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NEW SINGLE FAMILY HOME

THIRDSTONE HOMES

877 NORTH SHORE DR.
CRYSTAL LAKE, ILLINOIS

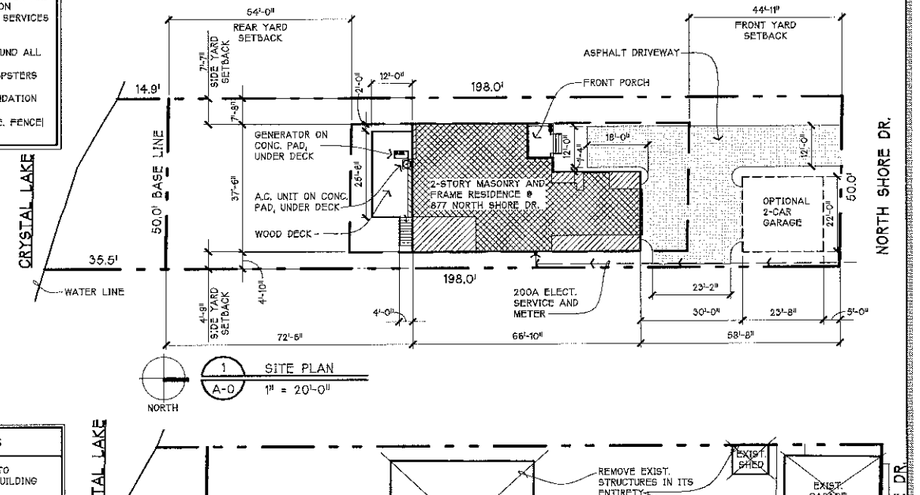
SITE PLAN

SITE LEGEND:

NEW FIRST FLOOR CONSTRUCTION
NEW SECOND FLOOR CONSTRUCTION
PROPERTY LINE
SETBACK LINE

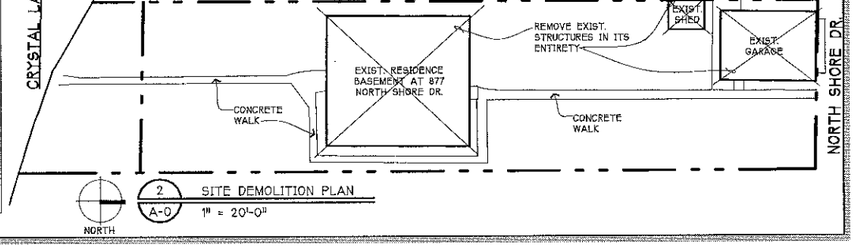
SITE GENERAL NOTES:

1. INFORMATION SHOWN ON THIS DRAWING IS ACCUMULATED FROM EXIST. DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION
3. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION
4. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D. BY LOCAL CODES
5. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER
6. COORDINATE WITH CIVIL ENGINEERING DRAWING FOR T/FOUNDATION ELEVATION, GRADING AND UTILITIES
7. PROVIDE ALL REQUIRED SITE PROTECTION REQUIREMENTS (I.E. FENCE) PER MUNICIPAL REQUIREMENTS.



SITE DEMOLITION GENERAL NOTES

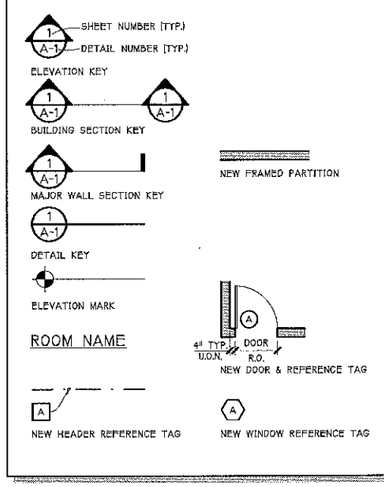
1. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, ORDERING, FABRICATION OR CONSTRUCTION OF BUILDING COMPONENTS
2. PROVIDE ALL NECESSARY DEMOLITION WORK AS REQUIRED FOR NEW CONSTRUCTION WHETHER SHOWN ON THIS SHEET OR NOT. COORDINATE DEMOLITION WORK WITH WORK SHOWN ON ALL SHEETS OF THIS SET
3. CONTRACTOR TO COORDINATE WITH PUBLIC UTILITIES AND HAVE ALL NECESSARY UTILITIES REMOVED AND CAPPED.
4. REMOVE EXIST. RESIDENCE IN ITS ENTIRETY, INCLUDING:
   -MAIN STRUCTURES
   -ALL FOUNDATIONS, FOOTINGS AND SLABS (INC. GRAVEL BASE)
   -ALL WALKS, STOOPS, APRON
5. REMOVE ALL LANDSCAPING ADJACENT TO MAIN STRUCTURE



ABBREVIATIONS

@	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
5S	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	FTG.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
BLDG.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	S.C.	SOLID CORE
C.	CARPET	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	S.P.	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CLG.	CEILING			SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STL.	STEEL
COL.	COLUMN	INT.	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T/	TOP OF
C.T.	CERAMIC TILE	L.LV.	LONG LEG VERTICAL	T.&B.	TOP & BOTTOM
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T.&G.	TONGUE & GROOVE
D.	DRYER	MAX.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	TV.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
DN.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	V.T.R.	VENT THRU ROOF
D.W.	DISHWASHER	NFHB	NON-FREEZE HOSE BIBB	W/	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NUMBER	W.C.	WATER CLOSET
		NOM.	NOMINAL	WD.	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	WDW.	WINDOW
ELEV.	ELEVATION	O.A.	OVER ALL	W.H.	WATER HEATER
EP	EJECTOR PIT/SUMP	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQ.	EQUAL	O.H.	OVERHANG	W/O	WITHOUT
EQUIP.	EQUIPMENT	OPP.	OPPOSITE	WT.	WEIGHT
EQUIV.	EQUIVALENT	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
E.W.	EACH WAY	PERF.	PERFORATED		
EXIST.	EXISTING	PL.	PLATE		

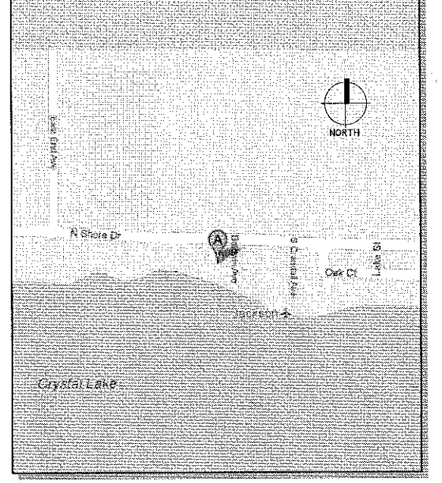
SYMBOLS



LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN / SITE DEMOLITION PLAN
A-1	FOUNDATION PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN / ROOF PLAN
A-4	EXTERIOR ELEVATIONS / DETAIL
A-5	EXTERIOR ELEVATIONS
A-6	WALL SECTIONS
A-7	BUILDING SECTIONS / DETAILS / SECTIONS
M-1	BASEMENT MECHANICAL PLAN / FIRST FLOOR MECHANICAL PLAN
M-2	SECOND FLOOR MECHANICAL PLAN
M-3	WASTE / VENT DIAGRAM / PLUMBING SUPPLY DIAGRAM
S-1	SPECIFICATIONS

LOCATION MAP



RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

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06.12.13	PERMIT

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Project Number
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FOUNDATION GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, ORDERING, FABRICATION OR CONSTRUCTION OF BUILDING COMPONENTS
2. REFERENCE ELEVATION: TOP OF FOUNDATION EQUALS 0'-0"
3. ALL DIMENSIONS TAKEN TO FACE OF CONCRETE
   ALL DIMENSIONS TAKEN TO C.L. OF STEEL
4. ALL FOUNDATION WALLS ARE TO BE 10" THICK WITH 1'-8" x 10" DEEP FOOTING, w/KEYWAY (U.O.N.)
5. PROVIDE FIBERGLASS REINFORCED ASPHALT DAMPPROOFING ON EXTERIOR OF ALL FOUNDATION WALLS
6. BOTTOM-HALF OF FOOTING TO BE HAND DUG
7. PROVIDE 4" FOOTING DRAIN TILE AROUND FULL PERIMETER OF NEW FOUNDATION WALL
8. PROVIDE 6" x 6" x 1/2" BASE PLATES UNDER ALL STEEL COLUMNS (U.O.N.); ALL BEAMS TO BE BOLTED TO COLUMNS AT TWO LOCATIONS
9. PROVIDE CONTROL JOINTS IN ALL SLABS; GRADE AS REQUIRED.

CONCRETE REINFORCING SCHEDULE

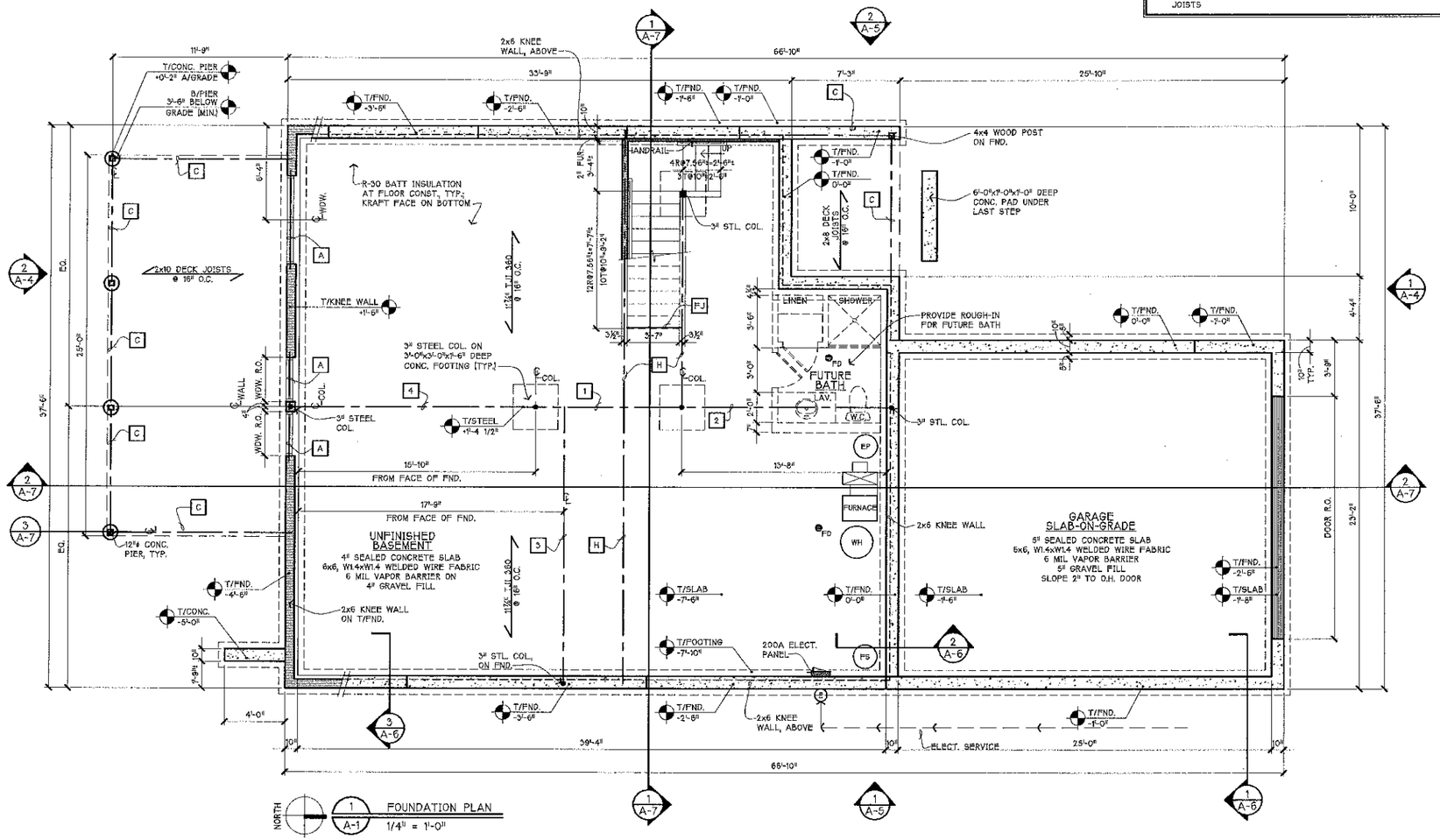
LOCATION	REINFORCING REQUIRED
FOUNDATION WALLS	(2) #5 REBAR CONTINUOUS TOP & BOTTOM, w/ (2) #5 PRE-BENT REBAR T&B AT CORNERS, LAPPED TIED TO CONTINUOUS REBAR
FOUNDATION STEPS	(2) #5 x 4'-0" HOOKED REBAR T&B
LEDGES	#5 REBAR HORIZONTAL, w/ #5 REBAR VERTICAL @2'-0" o.c.
SLABS	6" x 6", W1.4 x W1.4 WELDED WIRE MESH
ANCHOR BOLTS	1/2"ø x 10" ANCHOR BOLTS @6'-0" o.c., 4"-12" FROM END OF PLATE, w/ MIN. (2) BOLTS PER PLATE & 2" x 2" x 1/4" SQ. WASHER @ EA. BOLT

STRUCTURE SCHEDULE

	HEAD. TAG	DESCRIPTION	TYPE	REQ'D. BEARING	NOTES
WOOD	A	(2) 2x12	DROP	(2) 2x4	-
	B	(2) 2x10	DROP	(2) 2x4	-
	C	(2) 2x10	FLUSH	(2) 2x4	TREATED
	D	(2) 2x8	FLUSH	(2) 2x4	-
	E	(2) 1 3/4" x 9 1/4" LVL 1.9E	DROP	(3) 2x4	-
	F	(2) 1 3/4" x 11 1/4" LVL 1.9E	FLUSH	(3) 2x4	IN RAFTERS
	G	(1) 1 3/4" x 11 7/8" LVL 1.9E	FLUSH	(2) 2x4	RIM JOIST
	H	(2) 1 3/4" x 11 7/8" LVL 1.9E	FLUSH	(3) 2x4	-
	I	(3) 1 3/4" x 11 7/8" LVL 1.9E	FLUSH	(4) 2x4	-
	J	(1) 1 3/4" x 14" LVL 1.9E	FLUSH	(2) 2x4	RIM JOIST
	K	(2) 1 3/4" x 14" LVL 1.9E	DROP	(3) 2x4	-
	L	2x8	DROP	(2) 2x4	-
	FJ	DOUBLE FLOOR JOISTS	FLUSH	(2) 2x4	-
	RR	DOUBLE ROOF RAFTERS	FLUSH	(2) 2x4	-
STEEL-LINTEL	1	W 10x17 STEEL BEAM	DROP	TYP.STL.	-
	2	W 10x22 STEEL BEAM	DROP	TYP.STL.	-
	3	W 10x39 STEEL BEAM	FLUSH	TYP.STL.	-
	4	W 10x45 STEEL BEAM	DROP	TYP.STL.	-

TYP.STL.: 3½ø STEEL COL. OR CONCRETE FND.; 4" BEARING MIN.

