

	PROJECT TEAM	SEAL GOVERNING BUILDING CODES & INFORMATION	ABBREVIATIONS	GRAPHIC SYMBOLS/ MATERIAL LEGENDS	VICINITY MAP
	ARCHITECT: HINK ARCHITECTURE: 27 SOUTH HIGH POINT WAY, SUITE 300 ANDY, UT 84094 01.269.0055 DIRUCTURAL ENGINEER: /ECTOR ENGINEERS 505. CLOVERDALE ROAD, SUITE 315 DOES, ID 83709 38.996.0303 MECHANICAL ENGINEER: DESIGN BUILD ELECTRICAL ENGINEER: DESIGN BUILD CIVIL ENGINEER: DESIGN BUILD CIVIL ENGINEER: BENCHMARK ASSOCIATES PA 00 BEILDRIVE ETCHUM, ID 83340 38.726.9512 ANDSCAPE ARCHITECT: EGGERS ASSOCIATES, PA 60 NORTH 2ND AVE ETCHUM, ID 83340 38.725.0988 GENERAL CONTRACTOR: MAGLEBY CONSTRUCTION SUN VALLEY 11 EAST AVENUE NORTH SUITE 201	BILDING CODE ZUIS INTERNATIONAL RESIDENTIAL CODE (R.C.) MECHANICAL CODE ZUIS INTERNATIONAL MECHANICAL CODE (R.C.) HURRING CODE WITTI DAYO STREE ANTERNATIONAL RESIDENTIAL CODE (R.C.) ANTODO ANTODO HURRING CODE WITTI DAYO STREE ANTERNATIONAL RESIDENTIAL PRE CODE ZUIS INTERNATIONAL RESIDENTIAL HURRING CODE WITTI DAYO STREE ANTERNATIONAL RESIDENTIAL PRE CODE ZUIS INTERNATIONAL MECHANICAL CODE (R.C.) HURRING CODE WITTI DAYO STREE HURRING CONSERVATION ZUIS INTERNATIONAL RESIDENTIAL CODE (R.C.) OCCUPANCY EROUP: R2 BUILDING TYPE: TYPE V-3 BUILDING TYPE: TYPE V-3 INSTREMENTION: YIS RES STREMENTIVE: NO ADDRESSAGE FIRE ALLARX: YIS MONTORED SYSTEM NO RES DEPOSITIE: BLICAN ORDINANCE HI2T RES CATEGORY (AC.) SUMP MONTORED SYSTEM NO RES DEPOSITIE: BLICAN ORDINANCE HI2T RES DEPOSITIE: BLICAN ORDINANCE HI2T MONTORED SYSTEM NO RES DEPOSITIE: BLICAN ORDINANCE HI2T RES DEPOSITIE: BLICAN ORDINANCE HI2T MONTORED SYSTEM NO RES DEPOSITIE: BLIC	ADJ. ADJUSTABLE HI. HEIGHI A.F.F. ABOVE FINISHED FLOOR HVAC HEATING/VENTI/ ALUM. ALUMINUM I.D. INSIDE DIAMETE BD BOARD I.D. INSIDE DIAMETE BD. BOARD I.D. INSIDE DIAMETE BD. BOARD I.D. INSIDE DIAMETE BD. BOARD I.T. IUSULATION BA. BENCHMARK LAV LAVATORY B.O. BOTTOM OF IT. IUGHT WEIGHI B.P. BASE PLATE MAINT. MAINTENANCE BRG. BEARING MAINT. MAINTENANCE CJ. CONSTRUCTION JOINT MAX. MAXIMUM CLG. CEILING M.C.J. MASONRY CONC CLG. COLUMN MISC. MISC. CONC. CONCRETE MASONRY UNIT MISC. MISCLIANCAL CONT. CONTINUOUS MTL. METAL CONC. CONCRETE M.O. MASONRY OPE CONT. CONTINUOUS MTL. METAL CONT. CONTRACTION JOINT N.I.C. NOTIN CONTA SCALE DBL. DOUBLE O.F. OUTSIDE DIAME DIA. DIAMETER	ALTONARE CONDITIONING R ALTONARE CONDITIONING R ALTONARE CONDITIONING R ALTONARE CONDITIONING R ALTONARE CONDITIONING R R ALTONARE CONDITIONING R ALTONARE CONDITION R ALTONARE CONDITION R	CITY APPROVAL STAMP
20	ETCHUM, IDAHO 83340 08.725.3923	SPECIAL INSPECTIONS REQUIREMENTS	BUILDING AREAS	OWNER & MUNICIPAL DRAWING APPROVALS	
Z Z	/P PROPERTIES 40 LEADVILLE ETCHUM, IDAHO 83340 08.726.1875	SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERE DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE. (2015 IBC SECTION 1704.2.4). SEE PROJECT MANUAL / SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.	SEE SHEET GOO3 FOR AREA PLANS	OWNER:DATE:CITY ENGINEER:DATE:CITY PLANNING & ZONING DEPARTMENT:DATE:CITY FIRE DEPARTMENT:DATE:CITY BUILDING DEPARTMENT:DATE:CITY POLICE DEPARTMENT:DATE:	

WARM SPRINGS #33

170 BALD MOUNTAIN ROAD KETCHUM, ID 83340 PROPERTY I.D. NUMBER:

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DATE:	CITY ENGINEER:	DATE:
DATE:	CITY FIRE DEPARTMENT:	DATE:
DATE:	CITY POLICE DEPARTMENT:	DATE:





PROJECT	NC22023.33
DATE:	2023.12.27
REVISIONS:	

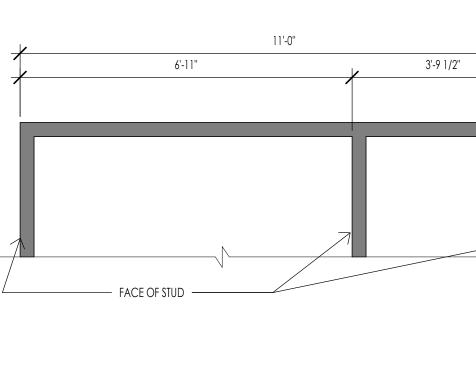




PROJECT GENERAL NOTES	
DEFINITIONS a. PROVIDE: MEANS TO PROVIDE, FURNISH AND INSTALL, A COMPLETE SYSTEM AND READY FOR OPERATIONS AND USE FOR PURPOSE INTENDED INCLUDES THOSE ITEMS SPECIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS AS WELL AS THOSE ITEMS THAT ARE REQUIRED TO PROVIDE A COMPLETE SYSTEM. THE CONTRACTOR AND SUB CONTRACTORS ARE REQUIRED TO PROVIDE THE FULL AND COMPLETE SYSTEM.	C18. FIELD QUALITY CONTROL: EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUE SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER'S APPROVAL. EMPLOY FULL-TIME, C SUPERINTENDENT AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT TH AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF G
b. FURNISH: MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION, AND SIMILAR OPERATIONS, AS APPLICABLE IN EACH INSTANCE.	CONTRACTOR. C19. PRODUCT HANDLING:
C. INSTALL: MEANS TO CONSTRUCT, ASSEMBLE, ERECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS, COMPLETE WITH RELATED ACCESSORIES, AS APPLICABLE IN EACH INSTANCE.	TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTI PRODUCTS IN UNDAMAGED CONDITION, IN MANUFACTURER'S ORIGINAL UNOPENED CON PACKING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS T PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, QUANTITIES ARE CO PRODUCTS ARE UNDAMAGED.
d. EQUIVALENT: MEANS "EQUIVALENT AS ACCEPTED BY THE ARCHITECT." WITH RESPECT TO PRODUCTS, EQUIVALENT MEANS A LIKE DEGREE OF FEATURES, ATTRIBUTES, PERFORMANCES, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN INDICATED INSTEAD, THE TERM INTENDED TO MEAN ARCHITECT WILL CONSIDER SUBSTITUTION PROPOSALS FOR THE PRODUCT. DO NOT ASSUME THAT SUBSTITUTE PRODUCTS ARE ACCEPTABLE. SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT FULL AND FINAL APPROVAL, MAY REQUIRE TO BE REMOVED IF NOT DEEMED ACCEPTABLE BY THE ARCHITECT. ALL COSTS ASSOCIATED TO REMOVAL OF SUBSTITUTION NOT APPROVED, AND INSTALLATION OF ACCEPTED PRODUCTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS: HANDLE, INSTALL, ERECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN S ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIE INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY CONTRACT DOCUMENTS. SHOULD JOB O SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, REQUEST CLAI WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION CONSTRUCTION AND WITH PROPER APPEARANCE.
ENERAL NOTES G1. INTENT OF THE DOCUMENTS: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT, SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH WITHIN THE DRAWINGS AND SPECS, BUT WHICH ARE REASONABLY IMPLIED FOR COMPLETION OF A COMPLETE SYSTEM, OR NECESSARY, FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.	C21. MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN INDIVIDUAL SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF QUALITY OF WORKMANSHIP, AND CONDITIONS OF INSTALLATION AS APPLICABLE AND TO I ADDITIONAL INSTRUCTIONS WHEN NECESSARY.
G2. DRAWINGS AND SPECIFICATIONS: SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY AND SUPPLEMENTAL TO THE DRAWINGS. NO RELATIVE IMPORTANCE OF DRAWINGS VERSUS SPECIFICATIONS HAS BEEN ESTABLISHED AND NONE SHOULD BE ASSUMED, BUT THE MOST STRINGENT CONDITIONS SHOULD BE ASSUMED FOR ALL BIDDING AND CONSTRUCTION REQUIREMENTS. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE ARCHITECT SHALL BE CONSULTED IN ORDER TO RENDER AN INTERPRETATION.	 C22. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUD FURNISHED BY SUBCONTRACTORS. C23. NON-CONFORMING WORK: REMOVE AND REPLACE WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS ADDITIONAL EXPENSE TO THE OWNER. C24. PRODUCT IDENTIFICATIONS:
BIDDING, PRICING OR CONSTRUCTION DONE PRIOR TO RECEIVING FINAL BUILDING DEPARTMENT PERMITS IS AT THE CONTRACTORS OWN RISK. CHANGES TO THE DRAWINGS MAY BE REQUIRED AS PART OF THE PLAN CHECK AND/ OR OWNER REVIEW PROCESS. THINK ARCHITECTURE INC. AND ITS CONSULTING ENGINEERS WILL NOT BE HELD LIABLE FOR, NOR COMPENSATE FOR, CHANGES TO THESE DRAWINGS BEFORE FINAL JURISDICTION AND OWNER APPROVAL IS OBTAINED.	NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE I SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHA ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXECUTED FROM FOREGOING REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED. C25. PROTECTION OF ADJACENT WORK:
G3. WORK NOT INCLUDED: ANY ITEM INDICATED ON THE DRAWINGS AS "N.I.C." (NOT IN CONTRACT), OR OTHERWISE DESIGNATED TO BE DONE BY OTHERS IS NOT A PART OF THE CONTRACT. INSTALLATION AND/OR BACKING MAY BE REQUIRED FOR SOME EQUIPMENT FURNISHED BY OWNER OR OWNER'S SUBCONTRACTOR. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.	PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTAI WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCT DEBRIS. PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE EGRESS WITHIN AND AROUND CONSTRUCTION AREAS. C26. DAMAGED PRODUCTS:
G4. CONTRACT DOCUMENTS AT SITE: THE CONTRACTOR SHALL MAINTAIN CURRENT PERMIT DRAWINGS; SHOP DRAWINGS; REVISED DRAWINGS; AND CLARIFICATION DRAWINGS, ADDENDA; CHANGE ORDERS; BULLETINS; INSPECTIONS; TEST CERTIFICATIONS AND RECORDS; PRODUCT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODE(S). MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR ARCHITECT'S REVIEW. ALL DRAWINGS MUST BE CLEARLY MARKED AS TO THE FINAL APPROVED DRAWINGS.	DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR A UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS, WHICH C RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER. C27. SECURITY: PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND TH
G5. RECORD DRAWINGS: THE MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES, AS WELL AS ANY DISCREPANCIES OR REQUIRED CHANGES IN THE CONTRACT DOCUMENTS. AT THE END OF	OPERATIONS IN MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM. C28. TEMPORARY CONTROLS: a. HEAT: PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, F
THE PROJECT, FORWARD TO ARCHITECT FOR FUTURE RECORDS. ONE (1) CD OF COMPLETE RECORD DRAWINGS TO OWNER IN PDF FORMAT AFTER COMPLETING FINAL PUNCH LIST.G6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING WITH WORK.	FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE IS DEFIN CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED, DOORS AND WINDOWS ARE GLAZED, ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES. EXCEPT WHERE INDICATED INDIVIDUAL SPECIFICATION SECTIONS, MAINTAIN MINIMUM AMBIENT TEMPERATUR AREAS WHERE CONSTRUCTION IS IN PROGRESS.
G7. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.	b. VENTILATION: VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.
G8. FIELD MEASUREMENTS: VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.	c. BARRIERS AND CLOSURES: PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS A EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCT
 G9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES. G10. REFERENCE STANDARDS: COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS 	d. FIRE PROTECTION: COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PRO ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING READY FOR IMMEDIATE USE. MA REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF W
REFERENCED WITHIN INDIVIDUAL SECTIONS, EXCEPT WHERE MORE EXPLICIT OR STRINGENT REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING. NTRACTOR	 C29. INTERRUPTION OF SERVICES: INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECT MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF AS MAY BE DIRECTED.
C1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.	C30. EXCAVATIONS OR TRENCHING: KEEP THE INTERVALS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OF BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY CO EXCAVATIONS OR TRENCHING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS A
C2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.	
 C3. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATIONS, AND UTILITY SIZES. C4. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES. C5. INSTAULATION STANDARDS. 	PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT RE STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH APPROPRIATE FOR MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PROD NOT VISIBLE FROM A DISTANCE OF THREE FEET.
C5. INSTALLATION STANDARDS: ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ALL REFERENCES TO STANDARDS OR TO MANUFACTURER'S SPECIFICATIONS SHALL BE TO THE LATEST EDITIONS OR LATEST AMENDMENTS.	 C32. COORDINATION AND CLEARANCES: VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK. a. ATTACHMENTS AND CONNECTIONS:
C6. HOURS OF WORK: ALL DEMOLITION, GRADING, AND CONSTRUCTION WORK SHALL BE LIMITED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR AS REQUIRED BY THE RVMA AND SUMMIT COUNTY PLANNING AND ZONING. NO ACTIVITIES ON SUNDAY. AFTER-HOURS WORK WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PERSONS/AGENCIES THAT HAVE JURISDICTION.	PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING ANE WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STR PHYSICAL DISTORTION, OR DISFIGUREMENT. b. EXPANSION AND MOVEMENT:
C7. TESTING AGENCIES: THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED. REFER TO INDIVIDUAL SELECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIVE CONTRACTOR OF OBLIGATION TO PERFORM WORK IN	ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT. c. ISOLATION OF DISSIMILAR ITEMS: ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREV AND ELECTROLYTIC ACTION.
ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS. C8. PROJECT LOG: MAINTAIN DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT. MAKE LOG AVAILABLE FOR ARCHITECT'S REVIEW.	d. MAINTENANCE: Clean and Perform Maintenance on Installed Work as frequently as Net Remainder of construction Period. Lubricate Operable components to I Without Damaging Effects.
C9. WORK PROGRESS SCHEDULE: MAINTAIN AN UPDATED WORK PROGRESS SCHEDULE POSTED IN A VISIBLE PLACE LOCATED IN FIELD OFFICE. UPDATE SCHEDULE DAILY TO REFLECT WORK PROGRESS.	e. ADJUSTMENTS: ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINE
 C10. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE. C11. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE 	C33. EXAMINATION OF CONDITIONS: EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NO WORK OVER UNSATISFACTORY CONDITIONS DETRIMENTAL TO PROPER AND TIMELY EXECUT NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY. C12. ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL	OF INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRE ARE RESPONSIBILITY OF CONTRACTOR. C34. CONTRACTOR SHALL PROVIDE BACKING SUPPORT OF ALL WALL, CEILING, AND PARTITION MY
TRADES. C13. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.	SUCH AS TABLE BRACKETS, LIGHT FIXTURES, ARTIFACTS, SHELVING, EQUIPMENT, AND TELEVIS COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTI C35. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL
C14. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.	CODES AND ORDINANCES. C36. GLASS AND GLAZING FOR ALL WINDOWS SHALL COMPLY WITH ALL APPLICABLE BUILDING C
C15. CONTRACTOR'S FIELD OFFICE: PROVIDE AND MAINTAIN A FIELD OFFICE ON THE PREMISES WHERE DIRECTED. OFFICE SHALL BE OF NEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT RAWINGS.	ADDITION ALL WINDOWS MUST MEET THE "AAMA" WINDOW STANDARDS FOR INSTALLATION CONTRACTOR SHALL OBTAIN, AND SHALL FOLLOW ALL REQUIREMENTS OF THE "AAMA" STA ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS INCLUDI DRAWINGS.
a. STORAGE STRUCTURE: PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERTIGHT STORAGE STRUCTURE FOR ALL MATERIALS WHICH MIGHT BE DAMAGED BY WEATHER, INCLUDING STORAGE FACILITIES FOR	 C37. ROOFING WORK SHALL BE PERFORMED AND ALL PENETRATIONS THROUGH THE ROOFING MEI PATCHED OR FLASHED AS PER THE MANUFACTURER'S STANDARDS. C38. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNAE, SOLAR PANELS, AND GUY WIRES SHAL OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE
CONCRETE TEST SAMPLES, OR OTHER MATERIAL SAMPLES REQUIRED FOR WORK. b. COSTS: PAY COSTS FOR A LOCAL BUSINESS TELEPHONE FOR USE BY CONTRACTOR, OWNER AND ARCHITECT THROUGHOUT CONTRACT PERIOD	
ARCHITECT THROUGHOUT CONTRACT PERIOD. c. COMMUNICATION EQUIPMENT: PROVIDE A TELEPHONE ON SITE. ASSIGN A RESPONSIBLE PERSON TO ANSWER ALL TELEPHONE CALLS IN EVENT THE SUPERINTENDENT IS ABSENT FROM THE PREMISES. PROVIDE APPROVED MEANS TO ESTABLISH UPGENT COMMUNICATIONS (CELLUL AP TELEPHONE OR PAGER)	
ESTABLISH URGENT COMMUNICATIONS (CELLULAR TELEPHONE OR PAGER). C16. TEMPORARY FACILITIES: PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE	
TEMPORARY SANITARY FACILITIES AS REQUIRED. C17. STORAGE AND PROTECTION: STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERTIGHT. CLIMATE CONTROLLED ENCLOSURES.	

PROVIDE OFFSITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON SITE STORAGE.

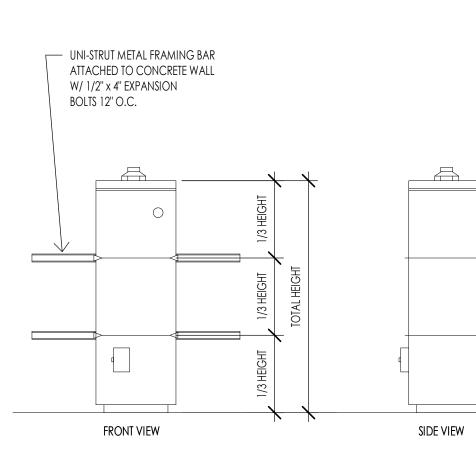
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2

G002

TYPICAL DIMENSION METHOD 1/2" = 1'-0"



WATER HEATER SIESMIC STRAPPING 1/2" = 1'-0"

Ε	NERGY STRATEGY:				
P	RESCRIPTIVE PER IBC		SCHECK - 2015	IECC 🛛	
	LOCATION	TYPE	THICKNESS	"R" VALUE	REMARKS
1.	Foundation walls and slab on grade	CONTINUOUS RIGID	2" TOTAL THICKNESS - 2' BELOW GRADE CONTINUOUS BELOW SLAB	R-10	OWENS CORNING FORMULAR CW15/CW25 PLUS INSULATION GLUED TO INSIDE OF FOUNDATION WALL OR CAST IN PLACE BELOW SLAB
2.	WALL INSULATION EXTERIOR- WOOD FRAMED WALLS	BLOW-IN	5-1/2" TOTAL THICKNESS	R-23.1	JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
3.	WALL INSULATION EXTERIOR - CONCRETE WALLS FURRED OUT WITH WOOD FRAMED WALLS	BLOW-IN	5-1/2" TOTAL THICKNESS 3-1/2" TOTAL THICKNESS	R-23.1 R-14.7	JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
4.	FLOORS (JOISTS/FRAMING)	BLOW-IN	10"	R-42	JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
5.	ROOFING: VENT BAFFELS	BELOW DECK	1" - TOTAL THICKNESS		FLAME RETARDANT PVC, EXTEND A MINIMUM OF 48" ABOVE EAVES
6.	Roofing: at eaves	FOAM-IN-PLACE	1" - TOTAL THICKNESS	R-6.8	JOHNS MANVILLE CORBOND® MCS CLOSED-CELL SPRAY FOAM INSULATION
7.	ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHNS MANVILLE CLIMATE PRO® FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATIO
9.	RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
10.	AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATTS	FILL VOIDS		JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
11.	MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
12.	INTERIOR FLOORS - SOUND RATING REQUIRED	Sound batts	FILL CAVITY		JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION
13.	DUCTWORK/PLUMBING LINES	DBL. FACED 1/2" VINYL FACED			SEE MECHANICAL AND PLUMBING - FOR ALL INSULATION REQUIREMENTS
14.	GLAZING - NFRC THERMAL RATINGS	DOUBLE PANE	LOW-E	MAX U-FACTOR: 0.32 MAX SHGC: 0.16	ALUMINUM CLAD WOOD

1. COORDINATE WITH PROJECT SPECIFICATION SECTIONS FOR INSULATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 2. ALL INSULATION SHALL BE TIGHT, AND NO GAPS SHALL BE LEFT.

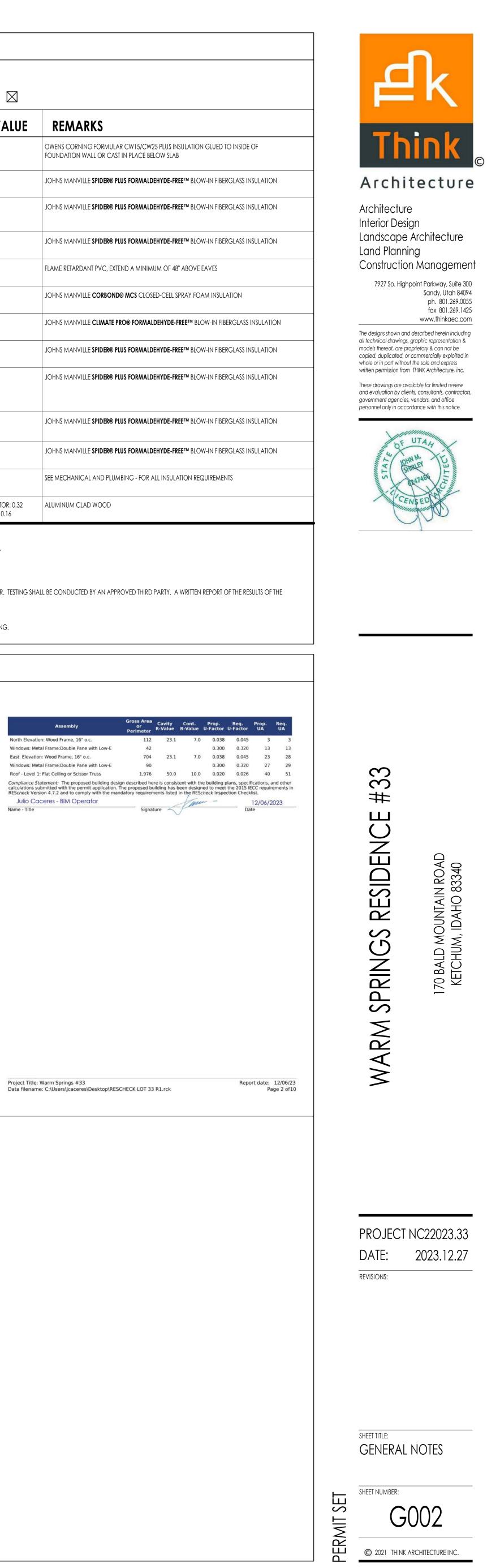
3. ALL INSULATION AT PIPES SHALL BE INSTALLED AT WARM SIDE ONLY.

PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW: (A) BLOWER DOOR TEST FOR BUIDLING ENVELOPE AT FINAL WITH A MAXIMUM AIR LEAKAGE OF 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. 1. AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY.

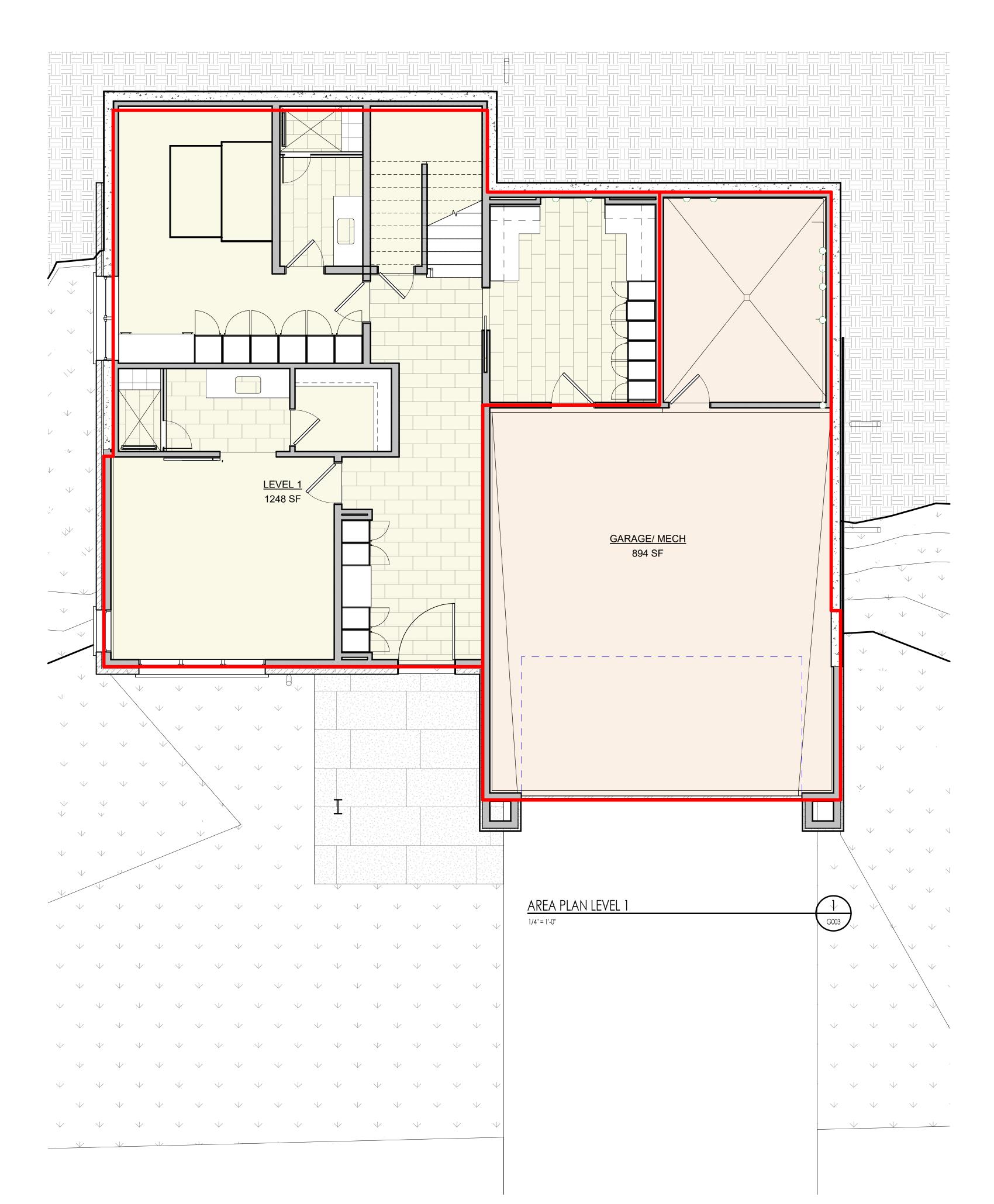
2. TO BE PERFORMED AFTER DRYWALL INSTALATION AND MUD AND TAPE. 3. CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALATION OF ENVELOPE SEALING.

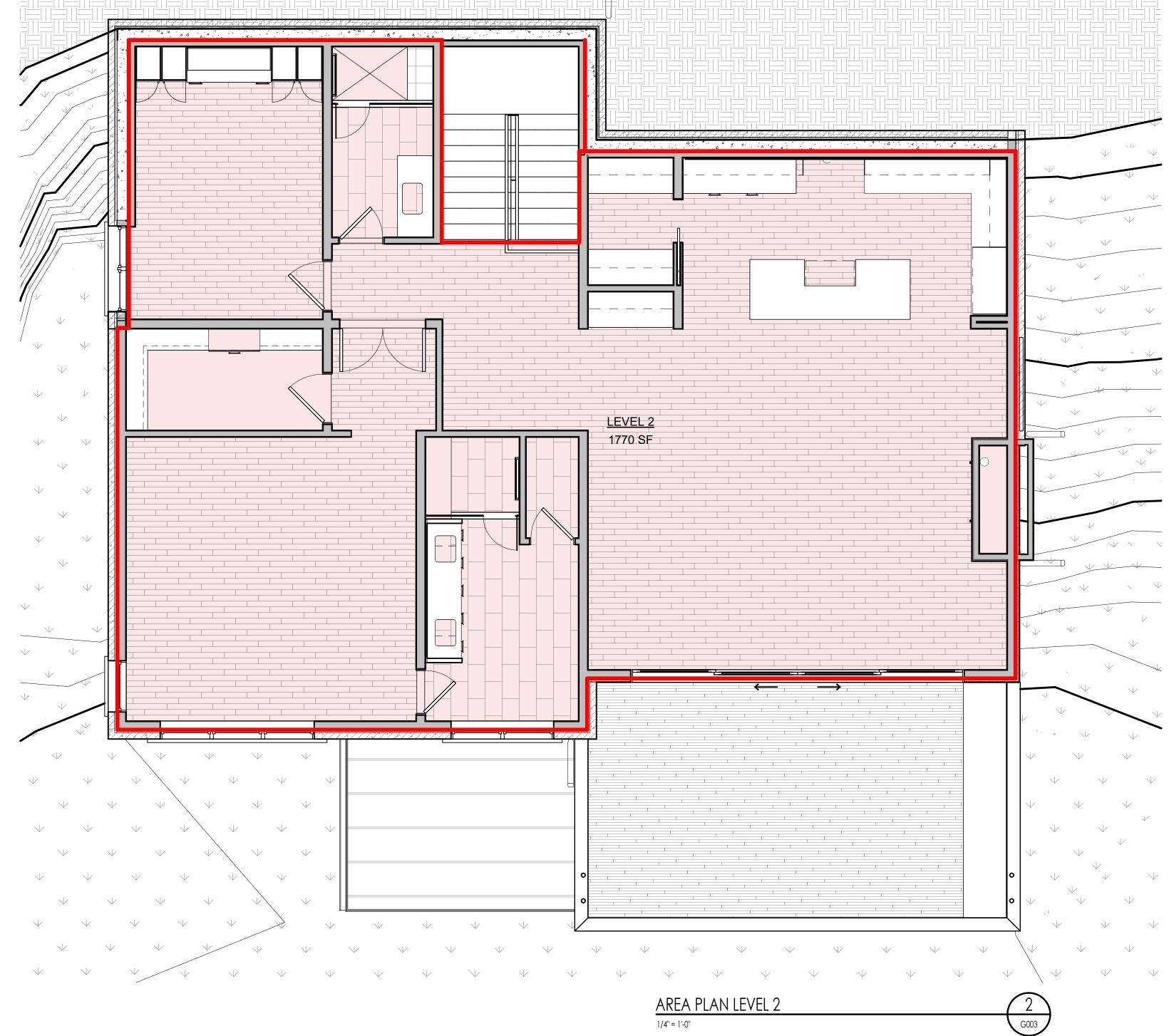
RESCHECK/ ENERGY COM CHECK

Project Warı	m Springs #33							
inergy Code: ocation: construction Type: rroject Type: conditioned Floor Area: clazing Area climate Zone: rermit Date: termit Date:	2015 IECC Ketchum, Idaho Single-family New Construction 2,993 ft2 25% 6 (8280 HDD)							
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ompliance: 5.9% Better he % Better or Worse Than Co DOES NOT provide an estima OTE: Slab-on-grade tra rade assembly in the s	Than Code Maximum de Index reflects how close to complia te of energy use or cost relative to a mi deoffs are no longer consider pecified climate zone must m	Ince the house is banimum-code home ed in the UA o eet the minimum Gross Area or	sed on code tra r performar um energy Cavity	nce complia code insulai Cont.	tion R-value Prop.	e and depth Req.	Prop.	Req.
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ompliance: 5.9% Better he % Better or Worse Than Co DOES NOT provide an estima OTE: Slab-on-grade tra- rade assembly in the s INVELOPE ASSE Associate Stab on grade: Slab-On- Insulation depth: 4.0'	Than Code Maximum Side Index reflects how close to complian te of energy use or cost relative to a mini- deonfs are no longer consider pecified climate zone must mini- comblies ssembly -Grade:Unheated	Ince the house is banimum-code home ed in the UA o eet the minimum Gross Area or	sed on code tra r performar um energy Cavity	nce complia code insulai Cont.	tion R-value Prop.	e and depth Req.	Prop.	Req. UA
ompliance: 5.9% Better ne % Better or Worse Than Co DOES NOT provide an estima OTE: Slab-on-grade tra rade assembly in the s INVELOPE ASSE at the state of the state of the state ilab on grade: Slab-On- Insulation depth: 4.0' iloor over Garage: All-V	Than Code Maximum Side Index reflects how close to complian te of energy use or cost relative to a mini- deonfs are no longer consider pecified climate zone must mini- comblies ssembly -Grade:Unheated	nce the house is ba nimum-code home ed in the UA o eet the minimu Gross Area or Perimeter	sed on code tra r performar um energy Cavity	code insulat code insulat Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
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t DOES NOT provide an estima IOTE: Slab-on-grade tra rade assembly in the s Envelope Asse Slab on grade: Slab-On Insulation depth: 4.0' Floor over Garage: All-V Unconditioned Space Floor over Garage Outs Outside Air Basement Walls: Solid (Wall height: 10.5' Depth below grade: 11 Insulation depth: 10.5 South Elevation: Wood	Than Code Maximum Maximum Me Index reflects how close to complia te of energy use or cost relative to a mini- mageoffs are no longer consider pecified climate zone must mini- emblies ssembly -Grade:Unheated Nood Joist/Truss:Over Mide: All-Wood Joist/Truss:Over Concrete or Masonry 0.5' Frame, 16" o.c. Double Pane with Low-E	Gross Area or Perimeter 199 778 395 1,516 1,418 185 285	Cavity R-Value 30.0 30.0 15.0	Cont. R-Value 14.0 0.0 14.0	Prop. U-Factor 0.658 0.033 0.033 0.033 0.028 0.038 0.300 0.320	U-Factor 0.033 0.033 0.033 0.033 0.050 0.045 0.320 0.320	Prop. UA 0 26 13 42 28 56 91	Req.



Project Title: Warm Springs #33 Data filename: C:\Users\icaceres\Desktop\RESCHECK LOT 33 R1.rck	Report date





	BUILDING AREA - FINISHED
AREA	FINISHED
LEVEL 1	1248 SF
LEVEL 2	1770 SF
	3018 SF
AREA	BUILDING AREA - UNFINISHED
GARAGE/ MECH	894 SF 894 SF
	BUILDING AREA - TOTAL
	TOTAL



Construction Management 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094

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PROJECT	NC22023.33
DATE:	2023.12.27
REVISIONS:	





BUILDING KEYNOTES AND SPECIFICATIONS DIVISION 1-GENERAL REQUIREMENTS 01-01 SUMMARY PROJECT INFORMATION:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (I.R.C.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

IRC 106.4 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO SUBMIT THE CHANGES TO THE BUILDING DEPARTMENT, OR WORK WITH ALL ITEMS RELATED TO OPERATION OF ALL EQUIPMENT. THE ARCHITECT TO RE-SUBMITT THE PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL.

THE CONSTRUCTION DOCUMENTS INCORPORATE BOTH THE PLANS AND SPECIFICATIONS FOR THE PROJECT. THE INCLUDED DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED A WHOLE SET OF DRAWINGS. ALL ITEMS REQUIRED FOR CONSTRUCTION MAY BE SHOWN EITHER IN DRAWINGS AND/OR SPECIFICATIONS. REQUIRED ITEMS MAY APPEAR IN WORKING DRAWINGS AND SPECIFICATIONS WHETHER GRAPHIC OR WRITTEN FORM, SO LONG AS THEY DO APPEAR SOMEPLACE AND ARE NOT CONTRADICTORY WITH OTHER PORTIONS OF THE DRAWINGS AND SPECIFICATIONS. NO FRAGMENT OF THE PLANS AND SPECS TAKE PRECEDENCE OVER OTHER FRAGMENTS. THE DOCUMENTS MUST BE CONSIDERED AS A WHOLE. IF A CONFLICT OR CONTRADITION DOES OCCUR, THE MOST STINGENT APPLICATION OR SPECIFICATION APPLIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.

CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY HEREBY AGREES TO HOLD HARMLESS THE ARCHITECT, ITS OFFICERS, EMPLOYEES, AGENTS A VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SEE I.R.C. SECTION R319. PROJECT IDENTIFICATION

THUNDER SPRING RESIDENCES: UNITS A.1 & A.2 NAME: ADDRESS: 126 SADDLE ROAD, KETCHUM, IDAHO, 83340

OWNER: VP COMPANIES

THE PROJECT SHALL INCLUDE THE CONSTRUCTION OF NINE SINGLE FAMILY HOMES AND TWO-FAMILY DWELLINGS. THE CONSTRUCTION SHALL BE OF CONCRETE FOUNDATION WITH WOOD AND STEEL CONSTRUCTION. PHASED CONSTRUCTION:

ACCESS TO SITE:

YES

NEW CONSTRUCTION: CONTRACTOR SHALL HAVE USE OF PROJECT SITE FOR CONSTRUCTION OPERATIONS DURING CONSTRUCTION PERIOD. ALL STORAGE MUST BE MAINTAINED ON SITE, AND SHALL NOT DISTURB PROPERTY OUTSIDE OF PROPERTY LINES, UNLESS APPROVED BY THE CITY AND OWNER.

01-02 ALLOWANCES

LUMP-SUM ALLOWANCES : Contractor shall provide lump sum allowances for those items indicated on plans, schedules or items REQUIRING ADDITIONAL DETAIL OR SELECTION. LUMP SUM SHALL BE INCLUDED WITHIN SCHEDULE OF VALUES.

CONTINGENCY ALLOWANCES JSE OF THE CONTINGENCY ALLOWANCE SHALL ONLY BE AS DIRECTED BY ARCHITECT FOR OWNER'S PURPOSES AND ONLY BY CHANGE ORDERS THAT INDICATE AMOUNTS TO BE CHARGED TO THE ALLOWANCE.

CONTRACTOR'S OVERHEAD. PROFIT, AND RELATED COSTS FOR PRODUCTS AND EQUIPMENT ORDERED BY OWNER UNDER THE CONTINGENCY ALLOWANCE ARE INCLUDED IN THE ALLOWANCE AND ARE NOT PART OF THE CONTRACT SUM.

CHANGE ORDERS AUTHORIZING USE OF FUNDS FROM THE CONTINGENCY ALLOWANCE WILL INCLUDE CONTRACTOR'S RELATED COSTS FOR WORK SPECIFIED WITHIN THE CHANGE ORDER. PROFIT AND OVERHEAD OF THE CONTRACTOR SHALL EQUAL PROJECT PROFIT AND OVERHEAD FOR PROJECT.

AT PROJECT CLOSEOUT, CREDIT ALL UNUSED AMOUNTS REMAINING IN THE CONTINGENCY ALLOWANCE TO OWNER BY CHANGE ORDER.

GENERAL/SUMMARY:

THEN PRESENTED.

SCHEDULE OF ALLOWANCES CONTRACTOR SHALL PROVIDE SCHEDULE OF ALL ALLOWANCES AS A PART OF BIDDING FOR OWNER AND ARCHITECT TO REVIEW.

01-03 ALTERNATES

ALTERNATES MAY BE INCLUDED ON THE DRAWINGS, AND SHOULD BE SEPARATED DURING THE BIDDING PROCESS. THE CONTRACTOR MAY ALSO SUBMIT REQUEST FOR ALTERNATES DURING BIDDING. ALL ALTERNATES MAY BE ACCEPTED AFTER REVIEW OF ALTERNATE WITH THE OWNER, AND THE CONTRACTOR WILL BE NOTIFIED IF AN ALTERNATE IS TO BE ACCEPTED OR NOT. THE CONTRACTOR SHALL NOT ASSUME THAT ALTERNATES ARE ACCEPTED, UNLESS NOTIFIED BY THE ARCHITECT THROUGH ADDENDUM, ASI, OR PROPOSAL REQUEST OF ACCEPTANCE OF THE ALTERNATE. ALL ALTERNATE WORK MAY BE ADDED TO OR DEDUCTED FROM THE BASE BID BY CHANGE ORDER IN THE AMOUNT OF THE ADDITIONAL COSTS OR SAVINGS, IF OWNER DECIDES TO ACCEPT THE ALTERNATE BID.

1. ALTERNATES DESCRIBED IN THIS SECTION ARE PART OF THE WORK ONLY IF ENUMERATED IN THE AGREEMENT. 2. THE COST OR CREDIT FOR EACH ALTERNATE IS THE NET ADDITION TO OR DEDUCTION FROM THE CONTRACT SUM TO INCORPORATE ALTERNATE INTO THE WORK. NO OTHER ADJUSTMENTS ARE MADE TO THE CONTRACT SUM.

3. ALTERNATES PROPOSED BY THE CONTRACTOR DURING BIDDING, MUST NOT BE SHOWN AS THE BASE BID FOR THE PROJECT. ALL BASE BIDS MUST BE THOSE ITEMS SPECIFIED ON THE DRAWINGS, AND ALL ALTERNATES PROPOSED BY THE CONTRACTOR MUST BE OUTSIDE OF THE REQUIRED NUMBER OF BASE BIDS FOR EACH DISCIPLINE. THE ALTERNATE MAY BE

01-04 SUBSTITUTION PROCEDURES

ALL CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE REQUIRED BY THE CONTRACT DOCUMENTS AND PROPOSED BY CONTRACTOR, SHALL BE APPROVED BY THE ARCHITECT, ENGINEER AND BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK.

SUBMITTAL SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION BY ARCHITECT AND OWNER. IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED.

SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS INCLUDING THE FOLLOWING;

A. STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.

B. PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.

C. SAMPLES, WHERE APPLICABLE OR REQUESTED.

D. DETAILED COMPARISON OF CONTRACTOR'S CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCTS SPECIFIED FOR THE WORK.

E. COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.

ARCHITECT WILL REQUEST ADDITIONAL INFORMATION IF NEEDED TO QUALIFY DOCUMENTATION FOR EVALUATION. ARCHITECT WILL NOTIFY CONTRACTOR OF ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTION IN WRITING. THE ARCHITECT WILL NOTIFY CONTRACTOR OF ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTION IN WRITING. THE CONTRACTOR SHALL NOT INCLUDE PROPOSED SUBSTITUTIONS IN BIDS OR COSTS UNTIL ACCEPTANCE OF SUBSTITUTION BY 01-10 DEFERRED SUBMITTALS ARCHITECT AND OWNER.

01-05 PAYMENT PROCEDURES

SUBMIT THE SCHEDULE OF VALUES WITH UPDATED CONSTRUCTION SCHEDULE TO ARCHITECT AT EARLIEST POSSIBLE DATE BUT NO LATER THAN SEVEN DAYS BEFORE THE DATE SCHEDULED FOR PAYMENT APPLICATION.

INCLUDE THE FOLLOWING IDENTIFICATION ON THE SCHEDULE OF VALUES: PROJECT NAME AND LOCATION. NAME OF ARCHITECT. CONTRACTOR'S NAME AND ADDRESS.

DATE OF SUBMITTAL ARRANGE SCHEDULE OF VALUES CONSISTENT WITH FORMAT OF AIA DOCUMENT G703. PROVIDE A SEPARATE LINE ITEM IN

THE SCHEDULE OF VALUES FOR EACH PART OF THE WORK WHERE APPLICATIONS FOR PAYMENT MAY INCLUDE MATERIALS OR EQUIPMENT PURCHASED OR FABRICATED AND STORED, BUT NOT YET INSTALLED. UPDATE AND RESUBMIT THE SCHEDULE OF VALUES BEFORE THE NEXT APPLICATIONS FOR PAYMENT WHEN CHANGE ORDERS OR CONSTRUCTION CHANGE DIRECTIVES RESULT IN A CHANGE IN THE CONTRACT SUM.

EACH APPLICATION FOR PAYMENT SHALL BE CONSISTENT WITH PREVIOUS APPLICATIONS AND PAYMENTS AS CERTIFIED BY ARCHITECT AND PAID FOR BY OWNER.

EACH APPLICATION FOR PAYMENT, SUBMIT WAIVERS OF MECHANIC'S LIEN FROM ENTITIES LAWFULLY ENTITLED TO FILE A MECHANIC'S LIEN ARISING OUT OF THE CONTRACT AND RELATED TO THE WORK COVERED BY THE PAYMENT. SUBMIT PARTIAL WAIVERS ON EACH ITEM FOR AMOUNT REQUESTED IN PREVIOUS APPLICATION, ON EACH ITEM. WHEN AN APPLICATION SHOWS COMPLETION OF AN ITEM, SUBMIT CONDITIONAL FINAL OR FULL WAIVERS. WAIVER FORMS: SUBMIT WAIVERS OF LIEN ON FORMS, EXECUTED IN A MANNER ACCEPTABLE TO OWNER.

CONTRACTOR SHALL REVIEW PLANS WITH SITE AND MARK ALL TREES IDENTIFIED ON THE DRAWINGS TO BE PROTECTED AND

01-06 TEMPORARY TREE AND PLANT PROTECTION

REMAIN DURING CONSTRUCTION. THE CONTRACTOR AND ARCHITECT SHALL REVIEW THE MITIGATION WITH THE CITY PRIOR TO COMMENCING

CONSTRUCTION, AND SHALL RECEIVE APPROVAL FROM THE CITY.

CONTRACTOR, ARCHITECT AND OWNER SHALL REVIEW ON SITE AFTER TREES HAVE BEEN MARKED AND PRIOR TO STAKING.

EXECUTION PROVIDE 6'-0" HIGH FENCING AROUND TREE. FENCING SHALL BE INSTALLED TO PROVIDE PROTECTION TO TREE AND SHALL BE INSTALLED AT DIAMETER TO MATCH DRIP LINE OF TREE.

01-07 OPERATION AND MAINTENANCE DA

DIVISION 3-CONCRETE

01-08 WARRANTY

01-09 SUBMITTALS

- 2. PRE-FABRICATED ROOF AND FLOOR TRUSSES 3. HEATING AND COOLING MECHANICAL SYSTEMS
- 4. LIGHT CONTROLS
- 5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC. 6. FACTORY BUILT FIREPLACES.

DEFERRED SUBMITTAL PROCESS:

1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL TO THE ARCHITECT.

3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN INTENT OF THE STRUCTURE.

