

ABBREVIATIONS

@	AT	N.L.	NORTH
⊕	CENTERLINE	N.L.C.	NOT IN CONTRACT
A/C	AIR CONDITIONING	NO.	NUMBER
ACOUS.	ADJACENT	NOM.	NOMINAL
ADJUS.	ADJUSTABLE	N.T.S.	NOT TO SCALE
A.F.F.	ABOVE FINISH FLOOR	O.A.	OVERALL
ALT.	ALTERNATE	O.C.	ON CENTER
APPROX.	APPROXIMATE	O.D.	OUTSIDE DIAMETER
		OH.	OVERHEAD
BD.	BOARD	OPP.H.	OPPOSITE HAND
BET.	BETWEEN	OPNG.	OPENING
BLDG.	BUILDING	OPP.	OPPOSITE
BLK.	BLOCK	P.BD	PARTICLE BOARD
BLKG.	BLOCKING	P.G.	PAINT GRADE
BOT.	BOTTOM	P-LAM	PLASTIC LAMINATE
		PLWD.	PLYWOOD
		PNL	PANEL
		PR.	PAIR
		PTN.	PARTITION
		REF.	REFERENCE
CAB.	CABINET	REFL.	REFLECTED
CER.	CERAMIC	REFR.	REFRIGERATOR
CHAMF.	CHAMFER	REG.	REGISTER
CIRC.	CIRCLE	REINF.	REINFORCING
CLG.	CEILING	REQ.	REQUIRED
CLR.	CLEAR(ANCE)	REV.	REVISION
CNTR.	COUNTER	R.H.	RIGHT HAND
COL.	COLUMN	RM.	ROOM
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONST.	CONSTRUCTION	S.	SOUTH
CONT.	CONTINUOUS	S.C.	SOLID CORE
CONTR.	CONTRACTOR	SCH.	SCHEDULE
CPT.	CARPET	SEAL	SEALANT
C.T.	CERAMIC TILE	SECT.	SECTION
CTR.	CENTER	SH.	SHELF
DEMO.	DEMOLITION	SHT.	SHEET
DET.	DETAIL	SIM.	SIMILAR
DIAM.	DIAMETER	SPEC.	SPECIFICATION
DIM.	DIMENSION	SQ.	SQUARE
DN.	DOWN	SS	STAINLESS STEEL
DR.	DOOR	S.S.D.	SEE STRUCTURAL DWGS
DWG.	DRAWING	STD.	STANDARD
DWR.	DRAWER	STL.	STEEL
		STOR.	STORAGE
		STRUCTUSUS	STRUCTURAL
		P.	SUSPENDED
		T.B.	TOWEL BAR
E	EAST	TEL.	TELEPHONE
EA	EACH	TEMP.	TEMPERED
EL	ELEVATION	TERR.	TERRAZZO
ENCL	ENCLOSE(URE)	THK	THICKNESS
EQ.	EQUAL	THRESH.	THRESHOLD
EQUIP.	EQUIPMENT	T.V.	TELEVISION
EST.	ESTIMATE	TYP.	TYPICAL
ETC.	ET CETERA	UNFIN.	UNFINISHED
EXH.	EXHAUST	U.O.N.	UNUSUAL
EXIST.	EXISTING	VEN.	VENEER
EXP.	EXPANSION	VERT.	VERTICAL
EXT.	EXTERIOR	VF.	VERIFY
		V.I.F.	VERIFY IN FIELD
FE.	FIRE EXTINGUISHER	W.	WEST
FF.	FACTORY FINISH	WC	WATER CLOSET
FH.	FULL HEIGHT	WP	WATER PROOFING
FN.	FINISHED	W/	WITH
FLR.	FLOOR	WD	WOOD
FLUOR.	FLUORESCENT	WP	WORK POINT
F.O.S.	FACE OF STUD(S)	W/O	WITHOUT
F.O.C.	FACE OF CONCRETE	WT	WEIGHT
F.O.F.	FACE OF FINISH		
FT.	FOOT/FEET		
FURR.	FURRED/FURRING		
FUT.	FUTURE		
GA.	GAGE/ GAUGE		
G.B.	GRAB BAR		
G.C.	GENERAL CONTRACTOR		
GEN.	GENERAL		
GL.	GLASS/GLAZING		
G.V.B.	GYP/SUM WALL BOARD		
GYP.	GYP/SUM		
H.C.	HOLLOW CORE		
HD.	HEAD		
HDR.X	HEADER		
HDWR.	HARDWARE		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR.	HR.		
HT.	HEIGHT		
H.V.A.C.	HEATING VENTILATING AIR CONDITIONING		
INSUL.	INSULATION		
INT.	INTERIOR		
JT.	JOINT		
KT.	KITCHEN		
LAM.	LAMINATED		
LAV.	LAVATORY		
L.H.	LEFT HAND		
L.	LENGTH/LONG		
LT.	LIGHT		
LVR.	LOUVER		
MAX.	MAXIMUM		
MEMB.	MEMBRANE		
MET.	METAL		
MFR.	MANUFACTURE(R)		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MTD.	MOUNTED		
MULL.	MULLION		

NOTES

1. THE WORK INCLUDED IN THIS CONTRACT SHALL CONSIST OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE BY THE OWNER.
2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENTLY ADOPTED EDITION OF THE UNIFORM BUILDING CODE AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT THE MOST STRINGENT SHALL APPLY.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT DOCUMENTS AS REQUIRED.
5. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND STRUCTURE AND TAKE NOTE OF EXISTING CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
6. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING AND SITE PRIOR TO PROCEEDING WITH THE WORK. S/HE SHALL PAY ATTENTION TO IMPLIED PLAN AND SECTION SPATIAL RELATIONSHIPS AND VERIFY ALL AXES AND IMPLIED SYMMETRIES BEFORE BEGINNING WORK. ALL DIMENSIONS ARE TO BE CHECKED FOR ACCURACY AS THE WORK PROGRESSES.
7. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR EXISTING CONDITIONS OR DEFECTS IN EXISTING CONSTRUCTION, NOR WILL THE ARCHITECT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR PROCEDURES OF CONSTRUCTION OR SAFETY. THIS REMAINS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. ALL HORIZONTAL DIMENSIONS SHOWN IN PLAN ARE TO FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE. WHERE ARE DIMENSIONS ARE NOTED AS "CLEAR" THEY ARE CODE OR FUNCTIONAL REQUIREMENTS AND MUST BE MAINTAINED FROM FINISHED FACES. CONFER WITH THE ARCHITECT FOR ANY CLARIFICATION REQUIRED.
9. ALL VERTICAL DIMENSIONS ARE SHOWN FROM FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. WHERE DIMENSIONS ARE NOTED AS "CLEAR" THEY ARE CODE OR FUNCTIONAL REQUIREMENTS AND MUST BE MAINTAINED FROM FINISHED FACES. CONFER WITH THE ARCHITECT FOR ANY CLARIFICATIONS REQUIRED.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT AND ADJUSTMENT.
12. INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
13. COORDINATE WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, GAS LINES, WASTE SYSTEMS, ETC.
14. PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN INCLUDING INTERIOR, EXTERIOR, TREES, SHRUBS, PAVING, FENCES, ETC.
15. DETAILS SHOWN ARE TYPICAL. U.O.N. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
16. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, ELECTRICAL AND MECHANICAL CONDITIONS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
17. WHERE LOCATIONS OF NEW DOORS OR WINDOWS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
18. ALL CHANGES OF MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING U.O.N.
19. COORDINATE AND PROVIDE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN WALLS FOR WALL-MOUNTED OR WALL-SUPPORTED ITEMS SUCH AS CABINERY.
20. ALL GLASS AND GLAZING USED IN THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE 2001 CBC.
21. FINISHED WORK SHALL BE FIRM, WELL AND SECURELY ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT, AND WELL SCRIBED. FINISHED WORK SHALL NOT HAVE EXPOSED, UNSIGHTLY, ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
22. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION TO MINIMIZE DISTURBANCES OR DISRUPTION TO ADJACENT STRUCTURE, PROPERTY, OCCUPANTS, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO MINIMIZE DUST, NOISE, ODOR NUISANCE, AND THE LIKE TO THE PREMISES AND OCCUPANTS.
23. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES FOR SEALANTS, FLASHING AND CAULKING.
24. VERIFY ALL FINAL EQUIPMENT, APPLIANCES, LIGHTING, CABINET AND MATERIAL SELECTIONS WITH OWNER.

