Site & Foundation notes

1. All excavation and concrete insallation works is to comply with the generally accepted industry standards and per prevailing code. Project design assume suitable soil bearing condition.

2. Contractor shall verify with the architectural, mechanical & electrical drawings for openings, sleeves, anchors bolts, slab depressions, beam pockets and other items related to concrete work and shall assume full responsibility for the proper locations before pouring concrete.

3. Contractor shall provide proper installation of the adequate shoring system to prevent demage of existing structures or neighboring properties and supervise excavation process. If existing unforeseen soil condition is found to be unstable, unpredictable, stop the excavation and inform the owner immediately.

The Architect does not make any reference to shoring requirements and design.

4. Contractor shall perform all earthwork as shown on drawings - grading, excavation, backfill and compaction. The finished grade will be sloped away from the building.

5. General contractor shall establish correct elevations of foundation as per drawings. Verify in field.

6. Approved backfill material to be deposited gradually and uniformly around in small 8" layers of lifts and properly compacted. Backfill should consist of free draining granular material. Do not backfill against foundation wall until first floor deck framing is in place.

7. Concrete walls below grade to be damp-proofed with approved material applied on the exterior surface from the footing to the finished grade line.

8. Drain tiles to be laid on solid undisturbed soil around perimeter of the footing with top of the tile below the level of the basement floor or crawl space. Downspouts to be connected to storm sewer as required by local Code.

9. If applicable, contractor shall verify condition of existing foundation, differences in material and foundation depths. The condition is assumed to be concrete and stable. If foundation found to be unstable or loose stone, inform the owner and architect.

10. Verify bearing soils have minimum bearing capacity of 3,000 pounds per square foot.

11. If suitable bearing soil for foundation is not found at the level shown on drawings, contractor shall inform the architect for corrective measure to be taken for additional excavation. The distance of footing base to finished grade must be no less than 42".

12. No concrete shall be placed into a footing excavation containing free water or against subgrade containing frost.

13. Footings must be accurately positioned and roughly level. Step footings may be required on steeply sloping sites or where unstable soil is encountered in part of the excavation.

14. Top of foundation, all foundation steps & brick ledge to verify in field. Exterior landings max. 7-3/4" below threshold.

15. All concrete shall be 6 bags min. per cubic yards mix, concrete and shall be vibrated cast against soil or exposed to weather.

16. Concrete reinforcement shall be provided in accordance with building code requirements for principal concrete reinforcement protection.

17. Provide 2-#5 rebar top and bottom in all foundation walls and required ties in columns and piers:
- 4-#5 bars each way in column footing;
- 2-#5 rebar around window/ door opening;
- #4 dowels @ 24" horizontal and keyways at all construction joints & concrete stoop;
- 2-#5 dowels @ 12" o.c. vert. at connections to stair wing wall & to exist. foundation w/ 6" min. epoxy filled embedment.

18. For wood sill plates provide 1/2" dia. steel anchor bolts x 12" long at 6'-0" o.c. and 6" max. from each corner both directions, min. 7" into concrete.

19. Beam pockets for wood beams shall be big enough to allow 1/2" air space at the sides & ends of the beam to prevent decay.

20. Provide thicken slab where indicated on foundation plan under bearing points, isolation joint material between foundation walls and all slabs, including patio, porch and sidewalks, control joints where required.

21. Concrete contractor is responsible to plumb all steel columns just prior to pouring floor slabs.

22. Slope concrete slab to floor drains within 5'-0" of drain.

23. All slab on grade shall be reinforced with approved welded wire fabric. Provide vapor barrier of min. 6 mil. thickness polyethylene film with fiberglass reinforcing on approved sub-grade. Exterior concrete flatwork to receive non-slip broom finish.

* See details for additional information *

Roof notes

1. Roof truss layout and calculation to be provided by manufacturer.

2. Provide anchorage of the roof to walls and columns to resist the uplift and sliding forces by "Simpson" strong ties or equal.

3. Flat roof to be with a slope not less than 1/4 inch per foot with adequate drainage system. Provide flashing at parapet wall & cap, required roof insulation & fire protection.