4. THE REVIEWED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE BUILDING OFFICIAL.

7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

01-07 OPERATION AND MAINTENANCE DATA	03-05 CAST IN PLACE FOOTINGS	03-12 EXTERIOR CAST IN PLACE CONCRETE STEPS
THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL OPERATION MANUALS, WARRANTY INFORMATION, ETC. FOR ALL EQUIPMENT, APPLIANCES, ETC. AT THE COMPLETION OF THE PROJECT.	<u>GENERAL/PRODUCTS</u> CONCRETE FOOTINGS TO BE 4,000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS SPECIFIED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE, UNLESS NOT SPECIFIED. ALL FOOTINGS SHALL HAVE	<u>GENERAL/PRODUCTS</u> EXTERIOR CONCRETE STEPS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.
ALL INFORMATION SHALL BE COLLECTED AND PLACED IN BINDER AND OR DIGITAL DATA FOR THE OWNER TO REVIEW. CONTRACTOR SHALL PROVIDE START UP AND MAINTENANCE REVIEW WITH OWNER PRIOR TO FINAL PAYMENT.	NORMAL WEIGHT 1" AGGREGATE. REINFORCING SHALL BE AS PER THE FOOTING SCHEDULE - SEE STRUCTURAL DRAWINGS.	REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. PROVIDE #3 AT EACH NOSING OF PROVIDE MINIMUM OF 2" COVERAGE OF CONCRETE TO ALL STEEL. STRUCTURAL DRAWINGS SHALL TAKE PRECEDI OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.
THE CONTRACTOR SHALL SCHEDULE A TIME TO REVIEW AND TRAIN THE OWNER AND/OR OWNER'S REPRESENTATIVES ON ALL ITEMS RELATED TO OPERATION OF ALL EQUIPMENT.	SUBMITTALS	SUBMITTALS
01-08 WARRANTY	DESIGN MIXTURES FOR EACH CONCRETE MIX. <u>EXECUTION</u>	DESIGN MIXTURES FOR EACH CONCRETE MIX. <u>EXECUTION</u>
<u>GENERAL</u> THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN WARRANTY COVERING WORKMANSHIP, MATERIAL, ETC.	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL. (CERTIFIED 95% COMPACTION). ANY QUESTIONABLE SOIL SHALL BE REVIEWED BY SOIL ENGINEER PRIOR TO PLACEMENT OF FOOTING. THE CONTRACTOR SHALL COORDINATE AND REQUEST A SITE OBSERVATION REPORT FROM GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF	ALL STEPS SHALL BE PLACED ON 6" MINIMUM COMPACTED SUB BASE OR GRAVEL. STEPS SHALL SLOPE 1/8" AT EA TREAD TO ALLOW DRAINAGE.
ON THE PROJECT FOR A PERIOD OF (1) YEAR FROM COMPLETION. A WRITTEN WARRANTY SHALL BE PROVIDED (FROM VENDORS) ON ALL MATERIALS THAT HAVE EXTENDED WARRANTY PERIODS ABOVE THOSE STATED ABOVE. SUCH AS ROOFING MATERIALS WHICH SHALL PROVIDE A WARRANTY FOR MATERIALS FOR A MINIMUM OF 20 YEARS.	FOOTINGS	PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 BARS AT 24"
01-09 SUBMITTALS	ALL TYPICAL FOOTINGS TO BE MINIMUM OF 48" FROM FINISH GRADE TO BOTTOM OF FOOTING. FOOTING SIZE AND REINFORCEMENT MUST MEET REQUIREMENTS OF 2012 IRC R403. FOOTING SIZE ARE SPECIFIED ON	STEPS TO HAVE RISER MAXIMUM HEIGHT OF 7" AND MINIMUM TREAD OF 12". SEE ARCHITECTURAL DETAILS FOR R RUN FOR EACH STEPS.
<u>GENERAL</u> REQUIREMENTS FOR THE SUBMITTAL PROCEDURAL REQUIREMENTS FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA,	STRUCTURAL DRAWINGS WHICH TAKE PRECEDENCE UNLESS SPECIFIED. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.	BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITE COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.
SAMPLES, AND OTHER SUBMITTALS REQUIRED BY SPECIFICATIONS FOR ARCHITECT/OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION WITHIN PROJECT.	COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND ACI 301 FOR HOT-WEATHER PROTECTION DURING CURING.	TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS.
ELECTRONIC DIGITAL DATA FILES OF THE CONTRACT DRAWINGS WILL NOT BE PROVIDED BY ARCHITECT FOR CONTRACTOR'S USE IN PREPARING SUBMITTALS.	BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.	PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT
"CONTRACTOR (EACH SUBCONTRACTOR) SHALL BE SOLELY RESPONSIBLE AND ASSUMES FULL LIABILITY FOR ENSURING THAT SUBMITTALS ARE TIMELY PROVIDED TO THE ARCHITECT, AND THE CONTENT THEREOF COMPLIES IN FULL, AND IS PROVIDED	CONSTRUCTION JOINTS: INSTALL SO STRENGTH AND APPEARANCE OF CONCRETE ARE NOT IMPAIRED	CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL
IN ACCORDANCE, WITH THE DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. THE CONTRACTOR (SUBCONTRACTOR) HEREBY AGREES TO HOLD HARMLESS THE ARCHITECT, ITS OFFICERS, EMPLOYEES, AGENTS AND CONSULTANTS FROM FAILURE TO COMPLY WITH THIS PROVISION. CONTRACTOR FURTHER AGREES TO DEFEND AND INDEMNIFY ARCHITECT, ITS	03-06 CAST IN PLACE FOUNDATION WALLS	
OFFICERS, EMPLOYEES, AGENTS AND CONSULTANTS FOR ANY AND ALL INJURIES, DAMAGES AND LIABILITY RESULTING FROM A BREACH HEREOF."	CONCRETE FOUNDATION TO BE 3,000 PSI MINIMUM COMPRESSIVE STREGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.	03-14 CAST IN PLACE RETAINING WALLS
COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY. SUBMITTALS THAT REQUIRE CONCURRENT REVIEW SHOULD BE SO	REINFORCING SHALL BE AS PER THE FOUNDATION WALL SCHEDULE - SEE STRUCTURAL DRAWINGS.	CONCRETE FOUNDATION TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGH AGGREGATE UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECI OVER MINIMUM STANDARDS SPECIFIED.
INDICATED IN THOSE SECTIONS. ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.	DESIGN MIXTURES FOR EACH CONCRETE MIX.	REINFORCING SHALL BE AS PER THE FOUNDATION WALL SCHEDULE -SEE STRUCTURAL DRAWINGS.
ALLOW TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.	EXECUTION TYPICAL WALLS SHALL BE A MINIMUM OF 8" THICK U.N.O. ON PLANS. REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR THICKNESS OF WALLS. REFER TO TOP OF WALL DETAILS ON ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SPECIFIED DETAILS AND REQUIREMENTS.	<u>SUBMITTALS</u> DESIGN MIXTURES FOR EACH CONCRETE MIX.
INITIAL REVIEW: ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.	COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDATION	<u>EXECUTION</u> TYPICAL WALLS SHALL BE A MINIMUM OF 8" THICK U.N.O. ON PLANS. REFER TO BOTH ARCHITECTURAL AND STRUC
RESUBMITTAL REVIEW: ALLOW 14 DAYS FOR REVIEW OF EACH RESUBMITTAL.	WALL TO BE A MINIMUM OF 6" ABOVE FINISH GRADE. PROVIDE WATERPROOFING AT EXTERIOR OF FOUNDATION WALLS BELOW FINISH GRADE AT ALL HABITABLE SPACES. SEE	DRAWINGS FOR THICKNESS OF WALLS. REFER TO TOP OF WALL DETAILS ON ARCHITECTURAL AND STRUCTURAL DR FOR SPECIFIED DETAILS AND REQUIREMENTS.
SEQUENTIAL REVIEW: WHERE SEQUENTIAL REVIEW OF SUBMITTALS BY ARCHITECT'S CONSULTANTS, OWNER, OR OTHER PARTIES IS REQUIRED.	DIVISION 7 OF SPECIFICATIONS.	COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDAT WALL TO BE A MINIMUM OF 6" ABOVE FINISH GRADE.
ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL. ELECTRONIC SUBMITTALS WILL BE ACCEPTED, BUT MUST BE COMPLETE AND MUST BE INCLUDED INTO SINGLE DIGITAL (PDF	PROVIDE PERIMETER FOUNDATION DRAIN - SEE DIVISION 7 OF SPECIFICATIONS. PROVIDE RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR.	PROVIDE WATERPROOFING AT EXTERIOR OF FOUNDATION WALLS BELOW FINISH GRADE AT ALL HABITABLE SPACE: DIVISION 7 OF SPECIFICATIONS.
FORMAT) FILE. THE FILE MUST PROVIDE MEANS FOR INSERTION TO PERMANENTLY RECORD CONTRACTOR'S REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT.	COORDINATE WITH ARCHITECTURAL DETAILS AND INSULATION SPECIFICATIONS FOR THICKNESS REQUIRED PER ENERGY CALCULATIONS. CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404.	PROVIDE PERIMETER FOUNDATION DRAIN - SEE DIVISION 7 OF SPECIFICATIONS.
DISTRIBUTION: FURNISH COPIES OF FINAL SUBMITTALS TO MANUFACTURERS, SUBCONTRACTORS, SUPPLIERS, FABRICATORS, INSTALLERS, AUTHORITIES HAVING JURISDICTION, AND OTHERS AS NECESSARY FOR PERFORMANCE OF CONSTRUCTION	CONSTRUCT FORM WORK SO CONCRETE MEMBERS AND STRUCTURES ARE OF SIZE, SHAPE, ALIGNMENT, ELEVATION, AND	CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404
ACTIVITIES. SHOW DISTRIBUTION ON TRANSMITTAL FORMS. USE FOR CONSTRUCTION: RETAIN COMPLETE COPIES OF SUBMITTALS ON PROJECT SITE. USE ONLY FINAL ACTION	POSITION INDICATED PLACE AND SECURE ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR ADJOINING WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. USE SETTING DRAWINGS, TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED.	CONSTRUCT FORM WORK SO CONCRETE MEMBERS AND STRUCTURES ARE OF SIZE, SHAPE, ALIGNMENT, ELEVATION POSITION INDICATED PLACE AND SECURE ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR ADJOINING WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. USE SETTING DRAWINGS
SUBMITTALS THAT ARE MARKED WITH APPROVAL NOTATION FROM ARCHITECT'S ACTION STAMP.	BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.	TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED. BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITE
GENERAL SUBMITTAL PROCEDURE REQUIREMENTS: PREPARE AND SUBMIT SUBMITTALS REQUIRED BY INDIVIDUAL SPECIFICATION SECTIONS. TYPES OF SUBMITTALS, (PRODUCT, SAMPLE OR SHOP DRAWINGS) ARE INDICATED IN INDIVIDUAL SPECIFICATION SECTIONS. PROVIDE A MINIMUM OF TWO COPIES OF EACH SUBMITTAL. ONE COPY WILL BE	FINISH: PROVIDE RUBBED SURFACES ON ALL EXPOSED SURFACES OF ALL EXPOSED CONCRETE FOUNDATION WALLS NO	COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.
RETAINED BY ARCHITECT, AND ONE COPY RETURNED TO CONTRACTOR.	LATER THAN ONE DAY AFTER FORM REMOVAL. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.	FINISH: PROVIDE RUBBED SURFACES ON ALL EXPOSED SURFACES OF ALL EXPOSED CONCRETE FOUNDATION WALL LATER THAN ONE DAY AFTER FORM REMOVAL.
DOCUMENT FILE.	DEFECTIVE CONCRETE: REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.	PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. DEFECTIVE CONCRETE: REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND RI CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.
A. ACTION SUBMITTALS: SUBMIT TWO PAPER COPIES OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED. ARCHITECT WILL RETURN TWO COPIES.	03-08 CAST IN PLACE INTERIOR CONCRETE SLABS	CONTRACTOR SHALL COORDINATE PLACEMENT OF WEEP HOLES AT THE BASE OF THE CONCRETE RETAINING WALL
B. INFORMATIONAL SUBMITTALS: SUBMIT TWO PAPER COPIE(S) OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED.	<u>GENERAL/PRODUCTS</u> INTERIOR CONCRETE SLABS TO BE 4,000 PSI. AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.	03-18 CAST IN PLACE GARAGE CONCRETE SLABS
C. CERTIFICATES AND CERTIFICATIONS SUBMITTALS: PROVIDE A STATEMENT THAT INCLUDES SIGNATURE OF ENTITY RESPONSIBLE FOR PREPARING CERTIFICATION. CERTIFICATES AND CERTIFICATIONS SHALL BE SIGNED BY AN OFFICER OR OTHER INDIVIDUAL AUTHORIZED TO SIGN	REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24"O.C. EACH WAY OR 6" X 6"-W1.4 X W1.4 W.W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.	GENERAL/PRODUCTS INTERIOR CONCRETE GARAGE SLABS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.
DOCUMENTS ON BEHALF OF THAT ENTITY.	<u>SUBMITTALS</u> DESIGN MIXTURES FOR EACH CONCRETE MIX	REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6" -W1.4 X W1. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICA ALL REINFORCEMENT.
D. SHOP DRAWINGS: PREPARE PROJECT-SPECIFIC INFORMATION, DRAWN ACCURATELY TO SCALE. DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA, UNLESS SUBMITTAL BASED ON	<u>EXECUTION</u> ALL SLABS SHALL BE PLACED ON 2'' RIGID INSULATION BOARD OVER 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR	<u>SUBMITTALS</u> DESIGN MIXTURES FOR EACH CONCRETE MIX.
ARCHITECT'S DIGITAL DATA DRAWING FILES IS OTHERWISE PERMITTED.	BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 4" MINIMUM COMPACTED SUB BASE.	<u>EXECUTION</u> ALL SLABS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE OR GRAVEL.
PDF ELECTRONIC FILE (OR) TWO OPAQUE (BOND) COPIES OF EACH SUBMITTAL. ARCHITECT WILL RETURN ONE COPY.	CONTRACTOR TO VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.	BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITE
e. SAMPLES: SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE FOR A CHECK OF THESE	COORDINATE WITH HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE DUCTWORK AS PER PLANS PROVIDED BY DESIGN BUILD CONTRACTOR COORDINATED BY THE GENERAL CONTRACTOR. THE RADIANT TUBING MUST BE WITHIN THE TOP HALF OF THE SLAB.	COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED. TROWEL FINISH: SMOOTH
CHARACTERISTICS WITH OTHER ELEMENTS AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN SUBMITTAL AND ACTUAL COMPONENT AS DELIVERED AND INSTALLED.	TROWEL FINISH: SMOOTH	PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.
MAINTAIN SETS OF APPROVED SAMPLES AT PROJECT SITE, AVAILABLE FOR QUALITY-CONTROL COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITY. SAMPLE SETS MAY BE USED TO DETERMINE FINAL ACCEPTANCE	PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT	REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.
OF CONSTRUCTION ASSOCIATED WITH EACH SET. CONTRACTOR'S REVIEW:	CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL.	JOINTS: SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATION OF ALL CONTROL AND EXPANSION JC CONCRETE SLABS.
THE CONTRACTOR SHALL REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK OF THE CONTRACT AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. NOTE CORRECTIONS AND FIELD DIMENSIONS	SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATION OF ALL CONTROL AND EXPANSION JOINTS AT	THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL DESIGN BUILD CONTRACTOR FOR EXTENT OF RAD HEATING TUBES IN CONCRETE SLAB. CONTRACTOR SHALL COORDINATE PLACEMENT,. AND ASSURE THAT ALL TUB IN TOP HALF OF CONCRETE SLAB. PROVIDE 1 1/2" RIGID INSULATION UNDER ALL SLABS WITH RADIANT HEATING.
THAT VARY FROM CONSTRUCTION DOCUMENTS, AND MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT. SUBMITTALS NOT STAMPED APPROVED BY THE CONTRACTOR WILL NOT BE REVIEWED, AND RETURNED TO CONTRACTOR	CONCRETE SLABS. 03-09 EXTERIOR CAST IN PLACE CONCRETE SLABS	COORDINATE WITH DETAILS ON PLANS.
FOR APPROVAL BEFORE ARCHITECTURAL/OWNER REVIEW. ARCHITECT'S ACTION:	<u>GENERAL/PRODUCTS</u> EXTERIOR CONCRETE SLABS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.	03-62 CONCRETE TOPPING SLABS
THE ARCHITECT WILL REVIEW EACH SUBMITTAL, MAKE MARKS TO INDICATE CORRECTIONS OR REVISIONS REQUIRED, AND RETURN IT. ARCHITECT WILL STAMP EACH SUBMITTAL WITH AN ACTION STAMP AND WILL MARK STAMP APPROPRIATELY TO	REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6" -W1.4 X W1.4 W.W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR	1 1/2" LIGHTWEIGHT CONCRETE TOPPING SLAB ON PLYWOOD FLOORING. COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI
INDICATE ACTION. THE ARCHITECT WILL RETAIN ONE COPY FOR FILE RECORD DOCUMENTS, AND WILL RETURN ALL REMAINING COPIES TO CONTRACTOR.	ALL REINFORCEMENT. SUBMITTALS	15LB BUILDING PAPER BETWEEN TOPPING SLAB AND PLYWOOD FLOORING
INCOMPLETE SUBMITTALS ARE UNACCEPTABLE, WILL BE CONSIDERED NONRESPONSIVE, AND WILL BE RETURNED FOR RESUBMITTAL WITHOUT REVIEW.	DESIGN MIXTURES FOR EACH CONCRETE MIX	EXECUTION COORDINATE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.
SUBMITTALS NOT REQUIRED BY THE CONTRACT DOCUMENTS MAY BE RETURNED BY THE ARCHITECT WITHOUT ACTION.	<u>EXECUTION</u> ALL SLABS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE.	PLACE CONCRETE FLOOR TOPPING CONTINUOUSLY IN A SINGLE LAYER, TAMPING AND CONSOLIDATING TO ACH TIGHT CONTACT WITH BONDING SURFACE.
	SLAB SHALL SLOPE 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 BARS AT 24" O.C.	SCREED SURFACE WITH A STRAIGHTEDGE AND STRIKE OFF TO CORRECT ELEVATIONS, AND SLOPE SURFACES UNIFC WHERE INDICATED.
01-10 DEFERRED SUBMITTALS	CONTRACTION JOINTS IN SLABS-ON-GRADE AS INDICATED SHALL BE AT LEAST ONE-FOURTH OF CONCRETE THICKNESS AS	RADIANT TUBES SHALL BE PLACED ON TOP OF PLYWOOD FLOORING PRIOR TO PLACEMENT OF TOPPING SLAB. L. OF TUBING SHALL BE PROVIDED BY THE DESIGN BUILD GENERAL CONTRACTOR, AND SHALL BE PROTECTED FROM
DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED	SHOWN ON DRAWINGS. BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS	PUNCTURE PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT ALL TUBING TO PREVENT DAMAGE TO AN ALL DAMAGE WILL THE RESPONSIBILITY OF THE GENERAL AND MECHANICAL/ PLUMBING CONTRACTORS TO REPA
SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.	COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED. TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS	COST TO THE OWNER. CONTRACTOR ALTERNATE:
SEE DEFERRED SUBMITTAL LEGEND FOR ALL DEFERRED SUBMITTALS BY THE GENERAL CONTRACTOR, AND PROCESS PER IRC FOR REVIEW AND APPROVAL OF ALL DEFERRED SUBMITTALS. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF THESE ITEMS. NO CONSTRUCTION OF ANY ITEM LISTED AS A DEFERRED SUBMITTAL SHALL COMMENCE PRIOR TO APPROVAL BY	PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.	THE CONTRACTOR SHALL PROVIDE AS AN ALTERNATE TO THE OWNER THE PRICE TO PROVIDE 1/2" RIGID INSULATION THE LIGHTWEIGHT CONCRETE SLAB FOR ISOLATION OF RADIANT TUBES TO PLYWOOD. PROVIDE PRICING AS AN ALTERNATE FOR OWNER APPROVALS
THE LOCAL BUILDING DEPARTMENT.	REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL	
<u>SUBMITTALS</u> UNLESS NOTED ON DRAWINGS, THE FOLLOWING ARE REQUIRED FOR THE DEFERRED SUBMITTAL PROCESS. 1. FIRE SPRINKLER DRAWINGS IF REQUIRED	SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATION OF ALL CONTROL AND EXPANSION JOINTS AT CONCRETE SLABS.	
 PRE-FABRICATED ROOF AND FLOOR TRUSSES HEATING AND COOLING MECHANICAL SYSTEMS LIGHT CONTROLS 	RADIANT HEATING TUBES ARE TO BE LOCATED IN SEVERAL CONCRETE PATIOS AT THE EXTERIOR AS NOTED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH DESIGN BUILD MECHANICAL CONTRACTOR FOR EXTENT OF TUBING	
5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC. 6. FACTORY BUILT FIREPLACES.	INE CONTRACTOR SHALL COORDINATE WITH DESIGN BUILD MECHANICAL CONTRACTOR FOR EXTENT OF TUBING LOCATIONS AND DESIGN OF TUBING LAYOUT. CONTRACTOR TO COORDINATE PLACEMENT OF TUBES IN TOP HALF OF CONCRETE SLAB.	

ALL SLABS AT EXTERIOR FOR RADIANT HEATING SHALL 2" CLOSED-CELL SPRAY-FOAM INSULATION UNDER THE SLAB.

ONCRETE STEPS

DIVISION 4 MASONRY 04-40 EXTERIOR STONE VENEER

ONCRETE STEPS		•	STORE VERLER COMIN OREITIS
AL WEIGHT 3/4" AGGREGATE.	<u>GENERAL/PRODUCTS</u> STONE VENEER AT EXTERIOR OF BUILDING AS SHOWN ON DRAWINGS.	GENERAL/PRODUCTS STONE VENEER COMPONENTS AI	
24" O.C. PROVIDE #3 AT EACH NOSING OF STAIRS.	STONE TO BE : QUARTZITE FROM LOCAL QUARRY		ls - Chopped sandstone
TRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE	PATTERN: RANDOM HORIZONTAL ASHLER LAY TO BE VERIFIED BY THE ARCHITECT FROM MOCK-UP		.PS- CHOPPED SANDSTONE OOR HEADERS- CHOPPED SANDSTONE
	COLOR: MIX OF BUFF AND GRAY	STONE TO BE: QUARTZITE FROM	
	MORTAR COLOR: TO BE DETERMINED BY ARCHITECT AT TIME OF MOCKUP.	STONE COLOR TO BE: MIX OF B	
OR GRAVEL. STEPS SHALL SLOPE 1/8" AT EACH	JOINTS IN STONE VENEER TO BE: DRY-STACK AS APPROVED BY ARCHITECT AT TIME OF MOCKUP.		TERMINED BY ARCHITECT AT TIME OF MOCKUP.
	FLASHING: SEE SECTION 07 FOR FLASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.	STONE TO BE CUT AND INSTALLEE) PER DETAILS WITHIN DRAWINGS
) FOUNDATION WALLS WITH #4 BARS AT 24" O.C.	SEE DETAILS ON DRAWINGS FOR PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWINGS.	FLASHING: SEE SECTION 07 FOR F	LASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.
OF 12". SEE ARCHITECTURAL DETAILS FOR RISE AND	SUBMITTALS	SEE DETAILS ON DRAWINGS FOR	PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWING
VORK, REINFORCEMENT, AND EMBEDDED ITEMS IS D.	4 FT X 4 FT SAMPLE PANEL AT SITE OF EACH STONE TYPE INDICATED AND LAY PATTERN INDICATED. CONTACT ARCHITECT AND OWNER TO REVIEW AFTER SAMPLE PANEL IS COMPLETE FOR APPROVAL. PROVIDE 1 WEEK NOTICE.	<u>SUBMITTALS</u> PROVIDE SAMPLE OF EACH CON ARCHITECT.	APONENT TO BE INCLUDED WITHIN THE SAMPLE BOARD FOR REVIEW BY OWN
	<u>EXECUTION</u> ARRANGE STONES IN PATTERN AS APPROVED BY ARCHITECT FROM SAMPLE PANEL ON SUBMITTALS		where indicated on drawings. Install all caps level and shall slc
ND EXCESSIVE COLD OR HOT TEMPERATURES.	PLACE WEEP HOLES AND VENTS IN JOINTS WHERE MOISTURE MAY ACCUMULATE, INCLUDING AT BASE OF CAVITY WALLS, ABOVE SHELF ANGLES, AND AT FLASHING.		VITH A MINIMUM OF 1/8" PER FT. FOR DRAINAGE. IF NOT SPECIFIED PROVIDE
CT. REMOVE AND REPLACE CONCRETE THAT	ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN		ED WHERE INDICATED ON DRAWINGS. INSTALL ALL SILLS LEVEL AND SHALL S
	DRAWINGS. SET STONE IN FULL BED OF MORTAR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS INTO MORTAR JOINTS AS STONE IS SET.	INDICATED ON DRAWINGS FOR FROM BUILDING	DRAINAGE. IF NOT SPECIFIED PROVIDE TOP TO SLOPE TO PROVIDE DRAINAG
\A/ A C	MORTAR TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND VAPOR BARRIER.		LED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS TO SLOPE AS INDI Λ OF 1/8" PER FT. FOR DRAINAGE. COLUMN CAPS SHALL BE PROVIDED IN 4 P
WALLS	RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.	ALL JOINTS AT CORNERS, UNLESS NOTED ON DRAWINGS.	SHOWN OTHERWISE ON DRAWINGS. TOP SHALL SLOPE AWAY FROM CENTE
RENGTH, AND SHALL HAVE NORMAL WEIGHT 1" . STRUCTURAL DRAWINGS SHALL TAKE PRECENDENCE	CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS. AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN STONE MASONRY AS FOLLOWS:	WINDOW AND DOOR HEADERS S HEADERS LEVEL.	SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL DOOR AND
EE STRUCTURAL DRAWINGS.	REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS,	anchor stone masonry to c	CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITH
	TEST CLEANING METHODS ON MOCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES. PROTECT ADJACENT STONE AND NON-MASONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONRY WITH	SET STONE IN FULL BED OF MORT. MORTAR JOINTS AS STONE IS SET	AR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS
	PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.		ACE BETWEEN STONE FACE AND DRAIN PLANE AND WEATHER BARRIER.
REFER TO BOTH ARCHITECTURAL AND STRUCTURAL	STONE AND MASONRY VENEERS SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 703 TABLE R703.4 AND FIGURE R703.7.2.1 AND R703.7.2.2. THESE VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT	RAKE OUT JOINTS AS DIRECTED B	
LS ON ARCHITECTURAL AND STRUCTURAL DRAWINGS	EXCEED 5 INCHES IN THICKNESS. HEIGHTS MAY BE EXCEEDED IF ENGINEERED PER I.R.C.	CLEAN STONE MASONRY AS WO	RK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOI
OP OF WALL ELEVATIONS. TOP OF FOUNDATION	MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R703, R1001 AND R1003.		id cured, clean stone masonry as follows: cles by hand with wooden paddles and nonmetallic scrape hoes o
OW FINISH GRADE AT ALL HABITABLE SPACES. SEE	A. MASONRY VENEERS SHALL BE SUPPORTED ON FOUNDATIONS, STEEL LINTELS, OR OTHER APPROVED	TEST CLEANING METHODS ON M ADJACENT STONE AND NON-MA	OCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES SONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH
FICATIONS.	MATERIALS AS PER INTERNATIONAL RESIDENTIAL CODE. (I.R.C. R703.7.2) B. MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT		DLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONF APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
2 IRC 404	METAL TIES. WHERE VENEER IS ANCHORED TO WOOD BACKINGS THROUGH THE USE OF CORRUGATED SHEET METAL TIES THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 1 INCH. (R703.7.4) WHERE		
) are of size, shape, alignment, elevation, and	STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2 INCHES. (I.R.C. R703.7.4)		
D OTHER EMBEDDED ITEMS REQUIRED FOR PLACE CONCRETE. USE SETTING DRAWINGS, WITH ITEMS TO BE EMBEDDED.	C. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THAN 4.5 INCHES. A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING. (I.R.C. R703.7.4.2), OTHERWISE PROVIDE APPROVED MEMBRANE PER IRC TABLE R703.4 NOTE M. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS		
VORK, REINFORCEMENT, AND EMBEDDED ITEMS IS	COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE. (I.R.C. R703.7.4.3) D. ANCHORAGE SIZE & SPACING, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE		
	WIRE & SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE X 7/8 INCH CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER		
ALL EXPOSED CONCRETE FOUNDATION WALLS NO	HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. (I.R.C. R703.7.4.1)		
ND EXCESSIVE COLD OR HOT TEMPERATURES. APPROVED BY ARCHITECT. REMOVE AND REPLACE T'S APPROVAL.	EXCEPTIONS: IN SEISMIC DESIGN CATEGORY D1 OR D2 & IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT, EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA. IRC 703.7.4.1 EXCEPTION.		
HE BASE OF THE CONCRETE RETAINING WALL.	E. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON		
CONCRETE SLABS	CENTER & PLACED WITHIN 12 INCHES OF THE WALL OPENING. (SEE I.R.C. SECTION R703.7.4.1.1) F. MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTABLE		
	MATERIALS. THE SPAN SHALL NOT EXCEED THE VALUES AS SET FORTH IN TABLE R703.7.3 OF THE I.R.C. THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. (I.R.C. R703.7.3)		
VE NORMAL WEIGHT 3/4" AGGREGATE.	G. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT (IRC 703.7.5).		
24" O.C. EACH WAY OR 6" X 6" -W1.4 X W1.4 W.W.M. KE PRECEDENCE OVER MINIMUM SPECIFICATION FOR			
	H. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLE SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE		
	LOCATED IMMEDIATELY ABOVE THE FLASHING. (I.R.C. R703.7.6) I. IN SEISMIC CATEGORY OTHER THAN A,B, OR C ALL STONE AND MASONRY VENEERS INSTALLED OVER A		
	BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. SEE		
OR GRAVEL.	STRUCTURAL FOR SEISMIC CATEGORY. (I.R.C. R703.7). MASONRY HEIGHT SHALL BE LIMITED PER 703 EXCEPTIONS. IN CATEGORY D1, MASONRY VENEER HALL NOT EXCEED 20' ABOVE THE FOUNDATION WITH AN		
VORK, REINFORCEMENT, AND EMBEDDED ITEMS IS	ADDITIONAL 8' PERMITTED FOR GABLED ENDS AND WHERE THE LOWER 10' MAX. HAS A BACKING OF CONCRETE OR MASONRY, AN ADDITIONAL 10' IN HEIGHT IS PERMITTED. PROVIDE BRACED WALLS AND HOLD DOWN		
υ.	CONNECTORS AS REQUIRED PER R703.7 EXCEPTION 3 OR 4 AS APPLICABLE. HEIGHT MAY BE EXCEEDED IF ENGINEERED PER I.R.C. R301.		
	J. PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED AS PER I.R.C. TABLE R703.4 UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.		
ID EXCESSIVE COLD OR HOT TEMPERATURES. CT. REMOVE AND REPLACE CONCRETE THAT			
ATION OF ALL CONTROL AND EXPANSION JOINTS AT			

BUILD CONTRACTOR FOR EXTENT OF RADIANT TE PLACEMENT,. AND ASSURE THAT ALL TUBES ARE NDER ALL SLABS WITH RADIANT HEATING.

TAMPING AND CONSOLIDATING TO ACHIEVE

ELEVATIONS, AND SLOPE SURFACES UNIFORMLY

OR TO PLACEMENT OF TOPPING SLAB. LAYOUT

ALL TUBING TO PREVENT DAMAGE TO ANY PIPES. CAL/ PLUMBING CONTRACTORS TO REPAIR AT NO

PRICE TO PROVIDE 1/2" RIGID INSULATION UNDER O PLYWOOD. PROVIDE PRICING AS AN ADD



Architecture

Interior Design

Land Planning

Landscape Architecture

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04-48, 04-49 STONE VENEER COMPONENTS

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SLOPE AS /IDE TOP TO

LL SLOPE AS NAGE AWAY

INDICATED ON **4 PIECES WITH** ENTER TO EDGE AS

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ITHIN DRAWINGS ORS INTO

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ES OR CHISELS, OSES. PROTECT WITH LIQUID ONRY WITH

Construction Managemer 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, inc. These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.



PROJECT	NC22023.33
DATE: 2023.12.27	
REVISIONS:	





BUILDING KEYNOTES AND SPECIFICATIONS DIVISION 5 METALS 05-01 STRUCTURAL STEEL WIDE BEAMS

<u>GENERAL/PRODUCTS</u> STRUCTURAL STEEL BEAMS (ASTM A 572/A 572M, GRADE 50)

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS. INCLUDE DETAILS OF CUTS, CONNECTIONS, SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS. INCLUDE DETAILS OF CUTS SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS. INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE,

LENGTH, AND TYPE OF EACH WELD. INDICATE TYPE, SIZE, AND LENGTH OF BOLTS. BOLTS, NUTS, AND WASHERS: ASTM A325, HEAVY HEX STEEL STRUCTURAL

BOLTS; ASTM A563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F436 HARDENED CARBON-STEEL WASHERS. CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL

ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED SSPC-PAINT 25, TYPE ARCHITECT.

I, COLOR OF EXPOSED STEEL TO BE : BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY". PROVIDE BEAMS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

CONTRACTOR WILL ENGAGE AN INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS AND PREPARE TEST REPORTS. VERIFY ELEVATIONS OF CONCRETE- AND MASONRY-BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL EF UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. CAMBER STRUCTURAL-STEEL MEMBERS WHERE INDICATED. ALL MEMBERS SHALL BE LEVEL AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESS. REMOVE BLEMISHES BY FILLING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

05-02, 05-03, 05-04 STRUCTURAL STEEL COLUMNS GENERAL/PRODUCTS

STRUCTURAL STEEL COLUMNS: TUBE, PIPE, WIDE FLANGE, AS NOTED ON STRUCTURAL DRAWINGS.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK.

ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

A. Pigmented Polyurethane over Epoxy System with shopcoat primer: Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat. Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series,

B-73-620 Series, at 5 to 10 mils dry, per coat. 3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.

B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

PROVIDE COLUMNS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

CONTRACTOR WILL ENGAGE AN INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS AND PREPARE TEST REPORTS.

VERIFY ELEVATIONS OF CONCRETE- AND MASONRY-BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, THEN PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT CONDITIONS.

ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED BOLTS WELDED TO THE COLUMN AT 2'-0" O.C. VERTICAL. STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL. BOLTS MAY EXTEND THROUGH ONE STUD.

05-06 STRUCTURAL STEEL CHANNELS

<u>GENERAL/PRODUCTS</u> STRUCTURAL STEEL CHANNELS (ASTM A 572/A 572M, GRADE 50)

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD. INDICATE TYPE, SIZE, AND LENGTH OF BOLTS. BOLTS, NUTS, AND WASHERS: ASTM A 325, HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.7: HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL

ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS:

- A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
- Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat. 2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
- 3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat. B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

PROVIDE CHANNELS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

VERIFY ELEVATIONS OF CONCRETE- AND MASONRY-BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS CORRECTED. PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT ^{1/4} INCHES (32 MM) TOA CONDITIONS.

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESS.

REMOVE BLEMISHES BY FILLING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOP PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.

05-08 STRUCTURAL STEEL ANGLE LINTELS GENERAL/PRODUCTS STRUCTURAL STEEL LINTELS

SUBMITTALS SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND LENGTH, AND TYPE OF EACH WELD. CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WO PROVIDE CERTIFICATION WITH SUBMITTAL.

EXECUTION ALL STEEL LINTELS TO BE HOT-DIPPED GALVANIZED. WHEN PART OF THE LEG IS EXPOSED TO VIEW DUPLEX (OVER THE GALVANIZING PRIME LINTEL, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED SS TYPE I, COLOR OF EXPOSED STEEL TO BE : BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SEL

PROVIDE LINTELS OF SIZES AND SHAPES INDICATED.

VERIFY ELEVATIONS OF CONCRETE- AND MASONRY-BEARING SURFACES AND LOCATIONS OF ANCHOR R PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITI CORRECTED.

COMPLETE. ALL MEMBERS SHALL BE LEVEL AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PRC CONDITIONS

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING P SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESS. REMOVE BLEMISHES BY FILLING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREA PRIMING.

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROV REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THRC FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING. 05-10 ANCHOR BOLTS

GENERAL/PRODUCTS ANCHOR BOLTS AS SHOWN ON STRUCTURAL DRAWINGS.

EXECUTION

ANCHOR BOLTS SHALL BE PLACED FOR 5" MINIMUM EMBEDMENT COVERAGE OR AS PER STRUCTURAL DR STRINGENT CONDITIONS APPLY). PROVIDE 5" MINIMUM UNLESS NOTED OTHERWISE ON STRUCTURAL DRA ANCHORS BOLTS SHALL BE MINIMUM OF 3/4" DIA. A307 TYPE BOLTS.

05-11 EXPANSION ANCHORS

GENERAL/PRODUCTS EXPANSION AS SHOWN ON STRUCTURAL DRAWINGS.

EXPANSION ANCHORS SHALL BE PLACED FOR 5" MINIMUM EMBEDMENT COVERAGE OR AS PER STRUCTURE (MOST STRINGENT CONDITIONS APPLY).

ANCHORS BOLTS SHALL BE MINIMUM OF 3/4" DIA. A307 TYPE BOLTS.

05-18 STEEL GUARDRAILS & HAND RAILINGS

STEEL AND ORNAMENTAL RAILINGS AS SHOWN ON DRAWINGS AND DETAILS.

STEEL AND ORNAMENTAL RAILINGS FINISH SHALL BE:

- A. Epoxy-Modified Latex System: Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W Pro-Cryl Universal
 - B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
- Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat. Topcoat: Epoxy-modified latex, interior, eggshell, (Gloss Level 3), MPI #254/MPI #
- Green: S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, B73-300 Series, at 2.0 to 4.0 mils dry, per coat. B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY INTERIOR
- DESIGNER. BRACKETS, FLANGES, AND ANCHORS: SAME METAL AND FINISH AS SUPPORTED RAILS, UNLESS OTHERWISE

TOP CAP TO BE:INTERIOR: CONTINUOUS WOOD RAIL CAP WITH WOOD TO MATCH THAT OF WOOD FINISHED AS SELECTED BY INTERIOR DESIGNER. EXTERIOR: CONTINUOUS COMPOSITE "TRUGRAIN" RAIL CAP- SEE DETAIL FOR SIZE. FINISHE SELECTED BY ARCHITECT.

HANDRAILS AND GUARDRAILS SHALL MEET FOLLOWING DESIGN LOADS. UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION. CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

TOP RAILS OF GUARDS: UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION. CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

INFILL OF GUARDS: CONCENTRATED LOAD OF 50 LBS APPLIED HORIZ. ON AN AREA OF 1 SQ. FT.

UNIFORM LOAD OF 25 LBF/SQ. FT. APPLIED HORIZONTALLY.

FOR RAILINGS ASSEMBLED FROM STANDARD COMPONENTS, GROUT, ANCHORING CEMENT, AND PAINT I SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WOR

SAMPLES: FOR EACH EXPOSED FINISH REQUIRED.

EXECUTION

A. HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES A NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. RETURNED OR SHALL TERMINATE IN NEWEL POSTS. VOLUTES, TURNOUT OR STARTING EASING ALLOWED OVER THE LOWEST TREAD.

B. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OF PROVIDE EQUIVALE GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CORSS SECTION SHALL HAVE AN OUTSIDE DIAME LEAST 1 ¼ INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAN GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) DEPTH SHALL (THAN 1 3/4 INCHES (45 MM) BEL WIDTH OF THE HANDRAIL ABOVE THE R PORTION OF THE PROFILE. THE MINIMUM MAXIMUM OF 2 3/4 INCHES (70 MM). EDGES SH MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

C. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETW WALL AND THE HANDRAIL.

	05-37 MISC. METAL FABRICATIONS	06-07, 06-08, 06-09 WOOD BLOCKING/FIREBLOCKING GENERAL/PRODUCTS
	STEEL FABRICATONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS: 1- CHIMNEY COVER CHASE. FINISH AS NOTE #2 BELOW.	FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS (302.11.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.11. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER IRC.
CUTS, CONNECTIONS,	2- STEEL STAIR ELEMENTS. FINISH AS NOTE #1 BELOW.	EXECUTION FIRE BLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. CONTRACTOR SHALL COORDINATE THESE
	SUBMITTALS SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATONS.	LOCATIONS: A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (IRC 302.11 (1))
E WORK, AND	INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT DRAWINGS.	B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (IRC 302.11 (2))
ex coat lintel and) SSPC-paint 25, Selected by	INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD. INDICATE TYPE, SIZE, AND LENGTH OF BOLTS. BOLTS, NUTS, AND WASHERS: ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.	C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. (IRC 302.11 (3) AND IRC 302.7)
	CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK, AND PROVIDE CERTIFICATION WITH SUBMITTAL	D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.
or Rods, Bearing Ditions have been	EXECUTION FINISH:	(IRC 302.11 (4)) E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
L ERECTION IS	NOTE #1: PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED AS FOLLOWS: A. Pigmented Polyurethane over Epoxy System with shopcoat primer:	(IRC 302.11 (5)) F. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE
PROJECT G PITTING, RUST,	 Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat. Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat. Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W 	FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 1000 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS. (IRC 302.12)
REATING, AND SHOP	Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat. B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".	G. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. (IRC 302.11 (1)).
ROVIDE HOLES HROUGH STEEL	NOTE#2: PROVIDE DUPLEX COATING OF HOT -DIPPED GALVANIZED AND COAT THE EXTERIOR SURFACE EXPOSED TO VIEW AS FOLLOWS: A. Water-based Light Industrial Coating System:	
	 Prime Coat: Primer, water-based, anti-corrosive for metal, MPI #107: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry. Prime Coat: Shop primer specified in Section where substrate is specified. Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat. Topcoat: Light industrial coating, exterior, water based, semi-gloss, (Gloss Level 5), MPI # 	06-15 WOOD FURRING <u>GENERAL/PRODUCTS</u> 2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTERWOOD STUDS AS SHOWN ON DRAWINGS.
DRAWINGS (MOST DRAWINGS.	163: S-W Pro Industrial Acrylic Semi-Gloss Coating, B66-650 Series, at 2.5 to 4.0 mils dry, per coat. B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".	<u>EXECUTION</u> PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O.
	PROVIDE FABRICATIONS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.	PROVIDE 2X SOLID WOOD FIREBLOCKING AT EVERY 10'-0", AND PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.
	VERIFY ELEVATIONS OF CONCRETE- AND MASONRY-BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJEC CONDITIONS.	FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO
CTURAL DRAWINGS	FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESS.	PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.
	REMOVE BLEMISHES BY FILLING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHO PRIMING.	
	BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING MEMBERS. DO NOT THERMALLY CUT BOLT HOLES OR ENLARGE HOLES BY BURNING.	WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY. (I.R.C. R317.1 (7)). PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.
sal Primer,	05-55 CUSTOM STEEL STAIRS	BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.
PI #254X- 0 to	<u>GENERAL/PRODUCTS</u> STAIR COMPONENTS AS FOLLOWS: STRINGERS EXPOSED STEEL PLATE STRINGERS AS PER DETAILS.	APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.
RIOR	TREADS3" SOLID WOOD TREADS AS PER DETAILS.RISERSOPEN RISER THAT DOES NOT EXCEED 4".	FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.
VISE INDICATED.	<u>SUBMITTALS</u> SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.	BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602) TOLERANCE
od floor. Ished as	EXECUTION PROVIDE COMPLETE STAIR ASSEMBLIES, INCLUDING METAL FRAMING, HANGERS, STRUTS, RAILINGS, CLIPS, BRACKETS, BEARING PLATES, AND OTHER COMPONENTS NECESSARY TO SUPPORT AND ANCHOR STAIRS AND PLATFORMS ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND JOIN SO BOLTS ARE NOT EXPOSED ON FINISHED SURFACES.	CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW: 1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN
	METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH, FLAT SURFACES WITHOUT BLEMISHES.	 ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4 " ANT BOW, DET LECTION, IN 10'-0" LENGTH OF WALL. ALL WALLS SHALL BE VERTICAL PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL SECTION OR STORY OF WALL.
	PROVIDE METAL STAIRS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED: UNIFORM LOAD: 100 LBF/SQ. FT. CONCENTRATED LOAD: 300 LBF APPLIED ON AN AREA OF 4 SQ. IN.	3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION
	LIMIT DEFLECTION OF TREADS, PLATFORMS, AND FRAMING MEMBERS 1/8 INCH.	06-22, 06-23 HEAVY TIMBER FRAMING
	STRUCTURAL PERFORMANCE OF RAILINGS: PROVIDE RAILINGS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED.	TIMBER BEAMS/COLUMNS/ TRUSSES/ROOF PURLINS /HAUNCHES AS SHOWN ON ARCHITECTURAL/STRUCTURAL DRAWING AND DETAILS.
NT PRODUCTS. /ORK.	PROVIDE A MINIMUM OF 7'-6" HEAD CLEARANCE AT ALL POINTS.	TIMBER BEAMS TO BE #1 OR BETTER, KILN DRIED 15% MOISTURE OR LESS. TIMBER TO BE: DOUG FIR
	DIVISION 6-WOOD, PLASTICS & COMPOSITES	TIMBER TO BE: S4S COLOR: STAINED WITH SHERMA WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"
	06-01, 06-02, 06-03, 06-04, 06-05, 06-06 STUD WALL ROUGH FRAMING	<u>SUBMITTALS</u> SHOP DRAWINGS: ALL TIMBER JOISTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
IS ABOVE THE D M A POINT ENDS SHALL BE ING SHALL BE	<u>GENERAL/PRODUCTS</u> 2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER. WOOD STUDS AS SHOWN ON DRAWINGS. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT. SEE I.R.C. SECTION R317& LOCAL JURISDICTION'S REGULATIONS.	EXECUTION TIMBER CONTRACTOR/GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO FABRICATION OF TIMBE COORDINATE WITH ARCHITECTURAL/STRUCTURAL DRAWINGS FOR CONNECTIONS AT EACH TIMBER.
ALENT	<u>EXECUTION</u> PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O. COORDINATE WITH STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.	ALL JOINTS SHALL BE TRUE AND SQUARE WITH TOLERANCES OF LESS THAN 1/8" WITHIN JOINT.
METER OF AT	THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.	06-32 WOOD DECKING GENERAL/PRODUCTS
NOT GREATER 2 ¼ INCHES (57 MM).	PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT (I.R.C. R319.1). SEE I.R.C. SECTION R319 & LOCAL JURISDICTION'S REGULATIONS AS REQUIRED BY IRC. TABLE R301.2(1) ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN INDIVIDUAL SECTIONS.	WOOD DECKING AT ALL EXTERIOR DECKS/WALKWAYS WOOD DECKING SHALL BE: "GOLD DECKING" BY TRUGRAIN RESYSTA COLOR: AS SELECTED BY ARCHITECT
HAVE A TALLEST WITH 7/8 INCH L CONTINUE FOR AT	WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.R.C. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. (I.R.C. R319.1 (5)).	
BELOW THE TALLEST IE RECESS SHALL BE 1 S SHALL HAVE A ETWEEN THE	FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. (I.R.C. R323.1 (2 & 3)) WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARdvTH, THE WOOD MAY BE	ATTACH WOOD DECKING TO FRAMING (SEE STRUCTURAL PLANS FOR SIZE) WITH HIDDEN FASTENER SYSTEM AS RECOMMENDED BY MANUFACTURER. 06-38 PLYWOOD/OSB WALL SHEATHING <u>GENERAL/PRODUCTS</u> WALL SHEATHING TO BE: 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL. EXTENT OF WALL SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE- TREATED AS PER FIRE-RATED WALL REQUIREMENTS.
	PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.	EXECUTION NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS. COORDINATE WITH STRUCTURAL DRAWINGS FOR SHEAR
	HOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.	WALL LOCATIONS. PROVIDE BLOCKING AT ALL PANEL EDGES.
	PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT. BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH	06-41 PLYWOOD/ OSB ROOF SHEATHING
	END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING. A. APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.	ROOF SHEATHING TO BE: 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL. EXTENT OF ROOF SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-
	 B. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS. C. BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602) 	TREATED AS PER FIRE-RATED WALL REQUIREMENTS. <u>EXECUTION</u> NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS, AND SHEATHING SHALL BE INSTALLED PERPENDICULAR TO

TOLERANCE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES PROVIDE BLOCKING AT ALL PANEL EDGES SPECIFIED BELOW:

ROOF JOIST/TRUSSES.

COORDINATE WITH STRUCTURAL DRAWINGS FOR ALL HOLD DOWNS, HURRICANE TIES.

1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN 10'-0" LENGTH OF WALL.

2. ALL WALLS SHALL BE VERTICAL PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL SECTION OR STORY OF WALL.

3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION WITHIN 10'-0" LENGTH.

G	06-45 PLYWOOD/ OSB FLOOR SHEATHING	06-75 INTERIOR STAIR FRAMING
BROKEN	<u>GENERAL/PRODUCTS</u> FLOOR SHEATHING TO BE: 3/4" T & G A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.	<u>GENERAL/PRODUCTS</u> ALL STAIR FRAMING AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.
BE	EXTENT OF PLYWOOD FLOOR SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.	UNLESS SPECIFIED ON DRAWINGS, CONTRACTOR SHALL PROVIDE 1 1/4" X 11 7/8" LVL STRINGERS AT INTERIOR STAIRS. PROVIDE ONE (1) STRINGER AT EACH SIDE, AND A MINIMUM OF TWO (2) STRINGERS BETWEEN. IN NO INSTANCE SHALL A STRINGER EXCEED 16" O.C. SPACING.
	NAILING OF PLYWOOD SHEATHING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE BLOCKING AT ALL PANEL EDGES	PROVIDE 5/4" HARDWOOD TREAD MATERIAL OVER 3/4" PLYWOOD STAIR TREAD. GLUE AND SCREW MATERIAL TO STRINGERS.
JR	provide continuous construction adhesive at all floor sheathing to floor joist. 06-50 PRE-ENGINEERED ROOF TRUSSES	PROVIDE 3/4" HARDWOOD RISER MATERIAL OVER 3/4" PLYWOOD STAIR RISER. GLUE AND SCREW MATERIAL TO STRINGERS.
	<u>GENERAL/PRODUCTS</u> ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED TRUSSES. TRUSS MANUFACTURER IS REQUIRED TO DESIGN TRUSSES TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS TO MEET	EXECUTION STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.
302.11 (3)	INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.	A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.
ALS.	SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.	B. THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7-3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY
	<u>EXECUTION</u> COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF ROOF TRUSSES	
RING VILL BE	06-55 PRE-ENGINEERED FLOOR JOISTS	C. LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.5.
ACE NDER	<u>GENERAL/PRODUCTS</u> ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.	D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM « INCH GYPSUM BOARD. (I.R.C. R302.7)
e.	<u>SUBMITTALS</u> SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY	E. HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
UNIT	GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.	06-84 INTERIOR STANDING AND RUNNING TRIM
	<u>EXECUTION</u> COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, REQUIRED FOR INSTALLATION OF FLOOR JOISTS	GENERAL/PRODUCTS BASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
	COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH FLOOR TRUSSES.	CASE: PROFILE AS SELECTED BY INTERIOR DESIGNER. CROWN MOLD: PROFILE AS SELECTED BY INTERIOR DESIGNER.
	PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.	WINDOW SILL:PROFILEAS SELECTED BY INTERIOR DESIGNER.MANUFACTURER:SEE INTERIOR DESIGNER DRAWINGS.MATERIAL:SEE INTERIOR DESIGNER DRAWINGS.STAIN-CUSTOM AS SELECTED
STUD	JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER, OR AT MINIMUM DOUBLE JOISTS.	COORDINATE WITH INTERIOR DRAWINGS FOR TYPE OF INTERIOR TRIM. TRIM TO BE EITHER PAINT OR STAIN GRADE
WITH DATION D	MEET REQUIEMENTS PER IRC 502.4. A. A WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL	<u>SUBMITTALS</u> PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.
VIOUS	RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD. B. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS AS PER I.R.C. SECTION R408.4.	<u>EXECUTION</u> INSTALL INTERIOR FINISH TRIM AS SHOWN ON INTERIOR DRAWINGS.
0'-0''		ALL TRIM MUST BE LEVEL AND PLUMB.
	06-56 PRE-ENGINEERED ROOF JOISTS	06-85 INTERIOR STAIR RAILING GENERAL/PRODUCTS
LS	<u>GENERAL/PRODUCTS</u> ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST	ALL INTERIOR STAIR RAILING AS PER INTERIOR DESIGN DRAWINGS, AND ARE NOT INCLUDED WITHIN THE SHELL PACKAGE OF THE BUILDING. SEE INTERIOR DESIGN PACKAGE.
	MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.	THE INTERIOR PACKAGE MUST MEET ALL APPLICABLE CODES FOR RAILINGS.
CH END	<u>SUBMITTALS</u> SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND	HANDRAILS AND GUARDRAILS SHALL MEET FOLLOWING DESIGN LOADS. UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION.
ULE.	SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LATOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.	CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION. TOP RAILS OF GUARDS: UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION.
NC	<u>EXECUTION</u> COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF FRAMING MEMBERS.	CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION. INFILL OF GUARDS: CONCENTRATED LOAD OF 50 LBS APPLIED HORIZ. ON AN AREA OF 1 SQ. FT.
2	COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH JOISTS.	UNIFORM LOAD OF 25 LBF/SQ. FT. APPLIED HORIZONTALLY.
	<u>GENERAL/PRODUCTS</u> LAMINATED BEAMS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, ETC.	SEE GENERAL NOTE #18 ON SHEET G002 FOR GUARDRAIL REQUIREMENTS.
	GRADE: WHEN EXPOSED TO VIEW PROVIDE ARCHITECTURAL GRADE.	06-89 INTERIOR WOOD COLUMNS
	<u>EXECUTION</u> INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.	<u>GENERAL/PRODUCTS</u> ALL INTERIOR WOOD COLUMNS WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.
	ALL JOIST AND BEAM HANGERS SHALL BE PER STRUCTURAL DRAWINGS, AND INTENDED FOR USE SHOWN. DO NOT USED JOIST HANGERS NOT INTENDED FOR USE SPECIFIED.	SUBMITTALS PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR
	06-59 STRUCTURAL COLUMNS	DESIGNER AND OWNER. 06-90 INTERIOR WOOD BEAMS
DRAWINGS	GENERAL/PRODUCTS	<u>GENERAL/PRODUCTS</u> ALL INTERIOR WOOD BEAM WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT
	COLUMNS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, DIMENSIONAL LUMBER, ETC. EXECUTION	OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.
	INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.	PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.
	COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL	DIVISION 7-THERMAL AND MOISTURE PROTECTION 07-01 SPRAY APPLIED FOUNDATION DAMP PROOFING GENERAL/PRODUCTS FOUNDATION DAMP PROOFING AS SHOWN ON DRAWINGS FOR BELOW GRADE DAMP PROOFING OF WALLS AND
of timbers.	resistance to decay or treated wood is used. 06-62 EXTERIOR WOOD TRIM	
	<u>GENERAL/PRODUCTS</u> ALL EXTERIOR WOOD TRIM WORK AS SPECIFIED ON DRAWINGS AND DETAILS. CONTRACTOR TO COORDINATE WITH DRAWINGS AND DETAILS.	DAMPPROOFING SHALL BE:HENRY HD789 FIBERED ASPHALT EMULSION DAMPPROOFINGFOUNDATION DRAIN:SEE SECTION 31-06 -DEWATERING, FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.
	MANUFACTURER:	<u>SUBMITTALS</u> PRODUCT DATA FOR SPECIFIED PRODUCT. PROVIDE SAMPLES, WARRANTIES, ETC. FOR REVIEW/APPROVAL
	WOOD TRIM TO BE: CEDAR BOARDS WOOD TRIM GRADE: SELECT WOOD TRIM FINISH TO BE: STAINED STAIN COLOR/MANUF TO BE: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"	<u>EXECUTION</u> BE SURE SURFACES IS CLEAN AND IN GOOD REPAIR. SURFACE MUST BE FREE OF DIRT, RESIDUES, WATER REPELLENT COMPOUNDS.
	FASCIA AND SOFFIT TO BE :	ALL HOLES, CRACKS AND RECESSED JOINTS MUST BE FILLED WITH CEMENT MORTAR FOR A SMOOTH, CLEAN SURFACE.
	FASCIA- CEDAR BOARDS BUILT-UP AS PER DETAILS IN THE DRAWINGS. SOFFIT- 1 X 6 T & G CEDAR COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"	PROVIDE TWO (2) COAT SYSTEM WITH A BASE COAT APPLIED AT A RATE OF 1.5 GAL PER 100 SQ. FT. ALLOW 24 HOURS DRYING PRIOR TO SECOND COAT APPLIED AT 2 GAL. PER 100 SQ. FT. ALLOW 48 HOURS DRYING PRIOR TO BACK FILL.
	<u>SUBMITTALS</u> SUBMIT 12" SAMPLE OF EACH TYPE OF TRIM, FINISH AND EACH STAIN OR PAINT COLOR.	DO NOT APPLY BELOW 50 DEGREE AIR TEMPATURE. TAKE CARE DURING BACKFILL TO NOT DAMAGE DAMPPROOFING.
	EXECUTION ALL EXTERIOR WOODWORK TO BE PRE-PAINTED OR STAINED PRIOR TO INSTALLATION ON ALL SIDES OF TRIM.	
	ALL INSTALLATION SHALL BE PER MANUFACTURERS OR APPLICABLE STANDARDS FOR INSTALLATION.	07-02 SPRAY APPLIED FOUNDATION WATERPROOFING
BE FIRE-	NAIL ALL TRIM WITH GALVANIZED OR STAINLESS STEEL FINISH NAILS. ALL NAILING SHALL EXTEND THROUGH WALL SHEATHING AND INTO STUD FRAMING MINIMUM OF 1". COUNTERSINK ALL NAIL HEADS.	<u>GENERAL/PRODUCTS</u> RUBBERIZED-ASPHALT WATERPROOFING MEMBRANE, REINFORCED WITH MOLDED-SHEET DRAINAGE PANELS, AND INSULATION WHERE SHOWN ON DRAWINGS.
SHEAR	INSTALL SIDING AND TRIM OVER WALL VENTILATION MATRIX OVER TYVEK OR EQUAL VAPOR BARRIER.	MEMBRANCE MANUFACTURE TO BE.

WARRANTY PERIOD: [FIVE] YEARS FROM DATE OF SUBSTANTIAL COMPLETION. A FIRM THAT IS APPROVED OR LICENSED BY MANUFACTURER FOR INSTALLATION OF WATERPROOFING REQUIRED

PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

CARLISLE COATINGS & WATERPROOFING INC.; CCW-500R OR EQUAL. CARLISLE COATINGS & WATERPROOFING INC .: MIRADRAIN 2000 OR EQUAL.

SEE SECTION 31-03 "DEWATERING" FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

FOUNDATION DRAIN:

OTHER TERMINATION CONDITIONS.

<u>submittals</u>

EXECUTION

FOR THIS PROJECT AND IS ELIGIBLE TO RECEIVE SPECIAL WARRANTIES SPECIFIED. CONDUCT PRE-INSTALLATION CONFERENCE AT PROJECT SITE. APPLY WATERPROOFING WITHIN THE RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY

WATERPROOFING MANUFACTURER. DO NOT APPLY WATERPROOFING TO A DAMP OR WET SUBSTRATE, OR WHEN TEMPERATURE IS BELOW 0 DEG F. CLEAN AND PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE

CLEAN, DUST-FREE, AND DRY SUBSTRATE FOR WATERPROOFING APPLICATION. REMOVE GREASE, OIL, FORM-RELEASE AGENTS, PAINTS, CURING COMPOUNDS, AND OTHER PENETRATING CONTAMINANTS OR FILM-FORMING COATINGS FROM CONCRETE. PREPARE AND TREAT SUBSTRATES TO RECEIVE WATERPROOFING MEMBRANE, INCLUDING JOINTS AND CRACKS,

DECK DRAINS, CORNERS, AND PENETRATIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.



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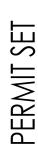
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BMITTALS, ETC.

