Note: 2017 PPRBC can be viewed at: www.pprbd.org

# **GENERAL NOTES:**

GENERAL CONTRACTOR, SUB-CONTRACTORS UPPLIERS AND OWNER SHALL FAMILIARIZE THEMSELVES AND VERIFY ALL NOTES, SPECIFICATIONS, DIMENSIONS AND DRAWINGS SHOWN ON THESE DOCUMENTS PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THOSE PARTIES TO REPORT ANY CHANGES OR DISCREPANCIES TO THE DESIGNER, QUESTIONS REGARDING THESE DOCUMENTS INCLUDING INTERPRETATION, DIMENSIONS, NOTES, SCALE, AND OTHER SIMILAR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY IN URITING. FAILURE TO DO ANY OF THE ABOVE HALL RELIEVE THE DESIGNER OF ANY ERRORS DESIGNER SHALL NOT BE RESPONSIBLE FOR AN' CHANGES NOT NOTED IN WRITING TO THESE DRAWINGS AND SPECIFICATIONS.

ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED AND USED PER MFG SPECS. AND ICC .- UL REPORTS.

DESIGNER SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZING OR LOCATION.

UNLESS OTHERWISE NOTED ALL FOUNDATION JALLS ARE 8". UNLESS OTHERWISE NOTED ALL EXTERIOR

WOOD STUD FRAMED WALLS ARE 51/2". UNLESS OTHERWISE NOTED ALL INTERIOR WOOD STUD FRAMED WALLS ARE 31/2". UNLESS OTHERWISE NOTED ALL ANGLES ARE

UNLESS OTHERWISE NOTED ALL WINDOW AND DOOR HEADER HEIGHTS ARE AT 80" AND 96". UNLESS NOTED OTHERWISE WINDOWS AND DOORS ARE NOTED IN NOMINAL FEET & INCHES

# **COMMON SPECIFIC NOTES:**

FLOOR LINE ABOVE

? | DECK LINE ABOVE

3 | WALL LINE BELOW

4 | CEILING BREAK

7 AT ANY CURVED STAIRS THE MINIMUM TREAD DEPTH SHALL BE 10" AT THE WALKLINE WHICH IS 12" IN FROM THE NARROWEST POINT ON THE

WINDER WITH NO POINT BEING LESS THAN 6"

NOTE: SEE SITE PLAN FOR SPECIFIC DRIVE & WALKWAY INFORMATION

8 NOT USED

**GLAZING** Ø TEMP GLASS DOOR & ENCLOSURE @ SHOWER

LOWER GLASS UNITS SHALL BE 9 SQ. FT OF GLAZING OR LESS

] WINDOW SILL SHALL BE A MIN 60" ABOVE TUB DRAIN STANDING SURFACE

STAIR TREAD/LANDING SURFACE

WINDOW SILL SHALL BE MIN 60" ABOYE

NOTE:GLAZING ADJACENT AND WITHIN A 24'  $^{
m J}$  arc of a door in the closed position

PROVIDE MINIMUM 1/2" GYP. BD. UNDER

PROVIDE %" TYPE 'X' GYP BD (TO BE ATTACHED AT 16" O.C. PER CODE SEPARATION REQUIREMENTS) AT ENTIRE GARAGE CEILING & WALLS ADJACENT TO LIVING AREA, WRAP BEAMS & ALL COLUMNS, AND UNDERSIDE OF ALL CANTILEYERS

EGRESS WINDOWS SHALL HAVE EGRESS HARDWARE AND A MIN CLEAR NET OPENING OF 5.7 SF. & A CLEAR NET OPERABLE HEIGHT DIM OF 24" MIN & A CLEAR OPERABLE WIDTH OF 20" MIN & A FINISHED SILL HEIGHT OF NOT MORE THAN 44" AFF.

# **FINISHES**

ALL FIRD CEILING SHALL BE LIMITED TO MAX 8' WIDE & MIN. 6'-8" FINISHED SOFFIT w/7'-6" MIN CEILING HEIGHT AS PER LOCAL CODE.

20 1/2" GYP BD, TAPE, TEXTURE, PAINT AND INSULATE THESE WALLS AS SHOWN. **FIREPLACES** 

WOOD BURNING STOVE W/APPROVED ICC

OR UL LISTED 3 TWO-WAY DIRECT VENT ZERO CLR. GAS

### THEPLACE W/APPROVED ICC. OR UL LISTED 4 RAISED HEARTH

**CASEWORK** SEE CABINET MFG. DETAILS FOR SPECIFIC J CABINET LAYOUT & DIMENSIONS.

26 SEE CLOSET MFG. DETAILS FOR SPECIFIC

### I LAYOUTS, SHLVING, CUBBIES, MISC ITEMS & DIMENSIONS.

**PLUMBING** 

#### CUSTOM MUD SET SHOWER. SEE FLOOR PLAN FOR SPECIFIC DIMENSIONS

29 36"×72" TUB/SHWR

30 42"×72" TUB/SPA

31 42"×34" SHOWER

# 32 LAUNDRY TUB

### **LAUNDRY** 34 WASHER/DRYER

DRYER DUCT SHALL NOT EXCEED 25'. LENGTH SHALL BE REDUCED 21/21 FOR EACH 45° BEND & 5' FOR EACH 90° BEND, EXHAUST SHALL NOT PENETRATE EXTERIOR WALL WITHIN 3' OF ANY OPENINGS.

PROVIDE 100 SQ. IN. MIN. MAKE-UP AIR. 2 DOOR NEEDS TO BE LOUVERED OR GRILLED MAKE-UP AIR FOR DRYER MUST COME FROM AN AREA 500 SQ. FT. OR LARGER - OR PROVIDE GRILL ABOVE DOOR

# **INSULATION**

HVAC TO BE DESIGNED AND PROVIDED BY OTHERS.

PROVIDE INSULATION AS NOTED ON PLANS AND/OR AS SHOWN ON THE ATTACHED IECC "INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE" AS REQ'D BY PPRBD

**REVISIONS** 

E. Las Animas Stree olorado Sprinas, CO. 8091 GAstudiosmailbox@amail.cor www.lgastudios.com

오

MILT **Д**Ш

CONSTRUCTION DRAWN BY LGA Studios

CHECKED: LGA Studios

eleased for Permit

/12/2021 1:19:04 PM

PLOT 01/06/21

ASSEMBLY NOTES GENERAL NOTES MISC. TERMS, NOTES, OTHER RELEVANT INFO

Sheet #  $\mathcal{S}_{\mathcal{O}}$ OF 1 Sheets

**TABLE OF CONTENTS** DIVISION 00 BIDDING REQUIREMENT DIVISION 01 GENERAL REQUIREMENTS

DIVISION 02 EXISTING CONDITIONS DIVISION 03 CONCRETE DIVISION 04 MASONRY DIVISION 05 METALS

DIVISION 06 WOOD AND PLASTICS DIVISION 07 THERMAL AND MOISTURE PROTECTION DIVISION 08 OPENINGS DIVISION 09 FINISHES DIVISION 10 SPECIALTIES

DIVISION 12 FURNISHINGS DIVISION 13 SPECIAL CONSTRUCTION DIVISION 14 CONVEYING EQUIPMENT DIVISION 22 PLUMBING DIVISION 23 MECHANICAL

DIVISION 32 EXTERIOR IMPROVEMENTS

DIVISION 00 CONTRACTING REQUIREMENTS

00 7000 General Conditions of the Contract

Available Project Information

the Contractor, shall apply and be performed by the Contractor.

1.3 Deviation from the drawings and/or specifications is not allowed without the

places all responsibility for the variation on the contractor.

1.4 The Contractor and each major Subcontractor will supply to the Owner

current coverage. No work will start without appropriate insurance.

Contractor, under the terms of his Contract, shall take such actions as

necessary to provide labor, materials, supplies, equipment, transportation,

implied by each Drawing and each section of the Specifications, all of which

facilities, and appurtenances thereto which are indicated or reasonably

are collectively necessary and required for the execution of the work,

1.7 All Contractors and/or Subcontractors responsible for a portion of the Work

coordinate their various portions of work as to scheduling, installation

shall carefully examine all preparatory work that has been executed to

receive his work. By whatever means required, he shall ensure that his

work and adjacent related work will finish to proper contours, planes, and

Imperfections in preparatory work which will in any way offset satisfactory

completion of his work. Absence of such notification will be construed as an

acceptance of preparatory work, and later claims of defects therein will not

materials rests solely with the Contractor who will maintain coordination at

Supplementary General Conditions of the Contract

defined by these Contract Documents shall, jointly and separately,

1.8 Before starting a section of work the Contractor and/or his Subcontractor

levels. He shall promptly notify the Contractor of any defects or

1.9 Under no condition shall work proceed prior to preparatory work having

been completed, cured, dried, and/or otherwise made satisfactory to

receive such related work. Responsibility for timely installation of all

1.1 Any and all references to the "Architect" in the General Conditions -

1.1 The Project includes Drawings and Specifications by Larry Gilland

1.2 The Project includes all grading, excavation, site-work, utilities, foundations,

complete building envelope and finishes, plumbing, mechanical and

b. Coordination: provide a list of changes or modifications

c. Provide detailed comparison of significant qualities of

accommodate proposed substitution.

features and requirements indicated.

and fabrication and installation procedures.

Samples, where applicable or requested

Appropriate for applications indicated

Contract Sum

Submittals

01 3300

1.0 GENERAL

needed to other parts of the work that will be necessary to

proposed substitution with those of the specified material or

procedure. Significant qualities may include attributes such as

performance, weight, size, durability, visual effect, and specific

Material test reports from a qualified testing agency indicating

proposed substitution with products specified for the Work,

h. Cost Information, including a proposal of change, if any, in the

Contractor's certification that proposed substation complies

Contractor's waiver of rights to additional payment or time that

may subsequently become necessary because of failure of

and interpreting test results for compliance with requirements

d. Product Data, including drawings and descriptions of product

g. Comparison of Contractor's Construction Schedule using

With requirements in the Contract Documents and is

proposed substitution to produce indicated results.

Drawings, Product Data, and Samples to establish the actual detail of

manufactured and fabricated items: to indicate proper relationship to

1.1 As indicated in specific Sections, the Contractor shall submit Shop

including effect on the overall Contract Time.

Associates, Inc. –dba LGA Studios (The Designer) and Consultants.

electrical systems. All elements of the complete Project as illustrated on the

1.2 Refer also to Owner/General Contractor Agreement for Additional

(not licensed to practice architecture).

DIVISION 1 GENERAL REQUIREMENTS

Summary of Work

Supplementary Conditions.

Contract for Construction, the Owner/Contractor Agreement, the

Owner/Designer Agreement, Drawings, and these Specifications

shall be understood as reference to the "Designer" Larry Gilland-

Certified Professional Building Designer (CPBD) of LGA Studios

1.5 A lien release will be provided by the contractor and each subcontractor

1.6 The intent and meaning of the Contract Documents are that each

identified and described by the Contract Documents

procedures, and installation of all related materials.

specific industry, as required by manufacturer of specific materials, and as

Designer's written permission. Failure to obtain such written authorization.

original liability and workers compensation insurance forms as evidence of

and supplier as a condition of final payment for supplies provided and work

1.2 All trades shall perform their work within the recognized standards of the

DIVISION 11 EQUIPEMENT

DIVISION 33 UTILITIES

00 3100

1.0 GENERAL

1.0 GENERAL

1.1 Soils Report:

1.2 Existing Survey:

specified herein.

be recognized.

00 8000

1.0 GENERAL

necessary training

1.3 Hazardous Materials Report:

accomplished. 1.3 Gain Designer approval of the submitted material before fabrication or DIVISION 26 ELECTRICAL shipment of materials described by the submittals. 1.4 Quantities and Dimensions are the responsibility of the Contractor. DIVISION 31 EARTHWORK

Proper fitting, construction of work, furnishing of materials and work required by the Contract Documents but not indicated in Submittals remains the responsibility of the Contracto

adjoining work; to amplify Architectural design details; to establish

structural, mechanical, and electrical components in proper relationship to

before any items are submitted, submit three (3) copies of the

course of the Work. Designer will not accept Submittals until

the Contractor completes this schedule to the satisfaction of

Schedule of all submittals required to be made during the

the Designer. Upon approval by the Designer the schedule

will become part of the Contract and the Contractor will be

required to adhere to the schedule unless specifically

1.2 Prior to submittal to the Designer for review, the Contractor shall review the

Contractor will not be reviewed by the Designer until such has been

submittal material and mark with his own stamp that it has been reviewed

and approved for submittal. Items not first reviewed and stamped by the

Submittal Schedule. Compile a complete and comprehensive

adjoining work; to incorporate minor changes of design or construction

required to suit actual conditions. All the above to be reviewed by the

a. Submittal schedule: Prior to the start of construction, and

1.6 Each submittal of Shop Drawings, Product Data, or Samples shall consist of three each of the documents or items for review. Two will be retained by the Designer and Owner for their files, the third will be returned to the

1.7 Do not proceed with the portion of work indicated by the submittal items until review and approval has been indicated by the Designer and/or Interior Designer on all finishes and finish materials.

