

general requirements

OmniClass# **OmniClassTitle** Project notes including (references), {IBC / IRC reference}

22-01 00 00 **general requirements** All work must meet the requirements of the 2006 edition of International Residential Code and all locally adopted codes and ordinances as well as all requirements, drawings, details and references in these construction documents.

22-01 30 00 **administrative requirements** Progress meetings (22-01 31 19 23) including preliminary closeout review (22-01 77 13) and final closeout review (22-01 77 16) shall occur according to the construction progress schedule (22-01 32 16). All changes subsequent to the issuance of the construction documents shall be by change-order or addendum.

22-01 31 00 **project management and coordination** The Contractor is fully responsible for the construction and its conformance with all general requirements (22-01 00 00) in order to be eligible for payment by the Owner. The Owner, under separate contract, may enlist the services of the Architect as a consultant to assess and confirm in writing the compliance of the work with the general requirements (22-01 00 00). Otherwise, the Architect's liability is waived except for non-conformance of the design with applicable codes and ordinances. The presence of a representative of the Architect or Owner on the job site does not constitute approval of the work.

22-01 31 13 **project coordination** Contact Sustainable Architecture, PLLC with any questions regarding these documents or discrepancies between the design and actual conditions. All structural coordination notes are superseded by structural notes provided by the Structural Engineer.

22-01 31 13 10 **dimensioning** The data given in the design documents is for design purposes only and not guaranteed to a level of accuracy suitable for construction; the Contractor shall obtain exact locations, measurements, levels, etc. at the site, and shall adapt his work to the actual site conditions –and shall preserve the integrity of the design. Do not scale drawings. All notes and noted dimensions take precedence over scaled values, visual representations, or assumed information shown. Dimensioning guidelines are as follows:

- vertical dimensions are measured from "finished floor elevation (FFE)" – i.e. top of slab or subfloor prior to installation of the finished floor – unless noted otherwise.
- door frames not dimensioned are to be placed a) 5' from the face of stud at adjacent corners, b) centered along the wall length, or c) placed to match existing conditions.
- windows not elevated shall be placed vertically to have same head height as doors exterior doors taking precedence– coordinate with the Window & Door Schedule.
- stairs are dimensioned to face of nosing for riser, tread and handrail elevation dimensions, with handrails at 36" h. and guardrails at 42".

22-01 31 19 13 **pre-construction meetings** The Owner, Architect and Contractor shall have an on-site pre-construction meeting to review the contract documents and to confirm Owner, Architect and Contractor contract responsibilities, and schedule and fee requirements.

22-01 31 19 23 **progress meetings** The Contractor shall adhere to the construction progress schedule (22-01 32 16), and shall notify the Architect or Owner at each construction milestone (22-01 32 16) so progress meetings can occur to inspect the work, authorize payment and approve construction to proceed. Architect's assessments are only recommendations; the Owner is ultimately responsible for payment and authorization and the Architect is not a **de facto** mediator.

22-01 31 23 **project web site** The project web server is: TBD and the password is: TBD. The latest design drawings (Fox.PDF) and other construction documents will reside there, with project requirements and manufacturer specifications in the "references" subfolder. Login access information is private and shall not be shared with any party without Architect permission.

22-01 32 16 **construction progress schedule** The construction progress schedule shall be negotiated between the Owner, Architect and Contractor, during the pre-construction meeting. It shall be coordinated with any draw schedule in place. If the project falls behind schedule, the Owner may be entitled to Contractor fee discounts as negotiated in the pre-construction meeting. The construction milestones are as follows: 1) just prior to each concrete pour, 2) at completion of exterior wall and roof framing, 3) at completion of interior framing and partition construction, 4) at completion of fenestration and weather-resistive barrier (36-11 21 00 07) but before finishes, 5) at completion of plumbing, mechanical, electrical and fire protection but before finishes, 6) at completion of exterior and interior finishes, 7) at completion of millwork and casework installation, 8) at preliminary closeout review (22-01 77 13), and 9) at final closeout review (22-01 77 16).

22-01 71 16 **acceptance of conditions, substitutions** Substitutions, including products identified as "or equal," must be approved by the Architect. The Architect shall review any proposed changes for violations of the general requirements. The Architect may be entitled to additional design fees compensating for loss of intellectual property due to said changes. If the Contractor, Owner or their Agents explicitly alter the work so that it does not conform with these Documents without the Architect's written approval, (e.g. alter the design, substitute a material or system, revise a construction detail or method of attachment from what is shown) such action will relieve the Architect of any liability regarding possible subsequent failure, property damage or personal liability.

22-01 77 13 **preliminary closeout review** Within 1 week after the preliminary closeout review progress meeting, the Architect will issue a completion and correction list (22-01 78 13), and establish a date for the final closeout review (22-01 77 16).

22-01 77 16 **final closeout review** At the final closeout review, the project will be inspected against the completion and correction list (22-01 78 13), and if all items are handled satisfactorily a substantial-completion certificate will be issued by the Architect. Closeout preparation items include but are not limited to the following procedures:

- 1) Remove all construction debris, scraps, material, and equipment from site.
- 2) All glass shall be free of all manufacturer's tags, shall be cleaned on both sides, and shall be scratch free.
- 3) All millwork, doors, wall materials, painted surfaces, fixtures & fittings, mechanical grilles, ductwork, etc. are to be wiped down and free of dirt or other foreign matter.
- 4) All ductwork shall be power brush cleaned, vacuumed, and sanitized before owner takes possession.
- 5) All hard and soft floor surfaces are to be cleaned per manufacturer's specifications.
- 6) All areas used for storage, and all travel routes to and from the Project are to be returned to their original condition at the completion of Work. Any items not required in the construction documents will be handled under separate contract between the Owner and Contractor, and the Owner-Architect contract will be considered closed.

22-01 78 13 **completion and correction list** A completion and correction list ("punch list") will list all notable items that are officially deemed a discrepancy between the project requirements and the work. All items must be resolved for the final closeout review to commence.

22-01 78 23 **operation and maintenance data** At the final closeout review (22-01 77 13), the Contractor shall provide a file to the Owner containing manufacturer specifications, operation and maintenance instructions, and warranties for all products and systems installed by the Contractor.

22-02 05 00 **common work results for existing conditions** The construction documents are not necessarily a documentation of existing site and building conditions. The Contractor is responsible for coordinating the construction with existing conditions on-site and is advised to document existing site conditions, including property boundaries and setbacks, prior to commencing work. The Contractor is responsible for reporting any discrepancies between those conditions and the contract documents to the Architect prior to the work.

21-07 **Sitework** Sitework consists of site preparation (20-07 10 10), site improvements (20-07 20), liquid and gas site utilities (21-07 30) and electrical site improvements (21-07 40).

21-07 10 **site preparation** Site preparation consists of site clearing (21-07 10 10) and site earthwork (21-07 10 70).

21-07 10 10 **site clearing** Site clearing consists of earth stripping and stockpiling (21-07 10 10 50).

21-07 10 10 50 **earth stripping and stockpiling** Restrict earth stripping to the building pad area shown on the site plan. Protect down-slope boundary with erosion and sedimentation controls (21-07 10 70 35).

21-07 10 70 **site earthwork** Site earthwork consists of grading (21-07 10 70 10), excavation and fill (21-07 10 70 10), and erosion and sedimentation controls (21-07 10 70 10).

21-07 10 70 10 **grading** Grade the site as indicated in the civil plan to accommodate the storm drainage system (21-07 30 30). The building pad must be separated from slopes steeper than 1:3 by the minimum distance shown on the civil plan. {IRC. R403.17}

21-07 10 70 20 **excavation and fill** The building pad consists of moistened virgin earth or engineered fill as specified, compacted to 95% of maximum Proctor density to achieve a minimum load bearing value of 1500psi for residential loading. If such values are not achieved, a soils report is required. In the absence of a soils report, all Architect liability for foundation issues or failures is waived. Excavate only the area necessary to establish the building pad as shown on the civil plan and protect all adjacent landscaping unless removal is authorized by the Owner. At the perimeter of the building pad, slope up the line of excavation at 1:1 to meet existing grade above, with a layer of sand and gravel inside to achieve a slope of 1/2:1, and approved fill inside that line to achieve positive slope away from the building, ensuring grade-lines are a minimum 6" below the top of foundation. Excavation for site plumbing shall be per IRC. {P2604}

21-07 10 70 35 **erosion and sedimentation controls** Provide silt fencing at the site contour indicated on the civil plan.

21-07 20 **site improvements** Site improvements consist of pedestrian pavement (21-07 20 30), site development (21-07 20 60) and landscaping (21-07 20 80).

21-07 20 30 **pedestrian pavement** Provide an accessible route connecting all pedestrian and vehicle destinations. For sidewalks, width shall be minimum 2' with maximum slope 1:20, or exterior steps and ramps (21-07 20 30 30) shall be provided unless otherwise requested by the owner. Maximum cross slope shall be 1:50. Provide control joints every 5'. Finish shall be broom finish.

