

GENERAL CONSTRUCTION NOTES:

- The building construction site shall be accepted "as is" at the date of the drawings. The Contractor and/or subcontractor shall examine and familiarize themselves with the site and all existing conditions prior to commencement of Work. The Owner or Architect assumes no responsibility for actual field conditions of site elements or integrity of existing structures thereon.
- The Contract Documents are complementary and shall be read in their entirety or page shall be binding as if called for by all. The intention of these documents is to include all labor, materials, and equipment necessary for proper and complete execution of Work. Where the construction, equipment, or other conflicting elements requires revised details, arrangements, or connections that are different than shown, it is the Contractor's responsibility to install the Work in harmony with the intent of the drawings or specifications.
- Addition and alteration work requires the demolition, preparation, and modification of the existing building and site work, and the completion of associated new construction objectives indicated. New construction work is the preparation of the site to receive and erect the new structure detailed. The verbiage and references contained herein shall be interchangeable between any new building project and/or alteration/adding building construction objectives, where applicable.
- The Owner reserves the right to let other contracts in connection with Work. The General Contractor shall afford other Contractors a reasonable opportunity for the introduction and storage of materials and the execution of his Work, and shall properly coordinate and connect their Work with his/her.
- The Contractor is encouraged to submit alternate or "equal" items, which do not affect design, intent, or project quality. The Architect must approve any and all substitutions prior to its initiation. Present such requests at bid if possible and do not assume any changes without approval. Do not change mfr's specs, materials, methods, etc. without written Architect's approval.
- Stipulated allowances shall provide for the purchase of materials only. Installation is included in the job or bid, separate from purchase allowances typically.

Manufacturer's Specifications: Where other specifications are referred to and where a mfr. is named, those specifications shall be made a part of this document. Should any conflict arise between any different requirements or accompanying drawings, the more stringent shall apply.

Insurance: The following criteria calls for minimum insurance amounts, that in no way limit the type, amounts, high-limits, etc. This should be determined by the Owner or the Contractor's insurance advisor as applicable:

- Workmen's Compensation - State and Federal - as per statutory law.
- Employer's Workers' Compensation - \$500,000.
- Comprehensive General Liability - Bodily injury/property damage and personal injury - \$1,000,000 combined single limit/\$1,000,000 annual aggregate. Property damage liability to include explosion, collapse, and underground coverage, where applicable. The Contractor shall add to his/her general liability policy the Architect's professional liability and "equal" as additional insured.
- Comprehensive Auto Liability - bodily injury/property damage - \$1,000,000.

E. Contractual Liability - bodily injury/property damage - \$1,000,000.

The above insurance shall be maintained by the Contractor whether or not certificates for verification are requested by the Owner. Certification shall contain provisions that policy coverage will not be changed or canceled unless at least 30 day written notice has been given to the Owner. Coverage shall be maintained throughout the duration of the contract.

G. To the fullest extent allowed by law, the Contractor shall indemnify and hold harmless the Owner and Architect and their agents and employees from and against all claims, damages, losses, and expenses (including but not limited to attorney's fees) arising out of or resulting from the performance of the Work, providing that any such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, death or injury to or destruction of tangible property (other than the Work itself), including loss of use resulting therefrom, but only to the extent caused in whole or in any part by a negligent act or omission of the Contractor, subcontractor, or anyone directly or indirectly employed by the, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused by a party indemnified hereunder.

H. Property Insurance: The Owner shall comply with provisions as set forth in the General Conditions of AIA A-107, regarding fire and property insurance. The Owner shall seek professional advice on coverage types and limits.

