

**GENERAL SPECIFICATIONS FOR WOOD CONSTRUCTION**

**GENERAL REQUIREMENTS**

- A. Owner/Contractor is responsible for insuring that all construction is in compliance with all State and Local Building Codes. All Drawings must be reviewed and verified by Owner/Contractor prior to starting any construction. All dimensions and structural members noted on plans and sections must be reviewed by Owner/Contractor and all construction materials and methods approved by the Local Building Official prior to construction.
- B. It is understood that if there are any discrepancies found on the drawings, the Designer shall be notified and given ample time to revise the drawings as necessary prior to starting any construction.
- C. All Contractors, Sub-Contractors, suppliers and fabricators shall be responsible for the supply and design of appropriate materials and workmanship as shown on the drawings. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned, and conditioned in strict accordance with manufacturers' recommendations.
- E. Drawings provided are in compliance with current 2015 IRC Codes, NH State Codes, and the Town of Wilton Building Ordinance.
- F. Design Loads:
 

1.	Main Floor	Live Load	40 psf
		Dead Load	15 psf
2.	Upper Floor	Live Load	40 psf
		Dead Load	15 psf
3.	Roof Load	Live Load	60 psf
		Dead load	15 psf
		Ground snow load	70 psf

**SITework**

- A. Perform excavation according to good construction practices to the lines, grades and elevations indicated on the drawings (finished grade brought to approximately 8" below sill and slope away from structure). All unsuitable materials and organic material under footings shall be removed and replaced with clean fill.
- B. Provide continuous foundation drainage at perimeter of excavated areas using 6" diameter pipe and appropriate fittings. Cover with a minimum of 8" course gravel and slope 1/4" per foot to point of drainage.
- C. All retaining type walls and slopes are the responsibility of the site contractor to provide a properly drained finished site.
- D. All landscaping per owner/contractor.

**CONCRETE**

- A. Provide concrete complying with ASTM C94. Unless otherwise noted, concrete shall have the following 28-day minimum compressive strengths:
 

Concrete footings and piers	3000 psi
Concrete walls	3000 psi
Concrete slabs on grade	3000 psi
- B. Unless otherwise noted, all slab on grade shall be 4" thick minimum and placed over 8" minimum sand or gravel compacted in one (1) foot lifts.
- C. Footing sizes shown are typical only for stated soil pressure and consistent compaction. Contractor shall be responsible for footings complying with governing codes and frost requirements and meeting the design requirements of specific soil requirements.
- D. Anchor pressure treated (2) 2x6 sill plates on foundation sealer with metal anchor straps at 3'-6" o.c. maximum or 1/2" x 12" bolts. If additional plates are used, insure that extended bolts are used.
- E. Beam pockets shall be provided for all beams supported by foundation walls where required, and shall comply with the following:
  1. Minimum of 4" bearing
  2. Height and width as required by beam
  3. Provide treated lumber for bearing beneath all wood beams

**WOOD AND PLASTICS**

- A. Provide all lumber and materials meeting or exceeding the following standards of quality:
    1. Allowable stresses for framing members:
 

a. Modulus of elasticity	1,400,000 psi (spf#2 or better)
b. Flexural stress allowable	875 min
c. Horizontal shear stress	135 psi
d. Bearing allowable	425 psi
e. Compression	725 psi
    2. All headers and beams shall be free from splits, checks, and knots.
    3. Sheathing:
      - a. Roof: APA rated sheathing EXP 1, 24" o.c. span rating
      - b. Floors: T&G rated "Sturdy-Floor" EXP 1, 16" o.c. span rating (glue and ring nail to floor framing members as noted)
      - c. Walls: APA rated sheathing EXP 1, 16" o.c. span rating
    4. Rough Hardware
      - a. Steel items
        1. Comply with ASTM 17 or ASTM A36
        2. Use galvanized metal at all exterior locations
        3. Install joist and beam hangers capable of supporting the maximum allowable load of joist or beam being supported
      - b. Hurricane anchors shall be used when required by Local codes.
        1. Anchor truss/rafter to wall plate below at all truss/rafter locations.
        2. Anchor upper floor to wall below at 4'-0" o.c.
        3. Anchor main floor wall to foundation wall wood treated sill plate at 3'-6" o.c.
        4. At cantilevered floor, anchor each floor joist to wall above and the wall or foundation wall sill plate.
  - B. Provide "Gang-Lam" glue laminated veneer beams or equal, of the dimensions and number indicated on drawings. Fasten multiples together in strict accordance with manufacturers' recommendations.
    1. Allowable stresses:
 

