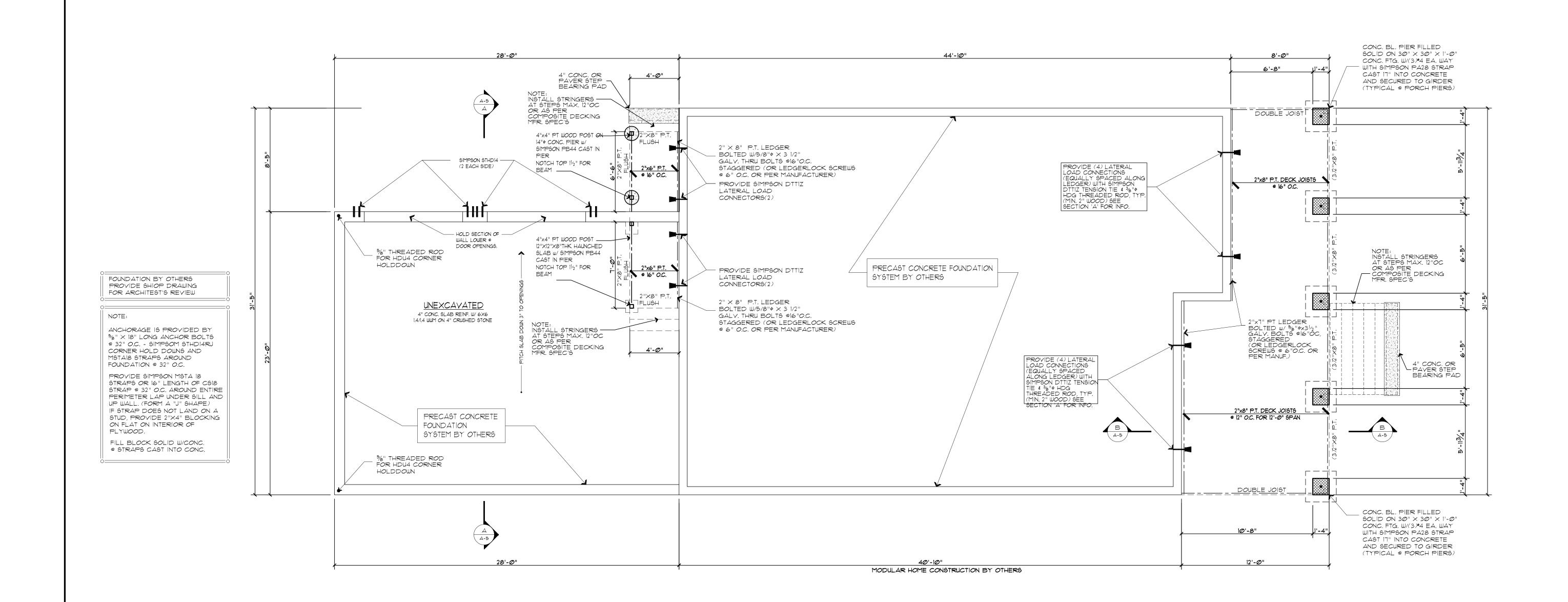
LEVINE RESIDENCE

413 BRINLEY AVENUE BRADLEY BEACH, NJ

DRAWING INDEX

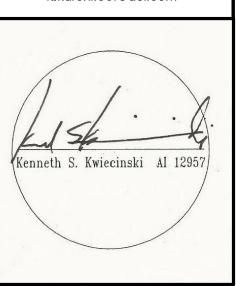
- COVER SHEET & FOUNDATION PLAN
- FIRST FLOOR PLAN & SECOND FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 SECTIONS
- A-6 HIGH WIND DETAILS
- A-T SPECIFICATIONS



FOUNDATION PLAN

Kwiecinski & Associates | ARCHITECTS

35 Princeton Avenue Brick, New Jersey 08724 Phone: 732.295.4515 | Fax: 732.295.5330 kskarchitect@aol.com

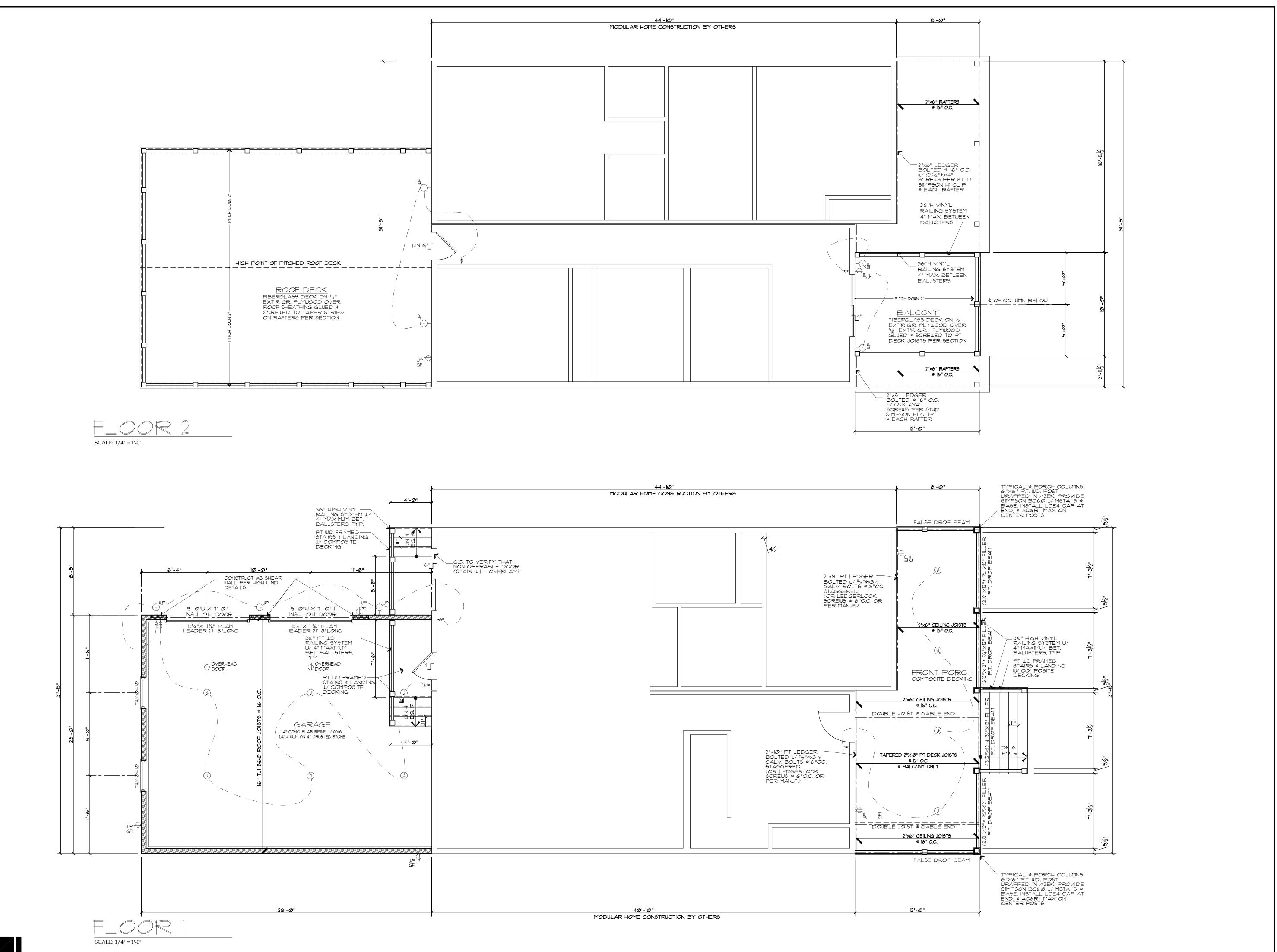


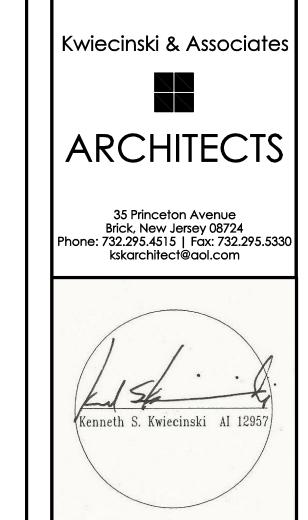
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COVER SHEET FOUNDATION PLAN rev.

> Project # KRK Drawn by Checked by:

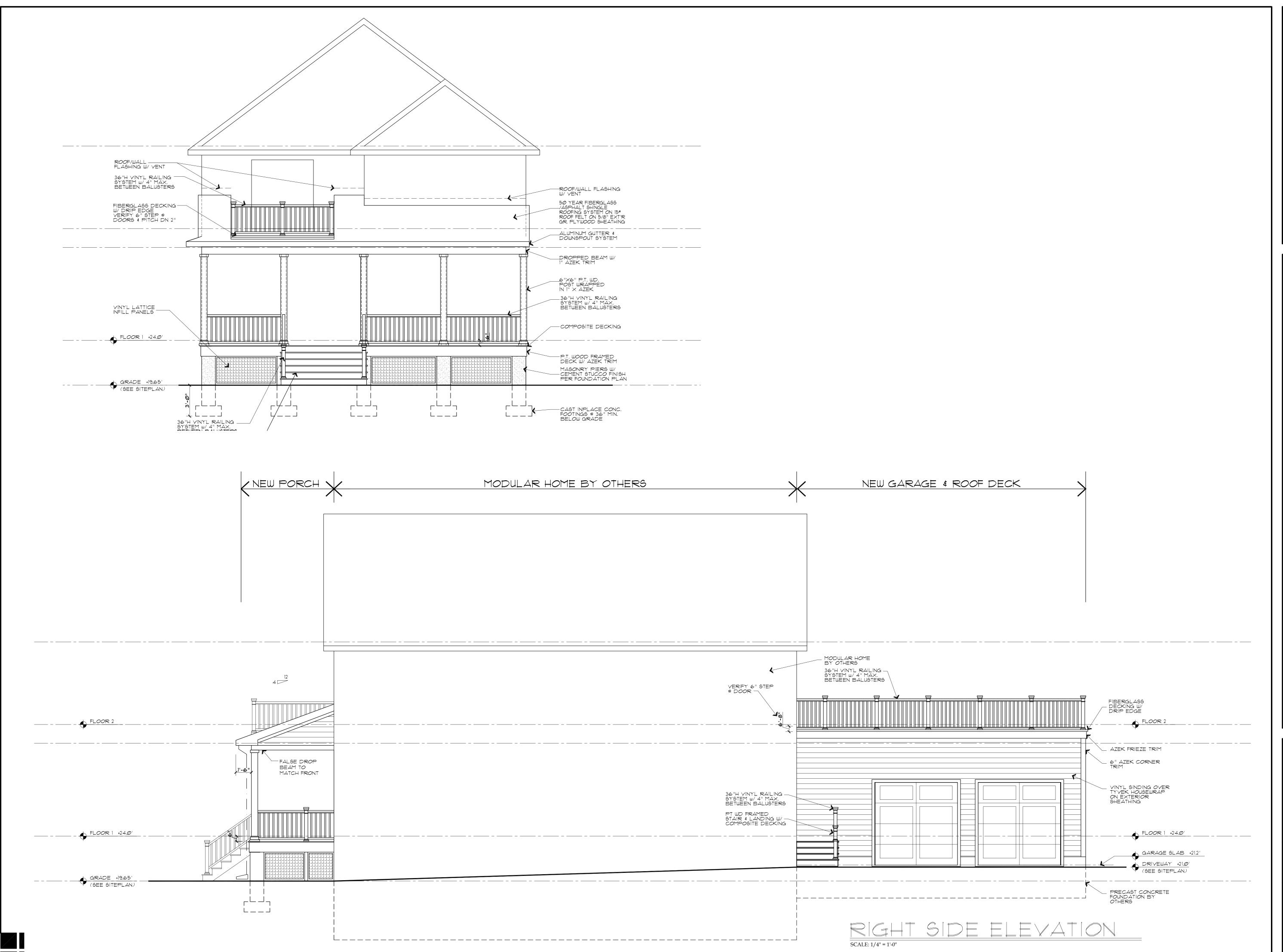
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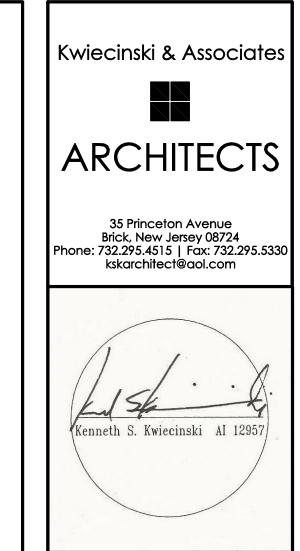




