BEAR ALL COSTS TO COMPLETE THE WORK AS INTENDED ON THE DRAWINGS.

THE CONTRACTOR SHALL THOROUGHLY VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE JOB SITE, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER; OTHERWISE THE CONTRACTOR SHALL

THE OWNER SHALL PAY ALL COSTS ASSOCIATED WITH, AND SHALL COMPLY WITH ALL REGULATIONS OF ALL AUTHORITIES REQUIRED TO SECURE ALL NECESSARY PERMITS, INSPECTIONS, TESTS, AND APPROVALS FOR ALL TRADES.

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN, AND PAY ALL COSTS FOR TEMPORARY WATER AND PLUMBING, POWER AND LIGHTING AND HEATING OR VENTILATION AS HE MAY REQUIRE TO PROPERLY CONDUCTS THE WORK OF HIS CONTRACT. ALL HOISTING CHARGES, IF ANY, SHALL BE INCLUDED IN HIS BASE BID.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND SAFETY OF ALL PERSONS, EXISTING FACILITIES, AND EXISTING EQUIPMENT AT THE CONSTRUCTION SITE, EXCEPT FOR DAMAGE TO PROPERTY OR BODILY INJURY ARISING FROM THE OWNER'S SOLE NEGLIGENCE. THE CONTRACTOR SHALL SAVE AND HOLD HARMLESS THE OWNER'S FROM AND AGAINST ALL SUITS OR CLAIMS IN CONNECTION WITH PUBLIC LIABILITY AND PROPERTY DAMAGE AND SHALL DEFEND ANY AND ALL SUCH ACTIONS AND PAY ALL EXPENSES ARISING THERE FROM.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF ALL PORTIONS, OF WORK.

THE CONTRACTOR SHALL NOTIFY IN WRITING, AND RECEIVE APPROVAL BEFORE ORDERING OR INSTALLING ITEMS OR MATERIALS, WHICH ARE, PROPOSED EQUALS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INFORMATION AND /OR SAMPLES TO VERIFY THE SUITABILITY OF THE PROPOSED ITEM OR MATERIAL. SUBSTITUTIONS MAY BE REJECTED BECAUSE OF QUALITY, FINISH, OR APPEARANCE.

THE CONTRACTOR SHALL REVIEW AND COORDINATE THE SCHEDULING OF ALL CONSTRUCTION WITH THE OWNER AND SUBMIT A COMPLETION SCHEDULE OF WORK WITH HIS BID DOCUMENTS OR PRICE PROPOSALS.

THE CONTRACTOR SHALL REVIEW THE REQUIREMENTS OF THE JOB SITE WITH THE OWNER TO DETERMINE THE USE OF AREAS, ETC. ANY RELATED COSTS OR CHANGES THERETO SHALL BE INCLUDED IN THE COST OF THE

THE CONTRACTOR SHALL VERIFY ALL DRAWINGS FOR COORDINATION BETWEEN TRADES, LOCATE SLOTS, SLEEVES AND TRENCHES AS REQUIRED FOR VARIOUS TRADES.

TO MINIMIZE DISRUPTION OF ONGOING ACTIVITY ON THE JOB SITE, ON SITE STORAGE OF EQUIPMENT AND MATERIALS IS TO BE KEPT TO A MINIMUM. ARRANGEMENTS MAY BE MADE WITH THE OWNER FOR STORAGE OF MATERIALS IN A DESIGNATED AREA.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF REINFORCING, STRUCTURAL STEEL, DETAILS, ETC. FOR APPROVAL BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ACCEPT FULL RESPONSIBILITY FOR DIMENSIONAL CORRECTNESS.

REMOVAL, CLEAN-UP AND PROTECTION:

REMOVE ALL WASTE, REFUSE, AND DEBRIS ACCUMULATING FROM THE CONSTRUCTION WORK AND CART FROM THE PREMISES.

THE CONTRACTOR SHALL PROTECT THE BUILDING PREMISES, AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT ALL AREAS AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL NECESSARY REPAIRS OR REPLACEMENT WITHOUT ANY ADDITIONAL CHARGES TO THE PARTY AFFECTED.

THE CONTRACTOR SHALL MAINTAIN CONSTRUCTION PREMISES IN A BROOM CLEAN CONDITION AT THE END OF EACH WORKING DAY.

PRIOR TO OWNER'S OCCUPANCY, THE CONTRACTOR SHALL CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL, AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA DIRECTED BY THE OWNER.

THE PREMISES SHALL BE ACCEPTED AS FOUND AT THE TIME OF STARTING WORK. ATTENTION IS DIRECTED TO THE STAGING AND ACCESS TO AREAS AFFECTED BY CONSTRUCTION TO BE COORDINATED AND SCHEDULED WITH THE OWNER.

DEMOLITION WORK SHALL BE SCHEDULED WITH THE OWNER TO MAINTAIN ACCESS AND SERVICES TO THE EXISTING BUILDING AND PAYED SURFACES.

