

GENERAL NOTES AND SPECIFICATIONS:

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION TO BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018 AND ANY OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REQUIREMENTS.
2. REVIEW ALL SCOPE OF WORK WITH LOCAL BUILDING CODE OFFICIALS INCLUDING HVAC, PLUMBING AND ELECTRICAL.
3. G.C. SHALL CONFIRM COMPATIBILITY OF SITE TO CONSTRUCTION DOCUMENTS.
4. ALL WOOD, CONCRETE, & STEEL SHALL BE OF GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE , AND LOCAL BUILDING CODES.
5. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY G.C. BEFORE BEGINNING CONSTRUCTION.
6. ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
7. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY PROBLEMS OR DISCREPANCIES THAT OCCUR BETWEEN EXISTING FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS. ARCHITECT IS NOT RESPONSIBLE FOR ANY VARIATIONS TAKEN FROM CONSTRUCTION DOCUMENTS WITHOUT THE CONSULTATION AND WRITTEN CONSENT OF THIS OFFICE
8. STRUCTURE TO BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD LOADS AND CONSTRUCTION LOADS. CONTRACTOR TO VERIFY ALL DESIGN OF STRUCTURAL MEMBERS.
9. DEAD LOADS TO TAKE INTO ACCOUNT THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING SITE CONDITIONS AS WELL AS ALL SITE IMPROVEMENTS.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR PLUMBING, HVAC, AND ELECTRICAL DESIGNS AND COMPLIANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE. ANY LAYOUTS OR NOTATIONS ON THESE DRAWINGS ARE SHOWN STRICTLY FOR GENERAL LAYOUT USE.
12. METHODS, PROCEDURES AND THE SEQUENCES (OTHER THAN THAT NOTED ON THE DRAWINGS) OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF WORK WITH MECHANICAL AND ELECTRICAL WORK.
13. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AGAINST RADON PER 2018 INTERNATIONAL BUILDING CODE, APPENDIX F.

FOUNDATION:

1. THE FOUNDATION AND ITS STRUCTURAL ELEMENTS SHALL BE CAPABLE OF ACCOMMODATION ALL SUPERIMPOSED LIVE, DEAD, AND OTHER LOADS ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE. SOILS WHICH SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MINIMUM SOIL LOAD BEARING CAPACITY OF 2000 PSF. AT FOOTER DEPTH - MIN. 36" BELOW GRADE.
3. IF UNSUITABLE SUBGRADE SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACED WITH APPROVED COMPACTED LOAD BEARING FILL HAVING A MINIMUM THICKNESS OF TWO FEET OR ONE-HALF THE FOOTING WIDTH, WHICHEVER IS GREATER BELOW THE BOTTOM OF THE FOOTING COMPACTED TO 95% DRY DENSITY.
4. EXCAVATIONS FOR SPREAD FOOTINGS AND CONTINUOUS FOOTINGS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE. CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF EXCAVATION OF THE FOOTING BEARING SURFACE.
5. SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM AND LOTS GRADED AWAY FROM FOUNDATIONS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

REINFORCED CONCRETE:

1. REINFORCED CONCRETE FOR TO COMPLY WITH AC1318-02 AND ACI301-96.
2. CONCRETE SLABS TO COMPLY WITH ACI302.1R-96.
3. ALL DETAILS FOR REINFORCEMENT AND ACCESSORIES TO COMPLY WITH THE "MANUAL OF STANDARD PRACTICE" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE. USE THE MOST RECENT EDITION.
4. REINFORCING STEEL SHALL CONFORM WITH ASTM A615, GRADE 60.
5. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
6. ANCHOR RODS SHALL BE MATERIAL CONFORMING TO ASTM A36.
7. MINIMUM COVER FOR REINFORCEMENT SHALL BE 1 1/2" FOR WALLS AND 3" FOR FOOTINGS.
8. 60S WWF FOR SLAB ON GRADE TO BE PLACED 1" DOWN FROM TOP OF SLAB. PROVIDE CHAIR SUPPORTS TO ACCOMPLISH THIS.
9. HORIZONTAL FOOTING AND HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND HAVE 90 DEGREE BENDS AND EXTENSIONS, OR CORNER BARS OF EQUIVALENT SIZE, LAPPED 36 BAR DIAMETERS AT CORNERS AND INTERSECTIONS.
10. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-96.
11. SLABS ON GRADE SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS AT EACH COLUMN LINE IN EACH DIRECTION. ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED, AS REQUIRED, SUCH THAT NO AREA BOUNDED BY CONSTRUCTION AND/OR CRACK CONTROL JOINTS CONTAINS MORE THAN 900 SQUARE FEET OR SLAB AREA.
12. CONCRETE SLAB-ON-GRADE GROUND FLOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE. THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL NOT BE LESS THAN 3000 PSI.
13. AREAS TO RECEIVE CONCRETE SLAB TO HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATTER REMOVED.

FOOTINGS:

1. EXTERIOR WALLS AND INTERIOR BEARING WALLS AND COLUMNS TO BE SUPPORTED BY CONTINUOUS CONCRETE FOOTINGS OF SUFFICIENT DESIGN TO SUPPORT SAFELY THE LOADS IMPOSED AS DETERMINED FROM THE CHARACTER OF THE SOIL.
2. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. USE STEPS IN FOOTINGS TO CHANGE ELEVATIONS - STEEL TO BE CONTINUOUS/LAPPED.
4. WHERE PIPES PASS THRU FOOTING, USE 1" COMPRESSIBLE MATERIAL AROUND PIPE.

