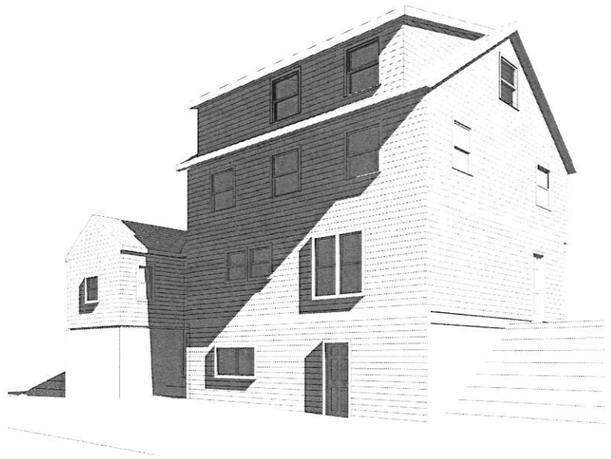
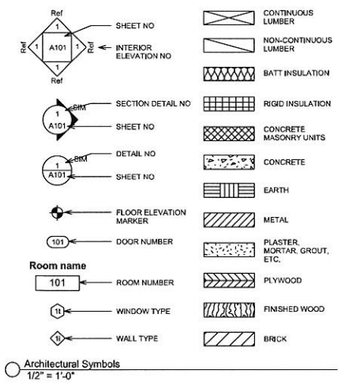


1 3D View 2

2 3D View 1

A		**D**		**I**		**P**		**T**	
AB	ANCHOR BOLT	DBL	DOUBLE	ICF	INSULATED CONCRETE FORMS	PAR	PARALLEL	T	TREAD
ABV	ABOVE	DEMO	DEMOLISH	ID	INSIDE DIAMETER	PBD	PARTICLEBOARD	TB	TOWEL BAR
ABR	AIR BARRIER	DEPT	DEPARTMENT	ILO	IN LIEU OF	PCC	PRE-CAST CONCRETE	T&B	TOP AND BOTTOM
ACOUST	ACOUSTICAL	DET	DETAIL	IN	INCHES	PED	PEDESTAL	T&G	TONGUE AND GROOVE
ACT	ACOUSTIC CEILING TILE	DF	DRINKING FOUNTAIN	INCL	INCLUDED	PL	PROPERTY LINE	TEL	TELEPHONE
AD	AREA DRAIN	DIA	DIAMETER	INS	INSULATED	PLAM	PLASTIC LAMINATE	TEMP	TEMPER
ADA	ADJACENT	DIAG	DIAGONAL	INT	INTERIOR	PLAS	PLASTER	TH	THRESHOLD
ADH	ADHESIVE	DIM	DIMENSION	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD	PLUMB	PLUMBING	THK	THICKNESS
ADJ	ADJUSTABLE	DISP	DISPENSER			PNL	PANEL	TLT	TOILET
AFF	ABOVE FINISHED FLOOR	DN	DOWN	**J**		PNT	PAINT/PAINTED	TO	TOP OF
AGG	AGGREGATE	DR	DOOR	JF	JOINT FILLER	PR	PAIR	TOC	TOP OF CONCRETE
AHR	ANCHOR, ANCHORAGE	DS	DOWNSPOUT	JMB	JAMB	PRES	PRESSURE	TOL	TOLERANCE
ALT	ALTERNATE	DWG	DRAWING	JST	JOIST	PT	PRESSURE TREATED	TOS	TOP OF STEEL
ALUM	ALUMINUM			JT	JOINT	PTN	PARTITION	TOP	TOP OF PLATE
ANOD	ANODIZED	**E**		K		PVC	POLYVINYL CHLORIDE	TOW	TOP OF WALL
AP	ACCESS PANEL	E	EAST	KT	KITCHEN	PVG	PAVING	TP	TOILET PAPER DISPENSER
APPROX	APPROXIMATE	EA	EACH	KO	KNOCKOUT	PVMT	PAVEMENT	TR	TRANSOM
ARCH	ARCHITECTURAL	EL	ELEVATION	**L**		PWD	PLYWOOD	TS	TOP OF SLAB
ASB	ASBESTOS	ELEC	ELECTRICAL	L	LENGTH	**R**		TYP	TYPICAL
ASPH	ASPHALT	ELEV	ELEVATOR	LAB	LABORATORY	R	RISER	**U**	
AUTO	AUTOMATIC	EMER	EMERGENCY	LAM	LAMINATE	RAD	RADIUS	UC	UNDERCOUNTER
		ENCL	ENCLOSE	LAV	LAVATORY	RB	RESILIENT BASE	UNO	UNLESS NOTED OTHERWISE
B		EP	ELECTRICAL PANEL	LBL	LABEL	RBR	RUBBER	US	UNDERSIDE
BD	BOARD	EQ	EQUAL	LG	LONG	RBT	RABBET	**V**	
BEL	BELOW	EQUIP	EQUIPMENT	LH	LEFT-HAND	RCP	REFLECTED CEILING PLAN	VAL	VALANCE
BET	BETWEEN	EXG	EXISTING	LL	LIVE LOAD	RD	ROOF DRAIN	VARN	VARNISH
BEY	BEYOND	EXH	EXHAUST	LO	LOW	REBAR	REINFORCING BARS	VB	VAPOR BARRIER
BIT	BITUMINOUS	EXP	EXPOSED OR EXPANSION	LOC	LOCATION	REC	RECESSED	VCT	VINYL COMPOSITION TILE
BKSPL	BACKSPLASH	EXPJT	EXPANSION JOINT	LT	LIGHT	REF	REFERENCE	VERT	VERTICAL
BLDG	BUILDING	EXT	EXTERIOR	**M**		REINF	REINFORCED	VEST	VESTIBULE
BLK	BLOCK	**F**		MAX	MAXIMUM	REQD	REQUIRED	VIF	VERIFY IN FIELD
BLKG	BLOCKING	F	FACE	MBR	MASTER BEDROOM	RESIL	RESILIENT	VNL	VINYL
BM	BEAM	FBO	FURNISHED BY OTHERS	MC	MEDICINE CABINET	REV	REVISION	VNR	VENEER
BOT	BOTTOM	FD	FLOOR DRAIN	MECH	MECHANICAL	RH	RIGHT-HAND	VP	VISION PANEL
BPL	BEARING PLATE	FE	FIRE EXTINGUISHER	MEMB	MEMBRANE	RLG	RAILING	**W**	
BR	BEDROOM	FEC	FIRE EXTINGUISHER CABINET	MET	METAL	RM	ROOM	W	WEST
BRCG	BRACING	FF	FINISH FACE	MFR	MANUFACTURE	RO	ROUGHT OPEING	W/	WITH
BRG	BEARING	FIN	FINISHED	MIN	MINIMUM	RVL	REVEAL	W/O	WITHOUT
BRK	BRICK	FIXT	FIXTURE	MIR	MIRROR	RVS	REVERSE SIDE	W/W	WALL TO WALL
BRZ	BRONZE	FL	FLOOR	MISC	MISCELLANEOUS			WB	WOOD BASE
BS	BOTH SIDES	FLEX	FLEXIBLE	MO	MASONRY OPENING	**S**		WC	WATER CLOSET
BSMT	BASEMENT	FLG	FLASHING	MR	MOISTURE RESISTANT	S	SOUTH OR SILL	WD	WOOD
BVL	BEVELED	FLUOR	FLUORESCENT	MT	METAL THRESHOLD	SC	SOLID CORE	WL	WALL
BW	BOTH WAYS	FM	FILLED METAL	MTD	MOUNTED	SCH	SCHEDULE	WM	WIRE MESH
BYND	BEYOND	FND	FOUNDATION	MTG	MOUNTING	SECT	SECTION	WP	WATERPROOFING
		FO	FACE OF	MTL	MATERIAL OR METAL	SH	SHELF	WS	WATERSTOP
C		FOC	FACE OF CONCRETE	MULL	MULLION	SHT	SHEET	WWF	WELDED WIRE FABRIC
C	CHANNEL	FOS	FACE OF STUD	**N**		SHTHG	SHEATING		
CAB	CABINET	FPRF	FIREPROOFING	N	NORTH	SHWR	SHOWER		
CAP	CAPACITY	FR	FRAMING	NA	NOT APPLICABLE	SIM	SIMILAR		
CEM	CEMENT	FT	FEET	NAT	NATURAL	SJD	SJD		
CER	CERAMIC	FTG	FOOTING	NIC	NOT IN CONTRACT	SLV	SLEEVE		
CI	CAST IRON	FURR	FURRED	NO	NUMBER	SNT	SEALANT		
CIP	CAST IN PLACE	**G**		NOM	NOMINAL	SPC	SPACER		
CIPC	CAST IN PLACE CONCRETE	GA	GAUGE	NR	NOT REQUIRED	SPEC	SPECIFIED OR SPECIFICATION		
CG	CORNER GUARD	GALV	GALVANIZED	NRC	NOISE REDUCTION COEFFICIENT	SPK	SPRINKLER		
CHNL	CHANNEL	GL	GLASS	NTS	NOT TO SCALE	SQ	SQUARE		
CJ	CONTROL JOINT	GLZ	GLAZING	**O**		SS	STAINLESS STEEL		
CK	CAULKING	GR	GRADE	OA	OVERALL	SSD	SEE STRUCTURAL DRAWINGS		
CLG	CEILING	GT	GROUT	OC	ON CENTER	STA	STATION		
CLO	CLOSET	GYP	GYPSUM	OD	OUTSIDE DIAMETER	STC	SOUND TRANSMISSION COEFFICIENT		
CLOS	CLOSURE	GWB	GYPSUM WALL BOARD	OFF	OFFICE	STD	STANDARD		
CLR	CLEAR			OH	OVERHEAD	STL	STEEL		
CMU	CONCRETE MASONRY UNIT	**H**		OPNG	OPENING	STOR	STORAGE		
CNTR	COUNTER	H	HIGH	OPP	OPPOSITE	STR	STRAIGHT		
COL	COLUMN	HC	HOLLOW CORE	OPPH	OPPOSITE HAND	STRUC	STRUCTURAL		
COMPR	COMPRESSIBLE	HD	HAND OR HEAD	OZ	OUNCE	SUSP	SUSPENDED		
CONC	CONCRETE	HDBD	HARDBOARD			SYM	SYMMETRICAL		
CONST	CONSTRUCTION	HDR	HEADER			SYS	SYSTEM		
CONT	CONTINUOUS	HDW	HARDWARE						
CPT	CARPET	HM	HOLLOW METAL						
CSK	COUNTERSINK	HOR	HORIZONTIAL						
CSMT	CASEMENT	HP	HIGH POINT						
CT	CERAMIC TILE	HR	HOUR						
CTR	CENTER	HT	HEIGHT						
CTYD	COURTYARD	HVAC	HEATING/VENTILATING/AIR CONDITIONING						
		HWD	HARDWOOD						