THE OWNER SHALL RETAIN THE RIGHT TO OWNERSHIP OF REMOVED EXISTING MATERIALS AS DIRECTED.

ALL DEMOLISHED MATERIALS NOT CITED FOR REUSE OR TO BE RETAINED BY THE OWNER, SHALL BECOME

THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE PREMISES.

TEMPORARY SHORING, BRACING, FRAMING, AND PROTECTION OF EXISTING WORK TO REMAIN SHALL BE PROVIDED BEFORE PROCEEDING WITH DEMOLITION.

DEMOLITION SHALL BE DONE CAREFULLY. MASONRY WALLS SHALL BE REMOVED IN SMALL SECTIONS.

WORK SHALL BE DAMPENED TO MINIMIZE DUST; DEBRIS SHALL BE DAMPENED AND CARTED FROM THE

UNNECESSARY NOISE SHALL BE AVOIDED. WHEN OPERATIONS THAT MUST CREATE NOISE ARE TO BE PERFORMED, ADEQUATE NOTICE SHALL BE GIVEN TO THE OWNER.

NO MATERIALS SHALL BE BURNED ON THE SITE.

REMOVAL OFF SITE SHALL FOLLOW IMMEDIATELY THE ACTUAL DEMOLITION.

SHORING:

WHEREVER PORTIONS OF EXISTING CONSTRUCTION ARE TO BE REMOVED, OR WHERE OPENINGS ARE TO BE MADE IN EXISTING WALLS, SLABS, OR OTHER CONSTRUCTION AND WHEREVER EXISTING LOAD IS TO BE TRANSFERRED TO NEW STRUCTURAL MEMBERS, THE EXISTING CONSTRUCTION SHALL BE ADEQUATELY SHORED WITH STEEL AND/OR HEAVY TIMBER MEMBERS IN ORDER TO RELIEVE OR TRANSFER THE EXISTING LOAD. WALLS SHALL BE ADEQUATELY NEEDLED ABOVE LEVELS TO BE OPENED OR REMOVED SO THAT THE LOAD OF THE WALL IS TRANSFERRED TO THE SHORES.

SHORING AND NEEDLING SHALL BE LOCATED SO AS NOT TO INTERFERE WITH ERECTION OF NEW WORK.

ALL LOADS SHALL BE TRANSFERRED TO SHORING BY USE OF WEDGES OR JACKS. AFTER NEW STEEL IS ERECTED THE JOINTS BETWEEN THE STEEL AND EXISTING WORK SHALL BE MADE TIGHT BY USING STEEL WEDGES OR DRY PACKED ON-SHRINKING CEMENT MIXTURES. THE LOADS SHALL BE REMOVED FROM THE SHORES AND TRANSFERRED TO THE NEW STEEL GRADUALLY BY RELIEVING THE PRESSURE ON THE JACKS.

AFTER LOAD IS TRANSFERRED TO NEW CONSTRUCTION, SHORES AND NEEDLES SHALL BE REMOVED AND ANY OPENINGS IN EXISTING CONSTRUCTION SHALL BE PATCHED AS REQUIRED.

SITE WORK:

PROCEEDING.

DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL MORTAR AND/OR CONCRETE HAVE ATTAINED MAXIMUM STRENGTH AND FRAMING FOR SLABS, WHICH BRACE THE WALL, ARE IN PLACE.

AT NO TIME SHALL BULLDOZERS, TRUCKS OR OTHER HEAVY EQUIPMENT BE PERMITTED TO APPROACH FOUNDATION WALLS CLOSER THAN 8 FEET.

IF ROCK IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER BEFORE

CUTTING & PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO MAKE THE SEVERAL PARTS OF THE WORK COME TOGETHER PROPERLY. THE CONTRACTOR IS TO FIT HIS WORK TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER FIRMS AS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWING OR SPECIFICATIONS.

THE CONTRACTOR SHALL PATCH TO MATCH, OR AS OTHERWISE DIRECTED, ALL AREAS, WHICH ARE AFFECTED BY THE DEMOLITION.

FOUNDATIONS:

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED CONTROLLED FILL HAVING A SAFE BEARING CAPACITY OF 2 TONS PER SQUARE FOOT. CONTRACTOR NOT RESPONSIBLE FOR SOIL TESTING OR UNFORESEEN CONDITIONS, BURY HOLES, WET CONDITIONS, ETC.

ELEVATIONS OF FOOTING BOTTOMS SHOWN ON PLAN ARE ESTIMATED LOCATIONS OF ADEQUATE BEARING MATERIALS, TO BE USED FOR ESTIMATING PURPOSES. ACTUAL FOOTING BOTTOMS MAY BE LOWER DEPENDING ON SITE CONDITIONS.

