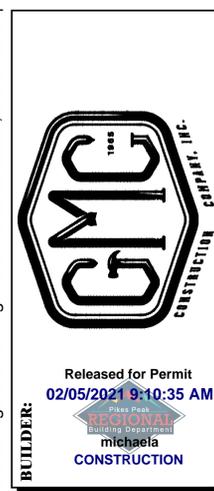




THE **McCormick Residence**

DRAWING LEGEND

2	LOWER LEVEL PLAN	5	ELEVATIONS	8	MAIN FLOOR FRAMING
3	MAIN LEVEL PLAN	6	BUILDING SECTION	9	ROOF FRAMING PLAN
4	ELEVATIONS	7	STAIR SECTION	10	GENERAL NOTES



CLIENT:
McCormick Residence
2685 Crestwood Drive
Monument, CO
80132

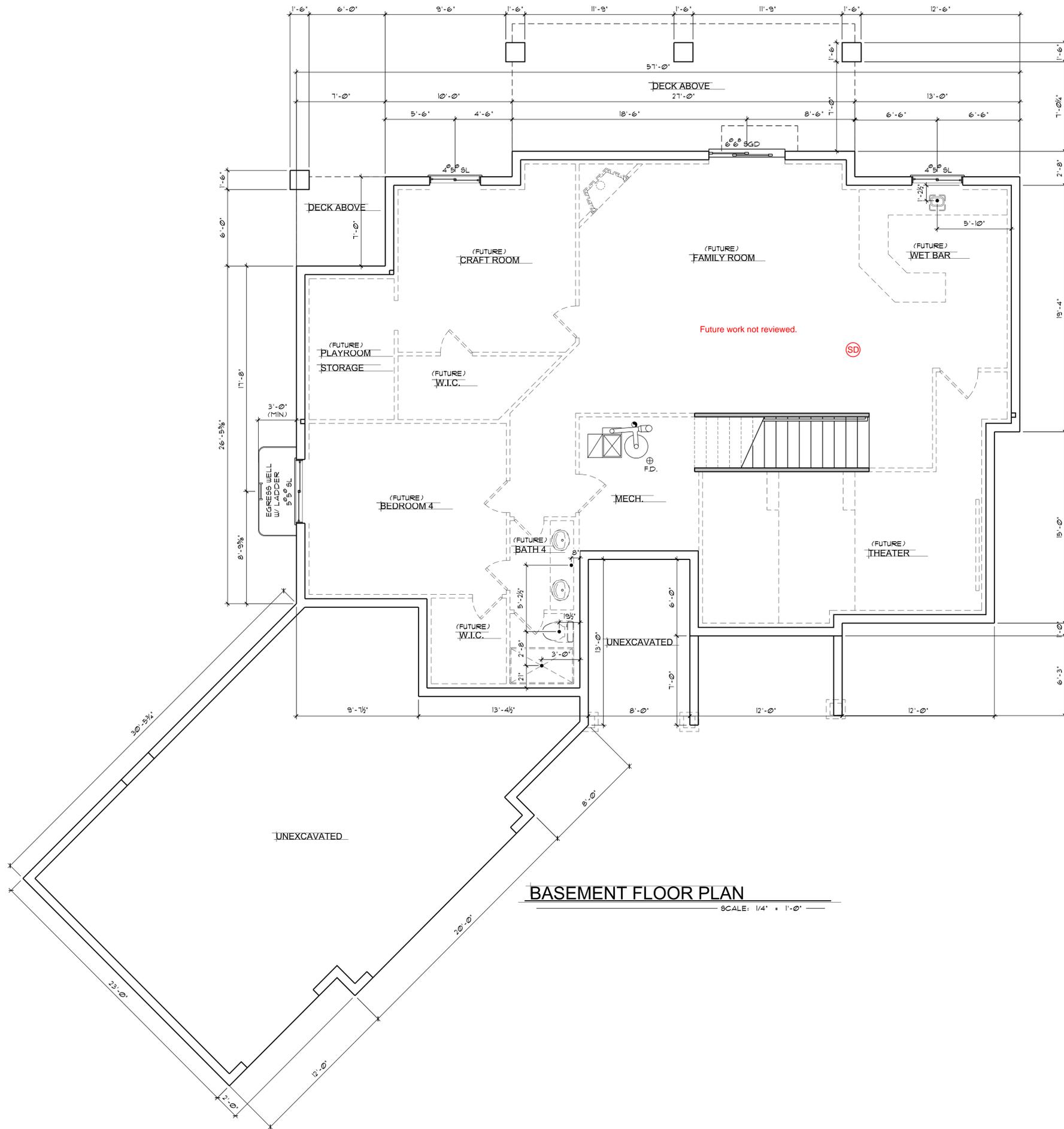
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11-23-20