PROJECT INFORMATION

ADDRESS
103 PARK STREET
SAN FRANCISCO, CA

PROJECT SCOPE/DESCRIPTION

APPLICABLE CODES:

1. THE 2010 SAN FRANCISCO BUILDING CODE CONSISTS OF THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA RESIDENTIAL CODE, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, WITH SAN FRANCISCO AMENDMENTS
2. THE 2010 SAN FRANCISCO ELECTRICAL CODE CONSISTS OF THE 2010 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
3. THE 2010 SAN FRANCISCO ENERGY CODE CONSISTS OF THE 2010 CALIFORNIA ENERGY CODE, WHICH IS ESSENTIALLY THE SAME AS THE 2008 CALIFORNIA ENERGY CODE, WITH NO LOCAL AMENDMENTS
4. THE 2007 SAN FRANCISCO HOUSING CODE
5. THE 2010 SAN FRANCISCO MECHANICAL CODE CONSISTS OF THE 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
6. THE 2010 SAN FRANCISCO PLUMBING CODE CONSISTS OF THE 2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS

APN: 5718-029

ZONING: RH-2

BLOCK: 5718 **LOT:** 029

PROJECT DIRECTORY

OWNER
BRIAN

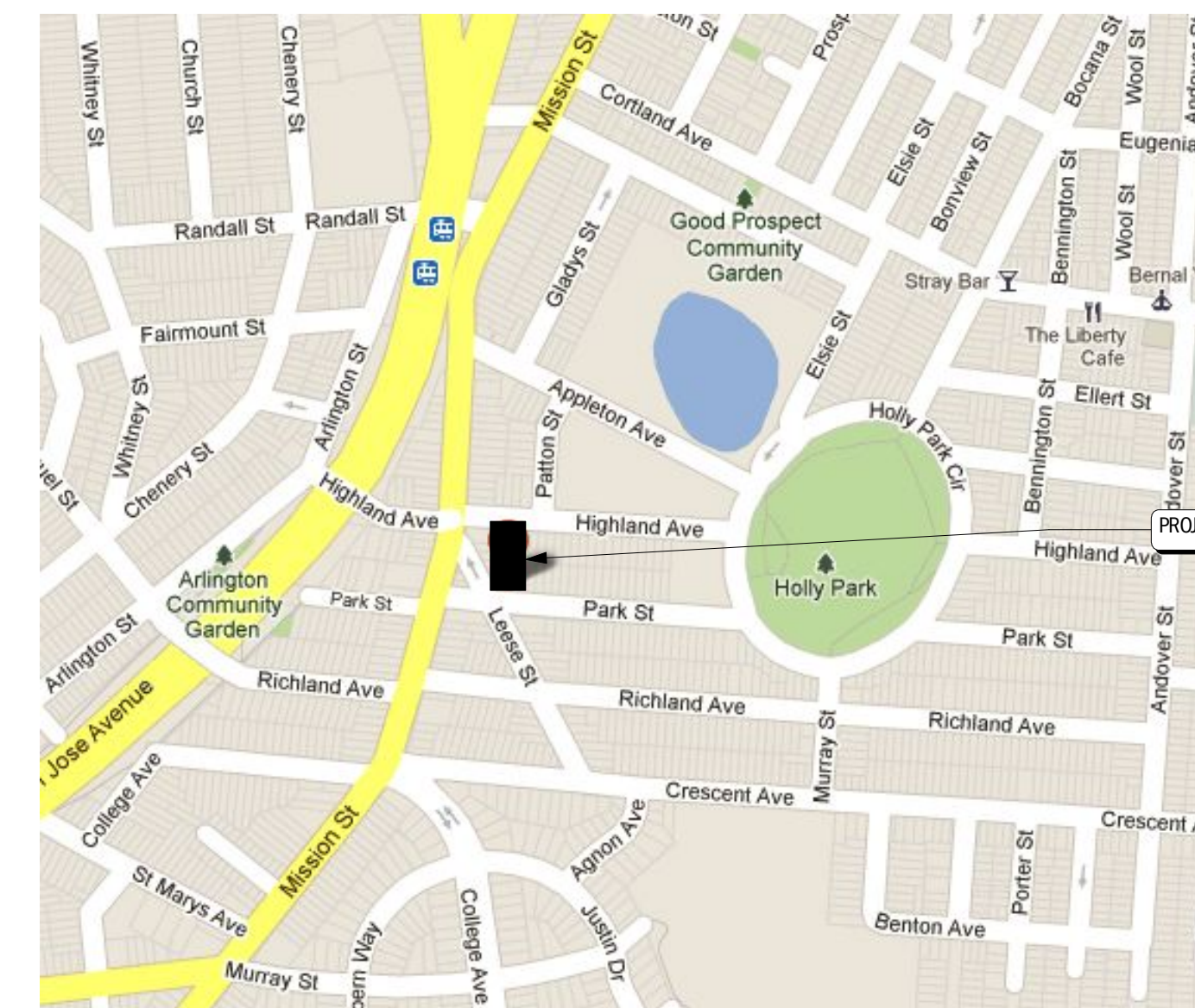
SAN FRANCISCO, CA 94110
415.

