

GENERAL PROJECT NOTES

Drawings and Documentation:

These drawings, as instruments of service, are and shall remain the property of BWC. These drawings shall not be reproduced, published or used for any other purpose except by agreement in writing by BWC.

Do not scale drawings.

It is the responsibility of all contractors and sub-contractors to carefully review all working drawings and details for accuracy and consistency. Only drawings marked "FINAL" shall be used for construction work. Benson Woodworking cannot be held responsible for work initiated incorrectly due to misunderstanding or misinterpretation. If there are any questions after the plans have been reviewed, please call Benson Woodworking before initiating any work.

The Benson Woodworking office number is: (603) 756-3600. The phone is answered Mon-Fri, 8am-5pm, eastern time. Fax number: (603) 756-3200.

These Documents display and/or describe methods and/or procedures by which certain constructions and/or buildings may be assembled. These documents are meant to be a generic guide and as such may need to be modified or adapted to apply to actual conditions or to achieve the Documents architect's intended results. Any Users (owner(s), contractor(s), individual(s), etc.) of these Documents accept the inherent, shared responsibility of verifying the accuracy of these Documents and shall be responsible for implementing the intent of the Documents' architect. Users shall be responsible for modifications necessary to comply to regional variations in building codes and climatic conditions as may be needed locally.

Insurance & Taxes

All contractors and their subcontractors shall carry insurance that will protect the owner from claims for damages for personal injuries, including death, which may arise in connection with this project. All contractors and their subcontractors are required to be registered with the state's Division of Taxation and to comply with all state laws.

General Specifications

Contractor shall provide all equipment, labor and materials necessary for the proper execution and completion of the work in accordance with the Construction Documents and recognized industry standards.

All grades to slope 2% minimum away from perimeter of building.

All specific products (including but not limited to Open Joist 2000, MicroLam LVL, TJI, Glulam, etc.) shall be installed per the product manufacturer's specifications. This applies to concrete, siding, appliances, stoves, lumber etc.

All metal connectors to be Simpson or equal.

All wood in contact with soils, weather or masonry or within 8' of finish grade (except for siding and trim) to be pressure treated (i.e. ACQ or Kodiak brand). Use only stainless or hot-dipped galvanized nails and connectors.

Combustible framing to be minimum 2' clear from all fireplaces and chimneys unless otherwise required by manufacturers specifications.

Stairs and Railings:

All stairways, platforms and landings shall be a minimum of 36 inches in width and adequate to support a live load of 100 pounds per square foot. Handrails and guards shall be constructed for a concentrated load of 200 pounds applied at any point and in any direction.

Shall be equipped with a minimum of one continuous handrail.

Should have a minimum headroom, not less than 80 inches, in all parts of stairway.

Maximum riser height is 7-1/2 inches, minimum tread depth exclusive of nosing is 10 inches.

Handrails shall be set at a height not less than 34 inches, nor more than 38".

Guardrails shall not be less than 36 inches above finish floor.

Openings in stairway guardrails, handrails and open risers shall be such that a 4 inch sphere cannot pass through at any point.

The variation between adjacent risers or adjacent treads shall be 1/8 inch maximum.

Handrails shall provide a grippable shape equivalent to a cross section not less than 1-1/2 inches nor greater than 2 inches.

Windows and Doors:

A minimum of one window or exterior door at each bedroom shall qualify as an emergency escape route with the bottom of the clear opening not more than 44 inches above the finish floor. All egress windows shall have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches.

Glass and glazing in hazardous locations (see building code IRC R308.4) shall pass the tests of CPSC 16 CFR, Part 1201. Most typical hazardous locations are in doors, bathtub and shower doors/windows/enclosures, skylights and other overhead glazing, within 24 inches of a door jamb and within 18 inches of a floor or walking surface.

Fire stopping:

Install in walls, chases and furred spaces, at floors, ceilings, and roof spaces, soffits and drop ceilings, at top and bottom of stair stringers and around openings in floors, ceiling and roof. Use 2" min thick lumber except at vents , pipes, ducts, chimney, etc. Use air-tight 24 gauge galvanized steel sheet.

Garage areas to be separated from the main house living areas by one hour fire rated walls and ceilings. Wall assemblies to be UL* U305 or equal. Floor/ceiling assemblies to be UL* L501 or equal. Follow all UL installation guidelines to achieve desired ratings.

Draft stopping:

In suspended ceilings under floor or open type floor construction (i.e. truss type member) divide into appropriate equal areas of 1000 SF max. using 3/8" plywood or 1/2" gypsum board.

PLAN LIST	
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S-80	TIMBER FRAME AXONOMETRIC

SYMBOL STANDARDS	
	BUILDING SECTION IDENTIFICATION REFERENCE PAGE NUMBER
	DETAIL NUMBER REFERENCE PAGE NUMBER
	DOOR IDENTIFICATION (SEE SCHEDULE)
	WINDOW IDENTIFICATION (SEE SCHEDULE)
	STAIR DIRECTION ARROW
	CENTER LINE DIMENSION
	TIMBERFRAME GRID
	LOCATION ELEVATION IN INCHES FROM DATUM
	REVISION- SEE DATE AND DESCRIPTION EACH PAGE
NTS.	NOT TO SCALE
VIF.	VERIFY IN FIELD

NOTE: THE DESIGN OF THIS HOME MEETS OR EXCEEDS THE CURRENT REQUIREMENTS OF THE ENERGY CODE OF THE STATE OF COLORADO

ENERGY CODE INFORMATION:

--EXTERIOR WALLS AT HOUSE: FOAM CORE PANELS, R-24
--ROOF AT HOUSE: FOAM CORE PANELS, R-30

--FOUNDATION: INTERIOR STUD WALL WITH RIGID INSULATION, R-13 AT BASEMENT AND CRAWLSPACE
--SLAB INSULATION: 24" AROUND PERIMETER, R-10
--HEATING SYSTEM: GAS FIRED DIRECT VENT BOILER
--WINDOWS: DOUBLE GLAZED LOW E, R-41
--DOORS: INSULATED AND WEATHERSTRIPPED
--CONTINUOUS 6 MIL VAPOR BARRIER AT WARM SIDE OF ALL BATT INSULATION LOCATIONS.



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THE
EAGLES NEST

RIDGWAY
COLORADO

DATE	FOR
08APR04	PERMIT
30APR04	FOR CONST

DRAWING NAME:

SPECIFICATIONS
AND
NOTES

STAMP:

DATE:

SCALE:
NTS
DESIGN TEAM:
RSU/CA/AD

SHEET NUMBER:

A-10