3. Provide anchorage of the roof to walls and columns to resist the uplift and sliding forces by "Simpson" strong ties or equal.

4. Install flashing at chimney to roof intersections, roof valley's, roof to wall intersections, roof vents and through roof mechanical. Provide roof saddle where required. Verify slope in field.

6. Roof covering shall be Class "A" rated fire resistance. Roof vents per code.

7. Connect scupper/ downspouts into storm tile with 6" SDR 6 pipe or install new system per local requirements.

* See details for additional information *

Framing notes

All rough carpentry framing and materials shall comply to recognized industry standards and regulations.

1. All framing shall be 16" o.c. unless noted otherwise.
All un-dimensioned partition are 3 1/2" rough.
All wall heights are assumed single 2x bottom plate and double 2x top plate, (u.n.o.)
All interior non - load bearing walls to be 2x4 studs @ 16" o.c. (u.n.o.)

2. Walls are dimensioned to face of stud.
All plumbing walls shall be 2" x 6" wood studs.
All angled partitions to be 45 degrees (u.n.o.)
Min. bearing of a wood joist on wood to be 1 1/2" min.
Min. bearing of wood joist or girder on concrete or masonry to be 3" min.

3. Install proprietary connections in conformance with manufactures installation requirements. No stud to be notched - drilled only. Utilize structural stud shoe.

4. Provide anchorage of walls and columns to roof and foundation to resist uplift and sliding forces. Refer to the fastening schedule of pertinent code. Nailing not shown on drawings.
Use fasteners of appropriate type and length. Space fasteners to comply with applicable codes and recommended nailing schedule. Pre-drill members when necessary to avoid splitting wood.

5. All wood girders or beams pocketed into a masonry wall shall have bearing plate & 1/2" clearance (air gap) at sides top and end, 6 mil v.b. wrap (to prevent decay).

6. Roof/floor pre-engineered trusses design and a truss layout plan to be provided by an Illinois Licensed Design Professional. Truss drawings and layout shall be on the job site at the time of inspections. Brace joists @ max 8' o.c or per truss manuf. spec's.
Use metal connectors for connect joists to headers ("Simpson strong tie" or equal.)

7. Headers over windows/openings in bearing partitions to be 2-2x12's w/ 1/2" plywood continuous flitch between. (u.n.o.) Nail as required.
Window/ door manufacturer shall provide the contractor with all rough openings & associated dimensions to adjacent walls.
Non-labeled on plan windows/ doors assume - existing.

8. Provide double joists under parallel partitions, kitchen granite counters and bath tubs above or blocking between floor trusses attached to upper cord and vertical web posts or diagonal braces in the area interrupted by pipe/ ducts. Split joists to allow for electric, plumbing and mechanical trades. Flush transition from existing structures to new addition.

9. All exterior framing and framing in contact with concrete or masonry shall be pressure treated to exterior exposure. Provide hot dipped galvanized steel fasteners.

10. Provide continuous treated wood sill for frame construction secured to the top of foundation wall with washers and nuts on the anchor bolts.
Install sill sealer with approved cell foam gasket or other material between foundation and wood plate. Shimmed plates to be grouted. Prior to sill plate installation, contractor must verify concrete work condition and required dimensions.

11. Provide a continuous 2x6 treated wood nailed on top of all steel beams except those used for supporting masonry.
All framing corners to be triple studs. Provide horizontal blocking in wall over 10'-0" ht., ladder type vertical connections for interior to exterior walls.
Provide 3-2x's between mulled windows with 3 or more units & min. 3-2x's stud post under all bearing points unless otherwise noted.

12. All concentrated loads to be transferred to foundation w/ beams posts and/ or solid blocking.
All Microlam's to be glued & bolted together as per manufacturers requirement.

