STANDARD CONSTRUCTION NOTES

General-

1.All construction, plumbing, electrical and mechanical will comply with the IRC One and two Family Dwelling Code and State, County and Municipal Codes.

2.Construction shall comply with all Covenants, Conditions and Restrictions recorded against the land.

3.General contractor and all subcontractors will review plans for accuracy and verify all dimensions and compliance with above codes (see #1) prior to the start of construction. Bids submitted will be according to such review.

4.Safety, care of adjacent properties during construction, and compliance with all applicable safety regulations is, and shall be, the contractors and subcontractors responsibility.

5.All trees to be protected from damage of construction process and machines unless approved for removal by owner.

Concrete-

1.Concrete shall be 5-7% air entrained with a minimum compressive strength of:
a) 2500 psi for basement walls and foundations not exposed to weather and for basement slabs and interior slabs on a grade.
b) 3000 psi for basement foundation and exterior walls and other vertical work exposed to weather.
c) 3500 psi for carport and garage floor slabs for porches and steps exposed to weather. [Table R402.2].

2.All concrete form work to be adequately tied together and braced to form a true line, square corners and plumb walls.

3.All reinforcing bars shall conform to ASTM Spec (A625 Deformed bars with minimum yield stress of 40,000 psi) Welded wire fabric to be 6x6, 10/10, conforming to ASTM spec 185.

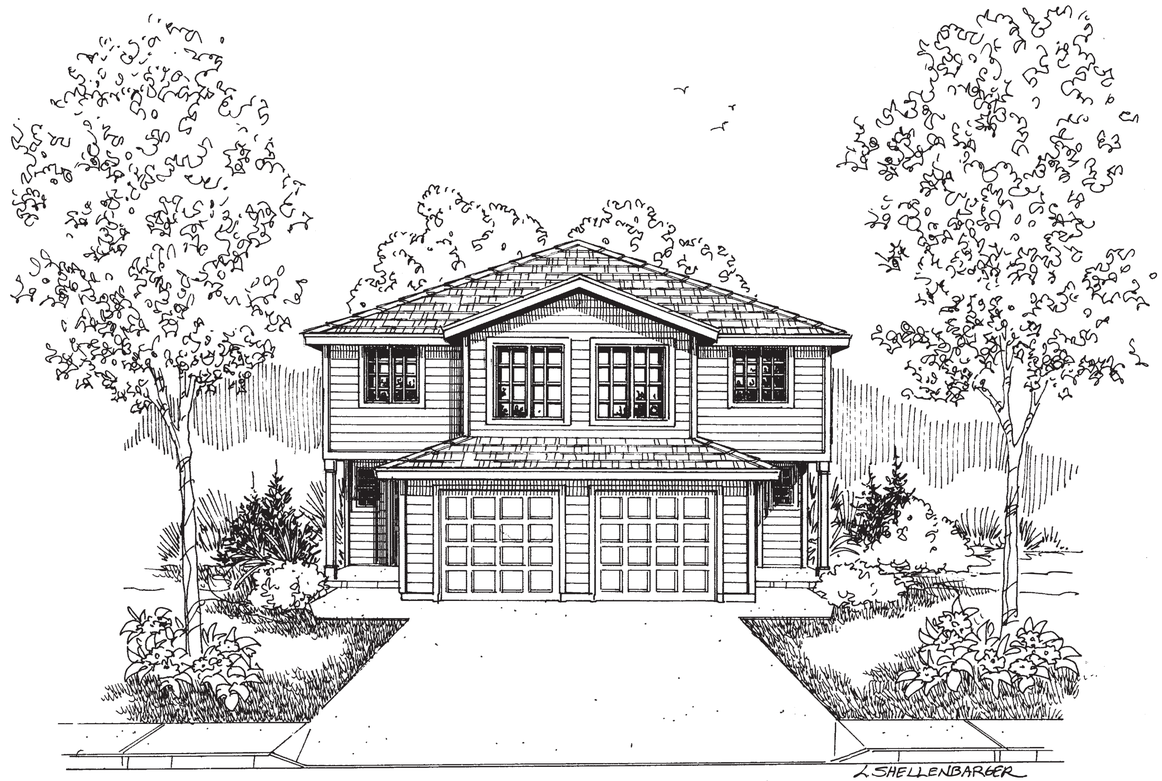
4.Poured footing to be poured on level (less the 1" in 10'-0" slope), undisturbed soil.

5.Install 3"X3"X0.229 plate washers between foundation sill plate and nut on all foundation bolts.

6.Crawl space venting minimum 1.0 sq.ft. for each 150 sq.ft. of foundation area.

