

Construction Notes and Tips

11.09

“These are note that I use often to remember items. Although I use them in the Atlanta, Georgia area, I’m sure most of them would apply throughout the country. However, you would need to check on the requirements for your area.”

Tom Harrison

1. Access

Door to Crawl Space [If no water heater or HVAC unit is in the crawl space] 18” x 24” [minimum]

Door to Crawl Space [If heater or HVAC unit is in the crawl space] 30” high x 22” wide [minimum]

Jetted Tub Motor – 12” H x 18” L [must see tub specs]

Attic [any area more than 30 square feet in size and a vertical height of 30 inches or more must have an access door/scuttle hole] 22” x 30” [minimum]

2. Anchor (1/2”) bolts and mud sill straps

On one story homes – 6 feet o.c.
Within 12” of each plate end or corner

On two-story homes – 4 feet o.c.
Within 12” of each plate end or corner

3. Beam Pocket

When you are setting a steel or wood beam in the top of a concrete foundation wall. The Beam should sit on 2 x ‘ material [1-1/2” thick] and have a side clearance of ½’ minimum

4. Bob Cat Loader

Always rent an 8 series or larger

5. **Brick Cleaning**

Sure-Klean is a great product.

Call customer service to find out how to use it and where to purchase it.

1.800.255.4255

6. **Brick Info**

- Weep holes 24"o.c.
- Weep tubes 16"o.c.
- Weep rope 16" o.c.
- Wall ties [corrugated] 18"o.c. vertical, 32 " o.c. horizontal,
- Fill void below wall flashing with mortar
- Weep holes and flashing right above grade
- Install a vertical expansion joint if solid brick wall is 30 feet long or longer
- Standard Brick - 7 brick per sq. ft.
- Mortar - 8 bags per thousand brick
- Sand - 1.33 tons/thousand brick
- Wall ties - 70/100 sq. ft. of wall
- Brick Steps
12" run, 7" rise

7. **Cabinet Information [Kitchen]**

Popular Items:

- towel bar
- trash can
- tilt sink front

- cutting board out of sink top material
- tray divide above oven or frig
- use full extend pull out shelves
- use soft close on drawers

Knee Wall to put bar shelf on - 42" ht.

Granite tops are 1-1/4" thick

8. Concrete Block Info [8" Block]

5 bags of mortar per 100 block

1 ton of sand per 250 block

9. Concrete ready mix info

For faster set up in cold weather order "straight bag mix" and 4-5" slump, this is all cement with no additive - better than 1% - 2% liquid calcium.

Concrete reaches 75% of its' strength in 7 days

Concrete truck hauls 8-9 cu. yds.

10. Counter Top info

Soapstone considered the best solid surface

11. Crawl space

18" [minimum] from dirt to floor joist, 30" if hvac unit in crawl space

12. Debris Container Info

30 yard container is 8' wide, 22' long

13. Door Info

Rough Opening:

Single Door - add 4" to height and 2-1/2" to width

Double Door [without t-astragal] - add 4" to height and 2-1/2" to width

Double Door [with t-astragal] - add 4" to height and 4" to width

When ordering doors will need to specify:

4-9/16" or 6-9/16" jambs

locks to be bored

wood or metal thresholds on exterior doors

weather stripping on exterior doors

Pocket doors - check top of frame for level after installation

Rough openings sizes vary from one manufacturer to another - must find out

14. Drywall Info

Need water to finish drywall

Class 5 finish is when they skim coat the entire walls and ceilings 3 times

15. Dump Trucks

Tandem - Can haul 18 Tons [\pm 15 yards]

Single axle - Can haul 5 - 9 tons [\pm 4 - 7 yards]

16. Electrical and lighting Info

stair sconce 7 feet above step

wall sconce 5-1/2 - 6-1/2 feet above finish floor

attic light switch – 5 feet above finish floor

Exterior lights - 6-1/2 feet above finish floor

Outlets - top is 17" above finish floor

Switches - top is 48" above finish floor

single switch box -2-1/4" wide

double switch box - 4" wide

Triple switch box - 6" wide

Quad switch box [maximum you should go] 7-1/2 " wide

17. Fireplace Hearth Info

If Fireplace Opening is less than 6 square feet

Extend 8 inches on each side of opening
Extend out 16 inches

If Fireplace Opening is equal to or greater than 6 square feet

Extend 12 inches on each side of opening
Extend out 20 inches

18. Foundation supports to repair settling wall

helical piers

19. Foundation Vents

8" x 16"