Abbreviations
1/4" = 1'-0"



Architectural Symbols
1/2" = 1'-0"

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Sheet List	
Sheet Number	Sheet Name
A000	COVER SHEET
A1,0	FLOOR PLANS
A1,1	FLOOR PLANS
A2.0	ENLARGED PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A5.0	WALL SECTIONS
A6.0	DETAILS
A7.0	INTERIORS
A8.0	SCHEDULES
A9.0	SPECS

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No.	Description	Date

Peter Murphy

15 Main St.

COVER SHEET

Project number	1612
Date	7/15/16
Drawn by	Author
Checked by	Checker
Scale	As indicated

A000

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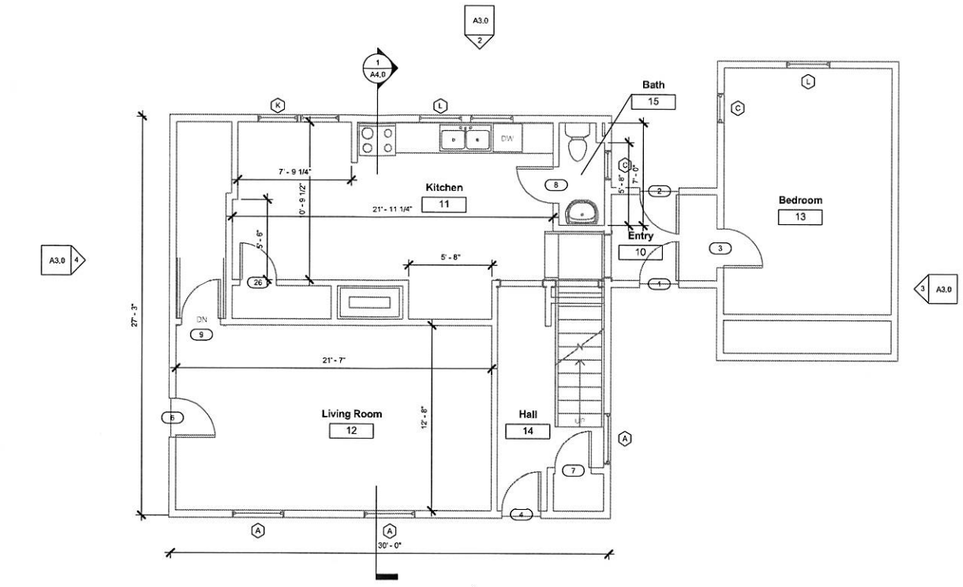
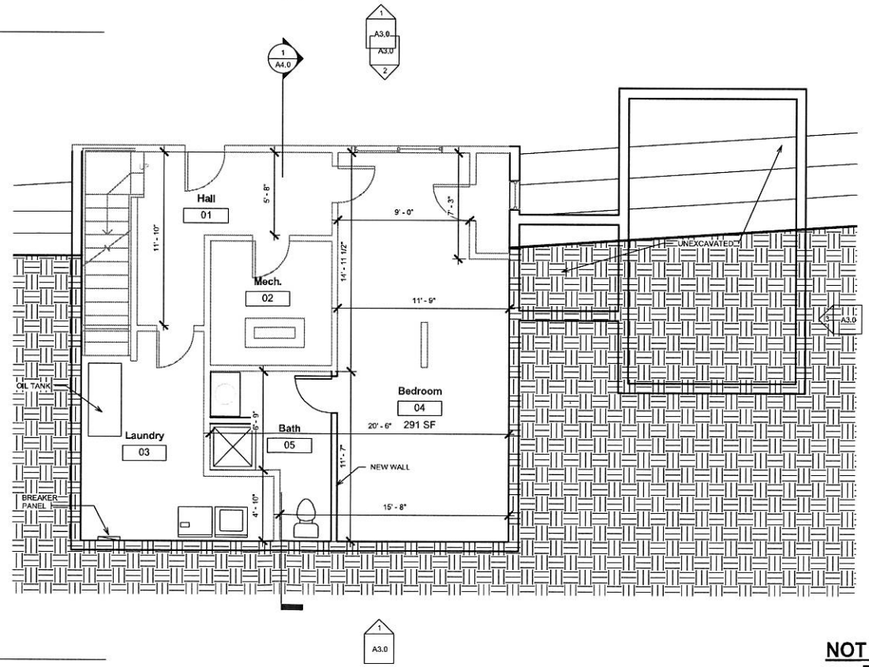


② Level 1
1/4" = 1'-0"



① Basement
1/4" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.

2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT OR CONDITIONS, SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS UNLESS CLEARLY INDICATED OTHERWISE.

3. DIMENSIONS ARE TAKEN FROM FACE OF EXTERIOR STUD WALL OR COLUMN CENTER LINE, TO FACE OF INTERIOR PARTITION WALL STUD, CLEAR. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.

4. FOR ENLARGED PLANS REFER TO A4 SERIES DRAWINGS

5. REFER TO SHEET A501 FOR RATED ASSEMBLIES AND WALL PARTITION TYPES.

6. REFER TO SHEET A601 FOR DOOR, WINDOW, AND ROOM FINISH SCHEDULES.

○ GENERAL NOTES
1/4" = 1'-0"

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No.	Description	Date

Peter Murphy

15 Main St.

FLOOR PLANS

Project number	1612
Date	7/15/16
Drawn by	NI
Checked by	NI
Scale	1/4" = 1'-0"

A1.0

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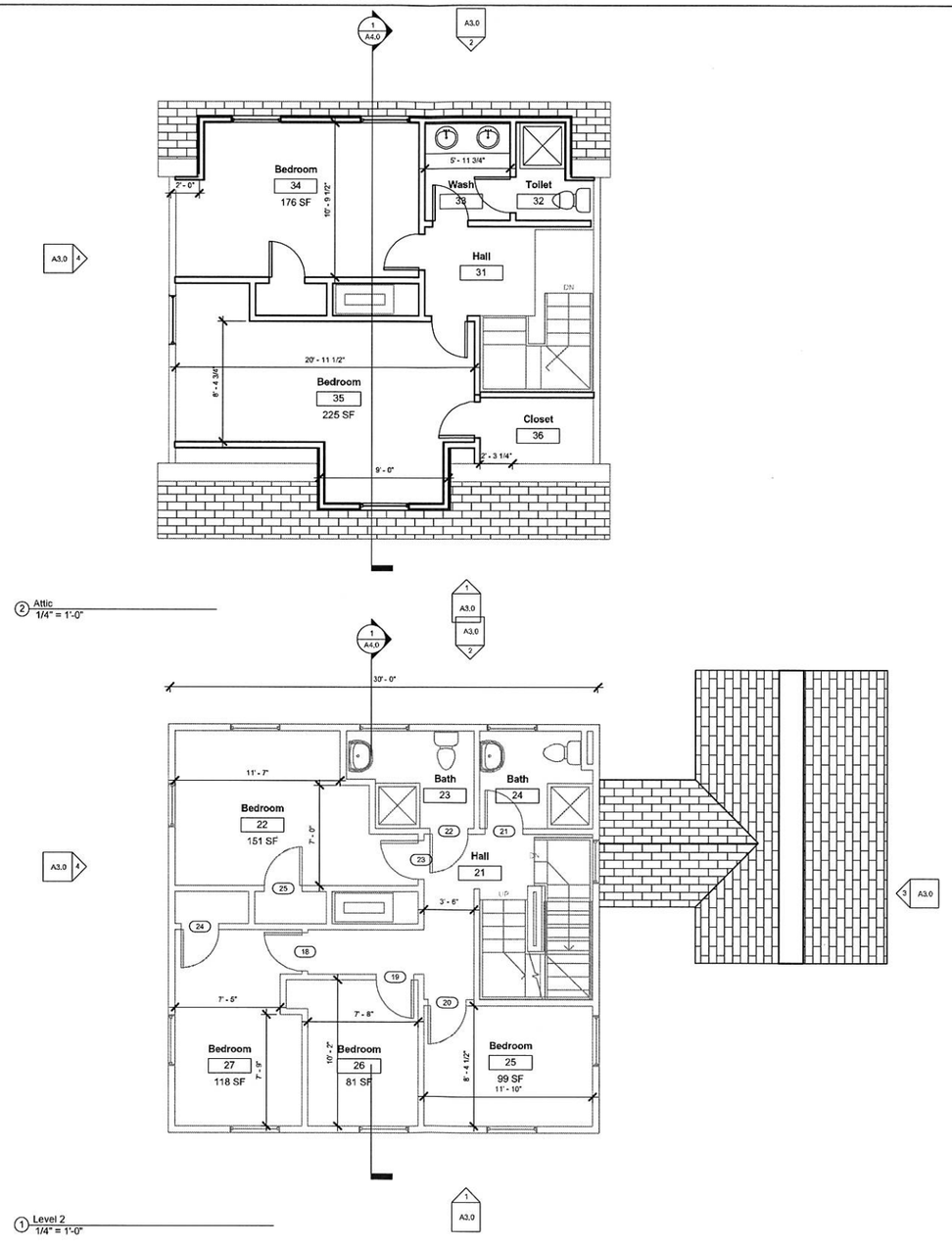

