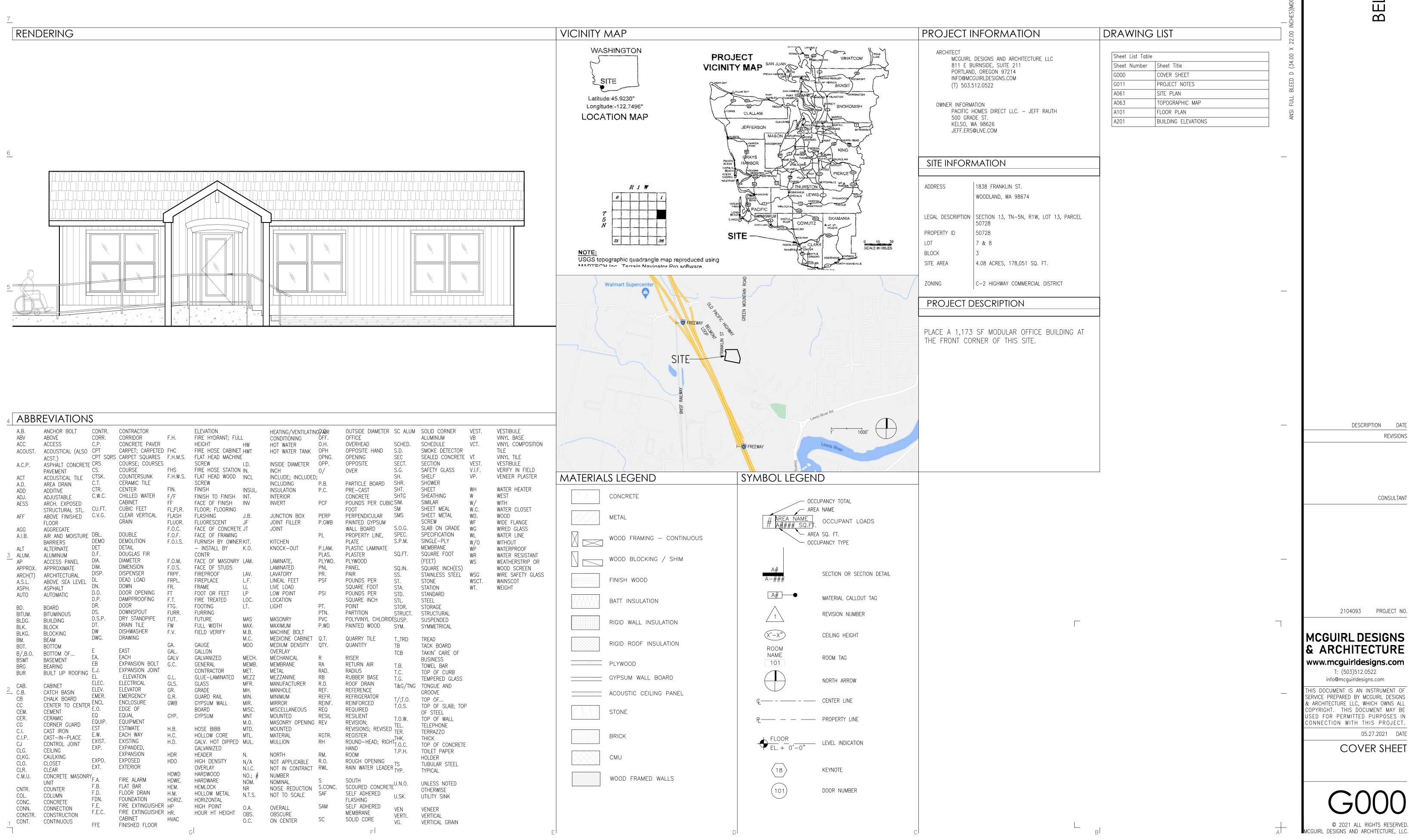
Belmont Loop



DESCRIPTION DATE

GENERAL DOCUMENT NOTES

- NOTIFY ARCHITECT IN WRITING, OF ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK.
- DO NOT SCALE DRAWINGS
- ALL WORK SHALL CONFORM TO THE STANDARDS OF ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS & BY-LAWS. THIS INCLUDES BUT IS NOT LIMITED TO THE PRESIDING JURISDICTION'S BUILDING AND ZONING CODES
- DOCUMENTS REPRESENT DESIGN INTENT AND ARE NOT INTENDED TO INDICATE THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, COORDINATION, AND SAFETY REQUIREMENTS FOR THIS PROJECT
- ALL WORK NOT NOTED AS (E) FOR EXISTING TO BE ASSUMED NEW CONSTRUCTION
- MATERIALS, EQUIPMENT, ETC. NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN. BUT REQUIRED FOR THE SUCCESSFUL AND EFFECTIVE COMPLETION OF THE INSTALLATION. IS IMPLIED AND SHALL BE FURNISHED AND INSTALLED FOR NO ADDITIONAL COST ALL ASPECTS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE
- OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS AND SHALL BE SUBJECT TO REVIEW BY ARCHITECT, DESIGNER, ENGINEER AND CITY OFFICIAL SPECIFICALLY REFERENCED DETAILS TAKE PRECEDENT OVER
- CONDITIONS NOTED AS "TYPICAL" OR "TYP" ERRORS OR OMISSIONS IN ANY SCHEDULE OR DOCUMENT DO NOT RELIEVE THE CONTRACTOR FROM THE WORK INTENDED IN
- THE DRAWINGS O. BUILDING ADDRESS MAY BE SUBJECT TO CHANGE BY JURISDICTION. WHEN APPLICABLE, CONTRACTOR TO VERIFY FINAL ADDRESS DESIGNATION
- ROOM AND DOOR IDENTIFICATIONS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY. WHEN APPLICABLE, CONTRACTOR TO VERIFY WITH OWNER FINAL ADDRESSES.
- 2. WHERE METHODS OR STANDARDS OF INSTALLATION DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE PRESIDING JURISDICTION, CONTRACTOR TO NOTIFY ARCHITECT.

DIMENSIONING

- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON THE JOB AND INFORMING ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS SHOWN TAKE PRECEDENT. CONTRACTOR TO COORDINATE DIMENSIONS WITH RELATED WORK SHOWN ON CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER DRAWINGS AS APPLICABLE, ARCHITECT TO BE NOTIFIED OF DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. THE TERM "EQUAL" OR "EQ." IS USED IN LIEU OF ACTUAL