FOUNDATION WALLS:

1. FOUNDATION WALLS TO COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE, AC1318, AC1318.1, NCMA TR68-A OR ACI 530/ASCE 5 TMS 402.
2. FOUNDATION WALL SHALL EXTEND AT LEAST 6 INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS. (4 INCHES AT MASONRY VENEER)
3. BACKFILL ADJACENT TO THE FOUNDATION WALL SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EITHER THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" OR THE AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS."
2. W-SHAPES SHALL BE MATERIAL CONFORMING TO ASTM A992 OR ASTM A572, GRADE 50.
3. STEEL PIPE COLUMNS SHALL BE OF MATERIAL CONFORMING TO ASTM A53.
4. SHOP AND FIELD CONNECTIONS FOR STRUCTURAL STEEL SHALL BE WELDED (E70) OR BOLTED (A325) PER THE "AISC MANUAL OF STEEL CONSTRUCTION" OR "LRFD MANUAL OF STEEL CONSTRUCTION" - LATEST EDITION.
5. STEEL COLUMNS TO HAVE A SHOP COAT OF RUST-INHIBITIVE PAINT.

WOOD CONSTRUCTION:

1. LOAD BEARING DIMENSIONAL LUMBER SHALL CONFORM TO DCPSP20-70
2. LUMBER: STRESS GRADE RATED, NUMBER 2 OR BETTER HEM-FIR, DOUGLAS FIR, OR SOUTHERN PINE, SURFACED FOUR SIDES, 19 PERCENT MAXIMUM MOISTURE CONTENT.
3. TREATED LUMBER: STRESS GRADE RATED, NUMBER 2 SOUTHERN PINE, SURFACED FOUR SIDE, 19 PERCENT MAXIMUM MOISTURE CONTENT AFTER TREATMENT.
4. EXCEPT AS OTHERWISE INDICATED, COMPLY WITH "GUIDE SPECIFICATIONS FOR STRUCTURAL TIMBER FRAMING" ATC 107, AS APPLICABLE TO WORK.
5. PROVIDE TIMBER GRADED BY A RECOGNIZED AGENCY, WITH RULES AND SERVICE COMPLYING WITH REQUIREMENTS OF AMERICAN LUMBER STANDARDS COMMITTEE AND FS 20.
6. TIME DELIVERY AND INSTALLATION OF WORK TO AVOID EXTENDED ON-SITE STORAGE, AND TO AVOID DELAYING WORK OF OTHERS.
7. KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW IN HUMIDITY.
8. STRESS RATING: EXCEPT WHERE INDICATED AS "NON-STRESS RATED" PROVIDE TIMBER WHICH HAS BEEN EITHER GRADED OR TESTED AND CERTIFIED, WITH WITH ALLOWABLE STRESS RATINGS. (PSI) OF: FB 1400, FT 500, FC 850, FC PERPENDICULAR 370, FV 75 AND E 1,400/00.

WOOD FLOORS:

1. FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE AND
2. THE FLOOR SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R502.

WOOD STUD WALLS:

1. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE AND TRANSMITTING THE RESULTS LOADS TO ITS SUPPORTING STRUCTURAL ELEMENTS.
2. THE WALL SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R602.

INTERIOR WALL COVERING:

1. INTERIOR COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS.
2. INTERIOR WALL COVERINGS SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R702.

EXTERIOR WALL COVERING

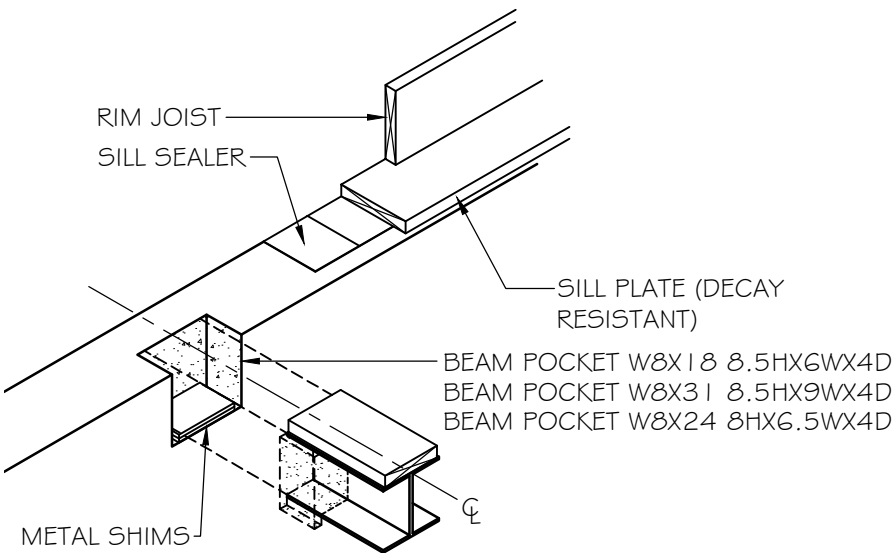
1. ALL EXTERIOR WALLS SHALL BE COVERED WITH APPROVED MATERIALS DESIGNED AND INSTALLED TO PROVIDE A BARRIER AGAINST THE WEATHER AND INSECTS TO ENABLE ENVIRONMENTAL CONTROL OF THE INTERIOR SPACES.
2. EXTERIOR WALL COVERINGS SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R703.

ROOF-CEILING CONSTRUCTION:

1. ROOF CEILING CONTRACTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO 2018 INTERNATIONAL RESIDENTIAL CODE AND SHALL TRANSMIT THE RESULTING LOADS TO ITS SUPPORTING STRUCTURAL ELEMENTS.
2. ROOF TO HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
3. THE ROOF-CEILING SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 8.
4. TRUSSES TO BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE AND SHALL BEAR THE SEAL OF A P.A. REGISTERED PROFESSIONAL ENGINEER. TRUSSES TO BE BRACED PER MANUFACTURER SPECIFICATIONS.

