

GENERAL NOTES (FBC)

DIVISION 1 - GENERAL REQUIREMENTS

1.01 ARCHITECT'S SERVICES

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

1.02 CODES

A - ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

B - CONSTRUCTION DOCUMENTS SHALL COMPLY WITH STANDARD BUILDING CODE 1994.

1.03 PERMITS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

1.04 JOB CONDITIONS

A - THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND/OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

B - DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.

C - IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

1.05 WORK NECESSARY TO COMPLETE CONSTRUCTION

IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT).

1.06 CLEAN UP / REPAIR

A - THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE. SOLING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B - THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGE BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

1.07 SHOP DRAWINGS

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE WORK.

DIVISION 2 - SITE WORK

2.01 EARTHWORK

A - PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS, FOUNDATION AND GEOLOGICAL REPORTS.

B - FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

2.02 EXISTING SOIL COMPACTION

A - EXISTING SOIL SHALL BE COMPACTED TO 85% MODIFIED PROCTOR (ASTM D1557-78) WITHIN A DISTANCE OF 3 FEET BEYOND ALL BUILDING EDGES AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACE. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

2.03 FILL COMPACTION

A - FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2497- (HR7) WITH LESS THAN 1% PASSING 200 SIEVE, BY SIEVE ANALYSIS AND REVIEWED BY THE ARCH/ENGINEER PRIOR TO DELIVERY TO THE JOBSITE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED TO 85% MODIFIED PROCTOR (ASTM D1557-78). AT LEAST ONE DENSITY TEST SHALL BE MADE PER 2500 SQUARE FEET OF COMPACTED AREA. THE RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

2.04 TERMITE TREATED SOIL

A - CERTIFICATE OF TERMITE TREATED SOIL SHALL BE PROVIDED TO THE INSPECTOR PRIOR TO GROUND FLOOR SLAB POUR.

DIVISION 3 - CONCRETE

3.01 STRUCTURAL CONCRETE

REFER TO STRUCTURAL DRAWINGS.

DIVISION 4 - MASONRY

4.01 CONCRETE UNIT MASONRY: PER ACI 531

A - COORDINATION: COORDINATE WITH ALL OTHER TRADES WHOSE WORK RELATES TO BLOCK MASONRY INSTALLATION. PLACING OF ALL BLOCKS, BLOCKS, SUB-FRAME, BACKING, FURRING, ETC., TO INSURE PROPER LOCATIONS.

B - PLACEMENT OF UNITS FURNISHED BY OTHER TRADES: PLACE ANCHORS, BOLTS, PIPES, SLEEVES, NAILERS, BLOCKOUTS, REGLETTS, FITTINGS, CONDUITS, ETC., PROVIDED BY OTHER TRADES WITHIN MASONRY. COORDINATE WITH OTHER TRADES INVOLVED.

4.02 MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL BLOCK MASONRY IS REQUIRED.

4.03 MORTAR-MIX: ASTM C-270 TYPE M - NO PORTLANDS THAT HAVE STOOD FOR MORE THAN ONE HOUR SHALL BE USED.

4.04 BLOCK MASONRY UNITS: GRADE "A" HOLLOW LOAD-BEARING UNITS PER ASTM C-90

F - REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 30 BAR DIAMETERS AT SPLICE IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE GROUPED IN GROUPS. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING. ASTM A-615, GRADE 60.

4.05 GROUT - ASTM C-476

DIVISION 5 - METALS

5.01 STRUCTURAL METALS: REFER TO STRUCTURAL DRAWINGS.

DIVISION 6 - CARPENTRY

6.01 ROUGH CARPENTRY

A - REFERENCED SPECIFICATIONS AND STANDARDS: SHALL COMPLY WITH SECTION 2319, F.B.C. 2001.

A.1 TIMBER DESIGN BASED ON USE OF DOUGLAS FIR-LARCH OR HEM-FIR No. 2, SURFACED DRY OR GREEN, USED AT MAXIMUM 15% MOISTURE CONTENT.

A.2 GRADING PER AMERICAN SOFTWOOD LUMBER STANDARD PS-20-70, AS RECOMMENDED BY THE "NATIONAL FOREST PRODUCTS ASSOCIATION STANDARD PS-20-70".

