















Symbol Legend

NOTE: STANDARD SYMBOLS AND ABBREVIATIONS MAY NOT ALL BE USED IN THIS SET OF DRAWINGS

							
EXISTING SPOT ELEVATION	FINISH SPOT ELEVATION	WINDOW TYPE	FRAME TYPE SYMBOL	DRAWING NUMBER SHEET NUMBER IN THIS SET	7/A5.0 EXTERIOR ELEVATION MARK	DETAIL NUMBER SHEET NUMBER IN THIS SET	DETAIL NUMBER SHEET NUMBER IN THIS SET
	ROOM NAME 101 ROOM DESIGNATION				TYPE A HEIGHT 10'-0"		
DOOR NUMBER	ROOM DESIGNATION	JOB NORTH	WALL TYPE DESIGNATION	COLUMN GRID SYMBOL	CEILING TYPE DESIGNATION	SECTION DETAIL MARK	DETAIL MARK FINISH SYMBOL

Guestroom Distribution					
ROOM TYPE	1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL	TYPE
KING	3	13	13	29	ROOMS — 63
DOUBLE QUEEN	11	10	10	33	
ACCESSIBLE KING	0	1	0	1	
ACCESSIBLE KING (ROLL-IN SHOWER)	1	0	0	1	
ACCESSIBLE DOUBLE QUEEN	0	0	1	1	
KING SUITE	1	1	2	4	SUITES — 15
DOUBLE QUEEN SUITE	2	3	3	8	
EXECUTIVE DOUBLE QUEEN SUITE	0	0	1	1	
ACCESSIBLE KING SUITE	0	1	0	1	
ACCESSIBLE DOUBLE QUEEN SUITE	0	0	1	1	
TOTAL ROOMS	18	29	31	78	78

	<h1>Accessable Units</h1>
	<p>FIRE ALARM SYSTEMS</p> <p>PROVIDE A SYSTEM AUDIO AND VISUAL STROBE INDICATOR IN THE SLEEPING AREA OF ALL WHEEL CHAIR AND AUDIOVISUAL ACCESSIBLE UNITS. IN SUITES WITH MULTIPLE ROOMS, PROVIDE ONE IN EACH ROOM INCLUDING THE LIVING ROOM AND SLEEPING ROOMS.</p>
	<p>PROVIDE A SYSTEM VISUAL STROBE INDICATOR IN THE BATHROOM OF ALL WHEEL CHAIR AND AUDIOVISUAL ACCESSIBLE UNITS.</p>
	<p>PUBLIC TOILET ROOMS</p> <p>TOILETS MUST BE ELONGATED STYLE WITH OPEN FRONT (NO LID), THE FLUSH VALVE SHALL BE LOCATED ON THE MANEUVERING SIDE OF THE ACCESSIBLE TOILETS.</p>
	<p>GUEST ROOMS</p> <p>ALL WHEEL CHAIR ACCESSIBLE GUEST UNITS MUST INCLUDE THE FOLLOWING AND ALSO MEET ALL REQUIREMENTS FOR AUDIOVISUAL IMPAIRED AS DIRECTED BY ADA:</p> <ul style="list-style-type: none"> • GUEST ROOM ENTRANCE DOORS MUST HAVE TWO DOOR VIEWERS, ONE AT STANDARD HEIGHT AND ONE AT 42" A.F.F. • EMERGENCY EXIT SIGNAGE AND SECONDARY LOCK MUST BE MOUNTED AT A MAXIMUM OF 48" A.F.F. • OPEN BED FRAMES ARE REQUIRED TO ALLOW THE USE OF A GUEST LIFT. • EACH MOVABLE WINDOW TREATMENT MUST HAVE AN OPEN LOOP DRAPERY WAND SO IT IS OPERABLE BY A WHEELCHAIR GUEST WITH A CLOSED FIST. (4 MINIMUM) • CLOSET ROD, SHELF, IRONING BOARD, TOWEL RACKS, ROBE HOOK, HAIR DRYER, ETC. MUST BE MOUNTED AT 48" MAXIMUM A.F.F. • HVAC CONTROLS AND SWITCHES MUST BE MOUNTED AT 48" MAXIMUM A.F.F. • ALL AMENITIES INCLUDING A MICROWAVE MUST BE LOCATED WITHIN REACH AT 48" MAXIMUM A.F.F. <p>ALL AUDIOVISUAL IMPAIRED GUEST UNITS MUST INCLUDE THE FOLLOWING AND ALL OTHER REQUIREMENTS AS DIRECTED BY ADA.</p> <ul style="list-style-type: none"> • AUDIOVISUAL STROBE FOR FIRE ALARM IN THE SLEEPING AREA. (ADD VISUAL STROBE IN SUITES LIVING AREA) • AUDIOVISUAL STROBE FOR SMOKE ALARM IN THE SLEEPING AREA. (ADD VISUAL STROBE IN SUITES LIVING AREA) • VISUAL DOOR BELL IN THE SLEEPING AREA. (ADD VISUAL STROBE IN SUITES LIVING AREA) • VISUAL STROBE INDICATOR FOR FIRE ALARM, SMOKE ALARM AND DOORBELL IN THE BATHROOM. • CLOSED CAPTION TELEVISION. • TELEPHONE WITH VOLUME CONTROLS FOR THE HAND SET. • VIBRATING CLOCK RADIO.