Permits, Inspections, Surveys, and Regulations

- The Contractor shall obtain and pay for the building permit and final Certificate of Occupancy permit(s) and shall complete required information for paperwork and submissions.
- Other permits and licenses shall be obtained and paid for by the Contractor and/or sub, all of which shall comply with all laws bearing on the conduct and execution of their Work.
- The General Contractor shall assemble, prepare, and submit technical documents, cut sheets, testing reports, technical drawings, or other necessary information as deemed necessary for review/approval by the inspecting authority. This shall include manufacturer's printed material literature, fire safety/code compliance data, all requested schematic or technical materials, and/or other documentation requested.
- Prepare for, extend timely notification, and arrange for all required inspections as per the legal or governing regulatory procedure for sequencing of construction Work.
- Meet all requirements of applicable Municipal, State, and/or Federal codes, regulations, and ordinances. Generally the 2003 IRC/CBC, (i.e. 2003 portion of the State of CI SBC edition), and appropriate sections of BOCA or CABO codes shall govern, where law. Other applicable Industry codes and standard building practices shall be adhered to as well. All labor shall be performed by mechanics skilled in their respective trades under the direct supervision and responsibility of a licensed professional or General Contractor, where applicable.
- The Contractor is responsible for safety on the job. Meet all OSHA, State, or local jurisdictional requirements bearing on Work performance. Provide and maintain proper fire extinguishers throughout the course of the entire project.
- The Owner shall be responsible for appearances before Planning Boards, Boards of Adjustment, demolition, historical, or other required review entities, and shall bear all costs relative to the same. Requested surveys and site plan info are provided by the Owner, submitted by contractor for permitting.

- The following practices will NOT be permitted under any circumstance:
 - On-site burning and/or the use of explosives without permits.
 - Burying on site of unsanitary, toxic, prohibited debris, toxic, other contaminated or dangerous materials, or the disposal of such substances into detritage, leaching, waste disposal, or other private or public systems, on or off the site.
 - Introduction into the building premises or the job site of any product partially or wholly containing asbestos or asbestos related materials. Identification, handling, protecting, removal, or disposal operations of any existing on site asbestos materials shall be performed separately by others outside of the construction contract.
 - Discovery and subsequent abatement procedures of existing on-site, dangerous, toxic, contaminated, pollutants, gases, fumes, or other such materials shall be performed by others outside of the construction contract, under strict legal jurisdictional regulations and authority. Items included, but not limited to are: toxic chemicals or their residue, pesticides, lead, or other hazardous materials, radon or other discharge contaminated soils, or indoor pollutants. The Owner shall be notified immediately upon detection of such.

- In general, all labor, equipment, and materials shall be guaranteed for a period of one year from the date of final building acceptance, unless noted otherwise by a product manufacturer's extended or limited warranty. Final acceptance is at an approximate 95% point of the original contract Work completion as deemed by the Architect.
- Manufacturer's disclaimers and limitations on product warranties do not relieve the General Contractor of his Work that incorporates the specific item, nor does it relieve suppliers, manufacturers, or subcontractor required to contribute to such warranties.
- Each prime or subcontractor is responsible to honor warranties related to his/her own contract or scope of work performed.
- Submit all product literature, warranty information, instructions, rebate forms, etc. to Owner, and conduct final walk-through to detail all building systems and trouble shooting techniques.

- Demolition and Alterations:**
- If warranted, perform all selective building/site demolition and/or alteration modifications necessitated by new construction requirements. Limit use of premises to construction activities in areas indicated by drawings and allow for full Owner occupancy at all times, unless otherwise directed. Take all reasonable precautions and protective measures to protect the Owner, other occupants, and the entire premises during the project duration, including all security provisions, with full cooperation of the Owner.
 - Provide shoring, bracing, or other temporary support means necessary to prevent movement, settlement, or collapse of structure or other element to be demolished. All methods and materials to ascertain and accomplish this Work shall be the total responsibility of that Contractor or subcontractor performing such action.
 - Cutting of work shall generally be by the respective prime subcontractor. Patching shall be by the General Contractor. Do not cut any existing structural framing members without the Architect's consent or directives. Only enough existing materials shall be removed or altered to accomplish properly executed Work. Otherwise, additional remedial Work required by the contractor's negligence shall be completed at no additional cost to the Owner.
 - Protect all remaining premises areas and existing/new building parts and materials from weather and incidental construction damages. Repair those required areas at no additional cost to the owner. Unforeseen or hidden items of repair and/or replacement such as, but not limited to: termite, carpenter ants, powder post beetle damage, water born or dry rot, structural deficiencies, or other concealed items of current building code definition, etc.) shall be compensated with extra cost, only with proper documentation and approval. Note that readily ascertained existing plumbing stacks, piping, & vents, general wiring stubouts, ductwork, and/or other identifiable mechanical or structural items requiring remedial upgrade, replacement, or relocation, will not qualify for extra compensation.
 - Include all removals and complete legal, off site disposal operations for debris or other unwanted materials. All materials, equipment, or other items extracted from specified demolition operations (unless specifically noted) shall become the property of the Contractor and shall be promptly removed from the site. On site burying of materials on site is prohibited.
 - All prime/sub contractors, and other site workmen shall be responsible for proper disposal of their own garbage, debris, or other discarded materials. This shall include construction debris, beverage/food containers, extraneous material, and/or any other on site materials, which are not part of the finished, installed building product. The General Contractor shall be held responsible for all such policing actions. The job shall remain clean and broom swept at each work day's completion, with daily debris removal from site or placed in on site dumpsters. Dumpsters shall be provided by GC, maintained, serviced, and removed and replaced as Work progresses. Dumpster costs are based on rates as of the drawings date.
 - Coordinate staging of the general work progress and logistics, equipment, and other construction material stockpiling on site with the owner, assuring full occupancy use of the property and building premises throughout construction.

