

DETACHED SINGLE FAMILY DWELLING

THE FAIRFIELD B MODEL

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AREA SCHEDULE

FIRST FLOOR HEATED	1132 SF
SECOND FLOOR HEATED	946 SF
TOTAL HEATED AREA	2,078 SF
GARAGE	493 SF
COVERED PORCH	32 SF
TOTAL COVERED AREA	2,168 SF
BASEMENT	965 SF
OPT. PLAYROOM	300 SF

BUILDING CODE SUMMARY

Location: Any Location
 Proposed Use: Single Family Dwelling
 Owner: Client name - Client Address
 Contact Person: Name Telephone #: Client Telephone E-mail: Client e-mail

DESIGNER OF RECORD:

Designer: Name License #: Telephone #: E-mail:
 Architect James W. Wentling PA-Arch. # RA 008647B (215) 568-2551 JamesWentling
@wentlinghouseplans.com

BUILDING DATA:

Year Edition of Code: PA Uniform Construction Code (UCC)
International Residential Code 2009 Edition
 (Code for One- and two- family dwellings no more than 3 stories in height)

DESIGN LOADS:

Roof Live Load: 20 PSF
 Attic Live Load: 20 PSF
 Floor Live Load: 40 PSF

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:

Ground Snow Load: 30 PSF
 Design Wind Speed: 90 MPH Exposure: B Design Pressure: 25 PSF
 Seismic Design Category: B Use Group: D
 Weathering: Severe
 Frost Line: 36"
 Termite Decay: Moderate to Heavy
 Winter Design Temp.: 20
 Climate Zone: 4

ENERGY EFFICIENCY:

Minimum Insulation:
 Ceiling: R-38
 Walls: R-13
 Floors: R-19
 Glazing 'U' Value: 0.35 Max.

SOIL BEARING CAPACITIES:

Presumptive Bearing Capacity: 2,000 PSF

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SHEET	1

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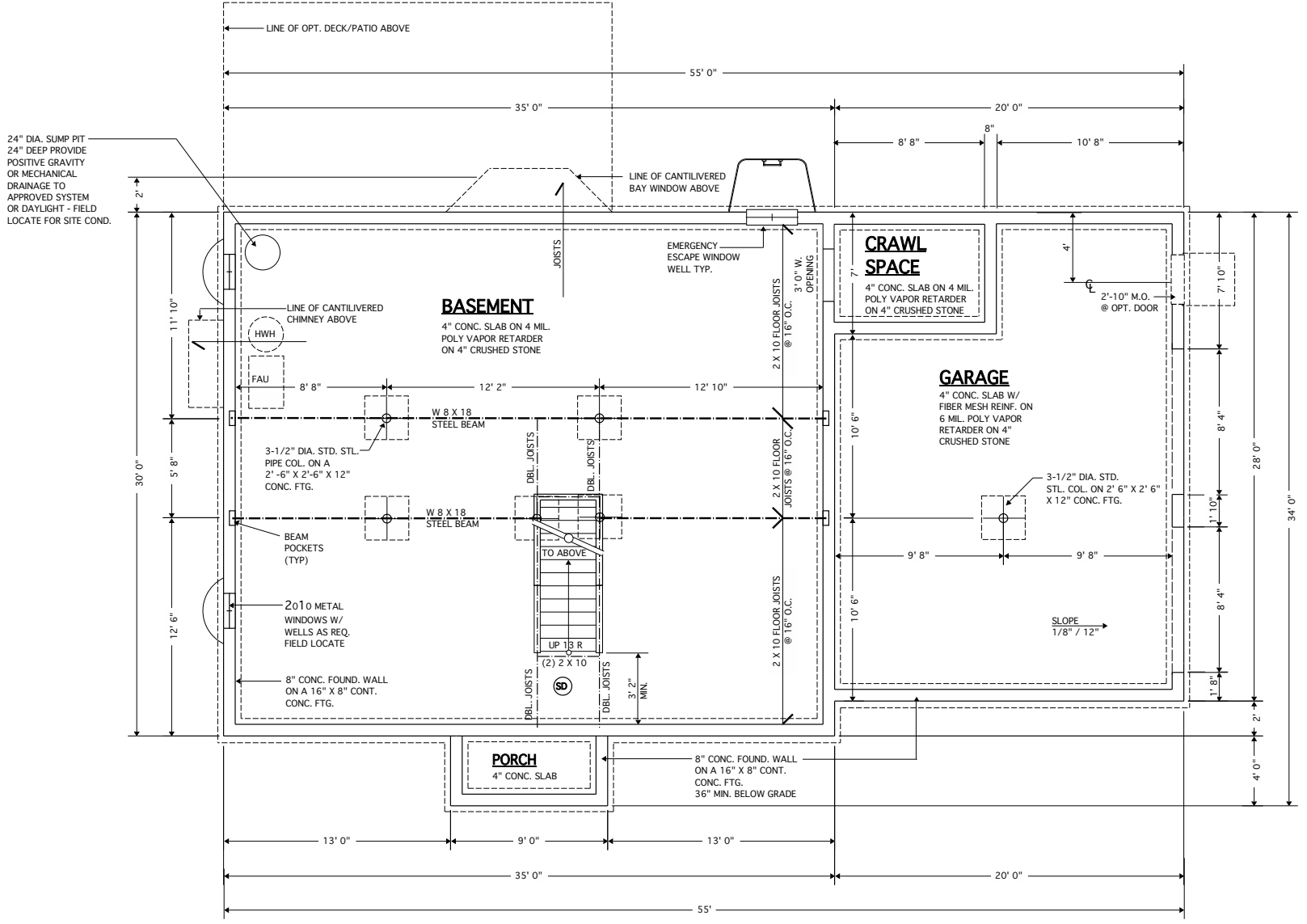


