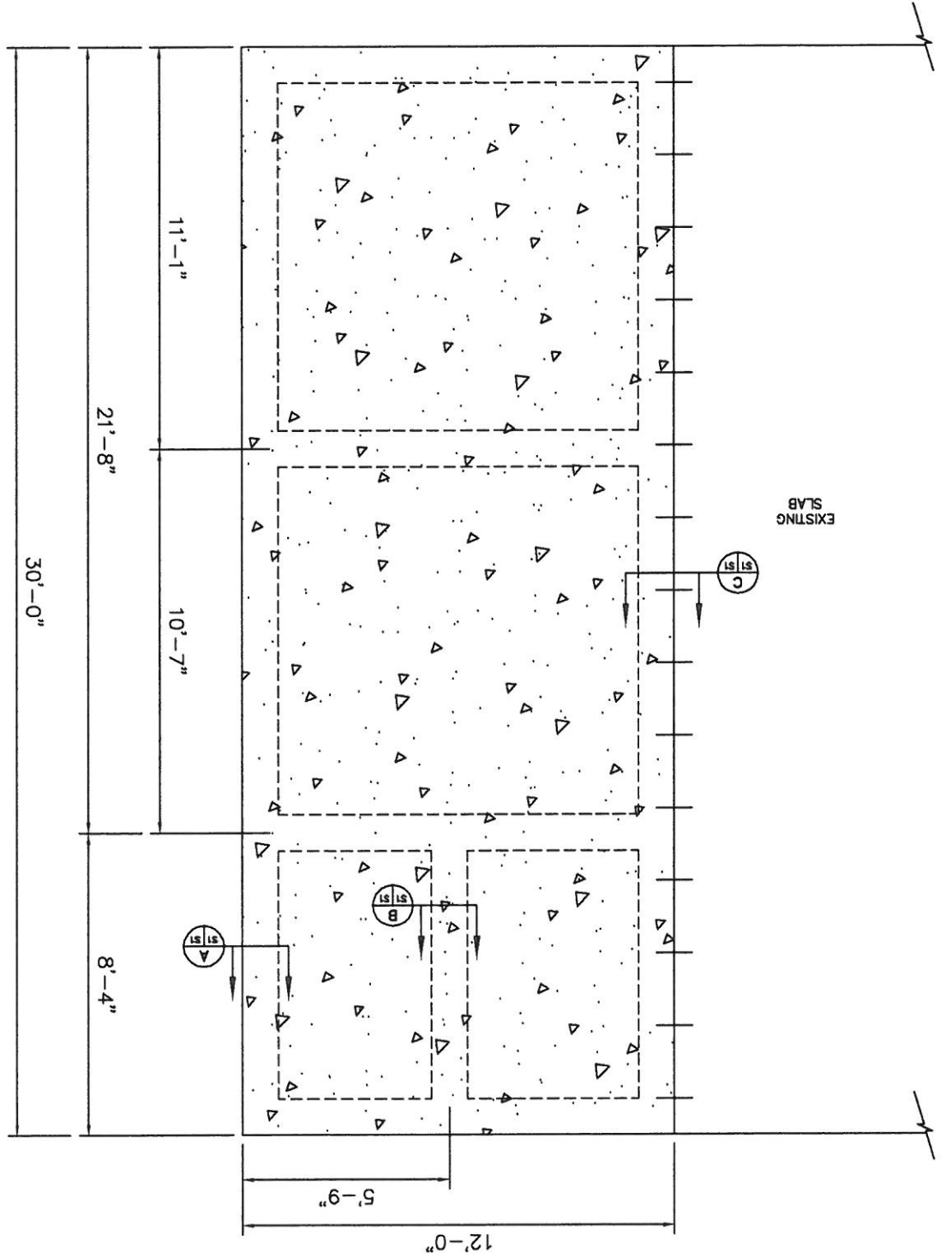


- NOTES:**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. DIRT SHALL BE INSTALLED IN 6" LIFTS AND COMPACTED TO 95% PROCTOR.
 3. TREAT SOIL BELOW SLAB FOR TERMITES.
 4. CONCRETE MIX SHALL BE 3000 PSI. MINIMUM.

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



ZWIREK RESIDENCE

DAMMON ENGINEERING, INC.

1095 FLORIDA AVENUE 985-649-6892 SIDDELL, LA. 70468
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FOUNDATION PLAN

MR. & MRS. ZWIREK
1236 CARNATION
SIDDELL, LOUISIANA

GENERAL NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONNEL ON THE JOB. THE CONTRACTOR SHALL ALSO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ACCIDENTS OR INJURIES TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND THE PREVENTION OF ACCIDENTS.

