DIVISION 1 -GENERAL REQUIREMENTS

A. INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE PROJECT.

B. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY AGENCY HAVING JURISDICTION, FOR A COMPLETE AND PROPER FINISHED JOB.

C. WORK PERFORMED SHALL CONFORM TO THE FOLLOWING:

1. THE CONSTRUCTION DOCUMENTS WHICH SHALL CONSIST OF THE WORKING DRAWINGS WHICH SHALL INCLUDE THESE GENERAL NOTES. THESE GENERAL NOTES SHALL APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ORDINANCES AND REGULATIONS.

D. WHERE THE TERM "CONTRACTOR" IS USED, IT SHALL INCLUDE SUBCONTRACTORS AND THE TERM, "SUBCONTRACTOR", MAY BE SUBSTITUTED FOR THE TERM "CONTRACTOR" AND ALL SUCH CONDITIONS SHALL APPLY.

WHERE THE TERM "DESIGNER" IS USED, IT SHALL INCLUDE THE DESIGNER AND HIS CONSULTANTS, BE THEY CIVIL, STRUCTURAL, MECHANICAL, OR ELECTRICAL ENGINEERS, OR OTHER CONSULTANTS.

E. CONTRACTORS SHALL VERIFY CONSTRUCTION DOCUMENTS, ON-SITE CONDITIONS, AND THE WORK OF OTHER CONTRACTORS AND SHALL IMMEDIATELY INFORM DESIGNER OF ANY DISCREPANCIES OR INADEQUACIES PRIOR TO STARTING WORK. FAILURE TO DO SO SHALL BE DEEMED ACCEPTANCE OF CONSTRUCTION DOCUMENTS AND WORK CONDITIONS AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY CORRECTIONS TO HIS OWN WORK.

F. IN CASE OF CONFLICT IN CONSTRUCTION DOCUMENTS, LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL-SCALE DRAWINGS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE. WHERE CONSTRUCTION DOCUMENTS CONFLICT WITH CODES, THE MORE STRINGENT SHALL APPLY.

G. NOTIFICATION SHALL BE IMMEDIATELY GIVEN TO DESIGNER SHOULD ANY DISCREPANCY, ERROR, OR QUESTION ARISE REGARDING THE INTENT OF THESE DOCUMENTS, THE WORK OF THE CONTRACTOR, OR OTHER CONTRACTORS PERFORMING WORK.

H. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AGENCIES.

I. CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THAT OF OTHER TRADES.

J. MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL BE OF GOOD QUALITY

K. EXECUTION OF THE WORK SHALL BE DONE IN A SKILLFUL AND WORKMANLIKE MANNER. NO ONE UNSKILLED IN THE WORK WHICH HE IS TO DO SHALL BE EMPLOYED.

L. NO ALTERNATIVE METHOD OF CONSTRUCTION OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL OF THE DESIGNER AND HIS APPROPRIATE ENGINEER WHERE APPLICABLE.

M. BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY OWNER. ALL OTHER PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

N. ALL THE A.S.T.M. DESIGNATIONS ARE TO BE THE LATEST REVISIONS.

O. CONVENTIONAL DETAILS SHALL APPLY WHERE NO SPECIAL DETAIL OR SECTION IS SHOWN. DESIGNER WILL FURNISH ANY CLARIFICATION DETAIL AT THE REQUEST OF THE CONTRACTOR.

P. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE DESIGNER OR STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF, AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE DESIGNER OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

Q. PROTECTION OF EXISTING AREAS TO REMAIN SHALL BE CONTRACTORS RESPONSIBILITY.

R. MAINTENANCE OF THE WORK AREA IN A CLEAN AND ORDERLY MANNER SHALL BE CONTRACTOR'S RESPONSIBILITY. UPON COMPLETION OF HIS WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEFTOVER MATERIALS FROM THE SITE UNLESS OTHERWISE NOTED.

S. SHOP DRAWINGS WHERE REQUIRED, SHALL BE SUBMITTED TO DESIGNER FOR REVIEW MINIMUM OF 60 DAYS BEFORE INSTALLATION.

DIVISION 2 -SITE WORK AND TRENCHING

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR EXPENSES OF REPAIR OR REPLACEMENT IN CONJUCTION WITH THE PROSECUTION OF THIS WORK.