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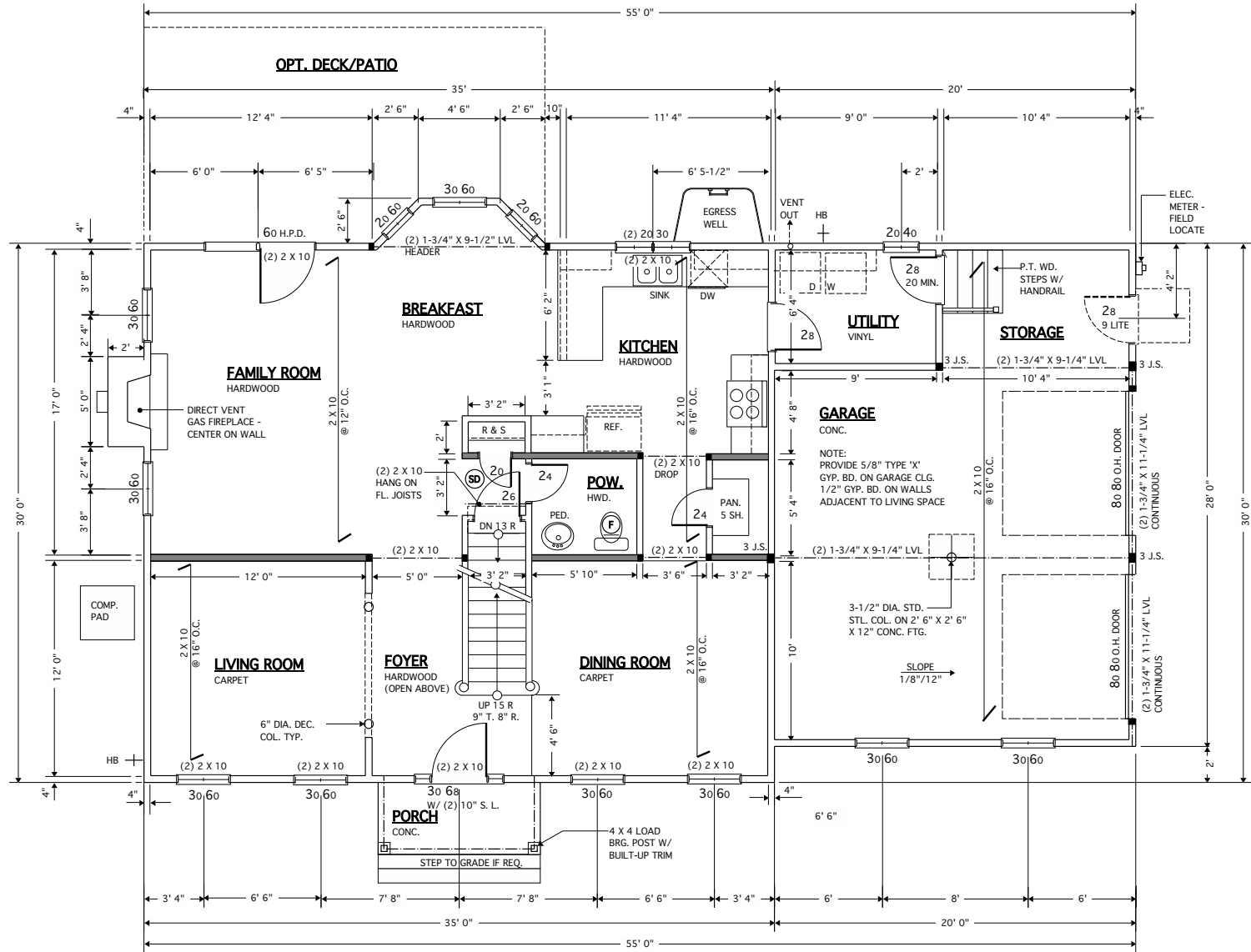
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BASEMENT FOUNDATION PLAN

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



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

- DENOTES INTERIOR BEARING WALL.
- DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE
- DENOTES SMOKE DETECTORS, HARDWIRED INTERCONNECTED W/ BATTERY BACK-UP SD
- DENOTES EXHAUST FAN MINIMUM 50 CFM F

NOTE: ALL EXTERIOR WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16" WOOD STRUCTURAL PANELS AND NAILED W/ 8d COMMON NAILS @ 6" O.C. AT EDGE, 12" O.C. AT FIELD UNLESS NOTED OTHERWISE.

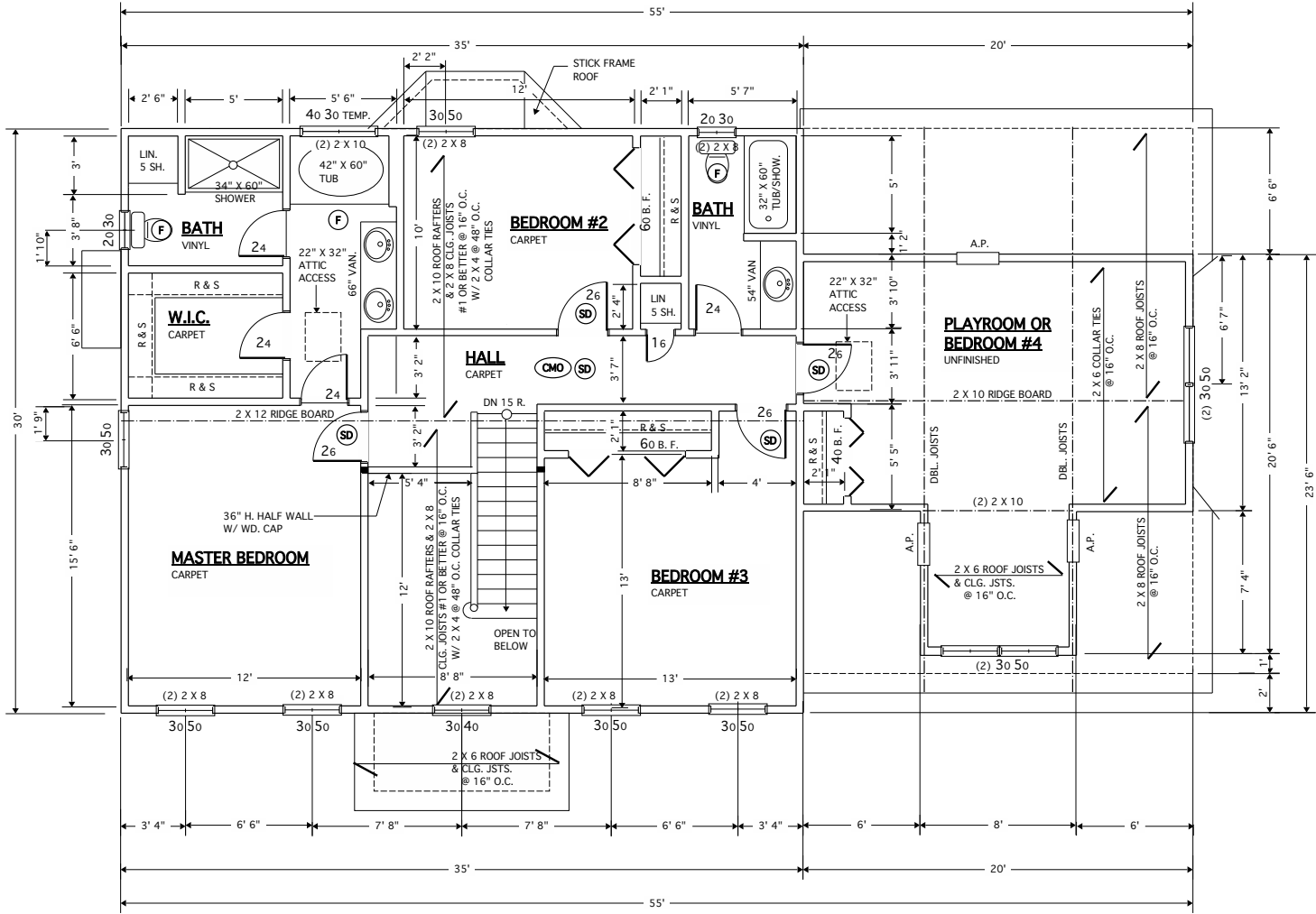
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SECOND FLOOR PLAN