JOB NO:
2019-01

SHEET:
1 **OF**
10

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BASEMENT FLOOR PLAN

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

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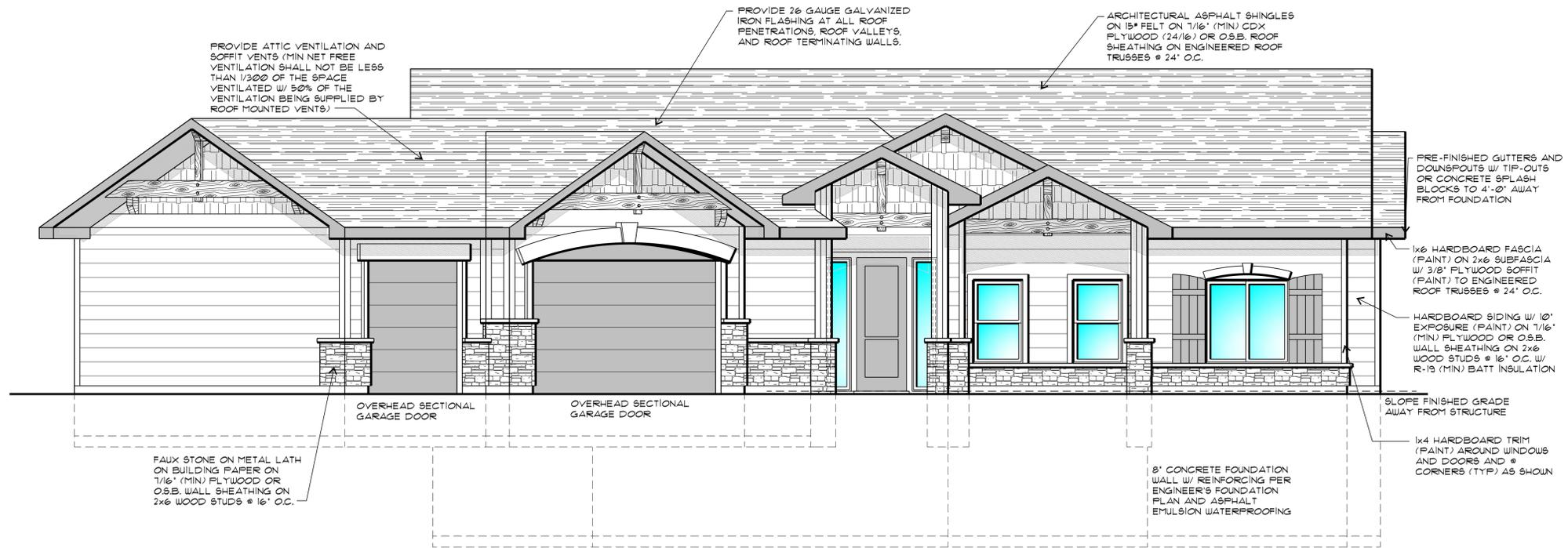
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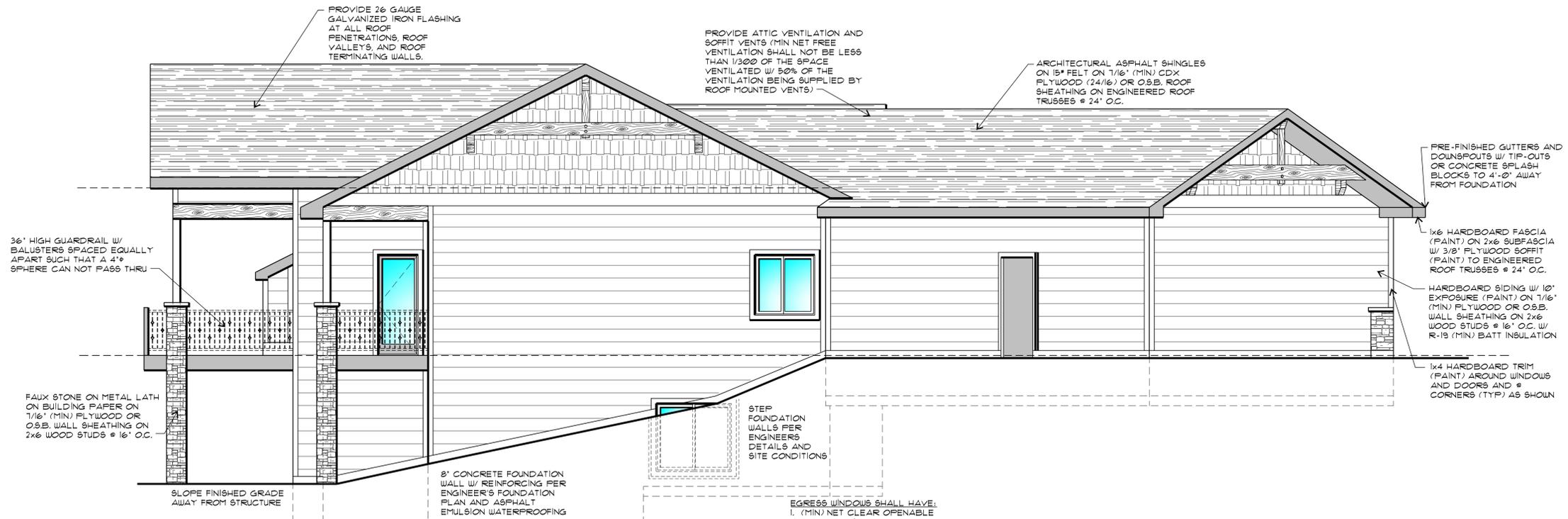
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FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



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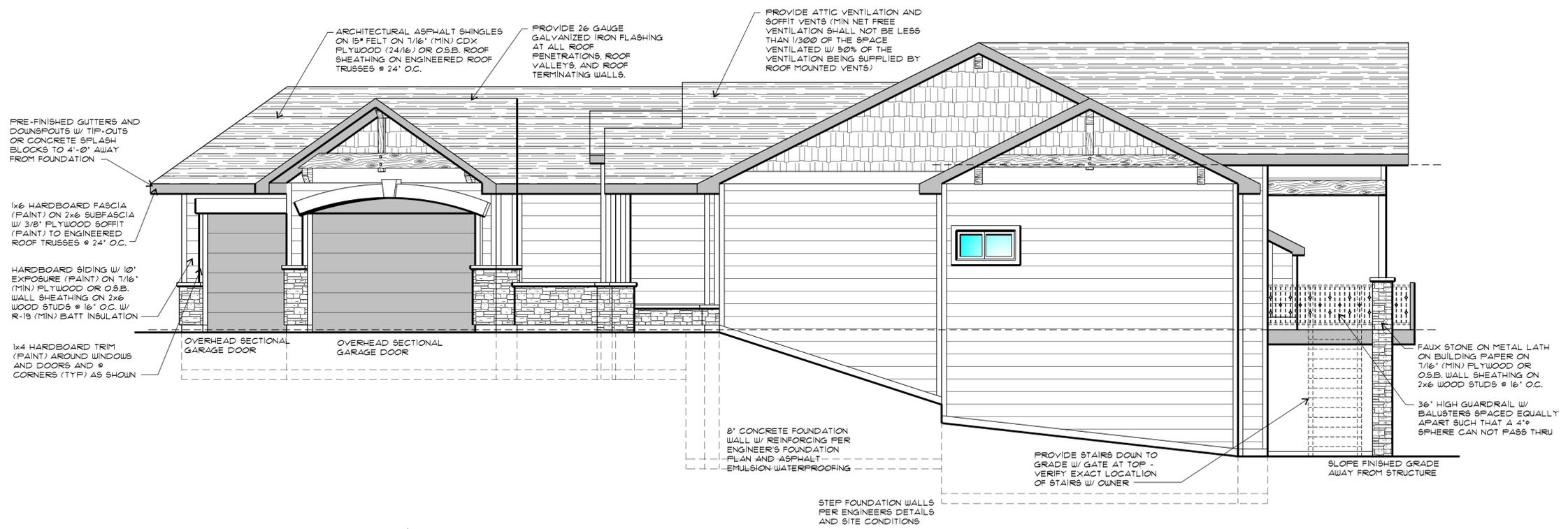
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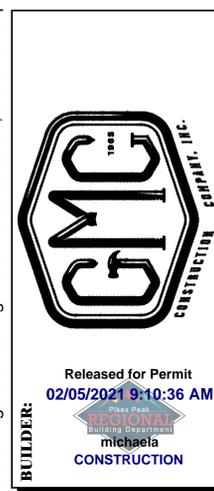
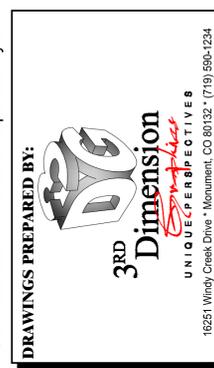
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