a. modulus of elasticity	2,000,000 psi
b. flexural stress allowable	3,100 min
c. horizontal shear stress	285 psi
d. bearing allowable	750 psi
  - C. Unless otherwise noted, provide double header joists and trimmers at all floor openings. In addition, provide one row of 1x3 wood cross bridging or metal cross bridging per joist span.
  - D. Stair construction to consist of 4-2x12 stringers, 5/4" hardwood or 3/4" plywood treads, and 3/4" thick pine risers, unless entire staircase fabricated by component manufacturer. All wood plates bearing on concrete or masonry shall be pressure treated and installed over 6 mil stabilized polyethylene.
  - F. Unless otherwise noted, provide 3-2x10 headers at all exterior openings.
- THERMAL AND MOISTURE PROTECTION**
- A. Damp-proof foundation walls at all excavated areas (from footing to finished grade) with one coat of polymer modified asphalt liquid or by code approved method.
  - B. Provide thermal building insulation at all assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
    1. Walls: glass fiber batts, R-21 in 2x6 stud wall cavity
    2. Ceilings: glass fiber batts or blown-in, R-38 minimum
    3. Floors: glass fiber batts, R-30 minimum over unheated space
  - C. Roofing shall be minimum 2/38# composition shingles over 15# fiberglass impregnated building paper. Provide 36" wide starter course of "ice & water shield" (bituthane) at all soffits and in valleys and on entire roof area if pitch is 4" per foot or less. Siding shall be as shown on drawings.
  - E. Provide approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components.
  - F. Provide attic and roof ventilation as required by governing codes and as shown on drawings. Provide appropriate soffit and roof venting to insure 1" minimum clear channel from soffit to ridge.

**DOORS AND WINDOWS**

- A. Exterior doors (including house to garage) unless otherwise noted, shall be 1-3/4" thick metal or fiberglass clad insulated units as specified by owner/contractor.
  1. Provide doors and sidelights of the size, type and design as shown on drawings.
  2. Glazing in doors and sidelights shall be double-pane insulated glass.
  3. Provide tempered glass as required by governing codes.
- B. Sliding glass doors and exterior French style or Patio doors shall be double-pane insulating tempered glass.
- C. Interior doors, unless otherwise noted, shall be specified by builder.
- D. Windows shall be specified by builder. All window glazing, unless otherwise noted, and glazing in exterior doors shall be double-pane insulating glass R-1.82 or better minimum, and provide tempered glass as required by governing codes.

**PLUMBING, MECHANICAL, AND ELECTRICAL**

- A. All plumbing, mechanical, and electrical equipment and fixtures shall be specified by owner/contractor.
- B. Design and installation of plumbing, mechanical, and electrical equipment shall be the responsibility of the appropriate licensed contractors.
- C. Electrical service panels shall be minimum 20 circuit, 200 amp. Verify with all sub-contractors and Local Building code.
- D. All HVAC equipment shall be individually switched.
- E. Provide and install ground-fault circuit-interrupters (GFI) as required by the National Electrical Code (NEC) and meeting the requirements of all governing codes. All outdoor receptacles, bath, and garage receptacles shall be provided with ground-fault circuit protection.
- F. Provide and install locally certified smoke detectors as required by the National Fire Protection Association (NFPA) and meeting the requirements of all governing codes.
- G. Dryer vent to be extended to the exterior.

**FINISHES**

- A. Gypsum wallboard to be screwed to supporting members and, unless otherwise noted, shall be provided as follows:
 