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FLOOR PLANS					
no.	rev.	date			
Project #		2010			
Project # Drawn by		KRK			
	KSK				
Checked					
Date:		03.20.20			

A2





TITLE:

ELEVATIONS

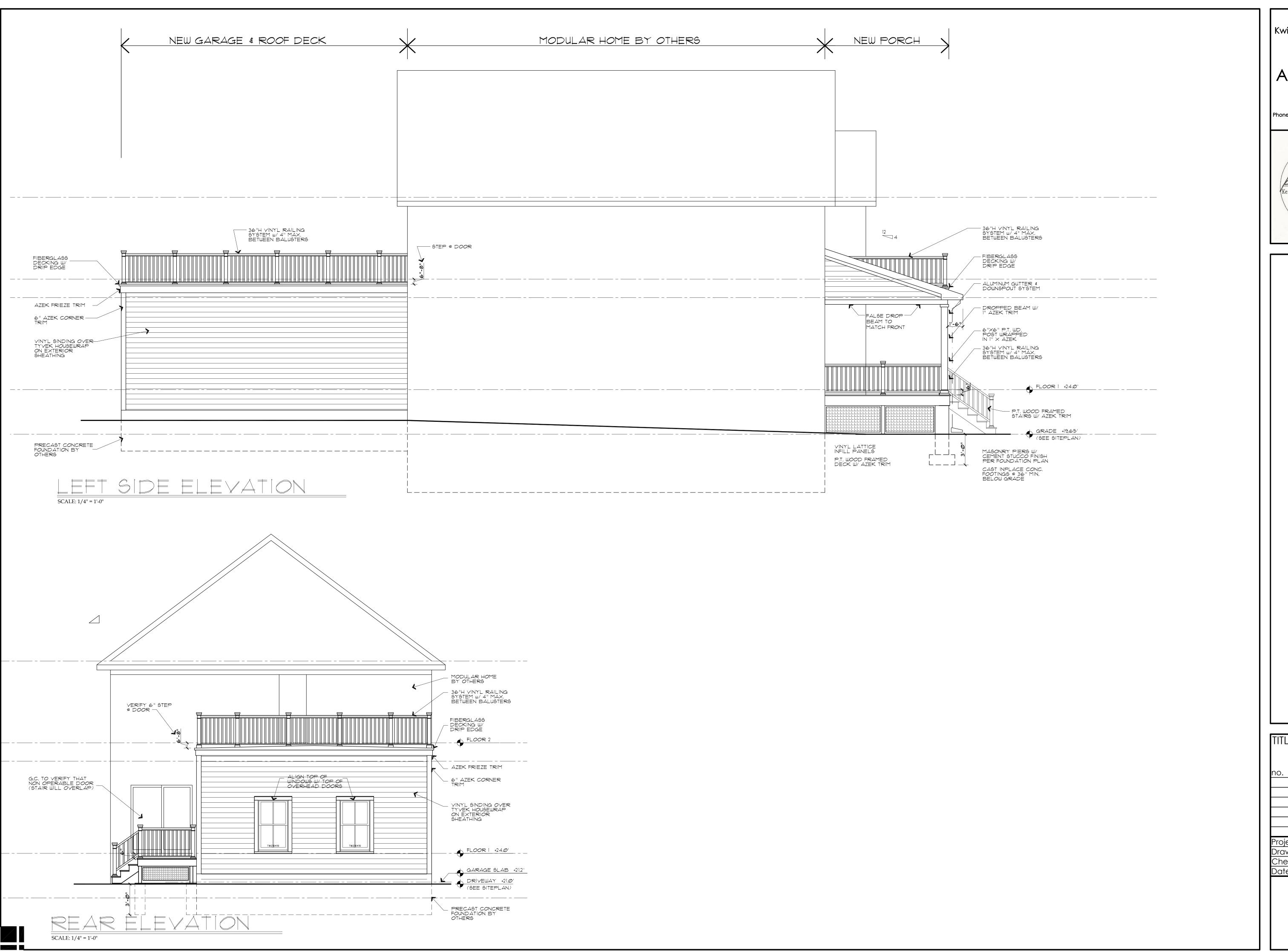
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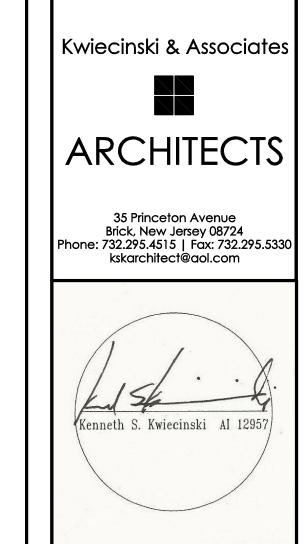
Project # 2010

Drawn by KRK

Checked by: KSK

Date: 03.20.20





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ELEVATIONS

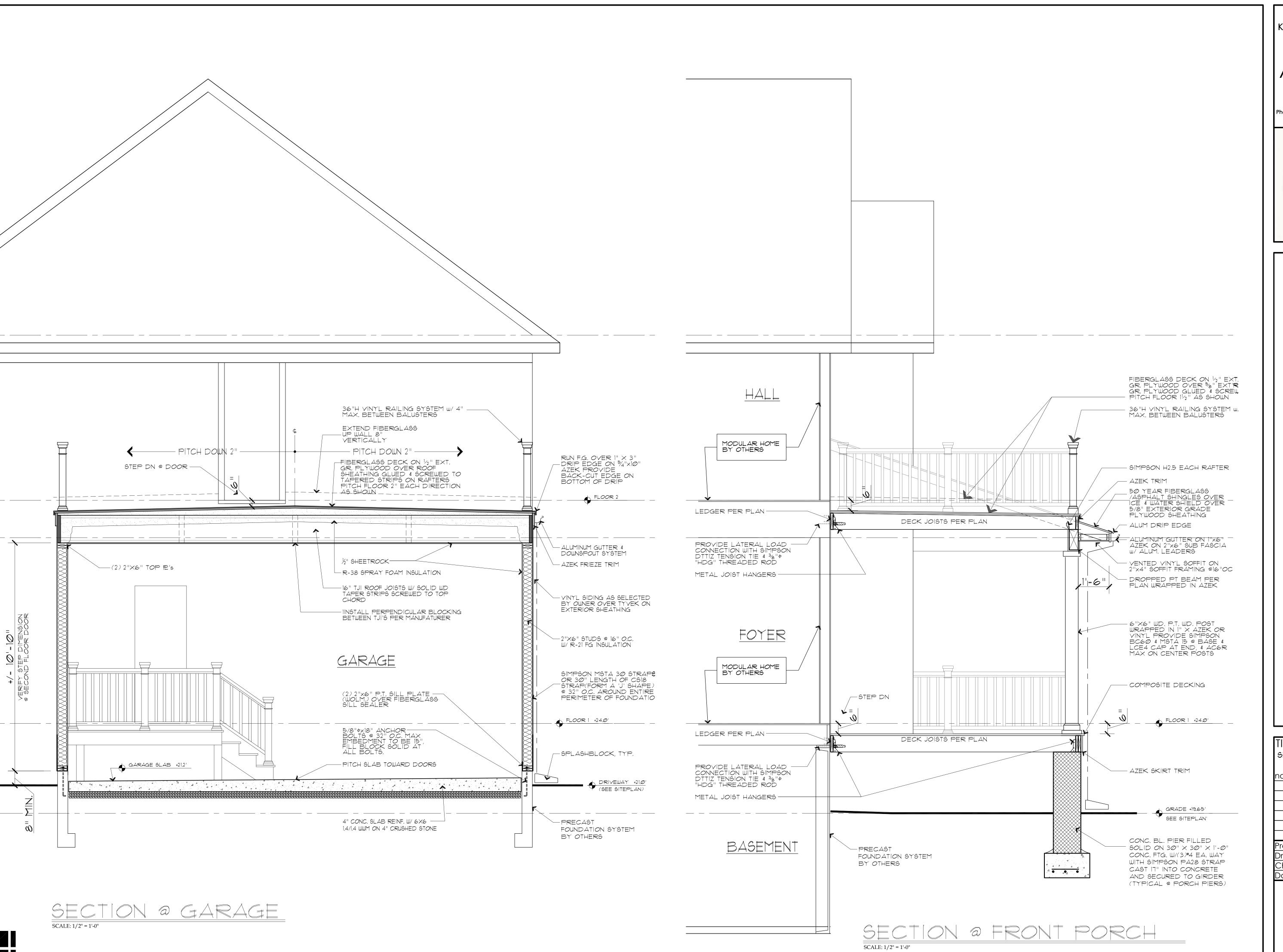
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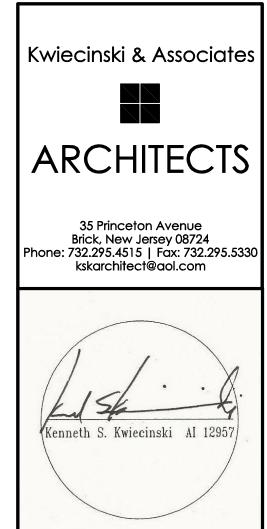
Project # 2010