STRUCTURE GENERAL NOTES:
1. PROVIDE STRUCTURAL BEAM HANGERS OF ADEQUATE SIZE FOR ALL BEAM TO BEAM CONNECTIONS
2. FOR ALLOWABLE HOLE SIZES AND LOCATIONS REFER TO MANUF. SPECIFIER GUIDE
3. REFER TO MANUF. SPECIFIER GUIDE FOR ALL INSTALLATION AND APPROVED FRAMING CONDITIONS
4. BLOCK WEB SOLID AT FLUSH STEEL BEAMS FOR HANGER SUPPORTED JOISTS



NORTH

1/A-1 FOUNDATION PLAN
1/4" = 1'-0"

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FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS; PRINTED DIMENSIONS GOVERN
2. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, ORDERING, FABRICATION OR CONSTRUCTION OF BUILDING COMPONENTS
3. ALL DIMENSIONS TAKEN TO FACE OF STUD (U.O.N.)
   ALL DIMENSIONS TAKEN TO FACE OF MASONRY (U.O.N.)
4. TYPICAL INTERIOR FRAME WALL CONSTRUCTION (U.O.N.):
   -5/8" GYPSUM WALLBOARD, GLUED & SCREWED
   -2x4 WOOD STUDS @16" o.c. W/
   -(2) 2x4 TOP PLATES AND (1) 2x4 BASE PLATE
   -5/8" GYPSUM WALLBOARD, GLUED & SCREWED
5. INSULATION:
   A. PROVIDE AS REQ'D. AT ALL NEW STUD WALLS AND ANY ACCESSIBLE EXIST. STUD WALLS (RESULT OF DEMOLITION)
   B. R-15 BATTS IN ALL INTERIOR WALLS ADJACENT TO ANY UNHEATED SPACES (ATTIC, GARAGE, ETC.)
   C. AT ALL PLUMBING WASTE LINES
   D. R-8 BATTS WRAPPING ALL SUPPLY DUCTS LOCATED IN UNHEATED SPACES; R-6 AT ALL OTHER DUCTS
   E. SOUND ATTENUATION BATTS IN ALL BATH/PLUMBING WALLS ADJACENT TO LIVING AREAS, BEDROOMS AND HALLWAYS
   F. R-3 AT ALL PLUMBING AND MECHANICAL PIPING CAPABLE OF TEMPERATURES >105 F AND <55 F
   G. R-2 AT ALL CIRCULATING SERVICE HOT WATER PIPING
6. ALL ACCESS OPENINGS TO ATTIC TO BE WEATHERSTRIPPED AND INSULATED TO EQUAL LEVEL OF SURROUNDING AREA

DOOR SCHEDULE

DOOR TAG	WIDTH x HEIGHT	OPERATION	STYLE	NOTES
A	(2) 2'-0" x 6'-8"	SLIDING	STYLE 1	-
B	(2) 2'-4" x 6'-8"	SWING	STYLE 1	-
C	2'-4" x 6'-8"	SWING	STYLE 1	-
D	2'-4" x 6'-8"	POCKET	STYLE 1	-
E	(2) 2'-6" x 6'-8"	SWING	STYLE 1	-
F	2'-6" x 6'-8"	SWING	STYLE 1	-
1A	2'-6" x 8'-0"	SWING	STYLE 1	-
1B	2'-4" x 8'-0"	SWING	STYLE 1	-
1C	(2) 2'-6" x 8'-0"	SWING	STYLE 1	-
1D	2'-6" x 8'-0"	SWING	STYLE 1	NOTE 1
1E	2'-8" x 8'-0"	SWING	STYLE 3	NOTE 1
1F	3'-0" x 8'-0"	SWING	STYLE 2	NOTE 1
1G	(2) 3'-0" x 8'-0"	SLIDING	STYLE 1	-
1H	2'-8" x 8'-0"	CASED OPENING	-	-
1I	16'-0" x 8'-0"	OVERHEAD	STYLE 4	NOTE 1

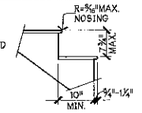
STYLE 1: (TYP. INTERIOR DOOR) 'TRU STILE DOORS', TS2030, FLAT PANEL w/ OGEE STICKING, PAINT
STYLE 2: (FRONT DOOR) 'SIMPSON #7662, 6-LITE, 2-PANEL, FLAT PANEL DOOR, w/ CLEAR GLASS, STAIN (SEE ELEV.)
STYLE 3: 20 MIN. FIRE RATED, INSULATED DOOR, STYLE TO MATCH TYP. INTERIOR DOORS, w/ SELF-CLOSING HINGES
STYLE 4: (OVERHEAD DOOR) 'CLOPAY' COACHMAN COLLECTION, MODEL C12, 5024 WINDOW

NOTE 1: PROVIDE WEATHERSTRIPPING

STAIR PARTS SCHEDULE

	PART	MATERIAL	FINISH	PART	MATERIAL/PART#	FINISH
MAIN STAIR	TREAD	RED OAK	STAIN	NEWEL POST	OAK / F7	STAIN
	RISER	POPLAR	PAINT	BALUSTERS	POPLAR / M	PAINT
	STRINGER	POPLAR	PAINT	RAILING	OAK / G	STAIN
				MANUFACTURER: 'DESIGNER STAIRS'		
	BASEMENT STAIRS			2x CARPENTER BUILT		

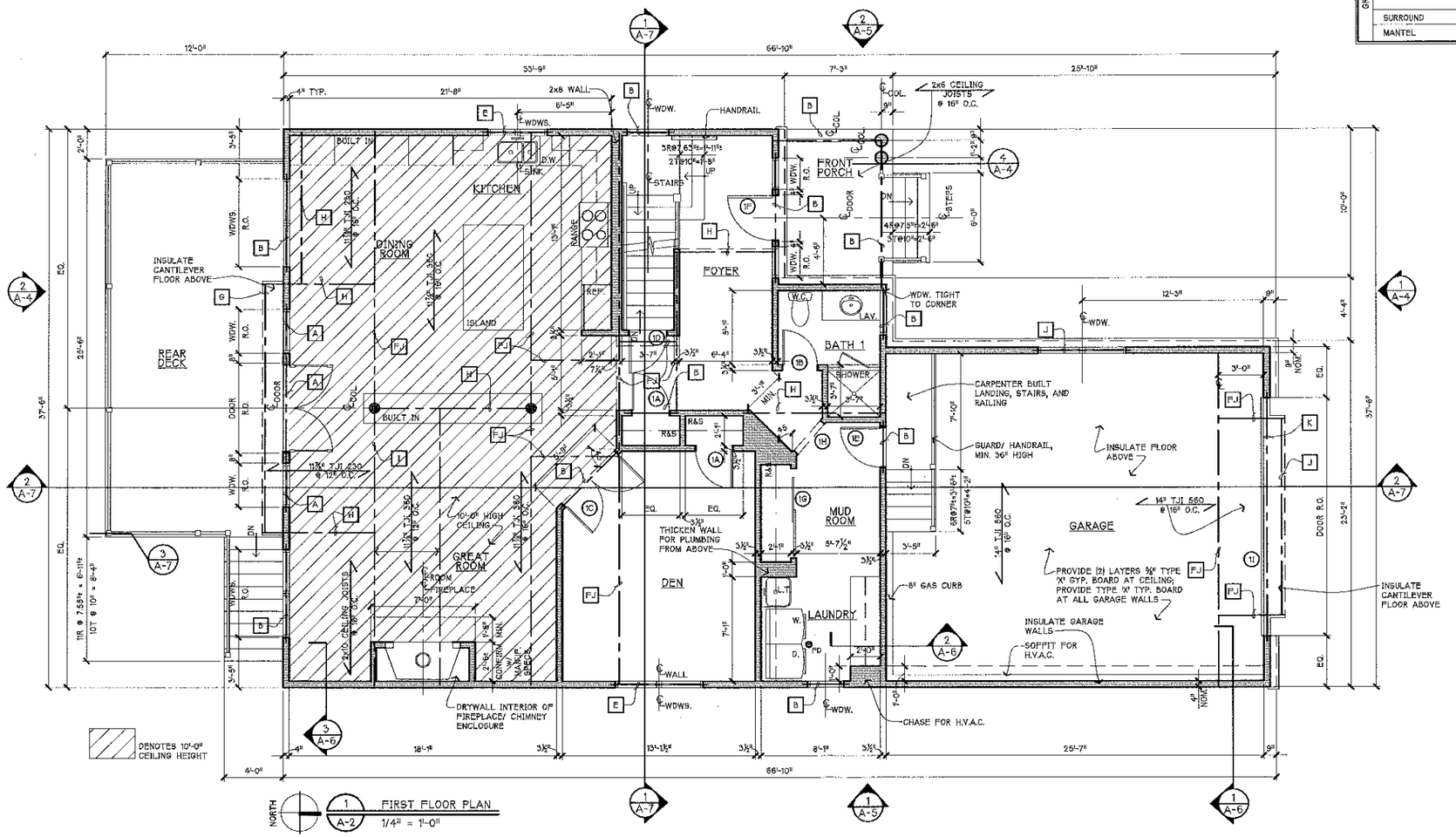
STAIR DIMENSIONS
1. SPECIFIC TREAD AND RISER AS DIMENSIONED; HOWEVER IN NO CASE SHALL THE TREAD BE LESS THAN 10" AND THE RISER BE MORE THAN 7¾"; VARIATIONS IN RISER AND TREAD DIMENSIONS WITHIN A FLIGHT OF STAIRS SHALL NOT EXCEED ⅜"



2. PROVIDE A MINIMUM HEAD ROOM OF 6'-8" ABOVE ALL STAIRS
3. HANDRAIL TO BE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIRWAYS OF THREE OR MORE RISERS
4. PROVIDE STAIR HANDRAILS, BALCONY GUARDRAILS, AND BALUSTRADES 36" ABOVE THE FLOOR WITH INTERMEDIATE MEMBERS SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN MEMBERS, EXCEPT THAT A 6" SPHERE CANNOT PASS THROUGH THE TRIANGLE FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE BALUSTRADE OR RAILING
5. HANDRAILS ON WALLS TO HAVE A MINIMUM 1¼" DIAMETER AND A MAXIMUM DIAMETER OF 2⅝" AND PROJECT NO MORE THAN 4½" FROM THE WALL. HANDRAILS TO BE CONTINUOUS; TO TERMINATE AT NEWEL POST AND RETURN TO WALL

FIREPLACE SCHEDULE

	DESCRIPTION	MATERIAL, FINISH
GREAT RM.	MODEL / UNIT	'FMI PRODUCTS', PLANTATION WOOD BURNING FIREPLACE, 48"
	HEARTH	STONE SLAB, EXTEND 20" OUT FROM FACE OF FIREPLACE AND MIN. 12" PAST EACH END OF FIREBOX
	SURROUND	12" STONE TILE, (3) SIDES
	MANTEL	CARPENTER BUILT MANTEL AND PILASTERS



NORTH

1 A-2 FIRST FLOOR PLAN
1/4" = 1'-0"

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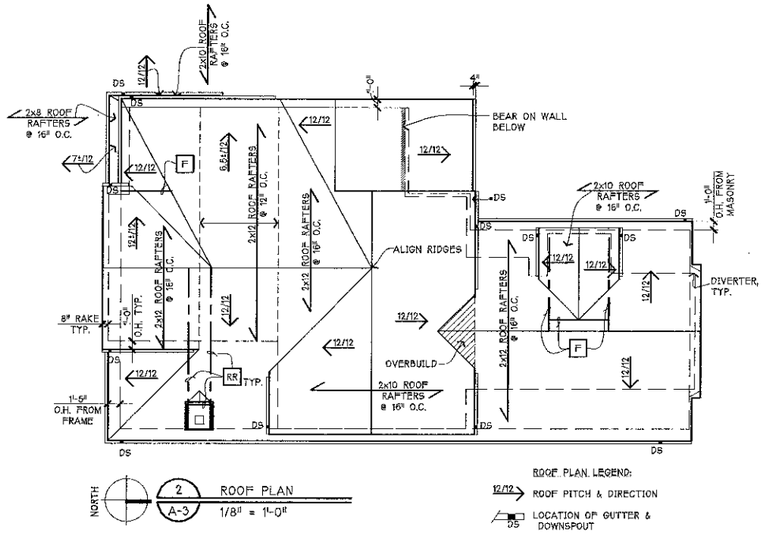
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MISCELLANEOUS FINISHES SCHEDULE

		DESCRIPTION	MATERIAL, FINISH
FIRST FLOOR	KITCHEN	CABINET	INSTALLED BY G.C.
		COUNTERTOP	3cm, GRANITE, STANDARD EDGE
		BACKSPLASH	STONE TILE, FULL HEIGHT
		APPLIANCES	INSTALLED BY G.C.
	BATH 1	CABINET	INSTALLED BY G.C.
		COUNTERTOP	3cm, GRANITE, REMNANT PIECE, STANDARD EDGE
		BACKSPLASH	4" TO MATCH COUNTERTOP
		MIRROR	INSTALLED BY G.C.
		SHOWER WALLS, SOAP RECESS, AND CEILING	TILE
		SHOWER THRESHOLD	GRANITE
		SHOWER DOORS	FRAMELESS, CLEAR, TEMPERED GLASS, SWING DOOR
	LAUNDRY	CABINET	INSTALLED BY G.C.
		COUNTERTOP	3cm, GRANITE, REMNANT PIECE, STANDARD EDGE
		APPLIANCES	INSTALLED BY G.C.
SECOND FLOOR	MASTER BATH	CABINET	INSTALLED BY G.C.
		COUNTERTOP	3cm, STONE SLAB, STANDARD EDGE
		BACKSPLASH	4" TO MATCH COUNTERTOP
		MIRROR	INSTALLED BY G.C.
		SHOWER UNIT	BASE, WALLS, CEILING: STONE TILE SEAT / THRESHOLD: STONE SLAB TO MATCH COUNTERTOP
		SHOWER DOOR	FRAMED, TEMPERED GLASS SWING DOOR
	BATH 2	CABINET	INSTALLED BY G.C.
		COUNTERTOP	REMNANT STONE
		BACKSPLASH	4" BACKSPLASH TO MATCH COUNTERTOP
		MIRROR	INSTALLED BY G.C.
		SHOWER WALLS AND CEILING	TILE
		SHOWER DOORS	FRAMED, TEMPERED GLASS WALLS AND SWING DOOR
	BATH 3	CABINET	INSTALLED BY G.C.
		COUNTERTOP	REMNANT STONE
		BACKSPLASH	4" BACKSPLASH TO MATCH COUNTERTOP
		MIRROR	INSTALLED BY G.C.

ROOM FINISH & TRIM SCHEDULE

	LOCATION	FINISH FLOOR	FINISH WALL	FINISH CEILING	BASE TRIM DESIGN	BASE TRIM FINISH	WINDOW TRIM DESIGN	WINDOW TRIM FINISH	DOOR TRIM DESIGN	DOOR TRIM FINISH	NOTES
FIRST FLOOR	GARAGE	FF-5	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-
	LAUNDRY	FF-4	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT			-
	MUD ROOM	FF-4	PAINT	PAINT	BT-1	PAINT			CA-1	PAINT	-
	BATH 1	FF-4	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-
	FOYER	FF-2	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-
	KITCHEN	FF-2	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT			CR-1
	DINING ROOM	FF-2	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	CR-1
	GREAT ROOM	FF-2	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	CR-1
	DEN	FF-1	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-
SECOND FLOOR	BEDROOM 2	FF-1	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-
	BATH 2	FF-3	PAINT	PAINT	BT-1	PAINT			CA-1	PAINT	-
	HALL	FF-	PAINT	PAINT	BT-1	PAINT			CA-1	PAINT	-
	BATH 3	FF-3	PAINT	PAINT	BT-1	PAINT			CA-1	PAINT	-
	BEDROOM 3	FF-1	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-
	LINEN	FF-2	PAINT	PAINT	BT-1	PAINT			CA-1	PAINT	-
	STAIR LANDING	FF-2	PAINT	PAINT	BT-1	PAINT			CA-1	PAINT	-
	MASTER BEDROOM	FF-1	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	CR-1
	MASTER BATH	FF-4	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-
	MASTER W.I.C.	FF-1	PAINT	PAINT	BT-1	PAINT			CA-1	PAINT	-
	BEDROOM 1	FF-1	PAINT	PAINT	BT-1	PAINT	CA-1	PAINT	CA-1	PAINT	-

TRIM MATERIALS

FLOOR FINISHES:
FF-1: CARPET
FF-2: 2¼" PLAIN SAWN RED OAK
FF-3: PORCELAIN TILE
FF-4: STONE TILE
FF-5: SEALED CONC.

