

CONSTRUCTION NOTES:

A. General

- These drawings not to be scaled, follow dimensions. All dimensions to be verified in the field prior to construction, if discrepancies occur, contact Hastings Associates LLC.
- These plans are of typical details. All work must meet the International one - and two-family residential code 2021, 2018 I.E.C.C., and/or any local codes that apply. per section R102.3, it shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems for which this code is applicable, to comply with this code.
- Design criteria per section R301
 - use group R4 - type 5B
 - roof live load (psf) SEE ENG. NOTES
 - roof snow load (psf) SEE ENG. NOTES
 - floor (live load) SEE ENG. NOTES
 - living (psf) SEE ENG. NOTES
 - sleeper (psf) SEE ENG. NOTES
 - deck (psf) SEE ENG. NOTES
 - wind speed (MPH) 0
 - seismic condition by zone
 - subject to damage from:
 - weathering severe
 - decay yes
 - winter design temp. for heating facilities no
 - radon-resistant construction no
- The contractor shall verify all existing conditions and dimensions before starting work. Notify foreman of any discrepancies or conditions requiring details other than those shown prior to starting work or ordering materials.
- Windows & door units have been called out by nomenclature. Contractor and/or salesperson to verify all window and door rough openings prior to placing order. In the event of questions or misalignment of units, contact designer prior to continuance of construction. If error occurs with units after ordering, designer will not be responsible. Windows and doors to be installed per manufacturers installation requirements.
- Windows noted on plans are Andersen 400 TILT/WASH units.
- Provide 50 cfm exhaust fans in windowless restrooms per R303.4.
- All hazardous locations to have safety glazing to meet R303.4.
- Attached garages to be constructed per R303.
- All egress exits to meet sections R311.
- All landings, stairways and handrails per R311.7.
 - R311.5.3 Handrail grip size. The handgrip portion of handrails with a circular cross section shall have a diameter of 1 1/4 inches minimum to 2 inches maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch.
- Smoke detectors to be installed per section R314.1.
- Contractor to provide flood venting where required by local building and FEMA codes when enclosed area is below base flood elevation. Contractor to defer to Smart Vents for proper installation, "200 sq. ft. per 1 sq. ft. of enclosed area". Installation per manufacturers warranted instructions.
- All plumbing, H/VAC. equipment & electrical equipment to meet base flood elevation requirements.