B. ALL FOOTINGS SHALL BE AT MINIMUM OF THE DEPTHS INDICATED ON THE DRAWINGS BELOW UNDISTURBED NATURAL SOIL (NAT. GR. , N.G.) OR APPROVED COMPACTED FILL.

C. BACKFILL SHALL NOT BE PLACED UNTIL SUPPORTING FOUNDATIONS, WALLS, AND/OR SLABS HAVE ATTAINED SUFFICIENT STRENGTH TO SUPPORT LATERAL SOIL PRESSURES.

DIVISION 4 -MASONRY

A. MATERIALS SHALL BE AS FOLLOWS:

1. CEMENT MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90
2. REINFORCED STEEL SHALL BE ASTM A615, GRADE 40.
3. MORTAR SHALL CONSIST OF 1 PART CEMENT, 4 1/2 PARTS AGGREGATE, 1/2 PART LIME (HYD. OR PUTTY) OR 1 PART PLASTIC CEMENT, 3 PARTS AGGREGATE, 1/10 PART LIME (HYD. OR PUTTY).
4. GROUT SHALL CONSIST OF 1 PART CEMENT, 3 PARTS SAND, MAXIMUM 1/10 PART LIME (HYD. OR PUTTY).
5. STONE SHALL BE SELECTED BY THE DESIGNER

B. EXECUTION SHALL BE AS FOLLOWS:

1. LAY CMU IN RUNNING BOND PATTERN, U.N.O.
2. RETAMPERING MORTAR OR GROUT SHALL NOT BE ALLOWED.
3. ALL MASONRY UNITS SHALL BE LAID PLUMB AND TRUE.
4. STONE VENEER MASONRY SHALL BE PLACED OVER 1" PORTLAND CEMENT MORTAR. PROVIDE K-LATH BACKING AT WOOD FRAMING. PROVIDE VENEER TIES WHERE VENEER IS MORE THAN 4'-0" ABOVE ADJOINING GROUND. TIES SHALL BE 1/16" X 1" CORROSION RESISTANT SHEET METAL OR MIN. NO. 9 GAGE CORROSION RESISTANT WIRE SPACED NOT MORE THATN 12" O.C. VERTICAL AND 24" O.L.C. HORIZONTAL. TIES SHALL BE NAILED TO FRAMING WITH MIN 2-6D CORROSION RESISTANT NAILS OR ANCHORED IN CMU JOINTS.

DIVISION 5 -METALS

A. STRUCTURAL STEEL FABRICATOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW BY DESIGNER.

B. MATERIALS SHALL BE AS FOLLOWS:

1. STRUCTURAL STEEL SHALL BE A992 AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A36.
2. PIPE COLUMNS SHALL CONFORM TO ASTM A-53, GRADE B.
3. STEEL TUBES SHALL CONFORM TO ASTM A-501.
4. SULFUR CONTENT SHALL NOT EXCEED 0.05%.
5. BOLTS SHALL CONFORM TO ASTM A-307, U.N.O.

C. EXECUTION SHALL BE AS FOLLOWS:

1. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
2. ALL WELDING SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OR WITH CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR.
3. ALL WELDING IS TO BE DONE BY ELECTRIC ARC PROCESS WITH E70XX ELECTRODES
4. WHERE A FILLET WELD SYMBOL IS USED IN THESE PLANS WITHOUT AN INDICATION OF SIZE THE MINIMUM WELD SIZE AS SPECIFIED IN THE A.I.S.C. MANUAL OF STEEL CONSTRUCTION , LATEST EDITION, SECTION 1.17.2 SHALL BE USED.
5. HOT DIP GALVANIZE OR PROVIDE 3" MIN CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE. DO NOT PAINT STEEL IN MASONRY OR CONCRETE.