Carpentry		Sealants & Caulking	
<p>ROUGH CARPENTRY (UNLESS NOTED OTHERWISE ON STRUCTURAL DOCUMENTS)</p> <p>A. ALL DIMENSION LUMBER SHALL BE HEM FIR NO.2, SPRUCE-PIKE-FIR NO. 2 OR BETTER AS DEFINED BY THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "DESIGN VALUES FOR VISUALLY GRADED STRUCTURAL LUMBER" - LATEST EDITION.</p> <p>B. ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.</p> <p>C. ALL NAILED CONNECTIONS SHALL BE FABRICATED AS FOLLOWS: (MINIMUM REQUIREMENTS FOR 100 NAILS)</p> <ol style="list-style-type: none"> 1. PROVIDE 1 1/2" END DIST. AND 1 1/4" EDGE DIST. 2. SPACE NAILS 1 1/2" OC 3. ALL NAILS TO BE CLINCHED. <p>D. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH "SIMPSON" JOIST HANGERS OR EQUAL, USE TYPE REQUIRED FOR LOADING.</p> <p>E. WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC) UNLESS NOTED OTHERWISE. JOISTS FROM OPPOSITE SIDES SHALL BE STAGGERED AT BEARING.</p> <p>F. ALL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.</p> <p>G. ALL HEADERS & BEAMS SHALL BE FREE OF SPLITS, CHECKS AND SHAKES.</p> <p>H. ALL EXTERIOR DOORS AND WINDOWS SHALL BE SET WITH GALVANIZED NAILS.</p> <p>I. ALL DOORS AND WINDOWS SHALL BE PROPERLY LEVELED AND SHIMMED WHEN SET.</p> <p>J. CARPENTRY CONTRACTOR SHALL STAPLE PLASTIC TEMPORARY PROTECTIVE COVERING OVER INTERIOR OF WINDOWS AFTER INSTALLATION.</p> <p>K. THE ROUGH FRAMING CONTRACTOR SHALL PROVIDE AND/OR INSTALL THE FOLLOWING ITEMS:</p> <ol style="list-style-type: none"> 1. TEMPORARY 2 X 4 SAFETY GUARDRAILS AT ALL HAZARDOUS OPENING TO FLOORS BELOW. 2. TEMPORARY CONSTRUCTION ACCESS DOOR(S) INTO BUILDING. 		<p>INTERIOR CAULK</p> <p>TYPE: POLYURETHANE, SINGLE-COMPONENT, NON-SAG, ASTM C834.</p> <p>LOCATIONS: A. PERIMETERS OF WINDOWS, DOORS, LOUVER & ALL OTHER EXTERIOR WALL OPENINGS B. CONCRETE & MASONRY JOINTS C. GYPSUM BOARD & BACKER BOARDS D. INTERIOR TRIM</p> <p>INTERIOR SEALANT IN AREAS EXPOSED TO WATER</p> <p>TYPE: SILICONE, SINGLE-COMPONENT, LOW-MODULUS, NON-SAG SEALANT; COMPLY WITH ASTM C820, TYPE S OR M, GRADE NS, CLASS 25</p> <p>LOCATIONS: A. TUB AND SHOWER ENCLOSURES B. COUNTERTOPS C. TILE D. PLUMBING FIXTURES AND TRIM</p> <p>EXTERIOR SEALANT</p> <p>TYPE: SILICONE, SINGLE-COMPONENT, NON-STAINING, LOW-MODULUS, NON-SAG SEALANT; COMPLY WITH ASTM C820, TYPE S OR M, GRADE NS, CLASS 25</p> <p>LOCATIONS: A. PERIMETERS OF WINDOWS, DOORS, LOUVERS, METAL WALL PANELS AND CURTAIN WALLS. ETC. B. EXTERIOR TRIM, SIDING, SOFFITS AND OTHER CLADDING C. SHEET METAL COPINGS & FLASHINGS</p> <p>COLOR: MATCH WINDOW, DOOR, LOUVER, E.I.F.S., SHEET METAL, CLADDING OR TRIM COLOR</p> <p>EXTERIOR MASONRY MOVEMENT JOINT SEALANT</p> <p>TYPE: SILICONE, SINGLE-COMPONENT, NON-STAINING, LOW-MODULUS, NON-SAG SEALANT; COMPLY WITH ASTM C820, TYPE S OR M, GRADE NS, CLASS 25</p> <p>LOCATIONS: MASONRY EXPANSION JOINTS, CONTROL JOINTS AND OTHER MOVEMENT JOINTS</p> <p>COLOR: A. VERTICAL JOINTS: MATCH COLOR OF MASONRY VENEER B. HORIZONTAL JOINTS: MATCH COLOR OF MORTAR</p> <p>FIRESTOPPING CAULK</p> <p>REFER TO THE DRAWINGS FOR THE VARIOUS TYPES OF FIRESTOP CAULKING REQUIRED FOR THE PROJECT. EACH TYPE OF FIRESTOP CAULKING SHALL MEET THE REQUIREMENTS OF THE APPLICABLE U.L. DESIGN NUMBER ASSEMBLY INDICATED ON THE DRAWINGS.</p>	
<p>FINISH CARPENTRY</p> <p>A. LUMBER STANDARDS: FURNISH LUMBER MANUFACTURED TO COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARDS COMMITTEE(S) (ALSC) BOARD OF REVIEW.</p> <p>B. INSTALL FINISH CARPENTRY PLUMB, LEVEL, TRUE, AND ALIGNED WITH ADJACENT MATERIALS. USE CONCEALED SHIMS WHERE REQUIRED FOR ALIGNMENT.</p> <p>C. SCRIBE AND CUT FINISH CARPENTRY TO FIT ADJOINING WORK. REFINISH AND SEAL CUTS AS RECOMMENDED BY MANUFACTURER.</p>			

