GENERAL NOTES

1. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK WHICH IS NOT IN CONFORMANCE WITH THESE DOCUMENTS.

2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2003 EDITION AND OTHER CODES AND

ORDINANCES OF THE CITY OF FARMINGTON, MISSOURI.

3. THE CONTRACTOR SHALL VERIFY ALL SITE AND EXISTING CONDITIONS, DIMENSIONS, GRADES, ETC., PRIOR TO BEGINNING ANY WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND COORDINATION OF ALL PORTIONS OF THE WORK UNDER THIS CONTRACT:

-INITIATING, MAINTAINING, AND WORK SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THIS WORK.

-PROVIDINGS AND PAYING FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

-WARRANT TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN COMPLIANCE WITH THESE PLANS.

-SECURING AND PAYING FOR THE BUILDING PERMIT, AND ALL OTHER PERMITS AND FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND LEGALLY REQUIRED FOR THE COMPLETION OF THE WORK

-COMPLYING WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE ARCHITECT SHALL BE NOTIFIED IF THE PLANS ARE AT VARIANCE THEREWITH.

-MAINTAINING CONTRACTOR LIABILITY INSURANCE TO PROTECT HIM FROM CLAIMS UNDER WORKEN'S COMPENSATION ACT, DAMAGES DUE TO BODILY INJURY, INCLUDING DEATH, AND FOR DAMAGES TO PROPERTY ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THIS CONTRACT. CERTIFICATES OF SUCH INSURANCES SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF SUCH WORK.

-KEEPING THE SITE FREE FROM ACCUMULATION OF WASTE CAUSED BY HIS OPERATION. AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL WASTE MATERIALS AND CLEAN UP TO THE OWNER'S SATISFACTION.

5. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THESE DRAWINGS. QUESTIONS REGARDING INFORMATION GIVEN, OR MISSING, ON THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO BEGINNING THE WORK. SPECIFIC NOTES AND DETAILS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND THE TYPICAL DETAILS ON THESE SHEETS IN CASE OF CONFLICT.

- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS USED SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

7. CONCRETE SHALL BE PROPORTIONED TO GIVE A 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3,000 LBS. PER SQUARE INCH. THE SLUMP SHALL BE THE MINIMUM CONSISTENT WITH THE CONDITIONS OF PLACING BUT IN GENERAL SHALL NOT EXCEED 4 1/2 INCHES. CONCRETE SHALL HAVE A MINIMUM OF 5 1/2 SACKS OF CEMENT.

8. FOOTINGS SHALL EXTEND A MINIMUM OF 2'-6" BELOW ORIGINAL GRADE OR FINISH GRADE, OR AS DIMENSIONED, WHICHEVER IS LOWER. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL PRESSURE OF 1,500 P.S.F. FOR TOTAL LOAD.

9. CONCRETE REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM STANDARD SPECIFICATION A615-00 GRADE 60, AND SHALL BE PLACED IN AS LONG LENGTHS AS POSSIBLE. BARS SHALL LAP 32 DIAMETERS AT SPLICES UNLESS OTHERWISE SHOWN OR NOTED IN PLANS. SPLICES SHALL BE STAGGERED AND BARS MAY BE WIRED TOGETHER AT SPLICES. ALL STEEL SHALL BE RIGIDLY HELD IN PLACE WITH APPROVED METAL DEVICES. BAR COVERAGE (FACE OF BAR TO FACE OF CONCRETE) SHALL BE AS FOLLOWS:

-CONCRETE SLAB ON GRADE: -CONCRETE SURFACE AGAINST EARTH: -WHEN POURED AGAINST FORMS: -ALL OTHERS:

1 1/2" MIN. 3" MIN. 2" MIN. SEE DETAILS.

10. THE CONTRACTOR SHALL PROVIDE THE NECESSARY AND REQUIRED SLEEVESS IN FOUNDATION WALL FOR ALL UTILITIES. SLEEVE LOCATIONS TO BE VERIFIED BY AND IN ACCORDANCE WITH ELECTRICAL, MECHANICAL AND PLUMBING.

11. THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONET PARTS ARE IN PLACE. THEREFORE, THE ERECTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING AS REQUIRED TO ENSURE STABILITY DURING ERECTION.