DIVISION 6 -WOOD & PLASTIC

ROUGH CARPENTRY

A. MATERIALS SHALL BE AS FOLLOWS:

1. ALL LUMBER AND PLYWOOD SHALL BE STAMPED WITH A GRADEMARK BY AN APPROVED GRADING AGENCY.
2. WOOD IN DIRECT CONTACT WITH MASONRY OR CONCRETE WHERE SUBJECT TO EXTERIOR MOISTURE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR SHALL BE FOUNDATION GRADE REDWOOD.
3. HORIZONTAL LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR-LARCH, GRADE NO. 2 OR BETTER
4. VERTICAL LUMBER SHALL BE DOUGLAS FIR-LARCH, CONSTRUCTION-STANDARD OR BETTER; POST AND TIMBERS SHALL BE GRADE NO. 1 OR BETTER.
5. ALL EXPOSED BEAMS SHALL BE "FREE-OF-HEART-CENTER".
6. FASCIAS AND BARGE BOARDS SHALL HAVE NO LARGE KNOTS AND NO SHORT BOARDS
7. PLYWOOD SHALL CONFORM TO PS 1-74; SUBFLOOR SHALL BE 1 1/8" STURDI-FLOOR, GROUP 1 FLOORING. ROOF SHEATHING WHERE PLYWOOD, SHALL BE GROUP 1, C-D EXTERIOR GLUE OR BETTER.
8. GLUE - LAMINATED TIMBER (GLUE-LAMS) SHALL BE SOUTHERN PINE OR DOUGLAS FIR, COMBINATION. PER THE IBC AND AITC 117, MARKED WITH A QUALITY MARK AND SHALL HAVE A CERTIFICATE OF CONFORMANCE CERTIFYING COMPLIANCE WITH PS 56. SUBMIT SHOP DRAWINGS OF ALL GLU-LAMS FOR REVIEW BY DESIGNER.
9. CONNECTING HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON CO.
10. ALL EXTERIOR EXPOSED BEAMS, STRINGERS, POSTS, AND TIMBERS SHALL BE RESAWN U.N.O.

B. EXECUTION SHALL BE AS FOLLOWS:

1. ALL FRAMING SHALL BE STRAIGHT, TRUE AND PLUMB.
2. WALLS SHALL HAVE 2" BY 4" STUDS AT 16" O.C., SINGLE BOTTOM PLATE AND DOUBLE TOP PLATES, U.N.O. PROVIDE FIRE BLOCKING FOR STUDS OVER 10'-0". USE FULL HEIGHT STUDS AT SLOPED CEILINGS.
3. USE 2X6 STUDS @ 16" O.C. AT BEARING WALLS TALLER THAN 12'-0", USE 2X6 STUDS @ 16" O.C. AT NON-BEARING WALLS TALLER THAN 14'-0"
4. PROVIDE DOUBLE TRIMMERS IN OPENINGS 8'-0" AND WIDER, U.N.O.
5. PROVIDE 1"X6" LET-IN BRACES CROSSING FOUR STUD SPACES AT CORNER, AND EACH 25 LINEAL FEET OF WALL AT EXTERIOR WALLS AND MAJOR INTERIOR WALLS.
6. SPLICE CUT PLATES WITH A 1 1/4" X 1/8" METAL STRAP WITH 4-16D NAILS EACH SIDE OF CUT, MINIMUM.
7. WHERE DOUBLE TOP PLATES ARE SPLICED ALONG SHEAR WALLS, NAIL TOGETHER WITH 6-16D AT EACH END, STAGGER SPLICES, 4'-0" MIN.
8. PROVIDE FULL BEARING UNDER ALL BEAMS, U.N.O.
9. CUTTING AND NOTCHING OF STUDS MAY BE MADE UP TO 25% OF THE WIDTH OF EXTERIOR AND BEARING STUDS, AND UP TO 40% OF THE STUD WIDTH OF NON-BEARING STUDS. BORED HOLES UP TO 40% OF STUD WIDTH MAY BE MADE IN ANY WOOD STUD AND UP TO 60% OF THE STUD WIDTH MAY BE MADE IN NON-BEARING PARTITIONS OR WHERE EACH BORED STUD IS DOUBLED PROVIDED THAT NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
10. FLOORS SHALL BE BLOCKED OVER ALL BEARINGS AND ENDS OR PROVIDED WITH A RIM JOIST. LAP JOIST 4" MINIMUM AT BEARINGS AND NAIL TOGETHER. PROVIDE BRIDGING OR SOLID BLOCKING AT MAXIMUM OF 8' O.C. FOR SPANS OVER 8'-0".
11. DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
12. HEADER JOISTS MORE THAN 4' IN LENGTH SHALL BE DOUBLED. TAIL JOIST FOR SPANS EXCEEDING 8' IN LENGTH AND HEADERS RECEIVING MORE THAN TWO TAIL JOIST OR RECEIVING TAIL JOISTS MORE THAN 8' LONG SHALL BE SUPPORTED IN METAL HANGERS NOT THINNER THAN NO. 12 GAUGE AND AT LEAST 1 1/2" IN WIDTH.
13. PLYWOOD SUBFLOOR SHALL BE GLUE-NAILED AND NAILED WITH SCREW NAILS
14. ROOF RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT RIDGE BOARDS. THERE SHALL BE A RIDGE BOARD AT LEAST 1" THICK AND AS DEEP AS THE CUT END OF RAFTER OR SEE MANUFACTURING TRUSS DIAGRAM.
15. RAFTERS SHALL BE LAPPED A MINIMIN OF 4" AT BEARING POINTS SUCH AS BEAM OR WALLS AND SPIKED TOGETHER.
16. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOIST ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED BY MEMBERS LOCATED DIRECTLY ABOVE THE CEILING JOIST NOT MORE THAN 4'-0" O.C. AND NOT LESS THAN 1"X6" FOR WOOD OR ASPHAULT SHINGLE ROOFS. (THEY SHALL BE MINIMUM 2" X 3 @ 2'-0" O.C. MAX FOR TILE ROOFS.)
17. NO CUTTING, NOTCHING OR DRILLING SHALL BE ALLOWED IN RAFTERS, JOISTS OR BEAMS UNLESS SPECIFICALLY DETAILED.
18. ROOF RAFTERS AND CEILING JOISTS SHALL BE SUPPORED LATERALLY TO PREVENT ROTATION AT ENDS BY BLOCKING OR TYING TO OTHER MEMBERS WHEN LARGER THAN 2X4.
19. LAY ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
20. USE 1 X 8 STARTER BOARD AT ALL EXPOSED EAVES AND RAKES. PLACE RESAWN SIDE DOWN U.N.O.
21. PROVIDE BLOCKING AND BACKING AS REQUIRED FOR OTHER TRADES. HEAD OUT MEMBERS ARE REQUIRED FOR OTHER TRADES.