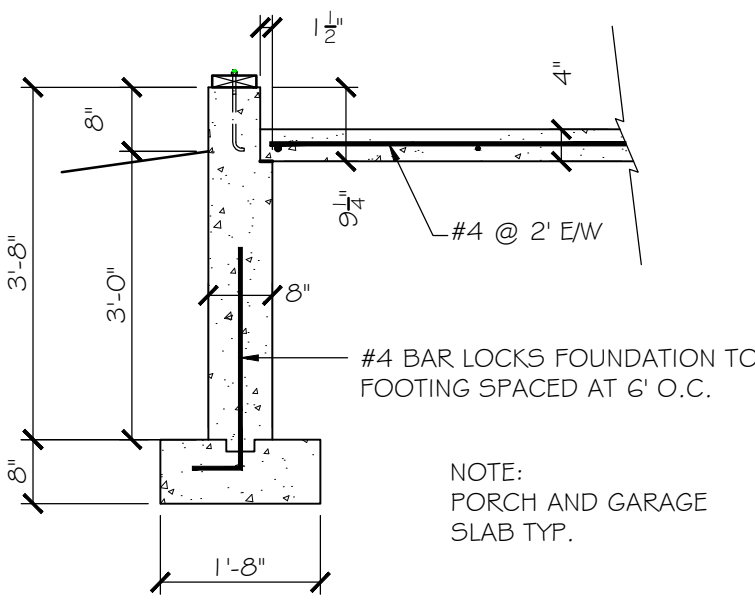
ROOF COVERING:

1. THE ROOF COVERING SHALL BE CAPABLE OF ACCOMMODATING THE LOADS INDICATED IN 2018 INTERNATIONAL RESIDENTIAL CODE AND PROVIDE A BARRIER AGAINST THE WEATHER TO PROTECT ITS SUPPORTING ELEMENTS AND THE STRUCTURE BENEATH.
2. THE ROOF COVERING SYSTEM SHALL COMPLY WITH ALL ASPECTS OF 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R905.



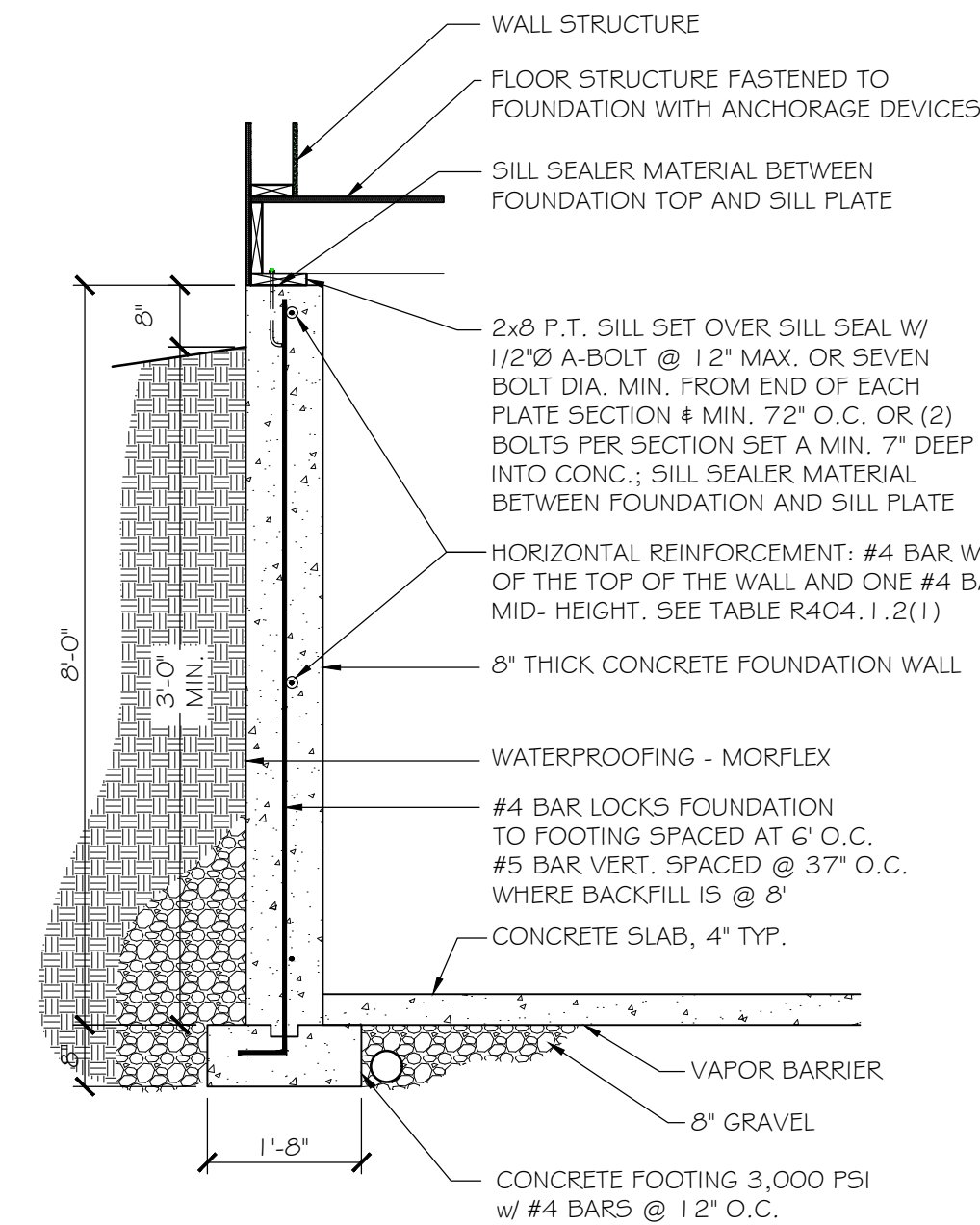
4 BEAM POCKET DETAIL

1/2" = 1'-0"