Metal-

1.All flashing to be 24 ga. G.I. metal. Gravel stops and beam caps to be 22 ga. G.I. metal.
2.All framing connections to be Simpson Company, or approved equivalent.



Framing-

1.Exposed plywood to be exterior grade CCX. Nail 6" on edge 12" in field.

2.All dimension lumber to be Douglas Fir-Larch, 2x4 standard or better all other #2 or better unless noted otherwise.

3.All walls to be double plated, and plated joints will not be less than 48" apart. Top plate of interior partitions shall tie full into exterior wall plate.

4.Provide operable egress windows at basement and every sleeping room with a minimum clear opening of 5.7 sq.ft. (Ground floor egress window 5 sq.ft.) Least openable height: shall be net 24"; least openable width: shall be net 20"; sill height shall not be more than 44" above the floor. (R310.1).

5.Level changes at entries to be minimum 1/2" maximum 7 1/2".

6.Exterior bearing wall headers to be 4x8 #2 DF-L with 2" rigid insulation.

7.Interior bearing wall headers to be 4x6#2 df-l unless noted.

8.Plumbing walls to be 2x6 (verfiy with plumbing contractor).

9.Provide blocking for backing: Shower rod, 84" height; Towel rod, 42" height; Curtain rod, each side of all windows.

10.All pre-wiring for telephone, TV, Stereo etc. to be coordinated with owner.

11.All trusses to be per manufacturers engineering specifications. Truss details to be provided upon framing inspection. Truss manufacturer to verify all spans and configurations prior to truss fabrication.

12.Trusses shall not bear on interior partitions unless so designed.

13.Insulation baffles to be CDX plywood (or approved equal); no felt paper allowed. Use scrap if available.

Masonry-

1.Stone or Brick selected by owner.

2.Fire damper required except for gas fireplace.

3.Provide an outside air inlet, at least 6 square inches. The inlet shall be closable (dampered) from the building interior. Duct shall be non-combustible and continuous from the interior to the exterior of the building. The inlet shall be located near, or on the floor within 24 inches of the fireplace or appliance. [R1006]

Thermal Protection-

1.Insulation required as follows:
Exterior Walls; R-21
Floors; R-30
Ceiling; R-38
2X10 or 2X12 Rafter vaulted ceiling for a maximum of 50% of the heated floor space area shall be allowed with R-30 insulation.
Foundation Walls; R-11
Fourched Air Duct; R-8
Water Heater; R-11 wrap
Slab on Grade; R-15

2.Six millimeter black polyethylene (reinforced if under slab) ground cover required at foundation.

3.Vapor barriers at exterior walls (one dry cup rating or less).

4.Doors and windows to be weather-stripped.

5. Windows shall have a maximum U-0.35. Skylights: Maximum U0.60

6. Exterior doors shall have a maximum U-0.20. Exterior doors with >2.5 sq.ft. glazing shall have a maximum U-0.40 (double pane with low-e coating or tripple pane glazing shall be deemed to comply with the U-0.40 requirement).

Plumbing-

1.Fixtures to be identified by owner. Color to be white unless specified.

2.Plumbing waste lines to be located as follows: The center line of water closet waste line to be 12" from face of wall behind; Tub waste lines to be centered in wall behind controls and 15" face of side wall.

3.All wallboard joints, cut edges and pipe openings at tub and shower enclosures to be protected with a separate coat of tile adhesive used as sealer. Prior to application of the finish material, all openings around pipes, fixtures, etc. to be caulked with approved waterproof non-hardening caulking compound.

4.The maximum amount of water used by new plumbing fixtures: a) toilets: 1.6 gal. per flush; b) shower heads: 2.5 GPM; c)interior faucets: 2.5 GPM.

5.Showers shall be equipped with control valves of the pressure balance/ thermostatic mixing, or the combination pressure balance/thermostatic mixing valve type with high limit stops in accordance with ASME A112.18.1. [P-418]

6.Glass tub and shower doors to be safety glazed to comply with CPSC 16-CFR, Part 1201.

7.Plumbing contractor to install plumbing to minimize noise from use and protect structural support members.

8.Water heaters to be provided with pressure relief valves with provision to drain to exterior or approved drain.

9.Water heaters shall be anchored to resist horizontal movement. [P-508.2]

10.Storm water drains (within 5' of foundation wall) shall be of material as specified for sanitary drainage work. Storm water sewers (5' and beyond foundation) shall be of an approved material as per plumbing contractor.

Finish-

1.All finishes to be identified by owner, including cabinets, doors, and finish trim, etc.

2.Flash all exterior doors, windows, and horizontal wood trim as required.

3.Counter tops to be self edged, and coved. (or as per owner)

4.All open flames and glow elements to be minimum 18" above garage floor.

