

DIVISION 01 – GENERAL REQUIREMENTS & DIVISION 31 – EARTHWORK

- 01. DRAWINGS SHALL NOT BE SCALED. ALL BUILDING COMPONENTS SHALL BE AS DIMENSIONED DIMENSIONS SHALL ALWAYS BE USED OVER SMALLER LAYOUT PLANS. VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- 02. ALL MATERIALS, CONSTRUCTION METHODS AND PRACTICES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL WORK SHALL CONFORM TO THE FEDERAL GOVERNMENT HEALTH AND SAFETY ACT OF 1970.
- 03. ALL DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES ON THE PLANS OR SPECIFICATIONS OR BETWEEN THE PLANS AND SPECIFICATION SHALL BE CALLED TO THE ARCHITECT'S ATTENTION AT THE TIME OF SUBMITTING BID AND BEFORE AWARDED OF CONTRACT. THIS PROCEDURE IS NOT FOLLOWING, THE OWNER RESERVES THE RIGHT TO REQUEST A CLARIFICATION OF ANY SPECIFICATION OR TO REQUEST A CHANGE TO THE REGISTERED DESIGN PROFESSIONAL. IN RESPONSE CHARGE IS CHANGED OR IS UNABLE TO PERFORM THE DUTIES, THE REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE FOR COMMUNICATING WITH THE DESIGN AND COORDINATING SUBMITTAL ITEMS FOR CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
  - STATE OF PENNSYLVANIA BUILDING AND SAFETY CODES
  - GOVERNING LOCAL AND MUNICIPAL CODES
  - CONCRETE CONSTRUCTION
    - NATIONAL CONCRETE MASONRY ASSOCIATION
    - AMERICAN INSTITUTE OF STEEL CONSTRUCTION, CODE OF STANDARD PRACTICE DESIGN DATA.
- 07. REFER TO SHEET S-3 FOR DESIGN CALCULATIONS.
- TEMPORARY CONSTRUCTION – LOADING SHALL NOT EXCEED THE LIMIT OF THE LISTED AREA OR MATERIALS SHALL BE STORED ON EX. GRADE.
- 08. CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES AND/OR SITE FREE FROM ACCUMULATIONS OR SURPLUS DEBRIS AND DISPOSE OF AT AN APPROVED OFF-SITE LOCATION IN LAWFUL MANNER, AT NO ADDITIONAL COST TO THE OWNER.
- 09. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND THE LIMITATIONS UNDER WHICH THE WORK WILL HAVE TO BE EXECUTED, AS WELL AS ANY UNDERGROUND CONDITIONS FAILURE TO ASK FOR ADJUSTMENTS SHALL BE CONSIDERED AS CONTRACTOR'S ACCEPTANCE OF DETAIL DRAWINGS, FIELD SURVEYING AND SPECIFICATIONS AND BE RESPONSIBLE FOR THE SAME AND SHALL REPORT TO ARCHITECT ANY SEEMING ERRORS, DISCREPANCIES OR INCONSISTENCIES IN THE SPECIFICATIONS OR DETAIL DRAWINGS AND PLANS AND SHALL REQUEST IN WRITING ALL ADJUSTMENTS DEEMED NECESSARY BEFORE PROCEEDING WITH THE WORK.
- 11. SITE GRADING AROUND BUILDING WILL SLOPE AWAY FROM BUILDING AT (1:12) RATIO FOR A MIN. 8'.