Sealants and Caulking		General Requirements	
<p>INTERIOR CAULK</p> <p>TYPE: POLYURETHANE, SINGLE-COMPONENT, NON-SAG, ASTM C834.</p> <p>LOCATIONS: A. PERIMETERS OF WINDOWS, DOORS, LOUVER & ALL OTHER EXTERIOR WALL OPENINGS B. CONCRETE & MASONRY JOINTS C. GYPSUM BOARD & BACKER BOARDS D. INTERIOR TRIM</p> <p>INTERIOR SEALANT IN AREAS EXPOSED TO WATER</p> <p>TYPE: SILICONE, SINGLE-COMPONENT, LOW-MODULUS, NON-SAG SEALANT; COMPLY WITH ASTM C920, TYPE S OR M, GRADE NS, CLASS 25</p> <p>LOCATIONS: A. TUB AND SHOWER ENCLOSURES B. COUNTERTOPS C. TILE D. PLUMBING FIXTURES AND TRIM</p> <p>EXTERIOR SEALANT</p> <p>TYPE: SILICONE, SINGLE-COMPONENT, NON-STAINING, LOW-MODULUS, NON-SAG SEALANT; COMPLY WITH ASTM C920, TYPE S OR M, GRADE NS, CLASS 25</p> <p>LOCATIONS: A. PERIMETERS OF WINDOWS, DOORS, LOUVERS, METAL WALL PANELS AND CURTAIN WALLS, ETC. B. EXTERIOR TRIM, SIDING, SOFFITS AND OTHER CLADDING C. SHEET METAL COPINGS & FLASHINGS</p> <p>COLOR: MATCH WINDOW, DOOR, LOUVER, E.I.F.S., SHEET METAL, CLADDING OR TRIM COLOR</p> <p>EXTERIOR MASONRY MOVEMENT JOINT SEALANT</p> <p>TYPE: SILICONE, SINGLE-COMPONENT, NON-STAINING, LOW-MODULUS, NON-SAG SEALANT; COMPLY WITH ASTM C920, TYPE S OR M, GRADE NS, CLASS 25</p> <p>LOCATIONS: MASONRY EXPANSION JOINTS, CONTROL JOINTS AND OTHER MOVEMENT JOINTS</p> <p>COLOR: A. VERTICAL JOINTS: MATCH COLOR OF MASONRY VENEER B. HORIZONTAL JOINTS: MATCH COLOR OF MORTAR</p> <p>FIRESTOPPING CAULK</p> <p>REFER TO THE DRAWINGS FOR THE VARIOUS TYPES OF FIRESTOP CAULKING REQUIRED FOR THE PROJECT. EACH TYPE OF FIRESTOP CAULKING SHALL MEET THE REQUIREMENTS OF THE APPLICABLE U.L. DESIGN NUMBER ASSEMBLY INDICATED ON THE DRAWINGS.</p>		<p>SUBMITTALS</p> <p>THE GENERAL CONTRACTOR SHALL SUBMIT FOUR (4) COPIES OF EACH SUBMITTAL PACKAGE TO THE ARCHITECT FOR REVIEW. ALLOW SUFFICIENT TIME SO THAT THE INSTALLATION WILL NOT BE DELAYED AS A RESULT OF THE TIME REQUIRED TO PROCESS THE SUBMITTALS, INCLUDING TIME FOR RESUBMITTALS.</p> <p>PRODUCT SUBSTITUTIONS</p> <p>NO PRODUCTS SHALL BE SUBSTITUTED FOR THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS UNLESS APPROVED IN WRITING BY THE ARCHITECT OR OWNER.</p> <p>CHANGE ORDER REQUESTS</p> <p>WHEN LATENT OR OTHER UNFORESEEN CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, A SUB-CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO THE GENERAL CONTRACTOR. INCLUDE A LIST OF QUANTITIES OF PRODUCTS TO BE PURCHASED AND UNIT COSTS ALONG WITH THE TOTAL AMOUNT OF PURCHASES TO BE MADE. WHEN REQUESTED, FURNISH SURVEY DATA TO SUBSTANTIATE QUANTITIES, COSTS AND/OR CREDITS.</p> <p>CONSTRUCTION CHANGE DIRECTIVES</p> <p>UPON RECEIPT OF A CHANGE ORDER PROPOSAL REQUEST, THE GENERAL CONTRACTOR SHALL ISSUE A CONSTRUCTION CHANGE DIRECTIVE OUTLINING THE TERMS BY WHICH THE SUB-CONTRACTOR MAY PROCEED WITH THE WORK. THE CONSTRUCTION CHANGE DIRECTIVE WILL CONTAIN A COMPLETE DESCRIPTION OF THE CHANGE IN THE WORK, AND WILL BE ATTACHED WITH THE FOLLOWING:</p> <p>A. A CHANGE ORDER - INCLUDING THE MODIFICATIONS TO BE MADE TO THE CONTRACT.</p> <p>B. A PURCHASE ORDER - INCLUDING COSTS AND/OR CREDITS FOR PRODUCTS AND SERVICES TO BE PROVIDED.</p> <p>CUTTING & PATCHING</p> <p>A. USE MATERIALS THAT ARE IDENTICAL TO EXISTING MATERIALS. IF IDENTICAL MATERIALS ARE NOT AVAILABLE OR CANNOT BE USED WHERE EXPOSED SURFACES ARE INVOLVED, USE MATERIALS THAT MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE WITH REGARD TO VISUAL EFFECT. USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS.</p> <p>B. ALL MATERIALS USED FOR PATCHING SHALL BE SUBMITTED TO & APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>C. PROTECT EXISTING CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF THE PROJECT THAT MIGHT BE EXPOSED DURING CUTTING AND PATCHING OPERATIONS.</p> <p>D. CUTTING SHALL BE DONE NEATLY, USING METHODS LEAST LIKELY TO DAMAGE ELEMENTS TO BE RETAINED OR ADJOINING CONSTRUCTION.</p> <p>E. CUT THROUGH CONCRETE AND MASONRY USING A CUTTING MACHINE SUCH AS A CARBORUNDUM SAW OR DIAMOND CORE DRILL.</p> <p>F. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO RETAINED ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.</p> <p>G. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT AND/OR REMOVED.</p>	