- DIMENSIONS WHERE EQUAL SPACING OF ELEMENTS IS REQUIRED. 6. THE TERM "CLEAR" OR "CLR" IS USED TO DENOTE A MINIMUM DIMENSIONAL REQUIREMENT; HOWEVER THE DIMENSION COULD BE
- WALLS CENTERED ON A COLUMN OR GRID LINE WILL NOT BE
- DIMENSIONED ON PLANS BUT WILL BE DRAWN AS INDICATED. WALL WITH A FINISHED FACE FLUSH WITH THE FINISH FACE OF A COLUMN OR CORE WALL WILL NOT BE DIMENSIONED BUT WILL BE
- WALL WITH A FINISHED FACE ON A COLUMN GRID LINE WILL NOT BE DIMENSIONED ON PLANS BUT WILL BE DRAWN AS INDICATED. O. DOORS AND OPENINGS LOCATED BY A WALL AT A RIGHT ANGLE
- CONDITION. THIS CONDITION IS TYPICAL AND WILL NOT BE DIMENSIONED. 10.1. DOORS NOT LOCATED BY A WALL AT A RIGHT ANGLE WILL BE DIMENSIONED TO CENTER OF DOOR FRAME OPENING. 10.2. OPENINGS NOT LOCATED BY A WALL AT A RIGHT ANGLE WILL

ON THE HINGE SIDE ARE TO BE INSTALLED 6 INCHES FROM SAID

- BE DIMENSIONED TO THE JAMB OF THE OPENING AND THE OPENING WILL BE DIMENSIONED. 10.3. U.N.O DOORS WILL A WALL NEAR THE STRIKE SIDE AT A RIGHT ANGLE WILL BE DIMENSIONED TO THE CRITICAL JAMB CLEARANCE (I.E.: 12" ON THE PUSH SIDE AND 18" ON
- THE PULL SIDE). 1. DO NOT SCALE DRAWINGS TO DETERMINE OMITTED DIMENSIONS; CONTACT THE ARCHITECT.
- 2. THE DESIGNATION "D.P" IS USED TO INDICATE A DIMENSION POINT REFERENCED FROM ANOTHER LOCATION IN THE DRAWING SET. DIMENSIONS ARE NOT REPEATED.

DEMOLITION NOTES

DEMOLITION MEANS AND METHODS TO CONFORM TO THE RULES AND REGULATIONS OF THE PRESIDING JURISDICTION. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON

THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND

ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS

- SHALL BE INCLUDED. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSING OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
- ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.

GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WITH
- CONTRACTOR SHALL PROVIDE TO OWNER PROOF OF ALL
- INSURANCE AND LICENSURE THAT IS REQUIRED TO PERFORM THE WORK BY CONTRACTOR AND SUBCONTRACTORS. CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED
- PERMITS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN PERMIT

DOCUMENTS AS REQUIRED BY PRESIDING JURISDICTION.