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

DENOTES INTERIOR BEARING WALL DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE DENOTES SMOKE DETECTORS, HARDWIRED INTERCONNECTED W/ BATTERY BACK-UP DENOTES EXHAUST FAN MINIMUM 50 CFM	   
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NOTE: ALL EXTERIOR WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16" WOOD STRUCTURAL PANELS AND NAILED W/ 8d COMMON NAILS @ 5" O.C. AT EDGE, 12" O.C. AT FIELD UNLESS NOTED OTHERWISE.

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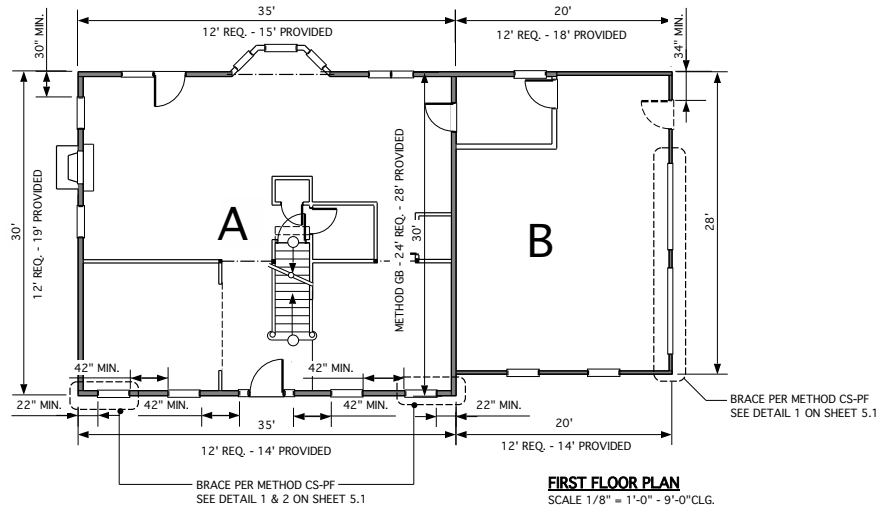
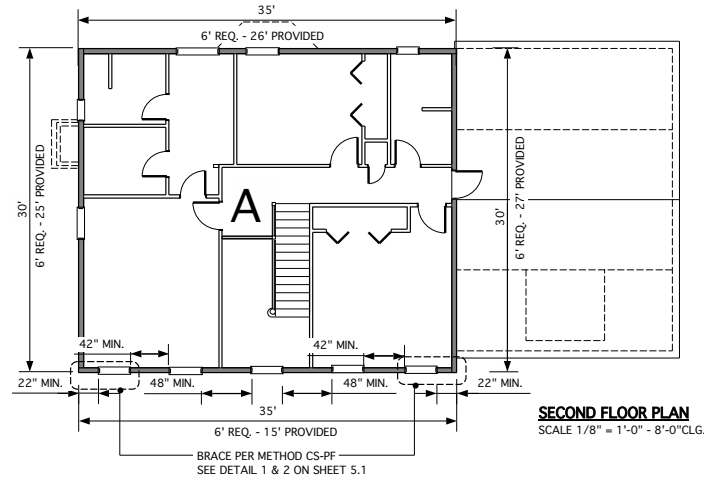
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WALL BRACED WALL LINES CALCULATIONS - CODE REFERENCE: 2009 IRC, SECTION 602.10.4 CONTINUOUS SHEATHING METHOD

TABLE R602.10.1.2 (1) 90 MPH OR LESS, METHOD CS AND GB WITH BRACED WALL LINE SPACING @ 40'

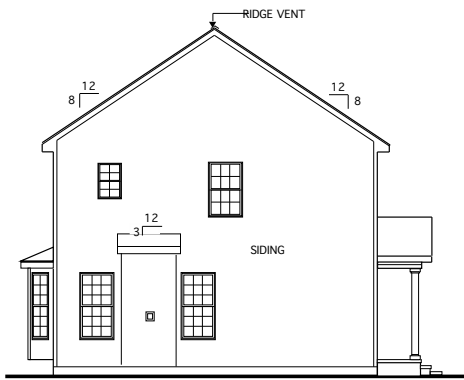
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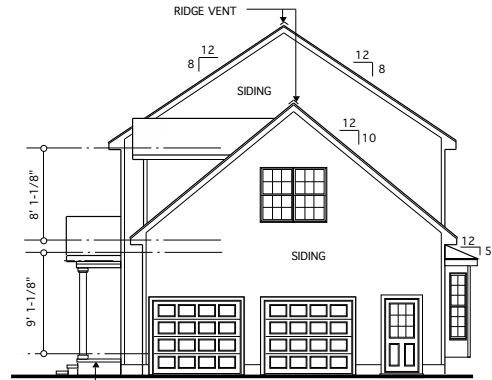
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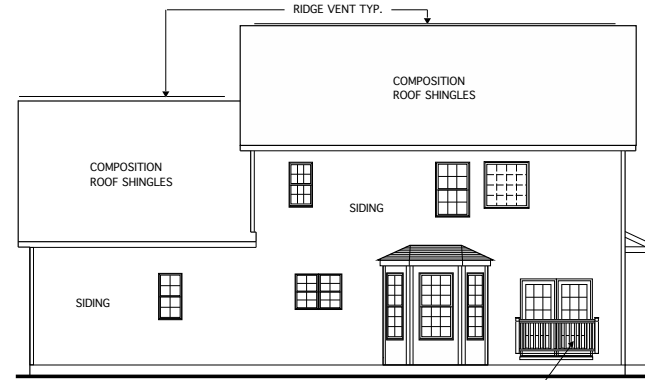
LEFT ELEVATION