ARCHITECT
ARCHITECT MASON KIRBY INC
301 BOCANA STREET
SAN FRANCISCO, CA 94110
(T) 415.867.5357
(F) 415.727.5357

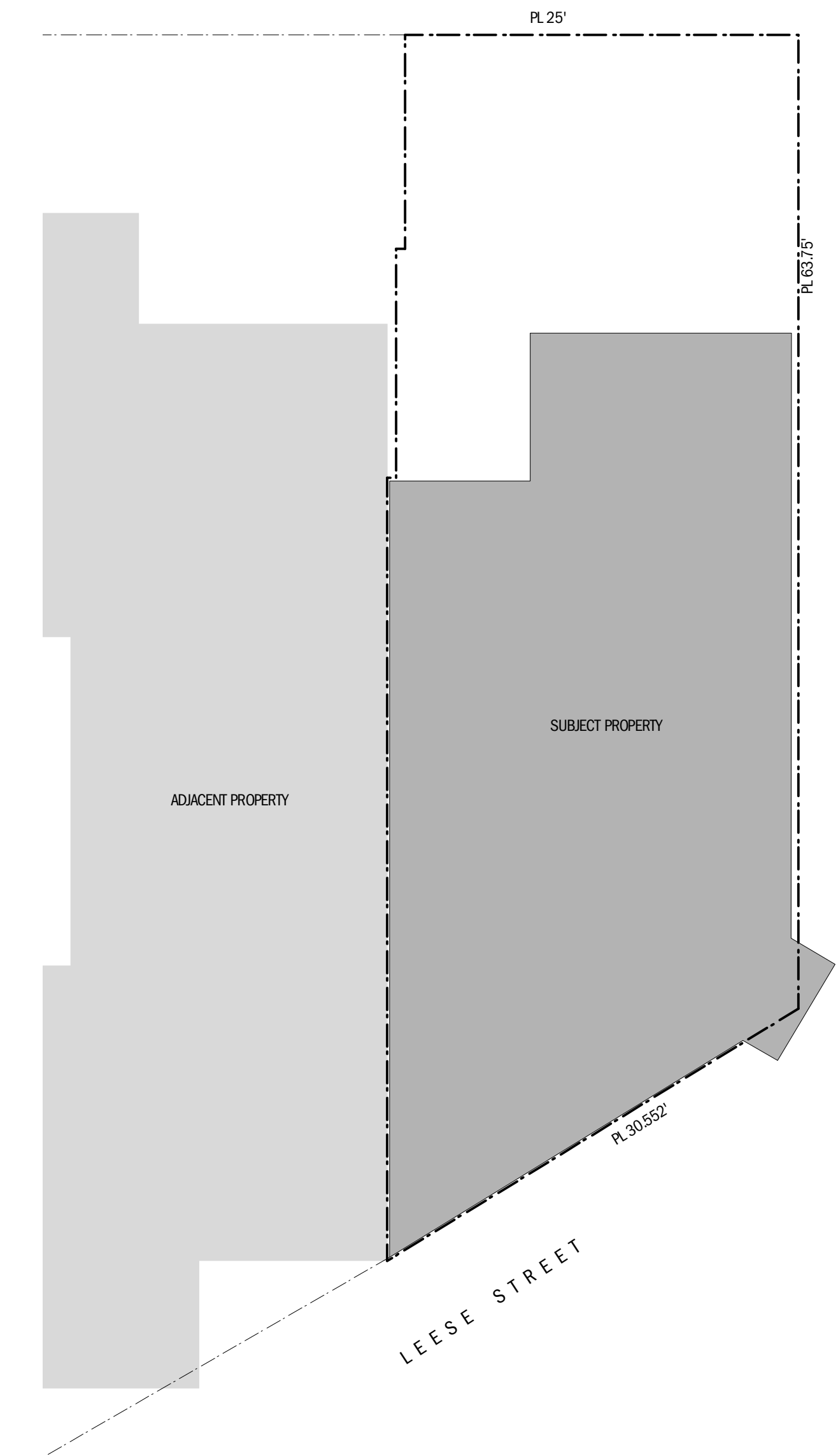
SHEET INDEX

ARCHITECTURAL	
A0	PROJECT DATA AND SITE PLAN
A1	GENERAL NOTES
A2	EXISTING & DEMO PLANS
A3	CONSTRUCTION PLANS

VICINITY MAP



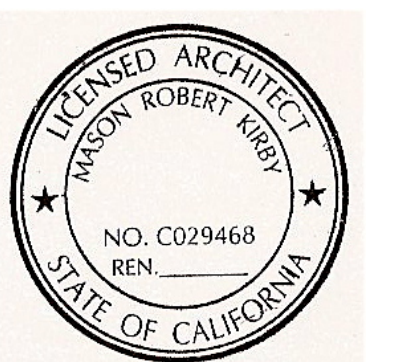
SITE PLAN



LEGEND

- SECTION IDENTIFICATION #
- ELEVATION IDENTIFICATION #
- DETAIL / DWG. #
- ELEVATION HT. SYMBOL
- REVISION REFERENCE
- DOOR NUMBER OR WINDOW TYPE
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO DEMO
- NEW PARTITION

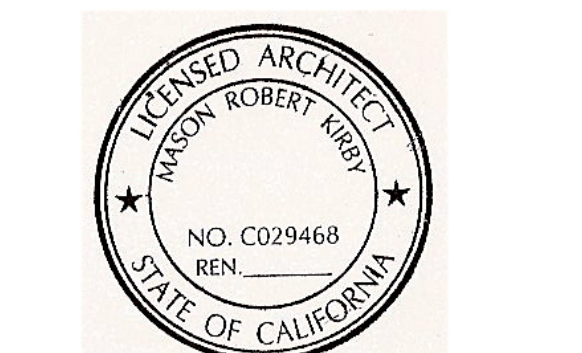
1 (E) SITE PLAN - NOT A SURVEY
A0 Scale: 1/8" = 1'-0"