A.3 PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFFA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

A.4 MARKING: WOOD AND LUMBER SHALL BE MARKED WITH ITS GRADE AND PLYWOOD WITH ITS GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS RENDERING IT UNSUITABLE FOR USE INTENDED SHALL NOT BE USED REGARDLESS OF GRADING.

A.5 ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM FIBER STRESS OF 1150 PSI, A MINIMUM E=1,400,000 PSI, AND MINIMUM Fv=75 PSI UNLESS OTHERWISE NOTED.

B - LUMBER GRADING: UNLESS OTHERWISE NOTED, LUMBER SHALL CONFORM TO THE FOLLOWING:

B.1 FLOOR JOISTS, HEADERS, UNITS, CEILING JOISTS, AND RAFTERS SHALL BE S4S SEASONED No. 2 GRADE OR BETTER, DOUGLAS FIR OR HEM-FIR UNLESS OTHERWISE NOTED ON DRAWINGS.

B.2 CONCEALED FLOOR BEAMS, ROOF BEAMS AND POSTS SHALL BE S4S SEASONED No. 1, DOUGLAS FIR OR HEM-FIR UNLESS OTHERWISE NOTED ON DRAWINGS.

B.3 EXPOSED FLOOR BEAMS, ROOF BEAMS AND POSTS SHALL BE SAW-SIZED SEASONED No. 1 DOUGLAS FIR OR HEM-FIR, FREE OF HEART CENTER UNLESS OTHERWISE NOTED ON DRAWINGS.

B.4 ALL STUDDING, BLOCKING, FURRING AND PLATES SHALL BE S4S SEASONED "3/4" SPT S DRY UNLESS OTHERWISE NOTED ON DRAWINGS.

B.5 EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP 1 STANDARD (C-D) EXT-DFFA, (C-D) EXT-DFFA, STRUCTURAL 1 (C-D) EXT-DFFA OR STRUCTURAL 1 (C-C) EXT-DFFA.

B.6 MUDSILL: PRESSURE TREATED No. 2 OR BETTER.

C - HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS MANUFACTURED BY SIMPSON. NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. ALL HANGERS AND ANCHORS SHALL BE GALVANIZED OR SHOP PAINTED WITH RUST INHIBITIVE PAINT.

DIVISION 9 - FINISHES

9.01 GYPSUM DRYWALL CONSTRUCTION:

A - STANDARDS: ALL WORK SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM HALLOWBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE HERETO ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OR THE GYPSUM HALLOWBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.

9.02 PLASTIC LAMINATE FINISHES:

A - STANDARDS: NEMA PUBLICATIONS -LDI-1964, TYPE 2, CLASS 1

B - PLASTIC LAMINATE: FOMICA, WILSONART, NEVAMAR OR APPROVED EQUAL. 1/16" GENERAL PURPOSE, GRADE 10.

C - APPLICATION: PLASTIC LAMINATE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. SPLASHES SHALL BE FULLY FORMED. RANGE CUTS AND COUNTERS SHALL BE SELF-EDGED.

9.03 TILE FLOORING:

A - INSTALLATION: INSTALL ALL WORK IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ONLY BY CONTRACTORS APPROVED BY THE MANUFACTURER. APPLY PRIMER IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER.

9.04 SYNTHETIC COUNTER TOPS: WHERE INDICATED ON INTERIOR ELEVATIONS OR SHOP DRAWINGS, SHALL BE CULTURED MARBLE OR CORIAN WITH SPLASH. COLORS WILL BE SELECTED BY THE OWNER. ALL PULLMAN TOPS SHALL BE COVERED WITH HEAVY PAPER AND TAPED SECURELY BY INSTALLER.

9.05 PAINTING:

A - APPLICATION:

A.1 APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

A.2 ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES.

A.3 ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GRAISE, ASPHALT, RUST, ETC.).

A.4 APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.

A.5 NO "ONE-COAT" SYSTEMS ARE ACCEPTED.

9.06 MATERIALS:

B.1 PAINT: DUNN-EDWARDS OR APPROVED EQUAL

WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

9.07 FINISHES:

C.1 INTERIOR METAL: ONE COAT SEMI-GLOSS ENAMEL OVER ONE COAT METAL PRIMER.

C.2 INTERIOR FINISHES: REFER TO FINISH SCHEDULE ON DRAWINGS.

C.3 COLOR: AS SELECTED BY ARCHITECT OR OWNER.

