	LEGEND	
SYMBOL	DESCRIPTION	03. CONCRETE CONTINUED
X AX	DETAIL REFERENCE, BOTTOM NUMBER	
	INDICATES DRAWING SHEET	16. VERIFY CONCRETE HAS NOT EXCEEDED MAXIMUM A MOISTURE CONTENT BY PRESCRIBED MOISTURE TE
X	SECTION OR ELEVATION REFERENCE	FLOORING MANUFACTURER DIRECTION. 17. BOTTOM OF CONCRETE FOOTINGS TO BE MIN. 12" BE FROSTLINE AND BEAR ON 2 TON PSF MIN. UNDISTUI
	REVISION NUMBER WITHIN TRIANGLE RELATES TO INFORMATION ALTERED WITHIN CLOUD/BUBBLE	FIELD CONDITIONS ARE NOT SUFFICIENT, NOTIFY AI BEFORE PROCEEDING. DO NOT STEP MORE THAN T HORIZONTAL TO ONE FOOT VERTICAL. 18 PROVIDE 4" DIAMETER SLOTTED PVC PERIMETER FOO WHERE FOOTINGS ARE ADJACENT TO BASEMENTS
2'-6"	DIMENSION LINE, NUMERALS INDICATE DISTANCE TO FACE OF FINISH CONSTRUCTION.	CRAWLSPACE. THE DRAIN SHALL RUN TO DAYLIGH RIPRAP SPLASHBLOCK OR SINGLE CULTEC 230 WITI 3/4"GRAVEL. 19. PROVIDE CONTINUOUS BENTONITE WATER SEAL BET
	EXISTING CONSTRUCTION TO BE REMOVED OR	AND FOUNDATION WALL. 06. WOOD, PLASTICS AND COMPOSITES
	AS OTHERWISE NOTED	1. THE DESIGN, TRANSPORTATION AND ERECTION OF
	WINDOW SYMBOL	 TIME DECIDITION, THE AUTOR OF OF
	EXISTING CONSTRUCTION TO REMAIN	F(B) = 1,350 PSI F(V) = 75 PSI E = 1,350,000 PSI F(T) = 87 F(C) = 325 PSI(PERPEN) F(C) = 825 PSI(PARA)
2062	SWINGING DOOR WITH SIZE-TYPE	3. ALL LUMBER SHALL BE KILN DRIED TO MAXIMUM MC CONTENT OF 15%, HEM-FIR #1 CONSTRUCTION G
^d A	IDENTIFICATION	 SILLS, NAILERS AND LEDGERS MAY BE CONSTRUCT THE DESIGN, TRANSPORTATION, AND ERECTION OF
	(2068-A DENOTES 2'-0" X 6'-8" TYPE A DOOR) NEW CONSTRUCTION WALL REFERENCE,	SHALL BE IN ACCORDANCE WITH PROVISIONS OF
	LETTER	PLYWOOD ASSOCIATION. 6. PLYWOOD FOR FLOORS AND WALLS SHALL BE "STF
	WITHIN DIAMOND CORRESPONDS TO CONSTRUCTION DETAIL OR SPECIFICATIONS	INT-DFPA" 7. PLYWOOD FOR ROOFS SHALL BE "STRUCTURAL I E
(N) NEW	ELECTRICAL DUPLEX RECEPTACLE OUTLET WALL MOUNTED AT 18" ABOVE FINISHED FLOOR OR	8. JOIST/RAFTER HANGERS SHALL BE #18 GAGE GALV UNO BY TECO OR SIMPSON, USE COMPATIBLE NA
пп	12"	RECOMMENDED BY MANUF. 9. NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLE
JB	ABOVE COUNTER SURFACE WHERE REQ'D (GFI- Dencothen Gronned Ka(USENSMEARED BTER) FOR	OTHERWISE ON THE CONSTRUCTION DOCUMENT PLYWOOD OVER JOISTS - 6" O/C; MIN 16D NAILS PLYWOOD OVER WALL STUDS - 6" O/C @ INTERIOR ME
	SCONCES) RECESSED 6" DIAMETER LED LIGHTING FIXTURE	NAILS 4" O/C @ PANEL EDGES; MIN 16D NAILS
0	"PROGRESS" OR EQ., WITH WHITE TRIM, 1500 MIN LUMEN LAMP, 3000 K CRI, LOWERCASE LETTER DESCRIBES CIRCUIT AND SWITCH CONTROL WHERE	10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO W CONTACT WITH THE FOUNDATION OR WITHIN 18" (BE GRADE UC4A ACQ-PRESSURE TREATED PRES
	SHOWN SCONCE FOR BATHROOMS BY "REJUVENATION"	PRESSURE TREATMENT SHALL BE IN ACCORDANC REQUIREMENTS OF THE AMERICAN WOOD PRESE
Φ	SILETZ #578, WITH SHADE 143 L, 2 LED LAMPS, WET	FASTENERS USED WITH PRESSURE TREATED WO STAINLESS STEEL OR GALVANIZED G-185 PROCES
ŝ	LOCATION	11. PLYWOOD SHEATHING SHALL BE 5/8" THICK RADIA AT ROOFS 1/2" THICK CDX AT WALLS INDICATED,
\bigcirc	EXTERIOR INCANDESCENT SCONCE LIGHTING	CDX AT FLOORS. ALL PLYWOOD SHALL BE APA RAT INSTALLED IN STAGGERED PATTERN. CONSTRUCTI
$\langle \rangle$	FIXTURE FLOOD LIGHT WITH 150 W PAR LAMPS	FOR ALL PLYWOOD SUBFLOORING TO BE PER APA
	SINGLE POLE LIGHT SWITCH, WALL MOUNTED AT	12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN IN MANUFACTURERS INSTRUCTIONS.
\$	42" ABOVE FINISHED FLOOR (SUBSCRIPT "3"	13. DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRA
	INDICATES	1/3 OF DEPTH WITH
SD	3WAXESYETEET OR HARDWIRED CATION WITH	OUT CONTACTING ARCH. FOR REINFORCEMENT INS NOT CUT HOLES OR
	WITH 10 YEAR LITHIUM BATTERY BACKUP HEAT DETECTOR HARDWIRED &	NOTCHES WITHIN 2" OF TOP OF BOTTOM OF MEMBE NOTCHES IN ENGINEERED
HD	INTERCONNECTED,	FRAMING SHALL BE IN ACCORDANCE WITH MANUF.
	WITH 10 YEAR LITHIUM BATTERY BACKUP CARBON MONOXIDE DETECTOR, HARDWIRED &	RECOMMENDATIONS. 14. INSTALL PRESSURE TREATED SILL PLATES AT TOP
	INTERCONNECTED WITH 10 YEAR LITHIUM BATTERY	WALL ANCH'D WITH 1/2" DIA, 8" LONG ANCHOR BOLT OVER SILL SEAL. PROVIDE METAL TERMITE SHIELD
FX	BACKUP FIRE EXTINGUISHER, A-B-C RATED 5 LB	PLATES. 15. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C., CO
HB	HOSE BIB	REQ. PROVIDE SOLID BLOCKING IN FLOOR CONSTR POSTS.
		16. UNLESS SHOWN OTHERWISE ON DRAWINGS SOFF PAINTED ACX BOARDING, WITH ½ X 1" BATTENS AT SPACES TO CONCEAL SEAMS.
	CEILING DIFFUSER (SUPPLY), WHITE	17. FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WA CEILING/WALL INTERSECTIONS AND WHERE REQUIR
	CEILING REGISTER (RETURN), WHITE	18. PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR BELOW PARALLEL PARTITIONS.
		19. MINIMUM BEARING SHALL BE 4" ON MASONRY AND 1
03. CONCRETE		STL FOR DIM. LUMBER, AND AS RECOMMENDED BY LUMBER MANUF. 20. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE
	IIXING, TRANSPORTING, AND CURING OF ALL	INSTITUTES "NATIONAL DESIGN STANDARD FOR ME
	L CONCRETE SHALL CONFORM TO THE REQUIREMENTS DING CODE REQUIREMENTS FOR REINFORCED	DRAWINGS FOR APPROVAL.
CONCRETE",		28: EXTERIOR DECK AND STAIR PLATFORMS TO BE CON HOUSE OR BUILDING FRAMING WITH MINIMUM OF 2