Drawn by KRK

Checked by: KSK

Date: 03.20.20





TITLE:
SECTION B & DETAILS

no. rev. date

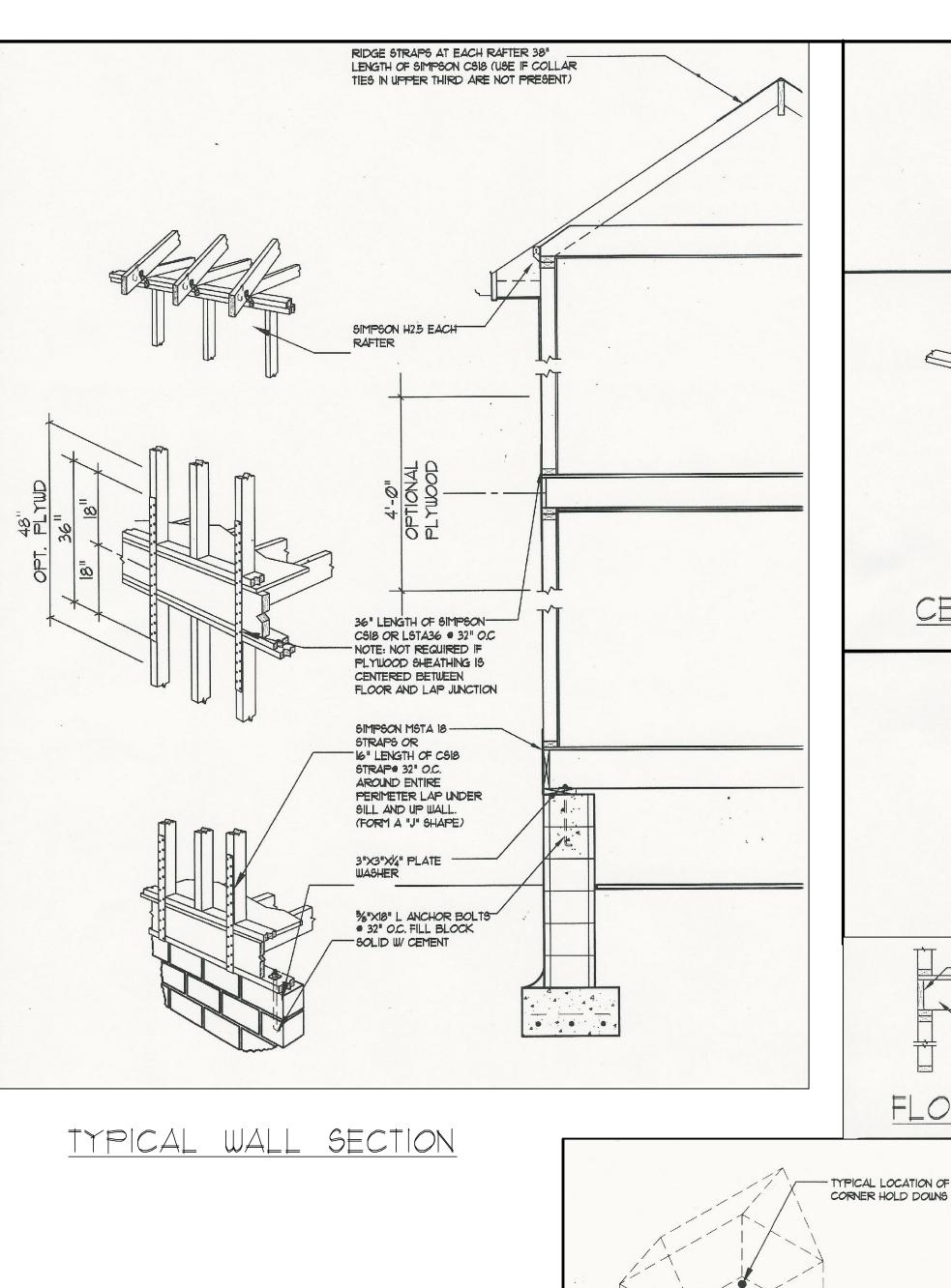
Project # 2010

Drawn by KRK

Checked by: KSK

Date: 03.20.20

A-3



SEE TABLE R602.3(1) FOR FASTENING

- SEE TABLE R602.3(1)

(a) OUTSIDE CORNER DETAIL

TRUCTURAL FIBERBOARD

SEE TABLE R602.3(1) FOR FASTENING

SEE TABLE R602.3(1) FOR FASTENING

16D NAIL (3½" × 0.131") 2 ROWS AT 24 IN. O.C.

(c) GARAGE DOOR CORNER

OPTIONAL NONSTRUCTURAL

FASTENERS ON BOTH STUDS AT EACH PANEL EDGE

OPTIONAL BLOCKING FOR GYPSUM -

CORNER DETAILS

MINIMUM 24 IN. WOOD STRUCTURAL PANEL OR 32 IN. STRUCTURAL FIBERBOARD SHEATHING CORNER RETURN

SEE FIGURE R602.3(2)

16D NAIL (3½"× 0.131") AT 12 IN O.C.

GYPSUM WALLBOARD AS

REQUIRED AND INSTALLED

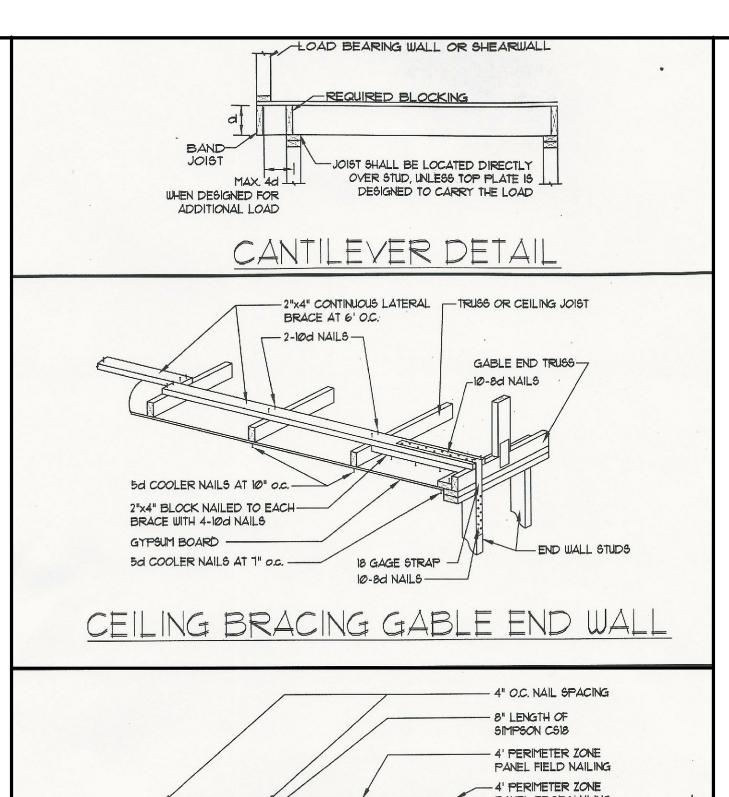
IN ACCORDANCE WITH CHAPTER 7

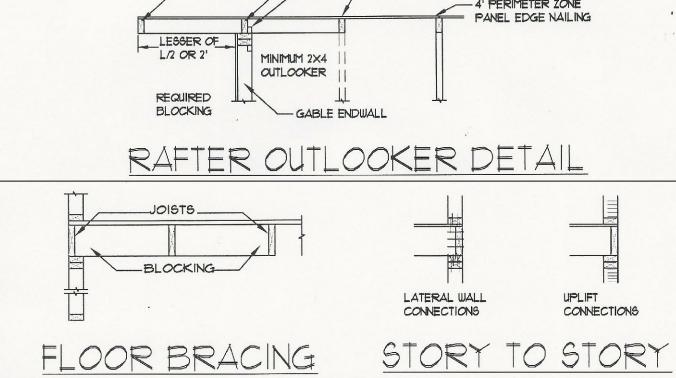
INIMUM 24 IN. WOOD
TRUCTURAL PANEL SHEATHING
R 32 IN. STRUCTURAL

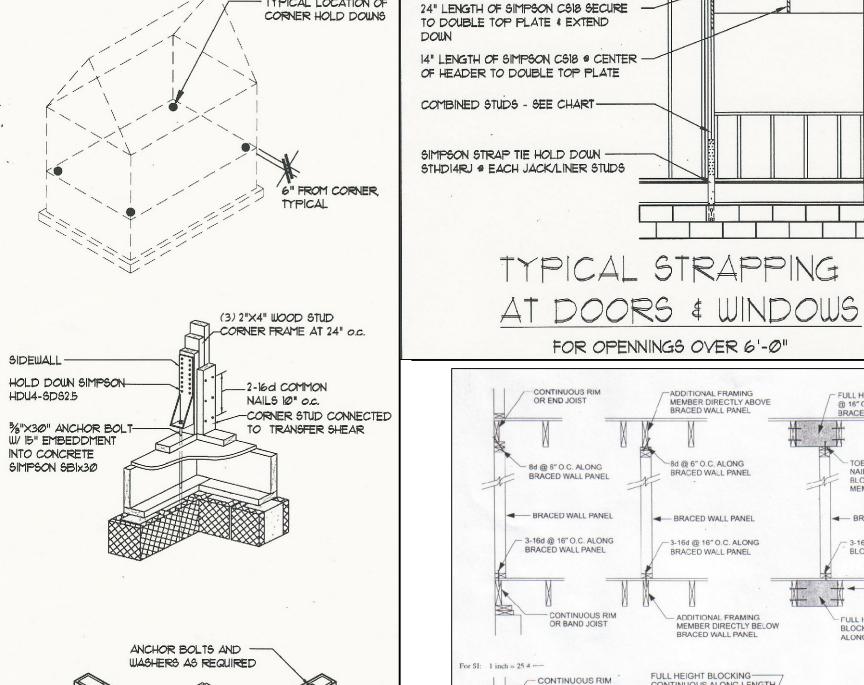
RBOARD CORNER RETURN

OARD BRACED WALL LINE

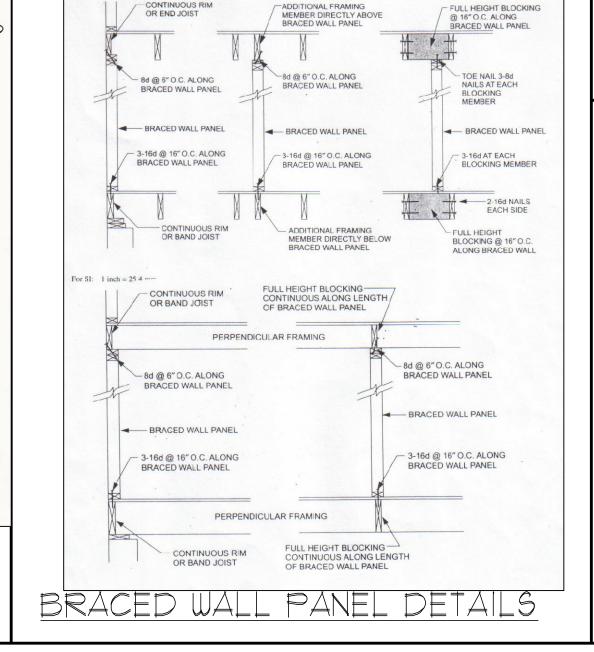
AT 12 IN. O.C.

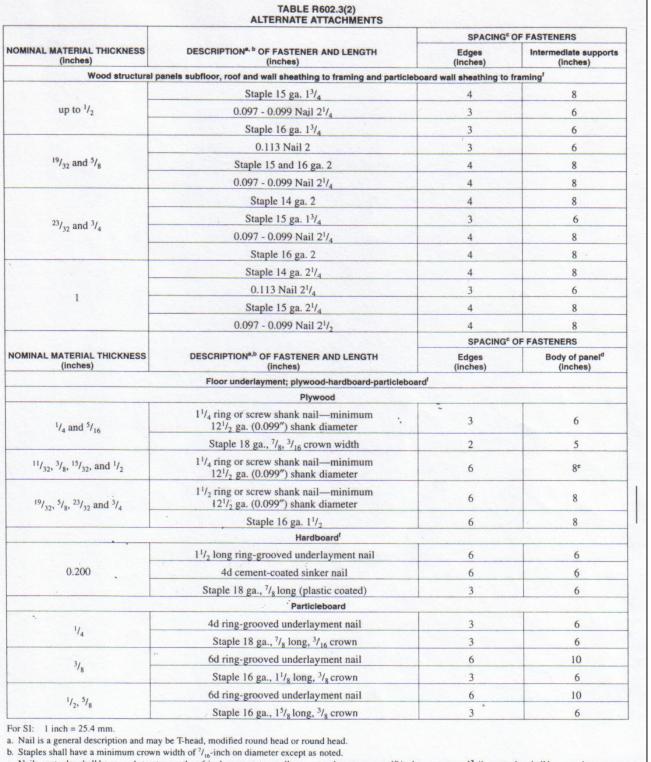






CORNER HOLD	
DOWN DETAILS	



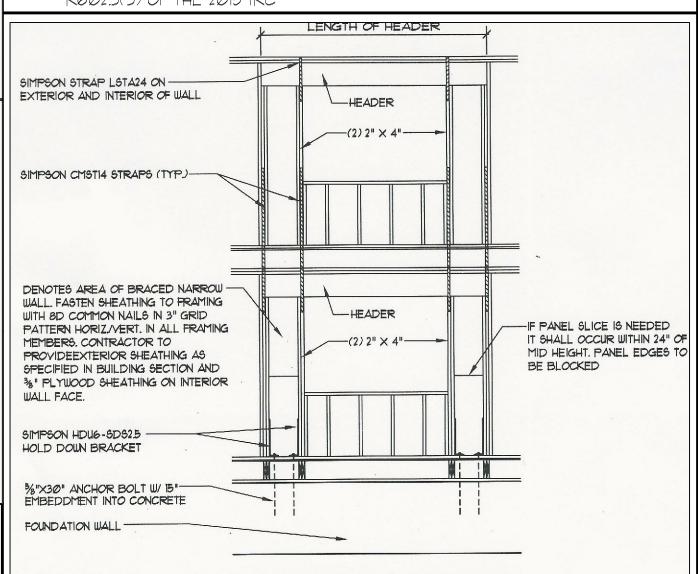


. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors. . Fasteners shall be placed in a grid pattern throughout the body of the panel. e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