- Site Work:**
- Site utilities shall be ascertained and staked by the Contractor prior to commencement of excavation and/or demolition work, with respective utility companies notified as required by jurisdictional law. Protect and maintain all on-site and building utilities in proper and continuous service throughout the duration of construction. (See approved site plan).
 - Excavation materials are unclassified. Include all site work to proper sub grade elevations, regardless of material character or obstructions encountered, excluding rock. Rock is defined as that which cannot be removed by a Caterpillar 235C LC or larger machine with a reasonable effort. Rock removal and/or subsequent special shall be entitled to proper extra compensation (possibly with special foundation designs by others) and shall be entitled to proper extra compensation, only with the Architect's approval.
 - Follow any approved engineering grading plans for all site work items. If grading plans are not a requirement, verify local municipal and other jurisdictional requirements for drainage, utility work, grading, leader drainage, site improvements, etc.

- Stockpile existing topsoil and suitable backfill materials on-site at the Owner's direction. Otherwise, excess excavation materials shall be removed from the site and legally disposed. Conduct all field operations as soon as practicable. Rough grade to within four inches of final projected grade limits, removing all debris and stones three inches and larger in diameter. Spreading of topsoil, grass seed, and other landscape Work as by the Owner, use by the Contractor, and/or subcontractor.
- Existing vegetation to be saved shall be removed/demolished by the Owner.
- Storm water management, soil erosion control, road opening, utility connection/allocation work, or other on-site drainage work (ie: footing drains, surface drainage requirements, roof leader discharge, etc.) shall be verified with the proper inspection authority as to local and/or Municipal required measures for such work. Confirm and include this work scope, prior to formal bid submission. Grading plans and/or other site related design and information required shall be performed by others, as necessary.

Concrete/Masonry:

- Concrete: General a minimum of 3000 PSI strength at 28 day cure is required. Meet all ASTM-C150, ACI-301, and ACI-318 standards. 3500 PSI concrete w/designed mesh reinforcing is minimally required at garage and other cast slab work.
- Footings shall be formed and poured on virgin soil. Obtain proper inspections. Soil bearing capacity is assumed at 2 tons FSF for general spread footing designs. Trench footing designs shall be allowed with architect's approval only. Prefab footing/foundation designs to be submitted and approved by local construction authorities.
- Slabs shall be steel trowel finished on crushed stone base with a polyethylene vapor barrier and reinforcing as indicated. Exterior slabs shall require a non-slip, broom finish with expansion joints as recommended.
- Concrete block: MW grade, load bearing concrete masonry units with stone aggregate in nominal widths noted laid in running bond. Light weight aggregates may be used, if certified for exterior below grade use. Base masonry walls prior to backfill operations. Exterior block waterproofing operations and patching to be performed as per local soil conditions. Grout soil and bottom courses, joints, corners, and other bearing points, typically. Poured foundation wall operations shall be performed strictly per industry standards and applicable ACI specifications.
- Packaged Portland Cement mortar mixtures with admixtures shall be submitted for approval. Use strictly in accordance with ASTM C-494 and manufacturer's and manufacturer's specs. The use of calcium chloride is prohibited.
- The maximum height of backfill materials placed against the exterior of 12 inch open, unreinforced block foundations shall be 4'-0". If exterior walls are 8" thick, the backfill shall be filled with 3000 PSI portland cement mix mortar, or add #4 rebars vertically in block cores at 24" oc with those specific cores grouted full height.
- Concrete footing levels shall be stepped down to abut any lower adjacent levels at a maximum horizontal distance of 2 to 1. A maximum 24 inch vertical step increment is permitted. All footing steps shall be formed typically.