General Requirements	General Notes
<p>SUBMITTALS</p> <p>THE GENERAL CONTRACTOR SHALL SUBMIT FOUR (4) COPIES OF EACH SUBMITTAL PACKAGE TO THE ARCHITECT FOR REVIEW. ALLOW SUFFICIENT TIME SO THAT THE INSTALLATION WILL NOT BE DELAYED AS A RESULT OF THE TIME REQUIRED TO PROCESS THE SUBMITTALS, INCLUDING TIME FOR RESUBMITTALS.</p> <p>PRODUCT SUBSTITUTIONS</p> <p>NO PRODUCTS SHALL BE SUBSTITUTED FOR THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS UNLESS APPROVED IN WRITING BY THE ARCHITECT OR OWNER.</p> <p>CHANGE ORDER REQUESTS</p> <p>WHEN LATENT OR OTHER UNFORESEEN CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, A SUB-CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO THE GENERAL CONTRACTOR. INCLUDE A LIST OF QUANTITIES OF PRODUCTS TO BE PURCHASED AND UNIT COSTS ALONG WITH THE TOTAL AMOUNT OF PURCHASES TO BE MADE. WHERE REQUESTED, FURNISH SURVEY DATA TO SUBSTANTIATE QUANTITIES, COSTS AND CREDIT.</p> <p>CONSTRUCTION CHANGE DIRECTIVES</p> <p>UPON RECEIPT OF A CHANGE ORDER PROPOSAL REQUEST, THE GENERAL CONTRACTOR SHALL ISSUE A CONSTRUCTION CHANGE DIRECTIVE OUTLINING THE TERMS BY WHICH THE SUB-CONTRACTOR MAY PROCEED WITH THE WORK. THE CONSTRUCTION CHANGE DIRECTIVE WILL CONTAIN A COMPLETE DESCRIPTION OF THE CHANGE IN THE WORK, AND WILL BE ATTACHED WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> A CHANGE ORDER - INCLUDING THE MODIFICATIONS TO BE MADE TO THE CONTRACT. A PURCHASE ORDER - INCLUDING COSTS AND/OR CREDITS FOR PRODUCTS AND SERVICES TO BE PROVIDED. <p>CUTTING & PATCHING</p> <ol style="list-style-type: none"> USE MATERIALS THAT ARE IDENTICAL TO EXISTING MATERIALS. IF IDENTICAL MATERIALS ARE NOT AVAILABLE OR CANNOT BE USED WHERE EXPOSED SURFACES ARE INVOLVED, USE MATERIALS THAT MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE WITH REGARD TO VISUAL EFFECT. USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS. ALL MATERIALS USED FOR PATCHING SHALL BE SUBMITTED TO & APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. PROTECT EXISTING CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF THE PROJECT THAT MIGHT BE EXPOSED DURING CUTTING AND PATCHING OPERATIONS. CUTTING SHALL BE DONE NEATLY, USING METHODS LEAST LIKELY TO DAMAGE ELEMENTS TO BE RETAINED OR ADJOINING CONSTRUCTION. CUT THROUGH CONCRETE AND MASONRY USING A CUTTING MACHINE SUCH AS A CIRCUMFERENTIAL SAW OR DIAMOND CORE DRILL. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO RETAINED ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT AND/OR REMOVED. 	<p>DO NOT SCALE THE DRAWINGS</p> <p>USE OF THESE DRAWINGS FOR CONSTRUCTION</p> <p>THE ARCHITECTURAL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR THIS PROJECT SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS THE DRAWINGS ARE SPECIFICALLY DATED "FOR CONSTRUCTION" IN THE DATE BOX SHOWN AT THE LOWER RIGHT-HAND CORNER OF THE DRAWING SHEETS.</p> <p>RESPONSIBILITIES OF ALL SUB-CONTRACTORS</p> <p>THE DRAWINGS ARE REASONABLY ACCURATE FOR FIGURING PURPOSES ONLY. ON SITE VERIFICATION OF ALL DIMENSIONS & CONDITIONS SHALL BE THE RESPONSIBILITY OF ALL SUB-CONTRACTORS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR QUESTIONS ARISING FROM FIELD CONDITIONS OR THESE DRAWINGS.</p> <p>THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY & COMPLETENESS OF THE WORK PRODUCT, THEREIN A REASONABLE DILIGENCE. IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE & CONSENT OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.</p> <p>THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT AND HIS AGENTS AGAINST LOSS, DAMAGE, LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER FROM WRONGFUL NEGLIGENCE OF THE GENERAL CONTRACTOR OR SUB-CONTRACTORS OR THEIR RESPECTIVE EMPLOYEES. THE ARCHITECT SHALL NOT BE LIABLE, NOR RESPONSIBLE, FOR THE QUALITY OF WORK ON THE PROJECT, OR SELECTION OF MATERIALS TO BE USED ON THE PROJECT.</p> <p>THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW ENTIRE SET OF CONTRACT DOCUMENTS. ALL CONTRACTORS SHALL ACKNOWLEDGE AND INCLUDE IN THE SCOPE OF WORK (CONTRACT) ALL CONDITIONS PERTINENT TO THE COMPLETION OF THEIR WORK. ALL CONTRACTORS SHALL FULLY COORDINATE THEIR WORK WITH THE INSTALLATION OF WORK BY OTHER TRADES. MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED TO ACCOMMODATE THE INSTALLATION. ALL OF THE ABOVE SHALL BE INCLUDED IN THE SCOPE OF WORK AT NO ADDITIONAL CHARGE TO THE OWNER.</p> <p>MATERIALS & INSTALLATION</p> <p>ALL WORK, MATERIALS & INSTALLATION MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE & O.S.H.A. CODES & STANDARDS. IF AN INSPECTING AUTHORITY FINDS FAULT WITH ANY SUB-CONTRACTORS WORK, THAT SUB-CONTRACTOR SHALL CORRECT SUCH WORK TO THE SATISFACTION OF THE INSPECTING AUTHORITY AT NO EXPENSE TO THE OWNER.</p> <p>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BETWEEN THE TRADES TO INSURE THAT ALL SUBSTRATES & FINISH MATERIALS ARE PROPERLY PREPARED & INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.</p> <p>GUARANTEE</p> <p>ALL MATERIALS INSTALLED, AND WORK PERFORMED, SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER.</p> <p>EACH SUB-CONTRACTOR SHALL REMEDY SUCH DEFECTS IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.</p> <p>SUB-CONTRACTOR'S RESPONSIBILITIES</p> <p>EACH SUB-CONTRACTOR SHALL CARRY HOLD-HARMLESS INSURANCE FOR THE ARCHITECT AND OWNER.</p> <p>EACH SUB-CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE TO THE OWNER.</p> <p>REPAIRS OR REPLACEMENTS DUE TO THEFT OR VANDALISM SHALL BE THE SUB-CONTRACTOR'S RESPONSIBILITY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.</p> <p>THE PREMISES SHALL BE KEPT CLEAN AT ALL TIMES. ALL DEBRIS SHALL BE REMOVED AND PLACED INTO A DUMPSTER TO BE PROVIDED BY THE GENERAL CONTRACTOR.</p> <p>EACH SUB-CONTRACTOR SHALL COORDINATE HIS WORK TO AVOID INTERFERENCE WITH WORK BY OTHER TRADES, AND TO INSURE THAT PROPER HEADROOM AND CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE CODES.</p> <p>SITE WORK</p> <p>EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO INSURE THAT THEIR SERVICES HAVE BEEN LOCATED PRIOR TO ANY WORK WITHIN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPENDED UTILITY LOCATION.</p> <p>LOCATION OF ALL BELOW-GRADE UTILITIES SHALL BE VERIFIED PRIOR TO ANY EXCAVATION, CUTTING, OR CORING, ETC.</p> <p>ABANDONED UTILITIES SHALL BE PROPERLY DISCONNECTED AND CAPPED IN ACCORDANCE WITH GOVERNING CODES.</p> <p>LIMITS OF REMOVED CONCRETE OR PAVEMENT SHALL BE NEATLY SAW-CUT. REMAINING MATERIALS SHALL BE PATCHED TO BLEND IN WITH ADJACENT SURFACES.</p> <p>GRANULAR BACK FILL SHALL BE USED FOR BACK FILLING TRENCHES BELOW OR WITHIN TWO (2) FEET OF WORK OR EXISTING PAVEMENT OR CONCRETE.</p> <p>INTERIOR SIGNAGE</p> <p>APPROPRIATE IDENTIFICATION, DIRECTIONAL AND EGRESS SIGNAGE SHALL BE INSTALLED IN</p>

General Notes

DO NOT SCALE THE DRAWINGS

USE OF THESE DRAWINGS FOR CONSTRUCTION

THE ARCHITECTURAL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR THIS PROJECT SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS THE DRAWINGS ARE SPECIFICALLY DATED "FOR CONSTRUCTION" IN THE DATE BOX SHOWN AT THE LOWER RIGHT-HAND CORNER OF THE DRAWING SHEETS.

