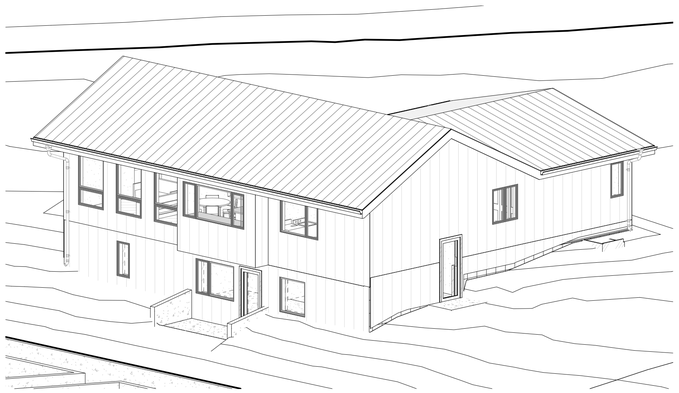

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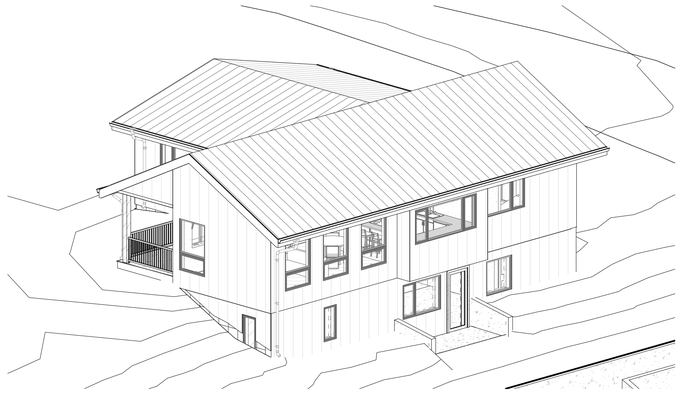

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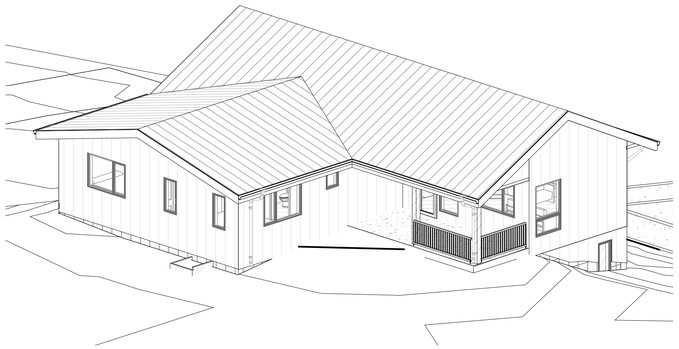

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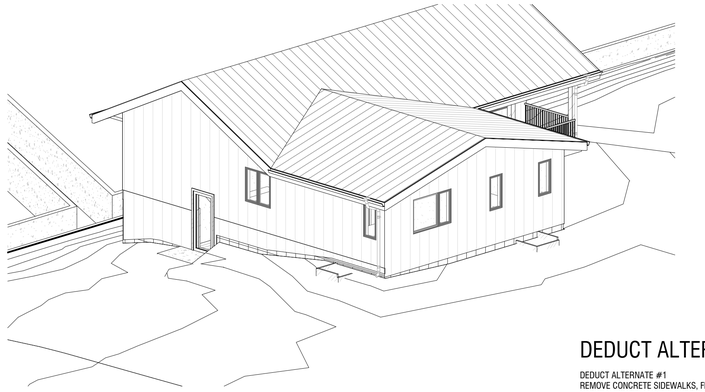

4 | ISOMETRIC - WEST
SCALE:

FWP BIG SPRINGS HATCHERY RESIDENCE #1 -

SHEET INDEX

DEDUCT ALTERNATES

DEDUCT ALTERNATE #1
REMOVE CONCRETE SIDEWALKS, FROM THE BASE BID AND LEAVE THE GROUND IN NATURAL STATE, MAKING SURE THERE IS POSITIVE DRAINAGE AWAY FROM HOUSE.

DEDUCT ALTERNATE #2
REMOVE GRAVEL DRIVEWAY FROM THE BASE BID AND LEAVING THE GROUND IN NATURAL STATE. MAKING SURE THERE IS POSITIVE DRAINAGE AWAY FROM HOUSE.

DEDUCT ALTERNATE #3
REMOVE METAL ROOFING FROM BASE BID AND REPLACE FINISHED ROOFING MATERIAL WITH 30# ASPHALT SHINGES.
ALL ROOFING SYSTEM MATERIALS ARE TO BE THE SAME AS THE BASE BID INCLUDING SYNTHETIC UNDERLAYMENT, AND PRE-FINISHED FLASING AROUND THE PERIMETER OF THE ROOF. FOLLOWING THE ASPHALT SHINGE MANUFACTURERES REQUIREMENTS FOR INSTALLION, COLOR IS TO BE SELECTED FROM MANUFACTURERS STANDARD COLORS.

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CODE DESIGN CRITERIA

APPLICABLE CODES:

1. International Residential Code, (2018)
2. International Energy Conservation Code, (2012) Editions: ARM 24.301.161
3. ICC A117.1 – Accessibility, 2009 Edition
4. National Electrical Code, 2017 Edition (NFPA 70)
   As amended by the State of Montana: ARM 24.301.401
5. Uniform Plumbing Code, (2018), together with the following:
   UPC Appendix Chapters, Appendix A, Appendix B, and Appendix D
   The UPC, as modified and amended by the State of Montana: ARM 24.301.301, ARM 24.301.351
6. International Mechanical Code, (2018)
7. International Fire Code, (2012)

PROJECT DATA

PROJECT NAME:	FWP BIG SPRINGS HATCHERY RESIDENCE #1
PROJECT DESCRIPTION:	NEW RESIDENTIAL
PROJECT ADDRESS:	BIG SPRINGS TROUT HATCHERY LEWISTOWN MT 59457
CLIMATE ZONE:	6B
FIRE SUPPRESSION:	NONE
CONDITIONED AREA:	2533 SF
MAX BLDG HEIGHT (ACTUAL) :	14'-6" , 1 STORY + BASEMENT
AREA OF LOT (NET):	
EXTERIOR WALLS:	WOOD FRAME, CONTIINUOUS INSULATION

ENERGY CODE COMPLIANCE

ELEMENT	INSULATION / VALUE
CEILING	R-49
BASEMENT WALL	R-15ci OR R-19 cavity
WALLS - WOOD FRAMED	R-20+5ci OR R-13+10ci *R-21 OR 13+10ci
FLOOR	R-30
SLAB-ON-GRADE	R-10ci for 48" below surface
FENESTRATION	U-0.32

*ALL REQUIRED INSULATION VALUE BASED ON IECC 2012, TABLE R402.1.1

*VALUES AMMENDED BY STATE OF MONTANA ARM 24.301.161

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PHASE	REVISIONS
BID SET 12/14/2020 - REVISION #00	

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PROJECT COVER

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GENERAL NOTES

1. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.

2. ALL PRODUCTS LISTED BY ICBO / NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR LISTED PRODUCTS SHALL ALSO HAVE ICB APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

3. ITEMS NOT LOCATED BY DIMENSION (DOORS, ETC.) MAY BE MOVED SLIGHTLY TO ACCOMMODATE CONSTRUCTION.

4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND PROTECT THE SAME.

5. CONTRACTORS AND SUBCONTRACTORS ARE TO VERIFY ALL DIMENSIONS, GRADE ELEVATIONS, UTILITY LOCATIONS AND RELATED INFORMATION. ALL WORK IS TO BE IN COMPLIANCE WITH THE STATE / CITY AND FEDERAL REQUIREMENTS AS WELL AS THE PLANS AND SPECIFICATIONS.

6. BEFORE ANY CONCRETE OR PLUMBING MATERIALS ARE INSTALLED, THE NATIVE OR FILL MATERIAL FOR GRADING SHALL BE TESTED TO DETERMINE IF THERE ARE ANY CORROSIVE PROPERTIES THAT COULD BE HARMFUL TO THOSE MATERIALS.