- CONTRACTOR SHALL HAVE AT ALL TIMES ON—SITE, THE APPROVED | ENVELOPE CONSTRUCTION DRAWINGS, SPECIAL SPECIFICATIONS, SPECIAL INSPECTIONS. PRESIDING JURISDICTION'S STANDARD SPECIFICATIONS & STANDARD DRAWINGS, AND ALL OTHER APPLICABLE SPECIFICATIONS BOOKS AND MANUALS. ELECTRONIC
- EQUIVALENTS ARE ACCEPTABLE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS. THIS INCLUDES BUT IS NOT LIMITED TO MAINTAINING STRUCTURAL INTEGRITY THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO
- COMMENCEMENT OF WORK. CONTRACTOR TO MAINTAIN A CLEAN JOBSITE. NEIGHBORING PROPERTIES AND ROADWAYS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS AND DEBRIS, INCLUDING EROSION CONTROL MEASURES.
- 9. UTILITY LOCATIONS IN DOCUMENTS ARE INFORMATIONAL ONLY AND DO NOT GUARANTEE ACCURACY 10. LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK,
- WHETHER INDICATED OR NOT. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTORS WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE COMPLIANCE WITH DRAWINGS &
- SPECIFICATIONS, FIELD CONDITIONS, ROUGH OPENINGS, ETC. CONTRACTOR TO COORDINATE REQUIRED OBSERVATIONS AND SPECIAL INSPECTIONS AS SPECIFIED IN DOCUMENTS.
- 13. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SECURITY AND

14. CONTRACTOR WORKMANSHIP SHALL CONFORM TO INDUSTRY

- STANDARDS AND ANY QUALITY DEFECTS SHALL BE CORRECTED A NO ADDITIONAL EXPENSE TO OWNER WHETHER SPECIFIED OR NOT IN DOCUMENTS, ACCESS PANELS SHALL BE PROVIDED WHERE REQUIRED. ARCHITECT TO APPROVE
- ALL LOCATIONS. PANELS, WHERE REQUIRED, TO MEET THE FIRE RATING OF THE ASSEMBLY. PEDESTRIAN PROTECTION SHALL BE PROVIDED THROUGHOUT
- PROJECT AS REQUIRED BY PRESIDING JURISDICTION PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING, FRAMING FOR HANDRAILS, GRAB RAILS, CASEWORK, SHELVING,
- MIRRORS, WALL MOUNTED EQUIPMENT AND ALL OTHER ITEMS AS REQUIRED FOR COMPLETE INSTALLATION. 18. PROVIDE FIRE BLOCKING AT ALL PENETRATIONS THRU FIRE RATED BARRIERS INCLUDING BUT NOT LIMITED TO PLUMBING AND MECHANICAL
- 19. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE 20. CONTRACTOR SHALL SCHEDULE A PRE-INSTALLATION CONFERENCE WITH THE BUILDING INSPECTOR AND ALL SUBCONSULTANTS TO REVIEW PROPOSED FIRE STOPPING PRODUCTS FOR THIS PROJECT. PRIOR TO THE SCHEDULED MEETING, THE GENERAL CONTRACTOR
- ASSEMBLY WITH A UL TEST REPORT FOR EACH PROPOSED ASSEMBLY. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED WITH THE MANUFACTURER AND TEST APPROVAL

SHALL ASSEMBLE PRODUCT DATA FOR EACH FIRE STOPPING

- ALTERNATES AND SUBSTITUTIONS TO SPECIFIED ITEMS ARE TO BE SUBMITTED TO THE ARCHITECT, DESIGNER OR ENGINEER. 23. CONTRACTOR SHALL PROVIDE ALL REQUIRED EQUIPMENT. ACCESSORIES AND/OR HARDWARE FOR COMPLETE INSTALLATION
- AND WORKING ORDER SPECIFIED. 24. IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, CONTRACT DOCUMENTS, SPECIFICATIONS AND REFERENCE STANDARDS; THE ARCHITECT AND/ OR ENGINEER SHALL
- DETERMINE WHICH SHALL GOVERN. 25. CONSTRUCTION SHALL MAINTAIN A FIVE-FOOT CLEARANCE WITH UNOBSTRUCTED ACCESS TO ANY WATER OR POWER FACILITY. CONSTRUCTION SHALL MAINTAIN AT ALL TIMES A TEN-FOOT CLEARANCE FROM POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON PROPERTY. IF NECESSARY, CONTRACTOR TO
- COORDINATE WITH UTILITY COMPANY. 26. SMOKE AND FIRE DAMPERS TO BE INSTALLED PER
- MANUFACTURER'S RECOMMENDATION AND ALL APPLICABLE CODES . WHERE CONCRETE OR MASONRY FINISHES ARE USED AT THE GROUND LEVEL, AN ANTI-GRAFFITI COATING TO BE APPLIED PER MANUFACTURER'S RECOMMENDATION
- 28. AN APPROVED GAS SHUT-OFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- 29. IF REQUIRED, A PRECONSTRUCTION CONFERENCE WITH CITY STAFF AND AN APPROVED TEMPORARY TRAFFIC CONTROL PLAN (ISSUED IN CONJUNCTION WITH A STREET /SIDEWALK CLOSURE PERMIT) ARE REQUIRED BEFORE COMMENCING WORK. SEE PERMIT FOR SCHEDULING A PRECONSTRUCTION CONFERENCE AND ACQUISITION OF THE TTCP.
- 30. ALL METAL FLASHING EDGES SHALL BE HEMMED, U.O.N. 31. DISSIMILAR METALS TO BE PROTECTED BY SEPARATION.
- 32. CONCEALED SPACES TO BE VENTED PER APPLICABLE CODE AND LANDSCAPING BUILDING STANDARDS 33. CONSTRUCTION MATERIALS STAGED ON WOOD FLOORS OR ROOF, OF BUILDING SHALL BE SPREAD OUT. THE LOAD SHALL NOT
- EXCEED THE DESIGN LIVE LOAD PER STRUCTURAL DOCUMENTS 34. CONTRACTOR TO PROTECT ALL EXISTING FINISHES, CLEAN ALL EXPOSED SURFACES AND JOB SITE PRIOR TO TURNING SPACE 5. DOOR AND WINDOW INSTALLATION SHALL FOLLOW MANUFACTURER SPECIFICATIONS AND CONFORM TO MANUFACTURER'S GUIDELINES