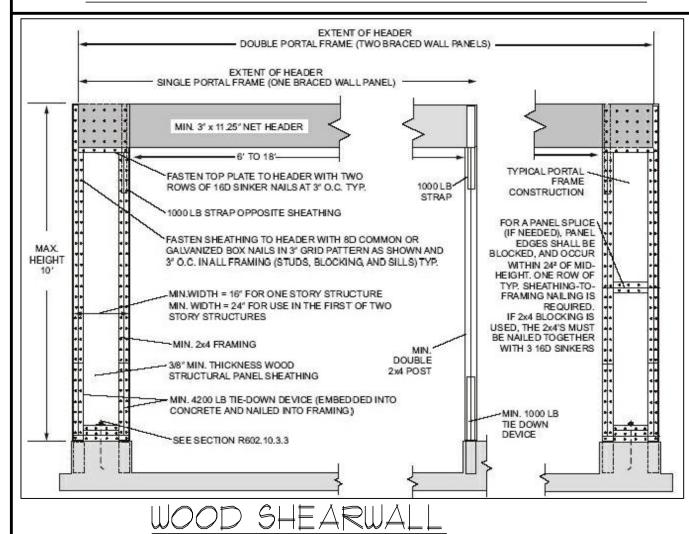
PATTERNS THE BRACED WALL PANEL CONSTRUCTION METHOD IS: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN % " FOR 16" SPACING AND NOT LESS THAN 3/8" FOR 24" STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R602.3(3) OF THE 2015 IRC

THIS BUILDING PLAN IS DESIGNED IN COMPLIANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR 125 MPH EXPOSURE B BY ± AMERICAN

FOREST & PAPER ASSOCIATION (AF&PA) FOLLOW ALL DETAILS/NAILING



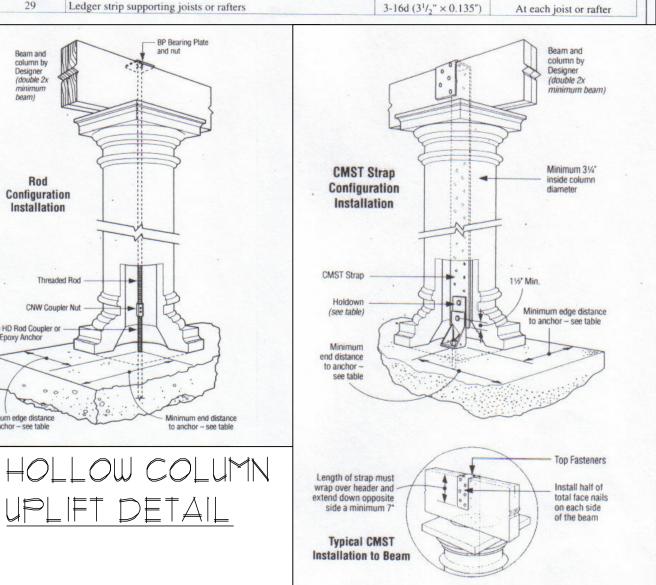
- STORY NARROW WALL BRACING



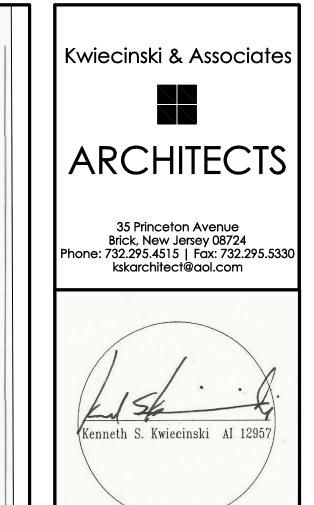
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	$3-8d (2^{1}/_{2}" \times 0.113")$	_
2	Ceiling joists to plate, toe nail	$3-8d (2^{1}/_{2}'' \times 0.113'')$	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	_
4	Collar tie rafter, face nail or 11/4" × 20 gage ridge strap	3-10d (3" × 0.128")	_
5	Rafter to plate, toe nail	2-16d (3 ¹ / ₂ " × 0.135")	_
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 ¹ / ₂ " × 0.135") 3-16d (3 ¹ / ₂ " × 0.135")	_
	Wall		
7	Built-up corner studs	10d (3" × 0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	$16d (3^1/2'' \times 0.135'')$	16" o.c. along each edg
9	Continued header, two pieces	$16d (3^{1}/_{2}" \times 0.135")$	16" o.c. along each edg
10	Continuous header to stud, toe nail	$4-8d (2^{1}/_{2}'' \times 0.113'')$	_
11	Double studs, face nail	10d (3" × 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 ¹ / ₂ " × 0.135")	_
14	Sole plate to joist or blocking, face nail	$16d (3^{1}/_{2}" \times 0.135")$	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 ¹ / ₂ "× 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2 ¹ / ₂ " × 0.113") or 2-16d 3 ¹ / ₃ " × 0.135")	_
17	Top or sole plate to stud, end nail	2-16d (3 ¹ / ₂ " × 0.135")	_
18	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	_
19	1" brace to each stud and plate, face nail	2-8d $(2^{1}/2'' \times 0.113'')$ 2 staples $1^{3}/4''$	_
20	$1'' \times 6''$ sheathing to each bearing, face nail	2-8d $(2^{1}/_{2}" \times 0.113")$ 2 staples $1^{3}/_{4}"$	_
21	$1'' \times 8''$ sheathing to each bearing, face nail	2-8d $(2^{1}/_{2}" \times 0.113")$ 3 staples $1^{3}/_{4}"$	Ξ,
22	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d $(2^{1}/_{2}" \times 0.113")$ 4 staples $1^{3}/_{4}"$	
	Floor		
23	Joist to sill or girder, toe nail	$3-8d (2^{1}/_{2}'' \times 0.113'')$	_
24	1" × 6" subfloor of less to each joist, face nail	2-8d $(2^{1}/_{2}'' \times 0.113'')$ 2 staples $1^{3}/_{4}''$	_
25	2" subfloor to joist or girder, blind and face nail	$2-16d (3^{1}/_{2}'' \times 0.135'')$	
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 ¹ / ₂ "×0.113") *	6" o.c.
27	2" planks (plank & beam – floor & roof)	2-16d (3 ¹ / ₂ " × 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follow 32" o.c. at top and bottom

	THE LETTER SOTIED SET ON STRUCT	NUME MEMBERS	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	$3-8d (2^{1}/_{2}" \times 0.113")$	_
2	Ceiling joists to plate, toe nail	$3-8d (2^{1}/_{2}" \times 0.113")$	_
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	_
4	Collar tie rafter, face nail or $1^{1}/_{4}^{"} \times 20$ gage ridge strap	3-10d (3" × 0.128")	
5	Rafter to plate, toe nail	2-16d (3 ¹ / ₂ " × 0.135")	_
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 ¹ / ₂ " × 0.135") 3-16d (3 ¹ / ₂ " × 0.135")	_
	Wall		
7	Built-up corner studs	10d (3" × 0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	$16d (3^1/2'' \times 0.135'')$	16" o.c. along each edge
9	Continued header, two pieces	$16d (3^{1}/_{2}" \times 0.135")$	16" o.c. along each edge
10	Continuous header to stud, toe nail	$4-8d (2^{1}/_{2}" \times 0.113")$	_
11	Double studs, face nail	10d (3" × 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 ¹ / ₂ " × 0.135")	_
14	Sole plate to joist or blocking, face nail	16d (3 ¹ / ₂ " × 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 ¹ / ₂ "× 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2 ¹ / ₂ " × 0.113") or 2-16d 3 ¹ / ₂ " × 0.135")	-
17	Top or sole plate to stud, end nail	$2-16d (3^{1}/_{2}'' \times 0.135'')$	
18	Top plates, laps at corners and intersections, face nail	$2-10d (37_2 \times 0.133')$ $2-10d (3'' \times 0.128'')$	_
19	1" brace to each stud and plate, face nail	$\begin{array}{c} 2\text{-10d } (3 \times 0.128) \\ 2\text{-8d } (2^{1}/_{2}'' \times 0.113'') \\ 2 \text{ staples } 1^{3}/_{4}'' \end{array}$	_
20	1" × 6" sheathing to each bearing, face nail	2-8d $(2^{1}/_{2}" \times 0.113")$ 2 staples $1^{3}/_{4}"$	_
21	1" × 8" sheathing to each bearing, face nail	2-8d $(2^{1}/_{2}^{"} \times 0.113^{"})$ 3 staples $1^{3}/_{4}^{"}$	
22	Wider than 1" × 8" sheathing to each bearing, face nail	$3-8d (2^{1}/2'' \times 0.113'')$ 4 staples $1^{3}/4''$	
	Floor		
23	Joist to sill or girder, toe nail	$3-8d (2^{1}/_{2}'' \times 0.113'')$	_
24	1" × 6" subfloor or less to each joist, face nail	2-8d $(2^{1}/_{2}'' \times 0.113'')$ 2 staples $1^{3}/_{4}''$	_
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 ¹ / ₂ " × 0.135")	_
26	Rim joist to top plate, toe nail (roof applications also)	$8d (2^{1}/_{2}'' \times 0.113'')$	6" o.c.
27	2" planks (plank & beam – floor & roof)	$2-16d (3^{1}/_{2}'' \times 0.135'')$	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	$10d (3'' \times 0.128'')_{\bot}$	Nail each layer as follows: 32" o.c. at top and bottom an staggered. Two nails at ends and at each splice.
20	I advantation and the control of the		

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS



Beam and column by Designer (double 2x minimum beam)



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Date:		03.20.20

644 SF FRONT PORCH 315 SF FRONT BALCONY 121 SF ROOF DECK(REAR) 644 SF

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH 125 MPH WIND ZONE

CUBIC FEET

8,372 CF

3.15Ø CF

STRUCTURAL DESIGN:

CEILING & ATTIC FLOOR: LIVE LOAD - 30 PSF LIVE LOAD - 20 PSF DEAD LOAD - 10 PSF DEAD LOAD - 10 PSF 1ST FLOOR & 2ND FLOOR: BEDROOMS: LIVE LOAD - 40 PSF LIVE LOAD - 30 PSF DEAD LOAD - 10 PSF DEAD LOAD - 10 PSF

INTERIOR ENVIRONMENT

AND METHODS.

GENERAL NOTES ALL WORK TO CONFORM TO IRC, STATE, WFCM, AND LOCAL CODES.

FIELD VERIFY ALL DIMENSIONS, STRUCTURE, CONDITIONS, ETC. PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR POSSIBLE REDESIGN. ARCHITECT IS NOT RESPONSIBLE FOR EXISTING CONDITIONS OR CONSTRUCTION MEANS

ANALYZE EXISTING WATER SERVICE TO RESIDENCE AND UPGRADE AS/IF REQUIRED PROVIDE NEW 2 ZONE GAS-FIRED, FORCED AIR, AND AIR CONDITIONING SYSTEM FOR NEW RESIDENCE, LOCATE IN ATTIC AND BASEMENT LEVEL.

COORDINATE ALL FIXTURES, FINISHES, CABINETS, DETAILS, TRIM, ETC. WITH OWNER.