12. ALL FILL AND BACKFILL UNDER SLABS ON-GRADE TO BE THOROUGHLY COMPACTED BY MECHANICAL MEANS TO ATTAIN 90% MINIMUM COMPACTION AS MEASURED BY STANDARD PROCTOR TEST, A.S.T.M. D-698.

13. LUMBER SCHEDULE SHALL BE AS FOLLOWS:

-RAFTERS AND FLOOR JOIST: S.P. OR D.F. #2 OR BETTER
EXCEPT AS NOTED.
-BEAMS AND HEADERS: S.P. OR D.F. #1 OR BETTER
EXCEPT AS NOTED.
-2x4 STUDS AND BLOCKING: S.P. OR D.F. STANDARD OR

TTER

-2x6 AND LARGER STUDS & BLOCKING: S.P. OR D.F. #2 OR BETTER
-WALL PLATES: S.P. OR D.F. #2 OR BETTER
-WOOD SILLS: SEE NOTE FOR WOOD SILLS.

14. NAILING SHALL BE COMMON WIRE NAILS, GALVANIZED WHEN EXPOSED TO THE EXTERIOR. SUBDRILL WHERE THERE IS DANGER OF SPLITTING. SIZE AND SPACING SHALL BE AS FOLLOWS:

-PLYWOOD: AS NOTED ON THE DRAWINGS.
-ALL OTHER: SEE TABLE 2304.9.1 AND CHAPTER 23 IBC 2003 EDITION.

15. HOLES IN WOOD SILLS OR PLATES OF SHEAR AND BEARING WALLS SHALL BE PLACED NEATLY IN THE CENTER OF PIECE AND SHALL BE NO LARGER IN DIAMETER THAN 1/3 THE WIDTH OF SILL OR PLATE. NOTCHING WILL NOT BE ALLOWED. HOLES LARGER THAN NOTED ABOVE MAY BE BORED IN THE SILLS PROVIDING THAT THE SILL IS CONSIDERED CUT IN TWO AND ANCHOR BOLTS PLACED ACCORDINGLY.

16. BOLTS: BOLT HOLES IN WOOD SHALL BE 1/16" OVERSIZED. WASHERS SHALL BE USED ON ALL BEARINGS OF HEADS AND NUTS AGAINST WOOD. WASHERS SHALL BE STANDARD PLAIN WASHERS EXCEPT AS OTHERWISE NOTED. BOLTS SHALL CONFORM TO ASTM A-307. BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED WHERE EXPOSED TO WEATHER.

17. BOLT-TIGHTENING: ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED AT THE COMPLETION OF THE PROJECT OR IMMEDIATELY BEFORE FINISHING CONSTRUCTION WORK WHICH WILL MAKE THEM

18. WOOD SILLS RESTING ON CONCRETE SHALL BE PRESSURE-TREATED S.P. OR D.F. #1. UNLESS OTHERWISE NOTED, ANCHOR BOLTS SHALL BE 1/2 INCH DIAMETER BY 10 INCH LONG SPACED NO GREATER THAN 6'-0" O.C. WITH AT LEAST TWO BOLTS PER PIECE OF SILL. SILLS SHALL BE SET IN A CONTINUOUS BED OF CEMENT GROUT 3/8" THICK. ALL SILL BOLTS SHALL HAVE MALLEABLE IRON WASHERS.

19. STUD WALLS: HORIZONTAL BRIDGING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUDS ARE GREATER THAN 8 FEET IN

HEIGHT, STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS UNDER

BEARING UNLESS OTHERWISE NOTED.