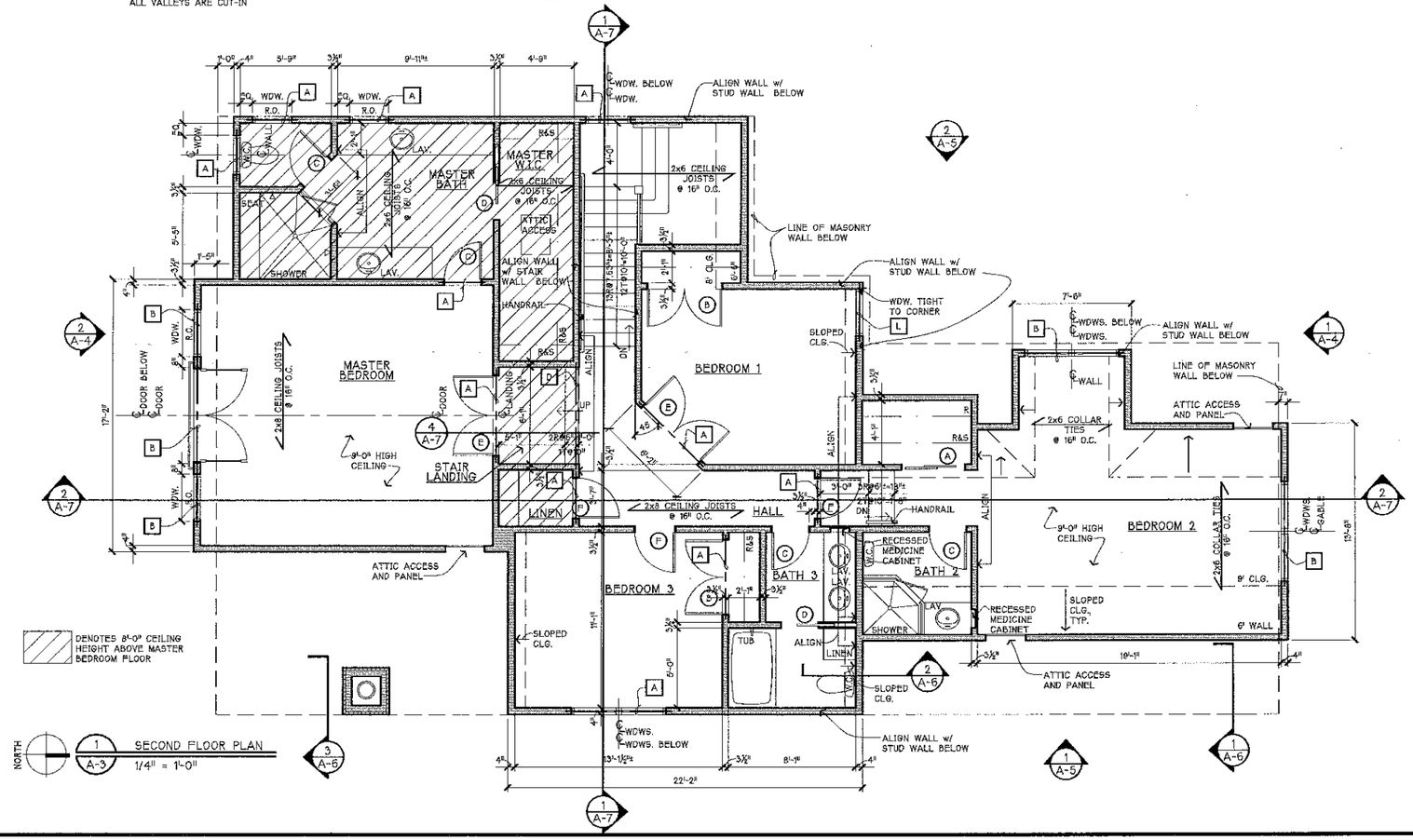
TRIM DESIGNS:
BT-1: 7¼" COLONIAL BASE TRIM, MDF. OR FINGER JOINTED POPLAR

CA-1: 3¼", #421 CASING, MDF. OR FINGER JOINTED POPLAR, PROVIDE STOOL AND APRON AT ALL WINDOWS

CR-1: 7¼" CROWN MOULDING, MDF. OR FINGER JOINTED POPLAR, PAINT

421M PROFILE NO SCALE

GENERAL NOTES:
1. ALL CLOSET FINISHES TO MATCH THE ROOM THEY ADJOIN
2. PROVIDE CEMENTITIOUS BACKER BOARD BELOW/BEHIND ALL CERAMIC TILE, STONE TILE, CULTURED MARBLE OR SIMILAR RESINOUS MATERIALS
3. PROVIDE FIELD APPLIED WATERPROOF MEMBRANE UNDER ALL TILE FINISHES AT SHOWERS/TUBS
4. FLOOR FINISH CHANGES AT CENTERLINE OF DOORS (U.O.N.)
5. PROVIDE THRESHOLD OR TRANSITION STRIPS AT CHANGE OF FLOOR FINISHES AS REQ'D.
6. WOOD STRIP FLOORING SHALL RUN PERPENDICULAR TO THE DIRECTION OF THE FLOOR JOISTS (U.O.N.)



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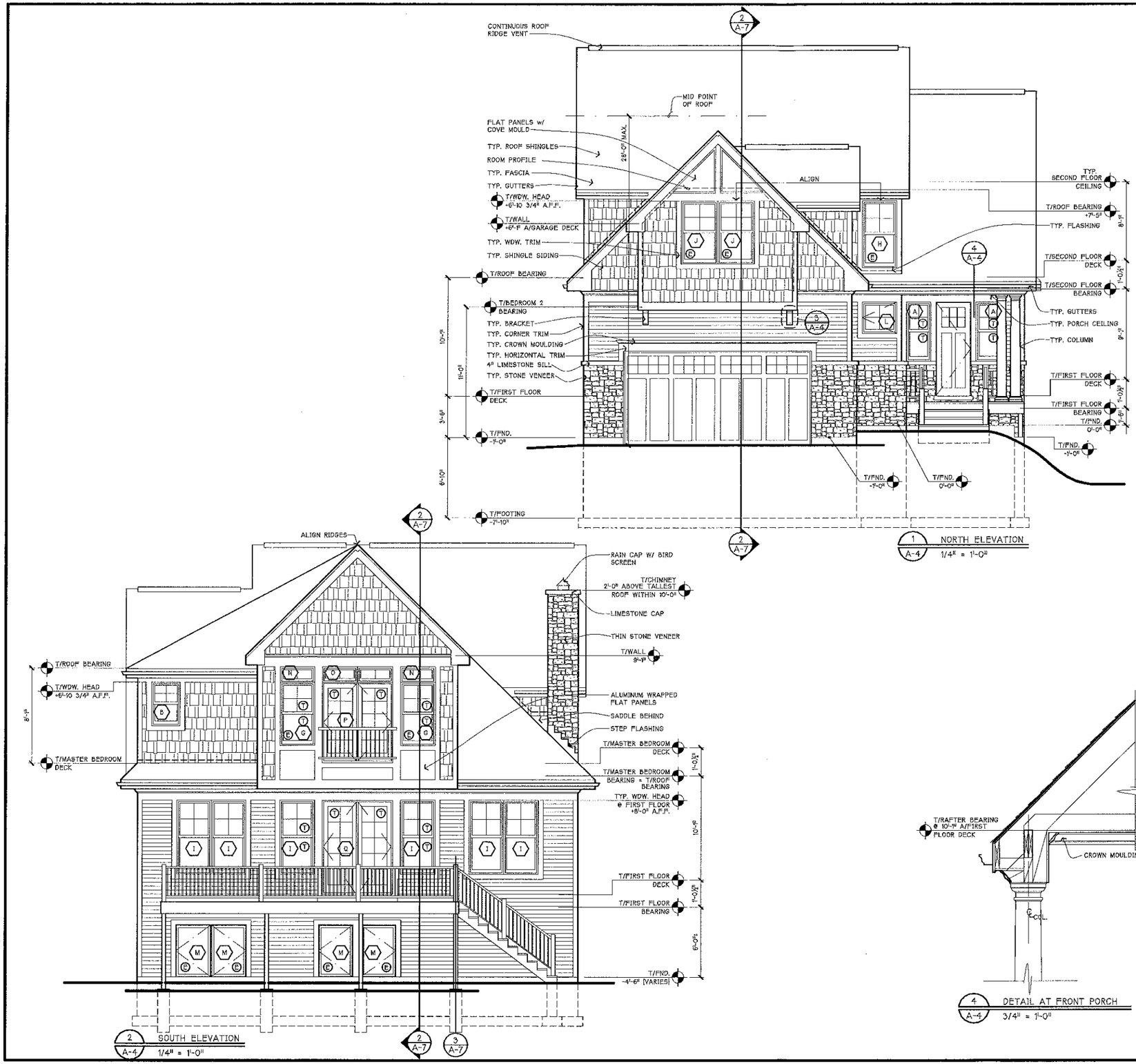
NEW SINGLE FAMILY HOME
THIRDSTONE HOMES
877 NORTH SHORE DR.
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WINDOW SCHEDULE

WDW. TAG	UNIT SIZE	TYPE	DIVIDED LITE	FINISH INTERIOR	FINISH EXTERIOR	NOTES
A	ITDH 2660	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
B	ITDH 3044	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
C	ITDH 3056	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
D	ITDH 3460	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
E	ITDH 3652	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
F	ITDH 3660	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
G	ITDH 3664	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
H	ITDH 3668	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
I	ITDH 3676	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
J	ITDH 3864	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
K	ICA 2559	CASEMENT	NONE	PAINT	CLAD	-
L	ICA 3731	CASEMENT	SNAP-IN	PAINT	CLAD	-
M	ICA 3755	CASEMENT	NONE	PAINT	CLAD	-
N	ITDHTR 3616	TRANSOM	SNAP-IN	PAINT	CLAD	-
O	IIFDT 7216	F.D. TRANSOM	SNAP-IN	PAINT	CLAD	-
P	IIFD 6068	FRENCH DOOR	SNAP-IN	PAINT	CLAD	-
Q	IIFD 6080	FRENCH DOOR	SNAP-IN	PAINT	CLAD	-

(E) EGRESS WINDOW [24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ.FT. MIN AREA, 5.0 SQ.FT. MIN. AT GRADE LEVEL, 44" MAX. SILL HEIGHT]

(S) STATIONARY UNIT (T) TEMPERED GLASS

MANUFACTURER: 'INTEGRITY FROM MARVIN WINDOWS' [U.O.N.]
GLAZING: LOW-E II INSULATING GLASS W/ ARGON GAS
WDW. HARDWARE: NO SASH LIFTS ON D.H.
DIVIDED LITE: 'CREATIVE MILLWORK' SNAP-IN GRILLES, W/ FULL-SURROUND

GENERAL NOTE: G.C. TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OF ANY CUSTOM WINDOW UNITS PRIOR TO ORDERING AND FABRICATION

ELEVATIONS MATERIAL LEGEND

MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'CERTAINTEED', LANDMARK SERIES ASPHALT ARCHITECTURAL SHINGLES	-
STONE VENEER	ALLOW $450.00 / TON	-
HORIZONTAL SIDING	4" EXPOSURE, 'MASTIC' "QUEST" BEVEL VINYL SIDING	-
SHINGLE SIDING	'MASTIC' "CEDAR DISCOVERY" VINYL SHINGLE STYLE SIDING	-
CORNER/ WDW. TRIM	5" ALUMINUM WRAPPED	-
HORIZONTAL TRIM	2x8 ALUMINUM WRAPPED	-
SOFFIT	ALUMINUM SOFFIT PANELS, w/ VENTING	-
PORCH CEILING	VINYL BEADBOARD	-
COLUMNS	'CHADSWORTHS' POLYSTONE COLUMN, DESIGN NO. 200, TUSCAN, PLAIN, 10' w/ BASE & CAPITAL	-
CROWN MOULDING	EXTERIOR CROWN MOULDING	-
GUTTERS & DOWNSPOUTS	PRE-FINISHED ALUMINUM GUTTERS AND OVERSIZED DOWNSPOUTS	-
DECKING	'TREX' ENHANCE [CLAM SHELL] DECKING w/ CONCEALED FASTENERS, INCLUDING ICE AND WATER SHIELD ON TOP OF FRAMING	-
RAILING	'TREX' TRANSCENDS RAILING	-
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-
ALUMINUM WRAP	0.024" NOMINAL, ALUMINUM TRIM STOCK	-

EXTERIOR GENERAL NOTES

1. FINISH GRADE TO BE 6" BELOW [-0'-6"] TOP OF FOUNDATION [0'-0"]
2. REFER TO 'ROOF PLAN' [2/A-3] FOR THE FOLLOWING INFORMATION;
   -ROOF PITCHES
   -TYP. OVERHANG AND RAKE DIMENSIONS
   -LOCATIONS OF GUTTERS & DOWNSPOUTS