② Attic
1/4" = 1'-0"

① Level 2
1/4" = 1'-0"

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No.	Description	Date

Peter Murphy

15 Main St.

FLOOR PLANS

Project number	1612
Date	7/15/16
Drawn by	Author
Checked by	Checker

A1.1

Scale 1/4" = 1'-0"

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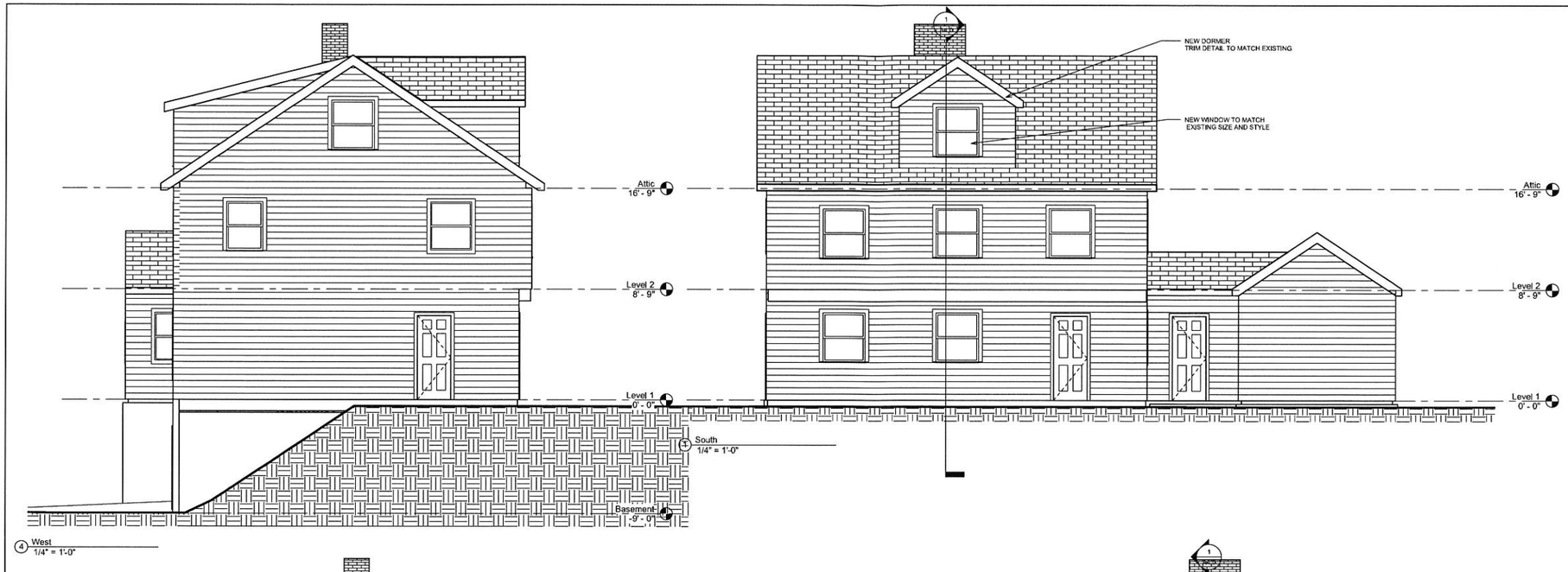

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No.	Description	Date

Peter Murphy

15 Main St.

ELEVATIONS

Project number	1612
Date	7/15/16
Drawn by	Author
Checked by	Checker

A3.0

Scale 1/4" = 1'-0"

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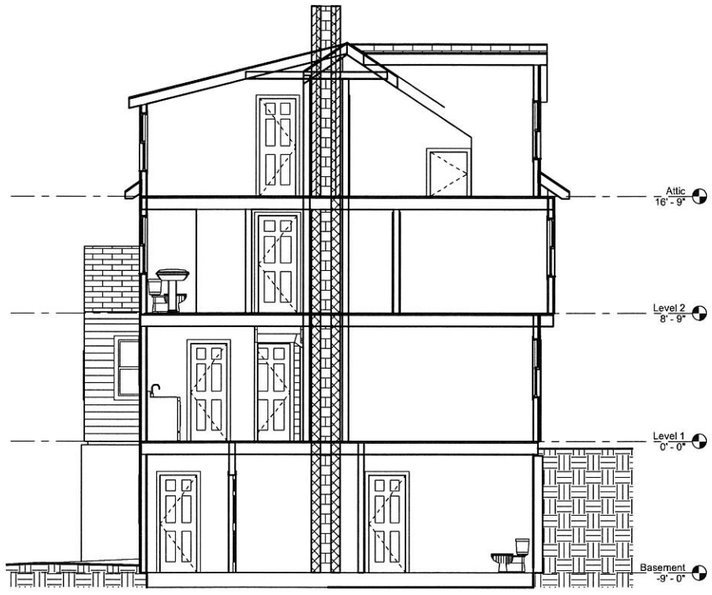
Room Finish Schedule							
Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
34	Bedroom						
35	Bedroom						
36	Closet						
31	Hall						
33	Wash						
32	Toilet						
21	Hall						
22	Bedroom						
23	Bath						
24	Bath						
25	Bedroom						
26	Bedroom						
27	Bedroom						
10	Entry						
11	Kitchen						
12	Living Room						
13	Bedroom						
14	Hall						
15	Bath						
01	Hall						
02	Mech.						
03	Room						
03	Laundry						
04	Bedroom						
05	Bath						



1 Section 1
1/4" = 1'-0"

Window Schedule														
Type Mark	Rough Opening		Type	Manufacturer	Model	Material	Finish	Detail			Glazing		Head Height	Comments
	Width	Height						Head	Jamb	Sill	Thickness	Type		
A	3' - 6"	4' - 0"	Double Hung with Trim											
B	3' - 0"	4' - 0"	Double Hung with Trim										7' - 0"	
C	2' - 0"	4' - 0"	Double Hung with Trim										7' - 0"	
J	6' - 0"	3' - 0"	Slider with Trim										6' - 6"	
K	2' - 8"	5' - 4"	Double Hung with Trim										7' - 0"	
L	3' - 0"	3' - 0"	Double Hung with Trim											

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No.	Description	Date

Peter Murphy

15 Main St.

SECTIONS

Project number	1612
Date	7/15/16
Drawn by	Author
Checked by	Checker

A4.0

Scale 1/4" = 1'-0"

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No.	Description	Date

Peter Murphy

15 Main St.

SCHEDULES

Project number	1612
Date	7/15/16
Drawn by	Author
Checked by	Checker

A8.0

Scale

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DIVISION 1- GENERAL REQUIREMENTS

A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS, EQUIPMENT, SHOP SERVICES, AND RELATED ITEMS REQUIRED FOR THE COMPLETE AND PROPER SHAPING OF THE PROJECT WORK IN CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER, EQUAL TO THE BEST IN SHOP AND FIELD PROCEDURE. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE STATED. THE CONTRACTOR SHALL APPLY SUSTAINABLE BUILDING PRACTICES WHEREVER POSSIBLE.

B. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES, INCLUDING THE INTERNATIONAL BUILDING CODE (IBC), NFPA LIFE SAFETY CODE, STATE ENERGY CODE, AND ALL OTHER GOVERNING REGULATIONS (CURRENT EDITIONS).

C. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS, AND SHALL GIVE ALL REQUIRED NOTICES TO PUBLIC AGENCIES.

D. THE CONTRACTOR SHALL PROVIDE ALL PUBLIC SERVICES REQUIRED BY THE WORK.

E. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT TAKE MEASUREMENTS OFF THE DRAWINGS WITH A SCALE OR RULER. ANY DISCREPANCIES BETWEEN EITHER THE DRAWINGS, SPECIFICATIONS, AND/OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, AND ANY AFFECTED WORK SHALL NOT PROCEED WITHOUT INSTRUCTIONS FROM THE ARCHITECT. THE ARCHITECT SHALL NOT BE LIABLE FOR ANY UNAUTHORIZED CHANGE TO THE PROJECT DESIGN.

F. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SUPERVISING ALL TRADES, COORDINATING THE WORK DONE BY ALL SUBCONTRACTORS, AND EXPEDITING THE WORK AS A WHOLE, ALLOWING EACH TRADE REASONABLE OPPORTUNITIES FOR THE INSTALLATION OF ITS WORK AND FOR THE STORAGE AND HANDLING OF ITS MATERIALS. THE SUBCONTRACTORS SHALL ALSO PROVIDE FOR ALL CUTTING, PATCHING, AND FITTING THAT MAY BE REQUIRED IN HIS/HER WORK AND SHALL MAKE GOOD AFTER THEM, DOING ALL PATCHING, REPAIRING AND PAINTING NECESSARY TO MATCH ADJACENT SURFACES.

