

General Notes

- All work shall be in conformance with state and local building codes.
- The GC is responsible for all dimensional coordination. The contractor shall notify the architect immediately of any discrepancies in the contract documents and proceed only after these are resolved.
- All permits shall be applied for and secured by the General Contractor.
- The GC is responsible for all temporary heat and power as required during construction.
- All work shall be performed in accordance with the highest standards of practice.
- All materials and fixtures shall be installed according to MRF instructions.
- The contractor shall provide proper shoring and bracing during construction.
- All dimensions are subject to field adjustment.
- The owner/builder shall be responsible for properly siting the house or addition on the property so that it conforms to all applicable zoning regulations.
- Do not scale the drawings. If the dimensions need clarification, contact the architect.

Foundations

- All exterior footings shall extend a minimum of 48" below grade.
- Footings shall not be placed in water or on frozen ground.
- All footings must bear on firm undisturbed or engineered material.
- Foundation design is based on 3000 PSF bearing capacity.
- Concrete shall have the following strength:
  - A. Walls & Footings: 3000 PSI at 28 days
  - B. Slabs: 4000 PSI at 28 days

Framing

- Wood beams, joists, headers, and rafters shall be SPF grade 2 or better. U.N.O.
- Provide double jack studs at doors, windows, and cased opening 4'-0" or wider.
- Micro Lam (LVL) beams shall be installed as per manufactures specifications.
- Pressure treated limber shall be Southern Yellow Pine
- All sills and wood, whish in contact with masonry, shall be pressure treated.
- Plywood floor surfaces shall be 3/4" T&G. Glue and nail joints.
- Joists under parallel bearing partitions shall be doubled.
- Provide anchor bolts 18" from all corners and at 6'-0" centers at perimeter.
- Provide metal joist hangers at all flush frame locations.
- Provide solid wood bridging at all joist spans, 8'-0" maximum spacing.

HVAC/Electrical

- Provide an electrical system and lighting that is adequate for the new structure, coordinate light fixture and outlet locations with homeowner.
- Work shall conform to state and local codes.
- Do not cut structural elements without written permission.

REVISIONS	BY
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GENERAL NOTES	
HAMILTON RESIDENCE	
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DATE	17 JULY 2019
SCALE	
DRAWN	
JOB	
SHEET	A5