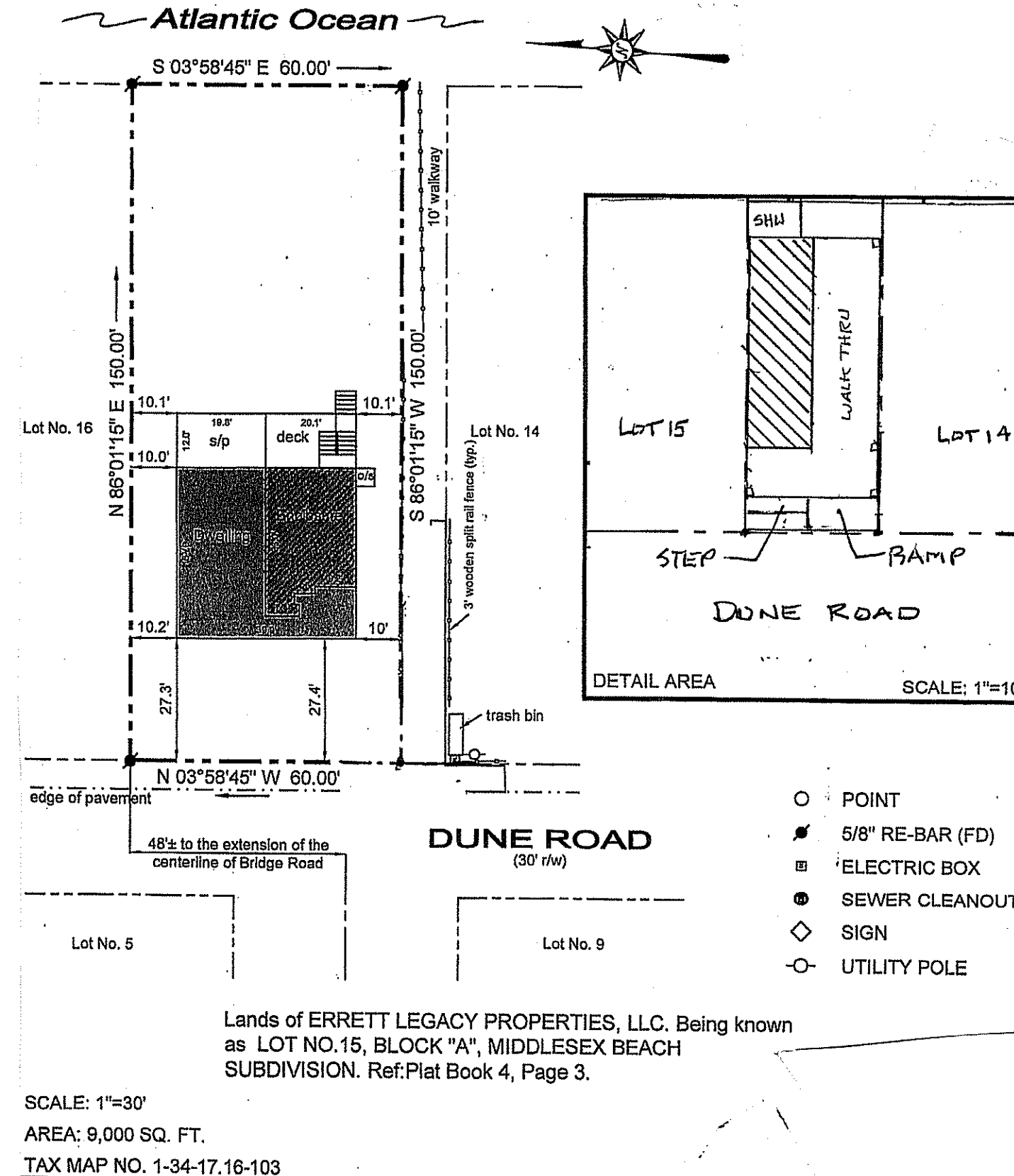
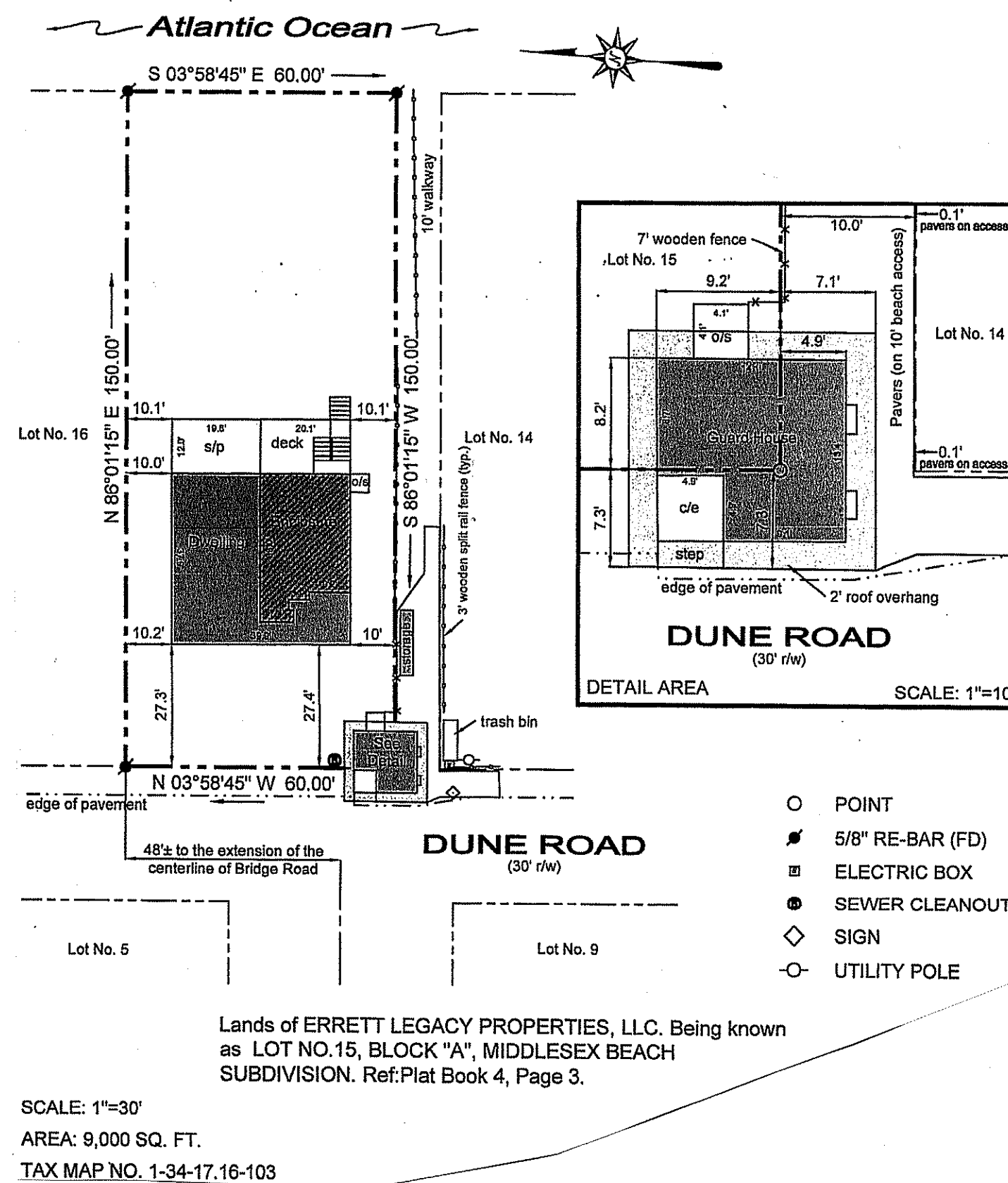
B. Carpentry