DIVISION 10 - SPECIALTIES

10.01 GENERAL SPECIALTIES:

INSTALLATION: ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.

DIVISION 11 - MECHANICAL

11.01 MECHANICAL SYSTEMS:

A - STANDARDS: ALL WORK SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM HALLOWBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE HERETO ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OR THE GYPSUM HALLOWBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.

11.02 MECHANICAL SYSTEMS:

B - GYPSUM HALLOWBOARD: ASTM C-36 WITH RECESSED LONGITUDINAL EDGES; THICKNESS SHALL BE AS CALLED FOR ON THE DRAWINGS.

C - NAILS: ANNULAR RINGED NAILS, ASTM C-380 1 3/8" OR 1 1/2". NAILING SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO TAPING JOINTS. GRABBER SCREW FASTENERS ARE ACCEPTABLE AS A SUBSTITUTE IN APPROPRIATE AREAS AND AS ACCEPTED BY THE F.B.C. 2001 AND LOCAL GOVERNING AGENCIES.

11.03 MECHANICAL SYSTEMS:

H.1 1-1/2" MINIMUM BEARING, AND SHALL BE SIZE DESIGNED ON PLANS. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

H.2 PROVIDE 4" x 4" POSTS OR (2) 2" x 4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.

H.3 ALL SUBSILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2" x 4" S.

H.4 DOUBLE 2" x 4" S, SPIKED TOGETHER, MAY BE USED IN LIEU OF 4" x 4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

11.04 MECHANICAL SYSTEMS:

L - FIREBLOCK AND SPOILING: MAXIMUM CONCEALED SPACE 8'-0" AND AT MID-HEIGHT, CEILING CORNERS, BOXED CHASES AND FLOORS, AS WELL AS SPLITS, BLOCK AT 7'-0" O.C. BEHIND ALL BLDG. BLOCK MID-HEIGHT AT ALL WALLS TO RECEIVE STUCCO.

11.05 MECHANICAL SYSTEMS:

J.1 LAP TOP PLATES MINIMUM 4'-0". PROVIDE SIMPSON STRONG T1 ST 21/16 GA. 1-1/4" x 1-1/2" x 1/8" PLATES WHERE LAPS ARE NOT POSSIBLE. INTERIOR PLATES SHALL BE BOLTED WITH APPROVED DRIVEN STUD BOLTS SHOT INTO CONCRETE, AS NOTED.

J.2 STUDS SHALL BE ATTACHED TO THE MUDSILL WITH (2)20 GALVANIZED STEEL ANCHORS FASTENED WITH A MINIMUM OF 8-8G (4 EACH WOOD MEMBER) OR 4-8G (2 EACH WOOD MEMBER) GALVANIZED NAILS PLACED AS RECOMMENDED BY MFG.

J.3 STUDS SHALL BE ATTACHED TO THE DOUBLE TOP PLATE WITH 2-20 GAUGE GALVANIZED STEEL ANCHORS FASTENED WITH A MINIMUM OF 4 (4 EACH WOOD MEMBER) OR 4-8G (2 EACH WOOD MEMBER) GALVANIZED NAILS PLACED AS RECOMMENDED BY THE MANUFACTURER OR AN 18 GAUGE x 1-1/8" WIDE GALVANIZED STEEL STRAP FASTENED WITH A MINIMUM OF 4-10 GALVANIZED STEEL NAILS IN EACH MEMBER.

11.06 MECHANICAL SYSTEMS:

K.1 SILL ANCHORS SHALL BE PLACED AT EACH STUD, AND SHALL BE A MINIMUM 18 GAUGE GALVANIZED STEEL TO BE EMBEDDED IN THE CONCRETE FOUNDATION 4" WITH A HOOK. THE ANCHORS SHALL BE FASTENED TO THE MUDSILL OR STUD WITH A MINIMUM OF 4-10G GALVANIZED NAILS PLACED AS RECOMMENDED BY THE MANUFACTURER.

K.2 ANCHOR BOLTS: NOMINAL 1/2" DIAMETER STEEL A307 WITH STEEL WASHER, A36, 3" x 3" x 1/4" PLATE WITH 9/16" CENTERED HOLE AND STEEL NUT SUPPLIED TO FIT BOLT BY MANUFACTURER SHALL BE PLACED A MAXIMUM OF 28" O.C. AND 12" FROM EACH CORNER, EACH OFFSET WALL AND FROM EACH SIDE OF A DOORWAY.