RESPONSIBILITIES OF ALL CONTRACTORS

THE DRAWINGS ARE REASONABLY ACCURATE FOR FIGURING PURPOSES ONLY. ON SITE VERIFICATION OF ALL DIMENSIONS & CONDITIONS SHALL BE THE RESPONSIBILITY OF ALL SUB-CONTRACTORS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR QUESTIONS ARISING FROM FIELD CONDITIONS ON THESE DRAWINGS.

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY & COMPLETENESS OF THE WORK PRODUCT, THEREIN A REASONABLE DILIGENCE. IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT IT MAY HAVE THE OPPORTUNITY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE & CONSENT OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT AND HIS AGENTS AGAINST LOSS, DAMAGE, LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER FROM UNDESIRABLE NEGLIGENCE OF THE GENERAL CONTRACTOR OR SUB-CONTRACTORS OR THEIR RESPECTIVE EMPLOYEES. THE ARCHITECT SHALL NOT BE LIABLE, NOR RESPONSIBLE, FOR THE QUALITY OF WORK ON THE PROJECT, OR SELECTION OF MATERIALS TO BE USED ON THE PROJECT.

THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW ENTIRE SET OF CONTRACT DOCUMENTS. ALL CONTRACTORS SHALL KNOWLEDGE AND INCLUDE IN THE SCOPE OF WORK THE CONDITIONS & REQUIREMENTS TO THE COMPLETION OF THEIR WORK. ALL CONTRACTORS SHALL FULLY COORDINATE THEIR WORK WITH THE INSTALLATION OF WORK BY OTHER TRADES AND MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED TO ACCOMMODATE THE INSTALLATION. ALL OF THE ABOVE SHALL BE INCLUDED IN THE SCOPE OF WORK AT NO ADDITIONAL CHARGE TO THE OWNER.

MATERIALS & INSTALLATION

ALL WORK, MATERIALS & INSTALLATION MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE & O.S.A. RULES & STANDARDS. IF AN INSPECTING AUTHORITY FINDS FAULT WITH ANY SUB-CONTRACTOR, THAT SUB-CONTRACTOR SHALL CORRECT SUCH WORK TO THE SATISFACTION OF THE INSPECTING AUTHORITY AT NO EXPENSE TO THE OWNER.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BETWEEN THE TRADES TO INSURE THE ALL SUBSTRATES & FINISH MATERIALS ARE PROPERLY PREPARED & INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

GUARANTEE

ALL MATERIALS INSTALLED, AND WORK PERFORMED, SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER.

EACH SUB-CONTRACTOR SHALL REMEDY SUCH DEFECTS IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.

SUB-CONTRACTOR'S RESPONSIBILITIES

EACH SUB-CONTRACTOR SHALL CARRY HOLD-HARMLESS INSURANCE FOR THE ARCHITECT AND OWNER.

EACH SUB-CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE TO THE OWNER.

REPAIRS OR REPLACEMENTS DUE TO THEFT OR VANDALISM SHALL BE THE SUB-CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

THE PREMISES SHALL BE KEPT CLEAN AT ALL TIMES. ALL DEBRIS SHALL BE REMOVED AND PLACED INTO A DUMPSTER TO BE PROVIDED BY THE GENERAL CONTRACTOR.

EACH SUB-CONTRACTOR SHALL COORDINATE HIS WORK TO AVOID INTERFERENCE WITH WORK BY OTHER TRADES, AND TO INSURE THAT PROPER HEADROOM AND CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE CODES.

SITE WORK

EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO INSURE THAT THEIR SERVICES HAVE BEEN LOCATED PRIOR TO ANY WORK WITHIN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPENDED UTILITY LOCATION.

LOCATION OF ALL BELOW-GRADE UTILITIES SHALL BE VERIFIED PRIOR TO ANY EXCAVATION, CUTTING, OR CORING, ETC.

ABANDONED UTILITIES SHALL BE PROPERLY DISCONNECTED AND CAPPED IN ACCORDANCE WITH GOVERNING CODES.

LIMITS OF REMOVED CONCRETE OR PAYMENT SHALL BE NEATLY SAW-CUT. REMAINING MATERIALS SHALL BE PATCHED TO BLEND IN WITH ADJACENT SURFACES.

GRANULAR BACK FILL SHALL BE USED FOR BACK FILLING TRENCHES BELOW OR WITHIN TWO (2) FEET OF NEW OR EXISTING PAVEMENT OR CONCRETE.

INTERIOR SIGNAGE

APPROPRIATE IDENTIFICATION, DIRECTIONAL, AND EGRESS SIGNAGE SHALL BE INSTALLED IN INTERIOR COMMON AREAS AS REQUIRED BY APPLICABLE FEDERAL AND STATE ACCESSIBILITY GUIDELINES.

MASONRY WATER REPELLENT

INSTALL PROTECTOSIL "CHEM-TRETE 40 VOC" WATER REPELLENT, OR APPROVED EQUIV, OVER ALL EXPOSED EXTERIOR BRICK, STONE AND CONCRETE BLOCK.

ROOFING & WATERPROOFING MEMBRANE INSTALLATION

ALL ROOFING & WATERPROOFING MEMBRANES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, INCLUDING SUBSTRATE PREPARATION, JUNCTURE FLASHINGS & SEALANTS. VERTICAL WALL FLASHINGS SHALL BE A MINIMUM 4" HIGH.

DRAFTSTOPPING

DRAFTSTOPPING SHALL BE PROVIDED IN ALL WOOD-FRAMED ATTIC SPACES AS REQUIRED BY APPLICABLE GOVERNING CODES.

FIRESTOPPING

ALL PENETRATIONS THROUGH FIRE RATED FLOOR, WALL & ROOF ASSEMBLIES BY MECHANICAL, ELECTRICAL & PLUMBING PIPES, PENINJUNITS, ETC., SHALL BE FIRESTOPPED TO COMPLY WITH APPLICABLE ASTM E119 REQUIREMENTS.

FIREPROOFING OF EXPOSED STEEL

PROVIDED SPRAY-APPLIED FIREPROOFING OVER ALL EXPOSED STRUCTURAL STEEL, COLUMNS & BEAMS. FIREPROOFING RATING SHALL BE EQUAL TO THE RATING OF THE ASSEMBLY. THE STEEL BEAMS SUPPORTING EXPOSED BOTTOM FLANGES OR PLATES OF LINTELS SPANNING LESS THAN 5'-0" DO NOT REQUIRE FIREPROOFING.

PLUMBING

INSULATE ALL SUPPLY WATER PIPING IN UNHEATED SPACES.

WHERE A PIPE PENETRATES INTO AN UNHEATED SPACE, THE ANNULAR SPACE AROUND THE PIPE AT THE PENETRATION SHALL BE PACKED AIRTIGHT WITH FIRESTOPPING MATERIAL.

PROVIDE 1/2" X 12" AIR CHAMBERS AT ALL VALVES.

ALL PLUMBING MATERIALS SHALL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

ANTI-SOCK FAUCETS MUST BE INSTALLED ON ALL BATH/SHOWERS THAT PREVENT WATER TEMPERATURE TO EXCEED 125 DEGREES F.

ELECTRICAL

RECESSED CAN LIGHT FIXTURES SHALL BE "IC" TYPE FOR INSULATED CEILINGS.

ELECTRICAL CONTRACTOR SHALL VERIFY MANUFACTURER'S RECOMMENDATIONS FOR OUTLET LOCATIONS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION.

PROVIDE EMERGENCY LIGHTING IN ALL PUBLIC AREAS, ALL STAFF AREAS AND AS REQUIRED BY LOCAL CODE AND HG LIFE SAFETY STANDARDS.

PROVIDE ALL OUTLETS WITH GROUNDING AND A GFCI SOURCE MUST BE GFCI PROTECTED. GFCI OUTLETS ARE REQUIRED FOR ALL VENDING AND ICE MACHINES.

ELECTRICAL CONTROLS - COMMON AREAS & DWELLING UNITS

ALL ELECTRICAL CONTROLS, SUCH AS CONVENIENCE OUTLETS, SWITCHES, THERMOSTATS, ETC., SHALL BE MOUNTED BETWEEN 15" & 48" ABOVE FINISHED FLOOR.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE INSTALLED IN ALL PUBLIC AREAS, ALL STAFF AREAS AND WITHIN EACH STAR OFFICE, AS REQUIRED BY LOCAL CODES AND HG LIFE SAFETY STANDARDS.

SMOKE DETECTOR MUST BE HARD WIRED INTO THE FIRE ALARM SYSTEM AND LOCATED IN ALL PUBLIC AREAS, OFFICE/ADMINISTRATIVE AREAS, MECH/EQUIPMENT ROOMS AND BACK OF THE HOUSE AREAS.

FIRE PROTECTION

A COMPLETE AND OPERATIONAL BUILDING SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS. THE SPRINKLER SYSTEM SHALL COMPLY WITH ALL STATE, LOCAL, AND ALL OTHER APPLICABLE GOVERNING CODES AND ORDINANCES.

FIRE PROTECTION CONTRACTOR SHALL PREPARE AND SUBMIT COMPLETE SPRINKLER SYSTEM SHOP DRAWINGS FOR CALCULATIONS FOR REVIEW & APPROVAL BY THE LOCAL FIRE PREVENTION OFFICIAL.

FIRE ALARM SYSTEMS

A COMPLETE AND OPERATIONAL BUILDING FIRE ALARM SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. 72 AND A.N.S.I 117.1 SECTION 7.02 REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL STATE, LOCAL AND ALL OTHER APPLICABLE GOVERNING CODES.

FIRE ALARM CONTRACTOR SHALL PREPARE AND SUBMIT COMPLETE FIRE ALARM PLAN, CALCULATIONS, AND PRODUCT LITERATURE FOR REVIEW & APPROVAL BY THE LOCAL FIRE PREVENTION OFFICIAL.

FIRE EXTINGUISHERS

FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED ON EACH FLOOR, OUTSTANDING EVERY 75 FEET, IN ACCORDANCE WITH N.F.P.A. 10 STANDARDS. QUANTITY AND LOCATION OF EXTINGUISHERS SHALL BE DETERMINED AND APPROVED BY THE LOCAL FIRE PREVENTION OFFICIAL.

FIRE EXTINGUISHERS SHALL NOT PROJECT MORE THAN 4" OUT FROM THE WALLS WHEN LOCATED IN THE PATH OF CIRCULATION.

FIRE DEPARTMENT KEY BOX

PROVIDE AND INSTALL ONE KEY BOX AT THE FRONT ENTRY TO THE BUILDING AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

MANUAL FIRE ALARM PULL STATIONS

MANUAL PULL STATIONS ARE REQUIRED AT ALL GROUND LEVEL EGRESS DOORS AND AT ALL STAIRWELL ENTRANCE DOORS. ONE MANUAL PULL STATION MUST BE EASILY ACCESSIBLE TO AN EMPLOYEE STANDING AT THE REGISTRATION DESK. LOCATED 15 FEET MAXIMUM FROM THE DESK).

**15707 Oak Grove Blvd.
Lakeway, Texas 78734**

DATE	
	FOR PERM 2-4-11

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Masonry		
<div>LIMESTONE</div> <div> <div>MATERIAL:</div> <div>LIMESTONE DIMENSION STONE - ASTM C 668</div> <div>SUBSTITUTION OF CONCRETE MASONRY UNITS IS NOT PERMITTED.</div> </div>		
<div>MANUFACTURED STONE MASONRY UNITS</div> <div> <div>MANUFACTURER:</div> <div>ARRISCRRAFT INTERNATIONAL - RENAISSANCE MASONRY UNITS</div> </div> <div> <div>MATERIAL:</div> <div>CALCIUM SILICATE - ASTM C 73</div> <div>SUBSTITUTION OF CONCRETE MASONRY UNITS IS NOT PERMITTED.</div> </div>		
<div>CONCRETE MASONRY UNITS</div> <div> <div>CONCRETE MASONRY UNITS - USED AS A VENEER:</div> <div>CONCRETE MASONRY UNITS SHALL NOT BE USED AS A VENEER UNLESS SPECIFICALLY NOTED AS SUCH ON THE DRAWINGS.</div> <div>METAL TIES, GROUT JOINT REINFORCEMENT AND ALL OTHER ACCESSORIES SHALL BE PROVIDED AND INSTALLED AS STIPULATED IN THE MANUFACTURER'S WRITTEN RECOMMENDATIONS.</div> <div>THE DETAILS AND RECOMMENDATIONS SHOWN IN THE NCMA TEK DOCUMENTS FOR "CRACK CONTROL" AND "CLAY BRICK BANDS IN CONCRETE MASONRY VENEER", SHALL BE FOLLOWED.</div> </div>		
<div>MORTAR AND GROUT MATERIALS</div> <div> <div>MORTAR:</div> <div>ASTM C 270, TYPE N.</div> </div> <div> <div>GROUT:</div> <div>ASTM C 478.</div> </div> <div> <div>PORTLAND CEMENT:</div> <div>ASTM C 150, TYPE I OR II, NATURAL COLOR</div> </div> <div> <div>READY-MIXED MORTAR:</div> <div>CEMENTITIOUS MATERIALS, WATER, AND AGGREGATE COMPLYING WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE, COMBINED WITH SET-CONTROLLING ADMixTURES TO PRODUCE A READY-MIXED MORTAR COMPLYING WITH ASTM C 1142.</div> </div> <div> <div>HYDRATED LIME:</div> <div>ASTM C 207, TYPE S.</div> </div> <div> <div>AGGREGATE:</div> <div>MORTAR: ASTM C 144.</div> <div>GROUT: ASTM C 404.</div> </div> <div> <div>WATER:</div> <div>CLEAN AND POTABLE.</div> </div>		
<div>REINFORCING STEEL</div> <div> <div>BILLET STEEL:</div> <div>ASTM A 615.</div> </div> <div> <div>REINFORCING WIRE:</div> <div>ASTM A 496.</div> </div> <div> <div>WELDED WIRE MESH:</div> <div>ASTM A 185.</div> </div>		
<div>JOINT REINFORCEMENT</div> <div> <div>PROVIDE JOINT REINFORCEMENT FORMED FROM GALVANIZED CARBON STEEL WIRE, COATING CLASS AS REQUIRED BY RECOMMENDED BY THE UNIT MASONRY MANUFACTURER.</div> <div>FOR CONCRETE MASONRY UNITS USED AS A VENEER, REQUIRE ADDITIONAL SPECIFIC JOINT REINFORCEMENT. PROVIDE AND INSTALL ALL JOINT REINFORCEMENT AS STIPULATED IN THE C. M. U. MANUFACTURER'S WRITTEN RECOMMENDATIONS.</div> </div>		
<div>MASONRY VENEER TIES & ANCHORS</div> <div> <div>STEEL:</div> <div>ASTM A 82, COATING CLASS.</div> </div> <div> <div>EXTERIOR WALLS:</div> <div>PROVIDE ZINC COATED, ASTM A 153</div> </div> <div> <div>INTERIOR WALLS:</div> <div>PROVIDE ZINC COATED, ASTM A 641</div> </div> <div> <div>ANCHOR BOLTS</div> <div>STEEL:</div> <div>ASTM A 82, COATING CLASS.</div> <div>ANCHOR BOLTS:</div> <div>ASTM A 307, GRADE A</div> <div>HEX NUTS:</div> <div>ASTM A 563</div> </div> <div> <div>FLASHINGS</div> <div>MATERIAL:</div> <div>SELF-ADHERING RUBBERIZED ASPHALT, 30 MIL</div> <div>DRIP EDGING:</div> <div>STAINLESS STEEL, TYPE 304 GRADE, 27 GAUGE</div> </div> <div> <div>PROVIDE AND INSTALL MASONRY FLASHING AT THE FOLLOWING LOCATIONS:</div> <div> <div>A. AT EVERY FLOOR LEVEL AT EXTERIOR WALLS (THROUGH-WALL FLASHING)</div> <div>B. AT THE STEEL LINTELS OVER ALL EXTERIOR WALL OPENINGS (W/ END DAMS)</div> <div>C. AT THE MASONRY SILLS OF ALL EXTERIOR WALL OPENINGS (W/ END DAMS)</div> <div>D. AT THE BOTTOM OF BOTTOM SIDES OF ALL BALCONY TO WALL JUNCTURES AT ALL OTHER LOCATIONS AS SHOWN ON THE DRAWINGS</div> </div> </div> <div> <div>SILLS OF ALL EXTERIOR WALL OPENINGS:</div> <div>INSTALL SILL FLASHING BELOW ALL STONE MASONRY SILLS. THE FLASHING SHALL RUN UNDER THE FULL LENGTH OF THE STONE MASONRY SILL, AND UP UNDER THE WINDOW, DOOR OR LOUVER SILLFRAME.</div> <div>SILL FLASHINGS SHALL EXTEND A MINIMUM OF 4" PAST THE VERTICAL EDGES OF THE OPENINGS, AND SHALL INCLUDE END DAMS AT EACH END.</div> </div> <div> <div>FLASHING END DAMS:</div> <div>INSTALL SELF-ADHERING FLASHING MEMBRANE END DAMS - WHICH ARE TURNED UP TO CAPTURE THE FULL HEIGHT OF THE FLASHING - AT EACH END OF ALL MASONRY SILLS, STEEL LINTELS AND AT THE ENDS OF ALL DISCONTINUOUS FLASHINGS.</div> </div> <div> <div>WEEP VENTS:</div> <div>CELLULAR WEEP VENTS SHALL BE INSTALLED AT ALL EMBEDDED FLASHING LOCATIONS, AT A MAXIMUM OF 24 INCHES ON CENTER. WEEP VENTS SHALL BE "MORTAR MAZE" CELL VENTS, BY ADVANCED BUILDING PRODUCTS, INC., OR EQUAL, HONEYCOMB TYPE, FULL BRICK HEIGHT.</div> </div> <tr> <td colspan="2"> <div>MASONRY WATER REPELLENT:</div> <div>INSTALL PROTECTOSOL "CHEM-TRETE 40 VOC" WATER REPELLENT, OR APPROVED EQUAL, OVER ALL EXPOSED EXTERIOR BRICK, STONE AND CONCRETE BLOCK.</div> </td></tr>	<div>MASONRY WATER REPELLENT:</div> <div>INSTALL PROTECTOSOL "CHEM-TRETE 40 VOC" WATER REPELLENT, OR APPROVED EQUAL, OVER ALL EXPOSED EXTERIOR BRICK, STONE AND CONCRETE BLOCK.</div>	
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Insulation

BELOW GRADE FOUNDATION WALL & CONCRETE SLAB INSULATION

EXPANDED POLYSTYRENE, COMPLY WITH ASTM C 578, TYPE IX.

EXTERIOR WALL BATT INSULATION

FIBERGLASS BATT, WITH FOIL FACE ON BOTH SIDES, ASTM C 6212, TYPES 1A & 1B

ATTIC & DROPPED CEILING INSULATION

FIBERGLASS BATT, WITH FOIL FACE ON BOTH SIDES, ASTM C 6212, TYPES 1A & 1B, UP TO R-30. ABOVE R-30, THE BALANCE SHALL BE BLOWN-IN INSULATION.

VAPOR BARRIERS

POLYETHYLENE VAPOR BARRIER, ASTM D 4397, 6.0 MILS THICK

Matthew J. Boyd
2/4/11

MASONRY CONCRETE REHEM-TRETE 40 VOC

INSTANT PROTECTOS MEXCEL WATER REPELLENT, OR APPROVED EQUAL, OVER ALL EXPOSED EXTERIOR BRICK, STONE AND CONCRETE BLOCK.

ROOFING & WATERPROOFING MEMBRANE INSTALLATION

ALL ROOFING & WATERPROOFING MEMBRANES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, INCLUDING SUBSTRATE PREPARATION, JUNCTURE FLASHINGS & SEALANTS. VERTICAL WALL FLASHINGS SHALL BE A MINIMUM 4" HIGH.

DRAFTSTOPPING

DRAFTSTOPPING SHALL BE PROVIDED IN ALL WOOD-FRAMED ATTIC SPACES AS REQUIRED BY APPLICABLE GOVERNING CODES.

FIRESTOPPING

ALL PENETRATIONS THROUGH FIRE RATED FLOOR, WALL & ROOF ASSEMBLIES BY MECHANICAL, ELECTRICAL AND PLUMBING PIPES & CONDUITS, ETC., SHALL BE FIRESTOPPED TO COMPLY WITH APPLICABLE ASTM E119 REQUIREMENTS.

FIREPROOFING OF EXPOSED STEEL

PROVIDED SPRAY-APPLIED FIREPROOFING OVER ALL EXPOSED STRUCTURAL STEEL, COLUMNS & BEAMS. FIREPROOFING RATING SHALL BE EQUAL TO THE RATING OF THE ASSEMBLY THE STEEL MEMBER IS SUPPORTING. EXPOSED BOTTOM FLANGES OR PLATES OF LINTELS SPANNING LESS THAN 9'-0" DO NOT REQUIRE FIREPROOFING.

PLUMBING

INSULATE ALL WATER PIPING IN UNHEATED SPACES.

WHERE A PIPE PENETRATES INTO AN UNHEATED SPACE, THE ANNULAR SPACE AROUND THE PIPE AT THE PENETRATION SHALL BE PACKED AIRTIGHT WITH FIRESTOPPING MATERIAL.

PROVIDE 12" X 12" AIR CHAMBERS AT ALL VALVES.

ALL PLUMBING MATERIALS SHALL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

ANTI-SCALD FAUCETS MUST BE INSTALLED ON ALL BATHTUBS/SHOWERS THAT PREVENT WATER TEMPERATURE TO EXCEED 125 DEGREES F.

ELECTRICAL

RECESSED CAN LIGHT FIXTURES SHALL BE 1" TYPE TYPE FOR INSULATED CEILINGS

ELECTRICAL CONTRACTOR SHALL VERIFY MANUFACTURER'S RECOMMENDATIONS FOR OUTLET LOCATIONS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION.

PROVIDE EMERGENCY LIGHTING IN ALL PUBLIC AREAS, ALL STAFF AREAS AND AS

REQUIRED BY LOCAL CODE AND IHS LIFE SAFETY STANDARDS.

ALL ELECTRICAL OUTLETS WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED. GFCI OUTLETS ARE REQUIRED FOR ALL VENDING AND ICE MACHINES.

ELECTRICAL CONTROLS - COMMON AREAS & DWELLING UNITS

ALL ELECTRICAL CONTROLS, SUCH AS CONVENIENCE OUTLETS, SWITCHES, THERMOSTATS, ETC., SHALL BE MOUNTED BETWEEN 15" & 48" ABOVE FINISHED FLOOR.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE INSTALLED IN ALL PUBLIC AREAS, ALL STAFF AREAS AND WITHIN EACH STAIR ENCLOSURE, AS REQUIRED BY LOCAL CODES AND IHS LIFE SAFETY STANDARDS.

SMOKE DETECTOR MUST BE HARD WIRED INTO THE FIRE ALARM SYSTEM AND LOCATED IN ALL PUBLIC AREAS, OFFICE/ADMINISTRATIVE AREAS, MECH/ELEC/EQUIPMENT ROOMS AND BACK OF THE HOUSE AREAS.

FIRE PROTECTION

A COMPLETE AND OPERATIONAL BUILDING SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS. THE SPRINKLER SYSTEM SHALL COMPLY WITH ALL STATE, LOCAL, AND ALL OTHER APPLICABLE GOVERNING CODES AND ORDINANCES. FIRE PROTECTION CONTRACTOR SHALL PREPARE AND SUBMIT COMPLETE SPRINKLER SYSTEM SHOP DRAWINGS & CALCULATIONS FOR REVIEW & APPROVAL BY THE LOCAL FIRE PREVENTION OFFICIAL.

FIRE ALARM SYSTEMS

A COMPLETE AND OPERATIONAL BUILDING FIRE ALARM SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. 72 AND A.N.S.I. A117.1 SECTION 702 REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL STATE, LOCAL, AND ALL OTHER APPLICABLE GOVERNING CODES.

FIRE ALARM CONTRACTOR SHALL PREPARE AND SUBMIT COMPLETE FIRE ALARM PLANS, CALCULATIONS, AND PRODUCT LITERATURE FOR REVIEW & APPROVAL BY THE LOCAL FIRE PREVENTION OFFICIAL.

FIRE EXTINGUISHERS

FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED ON EACH FLOOR, LOCATED EVERY 75 FEET, IN ACCORDANCE WITH N.F.P.A. 10 STANDARDS. QUANTITY AND LOCATION OF EXTINGUISHERS SHALL BE REVIEWED AND APPROVED BY THE LOCAL FIRE PREVENTION OFFICIAL. FIRE EXTINGUISHERS SHALL NOT PROJECT MORE THAN 4" OUT FROM THE WALLS WHEN LOCATED IN THE PATH OF CIRCULATION.

FIRE DEPARTMENT KEY BOX

PROVIDE AND INSTALL ONE KEY BOX AT THE FRONT ENTRY TO THE BUILDING AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

MANUAL FIRE ALARM PULL STATIONS

MANUAL PULL STATIONS ARE REQUIRED AT ALL GROUND LEVEL EGRESS DOORS AND AT ALL STAIRWELL ENTRANCE DOORS. ONE MANUAL PULL STATION MUST BE EASILY ACCESSIBLE TO AN EMPLOYEE STANDING AT THE REGISTRATION DESK. (LOCATED 15 FEET MAXIMUM FROM THE DESK)