

19/2021 3:15:







<u>CO</u>	DE INFORMATION
2015 Int 2015 Nai 2014 Nai 2015 Int N.J.A.C.	ernational Residential Code (IRC) tional Standard Plumbing Code tional Electrical Code ernational Mechanical Code 5:23 – Uniform Construction Code (UCC)
Use Grou Exposure Design L	up: R-5; Construction Type: 5B e Group: B oads: Living Areas (live load)40# sf Sleeping Areas (live load)30# sf Attic (live load)20# sf
	Roof(live load)30# sfRoof(dead load)15# sfExterior Decks(live load)40# sfWind Load115 mphSoil Bearing:3.000 psf (presumptive)
CO	NSTRUCTION NOTES
	DASHED LINES INDICATE WALLS AND/OR DOORS TO BE REMOVED. RELOCATE EXISTING ELECTRICAL RECEPTACLES, SWITCHES, DUCT
•	WORK, AND/OR PLOMBING AS REQUIRED TO CONFORM WITH NEW DESIGN. INTERIOR SHADED WALLS INDICATE NEW CONSTRUCTION WITH 2" x 4" – 16" O.C. AND ½" GYPSUM BOARD WITH WOOD BASE TO BE
•	ALL FLOOR, CEILING, AND WALL FINISHES TO BE SELECTED / COORDINATED BY OWNER.
• <u>EXISTIN</u>	4" COMPOSITE TRIM AROUND WINDOWS AND DOORS AND FYPON #WCHX6 6" CROSSHEAD. <u>G</u>
1.1	LINE OF EXISTING WALL ABOVE.
1.2	EXISTING MASONRY FOUNDATION.
1.3	EXISTING CONCRETE SLAB.
DEMOLI	
2.1	REMOVE EXISTING WINDOW AND CLOSE OPENING TO MATCH ADJACENT EXISTING INCLUDING R-15 BATT INSULATION.
2.2	REMOVE EXISTING WALL WHERE INDICATED.
2.4	REMOVE EXISTING CONCRETE STEPS AND FOUNDATION IN ITS ENTIRETY. CLOSE OPENING AS PER NOTE 4.4.
2.5	REMOVE AND REPLACE EXISTING PORCH STRUCTURE.
<u>CONCRE</u>	<u>TE</u>
3.1	20" X 12" DEEP CONCRETE FOOTING WITH (3) #4 REBAR CONTINUOUS.
3.2	30" X 30" X 12" DEEP CONCRETE FOOTING WITH (3) #4 REBAR EACH WAY. INSTALL TOP OF FOOTING 4" BELOW CONCRETE SLAB.
3.4	4" CONCRETE SLAB WITH 6" X 6" - W1.4 X W1.4 WWF AND 10-MIL VAPOR BARRIER ON 4" GRAVEL BASE. PITCH 1/8" : 1'-0" TOWARD GARAGE DOORS.
3.5	(NOT USED)
3.6	14" DIAMETER X 36" DEEP CONCRETE FOOTING WITH 4" X 4" PRESSURE TREATED WOOD COLUMN SECURED TO CONCRETE FOOTING WITH SIMPSON POST BASE #ABU44Z AND ½" X 12" ANCHOR BOLT.
MASONR 4.1	8″ CONCRETE MASONRY UNITS. INSTALL 2″ X 6″ PRESSURE TREATED WOOD SILL AS PER SPECIFICATIONS. MINIMUM ONE COURSE ABOVE SLAB ON GRADE.
4.2	STONE VENEER PANELIZED FINISH SYSTEM (SEE SPECIFICATIONS) ON ½" PRESSURE TREATED PLYWOOD OVER P.T. 2" X 4" – 16" O/C FRAMING SYSTEM.
4.3	STONE VENEER PANELIZED FINISH SYSTEM (SEE SPECIFICATIONS).
4.4	INSTALL 8" CMU WITH WATERPROOFING ON EXTERIOR SIDE. INSTALL #4 REBAR 16" O/C FULL HEIGHT AND 9-GUAGE HORIZONTAL TRUSS REINFORCEMENT EVERY OTHER COURSE VERTICALLY. PIN CMU WALL INTO SIDES OF EXISTING FOUNDATION WITH #4 REBAR EMBEDDED MINIMUM 4" EACH SIDE - 16" O/C VERTICALLY.
METALS	
5.2	(2) 1 3/4 " X 7 1/4 " MICROLLAM WITH 3/4 " X 7" STEEL PLATE FLICTH BEAM (SEE SPECIFICATIONS).
WOOD F	RAMING
6.1	FINISH FLOOR TO BE SELECTED BY OWNER OVER 34" PLYWOOD SUBFLOOR ON EXISTING ON 2" X 10" FLOOR JOISTS WITH 1/2" GYPSUM BOARD FINISH BELOW.
6.1A	FINISH FLOOR TO BE SELECTED BY OWNER OVER 34" PLYWOOD SUBFLOOR ON EXISTING ON 2" X 10" FLOOR JOISTS.
6.2	FLUSH 3 ½" X 9 ¼" MICROLLAM UNDER WALL ABOVE.
6.2A 6.3	FLUSH 3 ½" X 9 ¼" MICROLLAM – FRAME STAIR OPENING WITH SIMPSON JOIST HANGER WHERE REQUIRED. 5 ¼" X 9 ¼" DROPPED MICROLLAM BEAM WITH ½" GYPSUM BOARD FINISH. INSTALL EACH END OF BEAM ON 5 ½" X 5 ½" PSL
6.3A	COLUMNS OVER SOLID BEARING. 3 ½″ X 9 ¼″ DROPPED MICROLLAM BEAM WITH ½″ GYPSUM BOARD FINISH. INSTALL EACH END OF BEAM ON 3 ½″ X 3 ½″ PSL
6.4	COLUMNS OVER SOLID BEARING. (NOT USED)
6.4A	FINISH FLOOR TO BE SELECTED BY OWNER OVER ¾" PLYWOOD SUBFLOOR FLUSH WITH EXISTING ON 2" X 10" – 12" O/C FLOOR JOISTS WITH R-30 BATT INSULATION AND (2) LAYERS 5/8" TYPE-X GYPSUM BOARD FINISH BELOW.
6.4B	DECK-RITE WATERPROOF FLOOR FINISH SYSTEM TO BE SELECTED BY OWNER OVER 34" PLYWOOD SUBFLOOR FLUSH WITH EXISTING ON 2" X 10" – 16" O/C FLOOR JOISTS AND PITCHED 1/8" : 1'-0" TOWARD FRONT GUTTER SYSTEM. INSTALL R-30 BATT INSULATION AND (2) LAYERS 5/8" TYPE-X GYPSUM BOARD FINISH BELOW. CANTILVER FRONT JOISTS 24" OVER FRONT.
6.5	5 ¼″ X 11 7/8″ DROPPED PARALLAM BEAM WITH 5/8″ TYPE-X GYPSUM BOARD FINISH. INSTALL EACH END OF BEAM ON 5 ½″ X 5 ½″ PSL COLUMNS OVER SOLID BEARING.
6.6	DROPPED 3 1/2" X 9 1/4" PARALLAM BEAM WITH 1/2" GYPSUM BOARD FINISH.
6.7	FLUSH 3 1/2" X 9 1/4" PARALLAM FOR SPIRAL STAIRCASE ABOVE - COORDINATE LOCATION IN THE FIELD.
6.8	2" X 8" COLLAR TIES – 16" O/C SECURED TO RAFTERS WITH (6) 10d NAILS EACH END. INSTALL R-38c BATT INSULATION AND ½" GYPSUM BOARD FINISH BELOW.
6.10	FINISH FLOOR TO BE SELECTED BY OWNER OVER 34" PLYWOOD SUBFLOOR ON EXISTING ON 2" X 10" FLOOR JOISTS WITH 1/2" GYPSUM

BOARD FINISH BELOW. 6.11 2" X 6" – 16" O/C CEILING JOISTS SECURED TO 2" X 6" LEDGER SECURED TO HOUSE FRAMING WITH LEDGER-LOK FASTENERS – 8" O/C

STAGGERED. PROVIDE SIMPSON #LUS26 JOIST HANGERS. FINISH WITH 1/2" PLYWOOD AND BEAD BOARD FINISH BELOW. 6.12 FINISH FLOOR TO BE SELECTED BY OWNER OVER 3/4" PLYWOOD SUBFLOOR FLUSH WITH EXISTING SECOND FLOOR ON 2" X 10" – 16"

O/C FLOOR JOISTS CANTILEVERED WITH R-30 BATT INSULATION.

5/4" X 6" PORCH COMPOSITE DECKING FLUSH WITH FIRST FLOOR TO BE SELECTED BY OWNER (VERIFY JOIST SPACING WITH COMPOSITE DECKING MANUFACTURER). INSTALL OVER 2" X 8" – 16" O/C P.T. JOISTS WITH SIMPSON #LUS28 JOIST HANGERS TO P.T. WOOD LEDGER.

6.21A 5/4" X 6" PORCH COMPOSITE DECKING FLUSH WITH FIRST FLOOR TO BE SELECTED BY OWNER (VERIFY JOIST SPACING WITH COMPOSITE DECKING MANUFACTURER). INSTALL OVER 2" X 8" – 16" O/C P.T. JOISTS WITH SIMPSON #LUS28 JOIST HANGERS TO P.T. WOOD LEDGER. SECURE GARAGE SIDE JOISTS ON 2" X 4" - 16" O/C PRESSURE TREATED WALL ON P.T. WOOD SILL PLATE SECURED TO GARAGE FLOOR. FINISH SIDE WITH VERTICAL 5/4" X 6" PORCH COMPOSITE DECKING.

6.22 2" X 8" PRESSURE TREATED WOOD LEDGER SECURED TO HOUSE RIM JOISTS WITH LEDGER-LOK FASTENERS – 16" O/C STAGGERED. INSTALL ALUMINUM FLASHING OVER LEDGER AND BEHIND FINISH SIDING.