01 4100 Regulatory Requirements 1.0 GENERAL

otherwise permitted.

1.1 All work shall be done according to the requirements of the current 1.1 Notify the Designer of any conflicts between these specifications International Residential Code, & current PPRBC including current editions and other Contract Documents prior to performance of any work. In of the NEC, IMC, IPC, and IECC, as required by local jurisdiction. the event of unresolved conflict between or within documents, the 2.0 PRODUCTS item of highest quality or greatest extent of work as determined by

3.0 EXECUTION

3.1 The Contractor has sole responsibility for compliance on the job site to all applicable portions of the Occupational Safety and Health Act and compliance with the Equal Employment Opportunity Act.

1.0 GENERAL

1."Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown", "noted", "scheduled", and "specified" have the same meaning as "indicated". 2."Furnish" or "Supply": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations

3."Install": Operations at Project site including unloading, temporary storing, unpacking, assembling, erecting, placing, anchoring, applying, working, to dimension, finishing, curing, protecting, cleaning, and similar conditions. 4."Provide": Furnish and install, complete and ready for the intended

Temporary Facilities and Controls

1.0 GENERAL 1.1 Provide all temporary facilities, services, and controls required for completion of the work.

2.0 PRODUCTS 2.1 Provide, but not limited to the following: Power, Lighting, Temporary Heat and Enclosures, Telephone (cell), Water, Sanitary Facilities, Protective Facilities, Scaffolding, Construction Fencing, Daily Clean-up and Transport of Rubbish to licensed disposal facility.

3.0 EXECUTION

Owner Furnished Products 1.0 GENERAL 1.1 Contractor shall obtain from Owner the Shop Drawings, Product Data, or other detailed description of each product to be supplied by Owner. 1.2 Contractor shall make all "Rough-in" requirements (including but not limited

to plumbing, mechanical, electrical, and dimensional) necessary for products to be Owner Furnished Owner Installed, indicated as "OFOI" on 1.3 Contractor shall make all provisions necessary for Installation of those

products to be Owner Furnished Contractor Installed, indicated as "OFCI" on the Drawings. 1.4 For Schedule of Owner Furnished Products (OFOI and OFCI) refer to

01 7410 Final Cleaning

Drawings and Schedules.

1.0 GENERAL

1.1 The entire work inside and out, the entire premises, shall be in first-class, clean condition upon completion before being accepted by the Owner. All surfaces shall be carefully and thoroughly cleaned and all construction facilities and temporary controls removed.

Construction Waste Management and Disposal 1.0 GENERAL 1.1 Section includes requirements for salvaging, recycling, disposing, of

nonhazardous waste 1.2 Practice efficient waste management in the use of materials in the course of

the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.

2.0 PRODUCTS 3.0 EXECUTION

1.3 The Contractor is responsible for the general performance of the subcontractors and trades people. Including, but not limited to, any 3.1 Except for items or materials to be salvaged, recycled, or otherwise reused remove waste materials from Project site and legally dispose of them in a

requiring correction.

landfill or incinerator to authorities having jurisdiction. **Product Substitution Procedures** 01 2500 1.0 GENERAL 01 7700 Contract Closeout 1.1 No products may be substituted for the specified product unless agreed 1.0 GENERAL

upon in writing by the Owner and Designer. 1.1 Submit written certification that project is complete and request a Final 1.2 Documentation: Submit written request for substitution to the Designer with Punch List Observation by designer for Substantial Completion. Attach to the following information: said request the Contractor's own Punch list prepared after a walk-thru by a. Statement indicating why specified material or product cannot Contractor, Owner, and designer describing incomplete work or work be provided.

> a. Substantial Completion: On receipt of request, Designer will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the certificate of Substantial Completion after inspection or will notify Contractor of items either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued. All required submittal items must be received and approved by the Designer before Certificate of substantial Completion is

> b. Final Completion: Request re-inspection when Work identified in previous inspections as incomplete is completed or corrected. Results of completed inspection will form the basis of requirements for Final Completion.

c. Owner may withhold agreed upon amounts from final payment (up to 3 times the value of the work for each item) for each punch list item remaining at Final Completion Inspection. These amounts are to be released upon satisfactory completion of each remaining item

1.2 Inspection Certificates: Contractor shall secure all certificates from any local governing body having jurisdiction indicating that the work is in strict accordance with applicable codes and deliver same to the to the Owner.

1.3 Provide Evidence of Payments and Release of Liens. 1.4 Maintenance Manuals: Furnish in hard-cover three-ring binder complete literature, operating instructions, and technical data on all systems or equipment requiring same including, but not limited to, mechanical and

electrical systems. 1.5 Warranties: Submit written special warrantees as required in following Sections.

DIVISION 3 CONCRETE

Cast-in-Place Concrete 1.0 GENERAL

1.1 Refer to Engineered Foundation Plan (by others) for Concrete and Reinforcing specifications

1.2 Reference Standards: Follow ACI 301, latest edition, except as modified by these specifications 1.3 Submittals: Provide mix designs for each Type of Concrete indicated and product data for under-slab vapor retarder 2.0 PRODUCTS

2.1 Mix design intended for exterior use (exposed to extreme temperature changes) shall incorporate high levels of air entrainment (6% +/- 1-1/2%). 2.2 Unload and store reinforcing bars so they will be kept free of mud.

2.3 Use of Fly-Ash will be considered. Utilize to the extent indicated in approved mix designs 2.4 Under-Slab Vapor Retarder: Stego Industries LLC, "Stego Wrap", 15 mil, with all necessary accessories for a complete tight installation. Or other

approved substitution. 3.0 EXECUTION 3.1 Install Under-Slab Vapor Retarder beneath concrete slabs-on-grade after subgrade has been properly prepared and prior to slab reinforcement

installation. Complete seams in material, penetrations, and continuous placement in accordance with manufacturer's written direction 3.2 Support welded wire fabric to the center of all the slabs during the placement of concrete

3.3 Concrete flat work shall meet flatness tolerance of 1/4" in 10'. 3.4 All exterior flatwork shall be broom finished and sloped to drain. 3.5 Where Concrete Stain or Ceramic Tile is to be applied to concrete flatwork. do not apply curing compound. Utilize wet curing methods only.

stain and sealer to areas indicated as recommended by manufacturer. 3.7 Control joints shall be cut into interior slabs not less than 12' O.C. each way, in pattern as indicated, or as otherwise indicated in soils report. Ensure that joints are cut at proper time and with appropriate equipment so that edges are not ragged and crumbling. Cut joints shall be filled with sealant, color as selected.

3.6 Where stained concrete is indicated, apply minimum two coats concrete

3.8 The Testing Lab will be hired directly by the Owner/GC. Costs of concrete testing by the Testing Lab will be paid by the Owner/GC.

DIVISION 4 MASONRY

04 7200 Manufactured Stone 1.0 GENERAL

1.1 Submit samples of manufactured stone and mortar for color selections. 2.0 PRODUCTS 2.1 Manufactured stone veneer shall be as selected by the Owner, color as

selected from manufacturer's full range 2.2 Provide all corner pieces, caps, and special shapes as required for the

2.3 Lath, mortar, moisture barrier and all accessories as recommended by the manufacturer. 3.0 EXECUTION

3.1 Install complete manufactured stone system as recommended by the

DIVISION 5 METALS

05 1200 Structural Steel

10 GENERAL 1.1 All detailing, fabrication and erection shall conform to AISC 'Specification for the Design, Fabrication and Erection of Structural Steel for Buildings', and the AISC 'Code for Standard Practice for Steel Buildings and Bridges' latest edition.

1.2 Beam connections not detailed in the drawings shall be designed by a steel fabricator in accordance with Tables I and II of Part 4 of the AISC Manual for Steel Construction', eighth edition. Beam reactions not shown on plans or details shall be computed from the design loads shown on the drawings.

2.1 Conform to the "Standard Specifications for Structural Steel" ASTM Designation A-36 latest edition unless noted otherwise on plans. Steel pipes shall conform to ASTM 501 Fy = 36 ksi, or ASTM A-53, types 'E' or 'S', grade B, Fy = 36 ksi. Steel tubing shall conform to ASTM A-500, grade B, Fy = 46 ksi. All structural steel shall conform to ASTM A36 except pipe columns shall conform to ASTM A53 (grade B) or A501. 2.2 Adjustable pipe columns to be 11 GA minimum and be load rated for

14,600 lbs. minimum at 7'0" height, U.O.N. 3.1 Shop connections shall be welded unless noted otherwise on plans.

3.2 Field connections shall be made with 3/4" DIA. ASTM A-307 bolts unless noted as A-325 or higher strength bolts on plans 3.3 Connections noted as A-325 or higher strength shall be made with ASTM A-325 friction type high strength bolts.

3.4 Equivalent welded connections may be substituted for bolted connections with engineer's approval. 3.5 All welding shall be done by a certified welder and shall conform to "AWS"

Structural Welding Code' (AWD D11) latest edition. 3.6 Weld sizes not otherwise shown shall be (min) continuous 3/16" fillet weld, or equal to the thickness of the thinner material, whichever is less.

3.7 All welding shall be done with AWSA5.1 or A5.5 E70 XX Electrodes. 05 7300

Ornamental Railings 1.0 GENERAL

1.1 Provide railings capable of withstanding the effects of gravity loads and the 1.2 Submittals: Provide Shop Drawings for review by Designer. Illustrate all materials, connections, dimensions, details, and installation.

2.0 PRODUCTS 2.1 Steel and Iron Tubing: ASTM A 500 (cold formed).

Bars: Hot-rolled, carbon steel complying with ASTM A 29/A 29M, Grade 1010. Plates, Shapes, and Bars: ASTM A 36/A 36M. Castings: Either gray or malleable iron, ASTM A 48/A 48M, Class 30 or

ASTM A 47/A 47M. 2.2 Provide all shapes, sizes, and accessories as required for complete

installation of the indicated railing system. 2.3 Finish: All components shall be first prepared and shop primed to comply with SSPC-SP 6 "Commercial Blast Cleaning" and SSPC-PA 1. a. Galvanizing: Prior to shop priming hot-dip galvanize exterior railings and complying with ASTM A123, for galvanizing steel and iron products. b. All Interior and Exterior railings shall then be factory finished with Powder Coat System. Apply thermosetting polyester or acrylic urethane powder coating with cured-film thickness not less than 1.5 mils.

3.0 EXECUTION 3.1 Touch-up Painting: Immediately after erection, clean abraded areas and paint exposed areas with material supplied by manufacturer for finish

3.2 Anchor railing ends and supports to concrete, masonry, and framing with flanges connected to railing ends and anchored to wall construction with 3.3 Set posts in concrete by inserting into formed or core-drilled holes and

grouting annular space, or bolt to wood framing as indicated.

2X4 STUDS - Hem-fir # 2 stud grade or better

DIVISION 6 WOOD AND PLASTICS

Rough Carpentry

1.0 GENERAL 1.1 All wood framing shall conform to the "National Design Specification for Wood Construction" Latest Addition. As recommended by the "National Forest Products Association" & current addition of the Western Grading

1.2 Certified Wood: Materials shall be produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC" Principles and Criteria for Forest Stewardship. 2.0 PRODUCTS

2.1 All framing lumber shall bear manufacturer and grade stamp and shall conform to the following (equal or better) species and grades unless noted SILL PLATE- Redwood or pressure treated lumber, construction grade 2X JOISTS, RAFTERS, BLOCKING - Hem-fir # 2 or better

HEADERS, COLUMNS - Hem-fir # 2 or better FURRING, NON-STRUCTURAL BLOCKING - Western woods construction

Western Cedar # 2 (or better).

2X6 and 2x8 STUDS - Hem-fir # 2 or better

DECK FRAMING – California Redwood # 2 (or better), Hem-fir # 2 (or better) EXTERIOR POSTS - Redwood # 2

PRESSURE TREATED elements above grade – AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservation to 0.25lb/cu ft. retention. Kiln dry lumber after preservation treatment to maximum moisture content of 19 percent PRESSURE TREATED elements below grade – AWPA U1, Use Category UC4A, Commodity Specification A using waterborne preservation to 0.4lb/cu ft. retention. Provide Preservation for field application to cut surfaces as recommended by manufacturer of factory treatment chemicals

for brush-application in the field. Do not use lumber or plywood treated with chromated copper arsenate (CCA) in exposed exterior applications subject 2.2 ROOF AND WALL SHEATHING/FLOOR PANELS: Conform to American Plywood Association's current product standard specification and shall be performance rated by the American Plywood Association to the grades specified. Each sheet shall be identified with the appropriate trademark of the "American Plywood Association" latest edition.

2.3 ROOF AND WALL SHEATHING: 7/16" OS, APA rated, 48/24 span panel index, exposure 1 2.4 RATED FLOOR PANELS: 23/32" thickness, APA rated, 48/24 span panel index, exposure 1 rated sturd-i-floor T & G Panels. Glue and nail to joists at plywood panel edges and along intermediate framing members.

Fasteners, glue, and accessories as recommended by manufacturer.

