

RESIDENCE DESIGN LOADS THE PROJECT HAS BEEN DESIGNED WITH THESE LOADS

DESIGN LOADS	ROOFS	FLOORS	FLOORS	ATTIC FLOOR	BALCONIES /DECKS
	WOOD OR ASPHALT SHINGLES	WOOD, CARPET OR VCT	CERAMIC, SLATE OR STONE	UNFINISHED SHEATHING	SPACED DECK BD'S
DEAD LOAD (PSF)	15	15	25	15	10
LIVE LOAD (PSF)	30	40	40	20	60
TOTAL (PSF)	45	55	65	35	70

CONCRETE WORK

- CODES AND STANDARDS: ACT-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACT-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACT-347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"; ACT-304, "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"; READY MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C-94.
- COMPRESSIVE STRENGTH OF CONCRETE 3,000 PSI AT 28 DAYS. MAX. SLUMP OF ALL CONC. SHALL BE 4". IN LIEU OF TESTING, CONTRACTOR SHALL PROVIDE CERTIFIED MIX RECEIPTS, DELIVERED TO OWNER.
- WHEN PLACING INTERIOR CONCRETE SLABS, DO NOT PUNCTURE THE VAPOR BARRIER. BE CAREFUL WITH CURING BECAUSE VIRTUALLY NO WATER WILL BE LOST TO THE SUBGRADE.
- USE AIR-ENTRAINING ADMIXTURE IN ALL CONCRETE THAT IS EXPOSED TO FREEZING AND THAWING, PROVIDING NOT LESS THAN 4% NOR MORE THAN 6% ENTRAINMENT AIR.
- NO CONCRETE SLABS OR FOOTINGS SHALL BE PLACED UNTIL SUBGRADE PREPARATION IS INSPECTED AND APPROVED BY THE MUNICIPALITY.
- FINISHES: EXPOSED TO VIEW VERTICAL SURFACES SHALL HAVE A RUBBED FINISH IN ACCORDANCE WITH ACT-301. FLOOR SLABS SHALL HAVE A STEEL TROWEL FINISH. EXTERIOR WALKWAYS TO HAVE BROOM FINISH.

BELOW SLAB VAPOR BARRIERS

- BELOW ALL INTERIOR GROUND SUPPORTED CONCRETE SLABS, SHALL BE INSTALLED A VAPOR BARRIER, RADON / METHANE BARRIER, THE LOWER THE WATER VAPOR PERMEANCE RATING OF THE BARRIER, THE MORE RESISTIVE IT IS TO RADON AND METHANE.
- ALL VAPOR BARRIERS SHALL BE PLACED ON THE PREPARED SUBGRADE, BELOW ANY INSULATION BOARDS. THE V.B. SHALL BE EXTENDED UP EDGES TO BE VISIBLE ABOVE THE SLAB, REMOVE EXCESS AFTER SLAB HAS CURED. FOR THE V.B. TO PERFORM AS A GOOD RADON GAS BARRIER ALL PENETRATIONS SHALL BE SEALED AND ALL JOINTS LAP SPLICED A MINIMUM OF 6-INCHES, AND TAPED PER MFG. RECOMMENDATIONS.
- PRODUCT SHALL BE A HIGH QUALITY POLYETHYLENE PLASTIC, AT LEAST 6-MILS THICK. THE MINIMUM PERM RATING SHALL BE "CLASS 1" VAPOR RETARDER, PERM RATING OF 0.10 OR LESS, CONFORMING TO ASTM E96. MEMBRANE SHALL MEET ASTM E-1745.