6.23 FLUSH (2) 2" X 8" PRESSURE TREATED BEAM.

6.24 36" HIGH GUARDRAIL / HANDRAIL SYSTEM AS SELECTED BY OWNER.

6.25 2" X 12" – 12" O/C PRESSURE TREATED WOOD STRINGERS WITH 5/4" X 6" PORCH COMPOSITE TREADS (SEE SPECIFICATIONS). BOTTOM OF STRINGERS TO BE INSTALLED ON CONCRETE OR BRICK PAVERS.

EXTERIO	IR WALL FRAMING	APPLIA	<u>NCES</u>
7.1	FINISH SIDING TO BE SELECTED BY OWNER (SEE ELEVATIONS) OVER TYVEK INFILTRATION BARRIER ON ½" PLYWOOD SHEATHING OVER 2" X 6" – 16" O/C ON 2" X 6" PRESSURE TREATED SILL PLATE. INSTALL R-21 BATT INSULATION. INSTALL 5/8" TYPE-X GYPSUM BOARD INTERIOR FINISH ON GARAGE WALLS AND ½" GYPSUM BOARD ALL OTHER LOCATIONS.	11.1	REFRIGERATOR BY OWNER. COORDINATE ELECTRICAL AND PLUMBING (IF REQUIRED) INSTALLATION REQUIREMENTS AS RECOMMENDED BY MFR.
7.2	(NOT USED)	11.2	36" GAS OVEN WITH EXHAUST HOOD ABOVE TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS WITH MANUFACTURER(S). INSTALL EXHAUST DUCT TO EXTERIOR.
7.3	8″ SQUARE LOAD BEARING COLUMN WITH TUSCAN BASE AND CAP, OR 5 ½″ X 5 ½″ PSL COLUMN ENCLOSURE WITH TUSCAN BASE AND CAP.	11.3	DISHWASHER TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND PLUMBING
7.3A	8″ SQUARE LOAD BEARING COLUMN WITH TUSCAN BASE AND CAP, OR 6″ X 6″ PRESSURE TREATED COLUMN AND COLUMN ENCLOSURE WITH TUSCAN BASE AND CAP.	11.4	REQUIREMENTS WITH MANUFACTURER.
7.4	FIRESTOP BETWEEN EACH JOIST WITH ROXUL SAFE 65 INSULATION.	11 5	REQUIREMENTS WITH MANUFACTURER.
7.5	REMOVE EXISTING SIDING IN ITS ENTIRETY TO EXPOSE EXISTING SHEATHING. INSTALL FINISH SIDING TO BE SELECTED BY OWNER (SEE ELEVATIONS) OVER TYVEK INFILTRATION BARRIER ON ½" PLYWOOD SHEATHING OVER 2" X 6" – 16" O/C ON	11.5	MANUFACTURER. DOUBLE FRAME FLOOR JOISTS.
	2" X 6" PRESSURE TREATED SILL PLATE. INSTALL R-21 BATT INSULATION. INSTALL 5/8" TYPE-X GYPSUM BOARD INTERIOR FINISH ON GARAGE WALLS AND ½" GYPSUM BOARD ALL OTHER LOCATIONS.	11.6	DRYER BY OWNER. COORDINATE ELECTRICAL AND EXHAUST CONNECTIONS WITH MANUFACTURER. DOUBLE FRAME FLOOR JOISTS.
7.6	24" DIAMETER FYPON NON-VENTING LOUVER.	11.7	UNDER COUNTER REFRIGERATOR BY OWNER. COORDINATE ELECTRICAL INSTALLATION REQUIREMENTS AS RECOMMENDED BY MFR.
/./	SHEATHING OVER 2" X 4" – 16" O/C WITH R-19 BATT INSULATION. INSTALL ½" GYPSUM BOARD INTERIOR FINISH.	<u>SPECIA</u>	LTIES
<u>ROOFIN</u>		13.1	60" DIAMETER METAL SPIRAL STAIRCASE TO BE SELECTED BY OWNER.
7.10	SHEATHING OVER 2" X 10" - 16" ROOF RAFTERS WITH 2" X 12" RIDGE. INSTALL R-38C BATT INSULATION FROM PLATE TO RIDGE WITH CONTINUOUS VENT CHUTES. INSTALL ICE & WATER SHIELD AS PER SPECIFICATIONS. FINISH WITH ½" GYPSUM	13.2	REQUIREMENTS WITH MANUFACTURER.
7 11		<u>PLUMB</u> 22 1	<u>NG</u>
7.12	HALF-ROUND ALUMINUM GUTTER ON ALUMINUM CLAD FASCIA WITH VENTED SOFFIT SYSTEM.	22.1	OWNER.
7.13	FYPON BRACKET #BKT19X24X4.	22.2	1.6 GALLON TOILET AND PLUMBING TRIM TO BE SELECTED BY OWNER.
7.14	6" WHITE COMPOSITE TRIM BOARD.	22.5	60" BATHTUB AND PLUMBING TRIM TO BE SELECTED BY OWNER.
7.15 7.16	COMPATIBLE RIDGE VENT.	22.5	60" X 42" TILED SHOWER, PLUMBING TRIM AND GLASS SURROUND / DOOR TO BE SELECTED BY OWNER.
.10	OVER 2" X 8" – 16" O/C ROOF RAFTERS. INSTALL ICE & WATER SHIELD AS PER SPECIFICATIONS. SECURE RAFTERS TO 2" X 8" LEDGER SECURED TO HOUSE FRAMING WITH LEDGER-LOK FASTENERS – 8" O/C STAGGERED. PROVIDE SIMPSON #LRU26Z JOIST HANGERS FOR RAFTERS.	22.6	SINK AND PLUMBING TRIM TO BE SELECTED BY OWNER. COORDINATE GARBAGE DISPOSAL INSTALLATION AND ELECTRICAL IF REQUESTED BY OWNER.
7.17	REMOVE EXISTING ROOFING SYSTEM TO EXPOSE EXISTING SHEATHING. INSTALL ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC ROOF UNDERLAYMENT. INSTALL 2" X 8" BETWEEN EXISTING 2" X 8" ROOF RAFTERS	22.7	EXTERIOR SHOWER WITH WALLS AND PLUMBING TRIM TO BE SELECTED BY OWNER.
	SO SPACING IS 12" O/C. INSTALL CLOSED CELL SPRAY FOAM TO UNDERSIDE OF SHEATHING FULL JOIST THICKNESS UP TO COLLAR TIES. INSTALL ICE & WATER SHIELD AS PER SPECIFICATIONS. FINISH WITH ½" GYPSUM BOARD BELOW.	22.8	36" X 54" TILED SHOWER, PLUMBING TRIM AND GLASS DOOR TO BE SELECTED BY OWNER.
.18	ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC UNDERLAYMENT ON ½" PLYWOOD SHEATHING OVER 2" X 6" – 16" O/C ROOF RAFTERS @ 9:12 PITCHSECURED TO 2" X 8" LEDGER SECURED TO HOUSE FRAMING WITH LEDGER-LOK FASTENERS – 8" O/C STAGGERED. PROVIDE SIMPSON #LRU26Z JOIST HANGERS FOR RAFTERS.	22.8A 22.9	36" X 48" TILED SHOWER, PLUMBING TRIM AND GLASS DOOR TO BE SELECTED BY OWNER.
7.19	ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC UNDERLAYMENT ON ½" PLYWOOD SHEATHING OVER ROOF RAFTERS TO FORM EYEBROW ROOF. INSTALLICE & WATER SHIELD AS PER SPECIFICATIONS	MECHA	NICAL
DOORS	OVER ROOF RATERS TO FORTE FEBROW ROOF. INSTALL ICE & WATER SHIELD AS FER SECONDATIONS.	23.1	EXHAUST FAN VENTED TO EXTERIOR.
.1	36" X 80" RATED DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER. INSTALL (2) 2" X 10" HEADER.	23.2 ELECTR	LIGHT AND EXHAUST FAN VENTED TO EXTERIOR.
3.2	8'-0" W. x 7'-0" H. INSULATED OVERHEAD GARAGE DOOR. COORDINATE GARAGE DOOR OPENER WITH MANUFACTURERS REQUIREMENTS. INSTALL 5 1⁄4" X 9 1⁄2" PARALLAM HEADER ON 5 1⁄2" X 5 1⁄2" PSL COLUMNS EACH END. INSTALL FYPON	26.1	CEILING MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER.
8.3	#WCHX9 9" CROSS HEAD. 36" X 80" EXTERIOR DOOR WITH SIDELITES. FRAME AND HARDWARE TO BE SELECTED BY OWNER. (2) 2" X 10" HEADER WITH	26.2	CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER.
	1/2" RIGID INSULATION.	26.3	EXTERIOR LED RECESSED LIGHT FIXTURE TO BE SELECTED BY OWNER.
3.4 3.4A	ANDERSEN FRENCHWOOD PATIO DOOR #FWH60611SAL WITH (2) 2" X 10" HEADER WITH 1/2" RIGID INSULATION.	26.4	CABINET / MIRROR AS SELECTED BY OWNER.
8.5	32" X 80" LOUVER DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.	26.5	EXTERIOR GRADE WALL MOUNTED LIGHT FIXTURE (100 W. MAX.) TO BE SELECTED BY OWNER.
.6	(2) 30" X 80" SLIDING DOORS, FRAME AND HARDWARE TO BE SELECTED BY OWNER.	26.6	PENDANT LIGHT FIXTURES TO BE SELECTED BY OWNER.
8.6A	(2) 36" X 80" SLIDING DOORS, FRAME AND HARDWARE TO BE SELECTED BY OWNER.	26.8	CEILING FAN WITH CONTROLS AT SWITCH.
3.6B 3.7	(2) 48° X 80° SLIDING DOORS, FRAME AND HARDWARE TO BE SELECTED BY OWNER.	<u>SAFETY</u>	AND SECURITY
3.7A	24" X 80" POCKET DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.	28.1	INTERCONNECTED SMOKE DETECTOR (SEE SPECIFICATIONS).
3.8	30" X 80" POCKET DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.	28.2	INTERCONNECTED CO / SMOKE DETECTOR (SEE SPECIFICATIONS).
8.9	30" X 80" DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.		
8.10 8.10A	36" X 80" INTERIOR FRENCH DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.		
8.11	ANDERSEN FRENCHWOOD PATIO DOOR #FWH2968AR.		
8.12	18" X 80" DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.		
.13	24" X 36" WIDE ATTIC ACCESS DOOR.		
<u>WINDOV</u>			
3.20 3.21	(NOT USED) ANDERSEN AWNING WINDOW #AXW31. INSTALL (2) 2" X 10" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 7'-0" AFF.		
3.22	ANDERSEN CASEMENT WINDOW #C235. INSTALL (2) 2" X 10" HEADER WITH ½" RIGID INSULATION OR PLYWOOD. INSTALL TOP OF WINDOW 7'-0" AFF.		
.23	ANDERSEN DOUBLE HUNG WINDOW #WDH210410. INSTALL (2) 2" X 10" HEADER WITH ½" RIGID INSULATION OR PLYWOOD. INSTALL TOP OF WINDOW 7'-0" AFF.		
3.24 3.25	6'-0" X 6'-8" OUTSWING FRENCHWOOD HINGED PATIO DOORS WITH (3) 2" X 8" HEADER ON (3) 2" X 6" POSTS EACH END OVER BEAM BELOW. ANDERSEN DOUBLE HUNG WINDOW #WDH3046. INSTALL (2) 2" X 8" HEADER WITH 1/2" RIGID INSULATION INSTALL TOP OF		
	WINDOW 6'-8" AFF.		
3.25A	ANDERSEN DOUBLE HUNG WINDOW #WDH3046-2. INSTALL (2) 2" X 8" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 6'-8" AFF.		
3.26	ANDERSEN DOUBLE HUNG WINDOW #WDH3032. INSTALL (3) 2" X 8" HEADER WITH 1" RIGID INSULATION INSTALL TOP OF WINDOW 6'-8" AFF.		
8.27	ANDERSEN CASEMENT WINDOW #CW135. INSTALL (2) 2" X 8" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 6'-8" AFF.		