- Existing building footing/foundation materials, size, depth, and integrity thereof shall be field verified and approved by the Inspector and/or Architect prior to the commencement of any adjacent Work or any remedial foundation construction objectives. Do not disturb any existing foundation or footing.
- New foundation radon abatement installation requirements for those mandated municipalities shall include a minimum 3 inch PVC perforated pipe installed to penetrate crawlspace slabs and terminated through the roof wall basement design requires a 4 inch PVC vent pipe through the roof wall to the roof compliance. Confirm local municipality tier designation and adhere to all current local procedural requirements and inspections prior to performing any new foundation work.

Metals:

- Structural and miscellaneous shapes shall be A-36 steel. Meet all ASTM specs and applicable CRSI standards. See plans for specific design requirements. Include all preparation, submission, and review, for steel shop drawing fabrication, (with approvals by others), as may be dictated by work scope. Install strictly as per shop drawing designations and applicable AISC specifications. Beams shall be placed at equal spacing, and shall have a natural or designed camber up. Brace and support all work to stay maintained in alignment with the Contractor and/or Architect prior to the project commencement.
- Full width exterior horizontal foundation block reinforcing shall be placed in alternate vertical coursing. See drawings for additional reinforcing. Furnish and install as necessary.
- Miscellaneous anchor bolts, angles, bolting, and other fastening devices shall be zinc coated.
- 3/4" diameter anchor bolts (1/2" long with 1/2" hook) or approved heavy duty 1/8 gauge cold cut strap anchors shall be installed at 60" oc. (or to code) at foundation wall to plate anchoring. R-2 fiberglass wall insulation is required under plates, where noted.
- Cathodic volume or ray ceiling configurations require Troc trip-1-grip or Simpson equal steel connectors nailed with nail anchorings at each end plate as mfr's spec. Horizontal collar tie framing shall be bolted with (2) 1/2" carriage bolts, each end.
- Reinforcing steel shall be installed as per manufacturer's specifications.
- Reinforce as per code and specification standards.
- Concrete reinforcing to comply with ASTM (grade 60, WWF fabric to comply with ASTM185 grade 60). Splice/lap minimally 12 inches where required.
- Rebar and steel reinforcement shall be 38 feet in length will require grounding by code.
- Welding electrodes shall adhere to AWS and structural welding codes, typically.
- Metal zero clearance fireplace units, exhaust venting, combustible clearance requirements, and roof penetrations bearable shall be installed strictly in accordance with the respective manufacturer's specifications in accordance with all pertinent local requirements. Written published submittal information may be a prerequisite for permit approvals.
- Other miscellaneous metal installations shall adhere to published manufacturer's guides, specifications, and industry standards for installation.
- No steel shall be erected without shop drawing submissions approved by Architect.

Rough Framing and Miscellaneous:

- Methods of construction specified in "Manual for House Framing" as published by NLMFA. Nailing in accordance with Table 1.
- Lumber grade mark as specified. Typical design loading is based on ground reaction lumber of Douglas Fir North species, No. 2 and better. 54S 4-in-dia-dia, Fb-1200 FSF, moisture content 19% max. Lesser strength species substitution is acceptable with approval of Architect.
- Plywood: (floor, roof, and wall sheathings) shall require a minimum 1/2" thickness in Douglas Fir applications for 16" oc spans by code, unless noted otherwise on the drawings. Exterior CDX waterproof glue line to meet APA specifications with performance trademark stamped and graded to proper span ratings. Stagger sheets and nail perpendicular framing member direction with blades or clips at open panel edges. APA rated structural OSB floor/sheathing may be substituted with the Architect's approval only. Tyvek house wrap or shall be installed over exterior wall sheathing, typically.
- All lumber in direct contact with soil shall be treated with preservative. Full bearing posts or other vertical supports shall be carried through to proper bearing, typically.
- Heavy duty 1/8 gauge steel joint hangers with proper nailing are required at all flush framing conditions, unless noted otherwise. Install to mfr's specifications, typically.
- Wood roof trusses shall be checked for approval in shop drawing form indicating type, member sizes, spacing, species, design values, loading conditions, connections, and other necessary detailing. Drawings shall bear the signature and seal of a licensed Professional Engineer preparing such. Furnish, transport, and erect trussing as per current TPI specifications. Confirms local inspection authority for truss submission and approval.
- TJI, BLI, LP, BC, wood I-beam, or other prefinished LVL floor or roof systems shall be designed, furnished, transported, and installed in strict accordance with the respective mfr's specifications and installation procedures. Confirm whether an engineered floor plan depiction (prepared and submitted by others) shall be required. All connectors, detailing, and/or other anchoring devices as recommended by the mfr. shall be shown on shop drawing submissions. Include w/ stiffeners, proper blocking panels, unit cutting and fitting details, mechanical hole placement or other cuts, square/bucker blocking, hanger connections, and closure/nail detailing. Verify and follow strict mfr's specifications and critical details for installation.
- Glulam beams shall be industrial grade, exterior glue with Fb-2800 FSF, for 5YF species.
- Micro-lam beams shall be industrial grade, exterior glue with Fb-2800 FSF, for Douglas Fir species. Install as per manufacturer's installation specifications. Protect and seal all exposed edge conditions, especially where saw cut. Perpendicular member details are interchangeable with size, species, depth/height and other structural properties of equal value. GC shall confirm prior to substitution.
- Install fire-draft stopping, blocking, fire stops, or other necessary means as required by code or by local municipal requirements. Cross bracing and/or solid blocking members, where required, shall not exceed 9" square typically.
- Glass fiber, rigid board, foam, and/or blown-in insulation shall be installed as per manufacturer's specifications with general insulating R-value ratings for western Connecticut climate. Meet Rencore/CARCO model energy code compliance:
 - Ceilings/roof assemblies R-35 (minimum 30).
 - Wall assemblies R-15 (minimum 13).
 - Floor assemblies R-21 (minimum 19).
- Install batt blankets full thickness per cavity depth, face staggered with overlapping tabs on joint or stud face. Place vapor barrier to warm side with cuts and laps sealed with plastic tape. Proper ventilation techniques are to be utilized at all concealed or attic spaces. Verify and install proper code access requirements for those areas. Rigid or spray foam insulation to be installed strictly as per mfr's specs.
- Frame for all heating ducts, miscellaneous mechanical items, or other built-in features under eave/ceiling of windows, doors, bullpens, or other design element. Box cripple studs/floor bays for properly sized duct roughing, typically.
- Set all appropriate doors on 2x substrate to allow for recessed base, other subfloor, furring requirements, or finished floor levels. Verify all interior final floor elevation heights to allow one inch undercut clearances as necessary.
- All bracing, caps, straps, hangers, bolts, lags, proper nailing techniques, and other devices necessary for framing works provided and installed by framing contractor. All work required to obtain local rough framing or final framing inspections shall be the responsibility of the framing subcontractor.

- Finish Work:**
- Interior/exterior trim, detailing, and associated wood/mill work as noted on the drawings or to generally to match the existing. Clear or No. 1 pine/poplar shall be used for transparent or stained finish.
 - No. 2 and better shall be used for opaque finish with shellacked knots and back priming typically. Comply with AWI standards for "Custom Installation". Generally, casing, base, and other trimwork as selected to match the existing.
 - Wood doors by Morgan or approved equal. Masonite solid/hollow core units selected at most locations. Generally, interior 1-3/8" thick and exterior 1-3/4" thick in flush or panel style noted or to match existing. Patching units are acceptable. Provide all hardware as selected or to match existing. Adhere to any specially selected exterior door unit specifications for installation by the respective manufacturer. Fire rated assemblies as directed. Garage overhead units, tracks, motors, etc. to be self.

