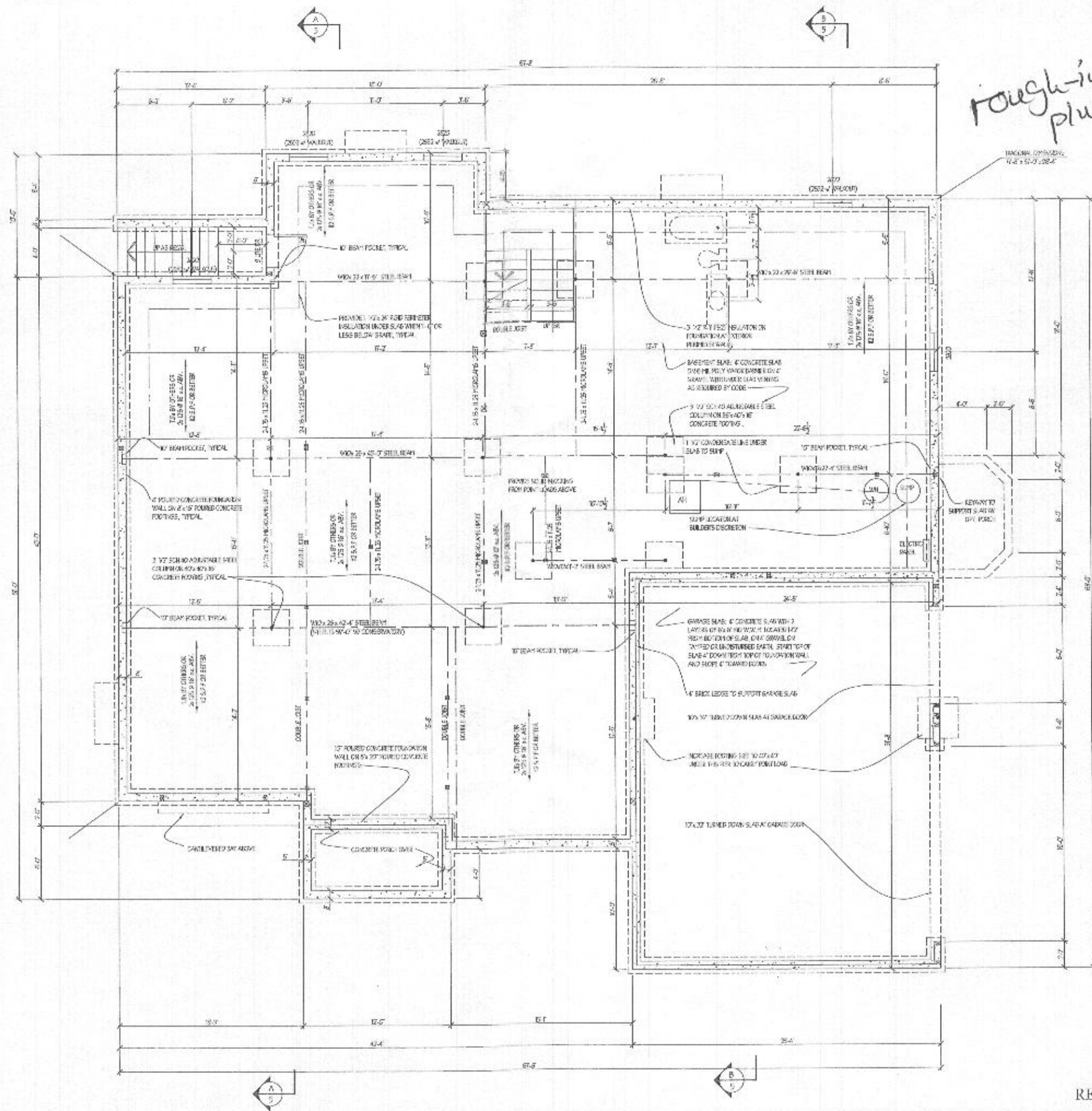
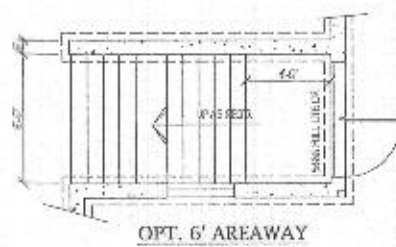
9.15. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.16. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.17. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.18. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICINITY OF THE BATHROOM.