BRACE RETAINING WALL AND FOUNDATION WALLS AS REQUIRED IF BACKFILLING IS DONE BEFORE GROUND OR FRAMED SLABS WHICH BRACE THE WALL ARE IN PLACE OR BEFORE THEY HAVE ACHIEVED THE

TRUCKS, BULLDOZERS AND OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION AND IN SUCH A MANNER AS TO NOT DAMAGE THE WALLS.

SOIL BACKFILL BEHIND WALLS AND UNDER FLOOR SLABS SHALL BE A POROUS, GRANULAR MATERIAL SUCH AS SAND OR GRAVEL, CONTAINING LITTLE FINE MATERIAL, WHICH PASSES A #200 SIEVE.

FILL BELOW SLABS ON GROUND SHALL BE PLACED IN LIFTS NOT EXCEEDING & INCHES IN THICKNESS AND COMPACTED TO 95% OF THE MODIFIED STANDARD DENSITY AS PER ASTM D-1557.

REINFORCING STEEL

ALL REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM STANDARD A615 GRAD 60-SI. WELDED WIRE MESH SHALL BE COLD DRAWN WIRE CONFORMING TO ASTM STANDARD A185, OF THE SIZE

NOTED ON THE PLAN. MINIMUM SIZE SHALL BE 6x6 WI.4WI.4. REINFORCING SHALL BE ACCURATELY INSTALLED TO THE REQUIRED ELEVATION AND CHAIRED OR SECURELY

TIED IN PLACE TO PREVENT DISLOCATION DURING CONCRETE PLACEMENT.

REINFORCING BARS NOTED CONTINUOUS (CONT.) SHALL BE LAPPED AT SPLICES AND HOOKED AT NON-CONTINUOUS ENDS. UNLESS OTHERWISE SHOWN ON PLANS, LAP SPLICES SHALL BE 40 TIMES THE BAR DIAMETER.

ALL CONCRETE WORK, MATERIALS, DETAILS AND CONSTRUCTION METHODS SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301, AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318, OF THE AMERICAN CONCRETE INSTITUTE, AND THE LOCAL BUILDING CODES AND REGULATIONS.

CONCRETE FOR FOOTINGS, PIERS, WALLS AND SLABS ON METAL DECK SHALL BE A NORMAL WEIGHT STONE AGGREGATE MIX ACHIEVING A COMPRESSIVE STRENGTH OF 3,000 PSI AT AN AGE OF 28 DAYS. CONCRETE FOR FLOOR SLABS ON GROUND SHALL ACHIEVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A SLUMP NOT MORE THAN 4".

CONCRETE FOR STRUCTURAL MEMBERS SHALL BE PLACED TO THE FULL DEPTH OF THE MEMBER IN ONE OPERATION. HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SHOWN ON PLAN OR

VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL BE LOCATED AT NOT MORE THAN 30 FEET ON CENTERS AND ALL REINFORCING SHALL RUN CONTINUOUSLY THROUGH THE JOINT. PROVIDE A TWO-INCH DROP SHEAR KEY, ONE-THIRD THE WALL THICKNESS WIDE, AT EACH SUCH JOINT.

MASONRY WORK SHALL BE PROPERLY COORDINATED WITH THE WORK OF OTHER TRADES.

ALL MASONRY WORK SHALL COMPLY WITH THE REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES", ACI 530.I, AND THE CT STATE BUILDING CODE. THE MOST STRINGENT REQUIREMENT SHALL GOVERN IN CASE OF CONFLICTS.

SCAFFOLDS AND PLAT FORMS SHALL BE CONSTRUCTED, ERECTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATION OF AGENCIES JURISDICTION. SCAFFOLDS SHALL NOT BE OVERLOAD.

INCOMPLETE EXTERIOR OR EXPOSED WORK SHALL BE BRACED AND COVERED OR OTHERWISE PROTECTED WHENEVER WORK IS DISCONTINUED FOR THE DAY.

CONCRETE MASONRY UNITS SHALL BE OF DIMENSIONS THAT WILL LAY UP TO 8 INCH MODULES. UNITS SHALL

INCLUDE CLOSER, JAMB, HEADER AND SPECIAL SHAPES AND SIZES TO COMPLETE WORK.

SOLID LOAN BEARING CMU: ASTM C-145 HOLLOW LOAD BEARING CMU: ASTM C-90 PORTLAND CEMENT: ASTM C-150 MASONRY SAND: ASTM C-91 HYDRATED LIME: ASTM C-201 TYPE S MORTAR: ASTM C-270 TYPE M OR S

BRICK: ASTM C-216 GRADE

GROUT: ASTM C-476 CONCRETE MASONRY UNIT CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F'M OF 1500 PSI, DETERMINED BY THE UNIT STRENGTH METHOD. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.