WINDOW 6'-8" AFF. ANDERSEN DOUBLE HUNG WINDOW #WDH21046. INSTALL (2) 2" X 8" HEADER WITH 1/2" RIGID INSULATION INSTALL TOP OF 8.29

WINDOW 6'-8" AFF.

8.30 24" DIAMETER INSULATED WINDOW.

8.31 ANDERSEN CASEMENT WINDOW #CW13. INSTALL (2) 2" X 8" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 6'-8" AFF.

INTERIOR FRAMING

9.1 2" X 6" – 16" O/C ON 2" X 6" PRESSURE TREATED SILL PLATE. INSTALL R-21 BATT INSULATION AND 5/8" TYPE-X GYPSUM BOARD INTERIOR FINISH ON GARAGE SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE.

9.2 2" x 4" - 16" O/C WOOD FRAME WALL 4' - 0" HIGH WITH 1/2" GYPSUM BOARD.

MILLWORK / CABINETRY

- 10.1 OPEN WALL TO EXPOSE STAIR TREADS UP TO 6<sup>TH</sup> RISER. HANDRAIL/GUARDRAIL TO BE SELECTED BY OWNER.
- WOOD STAIRS AND HANDRAIL TO BE SELECTED BY OWNER (SEE SPECIFICATIONS). 10.2
- 10.3 BASE, UPPER AND ISLAND CABINETS, AND COUNTERS TO BE DESIGNED BY OTHERS, SELECTED BY OWNER.
- 10.4 CUBBIE / BENCH / COAT HOOKS TO BE SELECTED BY OWNER.
- 10.5 BASE AND UPPER CABINETS, AND COUNTER TO BE SELECTED BY OWNER.

