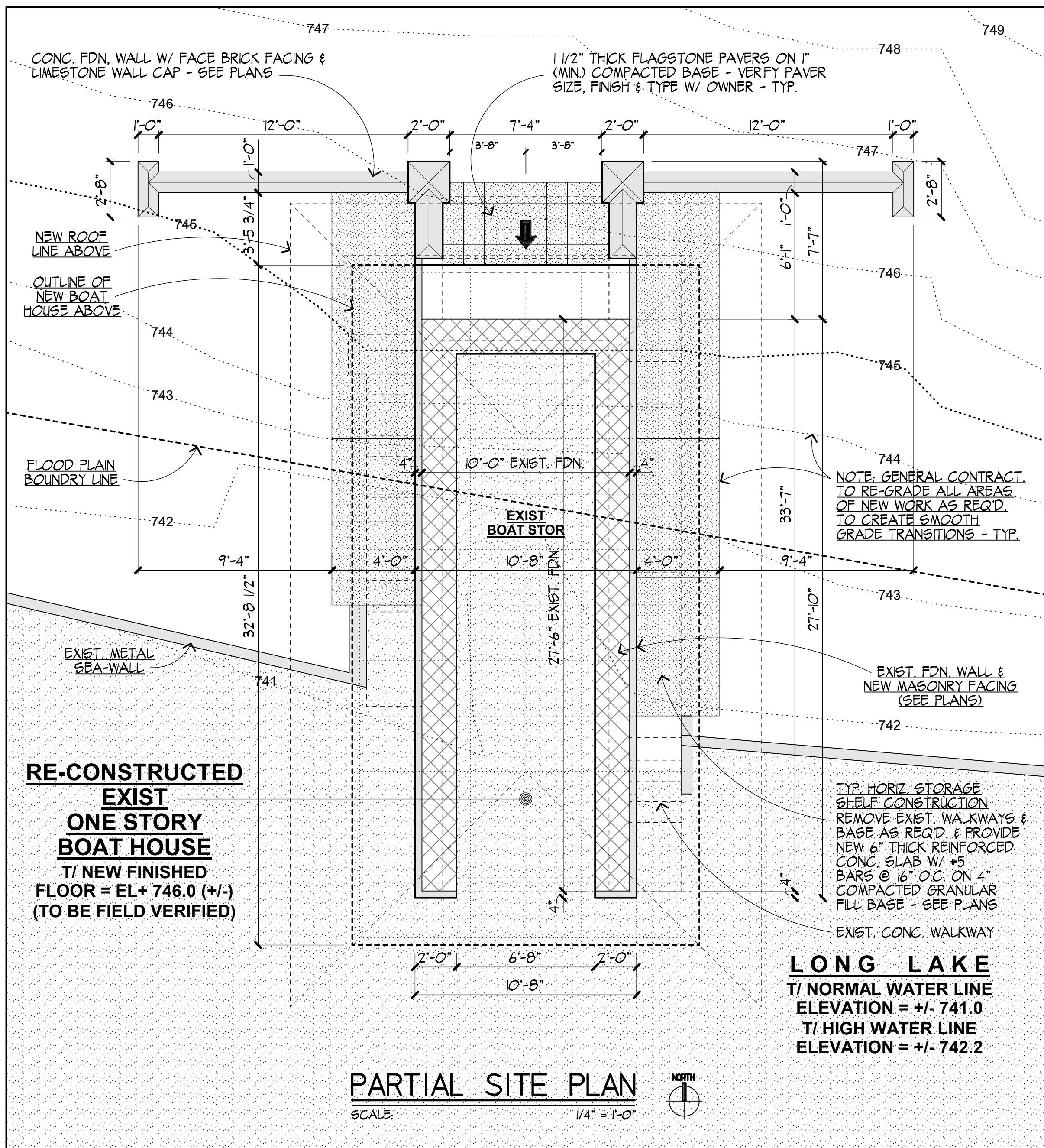


# EXISTING BOAT HOUSE RECONSTRUCTION FOR NEW BOAT HOUSE

EXISTING RESIDENCE - 25819 W. OAK LANE - INGLESIDE - ILLINOIS

## LIST OF ABBREVIATIONS

AB	- Anchor Bolt	F & I	- Furnish & Install	PPT	- Pressure Preservative Treated
ACOUS	- Acoustical	FIN	- Finish		- Prefinished
ADJ	- Adjacent	FLR	- Floor	PREFIN	- Prefinished
AFF	- Above Finished Flr	FDN	- Foundation	PROV	- Provide
ANOD	- Anodized	FFHB	- Fire Proof Hose-Bib	PSF	- Pounds Per
AP	- Acoustical Panel	FRT	- Fire Retardant Treated		- Square Foot
AT	- Acoustical Tile	FTG	- Footing	PSI	- Pounds Per
B	- Bottom of	GA	- Gauge		- Square Inch
BD	- Board	GALV	- Galvanized	PT	- Paint
BIT	- Bituminous	GB	- Gypsum Board	PVMT	- Pavement
BLKG	- Blocking	GC	- General Contractor	QT	- Quarry Tile
BLDG	- Building	GL	- Glass	REINF	- Reinforcing
BM	- Beam	GRAN	- Granular	REQD	- Required
BOT	- Bottom	GYP BD	- Gypsum Board	RM	- Room
BRT	- Bridging	GYP	- Gypsum	SAN	- Sanitary
BRO	- Bearing	H	- High	SCHD	- Schedule
CONC BLK	- Concrete Block	HC	- Handicapped	SECT	- Section
CLG	- Ceiling	HDWRE	- Hardware	SF	- Square Foot
CLR	- Clear	HM	- Hollow Metal	SHT	- Sheet
CPT	- Carpet	HORIZ	- Horizontal	SLV	- Short Leg Vertical
COL	- Column	HP	- High Point	STD	- Standard
COMP	- Compact	HVAC	- Heating, Ventilating	STL	- Steel
CONC	- Concrete		- Air Conditioning	SS	- Service Sink
CONST	- Construction	HW	- Hot Water	STM	- Storm
CONT	- Continuous	INSUL	- Insulation (ed)	ST STL	- Stainless Steel
CONT JT	- Control Joint	INT	- Interior	SUSP	- Suspended
CONTR	- Contractor	JST	- Joist	T/	- Top of
CORR	- Corrugated	JT	- Joint	TEMP	- Temp of
CJ	- Control Joint	LAV	- Lavatory	TOP/	- Top of
CT	- Ceramic Tile	LG	- Long	TJ	- Tie Joist
CW	- Cold Water	LLP	- Long Leg Vertical	TYP	- Typical
DBL	- Double	LV	- Low Point	UNO	- Unless Noted
DET	- Detail	MAS	- Masonry		- Otherwise
DIA	- Diameter	MAX	- Maximum	UR	- Urinal
DR	- Ditto	MET	- Metal	VCT	- Vinyl Composition Tile
DOOR	- Door	MFR	- Manufacture		- Veneal
DWG	- Drawing	MIN	- Minimum	VERT	- Vertical
EJ	- Each	MO	- Masonry Opening	VWC	- Vinyl Wall Covering
EA	- Expansion Joint	ML	- Metal	WC	- Water Closet
ELEC	- Electrical	NIC	- Not in Contract	WD	- Wood
ELEV	- Elevation	OVHD	- Overhead	WH	- Water Heater
EQ	- Equal	OPNG	- Opening	WWF	- Welded Wire Fabric
EWG	- Electrical Water	PARTN	- Partition	WDW	- Window
	- Cooler	PRCS	- Precast		
EXIST	- Existing	PERIM	- Perimeter		
EXP	- Expansion	PL	- Plate		
EXP JT	- Expansion Joint	PLBG	- Plumbing		
EXT	- Exterior	PLF	- Pounds per linear foot		



## ADOPTED CODES

2012 INTERNATIONAL RESIDENTIAL CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2011 NATIONAL ELECTRIC CODE  
ILLINOIS STATE PLUMBING CODE (LATEST EDITION)  
ILLINOIS ACCESSIBILITY CODE (LATEST EDITION)

