



Boudreau
Land
Surveying P.L.L.C.

Scott Boudreau, LLS 961
2 Beatrice Lane
Newmarket, NH 03857
Phone: (603)659-3468
Fax: (603)292-5072
scott@boudreauls.net

July 26, 2022

Marcio Goldani Von Muhlen
303 Thaxter Road
Portsmouth, NH 03801

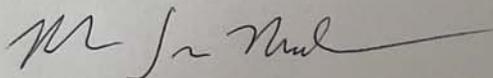
RE: Owner Authorization

Members of the Zoning Board of Adjustment,

I, Marcio Goldani Von Muhlen, authorize Scott Boudreau, LLS, to present the proposed project to the Zoning Board of Adjustment.

Please contact me with any questions, 617-758-9871.

Thank you,

 7-27-22

Marcio Goldani Von Muhlen



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Variance Request From 10.515 Measurement Rules

A variance is being requested from the front setback requirement for a proposed addition.

A. The variance will not be contrary to the public interest;

The proposed addition is replacing an existing covered entryway and does not exceed the depth of the existing entryway. Due to the nature of the sloping ground in the front yard and the safety of the residents, a 3' deep landing has been proposed as a means of safely exiting the addition prior to using the stairs to access street level. The stairs will end on an existing concrete walkway, prior to meeting the street.

This variance will not interfere with public travel, nor will it be an eyesore. It is an extension of the stairway that currently exists.

B. The spirit of the ordinance will be observed;

The proposed additions to the existing dwelling meet the dimensional requirements.

C. Substantial justice will be done;

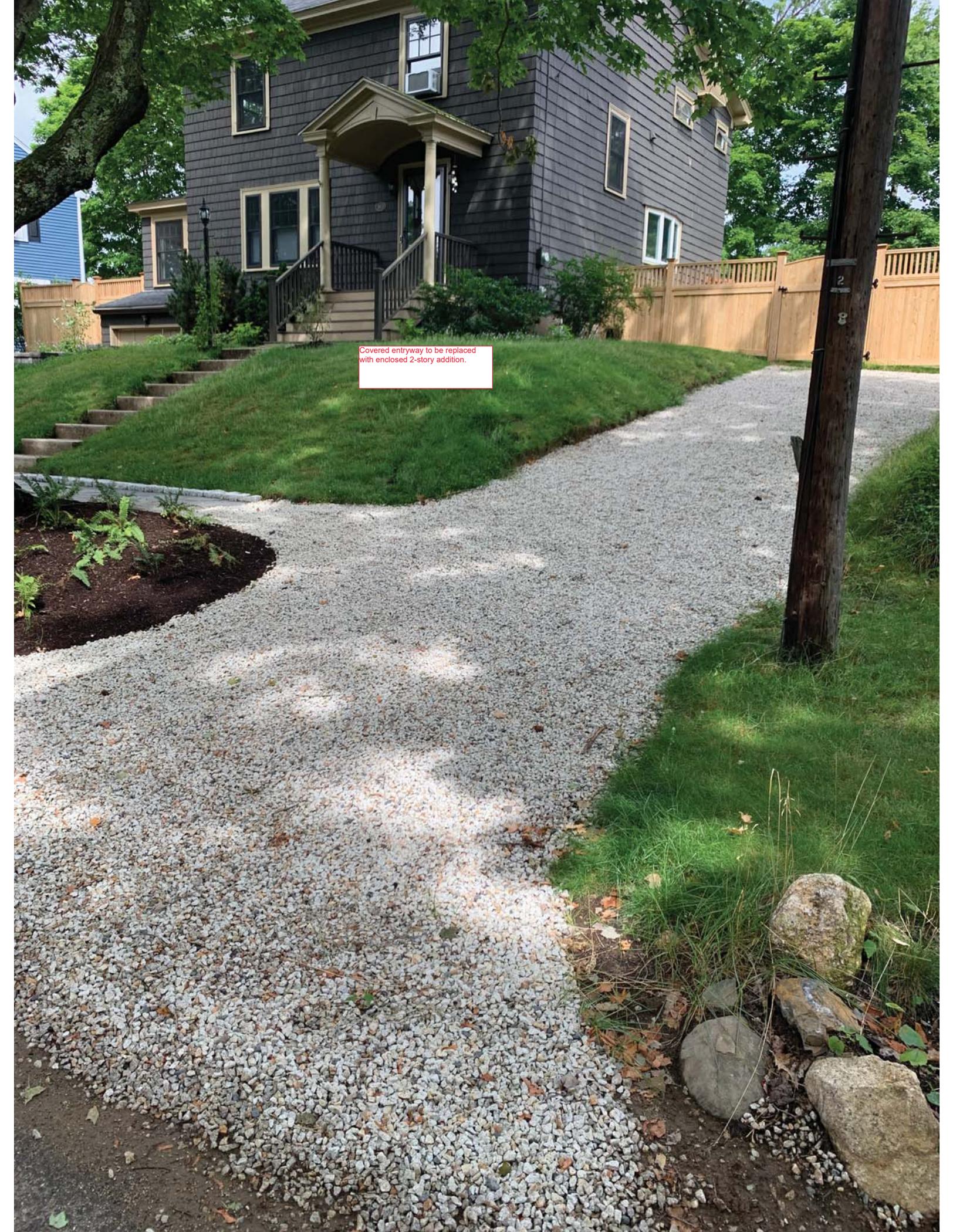
The addition will provide a storage area for shoes and coats prior to entering the home. The second story will provide additional area to an existing bedroom.

D. The values of surrounding properties will not be diminished;

Other dwellings on Thaxter Road appear to have enclosed additions like the proposed addition shown here.

E. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship;

The proposed addition meets the dimensional requirements. It is due to the sloping nature of the front yard that make it necessary for the number of proposed steps to reach ground level.



Covered entryway to be replaced with enclosed 2-story addition.



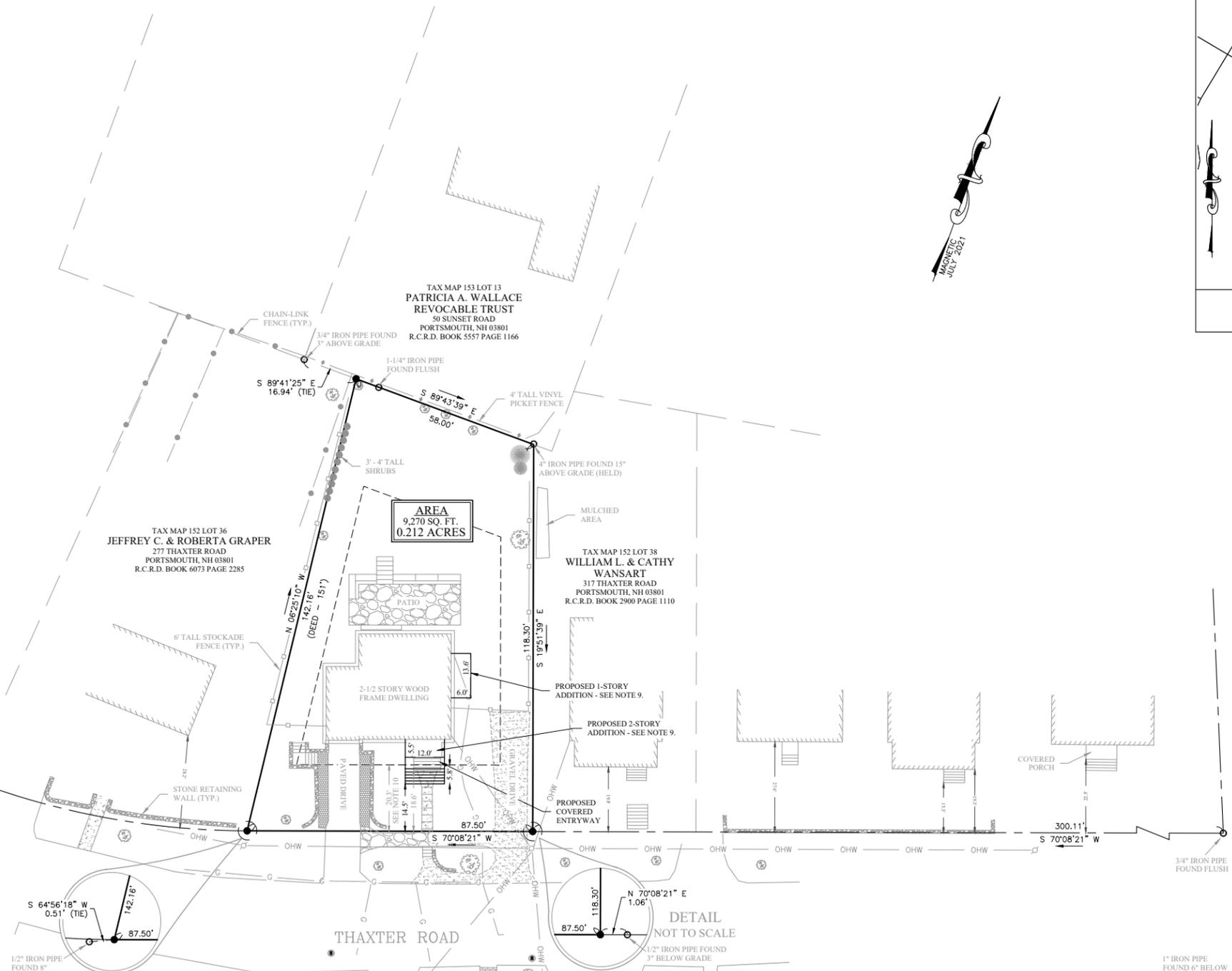
LOCATION MAP
NOT TO SCALE

NOTES:

- REFERENCE: TAX MAP 152 LOT 37
R.C.R.D. BOOK 6092 PAGE 2483
- TOTAL PARCEL AREA: 9,270 SQ. FT. OR 0.212 AC.
- OWNER OF RECORD: MARCIO GOLDANI VON MUHLEN & VIRGINIA FREITAS VON MUHLEN
303 THAXTER ROAD
PORTSMOUTH, NH 03801
- ZONE: SINGLE RESIDENCE B (SRB)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 15,000 s.f.
MINIMUM FRONTAGE 100 ft.
MINIMUM FRONT SETBACK 30 ft.
MINIMUM SIDE SETBACK 10 ft.
MINIMUM REAR SETBACK 30 ft.
- HORIZONTAL DATUM IS MAGNETIC NORTH BASED ON COMPASS OBSERVATION JULY 2021.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF THE BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION.
- THE PARCEL SHOWN FALLS ENTIRELY WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301390259F, EFFECTIVE DATE JANUARY 29, 2021.
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE PROPOSED ADDITIONS WILL BE BUILT ON POSTS.
- THE FRONT SETBACK IS 20.3' BASED ON THE AVERAGE OF THE EXISTING ALIGNMENT OF BUILDINGS WITHIN 200 FEET OF THE SUBJECT LOT. (ZONING ORDINANCE 10.516 EXCEPTIONS TO YARD REQUIREMENTS).

PLAN REFERENCES:

- PLAN TITLED "PLAN OF LOTS OWNED BY GEORGE BOSS, PORTSMOUTH, N.H." DATED OCT. 1927, PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER, R.C.R.D. PLAN #0397.
- PLAN TITLED "PLAN OF LOTS, PORTSMOUTH, N.H. FOR E.A. RICCI AND F.E. PATERSON" DATED AUG. 1950, REVISED DEC. 1952, PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER, R.C.R.D. PLAN #01950.



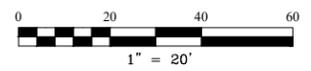
AREA
9,270 SQ. FT.
0.212 ACRES

DETAIL
NOT TO SCALE

DETAIL
NOT TO SCALE

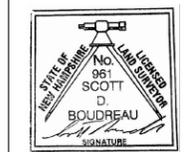
LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- UTILITY POLE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- SEWER MANHOLE
- BOUNDARY LINE
- ABUTTER LINE
- OHW — OHW — OVERHEAD WIRES
- G — G — G — UNDERGROUND GAS
- RIGHT-OF-WAY
- EDGE OF GRAVEL
- EDGE OF PAVEMENT



PLAN OF PROPOSED ADDITION
PREPARED FOR
MARCIO GOLDANI VON MUHLEN & VIRGINIA FREITAS VON MUHLEN
(TAX MAP 152 LOT 37)
303 THAXTER ROAD
PORTSMOUTH, NH

DRAWN BY: SDB DATE: JULY 22, 2022
CHECKED BY: ARB DRAWING NAME: 21028B
JOB NAME: 21028 SHEET: C1



Boudreau Land Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

TAX MAP 152 LOT 33
MICHAEL W. DERHAMMER & MARY M. CALHOUN
280 THAXTER ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5669 PAGE 605

TAX MAP 152 LOT 32
ROBERT D. & MARY F. STELLA
292 THAXTER ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 1982 PAGE 303

TAX MAP 152 LOT 36
JEFFREY C. & ROBERTA GRAPER
277 THAXTER ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6073 PAGE 2285

TAX MAP 152 LOT 38
WILLIAM L. & CATHY WANSART
317 THAXTER ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 2900 PAGE 1110

TAX MAP 153 LOT 13
PATRICIA A. WALLACE REVOCABLE TRUST
50 SUNSET ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5557 PAGE 1166



BOSS AVENUE

THAXTER ROAD

CODE SUMMARY

THESE BUILDING PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE - 2015 EDITION FOR NEW HAMPSHIRE

ABBREVIATIONS & SYMBOLS

&	AND	GALV.	GALVANIZED	SIM.	SIMILAR
@	AT	GA.	GAUGE	S&P	SHELF & POLE
Ⓢ	CENTER LINE	G.C.	GENERAL CONTRACTOR	SVC.	SERVICE
ACOUS.	ACOUSTICAL	GL.	GLASS	SH.	SHELVES
APPROX.	APPROXIMATE	GR.	GRADE	SPECS.	SPECIFICATIONS
ARCH.	ARCHITECTURAL	GYP.	GYPSON	SQ.	SQUARE
ADJ.	ADJUSTABLE	HGT. / HT.	HEIGHT	STD.	STANDARD
A.F.F.	ABOVE FINISH FLOOR	HDWD.	HARDWOOD	STAGG.	STAGGERED
A.D.	AREA DRAIN	H.P.	HIGH POINT	STL.	STEEL
BSMT.	BASEMENT	H.M.	HOLLOW METAL	STOP.	STORAGE
BD.	BOARD	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
BLDG.	BUILDING	INSUL.	INSULATION	SUSP.	SUSPENDED
BLK.	BLOCK	INCAND.	INCANDESCENT	T.	TREADS
BLKG.	BLOCKING	I.D.	INSIDE DIAMETER	T&B	TOP AND BOTTOM
BM.	BEAM	I.P.S.	INSIDE PIPE SIZE	TBD	TO BE DETERMINED
BET.	BETWEEN	INV.	INVERT	T&G	TONGUE AND GROOVE
BOT.	BOTTOM	JST.	JOIST	TYP.	TYPICAL
CAB.	CABINET	JT.	JOINT	T.W.	TO THE WEATHER
CLKG.	CAULKING	LAV.	LAVATORY	T.O.	TOP OF
C.O.	CASED OPENING	LAM.	LAMINATED	T.O.F.	TOP OF FOOTING
CLG.	CEILING	L.T.WT.	LIGHT WEIGHT	T.O.F.W.	TOP OF FOUNDATION WALL
CEM.	CEMENT	LCC	LEAD COATED COPPER	T.O.S.	TOP OF SLAB
O.C.	CENTER (ON)	M.B.	MASONRY BLOCK	T.O.W.	TOP OF WALL
CER.	CERAMIC	M.O.	MASONRY OPENING	TEL.	TELEPHONE
CL.	CLOSET	MAX.	MAXIMUM	TEMP.	TEMPERED
C.O.	CLEAN OUT	MFR.	MANUFACTURER	TLT.	TOILET
CLR.	CLEAR	MTL.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
COL.	COLUMN	MECH.	MECHANICAL	V.I.F.	VERIFY IN FIELD
CONC.	CONCRETE	MIN.	MINIMUM	VERT.	VERTICAL
CONT.	CONTINUOUS	MISC.	MISCELLANEOUS	W	WITH
CONST.	CONSTRUCTION	MLDG.	MOULDING	WD.	WOOD
CTSK.	COUNTERSUNK	N.	NORTH	W.I.C.	WALK-IN CLOSET
C.	COURSES	N.I.C.	NOT IN CONTRACT	WH	WATER HEATER
CU.	CUBIC	N.T.S.	NOT TO SCALE	WO	WITHOUT
CPT.	CARPET	NO.	NUMBER	W.W.F.	WELDED WIRE FABRIC
C.I.	CAST IRON	O.H.	OVERHEAD	W.W.M.	WELDED WIRE MESH
C.M.U.	CONCRETE MASONRY UNIT	OPNG.	OPENING	W.C.	WATER CLOSET
DBL.	DOUBLE	OPP.	OPPOSITE	WI.	WROUGHT IRON
D.F.	DOUGLAS FIR	O.D.	OUTSIDE DIAMETER	WR.	WATER RESISTANT
D.A.	DOUBLE ACTING	O.C.	ON CENTER		
DIA.	DIAMETER	OA	OVERALL		
DIM.	DIMENSION				
DO.	DITTO				
DET.	DETAIL				
DN	DOWN				
DW	DISHWASHER				
DWGS.	DRAWINGS	PLYWD.	PLYWOOD		
EA.	EACH	P.T.	PRESSURE TREATED		
EL.	ELEVATION (GRADE)	PVC.	POLYVINYL CHLORIDE		
ELEV.	ELEVATION (FACADE)	PR.	PAIR		
ELV.	ELEVATOR	PNL.	PANEL		
EQ.	EQUAL	PTN.	PARTITION		
EXIST.	EXISTING	d.	PENNY (NAIL SIZE)		
EXP. JT.	EXPANSION JOINT	PLAS.	PLASTER		
EXP.	EXPOSED	PL.	PLATE		
EXT.	EXTERIOR	POL.	POLISHED		
FDN.	FOUNDATION	R.	RISER		
F.E.	FIRE EXTINGUISHER	RAD.	RADIUS		
FGL.	FIBERGLASS	REINF.	REINFORCED / REINFORCING		
FIN.	FINISH(ED)	R.O.	ROUGH OPENING		
F.O.	FACE OF	REQD.	REQUIRED		
FLR.	FLOOR	RF.	ROOF		
F.D.	FLOOR DRAIN	R.D.	ROOF DRAIN		
FLUOR.	FLUORESCENT	SECT.	SECTION		
FT.	FEET - FOOT	SHT.	SHEET		
F.S.	FULL SIZE	SHTNG.	SHEATHING		