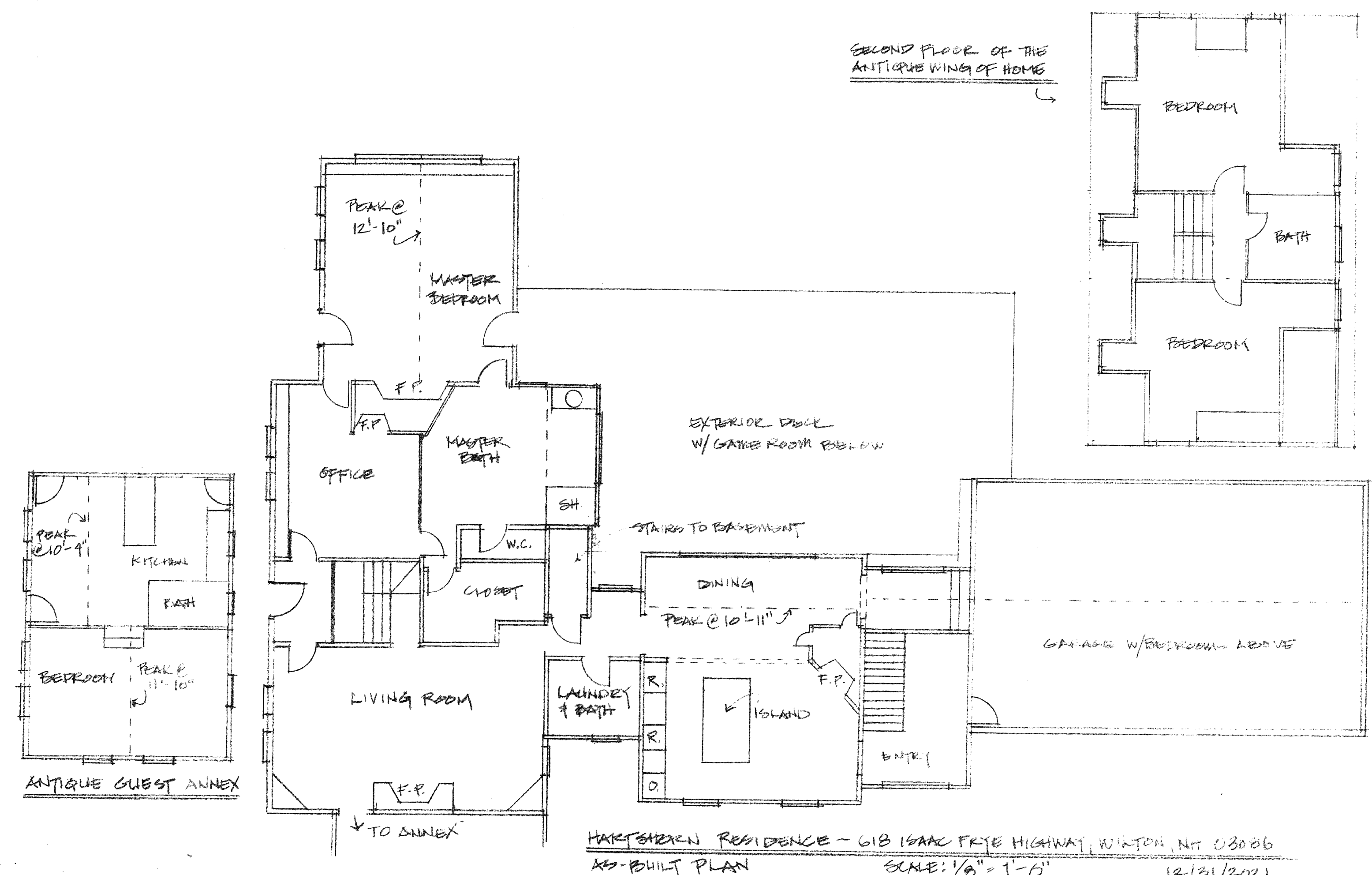
Exterior walls;	1-layer 1/2" regular wallboard to interior face
Interior partitions;	1-layer 1/2" regular wallboard each side
Ceiling;	1-layer 1/2" regular wallboard, finish per builder
Garage;	1-layer 5/8" type "X" fire-rated wallboard all walls and ceiling
Bathrooms;	1-layer 1/2" water-resistant wallboard all walls and ceiling surrounding tubs and showers and as required by governing codes.
- B. Provide metal corner bead and trim as recommended by gypsum wallboard manufacturers.
- C. Tape, float and sand joints and fasteners with three coats of joint compound as required to obtain a uniformly smooth surface.
- D. All interior detail finishes, unless shown on specific details, are selected per owner/contractor.