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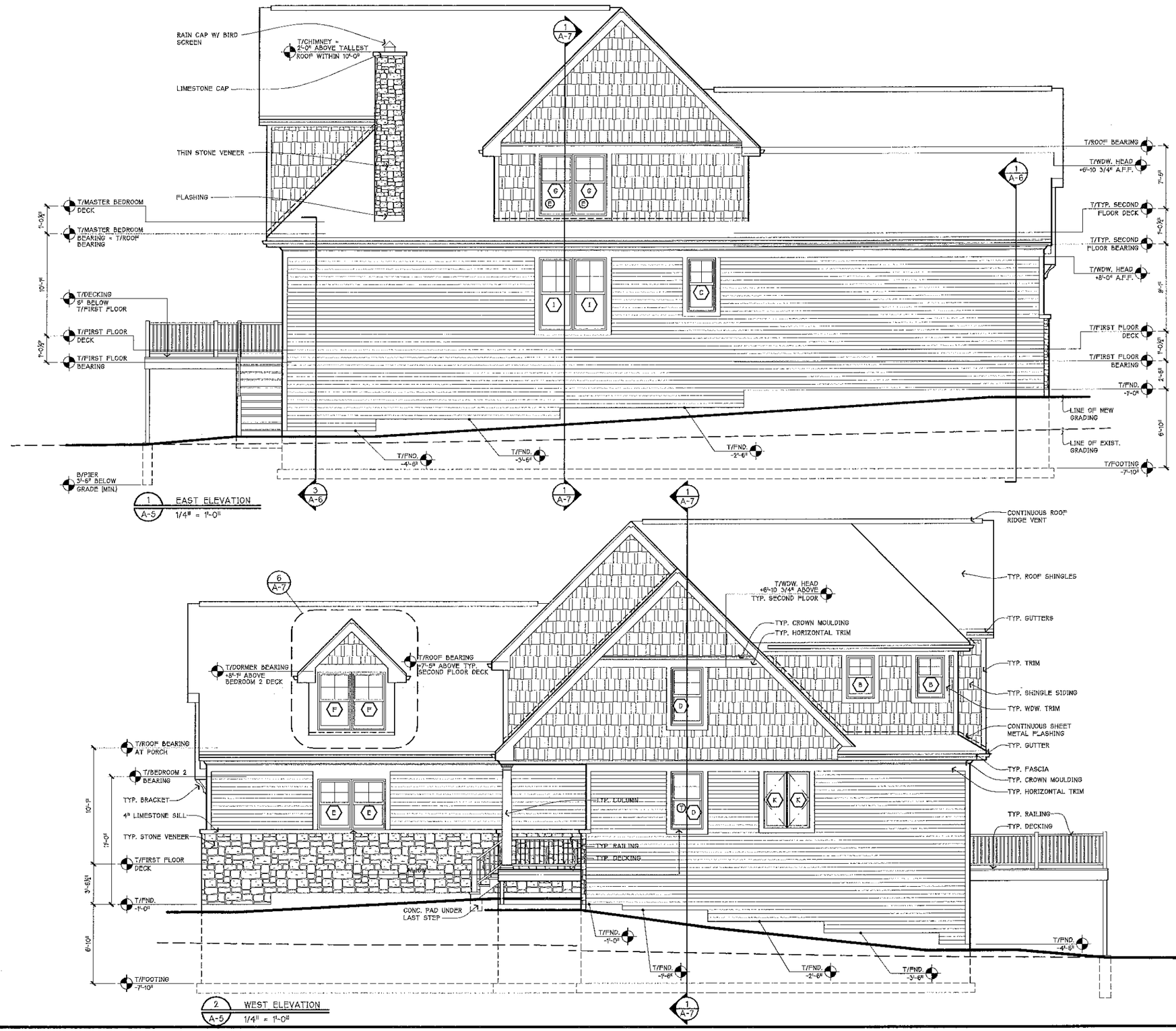
NEW SINGLE FAMILY HOME
THIRDSTONE HOMES
877 NORTH SHORE DR.
CRYSTAL LAKE, ILLINOIS

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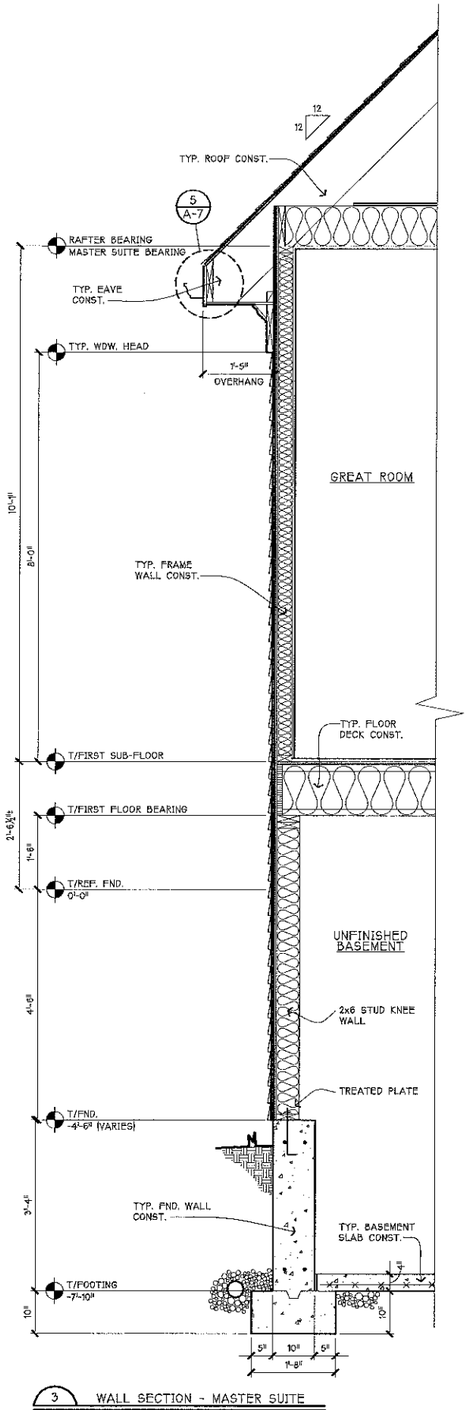
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3 A-6 WALL SECTION - MASTER SUITE
3/4" = 1'-0"

TYP. ROOF CONSTRUCTION
- CONTINUOUS ROOF RIDGE VENT
- LAMINATED ASPHALT SHINGLES
- 15# BUILDING PAPER
- ICE-AND-WATER SHIELD AT ALL VALLEYS, OVERHANGS AND LOW-SLOPE ROOFS
- 5/8" CDX PLYWOOD ROOF SHEATHING, NAILED
- 2x12 WOOD ROOF RAFTERS @16" o.c. (U.O.N.) W/
- APPROVED HURICANE TIES (SIMPSON STRONG TIE) AT EA. RAFTER BEARING CONNECTION; TIES TO BE NAILED TO BOTH TOP PLATES
- 2x COLLAR TIES @48" o.c.
- R-49 INSULATION
- BAFFLES FOR AIR FLOW, AT EA. RAFTER SPACE
- 2x WOOD BLOCKING FOR INSULATION STOP, AT EA. RAFTER SPACE
- 2x10 WOOD CEILING JOISTS @16" o.c. (U.O.N.)
- 6 MIL VISQUEEN VAPOR BARRIER
- 5/8" GYPSUM WALLBOARD CEILING, GLUED & SCREWED

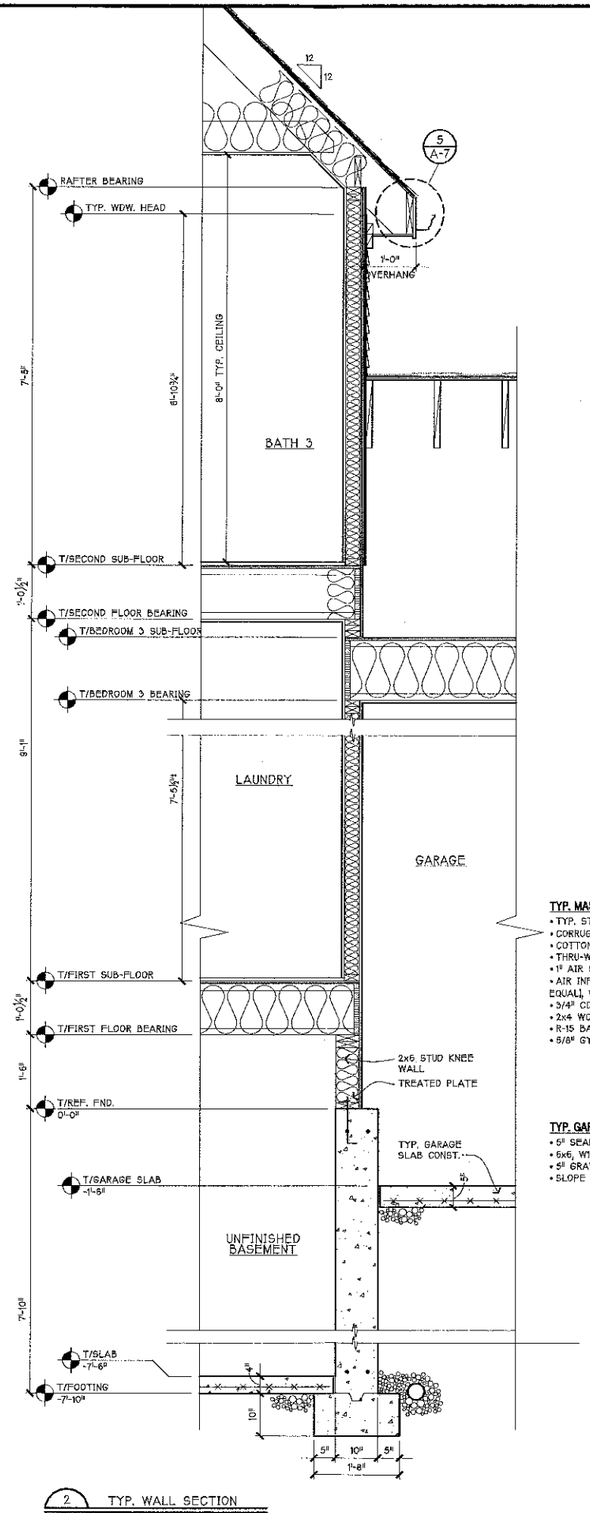
TYP. EAVE CONSTRUCTION
- PRE-FINISHED ALUMINUM GUTTERS AND OVERSIZED DOWNSPOUTS
- 1x10 FASCIA, ALUMINUM WRAPPED
- 1x2 SHINGLE MOULD AT RAKES, ALUMINUM WRAPPED
- 2x8 SUBFASCIA
- ALUMINUM SOFFIT, W/ CONCEALED VENTING

TYP. FRAME WALL CONSTRUCTION
- VINYL SIDING AND ALUM. WRAPPED TRIM
- AIR INFILTRATION BARRIER ('TYVEK HOME WRAP' OR EQUAL), W/ TAPED SEAMS
- ½" (R-2) INSULATED SHEATHING BOARD, NAILED
- 3/4" CDX PLYWOOD SHEATHING, NAILED
- 2x4 WOOD STUDS @16" o.c.
- R-15 BATT INSULATION, W/ INTEGRAL VAPOR BARRIER
- 5/8" GYPSUM WALLBOARD, GLUED & SCREWED

TYP. FLOOR DECK CONST.
- FLOOR FINISH
- 3/4" T&G CDX PLYWOOD SUB-FLOOR, GLUED AND SCREWED
- TJI ENGINEERED WOOD FLOOR JOISTS
- 1½" LSL RIM BOARD PER MANUF. SPECS.
- 1x3 WOOD CROSS-BRIDGING (OR 2x SOLID BLOCKING) @8'-0" o.c. (MAX.)
- R-30 BATT INSULATION; KRAFT FACE ON BOTTOM

TYP. FOUNDATION WALL CONSTRUCTION
- 10" CONCRETE FOUNDATION WALL, W/
- (2) #8 REINFORCING BARS TOP & BOTTOM
- 1'-8" x 10" CONTINUOUS CONCRETE FOOTING, W/KEY-WAY
- 2x6 PRESSURE TREATED SILL PLATE, W/
- 1/2" x 10" ANCHOR BOLTS 6'-0" o.c. (MAX 12" FROM EA. END W/MIN. (2) BOLTS/PLATE) ON FIBERGLASS SILL SEALER
- FIBERGLASS REINFORCED ASPHALT DAMPPROOFING
- 4" PERFORATED PVC FOOTING DRAIN TILE, W/ FILTER SOCK ON
- 6" GRAVEL BED, W/ 12" GRAVEL COVER

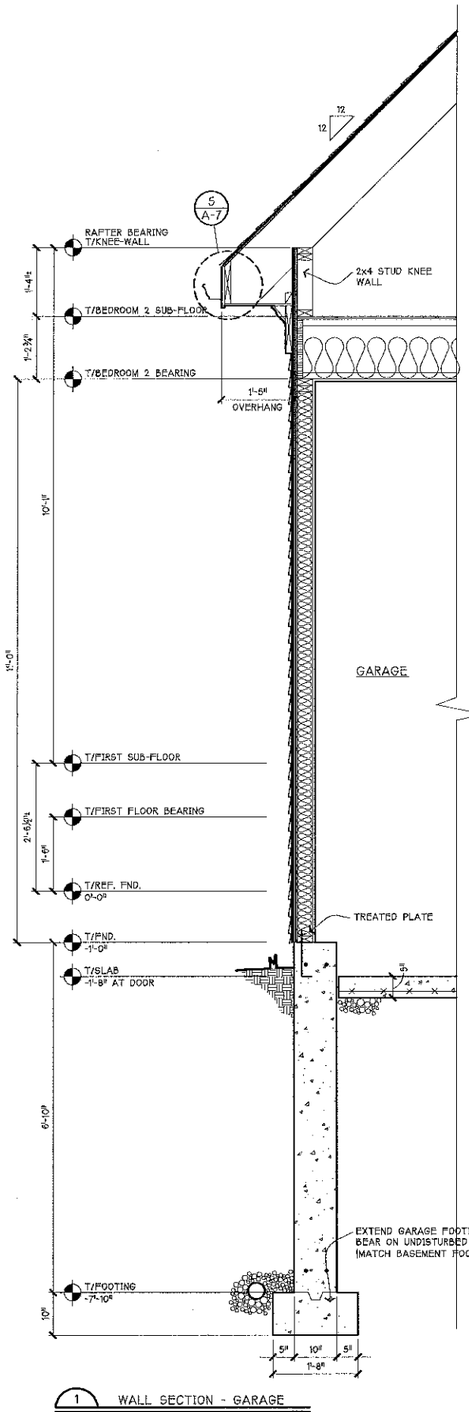
TYP. BASEMENT FLOOR SLAB CONST.
- 4" SEALED CONCRETE SLAB W/
- 6x6, 1.4x1.4 WELDED WIRE FABRIC
- 6 MIL VAPOR BARRIER
- 4" GRAVEL FILL



2 A-6 TYP. WALL SECTION
3/4" = 1'-0"

TYP. MASONRY WALL CONSTRUCTION
- TYP. STONE VENEER
- CORRUGATED WALL TIES @16" o.c. VERT. & 32" o.c. HORZ.
- COTTON CORD WEEPS @24" o.c.
- THRU-WALL FLASHING AT T/FND. AND ABOVE OPENINGS
- 1" AIR SPACE
- AIR INFILTRATION BARRIER ('TYVEK HOME WRAP' OR EQUAL), W/ TAPED SEAMS
- 3/4" CDX PLYWOOD SHEATHING, NAILED
- 2x4 WOOD STUDS @ 16" o.c.
- R-15 BATT INSULATION, W/INTEGRAL VAPOR BARRIER
- 5/8" GYPSUM WALLBOARD, GLUED & SCREWED

TYP. GARAGE SLAB CONST.
- 5" SEALED CONCRETE SLAB W/
- 6x6, W1.4xW1.4 WELDED WIRE FABRIC
- 5" GRAVEL FILL
- SLOPE 2" TOWARDS OVERHEAD DOOR



1 A-6 WALL SECTION - GARAGE
3/4" = 1'-0"

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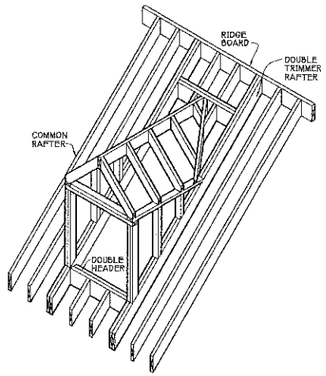
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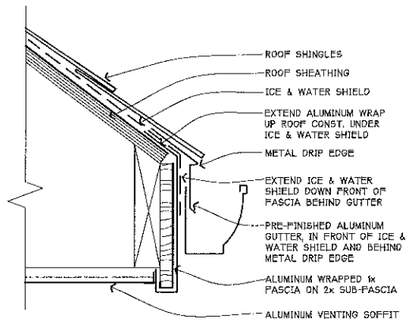
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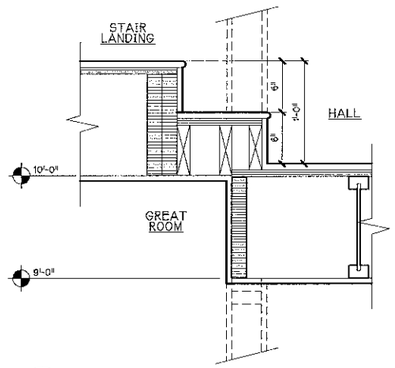
A-6