AND TOLERANCES. ANY SUBSTITUTION IN ASSOCIATED PRODUCTS

THAT DIMINISH OR VOID MANUFACTURER WARRANTY SHALL OBTAIN

| MATERIAL NOTES

APPROVAL FROM CLIENT AND ARCHITECT.

- SPECIFIED MANUFACTURER'S NAMES AND PRODUCTS ARE USED AS A BASIS OF DESIGN. ANY SUBSTITUTIONS WILL REQUIRE APPROVAL FROM ARCHITECT, DESIGNER, ENGINEER, OR PRESIDING JURISDICTION.
 - ALL PRODUCTS AND MATERIALS SHALL BE STORED, ACCLIMATED, APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS
 - PRODUCTS AND MATERIALS STORED OUTSIDE SHALL BE PROTECTED FROM WEATHER DAMAGE

SHOP DRAWINGS

- METAL FLASHINGS FABRICATED METAL WORK
- CUSTOM WOOD WORK 4. CABINETRY

IENERGY REQUIREMENTS

ENESTRATIONS

- . U-FACTORS OF FENESTRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) ARE DETERMINED IN ACCORDANCE WITH NFRC 100 BY THE MANUFACTURER OR ARE DETERMINED USING THE COMMERCIAL SIZE CATEGORY VALUES LISTED IN CHAPTER 15 OF THE ASHRAE HANDBOOK OF FUNDAMENTALS, TABLE NO.4 AND SHALL INCLUDE THE EFFECTS OF THE WINDOW FRAME. THE TEMPORARY LABEL AFFIXED TO THE FENESTRATION PRODUCTS MUST NOT BE REMOVED | 4. WALLS AND PARTITIONS SHALL BE FRAMED PER THE PRIOR TO INSPECTION.
- . SEALING OF THE BUILDING ENVELOPE. OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE ARE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEAMS ARE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH A MOISTURE VAPOR—PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS. ALLOW FOR EXPANSION AND CONTRACTION OF THE CONSTRUCTION MATERIALS. WINDOW AND DOOR ASSEMBLIES. THE AIR LEAKAGE OF WINDOW
- AND SLIDING OR SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE ARE DETERMINED IN ACCORDANCE WITH AMMA/WDMA/CSA 101/1.S.2/A440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABEL AND CERTIFIED BY THE MANUFACTURER.
- 3. BUILDING THERMAL ENVELOPE INSULATION. AN R-VALUE IDENTIFICATION MARK IS APPLIED (BY MANUFACTURER) TO EACH PIECE OF INSULATION 12 INCHES OR GREATER IN WIDTH. ALTERNATELY, THE INSULATION INSTALLERS HAVE PROVIDED A SIGNED, DATED AND POSTED CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED. REFER TO CODE SECTION FOR BLOWN OR SPRAYED INSULATION/SETTLING DEPTH AND MARKER REQUIREMENTS. 4. INSULATION MARK INSULATION. INSULATING MATERIAL ARE
- INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION 5. INSULATION PRODUCT RATING. THE THERMAL RESISTANCE
- (R-VALUE) OF INSULATION HAS BEEN DETERMINED IN ACCORDANCE WITH THE U.S. FTC R-VALUE RULE. INSTALLATION. ALL MATERIALS, SYSTEMS AND EQUIPMENT ARE
- INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS AND THE INTERNATIONAL BUILDING CODE 7. RECESSED LIGHTING. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES ARE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.