G. THE CONTRACTOR SHALL PROVIDE ALLOWANCES, WHERE NOTED HEREIN AND NOT OTHERWISE FURNISHED, CONSISTENT WITH THE QUANTITY AND APPLICATION OF THE ITEMS INDICATED, STIPULATING EACH IN THE PROPOSAL. ADJUSTMENTS WILL BE MADE TO THE CONTRACT PRICE UPON CALCULATING ANY DIFFERENCES BETWEEN THE ACTUAL MATERIAL COSTS AND THE ALLOWANCES.

H. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR PRODUCT SELECTION AND APPROVAL BY THE ARCHITECT AND OWNER OF ALL EXTERIOR AND INTERIOR WALL AND FLOOR FINISHES OR PREFINISHED MATERIALS, ROOFING, FINISHES, HARDWARE, SPECIALTIES, EQUIPMENT, FIXTURES, ETC. MAINTENANCE INSTRUCTIONS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT.

I. THE CONTRACTOR SHALL FULLY AND CONTINUOUSLY PROTECT ALL PARTS OF THE WORK FROM DAMAGE AND VANDALISM, AND SHALL ALSO PROTECT ADJACENT PROPERTIES AGAINST DAMAGE FROM THE CONSTRUCTION PROCESS.

J. THE CONTRACTOR SHALL CARRY INSURANCE AGAINST CLAIMS UNDER WORKMEN'S COMPENSATION ACTS AND AGAINST ALL OTHER CLAIMS FOR DAMAGE, FOR PERSONAL INJURY OR DEATH, WHICH MAY ARISE FROM THE PROJECT OPERATIONS.

K. THE OWNER SHALL MAINTAIN FIRE INSURANCE WITH EXTENDED COVERAGE UPON THE ENTIRE STRUCTURE DURING CONSTRUCTION. THE CONTRACTOR BEING THE PAYEE FOR ALL SUCH DAMAGE THE REQUIRES REPAIRING.

L. THE SUBCONTRACTORS SHALL REGULARLY KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH, REMOVING SAME TO A LEGAL DUMP SITE. ANY SUITABLE MATERIALS SHALL BE TRANSPORTED TO AN AUTHORIZED RECYCLING CENTER. AT THE COMPLETION OF THE WORK, ALL INTERIOR SPACES SHALL BE LEFT BROOM CLEAN AND ALL WINDOWS SHALL BE WASHED.

M. THE CONTRACTOR GUARANTEES THAT ALL LABOR AND MATERIALS ON THIS PROJECT SHALL BE FREE FROM DEFECTS AND AGREES TO MAKE GOOD AND REPAIR AT NO FURTHER EXPENSE, UPON WRITTEN REQUEST OF THE OWNER, ALL DEFECTS IN THE WORK WITHIN ONE YEAR AFTER FINAL COMPLETION OF THE CONTRACT, EXCEPT THAT ALL ROOFS SHALL BE GUARANTEED FOR A PERIOD OF 5 YEARS AFTER COMPLETION.

N. THESE GENERAL REQUIREMENTS APPLY TO ALL DIVISIONS OF THE SPECIFICATIONS.

DIVISION 2- SITE WORK

A. BACKFILLING AND FILLING SHALL BE BANK RUN GRAVEL WITH STONES LIMITED TO 3" MAXIMUM, MADE IN 8" LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY FOR BUILDING AREAS AND UNDER CONCRETE SLABS AND 90% FOR PARKING AREAS. COMPACTION TO 85% IS ALLOWED UNDER LAWN/PLANTING AREAS. REFER TO CIVIL AND STRUCTURAL DWGS FOR MORE INFORMATION.

B. ROUGH GRADE ALL AREAS INCORPORATED IN THE WORK. TO CONTOURS INDICATED, MINUS PAVING OR PLANTING DEPTHS. FINISH GRADE PLANTING AREAS ADJACENT TO THE NEW WORK WITH 6" TOPSOIL OR LOAM. RESTORE ALL OTHER EXISTING LANDSCAPE AREAS DISTURBED BY THE NEW WORK.

C. SITE UTILITIES SHALL BE PROVIDED AS REQUIRED, AS INDICATED ON THE PLANS, AND/OR AS NOTED HERE WITHIN. COORDINATE WITH OTHER WORK. COMPLY WITH ALL LOCAL UTILITY REGULATIONS.

DIVISION 3- CONCRETE

A. FORMWORK SHALL BE CLEAN, TIGHTLY JOINED TOGETHER AND WELL BRACED. TIE RODS WHERE REQUIRED SHALL BE SMOOTH AND OF RECOGNIZED TYPE, THE REMAINS OF WHICH SHALL NOT BE CLOSER THAN 1" TO THE FINISHED SURFACE. ALL FORMS SHALL BE MAINTAINED FOR A MINIMUM OF 24 HOURS AFTER PLACING THE CONCRETE.

B. REINFORCING BARS SHALL BE GRADE 40 (MIN) DEFORMED; NEW BILLET STEEL MEETING THE REQUIREMENTS OF ASTM A-615. ALL SPLICES SHALL BE LAPPED 30 DIAMETER MIN. REINFORCING FABRIC FOR SLABS SHALL BE 6X6 W1.4XW1.4 E.W.W.M. CONFORMING TO ASTM A-185. ALL REINFORCING SHALL BE ADEQUATELY TIED AND SECURED IN PLACE BEFORE CONCRETE PLACEMENT STARTS. REFER TO STRUCTURAL DRAWINGS.

C. SET ALL NECESSARY RODS, ANCHOR BOLTS, AND/OR DOWELS AS REQUIRED TO TIE TOGETHER THIS AND/OR OTHER EXISTING WORK. PROVIDE FOR PENETRATIONS IN THE CONCRETE AS REQUIRED BY THE WORK OF OTHER TRADES. ALL PIPES WHICH MUST PASS THROUGH CONCRETE FOUNDATIONS SHALL HAVE SLEEVES PROVIDED IN THE WALLS ABOVE THE FOOTINGS. STEP FOOTINGS DOWN IF NECESSARY. PROVIDE PREFORMED JOINT FILLERS WHERE INDICATED.

D. INSTALL VAPOR BARRIERS AND INSULATION, AS PROVIDED UNDER OTHER DIVISIONS OF THIS SPECIFICATION, WHERE INDICATED ON THE DRAWINGS. COORDINATE WITH OTHER WORK.

E. REFER TO STRUCTURAL DWGS FOR CONCRETE MIX REQUIREMENTS. NO ADMIXTURES ARE PERMITTED EXCEPT BY APPROVAL OF THE ARCHITECT.

F. DRAIN ALL PONDING WATER AWAY FROM CONCRETE POURS THROUGH SIDE CHANNELS TO A SUMP AREA. DO NOT PUMP WATER DIRECTLY FROM THE FORMWORK OR EXCAVATIONS WHILE CONCRETE IS BEING PLACED. DO NOT PLACE CONCRETE IN TEMPERATURES OF 40 DEGREES FAHRENHEIT OR LESS. DO NOT USE SALT TO THAW ICE.

G. CONCRETE SHALL BE PLACED UNDER DIRECT SUPERVISION OF THE CONTRACTOR AND SHALL NOT BE WATERED FOR SPEED OF FLOW. CONCRETE SHALL BE ROD OR MECHANICALLY VIBRATED DURING PLACING TO PREVENT HONEYCOMBING AND THOROUGHLY WORKED AROUND ALL BOXES OR OTHER OBSTRUCTIONS IN THE FORMS. INTERNAL VIBRATORS MAY BE USED TO SECURE DENSE, UNIFORM CONCRETE. THE PLACING SHALL BE ONE CONTINUOUS UNINTERRUPTED PROCESS WITH CONCRETE DEPOSITED AS CLOSE TO THE AREA OF USE AS POSSIBLE. AVOID PUSHING CONCRETE ALONG FORMS AND SEPARATING AGGREGATE.

H. STEEL TROWEL ALL INTERIOR SLAB FLOORS TO A DENSE, SMOOTH SURFACE, AND A TRUE LEVEL PLAN WITH A TOLERANCE OF 1/4" VARIATION IN TEN FEET (MAX), EXCEPT AS NOTED OTHERWISE. SAW CUT CONTROL JOINTS AT 30 FEET O.C. (MAX).

I. MOISTURE CURE CONCRETE FOR A MINIMUM 7 DAYS OR APPLY A SPRAY ON CURING AGENT IMMEDIATELY AFTER FORMS ARE REMOVED.

DIVISION 4- MASONRY

A. ALL FACE BRICK IS NOTED ON THE DRAWINGS AND SHALL BE INSTALLED AS RECOMMENDED BY THE BRICK INSTITUTE OF AMERICA FOR THE APPLICATIONS SHOWN.

B. EXPOSED MASONRY WORK SHALL BE THOROUGHLY WASHED AND CLEANED WITH CLEAR WATER AND FIBER BRUSH TO REMOVE MORTAR STAINS, DIRT, ETC.