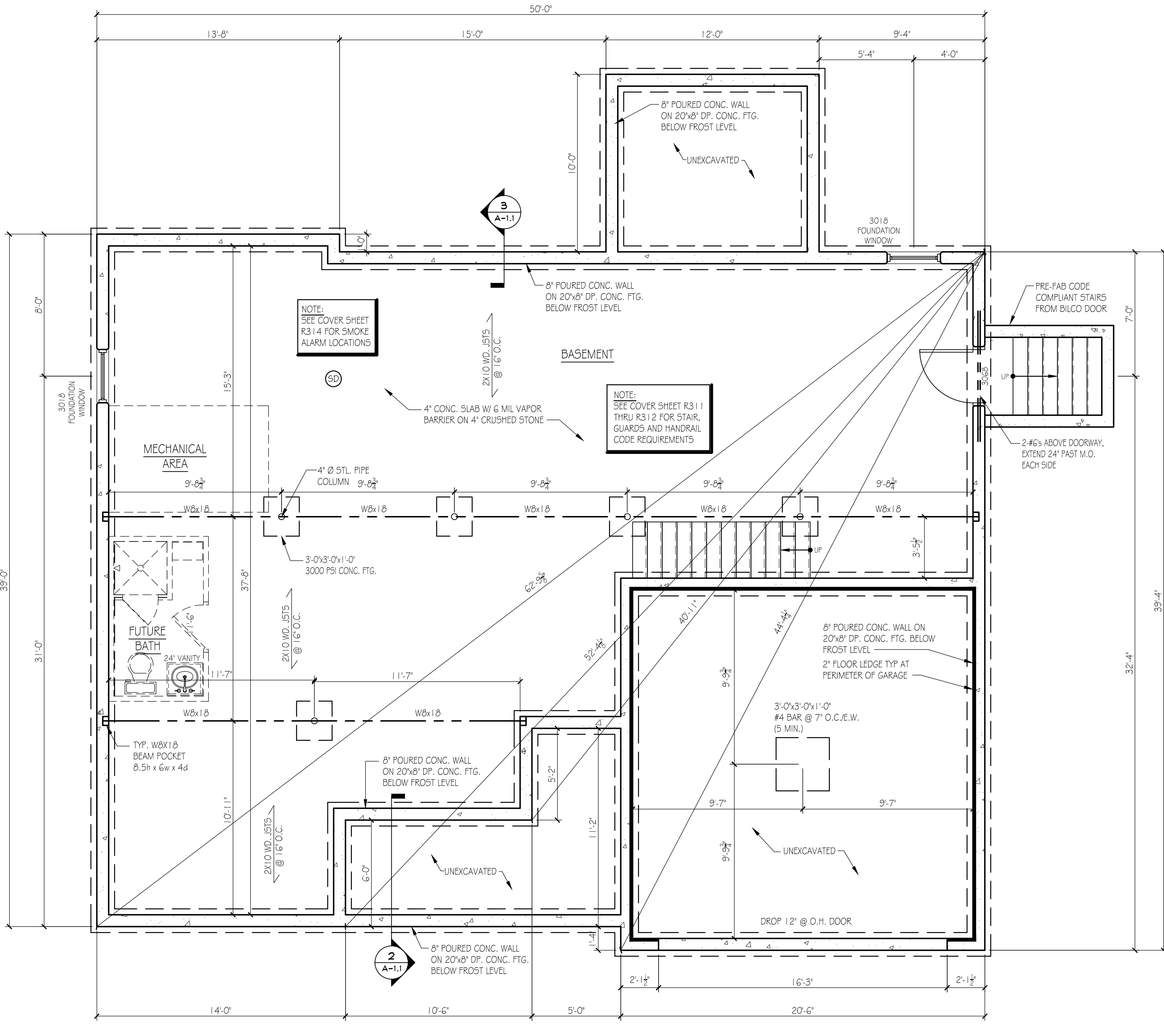
3 SECTION AT GARAGE LEDGE

1/2" = 1'-0"



2 SECTION AT FOUNDATION WALL

1/2" = 1'-0"



1 BASEMENT / FOUNDATION PLAN

1/4" = 1'-0"

ISSUE DATE

02-12-24

No. REVISIONS

FOR ALL YOUR DRAFTING NEEDS
RESIDENTIAL DRAFTING
AUTOCAD PLOT - CURSETT PREPARE
CG RENDERINGS

Drafting Solutions II LLC
4641 POTTSVILLE PIKE
SUITE 102
READING, PA 19605
Ph: 610.823.1654
mark@draftingsolutions.us

PROPOSED SINGLE FAMILY DWELLING FOR:

MODEL A

BLUE HERON VILLAGE
LENHARTSVILLE PA
LENHARTSVILLE BOROUGH, BERKS COUNTY

BASEMENT PLAN & GENERAL NOTES

All dimensions & existing conditions to be checked & verified by the contractor prior to construction. The contractor shall be responsible for the Architect for resolution before proceeding with the work. All materials and workmanship shall conform to the standards of the American Institute of Professional Building Consultants (AIPBC) and the American Institute of Professional Building Consultants (AIPBC) and the American Institute of Professional Building Consultants (AIPBC) and the American Institute of Professional Building Consultants (AIPBC). No portion of this drawing may be copied without the written permission of OnTelAunee Builders.

ONTELAUNEE BUILDERS
183 CHRISTIAN ROAD
LENHARTSVILLE, PA 19554
610-562-6779
www.ontelabuilders.com

PROJ. NO.

24-11

DRAWING NO.