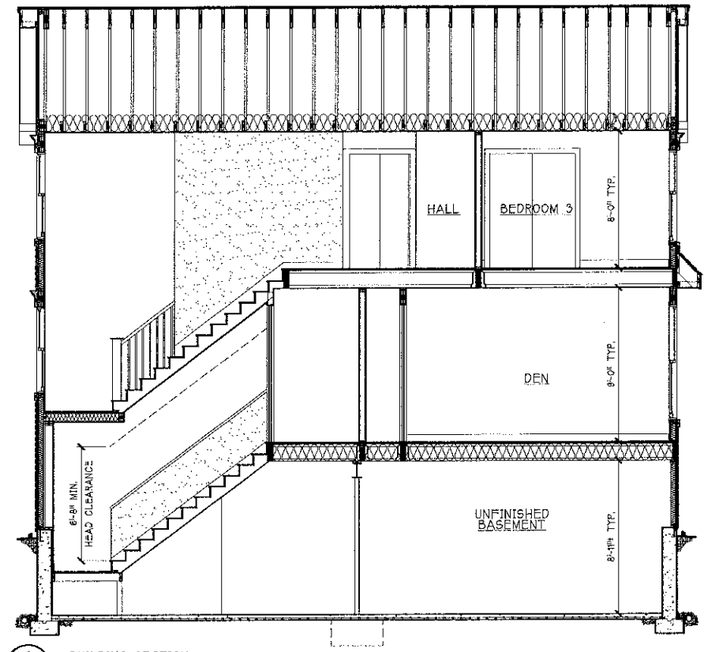
6 / A-7 DORMER FRAMING DIAGRAM
NO SCALE



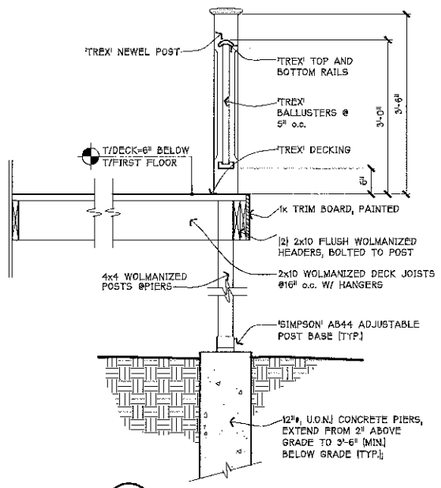
5 / A-7 FASCIA DETAIL
3" = 1'-0"



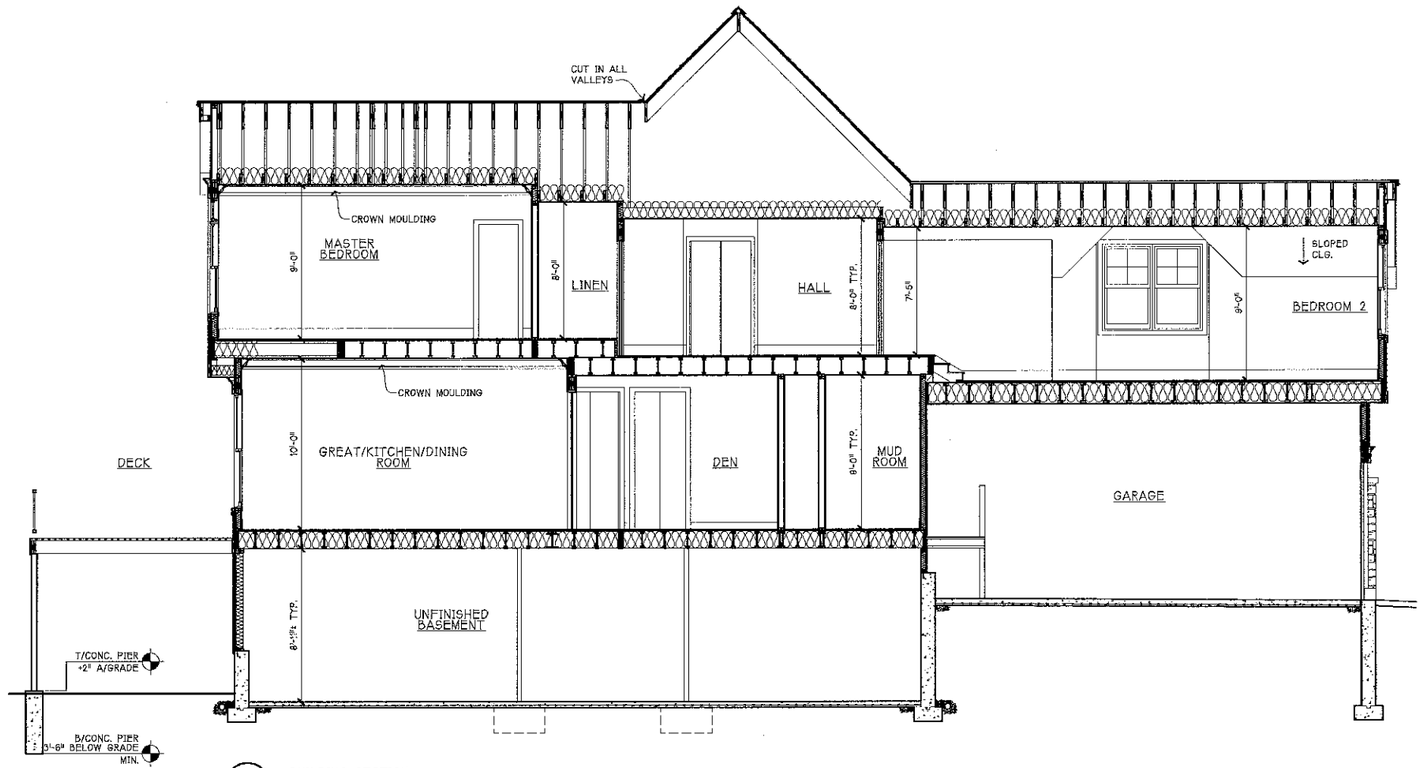
4 / A-7 MASTER SUITE STEP DETAIL
1-1/2" = 1'-0"



1 / A-7 BUILDING SECTION
1/4" = 1'-0"



3 / A-7 SECTION @ WOOD DECK
3/4" = 1'-0"



2 / A-7 BUILDING SECTION
1/4" = 1'-0"

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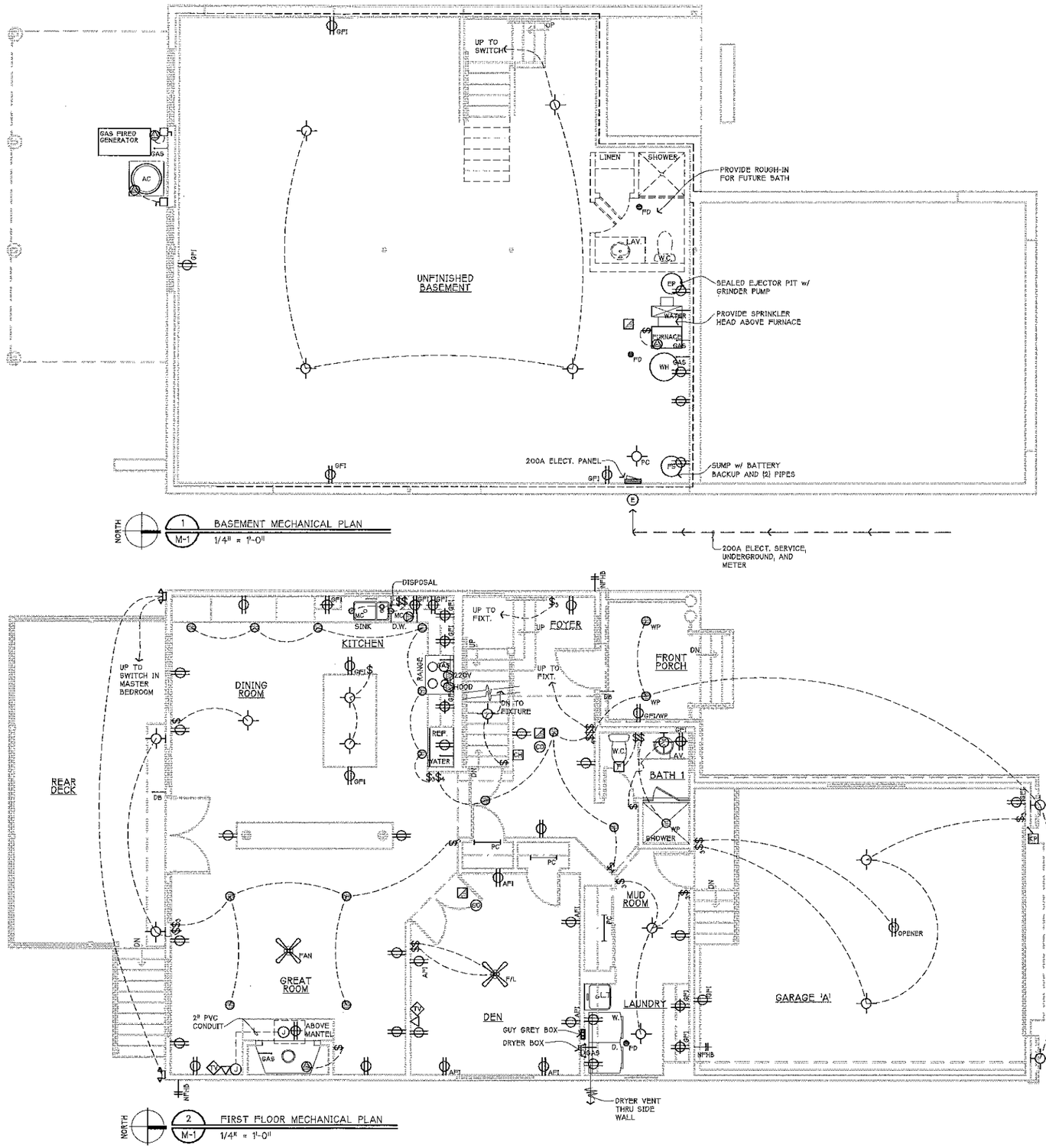
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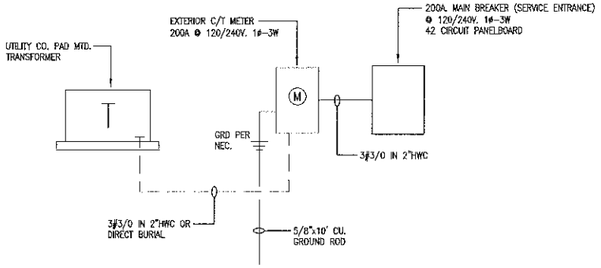
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M-1

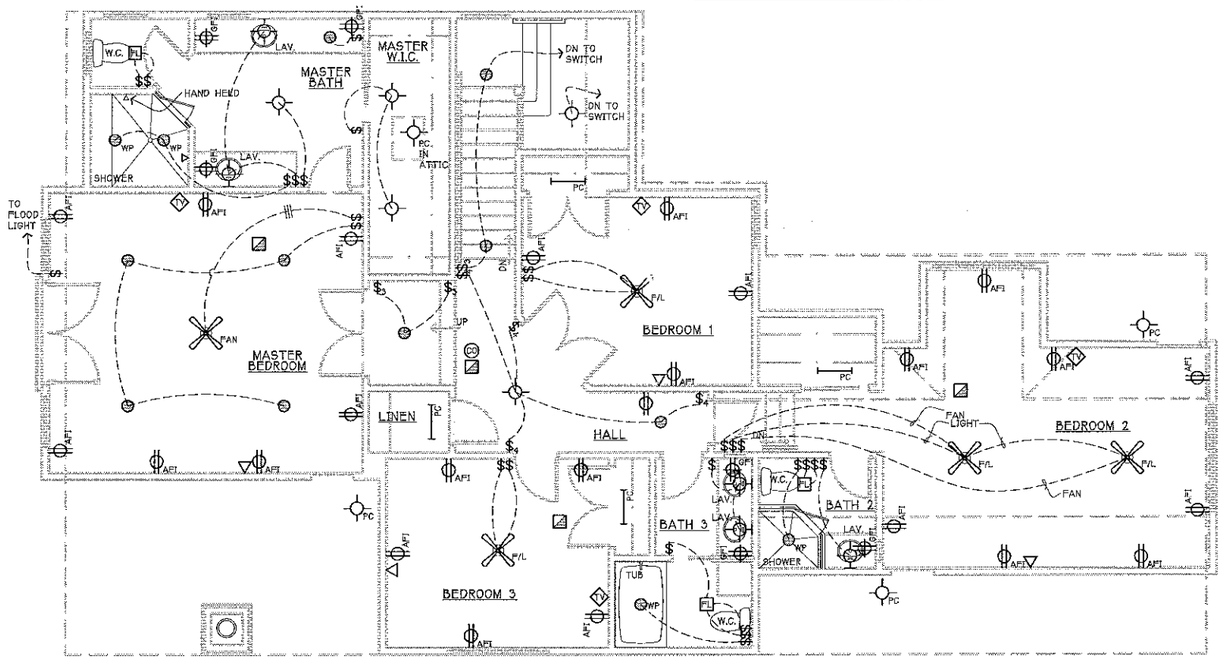
MECHANICAL SYMBOLS

- $ — SINGLE-POLE SWITCH; 3 - 3-WAY SWITCH; D - DIMMER SWITCH; T - TIMER SWITCH; M - MOTION SENSOR
- DS — DOOR JAMB SWITCH
- DUPLEX RECEPTACLE; EX. - EXIST. RECEPTACLE; GFI - GROUND-FAULT INTERRUPT; AFI - ARC-FAULT INTERRUPT; WP - WATERPROOF; FL - FLOOR MOUNTED
- DUPLEX RECEPTACLE, MOUNTED +12" ABOVE COUNTERTOP
- QUAD (4) RECEPTACLE
- (J) JUNCTION BOX
- DIRECT CONNECTION
- DISCONNECT SWITCH
- (E) ELECTRIC METER
- 6" RECESSED CEILING FIXTURE
- 6" RECESSED CEILING FIXTURE, W/ GIMBAL-RING TRIM
- 4" RECESSED CEILING FIXTURE
- LV — LOW-VOLTAGE RECESSED CLG. FIXT.
- SURFACE MOUNTED CEILING FIXTURE; PC - PULL CHAIN
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FAN W/ FAN RATED CLG. BOX
- TRACK LIGHTING
- UNDER CABINET LIGHTING, HOLOGEN PUCKS, LOW-VOLTAGE W/TRANSFORMER
- F — FAN, BATH/KITCHEN; F - FAN; FL - FAN/LIGHT; HPL - HEAT/FAN/LIGHT
- YARD/EXTERIOR FLOODLIGHT
- PHONE JACK; W - WALL MOUNTED PHONE; D - DATA JACK
- TV — CABLE T.V. JACK, COAXIAL; HD - HIGH-DEF. MEDIA INTERFACE (HDMI)
- (S) IN-STUD SPEAKER LOCATION; VC - VOLUME CONTROL
- (T) THERMOSTAT CONTROL
- SMOKE DETECTOR, WIRED & INTERCONNECTED
- CO — CARBON MONOXIDE DETECTOR
- DB — DOORBELL
- CH — DOORBELL CHIME
- KP — KEYPAD FOR GARAGE DOOR OPENER
- WATER — WATER CONNECTION
- NFHB — NON-FREEZE HOSE BIB
- (W) WATER METER
- GAS — GAS CONNECTION, W/SHUT-OFF
- (G) GAS METER