C. PROVIDE FLASHING AS REQUIRED.

DIVISION 5- METALS

A. REFER TO STRUCTURAL DRAWINGS FOR ALL STEEL LAYOUTS AND SIZES.

DIVISION 6- CARPENTRY

A. ALL GENERAL FRAMING LUMBER SHALL BE NO. 2 OR BETTER SPRUCE- PINE- FIR (SOUTHERN), SURFACED FOUR SIDES, GRADED AND MARKED IN ACCORDANCE WITH THE NORTHEASTERN LUMBER MANUFACTURER'S ASSOCIATION. MAXIMUM MOISTURE CONTENT SHALL BE 19%. SEE THE DRAWINGS FOR FRAMING MEMBERS' SIZES AND USE. MINIMUM ALLOWABLE STRESSES:
EXTREME FIBER IN BENDING, Fb = 750 PSI
TENSION PARALLEL TO GRAIN, Ft = 325 PSI
COMPRESSION PARALLEL TO GRAIN, Fc = 975 PSI
MODULUS OF ELASTICITY, E = 1,100,000 PSI

B. ALL PLYWOOD SHALL MEET THE PROVISIONS OF U.S. PRODUCT STANDARD PS 1 (LATEST EDITION) AND SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARDS. EACH SHEET OF PLYWOOD SHALL BE STAMPED WITH THE GRADE INFORMATION APPROPRIATE TO THE INTENDED APPLICATION. PARTICLE OR FLAKE BOARD WILL NOT BE ACCEPTED.

C. ALL LUMBER MATERIAL EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

D. PROVIDE ALL ROUGH HARDWARE INCLUDING NAILS, SCREWS, FRAMING ANCHORS, HANGERS, CLIPS AND OTHER RELATED ITEMS TO COMPLETE THE WORK. FRAMING ANCHORS AND JOIST HANGERS SHALL BE OF 18 GA. GALVANIZED STEEL MIN. INSTALLED WITH HANGER NAILS AND COMPLY WITH IBC STANDARDS. PROVIDE ALUMINUM PLY-CLIPS AND ALL UNBLOCKED EDGES OF ROOF SHEATHING, TWO PER BAY MIN.

E. ROUGH CARPENTRY AND FRAMING STANDARDS , EXCEPT AS NOTED OTHERWISE. SHALL COMPLY WITH THE "MANUAL OF HOUSE FRAMING" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, INCLUDING FASTENINGS, FIRE STOPPING, BRACING, ANCHORAGES, BRIDGING, ETC. ALL SUCH WORK SHALL BE LAID OUT AS INDICATED ON THE DRAWINGS AND SHALL BE ACCURATELY CUT AND TIGHTLY FITTED AS NECESSITATED BY CONDITIONS ENCOUNTERED. ROUGH OPENING DIMENSIONS FOR ALL PREFABRICATED COMPONENTS SHALL BE VERIFIED BY THE CONTRACTOR FROM MANUFACTURER'S LITERATURE. ALL WORK SHALL BE PLUMBED, LEVELED, AND SECURED WITH SUFFICIENT NAILS, SPIKES BOLTS, ETC. TO ENSURE RIGIDITY. PROVIDE BLOCKING REQUIRED BY THE WORK OF OTHER TRADES.

F. PLYWOOD SUBFLOORING SHALL BE INSTALLED IN ACCORDANCE WITH THE APA GLUED FLOOR SYSTEM.

F. FURNISH LABOR AND MATERIALS TO PROPERLY CLOSE UP ALL OPENINGS DURING THE PROGRESS OF THE WORK. TEMPORARY DOORS MAY BE PROVIDED WITH PADLOCK WHICH CAN BE CLOSED AND SECURED WHEN THE BUILDING IS VACANT.

G. ALL NEW EXTERIOR SIDING AND/OR INTERIOR PANELING AND TRIM SHALL BE AS NOTED ON THE DRAWINGS.

H. ALL NEW FINISH CARPENTRY AND MILLWORK SHALL BE AS NOTED ON THE DRAWINGS AND SHAPED, JOINED, AND INSTALLED IN ACCORDANCE WITH THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE "CUSTOM GRADE". CLEAN WOODWORK AND FILL NAIL HOLES IN PREPARATION FOR THE REQUIRED FINISHES. WHERE WOODWORK IS TO RECEIVE A TRANSPARENT FINISH, USE FILLER MATERIAL MATCHING WOOD FIBER. ALL WORK SHALL BE MACHINE OR HAND SANDPAPERED SO AS TO REMOVE ALL MARKS LEFT BY MACHINE DRESSING AND OTHER ROUGHNESS, AND SHALL BE LEFT IN PROPER CONDITION OR PAINTING.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

A. PROVIDE SELF ADHERING SHEET MEMBRANE WATERPROOFING SYSTEM ON EXTERIOR OF ALL NEW BASEMENT FOUNDATION WALLS. INSTALL AND PROTECT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. PROVIDE 6 MIL POLYETHYLENE SHEET VAPOR BARRIER CONTINUOUSLY, OVER COMPACTED FILL, UNDER NEW CONCRETE FLOOR SLABS ON GRADE. LAP ALL JOINTS 6" MIN, AND TAPE, PROTECT AGAINST PUNCTURE.

C. PROVIDE NON-WOVEN POLYESTER AIR INFILTRATION BARRIER OVER ALL NEW EXTERIOR SHEATHING PRIOR TO INSTALLING SIDING. LAP ALL JOINTS 6 MIN.

D. PROVIDE INSULATION TYPE AND THICKNESS AS NOTED ON THE DRAWINGS.

E. PROVIDE A COMPLETE WEATHERTIGHT AND SECURE ROOFING SYSTEM AS NOTED ON THE DRAWINGS WITH ALL REQUIRED ACCESSORIES, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. NOTIFY THE ARCHITECTS OF ANY CONDITIONS WHICH MIGHT COMPROMISE THE INTEGRITY OF THE ROOFING WORK. PROVIDE 36" WIDE SELF ADHERING MEMBRANE UNDERLAYMENT AT ALL EAVES, VALLEYS, WALL TO ROOF INTERSECTIONS, ETC. AS RECOMMENDED BY THE MANUFACTURER. COLOR OF SHINGLES TO BE SELECTED BY THE ARCHITECT.

F. ALL REQUIRED STEP, BASE, AND CAP FLASHINGS, COPINGS, ETC. SHALL BE FABRICATED FROM 0.32" ALUMINUM OR 16 OZ. C.R.COPPER TO SHAPES AS RECOMMENDED BY THE SMACNA MANUAL. PROVIDE AT ROOF AND FRAME WALL CONDITIONS.

G. PROVIDE ATTIC VENTILATION PER CODE WITH DEVICES AS INDICATED ON THE DRAWINGS.

H. PROVIDE ALL CAULKING AND SEALANTS NECESSARY TO FILL ALL EXTERIOR AND INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS. INSTALL BACKER ROD MATERIAL WHERE REQUIRED.

DIVISION 8- DOORS AND WINDOWS

A. PROVIDE ALL NEW DOORS AND RELATED HARDWARE OF TYPES AND SIZES AS INDICATED ON THE DRAWINGS. APPLY SCALER TO ALL SURFACES. EDGES, MORTICES, ETC. OF ALL WOOD DOORS.

B. HARDWARE DESIGN SHALL BE AS APPROVED BY THE OWNER AND THE ARCHITECT. PROVIDE ALL HARDWARE NECESSARY FOR THE PROPER OPERATION OF ALL WORK ON THIS PROJECT. REFER TO THE DRAWINGS FOR HARDWARE FUNCTIONS. CONFIRM DOOR KEYING AND SECURITY WITH THE OWNER.

C. PROVIDE COMPLETE WEATHERSTRIPPING FOR ALL NEW EXTERIOR DOORS OF NEOPRENE BULB/ ALUMINUM STRIP AT HEAD AND JABS AND VINYL SWEEP/ ALUMINUM STRIP AT BOTTOM.

D. PROVIDE ALL NEW WINDOWS AND GLASS TYPES AS INDICATED ON THE DRAWINGS, COMPLETE WITH ALL STANDARD HARDWARE AND NOTED OPTIONS. CONFIRM TEMPERED GLASS LOCATIONS BEFORE ORDERING.

E. INSTALL ALL DOORS AND WINDOWS IN ACCORDANCE WITH NWWDA GUIDELINES, MANUFACTURER'S RECOMMENDATIONS, AND AS DETAILED. PROVIDE METAL DRIP CAPS AT HEADS AND FABRIC FLASHING AT JAMBS AND SILLS OF ALL EXTERIOR DOOR AND WINDOW FRAMES.

DIVISION 9- FINISHES

A. PROVIDE STANDARD TYPE 5/8" TYPE 'X' GYPSUM WALLBOARD ON ALL INTERIOR WALLS AND CEILINGS. INCLUDE IN THE WORK ALL NECESSARY ACCESSORIES AND JOINT FINISHING SYSTEMS TO PROVIDE A FLAT, SMOOTH SURFACE, FREE OF DEFECTS AND COMPLYING WITH THE APPLICABLE REQUIREMENTS OF GA-216-95 "APPLICATION AND FINISHING OF GYPSUM BOARD" BY THE GYPSUM ASSOCIATION.

B. PREPARE SURFACES TO BE PAINTED OR OTHERWISE FINISHED, BY FILLING VOIDS, SANDING AND CLEANING. APPLY FINISHES, AS INDICATED, TO INTERIOR AND EXTERIOR SURFACES USING ONLY NATIONALLY KNOWN OR OWNER APPROVED PRODUCTS. STORE IN A SAFE, SECURE MANNER. ALL PAINTED SURFACES AND PREFABRICATED COMPONENTS SHALL RECEIVE A PRIME COAT, COLOR AND FINISH TYPES SHALL BE SELECTED BY OWNER AND THE ARCHITECT.