7. FINISHED FLOOR ELEVATIONS (AS-BUILT) SHALL BE CERTIFIED TO THE CITY FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (F.E.M.A.) WHERE REQUIRED.

8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS, DIMENSIONS AND MATERIAL IN THE FIELD FOR ACCURACY PRIOR TO CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES THE CONTRACTOR SHALL SUBMIT THEM IN WRITING TO THE ARCHITECT BEFOR PROCEEDING WITH THE WORK IN QUESTION, OR RELATED WORK. CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.

9. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN UNLESS OTHERWISE NOTED.

10. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN.

11. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM THE RESPONSIBILITIES IMPLIED BY THE SCOPE OF WORK EXCEPT AS NOTED.

12. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREA.

13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK BETWEEN ALL TRADES.

14. ALL WORK PERFORMED SHALL COMPLY WIT HALL NOTES IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE INTENT OF ALL NOTES IN WITH THE DRAWINGS, SPECIFICATIONS AND OTHER PROJECT DOCUMENTS, INCLUDING STRUCTURAL, CIVIL MECHANICAL ELECTRICAL PLUMING AND OTHER TRADES INDICATED IN CONTRACT DOCUMENTS.

15. THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION, AND SHALL REPORT TO THE ARCHITECT WITHOUT DELAY ANY ERRORS INCONSISTENCIES, OR OMISSIONS HE/SHE MAY DISCOVER AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS CONFIRMED BY THE ARCHITECT.

16. ALL WORK SHALL CONFIRM TO THE REQUIREMENTS OF:
    A) REFER TO CODE PLANS FOR BUILDING CODE REQUIREMENTS.
    B) U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
    C) AMERICA WITH DISABILITIES ACT.
    D) OTHER REGULATIONS AS SET FORTH IN THE DRAWINGS AND SPECIFICATIONS.
    E) ALL OTHER APPLICABLE CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

17. ALL WORK SHALL BE AT THE MINIMUM THE BEST PRACTICES OF EACH TRADE.

18. PROVIDE EXITING AND STAIRWAY GRAPHICS AS REQUIRED BY CODES ORDINANCES RULES AND REGULATIONS OR JURISDICTION MATERIALS TYPE AND COLOR SHALL BE AS SHOWN IN THE DRAWINGS OR SS SELECTED BY THE ARCHITECT.

SYMBOLS

GRID

CENTER LINE

Room name
101
150 SF
ROOM TAG / NUMBER

e1 i1
WALL TAG - EXT. AND INT.

1
WINDOW TAG

101
DOOR TAG

+ 0'-0"
CEILING HEIGHT

Name
Elevation
DATUM

SIM
X
A-101
CALLOUT HEAD

N
NORTH ARROW

ENTRY
DOOR ENTRY

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
ABV.	ABOVE
ADJ.	ADJUSTABLE
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
B.O.	BOTTOM OF
CAB.	CABINET
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR	CLEAR
COL	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CTR.	CENTER
DTL.	DETAIL
DIA.	DIAMETER
DN	DOWN
DR	DOOR
DWR	DRAWER
DWG	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EQ	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.F.E.	FINISH FLOOR ELEVATION
FIN.	FINISH
F.O.	FACE OF
GA.	GUAGE
GALV	GALVANIZED
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H.B.	HOSE BIBB
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HT	HEIGHT
HB	HOSE BIB
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL	METAL
MFR.	MANUFACTURER
MIN	MINIMUM
MISC.	MISCELANEOUS
MTD.	MOUNTED
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
PLY	PLYWOOD
REFRIG	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULED
SEC.	SECTION
SIM.	SIMILAR
SPEC.	SPECIFACTION
SQ.	SQUARE
STD.	STANDARD
STOR.	STORAGE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W.C.	WATER CLOSET
W/O	WITHOUT
WP.	WATERPROOF

WILDFIRE RESISTANCE NOTES

ROOF DESIGN
THE ROOF—WITH A LARGE SURFACE AREA AND POTENTIAL FOR ACCUMULATION OF COMBUSTIBLE VEGETATIVE DEBRIS—IS ONE OF THE MOST VULNERABLE PARTS OF A HOME. KEY MITIGATIONS FOR THE ROOF INCLUDE:

1. INSTALL A CLASS A FIRE-RATED COVERING OR ASSEMBLY.
2. WHERE APPLICABLE, INSTALL BIRD STOPS AT ROOF EDGE, INCLUDING ANY RIDGES. AN ADDITIONAL LAYER OF PROTECTION CAN BE ATTAINED IF A LAYER OF ROLL ROOFING IS INSTALLED OVER THE SURFACE OF THE ROOF DECK.
3. FOR COMPLEX ROOF DESIGNS WHERE THERE ARE JUNCTIONS BETWEEN A ROOF AND A WALL (E.G., DORMERS), CONSIDER NONCOMBUSTIBLE SIDING.
4. THE UNDER-EAVE AREA SHOULD BE CONSTRUCTED USING A SOFFITED EAVE DESIGN.
5. BOTH INLET (UNDER-EAVE) AND OUTLET (ROOF OR GABLE) VENTS CAN BE VULNERABLE TO EMBER ENTRY.
   - VENTS SHOULD BE COVERED WITH 1/8- TO 1/16-INCH NONCOMBUSTIBLE AND CORROSION-RESISTANT SCREENING. VENTS COVERED WITH 1/16-INCH SCREENING SHOULD BE CLEANED REGULARLY SO THAT THEY CAN PERFORM THEIR MOISTURE MANAGEMENT FUNCTION.
   - RIDGE OR OFF-RIDGE VENTS ARE LESS VULNERABLE THAN GABLE END VENTS.
   - USE OF VENTS APPROVED BY THE CALIFORNIA OFFICE OF THE STATE FIRE MARSHAL BUILDING MATERIALS LISTING PROGRAM, WHICH HAVE DEMONSTRATED A RESISTANCE TO EMBER AND FLAME EXPOSURES.1

EXTERIOR WALLS
EXTERIOR WALLS AND WINDOWS ARE ESPECIALLY VULNERABLE WHEN EXPOSED TO FLAMES OR RADIANT HEAT FOR EXTENDED PERIODS, SUCH AS FROM VEGETATION OR NEIGHBORING HOMES THAT HAVE IGNITED. DOORS AND WINDOWS CAN ALSO BE VULNERABLE TO WIND-BLOWN EMBERS AND FLAMES. IF THERE IS A HOME OR NEIGHBORING BUILDING WITHIN 30 FEET, THE POTENTIAL FOR RADIANT HEAT FROM THAT STRUCTURE—SHOULD IT IGNITE—MAY BE ENOUGH TO IGNITE SIDING OR BREAK GLASS IN WINDOWS, SO ADDITIONAL MITIGATIONS MAY BE NECESSARY. KEY MITIGATIONS FOR EXTERIOR WALLS INCLUDE:

1. MAKE SURE THERE IS, AT A MINIMUM, A 6-INCH NONCOMBUSTIBLE ZONE AT THE BASE OF THE WALL (I.E., BETWEEN THE GROUND AND START OF SIDING).
2. INSTALL MULTI-PANE WINDOWS HAVING TEMPERED GLASS.
3. WHEN VINYL WINDOWS ARE USED, MAKE SURE SINGLE- AND DOUBLE-HUNG WINDOWS INCLUDE METAL REINFORCEMENT IN INTERLOCK MEMBERS.
4. IF THERE IS A HOME OR NEIGHBORING BUILDING WITHIN 30 FEET, USE IGNITION-RESISTANT OR NONCOMBUSTIBLE SIDING AND METAL SHUTTERS.