SERVICE RISER DIAGRAM

NO SCALE



1 / M-2 SECOND FLOOR MECHANICAL PLAN

1/4" = 1'-0"

DAYLIGHT & VENT SCHEDULE

	LOCATION	AREA (SQ.FT.)	DAYLIGHT		VENT	
			CODE 8%	ACTUAL	CODE 4%	ACTUAL
SECOND FLR. FIRST FL.	DEN	202	16.2	27.7	8.1	14.9
	GREAT ROOM/ DINING ROOM / KITCHEN	751	60.1	128.9	30.0	79.8
	BEDROOM 2	275	22.0	36.0	11.0	34.1
	BEDROOM 3	147	11.7	22.8	5.8	12.2
	BEDROOM 1	140	11.2	12.2	5.6	5.6
	MASTER BEDROOM	312	24.9	49.2	12.4	28.3

PLUMBING FIXTURE SCHEDULE

		ITEM	MANUF.	MODEL/ DESCRIPTION	FINISH/ COLOR
FIRST FLOOR	KITCHEN	SINK	--	LARGE/ MEDIUM BOWLS, UNDERMOUNT	STAINLESS STEEL
		SINK FAUCET	--	-	-
	BATH 1	SINK	--	UNDERMOUNT	-
		SINK FAUCET	--	-	-
		TOILET	--	-	-
		SHOWER BASE	--	42"x42" PREFORMED SHOWER BASE	-
	LAUND.	LAUNDRY TUB	MUSTEE	24" FIBERGLASS TUB	-
		FAUCET	--	-	-
SECOND FLOOR	MASTER BATH	SINK	--	UNDERMOUNT	-
		SINK FAUCET	--	-	-
		TOILET	--	-	-
		TUB/WHIRLPOOL	--	-	-
		TUB FAUCET	--	-	-
		SHOWER CONTROLS	--	-	-
		SHOWER HEAD	--	-	-
		SHOWER HAND-HELD	--	-	-
	BATH 2	SINK	--	UNDERMOUNT	-
		SINK FAUCET	--	-	-
		TOILET	--	-	-
		SHOWER UNIT	--	STANDARD SIZE, PREFORMED SHOWER BASE	-
		SHOWER CONTROLS	--	-	-
		SHOWER HEAD	--	-	-
	BATH 3	SINK	--	UNDERMOUNT	-
		SINK FAUCET	--	-	-
		TOILET	--	-	-
		TUB/ SHOWER UNIT	STERLING	ACCORD SERIES, 36" BATH/ SHOWER	WHITE
		TUB SPOUT	--	-	-
		SHOWER CONTROLS	--	-	-
		SHOWER HEAD	--	-	-
ALL BATH ACCESSORIES		SUPPLIED AND INSTALLED BY G.C. U.O.N.			

MECHANICAL GENERAL NOTES

H.V.A.C.

1. H.V.A.C. SCOPE:
   A. PROVIDE COMPLETE MULTI ZONE FORCED AIR HEATING AND COOLING SYSTEM
      - 90% EFFICIENCY FURNACE
      - 16 S.E.E.R. AC UNIT
      - HUMIDIFIER
      - 7-DAY PROGRAMMABLE THERMOSTAT
   B. H.V.A.C. ZONES:
      ZONE A: FIRST FLOOR AND BASEMENT
      ZONE B: SECOND FLOOR
2. VERIFY THE LOCATIONS OF ALL H.V.A.C. EQUIPMENT AND OPENINGS WITH THE OWNER AND ARCHITECT IN THE FIELD PRIOR TO INSTALLATION
3. CONTRACTOR TO PROVIDE THE OWNER WITH MANUFACTURER SPECIFICATIONS OF ALL H.V.A.C. EQUIPMENT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION
4. PROVIDE BLOWER DOOR TEST AS REQ'D. BY STATE ENERGY CODE.

ELECTRICAL

1. PROVIDE 200A ELECT. SERVICE AND PANEL, UNDERGROUND, (SEE ELECTRIC SERVICE RISER DIAGRAM)
2. PROVIDE 8KW GAS POWERED 'GENERAC' GUARDIAN BACKUP GENERATOR
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL ELECTRICAL DEVICES WITH THE OWNER AND ARCHITECT IN THE FIELD PRIOR TO THEIR INSTALLATION
4. RECEPTACLES:
   A. ALL BEDROOM POWER DEVICES (RECEPTACLES, FIXTURES, ETC.) TO BE COMBINATION ARC FAULT INTERRUPT (A.F.I.) PROTECTED
   B. ALL RECEPTACLES ABOVE KITCHEN COUNTERTOPS TO BE GROUND FAULT INTERRUPT (G.F.I.) PROTECTED AND ON A SEPARATE 20A CIRCUIT
   C. ALL BATH ROOM RECEPTACLES TO BE G.F.I. PROTECTED AND ON A SEPARATE 20A CIRCUIT; BATH ROOM RECEPTACLES MAY BE GROUPED ON THE SAME CIRCUIT
5. LIGHTING:
   A. RECESSED CAN LIGHTING TO BE/INCLUDE;
   -'JUNO' DELUXE UNIVERSALS, SIZE PER PLAN
   -IC RATED AND LABELED
   -GIMBAL RING AT ALL WALL-WASHER AND SLOPED CEILINGS
   -WHITE TAPERED CONICAL BAFFLES
   -PERIMETER FROSTED LENS SHOWER TRIM AT ALL WET LOCATIONS, INCLUDING SHOWERS, ABOVE TUBS AND ALL EXTERIOR LOCATIONS
   -BULBS: PAR 30-75 WATT (6"); PAR 20-50 WATT (4")
   -ON DIMMER SWITCHES
6. BATH VENTILATION FANS TO BE 'PANASONIC' W/ 'LEVITON' FOUR-PRESET (5-10-15-30 MIN.) DECORA STYLE TIMER
7. ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED
8. PROVIDE DISHWASHER SHUTOFF IN CABINET UNDER SINK
9. TELEPHONE / CABLE TV / DATA:
   A. ALL TELEPHONE/DATA WIRING TO BE CAT-5
   B. ELECTRICIAN TO MAKE ALL PHONE/DATA AND CABLE TV FINAL CONNECTIONS TO UTILITY COMPANY'S DISTRIBUTION POINT AND PROVIDE DEVICES THAT ARE FULLY OPERATIONAL

PLUMBING

1. PROVIDE 75-GAL HIGH EFFICIENCY HOT WATER HEATER
2. PROVIDE RECIRCULATING HOT WATER PIPING SYSTEM
3. INSULATE ALL HOT WATER AND WASTE PIPING

GENERAL

1. MECHANICAL/ELECTRICAL CONTRACTORS TO VERIFY ALL CONNECTION REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES, ETC.
2. PROVIDE (2) 3/4" PVC RUNS FROM BASEMENT TO ATTIC, TERMINATE AT ACCESSIBLE LOCATIONS
3. COORDINATE W/ OWNER FOR ANY THIRD-PARTY PREWIRE PRIOR TO DRYWALL

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1835-B Rohlwing Rd.
Rolling Meadows, Illinois 60008
847-704-3200

NEW SINGLE FAMILY HOME

THIRDSTONE HOMES

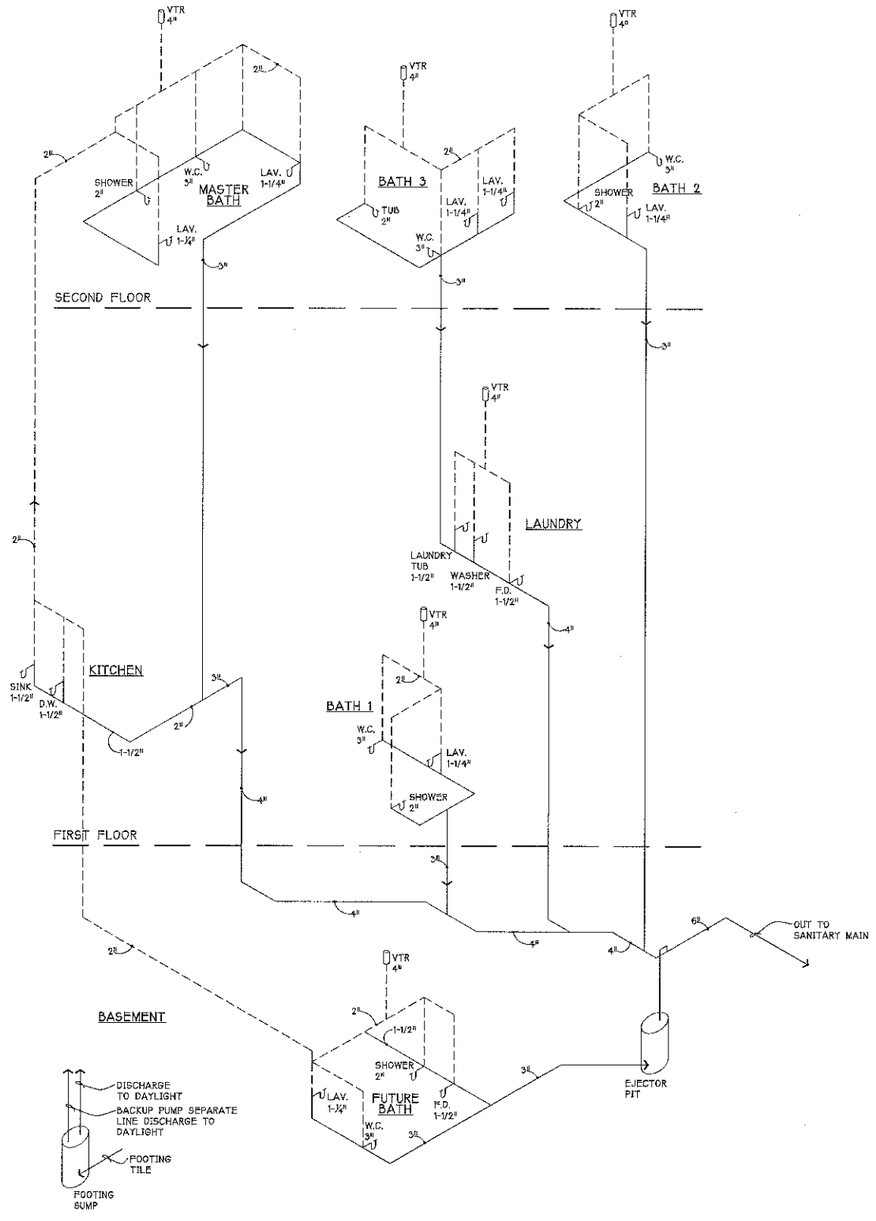
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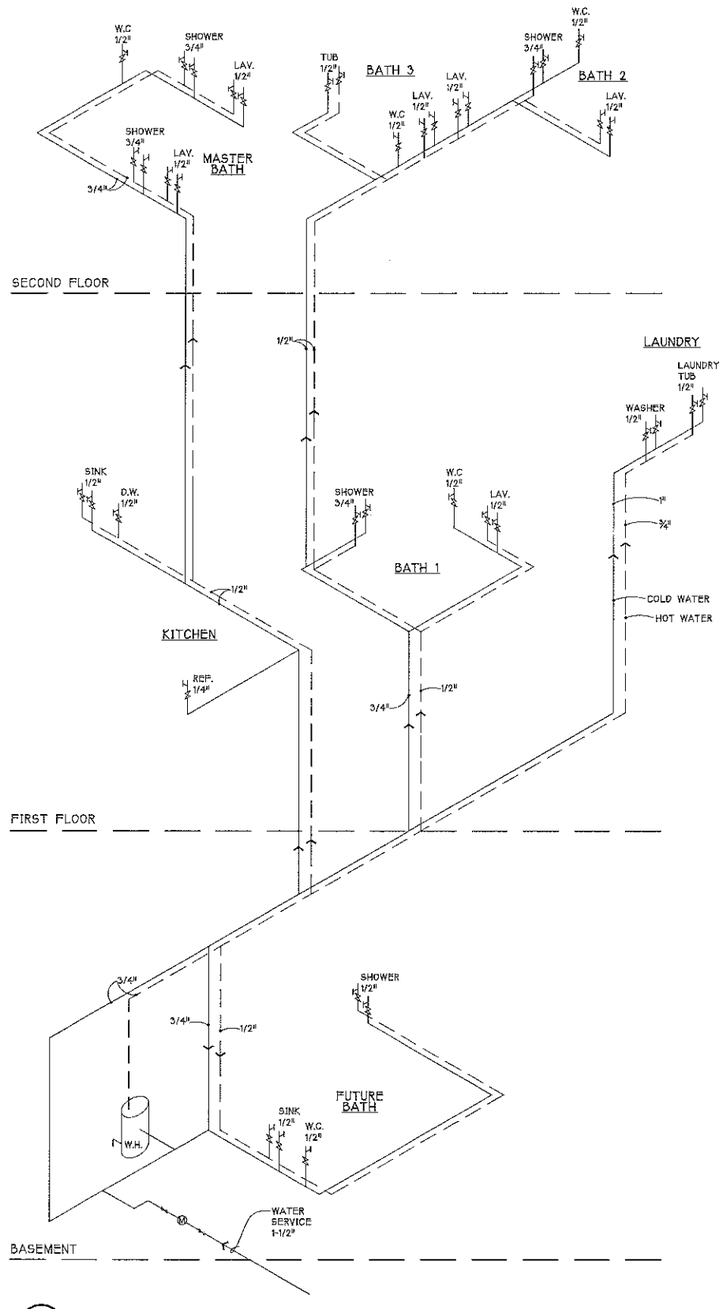
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Project Number 13008

M-2



1 M-4 WASTE / VENT DIAGRAM
NO SCALE



2 M-4 PLUMBING SUPPLY DIAGRAM
NO SCALE

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1655-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
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M-3

DIVISION 1 - GENERAL

A. GENERAL CONDITIONS

1. THE WORK CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL BE PERFORMED UNDER AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (LATEST EDITION).
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
3. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.
   A. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
   B. ALL EXTERIOR FRAME DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
   C. ALL EXTERIOR MASONRY DIMENSIONS ARE TO FACE OF BRICK.
4. THE PROJECT ARCHITECT SHALL BE NOTIFIED SHOULD ANY DISCREPANCY OR QUESTIONS ARISE PERTAINING TO THESE DRAWINGS. NO CHANGE SHALL BE MADE WITHOUT REVIEW BY THE ARCHITECT.
5. ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:
   A. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
   B. MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS' RECOMMENDATIONS.
   C. ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.
6. ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS.
7. ALL WORK SHALL BE PERFORMED IN A GOOD WORKMANLIKE MANNER. CONTRACTORS TO REMOVE THEIR DEBRIS AND LEAVE THE JOB SITE BROOM SWEPT AT THE END OF EACH WORKING DAY.
8. CONTRACTORS SUBMITTING A BID WITH A PRODUCT SUBSTITUTION SHALL BE REQUIRED TO SUBMIT MANUFACTURER'S PRODUCT DATA AND SAMPLES (WHERE APPROPRIATE) AT THE TIME OF SUBMITTING A BID FOR APPROVAL OF THE SUBSTITUTION.
9. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF OWNER'S ACCEPTANCE.
10. NOTES ON DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
11. ALLOWANCES FOR MATERIAL INCLUDE THE FOLLOWING:
   a. MATERIAL PRICE AT CONTRACTORS COST. GENERAL CONTRACTOR OR SUBCONTRACTOR MARKUP IS NOT TO BE INCLUDED AS A PART OF THE ALLOWANCE AMOUNT.
   b. SALES TAXES.
   c. SHIPPING AND OR DELIVERY CHARGES.

