

LEVINE RESIDENCE
413 BRINLEY AVENUE
BRADLEY BEACH, MONMOUTH COUNTY, NJ

TITLE:

ELEVATIONS

no. rev. date

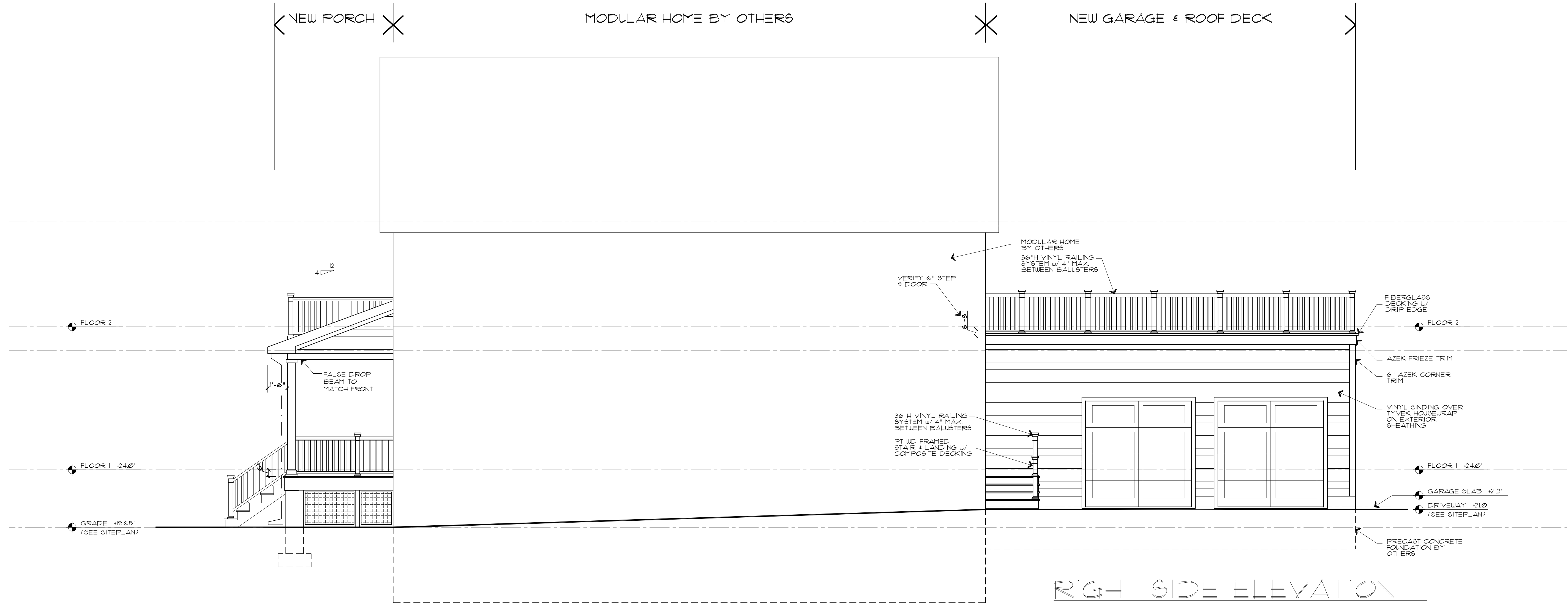
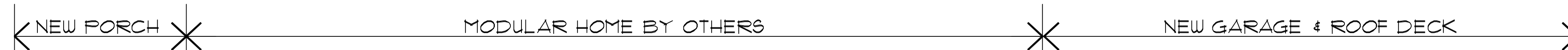
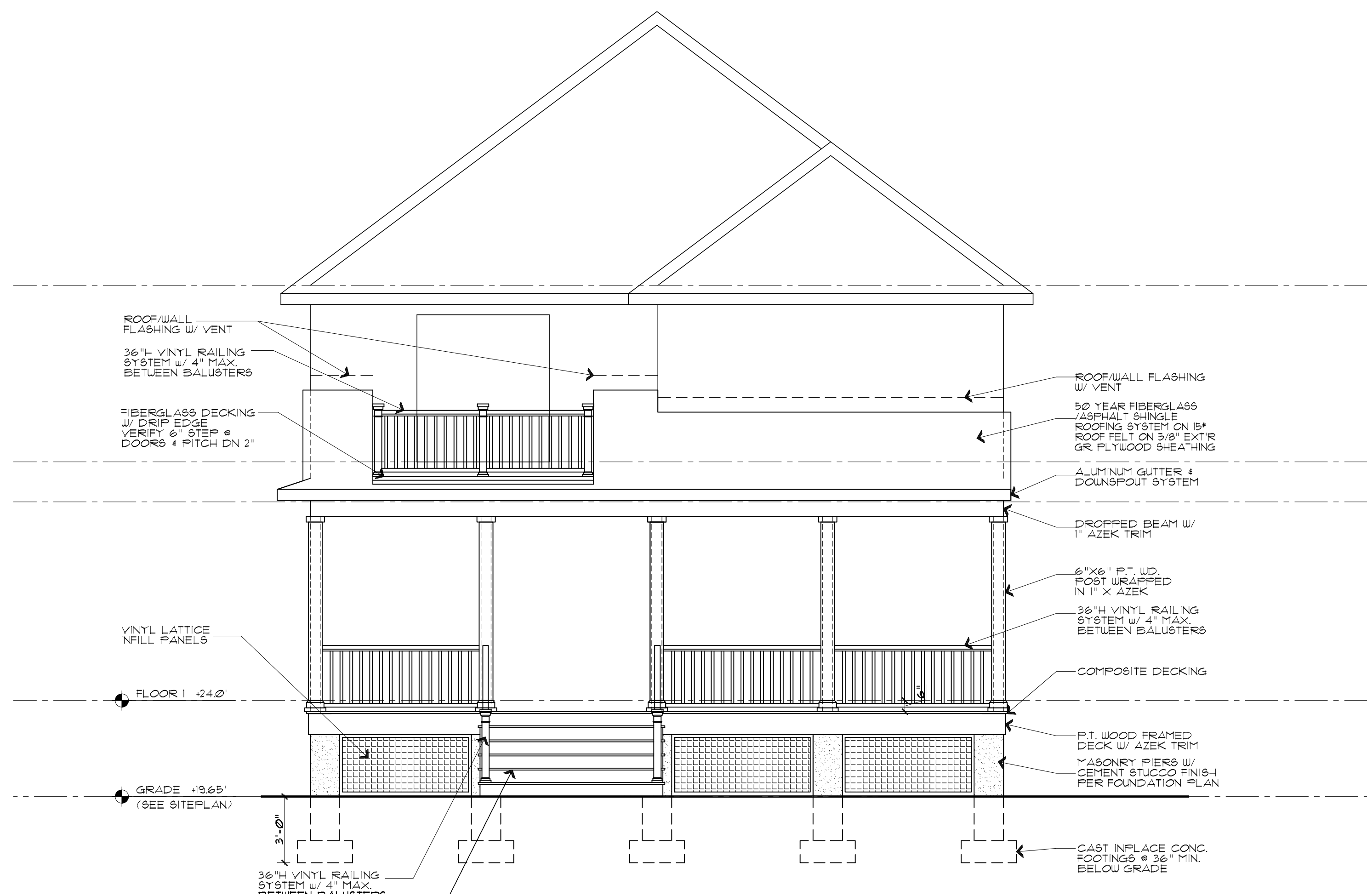
Project # 2010