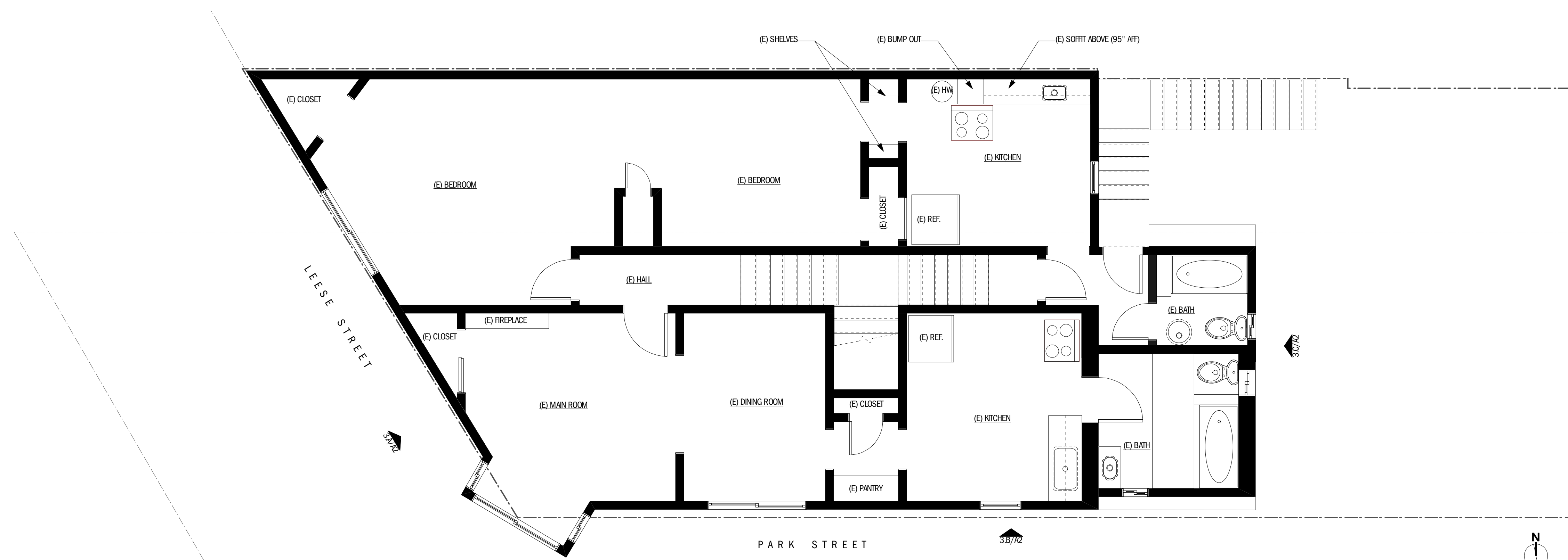
SCALE: AS NOTED

PROJECT DATA

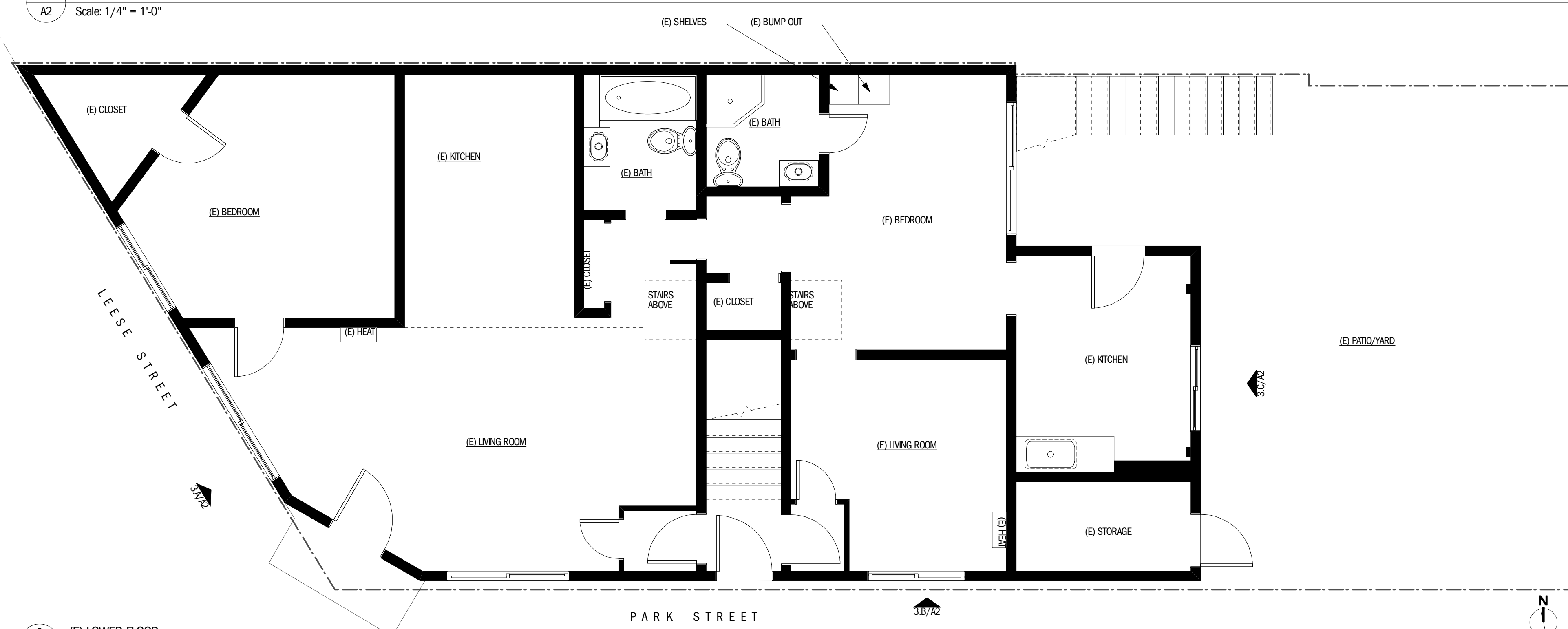
A0



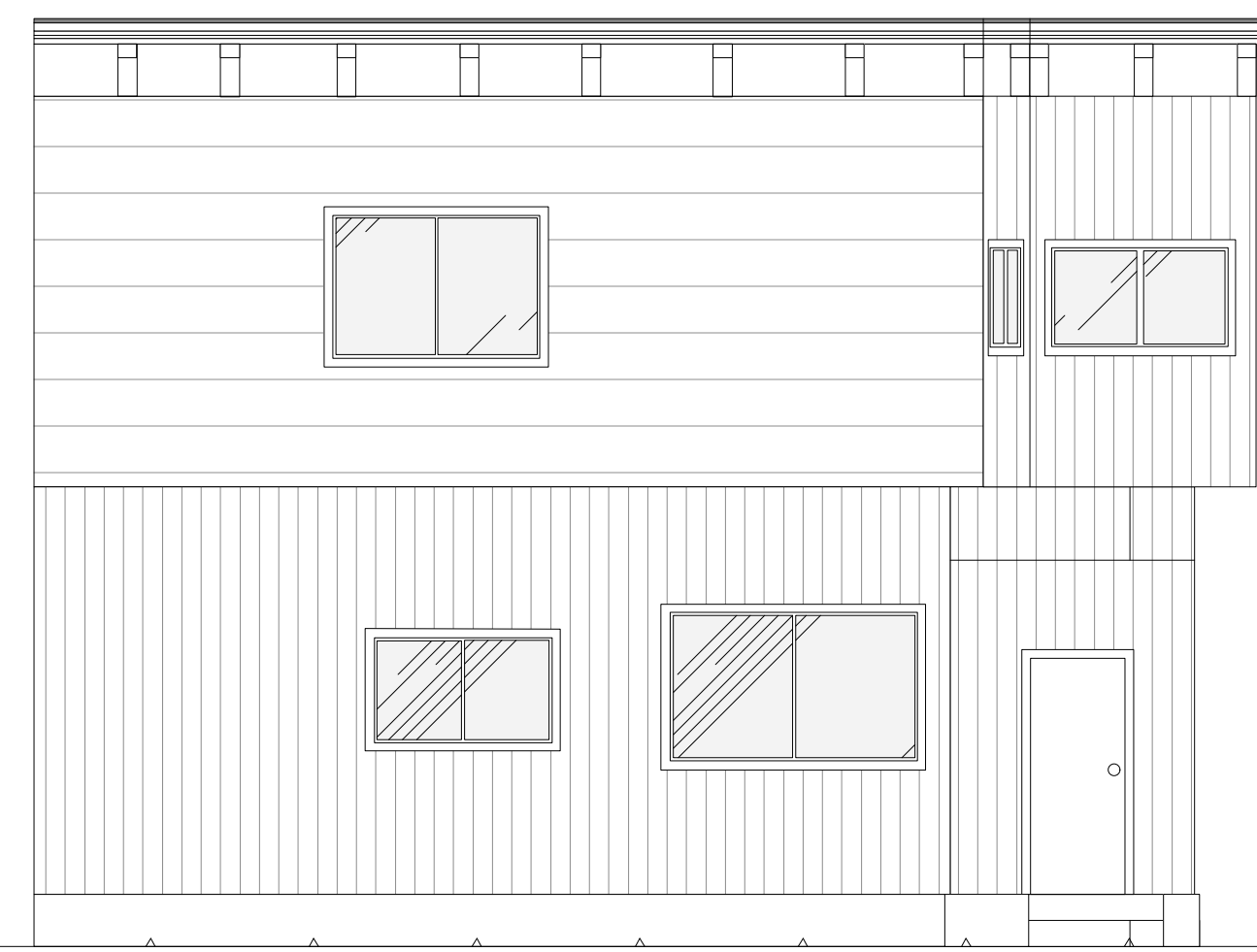
<p>GENERAL REQUIREMENTS & NOTES</p>	<p>GENERAL SITE WORK NOTES</p>	<p>GENERAL METAL NOTES</p>	<p>GENERAL THERMAL & MOISTURE PROTECTION</p>	<p>GENERAL WINDOW, DOOR, & HARDWARE NOTES</p>
<p>01000 GENERAL CONDITIONS: A.Only the highest quality of workmanship shall be considered acceptable and shall be firmly secured and relate to elevations and dimensions as shown in the drawings; true to plumb, level, square, and line. B.All work shall conform with all applicable codes and ordinances and with accepted local standards of the trades. C.All nailing shall conform to the before mentioned building code regulations. D. Individual prints or partial sets of prints shall be considered part of the whole set of these drawings and specifications for this project. The recipient of individual prints or partial sets shall be responsible for information and intent not represented on the individual sheets or partial sets but found elsewhere in these drawings and specifications. The General Contractor shall make available all necessary Drawings (including these General Notes) to Subcontractors and suppliers. E.The General Contractor shall be responsible for coordinating all aspects of the Work and shall inform the Owner of his work schedule and any anticipated changes that may occur in it. Place orders for all materials included in the Work by General Contractor or Subcontractors in time to prevent any delays in the construction of the Work. F.The General Contractor shall not proceed with any work which he believes to be contrary to his knowledge of good construction standards and practices and shall not use any substandard materials. G. The General Contractor shall inform the Owner of any costs of materials, labor, overhead and profit which are caused by any changes or additions in the work intended by these Plans and Specifications prior to ordering materials and proceeding with the Work. H. The General Contractor shall be responsible to the Owner for the acts and omissions by himself and of his employees and Subcontractors, involved in the completion of work ordered. I.The General Contractor shall be expected to inspect the site for conditions affecting work and for anticipating the effects of those conditions upon his work. K. Minor details not usually shown or specified but necessary for the proper installation or conformance with codes or standards listed herein shall be included in the work. J. All work and material or equipment shall be guaranteed for a minimum of one year from date of substantial completion. L. Relative reference elevation of +100'-0" shall be established at the site. Protect and maintain benchmarks for the duration of the project. M.Items noted "Not In Contract", "N.I.C.", or "By Owner" are to be neither furnished nor installed under this contract, but are shown for informational purposes only. N.The General Contractor will report any and all discrepancies or omissions found in the Drawings and Specifications to TMA Fine Home Design and shall not proceed until any clarification or revision has been completed or permission to continue is given. O. All information shown on the Drawings relate to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the Drawings, they shall be reported to TMA Fine Home Design so that proper revisions can be made. P. The Contractor shall supervise and direct the Work and shall be solely responsible for construction means, methods, techniques, sequences, and procedures. Q. Observation visits to the site by field representatives of the Designer and/or Structural Engineer shall not include inspections of the protective measures or the construction procedures, and these visits shall not be construed as such. Any support services performed by the Designer and/or Structural Engineer during the construction shall be distinguished from continuous and detailed inspection services as furnished by others. These support services performed by the Designer and/or Structural Engineer, whether of material or work, and whether performed prior to, during, or after completion of construction, are performed solely for the purpose of assisting in quality control and in achieving general conformity with Contract Documents, but do not guarantee contractor's performance and shall not be construed as supervision of construction.</p> <p>01104 DIMENSIONS, MEASUREMENTS, AND LAYOUT A. Dimensions shall take precedence over graphic representations. Scaling of the drawings for dimensions or locations of materials or uncalled-out items shall be as shown on the drawings. C. Larger scale drawings take precedence over smaller scale drawings. D. Notes and details on Drawings shall take precedence over these General Notes and Typical Details. Written Specifications take precedence over graphic representation of materials and items as well as their locations. E. All figures on the drawings indicate rough construction with no allowance for finish of any kind, except for the dimensions for details which are to finish work where indicated. F. Dimensions to side or center of doors or windows are to rough openings. Locate rough openings not dimensioned framing distance (king and trim studs) from closest walls or center between walls. G.The General Contractor shall be responsible for locating and laying out the Work (including grades and elevations). The General Contractor will exercise proper precaution to verify figures shown on the Drawings while laying out the Work, and be responsible for all errors resulting from failure to exercise such precaution.</p> <p>011016 SUBCONTRACTORS A.Each Subcontractor shall furnish a Certificate of Insurance to the General Contractor indicating policy conditions and limits of liability to be in force at the start of the Work. Each Subcontractor shall provide the General Contractor with proof of Workman's Compensation for each of his employees. B.Each trade shall coordinate its work as is practical and will interfere as little as possible with the work of other trades and persons. It will be assumed that each trade has accepted the quality of the work of others upon which his work must be applied. C. During progress of Work maintenance premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris. Each Subcontractor shall be responsible for cleaning up after their respective work, as well as maintaining a clean and orderly site. D.Store and handle materials and equipment so as to prevent damage affecting appearance, performance of material, equipment or finished work. In the event of damage, promptly make repairs or replacements and be responsible for costs incurred and time required for repairs or replacements at no additional cost to the Owner. E.All subcontractors shall remove and redo defective work as determined by the General Contractor or the Designer at no additional cost to the General Contractor or Owner. F.Each subcontractor shall guarantee materials and workmanship against defects which may occur under normal usage for a period of one (1) year after final acceptance.</p> <p>011018 PERMITS, FEES, INSPECTIONS, REGULATIONS, AND COVENANTS A.Permits and licenses necessary to perform the Work shall be secured by the General Contractor. B.The General Contractor shall obtain all code checks, inspections, and laboratory investigations required by ordinances, codes, rules and regulations, building inspectors, city or county engineers, etc. C.The General Contractor and Subcontractors shall comply with all covenants and requirements of the Subdivision (if any) as if included in these documents.</p> <p>01500 TEMPORARY FACILITIES AND CONTROLS A.All construction equipment required to perform the Work to be furnished by the General Contractor. B.The General Contractor shall provide and pay for power, light, water, and heat as required during construction. C.Subcontractors and their employees shall be provided and allowed use of sanitary facilities on the premises.