SHOP DRAWINGS: SHOW LOCATIONS AND EXTENT OF WATERPROOFING. INCLUDE DETAILS FOR SUBSTRATE JOINTS AND CRACKS, SHEET FLASHINGS, PENETRATIONS, INSIDE AND OUTSIDE CORNERS, TIE-INS TO ADJOINING WATERPROOFING, AND





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PROJECT NC22023.3 **REVISIONS:**



BUILDING KEYNOTES AND SPECIFICATIONS DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-45, 07-46, 07-47, 07-49, 07-50, 07-51, 07-52, 07-53, **07-54 THERMAL INSULATION** GENERAL/PRODUCTS

SEE INSULATION SCHEDULE BELOW FOR LOCATION AND INSULATION REQUIREMENT

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OR INSULATION INSTALLED IN OR ON THE CEILING/ ROOF, WALLS, FOUNDATION SLAB, BASEMENT WALLS, CRAWL SPACE WALLS AND/ OR FLOOR, AND THE DUCTS OUTSIDE THE CONDITIONED SPACE, U-FACTORS OF THE WINDOWS. THE TYPE OF HEATING AND EFFICIENCY OF HEATING AND WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. (I.R.C. N1101.8)

LOCATION	TYPE	THICKNESS R-VAL	UE
<u>SLAB ON GRADE</u>	FOAM-IN-PLACE	2"	R-10
INSTALL UNDER HEATED SLAB ON GRAI	de locations. Owens	CORNING FORMULA 250	
PERIMETER OF FOUNDATION	RIGID	2"	R-10
INSTALL ON INSIDE FACE OF EXTERIOR SPACE- BURIED - OWENS CORNING FO		DP OF FOOTING TO BOTTOM O	CONCRETE SLAB AT LIVING
FLOOR INSULATION FLOOR OVER UNHEATED BASEMENT	UNFACED BATTS	VERIFY	R-30
FLOOR UNDER RADIANT HEAT	BLOWN-IN	12"	R-38
FLOOR OVER OUTSIDE OR UNHEATED AIR	BLOWN-IN	12"	R-38
WALL INSULATION AT EXTERIOR FRAME 2X6 WOOD EXTERIOR WALLS	BLOWN-IN	51/2"	R-22.5
(BLOWN TO BE CERTAINTEED OPTIMA E 2 X 4 WOOD FURRED-EXTERIOR WALLS (CERTAINTEED CertaSpray with 2.0 pct	CLOSED-CELL FOAM	3 1/2" inch))	R-22.75
ROOF INSULATION ROOF AT SHALLOWER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGIE NAILABLE RIGID INSULATION (HUNTER PLUS FULL DEPTH OF JOIST CAVITY (CERTAINTEED OPTIMA BLOWN-IN BIB S	H-SHEILD PANELS) PLUS	LAYER OF TOTAL=	R-24.5 <u>R-38.0</u> R-49.0
ROOF AT DEEPER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUSR-24.5PLUS FULL DEPTH OF JOIST CAVITYR-56.0(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)TOTAL=			<u>R-56.0</u>
INTERIOR AND SPECIALITY REQUIRED INSULATION INTERIOR WALLS			
SOUND	BATTS	3-1/2"	R11
MECHANICAL TYPE ROOMS WALLS AN SOUND BATHROOMS	ID (CEILINGS WHERE API BATTS	<u>PLICABLE)</u> 5"	R19
Sound batts Insulation batts	BATTS	51/2" OR 31/2"	R-11 - R19
INTERIOR FLOORS/ CEILING SOUND RATING REQ'D	BATTS	3 1/2"	R-11
DUCTWORK PLUMBING LINES	DBL. FACED	1/2" VINYL FACED 1"	
MECHANICAL AND PLUMBING			

ECHANICAL AND PLUMBING STUD CAVITY WITH PLUMBING DRAIN LINES SOUND BATTS/ INSULATION BATTS

51/2"" OR 31/2" R-13/R-19 PLUMBING DRAIN LINE SHALL BE INSULATED IN ADDITION TO THE CAVITY OF THE STUD WALL IS LOCATED WITHIN.

PROVIDE MANUFACTURERE DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

EXECUTION FILL ALL VOIDS AS REQUIRED.

FILL PER MANUFACTURERS STANDARD INSTALLATION REQUIREMENTS.

PROVIDE R-25 MINIMUM CLOSED CELL INSULATION ABOVE ANY CEILING PENETRATIONS AT UNVENTED ROOF ASSEMBLIES.

07-55 ATTIC ACCESS

ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R807.

ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1305.1.3

07-66 BUILDING WEATHER AND VAPOR BARRIER

RECOMMENDED TOLERANCES PRIOR TO INSTALLATION OF WEATHER BARRIER AND ACCESSORIES.

GENERAL/PRODUCTS WEATHER BARRIER MEMBRANE: DUPONT -TYVEK- HOMEWRAP OR EQUAL DUPONT- TYVEK TAPE OR EQUAL SEAM TAPE Flashing DUPONT- FLEXWRAP OR EQUAL

EXECUTION COORDINATE WITH MANUFACTURES STANDARDS FOR INSTALLATION. REVIEW REQUIREMENTS FOR SEQUENCING OF INSTALLATION OF WEATHER BARRIER ASSEMBLY WITH INSTALLATION OF WINDOWS, DOORS, LOUVERS AND FLASHINGS TO PROVIDE A WEATHER-TIGHT BARRIER ASSEMBLY. VERIFY SUBSTRATE AND SURFACE CONDITIONS ARE IN ACCORDANCE WITH WEATHER BARRIER MANUFACTURER

INSTALL WEATHER BARRIER OVER EXTERIOR FACE OF EXTERIOR WALL SUBSTRATE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

START WEATHER BARRIER INSTALLATION AT A BUILDING CORNER, LEAVING 6-12 INCHES OF WEATHER BARRIER EXTENDED BEYOND CORNER TO OVERLAP.

MAINTAIN WEATHER BARRIER PLUMB AND LEVEL.

TAPE. SHINGLE WEATHER BARRIER OVER BACK EDGE OF THRU-WALL FLASHINGS AND SEAL WEATHER BARRIER WITH SEALANT OR TAPE. ENSURE WEEPS ARE NOT BLOCKED. SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 6 INCHES HORIZONTALLY IN A SHINGLING MANNER.

WINDOW AND DOOR OPENINGS: EXTEND WEATHER BARRIER COMPLETELY OVER OPENINGS.

ATTACH WEATHER BARRIER TO STUDS THROUGH EXTERIOR SHEATHING. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12-18 INCHES VERTICALLY ON CENTER ALONG STUD LINE, AND 24 INCH ON CENTER, MAXIMUM HORIZONTALLY.

ATTACH WEATHER BARRIER TO MASONRY. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12 -18 INCHES VERTICALLY ON CENTER AND 24 INCHES MAXIMUM HORIZONTALLY. WEATHER BARRIER MAY BE TEMPORARILY ATTACHED TO MASONRY USING RECOMMENDED ADHESIVE, PLACED IN VERTICAL STRIPS SPACED 24 INCHES ON CENTER, WHEN COORDINATED ON THE PROJECT SITE. USE CLADDING FASTENERS AS PERMANENT MEANS OF ATTACHMENT.

SEAL SEAMS OF WEATHER BARRIER WITH SEAM TAPE AT ALL VERTICAL AND HORIZONTAL OVERLAPPING SEAMS.

07-133 WOOD SIDING

GENERAL/PRODUCTS HORIZONTAL SIDING: 1X4 SHIP-LAP-JOINTED (WITH 1/4" REVEAL) HORIZONTAL SIDING. TO BE (TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CEDAR VERTICAL SIDING: 1X8 SHIP-LAP-JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR S

SUBMITTALS	
SO BINNIN LES	
PROVIDE 12" X 12" SAMPLE OF EACH SIDING SPECIFIED WITH COLOR SPECIFIED.	

OLLOW INSTALLATION INSTRUCTIONS SPECIFIED BY THE PRODUCT MANUFACTURER.

EXAMINE SUBSTRATES FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCE AFFECTING PERFORMANCE OF SIDING AND RELATED ACCESSORIES, AND PROCEED WITH INST UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. AS FOR THE VERTICAL SIDING PROVI AT ALL LOCATION AS REQUIRED BY MNFR. RECOMMENDATIONS.

INSTALL EXTERIOR SIDING FINISH OVER EXTERIOR WALL VENTILATION MATRIX OVER BUILDING MANUFACTURE SPECIFICATIONS AND INDUSTRY STANDARDS. SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD-DOWNS.

CLEAN FINISHED SURFACES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND CONDITION DURING CONSTRUCTION.

COORDINATE WORK WITH RELATED TRADES; SCRIBE AND COPE SIDING BOARDS FOR ACCURA OF RELATED WORK TO AVOID CUTTING AND PATCHING.

SELECT SIDING BOARDS OF LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPE CROOKED OR OTHERWISE DEFECTIVE.

INSTALLATION MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS. FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH UP COATING ON NEW CUTS. FAC IS PREFERRED.

EXPLAIN PROPER MAINTENANCE PROCEDURES TO OWNER OR OWNER'S REPRESENTATIVE AT THE USE OF PRESSURE WASHERS IS NOT RECOMMENDED.

07-155 SINGLE-PLY TPO DECK MEMBRANE

PROVIDE INSTALLED ROOFING MEMBRANE AND FLASHINGS THAT REMAIN WATERTIGHT; DO WATER; AND RESIST SPECIFIED UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT AND EXPO FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE A REQUIRED, AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING

ROOF SYSTEM DESIGNED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTIN UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 A BUILDING CODE. MINIMUM RATING SHALL BE A UL CLASS B RATING.

PROVIDE A ROOF SYSTEM WITH POSITIVE DRAINAGE WHERE ALL STANDING WATER DISSIPATES ENDS.

BUILDING CODES: ROOF SYSTEM WILL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND L HAVING JURISDICTION.

MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE IN THE MANUFACTURING OF MEMBRANES.

ROOFING CONTRACTOR SHALL BE AUTHORIZED BY ROOFING SYSTEM MANUFACTURER TO INS LETTER ON MANUFACTURER'S LETTERHEAD OF AUTHORIZED STATUS OF CONTRACTOR.

PROVIDE ROOFING SYSTEM THAT IS LISTED ON THE DOE'S ENERGY STAR "ROOF PRODUCTS QU LOW-SLOPE ROOF APPLICATIONS.

A MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE W STANDARDS UPON COMPLETION OF THE ROOFING SYSTEM. DEVIATIONS OR CHANGES FROM SPECIFICATION SHALL HAVE WRITTEN APPROVAL FROM THE ROOFING MANUFACTURER, FOR ARCHITECT AT COMPLETION OF ROOFING SYSTEM

TANDARD TOTAL SYSTEM WARRANTY SHALL BE ISSUED UPON ACCEPTANCE OF THE ROOFING TWENTY (20) YEAR PERIOD THAT COVERS WIND DAMAGE UP TO 70 MPH.

ACCEPTABLE MANUFACTURER: FIBERTITE.DOW ROOFING SYSTEMS, CARLILE ROOFING, OR AF FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTI

ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:

A. MEMBRANE TYPE: KEE. B. MEMBRANE THICKNESS: 30 MIL

C. COLOR:ENERGY EFFICIENT GREY D. FLASHINGS MEMBRANE: SHALL 0.060 INCH (1.52MM) THICK REINFORCED MEMBRANE FOR REGARDLESS OF ROOF COVER SHEET THICKNESS. SHALL BE .060 INCH (1.52 MM)-THICK UNSU FIELD-FABRICATED DETAILS USED FOR MAKING FIELD FLASHINGS THAT REQUIRE HIGHER EXTE WITH SCRIM-REINFORCED MEMBRANE.

E. COVER BOARD: DENSDECK ROOF BOARDS: G-P GYPSUM CORPORATION 1/2 INCH (12 MM GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE

PRODUCT DATA:, INCLUDING: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USE INSTRUCTIONS AND RECOMMENDATIONS; STORAGE AND HANDLING REQUIREMENTS AND RI INSTALLATION METHODS.

SAMPLES FOR VERIFICATION FOR THE FOLLOWING PRODUCTS INCLUDING; MANUFACTURER OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURER'S STANDARD SAMPLE SIZE OF RO MANUFACTURER'S STANDARD SAMPLE SIZE OF WALKWAY PADS OR ROLLS.

SHOP DRAWINGS INCLUDING OUTLINE AND SIZE OF THE ROOF, LOCATION AND TYPE OF PENE PENETRATION FLASHING DETAIL REFERENCES TO MANUFACTURE'S STANDARD. DETAILS WHICH ROOFING MANUFACTURER'S STANDARDS SHALL BE IDENTIFIED WITH SEPARATE APPROVAL FRO MANUFACTURER. DETAILS TO BE EMPLOYED ON THE PROJECT SHALL BE APPROVED BY ROOFII

SUBMIT WARRANTY CERTIFICATION FROM MANUFACTURER OF APPROVAL OF PROJECT DESIC WARRANTY, AND FASTENER PULL TESTS FROM AN INDEPENDENT TESTING AGENCY SHALL BE A MANUFACTURER.

DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. NAILERS INSTALLED LEVEL, TRUE TO LINE AND ELEVATION, SECURED TO ROOF STRUCTURE TO RESIST RO SERVICE CONDITIONS. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INST UNSATISFACTORY PREPARATION BEFORE PROCEEDING. SURFACES TO BE BONDED SHALL BE DEBRIS. SUITABLE SURFACES ARE USUALLY CONSIDERED TO BE SMOOTH: SOLID MASONRY, W

INSULATION BOARDS FASTENED PER THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS FOR ROOFING MEMBRANES. ALL FASTENERS SHOULD BE INSTALLED WITH A DEPTH-SENSING SCREW GUN TO PREVENT OVER

DRIVING. BLOCK OFF OR SHUT DOWN POSITIVE PRESSURE BUILDING VENTILATION SYSTEMS PREVENT SHEET FROM BILLOWING DURING APPLICATION.

VERIFY ALL ROOFTOP MECHANICAL UNITS ARE TO HAVE THEIR CONDENSATION LINES PIPED PLYWOOD MUST BE EXTERIOR GRADE WITH AN A OR B FINISH SIDE UP AND WITH NO JOINTS (INCH, AND PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURE RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

PROVIDE TEMPORARY BALLAST IN PARTIALLY COMPLETED SECTIONS TO CONTROL WIND EFFI CONSTRUCTION.

07-164 METAL SHEET BATTEN-SEAM ROOFING 07-164 METAL SHEET BATTEN-SEAM ROOFING GENERAL/PRODUCIS

ARCHITECTURAL METAL ROOFING: BONDERIZED METAL MBCI- MANUFACTURE

COLOR- TO MATCH BENJAMIN MOORE HC-167 "AMHERST GRAY". DETAILS- CRAFTSMAN SERIES SB

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HT

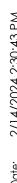
SUBMITTALS SAMPLES FOR VERIFICATION OF SHINGLE SIZE AND COLOR

WARRANTIES: SAMPLE OF SPECIAL WARRANTIES. <u>EXECUTION</u> ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER

ROOFING TO BE INSTALLED OVER SECONDARY ROOFING MEMBRANE (ENTIRE ROOFING SURFACE)

ROOFING SYSTEM TO BE INSTALLED OVER EXTERIOR GRADE A.P.A. RATED SHEATHING (RUN PERPENDICULA RAFTERS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS.

SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD-DOWNS.



INSTALL WEATHER BARRIER IN A HORIZONTAL MANNER STARTING AT THE LOWER PORTION OF THE WALL SURFACE. EXTEND BOTTOM ROLL EDGE OVER SILL PLATE INTERFACE 2" TO 3" MINIMUM. SEAL WEATHER BARRIER WITH SEALANT OR

OD SIDING	07-170, 171, 172, 173, 174, 175, 176, SHEET METAL FLASHING AND TRIM	DIVISION 8-OPENINGS 08-25 EXTERIOR WOOD DOOR GENERAL/PRODUCTS SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.
HP-LAP-JOINTED (WITH 1/4" REVEAL) HORIZONTAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-	<u>GENERAL/PRODUCTS</u> APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL	MANUF . CUSTOM ENTRY DOOR- BY MILL SELECTED SPECIES DOUG-FIR
LAP-JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR SEDAR STAINED SEMI- TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSROADS".	FRAMING COMPONENTS. VALLEY FLASHING	COLOR SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS" <u>SUBMITTALS</u>
	DRIP METAL WINDOW HEAD FLASHING DOOR HEAD FLASHING	VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAIN
OF EACH SIDING SPECIFIED WITH COLOR SPECIFIED.	TRANSITIONAL FLASHING SUBMITTALS	FINISH (ADHESION, CHALK, AND FADE) PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS
RUCTIONS SPECIFIED BY THE PRODUCT MANUFACTURER.	SHOW INSTALLATION LAYOUTS OF SHEET METAL FLASHING AND TRIM, INCLUDING PLANS, ELEVATIONS, EXPANSION-JOINT LOCATIONS, AND KEYED DETAILS. DISTINGUISH BETWEEN SHOP- AND FIELD-ASSEMBLED WORK.	EXECUTION
OF SIDING AND RELATED ACCESSORIES, AND PROCEED WITH INSTALLATION ONLY AFTER DNS HAVE BEEN CORRECTED. AS FOR THE VERTICAL SIDING PROVIDE HORIZONTAL BLOCKING IRED BY MNFR. RECOMMENDATIONS.	INCLUDE DETAILS FOR FORMING, JOINING, SUPPORTING, AND SECURING SHEET METAL FLASHING AND TRIM, INCLUDING PATTERN OF SEAMS, TERMINATION POINTS, FIXED POINTS, EXPANSION JOINTS, EXPANSION-JOINT COVERS, EDGE CONDITIONS, SPECIAL CONDITIONS, AND CONNECTIONS TO ADJOINING WORK.	ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS. ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.
NISH OVER EXTERIOR WALL VENTILATION MATRIX OVER BUILDING WEATHER BARRIER AS PER IONS AND INDUSTRY STANDARDS.)TES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD-DOWNS.	<u>EXECUTION</u> SELF-ADHERING, HIGH-TEMPERATURE SHEET: MINIMUM 30 TO 40 MILS THICK, CONSISTING OF SLIP-RESISTING POLYETHYLENE-FILM TOP SURFACE LAMINATED TO LAYER OF BUTYL OR SBS-MODIFIED ASPHALT ADHESIVE, WITH RELEASE- PAPER BACKING; COLD APPLIED.	OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.
ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND MAINTAIN IN A CLEAN TRUCTION.	SLIP SHEET: BUILDING PAPER, 3-LB/100 SQ. FT. MINIMUM, ROSIN SIZED.	08-26 INTERIOR WOOD DOOR GENERAL/PRODUCTS
RELATED TRADES; SCRIBE AND COPE SIDING BOARDS FOR ACCURATE FIT. ALLOW INSTALLATION ID CUTTING AND PATCHING.	ANCHOR SHEET METAL FLASHING AND TRIM AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE, WITH PROVISIONS FOR THERMAL AND STRUCTURAL MOVEMENT SO THAT COMPLETED SHEET METAL FLASHING AND TRIM SHALL	SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION. MANUF. AS SELECTED BY BIDDING
LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPED, TWISTED, BOWED, DEFECTIVE.	NOT RATTLE, LEAK, OR LOOSEN, AND SHALL REMAIN WATERTIGHT. USE FASTENERS, SOLDER, WELDING RODS, PROTECTIVE COATINGS, SEPARATORS, SEALANTS, AND OTHER MISCELLANEOUS ITEMS AS REQUIRED TO COMPLETE SHEET METAL FLASHING AND TRIM SYSTEM. INSTALL SHEET METAL FLASHING AND TRIM TRUE TO LINE AND LEVELS INDICATED. PROVIDE UNIFORM, NEAT SEAMS WITH	SPECIES: SEE INTERIOR DESIGN DRAWINGS COLOR: CUSTOM STAIN BY INTERIOR DESIGNER
LY WITH LOCAL BUILDING CODES AND REGULATIONS. IDES AND ENDS. APPLY TOUCH UP COATING ON NEW CUTS. FACTORY PRIMED OR FINISHING	MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.	<u>SUBMITTALS</u> VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING
ANCE PROCEDURES TO OWNER OR OWNER'S REPRESENTATIVE AT PROJECT CLOSEOUT.	SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.	PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAIN FINISH (ADHESION, CHALK, AND FADE)
ERS IS NOT RECOMMENDED.	SPACE CLEATS NOT MORE THAN 12 INCHES APART. ANCHOR EACH CLEAT WITH TWO FASTENERS. BEND TABS OVER FASTENERS.	PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS
	INSTALL EXPOSED SHEET METAL FLASHING AND TRIM WITHOUT EXCESSIVE OIL CANNING, BUCKLING, AND TOOL MARKS. WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC	<u>EXECUTION</u> ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.
LE-PLY TPO DECK MEMBRANE	ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMACNA.	ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8
	PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM. SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WATERTIGHT CONSTRUCTION.RETAIN FIRST PARAGRAPH BELOW FOR	INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.
ALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION TED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.	METALLIC-COATED STEEL AND COPPER ROOFING, UNLESS THE METAL IS PAINTED OR COATED. CLEAN EXPOSED METAL SURFACES OF SUBSTANCES THAT INTERFERE WITH UNIFORM OXIDATION AND WEATHERING.	08-39 EXTRUDED ALUMINUM WOOD SLIDING DOORS
ND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND ATED USING THE CURRENT VERSION OF ASCE 7.	APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO. SEE I.R.C. SECTION	<u>GENERAL/PRODUCTS</u> SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.
E A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL M RATING SHALL BE A UL CLASS B RATING. /ITH POSITIVE DRAINAGE WHERE ALL STANDING WATER DISSIPATES AFTER PRECIPITATION	R703.8. At the top of all exterior window and door openings in such a manner as to be leak proof. An exception for self-flashing windows having a continuous lap of not less than 1 1/8 inch over the sheathing material around the perimeter of the opening, including corners.	WINDOW MANUFACTURER:LOEWEN, WINDSOR, JELD-WEN, KOLBE, MARVIN,WINDOW STYLE SHALL BE:AS SHOWN ON DRAWINGSPROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.COLOR OF SCREENS TO BE:AS DETERMINED BY ARCHITECT.
STEM WILL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL CODE BODIES	AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.	PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES. GLAZING SHALL BE CARDINAL 365 GLAZING - NO EXCEPTION
NIMUM OF TEN YEARS EXPERIENCE IN THE MANUFACTURING OF SINGLE-PLY HEAT WELDABLE	AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.	PROVIDE SPACER BARS WHERE SDL'S ARE USED
IALL BE AUTHORIZED BY ROOFING SYSTEM MANUFACTURER TO INSTALL ASSEMBLY. PROVIDE	UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.	ALL FIXED GLAZING TO BE SASH SET
'S LETTERHEAD OF AUTHORIZED STATUS OF CONTRACTOR.	CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.	HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM. WOOD WINDOWS WITH EXTRUDED ALUMINUM CLAD EXTERIOR BOTH FRAME AND SASH- NO EXCEPTIONS. EXTERIOR CLAD
THAT IS LISTED ON THE DOE'S ENERGY STAR "ROOF PRODUCTS QUALIFIED PRODUCT LIST" FOR TIONS.	WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS AND AT BUILT-IN GUTTERS.	PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT
SENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURER'S ETION OF THE ROOFING SYSTEM.DEVIATIONS OR CHANGES FROM THE CONTRACT E WRITTEN APPROVAL FROM THE ROOFING MANUFACTURER, FOR PRESENTATION TO N OF ROOFING SYSTEM.	07-183 METAL GUTTERS/DOWNSPOUTS	BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. R310.1
ARRANTY SHALL BE ISSUED UPON ACCEPTANCE OF THE ROOFING SYSTEM INSTALLATION. ERIOD THAT COVERS WIND DAMAGE UP TO 70 MPH.	GUTTERS SHALL BE:SQUARE AS PER DETAILSDOWNSPOUTS SHALL BE:ROUND DOWNSPOUTS.	<u>SUBMITTALS</u> VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING
RER: FIBERTITE, DOW ROOFING SYSTEMS, CARLILE ROOFING, OR APPROVED EQUAL REQUESTS CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.	METAL FINISH PRE-FINISHED ALUM. COLOR TO MATCH METAL ROOFING.	VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)
L BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:	<u>SUBMITTALS</u> PROVIDE 12" LONG SAMPLE OF EACH DOWNSPOUT AND GUTTER IN MATERIAL SPECIFIED. (ELECTRICAL CONTRACTOR TO PROVIDE SPECIFICATION OF HEAT TAPE WITH VOLTAGE FOR HEAT TAPE AT CHAIN AT	MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
0 MIL. NT GREY.	DOWNSPOUTS	 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USI
SHALL 0.060 INCH (1.52MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS /ER SHEET THICKNESS. SHALL BE .060 INCH (1.52 MM)-THICK UNSUPPORTED MEMBRANE FOR USED FOR MAKING FIELD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED	INSTALL AT LOCATIONS SHOWN ON PLANS.	OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4. 5. WINDOW SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL
ALE FOR MARING FIELD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED AEMBRANE. CK ROOF BOARDS: G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENSDECK ROOF BOARD.	ALL GUTTERS SHALL SLOPE A MINIMUM OF 1/8" PER FOOT FOR DRAINAGE TO DOWNSPOUTS FABRICATE HANGING GUTTER TO CROSS SECTION INDICATED, COMPLETE WITH END PIECES, OUTLET TUBES, AND OTHER	HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.
1 WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.	ACCESSORIES AS REQUIRED. FABRICATE IN CONTINUOUS SECTIONS BETWEEN CORNERS. FABRICATE EXPANSION JOINTS, EXPANSION-JOINT COVERS AND GUTTER ACCESSORIES FROM SAME METAL AS GUTTERS.	PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)
G:MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED; PREPARATION IMENDATIONS; STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS; AND	JOIN SECTIONS WITH RIVETED AND SOLDERED JOINTS OR WITH LAPPED JOINTS SEALED WITH SEALANT. PROVIDE FOR THERMAL EXPANSION. ATTACH GUTTERS AT EAVE OR FASCIA TO FIRMLY ANCHORED GUTTER BRACKETS SPACED NOT MORE THAN 36 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERTIGHT WITH SEALANT. SLOPE TO DOWNSPOUTS.	PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS. <u>EXECUTION</u>
N FOR THE FOLLOWING PRODUCTS INCLUDING; MANUFACTURER'S STANDARD SAMPLE SIZE OR SPECIFIED; MANUFACTURER'S STANDARD SAMPLE SIZE OF ROOF INSULATION;	FABRICATE RECTANGULAR DOWNSPOUTS COMPLETE WITH MITERED ELBOWS. FURNISH WITH METAL HANGERS, FROM	INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)
RD SAMPLE SIZE OF WALKWAY PADS OR ROLLS. IG OUTLINE AND SIZE OF THE ROOF, LOCATION AND TYPE OF PENETRATIONS, PERIMETER AND TAIL REFERENCES TO MANUFACTURE'S STANDARD. DETAILS WHICH DO NOT CONFORM TO S STANDARDS SHALL BE IDENTIFIED WITH SEPARATE APPROVAL FROM ROOFING	SAME MATERIAL AS DOWNSPOUTS, AND ANCHORS JOIN DOWNSPOUT SECTIONS WITH 1-1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 60 INCHES	INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATION, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE. PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308)
O BE EMPLOYED ON THE PROJECT SHALL BE APPROVED BY ROOFING MANUFACTURER.	O.C. IN BETWEEN. 07-211, 07-212, 07-213, 07-214, 07-215, 07-216, 07-217	A. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS.
CATION FROM MANUFACTURER OF APPROVAL OF PROJECT DESIGN AND INTENT TO ISSUE PULL TESTS FROM AN INDEPENDENT TESTING AGENCY SHALL BE APPROVED BY THE ROOFING	CAULKING <u>GENERAL/PRODUCTS</u> PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERTIGHT AND AIRTIGHT CONTINUOUS JOINT	B. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
on until substrates have been properly prepared. Nailers and blocking shall be ine and elevation, secured to roof structure to resist roof installation and	SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.	C. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS AD JACENT TO A DOOR WHERE THE NEAREST
UBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF TION BEFORE PROCEEDING. SURFACES TO BE BONDED SHALL BE DRY, CLEAN AND FREE OF ARE USUALLY CONSIDERED TO BE SMOOTH: SOLID MASONRY, WOOD AND METAL, PLUS NED PER THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS FOR RECEIVING ADHERED	PROVIDE JOINT SEALANTS FOR INTERIOR APPLICATIONS THAT ESTABLISH AND MAINTAIN AIRTIGHT AND WATER-RESISTANT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES. PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER COMPILICATIONS OF SERVICE AND APPLICATION. AS DEMONSTRATED BY SEALANT.	EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
NSTALLED WITH A DEPTH-SENSING SCREW GUN TO PREVENT OVER DRIVING OR UNDER	WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY SEALANT MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.	D. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE
HUT DOWN POSITIVE PRESSURE BUILDING VENTILATION SYSTEMS DURING APPLICATION TO WING DURING APPLICATION.	EXECUTION CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS.	WALKING SURFACE. E. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM
IANICAL UNITS ARE TO HAVE THEIR CONDENSATION LINES PIPED TO DRAINS, OR OFF THE ROOF	REMOVE ALL FOREIGN MATERIAL FROM JOINT SUBSTRATES THAT COULD INTERFERE WITH ADHESION OF JOINT SEALANT	ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.
DR GRADE WITH AN A OR B FINISH SIDE UP AND WITH NO JOINTS GAPPED GREATER THAN 1/4 CES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST JNDER THE PROJECT CONDITIONS.	PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF CAULK.	SIANDING OR WALKING SURFACE. F. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.
AST IN PARTIALLY COMPLETED SECTIONS TO CONTROL WIND EFFECTS DURING	SILICONE SEALANT SHOULD NOT BE USED ON EXTERIOR JOINTS - ONLY POLYURETHANE OR POLYSULFIDE SEALANTS. BUTYL SEALANTS SHOULD BE USED BETWEEN METAL LAPS WHERE MOVEMENT IS ANTICIPATED.	G. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
		H. PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TO EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE.

08-67 OVERHEAD SECTIONAL DOOR

SEE DOOR SCHEDULE FOR ALL SIZES AND OPERATION. DOOR MANUFACTURER:

DOOR STYLE SHALL BE: AS SHOWN ON DRAWINGS COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

SUBMITTALS VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

INSTALL PER MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES, CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

08-118 SHOWER DOOR

<u>GENERAL/PRODUCTS</u> TEMPERED OR LAMINATED SAFETY GLASS FOR SHOWER DOORS OR SHOWER ENCLOSURES. SHOWER ENCLOSURES TO BE: EUROPEAN STYLE ALUMINUM FRAMED SHOWER ENCLOSURE

SUBMITTALS PROVIDE SAMPLES: 12-INCH SQUARE, FOR EACH TYPE OF GLASS PRODUCT INDICATED. PROVIDE GLAZING SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS.

08-132 EXTRUDED ALUMINUM CLAD WOOD WINDOWS

LOEWEN, WINDSOR, JELD-WEN, KOLBE

AS SHOWN ON DRAWINGS,

INSTALL DOORS TO SWING OUTWARD, TYPICAL. (2006 IRC R308 P2708.1)

EXECUTION CLADDING, AND EXTERIOR PAINT PROVIDE EUROPEAN STYLE MOUNTING, TYPICAL.

on drawings

ENERGY CODE SUBMITTAL FOR U VALUES (U=0.30 AND SHGC=0.25 FOR WINDOWS OF GREAT ROOMS, UNLESS NOTED

OTHERWISE). PROVIDE SPACER BARS WHERE SDI'S ARE USED

GENERAL/PRODUCTS

WINDOW MANUFACTURER:

WINDOW STYLE SHALL BE:

ALL FIXED GLAZING TO BE SASH SET

SQUARE FEET. R310.1.1 TO R310.1.4.

OPERATIONAL REQUIREMENTS.

INSTALLATION IS COMPLETE.

SURFACE

WALKING SURFACE.

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM

VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

2.THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".

3.THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".

INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308).

WHEN THE UNIT IS GLAZED.

SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.

PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.

WOOD WINDOWS WITH ALUMINUM CLAD EXTERIOR. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)

1.MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF

4.THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0

5.WINDOW SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND

INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATIONS, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER

SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL

SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE

SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE

NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED

POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING

3- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE

OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE

1- EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY

PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS,

4- PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS,

6- PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS

THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF

PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.

STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL

WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE

PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING

CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP

SUBMIT SKYLIGHT WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SHOP DRAWINGS ON HOW TO INSTALL ON ROOF AND

SUBMIT DOOR HARDWARE SCHEDULE WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SCHEDULE OF EACH DOOR AND

ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS

BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR LADDING, AND EXTERIOR PAINT DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW. BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR.

R3101

RS FOR OPERATIONS AS

HES THICK, OR 20 MINUTE FIRE

D EXCEPTIONS. EXTERIOR CLAD ND ARCHITECT

R303 & R310) L HAVE A 5.75 SQ. FT OF

THE ROOM WITHOUT THE USE AREA OF 5.0 SQUARE

) ON DRAWINGS AND

<u> General/Products</u> 14" SOLATUBE 290 DS SELF-FLASHING FOR HARD CEILING

INTERFACE WITH CEILING FINISH.

08-146 UNIT SKYLIGHT

PROVIDE MAINTENANCE AND WARRANTY INFORMATION.

08-151 DOOR HARDWARE

DO NOT INSTALL WITHIN 3-FT OF INSIDE FACE OF FIRE-RATED WALLS.

ALL DOOR HARDWARE AS SELECTED BY INTERIOR DESIGNER AND OWNER

INSTALL PER MANUFACTURES SPECIFICATIONS AND COORDINATE WITH ROOFING MATERIAL.

WALKING SURFACE.

ENTLY IDENTIFIED BY

SHALL BE ELABEL THE UNIT IS

DING DOORS, SLIDING R WHERE THE NEAREST THE DOOR IN A CLOSED HARDWARE LIST ASSIGNED TO EACH DOOR. INCHES ABOVE THE WALKING

INSTALL PER MANUFACTURES SPECIFICATIONS N 36 INCHES OF THE

<u>submittals</u>

GENERAL/PRODUCTS

08-174 MIRRORS

GENERAL/PRODUCT MIRRORS AS SELECTED BY INTERIOR DESIGN. COORDINATE WITH INTERIOR DRAWINGS.

OR HOT TUBS WHERE IG SURFACE.

FOLLOWING CHES ABOVE THE FLOOR, TOP

DIVISION 9- FINISHES 09-21 GYPSUM WALL BOARD

<u>SENERAL/PRODUCTS</u> 5/8" TYPE "X" GYPSUM BOARD AT GARAGE AND AT FIRE-RATED SEPARATION WALL WALLS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

CEILINGS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS. FINISH TO BE: SMOOTH

EXTERIOR LOCATIONS: 5/8" GLAS-MAT GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

4'-0" X 4'-0" MOCK-UP OF WALL AND CEILING TO INDICATE COMPLIANCE OF FINISH SPECIFIED.

PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (2) LAYERS 5/8" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE (IRC 302.6)

THE GYPSUM BOARD SHALL BE ATTACHED TO FRAMING WITH APPROVED SCREWS AS REQUIRED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE PROVIDE A LEVEL 4 GYPSUM BOARD FINISH ON ALL WALLS AS PER INDUSTRY STANDARDS

PROVIDE SQUARE CORNER BEAD / TRIM FINISH. PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH CEILINGS TO HAVE A SMOOTH LEVEL 4 FINISH.

PROVIDE GLAS-MAT GYPSUM BOARD IN ALL WET LOCATIONS. PROVIDE GLAS-MAT GYPSUM BOARD TILE BACKER BOARD ON FRAMING (INSTEAD OF GYPSUM BOARD) AT SURFACES TO RECEIVE TILE.

09-27 CERAMIC TILE

EXTENT OF CERAMIC TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE CERAMIC TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE. INCLUDED BY INTERIOR DESIGNER.

09-37 STONE TILE ENERAL/PRODUCTS

XTENT OF STONE TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER. 09-102 STONE FLOORING

NERAL/PRODUCTS

EXTENT OF STONE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-109 WOOD FLOORING

extent of wood flooring indicated on finish floor plans and as per interior designer

SEE WOOD FLOOR SCHEDULE FOR WOOD FLOOR SPECIES AND STYLE. FINISH OF WOOD FLOOR AS SPECIFIED IN WOOD FLOOR SCHEDULE.

PROVIDE A 24" X 24" SAMPLE OF THE FLOOR INSTALLED OVER PLYWOOD WITH STAIN FINISH FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

INSTALL WOOD FLOORING AS REQUIRED BY ALL APPLICABLE CODES AND STANDARDS FOR WOOD FLOOR INSTALLATION IN NWFA's "INSTALLATION GUIDELINES: WOOD FLOORING.

MAINTAIN AN AMBIENT TEMPERATURE BETWEEN 65 AND 75 DEGF AND RELATIVE HUMIDITY PLANNED FOR BUILDING OCCUPANTS IN SPACES TO RECEIVE WOOD FLOORING DURING THE CONDITIONING PERIOD FOR NOT LESS THAN SEVEN DAYS BEFORE WOOD FLOORING INSTALLATION, AND CONTINUOUS THROUGH INSTALLATION, AND CONTINUES NOT LESS THAN SEVEN DAYS AFTER WOOD FLOORING INSTALLATION.

PROVIDE EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING AS PER MANUFACTURE RECOMMENDATIONS.

BROOM OR VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE PRODUCT INSTALLATION. AFTER CLEANING, EXAMINE SUBSTRATES FOR MOISTURE, ALKALINE SALTS, CARBONATION, OR DUST. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

09-167 CARPET (SHEET) FLOORING

<u>ENERAL/PRODUCTS</u> EXTENT OF CARPET FLOORING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS. COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL

PROVIDE A 24" X 24" SAMPLE OF THE FLOOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION. **EXECUTION** ALL INSTALLATION OF MATERIALS AS SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED PER MANUFACTURER

STANDARDS AND AS PER INTERIOR DESIGNER SPECIFICATIONS.

09-208 EXTERIOR PAINTING <u> Seneral/Products</u> EXTERIOR SEMI-TRANSPARENT WOOD STAIN

PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION. EXECUTION

ALL MATERIAL SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION. MATERIAL MAY BE PRE-PAINTED PRIOR TO INSTALLATION, OR PAINTED AFTER INSTALLATION. ALL SURFACES SHALL RECEIVE TWO (2) COATES OF FINISH PAINT AFTER PRIME COAT. CONTRACTOR SHALL CAULK ALL JOINTS PRIOR TO FINAL PAINTING.

09-221 INTERIOR PAINTING

GENERAL/PRODUCTS EXTENT OF INTERIOR PAINTING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS. COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL

PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION. ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS. AND SHALL MEET ALL INTERIOR SPECIFICATIONS. ALL WALLS MUST BE SMOOTH AND FREE OF DEFECTS PRIOR TO PAINTING.

09-230 STAIN FINISH

EXTENT OF INTERIOR STAIN FINISH INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS. COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL

PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION. ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS. AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

09-235 EPOXY FLOOR COATINGS

SENERAL/PRODUCTS extent of epoxy floor coatings indicated on interior design drawings not included within architectural DRAWINGS OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS. COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL

PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION. ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS. AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

WALKING SURFACE.



Architecture Interior Design Landscape Architecture Land Planning Construction Managemer 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094

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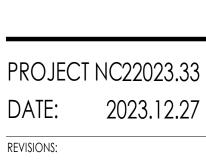
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BUILDING KEYNOTES AND SPECIFICATIONS DIVISION 10- SPECIALITIES 10-99 BATH HARDWARE

GENERAL/PRODUCTS EXTENT OF BATHROOM HARDWARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.

COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL SUBMITTALS

PROVIDE HARDWARE SPECIFICATION CUT SHEETS FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO ORDERING. EXECUTION

INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

DIVISION 11- EQUIPMENT 11-32 FIREPLACES

GENERAL/PRODUCTS GAME ROOM FIREPLACE TO BE: MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP-VENT TO EXTERIOR WALL) GREAT ROOM FIREPLACE TO BE:

MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE) MASTER BEDROOM FIREPLACE TO BE: MONTIGO "PANORAMA" 3-SIDED GLASS CUSTOM SE/ DRAWINGS (REAR-VENT TO EXTERIOR WALL)

SUBMIT CUT SHEETS FOR EACH APPLIANCE SPECIFIED.

EXECUTION BEDROOM APPLICATIONS: PROVIDE SEALED GLASS DOORS.

ALL WOOD BURNING FIREPLACES (EXCEPT IN BEDROOM APPLICATIONS): TO BE PROVIDED V GAS LOG FIREPLACES SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF TI

THE APPLIANCE, UNLESS APPROVED BY THE FIREPLACE MANUFACTURER. GAS LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTU'S.

ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUI BTU'S IN ADDITION TO THE REQUIREMENT FOR OUTSIDE AIR.

PROVIDE FLUES, COMBUSTION AIR SPARK ARRESTOR, CLEARANCES, AND ETC. AS PER MANUE recommendations.

PROVIDE CHIMNEY CAP FLASHING AND SURROUND. (SEE SECTION 07-34) THE CONTRACTOR VERIFY AND FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF FIREPLAC FINISH MATERIAL SUCH AS HEARTHS, MANTLES, AND OTHER COMBUSTIBLE PROJECTIONS, ETC SETBACKS, CLEARANCES, AND PROTECTION.

THE CHIMNEY TERMINATION MUST EXTEND AT LEAST 2 FEET HEIGHER THAN ANY PORTION OF T AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G2427.5.3.

11-34 RESIDENTIAL APPLIANCES

GENERAL/PRODUCTS RESIDENTIAL APPLIANCES AS SELECTED BY INTERIOR DESIGNER.

SUBMITTALS PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. APPLIANCE SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS

GAS-BURNING APPLIANCES: COMPLY WITH ANSI Z21 SERIES STANDARDS. RESIDENTIAL APPLIANCES: COMPLY WITH NAECA STANDARDS.

EXECUTION INSTALLER QUALIFICATIONS: AN EMPLOYER OF WORKERS TRAINED AND APPROVED BY MANUFACTURER FOR INSTALLATION AND MAINTENANCE OF UNITS REQUIRED FOR THIS PROJECT

PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURES INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

BUILT-IN EQUIPMENT: SECURELY ANCHOR UNITS TO SUPPORTING CABINETS OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED.

FREESTANDING EQUIPMENT: PLACE UNITS IN FINAL LOCATIONS AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA.

VERIFY THAT CLEARANCES ARE ADEQUATE TO PROPERLY OPERATE EQUIPMENT. **11-42 PROJECTION SCREENS**

General/products XTENT OF PROJECTION SCREENS ARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS. COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

	DIVISION 12- FURNISHINGS	DIVISION 21 - FIRE SUPPRESSION
	12-27 WOOD KITCHEN CABINETS	21-01 FIRE SPRINKLERS
NGS	<u>GENERAL/PRODUCTS</u> EXTENT OF CABINETRY AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.	<u>GENERAL/PRODUCTS</u> DESCRIPTION THE PROJECT SHALL HAVE FULL NFPA 13D SPRINKLER SYSTEM INSTALLED THROUGH OUT AS REQUIRED.
NGS	SEE INTERIOR ELEVATIONS FOR DESIGN OF CABINETS	THE PROJECT SHALL HAVE FULL NFPA TSD SPRINKLER STSTEM INSTALLED THROUGH OUT AS REQUIRED.
/ SEALED GAS - SEE ID .LL)	COORDINATE WITH CABINET FINISH SCHEDULE FOR FINISH OF ALL CABINETS.	CPVC FIRE SPRINKLER PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CPVC COMPOUNDS MANUFACTURED B LUBRIZOL ADVANCED MATERIALS OR EQUAL. THE PIPE AND FITTING COMPOUNDS SHALL MEET CELL CLASS 23547 24447, RESPECTIVELY, AS DEFINED BY ASTM D1784, AND SHALL BE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH
	SUBMITTALS	WATER. BOTH PIPE AND FITTING COMPOUNDS SHALL BE PRESSURE RATED BY PLASTICS PIPE INSTITUTE (PPI).
	CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR EACH CABINET FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER/OWNER PRIOR TO FABRICATION OF CABINET.	PIPE AND FITTINGS
	PROVIDE 12 X 12 SAMPLE OF EACH CABINET FINISH SPECIFIED FOR APPROVAL.	PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F442 IN STANDARD DIMENSION RATIO (SDR) 13.5.
	PROVIDE 1 DOOR SAMPLE FOR EACH DOOR TYPE SPECIFIED FOR APPROVAL.	FITTINGS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F437 (SCHEDULE 80 THREADED), ASTM F438 (SCHE SOCKET) AND ASTM F439 (SCHEDULE 80 SOCKET).
ED WITH GAS STARTERS	12-40 STONE COUNTERTOPS	BOTH PIPE AND FITTINGS SHALL BE LISTED BY UNDERWRITERS LABORATORIES FOR USE IN WET AUTOMATIC FIRE SPRI SYSTEMS AND SHALL
of the firebox and within 6' of	<u>GENERAL/PRODUCTS</u> EXTENT OF STONE COUNTERTOPS AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.	BEAR THE LOGO OF THE LISTING AGENCY. SEE UL FIRE PROTECTION EQUIPMENT DIRECTORY, CATEGORIES VIWT AI
	<u>SUBMITTALS</u> SAMPLES FOR EACH STONE TYPE INDICATED, IN SETS OF SAMPLES NOT LESS THAN 12 INCHES SQUARE. INCLUDE TWO OR MORE SAMPLES IN EACH SET AND SHOW THE FULL RANGE OF VARIATIONS IN APPEARANCE CHARACTERISTICS EXPECTED IN COMPLETED WORK.	ANCILLARY PRODUCTS COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE AS DETERMINED BY CPVC PIPE AND FITTINGS MANUFACTURER OR COMPOUND MANUFACTURER, AND THUS LISTED C FITTINGS OR COMPOUND MANUFACTURER'S CHEMICAL COMPATIBILITY PROGRAM (I.E. FGG/BM/CZ™ SYSTEM COMPATIBLE PROGRAM).
	<u>execution</u> Use only adhesives formulated for stone and ceramic tile and recommended by their manufacturer for	SOLVENT CEMENT
0 CUBIC FEET OF VOLUME PER 1000	THE APPLICATION INDICATED. EXAMINE SUBSTRATES INDICATED TO RECEIVE STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.	ALL SOCKET TYPE JOINTS SHALL BE MADE UP EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIRE ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WI F402. SOLVENT CEMENT SHALL BE LISTED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED I
	INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.	MANUFACTURERS. THE SOLVENT CEMENTS SHALL BE COMPATIBLE WITH THEIR CPVC PIPE AND FITTINGS.
TOR SHALL BE RESPONSIBLE TO PLACE EQUIPMENT, INCLUDING , ETC. AND PROVIDE PROPER	SET STONE TO COMPLY WITH REQUIREMENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS AND INDICATED TOLERANCES	FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SET AND CURE TIMES FOR SOLVENT CEMENT JOINTS. AVOID SIGNI STRESSES DURING SET AND CURE TIMES. DO NOT APPLY ANY STRESS THAT WILL DISTURB AN UN-DRIED JOINT. SPRIN FITTINGS SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE CONT SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.
OF THE BUILDING WITHIN 10 FEET,	REMOVE AND REPLACE STONE COUNTERTOPS OF THE FOLLOWING DESCRIPTION: BROKEN, CHIPPED, STAINED, OR OTHERWISE DAMAGED STONE, DEFECTIVECOUNTERTOPS, DEFECTIVE JOINTS, INCLUDING MISALIGNED JOINTS, INTERIOR	BASIC USE
	STONE COUNTERTOPS AND JOINTS NOT MATCHING APPROVED SAMPLES AND MOCKUPS.	CPVC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER ULC OR C-UL FOR USE IN:
	CLEAN STONE COUNTERTOPS NOT LESS THAN TWO DAYS AFTER COMPLETION OF INSTALLATION, USING CLEAN WATER AND	ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.

SOFT RAGS. APPLY STONE SEALER TO COMPLY WITH STONE PRODUCER'S AND SEALER MANUFACTURER'S WRITTEN

INSTRUCTIONS.

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.

AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A. UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT BE LESS THAN 175 PSI AT 150°F. REFER TO CPVC FITTING MANUFACTURERS' INSTALLATION INSTRUCTIONS.

QUALITY ASSURANCE CONTRACTOR INSTALLING THE PRODUCE MUST HAVE A MINIMUM OF 2 YEARS OF INSTALLATION OF SYSTEM.

MANUFACTURERS TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 362-5385

COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL, AND MUS DEFERRED SUBMITTAL PROCEDURES.

SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEM MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE REQUIREMENTS, FRICTION LOSS, OPERATING

TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION. THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACT AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.

THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150°F.

INSTALLATION PROCEDURES. INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE

MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS. CPVC PIPE AND FITTINGS ARE INTENDED FOR USE AT A MAXIMUM WORKING PRESSURE OF 175 PSI AT 150°F IN

ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPROPRIATE LISTING AGENCIES. ALL APPLICABLE CODES AS PER THE NFPA SHALL BE IDENTIFIED, . AFTER THE SYSTEM IS INSTALLED AND ANY SOLVENT CEMENT IS CURED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE SYSTEMS SHALL BE HYDROSTATICALLY TESTED PER THE REQUIREMENTS OF THE APPLICABLE N

STANDARD (NFPA 13D). MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANC

BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 22- PLUMBING

	DIVISION 22- PLUMBING	
	22-00 GENERAL PLUMBING THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2012 I.R.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.	22-04 WATER SOFTENER <u>GENERAL/PRODUCTS</u> THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STAN TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.
URED BY S 23547 AND	THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.	PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM, WHICH IS MANUFACTURED, FABR AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED F
E WITH POTABLE	VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.	TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY AN
5	NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.	POSSESSES THE SKILLS AND KNOWLEDGE TO INSTALL A PEX POTABLE WATER DISTRIBUTION SYSTEM
(SCHEDULE 40	ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3"DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.	DELIVER MATERIALS IN MANUFACTURE'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATIO INTACT UNTIL READY FOR INSTALLATION
RE SPRINKLER VIWT AND HFYH.	SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM AT 80 PSI OR LESS. LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 60 PSI.	STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATI HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER AND STORE PEX TUBING INDOORS, IN CARTONS UNDER COVER TO AVOID DIRT OR FOREIGN MATERIAL FROM ENTERING THE TUBING
IBLE AS	WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.	DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS. IF CONSTRUCTIONDELAYS ARE
ISTED ON PIPE, STEM	ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.	ENCOUNTERED, COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT
	WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M13017.2 & G2404.8)	MANUFACTURER'S WARRANTY SHALL COVER THE REPAIR OR REPLACEMENT OF PROPERLY INSTALLED TUBING AND PROVEN DEFECTIVE AS WELL AS INCIDENTAL DAMAGES FOR A WARRANTY PERIOD FOR PEX TUBING AND SUBSEQ SYSTEM SHALL BE 25 YEAR NON-PRORATED WARRANTY AGAINST FAILURE DUE TO DEFECT IN MATERIAL OR WORK
EQUIREMENTS OF NCE WITH ASTM OVED BY THE	PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE. (I.R.C P2801)	BEGINNING WITH THE DATE OF INSTALLATION SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUC
d Significant . sprinkler	THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.	SYSTEM DESIGNS AS MANUFACTURED AND RECOMMENDED BY ZURN PEX, INC. AND ALL PRODUCTS, COMPONEN SPECIFIED HEREIN ARE MANUFACTURED BY AND/OR ARE AVAILABLE FROM ZURN PEX, INC. TUBING MANUFACTUR CONTRACTOR SHALL NOT MIX SYSTEM COMPONENTS. TUBING
CONTRACTOR	THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.	CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SILANE METHOD NON-BARRIER TYPE AND SHALL HAV PRESSURE AND TEMPERATURE RATING OF 160 PSI AT 73°F, 100 PSI AT 180°F AND 80 PSI AT 200°F
	CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.	TUBING SHALL HAVE A MINIMUM OF 6 MONTHS UV PROTECTION, AND BE MANUFACTURED IN ACCORDANCE WI F876 AND ASTM F877 AND TESTED FOR COMPLIANCE BY AN INDEPENDENT THIRD-PARTY AGENCY
	AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER. JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.	FITTINGS FITTINGS SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F1807 OR ASTM F2159 AND/OR COMPLY WITHASTM F877 SYSTEM STANDARD AS IDENT THE FITTING
	PROVIDE ANTI-SCALD LIMITING DEVISES SET AT 120 DEGREES FOR BATHTUBS AND SHOWERS.	CRIMP SYSTEMS ALL QICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATIO
PVC PIPE AND M.	ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "K" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDIER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BAND FITTINGS FOR POLY PIPE. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.	QICKCLAMP AND COPPER CRIMP RING SHALL BE INSTALLED WITH MANUFACTURER TOOLS AND MUST FOLLOW A TESTING REQUIREMENTS AS LISTED WITHIN MANUFACTURER STANDARD SPECIFICATIONS AND INSTALLATION GUID MANIFOLDS MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD
)700 FAX (215)	WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.	CR MANIFOLD; MULTI PORT FITTINGS; COPPER MANIFOLD HEADER VALVES SHALL BE OF THE PLASTIC OR METAL TYPE, MEETING THE REQUIREMENTS OF ASTM F877, IDENTIFIED AS SUCH WITH "
FOR SELECTION,	PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.	APPROPRIATE MARK ON THE PRODUCT <u>SUBMITTALS</u>
MUST FOLLOW	PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE,	SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS
iems and the	MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.	SUBMIT MANUFACTURER'S PROFESSIONAL INSTALLATION WARRANTY FOR PRODUCTS AND LABOR.
URE AND FLOW	PROVIDE CULINARY WATER SOFTENER SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE "INTERMOUNTAIN WATER INC." MODEL: "PATRIOT" SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.	EXECUTION COMPLY WITH MANUFACTURE'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEM
ACTOR OF 150,	PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D MODIFIED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.	VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR THE INSTALLATION OF THE PEX POTABLE WATER SYSTEM. DO
3.	STEAM SHOWER UNITS TO BE "KOHLER" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.	PROCEED WITH INSTALLATIONS OF THE PEX POTABLE WATER SYSTEM UNTIL UNACCEPTABLE CONDITIONS ARE COP DO NOT INSTALL PEX TUBING WITHIN 6 INCHES OF GAS APPLIANCE VENTS OR WITHIN 12 INCHES OF ANY RECESSE
ANCE WITH THE	BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP	FIXTURES DO NOT SOLDER WITHIN 18 INCHES OF PEX TUBING IN THE SAME WATERLINE, MAKE SWEAT CONNECTIONS PRIOR MAKING PEX CONNECTIONS
IN	FLOOR AND MUST BE INSPECTED.	ENSURE NO GLUES, SOLVENTS, SEALANTS OR CHEMICALS COME IN CONTACT WITH THE TUBING WITHOUT PRIOR PERMISSION FROM THE TUBING MANUFACTURER
	22-01 PLUMBING FIXTURES	DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN 6 MONTHS
TION LE NFPA	GENERAL/PRODUCT SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.	USE GROMMETS OR SLEEVES AT THE PENETRATION FOR PEX TUBING PASSING THROUGH METAL STUDS
ANCE OF WATER	SUBMITTALS SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE	PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR
	SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.	USE NAIL PLATES WHERE PEX TUBING PENETRATES WALL STUD OR JOISTS AND HAS THE POTENTIAL FOR BEING STRU SCREW OR NAIL
	INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS. INSTALL WATER-SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART,	ALLOW SLACK OF APPROXIMATELY 1/8 INCH PER FOOT OF TUBE LENGTH TO COMPENSATE FOR EXPANSION AND CONTRACTION
	MILDEW-RESISTANT SILICONE SEALANT. CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. USE SIZE	PRESSURIZE ZURN OR EQUAL PEX TUBING IN ACCORDANCE WITH APPLICABLE CODES OR IN THE ABSENCE OF APP CODES, TEST PRESSURE SHALL BE AT LEAST EQUAL TO NORMAL SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 44 WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR
	FITTINGS REQUIRED TO MATCH FIXTURES. CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIFIED COMPONENTS.	TO ENSURE SYSTEM INTEGRITY, PRESSURE TEST THE SYSTEM BEFORE COVERING TUBING IN CONCRETE AND AFTER C TRADES HAVE WORKED IN THE VICINITY OF THE TUBING. REPAIR AND REPLACE ANY PRODUCT THAT HAS BEEN DA
	INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.	ACCORDING TO MANUFACTURER'S RECOMMENDATION
	TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.	
	EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)	22-06 PLUMBING WASTE COMPONENT/PIPING <u>GENERAL/PRODUCTS</u> THIS SPECIFICATION COVERS ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS USED IN SANITARY WASTE, AND VENT (DWV), SEWER, AND STORM DRAINAGE APPLICATIONS. THIS SYSTEM IS INTENDED FOR USE IN N DEFENSIVE ADDITION FOR A TION OF THE OPEN ATION FOR THE ADDITION OF THE ADDITION OF THE OPEN ATION OF THE OPEN A
	22-02 TANK TYPE WATER HEATER	PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 160°F. ALL WASTE PIPING SHALL BE THE FOLLOWING:
	<u>GENERAL/PRODUCTS</u> COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.	ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS
	WATER HEATERS TO BE:A.O. SMITH OR EQUALCAPACITY SHALL BE:50 GALLONS	PIPE SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS (ACRYLONITRILE-BUTADIENE-STYRENE) COMPOUNDS WI CELL CLASS OF 42222 AS IDENTIFIED IN ASTM D 3965. FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID AB
	<u>SUBMITTALS</u> SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.	COMPOUNDS WITH A CELL CLASS OF 32222 AS IDENTIFIED IN ASTM D 3965. ABS CELLULAR CORE PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. ABS DWV FITTINGS SHALL CONFORM TO ASTM D 2661. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT O
	EXECUTION CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. PROVIDE	MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. ALL SYSTEMS SHALL UTI SEPARATE WASTE AND VENT SYSTEM. PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14.

CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. PROVIDE SEPARATE WASTE AND VENT SYSTEM. PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14. EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE. PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.

FOR HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE.

22-04 WATER SOFTENER

GENERAL/PRODUCTS COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS. WATER SOFTENER TO BE:

<u>submittals</u> SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION CONNECT AS PER MANUFACTURER SPECIFICATIONS.

IF POSSIBLE, PIPE SHOULD BE STORED INSIDE. WHEN THIS IS NOT POSSIBLE, THE PIPE SHOULD BE STORED ON LEVEL GROUND WHICH IS DRY AND FREE FROM SHARP OBJECTS. IF DIFFERENT SCHEDULES OF PIPE ARE STACKED TOGETHER, THE PIPE WITH THE THICKEST WALLS SHOULD BE ON THE BOTTOM.

PIPE DIAMETER SHALL BE 3-INCH MIN. WHEN PENETRATING A ROOF ASSEMBLY. THE PIPE SHOULD BE PROTECTED FROM THE SUN AND BE IN AN AREA WITH PROPER VENTILATION. THIS WILL LESSEN THE EFFECTS OF ULTRAVIOLET RAYS AND HELP PREVENT HEAT BUILD-UP.

PROVIDE INSULATION AT ALL WASTE LINES WITHIN AREAS EXPOSED TO WEATHER.

EXECUTION

PROVIDE INSULATION FOR ALL WASTE /DRAIN LINES FROM UPPER LEVELS TO LOWEST POINT IN STRUCTURE. INSULATION TO INDIVIDUALLY WRAP WASTE LINE, AND INSULATE STUD CAVITY WASTE LINE IS LOCATED WITHIN. ALL SHOWER TRAPS AND TRAP ARMS ARE TO BE SIZED ACCORDING TO THE FLOW RATES OF ALL SHOWERHEADS AND BODYSPRAYS THE DRAIN SERVES (P3201.7)

INSTALLATION SHALL COMPLY WITH THE LATEST INSTALLATION INSTRUCTIONS PUBLISHED BY PIPE AND FITTING

MANUFACTURER, AND AND SHALL CONFORM TO ALL APPLICABLE PLUMBING, FIRE, AND BUILDING CODE

WARNING! NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN ABS PIPE OR FITTINGS.

STANDARDS,

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REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668. SOLVENT CEMENT JOINTS SHALL BE MADE WITH A SOLVENT CEMENT CONFORMING TO ASTM D 2235. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH ABS COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION.



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PROJECT	NC22023.33
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REVISIONS:	





BUILDING KEYNOTES AND SPECIFICATIONS DIVISION 23- HEATING AND COOLING 23-00 GENERAL MECHANICAL NOTES

THE MECHANICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND IFGC AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 35'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH IN CONSTRUCTION. (I.R.C. M1502)

BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. BATHROOM VENTILATION SYSTEM SHALL BE RATED AT 50 CFM (INTERMEDIATE VENTILATION) (I.R.C. CHAPTER 15 AND R303)

LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH THE DBX 1000M - METAL BOX INSTALLATION OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

ALL HABITABLE ROOMS SHALL HAVE NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA. THIS SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANCAIL VENTILATION SYSTEM IS INSTALLED.

EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS TO BE DUCTED TO OUTSIDE. ALL EXHAUST DUCTS TO HAVE APPROVED TERMINATIONS WITH SCREENS. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED INSULATION, GRILLS, CAPS, ETC. AS REQUIRED. (I.R.C. R303.3 AND M1507)

THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT. THE ASSOCIATED ARCHITECTURAL MECHANICAL LAYOUTS AMD DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT.

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND ALL GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-709 (3) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACES SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

23-01 RADIANT HEAT

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

23-02 MECHANICAL HEATING AND COOLING MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF

MAINTAINING THE TEMPERATURE WITHIN 1 DEDGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-05 METAL DUCTWORK

EXECUTION

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR ducts securely to structure, with screws, in such a manner as to prevent transmission with vibration. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-06 AIR CONDITIONING CONDENSER

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-07 EXHAUST FAN GENERAL/PRODUCTS

OVIDE EXHAUST FANS IN ALL BATHROOMS

FANS SHALL BE DIRECTLY VENTED TO THE EXTERIOR

FANS MUST BE CAPABLE OF TO MAINTAIN 50 CFM WITHIN ROOM LOCATED.

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE L WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL A

23-08 RECESSED DRYER VENT BOX GENERAL/PRODUCT DBX PRODUCTS

UP/DOWN VENTING IN 2"X4" OR 2"X6" FRAMED WALLS AS FOLLOWS:

DBX 1000 PLASTIC DRYER VENT BOX MADE OF HIGH IMPACT PLYSTYRENE, AND IS AVAILABLE IN 4" OR A 6" SIZE. T CAN BE USED BOTH FOR UP AND DOWN VENT. A SNAP ON TRIM RING FOR FINISH TRI/ DBX 1000M- METAL DRYER VENT BOX WITH SNAP ON TRIM RING THE DBX 1000M IS 9 3/4" X 13 7/8" AND 3 1/2" DEEP. IT IS A 22 GAUGE METAL DRY 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 16" OR 24" O.C. FRAMING. 1000M DRYER VENT BOX/RING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL TH

INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS. DBX 1000 - PLASTIC INSTALLATION 1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION, SCORE & REMOVE APPROPR INCH OVAL VENT PIPEKNOCK OUT. ALLOW MINIMUM OF 4 INCHES OF VENT OF PIPE TO EXTEN

2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1% STRAW CLAMP ON TOP OF BOX. CUT TH FINS WITH AUTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE FINS WILL FLE 3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS

4. SPACING TABS WILL AUTOMATICALLY POSITION BOX SO THAT BOTTOM, INSIDE EDG INCHES ABOVEUNFINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISHED MAY BE REMOVED IF ADIFFERENT SPACING IS DESIRED. 5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING THE SIX FLANGE SCRE

ARE RECOMMENDED FOR MOUNTING. TRIM INSTRUCTIONS:

1. SNAP OUT LEFT OR RIGHT TRIM RING "CUT OUT" (SEE DETAIL BELOW). 2. LEAVE 1³/₄ INCHES BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLC CLEARANCE.

3. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED. 4. LEAVE UNFINISHED OR PAINT WITH DESIRED COLOR.

1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION. ALLOW A MINIMUM OF 4" OF EXTEND INTO THE BOX

2. IF GAS LINE IS TO BE INSTALLED, INSERT INTO KNOCKOUT PROVIDED. 3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS

4. SET BOX SO THAT THE BOTTOM IS 2 5/8" ABOVE THE FLOOR TO ALLOW CLEARANCE F 5. ATTACH BOX DIRECTLY TO EITHER FRAMING MEMBER AND USE STRAPS TO SECURE TH OPPOSITE FRAMING MEMBER 6. SCREWS OR NAILS (1 1/4") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS: 1. TRIM CARPENTER TO LEAVE 1 1/2" BETWEEN INSIDE EDGE OF BOX AND END OF BASEB TRIM RING CLEARANCE. 2. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.

3. TRIM RING IS POWDER COATED, NO FINISHING REQUIRED. 4. TRIM RING ACCOMMODATES 1/2" OR 5/8" DRYWALL.

DIVISION 26- ELECTRICAL 26-00 GENERAL ELECTRICAI

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS CODES AND OWNER.

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ALL DESIRED LOCATIONS FO OUTLETS, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELEC AS SELECTED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNAL AND RELATED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, C SPECIALITY ITEMS AND SHALL REVIEW AND RECEIVE APPROVAL FROM OWNER/ARCHITECT/DE INSTALLATION OF WIRING. RELOCATION OF BOXES AFTER WIRING AS DIRECTED BY OWNER/A WITHOUT APPROVAL OF LOCATION SHALL BE COMPLETED WITH NOT COST TO THE OWNER. THE ELECTRICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND 2005 N.E.C. AND BE INSTALLED I

WITH LOCAL. STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS,

WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LIN FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SV RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPRO CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIRE

PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COR SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES O SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATIO CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRIC/ LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, CRAWL SPACES, AND IN GA RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802) ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROC

DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. (O.A.E.) HEIGHT OF LIGHT S FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FRC OUTLETS SHALL BE 12" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV APPROVED PRIOR TO COMMENCEMENT OF WIRING.

UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTA OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. LOCATED IN INSULATED CEILINGS TO BE THERMAL RATED AND BE AN AIR TIGHT SEAL TYPE CAN FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET I.R.C. E3903.11 REQUIF LOCATED IN WET OR DAMP LOCATIONS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT AND INTERCONNECTED WITH BA SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS,

ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDE PROTECTION. (N.E.C. 210-12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FUTURE SMART CABLE, CAT5E, ETC. TO HAVE A MINIMUM SEPARA VOLTAGE WIRING. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUE BURNING APPLIANCES. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. (I.R.C. 313.2 AND STATE AMENDMENT)

26-01 ELECTRICAL SERVICE EQUIPMENT

LECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND FEDERAL BUILDING CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, RECEPTACLES, ETC. ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE

CODES AND OWNER.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY THE METHOD IRC CHAPTER 36. UNLESS INDICATED IN THE 2012 IRC AND NATIONAL ELECTRICAL CODE, PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES, OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION, ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FINISHED FLOOR. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

	26-02 ELECTRICAL LIGHT FIXTURES <u>GENERAL PRODUCTS</u> LIGHTING CONTROLS AND MOTORIZED SHADES BY LUTRON, MANUFACTURER TO PROVIDE SHOP DRAWINGS AND	31-02 EARTHWORK <u>GENERAL/PRODUCTS</u> PREPARING SUBGRADES FOR SLABS-ON-GRADE, WALKS, PAVEMENTS, LAWNS AND GRASSES, AND EXTERIOR PLANTS.
	SPECIFICATIONS TO BE REVIEWED BY ARCHITECT.	EXCAVATING AND BACKFILLING FOR BUILDING AND STRUCTURES. DRAINAGE COURSE FOR SLABS-ON-GRADE.
	LIGHT SWITCHES SHALL BE INSTALLED AT A HEIGHT OF 48" FROM FINISHED FLOOR TO TOP OF SWITCH, UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE A MAXIMUM OF 12" FROM THE CENTER LINE OF THE OUTLET ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO	SUBBASE COURSE FOR CONCRETE WALKS, PAVEMENTS. SUBBASE AND BASE COURSE FOR ASPHALT PAVING.
RE LOCATIONS. COORDINATE AL AND PLUMBING KEY NOTES,	COMMENCEMENT OF WIRING. 26-03 ELECTRICAL OUTLETS	EXCAVATING AND BACKFILLING FOR UTILIITY TRENCHES.
	<u>GENERAL/PRODUCTS</u> LEVITON 5601 ROCKER SERIES IN WHITE DIMMER SWITCHES - LUTRON "DIVA" ROCKER SERIES IN WHITE EXECUTION	<u>PROJECT CONDITIONS</u> EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED.
THE DRYER VENT BOX TRIM AT EDGE.	ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, IN UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR (IRC E3902).	<u>SOIL MATERIALS</u> GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS
DRYER VENT BOX WITH A NG. THE DBX L THE DBX 1000M FOR	26-06 TELEPHONE EQUIPMENT THE TELEPHONE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS.	SATISFACTORY SOILS: [ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM] [AASHTO M 145 SOIL CLASSIFICATIONS GROUPS A-1, A-2-4, A-2-5, AND A-3], OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
	26-07 STRUCTURED WIRING	UNSATISFACTORY SOILS: SOILS CLASSIFICATION GROUPS [GC, SC,CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487] [A-2-6, A-2-7, A-4, A-5, A-6, AND A-7 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTED WITHIN 2 PERCENT OF
DPRIATE TOP OR REAR 4- TEND INSIDE BOX THE WEBS BETWEEN THE 8 FLEX INWARD HOLDING	<u>GENERAL/PRODUCTS</u> ALL STRUCTURED WIRING SHALL BE A MINIMUM OF CAT 6 ALL LOCATIONS OF STRUCTURED WIRING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS	OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION. <u>EXECUTION</u> PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
GAS PIPE (IF PRESENT). DGE IS FROM 2¼ TO 2% HED FLOOR COVERING. TABS	DIVISION 31- EARTHWORK	PREPARATION OF SUBGRADE FOR EARTHWORK OPERATIONS INCLUDING REMOVAL OF VEGETATION, TOPSOIL, DEBRIS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE.
CREW HOLES. SCREWS	31-01 SITE CLEARING GENERAL/PRODUCTS	PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS.
	PROTECTING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS TO REMAIN. REMOVING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS.	IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.
LLOW FOR TRIM RING	CLEARING AND GRUBBING. STRIPPING AND STOCKPILING TOPSOIL.	EXCAVATE FOR STRUCTURES TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBJECT ADES
" OF VENT PIPE TO	REMOVING ABOVE- AND BELOW-GRADE SITE IMPROVEMENTS. DISCONNECTION AND CAPPING OR SEALING SITE UTILITIES.	SUBGRADES. STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING.
GAS PIPE (IF PRESENT). CE FOR THE TRIM RING.	TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.	PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING
E THE OTHER SIDE TO THE G.	<u>EXECUTION</u> SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.	TREES. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS: UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
seboard to allow	UTILITY LOCATOR SERVICE: NOTIFIY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED.	PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR
	DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE. PROTECT AND MAINTAIN BENCHMARKS AND SRUVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.	 MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. I. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 92 PERCENT. 2. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACE EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT. 3. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85
	LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.	PERCENT.
ONS SHALL BE PER APPROPRIATE	IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.	GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH
for electrical switches, electrical fixture schedules national building code	TEMPORARY EROSION AND SEDIMENTATION CONTROL PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS. INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL	COMPACTION REQUIREMENTS AND GRADE TO CROSS SECITONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES: 1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 11 INCH. 2. WALKS: PLUS OR MINUS 1 INCH.
l.	PERMANENT VEGETATION HAS BEEN ESTABLISHED. REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.	3. PAVEMENTS: PLUS OR MINUS 1/2 INCH. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ½ INCH WHEN TESTED WITH A 10-FOOT
A, COMMUNICATIONS AND ALL /DESIGNER PRIOR TO R/ARCHITECT/DESIGNER	<u>TREE PROTECTION</u> ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.	STRAIGHTEDGE. <u>SUBBASE AND BASE COURSES</u> SUBBASE [AND BASE] COURSE ON SUBGRADES FREE OF MUD, FROST, NOW, OR ICE.
ed in strict accordance K in conformity with these	DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.	ON PREPARED SUBGRADE, PLACE SUBBASE [AND BASE] COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS: 1. SHAPE SUBBASE [AND BASE] COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2DS, RELAY BRANCH CIRCUIT LINE VOLTAGE CONNECTIONS L SWITCHES, FIXTURES	REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.	2. COMPACT SUBBASE [AND BASE] COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO [ASTM D 69 [ASTM D 1557]. DRAINAGE COURSE
	LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED. ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.	PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
ROPRIATE CODES AND OWNER. IREMENTS. (I.R.C. E3801) BE LOCATED NEAR THE BOTTOM RTH, CONSISTING OF AT LEAST 20	EXISTING UTILITIES: DON OT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED: 1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.	 GRADE AS FOLLOWS: PLACE DRAINAGE COURSE THAT EXCEEDS 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK. COMPACT EACH LAYER OF DRAINAGE COURSE TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.
COPPER CONDUCTOR NOT	2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITH ARCHITECT'S PERMISSION. CLEARING AND GRUBBING	PROTECTION WHERE SETTLING OCCURS, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.
THE I.R.C. AND NATIONAL S OR OTHER ELECTRICAL ITION. ELECTRICAL PANEL RICAL METER BASE SHALL BE	FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERILA UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.	RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATES EXTENT POSSIBLE.
all Kitchen Counters, in Garages. Garage	<u>TOPSOIL STRIPPING</u> REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.	31-03 TEMPORARY SHORING
OCKER SERIES IN WHITE. (O.A.E.) HT SWITCHES FROM FINISHED	STOCKPILE TOPSOIL MATERIALS AWAY FROM THE EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.	GENERAL/PRODUCTS SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.
FROM THE FINISH FLOOR TO THE ND OTHER SURFACES THE ATV, ETC. LOCATIONS SHALL BE	<u>SITE IMPROVEMENTS</u> REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.	PERFORMANCE REQUIREMENTS FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED
PTACLE AT GRADE LEVEL AND	<u>DISPOSAL</u> DISPOSAL: REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTION, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.	AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.
ED. ALL RECESS DOWN LIGHTS CAN. ALL CAST IN PLACE ASE BID WITH TRIM RINGS AS QUIREMENTS. ALL LIGHTS TS.	SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.	SUBMITTALS SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM. DELEGATED-DESIGN SUBMITTAL: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY
BATTERY BACK UP. PROVIDE		THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
/IS, ETC. (I.R.C. R313) /IDED WITH ARC-FAULT		<u>PROJECT CONDITIONS</u> SURVEY WORK: ENGAGE A QUALIFIED LAND SURVEYOR OR PROFESSIONAL ENGINEER TO SURVEY ADJACENT EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS; ESTABLISH EXACT ELEVATIONS AT FIXED POINTS TO ACT AS BENCHMARKS. CLEARLY IDENTIFY BENCHMARKS AND RECORD EXISTING ELEVATIONS.
ARATION OF 12" BETWEEN HIGH ING UNIT EQUIPPED WITH FUEL ' BACK UP. (I.R.C. 313.2 AND		DURING INSTALLATION OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS, REGULARLY RESURVEY BENCHMARKS, MAINTAINING AN ACCURATE LOG OF SURVEYED ELEVATIONS AND POSITIONS FOR COMPARISON WITH ORIGINAL ELEVATIONS AND POSITIONS. PROMPTLY NOTIFY ARCHITECT IF CHANGES IN ELEVATIONS OR POSITIONS OCCUR OR IF CRACKS, SAGS, OR OTHER DAMAGE IS EVIDENT IN ADJACENT CONSTRUCTION.

AND EXTERIOR PLANTS. EXECUTION

INSTALLATION

OTHERS UNLESS ORARY UTILITY

CHANGES. COMPLY WITH PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE THE EPA-REGISTERED LABEL.

LKS AS FOLLOWS: -SLOPE GRADES. IRED GRADES, LINES, CROSS

E CONCRETE SLABS-ON-YERS OF EQUAL THICKNESS

GENERAL: PROVIDE MATERIALS THAT ARE EITHER NEW OR IN SERVICEABLE CONDITION.

CAST-IN-PLACE CONCRETE: AC1301, OF COMPRESSIVE STRENGTH REQUIRED FOR APPLICATION.

WOOD LAGGING: LUMBER, MIXED HARDWOOD, NOMINAL ROUGH THICKNESS OR ISIZE AND STRENGTH REQUIRED

STRUCTURAL STEEL: ASTM A 36/A 36M, ASTM A 690/A 690M, OR ASTM A 992/A 992M.

REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420), DEFORMED.

INTERLOCKS.

FOR APPLICATION

STEEL SHEET PILING: ASTM A 328/A 328M, ASTM A 572/A 572M, OR ASTM A 690/A 690M; WITH CONTINUOUS

SOLDIER PILES: INSTALL STEEL SOLDIER PILES BEFORE STARTING EXCAVATION. EXTEND SOLDIER PILES BELOW EXCAVATION GRADE LEVEL TO DEPTHS ADEQUATE TO PREVENT LATERAL MOVEMENT. SPACE SOLDIER PILES AT REGULAR INTERVALS NOT TO EXCEED ALLOWABLE FLEXURAL STRENGTH OF WOOD LAGGING. ACCURATELY ALIGN EXPOSED FACES OF FLANGES TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE NAD NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT. 1.INSTALL WOOD LAGGING WITHIN FLANGES OF SOLDIER PILES AS EXCAVATION PROCEEDS. TRIM EXCAVATION AS REQUIRED TO INSTALL LAGGING. FILL VOIDS BEHIND LAGGING WITH SOIL, AND COMPACT. 2.INSTALL WALES HORIZONTALLY AT LOCATIONS INDICATED ON DRAWINGS AND SECURE TO SOLDIER PILES.

SHEET PILING: BEFORE STARTING EXCAVATION, INSTALL ONE-PIECE SHEET PILING LENGTHS AND TIGHTLY INTERLOCK TO FORM A CONTINUOUS BARRIER. ACCURATELY PLACE THE PILING, USING TEMPLATES AND GUIDE FRAMES UNLESS OTHERWISE RECOMMENDED IN WRITING BY THE SHEET PILING MANUFACTURER. LIMIT VERTICAL OFFSET OF ADJACENT SHEET PILING TO 60 INCHES (1500 MM). ACCURATELY ALIGN EXPOSED FACES OF SHEET PILING TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE AND NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT. CUT TOPS OF SHEET PILING TO UNIFORM ELEVATION AT TOP OF EXCAVATION.

BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. IF NECESSARY TO MOVE BRACE, INSTALL NEW BRACING BEFORE REMOVING ORIGINAL BRACE. 1.DO NOT PLACE BRACING WHERE IT WILL BE CAST INTO OR INCLUDED IN PERMANENT CONCRETE WORK UNLESS OTHERWISE APPROVED BY ARCHITECT. 2.INSTALL INTERNAL BRACING, IF REQUIRED, TO PREVENT SPREADING OR DISTORTION OF BRACED FRAMES.

MAINTAIN BRACING UNTIL STRUCTURAL ELEMENTS ARE SUPPORTED BY OTHER BRACING OR UNITL PERMANENT CONSTRUCTION IS ABLE TO WITHSTAND LATERAL EARTH AND HYDROSTATIC PRESSURES.

REMOVE EXCAVATION SUPPORT AND PROTECTION SYSTEMS WHEN CONSTRUCTION HAS PROGRESSED SUFFICIENTLY TO SUPPORT EXCAVATION AND BEAR SOIL AND HYDROSTATIC PRESSURES. REMOVE IN STAGES TO AVOID DISTURBING UNDERLYING SOILS OR DAMAGING STRUCTURES, PAVEMENTS, FACILITIES, AND UTILITIES.

31-05 FINISH GRADE

General/product FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET AWAY FROM THE BUILDING. (IRC R401.3)

ALL GRADING REQUIREMENTS ARE PER CIVIL ENGINEER'S DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL GRADING WITH CIVIL ENGINEERING DRAWINGS.

31-06 DEWATERING

GENERAL/PRODUCTS ALL DEWATERING IS NOT INCLUDED WITHIN ARCHITECTURAL DESIGN.

DETERMINATION OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER AND OWNER. ALL DESIGNS OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER, SOILS ENGINEER AND CIVIL ENGINEER. ALL COORDINATION OF SUCH SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

31-07 TERMITE CONTRO

GENERAL/PRODUCT SOIL TREATMENT WITH TERMITICIDE. WOOD IREAIMENT WITH BORAT

SUBMITTALS

TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING: DATE AND TIME OF APPLICATION.

MOISTURE CONTENT OF SOIL BEFORE APPLICATION. BRAND NAME AND MANUFACTURER OF TERMITICIDE QUANTITY OF UNDILUTED TERMITICIDE USED. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

AREAS OF APPLICATION. WATER SOURCE FOR APPLICATION. WOOD TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:

DATE AND TIME OF APPLICATION. BRAND NAME AND MANUFACTURER OF BORATE. QUANTITY OF UNDILUTED BORATE USED. 4. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

ontinuing service: beginning at substantial completion, provide 12 months continuing service

INCLUDING MONITORING, INSPECTION, AND RE-TREATMENT FOR OCCURRENCES OF TERMITE ACTIVITY. PROVIDE A

CCORDING TO [ASTM D 698] QUALITY ASSURANCE INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING

JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICITON WHERE PROJECT IS LOCATED [AND WHO EMPLOYS WORKERS TRAINED AND APPROVED BY BAIT-STATION SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS]. REGULATORY REQUIREMENTS: FORMULATE AND APPY TERMITICIDES ACCORDING TO THE EPA-REGISTERED LABEL.

MAINTENANCE SERVIC

MANUFACTURERS

THICKNESSES TO NOT LESS TERMITE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF

MATERIAL, COMPACT, AND RE-TREATMENT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.

ACENT WORK, TO GREATEST

AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK, INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING: TERMITICIDES AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.

DOW AGROSCIENCES LLC; [DURSBAN TC] [EQUITY] BORATES

> NISCUS CORP.; BORA-CARE, JECTA. NOVAGUARD TECHNOLOGIES, INC.; ARMOR-GUARD, SHELL-GUARD.

PERIOD; AND TERMS FOR FUTURE RENEWAL OPTIONS.

BAYER CORPORATION; PREMISE 75.

SYNGENTA; DEMON TC.

C. U.S. BORAX INC.; TIM-BOR

TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.

FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; [TALSTAR] [PREVAIL FT] [TORPEDO].

BORATE: PROVIDE AN EPA-REGISTERED BORATE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION,

IN AN AQUEOUS SOLUTION FOR SPRAY APPLICATION AND A GEL SOLUTION FOR PRESSURE INJECTION, FORMULATED TO PREVENT TERMITE INFESTATION IN WOOD. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND

1. GENERAL: REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM SOIL WITHIN AND AROUND FOUNDATIONS 2. SOIL TREATMENT PREPARATION: LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY

COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.

PREPARATION

GENERAL/PRODUCTS ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CIVIL ENGINEER FOR DESIGN AND DRAWINGS. ALL EROSION CONTROL MUST MEET ALL LOCAL REQUIRMENTS.

BUILDING KEYNOTES AND SPECIFICATIONS DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING 32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS

GENERAL/PRODUCTS PAVERS SHALL BE THE FOLLOWING: AS PER LANDSCAPE DRAWINGS PAVERS SHALL BE INSTALLED IN FOLLOWING PATTERN: AS PER LANDSCAPE DRAWINGS PAVER COLOR SHALL SELECTED BY ARCHITECT. AS PER LANDSCAPE DRAWINGS

SAMPLES FOR UNIT PAVERS, JOINT MATERIALS, AND EDGE RESTRAINTS

DO NOT USE FROZEN MATERIALS OR BUILD ON FROZEN SUBGRADE OR SETTING BEDS. PROTECT UNIT PAVER WORK AGAINST FREEZING FOR 24 HOURS AFTER INSTALLATION.

MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE PATTERN INDICATED AND TO FIT

ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.

TOLERANCES: DO NOT EXCEED 1/16-INCH UNIT-TO-UNIT OFFSET FROM FLUSH (LIPPAGE) NOR 1/8 INCH IN 24 INCHES AND 1/4 INCH IN 10 FEET FROM LEVEL, OR INDICATED SLOPE, FOR FINISHED SURFACE OF PAVING.

COMPACT SOIL SUBGRADE UNIFORMLY AND PLACE AGGREGATE BASE, COMPACT BY TAMPING WITH PLATE VIBRATOR, AND SCREED TO DEPTH AS INDICATED

PLACE LEVELING COURSE AND SCREED TO A THICKNESS OF 1 TO 1-1/2 INCHES, TAKING CARE THAT MOISTURE CONTENT REMAINS CONSTANT AND DENSITY IS LOOSE AND CONSTANT UNTIL PAVERS ARE SET AND COMPACTED. TREAT LEVELING COURSE WITH HERBICIDE TO INHIBIT GROWTH OF GRASS AND WEEDS.

SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT SET PAVERS WITH A MINIMUM JOINT WIDTH OF 1/16 INCH AND A MAXIMUM OF 1/8 INCH , BEING CAREFUL NOT TO DISTURB LEVELING BASE. IF PAVERS HAVE SPACER BARS, PLACE PAVERS HAND TIGHT AGAINST SPACER BARS. VIBRATE PAVERS INTO LEVELING COURSE AND SPREAD DRY SAND AND FILL JOINTS IMMEDIATELY AFTER VIBRATING PAVERS INTO LEVELING COURSE. VIBRATE PAVERS AND ADD SAND UNTIL JOINTS ARE COMPLETELY FILLED, THEN REMOVE EXCESS SAND. LEAVE A SLIGHT SURPLUS OF SAND ON THE SURFACE FOR JOINT FILLING.

ALL IRRIGATION SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS

32-11 PLANTING General/Products

ALL PLANTING SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS

SEE LANDSCAPE DRAWINGS.

32-10 IRRIGATION SYSTEMS <u>GENERAL/PRODUCTS</u>

SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD.

STANDARD CONTINUING SERVICE AGREEMENT. STATE SERVICE, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT SEE LANDSCAPE DRAWINGS

INSTRUCTIONS. 4. POST WARNING SIGNS IN AREAS OF APPLICATION. 5. REAPPLY SOIL TREATMENT SOLUTION TO ARES DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION. APPLYING BORATE TREATMENT 1. APPLICATION: MIX WOOD TREATMENT BORATE SOLUTION TO A UNIFORM CONSISTENCY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM SPECIFIED CONCENTRATION OF BORATE, ACCORDING TO MANUFACTURER'S EPA REGISTERED LABEL, SO THAT FRAMING, SHEATHING, SIDING, AND STRUCTURAL MEMBERS SUBJECT TO INFESTATION RECEIVE TREATMENT. A. FRAMING AND SHEATHING: APPLY BORATE SOLUTION BY SPRAY TO BARE WOOD FOR COMPLETE COVERAGE B. WOOD MEMBERS THICKER THAN 4 INCHES: INJECT BORATE GELL SOLUTION UNDER PRESSURE INTO HOLES OF SIZE AND SPACING REQURIED BY MANUFACTURER FOR TREATMENT. C.EXTERIOR UNCOATED WOOD TRIM AND SIDING: APPLY BORATE SOLUTION TO BARE WOOD SIDING. AFTER 48 HOURS, APPLY A SEAL COAT OF STAIN AS SPECIFIED IN DIVISION 09 PAINTING SECTIONS.

CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED

PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN

PIERS, AND CHIMNEY BASES; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM

INCLUDING FOOTINGS, BUILDNG SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT.

FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING

TREAT ADJACENT AREAS INCLUDING AROUND ENTRANCE PLATFORM, PORCHES, AND

2. AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL

EQUIPMENT BASES. APPLY OVERALL TREATMENT ONLY WHERE ATTACHED CONCRETE PLATFORM

B. FOUNDATIONS: ADJACENT SOIL INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF

FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL

TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.

ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION.

BOTTOM OF FOOTING. AVOID SOIL WASHOUT AROUND FOOTINGS.

D. MASONRY: TREAT VOIDS.

PORCHES ARE ON FILL OR GROUND.

PENETRATED

COMPLETELY DRY

31-11 EROSION CONTROL

APPLYING SOIL

1. APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCEY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMIUM SPECIFICED LABEL, TO THE BARRIER OR TREATED. DISTRIBUTE TREATMENT EVENLY. A. SLABS-ON-GRADE AND BASEMENT SLABS: UNDER GROUND-SUPPORTED SLAB CONSTRUCTION,

> FOOTERS, GRADE TO C. CRAWLSPACES: SOIL UNDER AND ADJACENT TO FOUNDATIONS AS PREVIOUSLY INDICATED.

AND E. PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE

3. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL

WOOD



Landscape Architecture Land Planning Construction Manageme 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited i whole or in part without the sole and express written permission from THINK Architecture, inc These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

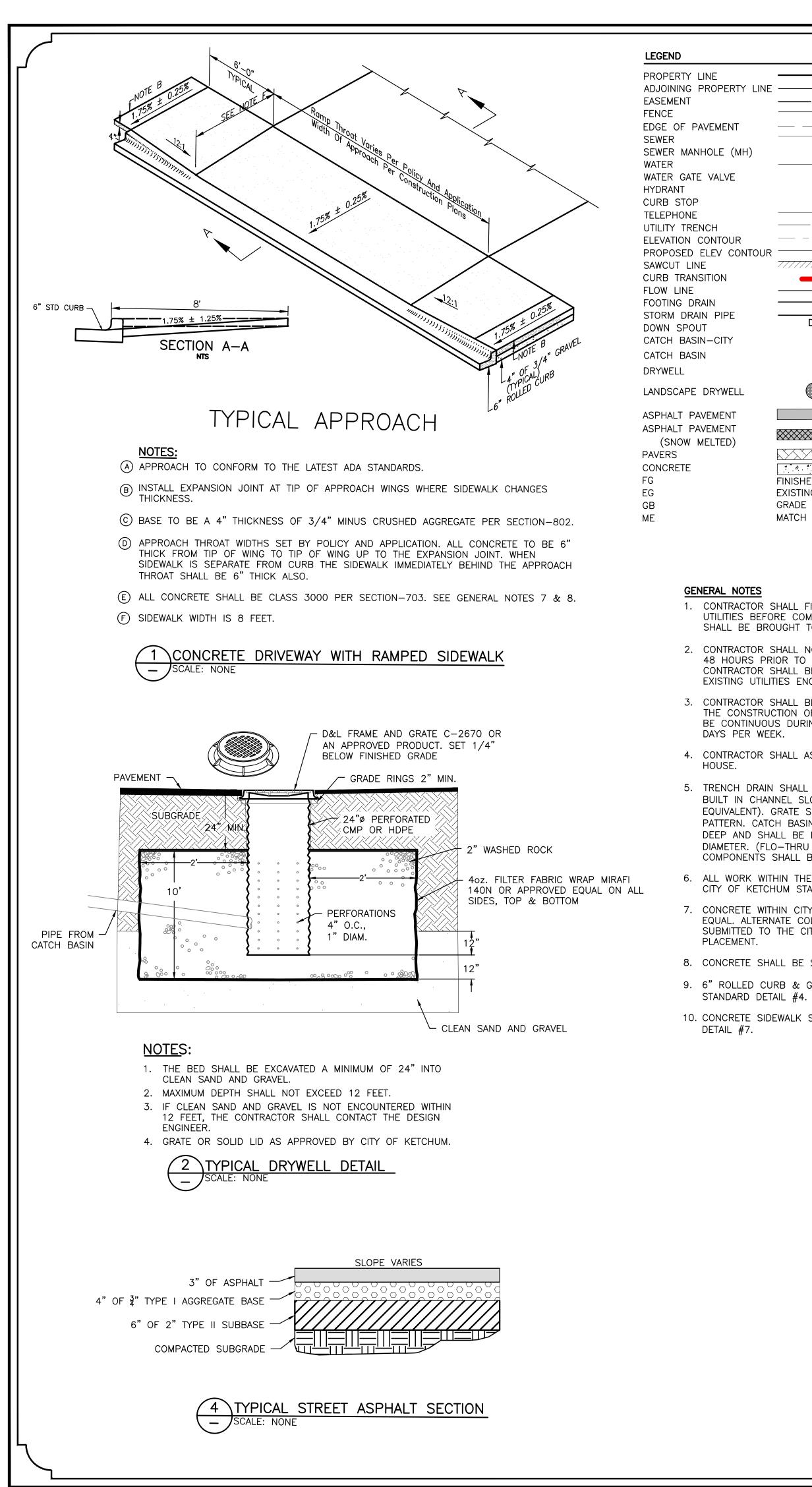


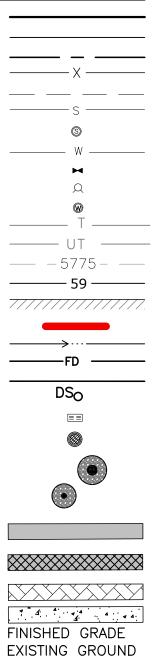


PROJECT NC22023.33 **REVISIONS:**



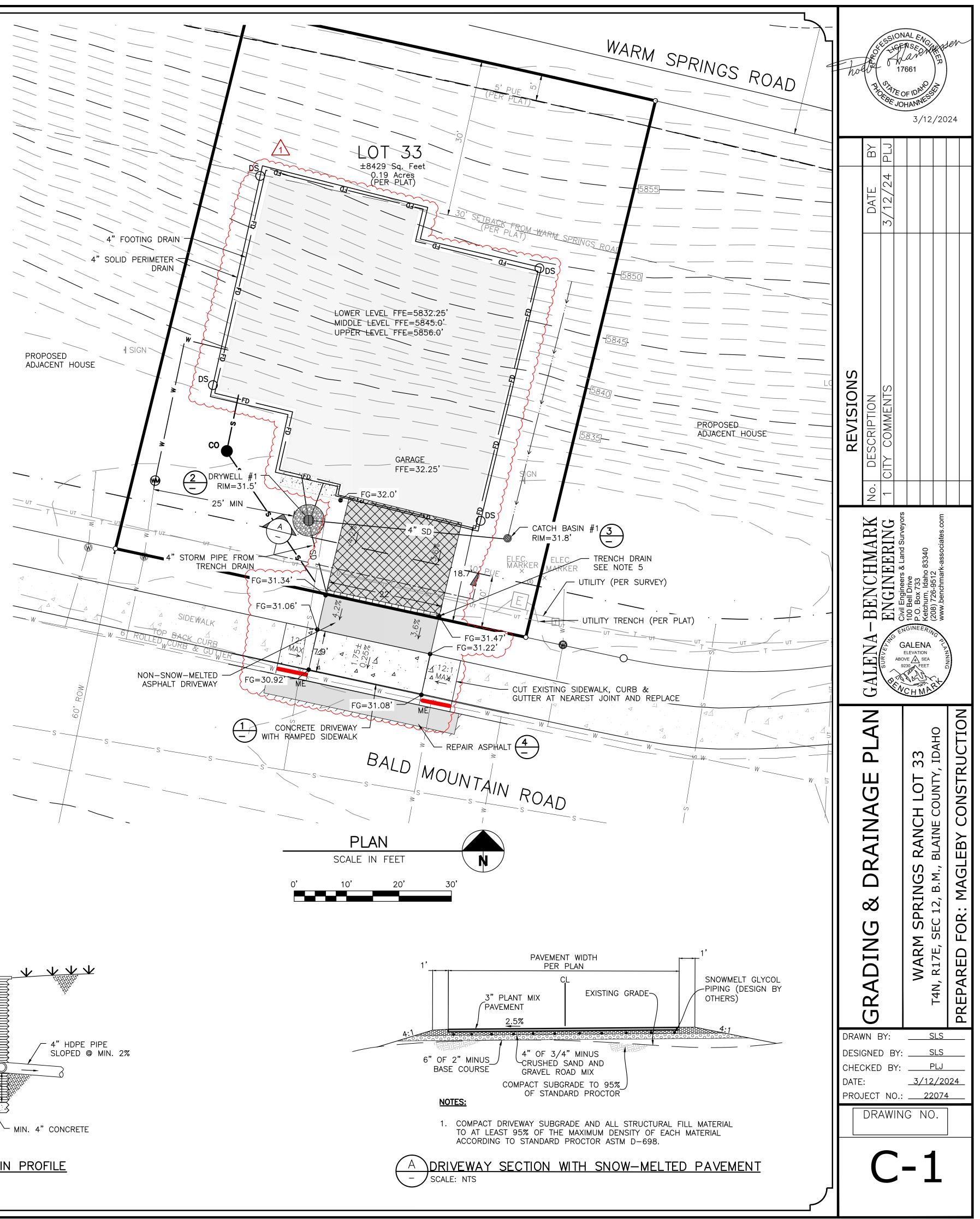






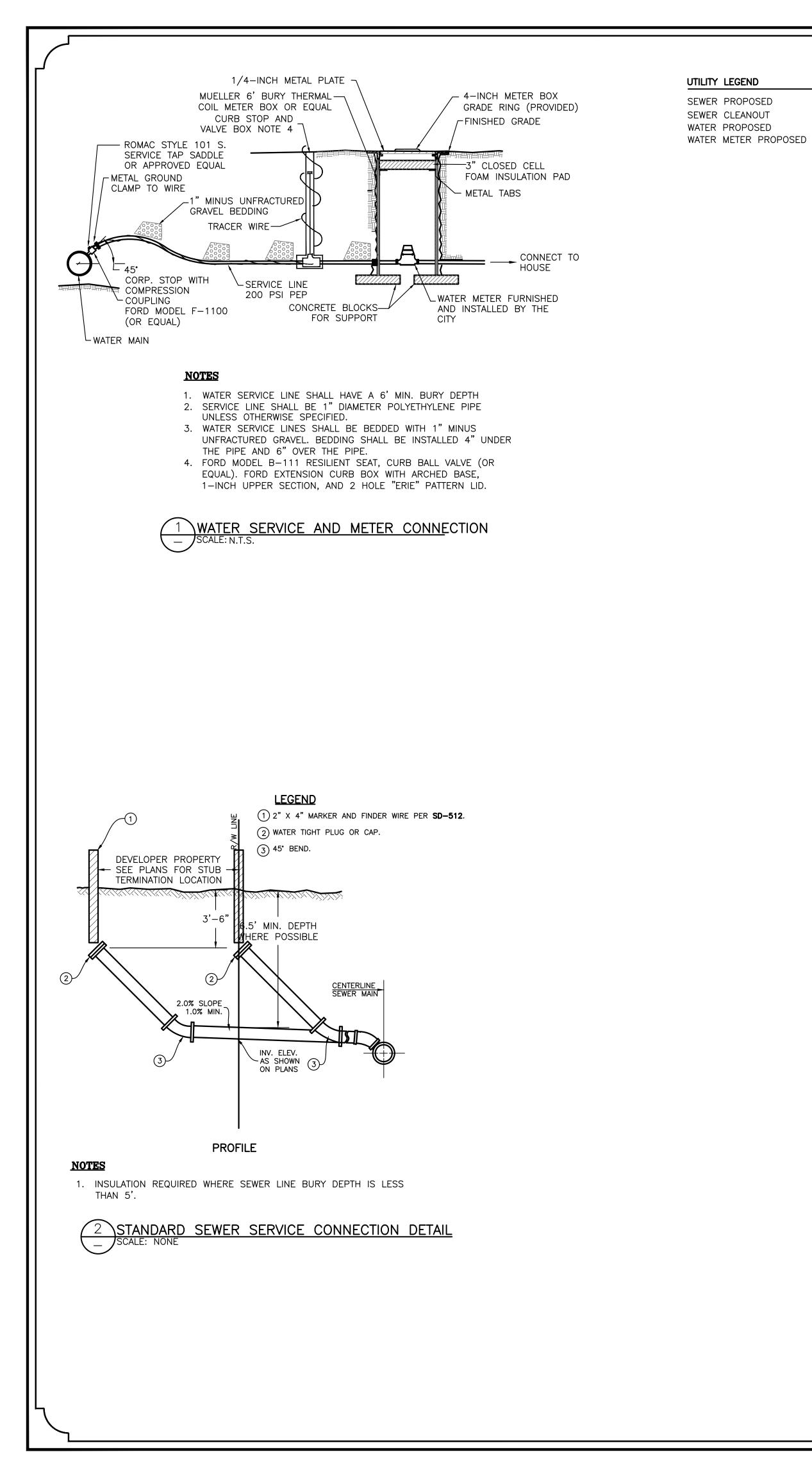
GRADE BREAK MATCH EXISTING

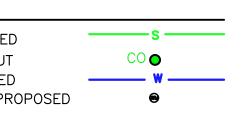
- 1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
- 4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- 5. TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75 BUILT IN CHANNEL SLOPE (ZURN FLO-THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. CATCH BASIN SHALL BE 6" WIDE X 20" LONG X 20" DEEP AND SHALL BE MADE OF HDPE. OUTLET PIPE SHALL BE 4" DIAMETER. (FLO-THRU MODEL Z887 OR EQUIVALENT). ALL COMPONENTS SHALL BE RATED FOR H20 LOADING.
- 6. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.
- 7. CONCRETE WITHIN CITY RIGHT-OF-WAY SHALL BE TITAN MIX OR EQUAL. ALTERNATE COLD WEATHER MIX WILL NEED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT
- 8. CONCRETE SHALL BE SEALED WITH AN OPAQUE SEALER.
- 9. 6" ROLLED CURB & GUTTER SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #4.
- 10. CONCRETE SIDEWALK SHALL BE PER CITY OF KETCHUM STANDARD

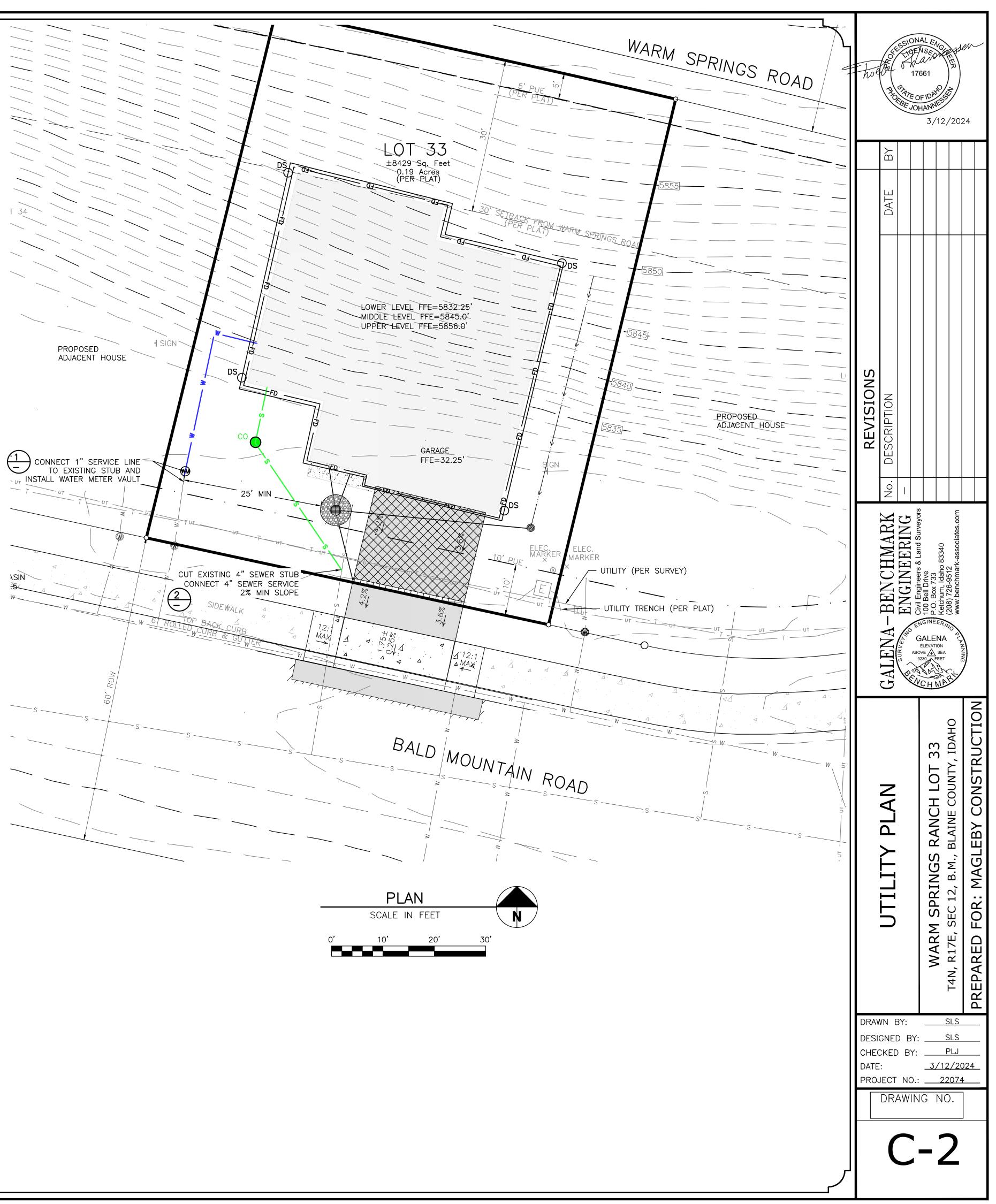


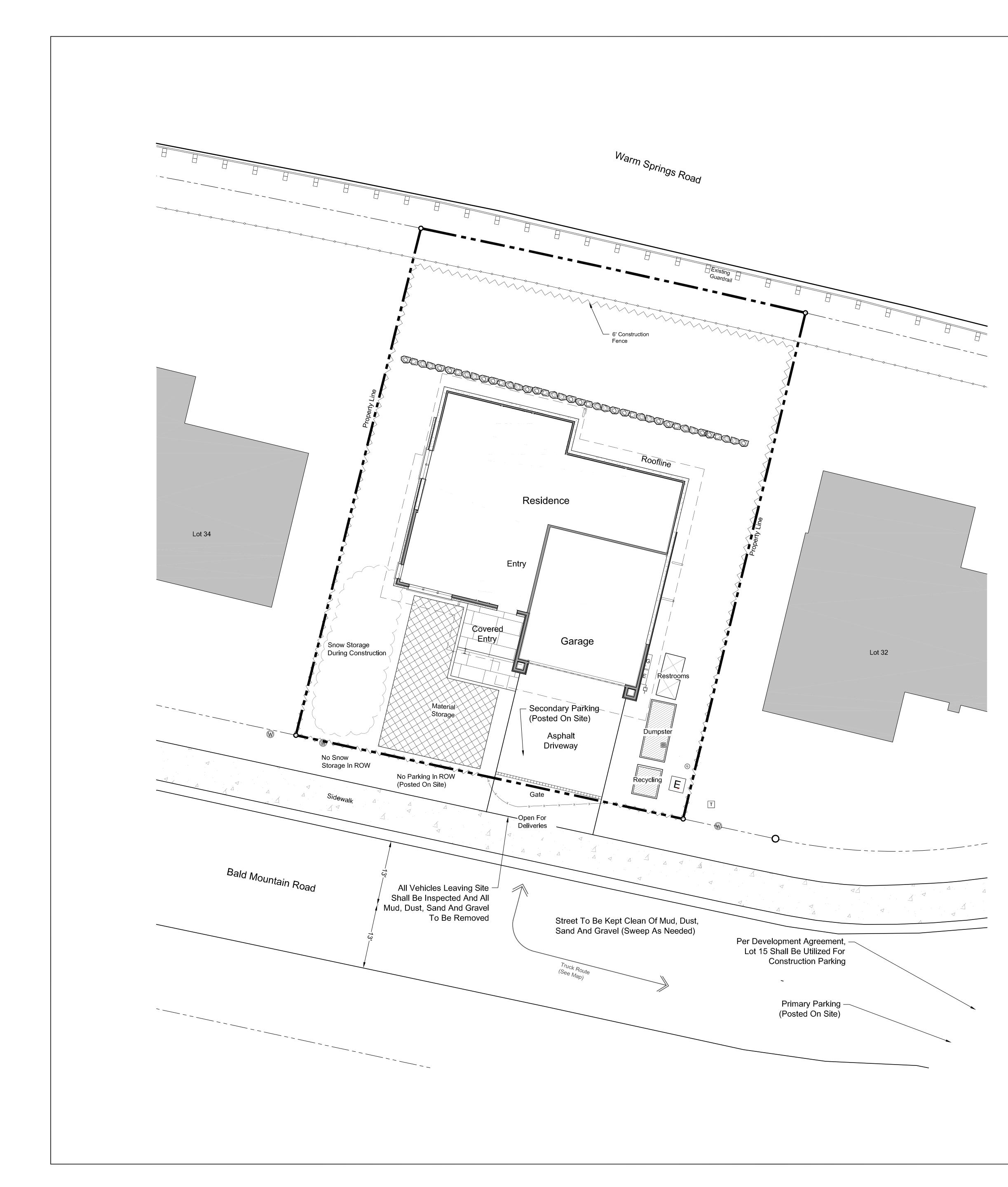
12" DIA. PLASTIC GRATE 12" DIA. CMP OR ADS PIPE MIN. 1' DEBRIS CATCH BELOW PIPE OUT MIN. 4" CONCRETE

3 12" CATCH BASIN PROFILE NOT TO SCALE









- 4. Site serviced by City of Ketchum.

CONSTRUCTION ACTIVITY NOTES:

(1) Dust Control Using Water Truck as Needed. (2) No Job Shack/Trailer.

(3) As Per The Development Agreement, Empty Lots Within WSRR Shall Be Used For Additional Construction Staging.