2.5 WET-USE ADHESIVES are to be used in the manufacturer of all members

exposed to weather. 2.6 COMPOSITE LUMBER DECK shall be Wood/Plastic composite material specifically manufactured for exterior deck applications. ICC listed and approved (submit ICC Evaluation report). Pre-finished material, color and texture as selected by the Owner. As manufactured by Trex, Correct Deck, TimberTech, or other approved manufacturer. Refer to section 01 2500 for Product Substitution Procedures

3.0 EXECUTION 3.1 Multiple members (2 or more) shall be nailed together.

3.2 Nails to be as indicated on structural drawings or as code requires. 3.3 Provide solid blocking at all unsupported panel edges. Solid blocking shall be (min) nominal 2" wide x 4' deep.

3.4 Floor and roof sheathing panels shall be placed with 8'-0" dimension perpendicular to joist framing, stagger joints. Panels to be continuous over (2) or more spans. Panel end joints shall occur over framing. Allow spacing @ panel ends and panel edges as recommended by panel 3.5 Nailing shall be in accordance with I.R.C. Tables R602.3, as shown on

drawings, or as specified by manufacturer (Simpson Strong Tie, BCI). 3.6 Sheath all exterior walls per I.R.C. Section R703, or as noted. 3.7 Blocking: Provide rim joist or solid blocking under all bearing points. Blocking under posts larger than 2 – 2 x 4's must be full area of post.

3.8 Composite Lumber: Install as recommended by the manufacturer and the

ICC evaluation report. Prefabricated Wood Trusses and Structural Wood

1.0 GENERAL 1.1 Certified Wood: Materials shall be produced from wood obtained from 3.2 Place continuous vapor barrier on conditioned interior side of wall where forests certified by as FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship.

2.0 PRODUCTS 2.1 Glued-Laminated Structural Members: All Glued-Laminated structural members shall be fabricated with Douglas Fir Lumber. Laminated members shall be detailed and fabricated in accordance with the standard specifications for the design and fabrication of structural glued laminated

2.2 Laminated Veneer Lumber: Versa-lam by Boise Cascade Corporation, conform to current values set forth by manufacturer. 2.3 Prefabricated Wood Trusses: Trusses shall be in accordance with BCSI

Guide to Good Practice for Handling, Installation & Bracing of Metal Plate Connected Wood Trusses" and for loads required by local jurisdiction. russes shall be installed in strict accordance with the manufacturer's specifications. Provide calculations with seal and signature of design 2.4 "I" Joist Systems: All plywood web joists, joist bridging, blocking and other

accessories shall be furnished by Boise Cascade Corporation or Weverhaeuser T.II. installed in strict accordance with the manufacturer's recommendations, and as shown on plans. 2.5 Wet-use adhesives are to be used in the manufacturer of all members coosed to weather

3.0 EXECUTION 3.1 Install all Prefabricated Wood Trusses and Structural Wood members as recommended by the manufacturer and as required by code jurisdiction.

Finish Carpentry 1.0 GENERAL

1.1 Includes interior standing and running trim, frames and jambs as required. 1.2 Certified Wood: Materials shall be produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship". 2.0 PRODUCTS

2.1 Base, Window and Door Casing: As selected by Owner, see schedule. 3.0 EXECUTION 3.1 Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent

possible. Scarf running joints and stagger in adjacent and related members. Joints shall be tight fitting. Open joints on painted trim may be filled. Open joints at stained/clear finished trim must be replaced. 3.2 Install with finish nails, countersink, and filled (matching compound when stained and clear finished).

3.3 As a minimum standard to all Finish Carpentry Work, installation shall be according to AWI Quality Standards, Custom Grade, Section 1700, Table T-4 Installation Standards (Standing and Running Trim). 3.4 Extent of Painted versus Stained and Sealed Trim to as selected by the

Composite Decking 1.0 GENERAL 1.1 Includes decking, fascia board, trim, and fasteners as required.

2.1 As selected by Owner. 3.0 EXECUTION 3.1 Examine, clean and repair as necessary any substrate conditions that would be detrimental to proper installation.

3.2 Install in accordance with manufacturer's instructions. 3.3 Protect installed products until completion of project.

THERMAL AND MOISTURE PROTECTION

2.0 PRODUCTS

07 1113 Bituminous Damproofing 10 GENERAL

1.1 Bituminous Damproofing at exterior side of foundation walls where below grade and atop full width of footings. Extend damproofing from top of footings up to within 4 inches of finish grade. 2.0 PRODUCTS 2.1 Hydrocide 600 Non-Fibrous Emulsion by Sonneborn or acceptable

eguivalent 3.0 EXECUTION 3.1 Examine surfaces to assure conditions are satisfactory for application of materials.

3.2 Brush down surfaces to remove loose scale, fins, dust, and any other substances that would affect proper performance of the damproofing 3.3 Brush or spray two (2) coats of damproofing at rates and coverages

07 1416 Fluid Applied Waterproofing

recommended by the manufacturer.

1.0 GENERAL 1.1 Submittal: Product data, Manufacturer's installation instructions, and 1-year material/5-year Installation Warranty executed in Owner's name. 1.2 Perform Work in accordance with NRCA Roofing and Waterproofing

2.1 Cold-Applied, Water-Based Asphalt Emulsion Waterproofing. Use at Concrete foundation wall and other locations, as indicated on drawings. range of Kynar finishes.

3.0 EXECUTION b. Provide all conditioner, flashing, and related accessories for a allow for expansion

07 8400 Firestopping

3.1 Install fluid-applied waterproofing in accordance with manufacturer's written 1.0 GENERAL a. Roller applied in 3 coats to achieve 60 mil total dry membrane

thickness after full cure. 3.2 Adhere protection/drainage panels to membrane with compatible adhesive, recommended by membrane manufacturer.

Cover with protection/drainage board as indicated.

a. Carlisle, Barricoat-R. Or approved substitution

07 2100 Building Insulation 1.0 GENERAL

thickness as indicated on drawings.

complete installation.

2.0 PRODUCTS

3.0 EXECUTION

instructions.

1.1 Provide types and application of insulation as indicated. Submit IECC Certificate and Procedure for each type as listed below 1.2 Submittals: Product Data and written Instructions for Installation by

Manufacturer for each type of installation material indicated. 2.1 Batt Insulation: Fiberglass batts or blanket with kraft face and flanges, or un-faced, as noted. Widths to fit stud/truss spacing. Minimum R-value as

follows (and per ICC Certificate): a. 3-1/2" thick material rated R-13 for 3-5/8" stud walls. b. 6" thick material rated R-19 for 6" stud walls and floors. c. 10" thick material rated R-38 for roof/ceiling applications. 2.2 Interior Vapor Retarder: ASTM D4397 polyethylene film reinforced with

glass fiber square mesh, clear. Applied to inside face of studs at exterior walls (and as otherwise indicated) beneath gypsum board where unfaced batts are utilized. 2.3 Rigid Board Insulation: Extruded Polystyrene Board Insulation: ASTM C578, Type IV; Extruded polystyrene board with natural skin surface,

2.4 Sprayed/foamed-in-Place Insulation: HFC-blown type closed Cell Foam: Certain Teed CertaSpray Closed Cell Foam, Medium-density, MDI-based polyurethane thermoset rigid foam with an in-place core density of 1.9-2.2pcf. Or approved substitute 2.5 Sprayed/Cellulose Fiber Insulation: ASTM C177, 2 lb./cu. ft. in accordance

with ASTM D1622, maximum moisture absorption 15 percent by weight, and Flame spread and Smoke Developed Index of 10/0, in accordance with ASTM F84 2.6 Sprayed/Glass Fiber Insulation: ASTM C1014, 0.25 K factor in accordance with ASTM C518, 3.5 lb./cu. ft. density, maximum 5 percent moisture

absorption by weight, and Flame Spread and Smoke Developed Index of

10/0, in accordance with ASTM E84. 2.7 Insulation Baffle: Extruded polystyrene corrugated insulation baffles to maintain cold roof airflow

2.8 At gaps between window and door frames and framed openings in exterior

walls continuously fill gap with non-foamed material or with acrylic rope

3.0 EXECUTION 3.1 Blanket or batt Insulation: Fit tight to adjoining work and adjoining insulation so that a completely tight enclosure free from open joints, holes, cracks, and voids, is achieved. Attach insulation in place in a manner ensuring stability and to eliminate sagging.

unfaced insulation is utilized. Tightly seal/tape all lap joints and penetrations through vapor retarder 3.3 For each type of insulation and accessory required, install according to

written direction of manufacturer. 07 2500 Weather Barriers 1.0 GENERAL

1.1 Submittals: Product Data and Written Installation Instructions by the manufacturer. 2.0 PRODUCTS 2.1 Sheet Air Barriers: At wood framed and ICF exterior walls: Tyvek

manufacturer. Apply to exterior face of sheathing or ICF (before application of paper-backed lath at Stucco areas). 2.2 Fluid-Applied Membrane Air Barriers: Carlisle Coatings & Waterproofing Vapor-Permeable Barritech VP, or DuPont Permeable Tyvek Fluid-Applied

Stuccowrap or House Wrap. Install with fasteners and as required by

3.0 EXECUTION 3.1 Apply product according to specific written directions of manufacturer

3.2 material may be required by roofing manufacturer. Apply trim as indicated and as recommended by the manufacturer

07 6113 Standing Seam Metal Roofing 1.0 GENERAL 1.1 Shop Drawings: Submit shop drawings indicating panel layout, flashings and all accessories and attachments including bearing plate assemblage.

Indicate seam forming systems and details. Indicate locations and dimensions of fastener members and means of attachment. 2.0 PRODUCTS 2.1 Architectural Engineered Products Co. (AEP Span), Select Seam Standing

Indicate concealed clip and fastener types, sizes, locations and spacing.

Seam System, or other approved substitution. 2.2 Roofing Panels: a. 24 gauge ASTM A792 pre-finished galvalume metal sheet. Provide with shop-applied, two-coat, baked on Kynar Fluoropolymer finish. b. Warranty: Finish will not change color more than 5 Hunter delta-E units As determined by ASTM method D-2244-02; will not crack, flake, or peel; will not chalk, in excess of ASTM D-4214-98 method A D659 number 8: for a period of 30 years after installation.

c. Warranty: Metal panel will not for a period of 25 years after shipment rupture, fail structurally or perforate due to exposure to normal atmospheric conditions. d. Color: As selected by Designer from full range of manufacturer's

standard colors. e. Seam Spacing: As selected from standard options. f. Batten: Narrow or Wide as selected. g. Surface: surface shall be smooth (not stippled)

2.3 Provide Accessories of the same material and color as roofing (trim, drips, end-caps, transitions, etc.). 2.4 Concealed Panel Clips: Two piece, floating, self-centering, galvanized steel, UL-90 listed clips, in accordance with manufacturer's design of system and on manufacturer's approved shop drawings.

2.5 Clip fasteners: Galvanized steel as indicated in manufacturer's design and

approved shop drawings. 2.6 Self-Adhered Underlayment (Ice and Water Damming Shield): Selfadhered rubberized asphalt waterproofing membrane, 36" wide rolls, 40 mils thick minimum, Class A rated, as manufactured by W. R. Grace, Protecto-Wrap, or Owens-Corning

2.7 Underlayment: DuPont RoofLiner or other approved substitute (30# asphalt impregnated felt not allowed). 2.8 Snow Guards: Provide Snow Guards at eaves over walks and entrance doors. Type as recommended by metal roofing manufacturer. 3.0 EXECUTION

3.1 Unless indicated otherwise on the drawings, workmanship and details shall comply with SMACNA standards and approved shop drawings. 3.2 Construct joints watertight and allow for expansion. 3.3 Install Ice and Water Shield full width of roll at eaves and valleys. 3.4 Install 30 pound felt underlayment over entire field of roof.

3.5 Roofing System, Flashings and Trim: Install system in accordance with manufacturer's approved shop drawings and instructions. Locate fixed panel points as indicated on approved shop drawings. 3.6 Install Snow Guards as recommended by the manufacturer. Do not fasten

through metal roofing unless approved by the roofing manufacturer.

07 6200 Flashing and Sheet Metal 1.0 GENERAL 1.1 Comply with recommendations of "Architectural Sheet Metal Manual", latest edition, as published by Sheet Metal and Air Conditioning Contractors

National Association, Inc. (SMACNA). 2.0 PRODUCTS 2.1 Galvanized Iron: 24 gauge ASTM A361, hot-dip type. Mill finished, ready for job painting

2.2 Optional: Where exposed to view, utilize 24 gauge pre-finished galvalume metal sheet with Kynar fluoropolymer finish. Color as selected from full

3.1 Unless indicated otherwise on the drawings, workmanship and details shall comply with reference SMACNA standards. Construct joints watertight and

1.1 Section Includes: Fire Stop, Smoke and Draft Barrier System where indicated on the drawings or required to maintain code compliant construction 2.0 PRODUCTS 2.1 Fire Stop Systems shall include mortars, puttys, sealants, collars, pillows, flexible and intumescent products, and applicable forming/damming

materials, primers, and other components required by the manufacturer for

application type and project conditions. Fire stopping compounds shall be paintable or capable of receiving finish materials in areas that are exposed to view and scheduled to receive finishes. 3.0 EXECUTION 3.1 Install fire stop systems accordance with manufacturer's written instructions and the fire resistance listing. Install fire stop system at conditions specified

and required by Code whether or not fire stop or smoke barrier systems are indicated on drawings. 3.2 Provide fire stop system at all openings, penetrations, and areas required to maintain fire-resistance rating of assembly as directed by Paragraphs R602.8, R1001.16, and R1003.13 of the International Residential Code.