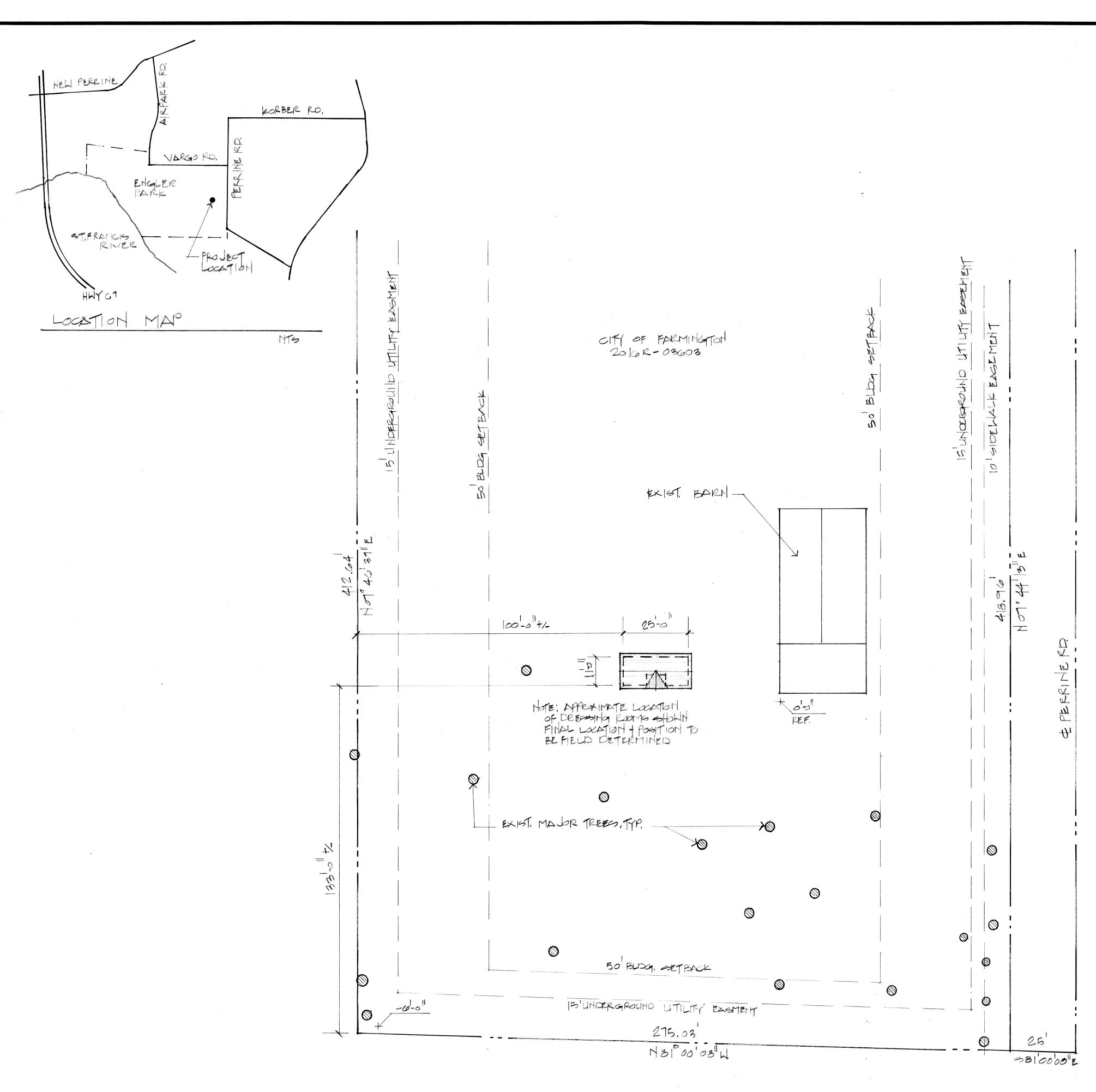
20. DOUBLE PLATES SHALL LAP A MINIMUM OF 4 FEET AT SPLICES AND BE NAILED WITH NO LESS THAN 8 16d NAILS EXCEPT AS OTHERWISE NOTED. ALL

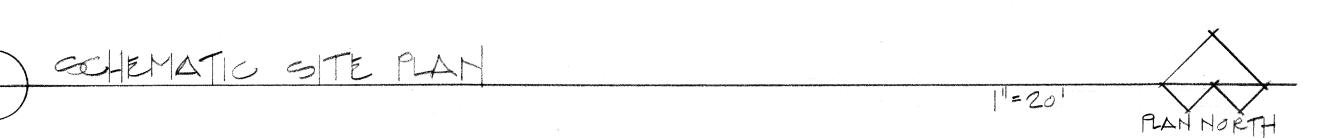
CUTS IN PLATES SHALL OCCUR OVER A BEARING.
21. CUTTING OF JOISTS AND BEAMS FOR PIPING SHALL NOT BE PERMITTED

WITHOUT THE APPROVAL OF THE ENGINEER.

22. JOIST HANGERS, SHEET METAL FRAMING CLIPS, AND ANGLES SHALL BE

AS MANUFACTURED BY SIMPSON COMPANY OR EQUAL.