</p>	<p>02222 EXCAVATION A. Excavate to grades indicated in the drawings and to allow footings to bear directly on undisturbed soil at the minimum required depth to provide frost protection. B. If excavation to design elevations discloses unsuitable bearing soil at that level, obtain authorization from the soils or structural engineer or TMA Fine Home Design before proceeding with additional excavation. C. Additional excavation costs shall be determined and agreed to with the Owner prior to proceeding with additional work. D. If during the course of excavation, solid rock formations are encountered, requiring drilling and/or blasting, the additional costs shall be the Owner's responsibility and shall be determined and agreed to with the Owner prior to proceeding with additional work. E. The General Contractor shall provide for de-watering of excavations from either surface water, ground water, or seepage as necessary. F. Barricade open holes, trenches, and depressions occurring as part of the work. Provide and install all cribbing, shoring and bracing required to safely retain earth embankments.</p> <p>02223 BACKFILLING A. All fill shall be free-draining, predominately granular material and free of organic and expansive material and carefully placed to protect all work and mechanically compacted in 6" lifts around foundation, under slabs, and adjacent stem walls, to 90% of ASTM D698. B. All fill under footings to be compacted to 95% of ASTM D698. C. Backfill shall not be placed against basement and retaining walls until concrete or masonry grout has reach its 28 day strength and walls are stabilize with completed and anchored structural floor framing.</p> <p>02950 TREES, PLANTS, AND GROUND COVER A. Reseeding of damaged portions of the lawn around excavated areas as required to refurbish to its original condition and appearance shall be the Owners responsibility unless agreed to otherwise.</p> <p>GENERAL CONCRETE NOTES</p> <p>03000 GENERAL CONCRETE WORK A. No concrete work shall be placed on frozen, soft, loose, wet, or soggy soil. B. Bottom of excavations shall be clean, flat, and free of any loose dirt, debris, or organic material. C. Provide and install block-outs, utility sleeves, connectors, etc. as shown and as necessary. D. Provide and install insulation, vapor barriers expansion joints, leveling bed, reinforcement, etc. as shown and required. E. Verify all soil conditions. All footing sizes are calculated for a soil bearing capacity as shown. F. Provide over-excavation and compacted backfill as required. G. Chamfer all exposed edges of concrete 3/4" (min.) UNO. H. Provide 1/2" expansion joint material between all concrete slabs (1" rigid foam at insulated and radiant slabs) and abutting concrete or masonry walls.</p> <p>03200 CONCRETE REINFORCEMENT A. Reinforcing steel shall be deformed bars in accordance with ASTM A-615; Grade 40 for reinforced sizes #4 and smaller, Grade 60 for reinforced sizes #5 and larger. B. Concrete slab reinforcement shall be 6 x 6 10/10 welded wire fabric or fiber mesh reinforcing, UNO. Lap WWF 12" at splices. C. Steel reinforcement shall be clean and free of rust, scale, dirt or grease. D. All reinforcing steel, anchor bolts, dowels and other inserts shall be securely fastened in the forms prior to inspection to insure minimum concrete cover as follows:Footings: concrete placed against earth 3" concrete placed against forms exposed to earth 2"Walls: interior face 3/4" exterior face 1-1/2". Slabs: top or bottom 1". Piers: exterior face 1-1/2". E. Minimum lap and bend for all rebar shall be 48 diameters. F. Minimum 48 hour notice shall be given TMA Fine Home Design prior to each day of pour for steel inspection. G. Sills shall be bolted to concrete with 5/8" diameter anchor bolts with 7" min. embedment at 4'-0" o.c., UNO. Bolts shall occur not more than 12", nor less than 6" from each end of any piece with a minimum of 2 bolts to any piece. Shop pins may be used at interior locations and as shown.</p> <p>03300 CONCRETE A. Portland cement shall conform to ASTM C-150 (Type II) unless alkaline soils are present. B. Water shall be fit to drink. C. Fine aggregates shall be natural sand or crushed stone or gravel to 1/4" maximum. Coarse aggregates shall be crushed stone or gravel 1/4" to 1-1/2" and not greater than 1/5 of thickness at walls and footings, and not greater than 1/3 of thickness at slabs. D. Concrete shall be placed with a maximum slump of 4". Use plasticizers where more workable concrete is desired. E. Concrete shall be maintained in a moist condition for a minimum of five (5) days after placement. F. Alternate methods of curing will be approved if satisfactory performance can be demonstrated. G. Concrete shall achieve a minimum of 3,000 psi compression strength at 28 days.</p> <p>03370 PROTECTION AND CURING A. All concrete shall be protected from injurious action of the elements and defacement of any nature during construction operations. B. Provide and maintain proper curing conditions required for all concrete work in accordance with ACI 301-72 (revised 1975).</p> <p>03600 NON-SHRINK GROUT A. Non-shrink grout shall be cement based with a minimum compressive strength of 3,000 psi when tested in accordance with ASTM C-109. B. Grout shall be mixed and placed in accordance with manufacturer's recommendations.</p>	<p>05000GENERAL METAL WORK A. Excavate and install all structural steel, connectors, fasteners and accessories as shown on the Drawings, materials list, and as required for proper installation of structural members. B.Prime all exposed steel members with Rustoleum #5769 prior to finish coat. C.Materials, standards, and details shall conform to applicable AISC standards.</p> <p>05120STRUCTURAL STEEL A.Structural steel shall conform to ASTM A-36. B.Tube and pipe columns shall conform to ASTM A-500 Grade B and ASTM A-53. C.All welding shall be done by certified welders, certified for the type of welds required for the job. D.All steel to steel connections shall be made with A-325 high strength bolts.</p> <p>05600REFRABRICATED METAL CONNECTORS A. Provide and install all metal connectors as shown and required for proper installation of structural members. B. Use Simpson Strong-Tie Connectors or equal. Follow manufacturer's recommendations for fasteners. C. All fabricated beam and post connectors shall be of same width of structural member plus 1/16" to 1/8" max. D.Holes in fabricated connectors for bolts shall be the same diameter of the bolt plus 1/16" max.</p> <p>GENERAL CARPENTRY NOTES</p> <p>06000GENERAL CARPENTRY A. Take care to avoid splitting of framing and finish materials during installation. B. Appropriate connectors and fasteners shall be used (whether indicated or not) to provide proper installation of structural members and finish pieces to develop their strength, rigidity, and proper installation and appearances for the purposes for which they are intended.</p> <p>06040 FASTENERS A. Common wire nails as shown and required. B. EXTERIOR TRIM and SIDING: Rust resistant stainless steel; hot-dipped galvanized, or high-tension strength aluminum nails. Minimum embedment of 1-1/2" into solid nailing. C. DECKING: 2 (min)-3" deck screws, at each joist per piece; countersunk. D. EXTERIOR TRIM: finish nails, blind nail where practical; countersink heads where face nailing. E. NAIL AND BEAM: Bolt, screw or nail as shown or required. F. ROOF DECKING: 10d at 6" o.c. at edges, 10d at 10" o.c. field. G. ROOF DECKING: glue with construction adhesive at each joist; 10d at 6" o.c. at edges; 10d at 10" o.c. field. H. LEDGERS: lag screws as indicated. I. FABRICATED CONNECTORS: as indicated.</p> <p>06112FRAMING CARPENTRY AND MATERIALS A. All dimension lumber shall be S4S, UNO. Use only graded lumber and wood products as noted and appropriate. Materials must be sound, seasoned, well manufactured, free from warp with maximum moisture content of 19%. Joists to have 1 1/2" (min) bearing on wood or metal per 3" (min) on masonry. B. All manufactured "Joist" (LPI, BCI, TI, etc) members to be installed per manufacturer requirements. Provide 1 3/4" bearing (min) at joist and rafter ends and 3 1/2" (min) at intermediate supports. Substitutions for specified members must meet design criteria. Provide web stiffeners as necessary. C. All girders, beams and columns shall be of combination 24F-V4 (24FV8 for continuous or cantilevered beams), and shall be fabricated of Douglas Fir laminations and exterior glue, per AISC Standard 117. Camber shall be as shown. Architectural finish standards shall be applied for exposed beams. Provide 1 1/2" (min) bearing at ends UNO. D. All trusses to be engineered and prefabricated by the truss manufacturer. Verify all layouts, bearing conditions, spars, sizes, etc. prior to placing order. E. All headers below 6'-0" span to be provided with 1 1/2" (min) bearing. All headers over 6'-0" span to be provided with 3" (min) bearing; UNO. F. Sill plates and other structural wood members to be in contact with concrete or masonry shall be pressure-treated