

WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required; for heated slabs an R-value of 63 is required (or as per local code)

- Sill Sealer-compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 F525	3 1/2"	Basement Walls
R-21	5 1/2"	2x6 Walls (exterior)
R-36	9"	Crawl Space
R-36	1'	Floors exposed to unheated condition
R-49 Batt	12"	Roof
R-49 Blown	1'	Apply blown insulation as required by manufacturer's specifications

- Provide vents as per local code.

- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.

- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.

- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

- DAMPROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastomeric, vinyl acrylic mastic, 35 Mil. min. thickness or other approved equal.

- SLAB VAPOR BARRIER: 6 Mil. polyethylene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: 1/2" x 5 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resistive flashing at the intersections of masonry and wood frame construction: over projecting wood trim: where decks, porches etc. attach to wood frame construction: at wall and roof intersection: at chimney and roof intersections: in roof valleys: at all roof penetrations: and at wall openings if recommended by window and door manufacturers.

- Slab perimeters exposed to outside or within 30" of grade: 4.5x24", either vertical or horizontal from slab intersection.

- ROOFING: unless noted otherwise, roofing shall be min 200# Class "C" Fiberglass based asphalt shingles over 15 pound felt. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner discretion.

- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following: for unreinforced walls where unstable soil or ground water conditions do not exist.

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 15# felt or approved water repellent sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, off-set chimneys, etc.,

- Masonry veneer shall be attached and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B Standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 2000 psi.

- Farging over CMU walls to be not less than 3/8" Portland cement farging from footing to finished grade. Farging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONARY LINTELS: Provide lightweight pre-cast lintels for all openings and and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 9" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "N" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

CONCRETE

- Concrete work shall conform to American Concrete Institute Standard 318-83

- Bottom of all footings shall be located a minimum of 36", (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.

- All interior concrete slabs shall have 6"x6"x10" W.U.M. or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.

- Foundation walls of habitable rooms located below grade shall be dampproofed or water proofed using materials and methods approved by local building jurisdiction.

- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3000 PSl
- Interior Basement Slabs	3500 PSl
- Foundation Walls	3000 PSl
- Garage and Exterior Slabs	3500 PSl

(or as per local code)

- Concrete work shall conform to American Concrete Institute Standard 318-83

- All interior concrete footings and slabs shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- REINFORCING RODS: ASTM A-615 and A-305 MESH: 6x6 14/14 WWF ASTM A-185. Reinforcing in footings is required where variations in soil conditions may exist.

- All interior slabs of 30 FEET or more in any dimension shall have WWF, Control Joints, or Fiber Reinforcement.

- Vapor barrier under all slabs EXCEPT garages: 6 Mil. Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- Foundation Walls: Foured in place walls shall have a minimum 28 Day Compressive Strength of 3000 PSl. (SEE 4.01)

SITEWORK

- GENERAL: These drawings do not cover sitework, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 3000 PSF. Additional engineering is required if soil bearing capacity is less than 3000 PSF.

- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleeder pipes through mid line of footing at max 8" o.c. Typically, drains shall lead to sump pits or to positive daylight discharge points.

- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.

- All work shall comply to local code.

SPECIALTIES

- Concrete work shall conform to American Concrete Institute Standard 318-83

- FIREPLACES: Pre-built U.L. Approved, selected by the owner, and installed according to code and manufacturer's recommendations, IF APPLICABLE.

- Toilet and bath accessories per plans or by owner.

- MIRRORS: TBD by builder or by owner.

- Provide two towel bars for each full bath, one per powder room.

- Provide either shower rods 80" a.f.f. or tempered or safety laminate glass doors, per owner.

DOORS and WINDOWS

- Provide safety glazing as required by local code.

- Garage door into dwelling shall be fire rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage door, (or as per local code)

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

MISCELLANEOUS

- Pre-Built fireplace shall be UL approved and installed according to code and manufacturer's specifications and recommendations.

- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".

- Provide overflow pans and drains for wet appliances when located on bedroom level, or as noted on plans.

- Provide 22"x54" attic access with pull chain light (or as per local code)

- Kitchen and bath plans are approximate. See manufacturer's plans for exact layout and dimensions.