UNIT MASONRY

- CONCRETE MASONRY UNIT (CMU) CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6-88)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.
- HOLLOW LOAD BEARING CMU SHALL CONFORM TO ASTM C90, TYPE I, "NORMAL WEIGHT". MINIMUM NET TENSILE STRENGTH OF 1250 PSI; 0.06% MAXIMUM LINEAR SHRINKAGE FROM SATURATED TO OVEN DRY; CURE 28 DAYS. PROVIDE MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR UNITS PROVIDED TO SITE.
- MORTAR TO BE TYPE S, CONFORMING TO ASTM C270. MORTAR SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- INSTALL 9 GA. DUROWALL TRUSS TYPE JOINT REINFORCEMENT @ 16" O.C. VERTICALLY (EVERY OTHER COURSE), ALL CMU WALLS.
- GROUT FOR CELLS SHALL CONFORM TO ASTM C476, 3000 PSI COMPRESSIVE STRENGTH. GROUT CELLS SOLID AT REINFORCING AND AS NOTED IN MAX. 48-INCH LIFTS.
- CMU WALLS SHALL BE FILLED SOLID TOP TO BOTTOM, FOR ENTIRE LENGTHS, WITH CONCRETE, PUMP MIX. MAX. 48-INCH LIFTS.
- WHERE PIPES OR WIRE PASS THROUGH A FOUNDATION WALL, INSTALL SLEEVE MINIMUM OF PIPE OR WIRE DIAMETER PLUS 2 INCHES.
- REINFORCING BARS SHALL BE "DEFORMED" CONFORMING TO ASTM A615; GRADE-40 FOR #3 BARS, GRADE-60 FOR #4 AND LARGER BARS. "LAP JOIN" ALL REINFORCING BARS 30 BAR DIAMETERS MINIMUM. CORNER BARS FOR CONTINUOUS REINFORCING SHALL BE LAPPED MINIMUM 30 BAR DIA. EACH WAY.
- DAMP-PROOFING (WHERE SHOWN): THE SUBSTRATE SHALL BE MADE SMOOTH AND ACCEPTABLE FOR THE APPLICATION. GENERALLY IF CMU (CONC. BLOCK) APPLY A 1" THICK CEMENT PARGEING. THEN APPLY TWO COATS OF AN ASPHALTIC COATING. COATS SHALL BE APPLIED FROM OPPOSITE DIRECTIONS TO ENSURE THE FILLING OF THE SUBSTRATE. FOLLOW MANUFACTURER'S DIRECTIONS. PRODUCT W.R.MEADOWS "SEALMASTIC EMULSION", OR EQUAL, EACH COAT 1/16" WET FILM THICKNESS.
- DO NOT BACKFILL AGAINST FOUNDATION WALLS WITHOUT APPROPRIATE BRACING AND SHORING, OR UNTIL ALL FRAMING IS COMPLETE, INCLUDING THE ROOF.
- COMPACT BACKFILL BEHIND FOUNDATION WALLS TO MINIMUM OF 90% DENSITY, IN APPROPRIATE LIFTS. ALL BACKFILL MATERIAL SHALL BE FREE OF ORGANIC OR OTHER DETRIMENTAL MATERIAL.
- GRADE AWAY FROM BUILDING, AT TOP OF BACKFILL, WITH MIN. INITIAL INSTALLED SLOPE OF 1" PER FT.
- DO NOT APPLY CONCENTRATED LOADS FOR AT LEAST 3 DAYS AFTER BUILDING MASONRY WALLS. DO NOT APPLY UNIFORM FLOOR OR ROOF LOADS FOR AT LEAST 12 HOURS AFTER BUILDING MASONRY WALLS.

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	ARCHITECTURAL SITE PLAN
2	BASEMENT & FOUNDATIONS
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	EXTERIOR ELEVATIONS: NORTH AND SOUTH
6	EXTERIOR ELEVATIONS: EAST AND WEST
7	HOUSE SECTION: 1/2" SCALE, EAST INTERIOR WALL
8	HOUSE SECTION: 1/2" SCALE, WEST INTERIOR WALL
9	WALL SECTIONS & CONSTRUCTION MATERIALS
10	ELECTRICAL: FIRST FLOOR & SITE
11	ELECTRICAL: BASEMENT & SECOND FLOOR

DATE	REVISION DESCRIPTION
FEB. 09, 2011	
NOV. 16, 2011	PRELIMINARY
DEC. 16, 2011	ESTIMATING & TRADE INPUT
FEB. 05, 2012	REVIEW
JULY 20, 2012	FOR PERMITS
SEPT. 10, 2012	FLIP STAIR

ONLY VALID FOR PERMITS w/ EMBOSSED SEAL & ORIGINAL "RED" SIGNATURE

HOUSE & GARAGE ARE BOTH PRESENTED IN THIS SET OF DRAWINGS. HOWEVER WILL BE SEPARATE PROJECTS.