07 9200 Joint Sealants 1.0 GENERAL

1.1 Caulk and seal all exterior joints around windows and door frames; between wall sole plates and floors, and between exterior wall panels: joints of dissimilar materials; penetrations in walls, ceilings, and floors for plumbing, electrical or gas lines; openings in attic floors; all other openings in the building envelope 2.0 PRODUCTS

2.1 Interior Sealants and Under Thresholds: Latex acrylic, paintable. 2.2 Interior Sealants at wet areas and at plumbing fixtures and trim: Silicone, color to match finish 2.3 Exterior Joint Sealants: Latex acrylic, paintable.

leveling polyurethane. 3.0 EXECUTION 3.1 Clean surfaces according to joint sealant manufacturer's recommendations. Remove dirt, incompatible coatings, moisture, and other substances that

2.4 Exterior Joints in Concrete Flatwork: Two component pourable self-

3.2 Apply sealants in uniform, continuous ribbons without gaps or air pockets, with complete "wetting" of the joint bond surfaces equally on opposite sides. 3.3 Remove excess and spillage of compounds promptly as the work progresses. Clean the adjoining surfaces by whatever means necessary to eliminate evidence of spillage.

DIVISION 8 DOORS AND WINDOWS

08 1400

interfere with bond of sealan

1.0 GENERAL 2.0 PRODUCTS 2.1 Interior doors shall be as selected by Owner.

a. Where they are to be clear finished, match trim stain color as selected. . Where they are to be painted, color as selected. 2.2 Doors to Deck shall be of configuration shown, matching windows, by window manufacturer.

2.3 Main Entrance door shall be as selected by Owner. 2.4 Interior door to garage shall be flush panel, solid core, 20 minute rated. Alder veneer finished to match balance of interior doors and trim. 3.0 EXECUTION

recommendations 08 3613 Overhead Sectional Doors

glazing as indicated on the drawings.

1.0 GENERAL 1.1 Overhead Garage door design shall be as illustrated on the drawings 2.0 PRODUCTS 2.1 Overhead Garage doors shall be as selected by Owner and similar to Drawings. Insulated core with flush interior panels. Panel lay-out, trim, and

3.1 Install doors and hardware in accordance with manufacturer's

2.2 Factory glazed with double pane, sealed insulating glass. 2.3 Weatherstrip entire perimeter of door and joints between panels 2.4 Electric openers, as required for specific door size and weight. 3.0 EXECUTION

3.1 Install in accordance with manufacturer's recommended installation

procedures 08 5400 Windows 1.0 GENERAL

2.0 PRODUCTS 2.1 Windows shall be aluminum clad wood, fiberglass, composite, or vinyl; size and type as indicated, manufacturer as chosen by Owner. 2.2 Color: As selected from manufacturer's standard colors. 2.3 Factory glazed with double pane, sealed insulating glass, low-e coating.

2.4 Muntin Bars: Provide in pattern and location as shown. 3.0 EXECUTION 3.1 Install in accordance with manufacturer's recommended installation procedures and as indicated in drawing details.

08 7100 Door Hardware 1.0 GENERAL

1.0 GENERAL

2.0 PRODUCTS 2.1 Door hardware shall be as selected by the Owner. 3.0 EXECUTION

3.1 Install hardware in accordance with manufacturer's recommended installation procedures, and drawing schedules. 08 8000

2.0 PRODUCTS 2.1 Doors and Windows are to be factory glazed by manufacturer a. All exterior glazing shall be sealed insulating double glazed units with additional options as indicated in the accepted Window/Door

b. Provide product data for specified glazing. Include glazing at custom Main Entry door. 2.2 Shower Doors and Enclosures: a. Tempered glass, ¼" thickness minimum. Tint pattern, clarity as selected by Owner.

b. Hardware and Frame: as selected by Owner. 3.0 EXECUTION 3.1 Install in accordance with manufacturer's recommended installation procedures.

DIVISION 9 FINISHES

09 2116 Gypsum Board Partitions and Ceilings 1.0 GENERAL

1.1 All interior partitions are wood studs with designated thickness gypsum

1.2 Comply with Gypsum Association Documents GA-216 "Recommended Specifications for Application and Finishing of Gypsum Board" and GA-214 "Levels of Gypsum Board Finish". 2.0 PRODUCTS 2.1 Gypsum Wallboard: paper-faced gypsum panels as defined in ASTM

C1396/C1396M; sizes to minimize joints in place; ends square cut. 2.2 Provide suspended partitions to allow for slab movement at all slab on grade areas. 2.3 5/8" type X gypsum board at specific areas designated on plan, 1/2"

gypsum board all other areas. 2.4 1/2" Water-Resistant Gypsum Board, painted, behind plumbing fixtures, non-wet areas. 2.5 Provide galvanized edge trim at exposed edges and corners. Provide

special shapes as may be required. 3.0 EXECUTION 3.1 All gypsum board wall panels shall be installed horizontally and fastened to studs with metal screws as recommended by manufacturer.

3.2 Finish walls to "Level 4" finish. Texture style & finish as determined by owner, texture to all walls and ceilings. a. Where "Level 5" finish is indicated, provide High Drywall Surfacer: Vinyl acrylic latex-based coating for spray application, designed to take the place

of skim coating and separate paint primer in achieving Level 5 finish. Apply the drywall surfacer product over the Level 4 finished wall to achieve Level 5 finish. Tuff-Hide Primer-Surfacer manufactured by Sheetrock Brand or approved substitution. 3.3 Before proceeding with texturing operation, prepare minimum 4' x 8'

sample panel of selected texture finish for review and approval of Owner. Do not proceed with texturing until sample has been reviewed and approved. Budget for preparation of two sample panels.

09 2513 Acrylic Thin-Coat Stucco

1.0 GENERAL 1.1 Stucco shall be as selected by Owner. 1.2 All stucco base and finish materials from a single manufacturing source or

one that is approved by the manufacturer. 2.0 PRODUCTS Weather Barrier: Building Felt over DuPont Tyvek Stucco Wrap 2.2 Lath: 1" 20 gauge self-furred hot-dipped galvanized steel woven wire

fabric for vertical surfaces. 2.3 Acrylic Base Coat System: Acrylic modified factory proportioned fiber reinforced Portland cement based stucco with lime, alkali resistant fiber glass and acrylic fibers, factory mixed graded sand (ASTM C-897), water,

bonding agent, and admixtures. 2.4 Acrylic Finish Coat System: Ready-mixed, 100% acrylic polymer and aggregate elastomeric coating for trowel or spray application. 2.5 Casing Trim: 26 gauge, 1/2" galvanized steel with expanded flanges.

"Weep" design at bottom edge. 3.0 EXECUTION 3.1 After preparation of substrate and installation of lath and accessories, apply stucco base coat with proper spray equipment or a stainless steel trowel to

a minimum thickness of approximately 3/8" 3.2 Avoid application in direct sunlight. Apply finish in a continuous application, always working to a wet edge.

depending on finish selected. Apply finish coat to approximately thickness of 1/8" to achieve full coverage. 3.4 Complete application as recommended by stucco system manufacturer. 3.5 Upon completion, point up finish around trim and other locations where finish terminates or meets dissimilar materials. Cut out and replace defective or damaged stucco. Match pointing and patches to surrounding stucco in form and texture. Remove stucco and protective materials from

3.3 Apply finish coat directly over the primed base coat. The finish coat shall

be applied by spraying, rolling or troweling with a stainless steel trowel,

1.0 GENERAL 1.1 Installation Guidelines: TCA's "Handbook for Ceramic Tile Installation. Comply with TCA installation methods indicated in tile installation schedules for thin-set applications over wood and concrete.

perimeter trim and adjacent surfaces.

2.1 ANSI Ceramic Tile Standard: Provide Standard grade tile that complies with ANSI A137.1, "Specifications for Ceramic Tile," for types, compositions, and other characteristics indicated.

2.2 Glazed and Unglazed Ceramic Tile (specific color and pattern as selected by Owner): Composition: Impervious natural clay or porcelain. Surface: Slip-resistant, with abrasive admixture where required. Module Size: 12 x 12 inches at floor areas (other sizes and types as may

Face: Plain with cushion edges. 2.3 Provide all tile shapes and trim units as may be required to complete the indicated installation. Including bull-noses, coved base, and other special shapes as may be required. Match characteristics of adjoining flat tile and coordinated with sizes and coursing.

2.4 Select shape requirements from examples below that suit installation

methods; delete subparagraphs if not applicable. Revise or supplement to

2.5 Latex-Portland cement mortar, polymer modified (thin set). 2.6 Polymer-modified tile grout, sanded. 2.7 Waterproofing and Crack-Suppression Membrane: Manufacturer's standard product for Thin-Set Tile Installations: that complies with

sides with nonwoven polyester fabric, 0.030-inch nominal thickness, Nobleseal TS by the Noble Company, or equivalent of other manufacturer. 3.1 Installations at interior floors shall be over waterproofing or crack suppression membrane.

3.2 Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align

joints when adjoining tiles on floor, base, walls, and trim are same size. Lay

ANSI A118.10. Nonplasticized, chlorinated polyethylene faced on both

out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting and avoid pieces less than one half tile. Provide uniform joint widths, unless otherwise indicated.

be selected by Owner)

Nominal Thickness: 1/4 inch

09 6400 Wood Flooring 1.0 GENERAL 1.1 Contractor shall select and approve flooring with a minimum 16 inch x 16 inch sample with selected stain and finish for approval before applying

2.0 PRODUCTS 2.1 Solid-Wood, Strip Flooring: Kiln dried to 6 to 9 percent maximum moisture content, tongue and groove and end matched, and with backs channeled (kerfed) for stress relief.

finish to new floor. Do not proceed until sample has been approved.

2.2 Material shall be plain sawn, 25/32" thick, width to be determined, randomlength strips. 2.3 Stain: Water based stain compatible with finish system. 2.4 Urethane Finish System: Complete water based system of compatible

3.0 EXECUTION 3.1 Install flooring over a layer of 15 lb. asphalt-saturated felt, allowing space at entire perimeter for contraction/expansion. 3.2 Blind nail or staple flooring to substrate as recommended by manufacturer.

3.3 Machine-sand to remove offsets, ridges, cups, and sanding-machine marks that would be noticeable after finishing. Vacuum and tack with clean cloth before applying finish.

3.5 Final coats shall be of sheen (and stain color) selected by Owner and approved in sample.

09 6500 Resilient Flooring 1.0 GENERAL

2.0 PRODUCTS

3.0 EXECUTION 3.1 Sheet vinyl flooring joints shall be heat welded, flush with each adjoining surface, matching the color and texture of the sheet vinyl material. Install in

accordance with manufacturer's specifications.

09 6800 Carpeting 1.0 GENERAL 2.0 PRODUCTS 2.1 Carpet: As selected by the Owner.

3.0 EXECUTION

09 9100 Painting 10 GENERAL 1.1 Exterior and interior surfaces not factory finished and not specifically excluded shall be painted. Interior trim selected by Owner shall be stained with clear finish, balance painted.

2.0 PRODUCTS 2.1 All paint, stain, and clear finish shall be Acrylic Latex "professional best grade" products of acceptable manufacturers. 150/L VOC Rating. 2.2 Provide primers and undercoat paint produced by the same manufacturer

of the finish coats 2.3 Wall and ceiling finishes shall be satin enamel finish at Kitchen and Baths.

All other wall and ceiling finishes shall be flat. 2.4 All exterior paint finishes shall be a semi-gloss finish.