WOOD

- Wall bracing shall be installed as per local code.

- All roof trusses and floor systems shall be engineered by others.

- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

- All trusses are stamped and certified by a registered engineer and meet TPI manufacturers minimum requirement.

- See drawings for type of floor construction.
- Tongue and groove floor decking glued and nailed on (SPF #2) 2x8 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Sturd-i-Floor system.

- Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24" o.c. maximum to meet the American Plywood Association Sturd-i-Floor system.

- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- Structural lumber to have minimum bending stress of 1200 psi

- All exterior walls are 2x6 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All interior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All opening headers to be 3-2x10's unless noted otherwise

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

- Provide bearing at all structural members as required by local code.

- All materials shall be installed per manufacturer's specifications and as per applicable building codes.

- All work shall comply to local code.

METAL

- Strap anchors or anchor bolts shall be local code and building inspector approved: Minimum 2 straps/bolts per section of plating 12" Max. from each end and with intermediate strap/bolts at 6'-0" o.c. maximum. (or as per local code)

- Galvanized metal brick ties shall be installed as per local code.

- All steel shall conform to ASTM Specs for A-36 steel.

- All steel designed for maximum bending stress of 24,000 psi

- Metal joist hangers (Standard wood ledger) shall be used where required at joist without direct bearing and be 18 GA. galvanized steel. Use all nails specified by the manufacturer.

- Veneer ties shall be 1" wide, 22 GA., galvanized steel installed 24" O.C. Horizontally and 16" O.C. Vertically.

- Steel lintels for all opening and recesses in brick or Brick Faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing at each end. Horizontal leg shall be 3 1/2, unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

L-1			
L-2	3 1/2"x3-1/2"x5/16"	STEEL ANGLE	UP TO 3' OPG.
L-3	4"x 3-1/2"x5/16"	STEEL ANGLE	3' TO 5' OPG.
L-4	5"x 3-1/2"x3/8"	STEEL ANGLE	5' TO 6'-6" OPG.
L-5	6"x3-1/2"x1/2"	STEEL ANGLE	UP TO 9' OPG.
L-6	6"x 4"x5/8"	STEEL ANGLE	UP TO 10'-0"
	8" OR 9"x4"x3/16"	STEEL ANGLE	16' GARAGE

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

- All work shall comply to local code.

GENERAL NOTES

- All work shall comply to all applicable local codes.

- All construction shall be classified as and comply to either of the following:

- Use Group R-4 under the 2018 International Residential Code.

- All work shall comply to International Energy Conservation Code, 2018 edit. SEE IECC CODE COMPLIANCE notes below

- These plans and notes are the property and sole responsibility of JRArchitecture, LLC. Use of these plans without the written consent of JRArchitecture, LLC. is prohibited.

- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.

- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.

- These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled references.

- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

- Integral garages in dwelling units shall be separated from all adjacent living space with fire separation as required by local code.

- Field verify ALL dimensions

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:		SNOW LOADS:	
- Ground Snow Load	55 psf	ROOF:	12.6 PSF
- Roof	40 psf	GROUND:	20.0 PSF
- Sleeping Floors	30 psf	FLAT ROOF:	14.0 PSF
- Living Floors	40 psf	EXP. FACTOR:	0.01
- Exterior Decks	60 psf	IMPORT FACTOR:	1.0
- Stairs	100 psf		
- Garage Slabs	50 psf	ATTIC AREAS	10PSF
- Wind Load	17 psf	UNACCESSIBLE:	20 PSF
- Dead Load	10 psf	ACCESSIBLE:	16 PSF (EXPOSURE C)
- Guardrails	200' PLD PRESSURE: at any point in any direction.	WIND LOAD:	30 PCF MAXIMUM

(or as per local code)
LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.

STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS

- All stairs shall comply with all local codes.
- Minimum finish width: 36"
- Minimum finished headroom height: 6'-8"
- Maximum riser height: 7 3/4" Exterior 7"
- Minimum tread depth: 11"
- Maximum space between balusters: 4"
- Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

- Provide a minimum of 1 1/2" space between handrail and wall.

- Stair under shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.