2. UPON SIGNED CONTRACT FOR CONSTRUCTION WITH THE OWNER, THE GENERAL CONTRACTOR SHALL REVIEW ALL OWNER SELECTED AND "LONG LEAD" ITEMS WITH OWNERS AND OR APPLICABLE SUBCONTRACTORS AND SHALL INSURE THE TIMELY PLACEMENT OF ORDERS FOR THESE ITEMS.

3. THIS AGREEMENT BETWEEN OWNER AND ENGINEER/DESIGNER DOES NOT INCLUDE CONSTRUCTION PHASE SERVICES UNLESS OTHERWISE NOTED. ACCEPTANCE OF THESE DRAWINGS BY THE OWNER SIGNIFIES THEIR AGREEMENT THAT THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INTERPRETING THESE DRAWINGS AND OBSERVING THE WORK OF THE CONTRACTOR TO DISCOVER, CORRECT OR MITIGATE ERRORS, INCONSISTENCIES AND OMISSIONS, AND THAT IF THE OWNER AUTHORIZES DEVIATIONS, RECORDED OR UNRECORDED, FROM PLANS PREPARED BY THE ENGINEER/DESIGNER, THE OWNER SHALL NOT BRING ANY CLAIM AGAINST THE ENGINEER/DESIGNER AND EMPLOYEES HARMLess FROM AND AGAINST CLAIMS, LOSSES, DAMAGES AND EXPENSES, INCLUDING BUT NOT LIMITED TO DEFENSE COSTS AND THE TIME OF THE ENGINEER/DESIGNER, TO THE EXTENT SUCH CLAIM, LOSS, DAMAGE OR EXPENSE ARISES OUT OF OR RESULTS IN WHOLE OR IN PART FROM SUCH DEVIATIONS, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, LOSS, OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED UNDER THIS PROVISION.

GENERAL DEMOLITION NOTES:

1. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
2. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
3. PRIOR TO REMOVAL OF ELECTRICAL AND / OR MECHANICAL ITEMS, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE AND MECHANICAL WORK.
4. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL DEMOLITION OF HAZARDOUS MATERIALS.
5. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY LOCAL AUTHORITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
8. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ITEMS THAT ARE INTENDED TO REMAIN AND SHALL REPAIR ANY DAMAGED ITEMS TO LIKE NEW CONDITION.

FRAMING NOTES:

1. NEW CONSTRUCTION OF MAIN LIVING AREA TO BE MINIMUM OF 1'-0" ABOVE BASE FLOOD ELEVATION, UNLESS NOTED OTHERWISE.
- 1'-0" ABOVE BASE FLOOD ELEVATION, UNLESS NOTED OTHERWISE.
2. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NEPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW, UNLESS NOTED OTHERWISE. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE.

GENERAL NOTES:

3. WOOD FRAMING AND BLOCKING SHALL BE SOUTHERN YELLOW PINE, S4S, NO. 2 WITH A MAXIMUM MOISTURE CONTENT OF 15%. ALL SURFACES (INSIDE AND OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST INHIBITIVE PAINT EXCEPT FOR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE (PER CABO 408.2).
18. EXISTING WALLS NEWLY SUPPORTING A SECOND OR THIRD FLOOR SHALL HAVE EXISTING STUD WALLS AT 16" O.C. SISTERED WITH AN ADDITIONAL 2" X 4" TREATED STUD.
19. STAIR STRINGERS SHALL BE 2X12. INSTALL INTERMEDIATE STRINGER FOR STAIRS OVER 30" WIDE.
20. HIP RAFTERS, RIDGE BOARDS AND VALLEY RAFTERS SHALL BE 2X6 STUDS @ 16" O.C., UNLESS NOTED OTHERWISE.
4. WALLS SHALL BE 2X4 STUDS @ 16" O.C., UNLESS NOTED OTHERWISE. WHERE PLUMBING IS REQUIRED IN WALL, WALL SHALL BE 2X6 STUDS @ 16" O.C., UNLESS NOTED OTHERWISE.
5. BLOCK ALL STUD WALLS AT MID-HEIGHT. RAMSET BOTTOM PLATE OF STUD WALLS TO CONCRETE WITH 1/4" RAMSETS AT 16" O.C. PROVIDE 1/2" Ø X 12" STEEL ANCHOR BOLTS AT 48" O.C. WITH 2" WASHERS EMBEDDED A MINIMUM OF 8" IN CONCRETE WITH 1 1/2" HOOK. LOCATE TWO (2) ANCHOR BOLTS AT ALL INSIDE AND OUTSIDE CORNERS OF FRAMING WALLS.
6. FLOOR, ATTIC & ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPAN EXCEEDS BEARING WALLS OR FLOOR ABOVE AND/OR AS INDICATED ON FRAMING PLANS. BEAM SHALL BEAR ON ENTIRE WIDTH OF BEARING WALL TOP PLATES. LOCATE THREE (3) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE OR AS SHOWN ON PLAN. PROVIDE WOOD COLLAR BRACES AT EACH ROOF RAFTER 24" BELOW CROWN OF ROOF.
7. PLYWOOD SUB FLOORING SHALL BE APA RATED 48/24, 3/4" THICK TONGUE AND GROOVE, GLUED AND NAILED TO FLOOR JOISTS WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (TYPICAL FOR TWO STORY HOMES ONLY.)
8. PLYWOOD ROOFING SHALL BE APA 24/0, 5/8" THICK. NAIL WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLY CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.
9. WIND BRACING - PROVIDE APA RATED 4" X 8" X 1/2" PLYWOOD ON ALL EXTERIOR WALLS FROM SLAB TO UNDERSIDE OF ROOF RAFTERS. NAIL PLYWOOD EDGES WITH 8d NAILS AT 2" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.
10. COORDINATE FRAMING WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS.
11. JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIES CO. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS MEMBER SUPPORTED.
12. OPENING HEADER SCHEDULE:
FIRST FLOOR - DOUBLE (2) 2" X 12"
SECOND FLOOR - DOUBLE (2) 2" X 10"
DOUBLE (2) 2" X 6" AT OPENINGS
LESS THAN 3'-0"
DOUBLE (2) 2" X 6" AT OPENINGS
3'-0" - 6'-0" OPENINGS
DOUBLE (2) 2" X 6" AT OPENINGS
LESS THAN 3'-0"
13. BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1/4" Ø AND NOT IN MIDDLE OF SPAN.
14. STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE NO. 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL - SPIKED TO PLATES.
15. PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C. (ON STUD CENTERLINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.
16. BRICK LINTELS ABOVE OPENINGS SHALL BE 5" X 3 1/2" X 1/4" GALVANIZED STEEL ANGLES WITH 8" MINIMUM BEARING EACH SIDE UNLESS NOTED OR DETAILED OTHERWISE IN DRAWINGS.

FLOOR FRAMING PLAN NOTES:

1. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE.
2. REFER TO PLANS FOR DIMENSIONS.
3. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. JOIST BEARING ELEVATION IS HEIGHT ABOVE SUBFLOOR OR FLOOR SLAB AT MAIN LEVEL. SEE WALL SECTIONS FOR CLARIFICATION.
5. INSTALL ALL BRIDGING AND PERMANENTLY FASTEN JOISTS INTO FLOOR DECK AS RECOMMENDED BY FLOOR DECK MANUFACTURER TO ALLOW FOR EXPANSION AND CONTRACTION OF FLOOR DECK.
6. SLABS OR DECKS SHALL BEAR UNIFORMLY ALONG THE TOP CHORDS OF THE JOISTS.
7. HOLD FLOOR DECKING PANELS APART AS RECOMMENDED BY DECKING MANUFACTURER.
8. HOLD FLOOR DECK PANELS AWAY FROM ITEMS PENETRATING FLOOR DECK AS RECOMMENDED BY FLOOR DECK MANUFACTURER TO ALLOW FOR EXPANSION AND CONTRACTION OF FLOOR DECK.
9. JOIST BEARING ELEVATION IS HEIGHT ABOVE SUBFLOOR OR FLOOR SLAB AT MAIN LEVEL. SEE WALL SECTIONS FOR CLARIFICATION.
10. COORDINATE FRAMING WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE.
12. PROVIDE TERMITE TREATMENT DURING APPROPRIATE STAGE OF CONSTRUCTION.
13. REFER TO TYPICAL BUILDING SECTION FOR INSULATION REQUIREMENTS.