8.28 ANDERSEN DOUBLE HUNG WINDOW #WDH2046. INSTALL (2) 2" X 8" HEADER WITH 1/2" RIGID INSULATION INSTALL TOP OF





<u>SPECIFICATIONS</u>	1.	All masor beds. Ma	asonry units shall comply with IRC R606. All masonry units shall be carefully laid asonry units shall be laid in running bond with vertical joints in alignment in alternat
DIVISION 1 - GENERAL REQUIREMENTS 1. Definitions:	2.	seal. All expose walls sha	ed joints shall be compacted and tooled to produce a slightly concave joint. Joints u Il be parged on the exterior surface above ground level with not less than 3/8 inch l
<ul> <li>A. Contractor – General Contractor, Subcontractors or their agents or employees, and/or any person performing portions of the Work.</li> <li>B. Owner – person(s) who own the property and/or paying for services for proposed project.</li> </ul>	3. 4.	fabricated Concrete	ot-dipped galvanized truss type horizontal joint reinforcement (min. 9 gage) at 16" d corner sections at all corners. masonry units shall be Grade N, Type II standard 8" X 16" with thickness as indicat
<ol> <li>Work – All information documented on drawings and specifications.</li> <li>All codes having jurisdiction shall be observed strictly in the construction of the project. Contractor shall coordinate, and verify if necessary, all code requirements before commencement of construction and bring any discrepancies between cod</li> </ol>	5. le	a membe Lay conce Do not us	r of NCMA; with a minimum compressive strength of 1,900 psi at 28 days. ealed masonry with all units in a wythe in running bond or bonded by lapping not le se units with less than nominal 4-inch horizontal face dimensions at corners or jamb
<ul> <li>requirements and the construction documents to the attention of the Architect. Architect not responsible for expense of additional requirements requested by local building department jurisdiction, whether code related or not.</li> <li>New wall construction shows dimensions to actual rough dimensions of wood. Gypsum board or other material not include</li> </ul>	6. d	Mortar: A. B.	All mortar shall be type M for below grade, and N above grade, minimum 3,500 ps Water shall be potable and free from injurious amounts of oil, soluble salts, alkali,
<ul> <li>in dimension. Exterior wall indicates rough stud dimension plus ½" exterior plywood sheathing.</li> <li>Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all conditions treated similarly. Minor details not usually shown or specified, but</li> </ul>	7.	Stone Vei A.	neer: Stone veneer finish system by Versetta Stone (ww.versettastone.com) to be select instructions using mortarless joints. Install architectural trim products in accordan
necessary for proper construction of any part of the work shall be included. The work is not limited to that shown on the drawings for a complete job. 5. Do not scale drawings.	8.	Anchor be and anch	olts shall be a minimum 1/2" diameter and extend at least 7" into grouted masonry of or bolts shall be placed 12 inches from the end of each section of plate, with interm sill plates
<ol> <li>All materials and construction to be incorporated into the work shall be in strict accordance with the latest edition of the ASTM specifications of the various trade institutes (ACI, AISC, etc.) where applicable.</li> <li>The Architect shall not have control over or charge of and shall not be responsible for construction means, methods</li> </ol>	9.	Crawl Spa A.	Install corrosion-resistant wire mesh in foundation wall openings located a maximu ventilation for every 150 square feet of under-floor open space
techniques, sequences or procedures, or for safety precautions related to construction means, methods techniques, any steps to achieve compliance with any rules or regulations related to construction means, methods techniques, sequences or procedures or safety precautions and programs in connection with the Work promulated by the Ecderal	DIVIG	B.	Provide opening into crawl space from existing basement to crawl space. Install we
Occupational Safety and Health Administration (OSHA), or by any similar State agency since all of these undertakings are solely for the Contractor's responsibility.	1.	All structu (Fy=36 ks	ural steel material, fabrication and erection shall comply with the requirements of the si).
<ul> <li>a to raround the job site during the construction of the Project.</li> <li>9. The Architect shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Designed to a project and the second se</li></ul>	2. e 3.	Bolted co All weldin	nnections shall conform to the Specifications for Structural Joints of the Research C ing shall be in accordance with the Standard Code for Arc and Gas Welding in Buildir
Subcontractors or their agents or employees, or of any other person performing portions of the Work. Any damage to the existing structure or adjacent areas shall be rectified to the satisfaction of the Owner at the Contractor's expense.	4. 5.	recomme All new st	inns to have <sup>3</sup> /4° steel base plate secured to concrete as per manufacturers recommindation. Burned in holes are not acceptable. teel shall be coated with rust proofing, applied in accordance with the manufacturer
10. In the performance of architectural services, the Architect's responsibility and liability for any error in design, losses, or expenses, shall be limited to the amount recoverable under insurance insuring the Architect for such errors, losses, and expenses, and shall not exceed the original contract cost of the work being removed. The Architect's responsibility and expenses and shall not exceed the original contract cost of the work being removed.	6.	Flitch Bea A. B.	am: Flitch beam to consist of ASTM Grade 36 steel plate between two (2) wood member Secure with 1/2" diameter A325 steel bolts, washers, and nuts. Complete beam ass
existing work to accept said additional work. To the extent that there is no work in place, the Architect shall have no responsibility or liability for any costs or sums paid on account of said additional work. The Architect shall not be liable or	DIVIS	<u>510N 6 - WC</u>	closer than 1 <sup>1</sup> /2" from edge), and staggered 12" on center for length of beam.
<ol> <li>Presponsible for any costs for any change which results in the addition of previously omitted work or for any improvement of betterment to the original construction documents or for any change requested by the Owner.</li> <li>Any consultant hired by the Owner and/or Architect shall hold the Architect harmless from responsibility and liability for an overlap design.</li> </ol>	ir I. Iy	Rough Ca A.	Provide framing members of sizes and in spacing shown. Do not splice structural is without consent of Architect.
DIVISION 1 - CONTRACTOR		В.	Anchor and nail to comply with IRC Fastener Schedule for Structural Members Tab that come in contact with pressure treated wood, in any fashion, shall be stainless pressure treated or natural decay resistant wood to comply with AWPA C2. The us
<ol> <li>The Contractor shall visit the building and site of the proposed work and examine the existing conditions prior to contract signing. The Contractor shall compare the existing conditions to the intent of the contract documents and shall notify the Architect of all discrepancies or qualifications, which may arise before proceeding with that portion of the work. Failure to</li> </ol>	I	C. D.	Fire stop concealed spaces of walls and partitions at each floor level and at ceiling 2" thick lumber of same width as framing members or Roxul product indicated. Protect materials from exposure to weather and contact with damp or wet surface.
<ul> <li>notify will not relieve the Contractor of the responsibility of performing the work as intended by the contract documents.</li> <li>The Contractor shall make all corrections required due to his failure to coordinate such discrepancies.</li> <li>Contractor shall bring errors and omissions, which may occur, in Contract Documents to the attention of the Architect in</li> </ul>		E. F.	temporary cover. Set all joists and beams with natural camber up. Securely spike together joists end Provide 5/4" x 3" cross bridging at center span or 8'-0" o/c maximum. Use solid blo
writing prior to bidding and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.		G. H.	Double frame under all parallel partitions, washing machines, and bath tubs. Headers for openings as follows, unless otherwise indicated: 3'-0" to 5'-0" use (2) 2" x 8" (700 p.s.f. max.)
3. The Contractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work, and shall verify or locate and protect all utility or service lines and existing site area from deterioration or damage. The Contractor shall verify all underground utilities before starting any excavation and	1	I.	5'-0" to 7'-0" use (2) 2" x 10" (582 p.s.f. max.) 7'-0" to 8'-0" use (2) 2" x 12" (658 p.s.f. max.) For spans 6'-0" and over provide double stud bearing post at each end, unless oth
<ul> <li>by contacting 1-800-272-1000. Contractor shall relocate all utilities in the way of new work.</li> <li>The Contractor shall protect and preserve all existing items to remain and shall repair and/or replace any items damaged during the course of work to the satisfaction of the Owner at no additional cost.</li> </ul>	2.	Lumber: A.	of post. Post load cannot rest on plywood subfloor only.
5. The Contractor shall provide protection for the general public and construction workers in and around the construction area. Adequate barriers shall be provided to exercise control of safe ingress and egress of premises. Emergency exits sha at no time be blocked	.11	R	seasoned lumber with 19% maximum moisture content at time of dressing and shi = 1,000 P.S.I. minimum.
<ol> <li>The Contractor shall provide and maintain temporary facilities for protection and/or enclosure of areas of work and protection of areas where there is no further work. Remove temporary facilities when no longer required.</li> <li>The Contractor shall coordinate all operations with the Owner and local jurisdiction, such as work areas used for storage.</li> </ol>	3.	C. Laminate	Any wood occurring at an exterior condition, ground, concrete, and/or masonry co d Veneer Lumber (LVL), Parallel Strand Lumber (PSL):
access to and from work areas, timing of work, special considerations of noisy operations, interruptions for mechanical and electrical services, etc. No flammable or toxic materials should be stored inside the building.	t	B.	recommendations. All connections are to be made using prefabricated connectors. Toenailing will not
8. The Contractor shall not disrupt, disturb or encroach upon any adjoining properties. Use complete and adequate means and measures to protect any and all adjoining properties from and against construction conditions, which may be disruptive or damaging. Liability resulting from the execution of the work shall be the sole responsibility of the Contractor.	′e	С. D.	Provide 1" air gap (vertically) between masonry or concrete. Bearing point of bean direct contact with masonry or concrete. Rimboards to be minimum 1 ¼" installed as per manufacturer.
<ol> <li>The Contractor shall supply all labor, materials and equipment required to complete the work as indicated on the drawings</li> <li>The Contractor shall be bound to perform in strict compliance with the manufacturer's specifications and/or recommendations where required.</li> </ol>	j.	E. F. G.	Install blocking panels under all load bearing walls. Frame out with 2" x 4" for duct Provide minimum 3" bearing for beams. Use Simpson column caps #LCE4 for Microllam and/or Parallam beams secured to
<ol> <li>11. 1The Contractor is always responsible for providing safe and appropriate structural support for all material and equipment during demolition and construction such as wall and/or roof removal, pipes, mechanical equipment etc.</li> <li>12. The Contractor shall make no changes or alterations to any structural elements without written approval of the Architect.</li> </ol>	4.	Joist Han A. B.	gers and Connectors: All joist hangers and connectors to be by Simpson, where indicated on drawing, or The vertical load bearing capacity, torsion moment capacity, and deflection charac
<ul> <li>Should unauthorized work of this nature cause any damage, the Contractor will be fully liable for all damages caused to th building or any person or property.</li> <li>Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage</li> </ul>	e 5. e,	Construct A.	tion Panels: Each panel shall be identified with the appropriate trademark of APA, and shall me Voluntary Product Standard PS 2, or APA PRP-108 Performance Standards.