13. Verify required headroom before locating structural members above stair flight.

14. Provide blocking for kitchen & bath cabinets and applicable grab bars installation. Verify location.

15. Enclosed accessible space under stairs to be protected on the enclosed side with 5/8" type "X" drywall.

16. All beams and columns supporting fire rated wall/ ceiling assembly shall be enclosed accordingly.

17. Fire stopping is to be provided at the following locations:
- concealed spaces of studs walls and partitions, including furred spaces, at the ceiling and floor level.
- at ten foot (10') intervals both vertical and horizontal.
- all interconnections between concealed vertical and horizontal spaces, such as occurs at soffits, drop ceilings voce ceiling etc.
- concealed spaces between stair stringers at the top and bottom of the run.
- opening around vents, pipes, ducts, chimney and fireplaces at ceiling and floor level, without noncombustibles. Use 4 psf. mineral wool. Provide fire caulk as per code. Energy seal foam around all windows, doors, outlets, conduit and penetrations.
- 2" min. clearance between combustibles & chimney.

18. Provide and install flashing at:
- head of window frame openings, head and sill of masonry veneer openings.
- roof valley's, roof to wall intersections, chimney to roof intersections and concrete slab intersection with wood framing.

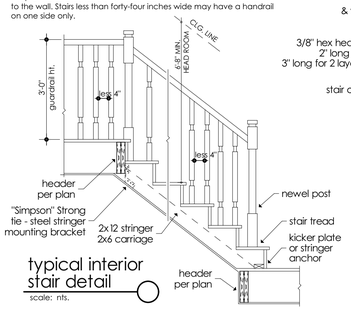
19. Provide draft-stop material behind tubs and showers on outside walls, insulate walls, floor & ceiling surrounding bathroom for sound, undercut door or transfer grill for fresh air intake fan.

20. All materials at stairwells for interior wall & ceiling finish shall be class 1 f.s.r. (index 0-25). Bath floor and walls with shower heads shall be with non-absorbent surface 6 ft. min. a.f.f.
Exit doors to be 3 ft. min. wide & 1-3/4" min. solid core w/ closers & openable from inside without a key.

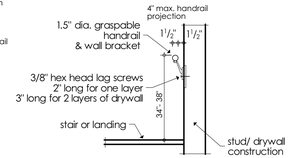
21. Kitchen and bath design provided as a concept. Owner's selection of kitchen/ bath cabinets, fixtures & appliances, wall & floor finish materials, windows and doors to be coordinated by General contractor with shop drawings approved by Architect.

* see details for additional information *

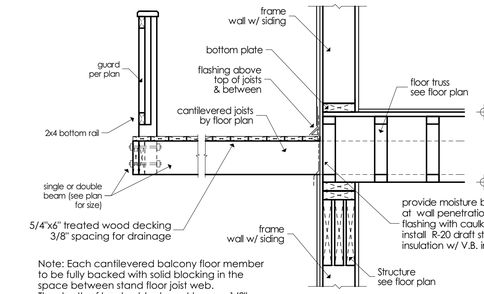
* Maximum ht. of a riser shall be 7 3/4", minimum width of tread , exclusive of nosing, shall be 10". The width of tread , including nosing, shall be not less than 10".
* The height of 2 risers plus the width of 1 tread shall equal not less than 24" nor more than 27".
* The width of tread of a winder measured at a distance of 12" from the inside railing shall be not less than 10" nor less than the treads of the flight below or above the winding section.
* Top of handrails shall be 34" to 38" above the floor and shall return to the wall. Stairs less than forty-four inches wide may have a handrail on one side only.



typical interior stair detail
scale: nts.