## PROPERTY INFORMATION

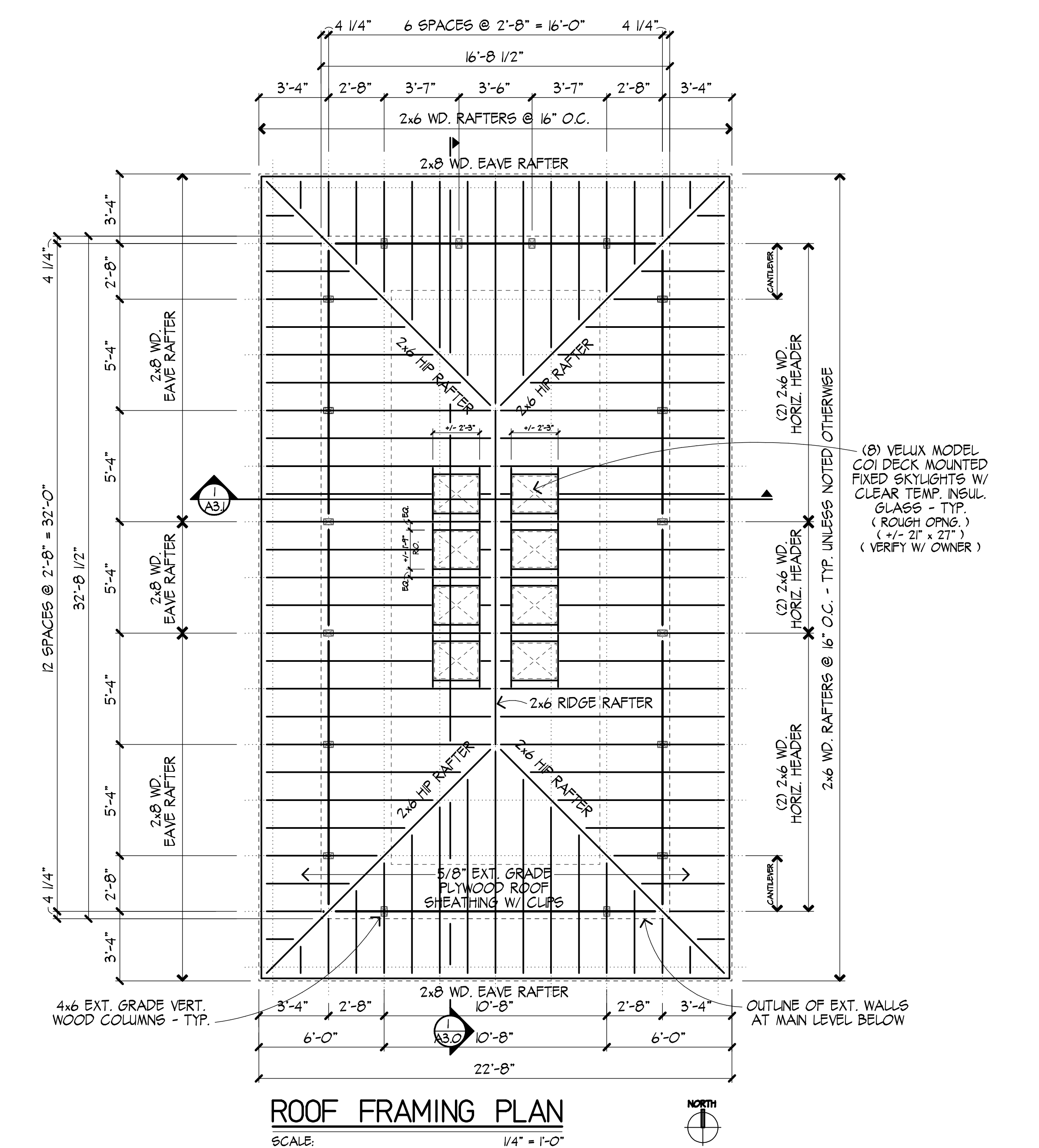
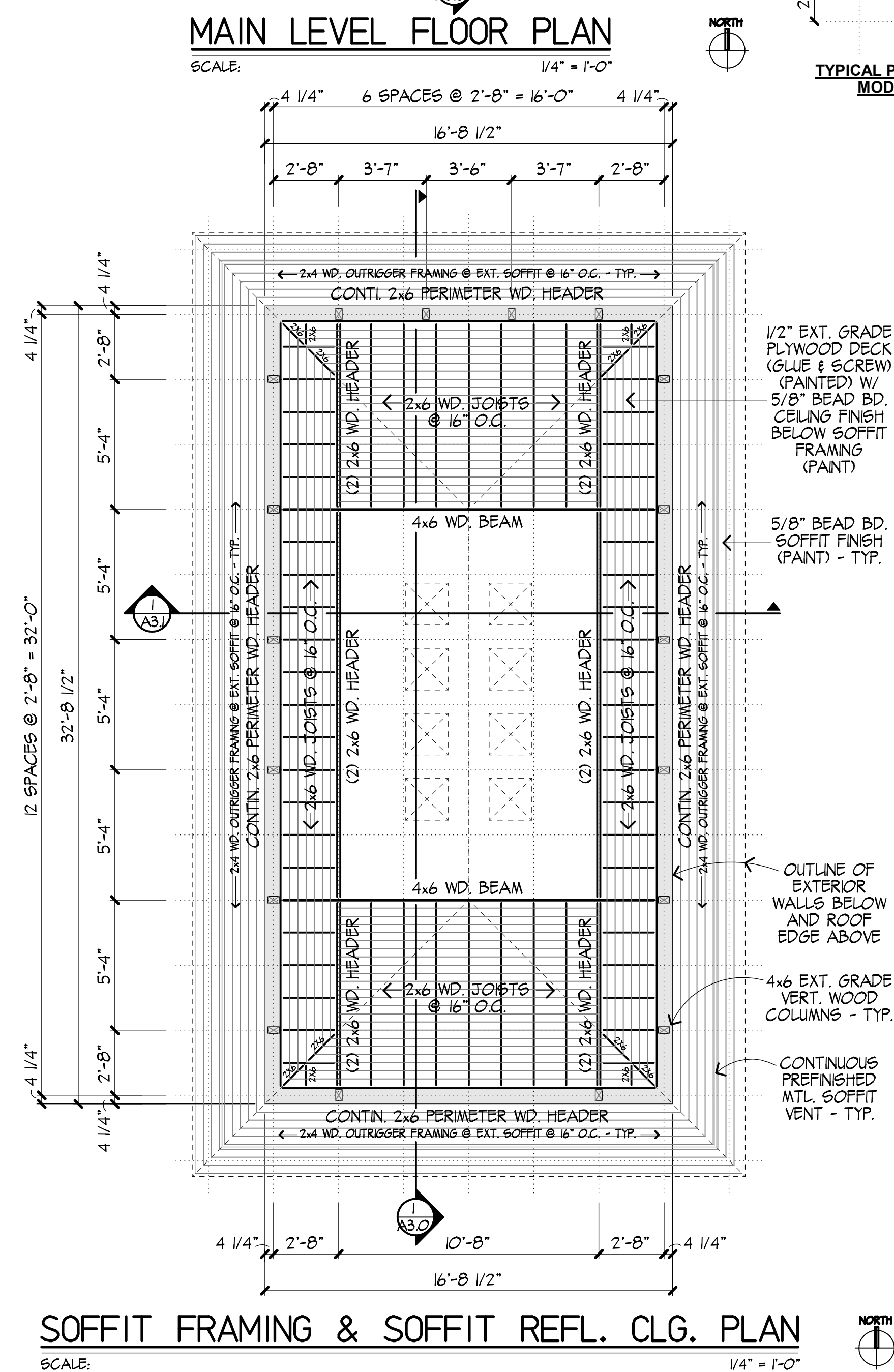
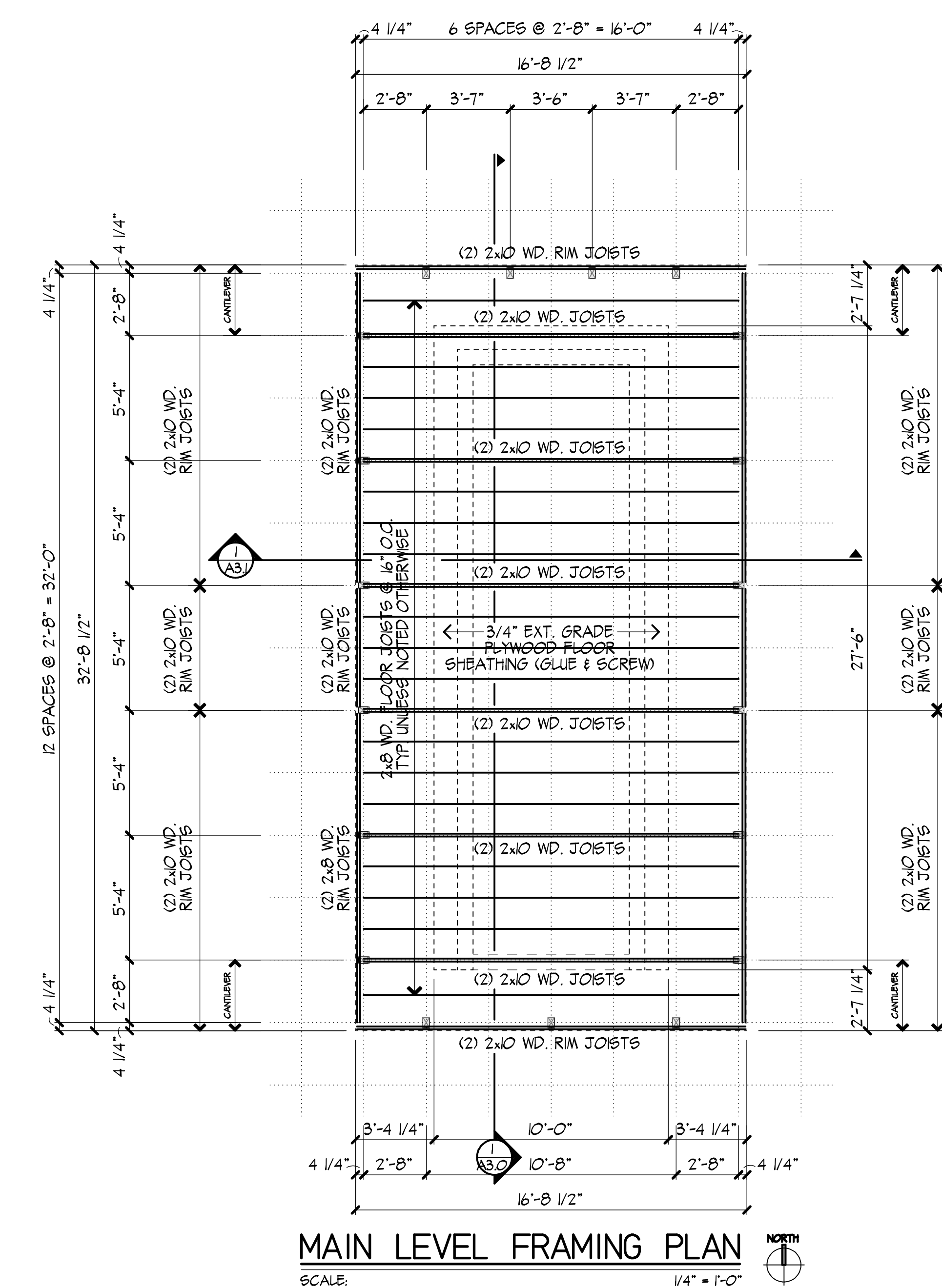
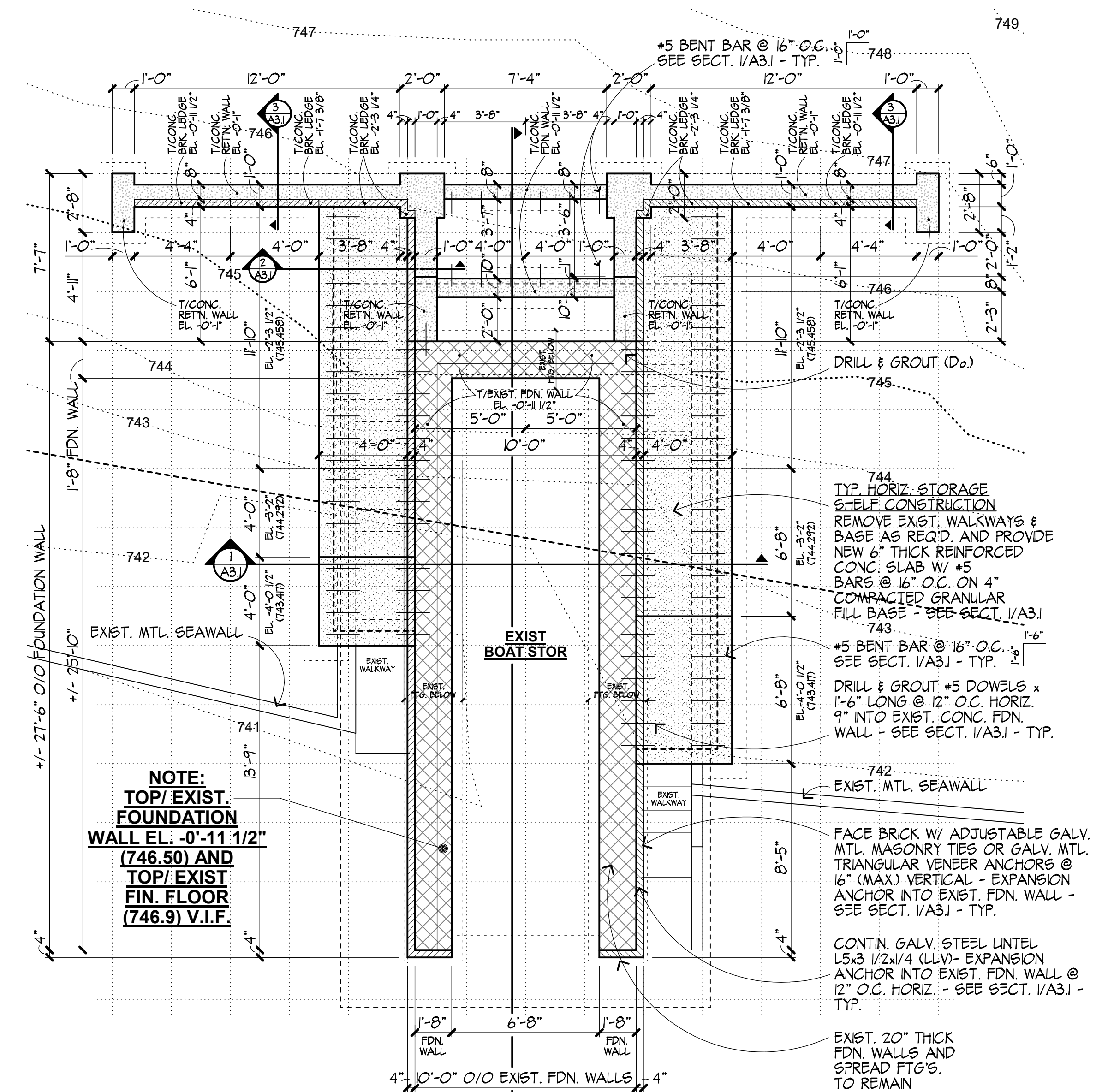
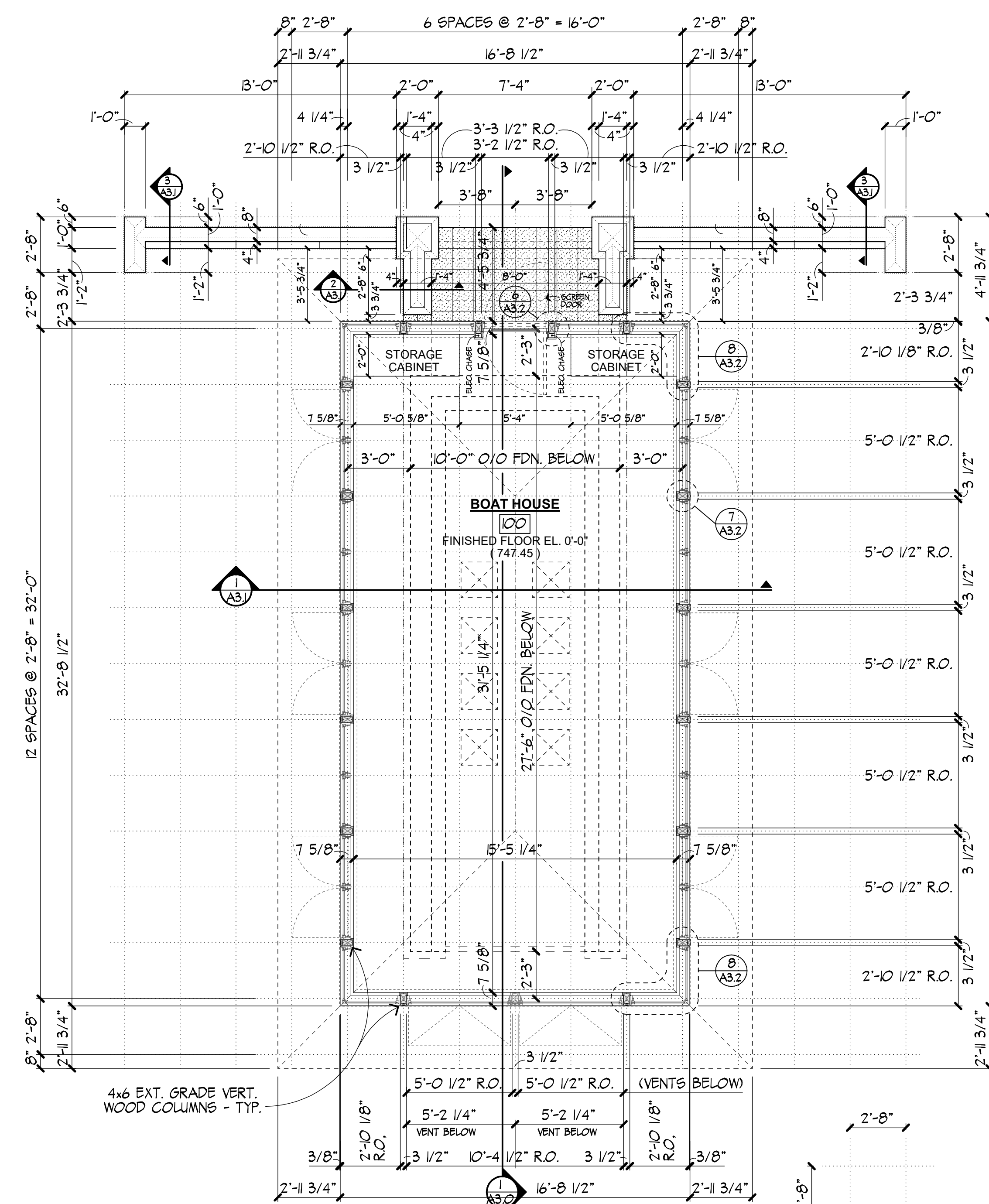
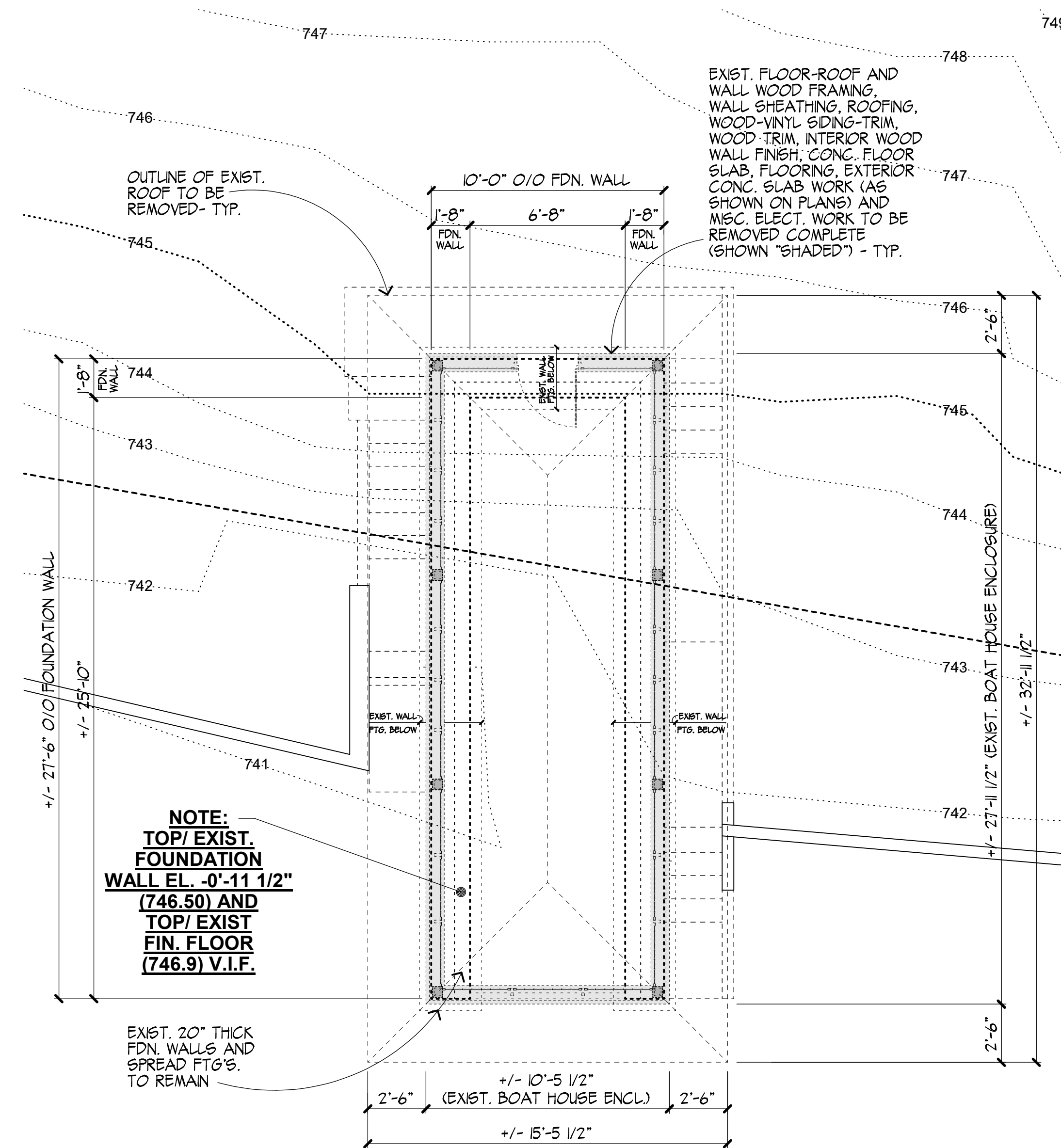
PROPERTY INDEX NUMBER: 05-13-300-001  
ADDRESS: 25819 W. OAK LANE, INGLESIDE, ILLINOIS  
ZONING DISTRICT: R-3

## INDEX TO DRAWINGS

ARCHITECTURAL

- |      |   |
|------|---|
| A0.0 | COVER SHEET AND SITE PLAN   |
| A1.0 | DEMOLITION PLAN, MAIN LEVEL FLOOR PLAN,<br>FOUNDATION PLAN, MAIN LEVEL FRAMING<br>PLAN, SOFFIT FRAMING / REFLECTED CEILING<br>PLAN, ROOF FRAMING PLAN |
| A2.0 | BUILDING AND FOUNDATION ELEVATIONS  |
| A3.0 | OVERALL BUILDING SECTION  |
| A3.1 | OVERALL BUILDING SECTION, DETAILS,<br>GENERAL CONCRETE NOTES  |
| A3.2 | DETAILS   |
| SP1  | SPECIFICATIONS  |