<ul> <li>soiling, paint, etc. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completio of the project.</li> <li>14. The Contractor shall maintain insurance during the progress of the work to properly protect all employees, Subcontractors</li> </ul>	n ,	В. С.	All panels which have any edge or surface exposed long term to the weather shall Sub-flooring: <sup>3</sup> / <sub>4</sub> " APA performance rated plywood, Exposure 1 durability classificat 1. Install with long dimension or strength axis of the panel across supports
<ul> <li>and Deliverymen, and hold the Owner and Architect armless by adding as additional insureds.</li> <li>The Contractor shall furnish a certificate of insurance to the Owner prior to starting Work.</li> <li>The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences</li> </ul>			<ul> <li>occur over framing. Spacing of 1/8" is recommended at panel ends and panel joints shall occur approximately along the centerline of framing wi</li> <li>Nail 6" o.c. along supported panel edges and 12" o.c. at intermediate su</li> </ul>
<ul> <li>and procedures and for coordinating all portions of the Work under the Contract.</li> <li>The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other person performing portions of the Work under a contract with the Contractor.</li> </ul>	d	D	<ol> <li>Sand subfloor joints if necessary to smooth surface prior to installing fini</li> <li>Install red-rosin paper between plywood and wood floor finish (if selected Wall sheathing: 16" APA performance rated plywood sheathing. Exposure 1 durabities and the selected sheathing is the selected</li></ol>
18. The Contractor shall obtain the building permit, and other permits and governmental, licenses and inspections, and reimbursed by the Owner, necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received or negotiations concluded.	r	21	<ol> <li>Spacing of 1/8" is recommended at panel ends and edges, unless otherw approximately along the centerline of framing with a minimum bearing of Nail 6" o.c. along supported panel edges and 12" o.c. at intermediate su</li> </ol>
<ol> <li>Contractor shall obtain an amended certification of occupancy upon completion of work.</li> <li>The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work the Contractor shall remove from and about the Project wast</li> </ol>	1 e	F	<ol> <li>Wood siding, sheathing and wall framing on the exterior of the building treated.</li> <li>Boof sheathing: Install 1/2" (unless otherwise indicated on drawings) performance.</li> </ol>
materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.			<ul> <li>galvanized "H" clips as required.</li> <li>Install with long dimension or strength axis of the panel across supports, shall be provided by use of panel clips, tongue-and-groove edges, or lungle and groove edges.</li> </ul>
<ol> <li>The Owner shall furnish additional surveys describing physical characteristics, legal limitations and utility locations for the site of the Project if necessary.</li> <li>Obtaining permits is the responsibility of the Contractor, the Owner shall secure and pay for necessary permit fees.</li> </ol>			<ol> <li>Panel end joints shall occur over framing. Spacing of 1/8" is recommend manufacturer (supported panel joints shall occur approximately along th Nail 6" o.c. along supported panel edges and 12" o.c. at intermediate su</li> </ol>
approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.	or c	Finish Ca	<ol> <li>Cover roof sheathing as soon as possible with roofing felt or shingle und application.</li> </ol>
unforeseen conditions, local building officials inspections and comments, and/or required third-party inspections or certifications.	0.	A.	All work shall conform to the quality standards of the Architectural Woodwork Insti dressed and sanded, free from machine and tool marks, abrasions, raised grain or surface and sanded and sanded are to the statement of the stat
<ol> <li>The owner shall be paid for by the Owner. All temporary adjustments to the utilities shall be provided by the Contractor.</li> <li>The Owner is responsible for all color and finish selections unless otherwise indicated on Drawings.</li> </ol>		B.	Lumber shall be sound and dry, selected for compatibility of grain and color and co i.e. stained transparent or opaque paint finish as selected by Owner. Scribing and
<b>DIVISION 2 – DEMOLITION</b> 1. The scope of demolition and removal to be performed shall not be limited by the drawings or specifications but shall include any and all work that shall be required, or directed by be Architect and/or Owner, in order to facilitate the new second statement of the new second statem		с. D.	apron at window sills. Sink all nail heads in finished work with a nail set. Nails and screws, where possib
<ul> <li>work.</li> <li>All demolition materials and debris shall be legally disposed of by the Contractor away from the premises.</li> </ul>		E.	All kitchen cabinets, bathroom vanities, and counter tops shall be selected by Own 1. Coordinate with electrical, plumbing fixtures, trim and related accessorie
<ol> <li>The Contractor shall be responsible for adequately bracing and protecting all work during demolition against damage, breakage, collapse, distortion and misalignment according to applicable code standards and good practice.</li> </ol>	7.	Stairs: A.	2. Calif at an perimeter wan edges. Interior stair construction to be as follows:
<b>DIVISION 3 - CONCRETE</b> 1. All concrete work shall comply with the requirements of the ACI Building Code, and Chapter 4 of the IRC.			<ol> <li>Stringers: Clear, softwood 5/4" x 12" minimum with 3 ½" effective deptr</li> <li>Treads: Hardwood, 9" minimum depth plus 1" bull-nosing (10" total trea</li> <li>Risers: Clear softwood, 8 ¼" maximum height. Solid risers or risers pern</li> </ol>
<ol> <li>Concrete shall have a minimum of 28-day compressive strength of 3,500 pst.</li> <li>All concrete shall be ready mix type. All concrete mixes shall be certified by supplier with certified design mix and delivery tickets and shall not exceed ninety (90) minutes lapsed time between materials mixing and depositing.</li> </ol>		B.	4. Starweil clearance minimum 6-8°. Handrails to be minimum 34", maximum 38" above front edge of step nosing with $\frac{1}{2}$ " between the wall and the handrail.
<ul> <li>4. Concrete Materials:</li> <li>A. Portland Cement: Shall conform with ASTM C150, Type I, unless otherwise acceptable to Architect. Use one brand of cement throughout project.</li> </ul>		C.	Guardrails to be 36" high minimum with balusters constructed such that a sphere with the formation of railing meets risers and treads. Wood species and trim to be selected by Owner.
<ul> <li>B. Normal Weight Aggregates: ASTM C33 (1 ½" maximum for footings and ¾" maximum for walls and slabs).</li> <li>Provide aggregates from a single source for expose concrete.</li> <li>C. Water: Drinkable.</li> </ul>		D.	Handrails and guardrails shall be designed and constructed for a concentrated load member. Guardrails shall also be designed and constructed for a uniform load of 5 simultaneous uniform load of 100 pounds per foot applied vertically downward at t
<ul> <li>5. Reinforcing:</li> <li>A. All bar steel shall meet the requirements of ASTM A615 Grade 60. Provide standard hook – 180 degrees where required to connect rebar. WWF shall comply with ASTM A185.</li> </ul>	8.	Deck Con A.	struction: Structural wood framing members to be pressure treated or natural decay resistar permitted.
<ul> <li>B. Clearances of reinforcing shall be 3 inches from bottom surfaces of footings and 1 ½" concrete cover from earth or weather side vertically.</li> <li>C. Where continuous bars are called for, they shall run continuously around corners and lapped at necessary splice</li> </ul>	l S		<ol> <li>Framing Joists: #2 Grade, Fb = 1,000 P.S.I. minimum.</li> <li>Base Bid: 5/4" x 6" decking, stair treads, and ½" trim boards and riser to with ASTM D 7032.</li> </ol>
or hooked at discontinuous ends. Laps shall be 40 bar diameters. Bar laps may be offset to avoid control or construction joints. 6. Provide concrete reinforcing bars in locations, and of sizes as indicated on the drawings. Lap all bars a minimum of 40		В. С.	Deck floor joists shall be pressure treated wood framing members and supported be size of joists. Verify with deck material manufacturer for proper joist spacing – bas The ledger shall be connected to the indicated structure 16" o/c staggered with 5"
diameters. 7. Prior to construction of new concrete slabs, all existing topsoil shall be removed and the exposed subgrades shall be thoroughly proofrolled using suitable static roller. Any required new fill should be placed in accordance with Division 32.		-	horizontally and top and bottom with attachment method as follows: 1. Secure to rim joist with <sup>1</sup> / <sub>2</sub> " diameter galvanized lag bolts and washers of 2. Secure <sup>1</sup> / <sub>2</sub> " diameter galvanized carriage bolts with washers and puts sec
<ol> <li>8. Within on-grade concrete slabs, install 6" x 6" – W1.4 x W1.4 welded wire fabric (WWF).</li> <li>9. All slabs on grade shall bear on crushed stone, mechanically compacted to 98% maximum density as determined by ASTM D1557 consisting of gravel or crushed stone containing not more than 10 percent of material that passes through a No. 4</li> </ol>	1		<ol> <li>LedgerLOK fasteners as recommended by manufacturer – 8" o/c minimut</li> <li>For hollow concrete masonry units install adhesive anchors with minimur</li> <li>Bolts to be minimum 2" from top of ledger and 34" from bottom of ledger</li> </ol>
sieve. All exterior concrete and garage floor slabs shall be air entrainment 4% to 6%. All interior concrete slabs, which will be left exposed, shall be sealed. 10. Provide and install a 10-mil polyolefin vanor barrier complying with ASTM F1745. Install over gravel base, place concrete	l		<ul> <li>5. For solid concrete masonry units or concrete install expansion anchors we each end. Bolts to be minimum 2" from top of ledger and 3" from bottom of ledger and 3" from bottom of ledger and 3" from bottom of ledger and 3." from bottom o</li></ul>
reinforcement without damaging the vapor barrier and then place concrete as indicated on the drawings. Overlap seams 6 (if radon present, overlap 12") and tape. All penetrations must be sealed using a combination tape and/or mastic.	)″	D.	Rim joist (if existing) must be minimum solid sawn 2" x solid sawn dimensional lum
<ol> <li>Provide adequate means and safeguards as required and further identified in ACI standards for "cold weather concrete" placement and protection.</li> <li>Provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans and taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans with provisions much be taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all concrete work from front demans and taken to protect all</li></ol>			above the other, on each end. Bolts to be minimum 2" from top of ledge minimum 1/2" space between the ledger and house for ventilation and dr
<ul> <li>14. Footing elevations shown on the drawings are for general scope of the work and are intended to establish a contract quantity of work.</li> </ul>		E.	Guard rail and hand rail system to be selected by Owner. Guardrails to be 36 inche
<ol> <li>Control joints, bond breakers and expansion joints to be placed where indicated or otherwise required by ACI standards.</li> <li>Construction joints 3/8 inch in width and 4 inch in depth shall be provided between concrete paving, curb, and building;</li> </ol>		_	designed and constructed for a concentrated load of 200 pounds applied at any po guard system shall be constructed for a horizontal concentrated load of 200 pounds
<ul> <li>and within paying and curbs, they shall be spaced at equal intervals and, in no case, exceed 6 feet. All joints shall contain 3/8-inch thick pre-molded joint filler and edges shall be formed with a joint of 1/8-inch radius.</li> <li>17. Allow suitable provisions to prevent cold jointing of concrete.</li> </ul>		⊦. G.	All pressure treated wood support posts shall be connected to the concrete footing and a galvanized base plate secured to anchor bolt and post. Use Simpson ZMax Triple Zinc rated G-185 coating for hot-dipped galvanized products
<ol> <li>No chemical curing agents shall be allowed without express written permission of the Architect.</li> <li>The Contractor shall be responsible for and provide concrete testing by an independent testing agency in accordance with ASTM C31 and ASTM C36.</li> </ol>		Н.	galvanized fasteners or expansion bolts. Screws and nails to be hot-dip galvanized, stainless steel, or polymer-coated.