LEGEND

	NEW FOUNDATION WALL
	EXIST. FOUNDATION WALL
	NEW 2" X 6" STUD EXTERIOR WALL
	EXIST. 2" X 6" STUD EXTERIOR WALL
	NEW 2" X 4" STUD INTERIOR WALL
	EXIST. 2" X 4" STUD INTERIOR WALL
	DISTURBED AREAS TO BE PATCHED TO MATCH
	EXIST. EXTERIOR WALLS TO BE REMOVED
	EXIST. INTERIOR WALLS TO BE REMOVED
	NEW WINDOWS
	NEW DOORS
	CEILING HEIGHT
	SURFACE ELEVATIONS
	SECTIONS
	EXTERIOR ELEVATIONS
	INTERIOR ELEVATIONS
	ROOM OR AREA NUMBER
	DETAILS

PROJECT NAME
ADDRESS

INFORMATION SHOWN ON THE COVER SHEET AND GENERAL NOTES SHEETS APPLIES TO ALL TRADES FOR THE WORK OF THIS PROJECT, AND INCLUDES TYPICAL NOTES WITH SPECIFIC CODE REQUIREMENTS FOR THOSE TRADES. CROSS-REFERENCE THE CODE SUMMARY WITH THE DRAWINGS AND SPECIFICATIONS.

DATE: ___/___/___

LIST OF DRAWINGS

PERSPECTIVE DRAWING

LOCATION MAP

LIST OF SUBCONTRACTORS

PLUMBING:
PERRY PLUMBING & HEATING INC
21 AUTUMN POND PARK
GREENLAND, NH 03840
WWW.PERRYPLUMBING-HEATING.COM
P: 603-430-8581
E-MAIL: PPH555@YAHOO.COM

SITE ENGINEER:

ELECTRICAL:
ARTISAN ELECTRICAL CONTRACTORS, INC.
PO BOX 603
DOVER, NH 03821
P: 603-743-4005

STRUCTURAL ENGINEER:

SITE CONTRACTOR:
RYE BEACH LANDSCAPING, LLC
8 PERENNIAL PLACE
EXETER, NH 03833
WWW.RYEBEACHLANDSCAPING.COM
P: 603-964-6888
E-MAIL: DESIGN@RYEBEACHLANDSCAPING.COM



MIGHTY ROOTS
DESIGN-BUILD-CABINETRY

ARCHITECT STAMP

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THE MATERIAL CONTAINED IN THESE DRAWINGS AND THE DESIGN THEY ARE INTENDED TO CONVEY ARE THE EXCLUSIVE PROPERTY OF MIGHTY ROOTS. POSSESSION AND USE HEREOF IS GRANTED ONLY CONFIDENTIALLY IN CONNECTION WITH CONSTRUCTION OF THE BUILDINGS DEPICTED HEREIN AS AUTHORIZED BY MIGHTY ROOTS. THE RECIPIENT AGREES TO ABIDE BY THESE RESTRICTIONS ANY USE, REPRODUCTION OR DISCLOSURE OF ANY INFORMATION, IN WHOLE OR IN PART, CONTAINED HEREIN, WITHOUT WRITTEN PERMISSION OF MIGHTY ROOTS IS EXPRESSLY PROHIBITED.



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

TITLE SHEET

CLIENT

DATE:
7/11/2022

SCALE:

SHEET:

T-1

GENERAL NOTES

DIV. 01 GENERAL REQUIREMENTS

1. MIGHTY ROOTS ASSUMES NO LIABILITY FOR THE BUILDINGS DEPICTED IN THESE DRAWINGS ENCRANCHING ON ANY PROPERTY SETBACKS, ZONING AND/OR HEIGHT RESTRICTIONS, OR ANY OTHER SITE CONSTRAINTS. (SEE ENGINEER STAMPED SITE PLAN FOR EXACT LOCATIONS)
2. DIMENSIONS WHERE PROVIDED SHALL TAKE PRECEDENT OVER SCALE OF DRAWINGS. LEAD CARPENTER SHALL MEASURE AND VERIFY ALL DIMENSIONS ON SITE.
3. INTERPRETATION OF CONTRACT DOCUMENTS: SUB-CONTRACTORS SHALL PROMPTLY NOTIFY MIGHTY ROOTS OF ANY AMBIGUITY, INCONSISTENCY, OR ERROR IN WHICH THEY HAVE DISCOVERED UPON EXAMINATION OF THE CONTRACT DOCUMENTS OR OF THE SITE AND LOCAL CONDITIONS. IF THE SUB-CONTRACTORS KNOWINGLY DO NOT NOTIFY MIGHTY ROOTS OF SUCH AMBIGUITY, INCONSISTENCY, OR ERROR, THEY THEREFOR ACCEPT SUCH CONDITIONS AND WILL MAKE SUCH ADDITIONS OR CORRECTIONS NECESSARY TO PROPERLY COMPLETE THE WORK AT THEIR EXPENSE.
4. THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON MEASURED DRAWINGS AND PHOTOGRAPHS. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF MIGHTY ROOTS BEFORE PROCEEDING WITH ANY WORK.
5. SUB-CONTRACTORS TO PERFORM ALL WORK OF THIS CONTRACT ACCORDING TO ALL APPLICABLE LOCAL, STATE, OR FEDERAL CODES AND/OR ORDINANCES. SECURE ALL PERMITS AS REQUIRED.
6. SUB-CONTRACTORS TO PROVIDE DUST AND FLOOR PROTECTION AS NEEDED, AND AS DIRECTED BY MIGHTY ROOTS.

7. DESIGN AND INSTALLATION OF ALL MECHANICAL & ELECTRICAL SYSTEMS IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS FOR THE SPECIFIC TRADES AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
8. ITEMS NOT EXPRESSLY SET FORTH BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.
9. EACH SUB-CONTRACTOR AND TRADE SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THEIR WORK IN RELATION TO OTHER TRADES AND SHALL COORDINATE THEIR WORK WITH OTHER SUB-CONTRACTORS AND TRADES.
10. SUB-CONTRACTORS TO CONFIRM HOSE BIB, EXTERIOR ELECTRICAL, OUTLET AND LIGHT LOCATIONS WITH MIGHTY ROOTS AND/OR OWNER.
11. ALL DIMENSIONS ON THE FLOOR PLANS ARE TO FACE OF STUDS, UNLESS NOTED OTHERWISE.
12. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY MIGHTY ROOTS OF ANY DISCREPANCIES OR INCONSISTENCIES.
13. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS.
14. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS BEING CONSTRUCTED.
15. DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
16. DIMENSIONS ON THE STRUCTURAL DRAWINGS ARE EXACT WITH THE EXCEPTION OF MASONRY AND SAWN LUMBER DIMENSIONS WHICH ARE NOMINAL. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
17. MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXISTING, DUST LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AS AVAILABLE EXIST. PROVIDE PORTABLE FIRE EXTINGUISHERS WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2A, WITH 7.5 FT. TRAVEL DISTANCE TO ALL POSITIONS OF THE BUILDING -- OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.

DIV. 02 SITE WORK

1. SLOPE GRADES AWAY FROM BUILDINGS AT 5 PERCENT MINIMUM FOR 10'-0"
2. PERFORM GRADING TO PROVIDE POSITIVE DRAINAGE FOR ALL AREAS OF THE SITE.
3. PROVIDE 5" MIN. CLEARANCE FROM BOTTOM OF SIDINGS OR 8" MIN. CLEARANCE FROM THE TOP OF THE FOUNDATION TO FINISH GRADE AT PERIMETER OF BUILDING, W/ACHIEVER IS GREATER.
4. SEED AND MULCH ALL SURFACE DRAINAGE DITCHES OR SWALES AS SOON AS POSSIBLE TO PREVENT EROSION AND SEDIMENTATION. PROVIDE HAY BALE DAMS ALONG DRAINAGE DITCHES AT 100' INTERVALS MAX. DURING CONSTRUCTION PERIOD AND MAINTAIN UNTIL LAWN AREAS ARE ESTABLISHED AND MULCH BEDS ARE INSTALLED.
5. PROTECT FROM HARM ALL EXISTING TREES AND SHRUBS INTENDED TO REMAIN.
6. CONTACT LOCAL UTILITY COMPANIES AND DIS SAFE TO LOCATE ANY EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING SITE WORK.
7. SUB-CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING FOR ALL UNDERGROUND UTILITIES UNDER SLAB AND AROUND SITE. COORDINATE ALL LOCATIONS WITH MIGHTY ROOTS AND/OR OTHER SUBS AND TRADES.
8. INSTALL PERIMETER DRAINS AROUND INSIDE AND OUTSIDE OF ALL BUILDINGS UNLESS OTHERWISE NOTED ON DRAWINGS. FITCH DRAINS TO OUTFALL (DAYLIGHT) AND SCREEN ENDS AGAINST WEATHER.
9. PROTECT ALL EXISTING SITE ELEMENTS AND ADJACENT FACILITIES FROM DAMAGE DUE TO THE DEMOLITION AND CONSTRUCTION OPERATIONS AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING CONSTRUCTION.
10. DURING ALL PHASES OF THE WORK, DO NOT DISTURB NEIGHBORING PROPERTIES WITHOUT ADEQUATE NOTICE.