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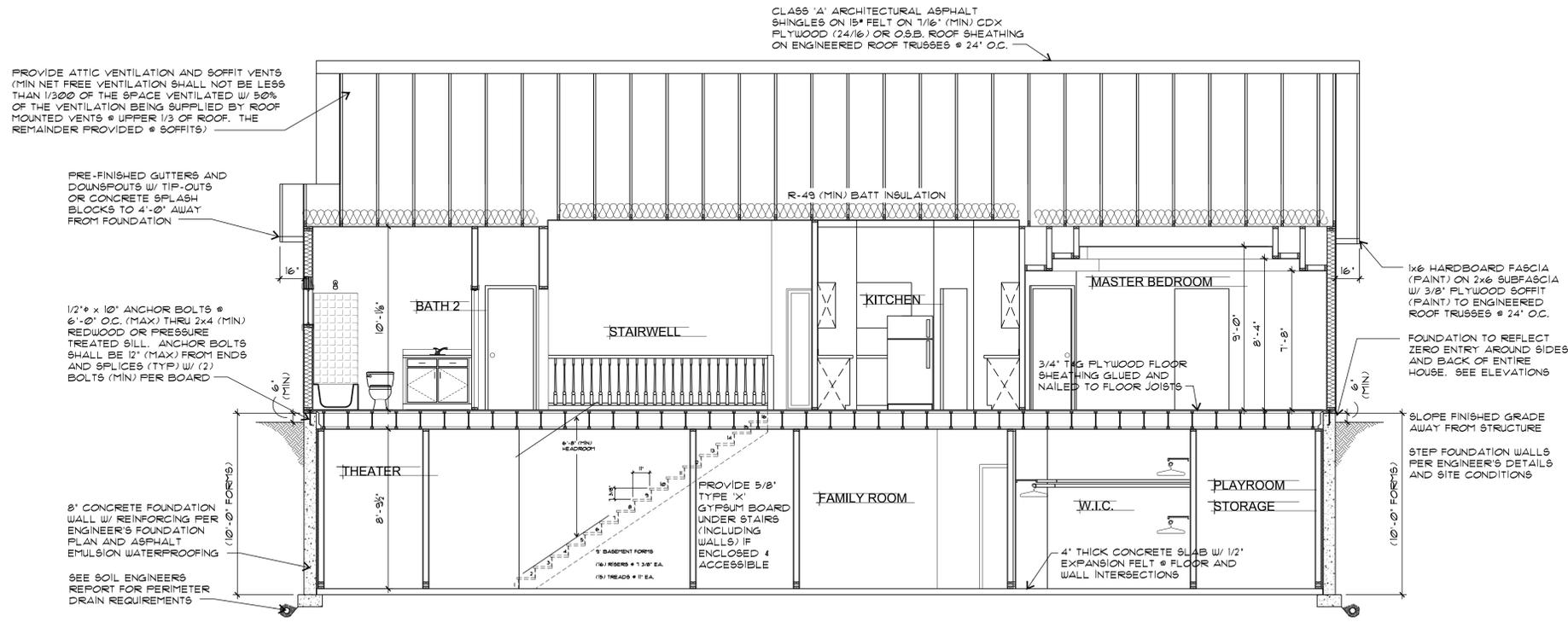
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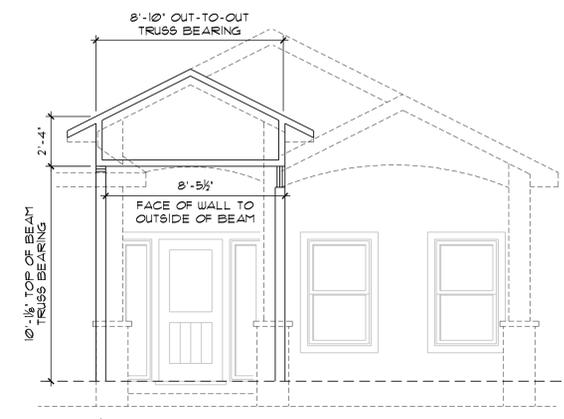
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5 OF **10**

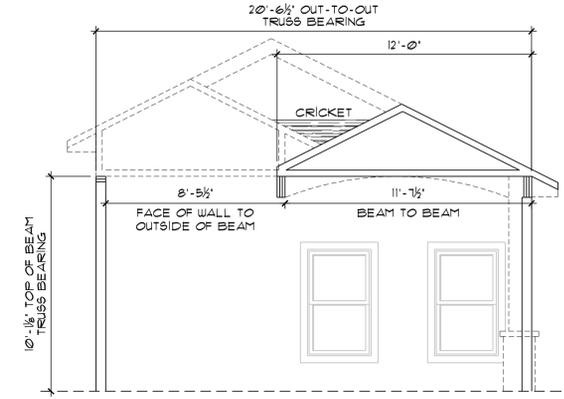
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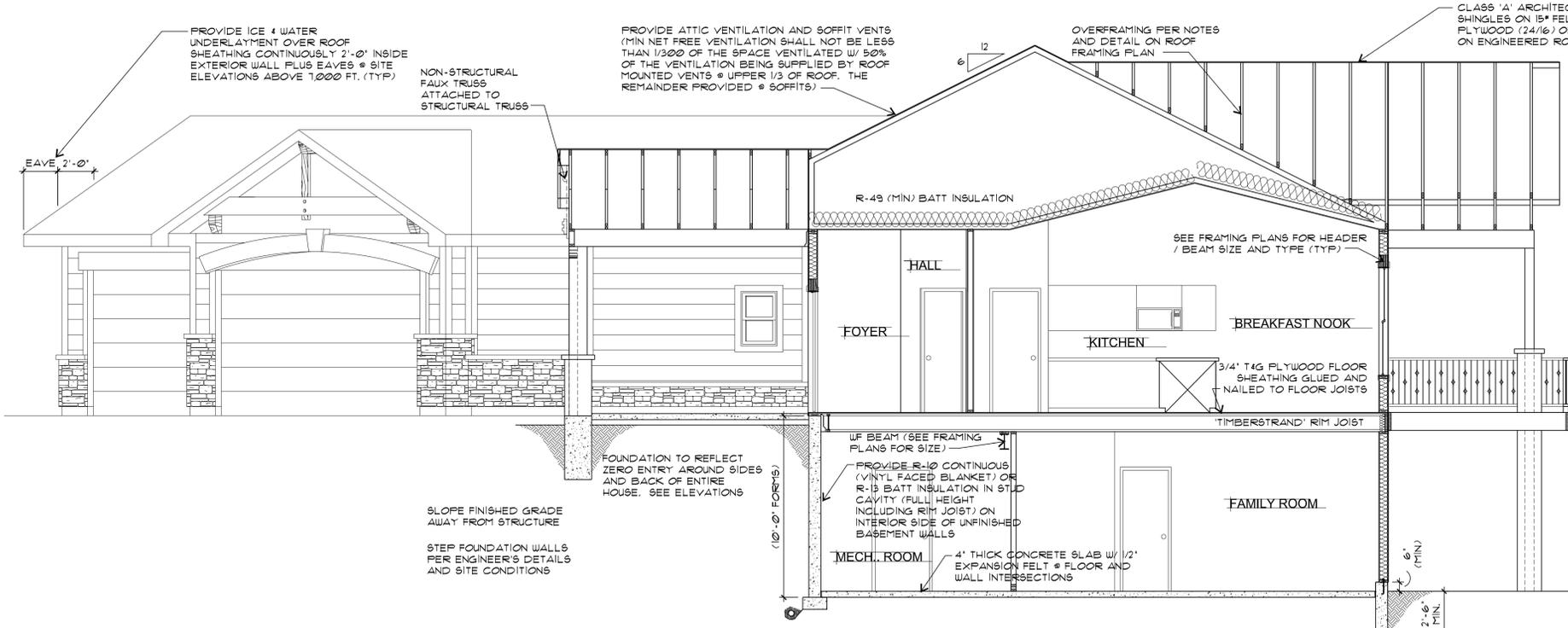
BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