**DIVISION 4 - MASONRY** 

CDECTETCATIONIC

	DIVISION	I 6 - WOOD (CO	<u>NT.)</u>	DIVISI	<u>ON 8 - DO(</u>	ORS AND WINDOWS
plumb, true to line, and level with well-filled mortar joints and solid mortar courses. When connecting new masonry to existing, provide water tight	9. D A	Deck Stair Constru A. Stair cor	ction: istruction to be as follows:	1.	General: A.	Plans show nominal door width,
exposed in the finish work shall be struck, such as parged surfaces. CMU ortland cement mortar. Waterproofing to be installed over cmu below grade.		1. 2.	Stringers: 2" x 12" minimum with 3 $\frac{1}{2}$ " effective depth, 9" o/c. Verify with deck material manufacturer for proper joist spacing. Treads: 11" minimum depth (10" + 1" nosing).		В.	clearance for floor coverings and Glazing in locations which may b shall be tempered / safety glazir
n center vertical in all masonry walls complying with ASTM A82. Provide		3.	Risers: 8 <sup>1</sup> / <sub>4</sub> " maximum height. Solid risers or risers permitting no more than a 4" sphere required. Minimum Stair Width: 48"		C. D. F	Any windows surrounding bath to Provide and install door hardwar Provide a complete weather tigh
s than 2 inches. Bond and interlock each course of each wythe at corners.		5.	Dimensional Uniformity: There shall not be a variation exceeding 3/16" in the depth of adjacent treads or in the height of adjacent risers. The tolerance between the largest and	2.	L. Interior W	insulation in shim spaces around 'ood Doors:
		6.	smallest riser or tread shall not exceed 3/8" in any flight of stairs. Guardrails to be 36" high minimum with balusters constructed such that a sphere with a diameter of 4 inches cannot pass through any opening, and no more than 6" sphere where		А. В. С	All wood doors shall be 1 3/8" th Door between the garage and a Fit hardware prior to the applica
cids, organic impurities and other deleterious materials.			bottom of railing meets risers and treads. Wood species and finish for treads, risers, handrails, guardrails, balusters, newel posts, and all trim to be selected by Owner.	3.	Exterior Ei A.	ntry Doors: Door to be Therma-Tru polystyre
d by Owner and installed in accordance with manufacturer's installation e with manufacturer's installation instructions.	B.	3. Handrail 1.	s: All stairways with 3 or more risers require continuous handrails and guardrails (on both	4.	Wood Win A.	dows and Patio Doors: Window and Door units shall be
ediate bolts spaced a maximum of 6 feet. Install sill gasket between top of		2.	All handrails shall have a circular cross section with an outside of $1 \frac{1}{2}$ ". Edges shall have a minimum radius of $1/8$ ".		Б.	accordance with the drawings ar 1. Double hung windows
n of 3 feet from corners or where indicated on plan. Provide 1 square foot of		3. 4.	Handrails to be smooth and free of any sharp edges or splinters. The clear space between the handrail and adjacent wall or surface shall not be less than 1			<ol> <li>Casement and/or awni</li> <li>Circle top windows to</li> </ol>
od header over opening to support existing floor construction above.		5.	Handrails to be minimum 34", maximum 38" above front edge of step nosing, and shall be continuous the full length of the stairs, and both ends returned to posts.			<ol> <li>Hinged patio or sliding</li> <li>Folding patio doors to</li> <li>Exterior color, interior</li> </ol>
e AISC Standard Specifications for Structural Steel with Supplements to date		6.	Handrails shall be designed and constructed for a concentrated load of 200 pounds applied at any point.		C.	Provide a complete weather tigh 1. Maintain alignment wi
eel construction of the AISC. All connections shall be high-strength bolted.	10. D A	Deck Joist Hanger: A. All joist   1	and Connectors: hangers to be Simpson ZMax rated G-185 coating for hot-dipped galvanized products as follows: Post to Concrete Footing: #ABW447 for 4" x 4" wood posts: #ABW667 for 6" x 6" wood posts			<ol> <li>Secure assembly to fra</li> <li>Place insulation in shir</li> <li>Install sealant and reli</li> </ol>
g Construction of the American Welding Society. endation. Provide steel top plate secured to beam as per manufacturers		2. 3.	Post to Girder: #LPC4 for 4" x 4" wood posts; #LPC6 for 6" x 6" wood posts. Joist to Girder: #H3.	5.	Garage Do A.	or(s): 1 3/8" insulated metal garage do
s recommendations.		4.	Joist Hanger: #LU28 for 2" x 8" joists; #LU210 for 2" x 10" joists.	DIVICI	B.	Coordinate Owner selected belt
s, in sizes as indicated on drawing(s). mbly to have two (2) bolts at each bearing end of beam (top and bottom no	1. B	Basement Waterpi A. Clean lo	oofing ose mortar or concrete from the wall and apply waterproofing sheet membrane horizontally	<u>1</u> .	Gypsum B A.	oard: Provide and install gypsum wallt
	В	with ove B. Install h	rlapping sealed seams to top and over footing installed as per manufacturers recommendation. eavy duty drainage boards over the membrane. Install boards on clips that are set into the wall		В.	accordance with the manufacture Provide 1/2" gypsum board comp
embers between supports. Do not notch any beams or structural members	C 2. K	Defore t See Divi Graft-Faced Batt I	ie membrane is applied so that they are sealed in place. sion 31 for foundation / footing drain. isulation:		C.	Joint treatment materials to com Tape only with ready-mix compo
e R602.3 (1) and R602.3(2). All fasteners, flashing, brackets and hangers	A	A. Insulation to match	n shall be furnished in thickness and with R-values as indicated on the drawings, and in widths a frame spacing stud spacing. Insulation shall have a flame-spread index not to exceed 25 with		D.	Provide 1/2" water resistant gyps to be tapered. Finish to Level 1.
of CCA preservatives in not permitted. ine of top story and floor and roof levels. Use closely fitted wood blocks of	В	an accor B. Batt insu electrica	npanying smoke-developed index not to exceed 450 when tested in accordance with ASTM E84. Ilation shall fit all framing spaces including areas between joists and outside headers, behind I outlets and piping and other areas in such a way as to form a complete insulating blanket		Е. F.	Dens Shield Tile Backer underlay Provide single layer of 5/8" Type fire-retardant gypsum board on
Stack lumber and plywood; provide air circulation within stacks and under	C	around t C. Vapor b	he heated areas of the structure. arriers shall be positioned on the heated side of the insulation blanket.		G.	Finish to Level 3. Openings for steel electrical outl
lapped over bearing.	D 3. Fl	). Install v lashing: Provide	ent chutes at all soffit vent locations where required, and as indicated on drawings.		ON 10 - 55	square feet of wall area. Outlet b
Ang at ends unless otherwise noted.	В	opening 3. Corrosio	s, and elsewhere as required providing watertight/weatherproof performance. n-resistant flashing shall be minimum 26 gage sheet metal and extend 10 inches from the	1.	Spiral Stai A.	r Construction (stair design to be Minimum width shall be 26 inche
	C	centerlir membra	e each way. Provide kick-out at base of all flashing at roof-to-wall conditions. Install adhesive ne over step flashing.		B.	more than 9 1/2 inches. Handrails to be minimum 34", m
rwise indicated for larger size. Install floor framing member below point load	C. D	conceal condition	a copper flashing to be minimum 5 ounce at all pressure-treated wood conditions. For exposed as use 16 ounce copper for all flashing including open roof valleys and roofing finish. a all window and door openings.		С. D.	Handrails to be $36^{\circ}$ high minimum Handrails and guardrails shall be shall also be designed and const
content specified for each use. Provide dressed lumber, S4S. Provide	4. Ir	Install fl Install fl	ashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA. (non-insulated):			foot applied vertically downward
oment. Framing studs and joists: Douglas Fir-Larch, #2 Grade or better, Fb	A. B	A. Install T plywood 3 Tape an	yvek House Wrap according to manufacturer's recommendations and at vertical walls over sheathing and floor and rim joist areas.	<u>DIVISI(</u> 1. 2	ON 22 - PL Plumbing Contracto	UMBING Contractor shall verify all conditions r shall provide all labor materials
tact, or within 8" of grade shall be pressure treated lumber.	С 5. Н	C. Install T lardie Siding	yvek Flex Wrap at all sides of window and door openings.	2.	architectu reducing \	ral and structural conditions. No /alves, pop off valves and other s
actured by iLevel by Weyerhaeuser and installed as per manufacturer's	A	A. Hardie F by Owne	lank siding material and accessories by James Hardie Company, style and color to be selected er . Include all trim and corner pieces as required and installed as per manufacturer's	3. 4. 5	Toilets to l All vents s	be 1.6-gallon tank type and are s hall be a minimum of 10-feet ho
on masonry or concrete to rest on aluminum flashing. Beam cannot be in	B. C	B. Joint flas C. Do not c	shing behind field butt joints is required for ColorPlus and recommended for primed products. aulk field butt joints on ColorPlus siding, but acceptable on primed siding products that is to be	5. 6.	Contractor	to coordinate location of utility
or pipe pass through. Install blocking panel at all cantilevers	D	field pai D. Maintair	a 2" minimum clearance between James Hardie products and paths, steps and driveways.	DIVISI( 1.	DN 23 - ME The HVAC	<b><u>:</u>CHANICAL</b> (to be designed and Contractor shall verify all condit
PSL columns.		caulk ga minimur	p. Maintain a minimum 1" gap between gutter end caps and siding & trim. Maintain a 2" n clearance between James Hardie products and decking material.	2. 3. 4.	The Mecha All HVAC (	anical work shall be installed as r equipment to be in conditioned s
as required. eristics of joist hangers shall be determined in accordance with ASTM D1761.	E,	E. Fastener of qualit	s must be corrosion resistant, galvanized, or stainless steel. James Hardie recommends the use y, hot-dipped galvanized nails. Stainless steel fasteners are recommended when installing	5.	conditione All duct jo	d space, enclose with minimum ints and seams to have UL181B (
et the requirements of the latest edition of Voluntary Product Standard PS 1,		James H of ACQ a prevent	ardie products near the ocean, large bodies of water, or in very humid climates. Manufacturers and CA preservative-treated wood recommend spacer materials or other physical barriers to direct contact of ACO or CA preservative-treated wood and aluminum products.	6. 7	Bathroom or door. Drver exh	/ lavatory exhaust fans to be by
be classed Exterior.	F.	F. Fastener coated g	s used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc- alvanized steel or stainless steel and in accordance to 2009 IRC R317.3. Consult applicable	8.	feet from Provide ex	any window or door. (terior combustion air vents, with
and with panel continuous over two or more spans. Panel end joints shall dges, unless otherwise indicated by the panel manufacturer (supported a minimum bearing of ½").	6. M	product loads. Iolded Millwork:	evaluation or listing for correct fasteners type and placement to achieve specified design wind	9. 10.	Attic HVAC Dryers to with clear	a units shall be located within 20 have dryer box installed in wall front outs as per code.