DIV. 03 CONCRETE

1. EXTEND ALL BUILDING FOOTINGS TO UNDISTURBED SOIL, OR SOLID ROCK. EXCEPT WHEN BEARING ON SOLID ROCK, EXTEND FOOTINGS BELOW THE FROST LINE OF THE LOCALITY (MIN. 4'-0" BELOW GRADE).
2. WHEN GRADE BEAMS OR THICKENED SLABS BEAR ON NEW FILL, COMPACT FILL TO 95 PERCENT MINIMUM DRY DENSITY.
3. INSTALL CONTROL JOINTS IN CONCRETE SLABS TO LIMIT AREAS OF SLAB TO 225 S.F. MAX. DIVIDE INTO AREAS AS SQUARE AS POSSIBLE.
4. REFER TO THE BUILDING CODE AND BEST PRACTICES FOR CONCRETE PROPORTIONINGS AND CONSTRUCTION METHODS.
5. NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.
6. ALL FOOTINGS ARE TO BE POURED ON LEVEL UNDISTURBED SOIL BELOW FROST LINE.
7. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF WALL OR BACKFILLED EQUALLY ON BOTH SIDES.
8. ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 2,000 PSF.
9. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 3,000 PSI AT 28 DAYS.
10. CONCRETE MIXES SHALL CONFORM TO ASTM C14 WITH THE FOLLOWING:
 - a. PORTLAND CEMENT: ASTM C150 TYPE I OR II
 - b. NORMAL WEIGHT AGGREGATES: ASTM C33
 - c. POTABLE WATER
 - d. AIR-ENTRAINING ADMIXTURES: ASTM C260 AIR CONTENT: 6% +/- 1.5% BY VOLUME U.N.O. NO AIR FOR TROPEL FINISH SLABS.
 - e. WATER-REDUCING ADMIXTURES: ASTM C494, MID-RANGE TYPE A, HIGH-RANGE TYPE F OR G

1. ACCELERATOR AND RETARDER ADMIXTURES: ASTM C494, TYPE C AND D RESPECTIVELY
2. CORROSION INHIBITOR: ASTM C494, 30% CALCIUM NITRITE.
3. NORMAL WEIGHT CONCRETE SLUMP SHALL NOT EXCEED 6" +/- AT THE POINT OF DELIVERY.
4. CONCRETE SHALL BE CURED BY AN ACI APPROVED METHOD. HOT WEATHER CONCRETING SHALL BE PER ACI 308R. COLD WEATHER CONCRETING SHALL BE PER ACI 306.
5. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE STATE BUILDING CODE REFERENCED ACI 318.
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - b. CONCRETE EXPOSED TO EARTH OR WEATHER: #1-8 BARS 2", #9 BARS AND SMALLER: 1 1/2"
 - c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS AND JOISTS 3/4", BEAMS AND COLUMNS 1 1/2"
7. STEPPED FOOTINGS SHALL BE NO STEEPER THAN 1 UNIT OF VERTICAL FOR 2 UNITS HORIZONTAL. STEPS SHALL NOT EXCEED 2'-0" VERTICALLY. LOCATIONS OF STEPS IF SHOWN ON PLANS ARE SCHEMATIC ONLY. THE QUANTITY AND LOCATIONS MAY VARY BASED ON SURFACE CONDITIONS.
8. SUB-CONTRACTOR IS RESPONSIBLE FOR ALL PLACEMENT OF SLEEVES THROUGH THE FOUNDATION WALLS FOR UTILITIES. (COORDINATE ALL LOCATIONS AND SIZES WITH MIGHTY ROOTS AND/OR OTHER SUBS)
9. SUB-CONTRACTOR TO INSTALL 1/2" FOUNDATION ANCHOR BOLTS WITH WASHERS AT A MIN. 7" INTO CONCRETE, MAX. 6'-0" APART, MAX. 12" FROM CORNERS AND FROM ENDS OF ABUTTING PLATES.
10. SLAB ON GRADE FOUNDATIONS TO HAVE A 4" X 8" INSULATION SHELF ON INSIDE FACE OF FOUNDATION WALLS FOR PERIMETER INSULATION. (VERIFY ON DRAWINGS AND WITH MIGHTY ROOTS)

DIV. 04 MASONRY

DIV. 05 METALS

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE STATE BUILDING CODE AND THE REFERENCED STANDARDS INCLUDING THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC 360-05)
2. STEEL GRADES BY TYPE:
 - a. ROLLED WIDE-FLANGE SHAPES: A992, Fy=50ksi
 - b. ANGLES, CHANNELS, PLATES: A36, Fy=36ksi
 - c. HOLLOW STRUCTURAL SHAPES: A500 OR B, Fy=48ksi
 - d. ANCHOR RODS: F1554, GR. 36ksi OR 109ksi (AS NOTED)
3. FIELD MODIFICATIONS OF THE STRUCTURAL STEEL IS NOT PERMITTED WITHOUT THE APPROVAL OF ENGINEER OF RECORD. THIS INCLUDES HOLES, COPING AND OTHER MODIFICATIONS.
4. UNLESS NOTED OTHERWISE HOLES ARE STANDARD SIZE. U.N.O. BOLTS SHALL BE ASTM A325N, 1/2" DIA. TENSION CONTROLLED BOLTS (TENS-OFF), SLIP CRITICAL CONNECTIONS SHALL NOT BE USED.
5. WELDING ELECTRODES SHALL BE LOW-HYDROGEN E70XX SERIES. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY STANDARD QUALIFICATION PROCEDURES.
6. COLUMNS SHALL HAVE A 1/2" LEVELING PLATE AND 1/2" NON-SHRINK GROUT.

DIV. 06 CARPENTRY

1. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
2. FIRESTOP ALL STUD BAYS AT DROPPED CEILING LEVEL OR CONTINUING GYPSUM BOARD TO TOP PLATE.
3. PROVIDE ALL NECESSARY BLOCKING TO RECEIVE CABINETS, SHELVS, ACCESSORIES, CURTAIN RODS, AND ANY OTHER BUILT-IN EQUIPMENT SHOWN ON THE DRAWINGS.