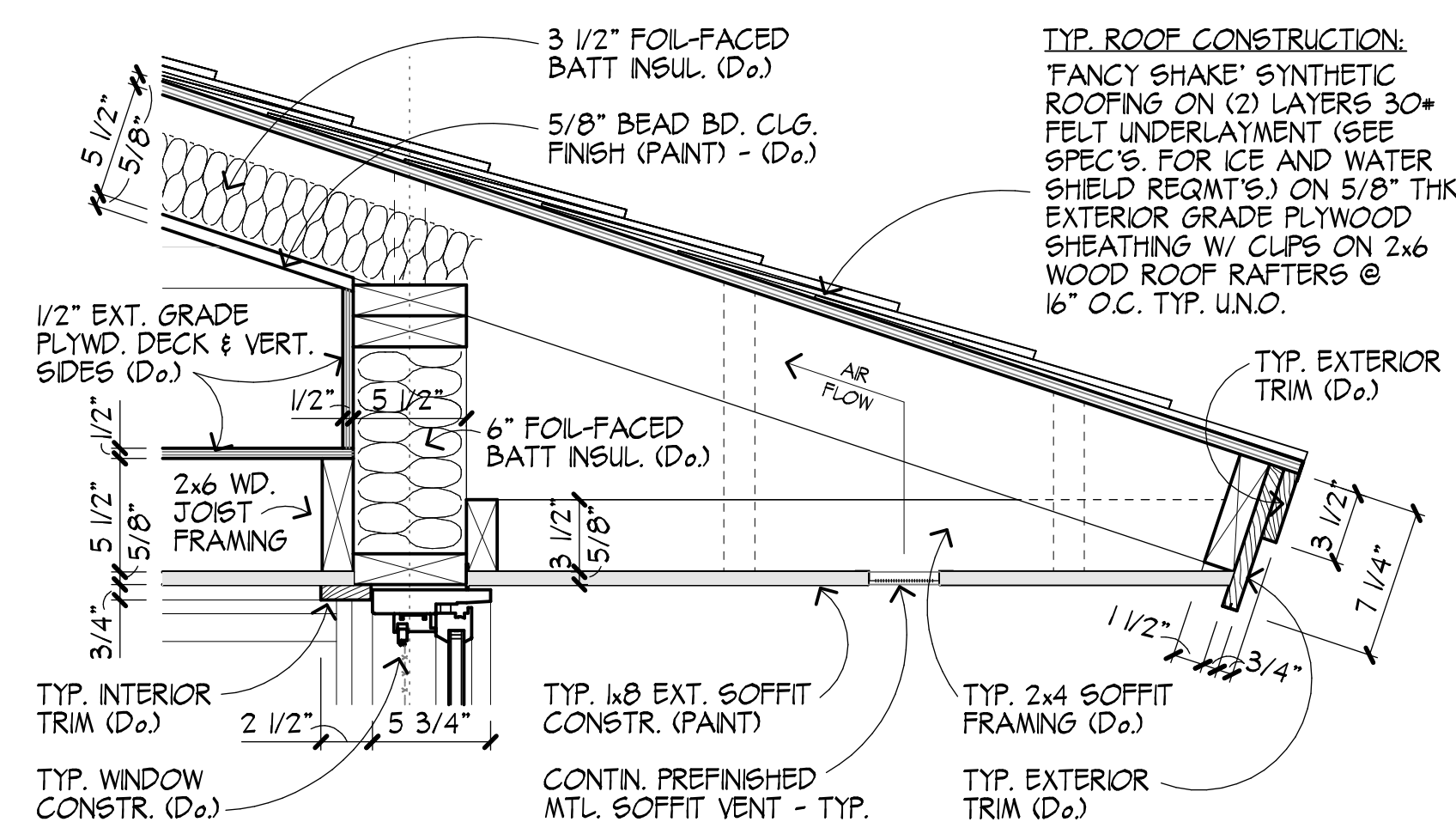




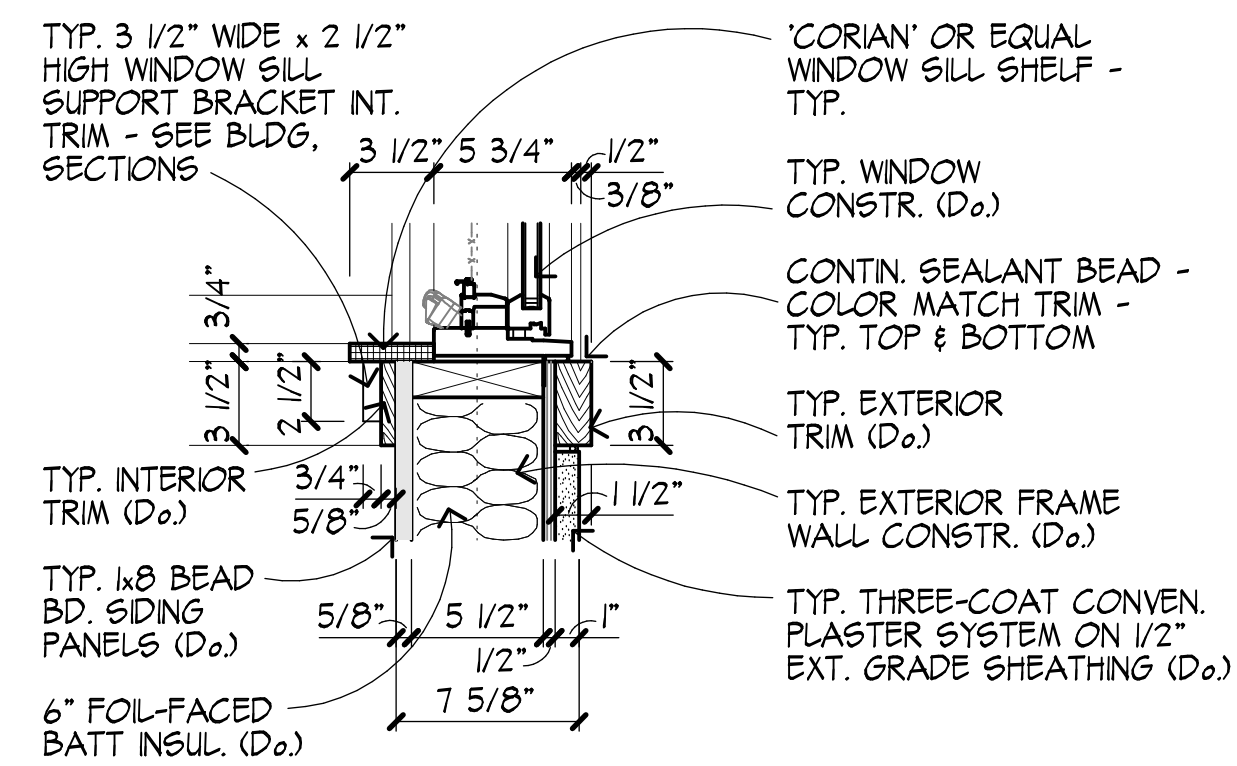
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			MATL.	FINISH	MATL.	FINISH		
(1)	R.O. 82 1/2" x 36 1/2" x 1 3/4"	HINGE	ALUM. GLAD ONK CORE	PREFINISHED ALUM. EXTR.	ALUM. GLAD	PREFINISHED ALUM. EXTR.	SEE SPEC'S. VERIFY W/ OWNER	SEE TYP. BLDG. CONSTRUCT. NOTES & PROJECT SPEC.



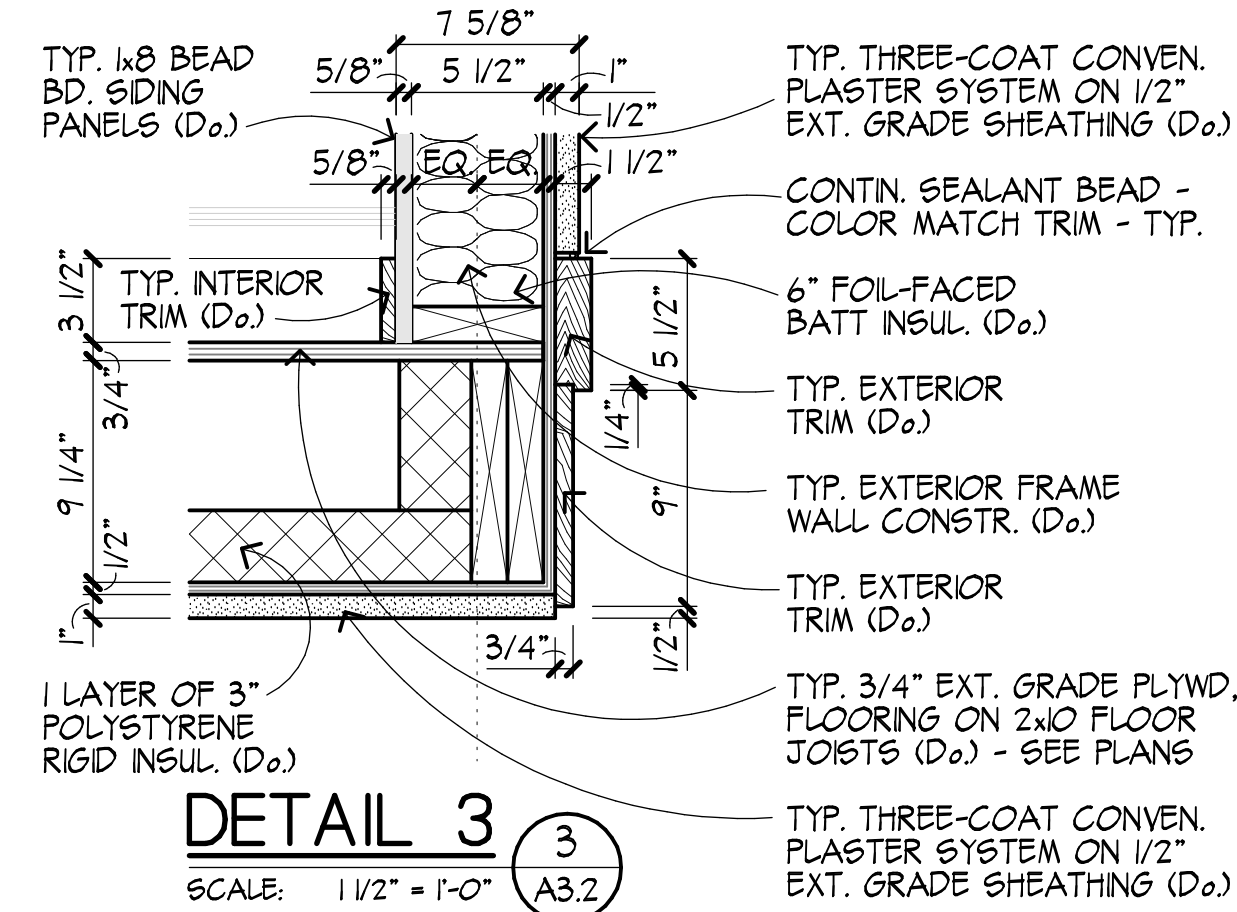




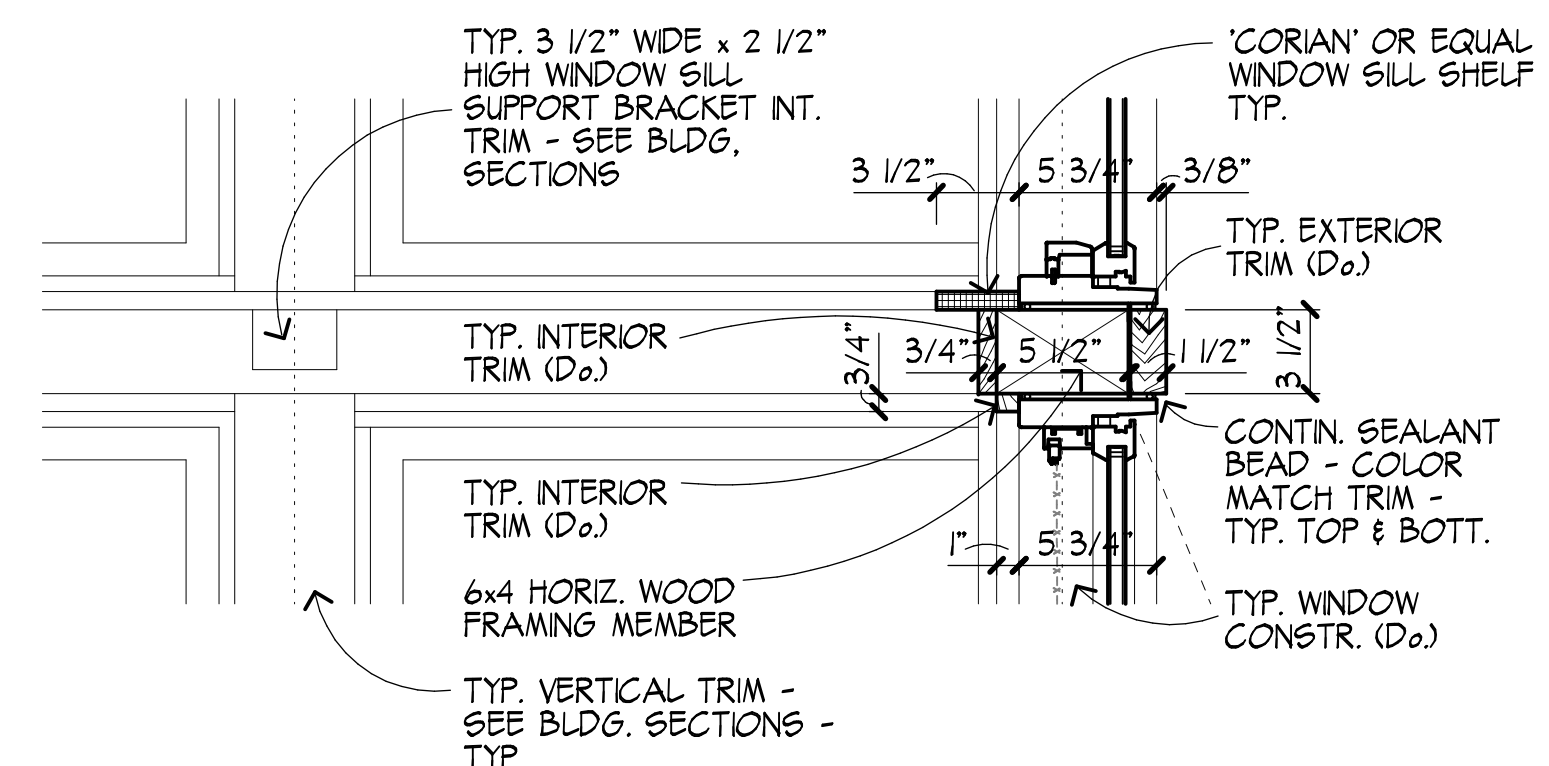
**DETAIL 1**  
SCALE: 1 1/2" = 1'-0"  
A3.2



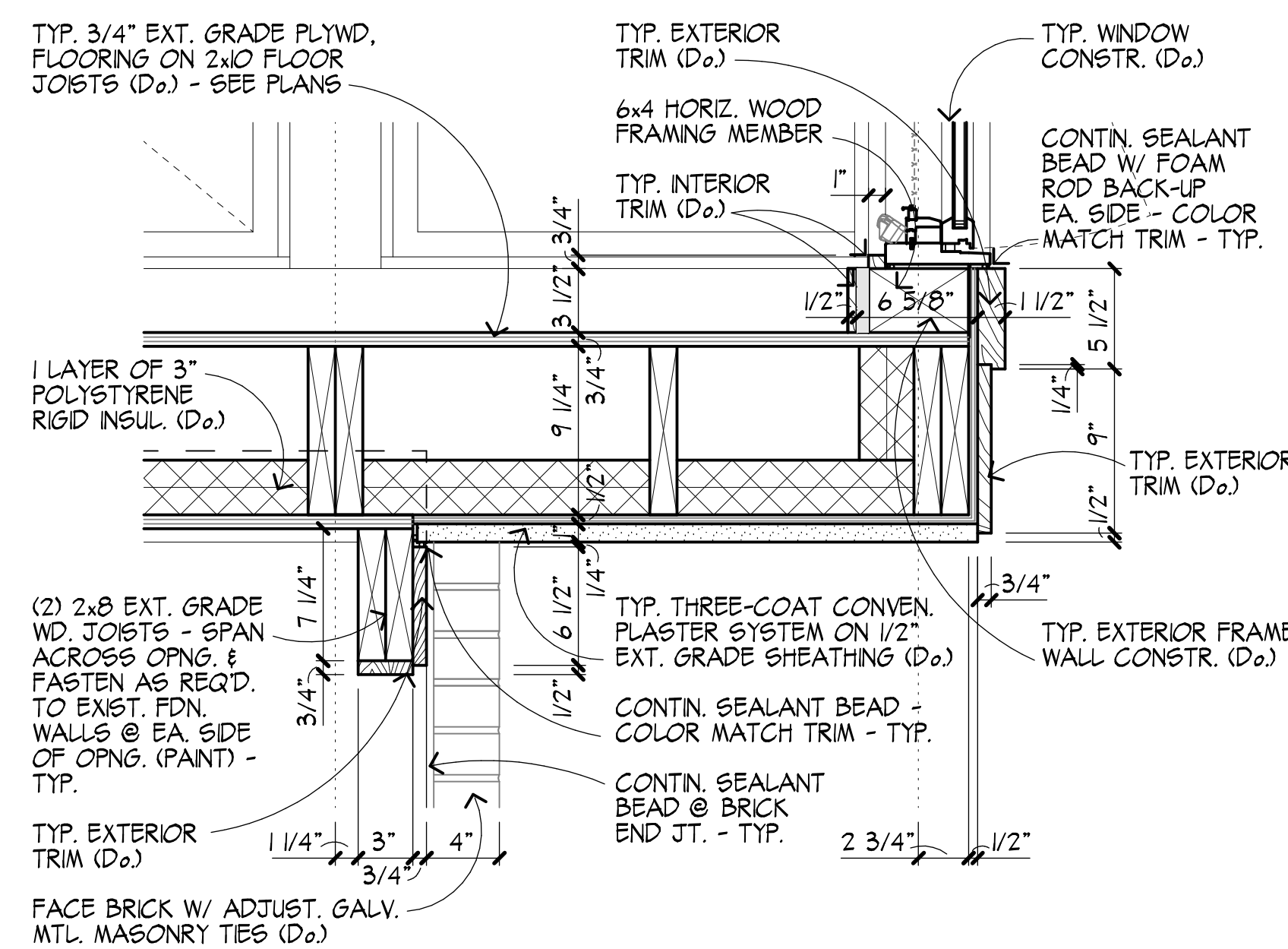
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A3.2