LANDSCAPING AND NEAR HOME IGNITION ZONE
MANAGING VEGETATION AND OTHER COMBUSTIBLE ITEMS ON THE PROPERTY IS IMPORTANT FOR REDUCING THE ENERGY AND POTENTIAL SPREAD OF FIRE. REGARDLESS OF VEGETATION MAINTENANCE AND DEFENSIBLE SPACE ON THE LARGER PROPERTY, COMBUSTIBLE VEGETATION AND MULCH IN THE NEAR-HOME, 5-FOOT AREA IMMEDIATELY AROUND THE HOME CAN IGNITE AND ALLOW FLAMES TO TOUCH THE HOME. KEY MITIGATIONS FOR LANDSCAPING INCLUDE:

1. FOLLOW READILY AVAILABLE GUIDANCE ON CREATING AN EFFECTIVE DEFENSIBLE SPACE ON YOUR PROPERTY IN A RADIUS OF AT LEAST 100 FEET FROM THE HOME (OR TO THE PROPERTY LINE).
2. CREATE A NEAR-HOME NONCOMBUSTIBLE ZONE WITHIN 5 FEET OF THE HOME AND UNDER THE ENTIRE FOOT PRINT OF ANY ATTACHED DECK.
3. A NONCOMBUSTIBLE FENCE SECTION SHOULD BE USED FOR 5 TO 8 FEET WHERE THE FENCE CONNECTS TO THE HOME.

LINETYPES

BOUNDARY OF WORK

CENTER LINE

DEMOLITION

HIDDEN FEATURES

OVERHEAD

PROPERTY

MATERIAL LEGEND

METAL STANDING SEAM ROOFING

METAL BOARD AND BATT SIDING

GYPSUM BOARD INTERIOR FINISH

EARTH

GRAVEL

CODE INFORMATION

EGRESS WINDOWS

R303.1 HABITABLE ROOMS
HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOM.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
R310.1 BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EXCEPTION: BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SF DOES NOT NEED AN EMERGENCY ESCAPE.
R310.2 WINDOW WELLS
THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.9 M2), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION
R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
R310.2.2 WINDOW SILL HEIGHT
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR: WHERE THE SILL HEIGHT IS BELOW GRADE IT SHALL BE PROVIDED WITH A WINDOW WELL.
R310.2.3 WINDOW WELLS.
THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SF WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36"
R310.2.3.1 LADDER AND STEPS
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

STAIRWAYS

R311.7 STAIRWAYS
R311.7.1 WIDTH
STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVETHE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT OR BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE.
R311.7.5 STAIR TREADS AND RISERS (MONTANA AMENDMENT)
DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS AND RUNNERS.
R311.7.5.1 RISERS - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.
R311.7.5.2 TREADS - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE TREAD DEPTH SHALL BE MEASURED ORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
R311.7.5.3 NOSINGS
THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH (14 MM). A NOSING NOT LESS THAN 3/4 INCH (19 MM) BUT NOT MORE THAN 11/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH.
R311.7.6 LANDINGS FOR STAIRWAYS
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NO LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE MINIMUM DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES. EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
R311.7.7 STAIRWAY WALKING SURFACE
THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).
R311.7.8.2 CONTINUITY
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.

SMOKE ALARMS

R314 SMOKE ALARMS
R314.3 LOCATION
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.
1. IN EACH SLEEPING ROOMS
2. OUTSIDE THE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY, BASEMENT, FIRST FLOOR AND HABITABLE ATTIC AREA.
4. NOT LESS THAN 3'-0" HORIZONTALLY FROM A DOOR OF A BATHROOM.

RADON VENTILATION

POLYETHYLENE SHEETING. INSTALL A PERFORATED PIPE BELOW THE SEALED POLYETHYLENE SHEET UNDER THE CONCRETE SLAB TO HELP PREVENT THE SOIL GAS FROM ENTERING THE HOME.

VENT PIPE. INSTALL A 3-INCH POLYVINYL CHLORIDE (PVC OR OTHER GAS-TIGHT PIPE) FROM THE GAS PERMEABLE LAYER THROUGH THE HOUSE AND ROOF TO SAFELY VENT RADON AND OTHER SOIL GASES ABOVE THE HOUSE. THE VENT PIPE SHOULD TERMINATE AT LEAST 12 INCH ABOVE THE SURFACE OF THE ROOF AND 10 FEET FROM ANY OPENING INTO A LIVING SPACE.

TIE INTO SUMP. BECAUSE OF HIGH GROUND WATER, THE PERFORATED PIPE LOCATED BELOW THE POLYETHYLENE SHEETING CAN BE TIED INTO A SUMP. THE SUMP MUST INCLUDE A SEALED COVER SPECIFICALLY DESIGNED TO ACCOMMODATE A RADON VENT PIPE AS WELL AS THE WATER LINE FROM THE SUMP PUMP.

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PHASE	REVISIONS
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GENERAL NOTES

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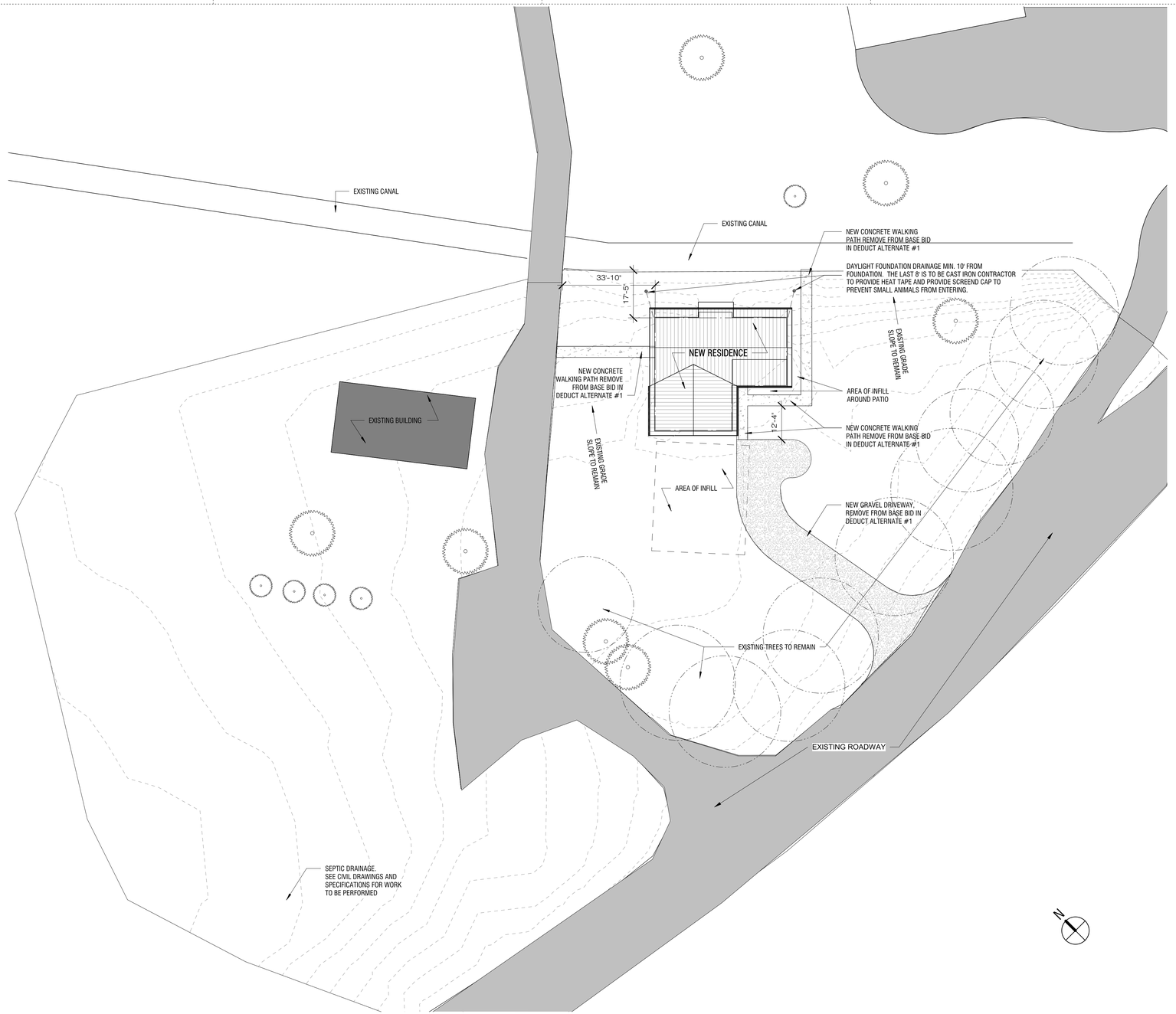