1. PROVIDE AND INSTALL ALL ROUGH HARDWARE SUCH AS NAILS, SCREWS, CLIPS AND OTHER FRAMING DEVICES SHOWN OR REQUIRED FOR SECURING ITEMS OF ROUGH CARPENTRY.
2. INSTALL 5 SHELVES IN ALL LINEN CLOSETS.
3. INSTALL SHELF AND POLE IN ALL CLOSETS UNLESS OTHERWISE NOTED OR DETAILED. TOP OF SHELF SHALL BE AT 5'-10" A.F.F. TOP OF POLE SHALL BE AT 5'-6" A.F.F.
4. ALL EXTERIOR WALLS ARE 2x6 CONSTRUCTION AND INTERIOR WALLS ARE 2x4 CONSTRUCTION, UNLESS NOTED OR DIMENSIONED OTHERWISE.
5. UNLESS NOTED OTHERWISE, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISHED SPACES.
6. REGARDING RAIL HEIGHTS, GUARDRAILS MUST BE AT LEAST 3'-0" (36") HIGH. HANDRAILS SHALL BE A MIN. OF 2'-10" (34") HIGH AND NO MORE THAN 3'-2" (38") HIGH. HANDRAIL AND GUARDRAIL BALUSTER SPACINGS TO BE LESS THAN 4" APART.
7. EACH PIECE OF LUMBER SHALL BE "S-DRY" AND BEAR THE STAMP OF A GRADING RULES AGENCY APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE.
8. EACH PIECE OF LUMBER IN PLACE IN THE STRUCTURE SHALL BE THE ORIGINAL GRADE SPECIFIED OR BETTER WHEN INSPECTED BY A GRADING AGENCY APPROVED BY THE AISC, REGARDLESS OF REQUIRED GRADE STAMP AND CERTIFICATION.
9. DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT APPROVAL UNLESS NOTED BELOW.
10. CUTTING, DRILLING, AND NOTCHING IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS: (OR AS NOTED ON DRAWINGS)
 - a. MAX. 1/8 THE DEPTH OF THE MEMBER
 - b. MAX. LENGTH 1/3 THE DEPTH OF THE MEMBER
 - c. MUST NOT BE LOCATED IN THE MIDDLE 1/3 OF SPAN
 - d. NOTCHES AT THE ENDS OF THE MEMBER MUST NOT EXCEED 1/3 THE DEPTH OF THE MEMBER
 - e. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS MUST NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS
 - f. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS MUST NOT EXCEED 1/3 THE DEPTH OF THE MEMBER
 - g. HOLES MUST NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER
 - h. WHERE THE MEMBER IS ALSO NOTCHED THE HOLE MUST NOT BE CLOSER THAN 2" TO THE NOTCH
11. BEARING ENDS OF JOISTS, BEAMS OR GIRDERS BEARING ON: (OR AS NOTED ON DRAWINGS)
 - a. JOIST OR METAL: 1 1/2" MIN.
 - b. MASONRY AND CONCRETE: 3" MIN.
 - c. EXCEPTION: WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS.
12. SILL PLATE NOMINAL BEARING AREA: 48 IN 2 MIN. (OR AS NOTED ON DRAWINGS)
 - a. THE BEARING ON MASONRY OR CONCRETE MUST BE DIRECT OR A SILL PLATE OF 2" MIN. NOMINAL THICKNESS MUST BE PROVIDED UNDER THE JOISTS, BEAMS OR GIRDERS
 - b. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT MUST LAP 3" MIN. AND BE NAILED TOGETHER WITH A MIN OF 3 TYPE 104 FACE NAIL.
13. LAPPED CEILING JOISTS: (OR AS NOTED ON DRAWINGS)
 - a. ENDS OF CEILING JOISTS MUST BE LAPPED A MIN. OF 3" OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOE NAILED TO THE BEARING MEMBER
 - b. WHERE CEILING JOISTS ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS MUST BE NAILED TOGETHER AND BUTTED JOISTS MUST BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST
 - c. JOISTS THAT DO NOT RESIST THRUST MUST BE PERMITTED TO BE NAILED.
14. CEILING JOISTS AND RAFTER CONNECTIONS: (OR AS NOTED ON DRAWINGS)
 - a. CEILING JOISTS AND RAFTERS MUST BE NAILED TO EACH OTHER AND THE RAFTER MUST BE NAILED TO THE TOP WALL PLATE
 - b. CEILING JOISTS MUST BE CONTINUOUS OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS AND NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHERE SUCH JOISTS ARE PARALLEL TO THE RAFTERS
 - c. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC MUST BE INSTALLED AS RAFTER TIES, OR RAFTER TIES MUST BE INSTALLED TO PROVIDE A CONTINUOUS TIE
 - d. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES MUST BE INSTALLED
 - e. RAFTER TIES MUST BE A MIN. OF 2 X 4, INSTALLED ACCORDING TO CONNECTION REQUIREMENTS IN I.R.C. TABLE R202.5.1(1), OR CONNECTIONS OF EQUIVALENT CAPACITY MUST BE PROVIDED
 - f. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS MUST BE SUPPORTED BY WALL OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE
 - g. COLLAR TIES OR RIDGE STRAPS MUST BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE TO RESIST WIND UPLIFT
 - h. COLLAR TIES MUST BE A MIN. OF 1 X 4 SPACED A MAX. OF 4 FEET ON CENTER
15. RIDGE BOARD FRAMING: (OR AS NOTED ON DRAWINGS)
 - a. RAFTERS MUST BE FRAMED NOT MORE THAN 1 1/2" OFFSET FROM EACH OTHER TO RIDGE BOARD OR TO EACH OTHER WITH A SUSSET PLATE AS ATIE
 - b. RIDGE BOARD THICKNESS: 1 1/2" MIN.
 - c. RIDGE BOARD DEPTH: MIN. THE CUT END OF THE RAFTER
 - d. VALLEYS AND HIPS MUST HAVE A VALLEY OR HIP RAFTER A MIN. OF 2" THICK AND A MIN. OF 2" THE CUT END OF THE RAFTER IN DEPTH
 - e. HIP AND VALLEY RAFTERS MUST BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT
 - f. WHERE THE ROOF PITCH IS LESS THAN 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL (25% SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS AND VALLEYS MUST BE DESIGNED AS BEAMS
16. PROVIDE METAL OR 1X3 WOOD CROSS BRIDGING OR SOLID BLOCKING AT 8'-0" MAXIMUM BETWEEN JOISTS.
17. DOUBLE STUDS AT JAMBS AND UNDER BEAMS. (OR AS NOTED ON DRAWINGS)
18. PROVIDE HORIZONTAL BLOCKING 4'-0" VERTICALLY AT SHEATHING PANEL EDGES IN BEARING WALLS.
19. SEE NAILING SCHEDULE, INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION, FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS. USE COMMON NAILS.
20. MAKE FRAMED CONNECTIONS WITH APPROVED FRAMING ANCHORS ON EACH SIDE OR APPROVED JOIST HANGERS BY SIMPSON OR LUF.
21. NAIL ROOF PLYWOOD WITH 10d COMMON AT 6" AT ALL EDGES AND BOUNDARY MEMBERS AND AT 6" AT INTERMEDIATE SUPPORTS.
22. GLUE FLOOR PLYWOOD TO SUPPORTS WITH AN ADHESIVE MEETING THE REQUIREMENTS OF APA PERFORMANCE SPECIFICATIONS AFS-01 AND NAIL WITH 10d COMMON AT 6" AT ALL EDGES AND AT 6" AT INTERMEDIATE SUPPORTS.
23. PRE-DRILL ALL HOLES FOR NAILS LARGER THAN 20d.
24. FIELD DRILL BOLT HOLES FOR PROPER HATCHING AND BEARINGS.
25. PROVIDE CUT WASHERS AT BOLTS IN WOOD WITHOUT STEEL PLATES.
26. 2x6 THRU 2X14 JOISTS, SPRUCE-PINE-FIR NO. 2 OR BETTER WITH F_b (REPETITIVE) = 1000+ PSI.
27. 4X BEAMS: SPRUCE-PINE-FIR NO. 1 OR BETTER WITH F_b (SINGLE) = 1250+ PSI.

28. LEDGERS, PLATES, BLOCKING, AND OTHER SAWN LUMBER: SPRUCE-PINE-FIR NO. 2 OR BETTER
29. STUDS: SPRUCE-PINE-FIR CONSTRUCTION GRADE
30. 5 F.F. COLUMNS: UNEXPOSED SPRUCE-PINE-FIR NO. 1 OR BETTER
31. LVL BEAMS: 2.0 E & 3100 Fb, OR BETTER
32. CONNECT (3 PLY) 5 1/2" LVL WITH TWO ROWS TRUSSLOK 9" LONG AT 24" O.C., (2 PLY) 3 1/2" LVL WITH TWO ROWS TRUSSLOK 3 3/8" LONG AT 24" O.C., BOTH 1/4" NECESSARY ON ONE SIDE. TYPICAL UNLESS NOTED OTHERWISE.
33. PSL COLUMNS: BOISE CASCADE VERSALAM 1.8 E & 2750+ Fb, OR BETTER
34. LIVE LOAD DEFLECTION LIMITED TO L/400
35. RESIDENTIAL FLOOR LOADS OF 40 PSF LIVE LOAD AND MIN. 10 PSF DEAD LOAD.
36. MIN. BASIC WIND SPEED (3-SEC): 100MPH
37. MIN. BASIC GROUND SNOW LOAD: 50PSF
38. ALL 1-JOIST FLOOR / ROOF FRAMING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
39. ALL 1-JOIST HOLE LOCATION AND SIZING TO BE PER MANUFACTURERS SPECIFICATIONS.
40. PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