- CONCRETE, THE AC 2. STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- 3. AGGREGATES SHALL CONFORM TO ASTM C33; THE COARSE COMPONENT EITHER WASHED GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND.
- 4. PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPF I
- 5. DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A STMA615, GRADE 60.
- 6. STANDARD DETAILS FOR HOOKS, BENDS, AND DEVELOPMENT LENGTHS SHALL BE IN CONFORMANCE WITH THE "CONCRETE REINFORCING STEEL HANDBOOK", THE CRSI ENGINEERING PRACTICE COMMITTEE
- . SMOOTH WIRE FABRIC REINFORCEMENT SHALL BE IN COMPLIANCE WITH ASTM A185. SHEETS ONLY NO ROLLS, PER ACI ASTM A185.
- 8. GROUT SHALL BE NON-METALLIC AND NON-SHRINK, AND POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI. 9. EXPANSION ANCHORS SHALL BE STAINLESS STEEL "KWIK BOLTS" AS 27. INTERIOR STAIRS TO BE RED OAK TREADS WITH BULL NOSE,
- MANUFACTURED BY THE HILTI CO. NEW RE-BAR DOWELS SECURED TO EXISTING CONCRETE WITH "HIT C-100" ADHESIVE ANCHORS.
- 11. SLABS ON GRADE FOR WALKS OR PATIOS SHALL BE 4" (6" AT DRIVEWAYS) AIR- ENTRAINED 3000 PSI WITH 6x6 WWF REINFORCEMENT ON 4" COMPACTED GRAVEL BASE. PROVIDE EXPANSION JOINTS AT 5' O.C., TOOLED FLAG CONTROL JOINTS AT 5' 07. THERMAL AND MOISTURE PROTECTION O.C., FLOAT FINISH INDOOR EXPOSED SLABS, BROOM FINISH EXTERIOR EXPOSED SLABS. APPLY CURING COMPOUND. FINISH IN ACCORDANCE WITH ACI 318.
- 12. OBSERVE MINIMUM REBAR CONCRETE COVER PER ACI STANDARDS. 13. CONCRETE SHALL POSSESS A MAXIMUM SLUMP OF 3.5".
- 14. PROVIDE ADEQUATE WEATHER PROTECTION FROM EXCESS COLD, HEAT OR WIND PER A.C.I. GUIDELINES AND PER ASTM C94. 15. COORDINATE WITH RELATED TRADES FOR EMBEDS. SLEEVES.
- OPENINGS, CHASES AND RELATED FORMING REQUIREMENTS.
- W/ UNHEATED SPACES BELOW. VAPOR BARRIER TO WARM SIDE. FIRE-RETARDANT WHERE REQUIRED.
- 3. RIGID INSULATION TO BE POLYISOCYANURATE: 2" AT SLAB EDGE AND FNDN PERIMETER, 24" DOWN AND 24" IN.

STYLES.

- ALLOWABLE ESTING PER
- BELOW LOCAL JRBED SOIL. IF ARCHITECT TWO FEET
- OOTING DRAIN OR HT WITH 12 SF TH 6" LAYER OF
- TWEEN FOOTING
- OF ALL NCE WITH THE ND "MANUAL FOR FOREST AND
- ATED FOR THE 875 PSI
- *I*OISTURE GRADE OR BETTER
- CTION GRADE. OF ALL PLYWOOD THE AMERICAN
- TRUCTURAL I
- EXT-DFPA"
- VANIZED STEEL IAILS AS
- ESS NOTED
- 'EMBERS; MIN 16D <u>08. OPENINGS</u>
- WEATHER, IN OF EARTH SHALL SERVATIVE. **ICE WITH THE** ERVERS' ASSOC. OOD SHALL BE
- IANT BARRIER CDX , AND 3/4" THICK TED AND
- TION ADHESIVE AFG-01. INSTALLED PER^{1/2}"
- AMING EXCEEDING
- STRUCTIONS, DO
- 3ER HOLES AND
- P OF FOUNDATION TS AT 6' O.C. MAX. AT BASE OF SILL
- ORNER BRACE AS RUCTION BELOW
- FIRS SHALL BE Γ4' OC AND
- ALLS AND RED BY CODE.
- R OPENINGS AND
- 0 1 1/2" ON WD OR ENGINEERED
- HE TRUSS PLATE ETAL PLATE MIT SHOP
- NNECTED TO "HOUSE OR BUILDING FRAMING WITH MINIMUM OF 2 LATERAL
- TENSION CONNECTORS (SIMPSON DTT2 OR EQUAL) 22. PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE JOISTS.
- 23. FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL
- WOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL. 24. MOLDING PROFILES AS NOTED IN FINISH SCHEDULE, USE CLEAR POPLAR OR PINE. ALLOW
- WOOD TO SEASON ON SITE. SCARF JOINTS. 25. COMPOSITE TRIM TO BE BASED ON AZEK OR BORAL AND BE INSTALLED PER MANUFACTURES DIRECTIONS.
- 26. EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED WITH WATER REPELLANT
- PRESERVATIVE CONTAINING 3-IODO-2PROPYNYL CARBAMATE COMBINED WITH INSECTICIDE CONTAINING CHLOROPYRIFOS AS ITS ACTIVE INGREDIENT.
- PAINTED PINE CLOSED RISERS. RED OAK RAILINGS. PROVIDE NOTIFICATION PLACARD FOR USE OF ENGINEERED WOOD, PRE-FAB TRUSSED OR TIMBER FRAME AT EXTERIOR ELECTRICAL BOX PER LOCAL BUILDING
- INSPECTORS DIRECTION.
- BUILDING WRAP BY "HYDROGAP" DRAINABLE HOUSEWRAP BY BENJAMIN OBDYKE OR EQUAL, TAPE ALL SEAMS, FLASH ALL WINDOWS, DOORS AND PENETRATIONS WITH METAL PREFORMED FLASHING, SEAL, PROVIDE END DAMS WHERE REQUIRED. USE FLASHING TAPE AT OPENINGS BY "HYDROFLASH"
- SELF ADHERED FLASHING TAPE. BATT INSULATION TO BE FIBERGLASS BATTS W/ WITH VAPOR BARRIER, R-19 WALLS, R-30 CEILINGS/ROOF OR FLOORS/CEILING
- 22. PLUMBING

- BY USG OR EQUAL).
- STANDARDS 4.

- LINER-PAN BELOW.
- SURROUNDS.
- FLAT-SIDING
- FOR
- 10. SPECIALTIES
- 11. EQUIPMENT

TEMPERATURE CONTROLS: EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF 1. PLUMBING - DOMESTIC WATER PIPING SHALL BE PEX, AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF DRAIN-WASTE-VENT PIPING SHALL BE PVC SCHEDULE 40 (ASTM THE LARGEST ZONE. D2665) . STORM WATER PIPING TO BE SCHEDULE 40 PVC . PROVIDE VALVES AND NECESSARY FITTINGS TO RENDER THE SYSTEM HVAC PIPING CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED COMPLETE AND OPERATIONAL. PROVIDE FIXTURES AS SHOWN ON FLUIDS BELOW 55 DEGREES F MUST BE INSULATED TO THE LEVELS IN THE PLANS & INSTALL WATER HAMMER ARRESTER AT THE BOTTOM TABLE 2. OF EACH LINE TO ABSORB SHOCK. GAS SERVICE LINES SHALL BE BLACK IRON PER CODE. ALL LINES SHALL BE FULLY AND MINIMUM INSULATION THICKNESS FOR CIRCULATION HOT WATER SUCCESSFULLY TESTED BEFORE CONCEALMENT. PROVIDE PIPES INSULATION THICKNESS IN INCHES BY PIPE SIZES ALTERNATE PRICE FOR DWV IN CAST IRON FOR OVERHEAD-HORIZONTAL INSTALLATIONS.