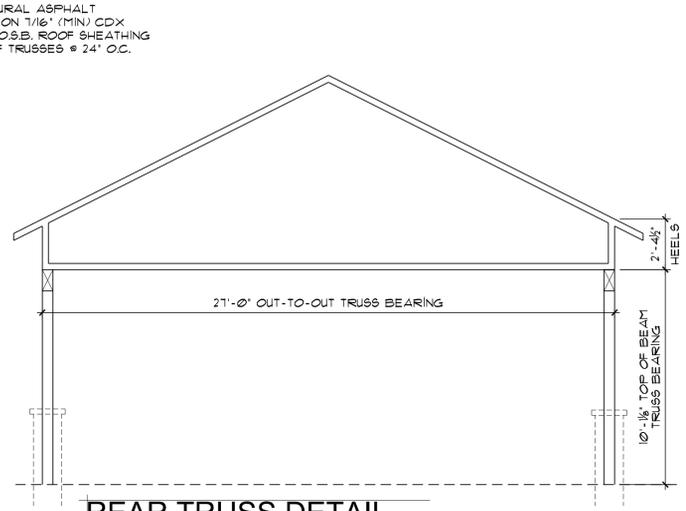
ENTRY TRUSS DETAIL
SCALE: 1/4" = 1'-0"



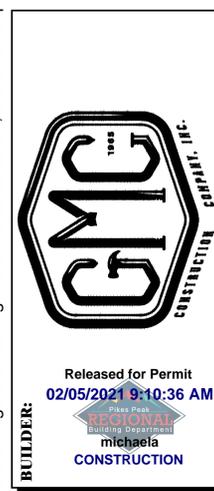
PORCH TRUSS DETAIL
SCALE: 1/4" = 1'-0"



BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"



REAR TRUSS DETAIL
SCALE: 1/4" = 1'-0"



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APPLICABLE CODES:

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS.

NOTE TO THE GENERAL CONTRACTOR / BUILDER / TRADES:

CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED TO THE JOB SITE. FABRICATION PROCESS AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES, FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION / COMPLETION AND SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND/OR DETAILS, CONTRACTOR SHOULD CONTACT THE ARCHITECTURAL DESIGNER PRIOR TO FURTHER CONSTRUCTION OR FABRICATION OF ITEMS IN QUESTION.

GUARANTEE:

ARCHITECTURAL DESIGNER MAKES NO EXPRESSED OF IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.

DIMENSIONS:

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FRAMING UNLESS NOTED OTHERWISE ON PLANS. VERIFY ALL FRAMING DIMENSIONS AT TUB, SHOWER, CABINETS, ETC., TO INSURE PROPER FIT. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF QUESTIONS, THE CONTRACTOR SHOULD NOTIFY THE ARCHITECTURAL DESIGNER FOR FURTHER CLARIFICATION.

SITE WORK:

ALL SITE WORK, GRADING, CUTTING, COMPACTION, ETC., SHALL CONFORM TO THE ENGINEERING SOILS REPORT.

ALL SURFACE WATER SHALL DRAIN IN A POSITIVE MANNER AWAY FROM THE BUILDING AND OFF THE SITE.

FOUNDATION:

ALL FOOTINGS SHALL REST ON SOLID UNDISTURBED SOIL OR AS DIRECTED BY SOIL ENGINEER.

NO FOOTING OR FOUNDATION WALL SHALL BE PLACED WITHOUT ENGINEER'S OBSERVATION.

NO CONCRETE SHALL BE PLACED IN EXCAVATION CONTAINING WATER OR ON FROZEN GROUND.

BACKFILL SHALL BE PLACED AGAINST BOTH SIDES OF WALLS SIMULTANEOUSLY. WALLS HAVING BACKFILL ON ONE SIDE ONLY SHALL NOT HAVE BACKFILL PLACED AGAINST THEM UNTIL THE CONCRETE BASEMENT SLAB AND/OR FIRST FLOOR ARE IN PLACE.

FOUNDATION PLAN TO BE PREPARED BY COLORADO LICENSED ARCHITECT OR ENGINEER. REFER TO THE FOUNDATION PLAN AND SOILS REPORT FOR ALL INFORMATION CONCERNING THE FOUNDATION DESIGN, IE, FOOTING AND PAD SIZES, PIERS, VOIDS, DETAILS, PERIMETER DRAIN, FILL MATERIAL, REINFORCING, ETC.

SOILS REPORT TO BE ON HAND AT TIME OF FIRST INSPECTION.

MUDSILL SHALL BE 2x4 (MIN) REDUOOD OR PRESSURE TREATED LUMBER ON SILL SEAL WITH 1/2" x 10" ANCHOR BOLTS @ 4'-0" O.C. (MAX) AND 1'-0" (MIN) FROM EACH END OF EACH BOARD.

MAINTAIN 6" (MIN) EARTH TO WOOD SEPARATION ON EXTERIOR FOOTINGS, PADS AND PIERS.