A-1.0

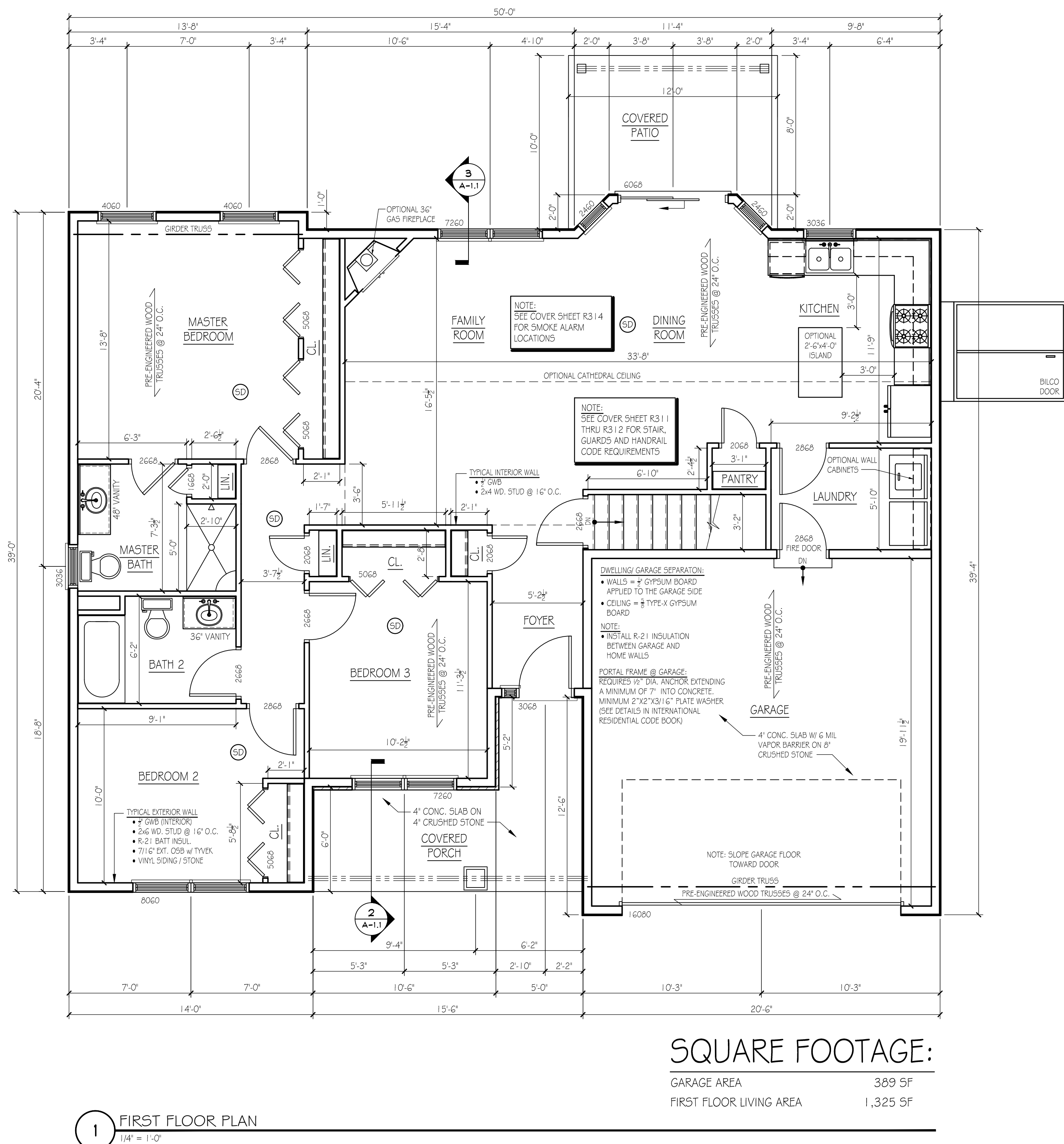
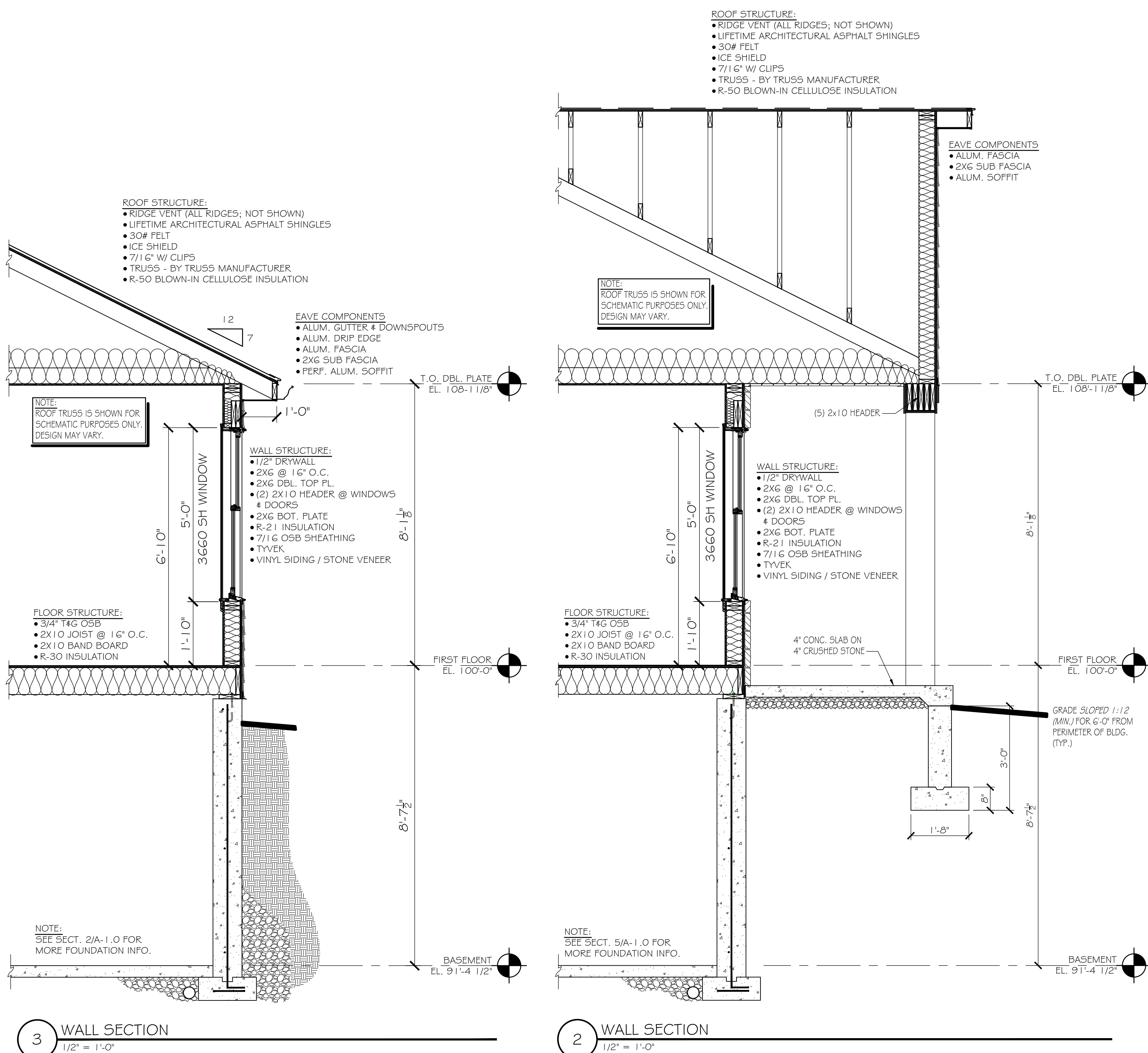
Drafting Solutions^{LLC}