E. Las Animas Stree Colorado Springs, CO. 8090

Phone: (719) 635-0880 LGAstudiosmailbox@amail.com

www.lgastudios.com 

eleased for Permit 12/2021 1:19:05 PN CONSTRUCTION

DRAWN BY LGA Studios

OF 2 Sheets

**REVISIONS** 

S Ō 0 (

CHECKED: LGA Studios PLOT 12/30/20

SPECIFICATIONS

Sheet #

SPECIFICATIONS NO SCALE

components that is recommended by finish manufacturer for application

3.4 Apply stain, sealer, and finish in number of coats recommended by finish manufacturer for application indicated, but not less than one coat of floor sealer and two finish coats

2.1 Sheet Vinyl Flooring: 080 inch thick, as selected by contractor

Planting and Irrigation 1.0 GENERAL 2.0 EXECUTION 2.0 PRODUCTS 3.0 EXECUTION 2.1 Apply one coat of primer and two finish coats of paint to all painted surfaces. Omit field primer where surface is factory primed. 2.2 Apply one coat stain and two coats clear polyurethane finish to selected 32 1413 Precast Concrete Unit Paving interior trim. 1.0 GENERAL 2.3 Make all necessary surface preparation, testing, and sample preparation to 1.1 Provide concrete paver units, sand setting and sand joint filler. insure successful coverage and performance. 1.2 Related Requirements: Section 31 0000 Earthwork, for preparation of soil 2.4 Sand finishes on wood and metal surfaces between coats as necessary to substrate. assure smoothness and adhesion of subsequent coats. 1.3 Submittals: 2.5 Furnish and lay drop cloths or mask off areas where painting is being done a. Product data for paver units. to protect floors and adjacent work from damage during painting and finish b. Samples: Submit two samples of each pave type.
 c. Manufacturer's Installation Instructions: Indicate substrate requirements and installation methods. DIVISION 10 SPECIALTIES 2.0 PRODUCTS 2.0 PRODUCTS2.1 Interlocking Concrete Pavers: The design is based on the following product: Pavestone Concrete Pavers. Also acceptable, subject to 10 2800 Toilet Accessories 1.0 GENERAL compliance with specified requirements: 2.0 PRODUCTS a. Hanover Architectural Products, Inc. 2.1 Toilet Accessories (toilet paper holders, paper towel dispensers, towel b. Oldcastle 2.2 Concrete Pavers: hydraulically pressed concrete, complying with ASTM bars, mirrors, medicine cabinets) as selected by Owner. 3.0 EXECUTION 3.1 Provide solid blocking as required for mounting of selected toilet 2.3 Sand for setting Bed: Clean washed natural sand or crushed stone complying with the gradation requirements of ASTM C33 for fine accessories. 10 3100 Manufactured Fireplaces 2.4 Sand for Joints: Fine washed sand with 100 percent passing No.16 sieve 1.0 GENERAL and not more than 10 percent passing No. 200 sieve. 2.0 PRODUCTS 3.0 EXECUTION 2.1 Provide Fireplace and Stove units as shown on plans. Gas log, rear/top Verify that substrate is level or to correct gradient, smooth, capable of vent or direct vent as indicated (ICC listed and approved). As selected by supporting pavers and imposed loads, ready to receive paver installation. 3.2 Treat soil with herbicide to retard plant growth.3.3 Spread setting bed sand, dampen and compact, place paver units, and 2.2 Provide pre-finished chimney crown as manufactured by Chimney King, specific style as shown. work sand into paver joints according to written instructions of 2.3 Selected style must be listed and labeled for use with the specific factory manufacturer. built chimney system utilized with the fireplace.
3.0 EXECUTION 3.4 Cut paver units at edges, joints, and changes in direction with masonry saw.
3.5 Tamp and level paver units with mechanical vibrator until units are firmly 3.1 Install fireplace unit, flue, and chimney crown as recommended by the manufacturer and for specific conditions and systems indicated. bedded, level, and to correct elevation and gradients. Do not tamp unrestrained edges. DIVISION 11 EQUIPMENT DIVISION 33 UTILITIES 11 3100 Appliances 33 0000 Utilities 1.0 GENERAL 1.0 GENERAL 2.0 PRODUCTS 1.1 Perform all Utility Extension work in accordance with Local Utilities Provider Kitchen Appliances: As selected by the Owner – all Energy Star standard specifications and details. 1.2 Tap fees will be paid directly by the Contractor for services as designed 3.1 Set appliances true and level according to manufacturer's written and shown on drawings. Contractor shall pay all over permit and instructions. construction related fees. 3.2 Provide all necessary power and plumbing connections. 3.0 EXECUTION DIVISION 12 FURNISHINGS 33 4600 Sub-drainage Systems 12 3200 Wood Casework 1.0 GENERAL 1.1 Coordinate installation of system with Soils Engineer. Allow Soils Engineer 2.0 PRODUCTS to observe field conditions prior to layout, excavation, and installation Casework shall be as selected by the Owner. 2.2 Kitchen countertops shall be as selected by the Owner 2.1 PVC or HDPE single wall pipe. Perforated pipe at foundation drain system. 3.0 EXECUTION Solid pipe outside of drainage areas for connection to outfall. 3.1 Set casework accurately in place, level, and secure to floor and walls. 3.0 EXECUTION Provide connecting and attaching devices, closures, and trim members as 3.1 Provide grade cleanouts at each major change in direction or as indicated required. Install items complete. Scribe and closely fit casework to on Drawings.

3.2 Refer to referenced Subsurface Soil Investigation for sub-drain detail. adjacent work. Fasten base cabinets securely to base and to floor.

3.2 Adjust casework and hardware so that doors and drawers operate 3.3 Outfall to sump or daylight, as required. smoothly without warp or bind. END of OUTLINE SPECIFICATION-LGA STUDIOS DIVISION 13 SPECIAL CONSTRUCTIONS -None Required-DIVISION 14 CONVEYING SYSTEMS -None Required-DIVISION 22 PLUMBING Plumbing Fixtures and Equipment 1.0 GENERAL 2.0 PRODUCTS 2.1 Refer to Plumbing Plan, fixtures as selected by the Owner. 3.0 EXECUTION 3.1 Shall comply with local code. DIVISION 23 HEATING, VENTILATION, AND AIR-CONDITIONING Mechanical Equipment 2.0 PRODUCTS 2.1 Refer to Mechanical Plans for Heating, and Air-Conditioning Equipment per Schedule and Notes by mechanical contractor. 3.0 EXECUTION 3.1 Shall comply with local codes and shall be installed using duct sealing practices as ascribed in Chapter 12, <u>Builders Guide to Cold Climates</u>, Revised 2006 Joe Lstiburek. DIVISION 26 ELECTRICAL 26 0000 Basic Electrical Requirements 2.0 PRODUCTS 2.1 Refer to Electrical Plans for Plan notes and Schedules. 2.2 Lighting fixtures as selected by the Owner.3.0 EXECUTION 3.1 Coordinate with Owner for Computer, TV and other data cabling to be DIVISION 31 EARTHWORK 31 0000 Earthwork 1.0 GENERAL .1 The Soils Engineer will be hired directly by the Owner/GC. Costs of earthwork testing and oversight by the Soils Engineer will be paid by the 2.1 On-Site or Imported fill and backfill Materials as acceptable to the soils engineer. 3.0 EXECUTION 3.1 In addition to required compaction of fill and backfill materials, compact bottom of all footing excavations to the satisfaction of the Soils Engineer using a vibratory compactor immediately prior to forming. 3.2 Cut and fill areas as indicated or required to finish grades indicated. Leave graded surface clean, free from rubbish and large clods, and smooth. Grading Tolerances as follows: Sub-grade Below Footings, Floor Slab, Sidewalk, & Paving: Tolerance +/-0.02' (1/4"). Sub-grade Under All Other Areas Disturbed by Site Grading: Tolerance +/-0.1' (1-1/4"). 3.3 Final Finish Grades: All landscape areas, Tolerance +/-0.1'(1-1/4"). a. Complete with imported or stockpiled topsoil to depth and grade indicated on site plan. 3.4 Import or export material necessary to achieve finish grades indicated on drawings at no additional cost to the Owner. 3.5 Unsuitable or excess material including cobbles and boulders shall be disposed of off-site. 31 2113 Radon Venting 1.0 GENERAL 1.1 Submit Shop drawings and Product Data of design and layout of underslab Radon Venting System for review and approval. a. Utilize perorated ABS piping. b. Refer to drawings for detail. Install system according to approved submittals 2.0 PRODUCTS 3.0 EXECUTION Released for Permit Copyright 2020, by LDA Studios No part of this plan say be reproduced or transmitted in any form or by any means, electronically, or machinically (including photocopyling, recording, or any information netrieved system) eithors, by care any information netrieved system) eithors, by care any information netrieved in entiting by LDA Studios and the client. No derivetive works of this plan say be reproduced or transmitted in any form or by any means, electronically or machinically (including photocopyling, recording, or any information netrieved in entiting by LDA Studios. SPECIFICATIONS NO SCALE

1.1 Refer to 09 2116 Gypsum Board partitions and ceilings for drywall Surfacer

product to be utilized in place of primer for areas requiring level 5 drywall

DIVISION 32 EXTERIOR IMPROVEMENTS

**REVISIONS** 

201 E. Las Animas Street

Phone: (719) 635–0880 Fax: (719) 694-2088 LGAstudiosmailbox@gmail.com www.lgastudios.com

Colorado Springs, CO. 8090.

NOL

SIDENCE LANE

BLACK LANE

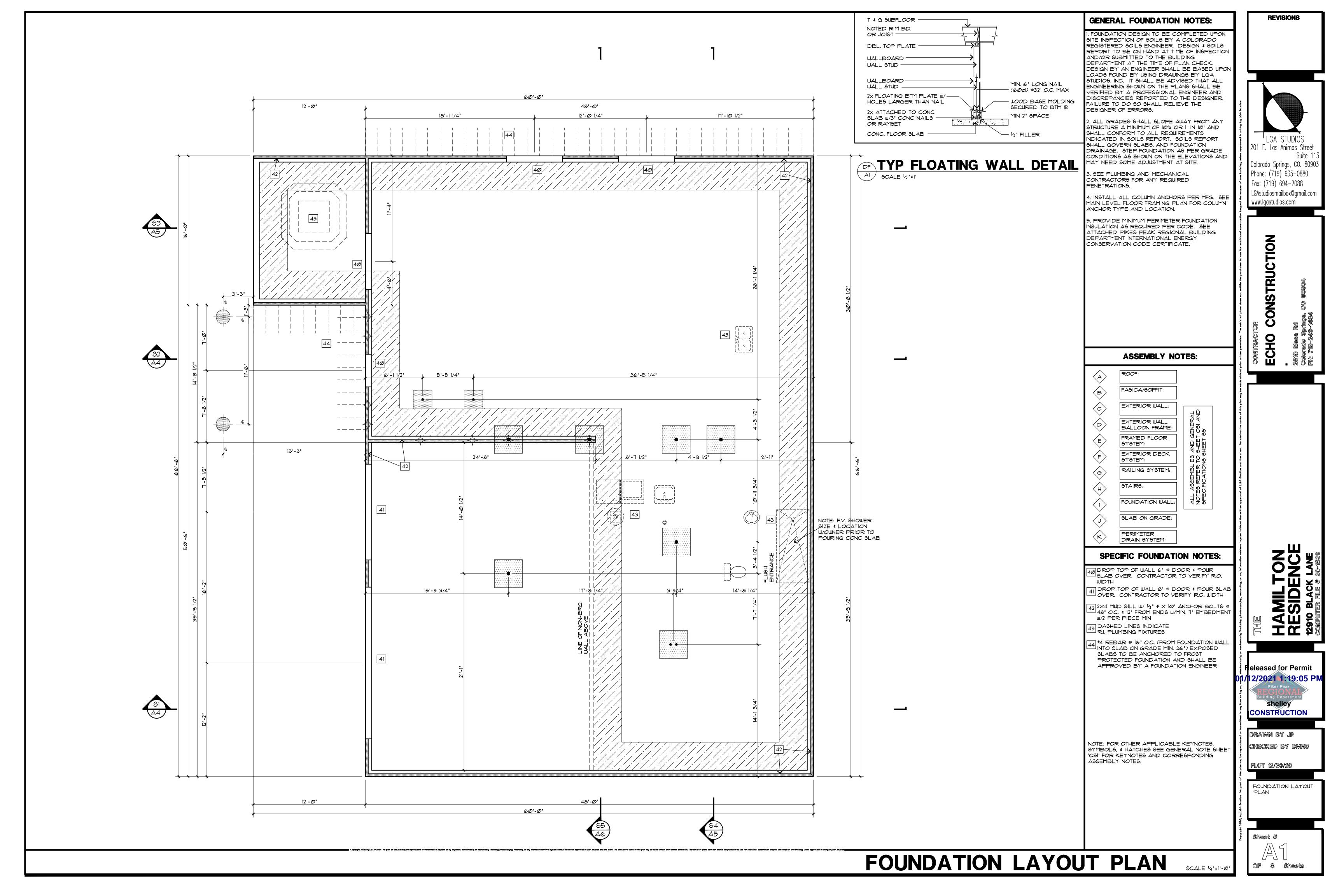
01/12/2021 1:19:05 PM CONSTRUCTION Drawn by LGA Studios