21-07 20 30 30 **exterior steps and ramps** Ramps shall slope up at maximum 1:12 with a maximum cross slope of 1:48. Landings at the top and bottom of each run must be 5' long of the same width. Ramps exceeding a 6' run (i.e. 6' rise) shall have handrails on at least one side. Exterior Steps shall have a rise-run ratio of 6:12 ideal, 7.5:11 maximum with a non-slip finish, with reflective paint at the treads in a color selected by the Owner. Handrails shall be provided on at least one side. Rails shall extend 1' at the top horizontally, and diagonally at the bottom for 1 tread depth plus the 1' horizontal extension; curve the rails downward at the ends and return to the nearest post. If there is a drop at the side of the site steps or ramp of >30" guardrails must be provided up to 42" above the nosing or ramp that do not allow passage of a 4" ball between the heights of 6" and 36".

21-07 20 60 **site development** Site development consists of retaining walls (21-07 20 60 60).

21-07 20 60 60 **retaining walls** Where slopes of 4:1 are not sufficient to traverse the distance between critical site elements, retaining walls (36-11 21 00 11) are required.

21-07 20 80 **landscaping** Prior to landscaping, all construction debris shall be disposed of off-site unless, at owner's request, it is to be salvaged in a site-constructed enclosure at Owner expense). Excavation soil shall be retained and redistributed neatly prior to landscaping. Landscaping adjacent to the finished structure for minimum 2' out shall consist of gravel-beds with positive slope away in all directions with plantings restricted to planter boxes. Termite prevention systems (i.e. bait stations) shall be provided in that zone. Outside that zone, landscaping must be coordinated with the owner to provide complete ground-cover and associated irrigation (21-07 10 30 10 50). Xeriscaping (36-11 43 00 01) is recommended.

21-07 30 **liquid and gas site utilities** The Contractor is responsible for the natural gas connection to meet all IRC req'ts. {Chp. 24}

21-07 30 10 **water utilities** The Contractor is responsible for the domestic water connection, which shall meet all IRC req'ts. {Chp. 26}

21-07 30 10 50 **site irrigation water distribution** The site irrigation is system to be designed under separate contract upon request by the Owner. Rainwater harvesting is recommended.

21-07 30 20 20 **sanitary sewerage piping** The Contractor is responsible for the sanitary sewerage piping. {Chp. 30-32}

21-07 30 30 **storm drainage system** Storm drainage utilities consist of storm drainage piping (21-07 30 30 20). Provide a foundation underdrain at all exterior perimeter linear foundations, with "sock pipe" circling the perimeter foundation and carrying storm water to outlets at lower elevations to the site drainage system.

21-07 30 30 20 **storm drainage piping** Provide gutters and downspouts as shown in the elevations. Provide splash blocks or route via culverts, swales or French drains (21-07 30 30 30) to locations coordinated with the Owner. Provide PVC transitions from downspouts to all underground drain piping. Where no gutters are shown, provide "rain-handler" or equal devices.

21-07 30 30 30 **culverts ,swales, French drains** Provide swales and French drains as shown in the civil plan or as required to ensure positive drainage to off-site stormwater systems.

21-07 40 **electrical site improvements** Provide solar powered site lighting at the mailbox and along all pedestrian pavement and exterior steps and ramps. Owner waiver of this requirement constitutes a waiver of Architect liability. Additional site improvements are under separate contract with the Owner.

21-07 40 10 10 **electrical utility services** The service drop for the residence shall be above ground unless buried at the request of the Owner and at Owner's expense, and shall meet all IRC requirements. {Chp. 35}

general references

36-11 00 00 **General References**

36-11 21 00 **Product Literature**

36-11 21 00 01 **basement & crawlspace walls** Logix ICF manual. (reference: page 5.1.3 {p27 of the .PDF} for crawlspace foundation detail.), or equal, or approved.

36-11 21 00 02 **foundation wall waterproofing(below grade)** Carlisle CCW-860 Sheet Membrane Waterproofing: 6200 protection board over 860 membrane on 702wb primer

36-11 21 00 04 **floor structure** Weyerhaeuser iLevel, Structural Framer's Pocket Guide TJ-9001

36-11 21 00 06 **building shell back-up (SIPs (<lt;: lumber framing requirements(36-11 29 13 01)))** General Panel Corporation, Specifications and Details, or equal.

36-11 21 00 07 **weather resistive barrier** National Association of Homebuilders (NAHB) Research Center, "Moisture protection of exterior walls, an installer's guide"

36-11 21 00 08 **exterior finish** James Hardie, cutsheets: "Hardipanel," "Harditrim," "Hardisoffit," or equal, or approved.

36-11 21 00 09 **fenestration** requirements per Pella "Impervia," catalog, or equal, or approved.

36-11 21 00 10 **roofing requirements** SEMCO (Gibraltar), product line to be selected by owner, or equal, or approved.

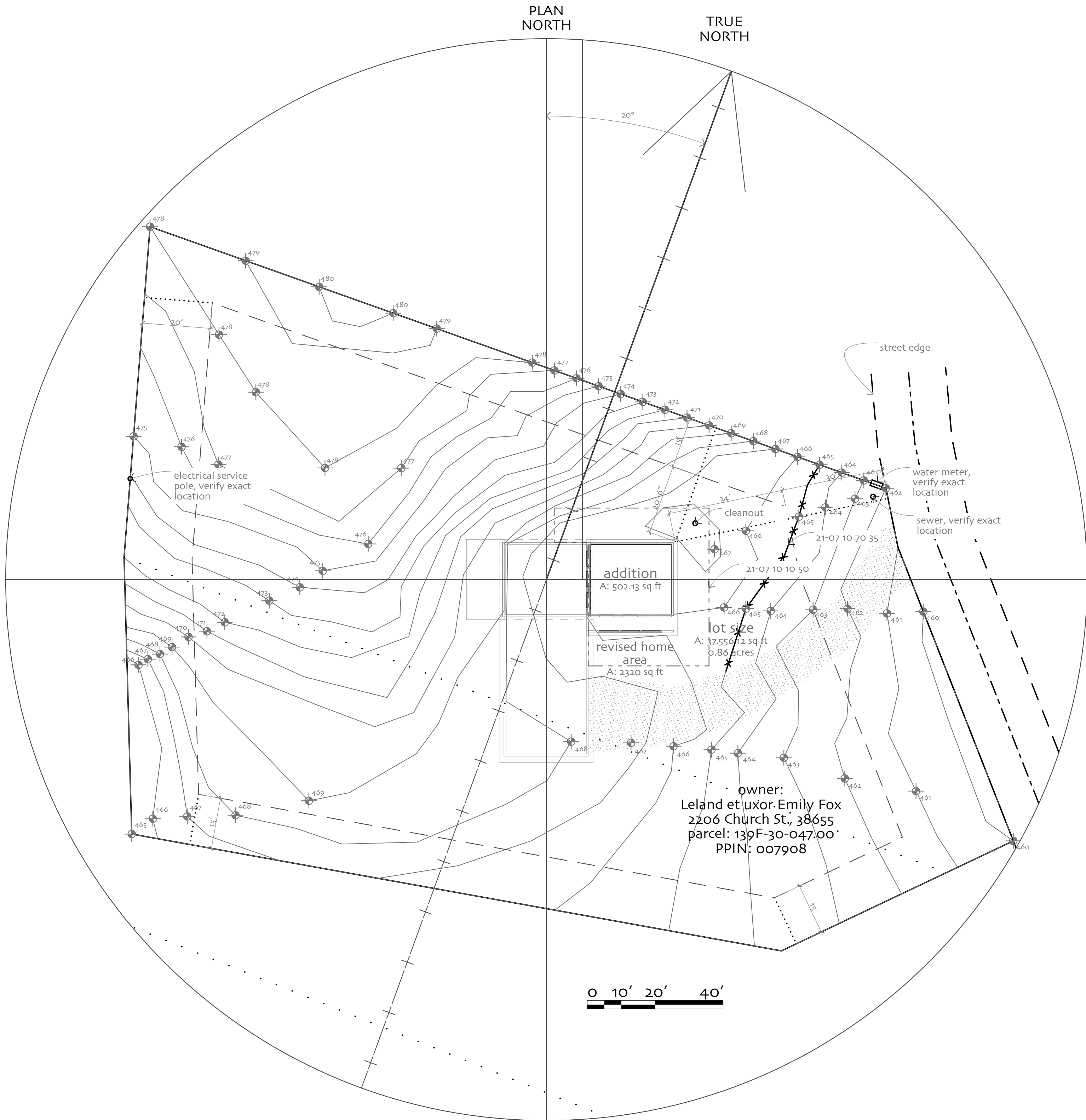
36-11 21 00 11 **retaining wall block** Pavestone: <http://www.pavestone.com/professionals/techdet.php?p=wallcutsheets>, or equal, or approved.