5.The garage shall be completely separated from the residence and its attic area by means of type"X" board or equivalent applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by type"X" board or equivalent. [R-302.6]

6.Skylights shall be of an approved kit design, or provide construction plans and details on site to be approved by the inspector before installation begins. All minimum glazing and curb requirements of R-308.6 shall be met.

7.Provide a minimum of 30" wide-space and 21" clear in front of all water closets. [Figure R307.1]

8.Minimum hallway width 36": finish wall to finish wall. [R-311]

9.Provide an approved smoke detector on all floor levels and at all sleeping areas. All detectors in "new construction" shall receive their primary source of power from the permanent built-in wiring, with battery back up in case power is interrupted. Smoke detectors shall not be located between sleeping areas and any cold air return. Coordinate location with field inspector. [R-314]

10.Recessed light fixtures installed in insulated cavities shall be labeled as suitable for being installed in direct contact with insulation, i.e. IC rated.

2000 SERIES

THE TOLIVER

434 Main St
Wareham,MA 02571
November 1, 2022

PROJECT:
60-020

SHEET 1 OF 7

NBE Management Corp

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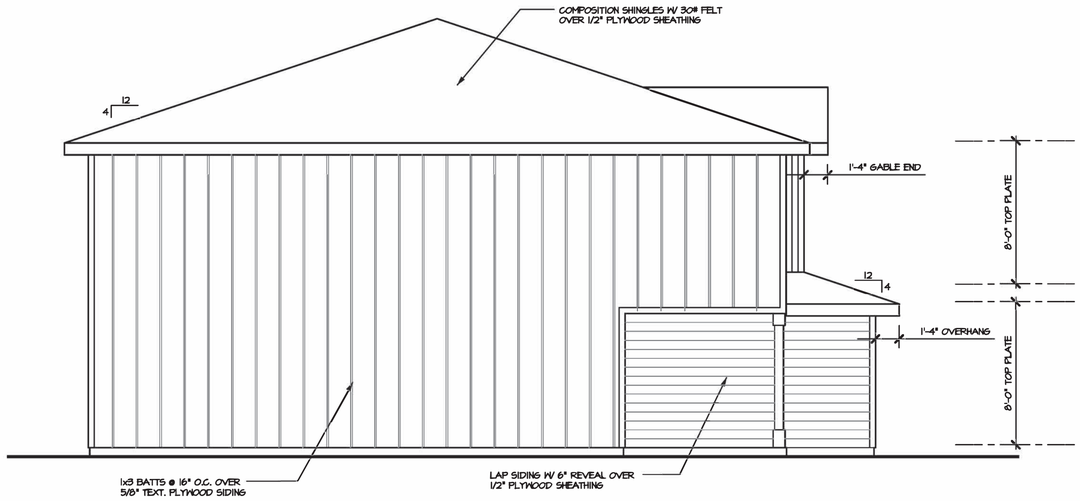
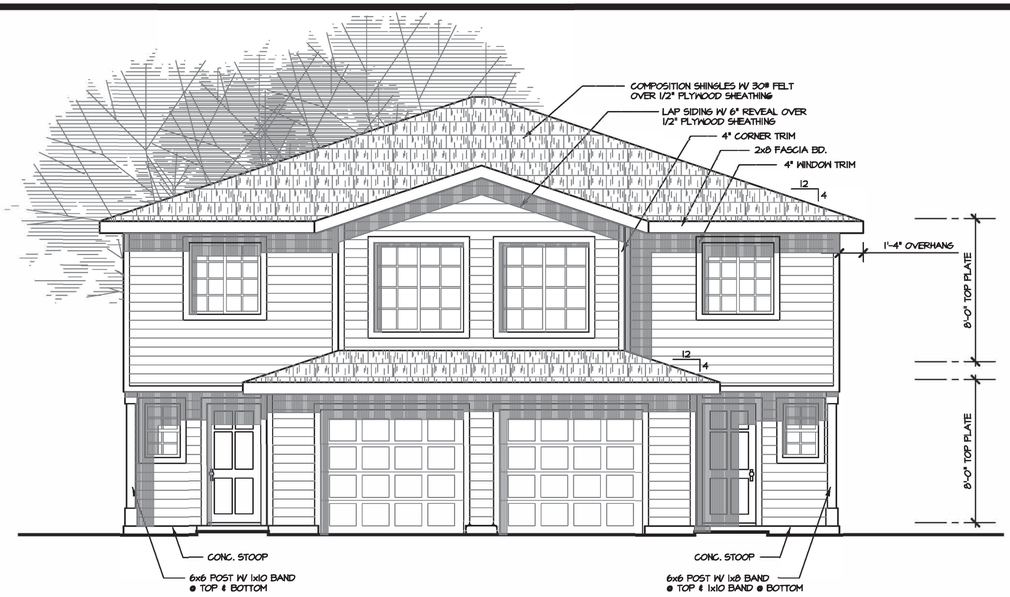