Drawn by KRK

Checked by: KSK

Date: 03.20.20

A-3



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

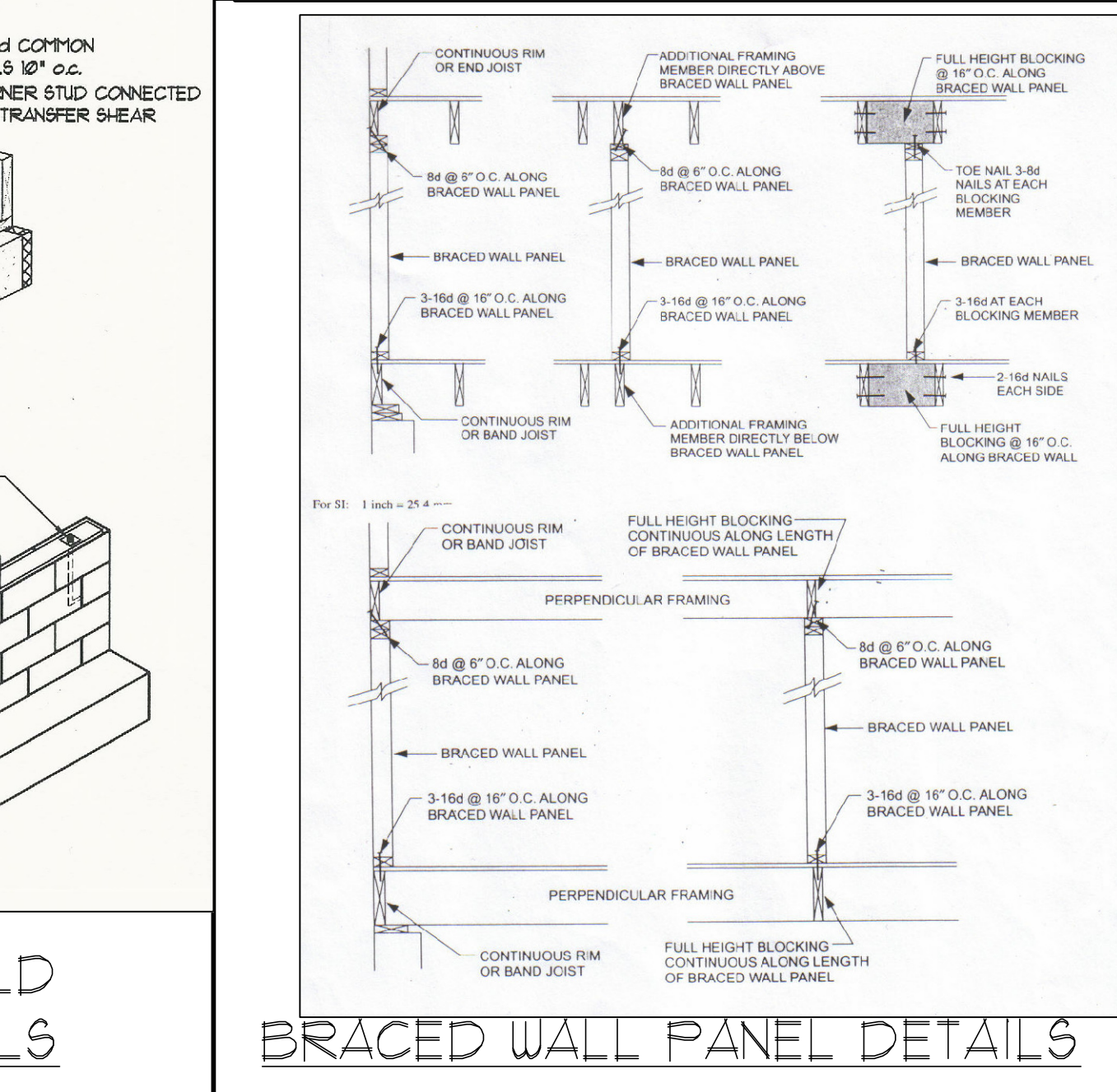