DIVISION 2 - SITEWORK

A. BUILDING DEMOLITION

1. SALVAGE ITEMS INDICATED TO BE SALVAGED IN A MANNER TO PREVENT DAMAGE AND PROMPTLY RETURN TO THE OWNER.
2. COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS.
3. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DO NOT DISTURB AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT AND REMOVAL METHODS WILL BE DETERMINED.
4. LOCATE, IDENTIFY DISCONNECT AND SEAL OR CAP OFF ALL UTILITIES SERVING THE EXISTING BUILDING TO BE DEMOLISHED.
5. PROVIDE TEMPORARY PROTECTION AS REQUIRED (SUCH AS FENCING, BARRICADES, ETC.), PROTECT EXISTING CONSTRUCTION OR LANDSCAPING TO REMAIN. PROTECT ALL ADJACENT PROPERTY.
6. REMOVE ENTIRE EXISTING STRUCTURE COMPLETELY INCLUDING FOUNDATION.
7. PROMPTLY REPAIR ANY DAMAGE TO ADJACENT PROPERTIES OR EXISTING IMPROVEMENTS TO REMAIN.
8. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM.

B. TEMPORARY FACILITIES

1. PROVIDE THE FOLLOWING TEMPORARY FACILITIES FOR THE BUILDING CONSTRUCTION PERIOD. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. SITE ENCLOSURE FENCING
   B. TEMPORARY ELECTRIC SERVICE
   C. SANITARY FACILITIES (TOILETS, WASH FACILITIES AND DRINKING WATER)
   D. DEWATERING AS REQUIRED
   E. FIRE EXTINGUISHERS
   F. WASTE DISPOSAL FACILITIES
   G. TEMPORARY STAIRS
   H. TEMPORARY HEATING
   I. TEMPORARY PAVING
2. COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS.
3. USE OF PERMANENT SERVICES PRIOR TO SUBSTANTIAL COMPLETION IS NOT ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
4. REMOVE TEMPORARY FACILITIES WHEN NEED FOR SUCH SERVICE HAS ENDED.

C. EXCAVATION AND BACKFILL

1. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT THE ELEVATIONS SHOWN ON THE DRAWINGS OR BY OVER-EXCAVATED, COMPACTED FILL SHALL BE PLACED TO THE ELEVATIONS REQUIRED FOR BEARING. A MINIMUM 3' - 6" COVER FOR FROST PROTECTION SHALL BE MAINTAINED FOR EXTERIOR FOOTINGS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 3,000 PSF. HAND DIG THE LOWER HALF OF FOOTING EXCAVATION.
2. NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING CONCRETE.
3. FILL AND/OR BACKFILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D-1557:
   FILL UNDER FOOTINGS 95%
   FILL UNDER SLABS ON GRADE 90%
   FILL UNDER LANDSCAPED AREAS 85%
4. FILL MATERIALS:
   A. FILL UNDER SLABS: PEA FILL, 3/8" DIAMETER STONE FILL
   B. FILL UNDER EXTERIOR SLABS: CA-6 GRADE 9 STONE FILL
   C. FILL UNDER LANDSCAPED AREA: SATISFACTORY FILL MATERIALS FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETABLE AND OTHER DELETERIOUS MATTER.
5. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
6. MAXIMUM ALLOWABLE SOIL PRESSURE IS TO BE VERIFIED BY A SOILS ENGINEER AT THE REQUIRED DEPTHS IN A LETTER AFTER FOOTING EXCAVATIONS ARE COMPLETE AND PRIOR TO POURING FOUNDATION CONCRETE.
7. THE SITE SHALL BE FINAL GRADED AND EXCESS DIRT HAULED AWAY. BLACK DIRT SHOULD BE SPREAD READY FOR LANDSCAPING.
8. REMOVE ALL EXISTING TREES AND LANDSCAPING WITHIN THE AREA OF NEW CONSTRUCTION.

DIVISION 3 - CONCRETE

A. CAST-IN-PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-89) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301-89).
2. ALL FOOTINGS SHALL BEAR ON MINIMUM 2000 P.S.F. UNDISTURBED SOIL.
3. CONCRETE MIX "A" SHALL BE USED FOR FOUNDATION WALLS, FOOTINGS AND INTERIOR SLABS ON GRADE. CONCRETE MIX "B" SHALL BE USED FOR EXTERIOR SLABS, CURBS AND ALL OTHER EXTERIOR CONCRETE.

	MIX A	MIX B
ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS	3,000 PSI	4,000 PSI
MINIMUM NO. OF SACKS OF CEMENT PER C.Y.	5	6
SLUMP RANGE	4" + 1"	3" + 1"
MAXIMUM AGGREGATE SIZE	1"	1"
ENTRAINED AIR	NONE	5% TO 7%
WATER-REDUCING ADMIXTURE REQUIRED	YES	NO
DRY WEIGHT PER CUBIC FOOT	150#	150#

4. COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS", FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS, AND AS HEREIN SPECIFIED.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCEMENT.
6. FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.
7. BREAK OFF WALL TIES BEFORE DAMPPROOFING.
8. PROVIDE KEYWAYS AT LEAST 1-1/2" DEEP IN CONSTRUCTION JOINTS IN WALLS, SLABS, AND BETWEEN WALLS AND FOOTINGS; ACCEPTED BULKHEADS DESIGNED FOR THIS PURPOSE MAY BE USED FOR SLABS.
9. CONSTRUCTION ISOLATION JOINTS IN SLABS ON GRADE AT POINTS OF CONTACT BETWEEN SLABS AND VERTICAL SURFACES, SUCH AS COLUMN PEDESTALS, FOUNDATION WALLS, AND ELSEWHERE AS INDICATED.
10. APPLY NON-SLIP BROOM FINISH TO EXTERIOR CONCRETE PLATFORMS AND STEPS.

DIVISION 4 -STONE MASONRY

1. STONE SHALL BE "EDEN STONE" WEATHERED EDGE STONE, PROVIDE IN 4" TO 12" SIZE, ROUGHLY RECTANGULAR, ROUGHLY SQUARE BLOCKS. ALLOW $450.00 PER TON MATERIAL ALLOWANCE.
2. MORTAR SHALL BE TYPE N.
3. MASONRY TIES; GALVANIZED ADJUSTABLE METAL TIES. PROVIDE 16" O.C. VERTICALLY AND 32" O.C. HORIZONTALLY.
4. WEEP HOLES: COTTON RASH CORD OF LENGTH REQUIRED TO ALLOW 2-INCH EXPOSURE WHILE LEAVING 16 INCHES WITHIN CAVITY. PROVIDE WEEP HOLES IN HEAD JOINTS OF THE FIRST COURSE OF MASONRY IMMEDIATELY ABOVE CONCEALED FLASHINGS. SPACE AT INTERVALS OF 24 INCHES ON CENTER.
5. FLEXIBLE THRU-WALL FLASHINGS: TURN FLASHING UP NOT LESS THAN 4 INCHES AT BACKUP. LAP TOP OF FLASHING WITH BUILDING PAPER, OR OTHERWISE SEAL TO PREVENT MOISTURE PENETRATION BETWEEN FLASHING AND BACKUP. TURN UP ENDS OF FLASHING AT LEAST 2 INCHES AT HEADS AND SILLS TO FORM A PAN AND SEAL JOINTS. LAP END JOINTS OF FLEXIBLE FLASHINGS AT LEAST 4 INCHES; SEAL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6. WALLS ARE TO BE COVERED AT THE END OF EACH DAY TO PREVENT WATER ABSORPTION. CLEAN THE AIR SPACE OF MORTAR DROPPINGS AND OTHER DEBRIS DURING CONSTRUCTION.
7. DO NOT INSTALL MASONRY WORK WHEN TEMPERATURE FALL BELOW 40 F.
8. UPON COMPLETION OF CONSTRUCTION, CLEAN ALL MASONRY WITH A CLEANER APPROVED BY MASONRY UNIT SUPPLIER.
9. STORE, HANDLE AND INSTALL ALL MASONRY PRODUCTS IN STRICT ADHERANCE TO SUPPLIERS' INSTRUCTIONS.

DIVISION 5 - METALS

A. STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL TO BE A-36 (FY = 36 KSI) WITH ONE SHOP COAT OF RUST INHIBITING PRIMER.
2. CONNECTIONS, IN GENERAL, SHALL BE SHOP WELDED AND FIELD BOLTED. DESIGN CONNECTIONS TO SUPPORT REACTIONS CALCULATED FROM THE UNIFORM LOAD CONSTANTS SHOWN IN THE AISC BEAM TABLES.
   BOLTED CONNECTIONS: USE ASTM A325 (3/4" MINIMUM) BOLTS IN BEARING TYPE CONNECTIONS WITH THREADS PERMITTED IN THE SHEAR PLANE, UNLESS OTHERWISE NOTED.
   WELDED CONNECTIONS: USE ASW AS.1, CLASS E70XX ELECTRODES FOR MANUAL WELDING AND GRADE SAW-2 FOR SEMI-AUTOMATIC ARC WELDING.
3. USE METAL OR OTHER APPROVED SHIMS UNDER STEEL BEAMS AND COLUMNS. WOOD SHIMS ARE NOT ALLOWED.
4. PROVIDE 6" X 6" X 1/2" BASE PLATES UNDER ALL COLUMNS, AND BOLT ALL BEAMS TO COLUMN CAP AT A MINIMUM OF TWO LOCATIONS.
5. CONTRACTOR SHALL PROVIDE STRUCTURAL SHOP DRAWINGS FOR ALL BEAM TO BEAM CONNECTORS.

DIVISION 6 - WOODS AND PLASTICS

A. ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY FRAMING AND MATERIALS SHALL CONFORM TO RECOGNIZED INDUSTRY STANDARDS AND THE FOLLOWING:
   A. "TIMBER CONSTRUCTION STANDARDS - AITC 100" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
   B. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND DESIGN VALVES OF WOOD CONSTRUCTION OF THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
   C. MANUAL FOR WOOD FRAME CONSTRUCTION NFPA WCD #1.
   D. "PLYWOOD CONSTRUCTION GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
   E. U.S. PRODUCT STANDARD PS-20-70 FOR LUMBER AND U.S. PRODUCT STANDARD PS-1 FOR PLYWOOD.
   F. AMERICAN WOOD PRESERVERS BUREAU QUALITY CONTROL AND INSPECTION PROCEDURES FOR SOFTWOOD LUMBER AWPB LP-2-88.
   G. WESTERN LUMBER GRADING RULES 91.
2. PROVIDE GRADE STAMP ON EACH PIECE OF LUMBER. PROVIDE DIMENSIONAL LUMBER OF ANY SPECIES OR GRADE HAVING THE FOLLOWING DESIGN VALUES.
   SURFACING: DRESSED LUMBER (S4S)
   MOISTURE CONTENT: KILN-DRY OR MC15 (15 PERCENT MAXIMUM MOISTURE CONTENT).
   Fb (MINIMUM EXTREME FIBER STRESS IN BENDING): 1650 PSI.
   E (MINIMUM MODULES OF ELASTICITY): 1,400,000 PSI.
3. PROVIDE PRESSURE TREATED LUMBER TREATED WITH WATERBORNE PRESERVATIVES (AWPB LP-2) WHEREVER LUMBER IS IN CONTACT WITH MASONRY OR CONCRETE
4. STUD FRAMING:
   A. STUD SPACING: 16" O.C.
   B. PROVIDE SINGLE BOTTOM PLATE ON DOUBLE TOP PLATE (SINGLE TOP PLATE ON NON-BEARING PARTITIONS.) LAP TOP MIN. 48" PROVIDE FULL WIDTH PLATES.
   C. PROVIDE MINIMUM 3-STUD CORNERS.
   D. FRAME OPENINGS WITH TWO OR MORE STUDS AT EACH JAMB. SUPPORT HEADERS ON CRIPPLES.
   E. PROVIDE BLOCKING AS REQUIRED FOR CABINETRY, CLOSETS, STAIRS, ETC.
5. JOIST FRAMING:
   A. INSTALL WITH CROWN EDGE UP.
   B. PROVIDE MINIMUM 1-1/2" BEARING OR PROVIDE METAL JOIST HANGERS.
   C. PROVIDE DOUBLED HEADERS AND TRIMMERS AT OPENINGS.
   D. NOTCHES ARE PERMITTED UP TO 1/6 DEPTH OF JOIST EXCEPT NONE IN MIDDLE THIRD OF SPAN. DO NOT NOTCH JOISTS AT FRAMING.
   E. DO NOT BORE HOLES WITHIN 2" OF TOP OR BOTTOM OF JOIST OR LARGER THAN 1/3 DEPTH OF JOIST.
   F. INSTALL SOLID BLOCKING EQUAL TO DEPTH OF JOISTS AT ENDS OF JOISTS AND OVER SUPPORTS.
   G. OPPOSING JOISTS FRAMED OVER SUPPORTS SHALL BE LAPPED 4" MIN (BUTT ENDS WHEN 12" O.C.)
   H. PROVIDE DOUBLE JOISTS UNDER PARALLEL NON-BEARING PARTITIONS.
   I. PROVIDE 1 x 3 CROSS BRACING AT MAXIMUM SPACING OF 8'-0" O.C.
   J. TRUSS JOIST FLOOR FRAMING:
      1. FLOOR TRUSSES (JOISTS) TO BE AS MANUFACTURED BY TRUSS JOIST.
      2. PROVIDE 1 3/4" MIN. BEARING (3 1/2" MIN. WHERE CONTINUOUS OVER SUPPORT).
      3. PROVIDE 1 1/4" TIMBERSTAND RIM BOARD.
      4. PROVIDE WEB STIFFENERS, SQUASH BLOCKS, ETC. AS REQUIRED.
      5. CUT HOLES IN STRICT COMPLIANCE WITH PRODUCT GUIDELINES.
      6. PROVIDE DOUBLE JOISTS UNDER PARALLEL NON-BEARING PARTITIONS.
      7. PROVIDE DOUBLE HEADERS AND TRIMMERS AT FLOOR OPENINGS.
      8. INSTALL IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
6. RAFTER FRAMING:
   A. NOTCH RAFTERS TO BEAR SQUARELY ON EXTERIOR WALL PLATES.
7. FASTENERS:
   A. SPACE FASTENERS TO COMPLY WITH APPLICABLE CODES AND THE "RECOMMENDED NAILING SCHEDULE" OF THE NFPA "MANUAL FOR WOOD CONSTRUCTION."
   B. PROVIDE HOT DIP GALVANIZED STEEL FASTENERS WHEN IN CONTACT WITH PRESSURE TREATED LUMBER.
   C. USE FASTENERS OF APPROPRIATE TYPE AND LENGTH. PREDRILL MEMBERS WHEN NECESSARY TO AVOID SPLITTING WOOD.
   D. WHERE EXPOSED, COUNTERSINK NAILS AND FILL FLUSH WITH SUITABLE WOOD FILLER.
   E. PROVIDE PREFABRICATED, FORMED HOT DIPPED GALVANIZED STEEL FRAMING CONNECTORS AND SUPPORTS OF TYPE AND SIZE REQUIRED. PROVIDE SHOP DRAWINGS OF BEAM TO BEAM CONNECTORS.
8. PROVIDE FIRE STOPS AT INTERCONNECTIONS OF CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
9. PROVIDE 1/2" DIAMETER ANCHOR BOLTS 7" LONG AT 6'-0" O.C. FOR ANCHORAGE OF PRESSURE TREATED SILL PLATES TO FOUNDATIONS. LEVEL AND GROUT SOLID WITH PORTLAND CEMENT GROUT.
10. SHEATHING:
   A. EXTERIOR WALL SHEATHING SHALL BE 3/4" CDX PLYWOOD.
   B. ROOF SHEATHING SHALL BE 3/4" CDX PLYWOOD.
   C. FLOOR SHEATHING SHALL BE 3/4 TONGUE AND GROOVE EXTERIOR GRADE PLYWOOD SHEATHING GLUED AND NAILED AS PER SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
11. UNDERLAYMENT:
   A. PROVIDE PLYWOOD UNDERLAYMENT GLUED AND NAILED UNDER ALL FLOORS.
   B. PROVIDE CEMENTITIOUS BACKER BOARD SCREWED AND GLUED UNDER ALL FLOORS AND WALLS TO RECEIVE CERAMIC TILE.
12. BLOCKING SHALL BE INSTALLED WHERE NEEDED, PARTICULARLY KITCHENS, BATHS, CLOSETS AND STAIRS.
13. COUNTERTOPS AND CABINETRY SHALL BE INSTALLED BY THE CARPENTRY SUBCONTRACTOR.