Hem-Fir. Foundation grade redwood (an endangered species) shall be used only as indicated on the drawings or as necessary for appearance. G. Roof and roof decking shall be installed with grain perpendicular to joists or rafters, while bearing on a minimum of three joists or rafters. H. Lay out plumbing lines prior to joist layout. Adjust joist layout and header-off for plumbing requirements as required. I. Posts shall be as shown and as necessary, and shall provide secure, solid, and full blocking at all bearing points down to the foundation. J. Stagger top and double plate joints 4'-0" (minimum) at exterior walls and bearing partitions. K. Overlap plates at all corners. L. Install a minimum of three studs with blocking at every corner for wall and finish connections and installations. L. All load bearing studs and floor joists shall be stack-framed, UNO. M. Double joists and rafters at all openings unless shown otherwise. N. Provide continuous solid bridging at 8'-0" o.c. (max.) between all floor joists and rafters, unless indicated otherwise. O. Provide continuous blocking between joists and rafters at all bearing points. P. Provide blocking under parallel exterior walls and wall partitions @ 4'-0" o.c. (max) and as necessary. Q. Provide 2 x blocking, furring, nailers, shims, etc. required for installation of wall finish materials, cabinets, closet shelving and rods, bathroom accessories, soffits, trim, etc. R. All walls shall be fire stopped with 2 x blocking or other approved material @ floor, ceiling, and at intervals not to exceed 8 feet (vertically between floor and ceiling). S. Provide sway bracing as required; per UBC 2517 (g) 3 and as shown. T. Insulate all framing cavities with fiberglass (i.e., partition nailers, nims, corners, etc) during framing and before covering these cavities to render inaccessible.</p> <p>06160 EXTERIOR SIDING AND TRIM CARPENTRY A. Caulk all exterior joints around siding joints, windows and doors. B. Install 15# felt, building paper, or Tyvek over wall sheathing prior to siding installation. C. Install siding per manufacturer's recommendations and requirements.</p> <p>06166 EXTERIOR DECKS, STAIRS, AND RAILINGS A. All structural members shall be pressure-treated hem-fir. B. Install sheet metal flashing behind wall and under decking. C. Install 2X decking with 3/16" spacing between members.</p> <p>06200 FINISH CARPENTRY A. Interior trim material shall be installed as per the highest standards of craftsmanship ready for finishes as specified. B. Sand, stain, and finish interior trim prior to installation. C. Fill all nail holes with color putty to match stain color.</p> <p>06220 INTERIOR STAIRS AND RAILINGS A. Stairs shall conform to all applicable codes and requirements and shall be as per Owner input during the construction process. B. Stair parts shall be site built and installed by the General Contractor as shown in the drawings. C. Provide blocking as required for rigid and solid bearing for stair treads. D. Screw and plug balusters, rails, and cap with deck screws and contrasting plugs as required.</p> <p>06410 CUSTOM CASEWORK A. Perform work to custom quality in accordance with "Quality Standards" of the Architectural Woodwork Institute (AWI). B. Hardware shall be as selected by Owner to match existing. C. Provide and securely install 3/4" CDX, EXTERIOR grade plywood tops for thinset counter tops. D. Provide cutouts for plumbing fixtures, inserts, appliances, outlet boxes, and other fixtures and fittings. Verify locations of cutouts from on-site dimensions. Seal contact surfaces of cut edges. E. Sand work smooth and set exposed nails. Apply wood filler in exposed nail indentations. On items to receive transparent finishes, use wood filler which matches surrounding surfaces and of types recommended for applied finishes. Stain and finish all exposed exterior surfaces. Seal, concealed and semi-concealed surfaces. F. Set and secure casework in place rigid, plumb, and level. Use purpose designed fixture attachments at concealed locations for wall mounted components. Secure cabinet and counter bases to floor using appropriate angles and anchorages. Counter-sink anchorage devices at exposed locations used to wall mount components, and conceal with solid plugs of species to match surrounding wood. Finish flush with surrounding surfaces. G. Adjust doors, drawers, hardware, fixtures and other moving or operating parts to function smoothly and correctly. Clean casework, counters, shelves, hardware, fittings and fixtures.</p>	<p>07000 GENERAL THERMAL AND MOISTURE PROTECTION A. Provide and maintain continuous and clear passage of air above insulation and below roof decking, from soffit to ridge, hip, or end wall vents. Provide lateral flow @ valleys, skylights, etc. B. Provide and install all insulations, caulking, sealants, vapor barriers, roofing, ventilation, sidings and trims, and flashing, etc. and their accessories as shown and required to provide a weather-tight seal, eliminate infiltration, minimize heat loss and to provide a protected, energy efficient structure.</p> <p>07160 DAMP PROOFING & MEMBRANE WATERPROOFING A. Maintain ambient and surface temperatures above 40° for 24 hours before application, and continuously until damp proofing has cured. B. Do not apply damp proofing to damp, frozen, dirty, dusty, or deck surfaces unacceptable to applicator. Clean and prepare surfaces to receive damp proofing in accordance with manufacturer's instructions. Prime surfaces in accordance with manufacturer's instructions. Permit primer to dry. C. Verify surfaces are solid, free of frozen matter, loose particles, cracks, pits, rough projections, and foreign matter detrimental to adhesion and application of damp proofing. D. Verify items which penetrate surfaces to receive damp proofing are securely installed. Apply membrane to seal penetrations, small cracks, and honeycomb in substrate. Use only membrane waterproofing at high water areas. E. Apply 2 coats of cold applied asphalt bitumen damp proofing on all exterior foundation walls. Apply each coat of cold bitumen with roller or brush at a continuous and uniform rate as per manufacturer's instructions. Apply from 2 inches below finish grade elevation to top of footings. F. Protect finished damp proofing from damage during backfill operations.</p> <p>07180 VENTILATION A. Provide continuous 2" ventilation space above roof insulation and below roof decking, from continuous soffit vents to ridge vents, as shown and necessary. B. Provide attic and crawl space ventilation at a ratio of 1 square foot of vent per 150 square feet of floor area. A properly sized, humidity controlled fan with intake and exhaust vents is also considered acceptable at crawl space areas.</p> <p>07190 VAPOR AND AIR RETARDERS A. Carefully install vapor barriers to provide a continuous seal against water vapor. B. Overlap all seams and thoroughly staple while avoiding wrinkles in the sheeting. C. Avoid penetrations and unnecessary cutting of the barrier or underlayment. D. Closely cut barrier at window, door, and skylight openings. Install vapor barrier pieces at inside corners of framing. E. Closely cut barrier at electrical outlets and switches, etc. Reseal perimeter with caulk or spray foam insulation. F. Lap permeable roofing and wall underlayments a minimum of 2". G. Install vapor barriers to crawl space floors in wet locations.</p> <p>07200 INSULATION A. Insulate all exterior framing cavities that will become inaccessible while framing (ie. headers, corners, partition nailers, etc) with fiberglass. B. Install 1 x 6 sill sealer at all exterior interfaces between wood framing and stone masonry. C. Loosely install fiberglass or other insulation between door, window, and skylight jambs and framing to avoid bending of jambs. D. Install all insulation to maintain a continuous thermal layer between the interior and exterior. E. Insulate all heating and plumbing ducts and piping to minimize heat loss for the length of their runs. Provide adequate insulation and to prevent the freezing of water piping in unheated areas.</p> <p>07300 ROOFING A. Install new felt paper underlayment as shown. Lap a minimum of 2" and thoroughly staple while avoiding wrinkles in the sheeting. Avoid penetrations and unnecessary cutting of the underlayment. B. Install roofing, ridge ventilation, and flashing, etc. and their accessories as shown and required to provide a weather-tight seal, straight and true, and with fasteners set.