GENERAL NOTES

NOT ALL NOTES APPLICABLE TO THIS PROJECT

010.00 GENERAL REQUIREMENTS

A. DO NOT SCALE DRAWINGS.

B. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, EXISTING FIELD CONDITIONS AND/OR GENERALLY ACCEPTED CONSTRUCTION PRACTICES. NOTIFICATIONS SHALL BE MADE UPON DISCOVERY OF DISCREPENCY AND PRIOR TO PERFORMING ANY WORK IN QUESTION.

C. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.

D. CONTRACTOR SHALL DETERMINE ERECTION PROCEDURE AND SEQUENCE AND PROVIDE WHATEVER TEMPORARY BRACING, ETC. THAT MAY BE REQUIRED TO COMPLETE THE WORK.

E. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR REQUIRED BUILDING PERMIT AND SCHEDULE REQUIRED INSPECTIONS AND COORDINATE ALL TRADES.

F. DEFINITIONS:

FURNISH - TO PURCHASE AND/OR SUPPLY AND DELIVER TO SITE COMPLETE WITH RELATED ACCESSORIES AND TRANSFER TO INSTALLER FOR INSTALLATION.

INSTALL - TO RECEIVE, CONSTRUCT, AND CONNECT COMPLETE FOR USE AND REGULAR OPERATION AS APPLICABLE, INCLUDING RELATED ACCESSORIES.

PROVIDE - TO FURNISH, INSTALL, AND PAY ALL COSTS IN CONNECTION THEREWITH.

012.000 SAFETY AND PROTECTION

020.00 DEMOLITION

A. EACH CONTRACTOR TO DETERMINE SCOPE OF THEIR DEMOLITION WORK AND INCLUDE FOR SAME IN BID.

022.000 SITE CONSTRUCTION

A. FIELD VERIFY ALL NEW AND EXISTING SPOT ELEVATIONS AND DRAINAGE PATTERNS.

B. FIELD VERIFY ALL EXISTING SITE DIMENSIONS PRIOR TO START OF CONSTRUCTION.

C. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING STRUCTURE, 5" IN THE FIRST 6'-0" MINIMUM.

030.000 EXCAVATION AND CONCRETE

A. FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CALL TOLL FREE BEFORE YOU DIG: 1-800-362-2764 OHIO UTILITIES PROTECTION SERVICE.
B. CONCRETE FOOTINGS: 3000 PSI AT 28 DAYS
C. CEMENT: ASTM C150, TYPE I OR III
D. STANDARD AGGREGATE: ASTM C33. FINE AGGREGATE NATURAL SAND, LIMESTONE, COURSE AGGREGATE IN GENERAL NOT TO EXCEED 3/4" IN SIZE
E. WATER: POTABLE
F. AIR-ENTRAPPING AD-MIXTURE: ASTM C260
G. CURING COMPOUND: ASTM C340

042.00 UNIT MASONRY

050.00 METALS

061.000 ROUGH FRAMING

A. ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF EXTERIOR SHEATHING UNLESS OTHERWISE NOTED. ALL INTERIOR DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BEGINNING WORK.

B. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER'S PRIOR TO FRAMING.

C. ALL HEIGHTS NOTED BY ⌖ ARE ROUGH CEILING HEIGHTS AND SHOULD BE FIELD VERIFIED AND MAY VARY.

D. IF ANY DIMENSION VARIES BY MORE THAN 1", NOTIFY ARCHITECT PRIOR TO FRAMING.

E. STRUCTURAL LUMBER

a. GENERAL NOTES

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS, AND ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEATHING, TEMPORARY BRACING, GUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.

2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

b. WOOD FRAMING NOTES

1. MATERIALS:

aa. STRUCTURAL LUMBER: SPF 2 OR EQUAL

bb. PLYWOOD: CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 13/32 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH.

2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:

aa. NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.

bb. U.S. PRODUCT STANDARD PS-1 FOR SOFTWOOD PLYWOOD CONSTRUCTION AND INDUSTRIAL.

cc. OHIO RESIDENTIAL CODE 2013

c. CONNECTIONS:

1. JOISTS TO BEAMS - 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.

2. PLYWOOD TO FLOOR JOISTS - GLUED AND NAILED - USE 8D COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

3. PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILED - USE 8D COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.

d. MISCELLANEOUS:

1. USE SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.

2. IT IS ASSUMED THAT THE SHEATHING WILL PROVIDE LATERAL BRACING FOR STUDS, IF NO SHEATHING IS PROVIDED THEN SOLID BLOCKING MUST BE PROVIDED AT 4'-0" ON CENTER.

3. USE DOUBLE JOISTS UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.

4. USE ONE FULL HEIGHT STUD AND ONE JACK STUD UNDER BEAM AND LINTEL BEARINGS, UNLESS SHOWN OTHERWISE. WHERE 3 OR MORE STUDS ARE SHOWN ON THE PLAN USE ONE AS JACK WITH REMAINDER AS FULL HEIGHT STUDS.

5. APPLY CONTINUOUS BEAD OF GLUE ON FLOOR JOISTS.

6. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 5'-0" O.C.

e. PREFABRICATED WOOD TRUSSES:

1. MATERIALS:

aa. LUMBER: MINIMUM MATERIAL PROPERTIES: SOUTHERN PINE #2.

bb. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL ASTM A446-76 (1981) GRADE A. COATING CLASS G60 PER ASTM A525-81. MANUFACTURER WITH HOLES, PLUGS, TEETH, OR PRONGS UNIFORMLY SPACED AND FORMED.

2. DESIGN:

aa. LOADING:

TOP CHORD LIVE LOAD:	25 PSF
TOP CHORD DEAD LOAD:	10 PSF
BOTTOM CHORD LIVE LOAD:	5 PSF
BOTTOM CHORD DEAD LOAD:	5 PSF
NET WIND UPLIFT:	8 PSF

bb. DESIGN OF MEMBERS AND CONNECTION IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.

cc. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.

dd. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.

ee. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.