C. SHEET VINYL AND/OR VINYL TILE FLOORING SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL PROVIDE PLYWOOD SUBFLOORING AND INSTALL ALL MATERIALS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE RESILIENT FLOORING MANUFACTURER'S RECOMMENDATIONS.

D. CERAMIC TILE SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE WORK IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA, INC. RECOMMENDATIONS FOR EACH APPLICATION INDICATED. PROVIDE CEMENTITIOUS BACKER BOARD FOR TILE WORK ON ALL SHOWER WALLS.

E. ALL NEW WOOD FLOORING SHALL BE AS NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK FLOORING IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE. FINISH TYPES SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT.

F. PROTECT ALL NEW AND EXISTING FINISHED SURFACES AGAINST DAMAGE WHILE WORK ON THIS PROJECT IS PROGRESSING OR UNCOMPLETED.

DIVISION 10- SPECIALTIES

A. ALL TOILET ACCESSORIES, MEDICINE CABINETS, MIRRORS, AND ANY OTHER EQUIPMENT AS INDICATED ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR FOLLOWING OWNER AND ARCHITECT APPROVAL.

DIVISION 11- EQUIPMENT

A. COUNTERS AND CABINETS ARE TO BE MANUFACTURED UNITS OF AWI QUALITY AS SELECTED BY THE OWNER AND ARCHITECT. ALL CASEWORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR, COMPLETE WITH ALL STANDARD HARDWARE.

DIVISION 12- FURNISHINGS- NIC

DIVISION 13- SPECIAL CONSTRUCTION- NIC

DIVISION 14- CONVEYING SYSTEMS- NIC

DIVISION 15- MECHANICAL

A. ALL PLUMBING, HEATING, AND VENTILATING MATERIALS AND INSTALLATIONS SHALL CONFORM TO THE NATIONAL PLUMBING AND MECHANICAL CODES AND OTHER APPLICABLE CODES AND ORDINANCES. COORDINATE WITH OTHER WORK.

B. EXTEND HOT AND COLD WATER SUPPLY AND WASTE WATER PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS OR AS REQUIRED TO MEET THE INTENT, INCLUDING PLUMBING FIXTURES, FITTINGS, ACCESSORIES, AND RELATED EQUIPMENT. PIPING RUNS AND RISER LAYOUTS SHALL BE DETERMINED BY THE CONTRACTOR.

C. NEW PLUMBING FIXTURES AND FAUCETS SHALL BE APPROVED BY THE OWNER. ALL FIXTURES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

D. EXTEND HEATING SYSTEM AS INDICATED ON THE DRAWINGS OR AS REQUIRED TO MEET THE INTENT, INCLUDING HEATING DISTRIBUTION, CONTROLS, ACCESSORIES, AND RELATED EQUIPMENT. THE CONTRACTOR SHALL CALCULATE HEAT LOSS, BTU REQUIREMENTS AND EQUIPMENT SIZING IN ACCORDANCE WITH ASHRAE STANDARDS. SUBMIT SYSTEM DESIGN CHANGES AND EQUIPMENT CUTS TO THE OWNER AND ENGINEER FOR APPROVAL.

E. PROVIDE EXTRUDED FOAM PIPE INSULATION FOR ANY LINES THAT WILL BE LOCATED IN UNHEATED SPACES.

DIVISION 16- ELECTRICAL

A. ALL ELECTRICAL MATERIALS SHALL CONFORM TO THE STANDARDS OF UNDERWRITER LABORATORIES, INC. AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES AND ORDINANCES. COORDINATE WITH OTHER WORK.

B. EXTEND EXISTING ELECTRICAL POWER AND LIGHTING SYSTEMS AS INDICATED ON THE DRAWINGS OR REQUIRED TO MEET THE INTENT, INCLUDING PANEL BOARDS, FIXTURES, RECEPTACLES, SWITCHES, WIRING, ACCESSORIES, AND RELATED EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CIRCUITING, CONDUIT AND/OR CONDUCTOR RUNS, JUNCTION POINTS, ETC.

C. NEW LIGHTING FIXTURES, NOT OTHERWISE SPECIFIED, SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT. ALL FIXTURES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

D. PROVIDE SMOKE DETECTOR SYSTEM AND CO2 DETECTORS IN ALL BEDROOMS, 110V INTERCONNECTED ON REQUIRED CIRCUIT, IN ACCORDANCE WITH NFPA 101.

GENERAL SPECIFICATIONS
12" = 1'-0"

NOT FOR CONSTRUCTION
PERMIT SET ONLY

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No.	Description	Date

Peter Murphy

15 Main St.

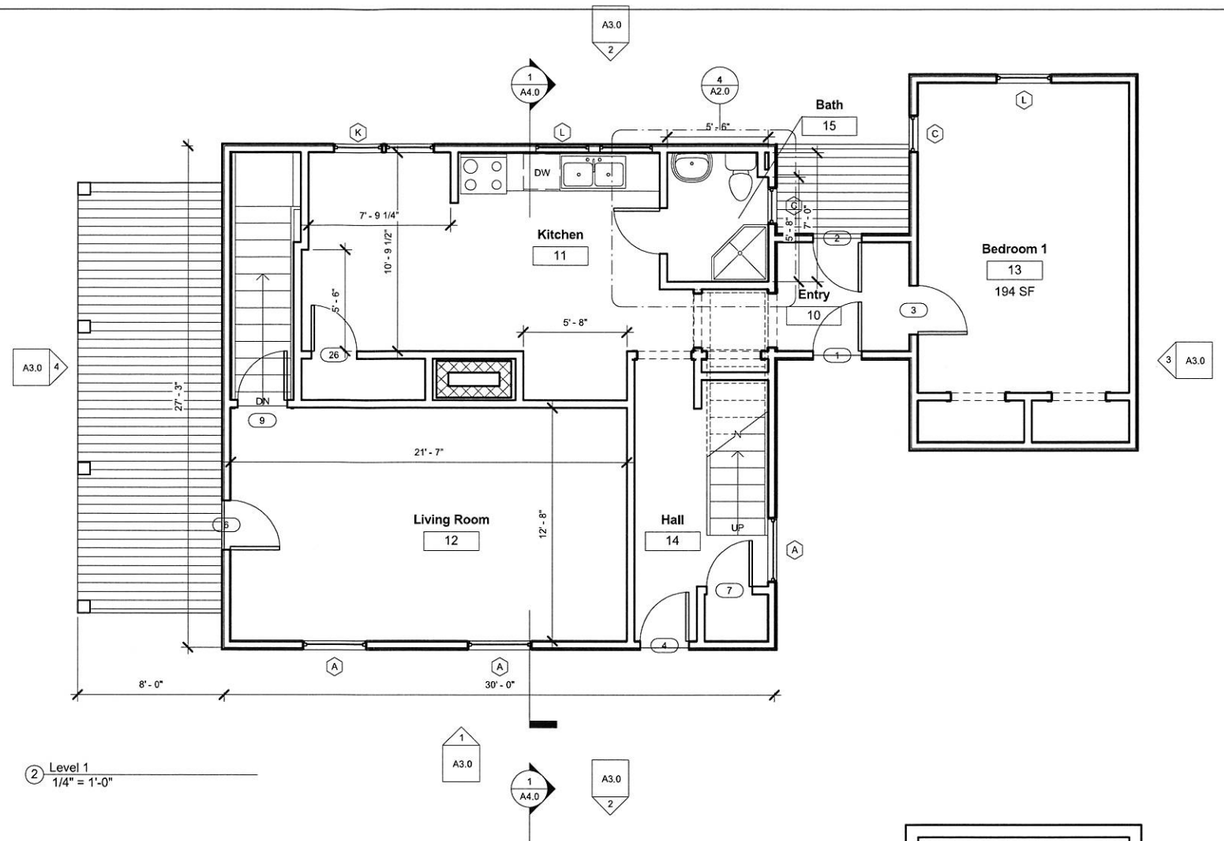
SPECS

Project number	1612
Date	7/15/16
Drawn by	Author
Checked by	Checker

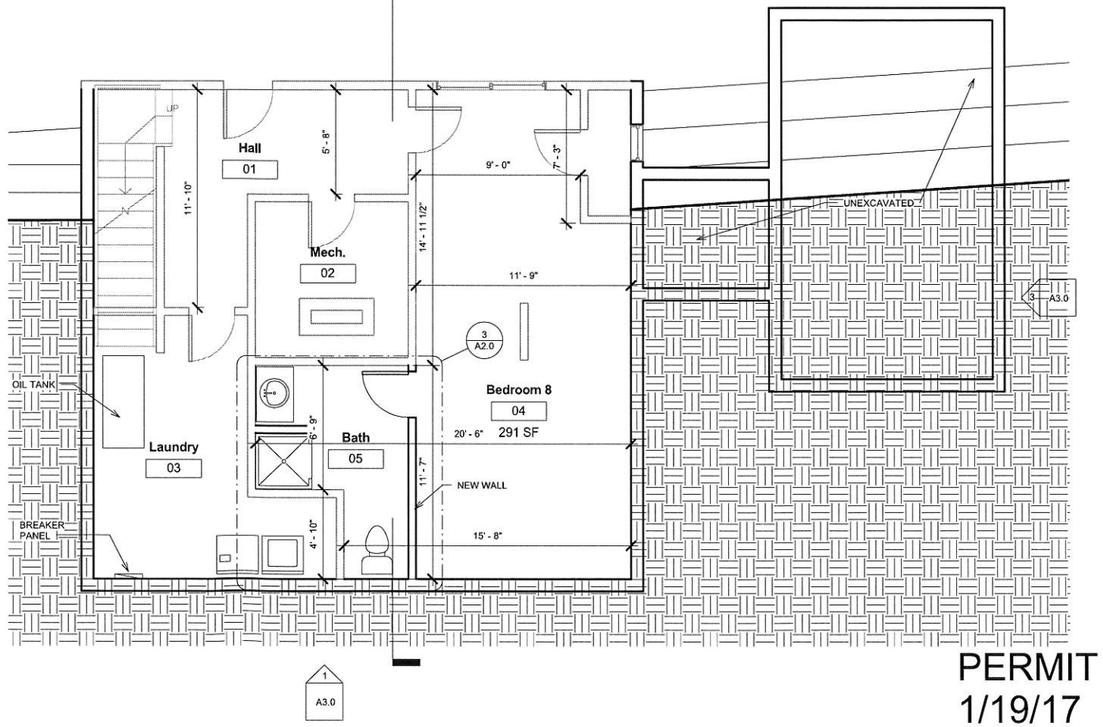
A9.0

Scale 12" = 1'-0"

9/9/2016 11:50:14 PM



2 Level 1
1/4" = 1'-0"



1 Basement
1/4" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.

2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT OR CONDITIONS, SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS UNLESS CLEARLY INDICATED OTHERWISE.