11.07 MECHANICAL SYSTEMS:

L - PRESERVATIVE-TREATED LUMBER: ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESERVATIVE TREATED, HAVE AN APPROVED SEPARATING MATERIAL, OR HAVE A GALVANIZED ANCHOR SEAT.

M - BUILDING PAPER: FEDERAL SPECIFICATION U1-B-790. INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATER-TIGHT MEMBRANE, EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BELOW IT 6" MINIMUM, WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

N - BEARING PARTITIONS: ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL EXPOS. CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

O - ROOF SHEATHING: 5/8" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, CDX GRADE 4 PLY, NDS 24/10, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER AND JOINTS.

11.08 MECHANICAL SYSTEMS:

6.02 FINISH CARPENTRY:

A - MILLWORK: MANUFACTURER MILLWORK AND CASEWORK SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

B - INSTALLATION: INSTALL ALL SHELVING, CASEWORK, SILLWORK, DOORS, HARDWARE, RAILING, TRIM, COUNTERS, UTILITY BACKBOARDS AND OTHER FINISH CARPENTRY.

C - WOOD TRUSSES: TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFA. TRUSS DESIGN TO BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.01 INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED AS PER FLORIDA MODEL ENERGY CODE, SECTION 8. DWELLING UNITS SHALL RECEIVE A MINIMUM OF R-19 BLENKET INSULATION AT ROOFS AND R-11 AT FRAME WALLS, R-3 ON MASONRY, UNLESS NOTED OTHERWISE. PROVIDE THERMAL INSULATION AT ALL EXTERIOR STUD WALLS, EXTENDED TILL HEIGHT OF WALLS, FITTED TIGHTLY BETWEEN STUDS. VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FLORIDA MODEL ENERGY CODE AS SUBMITTED.

7.02 ROOF / TILE:

A - TILE SHALL BE AS SHOWN ON DRAWINGS AS SELECTED BY ARCHITECT/DESIGNER AS MANUFACTURED BY "GORY" OR "MALL" OR APPROVED EQUAL. SUBMIT ANY ALTERNATES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION.

B - INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND F.B.C.

C - AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A WRITTEN TWO YEAR GUARANTEE COVERING WORKMANSHIP, MATERIALS AND REPAIRS OR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER.

7.03 SHEET METAL:

A - MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT ON ALL PARTS IS REQUIRED.

B - STANDARDS: ALL WORK INCLUDED IN THIS SECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE LATEST EDITION OF THE MANUAL "SUGGESTED SPECIFICATIONS FOR ARCHITECTURAL SHEET METAL WORK", PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION.

C - ZINC-COATED (GALVANIZED) STEEL: (CALLED "GALVANIZED BRON" HEREINAFTER AND ON DRAWINGS) CONFORM TO FEDERAL SPEC. QQ-ST07A, TYPE 1, CLASS 4; EITHER GALVANIZED OR BONDERIZED, ASTM A-93, COATING CLASS 1.50 OZ. PER SQ. FT., UNLESS OTHERWISE INDICATED, ALL METAL SHALL BE 26 GAUGE.

D - FLASHING: MINIMUM OF 26 GAUGE GALVANIZED METAL.

DIVISION 8 - DOORS AND WINDOWS

8.01 WOOD DOORS:

A - PROVIDE 1 3/4" SOLID CORE, FLUSH FACE, PAINT GRADE, TEMPERED MASONITE-FACE DOOR AS INDICATED ON PLANS.

B - PROVIDE 1 3/8" HOLLOW CORE, FLUSH FACE, PAINT GRADE, 6"-8" OR 8"-0" DOORS AS INDICATED ON PLANS.

C - PROVIDE 1 3/8" PAINT GRADE, BI-FOLD DOORS AS INDICATED ON PLANS.

8.02 SLIDING GLASS DOORS: PROVIDE ALUMINUM SLIDING GLASS DOORS AS MANUFACTURED BY "PEACHTREE" OR APPROVED EQUAL WHERE SHOWN ON PLANS. FINISH SHALL BE ESP. WHITE.