SOILS & SITE PREPARATION

- CONTRACTOR TO COMPLY WITH PRESIDING JURISDICTION'S RULES AND REGULATIONS REGARDING UTILITY LOCATIONS AND GROUND CONTRACTOR TO IMPLEMENT WORK SPECIFIED WITHIN
- GEOTECHNICAL REPORT ASSOCIATED WITH THIS PROJECT OBTAIN AND BECOME THOROUGHLY FAMILIAR WITH THE CONDITIONS AND RECOMMENDATIONS DESCRIBED IN THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT. THIS REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS, AND MAY NOT BE REPRESENTATIVE OF ALL SITE CONDITIONS WHICH MAY BE ENCOUNTERED
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES AND SHALL OBTAIN THE SOIL EROSION PERMIT, IF REQUIRED, IN COMPLIANCE WITH THE PRESIDING JURISDICTION.
- FINAL GRADING OF THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET
- CONTRACTOR TO NOTIFY ARCHITECT OR DESIGNER FOR ANY SITE DISCREPANCIES.
- ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE "ENGINEER OF RECORD". IF ERRORS OR OMISSIONS ARE FOUND AFTER THE PERMIT HAS BEEN ISSUED, THE PERMITTEE OR ITS CONTRACTOR SHALL CONTACT THE ENGINEER TO HAVE THE CORRECTIONS MADE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTROL OF GROUNDWATER AND SURFACE RUNOFF THROUGHOUT THE CONSTRUCTION PROCESS. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES WHICH RESULT IN DETERIORATION OF BEARING SHALL BE PREVENTED.

- CONTRACTOR TO REVIEW SOILS & SITE PREPARTION STANDARDS PRIOR TO COMMENCEMENT OF WORK. INSTALLATION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPING ASSOCIATION
- STANDARDS AND THE FOLLOWING STANDARDS: PLANT MATERIALS SHALL BE NURSERY STOCK OR THE EQUIVALENT QUALITY AND INSTALLED TO INDUSTRY STANDARDS OR BETTER;
- PLANT MATERIALS SHALL BE STAKED TO CURRENT INDUSTRY STANDARDS OR BETTER. STAKES AND GUY WIRES SHALL NOT INTERFERE WITH VEHICULAR OR PEDESTRIAN TRAFFIC.

ROUGH CARPENTRY

- ALL WALLS TO BE PLUMB AND FLOORS TO BE LEVEL U.O.N. ANY ABNORMAL WARPING IN WOOD ASSEMBLIES THAT WILL AFFECT FINISHED PRODUCT SHALL BE CORRECTED AT NO ADDITIONAL
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SQUARE. U.O.N. ANY CORRECTIONS REQUIRED WILL BE DONE AT NO ADDITIONAL
- SPECIFICATIONS AND DESIGN REQUIREMENTS OF THE STRUCTURAL
- FRAMING 5.1. BLOCKING AND BRIDGING: 5.1.1. STUD WALLS: PER APPLICABLE BUILDING CODE. FULL
- HEIGHT WALLS SHALL HAVE CONTINUOUS STUDS FROM BOTTOM TO TOP PLATE. 5.1.2. CEILING JOISTS: PER APPLICABLE BUILDING CODE. USE
- SOLID BRIDGING 5.1.3. BACKING: PROVIDE SOLID BACKING AT ALL PENDANT OR SURFACE - MOUNTED ELECTRICAL FIXTURES, RAILS, GRAB BARS, BATH ACCESSORIES, ETC.
- 5.2. FIRE STOPPING: PER APPLICABLE BUILDING CODE. 5.3. STUD WALLS: PER APPLICABLE BUILDING CODE. ALL STUDS TO HAVE FULL BEARING ON PLATE. 5.4. ALL ANGLED WALLS TO BE AT 45 DEGREES UNLESS NOTED
- OTHERWISE. 5.5. PROVIDE BLOCKING WHERE REQUIRED TO PROVIDE UNIFORM SURFACE WHERE FLUSH JOISTS AND BEAMS ARE DIFFERENT
- 5.6. ALIGN BOTTOM OF ALL ADJACENT WINDOW AND DOOR HEADERS, UNLESS NOTED OTHERWISE ON FRAMING PLAN. TRUSSES AND MANUFACTURED PRODUCTS: 6.1. TRUSSES AND MANUFACTURED JOISTS ARE TO BE INSTALLED
- PER THE MANUFACTURER'S SPECIFICATIONS, DETAILS, & GUIDELINES.