1 SITE
SCALE: 1" = 20'-0"

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SITE PLAN

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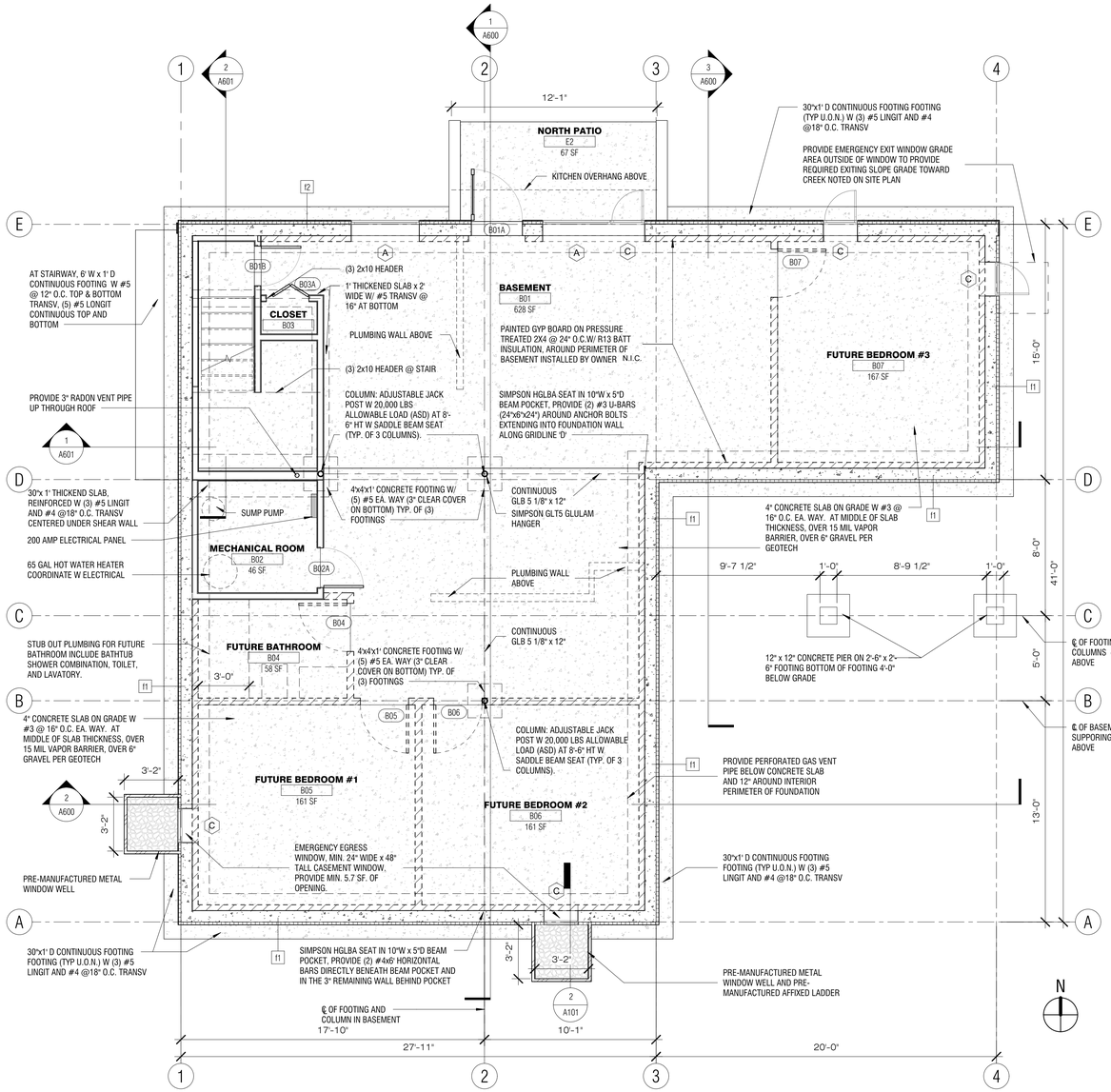


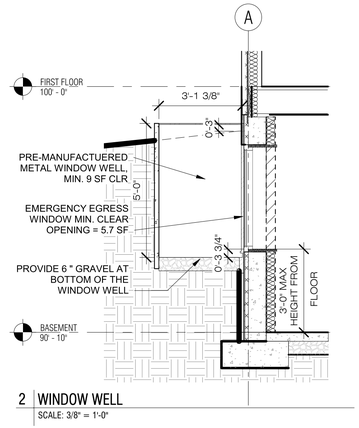
1 BASEMENT
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NUMBER	NAME	FINISH BASES	FINISH FLOORS	WALL FINISHES NORTH	WALL FINISHES EAST	WALL FINISHES SOUTH	WALL FINISHES WEST	FINISH CEILINGS	AREA [SF]	PERIMETER [LF]	COMMENTS
101	MUD	TILE	WD LAM	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	93	45	
102	BED ROOM #1	WD	WD LAM	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	144	49	
103	BED ROOM #2	WD	WD LAM	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	133	53	
104	MASTER	WD	WD LAM	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	178	58	
105	MASTER BATH	TILE	CERAMIC TILE	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD*	58	40	
106	BATH	TILE	CERAMIC TILE	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD*	76	38	
107	KITCHEN	TILE	WD LAM	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	137	47	
108	DINING + LIVINGROOM	WD	WD LAM	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	278	68	
109	HALLWAY	WD	VP TILE	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	104	74	
110	CL	WD	CPT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	6	10	
111	CL	WD	VP TILE	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	13	15	
112	CL	WD	CPT	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	5	11	
113	STAIR	WD	WD	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	76	45	
B01	BASEMENT	WD	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	628	122	BASEMENT FINISHES TO BE INSTALLED BY OWNER
B02	MECHANICAL ROOM	RBR	CONC.	GYP BD	GYP BD	GYP BD	GYP BD	GYP BD	46	27	
B03	CLOSET	WD	CONC.	GYP BD	GYP BD	GYP BD	GYP BD	NO CEILING	6	10	
B04	FUTURE BATHROOM	WD	NOT IN BID	NOT IN BID	NOT IN BID	N/A	NOT IN BID	NOT IN BID	58	30	BASEMENT FINISHES TO BE INSTALLED BY OWNER
B05	FUTURE BEDROOM #1	WD	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	161	51	BASEMENT FINISHES TO BE INSTALLED BY OWNER
B06	FUTURE BEDROOM #2	WD	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	161	51	BASEMENT FINISHES TO BE INSTALLED BY OWNER
B07	FUTURE BEDROOM #3	WD	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	NOT IN BID	167	52	BASEMENT FINISHES TO BE INSTALLED BY OWNER
E1	SOUTH PATIO	N/A	CONC.	METAL SIDING	N/A	N/A	METAL SIDING	MTL SOFFIT	175	58	EXTERIOR SPACE
E2	NORTH PATIO	N/A	CONC.	N/A	N/A	METAL SIDING	N/A	MTL SOFFIT	67	35	EXTERIOR SPACE

1) WALLS:
   GYP BD = GYPSUM BOARD, PAINTED
   COLOR: = TO BE DETERMINED
2) FLOOR BASE FINISHES:
   WD = WOOD BASE PAINTED TO MATCH WALL
   RBR = RUBBER BASE
3) FLOOR FINISHES:
   TILE: = CERAMIC TILE ON HARDIBOARD
   RESILIENT FLOOR: = LAMINATE WOOD PLANK, 'TRAFIC MASTER' GLADSTONE OAK (BASIS OF DESIGN)
   CONCRETE = SEALED CONCRETE,
4) CEILING FINISHES:
   GYP BD = GYPSUM BOARD TEXTURED AND PAINTED
   NO CEILING IN THE BASEMENT IS TO BE INSTALLED

   *USE PURPLE BOARD IN ALL WET LOCATIONS TO PREVENT MOLD AND MILDEW



2 WINDOW WELL
SCALE: 3/8" = 1'-0"

GENERAL NOTES - PLAN

1. DO NOT SCALE THE DRAWINGS WRITTEN DIMENSIONS ON THE DRAWINGS GOVERN, UNLESS SPECIFICALLY INDICATED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE OFFSET STUDS WHERE REQUIRED TO MAINTAIN FINISH WALL SURFACES FLUSH. INTERIOR DIMENSIONS FROM AN EXISTING WALL TO REMAIN ARE FROM FINISH FACE OF WALL.

3. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BEFORE PROCEEDING WITH THE WORK.

4. THESE DRAWINGS INDICATE DETAILS OF GENERAL DESIGN INTENT AND GENERAL METHOD AND MANNER OF ACCOMPLISHING WORK THE ARCHITECT MAY ISSUE CLARIFICATION DETAILS AND MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND THESE ARE INCLUDED AS PART OF THE WORK AS IF DRAWN AND DETAILED HEREIN.

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PHASE **REVISIONS**

BID SET 12/14/2020 - REVISION #00

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BASEMENT PLAN

A101

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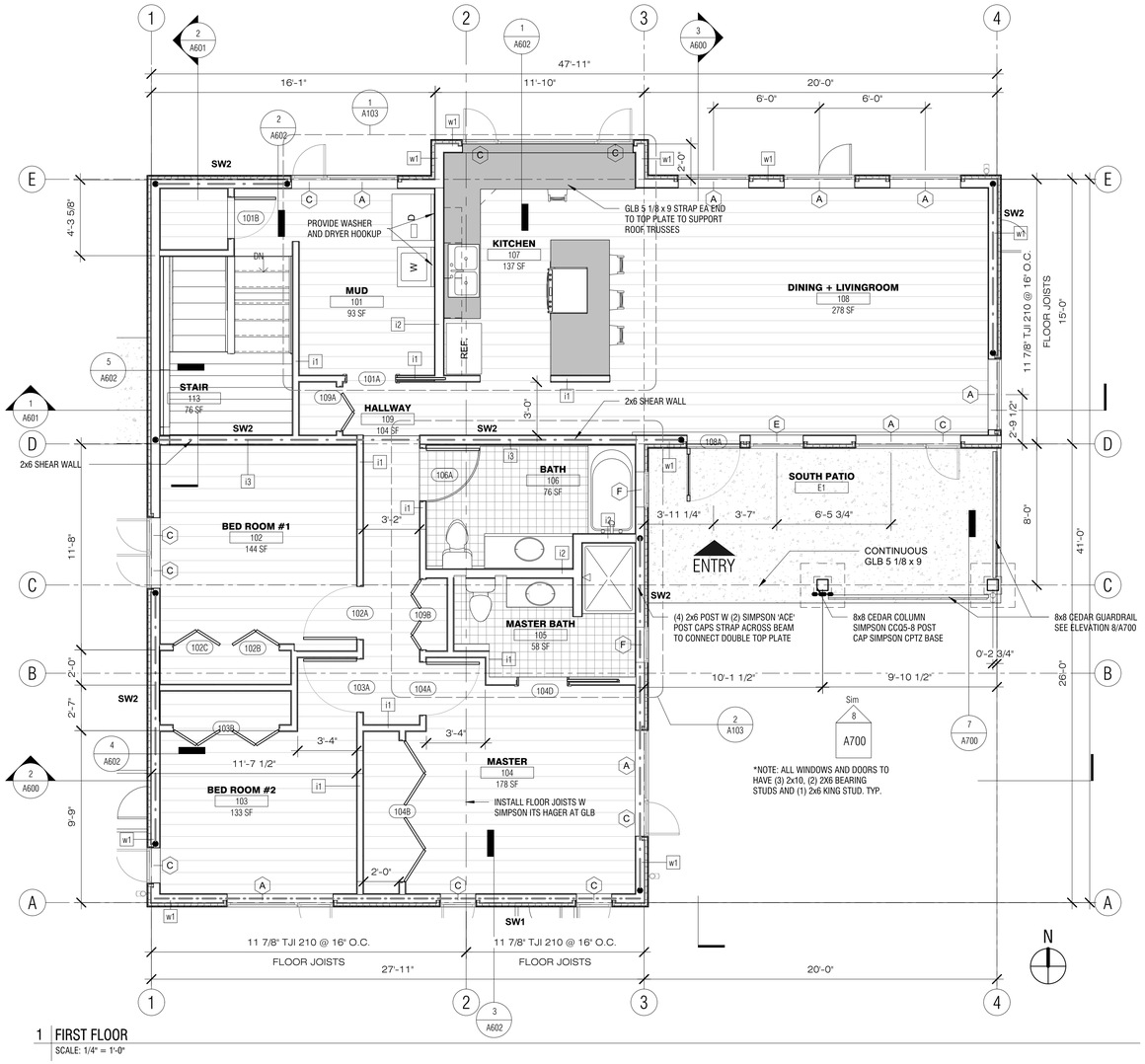
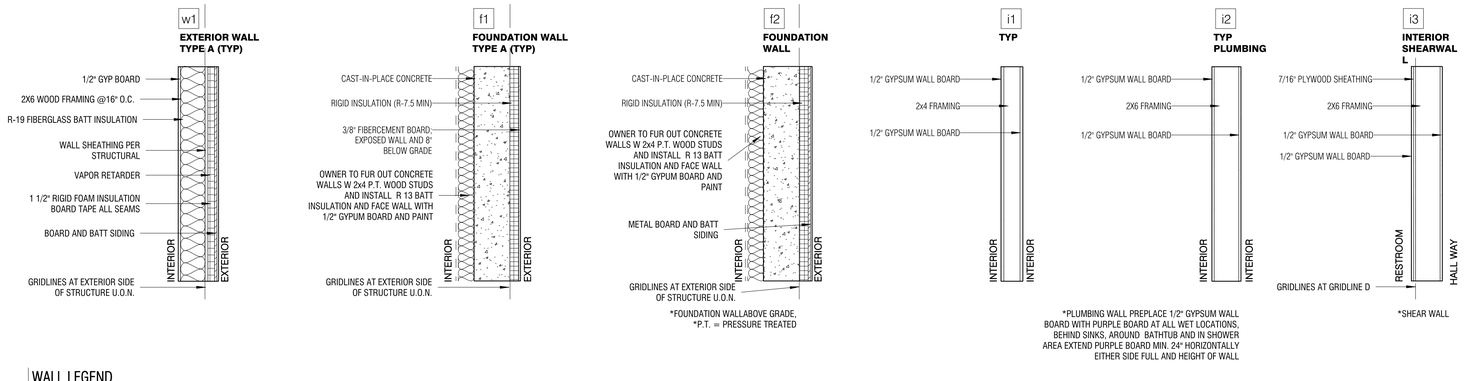


1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



WALL LEGEND
SCALE: 3/4" = 1'-0"

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3. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BEFORE PROCEEDING WITH THE WORK.

4. THESE DRAWINGS INDICATE DETAILS OF GENERAL DESIGN INTENT AND GENERAL METHOD AND MANNER OF ACCOMPLISHING WORK THE ARCHITECT MAY ISSUE CLARIFICATION DETAILS AND MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND THESE ARE INCLUDED AS PART OF THE WORK AS IF DRAWN AND DETAILED HEREIN.

ELECTRICAL NOTES:

1. PROVIDE AN OUTLET AT 4'-0" O.C. AT KITCHEN

2. COORDINATE ELECTRICAL CONNECTIONS TO DISHWASHER, GARBAGE DISPOSAL, REGRIDERATOR, STOVE/OVEN, WASHER CONNECTION, DRYER CONNECTION AND HOT WATER HEATER. CONTRACTOR SHOULD NOT INFER THIS TO BE A COMPLETE LIST OF EQUPMENT THAT NEEDS TO BE COORDINATED WITH ELECTRICAL AND SHOULD DO HIS OWN DUE DILLAGENCE.