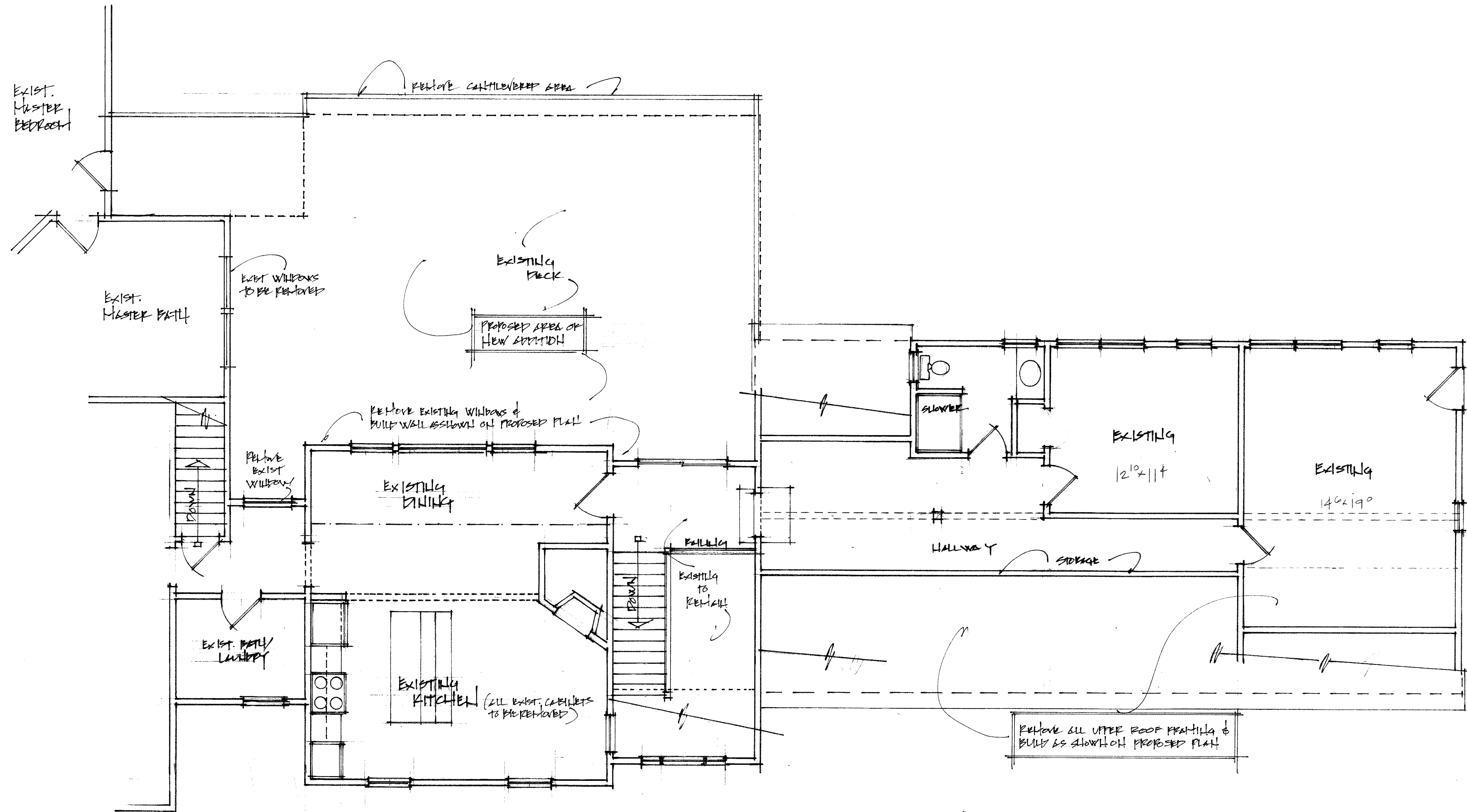
**Additional Notes**

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