3. MISCELLANEOUS:

aa. NAIL TOP CHORDS OF ALL MULTIPLE MEMBER TRUSSES TOGETHER WITH 16D NAILS AT 4'-0" O.C. NAIL WEB MEMBERS TOGETHER WITH 16D NAILS AT 2'-0" O.C. AT CONCENTRATED LOADS.

bb. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 5'-0" O.C.

F. WIND UPLIFT. ROOF ASSEMBLIES SHALL BE TIED TO THE WALL STRUCTURE BELOW WITH HURRICANE STRAPS, SIMPSON STRONG TIE H-2.5 AT DOUBLE TOP PLATES.

1. FOR RAFTERS SPANNING LESS THAN 20 FEET, USE HURRICANE TIES EVERY OTHER RAFTER. FOR SPANS GREATER THAN 20 FEET, USE HURRICANE TIES AT EVERY RAFTER.

2. FOR TRUSSES SPANNING LESS THAN 30 FEET, USE HURRICANE TIES EVERY OTHER TRUSS. FOR SPANS GREATER THAN 30 FEET, USE HURRICANE TIES AT EVERY TRUSS.

062.000 FINISH CARPENTRY

A. ALL CASING, BASE, CROWN, DOORS AND MISCELLANEOUS INTERIOR TRIM MATERIALS TO BE POPLAR UNLESS NOTED OTHERWISE. TRIM & DOORS TO BE CAREFULLY SORTED SO THAT ALL AREAS SCHEDULED TO BE STAINED HAVE HAND SELECTED STAIN-GRADE POPLAR FREE OF STREAKS OF DARKER COLORS. ALL VENEERED PLYWOOD TO BE BIRCH, STAIN GRADE AND PAINTER WILL NEED TO ADJUST STAIN COLOR TO MATCH POPLAR. ALL STAIR PARTS (TREADS, RISERS, HANDRAILS TO BE OAK). CABINETRY TRIMS SPECIFIED AS NOTED ON A2.1.

B. OWNER AND ARCHITECT TO APPROVE TRIM, DOORS, CABINETS, STAIR PARTS AND ANY UNUSUAL DETAILS BEFORE MATERIALS ARE ORDERED. NO SUBSTITUTIONS OF SPECIFIED TRIM PROFILES IS PERMISSIBLE WITHOUT APPROVAL OF ARCHITECT AND OWNER.

C. TRIM

a. WOOD TO BE GRADED PROPERLY FOR INTENDED USE AND FINISH.

b. TRIM IS TO BE CLEAN, FREE OF DIRT AND GREASE. TRIM IS TO BE FREE OF IMPERFECTIONS SUCH AS BAND MARKS, DENTS, CHATTER, STAMPS, OR UNEVEN THICKNESS.

c. MOISTURE CONTENT TO RANGE BETWEEN 8% AND 10%. TRIM IS TO BE STORED MINIMUM 4" OFF FLOOR, NOT STORED OVER CONCRETE AND TO BE PROTECTED FROM ABUSE. UNBUNDLED TRIM MUST BE ACCLIMATED MINIMUM 72 HOURS PRIOR TO INSTALLATION.

d. TRIM TO BE SANDED PRIOR TO INSTALLATION. OAK- 80 GRIT, POPLAR - 100 GRIT

e. SQUARE STOCK TRIM TO BE BACKED OUT OR KERFED TO INHIBIT CUPPING.

f. JOINTS IN THE MIDDLE OF A RUN OF BASE, CROWN, CHAIR RAIL, ETC. TO BE LAPPED AWAY FROM THE LINE OF SIGHT. THE JOINT IS TO BE LOCATED OVER A STUD. ALL MITERS, SCARF JOINTS, AND RETURNS ARE TO BE GLUED AND ALL EXCESS GLUE IS TO BE REMOVED IMMEDIATELY WITH WET RAG. OPEN TERMINATIONS OF BASE AND SHOE ARE TO BE RETURNED. MAXIMUM GAP BETWEEN TRIM AND WALL OR CEILING SURFACE IS 3/16". INSIDE CORNERS ON BASE, SHOE, CROWN, ETC. ARE TO BE COPED.

g. WINDOW STOOLS TO FIT SNUGLY AGAINST WALLS AND JAMBS, 1/8" GAP TO SASH.

h. SHOE IS TO BE RUN TIGHT TO FLOOR BUT NAILED TO BASE.

D. DOORS

a. SITE BUILT JAMBS TO BE DADOED AND SCREWED AND GLUED, BACKS TO BE KERFED TO ELIMINATE WARP.

b. JAMBS TO BE WITHIN +/- 1/16" THE WIDTH OF THE WALL. JAMBS TO BE SHIMMED UNDER EACH SET OF NAILS AND TO BE INSTALLED PLUMB, LEVEL AND SQUARE, NO TOLERANCE.

c. HINGES TO BE LOCATED 7" FROM THE TOP, 11" FROM THE BOTTOM. THE THIRD HINGE IS TO CENTERED. 1 3/4" DOORS TO HAVE STRIKE EDGE BEVELED TO MAINTAIN UNIFORM CLEARANCE TO JAMB.

d. INTERIOR DOORS TO BE GAPPED 1/16" ON THE HINGE SIDE, 1/8" TOP AND STRIKE SIDE. STOP TO GAPPED 1/16" AT HINGE SIDE, TIGHT AT STRIKE SIDE. DOOR TO CLEAR FINISH SURFACE BY 1/2". ALLOW FOR THICKNESS OF CARPET. ALL DOOR EDGES TO BE EASED. HUNG DOORS SHOULD BE TEMPORARILY OR PERMANENTLY STOPPED AT ALL TIMES TO AVOID DAMAGE.

E. STAIR PARTS

a. EXPOSED TREADS AND RISERS, BALCONY, HANDRAILS TO BE SELECT RED OAK. SEE DRAWINGS FOR SPECIFICATION AND FIELD VERIFY WITH ARCHITECT AND OWNER.