SCALE: 1/8"=1'-0"



RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

INSTALL 36" H. RAILING W/ PICKETS OVER DOOR



FRONT ELEVATION

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

NOTES:
 - GUTTERS AND DOWNSPOUTS ARE REQ'D W/ A DISCHARGE OF 5 FT AWAY FROM FOUNDATION WALL
 - FLASHING REQ'D OVER EXT. DOORS AND WINDOWS

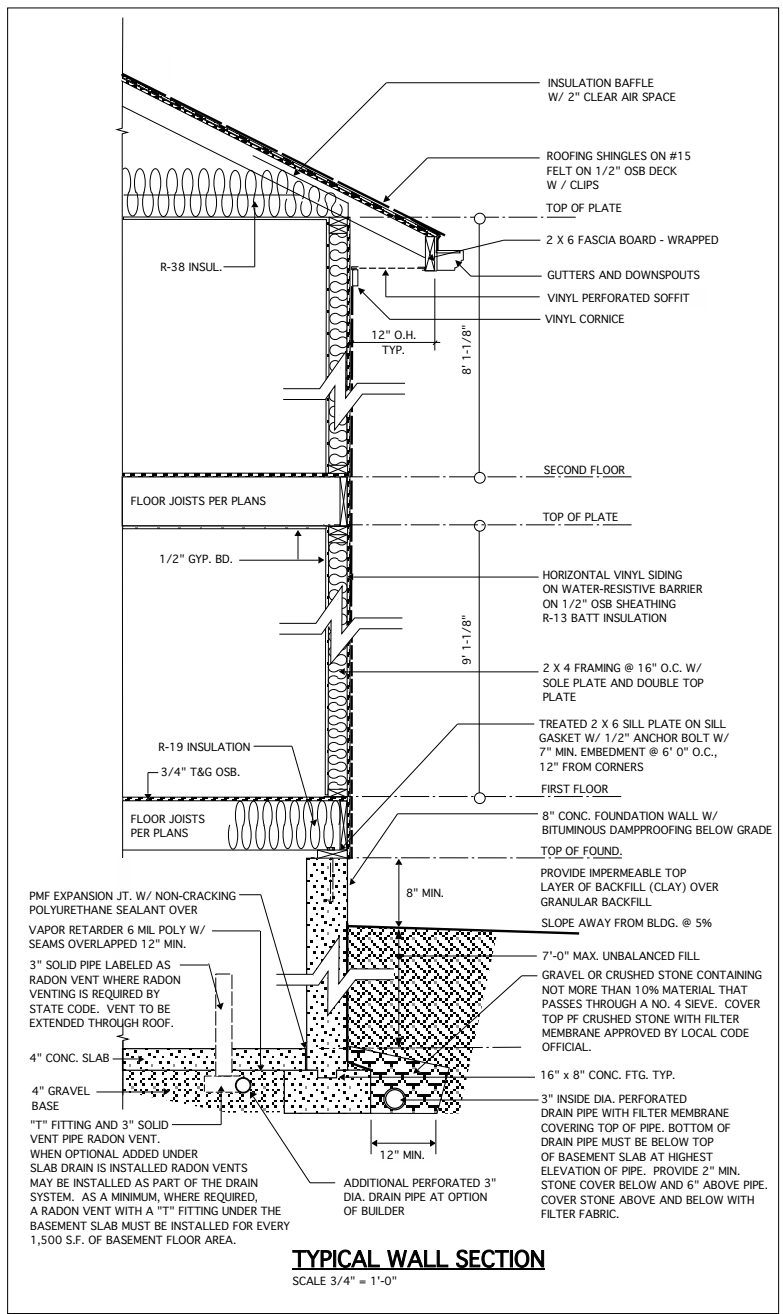
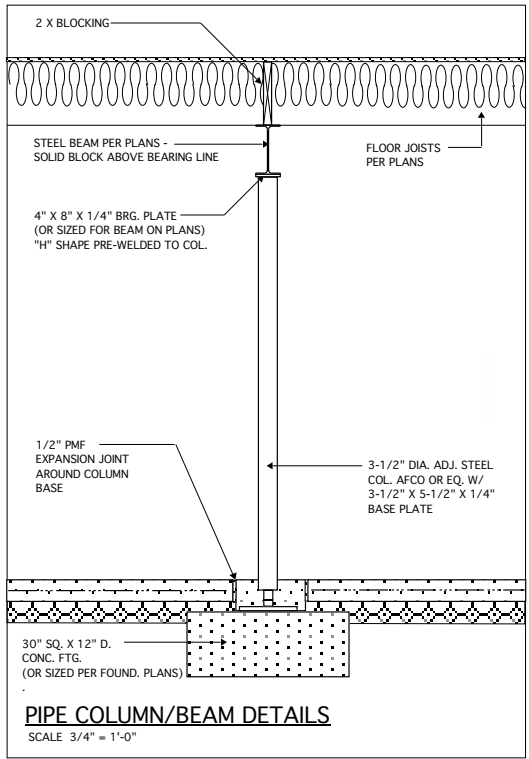
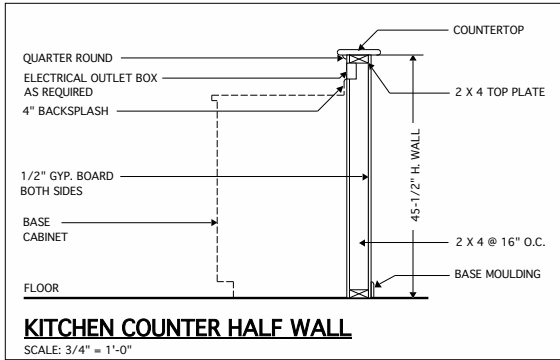
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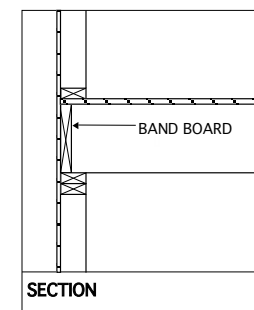
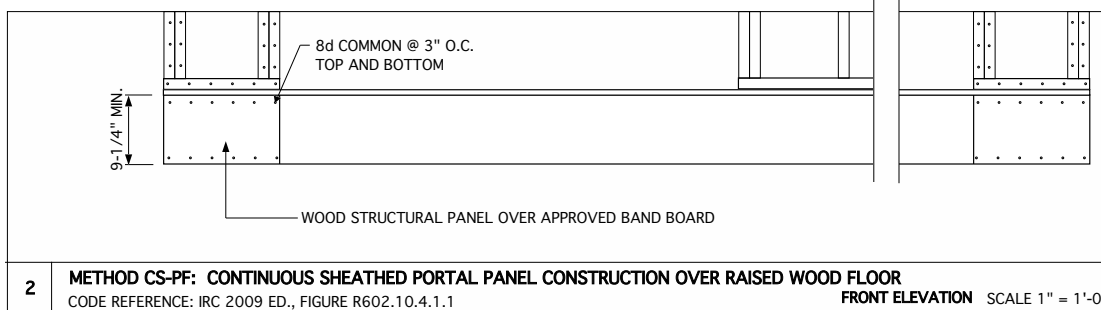
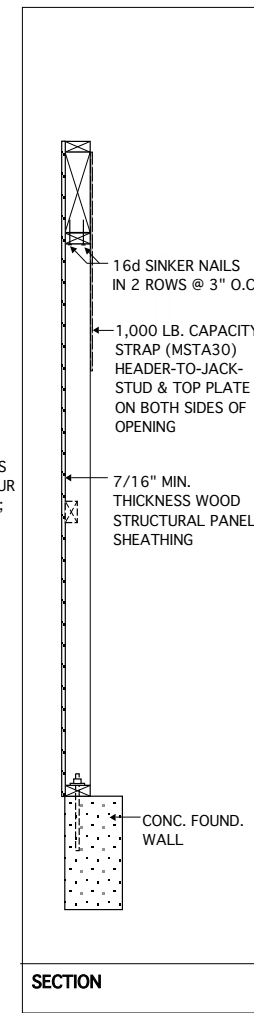
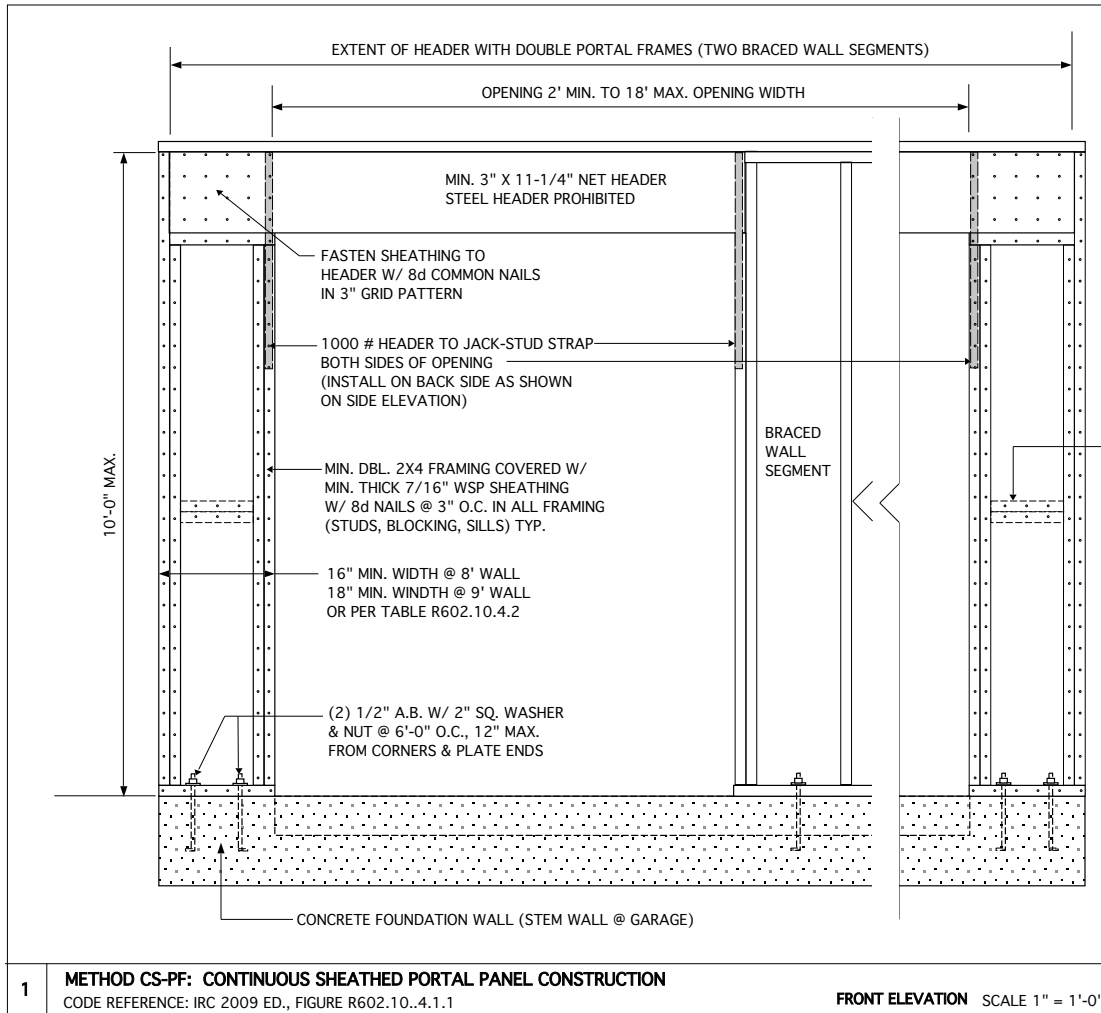