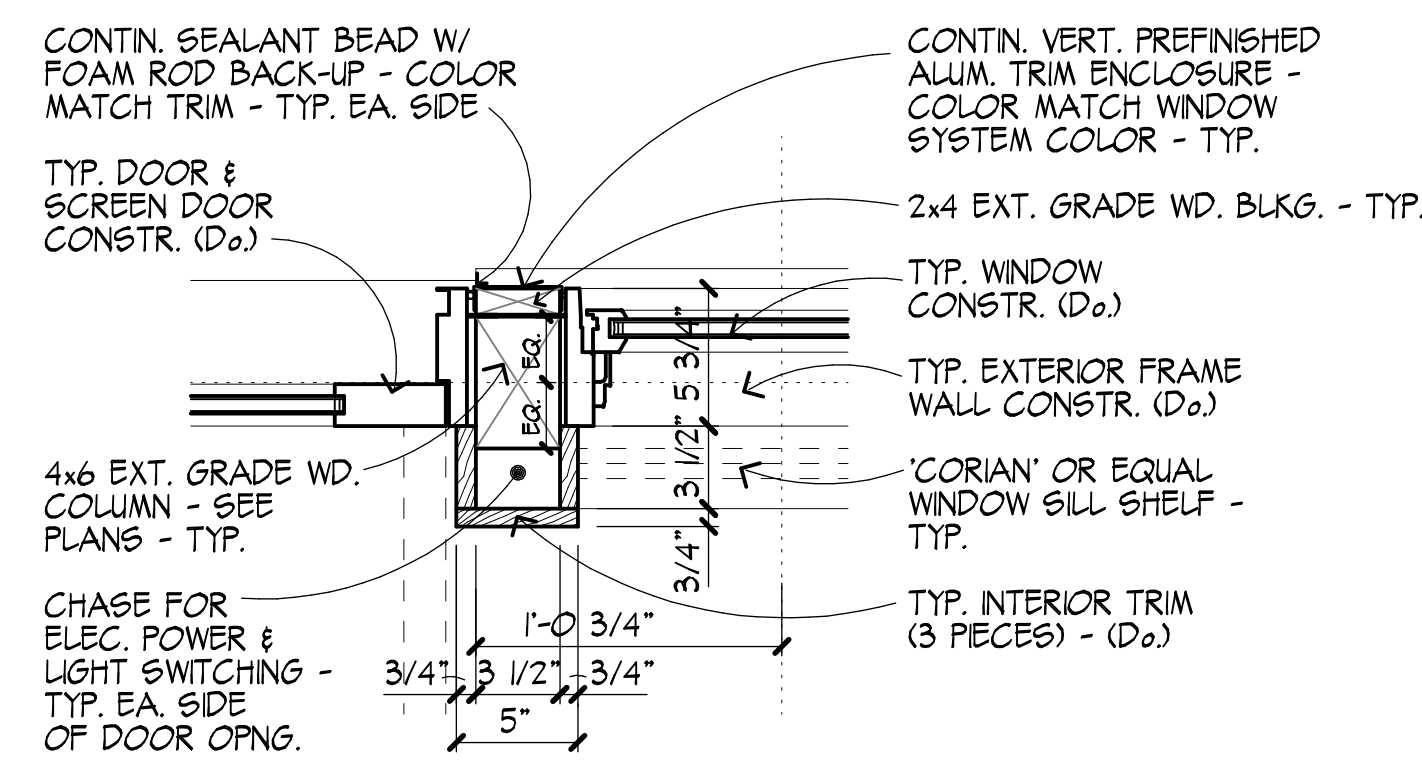
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A3.2



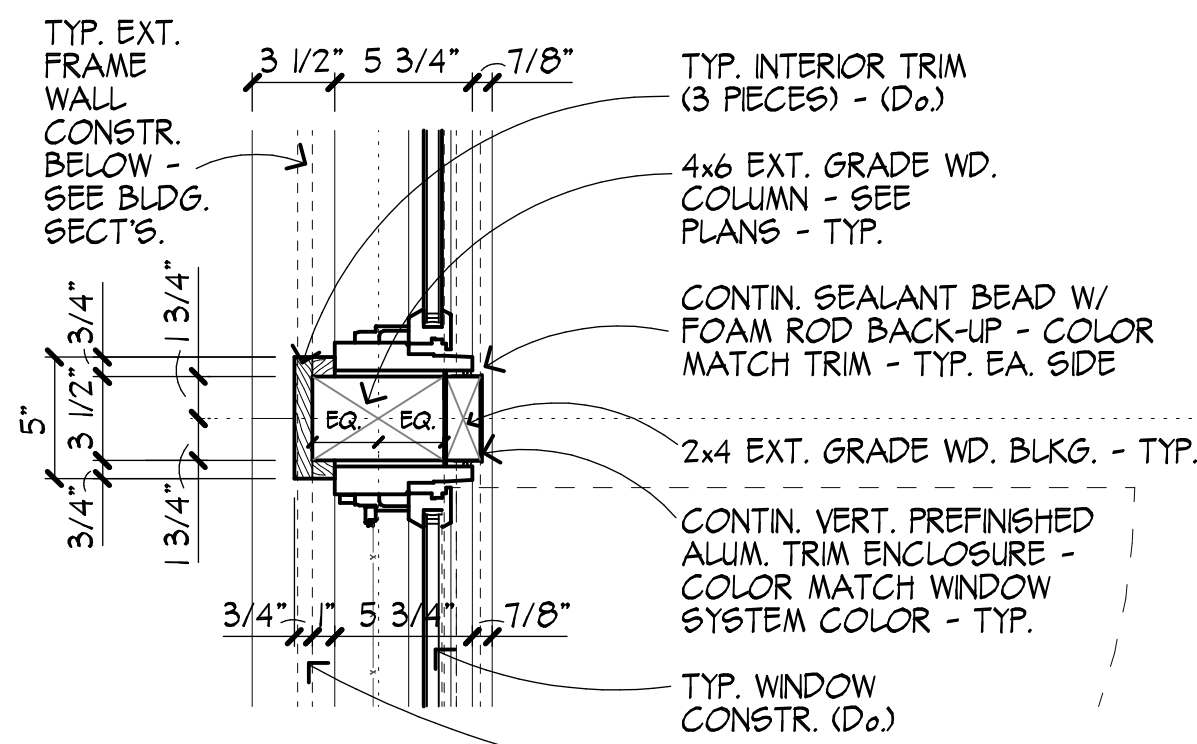
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A3.2



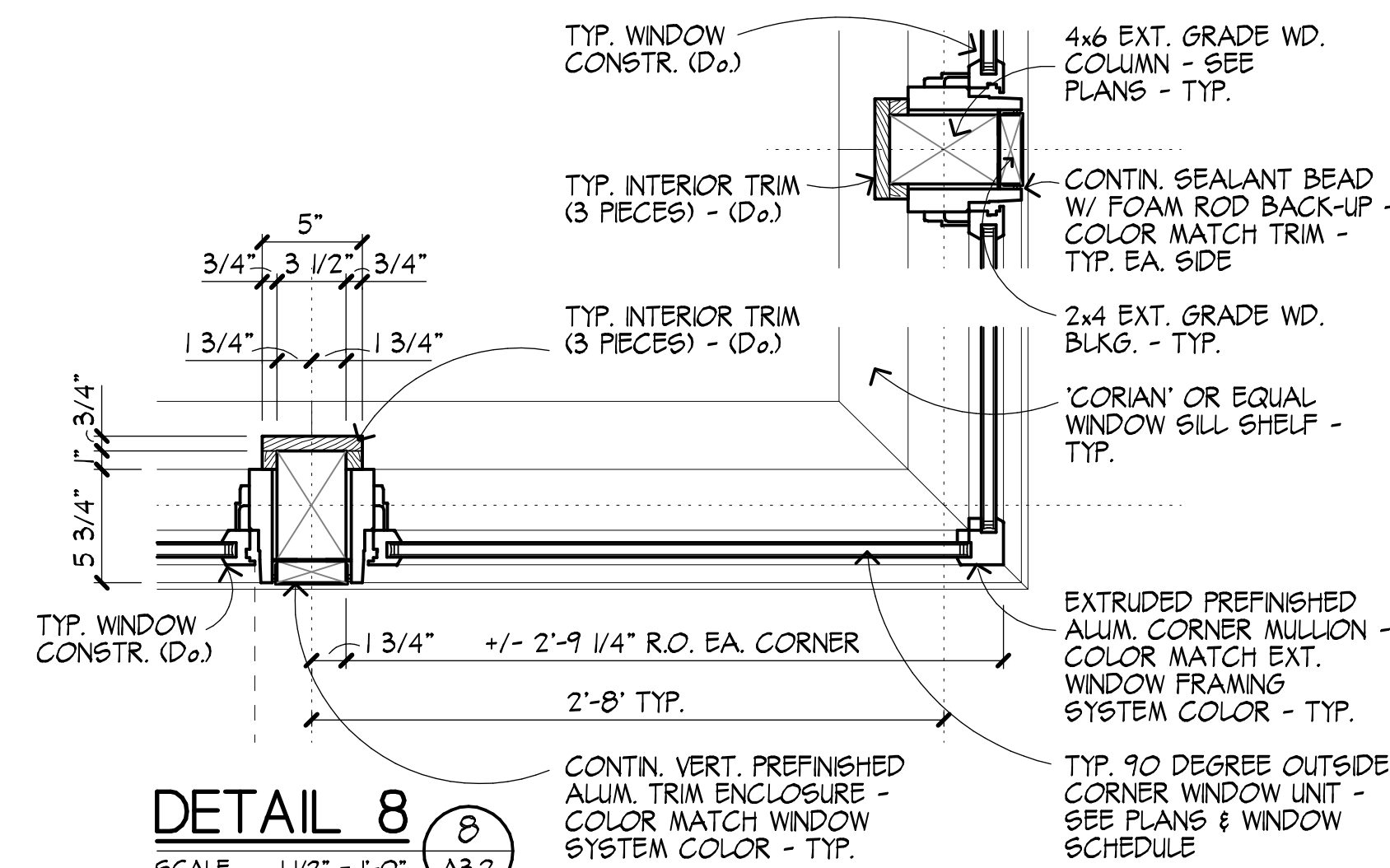
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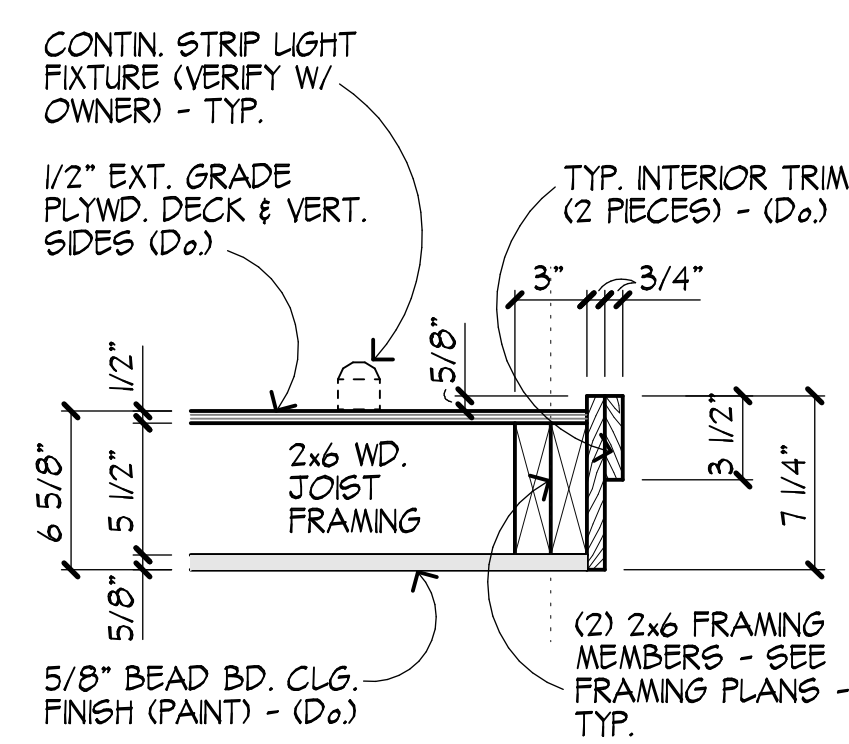
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A3.2



**DETAIL 7**  
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A3.2

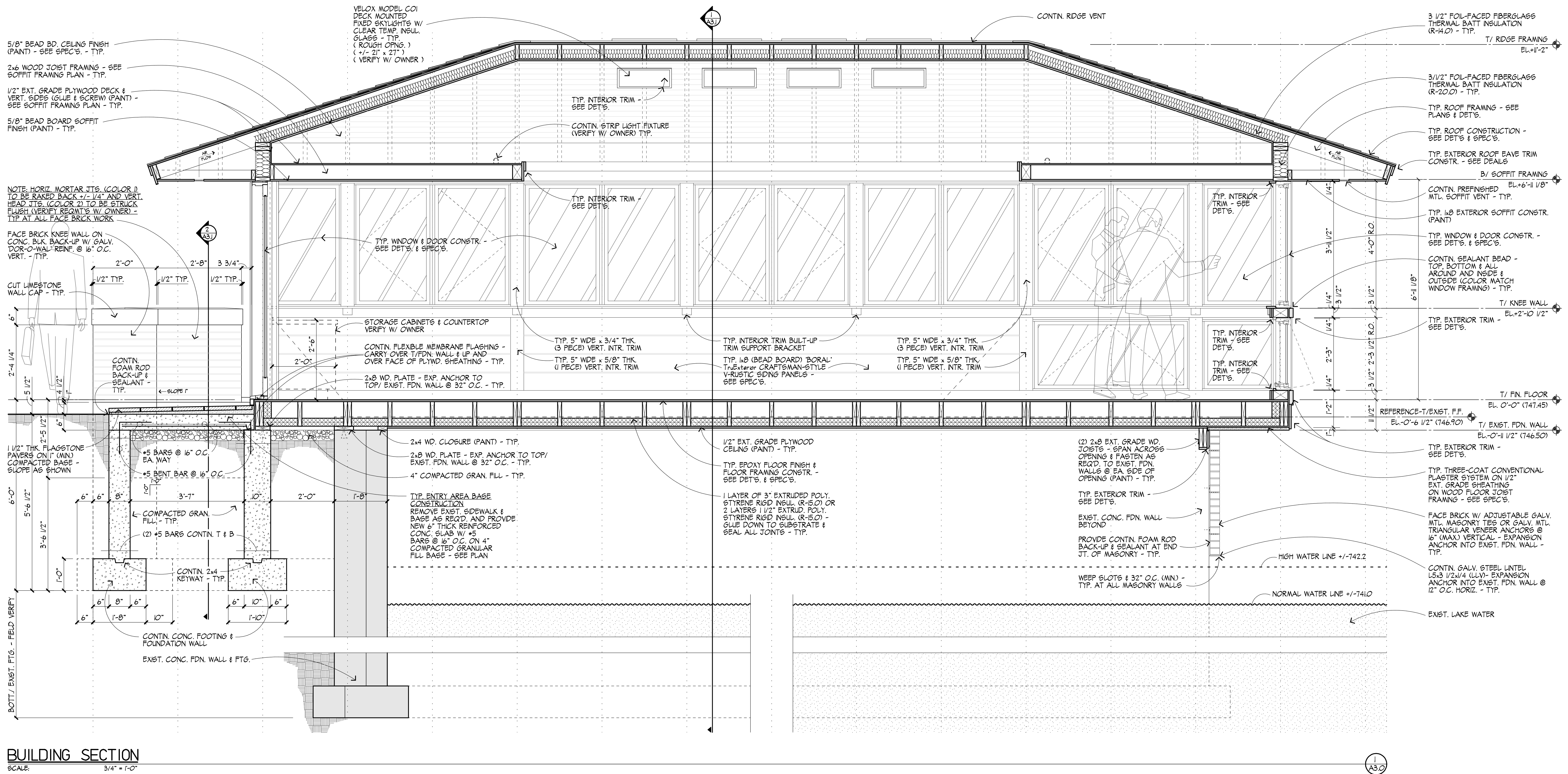


**DETAIL 8**  
SCALE: 1 1/2" = 1'-0"  
A3.2



**DETAIL 9**  
SCALE: 1 1/2" = 1'-0"  
A3.2





**BUILDING SECTION**  
SCALE: 3/4" = 1'-0"



## GENERAL CONCRETE NOTES

- CONCRETE DESIGN AND SPECIFICATIONS SHALL CONFORM TO THE FOLLOWING CURRENT A.C.I. PUBLICATIONS AND MINIMUM STANDARDS WITH APPLICABLE LOCAL CODES:  
A.C.I. 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING  
A.C.I. 302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION  
A.C.I. 304 GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE  
A.C.I. 305 RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING  
A.C.I. 306 RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING  
A.C.I. 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE  
A.C.I. 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE  
A.C.I. 347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK

- ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:  
FOUNDATION WALLS, PIERS AND FOOTINGS: 3,000 P.S.I.  
INTERIOR FLOOR SLABS: 4,000 P.S.I. (AIR-ENTRAIN 6% MAX.)  
EXTERIOR SLABS: 4,000 P.S.I. (AIR-ENTRAIN 6% MAX.)

- CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, AS A MINIMUM AND DEFORMATION ACCORDING TO ASTM A-305.
- FLOOR SLAB WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

- CONCRETE FOUNDATION DESIGN IS BASED ON A SOIL BEARING CAPACITY OF 3,000 PSF. ALL FOUNDATIONS ARE TO BE EXTENDED DOWN TO STRATA OF THIS CAPACITY. BOTTOM OF FOOTINGS WHERE CALLED FOR ON THE PLANS ARE FOR FROST PROTECTION ONLY. CONTRACTOR SHALL RETAIN THESE SERVICES OF A SOIL ENGINEER TO VERIFY THE EXISTENCE OF MINIMUM 3,000 PSF SOIL PRIOR TO PLACEMENT OF ANY CONCRETE FOOTINGS. ALL FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISH GRADE. REFERENCE SOIL REPORT FOR COMPLETE INFORMATION.
- FOR LOCATION AND SIZE OF OPENINGS, SLEEVES, INSERTS, ETC., REFER TO ARCHITECTURAL, MECHANICAL, FIRE PROTECTION, PLUMBING AND ELECTRICAL DRAWINGS.

- CONTRACTOR SHALL PERFORM NECESSARY PROCEDURES TO ENSURE CONCRETE WILL BE PROTECTED FROM THE EFFECTS OF FROST FOR THE DURATION OF CONSTRUCTION.
- CONFORM TO ASTM C31 AND ASTM C39 FOR GATHERING, AND TESTING VERIFY STRENGTHS CONCRETE SAMPLING PER ACI REQUIREMENTS.

- THE INTERIOR CONCRETE MIX DESIGN FOR SLABS ON GRADE SHALL BE PROVIDED BY THE CONCRETE SUPPLIER AND CONFORM IN GENERAL TO THE FOLLOWING:

- FC = 4,000 PSI AT 28 DAYS. FLEXURAL STRENGTH SHALL NOT BE LESS THAN 600 PSI AT 28 DAYS.
- THE CONCRETE MIX DESIGN SHALL BE PROPORTIONED WITH A TOP SIZE AGGREGATE OF 1 1/2" DIAMETER (#467 STONE).
- THE COMBINED AGGREGATE GRADING SHALL BE RETAINED ON THE FOLLOWING SIEVE SIZES ACCORDING TO THE FOLLOWING PERCENTAGES TO BE VARIED BY ACI 302.1 R-04. THE CONCRETE SUPPLIER IS TO SUBMIT A COMBINED AGGREGATE RETAINAGE GRAPH FOR ARCHING REVIEW.

1 1/2" - 0.4%	#4 - 8-18%
1" - 8-18%	#16 - 8-18%
3/4" - 8-18%	#20 - 8-18%
1/2" - 8-18%	#50 - 8-15%
3/8" - 8-18%	#100 - 1.5-5%

- THE INTERIOR CONCRETE SLAB MIX DESIGN SHALL CONFORM IN GENERAL TO THE FOLLOWING:

CEMENT (TYPE 1):	520 LB. MAX.
COARSE AGGREGATE:	2,000 LB. MIN. (12C.Y.)
FINE AGGREGATE:	1,265 LB. +/-
WATER:	260 LB. MAX.
AIR CONTENT:	3% MAX. (ENTRAPPED AIR ONLY)
MID RANGE W.R.:	GRADE OR EQUAL (ASTM C-494)
WATER/CEMENT RATIO:	0.50 OR LESS
SUMP AT PLACEMENT:	5' +/- 1' W/MRWR

NOTE: PLACING CONTRACTOR TO VERIFY WORKABILITY OF MIX. NO WATER SHALL BE ADDED TO MIX ON SITE WITHOUT PRIOR APPROVAL.

- SHRINKAGE 0.04% AT 28 DAYS PER ASTM C157 AIR DRIED.

- FLY ASH IS NOT ACCEPTABLE FOR INTERIOR OR EXTERIOR CONCRETE FLATWORK. BLAST FURNACE SLAG IS APPROVED FOR USE IN MIX.

- G. SUBMIT SEPARATE HOT AND COLD WEATHER MIX DESIGNS.

- SLUMP FOR INTERIOR AND EXTERIOR SLABS TO BE 5' +/- 1'.

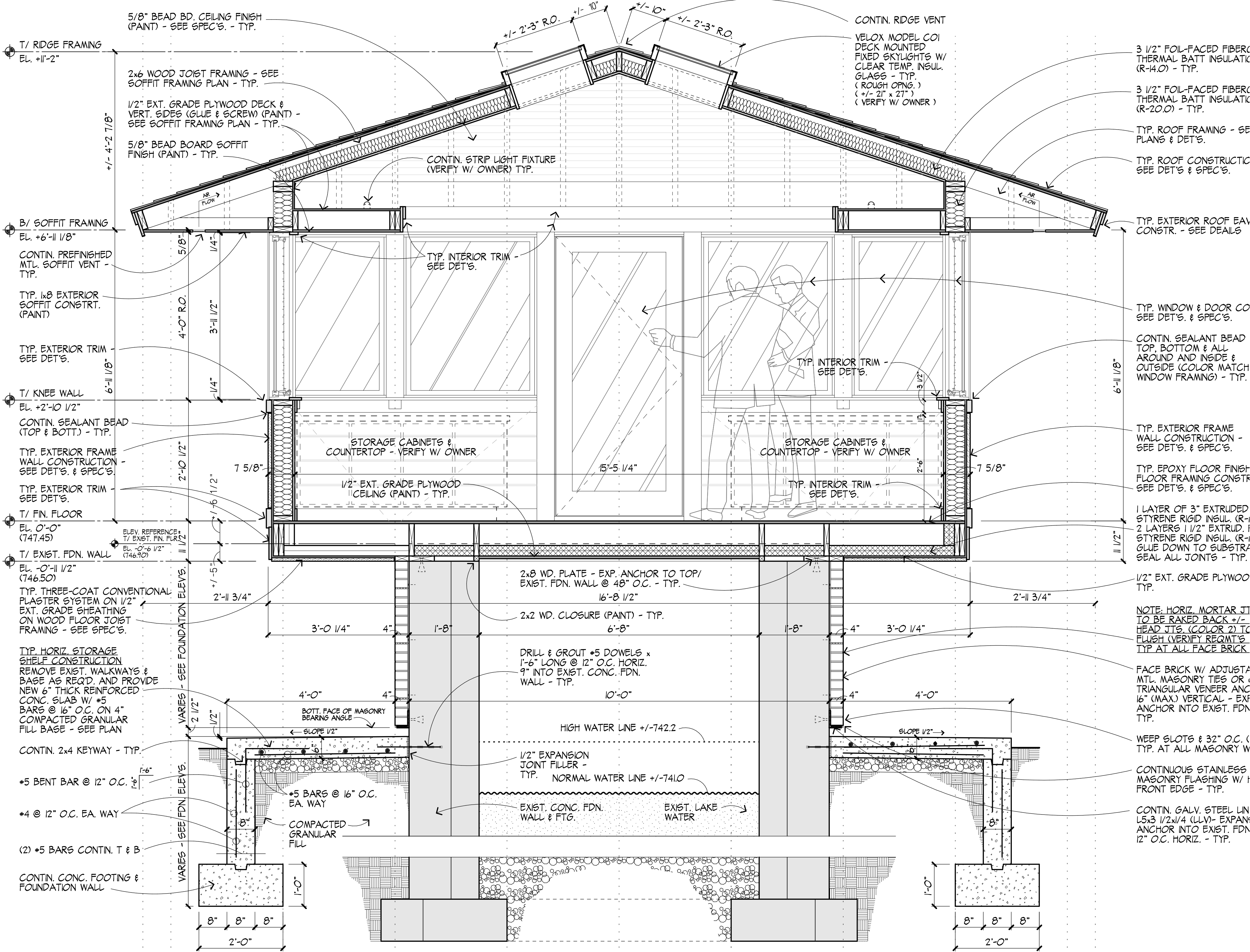
- SLUMP FOR ALL OTHER CONCRETE TO BE 4' +/- 1'.

- OWNER TO PROVIDE GEOTECHNICAL REPORT BY QUALIFIED TESTING AGENCY. REPORT TO INCLUDE BEARING CAPACITY OF SOIL, FOUNDATION RECOMMENDATIONS FROST DEPTH AND ANY OTHER PARTICULARS RELATED TO FOUNDATION AND SLAB. OWNER TO FORWARD (2) COPIES TO ARCHITECT/ENGINEER.

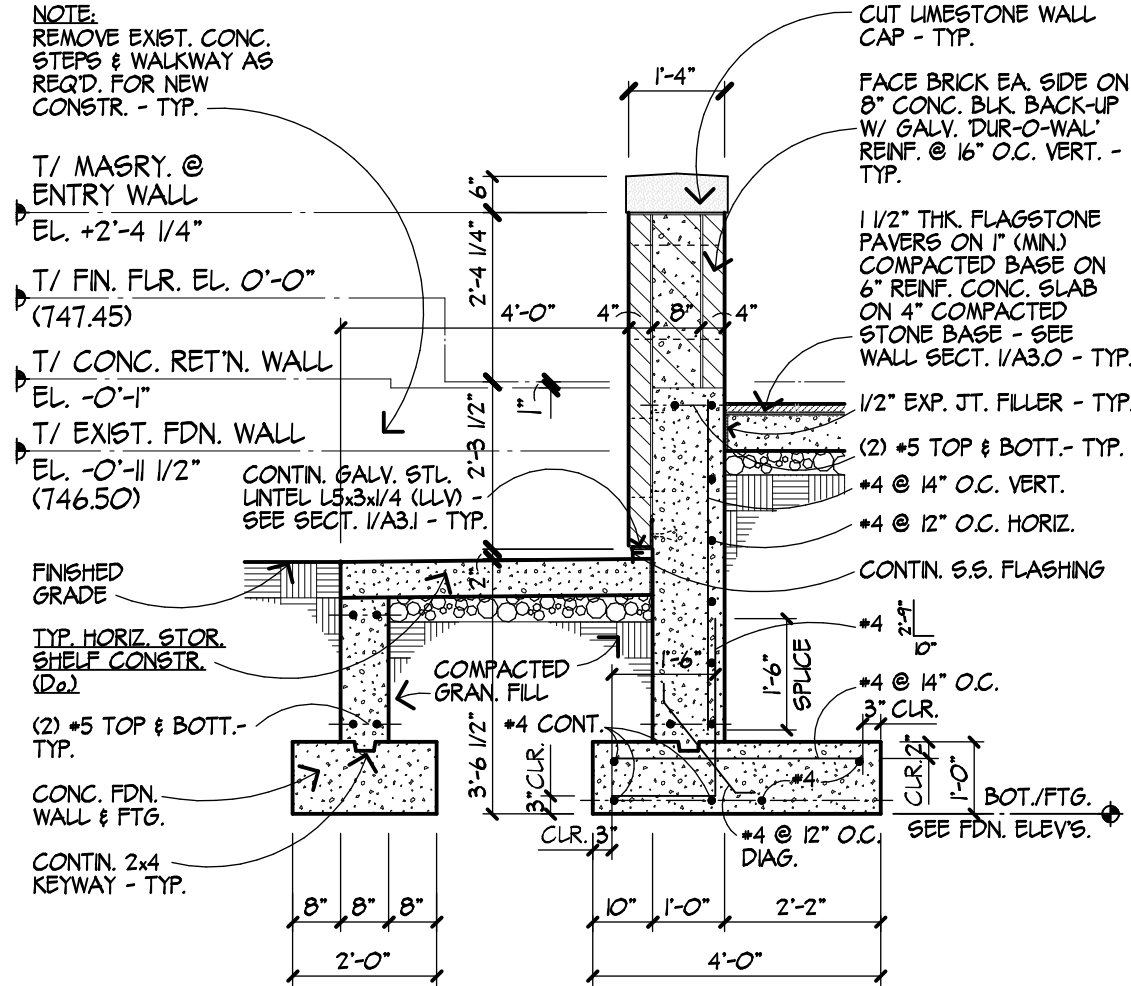
- SEE PLANS FOR TYPE AND QUANTITY OF FIBER ADDITIVE (IF PROVIDED).

- SPRAY APPLIED CURING COMPOUNDS TO MEET ASTM C 309.

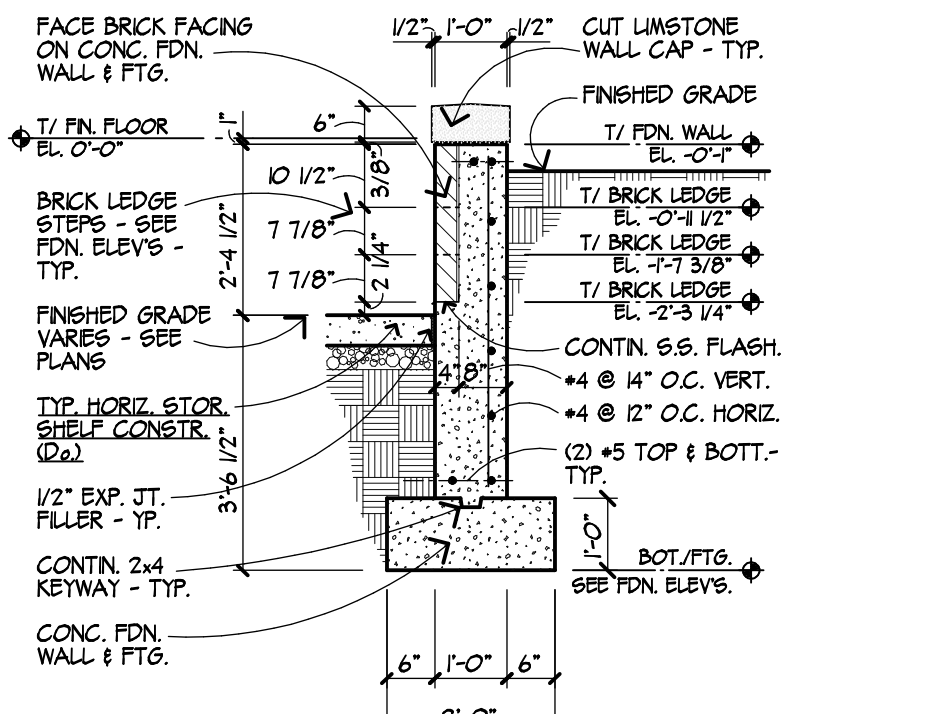
NOTE: BACKFILL TO BE PLACED AND COMPACTED ON AN EQUAL LIFT BASIS ON EACH SIDE OF THE FOUNDATION WALLS. DO NOT BEGIN ERECTION OF STEEL FRAMING, GIRTS, PRECAST, OR ANY OTHER EXTERIOR FRAMING OR ENVELOPE COMPONENT UNTIL ALL FOUNDATION WALLS AND COLUMN PIERS ARE LATERALLY BRACED USING COMPACTED BACKFILL OF THE TYPE RECOMMENDED IN THE GEO-TECHNICAL REPORT USING METHODS APPROVED AND RECOMMENDED IN THE GEO-TECHNICAL REPORT.



**BUILDING SECTION**  
SCALE: 3/4" = 1'-0"



**RETAINING WALL**  
SCALE: 3/8" = 1'-0"



**RETAINING WALL**  
SCALE: 3/8" = 1'-0"

## TYPICAL BUILDING CONSTRUCTION

(SEE ALL PROJECT DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

- ROOFING:**
- ROOFING TILES TO BE "FANCY SHAK" SYNTHETIC ROOFING TILES AS MANUFACTURED BY DA VINCI ROOFSCAPES. VERIFY COLOR WITH OWNER.
  - PROVIDE TWO (2) LAYERS OF 30# FELT UNDERLAYMENT.
  - PROVIDE GRADE ICE AND WATER SHIELD AT ALL VALLEYS AND EAVES.
  - INSTALL ON MIN. OF 48" FROM THE INSIDE OF THE EXTERIOR WALLS.
  - PROVIDE 5/8" THICK EXTERIOR GRADE PLYWOOD SHEATHING WITH CLIPS.
  - PROVIDE 2x6 WOOD ROOF RAFTERS AT 16" O.C. (TYPICAL U.N.O. - SEE PLANS).
  - ALL ROOF FLASHINGS, DRIP EDGES, RIDGE AND E FLASHINGS TO BE COPPER MATERIAL PER PRODUCT AND APPLICABLE SPECIFICATIONS.