JOINT REINFORCING SHALL BE DUR-O-WALL, OR EQUAL, WELDED TRUSS TYPE GALVANIZED WIRE. OTHER MASONRY REINFORCING SHALL BE OF THE TYPE SHOWN ON PLANS. CONTROL JOINT KEYS SHALL BE FACTORY-FABRICATED SOLID SECTIONS OF NATURAL OR SYNTHETIC RUBBER.

MASONRY SHALL NOT BE PLACED WHEN THE AIR TEMPERATURE IS BELOW 40 DEGREES F. IN A FALLING THERMOMETER OR WHEN IT APPEARS PROBABLE THAT TEMPERATURES BELOW 40 DEGREES WILL BE ENCOUNTERED BEFORE THE MORTAR IS SET UNLESS ADEQUATE MEANS ARE PROVIDED FOR PROTECTING THE WORK FROM FREEZING. WORK MAY BE STARTED AT 34 DEGREES F. ON A RISING THERMOMETER.

FOR UNREINFORCED WALLS, PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING AT 16" VERTICAL INTERVALS, TYPICALLY. PROVIDE HORIZONTAL JOINT REINFORCING AT 8" VERTICAL INTERVALS IN THE FIRST AND SECOND BED JOINT REINFORCING 2'-O" BEYOND EACH JAMB. CONTINUOUS REINFORCING SHALL HAVE PERFORMED UNITS AT CORNERS. REINFORCING SHALL NOT PASS THROUGH VERTICAL CONTROL

FILL BLOCK CORES SOLID AT VERTICAL REINFORCING AND DOWELS, BELOW BEARING POINTS OF STEEL BEAMS OR JOISTS, AT EMBEDDED ITEMS SUCH AS ANCHORS OR BOLTS, AND AT ALL CHANGES IN WALL THICKNESS OR TYPE OF CONSTRUCTION.

WITHOUT PROPER ADDITIVES / PROTECTION.

ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.

CONTRACTOR SHALL PROVIDE ALL LABOR; MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING RELATED FIXTURES, VENTILATION, FLOOR DRAINS, HEATING AND AIR CONDITIONING. ALL WORK SHALL COMPLY WITH NYSUFPBC, NATIONAL PLUMBING CODE AND LOCAL CODES AND ORDINANCES. SUB-CONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES.

HEATING SYSTEMS SHALL BE DESIGNED TO ACHIEVE THE MINIMUM INDOOR DESIGN TEMPERATURE OF 68 AT A DISTANCE OF TWO FEET AND MORE FROM EXTERIOR WALLS, AND AT A LEVEL OF FIVE FEET ABOVE THE FLOOR, IN HABITABLE SPACES, BATHROOMS, AND FOR THE COMFORT OF THE OCCUPANTS RELATIVE TO THE PHYSICAL ACTIVITY IN WHICH THEY ARE USUALLY ENGAGED IN OTHER SPACES. THE CAPABILITY OF THE HEATING EQUIPMENT TO ACHIEVE THE INDOOR DESIGN TEMPERATURE SHALL BE BASED ON THE AVERAGE OF THE RECORDED ANNUAL OUTSIDE TEMPERATURES FOR THE LOCALITY.

ALL HEATING AND AIR CONDITIONING EQUIPMENT, ACCESSORIES AND APPURTENANCES SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH SAME.

BATHROOM AND KITCHENS SHALL BE EXHAUSTED IN ACCORDANCE WITH NYSUFPBC.

PROVIDE SHUT OFF VALVES AT ALL FIXTURES AND APPLIANCES.

INSULATE HOT AND COLD WATER SUPPLIES.

PROVIDE NON FREEZE OUTDOOR HOSE BIBBS ASS SPECIFIED BY OWNER OR OWNER'S AGENT.

NO WATER PIPES OR SOIL OR WASTE LINES SHALL BE EXPOSED IN INSULATED AND HEATED SPACES. WATER SERVICE SHALL BE PROTECTED FROM FREEZING WHERE EXPOSED IN UNHEATED SPACES, I.E., CRAWLSPACE OR BASEMENT, ETC.

PITCH ALL WATER LINES TO LOW POINT TO DRAIN AND PROVIDE DRAIN VALVE.

LUMBER:

ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" OF THE AMERICAN FOREST AND PAPER ASSOCIATION (ANSI/NFPA NDS, LATEST EDITION).

ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD SOUND, DRY MATERIALS FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS.

ALL FRAMING MEMBERS (JOISTS, HEADERS, GIRDERS, STUDS, PLATES, ETC.) SHALL COMPLY WITH THE MINIMUM SPECIFICATIONS FOR HEM-FIR NO. I OR DOUGLAS FIR LARCH NO. 2 (UNLESS INDICATED OTHERWISE), WITH THE FOLLOWING BASIC STRESS VALUES:

HEM-FIR NO. I DOUGLAS FIR LARCH NO. 2

FLEXURE Fb = 950 PSI SINGLE 875 PSI SINGLE SHEAR Fy = 75 PSI 95 PSI E = 1,500,000 PSI 1,600,000 PSI

LOCAL AUTHORITIES HAVING JURISDICTION SHALL APPROVE PRESSURE PRESERVATIVE TREATMENT FOR

PROVIDE LEDGER, BLOCKING, NAILER, AND ROUGH FRAMING HARDWARE, AS REQUIRED.

ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING.

ALL BEAMS JOISTS AND RAFTERS SHALL BE SET WITH NATURAL CROWN UP.

PROVIDE DOUBLE RAFTERS AND HEADERS AROUND ALL ROOF SKYLIGHTS OR ANY OPENINGS LARGER THAN SPACING OR RAFTERS/FLOOR JOISTS, ETC., UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE "X" BRIDGING OR SOLID BLOCKING AT MID-SPAN OF ALL ROOF RAFTERS/FLOOR JOISTS SPANNING MORE THAN 9'-0". BOTTOM ENDS OF BRIDGING SHALL NOT BE NAILED UNTIL AFTER SHEATHING IS

METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY TECO, SIMPSON OR APPROVED EQUAL, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER DIRECTIONS.

CONNECTION HARDWARE SHALL BE GALVANIZED STEEL OF THE TYPE GAUGE (MIN. 18 GA.) OR SIZE NOTED ON DRAWINGS, BY SIMPSON STRONG TIE CO., OR APPROVED EQUAL. PROVIDE JOIST, RAFTER AND TRUSS HANGERS FOR ALL MEMBERS NOT SUPPORTED BY DIRECT BEARING. INSTALL AND NAIL HANGERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WOOD PLATES AND SILLS IN CONTACT WITH CONCRETE/CONCRETE BLOCK FOUNDATION WALLS AND CONCRETE SLABS SHALL BE PRESSURE TREATED WOOD.

PROVIDE SOLID BRIDGING AT MID-HEIGHT OF ALL WALL STUDS OVER 9'-0" HEIGHT.

ALL HEADERS AND TRIMMER SHALL BE DOUBLE MEMBERS, MINIMUM, UNLESS OTHERWISE NOTED. PROVIDE DOUBLE MEMBER POSTS AT EDGES OF ALL OPENINGS IN STUD BEARING WALLS. BELOW BEARING POINTS OF DOUBLE, TRIPLE OR MORE FRAMING MEMBERS OR POSTS, PROVIDE SOLID OR BUILT-UP, SPIKED POST EQUAL IN WIDTH TO NOMINAL OF MEMBER ABOVE.

PROVIDE DOUBLE JOISTS UNDER ALL PARTITION WALLS PARALLEL TO THE JOIST SPAN AND EXTENDING AT LEAST ONE HALF THE SPAN.

PLYWOOD ROOF/WALL SHEATHING SHALL BE AMERICAN PLYWOOD ASSOCIATION RATED SHEATHING IDENTIFICATION INDEX 32/16, 1/2" THICK (MIN.) EXPOSURE I, (INTERIOR GLUE. INSTALL WITH LONG DIMENSION ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. PANEL AND JOINTS SHALL OCCUR OVER SUPPORTING FRAMING. LEAVE I/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND I/8" SPACE AT ALL PANEL JOINTS. PROVIDE ONE PANEL CLIP PER SPAN ALONG ALL EDGES. PROTECT SHEATHING FROM EXPOSURE TO WEATHER IF ROOF-COVERING MATERIAL IS NOT PROMPTLY INSTALLED.

FASTEN PLYWOOD ROOF SHEATHING WITH 6D NAILS SPACED 6" O.C. ALONG SUPPORTED EDGES AND 12" O.C.

ALONG INTERMEDIATE SUPPORTS. FASTEN PLYWOOD FLOOR SHEATHING WITH 8D RING OR SCREW SHANK NAILS SPACED 6" O.C. ALONG

SUPPORTED EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.

WHERE FLITCH BEAMS ARE REQUIRED, PROVIDE STEEL PLATES OF A36 STEEL, PUNCHED FOR I/2" DIA. BOLTS AT 12" O.C. STAGGERED 1-1/2" FROM THE TOP.

LAMINATED VENEER LUMBER

LAMINATED VENEER LUMBER (LVL) SHALL BE "MICRO-LAM" MANUFACTURED BY TRUSS JOIST CORP. OR ENGINEER'S APPROVED EQUAL. ALL LVL'S BEAR A STAMP IDENTIFYING THE NAME AND PLANT OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD REPORT NUMBER AND THE QUALITY CONTROL

LVL'S SHALL BE PROTECTED FROM WEATHER WHILE IN STORAGE AND SHALL BE CAREFULLY HANDLED TO PREVENT DAMAGE.

<u>MISCELLANEOUS CARPENTRY:</u> COMPLETE ALL ROUGH CARPENTRY AND RELATED ITEMS OF WORK INDICATED ON THE DRAWINGS AND GENERALLY DESCRIBED HEREIN.