ROOF FRAMING NOTES:

1. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE.
2. REFER TO PLANS FOR DIMENSIONS.
3. RAFTER, TRUSS OR JOIST BEARING ELEVATION IS HEIGHT ABOVE SUBFLOOR OR FLOOR STAB AT MAIN LEVEL. SEE WALL SECTIONS FOR CLARIFICATION.
4. INSTALL ALL BRIDGING AND PERMANENTLY FASTEN JOISTS INTO PLACE BEFORE APPLYING ANY LOADS EXCEPT THE WEIGHT OF THE ERECTORS.
5. HOLD ROOF DECKING PANELS APART AS RECOMMENDED BY DECKING MANUFACTURER.
6. HOLD ROOF DECK PANELS AWAY FROM ITEMS PENETRATING ROOF DECK AS RECOMMENDED BY ROOF DECK MANUFACTURER TO ALLOW FOR EXPANSION AND CONTRACTION OF ROOF DECK.
7. HIP RAFTERS, RIDGE BOARDS AND VALLEY RAFTERS SHALL BE ONE SIZE LARGER THAN RAFTERS, UNLESS NOTED OTHERWISE. PURLINS, IF REQUIRED, SHALL BE THE SAME SIZE AS RAFTERS. PROVIDE 2X6 RAFTER TIES AT ALL LOCATIONS WHERE CEILING JOISTS RUN PERPENDICULAR TO RAFTERS. ANY HIP OR VALLEY RAFTER OVER 28' LONG SHALL BE LAMINATED VENEER LUMBER, UNLESS NOTED OTHERWISE.
21. WALL SHEATHING SHALL BE WRAPPED IN TYREK HOUSE WRAP OR EQUAL. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS, MAKING SURE TO ACHIEVE AN AIRTIGHT SEAL AT THE EDGES OF THE WRAP AND AT ALL INTERIOR JOINTS.
22. PROVIDE TERMITE TREATMENT DURING APPROPRIATE STAGE OF CONSTRUCTION.
23. REFER TO TYPICAL BUILDING SECTION FOR INSULATION REQUIREMENTS.

1. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE.
2. REFER TO PLANS FOR DIMENSIONS.
3. RAFTER, TRUSS OR JOIST BEARING ELEVATION IS HEIGHT ABOVE SUBFLOOR OR FLOOR STAB AT MAIN LEVEL. SEE WALL SECTIONS FOR CLARIFICATION.
4. INSTALL ALL BRIDGING AND PERMANENTLY FASTEN JOISTS INTO PLACE BEFORE APPLYING ANY LOADS EXCEPT THE WEIGHT OF THE ERECTORS.
5. HOLD ROOF DECKING PANELS APART AS RECOMMENDED BY DECKING MANUFACTURER.
6. HOLD ROOF DECK PANELS AWAY FROM ITEMS PENETRATING ROOF DECK AS RECOMMENDED BY ROOF DECK MANUFACTURER TO ALLOW FOR EXPANSION AND CONTRACTION OF ROOF DECK.
7. HIP RAFTERS, RIDGE BOARDS AND VALLEY RAFTERS SHALL BE ONE SIZE LARGER THAN RAFTERS, UNLESS NOTED OTHERWISE. PURLINS, IF REQUIRED, SHALL BE THE SAME SIZE AS RAFTERS. PROVIDE 2X6 RAFTER TIES AT ALL LOCATIONS WHERE CEILING JOISTS RUN PERPENDICULAR TO RAFTERS. ANY HIP OR VALLEY RAFTER OVER 28' LONG SHALL BE LAMINATED VENEER LUMBER, UNLESS NOTED OTHERWISE.

NOTES

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SCALE: AS NOTED
FILE:
JOB NO. 1876
DATE: 6-4-07
SHEET 4
OF 6

ROOF PLAN NOTES:

1. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE.

2. SEE FLOOR PLAN FOR BUILDING DIMENSIONS.

3. BEGIN METAL ROOFING WITH FULL PANEL AT EDGE OF ROOF. BEGIN SHINGLE ROOFING WITH FULL SHINGLE AT EDGE OF ROOF.

4. ROUTE ALL VENTS, EXHAUSTS, FLUES AND OTHER PENETRATIONS TO THESE AREAS AND TERMINATE AS PER CODE.

5. ALL ROOFING AND ROOFING DETAILS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. NO WORK SHALL CONFLICT WITH THE MANUFACTURER'S GUARANTEE OR WARRANTY.

6. PROVIDE FLASHING AS PER DETAILS OR AS PER SMACNA IF NO DETAILS ARE SHOWN WHERE ROOF PITCH CHANGES OR WHERE ROOFING INTERSECTS WITH VERTICAL SURFACES.