DIVISION 03 – CONCRETE

- 01. ALL CONCRETE SHALL BE STONE OR GRAVEL REINFORCED TO TEST AS REQUIRED AT 28 DAYS. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE FOLLOWING:
  - 02. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, STRUCTURES (ACI 318-99 LATEST EDITION).
  - 03. SPICES IN CONTINUOUS REINFORCING, COLUMN VERTICALS, WALL BARS, DOWNETS SHALL BE LAPPED 30 DIAMETERS. OTHER LAPPED SPICES SHALL BE PERMITTED ONLY WHERE SHOWN AND THE LENGTH OF LAP SHALL BE 36 BAR DIAMETERS. IN GROUPS OF PARALLEL BARS, SPICES SHALL LAP ON GRADE SHALL BE 4" OR 6" THICK POLURED CONCRETE ON 4" LAYER OF 28 STONE REINFORCING WITH 1" LONG FIBER REINFORCING AND EXPANSION JOINTS AT 25X25, POWER CONTROL JOINTS AT ALL COLUMN LOCATIONS AND EXPANSION JOINTS AT 25X25, TOWER TOWERL INTERIOR SLABS TO A SMOOTH FINISH AND SEAL WITH ONE COAT OF CURING SEALER UNLESS OTHERWISE NOTED, SIZE AND REINFORCING FOR CONTINUOUS FOOTINGS UNDER MASONRY WALLS SHALL BE AS FOLLOWS: 12" DEPTH, 6" PROTECTION FROM EACH FACE OF WALL, ONE #4 LONGITUDINALLY FOR EACH 8" WIDTH, PROVIDE TRANSVERSE REINFORCING, #4 @ 16" CENTERS WHEN FOOTING WIDTH EXCEEDS 32".
  - 06. CONCRETE REINFORCING PROTECTION:
    - BOTTOMS: 4" MINIMUM CONCRETE CAST AGAINST EARTH..... 3"
    - SIDES: PIER, WALLS EXPOSED TO GROUND OR WEATHER..... 1 1/2" FOR #6 & SMALLER
    - ALL CORNER AND PILING TO BE INDIVIDUALLY SLEEKED UNLESS SHOWN OTHERWISE OR APPROVED BY ARCHITECT.
  - 08. PROVIDE APPROVED EXPANSION JOINT MATERIAL WHERE SLABS ABOUT WALLS, COLUMNS AND OTHER VERTICAL SURFACES, UNLESS OTHERWISE NOTED.
  - 09. PROVIDE APPROVED EXPANSION JOINT MATERIAL WHERE SLABS ABOUT WALLS, COLUMNS AND OTHER VERTICAL SURFACES, UNLESS OTHERWISE NOTED.
  - 10. ALL FOUNDATION CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING A MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS OF  $f_c = 4000$  PSI.
  - 11. REINFORCED STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A1985.
  - 12. REINFORCING STEEL FABRICATION SHALL BE IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE.
  - 13. CONSTRUCTION SHALL HAVE A CLASS "B" LAP UNLESS OTHERWISE NOTED.
  - 14. CONSTRUCTION JOINTS SHALL NOT BE PLACED AT LOCATIONS OTHER THAN SHOWN ON THE DRAWINGS UNLESS APPROVED BY THE ENGINEER.
  - 15. WHEN CONSTRUCTION OF ANY CONCRETE EXISTS, THE FOLLOWING "COLD WEATHER PROCEDURES" SHALL BE REQUIRED, AS PER SECTION 1905.12, AS FOLLOWS:
    - A) ADEQUATE EQUIPMENT SHALL BE PROVIDED TO HEAT CONCRETE MATERIALS AND PROTECT CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
    - B) ALL CONCRETE TO BE PLACED SHALL BE FROST FREE.
    - C) NO DEBRIS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.
    - D) ACCELERATED CURING SHALL BE IN ACCORDANCE WITH ACI 318.
    - E) HIGH-STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50°F & IN A MOST CONDITION FOR AT LEAST THE FIRST (3) THREE DAYS AFTER PLACEMENT, EXCEPT WHEN ACCELERATED CURING IS DONE.
    - F) ALL OTHER CONCRETE SHALL BE MAINTAINED ABOVE 50°F & IN A MOST CONDITION FOR AT LEAST THE FIRST (7) SEVEN DAYS AFTER PLACEMENT, EXCEPT WHEN ACCELERATED CURING IS DONE.
  - 17. GARAGE FLOOR SHALL HAVE RADIANT HEAT AND SLOPE TOWARDS FLOOR DRAIN. FLOOR SHALL RECEIVE SEAL COAT.
  - 18. ALL NEW BASEMENT, SIDEWALKS, & PATOS SHALL BE A BROAD FINISH.
  - 19. BASEMENT MECHANICAL ROOM FLOOR SHALL SLOPE TO FLOOR DRAIN & RECEIVE SEAL COAT.