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C) ANTHONY MIANO ARCHITECT 2009

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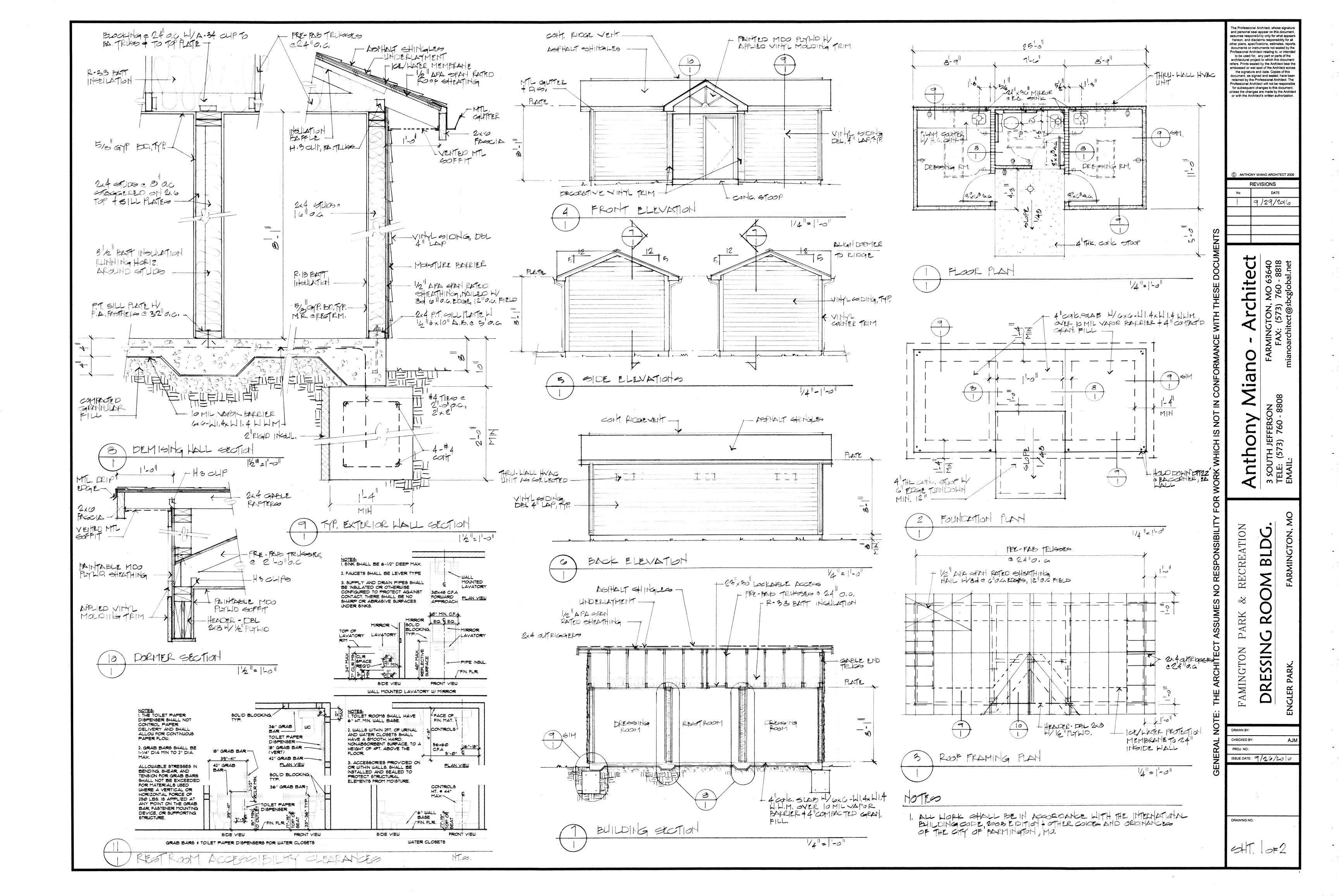
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OUTLINE SPECIFICATIONS

FOUNDATION NOTES:

- 1. CONCRETE SLABS ON GRADE: SLABS SHALL BE 4" THK CONCRETE WITH 6"x6" 10/10 W.W.F. (OR *4 BARS 9 3" O.C.) OVER 6 MIL POLY VAPOR BARRIER OVER 4" WASHED GRAVEL OR SAND BASE. CONCRETE SHALL BE 3,000 P.S.I.
- 2. ALL FOOTING BEARING SHALL BE 2'-0" MIN. BELOW FINISHED GRADE & 2'-0" INTO UNDISTURBED SOIL. FOOTINGS SHALL BE 3,000 P.S.I. CONC.
- 3. SOIL BEARING PRESSURE SHALL BE 1,500 P.S.I. MIN.
- 4. SILL PLATE ANCHOR BOLTS: 1/2" DIA x 10"L W/ 7" EMBED (J-BOLTS) @ 5'-0" O.C. \$ 12" FROM CORNERS.
- 5. TERMITE PROTECTION: CERTIFIED APPLICATOR TO TREAT SOIL UNDER AND AROUND STRUCTURE AND SEND TERMITE CERTIFICATION TO RURAL DEVELOPMENT (HUD LETTER).
- 6. PORCH/STOOP FOUNDATIONS: PORCH FOUNDATION TO BELOW FROST LINE. PORCH SLABS SHALL BE POURED AGAINST FLASHING NEXT TO DWELLING. (IF POURED AGAINST FRAMING). SIDING TO BE 4" ABOVE PORCH DECK. MINIMUM PORCH SIZE SHALL BE 4'-0"x6'-0".

FRAMING & SHEATHING

- 1. STUDS, SIZE AS INDICATED ON PLAN, S.P 12 OR BETTER. PRESSURE TREATED LUMBER IN CONTACT W/ CONCRETE.
- 2. SHEATHING: 1/2" APA SPAN RATED PANELS, EXT. GRADE, NAIL PER PLAN.
- 3. VAPOR BARRIER: TYVEK OR EQUAL.
- 4. VINYL SIDING: CERTAINTEED "MONOGRAM DOUBLE 4" CLAPBOARD, .046" THK., OR EQUAL

ROOF FRAMING NOTES:

1. RAFTERS: NOT USED.

2. TRUSSES: MUST BE DESIGNED AND STAMPED BY AN ENGINEER.

- 3. ATTIC VENTILATION: PROVIDE 1:150 VENTILATION TO ATTIC AREA (INCLUDING EAVES). 50% TO 80% OF VENTING TO BE PROVIDED IN UPPER HALF OF ATTIC SPACE.
- 4. AIR CHUTES: IF FULL AREA OF AIR/ SOFFIT VENT IS COMPROMISED BY INSULATION INSTALLATION, PROVIDE AIR CHUTES AS REQUIRED TO MAINTAIN FULL REQUIRED ATTIC VENTILATION.
- 5. RAFTER BRACING/STIFF BACK: MID SPAN IF STICK BUILT FRAMING. 2x6 CONTINUOUS PURLINS WITH 2x4 STRUTS @ 4 FT. ON CENTER.
- 6. HURRICANE BRACKETS: CONNECT EVERY RAFTER/ TRUSS TO TOP PLATES, EACH END.

ROOFING

I. SHEATHING: 1/2" OSB, APA SPAN RATED, EXTERIOR GRADE (3 PLY PLYWOOD NOT ACCEPTABLE).

- 2. "H" CLIPS REQUIRED IF SHEATHING IS 1/16" OR 1/2" WITH 24" O.C. FRAMING.
- 3. ASPHALT ROOFING: ASPHALT/ FIBERGLASS SHINGLES, FIRE RATED CLASS A OR C± 12×36 THREE-TAB SEAL DOWN TYPE WITH 25-YEAR WARRANTY OR ARCHITECTURAL SHINGLE WITH 25-YEAR WARRANTY. 3:12 SLOPE MIN. (R905.2)
- a. Underlayment: I layer #15 A6Phalt impregnated building paper if \$lope of Roof 16 4:12 or greater. 2 LAYERS *15 ASPHALT IMPREGNATED BUILDING PAPER IF SLOPE IS LESS THAT 4:12. OVERLAP JOINTS 6". (R905.2.7)
- 4. METAL ROOFING: ALUM, ZINC ALLOY COATED STEEL TO MEET. 3:12 MIN. SLOPE (LAPPED NOT SOLDERED). INSTALL ROOF EDGE.
- 5. FLASHING: ALUM. OR CORROSION RESISTANT, STEP FLASHING AGAINST SIDING. "D" STYLE DRIP FASCIA FLASHING. 6. SOFFIT: PERFORATED BAKED ENAMEL ALUM. OR 3/8" VENTED PLYWOOD SOFFIT.