7. THE INSTALLATION SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ROOFING WORK.

8. PAINT ALL ROOF MOUNTED ACCESSORIES TO MATCH ROOF COLOR SELECTED BY OWNER OR BUILDER.

9. ALL OPENINGS FOR EXHAUST FANS, VENTS, FLUES AND STACKS ARE TO BE BY GENERAL CONTRACTOR.

10. ROOF VENT TERMINALS SHALL BE 12" AWAY FROM AND 2' ABOVE ANY AIR INTAKE, DOOR OR WINDOW, 18" AWAY FROM ANY VERTICAL WALL EXTENDING ABOVE ROOF VENT, AND NOT BELOW ANY ROOF EAVE, OR AS REQUIRED BY LOCAL CODES.

DRAFT STOPPING NOTES:

1. DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS, OVERHANGS AND SIMILAR CONCEALED SPACE SO THAT THE AREA BETWEEN DRAFT STOPS DOES NOT EXCEED 3000 SF.

2. DRAFT STOP MATERIALS SHALL BE NOT LESS THAN 5/8" GYPSUM BOARD. DRAFT STOP MATERIAL SHALL BE ADEQUATELY SUPPORTED.

3. ANY OPENINGS IN THE DRAFT STOP PARTITION SUCH AS ACCESS DOORS SHALL BE PROTECTED BY SELF-CLOSING DOORS.

4. REQUIRED VENTILATION OF CONCEALED ATTIC SPACES SHALL BE MAINTAINED.

FLASHING NOTES:

1. INSTALL ALL EXPOSED FLASHING WITH CONCEALED CLEATS. SURFACE FASTENERS OF ANY TYPE ARE UNACCEPTABLE.

2. BASE FLASHING SHALL BE 2 OUNCE COPPER-FABRIC FLASHING EQUAL TO AFCO. BASE FLASHING SHALL RUN UP 6" MINIMUM BEHIND SHEATHING WHEN INSTALLED AT WOOD FLOOR SYSTEM OR SHALL OFFSET UP 1 BRICK COURSE

MINIMUM IF INSTALLED AT CMU BACKUP.

3. WINDOW AND DOOR HEAD FLASHING SHALL BE 2 OUNCE COPPER-FABRIC FLASHING EQUAL TO AFCO AT BRICK VENEER OR SHALL BE EITHER 16 OUNCE COPPER OR .019 FACTORY PRE-PRIMED ALUMINUM BREAK METAL AT OWNERS OR BUILDER'S OPTION FOR ANY OTHER NON-MASONRY WALL FINISH.

4. EAVE AND RAKE FLASHING SHALL EITHER 16 OUNCE COPPER OR .019 FACTORY PRE-PRIMED ALUMINUM BREAK METAL AT OWNER OR BUILDER OPTION. ALL ROOF EDGE FLASHING SHALL EXTEND 6" MINIMUM BEHIND ROOFING RUNS OR OTHER ROOFING MATERIAL. VERIFY THAT FLASHING RUNS SUB-ROOFING MATERIAL SUCH AS ROOFING FELT. EAVE FLASHING AT GUTTER SHALL EXTEND TO COVER BACK LEG OF GUTTER, BUT SHALL TERMINATE ABOVE RIM OF GUTTER.

SEALANT NOTES:

1. USE MATERIALS APPROPRIATE TO THE APPLICATION FOR INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS AS SEALANT WHEN REQUIRED. PRIME ALL SUBSTRATES WITH PRIMER AS RECOMMENDED BY MANUFACTURER OF SEALANT. APPLY SEALANT FROM THE BOTTOM UP. APPLY SEALANT WHEN JOINT IS APPROXIMATELY HALFWAY BETWEEN DESIGN EXTREMES. USE FLEXIBLE OPEN-CELL POLYURETHANE FOAM BACKER RODS AT ALL BUTT JOINTS TO CREATE A SEALANT LAP JOINT DEPTH SHALL BE NO GREATER THAN 1/2 THE WIDTH OF THE JOINT.

2. CAULKING SHALL BE INSTALLED AT INTERIOR DRY JOINTS BETWEEN DISSIMILAR MATERIALS AS REQUIRED.

3. SEALANT SHALL BE INSTALLED AT EXTERIOR OR DAMP INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS AS REQUIRED.

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VENTILATION NOTES:

1. ALL ATTICS, CRAWL SPACES AND OTHER CONCEALED AREAS SHALL BE VENTILATED AS PER LOCAL BUILDING CODES.

2. SOFFIT VENT SHALL BE EQUAL TO AIR VENT 2" CONTINUOUS ALUMINUM SOFFIT VENT.

3. RIDGE VENT SHALL BE AIR VENT RIDGE UNIVENT (ABSOLUTELY NO SUBSTITUTIONS). TERMINATE RIDGE VENT WITH MANUFACTURER'S STANDARD END CAP 12" FROM END OF RIDGE. CUT ROOF DECK BACK TO PROVIDE AIR PASSAGE AS RECOMMENDED BY MANUFACTURER. OWNER OR BUILDER SHALL SELECT COLOR.