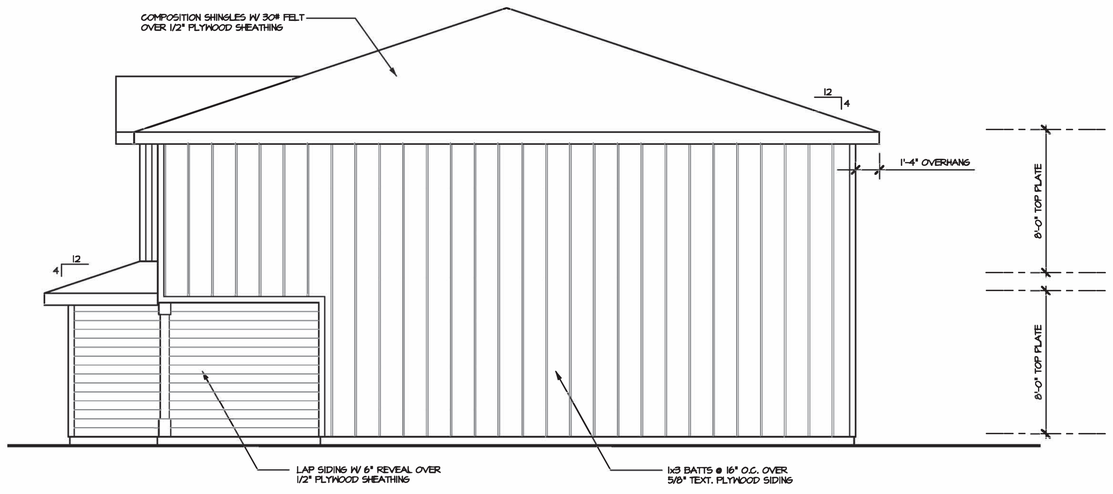
LEFT ELEVATION

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



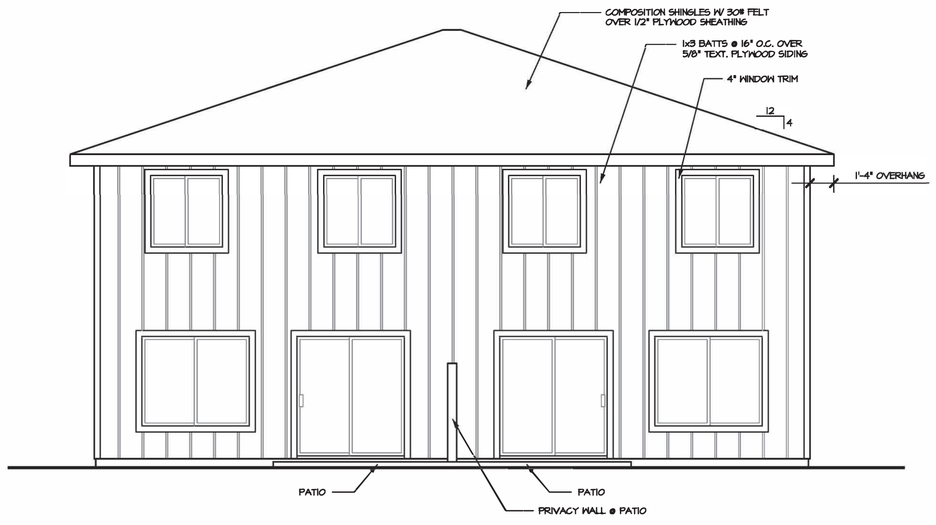
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

ASSUMED DESIGN LOADS:

LIVE LOAD @ FLOOR	=	40 PSF
DEAD LOAD @ FLOOR	=	10 PSF
LIVE LOAD @ ROOF	=	25 PSF
DEAD LOAD @ ROOF	=	7 PSF
LIVE LOAD @ DECKS	=	40 PSF
DEAD LOAD @ DECKS	=	10 PSF
SOIL BEARING PRESSURE	=	1500 PSF

NOTES:

OWNER & BUILDER/ CONTRACTOR(S) TO REVIEW PLAN FOR COMPLETENESS AND ACCURACY PRIOR TO CONSTRUCTION. NOTIFY ASSOCIATED DESIGNS INC. OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

NBE Management Corp

2000 SERIES

THE TOLIVER

434 Main St
Wareham,MA 02571
November 1, 2022

PROJECT: 60-020

SHEET 2 OF 7

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