ATTIC VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE ATTIC SPACE. WITH VAPOR RETARDER HAVING A PERMEANCE NOT EXCEEDING I PERM INSTALLED ON WARM SIDE OR WITH RIDGE OR GABLE VENTILATION OPENINGS LOCATED IN THE UPPER THIRD OF THE SPACE WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, THE MINIMUM REQUIRED AREA IS REDUCED TO 1/300 OF AREA OF THE ATTIC SPACE.

GENERAL DESCRIPTION AND SCOPE OF WORK WORK TO BE DONE CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT AND MATERIALS AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN UNLESS SPECIFICALLY NOTED OTHERWISE.

SOIL BEARING CAPACITY, 2000 PSF.

PASSAGEWAYS, DOORS, STAIRS, HANDRAILS, AND WINDOWS IN SLEEPING ROOMS ARE DESIGNED AND SPECIFIED TO COMPLY WITH IRC CODE.

A. WINDOWS SHALL HAVE AIR INFILTRATION RATE BELOW 0.5 C.F.M. B. DOOR SHALL HAVE AIR INFILTRATION RATE BELOW 1.25 C.F.M. C. ALL EXTERIOR JOINTS AROUND WINDOW, DOORS UTILITY PENETRATIONS, AT INTERSECTIONS OF WALLS, FLOORS AND ROOFS SHALL BE CAULKED AND SEALED WITH AN APPROVED ELASTIC CAULKING COMPOUND

PROJECT NOTES/DATA ALL CONNECTORS, FASTENERS, ACCESSORIES, ETC. IN CONTACT WITH ACQ LUMBER TO BE CERTIFIED ACQ COMPLIANT, USE STAINLESS STEEL WHERE POSSIBLE, LINE ALL JOIST HANGERS WITH VICOR MEMBRANE

PLUMBING - WATER CONSERVATION A. SHOWERS SHALL HAVE FLOW CONTROL LIMITED TO A MAXIMUM OF 3 GPM PER

B. WATER CLOSETS, EITHER FLUSH TANK, FLUSHOMETER TANK OR FLUSHOMETER VALVE OPERATED, SHALL BE DESIGNED, MANUFACTURED AND INSTALLED TO BE OPERABLE AND ADEQUATELY FLUSHED WITH NO MORE THAN 1.5 GALLONS OR WATER PER FLUSH.

THE PERFORMANCE OF THE HEATING SYSTEM SHALL BE GUARANTEED TO HEAT ALL ROOMS TO A TEMPERATURE OF 10°F, WITH AN OUTSIDE TEMPERATURE OF 0°F AND AN OUTSIDE WIND OF 15 MPH.

SECTION 1: GENERAL

AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, LATEST EDITION ARTICLES 1 TO 14 INCLUSIVE, AND SUPPLEMENTARY GENERAL CONDITIONS AS HEREINAFTER STIPULATED SHALL FORM PART OF EACH SEPARATE TRADE SPECIFICATION EXCEPT INSOFAR AS ANY SUCH PROVISIONS MAY BE MANIFESTLY NOT APPLICABLE TO ANY SUCH TRADE SPECIFICATION.

PROVISIONS OF GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS OF THE CONTRACT, FORM PART OF EACH TRADE SPECIFICATION AND APPLY ALIKE TO ALL CONTRACTORS, SUBCONTRACTORS, MATERIAL MEN. OR OTHER PERSON(S) SUPPLYING ANY LABOR OR MATERIAL ENTERING INTO THIS PROJECT, EITHER DIRECTLY OR INDIRECTLY, AND APPLY WITH EQUAL FORCE TO WORK, EXTRA WORK AND LIKE WORK THAT MAY BE SPECIFIED HEREIN OR PERFORMED IN OR ABOUT SITE UNDER THIS

COPIES OF AIA DOCUMENT A201 MAY BE REFERRED TO IN THE OFFICE OF THE

THESE GENERAL CONDITIONS SHALL APPLY TO ALL TRADES UNDER THIS CONTACT. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL WORK, WHETHER HIS OWN, HIS EMPLOYEES, THE SUBCONTRACTORS, OR THEIR EMPLOYEES.

THE SUBCONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIAL AND SUPERVISIONS FOR ITS PORTION OF THE PROJECT.

THE SUBCONTRACTOR'S FEE INCLUDES SUPERVISION OF THE SUBCONTRACTOR'S

THE CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR LOSS OR EXPENSE RESULTING FROM INJURY ON THE PROJECT SITE.

THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, MATERIAL, EQUIPMENT AND LABOR REQUIRED TO IMPLEMENT THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, AND ALL PHASES OF ITS CONTRACT.

THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING, COORDINATION, MANAGEMENT AND ADMINISTRATION OF SUBCONTRACTS.

THE CONTRACTOR SHALL PROVIDE A SAFETY ENGINEER WHO WILL ESTABLISH THE SAFETY ADMINISTRATION OF SUBCONTRACTORS.

THE CONTRACTOR SHALL MEET THE LATEST REQUIREMENTS OF THE UNITED STATES

DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND COMPLY WITH: THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION: ALL APPLICABLE SAFETY AND SANITARY LAWS, REGULATIONS AND ORDINANCES! AND ANY SAFETY RULES OR PROCEDURES ESTABLISHED BY THE OWNER FOR THE PROJECT.

THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISKS OF INJURY.

THE CONTRACTOR IS TO PROVIDE WARNING SIGNS AND LIGHTS, BARRICADES, RAILINGS, AND OTHER SAFEGUARDS.

CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. HE SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CORRECTION PRIOR TO BEGINNING ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE BEGINNING OF WORK WILL BE EVIDENCE OF FAULTY WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING: WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE

FILED WITH THE CONSTRUCTION OFFICIAL. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTORS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK. AS WORK PROGRESSES, THE OWNER AND CONTRACTOR AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN.

UNDERTAKEN WITH OUT THE ARCHITECT'S WRITTEN CONSENT, A COPY OF WHICH WILL BE

THE OWNER SHALL SUPPLY A SUFFICIENT NUMBER OF COPIES OF DRAWINGS AND

SPECIFICATIONS TO CARRY OUT THE WORK. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. THE SUCCESSFUL BIDDER WILL BE RESPONSIBLE FOR THE SECURITY OF THE PREMISES. ANY WINDOWS, DOORS OR DEFACING OF EXTERIOR OR INTERIOR SURFACES SHALL BE THE RESPONSIBILITY OF THE THE GENERAL

ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER. PROTECT ALL CONSTRUCTION AND/OR MATERIALS FROM INCLEMENT WEATHER AND TAKE PRECAUTIONS TO PREVENT FIRE.

CONTRACTOR UP UNTIL THE TIME THE KEYS TO THE BUILDING ARE TURNED OVER TO

NO EXTRAS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT AND/OR OWNER.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR INSPECTION FOR THIS JOB AND THEREFORE, IS NOT RESPONSIBLE FOR THIS PHASE OF THE CONTRACT. THE DESIGN PROFESSIONAL'S INSPECTION FOR COMPLIANCE WITH THE PLANS AND

SPECIFICATIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION MEANS OR METHODS EMPLOYED BY THE CONTRACTOR OR ANY SUBCONTRACTOR. OWNERSHIP AND USE OF DOCUMENTS

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HIS CONSENT. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE WORK, SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECTS COMMON LAW COPYRIGHT OR OTHER

IN ADDITION TO CLEAN-UP AS WORK PROGRESSES, A FINAL BROOM CLEANING SHALL BE PERFORMED AND AS THE WORK OF EACH SUBCONTRACTOR AND THE GENERAL CONTRACTOR IS COMPLETED.

PAYMENTS, LIENS & GUARANTEES PROVIDE AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR THIS

UTILITY CONNECTION FEES SHALL BE PAID BY THE OWNER, WHEN REQUIRED. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT. THE OWNER SHALL MAKE PROGRESS PAYMENTS TO THE CONTRACTOR AS VARIOUS PORTIONS OR WORK ARE COMPLETED AS PROVIDED IN THE OWNER'S CONTRACT WITH THE GENERAL CONTRACTOR.

LIENS, CLAIMS, ETC .: THE CONTRACTOR SHALL FURNISH THE OWNER WITH SATISFACTORY EVIDENCE THAT ALL PERSONS WHO HAVE DONE WORK OR FURNISHED MATERIALS UNDER THIS CONTRACT HAVE BEEN PAID, AND THAT ALL CLAIMS FOR DAMAGES OF ANY KIND CAUSED BY THE EXECUTION OF SAID WORK HAVE BEEN FULLY AND SATISFACTORILY SECURED.

INSURANCE

THE OWNER.

INSURANCE GUIDELINES ARE FOR ESTIMATING PURPOSES ONLY. THE OWNER SHALL SET ACTUAL LIMITS ON THE ADVICE OF LEGAL COUNSEL AND A QUALIFIED INSURANCE

INSURANCE CERTIFICATES: THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE MADE OUT IN THE NAME OF THE OWNER, SHALL BE SUBMITTED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

WORKMEN'S COMPENSATION: EACH CONTRACTOR SHALL CARRY PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF \$300,000 - \$500,000. DEVIATION

PROPERTY DAMAGE: EACH CONTRACTOR SHALL CARRY PROPERTY DAMAGE INSURANCE IN THE AMOUNT OF \$500,000 - OR DOUBLE THE CONTRACT AMOUNT, WHICH

FIRE INSURANCE: EACH CONTRACTOR SHALL CARRY FIRE INSURANCE WITH EXTENDED COVERAGE. INDEMNITY: THE CONTRACTOR SHALL INDEMNIFY AND SAVE THE OWNER AND ARCHITECT AND THEIR AGENTS AND EMPLOYEES HARMLESS FROM ALL CLAIMS FOR

LOSS OR DAMAGE TO PROPERTY OR PERSONAL INJURIES TO, OR DEATH OF ANY AND ALL PERSONS, INCLUDING, WITHOUT LIMITATIONS, EMPLOYEES, AGENTS AND SERVANTS, OR CONTRACTORS OR SUBCONTRACTORS ARISING OUT THE WORK DONE BY THE CONTRACT, HIS EMPLOYEES, AGENTS SERVANTS AND/OR SUBCONTRACTORS.

CONTRACTOR AND/OR OWNER LIABILITY: THE CONTRACTOR AND/OR OWNER AGREES TO ASSUME, AND DOES HEREBY ASSUME ALL LIABILITY FOR AND SHALL AND DOES HEREBY AGREE TO INDEMNIFY AND SAVE HARMLESS THE OWNER AND/OR THE ARCHITECT AGAINST ANY AND ALL LOSS COST CHANGE OR DAMAGE ARISING FROM INJURIES SUSTAINED BY MECHANICS, LABORERS, WORKMAN, OR BY ANY PERSONS WHATSOEVER. WHETHER EMPLOYED IN AND ABOUT THE SAID WORK OR OTHERWISE BY REASON OR ANY ACCIDENTS DAMAGES OR INJURIES, TORTS OR TRESPASSES HAPPENING IN AND ABOUT OR IN ANY WAY INCIDENT TO OR BY REASON OF THE DOING OF SAID WORK INCLUDING COSTS, COUNSEL FEES, AND ALL EXPENSES OF DEFENSE.

ALL CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING STATE, LOCAL AND THE OSHA ACT.

SECTION 2: SITE CONSTRUCTION GENERAL: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.

SCOPE: INCLUDE CLEARING, EXCAYATING, FILL AND BACKFILL, ROUGH AND FINISH GRADING, DISPOSAL AND HAULING, AND EROSION PROTECTION. NO SOIL SHALL BE REMOVED, RELOCATED OR ADDED TO THE SITE WHICH DOES NOT COMPLY WITH PLANS WITHOUT WRITTEN AUTHORIZATION.