9.19. ALL CERAMIC TILEWORK SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.10. MINIMUM 1/2" THICKNESS. ALL NEW CERAMIC TILEWORK ON TOP OF EXISTING AREA IN THE IMMEDIATE VICIN



Rough-in plumbing

REVISED 7/20

Plymouth Road Architects
 640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISION

Date: 10/15
 Scale: 1/4" = 1'-0"
 Drawn: TTM

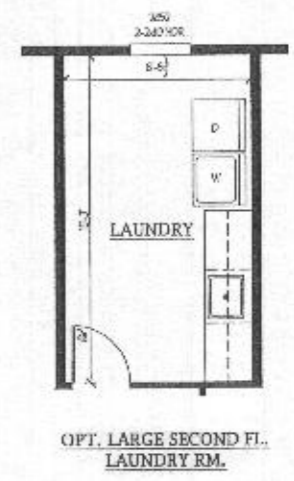
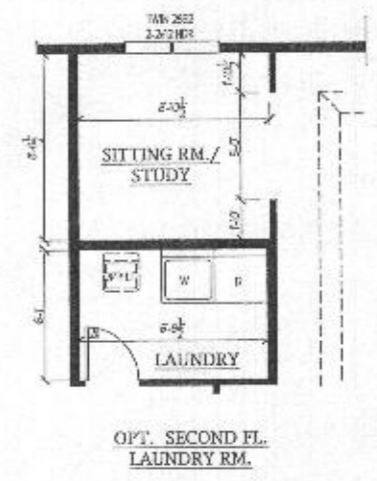
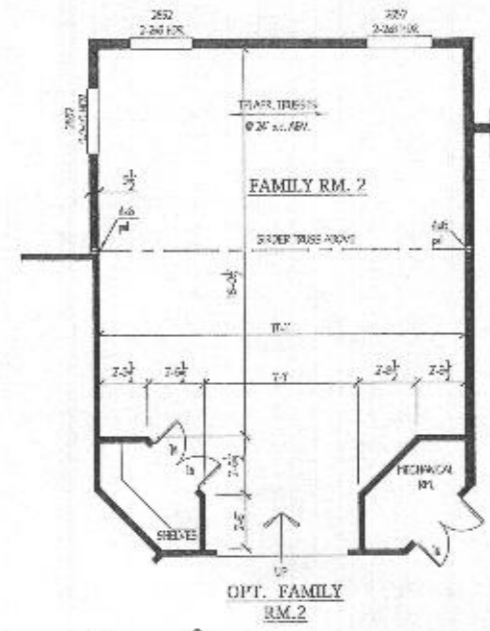
Drawing: S.D. BSMT/FOUNDATION PLAN
 Project: WILLIAMSBURG GROUP
 WELLINGTON
 ESTATE HOME

1067 WEH
 Project No.

2a



4 bedrooms



NOTES:
 1. ROOM HEIGHTS ARE AT 7'-0" UNLESS NOTED OTHERWISE.
 2. ALL WINDOWS IN BEARING WALLS ARE 2" MIN. UNLESS NOTED OTHERWISE.
 3. MAX. GLASS UNITS MAY BE FULL UP OR 2" MIN. SPACED TOGETHER AS REQUIRED.
 4. ALL EXTERIOR WALLS TO BE 20" MIN. OR 15" MIN. UNLESS NOTED OTHERWISE.
 5. SEE SCHEDULE OF FINISHES FOR FINISHES DESIGNED BY OTHERS IN THE PROJECT. ALL FINISHES TO BE PERFORMED BY THE CONTRACTOR.

Plymouth Road Architects
 640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISION

Date: 10/15
 Scale: 1/4" = 1'-0"
 Drawn: T.M.