063.000 EXTERIOR TRIM

064.000 ARCHITECTURAL WOODWORK

A. SHELVING- ALL STANDARD SHELVES, UNLESS OTHERWISE NOTED, ARE TO BE 3/4" BIRCH-FACED PLYWOOD WITH 1 1/4" NOSING, WHEN MAXIMUM SPAN IS 3'-0". ANY SPAN OVER 3'-0, TO HAVE (2) 3/4" BIRCH-FACED PLYWOOD SHELVES. ANY ADJUSTABLE SHELVES TO USE PEGS WITH HOLES AT 3" ON CENTER.

066.000 COUNTERTOPS

070.000 THERMAL AND MOISTURE PROTECTION

A. BATT INSULATION- ALL EXTERIOR 2x4 STUD WALLS TO HAVE R-13 BATT INSULATION. ALL EXTERIOR 2x6 STUD WALLS TO HAVE R-19 BATT INSULATION.

B. LOCATIONS OF ICE DAM PROTECTION-
1. EAVES - EXTEND FROM EDGE OF EAVE (TURNED DOWN OVER FASCIA) TO A MINIMUM OF 3'-0" BEYOND LINE OF EXTERIOR WALL.
2. ROOF DIES INTO A WALL - TURN ICE AND WATER SHIELD A MINIMUM OF 18" UP WALL AND EXTEND A MINIMUM OF 18" ONTO ROOF DECK.

C. INSULATION AT WASTE PIPES- ALL WASTE LINES TO BE INSULATED

D. SITE DRAINAGE- TIE ALL DOWNSPOUTS INTO EXISTING UNDERGROUND DRAINAGE SYSTEM ON SITE IF POSSIBLE.

080.000 DOORS AND WINDOWS

A. ALL NEW WINDOWS ARE TO BE CLEANED INSIDE AND OUT PRIOR TO COMPLETION OF PROJECT.

090.000 FINISHES

A. PAINTING NOTES

1. ALL INTERIOR DRYWALL AND WOODWORK AND ALL EXTERIOR WOODWORK TO BE PAINTED UNLESS OTHERWISE NOTED.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR:
a. "FIRST SAND" ON WOOD TRIM.
b. INITIAL REPAIR OF ALL DRYWALL, PLASTER, AND WOODWORK.
c. ALL PAINT SELECTIONS TO BE COORDINATED WITH OWNER.
3. PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR:
a. VISUAL INSPECTION AND ACCEPTANCE OF ALL SURFACES TO BE PAINTED PRIOR TO COMMENCING WORK.
b. FILLING AND SANDING HOLES, CRACKS, JOINTS, DENTS, ETC. FULL AND FLUSH AT ALL SURFACES TO BE PAINTED.
c. ONE COAT PRIMER AS REQUIRED BY PAINT MANUFACTURER.
d. ADEQUATE SUPPLY OF LABELED TOUCH-UP PAINT TO OWNER AT JOB COMPLETION.
e. MINIMUM TWO COATS FINISH PAINT - HIDE TO BE COMPLETE.
f. AN AS-BUILT PAINT CHART SHALL BE FILLED OUT BY PAINTING CONTRACTOR AND DELIVERED WITH FINAL BILLING TO GENERAL CONTRACTOR.
4. PAINT MATERIAL BASED ON HIGHEST GRADE "BENJAMIN MOORE" BRAND, UNLESS NOTED OTHERWISE:
a. ALL WALLS TO BE EGGSHELL FINISH.
b. CEILINGS TO BE FLAT FINISH.
c. NEW WOODWORK TO BE SATIN HIGH GRADE ACRYLIC FINISH.
d. ALL BATHS AND KITCHEN WALLS AND CEILINGS TO BE SATIN.
5. INTERIOR AND EXTERIOR SEALANT TO BE "DAP" 25 YEAR OR EQUIVALENT. UNMODIFIED LATEX SEALANT IS NOT ACCEPTABLE.
6. DOORS AND WINDOWS TO HAVE THOROUGH LIGHT, HAND-SANDING TO REMOVE BLEMISHES, HANDLING MARKS, CROSS SANDING, AND NATURAL RESIN SPOTS THAT MAY BE PRESENT ON SURFACES. ALL WOOD SURFACES OF DOORS AND WINDOWS, INCLUDING TOP AND BOTTOM EDGE OF DOORS, SHOULD BE COMPLETELY SEALED WITH AT LEAST TWO TOP COATS OF FINISH.
7. AREAS BEHIND MIRRORS:
a. NEW WALLS RECEIVING MIRRORS SHALL BE PRIMED ACRYLIC PRIMER ONLY. NO FINISH PAINT SHALL BE APPLIED.
b. EXISTING WALLS PREVIOUSLY PAINTED SHALL HAVE AREAS SANDED AND PRIMED WITH ACRYLIC PRIMER ONLY. NO FINISH PAINT SHALL BE APPLIED.
8. WALLS TO RECEIVE WALLPAPER:
a. NEW WALLS RECEIVING WALLPAPER SHALL BE PRIMED WITH LATEX PRIMER FOLLOWED BY AN APPLICATION OF ACRYLIC SIZING.
b. EXISTING WALLS TO HAVE AN APPLICATION OF ACRYLIC SIZING.
9. INTERIOR WOOD:
a. USE AN ALKYD FINISH ON EXISTING TRIM WITH OIL BASED PAINT.
b. USE OIL, LATEX OR LACQUER PRIMERS WITH HIGH GRADE LATEX ACRYLIC FINISH ON NEW WOOD.
c. NEW STAINED TRIM: USE FORTIFIED CLEAR LACQUER FINISH.
10. EXTERIOR WOOD:
a. PAINTED- FIRST SEAL WITH OIL BASE PRIMER, SECOND AND THIRD COATS TO BE ACRYLIC LATEX PAINT.
b. STAINED- EITHER ONE COAT OF OIL EXTERIOR SEMI-TRANSPARENT STAIN BRUSHED OR, TWO COATS OIL SOLID BODY EXTERIOR STAIN BRUSHED
11. EXTERIOR STUCCO:
a. STUCCO UNDERLAYMENT SHALL BE 1/2" CDX PLYWOOD SHEATHING WITH 1/8" GAPS. HANG HORIZONTALLY WITH STAGGERED VERTICAL JOINTS. BLOCK AT ALL HORIZONTAL JOINTS
b. PROVIDE (1) LAYER TYVEK HOUSEWRAP OVER SHEATHING
c. PROVIDE (1) LAYER FORTIFIBER SUPER JUMBO TEX 60 MINUTE ASPHALT SATURATED KRAFT PAPER OVER HOUSEWRAP
d. NEW- SOLID COLOR INTEGRAL WITH STUCCO OR ALL ACRYLIC LATEX FINISH TO MATCH EXISTING AS CLOSE AS POSSIBLE.
e. EXISTING- POWER WASH PRIOR TO AN ALL ACRYLIC LATEX FINISH.