- Minimum nailing shall conform to table 602.3, unless greater nailing is noted on drawings. Stagger nailing and/or bolting as required to prevent splitting wood members. replace any split members.
- All lumber used as structural framing shall be spf no.1, no.2 or better, having an fb=875 psi as defined in the latest edition of "national design specification" published by American Forest & Paper Association. LVL members shall have a modulus of elasticity not less than 1,800,000 psi or greater as noted on drawings.
- All exterior steel bolts, straps & clips shall be hot dipped galvanized.
- The contractor shall provide nailing, bolting, framing clips & hangers necessary to erect a rigid framework of sufficient strength to resist design vertical & lateral forces required by international one & two family dwelling code, 2021 edition. floor framing per R502, wall framing per R502, roof framing per R502.
- All posts & columns within the house shall be placed directly over foundations or beams below & shall align with posts of lower floors. Posts shall rest on solid timber between floor joists or extend through floors to beams below. Timber below post shall be at least as large as the cross section of the post or beam above. When using built up posts, select lumber that minimizes the number of knots & avoid knots in the same locations. Use cement coated nails when joining members of built up posts. All internal load bearing walls (sbw) are to have continuous solid blocking at 4'-0" on center vertically between the studs. The blocking shall be the same material and cross section as the studs. All wood in contact with concrete or masonry shall be pressure treated.
- Locate double joist under all walls that run parallel with joist layout.
- All exterior walls dimensioned 6" and all interior walls dimensioned 3 1/2" unless otherwise noted.
- All load bearing window & door headers to be 2-2 x 10 unless otherwise noted.
- All multiple lvl beams shall be spiked together before loading, using methods as recommended by the manufacturer.
- Prefabricated wood-l beams are to be installed & stiffened in accordance with the manufacturers specifications.
- Wood trusses to comply with truss plate institute (TPI) "design specifications for metal plate connected wood trusses" (latest edition). All trusses shall be erected and installed per manufacture specifications. Truss manufacturer to provide sealed shop drawings as needed for permits.
- If structure is being built to maximum roof height, contractor shall provide maximum height elevation report, taken at the time of framing construction, to confirm height of ridge; prior to continuing with construction. Elevation report must be forwarded to Hastings Associates, LLC during framing of project to confirm proper heights of structure. Hastings Associates, LLC will not be responsible for any roof structure exceeding maximum height requirements post construction if elevation report was not received and verified during framing construction.