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GENERAL NOTES

01. GENERAL CONDITIONS

- STAIRS: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CURRENT CODE. STAIR INFORMATION - MAXIMUM STAIR RISER 8-1/4"; MINIMUM STAIR TREAD 9" WITH A 3/4" - 1-1/4" NOSING ON STAIRS WITH SOLID RISER. MINIMUM STAIR HEADROOM 6'-8" CLEAR MEASURED VERTICALLY FROM THE STAIR NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. MINIMUM CLEAR STAIR OPENING WIDTH SHALL NOT BE LESS THAN 36 INCHES. STAIRS WITH OPEN RISERS SHALL BE CONSTRUCTED TO PREVENT THE PASSAGE OF A SPHERE OF 4 INCHES OR MORE IN DIAMETER THROUGH THE RISER OPENINGS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES. THE GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.
- HANDRAILS AND GUARDRAILS: HANDRAILS MUST HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ONE AT LEAST ON SIDE OF STAIRWAYS OF FOUR OR MORE RISERS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. ALL STAIRWAY HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AND OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES MAX. OR APPROVED RAILS OF EQUIVALENT GRASPABILITY. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT AND SHALL BE INSTALLED AT ALL PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.
- WINDOW SUPPLIER IS TO CERTIFY THAT THE WINDOWS PROVIDED FOR BEDROOMS MEET THE GOVERNING BUILDING CODE EGRESS REQUIREMENTS. IF LARGER WINDOWS ARE REQUIRED THAN THOSE SHOWN ON THE PLANS, THE SUPPLIER SHALL NOTIFY THE BUILDER AND THE BUILDER SHALL SUBSTITUTE THE LARGER WINDOWS FOR THOSE SHOWN ON THE PLANS. THE BUILDER SHALL CONFIRM WINDOW SIZES BY COMPLETING THE ROUGH FRAME OPENINGS BEFORE THE WINDOWS ARE ORDERED. GLAZING AT ALL WINDOWS, DOORS, TUBS, FIXED GLASS PANELS, SIDELIGHTS, ETC. MUST MEET THE REQUIREMENTS OF THE GOVERNING CODE WITH SPECIAL ATTENTION PAID TO GLAZING AT HAZARDOUS LOCATIONS.
- ALL CRAWL OR ATTIC SPACES SHALL BE PROVIDED WITH VENTS TO ALLOW A FLOW OF AIR THROUGH THE SPACE. FREE VENT AREA IS TO BE AS FOLLOWS: CRAWL VENTS SHOULD EQUAL 1/150 OF GROUND AREA, ROOF VENTS 1/300 OF CEILING AREA WITH VENTS DISTRIBUTED PER THE GOVERNING BUILDING CODE. PROVIDE ACCESS OPENINGS TO CRAWL (18"x 24" MIN.) AND ATTIC (22" X 30" MIN. WITH 30" HEADROOM).
- WHERE DRAWINGS OR INFORMATION IS IN CONFLICT WITH OTHER DRAWINGS OR DETAILS, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER THAT A CLARIFICATION NOTICE CAN BE ISSUED.
- ALL COMPONENTS AND CLADDING SHALL BE ATTACHED FOR LOCAL WIND SPEED REQUIREMENTS.

02. SITE WORK

- PRESUMED SOIL BEARING CAPACITY 3,000 PSF ON UNDISTURBED SOIL. THE BUILDER IS RESPONSIBLE FOR VERIFYING THIS BEARING CAPACITY. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.
- THE BOTTOM OF ALL FOOTINGS SHALL BE BELOW THE FROST LINE AS DEFINED BY THESE SPECS, THE DRAWINGS OR THE GOVERNING BUILDING CODE AND/OR 12" MINIMUM.
- FOR BASEMENT CONDITIONS, THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE TOP OF A BASEMENT FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED DISTANCES FOR THE WALL THICKNESS AS SHOWN IN THE INTERNATIONAL RESIDENTIAL CODE, TABLES R-404.1.2 (2-9)
- DO NOT BACKFILL UNTIL WALLS HAVE CURED AND THE ENTIRE BUILDING STRUCTURE ABOVE IS IN PLACE. BACKFILL SHALL BE CLEAN GRANULAR FILL, FREE OF ORGANIC MATERIAL, PLACED IN 8" LAYERS EQUALLY ON ALL SIDES, COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557.
- FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1" PER FOOT FOR A MINIMUM DISTANCE OF 8 FEET FROM THE BUILDING.
- TERMITE TREATMENT - POISON INTERIOR AND EXTERIOR EARTH AT PERIMETER WITH EPA APPROVED TERMICIDE PER HUD MPS. PROVIDE TERMITE SHIELDS WHERE SHOWN ON PLANS.
- FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF ONE INCH PER FOOT FOR A MINIMUM DISTANCE OF 8 FEET FROM THE BUILDING.

03. CAST-IN-PLACE CONCRETE

- CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI IF NOT EXPOSED TO WEATHER. EXTERIOR SLABS TO BE 3,500 PSI, MIN. 5% & MAX. 7% AIR ENTRAINED CONCRETE.
- CONCRETE PLACEMENT SHALL COMPLY WITH RECOMMENDATIONS OF ACI 332-04.
- CONCRETE SLABS SHALL HAVE W/F REINFORCEMENT 6 X 6, W1.4 X W1.4 PER ASTM D-2103 LOCATED MIDWAY THROUGH THE SLAB THICKNESS. ALL SLABS TO BEAR ON COMPACTED GRANULAR FILL.
- REINFORCING STEEL WHERE SHOWN ON PLANS SHALL CONFORM TO ASTM-A615, GRADE 60 MIN., DEFORMED.
- PROVIDE A 6 MIL POLYETHYLENE MOISTURE BARRIER MEMBRANE UNDER INTERIOR CONCRETE SLABS AND WHERE INDICATED ON THE DRAWINGS. LAP SHEETS 6" MIN. AT JOINTS. VAPOR BARRIER TO BE BETWEEN SLAB & SUBGRADE
- EXTERIOR PORCH AND PATIO SLABS SHALL SLOPE AT A MINIMUM OF 1/8" PER FOOT TO DRAIN WATER AWAY FROM EXTERIOR WALLS.