4. CRAWL SPACE VENTILATION SHALL BE DECORATIVE GRILLES AS SHOWN ON ELEVATION IF SHOWN WITH INSECT SCREEN ON INSIDE OR SHALL BE 8" X 16" MANUALLY OPERATED PAINTED METAL VENTS IF NOT SHOWN.

5. PROVIDE INSULATION BAFFLES AT VENTILATED EAVES AS REQUIRED TO ASSURE MINIMUM 1" CLEARANCE AIR SPACE AT BOTTOM OF ROOF DECK.

6. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

FIRESTOPPING NOTES:

1. FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

2. PROVIDE FIRESTOPPING IN ALL CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL.

3. PROVIDE FIRESTOPPING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.

4. PROVIDE FIRESTOPPING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

5. PROVIDE FIRESTOPPING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON-COMBUSTIBLE MATERIALS.

SEALANT NOTES:

1. USE MATERIALS APPROPRIATE TO THE APPLICATION FOR INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS AS REQUIRED.

2. CAULKING SHALL BE INSTALLED AT INTERIOR DRY JOINTS BETWEEN DISSIMILAR MATERIALS AS REQUIRED.

3. SEALANT SHALL BE INSTALLED AT EXTERIOR OR DAMP INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS AS REQUIRED.

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SCALE:

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TRIMWORK NOTES:

1. ALL FINISH WORK SHALL BE EXECUTED BY TRAINED JOURNEMEN AND SHALL BE FILLED, SANDED SMOOTH AND READY FOR FINISHES. TRIM MATERIALS SHOULD BE TEMPERED TO AMBIENT PRODUCT CONDITIONS. ALL FINISH LUMBER, TRIM, MOLDINGS AND MILLWORK SHALL HAVE A MOISTURE CONTENT OF 12% MAXIMUM.

2. EXTERIOR FACIA SHALL BE BACKPRIMED 1X FINGER-JOINT REDWOOD SCREWED AT CORNERS (SEE DRAWINGS FOR WIDTHS).
3. EXTERIOR SOFFITS SHALL BE BACKPRIMED 1X FINGER-JOINT REDWOOD UP TO 11" IN WIDTH OR SHALL BE 1/2" SMOOTH-PRIMED EXTERIOR HARDBOARD IF GREATER THAN 11" WIDE (SEE DRAWINGS FOR WIDTHS).
4. EXTERIOR CORNER BOARDS AND CASING SHALL BE BACKPRIMED 1X FINGER-JOINT REDWOOD (SEE DRAWINGS FOR WIDTHS).

DOOR AND WINDOW NOTES:

1. VERIFY ALL DOOR, FRAME AND WINDOW DIMENSIONS PRIOR TO ORDERING DOORS AND WINDOWS. DOORS AND WINDOWS SHALL BE SEALED TOP, SIDES AND BOTTOM AND SHALL OPERATE SMOOTHLY AND BACKPRIME FRAMES BEFORE INSTALLING.
2. INSTALL WEATHER-STRIPPING AND WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY SEALED.
3. TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALK PORCHES, PATIOS OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED ARE AND ALSO IN ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.

ELEVATION NOTES:

1. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS BEFORE CONTINUING WITH CONSTRUCTION. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE.
2. FINISHED GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING FOR AT LEAST 48" OUTSIDE BUILDING PERIMETER. BUILDER SHALL TAKE INTO ACCOUNT DESIGN INTENT, INCLUDING NUMBER OF STEPS, WATER TABLE MASONRY, ETC. BUILDER SHALL ALSO ASSURE THAT THERE IS ADEQUATE CLEARANCE BETWEEN FINISH GRADE AND ANY WOOD CONSTRUCTION.
3. ALL COLUMNS SHOWN SHALL BE ARCHITECTURAL GRADE. THIS GRADE INCLUDES CORRECTLY PROPORTIONED BASE AND CAPITAL DETAILS AND PROPER ENTIASIS (TAPER) WHERE APPLICABLE.
4. SHUTTERS, IF REQUIRED SHALL BE SIZED TO MATCH ACTUAL WINDOW OPENINGS. MOUNT WITH HINGES AND HELD IN PLACE WITH SHUTTER DOGS LOCATED AT BOTTOM.