36-11 29 13 **Professional Practice Guides**

36-11 29 13 01 **lumber framing requirements** American Forest & Paper Association "Details for Conventional Wood Construction"

36-11 43 00 **Reports**


36-11 43 00 01 **landscaping- xeriscaping** Alabama Cooperative Extension System (ACES), Agriculture and Natural Resources report ANR-790-13.4 "Conserving Water: Xeriscaping:



site plan

1" = 20'

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addenda: ◆◆◆◆◆◆◆◆	



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Site Plan
C1.01

shell

21-02 10 **superstructure** Superstructure consists of floor construction (21-02 10 10) as noted on the floor framing plan, roof construction (21-02 10 20) as noted in the building section drawings, and exterior vertical enclosures (21-02-10 30) as noted in the building elevation drawings, with global requirements listed below for decay prevention (21-02 10 01), termite protection (21-02 10 02), fastening (21-02 10 03) and fireblocking (21-02 10 04).

21-02 10 01 **decay prevention** Any beam pockets in the top of foundation walls shall be sized to provide 3/8" of clearance around the sides and end of the beam with an impervious support on all sides. Field-cut ends, notches and drilled holes of preservative treated wood shall be treated in the field in accordance with AWWPA standards (36-11 29 13 02). All wood in contact with ground or concrete exposed to the weather shall be preservative-treated. All wood columns and posts supported by concrete piers or footings shall be anchored by hot-dipped zinc-coated, galvanized, or stainless steel, silicon bronze, or copper 1" stand-off bases, and the concrete pier or footing shall extend 6' above the adjacent finish grade with an impervious moisture barrier surrounding the pier or footing unless noted otherwise or approved. {R319}

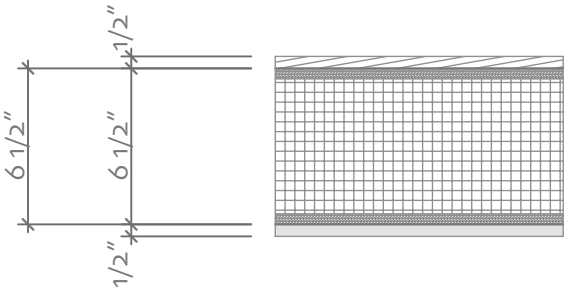
21-02 10 02 **termite protection** The site is located in an area designated "very heavy" probability of termite infestation. A continuous termite shield (which can also serve as through-wall flashing) is required at the top of the foundation wall below the sill plate. The termite shield shall be in conjunction with a termite bait system installed and maintained in accordance with the manufacturer's instructions. The foundation waterproofing shall be of a system that protects exposed exterior EPS foam from termite access. {F.R301.2(6), R320}

21-02 10 03 **fastening requirements** Structural members shall be fastened according to IRC table {R602.3(1)}. Where the engineered wood manufacturer recommends more stringent framing hardware or fastening, those requirements prevail. Where IRC requirements are more stringent for wind or seismic design, those requirements prevail. Structural Engineer requirements trump all.

21-02 10 04 **fireblocking** Fireblocking to prohibit draft openings between horizontal and vertical assemblies shall be provided at all concealed spaces of stud walls and partitions and furred spaces. The fireblocking shall occur at the ceiling and floor levels, every 10 feet horizontally, at all interconnections between vertical and horizontal spaces (e.g. soffits), concealed spaces, at openings around penetrations (ducts, pipes, etc.), and at chimneys and fireplaces per {R1003.19}. Fireblocking may consist of 2X construction or double-1X construction with offset lap joints, 23/32" wood structural panels installed with battens of the same, 3/4" particleboard with battens of the same, 1/2 gypsum board, or 1/4" cement-based millboard. {R602.8}

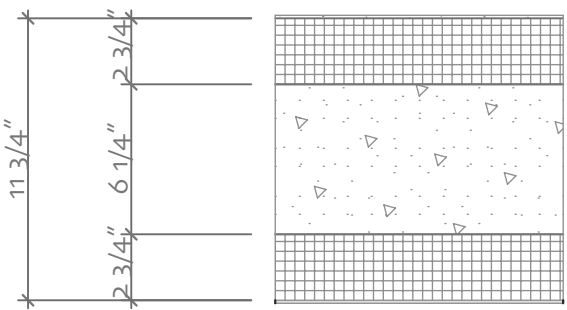
assembly types

Note: All exterior above-grade walls are type W01 unless noted otherwise. All foundation walls are FDN1 unless noted otherwise. All interior partitions are type P01 unless noted otherwise. All interior chases are type C01 unless noted otherwise. All load-bearing interior partitions are type W02 unless noted otherwise. All sunspace walls are type W03 unless noted otherwise. All roof-ceiling assemblies are type RC1 unless noted otherwise.



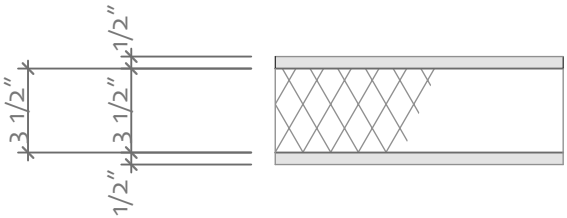
W01: above-grade exterior wall
back-up: insulation: 6 1/2" SIP
exterior finish: cement siding (Hardie plank or equal)
interior finish: 1/2" drywall

deduct alternate-- equal or approved:
back-up: 2x6 conventional framing
insulation: cellulose per manufacturer's requirements

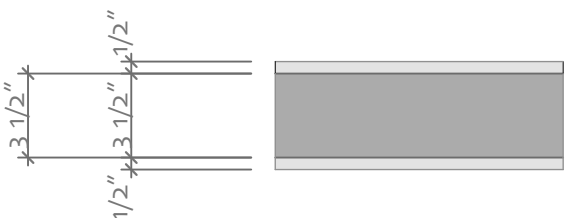


FDN1: foundation wall
back-up: insulation: 6 1/4" core ICF
exterior finish above flashing: acrylic finish system (Gracoat or equal)
exterior finish below flashing: Carlisle CCW-860 system; alt: if approved: Gracoat per Manuf. requirements
interior finish: visqueen (crawl space)

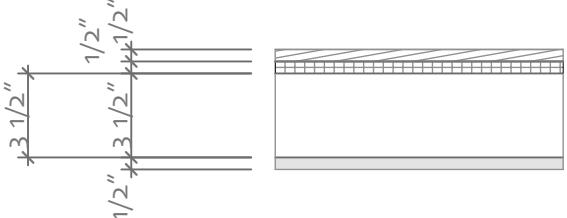
deduct alternate: perlite-filled 8" CMU
insulation: 4" of polycyanurate
insulation with taped seams



P01: interior partition
back-up: 2x4 wood framing
insulation: acoustic (batts) at all bathrooms and other areas as shown
finish: 1/2" drywall.
C01: chase type 1-- P01, omit drywall on chase side.



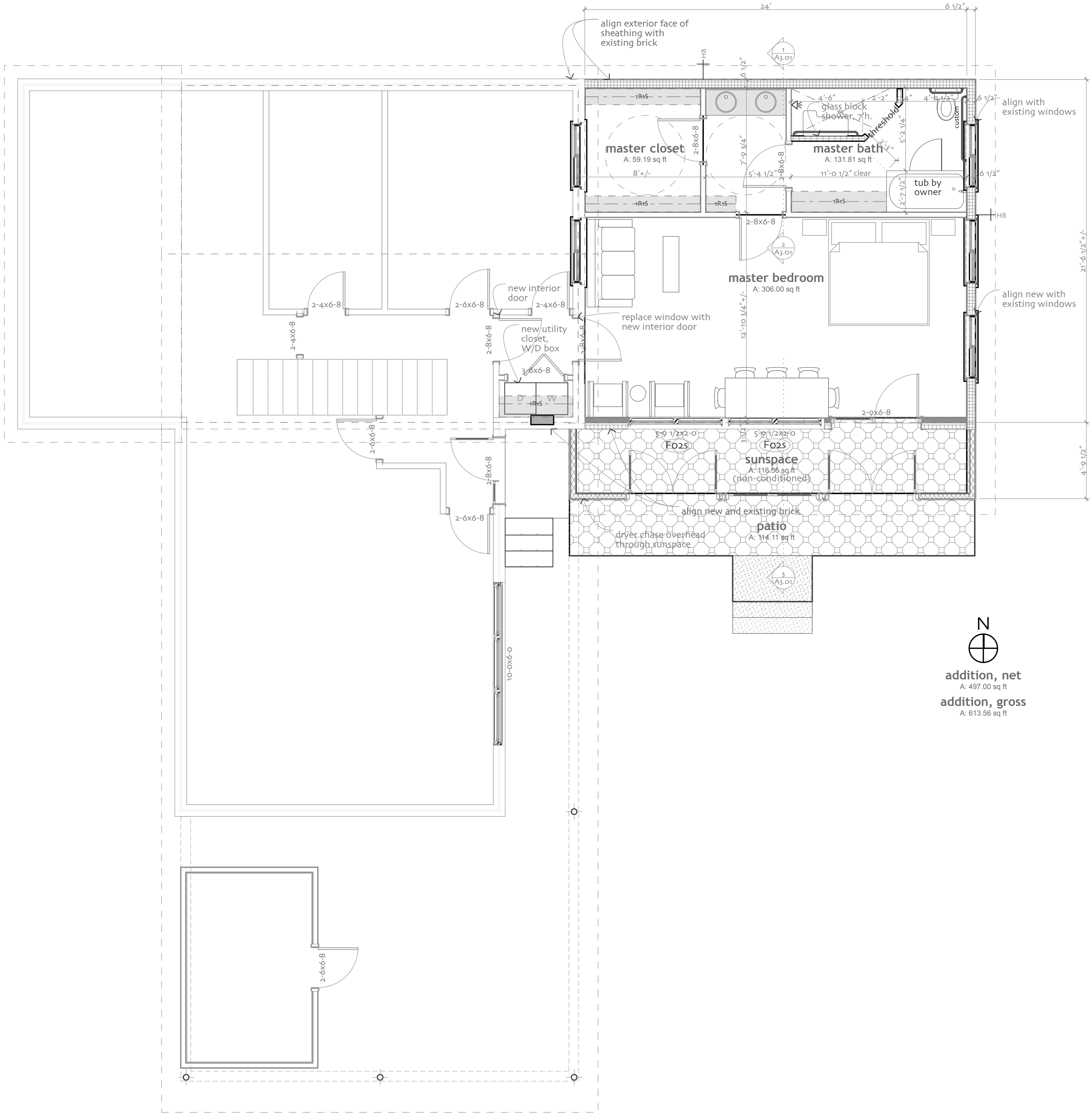
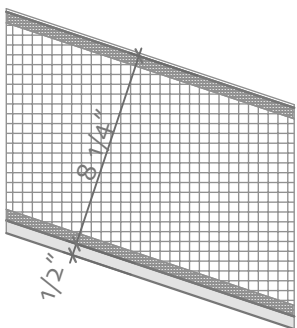
W02: interior loadbearing wall
P01: coordinate framing with vertical loads per framing plans or engineering.