FLATWORK:

PROVIDE 1/2" EXPANSION JOINT AT PERIMETER OF CONCRETE SLABS (FLOOR, PORCH, PATIO, GARAGE APRON, ETC.) AND AT ALL COLD JOINTS, FLUSH WITH SURFACE.

PROVIDE CONTROL JOINTS IN CONCRETE SLABS AS NECESSARY, (200 SQUARE FOOT MAXIMUM).

ALL UTILITY / MECHANICAL LINES THAT PROJECT THROUGH FLOOR SLABS SHALL BE SLEEVED WITH TWO LAYERS TYPE 15 FELT.

ALL INTERIOR FLATWORK SHALL HAVE A TROUJEL FINISH.

ALL EXTERIOR FLATWORK SHALL HAVE A BROOM FINISH WHICH RUNS PERPENDICULAR TO THE FLOW OF TRAVEL.

REFER TO SOILS REPORT FOR REINFORCING AND SLAB FILL.

IN HOT WEATHER (10' OR ABOVE), CURING COMPOUND SHALL BE APPLIED TO THE CONCRETE IMMEDIATELY AFTER FINISHING.

IN COLD WEATHER (40' OR BELOW) PROTECT CONCRETE WITH INSULATED CONCRETE BLANKETS (KEEP AT 10' F).

MIN. INSULATION VALUES FOR PRESCRIPTIVE METHOD (IECC SECTION R402.12):

DOOR 4 WINDOW U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
CEILING R-VALUE	49
2x4 WALLS	13 + 5
2x6 WALLS R-VALUE	20
2x8 WALL R-VALUE	13/11
FLOORS OVER GARAGE OR OUTSIDE	30
RIM JOIST R-VALUE	SAME AS WALLS
BASEMENT WALL R-VALUE	10 CONTINUOUS
BASEMENT WALL R-VALUE	13 CAVITY
SLAB R-VALUE / DEPTH	10 / 2 FT
CRAWLSPACE WALL R-VALUE	15 CONTINUOUS
CRAWLSPACE WALL R-VALUE	15 CAVITY

PROVIDE POLYETHYLENE VAPOR BARRIER ACROSS THE INSIDE FACE OF STUDS.

IN CRAWLSPACES: PROVIDE 6 MIL POLYETHYLENE SHEETS OVER ENTIRE GROUND AREA AND UP THE EXTERIOR FOUNDATION WALLS TO THE MUD SILL.

TIMBER:

ALL WOOD FRAMING SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION, RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

SAUN LUMBER FRAMING MEMBERS SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES UNLESS NOTED OTHERWISE ON PLANS.

- 2x4 AND SMALLER - HEM FIR - CONSTRUCTION
- 2x6 AND LARGER - HEM FIR - No. 2
- 4x AND LARGER - HEM FIR - No. 1

ALL FLYWOOD WEB JOISTS SHALL BE 'BCI'S' MANUFACTURED BY BOISE CASCADE, OR APPROVED SUBSTITUTE.

LUMBER FOR ALL GLUED LAMINATED BEAM MEMBERS 'GLU-LAM'S' (GL) SHALL BE COMBINATION 24 F-V8, DF/DF, OR BETTER, PER ANSI/AITC A190-1992, AMERICAN NATIONAL STANDARD INSTITUTE/AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, D 3731-89A OF THE ASTM.

'LAMINATED VENEER LUMBER' BEAMS (LVL) SHALL BE MANUFACTURED BY BOISE CASCADE, PO - 3200 PSL.

SHEATHING PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN FLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE US. PRODUCT STANDARD F91-95 OR NATIONAL RESEARCH BOARD REPORT NO. NRB-108, LATEST EDITION.

ALL ROOF SHEATHING SHALL BE 5/8" THICK GRADE C-D APA RATED SHEATHING EXPOSURE 2. MINIMUM PANEL IDENTIFICATION SHALL BE 40/240. FLYWOOD ROOF NAILING SHALL BE 10d COMMON NAILS @ 4" O.C. (MAX) AT ALL EDGES AND BOUNDARIES, UNLESS NOTED OTHERWISE ON PLANS. NAILING ALONG INTERMEDIATE MEMBERS SHALL BE 12" O.C. (MAX).

ALL COMBINED SUBFLOOR-UNDERLAYMENT FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE VENEER-FACED APA RATED STURD-I-FLOOR EXPOSURE I DF OR BETTER.

PLYWOOD FLOOR NAILING SHALL BE 10d DEFORMED SHANK NAILS @ 6" O.C. (MAX) AT ALL SUPPORTED EDGES UNLESS NOTED OTHERWISE ON PLANS. NAILING ALONG INTERMEDIATE MEMBERS SHALL BE @ 10" O.C. (MAX).

ALL FLYWOOD FOR SHEAR WALLS SHALL BE 1/2" STRUCTURAL I APA RATED SHEATHING EXPOSURE I. ALL PANEL EDGES SHALL BE BACKED WITH (MIN) 2" NOMINAL FRAMING. NAILING SHALL BE PROVIDED WITH 10d COMMON NAILS @ 4" AT PLYWOOD PANEL EDGES AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS, WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOISTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

GLUE FLOOR PLYWOOD TO JOISTS PER AMERICAN FLYWOOD ASSOCIATIONS GLUED FLOOR SYSTEM RECOMMENDATION.

PROVIDE SOLID BLOCKING AT ALL UNSUPPORTED FLYWOOD EDGES. SOLID BLOCKING SHALL BE (MIN) NOMINAL 2" WIDE x 4" DEEP.

PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH 8'-0" DIMENSION PERPENDICULAR TO JOIST FRAMING, STAGGER JOINTS, PANELS TO BE CONTINUOUS OVER (7) OR MORE SPANS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING @ PANEL ENDS AND 1/8" AT PANEL EDGES UNLESS RECOMMENDED OTHERWISE BY PANEL MANUFACTURER.

DESIGN OR PREFABRICATED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES', TFI-95, AND SHALL BE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN COLORADO. TRUSSES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. PROVIDE CALCULATIONS WITH SEAL AND SIGNATURE OF DESIGN ENGINEER.

END BOLTS SHALL BE ASTM-307.

END OF 'GLU-LAM' BEAMS SHALL BE ACCURATELY CUT TO PROVIDE UNIFORM BEARING.

ALL FLYWOOD WEB JOIST SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SUBSTITUTIONS SHALL MEET OR EXCEED THE DESIGN VALUES OF THE JOISTS AS SPECIFIED ON THESE PLANS.

ALL FLYWOOD WEB JOIST BRIDGING, BLOCKING AND OTHER ACCESSORIES SHALL BE FURNISHED BY THE JOIST MANUFACTURER AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AND AS SHOWN ON PLANS.