C. FINISH CARPENTRY.

1. PROVIDE WOODWORK THAT COMPLIES TO THE REQUIREMENTS OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" PUBLISHED BY ARCHITECTURAL WOODWORK INSTITUTE.
2. ALL WOODWORK TO BE PREMIUM GRADE.
3. HIGH PRESSURE LAMINATE: NEMA LD-3
4. STANDING AND RUNNING TRIM.
   A. USE LONGEST PIECES AVAILABLE AND STAGGER JOINTS IN BUILT-UP MEMBERS.
   B. USE DIAGONAL JOINTS IN LENGTH OF TRIM.
   C. COPE OR MITER AT INSIDE CORNERS AND MITER OUTSIDE CORNERS.
   D. MAXIMUM VARIATION TO PLUMB AND LEVEL IS 1/8" IN 8 FEET.
5. PROVIDE STAIR HANDRAILS, BALCONY GUARDRAILS AND BALUSTRADES 36" ABOVE THE FLOOR WITH INTERMEDIATE MEMBERS SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN MEMBERS, EXCEPT THAT A 6" SPHERE CANNOT PASS THROUGH THE TRIANGLE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF THE BALUSTRADE OR RAILING.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. BUILDING INSULATION:

1. BUILDING INSULATION SCHEDULE:
   A. EXTERIOR WALLS: R-15 BATT INSULATION.
   B. CEILINGS: R-49 BATT INSULATION.
   C. CANTILEVERED FLOORS AND FLOORS ABOVE UNHEATED SPACE: R-30 BATT INSULATION.
   D. BAND SILLS: R-15 BATT INSULATION.
   E. CRAWL SPACE: R-30 BATT INSULATION.
2. PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER ON THE WARM SIDE OF ALL INSULATED SURFACES.
3. ALL DOOR AND WINDOW SHIM SPACES SHALL BE FULLY STUFFED OR FOAMED WITH INSULATION.
4. PROVIDE 1" THERMAX INSULATION IN EXTERIOR WALLS BEHIND WASTE AND SUPPLY PIPING.
5. INSULATE CONCEALED STUD SPACES AT INTERSECTION OF INTERIOR PARTITIONS AND EXTERIOR WALL WITH R-15 BATT.
6. THE INTERSECTION OF PLUMBING AND CHASE WALLS WITH AN ATTIC SPACE SHALL BE MADE AIRTIGHT IN A MANNER APPROVED BY THE ARCHITECT.
7. NO FORMALDEHYDE BASED INSULATIONS.

B. FLASHING AND SHEET METAL

1. ALL WALL/ROOF INTERSECTION FLASHINGS SHALL BE GALVANIZED SHEET METAL.
2. FLASH AT HEAD OF ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH GALVANIZED SHEET METAL DRIP CAPS OR INTEGRAL FLASHING FRAME.

C. SEALANTS

1. SEALANTS TO BE ONE COMPONENT ACRYLIC SEALANT: COMPLY WITH FS TT-S-00230, CLASS B, TYPE II TREMCO-MONO OR EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE SEALANT AT ALL EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS (IE: SIDING AND CORNER BEADS, WINDOWS AND DOORS, SOFFITS, BRICK SOLD, WOOD TRIM AND SILLS). CAULK ALL INTERSECTIONS BETWEEN COUNTER TOPS AND WALLS , BATHTUBS OR SHOWER BASES AND TILE, AND TOPS OF ALL PAINTED BASEBOARD.

D. ROOFING

1. ROOF SHINGLES TO BE "CERTAINTEED LANDMARK" LAMINATED ASPHALT SHINGLES WITH A LIFETIME GUARANTEE. VERIFY COLOR WITH ARCHITECT AND OWNER.
2. PROVIDE GALVANIZED SHEET METAL FLASHING.
3. PROVIDE 6'-4" WIDE (2 ROLLS) GRACE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS. PROVIDE COMPLETE ROOF COVERAGE OF ICE AND WATER SHIELD AT ALL ROOFS OR SADDLES WITH A PITCH BELOW 4/12 AND AT ALL ROOFS WITH UNHEATED SPACE BELOW REGARDLESS OF THE ROOF PITCH. EXTEND ICE AND WATER SHIELD A MINIMUM OF 18" UP ANY ADJACENT WALLS BEHIND ANY WALL FINISH AND BEHIND THE SHEET METAL FLASHING.
4. PROVIDE SOFFIT AND RIDGE ROOF VENTS SO THAT THE TOTAL FREE AREA OF VENTS EXCEEDS 1 SQUARE FOOT FOR EACH 300 SQUARE FEET OF CEILING AREA BELOW THE RESPECTIVE ATTIC SPACE. INSTALL ROOF VENTS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION ON A SHINGLE ROOF.
5. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION SPECIFICATIONS.

E. GUTTERS AND DOWNSPOUTS

1. PROVIDE PREFINISHED ALUMINUM GUTTERS AND OVERSIZED DOWNSPOUTS. GUTTERS SHALL HAVE A MINIMUM PITCH OF 1/16" PER FOOT (.06%). PROVIDE PRECAST CONCRETE SPLASHBLOCKS AT DOWNSPOUTS.
2. PROVIDE PREFINISHED SHEET METAL FLASHING FROM STARTER COURSE OF SHINGLES TO GUTTERS.

F. VINYL SIDING

1. SOLID VINYL SIDING AND ACCESSORIES SHALL BE MANUFACTURED BY ALCOA "MASTIC".
2. PROVIDE ACCESSORIES AND OTHER ITEMS SUCH AS WINDOW STARTERS AND UTILITY TRIM PIECES TO PROVIDE A COMPLETE HIGH QUALITY INSTALLATION.
3. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND BEST QUALITY INDUSTRY PRACTICE, INCLUDING INSTALLATION INSTRUCTIONS PREPARED BY THE VINYL SIDING INSTITUTE OF THE SOCIETY OF THE PLASTICS INDUSTRY, INC..

DIVISION 8 - DOORS AND WINDOWS

A. WOOD WINDOWS

1. PROVIDE PRODUCTS MANUFACTURED INTEGRITY (BY MARVIN) IN SIZES AND CONFIGURATIONS SHOWN ON DRAWING WITH THE FOLLOWING SPECIFICATIONS:
   A. EXTERIOR FINISH: CLAD IN STANDARD COLOR.
   B. INTERIOR FINISH: PRIMED WOOD.
   C. GLASS: INSULATED, LOW E ARGON GAS FILLED (TEMPERED AS REQUIRED).
   D. SCREENS: FULL SCREENS AT WINDOWS. PROVIDE ALUMINUM CLAD SWING SCREEN DOORS AT ALL OPERABLE DOORS. SCREENS ARE TO MATCH EXTERIOR CLADDING COLOR WHEN ON EXTERIOR OF WINDOW. INTERIOR SCREENS ARE TO BE WOOD FRAMED TO MATCH THE INTERIOR FINISH OF THE WINDOW.
   E. PROVIDE MULTI-POINT LOCKING AND ADJUSTABLE HINGES AT ALL DOORS.
   F. MUNTINS: REMOVABLE GRILLE WITH FULL SURROUND. (BY CREATIVE MILLWORK)
B. CUSTOM GARAGE DOORS:

1. PROVIDE A 3/4 HP BELT DRIVE GARAGE DOOR OPENER WITH 2 REMOTES AND BUTTON STATION FOR EACH GARAGE DOOR. ALL GARAGE OPENER WIRING SHALL BE CONCEALED.

C. FINISH HARDWARE.

1. PROVIDE THE FOLLOWING DOOR HARDWARE:

INTERIOR DOORS	1 LOCK OR LATCH SET 1 1/2 PAIR BUTTS FLOOR OR WALL BUMPER AS REQUIRED
GARAGE AND EXTERIOR DOORS	1 1/2 PAIR BUTTS 1 LOCK SET 1 DEAD BOLT WEATHERSTRIPPING THRESHOLD CLOSER AT GARAGE DOOR FLOOR OR WALL BUMPER AS REQUIRED

2. MOUNT HARDWARE AS RECOMMENDED IN "RECOMMENDED LOCATIONS FOR BUILDER'S HARDWARE" BY NSHA OR AS REQUIRED TO COMPLY WITH GOVERNING STANDARDS.

DIVISION 9 - FINISHES

A. PAINTING:

1. PROVIDE PAINTING AS REQUIRED THROUGHOUT THE PROJECT.
   A. INTERIOR DRYWALL - ONE COAT LATEX PRIMER - TWO FINISH COATS LATEX PAINT.
   B. PAINTED WOODWORK - ONE PRIME AND TWO FINISH COATS LATEX.
   C. STAINED WOODWORK - ONE COAT STAIN AND THREE COATS VARNISH
   D. EXTERIOR WOOD TRIM- TWO COATS OF OIL-BASED OPAQUE STAIN. PROVIDE ONE PRIME COAT ON ALL SIDES OF WOOD TRIM.
2. PREPARE ALL SURFACES TO RECEIVE PAINT OR STAIN STRICTLY ADHERING TO THE RECOMMENDATION OF THE MANUFACTURER.

B. GYPSUM WALLBOARD SYSTEMS

1. COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI/ASTM C-840 FOR APPLICATION AND FINISHING OR GYPSUM BOARD.
2. PROVIDE TAPERED EDGE GYPSUM BOARD ASTM C-36. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOMS. PROVIDE CEMENTITIOUS BACKER BOARD UNDER CERAMIC TILE.
3. PROVIDE REINFORCING TAPE, ADHESIVE, METAL CORNER BEADS, CASING BEADS, ETC., AS REQUIRED TO PROVIDE A COMPLETE FINISHING SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL WALLS, TO BE ONE LAYER 5/8" DRYWALL EACH SIDE TAPED, SANDED AND PAINTED.
5. ALL CEILINGS TO BE ONE LAYER 5/8" DRYWALL EACH SIDE TAPED, SANDED AND PAINTED.
6. GARAGE WALLS AND CEILING SHALL BE TWO LAYERS 5/8" TYPE "X" DRYWALL EACH SIDE. ALL GARAGE DRYWALL TO BE TAPED, SANDED AND PAINTED.
7. ALL DRYWALL TO BE SCREWED AND GLUED.

C. CERAMIC AND STONE TILE:

1. COMPLY WITH THE TILE COUNCIL OF AMERICA, INC. SPECIFICATIONS AND ANSI A108.5.
2. ALL TILE TO BE INSTALLED IN ACCORDANCE WITH TILE COUNCIL OF AMERICA SPECIFICATIONS FOR SPECIFIC INSTALLATION AND SUBSTRATE.
3. CLEAN TILE AS PER MANUFACTURER'S RECOMMENDATIONS.

D. WOOD FLOORING SPECIFICATION.

1. WOOD FLOORING TO BE SOLID WOOD STRIP OF PLAIN SAWN RED OAK NOFMA SELECT AND BETTER. PROVIDE IN 3/4" THICK, 2-1/4" WIDE, RANDOM LENGTHS. PROVIDE TONGUE AND GROOVE EDGES.
2. INSTALL IN ACCORDANCE WITH NOFMA HARDWOOD FLOORING INSTALLATION MANUAL.
3. FINISH WITH SANDING, WOOD FILLER, ONE COAT OF PENETRATING STAIN AND TWO COATS OF POLYURETHANE FINISH.

DIVISION 10 - SPECIALTIES

1. ALL CLOSETS TO HAVE ONE 12" SHELF AND ONE POLE UNLESS NOTED OTHERWISE ON PLAN, ALL LINEN CLOSETS TO HAVE FIVE (5) 16" SHELVES UNLESS NOTED OTHERWISE.
2. ALL MIRRORS TO BE 1/4" CLEAR GLASS. VERIFY FINISH OF METAL EDGE TRIM AND LOCATION OF BEAMS WITH ARCHITECT. PROVIDE MIRRORS FULL WIDTH OF COUNTERTOP AT ALL SINKS IN BATHROOMS OR AS INDICATED.

DIVISION 15 - MECHANICAL

A HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THE DESIGN AND INSTALLATION OF HEATING, COOLING, AND VENTILATING SYSTEMS, INCLUDING BUT NOT LIMITED TO HEATING PLANT DISTRIBUTION, AIR CONDITIONING SYSTEM, HUMIDIFICATION, TEMPERATURE AND HUMIDIFICATION CONTROL, EXHAUST FANS, GAS FIRED EQUIPMENT FLUES AND APPLIANCE VENTS.
2. ENTIRE SYSTEM SHALL CONFORM TO APPLICABLE ASHRAE AND SMACNA STANDARDS. CONTRACTOR SHALL CALCULATE HEAT LOSS AND GAIN , SIZE ALL DUCTS AND EQUIPMENT TO GUARANTEE SYSTEM WILL HEAT HOUSE TO 70 F AT 10 OUTSIDE TEMPERATURE WITH 15 M.P.H. WIND AND COOL HOUSE TO 74 F AT 95 F OUTSIDE TEMPERATURE.
3. PROVIDE COMBUSTION AIR FOR FURNACES AND HOT WATER HEATER IN ACCORDANCE WITH NFPA 854.
4. VENT ALL POWDER ROOM TOILET COMPARTMENTS AND BATHROOMS WITH EXHAUST FANS THRU ATTIC TO ROOF VENTS. PROVIDE 2 CFM OF EXHAUST PER SQUARE FOOT OF FLOOR AREA.
5. ALL SUPPLY, RETURN AND EXHAUST DUCT OPENINGS SHALL BE COVERED WITH SCREENING DURING CONSTRUCTION.
6. JOINTS AND SEAMS OF SUPPLY AND RETURN DUCTS TO BE SECURED PROPERLY AND SUBSTANTIALLY AIRTIGHT.
7. PROVIDE HIGH/LOW RETURN AIR REGISTERS IN EACH ROOM.
8. ALL SHEET METAL DUCT SYSTEMS TO HAVE SUFFICIENT IN-LINE DAMPERS FOR BALANCING PURPOSES.
9. RUN ALL DUCTWORK TIGHT TO UNDERSIDE OF FLOOR CONSTRUCTION IN BASEMENT/CRAWL SPACE.
10. TYPE "B" FLUES TO BE INSTALLED IN ACCORDANCE WITH THEIR LISTING