DIVISION 04 – MASONRY

- 01. ALL MASONRY CONSTRUCTION SHALL CONFORM TO A.C.I. 530/ASCE 5/MSC402 & CURRENT BUILDING CODES. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
  - 02. MASONRY SHALL BE CONSTRUCTED TO ASTM C270 OR OTHER QUALIFIED TESTING AGENCY'S STANDARDS.
  - 03. ALL CONCRETE MASONRY WALLS SHALL BE REINFORCED WITH METAL TIES, SUCH AS DUR-O-WALL, AT 16" ON CENTER IN A VERTICAL DIMENSION FOR EXTERIOR WALLS AND 24" ON CENTER FOR INTERIOR WALLS. USE GALVANIZED 9 GA. SPOE RODS AND THE RODS UNLESS NOTED OTHERWISE.
  - 04. VERTICAL REINFORCING IN MASONRY WALLS SHALL BE LAPPED 30 BAR DIAMETERS MINIMUM WHERE SPICED. JOINTS IN MASONRY WALLS TO BE LOCATED AT (UNLESS NOTED OTHERWISE):
    - A) MAXIMUM OF 40'-0" FROM CORNERS
    - B) MAXIMUM OF 40'-0" ON CENTER
    - C) AT ALL CHANGES IN WALL HEIGHT OR THICKNESS.
    - D) AT ALL CHANGES AND RECESSES FOR PIPING, COLUMNS, FIXTURES, ETC.
    - E) AT ADJUNCTION OF WALLS TO COLUMNS.
  - 05. WHEN CONSTRUCTION OF ANY MASONRY UNIT EXISTS, THE FOLLOWING "COLD WEATHER PROCEDURES" SHALL BE REQUIRED AS PER SECTION 2104.3:
    - 2104.3.1 PREPARATION
      - 1. THE SURFACE OF MASONRY UNITS SHALL NOT BE LESS THAN 20°F.
      - 2. MASONRY UNITS CONTAINING FROZEN MOISTURE, VISIBLE ICE OR SNOW ON THEIR SURFACE SHALL NOT BE LAID.
      - 3. VISIBLE ICE AND SNOW SHALL BE REMOVED FROM THE TOP SURFACE OF EXISTING FOUNDATIONS AND MASONRY TO RECEIVE NEW CONSTRUCTION. THESE SURFACES SHALL BE HEATED TO ABOVE FREEZING, USING METHODS THAT DON NOT RESULT IN DAMAGE.
    - 2104.3.2 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 40°F AND 32°F:
      - 1. THE MORTAR TEMPERATURE SHALL BE MAINTAINED ABOVE FREEZING UNTIL USED IN MASONRY.
      - 2. AGGREGATES AND MIXING WATER FOR GROUT SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F AND 120°F AT THE TIME OF MIXING.
      - 3. MORTAR SAND OR MIXING WATER SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F AND 120°F AT THE TIME OF MIXING.
      - 4. GROUT TEMPERATURES SHALL MAINTAINED ABOVE 70°F AT THE TIME OF GROUT PLACEMENT.
    - 2104.3.2.1 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 32°F AND 24°F:
      - 1. THE MORTAR TEMPERATURE SHALL BE MAINTAINED ABOVE FREEZING UNTIL USED IN MASONRY.
      - 2. AGGREGATES AND MIXING WATER FOR GROUT SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 3. MORTAR SAND OR MIXING WATER SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 4. GROUT TEMPERATURES SHALL MAINTAINED ABOVE 70°F AT THE TIME OF GROUT PLACEMENT.
    - 2104.3.2.2 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 25°F AND 20°F:
      - 1. THE MORTAR TEMPERATURE SHALL BE MAINTAINED ABOVE FREEZING UNTIL USED IN MASONRY.
      - 2. AGGREGATES AND MIXING WATER FOR GROUT SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 3. MORTAR SAND OR MIXING WATER SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 4. GROUT TEMPERATURES SHALL MAINTAINED ABOVE 70°F AT THE TIME OF GROUT PLACEMENT.
    - 2104.3.2.3 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 25°F AND 20°F:
      - 1. THE MORTAR TEMPERATURE SHALL BE MAINTAINED ABOVE FREEZING UNTIL USED IN MASONRY.
      - 2. AGGREGATES AND MIXING WATER FOR GROUT SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 3. MORTAR SAND OR MIXING WATER SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 4. GROUT TEMPERATURES SHALL MAINTAINED ABOVE 70°F AT THE TIME OF GROUT PLACEMENT.
    - 2104.3.2.4 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BELOW 20°F:
      - 1. THE MORTAR TEMPERATURE SHALL BE MAINTAINED ABOVE FREEZING UNTIL USED IN MASONRY.
      - 2. AGGREGATES AND MIXING WATER FOR GROUT SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 3. MORTAR SAND OR MIXING WATER SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 20°F AND 32°F AT THE TIME OF MIXING.
      - 4. GROUT TEMPERATURES SHALL MAINTAINED ABOVE 70°F AT THE TIME OF GROUT PLACEMENT.