INSTALL BLOCKING PANELS BETWEEN ALL FLYWOOD WEB JOISTS AT ALL SUPPORTS. SOLID BLOCKING SHALL BE SAME DEPTH AS ADJACENT JOISTS AND NOT LESS THAN 2" NOMINAL THICKNESS UNLESS NOTED OTHERWISE ON PLANS.

DOUBLE AND TRIPLE BUILT-UP SOLID SAUN WOOD MEMBERS SHALL BE SPIKED TOGETHER WITH (7) 10d NAILS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.

DOUBLE FLYWOOD WEB JOISTS SHALL BE PROVIDED WITH BACKER BLOCKS @ 48" O.C. (MAX) BETWEEN THE JOISTS AND SPIKED TOGETHER THRU THE BACKER BLOCKS. BACKER BLOCKS SHALL BE PROVIDED @ ALL LOCATIONS @ WHICH JOISTS FRAME INTO A DOUBLE FLYWOOD WEB JOIST, AND @ BEARING LOCATIONS.

NAILS FOR FLYWOOD SHALL BE COMMON NAILS.

BOLT HOLES IN 'GLU-LAM' MEMBERS SHALL BE FIELD DRILLED AFTER MEMBERS ARE IN PLACE TO INSURE POSITIVE UNIFORM BEARING.

(MIN) NAILING FOR ALL WOOD FRAMING SHALL CONFORM TO FASTENING TABLE NO 602.3 OF THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION, UNLESS NOTED OTHERWISE ON PLANS.

NOTE: ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD WHERE PERMITTED BY MANUFACTURERS FOR INSTALLATION OF SPECIFIC PRODUCTS (EG, ROOFING, FLOORING, STUCCO, ETC.).

CONCRETE:

MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' ACI 318-0. REFER TO FOUNDATION ENGINEER'S DRAWINGS AND REPORT FOR CONCRETE MIX DESIGNS, REINFORCING AND REQUIRED DETAILS.

CALCIUM CHLORIDE SHALL NOT BE ADDED TO CONCRETE.

STRUCTURAL STEEL:

ALL STEEL SHALL CONFORM TO THE 'STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL' ASTM DESIGNATION A-36 LATEST EDITION UNLESS NOTED OTHERWISE ON PLANS. STEEL PIPES SHALL CONFORM TO ASTM 501, Fy+36 ksi, OR ASTM A-53, TYPES 'E' OR 'S', GRADE B, Fy+36 ksi. STEEL TUBING SHALL CONFORM TO ASTM A-500, GRADE B, Fy+46 ksi.

ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC 'SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS', AND THE AISC 'CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' LATEST EDITION.

BEAM CONNECTIONS NOT DETAILED IN THE DRAWINGS SHALL BE DESIGNED BY THE STEEL FABRICATOR IN ACCORDANCE WITH TABLE I AND II OF PART 4 OF THE AISC 'MANUAL FOR STEEL CONSTRUCTION', EIGHT EDITION. BEAM REACTIONS NOT SHOWN ON PLANS OR DETAILS SHALL BE COMPUTED FROM THE DESIGN LOADS SHOWN ON THE DRAWINGS.

SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE ON PLANS.

FIELD CONNECTIONS SHALL BE MADE WITH 3/4" x ASTM A-307 BOLTS UNLESS NOTED AL A-325 OR HIGHER STRENGTH BOLTS ON PLANS.

CONNECTIONS NOTED AS A-325 OR HIGHER STRENGTH SHALL BE MADE WITH ASTM A-325 FRICTION TYPE HIGH STRENGTH BOLTS.

EQUIVALENT WELDED CONNECTIONS MAY BE SUBSTITUTED FOR BOLTED CONNECTIONS WITH ARCHITECTS APPROVAL.

ALL WELDING SHALL BE DONE BY A CERTIFIED WILDER AND SHALL CONFORM TO 'AISC STRUCTURAL WELDING CODE' (AISC D11) LATEST EDITION.

WELD SIZES NOT OTHERWISE SHOWN SHALL BE (MIN) CONTINUOUS 1/4" FILLET WELD, OR EQUAL TO THE THICKNESS OF THE THINNER MATERIAL, WHICHEVER IS LESS.

ALL WELDING SHALL BE DONE WITH AUSA51 OR A55 E70 XX ELECTRODES.

AREAS WITHIN 2' OF FIELD WELDS SHALL NOT BE PAINTED UNTIL AFTER WELDING. FIELD WELDS, BOLT HEADS, NUTS AND OTHER SURFACES NOT SHOP PAINTED AND SURFACES ABRASED DURING SHIPPING OR ERECTION SHALL BE FIELD PAINTED IMMEDIATELY AFTER ERECTION.

ALL STEEL SHALL RECEIVE ONE SHOP COAT OF TNEMC93 OR RUSTOLEUM 1069 RED METAL PRIMER.

FRAMING: ALL FRAMING LUMBER SHALL BE 848, KILN DRIED, AND SHALL BEAR MANUFACTURER AND GRADE STAMP, AND SHALL CONFORM TO THE FOLLOWING, (EQUAL OR BETTER)

LOCATION	SPECIES & GRADE	SIZE
MUDSILL	REDWOOD OR PRESSURE TREATED LUMBER CONSTRUCTION GRADE	950 9MU 0.9
2x JOISTS	HEM-FIR 2 OR BETTER	1150 8MU 1.4
PLATE BRACKETS, BLOCKING		
STUDS	HEM-FIR 2, CONST. GRADE OR WESTERN WOODS CONST. GRADE	915 8MU 1.2 715 8MU 0.9
HEADERS, COLUMNS	HEM-FIR 2 OR BETTER fc = 825 2x4, 815 2x6 fc = 245 4x = 15	1000 9MU 1.4
FURRING, NON-STRUCTURAL BLOCKING	WESTERN WOODS CONSTRUCTION GRADE	515 9MU 0.9
DECK FRAMING	HEM-FIR 2 (OR BETTER)	1150 8MU 1.4
BCI JOISTS	AS NOTED ON FRAMING PLANS	2800(1 1/2) 2.0
VERSA+LAMS	4x = 285	75 = 3100 PSL
GLULLAMS	AS NOTED ON FRAMING PLANS	

ROOF SHEATHING 1/16" CDX PLYWOOD, 32/16 PANEL INDEX (OR OSB.)

WALL SHEATHING 1/2" CDX PLYWOOD (OR OSB.)

FLOOR SHEATHING 3/4" TAG PLYWOOD, GLUED & NAILED, 32/16 PANEL INDEX

ALL POSTS, COLUMNS AND MULTIPLE STUD COLUMNS SHALL BE BLOCKED SOLID AT FLOOR LEVELS AND NAILED @ 12" O.C. FULL HEIGHT FROM BEAM/HEADER BEARING TO FOUNDATION.