8.03 GLASS: GLASS SHALL BE SIZED IN CONFORMANCE WITH F.B.C. 2001. ALL GLASS SHALL BE TINTED, SINGLE GLAZED.

8.04 WINDOWS: PROVIDE ALUMINUM WINDOWS WHERE SHOWN ON PLANS. GLAZED WITH SCREENS. TINTED GLASS TYPICAL, AS MANUFACTURED BY "HARCOR WINDOWS" OR EQUAL. FINISH SHALL BE ESP. WHITE.

8.05 HARDWARE: THE CONTRACTOR SHALL PROVIDE A DETAIL LIST OF ALL HARDWARE MANUFACTURER AND CATALOG NUMBERS TO BE USED ON THE JOB. THIS SCHEDULE SHALL BE PREPARED BY THE HARDWARE SUPPLIER AND SUBMITTED TO THE GENERAL CONTRACTOR NOT LATER THAN 15 DAYS AFTER THE ARRANGING OF THE FINISH HARDWARE CONTRACT. PROVIDE SIX COPIES FOR DISTRIBUTION. THE MANUFACTURER OF THE HARDWARE SHALL BE BALDWIN BRASS AT THE ENTRY DOORS, JUDO AT THE FRENCH DOORS, AND SCHLAGE FOR SERIES A OR D AT ALL OTHER DOORS.

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE (SECTION 607 AND TABLE 600)

TYPE IV CONSTRUCTION (UNPROTECTED)
NOT SPRINKLED

OCCUPANCY CLASSIFICATION

SECTION 305
GROUP B (BUSINESS) PROFESSIONAL SERVICES.

OCCUPANCY LOAD

(TABLE 1003.1 STANDARD BUILDING CODE 1994)
A: DERMATHOLOGY
AREA/100 GROSS
2,100 SQ.FT./100 GROSS = 21 PERSON

B: ORTHOPEDIC
AREA/100 GROSS
5,300 SQ.FT./100 GROSS = 53 PERSON

BUILDING AREA

DERMATHOLOGY:
2,100 SQ.FT.

ORTHOPEDIC
5,300 SQ.FT.

TOTAL BUILDING SQ.FT.
7,400 SQ.FT.

MAXIMUM BUILDABLE SQ.FT. (1 STORY)
11,424 SQ.FT.

EGRESS REQUIREMENTS

SHALL MEET STANDARD BUILDING CODE 1994 CHAPTER 10
TABLE 1004 AND THE FIRE PROTECTION CODE.

MEANS OF EGRESS- BUSINESS

DERMATHOLOGY:
2,100 SQ.FT./100 GROSS = 21 PERSON x 0.2 = 4.2' REQUIRED.
PROVIDED: 72' (SEE SHEET A-101 FOR FIRE EXIT LOCATIONS)

ORTHOPEDIC:
5,300 SQ.FT./100 GROSS = 53 PERSON x 0.2 = 10.6' REQUIRED.
PROVIDED: 108' (SEE SHEET A-101 FOR FIRE EXIT LOCATIONS)
MAXIMUM TRAVEL DISTANCE: 200'-0" UNSPRINKLER, 250'-0" SPRINKLER

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PROGRESS SET

ABBREVIATIONS

AB	ANCHOR BOLT	LVR	LOUVER
A/C	AIR CONDITIONING	MATL	MATERIAL
AF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
APPROX	APPROXIMATE	MEMB	MEMBRANE
ARCH	ARCHITECTURAL/ARCHITECT	MTL	METAL
BD	BOARD	MFC	METAL FURRING CHANNEL
BLDG	BUILDING	MFR	MANUFACTURER
BLK	BLOCK	MIN	MINIMUM
BTM	BOTTOM	MIR	MIRROR
BRG	BEARING	MISC	MISCELLANEOUS
BTWN	BETWEEN	MO	MASONRY OPENING
CAB	CABINET	MR	MOISTURE RESISTANT
CEL/CLG	CEILING	NAT	NATURAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CEILING	#	NUMBER
CLG	CLOSET	ROM	NONNAL
CLR	CLEAR	NTS	NOT TO SCALE
COL	COLUMN	OA	OVERALL OUTSIDE AIR
CONC	CONCRETE	OC	ON CENTER
CONSTR	CONSTRUCTION	OPNG	OPENING
COOR	CONTINUOUS	OPST	OPPOSITE
CONTR	CONTRACTOR	ORIG	ORIGINAL
CT	CERAMIC TILE	PART	PARTITION
CTR	CENTER	PL	PLATE