3. PROVIDE GFCI ELECTRICAL OUTLETS IN KITCHEN, RESTROOMS, MUD ROOM AND MECHANICAL ROOM.

4. FIXTURE OUTLETS IN CEILING (MINIMUM) SHALL BE 4" OCTAGONAL X 1-1/2" DEEP (4-11/16 OCTAGONAL X 2-1/2" DEEP WHERE REQUIRED TO ACCOMMODATE LARGER CONDUIT OR LARGER NUMBER OF WIRES).

5. GANG BOXES SHALL BE ONE PIECE (MINIMUM), 2-1/8" DEEP.

6. FLUSH MOUNT BOXES IN ALL FINISHED WALLS, INSTALL THE PLASTER RINGS IN DRYWALLED PLASTERED WALLS AND RAISED COVERS AS REQUIRED IN WALLS WITH OTHER FINISHES SO THAT THE COVER PLATES FIT TIGHTLY AGAINST BOXES OR RINGS. 3/16" MAXIMUM GAPS ARE ALLOWED FOR NONCOMBUSTIBLE WALLS.

7. SUPPORT ALL BOXES TO MAINTAIN PROPER ALIGNMENT AND RIGIDITY.

8. CLEAN BOXES OF ALL FOREIGN MATTER PRIOR TO THE INSTALLATION OR WIRING OR DEVICES.

9. MOUNTING HEIGHTS MIN. 4" ABOVE COUNTER TOPS IN KITCHEN AND BATHROOM, 16" ABOVE FINISHED FLOOR IN LIVING ROOM, AND BEDROOM

10. INSTALL PULL AND JUNCTION BOXES WHERE SHOWN ON THE DRAWINGS, AND WHERE REQUIRED FOR CHANGES IN DIRECTION, AT JUNCTION POINTS AND TO FACILITATE WIRE PULLING. FURNISH BOX SIZES IN ACCORDANCE WITH 2017 NEC UNLESS LARGER BOXES ARE INDICATED ON THE DRAWINGS.

11. ALL ELECTRICAL EQUIPEMENT IS TO BE INSTALLED PER THE 2017 NATIONAL ELECTRIC CODE.

FLOOR FINISH LEGEND

- VINYL FAUX WOOD PLANK
- CARPET
- CERAMIC TILE FLOORING

STRUCTURAL SHEARWALLS

- HOLD DOWN LOCATION
- SHEARWALL #1
- SHEARWALL #2

SHEARWALLS PER SCHEDULE S1.3

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PHASE	REVISIONS
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FIRST FLOOR PLAN

A102

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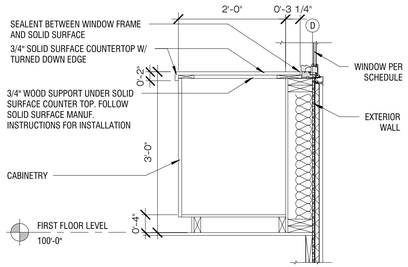
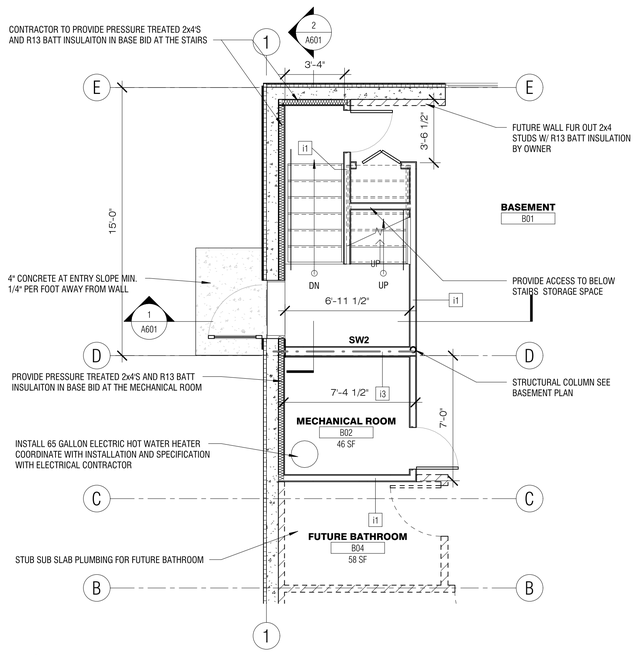


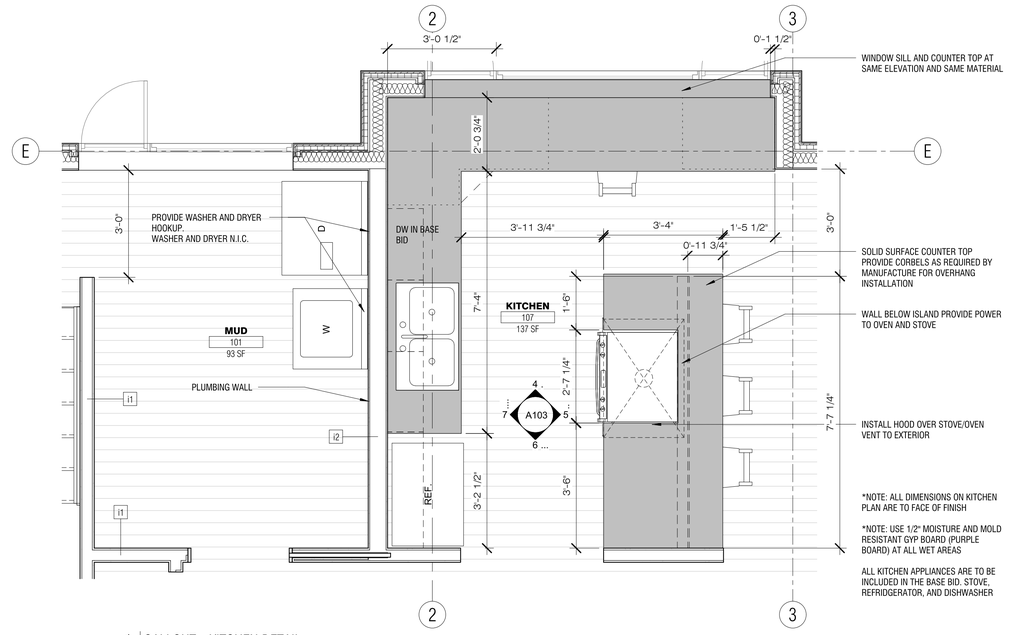
8 CABINETRY AT WINDOW

SCALE: 3/4" = 1'-0"



3 LANDING

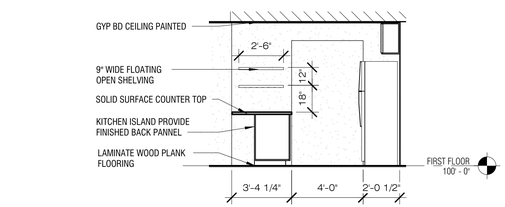
SCALE: 1/4" = 1'-0"



1 CALLOUT - KITCHEN DETAIL

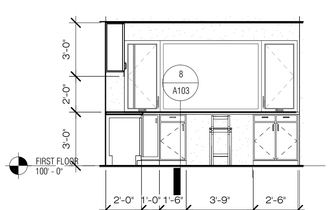
SCALE: 1/2" = 1'-0"