C. NAILING SHALL CONFORM TO THE FOLLOWING TABLE :

CONNECTION	NAILING
POST TO PIERPAD, TOE NAIL	(REF. TO 2003 IBC TABLE 2304.9.1 FOR FASTENING SCHEDULE)
GIRDER TO POST, TOE NAIL	
JOIST TO GIRDER OR SILL, TOE NAIL	
BRIDGING TO JOIST, TOE NAIL EACH END	
JOISTS TO BLOCKING, END NAIL	
RIM JOIST TO JOISTS END NAIL	
RIM JOIST TO SILL, TOE NAIL	
FLOOR JOIST LAP @ BEARING, FACE NAIL	
1" X 6" OR NARROWER SUBFLOOR SHEATHING TO EACH JOIST, FACE NAIL	
WIDER THAN 1" X 6" SUBFLOOR SHEATHING TO EACH JOIST, FACE NAIL	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	
TOP PLATE OR SOLE PLATE TO STUD, END NAIL	
STUD TO SOLE PLATE, TOE NAIL	
DOUBLE STUDS, FACE NAIL	
BOUBLED TOP PLATES, FACE NAIL	
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	
CONTINUOUS HEADER TO STUD, TOE NAIL	
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	
RAFTER TO RIDGE	
RAFTER TIES, 2" LUMBER, FACE NAIL	
RAFTER TIES, 1" LUMBER, FACE NAIL	
RAFTER TO PLATE, TOE NAIL	
1"X6" MIN. BRACE TO EACH STUD & PLATE, FACE NAIL	
1"X8" OR NARROWER SHEATHING TO EACH BEARING	
WIDER THAN 1"X8" SHEATHING TO EACH BEARING	
BUILT UP CORNER STUDS	
DOUBLE JOIST	
TRIPLE OR QUADRUPLE JOIST	
2" PLANKS	
PLYWOOD SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	
1/2" & LESS	
19/32 - 3/4"	