MATERIALS FOR ROUGH CARPENTRY THROUGHOUT SHALL BE SOUND, FLAT, STRAIGHT, WELL SEASONED, AIR DRIED TO A MOISTURE CONTENT NOT EXCEEDING IO%. THE GRADES OF MATERIALS SHALL BE AS DEFINED BY THE RULES OF THE RECOGNIZED ASSOCIATIONS OF LUMBER MANUFACTURERS PRODUCING THE MATERIALS HEREIN SPECIFIED. KILN DRIED LUMBER MEETING THE MOISTURE CONTENT OF AIR DRIED LUMBER MAY BE USED IN LIEU OF AIR-DRIED. WOOD SUPPORTING OR CONTACTING ALL FINISH CARPENTRY SHALL BE OF THE TYPE AND DRYNESS THAT WILL NOT AFFECT THE FINISH.

ROUGH HARDWARE: COMMERCIAL QUALITY INCLUDING BOLTS, NAILS, SPIKES, SCREWS, ANCHOR BOLTS, EXPANSION SHIELDS AND OTHER ITEMS WHICH ARE REQUIRED TO ASSEMBLE OR SECURE THE WORK SHOWN OR SPECIFIED HEREIN.

COMPLETE ALL ITEMS OF FINISH CARPENTRY WORK INCLUDING ALL METAL FINISH HARDWARE, IDENTIFYING DEVICES AND ALL OTHER ITEMS FURNISHED BY OTHERS, INDICATED ON THE DRAWINGS, AND GENERALLY DESCRIBED HEREIN.

THERMAL AND MOISTURE PROTECTION:

FOUNDATIONS TO BE WATERPROOFED WITH AN APPROVED TYPE, VISCOUS ASPHALT BASE COATING, AND APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.

ALL WINDOWS, DOORS ARE TO BE WEATHER STRIPPED AND CAULKED.

ALL SEALANT(S) ARE TO BE SILICONE, COLORED TO MATCH SURROUNDING MATERIAL.

ALL FLASHING SHALL BE NON-FERROUS METAL UNLESS OTHERWISE NOTED. FABRIC FLASHING MAY ONLY BE USED WITH THE WRITTEN APPROVAL OF THE ARCHITECT.

ALL ROOF AND ROOF-TO-WALL JOINTS SHALL BE CONTINUOUSLY FLASHED.

CORNING".

COMPLETE ALL BUILDING INSULATION WORK AS INDICATED ON DRAWING, AND REQUIRED BY BUILDING CODE, INCLUDING BUT NOT LIMITED TO:

SAFING INSULATION AND SMOKE SEAL COMPOUND SIMILAR OR EQUAL TO "USG INTERIORS, INC." SOUND ATTENUATION BATT INSULATION AND THERMAL BATT INSULATION SIMILAR OR EQUAL TO "OWENS

ALL GLAZING IN DOORS, FIXED SIDE LIGHTS AND INTERIOR PARTITIONS WHERE SUCH GLAZING EXTENDS TO WITHIN 18" OF FLOOR LEVEL SHALL BE SHATTERPROOF TYPE GLASS, TEMPERED OR LAMINATED AS PER CODE REQUIREMENTS.

ALL NEW WINDOWS AND SLIDING GLASS DOORS INDICATED ON DRAWINGS SHALL BE BY ANDERSEN, MARVIN, OR APPROVED EQUAL. ALL OPERABLE UNITS SHALL BE PROVIDED WITH INSECT SCREENS.

DRAWINGS, SHALL BE BY MORGAN, OR EQUAL. ALL NEW STEEL ENTRY DOORS INDICATED ON DRAWINGS SHALL BE THERMATRU, STANLEY OR EQUAL.

ALL NEW AND REPLACEMENT INTERIOR SWING AND BI-FOLD DOORS, GENERALLY AS INDICATED ON

ALL NEW WOOD ENTRY DOORS INDICATED ON DRAWINGS, SHALL BE MORGAN OR EQUAL

HARDWARE:

THE SCOPE OF WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, TEMPLATES, EQUIPMENT, AND SERVICES REQUIRED OR NECESSARY FOR, OR INCIDENTAL TO THE DELIVERY OF ALL "FINISHING HARDWARE" AS SHOWN ON THE DRAWINGS OR SCHEDULES AND AS DESCRIBED IN THE SPECIFICATIONS FOR HARDWARE AND BY ACTUAL CONDITIONS ON THE SITE.