(4) All Construction Traffic Shall Have Tires Inspected for Mud, Dust, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.

(5) Contractor is Responsible for Snow Removal of Site and Construction Parking.

(6) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.

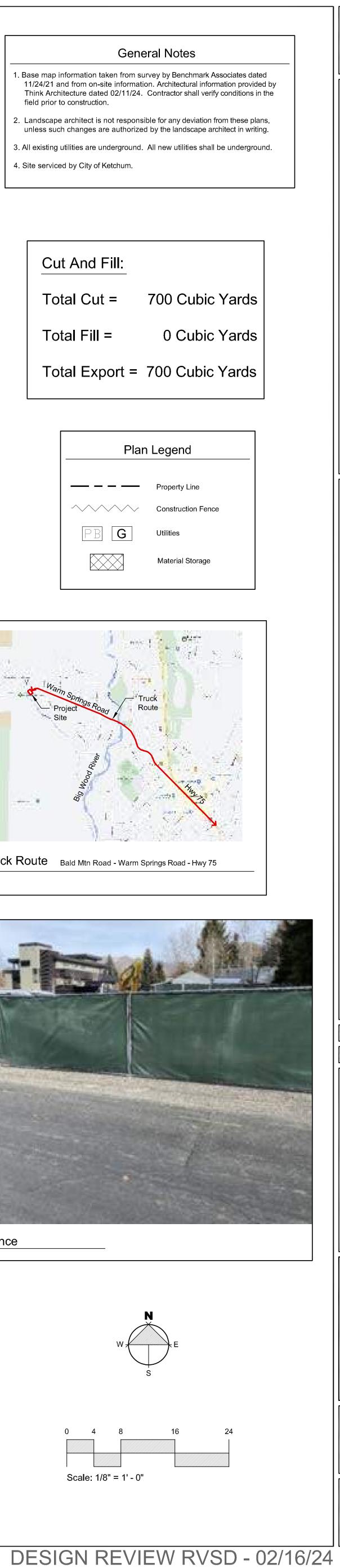
(7) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall Be Stored In Neat, Tidy Piles.

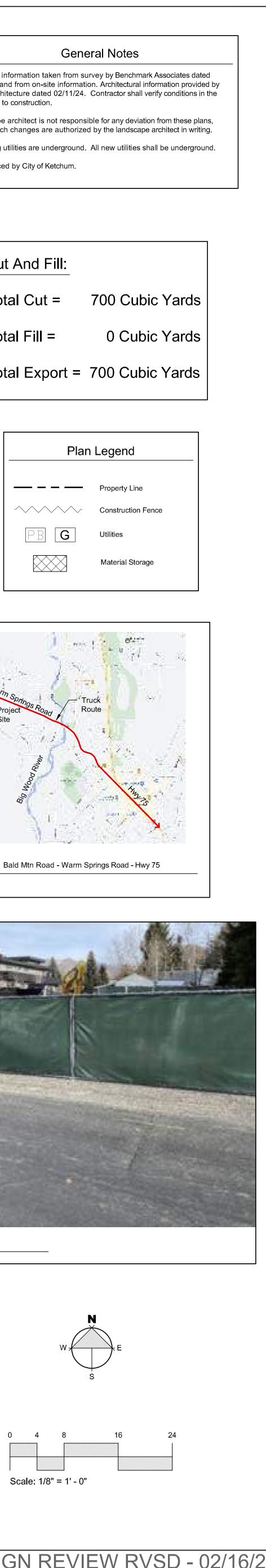
(8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall Be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall Be Maintained On The Front, Street Side Of Fire Hydrants.

(9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department. (10) Vehicle Parking And Material Storage During Construction Shall Not Restrict Or

Obstruct Public Streets Or Access To Any Building. A Minimum 25 Foot Travel Lane For Emergency Vehicle Access Shall Be Maintained Clear And Unobstructed At All Times. All Required Fire Lanes, Including Within 15 Feet Of Fire Hydrants, Shall Be Maintained Clear And Unobstructed At All Times.

(11) Contractor Is Responsible For Hauling Snow Off-site. No Snow Storage In R.O.W.



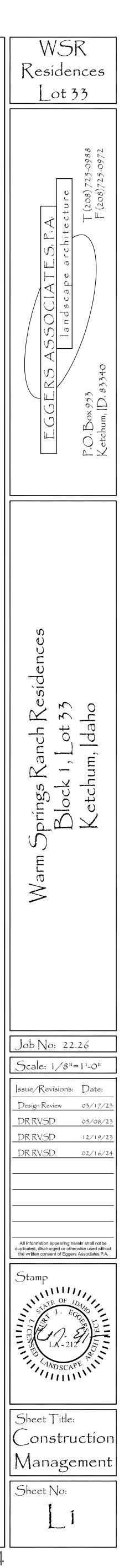


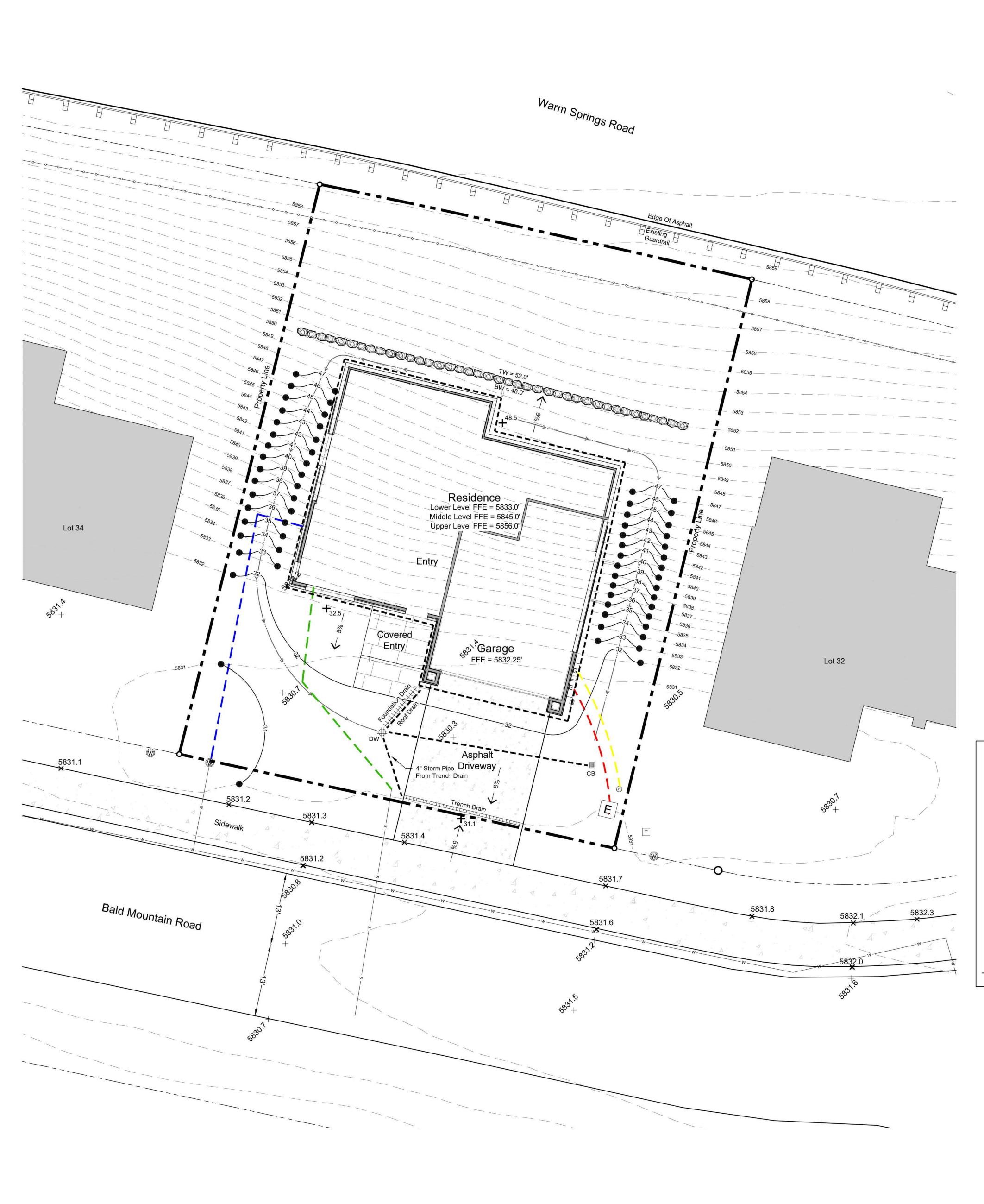


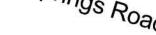


6' Construction Fence









field prior to construction.

- 4. Site serviced by City of Ketchum.

Cut & Fill Excavation: Boulder Wall Building/Garage: 700 Cu/Yds Site: 0 Cu/Yds - - 5787- -3:12 Batter Washed Gravel – Backfill Total Cut: 700 Cu/Yds (**92.5')** X 92.7 **+** 4" Perf W/ Sock -To Daylight Fill: Site Landscape Fill: 0 Cu/Yds Driveway: 0 Cu/Yds Total Fill: 0 Cu/Yds 2% Slope —_D → Total Export: 700 Cu/Yds Drystack Retaining Wall Section Scale: 1/8" = 1 ' - 0" 92.5 ____ Note: Water Meter To Be Inspected And Approved By Ketchum Water & Sewer District. ODODOD _ _ _ _ Double Check Valve -/ 4" Pipe ____ ----Finished Grade Finished Grade - To Valves Meter Vault

9 44

6" Of Drain Rock —

90° Elbow

Gravel Sump —

Shut Off & Drain Valve -

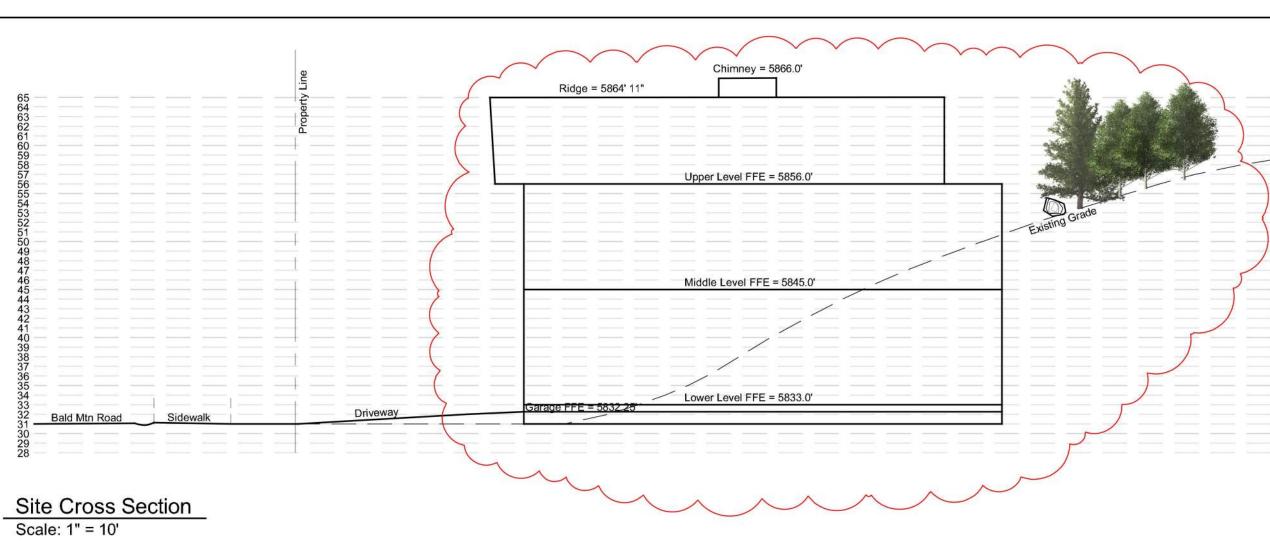
(typical)

Irrigation Hookup Detail

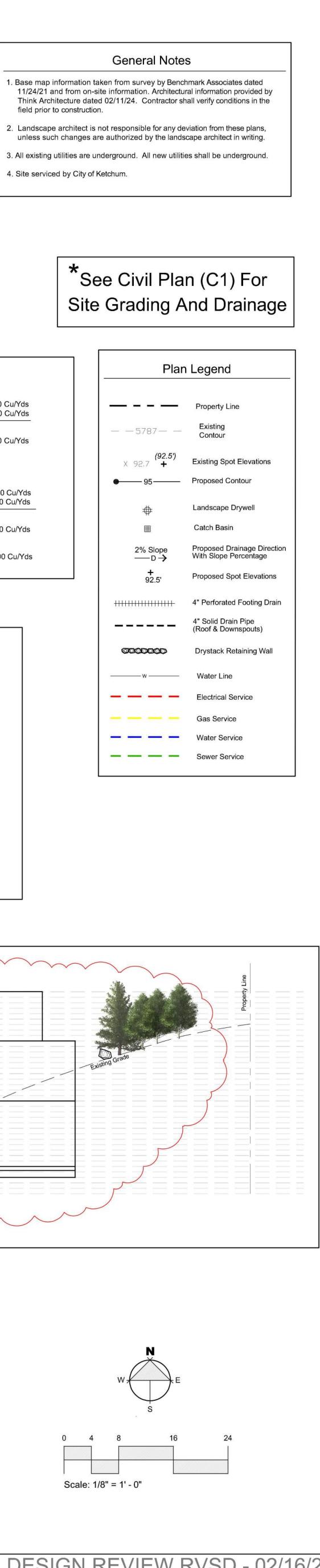
Scale: No Scale

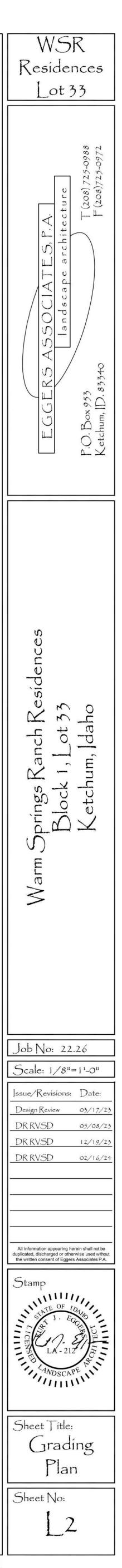
Curb Stop

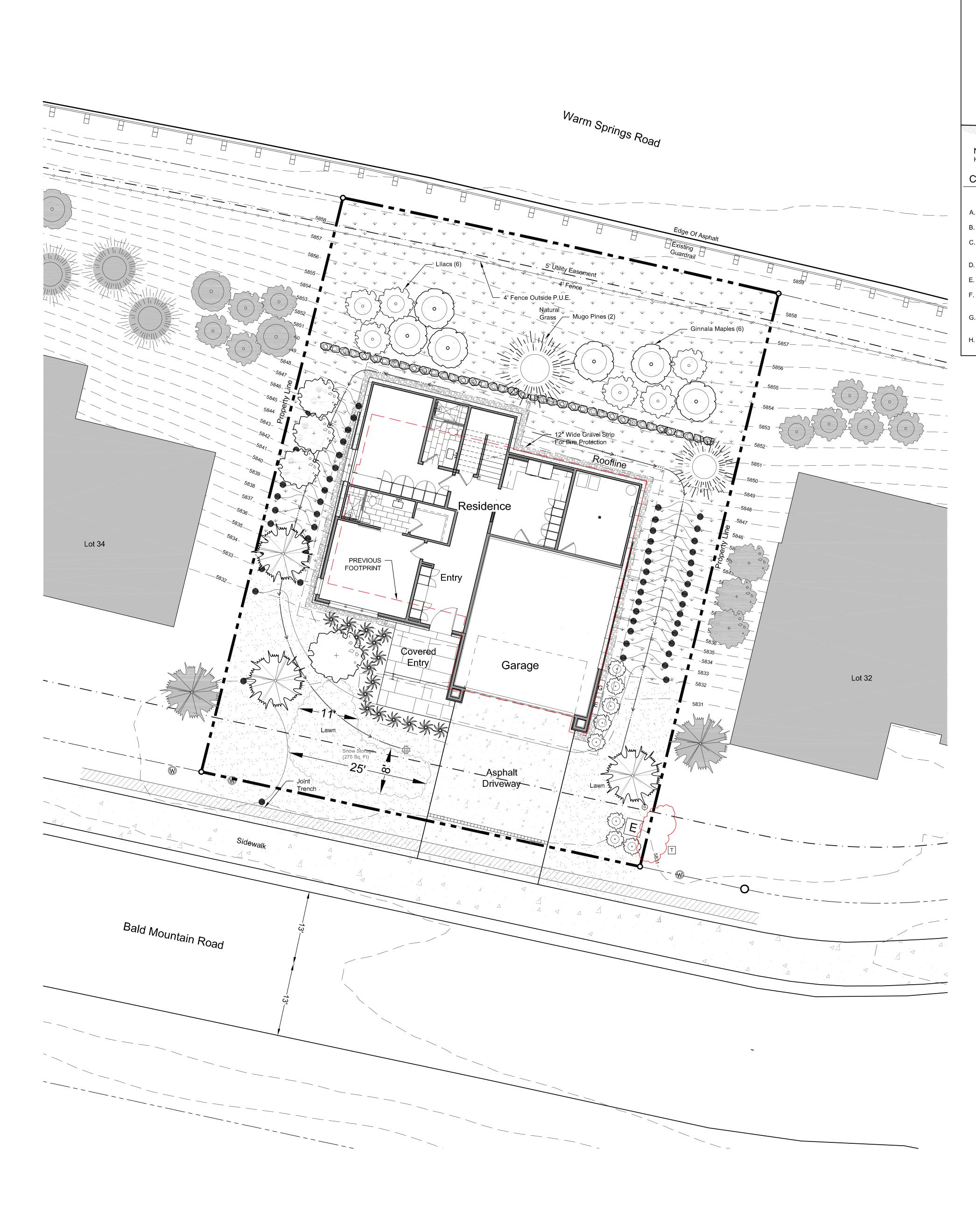
(By Excavator)



Water Service Line To House

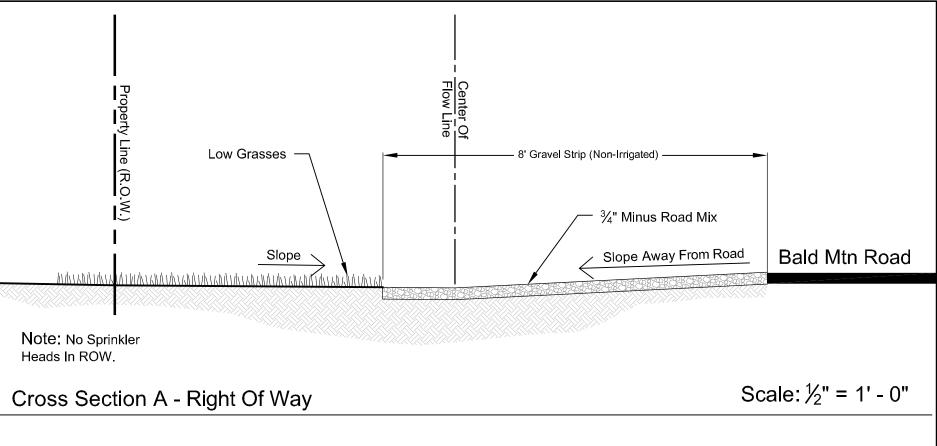






Note: No Sprinkler Heads In ROW. A. Material shall be pervious/permeable to allow drainage a∨ailable for parking

h h i i h h



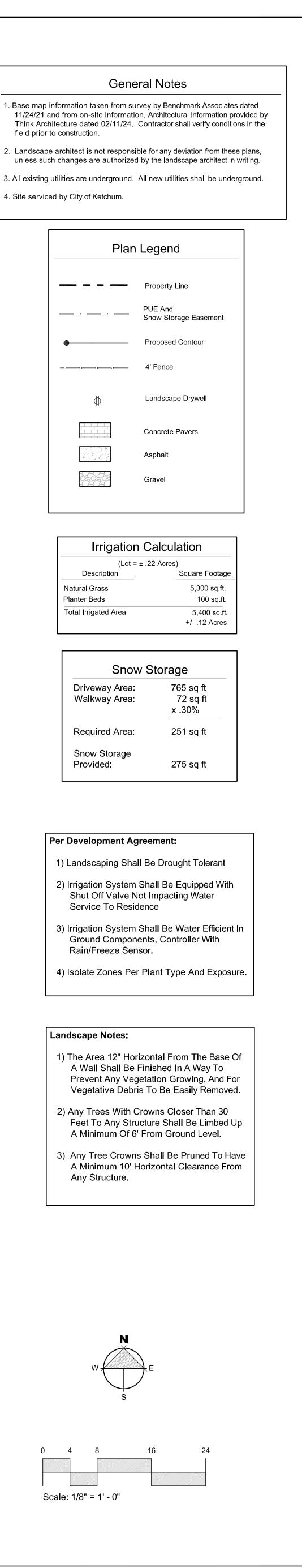
Plan Legend Property Line PUE And Concrete Pavers Asphalt Grave

alculation
Acres)
Square Fo
5,300
100
5,400
+/12 /
orage
765 sq ft
72 sq ft
x .30%

naye
765 sq ft
72 sq fl
x .30%
251 sq ft
275 sq ft

- Service To Residence

- Any Structure.



B. Surface must allow for vehicle parking and be consistent along the entire property frontage

C. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be

D. Grading and drainage improvements as required by City Engineer - Minimum 5% slope

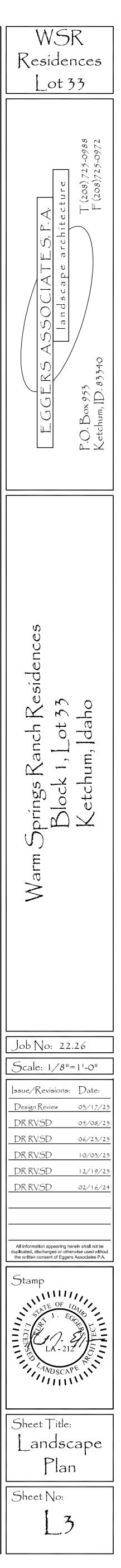
E. No obstructions, such as boulders or berms

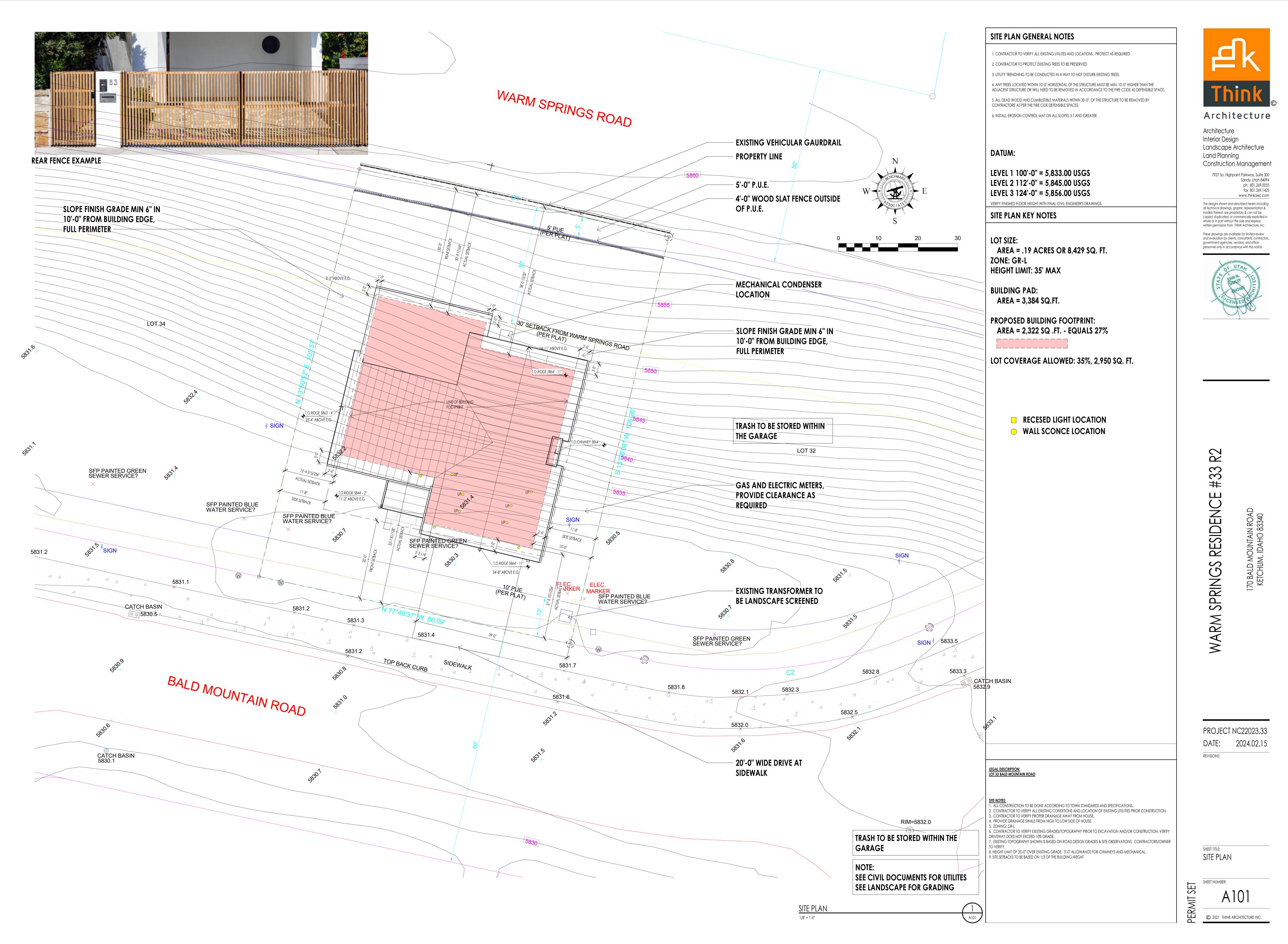
F. No buried irrigation systems within the first eight (8) from the edge of asphalt (Street) Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.

G. No live plant material within the first eight (8) feet from edge of asphalt (Street)

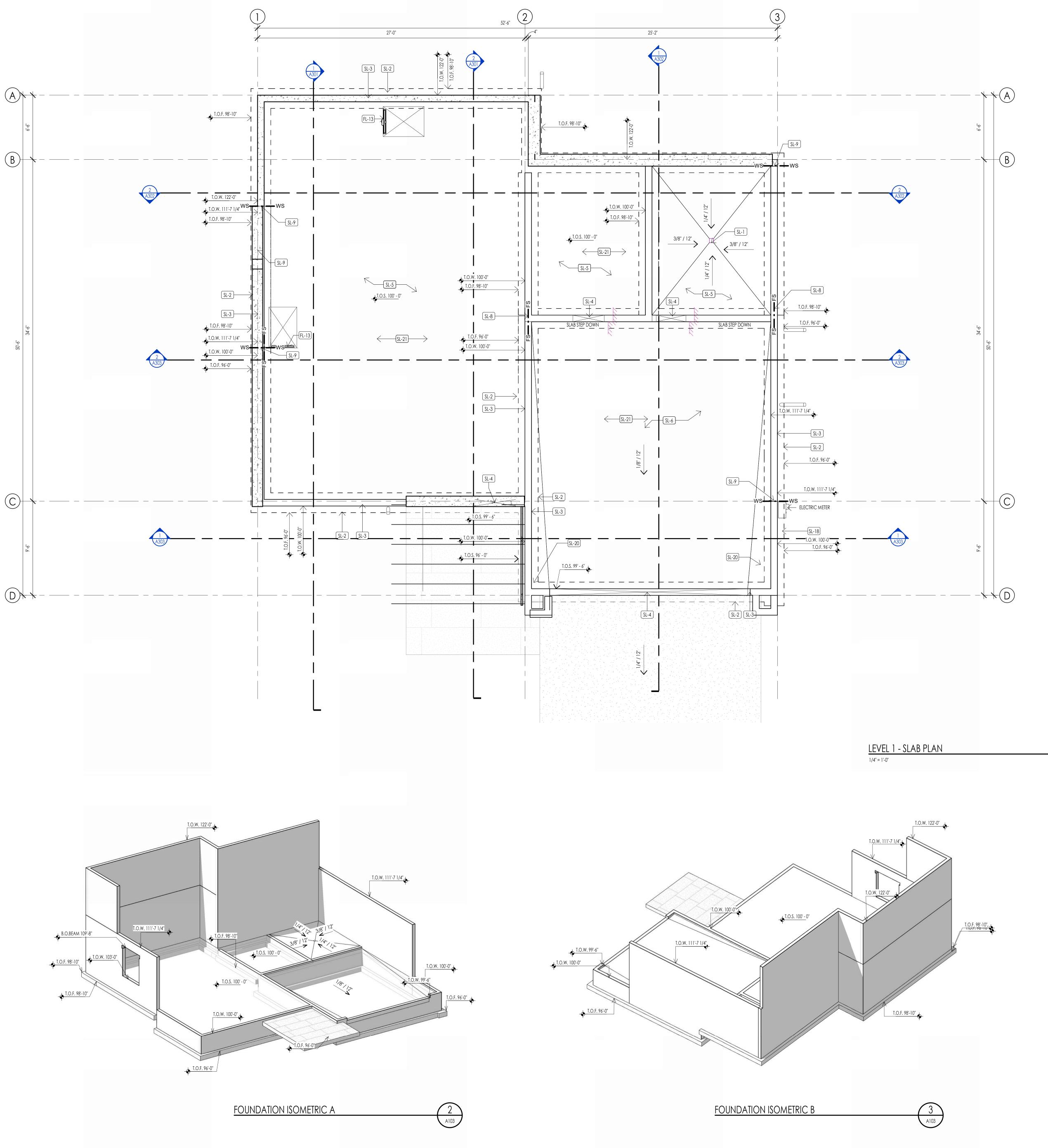
Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred. H. No snow-melt system.

Plant Legend						
	<u>Qty.</u>	Common Name	Botanical Name	Size		
1/2		Conifer Trees				
≦ 	2	Mugo Pine	Pinus mugo	12' -16'		
A A	3	Subalpine Fir	Abies lasiocarpa	12'-14'		
2 mil		Deciduous Trees				
Š	4	Aspen	Populus tremuloides	12'-14'		
\bigcirc	6	Ginnala Maple	Acer spp.	20 gal. (6')		
	14	Deciduous Shrubs		5-20 gal.		
		Lilac Alpine Currant Burning Bush Cotoneaster Dogwood Mockorange Ninebark Snowberry Spirea	Syringa spp. Ribes alpinum Euonymus alatus Cotoneaster spp. Cornus spp. Philadelphus spp. Physocarpus spp. Symphoricarpos spp. Spirea spp.			
₩	30	Ornamental Grasses		Flats		
<i>V</i> V		Blue Fescue Ribbon Grass <i>Karl Foerster Feather Reed</i>	Festuca ovina gluca Phalaris arundinacea 'Picata' C arundinacea 'Karl Foerster'			
· • • • • • • • • • • • • • • • • • • •	3,700 Sq.Ft.	Grasses & Wildflowers		Sod or Seed		
۲ <u>۴</u>	(20%) (20%) (20%) (20%) (20%)	Hard Fescue Chewing Fescue Sheep Fescue Creeping Red Fescue Wildflowers	Festuca trachyphylla Festuca rubra var. commutata Festuca ovina Festuca rubra Various			
	1,600 Sq.Ft.	Grasses - Lawn Mix		Sod or Seed		
	(33%) (33%)	Tall Fescue Hard Fescue Chewing Fescue	Festuca arundinacea Festuca trachyphylla Festuca rubra var. commutata			





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HATCH PATTERN	DESCRIPTION	
	POURED IN PLACE CONCRETE.	
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT FOUNDATION.	
FOUNE	DATION PLAN SYMBOLS LEGEN	ND
FOUNE	DATION PLAN SYMBOLS LEGEN	ND
		ND
YMBOL	DESCRIPTION	ND
YMBOL FS	DESCRIPTION FOOTING STEP	ND
YMBOL FS	DESCRIPTION FOOTING STEP WALL STEP	ND
YMBOL FS FS WS WS $- \oint_{T.O.F.}$	DESCRIPTION FOOTING STEP WALL STEP TOP OF FOOTING ELEVATION	ND

1. COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK. 2. COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION. 3. VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.

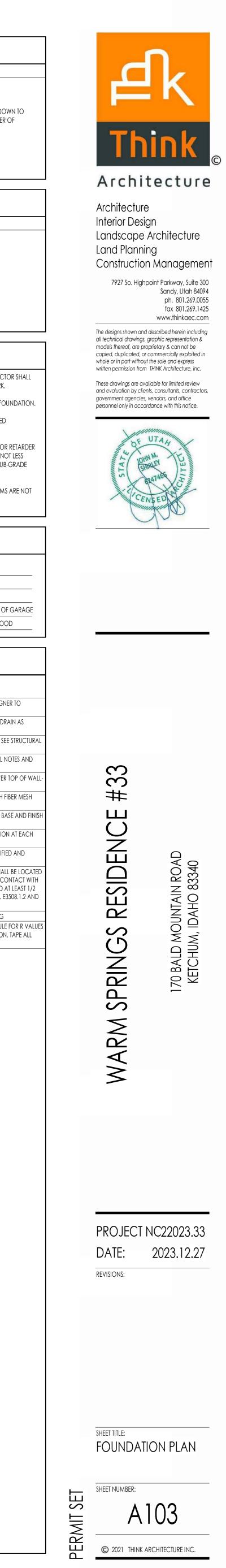
4. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

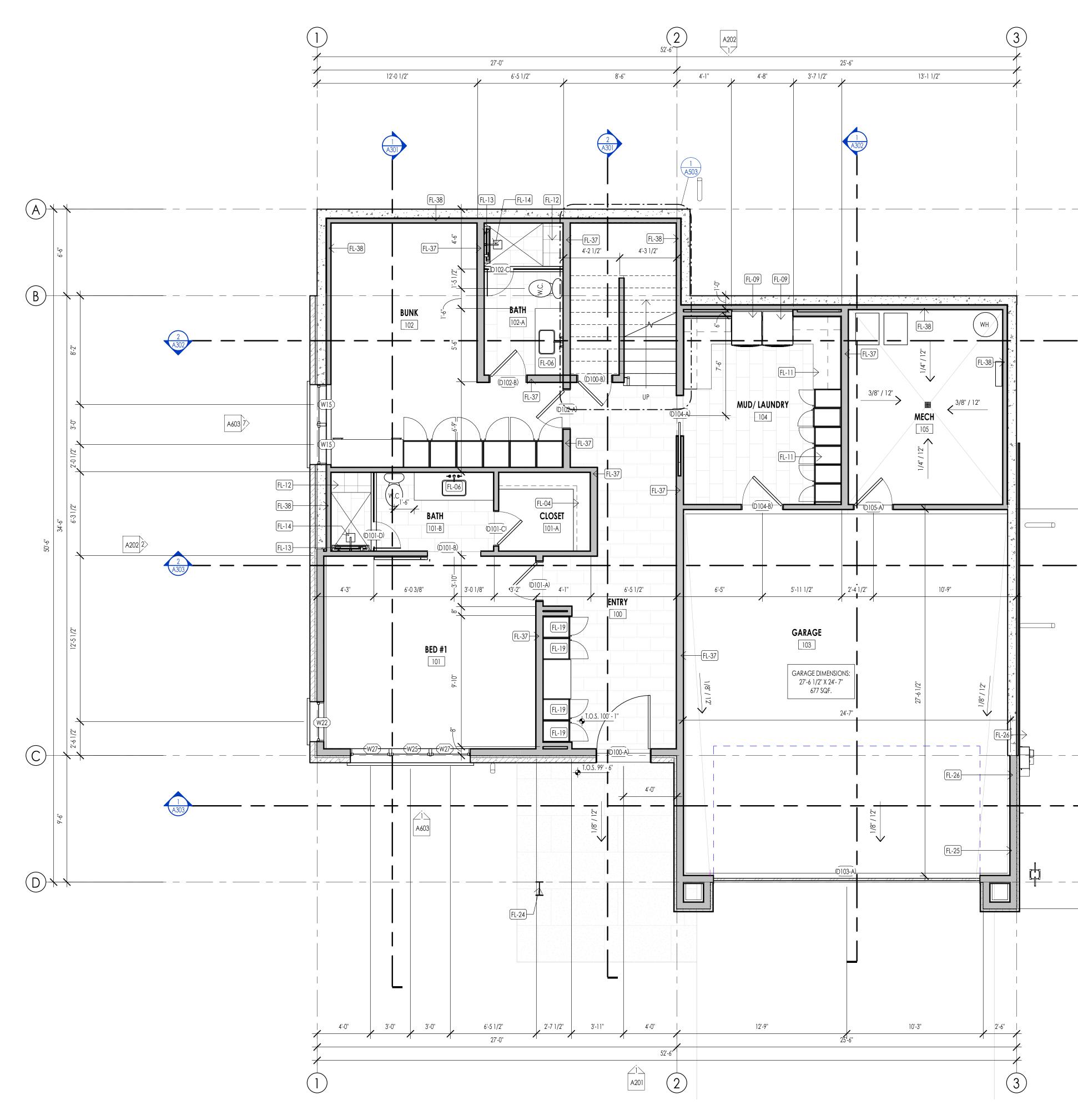
5. FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

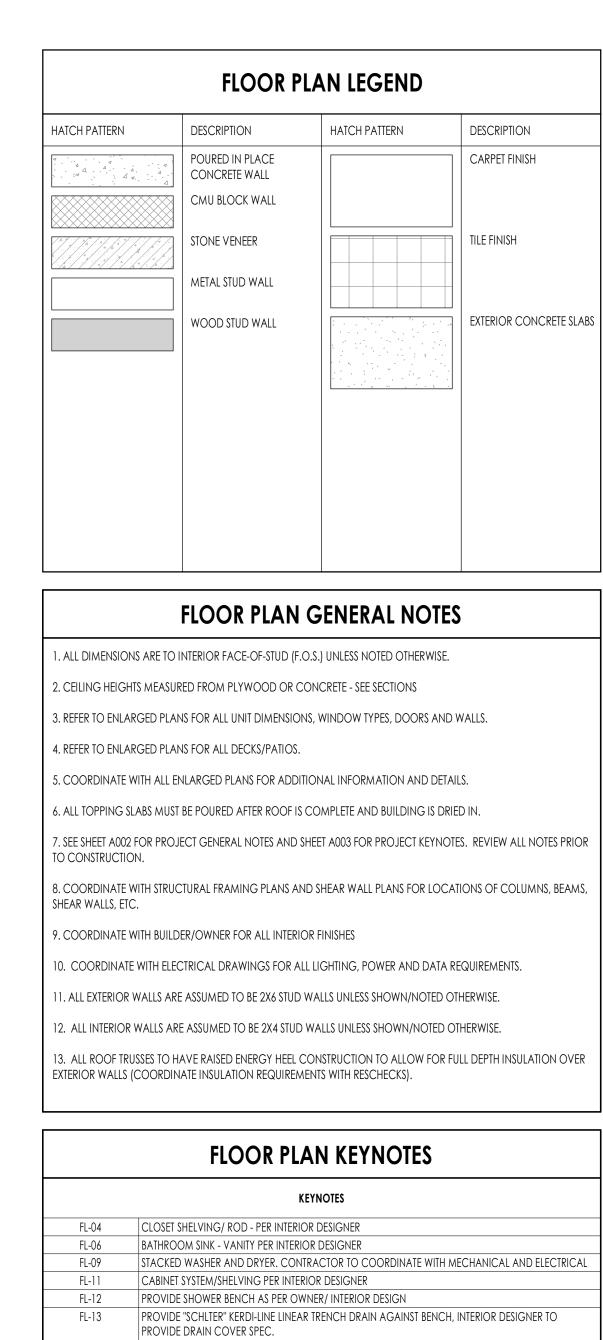
DATUM ELEVATIONS						
ARCHITECTURE	CIVIL	LEVEL				
87' - 6''	-	LEVEL 00 - TOP OF SLAB				
88' - 6''	-	LEVEL 0 - TOP OF SLAB				
99' - 0''	-	TOP OF SLAB AT FRONT OF G				
100' - 0''	-	LEVEL 1 - TOP OF PLYWOOD				

FOUNDATION PLAN KEYNOTES
KEYNOTES
PROVIDE "SCHLTER" KERDI-LINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER PROVIDE DRAIN COVER SPEC.
CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAI REQUIRED
CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG COMPACTED FILL - SEE S GENERAL NOTES & PROJECT MANUAL
CAST IN PLACE FOUNDATION WALLS W/WATER PROOFING AS NOTED - SEE STRUCTURAL NO DETAILS
PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TO SEE DETAILS
CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBE OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES
CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AS NOTED - SEE STRUCTURAL NOTES
CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION / FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE
CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL E NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CON THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E350 N.E.C. 250.50)
WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING
PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FO - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, T SEAMS AND INSTALL PER MANUF. AND SPECS.

A103







FL-14 SHOWER HEAD PER INTERIOR DESIGN

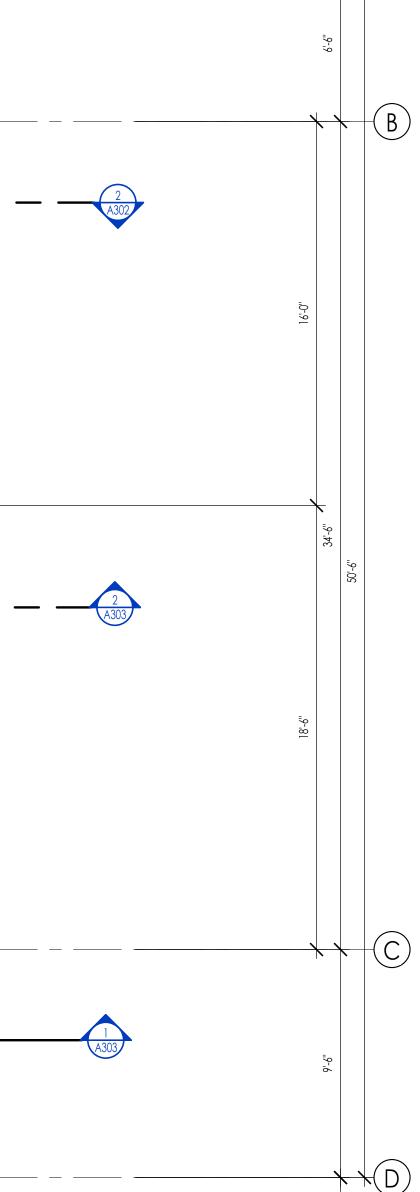
FL-25 FL-26

FL-19 BUILT IN MUD/GEAR CABINETS AS PER INTERIOR DESIGNER

FL-26PROVIDE 50 AMP EV CONNECTION POINTFL-372X6 STUD WALL ROUGH FRAMING, 16" O.C. U.N.O., SEE DETAILS.FL-382X4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.

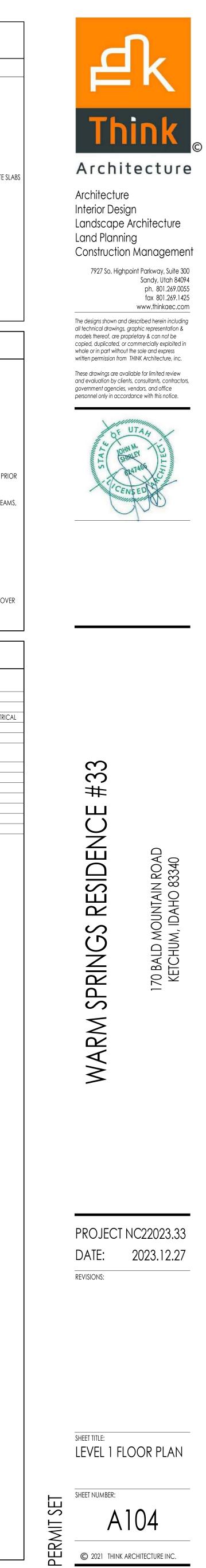
FL-24 STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.

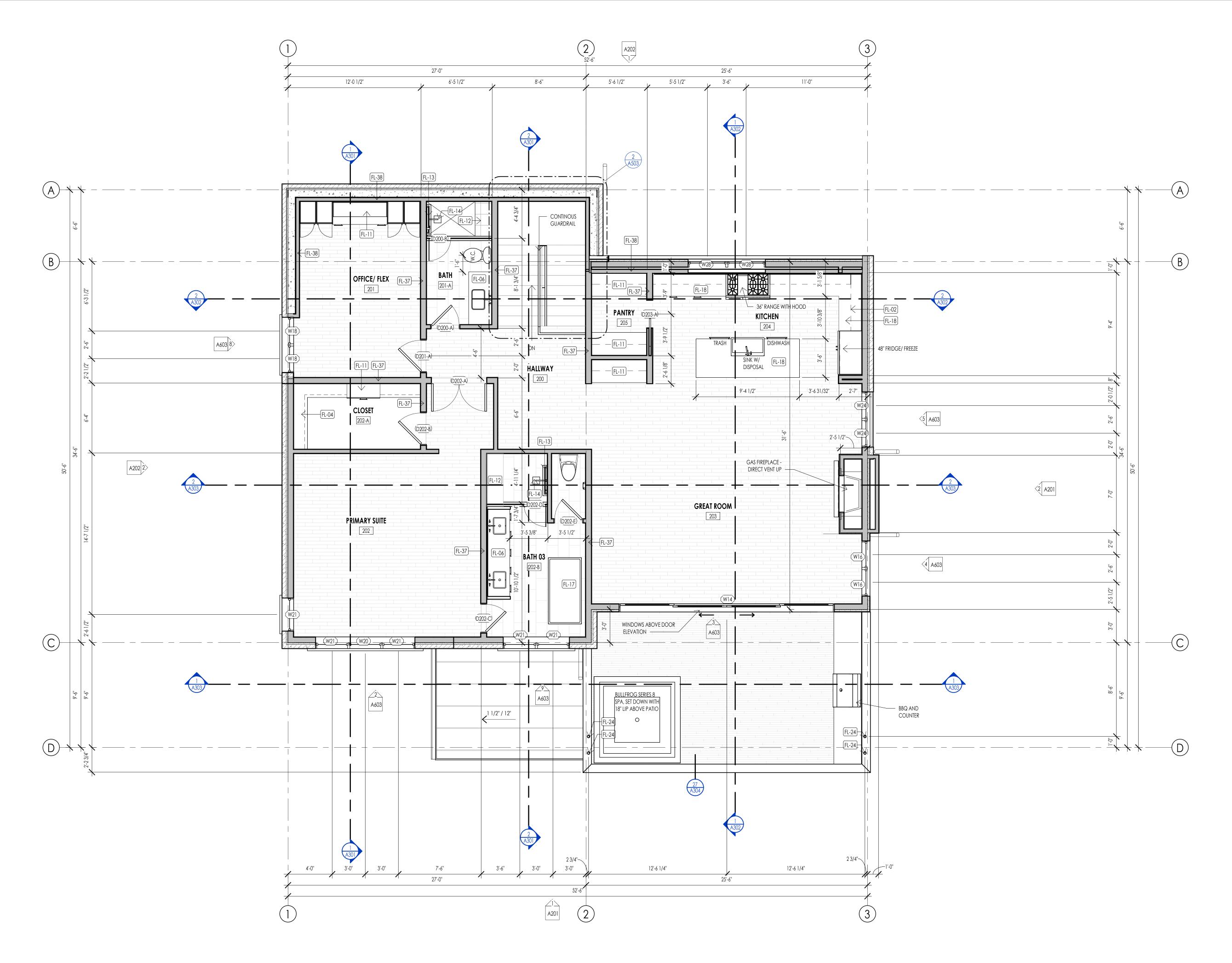
PROVIDE HOT/COLD HOOK UP



<u>+</u> +(A)

1 A104



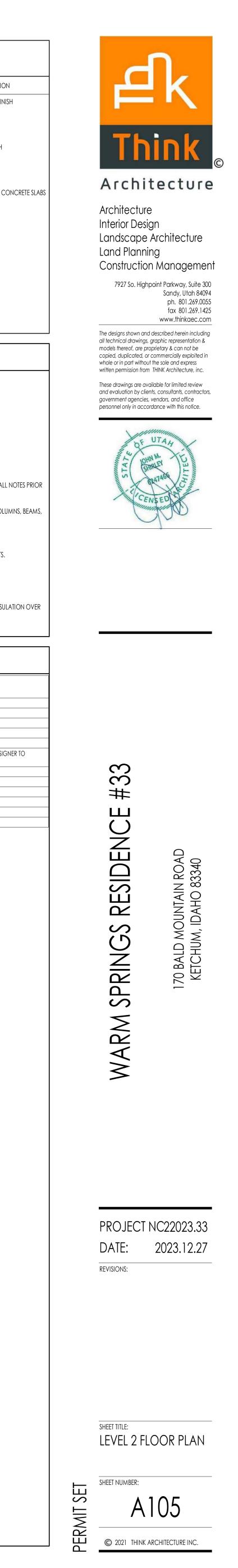


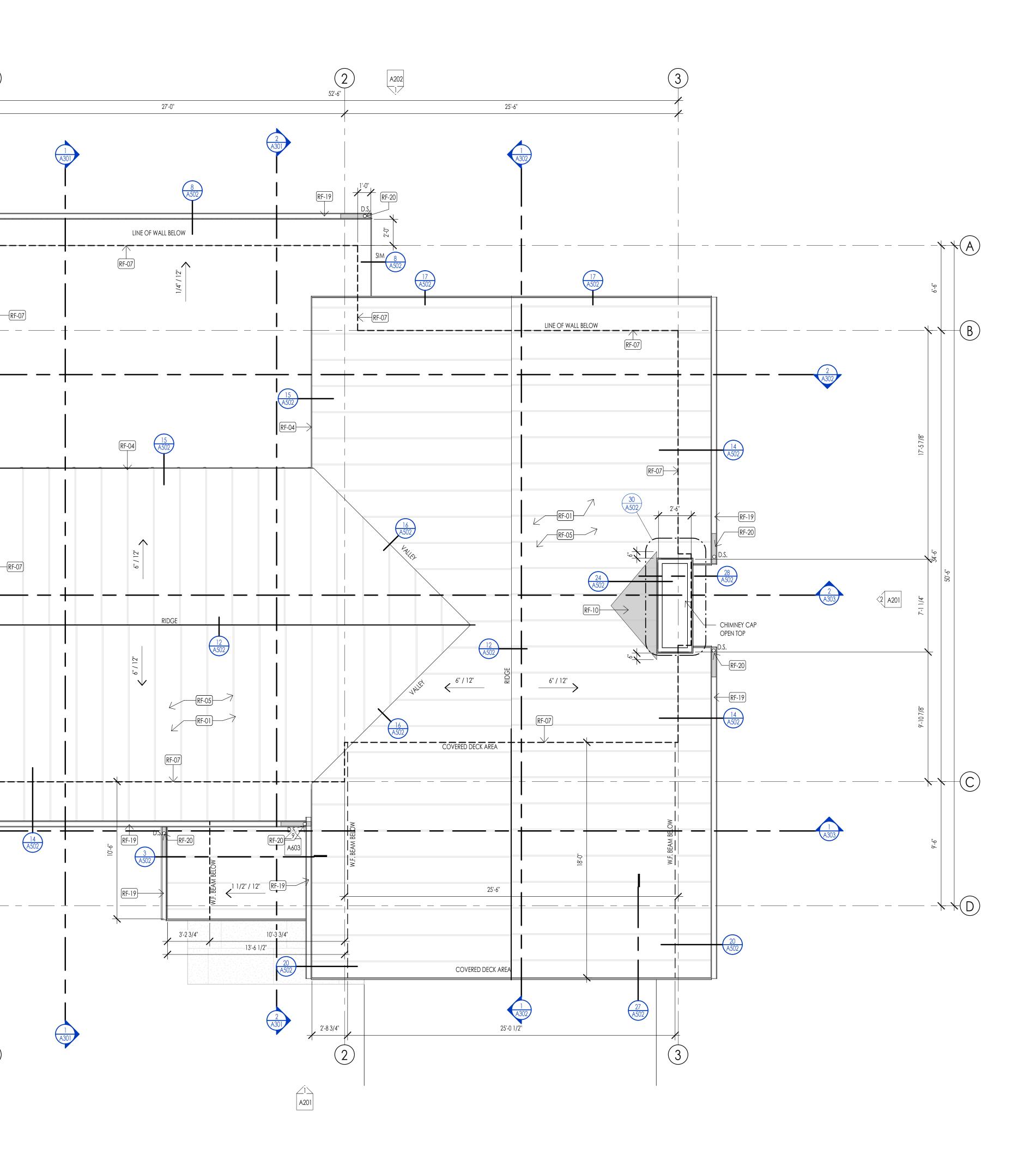
FLOOR PLAN LEGEND							
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION				
	POURED IN PLACE CONCRETE WALL CMU BLOCK WALL		CARPET FINISH				
	STONE VENEER						
	wood stud wall						
	FLOOR PLAN	GENERAL NOTE	S				
1. ALL DIMENSIONS ARE TO I	NTERIOR FACE-OF-STUD (F.	O.S.) UNLESS NOTED OTHERWISE	•				
2. CEILING HEIGHTS MEASUR	RED FROM PLYWOOD OR C	ONCRETE - SEE SECTIONS					
3. REFER TO ENLARGED PLAN	IS FOR ALL UNIT DIMENSIO	ns, window types, doors and	d Walls.				
4. REFER TO ENLARGED PLAN	NS FOR ALL DECKS/PATIOS.						
5. COORDINATE WITH ALL E	NLARGED PLANS FOR ADDI	TIONAL INFORMATION AND DET	AILS.				
6. ALL TOPPING SLABS MUST	BE POURED AFTER ROOF IS	COMPLETE AND BUILDING IS DR	RIED IN.				
7. SEE SHEET A002 FOR PROJ TO CONSTRUCTION.	ECT GENERAL NOTES AND S	SHEET A003 FOR PROJECT KEYNC	DTES. REVIEW ALL N				
8. COORDINATE WITH STRUC SHEAR WALLS, ETC.	CTURAL FRAMING PLANS AN	ND SHEAR WALL PLANS FOR LOC	CATIONS OF COLUM				
9. COORDINATE WITH BUILD	ER/OWNER FOR ALL INTERIO	OR FINISHES					
10. COORDINATE WITH ELEC	CTRICAL DRAWINGS FOR AI	LL LIGHTING, POWER AND DATA	REQUIREMENTS.				

 ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

	FLOOR PLAN KEYNOTES
	KEYNOTES
FL-02	OVERHEAD CABINETS PROJECTION
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGN PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGN
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGN
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-37	2X6 STUD WALL ROUGH FRAMING, 16" O.C. U.N.O., SEE DETAILS.
FL-38	2X4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.