DIVISION 05 – METALS

- 01. STRUCTURAL STEEL TO BE A36 UNLESS NOTED OTHERWISE. ALL FIELD CONNECTIONS FOR MAIN MEMBERS SHALL BE MADE WITH FULL PENETRATION WELDS. ALL FIELD CONNECTIONS WITH TRENDS EXCLUDED FROM SHEAR PLATES, UNLESS OTHERWISE SPECIFIED, FIELD WELDING IN LEU OF BOLTS TO BE USED ONLY WITH APPROVAL OF ENGINEER. SECONDARY AND BRACING MEMBERS MAY BE CONNECTED BY STANDARD UNFINISHED BOLTS.
- 02. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE "SPECIFICATIONS" FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, FOLLOWING:
  - 03. A) STRUCTURAL SHAPES AND PLATES: ASTM A36; F<sub>y</sub> = 36 PSI
  - B) SQUARE AND RECTANGULAR TUBING: ASTM A500, GRADE C
  - C) DETAIL ALL CONNECTIONS ACCORDING TO THE AISC SPECIFICATIONS
  - D) ALL CONNECTIONS SHALL BE BOLTED WITH ASTM A325 HIGH-STRENGTH BOLTS OR WELDED IN ACCORDANCE TO AISC ASG REQUIREMENTS.
  - E) INSTALLED METAL FLASHING SHALL BE CORROSION RESISTANT & SHALL BE PROVIDED INTERSECTIONS OF WALLS, PORCHES, DECKS, & ROOFS.
- 04. ALL CONNECTIONS SHALL BE BOLTED WITH ASTM A325 HIGH-STRENGTH BOLTS OR WELDED IN ACCORDANCE TO AISC ASG REQUIREMENTS.
- 05. ALL CONNECTIONS SHALL BE BOLTED WITH ASTM A325 HIGH-STRENGTH BOLTS OR WELDED IN ACCORDANCE TO AISC ASG REQUIREMENTS.
- 06. INSTALLED METAL FLASHING SHALL BE CORROSION RESISTANT & SHALL BE PROVIDED INTERSECTIONS OF WALLS, PORCHES, DECKS, & ROOFS.

DIVISION 06 – WOODS, PLASTICS, & COMPOSITES

- 01. ALL LUMBER TO BE SPF #2 OR BETTER.
- 02. WITH SHEAR JOINTS.
- 03. ALL WOOD IN CONTACT WITH THE GROUND AND/OR WITHIN 8" OF GRADE ELEVATION SHALL BE PRESURE TREATED.
- 04. INSTALL WOOD BLOCKING AS NECESSARY FOR COMPLETE INSTALLATIONS OF THE FOLLOWING, BUT NOT LIMITED TO:
  - A) CABINETS
  - B) MIRROR
  - C) MECHANICAL PLUMBING, OR ELECTRICAL EQUIPMENT.
  - D) SCHEDULE 40 STEEL
  - E) PLASTIC LAMINATES.
  - F) LAMINATES SHALL BE THE LENGTH GUARDED ON DRAWINGS, WITH SQUARE FRONT, AND 4" REAR AND SIDE WALL SPLASH GUARDS.
  - G) LAMINATES SHALL BE FORMICA, OR EQUAL.
  - H) FINISHES, COLORS, AND PATTERNS SHALL BE SELECTED BY THE OWNER.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