- EXTERIOR FRAME WALL CONSTRUCTION:**
- PROVIDE THREE-COAT CONVENTIONAL PLASTER SYSTEM:
    - CONVENTIONAL WOOD STUD WALL FRAMING CONSTRUCTION SYSTEM BACK-UP.
    - USG DUROCK BRAND CEMENT BOARD OR EQUAL.
    - SMALL DIAMOND MESH FASTENED TO SUBSTRATE.
    - BASECOAT-SCRATCH COAT.
    - BASECOAT-BROWN COAT.
    - FINISH COAT. VERIFY FINISH TYPE AND COLOR WITH OWNER.
  - "TYVEK" INFILTRATION BARRIER.
  - 1/2" EXTERIOR GRADE PLYWOOD SHEATHING.
  - 2x6 WOOD STUD FRAMING @ 16" O.C. (U.N.O. - SEE PLANS).
  - 8" FOIL-FACED FIBERGLASS BATT INSULATION (R-20).
  - 4x6 WOOD COLUMN FRAMING PER PLANS.
  - 1x8 (NOMINAL) BORAL - TrueExterior CRAFTMAN-STYLE V-RUSTIC SIDING PANELS (PAINT). VERIFY MANUFACTURER, PROFILE, COLOR AND TYPE WITH OWNER.
  - INSTALL INTERIOR V-RUSTIC PANELS IN HORIZONTAL DIRECTION.

- FACEBRICK:**
- FACEBRICK SHALL BE 3 5/8"x2 1/4"x15 5/8" "EMPEROR", ASTM C216: GRADE SW; TYPE FBA, FBS OR FBX, RUNNING BOND (VERIFY) WITH "L" SHAPED CORNER UNITS WITH 6" MIN. CORNERS AS MANUFACTURED BY INTERSTATE BRICK. VERIFY TYPE, COLOR AND FINISH AS SELECTED BY OWNER. SEE PLANS AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

- FLOOR FRAMING CONSTRUCTION:**
- ROLL-ON EPOXY FLOOR FINISH. VERIFY ALL REQUIREMENTS, COLOR AND TYPE WITH OWNER.
  - PROVIDE 3/4" EXTERIOR GRADE PLYWOOD SUB-FLOOR GLUED AND NAILED.
  - PROVIDE 2x8 EXTERIOR GRADE WOOD FLOOR JOISTS AT 16" O.C. (TYPICAL U.N.O. - SEE PLANS).

- EXTERIOR AND INTERIOR WALL, CEILING AND SOFFITS:**
- 1x8 (NOMINAL) BORAL - TrueExterior CRAFTMAN-STYLE V-RUSTIC SIDING PANELS (PAINT). VERIFY MANUFACTURER, PROFILE, COLOR AND TYPE WITH OWNER.

- EXTERIOR AND INTERIOR TRIM:**
- ALL TRIM TO BE BORAL - TrueExterior TRIM (PAINT). SEE ALL DRAWINGS FOR ACTUAL SIZES AND LOCATIONS.

- WINDOWS AND DOORS:**
- DOORS AND WINDOWS SHALL BE AS MANUFACTURED BY SIERRA PACIFIC, P.O. BOX 8489, RED BLUFF, CALIFORNIA 96080. A DIVISION OF SIERRA PACIFIC INDUSTRIES. NOTE: ALL GLAZING TO BE TEMPERED TYPE AT ALL LOCATIONS AS REQUIRED BY ALL LOCAL BUILDING CODES AND STATE AND FEDERAL REGULATIONS.

- WINDOWS:**
- WINDOWS TO BE SIERRA PACIFIC SERIES H3 ALUMINUM CLAD FOR CASEMENT. FIXED, AWNING AND DOOR TYPE OPENINGS (SEE ELEVATIONS AND PLAN).
  - EXTERIOR ALUMINUM CLADDING COLOR TO BE "COLORSTAY HARVEST CRANBERRY 010" OR AS SELECTED BY OWNER. VERIFY FINISH-COLOR TO CONFORM TO THE REQUIREMENTS OF AAMA TEST PROCEDURES 2604 AND 2605.
  - INTERIOR WOOD SURFACES TO BE: WHITE OAK SPECIES WITH FACTORY FINISH OF ULTRA STAIN OR ULTRA STAIN MAX "TOFFEE" OR AS SELECTED BY OWNER. VERIFY.
  - OVERALL FRAME THICKNESS TO BE 1 1/4" WITH BASIC JAMB WIDTH OF 4 9/16". OVERALL FRAME DEPTH TO BE 5 11/16".
  - EXTERIOR CLADDING FOR FRAME HEAD, SILL AND JAMBS TO BE 0.050" EXTRUDED ALUMINUM, MITERED CORNERS MECHANICALLY FASTENED.
  - PROVIDE INTEGRAL NAILING FLANGES.
  - GLAZING TO BE CARDINAL CG COMPANY "CLEAR" L6E 366 W/89 SURFACE #4 LE PREMIUM QUALITY FLAT GLASS COMPLYING WITH ASTM C 1036 (TEMPERED).
  - HARDWARE TO BE TRUTH ENCORE, E-GUARD 300 SERIES LEVEL II SST DUAL ARM.
  - CONCEALED SLIDING NYLON SHOE HINGES APPLIED DIRECTLY TO SASH.
  - SINGLE LEVER MULTI-POINT LOCKING SYSTEM. QUANTITY PER WINDOW SIZE.
  - PUSHOUT CASEMENT CONSTRUCTED WITH TRUTH FRICTION TYPE, STAY BAR AND TRACK HARDWARE AND MULTI-POINT LOCKING SYSTEM.
  - HARDWARE TO BE "BRONZE" FINISH.
  - PROVIDE ULTRAVUE SCREENS AT ALL CASEMENT AND AWNING TYPE WINDOW. LOCATIONS WITH FRAME FINISH TO BE "BRONZE".
  - WEATHERSTRIP UNITS CONSTRUCTED WITH COMPRESSIBLE DUAL WEATHERSTRIPPING SYSTEM DESIGNED FOR PERMANENTLY RESILIENT SEALING WHEN SASH ARE CLOSED.
  - PROVIDE CLOSED-CELL WEATHERSTRIP WITH SEAMLESS TPW SKIN APPLIED ON ALL FOUR SIDES OF THE FRAME. PVC BULB TYPE WEATHERSTRIP APPLIED TO SASH STILES AND RAILS.
  - WARRANTY FOR WORKMANSHIP AND MATERIALS: 10-YEAR LIMITED WARRANTY.
  - INSULATING GLASS: 20-YEAR LIMITED WARRANTY ON DUAL GLASS INSUL. UNITS.
  - EXTERIOR CLAD FINISH: 10-YEAR LIMITED WARRANTY (2604 FINISH).
  - INTERIOR FINISH: 2-YEAR LIMITED WARRANTY.
  - WARRANTY LABOR: 2-YEAR LIMITED WARRANTY.
  - THERMAL PERFORMANCE (NFRC) (L6E 366/89 GLASS): U-FACTOR = 0.27; SHGC = 0.17; VT = 0.37; CR = 46.

- DOORS:**
- DOOR FRAMING TO BE SIERRA PACIFIC SERIES H3 ALUMINUM CLAD FOR ASPEN SERIES INSWING FRENC DOORS (2 1/4" PANELS) (SEE ELEVATIONS AND PLAN).
  - EXTERIOR ALUMINUM CLADDING COLOR TO BE "COLORSTAY HARVEST CRANBERRY 010" OR AS SELECTED BY OWNER. VERIFY FINISH-COLOR TO CONFORM TO THE REQUIREMENTS OF AAMA TEST PROCEDURES 2604 AND 2605.
  - INTERIOR WOOD SURFACES TO BE: WHITE OAK SPECIES WITH FACTORY FINISH OF ULTRA STAIN OR ULTRA STAIN MAX "TOFFEE" OR AS SELECTED BY OWNER. VERIFY.
  - OVERALL FRAME THICKNESS TO BE 1 1/4" WITH BASIC JAMB WIDTH OF 4 9/16". OVERALL FRAME DEPTH TO BE 5 11/16".
  - EXTERIOR CLADDING FOR FRAME HEAD, SILL AND JAMBS TO BE 0.050" EXTRUDED ALUMINUM, MITERED CORNERS MECHANICALLY FASTENED.
  - PROVIDE INTEGRAL NAILING FLANGES.
  - GLAZING TO BE CARDINAL CG COMPANY "CLEAR" L6E 366 W/89 SURFACE #4 LE PREMIUM QUALITY FLAT GLASS COMPLYING WITH ASTM C 1036 (TEMPERED).
  - HARDWARE TO BE CORROSION RESISTANT 300 SERIES MULTI-POINT LOCKING MECHANISM HANDLE SET AND KEYED LOCK (DUALS SERIES CONTINGUARY HANDLE SET - BRONZE METALLIC FINISH). STANDARD ADJUSTIBLE #44 BUTT HINGES, DRIP CAP (COLOR MATCH ALUMINUM CLADDING) AND EXTRUDED ALUMINUM SILL.
  - PROVIDE SWING SCREEN DOOR AND HARDWARE WITH ULTRVUE SCREEN.
  - FRAME FINISH TO BE "BRONZE".
  - PROVIDE VINYL-COVERED FOAM WEATHERSTRIPPING AT HEAD AND JAMB.
  - WARRANTY FOR WORKMANSHIP AND MATERIALS: 10-YEAR LIMITED WARRANTY.
  - INSULATING GLASS: 20-YEAR LIMITED WARRANTY ON DUAL GLASS INSUL. UNITS.
  - EXTERIOR CLAD FINISH: 10-YEAR LIMITED WARRANTY (2604 FINISH).
  - INTERIOR FINISH: 2-YEAR LIMITED WARRANTY.
  - WARRANTY LABOR: 2-YEAR LIMITED WARRANTY.
  - THERMAL PERFORMANCE (NFRC) (L6E 366/89 GLASS): U-FACTOR = 0.27; SHGC = 0.17; VT = 0.37; CR = 46.

- EPOXY FLOOR**
- PLYWOOD FLOOR SURFACE PREPARATION PER MANUFACTURER REQUIREMENTS. FLOORS MUST BE STRUCTURALLY SOUND AND FULLY CURED A MINIMUM OF 28 DAYS. TEST FLOOR FOR VAPOR DRIVE IN ACCORDANCE WITH ASTM D 4263. APPLY A 5'-0"x5'-0" TEST IN AN INCONSPICUOUS AREA THAT MEETS THE OWNERS EXPECTATIONS FOR APPEARANCE, SLIP RESISTANCE AND PERFORMANCE PRIOR TO COVERING ENTIRE FLOOR AREA DESIGNATED FOR EPOXY FLOOR SYSTEMS. COLOR TO BE SELECTED BY OWNER. SEE FLOOR PLAN FOR LOCATIONS OF EPOXY FLOORING.

- SKYLIGHTS:**
- SKYLIGHTS TO BE AS MANUFACTURED BY VELUX AMERICA LLC, 104 BEN CASEY DRIVE, FORT MILL, SOUTH CAROLINA. SEE ROOF FRAMING PLAN FOR QUANTITY, MODEL TYPE, GLASS TYPE, SIZE AND LOCATION.

- PLASTER:**
- PROVIDE THREE-COAT CONVENTIONAL PLASTER SYSTEM:
- CONVENTIONAL WOOD STUD WALL FRAMING CONSTRUCTION SYSTEM BACK-UP.
  - USG DUROCK BRAND CEMENT BOARD OR EQUAL.
  - SMALL DIAMOND MESH FASTENED TO SUBSTRATE.
  - BASECOAT-SCRATCH COAT.
  - BASECOAT-BROWN COAT.
  - FINISH COAT. VERIFY FINISH TYPE AND COLOR WITH OWNER.



# TYPICAL CONSTRUCTION SPECIFICATIONS

## LAW COMPLIANCE:

ALL MATERIALS USED AND WORK PERFORMED WILL BE IN COMPLIANCE WITH ALL CURRENT LAWS OF THE VILLAGECITY OF INGLESIDE (UNINCORPORATED LAKE COUNTY) COUNTY OF LAKE STATE OF ILLINOIS OR OTHER AUTHORITIES HAVING LAWFUL JURISDICTION. ALL REQUIRED BUILDING PERMITS ARE INCLUDED.

## UTILITIES:

PRIOR TO CONSTRUCTION, LOCATE AND DO NOT DISTURB UTILITY LINES, INCLUDING GAS, WATER, SEWER, TELEPHONE, OR DISCONNECT SAME, UNLESS PROPER PRECAUTIONS ARE TAKEN TO PROVIDE THE SAME UTILITIES ON A TEMPORARY OR PERMANENT BASIS, WITHOUT LOSS OF CONTINUITY.

## TEMPORARY WATER AND ELECTRICAL SERVICE:

THE CONTRACTORS SHALL ARRANGE FOR A TEMPORARY WATER SUPPLY AND ELECTRICAL SERVICE TO THE PROJECT.

## PROTECTION:

PROVIDE ALL BARRICADES OR OTHER TEMPORARY PROTECTION AS MAY BE REQUIRED FOR GENERAL SAFETY AROUND ALL OPEN PITS OR TRENCHES IN PROJECT VICINITY. ALSO, COMPLY TO ALL O.S.H.A. REQUIREMENTS FOR ALL APPLICABLE SAFETY STANDARDS.

## GUARANTEE:

PROVIDE ONE YEAR GUARANTEE ON ALL MATERIALS AND WORKMANSHIP, FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS NOTED OTHERWISE.

## INSURANCE:

THE CONTRACTOR AND SUBCONTRACTORS SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER WORKMEN'S COMPENSATION ACTS AND OTHER EMPLOYEE BENEFIT ACTS, FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURIES, INCLUDING DEATH TO HIS EMPLOYEES AND ALL OTHERS, FROM CLAIMS FOR DAMAGES TO PROPERTY ANY OR ALL OF WHICH MAY ARISE OUT OF OR RESULT FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT.

ADDITIONALLY, ALL INSURANCE SHALL MEET THE MINIMUM STATE REQUIREMENTS, THE OUTLINE PERFORMANCE SPECIFICATION MINIMUM REQUIREMENTS AND/OR AS DIRECTED BY THE OWNER AND INCLUDED IN OWNER/CONTRACTOR AGREEMENTS AND CONTRACTS. ALL INSURANCE SHALL INCLUDE INDEMNIFICATION AND HOLD HARMLESS PROVISIONS COVERING THE OWNER AND ARCHITECT.

## HOUSEKEEPING:

KEEP SITE OF OPERATIONS FREE FROM ACCUMULATIONS OF RUBBISH AND WASTE MATERIALS AT ALL TIMES. SUBCONTRACTORS ARE TO REMOVE AND DISPOSE OF THEIR RUBBISH ON A DAILY BASIS AND AT COMPLETION OF WORK.

## FINAL CLEANING:

EACH CONTRACTOR AND SUBCONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TOOLS, EQUIPMENT, SURPLUS MATERIALS AND RUBBISH PERTAINING TO HIS WORK AND COOPERATE WITH THE OWNER IN FINAL CLEANING OF THE SITE.

## LABOR LAW:

EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR PERFORMING WORK AT THE SITE OF THE PROJECT TO WHICH THIS CONTRACT RELATES, SHALL COMPLY WITH APPLICABLE PROVISIONS OF ALL PERTINENT FEDERAL AND STATE LABOR LAWS.

## CORRELATION AND INTENT:

EACH CONTRACTOR, PRIOR TO SUBMITTING HIS BD, SHALL THOROUGHLY EXAMINE THE DRAWINGS AND SPECIFICATIONS OF THE CONTRACT DOCUMENTS, AND VISIT THE SITE TO BECOME FULLY AWARE AND KNOWLEDGEABLE OF ALL WORK AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE (SUB)CONTRACTOR SHALL NOTIFY THE ARCHITECT (VIA OWNER) IN WRITING OF ANY ERRORS, DISCREPANCIES, OR AMBIGUITIES FOUND IN THE CONTRACT DOCUMENTS AT LEAST THREE WORKING DAYS PRIOR TO THE BID DUE DATE. THE ARCHITECT SHALL ISSUE WRITTEN ADDENDA PRIOR TO THE BID DUE DATE TO RESOLVE THE ERROR, DISCREPANCY OR AMBIGUITY. THE (SUB)CONTRACTOR IN SUBMITTING HIS BID ASSUMES RESPONSIBILITY FOR DISCREPANCIES WHICH THE ARCHITECT WAS NOT NOTIFIED NOR ADDENDA WAS ISSUED FOR.

ALL SHOP DRAWINGS, MATERIAL DATA AND PRODUCT SPECIFICATIONS SUBMITTED FOR THE WORK ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO BEING FORWARDED TO THE ARCHITECT FOR REVIEW. THE SHOP DRAWINGS AND SUBMITTALS ARE TO BEAR THE GENERAL CONTRACTOR'S REVIEW STAMP WITH THE REVIEW STATUS AND INITIAL OF REVIEWER. THE SHOP DRAWING/ SUBMITTAL IS TO BEAR ANY REVIEW MARK, COMMENT OR CORRECTION IN COLOR. THE ARCHITECT WILL NOT REVIEW ANY SHOP DRAWING OR SUBMITTAL WITHOUT REVIEW AND COMMENT FROM THE GENERAL CONTRACTOR.

