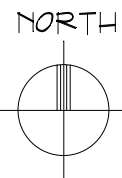


SITE PLAN
SCALE 1" = 20'-0"



GENERAL SPECIFICATION & NOTES:

DESIGN LOADS

- FLOOR 40 PSF LIVE LOAD
- FLOOR 15 LBS DEAD LOAD
- ROOF 35 PSF LIVE LOAD
- ROOF 15 PSF DEAD LOAD
- WIND LOAD 90 MPH

SITE WORK

GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EARTHWORK. ASSUMED SOIL BEARING CAPACITY IS 1500 PSF. ALL FOOTINGS AND PADS SHALL BE PLACED ON INORGANIC, UNDISTURBED SOIL OR ENGINEERED FILL.

CONCRETE WORK

CONCRETE STRENGTHS SHALL BE AS FOLLOWS:
FOOTINGS AND PADS 5000 PSI AT 28 DAYS.
INTERIOR SLABS 3500 PSI AT 28 DAYS.
EXTERIOR SLABS 4000 PSI AT 28 DAYS, (6% AIR-ENTRAINED MINIMUM) WITH 1-1/2" MAXIMUM AGGREGATE SIZE.

METALS

ALL REBAR TO BE MINIMUM GRADE 60 UNLESS NOTED OTHERWISE.

WOOD AND PLASTICS

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL OR WITHIN 6" OF SOIL IS TO BE PRESSURE TREATED. PROVIDE ADEQUATE BLOCKING OR BACKING AT ALL WINDOWS, CABINETS, BATHROOMS, AND ETC. AS REQUIRED FOR FIXTURES, ACCESSORIES, AND ETC. VERIFY ALL FINISH TRIM, MOLDING, MILLWORK, CABINETRY, AND ETC. WITH OWNER PRIOR TO INSTALLATION. (WOOD SPECIES, PROFILES OF TRIM AND ETC.)

THERMAL AND MOISTURE PROTECTION

ALL VAPOR BARRIERS SHALL BE 6 MIL VISQUEEN PLUS INSULATING. ALL WALLS AND CEILINGS WITH CLOSED FOAM INSULATION MIN. "R" 6 PER INCH. ATTIC VENTILATION NOT REQUIRED NO SPACE TO VENTILATE. ALL FLASHING SHALL BE 24-GAUGE MINIMUM COLOR GLAD METAL (VERIFY COLOR WITH OWNER). CAULK AS REQUIRED, IN GENERAL AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS. FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. ROOF "R" VALUE MUST BE A MINIMUM OF 35. WALL "R" VALUE MUST BE A MINIMUM OF 21. PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED.

DOORS AND WINDOWS


WINDOWS SHALL BE ANDERSEN 100 SERIES OR APPROVED EQUAL. SEE WINDOW SCHEDULE ON THE DRAWINGS FOR SIZES, (MIN. "U" OF .32) AND TYPES. VERIFY DOOR STYLE AND FINISH WITH OWNER PRIOR TO ORDERING. ALL HARDWARE FOR DOORS SHALL BE SELECTED BY OWNER, FINISH, TYPE, FUNCTION, AND STYLE.

FINISHES

ASSUME ALL GYPSUM BOARD TO BE 5/8" FCG8 EXCEPT USE 5/8" DENSHELD IN ALL WET LOCATIONS. ALL FCG8 JOINTS TO RECEIVE A MINIMUM OF 3 COATS OF MUD AND TAPE. PRICES SHALL INCLUDE ALL SURFACES TO BE PRIMED. FINISH PAINT BY OTHERS. ALL CEILINGS TO RECEIVE A KNOCK DOWN FINISH.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.
Date: _____ Registration No. 22261

REVISIONS	DATE	???


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NEW TRIPLEX REMODELING
 1013 1ST STREET S.W.
 ROCHESTER, MN
 FOR ROWLENS MEDUNI