- 01. ROOF INSULATION SHALL BE BATT, INS. WITH A RATING OF R-30.
- 02. ICE DAM: INSTALL Drip EDGE & 3/8" OF (2) LAYERS OF UNDERLAMENT CEMENTED TOGETHER ON ALL OVERHANGS.
- 03. INSTALL NEW ARCHITECTURAL SHINGLES OVER 15# ROOF FELT, 5/8" EXT. PLYWOOD.
- 04. AND Drip EDGE INSULATION SHALL BE BATT, INS. WITH VAPOR MEMBRANE FOR A RATING OF R-21.
- 05. SLAB INSULATION SHALL BE A MIN. 1-1/2" IN. RIGID BOARD WITH A RATING OF R-7.5 FOR FULL HORIZONTAL & VERTICAL INSTALLATION.
- 06. INTERIOR WALL INSULATION SHALL BE 3 1/2" BATT, INS. WITH A RATING OF R-13 FOR 4" WALLS & 5 1/2" BATT, INS. WITH RATING OF R-19 FOR 6" WALLS.
- 07. FLOOR INSULATION SHALL BE BATT INS., WITH VAPOR BARRIER WHERE OVER UNCONDITIONED SPACES. FOR A RATING OF R-19.
- 08. NEW RIDGE, SOFFIT, & EAVE VENT SHALL MATCH EXISTING.
- 09. ALL EXTERIOR WALLS SHALL BE INSULATED WITH 4" AND LOCATED AT END AS INDICATED ON SITE PLANS. EXISTING HOUSE GUTTERS & DOWNSPOUTS TO BE REPLACED IN LINE AND DISCHARGE PER EXISTING.
- 10. THERMAL & SOUND INSULATION MATERIAL SHALL MEET THE FOLLOWING:
  - A) EXPOSED INSTALLATIONS: FLAME SPREAD OF 25 OR LESS & SMOKE DEVELOPMENT OF 450 OR LESS.
  - B) CONCEALED INSTALLATIONS: FLAME SPREAD OF 75 OR LESS & SMOKE DEVELOPMENT OF 450 OR LESS.
- 11. THROUGH PENETRATION REQUIREMENTS:
  - A) WHERE PENETRATION OF A RATED WALL, CEILING, OR ASSEMBLY IS MADE, PENETRATING MATERIALS SHALL BE PROTECTED BY AN APPROVED THROUGH PENETRATION FIRESTOP SYSTEM. THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL MEET OR EXCEED THE RATED ASSEMBLY CLASSIFICATION & BE SPECIFIC TO THE CONSTRUCTION DETAIL. ALL THROUGH PENETRATION FIRESTOP SYSTEMS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
  - B) WHERE VERTICAL PENETRATION IS MADE AT A NON-RATED FLOOR/CEILING ASSEMBLY, PENETRATION SHALL BE PROTECTED BY AN APPROVED MATERIAL & SPECIFIC TO THE CONSTRUCTION, MEETING ASTM E136 REQUIREMENTS. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
  - C) AT WALL/FLOOR & FLOOR/WALL LOCATIONS, OF RATED ASSEMBLIES, AN APPROVED THROUGH PENETRATION FIRESTOP SYSTEM SHALL BE INSTALLED EXCEEDING THE RATING OF THE PENETRATING MATERIAL. THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL MEET ASTM E814 REQUIREMENTS. INSTALLATION OF THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
- 12. CALULKING:
  - A) CALULKING SHALL BE A COMPONENT POLYURETHANE SEALANT SUCH AS SIKAFLEX 1A.
  - B) CALULK AROUND NEW WINDOWS AND DOORS AND ALL OTHER NECESSARY LOCATIONS.
  - C) CALULK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
  - D) COLOR CALULK SHALL BE EITHER WHITE OR CLEAR, USE WHITE NEXT TO WHITE AND CLEAR FOR ALL OTHER USES.

DIVISION 08 – OPENINGS

- 01. A) EXTERIOR DOOR(S) SHALL BE INSULATED, PAINTED HOLLOW METAL DOOR AND PAINTED HOLLOW METAL FRAME, VERIFY PAINT COLOR WITH OWNER.
- 02. EXTERIOR DOOR SIZES ARE BASED ON CEO DOOR MANUFACTURER.
- 03. OVERHEAD DOOR(S) SHALL BE INSULATED, 24 GA GALVANIZED STEEL, BAKED-ON POLYESTER COATING, COLOR SELECTED BY OWNER, AS MANUFACTURED BY OVERHEAD DOOR COMPANY, OR EQUAL.
- 04. A) INTERIOR DOORS SHALL BE 1 3/4" SOLID CORE WOOD WITH OAK VENEER. VERIFY DOOR COMPANY, OR EQUAL.
- 05. PROVIDE INTERIOR MOUNTED HINGE OPERATORS.
- 06. INTERIOR DOORS SIZES ARE BASED ON M-H-WAY DOOR MANUFACTURERS.
- 07. PROVIDE WALL MOUNTED DOOR STOPS AT ALL INTERIOR DOORS, EXCEPT FOR DOORS INSTALLED WITH CLOSERS. DOOR STOPS SHALL NOT IMPED THE MINIMUM 32 IN. CLEAR OPENING WITH OF THE DOOR AT 90 DEGREES IN THE OPEN POSITION.
- 08. ALL GLAZING WITHIN 4' OF INTERIOR DOORS & 18" FROM FLOOR SHALL BE TEMPERED.
- 09. ALL LOCKETS SHALL BE KNOB HANDLES.
- 10. WINDOW SIZES ARE BASED ON PELLA WINDOW MANUFACTURER.