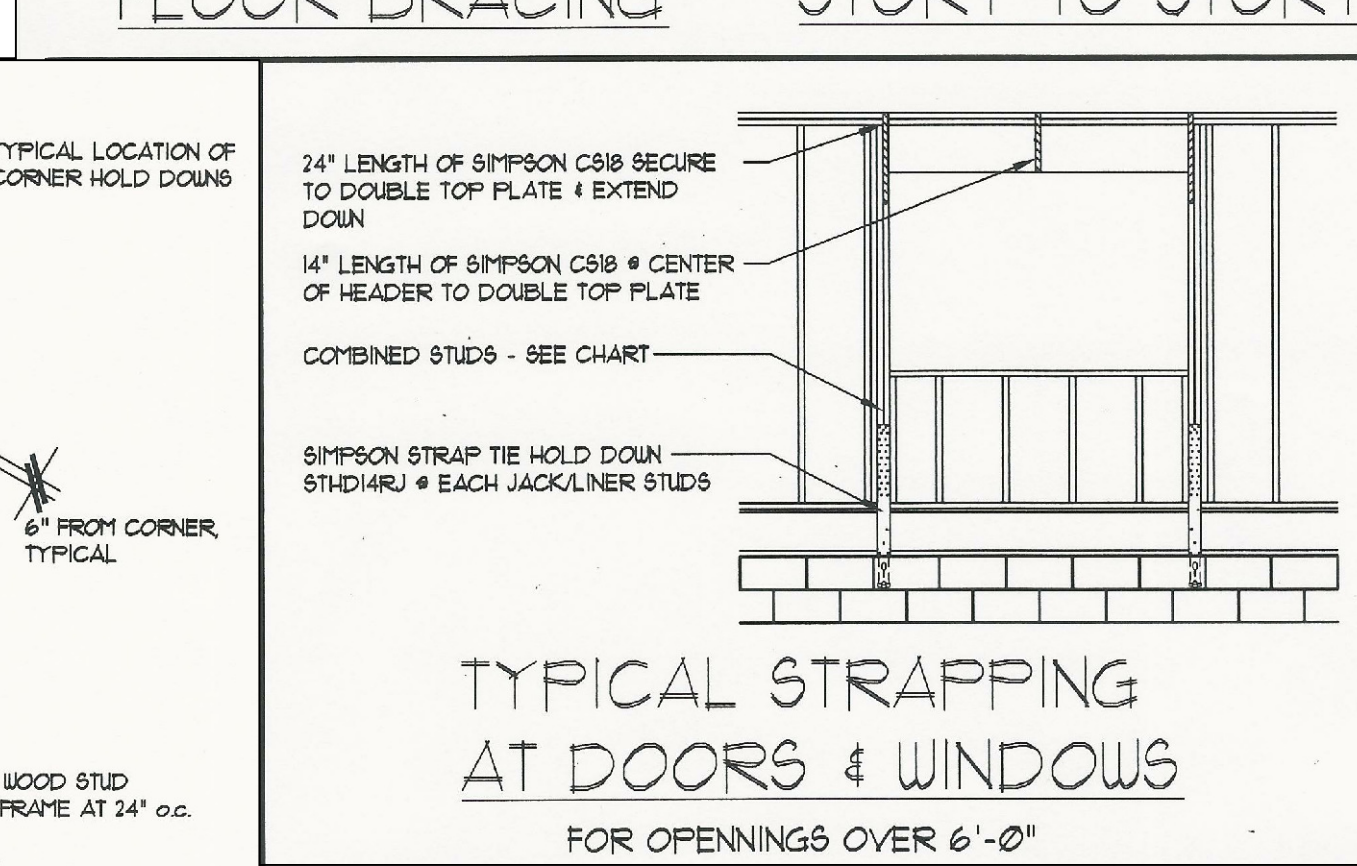
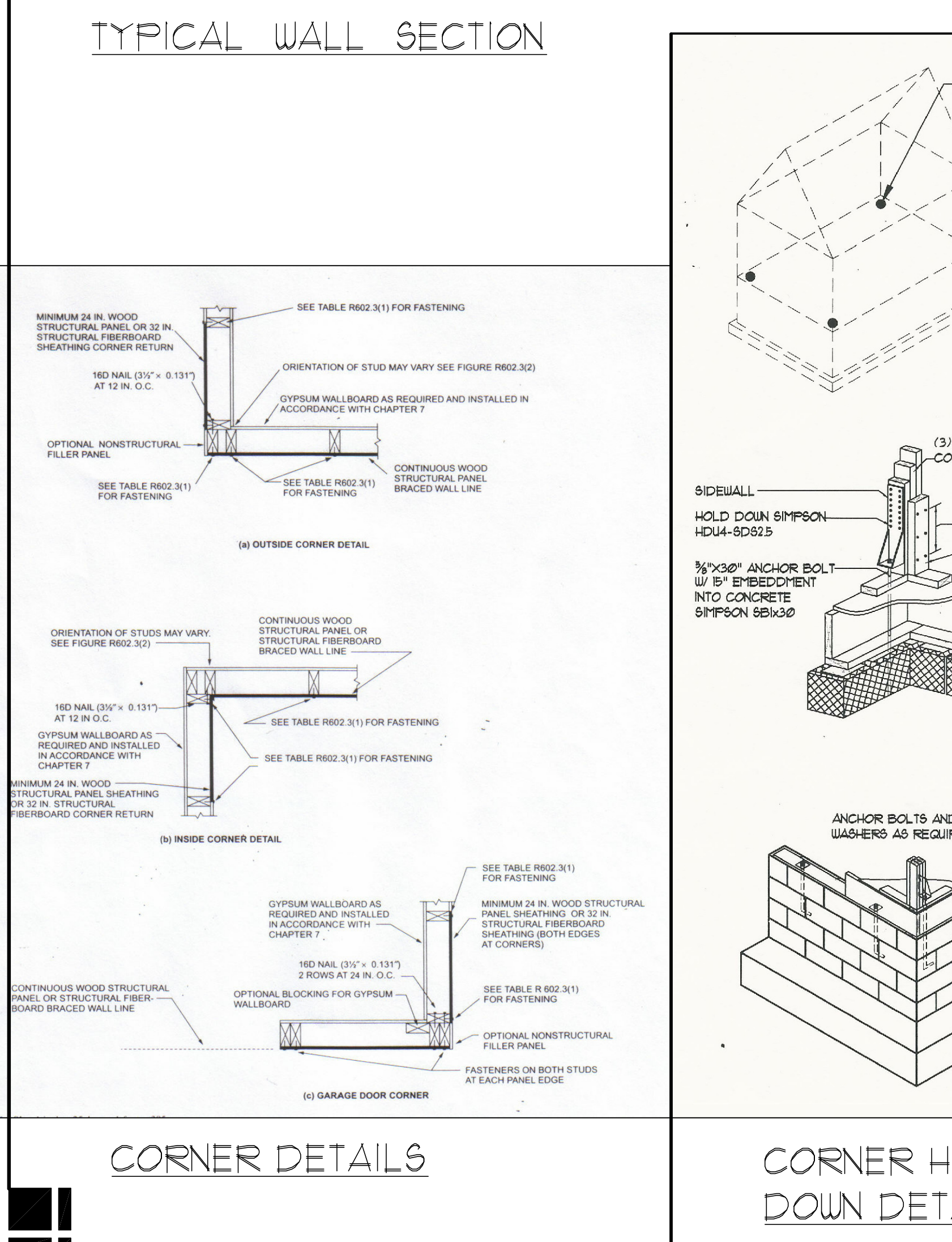
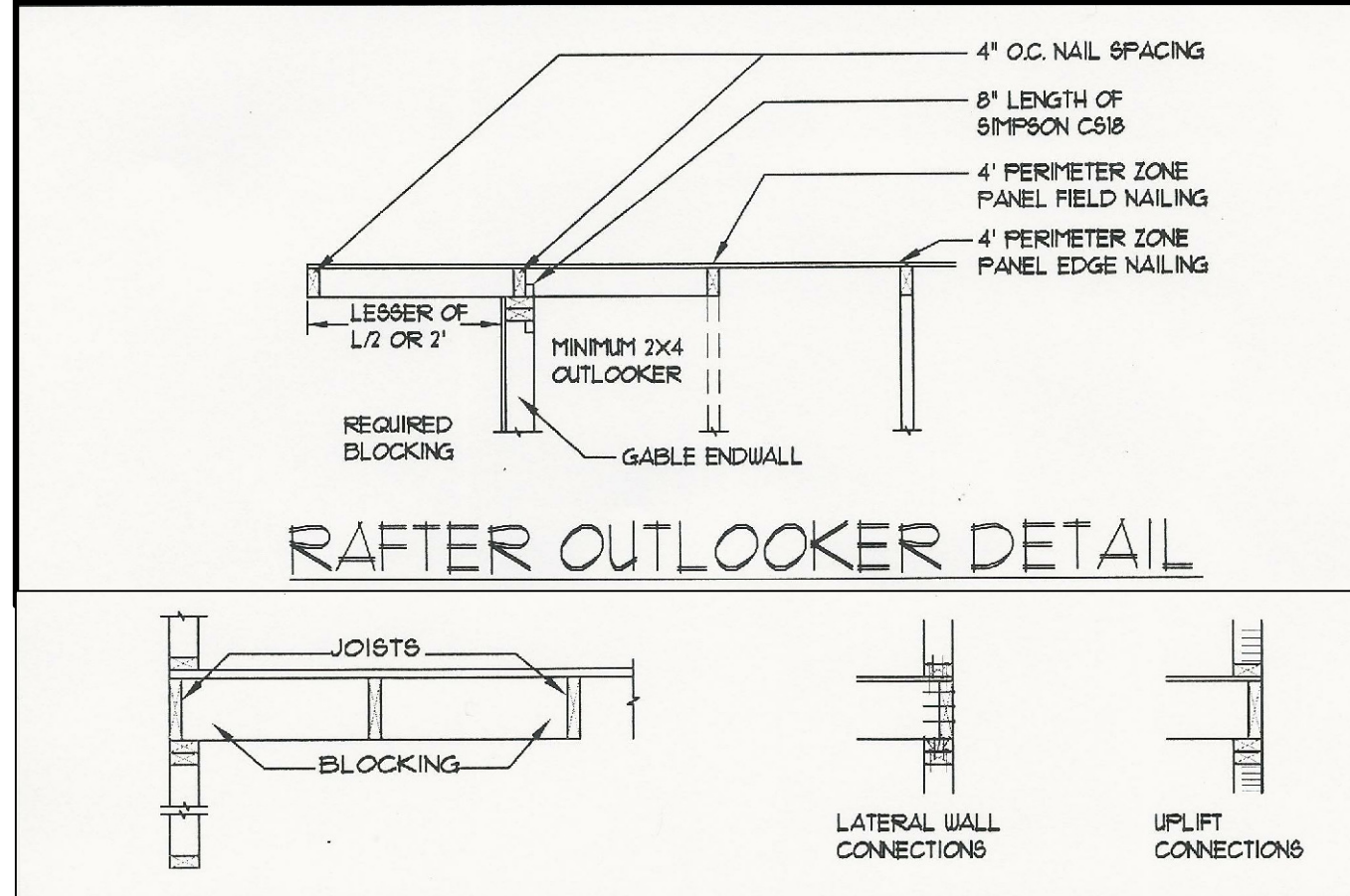