W03: exterior sunspace wall
back-up: 2x4 wood framing
insulation: insulated sheathing
exterior finish: cement siding
interior finish: 1/2" drywall.

RC1: primary roof
back-up: insulation: 8 1/4" SIP (7/16" OSB each side of 7 5/8" EPS core)
roofing: 26ga metal-- white, oyster, or confederate gray
ceiling finish: 1/2" drywall

deduct alt: 2x10 framing @ 16" oc, spray-foam insulation, shop drawings required.



ground level plan

1/4" = 1'-0"

project number: 3865514

status:

construction documents

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issue: 4/8/2013

addenda:



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floor plans

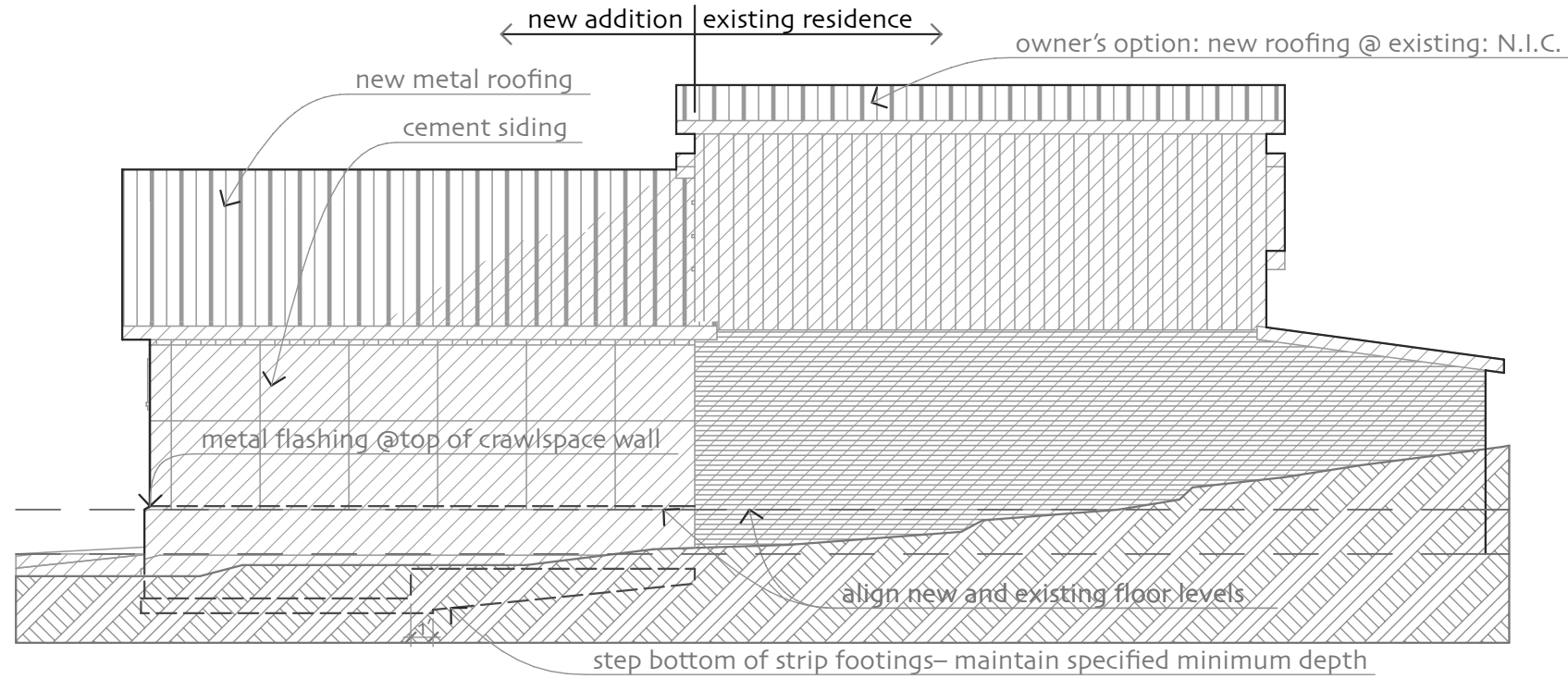
A1.01

window schedule

window schedule								
I.D.	qty.	window type	w x h	frame	glass type	manuf.	manuf.#	accessories notes
F01	2	W Sliding2 16	3'-11 1/2"x2'	Paint-13 Green	Glass- Type I: low e, low SHGC	economy		@ existing 1st floor, optional
F01e	1	W Sliding2 16	3'-11 1/2"x2'	Paint-13 Green	Glass- Type I: clear double pane	Pella Impervia		@ existing 2nd floor
F01e	3	W Sliding2 16	3'-11 1/2"x2'	Paint-13 Green	Glass- Type I: low e, low SHGC	Pella Impervia		@ new addition, 1st floor
F02s	2	W Fixed MU 16	5'-9 1/2"x2'	Paint-13 Green	Glass- Type I: clear double pane	Pella Impervia		@ new addition, 1st floor
F03e	1	W Fixed 16	3'-11 1/2"x3'-6"	Paint-13 Green	Glass- Type I: clear double pane	Pella Impervia		@ existing 2nd floor
F04e	1	W Double Hung 16	3'-11 1/2"x5'	Paint-13 Green	Glass- Type I: clear double pane	Pella Impervia		egress @ existing 2nd floor
F05e	1	W Fixed MU 16	10'x6'	Paint-13 Green	Glass- Type I: clear double pane	Pella Impervia		@ existing living room, optional
F06s	3	W Fixed MU 16	5'-9 1/2"x4'	Paint-13 Green	Glass- Type I: clear double pane	Pella Impervia		@ new addition, 2nd floor
F07	3	W Fixed 16	4'x3'	Paint-13 Green	Glass- Type I: clear double pane	economy		new clerestory interior windows