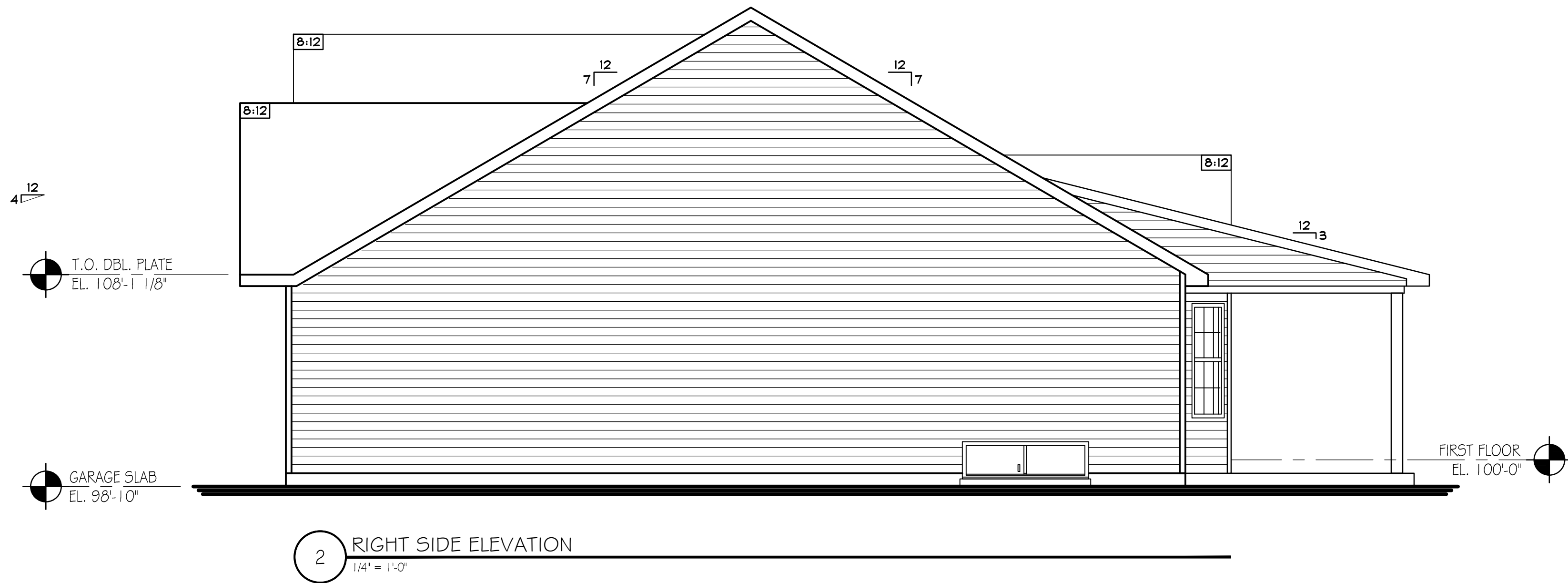
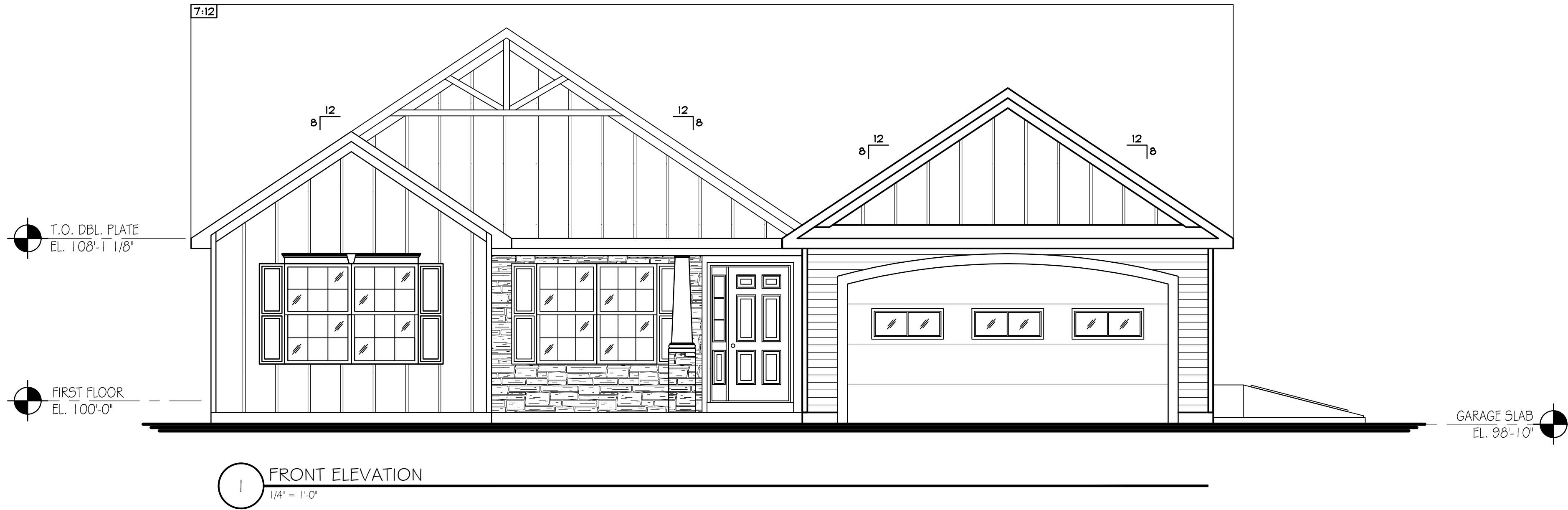
 4641 POTTSVILLE PIKE
 SUITE 102
 READING, PA 19605
 Ph: 610.923.1654
 mark@draftingsolutions.us