*GENERAL NOTE:
CONTRACTOR TO REVIEW SPECIFICATIONS FOR BASIS OF DESIGN AND PROVIDE SUBMITTALS TO ARCHITECT FOR APPROVAL



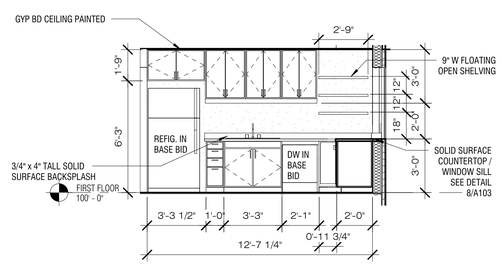
6 KITCHEN - SOUTH

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



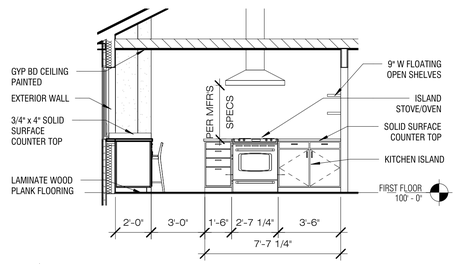
4 KITCHEN - NORTH

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



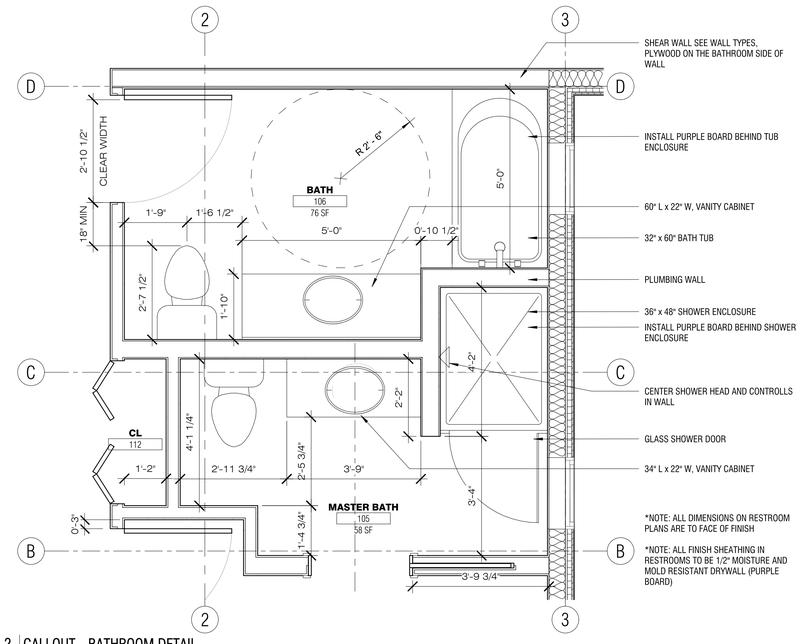
7 KITCHEN - WEST

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



5 KITCHEN - EAST

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



2 CALLOUT - BATHROOM DETAIL

SCALE: 1/2" = 1'-0"

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ENLARGED FLOOR PLAN

A103

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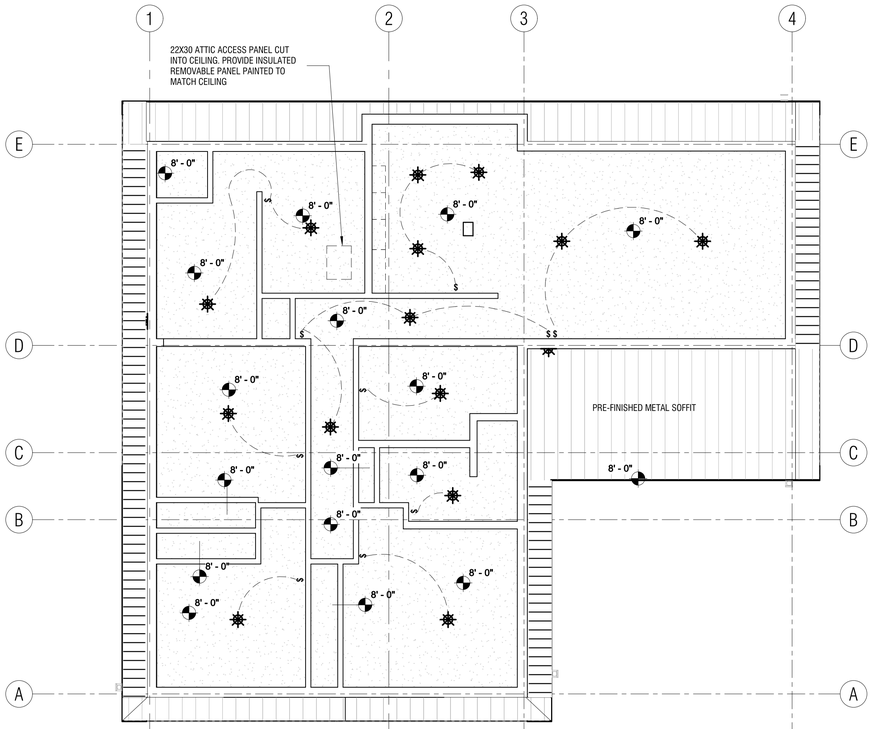
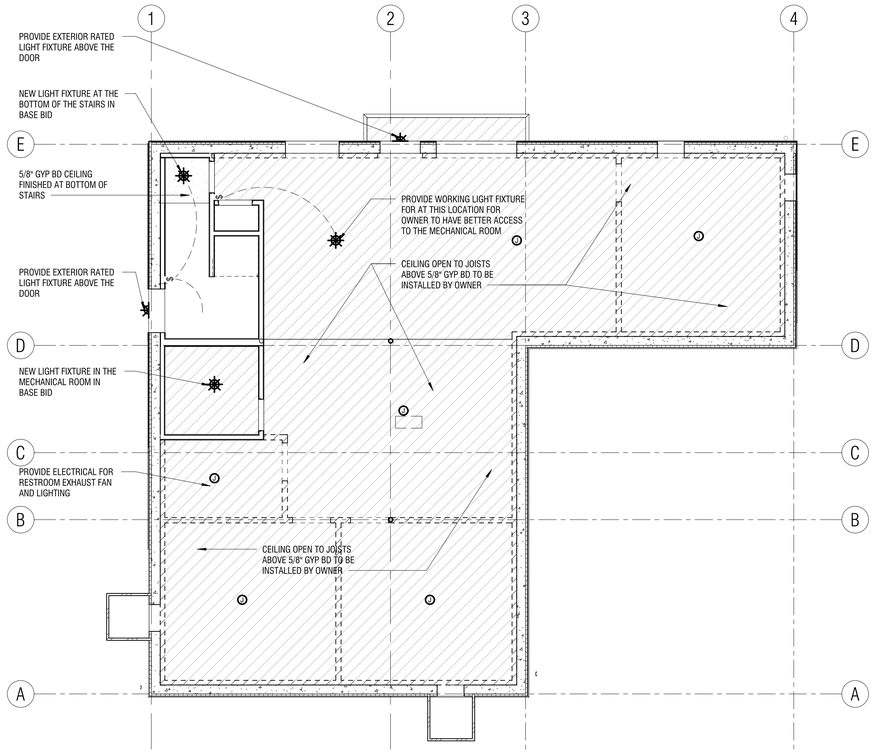


2 FIRST FLOOR
SCALE: 3/16" = 1'-0"



1 BASEMENT
SCALE: 3/16" = 1'-0"

ELECTRICAL GENERAL NOTES:

1) GENERAL: UNLESS SPECIFICALLY INDICATED OTHERWISE, ALL WORK SHOWN ON THE ELECTRICAL DRAWINGS IS NEW WORK TO BE PROVIDED UNDER THIS CONTRACT.

2) COORDINATION: COORDINATE AND COOPERATE WITH ALL TRADES ON THE PROJECT.

3) RECORD DRAWINGS: SECURE AN EXTRA SET OF ELECTRICAL DRAWINGS TO BE KEPT ON SITE AND MARK, DAILY, THE DRAWINGS IN RED AS THE PROJECT PROGRESSES IN ORDER TO KEEP AN ACCURATE RECORD OF ALL DEVIATIONS BETWEEN THE WORK SHOWN ON THE DRAWINGS AND THE WORK WHICH IS ACTUALLY INSTALLED. THESE MARKED DRAWINGS SHALL REFLECT ANY AND ALL CHANGES AND REVISIONS TO THE ORIGINAL DESIGN WHICH EXISTS IN THE COMPLETED WORK. DELIVER THE MARKED DRAWINGS TO THE <ARCHITECT/ENGINEER> AT PROJECT CLOSE-OUT.