exterior vertical enclosures

21-02 10 30 30 **exterior vertical enclosures** Exterior vertical enclosures consist of exterior walls (21-02 10 30 10), exterior windows (21-02 10 30 20) and exterior doors and grilles (21-02 10 30 50).
21-02 10 30 10 **exterior walls** Exterior walls above grade consist of exterior wall construction (21-02 10 30 10 05), exterior wall finish (21-02 10 30 10 10), exterior wall veneer (21-02 10 30 10 15), weather-resistive barrier (21-02 10 30 10 20), exterior wall interior skin (21-02 10 30 10 30). See 21-01 20 10 for subgrade enclosure "foundation" walls.
21-02 10 30 10 05 **exterior wall construction** Exterior wall construction consists of structural insulated panels "SIPs" (36-11 21 00 06). Wall SIPs are to be 6 1/2" thick unless dimensioned otherwise on the floor plan. Lumber for edge banding shall be No.3 standard or stud grade lumber or better.
21-02 10 30 10 05 **wall bracing, prescriptive** Shear resistance to lateral loads (wind, seismic) shall be provided every 25' in both directions per R602.10 as shown in the roof framing plan by intermittent "braced wall panels (BWP)" or custom engineered shear walls. (The design wind speed for this site is 90mph; the seismic zone is Do.) Exterior wall bracing shall consist of continuous OSB sheathing per R602.10.5 using R602.10.3 method 3 or equivalent. Sheathing is 7/16" OSB attached to framing with 6d common nails at 6"oc. If SIP manufacturer does not certify equivalence to the requirements of R602.10.3 method 3, the SIP fastener requirements shall be custom engineered by the SIP manufacturer to achieve equivalence. See 21-03 10 10 30 for interior wall bracing.
21-02 10 30 10 06 **wall bracing, designed** In locations shown on roof framing plan where prescriptive BWP is not accommodated (e.g. adjacent to a door or window openings or away from building corners), the panel shall be designed as a portal frame or alternate braced wall panel in accordance with R602.10.6. Fastening of BWP to framing shall be 8d nails at 6"oc.
21-02 10 30 10 **exterior wall covering** Exterior wall finish consists of fiber cement lap siding (36-11 21 00 08) as shown in the elevation drawings over a weather-resistive barrier (21-02 10 30 10 20). Laps are to be a minimum of 1 1/4" and shall have the ends caulked, covered with an H-section joint cover, or located over a strip of flashing. Lap siding courses may be installed with the fastener heads exposed or concealed according to approved manufacturer's installation instructions. Paint colors are as selected by the Owner.
21-02 10 30 10 15 **exterior wall veneer** Exterior wall veneer consists of simulated stone installed per manufacturer's instructions. The substrate consists of metal lath over an open weave plastic mat over a water resistive barrier (21-02 10 30 10 20) on the exterior sheathing. The veneer shall not support any load other than the veneer above, and shall be limited to 20 feet in height above the noncombustible foundation support below. Veneer above openings shall be supported on lintels of noncombustible materials and the allowable span shall not exceed the value set forth in T.R703.73. As an alternative to simulated stone, stone or masonry veneer may be used with a 1 3/8" airspace and veneer ties at 16"ocw. Through-wall flashing and weepholes are required below the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels. R703.7
21-02 10 30 10 20 **weather-resistive barrier (WRB)** Weather resistive barrier shall follow all recommendations of National Association of Homebuilders (NAHB) Research Center, "Moisture protection of exterior walls, an installer's guide" (36-11 21 00 07). R703.2, R703.6.3
21-02 10 30 10 30 **exterior wall interior skin** Exterior wall interior skin consists of painted 1/2" drywall unless noted otherwise in finish schedule. Use type S or W drywall screws 1 1/4" long minimum at each line of edge-banding and at 16"ocw in the field of the SIP. If drywall nails are preferred, continuous adhesive is required and nails shall be annular ringed 0.098dia 1 3/8" long minimum. Where tile is scheduled, concrete backer board is required with tile adhesive. Use water-resistant gypsum at all locations within 3 feet of toilets or sinks. T.R702.3.5
21-02 10 30 20 **exterior windows** Exterior windows are Marvin Integrity fiberglass windows, double-pane, argon filled (36-11 21 00 09). Glass types (see window and French door schedule) for passive solar "15" windows (e.g. south-facing, shaded in summer only) are to have the lowest U-factor coupled with highest SHGC possible – Marvin Integrity LowE2. All other windows are to be energy-efficient "EE" with the lowest U-factor coupled with the lowest SHGC possible – Marvin Integrity LowE3-366. Provide insect screens for all windows.
21-02 10 30 50 **exterior doors and grilles** Exterior doors and grilles
21-02 10 30 50 **exterior entrance doors**
21-02 10 30 80 50 **exterior deck & balcony walls or railings**
21-02 10 30 90 **exterior wall specialties**

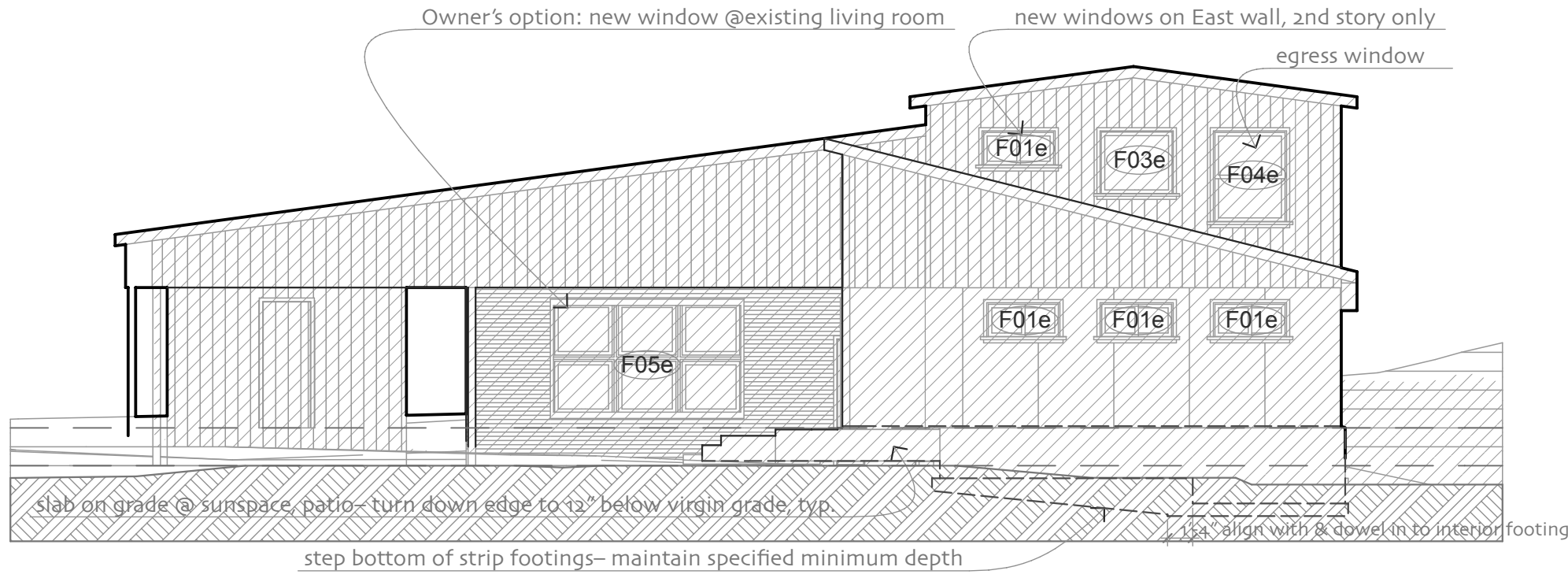


North Elevation

1/8" = 1'-0"



Southeast Perspective



East Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

project number: 3865514


status:

construction documents

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issue: 4/8/2013

Addenda:



Sustainable
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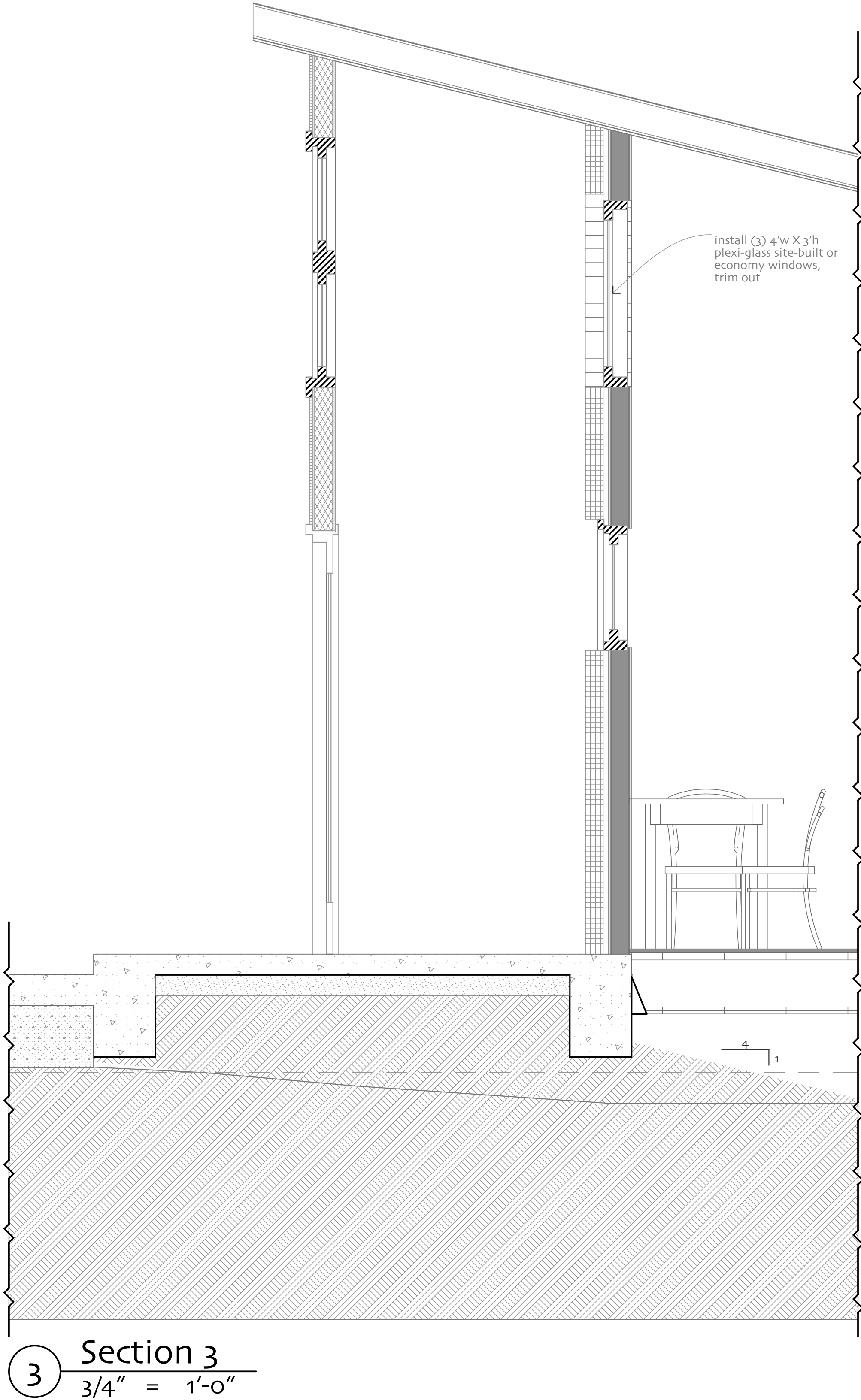
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new addition for
Leland and Emily Fox
2206 Church Street
Oxford, MS 38655