41. ALL WALL SHEATHINGS TO BE NAILED IN SHEAR WALL MANNER USING 12d FASTENERS AT 3" O.C. ON EDGES AND 4" O.C. IN THE FIELD. ALL OTHER NAILING NOT SPECIFIED SHALL CONFORM TO I.R.C. - LATEST EDITION.
42. WOOD FRAMING MEMBERS SHALL BE SUPPORTED BY DIRECT BEARING, OR A LIGHT GAUGE CONNECTOR. MEMBERS SHOULD NOT BE SUPPORTED BY END OR TOE NAILING.
43. PLYWOOD SHEATHINGS SHALL COMPLY WITH U.S. VOLUNTARY PRODUCT STANDARD PS 1-04 OR PS 2-10.
44. PLYWOOD SHALL BE AS NOTED BELOW UNLESS NOTED OTHERWISE ON DRAWINGS:
 - a. ROOF SHEATHING: 5/8" THICK (NOMINAL) APA-RATED, EXP. 1, (OR 2P SHEATHING, VERIFY ON DRAWINGS)
 - b. WALL SHEATHING: 1/2" THICK (NOMINAL) APA-RATED, EXP. 1, (OR 2P SHEATHING, VERIFY ON DRAWINGS)
 - c. FLOOR SHEATHING: 3/4" THICK (NOMINAL) APA-RATED, EXP. 1, TONGUE AND GROOVE, GLUED AND NAILED. (OR ADVANTECH, VERIFY ON DRAWINGS)
45. WOOD STRUCTURAL PANELS SHALL BE INSTALLED PERPENDICULAR TO FRAMING WITH JOINTS STAGGERED. PANELS SHALL BE CONTINUOUS OVER THREE SPANS (4 LONG MINIMUM).
46. PLYWOOD SHEATHINGS SHALL BE PLACED WITH A 1/8" GAP BETWEEN PANEL EDGES, UNLESS OTHERWISE INDICATED BY MANUFACTURER (EDGES NOT SUPPORTED BY FRAMING SHALL HAVE H-CLIPS INSTALLED AT MID-SPAN) TONGUE AND GROOVE SHEATHING IS EXCLUDED FROM THIS REQUIREMENT.
47. ATTIC ACCESS IS REQUIRED WHEN THE ATTIC AREA EXCEEDS 30 SQUARE FEET AND HAS A HEIGHT OF 3'0" OR GREATER. THE ACCESS REQUIRES A ROUGH OPENING OF AT LEAST 22" X 30" WITH 30" OF HEADROOM ABOVE AND LOCATED IN A READILY ACCESSIBLE LOCATION.
48. ALL RAFTERS ARE TO HAVE SIMPSON HURRICANE TIES OR 6" MIN. FASTEN MASTER TIMBERLOK STRUCTURAL WOOD SCREWS THROUGH THE TOP PLATES INTO RAFTER ABOVE AT AN ANGLE BETWEEN 15 - 30 DEGREES (ALTERNATE HURRICANE TIES)
49. UNLESS NOTED OTHERWISE, ASSUME 6" RETURN AT ALL DOOR OPENINGS / WALL INTERSECTIONS.

DIV. 07 THERMAL AND MOISTURE

1. PAINT ALL VENT STACKS AND RAIN DIVERTERS TO MATCH ROOFING COLOR. (OR AS NOTED ON DRAWINGS)
2. INSTALL ROOF SHINGLES WITH CLOSED GUT VALLEYS OVER WATERPROOFING MEMBRANE VALLEY FLASHING AT ALL ROOF VALLEYS. INSTALL 3 COURSES MIN. WATERPROOFING MEMBRANE (3/8" WIDE ROLL MIN.) IN ALL VALLEYS WITH FIRST COURSE CENTERED IN VALLEY, AND ONE ADDITIONAL COURSE ON EACH SIDE OF THE FIRST COURSE CENTERED IN THE VALLEY. INSTALL PER THE ASPHALT ROOFING MANUFACTURERS ASSOCIATIONS' RESIDENTIAL ASPHALT ROOFING MANUAL' INSTRUCTIONS AND RECOMMENDATIONS. (OR AS NOTED ON DRAWINGS)
3. INSTALL (2) COURSES OF ICE AND WATER SHIELD (3/8" WIDE ROLL MIN.) AT ALL ROOF PERIMETERS (EAVES AND RAKES) AND AT VALLEYS AND HIPS. (OR AS NOTED ON THE DRAWINGS)
4. INSTALL 10" X 4" STEP FLASHING AT SIDEWALL TO ROOF INTERSECTIONS. HOLD SIDING UP FROM ROOF SURFACE 1-1/2" MIN.
5. INSTALL METAL DRIP EDGE AT ALL RAKES AND EAVES.
6. INSTALL ASPHALT SHINGLES OVER A COMPLETE SYNTHETIC UNDERLAYMENT OF WATERPROOFING MEMBRANE. INSTALL PER THE ASPHALT ROOFING MANUFACTURERS ASSOCIATIONS' RESIDENTIAL ASPHALT ROOFING MANUAL' INSTRUCTIONS AND RECOMMENDATIONS.
7. PROVIDE ATTIC AND ROOF RAFTER VENTILATION EQUAL TO 1/1000 OF AREA TO BE VENTED. (OR AS NOTED ON DRAWINGS)
8. INSULATE EXTERIOR WALL TO A MIN. OF (R-21) UNLESS OTHERWISE NOTED OR DETAILED.
9. INSULATE ATTIC TO A MIN. OF (R-49) UNLESS OTHERWISE NOTED OR DETAILED.
10. INSULATE SLOPED CEILINGS TO A MIN. OF (R-38) 1/4" VENT CHANNELS, UNLESS OTHERWISE NOTED OR DETAILED.
11. SLAB ON GRADE FOUNDATIONS TO HAVE 2" TO 4" XPS RIGID INSULATION WITH TAPED SEAMS UNDER SLAB WITH 2" XPS RIGID INSULATION AROUND THE PERIMETER ON INSIDE FACE OF A 4" X 8" FOUNDATION INSULATION SHELF. (UNLESS OTHERWISE NOTED OR DETAILED ON DRAWINGS. VERIFY WITH MIGHTY ROOTS)
12. BASEMENT WALL FOUNDATIONS TO HAVE DON'THERMAX R-15 MIN. INTERIOR EXPOSED SHEATHING INSULATION. ADHERE PANELS TO CONCRETE WALLS, FILL VOIDS, AND TAPE SEAMS. (UNLESS OTHERWISE NOTED OR DETAILED ON DRAWINGS. VERIFY WITH MIGHTY ROOTS)
13. SOUND DAMPEN WALLS WITH INSULATION AROUND BEDROOMS, BATHROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS. SUB-CONTRACTOR TO REVIEW LOCATIONS WITH MIGHTY ROOTS AND/OR OWNER.
14. INSTALL INSULATION BARRIERS AS REQUIRED TO ALLOW FOR PROPER VENTILATION AT EAVES AND ON SLOPED CEILINGS. (OR AS NOTED ON DRAWINGS)
15. THE GUTTER LOCATIONS AND EXACT NUMBER OF DOWNSPOUTS REQUIRED AND LOCATIONS TO BE COORDINATED WITH MIGHTY ROOTS.

DIV. 08 DOOR AND WINDOW

1. AT LEAST ONE EGRESS WINDOW OR DOOR TO THE OUTSIDE PER ROOM IS REQUIRED IN ALL LIVING AREAS AND BEDROOMS. EGRESS WINDOWS MUST MEET N.F.P.A. 101 "LIFE SAFETY CODE" REQUIREMENTS FOR A 20" CLEAR MIN. OPENABLE WIDTH, AND A 20" CLEAR MIN. OPENABLE HEIGHT, TOTALING 5.7 S.F. OF OPENABLE AREA, HEIGHT TO THE BOTTOM OF THE OPENING SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR.
2. ALL WINDOW HEAD HEIGHTS ARE 6'-8" UNLESS OTHERWISE NOTED ON DRAWINGS OR TO MATCH EXISTING.

DIV. 09 FINISHES

1. INSTALL MOISTURE RESISTANT (M.R.) GYP. BOARD AT WALLS AND CEILINGS OF BATHROOMS AND SHOWER ROOMS.
2. INSTALL TILE BACKER BOARD AT WALLS TO RECEIVE TILE.

3. ALL BATHROOMS LOCATED OVER OCCUPIED AREAS SHALL HAVE WATERPROOF MEMBRANE UNDER THE FINISHED FLOOR.
4. FOR ALL EXPOSED FINISH OPTIONS SUB-CONTRACTOR TO REVIEW WITH MIGHTY ROOTS AND/OR OWNER.
5. SUB-CONTRACTOR TO VERIFY EXACT ROOM FINISHES WITH MIGHTY ROOTS AND/OR OWNER.

DIV. 10 SPECIALTIES

1. INSTALL MATERIALS IN EXACT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS IN PROPER RELATIONS WITH ADJACENT CONSTRUCTION AND PROPER APPEARANCE. RESTORE EXISTING BUILDING ELEMENTS DAMAGED DURING INSTALLATION.
2. WHEN SUB-CONTRACTORS ACCEPT DELIVERY OF ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THEY SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.

DIV. 12 FURNISHINGS

DIV. 13 SPECIAL CONSTRUCTION

1. SUB-CONTRACTORS SHALL PROVIDE OR COORDINATE WITH MIGHTY ROOTS ALL CUTTING AND PATCHING WORK REQUIRED TO PROPERLY COMPLETE THEIR SCOPE OF WORK. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED AND APPROVED IN THE FIELD BY MIGHTY ROOTS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER AND/OR MIGHTY ROOTS. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH WHICH IS NOT VISIBLE FROM A DISTANCE OF FIVE FEET. DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED. DECREASE FIRE PERFORMANCE, DECREASE ACUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS.
2. SUB-CONTRACTORS TO RELOCATE EXISTING UTILITIES AS REQUIRED BY CODE.
3. MECHANICAL, PLUMBING, ELECTRIC, SPRINKLER, EMERGENCY LIGHTING AND FIRE ALARM ARE TO BE DESIGN BULD PER CODE. SUB-CONTRACTORS SHALL COORDINATE ALL REQUIREMENTS WITH MIGHTY ROOTS.
4. ALL DISSIMILAR MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION.
5. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES AND DRAWINGS.