1'-0"

RF-07

-RF-07

+

SIN

2 A302

A303

A303

2'-6"

(1)

17 A502

17 A502

A+ v

B

A202 2>

<u>(C)</u>

HATCH PATTERN		DESCRIPTION SINGLE PLY ROOFING MEMBRANE WITH GRAVEL BALLAST	HATCH PATTERN	DESCRIPTION
		STANDING SEAM METAL ROOFING SYSTEM		
	D.S.	RAIN GUTTER WITH DOWN SPOUT		
		ROOF PLAN G	ENERAL NO	IES
 4. PROVIDE HE/ 5. ROOFING CO 	AT TRACE IN A	IANICAL, PLUMBING, AND ELE ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES	duts and rain Chains. S prior to beginning w	
 4. PROVIDE HE/ 5. ROOFING CO 6. ALL ROOFING 7. CONTRACTC PREVENT DRAIN 8. ALL ROOF TR EXTERIOR WALL 	AT TRACE IN A ONTRACTOR G SHALL BE RI OR IS RESPON: IAGE. USSES TO HA S (COORDIN,	ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES EVIEWED PRIOR TO INSTALLATI SIBLE TO ASSUME THAT NO RO VE RAISED ENERGY HEEL CON ATE INSULATION REQUIREMEN THE ROOF PLAN ARE FROM TH	DUTS AND RAIN CHAINS. S PRIOR TO BEGINNING W ION. OF SLOPES CREATE DEAD STRUCTION TO ALLOW FC TS WITH RESCHECKS). HE EXTERIOR SIDE OF THE S	'ORK. SPOTS OR LOW SPOTS THAT WI DR FULL DEPTH INSULATION OVI
 PROVIDE HEA ROOFING CO ALL ROOFING CONTRACTC PREVENT DRAIN ALL ROOF TR EXTERIOR WALL 	AT TRACE IN A ONTRACTOR G SHALL BE RI OR IS RESPON: IAGE. USSES TO HA S (COORDIN,	ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES EVIEWED PRIOR TO INSTALLATI SIBLE TO ASSUME THAT NO RO VE RAISED ENERGY HEEL CON ATE INSULATION REQUIREMEN THE ROOF PLAN ARE FROM TH	DUTS AND RAIN CHAINS. 5 PRIOR TO BEGINNING W ION. OF SLOPES CREATE DEAD STRUCTION TO ALLOW FC TS WITH RESCHECKS).	'ORK. SPOTS OR LOW SPOTS THAT WI DR FULL DEPTH INSULATION OVI
 PROVIDE HEA ROOFING CO ALL ROOFING CONTRACTC PREVENT DRAIN ALL ROOF TR EXTERIOR WALL 	AT TRACE IN / ONTRACTOR G SHALL BE RI OR IS RESPONS IAGE. USSES TO HA' S (COORDIN, SHOWN ON	ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES EVIEWED PRIOR TO INSTALLATI SIBLE TO ASSUME THAT NO RO VE RAISED ENERGY HEEL CON ATE INSULATION REQUIREMEN THE ROOF PLAN ARE FROM TH THE ROOF PLAN ARE FROM TH ROOF PLAN ARE FROM TH	DUTS AND RAIN CHAINS. 5 PRIOR TO BEGINNING W 10N. OF SLOPES CREATE DEAD STRUCTION TO ALLOW FC TS WITH RESCHECKS). HE EXTERIOR SIDE OF THE S NOTES	YORK. SPOTS OR LOW SPOTS THAT WI OR FULL DEPTH INSULATION OVI STUD FRAMING BELOW.
 4. PROVIDE HEA 5. ROOFING CO 6. ALL ROOFING 7. CONTRACTO PREVENT DRAIN 8. ALL ROOF TR EXTERIOR WALL 9. DIMENSIONS 	AT TRACE IN A ONTRACTOR G SHALL BE RI DR IS RESPON: DAGE. USSES TO HA' S (COORDIN) SHOWN ON	ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES EVIEWED PRIOR TO INSTALLATI SIBLE TO ASSUME THAT NO RO VE RAISED ENERGY HEEL CON ATE INSULATION REQUIREMEN THE ROOF PLAN ARE FROM TH THE ROOF PLAN ARE FROM TH ROOF PLAN ARE FROM TH KEYI	DUTS AND RAIN CHAINS. S PRIOR TO BEGINNING W ION. OF SLOPES CREATE DEAD STRUCTION TO ALLOW FC TS WITH RESCHECKS). HE EXTERIOR SIDE OF THE S NOTES NOTES NOTES NOTES	YORK. SPOTS OR LOW SPOTS THAT WI DR FULL DEPTH INSULATION OVE STUD FRAMING BELOW.
 4. PROVIDE HEA 5. ROOFING CO 6. ALL ROOFING 7. CONTRACTO PREVENT DRAIN 8. ALL ROOF TR EXTERIOR WALL 9. DIMENSIONS 9. DIMENSIONS RF-01 RF-04 	AT TRACE IN A ONTRACTOR G SHALL BE RI DR IS RESPONS IAGE. USSES TO HA' S (COORDIN, SHOWN ON SHOWN ON ROOFING METAL RC CONTRAC	ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES EVIEWED PRIOR TO INSTALLATI SIBLE TO ASSUME THAT NO RO VE RAISED ENERGY HEEL CON ATE INSULATION REQUIREMEN THE ROOF PLAN ARE FROM TH THE ROOF PLAN ARE FROM TH ROOF PLAN ARE FROM TH KEYI S SHALL BE INSTALLED OVER CO DOF - RIGID INSULATION PER SC CTOR SHALL EXTENDI UNDERLAY IT TO ROOF A MINIMUM OF 24"	DUTS AND RAIN CHAINS. S PRIOR TO BEGINNING W ION. OF SLOPES CREATE DEAD STRUCTION TO ALLOW FC TS WITH RESCHECKS). HE EXTERIOR SIDE OF THE S HE EXTERIOR SIDE OF THE S NOTES INTINUOUS BITUTHENE UND HEDULE. (MENT AND BITUTHENE WAT U.N.O ON DETAILS	YORK. SPOTS OR LOW SPOTS THAT WI DR FULL DEPTH INSULATION OVI STUD FRAMING BELOW. STUD FRAMING BELOW. ERLAYMENT AND 30# SLIP SHEET TERPROOFING UP VERTICAL WA
 4. PROVIDE HEA 5. ROOFING CO 6. ALL ROOFING 7. CONTRACTO PREVENT DRAIN 8. ALL ROOF TR EXTERIOR WALL 9. DIMENSIONS 9. DIMENSIONS RF-01 RF-04 RF-05 	AT TRACE IN A ONTRACTOR G SHALL BE RI DR IS RESPONS AGE. USSES TO HA' S (COORDINA SHOWN ON SHOWN ON ROOFING METAL RO ADJACEN ALL PENE MANUFA	ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES EVIEWED PRIOR TO INSTALLATI SIBLE TO ASSUME THAT NO RO VE RAISED ENERGY HEEL CON ATE INSULATION REQUIREMEN THE ROOF PLAN ARE FROM TH THE ROOF PLAN ARE FROM TH ROOF PLAN ARE FROM TH KEYI SHALL BE INSTALLED OVER CO DOF - RIGID INSULATION PER SC CTOR SHALL EXTEND UNDERLAY IT TO ROOF A MINIMUM OF 24" IRATRATION BY MECHANICAL I CTURER SPECIFICATIONS- CON	DUTS AND RAIN CHAINS. S PRIOR TO BEGINNING W ION. OF SLOPES CREATE DEAD STRUCTION TO ALLOW FC TS WITH RESCHECKS). HE EXTERIOR SIDE OF THE S NOTES INTINUOUS BITUTHENE UND HEDULE. MENT AND BITUTHENE WAT U.N.O ON DETAILS DUCTWORK OR VENTING S TRACTOR TO COORDINATE	YORK. SPOTS OR LOW SPOTS THAT WI OR FULL DEPTH INSULATION OVE STUD FRAMING BELOW. STUD FRAMING BELOW. ERLAYMENT AND 30# SLIP SHEET TERPROOFING UP VERTICAL WA HALL BE FLASHED AS PER E
 4. PROVIDE HEA 5. ROOFING CO 6. ALL ROOFING 7. CONTRACTO PREVENT DRAIN 8. ALL ROOF TR EXTERIOR WALL 9. DIMENSIONS 9. DIMENSIONS RF-01 RF-04 	AT TRACE IN A ONTRACTOR G SHALL BE RI DR IS RESPONS DAGE. USSES TO HA'S S (COORDIN) SHOWN ON SHOWN ON SHOWN ON A SHOWN ON	ALL RAIN GUTTERS, DOWN SPC SHALL REVIEW ALL SUBSTRATES EVIEWED PRIOR TO INSTALLATI SIBLE TO ASSUME THAT NO RO VE RAISED ENERGY HEEL CON ATE INSULATION REQUIREMEN THE ROOF PLAN ARE FROM TH THE ROOF PLAN ARE FROM TH ROOF PLAN ARE FROM TH SHALL BE INSTALLED OVER CO DOF - RIGID INSULATION PER SC CTOR SHALL EXTEND UNDERLAY IT TO ROOF A MINIMUM OF 24" TRATRATION BY MECHANICAL I CTURER SPECIFICATIONS- CON VALL BELOW ROOF- SEE OVERA AS INDICATED BY HATCHED AR	DUTS AND RAIN CHAINS. S PRIOR TO BEGINNING W ION. OF SLOPES CREATE DEAD STRUCTION TO ALLOW FC TS WITH RESCHECKS). HE EXTERIOR SIDE OF THE S HE EXTERIOR SIDE OF THE S NOTES INTINUOUS BITUTHENE UND HEDULE. MENT AND BITUTHENE UND HEDULE. MENT AND BITUTHENE WAT U.N.O ON DETAILS DUCTWORK OR VENTING S TRACTOR TO COORDINATE LL AND ENLARGED PLANS 26A - MAINTAIN DRAINAGE	YORK. SPOTS OR LOW SPOTS THAT WI DR FULL DEPTH INSULATION OVE STUD FRAMING BELOW. STUD FRAMING BELOW. ERLAYMENT AND 30# SLIP SHEET TERPROOFING UP VERTICAL WA HALL BE FLASHED AS PER E







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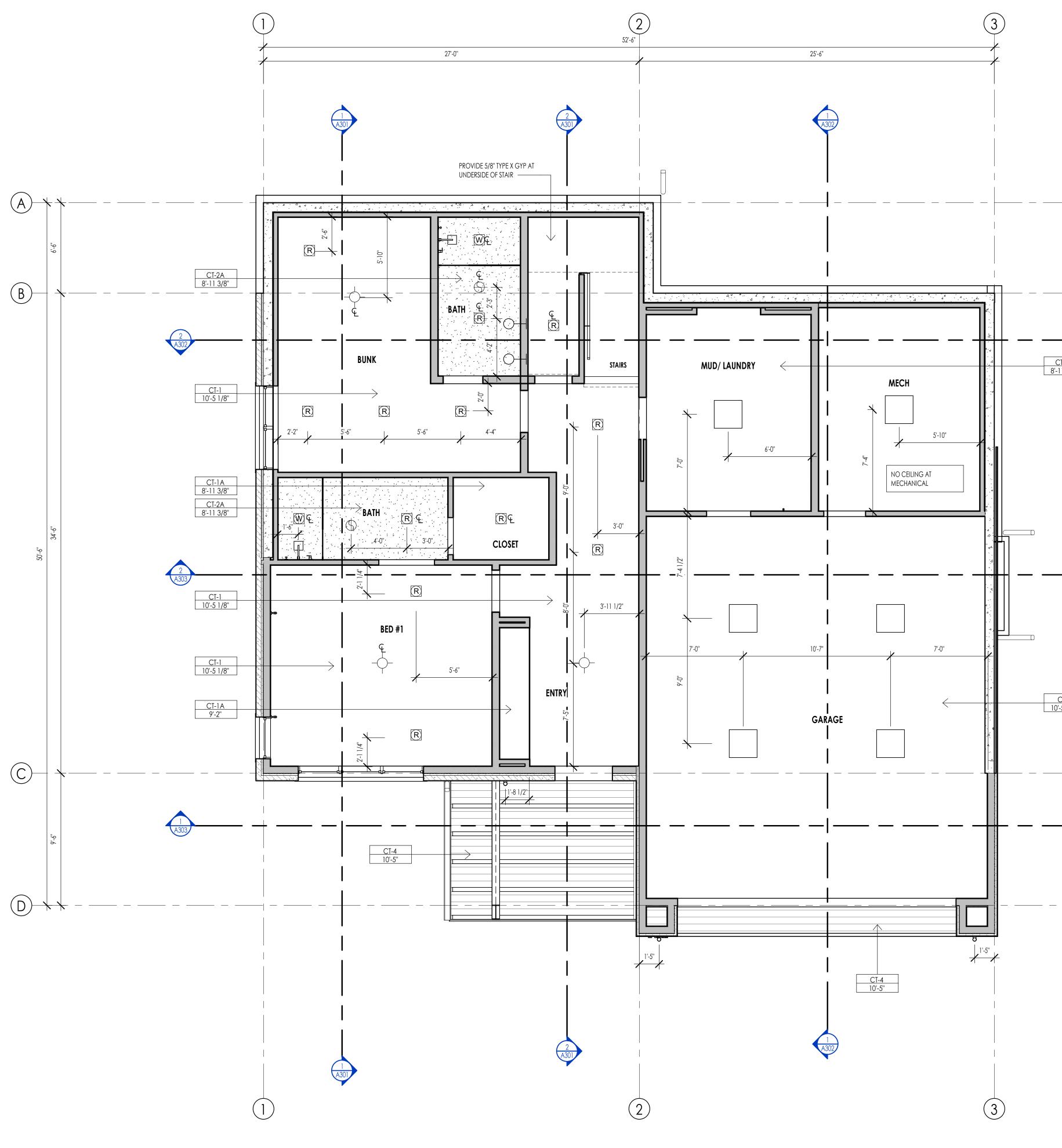




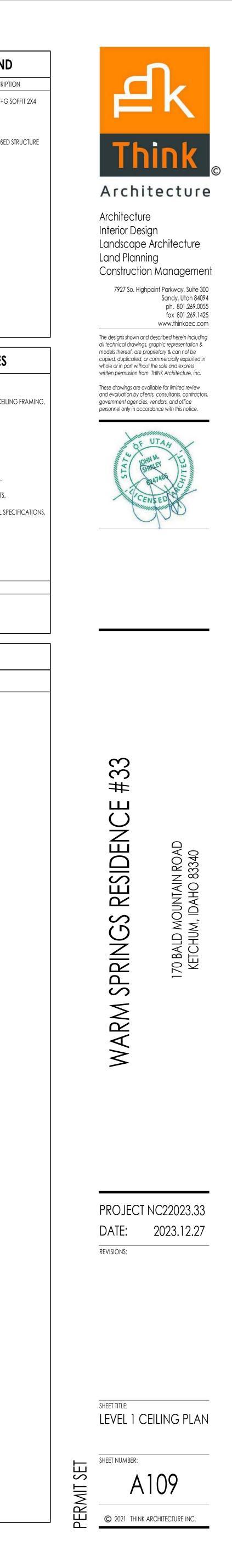
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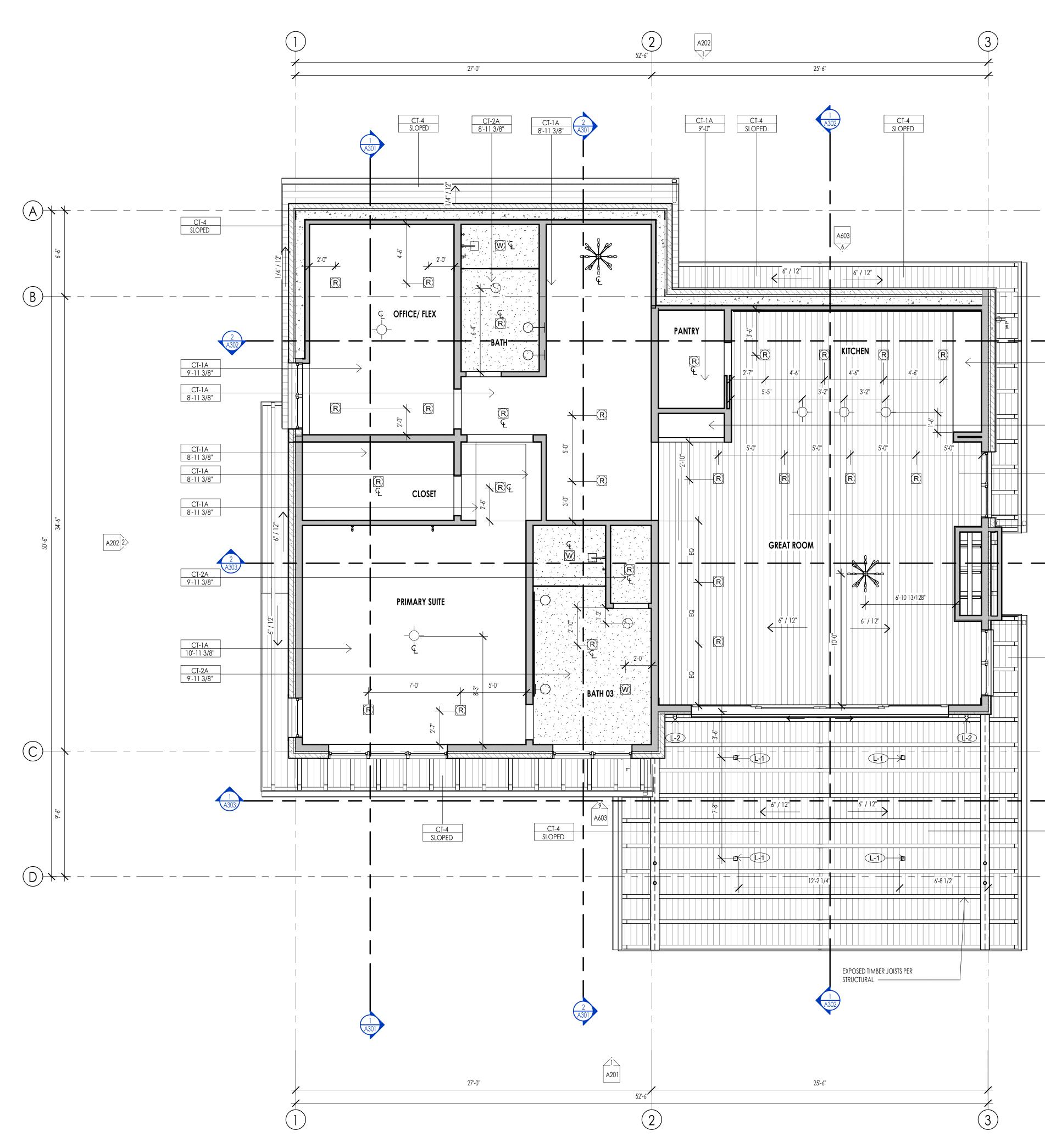






				RF	FLECT		LAN MATERIA	
				HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE DESCRIPTION
					CT-1	AT FRAMING		CT-4A 3/4" T+G SOFFIT 2X4
					CT-1/	5/8" GYPSUM BOARD 2X4		CT-6 EXPOSED STRUCTURE
					CT-2	5/8" WATER RESISTANT GYPSUM BOARD AT FRAMING		
	·				· - · · · · · · · · · · · · · · · · · ·	A 5/8" WATER RESISTANT GYPSUM BOARD 2X4		
	."9- .9					5/8" GYPSUM BOARD TYPE "X" AT FRAMING.		
		- — (B)			CT-4	3/4" T+G SOFFIT AT FRAMING		
	2 A302			R	EFLEC1	ED CEILING I	PLAN GENERA	
T-1A 11 3/8"				1. ALL DIMENSIO	NS ARE TO IN	ierior face-of-stud (f.o.	s.) unless noted otherwi	SE.
				U.N.O SEE SECT	ions.		, window types, doors a) BOTTOM OF CEILING FRAMINC
				4. REFER TO ENLA 5. COORDINATE			DNAL INFORMATION AND D	ETAILS.
							view all notes prior to c Ighting, power and dat,	
	34'-6''			8. ALL INTERIOR COLORS, PATTER	FINISHES ARE NS, AND OTH	NOTED FOR CONCEPT ONL ER REQUIREMENTS PRIOR TO	.Y. SEE INTERIOR DRAWING: D INSTALLATION.	S FOR MATERIAL SPECIFICATION
	2 A303							
					TAG SYMBOL	CEILING TYPE		
					REFL	ECTED CEILIN	G PLAN KEYN	NOTES
CT-3 '-5 1/8''						KEY	NOTES	
-5 1/8								
		C						
	4303 59 6							
		←(D)						
	LEVEL 1 - REFLECTED CEILIN	U FLAN	(A109				

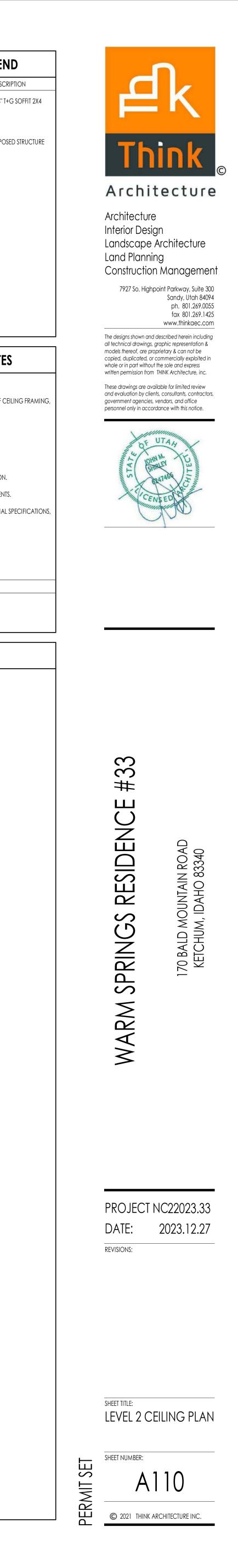


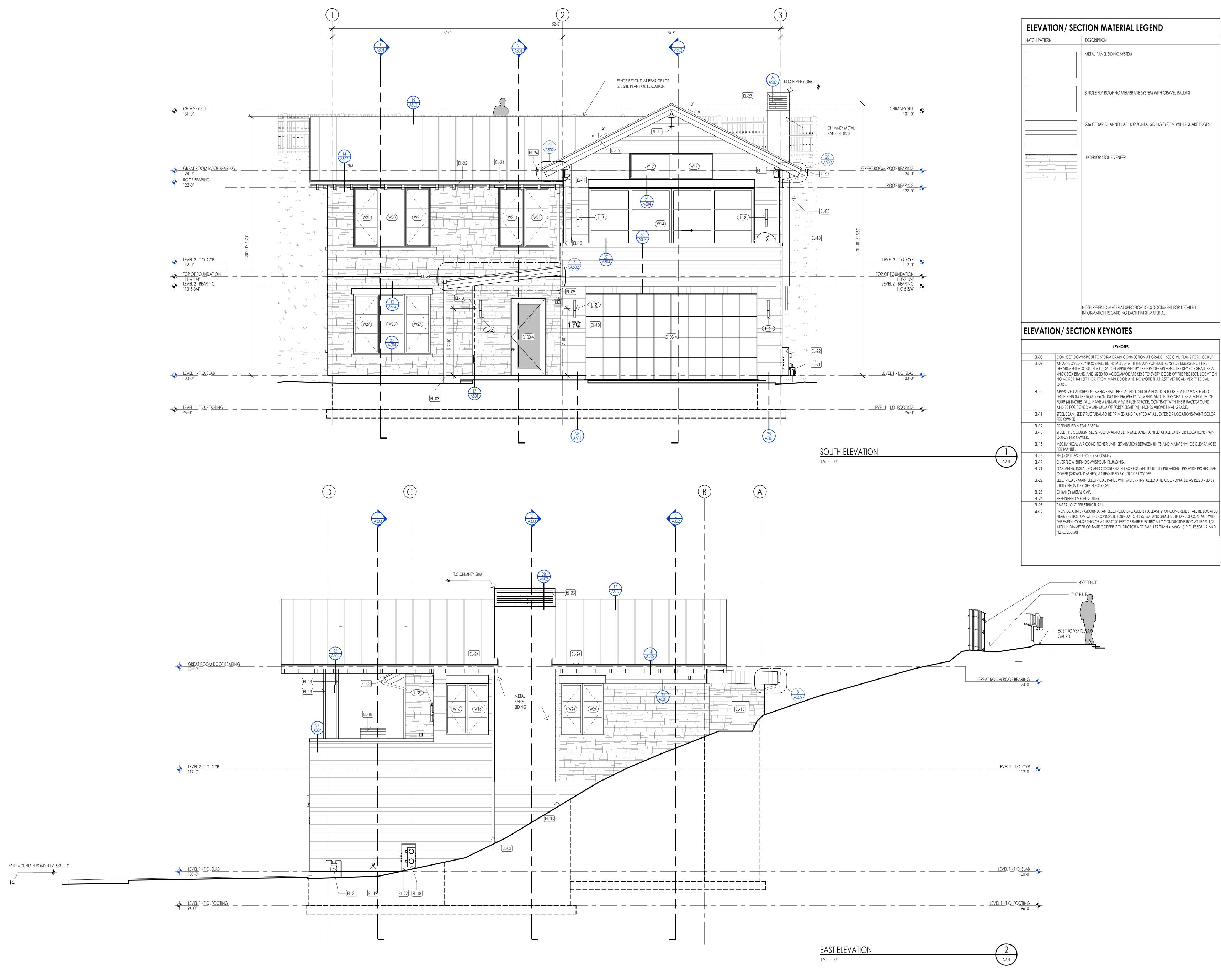


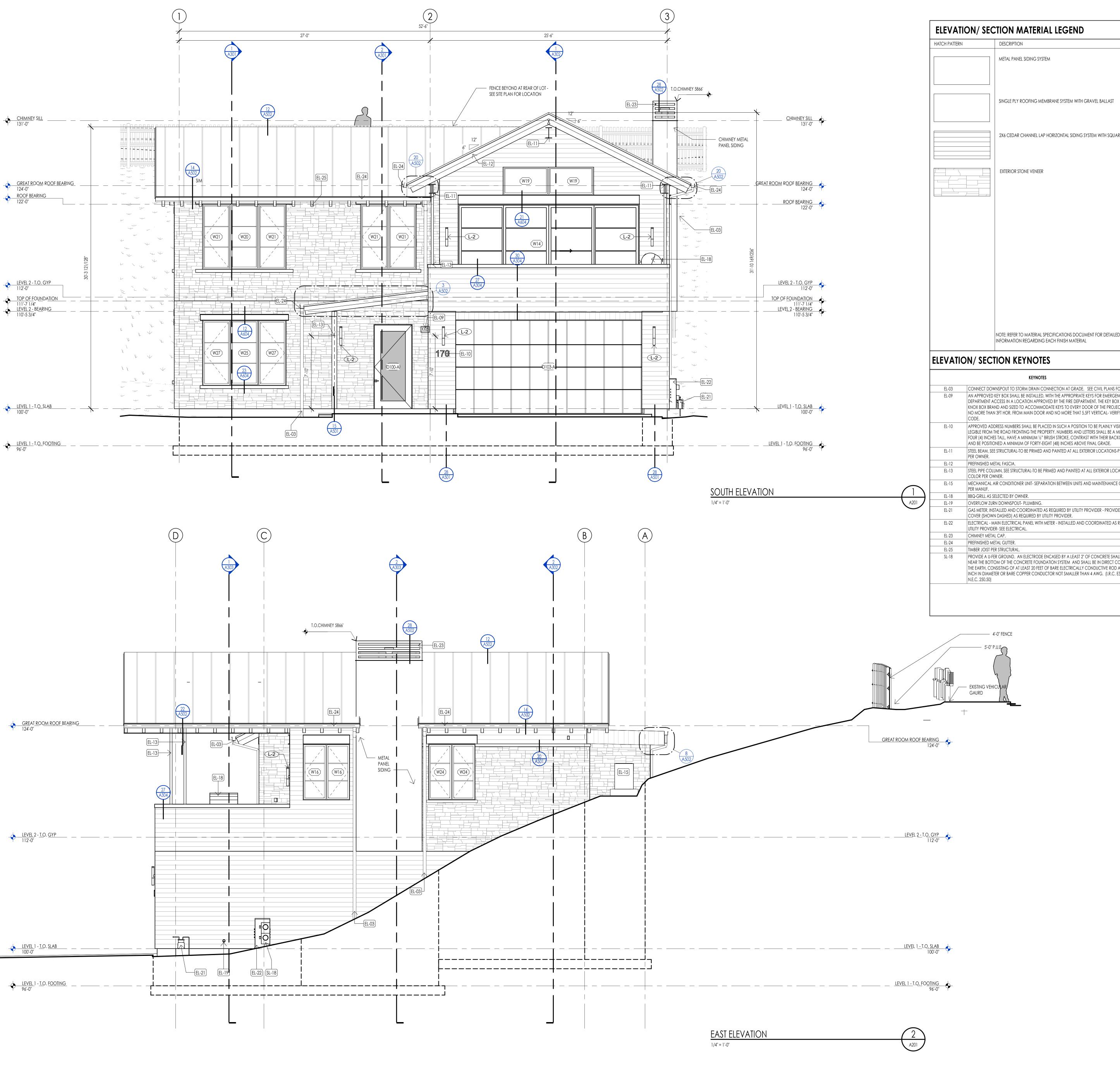
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SEE ENLARGED UNIT PLANS FOR CEILING TYPES AND ELEVATIONS

				REFLE	ECTEI	D CEILING PL	AN MATERIA	L LE	GEND
				HATCH PATTERN	CT-1	DESCRIPTION 5/8" GYPSUM BOARD AT FRAMING	HATCH PATTERN	TYPE CT-4A	DESCRIPTION 3/4" T+G SOFFIT 2X4
					CT-1A	5/8" GYPSUM BOARD 2X4		CT-6	EXPOSED STRUCTURE
						5/8" WATER RESISTANT GYPSUM BOARD AT FRAMING			
						5/8" WATER RESISTANT GYPSUM BOARD 2X4 5/8" GYPSUM BOARD			
		9 ^{-,9}			CT-4	TYPE "X" AT FRAMING. 3/4" T+G SOFFIT AT FRAMING			
	2								
CT-1A 9'-0''	A302			1. ALL DIMENSIONS AR	RE TO INTER	RIOR FACE-OF-STUD (F.O.S	.) UNLESS NOTED OTHERWI	SE.	
CT-1A 9'-0"				U.N.O SEE SECTIONS.	D PLANS FC	dr all unit dimensions,	WINDOW TYPES, DOORS A		
CT-4				5. COORDINATE WITH ,	ALL ENLAR	GED PLANS FOR ADDITIO	nal information and d iew all notes prior to c		JCTION.
SLOPED				8. ALL INTERIOR FINISH	ies are no		GHTING, POWER AND DAT, '. SEE INTERIOR DRAWING! INSTALLATION.		
SLOPED		34'-6" 50'-6"							
	A303 <2 A201			CEILING TAG S C1 1' - 0"		CEILING TYPE HEIGHT			
CT-4 SLOPED				R	REFLE		G PLAN KEYN	IOTI	S
CT-4 SLOPED	A303	9- .6							
		-+							
	<u>LEVEL 2 - REFLECTED CI</u> 1/4" = 1'-0"	EILING PLAN	1 A110						







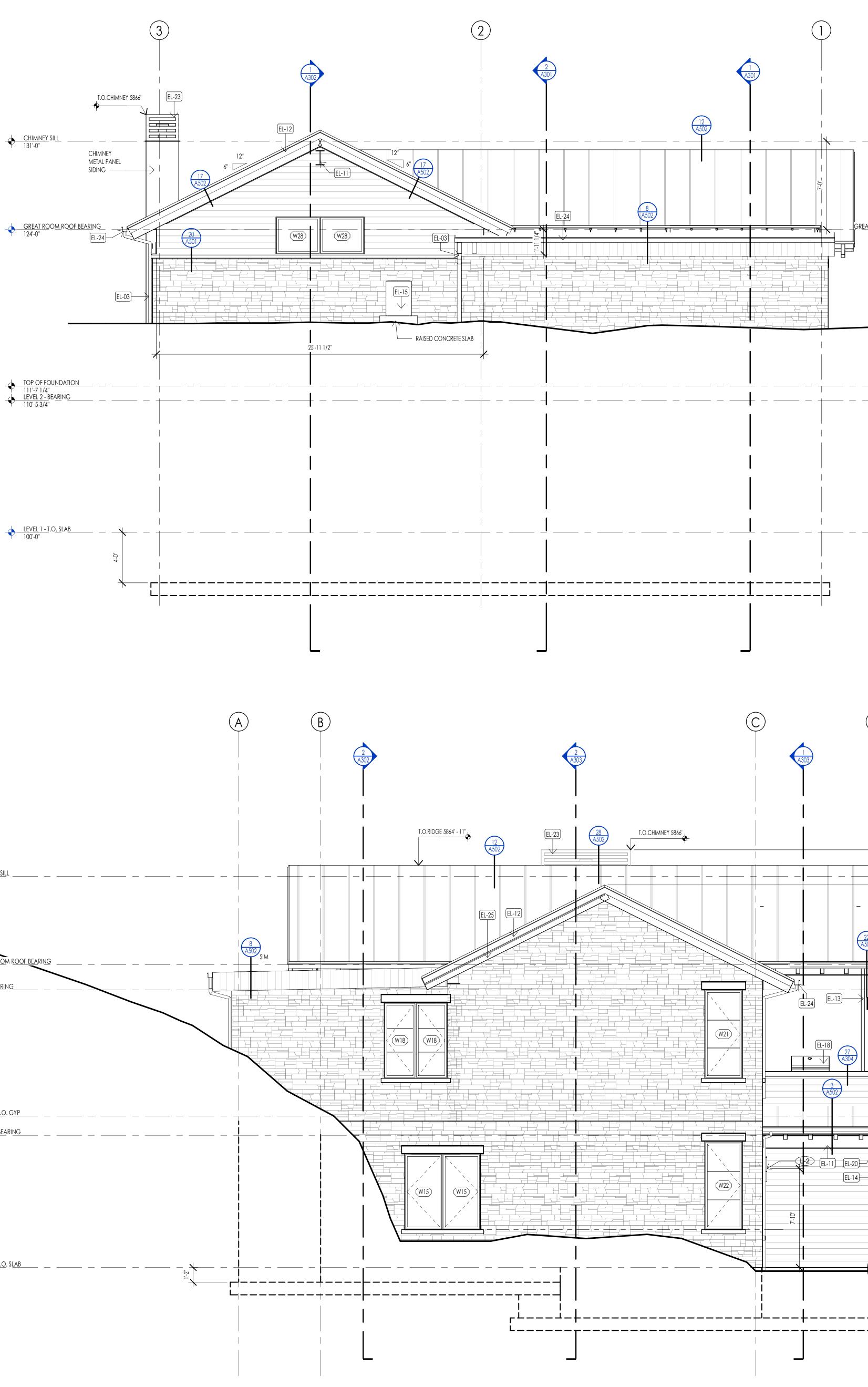


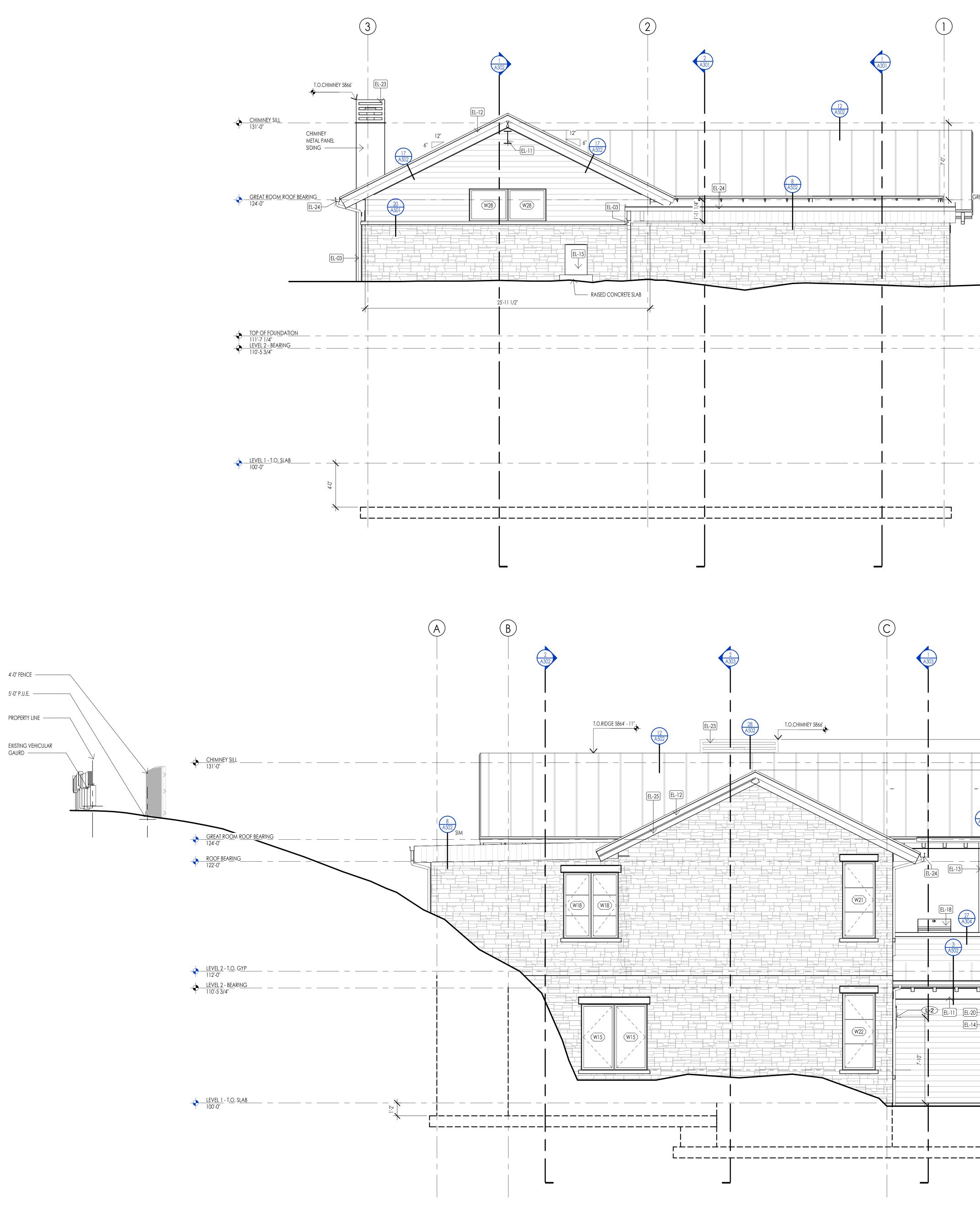


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DATE:	2023.12.27
REVISIONS:	









CHIMNEY SILL 131-0"	ELEVATION/ SECTION MATERIAL LEGEND HATCH PATTERN DESCRIPTION Image: Imag
<u>TOP OF FOUNDATION</u> 111:7 1/4" LEVEL 2 - BEARING 110-5 3/4"	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL ELEVATION/ SECTION KEYNOTES
$\frac{1}{10000}$	KEYNOTES EL-03 CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP EL-11 STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER. EL-12 PREFINISHED METAL FASCIA. EL-13 STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER. EL-14 STEEL COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER. EL-14 STEEL COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER. EL-14 STEEL COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER. EL-15 MECHANICAL AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF. EL-18 BBQ-GRILL AS SELECTED BY OWNER. EL-20 PROVIDE WEB STIFFENER PLATES AT ALL WIDE FLANGE CONNECTIONS. EL-21 PREFINISHED METAL CAP. EL-24 PREFINISHED METAL GUTTER. EL-25 TIMBER JOIST PER STRUCTURAL.
	<u>CHIMNEY SILL</u> 131'-0"
	ROOF BEARING 122'0' LEVEL 2- 1.0. GYP 112'0' LEVEL 2- BEARING 110'-5 3/4'
	LEVEL 1 - T.O. SLAB 100'-0"

WEST ELEVATION

A202

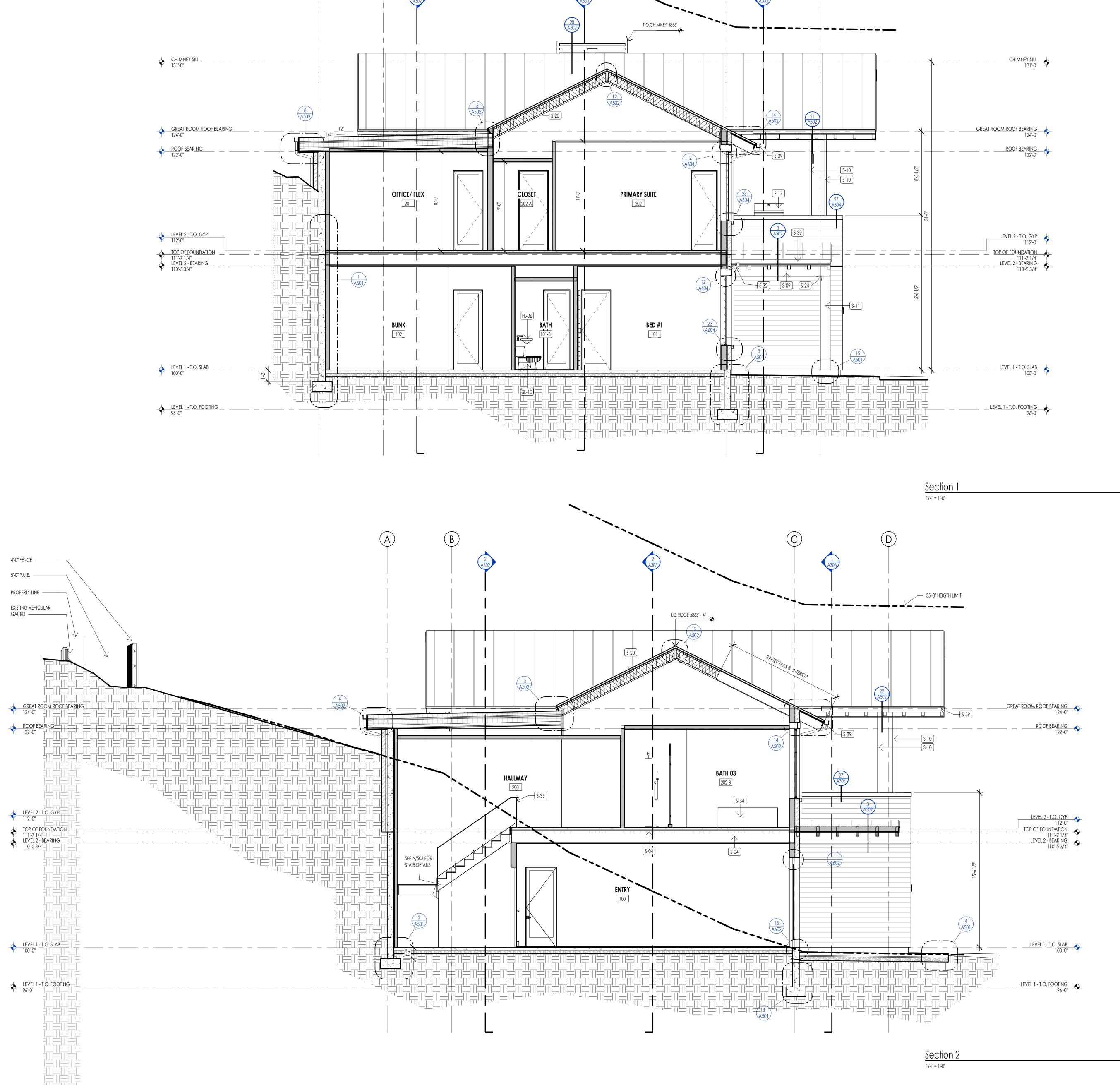


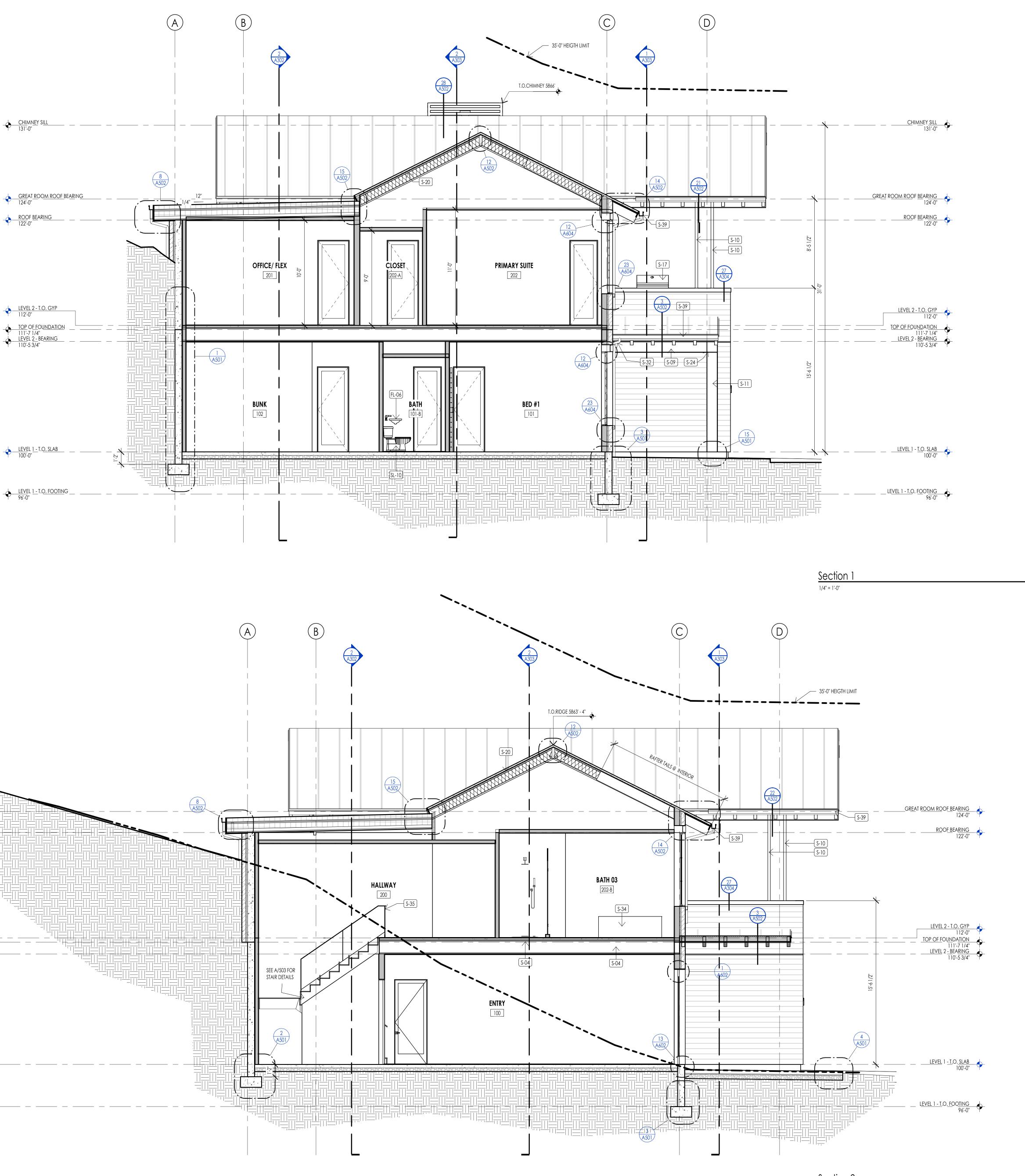


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ELEVATION/ SECTION MATERIAL LEGEND			
HATCH PATTERN	DESCRIPTION		
	METAL PANEL SIDING SYSTEM		
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST		
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES		
	EXTERIOR STONE VENEER		
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL		
ELEVATION/ SECTION KEYNOTES			
	KEYNOTES		
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER		
S-04	PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY		
S-09	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR		
S-10	PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT		
S-11			
C 17	COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN		
S-17 S-20	BBQ-GRILL AS SELECTED BY OWNER-PROVIDE GAS HOOKUP PER MANUFACTURER'S INSTRUCTIONS.		
<u> </u>	PROVIDE WEB STIFFENER PLATES AT ALL WIDE FLANGE CONNECTIONS.		
\$-32	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP.		
S-34	TUB/FREE STANDING TUB/ SOAKER TUB AS PER INTERIOR DESIGNER.		