- <u>9. FINISHES</u>

07. THERMAL AND MOISTURE PROTECTION (CONTINUED)

4. "CERTASPRAY", SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL TYPE BY CERTAINTEED IN MAXIMUM THICKNESS. INSTALLED PER MANUFACTURER DIRECTIONS. PROVIDE CODE MANDATED FIRE-PROTECTION WHERE REQUIRED

5. VAPOR BARRIER TO BE 6 MIL POLYETHELENE. OVERLAP AND TAPE SEAMS.

FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATE, FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS, PROVIDE BUILT UP METAL-FLASHED CRICKETS AS REQUIRED.

PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACKER RODS WHERE NEEDED. INSTALL PER ASTM C920.

8. PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS.

WOOD TRIM TOP BE SELECT PINE OR POPLAR, FULLY BACK PRIMED. PROVIDE CAP FLASHING AT WINDOW HEADS AND SILLS, TRIM BOARDS, WATERTABLES, TRANSITIONS BETWEEN SHINGLE

10. PROVIDE PRE FINISHED ALUM. GUTTERS AND LEADERS WITH SPLASH BLOCKS OR CONNECTIONS TO DRYWELLS (V.I.F.) PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ASPHALT SHINGLE ROOF. PROVIDE STRAINER BASKETS AND SCREENED

GUTTER COVERS. PROVIDE CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIPING. 11. PROVIDE RIDGE VENT, CAVITY BAFFLES AND EAVE VENTS. $\frac{1}{300}$ MIN. VENT TO SF RATIO.

12. ASPHALT LAMINATED ROOF SHINGLE BY "TIMBERLINE", 40 YEAR, 13. TAB ARCH. ASPHALT ON 30# ROOF FELT AT SLOPES 3:12 AND AT VALLEYS. BELOW 3:12 USE ICE & WATER SHIELD THROUGHOUT PROVIDE SHINGLE SAMPLE FOR APPROVAL. INSTALL PER A.R.M.A. RESIDENTIAL ASPHALT ROOF MANUAL MINIMUM SOLAR REFLECTANCE INDEX OF 29.

WINDOWS ARE ANDERSON OR EQUIVALENT, WOOD W/ VINYL CLAD, INSUL, LOW E (.34 U MAX.) SIMULATED DIVIDED LITES, GLAZING WITH SCREENS, EXTENSION JAMBS AS REQ'D, (NOTE DIFFERENT WALL THK.'S). FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING. WINDOW HARDWARE FINISH AS SELECTED BY OWNER. TEMPERED GLASS WHERE REQUIRED BY CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE. ALL WINDOWS TO BE WEATHER STRIPPED, FLASHED AND CAULKED AND LATCHETS- "YALE", SELF-CLOSING HINGES-"BOMMER",

SLIDING DOOR SETS & POCKET SLIDERS-"HAGER" WEATHERSTRIPPING & THRESHOLDS-"PEMKO", DOOR STOPS & BIFOLD DOOR SETS- "STANLEY", FINISH AS SELECTED OR AS REQUIRED TO MATCH EXISTING. HARDWARE FUNCTIONS PER STEEL DOORS FOR EXTERIOR USE SHALL BE INSULATED 14 GA. FRAMES, AND 16 STEEL FACE DOOR, INTERIOR USE SHALL BE 16 GA. FRAMES WITH 18 GA. STEEL FACE DOOR.

1. UNLESS NOTED OTHERWISE ALL GYPSUM WALLBOARD TO BE 1/2 TYPE X. USE WR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND GLUED PER LEVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH

ACOUSTICAL SOUND DEADENING GYPSUM BOARD BY:"QUIETROCK" 5/8" THICK, GLUED AND SCREWED TO FRAMING ABOVE. DIAMOND LATH, PROVIDE CONTROL JOINTS AT 20' MAX AND AT EDGE. PROVIDE SCREEDS, CORNER BEADS, AND ACCESSORIES FOR COMPLETE INSTALLATION PER PORTLAND CEMENT ASSOCIATION

WOOD FLOOR TO BE 3/4"X 2 1/4" T &G OAK OR OWNERS CHOICE (SEE FIN. SCHED.)W/ ROSIN PAPER UNDERLAY AND CAVITY INSUL WHERE REQ. ALLOW WOOD FLOOR MATERIAL TO SEASON ON SITE PER MANUF. GUIDELINES, ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURERS RECOMMENDATION.

CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAL. USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELCTED. SEAL

APPLICATION FOR SHOWER ENCL TO DRAIN W/ FULLY BONDED PVC 6. USE 1/2" CEMENT BACKER BOARD BEHIND CER. TILE AT TUB/SHWR

PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER.

& MARBLE FLOOR TILE. TURN UP 4" AT WALLS. 8. PAINT SHALL BE "PRATT AND LAMBERT" EXTERIOR LATEX,

SATIN- FOR TRIM AND DOORS, INTERIOR GWB: EGGSHELL LUSTER-WALLS SATIN- TRIM AND DOORS. PREP ALL SURFACES PER MANUF. INSTRUCTIONS PRIME AND PAINT ALL SCHEDULED SURFACES 2 COATS MIN. COLORS TO BE SELECTED. PROVIDE 2' X 2' MOCKUP

APPROVAL OF EACH COLOR. APPLY PAINT WITHIN AREAS LIGHTED AT A MINIMUM 100 FOOTCANDLES 9. PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE

1. TOILET ACCESSORIES PROVIDED BY OWNER, INSTALLED BY GC

1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO : DISHWASHER, M.W. OVEN, HOOD, COOKTOP,

WALL OVENS, REFRIGERATOR, DISPOSAL. 2. PROVIDE CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL

22. PLUMBING (CONTINUED)

2. A. TOILETS AND URINALS. ANY NEWLY INSTALLED OR REPLACED TOILET OR URINAL MUST BE EITHER LOW FLUSH TOILETS EQUAL TO OR LESS THAN 1.28

GALLONS PER FLUSH ("GPF") OR DUAL-FLUSH TOILETS WHERE THE LOW FI USH

FEATURE IS NO MORE THAN 1.28 GPF. B. SHOWERS. ANY NEWLY INSTALLED OR REPLACED SHOWER HEAD 4. ALL ELECTRICAL WORK TO CONFORM TO LATEST EDITION OF MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM"). C. LAVATORY FAUCETS. ANY NEWLY 5. PROVIDE AT THE MINIMUM FRONT AND REAR/SIDE BELLS. INSTALLED OR REPLACED LAVATORY FAUCET MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS

- PER MINUTE ("GPM"). PROVIDE 3 FROST FREE HOSEBIBS IF NOT CALLED OUT ON PLANS
- OTHERWISE
- PROVIDE FLOODSAVER WASHER-DRYER BASINS BELOW WASHERS 5. CONNECTED TO SAN. AND VENT.
- ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY

INSULATED OR HEAT TRACED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES. FITTINGS TO BE BRUSHED CHROME. FULLY TEST AND MAKE SYSTEMS

OPERATIONAL.

23. HEATING VENTILATION AND AIR CONDITIONING (HVAC)

ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

OVER, USE ICE & WATER SHIELD AT BOTTOM 36" FROM GUTTER AND PROVIDE NEW CAST-IRON RADIATORS OR RECESSED RADIATORS TO MATCH EXISTING. PROVIDE VALVES WHERE REQUIRED.

> HVAC- PROVIDE AND MODIFY DUCTWORK REGISTERS AND DIFFUSERS. DAMPERS AS REQUIRED TO CONDITION THE NEW AND EXISTING SPACES TO 72 DEGREES INDOORS WHEN OUTSIDE TEMPERATURE REACHES 90 DEGREES, AND 70 DEGREES WHEN OUTSIDE TEMPERATURE REACHES 0 DEGREES. PROVIDE FLUSHABLE STEAM HUMIDIFIER. LOCATE NEW HVAC UNIT IN ATTIC, SEPARATELY ZONE 1ST FL AND 2ND FL. PROVIDE PROGRAMMABLE THERMOSTATS. HVAC UNIT CAPACITIES ARE PRELIMINARY AND SHOULD BE CONFIRMED BY HVAC SUBCONTRACTOR. LOCATE CONDENSER UNIT WITHIN PROPERTY LINE SETBACKS ON PRECAST CONCRETE PADS. LOCATE REFRIGERANT LINES WITHIN EXTRA DEDICATED NON-FUNCTIONAL GUTTER LEADER. PROVIDE RUPTURE PANS AND ALARM AT EACH AHU. MINIMUM A/C SEER VALUE 13. CONDENSER UNITS MUST MEET APPLICABLE NOISE DB RATINGS.