C. Concrete

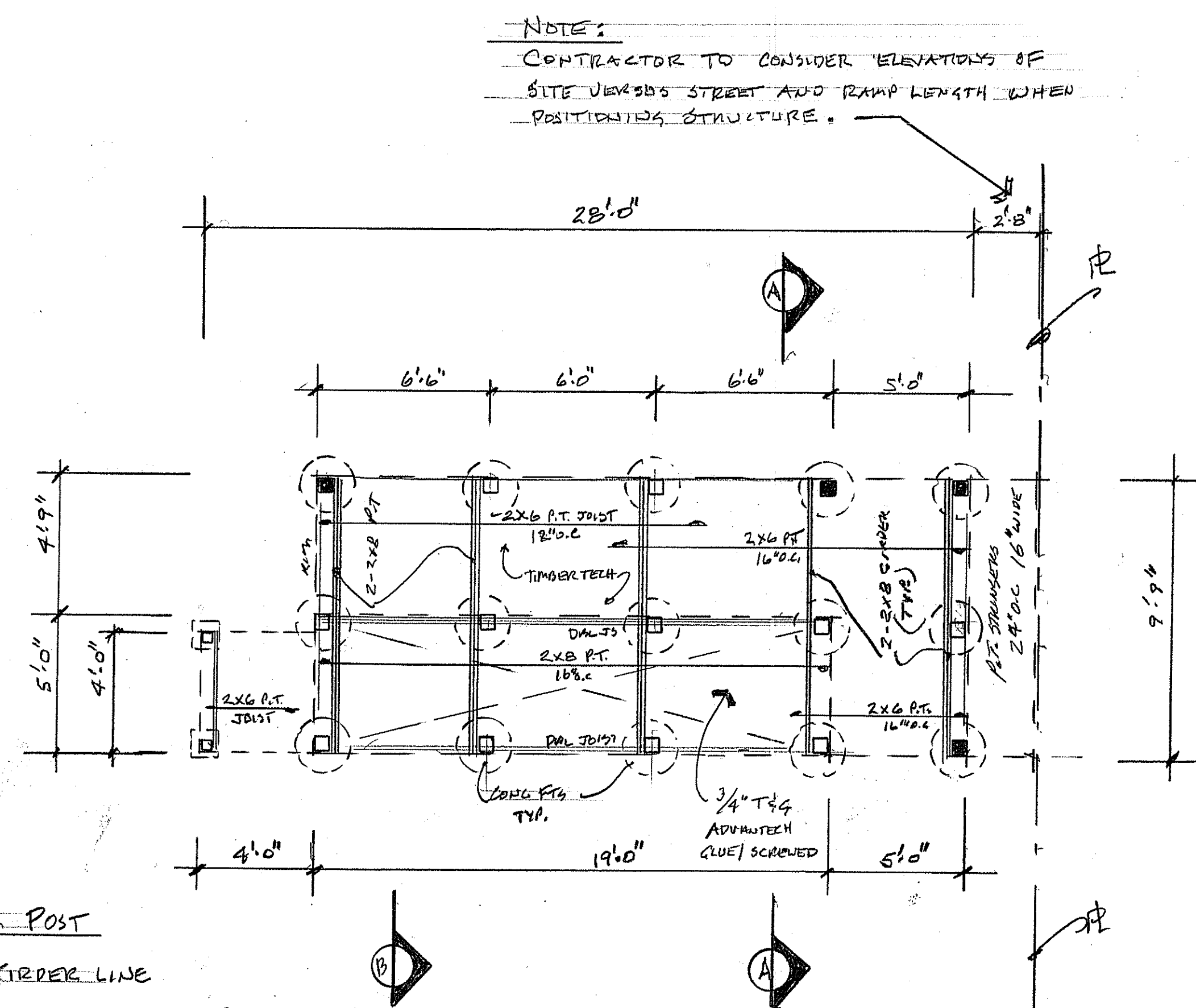
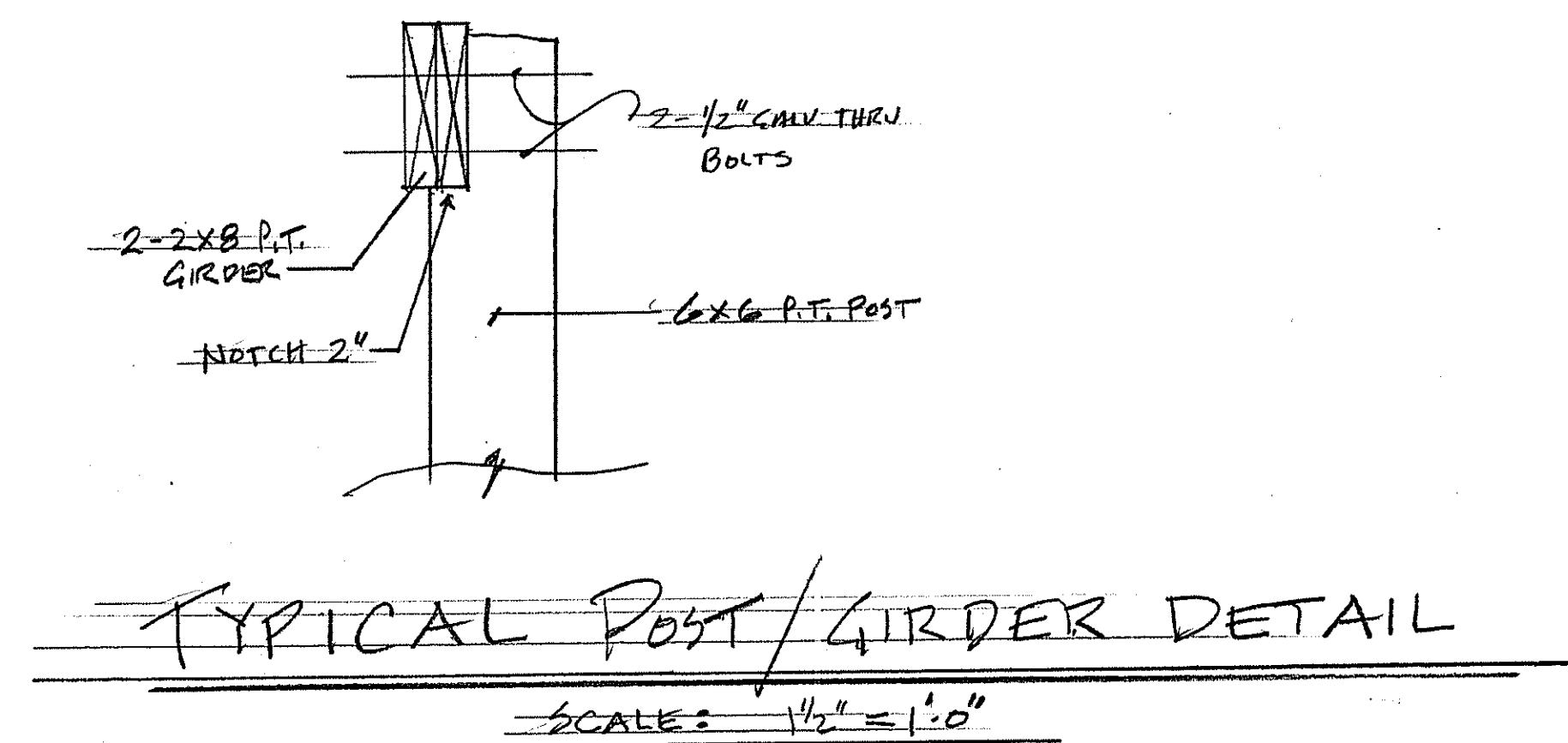
- Comply with American Concrete Institute ACI 301 "specification for structural concrete for buildings" (latest edition)
 - Concrete compressive strength at 28 days shall be minimum 3500 psi. All concrete shall be air-entrained as per ASTM C260 admixture. Concrete shall not be placed in water or on frozen ground. Finishes shall be smoothed & hand trowel inside & under covered areas & light broomed finish on sidewalks & driveways in direction of slopes. Use radius edger at walks & exposed edges.
- Reinforcing bars shall conform to ASTM A615, grade 60
- Welded wire fabric shall conform to ASTM A185 & be provided in flat sheets. Grade slabs shall be reinforced 6" x 6" w/4 x w/4 wwf. reinforcing shall be supported & located 1" from the top of slab.
- Foundation design is based on shallow spread footings bearing on suitable natural soil with a minimum bearing capacity of not less than 2500 psf. Footing to meet sections R403, foundation walls per R404, and waterproofing & dampproofing per R406.
- concrete floors on ground to meet section R506.

PROPOSED GUARD "SHACK" FOR MIDDLESEX BEACH COMMUNITIES MIDDLESEX BEACH SOUTH BETHANY, DE



EXISTING SITE CONDITION

PROPOSED SITE



LEGEND FOR POST

☐ CUT OFF AT GIRDER LINE

☒ FULL BUILDING HTG

• FOUNDATION PLAN