ports with 8d common nails. Glue plywood to joists. h flooring.	A	A. Provide approve	high-density polymer molded millwork as indicated on drawings and manufactured by Fypon or d equal.	<u>DIVISI</u> (	<u>ON 26 - EL</u>	ECTRICAL
l by Owner). ty classification. ise indicated by the papel manufacturer (supported papel joints shall occur	B.	<ol> <li>Contract handle, recomm</li> </ol>	or shall provide a complete system including all adhesives, fasteners, etc., and shall store, install and finish all molded millwork in strict accordance with manufacturer's best endation	1. 2.	Electrical ( Contractor Terminal !	Contractor shall verify all conditions r shall provide and install all labo pookup is required of all fixtures.
1/2''). ports with 8d common nails.	7. R⁄ A	Roof Trim A. Finish ra	ke and box return, and fascia at roof with 1" x 5/4" Azek trim stock. Finish rake with second 1"	3.	Electrical s	system layouts are generally diag and obstructions. Wiring for eq
aving a clearance of less than 6 inches from the ground shall be pressure-	8 Δ	x 4" Aze lower pi Asphalt Shingle Ro	k trim stock member. Use tight miter joints. Use 45 degree scarf joints. Upper piece to overlap ece. Fascia boards shall not project higher than roof line.	4. 5. 6	Electrical ( All electric Materials	Contractor is to coordinate all cor al equipment, breakers, etc. sha
and with panel continuous over two or more spans. Suitable edge support	A	A. Asphalt selected	roof shingles to be laminate shingles by Owens-Corning or approved equal. Color and style as by Owner from the manufacturers standard range. Asphalt shingles shall conform to Class A -	7. 8.	Verify and Ceiling far	locate all receptacles prior to in: electrical box to support fan.
ber blocking between joists. d at panel ends and edges, unless otherwise indicated by the panel contarline of framing with a minimum bearing of 16"	B	ASTM D 3. 3-tab sh	3462 or D225. Install as per manufacturer's recommendations from 2:12 roof pitch and higher. ingles shall not be used. Cutting and/or repurposing 3-tab shingles is not allowed.	9. 10.	If, upon in 1Install re	spection by building official, an e ceptacles at 1'-6" to centerline a
ports with 8d common nails. rlayment for protection against excessive moisture prior to roofing	D	D. Install o Water S	he layer (2 rolls) of polymer-modified asphalt with an adhesive backing (W.R. Grace Ice & hield membrane or equal), from roof edge at gutter and extend up along roof sheathing 48" (or	11.	Provide GI dishwashe	FI outlets where shown on plans er, and where noted on plans.
ute (AWI Section 300) for Promium Crade work Finished woodwork shall be	E Q	to roof t Install sufferences	o a point 24 inches from inside of exterior wall), and in all valleys. Inthetic roof underlayment as per manufacturers recommendation over Ice & Water Shield).	12. 13.	All light fix 1Contracte	tures, switches, and receptacles or shall verify all wiring requirem
other defects on surfaces exposed to view. Exposed wood or laminate	э. G А	A. Provide and mat	and install aluminum gutters and leaders as indicated on the drawings. If required, connect to ch existing gutters and leaders.	<b>DIVISI</b> ( 1.	<u>ON 28 – EL</u> Fire Prote	.ECTRONIC SAFETY ction:
ntaining no defects that cannot be concealed by finishing methods indicated, bining shall accomplish hairline joints. Finish trim corner shall be mitered.	B. C	3. Color se C. Provide	ected by Owner from standard range. hangers, anchors and accessories as recommended by manufacturer for a complete installation.		A.	Install UL listed smoke detectors dwelling unit, including the base
e, shall be concealed. All nails shall be blind-nailed wherever possible;	10. V A	/ents: A. Ridge ve	ent to be Cor-A-Vent Model #V-400E, or approved equal. Maximum 1" total ridge opening in		Б. С. D.	The detectors shall be wired in s Install carbon monoxide smoke (
finish. Countersink face screws and plug with matching wood. r.	В	plywood 3. Continuo	sheathing. bus soffit vent to be Cor-A-Vent Model #PS-400 Strip Vent, or approved equal; or Certain-Teed			system.
	С	C. Crawl sp C. Corpora	ard vented sortit panel system. ace ventilation louver to be 8" x 16" Foundation Master by Mid-America Building Products ion, or approved equal.	<u>DIVISIO</u> 1.	Before exe (www.call	<b><u>UNDATIONS</u></b> cavation for any foundations, the 811.com).
	11. Se A	Sealant: A. Furnish	and install sealant as indicated and otherwise required.	2.	Presumpti minimum.	ve soil bearing capacity is 3,000 If conditions prove to be unacce
itting no more than a 4" sphere are required.		1. 2.	colored dreutane sealant for exterior use (Note: Install sealant on top and sides of windows and doors). Paintable acrylic latex sealant for general interior use.	3.	compactio Backfill sh loose den	all be free of clay, rock or gravel th for material compacted by her
ross section of 1 $\frac{1}{4}$ " to a maximum of 2 5/8" and a minimum clearance of 1	В	3. B. Material	White silicone sealant for around plumbing fixtures. s shall be delivered to the site and stored in unopened containers bearing the manufacturer's	4.	Backfill shi horizontal	all be brought up equally on each distance from the nearest edge
Ith a diameter of 4 inches cannot pass through any opening, and no more finish for treads, risers, handrails, guardrails, balusters, newel posts, and all	С	name ar containii C. All caulk	Id product identification. Follow manufacturer's recommendations for handling products ng toxic materials. Keep flammable materials away from heat, sparks, and open flame. ing and sealant, primers and accessories shall be non-staining to adjacent exposed materials.	5. 6.	Foundation passes thr	n / Footing Drain: A foundation c ough a #4 sieve. The drain shall
of 200 pounds applied at any point and in any direction along the top railing pounds per foot applied horizontally at the required guard height and a		Products be selec	having similar application and usage shall be of the same manufacturer and type. Colors shall ted by the Owner from approved manufacturer's standard range. Use gum consistency		the botton membran	n of the base under the floor, and e material. Where a drain tile or
wood to comply with AWPA U1. The use of CCA preservatives is not	D	Compou D. Primers Sealant	nds unless otherwise required by job conditions. shall be as recommended for each substrate by approved manufacturer of each caulking and material used.	DIVISI	approved	Tilter membrane material. The pi
· · · · · · · · · · · · · · · · · · ·	E.	. Sealant joints.	shall be applied by the gun method using nozzles of proper size to fit the several widths of the	1.	Regrade a for a minir	nd seed as required all areas dis mum distance of 8 feet, or an ap
be Trex plastic composite materials (or approved equal) and shall comply	F.	<ul> <li>The sea solidly fi smooth</li> </ul>	ant shall be driven into the joint grooves with sufficient pressure to force out all air and to I the joint grooves. Sealant where exposed shall be free of wrinkles and shall be uniformly Joints in wash surfaces shall be filled slightly convex to obtain a flush joint when dry. Upon	2. 3.	Landscapii Satisfactor	ng by Owner. ry fill materials are those comply soil to not less than the following
bid 12" o/c. naximum distance vertically between fasteners and minimum 2" from edge		complet	on of caulking, any joints not entirely filled shall be roughened and filled as specified and the surface tooled smooth.			Under building foundations – 98° Under building slabs, steps, pave
sufficient length to bolt firmly into and through existing rim joist or;	G 12 W	G. The surf soiling d Vaterproof Deck N	ace of all materials adjoining caulked joints shall be cleaned of all smears of compound or other ue to application of sealant. Jembrane:	4	Remove ex and comp The Gene	xisting vegetation, topsoil, and un acting to required density. ral Contractor shall retain the ser
n staggered. 13 1/2" embedment. Install two bolts, one above the other, on each end.	A	A. DeckRite as per n	Exterior Floor Covering (deckrite.com) consisting of welded seam PVC waterproofing installed nanufacturer's instructions and recommendations, including precautions required for seaming		and ensur and test r	e that the safe bearing capacity esults.
with 5" maximum between. Provide a minimum 1/2" space between the Ivanized washers. th minimum 2 1/2" embedment Install two bolts, one above the other, on	B	and adh B. Installer B. Product	ering membrane. should be qualified, trained and certified by the manufacturer. specifications:	DIVISI	<u>ON 32 – As</u>	PHALT PAVING
n of ledger with 5" maximum between. Provide a minimum ½" space diameter galvanized washers.	U.	2. Froduct 1. 2.	Sheet width: 72 inches. Sheet thickness: 0.050 inches.	Subbase The area	<u>: Course</u> a to be pave	d should have all rock, debris, ar
ber or hedule (installed 10" to 16" on center), staggered. Install two bolts, one and 3/" from bottom of ledger with 5" maximum between Derivide a		3. 4. ⊑	Color to be selected by Owner. Bonding Adhesive: Supplied by membrane manufacturer to adhere membrane to substrate. Termination Bar: 1" X 10' aluminum bar, supplied by the membrane membrane to substrate.	should b subgrad	e compacte e should not	d to a uniform density of 95 perc deviate from the required grade
inage by using $1 \frac{1}{2}$ diameter galvanized washers. Provide continuous t the passage of moisture into the wall, or to any untreated wood. Overlap		з. 6.	terminate edges. Perimeter Fasteners: Mechanical fastening devices furnished by the membrane manufacturer;	<u>Prime Co</u> An appli	<u>oat</u> cation of a l	ow-viscosity liquid asphalt may b
s above finished deck with balusters constructed such that a sphere with a		7.	color coordinated to membrane color. Caulk: Color matched caulk, as supplied by the membrane manufacturer.	Untreate	ad Aggregat	e Base Construction
nt and in any direction along the top railing member. The in-fill area of the applied on a one square foot area at any point.	D	o. D. Verify th	manufacturer. at surface and site conditions are ready to receive work and conform to membrane	and suita accelera	able for this	kind of application. It should be treated base allows water to ent
with a $16'' \times \frac{1}{2}''$ diameter hot-dipped galvanized anchor bolt in the concrete,	-	manufac the plyw	turer's requirements. Verify that all screws and/or nailheads are flush with or countersunk in ood surface being fastened to the joists/supports.	Tack Cor	at Jacing and	active navement laware - to -
שטאראיזין אוועראין איזיאיזיאיזער איזיאיזער איזיאיזער איזיאיזער איזיאיזער אווערא איזיאיזער אווערא איז איזיאיזערא	E.	э/ч pre		<u>Aspha</u> lt :	Surface Cou	irse
				Material 10 feet v displace	for the surfa when measu ment, rolling	ace course should be a 2-inch thing in any direction. Any irregular and compaction should start ar