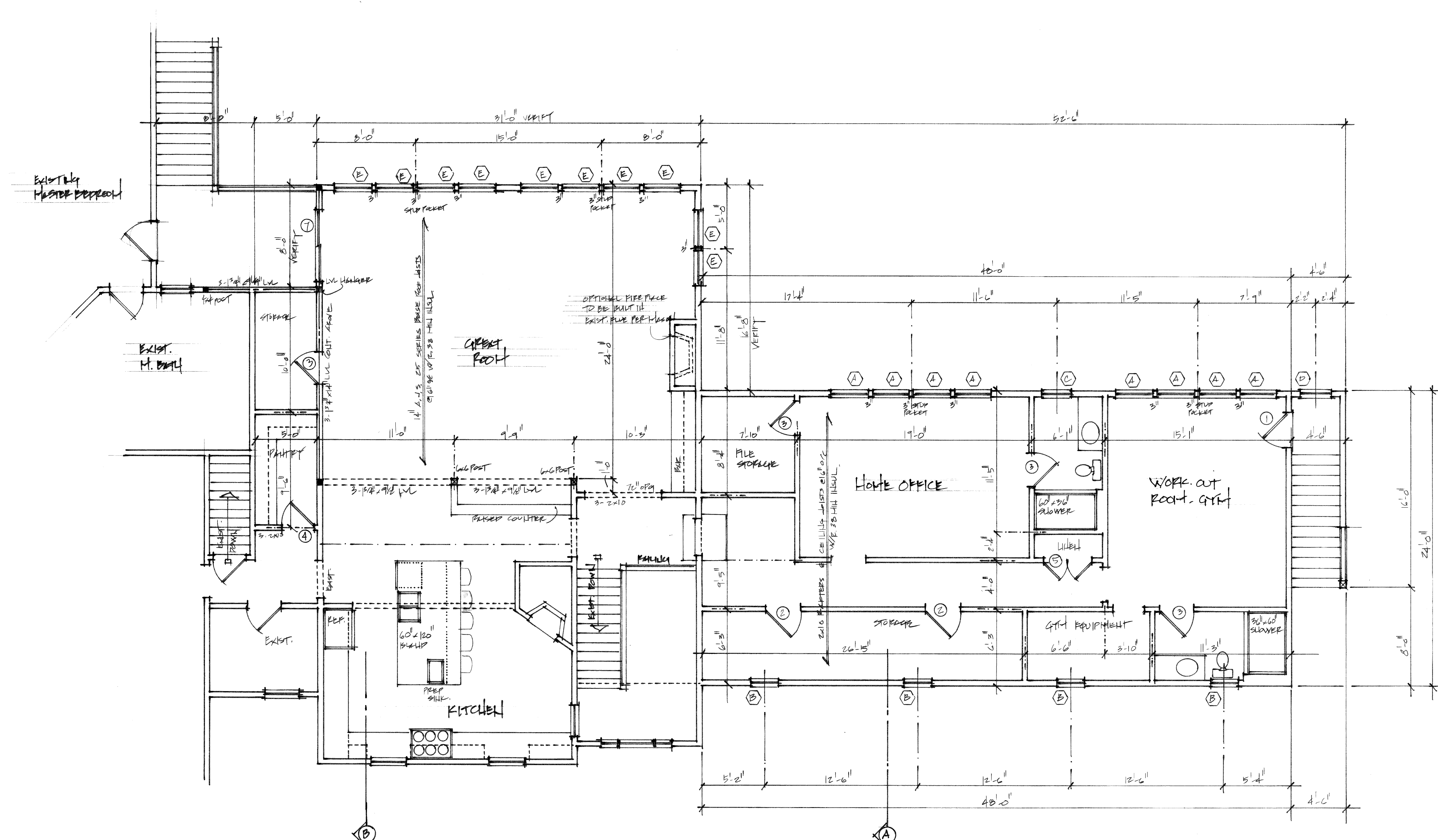


EXISTING MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DATE:  
JAN 5, 2023