WIND BRACING SHALL BE 4x8 SHEETS OF 1/2" CDX PLYWOOD OR 1x4 LET-IN BRACING AT ALL CORNERS AND @ 20'-0" O.C. (MAX).

PLYWOOD SHEAR WALLS WHERE REQUIRED, SHALL BE CONSTRUCTED WITH ALL PANEL EDGES BLOCKED SOLID. USE 8d COMMON NAILS @ 4" O.C. AT PANEL EDGES AND 10" O.C. AT INTERMEDIATE MEMBERS. PLYWOOD SHALL BE 1/2" CDX, 32/16 PANEL INDEX.

ALL NAILING SHALL BE IN ACCORDANCE WITH 2015 I.R.C. TABLE 602.3

ELEVATION:

PROVIDE 26 GAUGE GALVANIZED IRON FLASHING AT ALL ROOF PENETRATIONS, ROOF VALLEYS, AND ROOF TERMINATING WALLS.

ALL HARDBOARD OR WOOD TRIM AND EXPOSED WOOD TO BE PAINTED OR STAINED (SEE DRAWINGS).

WHERE NECESSARY, STEP TOP AND/OR BOTTOM OF FOUNDATIONS AND FOOTINGS TO FOLLOW FINISH GRADE.

EXTERIOR PORCH STAIRS TO HAVE 1" (MAX) RISERS AND 11" (MIN) TREADS.

WINDOW:

SIZES AND OPERATIONS OF WINDOWS SUBJECT TO MINIMAL CHANGE.

MAINTAIN EGRESS REQUIREMENTS IN BEDROOMS: NET CLEAR OPENABLE AREA OF 5.1 SQ. FT., (MIN) NET CLEAR OPENABLE HEIGHT DIMENSION OF 24", (MIN) NET CLEAR OPENABLE WIDTH DIMENSION OF 20". FINISHED SILL HEIGHT OF NOT MORE THAN 44" AFF.

GLAZING SHALL BE TEMPERED WHEN THE GLAZING PANEL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE. GLAZING SHALL ALSO BE TEMPERED IN WINDOWS WHERE THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE WALKING SURFACE.

STUCCO:

APPLY PORTLAND CEMENT SCRATCH / BROWN AND ELASTOMERIC FINISH COATS TO FIBERGLASS MESH ON BUILDING PAPER ATTACHED TO SHEATHING. PROVIDE CASING BEADS, CORNER BEADS, WEEP SCREWS, EXPANSION JOINTS, CONTROL JOINTS, LATH, ETC. AS REQUIRED TO PROVIDE INDUSTRY STANDARD AND CODE COMPLIANT STUCCO FINISH. COORDINATE FLASHING AND SEALANTS AS REQUIRED FOR PROPER MOISTURE PROTECTION. APPLY PORTLAND CEMENT BROWN COAT WITH TEXTURE AS SELECTED BY OWNER. APPLY ACRYLIC ELASTOMERIC FINISH COAT. COLOR AND FINISH AS SELECTED BY OWNER.

THERMAL AND MOISTURE PROTECTION FLASHING:

IN ADDITION TO COMPLYING WITH PERTINENT CODES AND REGULATIONS, FLASH ALL VALLEYS, RIDGES, WINDOWS, DOOR HEADS, JOINTS OF DISSIMILAR MATERIALS, LOCATIONS SPECIFIED IN THE DRAWINGS AND ANY OTHER LOCATION NECESSARY TO PREVENT THE PENETRATION OF MOISTURE INTO THE STRUCTURE. INSTALL FLASHING AND SHEET METAL USING MATERIALS AND METHODS AS RECOMMENDED IN THE CURRENT EDITION OF THE 'ARCHITECTURAL SHEET METAL MANUAL', PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA).

A. ALUMINUM FLASHING SHALL CONFORM TO ASTM B209, AND BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.

B. GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A526, 0.020" COPPER, 26 GAUGE (0.0191") ASTM A525 DESIGNATION G 90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED.

C. BACK PAINT FLASHINGS WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METALS, OR WHERE HEADLAPS OCCUR.

D. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONNECTIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/WEATHERPROOF PERFORMANCE.

E. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 28 GAUGE GALVANIZED SHEET. CORROSION-RESISTANT METAL OR COPPER AND SHALL EXTEND AT LEAST 11" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4".

ROOF DRAINAGE SYSTEM

A. GUTTER: 3 3/4" DEEP X 5" WIDE (BACK 3" HIGH MINIMUM) ROUND 'STYLE K', 26 GAUGE GALVANIZED STEEL. PROVIDE A 5/8" WIDE EXPANSION JOINT AT 50 FT. MAXIMUM INTERVALS.

B. HANGER BRACKET/STRAP SUPPORTS: FASCIA MOUNTED CONCEALED GALVANIZED STEEL BRACKET 3/16" THICK X 1" WIDE AT 3 FT. O.C. AND ONE AT EVERY DOWNSPOUT LOCATION. BRACKET THICKNESS SHALL NOT BE LESS THAN TWICE THE GUTTER THICKNESS.

C. DOWNSPOUTS: 4" PLAIN RECTANGULAR, 26 GAUGE GALVANIZED STEEL. ENDS AND SURFACED HANGERS OF 24 GAUGE GALVANIZED STEEL, TWO PER DOWNSPOUT MINIMUM AND 8 FT. O.C. MAXIMUM.

ASPHALT SHINGLE ROOFING

A. ROOFING UNDERLATHMENT: ONE LAYER OF 15-POUND PER-SQUARE UNPERFORATED ASPHALT-SATURATED RAS FELT MEETING ASTM STANDARD D-226-81. PROVIDE A MINIMUM 2" HEAD LAP, 6" SIDE LAP AND DOUBLE AT VALLEYS UNDER ALL ROOFS.

B. SHINGLES:
1. PROVIDE W/L CLASS A TWENTY-FIVE YEAR WARRANTY SEAL-DOWN ASPHALT FIBERGLASS SHINGLES (MINIMUM NOMINAL WEIGHT OF 235 POUNDS PER SQUARE) MEETING THE FOLLOWING STANDARDS:
a. ASTM STANDARD D3018-82 TYPE I, D3462-83, E108-83, D3161-81.

b. FEDERAL SPECIFICATIONS 88-6-294A TYPE I AND 88-6-001534 CLASS A TYPE I

2. MANUFACTURERS: CERTAINTED ELK ROOFING PRODUCTS, GAF CORPORATION, GEORGIA-PACIFIC, MANVILLE CORPORATION, OWENS/CORNING FIBERGLASS, OR APPROVED EQUAL.