FOR ALL YOUR DRAFTING NEEDS
 RESIDENTIAL DESIGN & DRAFTING
 AUTOCAD ACA - CURRENT RELEASE
 CG RENDERINGS

**FIRST FLOOR PLAN &
WALL SECTIONS**


ONTELAUNEE BUILDERS
 183 CHRISTMAN ROAD
 LENHARTSVILLE, PA 19534
 610-562-6779
 www.ontelauneebuilders.com





ISSUE DATE

02-12-24

No. REVISIONS

FOR ALL YOUR DRAFTING NEEDS
RESIDENTIAL DESIGN, RENDERINGS
AUTOCAD PLOT - CURENAT RELEASE
AIA/CES - CC RENDERSINGS

Drafting Solutions II LLC
4641 POTTSVILLE PIKE
SUITE 102
READING, PA 19605
Ph: 610.929.1654
mark@draftingsolutions.us

PROPOSED SINGLE FAMILY DWELLING FOR:

MODEL A

BLUE HERON VILLAGE
LENHARTSVILLE, PA
LENHARTSVILLE BOROUGH, BERKS COUNTY

ELEVATIONS

All dimensions & existing conditions to be checked & verified by the contractor prior to construction. The architect shall not be responsible for any errors or omissions in the drawing. The architect shall not be responsible for any errors or omissions in the drawing. The architect shall not be responsible for any errors or omissions in the drawing. No portion of this drawing may be copied without the written permission of Ontelaunee Builders.