FINISH CARPENTRY

A. CLOTHES POLES SHALL BE 1 1/4" DIA. V&DR, SUPPORTED 4'-0" O.C. MAX., WITH ROSETTES.

B. CLOSET SHELVES SHALL BE 1" X 12" CLEAR PINE

C. WOOD CASINGS, WINDOW STOOL & APRON, BASE, & RUNNING TRIM SHALL BE AS DETAILED

D. ALL WORK SHALL BE INSTALLED, SANDED, & NAILS SET FOR PUTTYING & PAINTING

DIVISION 7 -THERMAL INSULATION & MOISTURE PROTECTION

A. BUILDING INSULATION SHALL BE AS FOLLOWS:

1. PROVIDE R-11 INSULATION AT ALL EXTERIOR WALLS OF LIVING SPACE, AND WALLS BETWEEN HOUSE AND GARAGE.
2. PROVIDE R-30 INSULATION IN ALL CEILINGS BELOW UNHEATED ATTIC SPACES, AND R-19 IN ALL COMBINATION RAFTER-CEILING JOIST.
3. PROVIDE R-19 IN ALL FLOORS ABOVE UNHEATED CRAWL SPACES, GARAGES, OR EXTERIORS.
4. INSULATION SHALL BE FIBERGLASS BATTS WITH KRAFT PAPER BACKING & SHALL CONFORM TO FEDERAL SPECIFICATION HH-I-521. STAPLE TO STUDS OR JOIST, WIRE @ CRAWL SPACE.
5. CERTIFICATE OF COMPLIENCE, SIGNED BY INSULATING CONTRACTOR & GENERAL CONTRACTOR SHALL BE PROMINENTLY POSTED ON SITE.
6. PROVIDE .006 MIL VISQUEEN MEMBRANE AT CEILING .

B. FLASHING SHALL BE AS FOLLOWS:

1. MATERIAL SHALL BE MINIMUM 16 OZ. COPPER FLASHING
2. FLASH & COUNTER FLASH ALL ROOF TO WALL CONDITIONS. FLASH AND CAULK WOOD BEAMS, OUTLOOKERS, AND CORBELS PROJECTING THRU EXTERIOR WALL, FLOOR, OR ROOF SURFACE.
3. FLASH ALL EXTERIOR OPENINGS WITH APROVED WATERPROOFING MATERIALS.

C. VENTILATION OF ATTICS SHALL BE PROVIDED STO THAT THE RATIO OF NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1:150 EXCEPT THAT THE RATIO MAY BE 1:300 PROVIDED THAT A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING, OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER PROTION OF THE SPACE TO BE VENTILATED WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. (1203C)

D. EXTERIOR FINISHES SHALL BE UNDERLAIN WITH A MINIMUM OF ONE LAYER OF 15 POUND ASPHALT SATURATED FELT OR EQ.

E. WATERPROOFING SHALL BE SELF ADHEARING ASPHALT/POLYETHYLENE SHEET. INSTALL ON ALL HORIZONTAL FRAMED SURFACES AND 6" UP ADJACENT WALLS UNDER WOOD SIDING OR SHEET METAL PANS.

F. BUILT UP ROOF SYSTEM AT SLOPES LESS THAN 3:12 SHALL BE GENSTAR SPECIFICATION NO. AAA-4-2, APPLIED PER MANUFACTURER'S INSTRUCTIONS AND CONSTRUCTION DETAILS. ROOF SHALL CONSIST OF BASE SHEET, 3 PLY HOT MOPPED, FLOOD COAT AND 400 LBS GRAVEL TOPPING.

DIVISION 8 -DOORS, WINDOWS & GLAZING

A. SEE DOOR SCHEDULE & WINDOW SCHEDULE

B. ALL GLASS DOORS AND WINDOWS SHALL BE CERTIFIED & LABELED TO SHOW COMPLIANCE WITH AIR INFILTRATION STANDARDS OF THE 1972 ANSI A134.1, A134.2, A134.3, AND A134.4

C. ALL OPENINGS IN ENERGY INSULATED WALLS SHALL BE PROPERLY WEATHERSTRIPPED

D. GLAZING IN DOORS OR WITHIN 12" OF A DOOR, OR WITHIN 18" OF THE FLOOR, OR LOCATED IN A SHOWER, OR OTHERWISE SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED IN CONFORMANCE WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION STANDARDS

E. ALL EXTERIOR OPENINGS ARE SECURITY OPENINGS AND THE FOLLOWING NOTES SHALL APPLY.

1. SWINGING DOORS: A) DOORSTOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB; B) THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLT IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH. D) DEADBOLTS SHALL CONTAIN HARDENED INSERTS. E) STRAIGHT DEADBOLTS SHALL HAVE A MIN. THROW OF 1" & AND EMBEDMENT OF NOT LESS THAN 5/8"; F) A HOOKSHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4".
2. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING.
3. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE PANEL IN IN THE CLOSED OR PARTIALLY OPEN POSITION.
4. OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANCIAL LOCKING DEVICES.

F. FINISH HARDWARE SHALL BE SELECTED BY OWNER/CONTRACTOR. SELECTION OF STYLE AND FINISH BY OWNER.

B. ROLL-UP GARAGE DOORS SHALL BE PROVIDED WITH APPROVED HARDWARE AND ANCHORING (HSG 17427 : T25-BIB18; B1418 EFF. 8-27-75)

DIVISION 9 -FINISHES

A. EXTERIOR FINISHES

B. INTERIOR GYPSUM WALL BOARD SHALL BE 5/8" THICK USE TYPE 'X' AS INDICATED ON DRAWINGS. USE WATER-RESISTANT WALL BOARD AT KITCHENS & BATHS. WALLBOARD EDGES SHALL BE TAPERED. INSPECT FRAMING PRIOR TO INSTALLATION OF WORK AND REJECT FRAMING THAT WILL NOT PROVIDE A FIM, TRUE SUB-STRUCTURE FOR GYPSUM BOARD. INSTALL CEILINGS & WALLS W/ DRYWALL SCREWS, SPACING PER CODE UNLESS NOTED OTHERWISE. USE BEADEX METAL CORNER REINFORCEMENT & OTHER APPROPRIATE A ACCESSORIES. IMBED JOINT IN JOINT COMPOUND. FINISH WITH 2 ADDITIONAL COATS OF COMPOUND, SANDING BETWEEN EACH APPLICATION. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C840-78.

C. TILEWORK SHALL BE SET OVER PORTLAND CEMENT MORTAR CEMENT BOARD, HORIZONTAL SURFACES
AT TUBS AND SHOWERS SHALL BE SLOPED TO DRAIN. USE TRIM PIECES AVAILABLE WITH TILE SELECTED, INCLUDING BULLNOSE, BEADS, AND COVES. TILE SELECTION BY OWNER/CONTRACTOR.

DIVISION 10 -SPECIALTIES

DIVISION 11 -CABINETS

A. CONTRACTOR TO FURNISH SHOP DRAWINGS AND SAMPLE DOORS FOR APPROVAL BY DESIGNER

B. CABINETS TO BE FACE FRAME CONSTRUCTION WITH OVERLAY DOORS AND DRAWERS, FINGERPULL DESIGN. CONSTRUCTION SHALL MEET OR EXCEED W.I.C. SPECIFICATIONS FOR CUSTOM CABINETS.

C. HARDWARE: SELF CLOSING HINGES, DRAWERS SHALL HAVE FULL SUSPENSION GUIDES

D. CABINET FINISHES AS NOTED ON DRAWINGS OR SPECIFICATIONS.

DIVISION 15 -MECHANICAL

A. PLUMBING SHALL BE AS FOLLOWS:

1. WASTE SHALL BE CAST IRON ABOVE SLABS OR GRADE IN UNDERFLOOR CRAWL SPACES. WASTE LINES BELOW GRADE SHALL BE ABS PLASTIC. VENTS SHALL BE CAST OR GALVANIZED IRON.
2. WATER PIPING SHALL BE COPPER, K.
3. ALL WATER LINES SHALL BE SECURELY ANCHORED, BUT ISOLATED FROM FRAMING TO PREVENT SOUND TRANSFER. USE RUBBERIZED ACOUSTIC ISOLATORS WHERE PLUMBING PASSES THROUGH FRAMING MEMBERS.
4. WATER HEATERS SHALL BE STRAPPED FOR LATERAL SUPPORT. USE NON RIGID WATER CONNECTIONS.
5. PROVIDE CONDENSATE LINE FROM F.A.U. TO OUTSIDE OR TO WASTE LINE.
6. FLASH AND CAULK ALL VENTS THROUGH ROOF.
7. COMBINE WASTE VENTS INTO ONE VENT THRU ROOF WHERE PRATICAL. WHERE VENTS WOULD OTHERWISE BE VISIBLE ON RIDGE LINES, BREAK VENTS BACK OF RIDGE 2'-0" MINIMUM OR AS SHOWN ON ROOF PLAN.
8. CONNECT APPLIANCES FURNISHED BY OTHERS.
9. SIZE WATER LINES PER U.P.C. CH 10. USE TABLE 10-2 PRESSURE RANGE 30-40 PSI.