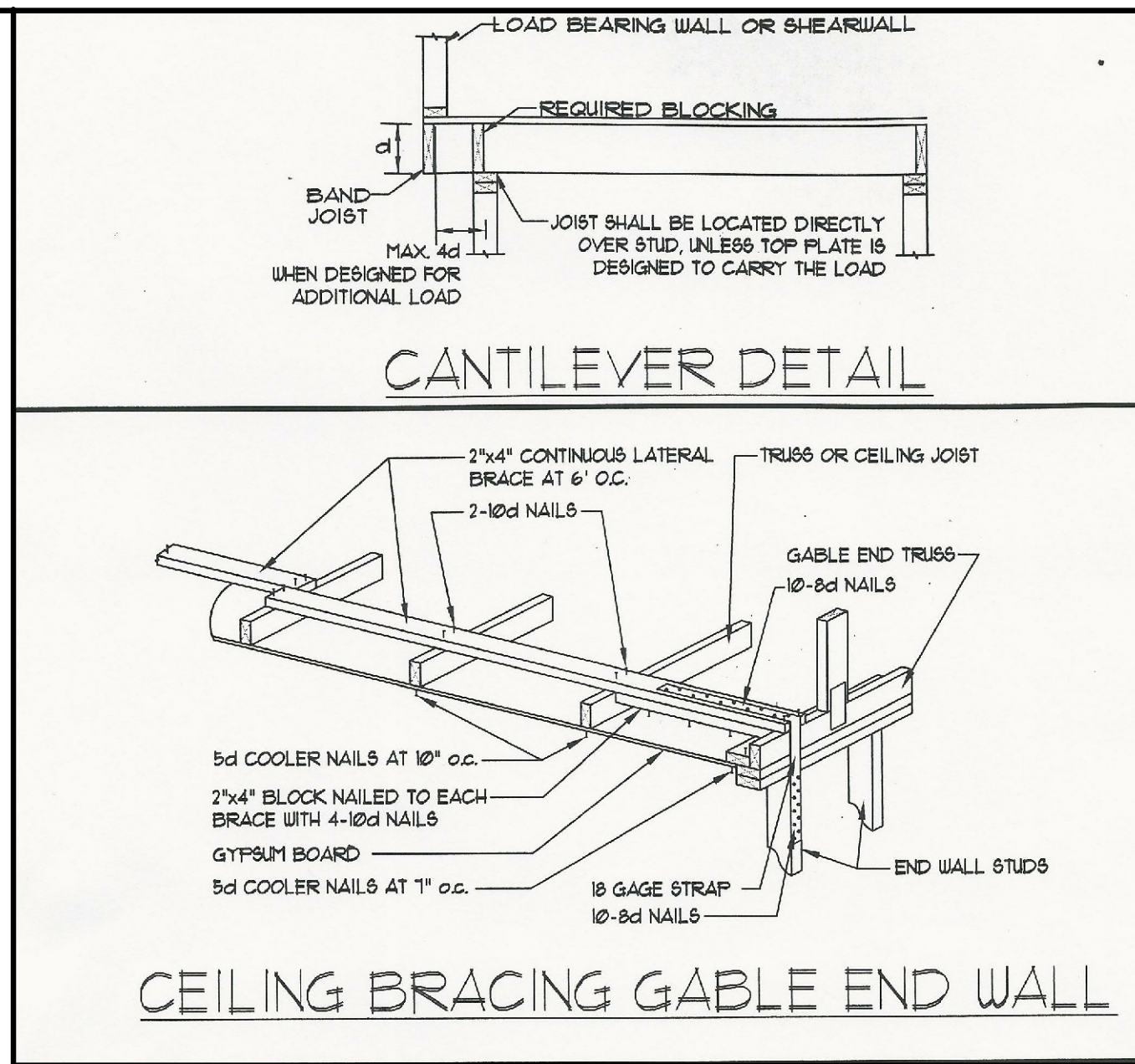
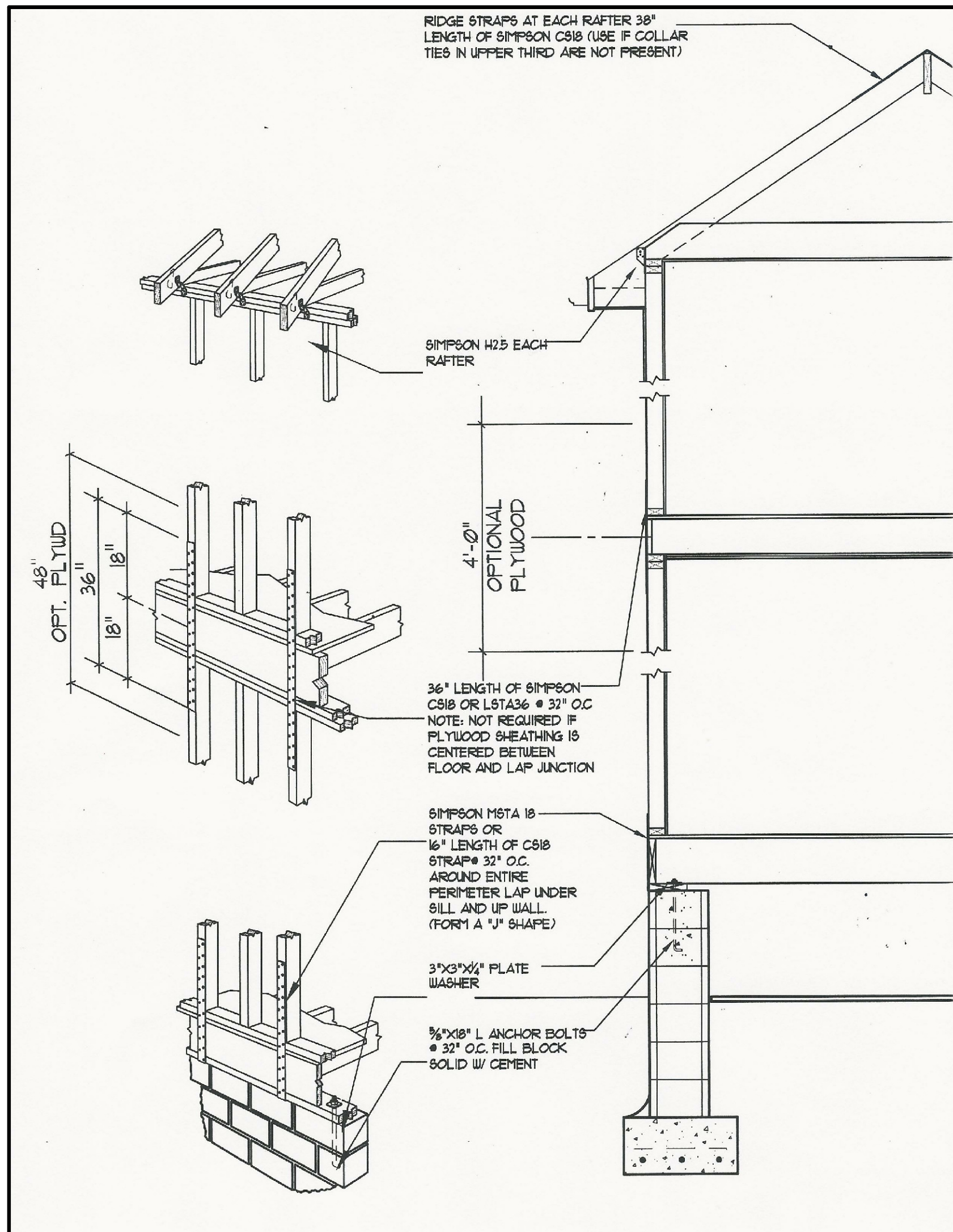
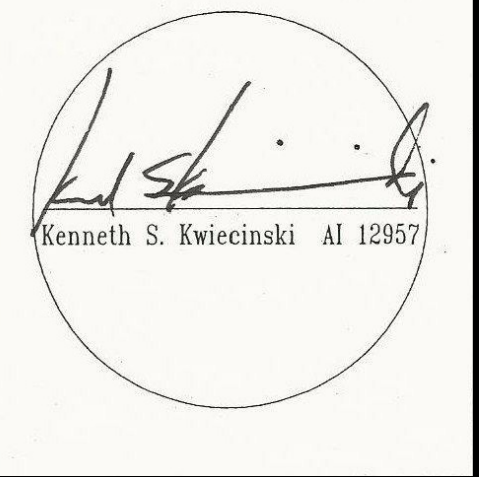