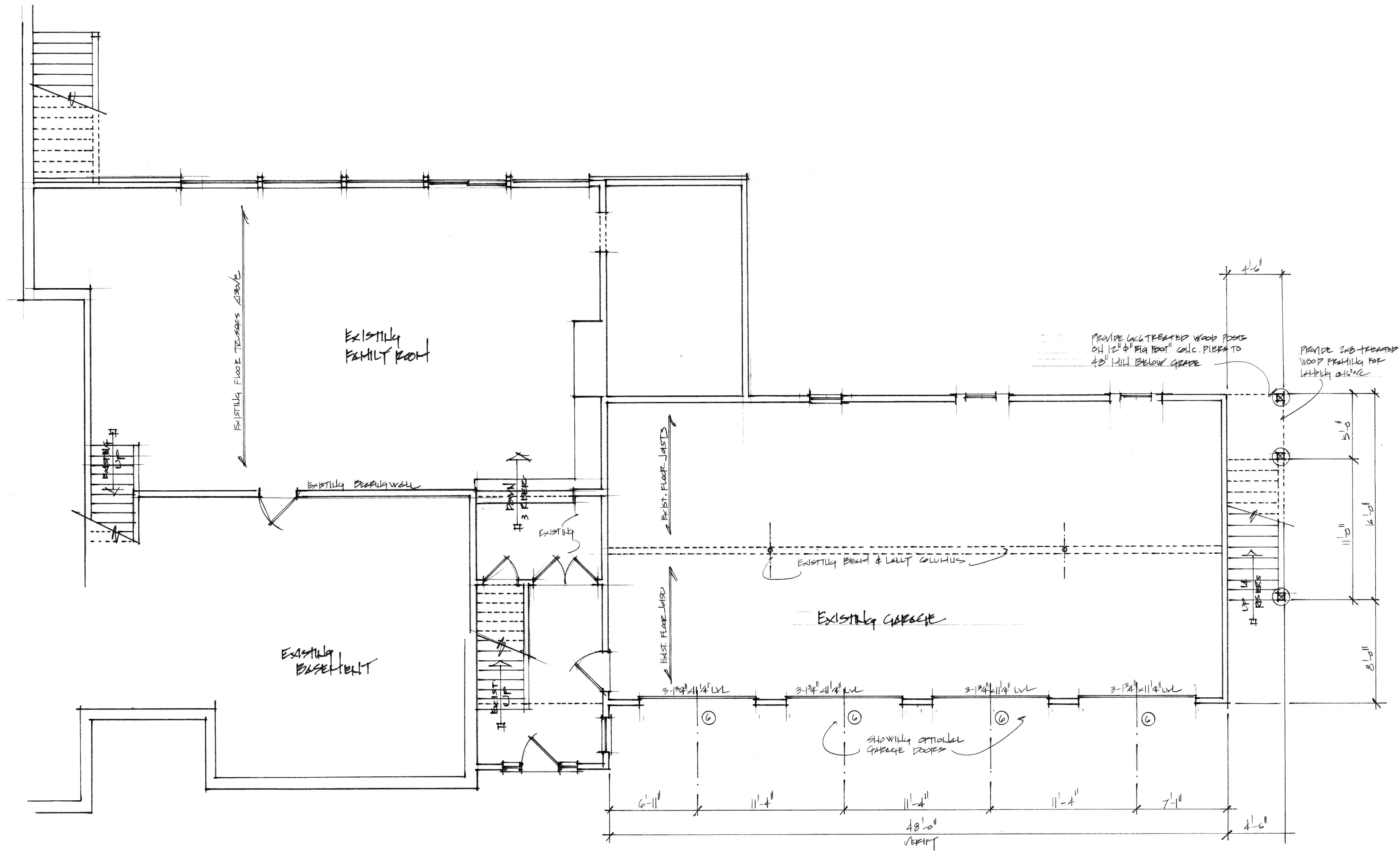
REVISIONS:  
JAN 31, 2023  
MARCH 14, 2023

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PROPOSED MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

DATE:	JAN 3, 2023
REVISIONS:	JAN 23, 2023 JAN 27, 2023 JAN 31, 2023



**LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE ANDERSEN 400 SERIES TILT-WASH

MARK	QTY	NUMBER	ROUGH OPENING	NOTES
A		TW214410	3'-0-1/8" x 5'-0-7/8"	DOUBLE-HUNG (3" STUD POCKET BETWEEN)
B		TW2036	2'-2-1/8" x 5'-8-7/8"	DOUBLE-HUNG
C		TW24310	2'-6-1/8" x 4'-0-7/8"	DOUBLE-HUNG
D		TWT2421	2'-6-1/8" x 2'-3-7/8"	FIXED SEE ELEVATION
E		TW21056	3'-0-1/8" x 5'-8-7/8"	DOUBLE-HUNG - REVERSE COTTAGE SEE ELEVATION
F				
G				
H				
J				
K				
L				
M				
N				
P				
Q				
R				
S				
T				
U				
V				
W				

DOOR SCHEDULE

MARK	QTY	SIZE	STYLE	NOTES
1		3'-0" x 6'-8"	SOLID CORE	
2		3'-0" x 6'-8"	6-PANEL PINE	MATCH EXISTING INTERIOR
3		2'-6" x 6'-8"	6-PANEL PINE	MATCH EXISTING INTERIOR
4		2'-6" x 6'-8"	6-PANEL PINE	MATCH EXISTING INTERIOR
5		4'-0" x 6'-8"	6-PANEL PINE - DBL OPG PAIR 2'-0" DR5	CRAFTSMAN STYLE III
6		9'-0" x 8'-0"	EXTERIOR INSULATED	OVERHEAD GARAGE DOOR
7		6'-0" x 6'-8"	EXTERIOR INSULATED	GLASS SLIDER
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

PROPOSED RENOVATIONS  
618 ISAAC FRETTE HWY  
WILTON, NH

DATE:  
JUL 27, 2023  
REVISION:  
JUL 31, 2023