B. INSTALL 1/2" DUROCK OVER 1/2" UNDERLAYMENT OVER 3/4" SUBFLOOR IN ALL AREAS THAT ARE SCHEDULED TO RECEIVE STONE OR CERAMIC TILE. VERIFY WITH GENERAL CONTRACTOR.

C. NEW OR REFINISHED HARDWOOD FLOORS TO BE FINISHED WITH THREE APPLICATIONS OF POLYURETHANE.

D. A SCHLUTER STRIP IS REQUIRED AT ALL TILE/CARPET FLOORING TRANSITIONS. FIELD VERIFY COLOR WITH ARCHITECT.

E. 5/8" TYPE 'X' GYPSUM WALL BOARD TO BE USED ON ALL WALLS AND CEILINGS AT ATTACHED GARAGES.

100.000 SPECIALTIES

110.000 EQUIPMENT/SPECIAL CONSTRUCTION

150.000 PLUMBING

A. PLUMBING CONTRACTOR TO PURCHASE ALL PLUMBING PERMITS, FEES, AND CHARGES REQUIRED TO COMPLETE WORK AND SCHEDULE REQUIRED INSPECTIONS.

B. ALL FIXTURES TO BE EQUIPPED WITH VALVES IN ACCESSIBLE LOCATIONS. LAYOUT IS PLUMBING CONTRACTOR'S RESPONSIBILITY. COORDINATE WITH OTHER TRADES.

C. PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL FIXTURES, FAUCETS, AND ACCESSORIES AS NOTED ON THE DRAWINGS. PLUMBING CONTRACTOR TO INSTALL ALL FIXTURES NOTED AS "FURNISHED BY OWNER."

D. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.

E. ALL GAS PIPING AND HOOK-UPS REQUIRED FOR GAS COOKTOPS, GAS DRYERS, GAS FURNACES, GAS WATER HEATERS, OR OTHER GAS APPLIANCES ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.

F. PLUMBING CONTRACTOR TO PROVIDE STANDARD WATER AND DRAIN BOX AT WASHER LOCATION.

G. PLUMBING CONTRACTOR IS RESPONSIBLE FOR DRAIN LINE FOR HVAC CONDENSATE LINE TO TIE INTO HVAC EQUIPMENT. VERIFY AT BIDDING SCOPE OF WORK REQUIRED.

H. PLUMBING CONTRACTOR SHALL GUARANTEE HIS WORK AND ALL EQUIPMENT FURNISHED TO BE FREE OF DEFECTS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

I. ALL TILE SHOWER PANS TO HAVE ZURN ZN-415 SHOWER DRAIN WITH TYPE S NICKEL BRONZE SQUARE STRAINER.

J. PLUMBER IS RESPONSIBLE FOR WATER LINES RELATED TO HUMIDIFIERS, IF SPECIFIED, AT FURNACES.

K. ALL NEW HOT WATER FAUCETS TO RECIEVE HOT WATER WITHIN 20 SECONDS OF DEMAND.

155.000 HEATING AND COOLING

A. HVAC CONTRACTOR TO PURCHASE ALL HVAC PERMITS, FEES, AND CHARGES REQUIRED TO COMPLETE WORK AND SCHEDULE REQUIRED INSPECTIONS.

B. HVAC CONTRACTOR TO DESIGN HEATING AND/OR COOLING SYSTEM AND LAYOUT. REVIEW SYSTEM(S) AND EQUIPMENT LOCATIONS WITH GENERAL CONTRACTOR, OWNER AND ARCHITECT FOR APPROVAL PRIOR TO STARTING WORK. COORDINATE WITH OTHER TRADES.

C. HVAC CONTRACTOR TO PROVIDE MISCELLANEOUS DUCTWORK THAT IS REQUIRED TO INSTALL EXHAUST FANS, VENTS, LAUNDRY CHUTES, ETC.

D. HVAC CONTRACTOR TO FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR COMPLETE INSTALLATION OF THIS WORK.

E. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.

F. HVAC "FLEX DUCT" INSTALLATION
a. MAX RUN 5'-0" UP TO 12'-0"- ONLY WITH APPROVAL FROM GENERAL CONTRACTOR.
b. RUN MUST BE AS STRAIGHT AS POSSIBLE
c. ALL 90 DEGREE ANGLES, TRUNK LINE, AND SUPPLY GRILL CONNECTIONS MUST BE OUT OF HARD PIPE.
d. FLEX DUCT TO BE PROPERLY SUPPORTED EVERY 4'-0" O.C. WITH A 2" WIDE STRAP MINIMUM.

G. HVAC CONTRACTOR SHALL GUARANTEE HIS WORK AND ALL EQUIPMENT FURNISHED TO BE FREE OF DEFECTS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. HVAC CONTRACTOR TO VERIFY CAPACITY OF EXISTING SYSTEM THAT WILL SUPPLY NEW SPACE.