www.ontelauneebuilders.com

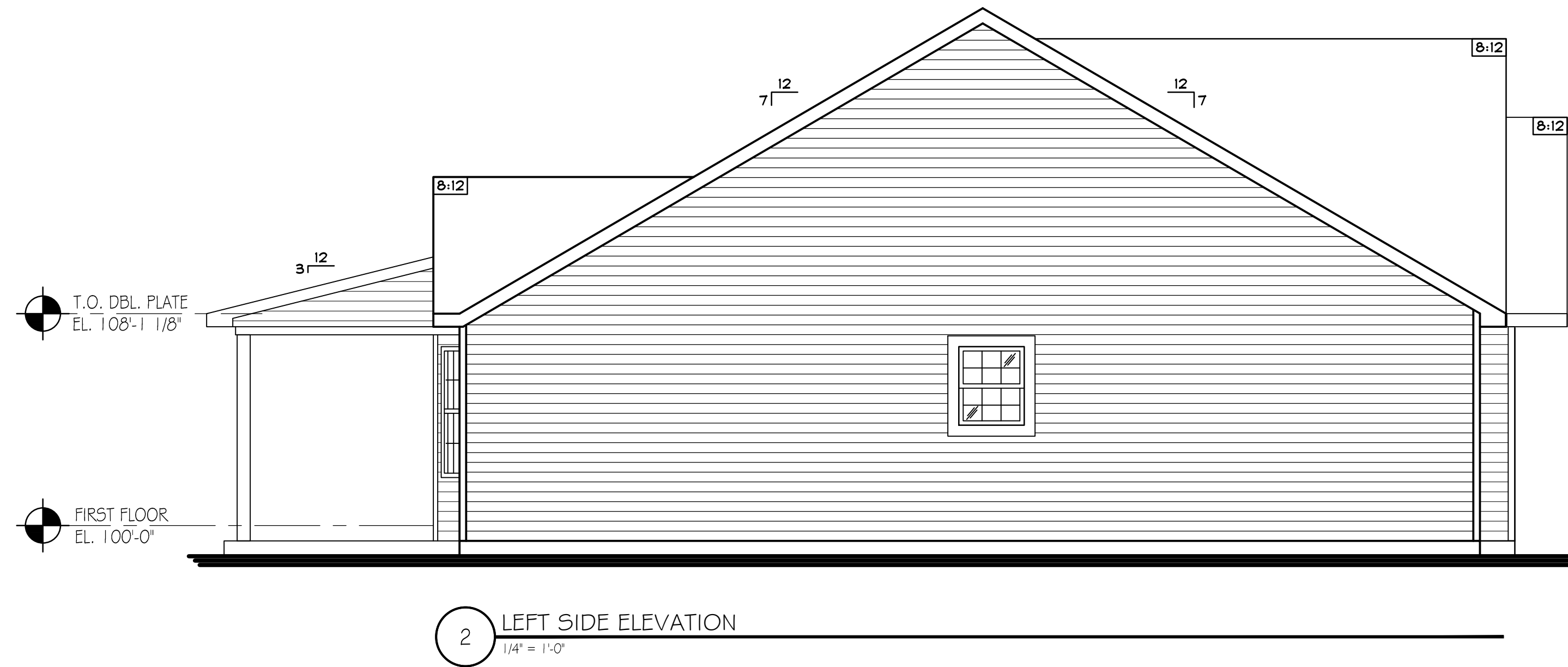
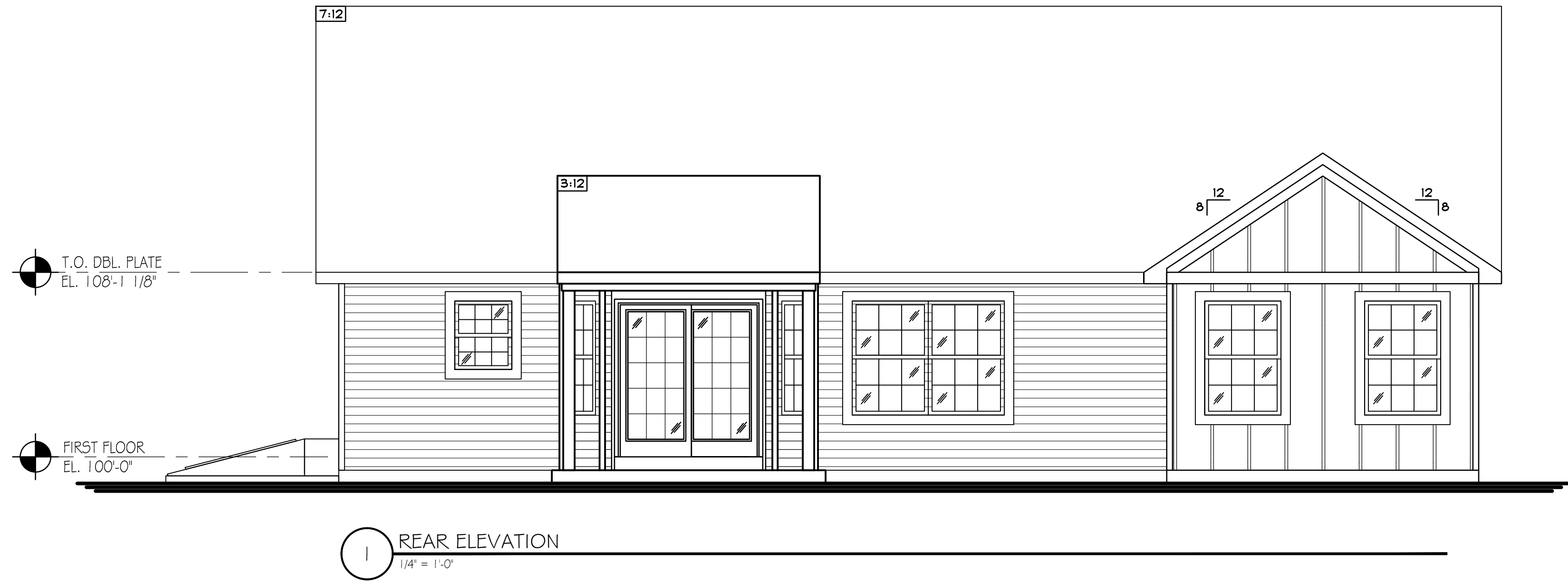
ONTELAUNEE BUILDERS
183 CHRISTMAN ROAD
LENHARTSVILLE, PA 19534
610-562-6779

PROJ. NO.

24-11

DRAWING NO.

A-2.0



ISSUE DATE

02-12-24

No. REVISIONS

FOR ALL YOUR DRAFTING NEEDS
RESIDENTIAL DESIGN, RENDERINGS
AUTOCAD PLOT - CURENT RELEASE
CG RENDERINGS

Drafting Solutions II LLC

4641 POTTSVILLE PIKE
SUITE 102
READING, PA 19605
Ph: 610.929.1654
mark@draftingsolutions.us

PROPOSED SINGLE FAMILY DWELLING FOR:

MODEL A

BLUE HERON VILLAGE
LENHARTSVILLE PA
LENHARTSVILLE BOROUGH, BERKS COUNTY

ELEVATIONS

All dimensions & existing conditions to be checked & verified by the contractor prior to construction. The contractor is responsible for any conflict for resolution before proceeding with the work. All materials and workmanship shall conform to the standards of the American Institute of Architects. The contractor shall be responsible for obtaining all necessary permits. Onsite use of this drawing is permitted. No portion of this drawing may be copied without the written permission of Ontelaunee Builders.

www.ontelabuilders.com

ONTELAUNEE BUILDERS

183 CHRISTMAN ROAD
LENHARTSVILLE, PA 19534
610-562-6779

PROJ. NO. 24-11

DRAWING NO.

A-2.1