- Stair landings shall be a minimum of 36" x 36"

- Stairways with 3 or more risers are required to have a handrail.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.

- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

- Smoke 4 Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door. Supply and install Per IRC R314 and R315. Provide Radon vent per code.

- Fire suppression systems shall be installed as per local building code.

- All work shall comply to local code.

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PROPOSED ADDITION

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GENERAL INFO

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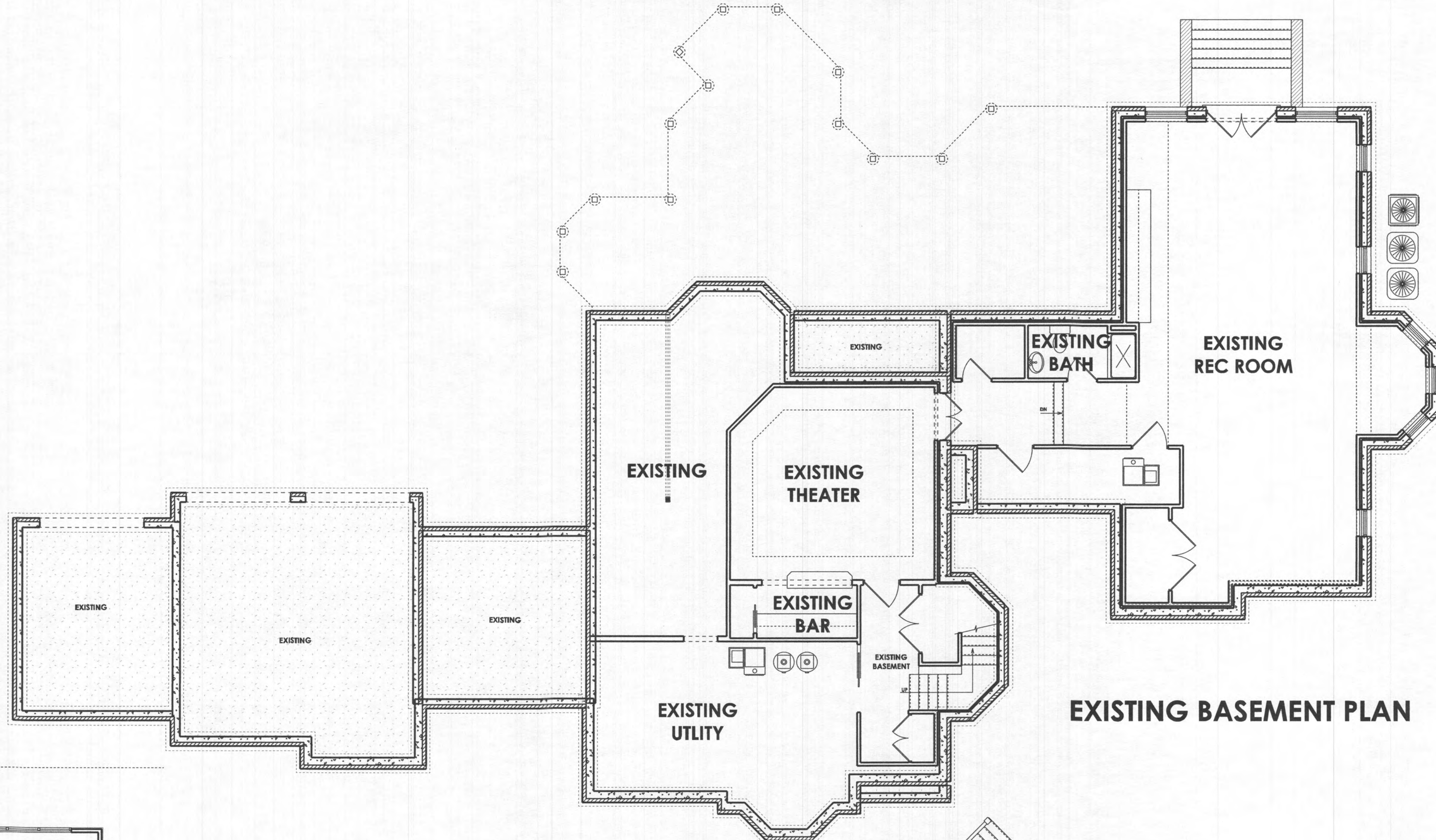
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SIMPLIFIED PLANS