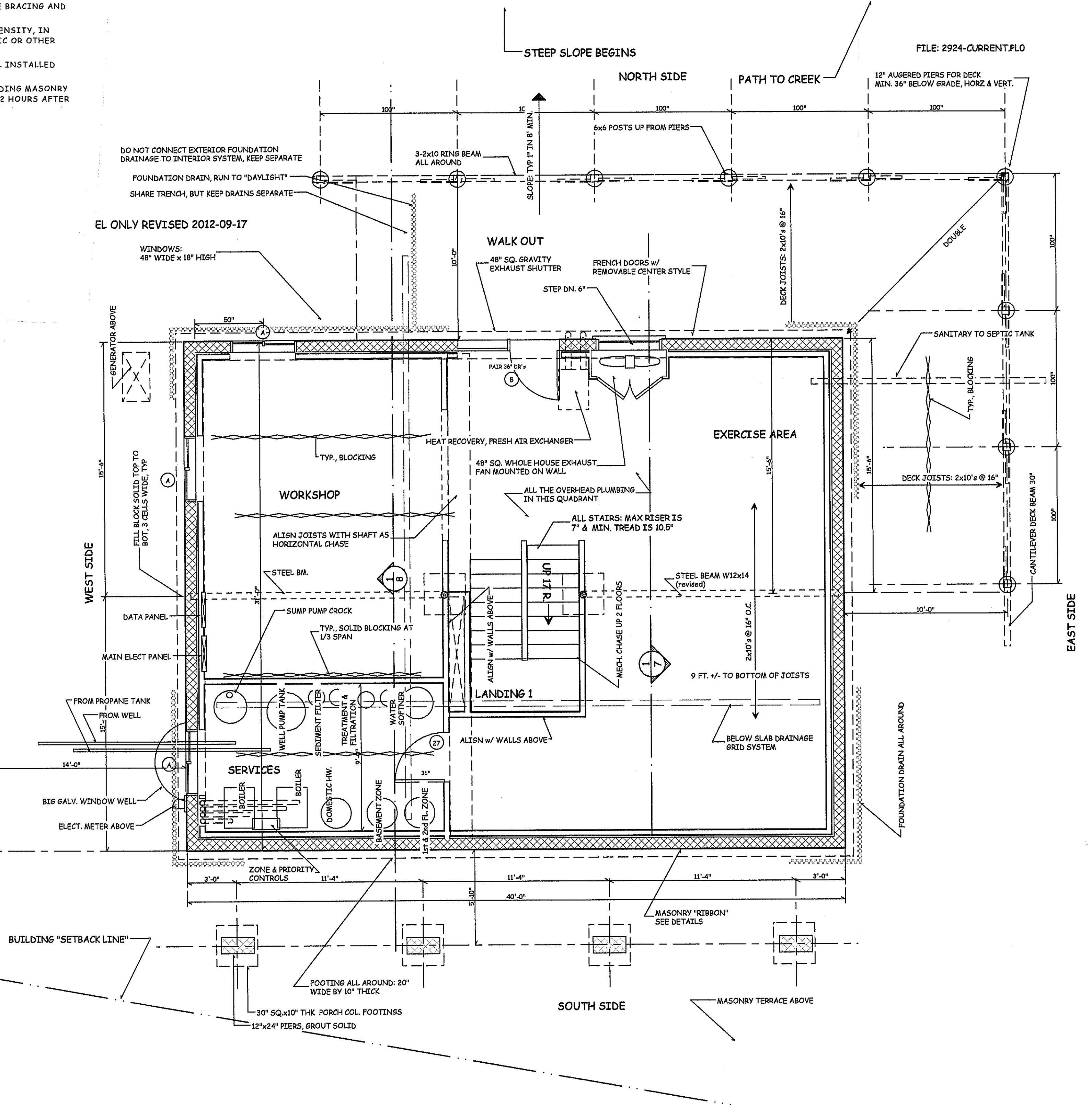
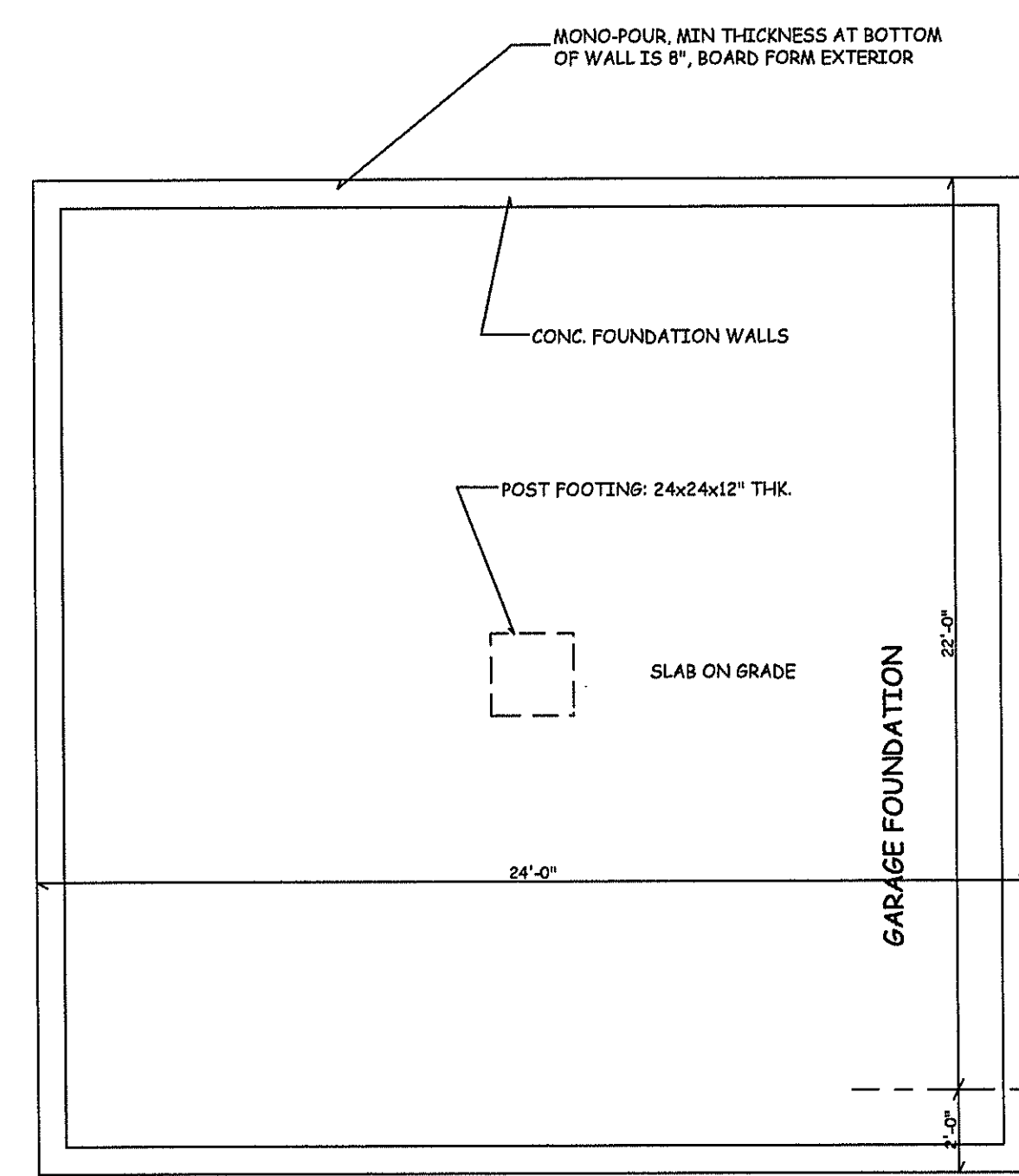
Eric C. Van Reed, Architect
Creative Design Associates, Inc.
 ARCHITECTURE INTERIORS SITE & SPACE PLANNING
 350 Cheltenham Road
 Chalfont, PA 18814
 Voice: 715-672-1155
 www.ArchitectVision.com

NEW PRIVATE RESIDENCE
 TAMARACK ROAD
 NICHOLSON TWP, WYOMING CO., PENNSYLVANIA
 DEED BOOK 162, PAGE 654, TAX ID # 790-500, 5.228 ACRES

1
2

BASEMENT & FOUNDATIONS

SCALE 1/4" = 1'-0"



BASEMENT PLAN

Sheet No.
2
 Comm. No. 2011-2924 of