HARDWARE AS MANUFACTURED BY: HINGES-"STANLEY", LOCKSETS PROVIDE EXHAUST VENTILATION FROM BATHROOMS, KITCHENS PER CODE IF NOT OTHERWISE SPECIFIED.

> PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL OF HVAC LAYOUT.

BUILDERS HARDWARE MANUFACTURERS ASSOCIATION STANDARDS. PROVIDE NEW "MITSUBISHI" MR SLIM DUCTLESS A/C (12.6 MBTU) WITH CONDENSER AND REQ. ACCESSORIES. LOCATE CONDENSER PER OWNER'S DIRECTION

> DUCTS: ALL DUCTS SHALL BE FABRICATED AND RIGIDLY INSTALLED WITH REQUIRED BRACING AND SUPPORTS. THE MAIN SUPPLY AND RETURN DUCT SHALL BE ISOLATED FROM THE HEATER AND BLOWER BY MEANS OF FABRIC INSULATORS. PROVIDE DUCT DAMPER FOR EACH RUN. INSULATE ALL DUCTS LOCATED IN GARAGE, ATTIC, AND UNHEATED AREAS. ACOUSTICAL INSULATE DUCTS IN OFFICES, MEETING AND MEDIA ROOMS

GRILLS AND REGISTERS: PROVIDE SUPPLY AND RETURN REGISTERS IN EACH ROOM. ALL SUPPLY GRILLS TO HAVE ADJUSTABLE DAMPERS. STUCCO PORTLAND CEMENT PLASTER TO BE 3 COAT ON EXPANDED FLOOR GRILLS TO BE WOOD TO MATCH WOOD FLOOR WHERE APPLICABLE.

> SO THAT ALL ROOMS HEAT AND COOL EVENLY TO THE REQUIRED TEMPERATURE SET ON THE THERMOSTAT.

DUCT INSULATION:

SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8

RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE **BUILDING MUST BE INSULATED TO R-4**

GROUT. PROVIDE MARBLE SADDLES AT FL. TILE USE MUDSET TILING SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO

RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2

INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS. DUCT CONSTRUCTION:

ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, (ADHESIVES), MASTIC PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED. -EXCEPTION- CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2 IN. W.G. (500 PA) DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

. PROVIDE BLOCKING AND ANCHORAGE WHERE REQUIRED. COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDED.

AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.

THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND

WATER SYSTEM,

26. ELECTRICAL

- PROVIDE AND INSTALL ELECTRICAL DEVICES AND FIXTURES SHOWN. PROVIDE NEW CIRCUITS AS REQUIRED. USE LINE COVER AND SWITCHPLATES, COLOR TO MATCH WALL, STYLE TO MATCH EX. REMOVE ABANDONED AND UNUSED WIRING. 2. USE GROUND FAULT INTERRUPTERS AT ALL AREAS WITHIN 6' OF
- WATER SOURCE. 3. INSTALL ARC-FAULT INTERUPTERS WHERE REQUIRED.
- THE NATIONAL ELECTRICAL CODE. PROVIDE WALL LIGHT SWITCHES FOR LIGHTING AT ALL ROOMS
- AT STRIKE SIDE OF DOOR INSIDE ROOM. 6. PROVIDE 3-WAY WALL SWITCHES FOR LIGHTING AT ALL CORRIDORS AND STAIRS AT EACH END OF PASSAGE. PROVIDE NEW ELECT. DUPLEX RECEPTACLES AT 12' O/C IN HABITABLE RMS. PROVIDE 6 TELEPHONE RECEPTACLES IN LOCATIONS DIRECTED BY OWNER.
- PROVIDE 3 CABLE TV OUTLETS IN LOCATIONS DIRECTED BY OWNER.PROVIDED METAL JUNCTION AND DEVICE BOXES. 7. COORDINATE WITH OWNER'S SECURITY AND/OR COMPUTER VENDOR FOR THEIR INSTALLATION REQUIREMENTS AS NEEDED
- BEFORE DRYWALL INSTALLATION. 8. PROVIDE AND INSTALL NECESSARY DEVICES AND WIRING TO ASSURE THAT COMPLETED CONDITIONS COMPLY WITH: SECTION R313.1 - REQUIRES THAT ANY/ALL BEDROOMS/COMMON HALLWAYS SHALL BE EQUIPPED W/ HARD WIRED AND INTEGRATED SMOKE DETECTORS (W/ A BATTERY BACK-UP) W/ A CARBON MONOXIDE DETECTOR OUTSIDE ALL BEDROOM(S) IN THE CORRIDOR AND ANY/ALL BASEMENT HABITABLE SPACES AND IN ANY/ALL MECHANICAL ROOM(S)
- CABLING SHALL BE CAT 5 MINIMUM, PROVIDED WITH TIE-OFFS. 10. COORDINATE WITH OWNER'S SECURITY AND/OR COMPUTER
- VENDOR FOR THEIR INSTALLATION REQUIREMENTS AS NEEDED BEFORE DRYWALL INSTALLATION. 11. COORDINATE WITH OWNER'S SECURITY AND/OR COMPUTER
- VENDOR FOR THEIR INSTALLATION REQUIREMENTS AS NEEDED BEFORE DRYWALL INSTALLATION.

31 & 32. EXTERIOR IMPROVEMENTS & EARTHWORK

PROVIDE PROTECTION OF ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE CONSTRUCTION ACTIVITIES.

PROVIDE SILT FENCE AT ADJACENT AREAS TO EXCAVATION & , GRADING AND CONSTRUCTION.

STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER. REGRADE, AND RE-SEED ALL DISTURBED AREAS.

ASSURE MINIMUM 1/4" PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.

SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY, AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOIL CONDITIONS.

SUBSTANDARD SOIL CONDITIONS MUST BE REMOVED TO A DEPTH OF ADEQUATE BEARING CAPACITY AND THEN REPLACED WITH ENGINEERED COMPACTED FILL WHICH SHALL CONSIST OF CLEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY, PLACED IN 8" LIFTS WITH EACH LAYER AND BASE EARTH LAYER THOROUGHLY COMPACTED BY MAKING 4 PASSES WITH A VIBRATORY PLATE.

AREAS WITHIN 6' OF EXISTING CONSTRUCTION (WHOSE SOIL HAS NOT BEEN DISTURBED WITHIN 30 YEARS) SHALL BE CONSIDERED BACKFILL AND REQUIRES ADDITIONAL SOIL TAMPING TO DEMONSTRATE 95% COMPACTION AT SOIL BEARING FACE.

PROVIDE CLEAN FILL WHERE REQUIRED TO MATCH ADJACENT GRADES AS REQUIRED., OR AS SHOWN ON THE DRAWINGS. BACKFILLING SHALL BE PERFORMED IN 8" LIFTS AND COMPACTED TO ACHIEVE RECOMMENDED ACI DENSITIES.

LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION, OBTAIN REQUIRED APPROVALS AND INSPECTIONS.

CALL BEFORE YOU DIG, 811, OR EXCAVATE 1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED.

TRENCHES SHALL BE BACK FILLED IN 6" LIFTS, BEDDED WITH GRAVEL. COORDINATE WITH ALL TRADES. PLACE SUBGRADE PLASTIC WARNING TAPE ABOVE LINES 1' BELOW GRADE.

DO NOT BACKFILL AGAINST FOUNDATION UNTIL CONC./CMU INSTALLATION HAS REACHED .75 % OF ULTIMATE STRENGTH.

GRAVEL FOR DRAINAGE. TO BE CLEAN BANK-RUN 1' STONE KEEP EXCAVATION CLEAR OF WATER BY PUMPING OR OTHER APPROVED MEANS.

100 GAL. DRYWELL TO BE 4' X 4' X 4' OF 2" MIN GRAVEL, NO FINES , TOP 12" BELOW GRADE. FULLY WRAPPED IN FILTER FABRIC WITH 6" PVC INLET AND MARKER STONE., 10' MIN AWAY FROM HOUSE & PROP. LINES.