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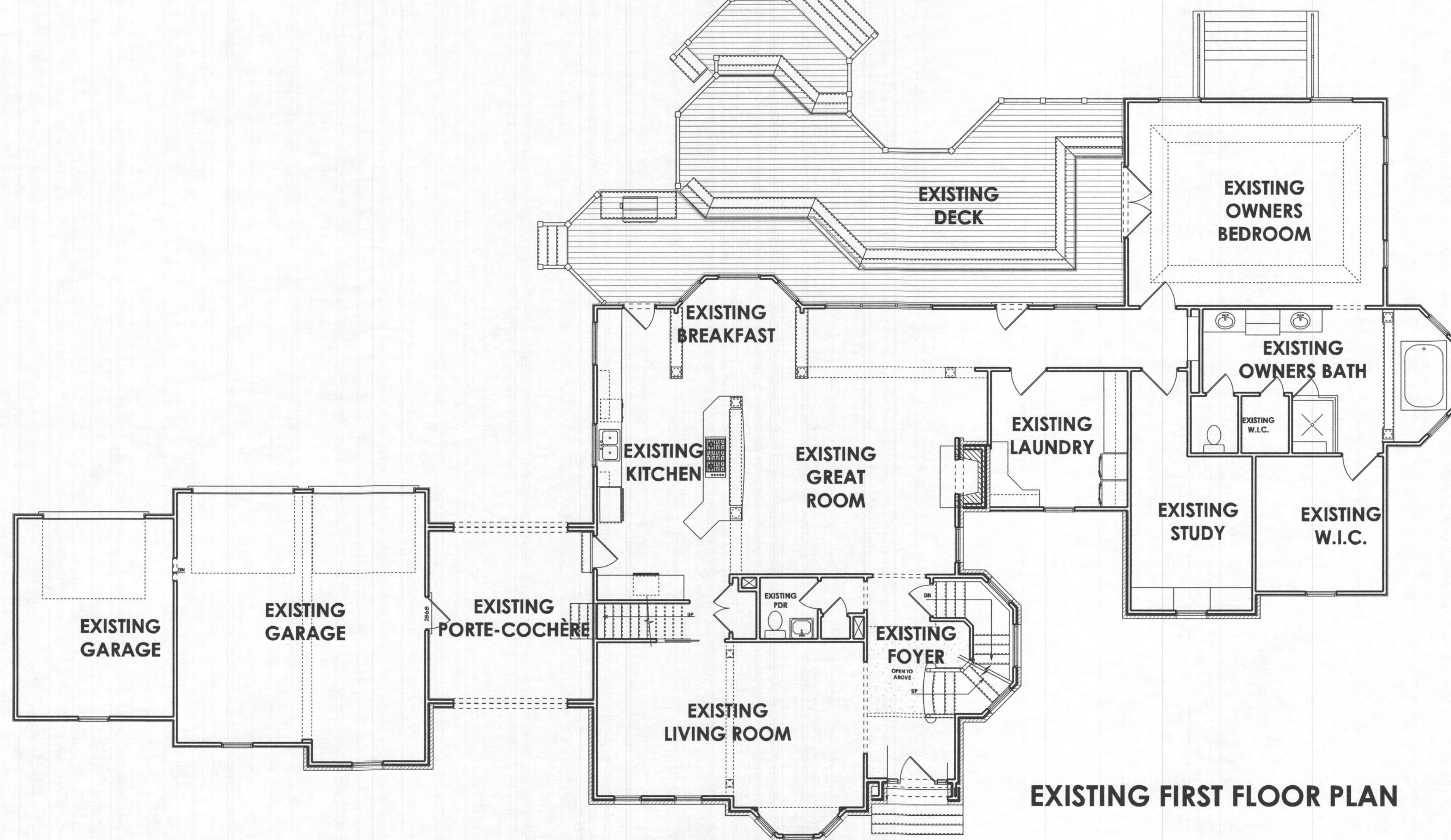
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EXISTING BASEMENT PLAN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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

DEMO PLANS

0.51

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