PLUMBING

- A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC. FOR INSTALLATION OF COMPLETE PLUMBING SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING BUT NOT LIMITED TO: FIXTURES, HOT AND COLD WATER PIPING, EXHAUST FLUES, COMBUSTION AIR, GAS PIPING, LOG LIGHTERS, DRAINS, SOIL AND VENT PIPING, HOT WATER HEATERS, PIPE INSULATION, METERS, VALVES, VAULTS, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL PLUMBING WORK COMPLETE AND OPERABLE, INCLUDING TRENCHING AND BACKFILLING. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER — RESISTIVE MEMBRANE AT EXTERIOR WALLS. C. PROTECT PIPES FROM FREEZING. PLACE ALL WATER LINES AND
- WASTE LINES WITHIN "CONDITIONED" SPACE AND WHERE APPROVED THERMAL INSULATION IS BETWEEN "LINE" AND UNHEATED AREA. INSTALLATION: A. ROUGHING-IN SHALL BE COMPLETED, TESTED AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING -IN WITH OTHER WORK. B. OPENINGS IN PIPES, DRAINS, AND FITTINGS SHALL BE KEPT
- COVERED DURING CONSTRUCTION. C. PROVIDE SOLID BACKING FOR SECURING FIXTURES. ALL FIXTURES
- D. PROVIDE CLEANOUTS AT ENDS OF ALL LINES AND WHERE REQUIRED BY CODES. E. COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS. F. BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE
- MADE WITH APPROVED PIPE THREAD COMPOUND. S. PROVIDE SHUT- OFF VALVES AT EACH FIXTURE. H. ISOLATE ALL PIPING FROM STRUCTURE WITH FIBER PADDING AND AT ALL PENETRATIONS WITH ELASTIC CAULKING OR SOUND ISOLATORS.
- ALL VENTS TO LEAD TO OUTSIDE AIR, WHERE POSSIBLE, LOCATE ALL ROOF VENTS TO REAR SIDE OR RIDGES. VENTS TO TERMINATE A MINIMUM OF 3'-0" FROM WINDOWS. J. ALL HORIZONTAL A.B.S. PIPING SHALL BE HUNG WITH APPROVED HANGER AT 4'-0" ON CENTER MINIMUM AND SPACED TO PERMIT EXPANSION AND CONTRACTION WITHOUT HITTING ADJOINING PIPE. VERTICAL PIPING SHALL BE SUPPORTED AT 8'-0" ON CENTER
- WITH WROUGHT STEEL "U" STRAPS SECURELY FASTENED TO BUILDING FRAME. K. PROVIDE AIR CHAMBERS AT LAVATORY, DISHWASHER AND CLOTHES WASHER WATER CONNECTIONS. SET VERTICALLY AS CLOSE TO
- FIXTURE AS POSSIBLE _. ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED. M. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER. N. TUBS/SHOWERS AND ANY OTHER FIXTURE INSTALLED PRIOR TO TRIM OUT TO BE PROTECTED FROM DAMAGE OF ONGOING
- CONSTRUCTION VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.

MECHANICAL

- SIZE AND LOCATION OF ALL PIPING AND OTHER MECHANICAL EQUIPMENT IS APPROXIMATE. CONTRACTOR SHALL SITE VERIFY THE EXACT LOCATION OF EXISTING AND CONSTRUCT ALL WORK FROM FIELD DIMENSION. CONTRACTOR SHALL MAKE ADJUSTMENTS NECESSARY TO ACCOMMODATE MINOR DEVIATION AT NO COST TO THE OWNER.
- FINE (LIGHT) LINE WORK INDICATES EXISTING PIPING AND OTHER MECHANICAL EQUIPMENT. BOLD(HEAVING) LINE WORK INDICATES NEW PIPING AND OTHER MECHANICAL EQUIPMENT. WHERE FIRE PROTECTIVE TREATMENT ON STRUCTURAL MEMBERS IS DAMAGED OR REMOVED AS A RESULT OF WORK, REPAIR TREATMENT TO MATCH.
- DOCUMENTS HAVE BEEN PREPARED USING A 2-DIMENSIONAL AND 3-DIMENSIONAL COMPUTERIZED MODELING PROGRAM TO ESTABLISH EQUIPMENT AND UTILITY ARRANGEMENT, AND TO VERIFY THAT SPACE FOR EQUIPMENT IS ADEQUATE. HOWEVER, CLEARANCE IS LIMITED IN SOME AREAS, AND CAREFUL COORDINATION BETWEEN TRADES IS REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FULLY COORDINATE THE WORK WHERE WORK IS NOT PROPERLY COORDINATED, ANY INSTALLED WORK THAT MUST BE MODIFIED AT ALLOW WORK OF OTHER TRADES OR TO PROVIDE RECOMMENDED MAINTENANCE ACCESS SHALL BE PERFORMED AT NO EXPENSE TO THE CLIENT. HVAC SUBCONTRACTOR TO PROVIDE SUBMITTAL INFORMATION AND RECEIVE OWNER APPROVAL PRIOR TO ORDERING EQUIPMENT. MECHANICAL HVAC WORK WORK FOR THE PROJECT CONSISTS IN
- MANDATED VENTILATION. ALL BATHROOMS, LAUNDRY FACILITIES, AND KITCHEN RANGES SHALL BE CONNECTED TO EXHAUST VENTS THAT DISCHARGE
- EXTERIOR VENTS SHALL BE LOCATED NO CLOSER THAN THREE-FEET FROM AN OPERABLE WINDOW. CONTRACTOR TO VERIFY PRESIDING JURISDICTION REQUIREMENTS.