H. HVAC CONTRACTOR TO REVIEW LOCATIONS OF ALL PENETRATIONS WITH ARCHITECT OR GENERAL CONTRACTOR PRIOR TO CUTTING.

I. ALL HVAC SUPPLY AND RETURN LOCATIONS TO BE FIELD VERIFIED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.

160.000 ELECTRICAL

A. ELECTRICAL CONTRACTOR TO PURCHASE ALL ELECTRICAL PERMITS, FEES, AND CHARGES REQUIRED TO COMPLETE WORK AND SCHEDULE REQUIRED INSPECTIONS.

B. ELECTRICAL CONTRACTOR TO DESIGN CIRCUIT LAY-OUT AND VERIFY THAT EXISTING SYSTEM CAPACITY IS ADEQUATE TO HANDLE THE ADDITIONAL LOADS REQUIRED BY THE NEW WORK. ELECTRICAL CONTRACTOR SHALL INFORM ARCHITECT IF EXISTING SYSTEM IS NOT ADEQUATE TO HANDLE THE ADDITIONAL LOADS PRIOR TO BIDDING. CONTRACTOR SHALL INCLUDE IN BID ADDITIONAL WORK REQUIRED TO UPGRADE SYSTEM AS NECESSARY.

C. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR SHALL VERIFY ALL FIXTURE AND DEVICE LOCATIONS IN THE FIELD WITH THE GENERAL CONTRACTOR, OWNER AND ARCHITECT AFTER ROUGH-IN OF FIXTURE BOXES PRIOR TO WIRING.

D. ELECTRICAL CONTRACTOR SHALL INSTALL CONNECTIONS TO ALL HVAC EQUIPMENT AND PLUMBING EQUIPMENT OR FIXTURES AS REQUIRED.

E. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL LIGHT FIXTURES AS NOTED ON DRAWINGS. ELECTRICAL CONTRACTOR TO INSTALL ALL FIXTURES NOTED AS "FURNISHED BY OWNER."

F. ELECTRICAL CONTRACTOR TO INSPECT EXISTING STRUCTURE PRIOR TO BIDDING AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE AT ALL EXISTING, NEW AND REMODELED AREAS.

G. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS AS INTERPRETED BY THE LOCAL ELECTRICAL INSPECTOR.

H. ELECTRICAL CONTRACTOR SHALL GUARANTEE HIS WORK AND ALL EQUIPMENT FURNISHED TO BE FREE OF DEFECTS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

I. ALL DECORATIVE FIXTURES AND RECESSED CANS TO HAVE PRESET DIMMER SWITCHES, LUTRON SKYLARK/ ARIADNI OR EQUAL. TO BE SELECTED BY OWNER/ ARCHITECT

J. ALL 220 VOLT APPLIANCES MUST HAVE A 4-PRONG CONFIGURATION.

K. ELECTRICIAN TO INSTALL GFCI OUTLETS AT ALL LOCATIONS REQUIRED BY CODE.

L. KITCHENS TO HAVE MINIMUM OF TWO APPLIANCE CIRCUITS.

M. EXTERIOR OUTLETS MUST BE WATERPROOF, HORIZONTAL AND TOP HINGED.

N. WEIGHT OF WIRING, CONDUITS, ETC. MUST BE SUPPORTED FROM THE STRUCTURE, INDEPENDENT FROM ANY SUSPENDED CEILING.

O. ELECTRICAL CONTRACTOR TO LABEL ALL NEW AND MODIFIED CIRCUITS ON PANEL BOARD(S) AT JOB COMPLETION.

DRAWING INDEX

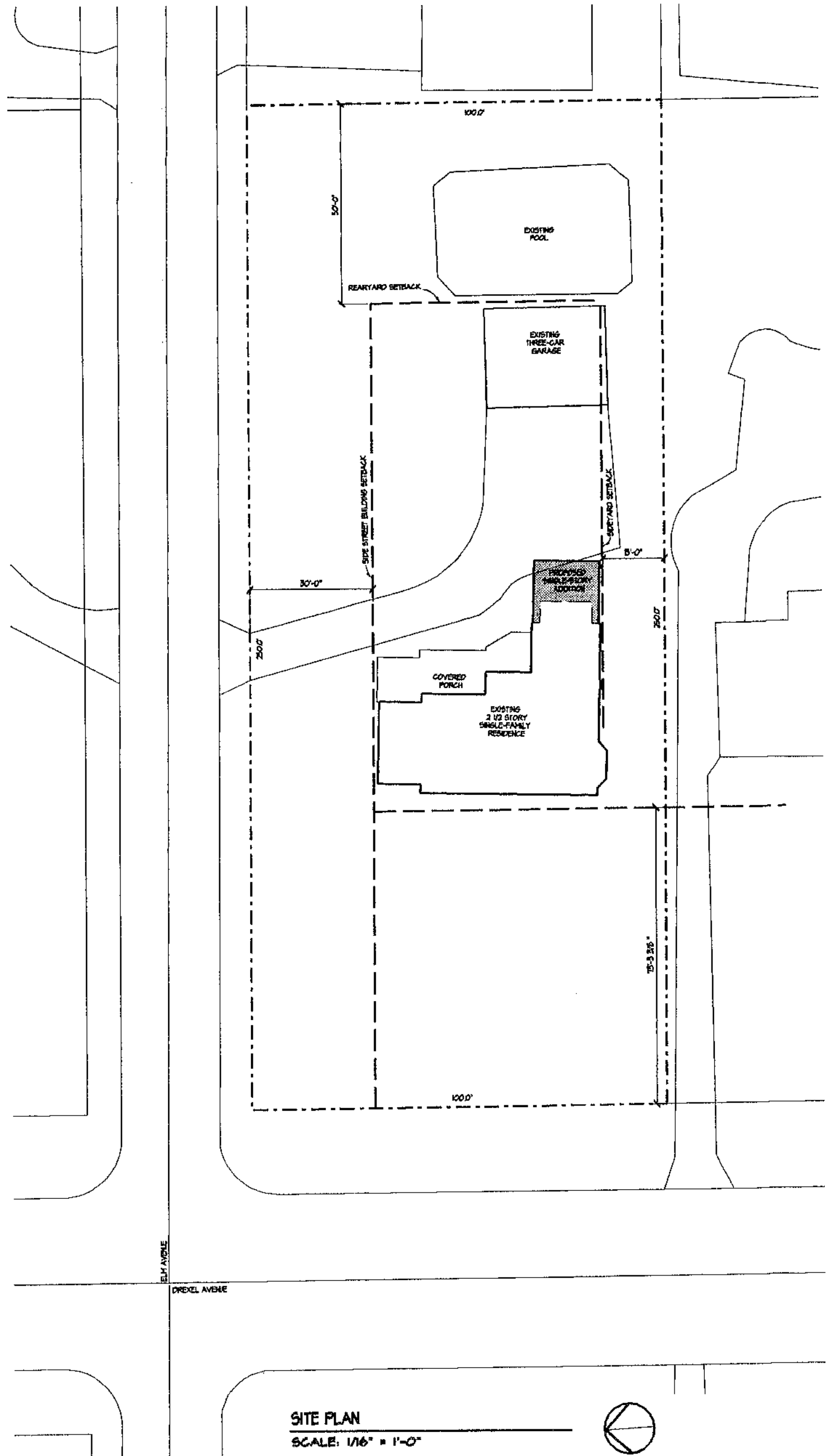
G1 COVER SHEET/SITE PLAN
A1.1 FIRST FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
A4.1 BUILDING SECTION