IT IS THE INTENT OF THE OWNER AND THE ARCHITECT TO LEAVE THE SITE IN AS NATURAL A STATE AS POSSIBLE AT THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO SEE THAT NO UNNECESSARY DAMAGE IS DONE TO TREES, ROCKS AND UNDERGROWTH ON THE SITE. NO SHRUBBERY SHALL BE REMOVED WITHOUT THE CONSENT OF THE OWNER AND/OR ARCHITECT.

CLEARING OF VEGETATION NECESSARY FOR EXCAVATION, BACKFILLING, AND GRADING SHALL BE STRICTLY COORDINATED WITH THE OWNER AND/OR ARCHITECT. CLEAR SITE OF ANY DEBRIS PRESENTLY EXISTING. SOIL REMOVAL MUST BE APPROVED IN WRITING BY ARCHITECT OR OWNER.

EXCAVATE AS REQUIRED FOR FOUNDATIONS TO UNDISTURBED VIRGIN SOIL.

ALL EXCAVATION FOR FOOTINGS SHALL BE DOWN THROUGH ANY SOFT FILL, LOOSE EARTH, TO SOLID UNDISTURBED BEARING. THE CONTRACTOR SHALL DO ALL EXCAVATING AS MAY BE INDICATED ON THE

DRAWINGS. EARTHBANKS SHALL BE BRACED AGAINST CAVING IN THE WORKING AREA. EXCAVATE TO DEPTHS AND WIDTHS AS REQUIRED FOR FOOTING, FOUNDATION WALL, RETAINING WALLS, MASONRY PIERS, TRENCH WORK, INCLUDING MECHANICAL AND ELECTRICAL TRADES, PLATFORMS, WALKS, ETC., AS REQUIRED BY DRAWINGS FOR THE PROPER COMPLETION OF THE WORK. MAKE PROPER PROVISIONS TO DRAIN

PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS

PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO PLACE BACKFILL AND FILL UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. NO BACKFILLING SHALL BE PERFORMED UNTIL FIRST FLOOR DECK IS COMPLETE.

PERCENTAGE OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 1551: UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, COMPACT THE TOP 12 INCHES BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT MAXIMUM DRY DENSITY: UNDER WALKWAYS COMPACT THE TOP 6 INCHES BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT

DO ALL COMPACTING OF BACKFILLING AS REQUIRED TO MINIMIZE SETTLEMENT OF BACKFILL AT FOUNDATION WALLS AND AVOID DAMAGE TO WALLS AND OTHER WORK IN

DO ALL CURBING, FILLING AND ROUGH GRADING REQUIRED TO BRING THE PROJECT AREAS TO FINISHED GRADE.

BEFORE PLACING FILL, REMOVE ALL DEBRIS FROM EXCAVATIONS. ALL FILL SHALL BE CLEAN SAND, FREE FROM DEBRIS.

PROVIDE TERMITE PROTECTION INCLUDING THE TREATMENT OF SOIL CONTINUOUS AROUND TOP OF FOUNDATION WALLS. CONTRACTOR SHALL SUBMIT CERTIFICATION AND WARRANTY TO OWNER TO PROVE COMPLIANCE WITH TERMITE PROTECTION.

THE CONTRACTOR SHALL BRING THE FINISHED GRADES TO THE LINES SHOWN ON THE DRAWINGS. ALL GRADING SHALL BE DONE TO DIRECT ALL SURFACE WATER AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/4" PER FOOT FOR THE FIRST 1- FFFT I POSSIBLE. FINISH GRADE SHALL BE CLEAN, FREE OF ROOTS, DEBRIS, ETC. AND SHALL BE RAKED TO A SMOOTH SURFACE.

<u> 3ECTION 3: CONCRETE</u> GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS

SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE

WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.

CONSTRUCT CONCRETE FOOTING WHERE SHOWN ON DRAWINGS. ALL CONCRETE FOOTINGS, PEDESTALS, SLABS, WALLS, AND STEPS SHALL BE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI BY THE END OF 28 DAYS. ALL CONCRETE REINFORCED AND ERECTED SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL

ALL CONCRETE SHALL BE PLANT MIXED AND PROVIDE A 28 DAY STRENGTH OF 3000 PSI. RANGE OF SLUMP 3" PLUS OR MINUS I". SUPPLY MIX DESIGN CERTIFIED BY PLANT. ALL REINFORCING STEEL SHALL BE DEFORMED HI-BOND BARS TO CONFORM TO THE LATEST ASTM SPECIFICATIONS A-615 GRADE 60.

CONCRETE SLABS ON GRADE GARAGE SLAB SHALL BE 5" THICK AS SHOWN ON DRAWINGS, REINFORCED WITH 6X6 #10/10 WELDED WIRE FABRIC (ASTM A185), MINIMUM LAP OF 8".

SCREEDED SLAB IN CRAWL SHALL BE 2" THICK ON 6 MIL. POLYETHYLENE VAPOR GRAVEL BASE COURSE: 4" COMPACTED THICKNESS 3/4" CRUSHED STONE UNDER ALL CONCRETE SLABS ON GRADE AS SHOWN ON DRAWINGS. GRAVEL BASE MAY BE

ELIMINATED IF FIRM SAND BASE EXISTS. VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLABS ON GRADE TO BE AMERICAN SISALKRAFT CORP. 6 MIL. POLYETHYLENE ON 1-1/2" OF CLEAN DRY SAND. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT ALL BASEMENT FOUNDATION WALLS AND AT JOINTS BETWEEN AREAS NOT EXCEEDING 400 SQ. FT.

ALL SLABS TO BE TROWEL FINISHED, UNLESS SHOWN OTHERWISE ON DRAWINGS.

<u>SECTION 4: MASONRY</u> GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS

SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE WORK AS REQUIRED BY THIS SPECIFICATION AND ACCOMPANYING DRAWINGS. ALL MASONRY WORK SHALL BE FIRST CLASS, INSTALLED TO LINE, TRUE, LEVEL AND PLUMB. LAY ALL MASONRY UNITS IN FULL MORTAR BEDS, WITH SOLID VERTICAL JOINTS.

BUTTERED" HORIZONTAL JOINTS WILL NOT BE PERMITTED. AT COMPLETION ALL

MASONRY WORK SHALL BE PROPERLY CLEANED. ALL BLOCK SHALL BE ASTM C90 GRADE N, TYPE I UNLESS OTHERWISE NOTED. MORTAR SHALL BE TYPE S, 2000 PSI AT 28 DAY COMPRESSIVE STRENGTH. FIRST BLOCK COURSE OF FOUNDATION WALLS TO BE KEYED TO FOOTINGS FILLED SOLID

MASONRY HORIZONTAL JOINT REINFORCING, TRUSSED DIAGONAL DESIGN, TO BE "DUR-O-WAL," STANDARD WEIGHT, OR EQUAL. INSTALL CONTINUOUS EVERY OTHER COURSE. WIDTH AS DETERMINED BY CMU THICKNESS AS SHOWN ON DRAWINGS. PROVIDE SOLID BLOCK TOP COURSE.

PROVIDE AND INSTALL 1/2" DIA. X 18" ANCHOR BOLTS 32" O.C. (12" MAXIMUM FROM CORNERS AND SEAMS), IN TOP OF FOUNDATION WALL TO RECEIVE PRESSURE TREATED SILL WHERE INDICATED ON DRAWINGS.

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THESE SPECIFICATIONS.

SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS. ALL STRUCTURAL STEEL SHALL BE NEW UNUSED STOCK, OF SIZES SHOWN ON DRAWINGS AND SHALL CONFORM TO THE LATEST EDITION OF ASTM SPECIFICATION A-36 STEEL. ALL STEEL SHALL HAVE A SHOP COAT OF RED OXIDE PAINT. INCLUDE ALL BEAMS,

PIPE COLUMNS BASE AND LEVELING PLATES, CONNECTORS, BOLTS, ETC. ALL ITEMS SUCH AS RAILINGS SHALL CONFORM TO OSHA STANDARDS.

FURNISH ALL STEEL LOOSE LINTELS AS CALLED FOR OR REQUIRED. SEE DRAWINGS FOR SIZE. PROVIDE SUFFICIENT LENGTH TO ALLOW FOR MINIMUM 6" BEARING EACH END. UNLIKE METALS IN CONTACT SHALL BE SEPARATED BY ELASTOMERIC FLASHING OR BITUMINOUS PAINT TO AVOID GALVANIC ACTION.

<u> 3ECTION 6: CARPENTRY</u>

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SCOPE: FURNISH ALL LABOR MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE

WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.

PROVIDE AND INSTALL ALL ROUGH AND FRAMING LUMBER, ALL STRIPPING, BLOCKING, STUDS, BRACES, ETC. AS REQUIRED FOR THE PROPER COMPLETION OF THE JOB. MAXIMUM SPACING OF ALL STUDS, FLOOR JOISTS, CEILING JOISTS, AND ROOF RAFTERS SHALL BE 16" O.C., UNLESS NOTED OTHERWISE. TRIPLE STUDS AT ALL BEARING POINTS IN IIIOOD FRAME WALLS. BLOCK JOIST BAY SOLID @ 16" O.C. UNDER ALL PARALLEL PARTITIONS AND EDGES OF KITCHEN CABINETS, VANITIES AND TUBS. ALL EXTERIOR AND INTERIOR HEADERS SHALL BE (2) $2" \times 10"$ MIN. UNLESS OTHERWISE NOTED. DOUBLE ALL FRAMING AROUND FLOOR OPENINGS

CONFORM TO MANUFACTURER'S INSTALLATION DETAILS WHEN TJI FRAMING. PROVIDE SHOP DRAWINGS PREPARED BY TRUS JOIST TO ARCHITECT FOR REVIEW. ALL FRAMING LUMBER SHALL BE INSTALLED TRUE, LEVEL, IN LINE, PLUMBED, SQUARED.

WELL SPIKED AND NAILED, PROPERLY BRACED AND WELL SECURED IN POSITION. ALL LUMBER AND MILLWORK DELIVERED TO THE JOB SHALL BE IN FIRST CLASS CONDITION AND SHALL BE PROPERLY STORED AND PROTECTED AGAINST THE WATER AND TERMITE INFESTATION. STORE ALL LUMBER OFF THE GROUND AND KEEP COVERED UHEN NOT IN USE. DO NOT ACCEPT ANY MATERIAL THAT IS NOT IN ACCORDANCE WITH

ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR. STRESS GRADE FB = 1100 PSI. E = 1,600,000 PSI MIN. MOISTURE CONTENT FOR ALL FRAMING LUMBER SHALL BE 19% OR

INSTALL PREFABRICATED HANGERS FOR ALL FLUSH JOIST TO BEAM AND BEAM TO BEAM FRAMING. HANGERS SHALL BE SIMPSON, OR APPROVED EQUAL. PROVIDE CUSTOM HANGERS AS REQUIRED.

SUBFLOORING SHALL BE FIR PLYWOOD. TOTAL MIN. FLOOR THICKNESS SHALL BE 3/4". GLUE AND NAIL FLOOR DECKING JOISTS. PROVIDE 1/2" PLYWOOD FLOOR IN ALL ATTIC AREAS WITH 2'-0" CLEARANCE ABOVE

TOP FLOOR CEILING FRAMING. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. EXTERIOR WALL SHEATHING SHALL BE 1/2" MINIMUM THICKNESS. ROOF SHEATHING SHALL BE MIN. %" THICK, UNLESS NOTED OTHERWISE ON DRAWINGS. ALL SHEATHING SHALL BE

ALL CARPENTRY WORK THROUGHOUT SHALL BE FIRST-CLASS, PERFORMED BY SKILLED MECHANICS IN ACCORDANCE WITH BEST MODERN PRACTICES.

FIR PLYWOOD EXTERIOR-APA.

APPLIED AT ANY POINT AND IN ANY DIRECTION.