EXHAUST FANS AND DUCT WORK AS WELL AS ANY CODE

REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND

ASSEMBLIES. INSTALLATION: A. ELECTRICAL SYSTEM INSTALLED ACCORDING TO LATEST VERSION

A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC, FOR

INSTALLATION OF COMPLETE ELECTRICAL SYSTEM TO OPERATE

INCLUDING BUT NOT LIMITED TO: FIXTURES, APPLIANCES, WIRING,

TEMPORARY POWER, JUNCTION BOXES, CONDUIT, SUB - PANELS

SWITCHES, OUTLETS, TELEVISION JACKS, SERVICES, GROUNDS,

ACCORDING TO THE BEST PRACTICES OF THE TRADE AND

ETC. ALL WORK, MATERIALS, ETC, TO COMPLY WITH ALL

ELECTRICAL

1. SCOPE

STRINGENT B. BATHROOM AND KITCHEN FANS: INSTALL LOCAL EXHAUST SYSTEMS IN ALL BATHROOMS AND IN THE KITCHEN TO MEET THE REQUIREMENTS OF THE ASHRAE STANDARDS. DESIGN AND INSTALL FAN DUCTS TO MEET THE REQUIREMENTS OF SECTION 7 OF ASHRAE STANDARD 62.2-2007. EXHAUST AIR TO OUTDOORS AND ALSO USE ENERGY STAR LABELED BATHROOM EXHAUST FANS. C. ALL FIXTURES, OUTLETS, RECEPTACLES ETC., PENETRATING FIRE ASSEMBLIES SHALL BE RATED AND INSTALLED TO MEET THE REQUIREMENTS OF THE BUILDING CODE. OUTLET BOXES ON OPPOSITE SIDES OF FIRE ASSEMBLY WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24". D. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER

OF N.E.C, LOCAL CODE, AND ENGINEER, WHICHEVER IS MORE

- SHALL BE WEATHERPROOF E. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS, G.F.C.I., AT ALL BATHS, GARAGES, OUTDOOR AND WET AREA OUTLETS, ALL BRANCH CIRCUITS THAT SUPPLY 125 - VOLT SINGLE - PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC - FAULT CIRCUIT
- INTERRUPTER(S) F. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY
- TAGGED IN COMPLIANCE WITH O.S.H.A G. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE N.E.C., ART. #250. PROPER GROUND REQUIRES #4 COPPER WIRE, 20' - 0" LONG, EMBEDDED INTO CONCRETE AND PROVIDE BOND TO GAS OR WATER LINE H. USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERFORM

ALL WORK, INCLUDING AESTHETIC AS WELL AS ELECTRICAL AND

MECHANICAL ASPECTS TO STANDARDS CONSISTENT WITH THE BEST PRACTICES OF THE TRADE. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