Drawing: STD. SECOND FLOOR PLAN
 Project: WILLIAMSBURG GROUP
 WELLINGTON ESTATE HOME

1067 WEH
 Project No.

4

REVISED 9/19

DATE	REVISION

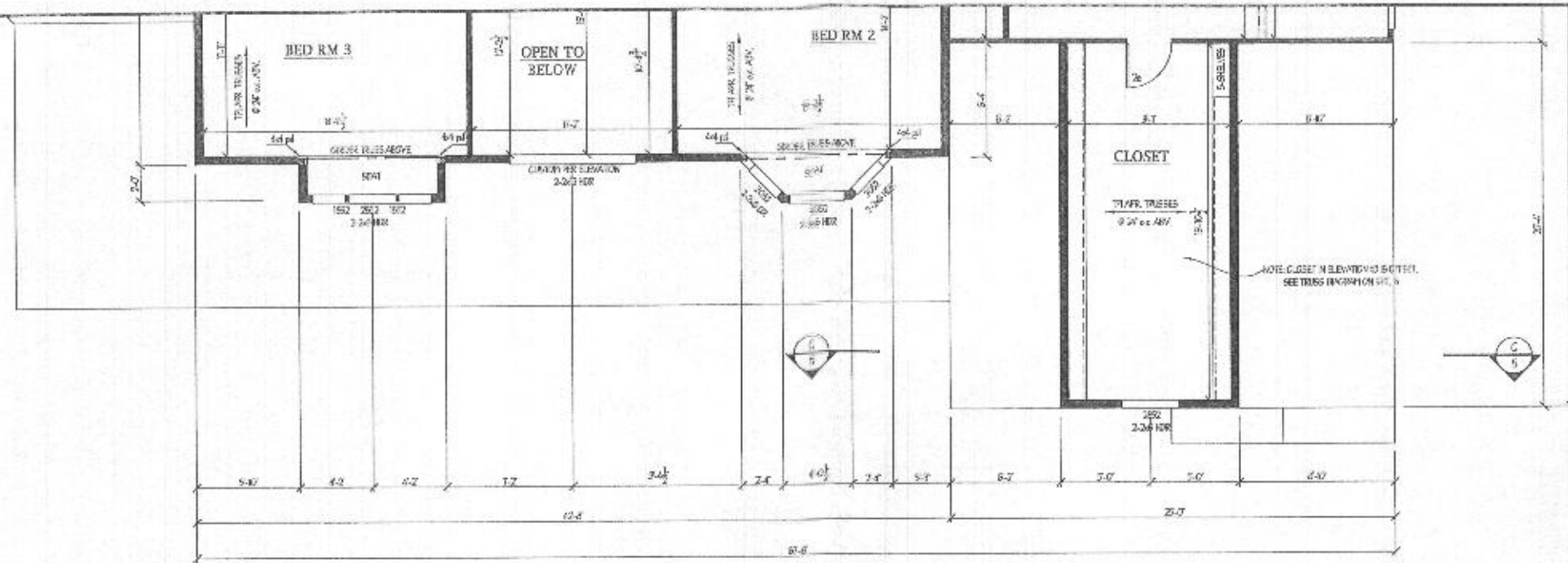
DATE: 10/15
 Scale: 1/4" = 1'-0"
 Drawn: TLM

Drawing: PARTIAL PLANS ELEV. 3
 Project: WILLIAMSBURG GROUP
 WELLINGTON ESTATE HOME

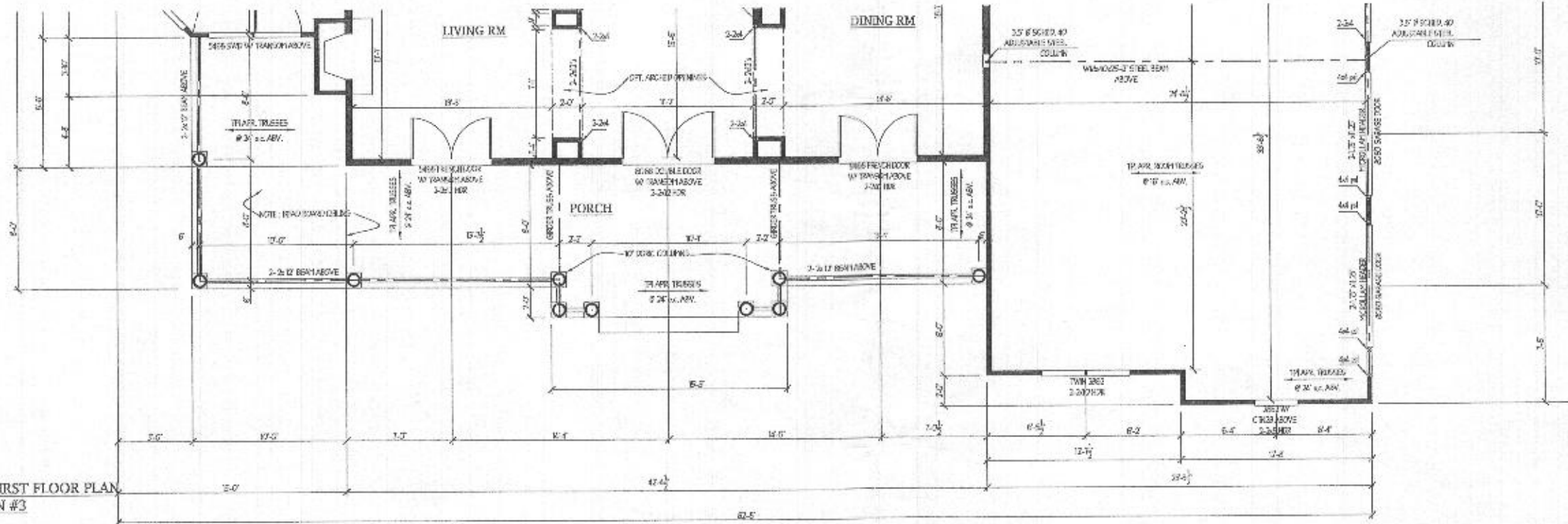
1067 WEH
 Project No.