3. DIMENSIONS ARE TAKEN FROM FACE OF EXTERIOR STUD WALL OR COLUMN CENTER LINE, TO FACE OF INTERIOR PARTITION WALL STUD, CLEAR. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.

4. FOR ENLARGED PLANS REFER TO SHEET A2.0

5. REFER TO SHEET A4.0 FOR DOOR, WINDOW, AND ROOM FINISH SCHEDULES.

GENERAL NOTES
1/4" = 1'-0"

PERMIT SET
1/19/17

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No.	Description	Date

Peter Murphy
15 Main St.

FLOOR PLANS

Project number	1612
Date	1/19/17
Drawn by	NI
Checked by	NI

A1.0

Scale 1/4" = 1'-0"

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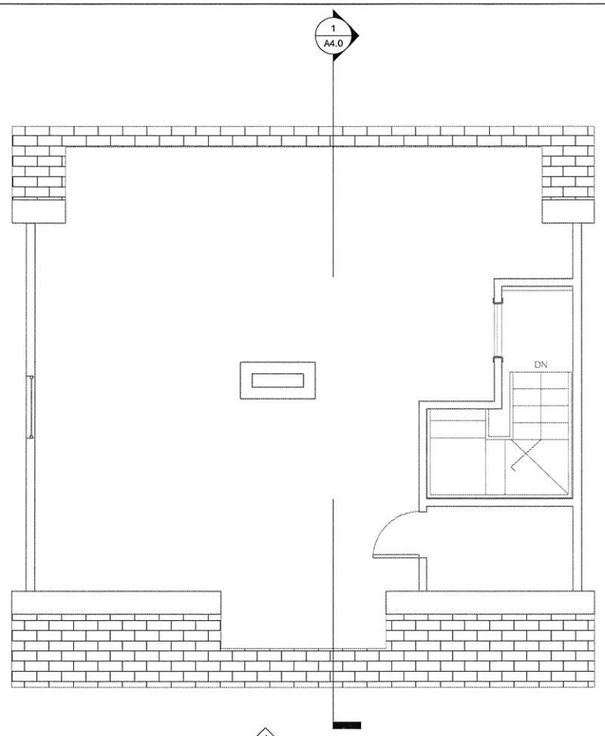
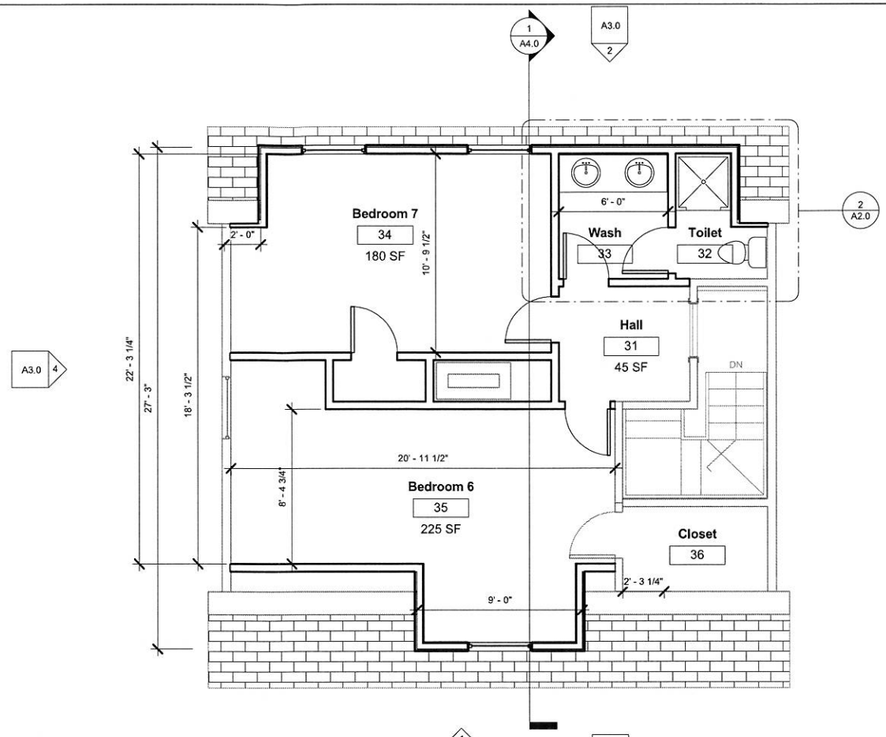
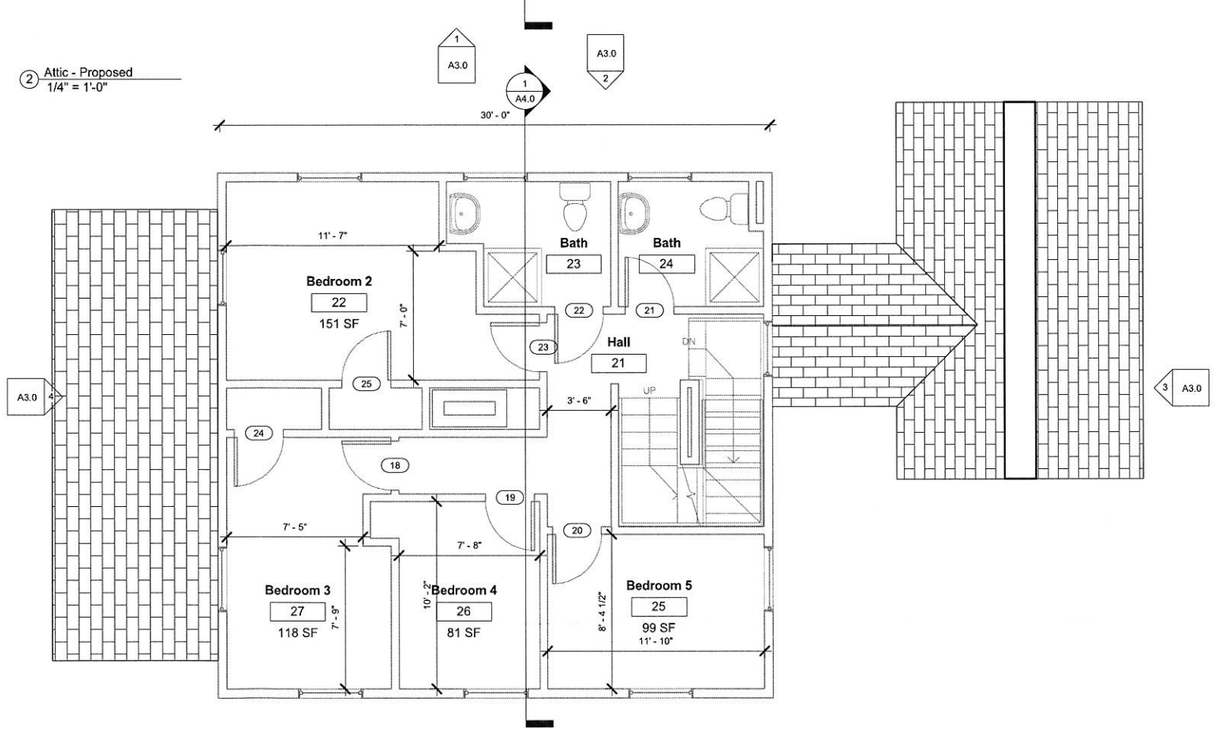


3 Attic - Existing
1/4" = 1'-0"



2 Attic - Proposed
1/4" = 1'-0"



1 Level 2
1/4" = 1'-0"

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1/19/17

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No.	Description	Date

Peter Murphy
15 Main St.