SHOP DRAWINGS ARE TO BE PREPARED BY EACH SUBCONTRACTOR FOR THEIR RESPECTIVE WORK. DRAWINGS TO BE SUBMITTED ELECTRONICALLY AS PDF FILES CAPABLE OF BEING PRINTED FOR REVIEW. SHOP DRAWINGS ARE TO BE GENERATED BY THE SUBCONTRACTOR TO INDICATE EXTENT OF WORK, DIMENSIONS, DETAILS, CONNECTIONS, MATERIAL INFORMATION AND ALIKE. INDICATE ADJOINING WORK AND TRADES CORRELATED, AFFECTED OR REQUIRED AS PART OF SUBTRADE WORK. SHOP DRAWINGS THAT COPY, USE OR INCLUDE THE ARCHITECTURAL, STRUCTURAL OR ANY OTHER CONSULTANT DRAWINGS OR DETAILS WILL BE REJECTED WITHOUT REVIEW.

## DIMENSIONS:

EACH CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE FOR ALL WORK AND/OR WORK ADJOINING THAT OF OTHER TRADES AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

## MASONRY:

MATERIAL AT JOB SITE SHALL BE STORED ABOVE GROUND AND UNDER WEATHERTIGHT COVER. PACKAGED MATERIAL SHALL BE IN ORIGINAL CONTAINERS, UNBROKEN AND LABELS INTACT UNTIL TIME OF USE. WRAPPED OR BUNDLED MATERIAL SHALL BEAR THE NAME OF THE MANUFACTURER AND THE PRODUCT. ALL DAMAGED OR OTHERWISE UNSUITABLE MATERIAL, WHEN SO ASCERTAINED, SHALL BE IMMEDIATELY REMOVED FROM THE JOB SITE. MORTAR FOR FACE BRICK SHALL BE COLORED - COLOR TO MATCH EXISTING. CLAY BRICK AND CONCRETE BLOCK DESIGN AND CONSTRUCTION SHALL CONFORM TO 'AMERICAN STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY', LATEST EDITION AND THE APPLICABLE RECOMMENDATIONS OF THE PORTLAND CEMENT ASSOCIATION CONCRETE MASONRY HANDBOOK.

CLAY BRICK SHALL CONFORM TO A.S.T.M. C-216 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.

MORTAR SHALL CONFORM TO A.S.T.M. C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS.

GROUT SHALL CONFORM TO A.S.T.M. C-476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.

PRIOR TO DELIVERY OF MASONRY UNITS TO THE JOBSITE, FURNISH TO THE OWNER AFFIDAVITS FROM AN APPROVED TESTING LABORATORY CERTIFYING THAT ALL UNITS CONFORM TO THEIR RESPECTIVE A.S.T.M. REQUIREMENTS.

GROUT ALL CAVITIES CONTAINING REINFORCEMENT IN LIFTS NOT TO EXCEED 4'-0".

MORTAR SHALL BE TESTED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH A.S.T.M. C-780. TWO SETS OF THREE MORTAR CUBES SHALL BE TAKEN AT RANDOM FOR EACH DAY OF MASONRY WORK. TEST ONE CUBE OF EACH SET AT 7 DAYS AND 28 DAYS. TEST THE THIRD CUBE AT 56 DAYS ONLY IF REQUIRED BY THE ARCHITECT.

PROVIDE STANDARD 'DUPR-WALL' OR EQUIVALENT REINFORCEMENT AT EVERY SECOND BLOCK COURSE IN ALL WALLS UNLESS NOTED OTHERWISE.

CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX EXCEPT WHEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. NO ANTI-FREEZE COMPONENTS SHALL BE USED TO LOWER THE MORTARS FREEZING POINT.

NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES F. UNLESS THE RECOMMENDATIONS SPECIFIED BY PLAN. INTERNATIONAL MASONRY INDUSTRY ALL WEATHER COUNCIL, IN THEIR PUBLICATION RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY ARE STRICTLY FOLLOWED.

HANDLE AND STORE MATERIALS IN SUCH A MANNER AS TO PREVENT DAMAGE. STORE BRICK, BLOCK, JOINT REINFORCEMENT AND PACKAGED MATERIALS ABOVE GROUND ON WOOD PALLETS OR BLOCKING.

DURING CONSTRUCTION THE TOPS OF ALL WALLS SHALL BE COVERED AT NIGHT, DURING INCLEMENT WEATHER AND DURING DELAYS TO ENSURE AGAINST DAMAGE TO FINISHED WORK. WALLS AT ALL TIMES SHALL BE PROTECTED FROM DRIPPINGS FROM ABOVE, WHERE NECESSARY OR DIRECTED, PROVIDE COVERING TO PROTECT PARTICULAR PORTIONS OF THE WORK. MAINTAIN ALL PROTECTION UNTIL REMOVED FOR FINAL CLEANING. PREVENT GROUT OR MORTAR OR SOIL FROM STAINING THE FACE OF MASONRY TO BE LEFT EXPOSED. REMOVE IMMEDIATELY GROUT OR MORTAR IN CONTACT WITH SUCH MASONRY.

PROTECT FROM THE WEATHER UNTIL USED. ALL DAMAGED OR OTHERWISE UNSUITABLE MATERIAL, WHEN SO ASCERTAINED, SHALL BE IMMEDIATELY REMOVED FROM THE JOB SITE.

BUILD IN BLOCKING: FORM CHASES, SLOTS, CUTOUTS AND PATCH MASONRY WORK AS REQUIRED. FILL ALL HOLLOW METAL FRAMES OCCURRING IN BRICK OR BLOCK WALLS WITH MASONRY MORTAR AND CAREFULLY POINT ALL JOINTS BETWEEN STEEL FRAMES AND ADJACENT MASONRY AND OTHER CONSTRUCTION. USE HALF RUNNING BLOCK, UNLESS OTHERWISE SHOWN FOR BOTH BRICK AND BLOCK. DO NOT USE CHIPPED OR BROKEN BLOCK WHERE EXPOSED TO VIEW. PROVIDE 3/8" WIDE JOINTS, TOOLED CONCAVE UNLESS OTHERWISE SHOWN OR DIRECTED. USE SOLID MASONRY UNITS AS FIRST COURSE UNDER ALL STRUCTURAL MEMBERS BEARING ON WALLS. PROVIDE VERTICAL CONTROL JOINTS AT 40'-0" O.C. MAX.

WHERE BLOCK WALLS EXTEND TO UNDERSIDE OF ROOF TRUSS AND WHERE BLOCK INTERSECTS STEEL COLUMNS, PROVIDE STEEL ANCHORS AT 24" O.C. TO SECURE WALL IN PLACE. GROUT JOINT AT ROOF DECK OR BEAM SOLID WITH MORTAR. WHERE FIRE RATED WALLS ARE SHOWN OR REQUIRED, USE UNITS AND INSTALLATION METHODS COMPLYING WITH CODE AND U.L. REQUIREMENTS.

## FROZEN WORK:

DO NOT BUILD UPON FROZEN WORK. DO NOT LAY MASONRY UNITS WHICH HAVE A FILM OF FROST. REMOVE AND REPLACE AS DIRECTED, MASONRY WORK WHICH IS OBSERVED TO BE DAMAGED BY FREEZING.

CLEAN EXPOSED BRICK MASONRY SURFACES BY THE BUCKET OF CLEAR WATER AND BRUSH HAND CLEANING METHOD OR BY HIGH PRESSURE WATER METHOD. CLEAN ALL EXCESS MORTAR AND FILM FROM EXPOSED SURFACES. DO NOT USE ACID OR ACID SOLUTIONS BY ANY MEANS.

USE COMMERCIAL CLEANING AGENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WASH ALL SURFACES AFTER USING AGENTS WITH CLEAR WATER HOSING.

CLEAN EXPOSED CMU MASONRY BY DRY BRUSHING AT THE END OF EACH DAYS WORK AND AFTER FINAL POINTING TO REMOVE MORTAR SPOTS AND DROPPINGS.

## MASONRY MATERIALS AND ACCESSORIES:

HORIZONTAL JOINT WALL REINFORCEMENT: (FOR CMU AND COMPOSITE WALLS), LADDER DESIGN, CRIMPED AT CENTER, GALVANIZED, FABRICATED FROM COLD DRAWN STEEL WIRE CONFORMING TO A.S.T.M. A-82-66, MINIMUM NO. 9 GAUGE DEFORMED SIDE RODS WITH WELD CONNECTED NO. 9 GAUGE CROSS-RODS 16" O.C. WIDTH 2" LESS THAN WALL THICKNESS. INCLUDING PREFABRICATED CORNERS AND TEE SECTIONS. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-65, GRADE 60. WIRE FINISH FOR EXTERIOR WALLS TO BE HOT-DIPPED GALVANIZED JOINT REINFORCING AFTER FABRICATION TO COMPLY WITH A.S.T.M. A-153 CLASS B-2 COATINGS (1.5 OZ. PER SQ. FT.)

## VENEER METAL WALL TIES:

SHALL BE TWO-PIECE ADJUSTABLE TIES WITH WIRE EMBEDDED AT LEAST 2" INTO BRICK WYTHE. TIES SHOULD BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH A.S.T.M. A-153, CLASS B-3. IN ADDITION, TIES SHOULD NOT HAVE MECHANICAL PLAY IN EXCESS OF .05 IN. AND SHOULD NOT DEFORM OVER .05 IN. FOR 100 LB. LOAD IN EITHER TENSION OR COMPRESSION.

THE MAXIMUM VERTICAL SPACING SHALL NOT EXCEED 16" O.C. THE MAXIMUM HORIZONTAL SPACING SHALL NOT EXCEED 32" O.C. ATTACHED SECURELY TO CONCRETE WALL OR WOOD STUDS (DO NOT FASTEN TO SHEATHING ALONE).

## COMPRESSIBLE JOINT FILLERS:

A.S.T.M. D-1056-67, CLASS E, CLOSED CELL EXPANDED NEOPRENE, TYPE 3, CLASS SCE 41.

## FLASHING FOR MASONRY:

PROVIDE THRU-WALL NON-METALLIC FLASHING BY 'FIBERWEB 200' OR 'ILLINOIS PRODUCTS CORP.'

## FACEBRICK:

FACEBRICK SHALL BE 3 5/8"x2 1/4"x15 5/8", 'EMPEROR', ASTM C216: GRADE SW, TYPE FBA, FBS OR FBX, RUNNING BOND (VERIFY) WITH 'L' SHAPED CORNER UNITS WITH 6" MIN. CORNERS AS MANUFACTURED BY INTERSTATE BRICK. VERIFY TYPE, COLOR AND FINISH AS SELECTED BY OWNER.

## CONCRETE MASONRY UNITS:

AUTOCURED AND FRESHRINK MAXIMUM LINEAR SHRINKAGE OF 0.03% WHEN TESTED IN ACCORDANCE WITH A.S.T.M. C-426-66T TYPE I.

- |    |   |
|----|---|
| A. | MAXIMUM MOISTURE CONTENT AT TIME OF DELIVERY: 25%   |
| B. | HOLLOW LOAD BEARING UNITS: A.S.T.M. C-90-66T TYPE 1, GRADE N, MIN. BLOCK STRENGTH F=1500 PSI U.L. RATED WHERE NOTED |
| C. | SOLID LOAD BEARING UNITS: A.S.T.M. C-145-66T TYPE 1, GRADE U  |
| D. | LIGHTWEIGHT AGGREGATES: A.S.T.M. C-133-64 MACHINE EXPANDED SLAG, UNLESS OTHERWISE APPROVED                          |
| E. | SIZE: FACES OF UNITS SHALL BE NOMINAL 8"x16" UNITS, THICKNESS SHALL BE AS SHOWN ON PLANS                            |

## REINFORCING BARS:

DEFORMED STEEL, A.S.T.M. A-615, GRADE 60, FOR BARS NO.3 TO NO.18

## PREMOLDED CONTROL JOINT STRIPS:

SOLID RUBBER STRIPS WITH A SHORE A DUREMETER HARDNESS OF 60 TO 80, DESIGNED TO FIT STANDARD SASH BLOCK AND MAINTAIN LATERAL STABILITY IN MASONRY WALL, SIZE AND CONFIGURATION AS INDICATED.

## WEEPHOLE VENTILATORS:

BY WILKO #AA224, COLOR TO MATCH MORTAR, HEIGHT TO MATCH BRICK.

## MORTAR NET:

PROVIDE 'MORTAR NET' IN CAVITY AT BASE OF WALL AND LINTELS AT FLASHING AND WEEP VENT LOCATIONS. 'MORTAR NET' SHALL BE PLACED IN ONE OR MORE THICKNESSES AS REQUIRED TO FILL FULL CAVITY WIDTH.

## MORTAR:

### PORTLAND CEMENT:

A.S.T.M. C-150-67, TYPE I, GRAY OR WHITE AS REQUIRED FOR COLOR SELECTED. COLOR FOR COLORED MORTAR TO BE BY GEORGE B. SMITH COLOR COMPANY OR SOLOMON GRIND-CHEM SERVICE, INC.

### HYDRATED LIME:

A.S.T.M. C-207-49, TYPE S.

### AGGREGATE:

A.S.T.M. C-144-66T, NATURAL SAND. FOR JOINTS 1/4" THICK OR LESS, ALL OF THE SAND MUST PASS THE NO.8 SIEVE, AND 95% MUST PASS THE NO.16 SIEVE.

## WATER:

CLEAN, FREE OF DELETERIOUS MATERIALS.

## TYPE N PROPORTIONING:

MORTAR PROPORTIONS BY VOLUME: A.S.T.M. C-270-96A TYPE N, (1) PART PORTLAND CEMENT, (1-1/4) PART LIME AND (6) PARTS SAND.

NOTE: (1) BAG OF HYDRATED LIME EQUALS (1-1/4) CUBIC FT. (1) BAG PORTLAND CEMENT EQUALS (1) CUBIC FT.

NOTE: PROPORTION AND TYPE OF MORTAR SHALL BE BASED ON (IRA) INITIAL RATE OF ABSORPTION OF BRICK PER BRICK INSTITUTE OF AMERICA.

## TYPE S PROPORTIONING:

MORTAR PROPORTIONS BY VOLUME: A.S.T.M. C-270-96A TYPE S, (1) PART PORTLAND CEMENT, (1/2) PART LIME AND (4) PARTS SAND.

NOTE: (1) BAG OF HYDRATED LIME EQUALS (1-1/4) CUBIC FT. (1) BAG PORTLAND CEMENT EQUALS (1) CUBIC FT.

NOTE: PROPORTION AND TYPE OF MORTAR SHALL BE BASED ON (IRA) INITIAL RATE OF ABSORPTION OF BRICK PER BRICK INSTITUTE OF AMERICA.

## MIXING:

MIX CEMENTITIOUS MATERIALS AND AGGREGATE IN A MECHANICAL BATCH MIXER FOR AT LEAST 3 MINUTES WITH A MAXIMUM AMOUNT OF WATER TO PRODUCE A WORKABLE CONSISTENCY. USE MORTAR WITHIN TWO HOURS AFTER MIXING. DO NOT RETEMPER MORTAR. DO NOT ADD ADMIXTURES WITHOUT WRITTEN APPROVAL. DO NOT ADD LIME TO MASONRY CEMENT MORTAR.

## FLASHING OF MASONRY WORK:

PROVIDE CONCEALED FLASHING IN MASONRY WORK AT, OR ABOVE, ALL SHELF ANGLES, LINTELS, LEDGES AND OTHER OBSTRUCTIONS TO THE DOWNWARD FLOW OF WATER IN THE WALL SO AS TO DIVERT SUCH WATER TO THE EXTERIOR. PREPARE MASONRY SURFACES SMOOTH AND FREE FROM PROJECTIONS WHICH COULD RUN OFF OR DEFLECT FLASHING. PLACE THROUGH-WALL FLASHING ON BED OF MORTAR AND COVER WITH MORTAR. SEAL PENETRATIONS IN FLASHING WITH MASTIC BEFORE COVERING WITH MORTAR.

EXTEND FLASHING FULL LENGTH OF LINTELS AND SHELF ANGLES AND MINIMUM OF 4" INTO MASONRY EACH END. EXTEND FLASHING COMPLETELY THRU OUTER WYTHE TURN UP 4" MIN. AND EXTEND THRU INNER WYTHE AND TURN UP APPROXIMATELY 2". AT HEADS AND SILLS TURN UP ENDS NOT LESS THAN 2" TO FORM A PAIR WITH DAM ENDS. INSTALL FLASHING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. VENEER FLASHING TO EXTEND UP TO WALL 8" MIN.