3. COLORS AND PATTERN SHALL BE CHOSEN FROM THE APPROVED MANUFACTURER'S STANDARD LINE.

C. FASTENERS
1. NAILS: HOT GALVANIZED OR ALUMINUM 12 GA. BARBED SHANK, 3/8" HEAD, SHARP POINTED STANDARD 1" OR OF SUFFICIENT LENGTH TO PENETRATE AT LEAST 3/4" INTO SOLID DECKING, OR TO PENETRATE THROUGH PLYWOOD SHEATHING.

2. STAPLES: PNEUMATICALLY APPLIED, ZINC-COATED, 16-GAUGE WITH MINIMUM CROWN WIDTH 15/16" AND OF SUFFICIENT LENGTH TO PENETRATE AT LEAST 3/4" INTO SOLID DECKING, OR TO PENETRATE THROUGH PLYWOOD SHEATHING.

D. VENTILATORS: ROOF VENTILATORS AND UNDEREAVE VENTILATORS SHALL BE BY LEIGH VENTILATORS OR APPROVED EQUAL. COLORS AND STYLES SUBJECT TO APPROVAL BY THE OWNER. SIZES AS SPECIFIED IN THE DRAWINGS.

E. PLASTIC CEMENT: TO MEET FEDERAL SPECIFICATION 88-C-1592, TYPE II.
F. ROOF LOADING: BEFORE ROOF SHINGLE INSTALLATION STACK SHINGLES ON ROOF AS RECOMMENDED BY THE MANUFACTURER.

DECKS:

DECKING: COMPOSITE DECK MATERIALS AND THICKNESS SHALL BE ICC APPROVED.

HANDRAILS: STAIRS WITH 4 OR MORE RISERS REQUIRE HANDRAILS INSTALLED BETWEEN 34'-38" ABOVE LANDING AND NOSING OF THE STAIR TREADS. THE GRIP OF THE HANDRAIL CANNOT BE LESS THAN 1-1/4" OR MORE THAN 2" IN DIAMETER. HANDRAILS MAY BE CONSTRUCTED OF 2x3 OR GREATER MATERIAL, PLACED ON END AND PROVIDED WITH A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE HANDRAIL PROFILE.

GUARDRAILS: PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER EXCEPT THAT THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH AND OPENINGS FOR REQUIRED GUARDRAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-3/8" TO PASS THROUGH.

LEDGERS: LEDGER BOARDS SHALL BE WEATHER PROTECTED BY AN APPROVED METHOD ('ZEE' FLASHING). LEDGERS MAY ONLY BE ATTACHED TO THE CANTILEVER OF A HOUSE IF THE FLOOR JOISTS ARE SECURED TO THE RIM WITH INVERTED HANGERS AND AS ADDITIONALLY DETAILED IN THESE DRAWINGS.

NAILS AND SCREWS: WOOD SCREWS AND NAILS MAY BE USED TO ATTACH DECKING TO JOISTS. NAILS SHALL BE USED FOR THE INSTALLATION OF HANGERS (NO SCREWS ALLOWED). END NAILING OR TOE NAILING OF JOISTS IS NOT ALLOWED - USE FULL HEIGHT HANGERS FOR ALL CONNECTIONS.

GENERAL PLUMBING NOTES:

ALL PIPING SHALL BE INSTALLED IN INTERIOR WALLS, PARTITIONS OR UNDERGROUND

DO NOT INSTALL PIPING IN UNINSULATED SPACES, EXTERIOR WALLS OR IN ATTIC

ANY PIPING IN CRAWL SPACES, IF IN DANGER OF FREEZING, SHALL BE INSULATED TO PROTECT FROM FREEZING

PROVIDE FLOOR DRAIN AT EVERY WATER HEATER LOCATION. PIPE WATER HEATER RELIEF VALVE TO FLOOR DRAIN, USING A 3/4" COPPER OR GALVANIZED, CONNECT WITH AIR GAP SEAL ANY FIRE RATED WALL OR CEILING PENETRATION WITH CODE APPROVED SEALANT AND APPROVED FITTING TO ENSURE CONTINUITY OF FIRE RATED ASSEMBLY

VERIFY THAT LENGTH AND SIZE OF DRYER VENTS WITH ELBOWS MEET THE DRYER MANUFACTURER RECOMMENDATIONS AND COMPLY WITH LOCAL CODES

PROVIDE ISOLATION VALVE AT 3/4" COLD WATER MAIN ENTERING STRUCTURE AND AT ALL FIXTURE CONNECTIONS

INSTALL ONE WATER HAMMER ARRESTOR

FURNISH AND INSTALL BACK FLOW PREVENTER AS REQUIRED PER CODE

INSTALL 3/4" PVC CONDENSATE DRAIN FOR COOLING COIL ON EACH AIR HANDLER. EACH CONDENSATE DRAIN SHALL CONSIST OF PRIMARY AND SECONDARY DRAIN PIPES. CONNECT TO FLOOR DRAIN, HUB DRAIN OR ANY BATHROOM FIXTURE DRAIN WITH AIR GAP. FURNISH AND INSTALL CEILING ACCESS DOOR IF HUB DRAIN IS INSTALLED ABOVE CEILING

PROVIDE CLEAN OUTS AS REQUIRED BY LOCAL CODES

PROVIDE HOT WATER CIRCULATION PUMP IF SELECTED AS AN OPTION BY THE OWNER.

MISCELLANEOUS:

MAINTAIN 6'-8" (MIN) HEADROOM AT ALL BEAMS AND MECHANICAL FURR-DOWNS FOR A (MAX) OF 5'-0".

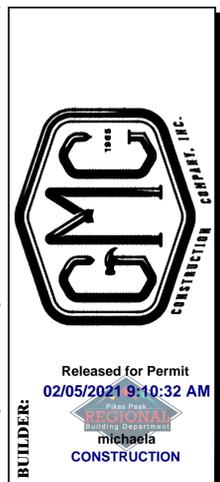
PROVIDE 1/2" TYPE 'X' GYPSUM BOARD UNDER STAIRS IF ENCLOSED AND ACCESSIBLE.

PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON CEILING AND COMMON WALL OF GARAGE.

ALL CONCRETE WALLS IN FINISHED AREAS SHALL HAVE 1/2" GYPSUM BOARD ON 2x4 FURRING STUDS @ 16" O.C.

FURNACE SHALL BE PROVIDED WITH OUTSIDE FRESH AIR

LP GAS BURNING APPLIANCES SHALL NOT BE PERMITTED IN BASEMENTS OR CRAWL SPACES (IF APPLICABLE).



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