TABLE R602.3(2) ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION* OF FASTENER AND LENGTH (inches)	SPACING OF FASTENERS (inches)		
		Edges	Intermediate supports	
Wood structural panels subfloor, roof and wall sheathing to framing and particboard wall sheathing to framing	Staple 15 ga. 1 1/2"	4	8	
	0.097 - 0.099 Nail 2 1/4"	3	6	
	Staple 16 ga. 1 1/2"	3	6	
	0.113 Nail 2"	3	6	
	Staple 15 and 16 ga. 2"	4	8	
	0.097 - 0.099 Nail 2 1/4"	4	8	
	Staple 14 ga. 2"	4	8	
	Staple 15 ga. 1 1/2"	3	6	
	0.097 - 0.099 Nail 2 1/4"	4	8	
	Staple 16 ga. 2"	4	8	
Floor underlayment, plywood-hardboard-particboard/plywood	1 1/4" ring or screw shank nail - minimum 12 1/2 ga. (0.0997) shank diameter	3	6	
	Staple 18 ga. 1 1/2" crown width	2	5	
	1 1/4" ring or screw shank nail - minimum 12 1/2 ga. (0.0997) shank diameter	6	8*	
	1 1/2" ring or screw shank nail - minimum 12 1/2 ga. (0.0997) shank diameter	6	8	
	Staple 16 ga. 1 1/2"	6	8	
	Hardboard†	1 1/2" long ring-grooved underlayment nail	6	6
		4d cement-coated sinker nail	6	6
		Staple 18 ga. 1 1/2" long (plastic coated)	3	6
	Particboard	4d ring-grooved underlayment nail	3	6
		Staple 18 ga. 1 1/2" long, 1/4" crown	3	6
6d ring-grooved underlayment nail		6	10	
Staple 16 ga. 1 1/2" long, 1/4" crown		3	6	
6d ring-grooved underlayment nail		6	10	
Staple 16 ga. 1 1/2" long, 1/4" crown		3	6	