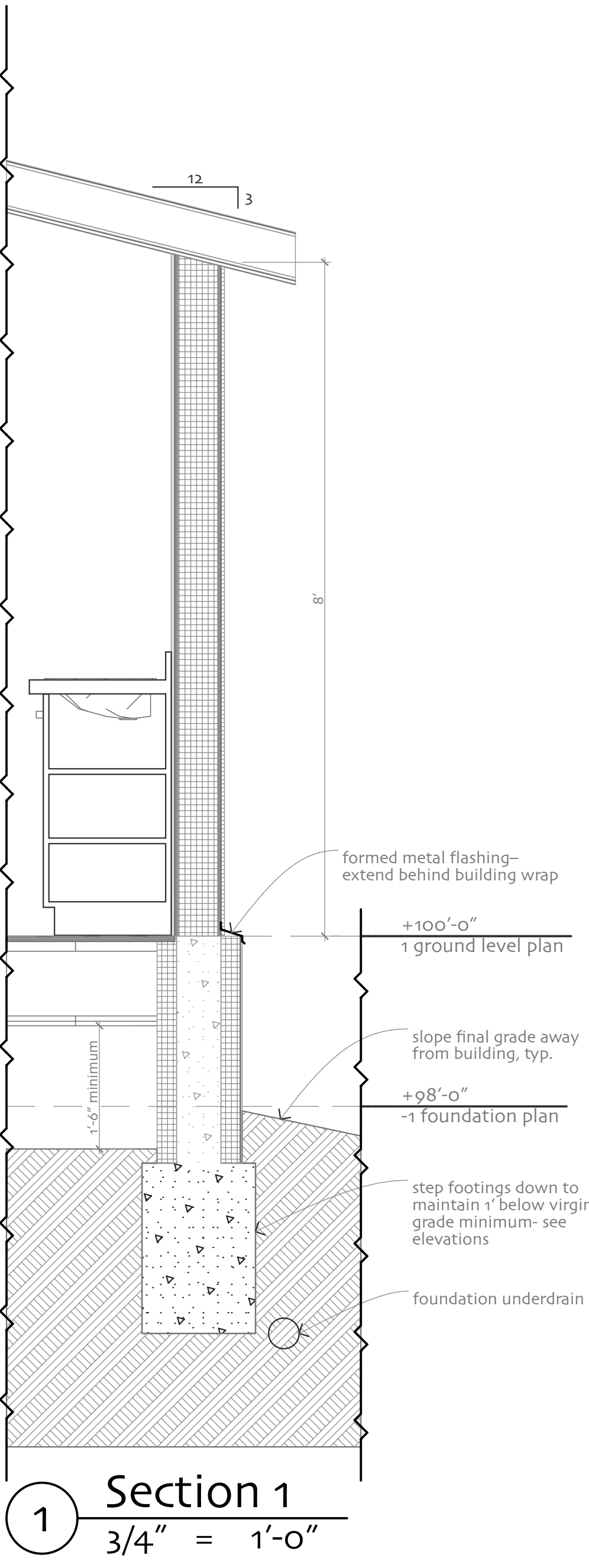
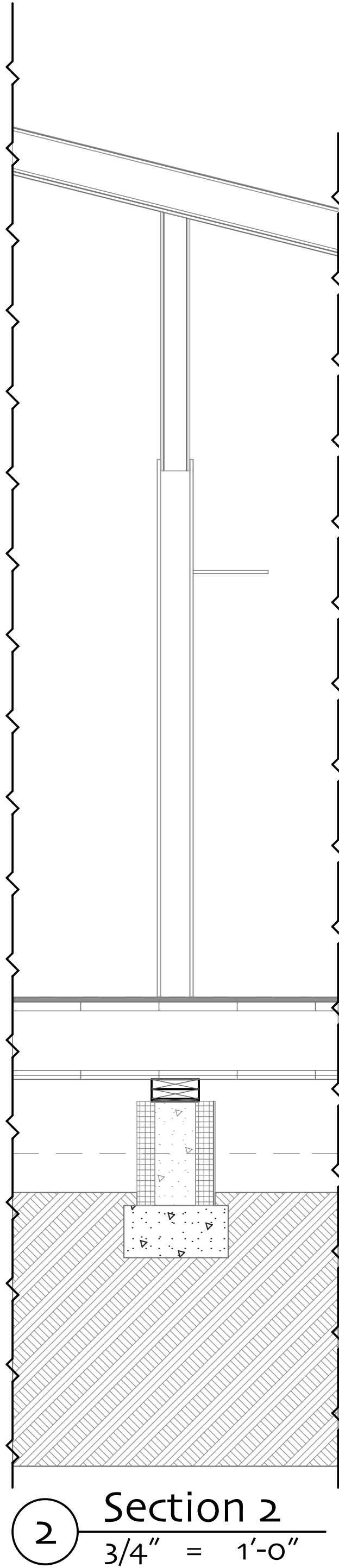
elevations

A2.01



○ exterior horizontal enclosures


21-02 30 30 **exterior horizontal enclosures** Exterior horizontal enclosures consist of roof-ceiling (21-02 30 10).
21-02 30 10 **roof-ceiling** Roofing shall be Semco metal roof or equal in the product line recommended for the slope and climatic conditions (36-11 21 00 10). The roof structure shall be as indicated in the assemblies.
21-02 30 80 10 **Ceilings** Interior roof-ceiling skin consists of painted 1/2" drywall "knock-down" finish unless noted otherwise in finish schedule. Use type S or W drywall screws 1 1/4" long minimum at each line of edge-banding and at 16"oc between each way. If drywall nails are preferred, adhesive is required and nails shall be annular ringed 0.098dia 1 3/8" long. T.R702.3.5
21-02 30 80 20 **exterior soffits** Exterior soffits shall be 3/8" exterior grade plywood with battens covering all seams, painted and sealed.
21-02 30 80 30 **exterior cornice and fascia** Exterior cornice and fascia shall be Mirtec or equal fiberboard, painted.