ZONING CODE INFORMATION

BEXLEY ZONING DISTRICT: R-3 MEDIUM DENSITY

PROJECT DESCRIPTION

PROPOSED IS AN INTERIOR KITCHEN REMODEL AND A ONE STORY FAMILY ROOM ADDITION



SITE PLAN
SCALE: 1/16" = 1'-0"

BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION
990 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-464-1933
FACSIMILE 614-298-2140
WWW.BSDARCHITECTS.COM

WEINSTOCK RESIDENCE

PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION
7-18-2013

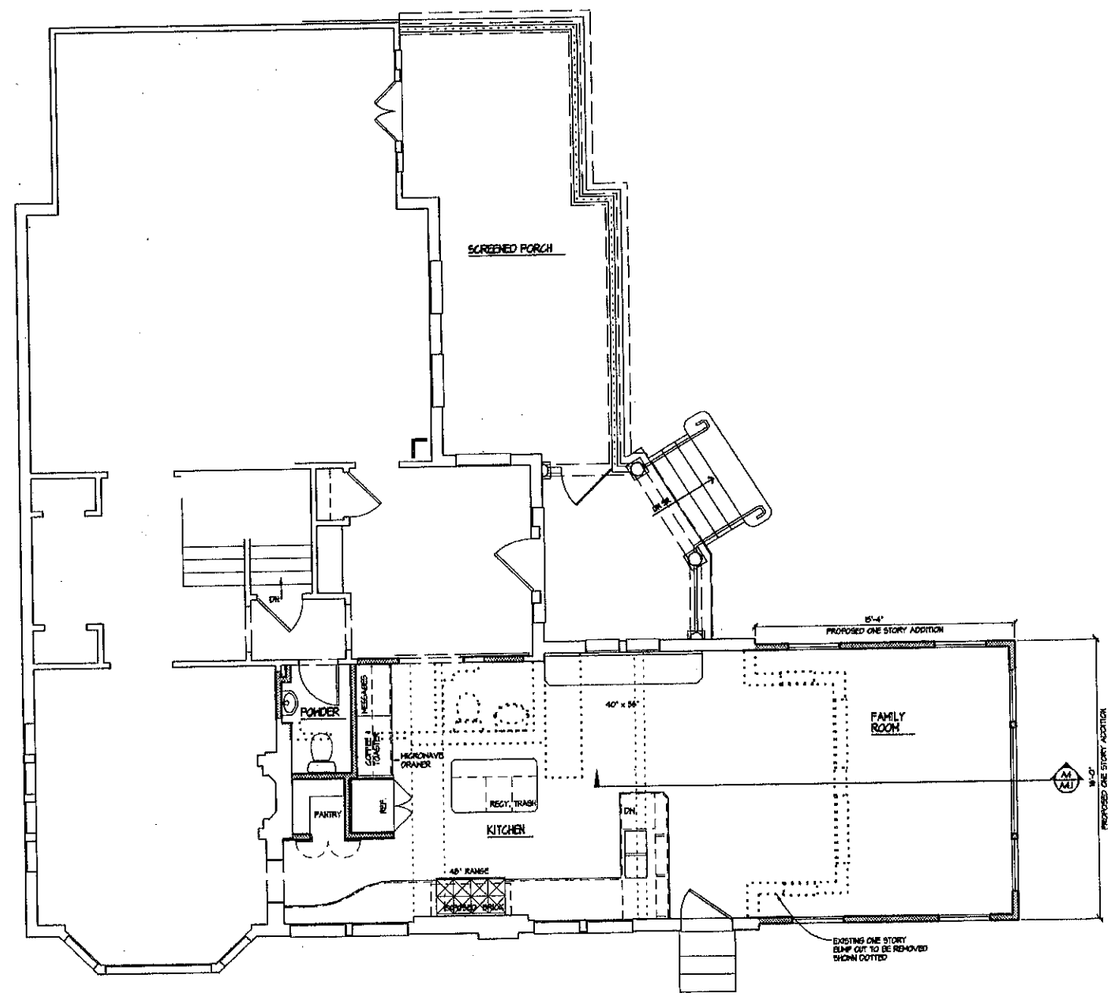
	DESCRIPTION	DATE
△	REVISION	
△	REVISION/CONTRACT SET	
	BID/PERMIT SET	
	ARCHITECTURAL REVIEW	7-18-2013
	PROGRESS SET	

RENOVATIONS AND ADDITION TO THE
WEINSTOCK RESIDENCE
190 S. DREXEL AVENUE
BEXLEY, OHIO 43209

DRAWN BY	REVIEWED BY	JOB NUMBER
MM/GS	JB	13109

COVER SHEET, SITE PLAN — G.1

ROOM NAME	ROOM #	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	CASE/FRAMES MATERIAL	CASE/FRAMES FINISH	NORTH WALL MATERIAL	NORTH WALL FINISH	EAST WALL MATERIAL	EAST WALL FINISH	SOUTH WALL MATERIAL	SOUTH WALL FINISH	WEST WALL MATERIAL	WEST WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HGT. A.F.F.	REMARKS