- Clad wood ash/skylights as indicated on the drawings (schedule is shown for courtesy). Factory excess excavation materials shall be removed from the site and legally disposed. Conduct all field operations as soon as practicable. Rough grade to within four inches of final projected grade limits, removing all debris and stones three inches and larger in diameter. Spreading of topsoil, grass seed, and other landscape Work as by the Owner, use by the Contractor, and/or subcontractor.
- Existing vegetation to be saved shall be removed/demolished by the Owner.
- Storm water management, soil erosion control, road opening, utility connection/allocation work, or other on-site drainage work (ie: footing drains, surface drainage requirements, roof leader discharge, etc.) shall be verified with the proper inspection authority as to local and/or Municipal required measures for such work. Confirm and include this work scope, prior to formal bid submission. Grading plans and/or other site related design and information required shall be performed by others, as necessary.

Mechanical General:

- The accompanying drawings indicate a general conceptual mechanical, plumbing, HVAC, electrical recommendations for type of paint/work, primer, preparation, installation procedure, weather conditions, etc. Generally, all new work will require 3 paint coats (1 coat), with existing work to receive 2 finish coats, including the repainting of an entire altered existing surface. The painting subcontractor shall include all preparation of surfaces as required to execute the Work. Starting of the painting Work means surfaces are acceptable to conduct work. Meet mfr's specification for preparation, workmanship, and installations of all interior or exterior products, including VOC compliant coating requirements. Cleanup all misplaced paint.
- All interior finishes to meet frame spread requirements of governing codes. Published mfr's literature compliance may be requested for submission.

Mechanical Specifics:

- HVAC: Heating, ventilating, and air conditioning Work to provide finished, conditioned space performance of 70 degrees F interior when outdoor DB temperature is 9 degrees F for heating, and 78 degrees F when outdoor DB temperature is 91 degrees F for cooling, (based on accepted weather conditions for New England). Provide all design, labor, materials, and equipment for installation of a fully functioning, complete job in accordance to current SMACNA industry standards for new and/or altered HVAC installations.
 - Mechanical contractor shall clearly mark each of the entire structure systems for Owner's and/or subcontractor's reference.
 - Kitchen range/cooktop venting, design, piping, and exterior vent-exhaust work shall be designed and performed by the kitchen contractor performing such. Confirm and coordinate with approved shop drawing submission and the Owner's specific requirements.
 - Plumbing/Heating: Provide all design, labor, materials, and equipment as necessary for installation and proper function of any new and/or altered plumbing/heating system requirements. Work shall be performed in accordance with rules and regulations of Municipal, State, or National Standard Plumbing Code jurisdiction having authority. Confirm all methods with local Inspector prior to the work's commencement.
 - Meet all AIA requirements for gas work.
 - Insulate all water supply/heating lines, typically hot and cold throughout, including water services, if required.
 - All supply lines to be type L copper with lead free solder. Type K under slabs. Peck's tubing.
 - All waste and vent lines to be schedule 40 PVC, except hubless cast iron waste lines over and adjacent to finished living spaces, unless properly insulated for sound attenuation. ABS pipe may be used by code, with written Owner or Architect's permission only.
 - Thru roof plumbing, exhaust, and other vents shall be coordinated with roofing contractor and shall be located (where possible) to the rear of the building, lines in an inconspicuous roof location. Tie all lines as permitted by code to minimize roof penetrations.
 - Provide pressure balance (load-guard) fan controls at all tub, shower and/or whirlpool locations. Include circulating lines loops at remote baths, toilets, or whirlpool tubs.
 - The plumbing subcontractor shall include in his building permit application submit the preparation and submission of riser diagram or other schematic designation (if requested), for new and/or altered design layouts. Arch's plan schematics are shown for courtesy only.
 - Electric: Provide all design, labor, materials, and equipment required to complete installation of all new and/or altered electrical Work in accordance with NEC code, State, or other local enforcement agency having jurisdiction. Include schematic diagrams, circuit layout, loading, or other information, as requested for municipal plan review.
 - All supply lines to be installed as new Work. Provide and include all alterations and modifications to bring all work to code compliant, function conditions.
 - Commercial applications shall comply with strict NEC code requirements.
 - If the existing R-5 structure is increased 9% or more in floor area, the compliance with automatic fire detection system requirements shall be adhered. Typically per R-5 use one smoke detector installed per each bedroom, one outside sleeping areas within ten feet of each bedroom door, and a minimum of one per floor level, including any basement.) Verify code conformance of any existing smoke detection systems at bid. Also, carbon monoxide detectors to be installed as per code.
 - If R-5 structure is increased 9% or more in floor area, the compliance with automatic fire detection system and also the means of egress requirements shall be adhered, (ie: conforming egress shaft shall be installed per each bedroom and smoke detectors as per item C. above.)
 - Duplicate outlets and other minimally required electrical devices shall be installed as shown or by code, typically used by plans or owner's directives.
 - Install an extra 3 inch PVC electrical chase from attic to basement for future wire pulls, at additions and new construction, whether indicated or not. Provide cleanup type access at each floor level.
 - Box out for all recessed lights at respective room centerlines, beam patterns, or other ceiling configurations indicated by plans. Locate all fixtures with Owner prior to finished ceiling framing work, where final locations can adjust before insulation/sheetrock phases. New or replacement hi-bay type fixtures to be provided with energy compliant housings or lens assemblies to meet code.
 - Confirm fielding of decorative electrical fixtures, hanging units, and/or fans to provide adequate support from roof or ceiling structure above. Provide motorized raising and lowering devices for all decorative fixtures installed above a 10 foot ceiling height.
 - Align all electric switches in a single box configuration as per room switching requirements. Provide minimum each device from face of electric boxes in adjacent doors, or in window frames.
 - Garage, computer, cable TV, telephone, stereo, or intercom Work is by others; (coordinate all logistics during rough-framing phase).