Sections

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A3.01

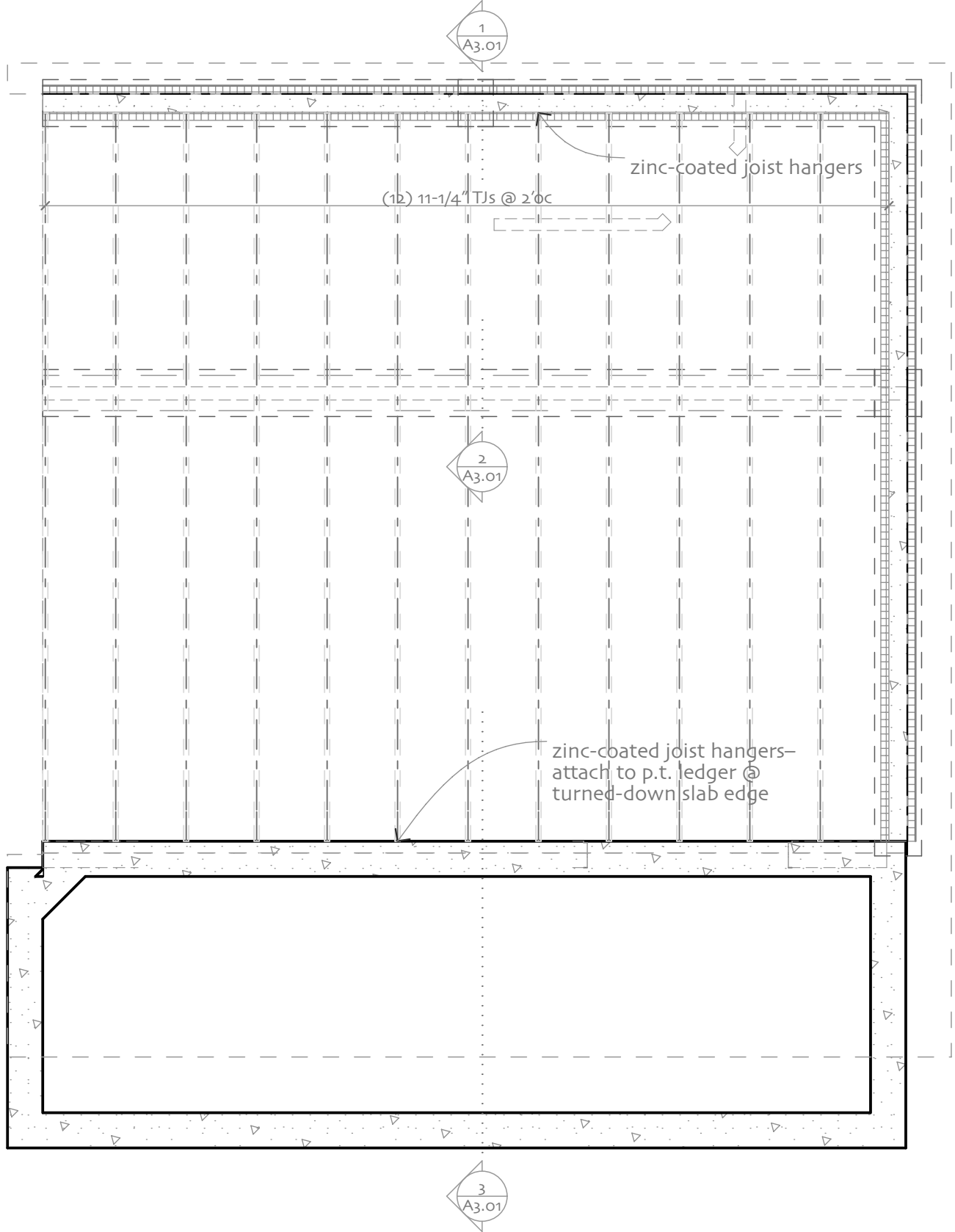


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Addenda:
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status:
construction documents
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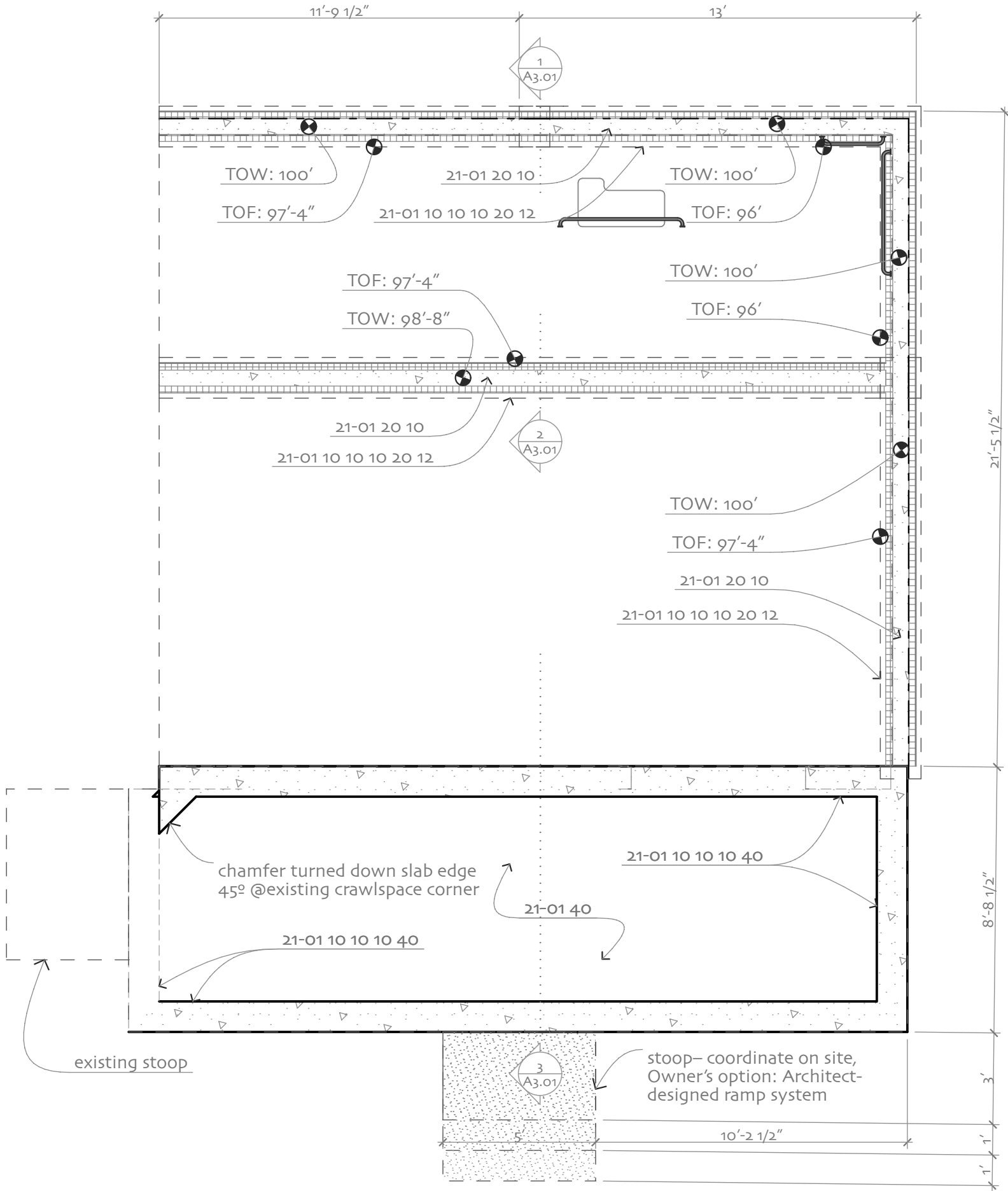
○ ground level framing plan
1/4" = 1'-0"

○ substructure

OmniClass# OmniClassTitle Project notes including (references), {IBC / IRC reference}
21-01 10 **foundations** Foundations consist of standard foundations (21-01 10 10) and special foundations (21-01 10 20).
21-01 10 10 **standard foundations** Standard foundations consist of linear foundations (21-01 10 10 10). Assumed minimum soil capacity is 1500sf.
21-01 10 10 10 **linear foundations** Linear foundations consist of strip footings (21-01 10 10 10 20) and turned down slab edges (21-01 10 10 10 40).
21-01 10 10 10 20 **strip footings** The bottom of all footings shall be at the elevation listed on the foundation plan, or a minimum of 12" below undisturbed ground, whichever is lower. The tops of the footings must be level, and the bottom cannot exceed a 10-percent slope; footings shall be stepped when this is unavoidable. {R403.1.3.2}.
21-01 10 10 10 20 11 **strip footing, 1-story lightweight construction** 12" w x 8" d with (1) #3 bar.
21-01 10 10 10 20 12 **strip footing, 1-story masonry veneer construction** 16" w x 8" d with (1) #4 bar.
21-01 10 10 10 40 **turned down slab edge** Pour turned down slab edges along with the slab so the top of footing is level with the top of slab, reinforced and dimensioned the same as strip footings. Tie top steel to slab steel.
21-01 20 **subgrade enclosures** Subgrade enclosures are: walls for subgrade enclosures (21-01 20 10).
21-01 20 10 **walls for subgrade enclosures** Install insulated concrete form "ICF" crawlspace walls to meet all requirements found in Logix ICF-manual (30-11 21 00 09). ICF Foundation Wall shall be 6 1/4" core unless noted otherwise in the assembly types legend. Horizontal reinforcement shall be a minimum of one continuous #4 bar placed 36" oc vertically with (1) bar located within 12" of the top of the wall. Vertical reinforcement shall be #4 bars @ 48" oc with sill anchorage as specified (21-01 20 30). Concrete shall have a minimum compressive strength of 2,500f' c. Maximum slump shall not be greater than 6 inches and maximum aggregate should be less than 3/4 inch. Foundation walls must extend above finished ground a minimum 6". Waterproof the exterior (21-01 40 90 30). Install vapor retarder on the interior (21-01 40 90 20).
21-01 20 30 **sill anchorage** The project is in seismic zone D-o and thus shall have treated 2X sill plates anchored to the top of the concrete wall with anchor bolts @ 40.c. min. and located not more than 3 1/2" (7 bolt diameters) from each end. Anchor bolts shall be minimum 1/2" diameter and shall extend 7" into the foundation wall. Plate washers shall be installed between the sill plate and the nut, and are to be 220" X 3" X 3" with maximum 11/16" hole diameter; a slotted hole is permitted up to 1 3/4" in length. Sill plates shall be protected against decay from termites with formed metal flashing.
21-01 40 **slab-on-grade** Slab on grade shall be minimum 4" thick with a compressive strength of 3000f' c over under-slab vapor retarder and granular mat. Vapor retarder shall be a 6-mil polyethylene with joints lapped minimum 6". Concrete to be stained where shown on the finish schedule. Provide saw cut joints at 4' oc both directions at all interior slabs as shown on the floor plan. Provide sawcut joints every 10' oc at all exterior slabs.
21-01 40 90 20 **vapor retarder** Vapor retarder shall be a 6-mil polyethylene with joints lapped minimum 6". Install over crawlspace earth and up the interior face of all crawlspace walls—extend under sill but over termite shield.
21-01 40 90 30 **waterproofing** Apply waterproofing system by Carlisle consisting of: primer 702wb, membrane 860, protection board 6200. Follow all manufacturer's instructions. Provide "waterstop-1X" or equal waterstop gasket at center line of footing and base of wall. Deduct alternate: Graitcoat manufacturer-recommended system for ICF foundation walls—apply generously at ICF-footing juncture.
21-01 60 **water and gas mitigation** Water and gas mitigation consists of foundation underdrain (21-01 60 10 10) and radon mitigation (21-01 60 20 10).
21-01 60 10 10 **foundation underdrain** Surround the lowest extent of the foundation with 4" diameter "sock pipe" placed below the bottom of the footing in a bedding of graded gravel 3/4" to 1/2". Pipe bedding should extend minimum 12" beyond the outside edge and 6" above the top of the footing and covered by a mesh filter membrane. Ensure positive slope of the pipe into swales or to an off-site drainage system.
21-01 60 20 10 **radon mitigation** Consult the home insurance provider prior to construction and notify the Architect of any additional requirements.