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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800 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-464-1933
FACSIMILE 614-296-2149
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WALL TYPES

- STUDWALL AT 16" O.C.-2x4 WITH R-13 AT EXTERIOR WALLS UNLESS NOTED OTHERWISE
- WALL WITH SOUND BATT INSULATION
- MASONRY
- EXISTING TO BE REMOVED

PROGRESS DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

7-18-2013

	DESCRIPTION	DATE
	REVISION	
1	REVISION/CONTRACT SET	
	BID/PERMIT SET	
	ARCHITECTURAL REVIEW	7-18-2013
	PROGRESS SET	

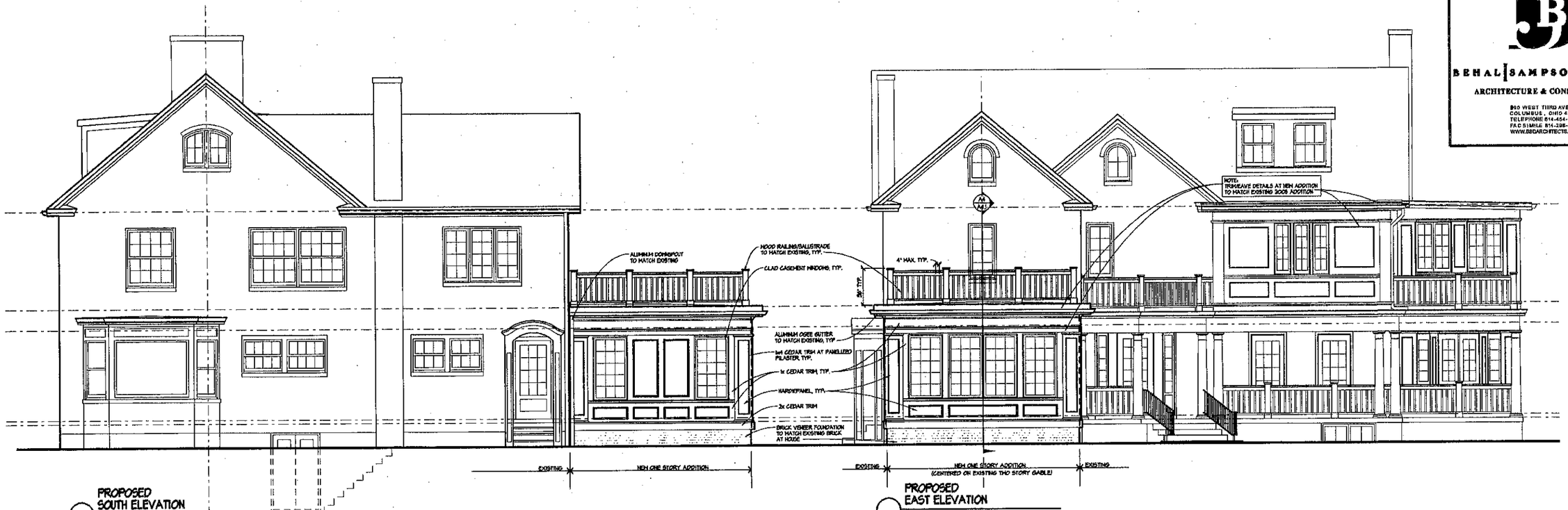
RENOVATIONS AND ADDITION TO THE

WEINSTOCK RESIDENCE

190 S. DREXEL AVENUE
BEXLEY, OHIO 43209

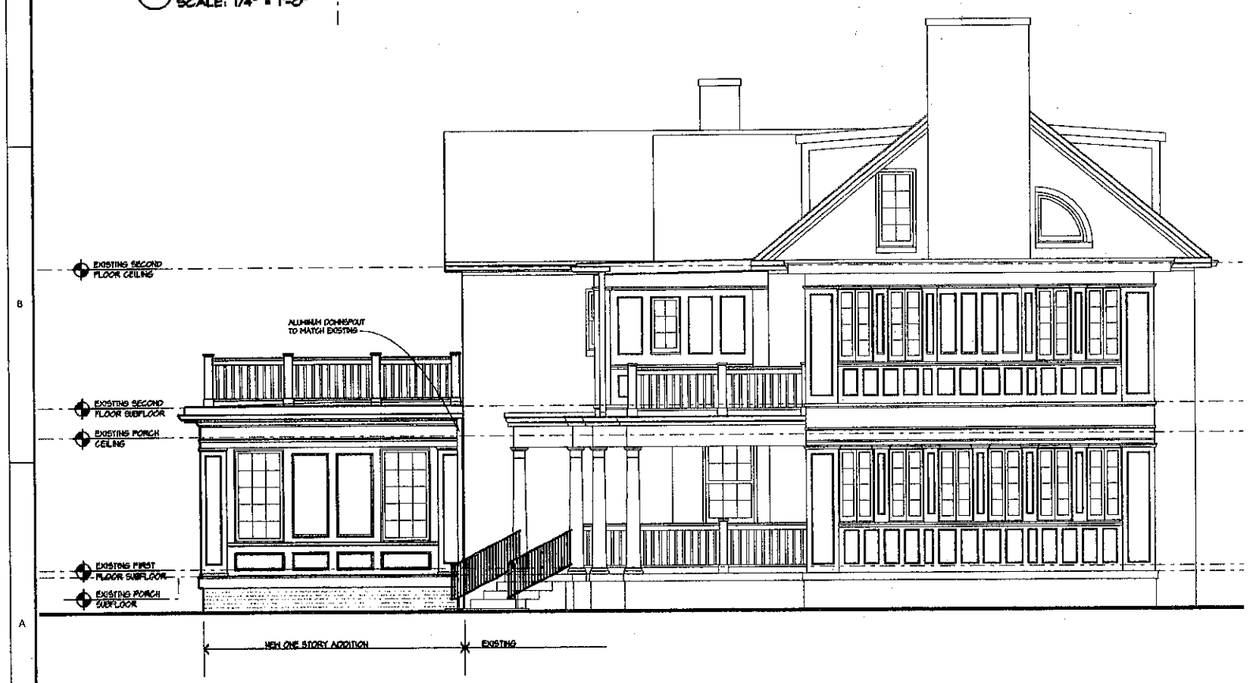
DRAWN BY	REVIEWED BY	JOB NUMBER
MM/GS	JB	13109