DIV. 14 WOODSHOP

1. OWNER TO HAVE A MEETING WITH MIGHTY ROOTS TO DISCUSS AND DESIGN ALL CABINERY AND BUILT-INS. OWNER MUST APPROVE SHOP DRAWINGS BEFORE ANY KITCHEN CABINERY, VANITIES, AND BUILT-INS ARE CONSTRUCTED.

DIV. 15 MECHANICAL

1. BATH FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.
2. SUB-CONTRACTOR TO PROVIDE SOUND INSULATION AT ALL MECHANICAL DUCTWORK.

DIV. 16 ELECTRICAL

1. ANY RECESSED FIXTURES (I.E. RECESSED LIGHTING, OUTLET BOXES) IN FIRE-RATED ASSEMBLIES ARE TO BE U.L. APPROVED FOR THAT APPLICATION AND INSTALLED PER U.L. REQUIREMENTS.
2. ELECTRICAL SUB SHALL DO A WALK-THRU WITH THE OWNER / MIGHTY ROOTS TO VERIFY THE EXACT LOCATIONS FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ECT.
3. ALL BATHROOMS LOCATED OVER OCCUPIED AREAS SHALL HAVE WATERPROOF MEMBRANE UNDER THE FINISHED FLOOR.
4. FOR ALL EXPOSED FINISH OPTIONS SUB-CONTRACTOR TO REVIEW WITH MIGHTY ROOTS AND/OR OWNER.
5. SUB-CONTRACTOR TO VERIFY EXACT ROOM FINISHES WITH MIGHTY ROOTS AND/OR OWNER.

DIV. 10 SPECIALTIES

DIV. 11 EQUIPMENT

1. INSTALL MATERIALS IN EXACT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS IN PROPER RELATIONS WITH ADJACENT CONSTRUCTION AND PROPER APPEARANCE. RESTORE EXISTING BUILDING ELEMENTS DAMAGED DURING INSTALLATION.
2. WHEN SUB-CONTRACTORS ACCEPT DELIVERY OF ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THEY SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.

DIV. 12 FURNISHINGS

DIV. 13 SPECIAL CONSTRUCTION

1. SUB-CONTRACTORS SHALL PROVIDE OR COORDINATE WITH MIGHTY ROOTS ALL CUTTING AND PATCHING WORK REQUIRED TO PROPERLY COMPLETE THEIR SCOPE OF WORK. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED AND APPROVED IN THE FIELD BY MIGHTY ROOTS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER AND/OR MIGHTY ROOTS. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH WHICH IS NOT VISIBLE FROM A DISTANCE OF FIVE FEET. DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED. DECREASE FIRE PERFORMANCE, DECREASE ACUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS.
2. SUB-CONTRACTORS TO RELOCATE EXISTING UTILITIES AS REQUIRED BY CODE.
3. MECHANICAL, PLUMBING, ELECTRIC, SPRINKLER, EMERGENCY LIGHTING AND FIRE ALARM ARE TO BE DESIGN BULD PER CODE. SUB-CONTRACTORS SHALL COORDINATE ALL REQUIREMENTS WITH MIGHTY ROOTS.
4. ALL DISSIMILAR MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION.

DIV. 14 WOODSHOP

1. OWNER TO HAVE A MEETING WITH MIGHTY ROOTS TO DISCUSS AND DESIGN ALL CABINERY AND BUILT-INS. OWNER MUST APPROVE SHOP DRAWINGS BEFORE ANY KITCHEN CABINERY, VANITIES, AND BUILT-INS ARE CONSTRUCTED.

DIV. 15 MECHANICAL

1. BATH FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.
2. SUB-CONTRACTOR TO PROVIDE SOUND INSULATION AT ALL MECHANICAL DUCTWORK.

DIV. 16 ELECTRICAL

1. ANY RECESSED FIXTURES (I.E. RECESSED LIGHTING, OUTLET BOXES) IN FIRE-RATED ASSEMBLIES ARE TO BE U.L. APPROVED FOR THAT APPLICATION AND INSTALLED PER U.L. REQUIREMENTS.
2. ELECTRICAL SUB SHALL DO A WALK-THRU WITH THE OWNER / MIGHTY ROOTS TO VERIFY THE EXACT LOCATIONS FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ECT.

3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE 5 F.I. OR 6 F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
4. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
5. LOCATE AND INSTALL CARBON MONOXIDE DETECTORS PER CODE.
6. CIRCUITS SHALL BE VERIFIED WITH OWNER PRIOR TO WIRE INSTALLATION.
7. FIXTURES TO BE SELECTED BY OWNER. (OR AS NOTED ON DRAWINGS)
8. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED BY MIGHTY ROOTS AND/OR OWNER.
9. AUDIO SPEAKERS TO BE APPROVED BY MIGHTY ROOTS AND/OR OWNER.
10. LOCATE SECURITY PANELS AS INDICATED BY MIGHTY ROOTS AND/OR OWNER.
11. ALL LIGHTS ARE TO BE LED ON DIMMER SWITCH UNLESS OTHERWISE NOTED. TONE / TEMPERATURE OF LED LIGHTS TO BE SELECTED BY MIGHTY ROOTS AND/OR OWNER.