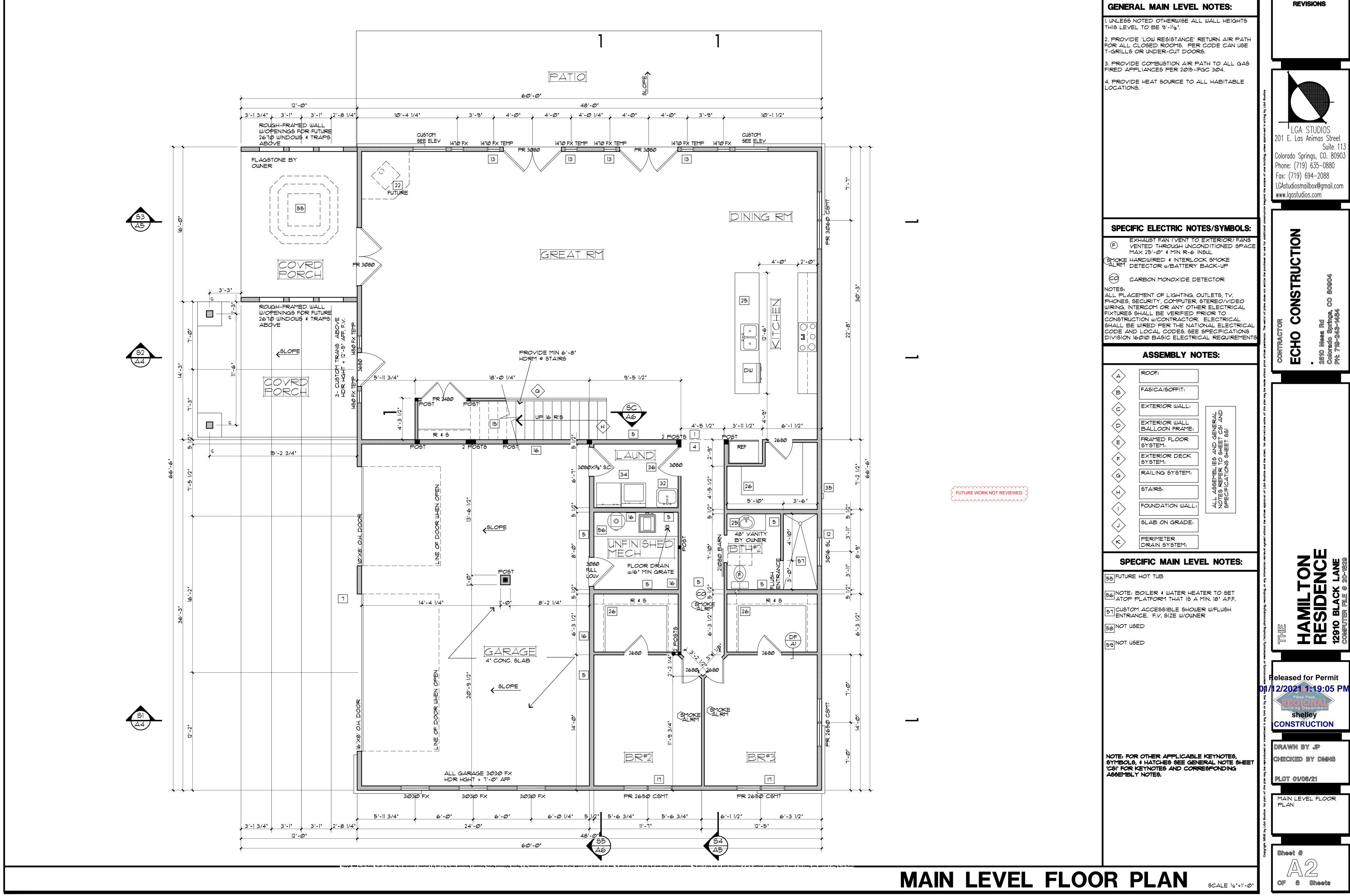
CHECKED: LGA Studios

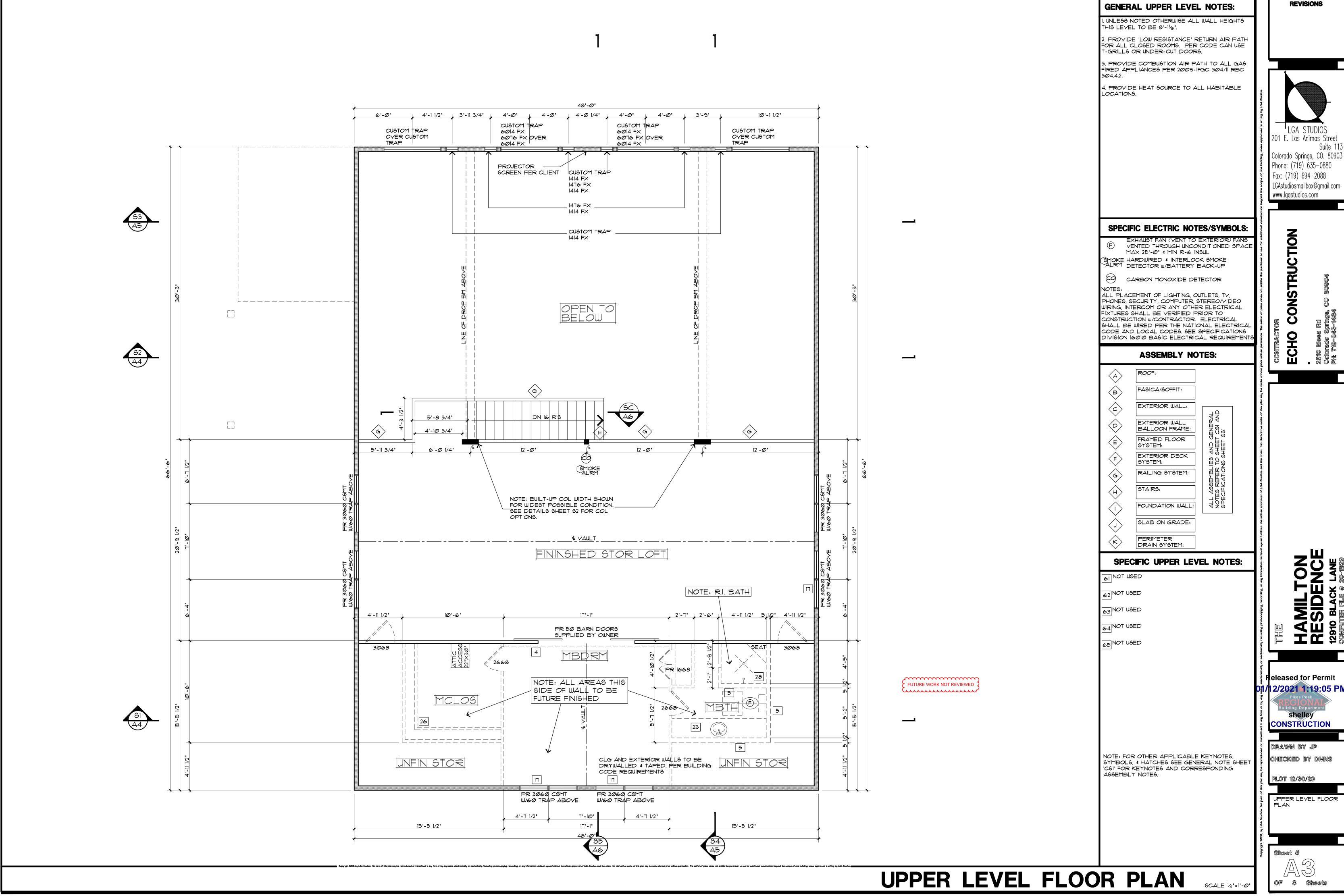
PLOT 12/30/20

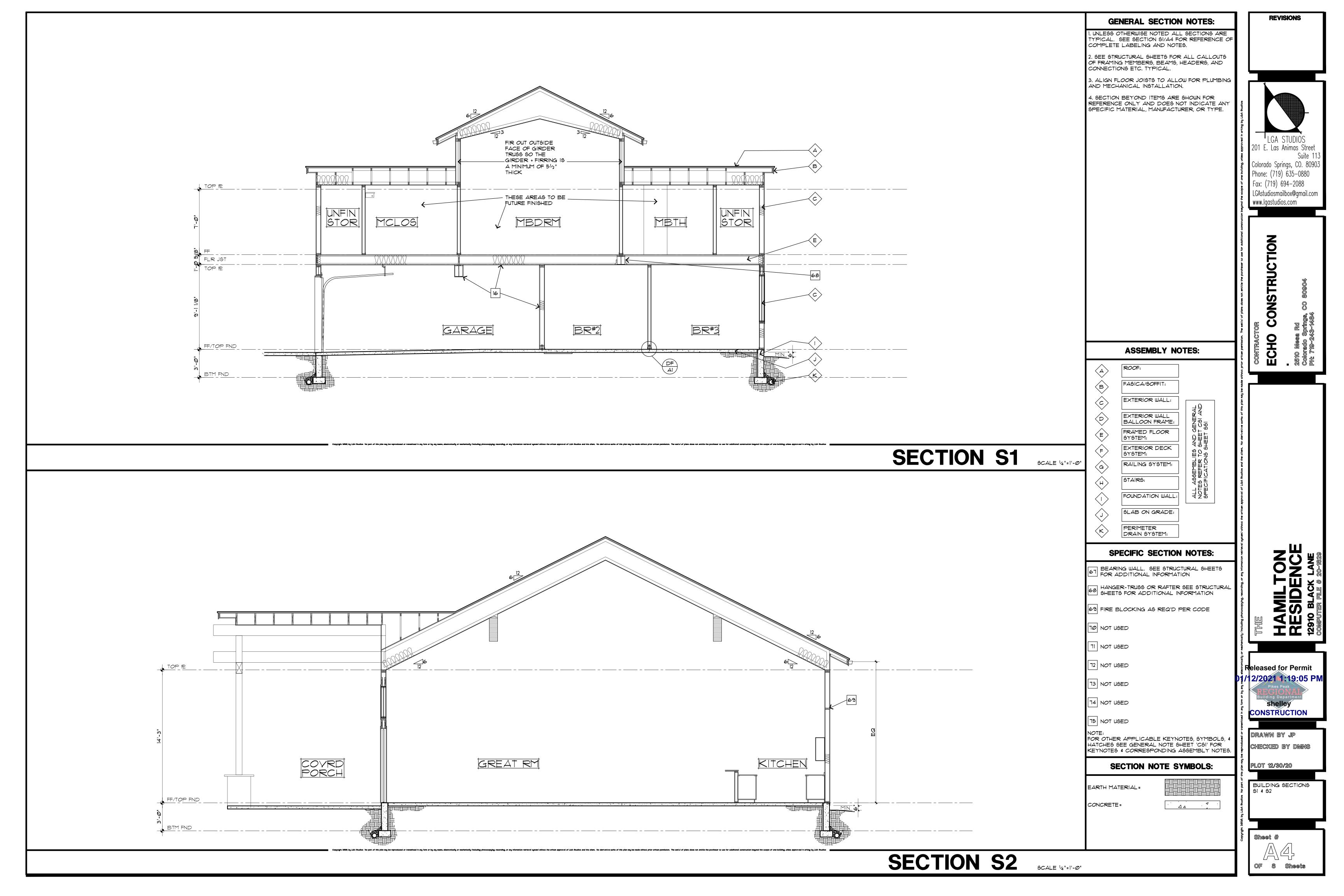
SPECIFICATIONS

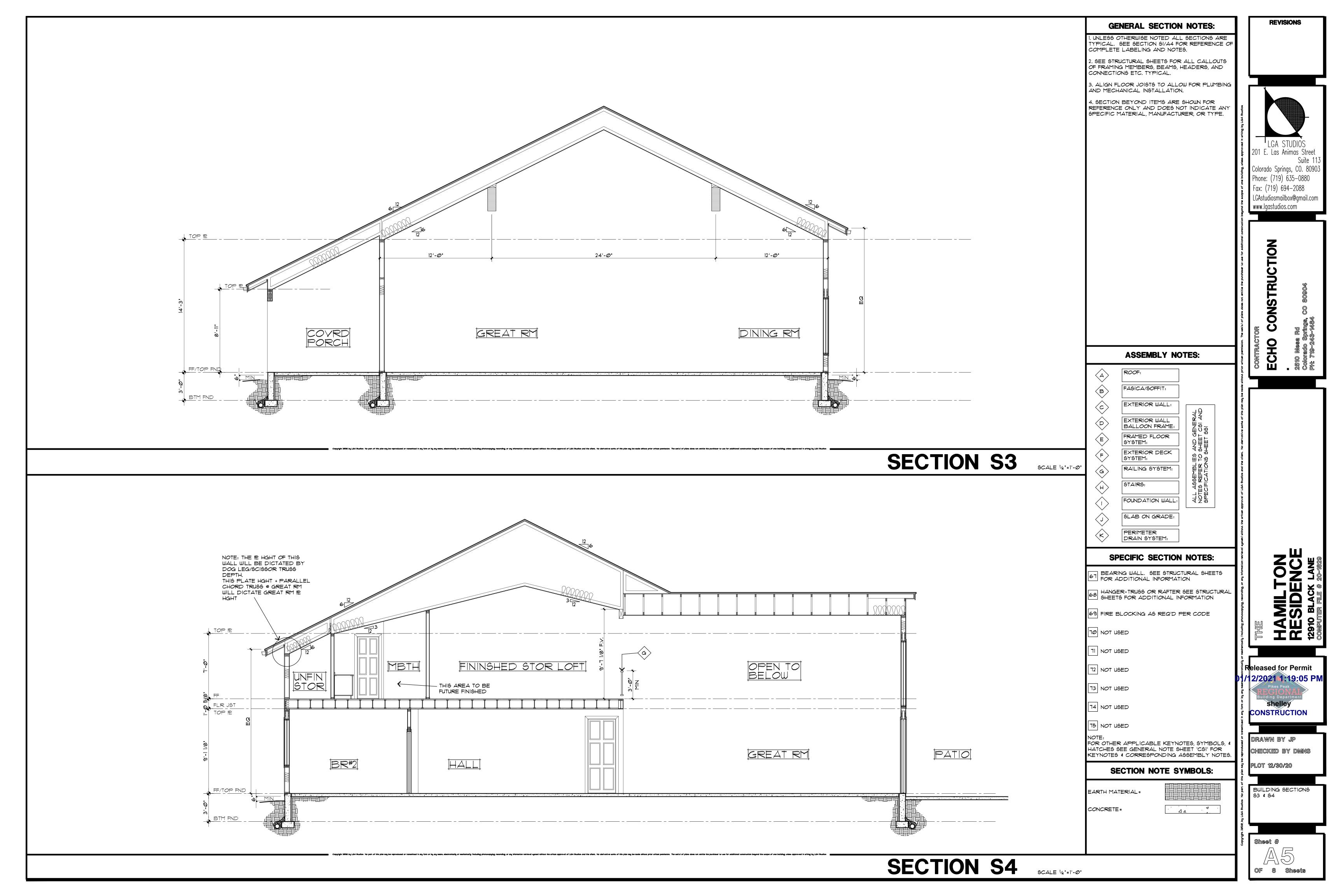
Sheet # OF 2 Sheets

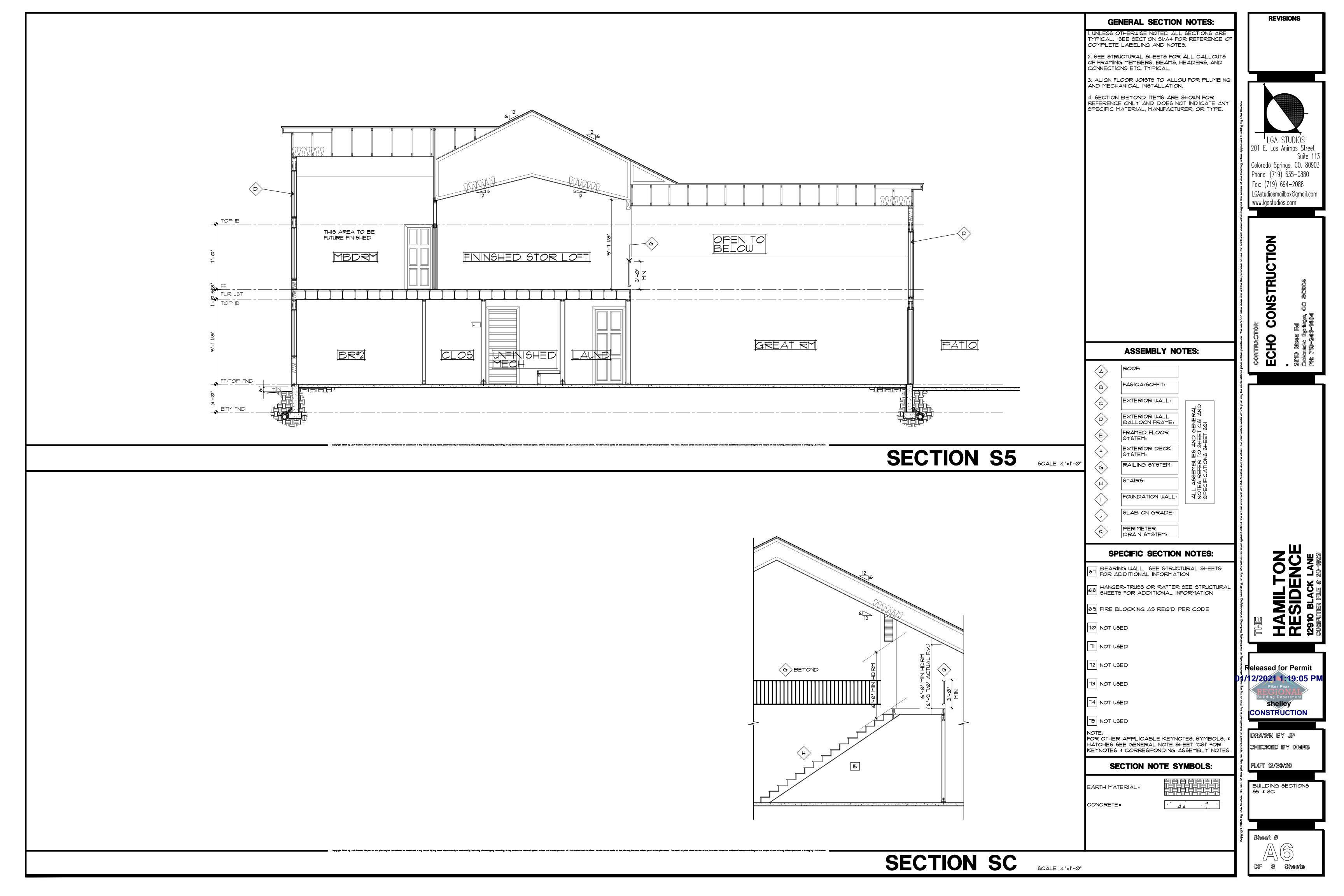


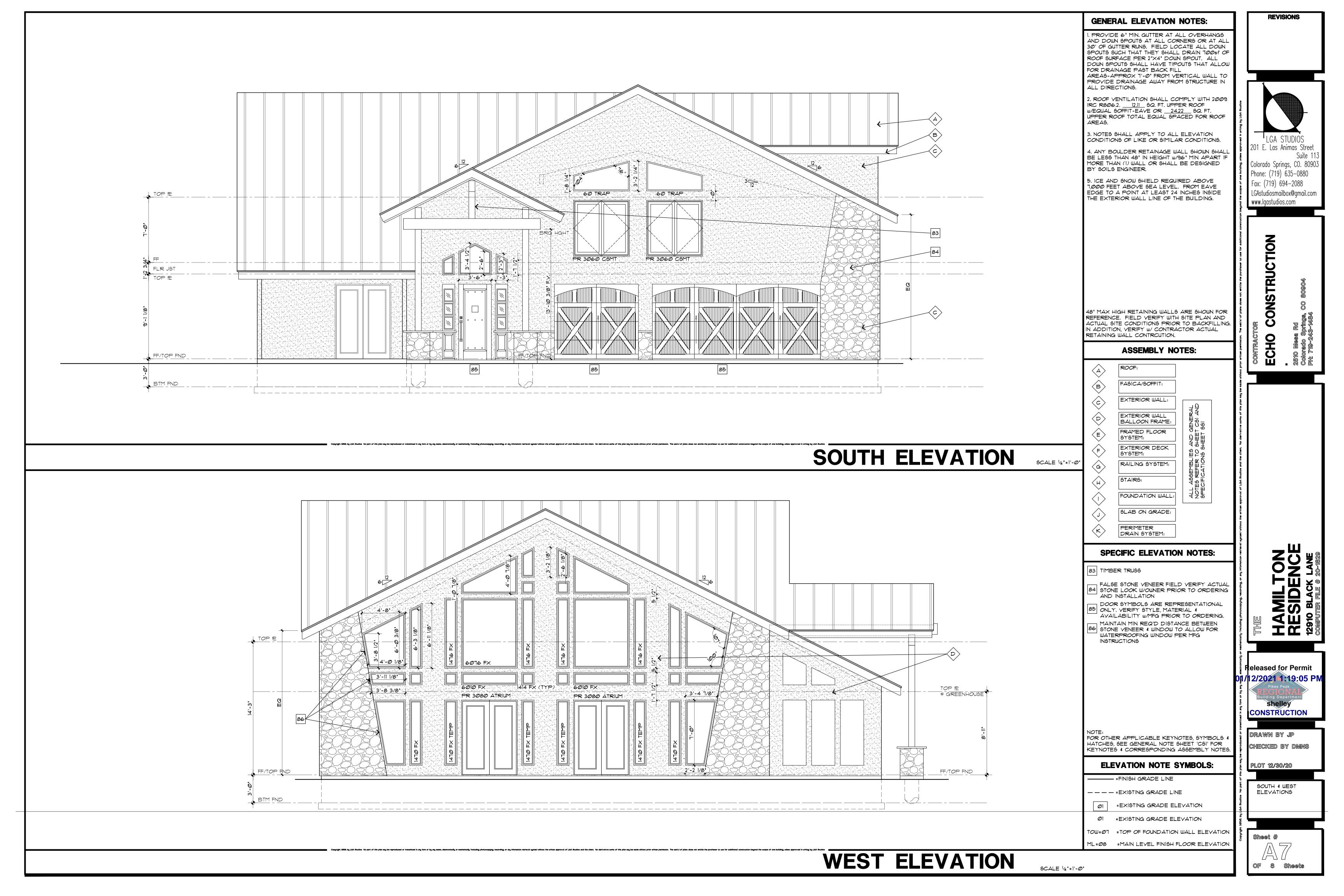


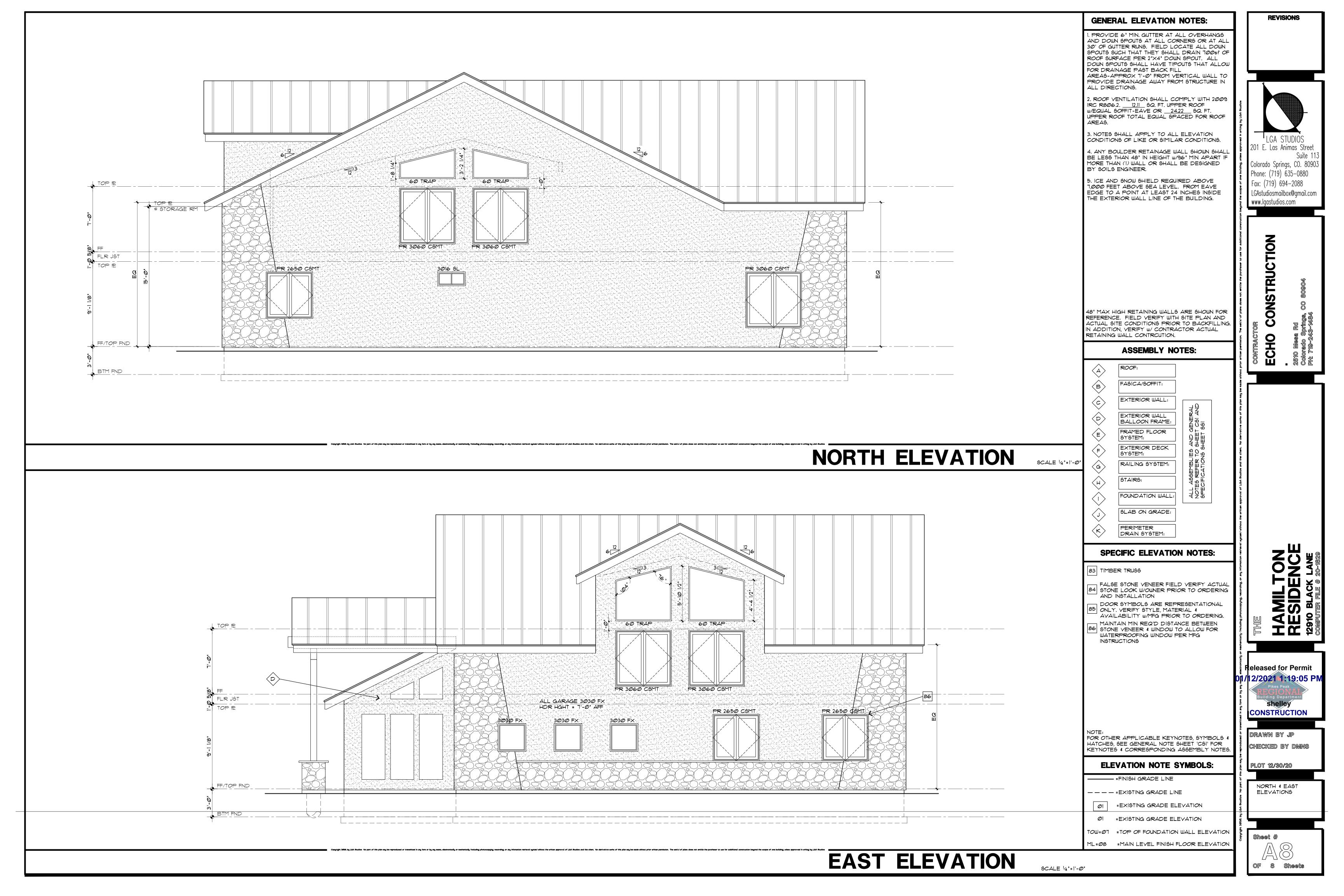


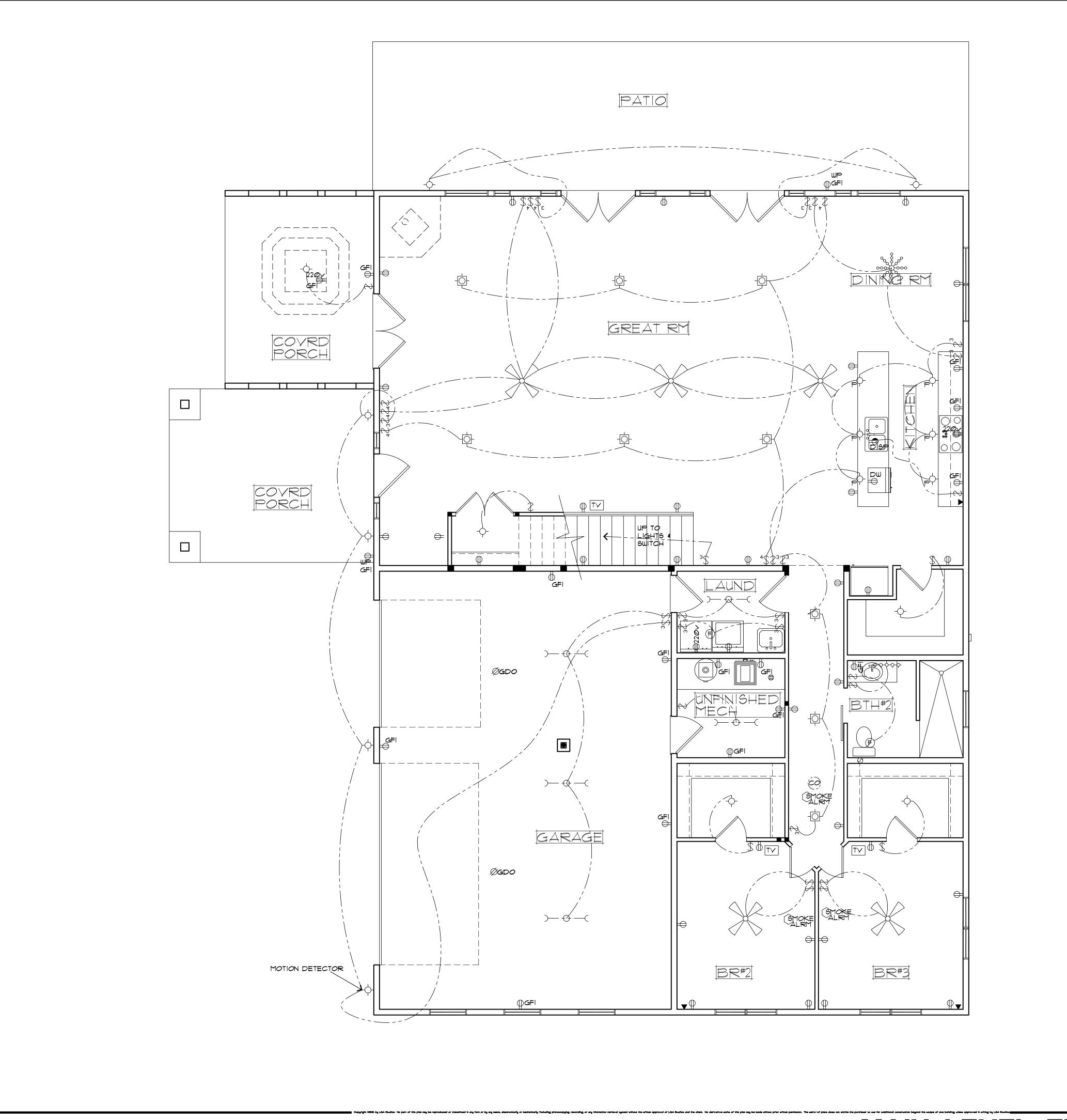












# **GENERAL ELECTRIC NOTES:**

. ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION W/OWNER/CONTRACTOR. ANY ADJUSTMENTS SHALL BE MADE AT THE SITE AND WIRED PER NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS.

2. BATH FANS VENTED THRU UNCONDITIONED SPACE MAX 25'-0" AND MIN R-6 INSULATION TYP.

3. SEE SPECIFICATIONS REGARDING CONTROL OF LIGHTING & SOUND SYSTEMS FOR ALLOWANCES. AN INTEGRATED SYSTEM WILL BE USED, SAID SYSTEM CONTRACTOR SHALL PROVIDE COMPREHENSIVE PLAN INCLUDING SWITCHING, SOUND AND AY WIRING PLANS.

# SYMBOLS LEGEND

- SINGLE POLE SWITCH DOUBLE POLE SWITCH (TWO-WAY) (1-LIGHT SWITCHES @ 2-PLACES
- FOUR-WAY SWITCH (1-LIGHT SWITCHES @ 3-PLACES
- REG. OUTLET
- ## WEATHER PROTECTED OUTLET
- ₩22Øv 22Ø YOLT OUTLET
- ØGDO OVERHEAD GARAGE DOOR OUTLET
- #GFI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- EXHAUST FAN (VENT TO EXTERIOR) NOTE: ALL EXHAUST FANS VENTED THROUGH UNCONDITIONED SPACE SHALL BE WRAPPED W/R6
- MIN INSULATION w/25' MAX EXPOSED LENGTH PHONE JACK
  - CABLE TY ACCESS