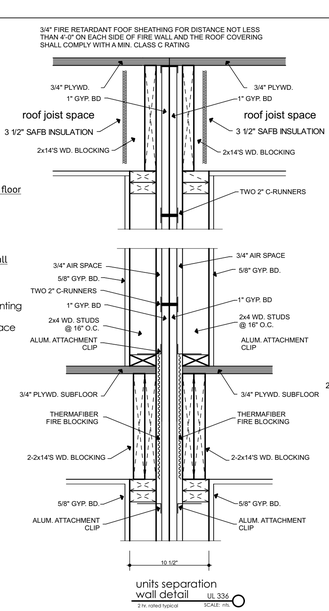


* handrail detail
Handrail ends are to return to wall or newel post

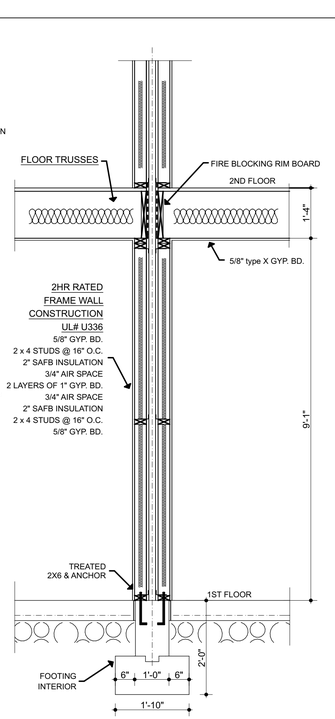


Note: Each cantilevered balcony floor member to be fully backed with solid blocking in the space between stand floor joist web.
The depth of backer block must have a 1/8" gap between the top of the block and the top of the floor joist.

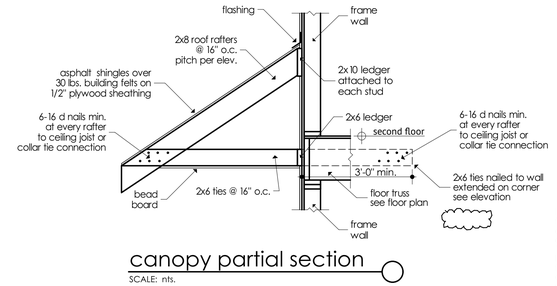
balcony partial section
SCALE: nts.



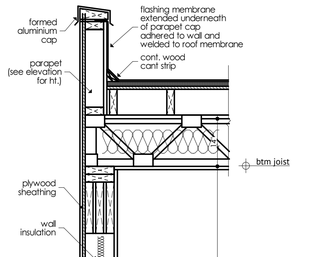
units separation wall detail UL 336
2 hr. rated typical SCALE: nts.



WALL SECTION 2



canopy partial section
SCALE: nts.



PARAPET
formed alum. coping over continuous 2x* treated plate on 2x4 @ 16" o.c. parapet wall 12" ht. or per elevation
EPDM membrane
flashing over 5/8" exterior drywall sheathing - extend under parapet cap

ROOF
EPDM roof membrane
radiant barrier
5/8" ext. grade plywood on ripped 2x for slope (1/4" / ft min.)
joists per plan
spray foam insulation (R-38)
5/8" drywall

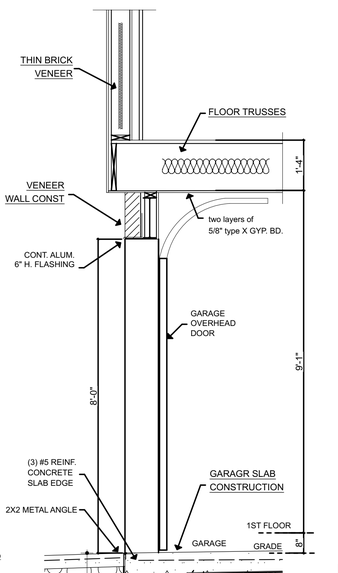
FRAME WALL
siding or veneer per elevation
15# bldg. paper / Tyvek
7/16" OSB sheathing
2x6 studs @ 16" o.c.
insulation (R-20)
w/ vapor barrier
5/8" drywall
w/ screws and glue
firestop per code

FLOOR
finish floor per plan
3/4" plywd. subfloor -t&g (glue & nailed)
floor trusses
resilient channels
25 msg. galv. @ 24" o.c.
5/8" type X drywall ceiling

SILL PLATE
2x6 treated wood plate
1/2"x 10" anchor bolts 48" o.c.
6" of end of each piece min. 7" into concrete
neoprene sil seal

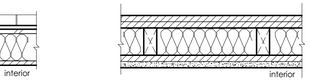
FOUNDATION WALL
concrete foundation wall w/ concrete footing, w/ 2x4 key way
2-#5 bar within 12" of the top and bottom of wall

SLAB
4" con. slab w/ 6x6 w1.4xw1.4 wwf
10 mil v.b. over rigid insulation
5" comp. gran. fill



WALL SECTION 1

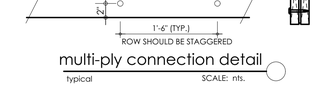
FRAME WALL SECTION
typical SCALE: nts.