04. MASONRY

- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C-90, GRADE N, NORMAL WEIGHT UNITS.
- MORTAR TO BE TYPE 'M' WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,000 PSI. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING EVERY OTHER COURSE. MORTAR TO MEET ASTM C270 STANDARDS.
- GROUT SHALL MEET THE REQUIREMENTS OF ASTM C 476 WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI. GROUT ALL CELLS RECEIVING ANCHORS AND THE TOP COURSE OF ALL BEARING WALLS.
- FACE BRICK SHALL BE STANDARD SIZE AND COMPLY WITH ASTM C 216, RUNNING BOND WITH TOOLED JOINT APPLICATION. SECURE BRICK VENEER TO WALL STUDS WITH GALV. METAL TIES AS SHOWN ON PLANS.
- APPLY A CEMENTIOUS PARGING COAT TO THE EXTERIOR OF ALL CMU BASEMENT WALLS.
- MANUFACTURED STONE OR EIFS - WHERE SHOWN ON PLANS, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

05. STRUCTURAL STEEL

- STEEL BEAMS AND PLATES SHALL CONFORM WITH ASTM SPECIFICATION A-36. STEEL COLUMNS SHALL CONFORM TO ASTM A-53.
- ALL STRUCTURAL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND "CODE OF STANDARD PRACTICES." ALL PIPE COLUMNS SHALL BE CONCRETE FILLED STANDARD WEIGHT STEEL COLUMNS IN ACCORDANCE WITH ASTM A 301, FY = 50 KSI, UNLESS NOTED OTHERWISE. STEEL COLUMNS SHALL BE SECURED TO STEEL BEAMS WITH WRAP AROUND STEEL CLAMPS OR BY TACK WELDING BEARING PLATE TO THE BEAM. STEEL COLUMNS AT BASEMENT LOCATIONS SHALL PENETRATE THE BASEMENT SLAB DOWN TO THE TOP OF THE COLUMN FOOTING BELOW SLAB.

06. WOOD

- FRAMING LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION WHICH PROVIDES THE FOLLOWING MINIMUM DESIGN VALUES:

MEMBER	GRADE	VALUES
JOISTS, BEAMS, HEADERS	#1, #2	FB = 1,000, E = 1,600,000
STUDS	# 3, STUD, STANDARD	FB = 775, E = 1,300,000
BLOCKING	TILTLY	FB = 300, E = 1,300,000

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "AMERICAN FOREST AND PAPER ASSOCIATION" (AF&PA), "WOOD FRAME CONSTRUCTION MANUAL" (WFCM-2001) AND SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE, R301.1.1.
- THE DESIGN LOADS FOR WOOD TRUSSES ARE AS PER THESE SPECS. THE GOVERNING BUILDING CODE AND ANS/TP1-2002 AND NDS-97. THE TRUSS MANUF. SHALL PROVIDE SHOP DRAWINGS, SEALED BY A STATE-LICENSED DESIGN PROFESSIONAL, FOR APPROVAL PRIOR TO FABRICATION. INSTALL TRUSSES AND ENGINEERED LUMBER IN STRICT ACCORDANCE WITH THE SHOP DRAWINGS AND WTCA - B1 AND WTCA - B2. ALL POINT LOADS, PARTIAL UNIFORM LOADS OR COMBINATIONS THEREOF SHALL BE DETERMINED BY THE TRUSS MANUFACTURER AND ACCOUNTED FOR IN THE DESIGN OF THE TRUSSES.
- PREFABRICATED WOOD-JOISTS SHALL BE RATED PER ASTM D5055-00. STRUCTURAL GLUED LAMINATED TIMBER (GLULAM) SHALL BE RATED PER ASTM D3737-99 AND IDENTIFIED AS REQUIRED IN AITC A190.1.
- HANGERS, ANCHORS AND FASTENERS, WHEN CALLED FOR IN SHOP DRAWINGS OR THESE DRAWINGS, SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS. USE FASTENERS RECOMMENDED OR PROVIDED BY THE MANUFACTURER.
- ALL HANGERS, FRAMING ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR GALVANIZED PER G185 RATING 'Z-MAX' COATING BY SIMPSON OR TRIPLE ZINC BY USP.
- BEAMS AND HEADERS ARE TO BEAR ON JACK STUDS AS NOTED ON THE PLANS, SHOP DRAWINGS, OR PER CODE. PROVIDE SOLID BLOCKING BELOW ALL JACK STUDS FORMING A CONTINUOUS BEARING LINE TO THE FOUNDATION.
- ALL LUMBER IN CONTACT WITH EARTH, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. FIELD TREAT SAWED, DRILLED OR NOTCHED TREATED LUMBER PER AWWA M4.
- PROVIDE STRUCTURAL SHEATHING WHERE NOTED ON PLANS. ALL WOOD SHEATHING SHALL BE APA RATED FOR INTENDED USE AND SUPPORT SPANS. INSTALL ROOF SHEATHING WITH "H" CLIPS BETWEEN TRUSSES.
- INSTALL FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STORIES, AND BETWEEN THE TOP STORY AND ROOF.
- EXTERIOR WALLS SHALL BE INSTALLED PER 2006 INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3.1
- ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE BUILDING CODE. PROTECT PLUMBING AND ELECTRICAL AND REINFORCE STUD WALL NOTCHES WITH 16 GA. METAL PLATES.