FIRST FLOOR PLAN — A1.1

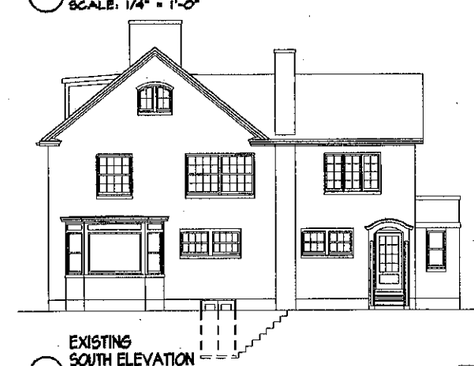


PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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PROGRESS DRAWINGS
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7-18-2013

	DESCRIPTION	DATE
1	REVISION	
1	REVISION/CONTRACT SET	
	BID/PERMIT SET	
	ARCHITECTURAL REVIEW	7-18-2013
	PROGRESS SET	

RENOVATIONS AND ADDITION TO THE

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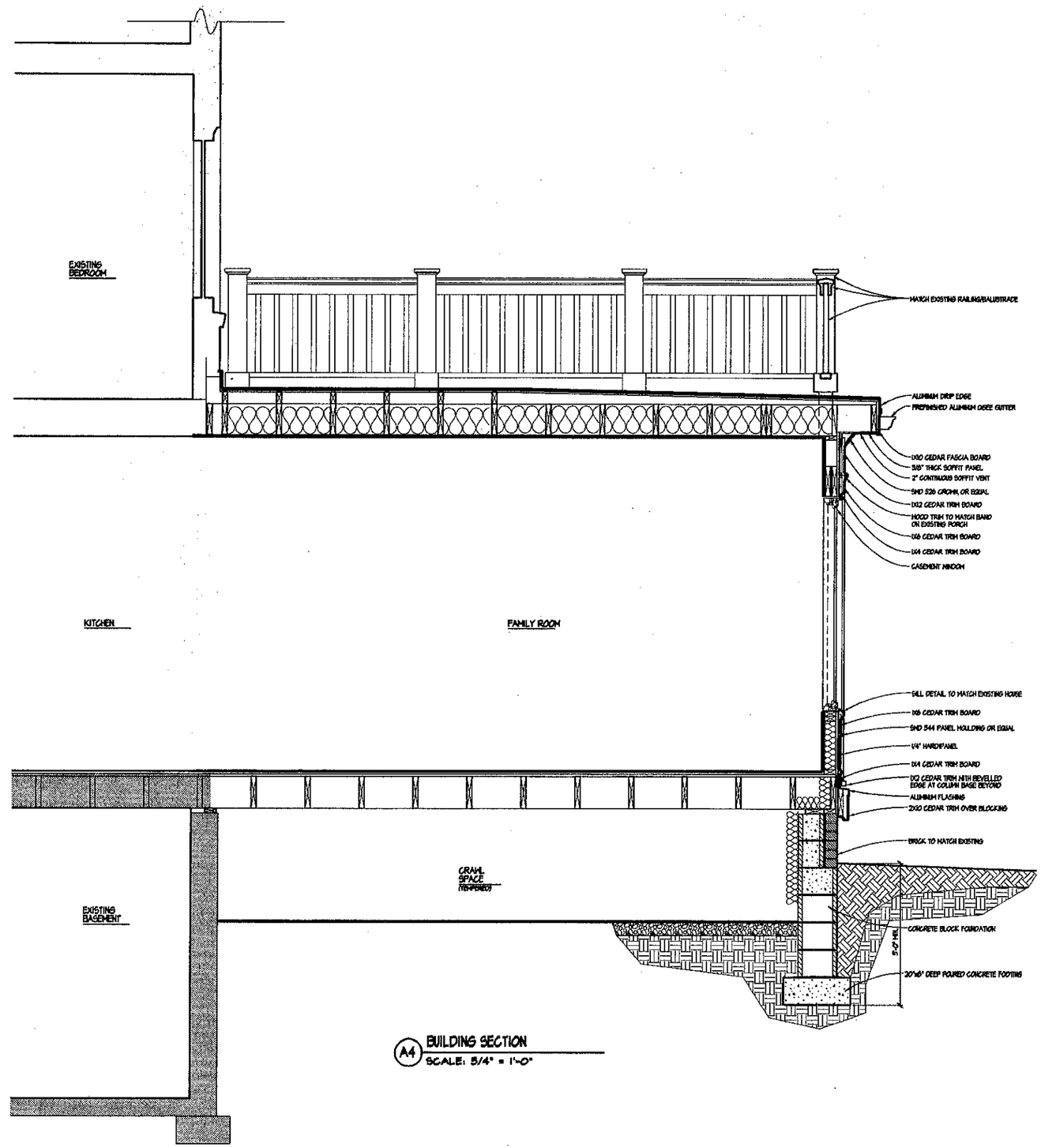
EXTERIOR ELEVATIONS — A3.1



A4 BUILDING SECTION
SCALE: 3/4" = 1'-0"

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PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION
7-18-2013

	DESCRIPTION	DATE
1	REVISION	
2	REVISION/CONTRACT SET	
	BID/PERMIT SET	
	ARCHITECTURAL REVIEW	7-18-2013
	PROGRESS SET	

RENOVATIONS AND ADDITION TO THE

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BUILDING SECTION — A4.1