○ concrete standards

OmniClass# OmniClassTitle Project notes including (references), {IBC / IRC reference}
30-11 31 17 15 10 **Recommended Practice for Cold Weather and Concreting** American Concrete Institute (ACI) publication 306
30-11 31 17 15 11 **Building Codes Requirements For Reinforced Concrete** ACI publication 318
30-11 31 17 15 12 **Recommended Practice for Hot Weather Concreting** ACI publication 305
30-11 31 17 15 13 **Manual of Standard Practice for Detailing Reinforced Concrete Structures** ACI publication 315
30-11 31 17 15 14 **Manual of Standard Practice** Concrete Reinforcing Institute (CRI)
30-11 31 17 15 15 **Concrete mix** ACI publication 318-95, American Society of Testing and Materials (ASTM) publication C33
30-11 31 17 15 16 **Reinforcing Steel** ASTM A615 Grade 60
30-11 31 17 15 17 **Welded wire** ASTM A185




○ foundation plan
1/4" = 1'-0"

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structural
coordination
S1.01

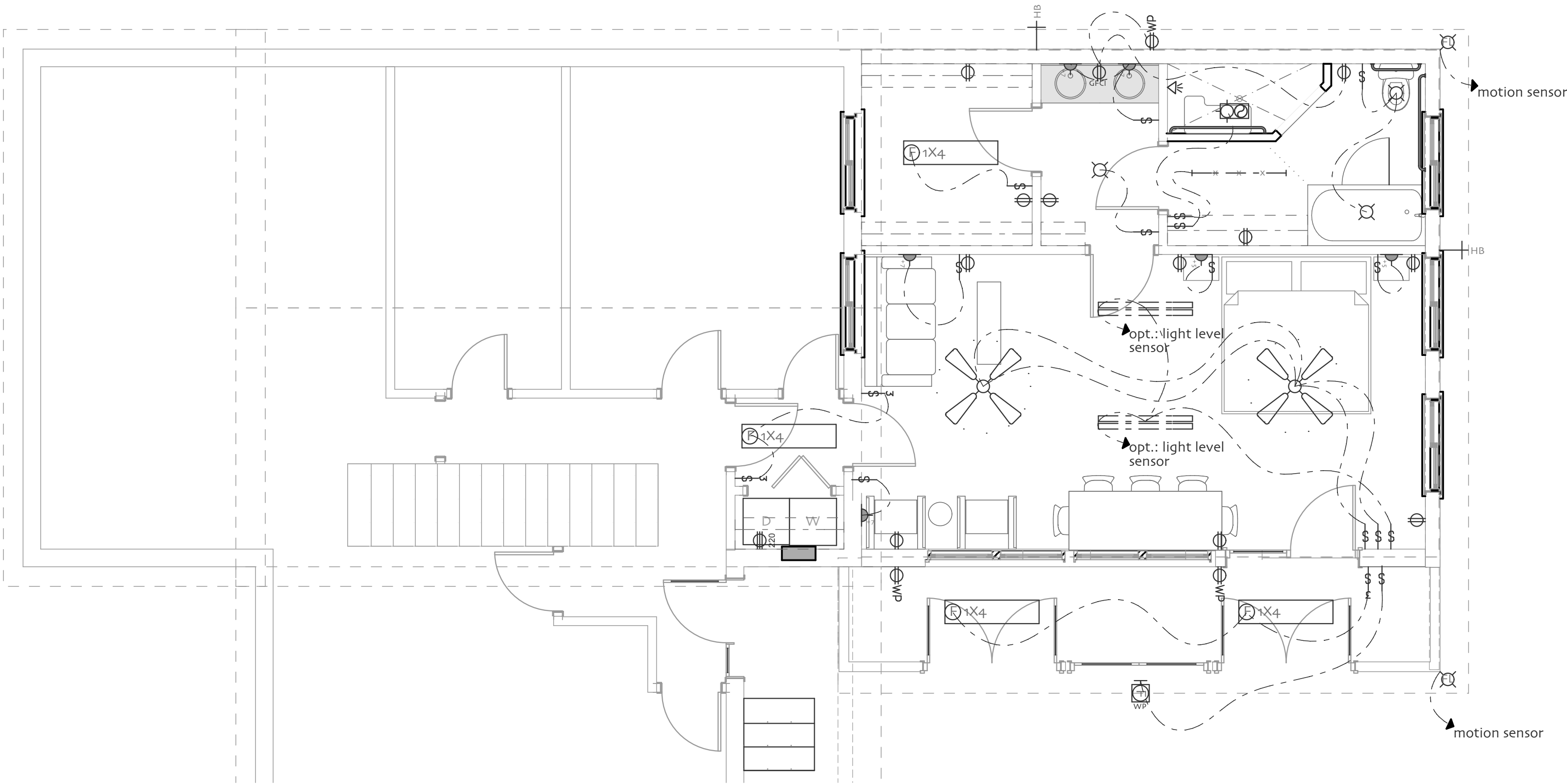
Electrical Legend

	duplex receptacle
	fourplex receptacle
	220v receptacle
	duplex receptacle, waterproof / GFCI
	duplex floor receptacle, recessed
	ceiling fixture with receptacle
	wall fixture with receptacle
	switch—single pole
	switch—three-way
	switch—four-way
	switch—single pole, with dimmer
	CATV, data, telephone
	doorbell
	ceiling fan with light fixture
	exhaust fan
	exhaust fan with incandescent light
	recessed downlight
	recessed downlight, waterproof
	light fixture—flourescent, surface mount
	light fixture—flourescent, wall mount, pull chain where indicated
	light fixture—fluorescent, recessed
	light fixture—ceiling-hung direct-indirect
	light fixture—track lighting
	light fixture—surface mount
	light fixture—wall sconce with height
	light fixture—pendant
	light fixture—chandelier
	light fixture—low voltage
	light fixture—security floods, at eave
	smoke detector
	thermostat

electrical service upgrade sizing

This calculation includes the total house electric service load at the culmination of the proposed addition—in order to size the service conductor and panel upgrades (T.E3502.2). It is not a document, but a tool to assist the Contractor and electrical SubContractor with cross-referencing of architectural design and electrical requirements.

2320	sf floor area occupied
3	Watts/sf
6960	Watts, subtotal, general lighting
1500	Watts, small appliance circuits
1500	Watts, subtotal, small appliances
12000	range
200	refrigerator
1500	dishwasher
700	clothes washer
9000	clothes dryer
6200	water heater
29600	Watts, subtotal, large appliances
0	Amperes, electric strip heating
65%	of electric strip heating load
12.7	Amperes, a.c. compressor
100%	of compressor load
2921	Watts, subtotal, h.v.a.c.
40981	Watts, total
240	Volts
171	Amperes, calculated
200	Amperes, required



ground level electric plan

1/4" = 1'-0"

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Addenda:

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