GUTTER AND DOWNSPOUTS

- 1. GUTTERS: CONTINUOUS (SEAMLESS) BAKED ENAMEL ALUM., 26 GAUGE, 5" MIN.
- 2. DOWNSPOUTS: CONTINUOS (SEAMLESS) BAKED ENAMEL ALUM., 26 GAUGE, 2"x3" RECTANGLE MIN., PROVIDE AT EACH ROOF CORNER.
- 3. SPLASH BLOCKS: A 12"x30" CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT.

DRYWALL

- 1. DRYWALL: 5/8" GYPSUM BOARD ON WALLS. GYP BD., CEILINGS WITH 24" FRAMING, 5/8" GYP BD.
- 2. JOINT TREATMENT: TAPE WITH 3 COATS PLASTER, SAND SMOOTH AND LEVEL, READY FOR PAINT.
- 3. WATER RESISTANT DRYWALL: 5/8" WATER RESISTANT GYPSUM BOARD ON ALL WALLS OF BATHROOM.

INTERIOR PAINTING & DECORATING

- 1. PAINTING: 2 COATS PAINT OR MORE SHALL BE APPLIED. DRIPS, FLAWS, SHADOWING, OR INFERIOR WORK WILL NOT BE ACCEPTABLE.
- 2. WOOD PRIMER: ACRYLIC.
- 3. METAL PRIMER: RUST INHIBITING.
- 4. KITCHEN/ BATH: LATEX ENAMEL.
- 5. GENERAL: PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 6. WALLPAPER: BATHROOM/ KITCHEN WALLPAPER SHALL BE VINYL COATED.
- 7. CEILING FINISH: ACOUSTIC MATERIAL.

DOORS

- 1. DOORS: PRE-PRIMED, SOLID CORE.
- 2. FINISH: 2 COATS PAINT MIN. LATEX ENAMEL OR SEMI-GLOSS FINAL COAT ENCOURAGED FOR EASY CLEANING.
- 3. LOCKS: PUSH BUTTON ENTRANCE FUNCTION. LEVER TYPE.

ENTRANCES & EXTERIOR DETAIL

- 1. EXTERIOR DOORS: 3'-0" WIDE, 1-3/4", SOLID WOOD OR INSULATED STEEL. PRE-PRIMED/HUNG/ DRILLED W/ STEEL OR SOLID WOOD FRAME.
- 2. WEATHER STRIPPING: COMPRESSION TYPE WITH AIR-TIGHT SEAL.
- 3. EXTERIOR TRIM: SOLID DURABLE WOOD SPECIES PRIMED WITH ACRYLIC LATEX PAINT. HARDBOARD NOT ACCEPTABLE FOR TRIM/ FASCIA.

CABINETS & INTERIOR DETAIL

I. COUNTERTOPS: PLASTIC LAMINATE. PROVIDE 4" MIN. HIGH, PLASTIC LAMINATE BACKSPLASH. SEAL ALL JOINTS BETWEEN COUNTER AND WALL(S).

PLUMBING

- 1. DRESSING: SINK: AMERICAN STANDARD, 'RONDALYN' OR EQUAL, W/ WATER SAVING 2.2 GPM FLOW RATE FAUCET.
- 2. BATHROOM: SINK: AMERCAN STANDARD, 'LUCERNE WALL MOUNT' OR EQUAL, W/WATER SAVING 2.2 GPM FLOW RATE FAUCET. TOILET: AMERICAN STANDARD, 'COLONY 1.6 GPF' OR EQUAL
- 3. TOILETS: ADA ACCESSIBLE TYPE, WATER CONSERVING LOW CONSUMPTION 1.6 GALLON PER FLUSH. THE MINIMUM DISTANCE FROM THE CENTER OF A TOILET TO AN ADJOINING WALL SHALL BE IS INCHES.
- 4. SHUT-OFF VALVES: SHUT-OFF VALVES AND AIR CHAMBERS REQUIRED AT EACH FIXTURE UNLESS USING A PEX MANIFOLD TYPE SYSTEM.
- 5. HOSE BIBS: ONE ANTI-SIPHON FROST PROOF HOSE BIB ON BACK OF BLDG.
- 6. DRAIN: SCHEDULE 40 PVC/DWV.
- 1. VENT STACK: PLUMBING FIXTURES WITHIN 5 FT. OF STACK (THROUGH ROOF).
- 8. SEWER: SCHEDULE 40 PVC/DWV OR SDR 35.
- 9. WATER SUPPLY LINES (ABOVE GRADE): CPVC, TYPE 'M' COPPER, ALL WITH APPROVED FITTINGS.
- 10. WATER HEATER: ON DAMAND TYPE: RHEEM RTE-9, 240V, 30 GPM
- 11. PIPE INSULATION: PLUMBING THROUGH HOLES OR NOTCHES IN STUDS, JOISTS OR SIMILAR MEMBERS LESS THAN 1-1/2" FROM THE EDGE MEMBER SHALL BE PROTECTED BY SHIELD PLATES, MINIMUM OF 0.062 INCH-THICK STEEL PLATES. (P2603.2.1)
- 12. BATHROOM ACCESSORIES: 1-½" DIA., STAINLESS STEEL GRAB BARS AS SHOWN ON PLAN. TOILET PAPER DISPENSER MIRROR, MTL FRAME, 24"X36"
- 13. PLUMBING SYSTEM TO BE INSTALLED TO FACILITATE DRAINAGE OF SYSTEM FOR WINTER.