DIVISION 09 – FINISHES

- 01. DRYWALL CEILING SHALL BE GYPSUM WALL BOARD, G.W.B. SHALL BE PREPARED AND FINISHED IN ACCORDANCE WITH THE FOLLOWING:
  - 02. INTERIOR WALLS SHALL BE GYPSUM WALL BOARD OVER STUDS, UNLESS NOTED OTHERWISE ON THE PLAN. G.W.B. SHALL BE PREPARED TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT. VERIFY PAINT COLOR WITH OWNER.
  - 03. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD OF 200 OR LESS.
  - 04. ALL RESTROOM FINISHES SHALL BE CAPABLE OF BEING EASILY CLEANED. FLOORING & BASE SHALL BE WATER TIGHT. BASE SHALL BE 4" H.
  - 05. ALL RESTROOM FINISHES SHALL BE CAPABLE OF BEING EASILY CLEANED. FLOORING & BASE SHALL BE WATER TIGHT. BASE SHALL BE 4" H.
  - 06. ALL MATERIAL COLORS TO BE SELECTED BY THE OWNER, U.O.N.

DIVISION 10 – SPECIALTIES

- 01. FIRE EXTINGUISHERS:
  - A) SHALL BE MIN. 5LB. ABC TYPE.
  - B) WALL MOUNTS ARE SHOWN IN LOCATION AREA DESIRED.
  - C) MOUNT TOP OF EXTINGUISHER @ 48" AFF.
- 02. BATHROOM ACCESSORIES:
  - A) TOILET PAPER HOLDERS SHALL BE SURFACE MOUNTED.
  - B) TOILET PAPER HOLDERS SHALL BE NUTONE, COPANOMO COLLECTION.
  - C) MOUNT #1 HANOTO, CHROME, SURFACE MOUNTED.
  - D) PROVIDE (1) DOUBLE CHROME ROBE HOOK, NUTONE, COPANOMO COLLECTION.
  - E) PROVIDE (2) CHROME TOWEL BARS, 24" LONG, NUTONE, COPANOMO COLLECTION, MODEL #1 HMG94, LOCATIONS TO BE DETERMINED. MOUNT ALL TOWEL BARS AT 54" AFF. PROVIDE BLOCKING.
- 03. CLOSET SHELVING:
  - A) INSTAL CLOSET MTD. OR EQUAL VINYL-COATED, STEEL.
  - B) ROOF VENTILATED SHELVING AS INDICATED ON THE DRAWINGS.
  - C) SHELVING SHALL BE LENGTH OF CLOSET.
  - D) ANCHOR PER MANUFACTURER'S RECOMMENDATIONS.

DIVISION 11 – EQUIPMENT

- 01. APPLANCES:
  - A) APPLANCES SHALL BE SUPPLIED AND INSTALLED BY THE OWNER.
  - B) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY POWER AND WATER TO THE FOLLOWING IS A LIST OF APPLANCES THAT WILL BE USED:
    - 01. REFRIGERATOR (1) (2):
    - 02. DISHWASHER – (2):
    - 03. RANGE – (1):
    - 04. ALLOW AN OPENING OF 30".
    - 05. ALLOW AN OPENING OF 24".
    - 06. DISHWASHER – (2):
    - 07. ALLOW AN OPENING OF 30".
    - 08. WASHER/DRYER – (3):
    - 09. ALLOW AN OPENING OF 30".
- 02. PROVIDE WALL MOUNTED CLOSET SHELVING. CABINETS SIZES ARE INDICATED ON THE PLAN. CABINETS ARE TO BE OF STANDARD ISSUE, EXCEPT WHERE CUSTOM ONES ARE REQUIRED. CABINETS ARE TO BE OF "FRAMELESS" CONSTRUCTION AND HAVE A LAMINATE FINISH, COLOR AND STYLE TO BE SELECTED BY OWNER. SHOP DRAWINGS WILL NEED TO BE SUBMITTED PROVIDE BLOCKING WHERE REQUIRED. PROVIDE "TILERS" WHERE NEEDED.
- 03. PROVIDE VANITIES WHERE INDICATED. VANITIES ARE TO BE OF STANDARD ISSUE, EXCEPT WHERE CUSTOM ONES ARE REQUIRED. VANITIES ARE TO BE OF "FRAMELESS" CONSTRUCTION AND HAVE A LAMINATE FINISH, COLOR AND STYLE TO BE SELECTED BY OWNER. SHOP DRAWINGS WILL NEED TO BE SUBMITTED PROVIDE BLOCKING WHERE REQUIRED. PROVIDE "TILERS" WHERE NEEDED. PROVIDE WHITE PULL KNOBS.
- 04. MEDICINE CABINET/MIRROR:
  - A) CABINET SHALL BE RECESSED INTO WALL, EXCEPT WHERE NOTED, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - B) MIRROR SHALL BE SELECTED BY OWNER.
  - C) TOLL MOUNT AT 6" AFF.
  - D) FULL MIRROR FRONT, WITH BEVELED EDGES, NO TRIM.
  - E) RESIN BODY AND (3) ADJUSTABLE SHELVES.