4) TESTS: TEST ALL WIRING FOR CONTINUITY AND GROUNDS BEFORE CONNECTING ANY FIXTURES OR DEVICES. PERFORM INSULATION RESISTANCE TESTS ON ALL WIRING #8 OR LARGER TO ENSURE THAT ALL PORTIONS ARE FREE FROM SHORT-CIRCUITS AND GROUNDS.

5) INSPECTIONS: ARRANGE ALL NECESSARY INSPECTIONS. DELIVER ALL REQUIRED INSPECTION CERTIFICATES TO THE OWNER.

6) GROUNDING: PROVIDE GROUNDING IN ACCORDANCE WITH THE NEC FOR THE ELECTRICAL SYSTEM INCLUDING EQUIPMENT FRAMES CONDUITS, SWITCHES, CONTROLLERS, WIRE-WAYS, NEUTRAL CONDUCTORS, AND OTHER EQUIPMENT. PROVIDE A GROUNDING CONDUCTOR IN ALL POWER CIRCUITS.

7) LABELS: PROVIDE LABELS FOR ALL PANELBOARDS, CABINETS, SAFETY SWITCHES, MOTOR-DISCONNECT SWITCHES, AND MOTOR CONTROLLERS. LABELS SHALL BE MACHINE ENGRAVED, LAMINATED PLASTIC, PERMANENTLY ATTACHED WITH SELF-TAPPING SCREWS OR RIVETS. DO NOT USE SELF-ADHESIVE LABELS. J-BOX LABELING: LABEL ALL JUNCTION BOXES WITH PERMANENT MARKER IDENTIFYING CIRCUIT NUMBER AND PANELBOARD OF CIRCUITS WITHIN.

8) PANEL DIRECTORY: PROVIDE TYPEWRITTEN PANELBOARD DIRECTORY CARD IN EACH PANELBOARD INCLUDING EXISTING PANELBOARDS MODIFIED FOR THIS PROJECT WITH CIRCUIT LOAD INFORMATION AND ROOM NUMBER CLEARLY IDENTIFIED. USE ACTUAL ROOM NUMBERS IN THE BUILDING, NOT THE ROOM NUMBERS SHOWN ON THE CONTRACT DRAWINGS, AS THEY ARE OFTEN DIFFERENT.

9) MOTOR COORDINATION: MOTORS, MOTOR STARTERS, CONTROLLERS, INTEGRAL DISCONNECT SWITCHES, AND CONTACTORS SHALL BE PROVIDED WITH THEIR RESPECTIVE PIECES OF EQUIPMENT BY THE EQUIPMENT SUPPLIER. COMMUNICATE WITH THE TRADES PROVIDING THE EQUIPMENT, VERIFYING ALL REQUIREMENTS, PROVIDE ALL ELECTRICAL CONNECTIONS REQUIRED THEREIN, AND INSTALL MOTOR STARTERS.

10) MOTOR DISCONNECTS: ALL MOTORS SHALL HAVE DISCONNECTING MEANS. MOTOR FUSE PROTECTION: WHERE FUSE PROTECTION IS SPECIFICALLY REQUIRED BY THE EQUIPMENT MANUFACTURER, PROVIDE FUSE SWITCHES IN LIEU OF NON-FUSE SWITCHES OR IN LIEU OF ENCLOSED CIRCUIT BREAKERS, OR OTHER DEVICES INDICATED.

11) CONNECTION DETAILS: SECURE APPROVED SHOP DRAWINGS SHOWING WIRING DIAGRAMS, ROUGH-IN AND HOOK UP DETAILS FROM OTHER INVOLVED CONTRACTORS FOR EQUIPMENT WHICH MUST BE CONNECTED ELECTRICALLY.

12) EQUIPMENT DETAILS: MECHANICAL EQUIPMENT WILL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR. THE LOCATIONS SHOWN ON THE ELECTRICAL DRAWINGS ARE APPROXIMATE. COORDINATE WITH THE MECHANICAL CONTRACTOR TO DETERMINE THE EXACT LOCATION OF EACH PIECE OF EQUIPMENT AND DETERMINE THE EXACT ROUGH-IN AND CONNECTION REQUIREMENTS.

13) STARTER MOUNTING: WHERE AN INDIVIDUALLY MOUNTED SAFETY SWITCH, STARTER OR CIRCUIT BREAKER IS SHOWN ADJACENT TO ITS RESPECTIVE LOAD AND NOT MOUNTED ON A WALL, PROVIDE ALL SUPPORTS, BRACKETS, ANCHORING, ETC. NECESSARY TO PROPERLY SUPPORT THE DEVICE. FIRE PROOFING: FOR ANY WALL OR FLOOR PENETRATIONS THROUGH FIRE RATED STRUCTURES PROVIDE FIRE-PROOFING TO SEAL ALL THE PENETRATIONS AFTER THE CONDUIT HAS BEEN INSTALLED. FIRE PROOFING FOR PENETRATIONS SHALL BE UL APPROVED PER THE THE PENETRATION MADE IN ORDER TO MAINTAIN FIRE RATED INTEGRITY OF THE STRUCTURE. CLEAN UP: ON PROJECT CLOSE-OUT, CLEAN ALL ELECTRICAL DEVICES, LIGHTING FIXTURES, LAMPS AND LENSES, AND REMOVE ALL PAINT SPATTERS FROM DEVICES, FIXTURES, AND PLATES. REPLACE ALL INOPERATIVE LAMPS.

14) OWNER FURNISHED EQUIPMENT: CONTRACTOR SHALL OBTAIN CUT SHEETS, INSTALLATION DATA, AND ROUGH-IN REQUIREMENTS FOR OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT AND COORDINATE ROUGH-IN AND POWER REQUIREMENTS WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY ASSOCIATED WORK.

15) CONDUIT ROUTING: ALL CONDUIT RUN OVERHEAD SHALL BE RUN AT THE BOTTOM OF THE FLOOR, ROOF STRUCTURE, OR LOWEST CHORD OF JOIST SPACE (AS APPLICABLE) ABOVE IN ORDER TO AVOID CONFLICTS WITH OTHER TRADES.

16) EQUIPMENT DEMONSTRATION: PROVIDE A DEMONSTRATION OF THE OPERATION OF ALL ELECT.

17) MECHANICAL EQUIPMENT ELECTRICAL CONNECTIONS: THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL POWER WIRING TO ALL MECHANICAL CONTRACTOR FURNISHED EQUIPMENT. THE MECHANICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL CONTROL WIRING TO ALL FURNISHED EQUIPMENT, INCLUDING CONTROL DEVICES, STARTER, AND INTEGRAL DISCONNECT SWITCHES OF MECHANICAL CONTRACTOR FURNISHED EQUIPMENT.

GENERAL NOTES - CEILING PLAN

1. CEILING HEIGHTS ARE FROM FINISHED FLOOR TO FINISHED SURFACE OF CEILING
2. CEILING HEIGHTS ARE MEASURED ABOVE FLOOR OF ROOM THEY ARE IN.
3. ALL CEILINGS ON FIRST FLOOR ARE TO BE TAPED, TEXTURED, AND PAINTED
4. NO CEILINGS IN THE BASEMENT SHALL BE INCLUDED IN THE BASE BID U.N.O.

CEILING FINISH LEGEND

PAINTED GYPSUM BOARD CEILING

PRE FINISHED METAL SOFFIT, WHITE

OPEN TO JOISTS ABOVE

PROVIDE JUNCTION BOX FOR ELECTRICAL CONNECTION

NEW LIGHT FIXTURE

NEW EXTERIOR RATED, WALL MOUNTED LIGHT FIXTURE

NOTE:
1) IN RESTROOMS, AND MECHANICAL ROOM USE A MOLD RESISTANT GYP BOARD, (PURPLE BOARD).
2) CONTRACTOR TO PROVIDE SUBMITTAL ALL LIGHTING FIXTURES FOR APPROVAL.
3) CONTRACTOR TO PROVIDE ALL ELECTRCIAL WORK IN THE BASEMENT.

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REFLECTED CEILING PLAN

A200

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