5d

PARTIAL SECOND FLOOR PLAN
 ELEVATION #3

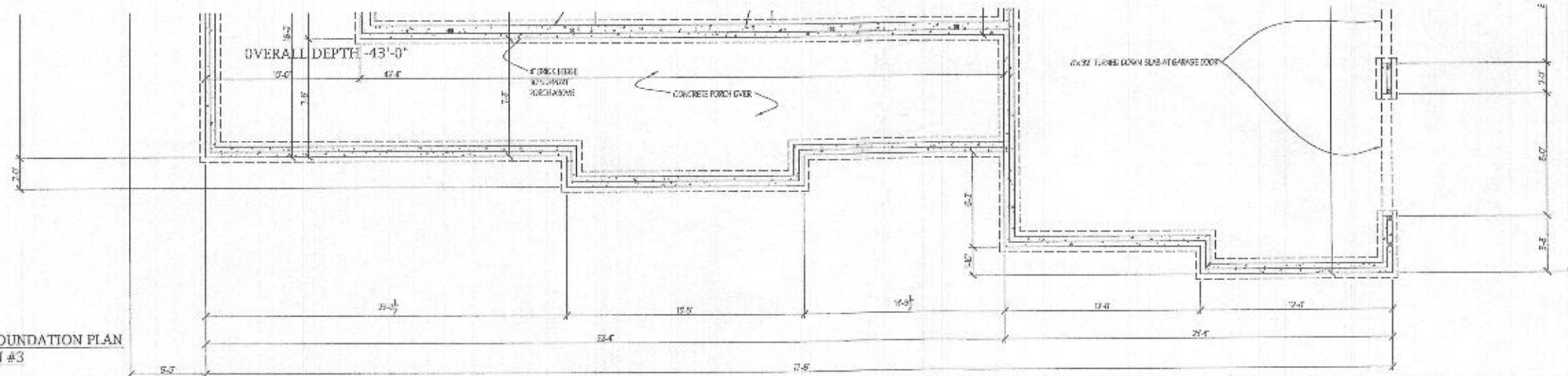


PARTIAL FIRST FLOOR PLAN
 ELEVATION #3



NOTES:
 ROUGH HEIGHTS ARE AT 0' 0" UNLESS NOTED OTHERWISE.
 ALL HEADERS IN BEARING WALLS ARE 2" MIN UNLESS NOTED OTHERWISE.
 WOOD COLUMNS SPECIFIED MUST BE ALL TOP OF 2" HEADERS, SYSTEMED WITH 1/4" AS REQUIRED.
 ALL 2" X 4" WALLS TO BE 8" MIN UNLESS OTHERWISE NOTED.
 NOTE SUBSTITUTION OF DIMENSIONS & JOBS DESIGNED BY OTHERS IN LIEU OF ORIGINAL. ALL WORK SPECIFIED FOR FLOOR FINISH IS ACCEPTABLE.

PARTIAL FOUNDATION PLAN
 ELEVATION #3



REVISED 6/20