FINISHING HARDWARE SHALL INCLUDE BUTTS, LOCKSETS, PULLS, PUSH PLATES, KICK PLATES, DOOR HOLDERS, FLUSH BOLTS, PANIC DEVICES, DOOR STOPS, THRESHOLDS AND ALL OTHER ITEMS NECESSARY TO MAKE A COMPLETE JOB IN EVERY RESPECT. FINISH SHALL BE AS SPECIFIED BY OWNER OR OWNER'S AGENT. ALL LOCK HARDWARE TO BE HEAVY-DUTY LEVER SERGEANT & CO. - CYLINDERS TO BE SERGEANT MAXIMUM-SECURITY SYSTEM OR EQUAL. THRESHOLD SHALL BE AS MANUFACTURED BY "ZERO" OR APPROVED EQUAL. THE CONTRACTOR SHALL PROVIDE CATALOG CUTS FOR ALL ITEMS PRIOR TO ORDERING HARDWARE.

RUNNERS AND FURRING FOR SUSPENDED CEILINGS, SHAFT WALLS, FIREPROOFING, SOUND INSULATION, METAL TRIM, CONTROL JOINTS, TAPING AND FINISHING, SETTING DOOR FRAMES, ETC. DRYWALL MATERIALS SHALL SATISFY THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARDS

COMPLETE ALL GYPSUM WALLBOARD WORK INCLUDING WALLS, PARTITIONS, CEILINGS, HANGERS, MAIN

INSTITUTES SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF WALLBOARD ANSI A971. THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING COMPATIBLE PRODUCTS FOR COMPLETE CONSTRUCTION

MATERIALS SHALL BE BY UNITED STATES GYPSUM OR APPROVED EQUAL. PROVIDE DURALOCK CEMENT BOARD BY UNITED STATES GYPSUM, OR APPROVED EQUAL AT SHOWER WALLS AND CEILING.

FRAMING SHALL BE SECURELY ANCHORED, TOP AND BOTTOM, AND SHALL BE SPACED 16" O/C. MAXIMUM ON STRAIGHT DRYWALL PARTITIONS, AND 8" O/C. MAX. ON CURVED PARTITIONS WITH FORM TRACKS, TOP AND

1/2" THICK GYPSUM WALLBOARD SHALL USED, UNLESS NOTED OTHERWISE ON DRAWINGS.

1/2" MATER-RESISTANT WALLBOARD SHALL BE USED IN IN BATHROOMS AND ELSEWHERE AT WET AREAS. 5/8" THICKFIRE-RATED GYPSUM WALLBOARD, SHALL BE USED WHERE INDICATED ON DRAWINGS, AND

PROVIDE TAPING AND SPACKLING WITH COMPATIBLE MATERIAL. PARTITIONS SHALL BE BRACED OR SECURED SUFFICIENTLY FROM DEFLECTION OF 1/4" PER 8'-0" LENGTH IN ANY DIRECTION. PROVIDE TEMPORARY BRACING OF PARTITIONING WORK WHERE REQUIRED TO DIMINISH DEFLECTION PROBLEMS. JOINTS GREATER THAN 1/8" AT CEILING SHALL BE REJECTED. PARTITIONS OVER 8'-0" HIGH SHALL BE

HORIZONTALLY BRACED WITH WOOD STUD MEMBERS. SOUND INSULATED AND FIRE-RATED PARTITIONING, WHERE SHOWN ON DRAWINGS, SHALL BE CAULKED AT PERIMETERS AND PROVIDED WITH BUILDING STANDARD FIRE-RATED AND SOUND ATTENUATING INSULATION SECURELY FASTENED TO STUD FRAMING. AT THESE PARTITIONS, BACK-TO-BACK ELECTRICAL JUNCTION

ALL DRYWALL PARTITIONING SHALL BE PLUMB, LEVEL, TRUE AND STRAIGHT, PROPERLY BRACED AND RIGID. SURFACE SHALL BE SMOOTH AND FEE FROM FLAWS AND DEFECTS IN A READY TO PAINT CONDITION. ALL TAPING AND SPACKLING SHALL BE SANDED AND PREPARED SO THAT LOCATION OF JOINTS AND BLEMISHES CANNOT BE DETECTED AFTER WALL HAS BEEN PAINTED.

FASTENERS: DRYWALL SCREWS TYPE "S", LENGTH AS REQUIRED FOR WALLBOARD APPLICATION.

CORNER BEADS: "DUR-A-BEAD" CORNER REINFORCEMENT.

APPLIED VERTICALLY WITH SCREW FASTENERS, IN GENERAL.

CONTROL JOINTS: NO. 093, 1/4" OPENING, AND 7/16" DEEP.

INSTALLATIONS OF PROPER SIZES, NUMBER WITH WHICH THEY ARE USED.

USC JOINT COMPOUND: TOPPING.

USC JOINT COMPOUND: TAPING.

BOXES ARE NOT PERMITTED.