ALL FINISH NAILING SHALL BE NEAT, AND ALL MILLWORK CAREFULLY FITTED. ALL EXTERIOR FINISH WORK AND TRIM MUST BE BACK PRIMED BY THE PAINTER BEFORE IT IS INSTALLED. MAKE END JOINTS OVER SOLID BEARING AND STAGGER END JOINTS AT LEAST 24". GUARD RAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 POUNDS

APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP RAILING MEMBER.

THE IN-FILL AREA OF A GUARD RAIL SHALL BE CONSTRUCTED FOR HORIZONTAL CONCENTRATED LOAD OF 200 POUNDS APPLIED ON A 1-SQUARE-FOOT AREA AT ANY POINT IN THE SYSTEM, INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 POUNDS

EXTERIOR TRIM, DOOR AND WINDOW FRAMES, LOUVERS, AND OTHER SPECIALTY MISCELLANEOUS FINISHES

MILLWORK ITEMS SHALL BE AZEK OR FYPON

INTERIOR STAIR TREADS SHALL BE OAK.

NEW KITCHEN CABINETS AND BATHROOM VANITIES WHERE INDICATED ON THE DRAWING

SHALL BE AS MANUFACTURED BY STARMARK OR EQUAL. CABINET AND COUNTER TOPS

SECTION 1: THERMAL AND MOISTURE PROTECTION

THE MORTAR USED IN LAYING UP A MASONRY FOUNDATION WALL. WHEN PARGING IS

DRY, DAMPROOF ALL EXTERIOR FOUNDATION WALL FROM FOOTINGS UP TO FINISHED

SIDING SHALL BE APPLIED OVER "TYVEK" INFILTRATION BARRIER, DOUBLED AT ALL

MINIMUM TOTAL THICKNESS, OF PORTLAND CEMENT PLASTER (1:2 1/2 MIX BY VOLUME) OR

SHOP DRAWINGS FOR FINAL KITCHEN AND BATHROOM LAYOUTS TO OWNER FOR

ALL EXTERIOR FOUNDATION WALLS SHALL BE PARGED WITH TWO (2) COATS, I/

PROVIDE Ø32" THICK ALUMINUM FLASHING OVER ALL WINDOWS AND DOORS IN

EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR

DOORS. PROVIDE FLASHING WHERE CONCRETE IS IN CONTACT WITH WOOD FRAMING.

INSTALL ASPHALT ROOFING SHINGLES (50 YR) OVER 15# BUILDING FELT, DOUBLE PLY

AND WATER SHIELD UNDERLAYMENT, BY RW GRACE AND CO. ON ALL SLOPES BELOW

4:12 PITCH. INSTALL CONCEALED FLASHING WHERE SHINGLES ABUT A WALL.

CEMENTED TOGETHER AT EAVE EDGES AND CHANGES OF ROOF SLOPE. PROVIDE ICE

CONTRACTOR SHALL INSTALL ALL NEW ALUMINUM DOWNSPOUTS AND GUTTERS. GUTTERS

SHALL BE \varnothing 32" GAUGE O.G. STYLE. DOWNSPOUT SHALL BE \varnothing 27 GAUGE 2-3/8" \times 4-1/4"

PROVIDE INSULATION AS SHOWN ON DRAWINGS INCLUDING SILL STRIP AND BATT

ALL DUCTWORK, HOT & COLD WATER PIPES SHALL BE INSULATED AT ALL UNHEATED

L CAULKING AND SEALANT WORK SHALL COMPLY WITH THE BOCA NATIONAL

CAULK ALL JOINTS: WOOD TO MASONRY, WOOD TO WOOD, WOOD TO GLASS, ETC.

EXTERIOR CAULKING SHALL BE ACRYLIC TYPE, TREMCO. "MONO-LASTICMERIC," OR

APPROVED EQUAL. ALL INTERIOR CAULKING SHALL BE BUTYL RUBBER SIMILAR TO

NEW SECONDARY EXTERIOR DOORS SHALL BE PRE-HUNG INSULATED STEEL DOORS

DOORS SHALL BE PRE-HUNG DOORS SIZED AS SHOWN ON DRAWINGS. ALL LAYATORY

GARAGE DOOR IS TO BE BY CLOPAY OR EQUAL. PROVIDE WITH AUTOMATIC DOOR

WINDOWS, SLIDING DOORS, AND FRENCH DOORS TO BE MANUFACTURED BY ANDERSEN

ALL WINDOWS TO BE HIGH PERFORMANCE GLASS OR HIGH-PERFORMANCE SUN GLASS.

PROVIDE CLEAR PINE EXTENSION JAMBS AS REQUIRED BY EXTERIOR WALL THICKNESS.

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS

SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE

WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.

AND SPECIFICATIONS ALL FINISH SURFACES TO BE SMOOTH, EVEN AND FREE FROM

L WALLBOARD, TAPE, JOINT COMPOUND BEADS AND OTHER ACCESSORIES SHALL BE

INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS USING 1-1/4"

TYPE W SCREWS 12" O.C. AT CEILINGS, AT 16" O.C. AT WALL. AT COMPLETION LEAVE ALL

WALLS AND CEILINGS TRUE, SMOOTH AND WITHOUT NOTICEABLE IRREGULARITIES, READY

THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO COMPLETELY FINISH AND PROTECT THE BUILDING AS CALLED FOR IN THE DRAWINGS

A MANUFACTURED BY U.S. GYPSUM CO. OR EQUAL. ALL MATERIALS SHALL BE

ALL WALLBOARD SHALL BE OF THE FOLLOWING TYPES: SEE DRAWINGS FOR

1. WALL: $^{1}\!\!\!/_{2}$ " GYP. BOARD OR $^{5}\!\!\!/_{6}$ " TYPE 'X' FC, AS PER PLANS

RESISTANT CEMENT BACKER BOARD OR EQUAL.

2. CEILINGS: 1/2" GYP BOARD OR 5/8" TYPE 'X' FC, AS PER PLANS

3. GARAGE: WALLS: 5/8" TYPE 'X' FC, CEILING: (2) LAYERS 5/8" TYPE 'X' FC

4. FURNACE/HOT WATER HEATER AREA TO BE PROTECTED WITH 5/8" TYPE

5. BATHROOM WALL, KITCHEN WALL, WET AREAS -5/4" TYPE 'X' THICK WATER

THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO

COMPLETELY FINISH AND PROTECT THE BUILDING AS CALLED IN THE DRAWINGS.

ALL FURNISHED SURFACES TO BE SMOOTH, EVEN, AND FREE FROM ANY DEFECTS.

PREPARE ALL SURFACES BEFORE PAINTING, REMOVING DUST, GREASE, AND MARKS

HOLES, CRACKS, ETC., AFTER PRIMERS IS APPLIED ON PAINTED SURFACES. USE TINTED

ALL COLORS SHALL BE SELECTED BY THE OWNER FROM SAMPLES SUBMITTED BEFORE

ALL TRIM AND ANY SIMILAR EXPOSED WOOD SHALL BE STAINED IN ACCORDANCE WITH

MANUFACTURER'S SPECIFICATION FOR APPLICATION. COLOR AS SELECTED BY OWNER.

AT COMPLETION OF JOB, DO ALL TOUCH-UP AND RESTORATION OF ANY DAMAGED

ILE, MARBLE, ETC. TO BE THOROUGHLY CLEANED WHEN WORK 15 COMPLETE AND

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE TILE COUNCIL OF AMERICA,

FINISHED. CLEAN ALL PAINT SPOTS FROM FLOORING, WALLS, GLASS, FINISHED

REMOVE ALL ACCUMULATED MATERIALS AND DEBRIS FROM THE PREMISES.

AGAIN AFTER OTHER MECHANICS HAVE COMPLETED THEIR WORK.

ALL TILE TYPES, SIZE AND COLORS TO BE SELECTED BY THE OWNER.

PUTTY TO MATCH WOODWORK ON STAINED AND VARNISHED SURFACES. KNOTS, SAP

PAINTING MATERIALS USED SHALL BE AS MANUFACTURED BY BENJAMIN MOORE OR APPROVED EQUAL. PAINTING SHALL CONSIST OF ONE COAT PRIME AND TWO COATS

FROM SURFACE. SANDPAPER ALL WOODWORK BEFORE STARTING WORK. PUTTY ALI

BRUSHWORK SHALL SHOW EVEN COATING, FREE FROM BRUSHMARKS.

STREAKS, ETC. TO BE SHELLACKED BEFORE PAINT IS APPLIES.

FINISH COLOR AS SELECTED BY OWNER.

WORK IS STARTED.

HARDWARE AND SURFACES.

INC. STANDARDS AND SPECIFICATIONS.

INTERIOR DOORS TO BE 6 PANEL PINE SOLID CORE DOORS. ALL NEW INTERIOR

AREAS. SEE MECHANICAL AND PLUMBING SECTION OF SPECIFICATIONS.

ENTRY DOOR MANUFACTURER & STYLE SHALL BE SELECTED BY OWNER.

MANUFACTURED BY THERMA TRU OR EQUAL, STYLE BY OWNER.

AND BATHROOM DOORS SHALL BE UNDERCUT (1") ONE INCH.

OPENER BY GENIE OR EQUAL. STYLE AS SELECTED BY OWNER.

ARCHITECTURAL HARDWARE SHALL BE BY SCHLAGE.

WINDOWS, SLIDING DOORS, AND FRENCH DOORS

FINISH AND STYLE AS SELECTED BY THE OWNER.

PROVIDE ALL FLASHING, BASE, CAP, THRU-WALL, COUNTER FLASHING, ETC. AS REQUIRED

GRADE LINE WITH (2) HEAVY APPLICATIONS BITUMINOUS DAMP PROOFING

TRIM TO BE PAINTED COLONIAL TRIM - TO MATCH EXISTING.

TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.

INSULATION WITH VAPOR BARRIER FACING HEATED AREA.

SECTION 8: DOOR AND WINDOWS

STYLES AND COLORS SHALL BE SELECTED BY THE OWNER. CONTRACTOR TO PROVIDE

AS SELECTED BY OWNER.

RISERS SHALL BE PINE

APPROVAL.

METAL FLASHING

LEADERS AND GUTTERS

RECT. CORRUGATED STYLE.

CEILING/ATTIC: R-49

CRAWL/FLOOR: R-19

CAULKING AND SEALANTS

ARCHITECTURAL HARDWARE

WINDOW FOR ALTERNATE PROTECTION.

VENTING AS SHOWN ON DRAWINGS.

TEMPER GLASS AS REQUIRED.

SECTION 9: FINISHES

FOR PAINTING AND DECORATING.

CATALOG NUMBERS AS SHOWN ON DRAWINGS.

REFER TO DRAWINGS FOR ALL WALL THICKNESSES.

PROVIDE ALL SCREENS

BUILDING CODE.

TREMCO #400 BUTYL

EXTERIOR POSTS, HANDRAILS, BALUSTERS, SPINDLES SHALL BE VINYL RAILING SYSTEM DECKING SHALL BE COMPOSITE DECKING - AS SELECTED BY OWNER. <u>SECTION IØ: SPECIALTIES</u>

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES INDICATED IN THE DRAWINGS IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTION. UNLESS OTHERWISE NOTED OR SELECTED BY THE OWNER. THE FOLLOWING ITEMS SHALL BE GIVEN FIRST PREFERENCE AND SHALL SET THE QUALITY AND DESIGN STANDARDS. SUBSTITUTIONS SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED BUT SHALL MEET OR EXCEED THESE STANDARDS. ALL ITEMS SHALL BE INSTALLED BY QUALIFIED BATHROOM AND TOILET ACCESSORIES

IN BATHS, LAYATORIES AND DRESSING ROOMS AS SHOWN ON DRAWINGS, MIRRORS TO BE ONE PIECE, 1/4" PLATE GLASS, MIRROR QUALITY-LOF, PPG, OR EQUAL. INSTALL WITH CONCEALED FASTENINGS. SEE DRAWING FOR LOCATIONS AND SIZES. PROVIDE AND INSTALL TOILET PAPER HOLDER, TOWEL BARS, MEDICINE CABINET & SHOWER CURTAIN ROD IN EACH BATHROOM AS SELECTED BY OWNER.