FIRE SUPPRESSION

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE AND ADOPTED REGULATIONS INCLUDING BUT NOT LIMITED TO NFPA REQUIREMENTS, NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL FIRE PROTECTION MATERIALS, INSTALLATION PROCEDURES AND SYSTEM LAYOUTS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION. THE FIRE PROTECTION CONTRACTOR SHALL OBTAIN FIRE SPRINKLER PERMIT/FILE THE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS WITH THE LOCAL AUTHORITY HAVING JURISDICTION AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. FURNISH AND LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR
- A COMPLETE FIRE SUPPRESSION SYSTEM WHERE SHOWN ON DRAWINGS AND REQUIRED BY NFPA AND LOCAL AUTHORITIES. FIRE PROTECTION CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO THE ENGINEER AND/OR ARCHITECT FOR APPROVAL PRIOR TO PERFORMING THE WORK.
- UPON CONTRACT AWARD, CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANY TO SCHEDULE ANY UTILITY UPGRADES. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL UTILITY UPGRADES. SECURE ALL PERMITS AND INSPECTIONS. CHANGES OR SUBSTITUTIONS OF EQUIPMENT WILL NOT BE ALLOWED WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER. ALL COSTS RESULTING FROM THE SELECTION OF OTHER THAN SPECIFIED EQUIPMENT SHALL BE BORNE BY THE CONTRACTOR, INCLUDING, BUT NOT LIMITED TO
- WORK AFFECTING OTHER CONTRACTORS, THE OWNER, OR RE-DESIGN ISSUES. ANY DISCREPANCIES OR INADEQUACIES WITHIN THESE BID DOCUMENTS OR BETWEEN THESE BID DOCUMENTS AND RELATED HVAC, ELECTRICAL, FIRE PROTECTION, ARCHITECTURAL, INTERIOR DECOR AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER PRIOR TO BID
- SUBMISSION. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO COMMENCEMENT OF WORK THE FIRE PROTECTION CONTRACTOR SHALL REVIEW THESE PLANS AND SPECIFICATIONS, AS WELL AS THE RELATED HVAC, ELECTRICAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS TO BECOME FAMILIAR WITH THE FULL PROJECT SCOPE. DURING THE COURSE OF CONSTRUCTION COORDINATION AND ACTUAL CONSTRUCTION, THE FIRE PROTECTION CONTRACTOR SHALL COOPERATE WITH ALL OTHER CONTRACTORS
- AND TRADES ON THIS PROJECT TO ENSURE A SMOOTH RUNNING AND CAREFULLY COORDINATED INSTALLATION. CONTRACTOR'S WORK MAY BE REQUIRED OUTSIDE OF DESIGNATED SPACE. ALL SYSTEMS BEING DEMOLISHED AND REMOVED, MODIFIED, AND/OR TERMINATED SHALL BE FIELD VERIFIED TO INSURE NO WORK PERFORMED, INSIDE OR OUTSIDE OF THE DESIGNATED SPACE, SHALL DISRUPT ANY SERVICE OR SYSTEMS OF ANY OTHER AREAS. IF ANY CONDITIONS ARISE THAT ARE NOT IDENTIFIED ON DRAWINGS, IMMEDIATE NOTIFICATION SHALL BE
- PROVIDED TO THE ENGINEER OR OWNER. NO WORK SHALL PROCEED WITHOUT APPROVALS FROM ENGINEER OR OWNER. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY HAVE TO BE ADAPTED TO COMPLY WITH EXISTING BUILDING CONDITIONS. CONTRACTOR SHALL SUBMIT FIRE PROTECTION SHOP DRAWINGS, INDICATING LOCATIONS, AND ROUTING OF DUCTS, PIPING, AND
- . ALL CONTRACTORS REMOVING ANY EQUIPMENT, PIPES, DUCTS, CONDUITS, ETC. SHALL PATCH ALL SURFACES DISTURBED OR LEFT UNFINISHED BY THIS WORK TO MATCH ADJACENT SURFACES. 12. COORDINATE ALL FIRE SPRINKLER WORK WITH ARCHITECTURAL REFLECTED CEILING PLANS AND OTHER TRADES. 13. REFER TO SPECIFICATIONS FOR SPRINKLER HEAD AND ESCUTCHEON FINISHES AND COLORS. OWNER TO APPROVE PRIOR
- 14. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF "AS-BUILT" DRAWINGS INDICATING THE PRECISE LOCATION OF ALL SYSTEMS, EQUIPMENT CONCEALED OR EMBEDDED PIPES, PIPE CONNECTIONS AND ACCESS DOORS. THESE PLANS SHALL ALSO INCLUDE ALL CHANGES AND DEVIATIONS FROM BID DOCUMENTS. 15. CONTRACTOR TO PROVIDE ALL WARRANTY PAPERWORK UPON

COMPLETION

FINISH CARPENTRY

- 1.1. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED.CORNERS SHALL BE NEATLY MITERED, BUTTED. OR COPED, WITH NAILS SET AND SURFACES FREE OF TOOL — 1.2. WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT
- ADJOINING SURFACES. 1.3. ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED, AND COMPLETELY PREPARED FOR FINISH.
- 1.4. FULL LENGTH CONTINUOUS BOARDS SHALL BE USED WHEREVER APPLICABLE OR SPECIFICALLY NOTED. FITTING AND HANGING DOORS:
- 2.1. FACH DOOR SHALL BE ACCURATELY CUT. TRIMMED. AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTER'S FINISHES.
- CLEARANCE AT THE LOCK AND HANGING STILES AND AT THE TOP SHALL NOT EXCEED 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING. 2.3. LOCK STILE EDGES SHALL BE BEVELED
- 2.4. DOOR SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING, WITHOUT HINGE BOUND CONDITIONS, AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.
- MATERIALS: 3.1. DOOR FRAMES: FRAMES SHALL BE SET PLUMB AND TRUE, RIGIDLY SECURED, AND PROTECTED DURING THE COURSE

OF CONSTRUCTION.

- 3.2. DOOR STOPS AND CASING: SIZE AND PROFILE AS SELECTED BY OWNER. 3.3. EXTERIOR TRIM: EXTERIOR TRIM MATERIAL & SIZES TO MATCH EXISTING, CONTRACTOR TO VERIFY. FOR WOOD, PRIMED FINGERJOINTED CEDAR OR FIBER CEMENT, ALL CUT SIDES/FACES/EDGES MUST BE PRIMED AND PAINTED. IF SPECIFIC PRODUCT BRAND IS SPECIFIED ON DRAWINGS,
- SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. 3.4. INTERIOR TRIM: PAINTED WOOD TO MATCH CASEWORK OR
- 3.4.1. WINDOW TRIM: PAINTED WOOD TO MATCH CASEWORK OR AS NOTED IN DRAWINGS (VERIFY WITH OWNER) 3.4.2. BASE BOARDS: AS NOTED IN DRAWINGS OR APPROVED BY OWNER.

AS NOTED IN DRAWINGS (VERIFY WITH OWNER).

DESCRIPTION DATE

REVISIONS

CONSULTANT

2104093 PROJECT NO.

MCGUIRL DESIGNS & ARCHITECTURE

www.mcquirldesigns.com T: (503)512.0522

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> 05.27.2021 DATE PROJECT NOTES

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