S-3536" CONTINOUS HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.S-39PREFINISHED METAL GUTTER.SL-10PROVIDE BLOCKOUT IN STRUCTURAL SLAB FOR PLUMBING- COORDINATE WITH PLUMBING DRAWINGS

A301



PAINT COLOR ATIONS-PAINT -PAINT

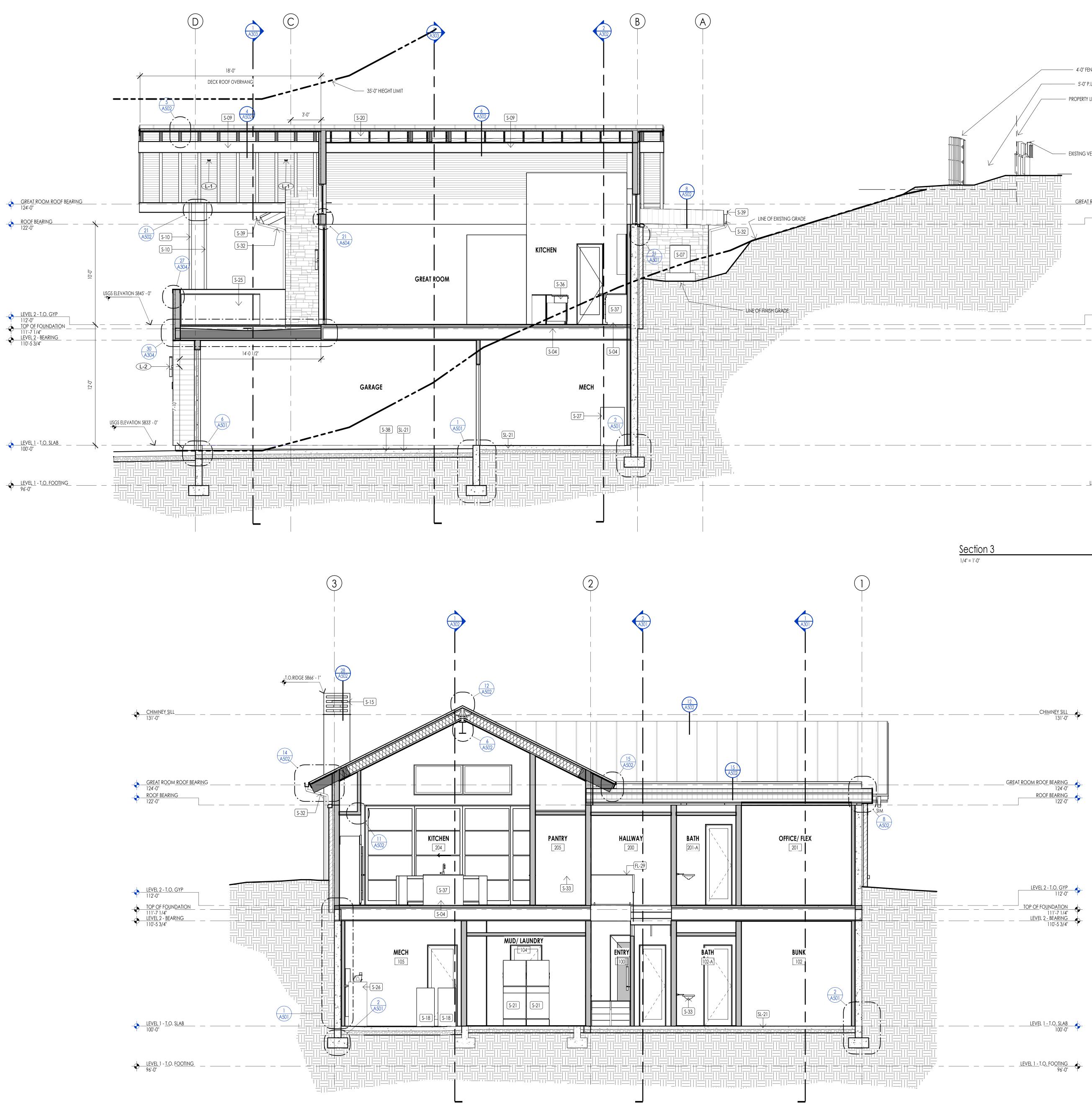


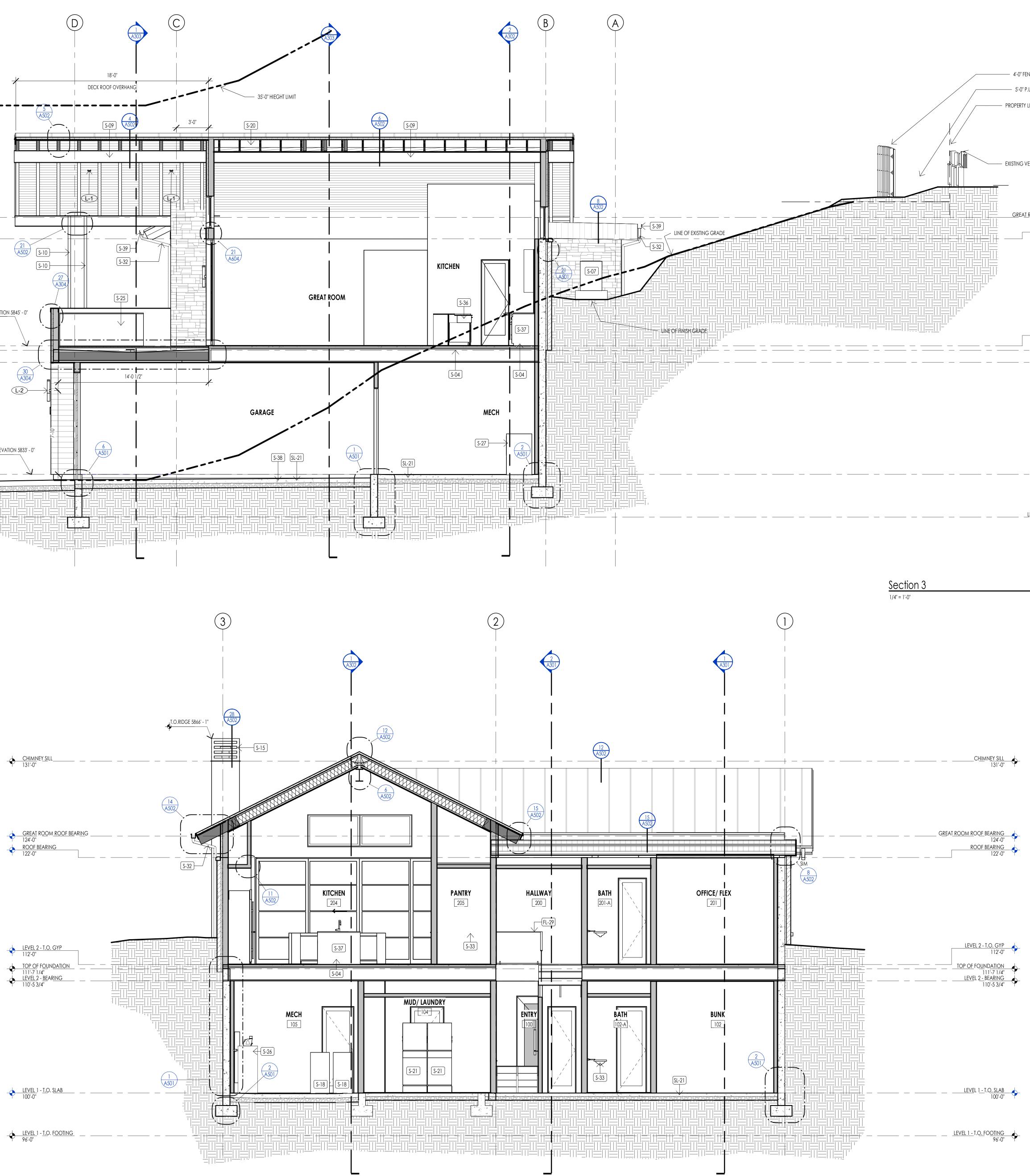
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DATE:	2023.12.27
REVISIONS:	

sheet title: BUILDING SECTIONS









ELEVATION/ SECTION MATERIAL LEGEND

	HATCH PATTERN DESCRIPTION
	METAL PANEL SIDING SYSTEM
4'-0" FENCE	
5'-0" P.U.E.	
PROPERTY LINE	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
EXISTING VEHICULAR GAURD	
= = = = = = = = =	
LEVEL 2 - T.O. GYP	
111'-7 1/4" 	
110'-5 3/4"	
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL
	INFORMATION REGARDING EACH FINISH MATERIAL
100'-0"	INFORMATION REGARDING EACH FINISH MATERIAL
	INFORMATION REGARDING EACH FINISH MATERIAL
100'-0"	INFORMATION REGARDING EACH FINISH MATERIAL ELEVATION/ SECTION KEYNOTES KEYNOTES FL-29 36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
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100'-0"	INFORMATION REGARDING EACH FINISH MATERIAL ELEVATION/ SECTION KEYNOTES KEYNOTES Sign Handraul See Stair/ Rail Details Sheet. FL-29 36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET. S-04 PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY S-07 MECHANICAL-AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
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100-0" • 	INFORMATION REGARDING EACH FINISH MATERIAL ELEVATION/ SECTION KEYNOTES REVNOTES FL29 36' HANDRAIL SEE STAIR/ RAIL DETAILS SHEET. S-04 PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMALY S-07 MECHANICAL-IAR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF. S-09 STEEL BRAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN S-10 STEEL IPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN S-10 STEEL IPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN S-10 STEEL IPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN S-10 STEEL IPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN S-10 STEEL IPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN S-11 STEEL IPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PER TREFOR TECHNOR DE
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Section 4



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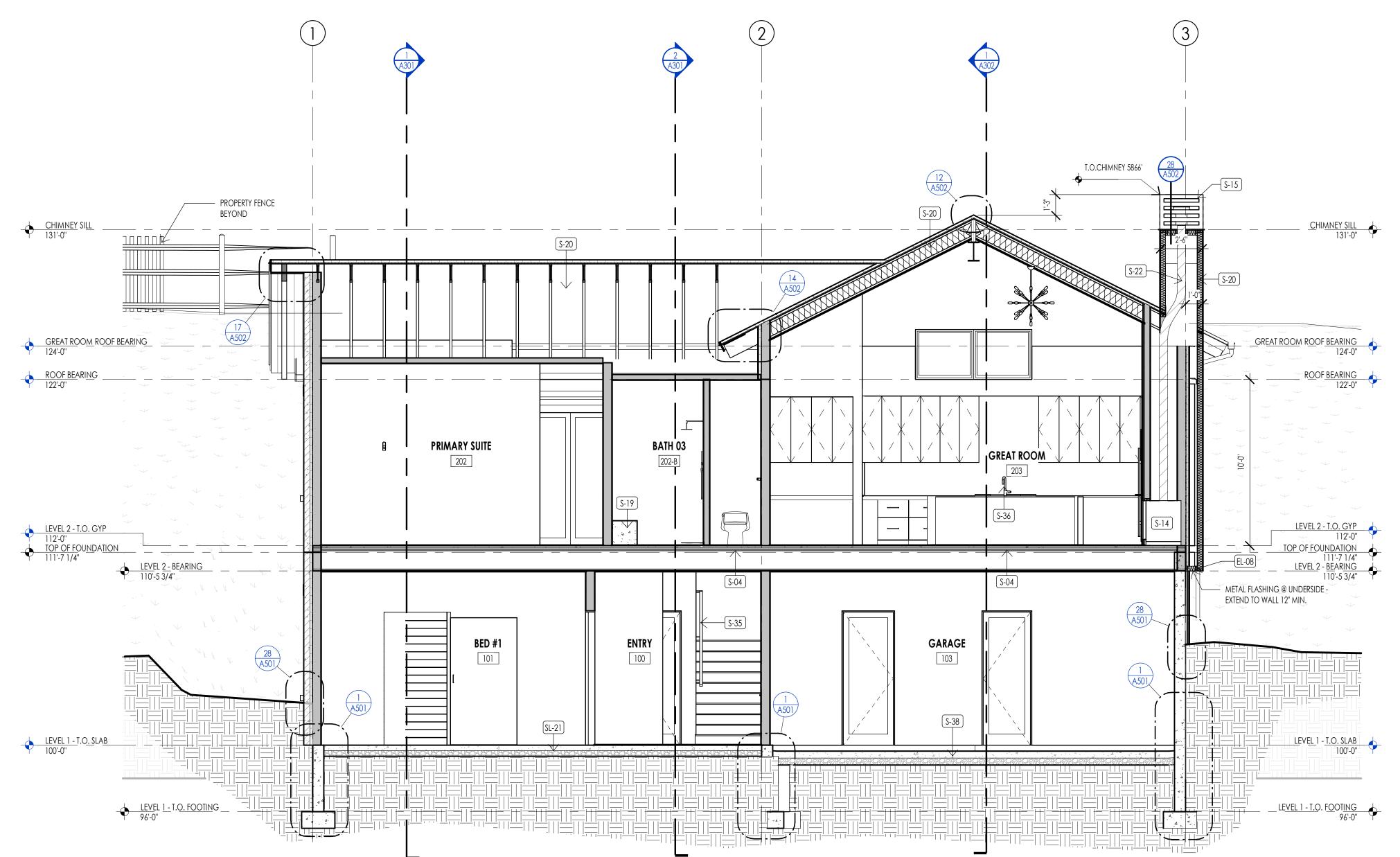


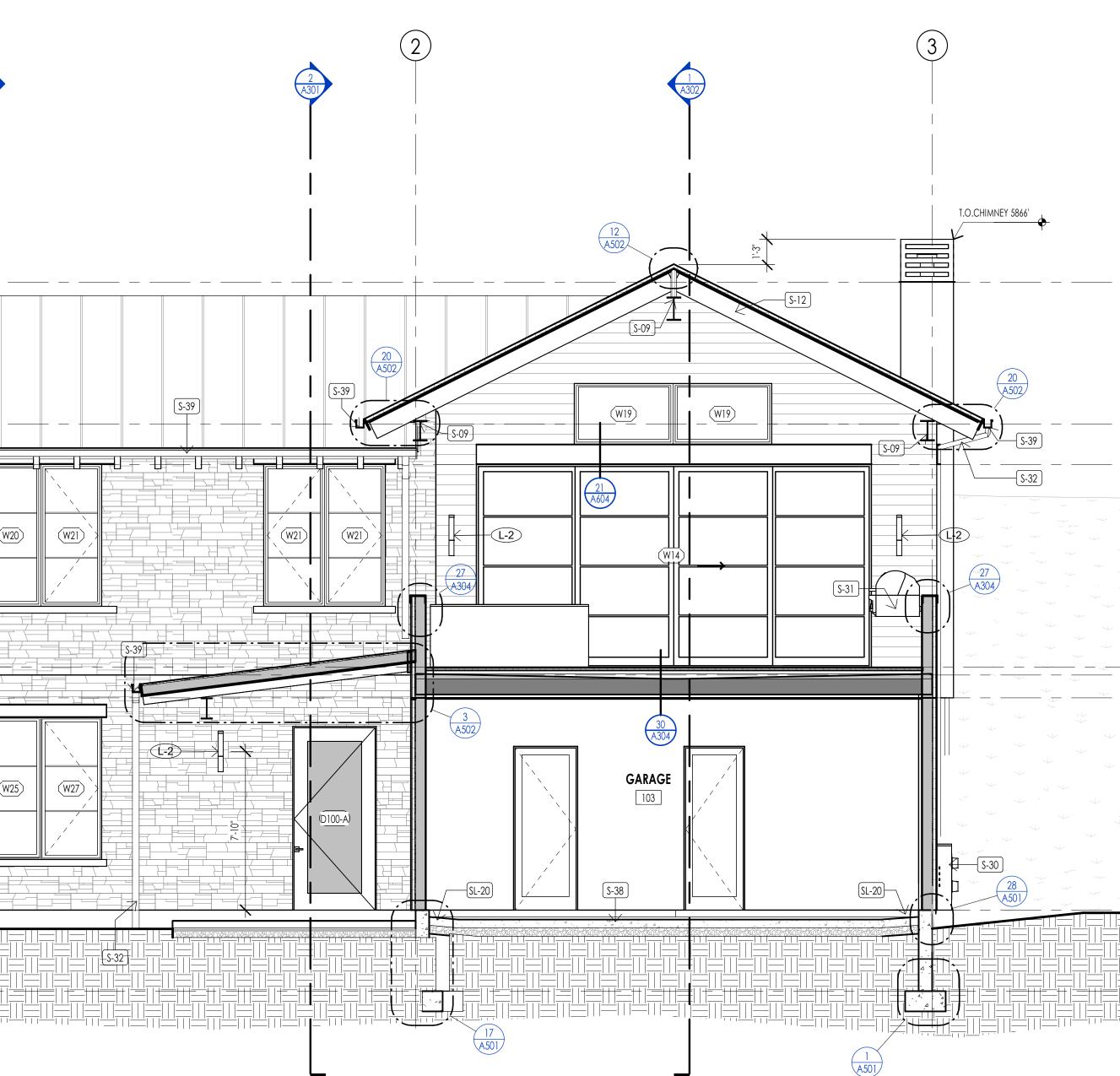
GREAT ROOM ROOF BEARING ROOF BEARING 122'-0" (W20) (W21) LEVEL 2 - T.O. GYP 112'-0"
 TOP OF FOUNDATION

 111'-7 1/4"

 LEVEL 2 - BEARING

 110'-5 3/4"
 _______ __ ____ __ ___ (W25) (W27) LEVEL 1 - T.O. SLAB





			ELEVATIO	ON/ SEC	TION MATERIAL LEGEND
			HATCH PATTERN		DESCRIPTION METAL PANEL SIDING SYSTEM
					SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
C <u>HIMNEY SILL</u> 131'-0"	-\$-				2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
					EXTERIOR STONE VENEER
<u>GREAT ROOM ROOF</u> B <u>EARING</u> 124'-0''					
+ + +					
LEVEL 2 - T.O. GYP 112'-0" TOP OF FOUNDATION 111'-7 1/4" LEVEL 2 - BEARING 110'-5 3/4"	- - - - -				NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED
			ELEVATIO		INFORMATION REGARDING EACH FINISH MATERIAL
LEVEL 1 - T.O. SLAB 100'-0"	-•				
					KEYNOTES
	- \$ -		EL-08 5-04	OR NOT	HALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN AULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING
			S-09	ASSEMBLY STEEL BEAM, SEE	STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR INT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
Cooling 5			S-12 S-14 S-15 S-19	MANUFACTURER	ELECTED BY OWNER, WALL FINISHES PER INTERIOR DESIGN- PROVIDE GAS HOOKUP PER
<u>Section 5</u> 1/4" = 1'-0"		A303	S-20 S-22 S-30	CAVITY INSULATI DIRECT VENT FLE ELECTRICAL - MA	ION PER SCHEDULE. EX FLUE PIPE-SEE SPECS. PER MECHANICAL. AIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY R- SEE ELECTRICAL PLANS.
			S-32	CONNECT DOW	NSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP. HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
			S-36 S-38	KITCHEN SINK - C	COORDINATE W/ PLUMBING. OLIDS EPOXY, HIGH PERFORMANCE COATING.
			S-39 SL-20	PREFINISHED ME	
			SL-20	PROVIDE RIGID F VALUES - PROVIE	FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FOR R DE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, TAP INSTALL PER MANUF. AND SPECS.







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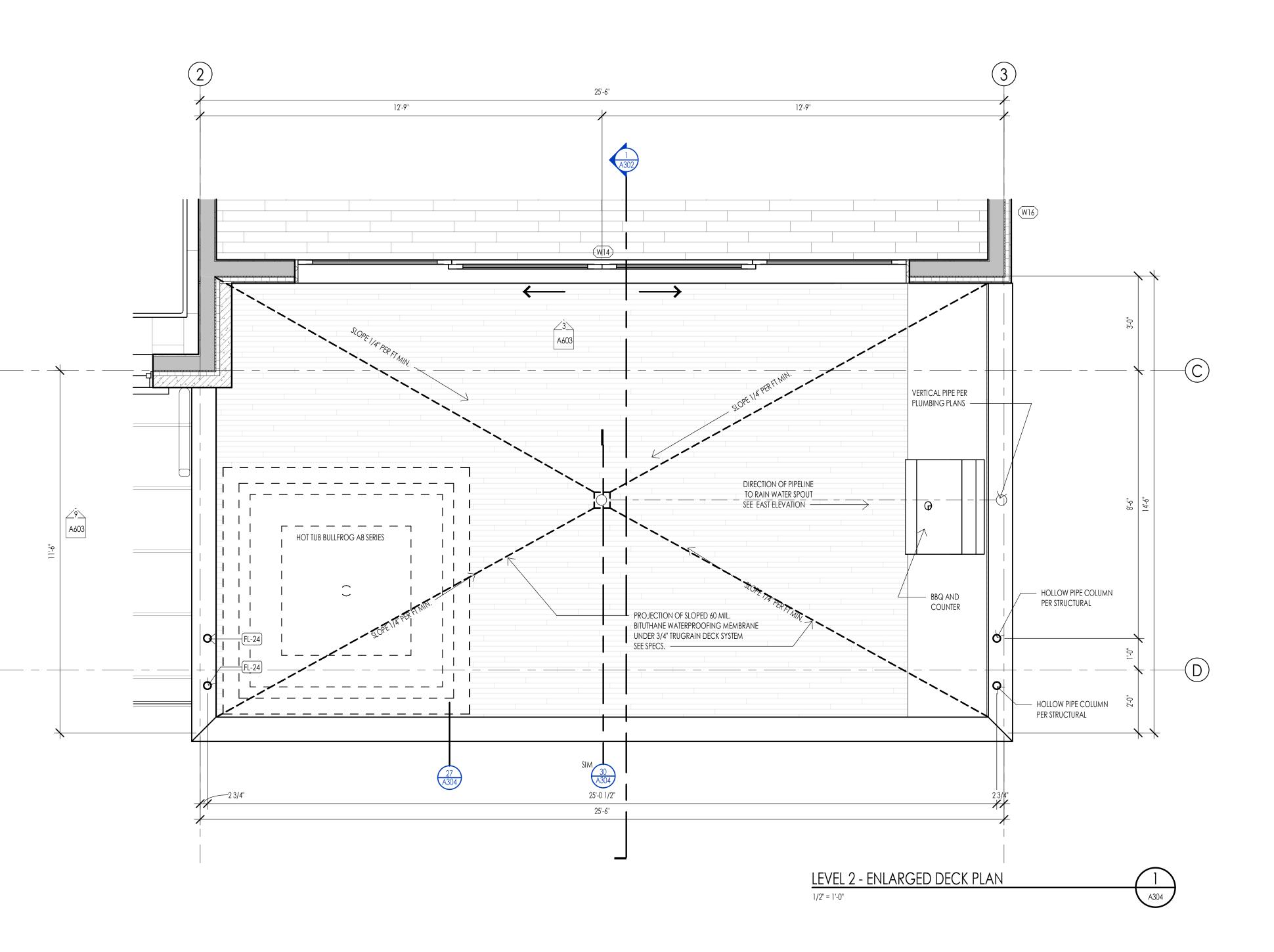


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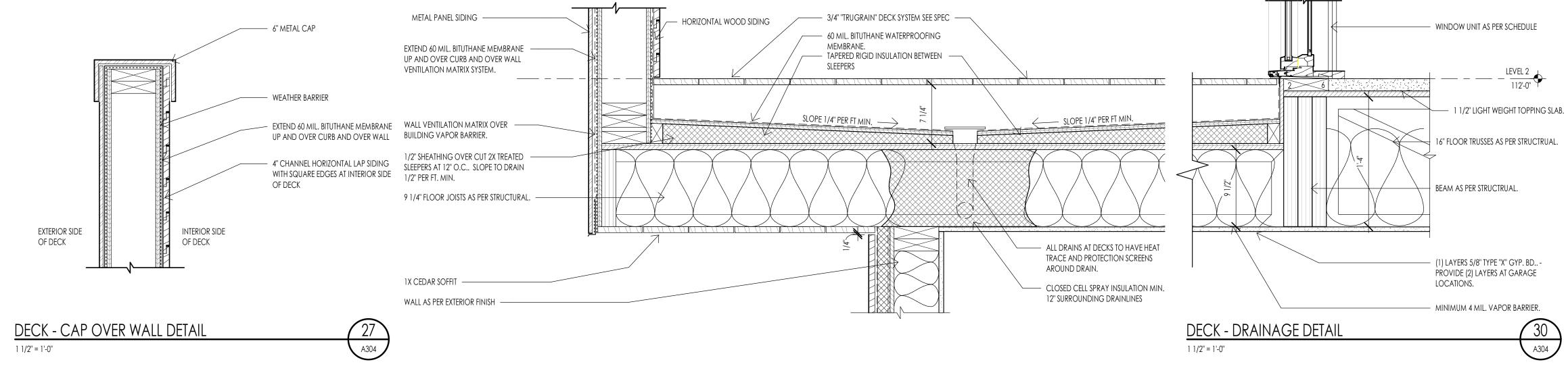
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- LEVEL 2 112'-0"







SHEET TITLE:









GREAT ROOM INTERIOR VIEW

OWNER SUITE INTERIOR VIEW



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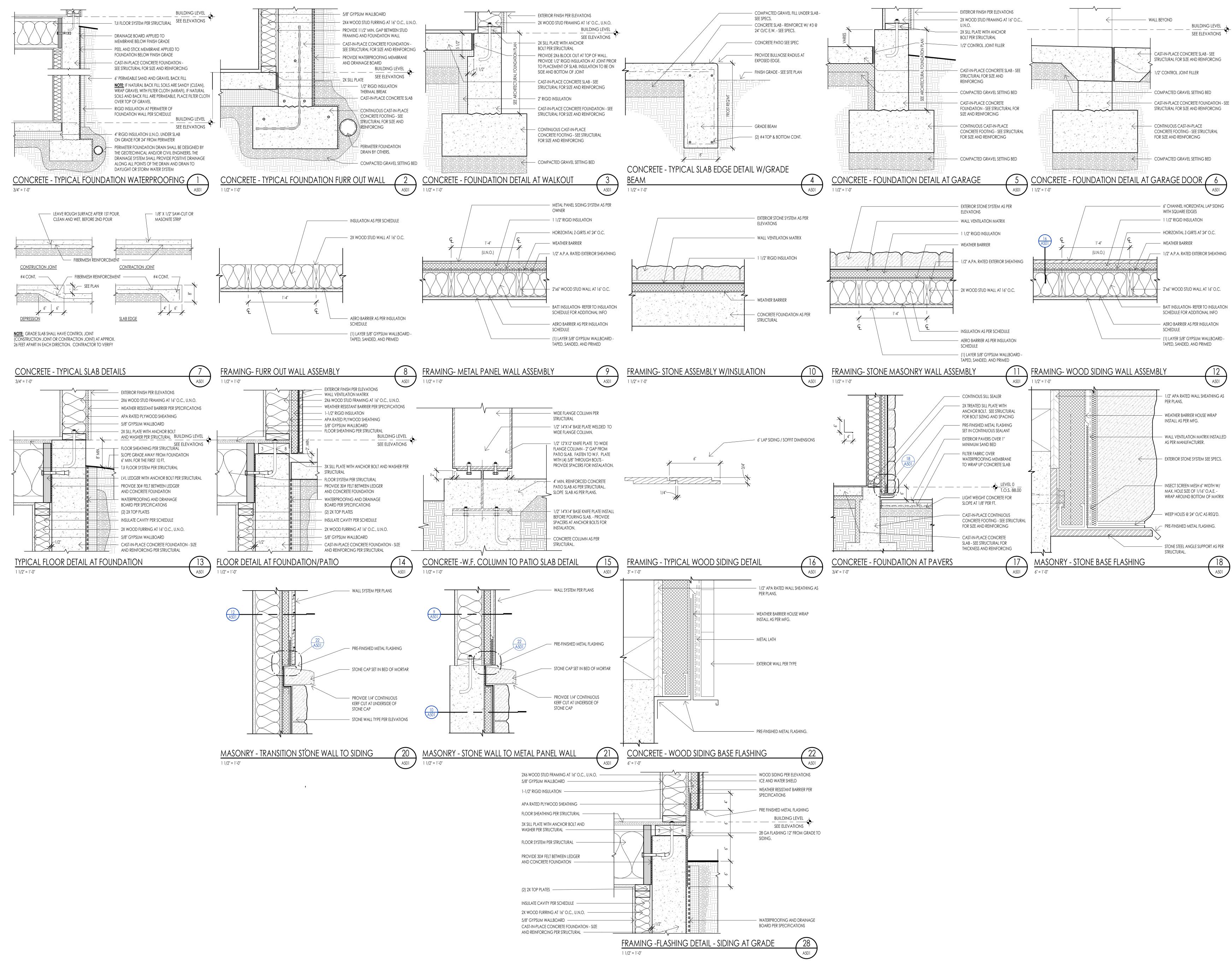




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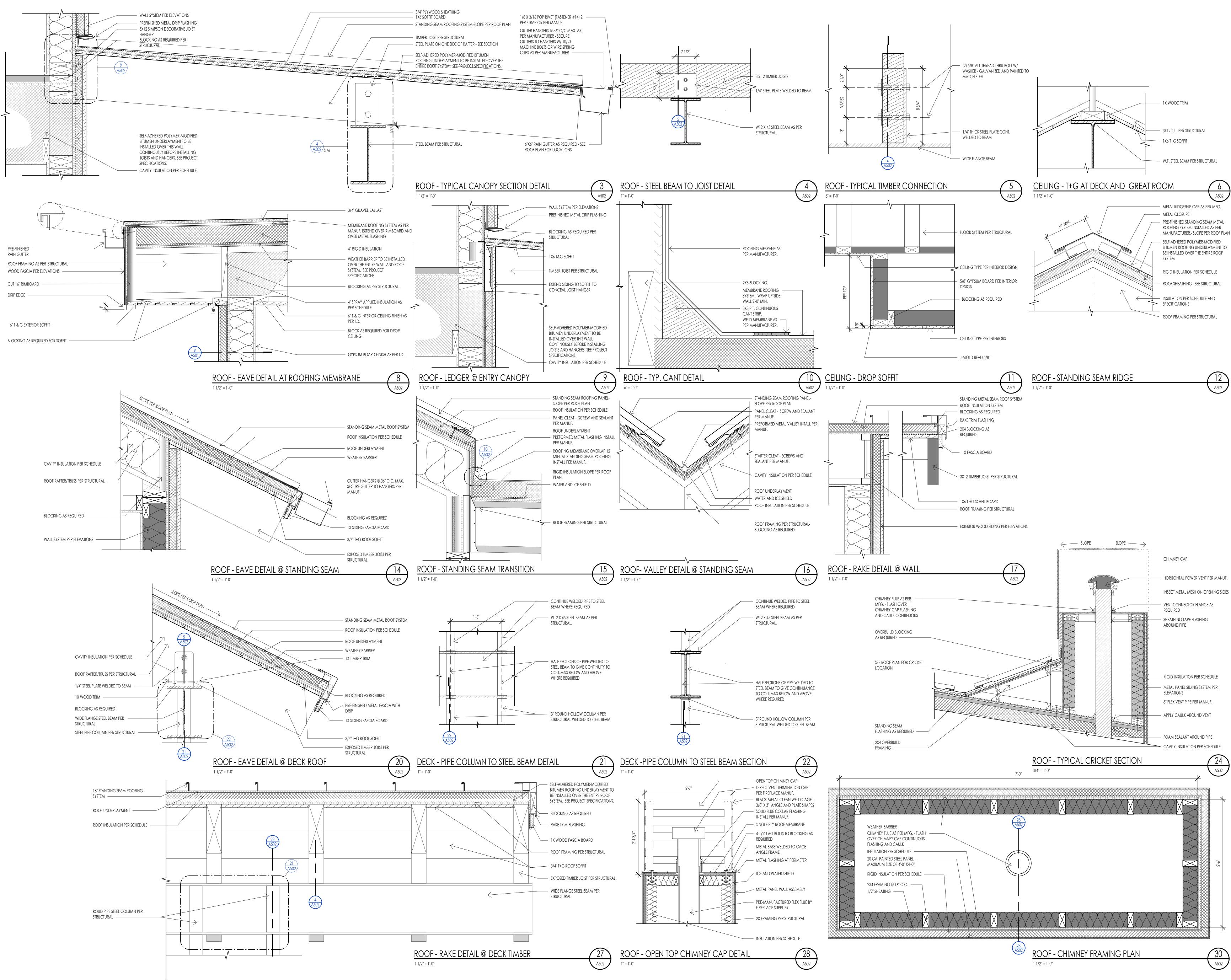
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RESIDENCE

SPRINGS

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MOUNT, M, IDAH

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ARCHITECTURAL DETAILS SHEET NUMBER: A502

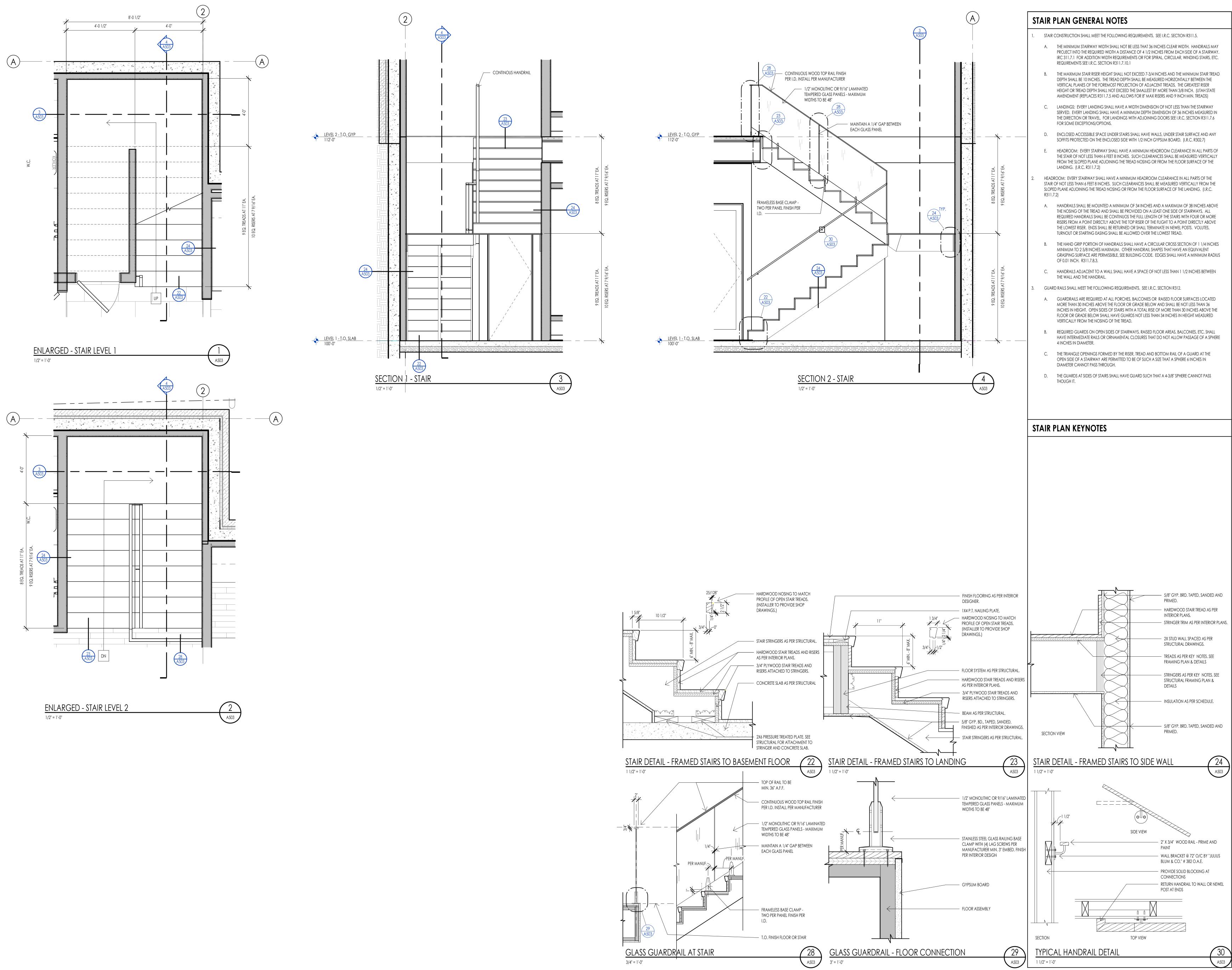
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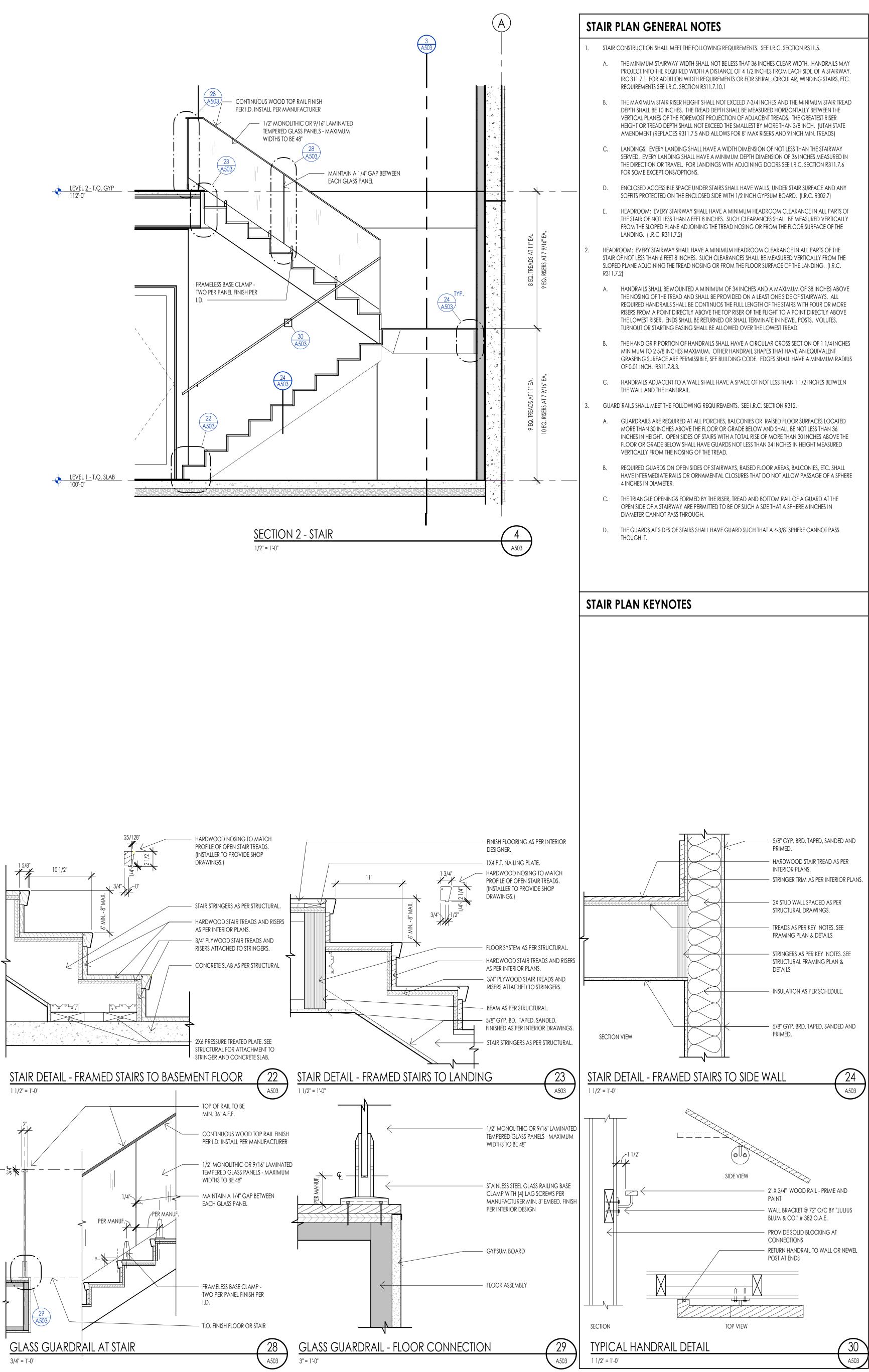
2023.12.27

DATE:

REVISIONS:

SHEET TITLE:





ERMIT SET







SHEET TITLE: STAIR- PLAN- SECTIONS -DETAILS SHEET NUMBER: A503

DOOR SCHEDULE

				DOOR					FF	RAME		
MARK		SIZE		MATERIAL	тург	FINICLI	DETAILS			TVDE	ENUC	
	WIDTH	HEIGHT	THICKNESS		TYPE	FINISH	HEAD	JAMB	SILL	MATERIAL	TYPE	FINISH
D100-A	4'-0''	9'-0''	1 3/4"	WOOD-GLASS	D6	PER OWNER	1/A602	7/A602	13/A602	WOOD/GLASS	F1	PER I.C
D100-B	2'-6"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D101-A	2'-10"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D101-B	4'-0''	8'-0"	1 3/4"	WOOD	D3	PER I.D.	2/A602	8/A602		WOOD	F1	PER I.C
D101-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D101-D	2'-0''	7'-0''	1/4"	GLASS	D5		-	-	-	-	-	
D102-A	2'-10"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D102-B	2'-8"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D102-C	2'-0"	7'-0''	1/4"	GLASS	D5		-	-	-	-	-	
D103-A	20'-0''	10'-0''		WOOD/METAL	D7	PER OWNER	6/A602	12/A602	6/A501	METAL	-	
D104-A	3'-0"	8'-0''	1 1/2"	WOOD	D4	PER I.D.	3/A602	9/A602		-	-	
D104-B	3'-0"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D105-A	2'-10''	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D200-A	2'-6"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D200-B	2'-0''	7'-0''	1/4"	GLASS	D5		-	-	-	-	-	
D201-A	2'-10''	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D202-A	5'-0''	8'-0''	2"	WOOD	D2	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D202-B	2'-10"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D202-C	2'-6"	8'-0''	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D202-D	2'-0''	7'-0''	1/4"	GLASS	D5					-	-	
D202-E	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.C
D203-A	2'-6"	8'-0''	1 1/2"	WOOD	D4	PER I.D.	3/A602	9/A602		-	-	PER I.C

DOOR SCHEDULE GENERAL NOTES

SEE SHEET A601 FOR DOOR AND FRAME TYPES.

- CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
- CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATING AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INSPECTION ON SITE, AND Shall not be removed.
- ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
- REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
- OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCHES THICK, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R302.5.1.

HARDWARE GROUPS

H1 MECHANICAL ROOM - PAIR SPRING HINGES

SMOKE SEAL -- 1 PASSAGE SET

H2 OVERHEAD GARAGE DOORS GARAGE ENTRY PROVIDED BY

OVERHEAD DOOR MANUFACTURER

H3 <u>SECONDARY ENTRY DOOR</u> - 3 PAIR SPRING HINGES 1 SMOKE SEAL

- 1 LOCKSET - 1 DEADBOLT

- 1 THRESHOLD

H4 GARAGE/ HOUSE - 3 PAIR HINGES 1 WEATHER STRIP 1 LOCKSET

1 DEADBOLT

H5 INTERIOR DOOR - 3 PAIR HINGES - 1 PASSAGE SET

H6 INTERIOR BARN DOOR

H7 INTERIOR DOUBLE BARN DOOR

H8 INTERIOR DOOR - 3 PAIR HINGES

- 1 PRIVACY SET

H9 INTERIOR DOUBLE DOOR - 6 PAIR HINGES - 2 KNOBS (SINGLE SIDE ONLY)

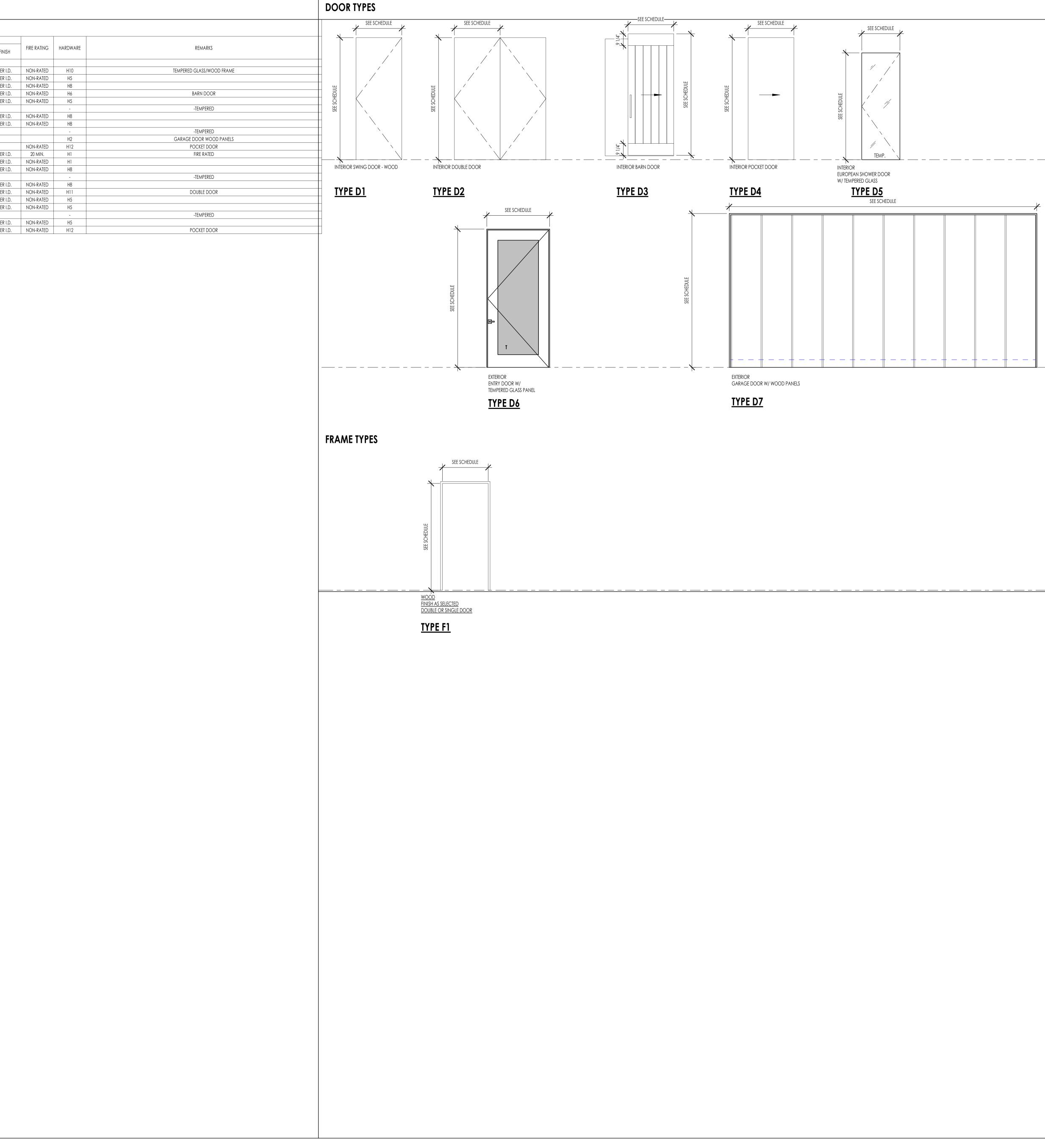
H10 ENTRY DOOR - 1 WEATHER STRIP - 1 THRESHOLD

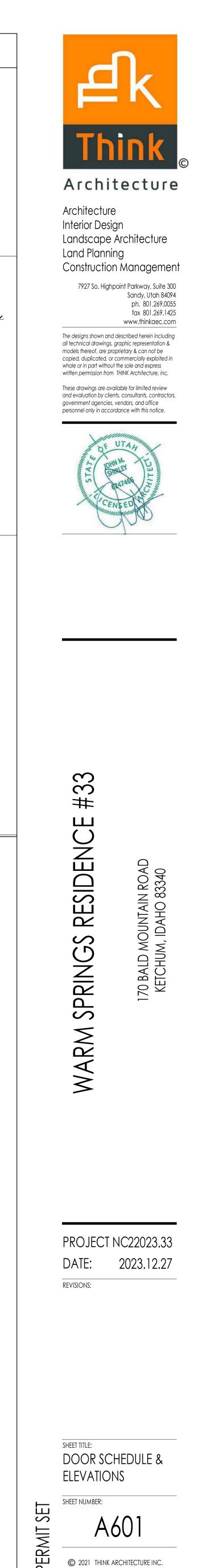
- 1 LOCKSET - 1 DEADBOLT

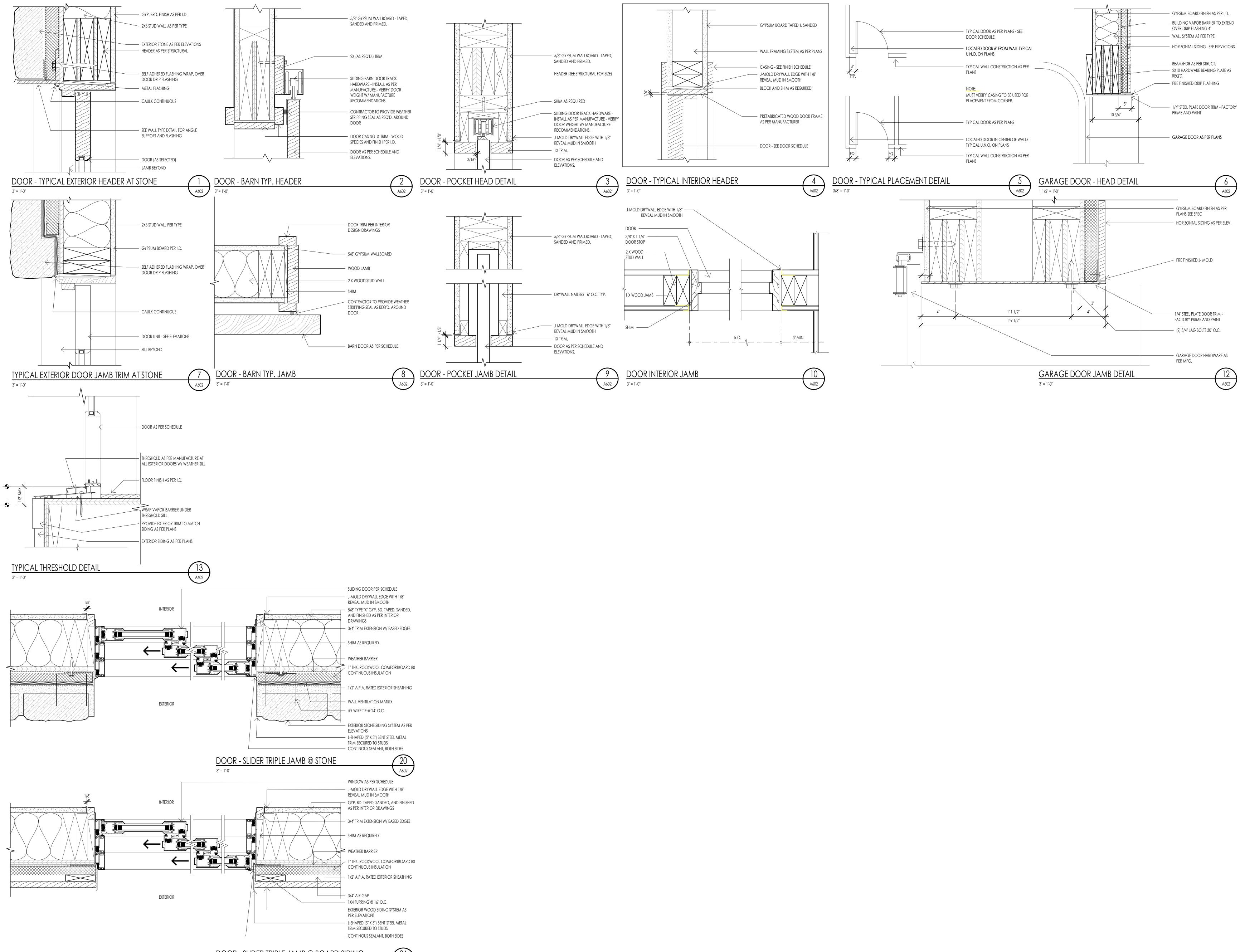
- 1 PIVOT HINGE (TOP AND BOTTOM)

H11 INTERIOR DOUBLE DOOR - 6 PAIR HINGES - 2 PASAGE SET

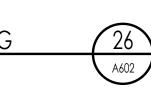
H12 POCKET DOOR







DOOR - SLIDER TRIPLE JAMB @ BOARD SIDING 3" = 1'-0"





Construction Managemen 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com

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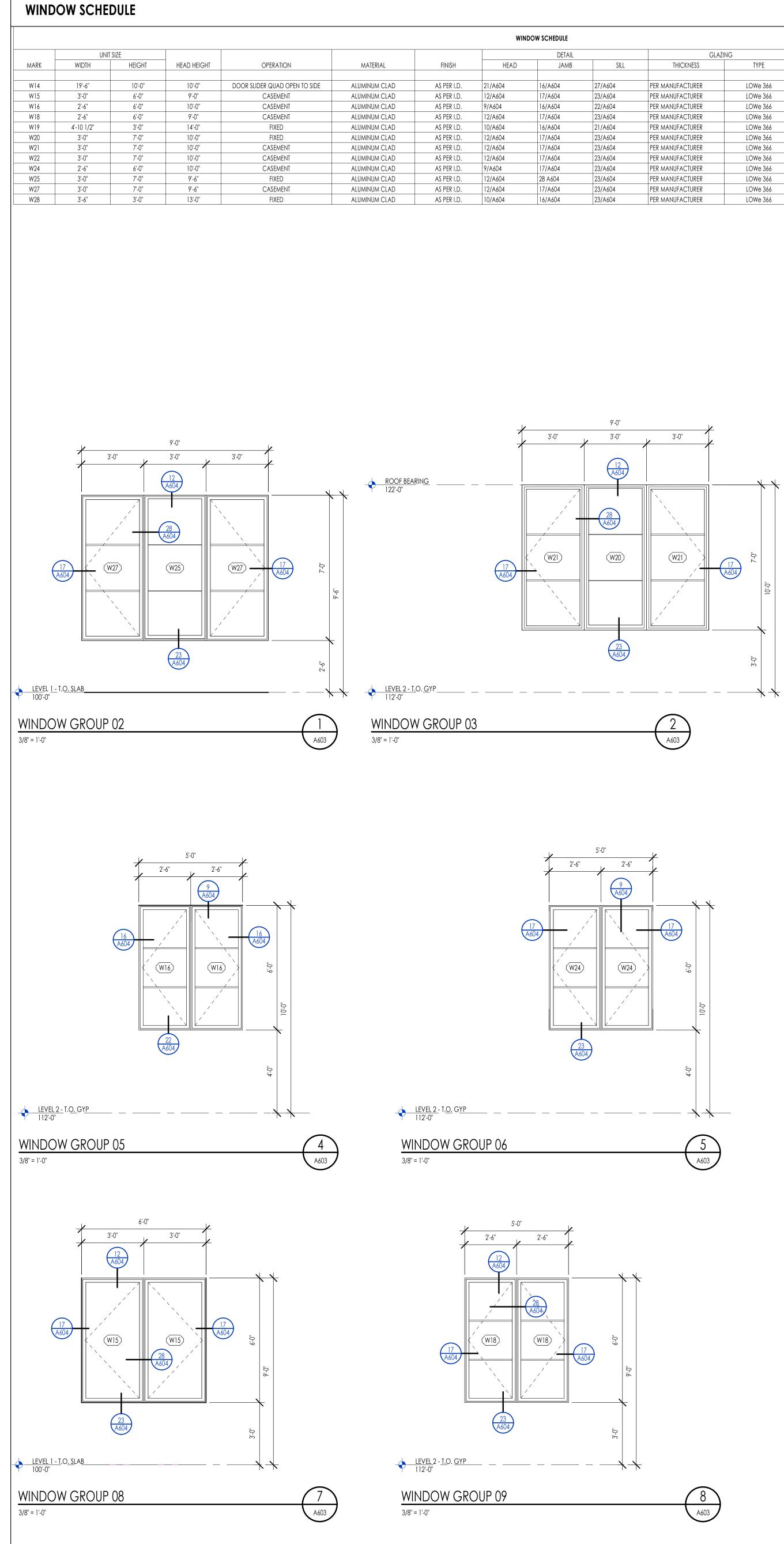




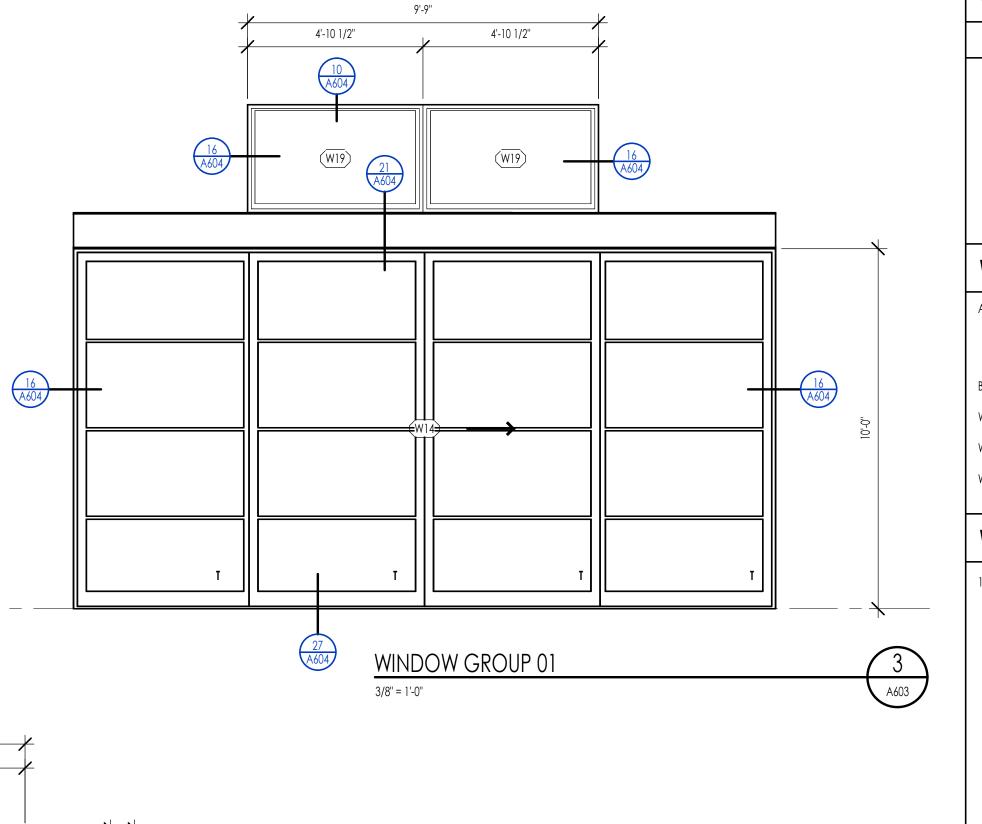
PROJECT	NC22023.33
DATE:	2023.12.27
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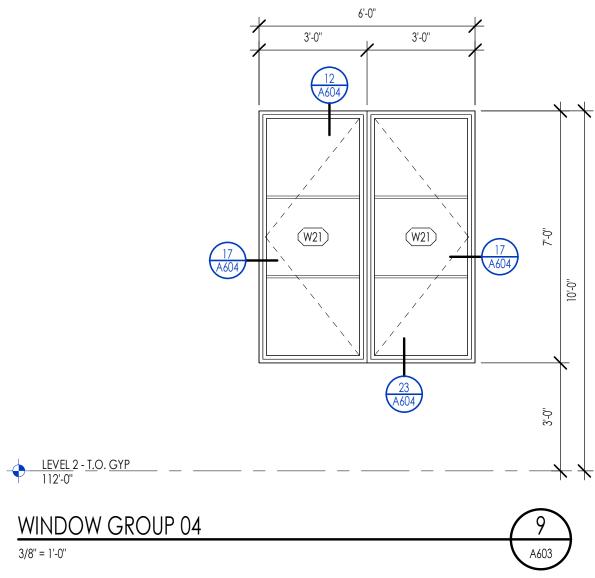




