G E N E R A L N O T E S & S P E C I F I C A T I O N S

1- SITE INSPECTION - CONTRACTOR AND SUB-CONTRACTORS SHALL BE HELD RESPONSIBLE TO HAVE VISITED THE SITE AND ALL EXISTING CONDITIONS, TO HAVE NOTED ANY SPECIAL REQUIREMENTS OR CONDITIONS AND TO INCLUDE ALL COSTS WITHIN BID ASSOCIATED WITH THE ABOVE. INCLUDE ALL COSTS REQUIRED TO COMPLETE PROPOSED SCOPE OF NEW WORK.

2- EXISTING CONDITIONS - CONTRACTOR IS TO VERIFY ALL CONDITIONS AND DIMENSIONS OF EXISTING SITE CONDITIONS IN THE FIELD PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES, EXISTING CONDITIONS INCONSISTENCIES FOR CLARIFICATION AND DIRECTION PRIOR TO PROCEEDING / EXECUTION OF THE NEW WORK.

3- CODES - ALL WORK, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES INCLUDING, BUT NOT LIMITED TO THE CODES, RULES AND REGULATIONS OF THE STATE OF NEW JERSEY, NEW JERSEY BUILDING & RESIDENTIAL CODE, NEW JERSEY ADMINISTRATIVE CODE, INTERNATIONAL MECHANICAL CODE, CABO MODEL ENERGY CODE, NATIONAL ELECTRIC CODE, NATIONAL STANDARD PLUMBING CODE, INTERNATIONAL FUEL GAS CODE, NATIONAL FIRE PROTECTION CODE AND ALL OTHER APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO CONFIRM CONFORMANCE TO ALL CODES AND LAWS AND CONSTRUCT ALL ITEMS ACCORDINGLY INCLUDING ALL ITEMS NOT SHOWN OR SPECIFIED WITHIN RDS ARCHITECTS DRAWINGS AND SPECIFICATIONS BUT AS REQUIRED BY CODE.

4- PERMITS - CONTRACTOR IS RESPONSIBLE FOR FILING, OBTAINING AND PAYING FOR ALL PERMITS AND LICENSES NECESSARY TO COMPLETE THE PROPOSED WORK, SCHEDULING AND COMPLETION OF THE CONSTRUCTION INSPECTION PROCESS, INCLUDING ALL CONSTRUCTION PROGRESS INSPECTIONS AS REQUIRED BY CODE, FINAL INSPECTIONS AND OBTAINING THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT. CONTRACTOR IS RESPONSIBLE TO SUBMIT ALL PERMIT APPLICATIONS, ENGINEERING DEPARTMENT APPLICATIONS AND ALL UPDATED / REVISED RDS ARCHITECTS CONSTRUCTION DRAWINGS AND SKETCHES TO THE BUILDING DEPARTMENT FOR USE IN THE INSPECTION PROCESS AND FINAL BUILDING DEPARTMENT RECORD.

5- GENERAL CONDITIONS - THE AIA A201-1997 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND AIA A101-1997 WILL BE A PART OF THIS PROJECT AND CONTRACT. ALL PARTS OF ABOVE WILL BE APPLICABLE TO THIS PROJECT AND SUPERSEDE OVER - CONTRACTOR WRITTEN CONTRACT.

6- SITE WORK - ALL PROJECT SITE WORK INCLUDING GRADING, SITE DRAINAGE, ROOF / IMPERVIOUS AREA DRAINAGE, SEEPAGE PITS, SEWER / SEPTIC SYSTEMS, UTILITY SERVICES AND ALL OTHER REQUIRED SITE WORK TO BE DESIGNED BY PROFESSIONAL SITE ENGINEER RETAINED BY OWNER. RDS ARCHITECTS IS NOT RESPONSIBLE FOR ANY SITE WORK DESIGN OR INSTALLATIONS. CONTRACTOR TO ROUGH GRADE ALL PROJECT AREAS WITH MIN. 8" FROM BOTTOM OF NEW WOOD CONSTRUCTION TO GRADE WITH A POSITIVE GRADE PITCH AWAY FROM STRUCTURE AT ALL AREAS OF HOUSE. IF REQUIRED CONSTRUCT GRADE SWALES TO DIRECT WATER AWAY FROM STRUCTURE AND THEN AWAY FROM HOUSE. SITE SHOULD BE LEFT IN A CLEAN, DEBRIS FREE, AS-LIKE CONDITION. COORDINATE WITH OWNER PROJECT RELATED NEW LANDSCAPING, SPRINKLER SYSTEMS, EXTERIOR LIGHTING, POOL INSTALLATIONS, ETC. BY OWNER.

7- CONSTRUCTION - CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT, LABOR, CONSTRUCTION MEANS & METHODS, CONSTRUCTION SEQUENCE, COORDINATION OF TRADES, SAFETY AND SECURITY OF THE WORK SITE. RDS ARCHITECTS, LLC AND / OR ITS EMPLOYEES ARE NOT RESPONSIBLE FOR THE ABOVE. COMPLIANCE WITH THE CONSTRUCTION DRAWINGS AND ALL APPLICABLE CODES AND LAWS IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL MATERIALS TO BE NEW, UNDAMAGED, HIGHEST QUALITY, PER SPECIFICATIONS OR AS SELECTED BY OWNER, PROTECTED FOLLOWING INSTALLATION. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND GENERALLY ACCEPTED CONSTRUCTION INDUSTRY STANDARDS AND PRACTICES. ALL NEW WORK TO BE INSTALLED TO RESULT IN LEVEL / PLUMB / SEAMLESS FINISH, COORDINATE OVERLAPPING OF MATERIALS AND CONSTRUCTION TO ELIMINATE UNLEVEL / UNPLUMB / UNACCEPTABLE MATERIAL TRANSITIONS. ALL WORK IS TO BE INSTALLED PER THE FINAL DRAWINGS, NO CHANGES WILL BE ACCEPTED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO EXECUTION OF THE PROPOSED REVISION. ANY WORK INSTALLED NOT PER FINAL DRAWINGS IS TO BE DOCUMENTED AND SUBMITTED TO ARCHITECT AND OWNER FOR APPROVAL. IF WORK INSTALLED WITHOUT APPROVAL IS FOUND UNACCEPTABLE, GENERAL CONTRACTOR WILL BE RESPONSIBLE TO REMOVE AND INSTALL PER FINAL DRAWINGS OR CORRECT AS REQUIRED AND INSTRUCTED BY ARCHITECT AT NO COST TO OWNER. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK COMPLETED NOT IN CONFORMANCE TO THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE CODES, LAWS AND RULES UNLESS APPROVED IN WRITING BY THE ARCHITECT.

8- SITE LAYOUT - GENERAL CONTRACTOR TO OBTAIN THE SERVICES OF A LICENSED LAND SURVEYOR ENGINEER FOR ALL PROJECT RELATED PROPERTY SETBACKS, FOUNDATION LAYOUTS, FLOOR ELEVATION COORDINATION TO GRADE, BUILDING HEIGHT CONFORMANCE, AS-BUILT DOCUMENTATION OF BUILDING LOCATION, GRADES, BUILDING HEIGHT, ETC. AND ALL OTHER AS-BUILT DOCUMENTATION AS REQUESTED BY THE BUILDING & ENGINEERING DEPARTMENT. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE ALLOWABLE OR APPROVED ZONING VARIANCE LIMITS APPROVED BY THE ZONING OFFICER / BOARD AS SHOWN ON THE ZONING SCHEDULE. CONTACT RDS ARCHITECTS IMMEDIATELY IF PROPOSED LAYOUT CONFLICTS WITH REQUIRED ZONING OR LAYOUT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

9- SITE DRAINAGE - FURNISH AND INSTALL FOUNDATION DRAINS, FRENCH DRAINS, SUMP PUMPS, ETC. AS REQUIRED BY THE PROJECT. REFER TO STRUCTURAL SPECIFICATIONS NOTE 7 FOR FOUNDATION DRAIN REQUIREMENTS. REVIEW WITH OWNER AND OWNER'S SITE ENGINEER CONSULTANT IF ADDITIONAL SYSTEMS ARE REQUIRED. PROVIDE SEEPAGE PIT (S) AND CONNECTION OF ALL NEW ROOF GUTTER LEADER SYSTEMS AND ALL OTHER WATER MANAGEMENT SYSTEMS AS REQUIRED BY THE PROJECT BY THE MUNICIPAL ENGINEERING DEPARTMENT AND / OR THE CIVIL / SITE ENGINEER OBTAINED BY THE OWNER.

10- CONSTRUCTION MANAGEMENT - GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF THE PROJECT CONSTRUCTION PROCESS INCLUDING ALL WORK, MATERIALS, METHODS, INSTALLATIONS, SUBCONTRACTOR WORK, INSPECTIONS, CONFORMANCE TO CONSTRUCTION DOCUMENTS, CODES AND LAWS. GENERAL CONTRACTOR TO ESTABLISH A MANAGEMENT PROCESS BETWEEN THE OWNER AND GENERAL CONTRACTOR IN REGARDS TO THE CONSTRUCTION PROCESS, SCHEDULE, PROGRESS, MATERIAL SELECTION, COSTS, INSPECTIONS, PROPOSED CHANGES, CHANGE ORDERS AND ALL OTHER CONTRACTOR / OWNER RELATED PROJECT ISSUES IN ORDER TO INSURE PROJECT SCHEDULE, QUALITY, CONFORMANCE TO CONSTRUCTION DOCUMENTS, BUDGET, ETC. NOTIFY OWNER IN WRITING OF ANY CHANGES, COST REVISIONS, NON-CONFORMANCE TO CONSTRUCTION DOCUMENTS, CHANGE ORDERS WITH FULL MATERIAL AND LABOR BREAKDOWN, CHANGES IN CONTRACT. OBTAIN APPROVAL FOR ALL CHANGES AND ADDITIONAL COSTS PRIOR TO PROCEEDING. NOTE RDS ARCHITECTS, LLC DOES NOT HAVE CONSTRUCTION ADMINISTRATION RESPONSIBILITIES FOR THE PROJECT. RDS ARCHITECTS WILL RESPOND SOLELY TO THE SPECIFIC REQUESTS OF THE OWNER / GENERAL CONTRACTOR PERTAINING TO THE PROJECT AND IS NOT RESPONSIBLE FOR VERIFYING GENERAL CONTRACTOR CONFORMANCE TO THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, CODES, LAWS, GENERAL INDUSTRY PRACTICE STANDARDS, COMMUNICATION BETWEEN OWNER AND GENERAL CONTRACTOR.

11- PROJECT SITE - CONTRACTOR SHALL MAINTAIN SAFE SITE WORKING CONDITIONS AT ALL TIMES IN ACCORDANCE WITH ALL CODES AND LAWS. MAINTAIN A CLEAN AND PROTECTED PROJECT SITE FROM WEATHER AND CONSTRUCTION DUST AT ALL TIMES. THE OWNER DOES NOT ASSUME ANY RESPONSIBILITY AGAINST THEFT OR VANDALISM OF THE PROJECT SITE AND EXISTING CONDITIONS. CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL NEW WORK AT ALL TIMES INCLUDING PROPER PROTECTION OF ALL MATERIALS FROM WATER / SNOW / CONSTRUCTION DAMAGE. REPLACE ANY AND ALL MATERIALS OR EQUIPMENT DAMAGED OR LOST DURING CONSTRUCTION PROCESS INCLUDING GLASS.

12- INSURANCE - CONTRACTOR, SUB-CONTRACTORS AND ALL SUPPLIERS SHALL CARRY ALL REQUIRED PUBLIC LIABILITY AND WORKMEN'S COMPENSATION INSURANCES AS REQUIRED BY LAW SUBJECT TO REVIEW AND APPROVAL BY OWNER. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR LOSS TO THE EXISTING STRUCTURE AND ITS CONTENTS. CONTRACTOR SHALL CARRY ADEQUATE INSURANCES COVERING POTENTIAL LOSS OR DAMAGE DUE TO HIS ACTIONS OR FAILURE TO ACT AND INCLUDE OWNERS AND RDS ARCHITECTS AS CO-INSURED. REVIEW REQUIRED INSURANCE COVERAGES WITH OWNER AND SUBMIT RECORD COPIES TO OWNER AT COMMENCEMENT OF PROJECT.

13- TEMPORARY SUPPORT - FURNISH AND INSTALL TEMPORARY STRUCTURAL SUPPORT AT STRUCTURES AS REQUIRED BY THE NEW CONSTRUCTION. PROTECT ALL COMPLETED CONSTRUCTION AS REQUIRED INCLUDING TEMPORARY ENCLOSURES, SUPPORT, PROTECTION, ETC.

14- SHOP DRAWINGS - CONTRACTOR TO FURNISH SHOP DRAWINGS AND SAMPLES OF ALL MATERIALS AND MILLWORK FOR OWNER / ARCHITECT APPROVAL PRIOR TO PURCHASE AND FABRICATION.

15- SUBSTITUTIONS - NO SUBSTITUTIONS FROM THE SPECIFIED DRAWINGS, PRODUCTS AND MATERIALS WILL BE ACCEPTED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO THE PURCHASING AND INSTALLATION OF PROPOSED SUBSTITUTED PRODUCT. ALL SUBSTITUTED PRODUCTS AND MATERIALS INSTALLED WITHOUT ARCHITECT AND OWNER APPROVAL WILL BE REMOVED AND REPLACED WITH SPECIFIED PRODUCTS OR MATERIALS AT NO COST TO OWNER OR ARCHITECT.

16- EXTERIOR MATERIALS - FURNISH AND INSTALL NEW HOUSE WRAP, SOLID VINYL SHAKE SHINGLE SIDING, VENTED PVC BEADED BOARD EXTERIOR SOFFITS, SOLID VINYL SHAKE SHINGLE CORNER PIECES, PVC WINDOW AND DOOR TRIM, PVC CROWN MOLDING, PVC RAKE / FRIEZE / FASCIA BOARD / CROWN MOLDING, PVC CROWN MOLDING AND ALL OTHER EXTERIOR MATERIALS NOTED ON DRAWINGS OR AS SELECTED BY OWNER. FURNISH AND INSTALL AT ALL EXTERIOR STAIRS, LANDINGS, DECKS, ETC. CODE CONFORMING GUARDRAILS, HANDRAILS, ETC. AS REQUIRED BY CODE.

17- ROOFING - FURNISH AND INSTALL 15 LB. BUILDING PAPER, 30-YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES, PAINTED STANDING SEAM METAL ROOFING, ICE SHIELD AT ALL VALLEYS AND FIRST 3 FT. OF ROOF AREAS, ALUMINUM FLASHING, RIDGE AND SOFFIT VENTS, ALUMINUM GUTTERS AND LEADERS AS SELECTED BY OWNER. CONTRACTOR TO SIZE ALL GUTTERS AND LEADERS PER ROOF AREAS AND COORDINATE LAYOUT WITH CONNECTION OF ROOF LEADERS TO DRAIN / SEEPAGE PIT SYSTEM PER ENGINEERING SCOPE. FURNISH AND INSTALL ATTIC ROOF VENTING AT RIDGES AND SOFFITS WITH ELECTRIC THERMOSTAT CONTROLLED ATTIC / ROOF EXHAUST FAN (S), QUANTITY AS REQUIRED TO MEET CODE REQUIRED CFM / AIR VOLUME.

18- EXTERIOR WINDOWS / DOORS - ALL NEW EXTERIOR WINDOWS AND PATIO DOORS TO BE WINDSOR PINNACLE ALUMINUM / OR / ANDERSEN 400 SERIES VINYL. (SUBMIT ALTERANATE BID FOR BOTH) , EXTERIOR COLOR TO BE SELECTED BY OWNER, FRONT DOOR UNIT / FRONT PORCH PATIO DOORS / GARAGE DOOR TO BE STAIN GRADE WOOD AS SELECTED, WOOD INTERIOR, APPLIED SIMULATED GRILLES AT EXTERIOR AND INTERIOR PER ELEVATIONS, SCREENS, HARDWARE AND ALL FINISHES AS SELECTED BY OWNER. ALL UNITS TO BE INSTALLED WITH LOW-E INSULATING GLASS, TEMPERED GLASS AS REQUIRED BY CODE. CONTRACTOR TO VERIFY ALLOWABLE WINDOW AND DOOR OPENING DIMENSIONS PRIOR TO PURCHASING UNITS TO CONFIRM SPECIFIED UNITS WILL FIT. GENERAL CONTRACTOR TO PREPARE FULL WINDOW AND DOOR MANUFACTURER SHOP SUBMITTAL WITH ALL PROJECT WINDOWS, DOORS, MODEL NUMBERS, FINISHES, GLASS TYPE, HARDWARE, HINGING, SCREENS, MULLION LAYOUT AND TYPE, ETC. FOR ALL OF THE PROJECT WINDOW AND DOOR COMPONENTS AND SUBMIT TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE ORDERING WINDOWS. OWNER / ARCHITECT WILL NOT BE RESPONSIBLE FOR WINDOWS OR DOORS ORDERED WITHOUT THIS APPROVAL PROCEDURE COMPLETED WHICH ARE INCORRECT, NOT PER SPECIFICATIONS OR WHICH DO NOT FIT THE FRAMED CONDITION.

19- INSULATION - FURNISH AND INSTALL AT ALL PROJECT AREAS FULL BATT INSULATION WITH VAPOR BARRIER AT ALL EXTERIOR WALLS, CRAWL SPACE FLOOR AREAS, CATHEDRAL CEILINGS AND ATTICS. INSTALL REQUIRED INSULATION BAFFLES AT CATHEDRAL CEILINGS. INSULATION VALUES TO MEET ALL CODE REQUIREMENTS, REFER TO ENERGY CALCULATION WITH REQUIRED INSULATION TYPES / MATERIALS / VALUES. INSTALL ACCORDINGLY. MIN. R-21 AT ALL EXTERIOR WALLS, R-21 AT 6" WALLS, R-38 AT ALL FLOORS, R-38 AT ALL CEILINGS ADJACENT TO EXTERIOR AND ATTICS, 2" RIGID INSULATION AT ALL FULL BASEMENT MASONRY FOUNDATION WALLS, ACOUSTICAL SOUND INSULATION AT ALL BATHROOMS AND LAUNDRY ROOMS. REFER TO ENERGY CALC. FOR SPECIFIC SPECIFICATIONS.

20- DRYWALL - INSTALL NEW 1/2" GYPSUM WALLBOARD AT ALL NEW PROJECT AREAS, WATER RESISTANT GYPSUM WALLBOARD AT ALL BATHROOMS, CEMENT BOARD AT ALL TUB AND SHOWER AREAS, 5/8" FIRE RATED GYPSUM BOARD AT ATTACHED GARAGE AND MECHANICAL ROOM AS REQUIRED BY CODE WITH REQUIRED FIRE RATINGS & NUMBER OF LAYERS.

21- INTERIOR TRIM & DOORS - FURNISH AND INSTALL INTERIOR SOLID CORE DOORS, DOOR HARDWARE, WALL BASE, DOOR & WINDOW TRIM AS SELECTED BY OWNER. REVIEW WITH OWNER TRIM STYLE SELECTIONS, FINISHES, MATERIAL AND INSTALLATION REQUIREMENTS.

22- FLOORING - FURNISH AND INSTALL FLOORING AS NOTED ON FLOOR PLANS. WOOD FLOOR TO BE OAK, WIDTH AS SELECTED BY OWNER, STAIN AS REQUIRED WITH 3 COATS SATIN POLYURETHANE. ALL WOOD FLOOR MATERIALS AND INSTALLATIONS TO BE PERFORMED TO THE HIGHEST QUALITY LEVEL PER INDUSTRY STANDARDS, ALL MATERIAL TO BE KILN DRIED, STORED AND DELIVERED TO PROJECT SITE IN A ENVIRONMENT CONTROLLED METHOD AND STORED AT PROJECT SITE WITH SEPARATED BUNDLES IN A HEATED / AIR CONDITIONED ENVIRONMENT TO ALLOW FOR MATERIAL ACCLIMATION TO PROJECT SITE CONDITIONS TO ELIMINATE FUTURE WOOD MATERIAL SHRINKAGE / EXPANSION PER INDUSTRY STANDARDS. INCLUDE $ 6.00 / SF TILE MATERIAL ALLOWANCE IN BID FOR ALL NOTED FLOOR TILE AREAS. FURNISH AND INSTALL 1/4" PLYWOOD UNDERLAYMENT AT AREAS SCHEDULED FOR CARPET, CARPET TO BE FURNISHED AND INSTALLED BY OWNER.

23- TILE - FURNISH AND INSTALL TILE AT NOTED FLOOR AREAS, FLOOR BASE, FULL HEIGHT TILE WALLS & CEILINGS AT ALL TUB / SHOWER LOCATIONS, HALF HEIGHT TILE WALLS AT BATHROOMS AND KITCHEN BACKSPLASH. INCLUDE $ 10.00 / SF TILE MATERIAL ALLOWANCE IN BID.

24- MILLWORK - FURNISH AND INSTALL ALL MILLWORK AS REQUIRED FOR THE PROJECT INCLUDING CLOTHES CLOSET INTERIORS WITH 4 BIRCH PLYWOOD SHELVES WITH SOLID WOOD EDGING WITH CLEAR POLYURETHANE FINISH, CHROME CLOTHES POLE, ATTIC PULL-DOWN ACCESS DOOR, BATHROOM VANITIES AND ALL OTHER MILLWORK ITEMS SHOWN ON THE DRAWINGS. KITCHEN TO BE FURNISHED AND INSTALLED BY OWNER. GENERAL CONTRACTOR TO INSTALL KITCHEN APPLIANCES.

25- PAINTING - FURNISH AND INSTALL ALL INTERIOR AND EXTERIOR PAINTINGS. PREPARE ALL SURFACES FOR PAINTING, FILL ALL HOLES, INSTALL SEALANT, SAND AND CLEAN. AT NEW AREAS INCLUDE 3 COATS, 1 COAT PRIMER / 2 COATS FINAL COLOR COAT, INTERIOR WALLS TO BE EGGSHELL, TRIM TO BE SEMI-GLOSS, EXTERIOR TO BE SATIN. INCLUDE 1 COLOR PER ROOM. FINAL COLOR SELECTIONS TO BE MADE BY OWNER.

26- PLUMBING - FURNISH AND INSTALL ALL REQUIRED NEW PLUMBING SYSTEMS AS REQUIRED BY THE SCOPE OF THE PROJECT. ALL INSTALLATIONS TO BE DESIGN / BUILD RESPONSIBILITY OF THE LICENSED PLUMBER AND MEET ALL CODES, LAWS AND GENERALLY ACCEPTED. INDUSTRY STANDARDS. REVIEW ALL PRODUCTS, INSTALLATION AND SYSTEMS WITH OWNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. PLUMBER TO INSPECT EXISTING WATER SERVICE TO DETERMINE IF EXISTING WATER SERVICE IS SUFFICIENT FOR THE PROPOSED PROJECT SCOPE. IF NOT FURNISH AND INSTALL UPGRADED SERVICE AND EQUIPMENT AS REQUIRED BY THE PROJECT SCOPE. INCLUDE PLUMBING FIXTURE ALLOWANCE WITHIN BID. AT ALL INTERIOR CLOTHES WASHER LOCATIONS AT ALL FLOOR LEVELS, FURNISH AND INSTALL WATERPROOF FLOOR BASIN WITH FLOOR DRAIN, WASHER METAL WATER HOSES AND AUTOMATIC ELECTRIC SHUT DOWN VALVES ACTIVATED BY WATER LEAK.

27- HEATING / AIR CONDITIONING - FURNISH AND INSTALL ALL REQUIRED NEW HEATING / AIR CONDITIONING SYSTEMS AS REQUIRED BY THE SCOPE OF THE PROJECT. ALL INSTALLATIONS TO BE DESIGN / BUILD RESPONSIBILITY OF THE LICENSED HVAC SUBCONTRACTOR. SUBMIT WITH BID PROPOSED HEATING AND AIR CONDITIONING SYSTEM LAYOUT, EQUIPMENT CUTS AND OVERALL SYSTEM CONCEPTS FOR OWNER REVIEW AND APPROVAL AT BID TIME. SUBMIT HEAT / COOLING LOAD CALCULATION WITH PROPOSED HEATING / COOLING SYSTEM PRODUCTS, DISTRIBUTION DEVICES, LAYOUTS AND ALL COMPONENTS TO OWNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF SYSTEMS. ALL INSTALLATIONS TO MEET ALL CODES, LAWS AND GENERALLY ACCEPTED INDUSTRY STANDARDS.

28- ELECTRIC - REFER TO ELECTRICAL SPECIFICATIONS AND DRAWINGS FOR REQUIRED SCOPE. FURNISH AND INSTALL ALL REQUIRED NEW ELECTRICAL SERVICE AND DISTRIBUTION SYSTEMS AS REQUIRED BY THE SCOPE OF THE PROJECT. ALL INSTALLATIONS TO BE DESIGN / BUILD RESPONSIBILITY OF THE LICENSED ELECTRICIAN. ALL INSTALLATIONS TO MEET ALL CODES, LAWS AND GENERALLY ACCEPTED INDUSTRY STANDARDS. REVIEW PROPOSED SYSTEM PRODUCTS, DISTRIBUTION, DEVICES, LAYOUTS AND ALL COMPONENTS WITH OWNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

29- ENVIRONMENTAL - FURNISH AND INSTALL ALL REQUIRED BATHROOM / KITCHEN / MECHANICAL ROOM EXHAUST SYSTEMS, RADON, MECHANICAL EQUIPMENT VENTING FROM STRUCTURE TO EXTERIOR AS REQUIRED BY ALL APPLICABLE CODES, LAWS, RULES AND MANUFACTURERS REQUIREMENTS.

S T R U C T U R A L / M A S O N R Y / L U M B E R S P E C I F I C A T I O N S

1- FOUNDATION DESIGN BASED ON 3000 LB. SOIL BEARING CAPACITY MINIMUM. GENERAL CONTRACTOR TO CONFIRM MINIMAL REQUIRED BEARING CAPACITY EXISTS. PROVIDE SOIL BEARING TESTING TO CONFIRM CAPACITY. NOTIFY ARCHITECT / STRUCTURAL ENGINEER IF SOIL BEARING CAPACITY IS LESS THAN REQUIRED FOR FOOTING REDESIGN. ALL NEW FOOTINGS TO BE INSTALLED ON UNEXCAVATED SOIL. PROTECT ALL EXCAVATED FOOTING AREAS FROM FROST.

2- ALL CONCRETE USED SHALL HAVE A COMPRESSIVE STRENGTH OF 3500 PSI AFTER 28 DAYS U.O.N., ALL FOOTINGS TO BE FORMED, ALL FORMS ARE TO BE STRIPPED.

3- STEEL REINFORCING BARS ARE TO BE # 4 U.O.N. AT ALL FOOTINGS AND FOUNDATIONS AND ALL AREAS NOTED ON DRAWINGS. ALL REINFORCING BARS TO BE FREE FROM GREASE, OIL, RUST.

4- CONCRETE MASONRY UNITS TO BE HOLLOW LOAD BEARING TYPE WITH TOP AND BOTTOM COURSES FILLED SOLID WITH 2 x 4 KEY AT FOOTING WITH TYPE 'M' MORTAR, DUR-O-WALL CONTINUOUS HORIZONTAL REINFORCEMENT EVERY OTHER COURSE, VERTICAL # 4 REINFORCING BARS AT BOTH SIDES OF OPENINGS AND EACH CORNER, ADDITIONAL REINFORCEMENT / GROUT CELLS SOLID AT ALL OTHER AREAS AS REQ'D. BY CODE. ALL MASONRY UNITS TO BE GROUTED SOLID WITH VERTICAL REBARS SPACED AS REQUIRED PER THE INTERNATIONAL BUILDING CODE PLAIN MASONRY FOUNDATION WALL SCHEDULE PER WALL HEIGHT AND DEPTH OF BACK FILL, CONFORM TO ALL CODE REQUIREMENTS.

5- ANCHOR BOLTS TO BE 1/2" DIAMETER x 12" WITH BOLT AND WASHERS INSTALLED AT 6'-0" O.C. MINIMUM, 1'-0" MAXIMUM FROM ALL BUILDING CORNERS AND AT SIDES OF ALL OPENINGS.

6- ALL FOUNDATION WALLS TO RECEIVE CEMENT PARGING PLASTER FINISH, IF ADDITION FINISH TO MATCH EXISTING, CONCRETE WASH COVE AT TOP OF FOOTING WITH TWO COATS ASPHALTIC BASE WATERPROOFING COMPOUND.

7- PROVIDE FOUNDATION PERIMETER DRAIN AT BASE OF FOOTING WITH 18" DEEP COARSE ROCK OR GRAVEL WITH FILTER FABRIC, DRAIN SLOPED MINIMUM 3/16" PER FOOT TO POINT OF DISCHARGE AT ALL FOUNDATIONS. REVIEW WITH OWNER IF DISCHARGE WILL BE SEEPAGE PIT IF REQUIRED BY MUNICIPAL ENGINEERING DEPARTMENT OR SUMP PUMP PIT TO EXTERIOR SEEPAGE PIT. IF SUB GRADE WATER CONDITIONS ARE EXPOSED DURING EXCAVATION, NOTIFY OWNER FOR ENGINEERING DESIGN ACCORDING TO CONDITION. ALL SEEPAGE PIT / FRENCH DRAIN / SUMP PUMP DESIGN AND INSTALLATION TO BE DESIGNED BY CIVIL ENGINEER OBTAINED BY OWNER, NOT BY RDS ARCHITECTS. OWNER'S ENGINEER TO DETERMINE IF NEED EXISTS FOR INTERIOR FRENCH DRAIN SYSTEM WITH SUMP PUMPS DISCHARGED TO EXTERIOR SEEPAGE PIT AS REQUIRED BY CONDITION.

8- ALL BACK FILL TO BE CLEAN ACCEPTABLE MATERIAL, FINISH GRADE MINIMUM 8" BELOW EXTERIOR WOOD ELEVATION, SLOPED AWAY FROM FROM STRUCTURE WITH SWALE AS REQUIRED. ALL WATER AT GRADE TO BE DIRECTED AWAY FROM RESIDENCE.

9- ALL SLAB ON GRADE CONSTRUCTION TO BE 4" CONCRETE WITH 3500 PSI AFTER 28 DAYS U.O.N. ON COMPACTED 6" SAND OR GRAVEL WITH 6 x 6 - 10 / 10 WWM REINFORCING AND 6 MIL. POLYETHYLENE VAPOR BARRIER, ALL FORMS TO BE STRIPPED.

10- INSTALL 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS, MODIFY IF FRENCH DRAIN SYSTEM INSTALLED.

11- CONFORM AND INSTALL ALL BOTTOM OF FOOTINGS TO LOCAL CODE FROST DEPTH, ALL FOOTINGS TO BE INSTALLED ON UNEXCAVATED / UNDISTURBED / FROST-FREE SOIL.

12- IF OWNER ELECTS TO INSTALL CAST-IN-PLACE CONCRETE FOOTING AND FOUNDATION SYSTEM, THIS CAST-IN-PLACE FOUNDATION / FOOTING SYSTEM TO BE DESIGN - BUILD RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR. SUBMIT FOR RECORD TO OWNER AND ARCHITECT A FULL DESIGN / BUILD SUBMISSION INCLUDING ALL COMPONENTS AND CALCULATIONS FOR THE PROPOSED FOOTING / FOUNDATION SYSTEM PREPARED BY A LICENSED STRUCTURAL ENGINEER, SIGNED AND SEALED.

13- ALL STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE. STRUCTURAL STEEL SHALL BE NEW, CLEAN AND STRAIGHT AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A) WIDE FLANGE ROLLED SHAPES: ASTM A572, GRADE 50 (Fy= 50 KSI)
B) PLATES, ANGLES, BARS, CHANNELS, & SHAPES: ASTM A36 (Fy= 36 KSI)
C) TUBES: ASTM A500, GRADE B (Fy= 46 KSI)
D) PIPE: ASTM A53, TYPE E OR S, GRADE B (Fy= 35 KSI)
E) ANCHOR BOLTS: ASTM A307 OR A36 (Fy= 36 KSI)

14- STEEL CONTRACTOR SHALL CHECK ANCHOR BOLT LOCATIONS PRIOR TO ERECTION AND NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF WORK.

15- ALL STEEL SHALL BE FABRICATED WITH NATURAL CAMBER UP UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

16- STEEL BOLTED CONNECTIONS SHALL BE A325 HIGH STRENGTH BOLTS IN SLIP CRITICAL TYPE CONNECTIONS AT BEAMS, COLUMNS AND ALL OTHER CONNECTIONS WHERE REQUIRED OR SPECIFICALLY DETAILED ON DRAWINGS. PROVIDE HARDENED WASHERS UNDER THE TURNED ELEMENT. HIGH STRENGTH BOLTS SHALL BE INSTALLED USING CALIBRATED TORQUE WRENCHES. TURN OF THE NUT METHOD WILL NOT BE ACCEPTED. BEAM CONNECTIONS SHALL BE DESIGNED FOR ITS MAXIMUM UNIFORM LOAD CARRYING CAPACITY OR THE REACTION SHOWN ON THE PLAN. ALL BOLTS SHALL BE ¾" DIAMETER UNLESS OTHERWISE NOTED.

17- STEEL SHOP CONNECTIONS MAY BE WELDED OR HIGH STRENGTH BOLTED. ALL CONNECTIONS SHALL CONFORM TO THE TYPICAL AISC CONNECTION DETAILS OR AS OTHERWISE SHOWN ON DRAWINGS. ALL CONTACT SURFACES WITHIN HIGH STRENGTH BOLTED CONNECTIONS AND WELDING AREAS SHALL BE FREE OF OIL, PAINT, LACQUER, ETC.

18- STEEL STRUCTURAL WELD SIZES SHALL BE 1/4" MINIMUM. ALL WELDING SHALL BE PERFORMED TO THE STANDARDS AND RECOMMENDATIONS OF THE " STRUCTURAL WELDING CODE - STEEL ", LATEST EDITION, (A.W.S.D.1.1) BY THE AMERICAN WELDING SOCIETY, LATEST EDITION. ALL WELDING TO BE DONE BY A.W.S QUALIFIED WELDERS USING E70xx ELECTRODES OR AS REQUIRED. SINGLE SIDED ANGLE CONNECTIONS ARE NOT ACCEPTABLE. DOUBLE ANGLE CONNECTIONS ARE REQUIRED.

19- ALL STEEL CUTS, HOLES, COPES, ETC. REQUIRED IN STEEL MEMBERS BY OTHER TRADES SHALL BE SHOWN ON THE STEEL SHOP DRAWINGS AND MADE IN SHOP. HOLES SHALL BE REINFORCED AS REQUIRED TO MAINTAIN STRENGTH OF MEMBER. BURNING OF HOLES OR CUTS IN STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER.

20- ALL STEEL LEVELING AND BEARING PLATES, ANCHOR BOLTS (EXCEPT WOOD) AND LOOSE LINTELS SHALL BE FURNISHED BY STEEL CONTRACTOR.

21- LOOSE LINTEL SCHEDULE

5'-0" OPENING SPAN OR LESS	3 1/2 x 3 1/2 x 5/16
6'-0" TO 7'-0" OPENING SPAN	4 x 3 1/2 x 5/16
8'-0" OPENING SPAN	5 x 3 1/2 x 5/16
9'-0" OPENING SPAN	5 x 3 1/2 x 3/8
10'-0" OPENING SPAN	6 x 3 1/2 x 3/8

- ALL LOOSE LINTELS TO HAVE MINIMUM 8" BEARING EACH SIDE, LINTELS TO BE PAINTED STEEL ANGLES

22- PROVIDE AND SUBMIT MILL TEST REPORTS FOR ALL