07. THERMAL AND MOISTURE PROTECTION

- PROVIDE AND INSTALL FIBER GLASS INSULATION WITH VALUES AS SHOWN ON THE DRAWINGS. FIT INSULATION TIGHT INTO SPACES AND LEAVE NO GAPS OR VOIDS. PROVIDE RIGID INSULATION WHERE SHOWN ON PLANS. AT WALLS TAPE JOINTS OR PROVIDE WEATHER-RESISTANT SHEATHING PAPER OVER.
- INSTALL FIBER GLASS/ASPHALT ROOF SHINGLES IN ACCORDANCE WITH MANUF. INSTRUCTIONS. SHINGLES ARE TO BE U.L. CERTIFIED TO MEET ASTM E 96. INSTALL # 15 FELT UNDER EXTERIOR TRIM AND ROOFING SHINGLES. OVERLAP EACH COURSE 2" HORIZONTALLY AND 4" VERTICALLY. NAIL TO HOLD IN PLACE.
- INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA. INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, EXTERIOR OPENINGS AND ELSEWHERE WHERE REQUIRED.
- INSTALL HORIZONTAL SIDING AND ACCESSORY COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS FOR INSTALLATION PRACTICES.

08. DOORS, WINDOWS AND GLASS

- DOORS SHALL CONFORM TO AAMA/WDMA MINIMUM STANDARDS AS APPLICABLE FOR DOOR TYPES SHOWN ON DRAWINGS. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
- ALL ALUMINUM AND/OR VINYL (PVC) AND/OR WOOD WINDOWS AND GLASS DOORS SHALL CONFORM TO THE R-25 VOLUNTARY SPECIFICATION(S) IN ANSI/AAMA/NWMA 101/1.S.2-97, BE LABELED WITH THE "AAMA" OR "WDMA HALLMARK" LABEL, HAVE THE SASH ARRANGEMENT(S) AND BE OF THE SIZE(S) SHOWN ON THE DRAWINGS. THERMAL TRANSMITTANCE TO BE U 0.35 OR BETTER AND SOLAR HEAT GAIN COEFFICIENT TO BE 0.40 OR BETTER PER NFRC 100-2001 AND NFRC 200-2001.
- INSTALLATION OF WINDOWS TO BE IN ACCORDANCE WITH AAMA 2400-02 "STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH A MOUNTING FLANGE IN STUD FRAME CONSTRUCTION". INSTALLATION OF SLIDING GLASS DOORS TO BE IN ACCORDANCE WITH CAWM 410-97 "STANDARD PRACTICE FOR INSTALLATION OF SLIDING GLASS DOORS WITH INTEGRAL MOUNTING FLANGE IN WOOD FRAME CONSTRUCTION".
- INSECT SCREENS TO BE IN ACCORDANCE WITH ANSI/SMA 1004, ANSI/SMA 2005, OR ANSI/SMA 3001.
- PROVIDE AND INSTALL HARDWARE PER OWNER'S SCHEDULE
- GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS GLASS DOORS SHALL HAVE TEMPERED GLASS. SEE IRC R308.
- GARAGE DOORS SHALL BE IN ACCORDANCE WITH ASTM E 330 OR ANSI/DASMA 108 AND SHALL MEET THE CRITERIA OF ANSI/DASMA 108.

09. FINISHES

- GYPSTUM WALL BOARD, GYPSUM SHEATHING MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH IRC R702.3 AND SHALL CONFORM TO ASTM C 36, C 79, C475, C 514, C630, C931, C 960, C 1002, C 1047, C 1177, C 1178, C 1278, C 1395, C 1396, AND IN ACCORDANCE WITH GA 253 APPLICATION OF GYPSUM SHEATHING PUBLISHED BY THE GYPSUM ASSOCIATION FOR THE APPLICABLE PRODUCT TO BE INSTALLED.

10. SPECIALTIES

- PROVIDE BATH ACCESSORIES, FIREPLACE, HARDWARE AND MISC. ITEMS PER OWNERS SCHEDULE. ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS AND INSTALLATION DRAWINGS. FACTORY BUILT FIREPLACES AND FLUES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 211 AND UL 127 STANDARDS.


11-14. N/A

15. MECHANICAL

- INSTALL PLUMBING, RELATED FIXTURES, VENTILATORS, HEATING AND AIR CONDITIONING SYSTEMS AS SHOWN. SIZE ALL EQUIPMENT PER ACCA MANUAL J AND INSTALL FOR FUTURE ACCESS SERVICE AND REMOVAL. PROVIDE COMBUSTION AIR WHEN REQUIRED PER M1701. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE BUILDING CODE OR MANUFACTURER'S LITERATURE. PROTECT PLUMBING AND REINFORCE STUD WALL NOTCHES WITH 16 GA. METAL PLATES. ALL DUCTWORK AND PIPING LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED (R-5). INSTALL DRYER DUCT TO OUTSIDE WITH SMOOTH METAL DUCTING WITHOUT SCREWS AND WITH MINIMUM BENDS, MAXIMUM DUCT LENGTH PER M1502.6.
- VENTING: ALL DRYERS, BATH EXHAUSTS, AND RANGES MUST BE VENTED DIRECT TO THE EXTERIOR OF THE STRUCTURE IN ACCORDANCE WITH THE CURRENT CODE.

16. ELECTRICAL

- TERMINAL HOOK UP IS REQUIRED FOR ALL FIXTURES, APPLIANCES, MOTORS, FANS AND CONTROLS. LOCATION OF OUTLETS AND EQUIPMENT ON PLANS IS APPROXIMATE, EXACT ROUTING OF WIRING AND OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION SHALL BE ACCESSIBLE.
- ALL ELECTRICAL BREAKERS AND CONTROLS SHALL BE PROPERLY LABELED. INSTALL GFCI PROTECTED OUTLETS WHERE SHOWN ON PLANS OR AS REQUIRED BY CODE. MATERIAL AND EQUIPMENT SHALL BE NEW AND BEAR A UL LABEL. LIGHT FIXTURES MUST MEET CLEARANCES STATED IN THE NEC. INSTALL LIGHT SWITCHES AT 3' 6" A.F.F. AND OUTLETS 12" A.F.F. TO CENTERLINE U.N.O.
- INSTALL ELECTRIC SMOKE DETECTOR, CARBON MONOXIDE/ALARMS WHERE SHOWN ON PLANS. ALL DETECTORS MUST BE INTER-CONNECTED AND INCORPORATE A BATTERY BACK-UP. INSTALL PER NFPA 72 REQUIREMENTS.

REVISIONS	BY
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DRAWN	DN
CHECKED	JW
DATE	09-15-11
SCALE	NONE
JOB NO.	26-01 B
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