</p> <p>07400 SIDING A. Caulking shall be applied at all joints between siding and siding, and between siding and trim. B. Drip cap flashing shall be provided and installed at tops of all windows, doors, horizontal joints between siding, trim, and other exterior finishes and as required. C. Install 15# felt, building paper, or Tyvek over wall sheathing prior to siding installation.</p> <p>07620 SHEET METAL FLASHING AND TRIM A. Exercise care when working on or about roof surfaces to avoid damaging or puncturing underlayment, roofing, or flashings. B. Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set. Beginning of installation means acceptance of existing conditions. C. Provide and install 26 gauge galvanized sheet metal flashing as shown and required at concealed and exposed areas. Color at exposed areas to match roofing; UNO. D. Install flashing sleeves and collars (provided by the General Contractor) for electrical and plumbing items protruding through roofing material. Install starter and edge strips, and seals before starting installation. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles. E. Secure flashings in place using concealed fasteners. When using exposed fasteners, they are to be of the same finish as the flashings. Apply plastic cement compound between metal flashings and felt flashings indicated otherwise. F. Provide caulking and sealants at all bearing points. A. Caulk all exterior joints around siding joints, windows and doors. B. Use colored caulk at exposed areas to blend with adjacent materials or caulk to accept material finish. C. Warm all caulking and sealants prior to use.</p>	<p>08000 GENERAL WINDOW, DOORS, SKYLIGHTS, AND HARDWARE</p> <p>A. Provide proper rough openings for all windows and doors. Prepare opening to permit correct installation of window unit and air and vapor barrier seal. B. Provide and install all windows, doors, and hardware and their accessories as shown and according to manufacturer's recommendations for complete and proper installation.</p> <p>08210 DOORS A. All interior and exterior doors shall be prehung, bored, and drilled unless noted otherwise on the Door Schedule and installed by the General Contractor. B. All exterior doors to include full weatherstripping and adjustable threshold as provided by the door manufacturer. C. Provide solid core door with closer for separation between garage and living areas.</p> <p>08360SECTIONAL OVERHEAD DOORS A. Overhead sectional door, door operator, hardware, track controls, and all accessories to be provided and installed by a qualified and experienced company. B. Overhead section door shall be insulated with rigid foam insulation and to include full perimeter weatherstripping as provided by the door manufacturer, including adjustable bottom.</p> <p>08610 WOOD WINDOWS A. All wood windows shall be pre-manufactured with extruded aluminum cladding, high-altitude insulating glazing, weatherstripping, insect screens (operable units only), operating and locking hardware (as selected by the Owner) and without jamb extensions. All windows to be provided and installed by the General Contractor in accordance with manufacturer's instructions and recommendations. Maximum Diagonal Distortion to be: 1/16" measured with straight edge, corner to corner. Adjust for smooth and balanced window movement. Window units shall be fabricated to manufacturer's standard fabrication requirements.</p> <p>08712 DOOR HARDWARE A. Package hardware items individually; label and identify package with door opening code to match hardware schedule. B. Maintain alignment with adjacent work. Secure assembly to frame opening without distortion or stress. C. Provide special wrenches and tools applicable to each different or special hardware components. Provide instructions and accessories supplied by hardware component manufacturer. D. All door locks to be master keyed, as directed by Owner. Supply two keys for each lock. E. All hardware and trim items shall be selected by the Owner and provided and installed by the General Contractor; UNO. F. Mounting heights for hardware from finished floor to center line of hardware item shall be as indicated below. Verify all mounting heights with manufacturer of hardware item to insure compliance with applicable codes. 1. Lock sets:38" 2. Door Pulls:42" 3. Dead Locks:60"</p> <p>GENERAL MECHANICAL & PLUMBING NOTES</p> <p>15000 GENERAL PLUMBING AND MECHANICAL: A. The drawings are considered schematic and are shown as a guide for the plumbing and heating systems. Submit a plumbing and heating design, with possible options, to the Designer, General Contractor, or Owner, along with the bid work to be performed, in its entirety, as shown on the submitted plumbing and heating design. B. Provide and install shut-off valve on cold water line at the water heater. C. Verify routing and sizes of all new equipment, fixtures, and plumbing prior to beginning work. D. Provide and install all fixtures, piping, and fittings for tie-in to new plumbing fixtures for complete mechanical system. E. Offset piping, etc. as necessary to accommodate structure, beams, columns, etc. and existing plumbing lines. Coordinate cutting or drilling of structural members with the General Contractor to facilitate piping runs and to avoid damage. F. The Plumbing and Heating Contractor shall accept full responsibility in the form of payment to the General Contractor for costs incurred to repair, to the satisfaction of the Owner, any compromising of structural members, work of other trades, finishes, or other damage caused while on site and performing plumbing and heating work. G. Coordinate the installation of the heating system and hot water system with the General Contractor to insure all components of equipment and controls are included and connected as well as locations of heating units and floor tubing. H. Provide and install all gas piping verifying required size and stub-in location. I. Coordinate all openings required through roofs or walls with the General Contractor. Provide these openings and weather-tight seals for all building penetrations. Assist the General Contractor in the installation of these seals. J. Provide and install range hood and clothes dryer vents to the outside; UNO. K. Inspect water supply main to determine water pressure level and system best suited for increasing pressure level to satisfaction of the Owner.</p> <p>15260PIPING INSULATION A. Insulate water heater, all hot water supply lines and other lines in unheated areas as necessary to prevent freezing.</p> <p>15440PLUMBING FIXTURES A. All plumbing fixtures to be provided and installed by the Plumbing Contractor; unless other arrangements are made with the Owner.</p> <p>GENERAL ELECTRICAL NOTES</p> <p>16000 GENERAL ELECTRICAL: A. All electrical work shall be performed by a licensed electrician. B. The Electrical Contractor shall guarantee materials and workmanship against defects which may occur under normal usage for a period of one (1) year after final acceptance. All guarantee time periods provided by equipment manufacturer's shall continue to be in effect. C. The Electrical Work shall include the supply and installation of all rough-in materials, devices, trim, and scheduled fixtures as required and necessary for all electrical, telephone, appliances, and equipment, etc; UNO. D. The Electrical Contractor shall coordinate the installation of the mechanical systems with the Mechanical Contractor to insure all components of equipment and controls are included and wired. All electrical power wiring, low voltage control wiring, fuses, conduit, and switches shall be provided and installed by the Electrical Contractor. Thermostats shall be provided and installed by the Mechanical Contractor. E. Cutting, drilling, and chiseling of the building surfaces as required for support, anchorage, and passage of electrical equipment shall be done by the Electrical Contractor. Where structural members are involved, the General Contractor's approval shall be first obtained. F. The Electrical Contractor shall accept full responsibility in the form of payment to the General Contractor for costs incurred to repair, to the satisfaction of the Owner, any compromising of structural members, work of other trades, finishes, or other damage caused while on site and performing electrical work. G. Provide and install bathroom exhaust fans vented to the outside. H. Provide and install a minimum of one switched light in each attic space and three switched lights in the under floor crawl space; UNO. I. Provide and install battery powered smoke detectors as shown and required.</p>