ELECTRIC LEGEND	
SYMBOL	DESCRIPTION
	SINGLE POLE SWITCH (48" AFF)
	750 W DIMMER / 3-WAY, 4, ETC.
	DUPLEX OUTLETS: 20" AFF
	GROUND FAULT: 42" AFF
	SWITCHED BOTTOM RECEPTACLE WATERPROOF
	POWER REQUIREMENT - VERIFY MANUFACTURER'S SPECIFICATIONS
	HALO H717C-T THERMAL RECESSED LIGHT TYPE 310 OR AS SEL'D
	PROGRESS P6624 - SHOWER LIGHT
	NITEC 8653 FAN - LIGHT (VERIFY MANUFACTURER'S SPECIFICATIONS FOR USE WITH LIGHT)
	DECOR. HUNG / DECOR. SCOOCE
	PORCELAIN FIXTURE
	PVC PULL CHAIN FIXTURE
	DEC. WALL FIXTURE AT MEDICINE CABINET / MIRROR TYP.
	PROGRESS P7011 FLOOR UNDERCABINET LIGHTS (PROVIDE WALL SWITCH)
	HARD - WIRED SMOKE DETECTOR WITH BATTERY BACK - UP
	STONCO 690025 BULLETS
	HALO L642 8FT. TRACK AND L641 4 FT. TRACK (VERIFY MANUFACTURER'S SPECIFICATIONS FOR USE WITH LIGHT)
	DECORATIVE HUNG FAN - LIGHT (VERIFY MANUFACTURER'S SPECIFICATIONS FOR USE WITH LIGHT)
	2'X2' HVAC DIFFUSER
	EMERGENCY LIGHTING FIXTURE
	2'X2'/2'X4' DECOR. FLUORESCENT
	PULL STATION
	TELEPHONE JACK
	TELEPHONE / COMPUTER OUTLET COMBINATION IN WALL - 20" A.F.F.
	TELEPHONE / COMPUTER OUTLET COMBINATION IN FLOOR
	LIGHTED "EXIT" SIGN
	CARBON MONOXIDE DETECTOR

Abbreviations:

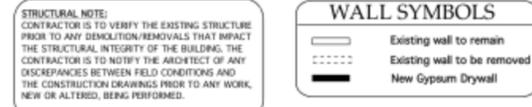
- Ab Anchor Bolt
- Adj Adjacent
- Asst Asst Contractor
- Alt Above finished ft
- Aln Aligned
- Alt All
- Blk Block
- Bm Beam
- Brg Bearing
- CJ Ceiling joint
- CL Center line
- Cg Ceiling
- Clf Ceiling
- Conc Concrete
- Camr Casement
- CS Concrete
- CT Concrete
- Dec Decorative
- DH Double hung
- Exp Expansion
- Exp-jt Expansion joint
- ES Each side
- Ext Exterior
- EW Each way
- Fdn Foundation
- FJ Floor drain
- FD Floor drain
- FTJ Floor joint
- Frg Framing
- FG Footing
- Galv Galvanized
- Genl General
- GF Ground Fault Interrupt circuit
- Gnd Ground
- GWB Gypsum Wall Board
- Hwd Hardwood
- Htr Heater
- HT Height
- HVAC Heat, Vent, Air Cond.
- Jst Joint
- LB Lead
- Mtl Material
- Mfr Manufacturer
- MI Micro-Lam
- MO Masonry
- Mry Masonry
- Md Mounted
- NIC Not to Scale
- NTS Not to Scale
- OC On Center
- OPng Opening
- Ply Polyethylene
- PPC Porcelain pull chain
- P-T Pressure treated
- PO Pushout
- RJ Roof joint
- Sat Suspend acoustic tile
- Skylt Skylight
- Spec Specification
- Stnd Standard
- Stl Steel
- SD Smoke Detector
- SP Spacing
- TC Terra Cotta
- T&G Tongue & Groove
- Tap Tape-applied paint
- UNO Unless otherwise noted
- VCT Vinyl composition tile
- Vrf Verify in field
- VOR Valley on roof
- Wtr Water
- WDR Washer/dryer
- Wk Walk in closet
- WIR Wire in raceway circuit
- WIR Water resistant
- WWM Walled wire mesh

WINDOW / DOOR LEGEND

- * ALL BASE BID SPECIFICATIONS BY ANDERSEN WINDOWS & DOORS UNO
- * DENOTES EGRESS SASH MIN. 5.7 SF CLEAR OPENING AT SECOND FLOOR BEDROOMS AND 5.0 SF CLEAR OPENING FIRST FLOOR BEDROOMS AS PER CODE

NO.	UNIT	ROUGH OPENING
1	A-2B1	2'-7 1/2" X 1'-8 1/2"
2	CW135	2'-4 7/8" X 3'-5 3/8"
3	CN125	1'-9" X 2'-4 7/8"
4	CW25	4'-9" X 3'-5 3/8"
5	C135	2'-0 5/8" X 3'-5 3/8"
6	CN135	1'-9" X 3'-5 3/8"
7	CW155	2'-4 7/8" X 5'-5 3/8"
8	CX15	2'-4 7/8" X 5'-0 3/8"
9	C15	2'-0 5/8" X 5'-0 3/8"
10	FHWHD608OAPLR	6'-0" X 8'-0"
11	CW145	2'-4 7/8" X 4'-5 3/8"
12	FWGD0611R	6'-0" X 6'-11"
13	FWTD50618	6'-0" X 1'-8"
14	FWGD0611L	6'-0" X 6'-11"
15	FWOD2116115	2'-0 1/2" X 6'-11"
16	FWTDS1-1218	2'-0 1/2" X 1'-8"
17	WS21052	3'-0 1/8" X 5'-1 7/8"
18	WU24410 (L&R)	2'-2 1/8" X 4'-8 7/8"

NO.	UNIT	ROUGH OPENING
19	WU20410 (L&R)	2'-2 1/8" X 4'-8 7/8"
20	CN15	1'-9" X 5'-0 3/8"
21	WS3862	3'-10 1/8" X 7'-2 1/2"
22	APC15	2'-0 5/8" X 3'-1 1/8"
23	CUSTOM SEGMENT L	2'-0 5/8" X FIELD MEAS
24	CUSTOM SEGMENT R	2'-0 5/8" X FIELD MEAS
25	CW45	2'-4 7/8" X 4'-5 3/8"
26		
27		
28		
29		
30		



- Typical Structural Notes:**
- (3) 2x4's or (3) 2x6's wood post U.O.N.
 - (3) 2x4's or (3) 2x6's wood post U.O.N.
 - 4" Dia. Std. Sl. pipe column U.O.N.
 - Heavy duty post hanger at flush beam connection
 - All framing members shall be placed at 16" O.C. U.O.N.
 - Joint hangers at all flush framing conditions as per code

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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

GROFF RESIDENCE