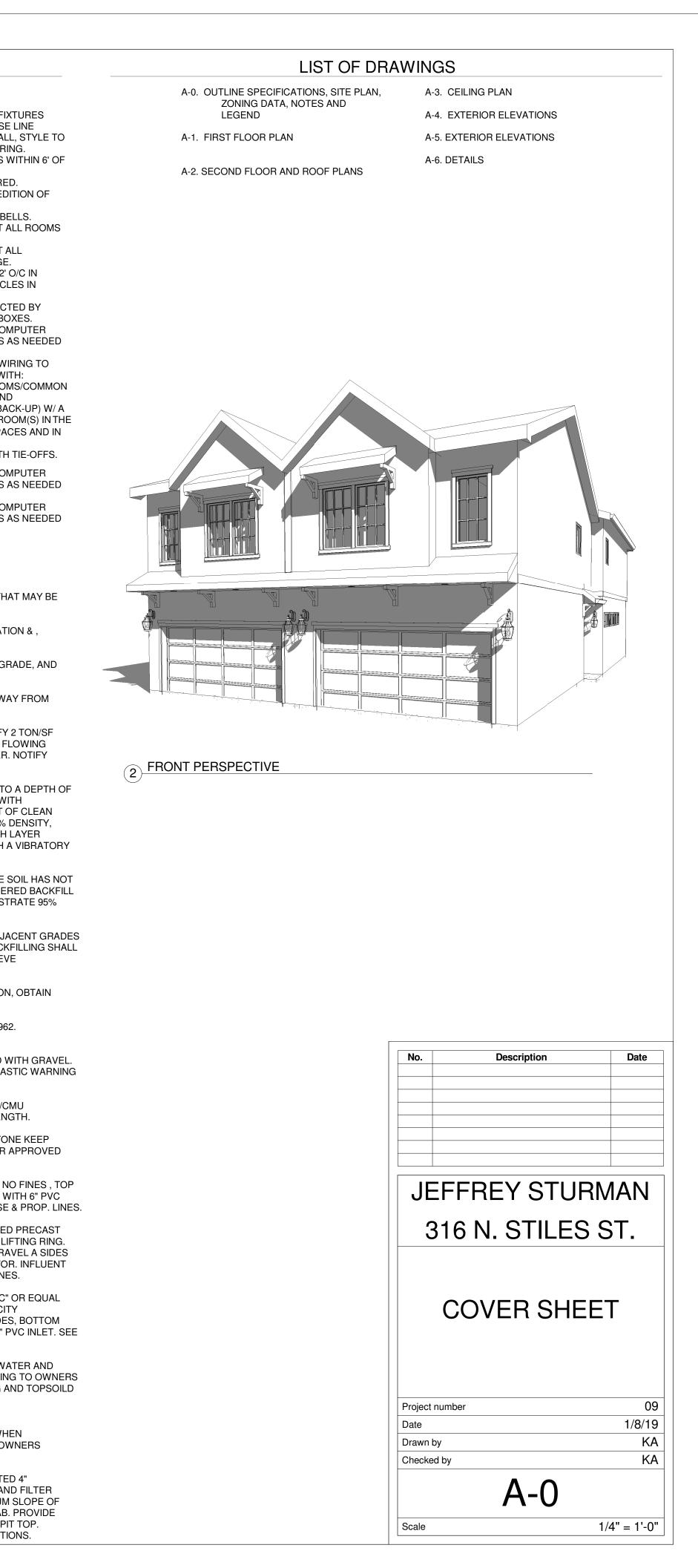
1800 GAL DRYWELL TO BE 8' DIAM X 6' HIGH PERFORATED PRECAST CONCRETE W/ PRECAST CONC. LID, W. MANHOLE AND LIFTING RING. WRAP PRECAST DRYWELL IN 12" THICK LAYER OF 2" GRAVEL A SIDES AND BELOW, PROVIDE FILTER FABRIC LAYER SEPARATOR. INFLUENT PIPE MIN 6" PVC, 10' AWAY FROM HOUSE AND PROP. LINES.

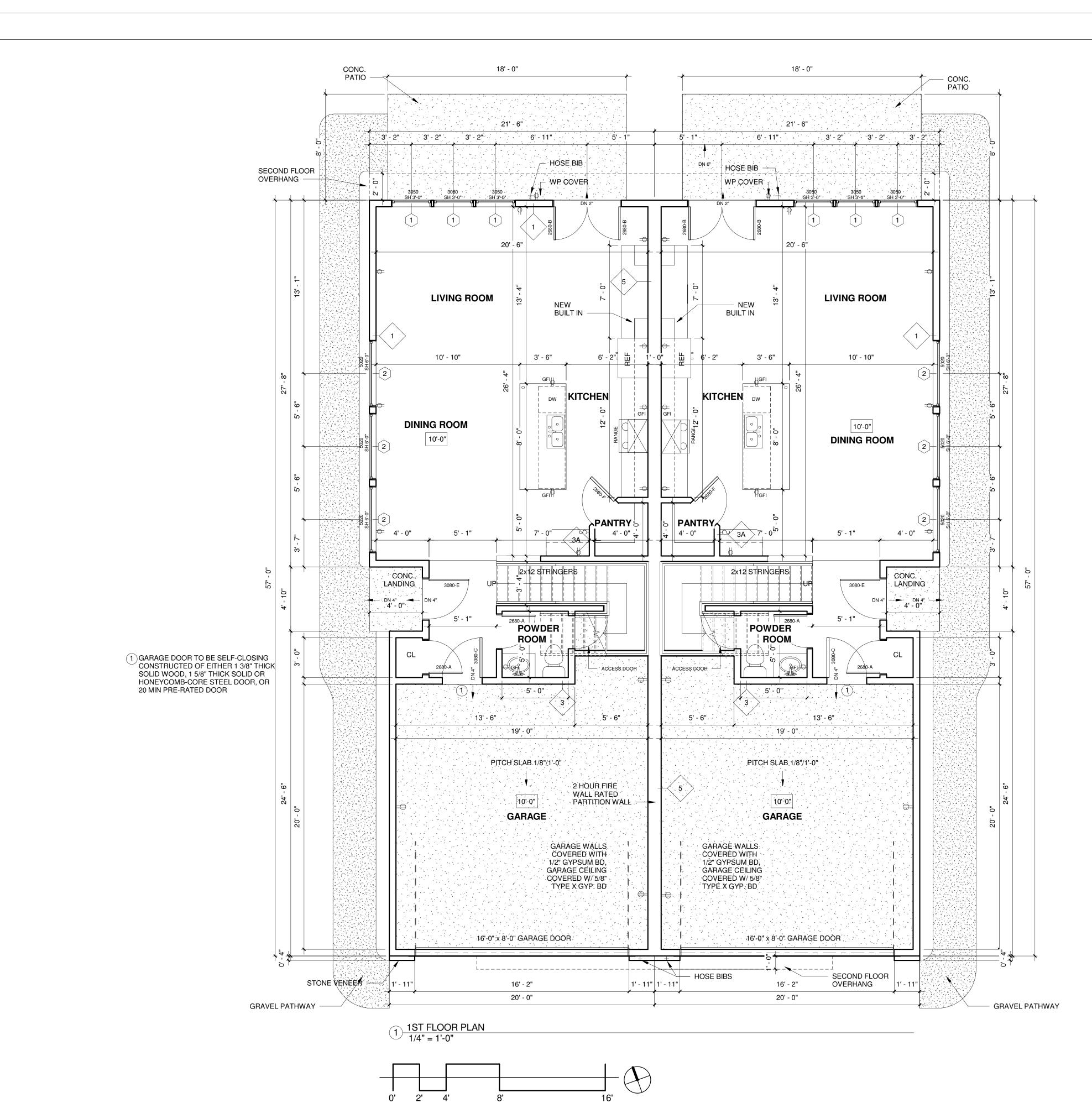
550 GAL DRYWELL TO BE PVC INFILTRATOR BY "CULTEC" OR EQUAL MODEL 330 RECHARGER H-20 WITH 418 GALLON CAPACITY SURROUNDED BY 12" LAYER OF 1 " GRAVEL ON ALL SIDES, BOTTOM AND TOP, FULLY WRAPPED IN FILTER FABRIC FED BY 6" PVC INLET. SEE DETAILS

REMOVE, BALL & BURLAP AFFECTED PLANTINGS AND WATER AND MAINTAIN DURING CONSTRUCTION, REPLANT ACCORDING TO OWNERS DIRECTIONS. NEW PLANTINGS AND RELATED GRADING AND TOPSOILD TO BE COORDINATED WITH OWNERS INSTALLER.