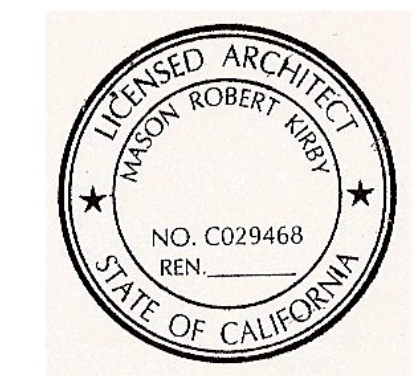
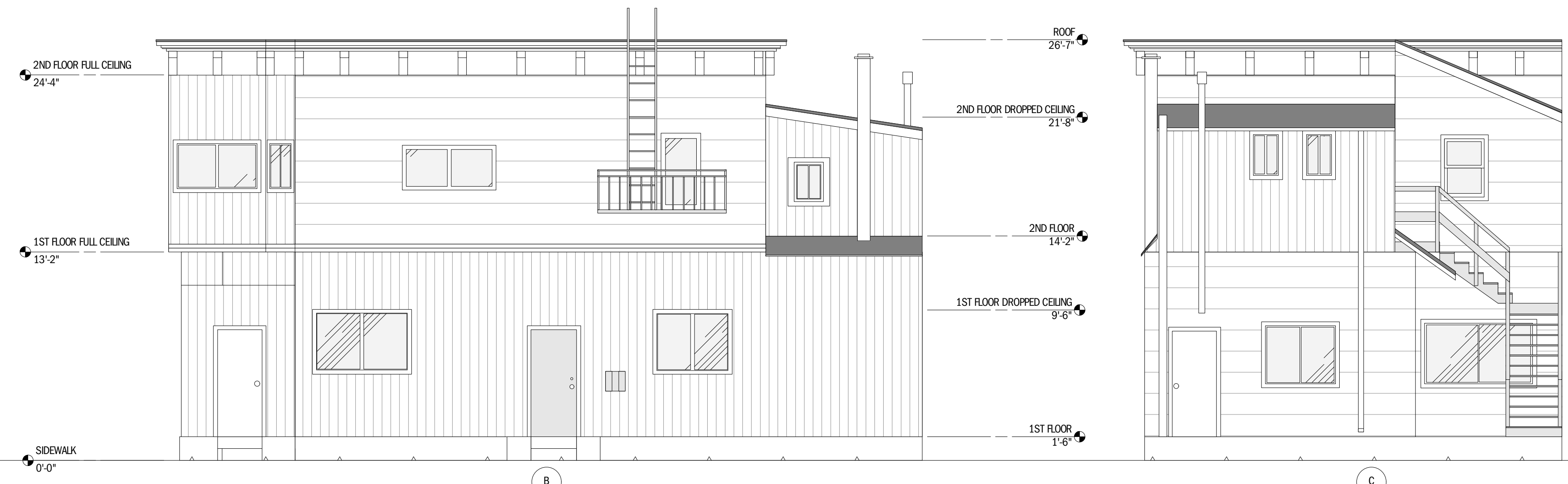
1 (E) UPPER FLOOR
A2 Scale: 1/4" = 1'-0"



2 (E) LOWER FLOOR
A2 Scale: 1/4" = 1'-0"



3 (E) ELEVATIONS
A2 Scale: 3/16" = 1'-0"



SCALE: AS NOTED

EXISTING & DEMO PLANS