FLOOR PLANS

Project number	1612
Date	1/19/17
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A1.1

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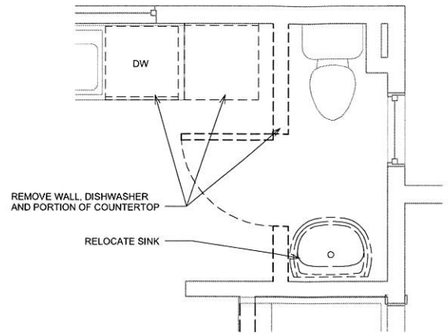
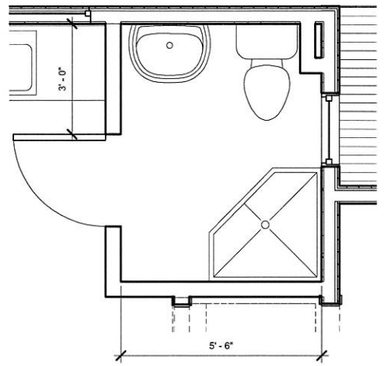
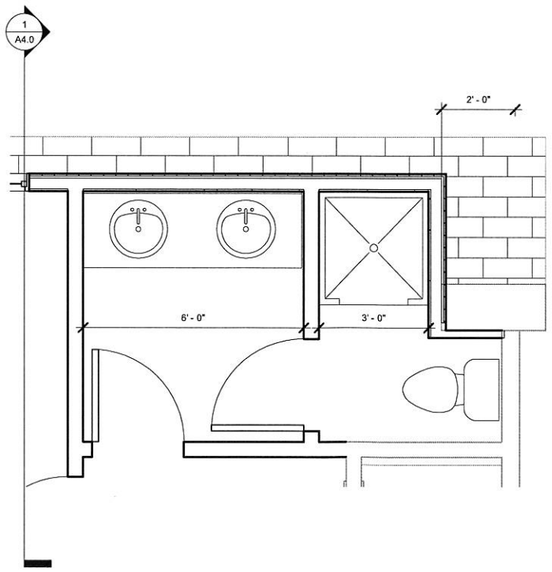


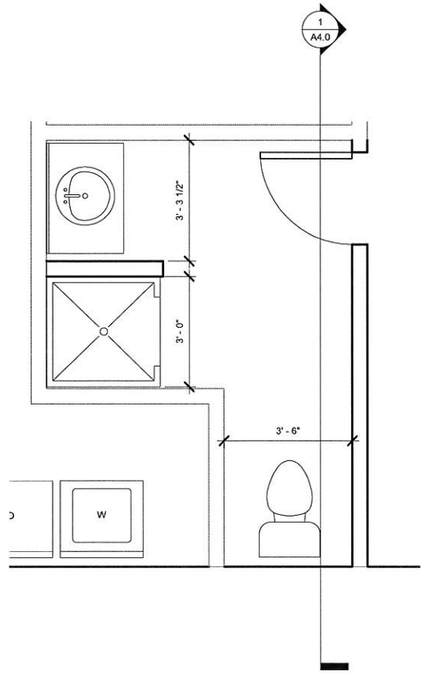
4 Level 1 - Bathroom Demo
1/2" = 1'-0"



1 Level 1 - Bathroom Proposed
1/2" = 1'-0"



2 Attic - Bathroom
1/2" = 1'-0"



3 Basement - Bathroom
1/2" = 1'-0"

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No.	Description	Date

Peter Murphy
15 Main St.

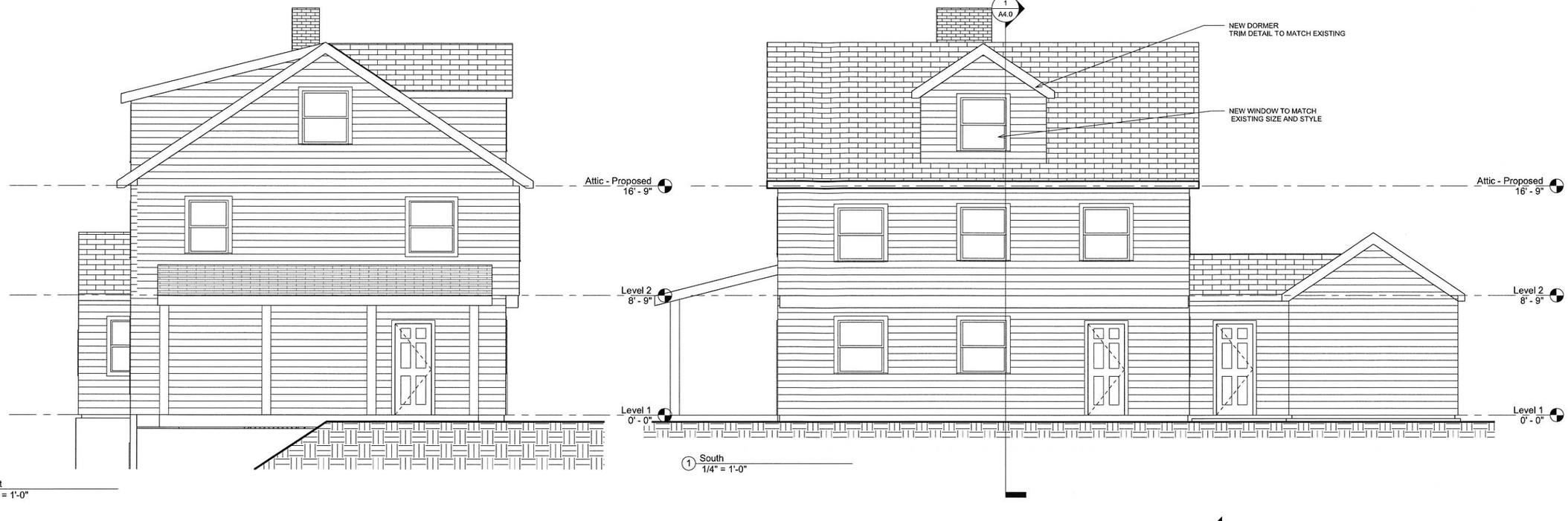
ENLARGED PLANS

Project number	1612
Date	1/19/17
Drawn by	Author
Checked by	Checker

A2.0

Scale 1/2" = 1'-0"

1/19/2017 4:22:49 PM



4 West
1/4" = 1'-0"

1 South
1/4" = 1'-0"

3 East
1/4" = 1'-0"

2 North
1/4" = 1'-0"

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No.	Description	Date

Peter Murphy
15 Main St.

ELEVATIONS

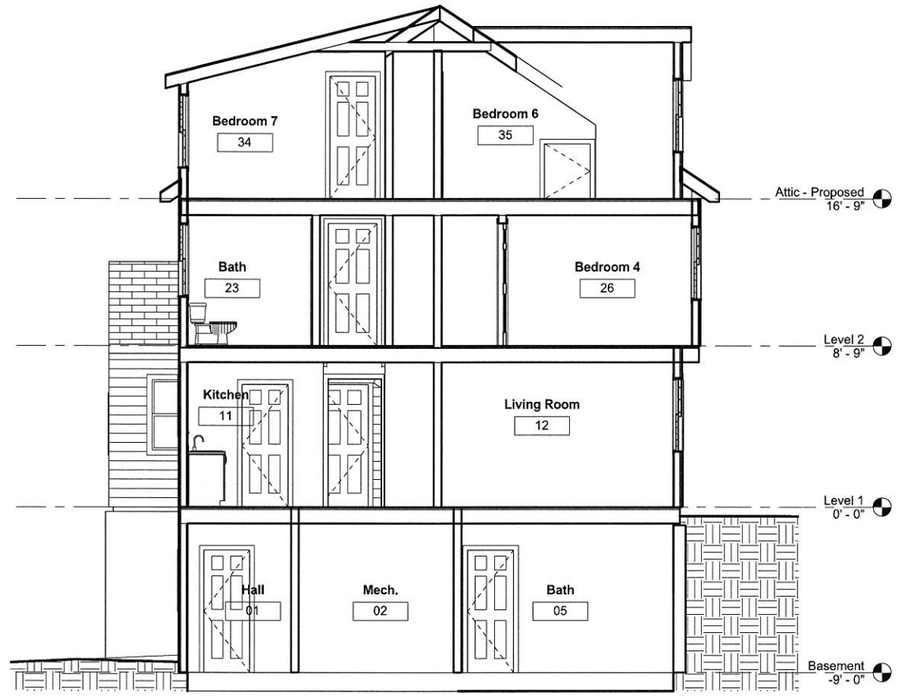
Project number	1612
Date	1/19/17
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A3.0

PERMIT SET
1/19/17

1/19/2017 4:22:59 PM

Room Finish Schedule							
Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
34	Bedroom 7						
35	Bedroom 6						
36	Closet						
31	Hall						
33	Wash						
32	Toilet						
21	Hall						
22	Bedroom 2						
23	Bath						
24	Bath						
25	Bedroom 5						
26	Bedroom 4						
27	Bedroom 3						
10	Entry						
11	Kitchen						
12	Living Room						
13	Bedroom 1						
14	Hall						
15	Bath						
01	Hall						
02	Mech.						
03	Room						
03	Laundry						
04	Bedroom 8						
05	Bath						



1 Section 1
1/4" = 1'-0"

Window Schedule														
Type Mark	Rough Opening		Type	Manufacturer	Model	Material	Finish	Detail			Glazing		Head Height	Comments
	Width	Height						Head	Jamb	Sill	Thickness	Type		
A	3' - 6"	4' - 0"	Double Hung with Trim											
B	3' - 0"	4' - 0"	Double Hung with Trim										7' - 0"	
C	2' - 0"	4' - 0"	Double Hung with Trim										7' - 0"	
J	6' - 0"	3' - 0"	Slider with Trim										6' - 6"	
K	2' - 8"	5' - 4"	Double Hung with Trim										7' - 0"	
L	3' - 0"	3' - 0"	Double Hung with Trim											

PERMIT SET
1/19/17

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e-mail

No.	Description	Date

Peter Murphy
15 Main St.

SECTIONS

Project number	1612
Date	1/19/17
Drawn by	Author
Checked by	Checker

A4.0

Scale 1/4" = 1'-0"

1/19/2017 4:23:01 PM