BUILDING CODE NOTES:

- 01. PER TABLE 602, EX. WEST WALL AND NEW WEST WALL SHALL BE 1 HR. RATED. REFER TO PLANS FOR DETAILS.
- 02. PER SECTION 704.8.1 & TABLE 704.8, WEST WALL SHALL BE PERMITTED TO HAVE 25% UNPROTECTED OPENINGS. WEST WALL AREA IS 1,678 SF. AREA OF UNPROTECTED OPENINGS IS 203 SF (12%).
- 03. PER SECTION 704.11, EXCEPT #1, NORTH, EAST, & SOUTH WALLS ARE NOT PERMITTED TO HAVE A PARAPET SINCE WALLS ARE NOT REQUIRED TO BE RATED. PER EXCEPTION #6, WEST WALL IS NOT REQUIRED TO HAVE A PARAPET SINCE WALL IS PERMITTED TO HAVE AT LEAST 25% OF UNPROTECTED OPENINGS PER SECTION 704.8.
- 04. PER SECTION 707.2, EXCEPTION #1, & SECTION 1020.1, EXCEPTION #2, SMART EXTERIOR DOORS ARE NOT REQUIRED FOR OPENINGS TOTALLY WITHIN AN INDIVIDUAL RESIDENTIAL DWELLING UNIT & CONECTING FOUR STORES OR LESS.
- 05. NEW ADDITION STAIRS: PER SECTION 1009.3, EXCEPTION #4, WITHIN R-3 UNITS THE MAX. RISE PER HEIGHT SHALL BE 7.75" & MIN. TREAD DEPTH SHALL BE 10" & NOSING NOT LESS THAN 7.5" BUT NOT MORE THAN 1.25". TREAD DEPTH SHALL BE PROVIDED ON STAIRS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
- 06. BASEMENT & EXISTING STAIRS: PER SECTIONS 1009.3, EXCEPTION #5, & 3402.4, STAIRS IN AN EX. STRUCTURE, WHERE THE EX. SPACE & CONSTRUCTION WILL NOT ALLOW A REDUCTION IN PITCH OR SLOPE, ARE NOT REQUIRED TO COMPLY WITH SECTION 1009.
- 07. NOT USED.
- 08. THE BASEMENT LEVEL IS THE PROPOSED ADAPTABLE ACCESSIBLE LEVEL. WHEN ACCESSIBLE IS REQUIRED IN THE FUTURE THE FOLLOWING ITEMS SHALL BE DONE:
  - A) HANDICAPPED RAMP WITH HANDRAILS SHALL BE PROVIDED.
  - B) HANDICAPPED ACCESSIBLE DOOR TO BE CHANGED TO LEVER SET HARDWARE.
  - C) EXISTING KNOB SET HARDWARE TO BE PROVIDED.
  - D) HANDICAPPED ACCESSIBLE KITCHEN & LAUNDRY TO BE PROVIDED.
  - E) BATHROOM GRAB BARS & SHOWER SEAT TO BE PROVIDED.
  - F. TACTILE SIGNAGE TO BE PROVIDED.
  - G. PER IPAC 2006, SECTION 404.3, HABITABLE SPACES (EX. ATTIC) & HABITABLE BASEMENT AREAS ARE PERMITTED TO HAVE A CLEAR CEILING HEIGHT OF 7'.