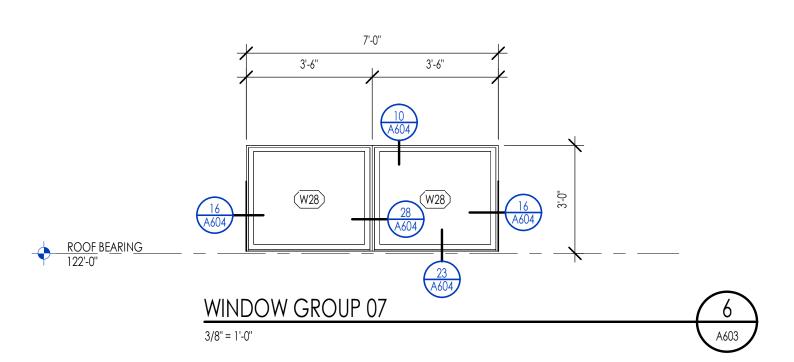


	GLAZ	ING		
SILL	THICKNESS	TYPE	COMMENTS	
27/A604	PER MANUFACTURER	LOWe 366	TEMPERED	
23/A604	PER MANUFACTURER	LOWe 366		
22/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		
21/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		
23/A604	PER MANUFACTURER	LOWe 366		





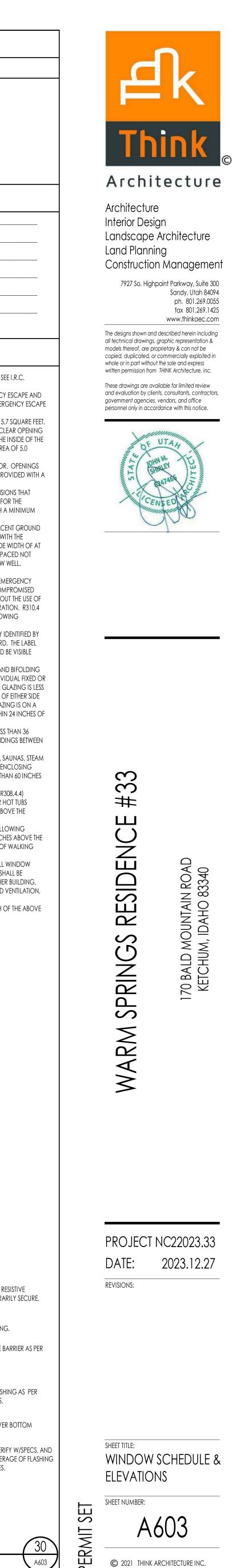
_____<u>LEVEL 2 - T.O. GYP</u>______

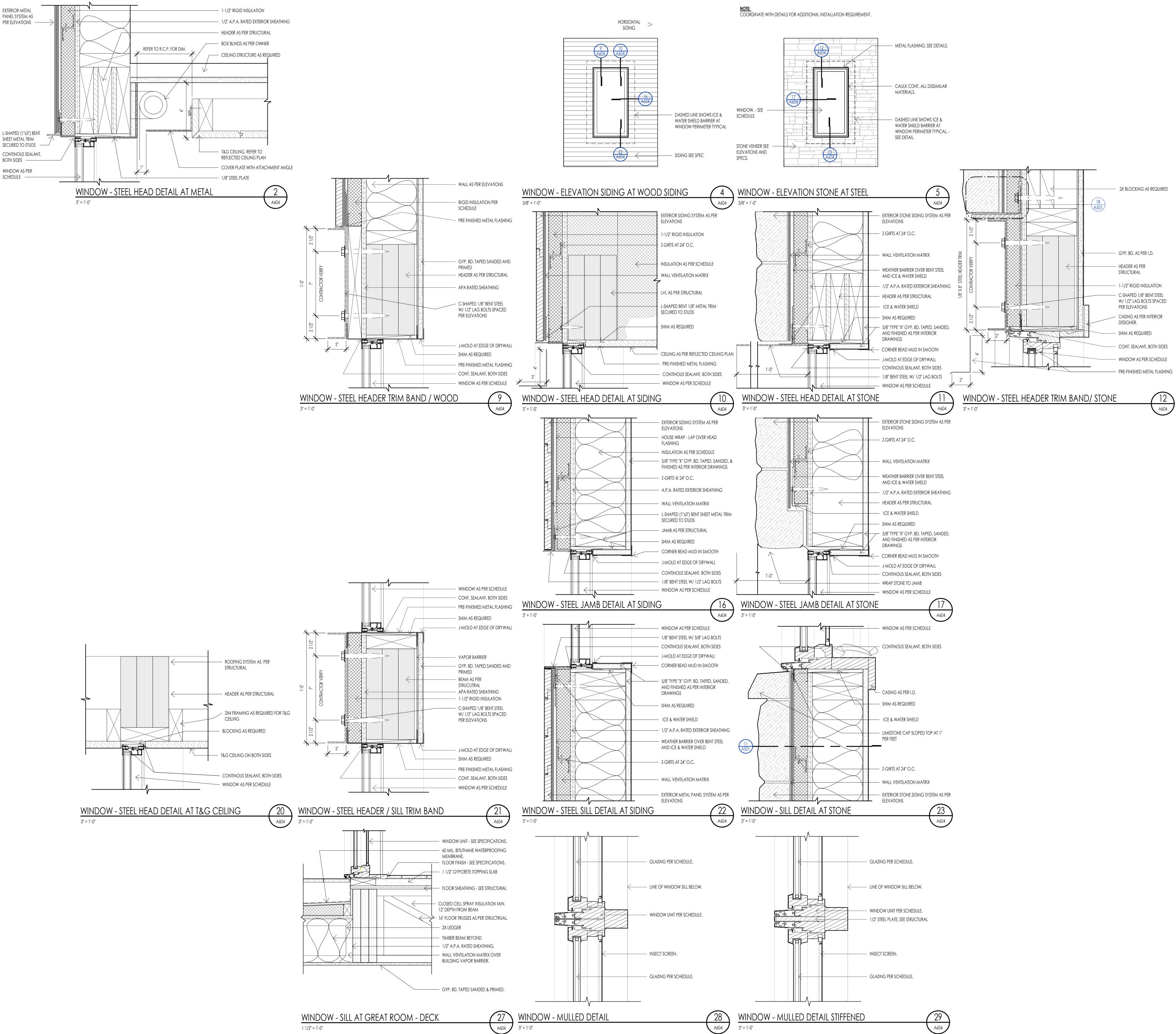


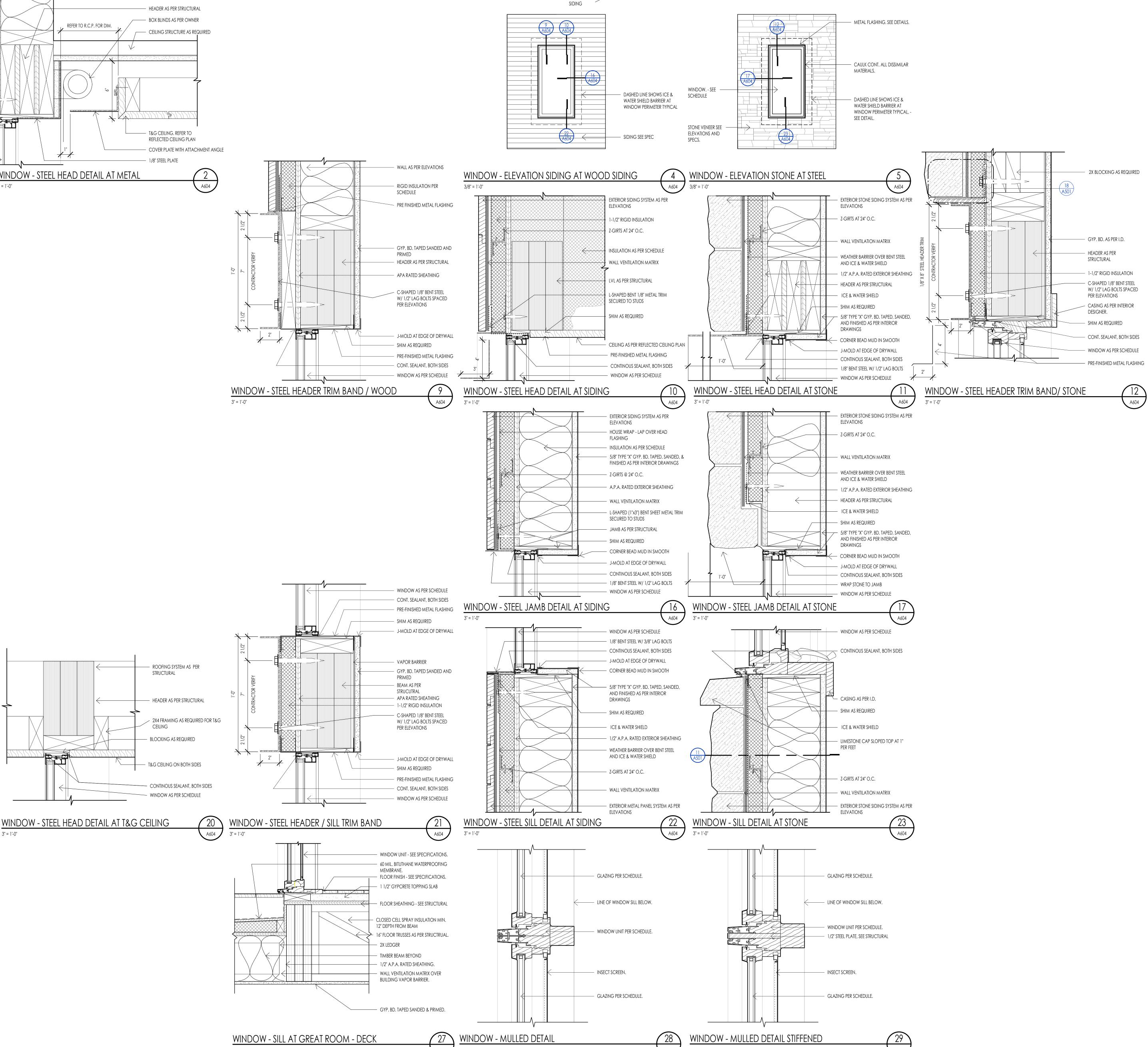
DESCRIPTION		
WINDOW IS REQUIRED TO N	MEET EMERGENCY EGRESS.	
V SPECIFICATIO	NS	
JFACTURERS:	MINUMUM U-VALUE:	
 	SCREEN COLOR: TYPICAL JAMB WIDTH: SDL WIDTH: SDL TYPE:	
	TEMPERED GLAZING LOCAT DIRECTION OF OPERABLE V WINDOW IS REQUIRED TO M V SPECIFICATIO	TEMPERED GLAZING LOCATIONS. DIRECTION OF OPERABLE WINDOW/ DOOR. WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS. V SPECIFICATIONS JFACTURERS:

		ENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THH FOLLOWING REQUIREMENTS. SEE I.R.C.
	A.	n R310. BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY E
	В.	AND RESCUE WINDOW. ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUAR THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPE WIDTH SHALL BE 20 INCHES. EMERGENCY OPININGS SHALL BE OPERATIONAL FROM THE INSIDE C ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPT GROUND FLOOR, NET CLEAR AREA OF 5.0
	C.	SQUARE FEET. R310.1.1 TO R310.1.4. WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENII WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED V
	D.	WINDOW WELL. R310.2.2 WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMU HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3
	E.	WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GRO LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH C LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NO MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1
)	F.	BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENC EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISI AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE US A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R3 GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING
•		EMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
	A.	EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LA SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBL WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
	В.	PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLE DOORS (R308.4.1.). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIX OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING I THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES
	C.	THE HINGE SIDE OF AN IN-SWINGING DOOR. (I.R.C. R308.4.2) PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BET FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
	D.	PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, S ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 IN ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
	E. F.	PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4) PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
	G.	PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOV FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKIN SURFACE. (I.R.C. R308.4.3)
3.	OPENIN PROVID	NERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW IGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE DED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDIN NDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILAT
I. 5.	AND TE THE GE	MPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL. NERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE AE
).		REQUIREMENTS HAVE BEEN MET AND NOTE ANY DESCREPANCIES ON SUBMITTAL. O THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MECHANICALLY FASTEN AS	FOLD UP WEATHER RES BARRIER & TEMPORARI
WEATHER RESISITVE BARRIER AS PER SPECS.	
	EXTERIOR SHEATHING.
GRACE SNTILL STATE	WEATHER RESISITVE BA SPECS.
SELF (ASSEMBLED)	SILL PLATE.
SELF FLASHING COR WINDOW. BU GRACE VYCOR PLUS	SELF ADHESIVE FLASHIN PLANS AND SPECS.
GENERAL NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS	DO NOT FLASH OVER NAILING FLANGE.
MIN. MEET MOST STRINGENT REQUIREMENTS OF SPECS	VARIES, MIN. 8". VERIFY MANUF. FOR COVERA
HEAD FLASHING TIE-IN INSTRUCTIONS: 1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.	ON WALL SURFACES.
2. INSTALL SELF ADHESIVE HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER.	
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE.	
WINDOW - TYPICAL FLASHING DETAIL	
1 1/2" = 1'-0"	









Architecture Interior Design Landscape Architecture Land Planning Construction Managemen

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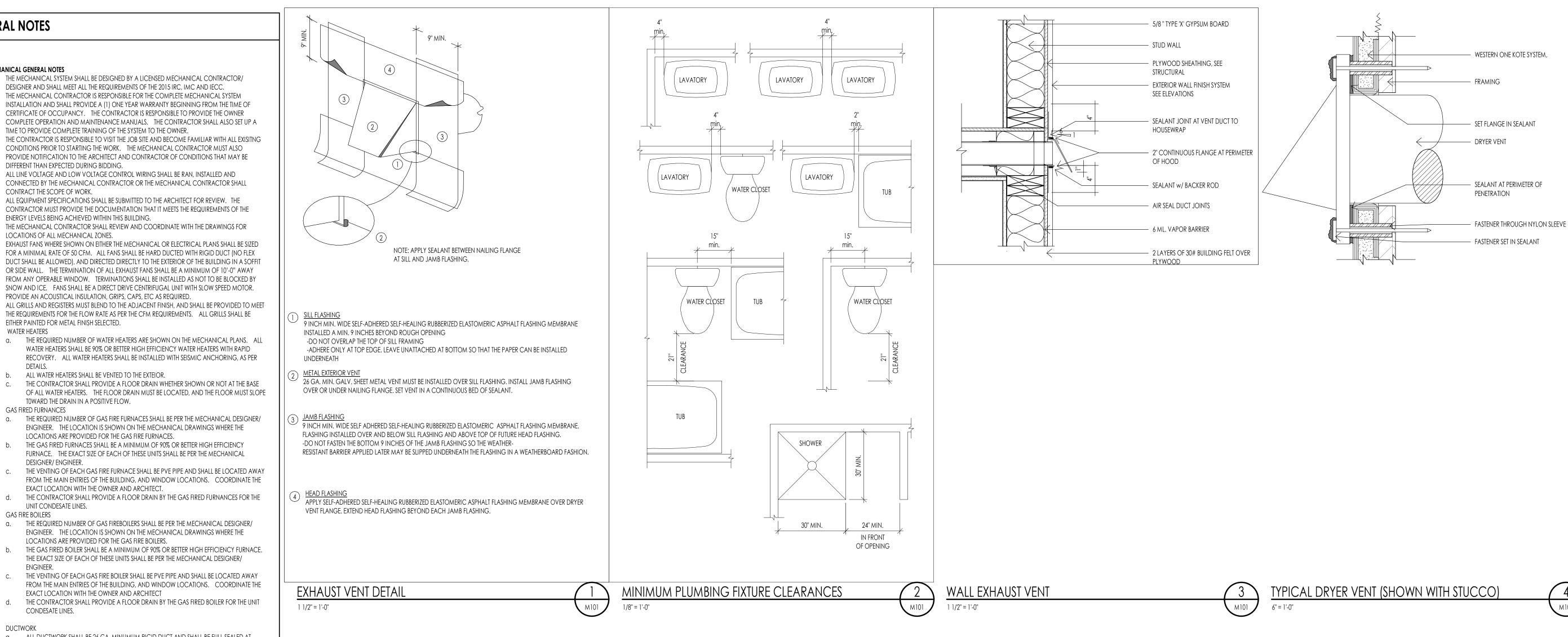


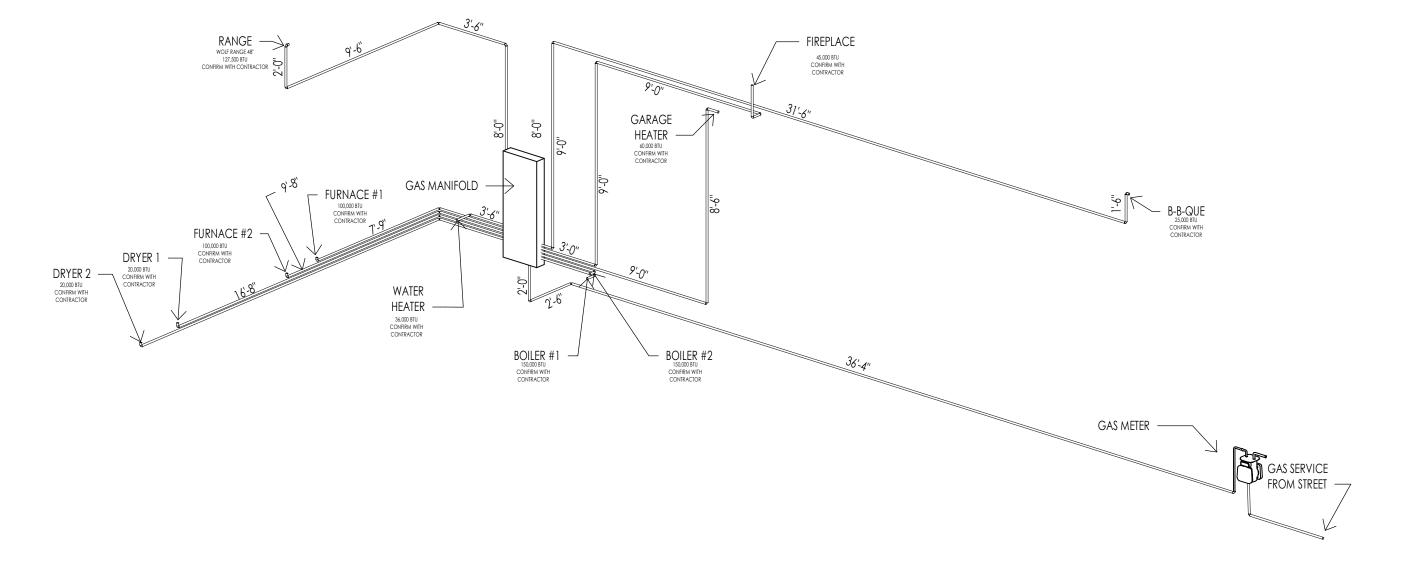
MECHANICAL GENERAL NOTES PLUMBING GENERAL NOTES THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC. MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER. TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER. THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE THE CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISITNG POSSIBLE, AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT. THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION. ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWING SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM. THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS: a. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL MAX FLUSH c. ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS. THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPOER FIXTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FIXUTRE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION. THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL. PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR WATER HEATERS MULTIPLE FIXTURE USE SIMUTANEOULSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXUTRES SHALL BE ALBE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN. DETAILS. ALL SUPPLY, WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "L" COPPER, TO INCLUDED PIPING TO MANIFOLDS, EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINK PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPPING SHALL BE BRASS FITTINGS 10. GAS FIRED FURNANCES WITH COMPRESSION BAND FITTINGS. ALL WATER LINES UNDERGROUND SHALL BE TYPE "K" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER. WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER. GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS

- PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE. PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PEFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
- ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER. ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUAL AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.
- CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING. ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK. ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING. 6. THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES. EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC AS REQUIRED. ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED. a. THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER ALL WATER HEATERS SHALL BE VENTED TO THE EXTEIOR. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW. a. THE REQUIRED NUMBER OF GAS FIRE FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE FURNACES. b. THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ENGINEER.
- FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT. d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNANCES FOR THE UNIT CONDESATE LINES. GAS FIRE BOILERS
- a. THE REQUIRED NUMBER OF GAS FIREBOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE BOILERS. b. THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE.
- THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE VENTING OF EACH GAS FIRE BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY С. FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE
- EXACT LOCATION WITH THE OWNER AND ARCHITECT THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT
- CONDESATE LINES. 12. DUCTWORK ALL DUCTWORK SHALL BE 26 GA. MINUMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION

AND OWNER.

ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED TO BE INSULATED, UNLESS SPECIFICALLY NOTED. ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT





GAS SCHEMATIC



Architecture Interior Design Landscape Architecture Land Planning Construction Managemen 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, inc. These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.



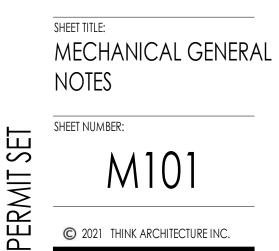


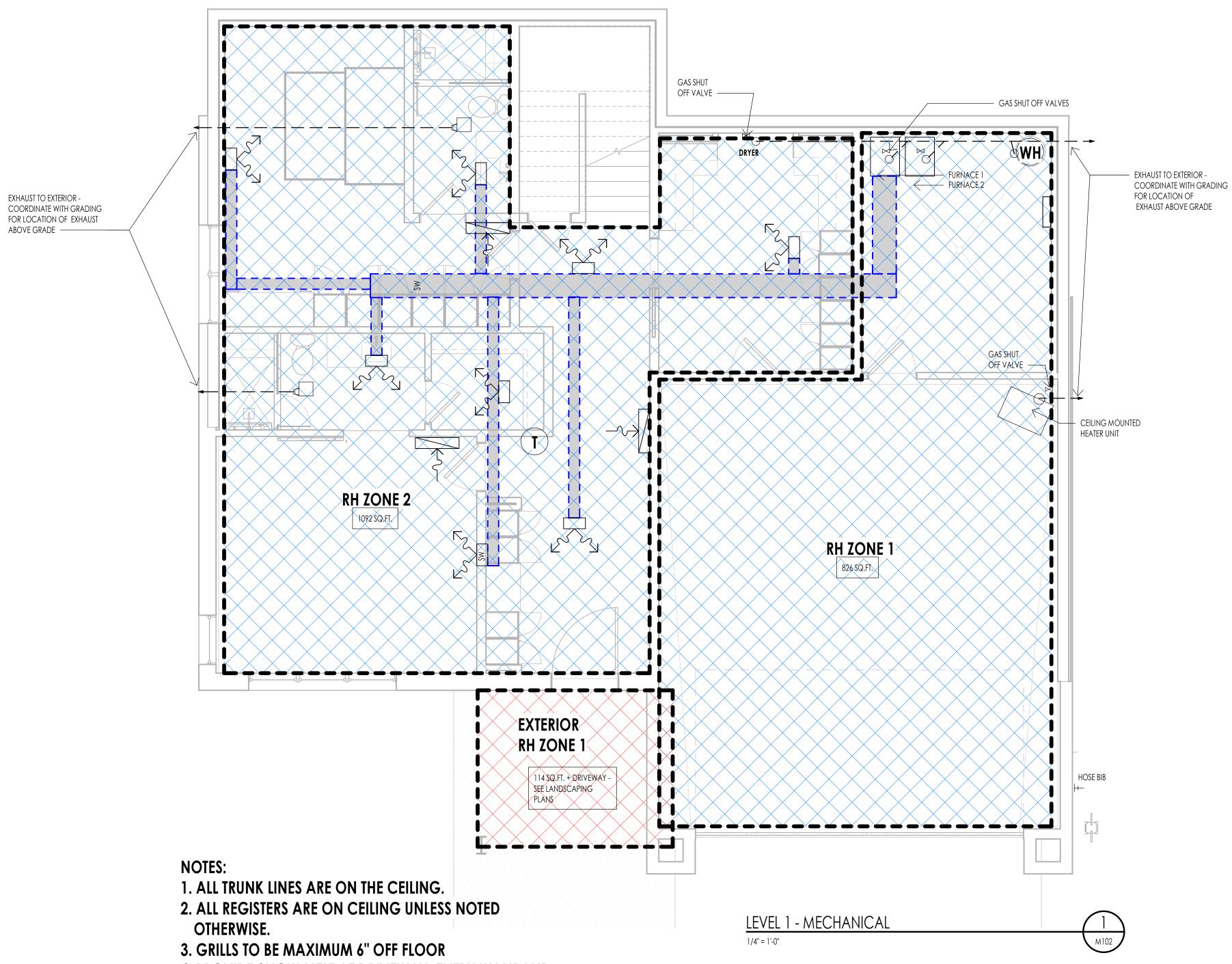




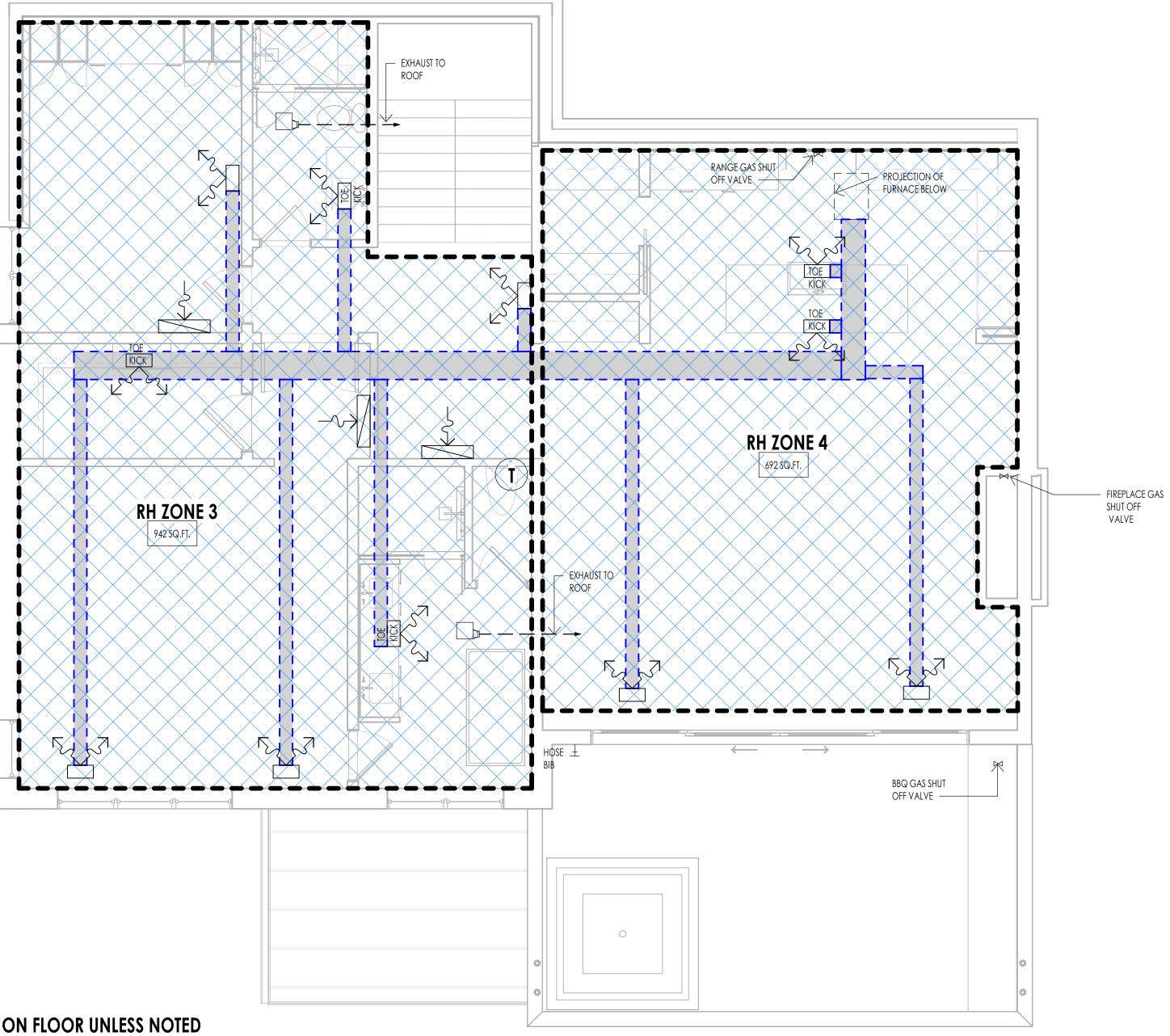
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- 4. PROVIDE SNOW MELT AT DRIVEWAY, ENTRY WALK AND FRONT PORCH



NOTES:

- 1. ALL REGISTERS ARE ON FLOOR UNLESS NOTED
- OTHERWISE.
- 2. GRILLS TO BE MAXIMUM 6" OFF FLOOR

MECHANICAL LEGEND					
SYMBOL	ТҮРЕ				
	FLOOR OR CEILING MOUNTED HVAC REGISTER				
	SW = SIDE WALL T.K. = TOE KICK				
	HVAC RETURN AIR REGISTER				
<u> </u> +	HOSE BIB				
X	GAS SHUT OFF VALVE				
	BATHROOM EXHAUST FAN				
	THERMOSTAT				
	WATER HEATER				

MECHANICAL GENERAL NOTES

1. SEE SHEETS A0.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION. 2. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.

3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.

4. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

5. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.

6. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.

7. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER. 8. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.

9. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2006 INTERNATIONAL RESIDENTIAL CODE.

10. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

11. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.

12. RADON: THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RADON TESTING AND APPLY AN APPROPRIATE MITIGATION SYSTEM.

1/4" = 1'-0"





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2 M102

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1.	ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF
	THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE
	CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT
	SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.

3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.

THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.

IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND NOT THE OWNER/ DESIGN TEAM.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 6'-0" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110-16. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

5. ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR.

ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLETS AT SOFFITS.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.

SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (UBC 310.9)

10. ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS. IF THE PANEL BOARD NEEDS TO BE RELOCATED, PLEASE CONSULT THE OWNER AND OR ARCHITECT PRIOR TO MOVING.

11. SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.

12. GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: A BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT, OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.

13. A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER: THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.

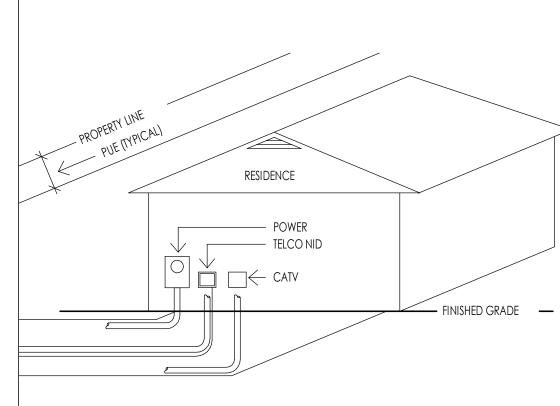
14. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.

15. A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.

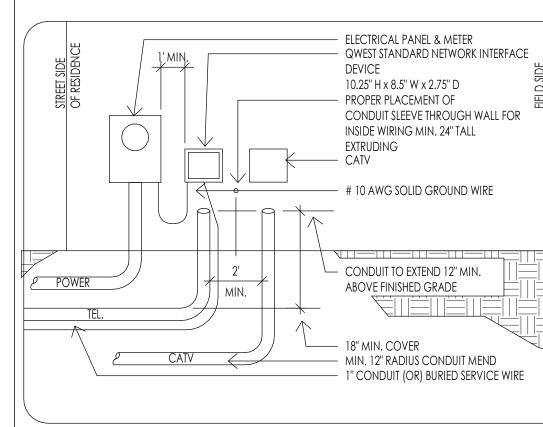
16. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.

17. KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.

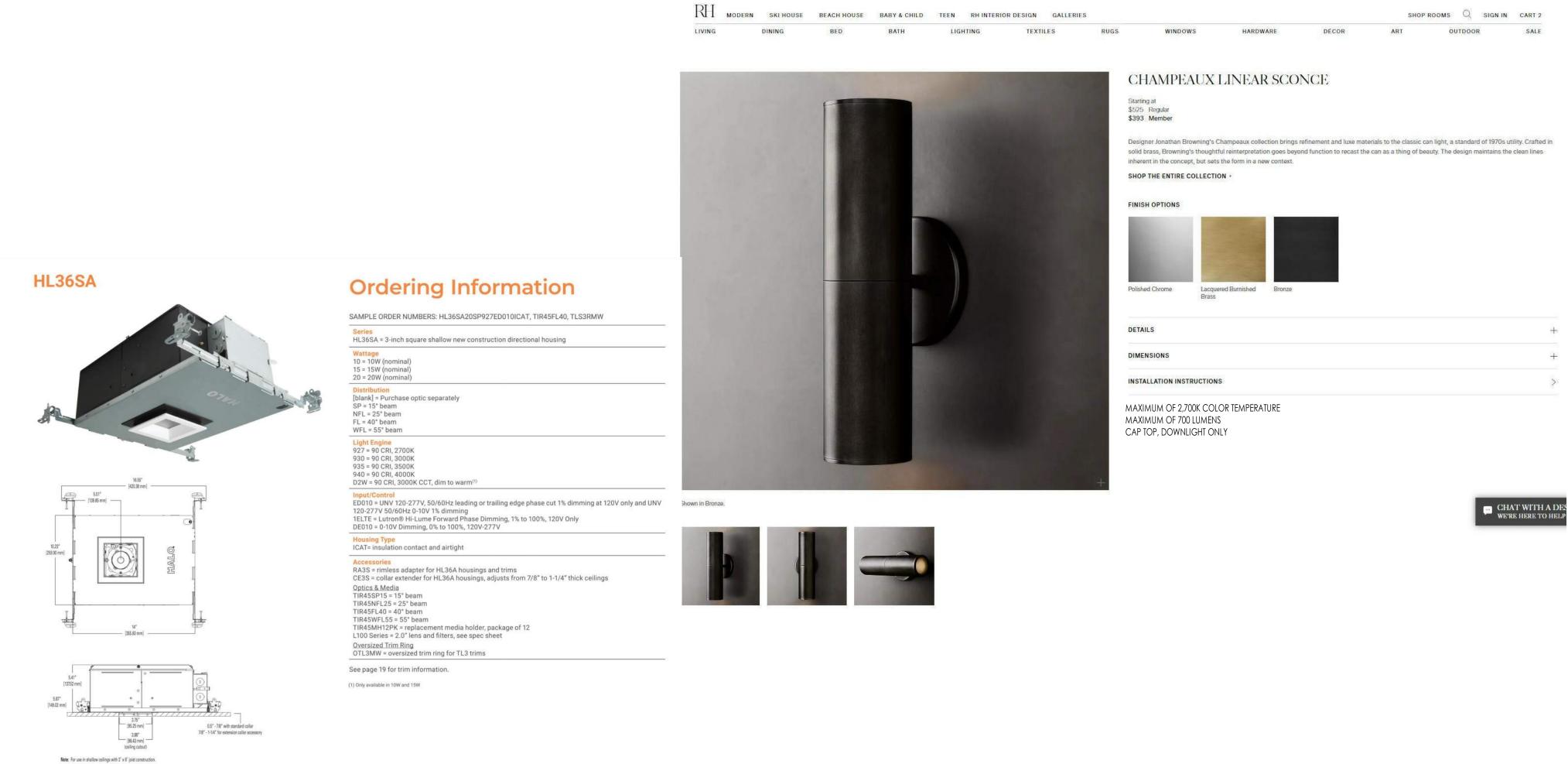
18. CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)



ELECTRICAL GENERAL NOTES



TYPICAL DRY UTILITY LOCATION DETAIL 1/2" = 1'-0"



L-1 RECESSED EXTERIOR SOFFIT LIGHT

F101

 \smile

HALO HL3 3-inch LED downlighting 15

L-2 DECORATIVE EXTERIOR WALL SCONCE



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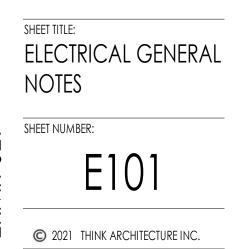
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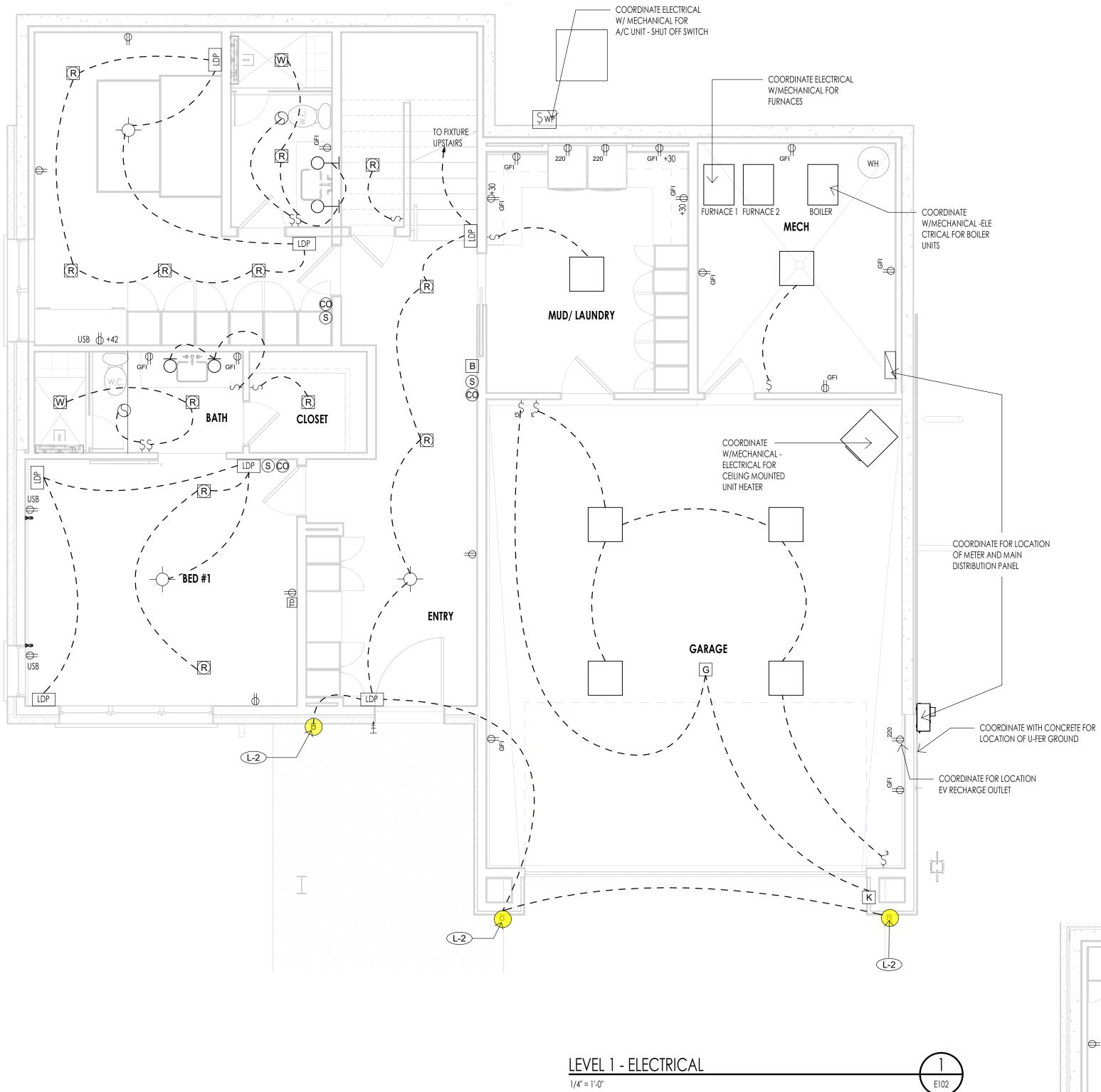


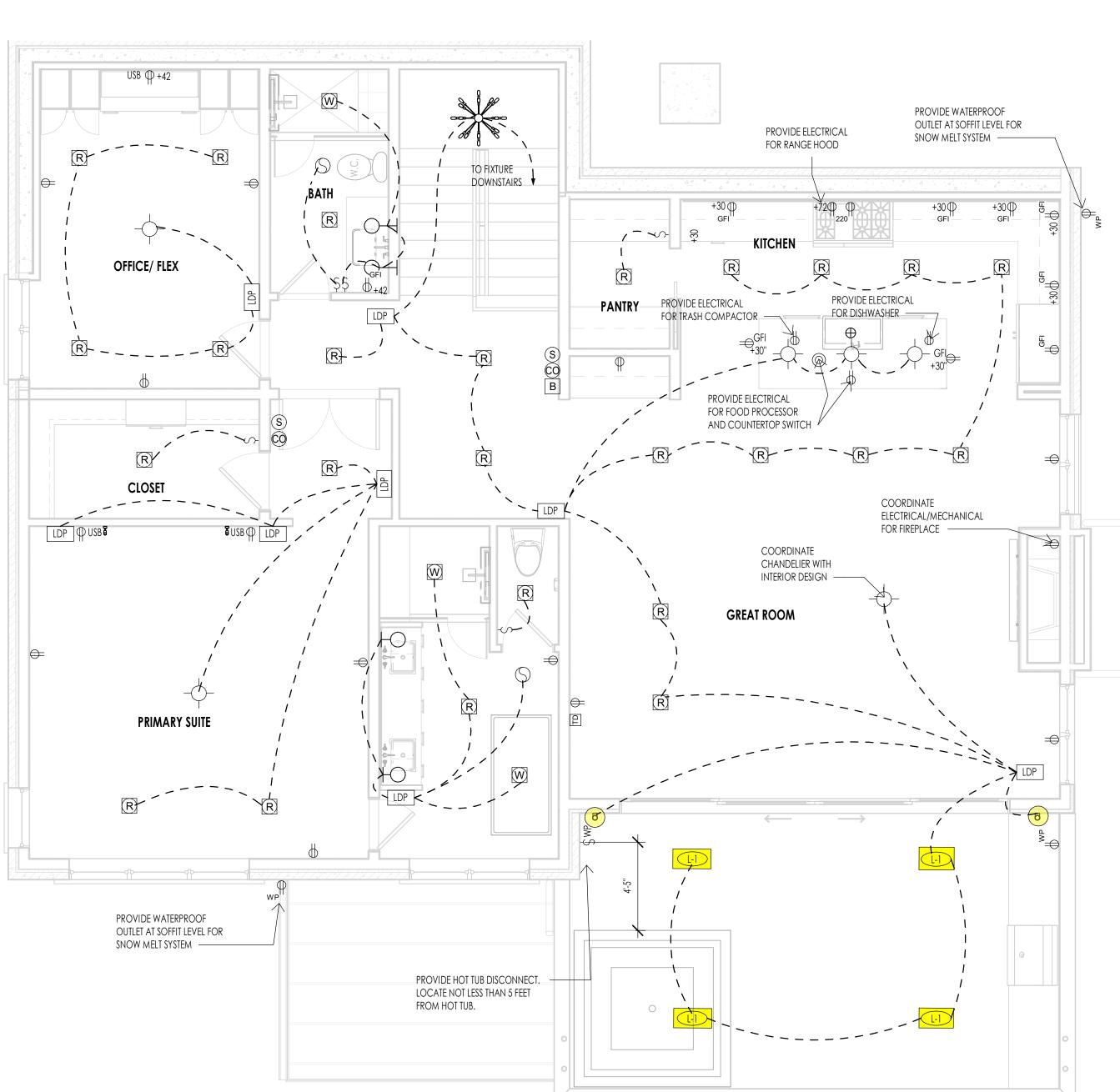


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ELECTRICAL LEGEND						
SYMBOL	DESCRIPTION					
Ş	SINGLE POLE TOGGLE SWITCH					
޳	THREE WAY TOGGLE SWITCH					
Ş⁴	FOUR WAY TOGGLE SWITCH					
Ş ^G	GARAGE DOOR OPENER					
Ş [₽]	DIMMER TOGGLE SWITCH					
ф	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT					
GFI	110 V GROUND FAULT INTERRUPTER					
WP WP	110 V WATERPROOF GFI OUTLET					
²²⁰	220 V OUTLET					
	QUADRUPLEX OUTLET					
\square	110 V FLOOR DUPLEX OUTLET					
S	110 V SMOKE DETECTOR W/BATT BACK-UP					
- CO	CARBON MONOXIDE DETECTOR					
S	EXHAUST FAN					
 	EXHAUST FAN WITH LIGHT FIXTURE					
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)					
	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)					
	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)					
	CEILING MOUNT FIXTURE					
	TRACK LIGHTING					
<u> </u>	WALL MOUNT FIXTURE					
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE					
	FLUORESCENT STRIP LIGHT					
+	LED UNDERCOUNTER LIGHTING					
G	GARAGE DOOR OPENER					
K	KEYLESS ENTRY					
B	DOORBELL					
	TELEPHONE (CAT 5E WIRING)					
 	SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET					
	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E					
 	WIRE - FOR CABLE TV, VIDEO, SATELITTE, ETC. (6) PORT OUTLET GARBAGE DISPOSAL					
¢-	LOW VOLTAGE RECESSED CAN					
	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101					
(1-2)	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101					
(1-3)	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101					
	LIGHTING DIGITAL PAD					
	DOOR BELL SWITCH					
 	WALL MOUNTED BED LIGHT					
	EXTERIOR LIGHTING - SEE SPECS. ON E /101					
	ELECTRICAL GENERAL NOTES					
1. SEE SPECS FOR ELECT	RICAL INFORMATION.					

2. ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES. 3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC. 4. ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES. 5. CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING. 7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED. 14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.





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 Luminaire Schedule

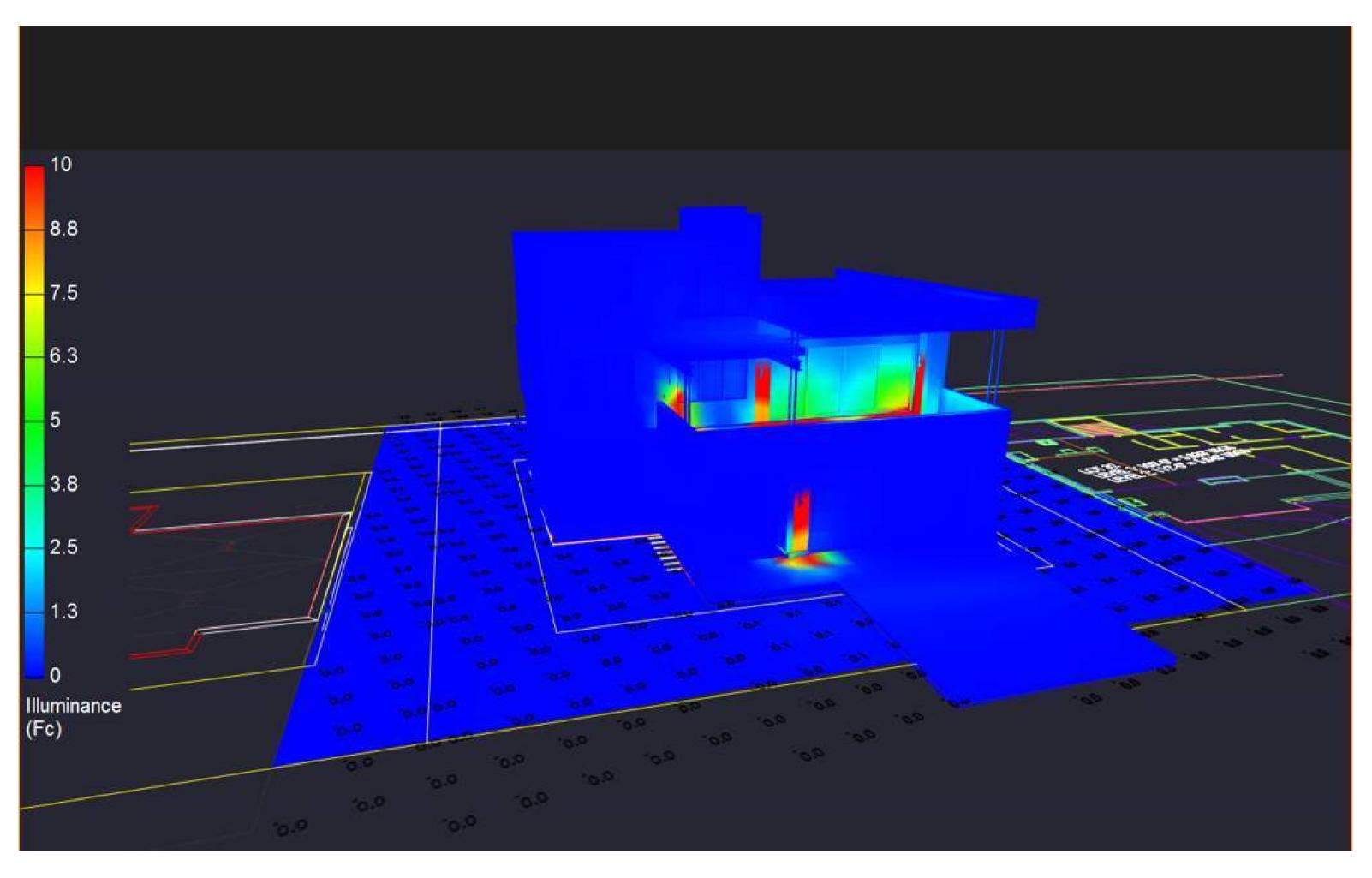
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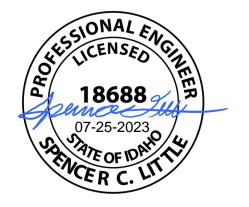
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POINT-BY-POINT CALCUATION AND SUMMARIES (5 FOOT GRID)

Illuminance



PSEUDO RENDERING WITH ILLUMINANCE SCALE





WARM SPRING RESIDENCES KETCHUM, ID

LOT 33 CALCULATIONS AND RENDERINGS



MOUNTAIN VALLEY SANDSTONE WITH OVER GROUTING



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PRESTAINED CEDAR SIDING

STEEL TRIM COLOR: DARK GRAY

STEEL TRIM COLOR: AGED STEEL, LIGHT RUST FINISH

ALUMINUM CLAD WOOD WINDOWS COLOR: DARK BRONZE

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

ROOFING MEMBRANE

3/4"- SMOOTH GRAVEL









WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

EXTERIOR VIEWS







WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

EXTERIOR VIEWS





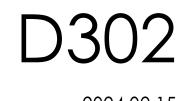


WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

BALD MOUNTAIN ROAD VIEW LOOKING NORTH EAST

EXTERIOR VIEWS







		LOT 3	3

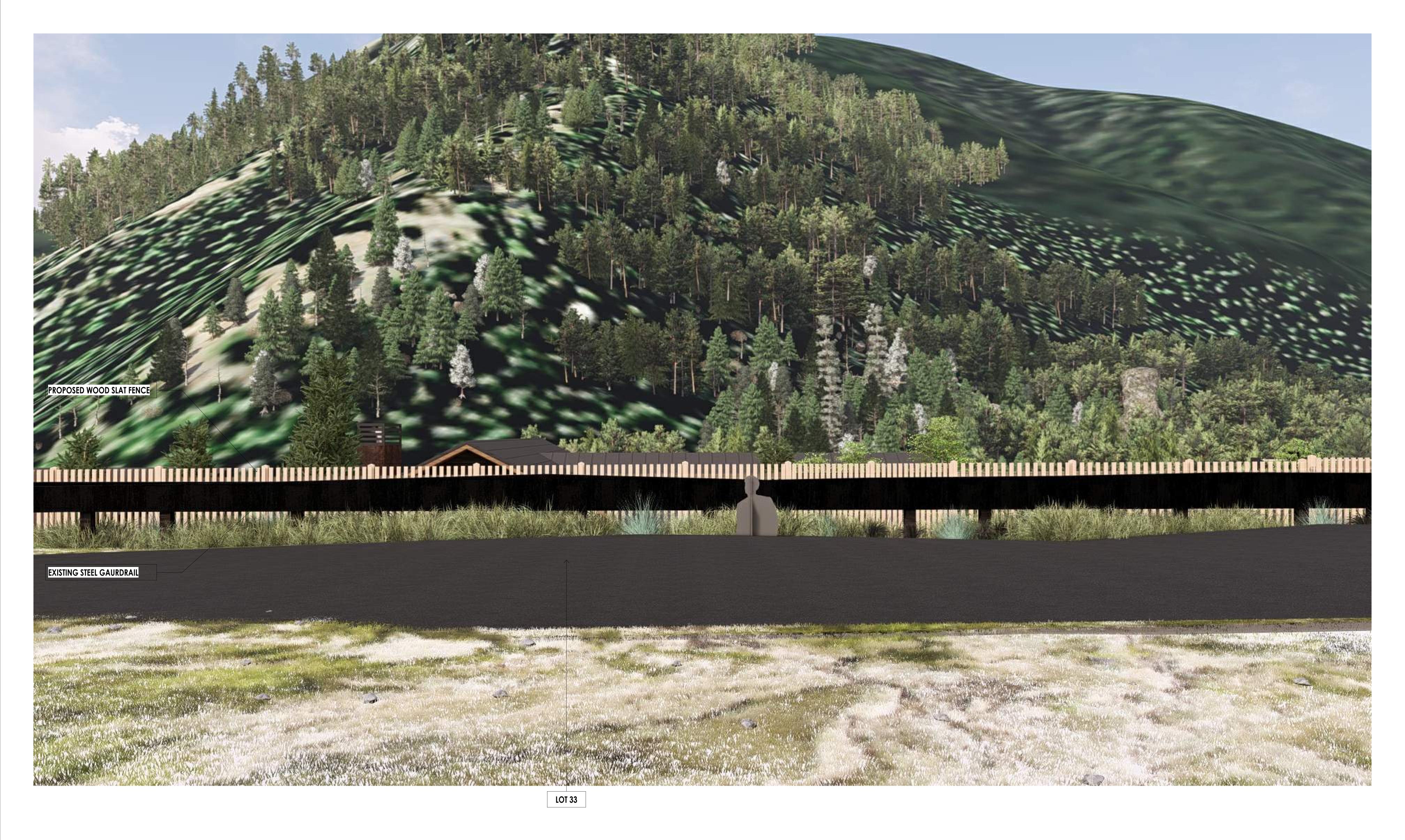
WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340



WARM SPRINGS ROAD LOOKING SOUTH EXTERIOR VIEWS







WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

WARM SPRINGS ROAD LOOKING SOUTH EXTERIOR VIEWS







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WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

BIRDS EYE VIEW LOOKING EAST OVER BALD MOUNTAIN ROAD EXTERIOR VIEWS







WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

BALD MOUNTAIN ROAD EXTERIOR VIEWS







WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

VIEW FROM SECOND STORY WINDOW ON NORTH SIDE OF WARM SPRINGS ROAD LOOKING WEST EXTERIOR VIEWS