20. Glue [Construction Adhesive]

1- 30oz. tube per 6 - 4x8 sheets

21. Granite Top Info

1-1/4" thick

22. Handrail Information

Interior handrails:

Height 34 Inch minimum, 38 inch maximum
[Measure from the nose of a stair tread]

Exterior handrails:

Rails required on any porch more than 30 inches above
grade

Height 36-inch minimum, 34 inches on stairs [from nose of
tread]

Vertical openings cannot exceed 4"

23. Hardwood Floor

Great color is minwax-golden oak

great dark color is dark walnut [2716] + special walnut [224]

semi gloss may be better for a spec home than egg shell

Great hardwood floor cleaner is "Bona Hardwood Floor Cleaner" order online or find at Ace Hardware

24. House Wrap

6" lap

lap over foundation

25. HVAC, Residential

Rough average 500 - 600sf per ton

Leave 6'-8" head room for vertical unit,

Leave 2 foot unobstructed walkway to unit in attic

Concrete pad 36"x36", with 12" between units and 12" from house

26. Irrigation sleeves

4" pipe

27. Irrigation System Info

If water pressure above 80 psi you will need a pressure reducing valve.

Must have a backflow preventer

Bury line 16" deep

28. Landscape info

If possible, budget \$2,500/ \$100k of home value

Gator bags on trees to water

29. Phone wires

Category 5 for voice/data [5E may be better]

30. Pull Down Stairs Rough Openings

If using trusses 24" o.c. - [22-1/2" x 54"]

If using ceiling joist 16" o.c. - [25-1/2" x 54"]

Scuttle Holes - [22" x 30"]

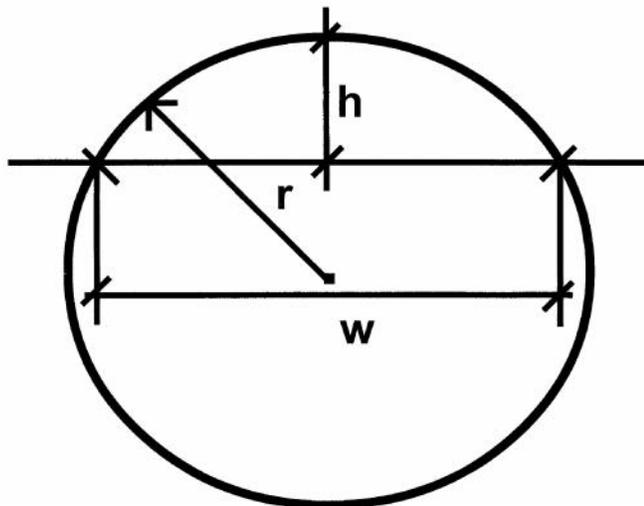
31. Roof Drip Edge

24 gauge is normal

32. Sand [dry] and Stone

one cubic foot = 100 lbs

33. Segmented Arches



If you are building a building a segmented circle, here is the formula to calculate the radius of the arch.

r = Radius
w = Width of arch
h = height of arch (spring line)

$$r = \frac{w^2 + 4h^2}{8h}$$

33. Shower door info

Do not exceed 34" in width

34. Stair Info

Riser - 7-3/4"

Run - 9"

Headroom Clearance - 80"

35. Steel studs

25 gauge - 16" o.c. (non-load bearing)

20 gauge - 24" o.c.

18 gauge - 24" o.c. (load bearing)

36. Stucco Info

Hard coat - 1/2" thick

Synthetic is waterproof 1" Styrofoam Densglass Gold wall sheathing +1/2" glass coat +1/16" finish co

37. Studer vent

Ventless plumbing system can be used under a sink, etc.

38. Tempered Glass

If window bottom edge is less than 18 inches above the floor

39. Trench Compactor

use 33"

40. Vinyl window rough opening

is same as window size

41. Window info

when ordering, specify 4-9/16" or 6-9/16" jams