- CARBON MONOXIDE DETECTOR SMOKE HARDWIRED & INTERLOCK SMOKE ALRM DETECTOR W/BATTERY BACK-UP PENDANT LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE
- )— () (FLUORESCENT LIGHT FIXTURE

YANITY LIGHT BAR



CHANDELIER (PROVIDE ADEQUATE SUPPORT)

CAN LIGHT (LIGHT RECESSED IN THE CEILING OR SOFFIT) DASHED LINES SHOWS WHICH SWITCHES CONNECT TO LIGHTS

# **SPECIFIC ELECTRIC NOTES:**

PROVIDE MECHANICAL VENTILATION PER '15 IRC SECTION 303.1.1 AND PROVIDE ARTIFICIAL LIGHT PER '15 IRC SECTION R303.1.2

NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CSI' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

EF/SD/CO ONLY

MAIN LEVEL ELECTRICAL LAYOUT PLAN

**REVISIONS** 

201 E. Las Animas Street

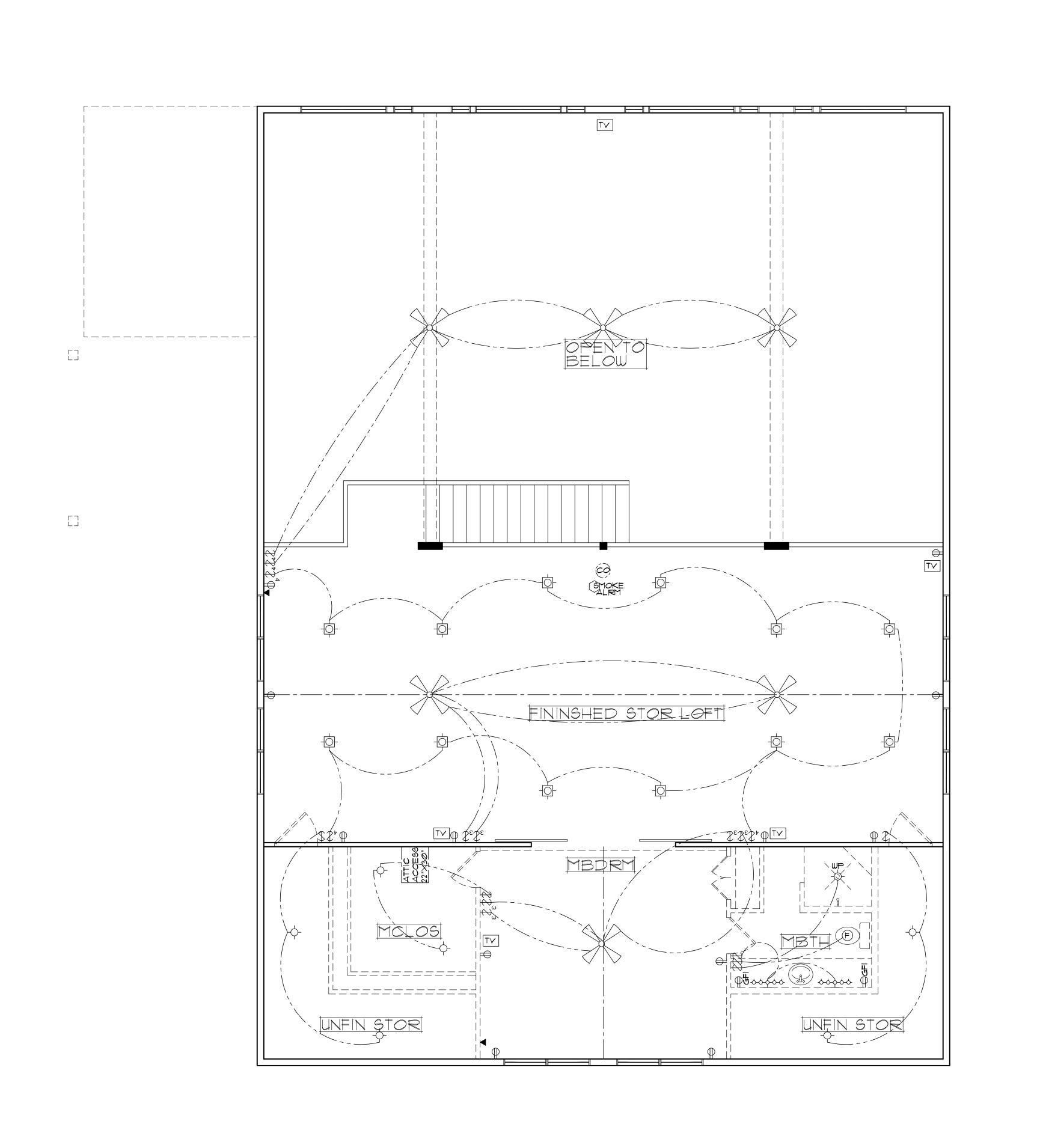
Colorado Springs, CO. 8090 Phone: (719) 635–0880 LGAstudiosmailbox@gmail.com www.lgastudios.com

CHO

CHECKED BY DMNS PLOT 12/30/20

MAIN LEVEL ELECTRICAL PLAN

Sheet # OF 2 Sheets



# **GENERAL ELECTRIC NOTES:**

I. ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION W/OWNER/CONTRACTOR. ANY ADJUSTMENTS SHALL BE MADE AT THE SITE AND WIRED PER NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS.

2. BATH FANS VENTED THRU UNCONDITIONED SPACE MAX 25'-0" AND MIN R-6 INSULATION TYP.

3. SEE SPECIFICATIONS REGARDING CONTROL OF LIGHTING & SOUND SYSTEMS FOR ALLOWANCES. IF AN INTEGRATED SYSTEM WILL BE USED, SAID SYSTEM CONTRACTOR SHALL PROVIDE COMPREHENSIVE PLAN INCLUDING SWITCHING, SOUND AND AY WIRING PLANS.

# SYMBOLS LEGEND

- SINGLE POLE SWITCH

  DOUBLE POLE SWITCH (TWO-WAY)

  (1-LIGHT SWITCHES @ 2-PLACES