PROVIDE WEEPHOLE VENTILATORS IN HEAD JOINTS OF SAME COURSE OF MASONRY BEDDED IN THE FLASHING MORTAR.

## ROUGH CARPENTRY:

ALL ROUGH LUMBER SHALL CONFORM TO 'VOLUNTARY PRODUCTS STANDARD PS-20 TO AMERICAN LUMBER STANDARD', AND 'U.S. PRODUCTS STANDARD PS-166 FOR SOFT PLYWOOD'.

## FRAMING LUMBER:

CONSTRUCTION GRADE 1200 F WEST COAST DOUGLAS FIR, MAXIMUM MOISTURE CONTENT 19%, E=1,500,000.

SOFT PLYWOOD MINIMUM A-C ECT. DFPA.

WOOD BLOCKING, CANTS, CURBS, ETC., ASSOCIATED WITH ROOFING SHALL BE BOLTED TO STRUCTURAL FRAMING OR WALL TO RESIST WIND, SHRINKAGE AND OTHER FORCES IMPOSED BY THE ROOFING SYSTEM. ALL BLOCKING AND WOOD CANT BLOCKING IN CONTACT WITH ROOFING TO BE PRESURE PRESERVATIVE TREATED.

## FINISH CARPENTRY:

FINISH CARPENTRY CONSTRUCTION SHALL SUPPLY ALL LABOR, EQUIPMENT AND THE MATERIAL NECESSARY FOR A COMPLETE JOB. THE FOLLOWING ITEMS ARE SOME OF THE ITEMS TO BE INSTALLED BY THE FINISH CARPENTRY CONTRACTOR (SEE DRAWINGS AND VERIFY WITH G.C. ALL OTHER ASPECTS OF WORK):

- ALL INTERIOR DOORS AND FRAMES.
- ALL FINISH HARDWARE.
- PLASTIC LAMINATE AND SOLID SURFACE TOPS.
- SOLID SURFACE WINDOW STOOLS.
- CABINETY.
- ALL EXTERIOR AND INTERIOR TRIM.
- ALL INTERIOR WALL AND SOFFIT PANELS.
- ALL EXTERIOR SOFFIT PANELS.

DO NOT DELIVER FINISH CARPENTRY MATERIALS UNTIL PAINTING, WET WORK, GRINDING AND SIMILAR OPERATIONS, WHICH COULD DAMAGE, SOIL OR DEGRADATE WOODWORK, HAVE BEEN COMPLETED IN INSTALLATION AREAS. IF, DUE TO UNFORESEEN CIRCUMSTANCES, FINISH CARPENTRY MATERIALS MUST BE DELIVERED TO INSTALLATION AREAS, STORE ONLY IN AREAS MEETING REQUIREMENTS SPECIFIED FOR INSTALLATION AREAS.

## PLASTIC LAMINATE:

PROVIDE 1/16" THICK HIGH-PRESSURE DECORATIVE PLASTIC LAMINATE. LAMINATE TO BE FORMICA, MICARTA, WILSON-ART, OR TEXTOLITE IN SOLID COLORS, PATTERN OR WOOD GRAIN AS SELECTED BY OWNER. ADHESIVES SHALL BE BY PLASTIC LAMINATE MANUFACTURER. CORE SHALL BE MINIMUM 3/4" THICK FLAKEBOARD OR PARTICLEBOARD OR MINIMUM 5-PLY PLYWOOD GRADED B/C OR BETTER.

## SOLID SURFACE MATERIAL:

PROVIDE AND INSTALL 1/2" CORIAN COUNTERTOPS AND OTHER NOTED SURFACES. MEASURE, CUT, TRIM AND PREPARE FOR INSTALLATION PER MANUFACTURER'S REQUIREMENTS. USE APPROVED FASTENERS AND MASTICS. PROVIDE CAULK AT ALL SEAMS AND JOINTS WITH DISSIMILAR MATERIALS.

## CABINETRY:

PROVIDE BASE CABINETS AS INDICATED ON DRAWINGS. VERIFY WITH OWNER FOR ANY MODIFICATIONS TO FUNCTION (E.I. DRAWERS, PANTRIES, LAZY SUSANS AND ALIKE). PROVIDE ALL STANDARD ACCESSORIES INCLUDING ADJUSTABLE SHELVING, HINGES, PICTURE MAGNETIC LATCHES, ETC. OWNER SHALL SELECT FROM MANUFACTURER'S STANDARD CABINETRY LINE FOR STYLE, FINISH, COLOR, LAMINATE AND HARDWARE. ALL EXPOSED END PANELS TO BE FINISHED. COORDINATE COUNTERTOP FOR CABINET SELECTED. CABINETS SHALL BE MANUFACTURED BY MERILAT OR OWNER APPROVED EQUAL.

## LOOSE AND RIGID INSULATION:

COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR HANDLING, STORAGE AND PROTECTION DURING INSTALLATION. IF RECOMMENDATIONS DO NOT COVER STORAGE, STORE MATERIALS ABOVE GROUND IN ORIGINAL PACKAGING AND COVER TO PREVENT MATERIALS FROM BECOMING WET. PROVIDE AND INSTALL WHERE SHOWN ON DRAWINGS:

EXPANDED POLYSTYRENE FOAM PLASTIC BOARD INSULATION:

RIGID, CLOSED-CELL EXPANDED POLYSTYRENE INSULATION BOARD COMPLYING WITH FS-HH-1-524C, A.S.T.M. C-578, 1.5 PCF DENSITY, K-VALUE OF .22, IN MMFRTS STANDARD LENGTHS AND WIDTHS AS REQUIRED TO COVER DESIGNATED AREA AT A THICKNESS NOTED ON THE DRAWINGS FOR THE REQUIRED R-VALUE. PROVIDE A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPMENT OF 450 OR LESS (ASTM E-84 OR UL 723) ALL ABOVE FLOOR BOARD INSULATION TO HAVE 1/2" GYP. SEPARATION OR EQUAL FROM CEILING OR FLOOR SPACE.

MINERAL / GLASS FIBER BLANKET INSULATION: INORGANIC FIBERS FOAMED INTO FLEXIBLE RESILIENT BLANKETS OR SEMI-RIGID RESILIENT SHEETS, FS-HH-1-521, DENSITY AS INDICATED. BUY 0-0.8 MINIMUM, K-VALUE OF 0.27. MANUFACTURER'S STANDARD LENGTHS AND WIDTHS AS REQUIRED TO COORDINATE WITH SPACES TO BE INSULATED. TYPES AS FOLLOWS:

- TYPE I:** UNFACED UNTIL, SEMI-RIGID WHERE REQUIRED FOR SELF-SUPPORT. IN CONCEALED SPACES AND WHERE EXPOSED ABOVE THE CEILING. PROVIDE SUPPLEMENTAL SUPPORT FOR ANY SPAN OVER 8' HIGH. FLANGES WITH FASTENERS AT 8'-12" IS ALLOWED. ALL BATT INSULATION SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPMENT OF 450 OR LESS (ASTM E-84). INSULATION TO BE OWENS CORNING UNFACED THERMAL BATT FOR WALLS, QUIETZONE SHAFTWALL BY OWNENS CORNING FOR SHAFTWALLS. THE R-VALUE IS TO BE THE HIGHEST VALUE FOR THE THICKNESS NOTED IN THE PARTITION TYPES.
- TYPE II:** NON-REFLECTIVE MEMBRANE COVERING, SEMI-RIGID WHERE REQUIRED FOR SELF-SUPPORT. IN CONCEALED SPACES AND WHERE EXPOSED ABOVE THE CEILING. PROVIDE SUPPLEMENTAL SUPPORT FOR ANY SPAN OVER 8' HIGH. FLANGES WITH FASTENERS AT 8'-12" IS ALLOWED. ALL BATT INSULATION SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPMENT OF 450 OR LESS (ASTM E-84). THE PERM RATING IS TO BE LESS THAN 1.0. THE R-VALUE IS TO BE THE HIGHEST VALUE FOR THE THICKNESS NOTED IN THE PARTITION TYPES. INSULATION TO BE OWENS CORNING FLAME SPREAD 25 PSK OR POLY-FACED BATTS.
- TYPE III:** REFLECTIVE MEMBRANE COVERING, SEMI-RIGID WHERE REQUIRED FOR SELF-SUPPORT. IN CONCEALED SPACES AND WHERE EXPOSED ABOVE THE CEILING. PROVIDE SUPPLEMENTAL SUPPORT FOR ANY SPAN OVER 8' HIGH. FLANGES WITH FASTENERS AT 8'-12" IS ALLOWED. ALL BATT INSULATION SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPMENT OF 450 OR LESS (ASTM E-84). THE PERM RATING IS TO BE LESS THAN 1.0. THE R-VALUE IS TO BE THE HIGHEST VALUE FOR THE THICKNESS NOTED IN THE PARTITION TYPES. INSULATION TO BE OWENS CORNING FLAME SPREAD 25 FSK.

## RIGID WALL INSULATION:

MISCELLANEOUS UNDER FLOOR INSULATION TO BE RIGID CLOSED CELL EXTRUDED POLYSTYRENE FOAM INSULATION (R=10) WITH A FLAME SPREAD OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS.

PRODUCT TO BE STYROFOAM BRAND SQUARE EDGE AS MANUFACTURED BY DOW CHEMICAL COMPANY. THICKNESS (2") AND SIZE SHALL BE AS SHOWN ON DRAWINGS. FOUNDATIONS ARE TO BE FREE OF CONCRETE FINIS AND PROJECTIONS LEFT AFTER REMOVAL OF FORMS. REMOVE WAXES, OILY FILMS AND OTHER RESIDUE LEFT ON CONCRETE SURFACES FROM FORM RELEASE AGENTS. INSTALL INSULATION USING STYROFOAM BRAND INSULATION MASTIC NO.11 IN SPOTS OR RIBBONS PER MANUFACTURER'S RECOMMENDATIONS. OTHER ACCEPTABLE ADHESIVES ARE BY CHEMREX, INC. (PL300) AND FOAMGRAB PS BY DAKAR PRODUCTS. INSTALL BOARDS BY APPLYING 2" DIA SPOTS OR RIBBONS OF ADHESIVE AT 16" O.C. EACH WAY. OBSERVE ALL MANUFACTURER'S PRECAUTIONS IN USE OF THIS MATERIAL. PROTECT BOARD FROM DAMAGE DURING BACKFILL & OTHER WORK. MASONRY CAVITY WALL INSULATION TO BE RIGID CLOSED CELL EXTRUDED POLYSTYRENE FOAM INSULATION, PRODUCT TO BE STYROFOAM BRAND. CAVITYMATE AS MANUFACTURED BY DOW CHEMICAL COMPANY. THICKNESS AND SIZE SHALL BE AS SHOWN ON DRAWINGS (1 1/2"; R=7.5). INSTALL IN GREATEST LENGTHS AND WIDTHS POSSIBLE TO MINIMIZE JOINTS. STAGGER VERTICAL JOINTS AND ALLOW FOR HORIZONTAL STRENGTHENING TO SPAN ACROSS INSULATION BOARDS. ALL VOIDS TO FILLED WITH SPRAY FOAM INSUL. ADHERE TO CONCRETE BLOCK WALL USING CONTECH BRANDS PL300 OR CONTECH BRANDS PREMIUM FOAM BOARD ADHESIVE. CONCRETE BLOCK WALL TO BE FREE FROM MORTAR SPALLS, PROJECTIONS OR OTHER MATERIAL NOT ALLOWING A FLUSH SURFACE. USE WEATHERMATE FLASHING TAPE AS MANUFACTURED BY DOW CHEMICAL COMPANY. TAPE AND SEAL ALL JOINTS IN INSULATION BOARDS. OBSERVE ALL MANUFACTURER'S PRECAUTIONS IN USE OF THIS MATERIAL. PROTECT BOARD FROM DAMAGE DURING BACKFILL AND OTHER WORK.

## CAULKING AND SEALANTS:

PROVIDE SEALANT AT ALL EXTERIOR JOINTS, CRACKS AND DISSIMILAR MATERIAL JUNCTURES TO PROVIDE AIRWEATHER-TIGHT CONDITION. CAULK ALL INTERIOR JOINT EXPOSURES TO MINIMIZE UNCONTROLLED AIR EXCHANGE BETWEEN OUTSIDE OR NON-CONDITIONED AREAS ADJACENT TO TEMPERATURE CONTROLLED SPACES. CONFORM TO A.S.T.M. C-280 STANDARDS.

EXTERIOR CAULKING TO BE VULKEM OR DYMERIC BY 'TREMCO'. THE SPECIFIC PRODUCT IS TO BE COMPATIBLE WITH THE MATERIAL SUBSTRATE, JOINT WIDTH AND EXPOSURE TO MOISTURE AND WEATHER. 'SIKAFLEX' IS APPROVED EQUAL. PROVIDE CONTINUOUS SEALANT ON INTERIOR AND EXTERIOR SIDES OF JOINT AT FRAMED PENETRATIONS. PROVIDE SEALANT ON EXTERIOR SIDE AT OTHER JOINTS TO CLOSE BUILDING ENVELOPE. CONSTRUCTION JOINT OR OTHER GAPS BETWEEN MATERIAL. SEALANT TO HAVE 25% MOVEMENT CAPABILITY.

INTERIOR SEALANT TO BE TREMUL 200 AT COUNTER AND PLUMBING FIXTURES, AND SPECTRUM 3 OR EQUAL BETWEEN WINDOW STOOLS/JAMBS AND ALUMINUM FRAMING. COLORS ARE TO MATCH ADJACENT MATERIALS.

STRUCTURAL SEALANT AT EXTERIOR GLAZING AND METAL FRAMING, ETC. TO BE DOW 795 SILICONE BUILDING AND GLAZING SEALANT, OR GE SILICONE 1200 CONSTRUCTION SEALANT, OR AS RECOMMENDED BY MANUFACTURER AND APPROVED BY ARCHITECT.

SEE PRECAST (TLTWALL) SECTION FOR JOINT TREATMENT/CAULKING.

CAULKING AT FLOORS AND WALLS, FLOORS AT NON-RATED PENETRATIONS AND OTHER DRAFT-STOPPING USES SHALL BE TREMSTOP SILICONE FYRE-SIL SEALANT. PROVIDE MINERAL FIBER BACKING AS REQUIRED BY CAULKING MANUFACTURER.

VOIDS BETWEEN THE EXTERIOR AND INTERIOR CAULK JOINTS IN THE BUILDING ENVELOPE TO BE FILLED SOLID WITH A NON-EXPANDING SPRAY FOAM INSULATION SUCH AS HILTI CF 88 OR EQUAL. SUCH VOIDS INCLUDE THOSE OCCURRING AT THE PENETRATIONS OF FIRE SPRINKLER DRAIN LINES, ELECTRICAL CONDUITS, STORM DRAIN LINES, HOSE BIBBS, JOINTS AROUND HOODS AND VENTS, THE INTERIOR OF HOLLOW METAL DOOR FRAMES, LOUVERS FRAMES, VENT PIPING, ETC..

## EPOXY FLOOR:

EPOXY FLOOR SYSTEMS SHALL BE THE PRODUCT OF (OR APPROVED EQUAL): BASF CONSTRUCTION CHEMICALS, LLC

657 NEW BRIDGE CT.

BARRINGTON, ILLINOIS 60010

OFFICE: 312 919-7836

PLYWOOD FLOOR SURFACE PREPARATION PER MANUFACTURER REQUIREMENTS. FLOORS MUST BE STRUCTURALLY SOUND AND FULLY CURED A MINIMUM OF 28 DAYS. TEST FLOOR FOR VAPOR DRIVE IN ACCORDANCE WITH ASTM D 4263

APPLY A 5-EPG-07 TEST IN AN UNCONSPICUOUS AREA THAT MEETS THE OWNERS EXPECTATIONS FOR APPEARANCE, SLIP RESISTANCE AND PERFORMANCE PRIOR TO COVERING ENTIRE FLOOR AREA DESIGNATED FOR EPOXY FLOOR SYSTEMS. COLOR TO BE SELECTED BY OWNER.

SEE FLOOR PLAN FOR LOCATIONS OF EPOXY FLOORING.

## SELBACHEM 671-1 - CHEMICAL RESISTANT FLOORING

(EPH1) - 100% SOLIDS NON-REINFORCED TOPPING W/ RESISTANCE TO 98% SULFURIC ACID, TWO 15-20 MIL NOVELL TOPCOATS, TOTAL SYSTEM THICKNESS OF 30-40 MILS. PER MANUFACTURERS RECOMMENDATIONS.

## SKYLIGHTS:

SKYLIGHTS TO BE AS MANUFACTURED BY VELUX AMERICA LLC, 104 BEN CASEY DRIVE, FORT MILL, SOUTH CAROLINA.

SEE ROOF FRAMING PLAN AND ELEVATIONS FOR QUANTITY, MODEL TYPE, GLASS TYPE, SIZE AND LOCATIONS.

## PLASTER:</