- 1. FURNACE/ COOLING: WALL MOUNTED UNIT AS MANUFACTURED BY MITSUBISHI ELECTRIC, MODEL NUMBER MS2-GEØ6 MA-9 OR EQUAL.
- 2. BATH EXHAUST FAN: BATHROOMS SHALL BE PROVIDED WITH EITHER AN OPERABLE EXTERIOR WINDOW OR MECHANICAL FAN EXHAUST. BATH FANS SHALL BE A MINIMUM OF 50 CFM DAMPERED, VENTED TO THE EXTERIOR WITH VENT PIPE INSULATED (R303.3).

ELECTRIC WIRING

- 1. WIRING: 12/2 GAUGE WIRE WITH GROUND, COPPER, MIN, (14/2 WITH GROUND FROM SWITCH TO LIGHT).
- 2. PANEL: 200 AMP MIN WITH ELECTRIC HEAT. PROVIDE CLEAR WORKSPACE IN FRONT OF PANEL BOARD 36 INCHES, 30 INCHES WIDE AND 6-1/2 FT. MEASURED FROM THE FLOOR (R3305.2).
- 3. SMOKE DETECTOR: AC/DC SMOKE DETECTOR IN EACH ROOM. INTERCONNECT ALL.
- 4. GFCI: PROVIDE GFCI RECEPTACLES OR GFCI PROTECTED CIRCUIT AT COUNTERS, BATH VANITY, \$ EXTERIOR.
- 5. CIRCUITS: PROVIDE THREE 20 AMPERE CIRCUITS TO SERVE EACH ROOM.

LIGHTING FIXTURES

- I. FIXTURES: SWITCHED LIGHT FIXTURES SHALL BE PROVIDED FOR EACH ROOM. EXTERIOR FIXTURE SHALL BE PROVIDED DAYLIGHT CONTROL.
- 2. ATTIC SPACE: PROVIDE SWITCHED LIGHTS FOR ATTIC AND CRAWL SPACE AND FOR ACCESS AROUND MECHANICAL AREAS.

INSULATION

INFILTRATION.

- I. ATTIC: R-38, PROVIDE AT FULL ATTIC FLOOR OVER TOP OF EXTERIOR WALL PLATE.
- 2. ATTIC ACCESS PANEL: INSULATE TO R-38. PANEL TO BE LOCKABLE.
- 3. EXTERIOR WALLS: 2x4'S WITH R-13 INSULATION PLUS R-5 WALL SHEATHING OR 2x6'S WITH R-19 INSULATION.
- 4. AIR INFILTRATION BARRIER: PROVIDE AN AIR INFILTRATION BARRIER AT EXTERIOR WALLS, 5. SLAB-ON-GRADE PERIMETER INSULATION: PROVIDE R-10 MINIMUM PERIMETER INSULATION FOR A DEPTH
- OF 2'-0" AT SLAB-ON-GRADE CONSTRUCTION. 6. FOAM INSULATION: SEAL ALL PENETRATIONS OR VOIDS IN EXTERIOR WALLS TO PREVENT AIR

ANTHONY J. MIANO - ARCHITECT MISSOURI NUMBER: A-5361 REVISIONS DATE / DESCRIPTION

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