SPACING OF FASTENERS (inches) Body of panel (inches)

For SI: 1 inch = 25.4 mm.
 a. Nail is a general description and may be Thread, modified round head or round head.
 b. Staples shall have a minimum crown width of 1/4" inch on diameter except as noted.
 c. 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.
 d. 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.
 f. Hardboard underlayment shall conform to ANSI/AIA A135.4.

NOTES:
 1. 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 PATTERNS
 2. THE BRACED WALL PANEL CONSTRUCTION METHOD IS: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" 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

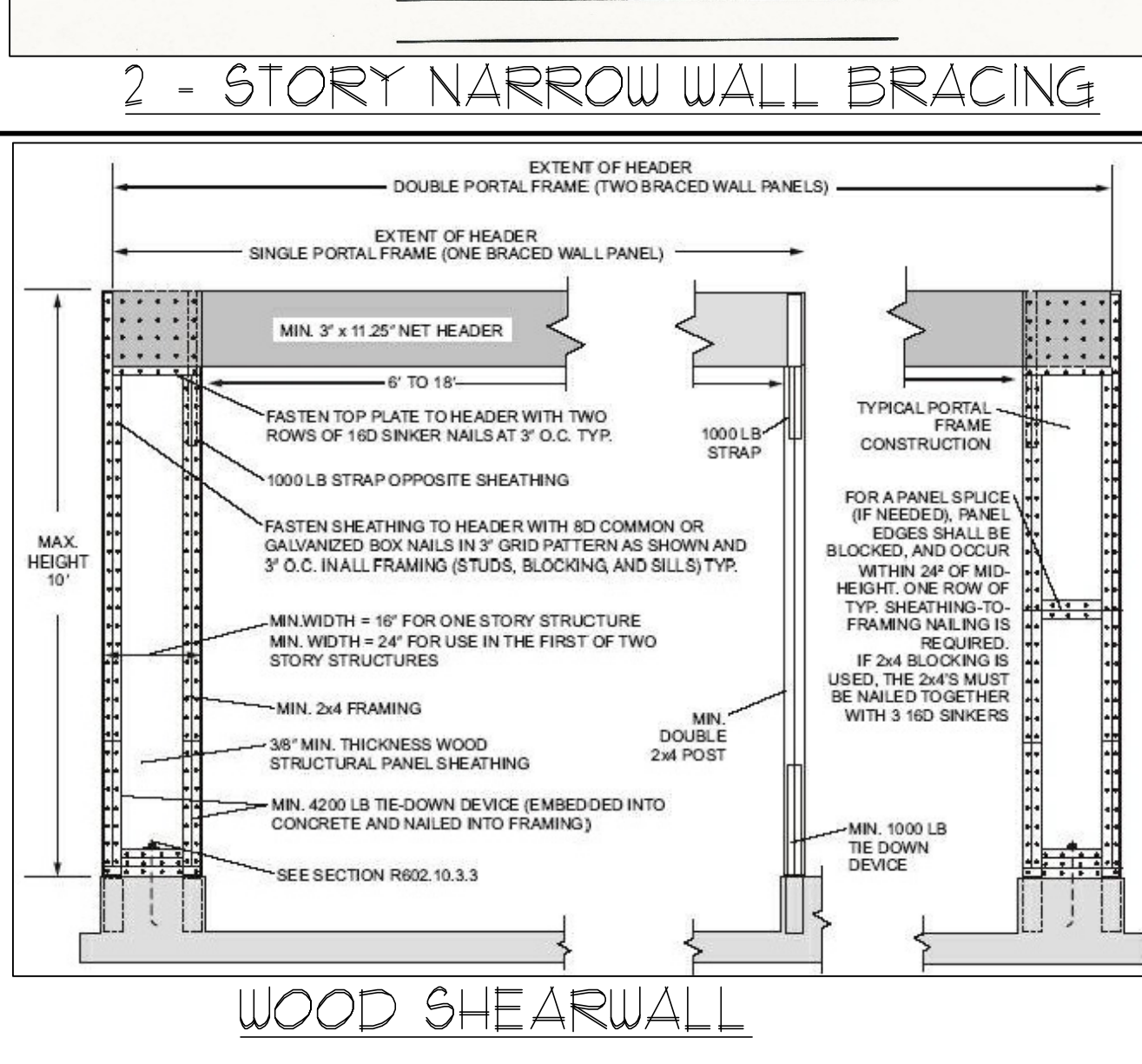
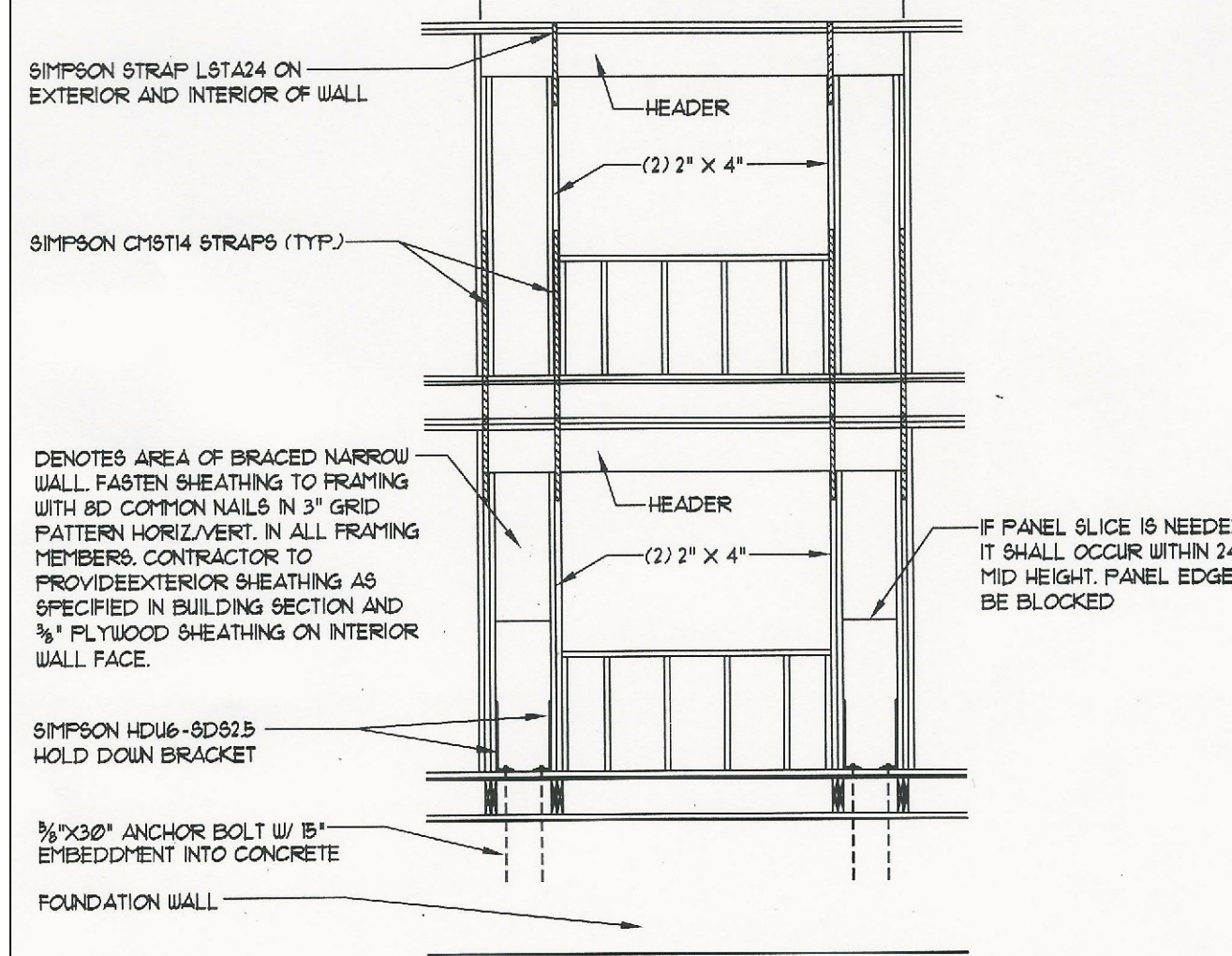
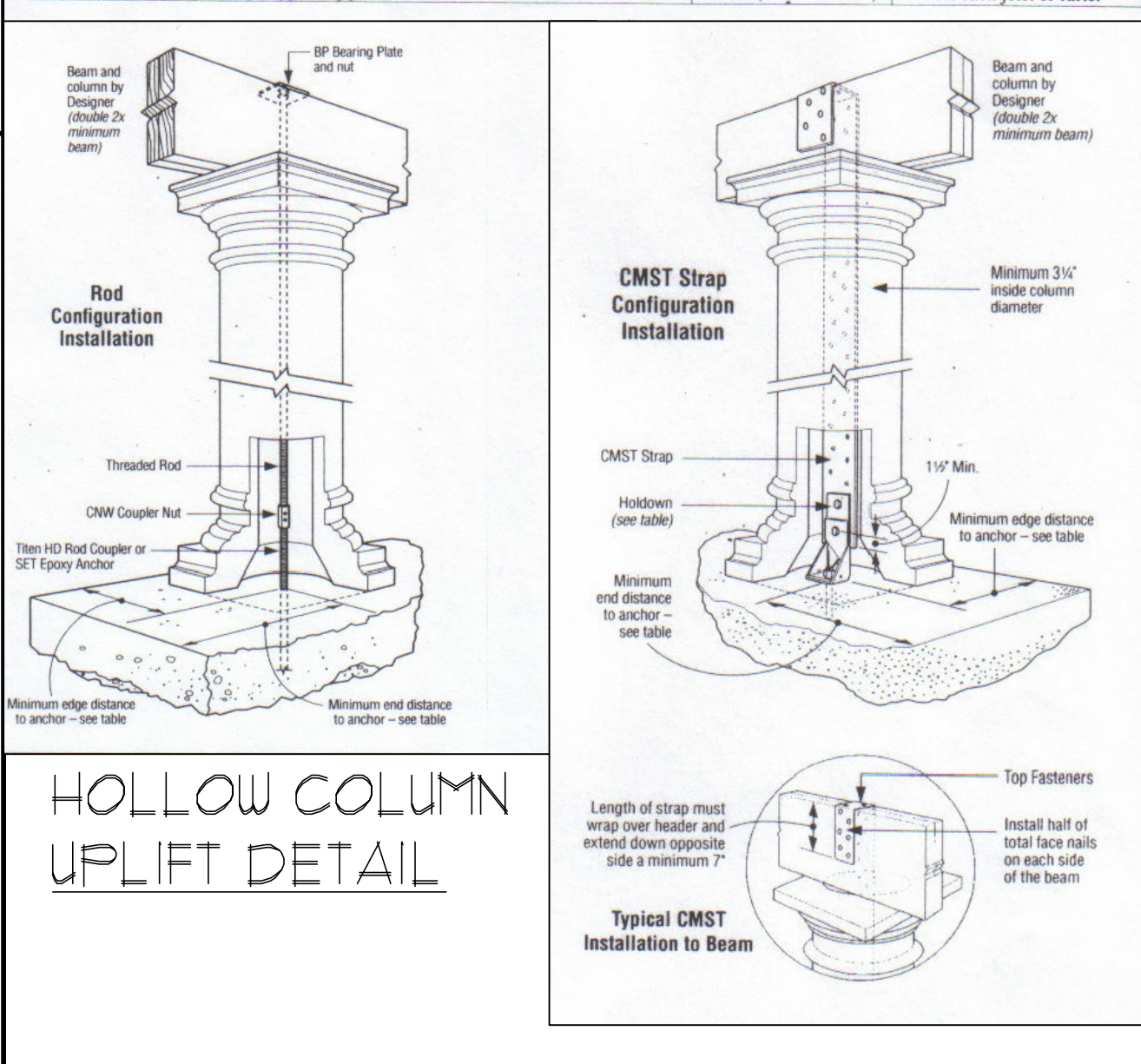


TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	---
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 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 1/2" x 20 page ridge strap	3-10d (3" x 0.128")	---
5	Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	---
6	Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	---
Wall			
7	Built-up corner studs	10d (3" x 0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	---
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" x 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" x 0.135")	---
14	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	---
17	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	---
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
19	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	---
20	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	---
21	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 1 1/2"	---
22	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples 1 1/2"	---
Floor			
23	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	---
24	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	---
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	---
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	6" o.c.
27	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