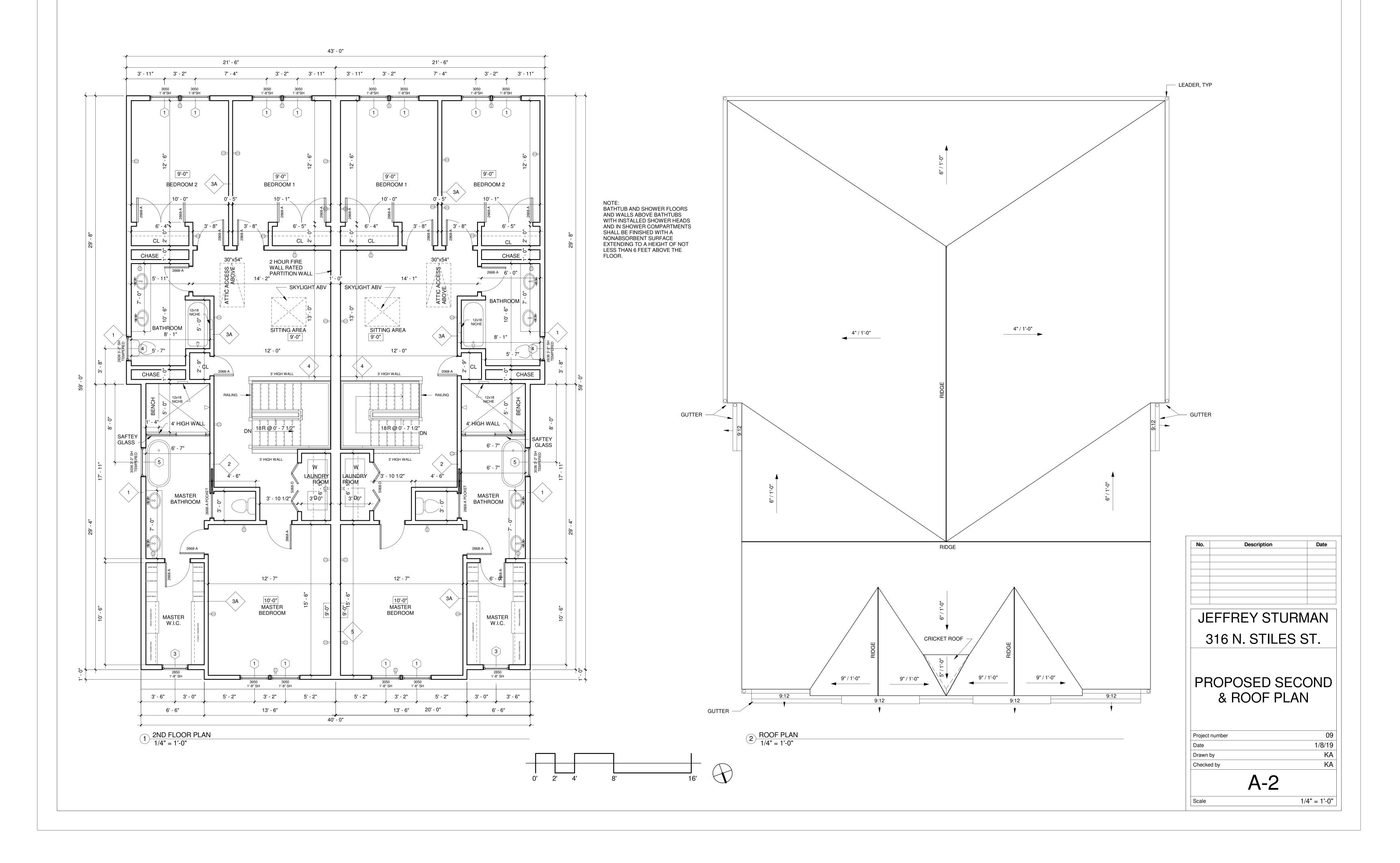
SUBGRADE SPRINKLER IRRIGATION SYSTEMS TO BE REPAIRED/REPLACED TO PROPER WORKING ORDER WHEN ENCOUNTERED. PROVIDE AQUASTAT AND TIMER PER OWNERS DIRECTION.

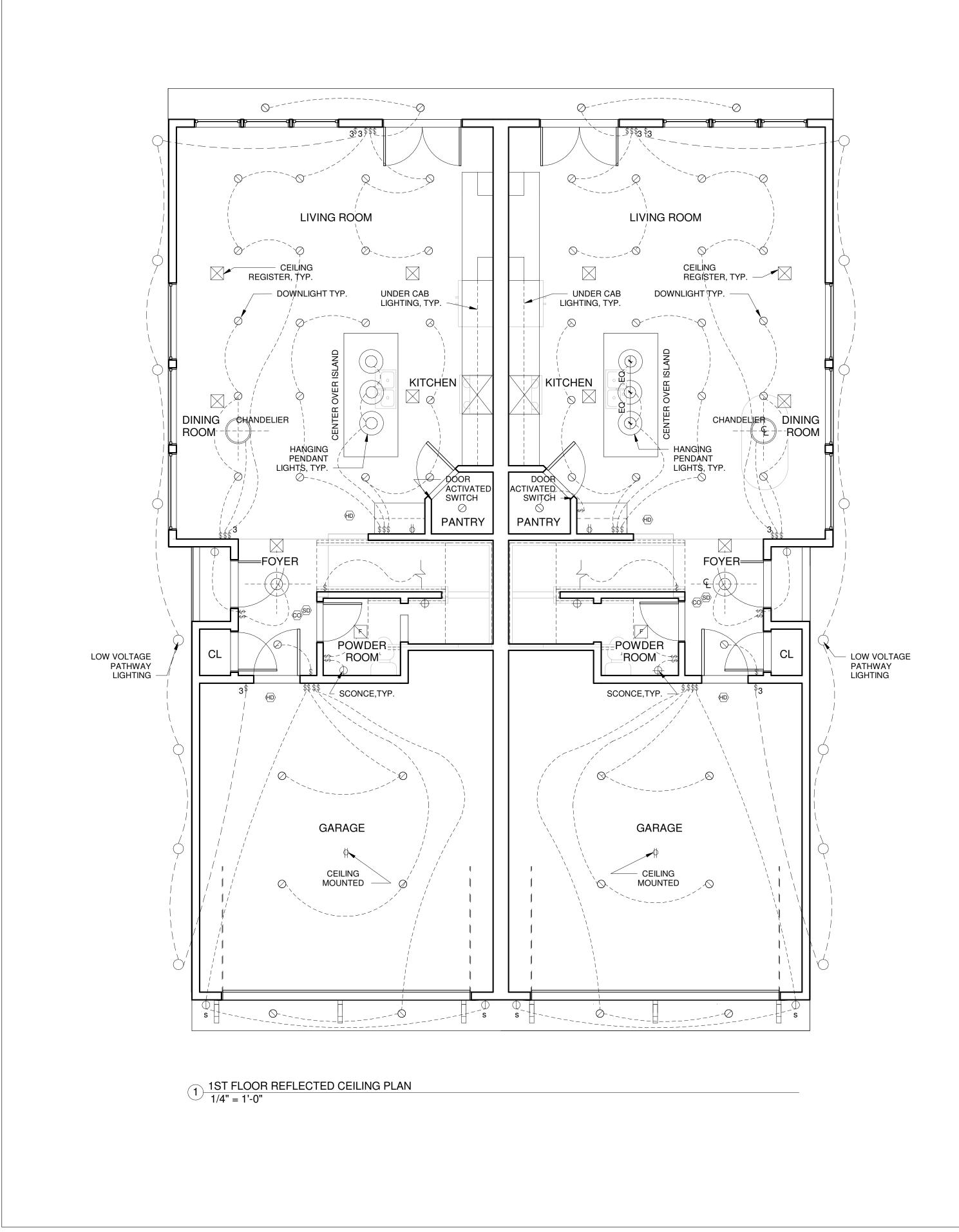
PERIMETER FRENCH DRAIN TO BE BUILT OF PERFORATED 4" PERFORATED PVC WRAPPED IN LAYER OF 1" GRAVEL AND FILTER FABRIC PIPED TO SUMP-PIT OR DRYWELL WITH MINIMUM SLOPE OF 1V:100H. PATCH PERIMETER OF BASEMENT FLOOR SLAB, PROVIDE "WET" ALARM WHEN WATER COMES WITH 4" OF SUMP PIT TOP. CONTACT OWNER FOR ALARM NOTIFICATION INSTRUCTIONS.