B. HEATING, VENTILATING, & AIR CONDITIONING SHALL BE AS FOLLOWS:

1. COMBUSTION AIR VENTS AND DUCTS SHALL BE PROVIDED WITH MINIMUM UNOBSTRUCTED AIR OPENINGS AS FOLLOWS:
   A. WHERE THE FLOOR AREA OF THE APPLIANCE COMPARTMENT IS LESS THAN TWICE THE FLOOR AREA OF THE APPLIANCE THERIN, PROVIDE 2 SQ. INCES OF COMBUSTION AIR FOR EACH 1,000 BTU'S.
   B. WHERE THE FLOOR AREA OF THE APPLIANCE COMPARTMENT IS MORE THAN TWICE THE FLOOR AREA OF THE APPLIANCES THERIN, PROVIDE 1 SQ. INCH OF COMBUSTION AIR FOR EACH 1,000 BTU'S.
2. ALL HEATING OR COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS & SEAMS SEALED & SHALL BE INSULATED WITH A MINIMUM OF 1" THICK (0.6 POUNDS/CUBIC FT.) FIBEROUS INSULATION.
3. PROVIDE BACKDRAFT DAMPERS IN ALL FAN SYSTEMS EXHAUSTING AIR FROM BUILDING ENERGY ENVELOPE.
4. F.A.U. DUCTS PIERCING GARAGE FIREWALL SHALL BE MIN. 26 GA. GALVANIZED IRON WITH NO OPENINGS INTO GARAGE AREA.
5. WHERE EXHAUST VENT WOULD OTHERWISE PENETRATE FRONT SIDE OF ROOF, BREAK VENT BACK OF RIDGE 2'-0" MINIMUM, OR AS SHOWN ON ROOF PLAN.
6. THERMOSTAT SHALL BE SETBACK TYPE WITH CLOCK.

C. ALL GAS APPLIANCES, EXCEPT WATER HEATERS, SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.

DIVISION 16 -ELECTRICAL

A. PRIOR TO BIDDING, CONTRACTOR SHALL INSPECT EXISTING CONDITIONS. DESIGN AND PROVIDE SERVICE ADEQUATE TO SERVE THE PROJECT. QUOTE PANEL SIZE WITH BID.

B. PROVIDE UNDERGROUND SERVICE CONDUIT IN CONFORMANCE WITH UTILITY CO. REQUIREMENTS.

C. WIRING SHALL BE COPPER.

D. WORK SHALL CONFORM TO THE REQUIREMENTS OF SERVING ELECTRICAL AND TELEPHONE UTILITY COMPANIES IN ADDITION TO CODES.

E. EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOFED.

F. EQUIPMENT EXPOSED TO WATER, INCLUDING BATHROOM RECEPTICLES, SHALL BE EQUIPPED WITH GROUDN FAULT INTERRUPTER (G.F.I.).

G. PROVIDE AND INSTALL SMOKE DETECTORS PER CODE AND AS INDICATED, ALL DETECTORS SHALL BE HARD WIRED.

H. CONNECT APPLIANCES FURNISHED BY OTHERS.

I. ALL SWITCHES TO BE 36" ABOVE FLOOR TO CENTERLINE OF BOX, EXCEPT OVER COUNTERTOPS LOCATE SWITCHES 8" ABOVE LAVATORY PULLMANS OR KITCHEN COUNTERS, U.N.O.

J. LOCATE ALL BOXES FOR APPROVAL BY OWNER PRIOR TO WIRING. RELOCATE AS REQUIRED.

K. INSTALL BOXES AND CONDUIT FOR TELEPHONE, T.V.

No.	Date	Revision Description

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GENERAL NOTES

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