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4	Collar tie rafter, face nail or 1 1/2" x 20 page ridge strap	3-10d (3" x 0.128")	---
5	Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	---
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18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
19	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	---
20	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	---
21	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 1 1/2"	---
22	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples 1 1/2"	---
Floor			
23	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	---
24	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 1/2"	---
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	---
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	6" o.c.
27	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter



PROJECT DATA

BUILDING USE GROUP:	205 IRC - R5	
CONSTRUCTION TYPE CLASSIFICATION:	5B	
AREA COMPUTATIONS	SQUARE FEET	CUBIC FEET
GARAGE	644 SF	8372 CF
FRONT PORCH	315 SF	3150 CF
FRONT BALCONY	01 SF	
ROOF DECK(REAR)	644 SF	

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH 05 MPH WIND ZONE AS PER AFPA

STRUCTURAL DESIGN:

ROOF:	LIVE LOAD - 30 PSF DEAD LOAD - 10 PSF	CEILING 4 ATTIC FLOOR: LIVE LOAD - 20 PSF DEAD LOAD - 10 PSF
1ST FLOOR 4 2ND FLOOR:	LIVE LOAD - 40 PSF DEAD LOAD - 10 PSF	BEDROOMS: LIVE LOAD - 30 PSF DEAD LOAD - 10 PSF

INTERIOR ENVIRONMENT

GENERAL NOTES

ALL WORK TO CONFORM TO IRC, STATE, UPCM, 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 AND METHODS.

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 1/500 OF AREA OF THE ATTIC SPACE. WITH VAPOR RETARDER HAVING A PERMEANCE NOT EXCEEDING 1 PERM INSTALLED ON WARMER 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 1/3000 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

SOIL BEARING CAPACITY: 2000 PSF.

MEANS OF EGRESS

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

AIR INFILTRATION

A. UNDOUS SHALL HAVE AIR INFILTRATION RATE BELOW 0.5 CFM.
B. DOOR SHALL HAVE AIR INFILTRATION RATE BELOW 1.5 CFM.
C. ALL EXTERIOR JOINTS AROUND UNDOOS, UTILITY PENETRATIONS, AT INTERSECTIONS OF WALLS, FLOORS AND ROOFS SHALL BE CALKED AND SEALED WITH AN APPROVED ELASTIC CALKING COMPOUND.

PROJECT NOTES/DATA

A. ALL CONNECTIONS, FASTENERS, ACCESSORIES, ETC. IN CONTACT WITH ALU SHALL BE GALVANNEED. ALSO COMPLIANT USE STAINLESS STEEL WHERE POSSIBLE. LINE ALL JOIST HANGERS WITH VIGOR MEMBRANE.

FLOORS - WATER CONSTRUCTION

A. SHOWERS SHALL HAVE FLOW CONTROL LIMITED TO A MAXIMUM OF 3 GPM PER SHOWER HEAD.

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 15 GALLONS OF WATER PER FLUSH.

HEATING

THE PERFORMANCE OF THE HEATING SYSTEM SHALL BE GUARANTEED TO HEAT ALL ROOMS TO A TEMPERATURE OF 70°F WITH AN OUTSIDE TEMPERATURE OF 0°F AND AN OUTSIDE WIND OF 15 MPH.

SECTION 1: GENERAL

GENERAL CONDITIONS

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 PERSONS 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 CONTRACT.

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

THESE GENERAL CONDITIONS SHALL APPLY TO ALL TRADES UNDER THIS CONTRACT. 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 SUPERVISORS FOR ITS PORTION OF THE PROJECT.

THE SUBCONTRACTOR'S FEE INCLUDES SUPERVISION OF THE SUBCONTRACTORS' EMPLOYEES.

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 SUBCONTRACTORS.

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. UNLESS OTHERWISE TAKE PRECEDENT OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITH OUT THE ARCHITECT'S WRITTEN CONSENT. A COPY OF WHICH WILL 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.

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 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE PERMITS. ANY UNDOOS, DOORS OR DEFICANCIES OF EXTERIOR OR INTERIOR SURFACES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UP UNTIL THE TIME THE KEYS TO THE BUILDING ARE TURNED OVER TO THE OWNER.

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.

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 SUPERVISORY 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 ACCORDED TO BY THE ARCHITECT OR REQUESTED AT THE COMPLETION OF THE WORK. SUBSTITUTION OR DISTRIBUTION TO "BEE" OFFICIAL, REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

CLEANING

IN ADDITION TO CLEAN-UP AS WORK PROGRESSES, A FINAL BEDROOM 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 PROJECT.

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 ACCIDENT DAMAGES OR INJURIES, TORTS OR TRISPASSAGES 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 RESOLVED.

INSURANCE

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

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 \$500,000 - \$5,000,000 DEVIATION

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

FIRE INSURANCE - EACH CONTRACTOR SHALL CARRY FIRE INSURANCE WITH EXTENDED COVERAGE.

INDENTITY: THE CONTRACTOR SHALL INDENTIFY AND SAVE THE OWNER AND ARCHITECT AND THEIR 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 OF CONTRACTORS OR SUBCONTRACTORS ARISING OUT OF THE WORK DONE BY THE CONTRACT, HIS EMPLOYEES, AGENTS SERVICANTS 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 INDENTIFY AND SAVE HARMLESS THE OWNER AND/OR THE ARCHITECT AGAINST 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 TRISPASSAGES 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.

SAFETY

ALL CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND STRICTLY ADHERE TO ALL GOVERNING CODES OR 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 CLEANING, EXCAVATING, 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.

CLEANING

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 UNDERGROTH ON THE SITE. NO SHRUBBERY SHALL BE REMOVED WITHOUT THE CONSENT OF THE OWNER AND/OR ARCHITECT.

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

EXCAVATION

EXCAVATE AS REQUIRED FOR FOUNDATIONS TO UNDISTURBED VIRGIN SOIL.

ALL EXCAVATION FOR FOOTINGS SHALL BE DONE THROUGH ANY SOFT FILL, LOOSE EARTH, TO SOLID UNDISTURBED BEARING.

THE CONTRACTOR SHALL DO ALL EXCAVATIONS AS MAY BE INDICATED ON THE DRAWINGS. EARTHWORKS 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 EXCAVATED AREAS.

FILL AND BACKFILL

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

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 9571, UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, COMPACT THE TOP 18 INCHES BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, AT 95 PERCENT MAXIMUM DRY DENSITY UNDER WALKWAY'S COMPACT THE TOP 6 INCHES BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, AT 95 PERCENT MAXIMUM DRY DENSITY.

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

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

GRADING

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 AWAYING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTORS. FINISH GRADE SHALL BE CLEAN, FREE OF ROOTS, DEBRIS, ETC. AND SHALL BE RAKED TO A SMOOTH SURFACE.

SECTION 3: CONCRETE

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.

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 CODES.

ALL CONCRETE SHALL BE PLANT MIXED AND PROVIDE A 28 DAY STRENGTH OF 3000 PSI, RANGE OF SLUMP 3" PLUS OR MINUS 1". SUPPLY MIX DESIGN CERTIFIED BY PLANT.

ALL REINFORCING STEEL SHALL BE DEFORMED H-BOND BARS TO CONFORM TO THE LATEST ASTM SPECIFICATIONS 4-89 GRADE #6.

CONCRETE SLABS ON GRADE
GARAGE SLABS SHALL BE 4" AS SHOWN ON DRAWINGS, REINFORCED WITH 6X6 #4 @ 10" WELDED WIRE FABRIC (ASTM A685), MINIMUM LAP OF 8".

SCREEDED SLAB IN CRAWL SHALL BE 2" THICK ON 6 MIL POLYETHYLENE VAPOR BARRIER.

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 EXISTS.

VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLABS ON GRADE TO BE AMERICAN SSKALKRAFT CORR. 6 MIL POLYETHYLENE ON 1-1/2" OF CLEAN DRY SAND.

PROVIDE 12" PREHOLEDED EXPANSION JOINTS AT ALL BASEMENT FOUNDATION WALLS AND AT JOINTS BETWEEN AREAS NOT EXCEEDING 400 SQ. FT.

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

SECTION 4: MASONRY

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 ACCOMPANYING DRAWINGS.

ALL MASONRY WORK SHALL BE FIRST CLASS, INSTALLED TO LINE, TRUE LEVEL, AND CORNER QUALITY. ALL MASONRY UNITS IN FULL MORTAR BEDS WITH 90° 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 KEPT TO FOOTINGS FILLED SOLID WITH MORTAR.

MASONRY HORIZONTAL JOINT REINFORCING, TRUSSED DIAGONAL DESIGN, TO BE COUR-U-SHALL STANDARD HEIGHT OR EQUAL. INSTALL CONTINUOUS EVERY OTHER COURSE. WIDTH AS DETERMINED BY CPU THICKNESS AS SHOWN ON DRAWINGS.

PROVIDE SOLID BLOCK TOP COURSE.

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

SECTION 5: METALS

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 UNBESD STOCK OF STEEL 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 COLLUMS 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.

SECTION 6: CARPENTRY

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

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" OC, UNLESS NOTED OTHERWISE. TRIPLE STUDS AT ALL BEARING POINTS TYPE 18 OR 20" OC. ALL CEILING JOIST SHALL BE 2" X 10" UNLESS ALL PARALLEL PARTITIONS AND EDGES OF KITCHEN CABINETS, VANITIES AND TUBS. ALL EXTERIOR AND INTERIOR HEADERS SHALL BE (2) 2" X 10" MIN. UNLESS OTHERWISE NOTED.

DOUBLE ALL TRIMMING 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, FLUMBED, SQUARED, WELL SPEKED 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 TERTIARY INFESTATION. STORE ALL LUMBER OFF THE GROUND AND KEEP COVERED WHEN NOT IN USE. DO NOT ACCEPT ANY MATERIAL THAT IS NOT IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.

ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR STR66S GRADE FB - 1000 PSI E - 1600000 PSI MIN. MOISTURE CONTENT FOR ALL FRAMING LUMBER SHALL BE 19% OR LESS.

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" GUE AND WALL FLOOR DECKING JOISTS.

PROVIDE 1/2" PLYWOOD FLOOR IN ALL ATTIC AREAS WITH 2" OC 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 3/8" THICK UNLESS NOTED OTHERWISE ON DRAWINGS. ALL SHEATHING SHALL BE FIR PLYWOOD EXTERIOR-APA.

FINISH CARPENTRY 4 MILLWORK
ALL CARPENTRY WORK THROUGHOUT SHALL BE FIRST-CLASS, PERFORMED BY SKILLED MECHANICS IN ACCORDANCE WITH BEST MODERN PRACTICES.

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-FLY AREA OF A GUARD RAIL SHALL BE CONSTRUCTED FOR HORIZONTAL CONCENTRATED LOAD OF 100 POUNDS APPLIED ON A 18" SQUARE FOOT AREA AT ANY POINT IN THE SYSTEM, INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE.

HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 100 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION.

EXTERIOR TRIM, DOOR AND WINDOW FRAMES, LOUVERS, AND OTHER SPECIALTY MILLWORK ITEMS SHALL BE ASKIP OR PYPON.

EXTERIOR POSTS, HANDRAILS, BALUSTERS, SPINDLES SHALL BE VINYL RAILING SYSTEM AS SELECTED BY OWNER.

DECKINGS SHALL BE COMPOSITE DECKING - AS SELECTED BY OWNER.

INTERIOR STAIR TREADS SHALL BE OAK. RISERS SHALL BE PINE.

NEW KITCHEN CABINETS AND BATHROOM VANITIES WHERE INDICATED ON THE DRAWING SHALL BE AS MANUFACTURED BY STARMARK OR EQUAL. CABINET AND COUNTER TOPS STYLES AND COLORS SHALL BE SELECTED BY THE OWNER. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR FINAL KITCHEN AND BATHROOM LAYOUTS TO OWNER FOR APPROVAL.

TRIM TO BE PAINTED COLONIAL TRIM - TO MATCH EXISTING.

SECTION 7: THERMAL AND MOISTURE PROTECTION
ALL EXTERIOR FOUNDATION WALLS SHALL BE FRAMED WITH TYP 22 COATS, 1/4" MINIMUM TOTAL THICKNESS OF PORTLAND CEMENT PLASTER 1/2" THICK BY VOLUME) OR THE MORTAR USED IN LAYING UP A MASONRY FOUNDATION WALL. WHEN FRAMING IS DRY, DAIRPHOOD ALL EXTERIOR FOUNDATION WALL FROM FOOTINGS UP TO FINISHED GRADE LINE WITH (2) HEAVY APPLICATIONS BITUMINOUS DAMP PROOFING.

WOOD OR VINYL SIDING
SIDING SHALL BE APPLIED OVER TYPICAL INFILTRATION BARRIER DOUBLED AT ALL OPENINGS.

METAL FLASHING
PROVIDE 20# THICK ALUMINUM FLASHING OVER ALL UNDOOS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE FLASHING WHERE CONCRETE IS IN CONTACT WITH WOOD FRAMING. PROVIDE ALL FLASHING, BASE, CAP, TRIM-WALL, COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.

ROOFING
INSTALL ASPHALT ROOFING SHINGLES (50 YR) OVER 1/4" BUILDING FELT, DOUBLE PLY CEMENTED TOGETHER AT EAVE EDGES AND CHANGES OF ROOF SLOPE. PROVIDE ICE AND WATER SHIELD UNDERLAYMENT BY 8# GRADE AND GO ON ALL SLOPES EXCEPT 4:12 PITCH. INSTALL CONCEALED FLASHING WHERE SHINGLES ABT A WALL.

LEADERS AND GUTTERS
CONTRACTOR SHALL INSTALL ALL NEW ALUMINUM DOWNSPOUTS AND GUTTERS. GUTTERS SHALL BE 20" GAUGE 605 STYLE. DOWNSPOUT SHALL BE 20" GAUGE 2-3/8" X 4-1/4" RECT. CORRUGATED STYLE.

INSULATION
PROVIDE INSULATION AS SHOWN ON DRAWINGS INCLUDING SILL STRIP AND BATT INSULATION WITH VAPOR BARRIER HEATED AREA.

ALL DUCTWORK, HOT & COLD WATER PIPES SHALL BE INSULATED AT ALL UNHEATED AREAS. SEE MECHANICAL AND PLUMBING SECTION OF SPECIFICATIONS.

CALKING AND SEALANTS
ALL CALKING AND SEALANT WORK SHALL COMPLY WITH THE BOCA NATIONAL BUILDING CODE.

CALK ALL JOINTS: WOOD TO MASONRY; WOOD TO WOOD; WOOD TO GLASS, ETC. EXTERIOR CALKING SHALL BE ACRYLIC TYPE, TREPCO "MONO-LASTIC" ORIC OR APPROVED EQUAL. ALL INTERIOR CALKING SHALL BE BUTYL RUBBER SIMILAR TO TREPCO 4600 BUTYL.

SECTION 8: DOOR AND WINDOWS
DOORS
ENTRY DOOR MANUFACTURER 4 STYLE SHALL BE SELECTED BY OWNER.

NEW SECONDARY EXTERIOR DOORS SHALL BE PRE-HANG INSULATED STEEL DOORS MANUFACTURED BY