oor width, all door heights to be 6'-8" unless otherwise noted. Provide doors with minimum clearances or overload necessary for operation without binding. Allow verings and/or thresholds as indicated. hich may be subject to human impact such as in fixed, sliding or swinging panels of sliding or swinging type doors; glazed sidelights adjacent to operable doors; afety glazing. All glazed panels located within 24 inches of a door opening, shall be tempered glass. ding bath tubs and showers; windows above bathtubs and showers; windows within 5-feet of stairs shall be tempered glass. or hardware items as selected by Owner.

eather tight installation as follows: Maintain alignment with adjacent work. Secure assembly to framed openings, plumb, and square, without distortion. Place ces around unit perimeter, to maintain continuity of building thermal barrier. Install sealant and related backing materials at perimeter of assembly.

## e 1 3/8" thick by size specified, raised panel hollow core doors, unless otherwise directed by Owner. age and adjacent interior space shall be a minimum of 1 3/4 inch solid core wood or 1 3/4 inch solid or honeycomb steel. the application of painter's finish, remove during the finishing operation and reset after completion of the finish.

u polystyrene core-insulated steel clad panel door with adjustable oak sills. Style and color to be selected by Owner.

ts shall be 400 Series, High Performance Low-E glass, manufactured by Andersen Window Corporation. indow installation, including but not limited to factory assembled clad windows, glass and glazing, muntin grilles, subsill, anchorages, attachments, and shims in lrawings and the best recommended practice of the window manufacturer and as follows:

g windows to include screens, stool, and interior wood trim. nd/or awning windows to include extension jambs, screens, and interior wood trim.

indows to include extension jambs, interior wood arch casing, and plinth blocks. o or sliding doors to include screens, oak sills, door hardware, and interior wood trim.

o doors to include track system, door hardware, and interior wood trim. or, interior wood finish, and window treatment to be selected by Owner.

eather tight installation as follows:

gnment with adjacent work. mbly to framed openings, plumb, square, without distortion.

tion in shim spaces around unit perimeter, to maintain continuity of building thermal barrier. ant and related backing materials at perimeter of assembly in accordance with Division 7.

garage doors to be selected by Owner to conform to UL325. ected belt or chain driven garage door opener and electrical requirements with photoelectric sensors.

osum wallboard of the type and thickness indicated with metal corner reinforcing. Provide all materials and accessories as required for a complete installation in nanufacturer's recommendation and the "Gypsum Construction Handbook" published by United States Gypsum Co. oard complying with ASTM C36, and in maximum lengths available to minimize end-to-end butt joints, edges to be tapered. All surfaces exposed for finish

to Level 4. ials to comply with ASTM C475, type recommended by the manufacturer for the application indicated. Tape or mesh can be used with setting-type compound. mix compound. stant gypsum board complying with ASTM C630 in all areas subject to moisture, and in maximum lengths available to minimize end-to-end butt joints with edges

er underlayment to be used for all tile applications (i.e. around tub and shower enclosures at walls, ceilings, and tub platforms). Finish to Level 1. 5/8" Type-X, fire-retardant gypsum board on garage side of walls in Garage and structural members (UL Design #U305). Provide two layers of 5/8" Type-X, board on garage side of ceiling in Garage (UL Design #L502 – conventional lumber) (UL Design #L547 – I-joists). Both applications to comply with ASTM C36.

ctrical outlet boxes in rated garage separation assemblies, that do not exceed 16 square inches, are permitted but cannot exceed 100 square inches for any 100 ea. Outlet boxes on opposite sides of the assembly shall be separated by horizontal by a separated by a horizontal distance of not less than 24 inches.

# esign to be selected by Owner)

pe 26 inches with each tread having 7 ½ inch minimum tread width at 12 inches from the narrow edge. All treads shall be identical, and the rise shall be no

um 34", maximum 38" above front edge of step nosing. igh minimum with balusters constructed such that a sphere with a diameter of 4 inches cannot pass through any opening. ils shall be designed and constructed for a concentrated load of 200 pounds applied at any point and in any direction along the top railing member. Guardrails and constructed for a uniform load of 50 pounds per foot applied horizontally at the required guard height and a simultaneous uniform load of 100 pounds per downward at the top of the guard rail.

all conditions on the plans and at the site prior to starting any work. Selection of fixtures, hardware, and colors by Owner. , materials and equipment necessary to install plumbing and related fixtures as selected by Owner. Contractors shall coordinate work with all other trades, litions. No cutting and/or notching structural members shall be performed without consulting Architect first. Contractor shall install and check all pressure

and other safety devices and test all installations to assure proper operation. e and are selected by Owner.

10-feet horizontal and 3-feet vertically from the top of an operable window. appliances.

n of utility meters with site plan and locate away from public view. Visual impact shall be minimized. Mount as low as allowed by code.

# esigned and documented by others):

y all conditions on the plans and at the site prior to starting any work. r, materials and equipment necessary to install ventilation, heating and air conditioning as selected by Owner. Contractor shall test and balance system. stalled as required. All supply and return air flow to be ducted and Contractor shall coordinate work with all other trades, architectural and structural conditions. nditioned space. Install ducts within conditioned space, if possible, not in exterior walls or in or under concrete floor slabs. If ducts needs to be installed outside

#### minimum R-8 insulation. e UL181B duct tape.

is to be by Broan, minimum 110 cfm, and all Kitchen exhaust equipment shall be ducted to exterior. Exhaust at exterior to be minimum 3-feet from any window end more than 30-feet and shall be smooth wall metal duct. If longer than 30-feet, a power ventilator must be installed. Exhaust at exterior to be minimum 3-

vents, with screens and back damper, for fireplaces, wood burning stoves and any appliance with an open flame.

d within 20 feet of its service opening. Return air grilles shall not be located within 10 feet of a gas fired appliance. ed in wall for exhaust hose connection to exterior (www.dryerbox.com). The total developed length of dryer exhaust ducts may be up to a maximum of 25 feet

## all conditions on the plans and at the site prior to starting any work.

tall all labor, materials and equipment necessary to install wiring, related fixtures, and controls. Subcontractor shall coordinate work with all other trades. all fixtures and appliances, motors, fans and controls. nerally diagrammatic, location of outlets and equipment are approximate. Exact routing of wiring, locations of outlets, etc. shall be governed by structural ring for equipment requiring maintenance and inspection shall be readily accessible.

### nate all concealed utilities at potential work areas prior to beginning any work. rs, etc. shall be properly labeled.

e new and listed by Underwriter's Laboratories, Inc. and bear their label wherever standards have been established and their label service is regularly furnished. prior to installation of gypsum board. oort fan.

ifficial, an electric wiring system is found defective and unsafe, the Owner is responsible for all revisions until system has been made to conform to code. enterline above finish floor unless otherwise noted. Install light switches at 4'-0" to centerline above finish floor unless otherwise noted. Floor plan indicates tacles and switches can remain to meet requirements.

n on plans and required for compliance with applicable codes and regulations. Install receptacles in toilet rooms and kitchen above counter top, laundry room, n plans.

eceptacles to be selected by Owner. g requirements with Owner regarding CATV, computer and telephone jack locations.

e detectors and shall be interconnected, installed and maintained in the immediate vicinity of the bedrooms; in all bedrooms; and in each story within the a the basement.

uired AC primary power source, required smoke detectors shall receive battery backup power. wired in such a manner that the actuation of one alarm will actuate all of the alarms within the dwelling. Smoke detectors shall be installed as per NFPA 72. de smoke detectors as required by code within 10 feet of Bedrooms, and to comply with UL 2034. Detection system shall be interconnected with smoke detection

ations, the Contractor shall locate and stake out all underground services; gas, electric, water, sewer, storm lines, etc. by contacting One-Call Center ty is 3,000 p.s.f. on undisturbed soil. Bottom of exterior footings shall be minimum of 3'-0" below finish grade on GC verified soil compaction to meet 3,000 p.s.f.

be unacceptable at elevations shown, footings shall be lowered to acceptable subgrade material. Fill over excavation with 6" gravel as required to meet k or gravel larger than 2" in any direction, debris, vegetable matter, waste and frozen materials. Place backfill and fill materials in layers not more than 8" in ted by heavy compaction equipment, and not more than 4" in loose depth for material compacted by hand-operated tampers.

ally on each side of foundation walls. Do not backfill until walls have cured. No excavation shall be made whose depth below the footing is greater than 1/2 of the rest edge of that footing. that erosion will not occur in the foundations.

pundation drain shall be placed around the perimeter of the foundation that consists of gravel or crushed stone containing not more than 10 percent material that drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than e floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter ain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of the drain shall be covered with an rial. The pipe or tile shall be placed on not less than 2 inches or gravel or crushed stone and shall be covered with not less than 6 inches of the same material.

Il areas disturbed during construction. The ground immediately adjacent to the foundation shall be sloped away from the building not less than 1 : 12 horizontal t, or an approved alternate method of diverting water away from the foundation shall be used.

be complying with ASTM D2487, groups GW, GP, GM, SM, SW, and SP. On site borrow material shall be tested to determine suitability for use as fill material. e following percentages of maximum density of modified proctor (ASTM D1557):

### ations – 98% steps, pavements – 95%

soil, and unsatisfactory soil materials. Proof roll subgrade to obtain uniformly densified substrata prior to placing fill material evenly in 8" thick (maximum) layers ain the services of a Professional Geotechnical Engineer to perform soil testing and inspection. The Engineer shall inspect the subgrade to verify bearing levels g capacity meets or exceeds the design value indicated in the specifications. Reports shall be submitted to the Owner and Architect outlining the work performed

, debris, and vegetation removed. Grading and compaction of the area should be completed so as to eliminate yielding or pumping of the soil. The subgrade of 95 percent of the maximum density. This should be determined in accordance with Standard Proctor density (Test Method 103). When finished, the graded uired grade and cross section by more than 1/2 inch in 10 feet.

halt may be required over untreated aggregate base before placing the asphalt surface course.

uld be placed directly on the prepared subgrade. It should be spread and compacted to a 4-inch thickness. The aggregate material should be of a type approved should be noted that an untreated aggregate base is sensitive to water in the subgrade. The pavement failures associated with water in the subgrade are ater to enter the pavement structure.

s, a tack coat of diluted emulsified asphalt should be applied if needed.

a 2-inch thick asphalt mix placed flush with surrounding existing pavement. The asphalt surface should not vary from established grade by more than 1/4 inch in my irregularities in the surface of the pavement course should be corrected directly behind the paver. As soon as the material can be compacted without Id start and should continue until the surface is thoroughly compacted and all roller marks disappear.

NO.	REVISION	DATE