- FOUR-WAY SWITCH
  (1-LIGHT SWITCHES @ 3-PLACES
- REG. OUTLET
- ₩P WEATHER PROTECTED OUTLET
- #220v 220 volt outlet ØGDO OVERHEAD GARAGE DOOR OUTLET

GROUND FAULT CIRCUIT
INTERRUPTER DUPLEX OUTLET

- EXHAUST FAN (VENT TO EXTERIOR)

  NOTE: ALL EXHAUST FANS VENTED THROUGH

  UNCONDITIONED SPACE SHALL BE WRAPPED W/R6

  MIN INSULATION W/25' MAX EXPOSED LENGTH
  - ◆ PHONE JACK
    TV ACCESS

CE (PF

CEILING FAN W/LIGHT (PROVIDE ADEQUATE SUPPORT)

- CO CARBON MONOXIDE DETECTOR

  SMOKE HARDWIRED & INTERLOCK SMOKE
  DETECTOR W/BATTERY BACK-UP

  PENDANT LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE

  WALL MOUNTED LIGHT FIXTURE

)— (FLUORESCENT LIGHT FIXTURE

a de como chan

CHANDELIER (PROVIDE ADEQUATE SUPPORT)

CAN LIGHT (LIGHT RECESSED IN THE CEILING OR SOFFIT)

DASHED LINES SHOWS WHICH SWITCHES CONNECT TO LIGHTS

# SPECIFIC ELECTRIC NOTES:

- PROVIDE MECHANICAL VENTILATION PER '15 IRC SECTION 303.1.1 AND PROVIDE ARTIFICIAL LIGHT PER '15 IRC SECTION R303.1.2
- 105 NOT US
- 106 NOT USED
- 101 NOT USED

ASSEMBLY NOTES.

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CSI' FOR KEYNOTES AND CORRESPONDING

EF/SD/CO ONLY

UPPER LEVEL ELECTRICAL LAYOUT PLAN

REVISIONS

LGA STUDIOS 201 E. Las Animas Street

Suite 11. Colorado Springs, CO. 80903 Phone: (719) 635-0880 Fax: (719) 694-2088 LGAstudiosmailbox@gmail.com www.lgastudios.com

RUCTION

ALLON SIDENCE BLACK LANE

Drawn by Jp Checked by DM

PLOT 12/30/20

UPPER LEVEL ELECTRICAL PLAN

Sheet #

OF 2 Sheets

CALE 14"=1'-0"