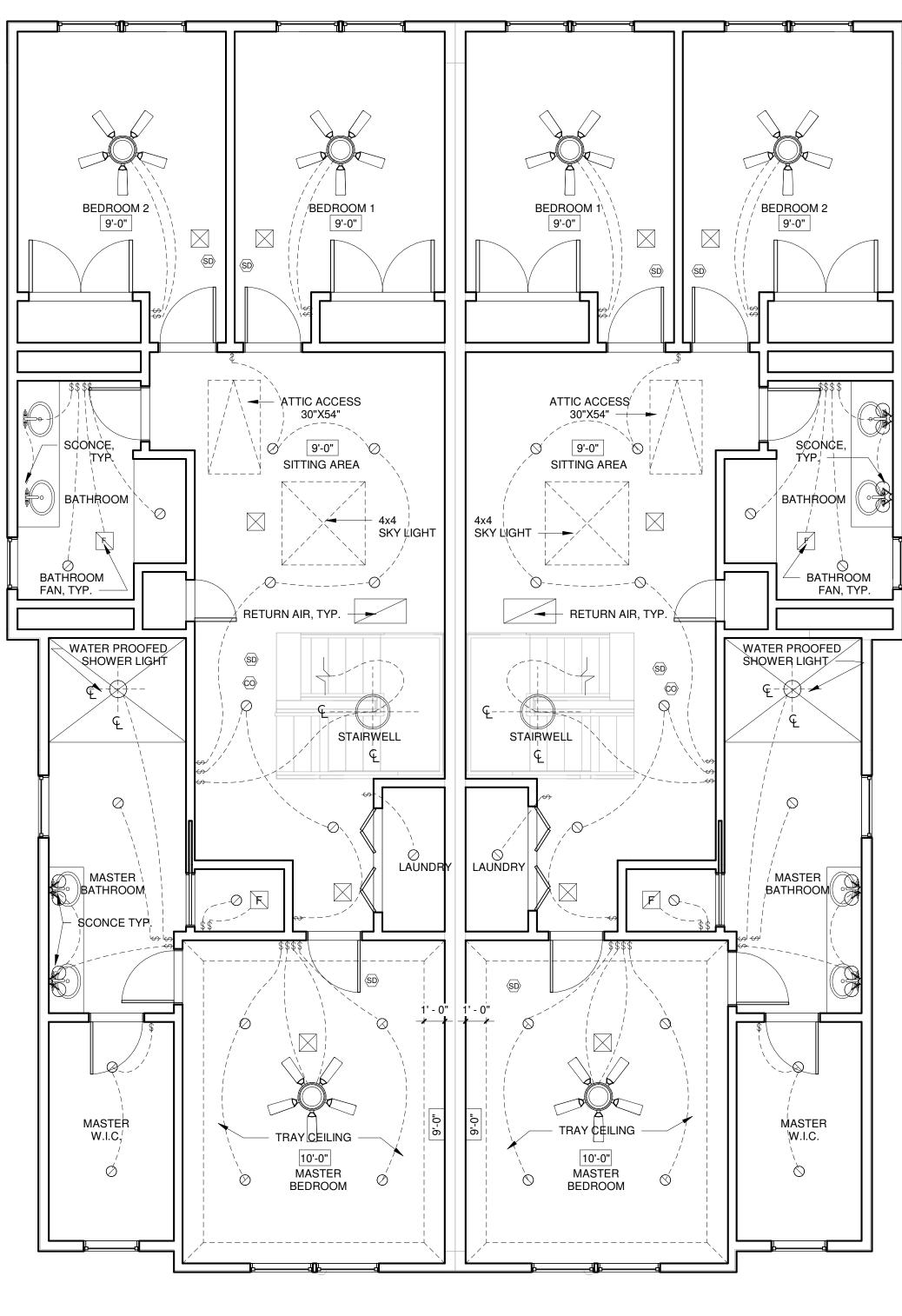


No.	Description Date			
JE	EFFREY STURMAN			
	B16 N. STILES ST.			
PROPOSED FIRST FLOOR PLAN				
Project	number 09			
Date	1/8/19			
Drawn				
Checke	d by KA			
A-1				
Scale	1/4" = 1'-0"			





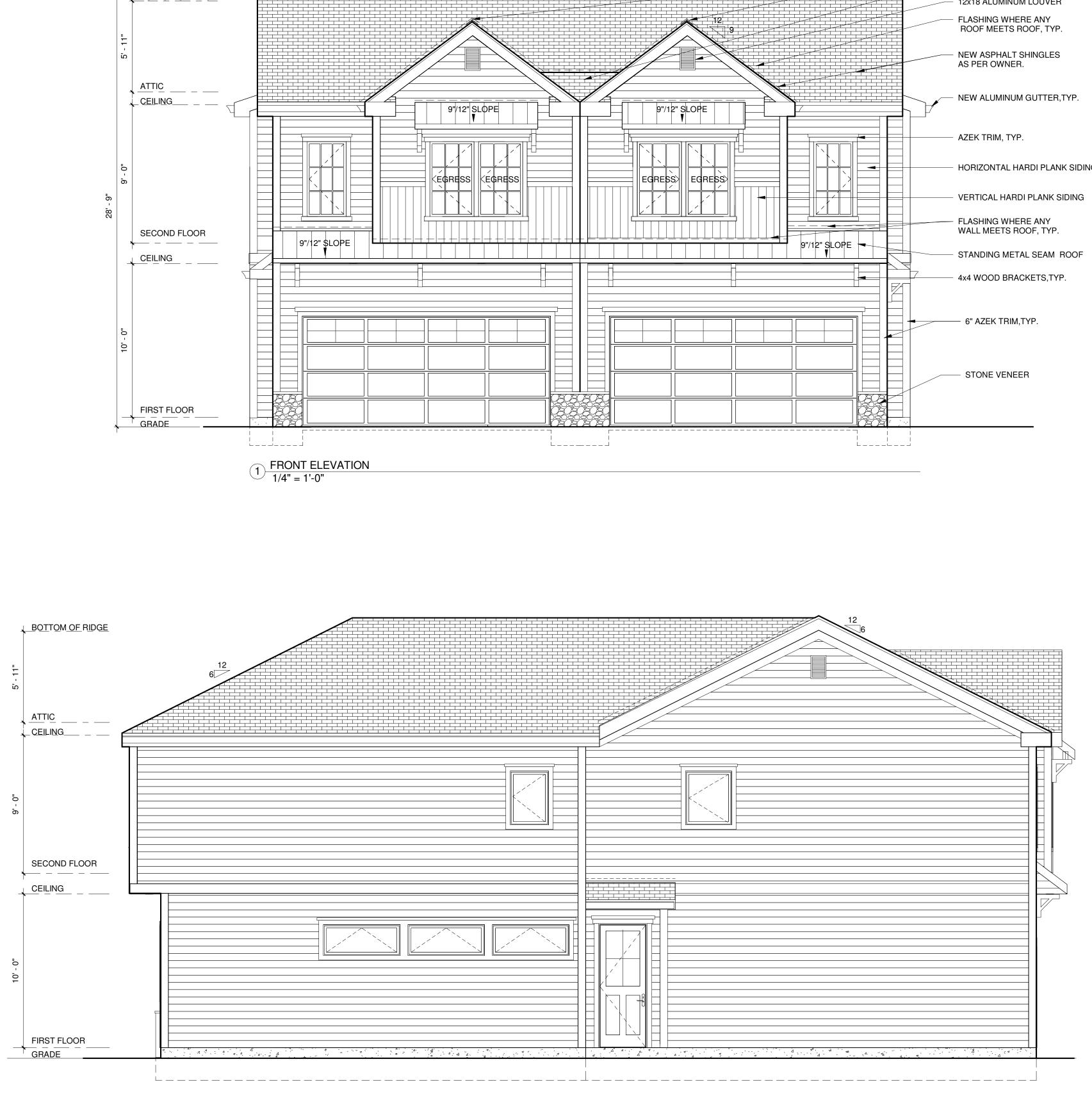




NOTES: ATTIC APPLIANCE NOTES: PROVIDE AN UNOBSTRUCTED PASSAGWAY NO MORE THAN 20' IN LENGTH, MIN HEADROOM 30", MIN WIDTH 30". AT APPLIANCES REQ. ACCESS: PROVIDE LEVEL SURFACE 30"X30"