MASONRY NOTES:

1. ALL MASONRY SHALL BE LAID PLUMB, TRUE AND SQUARE WITH FILLED JOINTS. NOT WORK SHALL BE DONE SUBJECT TO FREEZING CONDITIONS. ALL EXPOSED WORK SHALL BE ACID-WASHED IN STRICT ACCORDANCE WITH BRICK AND MORTAR MANUFACTURERS INSTRUCTIONS AND RINSE TO REMOVE ALL ACID AND MORTAR RESIDUE. AIR SPACE BEHIND BRICK WORK BELOW FLASHING AT FINISH GRADE SHALL BE FILLED WITH GROUT (SEE WALL SECTION). NEWLY LAID MASONRY SHALL NOT BE DISTURBED IN ANY MANNER. ANY SECTION WHICH HAS BEEN DISTURBED BEFORE MORTAR HAS SET SHALL BE COMPLETELY REMOVED AND RE-LAID. PROTECT MASONRY WORK FROM MOISTURE AND TEMPERATURE CHANGES AT THE END OF EACH DAY'S WORK.
2. FACE BRICK SHALL BE TYPE SW MODULAR SIZE (2 1/4" X 3 5/8" X 7 5/8") AND SHALL BE SELECTED BY OWNER OR BUILDER. FACE BRICK SHALL MEET THE REQUIREMENTS OF ASTM DESIGNATION C-216. PRE-WET BRICK IF INITIAL RATE OF ABSORPTION EXCEEDS 30 GRAMS PER MINUTE IN AN AREA OF 30 SQUARE INCHES. DO NOT PRE-WET BRICK OTHERWISE. PRE WETTING SHOULD BE ACCOMPLISHED BY THOROUGHLY WETTING THE PALLET OR STACK OF BRICK 24 HOURS BEFORE THEY ARE TO BE LAID, ALLOWING THE SURFACES OF THE BRICK TO DRY BEFORE LAYING.

3. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATION BY VOLUME OF 1 PART CEMENT, 1 PART LIME PUTTY, 6 PARTS SAND AND SHALL CONFORM TO ASTM 270 AND TO BIA DESIGNATION M1-72. LIME PUTTY MAY BE OMITTED IF PLASTIC TYPE CEMENT IS USED. ALL MORTAR JOINTS SHALL BE COMPLETELY FILLED AS THE MASONRY UNITS ARE LAID.
4. MORTAR COLOR SHALL BE SELECTED BY OWNER OR BUILDER.
5. MORTAR JOINTS SHALL BE TOOLED JOINT SELECTED BY OWNER OR BUILDER.
6. PROVIDE AND INSTALL CORRUGATED MASONRY TIES 24" OC VERTICALLY AND HORIZONTALLY.

LIGHTING NOTES:

1. LIGHTING FIXTURES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN. FIXTURES SHALL ALIGN WITH OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENTS. COORDINATE LOCATIONS OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN WITH OR ARE AT LEAST SYMMETRICAL WITH EACH OTHER WHERE THERE MAY BE CONFLICTS. GRILLES AND REGISTERS SHALL BE BLOCKED AS REQUIRED SO THAT THEY ALIGN WITH LIGHT FIXTURES. LIGHT FIXTURE AND SWITCH LOCATIONS SHALL BE REVIEWED AND APPROVED BY OWNER OR DESIGNER BEFORE INSTALLATION OF SHEET ROCK OR OTHER WALL AND CEILING FINISHES.
2. CENTER ITEMS SHOWN IN CEILING AREAS UNLESS NOTED OTHERWISE.
3. SWITCHES SHALL BE LOCATED ADJACENT TO BUT NOT INTERSECTING DOOR CASTINGS OR TRIM. VERIFY TRIM SIZE AND SELECTION FOR EACH ROOM. GROUPED SWITCHES SHALL BE GANGED TIGHT TOGETHER AND SHALL BE COVERED WITH A SINGLE PLATE DESIGNED FOR THAT PURPOSE. SWITCHES SHALL TYPICALLY BE MOUNTED 48" AFF TO CENTER OF SWITCH.
4. SUPPORT ALL FIXTURES RIGIDLY FROM STRUCTURE OF BUILDING.
5. VERIFY DEVICE AND PLATE COLORS WITH OWNER AND DESIGNER.
7. CONSULT OWNER AND DESIGNER AND ADD EXTERIOR SECURITY LIGHTING IF REQUIRED. VERIFY LIGHTING TYPE AND SWITCHING. APPLICABLE CODES, STANDARDS AND REQUIREMENTS OF LOCAL UTILITY OFFICIALS. DESIGN ENGINEER SHALL PREPARE CALCULATIONS FOR EQUIPMENT SIZING, DUCT SIZING, ACCESSORY ARRANGEMENT, ETC., AND SHALL PREPARE FINAL DRAWING ACCORDINGLY.
2. FURNISH ALL DUCTWORK, CONTROL WIRING, FITTINGS, ACCESSORIES, ETC. FOR COMPLETE INSTALLATION.
3. INSULATE ALL HEATING OR CONDENSER WATERLINES IN UNINSULATED SPACES W/ TUBULAR FOAM INSULATION. INSULATION SHALL BE OF SELF SEALING TYPE OR SHALL BE TAPED CLOSED W/ FOIL FACED TAPE.
4. CLOSELY COORDINATE WORK WITH ALL OTHER TRADES. MAINTAIN CEILING HEIGHTS AND DUCT SPACES PROVIDED.
5. ALL VALVES, DAMPERS AND OTHER CONTROL DEVICES SHALL BE ACCESSIBLE FOR OPERATION AND MAINTENANCE THROUGH AVAILABLE CEILINGS OR THROUGH ACCESS DOORS OR PANELS MANUFACTURED FOR SUCH PURPOSES.
6. ALL UNITS ABOVE CEILING SHALL HAVE AUXILIARY DRAIN PANS INSTALLED BELOW ENTIRE UNIT.
7. PROVIDE PRESSURE REGULATORS FOR ALL GAS EQUIPMENT AS REQUIRED FOR PROPER OPERATION. VERIFY GAS PRESSURE AT METER TO DETERMINE NECESSITY OF REGULATORS.
8. COORDINATE W/ ELECTRICIANS CONCERNING ITEMS REQUIRING ELECTRICAL SERVICE SUCH AS CONDENSING UNITS, AIR-HANDLING UNITS, CONDENSATE PUMPS, MOTORIZED DAMPERS, ETC.
9. THE BUILDER SHALL TEST PRESSURE-REDUCING VALVES, T&P RELIEF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATING SYSTEM. THE BUILDER SHALL TEST AND BALANCE ALL SYSTEMS PRIOR TO COMPLETION OF THE WORK.
10. PROVIDE CARRIER OR REAM HVAC UNIT (MIN. EER 12) AS PER LOCAL CODES.

ELECTRICAL PLAN NOTES:

1. DRAWINGS ARE DIAGRAMMATIC ONLY. FURNISH ALL CONDUIT, WIRING, PANELS, BREAKERS, DISCONNECTS, ACCESSORIES, ETC. FOR COMPLETE INSTALLATION WEATHER OR NOT EVERY ITEM IS SHOWN OR SPECIFIED.
2. THESE DRAWINGS ARE INTENDED AS GENERAL GUIDELINES FOR PURPOSES OF ESTABLISHING CERTAIN MINIMUM CRITERIA, AND DO NOT NECESSARILY REPRESENT THE FINAL LAYOUT, ARRANGEMENT, SIZE, BRAND NAME, CAPACITY OR OTHER CHARACTERISTIC OF THE ENGINEERED SYSTEM. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REQUIREMENTS OF LOCAL UTILITY OFFICIALS. DEVIATIONS FROM THE CONCEPTS SHOWN ON THESE DRAWINGS SHOULD BE SUPPORTED BY DESIGN CALCULATIONS. DESIGN ENGINEER SHALL PREPARE CALCULATIONS FOR LOADING AND EQUIPMENT SIZING, ACCESSORY ARRANGEMENT, ETC., AND SHALL PREPARE FINAL DRAWINGS ACCORDINGLY.
3. INSTALL GFCI OUTLETS AS REQUIRED BY APPLICABLE CODES.
4. INSTALL HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP ON ALL FLOORS. INTERCONNECT DETECTORS SO THAT ALL SMOKE DETECTORS REQUIRED AND LOCATIONS WITH OWNER AND CODE REQUIREMENTS. DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS JUST OUTSIDE BEDROOMS AS A MINIMUM.

MECHANICAL NOTES:

1. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REQUIREMENTS OF LOCAL UTILITY OFFICIALS. DESIGN ENGINEER SHALL PREPARE CALCULATIONS FOR EQUIPMENT SIZING, DUCT SIZING, ACCESSORY ARRANGEMENT, ETC., AND SHALL PREPARE FINAL DRAWING ACCORDINGLY.
2. FURNISH ALL DUCTWORK, CONTROL WIRING, FITTINGS, ACCESSORIES, ETC. FOR COMPLETE INSTALLATION.
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