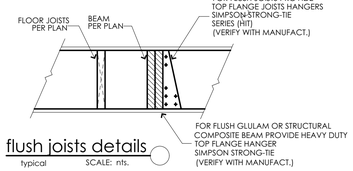
1 HR. RATED WALL CONSTRUCTION
* Gypsum Board — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. U501, G512 or U305. Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. dia. head, - from interior side
* Wall frame - Nom. 2 x 4 in. wood studs spaced 16" O.C. max.
* R-20 insulation in studs cavity
* 7/16" min. structural wood panels applied horizontally or vertically with 6d coated box nails 6" o.c. - to exterior side.
Brick/ Stone veneer, Steel/ aluminum siding, Fiber cement panels/siding Exterior insulation and finish system (EIFS).
* Brick Veneer — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie; ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

2 HR RATED WALL CONSTRUCTION
* Two layers of Gypsum Board both sides of wall:
- 5/8 in. Thick Fire Code "X", with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing.
- Base layer fastened to studs and plates with 1-7/8 in. long 6d cement coated nails or 1-7/8 in. long Type S or W screws spaced 6 in. OC.
- Face layer "Exterior Grade" fastened to studs and plates over base layer with 2-3/8 in. long 6d cement coated nails or 2-1/4 in. long Type S or W screws spaced 8 in. OC. Face layer joints offset min 12 in. from base layer joints. When used in widths other than 48 in., gypsum panels to be installed horizontally.
* Wall frame - Nom. 2 x 4 in. wood studs spaced 16" O.C. max.
w/ approved diagonal Let-in bracing
* Batt insulation in studs cavity

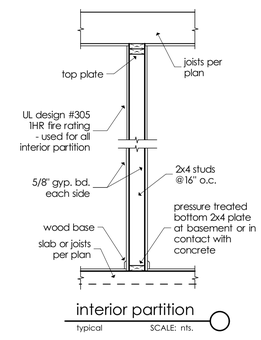
UNITED STATES GYPSUM CO — Type DC8



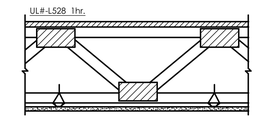
multi-ply connection detail
typical SCALE: nts.



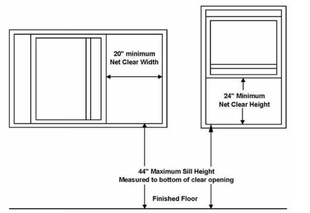
flush joists details
typical SCALE: nts.



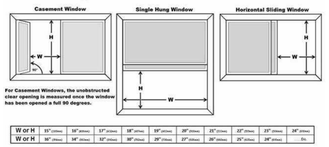
interior partition
typical SCALE: nts.



1 HR. RATED FLOOR CONSTRUCTION UL#- L528
5/8"(15.9 mm) Fire-Shield C Gypsum Board applied at right angles to rigid furring channels 24"o.c. with 1" type S drywall screws 12"o.c. and 1-1/2" from edges. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channels 60" inches long with screws 12"o.c. Rigid furring channels applied at right angles to 12" deep parallel chord wood trusses 24"o.c. with double strand 18 gage galvanized steel wire ties 48" o.c. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T&G edges, applied at right angle to trusses with construction adhesive and either 6d smooth shank nails 6"o.c. at end joints and 12"o.c. at intermediate trusses or 6d ring shank nails 12"o.c. Adhesive applied to each top chord and grooved edges of plywood. Plywood joints staggered 48".



Egress Window Size



egress window requirements
typical SCALE: nts.

Project #	19 - 053
Date:	11.25. 2019
Drawn by:	AL
Checked:	LA
Revision 1:	01.22. 2020
Revision 2:	09.10. 2020
Revision 3:	09.14. 2021
Revision 4:	09.29. 2022

Sheet #
A-3
Scale: as shown