No.	Description	Date		
JE	EFFREY STURM	IAN		
Ċ	B16 N. STILES S	ЭΤ.		
CEILING PLAN				
Project	number	09		
Date		1/8/19		
Drawn	by	KA		
Checke	d by	KA		
	A-3			
Scale	1/4	4" = 1'-0"		





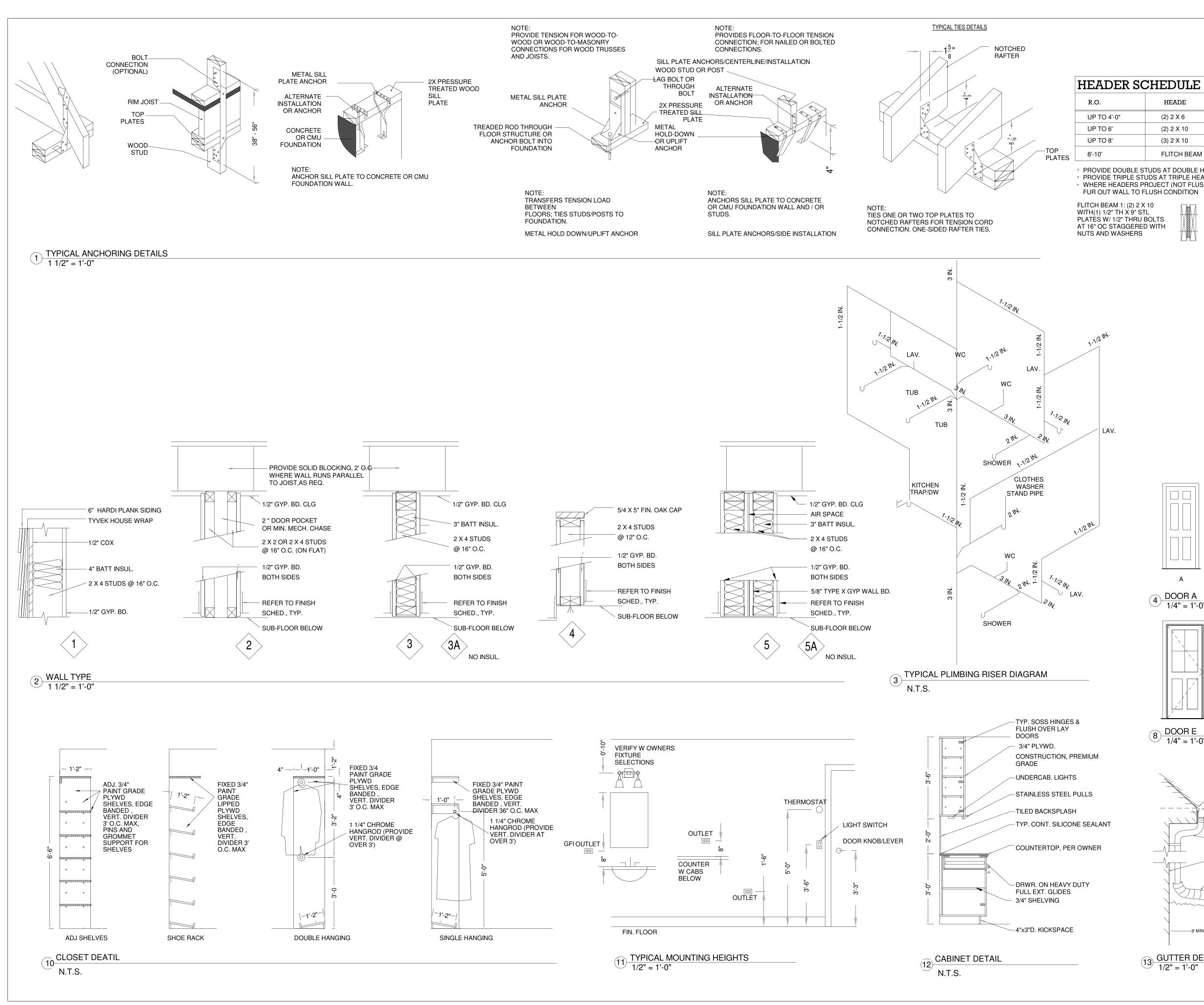
4 LEFT ELEVATION 1/4" = 1'-0"

— CONTINUOUS RIDGE VENT

No.	Description	Date		
JEFFREY STURMAN				
316 N. STILES ST.				
	EXTERIOR ELEVATIONS			
Project	ELEVATIONS	09		
Project	ELEVATIONS			
-	ELEVATIONS	09		
Date	ELEVATIONS	09 1/8/19		
Date Drawn b	ELEVATIONS	09 1/8/19 KA		







			TEIGH	WIDTH	Description	Comments
41.0"	HEADE	1	5' - 0"	3' - 0"	DOUBLE	EGRESS
4'-0" 6'	(2) 2 X 6 (2) 2 X 10	2	2' - 0"	5' - 0"	HUNG AWNING	
8'	(3) 2 X 10	3	2 - 0 5' - 0"	2' - 8"	DOUBLE	
	FLITCH BEAM 1	A	2' 0"		HUNG	
		ers 5	3' - 6" 3' - 6"	2' - 6" 3' - 0"	CASEMENT CASEMENT	
HEADERS PI	UDS AT TRIPLE HEADEF ROJECT (NOT FLUSH W FLUSH CONDITION	15				
EAM 1: (2) 2 X 2" TH X 9" ST // 1/2" THRU F STAGGEREE) WASHERS	C10 FL BOLTS					
ν.						
AV.						
	A (4) <u>DOOR A</u> 1/4" = 1'-0"	5 DOOR B 1/4" = 1'-0"	6 DOOR C 1/4" = 1'	C ; -0"	7 <u>DOOR D</u> 1/4" = 1'-	0"
		FROSTED GLASS		No.	Description	Date
	B DOOR E					
	8 <u>DOOR E</u> 1/4" = 1'-0"	9 <u>DOOR F</u> 1/4" = 1'-0"				
		PITCHED ROOF ASSURE DRIP EDGE TUCKS BELOW LAST ROOF SINGLE AT FLAT ROOF, ASSURE DRIP EDGE TUCKS IN BELOW EDGE TRIM			REY STI	JKINAN
				316	N. STILE	ES ST.
		LEAF GUARD WHEN GUTTERS ARE LOCATED WITHIN 20' OF TREES ABOVE EAVE HEIGHT				
т		EXISTING GUTTER / LEADER				
		LOCATIONS,ASSURE AND PROVIDE SUITABLE ANCHORS, STRAPS AND MOUNTING AS REQ.			DETAIL	۲
		BLDG/HOUSE WALL				0
		CORRUGATED CPDP BEND OR EQUAL				
		SPLASHBLOCK AND GRAVEL				
				Project number		09
		BACKFILL, ASSURE FINAL GRADING HAS POSITIVE GRADING MIN 2% AWAY FROM STRUCTURE		Date		1/8/19
	3' MIN .			Drawn by Checked by		KA KA
(+	13) GUTTER DETAI	L			• •	
	1/2" = 1'-0"		_		A-6	
				Scale		As indicated
				·		

WINDOW SCHEDULE

WIDTH Description Comments

HEIGHT

TYPE MARK