WHERE INDICATED, SHELVING IN BEDROOM CLOSETS SHALL BE OPEN VINYL COATED WIRE BY CLOSET MAID, OR EQUAL. ALL OTHER AREAS SHALL BE 3/4" PARTICLE BOARD WITH VINYL FACE STRIP UNLESS NOTED OTHERWISE

SECTION II: EQUIPMENT GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION.

SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS. PROVIDE AND INSTALL AS PER MANUFACTURER'S DIRECTIONS ALL EQUIPMENT INCLUDING KITCHEN APPLIANCES LAUNDRY FANS PREFABRICATED FIREPLACE GARAGE DOOR OPENER AS INDICATED ON DRAWINGS. SEE ALSO LISTING UNDER SPECIAL CONSTRUCTION.

DUCT TO EXTERIOR TO BE PROVIDED FOR RANGE HOOD, DRYER, AND BATH EXHAUST SECURITY SYSTEM TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR. SYSTEM TO INCLUDE WATER PRESSURE MONITORS, TEMPERATURE, CO MONITOR, AS WELL AS SECURITY AND FIRE. YERIFY ADDITIONAL REQUIREMENTS WITH OWNER.

SECTION 13: SPECIAL CONSTRUCTION SMOKE DETECTOR CONTRACTOR TO SUPPLY SAMPLE UNIT FOR APPROVAL BY OWNER UNITS TO BE PHOTO ELCTRIC-TYPE, INTERCONNECTED WITH BATTERY BACKUP. INSTALL INTERCONNECTED CARBON MONOXIDE DETECTORS IN ROOMS WITH GAS APPLIANCES INCLUDING FURNACE AREA. (SEE SECURITY SYSTEM.)

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE

WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.

<u>SECTION 15: MECHANICAL</u>

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST BOCA BASIC MECHANICAL CODE, NFPA AND NATIONAL STANDARD PLUMBING CODE AND ASHREA STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

HEATING SYSTEM

THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER ANY LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL TAXES, FEES AND OTHER COSTS RELATING WITH HIS WORK.

THE HEATING SYSTEM SHALL BE OF THE FOLLOWING TYPE: GAS FIRED HYDRONIC BOILER WITH ZONE VALVES AS INDICATED ON THE DRAWINGS, BASEBOARD SYSTEM. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE HEATING SYSTEM SHOWING EQUIPMENT SIZE, ZONING, AMOUNT, AND LOCATION.

WHEN OUTSIDE TEMPERATURES IS O'F DRY BULB, THE HEATING SYSTEM IS TO PROVIDE A MINIMUM ROOM TEMPERATURE OF 10°F DRY BULB. THE CONTRACTOR SHALL SUBMIT A LAYOUT OF THE HEATING PLAN TO THE OWNER FOR APPROVAL.

COOLING SYSTEMS

CONDENSING UNIT AND AIR HANDLING UNIT SHALL BE LOCATED AS INDICATED ON PLAN. EQUIPMENT TO BE AS SELECTED BY OWNER. 400 SERIES, VINYL CLAD STORMWATCH OR PROVIDE %" PLYWOOD PANELS FOR EACH THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE MECHANICAL SYSTEM. SHOWING DUCT SIZES AND LOCATIONS OF DIFFUSERS, R.A.A., F.A.I. ETC. AND MECHANICAL

> THE CONTRACTOR SHALL INCLUDE IN THE WORK, WITHOUT EXTRA COST TO THE OWNER, AND LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS, (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS), IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATIONS, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL TAXES, FEES AND OTHER COSTS RELATING TO HIS WORK.

WHEN OUTSIDE TEMPERATURE IS 95°F DRY BULB AND 15°F WET BULB, INSIDE TEMPERATURE ON THE UPPER LEVEL SHALL BE 18°F DRY BULB AND 61°F WET BULB. HVAC CONTRACTOR SHALL PROVIDE ALL REQUIRED MAGNETIC CONTACTS, SELECTOR SWITCHES, THERMOSTATS, TIME SWITCHES, DAMPERS, DAMPER MOTORS, LINKAGE, TURNING VANES, CONTROLS, ETC., AND ALL WIRING AND CONTROL DIAGRAMS AND ALL

ALL REFRIGERANT PIPING SHALL BE TYPE "I " HARD DRAWN OR SOFT SEAMLESS COPPER TUBING WITH WROUGHT COPPER FITTINGS, ALL JOINTS SHALL BE 95/5 SOLDER. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH SCREWED MALLEABLE IRON FITTINGS, ALL JOINTS SHALL BE MADE WITH APPROVED THREAD

CONDUCTORS FOR ALL EQUIPMENT HE IS SUPPLYING.

ALL REFRIGERANT PIPING OUTSIDE THE BUILDING SHALL BE INSULATED WITH I" ARMAFLEX WITH ALL SEAMS SEALED AND VAPOR PROOF JACKET AND PASTED CANVAS COVER WITH TWO FINISH COATS OF ADHESIVE SUITABLE FOR PAINTING. ALL PIPING SHALL BE SUPPORTED AT SPACINGS RECOMMENDED IN THE LATEST

EDITION OF ASHRAE WITH APPROVED HANGERS. ALL PIPING SHALL BE HUNG FROM STRUCTURAL MEMBER, NOT FROM ROOFING DECK. ALL DUCT WORK SHALL BE INSULATED IN ACCORDANCE WITH ASHRAE, BOCA, & ALL

DUCTWORK SHALL BE FIELD ORIENTED TO MAINTAIN ALL STRUCTURAL REQUIREMENTS. ALL COPPER PIPING FOR HYDRONIC SHALL BE HUNG ON ANY HORIZONTAL OR VERTICAL RUN MAXIMUM 10'-0" BETWEEN HANGERS.

SHEET METAL DUCTWORK AND INSULATION AS REQUIRED TO COMPLETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST ASHRAE GUIDE AND CONFORM TO THE STANDARDS OF THE NFPA AND SHALL BE INSTALLED AT THIS TIME. ALL DIFFUSERS, REGISTER AND GRILLES, AS REQUIRED, SHALL BE EXTRUDED ALUMINUM DIRECTIONAL WALL OR CEILING TYPE WITH CAMPERS. ANEMOSTAT, WATERLOO, OF

APPROVED EQUAL. SUBMIT CUTS FOR OWNER'S APPROVAL. ALL EQUIPMENT, BLOWERS, PUMPS CONTROLS, ETC. SHALL BE TESTED TO DEMONSTRATE A COMPLETE AND SATISFACTORY INSTALLATION.

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION.

CONTRACTOR SHALL BALANCE SYSTEM UNDER ACTUAL LOAD CONDITIONS.

BCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, PIPING, ETC. TO COMPLETE ALL THE WORK AS REQUIRED AND AS SHOWN ON THE DRAWINGS, INCLUDING CONNECTIONS WOOD PANELING, VINYL WALLCOVERING, ACOUSTICAL TILE CEILINGS AND OTHER MISCELLANEOUS FINISHES SHALL BE AS SELECTED BY THE OWNER. THE CONTRACTOR TO ALL UTILITIES AT THE STREET SHALL INSTALL THE MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

PROVIDE AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR THIS

CARRY OUT REQUIRED TESTS ON WORK COMPLETED. INSTALL ALL PLUMBING FIXTURES, AS SHOWN ON DRAWINGS, AND AS SELECTED BY OWNER, COMPLETE WITH ALL NECESSARY FITTING AND TRIM AS REQUIRED AND

UNLESS OTHERWISE NOTED, ALL PLUMBING FIXTURES TO BE KOHLER OR APPROVED EQUAL, COLOR AS SELECTED BY OWNER. PLUMBING HARDWARE TO BE AMERICAN

STANDARDS OR SELECTED BY OWNER. ALL PIPING PENETRATIONS THROUGH STRUCTURAL LUMBER SHALL BE LOCATED AT THE CENTER OF MIDWAY BETWEEN TOP AND BOTTOM, VERIFY HOLE SIZE AND LOCATION WITH

PROVIDE FROST PROOF HOSE BIBBS AND DRAIN DOWN CAPABILITY FOR OUTSIDE PLUMBING LINES IN UNHEATED SPACES.

<u>SECTION 16: ELECTRICAL</u> GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION.

SCOPE: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE WORK AS REQUIRED BY THIS SPECIFICATION AND HE ACCOMPANYING DRAWINGS. PHOTO-ELECTRIC TYPE SMOKE DETECTORS SHALL BE INSTALLED AT LOCATION SPECIFIED IN BOCA 902. UNITS SHALL BE HARDWIRED AND INTERCONNECTED. PROVIDE AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR THIS

DO ALL REQUIRED POWER AND TEMPERATURE CONTROL WIRING AS DIRECTED BY THE HVAC CONTRACTOR.

SUBMIT CUTS OF ALL PANELBOARDS FOR ARCHITECTS APPROVAL. ALL PANELS, METERS, ETC. TO BE LOCATED AND APPROVED BY THE OWNER. SUBMIT CUTS OF ALL PANELBOARDS FOR ARCHITECTS APPROVAL. ALL PANELS, METERS, ETC. TO BE LOCATED AND APPROVED BY THE OWNER.

RECEPTACLES AND SWITCHES SHALL BE LEVITON OR EQUAL. COLORS AS SELECTED BY THE OWNER.

INSTALL LIGHT FIXTURES, SWITCHES AND ALL OTHER ITEMS COMPLETE AS SHOWN ON DRAWINGS. PROVIDE 3-WAY AND 4-WAY SWITCHES WHERE INDICATED. PROVIDE DIMMERS ON ALL LIGHTING CIRCUITS.

GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF

PADDLE FANS SHALL BE CASA BLANCA (STYLE BY OWNER). FOR ESTIMATING PURPOSE, SUBMIT BID WITH LIGHT KIT.

CONTRACTOR TO PROVIDE AND INSTALL CABLE & TELEPHONE JACKS IN EACH ROOM AS INDICATED ON THE DRAWINGS. REVIEW LOCATIONS WITH OWNER. ALL PHONE JACKS TO BE 2-LINE JACKS.

ONTRACTOR SHALL INSTALL ELECTRICAL SERVICE WITH MINIMUM 200 AMP CIRCUIT BREAKER AND CIRCUIT PANEL WITH AN INCOMING SERVICE OF 200 AMP 240/120 V, ONE PHASE, 3-WIRE.

RECEPTACLES SHALL BE SPACED NO MORE THAN 12'-0" CENTER AND NO MORE THAN 4'-0" O.C. OVER KITCHEN COUNTER TOPS, AS REQUIRED BY NATIONAL ELECTRICAL CODE, LATEST EDITION. MINIMUM WIRE SIZE SHALL BE #14± MINIMUM CIRCUIT CAPACITY, 15 AMPS.

SUBMIT WITH BID UNIT PRICES FOR DECORA DUPLEX RECEPTACLES, WALL SWITCHES,

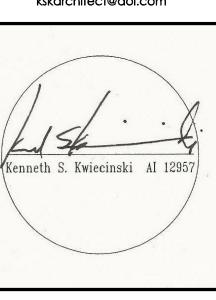
DIMMERS AND CEILING AND/OR WALL MOUNTED JUNCTION BOXES FOR LIGHTING

ALL LIGHT FIXTURES SHALL BE AS SELECTED BY THE OWNER. UNLESS OTHERWISE NOTED OR SELECTED BY THE OWNER, "LIGHTOLIER" PRODUCTS SHALL BE GIVEN FIRST PREFERENCE AND SHALL SET THE QUALITY AND DESIGN STANDARDS. SUBSTITUTIONS SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED BUT SHALL MEET OR EXCEED THESE STANDARDS.

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