GENERAL DEMOLITION NOTES

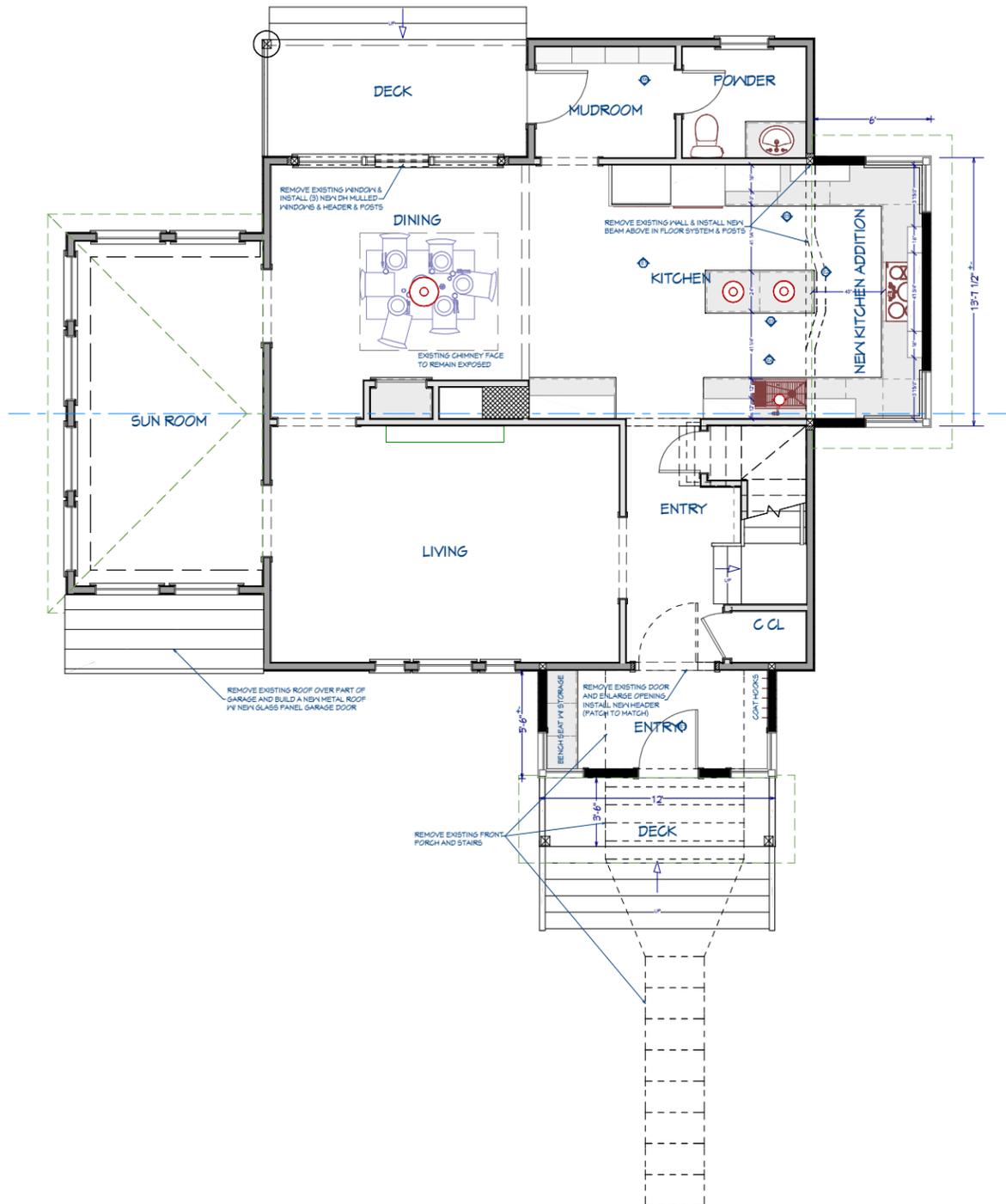
1. DEMOLITION OF EXISTING CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS, AND LIMITED TO THAT WHICH IS REQUIRED TO BE REMOVED IN ORDER TO ACCOMMODATE THE NEW FLOOR PLAN.
2. THE SUB-CONTRACTORS SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING THE WORK.
3. DEMOLITION AND REMOVALS ARE NOT LIMITED TO THE ITEMS LISTED IN THE DEMOLITION NOTES OR SHOWN ON THE PLAN. THE DEMOLITION NOTES SHOULD BE USED AS A GUIDELINE FOR EXISTING CONDITIONS.
4. PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING DEMOLITION OF STRUCTURAL ELEMENTS.
5. THE SUB-CONTRACTORS SHALL MINIMIZE ALL DISTURBANCES TO OCCUPIED AREAS OF EXISTING BUILDING AND COORDINATE ALL DEMOLITION ACTIVITIES WITH MIGHTY ROOTS.
6. COORDINATE REMOVAL OF ALL ITEMS AND SYSTEMS WITH THE OWNER / MIGHTY ROOTS. RETURN TO OWNER, RELOCATE, AND/OR DISPOSE OF REMOVED ITEMS AS REQUESTED BY THE OWNER / MIGHTY ROOTS.
7. COORDINATE METHOD OF TRASH REMOVAL AND PROTECTION REQUIRED WITH THE OWNER / MIGHTY ROOTS.
8. PROVIDE TEMPORARY PROTECTION AS REQUIRED AT UNPROTECTED HORIZONTAL AND/OR VERTICAL OPENINGS.
9. PROVIDE TEMPORARY DUSTPROOF SEPARATION (PLASTIC COVERS, WALLS, ETC.) AS NECESSARY TO ADEQUATELY SEPARATE THE CONSTRUCTION AREA AND ON-NEIGHBAMT OCCUPIED AREAS TO PREVENT ANY DIRT, DUST, OR REFUSE FROM ENTERING BUILDING AREAS STILL IN USE.
10. MAINTAIN ANY CODE REQUIRED EXITS SUCH AS STAIRWAYS AND CORRIDORS THROUGHOUT THE DEMOLITION AND REMOVAL WORK.
11. ALL OPENINGS AND VOIDS LEFT BY THE REMOVAL OR DEMOLITION OF EXISTING CONSTRUCTION EQUIPMENT, PIPING, DUCTS, ETC., SHALL BE PROPERLY PATCHED AND/OR GLOZED-OFF, MAINTAINING FIRE RATINGS OF THE CONSTRUCTION AS REQUIRED. PREPARE ALL PATCHES AS NECESSARY TO RECEIVE NEW FINISHES. SEE FINISH SCHEDULE OR NOTES ON DRAWINGS.
12. REMOVE ALL EXISTING FLOOR COVERINGS IN AREAS TO BE RENOVATED. SEE NEW FLOOR PLAN AND FINISH SCHEDULE FOR EXTENT OF NEW FLOOR COVERINGS. REMOVAL AND DISPOSAL OF ANY VINYL ASBESTOS TILE SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
13. WHERE THE PATCHING OF EXISTING FLOOR IS REQUIRED, SLOPING OR RAMPING TO LEVEL FLOOR SHALL NOT EXCEED 1/4" PER 10'-0" MAXIMUM, UNLESS OTHERWISE NOTED.
14. WALLS SHALL BE COMPLETELY REMOVED FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, AND SHALL INCLUDE ALL MECHANICAL, ELECTRICAL, AND OTHER MISC. EQUIPMENT, ETC. ON OR WITHIN REMOVED WALLS. DO NOT REMOVE ANY MECHANICAL, ELECTRICAL, OR OTHER EQUIPMENT WHICH SERVES OTHER AREAS OF THE BUILDING OR ARE REQUIRED TO REMAIN ACTIVE. NOTIFY MIGHTY ROOTS OF ANY EQUIPMENT ITEMS WHICH WILL REQUIRE RE-ROUTING. RELOCATE AND/OR REMOVE ANY SERVICES DETERMINED TO BE SERVING MECHANICAL, ELECTRICAL, AND MISC. EQUIPMENT REQUIRED TO REMAIN ACTIVE WHICH SERVES OTHER AREAS OF THE BUILDING. PREPARE ALL AREAS DISTURBED BY THE DEMOLITION WORK FOR THE NEW CONSTRUCTION.
15. ALL MISC. EQUIPMENT ATTACHED TO WALLS AND/OR FLOORS SUCH AS CABINETS, SHELVING, ETC. SHALL BE REMOVED AND SALVAGED UNLESS OTHERWISE NOTED. COORDINATE WITH THE OWNER / MIGHTY ROOTS FOR STORAGE, RELOCATION, AND/OR DISPOSAL OF SAID ITEMS.

16. EXISTING ELECTRICAL ITEMS TO BE ABANDONED SHALL BE REMOVED, INCLUDING CONDUIT, JUNCTION BOXES, WIRE CABLE, SUPPORTS, WIRING DEVICES, SAFETY SWITCHES, FIRE ALARM EQUIPMENT, SECURITY EQUIPMENT

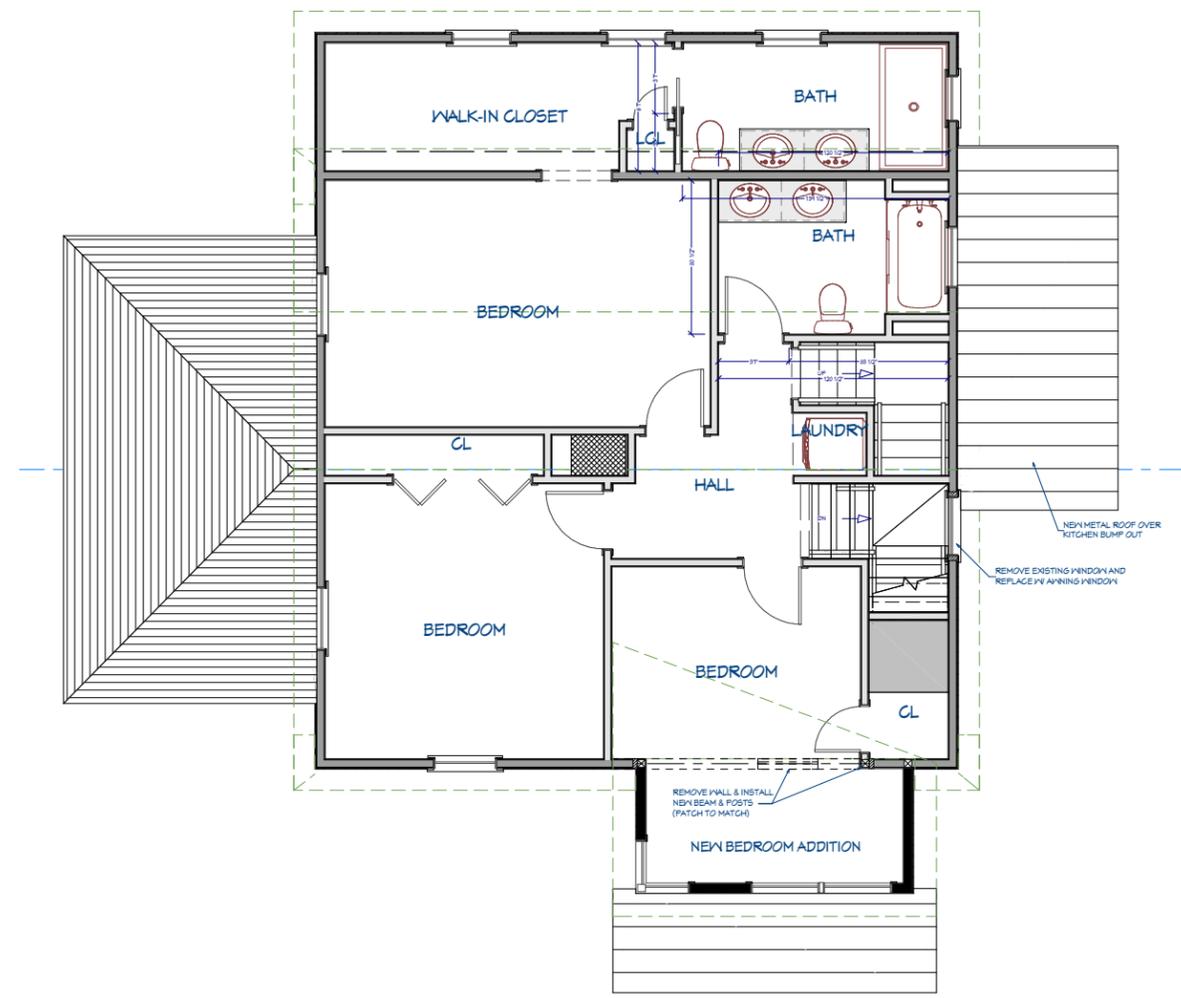


NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
 13 ALDEN AVE.
 GREENLAND, NH 03840



1st Floor



2nd Floor

DATE:
 7/11/2022

SCALE:

SHEET:



REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

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