ACCESSORIES SHALL INCLUDE ALL BOLTS, INSERTS, CLIPS, ATTACHMENTS, BRACKETS, FASTENINGS, HANGERS AND ALL OTHER MATERIAL (OTHER THAN STRUCTURAL MEMBERS), NECESSARY FOR COMPLETE

UNLESS OTHERWISE NOTED, PRIMERS, PAINTS, ENAMELS, SHALL BE SPECIFIED BY OWNER OR OWNER'S AGENT. PRODUCTS OF EQUAL QUALITY, MANUFACTURED BY OTHER APPROVED MANUFACTURERS, MAY BE USED WITH OWNER OR OWNER'S AGENTS CONSENT.

INTERIOR HOLLOW METAL FRAMES, DOORS, TRIM, MISC. SHEET STEEL, ETC.: I COAT INTERIOR TRIM PRIMER (IF NOT SHOP PRIMED), I COAT ENAMEL UNDERCOATING, I COAT ENAMEL EGGSHELL.

GYPSUM WALLBOARD: 2 COATS FLAT WALL FINISH (UNLESS OTHERWISE INDICATED BY OWNER OR OWNER'S NOTE: CEMENTED AND TAPED JOINTS SHALL BE SPOT PRIMED WITH FLAT WALL FINISH BEFORE PROCEEDING

WITH ABOVE APPLICATIONS.

BATHROOMS: 2 COATS LATEX SATIN ENAMEL.

CEILINGS: 2 COATS LATEX FLAT. THE CONTRACTOR SHALL INSPECT ALL SURFACES AND PROVIDE ALL PREPARATION WORK NECESSARY IN ORDER TO RECEIVE NEW PAINT.

PAINT SHALL BE APPLIED BY SKILLED TRADESMEN AND SHALL BE FREE OF ALL RUNS, BRUSHMARKS, SAGS,

ALL PAINTING MATERIALS SHALL BE USED ONLY IN STRICT CONFORMANCE WITH THE MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND INSTRUCTIONS.

HOLIDAYS AND OTHER DEFECTS, WHICH SHALL BE REJECTED. EDGES ADJOINING OTHER MATERIALS OR COLOR SHALL BE SHARP AND CLEAN, WITHOUT OVERLAPPING.

BEFORE PAINTING WORK IS TO BEGIN, ARRANGEMENTS SHALL BE MADE FOR PROPER VENTILATION AND

LIGHTING OF ALL AREAS. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINT DRIPS, SPLASHES, OVERSPRAY, ETC. ALL GLAZING SHALL BE MASKED ON BOTH SIDES. THE CONTRACTOR SHALL BE

PAINT COLORING SHALL BE OF THE SAME INTENSITY IN ADJACENT AREAS AND SHALL BE SUCH THAT IT

SHALL COMPLETELY HIDE AND COVER THE SUBSTRATE. ALL COLORS TO BE SELECTED BY THE OWNER OR OWNER'S AGENT.

RESPONSIBLE FOR CLEANING AND REMOVING OF SAME.

FINISHED CARPENTRY: ALL FINISHED CARPENTRY REQUIRED OR INDICATED ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE 'PREMIUM' STANDARDS OF THE "ARCHITECTURAL WOODWORK INSTITUTE" AS TO WOOD SELECTION, JOINTING, SIZING, FASTENING, AND FINISHING. WOOD TYPE AND APPLIED FINISHES SHALL BE AS INDICATED ON THE DRAWINGS.

THE CONTRACTOR SHALL PROVIDE BUILDING STANDARD SHELVING OF 3/4" THICK PAINT GRADE PLYWOOD, SELF-EDGED FOR ALL COAT CLOSETS, AT SPANS UP TO 42" LONG. PROVIDE I" THICK FOR LONGER SHELVES.

THE CONSTRUCTION DOCUMENTS DO NOT INDICATE/INCLUDE THE DESIGN OF HVAC SYSTEMS. THE CONTRACTOR IS TO DISCUSSIVERIFY THE SCOPE OF THIS WORK WITH THE OWNER.

BUILDING DESIGNS IS NOT RESPONSIBLE FOR CONSTRUCTION PHASE.

ADMINISTRATION OF THE CONSTRUCTION CONTRACT IS THE RESPONSIBILITY OF THE OWNER.

EXISTING CONDITIONS (IF APPLICABLE) SHOULD BE VERIFIED IN THE FIELD.

BE CONSULTED AND A STRUCTURAL ENGINEER TO VERIFY PLANS ARE TO BE OBTAINED AND USED BY THE CLIENT WHO IS IN CONTRACT WITH BUILDING DESIGNS, LLC

THE INFORMATION SHOWN ON THIS DRAWING IS PURPORTED TO BE ACCURATE BUT NOT GUARANTEED.

ONLY. A WRITTEN PERMISSION IS REQUIRED BY BUILDING DESIGNS, LLC TO STATE OTHERWISE

ANY DISCREPANCIES REGARDING ANY STRUCTURAL CONFLICTS/ ISSUES, BUILDING DESIGNS LLC NEEDS TO

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REVISIONS

DATE

||-|9-20 | SCALE:

DRAWING NO.

JOB NO: