

OUTLINE SPECIFICATIONS

NOTHING WRITTEN IN THESE NOTES SHALL HAVE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES.

DIVISION 1 - GENERAL REQUIREMENTS

PROJECT CLOSE OUT

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN THE PROJECT IS READY FOR FINAL INSPECTION. THE FOLLOWING WILL BE REQUIRED PRIOR TO FINAL PAYMENT:

- (A) COMPLETE CLEANING OF BUILDING SITE
- (B) COMPLETION OF ITEMS ON PUNCH LIST AT FINAL INSPECTION
- (C) PROVIDE THE OWNER WITH ONE COPY OF ALL MANUALS AND WARRANTIES ON ALL EQUIPMENT AND APPLIANCES INSTALLED IN THE BUILDING
- (D) PROVIDE THE OWNER WITH A ONE YEAR WRITTEN GUARANTEE FOR THE ENTIRE PROJECT
- (E) EVIDENCE THAT NO LIENS OF CLAIMS EXIST OR ARE PENDING AGAINST THIS PROJECT OR AGAINST THE CONTRACTORS OR SUBCONTRACTORS IN RELATION TO THIS PROJECT
- (F) PRIOR TO ONE YEAR FROM THE PROJECT CLOSE OUT DATE, THE OWNER AND ARCHITECT SHALL MAKE A FINAL INSPECTION AND SHALL PRESENT TO THE CONTRACTOR ANY FINAL REQUIREMENTS TO COMPLETE THE WARRANTY OF CONSTRUCTION

DIVISION 2 - SITE WORK

GENERAL NOTES:

ALL VEHICULAR AND FOOT TRAFFIC NECESSARY FOR COMPLETION OF THIS PROJECT SHALL BE CONFINED TO THE IMMEDIATE BUILDING SITE. ANY DAMAGE TO AREAS OUTSIDE THIS IMMEDIATE PROJECT AREA SHALL BE FULLY RESTORED TO ITS NATURAL STATE BEFORE FINAL PAYMENT WILL BE MADE TO THE CONTRACTOR. THE CONTRACTOR SHALL BE EXTREMELY SENSITIVE TO THE WELL BEING OF THE INDIGENOUS PLANTS AND WILDLIFE IN THIS AREA

EARTHWORK

- (A) SITE INSPECTION IS NECESSARY PRIOR TO BIDDING OR COMMENCING WORK.
- (B) SECURE ALL PERMITS NECESSARY FOR ALL SITE WORK
- (C) UTILITY LINE EXCAVATIONS AND BACK FILL WILL CONFORM TO THIS DIVISION. (ALSO SEE DIVISIONS 15 AND 16 AND THE DRAWINGS FOR SPECIFIC LOCATIONS AND REQUIREMENTS)
- (D) ARCHITECT AND / OR ENGINEER AND / OR N.O.C.C. SHALL EXAMINE THE EXCAVATION PRIOR TO COMMENCING CONSTRUCTION OF PERMITS
- (E) BACK FILL AND FILL MATERIAL ARE TO BE IMPORTED OR EXISTING MATERIAL FROM THE SITE, FREE OF DEBRIS, TOPSOIL, AND VEGETATION
- (F) TOPSOIL FOR PLANTED AREAS TO BE CLEAN, ORGANIC MATERIAL LOCALLY AVAILABLE, OR STORED FROM ON-SITE EXCAVATION
- (G) ALL FOUNDATION WALLS EXCEPT THOSE NOTED ON DRAWINGS AS "NO FOUNDATION DEBRIS" SHALL BE DRAINED WITH 4" PVC PERFORATED FOUNDATION DRAIN PIPE POSITIVELY SLOPED TO DAYLIGHT AND LOCATED LOWER THAN THE TOP OF FOOTINGS. PIPE SHALL BE PACKED IN AND COVERED WITH 2" MINUS WASHED RIVER GRAVEL. GRAVEL SURFACE SHALL BE PROTECTED FROM SILT WITH A COVER OF MIRAFI 500X CLOTH BEFORE BACK FILL - SEE DETAILS
- (H) BRACE BUILDING WALL STRUCTURE ADEQUATELY TO WITHSTAND THE STRESSES CAUSED BY BACK FILL AND CONTRACT
- (I) MOISTURE CONTENT OF FILL SHALL BE MAINTAINED TO ACHIEVE OPTIMUM COMPACTION. DO NOT PERMIT THE USE OF ANY FROZEN MATERIALS IN THE FILL
- (J) FINE GRADE ALL CUT AND FILLED AREAS TO ACHIEVE THE SURFACE GRADING SHOWN ON THE DRAWINGS, OR AS SPECIFIED BY THE OWNER. SLOPE BACK FILL AWAY FROM BUILDING AT 1" IN 12" FOR A MINIMUM OF 10 FEET FROM WALL LINE
- (K) RETAIN ALL Boulders FROM EXCAVATION FOR LANDSCAPE WALLS

DIVISION 3 - CONCRETE

CAST IN PLACE CONCRETE

- (A) CONCRETE SHALL BE ULTIMATE STRENGTH TYPE FOR THIS PROJECT, UNLESS NOTED OTHERWISE. ALL CONCRETE FOR THIS PROJECT SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH. AGGREGATE SIZE NOT TO EXCEED 1 1/2" FOR FOOTINGS AND 3/4" FOR ALL OTHER ELEMENTS. MINIMUM CEMENT FACTOR FOR ALL CONCRETE IS FIVE AND ONE HALF (5 1/2) BAGS PER CUBIC YARD OF CONCRETE, OR AS SPECIFIED IN THE ENGINEER'S STRUCTURAL NOTES. APPROVAL OF THE DESIGN MIX BY THE ARCHITECT/ENGINEER IS REQUIRED. THE SUPPLIER OF THE DESIGN RESPONSIBILITY FOR THE PERFORMANCE OF THE CONCRETE
- (B) ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60 EXCEPT COLUMN LIES WHICH SHALL BE ASTM A615-GRADE 40. KILLED MILD FABRIC (MWF) SHALL BE ASTM A615-50 LAP ALL REBAR JOINTS 36 DIAMETERS
- (C) STRUCTURAL NOTES TAKE PRECEDENCE OVER THESE SPECIFICATIONS.

DIVISION 4 - MASONRY

- (A) STONE VENEER MASONRY AT FIREPLACE AND EXTERIOR SHALL BE ADEQUATELY SUPPORTED WITH NOT LESS THAN ONE MASONRY TIE PER TWO SQUARE FEET OF MASONRY. MORTAR JOINTS ARE TO BE TIGHT, DEEP, STRUCK TYPE, OR AS REQUESTED BY OWNER AND APPROVED BY ARCHITECT
- (B) ANY MASONRY SUPPORTED BY WOOD SHALL BE ADHERED, MAXIMUM 40 P.S.F., INSTALLED PER I.R.C. R105.1.2 AND R105.1.2.2
- (C) ALL STRUCTURAL MEMBERS SHALL BE SEPARATED FROM MASONRY BY 1/2" MINIMUM
- (D) ALL FULL THICKNESS STONE VENEER OVER 5 FEET IN HEIGHT SHALL HAVE CONTINUOUS SUPPORT TO FOUNDATION OR FOOTINGS. SEE CROSS SECTIONS FOR OTHER SUPPORT DETAILS. REFER TO I.R.C. SEC. 703

DIVISION 5 - METALS

FRAMING CONNECTIONS

- (A) ALL FRAMING CONNECTORS INDICATED ON PLAN ARE TO BE SIMPSON, SPECIAL SHOP FABRICATION OR AS SPECIFIED BY ARCHITECT OR ENGINEER
- (B) ALL METAL WORK SHALL BE PERFORMED USING HIGHEST PROFESSIONAL STANDARDS AND ALL STEEL EXPOSED TO WEATHER IS TO BE PRIMED AND PAINTED PRIOR TO INSTALLATION. CONSULT ARCHITECT FOR COLOR CHOICE

DIVISION 6 - WOOD AND PLASTICS

ROUGH CARPENTRY

- (A) WOOD FOR STRUCTURAL FRAMING SHALL BE VISUALLY STRESS-GRADED "NO. 2" PREDI, DOUGLAS FIR, OR CONFORMING TO "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION..." BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (THE I.R.C. OR OTHERWISE NOTED)
- (B) ALL MICRO LAM MEMBERS ARE DENOTED "ML" OR "LVL" ON THE DRAWINGS, AND SHALL BE STANDARD SIZES AS FABRICATED BY "TRUSJOIST CORPORATION". OTHER SIMILAR MEMBERS OF EQUAL OR GREATER STRENGTH MAY BE USED FOR MICRO LAM MEMBERS IF APPROVED BY THE ARCHITECT OR ENGINEER
- (C) SHOP FABRICATED JOISTS AND RAFTERS SHALL BE "I" TYPE MEMBERS FABRICATED BY "TRUSJOIST CORPORATION" OR AN APPROVED EQUAL
- (D) PROVIDE CROSS-BRIDGING AT CENTER OF ANY SPAN OVER 8'-0" FOR ALL WOOD JOISTS AND RAFTERS, AND SOLID 2X BLOCKING BETWEEN JOISTS AND RAFTERS AT SUPPORTS
- (E) PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BETWEEN JOISTS UNDER ALL PARTITIONS RUNNING PERPENDICULAR
- (F) TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON CO. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IN THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED, IF APPROVED BY THE ARCHITECT OR ENGINEER
- (G) FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE I.R.C. SCHEDULE UNLESS OTHERWISE NOTED. SEE GENERAL STRUCTURAL NOTES
- (H) TRAPDOOR FOR ROOF AND FLOOR SHEATHING SHALL BE DFP4 GRADE
- (I) TRADEMARKED C-D EXTERIOR AND SHALL CONFORM TO STANDARD PS 1-66 OF THE ENGINEERED WOOD ASSOCIATION. JOISTS SPECIFIED BY THE OWNER SHALL BE GENERAL STRUCTURAL NOTES. FLOOR SHEATHING: 3/4" 1/8" ROOF 5/8" MIN. CDX
- (J) ROUGH FLOOR TO BE 3/4" 1/8 PLYWOOD, "HARMBOD" OR APPROVED EQUAL. INSTALL PLYWOOD FLOOR WITH ADHESIVE APPLIED TO JOISTS AND WITH 10D RING-SHANKED NAILS SPACED 6" O.C. AT PANEL EDGES AND 10" O.C. OVER INTERMEDIATE SUPPORTS. STAGGER ALL ADJACENT PANELS
- (K) ADHESIVE FOR INSTALLING PLYWOOD FLOOR SHALL BE OF TYPE APPROVED BY ENGINEERED WOOD ASSOCIATION AND APPLIED AS RECOMMENDED BY THE MANUFACTURER
- (L) WALL SHEATHING TO BE 1/2" CDX PLYWOOD, OR AS SPECIFIED ON DRAWINGS
- (M) ARCHITECT IS TO BE CONSULTED FOR REQUIRED CORNER BRACING; 1/2" CDX PLYWOOD OR METAL SHEAR BRACES

- (M) INSTALL BRIDGING AND BLOCKING AS WORK PROGRESSES. FRAME OPENINGS FOR PIPES OR DUCTS SO AS NOT TO CUT OR DAMAGE ANY STRUCTURAL MEMBER
- (N) INTERIOR PARTITIONS, BLOCKING, FIRE STOPS, HEADERS, ETC. WITH ADEQUATE SPIKES AND NAILS TO PROVIDE A RIGID INSTALLATION. NOTCH AND FRAME AROUND PLUMBING, HEATING, ELECTRICAL INSTALLATIONS AND REQUIRED RECESSES. PROVIDE BLOCKING AND BACKING AS REQUIRED FOR CABINETS, ACCESSORIES, SHELVING, ETC.

- (O) ATTACH ALL EXTERIOR SIDING WITH APPROPRIATE STAINLESS STEEL NAILS.
- (P) NOTHING WRITTEN IN THESE NOTES SHALL HAVE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES

FINISH CARPENTRY

- (A) EXTERIOR SHALL BE AS FOLLOWS: D' LOG HORIZONTAL SIDING PER ELEVATIONS. EXTERIOR SHEATHING TO BE COVERED W/ 30# FELT PAPER OR EQ.
- (B) FASCIA BOARD SHALL BE NUMBER ONE 2X CEDAR, STAINED.
- (C) SOFFIT MATERIAL SHALL BE T&G BEETLE KILL TIGHT KNOT PINE OR EQUAL. (VERIFY)
- (D) INTERIOR TRIM SHALL BE ALDER, AS FOLLOWS: (VERIFY WITH OWNER) WINDOWS AND DOORS 1X6 WITH 1X8 HEAD AND SILL, BASE 1X8 WITH EASED EDGES, BANDING, FILLED, STAINED AND SEALED
- (E) INTERIORS SHALL BE NEATLY FINISHED WITH GLUED CORNERS AND A TIGHT FIT. ALL WORK SHALL BE OF PROFESSIONAL QUALITY USING APPROPRIATE CONNECTORS, NAILS, SCREWS, ETC. ALL NAILS TO BE COUNTER SUNK
- (F) CABINETS SHALL BE SECURELY FASTENED TO WALLS USING APPROPRIATE METHODS. PROVIDE NECESSARY BACKING, BLOCKING, ANCHORS, BASES, CLEATS, ETC.
- (G) RAIL RAILINGS HANDRAILS, CHAIR RAILS, ETC. TO HAVE RECESSED AND FILLED
- (H) NAIL OR SCREWS AND TO HAVE EASED EDGES. SAND SMOOTH BEFORE FINISHING
- (I) SHELVING AS SHOWN ON DRAWINGS TO BE 3/4" FIR PLYWOOD, PRIMER GRADE WITH CLEAR FIR OR ALDER EDGINGS. SHELVING AND ALL TRIM SHALL BE FINISHED, FILLED AND READY FOR STAIN

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

GENERAL

STANDARDS FOR THIS WORK WILL BE MANUFACTURER'S STANDARDS AND RECOMMENDED PROCEDURES. ALL MATERIALS WILL BE STORED OUT OF THE WEATHER AND KEPT COMPLETELY DRY. ANY MATERIALS DAMAGED WILL BE REJECTED

- (A) ALL INSULATION PRODUCTS SHALL HAVE SHOWN ON THE PRODUCT OR PACKAGING: "R" OR "U" VALUE, FIRE CLASSIFICATION. SEE REQUIRED VALUES IN THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE CHART BELOW
- (B) INSULATION TYPES REQUIRED: "CORBOND" OR APPROVED BLOWN FIBERGLASS FOR WALLS, FLOORS AND ROOF
- (C) WHERE REQUIRED, 6 MIL CLEAR POLYETHYLENE SHEETING IS TO BE CAREFULLY APPLIED WITH ALL SEAMS SEALED WITH DUCT TAPE ON ALL INTERIOR SURFACES OF EXTERIOR WALLS AND CEILINGS. TAPE ALL PENETRATIONS. ALL WOOD PANELLED INTERIOR SURFACES SHALL BE BACKED WITH WOOD SHEATHING PRODUCT OR GYP. BOARD, TAPED EDGES
- (D) ALL WINDOW AND DOOR FRAMES TO BE FOAM SEALED

ROOFING

- (A) ROOF TO INCLUDE COMPLETE FINISHED APPLICATION FROM CLEAN PLYWOOD DECK, APPLICATION OF COPPER (OR APPROVED EQ.) FLASHING AND ROOFING MATERIAL. MATERIAL TO BE CORRUGATED CORTEN STEEL PER ROOF PLANS
- (B) THE ROOF IS TO BE GOLF SURFACE TYPE WITH 3" MINIMUM CIRCULATING AIR SPACE. UTILIZE ADEQUATE VENTS AT TOP AND BOTTOM OF ALL COLD AIR SPACES TO MAKE CERTAIN THAT ALL AREAS OF THE ROOF ARE KEPT WELL VENTED
- (C) ALL VALLEY SLEEPERS SHALL BE CUT SHORT OF VALLEYS. ALL AIR SPACES SHALL BE VENTED TO DOORHOUSE OR GABLE END VENT
- (D) ENTIRE ROOF UNDERLAYMENT TO BE ICE AND WATER SHIELD AS MANUFACTURED BY KIRK BRAND CO. OR EQUAL BUTHARD
- (E) ROOF SHINGLES AND ICE AND WATER SHIELD TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND APPLICABLE COUNTY CODE REQUIREMENTS
- (F) SEE DIVISION 10; LOUVER AND VENTS (D); FOR PLUMBING VENT NOTE
- (G) SEE ROOF PLAN FOR MATERIAL AND LOCATION

SEALANTS

- (A) SEALANT TO BE GENERAL ELECTRIC SILICONE CONSTRUCTION SEALANT, MANUFACTURED BY GENERAL ELECTRIC CO. WATERFORD N.Y. OR APPROVED EQUAL
- (B) COLOR TO MATCH ADJACENT SURFACES AND AS SELECTED BY THE ARCHITECT
- (C) PREPARE ALL SURFACES TO RECEIVE SEALANT SO THEY ARE CLEAN AND FREE OF DIRT, OIL, AND OTHER DEBRIS. APPLY SEALANT PER MANUFACTURER'S CURRENT INSTRUCTIONS LEAVING A SMOOTH AND WEATHER TIGHT JOINT. APPLY SEALANT TO ALL EDGES OF WINDOWS, CORNER TRIM, ETC. SILICONE SEAL UNDER ALL EXTERIOR DOOR THRESHOLDS AS THEY ARE INSTALLED
- (D) ALL SPACES TOO SMALL FOR BATT OR BLOWN INSULATION SHALL BE FILLED W/ FOAM AND OR CAULK

DIVISION 8 - DOORS AND WINDOWS

DOORS

- (A) ANY DOOR SEPARATING THE GARAGE AREA FROM ANY LIVING AREA SHALL BE A SOLID CORE 1 3/8" OR THICKER, OR RATED 20 MINUTES. SEE PLANS FOR DOOR LOCATIONS

WINDOWS

- (A) METAL GLAD WOOD WINDOWS TO BE "LINCOLN" OR APPROVED EQUAL AND TO BE OF SIZES AS INDICATED IN MANUFACTURER'S REPRESENTATIVE'S WINDOW SCHEDULE. INSTALL ALL WINDOWS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. ALL WINDOWS TO FIT PROPERLY AND ALL EDGES OF FRAME PACKED WITH FIBERGLASS OR FOAM INSULATION, AND ALL EDGES CAULKED
- (B) ALL WINDOWS TO BE DOUBLE-GLAZED WITH INSULATED GLASS (U VALUE OF 0.30 OR LESS). PROVIDE WINDOWS WITH ALL NECESSARY HARDWARE AND SCREENS. BID ALL WINDOWS W/ LOW E GLASS, COLOR TO BE DETERMINED BY OWNER
- (C) NO WINDOWS ARE TO BE ORDERED BEFORE ROUGH OPENINGS ARE CONFIRMED IN FIELD
- (D) ALL WINDOWS ARE TO BE INSTALLED PER SPECIFIC MANUFACTURE'S INSTRUCTIONS AND SPECIFICATIONS

HARDWARE

- (A) ALL DOOR HARDWARE CHOSEN BY OWNER AND INSTALLED BY CONTRACTOR

DIVISION 9 - FINISHES

SCOPE

STANDARDS FOR THIS WORK WILL BE MANUFACTURER'S STANDARDS AND RECOMMENDED PROCEDURES. ALL MATERIALS WILL BE STORED OUT OF THE WEATHER AND KEPT COMPLETELY DRY. ANY DAMAGED MATERIAL WILL BE REJECTED. CONSULT ROOM FINISH SCHEDULE, THE FLOOR PLANS, AND THE OWNER FOR EACH ROOM'S FINISH

GYPSON WALLBOARD

- (A) REGULAR GYPSON WALLBOARD SHALL BE 5/8" THICK. LONG EDGES SHALL BE TAPERED. ALL GYPSON BOARD IS TO BE SCREENED, NOT NAILED. GYPSON BOARD IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS INCLUDING PROPER TEMPERATURE AND VENTILATION FOR INSTALLATION
- (B) FIRE-SHIELD 5/8" LONG EDGES SHALL BE TAPERED. WALLBOARD SHALL BE DELIVERED TO JOB BUNDLED AND BEARING IDENTIFICATION AS TO THE CORRECT DESIGN NUMBER FOR THESE DRAWINGS AND SPECIFICATIONS
- (C) CORNER BEADS SHALL BE GALVANIZED STEEL. CASING BEADS AND TRIM SHALL BE GALVANIZED STEEL
- (D) TEXTURE; REFER TO ROOM FINISH SCHEDULE, AND OWNERS FOR WALLBOARD FINISHES

FLOORING

- (A) PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPPLIES TO PERFORM THE COMPLETE TILE WORK AS SHOWN ON DRAWINGS AND DESCRIBED HEREIN. THIS INCLUDES THE TILE AND ADHESIVE. INSTALL ALL FLOOR TILE MATERIALS PER MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS. PREPARE SURFACES, FLOORS FOR TILE INSTALLATION BY SANDING, JOINTS SMOOTH AND CLEANING FLOOR OF ALL DEBRIS AND DUST. ALL TILE FLOORS SHALL HAVE ADEQUATE UNDERLAYMENT
- (B) CLEAN ADJACENT SURFACES STAINED BY CARPET INSTALLATION

- (C) ALL TILE IS TO BE INSTALLED IN FULL COMPLIANCE WITH RECOMMENDATIONS PRESENTED IN THE LATEST EDITION OF "THE HANDBOOK FOR CERAMIC TILE INSTALLATION" PUBLISHED BY THE TILE COUNCIL OF NORTH AMERICA, INC. "SCHLUTER DITRA" UNDERLAYMENT TO BE INSTALLED UNDER ALL TILE FLOORS
- (E) WOOD FLOORS SHALL BE 3/4" NOMINAL T/G #2, BLIND NAILED OVER ONE LAYER OF RED ROBIN PAPER, SAND, FILL AND FINISH WITH 2 COATS EGGSHELL POLYURETHANE. STAIN AND MATERIAL PER OWNER'S SPECIFICATIONS

PAINTING

- (A) SUBMIT SAMPLES OF FINISH COLORS FOR WOOD, AND NAMES OF PAINT MANUFACTURERS PRODUCTS TO BE USED TO THE OWNER FOR APPROVAL. DELIVER MATERIALS TO THE JOB SITE IN ORIGINAL CONTAINERS THAT IDENTIFY THE PRODUCT MANUFACTURER AND QUALITY. STORE MATERIALS IN A WELL VENTILATED ROOM AND REMOVE SOLID RAGS AND MATERIALS DAILY
- (B) INSPECT WORK DONE BY OTHERS PRIOR TO START OF PAINTING WORK. RECTIFY ANY DAMAGE TO SURFACES SUCH AS SCRATCHES, ABRASIONS, CHECKS, BURRS, DENTS, SOIL MARKS, ETC. IN A MANNER THAT WILL MAKE THE SURFACE ACCEPTABLE FOR FIELD PAINTING AND FINISH. REPLACE ANY SURFACES THAT ARE DAMAGED BEYOND REPAIR
- (C) SKILLED WORKMEN WILL BE REQUIRED TO PROVIDE A NEAT AND EVEN APPLICATION OF PAINT AND STAIN WORK. SURFACES (INTERIOR AND EXTERIOR) TO BE UNDER ADEQUATE ILLUMINATION HAVE ADEQUATE VENTILATION AND SATISFACTORY TEMPERATURE TO ASSURE AN EVEN APPLICATION AND SUITABLE DRYING CONDITIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR APPLICATION OF EACH PRODUCT. PROTECT SURFACES ADJACENT TO PAINT AREAS FROM DAMAGE DUE TO SPRAYING, DRIPPING OR SPILLING. MASK AS NECESSARY AND USE DROP CLOTHES AS NEEDED. CLEAN UP ALL PAINT SPOTS ON OTHER SURFACES AT THE COMPLETION OF THE PAINT. EXAMINE ALL SURFACES WITH MINERALS SPIRITS, TESTERS, ETC. OIL, GREASE, OR RUST. REPAIR DAMAGE TO PAINTED SURFACES CAUSED BY SUBSEQUENT CONSTRUCTION ACTIVITY AND RESTORE TO ACCEPTABLE FINISH CONDITION
- (D) BACK PRIME BUILT-IN MILLWORK, TRIM, SIDING, ETC. PRIOR TO INSTALLATION AT EXTERIOR LOCATIONS. REMOVE FITTING DOORS FROM FRAMES FOR SEALING AND REHANG WHEN DRY
- (E) SAND WOOD SURFACES SMOOTH AND REMOVE ANY STAINS PRIOR TO THE APPLICATION OF SEALERS OR PRIMERS TO THE WOOD SURFACES. ON "PAINTED" WOOD SURFACES, FILL HOLES, CHECKS AND JOINTS WITH WOOD SPACKLE AND SAND SMOOTH WITH ADJACENT SURFACES. SAND PAINTED SURFACES BETWEEN COATS TO ASSURE GOOD BOND AND ELIMINATE BUILDUP AND BLEMISHES. APPLY WALL AND CEILING PAINTS WITH A BRUSH, ROLLER OR SPRAYER. TWO COATS MINIMUM. ON NATURAL WOOD SURFACES, FILL HOLES, CHECKS, ETC. WITH COLOR MATCHING PUTTY AFTER STAIN AND SEAL APPLICATION TO THE WOOD SURFACE. WIFE WOOD STAIN APPLICATION UNIFORMLY, SAND LIGHTLY AFTER FIRST COAT OF VARNISH FINISH

DIVISION 10 - SPECIALTIES

LOUVERS AND VENTS

- (A) BATH EXHAUST FAN VENTS TO BE NUTONE, BROAN OR EQUAL, LOW SONE TYPE
- (B) VENTINGS SHOULD BE INSTALLED AS INSTRUCTED ON MATERIALS AND TYPE (APPROVED BY ARCHITECT, PRIMER AND PAINT VENTS TO MATCH SIDING)
- (C) ALL ROOFS ARE TO BE GOLF SURFACE TYPE. IT IS CRITICAL THAT THE CONTRACTOR INSURES ADEQUATE AIR SPACE AND VENTING TO PROVIDE A FUNCTIONAL COLD ROOF SYSTEM. SEE DIVISION 7, ROOFING FOR SPECIFICATIONS, AND CONSULT ARCHITECT FOR ADDITIONAL DETAILS IF NECESSARY
- (D) ALL PLUMBING VENTS ARE TO BE COMBINED INTO MINIMUM ROOF PENETRATIONS. USE COPPER FLASHING CUT VENT LENGTHS TO MINIMUM AND SHEATH WHITE PVC WITH COPPER OR SWITCH TO COPPER VENT PIPE WHERE EXPOSED ABOVE ROOF LINE
- (E) ALL HVAC SUPPLIES TO BE WRAPPED W/ R-8 INSULATION, RETURNS WRAPPED W/ R-6 UNLESS COMPLETELY INSIDE INSULATED ENVELOPE PER IECC SECTION 403. SEAL ALL JOINTS W/ DUCT TAPE

TOILET AND BATH ACCESSORIES

- (A) PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPPLIES REQUIRED FOR THE COMPLETE BATH ACCESSORIES PORTION OF THE WORK AS SHOWN ON THE DRAWINGS, AND SPECIFIED BY THE OWNERS, (TOWEL BARS, MEDICINE CABINETS, ETC.)

DIVISION 11 - EQUIPMENT

NOT APPLICABLE

DIVISION 12 - FURNISHINGS

NOT APPLICABLE

DIVISION 13 - SPECIAL CONSTRUCTION

NOT APPLICABLE

DIVISION 14 - CONVEYING SYSTEMS

NOT APPLICABLE

DIVISION 15 - MECHANICAL

- (A) SEE EM SHEETS FOR GENERAL NOTES CONCERNING THIS DIVISION
- (B) HOT & COLD WATER SUPPLIES TO BE WRAPPED W/ R-2 MINIMUM INSULATION.

DIVISION 16 - ELECTRICAL

- (A) SEE EM SHEETS FOR GENERAL NOTES CONCERNING THIS DIVISION
- (B) VERIFY LOCATIONS OF ALL FIXTURES AND OUTLETS BEFORE WORK COMMENCES. ALL FIXTURES SHALL BE CHOSEN BY THE OWNER
- (C) ALL SMOKE DETECTORS SHALL BE LINE VOLTAGE INTERCONNECTED WITH BATTERY BACKUP. A SMOKE DETECTOR SHALL BE LOCATED IN EACH BEDROOM, THE ACCESS TO EACH BEDROOM (I.E. HALLWAY) AND ON EACH FLOOR, INCLUDING THE BASEMENT. SEE LATEST I.R.C. FOR FURTHER REQUIREMENTS AND SPECIAL CONDITIONS
- (D) IT IS THE RESPONSIBILITY OF THE ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS TO ADHERE TO ALL NATIONAL AND LOCAL CODES

PREScriptive PATH METHOD TO BE USED FOR I.E.C.C. COMPLIANCE

INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE (2018)

I.E.C.C. CLIMATE ZONE: 7, DRY

FENESTRATION U FACTOR: 30 OR LESS
[CEILING R VALUE: 49 MINIMUM]
WOOD FRAME WALL R VALUE: 20+5 OR 13+10 OR 27+0 (*SEE NOTES)
[FLOOR R VALUE: 58 (*SEE NOTES)]
BASEMENT WALL R VALUE: 15 (CONTINUOUS) OR 19 (CAVITY)
[SLAB R VALUE: 10 (FROST DEPTH: 4 FEET)]
[CRAWL SPACE R VALUE: 15 (CONTINUOUS) OR R19 (CAVITY)]

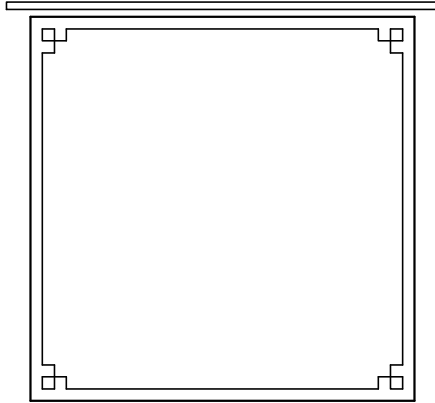
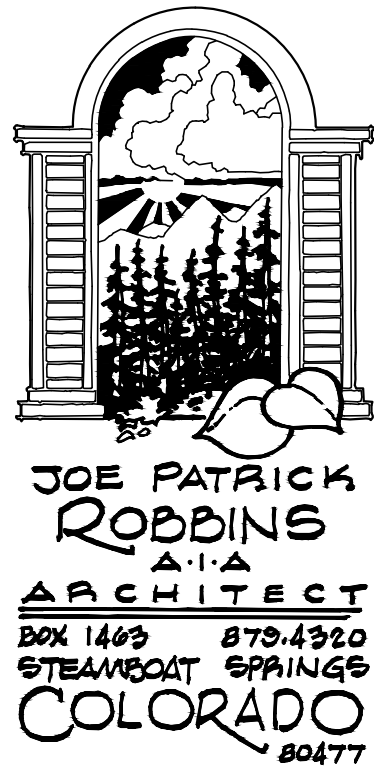
*NOTES:

- [SUPPLY AND RETURN DUCTS SHALL BE INSULATED WITH R8 MINIMUM]
- [MECHANICAL CONTRACTOR SHALL INSTALL DUCTS AND DEVICES PER I.E.C.C. SECTION 403. SEE ALSO, DIVISION 10 ABOVE]
- [HVAC CONTRACTOR MUST SUBMIT HEAT LOAD CALCULATIONS PRIOR TO PERMIT]
- [WOOD FRAME WALL: NUMBER INDICATES CAVITY INSULATION + CONTINUOUS INSULATION R VALUE, THEREFOR 20+5 INDICATES R20 CAVITY +R5 CONTINUOUS]
- [FLOOR R VALUE: ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19]

DWN BY:
JFR / BWR
P.U.D MINOR AMEND.
11/28/2021
DD REVIEW
01/05/2022
--THRU--
04/03/2022
P.U.D. TECHNICAL
04/04/2022
BLDG PERMIT
04/27/2022

Reviewed for
Code Compliance

11/28/2022



A NEW PLAN FOR THE

HOME RANCH
FITNESS/
ACTIVITIES

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

OS-1.0